City Council Meeting & Public Hearing
OCTOBER 26, 2020

ALPHARETTA CITY HALL
COUNCIL CHAMBERS
2 PARK PLAZA
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. PLEDGE TO THE FLAG

IV. CONSENT AGENDA

A. Council Meeting Minutes (Meeting of 10/19/2020)

V. OLD BUSINESS

A. PH-20-13 Unified Development Code Text Amendments – Animal Hospital, Small Animal (2nd Reading)
Consideration of text amendments to the Unified Development Code to add 'Animal Hospital, Small Animal' as a conditional use in the O-I (Office-Institutional) zoning district.
NOTE: This item must be considered prior to the Public Hearing Item MP-20-04/CU-20-07 Veterinary Emergency Group

VI. PUBLIC HEARING

A. V-20-11 Citgo/174 North Main Street Variance
Consideration of a variance to eliminate the required 10' landscape strip along North Main Street. The property is located at 174 North Main Street and is legally described as being located in Land Lot 1252, 2nd District, 2nd Section, Fulton County, Georgia.

B. MP-20-04/CU-20-07 Veterinary Emergency Group/2725 Old Milton Parkway
Consideration of a master plan amendment to Parkway 400 Master Plan Pod A to add 'Animal Hospital, Small Animal' and a conditional use to allow an 'Animal Hospital, Small Animal' for Veterinary Emergency Group. The property is located at 2725 Old Milton Parkway, Suite A and is legally described as being located in Land Lots 803 & 804, 1st District, 2nd Section, Fulton County, Georgia.

C. PH-20-10 North Point Mall Redevelopment/Change to Conditions of Zoning
Consideration of a change to previous conditions of zoning related to the North Point Mall redevelopment of the former Sears Department Store in order to extend the reversion clause for a period of one (1) year. The property is located at 1000 North Point Circle and is legally described as being located in Land Lots 700, 742 & 743, 1st District, 2nd Section, Fulton County, Georgia.

D. V-20-13 STACK Data Center Parking and Stream Buffer Variances
Consideration of a variance to reduce parking and a variance to allow a stream buffer encroachment. The property is located at 3250 Webb Bridge Road and is legally described as being located in Land Lots 1260 and 1261, 2nd District, 2nd Section, Fulton County, Georgia.

VII. NEW BUSINESS

A. Consideration of an Ordinance to Amend Chapter 30 of the City Code - Loitering (1st Reading)
Sponsored By: Council Member Burnett

VIII. WORKSHOP

A. Park Rules Ordinance Update

IX. PUBLIC COMMENT

X. REPORTS

XI. ADJOURNMENT

City Council Meeting & Public Hearing
STAFF REPORT

Submitting Department: City Clerk
Submitted By:
Sponsored By:
Meeting Date: October 26, 2020

I. AGENDA ITEM TITLE: COUNCIL MEETING MINUTES (MEETING OF 10/19/2020)

II. RECOMMENDATION:

III. REPORT IN BRIEF:

IV. ALTERNATIVES:

V. ATTACHMENTS:

Council Meeting Minutes Draft 10-19-2020

City Council Meeting
October 19, 2020
Office of the City Clerk

CITY HALL 2 PARK PLAZA | 6:30 PM

This summary is provided as a convenience and service to the public, media, and staff. It is not the intent to record proceedings verbatim. Any reproduction of this summary must include this notice. Public comments are noted as heard by Council, but not quoted or paraphrased. This document includes limited presentation by Council and invited speakers in summary form. This is not an official record of the Alpharetta City Council Meeting proceedings. Official Minutes are recorded and available for review.

I. CALL TO ORDER

- *Mayor Gilvin called the meeting to order at 6:30 p.m.*

II. ROLL CALL

- **Council Members**
  - Mayor Jim Gilvin
  - Mayor Pro Tem Donald F. Mitchell
  - Jason Binder
  - Ben Burnett
  - John Hipes
  - Dan Merkel
  - Karen Richard
- **Staff**
  - Bob Regus, City Administrator
  - Sam Thomas, City Attorney
  - James Drinkard, Asst. City Administrator
  - Erin Cobb, City Clerk
  - Tom Harris, Director of Finance
  - Morgan Rodgers, Director of Recreation, Parks & Cultural Services
  - Kathi Cook, Director of Community Development
  - Pete Sewczwicz, Director of Public Works
  - John Robison, Director of Public Safety

III. PLEDGE TO THE FLAG

IV. CONSENT AGENDA

A. Council Meeting Minutes (Meeting of 10/5/2020)

B. Alcoholic Beverage License Applications

PH-20-AB-11 Interstate Management Company, LLC
d/b/a Atlanta Marriott Alpharetta
5750 Windward Parkway
Alpharetta, GA 30005-2021

Hotel
Consumption on Premises
Liquor, Beer, Wine & Sunday Sales

Owner: Interstate Management Company, LLC
Registered Agent: Michael Sard

- Mayor Pro Tem Mitchell offered a motion to approve the consent agenda
  - The motion received a second from Council Member Burnett
  - The motion was approved unanimously (7-0)

V. PUBLIC HEARING

A. PH-20-13 Unified Development Code Text Amendments – Animal Hospital, Small Animal (1st Reading)

- Director of Community Development, Kathi Cook, came forward to present this item.
- Staff is recommending that Mayor and Council approve text amendments to the Unified Development Code related to Animal Hospital, Small Animal.
- This item was heard at the 10/1/2020 Planning Commission meeting. Staff recommended approval. There were no public comments. After discussion, Planning Commission recommended approval. Vote 6-0
- Consideration of text amendments to Unified Development Code (UDC) Section 2.2 Permitted Use Districts and Regulations, to add 'Animal Hospital, Small Animal' as a conditional use in the O-I (Office Institutional) zoning district. The text amendment is at the request of Jessica Hill, which is the applicant and counsel for the Veterinary Emergency Group. The applicant provided information showing that the use is permitted by-right or by administrative permit in office zoning districts in nearby jurisdictions, including City of Milton, Johns Creek, Sandy Springs, and Roswell.

TABLE 2.2 LIST OF PERMISSIBLE AND CONDITIONAL USES

On the following table, an open circle "O" means that the use will be permitted in that district only if a Conditional Use Permit is granted by the City Council. An "X" means that the use is permitted in the zone district subject to the general provisions of the Unified Development Code. For uses not included in this list or when the Director of Community Development is unable to determine placement, application shall be made to the Board of Appeals for interpretation.

USES	AG	RE	R	R-22	R-15	R-12	R-10	R-4A	R-4D	R-8A/D	R-10M	CUP*	OI*	OP	C-1	C-2	PSC	LI	OS-R	SU	MU
Animal Hospital, Small Animal (Veterinarian)	O											O	O		O	O	O	X			

- Attorney, Jessica Hill, 3343 Peachtree Road, NE, Atlanta, GA 30326, came forward to speak on behalf of the applicant.
- City Attorney, Sam Thomas, read the ordinance aloud.

Public Comment

- Ruth Ann Tatum, 250 Pebble Trail, Alpharetta, GA 30009, came forward in support of the item.

❖ Council Member Richard offered a motion to approve PH-20-13 Unified Development Code Text Amendments – Animal Hospital, Small Animal and the ordinance as presented

- The motion received a second from Council Member Binder
- The motion was approved unanimously (7-0)

VI. BOARD AND COMMISSION APPOINTMENTS

A. Appointment To The North Fulton Community Improvement District (NFCID) Board

- Mayor Gilvin announced the appointment of Leslie Day-Harrell to the North Fulton Community Improvement District (NFCID) Board.

Public Comment

- No Public Comment

❖ Council Member Merkel offered a motion to approve Mayor Gilvin's appointment of Leslie Day-Harrell to the North Fulton Community Improvement District (NFCID) Board

- The motion received a second from Mayor Pro Tem Mitchell
- The motion was approved unanimously (7-0)

B. Appointments To Cultural Arts Commission

- Council Member Merkel announced the appointment of Michael Barsky as his representative to the Cultural Arts Commission.
- Council Member Binder announced the appointment of Dianna Smeal as his representative to the Cultural Arts Commission.
- Mayor Gilvin announced the appointment of Gene Andrews as his representative to the Cultural Arts Commission.

VII. NEW BUSINESS

A. CARES ACT Funding and Appropriations
Sponsored By: Mayor Gilvin & Council Member Binder

- Director of Finance, Tom Harris, came forward to present this item.
- Staff is recommending that Mayor and Council approve the appropriation of CARES Act Funding ($2,804,182) as follows: $280,000 for a Covid-19 Vulnerable Population Program; $150,000 for Business Recovery; and $2,374,182 in unallocated capital.
- Under an IGA with Fulton County representing the CARES Act (Coronavirus Aid, Relief, and Economic Security Act) Municipal Reimbursement Program, the City has received its full allocable share of $2,804,182. This funding was designed to support cities located within the County that were not eligible to receive CARES Act funding directly from the U.S. Federal Government to mitigate the financial impact of COVID-19.
- Costs were submitted to the County supporting the eligibility for reimbursement by Finance.
- The reimbursement proceeds are unrestricted and can be used for any governmental purpose.
- The appropriations for the Covid-19 Vulnerable Population Program ($280,000) and Business Recovery Program ($150,000) are herein established to be spent in accordance with program parameters as approved by Council.

Public Comment

- No Public Comment

❖ Council Member Binder offered a motion to approve the appropriation of CARES Act Funding ($2,804,182) as follows: $280,000 for a Covid-19 Vulnerable Population Program; $150,000 for Business Recovery; and $2,374,182 in unallocated capital

- The motion received a second from Council Member Richard
- The motion was approved unanimously (7-0)

B. Agreement with the ACVB Regarding the Business Recovery Program
Sponsored By: Mayor Gilvin & Council Member Binder

- City Administrator, Bob Regus, came forward to present this item.
- Staff is recommending that Mayor and Council approve $50,000 in CARES Act - Business Recovery funds to be appropriated to the Alpharetta Convention and Visitors Bureau for an Expedia Campaign to market tourism in Alpharetta to the leisure and business traveler.
- In this time of COVID-19 when our daytime population has been greatly diminished by lack of office workers, we need to do everything we can to drive more leisure and business travel every day of the week which translates to more people shopping and dining in Alpharetta.
- For background, the Alpharetta Convention and Visitors Bureau (ACVB) was created in 1998 by the Alpharetta City Council as its destination marketing organization with the purpose to fill hotel rooms in the City every day of the week but especially on weekends. Since that time with the robust office environment in the City the ACVB has found its main function is to focus on the weekend leisure traveler and to market to the business traveler to come a day before or stay a day after their business meeting to increase occupancy in the weekend window.
- Janet Rodgers, President and CEO of the ACVB has found Expedia to be a great marketing tool. The last Expedia campaign which ran from February 4, through August 31, (with a pause from March 23, through June 30) brought over 6,140 rooms booked in the City, with an Average Daily Rate of $111.00 and an average length of stay of two days. The goal of the campaign was to encourage visitors to "Experience Your Awesome in Alpharetta, GA". The campaign highlighted Alpharetta's 28 hotels, over 200 restaurants, more than 250 shops, over 40 attractions, and an array of annual events and festivals.
- Banner ads will run on the following websites:
    1) Expedia.com is one of the world's largest full-service travel brands. It aims to provide the widest selection of vacation destinations, affordable airfares, hotel deals, car rentals, cruise deals, and in-destination activities, attractions, and services.
    2) Hotels.com offers hundreds of thousands of places to stay around the world and 90 local websites in 41 languages.
    3) Vrbo.com introduced a new way for people to travel together in 1995 by pairing homeowners with families and friends looking for places to stay. Vrbo is known to bring more people to a destination, staying longer and spending more.
- Due to budget cuts from COVID-19 an Expedia campaign for this fiscal year has not been included in the ACVB budget, thus the request for the $50,000 in CARES Act funding.
- Attached to the memorandum is the thirty eight page proposal from Expedia Group Media Solutions, the one page Banner Ad which appears on the websites, and the Alpharetta CVB splash page (nine pages) that was on Expedia's website from the last campaign.

Public Comment

- No Public Comment

- Council Member Binder offered a motion to approve up to $50,000 in CARES Act - Business Recovery funds to be appropriated to the Alpharetta Convention and Visitors Bureau for an Expedia Campaign to market tourism in Alpharetta to the leisure and business traveler
    - The motion received a second from Council Member Merkel
    - The motion was approved unanimously (7-0)

C. COVID-19 Vulnerable Population Grant Program
Sponsored By: Mayor Gilvin & Council Member Binder

- City Administrator, Bob Regus, came forward to present this item.
- Staff is recommending that Mayor and Council approve the COVID-19 Vulnerable Population Grant Program and authorize the Mayor to execute all necessary documents.
- Staff proposes handling distribution and promotion of the opportunity as follows:
    - Placement of a media release with a link to the application on the City website.
    - Distribution of the release to area media outlets.
    - Promotion of the opportunity via our social media channels with links back to the media release and application.
    - Request that United Way assist by distributing the information to their roughly 240 not-for-profit service organizations serving Alpharetta / North Fulton.
- The grant application will be available beginning tomorrow October 20, 2020 and applications will be received until the funds are expended.
- A committee consisting of Director of Finance Tom Harris, Assistant City Administrator James Drinkard and Director of Human Resources Cris Randall, will review the applications and follow with recommendations of the full Council. Upon approval an agreement will be signed to formalize the process.

Public Comment

- No Public Comment

- Council Member Binder offered a motion to approve the COVID-19 Vulnerable Population Grant Program and authorize the Mayor to execute all necessary documents
    - The motion received a second from Council Member Merkel
    - The motion was approved (6-1); Council Member Burnett voting in opposition

D. Design Services Change Order for Webb Bridge Road - Greenway to Webb Bridge Way

- Director of Public Works, Pete Sewczwicz, came forward to present this item.
- Staff is recommending that Mayor and Council approve Change Order #2 to PO#19000583 from Pond & Company in the amount of $123,415.00 for design revisions to the Webb Bridge Road - Greenway to Webb Bridge Way; approve Change Order #1 to PO#19000584 from Atkins in the amount of $25,000.00 for additional project management; and, authorize the Mayor to execute all necessary documents.
- On May 6, 2019, City Council approved Pond & Company's proposal for the design of improvements to Webb Bridge Road from the Big Creek Greenway to Webb Bridge Way as part of the City's On-Call Engineering services contract.
- On November 11, 2019, City Council approved Change Order #1 which expanded the scope of the project to include continuation of wider sidewalks from the Webb Bridge Way intersection to the entrance of Webb Bridge Park and the multi-use trail constructed by Johns Creek, which currently ends at the cul-de-sac of Webb Bridge Road. The change order also expanded the design scope south along Webb Bridge Way to the construction limits of Johns Creek's Kimball Bridge Road project. Change Order #1 increased the design cost by $155,942.96 to $655,660.46.
- The original design scope called for the shoulders of Webb Bridge Road to provide an 8' wide sidewalk separated from the curb line by a 3' wide planting strip on both sides of the road. The placement of street trees in the 3' planting strip was also called for and would require the construction of special tree wells incorporating pervious concrete. Change Order #2 provides for revising the plans to widen the planting area from 3' to 6' and widening the sidewalk from 8' to 10'. These changes would be applied along both sides of Webb Bridge Road from the Greenway to Webb Bridge Way. The widening of the planting strip will eliminate the need of pervious concrete, which will help to reduce construction and long-term maintenance costs. Incorporation of these design changes will necessitate revisions to the entire plan set including right of way plans, grading plans, cross-sections, retaining wall plans, lighting plans, landscape plans, and erosion control plans.
- If approved, Change Order #2 will increase Purchase Order 19000583 by $123,415.00 from $655,660.46 to $779,075.46. Final plans would be delivered to the City in January 2022, though staff believes there are opportunities that would enable earlier delivery. Public Works is also working on releasing plans to construct a Greenway connection from Westwind Lane to the existing Greenway. Minimal right of way and easements are required for this area which enables for work in this are to be started first.
- On May 6, 2019, City Council approved Atkins proposal for project management services associated with Pond & Company's design of the Webb Bridge Road and Academy Street projects. Atkins is requesting additional funds for continued project management associated with the proposed design revisions. Change Order #1 from Atkins will increase Purchase Order 19000584 by $25,000.00 from $109,000.00 to $134,000.00.

Public Comment

- No Public Comment

- Mayor Pro Tem Mitchell offered a motion to approve Change Order #2 to PO#19000583 from Pond & Company in an amount not to exceed $123,415.00 for design revisions to the Webb Bridge Road - Greenway to Webb Bridge Way; approve Change Order #1 to PO#19000584 from Atkins in an amount not to exceed $25,000.00 for additional project management; and, authorize the Mayor to execute all necessary documents
    - The motion received a second from Council Member Richard
    - The motion was approved unanimously (7-0)

E. Public Safety Taser Replacements

- Director of Public Safety, John Robison, came forward to present this item.
- Staff is recommending that Mayor and Council approve the acquisition of replacement Taser conducted electronic weapons, associated equipment, advanced training, and extended warranty through the Axon Taser 7 Certification Program at a total cost of $481,550 over the five-year period ending in FY 2025 (FY's 2021-2025) and authorize the Mayor to execute all necessary documents.
- Public Safety's use of Tasers has and will continue to reduce higher use-of-force incidents resulting in fewer injuries to officers and suspects, and fewer use-of-force related complaints. The Department has not used an expandable baton as an impact weapon during a use-of-force situation in over 10-years.
- The City funded the last large-scale Taser replacement in 2015 through a capital lease with the payment appropriated in the annual operating budget. Those Taser units are, on average, greater than five-years old and considered "legacy" weapons. They are no longer in production and not covered by the $10 million insurance program Axon issues with all current and up-to-date equipment and software. Current National events have demanded police reform with an emphasis on training, de-escalation, and less lethal weapons. Maintaining current and up-to-date equipment is a vital component of that stratagem.
- This request is for the replacement of 142 Tasers, associated equipment, advanced training, and extended warranty under Axon's Taser 7 Certification Package. This package includes: batteries; charging ports; holsters; installation of required electronic support equipment for instantaneous software updates while in charging mode; all replacement cartridges and training cartridges on a continuing basis; virtual de-escalation training equipment and software; three training suits for scenario type training and certifications; master and instructor training slots for Department personnel; etc. This program considers many aspects that would normally be provided through the Training Unit, thus reducing costs in that area.
- The financial component of the Taser 7 Certification Package is as follows:
    - 5-Year Term ($481,550 total)
    - $78,350 (FY 2021 - after trade-in credit for current Tasers)
        - $100,800 annually (FY 2022 - FY 2025)
        - No financing/interest charges are embedded in this figure.
- According to Axon, if the equipment and companion services were sourced on an individual basis (e.g. outside of the Taser 7 Certification Package), the cost would be in excess of $700,000.

- The FY 2021 budget includes appropriations totaling $70,800 for Taser related equipment/ammunition. The additional funds required to cover the year 1 costs of $78,350 have been identified within the existing budget. The additional funds necessary to achieve the $100,800 annual cost starting in FY 2022 will be included in the 2022 budget request. Axon Enterprise, Inc. is the City's approved single source provider of conducted electronic weapons and associated equipment.

Public Comment

- No Public Comment

❖ Council Member Hipes offered a motion to approve the acquisition of replacement Taser conducted electronic weapons, associated equipment, advanced training, and extended warranty through the Axon Taser 7 Certification Program at a total cost of $481,550 over the five-year period ending in FY 2025 (FY's 2021-2025); with an expenditure this fiscal year of $78,350; and authorize the Mayor to execute all necessary documents

  - The motion received a second from Council Member Merkel
  - The motion was approved unanimously (7-0)

F. Pine Shavings for City's Equestrian Center Stalls

- Director of Recreation, Parks & Cultural Services, Morgan Rodgers, came forward to present this item.
- Staff is recommending that Mayor and Council award ITB 21-001 to B&T Shavings for a 5-year contract for Wills Park Equestrian Center Stall Bedding for a delivered cost of $4.10 per bale and authorize the Mayor to execute all necessary documents.
- Per the Equestrian Center User Agreement, for each horse show it is specified that each stall occupied by a horse shall have a minimum of two bales of shavings spread on the stall floor and those shavings are to be purchased at the Center.
- The shavings are necessary to collect the waste from the horses. The City advertised ITB 21-001 on September 18. 2020 with a due date of September 24, 2020. B&T Shavings, Inc. was the only company that submitted a proposal. There was one other company that downloaded the ITB package but did not submit a proposal.
- B&T Shavings is the current vendor for providing shavings to the center. Additionally, B&T Shavings was the only vendor that responded to the previous bid in 2015.
- Per the Wills Park Equestrian Center Use Agreement, events are charged $7.00 per bale of shavings. The B&T Shavings bid is $4.10 per delivered bale of shavings. This pricing represents an increase of 5% over the previous bid cost of $3.90 per delivered bale that was awarded in 2015.
- Per the Departments of Agriculture's Equine By-laws, bedding is to be provided and installed in each stall occupied by a horse; therefore, there is no alternative.

Public Comment

- No Public Comment

- Council Member Merkel offered a motion to award ITB 21-001 to B&T Shavings for a 5-year contract for Wills Park Equestrian Center Stall Bedding for a delivered cost of $4.10 per bale with a total project cost not to exceed $85,000 and authorize the Mayor to execute all necessary documents
  - The motion received a second from Council Member Burnett
  - The motion was approved unanimously (7-0)

VIII. PUBLIC COMMENT

- Ruth Ann Tatum, 250 Pebble Trail, Alpharetta, GA 30009, came forward with concerns regarding our City's recycling services.

IX. REPORTS

- Council Member Binder commented on his voting experience with the mobile unit that was located at the Crabapple Government Center.
- Council Member Richard commented on the Comprehensive Plan Public Workshop that took place in Brooke Street Park on October 7th. The Community Development Department has also launched two more online surveys for public insight on the Comp Plan.
- Council Member Merkel commented on the pedestrian friendly corridor between Jones Bridge Road and Kimball Bridge Road, additionally thanking the Public Works Department for their work on this project.

X. ADJOURNMENT

- With no further business to discuss or items to be heard, Mayor Gilvin adjourned the meeting at 7:34 P.M.

Respectfully submitted,

Erin Cobb

Erin Cobb, City Clerk

CITY COUNCIL MEETING
STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT
SUBMITTED BY: KATHI COOK
DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: PH-20-13 UNIFIED DEVELOPMENT CODE TEXT AMENDMENTS – ANIMAL HOSPITAL, SMALL ANIMAL

CITY COUNCIL: OCTOBER 19, 2020

This item was heard at the 10/1/2020 Planning Commission meeting. Staff recommended approval. There were no public comments. After discussion, Planning Commission recommended approval. Vote 6-0

II. RECOMMENDATION:

Approve text amendments to the Unified Development Code related to Animal Hospital, Small Animal.

III. REPORT IN BRIEF:

Consideration of text amendments to Unified Development Code (UDC) Section 2.2 Permitted Use Districts and Regulations, to add 'Animal Hospital, Small Animal' as a conditional use in the O-I (Office-Institutional) zoning district. The text amendment is at the request of Jessica Hill, which is the applicant and counsel for the Veterinary Emergency Group. The applicant provided information showing that the use is permitted by-right or by administrative permit in office zoning districts in nearby jurisdictions, including City of Milton, Johns Creek, Sandy Springs and Roswell.

TABLE 2.2 LIST OF PERMISSIBLE AND CONDITIONAL USES
On the following table, an open circle "O" means that the use will be permitted in that district only if a Conditional Use Permit is granted by the City Council. An "X" means that the use is permitted in the zone district subject to the general provisions of the Unified Development Code. For uses not included in this list or when the Director of Community Development is unable to determine placement, application shall be made to the Board of Appeals for interpretation.

USES	AG	RE	R	R-22	R-15	R-12	R-10	R-4A	R-4D	R-8A/D	R-10M	CUP*	OI*	OP	C-1	C-2	PSC	LI	OS-R	SU	MU
Animal Hospital, Small Animal (Veterinarian)	O											O	O		O	O	O	X			

IV. ATTACHMENTS:

- UDC Strike Through and Underline Edits
- Animal Hospital in Other Local Gov't Office Zoning Districts

AN ORDINANCE TO AMEND ARTICLE II OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ALPHARETTA, GEORGIA; TO ADD 'ANIMAL HOSPITAL, SMALL ANIMAL' AS A CONDITIONAL USE IN THE O-I ZONING DISTRICT; TO REPEAL CONFLICTING ORDINANCES; AND FOR OTHER PURPOSES.

WHEREAS, on or about May 21, 2001, the City of Alpharetta (the "City") adopted a comprehensive zoning ordinance known and cited as the Unified Development Code of the City of Alpharetta, Georgia, which has subsequently been amended from time to time (the "Unified Development Code"); and

WHEREAS, the Mayor and Council of the City of Alpharetta (the "City Council" or "Council") are charged with the protection of the public health, safety, and welfare of the citizens of the City of Alpharetta; and

WHEREAS, the Unified Development Code was designed to be amended from time to time when circumstances warrant that modifications be made in order to make said Codes more responsive to community needs; and

WHEREAS, the City Council finds that ordinances and regulations governing the uses of land and development of land within the City, as well as the City's operations, should be continually improved from time to time and modified as necessary to better protect and promote the public health, safety and welfare of the residents and businesses of the City of Alpharetta; and

WHEREAS, the City Council desires to amend Article II of the Unified Development Code for the foregoing purposes; and

WHEREAS, the City Council finds that the following amendments to the Unified Development Code promote the health, safety, morals, convenience, order, prosperity and general welfare of the present and future inhabitants of the City of Alpharetta;

NOW THEREFORE, The Council of the City of Alpharetta hereby ordains, as follows:

Section 1: Article II, Section 2.2 titled "Permitted Use Districts and Regulations" of the Unified Development Code is hereby amended by revising same as set forth in Exhibit "A" attached hereto as if fully set forth herein.

Section 2: If any section, subsection, provisions, or clause of any part of this Ordinance shall be declared invalid or unconstitutional or, if the provisions of any part of this Ordinance as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be construed to affect the portions of this Ordinance not so held to be invalid, or the application of this Ordinance to other circumstances not so held to be invalid. It is hereby declared as the intent of the City Council that this Ordinance would have been adopted in its current form without the invalid or unconstitutional provision contained therein.

Section 3: This Ordinance shall be effective immediately upon its adoption by the City Council and the amendments made herein shall be incorporated into the Unified Development Code of the City of Alpharetta, Georgia, as applicable. This Ordinance hereby repeals any and all conflicting ordinances and amendments.

SO ORDAINED this the _____day of _____, 2020.

Approved:

_____
Jim Gilvin, Mayor

Attest:

_____
Erin Cobb, City Clerk
(Seal)

Approved as to Form:

_____
C. Sam Thomas, City Attorney

COUNCILMEMBERS

_____

_____

_____

_____

_____

_____

Exhibit “A”

SECTION 2.2 - PERMITTED USE DISTRICTS AND REGULATIONS

The following provisions apply to each of the zoning districts, as noted. In addition, requirements are contained in the Supplementary Regulations and in other Sections that apply to some or all of the Zoning Districts collectively.

2.2.13 O-I office-institutional.

This district is intended for the development of planned office areas which allow for design flexibility through a master plan. Commercial activities are permitted as subordinate uses to the office development.

A. *Conditional Principal Uses.* A property in the O-I district may be used for the uses listed below and shown in Table 2.2 in accordance with an approved masterplan, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use. Lots of less than five (5) acres in size may be developed for bank or office use without public hearing subject to Design Review Board Approval.

1. Residential Uses.
    - a. Dwelling, Group (limited to nursing home, children's home congregate housing or assisted living facility).
2. Business Uses.
    - a. Bank, Savings and Loan.
    - b. Broadcasting Studio (radio or TV).
    - c. Clinic.
    - d. Congregate Housing.
    - e. Day Care Center.
    - f. Drug Store.
    - g. Golf Course, Driving Range.
    - h. Office Building or Office Park.
    - i. Recreational Facilities (Indoor or Outdoor).
    - j. Theater, Cinema.
3. Semipublic Uses, Utilities.
    - a. Church, Synagogue, or other religious institutions.
    - b. Club, association or lodge.
    - c. Heliport.
    - d. Library.
    - e. Museum.
    - f. Public Building.
    - g. School, Academic.
    - h. Recreation Facilities (Indoor or Outdoor).

B. *Accessory Uses.* A property in the O-I district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

Permitted accessory structures and uses include but are not limited to the following:

1. Dwelling, 'For-Sale', Accessory: A 'For-Sale' accessory dwelling shall be permitted under the following conditions:

   The dwelling shall be located above or to the rear of the commercial or office structure to which it is an accessory.

   The dwelling shall be attached by a common wall with the commercial or office structure to which it is accessory.

   The dwelling shall be occupied by a single family, a member of whom is the owner or tenant of the commercial or office structure to which it is accessory.

   The square footage of the dwelling shall not exceed 40% of the combined square footage of the commercial or office structure and the dwelling.

   The dwelling and the commercial or office structure to which it is accessory shall be in compliance with all applicable provisions of the life safety code, the building code, and other standard codes of the City.

2. Privacy and decorative fences and walls.
3. Swimming pool, tennis court, patio and other private recreation facilities.
4. Clubhouse, swimming pool, or community recreation facilities serving a development.
5. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.
6. Signs, subject to all of the requirements regulating signage herein.
7. Retaining walls and other site improvement structures approved as part of the development permit.
8. Retail service uses up to 25% of the floor area of an office building for services incidental to the associated office use.

C. *Conditional Subordinate Uses.* A property in the O-I district may be used for any of the following listed uses upon approval as a conditional use by the City Council provided that the uses in aggregate do not constitute more than 25% of the total project and are not segregated so as to create a retail strip center.

1. Residential Uses.
   a. Reserved.
2. Business Uses.
   a. Animal Hospital, Small Animal.
   b. Art Galleries.
   c. Automobile Service Station.
   d. Bakery.
   e. Barber Shop.
   f. Beauty Shop.
   g. Book Store.
   h. Boutique Hotel.
   i. Bowling Alley.

j. Brewery.

k. Car Wash.

l. Contractor's Office without outside storage.

m. Commercial Parking Lot.

n. Convenience Market with or without gas pumps.

o. Dance Studio.

p. Distillery.

q. Dry Cleaning Pick-up Station.

r. Extended Stay Hotel (see Sec. 2.7).

s. Florist, Retail without Greenhouse.

t. Funeral Home w/out cemetery or mausoleum.

u. Hotel/motel.

v. Golf, Miniature, or Golf Driving Range.

w. Laboratory, Research or Commercial.

x. Liquor Store.

y. Print Shop.

z. Radio or TV, Transmitter or Studio.

aa. Restaurant.

bb. Restaurant, Drive-In or Fast-Food.

cc. Retail Sales and Services Establishment subject to the limitation of Subsection 2.2.13 B 8.

dd. School, Commercial.

ee. Spa Services.

3. Wholesale, Storage and Industrial Uses.

a. Manufacturing, Light.

4. Semipublic Uses, Utilities.

a. Airport.

b. Amphitheater.

c. Athletic Facility.

d. Auditorium.

e. Country Club.

f. Hospital.

g. Fire Station.

h. Park or Playground.

i. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.

j. Wireless Tower.

D. *District Regulations.*

Minimum Lot Area—the development shall occupy a total of not less than 25 acres. No minimum lot size is required for each building within the development.

Minimum Lot Width—none.

Minimum Setbacks.

Front yard—from all street frontages:

From right-of-way of local street—50 feet.

From right-of-way of all other streets—65 feet.

Side yard—15 feet.

Rear yard—15 feet.

Maximum Coverage By Principal Buildings—40%.

Maximum Building Height—40 feet.

E. *Screening and buffers (See Sec. 2.3.5.).*

F. *Open space.* All areas zoned O-I shall have a minimum of 10% of the gross acres dedicated or set aside as open space for developments up to 100 acres, and shall have a minimum of 15% of the gross acres dedicated or set aside as open space for developments containing 100 acres or more. Amenities may be included and are encouraged within the open space requirement. However, open space shall not include any other required open areas such as required building setbacks, buffers, landscape strips or other similar requirements of this ordinance.

(Ord. No. 718 , §§ 3, 6, 12-14-2015; Ord. No. 741 , § 4, 6-5-2017; Ord. No. 744 , §§ 2, 6, 7-10-2017)

TABLE 2.2 LIST OF PERMISSIBLE AND CONDITIONAL USES

On the following table, an open circle "O" means that the use will be permitted in that district only if a Conditional Use Permit is granted by the City Council. An "X" means that the use is permitted in the zone district subject to the general provisions of the Unified Development Code. For uses not included in this list or when the Director of Community Development is unable to determine placement, application shall be made to the Board of Appeals for interpretation.

USES	AG	RE	R	R-22	R-15	R-12	R-10	R-4A	R-4D	R-8A/D	R-10M	CUP*	OI*	OP	C-1	C-2	PSC	LI	OS-R	SU	MU
Animal Hospital, Small Animal (Veterinarian)	O											O	O		O	O	O	X			

(Ord. No. 671, § 1, 2-4-2013 ; Ord. No. 675, § 1, 6-3-2013 ; Ord. No. 692, § 1(Exh. 1), 7-21-2014 ; Ord. No. 703 , § 1, 6-1-2015; Ord. No. 704 , § 2, 6-1-2015; Ord. No. 708 , § 1, 8-10-2015; Ord. No. 715 , § 4, 9-28-2015; Ord. No. 718 , § 14(Exh. B), 12-14-2015; Ord. No. 730 , § 5, 12-5-2016; Ord. No. 741 , § 5(Exh. A), 6-5-2017; Ord. No. 744 , § 7(Exh. A), 7-10-2017; Ord. No. 767 , § 7(Exh. C), 10-22-2018; Ord. No. 772 , § 8(Exh. A), 2-4-2019)

* Uses under the CUP and OI Zoning Districts shall be permissible through an approved master plan amendment and statement of intent.

SECTION 2.2 - PERMITTED USE DISTRICTS AND REGULATIONS

The following provisions apply to each of the zoning districts, as noted. In addition, requirements are contained in the Supplementary Regulations and in other Sections that apply to some or all of the Zoning Districts collectively.

2.2.13 O-I office-institutional.

This district is intended for the development of planned office areas which allow for design flexibility through a master plan. Commercial activities are permitted as subordinate uses to the office development.

A. *Conditional Principal Uses.* A property in the O-I district may be used for the uses listed below and shown in Table 2.2 in accordance with an approved masterplan, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use. Lots of less than five (5) acres in size may be developed for bank or office use without public hearing subject to Design Review Board Approval.

1. Residential Uses.
    a. Dwelling, Group (limited to nursing home, children's home congregate housing or assisted living facility).
2. Business Uses.
    a. Bank, Savings and Loan.
    b. Broadcasting Studio (radio or TV).
    c. Clinic.
    d. Congregate Housing.
    e. Day Care Center.
    f. Drug Store.
    g. Golf Course, Driving Range.
    h. Office Building or Office Park.
    i. Recreational Facilities (Indoor or Outdoor).
    j. Theater, Cinema.
3. Semipublic Uses, Utilities.
    a. Church, Synagogue, or other religious institutions.
    b. Club, association or lodge.
    c. Heliport.
    d. Library.
    e. Museum.
    f. Public Building.
    g. School, Academic.
    h. Recreation Facilities (Indoor or Outdoor).

B. *Accessory Uses.* A property in the O-I district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or

through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

Permitted accessory structures and uses include but are not limited to the following:

1. Dwelling, 'For-Sale', Accessory: A 'For-Sale' accessory dwelling shall be permitted under the following conditions:

   The dwelling shall be located above or to the rear of the commercial or office structure to which it is an accessory.

   The dwelling shall be attached by a common wall with the commercial or office structure to which it is accessory.

   The dwelling shall be occupied by a single family, a member of whom is the owner or tenant of the commercial or office structure to which it is accessory.

   The square footage of the dwelling shall not exceed 40% of the combined square footage of the commercial or office structure and the dwelling.

   The dwelling and the commercial or office structure to which it is accessory shall be in compliance with all applicable provisions of the life safety code, the building code, and other standard codes of the City.

2. Privacy and decorative fences and walls.
3. Swimming pool, tennis court, patio and other private recreation facilities.
4. Clubhouse, swimming pool, or community recreation facilities serving a development.
5. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.
6. Signs, subject to all of the requirements regulating signage herein.
7. Retaining walls and other site improvement structures approved as part of the development permit.
8. Retail service uses up to 25% of the floor area of an office building for services incidental to the associated office use.

C. *Conditional Subordinate Uses.* A property in the O-I district may be used for any of the following listed uses upon approval as a conditional use by the City Council provided that the uses in aggregate do not constitute more than 25% of the total project and are not segregated so as to create a retail strip center.

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k. Car Wash.

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n. Convenience Market with or without gas pumps.

o. Dance Studio.

p. Distillery.

q. Dry Cleaning Pick-up Station.

r. Extended Stay Hotel (see Sec. 2.7).

s. Florist, Retail without Greenhouse.

t. Funeral Home w/out cemetery or mausoleum.

u. Hotel/motel.

v. Golf, Miniature, or Golf Driving Range.

w. Laboratory, Research or Commercial.

x. Liquor Store.

y. Print Shop.

z. Radio or TV, Transmitter or Studio.

aa. Restaurant.

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cc. Retail Sales and Services Establishment subject to the limitation of Subsection 2.2.13 B 8.

dd. School, Commercial.

ee. Spa Services.

3. Wholesale, Storage and Industrial Uses.

a. Manufacturing, Light.

4. Semipublic Uses, Utilities.

a. Airport.

b. Amphitheater.

c. Athletic Facility.

d. Auditorium.

e. Country Club.

f. Hospital.

g. Fire Station.

h. Park or Playground.

i. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.

j. Wireless Tower.

D. *District Regulations.*

Minimum Lot Area—the development shall occupy a total of not less than 25 acres. No minimum lot size is required for each building within the development.

Minimum Lot Width—none.

Minimum Setbacks.

Front yard—from all street frontages:

From right-of-way of local street—50 feet.

From right-of-way of all other streets—65 feet.

Side yard—15 feet.

Rear yard—15 feet.

Maximum Coverage By Principal Buildings—40%.

Maximum Building Height—40 feet.

E. *Screening and buffers (See Sec. 2.3.5.).*

F. *Open space.* All areas zoned O-I shall have a minimum of 10% of the gross acres dedicated or set aside as open space for developments up to 100 acres, and shall have a minimum of 15% of the gross acres dedicated or set aside as open space for developments containing 100 acres or more. Amenities may be included and are encouraged within the open space requirement. However, open space shall not include any other required open areas such as required building setbacks, buffers, landscape strips or other similar requirements of this ordinance.

(Ord. No. 718 , §§ 3, 6, 12-14-2015; Ord. No. 741 , § 4, 6-5-2017; Ord. No. 744 , §§ 2, 6, 7-10-2017)

TABLE 2.2 LIST OF PERMISSIBLE AND CONDITIONAL USES

On the following table, an open circle "O" means that the use will be permitted in that district only if a Conditional Use Permit is granted by the City Council. An "X" means that the use is permitted in the zone district subject to the general provisions of the Unified Development Code. For uses not included in this list or when the Director of Community Development is unable to determine placement, application shall be made to the Board of Appeals for interpretation.

USES	AG	RE	R	R-22	R-15	R-12	R-10	R-4A	R-4D	R-8A/D	R-10M	CUP*	OI*	OP	C-1	C-2	PSC	LI	OS-R	SU	MU
Animal Hospital, Small Animal (Veterinarian)	O											O	O		O	O	O	X			

(Ord. No. 671, § 1, 2-4-2013 ; Ord. No. 675, § 1, 6-3-2013 ; Ord. No. 692, § 1(Exh. 1), 7-21-2014 ; Ord. No. 703 , § 1, 6-1-2015; Ord. No. 704 , § 2, 6-1-2015; Ord. No. 708 , § 1, 8-10-2015; Ord. No. 715 , § 4, 9-28-2015; Ord. No. 718 , § 14(Exh. B), 12-14-2015; Ord. No. 730 , § 5, 12-5-2016; Ord. No. 741 , § 5(Exh. A), 6-5-2017; Ord. No. 744 , § 7(Exh. A), 7-10-2017; Ord. No. 767 , § 7(Exh. C), 10-22-2018; Ord. No. 772 , § 8(Exh. A), 2-4-2019)

Proposed Edits

* Uses under the CUP and OI Zoning Districts shall be permissible through an approved master plan amendment and statement of intent.

MORRIS, MANNING & MARTIN, LLP

August 28, 2020

VIA EMAIL DELIVERY
City of Alpharetta
Community Development Department
2 Park Plaza
Alpharetta, Georgia 30009
Attn: Michael Woodman

Re: PH-20-13 – UDC Text Amendment to Add Animal Hospital/Small Animal to O-I District

Dear Michael:

Enclosed with this letter is a chart providing details on nearby local governments that allow an animal hospital/small animals equivalent use in their O-I or other O-I equivalent zoning district. The chart includes the definitions of the use as well as the relevant code sections. Please amend application PH-20-12 to include the enclosed chart for use in evaluation of the proposed text amendment.

Best,

Jessica L. Hill

Jessica L. Hill

Enclosure

Animal Hospital-Small Animal Use
Allowed in Comparable Office Zoning Districts in Other Local Governments

Municipality	Approval Required	Relevant Section	Definition
City of Milton	Administrative Permit in the O-I district	Section 64-1615	Per Section 64-1, Veterinary Clinic/Hospital means a place where animals are given medical care and the boarding of animals is limited to short-term care incidental to the hospital use.
City of Johns Creek	Administrative Permit in the O-I district	Section 19.3.19	Per Section 3.3, Veterinary Clinic/Hospital means a place where animals are given medical care and the boarding of animals is limited to short-term care incidental to the hospital use.
City of Sandy Springs	Permitted Use in the ON (Office-Neighborhood) district	Section 7.2	Per Section 7.5.2, Indoor Animal Care means a facility providing care and boarding of domesticated animals for compensation including animal hospital, doggy day care, kennel, pet boarding, pet grooming, pet training facility, veterinary office, and horse stables.
City of Roswell	Permitted Use in the OR (Office-Residential) district	Section 6.5.2	Per Section 9.5.8.B., Animal Care (Indoor) means a facility designed or arranged for the care of animals without any outdoor activity. No outdoor activity associated with care of animals is allowed. Includes animal grooming, animal hospital, veterinary clinic, pet clinic, animal boarding, animal shelter, cattery, commercial kennel (11 or more dogs) and doggy day care.
City of Chamblee	Supplemental Use in all districts except residential (no O-I equivalent zoning district)	Section 240-1(2).	Per Section 240-13(b)(43), Veterinarian means veterinarian, including animal hospitals, veterinary clinics with no outdoor boarding of animals, and county animal control shelter.

MP-20-04/CU-20-07

8/10/20

CITY OF ALPHARETTA

Veterinary Emergency Group

FOR OFFICE USE ONLY

Case #: _____

☐ Fee Paid Initial: _____

PUBLIC HEARING APPLICATION

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."
5. Applications will be accepted only 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: Veterinary Emergency Group c/o Jennifer Hanlon Telephone: 914-582-5334

Address: 7 Legion Drive Suite: _____

City Valhalla State: NY Zip: 10536 Fax: _____

Mobile Tel: 914-582-5334 Email: jhanlon@veg.vet

Subject Property Information:

Address: 2725 Old Milton Parkway Current Zoning: O-I

District: 1st Section: _____ Land Lot: 803 & 804 Parcel ID: 12 284008030269

Proposed Zoning: O-I Current Use: eye clinic and vacant restaurant

This Application For *(Check All That Apply)*:

- ☒ Conditional Use
- ☐ Rezoning
- ☐ Variance
- ☐ Comprehensive Plan Amendment
- ☒ Master Plan Amendment
- ☐ Master Plan Review
- ☒ Public Hearing
- ☒ Other *(Specify)*: Text amendment to O-I for animal hospital-small animals as a conditional use
- ☐ Exception

Applicant Request And Intent

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

The property is proposed to be used for an eye clinic (existing) and an animal hospital - small animals.

Applicant's Request (Please itemize the proposal):

This Application proposes the following approvals:

1. Master Plan Amendment to the Parking 400 Master Plan to allow animal hospital - small animal use as a conditional use in Pod A; and

2. Conditional Use Permit to allow an animal hospital-small animal use on the subject property.

Concurrently with this Application, a text amendment to allow animal hospital-small animal use as a conditional use in the O-I district is also requested.

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

See attached letter of intent.

Jessica L. Hill, Esq.
404-504-7754
jhill@mmmlaw.com
www.mmmlaw.com

August 10, 2020

City of Alpharetta
Community Development Department
2 Park Plaza
Alpharetta, Georgia 30009

Re: Letter of Intent for Veterinary Emergency Group Application

To Whom It May Concern:

This application seeks land use approvals to allow Veterinary Emergency Group ("VEG") to operate an emergency veterinary care facility at 2725 Old Milton Parkway, Suite A in the City of Alpharetta located in Tract A of the Woodland Park Master Plan. Specifically, this application requests that (i) "animal hospital-small animals" be added as a conditional use in Tract A of the Woodland Park Master Plan and (ii) a conditional use permit be approved on the subject property to allow an animal hospital-small animals use be operated by VEG. The applicant also requests a text amendment to the O-I zoning district to allow animal hospital-small animals as a conditional use in O-I.

The property is currently developed with a two tenant commercial building that includes vacant space formerly occupied by a sushi and hibachi restaurant in Suite A and the Alpharetta Eye Clinic in Suite B. The owner of the property occupies Suite B and will be leasing Suite A to VEG. No exterior improvements are proposed to the property in connection with this application aside from signage to replace the former restaurant signage.

Approval of this application would allow for use of the existing 4,500 square foot suite as a 24-hour, 7-day a week, emergency animal hospital facility. VEG currently has 14 locations in New York, New Jersey, Massachusetts, Florida and Texas and is expanding into Colorado and California with a goal of 21 locations open or under construction by the end of 2020.

Approximately 4 to 5 employees will be working on site at any given time and based on other existing locations, peak hours of operation are between 6PM and midnight. Access to the animal hospital is provided through the front door or also through the secured rear access. Typically customers call prior to coming to VEG, so access accommodations can be made in advance of arrival depending on the nature of the emergency.

VEG does not perform routine or preventative care and does not board animals. Animals are only kept onsite for inpatient medical care with direct supervision by a nurse and veterinarian. VEG's most common patients are cats and dogs, however, VEG treats other

Phone: 404.233.7000 | www.mmmlaw.com
1600 Atlanta Financial Center | 3343 Peachtree Road, NE | Atlanta, Georgia 30326
Atlanta • Columbus • Raleigh-Durham • Savannah • Washington, DC

household animals, including but not limited to small mammals like rabbits and Guinea pigs, birds and reptiles.

Best,

Jessica L. Hill

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Windward Eye Group, LLC c/o Tommy Arey Telephone: 678-557-3693

Address: 2725 Old Milton Parkway Suite: B

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

Identify Authorized Applicant:

Name of Authorized Applicant: Veterinary Emergency Group Telephone: 914-582-5334

Address: 7 Legion Drive Suite:

City Valhalla State: NY Zip: 10595 -

So Sworn and Attested:

Owner Signature: T E Arey Date: 7-30-2020

Notary:

Notary Signature: Date: 7/30/2020

CHRISTOPHER WANJOO LEE
NOTARY PUBLIC
Gwinnett County
State of Georgia
My Comm. Expires Aug. 30, 2022

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: Windward Eye Group, LLC c/o Tommy Arey

Subject Public Hearing Case: 2725 Old Milton Parkway

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: N/A

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

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: 7-30-2020

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Name of Applicant or Opponent: Veterinary Emergency Group

Subject Public Hearing Case: 2725 Old Milton Parkway

Campaign Contribution Information:

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Signature: Jennifer Hanlon Date: 7/14/2020

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

SEE ATTACHED

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

SEE ATTACHED

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

SEE ATTACHED

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

SEE ATTACHED

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

SEE ATTACHED

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

SEE ATTACHED

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

SEE ATTACHED

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.

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

The subject property is located in an area with a wide variety of uses including retail, restaurant, office, hotel, institutional and residential uses and is located in close proximity to access to Georgia 400. The Avalon development is located directly north of the site across Old Milton Parkway. The subject property is zoned O-I and is located at the edge of a pocket of office and institutional uses on the south side of Old Milton Parkway. Immediately west of the property is a Starbucks and several restaurants. South of the property across Kimball Bridge Road is a Courtyard by Marriott hotel. The proposal would allow an animal hospital for small animals on the property. This use would be a transition between the office and clinic uses to the east and the more commercial uses to the west and would serve the animals of the nearby households. The proposal is compatible with the development in the immediate area and on surrounding properties.

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

The immediately surrounding properties are used primarily for commercial purposes. The proposal is to replace a former hibachi and sushi restaurant with the proposed animal hospital. The replacement of the restaurant space with an animal hospital use will not adversely impact the use and value of the surrounding properties. The owner of the Alpharetta Eye Clinic on the property is leasing the adjacent suite to the applicant and therefore is supportive of the proposal. The other surrounding properties are all nonresidential uses that would not be adversely impacted by the proposal.

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

The current zoning pursuant to the Master Plan allows several uses such as restaurant, bank, clinic, day care center, school and office uses. Although the site has economic value under the current zoning as a restaurant, provision of an animal hospital on the property will provide a use that is underserved in the immediate area and would be additive to the development fabric than replacement of the tenant space with another restaurant.

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

The proposal to convert an existing restaurant use to an animal hospital use would not result in any increase in population due to the nature of both uses. From a traffic perspective, overall daily trips are expected to be reduced by more than half of what the former restaurant use generated as demonstrated by the ITE trip generation included in the application. The busiest hours of operation for the animal hospital are expected to be 6PM through midnight which is later than typical peak hour traffic for other uses. Between 6PM and midnight, between 7 and 25 customers are expected. Between 8AM and 6PM, it is expected that approximately 10 to 12 customers will visit the animal hospital. Between midnight and 8AM approximately 4 to 5 customers are forecast. Accordingly the expectation is that overall traffic will not be increased pursuant to this proposal.

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

There would be no impact to schools from the change in use from restaurant to animal hospital. Similarly, no adverse impact is anticipated on utilities as the building is existing.

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

Although the Future Land Use Map shows the site as Corporate Office, that designation is not particularly consistent with the development on the site or in the surrounding area, particularly given its commercial character. In many other local governments, the office zoning districts allow clinic uses, including veterinary clinics similar to the one proposed in this application. Further, the property is located within the Old Milton Corridor Character Area, which has the express intent of enhancing existing commercial and office character along the corridor. The proposed use provides an appropriate medical clinic transition between the more office and institutional uses to the east and south and the more commercial retail and restaurant uses to the north and west. The proposed use will add a use not located along the corridor that will serve the area's emergency pet care needs.

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

The land use conditions and built environment in the immediate area are evolving. With the development of the Avalon project directly across the street from the subject property, the area has become more diverse with a variety uses and in influx of commercial and residential activity. This has had the effect of creating a neighborhood with varying types of residential, office and commercial uses. As a result, there is becoming more of a need to have the type of services, including animal veterinary care, often found in proximity to or within more established neighborhoods. Many restaurants and other commercial space exists in this immediate area but the area is lacking the animal hospital use proposed by this application. Approving this application will allow for an experienced company to operate in a bustling part of Alpharetta that will serve the emergency veterinary needs of the area.

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.

N/A

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: 2725 Old Milton Parkway

Contact Name: Jennifer Hanlon Telephone: 914-582-5334

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.

All adjoining property owners and owners within 500 feet

of the property will be notified of the Application.

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.*

- [x] 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.

The letter will provide contact information to facilitate any necessary discussion about the Application. If requested by the contacted owners, a meeting will be held.

Trip Generation Report – 2725 Old Milton Parkway

Proposed:

Land Use (ITE Code)	Intensity	Daily Total	AM Peak – In	AM Peak-Out	AM Peak Total	PM Peak – In	PM Peak – Out	PM Peak - Total
Animal Hospital - Veterinary Clinic (640)	4,500 SF	96	11	5	16	6	10	16
Clinic (630)	4,000 SF	152	12	3	15	4	9	13
TOTAL		248	23	8	31	10	19	29

Existing:

Land Use (ITE Code)	Intensity	Daily Total	AM Peak – In	AM Peak-Out	AM Peak Total	PM Peak – In	PM Peak – Out	PM Peak - Total
Quality Restaurant (931)	4,500 SF	378	2	1	3	23	12	35
Clinic (630)	4,000 SF	152	12	3	15	4	9	13
TOTAL		530	14	4	18	27	21	48

LEGAL DESCRIPTION

(2725 Old Milton Parkway)

All that tract or parcel of land lying and being in land lots 803 and 804 of the 1st District, 2nd Section, Fulton County, Georgia, being more particularly described as follows:

COMMENCING at an iron pin found at the land lot corner shared by land lots 800, 801, 804 and 805; Thence along the lot line common to land lots 801 and 804, North 00 degrees 08 minutes 58 seconds West a distance of 700.90 feet to a point; Thence North 00 degrees 07 minutes 23 seconds East a distance of 533.96 feet to an iron pin found and the POINT OF BEGINNING.

From the POINT OF BEGINNING, Thence North 00 degrees 02 minutes 30 seconds West a distance of 81.93 feet to an iron pin found; Thence North 02 degrees 29 minutes 25 seconds West a distance of 216.23 feet to an iron pin found on the southerly right of way line of Old Milton Parkway (right of way width varies); Thence proceeding along the southerly right of way line of Old Milton Parkway along a curve to the right having an arc length of 209.15 feet, a radius of 5,654.08, a chord bearing of South 86 degrees 11 minutes 53 seconds East and a chord distance of 209.14 feet to a point; Thence South 85 degrees 08 minutes 18 seconds East a distance of 5.32 feet; Thence leaving said southerly right of way line of Old Milton Parkway and proceed South 01 degrees 06 minutes 04 seconds East a distance of 304.15 feet to a point; Thence South 89 degrees 59 minutes 13 seconds West a distance of 83.68 feet to a point; Thence along a curve to the left having an arc length 79.10 feet, a radius of 187.00 feet, a chord bearing of North 77 degrees 51 minutes 53 seconds East and a chord distance of 78.52 feet to a point; Thence North 00 degrees 07 minutes 23 seconds East a distance of 36.94 feet to a point; Thence North 89 degrees 56 minutes 40 seconds West a distance of 50.00 feet to an iron pin found and the POINT OF BEGINNING. Said tract or parcel of land being 65,051 square feet (1.49 acres).

Windward Eye Group

07/16/2020

To the staff and council of the city of Alpharetta,

I am the owner of the property, as well as a tenant, at 2725 Old Milton Parkway, Alpharetta, GA 30005. I am submitting a letter of support and approval as owner and tenant for the application of Veterinary Emergency Group to be our adjacent tenant. We are aware that we will have animals as neighbors. We are thrilled for the potential need this could bring for our pet owning community here in Alpharetta. Remedies will be put into place to soundproof the walls and the crating areas for the animals. We look forward to making this building a medically oriented facility to serve both our human and not so human friends and neighbors.

With great thanks,

Thomas E. Arey

Windward Eye Group, LLC
2725 Old Milton Pkwy
Alpharetta, GA 30005

City Council Meeting & Public Hearing
STAFF REPORT

Submitting Department: Community Development
Submitted By:
Sponsored By:
Meeting Date: October 26, 2020

I. AGENDA ITEM TITLE: V-20-11 CITGO/174 NORTH MAIN STREET VARIANCE

CONSIDERATION OF A VARIANCE TO ELIMINATE THE REQUIRED 10' LANDSCAPE STRIP ALONG NORTH MAIN STREET. THE PROPERTY IS LOCATED AT 174 NORTH MAIN STREET AND IS LEGALLY DESCRIBED AS BEING LOCATED IN LAND LOT 1252, 2ND DISTRICT, 2ND SECTION, FULTON COUNTY, GEORGIA.

II. RECOMMENDATION:

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO
FISCAL IMPACT: NO
INCLUDED IN CURRENT FY CPTL BUDGET: NO
INCLUDED IN CURRENT FY OPRT. BUDGET: NO
TOTAL PROJECT COST:
APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

IV. REPORT IN BRIEF:

V. ALTERNATIVES:

VI. ATTACHMENTS:

174 N. Main St Citgo Variance CC Staff Report, Aerial Map, Future Land Use, Zoning Map, Location Map, CZIM Comments - 9.9.20, Citizen Participation Form - Part B With Exhibits.FINAL, Site Plan Concept w Parking AND ex pumps 10-16-20, Site Plan 8.3.20, S A White Letter, Limited Warranty Deed, Joint Use Driveway Agreement, KMM1 Agreement, Building Exterior Elevations, Canopy Rendering, Waste Generation Analysis 2001 Approved LDP, Variance Application - Citgo FILED 8.3.20

CITY COUNCIL MEETING
STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT
SUBMITTED BY: KATHI COOK
DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: V-20-11 CITGO/174 NORTH MAIN STREET VARIANCE

CITY COUNCIL: OCTOBER 26, 2020

II. RECOMMENDATION:

Deny V-20-11 Citgo/174 North Main Street Variance request to eliminate the 10' landscape strip.

If approval is considered, recommend the following conditions:

1. Property shall be developed substantially in accordance with submitted plan prepared by Quality Civil Designs, dated 5/4/2020, except for modifications required to comply with the conditions below.
2. Property owner shall remodel the exterior of the convenience store per the letter and plans prepared by Hotel Design Partners, dated May 15, 2020, with final approval by DRB. Canopy color shall be limited to one (1) neutral color that blends with the colors used on the convenience store, with final approval by DRB.
3. Potted plantings of various sizes shall be required along the frontage of the convenience store, as approved by DRB.
4. A minimum of 13 parking spaces, not including the spaces at the gas pumps, shall be provided on the subject property. Parking lot landscape tree islands, planted with a canopy tree, shall be provided as required by the Unified Development Code.
5. Property owner shall install a row of shrubs, minimum 2' at planting, within the planter along North Main Street and within a minimum 2' green strip at the back of the sidewalk, as approved by DRB. If shrubs are removed during GDOT construction, said shrubs shall reinstalled.
6. Property owner shall conduct an assessment of the required landscaping (parking lot landscape islands, dumpster enclosure screening, landscape strips along all property lines) and replace any dead, dying or missing landscape material, as approved by DRB.
7. Brick dumpster enclosure walls shall be extended to screen dumpsters, if a taller dumpster is used.

III. REPORT IN BRIEF:

The applicant, General Convenience Store, LLC, is requesting a variance to eliminate the required 10' landscape strip on a commercial property located in the Downtown Overlay. The property is the Citgo gas station, which proposes to reconfigure the gas pump canopy as a result of impacts from the GDOT North Main Street project. The subject property is located at 174 North Main Street on the west side of North Main Street just south of Mayfield Road.

DISCUSSION

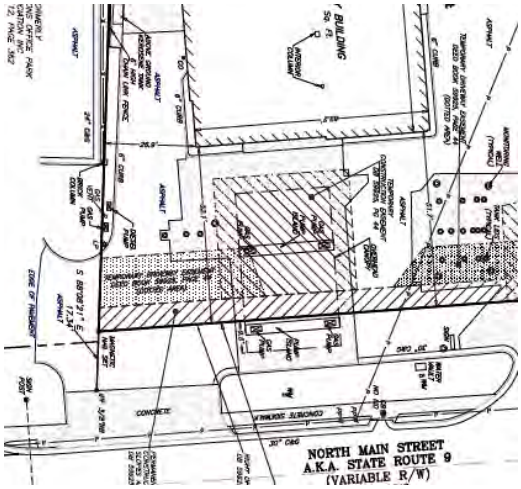
The submitted request, if approved, would eliminate the required 10' landscape strip along North Main Street to allow for the re-configuration of a gas pump canopy associated with a Citgo gas station and convenience store. GDOT recently acquired right-of-way and easements along the subject property's frontage, which impacts the landscape strip and gas pump canopy. The subject property is located at 174 North Main Street on the west side of North Main Street just south of Mayfield Road.

The subject property and surrounding properties are zoned C-1 (Neighborhood Commercial). CVS is located to the north, $20 Dollar Chiropractic is located to the east, and Main Street Commons office park is located to the south and west. The Comprehensive Land Use Plan designation of the property is 'Mixed Use'.

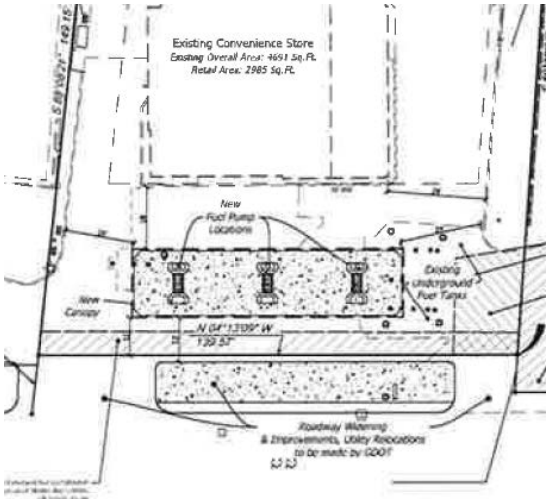
A variance is requested from Unified Development Code (UDC) Subsection 3.2.8 (D), Landscape Strips, to eliminate the required 10' landscape strip along North Main Street in the Downtown. The landscape strip and existing gas pump canopy, which consists of four (4) gas pumps under a canopy oriented perpendicular to North Main Street, is being impacted by GDOT's roadway project on North Main Street. The additional right-of-way (approximately 11'-12') and easements (approximately 7') acquired by GDOT will result in the removal of the landscape strip and two (2) gas pumps nearest North Main Street. If the applicant were to utilize the remaining canopy and two (2) gas pumps, a variance would not be necessary to eliminate the landscape strip. However, the applicant proposes to re-configure the gas pump canopy and orient the

canopy parallel to North Main Street to allow for three (3) gas pumps (see below for before and after re-configuration). According to the applicant's letter of intent, the loss of two (2) gas pumps has created an economic hardship. However, the applicant has already been compensated for the right-of-way and easements acquired and any negative consequential damages to the remaining property. Therefore, the applicant's proposal to re-configure the gas pump canopy triggers compliance with the landscape strip requirement.

BEFORE



AFTER



The applicant provided a series of Auto-Turn exhibits depicting vehicle turning movements in and out of the site based on no landscape strip and providing a reduced landscape strip (approximately 7'-8'). While the exhibits show that turning movements are not possible with the reduced landscape strip, the demonstrations with no landscape strip appear to be extremely tight and would likely result in conflicts between vehicles, curbing and the new multi-use sidewalk along North Main Street. In addition, vehicles with a larger turning radius would likely have more difficulty accessing the gas pumps. This could create unsafety situation where vehicles may need to reverse and make multiple movements in order to access the gas pumps.

SITE PLAN

The applicant's site plan depicts a 1-story, 4,600 square foot convenience store with a 3-pump canopy oriented parallel to North Main Street. Ten (10) parking spaces are depicted at the rear of the building. The property has access by way of two (2) driveways off North Main Street and a private driveway at the rear of the property connecting to Mayfield Road.

The subject property received approval of a land disturbance permit (LDP) in 2001. The site plan depicted a total of 13 parking spaces, of which two (2) handicap spaces were provided at the front of the convenience store. Based on a recent visit to the property, the property was not developed per the approved LDP and only has ten (10) parking spaces. The proposed reconfiguration of the gas pump canopy results in the elimination of the handicap spaces at the front of the convenience store. Current parking requirements in the Downtown would require two (2) spaces at each gas pump, plus one (1) space per 250 square feet of retail associated with the convenience store. A total of 18 parking spaces would be required, in addition to the spaces at the pumps, under the current Downtown parking regulations.

The applicant proposes to remodel the exterior of the convenience store, as well as construct a new gas pump canopy. Below are the before and after photos and renderings proposed by the applicant.

BEFORE

AFTER

BEFORE

AFTER

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 variance to eliminate the landscape strip is necessary because the applicant proposes to re-configure the gas pumps in order to allow a third gas pump. If the applicant were to utilize the existing gas pump canopy with the two (2) remaining gas pumps, a variance would not be required to eliminate the landscape strip. In addition, the applicant's proposal lacks financial data or market analysis to support the claim of economic hardship and lacks an alternative design, such as moving the building or alternate gas pump layout.

(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 not create an unnecessary hardship on the subject property. The variance to eliminate the landscape strip is necessary because the applicant proposes to re-configure the gas pumps in order to allow a third gas pump. If the applicant were to utilize the existing gas pump canopy with the two (2) remaining gas pumps, a variance would not be required to eliminate the landscape strip. In addition, the applicant's proposal lacks financial data or market analysis to support the claim of economic hardship and lacks an alternative design, such as moving the building or alternate gas pump layout.

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

Response: The variance to eliminate the landscape strip is necessary because the applicant proposes to re-configure the gas pumps in order to allow a third gas pump. If the applicant were to utilize the existing gas pump canopy with the two (2) remaining gas pumps, a variance would not be required to eliminate the landscape strip. In addition, the applicant's proposal lacks financial data or market analysis to support the claim of economic hardship and lacks an alternative design, such as moving the building or alternate gas pump layout.

(4) Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the City of Alpharetta ordinances.

Response: Approval of the requested variance would cause substantial detriment to the public good. A lack of landscaping along the property's frontage would negatively impact the aesthetics along North Main Street. The canopy re-configuration with three (3) gas pumps could result in safety issues resulting from conflicts between vehicles attempting to access the gas pumps and the flow of traffic on North Main Street. In addition, elimination of the landscape strip would result in the loss of a protective barrier between the new multi-use sidewalks along North Main Street and vehicular areas surrounding the gas pumps, which could lead to conflicts between vehicles and pedestrians and cyclists.

CONCURRENCES

Staff has reviewed the applicant's proposal and finds that it cannot support the variance request to eliminate the landscape strip along North Main Street. The applicant's proposal lacks financial data or market analysis to support the claim of economic hardship and lacks an alternative design, such as moving the building or alternate gas pump layout. Granting the variance would negatively impact aesthetics along North Main Street and could result in safety issues due to conflicts between vehicles accessing the gas pumps and the flow of traffic on North Main Street. Elimination of the landscape strip would also result in the loss of a protective barrier between the new multi-use sidewalks along North Main Street and vehicular areas surrounding the gas pumps, which could lead to conflicts between vehicles and pedestrians and cyclists. Recent variances considered along Main Street have not included requests to eliminate the required landscape strip. In addition, the applicant's proposed site plan only depicts ten (10) parking spaces, whereas the 2001 land disturbance permit required thirteen (13) parking spaces.

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 September 9, 2020. There were no public comments.

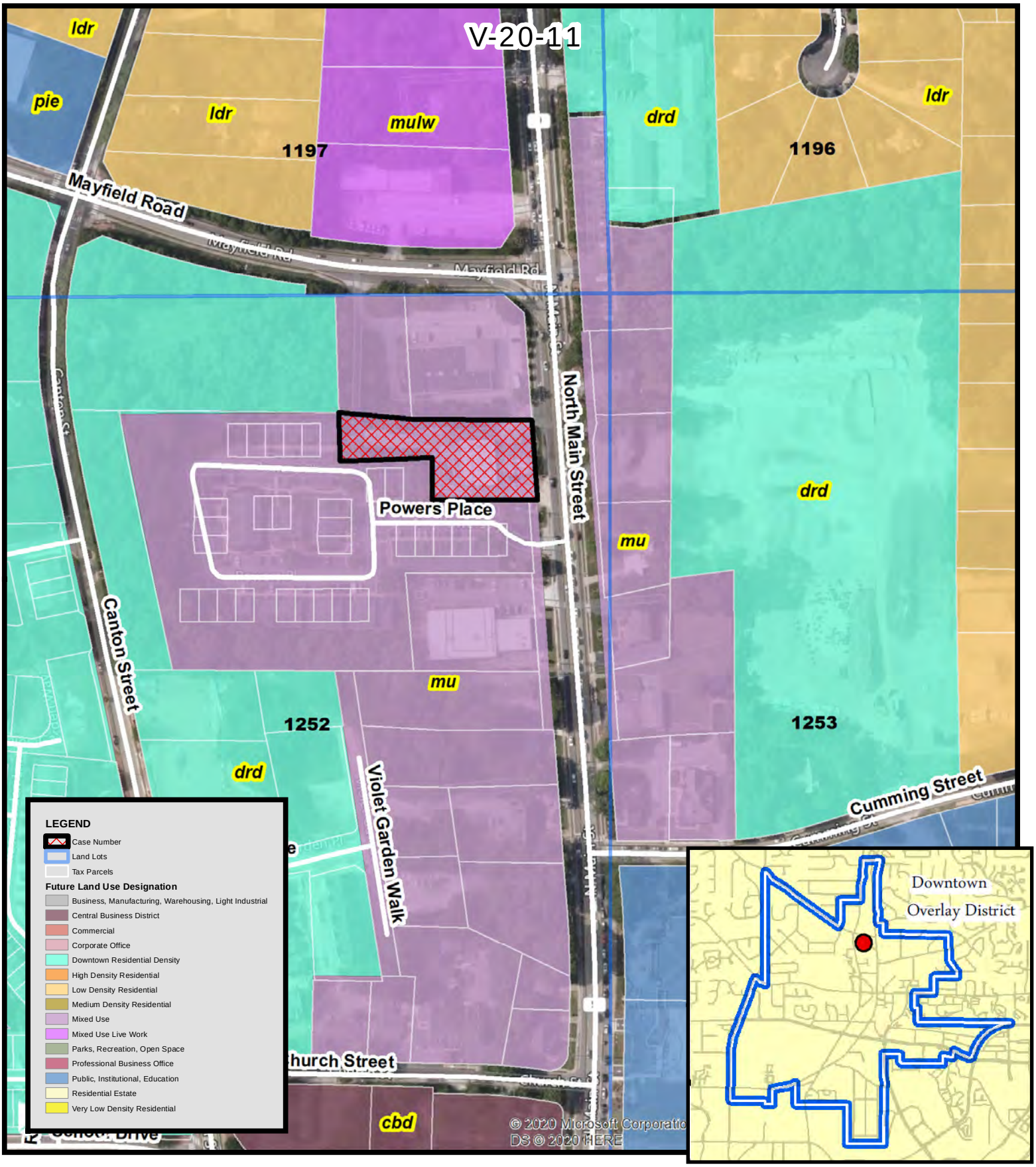
IV. ATTACHMENTS:

- Site Plan
- Auto-Turn Exhibits

V-20-11
D/LL: 2/2/1252
CC: 10/**26**/20

Aerial Map
Citgo LLC Landscape Strip Variance
174 North Main Street

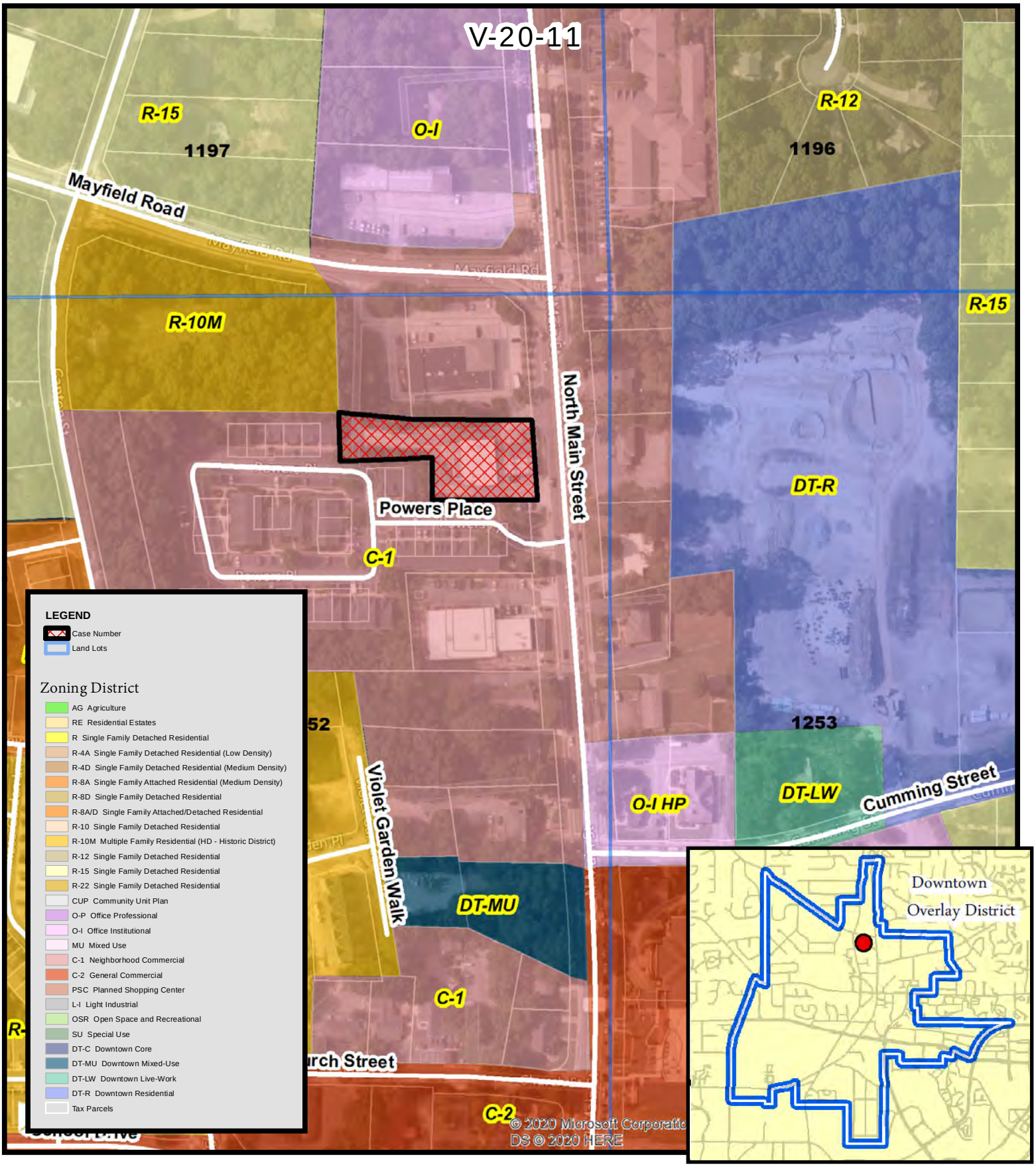
Location Map Provided by:
Community Development - GIS



V-20-11
D/LL: 2/2/1252
CC: 10/**26**/20

Future Land Use
Citgo LLC Landscape Strip Variance
174 North Main Street

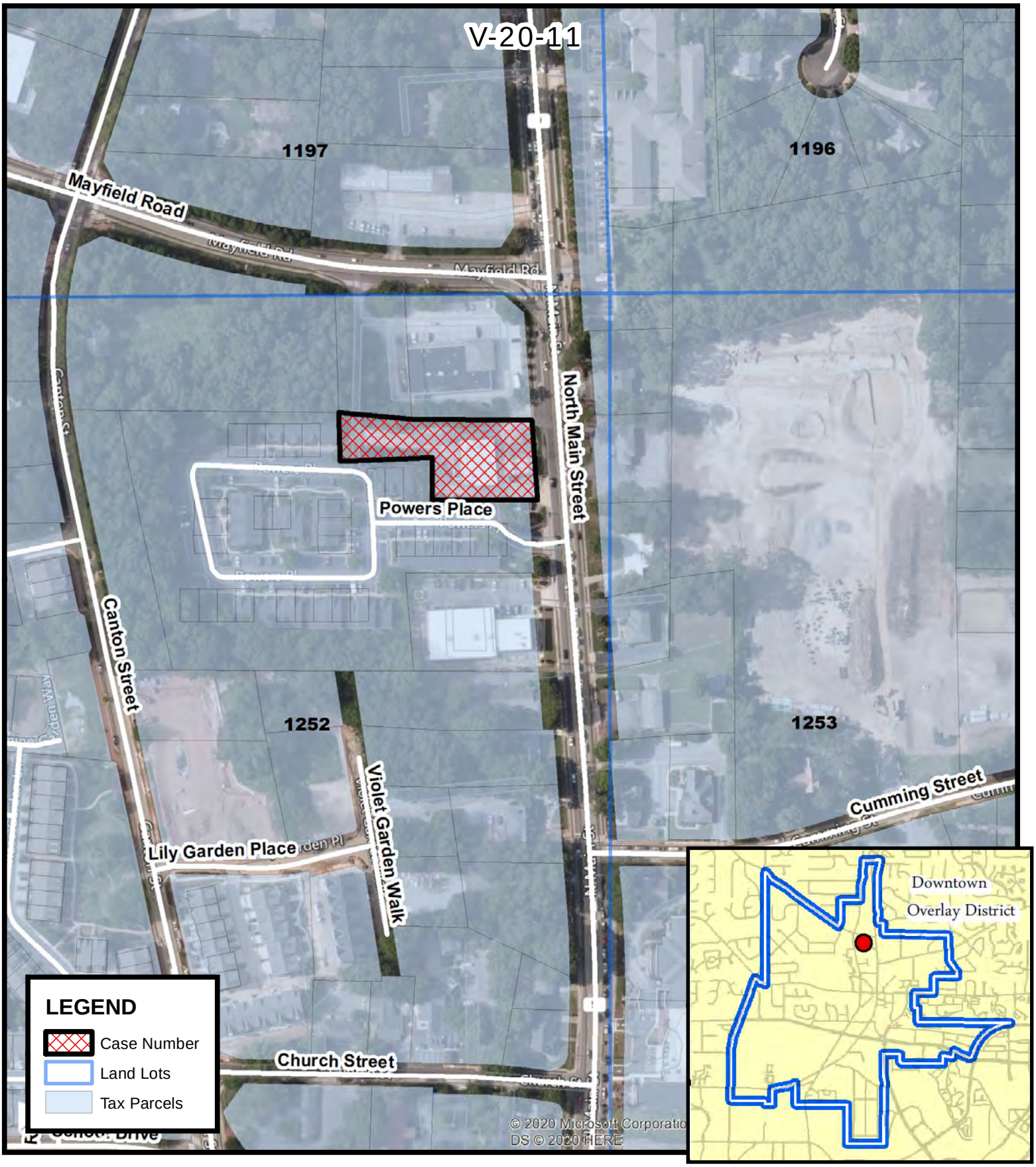
Location Map Provided by:
Community Development - GIS



V-20-11
D/LL: 2/2/1252
CC: 10/19/20

Zoning Map
Citgo LLC Landscape Strip Variance
174 North Main Street

Location Map Provided by:
Community Development - GIS



V-20-11
D/LL: 2/2/1252
CC: 10/**26**/20

Location Map
Citgo LLC Landscape Strip Variance
174 North Main Street

Location Map Provided by:
Community Development - GIS

CZIM Comments – 9.9.20

Go to www.menti.com and use the code 89 76 31 7

Mentimeter

Citgo LLC Landscape Strip Variance (174 North Main St)

Ken patel, Store Manager

1

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: V-20-11 General Convenience Store Citgo

Contact Name: Miles Hansford & Tallant - Paul Mitchell Telephone: 770-781-4100

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.

The Applicant attended the Alpharetta Community Zoning Information Meeting (CZIM) on September 9, 2020. A copy of the CZIM comment sheet is attached as Exhibit "A". A list of the neighboring residents and property owners to be notified of the scheduled CZIM and Public Hearing is attached as Exhibit "B". Copies of the letter sent August 26, 2020 and the mailing certification are attached as Exhibit "C". No comments, concerns, correspondence, or responses have been received by the Applicant or the Applicant's representative, except that the Store Manager, Ken Patel, is supportive of this Application. Accordingly, Applicant does not have any comments, concerns, correspondence, or responses to summarize or attach to this report except to state that the Store Manager, Ken Patel, is supportive of this Application.

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.*

- [x] Letter
- [ ] Personal Visits
- [ ] Telephone
- [x] Group Meeting
- [ ] Email
- [x] Other *(Please Specify)* CZIM

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: Paul Mitchell Date: October 2, 2020

Print Form

Exhibit A

CZIM Comments – 9.9.20

Go to www.menti.com and use the code 89 76 31 7

Mentimeter

Citgo LLC Landscape Strip Variance (174 North Main St)

Ken patel, Store Manager

1

Exhibit B

LIPSCOMB MICHAEL K & SUSAN MARIE
233 CANTON ST
ALPHARETTA GA 30009

SUMMERS DOLLEH KIM
1660 HAMIOTA RDG
ALPHARETTA GA 30004

HI RIVER PROPERTIES LLC
7917 SONATA BAY POINT
LAKE WORTH FL 33467-7067

CITY OF ALPHARETTA
2 SOUTH MAIN ST
ALPHARETTA GA 30004

LEWIS CLAUDIA B & NAT E
184 CANTON ST
ALPHARETTA GA 30201

LORVEN PROPERTIES LLC
1125 GOLDENROD LANE
SUWANEE GA 30024

MAX AUTO REAL ESTATE LLC
1101 MONROE ST
TOLEDO OH 43604

TINK WISE LLC
1085 POWERS PL
ALPHARETTA GA 30009

OBEROI MADANJIT & MADHU
205 WEST SMOKETREE TER
ALPHARETTA GA 30005

GDCI GA 4 L P
5755 DUPREE DR SUITE 130
ATLANTA GA 30327

RM BILOXI LLC
1075 POWERS PL STE B
ALPHARETTA GA 30009

HARMAN DEMPSEY PROPERTIES LLC
1145 POWERS PL
ALPHARETTA GA 30009-8358

GDCI GA 4 L P
5755 DUPREE DR SUITE 130
ATLANTA GA 30327

JOBETH PROPERTIES LLC
745 GLENLEIGH LN
DULUTH GA 30097

AB REAL ESTATE INVESTMENTS LLC
1110 POWERS PL
ALPHARETTA GA 30004

GDCI GA 4 L P
5755 DUPREE DR SUITE 130
ATLANTA GA 30327

KLAM INC
4465 PINEHOLLOW CT
ALPHARETTA GA 30022

ROBERTSON SHERYL S
1120 POWERS PL
ALPHARETTA GA 30009-8359

MAYFIELD LLC
11785 NORTHFALL LN STE 510
ALPHARETTA GA 30009

LEE ANGELA D
959 BRIDGEGATE DR
MARIETTA GA 30066

OBEROI MADANJIT & MADHU
205 WEST SMOKETREE TER
ALPHARETTA GA 30005

ROBERTS ROY C
126 NORTH MAIN ST
ALPHARETTA GA 30009

MERIDIAN GROUP INC THE
1050 POWERS PL
ALPHARETTA GA 30004

SRISAI REALTY LLC
5755 N POINT PKWY SUITE 85
ALPHARETTA GA 30022

ROBERTS JESSIE M
P.O. BOX 535
HOLLY SPRINGS GA 30142-0009

BERMIC RPOPERTIES LLC
1040 POWERS PL
ALPHARETTA GA 30009

GUSALOV SERGEY E & GUSALOVA ANNA M
821 PINEBROOK CT
ALPHARETTA GA 30009

APPEN RAYMOND C & CHRISTINA B
316 LYNNE CIR
ALPHARETTA GA 30004

SBLD PROPERTIES LLC
1030 POWERS PL
ALPHARETTA GA 30004

MANNING SARAH P
40 CUMMING ST
ALPHARETTA GA 30004-1610

HAYWOOD T ASHLEY
P O BOX 485
ALPHARETTA GA 30009

PIEDMONT BANK THE
1625 EXECUTIVE DRIVE SOUTH NW
DULUTH GA 30096

MC MANES A SPENCER & A SPENCER JR
1015 POWERS PL
ALPHARETTA GA 30004

BROWN MONDI PROPERTIES INC
11675 CENTURY DR STE D
ALPHARETTA GA 30009

PIEDMONT BANK THE
1625 EXECUTIVE DRIVE SOUTH NW
DULUTH GA 30096

COLLINS MARINE GROUP LLC
88 ROSWELL ST
ALPHARETTA GA 30009

PHILLIPS ALPHARETTA LLC
830 KENNESAW AVE NW
MARIETTA GA 30060

BENSON DOROTHY C
133 CANTON ST
ALPHARETTA GA 30004-1606

BUTTS ROBERT R
5360 FRANKLIN GOLDMINE RD
CUMMING GA 30028

SNH AL GEORGIA LLC
255 WASHINGTON ST
NEWTON MA 02458

COLE CV ALPHARETTA LLC
P.O. BOX 4900 DEPT 604
SCOTTSDALE AZ 85261-4900

GEISEL PAMELA A
1000 POWERS PL
ALPHARETTA GA 30004

HAYMEADOW GROUP LLC
244 N MAIN ST
ALPHARETTA GA 30009-3625

COLE CV ALPHARETTA LLC
P.O. BOX 4900 DEPT 604
SCOTTSDALE AZ 85261-4900

SOLLEY ROBERT A
1105 POWERS PL
ALPHARETTA GA 30004

STONEWALK MAYFIELD CORNERS LLC
660 GLENOVER DR
ALPHARETTA GA 30004

GENERAL CONVENIENCE STORE LLC
501 N CENTRAL AVE
ATLANTA GA 30354

OBEROI MADANJIT OBEROI MADHU
205 W SMOKETREE TER
ALPHARETTA GA 30005

HEMBREE GEORGIA R
168 CANTON ST
ALPHARETTA GA 30009-3670

BOBE & SNELL LLC
1095 POWERS PL
ALPHARETTA GA 30009

EHORSE L L C
1070 POWERS PL
ALPHARETTA GA 30004

APPEN RAYMOND C & CHRISTIANA A
316 LYNNE CIR
ALPHARETTA GA 30004

WHITMAN ARNOLD M
3500 LENOX RD NE STE 510
ATLANTA GA 30326

OBEROI MADANJIT & MADHU
205 WEST SMOKETREE TER
ALPHARETTA GA 30005

ROBERTS JESSIE M
P.O. BOX 535
HOLLY SPRINGS GA 30142-0009

WHITMAN ARNOLD M
3820 MANSELL RD SUITE 280
ALPHARETTA GA 30022

GRONHOLM SCOTT
12200 KING CIR
ROSWELL GA 30075

O DONNELL ROBERT J & CHERYL C
134 N MAIN ST
ALPHARETTA GA 30004-1623

WHITMAN ARNOLD
3500 LENOX RD NE STE 510
ATLANTA GA 30326

ERIC S CHOFNAS PC
1100 POWERS PL
ALPHARETTA GA 30004

CITY OF ALPHARETTA
2 SOUTH MAIN ST
ALPHARETTA GA 30004

PROPERTIES OF DUFFY LLC
10 CUMMING ST
ALPHARETTA GA 30004

BELL LINDA REESE & JONES ELLON W
159 NORTH MAIN ST
ALPHARETTA GA 30009

LIGHT INVESTMENTS LLC
145 N MAIN ST
ALPHARETTA GA 30009

KIM KON & SOON JA
1160 ALPHARETTA ST
ROSWELL GA 30075

SNH AL GEORGIA LLC
255 WASHINGTON ST
NEWTON MA 02458

SNH AL GEORGIA LLC
255 WASHINGTON ST
NEWTON MA 02458

LEWIS CLAUDIA B
184 CANTON ST
ALPHARETTA GA 30004-1606

MAIN STREET COMMONS OFFICE PARK OW
NERS ASSOCIATION
1102 ABBEY CT
ALPHARETTA GA 30004

Exhibit C

Miles Hansford & Tallant, LLC
ATTORNEYS AT LAW

202 Tribble Gap Road | Suite 200 | Cumming, Georgia 30040
770-781-4100 | www.mhtlegal.com

Paul Mitchell
pmitchell@mhtlegal.com

August 26, 2020

Re: V-20-11 Citgo LLC. Variance Landscape Strip

Dear Neighbors:

In an effort to foster community accord, General Convenience Store, LLC, (the "Applicant") would like to inform interested property owners that it has submitted a variance application to the City of Alpharetta to facilitate the continued use of the Subject Property as a Convenience Center with Gas Pumps located at 174 N Main Street Alpharetta, GA 30009.

Because the Georgia Department of Transportation has acquired the front portion of the Subject Property to widen Highway 9, the Applicant is requesting the following:

1) Variance to allow a 0' landscape strip instead of a 10' landscape strip for the Subject Property located along Highway 9. (See City of Alpharetta UDC § 3.2.8(D) and Appendix A, § 2.5.3 "Parking Lot Landscape Strips.")

The Applicant intends to reconfigure the gas pumps on the Subject Property from the existing 4 pumps to 3 pumps; however, the requirement of a 10' landscape strip would prevent the proposed reconfiguration. The reduced landscape strip will also allow cars to more safely turn in and out of the Subject Property without obstruction of view.

A Citizen Zoning Information Meeting (CZIM) on V-20-11 is scheduled to be held at 6:00 pm on September 9, 2020 in the Alpharetta City Hall Multi-Purpose Room, located at 2 Park Plaza, Alpharetta, GA 30009. A Public Hearing on V-20-11 is scheduled to be held at 6:30 pm on October 26, 2020 before the City Council in the Alpharetta City Hall Council Chambers, located at 2 Park Plaza, Alpharetta, GA 30009.

A copy of the proposed site plan is enclosed. The Applicant is committed to keeping the public informed during the process of these applications. If you have any questions, comments, or concerns, please contact us. When contacting our office, please reference General Convenience Store, LLC so that we may facilitate your request more efficiently.

Sincerely,

Paul Mitchell

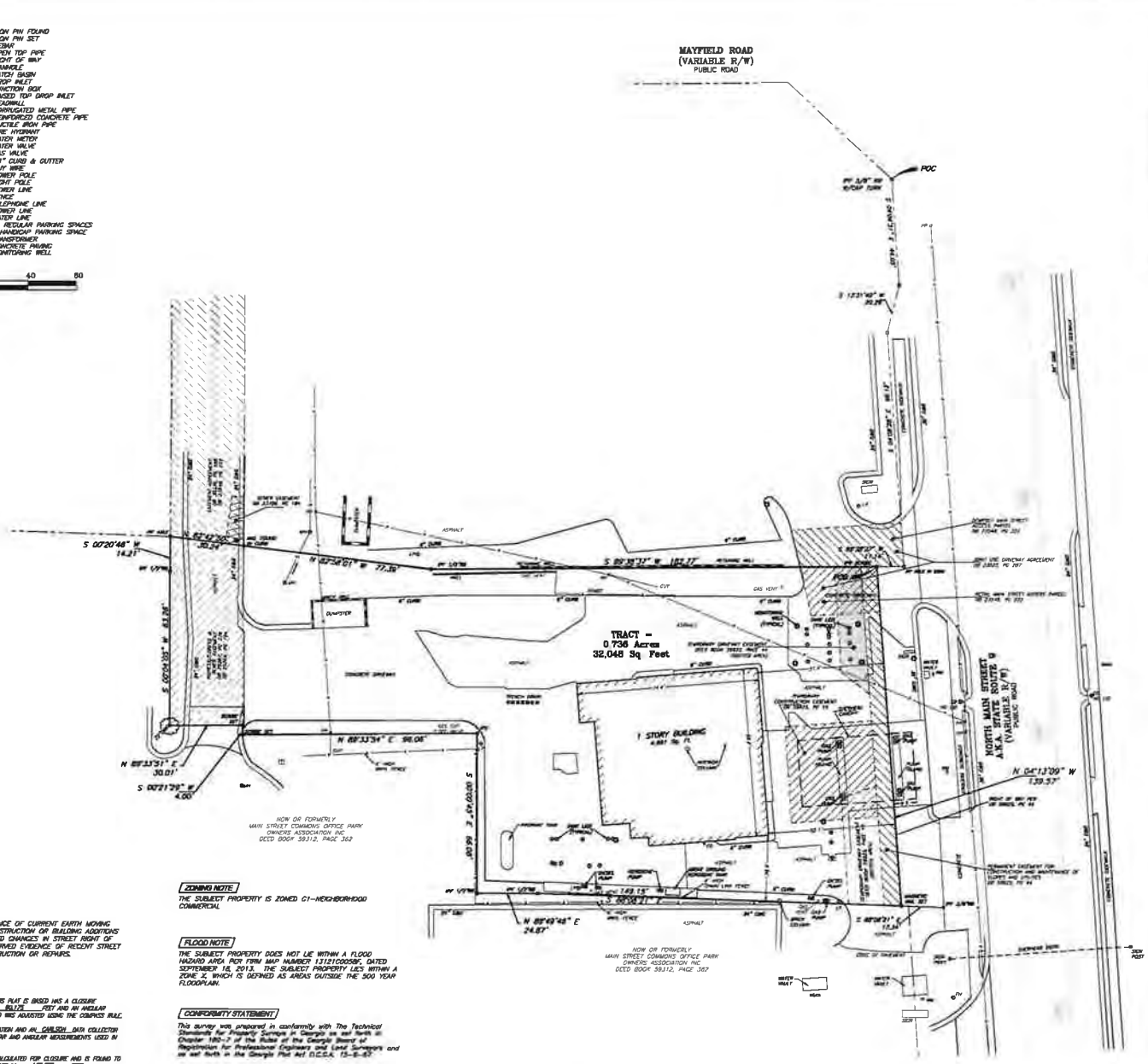
Paul Mitchell
Attorney for Applicant

LEGEND

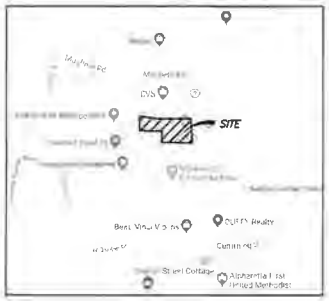
IPF	IRON PIN FOUND
IPS	IRON PIN SET
RB	REBAR
OTP	OPEN TOP PIPE
R/W	RIGHT OF WAY
MH	MANHOLE
CB	CATCH BASIN
DI	DROP INLET
JB	JUNCTION BOX
RTDI	RAISED TOP DROP INLET
HW	HEADWALL
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE
FH	FIRE HYDRANT
WM	WATER METER
WV	WATER VALVE
GV	GAS VALVE
24" C&G	24" CURB & GUTTER
GUY	GUY WIRE
PP	POWER POLE
LP	LIGHT POLE
-S-	SEWER LINE
-X-	FENCE
-T-	TELEPHONE LINE
-P-	POWER LINE
-W-	WATER LINE
	11 REGULAR PARKING SPACES
	1 HANDICAP PARKING SPACE
	TRANSFORMER
	CONCRETE PAVING
	MONITORING WELL

20 0 20 40 60

GRAPHIC SCALE – FEET



VICINITY MAP



SURVEY NOTES

1. NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS
2. NO KNOWN PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN ___ 89,175 ___ FEET AND AN ANGULAR ERROR OF __1"__ PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE.

A __LEICA TS13__ TOTAL STATION AND AN __CARLSON__ DATA COLLECTOR WERE USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN ___ 148,529 ___ FEET.

ZONING NOTE

THE SUBJECT PROPERTY IS ZONED C1–NEIGHBORHOOD COMMERCIAL

FLOOD NOTE

THE SUBJECT PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FIRM MAP NUMBER 13121C0255F, DATED SEPTEMBER 18, 2013. THE SUBJECT PROPERTY LIES WITHIN A ZONE X, WHICH IS DEFINED AS AREAS OUTSIDE THE 500 YEAR FLOODPLAIN.

CONFORMITY STATEMENT

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

SITE ADDRESS

174 N MAIN STREET
ALPHARETTA, GA 30009

TSS
TECHNICAL SURVEY SERVICES
Land Surveyors
1841 Auburn Blvd. SW
Lawrenceville 30012
(770) 822 4101 Office
(770) 822 0767 Fax
www.tssinc.com

No	Revision	Date

Field Date: 11/21/2019
Plat Date: 11/26/2019
Scale: 1" =20'

BOUNDARY SURVEY
FOR
RICK SHAH
OF
174 N MAIN STREET
LAND LOT 1252 2nd DISTRICT 2nd SECTION
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

1
SHEET 1 OF 1

JOB # 2019-170
FIELD TECHNICIAN:
DWG TECHNICIAN:
REV:

V-20-11 General Convenience Store, LLC 8286.0000 69 letters

UNITED STATES POSTAL SERVICE®

Certificate of Mailing — Firm

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Miles Hansford & Tallant, LLC 202 Tribble Gap Road, Suite 200 Cumming, Georgia 30040	6	Total 69	
	Postmaster, per *(name of receiving employee)*	GW	

U.S. POSTAGE PAID
CUMMING, GA
30040
AUG 26, 20
AMOUNT
$21.07
R2304E106052-19
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U.S. POSTAGE PAID
CUMMING, GA
30040
AUG 26, 20
AMOUNT
$8.60
R2304E106052-19
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USPS® Tracking Number / Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage				
1.	LIPSCOMB MICHAEL K & SUSAN MARIE 233 CANTON ST ALPHARETTA GA 30009	.50				
2.	SUMMERS DOLLEH KIM 1660 HAMIOTA RDG ALPHARETTA GA 30004					
3.	HI RIVER PROPERTIES LLC 7917 SONATA BAY POINT LAKE WORTH FL 33467-7067					
4.	CITY OF ALPHARETTA 2 SOUTH MAIN ST ALPHARETTA GA 30004					
5.	LEWIS CLAUDIA B & NAT E 184 CANTON ST ALPHARETTA GA 30201					
6.	LORVEN PROPERTIES LLC 1125 GOLDENROD LANE SUWANEE GA 30024					

See Reverse for Instructions

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USPS® Tracking Number / Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1.	MAX AUTO REAL ESTATE LLC 1101 MONROE ST TOLEDO OH 43604	60			
2.	TINK WISE LLC 1085 POWERS PL ALPHARETTA GA 30009				
3.	OBEROI MADANJIT & MADHU 205 WEST SMOKETREE TER ALPHARETTA GA 30005				
4.	GDCI GA 4 L P 5755 DUPREE DR SUITE 130 ATLANTA GA 30327				
5.	RM BILOXI LLC 1075 POWERS PL STE B ALPHARETTA GA 30009				
6.	HARMAN DEMPSEY PROPERTIES LLC 1145 POWERS PL ALPHARETTA GA 30009-8358				

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1.	GDCI GA 4 L P 5755 DUPREE DR SUITE 130 ATLANTA GA 30327	.50			
2.	JOBETH PROPERTIES LLC 745 GLENLEIGH LN DULUTH GA 30097				
3.	AB REAL ESTATE INVESTMENTS LLC 1110 POWERS PL ALPHARETTA GA 30004				
4.	GDCI GA 4 L P 5755 DUPREE DR SUITE 130 ATLANTA GA 30327				
5.	KLAM INC 4465 PINEHOLLOW CT ALPHARETTA GA 30022				
6.	ROBERTSON SHERYL S 1120 POWERS PL ALPHARETTA GA 30009-8359				

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1.	MAYFIELD LLC 11785 NORTHFALL LN STE 510 ALPHARETTA GA 30009	.50			
2.	LEE ANGELA D 959 BRIDGEGATE DR MARIETTA GA 30066				
3.	OBEROI MADANJIT & MADHU 205 WEST SMOKETREE TER ALPHARETTA GA 30005				
4.	ROBERTS ROY C 126 NORTH MAIN ST ALPHARETTA GA 30009				
5.	MERIDIAN GROUP INC THE 1050 POWERS PL ALPHARETTA GA 30004				
6.	SRISAI REALTY LLC 5755 N POINT PKWY SUITE 85 ALPHARETTA GA 30022				

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USPS® Tracking Number / Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1.	ROBERTS JESSIE M P.O. BOX 535 HOLLY SPRINGS GA 30142-0009	50			
2.	BERMIC RPOPERTIES LLC 1040 POWERS PL ALPHARETTA GA 30009				
3.	GUSALOV SERGEY E & GUSALOVA ANNA M 821 PINEBROOK CT ALPHARETTA GA 30009				
4.	APPEN RAYMOND C & CHRISTINA B 316 LYNNE CIR ALPHARETTA GA 30004				
5.	SBLD PROPERTIES LLC 1030 POWERS PL ALPHARETTA GA 30004				
6.	MANNING SARAH P 40 CUMMING ST ALPHARETTA GA 30004-1610				

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1.	HAYWOOD T ASHLEY P O BOX 485 ALPHARETTA GA 30009	.50			
2.	PIEDMONT BANK THE 1625 EXECUTIVE DRIVE SOUTH NW DULUTH GA 30096				
3.	MC MANES A SPENCER & A SPENCER JR 1015 POWERS PL ALPHARETTA GA 30004				
4.	BROWN MONDI PROPERTIES INC 11675 CENTURY DR STE D ALPHARETTA GA 30009				
5.	PIEDMONT BANK THE 1625 EXECUTIVE DRIVE SOUTH NW DULUTH GA 30096				
6.	COLLINS MARINE GROUP LLC 88 ROSWELL ST ALPHARETTA GA 30009				

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1.	PHILLIPS ALPHARETTA LLC 830 KENNESAW AVE NW MARIETTA GA 30060	50			
2.	BENSON DOROTHY C 133 CANTON ST ALPHARETTA GA 30004-1606				
3.	BUTTS ROBERT R 5360 FRANKLIN GOLDMINE RD CUMMING GA 30028				
4.	SNH AL GEORGIA LLC 255 WASHINGTON ST NEWTON MA 02458				
5.	COLE CV ALPHARETTA LLC P.O. BOX 4900 DEPT 604 SCOTTSDALE AZ 85261-4900				
6.	GEISEL PAMELA A 1000 POWERS PL ALPHARETTA GA 30004				

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1.	HAYMEADOW GROUP LLC 244 N MAIN ST ALPHARETTA GA 30009-3625	.50			
2.	COLE CV ALPHARETTA LLC P.O. BOX 4900 DEPT 604 SCOTTSDALE AZ 85261-4900				
3.	SOLLEY ROBERT A 1105 POWERS PL ALPHARETTA GA 30004				
4.	STONEWALK MAYFIELD CORNERS LLC 660 GLENOVER DR ALPHARETTA GA 30004				
5.	GENERAL CONVENIENCE STORE LLC 501 N CENTRAL AVE ATLANTA GA 30354				
6.	OBEROI MADANJIT OBEROI MADHU 205 W SMOKETREE TER ALPHARETTA GA 30005				

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1.	HEMBREE GEORGIA R 168 CANTON ST ALPHARETTA GA 30009-3670	.50			
2.	BOBE & SNELL LLC 1095 POWERS PL ALPHARETTA GA 30009				
3.	EHORSE L L C 1070 POWERS PL ALPHARETTA GA 30004				
4.	APPEN RAYMOND C & CHRISTIANA A 316 LYNNE CIR ALPHARETTA GA 30004				
5.	WHITMAN ARNOLD M 3500 LENOX RD NE STE 510 ATLANTA GA 30326				
6.	OBEROI MADANJIT & MADHU 205 WEST SMOKETREE TER ALPHARETTA GA 30005				

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1.	ROBERTS JESSIE M P.O. BOX 535 HOLLY SPRINGS GA 30142-0009	.50			
2.	WHITMAN ARNOLD M 3820 MANSELL RD SUITE 280 ALPHARETTA GA 30022				
3.	GRONHOLM SCOTT 12200 KING CIR ROSWELL GA 30075				
4.	O DONNELL ROBERT J & CHERYL C 134 N MAIN ST ALPHARETTA GA 30004-1623				
5.	WHITMAN ARNOLD 3500 LENOX RD NE STE 510 ATLANTA GA 30326				
6.	ERIC S CHOFNAS PC 1100 POWERS PL ALPHARETTA GA 30004				

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1.	CITY OF ALPHARETTA 2 SOUTH MAIN ST ALPHARETTA GA 30004	.50			
2.	PROPERTIES OF DUFFY LLC 10 CUMMING ST ALPHARETTA GA 30004				
3.	BELL LINDA REESE & JONES ELLON W 159 NORTH MAIN ST ALPHARETTA GA 30009				
4.	LIGHT INVESTMENTS LLC 145 N MAIN ST ALPHARETTA GA 30009				
5.	KIM KON & SOON JA 1160 ALPHARETTA ST ROSWELL GA 30075				
6.	SNH AL GEORGIA LLC 255 WASHINGTON ST NEWTON MA 02458				

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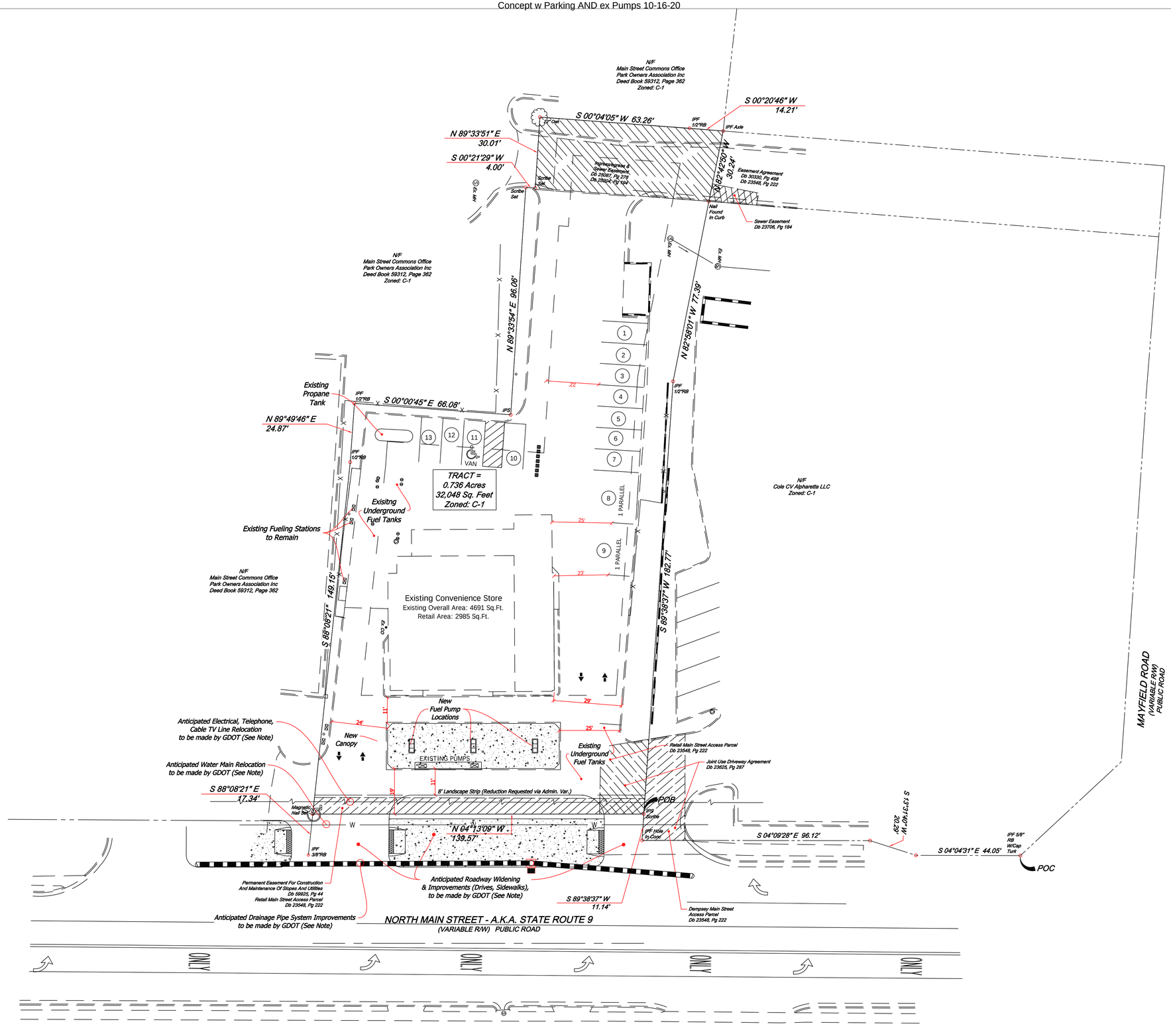
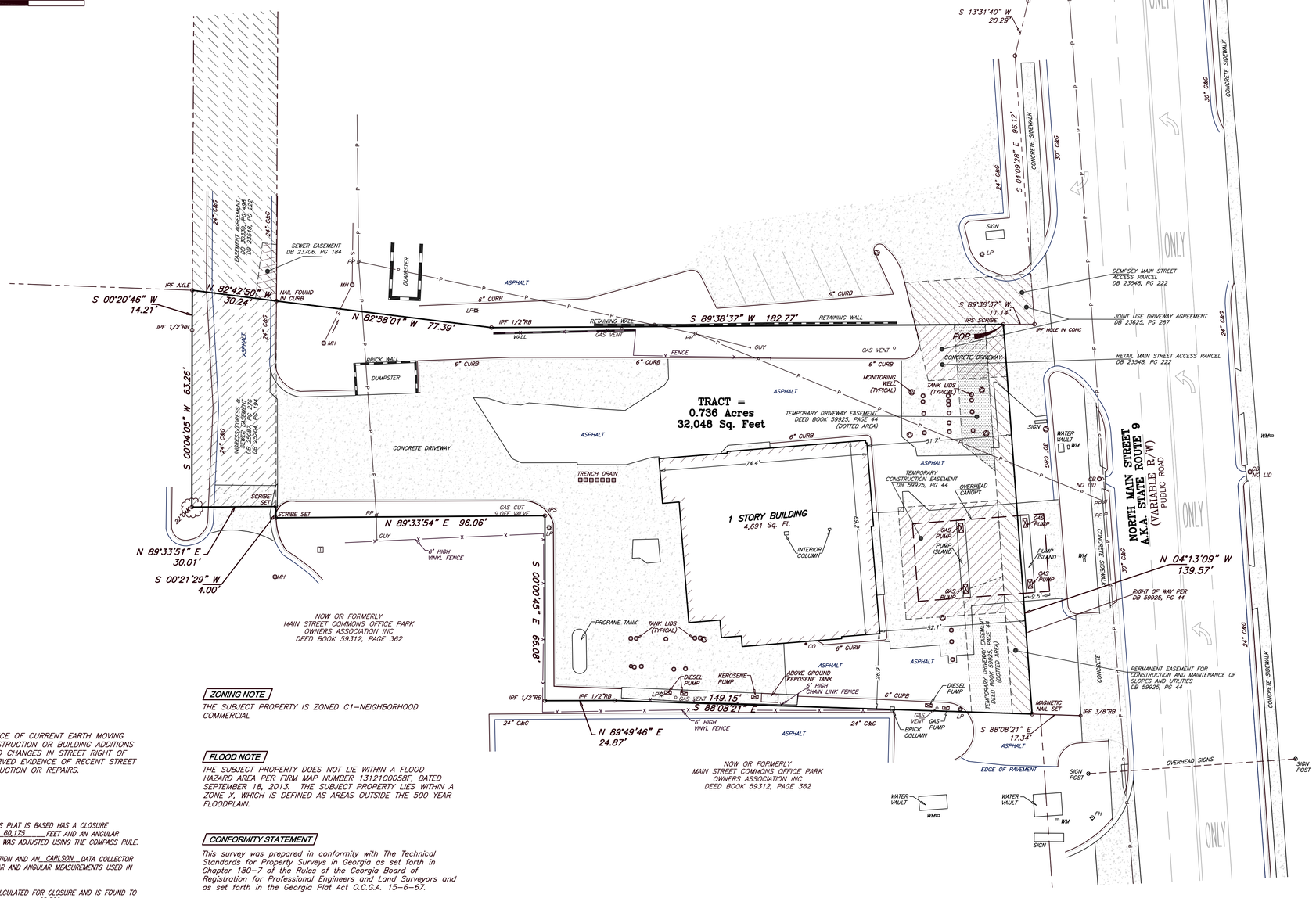
USPS® Tracking Number / Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1.	SNH AL GEORGIA LLC 255 WASHINGTON ST NEWTON MA 02458	.50			
2.	LEWIS CLAUDIA B 184 CANTON ST ALPHARETTA GA 30004-1606				
3.	MAIN STREET COMMONS OFFICE PARK OW NERS ASSOCIATION 1102 ABBEY CT ALPHARETTA GA 30004				
4.					
5.					
6.					


N/F
Main Street Commons Office
Park Owners Association Inc
Deed Book 59312, Page 362
Zoned: C-1
S 00°04'05" W 63.26'
S 00°20'46" W
14.21'
N 89°33'51" E
30.01'
S 00°21'29" W
4.00'
Ingress/egress & Sewer Easement
Db 29087, Pg 275
Db 28224, Pg 194
Easement Agreement
Db 30330, Pg 488
Db 23548, Pg 222
Sewer Easement
Db 23706, Pg 184
N 89°33'54" E 96.06'
N 92°58'01" W 77.39'
S 00°00'45" E 66.08'
Existing
Propane
Tank
N 89°49'46" E
24.87'
TRACT =
0.736 Acres
32,048 Sq. Feet
Zoned: C-1
Exisitng
Underground
Fuel Tanks
Existing Fueling Stations
to Remain
N/F
Cole CV Alpharetta LLC
Zoned: C-1
1 PARALLEL
S 88°08'21" W 149.15'
S 89°38'37" W 182.77'
Existing Convenience Store
Existing Overall Area: 4691 Sq.Ft.
Retail Area: 2985 Sq.Ft.
MAYFIELD ROAD
(VARIABLE R/W)
PUBLIC ROAD
New
Fuel Pump
Locations
Anticipated Electrical, Telephone,
Cable TV Line Relocation
to be made by GDOT (See Note)
New
Canopy
EXISTING PUMPS
Existing
Underground
Fuel Tanks
Retail Main Street Access Parcel
Db 23548, Pg 222
Joint Use Driveway Agreement
Db 23625, Pg 287
Anticipated Water Main Relocation
to be made by GDOT (See Note)
S 88°08'21" E
17.34'
8' Landscape Strip (Reduction Requested via Admin. Var.)
POB
N 04°13'09" W
139.57'
S 04°09'28" E 96.12'
S 13°37'40" W
20.28'
S 04°04'31" E 44.05'
POC
Permanent Easement For Construction
And Maintenance Of Slopes And Utilities
Db 59925, Pg 44
Retail Main Street Access Parcel
Db 23548, Pg 222
Anticipated Roadway Widening
& Improvements (Drives, Sidewalks),
to be made by GDOT (See Note)
S 89°38'37" W
11.14'
Dempsey Main Street
Access Parcel
Db 23548, Pg 222
Anticipated Drainage Pipe System Improvements
to be made by GDOT (See Note)
NORTH MAIN STREET - A.K.A. STATE ROUTE 9
(VARIABLE R/W) PUBLIC ROAD
ONLY



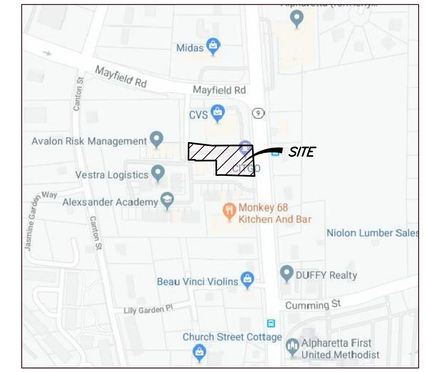
LEGEND

IPF	IRON PIN FOUND
IPS	IRON PIN SET
RB	REBAR
OTP	OPEN TOP PIPE
R/W	RIGHT OF WAY
MH	MANHOLE
CB	CATCH BASIN
DI	DROP INLET
JB	JUNCTION BOX
RTDI	RAISED TOP DROP INLET
HW	HEADWALL
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE
FH	FIRE HYDRANT
WM	WATER METER
WV	WATER VALVE
GV	GAS VALVE
24" C&G	24" CURB & GUTTER
GUY	GUY WIRE
PP	POWER POLE
LP	LIGHT POLE
–S–	SEWER LINE
–X–	FENCE
–T–	TELEPHONE LINE
–P–	POWER LINE
–W–	WATER LINE
	11 REGULAR PARKING SPACES
	1 HANDICAP PARKING SPACE
	TRANSFORMER
	CONCRETE PAVING
	MONITORING WELL

GRID NORTH
GA WEST NAD 83

20 0 20 40 60
GRAPHIC SCALE – FEET

VICINITY MAP



TECHNICAL SURVEY SERVICES
Land Surveyors
1641 Autumn Blvd, SW
Conyers, Georgia 30012
(770) 922-6391 Office
(770) 922-0767 Fax
www.tss-atl.com

No	Revision	Date

Field Date: 11/21/2019
Plat Date: 11/26/2019
Scale: 1" =20'

BOUNDARY SURVEY
FOR
RICK SHAH
OF
174 N MAIN STREET
LAND LOT 1252 2nd DISTRICT 2nd SECTION
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

GEORGIA REGISTERED LAND SURVEYOR 3138 JOHNSON
JOBEY JONATHAN

1
SHEET 1 OF 1

JOB #: 2019-610
CRD: 174 N MAIN ST
DWG: 174 N MAIN ST
LSV:

SURVEY NOTES

1. NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS
2. NO KNOWN PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

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THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 60,175 FEET AND AN ANGULAR ERROR OF 1" PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE.

A LEICA TS12 TOTAL STATION AND AN CARLSON DATA COLLECTOR WERE USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 168,529 FEET.

ZONING NOTE

THE SUBJECT PROPERTY IS ZONED C1–NEIGHBORHOOD COMMERCIAL

FLOOD NOTE

THE SUBJECT PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FIRM MAP NUMBER 13121C0058F, DATED SEPTEMBER 18, 2013. THE SUBJECT PROPERTY LIES WITHIN A ZONE X, WHICH IS DEFINED AS AREAS OUTSIDE THE 500 YEAR FLOODPLAIN.

CONFORMITY STATEMENT

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

SITE ADDRESS

174 N MAIN STREET
ALPHARETTA, GA 30009

SA WHITE OIL COMPANY, INC.
Since 1926
Phone (770) 427-1387 • Fax (770) 424-9255
590 Atlanta Street • P.O. Box 1057 • Marietta, Georgia 30061-1057

Chevron CITGO MARATHON TEXACO TOTAL VALERO

October 19, 2020

Re: 174 North Main Street
Alpharetta, GA 30009

To Whom It May Concern:

I am writing in regards to the above-mentioned location. S.A. White Oil Company has served as the Marketer/Jobber for this location for more than 20 years. In that capacity, we have helped the location negotiate the best deal possible to allow the location to maintain a high-end branded image in the community. It has come to my attention that the DOT is considering an option that would eliminate all but 2 of the MPDs that exist at the location.

In my professional opinion, it would be detrimental to the current business at the location and would affect future opportunities to grow and expand the business. We currently work with six different brands and with our knowledge of what they require to brand a location, this location with only 2 MPDs would not meet any of their criteria. I have attached a letter from our Business Development Retail Business Consultant for Chevron outlining what we believe to be an industry standard for convenience store businesses.

I hope this information is helpful.

If you need any further information or have any questions, please feel free to contact me.

Sincerely,

Kim Gresh
President
S.A. White Oil Company, Inc.
770-427-1387
kgresh@sawhite.com

Chevron

Global Marketing

Our Family of Brands

Wayne Johns
Business Development
Retail Business Consultant

Georgia and Alabama
Buford, GA
Tel 770-510-3803
waynejohns@chevron.com

October 19, 2020

Mr. Marvin Akin
SA White Oil Company
590 Atlanta St.
Marietta, GA 30060

Mr. Akin,

Presently, Chevron does not approve fewer than 3 multiple product dispensers (MPDs) at our Chevron or Texaco facilities in the greater Atlanta area.

There are many reasons for our position on this. First, a 2 MPD facility has a much smaller footprint and is generally not a competitive facility considering what is typically built in the metro area today. Further, 2 MPD's would not normally accommodate the volumes of gasoline we'd like to see our outlets selling. The typical station today would have a minimum of 4 MPD's and as a new facility should expect gasoline sales volume close to 100,000 gallons per month. Most of our competitors in large metro areas also restrict locations to a minimum of 3 MPDs and from this perspective we would be matching competition.

Chevron does solely decide what our brand standards will be and reserve the right to change any provisions of our image elements at any time.

Sincerely,

W. Johns

After recording, please return to:
Smith, Eubanks, Smith & Tumlin, P.C.
Post Office Box 1186
Marietta, Georgia 30061

GEORGIA, COBB COUNTY

LIMITED WARRANTY DEED

THIS INDENTURE, made the 11th day of June, in the year Two Thousand Two between

WILLIAM A. DEMPSEY, a/k/a WILLIAM DEMPSEY

of the County of Fulton, State of Georgia, as party of the first part, hereinafter called GRANTOR, and

GENERAL CONVENIENCE STORE, INC.

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

WITNESSETH, That: GRANTOR, for and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, and confirm unto the said GRANTEE,

See Exhibit "A" attached hereto and made a part hereof by reference.

This conveyance is given subject to the PERMITTED TITLE EXCEPTIONS as shown on Exhibit "B" attached hereto and made a part hereof by reference.

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

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

02130802

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

_____ (SEAL)
WILLIAM A. DEMPSEY, a/k/a
WILLIAM DEMPSEY

Signed, sealed and delivered
in the presence of:

_____
Witness

_____
Notary Public

My Commission expires: 5/2/04

HANSELL L. SMITH
NOTARY
EXP. MAY 2, 2004
PUBLIC
COBB COUNTY, GEORGIA

EXHIBIT A

All that tract or parcel of land lying and being in Land Lot 1252, of the 2nd District, 2nd Section of Fulton County, Georgia, having an area of 0.79 acre, being Tracts One, Two and Three as shown on that certain plat of survey for William A. Dempsey, prepared by Larry D. Neese, Ga. Registered Land Surveyor No. 2235, West Georgia Surveyors, Inc., dated 10-26-00, and more particularly described as follows:

BEGINNING at an iron pin located on the west right of way of North Main Street a.k.a. Georgia State Route No. 9 (80 foot right of way), a distance of 160.0 feet south of the right of way of Mayfield Road, running thence along North Main Street south 06 degrees, 15 minutes, 52 seconds east, a distance of 139.98 feet to an iron pin and corner; running thence south 89 degrees, 51 minutes, 52 seconds west, a distance of 166.53 feet to an iron pin; running thence south 87 degrees, 30 minutes, 38 seconds west, a distance of 24.81 feet to an iron pin and corner; running thence north 02 degrees, 06 minutes, 47 seconds west, a distance of 66.05 feet to an iron pin and corner; running thence south 87 degrees, 30 minutes, 38 seconds west, a distance of 96.06 feet to an iron pin and corner; running thence north 01 degrees, 52 minutes, 40 seconds west, a distance of 4.00 feet to an iron pin and corner; running thence south 87 degrees, 30 minutes, 38 seconds west, a distance of 30.00 feet to an iron pin and corner; running thence north 01 degrees, 54 minutes, 15 seconds west, a distance of 63.29 feet to an iron pin; running thence north 02 degrees, 04 minutes, 22 seconds west, a distance of 14.18 feet to an iron pin and corner; running thence south 84 degrees, 53 minutes, 53 seconds east, a distance of 107.84 feet to an iron pin and corner; running thence north 87 degrees, 37 minutes, 51 seconds east, a distance of 199.86 feet to an iron pin and the point of beginning.

EXHIBIT "B"
PERMITTED TITLE EXCEPTIONS

1. All taxes for the year 2002 and subsequent years and any additional taxes which may result from a reassessment of caption property are liens but are not yet due and payable.

2. Sewer easement in favor of Fulton County recorded in Deed Book 7781, Page 208, Fulton County, Georgia Records.

3. Permit in favor of Georgia Power Company recorded in Deed Book 5181, Page 533, Fulton County, Georgia Records.

4. Covenants contained in Warranty Deed recorded in Deed Book 5138, Page 413, Fulton County, Georgia Records.

5. Easement in favor of Georgia Power Company dated March 24, 1999, and recorded in Deed Book 27281, Page 186, Fulton County, Georgia Records.

6. Sewer easement in favor of Fulton County dated November 13, 1997, and recorded in Deed Book 23706, Page 184, Fulton County, Georgia Records.

7. Ingress/egress easement in favor of KMM 1, LLC dated April 25, 2001, and recorded in Deed Book 30330, Page 498, Fulton County, Georgia Records.

8. Reciprocal Grant of Easements and Agreements dated November 11, 1997, and recorded in Deed Book 23548, Page 222, Fulton County, Georgia Records.

9. Joint Use Driveway Agreement in favor of Retail Ventures Group, Inc. dated November 19, 1997, and recorded in Deed Book 23625, Page 287, Fulton County, Georgia Records.

10. Ingress/egress easement in favor of KMM 1, LLC dated September 10, 1998, and recorded in Deed Book 25204, Page 194, Fulton County, Georgia Records.

11. Sewer and ingress/egress easement in favor of KMM 1, LLC dated August 25, 1998, and recorded in Deed Book 25087, Page 276, Fulton County, Georgia Records.

DEPARTMENT OF TRANSPORTATION
STATE OF GEORGIA
Joint Use Driveway Agreement

Permit ~~#0797-07-067~~ 1997-01-121 86 State Route No. ~~754~~ 9 85 ~~Cobb~~ Fulton County, Georgia

THIS AGREEMENT MADE AND ENTERED INTO THIS 19 DAY OF November, 1997, BY and between Retail Ventures Group, Inc. hereinafter referred to as the Applicant/Owner, and William A. Dempsey hereinafter known as Applicant/Adjoining property owner.

WITNESSETH:

The parties referenced above agree to allow the continued permanent use of the drive as access to the adjoining property for now and evermore, by the other parties, their heirs, agents, or assigns, as shown on attached plat referenced as Exhibit "A". LL # 1252, 2nd District, 2nd Section

Corporate Seal and two (2) Signatures required for Corporations

Signed, Sealed and Delivered this 19th day of November, 1997.

Retail Ventures Group, Inc.
Name of Applicant

Name of Applicant

Signature of Applicant

Signature of Applicant

Witness

GEORGIA, FULTON COUNTY
FILED AND RECORDED
1997 DEC 22 PM 3:01
JUANITA HICKS
CLERK, SUPERIOR COURT

William A. Dempsey
Name of Adjoining Property Owner

Name of Adjoining Property Owner

Signature of Adjoining Property Owner

Signature of Adjoining Property Owner

Witness

N.P. SEAL

Notary Public
Notary Public, Fulton County, Georgia
My Commission Expires Oct. 18, 1999

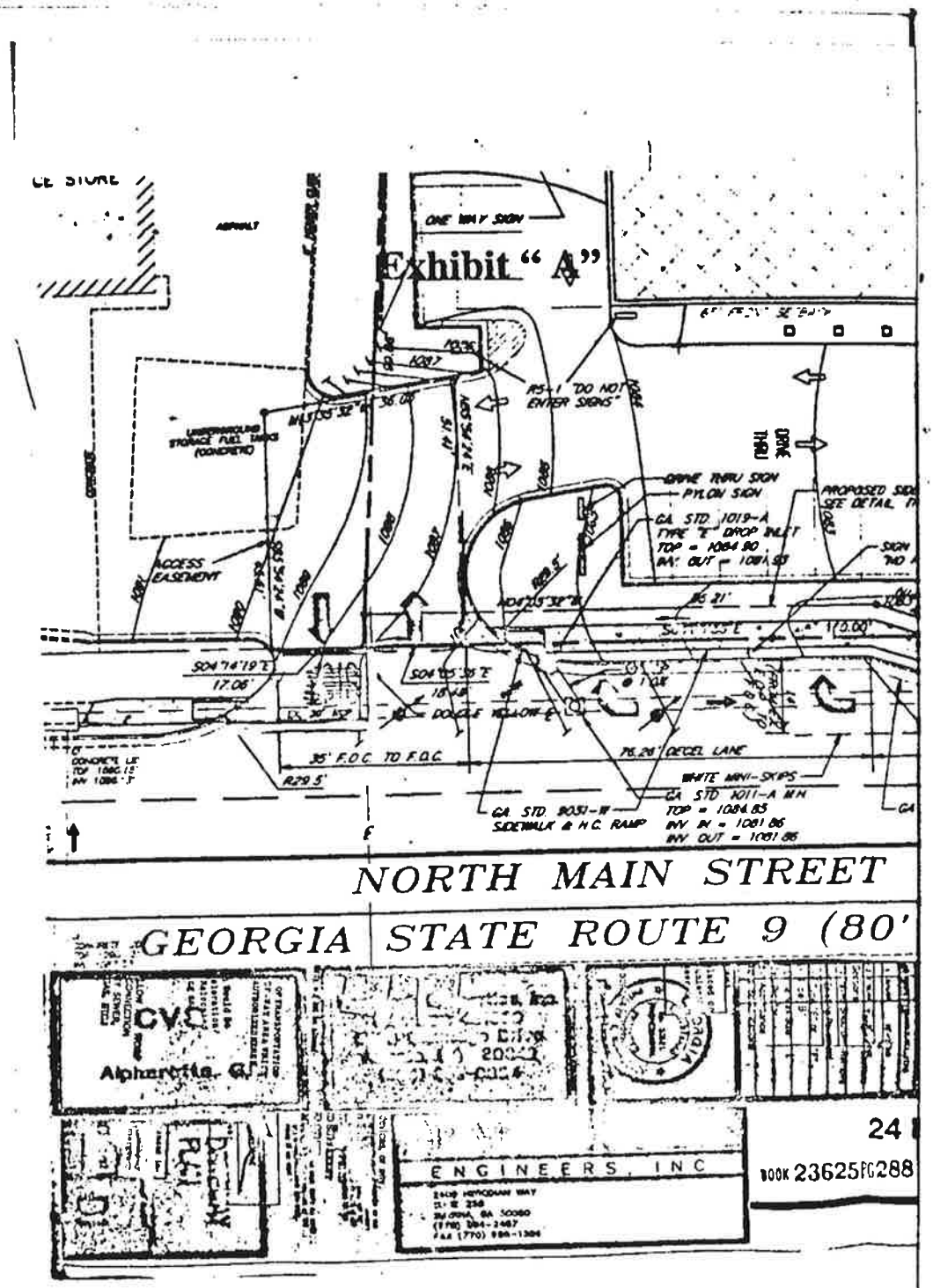
RECORDED:

Book No. _____ Page No. _____

Date _____

BOOK 23625PG287

10/23/2020



CVS
Alpharetta, GA

ENGINEERS, INC

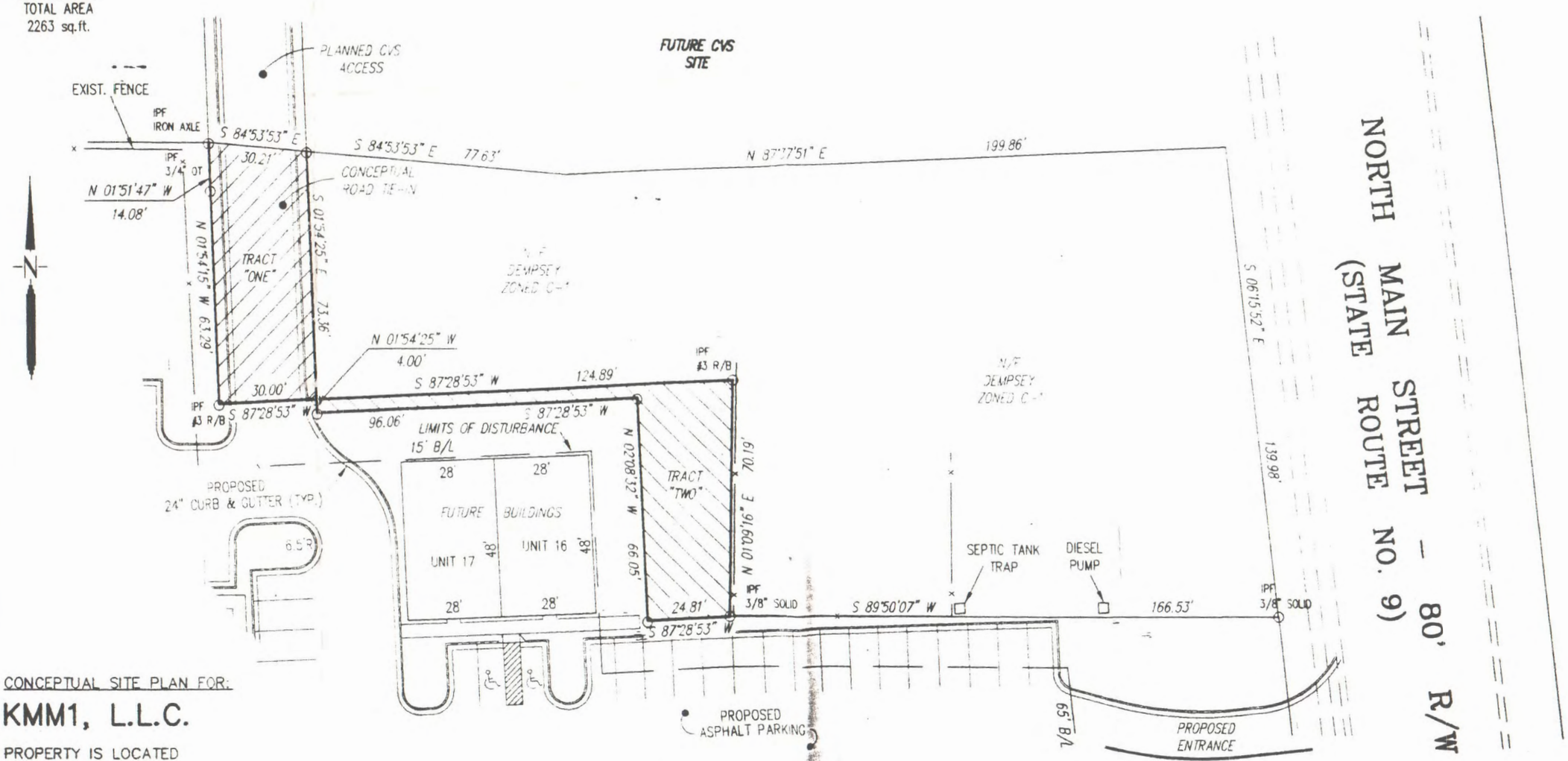
24

BOOK 23625PG288

TRACT "ONE"
TOTAL AREA
2261 sq.ft.

TRACT "TWO"
TOTAL AREA
2263 sq.ft.

THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD ZONE ACCORDING TO CITY OF ALPHARETTA F.I.R.M. PANEL 0001B COMMUNITY #130084, DATED: FEB. 15, 1978.



CONCEPTUAL SITE PLAN FOR:

KMM1, L.L.C.

PROPERTY IS LOCATED
IN LAND LOT 1252
OF THE 2ND DISTRICT, 2ND SECTION
IN THE CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA
SCALE: 1" = 30' DATE: APRIL 13, 1998

Exhibit "A"

Centerline Surveying Systems, Inc.
1531 ROSWELL ROAD, SUITE 206, MARIETTA, GA. 30062
PHONE: (770) 565-1865 FAX: (770) 565-1879

498100

COUNTY OF FULTON

STATE OF GEORGIA

AGREEMENT

THIS AGREEMENT is made this 25 day of August 1998, by and between KMM1, L.L.C., a Georgia Limited Liability Corporation, (hereinafter referred to as "KMM1") and William Dempsey, an individual (hereinafter referred to as "Dempsey").

Whereas, KMM1 owns and is currently developing that particular tract of property located in Land Lot 1252 of the 2nd District, 2nd Section in the City of Alpharetta, Fulton County, Georgia, known as the Alpharetta Office Complex, being approximately 5.60 acres (hereinafter referred to as the "Office Complex");

Whereas, Dempsey owns an adjacent tract of property which is currently developed as a Conoco Gas Station (hereinafter referred to as the "Dempsey Property");

Whereas, Dempsey is owner in fee simple of a particular piece of property known as "Tract One" which is located on the Dempsey Property, such tract being more particularly described on the Conceptual Site Plan for KMM1, L.L.C., drawn by Centerline Surveying Systems, Inc., such Site Plan being attached hereto as Exhibit "A" and incorporated herein by express reference;

Whereas, KMM1 is owner in fee simple of a particular piece of property known as "Tract Two" which is located on the Office Complex property, such tract being more particularly described on the Conceptual Site Plan for KMM1, L.L.C., drawn by Centerline Surveying Systems, Inc., such Site Plan being attached hereto as Exhibit "A" and incorporated herein by

BENTLEY, BENTLEY & BENTLEY
ATTORNEYS AT LAW
241 WASHINGTON AVE.
MARIETTA, GA 30060
(770) 422-2300

express reference;

Whereas, Dempsey intends to grant a nonexclusive sewer and ingress/egress easement across Tract One to KMM1 and KMM1 intends to transfer marketable title in fee of Tract Two to Dempsey;

Whereas, this Agreement is being entered into for the express purpose to enable KMM1 to obtain a Land Disturbance Permit from the local governing authority to develop the Office Complex as well as begin the installation of sewer which will service the Office Complex;

NOW, THEREFORE, in consideration of the mutual covenants and agreements set forth herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1.

KMM1 agrees to furnish marketable title and shall convey the property which comprises Tract Two as shown on Exhibit "A" by Quit Claim Deed to Dempsey on the date of closing.

2.

Dempsey agrees to grant a Sewer and Ingress/Egress Easement across Tract One as shown on Exhibit "A" to KMM1 on the date of closing. KMM1 shall construct sewer and driveways on Tract One to County and City standards, without contribution from Dempsey.

3.

The closing of this Agreement shall occur no later than five business days after KMM1 receives its development loan to develop the Office Complex and shall take place at the law office of Donald A. Rolader, 11660 Alpharetta Highway, Suite 630, Roswell, Georgia, 30076. Closing costs shall be divided equally between the parties hereto.

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& BENTLEY
ATTORNEYS AT LAW
241 WASHINGTON AVE.
MARIETTA, GA 30060
(770) 422-2300

4.

Dempsey agrees that no trucks larger than single axle trucks will be permitted to have access to or through the Office Complex across Tract One; however, Dempsey may operate larger than single axle trucks on all or a portion of the driveway of Tract One for ingress and egress purposes from and to the Dempsey Property. KMM1 shall not use the Dempsey driveway to Mayfield Road for heavy construction vehicles and equipment used in the construction of the sewer and access easement. Access for such construction equipment and vehicles shall be from KMM1 property.

5.

KMM1 agrees to clear, grade and gravel Tract Two within sixty days after the closing of KMM1's development loan or within sixty days of receiving a valid permit from the local governing authority, whichever is later. However, in either event, if the clearing, grading and graveling, as contemplated in this paragraph, is not performed with one-hundred and eighty days after the date of the closing of this transaction, then, in that event, Dempsey may clear, grade and gravel Tract Two and KMM1 agrees to reimburse Dempsey for the expense incurred by such clearing, grading and graveling. The clearing and grading of Tract Two shall include the proper engineering of an existing channel of water which currently runs along the southern and western boundaries of Tract Two as shown on Exhibit "A."

6.

Dempsey agrees to purchase title insurance on Tract Two at the closing of this transaction.

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& BENTLEY
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241 WASHINGTON AVE.
MARIETTA, GA 30060
(770) 422-2300

7.

KMM1 shall use its best efforts to provide for and design three additional parking spaces within the Office Complex, the intent being that Dempsey will have access to and will be able to use three parking spaces within the Office Complex. However, upon the sale and closing of the final office condominiums within the Office Complex, KMM1 cannot guarantee these three additional parking spaces to Dempsey.

8.

Dempsey shall have the right to attach to any sewer connection on Tract One once the sewer is installed by KMM1 on the Tract One property, subject to any authorization or approval by any federal, State or local governing authority and subject further to the terms and conditions of that Sewerage Agreement entered into between KMM1 and Retail Ventures Group, Inc. on August 6, 1998, any cost of such connection that benefits the Dempsey Property to be incurred by Dempsey.

9.

The maintenance of Tract One shall be the responsibility of KMM1, its successors and assigns.

10.

Neither party to this Agreement makes any representation to the other party regarding the usability or zoning of either Tract One or Tract Two.

11.

This Agreement shall inure to the benefit of and shall be binding upon the parties and their successors and assigns.

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& BENTLEY
ATTORNEYS AT LAW
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MARIETTA, GA 30060
(770) 422-2300

12.

This Agreement shall be deemed to be made in, and in all respects shall be interpreted, construed and governed by and in accordance with, the laws of the State of Georgia.

13.

All representations, warranties, covenants and agreements made by the parties in this Agreement and pursuant to the terms hereof shall survive the consummation of the transactions contemplated by this Agreement notwithstanding any investigation heretofore or hereafter made by any of them or on behalf of any of them.

14.

Exhibit "A" to this Agreement is hereby incorporated herein and is made an integral part hereof.

15.

This Agreement may be executed in two (2) or more counterparts, each of which shall be deemed to be an original but all of which together shall constitute one and the same instrument.

16.

This Agreement embodies the entire agreement and understanding between the parties hereto with respect to the subject matter hereof and supersedes all prior agreements and understandings relating to such subject matter. This Agreement may be modified only by a written instrument signed by each of the parties hereto.

17.

If any provision of this Agreement is held to be illegal, invalid, or unenforceable under

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& BENTLEY
ATTORNEYS AT LAW
241 WASHINGTON AVE.
MARIETTA, GA 30060
(770) 422-2300

present or future laws effective during the term of this Agreement, such provisions shall be fully severable; this Agreement shall be construed and enforced as if such illegal, invalid, or unenforceable provision had never comprised a part of this Agreement; and the remaining provisions of this Agreement shall remain in full force and effect and shall not be affected by the illegal, invalid or unenforceable provision.

This Agreement executed this the 25 day of August, 1998.

KMM1, L.L.C.

By:_____
T. Kenneth Minchew, Jr.

Title:_____

William Dempsey

BENTLEY, BENTLEY
& BENTLEY
ATTORNEYS AT LAW
241 WASHINGTON AVE.
MARIETTA, GA 30060
(770) 422-2300

May 15, 2020

The City of Alpharetta
Department of Community Development
2 Park Plaza
Alpharetta, Georgia 30009

Project Reference: CITGO Alpharetta Remodel Letter of Compliance for Design Review Board
Owner: OM Group, Ritesh.Shah@OMGRP.com (404)-209-8500

Project Description:

This existing Gas Station and Convenience Store is located at 174 North Main Street, Alpharetta, Georgia 30004. It is a single story brick masonry and storefront building with flat roof, and metal coping. It is part of the Downtown Overlay District and its remodel will be in compliance with the Alpharetta Downtown Design Guidelines dated August 29, 2017. Scope of work includes remodel of East and North Facades.

Project Goals:

Update building facades to be in harmony with the historic flavor of traditional, pre-WWII Main Street.

Points of Compliance:

1. Building Location & Orientation - Gas station was originally designed as such, with drive-under canopy and pumps located between the storefront entry, which faces Main Street, and the sidewalk.
2. Block Massing - This individual block remodel is designed with a variety of parapet heights and architectural finishes in order to break up the blocks' mass and provide visual interest.
3. Building Massing - Intended for larger buildings, this small gas station has elements of traditional Main Street buildings characterized by simple massing and forms.
4. Corner Articulation - The East and North facades join at an articulated corner with taller parapet, varied architectural expression, and historic corniced and bracketed parapet.
5. Building Entrances - Discretely incorporated under a suspended metal canopy the entrance complies with historic intent.
6. Variation of Style - The East and North facades are designed to give the appearance of a second story, with a more modern approach through the use of updated materials applied in harmony with Historic Guidelines, and a sense that the place has evolved over time.
7. Facade Design - This single-story Convenience Store has a high percentage of glass at pedestrian level providing high visibility into and out of the commercial establishment. The design is consistent with having a distinct base, middle and top that creates an attractive human scale.
8. Detail & Fenestration - Consider this remodel to be one of a more simple upgrade rather than having an ornate level of detail.
9. Materials & Details - Appropriate building materials, including brick, hard-coat stucco, Synthetic wood flush siding, and decorative FRP cornice and brackets are utilized in the remodel. Elements are well-proportioned and have an appropriate level of detail for the style of the building.

10. Hierarchy of Detail & Material - The highest level of detail and quality of materials are favored on the street-facing facades. Rear and side facades are majority brick construction in favor of durability and cost efficiency. Street-facing facade materials return at corners and sides before transitioning to ones less detailed.

Your consideration of our remodel design is most appreciated. We look forward to feed-back and final approval for the Design Review Board Hearing.

Sincerely,

Hotel Design Partners, Inc.

Lisa Steffee
LSteffee@HotelDesignPartners.com
770-777-1117

CITGO ALPHARETTA REMODEL

174 NORTH MAIN STREET
ALPHARETTA, GEORGIA 30004

OM GROUP
RITESH.SHAH@OMGRP.COM
404-209-8500

MATERIALS LEGEND:

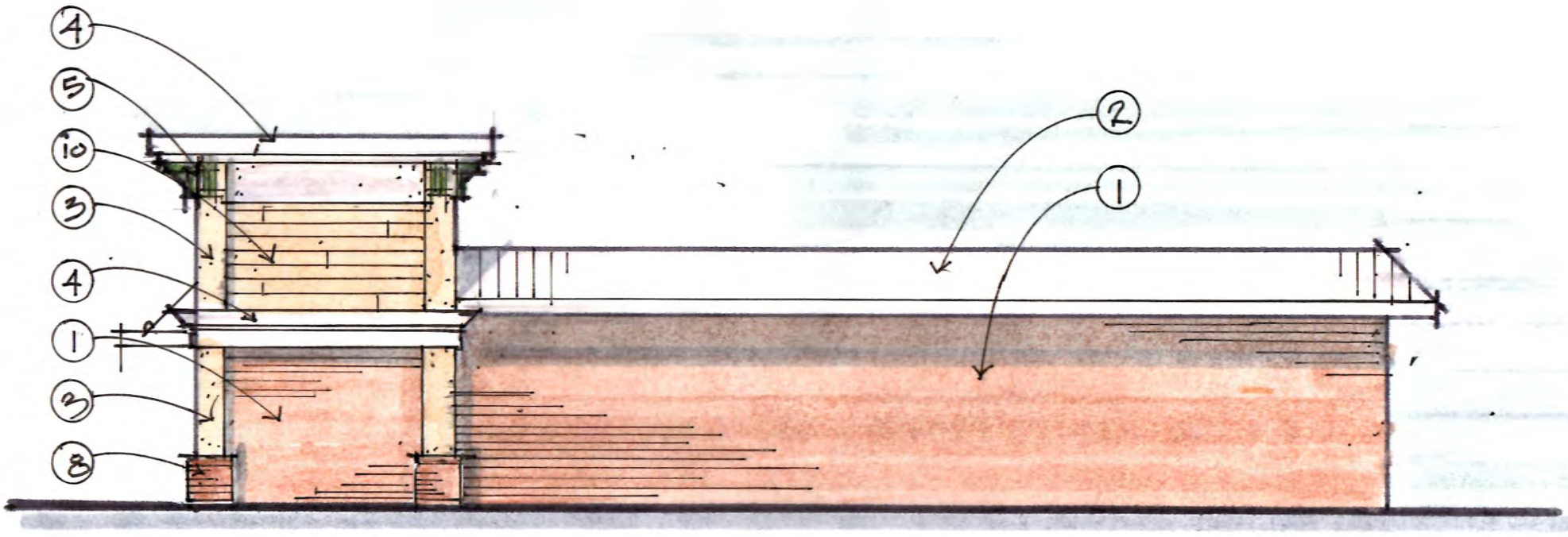
1. EXISTING BRICK VENEER
2. EXISTING STANDING SEAM PARAPET
3. HARD-COAT STUCCO
4. FRP CORNICE
5. FRP BRACKET
6. SUSPENDED CANOPY
7. BRICK INFILL - RUNNING BOND
8. BRICK PEDESTAL
9. BRICK INFILL - FLEMISH BOND
10. SYNTHETIC WOOD SIDING
11. EXISTING OVERHEAD DOOR
12. EXISTING GUTTER AND DOWNSPOUT
13. EXISTING FLAT ROOF

Hotel Design Partners

EAST ELEVATION

1/8" = 1'-0"

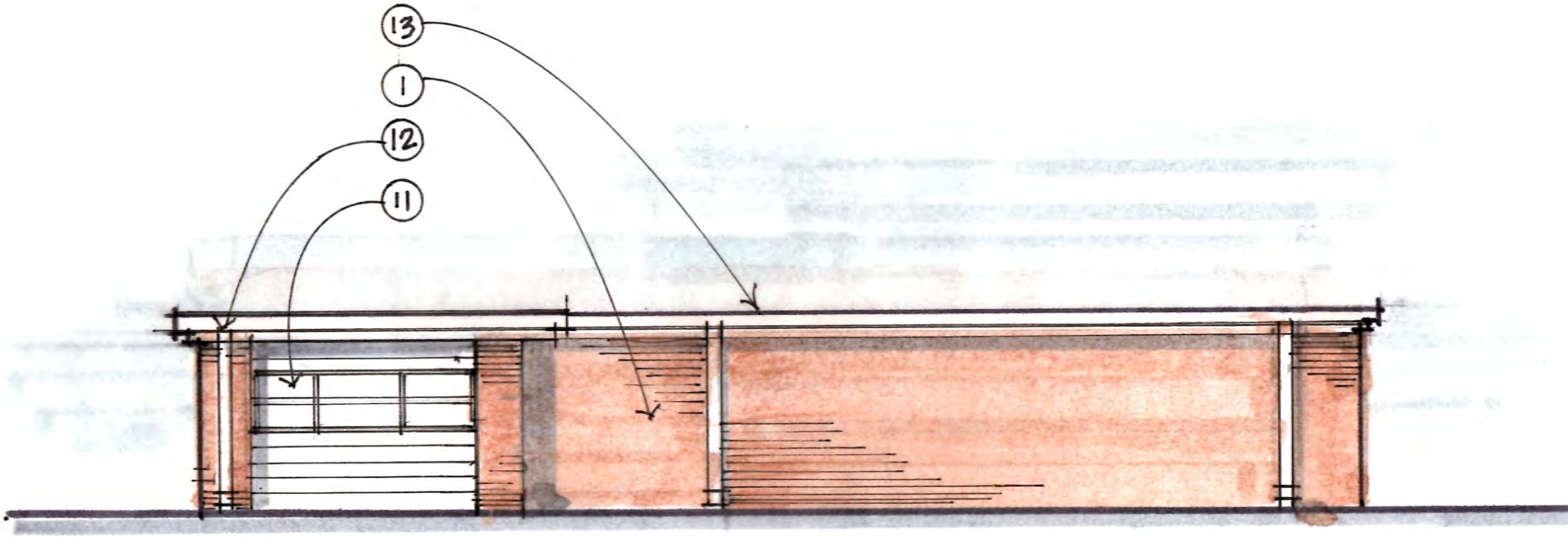
MAY 1, 2020
MAY 15, 2020



NORTH ELEVATION

1/8" = 1'-0"

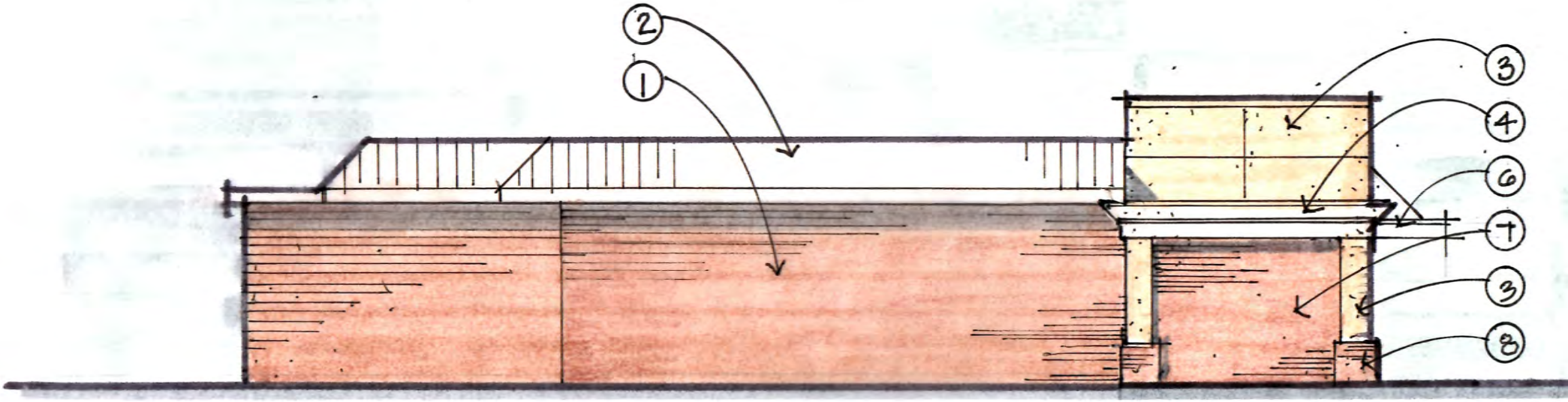
MAY 1, 2020
MAY 15, 2020



WEST ELEVATION

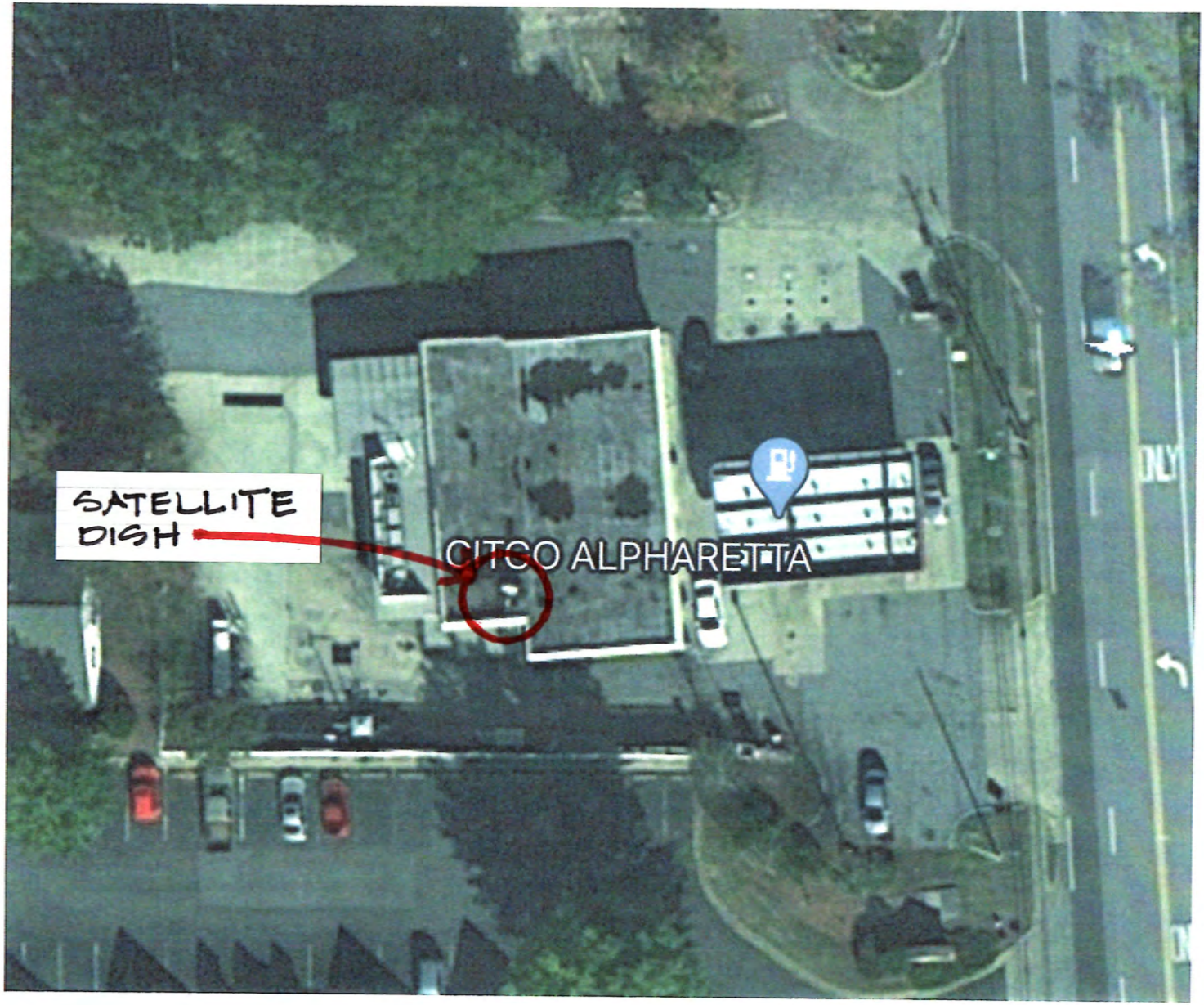
1/8" = 1'-0"

MAY 1, 2020
MAY 15, 2020



SOUTH ELEVATION

MAY 01, 2020
MAY 15, 2020



ROOF PLAN

NO SCALE

EXISTING

PROPOSED

SCALE :NTS

Please Note: Weights and Measures requirements vary by State, County and Municipality. It is the responsibility of the customer to confirm that these graphics are compliant with all local Regulations, Statues and Ordinances. Compliancy must be confirmed by the party obtaining the permit. SignResource is not liable for misinterpretation of local Weights and Measures requirements or any rule changes that may occur after the order has been placed. If permitting and installation is provided by SignResource, we will make every effort to confirm the signage provided is compliant at the time of installation.

APPROVAL SIGNATURE _____ DATE _____

By signing, you are validating the dimensions and graphic provided to SignResource and/or you are handling your own installation.

SignResource IDENTITY GROUP
6135 District Blvd • Maywood, CA 90270
800.423.4283 • Fax 323.560.7143
Website: www.signresource.com

REVISION HISTORY:

REV	DATE	REQUESTED BY	UPDATED BY
A	03/25/20	K.A.	D.D.

REVISION DESCRIPTION: INITIAL DRAWING RELEASE

REV	DATE	REQUESTED BY	UPDATED BY
B	03/27/20	K.A.	D.D.

REVISION DESCRIPTION: REVISED TO MOVE TRIMARK AND WORDMARK TO THE FRONT OF THE CANOPY AND SHOW WORDMARK ON EACH SECONDARY.

REV	DATE	REQUESTED BY	UPDATED BY
C	03/30/20	K.A.	D.D.

REVISION DESCRIPTION: REVISED TO MOVE TRIMARK AND WORDMARK TO THE FRONT OF THE CANOPY.

PARTS LIST:

ITEM	DECORATION
A	
B	
C	
D	
E	
F	

ITEM	MATERIAL LIST
1	
2	
3	
4	
5	

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN

GENERAL NOTES

1.TOLERANCE (UNLESS NOTED)
- GRAPHICS +/-1/8" • FACE SIZE + 1/16"-¼"
- CABINET +/- 1/8" • VINYL OVERLAP + 1/8"+/ 1/16"
- ALL COPY LEVEL UNLESS NOTED OTHERWISE

2. VIEWING DISTANCE 25' TO 50' UNLESS NOTED OTHERWISE
3. PMS COLOR CALLOUT INDICATES USE OF SPRAYLAT MIX SYSTEM
4. NO DEVIATION OR MATERIAL SUBSTITUTION WITHOUT ECN.
5. ALL ELECTRICAL SIGNS TO COMPLY WITH UL 48

DESCRIPTION: RENDERING

DRAWN BY: D. DAWSON
CHECKED BY:
CLIENT: CITGO
LOCATION: ALPHARETTA
QUOTE: ALPHARETTA
DATE: 03/25/20
DRAWING/PART #: ALPHARETTA_RENDERING
REV.: C
SHEET #: 1 OF 3

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EXISTING

PROPOSED

SCALE :NTS

Please Note: Weights and Measures requirements vary by State, County and Municipality. It is the responsibility of the customer to confirm that these graphics are compliant with all local Regulations, Statues and Ordinances. Compliancy must be confirmed by the party obtaining the permit. SignResource is not liable for misinterpretation of local Weights and Measures requirements or any rule changes that may occur after the order has been placed. If permitting and installation is provided by SignResource, we will make every effort to confirm the signage provided is compliant at the time of installation.

APPROVAL SIGNATURE _____ DATE _____

By signing, you are validating the dimensions and graphic provided to SignResource and/or you are handling your own installation.

SignResource IDENTITY GROUP
6135 District Blvd • Maywood, CA 90270
800.423.4283 • Fax 323.560.7143
Website: www.signresource.com

REVISION HISTORY:

REV	DATE	REQUESTED BY	UPDATED BY
A	03/25/20	K.A.	D.D.

REVISION DESCRIPTION: INITIAL DRAWING RELEASE

REV	DATE	REQUESTED BY	UPDATED BY
B	03/27/20	K.A.	D.D.

REVISION DESCRIPTION: REVISED TO MOVE TRIMARK AND WORDMARK TO THE FRONT OF THE CANOPY AND SHOW WORDMARK ON EACH SECONDARY.

REV	DATE	REQUESTED BY	UPDATED BY
C	03/30/20	K.A.	D.D.

REVISION DESCRIPTION: REVISED TO MOVE TRIMARK AND WORDMARK TO THE FRONT OF THE CANOPY.

PARTS LIST:

ITEM	DECORATION
A	
B	
C	
D	
E	
F	

ITEM	MATERIAL LIST
1	
2	
3	
4	
5	

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN

GENERAL NOTES

1.TOLERANCE (UNLESS NOTED)
- GRAPHICS +/-1/8" • FACE SIZE + 1/16"-¼"
- CABINET +/- 1/8" • VINYL OVERLAP + 1/8"+/ 1/16"
- ALL COPY LEVEL UNLESS NOTED OTHERWISE

2. VIEWING DISTANCE 25' TO 50' UNLESS NOTED OTHERWISE
3. PMS COLOR CALLOUT INDICATES USE OF SPRAYLAT MIX SYSTEM
4. NO DEVIATION OR MATERIAL SUBSTITUTION WITHOUT ECN.
5. ALL ELECTRICAL SIGNS TO COMPLY WITH UL 48

DESCRIPTION

RENDERING

DRAWN BY: D. DAWSON
CHECKED BY:
CLIENT: CITGO
LOCATION: ALPHARETTA
QUOTE: ALPHARETTA
DATE: 03/25/20
DRAWING/PART #: ALPHARETTA_RENDERING
REV: C
SHEET #: 2 OF 3

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EXISTING

PROPOSED

SCALE :NTS

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REVISION DESCRIPTION: INITIAL DRAWING RELEASE

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ITEM	DECORATION
A	
B	
C	
D	
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F	

ITEM	MATERIAL LIST
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2	
3	
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DESCRIPTION: RENDERING

DRAWN BY: D. DAWSON
CHECKED BY:
CLIENT: CITGO
LOCATION: ALPHARETTA
QUOTE: ALPHARETTA
DATE: 03/25/20
DRAWING/PART #: ALPHARETTA_RENDERING
REV: C
SHEET #: 3 OF 3

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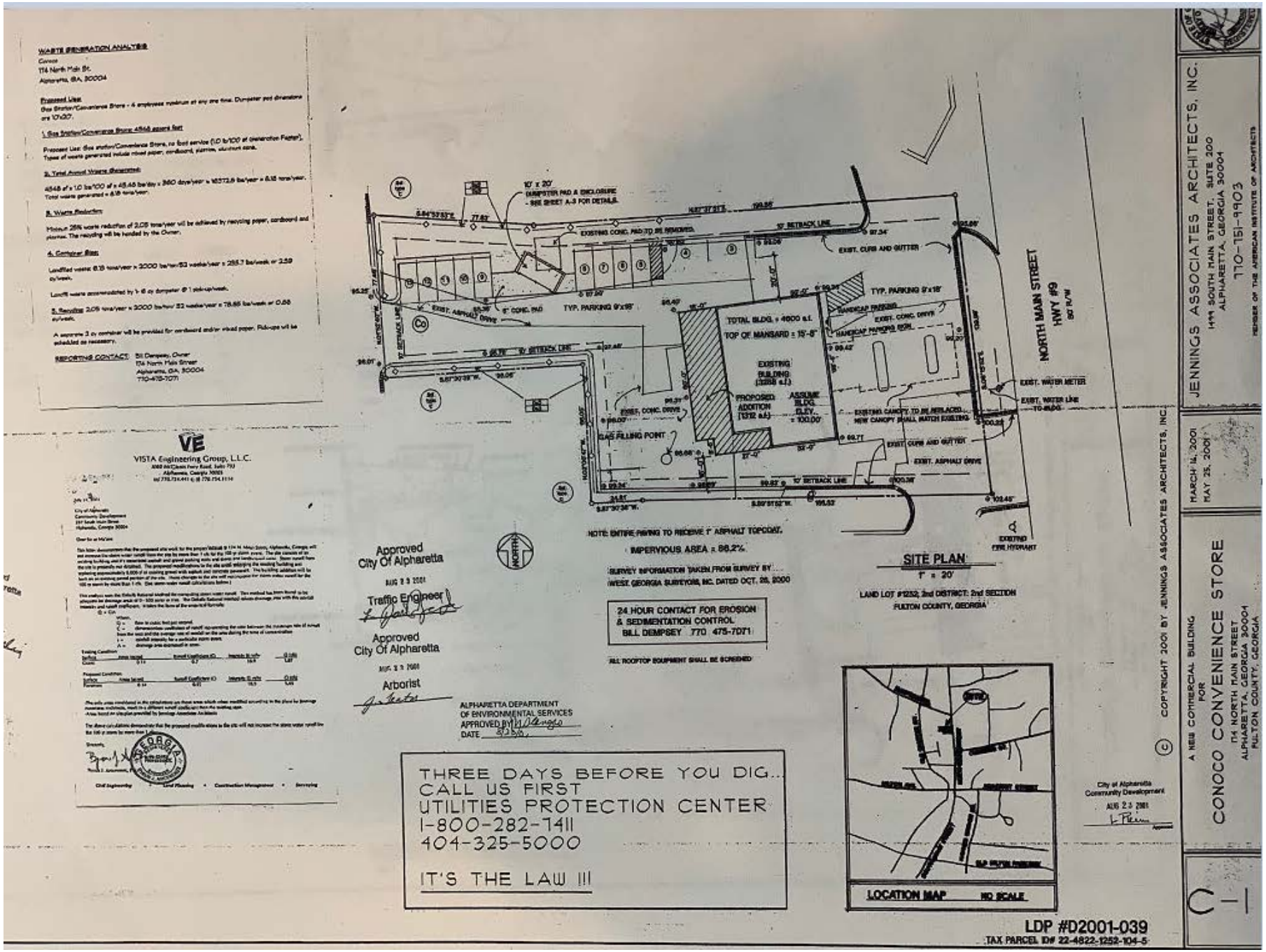
Waste Generation Analysis 9.2.20



V-20-11

8/3/20 General Convenience Store

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: _____

☐ 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."
5. Applications will be accepted only 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: Miles Hansford & Tallant - Paul Mitchell Telephone: 770-781-4100

Address: 202 Tribble Gap Road Suite: 200

City Cumming State: GA Zip: 30040 Fax: 770-781-9191

Mobile Tel: _____ Email: pmitchell@mhtlegal.com/tfisher@mhtlegal.com

Subject Property Information:

Address: 174 N Main Street Alpharetta, GA 30009 Current Zoning: C-1

District: 2 Section: 2 Land Lot: 1252 Parcel ID: 22 482212521045

Proposed Zoning: N/A Current Use: Convenience Center with Gas Pumps

This Application For *(Check All That Apply)*:

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

APPLICANT REQUEST AND INTENT

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

The use of the Subject Property as a Convenience Center with Gas Pumps will remain the same.

Applicant's Request (Please itemize the proposal):

Variance to allow a 0' landscape strip instead of a 10' landscape strip for the Subject Property located along Highway 9. (See City of Alpharetta UDC § 3.2.8(D) and Appendix A, § 2.5.3 "Parking Lot Landscape Strips.")

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

The Applicant's Proposal will facilitate the reconfiguration of the gas pumps on the Subject Property due to the Georgia Department of Transportation's acquisition of a portion of the Subject Property along Highway 9 for the Highway 9 Road Widening Project. The Applicant is losing two of its existing four gas pumps due to the Highway 9 Road Widening Project. A 10' landscape strip would prevent the Applicant from reconfiguring the gas pumps. If the landscape strip is reduced to 0', then the Applicant will be able to reconfigure the locations of the gas pumps in a manner to allow three gas pumps on the Subject Property instead of only two. The Applicant's Proposal will also allow cars to safely turn in and out of the Subject Property. If the variance is granted, the Applicant intends to apply for Design Review Board approval of a modification to the exterior of the Convenience Center building. A more complete description of the Applicant's Intent is included in the Letter of Intent, which is submitted with this Application and incorporated herein by reference.

V-20-11

8/3/20

PROPERTY OWNER AUTHORIZATION

General Convenience Store

Property Owner Information:

Contact Name: General Convenience Store, LLC Telephone: 404 209 8500

Address: 174 N Main Street Alpharetta, GA 30009 Suite:

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

Identify Authorized Applicant:

Name of Authorized Applicant: General Convenience Store, LLC; Ritesh Shah - Managing Member Telephone: 404 209 8500

Address: 174 N. Main Street Suite:

City Alpharetta State: GA Zip: 30009

So Sworn and Attested:

Owner Signature: Ritesh Shah Date: 07/31/20

Notary:

Notary Signature: S Khan Date: 7/31/2020

S KHAN
MY COMMISSION EXPIRES
NOTARY
PUBLIC
OCTOBER 12, 2021
GWINNETT COUNTY, GEORGIA

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: General Convenience Store, LLC

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: 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: Tirath Lal Date: 07/31/20

Miles Hansford & Tallant, LLC
ATTORNEYS AT LAW
202 Tribble Gap Road | Suite 200 | Cumming, Georgia 30040
770-781-4100 | www.mhtlegal.com

J. Paul Mitchell
pmitchell@mhtlegal.com

CAMPAIGN DISCLOSURE

Applicant:	**General Convenience Store, LLC**
Subject Property:	**174 N Main Street, Alpharetta, GA 30009, Designated as Fulton County Parcel ID No. 22 482212521045**
Proposed Action:	**Variance to allow reduction of 10' landscape strip to 0'**
Current Zoning:	**C-1**
Proposed Zoning:	**C-1 (same as current zoning)**
Proposed Use:	**Convenience Center with Gas Pumps (same as current use)**
ROW Access:	**North Main Street (Highway 9)**

To Whom It May Concern:

Pursuant to Section 36-67A-3 of the Official Code of Georgia Annotated, adopted by the Georgia General Assembly, effective July 1, 1986, please be advised that as of the date of this letter, Miles, Hansford & Tallant, LLC has made the following campaign contributions to local officials of Alpharetta:

NONE

This letter constitutes the disclosure of campaign contributions with respect to the above-referenced application.

Sincerely,

Paul Mitchell

Paul Mitchell
Attorney for Applicant

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.

Yes, regarding City of Alpharetta UDC § 3.2.8(D) and Appendix A, § 2.5.3 regarding landscape strips. Due to the narrow shape and size of the Subject Property, the most useful portion of the property is the portion nearest to Highway 9. However, the Georgia Department of Transportation recently acquired a significant portion of the Subject Property abutting Highway 9 as part of the ongoing Highway 9 Road Widening Project. The loss of the portion of the Subject Property closest to Highway 9, combined with a 10' landscape strip requirement, would severely limit the Applicant's current use of the Subject Property as a Convenience Center with Gas Pumps.

Specifically, the loss of the portion of the Subject Property acquired by GDOT, coupled with a 10' landscape strip requirement, would deprive the Applicant of an economically viable use of the Subject Property because the Applicant would lose two of the four gas pumps currently located on the Subject Property. A 0' landscape strip would allow the Applicant to reconfigure the gas pumps so that the Applicant would only lose one pump instead of two.

Further, the loss of the portion of the Subject Property acquired by GDOT, coupled with a 10' landscape strip requirement, would prevent cars from being able to turn in and out of the Subject Property safely because there would be insufficient space for a safe turning radius. A 0' landscape strip would allow the Applicant the ability to reconfigure the gas pumps so that cars could turn in and out of the Subject Property safely.

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

Yes. The application of the UDC standards as they relate to the Subject Property would create an unnecessary hardship because a 10' landscape strip along the portion of the Subject Property adjacent to Highway 9 would deprive the Applicant of an economically viable use of the Subject Property by preventing the Applicant from reconfiguring the gas pumps to allow for three pumps instead of only two. Further, without a variance to the 10' landscape strip requirement, there will be insufficient space to turn in and out of the Subject Property safely.

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

Yes. A significant portion of the Subject Property along Highway 9 was acquired by the Georgia Department of Transportation for the Highway 9 Road Widening Project. Due to the narrow size and shape of the Subject Property, the loss of property along Highway 9 deprives the Applicant of an economically viable use of the Subject Property unless a variance to the landscape strip requirement is granted.

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.

No. The reduction of a 10' landscape strip requirement to 0' on the Subject Property would not cause a detriment to the public good because the reduction would ensure that cars could turn in and out of the Subject Property safely. Further, this reduction would not impair the purpose and intent of the UDC because the Applicant is not removing any landscaping on the Subject Property and the Applicant intends to enhance the aesthetic appeal of the Subject Property concurrently with the reconfiguration of the gas pumps if the variance is granted.

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: General Convenience Store, LLC

Contact Name: Miles Hansford & Tallant - Paul Mitchell Telephone: 770-781-4100

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.

Owners of properties located within 500 ft. of the Subject Property	Affected government departments
City officials	Interested parties noted on any list provided by the City

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.*

- [x] Letter
- [ ] Personal Visits
- [ ] Telephone
- [x] Group Meeting
- [ ] Email
- [x] Other *(Please Specify)* CZIM

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.

Individuals can contact Paul Mitchell via telephone at 770-781-4100 or via email at pmitchell@mhtlegal.com as well as during the public participation process.

V-20-11

8/3/20

General Convenience Store

HAYMEADOW GROUP LLC
244 N MAIN ST
ALPHARETTA GA 30009-3625

COLE CV ALPHARETTA LLC
P.O. BOX 4900 DEPT 604
SCOTTSDALE AZ 85261-4900

SOLLEY ROBERT A
1105 POWERS PL
ALPHARETTA GA 30004

STONEWALK MAYFIELD CORNERS LLC
660 GLENOVER DR
ALPHARETTA GA 30004

GENERAL CONVENIENCE STORE LLC
501 N CENTRAL AVE
ATLANTA GA 30354

OBEROI MADANJIT OBEROI MADHU
205 W SMOKETREE TER
ALPHARETTA GA 30005

HEMBREE GEORGIA R
168 CANTON ST
ALPHARETTA GA 30009-3670

BOBE & SNELL LLC
1095 POWERS PL
ALPHARETTA GA 30009

EHORSE L L C
1070 POWERS PL
ALPHARETTA GA 30004

APPEN RAYMOND C & CHRISTIANA A
316 LYNNE CIR
ALPHARETTA GA 30004

WHITMAN ARNOLD M
3500 LENOX RD NE STE 510
ATLANTA GA 30326

OBEROI MADANJIT & MADHU
205 WEST SMOKETREE TER
ALPHARETTA GA 30005

ROBERTS JESSIE M
P.O. BOX 535
HOLLY SPRINGS GA 30142-0009

WHITMAN ARNOLD M
3820 MANSELL RD SUITE 280
ALPHARETTA GA 30022

GRONHOLM SCOTT
12200 KING CIR
ROSWELL GA 30075

O DONNELL ROBERT J & CHERYL C
134 N MAIN ST
ALPHARETTA GA 30004-1623

WHITMAN ARNOLD
3500 LENOX RD NE STE 510
ATLANTA GA 30326

ERIC S CHOFNAS PC
1100 POWERS PL
ALPHARETTA GA 30004

PIEDMONT BANK THE
1625 EXECUTIVE DRIVE SOUTH NW
DULUTH GA 30096

MC MANES A SPENCER & A SPENCER JR
1015 POWERS PL
ALPHARETTA GA 30004

CITY OF ALPHARETTA
2 SOUTH MAIN ST
ALPHARETTA GA 30004

PIEDMONT BANK THE
1625 EXECUTIVE DRIVE SOUTH NW
DULUTH GA 30096

COLLINS MARINE GROUP LLC
88 ROSWELL ST
ALPHARETTA GA 30009

PROPERTIES OF DUFFY LLC
10 CUMMING ST
ALPHARETTA GA 30004

BENSON DOROTHY C
133 CANTON ST
ALPHARETTA GA 30004-1606

BUTTS ROBERT R
5360 FRANKLIN GOLDMINE RD
CUMMING GA 30028

BELL LINDA REESE & JONES ELLON W
159 NORTH MAIN ST
ALPHARETTA GA 30009

COLE CV ALPHARETTA LLC
P.O. BOX 4900 DEPT 604
SCOTTSDALE AZ 85261-4900

GEISEL PAMELA A
1000 POWERS PL
ALPHARETTA GA 30004

LIGHT INVESTMENTS LLC
145 N MAIN ST
ALPHARETTA GA 30009

V-20-11

8/3/20

General Convenience Store

KIM KON & SOON JA
1160 ALPHARETTA ST
ROSWELL GA 30075

GDCI GA 4 L P
5755 DUPREE DR SUITE 130
ATLANTA GA 30327

KLAM INC
4465 PINEHOLLOW CT
ALPHARETTA GA 30022

SNH AL GEORGIA LLC
255 WASHINGTON ST
NEWTON MA 02458

MAYFIELD LLC
11785 NORTHFALL LN STE 510
ALPHARETTA GA 30009

LEE ANGELA D
959 BRIDGEGATE DR
MARIETTA GA 30066

SNH AL GEORGIA LLC
255 WASHINGTON ST
NEWTON MA 02458

ROBERTS ROY C
126 NORTH MAIN ST
ALPHARETTA GA 30009

MERIDIAN GROUP INC THE
1050 POWERS PL
ALPHARETTA GA 30004

LEWIS CLAUDIA B
184 CANTON ST
ALPHARETTA GA 30004-1606

ROBERTS JESSIE M
P.O. BOX 535
HOLLY SPRINGS GA 30142-0009

BERMIC RPOPERTIES LLC
1040 POWERS PL
ALPHARETTA GA 30009

MAIN STREET COMMONS OFFICE PARK OW
NERS ASSOCIATION
1102 ABBEY CT
ALPHARETTA GA 30004

APPEN RAYMOND C & CHRISTINA B
316 LYNNE CIR
ALPHARETTA GA 30004

SBLD PROPERTIES LLC
1030 POWERS PL
ALPHARETTA GA 30004

LIPSCOMB MICHAEL K & SUSAN MARIE
233 CANTON ST
ALPHARETTA GA 30009

SUMMERS DOLLEH KIM
1660 HAMIOTA RDG
ALPHARETTA GA 30004

HI RIVER PROPERTIES LLC
7917 SONATA BAY POINT
LAKE WORTH FL 33467-7067

CITY OF ALPHARETTA
2 SOUTH MAIN ST
ALPHARETTA GA 30004

LEWIS CLAUDIA B & NAT E
184 CANTON ST
ALPHARETTA GA 30201

LORVEN PROPERTIES LLC
1125 GOLDENROD LANE
SUWANEE GA 30024

MAX AUTO REAL ESTATE LLC
1101 MONROE ST
TOLEDO OH 43604

TINK WISE LLC
1085 POWERS PL
ALPHARETTA GA 30009

OBEROI MADANJIT & MADHU
205 WEST SMOKETREE TER
ALPHARETTA GA 30005

GDCI GA 4 L P
5755 DUPREE DR SUITE 130
ATLANTA GA 30327

RM BILOXI LLC
1075 POWERS PL STE B
ALPHARETTA GA 30009

HARMAN DEMPSEY PROPERTIES LLC
1145 POWERS PL
ALPHARETTA GA 30009-8358

GDCI GA 4 L P
5755 DUPREE DR SUITE 130
ATLANTA GA 30327

JOBETH PROPERTIES LLC
745 GLENLEIGH LN
DULUTH GA 30097

AB REAL ESTATE INVESTMENTS LLC
1110 POWERS PL
ALPHARETTA GA 30004

V-20-11
General Convenience Store

8/3/20

ROBERTSON SHERYL S
1120 POWERS PL
ALPHARETTA GA 30009-8359

OBEROI MADANJIT & MADHU
205 WEST SMOKETREE TER
ALPHARETTA GA 30005

SRISAI REALTY LLC
5755 N POINT PKWY SUITE 85
ALPHARETTA GA 30022

GUSALOV SERGEY E & GUSALOVA ANNA M
821 PINEBROOK CT
ALPHARETTA GA 30009

MANNING SARAH P
40 CUMMING ST
ALPHARETTA GA 30004-1610

HAYWOOD T ASHLEY
P O BOX 485
ALPHARETTA GA 30009

BROWN MONDI PROPERTIES INC
11675 CENTURY DR STE D
ALPHARETTA GA 30009

PHILLIPS ALPHARETTA LLC
830 KENNESAW AVE NW
MARIETTA GA 30060

SNH AL GEORGIA LLC
255 WASHINGTON ST
NEWTON MA 02458

Miles Hansford & Tallant, LLC
ATTORNEYS AT LAW
202 Tribble Gap Road | Suite 200 | Cumming, Georgia 30040
770-781-4100 | www.mhtlegal.com

J. Paul Mitchell
pmitchell@mhtlegal.com

RESERVATION OF CONSTITUTIONAL AND OTHER LEGAL RIGHTS

Applicant:	**General Convenience Store, LLC**
Subject Property:	**174 N Main Street, Alpharetta, GA 30009, Designated as Fulton County Parcel ID No. 22 482212521045**
Proposed Action:	**Variance to allow reduction of 10' landscape strip to 0'**
Current Zoning:	**C-1**
Proposed Zoning:	**C-1 (same as current zoning)**
Proposed Use:	**Convenience Center with Gas Pumps (same as current use)**
ROW Access:	**North Main Street (Highway 9)**

This Reservation of Constitutional and Other Legal Rights ("the Reservation") is intended to supplement and form a part of the land use application (the "Application") of the Applicant and the owners of the Subject Property and to put the City of Alpharetta on notice of the Applicant's assertion of its constitutional and legal rights.

The Applicant has filed a timely application, has provided all required information and has submitted the appropriate application fees. The Application meets all judicial and statutory requirements for approval.

The Applicant asserts the statements contained in the application package submitted herewith, incorporated herein by reference, and as may be amended (the "Application") describing justification for the Application, as if such were fully stated herein. The Applicant incorporates all statements made in the Public Hearing Application submitted concurrently herewith as its letter of intent required by the City of Alpharetta.

A refusal by the City of Alpharetta to approve the Application, as requested by the Applicant, will impose a disproportionate hardship on the Applicant and owners of the Subject Property without benefiting any surrounding property owners. There is no reasonable use of the Subject Property except for the continued use as proposed by the Applicant.

A refusal by the City of Alpharetta to approve the Application, as requested by the Applicant, will be unconstitutional in that it will constitute a taking of the Applicant's and owner's property rights without first paying fair, adequate, and just compensation for such rights in violation of Article I, Section III, Paragraph I of the Georgia Constitution of 1983, as amended, and the Fifth and Fourteenth Amendments to the Constitution of the United States.

A denial of the Application, as requested by the Applicant, will constitute an arbitrary and capricious act by the City of Alpharetta without any basis for such, and will constitute an abuse of discretion in violation of Article I, Section I, Paragraph I of the Georgia Constitution of 1983, as amended and the Due Process Clause of the Fifth and Fourteenth Amendments to the Constitution of the United States.

A refusal by the City of Alpharetta to approve the Application, as requested by the Applicant, will prohibit the only viable economic use of the Subject Property, will be unconstitutional and will discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owner and the owners of similarly situated properties in violation of Article I, Section I, Paragraph II of the Georgia Constitution of 1983, as amended and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States.

The City of Alpharetta cannot lawfully impose more restrictive standards on the Subject Property's development than are presently set forth in the UDC. To do so will constitute a taking of the Subject Property as set forth above, and also amount to an unlawful delegation of the Board's authority in response to neighborhood opposition, in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution of 1983, as amended. Any zoning conditions or other restrictions imposed on the Subject Property without the consent of the Applicant and property owner that do not serve to ameliorate the negative impacts of the development are invalid and void. As such, the Applicant and owner reserve the right to challenge any such zoning conditions and other restrictions. The Applicant and owner also reserve the right to challenge any unlawful exactions, whether they are in the form of illegal impact fees or otherwise.

Furthermore, this Reservation also constitutes an Ante Litem Notice pursuant to O.C.G.A. § 36-33-5, which places the City of Alpharetta and all other agents of the City on notice of the Applicant's and owner's intent to seek monetary damages and attorney's fees against the City of Alpharetta for any rezoning action, zoning condition, illegal impact fee and any other unlawful restrictions and exactions that are imposed on the Subject Property, the Applicant and the owner.

Finally, the Applicant and owner assert that the UDC, Future Development Map and Comprehensive Plan were not adopted in compliance with the laws or constitutions of the State of Georgia or of the United States, and a denial of the Applicant's request based upon provisions illegally adopted will deprive the Applicant and owner of due process under the law.

By filing this Reservation, the Applicant reserves all rights and remedies available to it under the United States Constitution, the Georgia Constitution, all applicable federal, state, and local laws and ordinances, and in equity.

The Applicant and owner respectfully request that this Application be approved as requested by the Applicant and in the manner shown on the Application, which is incorporated herein by reference. This Reservation forms an integral part of the Application, and we ask that the City of Alpharetta include this Reservation with the Applicant's other application documents. The Applicant and owner reserve the right to amend and supplement this Reservation at any time.

Sincerely,

Paul Mitchell

Paul Mitchell
Attorney for Applicant

Miles Hansford & Tallant, LLC
ATTORNEYS AT LAW
202 Tribble Gap Road | Suite 200 | Cumming, Georgia 30040
770-781-4100 | www.mhtlegal.com

J. Paul Mitchell
pmitchell@mhtlegal.com

LETTER OF INTENT

Applicant:	**General Convenience Store, LLC**
Subject Property:	**174 N Main Street, Alpharetta, GA 30009, Designated as Fulton County Parcel ID No. 22 482212521045**
Proposed Action:	**Variance to allow reduction of 10' landscape strip to 0'**
Current Zoning:	**C-1**
Proposed Zoning:	**C-1 (same as current zoning)**
Proposed Use:	**Convenience Center with Gas Pumps (same as current use)**
ROW Access:	**North Main Street (Highway 9)**

This Letter of Intent is intended to comply with the application procedures established by The City of Alpharetta, GA for submittal of land use applications, as required by the City of Alpharetta Unified Development Code (the "UDC"), City of Alpharetta Public Hearing Application Requirements, and other City of Alpharetta Ordinances and Standards.

The Applicant has submitted contemporaneously with this Letter of Intent the Public Hearing Application package for a variance, as may be amended (the "Application"). With regard to any zoning, conditional use permit, and variances requested in the Application (as applicable), the Applicant incorporates all statements made in the Public Hearing Application as part of this Letter of Intent.

ZONING CATEGORY AND USE WILL REMAIN THE SAME

The Applicant intends to maintain the same zoning category, C-1, and the same use, Convenience Center with Gas Pumps, as are currently in effect. The zoning category and use will contribute to the vibrancy of Downtown Alpharetta and are compatible with the surrounding properties because the surrounding properties are also zoned for commercial uses.

REQUESTED VARIANCE TO THE LANDSCAPE STRIP REQUIREMENT

The Applicant requests a variance to allow a 0' landscape strip instead of a 10' landscape strip for the portion of the Subject Property located along Highway 9. (See City of Alpharetta UDC § 3.2.8(D) and Appendix A, § 2.5.3 "Parking Lot Landscape Strips.")

The Georgia Department of Transportation recently acquired a significant portion of the Subject Property along Highway 9 as part of the Highway 9 Road Widening Project. Consequently, the Applicant is losing two of its four gas pumps and will be unable to use the Subject Property in an economically viable manner unless it receives a variance to the landscape strip requirement.

Without the Applicant's proposed variance to the 10' landscape strip requirement, the Applicant will lose two of its existing four gas pumps and will be unable to reconfigure the gas pumps to allow for safe ingress

and egress between Highway 9 and the Subject Property. If the landscape strip is reduced to 0', then the Applicant will be able to reconfigure the gas pump locations in a manner that will result in only one gas pump being lost, as shown in the site plan attached to this Application.

Further, unless the Applicant's Proposal is granted, cars will not be able to safely turn in and out of the Subject Property. The Applicant conducted an auto-turn analysis for the Subject Property. Without a variance, there would be insufficient space for a safe turning radius. According to the auto-turn analysis, a variance of 0' is necessary in order to allow cars to turn safely in and out of the Subject Property. A diagram showing the results of the auto-turn analysis is attached to this Application.

If the Applicant's Proposal is granted, the Applicant intends to apply for Design Review Board approval of a modification to the exterior of the Convenience Center building. This modification will enhance the aesthetic appeal of the building and contribute to the vibrancy of Downtown Alpharetta.

The Subject Property's narrow size and shape contribute to the extraordinary and exceptional conditions necessitating the requested variance. The most usable area of the Subject Property is the area nearest to Highway 9, but the Georgia Department of Transportation recently acquired a significant portion of this property for right-of-way and is also retaining a significant permanent easement across the Subject Property for construction, utilities, and maintenance of slopes. Without the requested variance, the Applicant will be unable to use the Subject Property in an economically viable manner because the Applicant would lose two gas pumps instead of only one and cars would not be able to safely turn in and out of the Subject Property.

The application of the UDC standards as they relate to the Subject Property would create an unnecessary hardship because a 10' landscape strip along the portion of the Subject Property adjacent to Highway 9 would deprive the Applicant of an economically viable use of the Subject Property by preventing the Applicant from reconfiguring the gas pumps to allow for three pumps instead of only two and to allow cars to safely turn in and out of the Subject Property.

Reducing the 10' landscape strip to 0' will not cause a substantial detriment to the public good because the reduction would ensure that cars could turn in and out of the Subject Property safely. Further, this reduction would not impair the purpose and intent of the UDC because the Applicant is not removing any landscaping on the Subject Property and will maintain all other landscaping as required by the UDC. Also, the Applicant intends to enhance the aesthetic appeal of the Subject Property concurrently with the reconfiguration of the gas pumps if the variance is granted.

As shown above, the requested variance to allow a 0' landscape strip along Highway 9 instead of a 10' landscape strip is necessary because the landscape strip requirement will result in a hardship that is substantially unwarranted by the protection of the public health, safety, or general welfare and the need for consistency among all properties similarly zoned.

CONCLUSION

Because the Applicant's Proposal complies with all criteria appropriate for consideration for the Public Hearing Application, the Applicant respectfully requests that this Application, which is incorporated herein by reference, be approved as requested. The Applicant and owner reserve the right to amend and supplement this Letter of Intent at any time.

Sincerely,

Paul Mitchell

Paul Mitchell
Attorney for Applicant

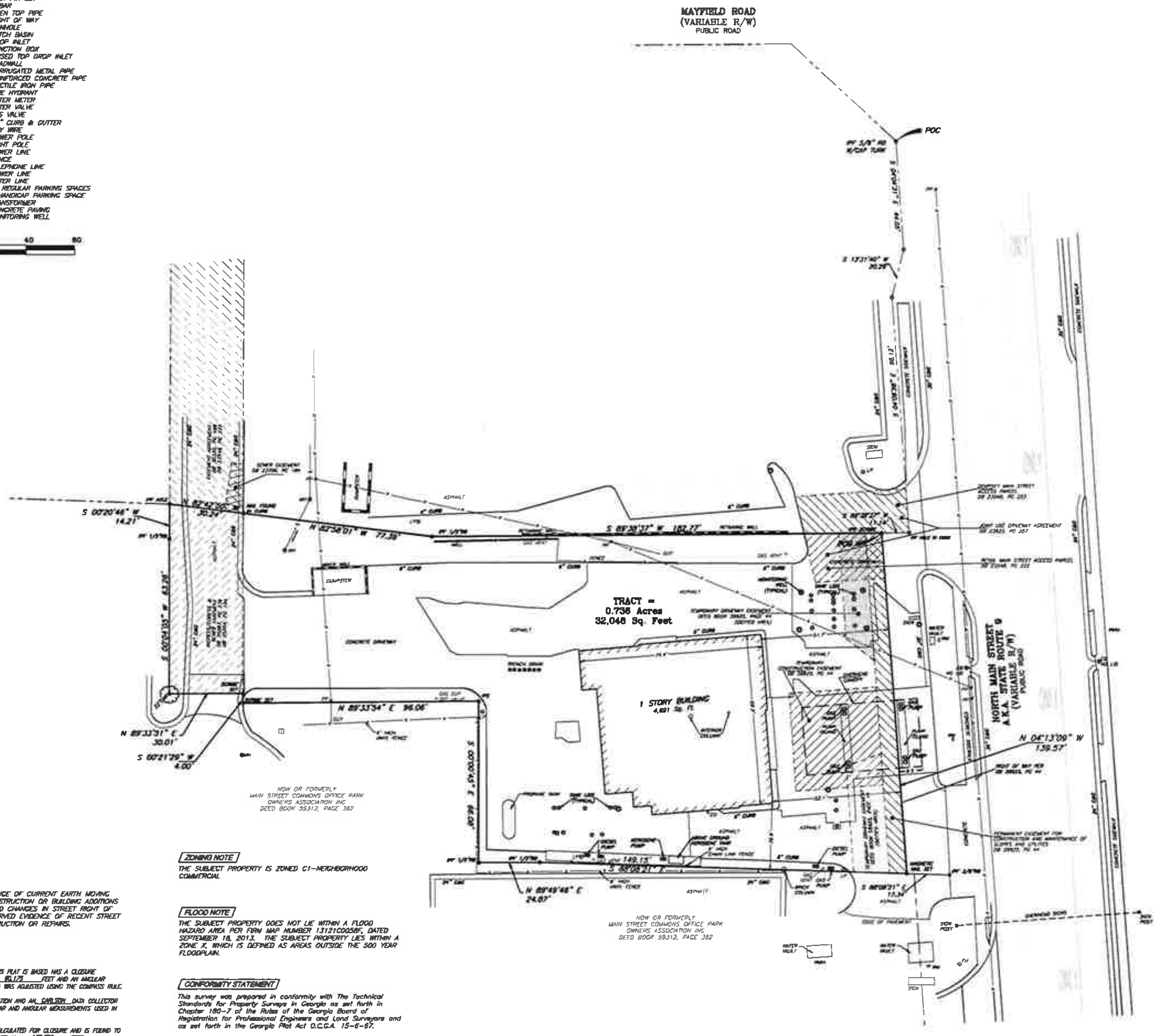
All that tract or parcel of land lying and being in land lot 1252 of the 2nd District 2nd Section of Fulton County, City of Alpharetta, Georgia and being more particularly described as follows:

Commencing at an 5/8" rebar with cap found located at the southernmost mitered intersection of the southerly right of way line of Mayfield Road (Variable Right of way) and the westerly right of way of North Main Street A.K.A State Route 9 (Variable Right of way); thence along said Right of Way of North Main Street South 04° 04' 31" East a distance of 44.05 feet to a point; thence South 13° 31' 40" West a distance of 20.29 feet to a point; thence South 04° 09' 28" East a distance of 96.12 feet to a hole in concrete found; thence South 89° 38' 37" West a distance of 11.14 feet to a scribe set and the TRUE POINT OF BEGINNING; from point thus established and continuing along said Right of Way of North Main Street South 04° 13' 09" East a distance of 139.57 feet to a magnetic nail set; thence leaving said Right of Way North 88° 08' 21" West a distance of 149.15 feet to a 1/2" rebar found; thence South 89° 49' 46" West a distance of 24.87 feet to a 1/2" rebar found; thence North 00° 00' 45" West a distance of 66.08 feet to an iron pin set; thence South 89° 33' 54" West a distance of 96.06 feet to a scribe set; thence North 00° 21' 29" East a distance of 4.00 feet to a scribe set; thence South 89° 33' 51" West a distance of 30.01 feet to a 22" oak; thence North 00° 04' 05" East a distance of 63.26 feet to a 1/2" rebar found; thence North 00° 20' 46" East a distance of 14.21 feet to an axle found; thence South 82° 42' 50" East a distance of 30.24 feet to a nail found; thence South 82° 58' 01" East a distance of 77.39 feet to a 1/2" rebar found; thence North 89° 38' 37" East a distance of 182.77 feet to the TRUE POINT OF BEGINNING. Said tract contains 0.736 acres (32,048 square feet).

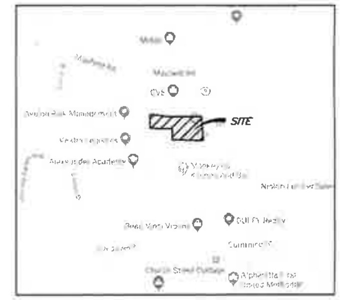
LEGEND

IPF	IRON PIN FOUND
IPS	IRON PIN SET
RB	REBAR
OTP	OPEN TOP PIPE
R/W	RIGHT OF WAY
MH	MANHOLE
CB	CATCH BASIN
DI	DROP INLET
JB	JUNCTION BOX
RTDI	RAISED TOP DROP INLET
HW	HEADWALL
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE
FH	FIRE HYDRANT
WM	WATER METER
WV	WATER VALVE
GV	GAS VALVE
24" C&G	24" CURB & GUTTER
GUY	GUY WIRE
PP	POWER POLE
LP	LIGHT POLE
–S–	SEWER LINE
–X–	FENCE
–T–	TELEPHONE LINE
–P–	POWER LINE
–W–	WATER LINE
(11)	11 REGULAR PARKING SPACES
	1 HANDICAP PARKING SPACE
	TRANSFORMER
	CONCRETE PAVING
	MONITORING WELL

GRAPHIC SCALE – FEET (20 0 20 40 80)



VICINITY MAP



ZONING NOTE

THE SUBJECT PROPERTY IS ZONED C1–NEIGHBORHOOD COMMERCIAL

SURVEY NOTES

1. NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS
2. NO KNOWN PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

FLOOD NOTE

THE SUBJECT PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FIRM MAP NUMBER 13121C0058F, DATED SEPTEMBER 18, 2013. THE SUBJECT PROPERTY LIES WITHIN A ZONE X, WHICH IS DEFINED AS AREAS OUTSIDE THE 500 YEAR FLOODPLAIN.

CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 80,175 FEET AND AN ANGULAR ERROR OF 1" PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE.

A LEICA TS12 TOTAL STATION AND AN CARLSON DATA COLLECTOR WERE USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 168,529 FEET.

CONFORMITY STATEMENT

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

SITE ADDRESS

174 N MAIN STREET
ALPHARETTA, GA 30009

TSS
TECHNICAL SURVEY SERVICES
Land Surveyors
1641 Autumn Blvd SW
Conyers, Georgia 30012
(770) 922-6391 Office
(770) 922-0767 Fax
www.tss-ll.com

No	Revision	Date

Field Date: 11/21/2019
Plat Date: 11/26/2019
Scale: 1" = 20'

BOUNDARY SURVEY
FOR
RICK SHAH
OF
174 N MAIN STREET
LAND LOT 1252, 2nd DISTRICT, 2nd SECTION
CITY OF ALPHARETTA, FULTON COUNTY

1
SHEET 1 OF 1

JOB # 2019-610
CRD: 174 N MAIN ST
DWG: 174 N MAIN ST
LSV:

8/3/20
General Convenience Store
V-20-11

V-20-11

8/3/20

General Convenience Store

LEGEND

IPF	IRON PIN FOUND
IPS	IRON PIN SET
RB	REBAR
OTP	OPEN TOP PIPE
R/W	RIGHT OF WAY
MH	MANHOLE
CB	CATCH BASIN
DI	DROP INLET
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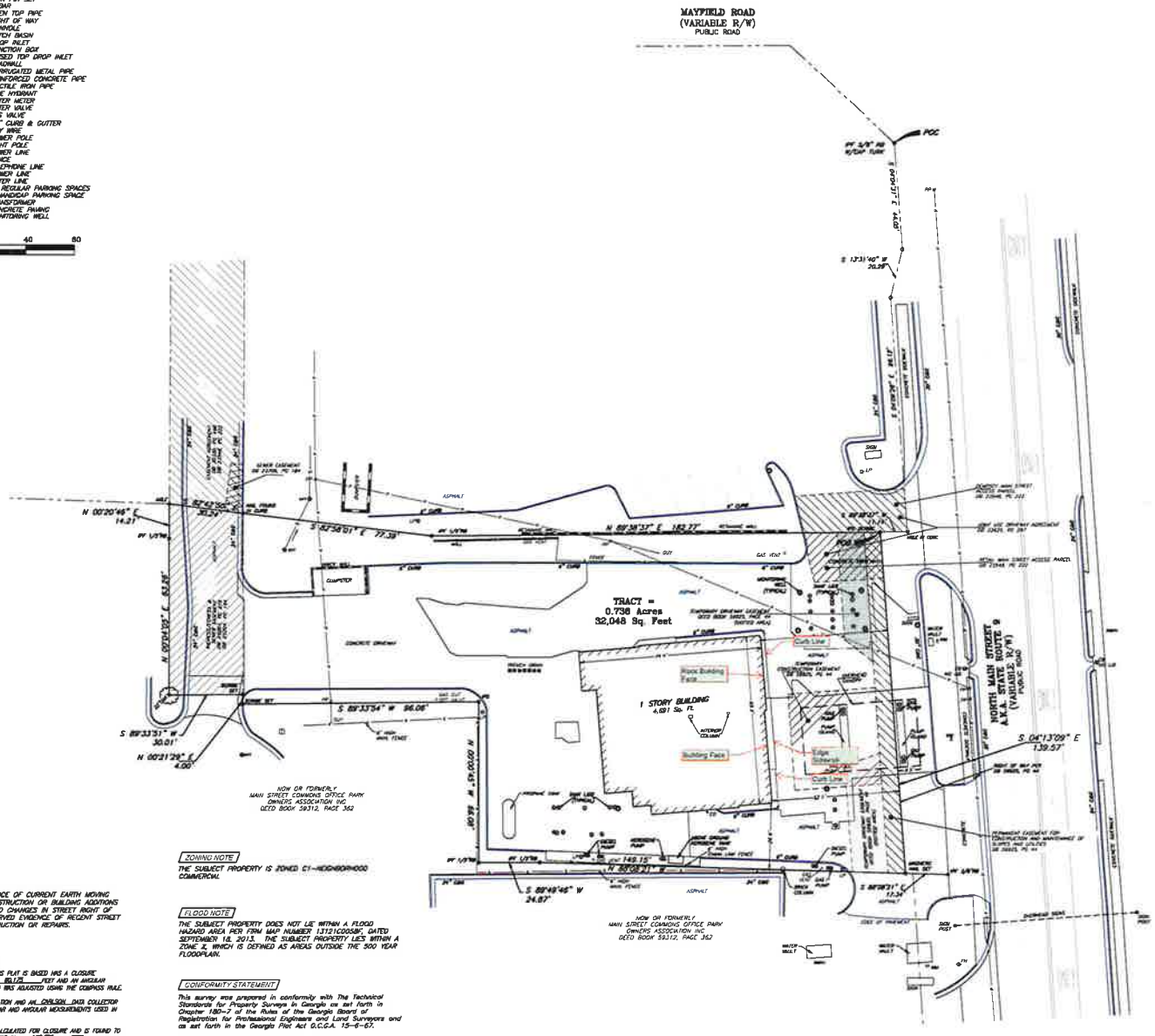
	TRANSFORMER
	CONCRETE PAVING
	MONITORING WELL

20 0 20 40 80
GRAPHIC SCALE - FEET



VICINITY MAP

LEGAL DESCRIPTION

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SITE ADDRESS

174 N MAIN STREET
ALPHARETTA, GA 30009

ZONING NOTE

THE SUBJECT PROPERTY IS ZONED C1-NEIGHBORHOOD COMMERCIAL

FLOOD NOTE

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A LEICA TS13 TOTAL STATION AND AN CARLSON DATA COLLECTOR WERE USED TO OBTAIN THE LINEAR AND ANGULAR MOSUREMENTS USED IN THE PREPARATION OF THIS PLAT.

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TSG
TECHNICAL SURVEY GROUP
Land Surveyors
1641 Autumn Blvd, Ste
Smyrna, Georgia 30
(770) 922-6391 Off
(770) 922-0761 Fax
www.tsg-al.com

No	Revision	Date

Field Date: 11/21/2019
Plat Date: 11/2
Scale: 1" = 20

BOUNDARY SURVEY
FOR
RICK SHAH
OF
174 N MAIN STREET
LOCATED IN LAND LOT 1252 2nd DISTRICT 2nd SECTION
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

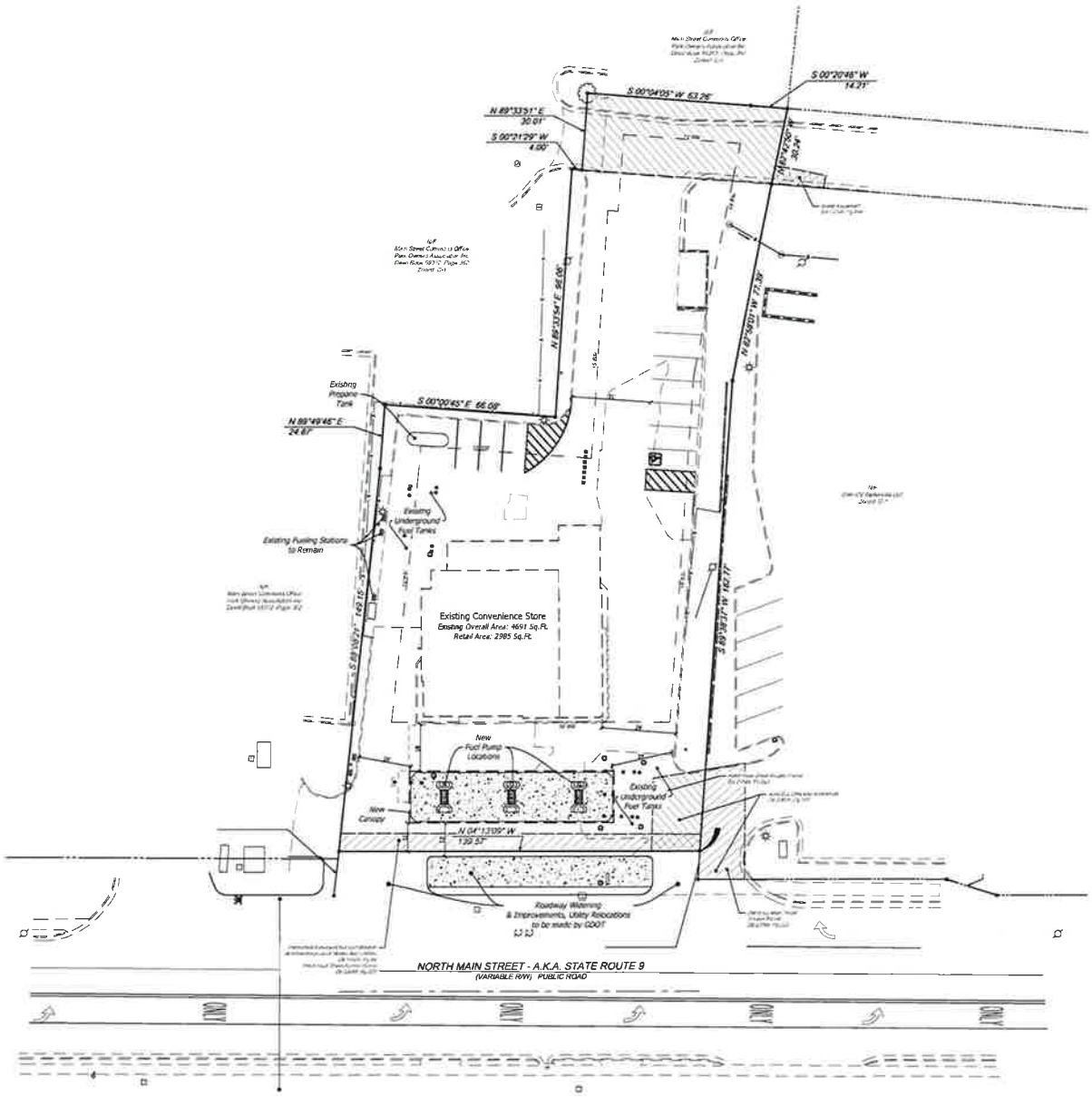
1
SHEET 1 OF 1

JOB # 2019-618
CKD: 174 N MAIN ST
DWG: 174 N MAIN ST
LSV

8/3/20

General Convenience Store

V-20-11



Vicinity Map

Legend

Handicap Accessible Parking Space

Proposed Traffic Flow Arrows

Existing Traffic Flow Arrows

General Site Notes

1. Site Tax Parcel Number: 22 482212521045
2. Site Address: 174 N Main St., Alpharetta, Georgia 30009
3. Total Project Area: 0.736 acres
4. Project Zoned: C-1
5. All dimensions are to face of curb or face of building, unless otherwise indicated.
6. Existing Land Use: C-Store; Proposed Land Use: C-Store
7. Zoning Requirements:
   Yard Setbacks
   Front - 50 feet
   Side - 15 feet
   Rear - 15 feet
8. Parking Summary
   Minimum Required Parking Spaces: 2 per fuel pump (4), plus - 1/250 sq.ft. Retail space (2252 sq.ft.). = 3 spaces at fuel pumps, plus 9 spaces retail.
   Provided Parking Spaces - 3 spaces at fuel pumps plus 9 spaces retail (12 total); includes 1 handicap accessible spaces.

Concept Plan
Convenience Store on North Main

174 North Main Street

Parcel: 22 482212521045

City of Alpharetta
Land Lot 1252, 2nd District
Fulton County, Georgia

0 20 40 60 80 100

Quality Civil Designs
Planners ◦ Engineers ◦ Environmental
Landscape Architecture
2144 Buford Hwy
Suite 212
Buford, GA 30518
Phone: 678-626-6721
www.QualityCivilDesigns.com

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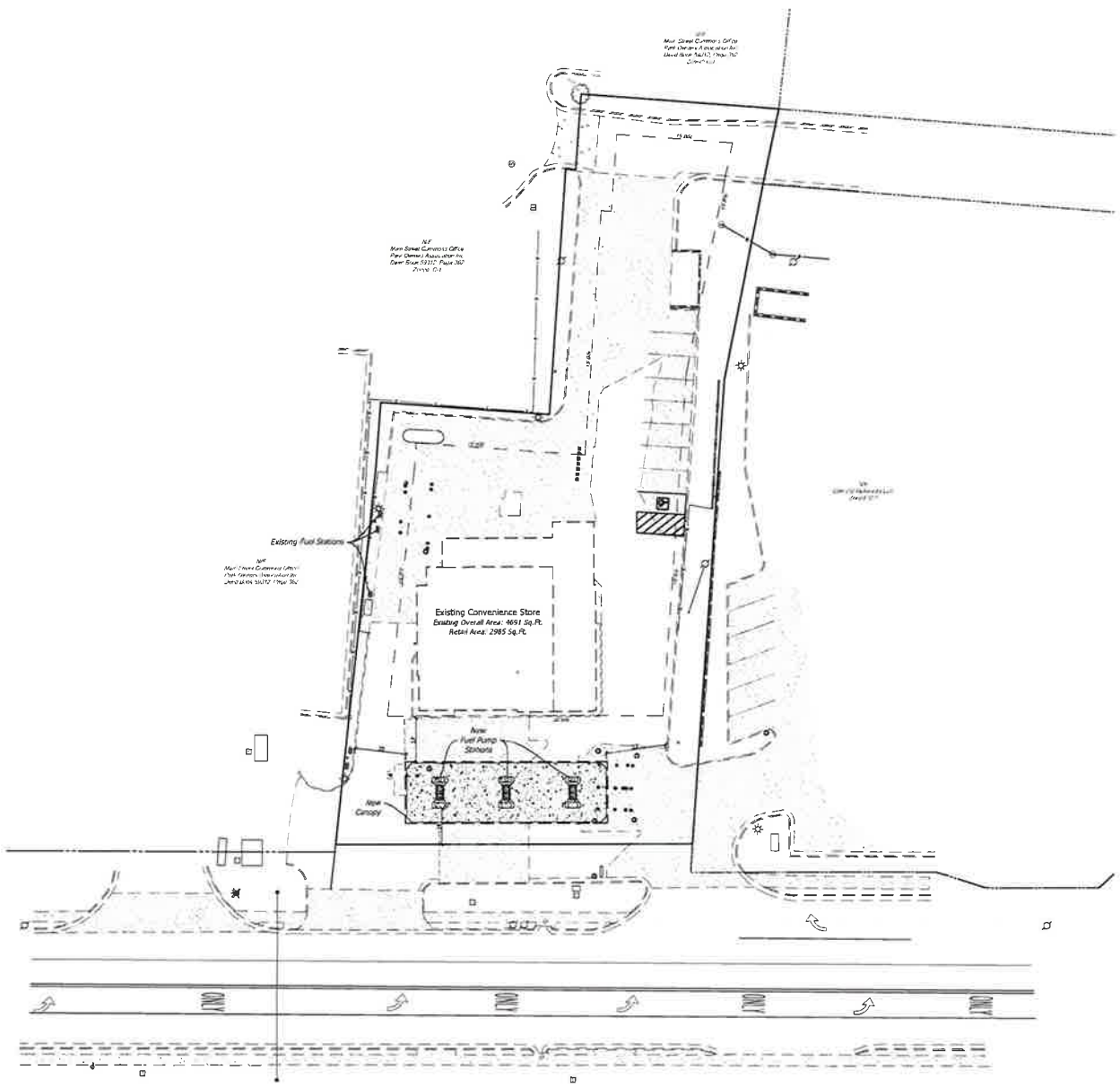
Date: 2020-03-26; Scale: 1" = 30'; File: 30-003; Sheet 1 of 1

General Convenience Store

V-20-11



Vicinity Map

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   Front - 50 feet
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   Rear - 15 feet

Convenience Store
Post Construction Operations Plan

174 North Main Street

Parcel: 22 482212521045

City of Alpharetta
Land Lot 1252, 2nd District
Fulton County, Georgia

Graphic Scale - in Feet
0 20 40 60 80 100

Date: 2020-05-04; Scale: 1" = 20'; File: 20-001; Sheet 1 of 1

Quality Civil Designs
Planners • Engineers • Environmental
Landscape Architecture
2144 Buford Hwy
Suite 212
Buford, GA 30518
Phone: 678.626.6733
www.QualityCivilDesigns.com

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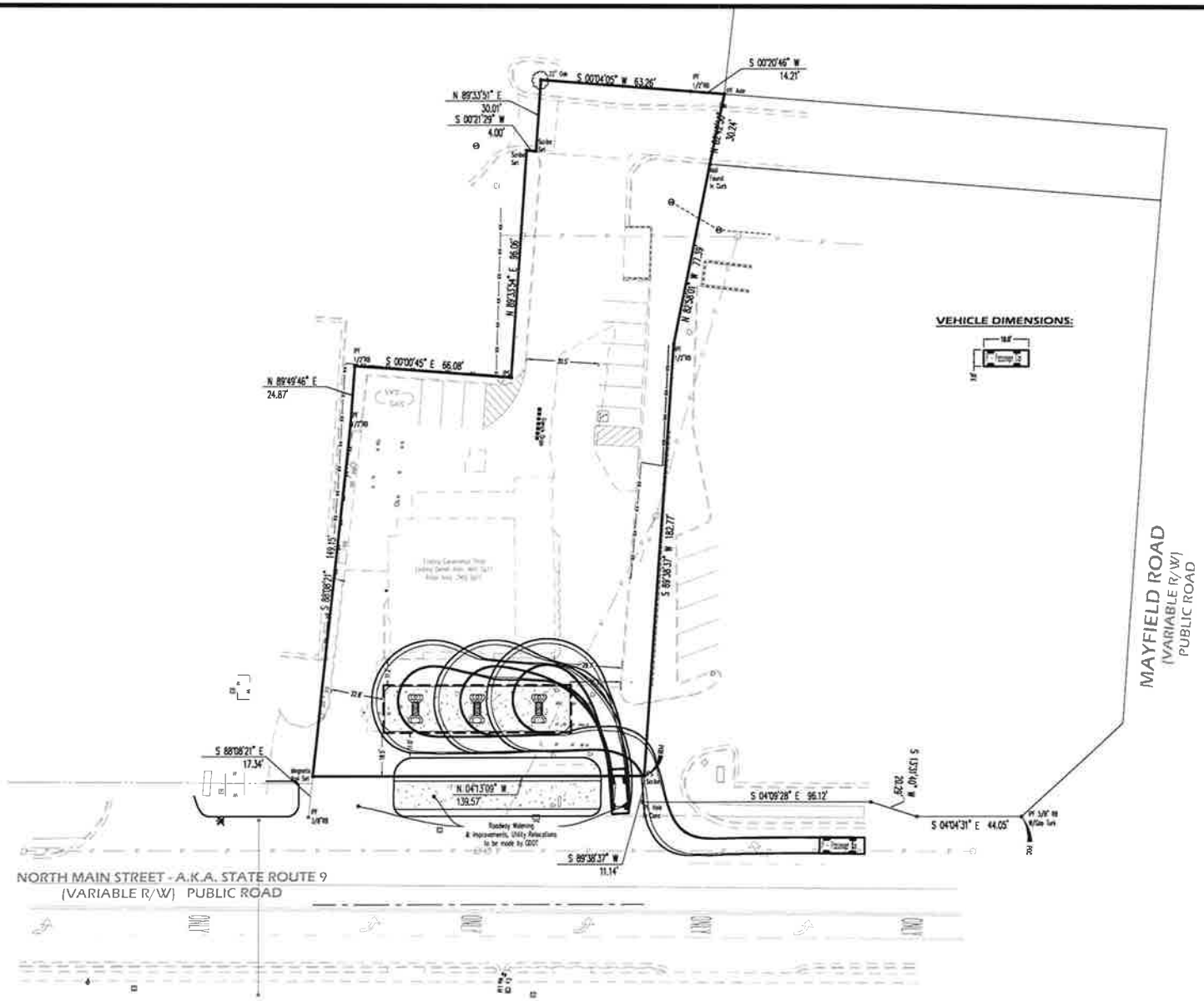

Evans Design Group, Inc.
Civil Engineering /
Site Planning /
Land Development Services
4755 Summer Song Court
Buford, GA 30519
(PH) 678.207.6830
jevans@evansdg.com

GEORGIA REGISTERED PROFESSIONAL ENGINEER
NO. 28881
JAMES M. EVANS

GENERAL LEVEL II CERT. # 10877

PROJECT NAME
CONVENIENCE STORE ON NORTH MAIN

124 NORTH MAIN STREET
L.L. 1252, 2nd DIST.,
CITY OF ALPHARETTA,
GEORGIA

DATE:
05-29-20

DESIGN BY	DRAWN BY	CHECKED BY
JME	JME	JME

- [x] Not Released For Construction
- [ ] Released For Construction

OWNER/DEVELOPER

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REVISIONS

JOB NUMBER:

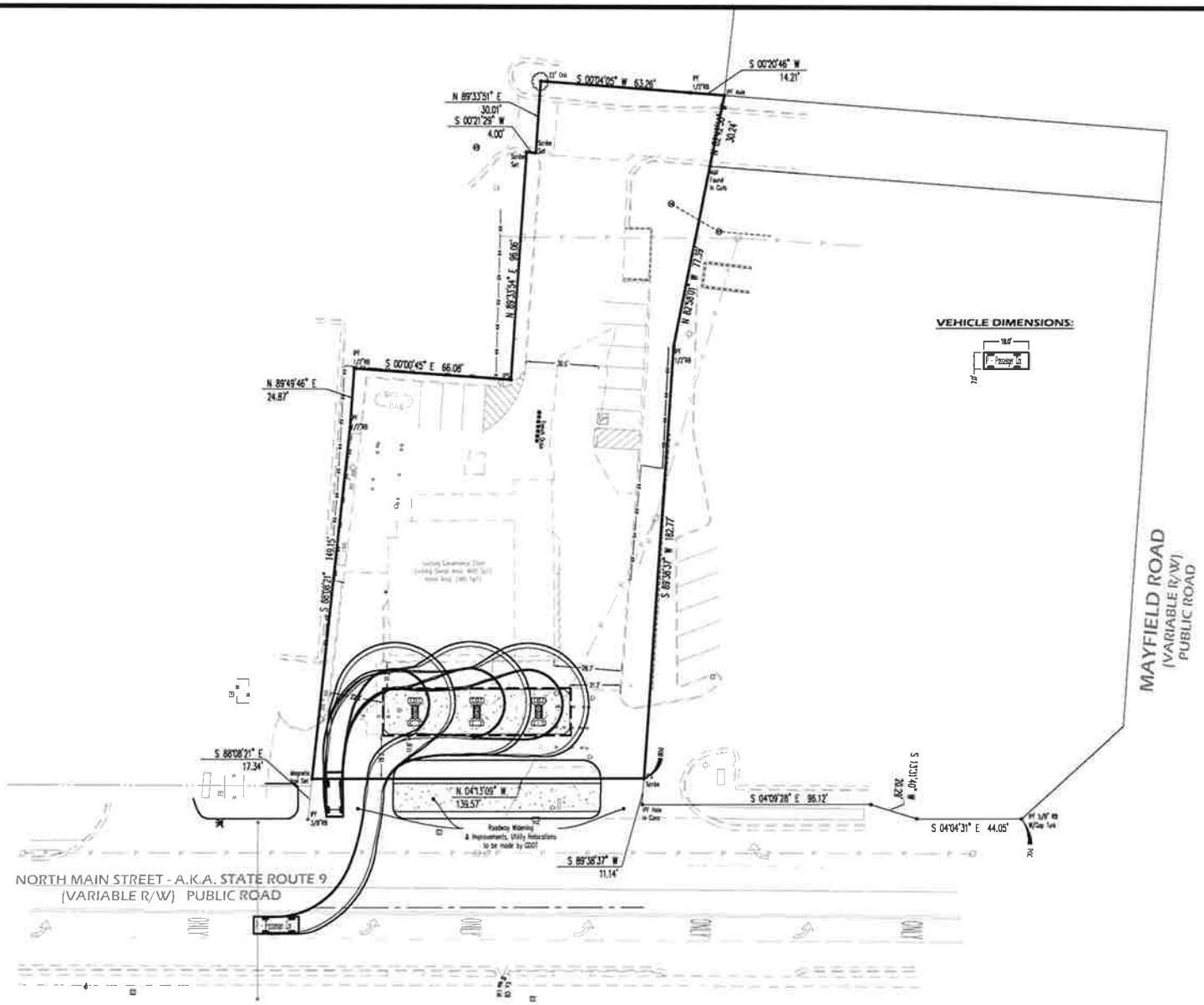
SHEET TITLE
CAR TURN EXHIBIT

C-0

8/3/20

General Convenience Store

V-20-11



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4755 Summer Song Court
Buford, GA 30519
(Ph) 678.207.6830
jevans@evansdg.com

GEORGIA REGISTERED PROFESSIONAL ENGINEER
JOHN W. EVANS
NO. 28881
SINCE LEVEL II CERT. # 10977

PROJECT NAME
CONVENIENCE STORE ON NORTH MAIN

174 NORTH MAIN STREET
L.L. 1252, 2nd DIST.,
CITY OF ALPHARETTA,
GEORGIA

DATE:
05-29-20

DESIGN BY	DRAWN BY	CHECKED BY
JME	JME	JME

■ Not Released For Construction
□ Released For Construction

OWNER/DEVELOPER

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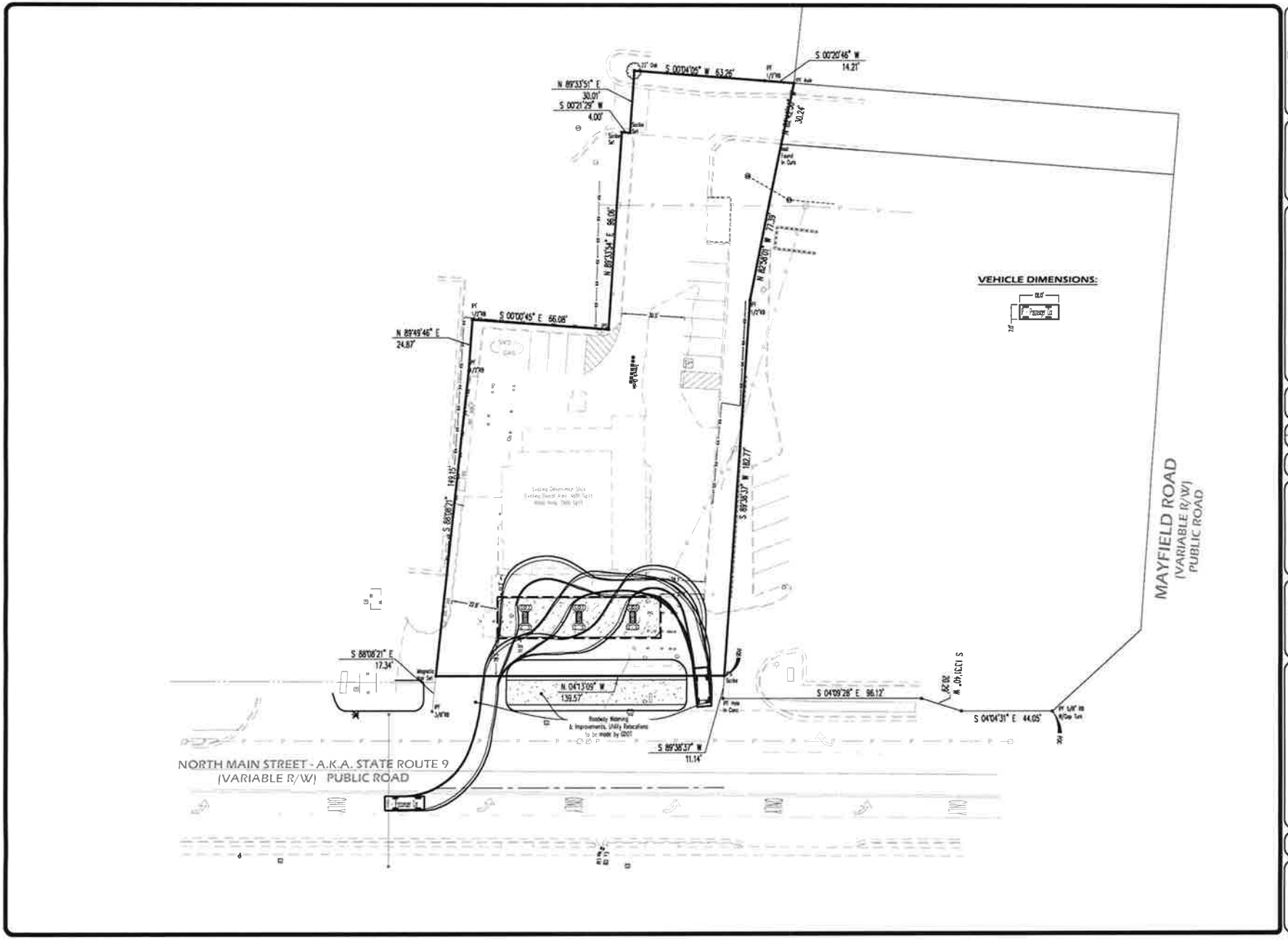
REVISIONS

JOB NUMBER:

SHEET TITLE
CAR TURN EXHIBIT

C-0



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GEORGIA REGISTERED PROFESSIONAL ENGINEER
JOHN M. EVANS
NO. 19881
DIRECT LEVEL II CERT. # 10877

PROJECT NAME
CONVENIENCE STORE ON NORTH MAIN

174 NORTH MAIN STREET
L.L. 1252, 2nd DIST.,
CITY OF ALPHARETTA,
GEORGIA

DATE:
05-29-20

DESIGN BY	DRAWN BY	CHECKED BY
JME	JME	JME

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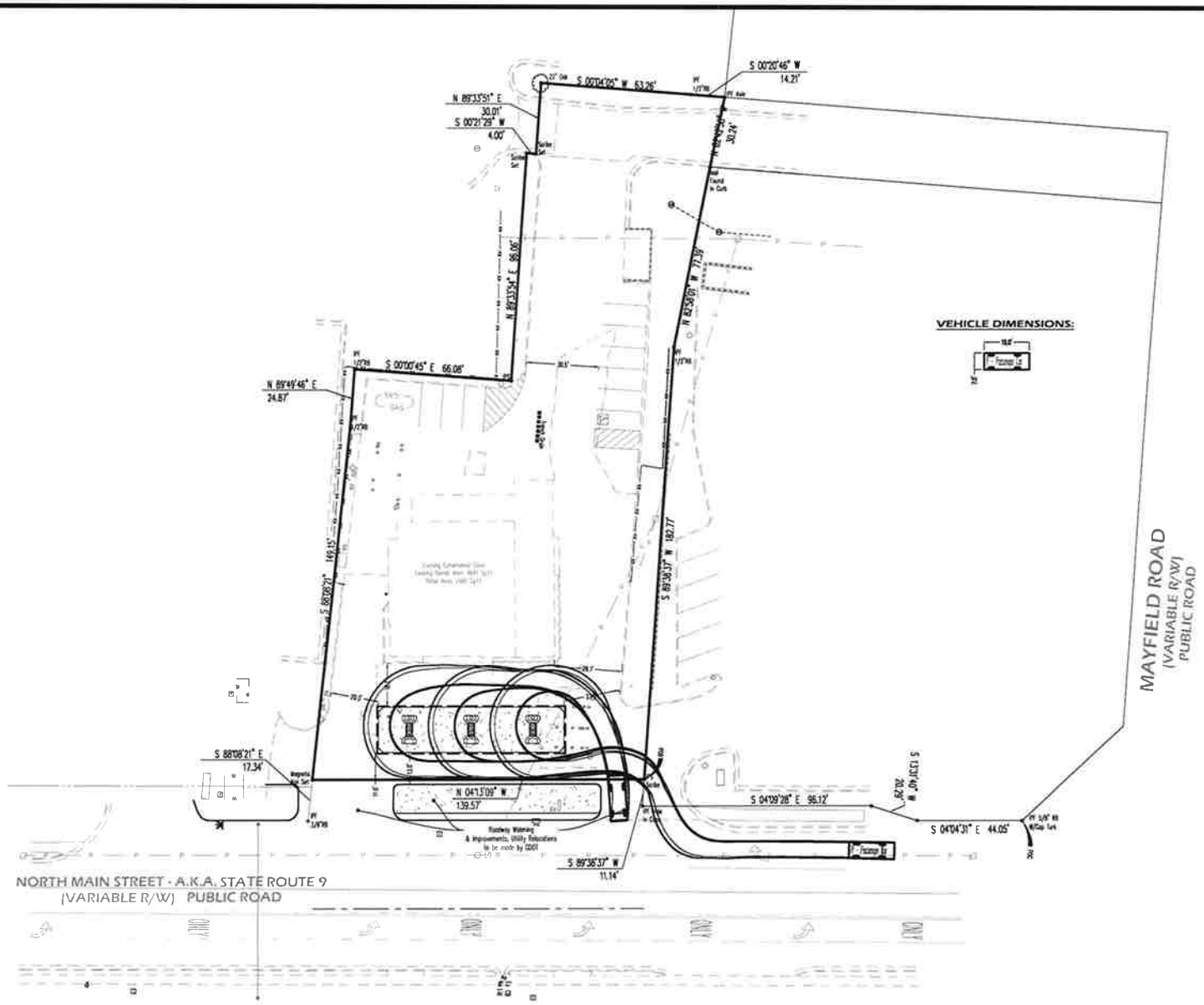

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Site Planning /
Land Development Services
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jevans@evansdg.com

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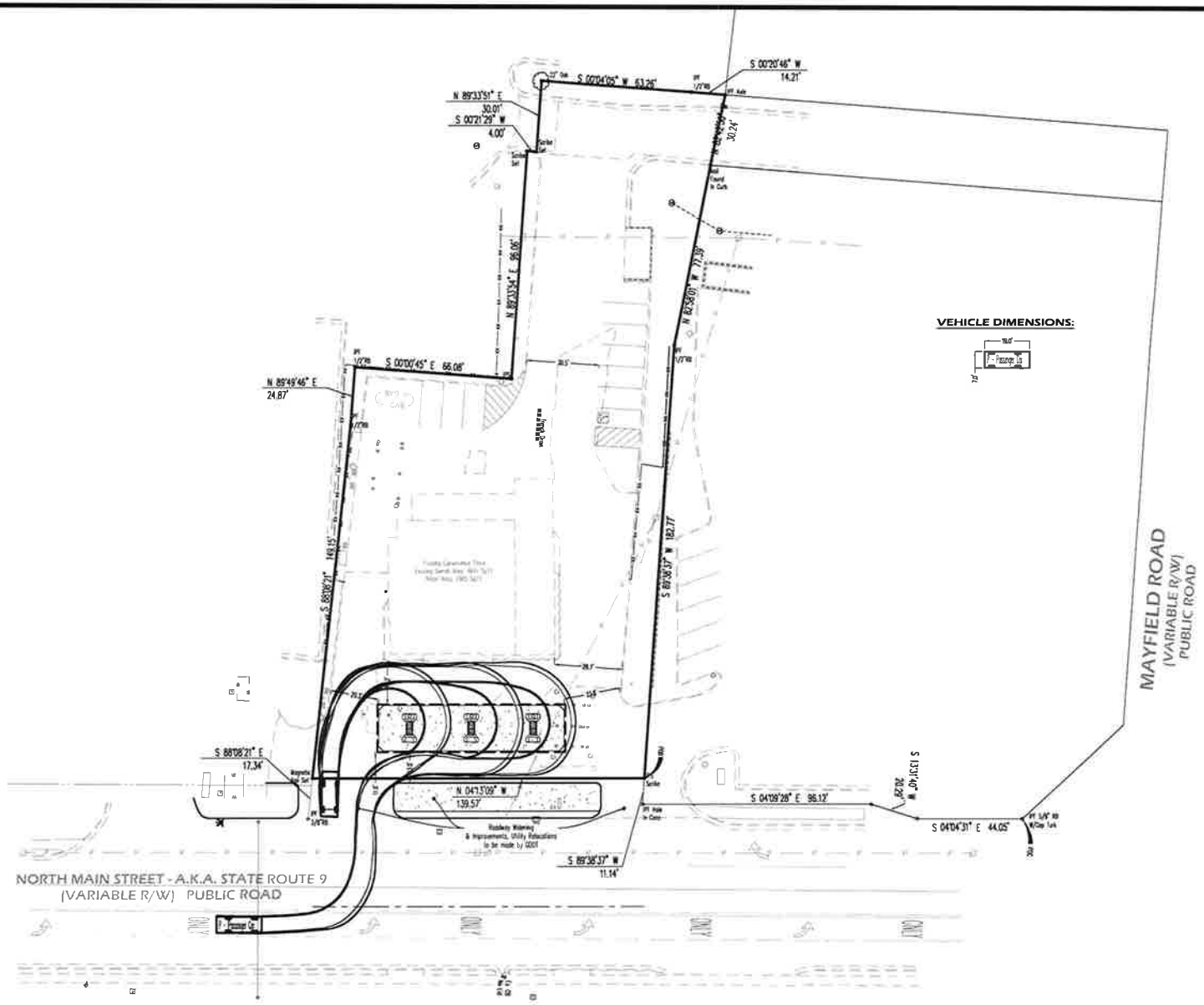

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GEORGIA REGISTERED PROFESSIONAL ENGINEER

SURVEY LEVEL II CERT. # 10877

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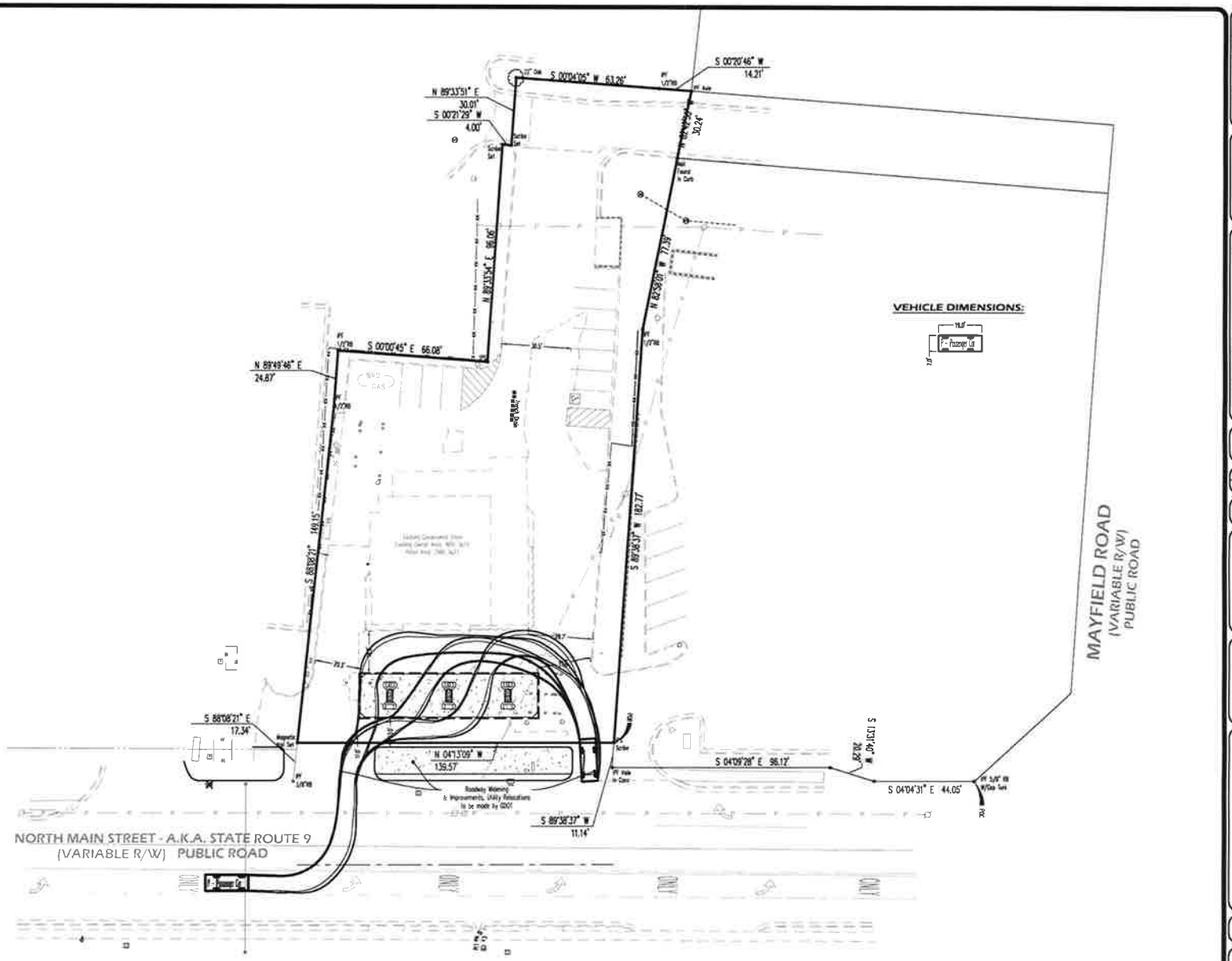
V-20-11



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GEORGIA REGISTERED PROFESSIONAL ENGINEER JOHN M. EVANS

GEORGIA LEVEL II CERT. # 10877

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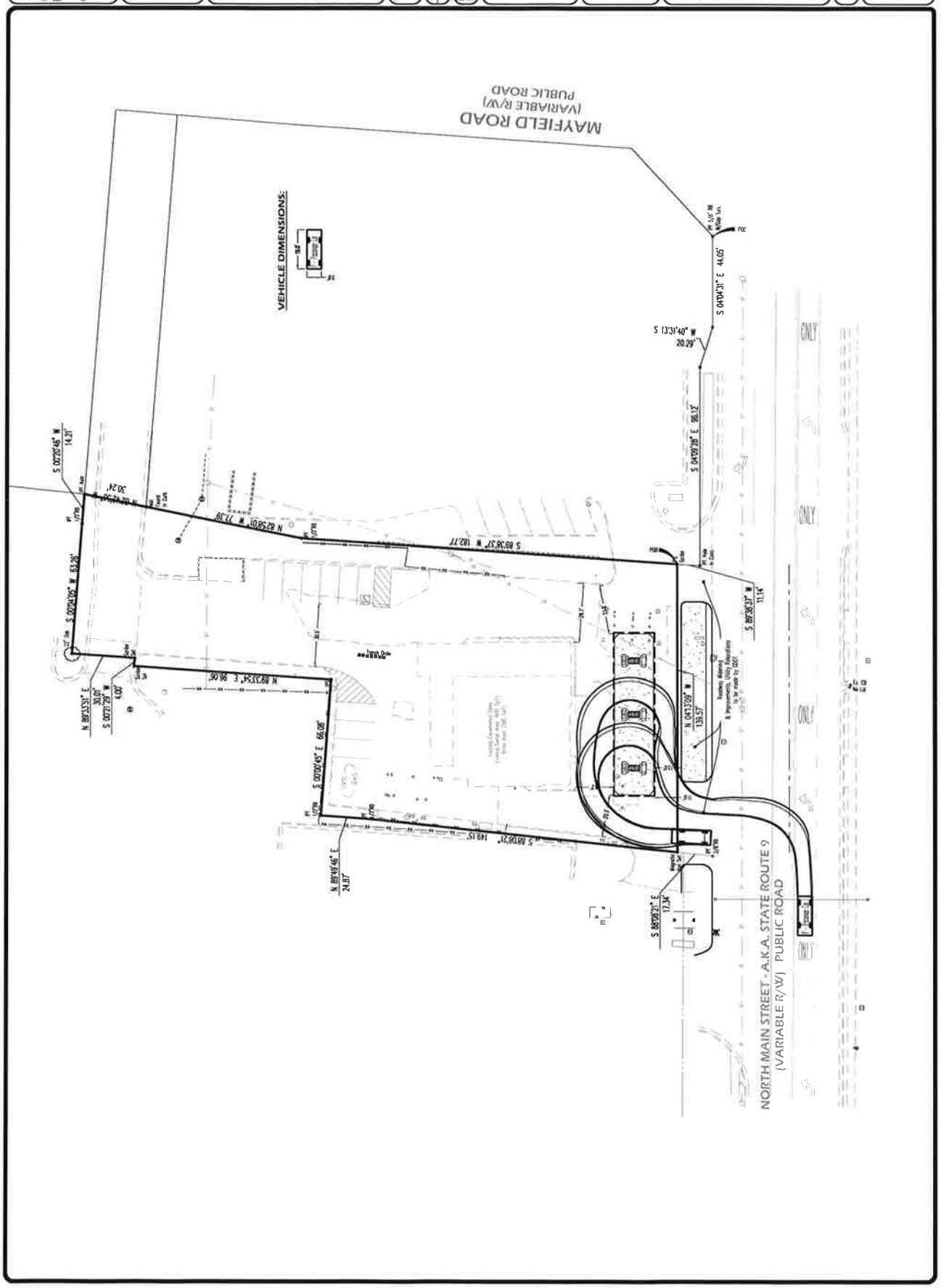
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(770) 317-4830
jeevans@evansdesigngroup.com
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CONVENIENCE STORE ON NORTH MAIN
174 NORTH MAIN STREET
L.L. 1252, 2nd DIST.,
CITY OF ALPHARETTA,
GEORGIA
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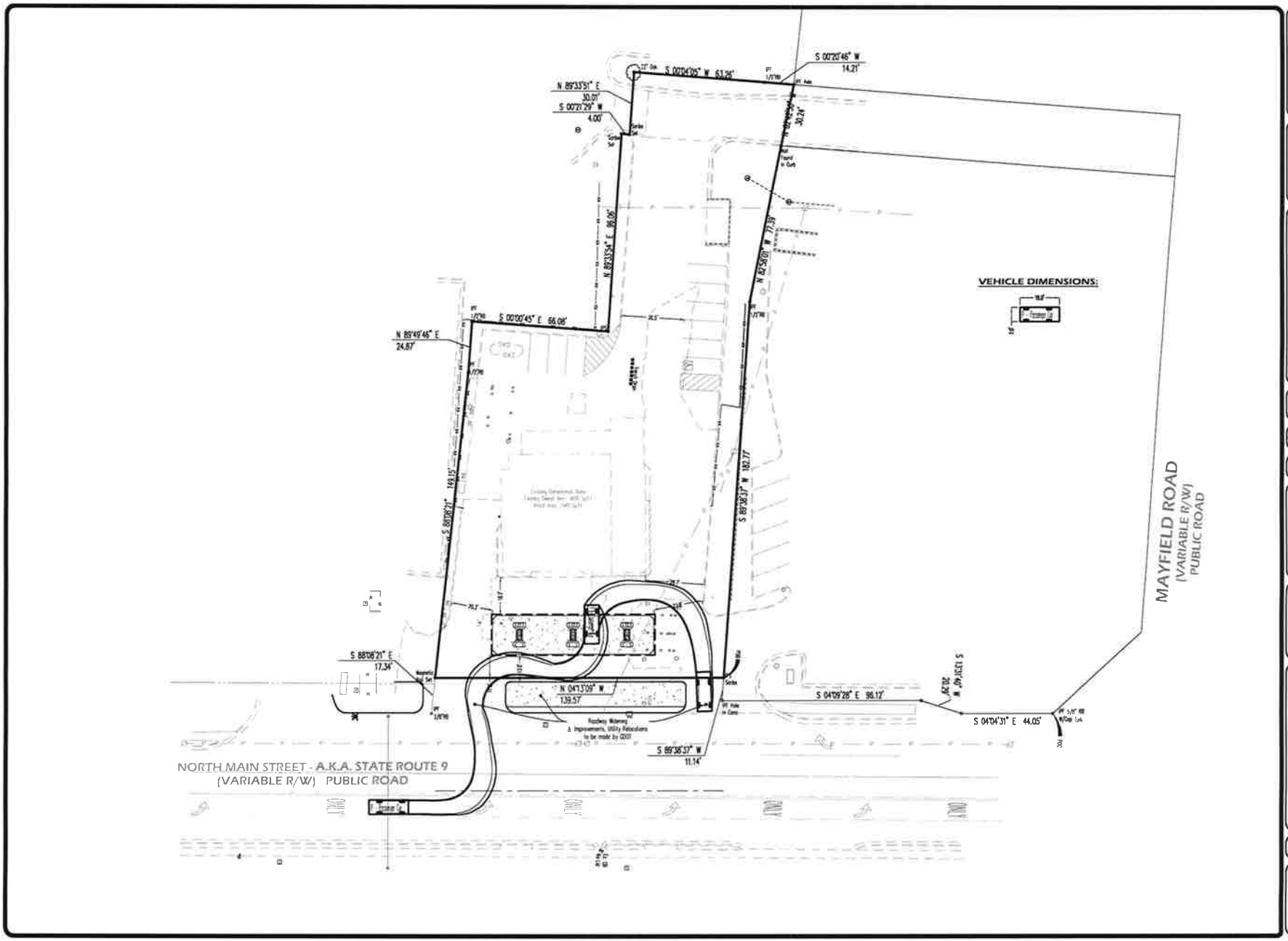
C-0
MAYFIELD ROAD
(VARIABLE R/W)
PUBLIC ROAD
VEHICLE DIMENSIONS:
NORTH MAIN STREET - A.K.A. STATE ROUTE 9
(VARIABLE R/W) PUBLIC ROAD
ONLY
S 00°20'46" W 14.21'
S 00°04'05" W 63.26'
N 89°33'53" E 30.07'
S 00°27'29" W 4.07'
N 89°19'46" E 24.87'
S 00°20'45" E 66.06'
N 89°33'54" E 36.06'
S 89°38'37" E 149.15'
N 82°58'01" W 77.39'
S 89°36'57" W 102.77'
S 04°09'28" E 86.12'
S 13°31'40" W 20.29'
S 04°04'31" E 44.05'
S 89°50'37" W 11.14'
N 04°13'09" W 135.57'
S 88°06'21" E 17.34'



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Site Planning/
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jevans@evansdg.com

GEORGIA REGISTERED PROFESSIONAL ENGINEER
NO. 28861
JOHN M. EVANS

CERTIFICATE LEVEL II CERT. # 10877

PROJECT NAME
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L.L. 1252, 2nd DIST.
CITY OF ALPHARETTA,
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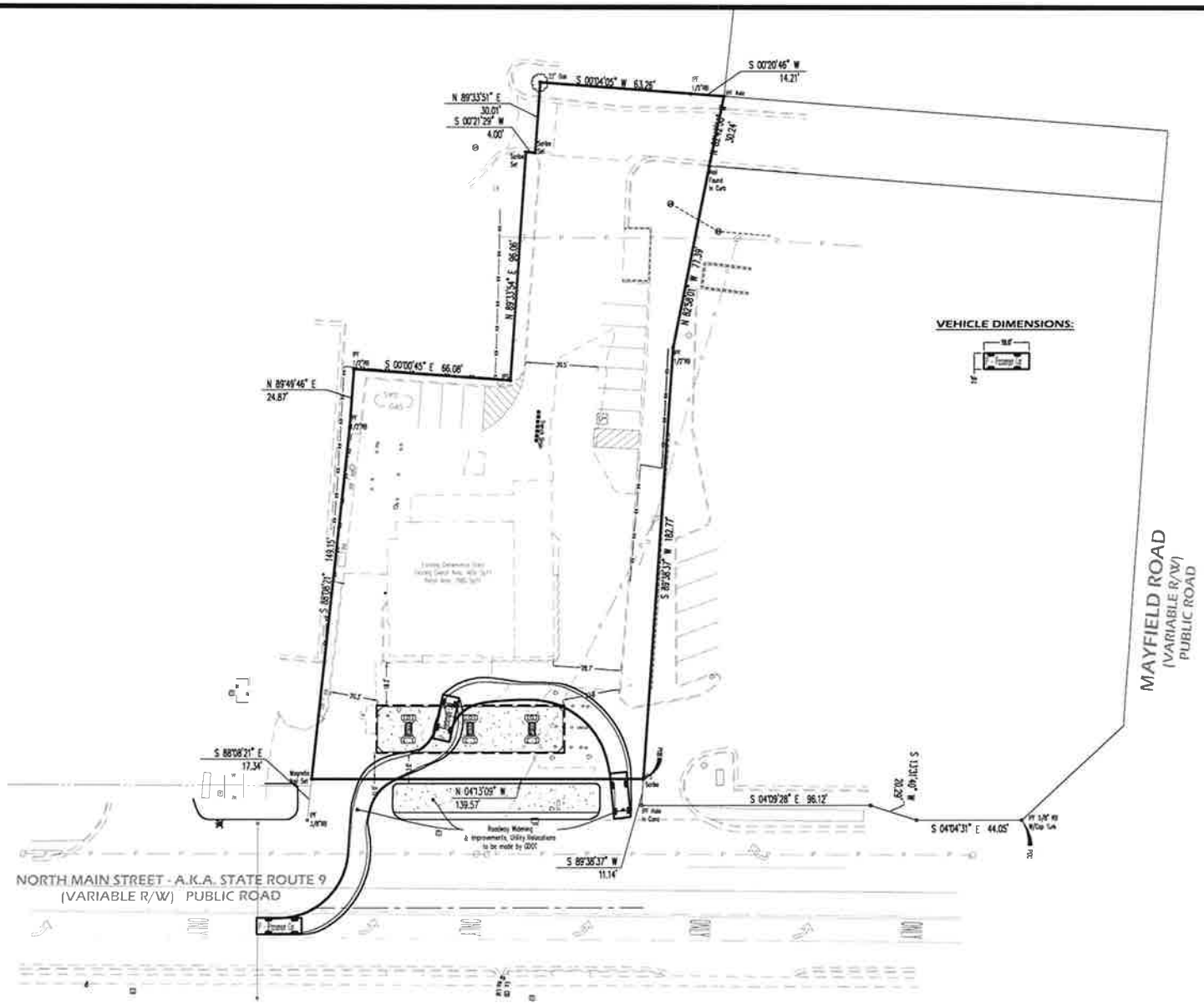

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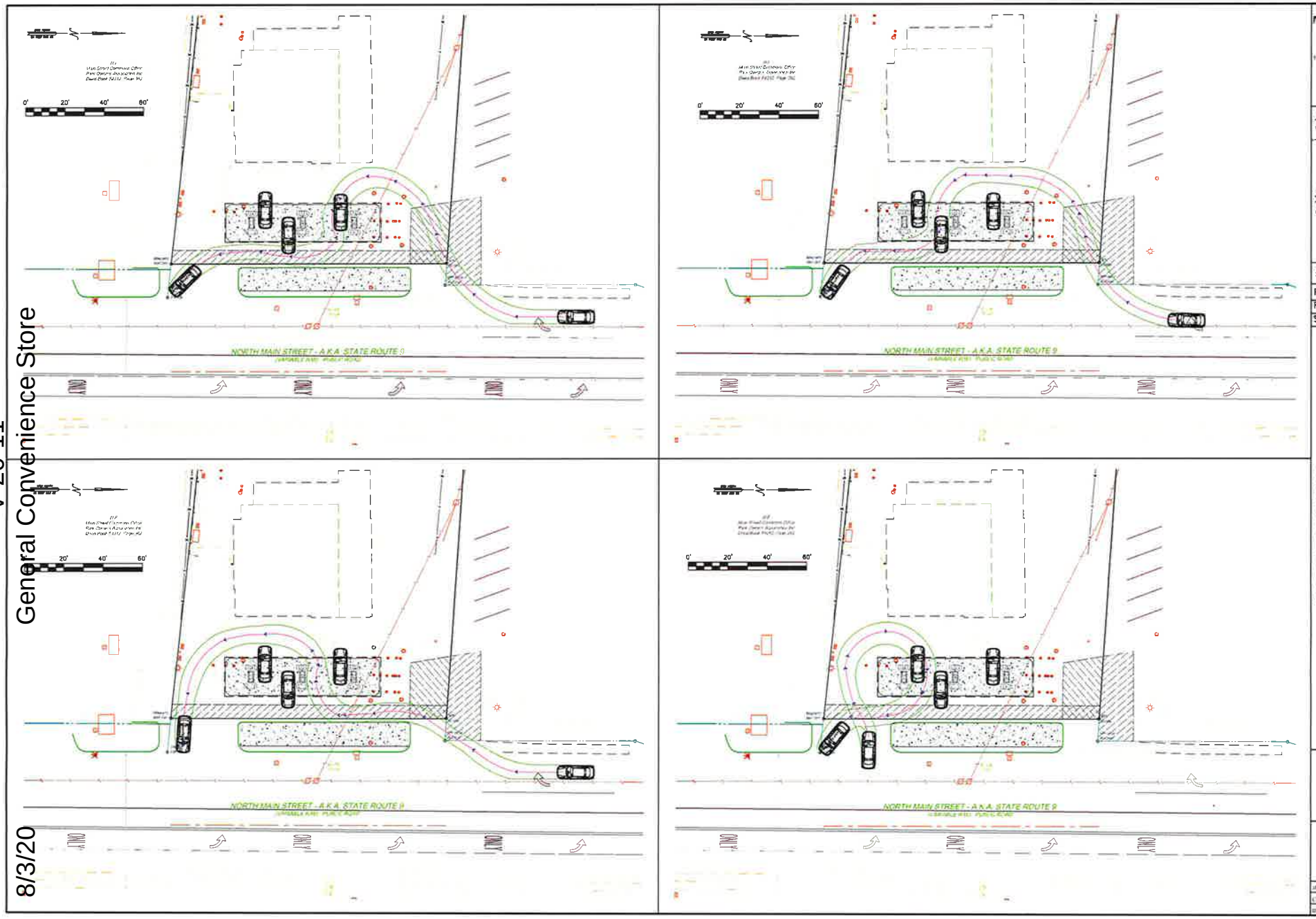


TSS

Field Date: N/A

Plat Date: 5/27/20

Scale: 1"=XX

SWEPT PATH ANALYSIS

FOR

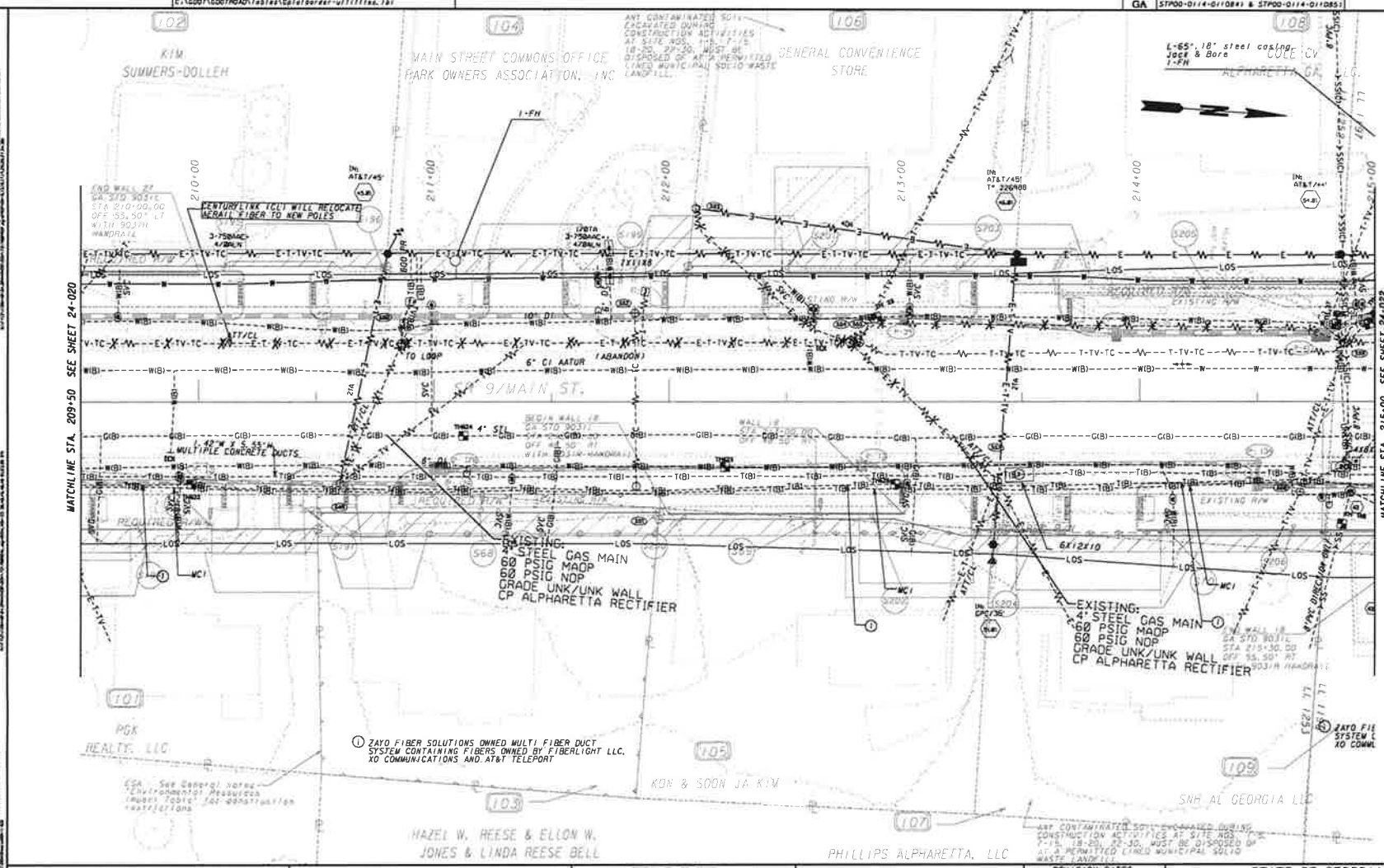
174 NORTH MAIN STREET

LAND LOT 1252 2nd DISTRICT

CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

1

SHEET 1 OF 1



PROPERTY AND EXISTING R/W LINE
REQUIRED R/W LINE
CONSTRUCTION LIMITS
EASEMENT FOR CONSTR & MAINT. OF SLOPES/UTILITIES
EASEMENT FOR CONSTR OF SLOPES
EASEMENT FOR CONSTR OF DRIVES

BEGIN LIMIT OF ACCESS.....BLA
END LIMIT OF ACCESS.....ELA
LIMIT OF ACCESS
REQ'D R/W & LIMIT OF ACCESS
ORANGE BARRIER FENCE
ESA-ENV. SENSITIVE AREA (SEE ERIT TABLE)

POND
Architects-Engineers-Planners
3500 Parkway Lane
Suite 600
Norcross, Ga. 30092
Phone 678-336-7740
Fax 678-336-7744
Web www.pondco.com

SCALE IN FEET
0 20 40 80

REVISION DATES

STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION
OFFICE: PROGRAM DELIVERY
UTILITY PLANS
SR9 OPERATIONAL IMPROVEMENTS AND WIDENING
DRAWING No. 24-021

CITY COUNCIL MEETING
STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT
SUBMITTED BY: KATHI COOK
DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: MP-20-04/CU-20-07 VETERINARY EMERGENCY GROUP/2725 OLD MILTON PARKWAY

CITY COUNCIL: OCTOBER 26, 2020

This item was heard at the 10/1/2020 Planning Commission meeting. Staff recommended approval subject to seven (7) conditions. There were no public comments. After discussion, Planning Commission recommended approval subject to staff's recommended conditions. Vote 6-0

II. RECOMMENDATION:

Approve MP-20-04/CU-20-07 Veterinary Emergency Group/2725 Old Milton Parkway, subject to the following conditions:

1. Add 'Animal Hospital, Small Animals' to Pod A of the Parkway 400 Master Plan as a conditional use.
2. 'Animal Hospital, Small Animals' shall be added as a conditional use at 2725 Old Milton Parkway, Suite A and limited to no more than 4,590 square feet.
3. Conditional use approval shall be limited to Veterinary Emergency Group; no additional 'Animal Hospital, Small Animals' businesses or subleasing shall be permitted within the approved space.
4. The business shall be permitted to operate 24-hours/day, 7 days/week.
5. Boarding of animals is limited to short-term care incidental to the hospital use.
6. Interior tenant improvements associated with Suite A shall include wall soundproofing, per letter from Thomas E. Arey, dated 7/16/2020.
7. Mobile resources supporting the business, such as a mobile MRI or X-ray, shall not be parked between the building and the street.

III. REPORT IN BRIEF:

The applicant, Veterinary Emergency Group, is requesting a master plan amendment and conditional use permit to allow an 'Animal Hospital, Small Animals' for Veterinary Emergency Group in a 4,590 square foot suite within an existing building. An amendment to the Parkway 400 Master Plan Pod A is requested to add the proposed use. The applicant has also requested, as a separate public hearing, a text amendment to the City's Unified Development Code (UDC) to allow 'Animal Hospital, Small Animal' as a conditional use in the O-I (Office-Institutional) zoning district. The subject property is located at 2725 Old Milton Parkway, Suite A in the Parkway 400 Master Plan.

DISCUSSION

The submitted request, if approved, will allow the applicant to operate a 'Animal Hospital, Small Animal' use in a 4,590 square foot suite within an existing building. An amendment to the Parkway 400 Master Plan is requested to add the use to Pod A and a conditional use is requested to allow the use for Veterinary Emergency Group. The applicant has also requested a text amendment to the City's Unified Development Code (UDC) to allow 'Animal Hospital, Small Animal' as a conditional use in the O-I (Office-Institutional) zoning district. The subject property is located at 2725 Old Milton Parkway, Suite A in the Parkway 400 Master Plan.

The property is zoned O-I and is subject to the Parkway 400 Master Plan Pod A. In 2008, the property was developed with a 1-story, 9,500 square foot commercial building. Approximately half of the building is occupied by Alpharetta Eye Clinic (A.K.A. Windward Eye Care), which is also the owner of the building. The applicant proposes to use the other half of the building, which was formerly occupied by Aomi Hibachi and Sushi. Surrounding properties are zoned O-I to the south and east, MU (Mixed Use) to the north, and C-2 and O-I to the west. Avalon is located to the north, The Atwater retail center and Even Hotel are located to the west, Courtyard by Marriott is located to the south and Fifth Third Bank is located to the east.

Parkway 400 Master Plan was approved in 1998 (MP-98-01 Myrick Company) as an office park, including 435,000 square feet of office use and 63,000 square feet of retail/commercial use. Pod A has a land use designation of office with subordinate commercial uses permitted. The table below reflects the master plan amendments proposed in the Parkway 400 Master Plan.

Parkway 400 Master Plan – Past Master Plan Amendments

File #	Project Name	Pod	Requested Change	Outcome	Date
CLUP-17-07 / MP-17-06 / Z-17-20 / CU-17-18 / V-17-44	Greenstone	C	Add freestanding theatre and retail bldgs., 325 For-Rent units and accessory retail uses.	Withdrawn by Applicant	N/A
MP-16-08 / PH-16-11 / V-16-18	Courtyard by Marriott	C	Add Hotel use for 115-room Courtyard by Marriott hotel, reduce parking and setback, increase lot coverage	Approved	9/26/2016
MP-16-01 / V-16-03	Greenstone	C	Increase number of hotel rooms from 131 to 132, reduce and eliminate setbacks	Approved	3/28/2016
MP-15-06 / V-15-12	Courtyard by Marriott	C	Add Hotel use for 115-room Courtyard by Marriott hotel, reduce parking and setback, increase lot coverage	Denied	2/1/2016
MP-14-09 / V-15-14	Greenstone	C	Add Hotel use for 131-room Even Hotel, reduce parking	Approved	5/26/2015
MP-13-05 / V-13-14	Greenstone	C	Increase office density from 265,737 SF to 630,000 SF, allow freestanding restaurant, reduce buffer and parking	Approved	10/28/2013
MP-07-06	Nylo Hotel	C	Add Hotel use for 200-room hotel	Denied	8/27/2007
MP-06-15 / V-06-28	Greenstone	C	Increase office density from 323,100 SF to 826,623 SF, increase bldg. height, freestanding restaurant and service retail bldgs., allow hotel, eliminate buffer and reduce setbacks	Withdrawn by Applicant	N/A
MP-03-03 / V-03-18	Parkway 400	B	Allow 2 single story office bldgs., reduce setbacks and landscape strip	Approved	8/25/2003

UDC Section 1.4.2 defines 'Animal Hospital, Small Animals' as, "A place where dogs, cats, birds or other animals normally kept as household pets are given medical or surgical treatment and the boarding of animals is limited to short-term care incidental to the hospital use." The use is permitted by-right in the LI (Light Industrial) district and as a conditional use in the AG (Agriculture), CUP (Community Unit Plan), C-1 (Neighborhood Commercial), C-2 (General

Commercial), and PSC (Planned Shopping Center) districts. The applicant proposes a text amendment to add 'Animal Hospital, Small Animal' as a conditional use in the O-I district.

Veterinary Emergency Group (VEG) is an emergency veterinary business serving cats and dogs primarily, as well as household pets such as rabbits, birds, guinea pigs and reptiles. VEG has 14 locations in New York, New Jersey, Massachusetts, Florida and Texas and is currently expanding in Georgia, Colorado and California. The business operates 24 hours per day, seven (7) days per week, with peak hours typically between 6:00 PM and midnight. The business does not perform routine or preventative care and does not board animals. The applicant anticipates 4-5 employees. Access to the building will be through the front door, as well as through the secured rear access. The applicant submitted a letter from the property owner who is also the adjacent tenant, Alpharetta Eye Clinic, stating that walls would be soundproofed.

Staff prepared the table below in order to compare the applicant's proposal to existing animal hospitals in the City. There are six (6) animal hospitals and clinics in the City; however, there are no emergency animal hospitals currently located in the City. The nearest emergency animal hospitals are located at 900 Mansell Road (Animal Emergency Center of North Fulton) and 6460 Atlanta Hwy (All Pets Emergency & Referral).

Animal Hospital Located in the City

Project Name	Address	Zoning
Alpharetta Animal Hospital	80 Milton Ave	C-2
North Main Animal Hospital	562 North Main St	C-2
Paw Patch Animal Clinic	1150 Upper Hembree Rd	C-1
Webb Bridge Animal Hospital	3953 Webb Bridge Rd	AG
Country Place Animal Hospital	2165 Old Milton Pkwy	C-2
EasyVet Clinic	12850 Alpharetta Hwy, Suite 2200	C-2

TRAFFIC

The applicant provided a trip generation report, which shows that the proposed use would generate approximately 19 fewer PM Peak Hour trips than a restaurant, which represents the former use of the subject suite.

Proposed:

Land Use (ITE Code)	Intensity	Daily Total	AM Peak – In	AM Peak-Out	AM Peak Total	PM Peak – In	PM Peak – Out	PM Peak - Total
Animal Hospital - Veterinary Clinic (640)	4,500 SF	96	11	5	16	6	10	16
Clinic (630)	4,000 SF	152	12	3	15	4	9	13
TOTAL		248	23	8	31	10	19	29

Existing:

Land Use (ITE Code)	Intensity	Daily Total	AM Peak – In	AM Peak-Out	AM Peak Total	PM Peak – In	PM Peak – Out	PM Peak - Total
Quality Restaurant (931)	4,500 SF	378	2	1	3	23	12	35
Clinic (630)	4,000 SF	152	12	3	15	4	9	13
TOTAL		530	14	4	18	27	21	48

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 zoning proposal would be suitable as it relates to the use and development of adjacent or nearby properties. Properties in the immediate vicinity are primarily developed with office and retail uses.

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

Response: The zoning proposal should not adversely affect the existing use or usability of adjacent or nearby properties, which are primarily developed with office and retail uses.

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

Response: The applicant's proposal should not have significant impacts on the natural environment. The applicant proposes to occupy suite within an existing building and does not propose any exterior changes to the site.

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

Response: The subject property is approved for office (medical and professional) with accessory retail uses. 'Animal Hospital, Small Animal' operates similar to a medical office.

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 should not have significant impacts on public facilities and services. The proposed use would generate nine (9) fewer PM Peak Hour trips than a restaurant.

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 applicant's proposal would be compatible with surrounding uses and other locations for this business type, which are similarly situated along commercial corridors.

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

Response: The subject property is approved for office (medical and professional) with accessory retail uses. 'Animal Hospital, Small Animal' operates similar to a medical office.

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 'Corporate Office'.

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 subject property was developed in compliance with site access development standards with access to Old Milton Parkway and Amber Park Drive from two (2) private driveways, as well as interparcel access to the property to the east. The use should 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 subject property is 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 the surrounding retail uses and other locations for this business, which are similarly situated along commercial corridors. In addition, the City does not currently have an emergency veterinary office.

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 be compatible with the surrounding uses and other locations for this business, which are similarly situated along commercial corridors.

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 proposed use would be compatible with the surrounding uses and other locations for this business, which are similarly situated along commercial corridors.

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 currently no emergency animal hospitals in the City and the nearest animal hospital is located approximately one (1) mile to the east at Country Place Animal Hospital. There does not appear to be any conflicting uses in the immediate vicinity of the applicant's property.

CONCURRENCES

City Staff has reviewed the applicant's proposal and finds that the use does not conflict with the established review criteria for a conditional use. The proposed use would be compatible with surrounding uses and other locations for this business type, which are similarly situated along commercial corridors. In addition, there are currently no emergency animal hospitals in the City and the nearest animal hospital is located approximately one (1) mile to the east. However, it is recommended that conditions be established as part of this application that regulate and limit any expansion of the business.

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 September 9, 2020. There were no public comments.

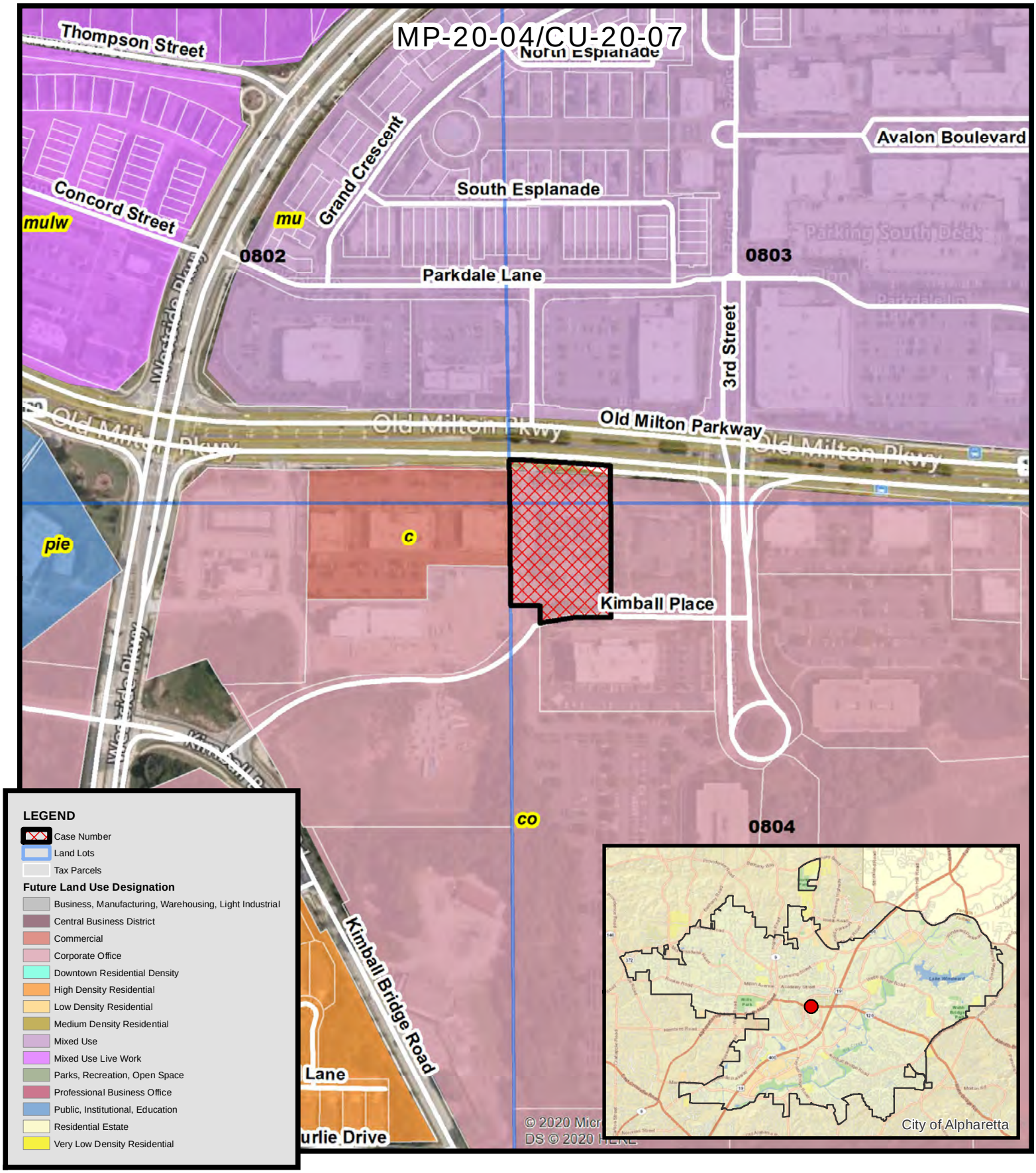
IV. ATTACHMENTS:

- Site Plan

Aerial Map
Veterinary Emergency Group
2725 Old Milton Parkway

MP-20-04/CU-20-07
D/LL: 1/2/803, 804
PC: 10/1/20
CC: 10/26/20

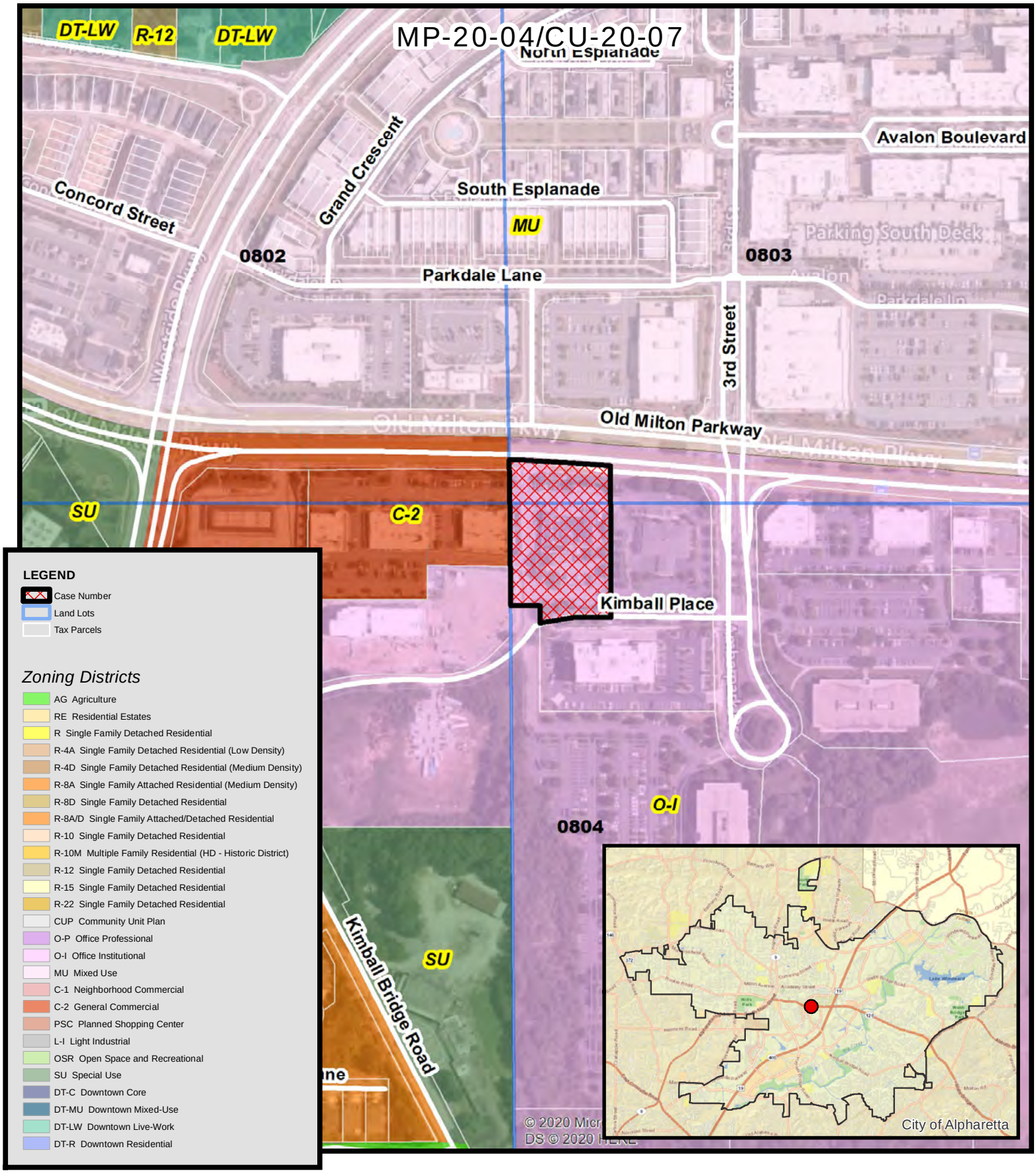
Location Map Provided by:
Community Development - GIS



MP-20-04/CU-20-07
D/LL: 1/2/803, 804
PC: 10/1/20
CC: 10/26/20

Future Land Use
Veterinary Emergency Group
2725 Old Milton Parkway

Location Map Provided by:
Community Development - GIS



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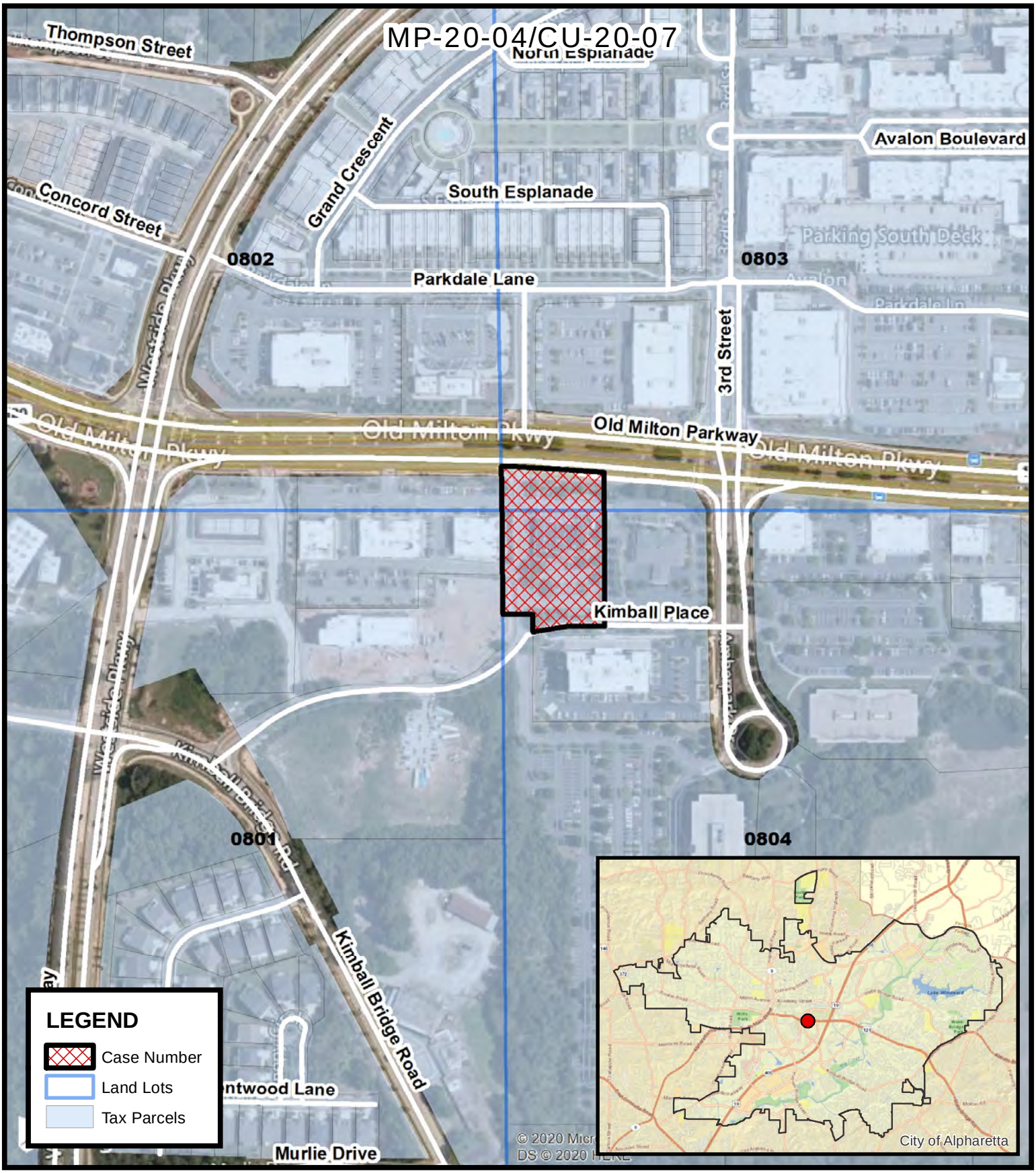
D/LL: 1/2/803, 804
PC: 10/1/20
CC: 10/26/20

Zoning Map
Veterinary Emergency Group
2725 Old Milton Parkway

Location Map Provided by:
Community Development - GIS



MP-20-04/CU-20-07
D/LL: 1/2/803, 804
PC: 10/1/20
CC: 10/26/20

Location Map
Veterinary Emergency Group
2725 Old Milton Parkway

Location Map Provided by:
Community Development - GIS

PC Presentation 10.1.20

Veterinary Emergency Group

Alpharetta, GA

ABOUT US

Veterinary Emergency Group (VEG) is a rapidly growing group of emergency hospitals with multiple locations and a single mission: **helping people and their pets when they need it most.** We are changing the face of emergency veterinary medicine with a 'customer first' mentality. We have 16 open locations throughout NY, NJ, MA, FL, TX and CO and are currently building five new hospitals, adding IL and CA to our list of operating states.

We do emergencies differently - and better. When you call our hospitals, you can always speak directly to a licensed emergency veterinarian. We also allow you to stay with your pet throughout their treatment for their comfort and your peace of mind.

Our flagship hospital in White Plains, NY

VEG hospitals operate 24 hours a day, 365 days a year to provide the community with daytime and after-hours emergency care.

We currently have open VEG hospitals in the following states:
New York (6)
New Jersey (4)
Massachusetts (1)
Florida (3)
Texas (1)
Colorado (1)

VEG also hold the **Highest Net Promoter Score (NPS)** in the Veterinary industry

Fort Worth, TX

THE VEG EXPERIENCE

PC Presentation 10.1.20

A VISIT TO VEG

Emergency is all we do, and that's why we do it best.

Our VEG hospitals operate 24 hours a day, seven days a week, including all holidays, providing emergency care when customers need it most.

Monday: open 24 hours
Tuesday: open 24 hours
Wednesday: open 24 hours
Thursday: open 24 hours
Friday: open 24 hours
Saturday: open 24 hours
Sunday: open 24 hours

- When customers call, **they speak directly to a veterinarian** who answers questions and advises on next steps. Upon arrival, customers are taken to the treatment area and are **seen by a veterinarian right away.**
- During treatment, VEG never separates people and their pets. Customers can choose to **stay with their pets throughout all procedures** they might need.
- Hospital staff sit on the floor when interacting with patients because **that's where pets are most comfortable.**
- We'll always find a way to **say yes,** no matter the request!
- We **collaborate with our customer's primary veterinarians,** providing them will all information from their visit to VE.

OUR HOSPITALS

VEG hospitals range in size from 2,500 square feet to 5,000+ square feet and are equipped with the newest veterinary technology to handle emergencies with radiology suites, surgery suites, and in-house diagnostics.

Our boutique build-outs include high-end finishes such as custom cabinetry, Italian flooring and exposed ceilings.

Treatment Area

Reception

Treatment Area

OUR HOSPITALS – MORE PHOTOS

FAQs

WHAT SERVICES DO YOU PROVIDE?
At VEG, we provide the community with dedicated emergency services. We offer support for issues such as vomiting, diarrhea, foreign body ingestion, respiratory distress, injuries, etc. We do not perform routine care such as vaccines, spays, neuters, and other preventive care.

IS THERE OVERNIGHT BOARDING?
We do not board. If there is an animal on-premise, there is always a veterinarian treating it.
Pets are only kept on-premises for inpatient medical care with direct supervision by a nurse and veterinarian.

DO YOU SOUNDPROOF YOUR HOSPITALS?
VEG implements noise mitigation measures to ensure that the veterinary hospital use will not have any adverse noise impacts on nearby neighboring retailers. VEG hospitals are all designed to address the need for extra noise insulation, and each location is individually evaluated with a soundproofing plan of action. Based on VEG's experience, most sick and injured pets do not make significant, if any, noise when arriving or being treated at the hospital.

VEG's standard sound proofing approaches are to provide sound insulation at select walls and provide sound attenuating sealant/insulation at shared demising walls. VEG also add s sound absorption panels on the ceiling to help mitigate noise. VEG also installs loose laid batt insulation on top of ceilings to help with noise leakage from inside rooms into the rest of the hospital as well.

WHAT KIND OF ANIMALS DOES VEG TREAT?
While our most common patients are cats and dogs, VEG hospitals treat a variety of household animals, including but not limited to small mammals (such as rabbits and Guinea pigs), birds and reptiles.

Boynton Beach, FL

VEG COMMITMENT TO VETERINARY EDUCATION

What does VEG Offer?

•**<u>Four major student programs</u>:**

- Early Entry Track
  - 6-month, structured mentorship program for new grads and general practitioners entering the ER field
- Externship Program
  - 2-week experience in a VEG hospital for first through fourth year vet students
- VEG Scholarship
  - Full fourth-year tuition paid for by VEG
- Campus Ambassador Program
  - Rep VEG on campus.

VEG also visits vet schools for events like career fairs, lunch/dinner lectures with VBMA (Veterinary Business Management Association or SVECCS (Veterinary Emergency and Critical Care Society).

College of Veterinary Medicine
UNIVERSITY OF GEORGIA

•**<u>Alpharetta Specific Education Expectations</u>:**

- Anticipate 5-15 vet students at the hospital each year
- Will reserve 5-10 spots for Alpharetta citizens needing clinical hours to apply to vet school

VEG

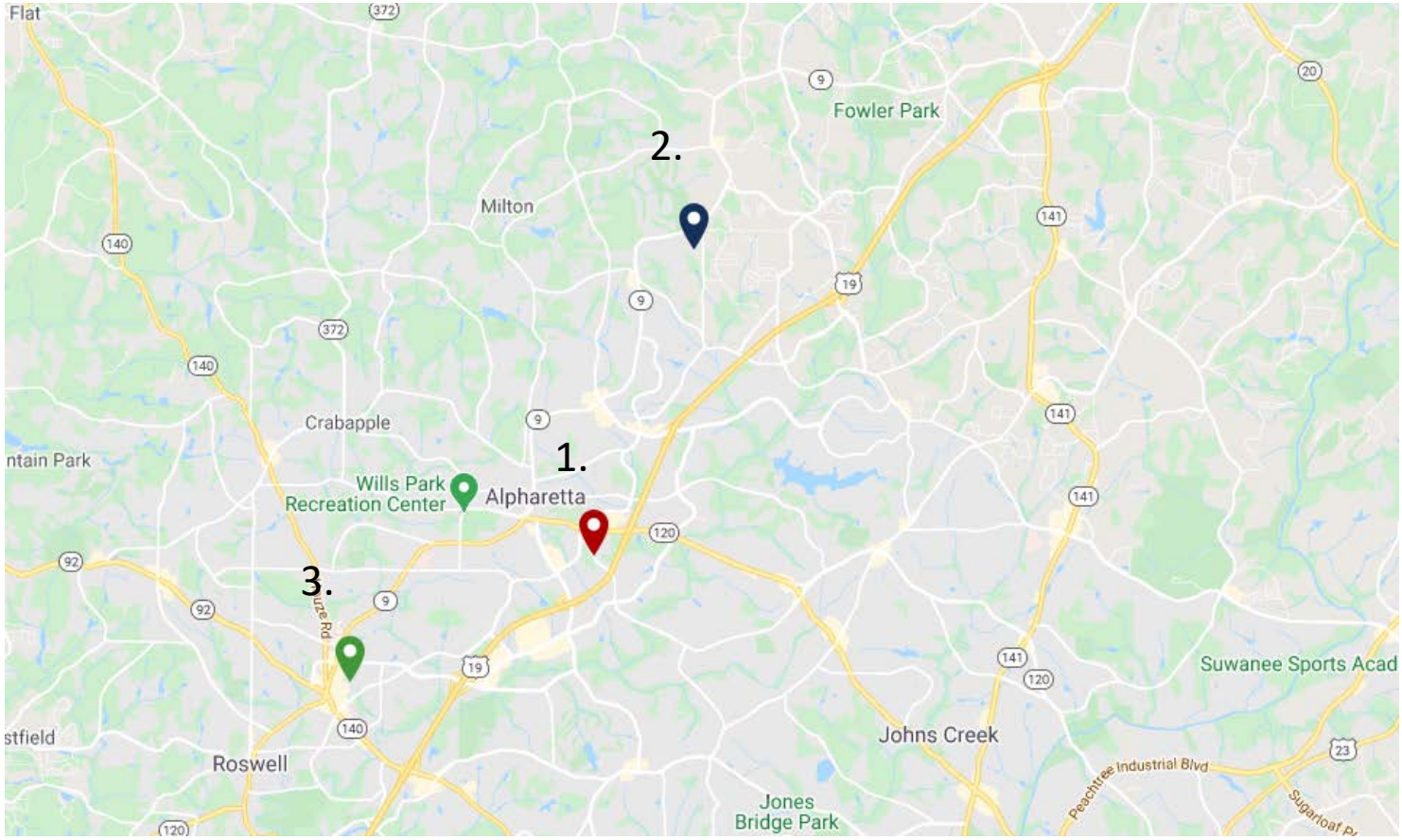
MEET OUR MEDICAL DIRECTOR

Dr. Amanda Stevens is an emergency and intensive care veterinarian.

She went to veterinary school at Louisiana State University, followed by a rotating small animal medicine and surgery internship at BluePearl Veterinary Partners in Tampa, FL. Her passion is in emergency medicine, mentorship and leadership.

Dr. Stevens is moving to the Alpharetta area to be closer to family. She looks forward to being involved in the Alpharetta community by helping people and their pets,
especially during unexpected and trying times.

WHY LOCATE AT 2725 OLD MILTON PARKWAY?



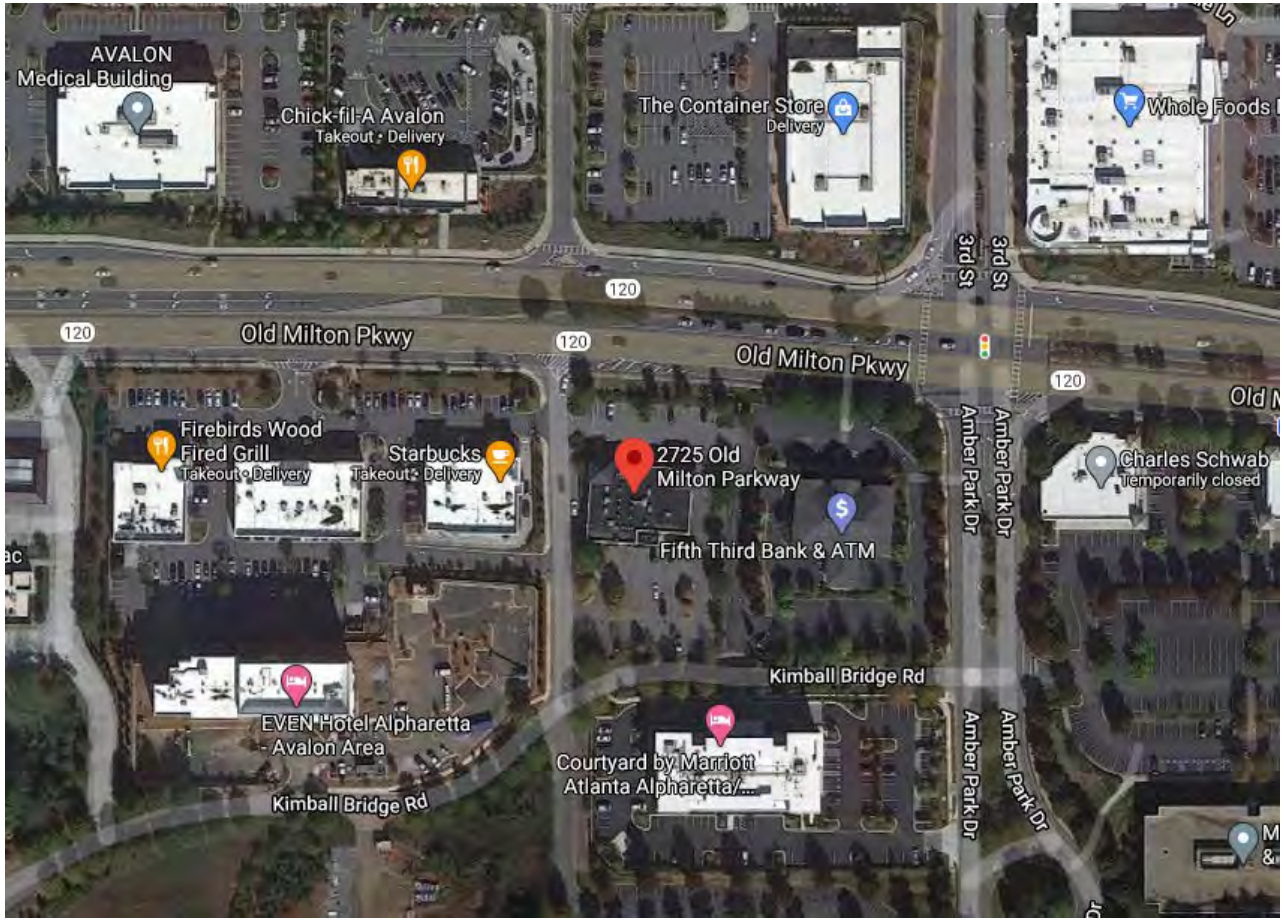
1. Future Home of VEG Alpharetta
2725 Old Milton Pkwy St. A, Alpharetta, GA 30009
24/7 Emergency Provider

2. All Pets Emergency & Referral
6460 Atlanta Hwy, Alpharetta, GA 30004
Specialty & 24/7 Emergency Provider

3. Animal Emergency Center of North Fulton
900 Mansell Road, Roswell, GA 30076
Nights, Weekends, Holidays Emergency

There is no 24/7 emergency only provider in downtown Alpharetta that can easily service the community

2725 OLD MILTON PARKWAY – NEIGHBORING USES



Immediately Adjacent = Alpharetta Eye Clinic

Across a Drive or Street

- Starbucks (drive-thru)
- Fifth Third Bank
- Courtyard by Marriott
- The Container Store
- Chick-fil-A

VEG LOCATIONS & NEIGHBORING TENANTS

New York

Commack, NY
6230 Jericho Tpke, Commack, NY 11725
Co-Tenants: PM Pediatrics, Jersey Mikes, Club Pilates

Nanuet, NY
123 E Route 59, Nanuet, NY 10954
Co-Tenants: Chase Bank

White Plains, NY
201 Tarrytown Rd, White Plains, NY 10607
Co-Tenants: Subway, Das

Carle Place, NY
204 B Glen Cove Rd, Carle Place, NY 11514
Co-Tenants: Jersey Mike's, Cross Fit, Martial Arts

New Jersey

Clifton, NJ
790 Route 3, Clifton, NJ 07012
Co-Tenants: Fed-Ex, Mandees

Union, NJ
2317 Route 22, Union NJ07083
Co-Tenants: CityMD, Halal Guys

Texas

Fort Worth, TX
9101 North Fwy, Fort Worth TX 76177
Co-Tenants: Verizon Panda Express,
Anchors: Super Target, Costco, TJ Maxx

Similar to human urgent cares, VEG's are located in regional areas that allow us to be centrally positioned to the community.

VEG is neighbors with a large variety of co-tenants, ranging from doctors' offices and banks, to restaurants and large national retail anchors.

White Plains, NY

VEG LOCATIONS & NEIGHBORING TENANTS

Florida

Boynton Beach, FL
2246 N Congress Ave, Boynton Beach, FL 33426
Anchor: Ross, Tuesday Morning
Co-Tenants: Dollar Tree, MD Now

South Tampa, FL
1501 S Dale Mabry Hwy, Tampa, FL 33629
Co-Tenants: Century 21, Cold Stone, Pure Barre, PM Pediatrics

Tampa, FL
238 E Bearss Ave, Tampa, FL 33613
Co-Tenants: UPS, Bank of America, Dunkin Donuts

Massachusetts

Newton, MA
165 Needham St, Newton, MA 02464
Anchor: TJ Maxx, Stop & Shop
Co-Tenants: Citizens Bank, Boston Ballet School, Sierra Trading Post

Colorado

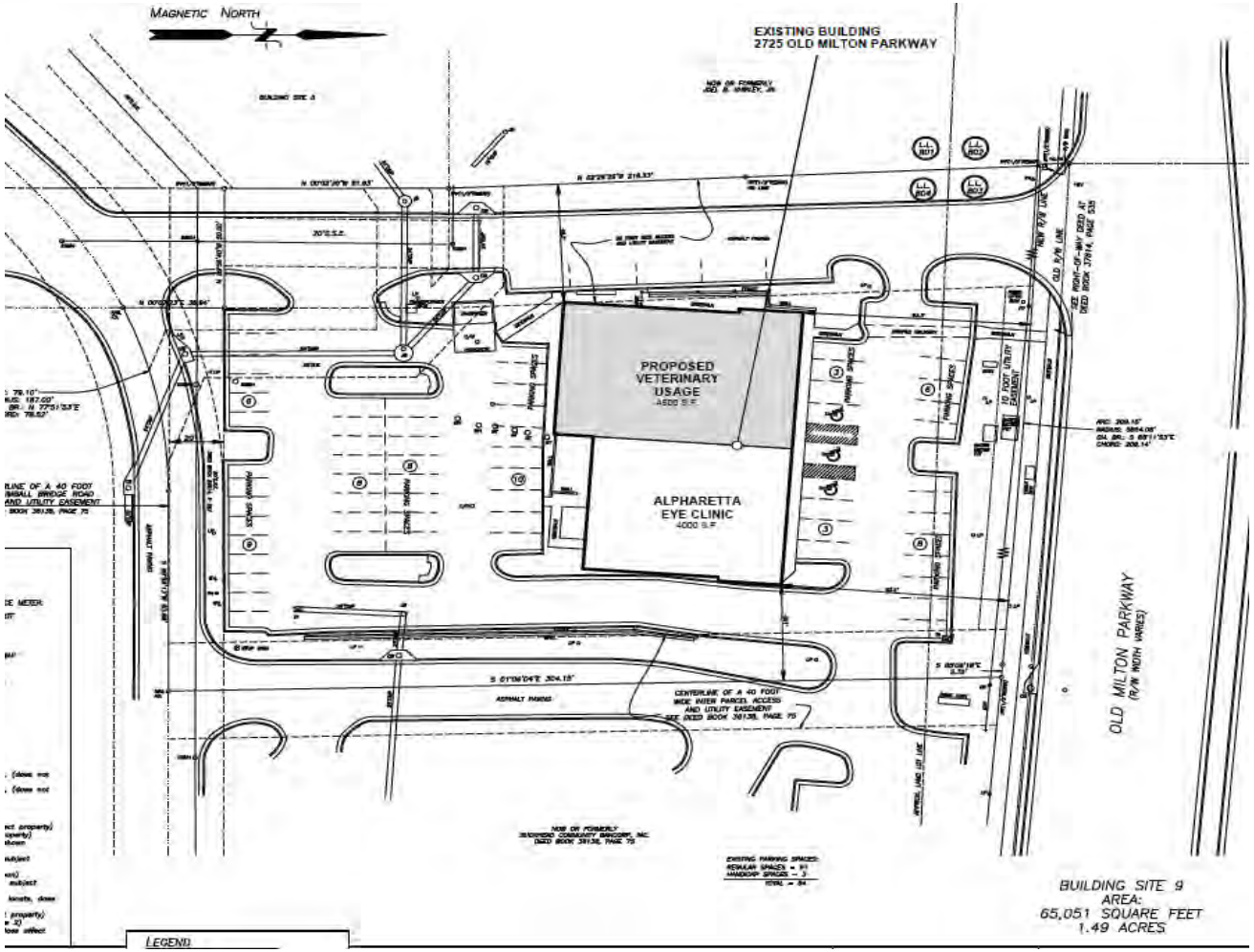
Denver, CO
3845 E Colfax Ave, Denver, CO 80206
Nearby: Chick-fil-A, Subway, Pizza Hut

South Tampa, FL

Newton, MA

PC Presentation 10.1.20

2725 OLD MILTON PARKWAY SITE PLAN



One story, 9,500 SF building

VEG to lease a 4,500 SF suite formerly occupied by a restaurant

Co-tenant = Alpharetta Eye Clinic

61 on site parking spaces

Access and visibility from a major corridor

Location in a regional attraction area

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: 2725 Old Milton Parkway

Contact Name: Jennifer Hanlon (VEG), Jessica Hill (attorney for applicant)

Telephone: 914-582-5334 (J. Hanlon)
404-504-7754 (J. Hill)

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.

As of the date of this submittal, no comments or concerns have been received regarding the requests in public hearing applications PH-20-13, MP-20-04 or CU-20-07. Letters were mailed to all property owners within 500 feet of the subject property, including all adjoining property owners. Attached to this Citizen Participation Form - Part B is a copy of the letter sent, the list of owners that were notified and a copy of the certificate of mailing confirming the letters were sent.

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.*

- [X] Letter
- [ ] Personal Visits
- [ ] Telephone
- [ ] Group Meeting
- [ ] Email
- [ ] Other *(Please Specify)* _____

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: Jennifer L. Hill

Date: 9/1/20

Print Form

MORRIS, MANNING & MARTIN, LLP

Jessica L. Hill, Esq.
404-504-7754
jhill@mmmlaw.com
www.mmmlaw.com

August 17, 2020

VIA U.S. MAIL

Re: Applications PH-20-13, MP-20-04 and CU-20-07 – Veterinary Emergency Group

Dear Property Owner:

Veterinary Emergency Group ("VEG") has filed applications to allow VEG to provide emergency veterinarian services on the property addressed as 2725 Old Milton Parkway in the City of Alpharetta. Specifically, the applications request (a) a text amendment to the O-I zoning district to allow "animal hospital-small animals" as a conditional use in the O-I zoning district, (b) a master plan amendment to allow "animal hospital-small animals" as a conditional use and (c) a conditional use permit for 2725 Old Milton Parkway to have an animal hospital-small animal use. You are receiving this letter because you own property near 2725 Old Milton Parkway and the City of Alpharetta requires notification of nearby property owners in connection with any zoning related application.

VEG proposes to occupy the vacant restaurant space in the existing building on the property. No exterior improvements are proposed in connection with this application aside from signage to replace the former restaurant signage. VEG provides emergency services only and does not perform routine preventative care or board animals. VEG has 14 locations open across the country and additional details about VEG's operations can be found on their website, https://veterinaryemergencygroup.com.

The applications are scheduled for the following meetings:

1. Community Zoning Information Meeting: September 9, 2020 at 6:00 p.m.
2. PH-20-13 UDC Text Amendment to Add Animal Hospital, Small Animal as a Conditional Use to O-I District:
    a. Planning Commission: Thursday, October 1, 2020 at 6:30 p.m.
    b. City Council: Monday, October 19, 2020 at 6:30 p.m.
    c. If approved: 2nd Reading, Monday, October 26, 2020 at 6:30 p.m.
3. MP-20-04/CU-20-07 Veterinary Emergency Group
    a. Planning Commission: Thursday, October 1, 2020 at 6:30 p.m.
    b. City Council: Monday, October 26, 2020 at 6:30 p.m.

Please contact me at (404) 504-7754 if you have any questions or concerns about the proposal. All meetings are currently held in Council Chambers at Alpharetta City Hall.

Best,

Jessica L. Hill

Jessica L. Hill

List of All Property Owners within 500 Feet of 2725 Old Milton Parkway

Owner	OwnerAddr1	OwnerAddr2
ALPHARETTA CY LLC	6 CONCOURSE PKWY SUITE 2075	ATLANTA GA 30328
ANDALUSIA PROPERTIES INC	P.O. BOX 2437	SMYRNA GA 30081
AVALON RESIDENTIAL COMMUNITY ASSOCIATION INC	1465 NORTHSIDE DR NW 128	ATLANTA GA 30318
AVALON ROW HOUSE LLC	2002 SUMMIT BLVD STE 825	ATLANTA GA 30319
BRISKIN ALAN M	311 S ESPLANADE	ALPHARETTA GA 30009
CH RETAIL FUND I ATLANTA ATWATER L L C	3520 PIEDMONT RD NE STE 410	ATLANTA GA 30305-1512
DAVIDSON CATHERINE	317 S ESPLANADE	ALPHARETTA GA 30009
DEVELOPMENT AUTHORITY OF FULTON COUNTY	2200 AVALON BLVD	ALPHARETTA GA 30009
DEVELOPMENT AUTHORITY OF FULTON COUNTY	10525 VISTA SORRENTO PKWY STE 110	SAN DIEGO CA 92121
DEVELOPMENT AUTHORITY OF FULTON COUNTY	5200 BUFFINGTON RD	ATLANTA GA 30349
DOTY AMY E	3049 FAIRWAY HILL CT	PARK CITY UT 84060
EDG ALPHARETTA EH LLC	175 SW 7TH ST SUITE 1702	MIAMI FL 33130
FIFTH THIRD BANK	38 FOUNTAIN SQUARE PLAZA	CINCINNATI OH 45202-3191
FULTON COUNTY BOARD OF EDUCATION	786 CLEVELAND AVE	ATLANTA GA 30315
GREENSTONE PARKWAY FOUR HUNDRED LLLP	3301 WINDY RIDGE PKWY SUITE 320	ATLANTA GA 30339
HAIDER MUHAMMAD A & SYEDA	968 3RD ST	ALPHARETTA GA 30009
HUCKEBA DAVID	329 S ESPLANADE	ALPHARETTA GA 30009
ISAACS BRYANT KENNETH & ISAACS KIM HELEN	337 S ESPLANADE	ALPHARETTA GA 30009
JARVIS MICHAEL T & BLACKMON REBECCA BROOK	1440 HARING PL APT 501	CHARLOTTE NC 28204
JOHNSON HUEY L JR	355 S ESPLANADE	ALPHARETTA GA 30009
LINN CREEK CAPITAL INVESTMENT LLC	P O BOX 777	SAINT JAMES CITY FL 33956
LYDER SGL LLC	235 CENTRO BOITUVA	18550-000 BRAZIL
MCC 2012 ACCESS TRUST THE	5700 BUCK HOLLOW DR	ALPHARETTA GA 30005
MUENKEL ROBERT E & MUENKEL KARIN L	345 S ESPLANADE	ALPHARETTA GA 30009
PRADO AVALON LLC	3425 DULUTH PARK LANE	DULUTH GA 30096
PREIS SCOTT K	331 S ESPLANADE	ALPHARETTA GA 30009
RESNICK NATHAN & RESNICK LISA	343 S ESPLANADE	ALPHARETTA GA 30009
SCHNEIDER KURT	333 S ESPLANADE	ALPHARETTA GA 30009
SCHUH KATHY	341 S ESPLANADE	ALPHARETTA GA 30009
SMITH TODD & SMITH DABNEY	315 S ESPLANADE	ALPHARETTA GA 30009
SUTLIVE SCARLETT	327 S ESPLANADE	ALPHARETTA GA 30009
VELOCIS PARKWAY LP	300 CRESCENT CT SUITE 850	DALLAS TX 75201
VERY TIMOTHY L & TAYLOR LYNDSEY C	347 S ESPLANADE	ALPHARETTA GA 30009
WINDWARD EYE GROUP LLC	5315 F WINDWARD PKWY	ALPHARETTA GA 30004
XU JIAN	8025 PRESTWICK CIR	DULUTH GA 30097
XU JING & YIN YANQING	319 S ESPLANADE	ALPHARETTA GA 30009

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2.	ANDALUSIA PROPERTIES INC P.O. BOX 2437 SMYRNA GA 30081				
3.	AVALON RESIDENTIAL COMMUNITY ASSOCIATION INC 1465 NORTHSIDE DR NW 128 ATLANTA GA 30318				
4.	AVALON ROW HOUSE LLC 2002 SUMMIT BLVD STE 825 ATLANTA GA 30319				
5.	BRISKIN ALAN M 311 S ESPLANADE ALPHARETTA GA 30009				
6.	CH RETAIL FUND I ATLANTA ATWATER L L C 3520 PIEDMONT RD NE STE 410 ATLANTA GA 30305-1512				
7.	DAVIDSON CATHERINE 317 S ESPLANADE ALPHARETTA GA 30009				
8.	DEVELOPMENT AUTHORITY OF FULTON COUNTY 2200 AVALON BLVD ALPHARETTA GA 30009				

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9.	DEVELOPMENT AUTHORITY OF FULTON COUNTY 10525 VISTA SORRENTO PKWY STE 110 SAN DIEGO CA 92121				
10.	DEVELOPMENT AUTHORITY OF FULTON COUNTY 5200 BUFFINGTON RD ATLANTA GA 30349				
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12.	EDG ALPHARETTA EH LLC 175 SW 7TH ST SUITE 1702 MIAMI FL 33130				
13.	FIFTH THIRD BANK 38 FOUNTAIN SQUARE PLAZA CINCINNATI OH 45202-3191				
14.	FULTON COUNTY BOARD OF EDUCATION 786 CLEVELAND AVE ATLANTA GA 30315				
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18.	ISAACS BRYANT KENNETH & ISAACS KIM HELEN 337 S ESPLANADE ALPHARETTA GA 30009				
19.	JARVIS MICHAEL T & BLACKMON REBECCA BROOK 1440 HARING PL APT 501 CHARLOTTE NC 28204				
20.	JOHNSON HUEY L JR 355 S ESPLANADE ALPHARETTA GA 30009				
21.	LINN CREEK CAPITAL INVESTMENT LLC P O BOX 777 SAINT JAMES CITY FL 33956				
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25.	PRADO AVALON LLC 3425 DULUTH PARK LANE DULUTH GA 30096				
26.	PREIS SCOTT K 331 S ESPLANADE ALPHARETTA GA 30009				
27.	RESNICK NATHAN & RESNICK LISA 343 S ESPLANADE ALPHARETTA GA 30009				
28.	SCHNEIDER KURT 333 S ESPLANADE ALPHARETTA GA 30009				
29.	SCHUH KATHY 341 S ESPLANADE ALPHARETTA GA 30009				
30.	SMITH TODD & SMITH DABNEY 315 S ESPLANADE ALPHARETTA GA 30009				
31.	SUTLIVE SCARLETT 327 S ESPLANADE ALPHARETTA GA 30009				
32.	VELOCIS PARKWAY LP 300 CRESCENT CT SUITE 850 DALLAS TX 75201				

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34.	WINDWARD EYE GROUP LLC 5315 F WINDWARD PKWY ALPHARETTA GA 30004				
35.	XU JIAN 8025 PRESTWICK CIR DULUTH GA 30097				
36.	XU JING & YIN YANQING 319 S ESPLANADE ALPHARETTA GA 30009				

CZIM Comments – 9.9.20 (No Public Comment)

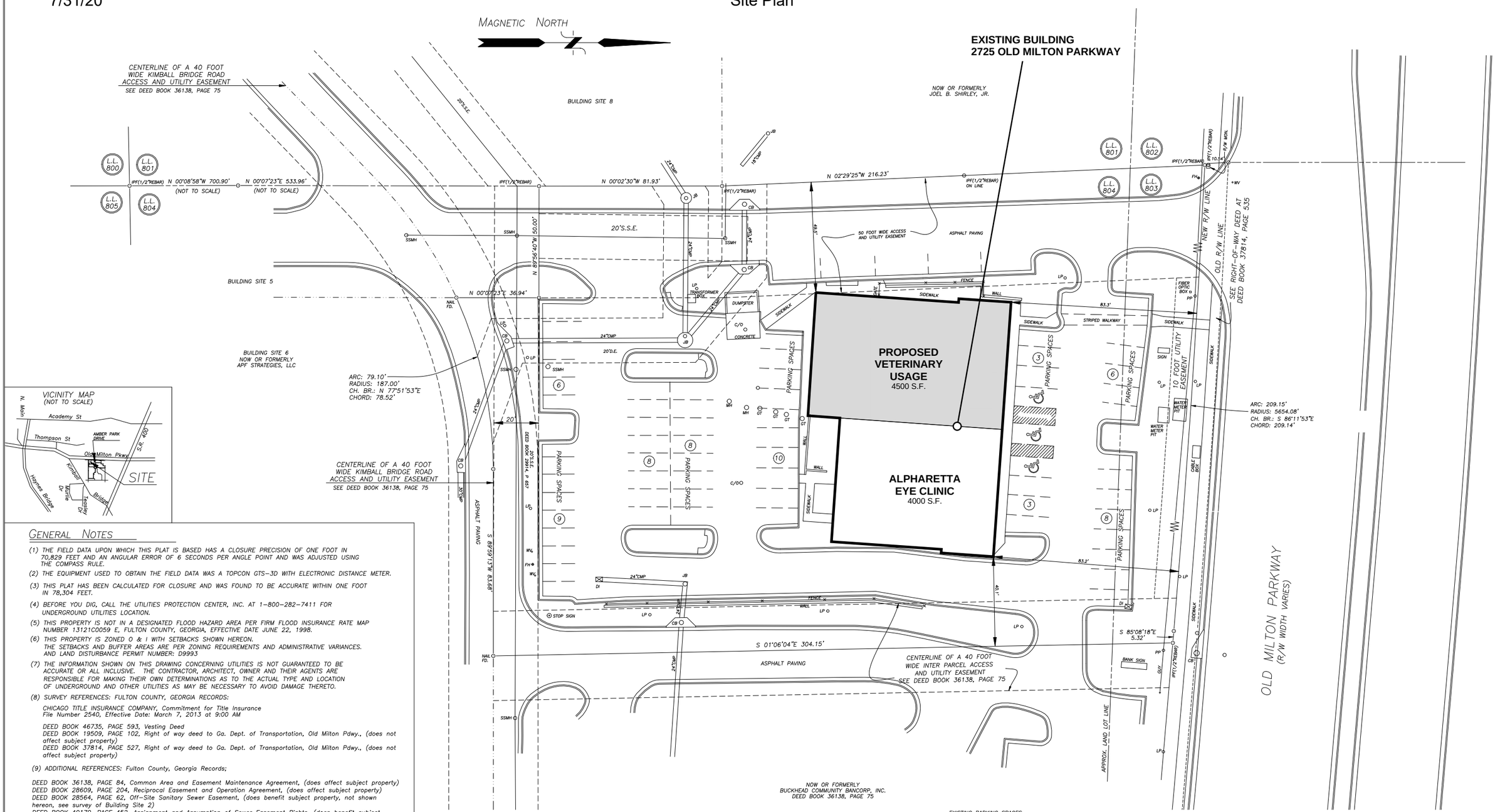
Go to www.menti.com and use the code 14 61 31 3

Mentimeter

Veterinary Emergency Group (2725 Old Milton Pkwy)

7/31/20

Site Plan



GENERAL NOTES

(1) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 70,829 FEET AND AN ANGULAR ERROR OF 6 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.

(2) THE EQUIPMENT USED TO OBTAIN THE FIELD DATA WAS A TOPCON GTS-3D WITH ELECTRONIC DISTANCE METER.

(3) THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 78,304 FEET.

(4) BEFORE YOU DIG, CALL THE UTILITIES PROTECTION CENTER, INC. AT 1-800-282-7411 FOR UNDERGROUND UTILITIES LOCATION.

(5) THIS PROPERTY IS NOT IN A DESIGNATED FLOOD HAZARD AREA PER FIRM FLOOD INSURANCE RATE MAP NUMBER 13121C0059 E, FULTON COUNTY, GEORGIA, EFFECTIVE DATE JUNE 22, 1998.

(6) THIS PROPERTY IS ZONED O & I WITH SETBACKS SHOWN HEREON. THE SETBACKS AND BUFFER AREAS ARE PER ZONING REQUIREMENTS AND ADMINISTRATIVE VARIANCES. AND LAND DISTURBANCE PERMIT NUMBER: D9993

(7) THE INFORMATION SHOWN ON THIS DRAWING CONCERNING UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR, ARCHITECT, OWNER AND THEIR AGENTS ARE RESPONSIBLE FOR MAKING THEIR OWN DETERMINATIONS AS TO THE ACTUAL TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.

(8) SURVEY REFERENCES: FULTON COUNTY, GEORGIA RECORDS:

CHICAGO TITLE INSURANCE COMPANY, Commitment for Title Insurance File Number 2540, Effective Date: March 7, 2013 at 9:00 AM

DEED BOOK 46735, PAGE 593, Vesting Deed
DEED BOOK 19509, PAGE 102, Right of way deed to Ga. Dept. of Transportation, Old Milton Pdwy., (does not affect subject property)
DEED BOOK 37814, PAGE 527, Right of way deed to Ga. Dept. of Transportation, Old Milton Pdwy., (does not affect subject property)

(9) ADDITIONAL REFERENCES: Fulton County, Georgia Records;

DEED BOOK 36138, PAGE 84, Common Area and Easement Maintenance Agreement, (does affect subject property)
DEED BOOK 28609, PAGE 204, Reciprocal Easement and Operation Agreement, (does affect subject property)
DEED BOOK 28564, PAGE 62, Off-Site Sanitary Sewer Easement, (does benefit subject property, not shown hereon, see survey of Building Site 2)
DEED BOOK 40170, PAGE 452, Assignment and Assumption of Sewer Easement Rights, (does benefit subject property, not shown hereon, see survey of Building Site 2)
DEED BOOK 29914, PAGE 657, Sanitary Sewer Easement, (does affect subject property as shown hereon)
DEED BOOK 30496, PAGE 662, Georgia Power Company Easement, (too general to locate, does affect subject property)
DEED BOOK 3484, PAGE 240, Ga. Power Co., Permit for Anchors, Guy Poles & wires, (too general to locate, does not affect subject property)
DEED BOOK 1593, PAGE 546, Easement to Ga. Power Co., (too general to locate, does affect subject property)
DEED BOOK 37731, PAGE 22, Easement Agreement (does not affect subject property, see Building Site 2)
DEED BOOK 37814, PAGE 535, Right of way deed to Ga. Dept. of Transportation, Old Milton Pkwy., (does affect subject property, shown hereon)

LEGEND

IPS --- IRON PIN SET (1/2" REBAR)
IPF (1/2" REBAR) --- IRON PIN FOUND (TYPE)
R/W --- RIGHT OF WAY
PP --- POWER POLE
--- OVERHEAD WIRES
--- FENCE
L. L. --- LAND LOT
CMP --- CORRUGATED METAL PIPE
RCP --- REINFORCED CONCRETE PIPE
CB --- CATCH BASIN
DI --- DROP INLET
SSMH --- SANITARY SEWER MANHOLE
a.k.a. --- ALSO KNOWN AS
D.O.T. --- DEPARTMENT OF TRANSPORTATION
FP --- FLAG POLE
GT --- GREASE TRAP

ALTA / ACSM LAND TITLE SURVEY
PREPARED FOR:

WINDWARD EYE GROUP, LLC, GEORGIA COMMERCE BANK, AND CHICAGO TITLE INSURANCE COMPANY

DRAWN BY: VML
CHECKED BY: C. BROWN
DATE: APRIL 3, 2007
SCALE: 1" = 20'
JOB NO.: 1871

Prepared By
REGISTERED LAND SURVEYORS, INC.
136 SAVANNA ESTATES DRIVE
CANTON, GEORGIA 30115
(770) 998-7676

PROJECT TITLE/NO.
PLAT OF BUILDING SITE 9
BEING IN LAND LOTS 803 and 804 of the 1st DISTRICT, 2nd SECTION
FULTON COUNTY, GEORGIA

20 0 20 40 60
GRAPHIC SCALE - FEET

REVISIONS

NO.	DESCRIPTION	DATE
(1)	AS-BUILT/UP-DATE SURVEY	5/7/13

GEORGIA PROFESSIONAL LAND SURVEYOR No. 2420 CLAUDE S. BROWN

SHEET
S-1
OF 1 SHEET

MP-20-04/CU-20-07

8/10/20

CITY OF ALPHARETTA

Veterinary Emergency Group

FOR OFFICE USE ONLY

Case #: _____

☐ Fee Paid Initial: _____

PUBLIC HEARING APPLICATION

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."
5. Applications will be accepted only 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: Veterinary Emergency Group c/o Jennifer Hanlon Telephone: 914-582-5334

Address: 7 Legion Drive Suite: _____

City Valhalla State: NY Zip: 10536 Fax: _____

Mobile Tel: 914-582-5334 Email: jhanlon@veg.vet

Subject Property Information:

Address: 2725 Old Milton Parkway Current Zoning: O-I

District: 1st Section: _____ Land Lot: 803 & 804 Parcel ID: 12 284008030269

Proposed Zoning: O-I Current Use: eye clinic and vacant restaurant

This Application For *(Check All That Apply)*:

- ☒ Conditional Use
- ☐ Rezoning
- ☐ Variance
- ☐ Comprehensive Plan Amendment
- ☒ Master Plan Amendment
- ☐ Master Plan Review
- ☒ Public Hearing
- ☒ Other *(Specify)*: Text amendment to O-I for animal hospital-small animals as a conditional use
- ☐ Exception

Applicant Request And Intent

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

The property is proposed to be used for an eye clinic (existing) and an animal hospital - small animals.

Applicant's Request (Please itemize the proposal):

This Application proposes the following approvals:

1. Master Plan Amendment to the Parking 400 Master Plan to allow animal hospital - small animal use as a conditional use in Pod A; and

2. Conditional Use Permit to allow an animal hospital-small animal use on the subject property.

Concurrently with this Application, a text amendment to allow animal hospital-small animal use as a conditional use in the O-I district is also requested.

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

See attached letter of intent.

Jessica L. Hill, Esq.
404-504-7754
jhill@mmmlaw.com
www.mmmlaw.com

August 10, 2020

City of Alpharetta
Community Development Department
2 Park Plaza
Alpharetta, Georgia 30009

Re: Letter of Intent for Veterinary Emergency Group Application

To Whom It May Concern:

This application seeks land use approvals to allow Veterinary Emergency Group ("VEG") to operate an emergency veterinary care facility at 2725 Old Milton Parkway, Suite A in the City of Alpharetta located in Tract A of the Woodland Park Master Plan. Specifically, this application requests that (i) "animal hospital-small animals" be added as a conditional use in Tract A of the Woodland Park Master Plan and (ii) a conditional use permit be approved on the subject property to allow an animal hospital-small animals use be operated by VEG. The applicant also requests a text amendment to the O-I zoning district to allow animal hospital-small animals as a conditional use in O-I.

The property is currently developed with a two tenant commercial building that includes vacant space formerly occupied by a sushi and hibachi restaurant in Suite A and the Alpharetta Eye Clinic in Suite B. The owner of the property occupies Suite B and will be leasing Suite A to VEG. No exterior improvements are proposed to the property in connection with this application aside from signage to replace the former restaurant signage.

Approval of this application would allow for use of the existing 4,500 square foot suite as a 24-hour, 7-day a week, emergency animal hospital facility. VEG currently has 14 locations in New York, New Jersey, Massachusetts, Florida and Texas and is expanding into Colorado and California with a goal of 21 locations open or under construction by the end of 2020.

Approximately 4 to 5 employees will be working on site at any given time and based on other existing locations, peak hours of operation are between 6PM and midnight. Access to the animal hospital is provided through the front door or also through the secured rear access. Typically customers call prior to coming to VEG, so access accommodations can be made in advance of arrival depending on the nature of the emergency.

VEG does not perform routine or preventative care and does not board animals. Animals are only kept onsite for inpatient medical care with direct supervision by a nurse and veterinarian. VEG's most common patients are cats and dogs, however, VEG treats other

Phone: 404.233.7000 | www.mmmlaw.com
1600 Atlanta Financial Center | 3343 Peachtree Road, NE | Atlanta, Georgia 30326
Atlanta • Columbus • Raleigh-Durham • Savannah • Washington, DC

household animals, including but not limited to small mammals like rabbits and Guinea pigs, birds and reptiles.

Best,

Jessica L. Hill

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Windward Eye Group, LLC c/o Tommy Arey Telephone: 678-557-3693

Address: 2725 Old Milton Parkway Suite: B

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

Identify Authorized Applicant:

Name of Authorized Applicant: Veterinary Emergency Group Telephone: 914-582-5334

Address: 7 Legion Drive Suite:

City Valhalla State: NY Zip: 10595 -

So Sworn and Attested:

Owner Signature: T E Arey Date: 7-30-2020

Notary:

Notary Signature: Date: 7/30/2020

CHRISTOPHER WANJOO LEE
NOTARY PUBLIC
Gwinnett County
State of Georgia
My Comm. Expires Aug. 30, 2022

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: Windward Eye Group, LLC c/o Tommy Arey

Subject Public Hearing Case: 2725 Old Milton Parkway

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: N/A

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

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: 7-30-2020

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: Veterinary Emergency Group

Subject Public Hearing Case: 2725 Old Milton Parkway

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: N/A Value:

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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: Jennifer Hanlon Date: 7/14/2020

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

SEE ATTACHED

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

SEE ATTACHED

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

SEE ATTACHED

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

SEE ATTACHED

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

SEE ATTACHED

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

SEE ATTACHED

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

SEE ATTACHED

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.

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

The subject property is located in an area with a wide variety of uses including retail, restaurant, office, hotel, institutional and residential uses and is located in close proximity to access to Georgia 400. The Avalon development is located directly north of the site across Old Milton Parkway. The subject property is zoned O-I and is located at the edge of a pocket of office and institutional uses on the south side of Old Milton Parkway. Immediately west of the property is a Starbucks and several restaurants. South of the property across Kimball Bridge Road is a Courtyard by Marriott hotel. The proposal would allow an animal hospital for small animals on the property. This use would be a transition between the office and clinic uses to the east and the more commercial uses to the west and would serve the animals of the nearby households. The proposal is compatible with the development in the immediate area and on surrounding properties.

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

The immediately surrounding properties are used primarily for commercial purposes. The proposal is to replace a former hibachi and sushi restaurant with the proposed animal hospital. The replacement of the restaurant space with an animal hospital use will not adversely impact the use and value of the surrounding properties. The owner of the Alpharetta Eye Clinic on the property is leasing the adjacent suite to the applicant and therefore is supportive of the proposal. The other surrounding properties are all nonresidential uses that would not be adversely impacted by the proposal.

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

The current zoning pursuant to the Master Plan allows several uses such as restaurant, bank, clinic, day care center, school and office uses. Although the site has economic value under the current zoning as a restaurant, provision of an animal hospital on the property will provide a use that is underserved in the immediate area and would be additive to the development fabric than replacement of the tenant space with another restaurant.

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

The proposal to convert an existing restaurant use to an animal hospital use would not result in any increase in population due to the nature of both uses. From a traffic perspective, overall daily trips are expected to be reduced by more than half of what the former restaurant use generated as demonstrated by the ITE trip generation included in the application. The busiest hours of operation for the animal hospital are expected to be 6PM through midnight which is later than typical peak hour traffic for other uses. Between 6PM and midnight, between 7 and 25 customers are expected. Between 8AM and 6PM, it is expected that approximately 10 to 12 customers will visit the animal hospital. Between midnight and 8AM approximately 4 to 5 customers are forecast. Accordingly the expectation is that overall traffic will not be increased pursuant to this proposal.

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

There would be no impact to schools from the change in use from restaurant to animal hospital. Similarly, no adverse impact is anticipated on utilities as the building is existing.

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

Although the Future Land Use Map shows the site as Corporate Office, that designation is not particularly consistent with the development on the site or in the surrounding area, particularly given its commercial character. In many other local governments, the office zoning districts allow clinic uses, including veterinary clinics similar to the one proposed in this application. Further, the property is located within the Old Milton Corridor Character Area, which has the express intent of enhancing existing commercial and office character along the corridor. The proposed use provides an appropriate medical clinic transition between the more office and institutional uses to the east and south and the more commercial retail and restaurant uses to the north and west. The proposed use will add a use not located along the corridor that will serve the area's emergency pet care needs.

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

The land use conditions and built environment in the immediate area are evolving. With the development of the Avalon project directly across the street from the subject property, the area has become more diverse with a variety uses and in influx of commercial and residential activity. This has had the effect of creating a neighborhood with varying types of residential, office and commercial uses. As a result, there is becoming more of a need to have the type of services, including animal veterinary care, often found in proximity to or within more established neighborhoods. Many restaurants and other commercial space exists in this immediate area but the area is lacking the animal hospital use proposed by this application. Approving this application will allow for an experienced company to operate in a bustling part of Alpharetta that will serve the emergency veterinary needs of the area.

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.

N/A

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: 2725 Old Milton Parkway

Contact Name: Jennifer Hanlon Telephone: 914-582-5334

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.

All adjoining property owners and owners within 500 feet

of the property will be notified of the Application.

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.*

- [x] 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.

The letter will provide contact information to facilitate any necessary discussion about the Application. If requested by the contacted owners, a meeting will be held.

Trip Generation Report – 2725 Old Milton Parkway

Proposed:

Land Use (ITE Code)	Intensity	Daily Total	AM Peak – In	AM Peak-Out	AM Peak Total	PM Peak – In	PM Peak – Out	PM Peak - Total
Animal Hospital - Veterinary Clinic (640)	4,500 SF	96	11	5	16	6	10	16
Clinic (630)	4,000 SF	152	12	3	15	4	9	13
TOTAL		248	23	8	31	10	19	29

Existing:

Land Use (ITE Code)	Intensity	Daily Total	AM Peak – In	AM Peak-Out	AM Peak Total	PM Peak – In	PM Peak – Out	PM Peak - Total
Quality Restaurant (931)	4,500 SF	378	2	1	3	23	12	35
Clinic (630)	4,000 SF	152	12	3	15	4	9	13
TOTAL		530	14	4	18	27	21	48

LEGAL DESCRIPTION

(2725 Old Milton Parkway)

All that tract or parcel of land lying and being in land lots 803 and 804 of the 1st District, 2nd Section, Fulton County, Georgia, being more particularly described as follows:

COMMENCING at an iron pin found at the land lot corner shared by land lots 800, 801, 804 and 805; Thence along the lot line common to land lots 801 and 804, North 00 degrees 08 minutes 58 seconds West a distance of 700.90 feet to a point; Thence North 00 degrees 07 minutes 23 seconds East a distance of 533.96 feet to an iron pin found and the POINT OF BEGINNING.

From the POINT OF BEGINNING, Thence North 00 degrees 02 minutes 30 seconds West a distance of 81.93 feet to an iron pin found; Thence North 02 degrees 29 minutes 25 seconds West a distance of 216.23 feet to an iron pin found on the southerly right of way line of Old Milton Parkway (right of way width varies); Thence proceeding along the southerly right of way line of Old Milton Parkway along a curve to the right having an arc length of 209.15 feet, a radius of 5,654.08, a chord bearing of South 86 degrees 11 minutes 53 seconds East and a chord distance of 209.14 feet to a point; Thence South 85 degrees 08 minutes 18 seconds East a distance of 5.32 feet; Thence leaving said southerly right of way line of Old Milton Parkway and proceed South 01 degrees 06 minutes 04 seconds East a distance of 304.15 feet to a point; Thence South 89 degrees 59 minutes 13 seconds West a distance of 83.68 feet to a point; Thence along a curve to the left having an arc length 79.10 feet, a radius of 187.00 feet, a chord bearing of North 77 degrees 51 minutes 53 seconds East and a chord distance of 78.52 feet to a point; Thence North 00 degrees 07 minutes 23 seconds East a distance of 36.94 feet to a point; Thence North 89 degrees 56 minutes 40 seconds West a distance of 50.00 feet to an iron pin found and the POINT OF BEGINNING. Said tract or parcel of land being 65,051 square feet (1.49 acres).

Windward Eye Group

07/16/2020

To the staff and council of the city of Alpharetta,

I am the owner of the property, as well as a tenant, at 2725 Old Milton Parkway, Alpharetta, GA 30005. I am submitting a letter of support and approval as owner and tenant for the application of Veterinary Emergency Group to be our adjacent tenant. We are aware that we will have animals as neighbors. We are thrilled for the potential need this could bring for our pet owning community here in Alpharetta. Remedies will be put into place to soundproof the walls and the crating areas for the animals. We look forward to making this building a medically oriented facility to serve both our human and not so human friends and neighbors.

With great thanks,

Thomas E. Arey

Windward Eye Group, LLC
2725 Old Milton Pkwy
Alpharetta, GA 30005

CITY COUNCIL MEETING
STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT
SUBMITTED BY: KATHI COOK
DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: PH-20-10 NORTH POINT MALL REDEVELOPMENT/CHANGE TO PREVIOUS CONDITION OF ZONING

CITY COUNCIL: OCTOBER 26, 2020

II. RECOMMENDATION:

Approve PH-20-10 North Point Mall Redevelopment/Change To Previous Condition of Zoning, subject to the following conditions (RED text below indicates a change from the previous condition):

1. Subject to condition 30 below, if construction of these rental units also has not commenced by December 31, 2028, then new residential units shall revert to 'For-Sale' units; provided however, that if no portion of the proposed redevelopment has received a Land Disturbance Permit by December 31, 2022, then 'For-Rent' residential shall revert to 'For-Sale' residential units.
4. Development regulations shall be as follows:
   c. Residential – After July 1, 2020 up to 50% of the maximum 300 'For-Rent' units shall be permitted a Certificate of Occupancy (CO) in accordance with UDC 'For-Rent' requirements, except as approved below. The remaining 'For-Rent' units shall be permitted a CO after January 1, 2021. 'For-Rent' buildings shall be no greater than 4 stories or 60', whichever is less, and all units shall be one (1) and two (2) bedrooms. A maximum of sixty percent (60%) of units shall be studios or one bedroom and no 3-bedroom units shall be permitted. Studio units shall have a minimum square footage of 550 square feet. One-bedroom units shall have a minimum size of 700 square feet and two-bedroom units shall have a minimum size of 1,050 square feet. 'For-Rent' block shall be as depicted in Exhibit C, Current Proposed. 'For-Rent' units shall be constructed concurrently with all required open space areas, infrastructure and freestanding retail/restaurant uses. A CO shall not be issued for 'For-Rent' use until onsite open space and infrastructure have been constructed and inspected by the City. Offsite improvements must be under construction. 'For-Rent' units shall have first class amenities and shall include a private pool, fitness center, secured parking, resident's lounge, business center, on-site management office and secure elevator access. Surface parking and garages associated with 'For-Rent' use shall be heavily screened from North Point Circle. ~~If construction does not commence by February 25, 2021, residential units shall revert to 'For-Sale' only.~~
30. At such time as MARTA stipulates and funds its intention to move forward with a future Georgia 400 MARTA bus rapid transit and/or train station on Georgia 400 at North Point Mall, Developer, its successors and assigns; shall dedicate land to the City as depicted on Exhibit A or an equivalent reasonably substituted tract of like size within the Georgia 400 buffer agreed upon by owner and City. If at any time MARTA stipulates that the land is not needed; or if MARTA has not begun construction by December 31, 2028; then there shall be no obligation to dedicate the land or, if already conveyed to the City, it shall be conveyed back to the Developer, its successors or assigns. This reservation does not in any way entitle MARTA or the City to use any part of the balance of the Mall property, and Developer, its successors and assigns is/are under no obligation to allow such use. Nor does this reservation entitle MARTA customers to park on Mall property to access the station.
31. Applicant shall dedicate right-of-way and/or easements, as shown in Exhibit B, as required for the construction and maintenance of the City's planned streetscape improvement along North Point Parkway. Anticipated impacts are related to enhanced sidewalks, landscaping, and traffic signal upgrades.

III. REPORT IN BRIEF:

The applicant, Brookfield Properties Retail, Inc., requests a change to previous condition of zoning on a 83.67-acre property approved for a mixed-use development. The requested changes would allow for an extension to the reversion clause associated with the 'Dwelling, 'For-Rent' product. The subject property is located at 1000 North Point Circle.

DISCUSSION

The submitted request, if approved, would allow for a change to previous condition of zoning related to the Brookfield/North Point Mall Master Plan. The proposed change would allow for a an extension to the reversion clause associated with the 'Dwelling, 'For-Rent' product. The subject property is located at 1000 North Point Circle.

The 83.67-acre property was approved on February 25, 2019 for a master plan amendment, rezoning, conditional use and variance to allow a mixed-use development, including retail/restaurant, 'For-Rent' residential, and open space. At the time of approval, the applicant had anticipated breaking ground by late 2019 or early 2020. Due to the financial uncertainty resulting from COVID-19, Brookfield Properties is unable to guarantee that construction will commence by February 25, 2021. Therefore, the applicant proposes the following changes to the previous conditions of zoning related to file # MP-18-07/Z-18-10/CU-18-08/V-18-10 Brookfield/North Point Mall:

> 1. Subject to condition Paragraph 30 below, if construction of these rental units also has not commenced by December 31, 2028, then new residential units shall revert to "For Sale" units; provided however, that if no portion of the proposed redevelopment has received a Land Disturbance Permit by December 31, 2022, then "For-Rent" residential shall revert to "For Sale" residential units.
>
> 30. At such time as MARTA stipulates and funds its intention to move forward with a future Georgia 400 MARTA bus rapid transit and/or train station on Georgia 400 at North Point Mall, Developer, its successors and assigns; shall dedicate land to the City as depicted on Exhibit A or an equivalent reasonably substituted tract of like size within the Georgia 400 buffer agreed upon by owner and City. If at any time MARTA stipulates that the land is not needed; or if MARTA has not begun construction by December 31, 2028; then there shall be no obligation to dedicate the land or, if already conveyed to the City, it shall be conveyed back to the Developer, its successors or assigns. This reservation does not in any way entitle MARTA or the City to use any part of the balance of the Mall property, and Developer, its successors and assigns is/are under no obligation to allow such use. Nor does this reservation entitle MARTA customers to park on Mall property to access the station.

CONCURRENCES

Staff has reviewed the applicant's proposal and finds that it can generally support the request to extend the reversion clause associated with the 'Dwelling, 'For-Rent' product. According to the applicant, the proposed change to the previous condition of zoning is directly related to the financial uncertainty associated with the COVID-19 pandemic.

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 August 12, 2020. There was a question about why distressed malls are not just torn down. The applicant responded that it is likely due to the long-term ground leases.

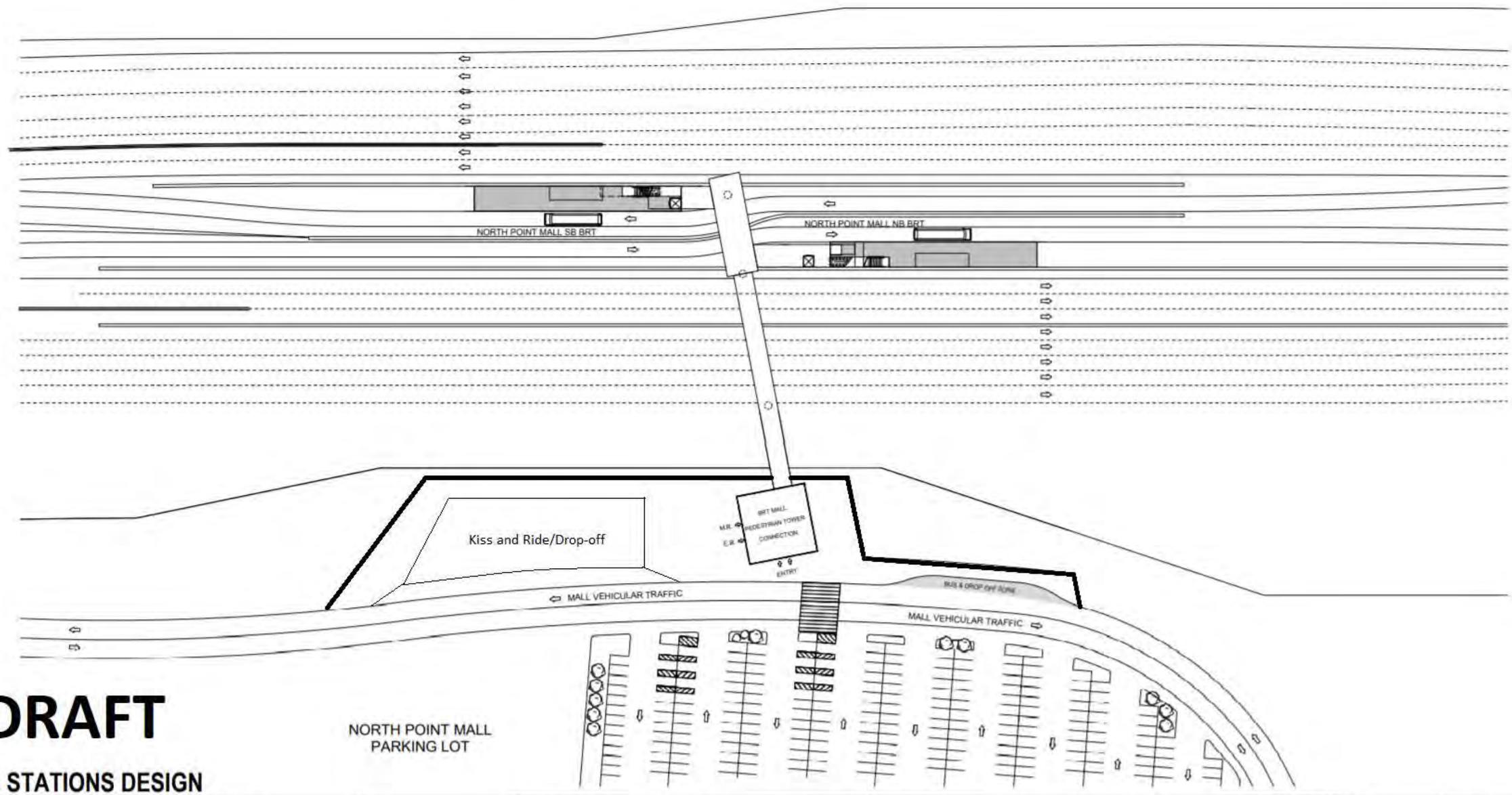
IV. ATTACHMENTS:

- Exhibit A – Georgia 400 MARTA BRT Transit Station at North Point Mall
- Exhibit B – North Point Parkway streetscape improvements required right-of-way and/or easements

EXHIBIT A

NOTES

1. FOR GENERAL NOTES, ABBREVIATIONS, SYMBOLS, AND LEGENDS, SEE DRAWING A000



DRAFT

15% STATIONS DESIGN

REV	DATE	BY	APP	REG. NO.	EXPIRES	SEAL HOLDER	DESCRIPTION

DESIGNED BY Designer
DRAWN BY Author
CHECKED BY Checker
IN CHARGE Approver
DATE 01/24/2019

marta

GEORGIA 400
METROPOLITAN ATLANTA RAPID TRANSIT AUTHORITY

wsp
425 Market Street
17th Floor
San Francisco, CA 94105
TEL. (415) 243-4600

SUBMITTED
APPROVED

GEORGIA 400 BRT STATION

ALTERNATIVE EI

NORTH POINT MALL SITE PLAN

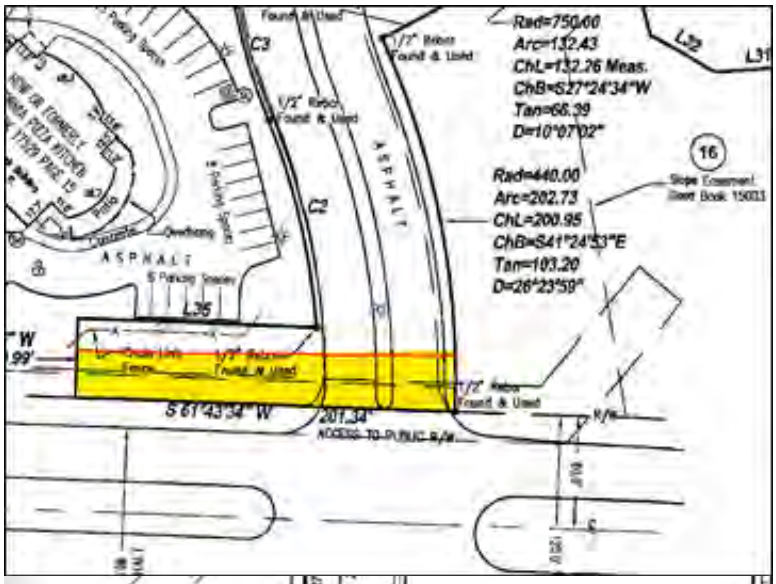
CONTRACT NO
DRAWING NO A2 101
REV
SCALE
SHEET NO

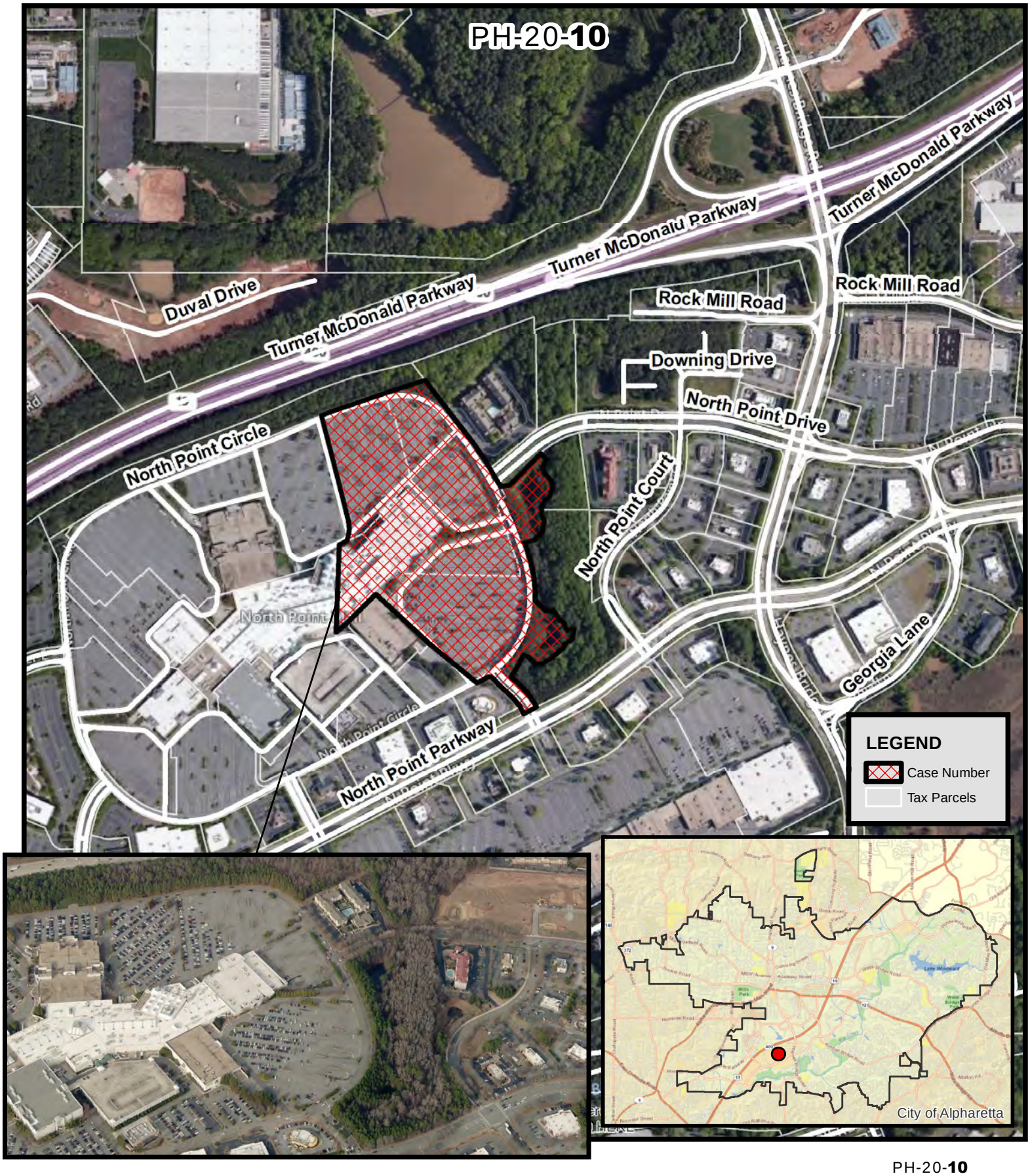
This document is 1:1 when printed on a 22" x 34" sheet, it is 1:2 on 11" x 17" sheet

8/10/2020 5:00:44 PM

EXHIBIT B

Exhibit B – North Point Parkway Streetscape Improvements right-of-way and/or easements

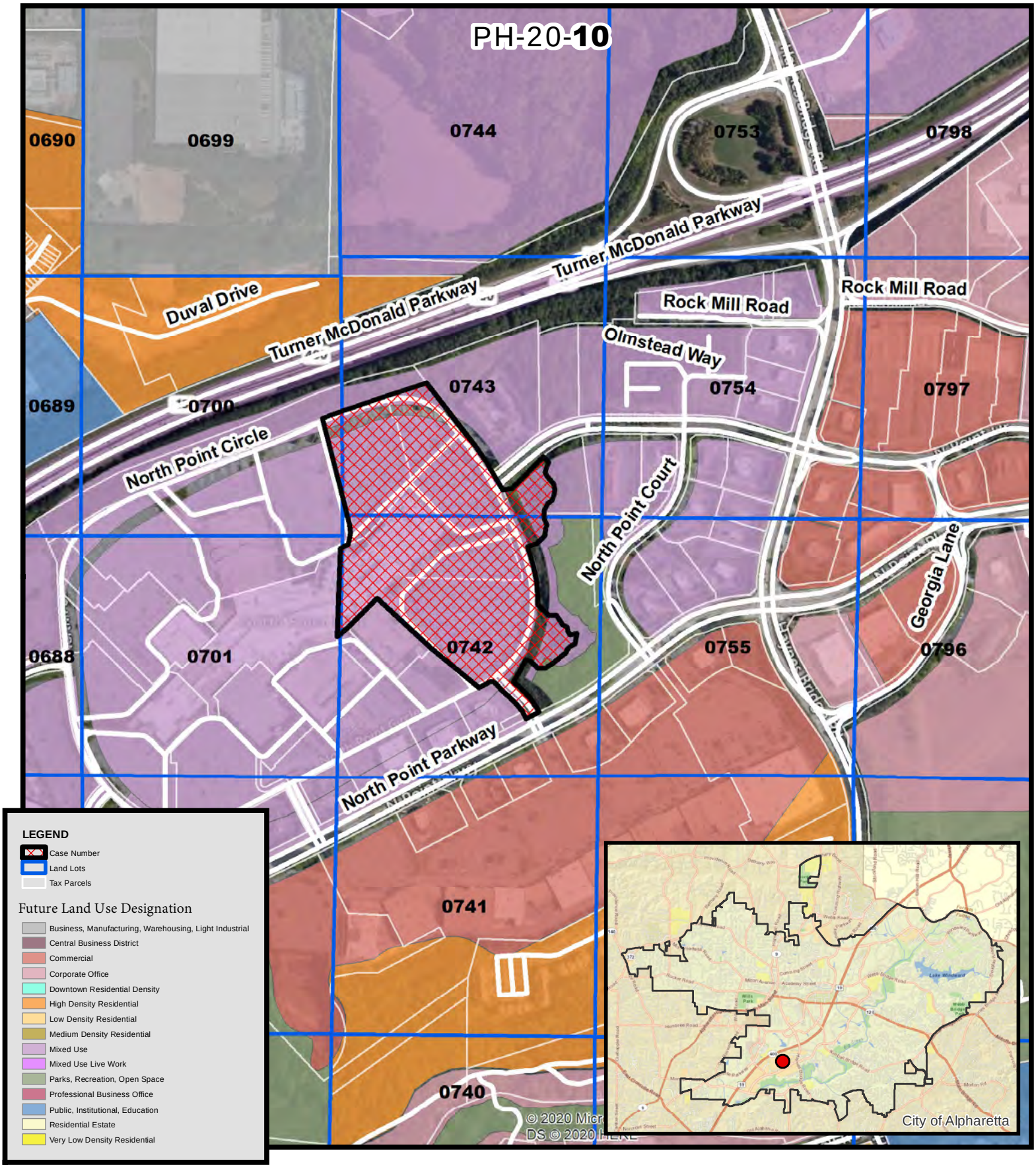




PH-20-**10**
D/LL: 1/2/742, 743
CC: **10**/2**6**/20

Aerial Map
Brookfield Prop/North Point Mall
Change to Council Condition

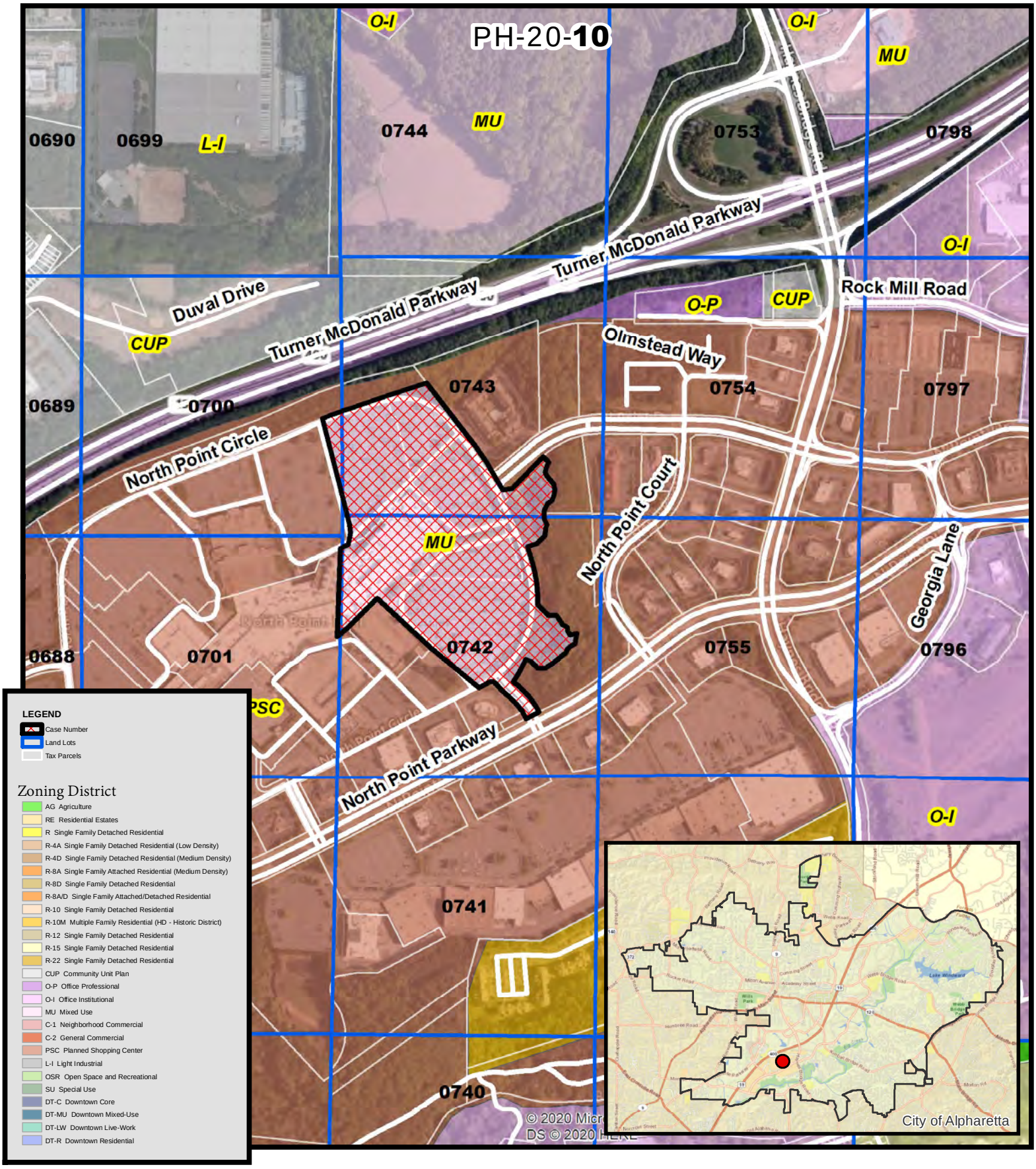
Location Map Provided by:
Community Development - GIS



PH-20-**10**
D/LL: 1/2/742, 743
CC: **10**/2**6**/20

Future Land Use
Brookfield Prop/North Point Mall
Change to Council Condition

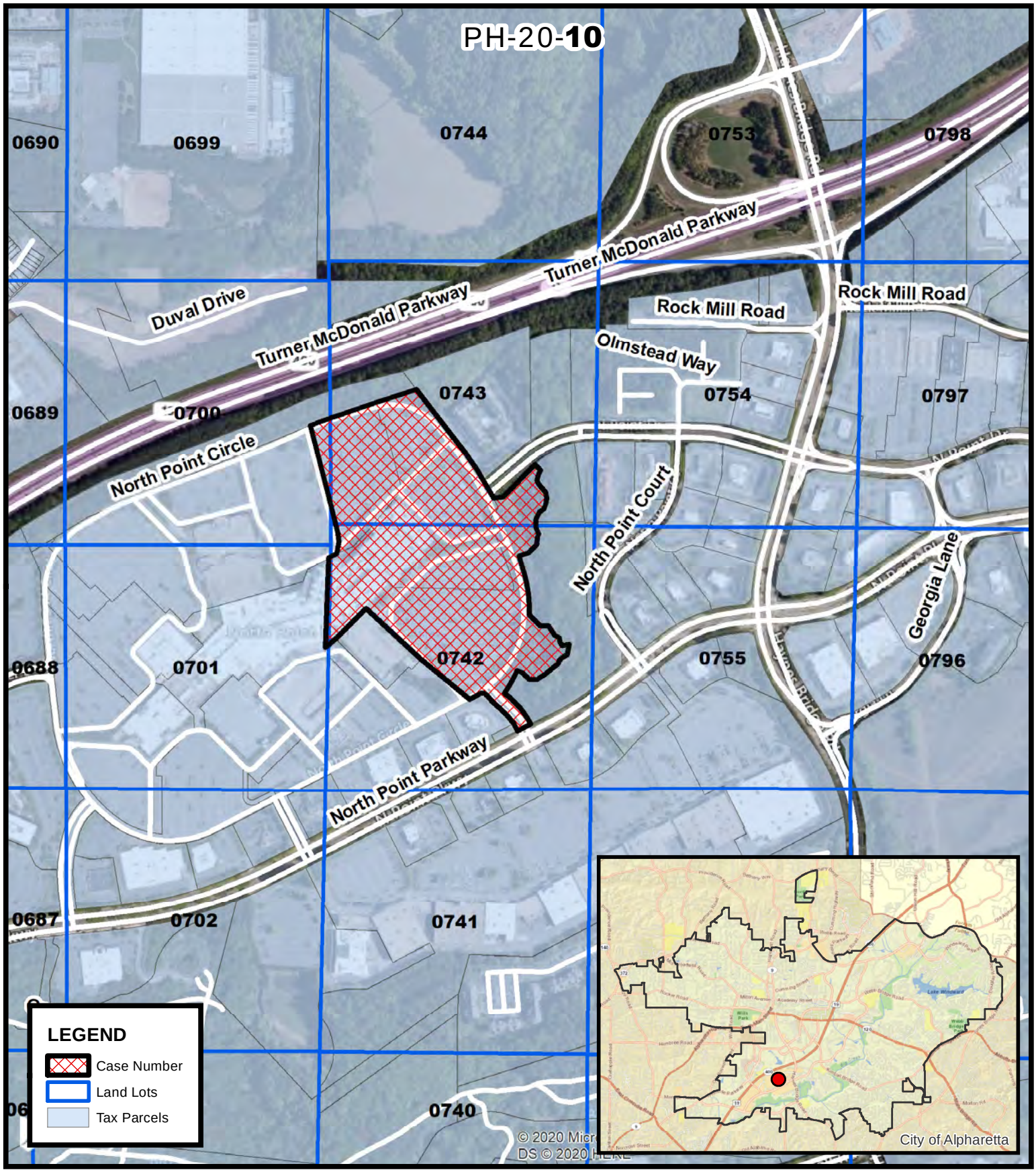
Location Map Provided by:
Community Development - GIS



PH-20-**10**
D/LL: 1/2/742, 743
CC: **10**/2**6**/20

Zoning Map
Brookfield Prop/North Point Mall
Change to Council Condition

Location Map Provided by:
Community Development - GIS

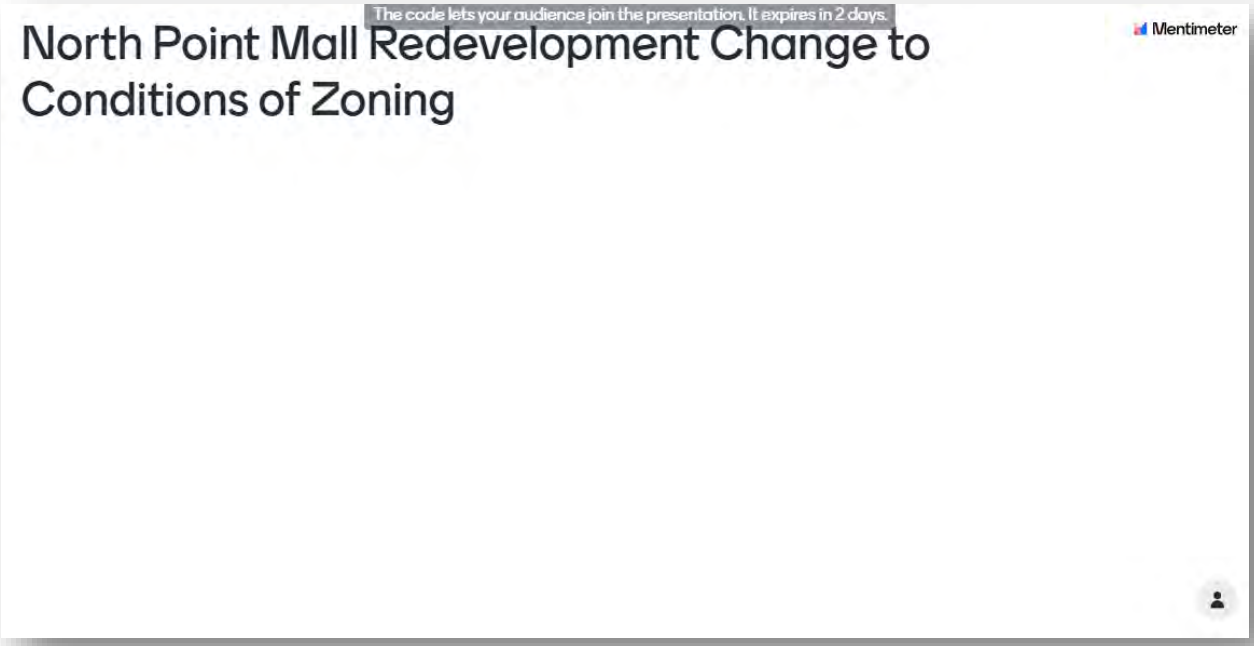


PH-20-**10**
D/LL: 1/2/742,
743 CC: **10**/2**6**/20

Location Map
Brookfield Prop/North Point Mall
Change to Council Condition

Location Map Provided by:
Community Development - GIS

NO COMMENTS: (8/12/20)



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-20-10 BROOKFIELD PROP/NORTH POINT MALL CHANGE TO COUNCIL CONDITION

Contact Name: Kathyrn M. Zickert Smith Gambrell Russell, LLP Telephone: (404) 815-3704

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.

Public notifications were mailed on July 13, 2020 to all property owners within 500 feet of the Subject Property. A copy of the mailing receipt listing the property owners is attached to this form. The applicant has not received any questions or comments from the public notification letters.

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.*

- [x] Letter
- [ ] Personal Visits
- [ ] Telephone
- [ ] Group Meeting
- [ ] Email
- [ ] Other *(Please Specify)* _____

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: Kathy Zickert Date: August 3, 2020

Print Form

UNITED STATES POSTAL SERVICE®

Certificate of Mailing — Firm

Name and Address of Sender	TOTAL NO of Pieces Listed by Sender	TOTAL NO of Pieces Received at Post Office™	Affix Stamp Here *Postmark with Date of Receipt.*
Kathy Zickert Smith Gambrell & Russell 1230 Peachtree st. NE. Atlanta Ga. 30309	17	17	Hasler 07/13/2020 US POSTAGE $02.58 ZIP 30301 011D11838292
	Postmaster, per *(name of receiving employee)* Robert Brown		

	USPS Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1.		BRI 1870 NORTH POINT LLC 1140 E HALLANDALE BEACH BLVD HALLANDALE FL 33009	$1.00	$ 0.43		
2.		COLE CP ALPHARETTA GA LLC 12181 BLUFF CREEK DR PLAYA VISTA CA 90094	$1.00	$ 0.43		
3.		BP NORTHPOINT LLC 5200 BUFFINGTON RD ATLANTA GA 30349	$1.00	$ 0.43		
4.		NORTH POINT MALL L P 7 W 7TH ST TAX DEPT.-SHF CINCINNATI OH 45202	$1.00	$ 0.43		
5.		DILLARD DEPARTMENT STORES INC 4501 NORTH BEACH ST FORT WORTH TX 76137	$1.00	$ 0.43		
6.		HPTMI II PROPERTIES TRUST P.O. BOX 579 LOUISVILLE TN 37777	$1.00	$ 0.43		

ATLANTA MAIN POST OFFICE JUL 13 2020 USPS ATLANTA, GA 30321

See Reverse for Instructions

UNITED STATES POSTAL SERVICE®

Certificate of Mailing — Firm

Name and Address of Sender	TOTAL NO of Pieces Listed by Sender	TOTAL NO of Pieces Received at Post Office™	Affix Stamp Here *Postmark with Date of Receipt.*
			Hasler 07/13/2020 US POSTAGE $02.58 ZIP 30301 01/D1/1636292
	Postmaster, per *(name of receiving employee)* Robert Brown		

USPS Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1.	SEARS 3333 BEVERLY RD HOFFMAN ESTATES IL 60179	$1.00	$ 0.43		
2.	BRE LQ PROPERTIES LLC 909 HIDDEN RIDGE IRVING TX 75038	$1.00	$ 0.43		
3.	VON MAUR INC 6565 N. BRADY ST. DAVENPORT IA 52806	$1.00	$ 0.43		
4.	HOLLYWOOD CAMARILLO PRARTNERS LP 3520 PIEDMONT RD. NE ATLANTA GA 30305	$1.00	$ 0.43		
5.	ALPHA Z-BOY PARTNERS, LLC 940 EMMETT AVE BELMONT CA 94002	$1.00	$ 0.43		
6.	HUBERT PROP LLLP 850 KENNESAW AVE NW MARIETTA GA 30060	$1.00	$ 0.43		

ATLANTA MAIN POST OFFICE JUL 13 2020 USPS ATLANTA GA 30321

UNITED STATES POSTAL SERVICE®

Certificate of Mailing — Firm

Name and Address of Sender	TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here *Postmark with Date of Receipt.*
			Hasler 07/13/2020 US POSTAGE $02.15⁰ ZIP 30301 011D11636292
	Postmaster, per *(name of receiving employee)* Robert Brown		

USPS Tracking Number / Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1.	RIPON MAIN ASSOCIATES LP 940 EMMETT AVE BELMONT CA 94002	$1.00	$ 0.43		
2.	SUN TRUST BANK ATL 919 E MAIN ST RICHMOND VA 23219	$1.00	$ 0.43		
3.	PALM J LLC 101 PLAZA REAL S BOCA RATON FL 33432	$1.00	$ 0.43		
4.	SWANN INVESTMENTS LP 850 KENNESAW AVE NW MARIETTA GA 30060	$1.00	$ 0.43		
5.	VILLAGE CREATIVE LABS PARTNERS LP 940 EMMETT AVE BELMONT CA 94002	$1.00	$ 0.43		
6.					

ATLANTA MAIN POST OFFICE JUL 13 2020 USPS ATLANTA, GA 30321

Promenade, Suite 3100
1230 Peachtree Street, N.E.
Atlanta, Georgia 30309-3592
Tel: 404 815-3500
www.sgrlaw.com

SMITH, GAMBRELL & RUSSELL, LLP
Attorneys at Law

Kathryn M. Zickert
Direct Tel: 404-815-3704
Direct Fax: 404-685-7004
kzickert@sgrlaw.com

July 13, 2020

BRI 1870 NORTH POINT LLC
1140 E HALLANDALE BEACH BLVD
HALLANDALE FL 33009

Dear Sir/Madam,

This letter is to inform you that a Public Hearing Application has been submitted to the City of Alpharetta Community Development Department for property located at North Point Mall, which is within 500 feet of your property.

Please be advised of the following information pertaining to the applications and public hearings:

CASE NUMBER: PH-20-08	APPLICANT NAME: North Point Mall, LLC
1. Amend the following Condition of Approval of MP1807, Z1810, CU1808, and V1810North Point Mall, Sears replacement: Paragraph 4 (c) Residential: After July 1, 2020, up to 50% of the maximum 300 "For Rent" units shall be permitted a Certificate of Occupancy ("CO") in accordance with the UDC "For Rent" requirements, except as approved below. The remaining "For Rent" units shall be permitted a CO after January 1, 2021 ... If construction does not commence by <u>February 25, 2021</u>, residential units shall revert to "For Sale" only. Amended in part to read: If construction does not commence by <u>February 25, 2022</u>, residential units shall revert to "For Sale" only.	PROPERTY SIZE: 83.67 acres
STREET LOCATION: 1000 North Point Parkway, 4500 North Point Place, 5000 North Point Drive, and 2000 and 6000 North Point Circle	CONTACT PERSON: Kathryn M. Zickert TELEPHONE NUMBER: (404) 815-3500
PROPOSED DEVELOPMENT: Mixed Use	

COMMUNITY ZONING INFORMATION MEETING Wednesday, August 12, 2020 at 6:00 P.M.
CITY COUNCIL HEARING Monday, August 24, 2020 at 6:30 P.M.
PUBLIC HEARING LOCATION: Alpharetta City Hall 2 Park Plaza, Council Chambers Alpharetta, Georgia

If you have any questions regarding this project or would like detailed information regarding this project, please feel free to contact me at the number listed above.

Sincerely,

Kathryn M. Zickert

KMZ/tjt

Promenade, Suite 3100
1230 Peachtree Street, N.E.
Atlanta, Georgia 30309-3592
Tel: 404 815-3500
www.sgrlaw.com

SMITH, GAMBRELL & RUSSELL, LLP
Attorneys at Law

Kathryn M. Zickert
Direct Tel: 404-815-3704
Direct Fax: 404-685-7004
kzickert@sgrlaw.com

July 13, 2020

COLE CP ALPHARETTA GA LLC
12181 BLUFF CREEK DR
PLAYA VISTA CA 90094

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Direct Fax: 404-685-7004
kzickert@sgrlaw.com

July 13, 2020

BP NORTHPOINT LLC
5200 BUFFINGTON RD
ATLANTA GA 30349

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kzickert@sgrlaw.com

July 13, 2020

NORTH POINT MALL L P
7 W 7TH ST
TAX DEPT.-SHF
CINCINNATI OH 45202

Dear Sir/Madam,

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Direct Fax: 404-685-7004
kzickert@sgrlaw.com

July 13, 2020

DILLARD DEPARTMENT STORES INC
4501 NORTH BEACH ST
FORT WORTH TX 76137

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Direct Fax: 404-685-7004
kzickert@sgrlaw.com

July 13, 2020

HPTMI II PROPERTIES TRUST
P.O. BOX 579
LOUISVILLE TN 37777

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Kathryn M. Zickert
Direct Tel: 404-815-3704
Direct Fax: 404-685-7004
kzickert@sgrlaw.com

July 13, 2020

SEARS
3333 BEVERLY RD
HOFFMAN ESTATES IL 60179

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If you have any questions regarding this project or would like detailed information regarding this project, please feel free to contact me at the number listed above.

Sincerely,

Kathryn M. Zickert

KMZ/tjt

Promenade, Suite 3100
1230 Peachtree Street, N.E.
Atlanta, Georgia 30309-3592
Tel: 404 815-3500
www.sgrlaw.com

SMITH, GAMBRELL & RUSSELL, LLP
Attorneys at Law

Kathryn M. Zickert
Direct Tel: 404-815-3704
Direct Fax: 404-685-7004
kzickert@sgrlaw.com

July 13, 2020

BRE LQ PROPERTIES LLC
909 HIDDEN RIDGE
IRVING TX 75038

Dear Sir/Madam,

This letter is to inform you that a Public Hearing Application has been submitted to the City of Alpharetta Community Development Department for property located at North Point Mall, which is within 500 feet of your property.

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STREET LOCATION: 1000 North Point Parkway, 4500 North Point Place, 5000 North Point Drive, and 2000 and 6000 North Point Circle	CONTACT PERSON: Kathryn M. Zickert TELEPHONE NUMBER: (404) 815-3500
PROPOSED DEVELOPMENT: Mixed Use	

COMMUNITY ZONING INFORMATION MEETING Wednesday, August 12, 2020 at 6:00 P.M.
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July 13, 2020

VON MAUR INC
6565 N. BRADY ST.
DAVENPORT IA 52806

Dear Sir/Madam,

This letter is to inform you that a Public Hearing Application has been submitted to the City of Alpharetta Community Development Department for property located at North Point Mall, which is within 500 feet of your property.

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kzickert@sgrlaw.com

July 13, 2020

HOLLYWOOD CAMARILLO PRARTNERS LP
3520 PIEDMONT RD. NE
ATLANTA GA 30305

Dear Sir/Madam,

This letter is to inform you that a Public Hearing Application has been submitted to the City of Alpharetta Community Development Department for property located at North Point Mall, which is within 500 feet of your property.

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Direct Tel: 404-815-3704
Direct Fax: 404-685-7004
kzickert@sgrlaw.com

July 13, 2020

ALPHA Z-BOY PARTNERS, LLC
940 EMMETT AVE
BELMONT CA 94002

Dear Sir/Madam,

This letter is to inform you that a Public Hearing Application has been submitted to the City of Alpharetta Community Development Department for property located at North Point Mall, which is within 500 feet of your property.

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Direct Fax: 404-685-7004
kzickert@sgrlaw.com

July 13, 2020

HUBERT PROP LLLP
850 KENNESAW AVE NW
MARIETTA GA 30060

Dear Sir/Madam,

This letter is to inform you that a Public Hearing Application has been submitted to the City of Alpharetta Community Development Department for property located at North Point Mall, which is within 500 feet of your property.

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Direct Fax: 404-685-7004
kzickert@sgrlaw.com

July 13, 2020

RIPON MAIN ASSOCIATES LP
940 EMMETT AVE
BELMONT CA 94002

Dear Sir/Madam,

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Kathryn M. Zickert
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Direct Fax: 404-685-7004
kzickert@sgrlaw.com

July 13, 2020

SUN TRUST BANK ATL
919 E MAIN ST
RICHMOND VA 23219

Dear Sir/Madam,

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SMITH, GAMBRELL & RUSSELL, LLP
Attorneys at Law

Kathryn M. Zickert
Direct Tel: 404-815-3704
Direct Fax: 404-685-7004
kzickert@sgrlaw.com

July 13, 2020

PALM J LLC
101 PLAZA REAL S
BOCA RATON FL 33432

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July 13, 2020

SWANN INVESTMENTS LP
850 KENNESAW AVE NW
MARIETTA GA 30060

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Kathryn M. Zickert
Direct Tel: 404-815-3704
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July 13, 2020

VILLAGE CREATIVE LABS PARTNERS LP
940 EMMETT AVE
BELMONT CA 94002

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Kathryn M. Zickert

KMZ/tjt

7/1/20

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: _____

☐ 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."
5. Applications will be accepted only 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: Brookfield Proeprties c/o Kathryn M. Zickert Telephone: 404-815-3704

Address: 1230 Peachtree Street Suite: 3100

City Atlanta State: GA Zip: 30309 Fax: 404-685-7004

Mobile Tel: _____ Email: kzickert@sgrlaw.com

Subject Property Information:

Address: See Attached Current Zoning: MU

District: _____ Section: _____ Land Lot: _____ Parcel ID: _____

Proposed Zoning: MU Current Use: Shopping Center/Mall

This Application For *(Check All That Apply):*

☐ Conditional Use ☐ Master Plan Amendment ☐ Exception

☐ Rezoning ☐ Master Plan Review

☐ Variance ☐ Public Hearing

☐ Comprehensive Plan Amendment ☒ Other *(Specify):* Modification of Zoning Conditions

Public Hearing Application
for
Brookfield Properties Retail, Inc.

SUBJECT PROPERTY INFORMATION
And
PROPERTY OWNER INFORMATION

1) 1000 North Point Parkway (12 261006880440)
North Point Mall, LLC
P.O. Box 617905
Chicago, IL 60661

2) 4500 North Point Place (12 261006880358)
North Point Mall, LLC
P.O. Box 617905
Chicago, IL 60661

3) 5000 North Point Drive (12 260007000123)
North Point Mall, LLC
P.O. Box 617905
Chicago, IL 60661

4) 0 North Point Drive (12 272007430432)
North Point Mall, LLC
P.O. Box 617905
Chicago, IL 60661

5) 6000 North Point Circle (12 272007430416)
North Point Mall, LLC
P.O. Box 617905
Chicago, IL 60661

6) 1000 North Point Parkway (12 273007420431)
North Point Mall, LLC.
P.O. Box 617905
Chicago, IL 60661

7) 2000 North Point Circle (12 273007420399)
North Point Mall, LLC
P.O. Box 617905
Chicago, IL 60661

APPLICANT REQUEST AND INTENT

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

See attached Letter of Intent

Applicant's Request (Please itemize the proposal):

See attached Letter of Intent

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

See attached Letter of Intent

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Charles Tapia, Brookfield Properties Retail, Inc. Telephone: (312) 960-5729

Address: 350 North Orleans Suite: 300

City Chicago State: IL Zip: 60654 - 1607

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 Zoning Condition

Identify Authorized Applicant:

Name of Authorized Applicant: North Point Mall, LLC c/o Kathryn M. Zickert Telephone: 404-815-3704

Address: 1230 Peachtree Stree, Suite 3100 Suite: 3100

City Atlanta State: GA Zip: 30309 -

So Sworn and Attested:

Owner Signature: Date: 6·25·20

Notary:

OFFICIAL SEAL
KATYA R. LEWANDOWSKA
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires Oct 17, 2020

Notary Signature: Date: 6-25-2020

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: North Point Mall, LLC

Subject Public Hearing Case: North Point Mall Mixed Use Development - Change of Zoning Condition

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: N/A Value: _____

Description of Contribution: N/A Value: _____

Description of Contribution: N/A Value: _____

Description of Contribution: N/A Value: _____

Description of Contribution: N/A 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: 6.25.20

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: Dennis J. Webb, JR., Smith Gambrell & Russell, LLP

Subject Public Hearing Case: North Point Mall Mixed Use Development - Change of Zoning Condition

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: 6/24/20

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: Kathryn M. Zickert, Smith Gambrell & Russell, LLP

Subject Public Hearing Case: North Point Mall Mixed Use Development - Change of Zoning Condition

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: Kathryn M Zickert Date: 6/24/20

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: J. Alexander Brock, Smith Gambrell & Russell, LLP

Subject Public Hearing Case: North Point Mall Mixed Use Development - Change in Zoning Condition

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: 6-24-20

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: North Point Mall Mixed Use Development - Change in Zoning Condition

Contact Name: Kathryn M. Zickert Telephone: 404-815-3704

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.*

- [x] Letter
- [ ] Personal Visits
- [x] Telephone
- [x] 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.

At the meeting and by contacting the Applicant and Applicant's representative.

7/1/20

BROOKFIELD PROPERTIES/NORTH POINT MALL CHANGE TO COUNCIL CONDITION

Brookfield Properties Retail, Inc
Properties within 500 Feet

	A	F	G	H	J	K	L	M
1	**ParcelID**	**HouseNum**	**PropertyAddress**	**City**	**OwnerAddress1**	**OwnerAddress2**	**OwnerAddress3**	**OwnerAddress4**
2	12 273007420175	0	NORTH POINT DR	ALP	BRI 1870 NORTH POINT LLC	1140 E HALLANDALE BEACH BLVD	HALLANDALE FL 33009	
3	12 273007420423	6301	6301 NORTH POINT PKY	ALP	COLE CP ALPHARETTA GA LLC	12181 BLUFF CREEK DR	PLAYA VISTA CA 90094	
4	12 273007550187	6085	6085 NORTH POINT PKY	ALP	BP NORTHPOINT LLC	5200 BUFFINGTON RD	ATLANTA GA 30349	
5	12 260007000123	5000	5000 NORTH POINT DR	ALP	NORTH POINT MALL L P	7 W 7TH ST	TAX DEPT.-SHF	CINCINNATI OH 45202
6	12 261007010435	1000	1000 NORTH POINT PKY	ALP	DILLARD DEPARTMENT STORES INC	4501 NORTH BEACH ST	FORT WORTH TX 76137	
7	12 272007430374	1325	1325 NORTH POINT DR	ALP	HPTMI II PROPERTIES TRUST	P.O. BOX 579	LOUISVILLE TN 37777	
8	12 272007430416	6000	6000 NORTH POINT CIR	ALP	SEARS	3333 BEVERLY RD	HOFFMAN ESTATES IL 60179	
9	12 273007430265	1350	1350 NORTH POINT CT	ALP	BRE LQ PROPERTIES LLC	909 HIDDEN RIDGE	IRVING TX 75038	
10	12 261006880341	400	NORTH POINT PL	ALP	VON MAUR INC	6565 N. BRADY ST.	DAVENPORT IA 52806	
11	12 261007020392	6731	NORTH POINT PKY	ALP	HOLLYWOOD CAMARILLO PRARTNER	3520 PIEDMONT RD. NE	ATLANTA GA 30305	
12	12 261007020384	6751	NORTH POINT PKY	ALP	ALPHA Z-BOY PARTNERS, LLC	940 EMMETT AVE	BELMONT CA 94002	
13	12 261007020400	6551	NORTH POINT PKY	ALP	HUBERT PROP LLLP	850 KENNESAW AVE NW	MARIETTA GA 30060	
14	12 261007020418	6503	NORTH POINT PKY	ALP	RIPON MAIN ASSOCIATES LP	940 EMMETT AVE	BELMONT CA 94002	
15	12 273007410119	6499	NORTH POINT PKY	ALP	SUN TRUST BANK ATL	919 E MAIN ST	RICHMOND VA 23219	
16	12 273007420415	380	NORTH POINT PKY	ALP	PALM J LLC	101 PLAZA REAL S	BOCA RATON FL 33432	
17	12 273007420381	310	NORTH POINT PKY	ALP	SWANN INVESTMENTS LP	850 KENNESAW AVE NW	MARIETTA GA 30060	
18	12 273007540279	2500	NORTH POINT CT	ALP	VILLAGE CREATIVE LABS PARTNERS LI	940 EMMETT AVE	BELMONT CA 94002	

Promenade, Suite 3100
1230 Peachtree Street, N.E.
Atlanta, Georgia 30309-3592
Tel: 404 815-3500
www.sgrlaw.com

SMITH, GAMBRELL & RUSSELL, LLP
Attorneys at Law

Kathryn M. Zickert
Direct Tel: 404-815-3704
Direct Fax: 404-685-7004
kzickert@sgrlaw.com

June 30, 2020

VIA HAND DELIVERY)

Ms. Kathi Cook
Director of Community Development
City of Alpharetta
217 Roswell Street
Alpharetta, Georgia 30009

Re: Amend Condition of Approval of MP1807, Z1810, CU1808, and V1810
North Point Mall, Sears replacement

Dear Ms. Cook:

As you are aware, I represent Brookfield Properties Retail, Inc., owner of most of North Point Mall including the 30 acre tract which is subject to the above-referenced approvals. Due to the onslaught of COVID-19 and the financial uncertainty which it has engendered, Brookfield requires relief from one of the timing requirements imposed by the 29 conditions imposed upon approval of these applications.

The final approval of the North Point Mall redevelopment plans occurred on February 25, 2019. (A copy of that approval is attached as Exhibit A for your convenience.) At the time of that approval, Brookfield anticipated breaking ground by late 2019 or early 2020. Therefore Brookfield acquiesced to a timing condition which read in permeant part as follows:

> Paragraph 4 (c) Residential: After July 1, 2020, up to 50% of the maximum 300 "For Rent" units shall be permitted a Certificate of Occupancy ("CO") in accordance with the UDC "For Rent" requirements, except as approved below. The remaining "For Rent" units shall be permitted a CO after January 1, 2021 ... <u>If construction does not commence by February 25, 2021, residential units shall revert to "For Sale" only</u>. (emphasis supplied)

Brookfield cannot, given current pandemic and economic conditions, guarantee the commencement of construction by February 25, 2021. Therefore, Brookfield requests that this last sentence be revised to read as follows:

SGR Atlanta | Austin | Jacksonville | London | Los Angeles | Miami | New York | Southampton | Washington, D.C.

If construction does not commence by February 25, 2022, residential units shall revert to "For Sale" only.

Brookfield remains committed to redevelop this site as contemplated by the original approval. However, current economic uncertainty might make the earlier timetable impossible to observe.

I am enclosing Brookfield's authorization form, campaign contribution disclosures and a check in the amount of $675 as the filing fee for this request.

As always my client and I both look forward to work with you, your staff and the City Council during this process.

Sincerely,

Kathryn M. Zickert

KMZ/hc
Enclosures
cc: Charlie Tapia
J. Alex Brock

EXHIBIT A

City Council Meeting
February 25, 2019
Office of the City Clerk

CITY HALL -2 PARK PLAZA

Official Minutes

The public is advised that the following minutes are not a verbatim transcription of business presented at the Council Meeting of the date shown; but are a synopsis of pertinent information. The public is further advised that the tapes recorded at said meeting are a matter of public record and are available to be heard at the City of Alpharetta's Clerk's office during normal business hours.

I. CALL TO ORDER

- *Mayor Gilvin called the meeting to order at 6:30 p.m.*

II. ROLL CALL

- Council Members
  - Mayor Jim Gilvin
  - Mayor Pro Tem Donald F. Mitchell
  - Jason Binder
  - Ben Burnett
  - John Hipes
  - Dan Merkel
  - Karen Richard
- Staff
  - Bob Regus, City Administrator
  - Sam Thomas, City Attorney
  - Erin Cobb, City Clerk
  - James Drinkard, Asst. City Administrator
  - Peter Sewczwicz, Director of Public Works
  - John Robison, Director of Public Safety
  - Morgan Rodgers, Director of Recreation, Parks & Cultural Services
  - Kathi Cook, Director of Community Development
  - Tom Harris, Director of Finance
  - Michael Woodman, Senior Planner

- Eric Graves, Senior Traffic Engineer
- Matthew Thomas, Economic Development Manager

III. PLEDGE TO THE FLAG

IV. PROCLAMATIONS & PRESENTATIONS

A. Alpharetta Business Association Proclamation

B. Alpharetta Rotary Club to Present Donation to the Alpharetta Public Safety Foundation

- The Alpharetta Rotary Club presented the Director of Public Safety, John Robison, with a check for $30,000 as a donation to the Alpharetta Public Safety Foundation

V. CONSENT AGENDA

- Mayor Gilvin made an addition to the agenda; a Resolution in Opposition to House Bill 184 and Senate Bill 66, Streamlining Wireless Facilities and Antennas Act was added as item C under New Business

A. Council Meeting Minutes (Meeting of 2-18-2019)

B. Alcoholic Beverage License Applications
PH-19-AB-05 BP Alpharetta USA INC
d/b/a BP Food Mart
11425 Haynes Bridge Road
Alpharetta, GA 30009

Retail Package Sales, Beer, Wine, Sunday Sales

Owner: Sadruddin Surani
Registered Agent: Sadruddin Surani

C. Appointment of Cris Randall as Director of Human Resources

- Council Member Merkel offered a motion to approve the Consent Agenda
  - The motion received a second from Mayor Pro Tem Mitchell
  - The motion was approved unanimously 7-0

VI. PUBLIC HEARING

A. MP-18-07 / Z-18-10 / CU-18-08 / V-18-10: Brookfield/North Point Mall

- Director of Community Development, Kathi Cook, came forward to present this item.

- Staff recommends Mayor and Council approve MP-18-07/Z-18-10/CU-18-08/V-18-10 Brookfield/North Point Mall Redevelopment, subject to the following conditions (Planning Commission changes in RED, Architecture Conditions in BLUE):

  1. Property depicted in Exhibit A, approximately 30 acres, shall be rezoned to MU and developed substantially similar to plan submitted by Kimley-Horn & Associates, Inc., dated 2/6/2019 ~~1/8/2019~~, and renderings, except as modified by these conditions. Applicant shall provide a legal description of the 30-acre property prior to issuance of the LDP.

  2. 'Dwelling, 'For-Rent' shall be added as a conditional use in the North Point Mall Master Plan.

3. Active uses, including service retail, restaurant and office, shall be required in the 'For-Rent' building ground-floor space along the new Storefront street and shall have a first floor height of 14' ~~18'~~ and depth of 30' ~~40'~~. Ground-floor residential walkouts shall be similar to Exhibit B. At-grade walkouts also are allowed. However doors shall be decorative and not appear as a standard glass sliding door.

4. Development regulations shall be as follows:

   a. Commercial – Maximum ~~24,000~~ 30,000 square feet of retail/restaurant use in freestanding buildings and in a minimum of 16,000 square feet of non-residential uses on the ground-floor of the 'For-Rent' building. Freestanding buildings shall be 2-stories or 40', whichever is less. Drive-through restaurants shall be prohibited. Rooftops and outdoor dining patios are encouraged and shall not count against the retail/restaurant development maximum. Remaining retail/restaurant entitlement for North Point Mall Master Plan shall be 1,237,246 square feet for outparcels and space within North Point Mall.

   b. Office – Maximum 30,000 square feet within North Point Mall.

   c. Residential – After July 1, 2020 ~~January 1, 2021~~, up to 50% of the maximum 300 'For-Rent' units shall be permitted a Certificate of Occupancy (CO) in accordance with UDC 'For-Rent' requirements, except as approved below. The remaining 'For-Rent' units shall be permitted a CO after January 1, 2021. 'For-Rent' buildings shall be no greater than 4 stories or 60', whichever is less, and all units shall be one (1) and two (2) bedrooms. A maximum of sixty percent (60%) of units shall be studios or one bedroom and no 3-bedroom units shall be permitted. Studio units shall have a minimum square footage of 550 square feet. One-bedroom units shall have a minimum size of 700 square feet and two-bedroom units shall have a minimum size of 1,050 square feet. 'For-Rent' block shall be as depicted in Exhibit C, Current Proposed. 'For-Rent' units shall be constructed concurrently with all required open space areas, infrastructure and freestanding retail/restaurant uses. A CO shall not be issued for 'For-Rent' use until onsite open space and infrastructure have been constructed and inspected ~~accepted~~ by the City. Offsite improvements must be under construction. 'For-Rent' units shall have first class amenities and shall include a private pool, fitness center, secured parking, resident's lounge, business center, on-site management office and secure elevator access. Surface parking and garages associated with 'For-Rent' use shall be heavily screened from North Point Circle. If construction does not commence by February 25, 2021, residential units shall revert to 'For-Sale' only.

5. The Master Plan area shall be limited to the following uses and further restricted by conditions of zoning:

   a. Retail

   b. Restaurant (no drive-thru)

   c. Office

   d. Residential

6. Retail uses shall be those customarily accessory to or amenities for residential and office uses, restricted to the following:

   a. Art Gallery

b. Bakery

c. Barber Shop

d. Beauty Shop

e. Book Store

f. Brewery or Distillery

g. Copy Center/Print Shop

h. Dry Cleaning Pick-up Station

i. Fitness or Dance Studio

j. Florist, Retail without Greenhouse

k. Neighborhood Grocery (min. 3,000 SF)

l. Office Supply Store (not to exceed 2,000 SF)

m. Package Shipping/Mail Box Store

n. Pet grooming/pet day care

o. Restaurant (no drive-thru)

p. Retail Sales and Services Establishment (Includes financial services, special event space, live music and other performance venues and technology-based entertainment, a maximum of 10,000 sf)

q. Shop or Studio, Craftsman/Artist

r. School, Commercial (Includes Day Care)

s. Spa Services (with approval of a conditional use permit)

t. Sport event space

u. Uses similar to above as approved by Staff

7. The 2 new internal streets shall meet the Type 'D' Corridor regulations, as approved by the City's Traffic Engineer, and streets shall be private. Pedestrian bridges, stairs, elevators and escalators may encroach over and into public spaces provided that they do not impede pedestrian circulation or safety.

8. Minimum 14.67 acres of open space (8.37 acres civic space and 6.30 acres amenity space), consisting of trails, park overlooks, community gardens, passive recreation areas, event space, parks, etc. shall be provided, as depicted on the 2/6/2019 ~~1/8/2019~~ zoning plan. 4.02 acres of common area inside North Point Mall shall be counted as amenity space, if those areas are renovated/improved, including a new playground area, food court and other internal activated courtyard spaces, prior to final Certificate of Occupancy (CO) for 'For-Rent' buildings.

9. Trail depicted along North Point Circle shall be striped and painted for a 2-way bicycle path, including min. 3' wide protective buffer (striping with delineator's ~~bollards~~ every 25') between the vehicular travel lane and the bicycle path, with final design approved by Staff similar to Exhibit D.

10. Developer shall construct a City approved MARTA bus shelter on public right-of-way at existing bus stop at corner of North Point Parkway and at the northernmost access road to the Mall ~~at first entrance at stormwater park~~.

11. Developer shall accommodate ~~set aside~~ a 30' access area through the civic space for a possible future private roadway extension. Area shall be depicted on LDP plans and may be used until development of the balance of the property ~~in the interim~~ for green space or open space.

Design Conditions:

12. Site access driveway at the intersection of North Point Drive and North Point Circle requires special attention to pedestrian and bicycle access. Geometrics, lighting, and materials shall provide emphasis on the pedestrian environment and safety, as approved by the City Transportation Engineer. Assuming the City owns the right-of-way, this Plan shall include a 10' sidewalk, 6' planting strip and decorative pedestrian lighting with the right-of-way spanning the distance to the storm water park on the south side and to the hotel curb cut on the north side. Applicant will receive impact fee credits for off-site work within the City right-of-way.

13. Developer shall meet EcoDistrict measures as requested on Page 6 of the applicant's letter of intent, dated December 21, 2018 (Exhibit E). Developer shall provide detailed information at LDP and building permit regarding compliance with each requested EcoDistrict measure. Total EcoDistrict points to be confirmed by Staff.

14. Applicant shall construct Phase 1 of the stormwater park improvements that are shown on Exhibit F, including trails, landscaping and overlooks with final approval by Staff. ~~Permanent easements~~ Other than the detention ponds themselves and waterways which feed it, the balance of the Phase 1 tract shall be dedicated to ~~and maintained by~~ the City. The City shall be responsible for structural repairs upon dedication and the developer shall be responsible for daily maintenance ~~for public access to and within the stormwater park~~. ~~Developer shall maintain park however impact~~. Developer and other pond owner shall remain solely and exclusively responsible for maintenance of the detention ponds and waterways which feed it. Impact fee credits will be provided for the off-site public park improvements.

15. At-grade pedestrian and bicycle connections shall be provided throughout the site, including between buildings and recreational facilities within the development and across North Point Circle. Pedestrian crossings throughout development shall be ramped and the surface materials shall be brick pavers, cobblestones or architecturally treated concrete products, as approved by DRB.

16. ~~Entrance off North Point Drive~~ The greenspace denominated as Plaza 3 on the Plan shall be designed ~~with a minimum 5,000 SF greenspace~~ to incorporate a water feature, sculpture or similar focal point feature, as approved by DRB and prior to LDP. Approval and construction of the focal point feature shall be required concurrent with the CO.

17. Retaining walls shall receive architectural façade treatment and be heavily landscaped. Retaining walls visible from developed areas exceeding 16' in height shall be terraced with landscaping to break up large expanse of retaining wall.

18. Developer shall provide bicycle racks, benches, trash receptacles, decorative crosswalks, planters, kiosks and other street furniture, where appropriate, throughout the development. A minimum of one 10' sculpture shall be incorporated into the site.

19. Prior to LDP, applicant shall submit for approval a document to be entitled 'North Point Mall Redevelopment Design Standards'. This document shall include elevations or architectural themes of buildings, specifications for street furniture including benches, trash receptacles, lighting, fountains, bicycle racks, bus shelter, signage landscaping themes and focal point features and shall be substantially similar to the renderings filed with the 2018 application, as amended. Design standards will be presented to Staff and the DRB for review and approval. This document also shall detail entrance treatment for the North Point Drive/North Point Circle intersection with the new private road.

20. Architecture shall require DRB approval. All buildings must be oriented to ~~face~~ the new street aligned with North Point Drive or green or other open space. Backside of buildings or 'back of house' functions (such as loading or dumpster area) shall ~~not~~ be ~~visible~~ screened from new streets or North Point Circle. Parapet walls shall be used as needed to screen roof-top mechanical equipment and views. Residential buildings shall contain a minimum of 30% brick or stone on all sides. A porch or balcony feature shall wrap corners of buildings along the new Main street with brackets. These corners should have significant architectural features. The residential building visible at the end of the green shall include a roof variation visible from the view corridor which may be accomplished by using the "sails" on the other residential buildings or main mall building in an artistic manor.

21. Prior to the first LDP, 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:

    a. Approved specifications and standards identified for each use within the total development.

    b. Pedestrian network.

    c. Overall planned open space areas.

22. Alcohol license distance requirements from residential development shall be waived.

23. Rooftop signs are encouraged and shall be permitted, with approval by DRB.

24. All site plans and civil design plans hereafter submitted to the City of Alpharetta shall state as the first note: "This plan reflects conditions stipulated through public hearing regarding case MP-18-07/Z-18-10/CU-18-08/V-18-10 Brookfield/North Point Mall"

25. Minimum 10' landscape strip shall be required along North Point Circle adjacent to the ~~proposed development and shall~~ 'For-Rent' tract and provide a visual screen of the 'For-Rent' surface parking lot. Shall include the required landscape strip materials, as well as parking lot screening materials.

Other Conditions:

26. Developer shall try to include at least 1 roof-top amenity ~~shall be required~~ within the non-residential portion of the development. A minimum 10' kinetic/mobile sculpture shall be added to the roof of building if a rooftop amenity is not incorporated.

27. Provide detailed street planting for North Point Circle and new private streets. Landscape plan shall be approved prior to issuance of a LDP and shall retain landscape trees, if possible, as approved by DRB.

28. ~~Developer shall dedicate a permanent easement to the City and construct multi-use trail as depicted on the plan prepared by Kimley-Horn & Associates, Inc., dated 1/8/2019, with final design/materials approved by Staff and construction completed prior to the first CO for residential units. Multi-use trail shall including protected crossings at intersections, seating/gathering areas, lighting, landscape, hardscape, trail entrance gateways, wayfinding signage, bike share station and public parking. Trail shall be maintained by the developer~~. Developer's financial responsibility for offsite improvements shall not exceed its impact fees, nor shall credits be given for submitted EcoDistrict improvements or meeting minimum open space requirements.

29. It is acknowledged that the approved Site Plan may be subdivided into separately platted parcels with individual tax numbers, that the separate development parcels are to be developed by separate owners/developers, and that the public amenities are to be platted and owned by the Developer. Zoning compliance for conditions uniquely applicable to an individual owner's parcel will be the responsibility of that owner and that non-compliance by such an owner does not render, by itself, the remaining parcels "non-conforming" uses under the Zoning Code.

- The applicant, North Point Mall, LLC, requests a master plan amendment to add 'Dwelling, 'For-Rent' as a conditional use in the North Point Mall Master Plan. A rezoning is requested from PSC (Planned Shopping Center) to MU (Mixed Use) for 83.67 acres to allow for the redevelopment of the former Sears Department Store with 300 'For-Rent' units and 24,000 square feet of freestanding retail/restaurant use. A conditional use is requested to allow the proposed 'For-Rent' use. Variances are requested to eliminate the neighborhood grocery associated with 'For-Rent' use, to reduce ground-floor non-residential uses in the 'For-Rent' building and to allow enclosed amenity space in North Point Mall to count toward required amenity space. The subject property is located at 1000 North Point Circle.

- The submitted request, if approved, would allow for redevelopment of the former Sears anchor with 300 'For-Rent' units and 24,000 square feet of freestanding retail/restaurant use. The applicant proposes an amendment to the North Point Mall Master Plan, a rezoning of 83.67 acres from PSC (Planned Shopping Center) to MU (Mixed Use), conditional use to allow 'For-Rent' use, as well as variances to eliminate the neighborhood grocery, reduce ground-floor non-residential uses in the For-Rent building and to allow enclosed space inside the Mall to count toward amenity space. The proposed residential density is 3.59 dwelling units per acre. The subject property is located at 1000 North Point Circle.

- The property is zoned PSC subject to the North Point Mall Master Plan. Surrounding properties are also zoned PSC, with properties to the south and west subject to the North Point Mall Master Plan and properties to the north and east subject to the North Point Business Center Master Plan. Surrounding properties are Residence Inn by Marriott to the northeast, regional stormwater facility to the east, North Point Mall and JC Penney to the south and west and Georgia 400 to the north. The Comprehensive Land Use Plan designation of the property is 'Mixed Use', which allows the proposed use.

- The North Point Mall Master Plan (MP-90-04) was approved on March 19, 1990, allowing a 1,392,132 square foot regional shopping mall and outparcels on 100 acres. The Master Plan has been amended from time-to-time, including a recent amendment to add 'Office' use for SPACES inside North Point Mall.

- The property is located in the North Point Activity Center LCI, which was initially adopted in 2008 with a 10-year major update adopted by Council in 2018. The LCI envisions the North Point area as a walkable, mixed-use environment with a focus on sustainability, greenspace and connectivity. The recent LCI update identified a market demand potential of 357 – 454 'For-Rent' units over the next 5 years. The demand analysis is intended to be a measure of market viability, not a prediction or recommendation for North Point development. Since the adoption of the LCI update in 2018, there have been no residential approvals south of Georgia 400 in the North Point LCI.

- A rezoning is requested for 83.67 acres from PSC to MU and a conditional use is requested to allow 'Dwelling, 'For-Rent' Residential' use. If approved, it is recommended that approximately 30 acres be rezoned to MU and residential density capped at ten (10) dwelling units per acre on the MU property. The subject property is located within Priority Area 1 on the LCI Density Priority Map, which is designated in the North Point Overlay as an appropriate area for higher densities.

- The applicant requests the following variances to the Unified Development Code (UDC):

  1. Subsection 2.7.0(b)(9) – Eliminate the minimum 3,000 square foot Neighborhood Grocery in conjunction with the 'For-Rent' use. The applicant states that the use would not be supported until such time that more people are living in the North Point area. If the variance is approved, it is recommended that the developer make reasonable efforts to provide the minimum 3,000 square foot Neighborhood Grocery.

  2. Subsection 2.7.0(b)(3) – Allow 'For-Rent' dwellings on the ground-floor along a Storefront Street. The applicant's site plan depicts ground-floor 'For-Rent' units along the new Storefront street, except that leasing and fitness amenities are shown in the corner of the 'For-Rent' building nearest North Point Circle and within a 5,902 square foot space. Staff does not support this variance request, as active ground-floor uses are necessary to promote a walkable environment.

  3. Subsection 2.10.10(D) – Allow common space within North Point Mall to count toward amenity space for the proposed development. The UDC defines amenity space as an 'unenclosed, outdoor area'. According to the applicant's letter of intent, the Mall is scheduled for extensive interior renovations over the next two (2) years, including a new playground area, food court and other internal activated courtyard spaces. If the variance is approved, it is recommended that a condition be added requiring interior common space improvements inside the Mall in order to count the area as amenity space.

- The submitted site plan depicts removal of the 154,886 square foot former Sears Department Store and replacement with 300 'For-Rent' units in three (3), 4-story buildings, 24,000 square feet of retail/restaurant use in three (3) freestanding buildings, as well as open space. A new Storefront street is depicted extending west toward the Mall from the intersection at North Point Drive and North Point Circle, as well as a new street extending north along the western side of the 'For-Rent' use. 'For-Rent' buildings are depicted north of the new Storefront street with retail/restaurant buildings and open space south of the new street.

- Access to the site is depicted from a new street aligning with North Point Drive and a new street on the west side of the development, forming a 2,400' block. The North Point Overlay requires a maximum block perimeter of 1,600'. If approved, it is recommended that the block be cut in half to reduce the overall block size.

- Sidewalks are depicted along the new Storefront street and interior to the property, but not along the new street on the west side of the development. Building setbacks are not called out on the applicant's site plan; however, setbacks are established in the North Point Overlay as it relates to each Corridor Type. A total of 492 parking spaces are provided in surface parking at the rear of the 'For-Rent' buildings, of which 30 spaces are proposed to be enclosed within four (4) garages flanking the surface parking lot. An additional 16 on-street, parallel parking spaces are proposed along the new Storefront street. The UDC requires 684 parking spaces for the 'For-Rent' use and retail/restaurant use, after the 20% reduction required in the North Point Overlay. Nearly 4,500 parking spaces are provided to serve the entire master plan.

- The applicant's letter of intent states that the luxury apartments will include a swimming pool,

courtyards, fitness center, business center, dog wash, clubroom, garages, leasing office and pet park. Ground-floor 'For-Rent' units are depicted on all sides of the building, except that leasing and fitness amenities are depicted at the corner of one building in a 5,902 square foot space. A minimum 3,000 square foot Neighborhood Grocery and active ground-floor uses on Storefront streets are required in conjunction with 'For-Rent' use. The applicant has requested variances to eliminate the Neighborhood Grocery requirement and to allow 'For-Rent' units on the ground-floor along the Storefront street.

- The applicant's open space plan depicts 21.12 acres (25.5%) of open space, of which 14.82 acres is civic space and 6.30 acres is amenity space. The North Point Overlay requires 10% of the site, or 8.367 acres, be set aside as civic space and 5%, or 4.184 acres, be set aside as amenity space. Approximately 4.02 acres of amenity space is provided in common areas inside North Point Mall, of which the applicant has requested a variance to allow this area to count as amenity space. According to the applicant, the Mall is scheduled for extensive interior renovations over the next two (2) years, including a new playground area, food court and other activated courtyard spaces. The plan also depicts the 6.45-acre Georgia 400 buffer as civic space, but no improvements are shown within the buffer. The applicant's plan would meet the minimum amount of civic space, if the Georgia 400 buffer were removed from the calculation. However, the plan would not meet the minimum amount of amenity space, if the variance is not approved to allow mall interior space to count as amenity space.

- The property is developed as a large surface parking lot and former Sears Department Store. Therefore, the only trees on the subject property are required landscape trees in conjunction with parking lot islands and landscape strips along North Point Circle. If approved, it is recommended that the applicant assess existing landscaping to determine if any trees can be spaded and relocated on-site. Stormwater facilities are not depicted on the applicant's site plan; however, a regional stormwater facility exists to the east of the property and is proposed to be improved as a multi-use stormwater park.

- The applicant submitted renderings of the proposed development, which reflect a modern architectural style. Building materials appear to consist of brick, siding, natural wood planks and stucco/EIFS with metal and glass accents.

- The applicant requests master plan amendment, rezoning and conditional use to allow 300 'For-Rent' units in three (3), 4-story buildings. Ground-floor active uses, consisting of leasing office and fitness center are proposed within the 'For-Rent' building nearest North Point Circle and limited to 5,902 square feet. Remaining ground-floor uses are proposed to be For-Rent' use. Residents would have access to parking and amenities, such as a pool and private outdoor amenity areas. According to the applicant, 175 units will be 1-bedroom with the remaining 125 units being 2-bedrooms. 1 bedroom units are proposed to be between 700 – 900 square feet with rents starting in the $1,400/month range and 2-bedroom units are proposed to be between 1,050 – 1,250 square feet with rents starting in the $1,900/month range.

- Careful consideration should be given to maintaining a balance between 'For-Rent' versus 'For-Sale' product in the City. The 2035 Comprehensive Land Use Plan identifies the following policy as it relates to maintaining a balance of 'For-Sale' versus 'For-Rent' housing in the City:

    - *Housing Policy 2: Maintain a balance between 'owner-occupied' and 'renter-occupied' in Alpharetta such that at least 68% of the housing stock is 'owner-occupied'.*

- There are several factors that should be considered with requests for apartments, such as mix of uses, design, long-term viability, impacts to City facilities and services, as well as traffic and school impacts. Office space already exists, or is proposed, within the LCI and high density housing should be tied to office space were jobs exist and are created and service uses are available to limit vehicular trips. The 561,575 square feet of existing office (along Encore Parkway) and 30,000 square feet of proposed office (SPACES inside North Point Mall) generates approximately 3,000 employees (1 employee per 200 square feet) to support the proposed residential and retail/restaurant uses.

- The City's Rental Housing Study, which was prepared in May 2015 and updated in 2016, recommends that the City target an entitlement of between 93 and 159 'For-Rent' units per year in order to achieve a goal of 32% rental housing in the City. It should be noted that this annual target recommendation is not an approved City policy; however, the minimum 68% 'For-Sale' policy is included in the 2035

Comprehensive Land Use Plan. Current US Census 5-year estimates (2013 – 2017) show that the City is at 64% owner-occupied housing units, which is approximately 4% below the minimum 68% owner-occupied in Housing Policy 2 of the City's Comprehensive Plan. Since 2017, the City has approved 416 'For-Rent' units (see table below). These approvals exhaust the targeted 'For-Rent' goal through the Year 2020. If the City decides to allow 2021 'For-Rent' approvals, a condition is recommended prohibiting a Certificate of Occupancy (CO) until 2021 in order to meet the rental policy.

- The North Point Overlay requires that EcoDistrict measures be incorporated into all new developments. Since the applicant's proposal represents redevelopment of the Sears with a new development, the applicant must achieve at least seven (7) EcoDistrict points. According to the applicant's letter of intent, they intend to request 26 EcoDistrict points for the proposed development. EcoDistrict points are requested for Green Building, Water Efficiency in Building Design, Bio-retention, Transportation Demand Management, Consolidated Open Space, Sustainable Landscaping, Enhanced Bicycle Amenities, Alternative Transportation, Additional Civic Space, and Alternative measures, including park overlooks, walkway to future MARTA bridge and multi-use trail along North Point Circle. If approved, the developer should provide the EcoDistrict measures as requested in the applicant's letter of intent, as determined by Staff at LDP and building permit.

- An EcoDistrict encourages incorporating water into civic and amenity areas. The mall currently has an eleven (11) acre detention area that has a permanent pool that is hidden at the corner of North Point Drive and North Point Circle. The applicant is proposing improvements to the pond area that include constructing pond overlooks, raised trails and additional landscaping. The North Point pond could add features similar to the Old Fourth Ward detention area in Atlanta.

- The applicant submitted a trip generation report for the proposed change of use. The proposed redevelopment of Sears with 'For-Rent' and retail/restaurant uses would result in a reduction of 186 PM Peak Hour trips generated from the site. The applicant has reduced the overall number of 'For-Rent' units from 328 to 300, which further reduces the trips generated from the subject property.

- The applicant proposes to access the site by adding a forth leg to North Point Drive/North Point Circle intersection. In addition, a road diet is proposed to North Point Circle, adding a two-way cycle track. Based on the assumptions from the traffic impact study, these changes can be managed with all-way stop sign control. The operations plan also assumes free flow right-turns northbound onto North Point Drive and westbound onto North Point Circle from North Point Drive. Careful design of the intersection will be needed in order to provide safe pedestrian and bicycle options.

- Residential development is known to increase school enrollment. Fulton County Schools calculated the potential number of children who may live on the property by using their standard calculation to distinguish the number of children that a residential development will generate.

- Staff has reviewed the applicant's proposal and finds that it can generally support the request for master plan amendment, rezoning, conditional use and certain variances. Variances to eliminate the Neighborhood Grocery requirement and allow common area within North Point Mall to count as amenity space can be supported. However, ground-floor active uses in the 'For-Rent' building and along the new Storefront street are important to promote a walkable environment.

- The property is located in the North Point Activity Center LCI, which envisions a mixed-use, walkable environment with an emphasis on sustainability, greenspace and connectivity. The applicant's proposed uses would add to the mix of uses in and around North Point Mall while adding a customer base to patronize the Mall's existing retail and restaurant establishments during non-typical hours. This is important as traditional regional shopping malls are going dark across the country. The proposed redevelopment of the Sears with 'For-Rent' units, freestanding retail/restaurant uses and open space should not generate significant changes in demand on public facilities and services and the proposed use would produce fewer vehicular trips. More importantly, the proposed uses are consistent with the Comprehensive Land Use Plan designation of the property, which is 'Mixed Use'.

- Additionally, although the developer is adding residential density they are adding substantial recreational opportunities within the development to minimize impacts to existing City services.

- 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.

- The CZIM was held on September 12, 2018, October 10, 2018, November 14, 2018, December 12, 2018 and January 9, 2019. Public comments were left on the sign-in sheets generally supporting the redevelopment effort at the Mall. However, there were some concerns over multi-family density, rentals, traffic, proximity to grocery store, traffic signal or roundabout at North Point Drive and North Point Circle and need for Mall to increase security.

- Attorney, Kathryn Zickert, came forward to speak on behalf of the applicant and distributed a copy of the architecture conditions that were added by Staff

Public Comment

- Sharon Bean, 1875 Mayfield Road, Alpharetta, came forward to speak in support of the item
- Warrace Lytle, 840 Olmsted Lane, Johns Creek, came forward to speak in support of the item
- Sheila Wilson, 1000 North Point Circle, Alpharetta, came forward to speak in support of the item
- Jim Koza, 1720 Old Milton Pkwy, Alpharetta, came forward to speak in support of the item
- Dennis Carman, 10785 Plantation Drive, Alpharetta, came forward to speak in support of the item
- Lora Woodward, 1814 Adagio Drive, Alpharetta, came forward in support of the item and to express her concern regarding the lack of pedestrian access from Encore Parkway to the mall
- Director of Community Development, Kathi Cook came forward to address the public comment concern from Lora Woodward

❖ Council Member Richard offered a motion to approve the MP-18-07/Z-18-10/CU-18-08/V-18-10 Brookfield/North Point Mall Redevelopment, subject to the following conditions:

1. Property depicted in Exhibit A, approximately 30 acres, shall be rezoned to MU and developed substantially similar to plan submitted by Kimley-Horn & Associates, Inc., dated 2/6/2019, and renderings, except as modified by these conditions. Applicant shall provide a legal description of the 30-acre property prior to issuance of the LDP.

2. 'Dwelling, 'For-Rent' shall be added as a conditional use in the North Point Mall Master Plan.

3. Active uses, including service retail, restaurant and office, shall be required in the 'For-Rent' building ground-floor space along the new Storefront street and shall have a first floor height of 14' and depth of 30'. Ground-floor residential walkouts shall be similar to Exhibit B. At-grade walkouts also are allowed, however doors shall be decorative and not appear as standard sliding glass doors.

4. Development regulations shall be as follows:

   a. Commercial – Maximum 30,000 square feet of retail/restaurant use in freestanding buildings and in a minimum of 16,000 square feet of non-residential uses on the ground-floor of the 'For-Rent' building. Freestanding buildings shall be 2-stories or 40', whichever is less. Drive-through restaurants shall be prohibited. Rooftops and outdoor dining patios are encouraged and shall not count against the retail/restaurant development maximum. Remaining retail/restaurant entitlement for North Point Mall Master Plan shall be 1,237,246 square feet for outparcels and space within North Point Mall.

   b. Office – Maximum 30,000 square feet within North Point Mall.

   c. Residential – After July 1, 2020 up to 50% of the maximum 300 'For-Rent' units shall be permitted a

Certificate of Occupancy (CO) in accordance with UDC 'For-Rent' requirements, except as approved below. The remaining 'For-Rent' units shall be permitted a CO after January 1, 2021. 'For-Rent' buildings shall be no greater than 4 stories or 60', whichever is less, and all units shall be one (1) and two (2) bedrooms. A maximum of sixty percent (60%) of units shall be studios or one bedroom and no 3-bedroom units shall be permitted. Studio units shall have a minimum square footage of 550 square feet. One-bedroom units shall have a minimum size of 700 square feet and two-bedroom units shall have a minimum size of 1,050 square feet. 'For-Rent' block shall be as depicted in Exhibit C, Current Proposed. 'For-Rent' units shall be constructed concurrently with all required open space areas, infrastructure and freestanding retail/restaurant uses. A CO shall not be issued for 'For-Rent' use until onsite open space and infrastructure have been constructed and inspected by the City. Offsite improvements must be under construction. 'For-Rent' units shall have first class amenities and shall include a private pool, fitness center, secured parking, resident's lounge, business center, on-site management office and secure elevator access. Surface parking and garages associated with 'For-Rent' use shall be heavily screened from North Point Circle. If construction does not commence by February 25, 2021, residential units shall revert to 'For-Sale' only.

5. The Master Plan area shall be limited to the following uses and further restricted by conditions of zoning:

   a. Retail

   b. Restaurant (no drive-thru)

   c. Office

   d. Residential

6. Retail uses shall be those customarily accessory to or amenities for residential and office uses, restricted to the following:

   a. Art Gallery

   b. Bakery

   c. Barber Shop

   d. Beauty Shop

   e. Book Store

   f. Brewery or Distillery

   g. Copy Center/Print Shop

   h. Dry Cleaning Pick-up Station

   i. Fitness or Dance Studio

   j. Florist, Retail without Greenhouse

   k. Neighborhood Grocery (min. 3,000 SF)

   l. Office Supply Store (not to exceed 2,000 SF)

   m. Package Shipping/Mail Box Store

   n. Pet grooming/pet day care

   o. Restaurant (no drive-thru)

p. Retail Sales and Services Establishment (Includes financial services, special event space, live music and other performance venues and technology-based entertainment; a maximum of 10,000 sf)

q. Shop or Studio, Craftsman/Artist

r. School, Commercial (Includes Day Care)

s. Spa Services (with approval of a conditional use permit)

t. Sport event space

u. Uses similar to above as approved by Staff

v. Internal recreational uses (maximum of 10,000 sf)

7. The 2 new internal streets shall meet the Type 'D' Corridor regulations, as approved by the City's Traffic Engineer, and streets shall be private. Pedestrian bridges, stairs, elevators and escalators may encroach over and into public spaces provided that they do not impede pedestrian circulation or safety.

8. Minimum 14.67 acres of open space (8.37 acres civic space and 6.30 acres amenity space), consisting of trails, park overlooks, community gardens, passive recreation areas, event space, parks, etc. shall be provided, as depicted on the 2/6/2019 zoning plan. 4.02 acres of common area inside North Point Mall shall be counted as amenity space, if those areas are renovated/improved, including a new playground area, food court and other internal activated courtyard spaces, prior to final Certificate of Occupancy (CO) for 'For-Rent' buildings.

9. Trail depicted along North Point Circle shall be striped and painted for a 2-way bicycle path, including min. 3' wide protective buffer (striping with delineators every 25') between the vehicular travel lane and the bicycle path, with final design approved by Staff similar to Exhibit D.

10. Developer shall construct a City approved MARTA bus shelter on public right-of-way at existing bus stop at corner of North Point Parkway and at the northernmost access road to the Mall.

11. Developer shall accommodate a 30' access area through the civic space for a possible future private roadway extension. Area shall be depicted on LDP plans and may be used until development of the balance of the property for green space or open space.

Design Conditions:

12. Site access driveway at the intersection of North Point Drive and North Point Circle requires special attention to pedestrian and bicycle access. Geometrics, lighting, and materials shall provide emphasis on the pedestrian environment and safety, as approved by the City Transportation Engineer. Assuming the City owns the right-of-way, this Plan shall include a 10' sidewalk, 6' planting strip and decorative pedestrian lighting with the right-of-way spanning the distance to the storm water park on the south side and to the hotel curb cut on the north side. Applicant will receive impact fee credits for off-site work within the City right-of-way.

13. Developer shall meet EcoDistrict measures as requested on Page 6 of the applicant's letter of intent, dated December 21, 2018 (Exhibit E). Developer shall provide detailed information at LDP and building permit regarding compliance with each requested EcoDistrict measure. Total EcoDistrict points to be confirmed by Staff.

14. Applicant shall construct Phase 1 of the stormwater park improvements that are shown on Exhibit F, including trails, landscaping and overlooks with final approval by Staff. Other than the detention ponds themselves and waterways which feed it, the balance of the Phase 1 tract shall be dedicated to and

maintained by the City. Developer and the City will enter into a mutually agreed upon maintenance agreement. Developer and other pond owner shall remain solely and exclusively responsible for maintenance of the detention ponds and waterways which feed it. Impact fee credits will be provided for the off-site public park improvements as approved by Staff.

15. At-grade pedestrian and bicycle connections shall be provided throughout the site, including between buildings and recreational facilities within the development and across North Point Circle. Pedestrian crossings throughout development shall be ramped and the surface materials shall be brick pavers, cobblestones or architecturally treated concrete products, as approved by DRB.

16. The greenspace denominated as Plaza 3 on the Plan shall be designed to incorporate a water feature, sculpture or similar focal point feature, as approved by DRB and prior to LDP. Approval and construction of the focal point feature shall be required concurrent with the CO.

17. Retaining walls shall receive architectural façade treatment and be heavily landscaped. Retaining walls visible from developed areas exceeding 16' in height shall be terraced with landscaping to break up large expanse of retaining wall.

18. Developer shall provide bicycle racks, benches, trash receptacles, decorative crosswalks, planters, kiosks and other street furniture, where appropriate, throughout the development. A minimum of one 10' sculpture shall be incorporated into the site.

19. Prior to LDP, applicant shall submit for approval a document to be entitled 'North Point Mall Redevelopment Design Standards'. This document shall include elevations or architectural themes of buildings, specifications for street furniture including benches, trash receptacles, lighting, fountains, bicycle racks, bus shelter, signage landscaping themes and focal point features and shall be substantially similar to the renderings filed with the 2018 application, as amended. Design standards will be presented to Staff and the DRB for review and approval. This document also shall detail entrance treatment for the North Point Drive/North Point Circle intersection with the new private road.

20. Architecture shall require DRB approval. All buildings must be oriented to the new street aligned with North Point Drive or green or other open space. Backside of buildings or 'back of house' functions (such as loading or dumpster area) shall be screened from new streets or North Point Circle. Parapet walls shall be used as needed to screen roof-top mechanical equipment and views. Residential buildings shall contain a minimum of 30% brick or stone on all sides facing publicly accessible streets as per Exhibit G. A porch or balcony feature shall wrap corners of buildings along the new Main street with brackets. These corners shall have significant architectural features. The residential building visible at the end of the green shall include a roof variation visible from the view corridor which may be accomplished by using the "sails" on the other residential buildings or main mall building in an artistic manor, see Exhibit H.

21. Prior to the first LDP, 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:

    a. Approved specifications and standards identified for each use within the total development.

    b. Pedestrian network.

    c. Overall planned open space areas.

22. Alcohol license distance requirements from residential development shall be waived.

23. Rooftop signs are encouraged and shall be permitted, with approval by DRB.

24. All site plans and civil design plans hereafter submitted to the City of Alpharetta shall state as the first note: "This plan reflects conditions stipulated through public hearing regarding case MP-18-07/Z-18-

10/CU-18-08/V-18-10 Brookfield/North Point Mall"

25. Minimum 10' landscape strip shall be required along North Point Circle adjacent to the 'For-Rent' tract and provide a visual screen of the 'For-Rent' surface parking lot. Shall include the required landscape strip materials, as well as parking lot screening materials.

Other Conditions:

26. Developer shall try to include at least 1 roof-top amenity within the non-residential portion of the development. A minimum 10' kinetic/mobile sculpture shall be added to the roof of building if a rooftop amenity is not incorporated.

27. Provide detailed street planting for North Point Circle and new private streets. Landscape plan shall be approved prior to issuance of a LDP and shall retain landscape trees, if possible, as approved by DRB.

28. Developer's financial responsibility for offsite improvements shall not exceed its impact fees, nor shall credits be given for submitted EcoDistrict improvements or meeting minimum open space requirements.

29. It is acknowledged that the approved Site Plan may be subdivided into separately platted parcels with individual tax numbers, that the separate development parcels are to be developed by separate owners/developers, and that the public amenities are to be platted and owned by the Developer. Zoning compliance for conditions uniquely applicable to an individual owner's parcel will be the responsibility of that owner and that non-compliance by such an owner does not render, by itself, the remaining parcels "non-conforming" uses under the Zoning Code.

- The motion received a second from Council Member Merkel
- The motion was approved 6-1; Council Member Burnett voting in opposition

B. MP-18-12 / CU-18-14 / V-18-19: ECCO Park/North Point Business Center Master Plan

- Senior Planner, Michael Woodman, came forward to present this item.
- Staff recommends Mayor and Council approve MP-18-12/CU-18-14/V-18-19 ECCO Park, subject to the following conditions (Planning Commission changes in RED, Architecture comments in BLUE):

1. Property shall be developed substantially as depicted on the plan prepared by Kimley-Horn & Associates, Inc., dated 1/10/2019, except for modifications required to comply with these conditions. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.

2. 'Dwelling, 'For-Sale', Attached' shall be added as a permitted use in North Point Business Center Master Plan Pod 1. Maximum density of Pod 1 shall be 8.15 dwelling units per acre.

3. Maximum building height shall be 4-stories.

4. Architecture and materials shall be developed substantially similar to the submitted renderings, subject to approval by Staff. Buildings shall have 4-sided architecture. Side building elevations visible from North Point Drive and existing private driveways shall have similar architectural details and materials as the front façade and shall have the appearance of a pedestrian entrance, as approved

by Staff. The Flats buildings shall have the appearance of individual walkouts on the ground floor, including ~~wood~~ canopy accents over some windows and doors, as well as lighting. Elevations fronting North Point Drive and existing private drive located behind the restaurants shall contain 60% brick or stone. The materials shall also wrap the immediate corners.

5. Maximum building setbacks on North Point Drive shall be as depicted on the plan prepared by Kimley-Horn & Associates, Inc., dated 1/10/2019.

6. Block size shall be as shown on the plan prepared by Kimley-Horn & Associates, Inc., dated 1/10/2019.

7. Minimum 3.45 acres of open space (2.74 acres of civic space and 0.71 acres of amenity space), consisting of trails, pocket parks, clubhouse and pool, rooftop decks and linear park shall be provided, as depicted on the 1/10/2019 zoning plan.

8. Civic space shall be developed with a park-like setting as shown on the Plan with decorative landscape, hardscape, seating and pedestrian-scale lighting, as approved by Staff. A sculpture with a minimum height of 10' shall be added within the civic space along North Point Drive.

9. Developer shall dedicate a permanent easement and construct the multi-use trail, as depicted on the site plan prepared by Kimley-Horn & Associates, Inc., dated 1/10/2019, with final alignment/design/materials approved by Staff and construction completed prior to the final CO. Multi-use trail shall be field located with the least impact to existing trees, as approved by Staff. A crosswalk shall be provided across North Point Drive and shall be constructed of a material approved by Staff. Multi-use trail shall include seating/gathering areas, lighting, landscape, hardscape and trail entrance gateway at North Point Drive. Applicant shall hand clear undergrowth, invasive species and dead materials within the stream buffer and maintain such condition to the City's satisfaction. Multi-use trail improvements shall ~~not~~ be eligible for impact fee credits and shall be maintained by the HOA, if not used to meet minimum open space and EcoDistrict requirements.

10. Developer shall meet EcoDistrict measures as requested on the applicant's letter of intent (Exhibit A), dated January 8, 2019. Developer shall provide detailed information at LDP and building permit regarding compliance with each requested EcoDistrict measure. Total EcoDistrict points to be confirmed by Staff.

11. Permanent easements shall be dedicated to the City for public access over required civic space. However, the HOA shall be responsible for maintenance. The existing private street shall remain accessible to the public.

12. The corner of North Point Drive and the main project entrance and North Point Drive and the existing north-south driveway shall be designed with a minimum 1,500 square foot greenspace area as shown on the Plan and shall incorporate a focal point feature, as approved by Staff.

13. Vehicular use areas (drive aisles and surface parking) shall be ~~completely~~ visually screened from North Point Drive and existing private driveways, as approved by Staff. This does not include L-shaped private drive.

14. North Point Drive streetscape shall include minimum 10' sidewalk, 6' planting strip and decorative pedestrian lighting. Street trees shall alternate in the planting strip and backside of sidewalk to provide a canopy for pedestrians. Applicant shall continue streetscape to hotel entrance in exchange for impact fee credits, subject to available right-of-way.

15. New internal streets shall be private as per Plan and meet the Type 'D' Corridor regulations, as approved by the City's Traffic Engineer. Internal sidewalks shall connect the front of all units to the public sidewalk system and shall be minimum 5' with 4' planting strip and pedestrian-scale lighting provided throughout the development.

16. Subject to approval by others and the final configuration of the sidewalk, a planted median shall be required at the project driveway, as approved by Staff. This improvement shall be entitled to impact fee credits.

17. Each dwelling unit in Roof Terrace Home and Terrace Home buildings shall have a minimum 18' driveway from garage to back of alley. Required parking shall be 9' x 19' and enclosed tandem parking shall only count as 1 parking space. Up to 20% may be compact spaces, per UDC.

18. Unfinished wood fences and decks shall not be visible from the street.

19. Developer shall remove exotic and invasive trees and shrubs within stream buffers and tree save areas and replant where sparse, as approved by Staff.

20. Existing trees shall be preserved as depicted on the plan prepared by Kimley-Horn & Associates, Inc., dated 1/10/2019. In addition, developer shall assess existing landscape to determine if any trees can be spaded and relocated on-site.

21. Deleted. ~~Developer shall identify locations with significant tree groupings outside of the required undisturbed buffers and stream buffers. Tree groupings shall be incorporated into the final site plan, as approved by Staff.~~

22. New utilities shall be placed underground.

23. Property must meet IFC Appendix D Fire Department access and comply with 2010 ADA guidelines.

24. Developer shall provide an enhanced pedestrian connection from the development to the south side of North Point Court as per Exhibit B. The intersection shall be signalized if required by Staff. ~~Options include midblock crosswalk and/or enhancements with a traffic signal at the intersection of North Point Drive and North Point Court as required and approved by the City Transportation Engineer.~~ Off-site improvement shall be eligible for impact fee credits and construction completed prior to the final CO.

25. Utility structures, headwalls, etc. shall be finished with decorative stone, if visible from the public right-of-way.

26. No more than 10% of residential units shall be permitted to be rented, as recorded in the Condominium Association declarations and covenants.

- The applicant, The Providence Group, is requesting a master plan amendment to the North Point Business Center Master Plan to add 'Dwelling, 'For-Sale' Attached' as a permitted use in Pod 1 to allow for the construction of 159 'For-Sale' Condominium units on 9.2 acres. A conditional use is requested to allow 'Dwelling, 'For-Sale' Attached' and to allow a density of 17.3 dwelling units per acre. Variances are requested to modify the site design and streetscape standards, to increase the maximum block size, to remove the requirement for certain buildings to have a street-facing pedestrian entrance and to allow required parking to be unenclosed. The subject property is located at 1275 North Point Drive on the north side of North Point Drive at the intersection with North Point Court.

- The submitted request, if approved, will allow for a 159-unit 'For-Sale' Condominium development on 9.2 acres. A conditional use is requested to allow the proposed use and density and variances are requested to modify the site design and streetscape standards, to increase the maximum block size, to remove the requirement for certain buildings to have a street-facing pedestrian entrance and to allow required parking to be unenclosed. The subject property is located at 1275 North Point Drive on the north side of North Point Drive at the intersection with North Point Court.

- The property is zoned PSC (Planned Shopping Center) and is undeveloped, except for a stormwater pond serving Pod 1 outparcels to the east of the subject property and fronting Haynes Bridge Road. Surrounding properties are zoned O-P (Office-Professional) to the north and PSC to the west, south and east. Extended Stay America is located to the north, Corner Bakery, Chipotle and Chase Bank are located to the east, Wendy's, a restaurant and La Quinta Inn & Suites are located to the south and floodplain is located to the west. The Comprehensive Land Use Plan designation of the property is 'Mixed Use', which allows the proposed residential subdivision.

- North Point Business Center (MP-91-07) Master Plan was approved in 1991 as a 320-acre master planned development consisting of office, shopping center and residential uses. The Master Plan includes eleven (11) pods, of which six (6) are designated 'Office', four (4) 'Retail/Shopping Center' and one (1) 'High Density Residential'. Pod 1 is approved for 'Office' (at least 84% of site density – 250,000 square feet) and retail/restaurant (no more than 16% of site density – 46,000 square feet) with a maximum building height of ten (10) stories, or 150'. Three (3) retail/restaurant outparcels have been developed along Haynes Bridge Road, consisting of approximately 3.7 acres of the 18.9-acre Pod 1. A 120-room Residence Inn by Marriott was developed on six (6) acres on the western portion of Pod 1. As shown in the table below, there have been several amendments to the North Point Business Center Master Plan over the years, including amendments to Pod 1 to add freestanding retail and restaurant uses.

- The property is located in the North Point Activity Center LCI, which was initially adopted in 2008 with a 10-year major update adopted by Council in 2018. The LCI envisions the North Point area as a walkable, mixed-use environment with a focus on sustainability, greenspace and connectivity. The recent LCI update identified a market demand potential of 183 - 197 'For-Sale' townhomes or condominium units over the next five (5) years. The demand analysis is intended to be a measure of market viability, not a prediction or recommendation for North Point development. Since the adoption of the LCI update in 2018, there have been no residential approvals south of Georgia 400 in the North Point LCI.

- The applicant requests the following variances to the Unified Development Code (UDC):

  1. Subsection 2.10.3(B) – Modify development regulations related to Type C and D Corridors. The proposed building setback along North Point Drive is approximately 30' – 48' due to the presence of a sanitary sewer line. The applicant proposes to add a linear park between the road and the residential buildings addressing North Point Drive. If the variance is approved, it is recommended that the developer improve the area between the road and residential buildings as a linear park.

  2. Subsection 2.10.4(A)(1) – Increase the maximum block size. There are existing private driveways on the east side of the property that are subject to an agreement with the commercial outparcels along Haynes Bridge Road and floodplain on the west side of the property. The existing conditions on the property limit the applicant's ability to provide the prescribed block size.

3. Subsection 2.10.8(C) – Remove the requirement for certain buildings to have a street-facing pedestrian entrance. Several buildings are depicted with the side elevation of the building facing North Point Drive or an existing private driveway. The existing private driveways on the east side of the property are subject to an agreement with the commercial outparcels along Haynes Bridge Road, which places limitations on the way in which the site can be laid out.

4. Subsection 2.5.4(B) – Allow a portion of the required residential parking to be unenclosed. The Roof Terrace Home and Terrace Home buildings all provide the required parking within an enclosed garage. However, the Flats buildings only provide 72 of the 115 required parking spaces within an enclosed structure. The site plan depicts 316 parking spaces, well over the City's Parking regulations and North Point Overlay requirements of 244 parking spaces.

- The submitted site plan depicts 159 condominium units, consisting of 64 flats units in four (4) buildings, 51 terrace homes units in four (4) buildings and 44 roof terrace townhome units in four (4) buildings on 9.2 acres. The flats buildings are depicted to be three (3) stories and terrace home and terrace roof townhome buildings are depicted to be four (4) stories. According to the applicant, there are 26, 1-bedroom units and 133, 2-bedroom units. Roof terrace homes would range in size from 2,032 – 2250 square feet, terrace homes from 1,192 – 1,428 square feet and flats from 891 – 1,335 square feet. A roughly 900 square foot amenity clubhouse and pool are depicted at the center of the property.

- The main project entrance is depicted at North Point Drive and North Point Court, with a secondary entrance from the existing private driveway separating the property from the commercial outparcels along Haynes Bridge Road. The property was developed with a private driveway between the commercial outparcels along Haynes Bridge Road and the applicant's property, as well as, an 'L-shaped' private driveway providing access to North Point Court at North Point Drive. Due to covenants and agreements between the applicant's property and the commercial outparcels, the applicant must keep the existing private driveways. The site plan does not depict any traffic-related improvements at the main entrance to the proposed development.

- The property has frontage on North Point Drive, which is a Type 'C' Corridor in the North Point Overlay requiring a 0' to 10' building setback. Buildings are proposed to be setback 30' – 48' from North Point Drive, due to the presence of a sanitary sewer easement in the area. A linear park is proposed along North Point Drive between the road and buildings to address the larger setback. Ten-foot (10') sidewalks are depicted along North Point Drive and the existing driveway adjacent to the commercial outparcels.

- Unified Development Code (UDC) Parking regulations and North Point Overlay requirements would require 244 parking spaces for the 159 condominium units. Parking in the North Point overlay includes a 20% reduction in required parking, due to the abundance of parking and largest number of bus routes available in Alpharetta.

- The North Point Overlay requires a minimum 5% amenity space and 10% civic space. However, the applicant requests a conditional use to increase residential density to 17.3 dwelling units per acre, which requires an additional 1% of civic space for every 1 dwelling per acre above eight (8) dwelling units per acre. Therefore, the proposal would require a minimum 5% amenity space and 19.3% civic space, of which the applicant's site plan depicts 7.8%, or 0.71 acres, of amenity space and 29.9%, or 2.74 acres, of civic space. The site plan depicts open space as pocket parks, multi-use trails, rooftop decks, balconies and clubhouse and pool.

- The applicant's tree survey and assessment identify several landscape trees that are in 'Good' condition. If approved, it is recommended that the developer explore spading and relocating

existing landscape trees on the property to enhance the maturity level of landscaping at time of project completion.

- Rock Mill Creek, a perennial stream, runs through the property to the west and impacts the subject site with stream buffers and floodplain. An existing stormwater pond on the west side of the property is proposed to be enlarged and improvement with a permanent pool and bio-retention areas.

- The applicant submitted renderings of the three (3) condominium product types: roof terrace homes, flats and terrace homes. Flats buildings are three (3) stories and roof terrace and terrace home buildings are four (4) stories with a modern architectural style and include balconies and rooftop terraces. The same materials and colors are repeated on each of the three (3) products, which consists of brick, stone, split face block, fiber cement siding and fiber cement panels with wood and metal accents on canopies and balconies. The roof terrace and terrace home buildings have individual walkups, while the flats have parking on the first floor of the building with units accessed from the interior.

- The North Point Overlay requires that EcoDistrict measures be incorporated into all new developments. Since the applicant's proposal represents development of residential use in excess of eight (8) dwelling units per acre, the applicant must achieve at least ten (10) EcoDistrict points. According to the applicant's letter of intent, they are requesting credit for 12 EcoDistrict points. EcoDistrict points are requested for Building Energy Efficiency, Bio-retention, Connected Open Space, Alternative Transportation and Additional Landscaped Civic Space. If approved, the developer should provide the EcoDistrict measures as requested in the applicant's letter of intent.

- The proposed project, consisting of 159 condominium units, would generate 88 PM Peak Hour trips. When compared to development of the property under the current approval (250,000 square feet of office), the applicant's proposal to construct a residential subdivision would result in a significant reduction of vehicular trips (-271 PM Peak Hour trips) over office use.

- The City's Transportation Engineer requested a traffic study examining a single-lane roundabout at the main project entrance on North Point Drive; however, the study submitted by the applicant shows that due to lunchtime volume a single-lane roundabout would not be sufficient. As shown below, the City's Public Works Department prepared a single-lane roundabout conceptual plan. However, significant right-of-way will be required for a double-lane roundabout. Staff has conditioned a traffic study be submitted with best recommendation and if a signal is viable. This improvement is needed regardless of the development and constitutes a system improvement.

- The existing access to the site from North Point Drive is at the limited access driveway across from North Point Court. This intersection does not allow straight or left turn movements from the side streets. The applicant evaluated the possibility of improving the intersection of North Point Drive and North Point Court with a single lane roundabout. This improvement would provide better connectivity for vehicle traffic by allowing all movements to occur. Based on the existing traffic volumes and the assumptions from the traffic study, the analysis determined that the roundabout would worsen existing traffic operation. The traffic generated by the proposed development can be accommodated with the existing configuration. Those drivers wishing to travel from the development to northbound Haynes Bridge would have to exit the development, take a right toward North Point Mall, then U-turn at the next intersection.

- Residential development is known to increase school enrollment. Fulton County calculated the potential maximum number of children who may live on the property by using the Fulton County

Schools standard calculation to identify the number of children that a residential development will generate.

- Based on the total figure for all three school levels, it can be assumed that the proposed development could house approximately 2 – 32 school age children. Numbers provided by Fulton County Schools show that all three (3) schools are currently over capacity.

- Staff has reviewed the applicant's proposal and finds that it can generally support the request for master plan amendment, conditional use and variances. The property is within the North Point Overlay where walkability, mix of uses, site design and EcoDistrict measures are key components to a successful development.

- The applicant's proposed use would add to the mix of uses in the North Point area, bringing in a built-in customer base to patronize existing commercial establishments. The proposed master plan amendment to remove office and add residential use would produce fewer vehicular trips on the surrounding roadway network. More importantly, the proposed use is consistent with the Comprehensive Land Use Plan designation of the property, which is 'Mixed Use'.

- 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.

- The CZIM was held on January 9, 2019. Eight (8) residents signed-in with comments, with seven (7) in support and one (1) in opposition with concerns over high density and deforestation.

- Attorney, Kathryn Zickert, came forward to speak on behalf of the applicant

- Chief Operating Officer of the Providence Group, Jeff Kingsfield, came forward to speak on behalf of the applicant and to expand on the architecture and the eco-friendly building materials that will be utilized

Public Comment

- No Public Comment

❖ Council Member Richard offered a motion to approve the approve MP-18-12/CU-18- 14/V-18-19 ECCO Park, subject to the following conditions:

1. Property shall be developed substantially as depicted on the plan prepared by Kimley-Horn & Associates, Inc., dated 1/10/2019, except for modifications required to comply with these conditions. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.

2. 'Dwelling, 'For-Sale', Attached' shall be added as a permitted use in North Point Business Center Master Plan Pod 1. Maximum density of Pod 1 shall be 8.15 dwelling units per acre.

3. Maximum building height shall be 4-stories.

4. Architecture and materials shall be developed substantially similar to the submitted renderings, subject to approval by Staff. Buildings shall have 4-sided architecture. Side building elevations visible from North Point Drive and existing private driveways shall have similar architectural details and materials as the front façade and shall have the appearance of a pedestrian entrance, as approved by Staff. The Flats buildings shall have the appearance of individual walkouts on the ground floor, including canopy accents over some windows and

doors, as well as lighting. Elevations fronting North Point Drive and existing private drive located behind the restaurants shall contain a minimum of 44% brick or stone. The materials shall also wrap the immediate corners.

5. Maximum building setbacks on North Point Drive shall be as depicted on the plan prepared by Kimley-Horn & Associates, Inc., dated 1/10/2019.

6. Block size shall be as shown on the plan prepared by Kimley-Horn & Associates, Inc., dated 1/10/2019.

7. Minimum 3.45 acres of open space consisting of trails, pocket parks, clubhouse and pool, rooftop decks and linear park shall be provided, as depicted on the 1/10/2019 zoning plan.

8. Civic space shall be developed with a park-like setting as shown on the Plan with decorative landscape, hardscape, seating, and pedestrian-scale lighting, as approved by Staff. An original sculpture with a minimum height of 10' shall be added within the civic space along North Point Drive.

9. Developer shall dedicate a permanent easement and construct the multi-use trail, as depicted on the site plan prepared by Kimley-Horn & Associates, Inc., dated 1/10/2019, with final alignment/design/materials approved by Staff and construction completed prior to the final CO. Multi-use trail shall be field located with the least impact to existing trees, as approved by Staff. A crosswalk shall be provided across North Point Drive and shall be constructed of a material approved by Staff. Multi-use trail shall include seating/gathering areas, lighting, landscape, hardscape and trail entrance gateway at North Point Drive. Applicant shall hand clear undergrowth, invasive species and dead materials within the stream buffer and maintain such condition to the City's satisfaction. Multi-use trail improvements shall be eligible for impact fee credits and shall be maintained by the HOA, if not used to meet minimum open space and EcoDistrict requirements.

10. Developer shall meet EcoDistrict measures as requested on the applicant's letter of intent (Exhibit A), dated January 8, 2019. Developer shall provide detailed information at LDP and building permit regarding compliance with each requested EcoDistrict measure. Total EcoDistrict points to be confirmed by Staff.

11. Permanent easements shall be dedicated to the City for public access over required civic space. However, the HOA shall be responsible for maintenance. The existing private street shall remain accessible to the public.

12. The corner of North Point Drive and the main project entrance and North Point Drive and the existing north-south driveway shall be designed with a minimum 1,500 square foot greenspace area as shown on the Plan and shall incorporate a focal point feature, as approved by Staff.

13. Vehicular use areas (drive aisles and surface parking) shall be visually screened from North Point Drive and existing private driveways, as approved by Staff. This does not include L-shaped private drive.

14. North Point Drive streetscape shall include minimum 10' sidewalk, 6' planting strip and decorative pedestrian lighting. Street trees shall alternate in the planting strip and backside of sidewalk to provide a canopy for pedestrians. Applicant shall continue streetscape to hotel entrance in exchange for impact fee credits, subject to available right-of-way.

15. New internal streets shall be private as per Plan and meet the Type 'D' Corridor regulations, as approved by the City's Traffic Engineer. Internal sidewalks shall connect the front of all units to the public sidewalk system and shall be minimum 5' with 4' planting strip and pedestrian-scale lighting provided throughout the development.

16. Subject to approval by others and the final configuration of the sidewalk, a planted median shall be required at the project driveway, as approved by Staff. This improvement shall be entitled to impact fee credits.

17. Each dwelling unit in Roof Terrace Home and Terrace Home buildings shall have a minimum 18' driveway from garage to back of alley. Required parking shall be 9' x 19' and enclosed tandem parking shall only count as 1 parking space. Up to 20% may be compact spaces, per UDC.

18. Unfinished wood fences and decks shall not be visible from the street.

19. Developer shall remove exotic and invasive trees and shrubs within stream buffers and tree save areas and replant where sparse, as approved by Staff.

20. Existing trees shall be preserved as depicted on the plan prepared by Kimley-Horn & Associates, Inc., dated 1/10/2019. In addition, developer shall assess existing landscape to determine if any trees can be spaded and relocated on-site.

21. Deleted due to duplication.

22. New utilities shall be placed underground.

23. Property must meet IFC Appendix D Fire Department access and comply with 2010 ADA guidelines.

24. Developer shall provide an enhanced pedestrian connection from the development to the south side of North Point Court as per Exhibit B. The intersection shall be signalized if required by Staff. Off-site improvement shall be eligible for impact fee credits and construction completed prior to the final CO.

25. Utility structures, headwalls, etc. shall be finished with decorative stone, if visible from the public right-of-way.

26. No more than 10% of residential units shall be permitted to be rented, as recorded in the Condominium Association declarations and covenants and Home Owners Association documents.

27. Bike rental stations and bike racks will be added to the site plan.

- The motion received a second from Mayor Pro Tem Mitchell
- The motion was approved unanimously 7-0

VII. NEW BUSINESS

A. Resolution: In Opposition To House Bill 302 and Senate Bill 172, Preemption Of Local Building Design Standards

- City Attorney, Sam Thomas, presented the item and read the Resolution aloud

Public Comment

- No Public Comment

❖ Council Member Richard offered a motion to approve the Resolution as read by the City Attorney
  - The motion received a second from Mayor Pro Tem Mitchell
  - The motion was approved unanimously 7-0

B. Safe Hotels Ordinance (1st Reading)

- Director of Public Safety, John Robison, came forward to present this item and provided a brief overview of the Safe Hotels Ordinance
- City Attorney, Sam Thomas, read the Ordinance aloud

Public Comment

- No Public Comment

❖ Council Member Binder offered a motion to approve the first reading of the Ordinance as read by the City Attorney
  - The motion received a second from Council Member Richard
  - The motion was approved unanimously 7-0

C. Resolution: In Opposition to House Bill 184 and Senate Bill 66, Streamlining Wireless Facilities and Antennas Act

- City Attorney, Sam Thomas, presented the item and read the Resolution aloud

Public Comment

- No Public Comment

❖ Council Member Merkel offered a motion to approve the Resolution as read by the City Attorney
  - The motion received a second from Council Member Burnett
  - The motion was approved unanimously 7-0

VIII. PUBLIC COMMENT

- Ruth Ann Tatum, 250 Pebble Trail, Alpharetta, came forward to express concern about local restaurants that have left the City or closed

IX. REPORTS

- Council Member Richard announced that GDOT is having an open house this Thursday at the Hilton Garden Inn off of Windward Parkway regarding the proposed Ga. 400 express lanes; the sessions are scheduled for 11:00 AM – 2:00 PM, and 4:30 – 7:30 PM
- Council Member Binder announced that the Homestead Exemption that was brought forward by Alpharetta City Council has moved forward from the first reading; we plan to see it on the November ballot
- Council Member Burnett has invited the State House Representative that voted against House Bill 184 to an upcoming Council meeting
- Council Member Binder thanked the YMCA for hosting a Town Hall and reminded residents that April 1st is

the deadline to file for homestead exemption

- Council Member Hipes announced his appointment of Michael Gordy to the Ethics Board

X. ADJOURNMENT

- With no further business to discuss or items to be heard, Mayor Gilvin adjourned the meeting at 9:38 PM

Respectfully submitted,

Erin Cobb

Erin Cobb, City Clerk

City Council Meeting & Public Hearing
STAFF REPORT

Submitting Department: Community Development
Submitted By:
Sponsored By:
Meeting Date: October 26, 2020

I. AGENDA ITEM TITLE: V-20-13 STACK DATA CENTER PARKING AND STREAM BUFFER VARIANCES

CONSIDERATION OF A VARIANCE TO REDUCE PARKING AND A VARIANCE TO ALLOW A STREAM BUFFER ENCROACHMENT. THE PROPERTY IS LOCATED AT 3250 WEBB BRIDGE ROAD AND IS LEGALLY DESCRIBED AS BEING LOCATED IN LAND LOTS 1260 AND 1261, 2ND DISTRICT, 2ND SECTION, FULTON COUNTY, GEORGIA.

II. RECOMMENDATION:

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

IV. REPORT IN BRIEF:

V. ALTERNATIVES:

VI. ATTACHMENTS:

STACK Data Center Variance CC Staff Report UPDATED, Aerial Map, Future Land Use Map, Zoning Map, Location Map, CZIM Comments - 10.14.20 - Stack Data Center, Citi Part B Combined, Letter of Intent, Site Plans and Elevations, Letter to EPD, 5. STACK ATLL2 - TSS Removal Report 2020-08-31, V-20-13 STACK Data Center App

CITY COUNCIL MEETING
STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT
SUBMITTED BY: KATHI COOK
DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: V-20-13 STACK DATA CENTER VARIANCES

CITY COUNCIL: OCTOBER 26, 2020

II. RECOMMENDATION:

Approve V-20-13 STACK Data Center Variances, subject to the following conditions:

1. Property shall be developed substantially in accordance with site plan titled "STACK ATLL2 Site Plan With Proposed Parking", prepared by Corgan, dated 8/31/2020, except for modifications required to comply with the conditions below.
2. Building and equipment enclosure materials and design shall comply with the applicable Data Center regulations, as approved by DRB.
3. Data Center shall not exceed 131,720 square feet.
4. Security fence shall be located behind the required 40' heavily planted landscape buffer.
5. 40' landscape buffer shall include required landscape strip plantings along street frontage. The full width of the buffer shall be heavily planted to screen the equipment compound and shall not include improvements, such as parking.
6. Site shall comply with parking lot tree island requirements.
7. Land for additional parking, per site plan titled "STACK ATLL2 Site Plan With Code Required Parking", dated 9/1/2020, shall be set aside, at the southeast corner of the site, and preserved as greenspace until such time as additional parking is determined to be needed by the City or the use changes. The utility courtyard shall be reserved for additional parking should the use of the property change in the future.
8. Property owner shall be required to construct up to 39 additional parking spaces in the future, as depicted on the site plan titled "Site Plan As Indicated", dated 6/1/2020, if the City determines and can document that a parking shortage exists.
9. Stream buffer variance shall be limited to site plan titled "STACK ATLL2 Site Plan With Proposed Parking", prepared by Corgan, dated 8/31/2020.
10. In addition to the proposed 85% TSS removal rate, developer shall provide additional measures to mitigate the stream buffer encroachment, as approved by Staff, such as:
    a. Provide an additional 20% runoff reduction or water quality volume for the project's new impervious area, which is in addition to the standard requirements.
    b. Provide an ecological assessment of existing vegetation for the entire onsite riparian buffers, including recommendations for vegetative management. The plan shall detail means and methods of exotic and invasive plant removal, as well as, revegetation of the area with native riparian plants (trees, shrubs, and groundcovers) in order to fill-in existing gaps or gaps created by the removal of exotic and invasive plants. Provide a list of proposed plants and quantities. Vegetative management plan shall be implemented for four-times (4x) the proposed undisturbed buffer encroachment.
    c. Provide onsite stream or wetland restoration, if site conditions warrant such a project.
    d. Other options that provide an ecological lift, as approved by Staff.
11. Prior to issuance of land disturbance permit, the property owner shall provide the City with a copy of the approved 25' vegetated stream buffer encroachment application from the State of Georgia Environmental Protection Division (EPD).

III. REPORT IN BRIEF:

The applicant, Landis Evans + Partners, is requesting parking and stream buffer variances to allow for the construction of a 2-story, 131,720 square foot data center on 6.5 acres. STACK Infrastructure owns and operates a data center on the neighboring property (3200 Webb Bridge Road) and proposes to construct a second data center on the subject property. The subject property is located at 3250 Webb Bridge Road just west of the intersection of North Point Parkway and Webb Bridge Road.

DISCUSSION

The submitted request, if approved, would allow for the construction of a 2-story, 131,720 square foot data center on 6.5 acres for STACK Infrastructure. The applicant requests a variance to reduce parking and a variance to allow for a stream buffer encroachment. STACK Infrastructure owns and operates the data center on the neighboring property and proposes to construct a second data center on the subject property. The subject property is located at 3250 Webb Bridge Road just west of the intersection of North Point Parkway and Webb Bridge Road.

The property is zoned CUP (Community Unit Plan) and is subject to the Preston Ridge Master Plan Pod G. Surrounding properties are zoned CUP, except that the properties to the west are zoned O-I (Office-Institutional). Village Park of Alpharetta and STACK Data Center (F.K.A. T5 Data Center) are located to the west, Autumn Leaves is located to the east, Preston Ridge Commons office park is located to the south and Parkview One office building is located to the north. The Comprehensive Land Use Plan designation of the property is 'Corporate Office'.

As shown in the table below, there are ten (10) data centers currently operating in the City. Most of the sites went through the City's public hearing process to reduce the required parking, including the adjacent property, which is also owned by STACK Infrastructure. That property received variance approval in 2011 to reduce required parking for a 100,000 square foot data center from 206 to 50 parking spaces.

Alpharetta Data Centers

Name/Location	Bldg Size / Site Acreage	Req'd Parking	Provided Parking	Land Set Aside	Notes
Applicant's Proposal / 3250 Webb Bridge Rd	131,720 SF / 6.5 ac	153 + 264 (land)	47	Yes, 39 spaces	Variance requested to reduce req'd parking
STACK (F.K.A. T5) / 3200 Webb Bridge Rd	100,000 SF / 12 ac	206	50	Yes, 200 spaces	V-10-17, Approved 1/24/2011
Ascent / 4905 North Point Pkwy	185,000 SF / 38.8 ac	434	40	Yes, 394 spaces	MP-08-09/V-08-15, Approved 10/27/08
Sungard Availability Services / 11650 Great Oaks Way	183,322 SF / 15.7 ac	387	79	Yes, 367 spaces	V-12-31, Approved 1/28/13
E-Trade / 1650 Union Hill Rd	167,705 SF / 14.5 ac	323	170	Yes, 143 spaces	V-99-09, Approved 7/15/99
GE Digital / 1001 Windward Concourse	187,919 SF / 19.4 ac	188	310	No	No PH - Constructed 1988/1999
ADP / 5880 Windward Pkwy	194,460 SF / 40.9 ac	388	47	Yes, 389 spaces	V-04-32 (withdrawn) & V-05-07 Approved
Flexential / 12655 Edison Dr	74,393 SF / 12.1 ac	85	204	No	No PH – Constructed 1996
HP / 2525 Westside Pkwy	283,746 SF / 44.1 ac	2,326	140 + 2,044 (shared)	Yes, 567 spaces	AV-2006-011, Approved 7/27/06 (Shared parking w/adj. office bldgs)
Cingular Wireless / 11610 Great Oaks Way	35,229 SF / 12.2 ac	78	41	Yes, 37 spaces	V-04-08, Approved 5/24/04

AT&T Mobility / 11610 Great Oaks Way	55,200 SF / 12.2 ac	189	35	Yes, 155 spaces	V-08-08, Approved 5/27/08

STREAM BUFFER VARIANCE

The applicant's requested stream buffer variance relates to the smaller of two (2) unrelated streams on the property, which is located on the northeast side of the property and underneath the proposed placement of the building pad. The larger stream, located along the property's frontage on Webb Bridge Road, will be preserved and will not being impacted by the proposed development. Given the location of the larger stream and the unusual shape of the property, the applicant is requesting a variance to allow encroachment over the smaller stream buffer.

The State of Georgia has jurisdiction over the first 25' of buffer associated with a stream. In addition, Unified Development Code (UDC) Section 3.3.6(C)(1)(a) Stream Buffer Protection – Land Development Requirements, requires a 50' undisturbed natural vegetative buffer on both banks of a non-perennial stream and an additional 25' impervious setback for a total of 75'. The UDC prohibits impervious cover within the 25' impervious setback, which includes man-made structures that impede the natural infiltration of water into the ground.

According to the applicant, the stream in question is small, of little benefit to the drainage basin and has been compromised by previous development activity. The property was previously used as a spoils area for the construction of an infrastructure project. The proposed encroachment into the stream buffer is proposed to be offset with increased water quality treatment downstream of the project. The applicant's Erosion and Sediment Control Plans and Water Quality calculations show that the proposed project will exceed the required Total Suspended Solids (TSS) removal rate of 80% by providing an 85% removal rate. The applicant provided a copy of the 25' vegetated stream buffer encroachment application that has been submitted with the State of Georgia Environmental Protection Division (EPD).

PARKING VARIANCE

A variance is requested from UDC Subsection 2.5.1(B), to reduce the required parking for a data center. The applicant believes that the City's parking requirements for a data center are excessive for their intended use and would result in excess impervious surface, increased storm water runoff and unnecessary removal of trees. The City requires that a data center provide:

> One (1) space per 1,000 square feet per gross area of unmanned space together with parking as required for space dedicated to manned space at 1 space per 300 square feet. Land for additional parking calculated at 1 space per 500 square feet of gross area shall be set aside and preserved until such time as additional parking is needed and/or use changes. This land shall not be subdivided from the remainder of the property so that it can be used for parking in the future.

The data center is proposed to have 8,977 square feet of manned space and 122,743 square feet of unmanned space. Therefore, 153 parking spaces and a land set aside to accommodate 264 additional parking spaces (417 total spaces) is required for the data center use. The applicant's site plan depicts 47 parking spaces, which is approximately 69% less parking required to be constructed. An alternate site plan was provided showing that an additional 39 parking spaces could be accommodated at the southeast corner of the site, if a parking shortage can be documented by the City. If the use changes in the future, the applicant has demonstrated that the total required parking (153 required spaces + 264 additional spaces) could be

accommodated by parking over the utility courtyard and constructing a 4-level parking deck in the southeast corner of the site.

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 has an unusual shape, as well as topographic issues associated with two (2) unrelated streams on the property. Land is available in the southeast corner of the property to accommodate 39 additional parking spaces, if the City determines that a parking shortage exists. In addition, the applicant has demonstrated that the total required parking could be accommodated on the subject property should the use change in the future.

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

Response: The application of the Ordinance to the subject property would result in an excessive amount of impervious area and unnecessary tree removal.

(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 an unusual shape, as well as topographic issues associated with two (2) unrelated streams on the property. Land is available in the southeast corner of the property to accommodate 39 additional parking spaces, if the City determines that a parking shortage exists. In addition, the applicant has demonstrated that the total required parking could be accommodated on the subject property should the use change in the future.

(4) Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the City of Alpharetta ordinances.

Response: Approval of the requested parking variance should not cause substantial detriment to the public good, if conditions are approved requiring a land set aside for additional parking, as well as limiting the size of the data center.

STREAM BUFFER VARIANCE REQUIREMENTS

Requests for variances shall follow the procedures described in Section 4.5 and Section 5.2. Variances will be considered only in the following cases:

1. When a property's shape, topography or other physical conditions existing at the time of the adoption of this ordinance prevents land development unless a buffer variance is granted.

Response: The property has an unusual shape and is impacted by two (2) unrelated streams. According to the applicant, the stream in question is small, of little benefit to the drainage basin and has been compromised by previous development activity (used as a spoils area). The applicant proposes to offset the stream buffer encroachment with increased water quality treatment downstream of the project. The applicant's Erosion and Sediment Control Plans and Water Quality calculations show that the proposed project will exceed the required Total Suspended Solids (TSS) removal rate of 80% by providing an 85% removal rate. If approved, it is recommended that the applicant provide additional mitigation measures as recommended by the City's Stormwater Management Engineer.

2. Unusual circumstances when strict adherence to the minimal buffer requirements in the ordinance would create an extreme hardship.

Response: The property has an unusual shape and is impacted by two (2) unrelated streams. According to the applicant, the stream in question is small, of little benefit to the drainage basin and has been compromised by previous development activity (used as a spoils area). The applicant proposes to offset the stream buffer encroachment with increased water quality treatment downstream of the project. The applicant's Erosion and Sediment Control Plans and Water Quality calculations show that the proposed project will exceed the required Total Suspended Solids (TSS) removal rate of 80% by providing an 85% removal rate. If approved, it is recommended that the applicant provide additional mitigation measures as recommended by the City's Stormwater Management Engineer.

CONCURRENCES

Staff has reviewed the applicant's proposal and finds that it can generally support the request for stream buffer and parking variance. The property has an unusual shape and is impacted by two (2) unrelated streams. According to the applicant, the stream in question is small, of little benefit to the drainage basin and has been compromised by previous being used as a spoils area for development activity. The applicant proposes to offset the stream buffer encroachment with increased water quality treatment downstream of the project by increasing the required Total Suspended Solids (TSS) removal rate from 80% to 85% removal rate. The proposed parking variance is similar to previous requests for parking variance approved at other data center locations in the City. If approved, conditions are recommended requiring additional stream buffer encroachment mitigation measures, additional landscaping to improve aesthetics and screening, as well as a land set aside and reservation for future parking.

CITIZEN PARTICIPATION PLAN

The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The applicant provided letters of support from the Preston Ridge Owners Association and UPS Supply Chain Solutions. The report states that no public concerns were received.

COMMUNITY ZONING INFORMATION MEETING

The CZIM was held on October 14, 2020. There were no public comments.

IV. ATTACHMENTS:

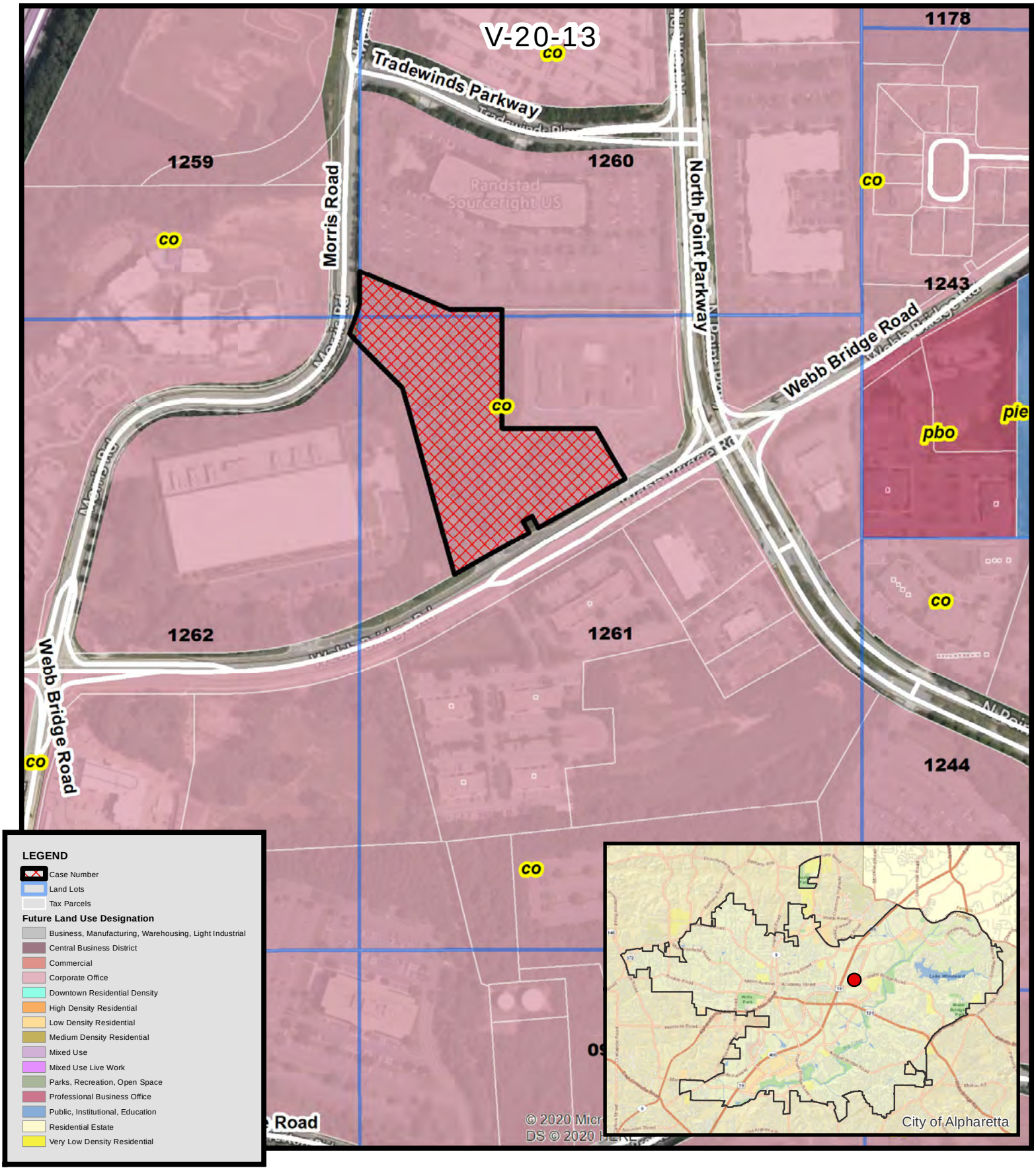
- Site Plan
- Building Elevations
- EPD 25' Vegetated Buffer Encroachment Application

V-20-13
D/LL: 2/2/1260,1261
CC: 10/26/20

Aerial Map
Stack Data Center
Parking and Stream Buffer Variances
3250 Webb Bridge Rd

THE CITY OF ALPHARETTA GEORGIA

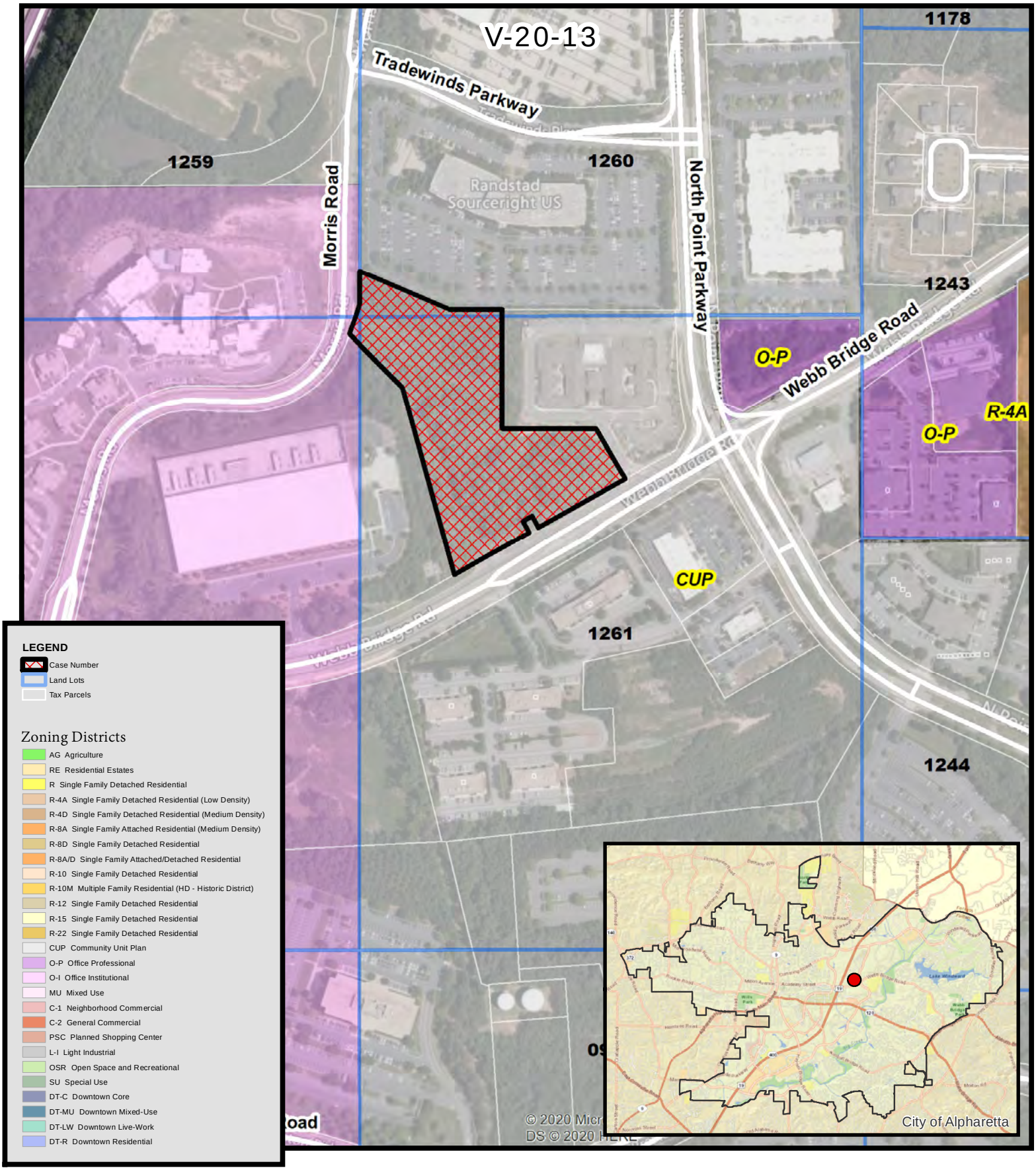
Location Map Provided by:
Community Development - GIS



V-20-13
D/LL: 2/2/1260,1261
CC: 10/26/20

Future Land Use Map
Stack Data Center
Parking and Stream Buffer Variances
3250 Webb Bridge Rd

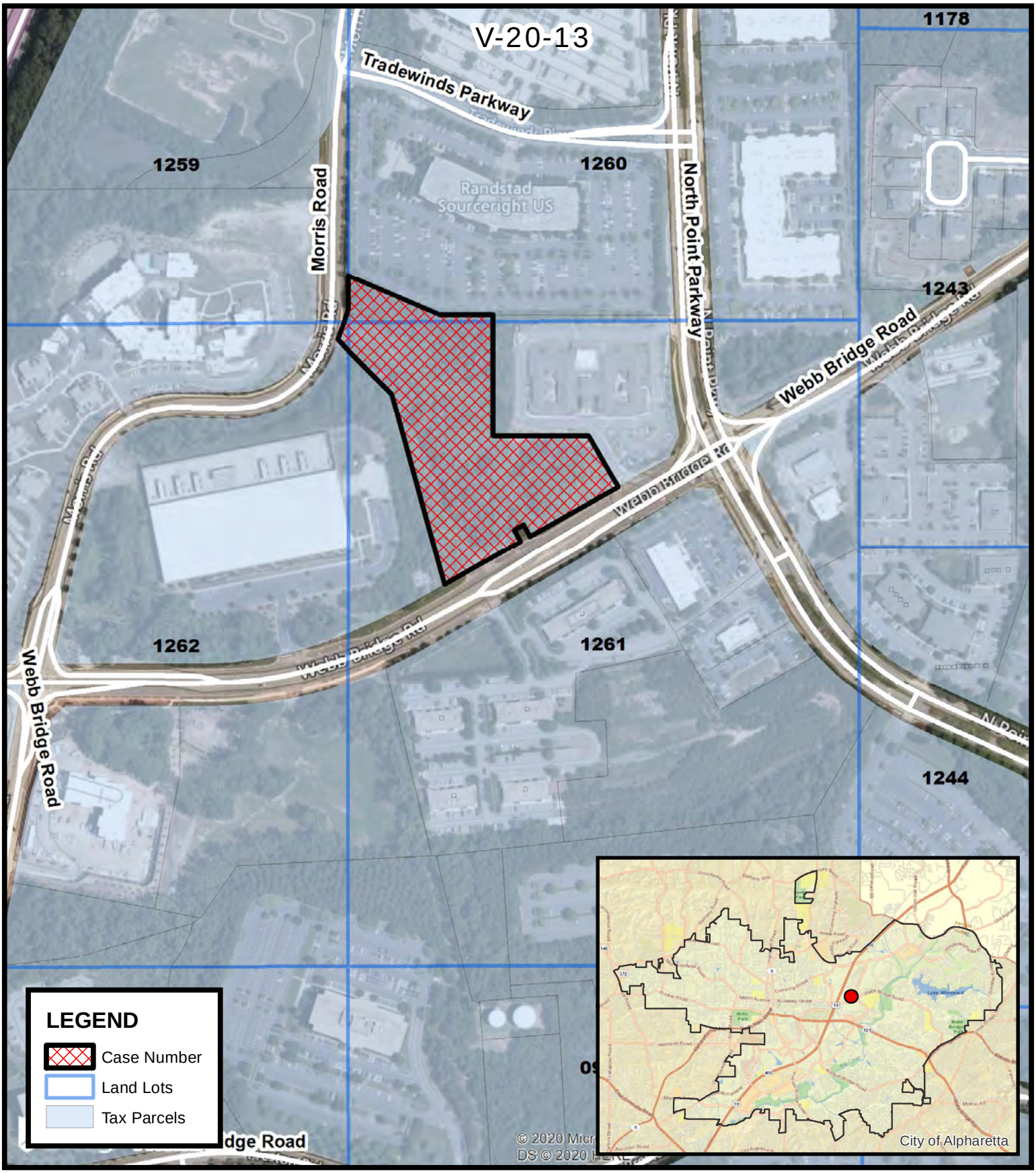
Location Map Provided by:
Community Development - GIS



V-20-13
D/LL: 2/2/1260,1261
CC: 10/26/20

Zoning Map
Stack Data Center
Parking and Stream Buffer Variances
3250 Webb Bridge Rd

Location Map Provided by:
Community Development - GIS



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CC: 10/26/20

Location Map
Stack Data Center
Parking and Stream Buffer Variances
3250 Webb Bridge Rd

Location Map Provided by:
Community Development - GIS

CZIM Comments – 10/14/20

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: STACK ATL02 Data Center

Contact Name: Chris Owens Telephone: 404-518-5505

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.

As of October 6, 2020, we have been contacted by two entities:
1. The Preston Ridge Owners Association, the management company representing property owners within the Preston Ridge Development, oversees maintenance and upkeep of common areas and enforces development/architectural covenants within the Development contacted us by email with their approval of the plans. See attached letter of support for the variance requests.
2. UPS Supply Chain Solutions, a property owner along Morris Road north of the subject parcel, contacted us by phone with questions regarding the application. They expressed "no concern" over the variance requests and are in the process of preparing a letter of support. It will be forwarded to the City of Alpharetta upon receipt.
3. Preston Ridge Commons' property management company contacted us by email. They will be circulating the application and contact information to their members this week. Any contact or feedback received will be forwarded to the City of Alpharetta.

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.*

- [X] Letter
- [X] Telephone
- [X] Email
- [ ] Personal Visits
- [ ] Group Meeting
- [ ] Other *(Please Specify)* _____

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: _____

Print Form

DEVELOPMENT AUTHORITY OF FULTON COUNTY
141 PRYOR ST SW SUITE 1031
ATLANTA GA 30303

GANDHI KRISHAN
112 MANOR ROW
POOLER GA 31322

GREENSTONE PRESTON RIDGE LP
3301 WINDY RIDGE PKWY # 320
ATLANTA GA 30339

GREENSTONE PRESTON RIDGE LP
3330 CUMBERLAND BLVD # 475
ATLANTA GA 30339

HARVEY LANDHOLDINGS LLC
3155 NORTH POINT PKWY BLDG/STE E/230
ALPHARETTA GA 30005

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SANDY SPRINGS GA 30350-2609

KOKIL ENTERPRISE LLC
80 SENOIA CT
SENOIA GA 30276

MAC PARKVIEW ONE LLC
100 CRESCENT CT SUITE 200
DALLAS TX 75201

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DAHLONEGA GA 30533

MOK INVESTMENTS LLC
6120 CAMBERTON LN
SUWANEE GA 30024

OPUS WOODS OWNERS ASSOCIATION INC
12380 MORRIS RD
ALPHARETTA GA 30005

P&P GLOBAL INVESTMENTS LLC
2405 TERRY CT
CUMMING GA 30041

PRESTON RIDGE COMMONS LLC
P.O. BOX 450233
ATLANTA GA 31145

PRESTON RIDGE COMMOONS - CONDOMINIUM ASSOCIATION ATTN: CHRIS CASE / CHILDRESS KLEIN PROPERTIES
300 Galleria Parkway, SE, Suite 200

QLKPRO INC
3291 COMPASS WAY
ALPHARETTA GA 30004

RCH CAPITAL LLC
3355 NORTH POINT PKWY
ALPHARETTA GA 30005

RR WINDWARD LLC
805 HIGHLAND AVE
PIEDMONT CA 94611

SEVEN LITTLE PROPERTIES LLC
1449 SQUIRE LANE
CUMMING GA 30041

SHOPS @ NORTH POINT ONE LLC
2022 US HWY 1
VERO BEACH FL 32960

SIGNITIVE LLC
5755 NORTH POINT PKWY SUITE 85
ALPHARETTA GA 30022

SURYA PROP LLC
5011 DELVERTON CT
ATLANTA GA 30338-5349

SYSTEL INFRASTRUCTURE LLC
3155 N POINT PKWY STE D120
ALPHARETTA GA 30005

TRE PROPERTIES INC
1600 TULLIE CIR
ATLANTA GA 30329

TRE PROPERTIES INC
1600 TULLIE CIR NE
ATLANTA GA 30329

UPS SUPPLY CHAIN SOLUTIONS GENERAL SERVICES INC
55 GLENLAKE PKWY NE
ATLANTA GA 30328

VILLAGE PARK OF ALPHARETTA LLC
3399 PEACHTREE RD NE SUITE 400
ATLANTA GA 30326

WINDWARD MEMORY CARE LLC
545 E JOHN CARPENTER FRWY SUITE 500
IRVING TX 75062

LANDIS EVANS
+ PARTNERS
formerly Sprinkle Consulting

September 27, 2020

DEVELOPMENT AUTHORITY OF FULTON COUNTY
141 PRYOR ST SW SUITE 1031
ATLANTA GA 30303

RE: Public Hearing Application – City of Alpharetta
3250 Webb Bridge Road

Dear Property Owner:

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We welcome any questions or comments that you may have regarding this application. Please feel free to contact us at cowens@landisevans.com or by phone at 404-518-5505.

Sincerely:
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Chris Owens, PE

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September 27, 2020

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September 27, 2020

GREENSTONE PRESTON RIDGE LP
3301 WINDY RIDGE PKWY # 320
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215 HUNTCLIFF TER
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KOKIL ENTERPRISE LLC
80 SENOIA CT
SENOIA GA 30276

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100 CRESCENT CT SUITE 200
DALLAS TX 75201

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September 27, 2020

MALONEY JAMES B
2560 JAY BRIDGE RD
DAHLONEGA GA 30533

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September 27, 2020

MOK INVESTMENTS LLC
6120 CAMBERTON LN
SUWANEE GA 30024

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September 27, 2020

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12380 MORRIS RD
ALPHARETTA GA 30005

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September 27, 2020

PRESTON RIDGE COMMONS LLC
P.O. BOX 450233
ATLANTA GA 31145

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September 27, 2020

PRESTON RIDGE COMMOONS - CONDOMINIUM ASSOCIATION ATTN: CHRIS CASE / CHILDRESS KLEIN PROPERTIES
300 Galleria Parkway, SE, Suite 200
ATLANTA, GA 30339

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QLKPRO INC
3291 COMPASS WAY
ALPHARETTA GA 30004

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The City's Variance Case # is V-20-13. This item will be considered by the City Council on Monday, October 26, 2020 at 6:30 p.m. in Council Chambers located at City Hall (2 Park Plaza, Alpharetta, GA 30009).

A Community Zoning Information Meeting ("CZIM") for this item will be Wednesday, October 14, 2020 from 6:00 p.m. to 7:00 p.m. in the Rotunda at City Hall.

We welcome any questions or comments that you may have regarding this application. Please feel free to contact us at cowens@landisevans.com or by phone at 404-518-5505.

Sincerely:
Landis Evans + Partners, Inc.

Chris Owens, PE

LANDIS EVANS
+ PARTNERS
formerly Sprinkle Consulting

September 27, 2020

RCH CAPITAL LLC
3355 NORTH POINT PKWY
ALPHARETTA GA 30005

RE: Public Hearing Application – City of Alpharetta
3250 Webb Bridge Road

Dear Property Owner:

We have filed a Public Hearing Application with the City of Alpharetta on behalf of STACK Infrastructure (dba SI ATLL2, LLC) for consideration of a request to allow a parking reduction and a stream buffer variance for the construction of a data processing center at 3250 Webb Bridge Road. You are receiving this letter since a check of public records indicates that you either own or represent property within 500 feet of the subject parcel.

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Sincerely:
Landis Evans + Partners, Inc.

Chris Owens, PE

LANDIS EVANS
+ PARTNERS
formerly Sprinkle Consulting

September 27, 2020

RR WINDWARD LLC
805 HIGHLAND AVE
PIEDMONT CA 94611

RE: Public Hearing Application – City of Alpharetta
3250 Webb Bridge Road

Dear Property Owner:

We have filed a Public Hearing Application with the City of Alpharetta on behalf of STACK Infrastructure (dba SI ATLL2, LLC) for consideration of a request to allow a parking reduction and a stream buffer variance for the construction of a data processing center at 3250 Webb Bridge Road. You are receiving this letter since a check of public records indicates that you either own or represent property within 500 feet of the subject parcel.

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Sincerely:
Landis Evans + Partners, Inc.

Chris Owens, PE

LANDIS EVANS
+ PARTNERS
formerly Sprinkle Consulting

September 27, 2020

SEVEN LITTLE PROPERTIES LLC
1449 SQUIRE LANE
CUMMING GA 30041

RE: Public Hearing Application – City of Alpharetta
3250 Webb Bridge Road

Dear Property Owner:

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Sincerely:
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Chris Owens, PE

LANDIS EVANS
+ PARTNERS
formerly Sprinkle Consulting

September 27, 2020

SHOPS @ NORTH POINT ONE LLC
2022 US HWY 1
VERO BEACH FL 32960

RE: Public Hearing Application – City of Alpharetta
3250 Webb Bridge Road

Dear Property Owner:

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Sincerely:
Landis Evans + Partners, Inc.

Chris Owens, PE

LANDIS EVANS
+ PARTNERS
formerly Sprinkle Consulting

September 27, 2020

SIGNITIVE LLC
5755 NORTH POINT PKWY SUITE 85
ALPHARETTA GA 30022

RE: Public Hearing Application – City of Alpharetta
3250 Webb Bridge Road

Dear Property Owner:

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Sincerely:
Landis Evans + Partners, Inc.

Chris Owens, PE

LANDIS EVANS
+ PARTNERS
formerly Sprinkle Consulting

September 27, 2020

SURYA PROP LLC
5011 DELVERTON CT
ATLANTA GA 30338-5349

RE: Public Hearing Application – City of Alpharetta
3250 Webb Bridge Road

Dear Property Owner:

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Sincerely:
Landis Evans + Partners, Inc.

Chris Owens, PE

LANDIS EVANS
+ PARTNERS
formerly Sprinkle Consulting

September 27, 2020

SYSTEL INFRASTRUCTURE LLC
3155 N POINT PKWY STE D120
ALPHARETTA GA 30005

RE: Public Hearing Application – City of Alpharetta
3250 Webb Bridge Road

Dear Property Owner:

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Sincerely:
Landis Evans + Partners, Inc.

Chris Owens, PE

LANDIS EVANS
+ PARTNERS
formerly Sprinkle Consulting

September 27, 2020

TRE PROPERTIES INC
1600 TULLIE CIR
ATLANTA GA 30329

RE: Public Hearing Application – City of Alpharetta
3250 Webb Bridge Road

Dear Property Owner:

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Sincerely:
Landis Evans + Partners, Inc.

Chris Owens, PE

LANDIS EVANS
+ PARTNERS
formerly Sprinkle Consulting

September 27, 2020

TRE PROPERTIES INC
1600 TULLIE CIR NE
ATLANTA GA 30329

RE: Public Hearing Application – City of Alpharetta
3250 Webb Bridge Road

Dear Property Owner:

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Sincerely:
Landis Evans + Partners, Inc.

Chris Owens, PE

LANDIS EVANS
+ PARTNERS
formerly Sprinkle Consulting

September 27, 2020

UPS SUPPLY CHAIN SOLUTIONS GENERAL SERVICES INC
55 GLENLAKE PKWY NE
ATLANTA GA 30328

RE: Public Hearing Application – City of Alpharetta
3250 Webb Bridge Road

Dear Property Owner:

We have filed a Public Hearing Application with the City of Alpharetta on behalf of STACK Infrastructure (dba SI ATLL2, LLC) for consideration of a request to allow a parking reduction and a stream buffer variance for the construction of a data processing center at 3250 Webb Bridge Road. You are receiving this letter since a check of public records indicates that you either own or represent property within 500 feet of the subject parcel.

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Sincerely:
Landis Evans + Partners, Inc.

Chris Owens, PE

LANDIS EVANS
+ PARTNERS
formerly Sprinkle Consulting

September 27, 2020

VILLAGE PARK OF ALPHARETTA LLC
3399 PEACHTREE RD NE SUITE 400
ATLANTA GA 30326

RE: Public Hearing Application – City of Alpharetta
3250 Webb Bridge Road

Dear Property Owner:

We have filed a Public Hearing Application with the City of Alpharetta on behalf of STACK Infrastructure (dba SI ATLL2, LLC) for consideration of a request to allow a parking reduction and a stream buffer variance for the construction of a data processing center at 3250 Webb Bridge Road. You are receiving this letter since a check of public records indicates that you either own or represent property within 500 feet of the subject parcel.

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Sincerely:
Landis Evans + Partners, Inc.

Chris Owens, PE

LANDIS EVANS
+ PARTNERS
formerly Sprinkle Consulting

September 27, 2020

WINDWARD MEMORY CARE LLC
545 E JOHN CARPENTER FRWY SUITE 500
IRVING TX 75062

RE: Public Hearing Application – City of Alpharetta
3250 Webb Bridge Road

Dear Property Owner:

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Sincerely:
Landis Evans + Partners, Inc.

Chris Owens, PE

Chris Owens

From: Chris Case [redacted]
Sent: Tuesday, October 6, 2020 9:32 AM
To: Chris Owens
Subject: RE: 3250 Webb Bridge Road, Alpharetta - New Data Center

Chris,

I will plan to circulate both the public hearing notice and your email below to the owners at Preston Ridge Commons. Unfortunately we are in transition as Childress Klein will only be managing the Association through the end of October and a new management group has not yet been determined. Consequently I will ask the owners to reach out to you directly with any questions they may have.

Chris Case
Director of Property Management
CCIM, CPM, RPA

300 Galleria Parkway, SE, Suite 200 / Atlanta, GA 30339
[redacted]

From: Chris Owens <cowens@landisevans.com>
Sent: Friday, October 2, 2020 3:24 PM
To: Chris Case [redacted]
Subject: 3250 Webb Bridge Road, Alpharetta - New Data Center

Chris,

Good afternoon – I hope this finds you well.

I am a civil engineer, working on behalf of STACK Infrastructure. They own a data center in Alpharetta at the intersection of Webb Bridge Road and Morris Road, near the Preston Ridge Commons development that I believe you all manage.

We have applied to the City of Alpharetta, on behalf of STACK, for two variances: a parking reduction variance and a stream buffer encroachment variance. Your office will receive a letter from me as notice of the application.

The parking reduction variance is fairly straightforward. Every data center in town has one in some form or another. STACK's request requires them to go before City Council since they are asking for more than a 50% reduction. Based on their needs, we are still overparking the project and have space available to build more parking if needed.

The stream buffer variance is related to a small wetlands area that has been permitted for encroachment by the Corps of Engineers. The City of Alpharetta has decided that the area also contains a small stream head, requiring us to apply to them and the State of Georgia for a buffer encroachment permit.

I have attached plans included in our submittal for your reference. I would welcome any questions that you or the members of Preston Ridge Commons might have. We would really appreciate a letter (or letters) of support if that's something that could be provided.

Thanks for your assistance,

Chris

Chris Owens, P.E.
Vice President - Development

Landis Evans + Partners
formerly Sprinkle Consulting
m: 404.518.5505
p: 888.462.3514
www.landisevans.com

Chris Owens

From: Chris Scott [redacted] >
Sent: Monday, October 5, 2020 9:47 AM
To: Chris Owens
Cc: Chris Munzert
Subject: RE: STACK Data Center - Variance Application

Chris- As a formality we do approve these plans. If you would like a letter. Please draft a letter and we are happy to sign.

Thanks,
Chris

Chris Scott
[redacted]

GREENSTONE

Greenstone Properties
3301 Windy Ridge Parkway, Suite 320
Atlanta, GA 30339
[redacted]

From: Chris Scott
Sent: Monday, October 5, 2020 9:45 AM
To: 'Chris Owens' <cowens@landisevans.com>
Cc: Chris Munzert (cmunzert@greenstone-properties.com) <cmunzert@greenstone-properties.com>
Subject: RE: STACK Data Center - Variance Application

Chris,

I hope you had a good weekend. Nothing is easy anymore..... Are you requesting support from the Preston Ridge Association? We do still manage that Association but don't own property anymore within Preston Ridge.

We are good with these variances from an Association perspective.

Thanks

Chris Scott
cscott@getgreenstone.com
678.589.7606 o
404.915.1039 c

GREENSTONE

Greenstone Properties
3301 Windy Ridge Parkway, Suite 320
Atlanta, GA 30339
www.getgreenstone.com

From: Chris Owens <cowens@landisevans.com>
Sent: Friday, October 2, 2020 3:18 PM
To: Chris Scott <cscott@greenstone-properties.com>
Subject: STACK Data Center - Variance Application

Chris,

Good afternoon and Happy Friday – I hope you're able to get out and enjoy this great weather!

We have applied to the City of Alpharetta, on behalf of STACK, for two variances: a parking reduction variance and a stream buffer encroachment variance. Your office will receive a letter from me as notice of the application.

The parking reduction variance is fairly straightforward. Every data center in town has one in some form or another. STACK's request requires them to go before City Council since they are asking for more than a 50% reduction. Based on their needs, we are still overparking the project and have space available to build more parking if needed.

The stream buffer variance is related to the wetlands area that has been permitted by the Corps of Engineers. The City has decided that the area also contains a small stream head, requiring us to apply to them and the State for a buffer encroachment permit.

I have attached plans included in our submittal for your reference. As always, I welcome any discussion or input that you might have. We would really appreciate a letter of support if that's something that you could provide.

Thanks for your assistance,

Chris

Chris Owens, P.E.
Vice President - Development

Landis Evans + Partners
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m: 404.518.5505
p: 888.462.3514
www.landisevans.com

Chris Owens

From: Chris Owens
Sent: Friday, October 2, 2020 3:28 PM
To: 'jfroberts[redacted]
Subject: 3250 Webb Bridge Road, Alpharetta - Data Center
Attachments: STACK_Variance Plans.pdf

John,

Good afternoon – I hope this finds you well.

As you know, I am a civil engineer and our firm has been retained by STACK Infrastructure. They own the data center in Alpharetta at the intersection of Webb Bridge Road and Morris Road, near your property just north along Morris Road.

We have applied to the City of Alpharetta, on behalf of STACK, for two variances: a parking reduction variance and a stream buffer encroachment variance. Your office will receive a letter from me as notice of the application.

The parking reduction variance is fairly straightforward. Every data center in town has one in some form or another. STACK's request requires them to go before City Council since they are asking for more than a 50% reduction. Based on their needs, we are still overparking the project and have space available to build more parking if needed.

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Thanks for your assistance,

Chris

Chris Owens, P.E.
Vice President - Development

Landis Evans + Partners
formerly Sprinkle Consulting
m: 404.518.5505
p: 888.462.3514
www.landisevans.com

September 1, 2020

Ms. Kathi Cook, Director
City of Alpharetta Community Development Department
Alpharetta City Hall
2 Park Plaza
Alpharetta, Georgia 30009

RE: 3250 Webb Bridge Road Variance Application
Parking Reduction and Stream Buffer Encroachment

Dear Ms. Cook:

Landis Evans + Partners has been engaged by STACK Infrastructure, the owners of an existing data center in Alpharetta at 3200 Webb Bridge Road, to represent them in regards to their property at 3250 Webb Bridge Road. Specifically, STACK has plans to build a second data center at the location. While developing their plans it has become evident that two variances would support and facilitate a better project for both STACK and the community.

Project Overview:

STACK currently owns and operates a multi-tenant data center at 3200 Webb Bridge Road, at the northeast corner of Morris Road and Webb Bridge Road. Their plans include the construction of a second data center at 3250 Webb Bridge Road, next door to the existing facility.

The property at 3250 Webb Bridge Road is challenging in many respects. It has a stream crossing the “front yard” of the property, includes 30+ feet of undulating vertical relief from front to back and has extremely poor soil conditions. There is also a small stream head in the rear, northeastern quadrant of the site. The shape of the property is also unique, being “L” shaped with frontage along both Webb Bridge Road and Morris Road.

These factors combine to create a site plan that includes a 131,720SF (total) 2-story data center building situated toward the rear of the property.

Request:

STACK is requesting two variances: a parking reduction variance and a stream buffer encroachment variance.

1. Parking Reduction Variance

The City of Alpharetta UDC requirements for parking exceed the number of spaces that STACK requires to run its operation. This request, if granted, will reduce the number of spaces constructed to those necessary to operate the facility. The reduction will not have any negative effects on the property, surrounding properties or the community. The reduction will benefit the community by:

- Reducing the area of impervious surfaces constructed;
- Preserving natural tree canopy and specimen trees;
- Improving water quality;
- Reducing stormwater runoff; and
- Screening views of the building from Webb Bridge Road as a result.

Alternative Site Plans were developed to study the feasibility of constructing the full amount of code required parking, as well as more significant portions of the required parking. All of these options resulted in costly additional land disturbance to construct surface parking lots and/or structured parking decks that would ultimately be unused.

The Alpharetta UDC Article II, Section 2.5.1.B, Business Uses, Technology Centers/Data Processing Centers, states:

> "One (1) space per 1,000 square feet per gross area of unmanned space together with parking as required for space dedicated to manned space at 1 space per 300 square feet. Land for additional parking calculated at 1 space per 500 square feet of gross area shall be set aside and preserved until such time as additional parking is needed and/or use changes. This land shall not be subdivided from the remainder of the property so that it can be used for parking in the future."

The resulting parking requirements for the new STACK Data Center become:

Unmanned Space = 122,743 SF @ 1 parking space per 1,000 SF = 123 spaces

Manned Space = 8,977 SF @ 1 parking space per 300 SF = 30 spaces

Total Required Parking = 153 spaces

STACK has determined its operational needs for the facility to be 45 parking spaces. This is based upon practical experience with their existing data center at 3200 Webb Bridge Road as well as its other facilities across the United States. The site plan attached, titled “STACK ATLL2 Site Plan with Proposed Parking” and dated August 31, 2020 proposes a total of 47 parking spaces and would constitute a 69% reduction in the required number of spaces.

Reduction = Total Proposed Spaces / Total Required Spaces = 47/153 = 69%

An alternative site plan attached, titled “STACK ATLL2 Site Plan with Code Required Parking” and dated September 1, 2020, demonstrates the required number of spaces in the event that the data center use changes:

Gross Floor Area = 131,720 SF @ 1 parking space per 500 SF = 264 additional spaces

264 additional + 153 required = 417 spaces that must be accommodated

These spaces could be accommodated on site by parking over the utility courtyard (which would no longer be needed in the event of a use change) and building a parking deck in the southeastern corner of the site.

A third plan was prepared demonstrating an intermediate number of spaces that could be provided in the southeastern corner of the property as surface parking. This would yield an additional 39 spaces, for a total of 86 spaces. This option was not considered further, as it would not meet Zoning Code requirements, would be almost double the number of spaced needed by STACK and it would unnecessarily eliminate existing tree canopy. This option can be seen in the plan titled “Site Plan”, dated June 01, 2020.

2. Stream Buffer Variance

There are two streams on the STACK property at 3250 Webb Bridge Road. The first, and larger, of the two enters the property from underneath Webb Bridge Road, flowing north into an existing storm drainage system, and ultimately leaves the property underneath Morris Road to the northwest. This stream, which makes up the property’s “front yard” along Webb Bridge Road, is being preserved and the applicable buffers will remain.

The second stream is small and disconnected from the first stream. It forms at the head of an existing pipe system and also flows to the northwest, separately from the first stream. This second one is located underneath the ideal placement of the data center building pad, once zoning setbacks and buffers are considered. Given the location of the first stream, along with the unusual shape of the property, we believe it to be in the best interest of the project and the overall purpose and intent of the Zoning Code, to request a variance for encroachment into and over the second stream buffer.

A Buffer Variance Application has also been prepared and filed with the State of Georgia Environmental Protection Division (EPD) for encroachment into the buffers regulated by them. Plans are attached which show the existing small stream and its buffers. Erosion and Sediment Control Plans (E&S Plans) and Water Quality calculations are included which show that the proposed project will exceed the required Total Suspended Solids (TSS) removal rate of 80% by providing an 85% removal rate. (It should be noted that measures required to achieve higher rates of TSS removal are not linear. Higher rates of removal commonly require exponentially greater levels of investment and maintenance.)

Summary

In summary, we believe that these two variance requests complement and support each other. While reducing the parking requirement is both practical and economical for STACK, it also ***reduces the stormwater runoff quantity and improves the stormwater runoff quality*** from the property. The small stream encroachment will allow the building to be placed on the property as contemplated by the Zoning Code with a minimum of impact overall. There will be no detriment to the public good, adjacent owners or the surrounding community as a result of granting these requests.

We greatly appreciate the opportunity to present this application and are available for any questions that the Honorable Mayor, Council, the General Public or your Staff may have.

Sincerely:

Landis Evans + Partners, Inc.

Attachments: *STACK ATL02 Parking Requirements Summary Table*
Public Hearing Application
Property Survey and Legal Description
Site Plans
STACK ATLL2 Site Plan with Proposed Parking, dated August 31, 2020
STACK ATLL2 Site Plan with Code Required Parking, dated September 1, 2020
Site Plan, dated June 1, 2020
Site Perspectives (6 pages)
Ecology Report by Corblu, dated September 1, 2020
Erosion & Sedimentation Control Plans, dated August 31, 2020
Total Suspended Solids Reduction Report, dated August 31, 2020

STACK ATL02 - Parking Requirements

Required Parking for Data Center Use

Use	Area	Ratio	Required Parking
Manned Space	8977	1/300	30
Unmanned Space	122,743	1/1000	123

Total Required Spaces	153

Proposed Spaces	47
Proposed Reduction	69%

Required Parking for Potential Use Change

Gross Floor Area	131,720	1/500	264

Total Potential Required Spaces	417
Total Potential Spaces Accomodated	417

CURRENT ZONING:

CITY OF ALPHARETTA, GEORGIA

"O-I" OFFICE INSTITUTIONAL DISTRICT

8.1.1. DEVELOPMENT STANDARDS.

A. Height Regulations. Buildings shall be no higher than 60 feet or 4 stories, whichever is higher, except when a Use Permit to exceed the maximum height is approved.

B. Minimum Front Yard - 40 feet

C. Minimum Side Yard
- 40 feet adjacent to street
- 20 feet interior. (Amended 05/06/92)

D. Minimum Rear Yard - 25 feet

E. Minimum Lot Area Per Dwelling
Single Family 18,000 square feet
Two Family 18,000 square feet

F. Minimum Lot Width
- 100 feet for residential use only

G. Minimum O-I Lot Frontage
- 100 feet adjoining a street
- 35 feet adjoining a street for residential uses (Amended 11/03/93)

H. Minimum Heated Floor Area
Single Family 1,100 square feet
Two Family 800 square feet

I. Minimum Accessory Structure Requirements
Single Family and Two Family Uses - Accessory structures may be located in the rear or side yards only but shall not be located within a minimum yard.

Multi-family Use - Accessory structures shall not be located in the minimum front yard.

J. Maximum Lot Coverage
The area of the footprint of all buildings and parking shall not exceed 70 percent of the total land area.

FLOOD INFORMATION

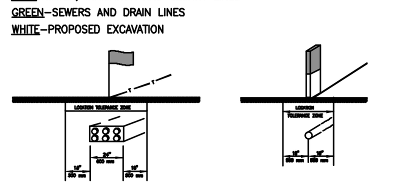
A FIELD SURVEY WAS NOT CONDUCTED TO DETERMINE THE FLOOD ZONE AREAS. ANY FLOOD ZONE LINES DISTINGUISHING BETWEEN FLOOD AREAS ARE GRAPHICALLY PLOTTED FROM FEMA FLOOD INSURANCE RATE MAPS (FIRM). A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO DETERMINE OR VERIFY THE LOCATION OF THE FLOOD AREAS. THE SUBJECT PROPERTY'S COMMUNITY DOES PARTICIPATE IN THE PROGRAM. IT IS DETERMINED THAT THE SUBJECT PROPERTY RESIDES IN FLOOD ZONE "X" AS DETERMINED BY OR SHOWN BY FIRM COMMUNITY PANEL NO. 13121C0059F, DATED SEPTEMBER 18, 2013, AND IS NOT IN A FLOOD ZONE AREA. THE FLOOD INSURANCE RATE PROGRAM WAS CONTACTED ON MAY 10, 2016 VIA WEBSITE. (www.fema.gov)

GEORGIA LINE LOCATION

#05026-269-023 *Dated: 05/02/2016*
#05026-269-024

ATLANTA GAS LIGHT	–	
CITY OF ALPHARETTA TRAFFIC	–	1B: Marked, High profile utility in conflict
ATT&T / T TELECOM	–	5: No Conflict, utility outside of requested work site
ATT&T / D TELECOM	–	
CHARTER COMMUNICATIONS	–	
COMCAST COMMUNICATIONS CATV	–	
FIBERLIGHT LLC TELECOM	–	4A: Clear: No Facilities
FULTON COUNTY WATER	–	9C: Design Locates: Unmarked – Contact Facility Owner/Operator for copy of drawings or other records.
FULTON COUNTY SEWER	–	9C: Design Locates: Unmarked – Contact Facility Owner/Operator for copy of drawings or other records.
GEORGIA POWER	–	1A: Marked
LEVEL 3 COMMUNICATIONS TELECOM	–	1A: Marked
VERIZON BUSINESS (MCI FACILITIES)		
CENTURYLINK TELECOM	–	1A: Marked
SAWNEE EMC		
X O COMMUNICATIONS TELECOM	–	4A: Clear: No Facilities
ZAYO FIBER SOLUTIONS TELECOM	–	4A: Clear: No Facilities

RED–ELECTRIC POWER LINES, CABLES, CONDUIT AND LIGHTING CABLES
YELLOW–GAS, OIL, STEAM, PETROLEUM OR GASEOUS MATERIALS
ORANGE–COMMUNICATION, ALARM OR SIGNAL LINES, CABLES OR CONDUIT
BLUE–WATER, IRRIGATION AND SLURRY LINES
GREEN–SEWERS AND DRAIN LINES
WHITE–PROPOSED EXCAVATION



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

Georgia Line
Location Center, Inc.
1–800–282–7411

Call 2 working days before digging.
It's the Law!

SURVEYOR'S NOTES:

1. The site address is not posted as it is a vacant lot.
2. ½" rebars have been set at all corners except as shown hereon.
3. The data shown hereon was produced from a "ground run" random shot survey utilizing a combination of Sokkia GSR 2700ISX GPS Units and a Sokkia Total Station Model SET 5.
4. If buildings are shown hereon, their dimensions were as field measured along the first floor exterior wall lines.
5. The property line measurements shown hereon are as per the plat/deed and field measured.
6. The bearings, if shown, are based on plat/deed bearings.
7. This survey project performed as a joint venture between:
   Timothy W. Simpson / Barrett–Simpson, Inc. / 706 A 12th Street / Phenix City, AL. 36867 / Phone: 334–297–2423
   Barton F. Carr / Carr & Associates Engineers, Inc. / 153 Cahaba Valley Parkway / Pelham, AL 35124 / Phone: 205–664–8498
8. This survey meets or exceeds the Standards for the Practice of Land Surveying in the State of Georgia.
9. All field measurements matched record dimensions within the precision requirements of ALTA/NSPS Specifications.
10. The field data upon which this plat is based has a closure one foot in 25,000+ feet and an angular error of 3" per angle point, and was adjusted using Least Squares.
11. This plat/deed description has been calculated for closure and is found to be accurate within in one foot in 374,215.
12. The use of this survey is limited to its purpose shown hereon and as understood by the Surveyor at the time of the survey.
13. The Surveyor was not informed of the existence of any cemeteries on the properties shown hereon, except as shown.
14. This survey plat may not be recorded without the express written consent of the Surveyor or Carr & Associates Engineers, Inc.
15. TABLE A11: This Surveyor was not provided mapping of the underground utilities as per the ALTA/ACSM Standards. The utilities shown hereon are per Surveyor's contact with GA811 and subcontracting to the private utility location company of UTILISURVEY, LLC.
16. TABLE A13: The names of adjacent landowners were not provided to the Surveyor per the ALTA/ACSM Standards. The adjoiner names shown hereon are per the current tax roll.
17. TABLE A16: There was no evidence of earth moving, building additions on the date shown hereon.
18. TABLE A17: The Surveyor shown hereon is not aware of any completed or proposed changes in street right–of–way lines.
19. TABLE A18: No apparent wetlands are located on the subject property according to the U.S. Fish and Wildlife Service National Wetlands Inventory located at www.fws.gov/wetlands.
20. The designation of the right–of–way lines shown hereon are per the subject deed. The right–of–way themselves have not been surveyed per their respective deeds.

UTILISURVEY, LLC
(Professional Utility Locator)

- Private Electric
- Water Service
- Telephone Service

NOTES CORRESPONDING TO SCHEDULE B - PART II EXCEPTIONS FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER NCS-987596-ATL

Effective Date: October 29, 2019 @ 8:00 am
REVISED 1/03/20
REVISED 3/23/20
REVISED 3/30/20
REVISED 4/21/20

Exceptions **1 - 13** and **50 - 53** are not recorded survey related items; therefore, an opinion is not offered herein by the Surveyor as to their respective locations and affect/benefit on the subject property.

(14) Right–of–way to Shawnee Electric as recorded in **Deed Book 3453, Page 20** has been limited to the existing power facilities as of a Commitment Letter dated April 20, 2020.

(15) **INTENTIONALLY DELETED**

(16) **INTENTIONALLY DELETED**

(17) Right–of–way to Shawnee Electric as recorded in **Deed Book 3767, Page 561** has been limited to the existing power facilities as of a Commitment Letter dated April 20, 2020.

(18) **INTENTIONALLY DELETED**

(19) Right–of–way to Shawnee Electric as recorded in **Deed Book 3930, Page 134** has been limited to the existing power facilities as of a Commitment Letter dated April 20, 2020.

(20) **INTENTIONALLY DELETED**

(21) **INTENTIONALLY DELETED**

(22) **INTENTIONALLY DELETED**

(23) **INTENTIONALLY DELETED**

(24) **INTENTIONALLY DELETED**

(25) Right–of–way to Shawnee Electric as recorded in **Deed Book 5072, Page 371** has been limited to the existing power facilities as of a Commitment Letter dated May 16, 2005.

(26) **INTENTIONALLY DELETED**

(27) **INTENTIONALLY DELETED**

(28) **INTENTIONALLY DELETED**

(29) Zoning Agreement as recorded in **Deed Book 12628, Page 189 (Deed Book 40056, Page 309)** and further Partially Assigned in **Deed Book 41299, Page 142 (Deed Book 49799, Page 313)** is blanket in nature over and across the subject property with the exception that portion of the property within Land Lot 1260. **Deed Book 49799, Page 313** amends the requirements over the "T5" property shown hereon and is binding upon the subject property.

(30) **INTENTIONALLY DELETED**

(31) Declaration of Covenants, Restrictions and Easements as recorded in:
Deed Book 13458, Page 186 is covenants, restrictions and easements that are blanket in nature over and affecting the portion of property that is in Land Lot 1260.
Deed Book 40056, Page 299 is amended covenants, restrictions and easements and is blanket in nature over the subject property.
Deed Book 43534, Page 630 is amended covenants, restrictions and easements and is blanket in nature over the subject property.

(32) Easement to Georgia Power Company as recorded in **Deed Book 14045, Page 186** gives no specific land location, just a vague description of being along the back edge of Eastside Drive; therefore, the location or affect upon the subject property cannot be made.

(33) Water line easement as recorded in **Deed Book 18037, Page 170** affects the subject property and is shown hereon.

(34) Sanitary Sewer Easement as recorded in **Deed Book 21544, Page 1** and **Deed Book 22055, Page 173** affects the subject property and is shown hereon.

(35) **INTENTIONALLY DELETED**

(36) Sanitary Sewer Easement as recorded in **Deed Book 22866, Page 265** affects the subject property and is shown hereon.

(37) **INTENTIONALLY DELETED**

(38) Easement agreement as recorded in **Deed Book 43267, Page 616** grants an encrochment easement for storm water drainage pipes in two different locations. The first one being at the northwest corner of the subject property. From observable evidence, this storm water pipe has been relocated from it's original location and the original location of the encroachment easement is no longer valid. The easement was defined as a pipe with no easement width or length. The second location is well east of the subject property and does not affect it.

(39) **INTENTIONALLY DELETED**

(40) **INTENTIONALLY DELETED**

(41) Easement and Restriction Agreement as recorded in **Deed Book 49799, Page 292** is blanket in nature over and affecting the subject property. This document grants a 20' wide utility easement along Webb Bridge Road to the adjoiners as plotted hereon affecting the subject property. This easement also grants drainage easments across the "TS" property shown hereon to the benefit of the subject property.

(42) Reciprocal Shared Access and Entry Driveway Easement and Maintenance Agreement as recorded in **Deed Book 54403, Page 460** is blanket in nature over and affecting the subject property with specific described easements plotted hereon.

(43) Storm Water Drainage Easement, Maintenance Agreement, Sanitary Sewer Easement and Temporary Construction Easement as recorded in **Deed Book 54403, Page 493** is blanket in nature over and affecting the subject property with specific described easements plotted hereon.

(44) Declaration of Use Restrictions as recorded in **Deed Book 54403, Page 520** are restrictions placed upon that area shown as Parcel "B" hereon.

(45) Obligations of Grantor as recorded in **Deed Book 55706, Page 127** are blanket in nature over and affecting the subject property.

(46) The Stormwater and Drainage Easement Agreement recorded in **Deed Book 55706, Page 144** grants rights and obligations to the Detention Pond located on the Village Park property West of Morris Road to the subject property. The document also contains an illegible drawing therein that might depict other easements the undersigned Surveyor cannot locate or determine their affects.

(47) Right of Way Easement as recorded in **Deed Book 55709, Page 14** has been limited to the existing power facilities as of a Commitment Letter dated April 20, 2020.

(48) Matters of the Plat as recorded in **Plat Book 346, Pages 4-11** is the road Right of Way known as Morris Road adjoining the subject property and is shown hereon.

(49) Matters of the Plat as recorded in **Plat Book 379, Pages 122** are plotted hereon and does affect the subject property. The provided plat is illegible but appears to show a 65' front setback and a 25' utility easement along West Bridge Road on TRACT "B".

TITLE DESCRIPTION:

PARCEL 1:

The portion of the following property lying north of Webb Bridge Road, east of Morris Road and west of North Point Parkway:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 1259, 1260, 1261 and 1262, of the 2nd District, 2nd Section, of Fulton County, Georgia and being more particularly described as follows:

COMMENCING at a 1/2" rebar found at the common corner of Land Lots 1259, 1260, 1262, and 1261; THENCE **North 89 degrees 05 minutes 26 seconds East** (Bearing Basis – Deed Book 40056, Page 283) for a distance of **842.23 feet** to a 1/2" rebar found on the westerly right–of–way line of North Point Parkway (having a 120 foot right–of–way); THENCE along the westerly right–of–way line of North Point Parkway the following courses and distances: THENCE **South 03 degrees 34 minutes 51 seconds East** for a distance of **37.99 feet** to a 1/2" rebar found; THENCE along a curve to the left having a radius of **632.96 feet** and an arc length of **203.61 feet**, being subtended by a chord of **South 13 degrees 05 minutes 25 seconds East** for a distance of **202.73 feet** to a concrete monument found; THENCE **South 23 degrees 48 minutes 53 seconds West** for a distance of **62.85 feet** to a concrete monument found; THENCE leaving the westerly right–of–way line of North Point Parkway and following along the northerly right–of–way line of Webb Bridge road the following courses and distances: THENCE **South 59 degrees 21 minutes 43 seconds West** for a distance of **152.34 feet** to a point, said point being the **POINT OF BEGINNING**; THENCE continuing **South 59 degrees 21 minutes 43 seconds West** for a distance of **293.22 feet** a capped rebar stamped "GEOSURVEY LTD LSF–000621" found; THENCE continuing **North 27 degrees 37 minutes 26 seconds West** for a distance of **32.02 feet** to a found concrete monument; THENCE **South 62 degrees 31 minutes 34 seconds West** for a distance of **29.56 feet** to a found concrete monument; THENCE **South 27 degrees 19 minutes 27 seconds East** for a distance of **33.66 feet** to a capped rebar set; THENCE **South 59 degrees 21 minutes 43 seconds West** for a distance of **30.31 feet** to a point; THENCE **South 59 degrees 39 minutes 31 seconds West** for a distance of **207.48 feet** to a 1/2" rebar found; THENCE leaving the northerly right–of–way line of Webb Bridge Road run **North 16 degrees 21 minutes 53 seconds West** for a distance of **476.98 feet** to a capped rebar set; THENCE **North 45 degrees 42 minutes 29 seconds West** for a distance of **194.38 feet** to c capped rebar set on the easterly right–of–way of Morris Road; THENCE along the easterly right–of–way line of Morris Road the following courses and distances: THENCE along a curve to the left having a radius of **280.00 feet** and an arc length of **115.46 feet**, being subtended by a chord of **North 12 degrees 01 minutes 20 seconds East** for a distance of **114.64 feet** to a point; THENCE **North 00 degrees 12 minutes 32 seconds East** for a distance of **95.75 feet** to a capped rebar set; THENCE leaving the easterly right–of–way line of Morris Road **South 65 degrees 52 minutes 31 seconds East** for a distance of **257.60 feet** to a capped rebar set; THENCE **North 89 degrees 05 minutes 25 seconds East** for a distance of **168.12 feet** to a point; THENCE **South 00 degrees 54 minutes 35 seconds East** for a distance of **290.00 feet** to a capped rebar set; THENCE **North 89 degrees 05 minutes 25 seconds East** for a distance of **247.01 feet** to a point; THENCE **South 31 degrees 15 minutes 40 seconds East** for a distance of **149.46 feet** to the said **POINT OF BEGINNING**.

Containing 266,108.91 sq. ft. 6.109 acres, more or less.

PARCEL 2:

Together with those non–exclusive easement for regarding stormwater runoff as set forth in Stormwater and Drainage Easement Agreement dated December 21, 2015 by and between Village Park of Alpharetta, LLC, a Georgia limited liability company and Greenstone Preston Ridge LP, a Georgia limited partnership, recorded December 28, 2015 in Deed Book 55706, Page 144, Clerk of the Superior Court of Fulton County, Georgia.

THIS IS THE SAME PARCEL INSURED IN THE FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS–987596–ATL DATED OCTOBER 29, 2019 AT 8:00 AM, REVISED 1/3/20, REVISED 3/23/20, REVISED 3/30/20, REVISED 4/21/20

CERTIFICATE

TO: Greenstone Preston Ridge LP, a Georgia limited partnership, Stack Acquisitions, LLC., a Delaware limited liability company, SI ATLL2, LLC, a Delaware limited liability company and First American Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1–4, 5, 6a, 7a, 7b1, 7c, 8, 9, 11, 13, 14, 16, 17 and 20 of table a thereof. The fieldwork was completed on May 4, 2016 and updated February 10, 2020.

I hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Georgia to the best of my knowledge, information, and belief.

Timothy W. Simpson — 5/12/2020
Timothy W. Simpson — Date of Signature
Registration No. 2812
State of Georgia

Project Coordinator: Bart Carr, Phone: 205–664–8498
bartcarr@carrengineers.com

GEORGIA REGISTERED No. 2812 LAND SURVEYOR TIMOTHY W. SIMPSON — 5/12/2020

DRAWING INVALID WITHOUT SEAL

PROJECT NO. 23.393

CAE

CARR & ASSOCIATES ENGINEERS, INC.
153 CAHABA VALLEY PARKWAY
PELHAM, ALABAMA 35124
PHONE (205) 664–8498 FAX (205) 664–9685
CIVIL, STRUCTURAL & ENVIRONMENTAL ENGINEERS AND LAND SURVEYORS

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REVISIONS

NO.	DESCRIPTION	BY	REVIEW	DATE
1	AKIN GUMP 2/27/20 COMMENTS	BBY	BFC	3/30/20
	S E B 3/13 COMMENTS			
2	REVISED COMMITMENT RECEIVED 3/25/20	BBY	BFC	3/30/20
3	REVISED COMMITMENT RECEIVED 3/31/20	BBY	BFC	5/07/20
4	REVISED COMMITMENT RECEIVED 5/12/20	BBY	BFC	5/12/20

PRODUCTION		REVIEW
FIELD BOOK: N/A		SURVEYOR
CREW CHIEF: BY/CV/CC		
CADD OPER: GPJ/BBY		DESIGN ENGINEER
CADD FILE: 23.393 PRESTON		
DESIGN ENG: N/A		P. E.
DESIGN FILE: N/A		
DATE: FEB 2020		PRINCIPAL
SCALE: 1"=50'		

CLIENT: **STACK ACQUISITIONS, LLC**

PROJECT NAME: **LAND LOTS 1259-1262 2ND DISTRICT 2ND SECTION FULTON COUNTY, GEORGIA**

DRAWING TITLE: **ALTA/NSPS LAND TITLE SURVEY**

PROJECT NO. 23.393

SHEET 1 OF 2

DWG. NO.: **23.393-01R4**

LEGEND

CONCRETE MONUMENT FOUND	RIGHT-OF-WAY LINE
CAPPED REBAR/IRON PIN FOUND	SECTION LINE
CAPPED REBAR/IRON PIN SET	PROPERTY LINE
(M) FIELD DISTANCE OR ANGLE	EASEMENT LINE
(D) DEED DISTANCE OR ANGLE	SETBACK LINE
CONTROL POINT	1' CONTOUR LINE
UTILITY POLE	5' CONTOUR LINE
TRAFFIC SIGNAL POLE	GAS LINE
POLE W/SINGLE LIGHT	OVERHEAD POWER LINE
ELETRICAL MANHOLE	UNDERGROUND POWER LINE
GUY ANCHOR	OVERHEAD POWER, PHONE & CABLE
TRANSFORMER PAD	OVERHEAD TELEPHONE
PULLBOX	UNDERGROUND PHONE LINE
TRAFFIC SIGNAL CABINET	FIBER OPTIC
FIRE HYDRANT	WATER LINE
WATER METER	SANITARY SEWER LINE
WATER VALVE	WROUGHT IRON FENCE
SANITARY SEWER MANHOLE	STORM SEWER PIPE
STORM SEWER MANHOLE	WREST VEGETATION LINE
GRATE INLET	
SINGLE WING INLET	
DOUBLE WING INLET	
CONCRETE HEADWALL	
CABLE TV PEDESTAL	
SINGLE POLED SIGN	
UNDERGROUND UTILITY MARKER	
TREE TAG	
TREE DRIPLINE	
HARDWOOD TREE	
FLOW ROUTE	
CONCRETE WALK OR PAD	

N	NORTH
S	SOUTH
W	WEST
E	EAST
SE	SOUTHEAST
MH	MANHOLE
FO	FIBER OPTIC
EL	ELEVATION
INV	INVERT ELEVATION
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
D.G.B.	DENSE GRADE BASE

50 0 50 100
Scale 1" = 50'

CONTROL POINTS

ID	NORTH	EAST	ELEVATION	DESCRIPTION
CP #1	1482554.89	2267626.78	1079.02	CROSS SET
CP #2	1482753.78	2267988.85	1085.97	CROSS SET
CP #3	1483075.85	2267226.17	1056.45	MAG NAIL SET
CP #4	1483364.68	2267261.22	1061.58	CROSS SET

SOURCE BENCHMARK IS OPUS.
NAVD '88
NAD '83

NORTH POINT PARKWAY
FOUR LANE PAVED ASPHALT PUBLIC ROADWAY
120' WIDE RIGHT-OF-WAY

WEBB BRIDGE ROAD (40 M.P.H.)
FOUR LANE ASPHALT PAVED PUBLIC ROADWAY
VARIABLE WIDTH RIGHT-OF-WAY

MORRIS ROAD (35 M.P.H.)
FOUR LANE PAVED ASPHALT PUBLIC ROADWAY
VARIABLE WIDTH RIGHT-OF-WAY

S 03°34'51" E 37.99'
R=632.36' L=203.67' CH = S 13°05'15" E CH= 202.73'
S 23°48'53" W 62.85'
TRAFFIC SIGNAL BAR
P.I.D: 22 546012591414
OWNER: WINDWARD MEMORY CARE LLC
DEED BOOK 54403, PAGE 453
(34) (36) 20' SANITARY SEWER EASEMENT
DEED BOOK 21544, PAGE 1
DEED BOOK 22055, PAGE 173
DEED BOOK 22866, PAGE 265
(42) SHARED ACCESS & ENTRY DRIVE
DEED BOOK 54403, PAGE 460
(43) SHARED STORM DRAINAGE AND SANITARY SEWER EASEMENT
DEED BOOK 54403, PAGE 493
BINDER ASPHALT
CP #2
S 31°15'40" E 149.46'
D.G.B.
#94
P.I.D: 22 546012591422
SANITARY SEWER MH
TOP EL=1075.59'
INV IN/OUT EL=1070.49'
15" ABS FL EL=1073.49'
#95
(44) PARCEL "B"
DEED BOOK 54403, PAGE 520
PLAT BOOK 379, PAGE 122
SANITARY SEWER MH
TOP EL=1077.96'
INV IN EL=1072.41'
INV OUT EL=1072.24'
15" ABS FL EL=1071.18'
#93 #92
36" RCP FL EL=1064.96'
#90 #89
48" CMP FL EL=1055.70'
POSSIBLE WATER LINE
#91
SINGLE WING INLET
TOP EL=1079.65'
THROAT EL=1079.06'
INV OUT EL=1073.85'
CP #1
CURB CUT & ACCESS
S 59°39'31" W 267.48'
#87
IPF - 1/2" REBAR
SINGLE WING INLET
TOP EL=1074.31'
THROAT EL=1073.62'
INV IN EL=1068.61' (36")
INV IN EL=1067.71' (18")
INV OUT EL=1067.61' (36")
STORM SEWER MH
TOP EL=1082.59'
INV IN EL=1071.89'
INV OUT EL=1071.69'
SINGLE WING INLET
TOP EL=1090.79'
THROAT EL=1090.17'
INV OUT EL=1081.79'
SINGLE WING INLET
TOP EL=1087.88'
THROAT EL=1087.24'
INV OUT EL=1083.78'
POINT OF BEGINNNING
(34) (36) 20' SANITARY SEWER EASEMENT
(POSSIBLE BURIED MANHOLE)
DEED BOOK 21544, PAGE 1
DEED BOOK 22055, PAGE 173
DEED BOOK 22866, PAGE 265
POSSIBLE SANITARY SEWER MH
TOP EL=1085.52'
COVERED WITH ASPHALT
SINGLE WING INLET
TOP EL=1084.75'
THROAT EL=1084.10'
INV EL=1075.95'
(33) 10' WATER LINE EASEMENT
DEED BOOK 18037, PAGE 170
(41) 20' UTILITY EASEMENT
EXHIBIT "D"
DEED BOOK 49799, PAGE 292
SANITARY SEWER MH
TOP EL=1080.56'
INV IN EL=1069.34'
INV IN EL=1069.10'
INV OUT EL=1069.08'
SINGLE WING INLET
TOP EL=1080.80'
THROAT EL=1080.01'
INV IN EL=1073.90' (18")
INV IN EL=1071.90' (24")
INV OUT EL=1071.90' (36")
SANITARY SEWER MH
TOP EL=1081.34'
INV EL OUT=1070.02'
SEE DETAIL BELOW
SINGLE WING INLET
TOP EL=1079.99'
THROAT EL=1079.22'
INV EL=1072.59'
SANITARY SEWER MH
TOP EL=1080.13'
INV IN EL=1069.18' (SE)
INV IN EL=1068.39'
INV OUT EL=1057.24'
SINGLE WING INLET
TOP EL=1077.28'
THROAT EL=1076.66'
INV IN EL=1069.68'
SINGLE WING INLET
TOP EL=1077.97'
THROAT EL=1077.04'
INV OUT EL=1074.37'
SANITARY SEWER MH
TOP EL=1076.39'
INV IN EL=1062.79'
INV OUT EL=1062.71'
STORM SEWER MH
TOP EL=1081.02'
INV IN EL=1075.82'
INV OUT EL=1071.72'
GRATE INLET
TOP EL=1079.82'
INV EL=1071.02'
SANITARY SEWER MH
TOP EL=1080.69'
INV OUT EL=1073.64'
STORM SEWER MH
TOP EL=1077.41'
INV OUT EL=1067.14'
N 89°05'26" E 242.01'
N 89°05'26" E 842.23'
S 00°54'35" E 290.00'
S 00°52'35" E 251.60'
N 00°12'32" E 95.75'
N 45°42'29" W 194.51' (D) 194.38' (M)
N 16°21'53" W 476.76' (D) 476.98' (M)
R = 280.00'
L = 115.46'
CB = N 12°01'20" E
CH = 114.64'
36' RCP FL EL=1064.15'
CATCH BASIN
TOP EL=1070.41'
INV EL=1068.41'
STORM SEWER MH
TOP EL=1077.38'
INV IN EL=1067.78'
STORM SEWER MH
TOP=1075.44'
INV IN/OUT EL=1062.64'
STORM SEWER MH
TOP EL=1075.60'
INV IN EL=1061.60'
INV OUT EL=1055.00'
CRF - "GEOSURVEY LTD. LSF-000621"
P.I.D: 22 546012600728
OWNER: MAC PARKVIEW ONE LLC
DEED BOOK 55490, PAGE 545
SINGLE WING INLET
TOP EL=1075.28'
INV EL=1065.68'
#97 ABS FL EL=1062.73'
(42) SLOPE EASEMENT
DEED BOOK 54403, PAGE 460
24" CMP FL EL=1051.92'
(38) EASEMENT AGREEMENT
DEED BOOK 43267, PAGE 616
DOUBLE WING INLET
TOP EL=1073.27'
INV OUT EL=1066.37'
*UNKNOWN STRUCTURE
TOP EL=1059.69'
36" CMP IN EL=1052.44'
48" CMP IN/OUT EL=1052.44'
TEST PIT 1
TEST PIT 2
STAND PIPE
*UNKNOWN STRUCTURE
TOP EL=1057.26'
24" CMP IN EL=1049.96'
48" CMP IN/OUT EL=1049.96'
STORM SEWER MH
TOP EL=1065.97'
INV IN EL=1056.57'
INV OUT EL=1051.37'
#98
P.I.D: 22 546012591398
(43) SHARED STORM DRAINAGE AND SANITARY SEWER EASEMENT
DEED BOOK 54403, PAGE 493
PROP COR
FRONTLINE
POINT OF COMMENCEMENT
COMMON CORNER OF LAND LOTS
1259, 1260, 1262 AND 1261
NO SERVICES
ELECTRICAL PANEL
"T5 PROPERTY"
P.I.D: 22 546012591380
OWNER: DEVELOPMENT AUTHORITY OF FULTON COUNTY
DEED BOOK 53461, PAGE 437
"VILLAGE PARK OF ALPHARETTA, LLC"
SANITARY SEWER MH
TOP EL=1083.63'
INV OUT EL=1071.68'
FIBER OPTIC PULLBOX
EDGE OF LANDSCAPING
SINGLE WING INLET
TOP EL=1076.07'
THROAT EL=1075.56'
INV EL=1061.97'
SANITARY SEWER MH
TOP EL=1074.26'
INV IN EL=1068.31' (E)
INV IN EL=1068.26' (N)
INV OUT EL=1068.21' (W)
SINGLE WING INLET
TOP EL=1061.50'
THROAT EL=1060.90'
INV IN EL=1051.70' (SW)
INV IN EL=1051.60' (W)
INV OUT EL=1045.40' (S)
SINGLE WING INLET
TOP EL=1076.11'
INV EL=1064.01'
STORM SEWER MH
TOP EL=1073.67'
INV OUT EL=1061.82'
STORM SEWER MH
TOP EL=1055.86'
INV IN/OUT EL=1048.56'
*UNKNOWN STRUCTURE
TOP EL=1054.58'
48" CMP
IN/OUT EL=1047.33'
CP #4
(48) MORRIS ROAD DEDICATION
DEED BOOK 346, PAGE 4-11
STORM SEWER MH
TOP EL=1061.81'
THROAT EL=1061.21'
INV OUT EL=1054.31'
SINGLE WING INLET
TOP EL=1073.37'
INV OUT EL=1068.82'
STORM SEWER MH
TOP EL=1057.42'
INV IN/OUT EL=1050.62'
36" RCP FL EL=1049.57'
48" CMP FL EL=1038.01'
SINGLE WING INLET
TOP EL=1054.05'
THROAT EL=1053.51'
INV OUT EL=1045.51'
STORM SEWER MH
TOP EL=1055.16'
INV IN EL=1046.96' (18")(NW)
INV IN EL=1046.66' (24")(SE)
INV IN EL=1041.96' (18")(NE)
INV OUT EL=141.96' (24")(SW)
CP #3
24" ABS FL EL=1048.07'
STORM MH
TOP EL=1052.57'
INV EL=1041.17'
1259 1260 1261 1262
S 62°31'34" W 29.56'
CRF "GEOSURVEY LTD. LSF-000621"
S 27°57'26" W 32.02'
S 27°12'27" E 28.89'
S 59°21'43" W 30.31'
IPS
(33)
N
SITE
SANDY SPRINGS
MARIETTA
ROSWELL
NORTH POINT PKWY
WEBB BRIDGE RD
MORRIS RD
VICINITY MAP
NOT TO SCALE

LAND LOTS 1259, 1260, 1261 AND 1262
2ND DISTRICT, 2ND SECTION
FULTON COUNTY, GEORGIA

GEORGIA REGISTERED No. 3126812 LAND SURVEYOR TIMOTHY W. SIMPSON
DRAWING INVALID WITHOUT SEAL

PROJECT NO. 23.393

CARR & ASSOCIATES ENGINEERS, INC.
153 CAHABA VALLEY PARKWAY
PELHAM, ALABAMA 35124
PHONE (205) 664-8498 FAX (205) 664-9685
CIVIL, STRUCTURAL & ENVIRONMENTAL ENGINEERS AND LAND SURVEYORS

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REVISIONS

NO.	DESCRIPTION	BY	REVIEW	DATE
1	AKIN GUMP 2/27/20 COMMENTS	BBY	BFC	3/30/20
	S E B 3/13 COMMENTS			
2	REVISED COMMITMENT RECEIVED 3/26/20	BBY	BFC	3/30/20
3	REVISED COMMITMENT RECEIVED 3/31/20	BBY	BFC	5/07/20
4	REVISED COMMITMENT RECEIVED 3/31/20	BBY	BFC	5/12/20

PRODUCTION

FIELD BOOK:	N/A
CREW CHIEF:	BY/CV/CC
CADD OPER:	GPJ/BBY
CADD FILE:	23.393 PRESTON
DESIGN ENG:	N/A
DESIGN FILE:	N/A
DATE:	FEB 2020
SCALE:	1"=50'

REVIEW

SURVEYOR	
DESIGN ENGINEER	
P. E.	
PRINCIPAL	

CLIENT: STACK ACQUISITIONS, LLC

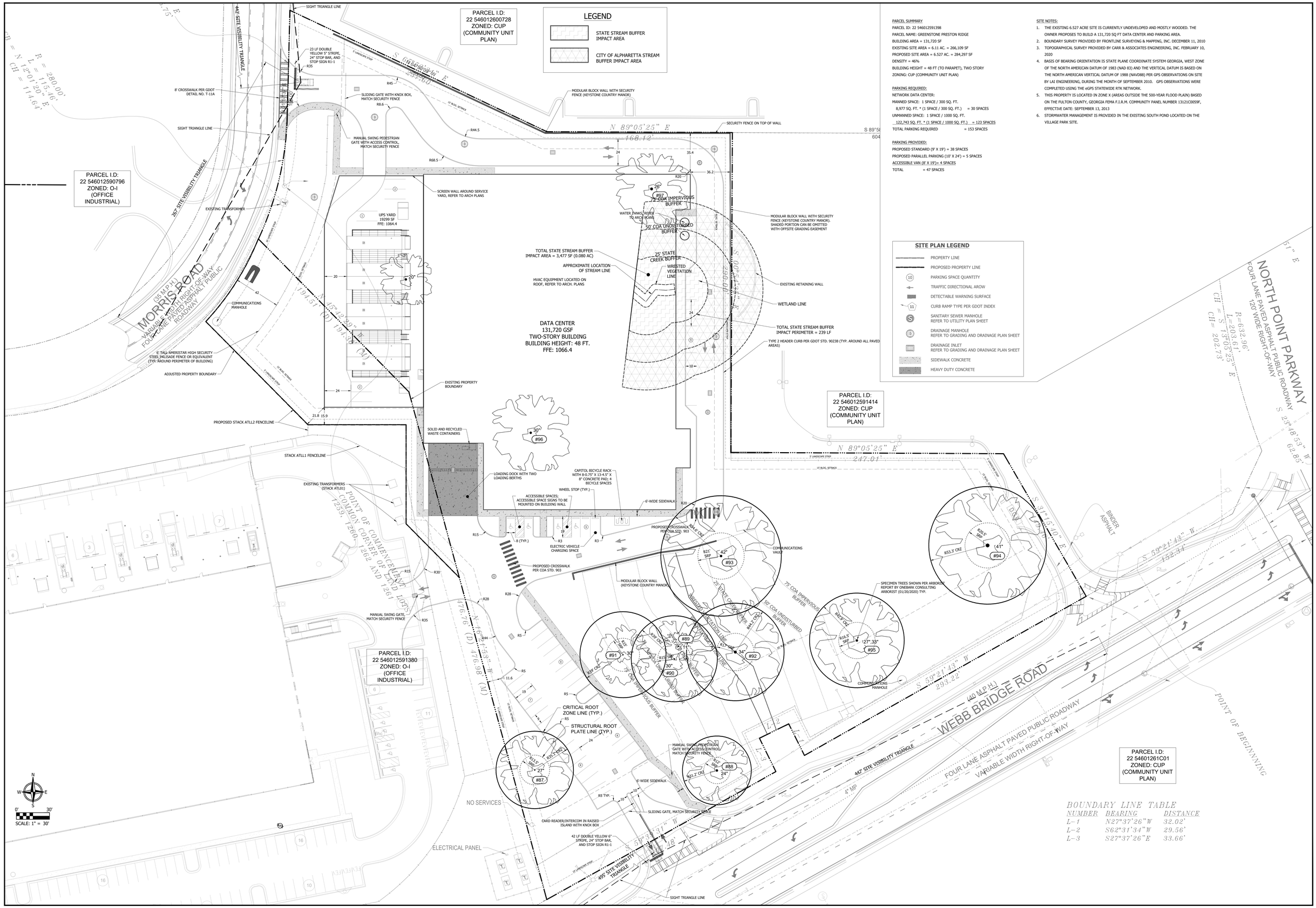
PROJECT NAME: LAND LOTS 1259-1262
2ND DISTRICT 2ND SECTION
FULTON COUNTY, GEORGIA

DRAWING TITLE: ALTA/NSPS LAND TITLE SURVEY

PROJECT NO. 23.393

SHEET 2 OF 2

DWG. NO.: 23.393-02R4



PARCEL SUMMARY
PARCEL ID: 22 546012591398
PARCEL NAME: GREENSTONE PRESTON RIDGE
BUILDING AREA = 131,720 SF
EXISTING SITE AREA = 6.11 AC. = 266,109 SF
PROPOSED SITE AREA = 6.527 AC. = 284,297 SF
DENSITY = 46%
BUILDING HEIGHT = 48 FT (TO PARAPET), TWO STORY
ZONING: CUP (COMMUNITY UNIT PLAN)

PARKING REQUIRED:
NETWORK DATA CENTER:
MANNED SPACE: 1 SPACE / 300 SQ. FT.
8,977 SQ. FT. * (1 SPACE / 300 SQ. FT.) = 30 SPACES
UNMANNED SPACE: 1 SPACE / 1000 SQ. FT.
122,743 SQ. FT. * (1 SPACE / 1000 SQ. FT.) = 123 SPACES
TOTAL PARKING REQUIRED = 153 SPACES

PARKING PROVIDED:
PROPOSED STANDARD (9' X 19') = 38 SPACES
PROPOSED PARALLEL PARKING (10' X 24') = 5 SPACES
ACCESSIBLE VAN (8' X 19')= 4 SPACES
TOTAL = 47 SPACES

SITE NOTES:
1. THE EXISTING 6.527 ACRE SITE IS CURRENTLY UNDEVELOPED AND MOSTLY WOODED. THE OWNER PROPOSES TO BUILD A 131,720 SQ FT DATA CENTER AND PARKING AREA.
2. BOUNDARY SURVEY PROVIDED BY FRONTLINE SURVEYING & MAPPING, INC. DECEMBER 11, 2010
3. TOPOGRAPHICAL SURVEY PROVIDED BY CARR & ASSOCIATES ENGINEERING, INC. FEBRUARY 10, 2020
4. BASIS OF BEARING ORIENTATION IS STATE PLANE COORDINATE SYSTEM GEORGIA, WEST ZONE OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83) AND THE VERTICAL DATUM IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) PER GPS OBSERVATIONS ON SITE BY LAI ENGINEERING, DURING THE MONTH OF SEPTEMBER 2010. GPS OBSERVATIONS WERE COMPLETED USING THE eGPS STATEWIDE RTK NETWORK.
5. THIS PROPERTY IS LOCATED IN ZONE X (AREAS OUTSIDE THE 500-YEAR FLOOD PLAIN) BASED ON THE FULTON COUNTY, GEORGIA FEMA F.I.R.M. COMMUNITY PANEL NUMBER 13121C0059F, EFFECTIVE DATE: SEPTEMBER 13, 2013
6. STORMWATER MANAGEMENT IS PROVIDED IN THE EXISTING SOUTH POND LOCATED ON THE VILLAGE PARK SITE.

BOUNDARY LINE TABLE

NUMBER	BEARING	DISTANCE
L-1	N27°37'26"W	32.02'
L-2	S62°31'34"W	29.56'
L-3	S27°37'26"E	33.66'

T:\1000 PROJECTS\1647-19 STACK ATL02\DWG\22 VARIANCE\SITE PLAN.DWG PLOT DATE:2020-08-31

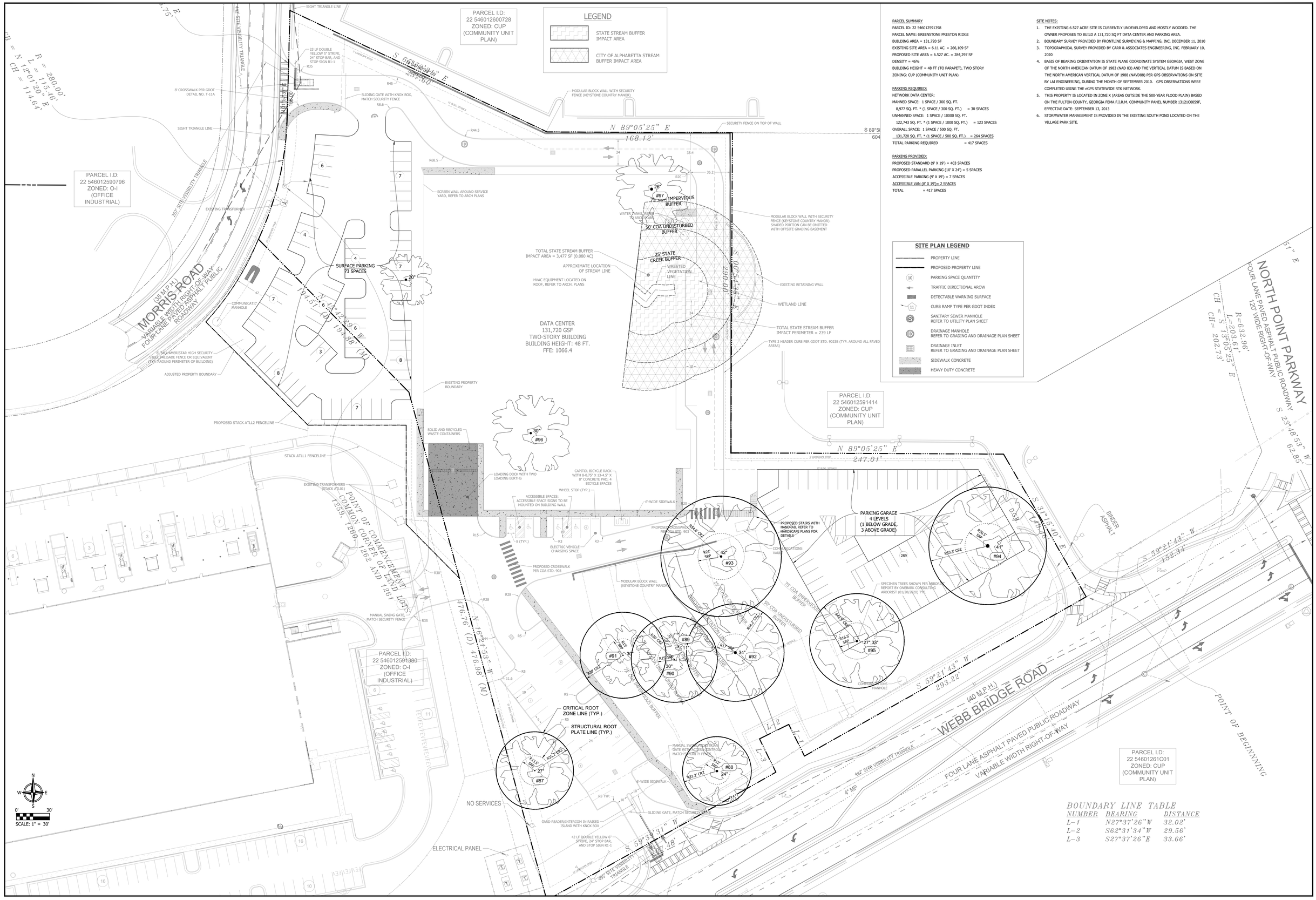
STACK INFRASTRUCTURE

STACK ATLL2 SITE PLAN
WITH PROPOSED PARKING

LANDIS EVANS + PARTNERS

PATRICK CORKILL LANDSCAPE ARCHITECTURE

CORGAN



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PARCEL ID: 22 546012591398
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BUILDING AREA = 131,720 SF
EXISTING SITE AREA = 6.11 AC. = 266,109 SF
PROPOSED SITE AREA = 6.527 AC. = 284,297 SF
DENSITY = 46%
BUILDING HEIGHT = 48 FT (TO PARAPET), TWO STORY
ZONING: CUP (COMMUNITY UNIT PLAN)

PARKING REQUIRED:
NETWORK DATA CENTER:
MANNED SPACE: 1 SPACE / 300 SQ. FT.
8,977 SQ. FT. * (1 SPACE / 300 SQ. FT.) = 30 SPACES
UNMANNED SPACE: 1 SPACE / 10000 SQ. FT.
122,743 SQ. FT. * (1 SPACE / 1000 SQ. FT.) = 123 SPACES
OVERALL SPACE: 1 SPACE / 500 SQ. FT.
131,720 SQ. FT. * (1 SPACE / 500 SQ. FT.) = 264 SPACES
TOTAL PARKING REQUIRED = 417 SPACES

PARKING PROVIDED:
PROPOSED STANDARD (9' X 19') = 403 SPACES
PROPOSED PARALLEL PARKING (10' X 24') = 5 SPACES
ACCESSIBLE PARKING (9' X 19') = 7 SPACES
ACCESSIBLE VAN (8' X 19')= 2 SPACES
TOTAL = 417 SPACES

SITE NOTES:
1. THE EXISTING 6.527 ACRE SITE IS CURRENTLY UNDEVELOPED AND MOSTLY WOODED. THE OWNER PROPOSES TO BUILD A 131,720 SQ FT DATA CENTER AND PARKING AREA.
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5. THIS PROPERTY IS LOCATED IN ZONE X (AREAS OUTSIDE THE 500-YEAR FLOOD PLAIN) BASED ON THE FULTON COUNTY, GEORGIA FEMA F.I.R.M. COMMUNITY PANEL NUMBER 13121C0059F, EFFECTIVE DATE: SEPTEMBER 13, 2013
6. STORMWATER MANAGEMENT IS PROVIDED IN THE EXISTING SOUTH POND LOCATED ON THE VILLAGE PARK SITE.

SITE PLAN LEGEND
- PROPERTY LINE
- PROPOSED PROPERTY LINE
- (10) PARKING SPACE QUANTITY
- TRAFFIC DIRECTIONAL AROW
- DETECTABLE WARNING SURFACE
- (11) CURB RAMP TYPE PER GDOT INDEX
- (S) SANITARY SEWER MANHOLE REFER TO UTILITY PLAN SHEET
- (D) DRAINAGE MANHOLE REFER TO GRADING AND DRAINAGE PLAN SHEET
- DRAINAGE INLET REFER TO GRADING AND DRAINAGE PLAN SHEET
- SIDEWALK CONCRETE
- HEAVY DUTY CONCRETE

BOUNDARY LINE TABLE

NUMBER	BEARING	DISTANCE
L-1	N27°37'26"W	32.02'
L-2	S62°31'34"W	29.56'
L-3	S27°37'26"E	33.66'

T:\1000 PROJECTS\1647-19 STACK ATL02\DWG\22 VARIANCE\SITE PLAN DWG PLOT DATE:2020-09-01

STACK INFRASTRUCTURE

STACK ATLL2 SITE PLAN

WITH CODE REQUIRED PARKING

LANDIS EVANS + PARTNERS

PATRICK CORKILL LANDSCAPE ARCHITECTURE

CORGAN

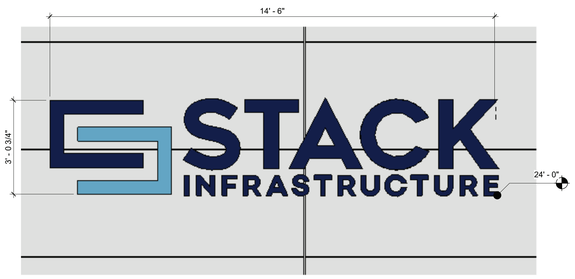
06/01/20 • 20187.0000

BUILDING

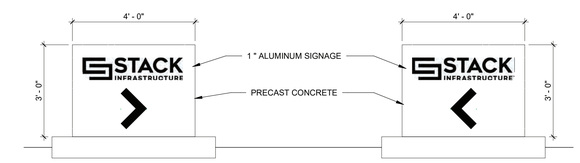
Building Height	48' - 0"
Levels	2
Gross S.F.	133,000 SF
# of Data Halls	2
Data Hall S.F.	24,000 SF
MW Installed | Planned	2 | 12
Equipment Screen Wall Height	60' - 0"

1 SITE PLAN
1/32" = 1'-0"

0 PHASE 1 ALTERNATE SCREENING
1/32" = 1'-0"



4 BUILDING SIGNAGE
1/2" = 1'-0"



3 SECONDARY ENTRY - MONUMENT SIGN ELEVATION
1/2" = 1'-0"

2 MAIN ENTRY - MONUMENT SIGN ELEVATION
1/2" = 1'-0"

N

STACK INFRASTRUCTURE

SITE PLAN

As indicated

LANDIS EVANS + PARTNERS

PATRICK CORKILL LANDSCAPE ARCHITECTURE PC LA

CORGAN

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06/02/20 • 20197.0000

STACK INFRASTRUCTURE™

PERSPECTIVE

LANDIS EVANS + PARTNERS

PATRICK CORKILL PC LA LANDSCAPE ARCHITECTURE

CORGAN

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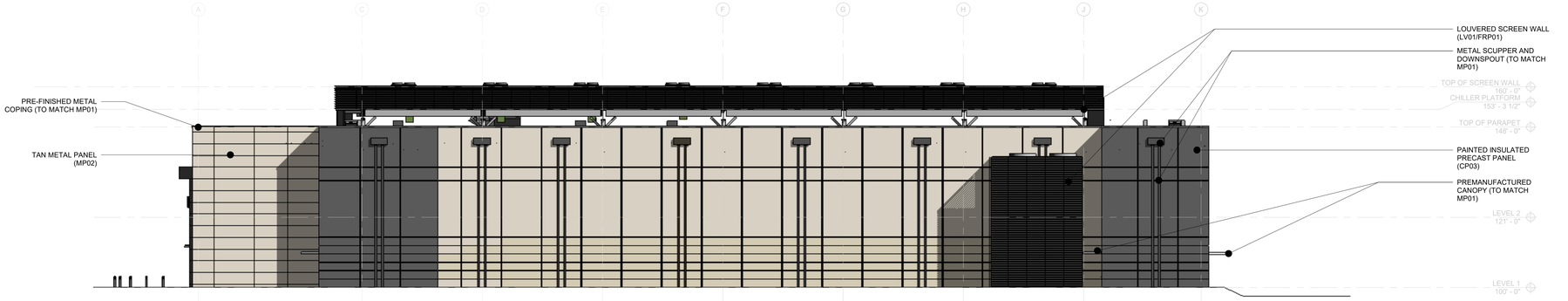
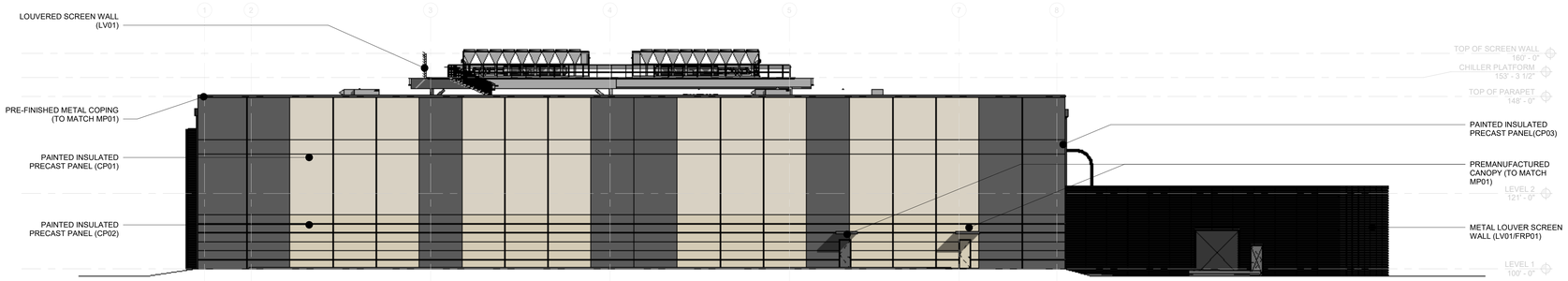
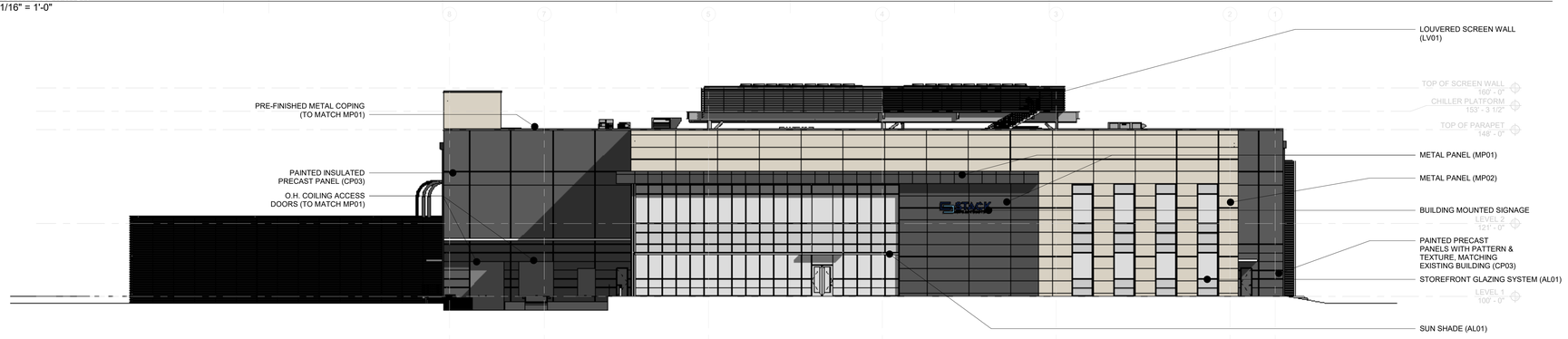
05/29/20 • 20167.0000



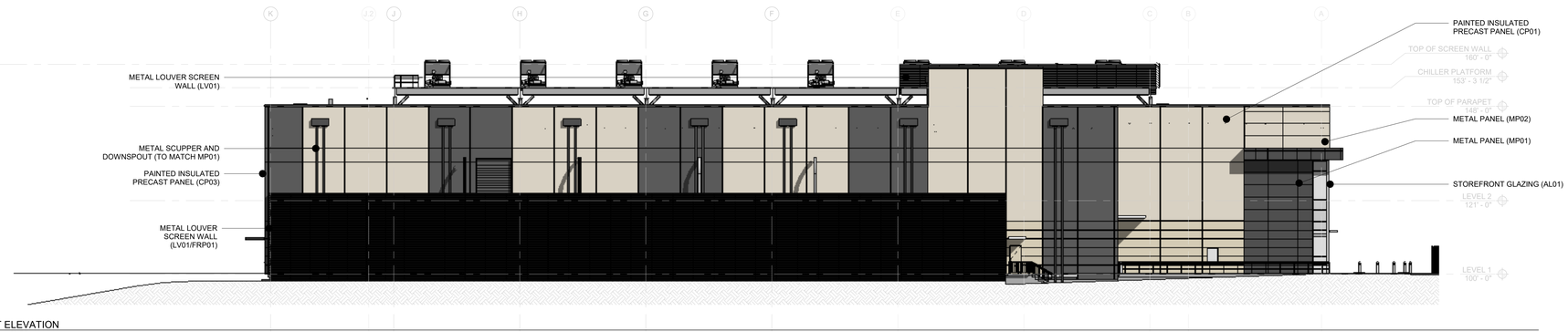
1 EAST ELEVATION
1/16" = 1'-0"



2 NORTH ELEVATION
1/16" = 1'-0"

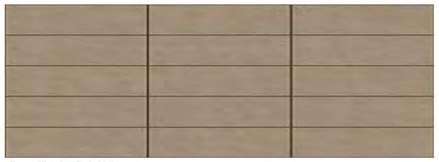


3 SOUTH ELEVATION
1/16" = 1'-0"



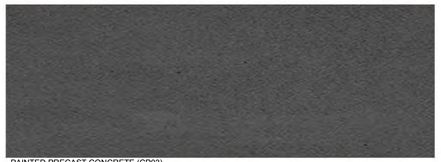
4 WEST ELEVATION
1/16" = 1'-0"

DARK GRAY METAL PANEL (MP01)


TAN METAL PANEL (MP02)

PAINTED PRECAST CONCRETE (CP01)

PAINTED PRECAST CONCRETE (CP02)


PAINTED PRECAST CONCRETE (CP03)

STOREFRONT (AL01)

LOUVER (LV01)

FRP (FRP01)

0' 8' 16' 32'

N

STACK INFRASTRUCTURE

ELEVATIONS

1/16" = 1'-0"

LANDIS EVANS + PARTNERS

PATRICK CORKILL PC LA LANDSCAPE ARCHITECTURE

CORGAN

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STACK INFRASTRUCTURE™

MORRIS ROAD PERSPECTIVE (1 YEAR LANDSCAPE SCREENING)

LANDIS EVANS + PARTNERS

PATRICK CORKILL LANDSCAPE ARCHITECTURE PC LA

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0' 2' 4' 8' 16'

N

STACK INFRASTRUCTURE™

MORRIS ROAD PERSPECTIVE (5 YEAR LANDSCAPE SCREENING)

LANDIS EVANS + PARTNERS

PATRICK CORKILL PC LA LANDSCAPE ARCHITECTURE

CORGAN

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STACK INFRASTRUCTURE

WEBB BRIDGE ROAD (1 YEAR LANDSCAPE SCREENING)

LANDIS EVANS + PARTNERS

PATRICK CORKILL PC LA LANDSCAPE ARCHITECTURE

CORGAN

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06/29/20 • 20167.0000

STACK INFRASTRUCTURE™

WEBB BRIDGE ROAD (5 YEAR LANDSCAPE SCREENING)

LANDIS EVANS + PARTNERS

PATRICK CORKILL PC LA LANDSCAPE ARCHITECTURE

CORGAN

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STACK ATLL02 DATA CENTER

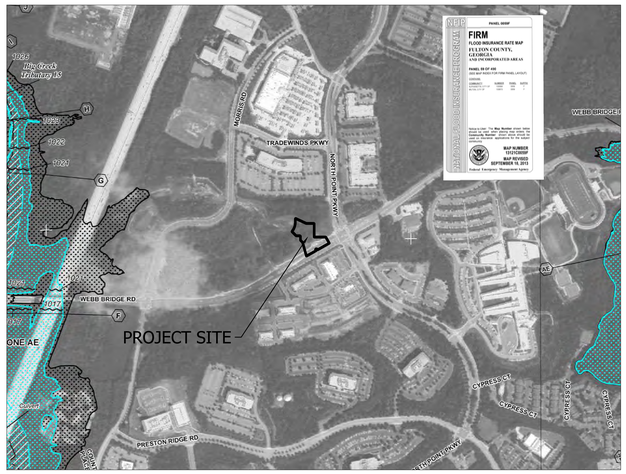
CITY OF ALPHARETTA, GEORGIA

EROSION CONTROL PLANS

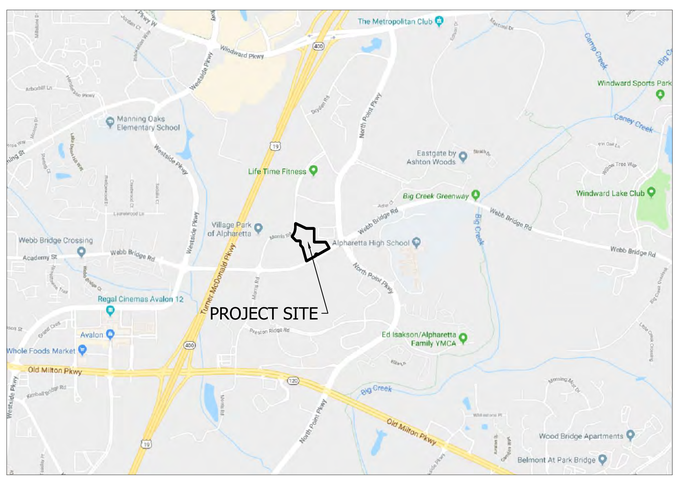
PREPARED FOR

STACK INFRASTRUCTURE USA, LLC.

1600 BROADWAY SUITE 1320
DENVER, COLORADO 80202
Phone: (703) 774-3740
Contact: John Brilliant
Email: jbrillant@cps-llc.com



FEMA FLOOD MAP
NOT TO SCALE



VICINITY MAP
SCALE: 1" = 1000'

PREPARED BY:

LANDIS EVANS + PARTNERS

3810 NORTHDALE BLVD. - SUITE 100
TAMPA, FLORIDA 33624
OFFICE: (813) 949-7449

INDEX

Sheet Number	Sheet Title
C000	COVER SHEET
C100	DEMOLITION PLAN
C200	EROSION CONTROL PLAN PHASE 1
C300	EROSION CONTROL PLAN PHASE 2
C400	EROSION CONTROL PLAN PHASE 3
C500	EROSION CONTROL NOTES
C501	EROSION CONTROL NOTES
C502	EROSION CONTROL NOTES

24 HOUR EMERGENCY CONTACT

CHRIS OWENS
Phone: (404) 518-5505

DESIGN PROFESSIONAL'S CERTIFICATIONS

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" 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 THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NUMBER GAR 100001 FOR STAND ALONE PROJECTS.

8/31/20 — DATE — DESIGN PROFESSIONAL'S SIGNATURE

I CERTIFY THAT THE PLAN PREPARER OR THE DESIGNEE THEREOF VISITED THE PROJECT SITE PRIOR TO THE CREATION OF THE PERMITTEE'S EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN OR THAT SUCH A VISIT WAS NOT REQUIRED IN ACCORDANCE WITH RULES AND REGULATIONS ESTABLISHED BY THE BOARD AS SPECIFIED IN SECTION 12-7-9 OF THE OFFICIAL CODE OF GEORGIA.

8/31/20 — DATE — DESIGN PROFESSIONAL'S SIGNATURE

I CERTIFY UNDERE THE PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYTEM DESIGNED TO ASSURE THAT QUALIFIED 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 VOLATIONS.

8/31/20 — DATE — DESIGN PROFESSIONAL'S SIGNATURE

SITE NOTES:

THE EXISTING 6.53 ACRE SITE IS CURRENTLY UNDEVELOPED AND MOSTLY WOODED. THE OWNER PROPOSES TO BUILD A 131,720 SQ FT, TWO STORY DATA CENTER AND PARKING AREA.

PERCENT IMPERVIOUS: 54.18%

BOUNDARY SURVEY PROVIDED BY CARR & ASSOCIATES ENGINEERS, INC. [FEBRUARY, 10 2020]

TOPOGRAPHICAL SURVEY PROVIDED BY CARR & ASSOCIATES ENGINEERS, INC. [FEBRUARY, 10 2020]

BASIS OF BEARING ORIENTATION IS STATE PLANE COORDINATE SYSTEM GEORGIA, WEST ZONE OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83) AND THE VERTICAL DATUM IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) PER GPS OBSERVATIONS ON SITE BY CARR & ASSOCIATES ENGINEERS, INC., DURING THE MONTH OF FEBRUARY 2020. GPS OBSERVATIONS WERE COMPLETED USING THE eGPS STATEWIDE RTK NETWORK.

THIS PROPERTY IS LOCATED IN ZONE X (AREAS OUTSIDE THE 500-YEAR FLOOD PLAIN) BASED ON THE FULTON COUNTY, GEORGIA FEMA F.I.R.M. COMMUNITY PANEL NUMBER 13121C0059F, EFFECTIVE DATE: SEPTEMBER 18, 2013

NATURE OF CONSTRUCTION ACTIVITY:

STACK INFRASTRUCTURE PLANS TO CONSTRUCT A TWO-STORY 131,720 GROSS FLOOR AREA DATA CENTER TO BE BUILT ON A 6.53-ACRE SITE IN ALPHARETTA, GEORGIA. SITE IMPROVEMENTS INCLUDE THE DATA CENTER BUILDING, PARKING, SIDEWALKS, AND UTILITY IMPROVEMENTS. THE TOTAL DISTURBED AREA FOR THE PROPOSED SITE IMPROVEMENTS IS APPROXIMATELY 4.97 ACRES AND CREATE AN ADDITIONAL 3.54 ACRES IMPERVIOUS AREA. ALL IMPROVEMENTS WILL BE MADE IN ACCORDANCE WITH THE CURRENT ZONING (O-I) AND ALL APPLICABLE CITY, COUNTY AND STATE REQUIREMENTS.

A STREAM BUFFER ENCROACHMENT VARIANCE WILL BE REQUIRED FOR THIS PROJECT FOR STREAM PIPING/GRADING TO CONSTRUCT A BUILDING PAD.

TOTAL SITE AREA: 6.53 ACRES
TOTAL DISTURBED AREA: 4.97 ACRES
ON-SITE DISTURBED AREA: 4.77 ACRES
OFF-SITE DISTURBED AREA: 0.20 ACRES

GSWCC — Georgia Soil and Water Conservation Commission
NICHOLAS J GRIFFITHS
Level II Certified Design Professional
Certification Number 0000002123
Issued: 03/01/2019 Expires: 03/01/2022

CORGAN

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ISSUES

REVISIONS

GEORGIA REGISTERED 27702 PROFESSIONAL ENGINEER 8/31/2020 NICHOLAS J. GRIFFITHS

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Date of issue: 08/31/2020

STACK - ATLL 2
3250 WEBB BRIDGE ROAD
ALPHARETTA, GA 30005

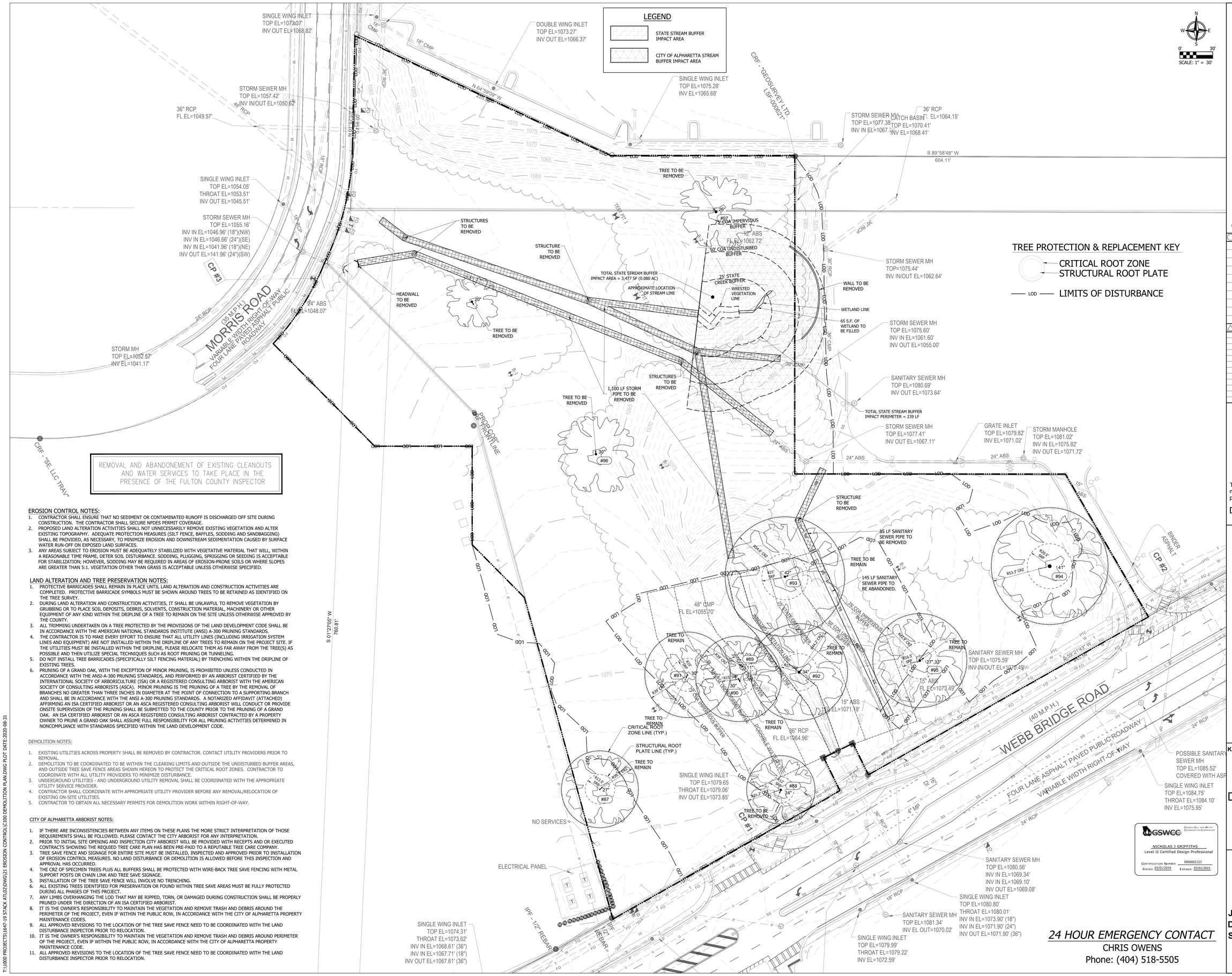
STACK INFRASTRUCTURE

KEYPLAN

COVER SHEET

JOB 1647-19
DATE 05-19-2020
SHEET
C000

T:\1000 PROJECTS\1647-19 STACK ATL02\DWG\21 EROSION CONTROL\C000 COVER.DWG PLOT DATE:2020-08-31



EROSION CONTROL NOTES:

1. CONTRACTOR SHALL ENSURE THAT NO SEDIMENT OR CONTAMINATED RUNOFF IS DISCHARGED OFF SITE DURING CONSTRUCTION. THE CONTRACTOR SHALL SECURE NPDES PERMIT COVERAGE.
2. PROPOSED LAND ALTERATION ACTIVITIES SHALL NOT UNNECESSARILY REMOVE EXISTING VEGETATION AND ALTER EXISTING TOPOGRAPHY. ADEQUATE PROTECTION MEASURES (SILT FENCE, BAFFLES, SODDING AND SANDBAGGING) SHALL BE PROVIDED, AS NECESSARY, TO MINIMIZE EROSION AND DOWNSTREAM SEDIMENTATION CAUSED BY SURFACE WATER RUN-OFF ON EXPOSED LAND SURFACES.
3. ANY AREAS SUBJECT TO EROSION MUST BE ADEQUATELY STABILIZED WITH VEGETATIVE MATERIAL THAT WILL, WITHIN A REASONABLE TIME FRAME, DETER SOIL DISTURBANCE. SODDING, PLUGGING, SPRIGGING OR SEEDING IS ACCEPTABLE FOR STABILIZATION; HOWEVER, SODDING MAY BE REQUIRED IN AREAS OF EROSION-PRONE SOILS OR WHERE SLOPES ARE GREATER THAN 5:1. VEGETATION OTHER THAN GRASS IS ACCEPTABLE UNLESS OTHERWISE SPECIFIED.

LAND ALTERATION AND TREE PRESERVATION NOTES:

1. PROTECTIVE BARRICADES SHALL REMAIN IN PLACE UNTIL LAND ALTERATION AND CONSTRUCTION ACTIVITIES ARE COMPLETED. PROTECTIVE BARRICADE SYMBOLS MUST BE SHOWN AROUND TREES TO BE RETAINED AS IDENTIFIED ON THE TREE SURVEY.
2. DURING LAND ALTERATION AND CONSTRUCTION ACTIVITIES, IT SHALL BE UNLAWFUL TO REMOVE VEGETATION BY GRUBBING OR TO PLACE SOIL DEPOSITS, DEBRIS, SOLVENTS, CONSTRUCTION MATERIAL, MACHINERY OR OTHER EQUIPMENT OF ANY KIND WITHIN THE DRIPLINE OF A TREE TO REMAIN ON THE SITE UNLESS OTHERWISE APPROVED BY THE COUNTY.
3. ALL TRIMMING UNDERTAKEN ON A TREE PROTECTED BY THE PROVISIONS OF THE LAND DEVELOPMENT CODE SHALL BE IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A-300 PRUNING STANDARDS.
4. THE CONTRACTOR IS TO MAKE EVERY EFFORT TO ENSURE THAT ALL UTILITY LINES (INCLUDING IRRIGATION SYSTEM LINES AND EQUIPMENT) ARE NOT INSTALLED WITHIN THE DRIPLINE OF ANY TREES TO REMAIN ON THE PROJECT SITE. IF THE UTILITIES MUST BE INSTALLED WITHIN THE DRIPLINE, PLEASE RELOCATE THEM AS FAR AWAY FROM THE TREE(S) AS POSSIBLE AND THEN UTILIZE SPECIAL TECHNIQUES SUCH AS ROOT PRUNING OR TUNNELING.
5. DO NOT INSTALL TREE BARRICADES (SPECIFICALLY SILT FENCING MATERIAL) BY TRENCHING WITHIN THE DRIPLINE OF EXISTING TREES.
6. PRUNING OF A GRAND OAK, WITH THE EXCEPTION OF MINOR PRUNING, IS PROHIBITED UNLESS CONDUCTED IN ACCORDANCE WITH THE ANSI-A-300 PRUNING STANDARDS, AND PERFORMED BY AN ARBORIST CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) OR A REGISTERED CONSULTING ARBORIST WITH THE AMERICAN SOCIETY OF CONSULTING ARBORISTS (ASCA). MINOR PRUNING IS THE PRUNING OF A TREE BY THE REMOVAL OF BRANCHES NO GREATER THAN THREE INCHES IN DIAMETER AT THE POINT OF CONNECTION TO A SUPPORTING BRANCH AND SHALL BE IN ACCORDANCE WITH THE ANSI A-300 PRUNING STANDARDS. A NOTARIZED AFFIDAVIT (ATTACHED) AFFIRMING AN ISA CERTIFIED ARBORIST OR AN ASCA REGISTERED CONSULTING ARBORIST WILL CONDUCT OR PROVIDE ONSITE SUPERVISION OF THE PRUNING SHALL BE SUBMITTED TO THE COUNTY PRIOR TO THE PRUNING OF A GRAND OAK. AN ISA CERTIFIED ARBORIST OR AN ASCA REGISTERED CONSULTING ARBORIST CONTRACTED BY A PROPERTY OWNER TO PRUNE A GRAND OAK SHALL ASSUME FULL RESPONSIBILITY FOR ALL PRUNING ACTIVITIES DETERMINED IN NONCOMPLIANCE WITH STANDARDS SPECIFIED WITHIN THE LAND DEVELOPMENT CODE.

DEMOLITION NOTES:

1. EXISTING UTILITIES ACROSS PROPERTY SHALL BE REMOVED BY CONTRACTOR. CONTACT UTILITY PROVIDERS PRIOR TO REMOVAL.
2. DEMOLITION TO BE COORDINATED TO BE WITHIN THE CLEARING LIMITS AND OUTSIDE THE UNDISTURBED BUFFER AREAS, AND OUTSIDE TREE SAVE FENCE AREAS SHOWN HEREON TO PROTECT THE CRITICAL ROOT ZONES. CONTRACTOR TO COORDINATE WITH ALL UTILITY PROVIDERS TO MINIMIZE DISTURBANCE.
3. UNDERGROUND UTILITIES - AND UNDERGROUND UTILITY REMOVAL SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY SERVICE PROVIDER.
4. CONTRACTOR SHALL COORDINATE WITH APPROPRIATE UTILITY PROVIDER BEFORE ANY REMOVAL/RELOCATION OF EXISTING ON-SITE UTILITIES.
5. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS FOR DEMOLITION WORK WITHIN RIGHT-OF-WAY.

CITY OF ALPHARETTA ARBORIST NOTES:

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 INITIAL SITE OPENING AND INSPECTION CITY ARBORIST WILL BE PROVIDED WITH RECEPTS AND OR EXECUTED CONTRACTS SHOWING THE REQUIED TREE CARE PLAN HAS BEEN PRE-PAID 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. 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.
8. 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.
9. ALL APPROVED REVISIONS TO THE LOCATION OF THE TREE SAVE FENCE NEED TO BE COORDINATED WITH THE LAND DISTURBANCE INSPECTOR PRIOR TO RELOCATION.
10. IT IS THE OWNER'S RESPONSIBILITY TO MAINTAIN THE VEGETATION AND REMOVE TRASH AND DEBRIS AROUND PERIMETER OF THE PROJECT, EVEN IF WITHIN THE PUBLIC ROW, IN ACCORDANCE WITH THE CITY OF ALPHARETTA PROPERTY MAINTENANCE CODE.
11. ALL APPROVED REVISIONS TO THE LOCATION OF THE TREE SAVE FENCE NEED TO BE COORDINATED WITH THE LAND DISTURBANCE INSPECTOR PRIOR TO RELOCATION.

24 HOUR EMERGENCY CONTACT
CHRIS OWENS
Phone: (404) 518-5505

T:\1000 PROJECTS\1647-19 STACK ATL02\DWG\21 EROSION CONTROL\C100 DEMOLITION PLAN.DWG PLOT DATE:2020-08-31

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ISSUES

REVISIONS

GEORGIA REGISTERED PROFESSIONAL ENGINEER 27705 8/31/2020 NICHOLAS J. GRIFFITHS

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Date of issue: 08/31/2020

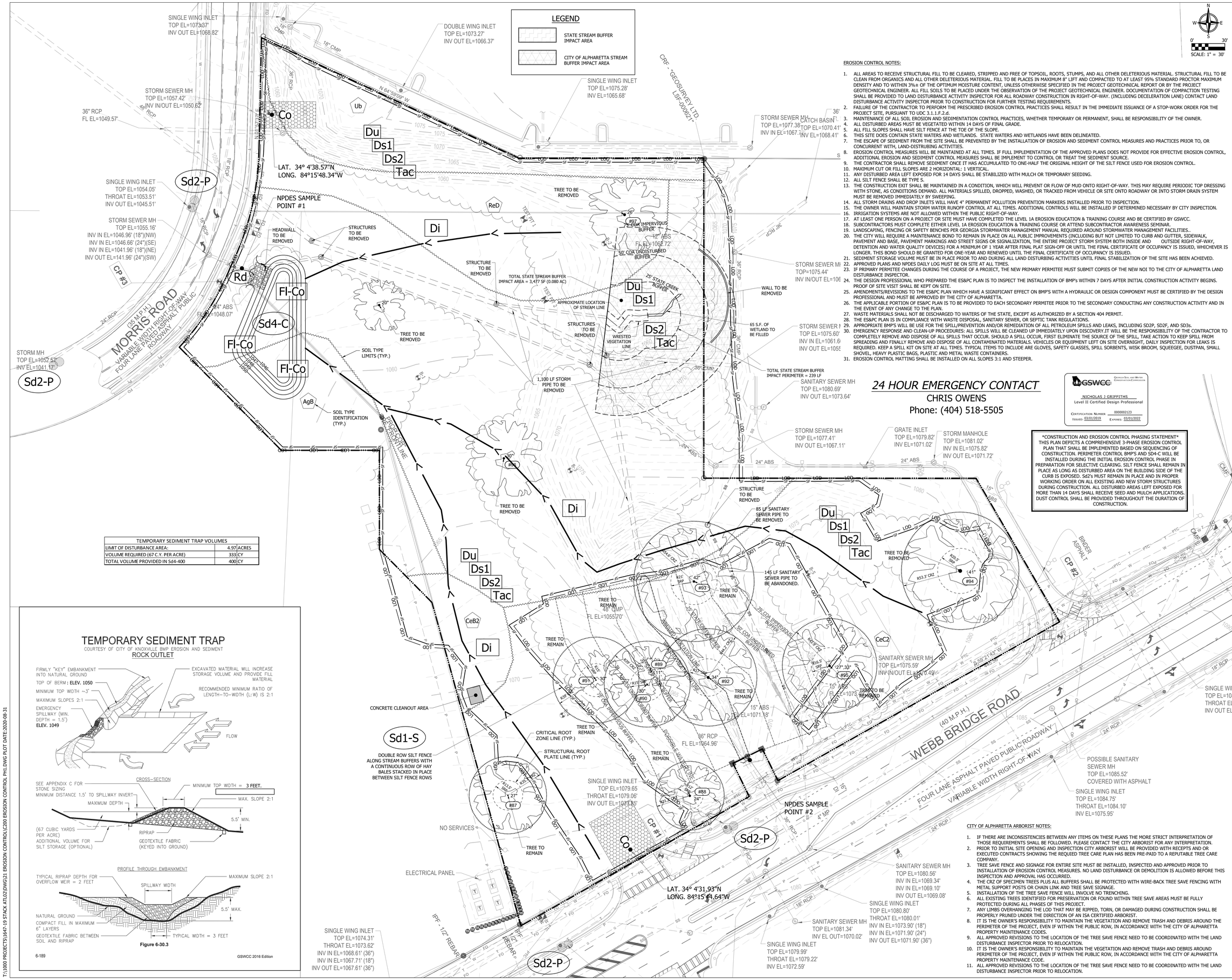
STACK - ATLL 2
3250 WEBB BRIDGE ROAD
ALPHARETTA, GA 30005

STACK INFRASTRUCTURE

KEYPLAN

DEMOLITION PLAN

JOB 1647-19
DATE 05-19-2020
SHEET C100



EROSION CONTROL NOTES:

1. 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 PLACES IN MAXIMUM 8" LIFT AND COMPACTED TO AT LEAST 95% STANDARD PROCTOR MAXIMUM DENSITY AND TO WITHIN 3%± OF THE OPTIMUM MOISTURE CONTENT, UNLESS OTHERWISE 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.
2. FAILURE OF THE CONTRACTOR TO PERFORM THE PRESCRIBED EROSION CONTROL PRACTICES SHALL RESULT IN THE IMMEDIATE ISSUANCE OF A STOP-WORK ORDER FOR THE PROJECT SITE, PURSUANT TO UDC 3.1.1.F.2.d.
3. MAINTENANCE OF ALL SOIL EROSION AND SEDIMENTATION CONTROL PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE RESPONSIBILITY OF THE OWNER.
4. ALL DISTURBED AREAS MUST BE VEGETATED WITHIN 14 DAYS OF FINAL GRADE.
5. ALL FILL SLOPES SHALL HAVE SILT FENCE AT THE TOE OF THE SLOPE.
6. THIS SITE DOES CONTAIN STATE WATERS AND WETLANDS. STATE WATERS AND WETLANDS HAVE BEEN DELINEATED.
7. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTRUBING ACTIVITIES.
8. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLANS DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENT TO CONTROL OR TREAT THE SEDIMENT SOURCE.
9. THE CONTRACTOR SHALL REMOVE SEDIMENT ONCE IT HAS ACCUMULATED TO ONE-HALF THE ORIGINAL HEIGHT OF THE SILT FENCE USED FOR EROSION CONTROL.
10. MAXIMUM CUT OR FILL SLOPES ARE 2 HORIZONTAL: 1 VERTICAL.
11. ANY DISTURBED AREA LEFT EXPOSED FOR 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
12. ALL SILT FENCE SHALL BE TYPE S.
13. THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION, WHICH WILL PREVENT OR FLOW OF MUD ONTO RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE, AS CONDITIONS DEMAND. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLE OR SITE ONTO ROADWAY OR INTO STORM DRAIN SYSTEM MUST BE REMOVED IMMEDIATELY BY SWEEPING.
14. ALL STORM DRAINS AND DROP INLETS WILL HAVE 4" PERMANENT POLLUTION PREVENTION MARKERS INSTALLED PRIOR TO INSPECTION.
15. THE OWNER WILL MAINTAIN STORM WATER RUNOFF CONTROL AT ALL TIMES. ADDITIONAL CONTROLS WILL BE INSTALLED IF DETERMINED NECESSARY BY CITY INSPECTION.
16. IRRIGATION SYSTEMS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY.
17. AT LEAST ONE PERSON ON A PROJECT OR SITE MUST HAVE COMPLETED THE LEVEL 1A EROSION EDUCATION & TRAINING COURSE AND BE CERTIFIED BY GSWCC.
18. SUBCONTRACTORS MUST COMPLETE EITHER LEVEL 1A EROSION EDUCATION & TRAINING COURSE OR ATTEND SUBCONTRACTOR AWARENESS SEMINAR.
19. LANDSCAPING, FENCING OR SAFETY BENCHES PER GEORGIA STORMWATER MANAGEMENT MANUAL REQUIRED AROUND STORMWATER MANAGEMENT FACILITIES..
20. THE CITY WILL REQUIRE A MAINTENANCE BOND TO REMAIN IN PLACE ON ALL PUBLIC IMPROVEMENTS (INCLUDING BUT NOT LIMITED TO CURB AND GUTTER, SIDEWALK, PAVEMENT AND BASE, PAVEMENT MARKINGS AND STREET SIGNS OR SIGNALIZATION, THE ENTIRE PROJECT STORM SYSTEM BOTH INSIDE AND OUTSIDE RIGHT-OF-WAY, DETENTION AND WATER QUALITY DEVICES) FOR A MINIMUM OF 1 YEAR AFTER FINAL PLAT SIGN-OFF OR UNTIL THE FINAL CERTIFICATE OF OCCUPANCY IS ISSUED, WHICHEVER IS LONGER. THIS BOND SHOULD BE GRANTED FOR ONE-YEAR AND RENEWED UNTIL THE FINAL CERTIFICATE OF OCCUPANCY IS ISSUED.
21. SEDIMENT STORAGE VOLUME MUST BE IN PLACE PRIOR TO AND DURING ALL LAND DISTURBING ACTIVITIES UNTIL FINAL STABILIZATION OF THE SITE HAS BEEN ACHIEVED.
22. APPROVED PLANS AND NPDES DAILY LOG MUST BE ON SITE AT ALL TIMES.
23. IF PRIMARY PERMITEE CHANGES DURING THE COURSE OF A PROJECT, THE NEW PRIMARY PERMITEE MUST SUBMIT COPIES OF THE NEW NOI TO THE CITY OF ALPHARETTA LAND DISTURBANCE INSPECTOR.
24. THE DESIGN PROFESSIONAL WHO PREPARED THE ES&PC PLAN IS TO INSPECT THE INSTALLATION OF BMP's WITHIN 7 DAYS AFTER INITIAL CONSTRUCTION ACTIVITY BEGINS. PROOF OF SITE VISIT SHALL BE KEPT ON SITE.
25. AMENDMENTS/REVISIONS TO THE ES&PC PLAN WHICH HAVE A SIGNIFICANT EFFECT ON BMP'S WITH A HYDRAULIC OR DESIGN COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL AND MUST BE APPROVED BY THE CITY OF ALPHARETTA.
26. THE APPLICABLE PORTION OF ES&PC PLAN IS TO BE PROVIDED TO EACH SECONDARY PERMITEE PRIOR TO THE SECONDARY CONDUCTING ANY CONSTRUCTION ACTIVITY AND IN THE EVENT OF ANY CHANGE TO THE PLAN.
27. WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.
28. THE ES&PC PLAN IS IN COMPLIANCE WITH WASTE DISPOSAL, SANITARY SEWER, OR SEPTIC TANK REGULATIONS.
29. APPROPRIATE BMP'S WILL BE USE FOR THE SPILL/PREVENTION AND/OR REMEDIATION OF ALL PETROLEUM SPILLS AND LEAKS, INCLUDING SD2P, SD2F, AND SD3s.
30. EMERGENCY RESPONSE AND CLEAN-UP PROCEDURES: ALL SPILLS WILL BE CLEANED UP IMMEDIATELY UPON DISCOVERY.IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLETELY REMOVE AND DISPOSE OF ALL SPILLS THAT OCCUR. SHOULD A SPILL OCCUR, FIRST ELIMINATE THE SOURCE OF THE SPILL, TAKE ACTION TO KEEP SPILL FROM SPREADING AND FINALLY REMOVE AND DISPOSE OF ALL CONTAMINATED MATERIALS. VEHICLES OR EQUIPMENT LEFT ON SITE OVERNIGHT, DAILY INSPECTION FOR LEAKS IS REQUIRED. KEEP A SPILL KIT ON SITE AT ALL TIMES. TYPICAL ITEMS TO INCLUDE ARE GLOVES, SAFETY GLASSES, SPILL SORBENTS, WISK BROOM, SQUEEGEE, DUSTPAN, SMALL SHOVEL, HEAVY PLASTIC BAGS, PLASTIC AND METAL WASTE CONTAINERS.
31. EROSION CONTROL MATTING SHALL BE INSTALLED ON ALL SLOPES 3:1 AND STEEPER.

24 HOUR EMERGENCY CONTACT

CHRIS OWENS

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GSWCC — Georgia Soil and Water Conservation Commission

NICHOLAS J GRIFFITHS
Level II Certified Design Professional

Certification Number 0000002123
Issued: 03/01/2019 Expires: 03/01/2022

CONSTRUCTION AND EROSION CONTROL PHASING STATEMENT
THIS PLAN DEPICTS A COMPREHENSIVE 3-PHASE EROSION CONTROL PLAN THAT SHALL BE IMPLEMENTED BASED ON SEQUENCING OF CONSTRUCTION. PERIMETER CONTROL BMP'S AND SD4-C WILL BE INSTALLED DURING THE INITIAL EROSION CONTROL PHASE IN PREPARATION FOR SELECTIVE CLEARING. SILT FENCE SHALL REMAIN IN PLACE AS LONG AS DISTURBED AREA ON THE BUILDING SIDE OF THE CURB IS EXPOSED. Sd2's MUST REMAIN IN PLACE AND IN PROPER WORKING ORDER ON ALL EXISTING AND NEW STORM STRUCTURES DURING CONSTRUCTION. ALL DISTURBED AREAS LEFT EXPOSED FOR MORE THAN 14 DAYS SHALL RECEIVE SEED AND MULCH APPLICATIONS. DUST CONTROL SHALL BE PROVIDED THROUGHOUT THE DURATION OF CONSTRUCTION.

TEMPORARY SEDIMENT TRAP VOLUMES		
LIMIT OF DISTURBANCE AREA:	4.97	ACRES
VOLUME REQUIRED (67 C.Y. PER ACRE)	333	CY
TOTAL VOLUME PROVIDED IN Sd4-400	400	CY

TEMPORARY SEDIMENT TRAP

COURTESY OF CITY OF KNOXVILLE BMP EROSION AND SEDIMENT

ROCK OUTLET

Figure 6-30.3

6-189 GSWCC 2016 Edition

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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. 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.
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9. ALL APPROVED REVISIONS TO THE LOCATION OF THE TREE SAVE FENCE NEED TO BE COORDINATED WITH THE LAND DISTURBANCE INSPECTOR PRIOR TO RELOCATION.
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ISSUES

REVISIONS

GEORGIA REGISTERED PROFESSIONAL ENGINEER 27002 8/31/2020 NICHOLAS J. GRIFFITHS

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Date of issue: 08/31/2020

STACK - ATLL 2

3250 WEBB BRIDGE ROAD
ALPHARETTA, GA 30005

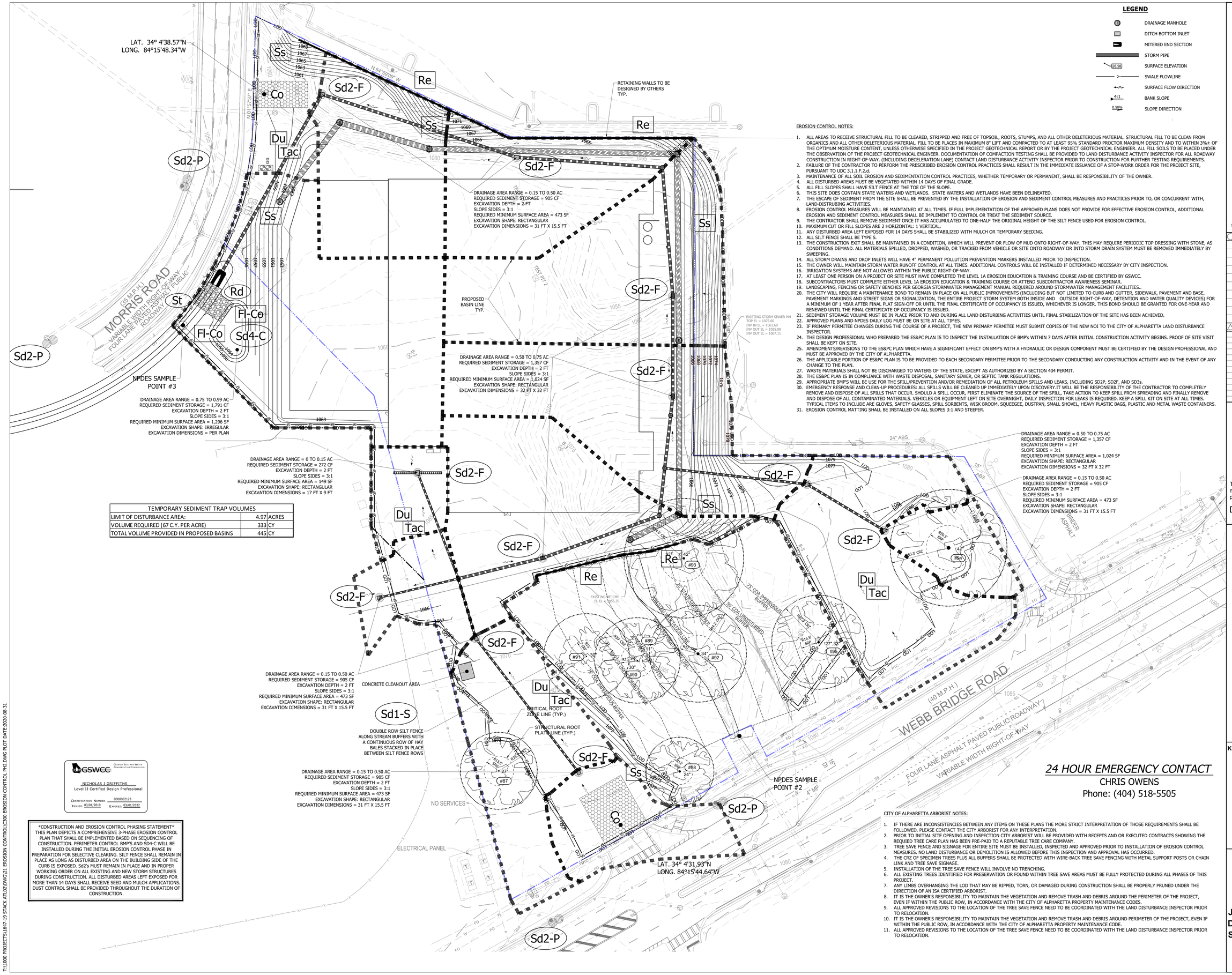
STACK INFRASTRUCTURE

KEYPLAN

EROSION CONTROL PLAN PHASE 1

JOB 1647-19
DATE 05-19-2020
SHEET C200

T:\1000 PROJECTS\1647-19 STACK ATL02\DWG\21 EROSION CONTROL\C200 EROSION CONTROL PH1.DWG PLOT DATE:2020-08-31



LEGEND

- DRAINAGE MANHOLE
- DITCH BOTTOM INLET
- MITERED END SECTION
- STORM PIPE
- 28.58 SURFACE ELEVATION
- SWALE FLOWLINE
- SURFACE FLOW DIRECTION
- 4:1 BANK SLOPE
- 0.50% SLOPE DIRECTION

EROSION CONTROL NOTES:

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2. FAILURE OF THE CONTRACTOR TO PERFORM THE PRESCRIBED EROSION CONTROL PRACTICES SHALL RESULT IN THE IMMEDIATE ISSUANCE OF A STOP-WORK ORDER FOR THE PROJECT SITE, PURSUANT TO UDC 3.1.1.F.2.d.
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4. ALL DISTURBED AREAS MUST BE VEGETATED WITHIN 14 DAYS OF FINAL GRADE.
5. ALL FILL SLOPES SHALL HAVE SILT FENCE AT THE TOE OF THE SLOPE.
6. THIS SITE DOES CONTAIN STATE WATERS AND WETLANDS. STATE WATERS AND WETLANDS HAVE BEEN DELINEATED.
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9. THE CONTRACTOR SHALL REMOVE SEDIMENT ONCE IT HAS ACCUMULATED TO ONE-HALF THE ORIGINAL HEIGHT OF THE SILT FENCE USED FOR EROSION CONTROL.
10. MAXIMUM CUT OR FILL SLOPES ARE 2 HORIZONTAL: 1 VERTICAL.
11. ANY DISTURBED AREA LEFT EXPOSED FOR 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
12. ALL SILT FENCE SHALL BE TYPE S.
13. THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION, WHICH WILL PREVENT OR FLOW OF MUD ONTO RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE, AS CONDITIONS DEMAND. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLE OR SITE ONTO ROADWAY OR INTO STORM DRAIN SYSTEM MUST BE REMOVED IMMEDIATELY BY SWEEPING.
14. ALL STORM DRAINS AND DROP INLETS WILL HAVE 4" PERMANENT POLLUTION PREVENTION MARKERS INSTALLED PRIOR TO INSPECTION.
15. THE OWNER WILL MAINTAIN STORM WATER RUNOFF CONTROL AT ALL TIMES. ADDITIONAL CONTROLS WILL BE INSTALLED IF DETERMINED NECESSARY BY CITY INSPECTION.
16. IRRIGATION SYSTEMS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY.
17. AT LEAST ONE PERSON ON A PROJECT OR SITE MUST HAVE COMPLETED THE LEVEL 1A EROSION EDUCATION & TRAINING COURSE AND BE CERTIFIED BY GSWCC.
18. SUBCONTRACTORS MUST COMPLETE EITHER LEVEL 1A EROSION EDUCATION & TRAINING COURSE OR ATTEND SUBCONTRACTOR AWARENESS SEMINAR.
19. LANDSCAPING, FENCING OR SAFETY BENCHES PER GEORGIA STORMWATER MANAGEMENT MANUAL REQUIRED AROUND STORMWATER MANAGEMENT FACILITIES..
20. THE CITY WILL REQUIRE A MAINTENANCE BOND TO REMAIN IN PLACE ON ALL PUBLIC IMPROVEMENTS (INCLUDING BUT NOT LIMITED TO CURB AND GUTTER, SIDEWALK, PAVEMENT AND BASE, PAVEMENT MARKINGS AND STREET SIGNS OR SIGNALIZATION, THE ENTIRE PROJECT STORM SYSTEM BOTH INSIDE AND OUTSIDE RIGHT-OF-WAY, DETENTION AND WATER QUALITY DEVICES) FOR A MINIMUM OF 1 YEAR AFTER FINAL PLAT SIGN-OFF OR UNTIL THE FINAL CERTIFICATE OF OCCUPANCY IS ISSUED, WHICHEVER IS LONGER. THIS BOND SHOULD BE GRANTED FOR ONE-YEAR AND RENEWED UNTIL THE FINAL CERTIFICATE OF OCCUPANCY IS ISSUED.
21. SEDIMENT STORAGE VOLUME MUST BE IN PLACE PRIOR TO AND DURING ALL LAND DISTURBING ACTIVITIES UNTIL FINAL STABILIZATION OF THE SITE HAS BEEN ACHIEVED.
22. APPROVED PLANS AND NPDES DAILY LOG MUST BE ON SITE AT ALL TIMES.
23. IF PRIMARY PERMITEE CHANGES DURING THE COURSE OF A PROJECT, THE NEW PRIMARY PERMITEE MUST SUBMIT COPIES OF THE NEW NOI TO THE CITY OF ALPHARETTA LAND DISTURBANCE INSPECTOR.
24. THE DESIGN PROFESSIONAL WHO PREPARED THE ES&PC PLAN IS TO INSPECT THE INSTALLATION OF BMP's WITHIN 7 DAYS AFTER INITIAL CONSTRUCTION ACTIVITY BEGINS. PROOF OF SITE VISIT SHALL BE KEPT ON SITE.
25. AMENDMENTS/REVISIONS TO THE ES&PC PLAN WHICH HAVE A SIGNIFICANT EFFECT ON BMP'S WITH A HYDRAULIC OR DESIGN COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL AND MUST BE APPROVED BY THE CITY OF ALPHARETTA.
26. THE APPLICABLE PORTION OF ES&PC PLAN IS TO BE PROVIDED TO EACH SECONDARY PERMITEE PRIOR TO THE SECONDARY CONDUCTING ANY CONSTRUCTION ACTIVITY AND IN THE EVENT OF ANY CHANGE TO THE PLAN.
27. WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.
28. THE ES&PC PLAN IS IN COMPLIANCE WITH WASTE DISPOSAL, SANITARY SEWER, OR SEPTIC TANK REGULATIONS.
29. APPROPRIATE BMP'S WILL BE USE FOR THE SPILL/PREVENTION AND/OR REMEDIATION OF ALL PETROLEUM SPILLS AND LEAKS, INCLUDING SD2P, SD2F, AND SD3s.
30. EMERGENCY RESPONSE AND CLEAN-UP PROCEDURES: ALL SPILLS WILL BE CLEANED UP IMMEDIATELY UPON DISCOVERY.IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLETELY REMOVE AND DISPOSE OF ALL SPILLS THAT OCCUR. SHOULD A SPILL OCCUR, FIRST ELIMINATE THE SOURCE OF THE SPILL, TAKE ACTION TO KEEP SPILL FROM SPREADING AND FINALLY REMOVE AND DISPOSE OF ALL CONTAMINATED MATERIALS. VEHICLES OR EQUIPMENT LEFT ON SITE OVERNIGHT, DAILY INSPECTION FOR LEAKS IS REQUIRED. KEEP A SPILL KIT ON SITE AT ALL TIMES. TYPICAL ITEMS TO INCLUDE ARE GLOVES, SAFETY GLASSES, SPILL SORBENTS, WISK BROOM, SQUEEGEE, DUSTPAN, SMALL SHOVEL, HEAVY PLASTIC BAGS, PLASTIC AND METAL WASTE CONTAINERS.
31. EROSION CONTROL MATTING SHALL BE INSTALLED ON ALL SLOPES 3:1 AND STEEPER.

TEMPORARY SEDIMENT TRAP VOLUMES		
LIMIT OF DISTURBANCE AREA:	4.97	ACRES
VOLUME REQUIRED (67 C.Y. PER ACRE)	333	CY
TOTAL VOLUME PROVIDED IN PROPOSED BASINS	445	CY

GSWCC Georgia Soil and Water Conservation Commission
NICHOLAS J GRIFFITHS
Level II Certified Design Professional
Certification Number 0000002123
Issued: 03/01/2019 Expires: 03/01/2022

CONSTRUCTION AND EROSION CONTROL PHASING STATEMENT
THIS PLAN DEPICTS A COMPREHENSIVE 3-PHASE EROSION CONTROL PLAN THAT SHALL BE IMPLEMENTED BASED ON SEQUENCING OF CONSTRUCTION. PERIMETER CONTROL BMP'S AND SD4-C WILL BE INSTALLED DURING THE INITIAL EROSION CONTROL PHASE IN PREPARATION FOR SELECTIVE CLEARING. SILT FENCE SHALL REMAIN IN PLACE AS LONG AS DISTURBED AREA ON THE BUILDING SIDE OF THE CURB IS EXPOSED. Sd2's MUST REMAIN IN PLACE AND IN PROPER WORKING ORDER ON ALL EXISTING AND NEW STORM STRUCTURES DURING CONSTRUCTION. ALL DISTURBED AREAS LEFT EXPOSED FOR MORE THAN 14 DAYS SHALL RECEIVE SEED AND MULCH APPLICATIONS. DUST CONTROL SHALL BE PROVIDED THROUGHOUT THE DURATION OF CONSTRUCTION.

24 HOUR EMERGENCY CONTACT
CHRIS OWENS
Phone: (404) 518-5505

CITY OF ALPHARETTA ARBORIST NOTES:

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 INITIAL SITE OPENING AND INSPECTION CITY ARBORIST WILL BE PROVIDED WITH RECEPTS AND OR EXECUTED CONTRACTS SHOWING THE REQUIED TREE CARE PLAN HAS BEEN PRE-PAID 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. 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.
8. 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.
9. ALL APPROVED REVISIONS TO THE LOCATION OF THE TREE SAVE FENCE NEED TO BE COORDINATED WITH THE LAND DISTURBANCE INSPECTOR PRIOR TO RELOCATION.
10. IT IS THE OWNER'S RESPONSIBILITY TO MAINTAIN THE VEGETATION AND REMOVE TRASH AND DEBRIS AROUND PERIMETER OF THE PROJECT, EVEN IF WITHIN THE PUBLIC ROW, IN ACCORDANCE WITH THE CITY OF ALPHARETTA PROPERTY MAINTENANCE CODE.
11. ALL APPROVED REVISIONS TO THE LOCATION OF THE TREE SAVE FENCE NEED TO BE COORDINATED WITH THE LAND DISTURBANCE INSPECTOR PRIOR TO RELOCATION.

CORGAN

kW Mission Critical Engineering, d.p.c.
173 N Broadway, 2nd Floor Milwaukee, WI 53202

Landis Evans + Partners
3330 Preson Ridge Road, Suite 380
Alpharetta, GA 30005

L.A. Fuess Partners, Inc.
3333 Lee Pkwy # 300, Dallas, TX 75219

Exante 360
985 Dove St. 3rd Floor Newport Beach, CA 92260

ISSUES

REVISIONS

GEORGIA REGISTERED 27002 PROFESSIONAL 8/31/2020 ENGINEER NICHOLAS J. GRIFFITHS

This document is incomplete and may not be used for regulatory approval, permit or construction.

Date of issue: 08/31/2020

STACK - ATLL 2
3250 WEBB BRIDGE ROAD
ALPHARETTA, GA 30005

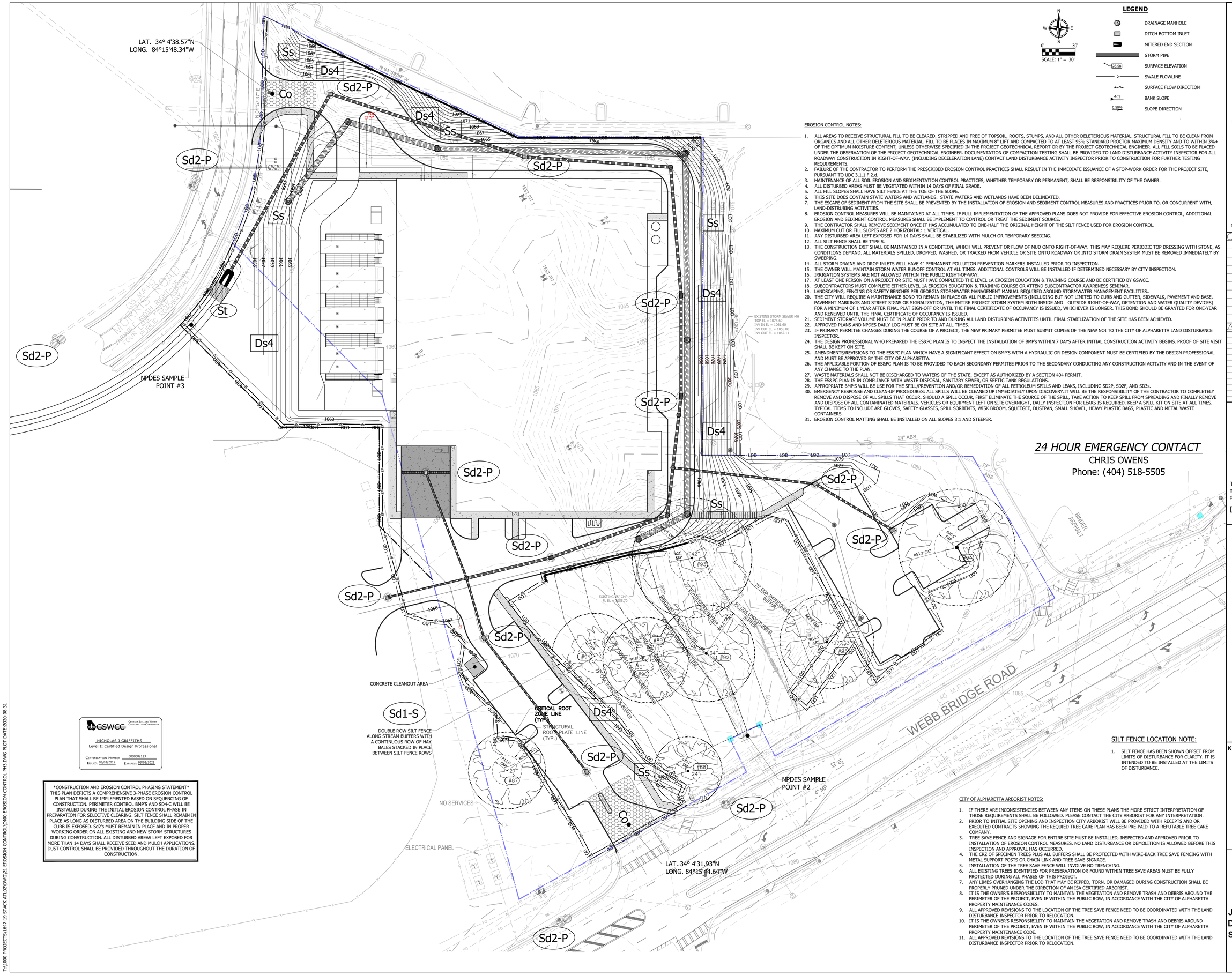
STACK INFRASTRUCTURE

KEYPLAN

EROSION CONTROL PLAN PHASE 2

JOB 1647-19
DATE 05-19-2020
SHEET C300

T:\1000 PROJECTS\1647-19 STACK ATL02\DWG\21 EROSION CONTROL\C300 EROSION CONTROL PH2.DWG PLOT DATE:2020-08-31



N
W E
S
0' 30'
SCALE: 1" = 30'

LEGEND

- DRAINAGE MANHOLE
- DITCH BOTTOM INLET
- MITERED END SECTION
- STORM PIPE
- 28.58 SURFACE ELEVATION
- SWALE FLOWLINE
- SURFACE FLOW DIRECTION
- 4:1 BANK SLOPE
- 0.50% SLOPE DIRECTION

EROSION CONTROL NOTES:

1. 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 PLACES IN MAXIMUM 8" LIFT AND COMPACTED TO AT LEAST 95% STANDARD PROCTOR MAXIMUM DENSITY AND TO WITHIN 3%± OF THE OPTIMUM MOISTURE CONTENT, UNLESS OTHERWISE 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.
2. FAILURE OF THE CONTRACTOR TO PERFORM THE PRESCRIBED EROSION CONTROL PRACTICES SHALL RESULT IN THE IMMEDIATE ISSUANCE OF A STOP-WORK ORDER FOR THE PROJECT SITE, PURSUANT TO UDC 3.1.1.F.2.d.
3. MAINTENANCE OF ALL SOIL EROSION AND SEDIMENTATION CONTROL PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE RESPONSIBILITY OF THE OWNER.
4. ALL DISTURBED AREAS MUST BE VEGETATED WITHIN 14 DAYS OF FINAL GRADE.
5. ALL FILL SLOPES SHALL HAVE SILT FENCE AT THE TOE OF THE SLOPE.
6. THIS SITE DOES CONTAIN STATE WATERS AND WETLANDS. STATE WATERS AND WETLANDS HAVE BEEN DELINEATED.
7. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTRUBING ACTIVITIES.
8. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLANS DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENT TO CONTROL OR TREAT THE SEDIMENT SOURCE.
9. THE CONTRACTOR SHALL REMOVE SEDIMENT ONCE IT HAS ACCUMULATED TO ONE-HALF THE ORIGINAL HEIGHT OF THE SILT FENCE USED FOR EROSION CONTROL.
10. MAXIMUM CUT OR FILL SLOPES ARE 2 HORIZONTAL: 1 VERTICAL.
11. ANY DISTURBED AREA LEFT EXPOSED FOR 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
12. ALL SILT FENCE SHALL BE TYPE S.
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24 HOUR EMERGENCY CONTACT

CHRIS OWENS
Phone: (404) 518-5505

GSWCC Georgia Soil and Water Conservation Commission
NICHOLAS J GRIFFITHS
Level II Certified Design Professional
Certification Number 0000002123
Issued: 03/01/2019 Expires: 03/01/2022

CONSTRUCTION AND EROSION CONTROL PHASING STATEMENT
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SILT FENCE LOCATION NOTE:

1. SILT FENCE HAS BEEN SHOWN OFFSET FROM LIMITS OF DISTURBANCE FOR CLARITY. IT IS INTENDED TO BE INSTALLED AT THE LIMITS OF DISTURBANCE.

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CORGAN

kW Mission Critical Engineering
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173 N Broadway, 2nd Floor Milwaukee, WI 53202

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3330 Preson Ridge Road, Suite 380
Alpharetta, GA 30005

L.A. Fuess Partners, Inc.
3333 Lee Pkwy # 300, Dallas, TX 75219

Exante360
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985 Dove St. 3rd Floor Newport Beach, CA 92260

ISSUES

REVISIONS

GEORGIA REGISTERED 27002 PROFESSIONAL 8/31/2020 ENGINEER NICHOLAS J. GRIFFITHS

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Date of issue:
08/31/2020

STACK - ATLL 2
3250 WEBB BRIDGE ROAD
ALPHARETTA, GA 30005

STACK INFRASTRUCTURE

KEYPLAN

EROSION CONTROL PLAN PHASE 3

JOB 1647-19
DATE 05-19-2020
SHEET
C400

T:\1000 PROJECTS\1647-19 STACK ATL02\DWG\21 EROSION CONTROL\C400 EROSION CONTROL PH3.DWG PLOT DATE:2020-08-31

EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN CHECKLIST
STAND ALONE CONSTRUCTION PROJECTS

SWCD:______ Region I, Mountain District - Atlanta

Project Name:___ STACK-ATLL 2 **Address:**_ Webb Bridge Rd, Alpharetta, GA

City/County:_ Alpharetta/Fulton **Date on Plans:**_____ 9/1/2020

Name & email of person filling out checklist:___ **Nick Griffiths, ngriffiths@landisevans.com**

TO BE SHOWN ON ES&PC PLAN

Plan Page #	Included Y/N	
C500	Y	1 The applicable Erosion, Sedimentation and Pollution Control Plan Checklist established by the Commission as of January 1 of the year in which the land-disturbing activity was permitted. (The completed Checklist must be submitted with the ES&PC Plan or the Plan will not be reviewed)
C000	Y	2 Level II certification number issued by the Commission, signature and seal of the certified design professional. (Signature, seal and Level II number must be on each sheet pertaining to ES&PC plan or the Plan will not be reviewed)
N/A	N/A	3 Limits of disturbance shall be no greater than 50 acres at any one time without prior written authorization from the EPD District Office. If EPD approves the request to disturb 50 acres or more at any one time, the Plan must include at least 4 of the BMPs listed in Appendix 1 of this checklist. * (A copy of the written approval by EPD must be attached to the plan for the Plan to be reviewed.)
C000	Y	4 The name and phone number of the 24-hour local contact responsible for erosion, sedimentation and pollution controls.
C000	Y	5 Provide the name, address, **email address**, and phone number of primary permittee.
C000	Y	6 Note total and disturbed acreage of the project or phase under construction.
C200	Y	7 Provide the GPS location of the construction exit for the site. Give the Latitude and Longitude in decimal degrees.
C000	Y	8 Initial date of the Plan and the dates of any revisions made to the Plan including the entity who requested the revisions.
C000	Y	9 Description of the nature of construction activity.
C000	Y	10 Provide vicinity map showing site's relation to surrounding areas. Include designation of specific phase, if necessary.
C502	Y	11 Identify the project receiving waters and describe all sensitive adjacent areas including streams, lakes, residential areas, wetlands, marshlands, etc. which may be affected.
C000	Y	12 Design professional's certification statement and signature that the site was visited prior to development of the ES&PC Plan as stated on **Part IV page 19** of the permit.
C000	Y	13 Design professional's certification statement and signature that the permittee's ES&PC Plan provides for an appropriate and comprehensive system of BMPs and sampling to meet permit requirements as stated on **Part IV page 19** of the permit. *
C502	Y	14 Clearly note the statement that "The design professional who prepared the ES&PC Plan is to inspect the installation of the initial sediment storage requirements and perimeter control BMPs within 7 days after installation." in accordance with **Part IV.A.5 page 25** of the permit. *
C502	Y	15 Clearly note the statement that "Non-exempt activities shall not be conducted within the 25 or 50-foot undisturbed stream buffers as measured from the point of wrested vegetation or within 25-feet of the coastal marshland buffer as measured from the Jurisdictional Determination Line without first acquiring the necessary variances and permits."
C000	Y	16 Provide a description of any buffer encroachments and indicate whether a buffer variance is required.
C502	Y	17 Clearly note the statement that "Amendments/revisions to the ES&PC Plan which have a significant effect on BMPs with a hydraulic component must be certified by the design professional." *
C502	Y	18 Clearly note the statement that "Waste materials shall not be discharged to waters of the State, except as authorized by a Section 404 permit." *
C502	Y	19 Clearly note statement that "The escape of sediment from the site shall be prevented by the installation of erosion and sediment control measures and practices prior to land disturbing activities."
C502	Y	20 Clearly note statement that "Erosion control measures will be maintained at all times. If full implementation of the approved Plan does not provide for effective erosion control, additional erosion and sediment control measures shall be implemented to control or treat the sediment source."
C502	Y	21 Clearly note the statement "Any disturbed area left exposed for a period greater than 14 days shall be stabilized with mulch or temporary seeding."
N/A	N/A	22 Any construction activity which discharges storm water into an Impaired Stream Segment, or within 1 linear mile upstream of and within the same watershed as, any portion of an Biota Impaired Stream Segment must comply with Part III. C. of the permit. Include the completed Appendix 1 listing all the BMPs that will be used for those areas of the site which discharge to the Impaired Stream Segment. *
N/A	N/A	23 If a TMDL Implementation Plan for sediment has been finalized for the Impaired Stream Segment (identified in Item 22 above) at least six months prior to submittal of NOI, the ES&PC Plan must address any site-specific conditions or requirements included in the TMDL Implementation Plan. *
C200	Y	24 BMPs for concrete washdown of tools, concrete mixer chutes, hoppers and the rear of the vehicles. Washout of the drum at the construction site is prohibited. *
C501	Y	25 Provide BMPs for the remediation of all petroleum spills and leaks.
C501	Y	26 Description of the measures that will be installed during the construction process to control pollutants in storm water that will occur after construction operations have been completed. *
C502	Y	27 Description of practices to provide cover for building materials and building products on site. *
C501 C502	Y	28 Description of the practices that will be used to reduce the pollutants in storm water discharges. *
C502	Y	29 Description and chart or timeline of the intended sequence of major activities which disturb soils for the major portions of the site (i.e., initial perimeter and sediment storage BMPs, clearing and grubbing activities, excavation activities, utility activities, temporary and final stabilization).
C502	Y	30 Provide complete requirements of inspections and record keeping by the primary permittee. *
C502	Y	31 Provide complete requirements of sampling frequency and reporting of sampling results. *
C502	Y	32 Provide complete details for retention of records as per Part IV.F. of the permit. *
C502	Y	33 Description of analytical methods to be used to collect and analyze the samples from each location. *
C502	Y	34 Appendix B rationale for NTU values at all outfall sampling points where applicable. *
C501 C501	Y	35 Delineate all sampling locations, perennial and intermittent streams and other water bodies into which storm water is discharged. *
C200 C300 C400 C500 C502	Y	36 A description of appropriate controls and measures that will be implemented at the construction site including: (1) initial sediment storage requirements and perimeter control BMPs, (2) intermediate grading and drainage BMPs, and (3) final BMPs. For construction sites where there will be no mass grading and the initial perimeter control BMPs, intermediate grading and drainage BMPs, and final BMPs are the same, the Plan may combine all of the BMPs into a single phase. *
C200	Y	37 Graphic scale and North arrow.
C300	Y	38 Existing and proposed contour lines with contour lines drawn at an interval in accordance with the following:

Map Scale	Ground Slope	Contour Intervals, ft.
1 inch = 100ft or larger scale	Flat 0 - 2%	0.5 or 1
	Rolling 2 - 8%	1 or 2
	Steep 8% +	2,5 or 10

Plan Page #	Included Y/N	
N/A	N/A	39 Use of alternative BMPs whose performance has been documented to be equivalent to or superior to conventional BMPs as certified by a Design Professional (unless disapproved by EPD or the Georgia Soil and Water Conservation Commission). Please refer to the Alternative BMP Guidance Document found at www.gaswcc.org.
N/A	N/A	40 Use of alternative BMP for application to the Equivalent BMP List. Please refer to Appendix A-2 of the Manual for Erosion & Sediment Control in Georgia 2016 Edition. *
C200	Y	41 Delineation of the applicable 25-foot or 50-foot undisturbed buffers adjacent to state waters and any additional buffers required by the Local Issuing Authority. Clearly note and delineate all areas of impact.
C200	Y	42 Delineation of on-site wetlands and all state waters located on and within 200 feet of the project site.
C300	Y	43 Delineation and acreage of contributing drainage basins on the project site.
See attach Report	Y	44 Provide hydrology study and maps of drainage basins for both the pre- and post-developed conditions. *
C502	Y	45 An estimate of the runoff coefficient or peak discharge flow of the site prior to and after construction activities are completed.
C500	Y	46 Storm-drain pipe and weir velocities with appropriate outlet protection to accommodate discharges without erosion. Identify/Delineate all storm water discharge points.
C200, C300, C400	Y	47 Soil series for the project site and their delineation.
C200, C300, C400	Y	48 The limits of disturbance for each phase of construction.
		49 Provide a minimum of 67 cubic yards of sediment storage per acre drained using a temporary sediment basin, retrofitted detention pond, and/or excavated inlet sediment traps for each common drainage location. Sediment storage volume must be in place prior to and during all land disturbance activities until final stabilization of the site has been achieved. A written justification explaining the decision to use equivalent controls when a sediment basin is not attainable must be included in the Plan for each common drainage location in which a sediment basin is not provided. A written justification as to why 67 cubic yards of storage is not attainable must also be given. Worksheets from the Manual included for structural BMPs and all calculations used by the storage design professional to obtain the required sediment when using equivalent controls. When discharging from sediment basins and impoundments, permittees are required to utilize outlet structures that withdraw water from the surface, unless infeasible. If outlet structures that withdraw water from the surface are not feasible, a written justification explaining this decision must be included in the Plan.
C200, C300, C400	Y	50 Location of Best Management Practices that are consistent with and no less stringent than the Manual for Erosion and Sediment Control in Georgia. Use uniform coding symbols from the Manual, Chapter 6, with legend.
C500	Y	51 Provide detailed drawings for all structural practices. Specifications must, at a minimum, meet the guidelines set forth in the Manual for Erosion and Sediment Control in Georgia.
C500	Y	52 Provide vegetative plan, noting all temporary and permanent vegetative practices. Include species, planting dates and seeding, fertilizer, lime and mulching rates. Vegetative plan shall be site specific for appropriate time of the year that seeding will take place and for the appropriate geographic region of Georgia.

* If using this checklist for a project that is less than 1 acre and not part of a common development but within 200 ft of a perennial stream, the * checklist items would be N/A.

Effective January 1, 2020

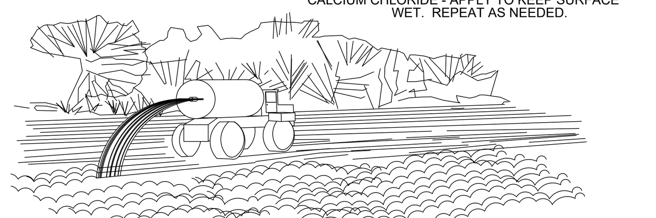
T:\1000 PROJECTS\1647-19 STACK ATL02\DWG\21 EROSION CONTROL\C500 EROSION CONTROL NOTES.DWG PLOT DATE:2020-08-31

MATERIAL	DEPTH
DRY STRAW OR HAY	2" TO 4"
WOOD WASTE (SAWDUST, BARK, CHIPS)	2" TO 3"
CUTBACK ASPHALT (SLOW CURING)	1200 GAL. / ACRE (1/4 GAL. / SQ.YD.)
BLACK POLYETHYLENE FILM	COMPLETELY COVER AREA; HOLD IN PLACE WITH SOIL ON OUTER EDGE

Ds1 MULCHING

PERMANENT METHODS:
PERMANENT VEGETATION - REFER TO Ds3 (DISTURBED AREA STABILIZATION WITH PERMANENT VEGETATION)
TOPSOILING - COVERING THE SURFACE WITH A LESS EROSIVE SOIL MATERIAL
STONE - SURFACE WITH CRUSHED STONE OR COARSE GRAVEL (SEE Cr - CONSTRUCTION ROAD STABILIZATION)

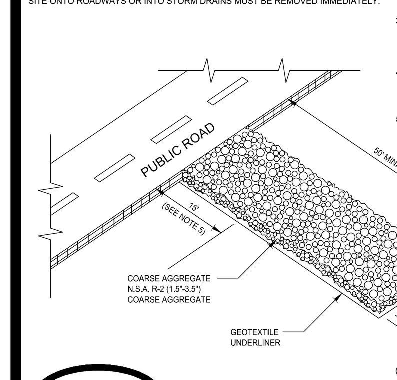
TEMPORARY METHODS:
MULCHES - REFER TO Ds1 (DISTURBED AREA STABILIZATION)
VEGETATIVE COVER - REFER TO Ds2 (DISTURBED AREA STABILIZATION WITH TEMPORARY SEEDING)
TILLAGE - ROUGHEN AND BRING CLODS TO THE SURFACE BY USE OF CHISEL-TYPE PLOWS SPACED ABOUT 12 INCHES APART
IRRIGATION - SITE SPRINKLED WITH WATER UNTIL WET. REPEAT AS NEEDED
BARRIERS - FENCES, HAY BALES, AND CRATE WALLS PLACED AT INTERVALS 15 TIMES THEIR HEIGHT AND PERPENDICULAR TO AIR CURRENTS
CALCIUM CHLORIDE - APPLY TO KEEP SURFACE WET. REPEAT AS NEEDED.



Du DUST CONTROL
N.T.S.

MAINTENANCE REQUIREMENTS FOR Co
1. THE EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 1.5-3.5 INCH STONE, AS CONDITIONS DEMAND, AN REPAIR AND/OR CLEANOUT OF ANY STRUCTURES TO TRAP SEDIMENT.
2. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES OR SITE ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

1. LOCATE STONE STABILIZED PAD AT ANY POINT WHERE VEHICULAR TRAFFIC WILL BE LEAVING THE CONSTRUCTION SITE ONTO A PUBLIC RIGHT-OF-WAY STREET, ROADWAY, OR PARKING AREA.
2. WIDTH - SHOULD EQUAL FULL WIDTH OF ALL POINTS OF VEHICULAR EGRESS, BUT NOT LESS THAN 20' WIDE. LENGTH - 50'-0 MINIMUM
3. MAINTAIN THE EXIT TO PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. PROVIDE PERIODIC TOP DRESSING WITH 1.5" - 3.5" STONE, AS CONDITIONS DEMAND. IMMEDIATELY REMOVE ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLE OR SITE ONTO ROADWAY OR INTO STORM DRAINS.
4. CLEAN WHEELS TO REMOVE MUD PRIOR TO ENTRANCE ON TO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, DO SO ON AREAS STABILIZED WITH CRUSHED STONE DRAINING INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. OWNER TO PROVIDE HOSE BIBB OR WATER TRUCK.
5. FOR CONSTRUCTION EXITS WITH A SLOPE GREATER THAN 2% A DIVERSION RIDGE 6 TO 8 INCHES HIGH WITH 3:1 SIDE SLOPES SHALL BE CONSTRUCTED ACROSS THE FOUNDATION APPROXIMATELY 15' ABOVE THE ROAD.



Co CONSTRUCTION EXIT
N.T.S.

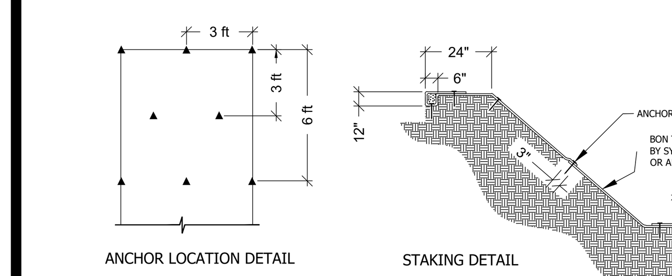
PLANTS, PLANTING RATES, AND PLANTING DATES FOR TEMPORARY COVER OR COMPANION CROPS					
SPECIES	RATES PER 1,000 SQ. FT.	RATES PER ACRE	PLANTING DATES BY REGION M-L	P	C
Barley	3.3 lbs.	3 bu.	9/1-10/31	9/15-11/15	10/1-12/31
Oats	2.9 lbs.	4 bu.	9/15-11/15	9/15-11/15	9/15-11/15
Tritcale	3.3 lbs.	3 bu.	-	-	10/15-12/15
Ryegrass, Annual	0.9 lbs.	40 lbs.	8/15-11/15	9/1-12/15	9/15-12/31
Rye	0.6 lbs.	0.5 bu.	8/15-10/31	9/15-11/30	10/1-12/31
Lespedeza, Annual	0.9 lbs.	40 lbs.	3/1-3/31	3/1-3/31	2/1-2/28
Weeping Lovegrass	0.1 lbs.	4 lbs.	4/1-5/31	4/1-5/31	3/1-5/31
Sudangrass	1.4 lbs.	60 lbs.	4/1-8/31	4/1-8/31	3/1-7/31
Millet, Browntop	0.9 lbs.	40 lbs.	4/15-6/15	4/15-6/30	4/15-6/30
Millet, Pearl	1.1 lbs.	50 lbs.	5/15-7/15	5/1-7/31	4/15-8/15
Wheat	4.1 lbs.	3 bu.	9/15-11/30	10/1-12/15	10/15-12/31

1. Temporary Cover Crops Are Very Competitive And Will Crown Out Perennials If Planted Too Heavily.
2. Reduce Seeding Rates By 50% When Drilled.
3. Unusual Site COnditions May Require Heavier Seeding Rates.
4. Seeding Rates May Need To Be Altered To Fit Temperature Variations And Local Conditions.

M-L represents the Mountain, Blue Ridge, And Ridges & Valleys MLRAs.
P represents the Southern Piedmont Region MLRA.
C represents the Southern Coastal Plain, Sand Hills, Black Lands, and Atlantic Coast Flatwoods MLRAs.

FERTILIZER REQUIREMENTS FOR TEMPORARY VEGETATION				
TYPES OF SPECIES	PLANTING YEAR	FERTILIZER (N-P-K)	RATE (lbs./acre)	N TOP DRESSING RATE (lbs./acre)
Cool Season Grasses	First	6-12-12	1500	50-100
	Second	6-12-12	100	-
	Maintenance	10-10-10	400	30
Cool Season Grasses & Legumes	First	6-12-12	1500	0-50
	Second	0-10-10	1000	-
	Maintenance	0-10-10	400	-
Temporary Cover Crops Seeded Alone	First	10-10-10	500	30
Warm Season Grasses	First	6-12-12	1500	50-100
	Second	6-12-12	800	50-100
	Maintenance	10-10-10	400	30

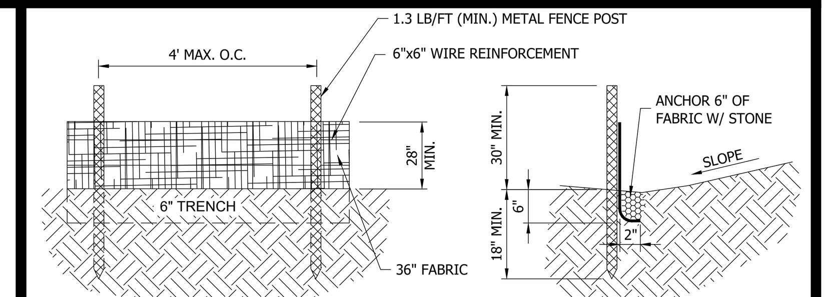
Ds2 TEMPORARY GRASSING



NOTES:
1. UTILIZE CORRECT ANCHOR PATTERN FOR SLOPE GRADIENT (SEE ANCHOR LOCATION DETAILS)
2. INSTALL LANDLOK 407GR BY SYNTHETIC INDUSTRIES (OR APPROVED EQUIVALENT)
3. U - SHAPED WIRE STAPLES, METAL GEOTEXTILE PINS, TRIANGULAR WOODEN OR PLASTIC STAKES CAN BE USED TO ANCHOR GEOTEXTILE TO THE GROUND SURFACE

MAINTENANCE REQUIREMENTS FOR Mb
1. ALL EROSION CONTROL BLANKETS AND MATTING SHOULD BE INSPECTED PERIODICALLY FOLLOWING INSTALLATION, PARTICULARLY AFTER RAINSTORMS TO CHECK FOR EROSION AND UNDERMINING. ANY DISLOCATION OR FAILURE SHOULD BE REPAIRED IMMEDIATELY. IF WASHOUTS OR BREAKAGE OCCURS, REINSTALL THE MATERIAL AFTER REPAIRING DAMAGE TO THE SLOPE OR DITCH. CONTINUE TO MONITOR THESE AREAS UNTIL THEY BECOME PERMANENTLY STABILIZED.

Ss SLOPE STABILIZATION
GEOTEXTILE MATTING
N.T.S.



SILT FENCE TO MEET THE REQUIREMENTS OF SECTION 171-TEMPORARY SILT FENCE, OF THE DEPARTMENT OF TRANSPORTATION, STATE OF GEORGIA, STANDARD SPECIFICATIONS, 1993. WIRE REINFORCEMENT IS REQUIRED FOR TYPE C SILT FENCE. SILT FENCE TO HAVE MIN. 5'-LONG STEEL POSTS SECTION WITH MIN. WT. 1.3 LB/LF. ATTACH WIRE TO POSTS AND FABRIC TO WIRE BACKING AT MIDPOINT BETWEEN POSTS WITH WING WIRE TIES. INSTALLER SHALL ENSURE ALL MATERIALS MEET D.O.T. SPECIFICATIONS AND IS ON D.O.T. QUALIFIED PRODUCTS LIST # 36.

MAINTENANCE REQUIREMENTS FOR Sd1-S (Sensitive)
1. SEDIMENT SHALL BE REMOVED ONCE IT HAS ACCUMULATED TO ONE-THIRD THE ORIGINAL HEIGHT OF THE BARRIER.
2. FILTER FABRIC SHALL BE REPLACED WHENEVER IT HAS DETERIORATED TO SUCH AN EXTENT THAT THE EFFECTIVENESS OF THE FABRIC IS REDUCED (APPROXIMATELY SIX MONTHS).
3. TEMPORARY SEDIMENT BARRIERS SHALL REMAIN IN PLACE UNTIL DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED.
4. ALL SEDIMENT ACCUMULATED AT THE BARRIER SHALL BE REMOVED AND PROPERLY DISPOSED OF BEFORE THE BARRIER IS REMOVED.

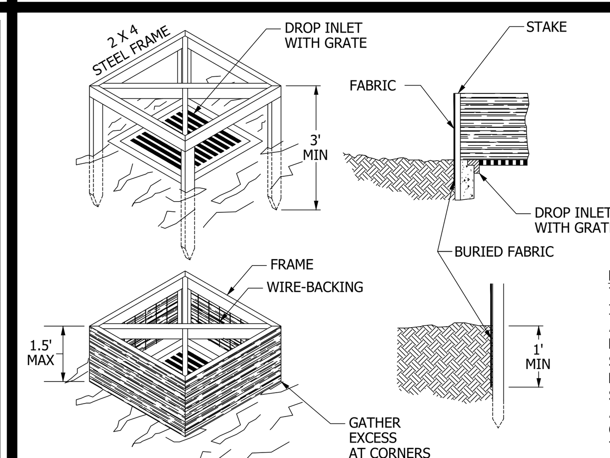
Sd1-S (INCLUDES TYPE-C) SILT FENCE
N.T.S.

PLANTS, PLANTING RATES, AND PLANTING DATES FOR PERMANENT COVER						
TYPES OF SPECIES	RATES PER ACRE	RATES PER 1,000 SQ.FT.	PLANTING DATES BY REGION M-L	P	C	REMARKS
Bahia, Pensacola						Low Growing And Sod Forming. Allow To Establish. Will Spread Into Bermuda Lawns.
Alone Or With Temporary Cover	60 lbs.	1.4 lbs.	-	4/1-5/31	3/1-5/31	
With Perennials	30 lbs.	0.7 lbs.				
Bahia, Wilmington						Low Growing And Sod Forming. Allow To Establish. Will Spread Into Bermuda Lawns.
Alone Or With Temporary Cover	60 lbs.	1.4 lbs.	3/15-5/31	3/1-5/31	-	
With Perennials	30 lbs.	0.7 lbs.				
Bermuda, Common (Hulled seed)						Quick Cover, Low Growing And Sod Forming. Needs Full Sun
Alone Or With Temporary Cover	10 lbs.	0.2 lbs.	-	4/1-5/31	3/15-5/31	
With Perennials	6 lbs.	0.1 lbs.				
Bermuda, Common (Unhulled seed)						Plant With Winter Annuals
Alone Or With Temporary Cover	10 lbs.	0.2 lbs.	-	10/1-2/28	11/1-1/31	
With Perennials	6 lbs.	0.1 lbs.				Plant With Tall Fescue
Bermuda Sprigs	40 cu. ft.	0.9 cu. ft.	4/15-6/15	4/1-6/15	4/1-5/31	1 cu. ft. = 650 Sprigs
Temporary Cover	Sod Plugs 3' x 3'					1 bu. = 1.25 cu. ft. or 800 Sprigs.
Centipede	Block Sod Only		-	11/1-5/31	11/1-5/31	Drought Tolerant; Full Sun or Partial Shade; Effective Adjacent To Concrete And In Concentrated Flow Areas; Irrigation Needed Until Fully Established; Do Not Plant Near Pastures
Crown Vetch						Mix With 30 lbs. Tall Fescue of 15 lbs. Rye; Innoculate Seed; Only
With Winter Annuals Or Cool Winter Grasses	15 lbs.	0.3 lbs	9/1-10/15	9/1-10/10	-	North Of Atlanta, Dense Growth; Drought Tolerant And Fire Resistent
Fescue, Tall			3/1-4/1	9/1-10/15		Not For Droughty Soils. Mix With Perennial Lespedezas Or Crownvetch.
Alone	50 lbs.	1.1 lbs	- Or -	- Or -	-	Apply Topdressing In Spring Following Fall Plantings. Not For Heavy
With Other Perennials	30 lbs.	0.7 lbs	8/15-10/15	2/15-4/15		Use Areas Or Athletic Fields. 227,000 Seed Per Pound.
Lespedeza, Sericea						Widely Adapted And Low Maintenance. Takes 2-3 Years To Establish.
Scarified	60 lbs.	1.4 lbs	4/1-5/31	3/15-5/31	3/1-5/15	Excellent On Roadbanks. Inoculate Seed With EL Inoculant. Mix With Weeping Lovegrass, Common Bermuda, Hahia, Or Tall Fescue.
Unscarified	75 lbs.	1.7 lbs	9/1-2/28	9/1-2/28	9/1-2/28	Mix With Tall Fescue Or Winter Annuals
Seed-Bearing Hay	3 Tons	138 lbs.	10/1-2/28	10/1-1/31	9/15-1/15	Cut When Seed Is Mature, But Before It Shatters. Add Tall Fescue Or Winter Annuals.
Lespedeza, Ambro Virgeta Or Appalow						Spreading Growth With Height Of 18"-24". Good In Urban Areas. Mix With Weeping Lovegrass, Common Bermuda, Bahia, Tall Fescue,
Scarified	60 lbs.	1.4 lbs	4/1-5/31	3/15-5/31	3/15-5/15	Or WInter Annuals. Do Not Mix With Sericea Lespedeza. Slow To
Unscarified	75 lbs.	1.7 lbs	9/1-2/28	9/1-2/28	9/1-2/28	Develop Solid Stands. Inoculate Seed With EL Inoculant.
Lespedeza, Shrub (Lespedeza Bicolor or Lespedeza Thumbergil) Plants	3' x 3' Spacing		10/1-3/31	11/1-3/15	11/15-2/28	Plant In Small Clumps For Wildlife Food And Cover.
Lovegrass, Weeping						
Alone	4 lbs.	0.1 lbs	4/1-5/31	3/15-5/31	3/1-5/31	Quick Cover. Drought Tolerant. Grows Well With Sericea Lespedeza
With Other Perennials	2 lbs.	0.05 lbs				On Roadbanks.
Maidencane Sprigs	2' x 3' Spacing		2/1-3/31	2/1-3/31	2/1-3/31	For Very Wet Sites Such As Riverbanks And Shorelines. Dig Sprigs Locally. May Clog Channels.
Panicgrass, Atlantic Coastal	20 lbs.	0.5 lbs	-	3/1-4/30	3/1-4/30	Grows Well On Coastal Sand Dunes, Borrow Areas, And Gravel Pits. Provides Winter Cover For Wildlife. Mix With Sericea Lespedeza Except On Sand Dunes.
Reed Canary Grass						
Alone	50 lbs.	1.1 lbs	6/15-10/15	9/1-10/15	-	Grows Similar To Tall Fescue
With Other Perennials	30 lbs.	0.7 lbs				
Sunflower, 'Aztec' Maximillian	10 lbs.	0.2 lbs	4/15-5/31	4/15-5/31	4/1-5/31	Mix With Weeping Lovegrass, Legumes, Or Other Low Growing Grasses.

FERTILIZER REQUIREMENTS FOR PERMANENT VEGETATION				
TYPES OF SPECIES	PLANTING YEAR	FERTILIZER (N-P-K)	RATE (lbs./Acre)	N TOP DRESSING RATE (lbs./Acre)
Cool Season Grasses	First	6-12-12	1500	50-100
	Second	6-12-12	1000	-
	Maintenance	10-10-10	400	30
Cool Season Grasses & Legumes	First	6-12-12	1500	0-50
	Second	0-10-10	1000	-
	Maintenance	0-10-10	400	-
Ground Covers	First	10-10-10	1300	-
	Second	10-10-10	1300	-
	Maintenance	10-10-10	1100	-
Pine Seedlings	First	20-10-5	one 21-gram pellet per seedling placed in the closing hole	-
Shrub Lespedeza	First	0-10-10	700	-
	Maintenance	0-10-10	700	-
Temporary Ground Cover Crops Seeded Alone	First	10-10-10	500	30
Warm Season Grasses	First	6-12-12	1500	50-100
	Second	6-12-12	800	50-100
	Maintenance	10-10-10	400	30
Warm Season Grasses & Legumes	First	6-12-12	1500	50
	Second	0-10-10	1000	-
	Maintenance	0-10-10	400	-

APPLY AGRICULTURAL LIME AS PRESCRIBED BY SOIL TESTS OR AT A RATE OF 1-2 TONS PER ACRE

Ds3 PERMANENT GRASSING

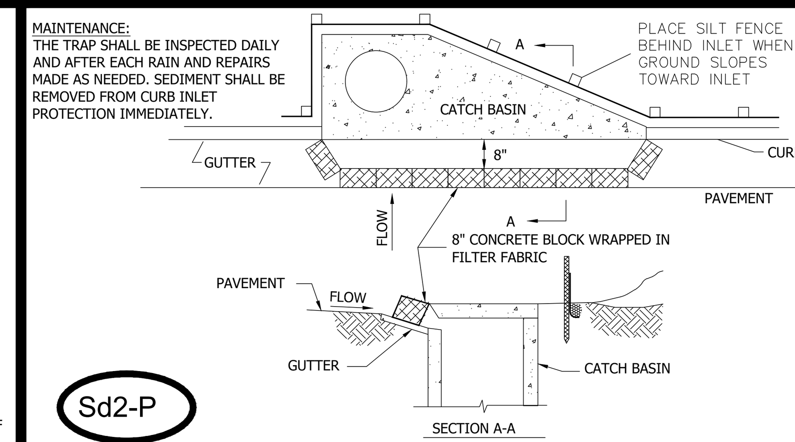


Sd2-F

MAINTENANCE:
THE TRAP SHALL BE INSPECTED DAILY AND AFTER EACH RAIN AND REPAIRS MADE AS NEEDED. SEDIMENT SHALL BE REMOVED WHEN THE SEDIMENT HAS ACCUMULATED TO ONE-THIRD THE HEIGHT OF THE TRAP.

FILTER FABRIC WITH SUPPORTING FRAME
N.T.S.

MAINTENANCE:
THE TRAP SHALL BE INSPECTED DAILY AND AFTER EACH RAIN AND REPAIRS MADE AS NEEDED. SEDIMENT SHALL BE REMOVED FROM CURB INLET PROTECTION IMMEDIATELY.



Sd2-P

NOTE: INSTALL FILTER AFTER ANY ASPHALT PAVING

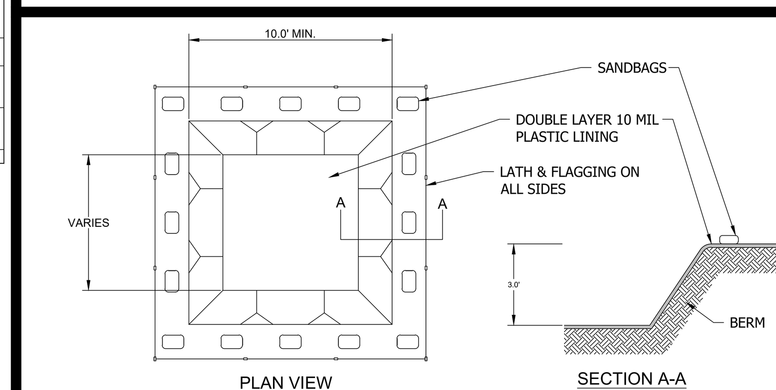
CURB INLET SEDIMENT TRAP
N.T.S.

SOD PLANTING REQUIREMENTS			
GRASS TYPE	VARIETIES (lbs./acre)	RESOURCE AREA	GROWING SEASON
Bermudagrass	Common Tifway Tifgreen Tiflawn	M-L, P, C P, C P, C P, C	Warm Weather
Bahiagrass	Pensacola	P, C	Warm Weather
Centipede	-	P, C	Warm Weather
St. Augustine	Common Bitterblue Raleigh	C	Warm Weather
Zoysia	Emerald Myer	P, C	Warm Weather
Tall Fescue	Kentucky	M-L, P	Cool Weather

FERTILIZER REQUIREMENTS FOR SOD				
TYPES OF SPECIES	PLANTING YEAR	FERTILIZER (N-P-K)	RATE (lbs./acre)	NITROGEN TOP DRESSING RATE (lbs./acre)
Cool season grasses	First Second Maintenance	6-12-12 6-12-12 10-10-10	1500 1000 400	50-100 - 30
Warm season grasses	First Second Maintenance	6-12-12 6-12-12 10-10-10	1500 800 400	50-100 50-100 30

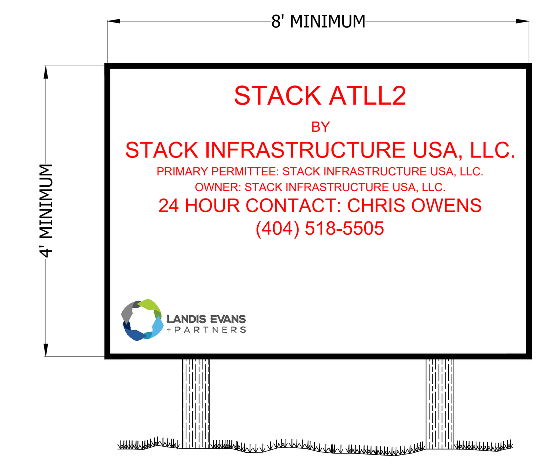
FERTILIZER REQUIREMENTS FOR SOIL SURFACE APPLICATION			
FERTILIZER TYPE	FERTILIZER RATE (lbs./acre)	FERTILIZER RATE (lbs./sq.ft.)	SEASON
10-10-10	1000	0.025	Fall

Ds4 DISTURBED AREA STABILIZATION (WITH SODDING)

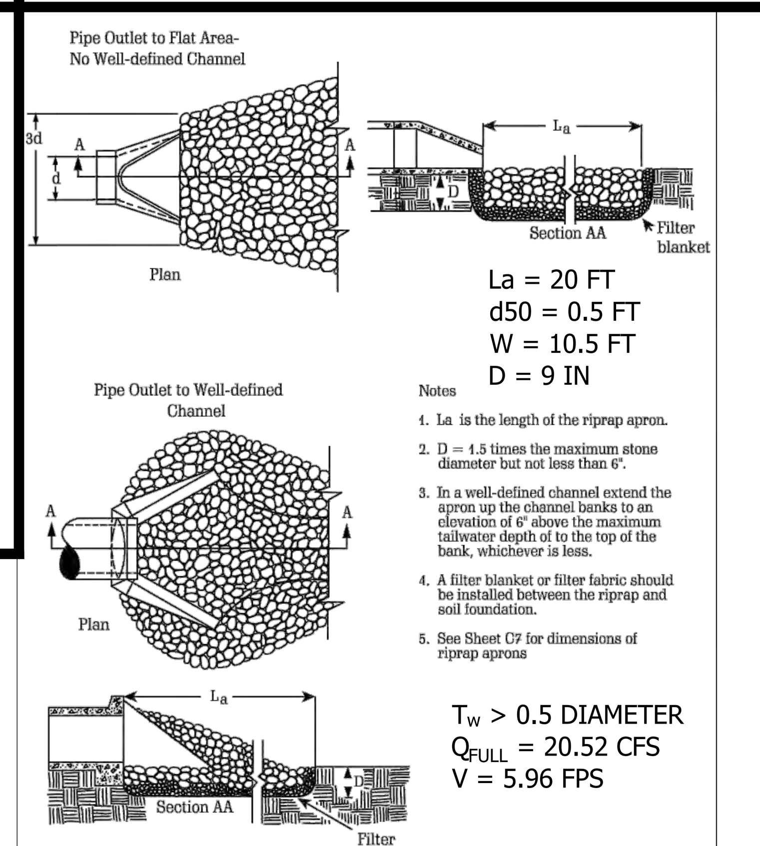


*NOTE:
1. CONCRETE WASHOUT AREA INTENDED FOR WASHDOWN OF TOOLS, CONCRETE MIXER CHUTES, HOPPERS AND THE REAR OF VEHICLES. WASHOUT OF THE DRUM AT THE CONSTRUCTION SITE IS PROHIBITED.

CONCRETE WASHOUT
N.T.S.



PROJECT INFORMATION SIGNAGE
N.T.S.



La = 20 FT
d50 = 0.5 FT
W = 10.5 FT
D = 9 IN

Notes
1. La is the length of the riprap apron.
2. D = 1.5 times the maximum stone diameter but not less than 6".
3. In a well-defined channel extend the apron up the channel banks to an elevation of 6" above the maximum tailwater depth of to the top of the bank, whichever is less.
4. A filter blanket or filter fabric should be installed between the riprap and soil foundation.
5. See Sheet C7 for dimensions of riprap aprons

T_W > 0.5 DIAMETER
Q_{FULL} = 20.52 CFS
V = 5.96 FPS

St STORM DRAIN OUTLET PROTECTION *
N.T.S.
* FOR ALL OUTLET STRUCTURES

GSWCC Georgia Soil and Water Conservation Commission
NICHOLAS J GRIFFITHS
Level II Certified Design Professional
Certification Number 0000002123
Issued: 03/01/2016 Expires: 03/01/2019

24 HOUR EMERGENCY CONTACT
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CORGAN

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ISSUES

REVISIONS

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 27050 NICHOLAS J. GRIFFITHS 8/31/2020

This document is incomplete and may not be used for regulatory approval, permit or construction.

Date of issue: 08/31/2020

STACK - ATLL 2
3250 WEBB BRIDGE ROAD
ALPHARETTA, GA 30005

STACK INFRASTRUCTURE

KEYPLAN

EROSION CONTROL NOTES

JOB 1647-19
DATE 05-19-2020
SHEET C500

1. TITLE NOTE:

A. THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN SHALL ALSO BE REFERRED TO HEREIN AS THE EROSION CONTROL PLAN. THE CHANGE WILL NOT AFFECT THE PLAN'S COMPLIANCE WITH THE REQUIREMENTS OF THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN CONTAINED IN THE GENERAL NPDES PERMIT NUMBER GAR 100001 FOR STAND ALONE CONSTRUCTION PROJECTS.

2. REFERENCE GUIDE:

A. ALL SECTION HEADINGS AND CITATIONS REFERENCE THE GENERAL NPDES PERMIT NUMBER GAR 100001 DATED SEPTEMBER 24, 2013.

3. COMPLIANCE NOTE:

A. THESE PLANS ARE PROVIDED AS A GUIDE TO ASSIST THE PERMITTEES IN THEIR COMPLIANCE WITH THE GENERAL NPDES PERMIT NUMBER GAR 100001. SHOULD ANY DISCREPANCIES BE FOUND BETWEEN THIS DOCUMENT AND THE PERMIT, THE LANGUAGE AND REQUIREMENTS CONTAINED IN THE PERMIT SHALL GOVERN.

DESIGN PROFESSIONAL'S CERTIFICATIONS [IV]

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" 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 THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NUMBER GAR 100001.

(SEE COVER SHEET FOR SIGNATURES)

DATE ____________ DESIGN PROFESSIONAL'S SIGNATURE ____________

I CERTIFY THAT THE PLAN PREPARER OR THE DESIGNEE THEREOF VISITED THE PROJECT SITE PRIOR TO THE CREATION OF THE PERMITTEE'S EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN OR THAT SUCH A VISIT WAS NOT REQUIRED IN ACCORDANCE WITH RULES AND REGULATIONS ESTABLISHED BY THE BOARD AS SPECIFIED IN SECTION 12-7-9 OF THE OFFICIAL CODE OF GEORGIA.

(SEE COVER SHEET FOR SIGNATURES)

DATE ____________ DESIGN PROFESSIONAL'S SIGNATURE ____________

NOTICE OF INTENT [II]

1. RESPONSIBLE PARTIES [II.B]:

A. PRIMARY PERMITTEE [II.B.1]
HSH - ALPHARETTA OWNER GA, LLC
OR THE OPERATOR (THE ENTITY THAT HAS PRIMARY DAY-TO-DAY OPERATION CONTROL OF THOSE ACTIVITIES AT THE FACILITY NECESSARY TO ENSURE COMPLIANCE WITH PERMIT CONDITIONS), OR BOTH, OF A TRACT OF LAND FOR A STAND ALONE CONSTRUCTION PROJECT.

B. SECONDARY PERMITTEE
AN INDIVIDUAL BUILDER, UTILITY CONTRACTOR, OR SIMILAR ENTITY THAT CONDUCTS A CONSTRUCTION ACTIVITY WITHIN A COMMON DEVELOPMENT.

C. TERTIARY PERMITTEE
BOTH THE OWNER AND THE OPERATOR OF A REMAINING LOT WITHIN A SURFACE WATER DRAINAGE AREA OF A COMMON DEVELOPMENT WHERE THE PRIMARY PERMITTEE HAS SUBMITTED A NOTICE OF TERMINATION.

2. DEADLINES FOR NOTIFICATION [II.A]:

A. THE NOTICE OF INTENT SHALL BE SUBMITTED AT LEAST FOURTEEN (14) DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES. [II.A.1]

B. WHERE AN OWNER OR AN OPERATOR OR BOTH CHANGES AFTER A NOTICE OF INTENT HAS BEEN FILED, THE SUBSEQUENT OWNER OR OPERATOR OR BOTH MUST FILE A NEW NOTICE OF INTENT AT LEAST SEVEN (7) DAYS BEFORE BEGINNING WORK AT THE FACILITY/SITE. [II.A.4]

C. THE PRIMARY PERMITTEE SHALL BE RESPONSIBLE FOR ENSURING THAT ALL SECONDARY AND TERTIARY PERMITTEES COMPLETE AND SUBMIT ALL APPROPRIATE NOTICES OF INTENT.

D. NOTICES OF INTENT MAY BE SUBMITTED FOR SEPARATE PHASES OF PROJECTS WITH A TOTAL PLANNED DISTURBANCE GREATER THAN 5.0 ACRES, PROVIDED THAT EACH PHASE SHALL NOT BE LESS THAN 1.0 ACRE. [II.B.j]

THE APPROPRIATE DISTRICT OFFICE OF THE ENVIRONMENTAL PROTECTION DIVISION ACCORDING TO THE SCHEDULE IN APPENDIX A OF THE PERMIT AND TO THE LOCAL AUTHORITY THAT ISSUED THE LAND DISTURBANCE PERMIT. [II.C]

3. NOTICE OF INTENT CONTENTS [II.B]:

A. THE NOTICE OF INTENT SHALL INCLUDE THE FOLLOWING (REFER TO SECTION II.B OF THE PERMIT FOR COMPLETE REQUIREMENTS):
* THE SITE/PROJECT NAME
* THE OPERATOR'S OR OWNER'S CONTACT INFORMATION
* CONTACT INFORMATION FOR THE INDIVIDUAL WITH DAILY OPERATION CONTROL
* THE NAME OF THE INITIAL RECEIVING WATERS (OR FIRST BLUE LINE STREAM ENCOUNTERED)
* AN ESTIMATED ACTIVITY SCHEDULE FOR THE PROJECT
* DESIGN COMPLIANCE CERTIFICATION
* THE TYPE OF CONSTRUCTION ACTIVITY CATEGORY (LISTED ON NOTICE OF INTENT FORM)
* ALL MONITORING LOCATIONS
* FOR STAND ALONE CONSTRUCTION DISTURBING MORE THAN 50 ACRES INCLUDE A SINGLE COPY OF THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN
* ANY OTHER INFORMATION SPECIFIED ON THE NOTICE OF INTENT AT THE TIME OF SUBMITTAL

SPECIAL CONDITIONS [III.A, III.B]

1. PROHIBITION ON NON-STORM WATER DISCHARGES [III.A.1, III.A.2]:

A. EXCEPT AS NOTED BELOW (B), ALL COVERED DISCHARGES SHALL BE COMPOSED ENTIRELY OF STORM WATER.

B. THE FOLLOWING NON-STORM WATER DISCHARGES MAY BE AUTHORIZED PROVIDED THAT THE NON-STORM WATER COMPONENT OF THE DISCHARGE IS EXPLICITLY LISTED IN THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN AND IS IN COMPLIANCE WITH PART IV.D.6 OF THE PERMIT:
* DISCHARGES FROM FIRE FIGHTING ACTIVITIES
* FIRE HYDRANT FLUSHING
* POTABLE WATER SOURCES WHERE FLOWS ARE NOT CONTAMINATED WITH PROCESS MATERIALS OR POLLUTANTS, INCLUDING:
  + WATER LINE FLUSHING
  + IRRIGATION DRAINAGE
  + AIR CONDITIONING CONDENSATE
  + SPRINGS
  + UNCONTAMINATED GROUNDWATER
  + FOUNDATION OR FOOTING DRAINS

C. THE DISCHARGE OF HAZARDOUS SUBSTANCES OR OIL IN THE STORM WATER DISCHARGE(S) FROM A SITE IS NOT AUTHORIZED BY THIS PERMIT AND SHALL BE PREVENTED. [III.B.1, III.B.2]

D. THIS PERMIT DOES NOT AUTHORIZE THE DISCHARGE OF SOAPS OR SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING.

E. THIS PERMIT DOES NOT AUTHORIZE THE DISCHARGE OF WASTEWATER FROM WASHOUT AND CLEANOUT OF STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS.

MANAGEMENT PRACTICE AND PERMIT VIOLATIONS [III.C]

1. BEST MANAGEMENT PRACTICES [III.C.1]:

A. BEST MANAGEMENT PRACTICES ARE REQUIRED FOR ALL CONSTRUCTION ACTIVITIES AND MUST BE IMPLEMENTED IN ACCORDANCE WITH THE DESIGN SPECIFICATIONS CONTAINED IN THE "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" PUBLISHED BY THE STATE SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE LAND-DISTURBING ACTIVITY WAS PERMITTED.

B. PROPER DESIGN, INSTALLATION, AND MAINTENANCE OF BEST MANAGEMENT PRACTICES SHALL CONSTITUTE A COMPLETE DEFENSE TO ANY ACTION BY THE DIRECTOR OR TO ANY OTHER ALLEGATION OF NON-COMPLIANCE WITH PART III.C.3 AND PART III.C.4 OF THE PERMIT. THIS DOES NOT PROTECT THE PERMITTEE FROM POTENTIAL LAWSUITS FILED BY DOWNSTREAM PROPERTY OWNERS.

VIOLATION OF THE PERMIT FOR EACH DAY ON WHICH SUCH FAILURE OCCURS.

B. IF DURING THE COURSE OF THE PERMITTEES ROUTINE INSPECTION BEST MANAGEMENT PRACTICE FAILURES ARE OBSERVED WHICH HAVE RESULTED IN SEDIMENT DEPOSITION INTO WATERS OF THE STATE, THE PERMITTEE SHALL CORRECT THE BMP FAILURES AND SHALL SUBMIT A SUMMARY OF THE VIOLATIONS TO THE ENVIRONMENTAL PROTECTION DIVISION IN ACCORDANCE WITH PART V.A.2 OF THE PERMIT.

C. A DISCHARGE OF STORM WATER RUNOFF FROM DISTURBED AREAS WHERE BEST MANAGEMENT PRACTICES HAVE NOT BEEN PROPERLY DESIGNED, INSTALLED, AND MAINTAINED SHALL CONSTITUTE A SEPARATE VIOLATION FOR EACH DAY ON WHICH THE DISCHARGE RESULTS IN THE TURBIDITY OF THE RECEIVING WATER(S) BEING INCREASED ABOVE THE LEVELS SPECIFIED IN THE PERMIT.

D. WHEN THE PERMITTEE HAS ELECTED TO MONITOR OUTFALL(S), THE DISCHARGE OF STORM WATER RUNOFF FROM DISTURBED AREAS WHERE BEST MANAGEMENT PRACTICES HAVE NOT BEEN PROPERLY DESIGNED, INSTALLED, AND MAINTAINED SHALL CONSTITUTE A SEPARATE VIOLATION FOR EACH DAY ON WHICH SUCH CONDITION RESULTS IN THE TURBIDITY OF THE DISCHARGE EXCEEDING THE VALUE SELECTED FROM APPENDIX B. THIS VALUE IS INDICATED ON THIS PLAN WHEN MONITORING IS SELECTED.

TERMINATION OF COVERAGE [VI]

1. NOTICE OF TERMINATION:

A. A NOTICE OF TERMINATION MUST BE SUBMITTED BY THE PERMITTEE WHERE THE ENTIRE STAND ALONE DEVELOPMENT HAS UNDERGONE FINAL STABILIZATION AND ALL STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY THAT ARE AUTHORIZED BY THE PERMIT HAVE CEASED. [VI.A.1]

B. FOR CONSTRUCTION ACTIVITIES WHERE THE PRIMARY PERMITTEE HAS ELECTED TO SUBMIT NOTICES OF INTENT FOR SEPARATE PHASES OF THE STAND ALONE DEVELOPMENT, THE PHASE OR PHASES OF THE STAND ALONE DEVELOPMENT ON THE NOTICE OF TERMINATION SHALL CORRESPOND TO THE PHASE OR PHASES ON THE NOTICE OF INTENT AND SHALL HAVE UNDERGONE FINAL STABILIZATION AND ALL STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY THAT ARE AUTHORIZED BY THE PERMIT HAVE CEASED. [VI.A.1]

C. WHEN THE OWNER OR OPERATOR OF THE SITE CHANGES A NOTICE OF TERMINATION MUST BE SUBMITTED. WHERE STORM WATER DISCHARGES WILL CONTINUE AFTER THE CHANGE, THE PERMITTEE MUST, PRIOR TO FILING THE NOTICE OF TERMINATION, NOTIFY ANY SUBSEQUENT OWNER OR OPERATOR OF THE PERMITTED SITE AS TO THE REQUIREMENTS OF THE PERMIT. [VI.A.2]

2. NOTICE OF TERMINATION CONTENTS [VI.B]:

A. THE NOTICE OF TERMINATION SHALL INCLUDE THE FOLLOWING (REFER TO SECTION VI.B OF THE PERMIT FOR COMPLETE REQUIREMENTS):
* THE OPERATOR'S OR OWNER'S CONTACT INFORMATION
* THE SITE/PROJECT NAME
* THE NPDES PERMIT NUMBER FOR THE STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITY IDENTIFIED BY THE NOTICE OF TERMINATION.
* THE NAME OF THE INITIAL RECEIVING WATERS (OR FIRST BLUE LINE STREAM ENCOUNTERED)
* ANY OTHER INFORMATION SPECIFIED ON THE NOTICE OF INTENT AT THE TIME OF SUBMITTAL
* TERMINATION CERTIFICATION

3. NOTICE OF TERMINATION SUBMITTAL:

A. ALL NOTICES OF TERMINATION ARE TO BE SUBMITTED *RETURN RECEIPT CERTIFIED MAIL* TO THE APPROPRIATE DISTRICT OFFICE OF THE ENVIRONMENTAL PROTECTION DIVISION ACCORDING TO THE SCHEDULE IN APPENDIX A OF THE PERMIT AND TO THE LOCAL AUTHORITY THAT ISSUED THE LAND DISTURBANCE PERMIT. [VI.C]

STANDARD PERMIT CONDITIONS [V]

1. DUTY TO COMPLY [V.A]:

A. EACH PERMITTEE MUST COMPLY WITH ALL CONDITIONS OF THE NPDES PERMIT. ANY PERMIT NONCOMPLIANCE CONSTITUTES A VIOLATION OF THE GEORGIA WATER QUALITY CONTROL ACT AND IS GROUNDS FOR ENFORCEMENT ACTION; FOR PERMIT TERMINATION; OR FOR DENIAL OF A PERMIT RENEWAL APPLICATION. [V.A.1]

B. FAILURE OF A PRIMARY PERMITTEE TO COMPLY WITH ANY APPLICABLE TERM OR CONDITION OF THE PERMIT SHALL NOT RELIEVE ANY OTHER PRIMARY PERMITTEE FROM COMPLIANCE WITH THEIR APPLICABLE TERMS AND CONDITIONS OF THE PERMIT. [V.A.1]

C. EACH PERMITTEE MUST DOCUMENT IN THEIR RECORDS ANY AND ALL KNOWN VIOLATIONS OF THIS PERMIT AT THEIR SITE WITHIN SEVEN (7) DAYS OF THEIR KNOWLEDGE OF THE VIOLATION. A SUMMARY OF THESE VIOLATIONS MUST BE SUBMITTED TO THE ENVIRONMENTAL PROTECTION DIVISION BY THE PERMITTEE AT THE ADDRESSES SHOWN IN PART II.C WITHIN FOURTEEN (14) DAYS OF DISCOVERING THE VIOLATION. [V.A.2]

D. THE FEDERAL CLEAN WATER ACT AND THE GEORGIA WATER QUALITY CONTROL ACT PROVIDE THAT ANY PERSON WHO FALSIFIES, TAMPERS WITH, OR KNOWINGLY RENDERS INACCURATE ANY MONITORING DEVICE OR METHOD REQUIRED TO BE MAINTAINED UNDER THE PERMIT, MAKES ANY FALSE STATEMENT, REPRESENTATION, OR CERTIFICATION IN ANY RECORD OR OTHER DOCUMENT SUBMITTED OR REQUIRED TO BE MAINTAINED UNDER THE PERMIT, INCLUDING MONITORING REPORTS OR REPORTS OF COMPLIANCE OR NONCOMPLIANCE SHALL, UPON CONVICTION BE PUNISHED BY A FINE OR BY IMPRISONMENT, OR BOTH. VIOLATIONS MAY ALSO BE SUBJECT TO CIVIL PENALTIES AS DESCRIBED IN THE PERMIT. [V.A.3]

2. NEED TO HALT OR REDUCE ACTIVITY NOT A DEFENSE [V.C]:

A. IT SHALL NOT BE A DEFENSE FOR THE PERMITTEE IN AN ENFORCEMENT ACTION THAT IT WOULD HAVE BEEN NECESSARY TO HALT OR REDUCE THE PERMITTED ACTIVITY IN ORDER TO MAINTAIN COMPLIANCE WITH THE CONDITIONS OF THIS PERMIT.

3. DUTY TO MITIGATE [V.D]:

A. THE PERMITTEE SHALL TAKE ALL REASONABLE STEPS TO MINIMIZE OR PREVENT ANY DISCHARGE IN VIOLATION OF THIS PERMIT WHICH HAS A REASONABLE LIKELIHOOD OF ADVERSELY AFFECTING HUMAN HEALTH OR THE ENVIRONMENT.

4. DUTY TO PROVIDE INFORMATION [V.E]:

A. THE PERMITTEE SHALL UPON REQUEST FURNISH ANY INFORMATION WHICH IS REQUESTED TO DETERMINE COMPLIANCE WITH THIS PERMIT.

5. OTHER INFORMATION [V.F]:

A. WHEN THE PERMITTEE BECOMES AWARE THAT HE FAILED TO SUBMIT ANY RELEVANT FACTS OR SUBMITTED INCORRECT INFORMATION IN THE NOTICE OF INTENT OR IN ANY OTHER REPORT REQUIRED TO BE SUBMITTED TO THE ENVIRONMENTAL PROTECTION DIVISION, THE PERMITTEE SHALL PROMPTLY SUBMIT SUCH FACTS OR INFORMATION.

6. SIGNATORY REQUIREMENTS [V.G]:

A. ALL NOTICES OF INTENT, NOTICES OF TERMINATION, EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLANS, REPORTS, CERTIFICATIONS, OR OTHER INFORMATION EITHER SUBMITTED TO THE ENVIRONMENTAL PROTECTION DIVISION OR THE OPERATOR OF A LARGE OR MEDIUM MUNICIPAL SEPARATE STORM SEWER SYSTEM, OR THAT THIS PERMIT REQUIRES SHALL BE MAINTAINED BY THE PERMITTEE AND SIGNED AS DESCRIBED BY SECTION V.G OF THE PERMIT.

7. OIL AND HAZARDOUS SUBSTANCE LIABILITY [V.H]:

A. THE PERMIT NEITHER PRECLUDES THE INSTITUTION OF ANY LEGAL ACTION NOR PROTECTS THE PRIMARY PERMITTEE FROM ANY RESPONSIBILITIES, LIABILITIES, OR PENALTIES TO WHICH THE PERMITTEE IS OR MAY BE SUBJECT UNDER THE GEORGIA HAZARDOUS WASTE MANAGEMENT ACT, THE OFFICIAL CODE OF GEORGIA, THE CLEAN WATER ACT, OR THE COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY ACT.

8. PROPER OPERATION AND MAINTENANCE [V.L]

A. THE PERMITTEE SHALL AT ALL TIMES PROPERLY OPERATE AND MAINTAIN ALL FACILITIES AND SYSTEMS OF TREATMENT AND CONTROL (AND RELATED APPURTENANCES) WHICH ARE INSTALLED OR USED BY THE PERMITTEE TO ACHIEVE COMPLIANCE WITH THE CONDITIONS OF THE PERMIT AND WITH THE REQUIRED PLANS.

9. INSPECTION AND ENTRY [V.M]:

A. THE PERMITTEE SHALL ALLOW THE DIRECTOR OR AN AUTHORIZED REPRESENTATIVE OF THE ENVIRONMENTAL PROTECTION AGENCY, THE ENVIRONMENTAL PROTECTION DIVISION, OR TO DESIGNATED OFFICIALS OF THE LOCAL GOVERNMENT REVIEWING SOIL EROSION AND SEDIMENT CONTROL PLANS, GRADING PLANS, OR STORM WATER MANAGEMENT PLANS, UPON THE PRESENTATION OF CREDENTIALS AND OTHER DOCUMENTS AS MAY BE REQUIRED BY LAW, TO:
* ENTER UPON THE PERMITTEE'S PREMISES WHERE A REGULATED FACILITY OR ACTIVITY IS LOCATED OR CONDUCTED OR WHERE RECORDS MUST BE KEPT UNDER THE CONDITIONS OF THE PERMIT.
* HAVE ACCESS TO AND COPY AT REASONABLE TIMES, ANY RECORDS THAT MUST BE KEPT UNDER THE CONDITIONS OF THE PERMIT.
* INSPECT AT REASONABLE TIMES ANY FACILITIES OR EQUIPMENT (INCLUDING MONITORING AND CONTROL EQUIPMENT).

CHANGES IN THE LAW OR REGULATIONS. THE FILING OF A REQUEST BY THE PERMITTEE FOR TERMINATION OF THE PERMIT, OR A NOTIFICATION OF PLANNED CHANGES OR ANTICIPATED NONCOMPLIANCE, DOES NOT STAY ANY PERMIT CONDITION.

EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN [IV]

1. GENERAL NOTES:

A. NO CONSTRUCTION ACTIVITIES SHALL BE CONDUCTED WITHIN A TWENTY-FIVE FOOT (25') BUFFER ALONG THE BANKS OF ALL STATE WATERS, AS MEASURED HORIZONTALLY FROM THE POINT WHERE VEGETATION HAS BEEN WRESTED BY NORMAL STREAM FLOW OR WAVE ACTION. VARIANCES MAY BE OBTAINED FROM THE DIRECTOR AS DETAILED IN SECTION IV.(i) OF THE PERMIT. [IV.(i)]

B. NO CONSTRUCTION ACTIVITIES SHALL BE CONDUCTED WITHIN A FIFTY FOOT (50') BUFFER ALONG THE BANKS OF ANY STATE WATERS CLASSIFIED AS 'TROUT STREAMS,' AS MEASURED HORIZONTALLY FROM THE POINT WHERE VEGETATION HAS BEEN WRESTED BY NORMAL STREAM FLOW OR WAVE ACTION. VARIANCES MAY BE OBTAINED FROM THE DIRECTOR AS DETAILED IN SECTION IV.(ii) OF THE PERMIT. [IV.(ii)]

C. NO CONSTRUCTION ACTIVITIES SHALL BE CONDUCTED WITHIN A BUFFER AND A BUFFER SHALL REMAIN IN ITS NATURAL, UNDISTURBED, STATE OF VEGETATION UNTIL ALL LAND-DISTURBING ACTIVITIES ON THE CONSTRUCTION SITE ARE COMPLETED. BETWEEN THE TIME FINAL STABILIZATION OF THE SITE IS ACHIEVED AND UPON THE SUBMITTAL OF A NOTICE OF TERMINATION, A BUFFER MAY BE THINNED OR TRIMMED OF VEGETATION AS LONG AS PROTECTIVE VEGETATIVE COVER REMAINS TO PROTECT WATER QUALITY AND A NATURAL CANOPY IS LEFT IN SUFFICIENT QUANTITY TO KEEP SHADE ON THE STREAM BED. [IV.(iii)]

2. SITE DESCRIPTION [IV.D.1]:

A. REFER TO SHEET C502 FOR THE CONSTRUCTION ACTIVITY SCHEDULE.

B. REFER TO SHEET C502 FOR THE SITE LOCATION MAP.

C. REFER TO SHEETS C200, C300, C400 AND C502 FOR THE SAMPLING PLAN FOR:
* THE LOCATION(S) OF THE STORM WATER DISCHARGE(S) AND/OR OUTFALL(S) SELECTED FOR MONITORING
* THE LOCATION(S) UPSTREAM OF THE CONSTRUCTION SITE SELECTED FOR MONITORING
* THE DETERMINED NEPHELOMETRIC TURBIDITY UNIT TARGET VALUE SELECTED FROM APPENDIX B OF THE PERMIT
* THE RATIONALE FOR SELECTING THAT LIMIT INCLUDING THE SURFACE WATER DRAINAGE AREA SIZE CALCULATION AND THE TYPE OF RECEIVING WATERS

D. REFER TO SHEET C000 AND C502 FOR A SITE DESCRIPTION COVERING:
* A DESCRIPTION OF THE NATURE OF THE CONSTRUCTION ACTIVITY
* TOTAL SITE AND DISTURBED AREAS
* AN ESTIMATE OF THE RUNOFF COEFFICIENT OR PEAK DISCHARGE FLOW OF THE SITE PRIOR TO CONSTRUCTION ACTIVITIES AND AFTER CONSTRUCTION ACTIVITIES ARE COMPLETED AND EXISTING DATA DESCRIBING THE SOIL OR THE QUALITY OF ANY DISCHARGE FROM THE SITE.
* IDENTIFY THE RECEIVING WATER(S) AND AERIAL EXTENT OF WETLAND ACREAGE AT THE SITE

3. CONTROLS [IV.D.2]:

A. THE NPDES GENERAL PERMIT NUMBER GAR 100001 CONTAINS THE FOLLOWING DEFINITIONS:
* EROSION - THE PROCESS BY WHICH LAND SURFACE IS WORN AWAY BY THE ACTION OF WIND, WATER, ICE OR GRAVITY.
* SEDIMENT - THE SOLID MATERIAL, BOTH ORGANIC AND INORGANIC, THAT IS BEING TRANSPORTED IN SUSPENSION OR HAS BEEN MOVED VIA WIND, WATER, ICE OR GRAVITY.
* SEDIMENTATION - THE ACTION OR PROCESS OF FORMING OR DEPOSITING THE SEDIMENT THAT IS ERODED.

B. THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN OFFERS GUIDELINES FOR EROSION AND SEDIMENTATION CONTROL INCLUDING STABILIZING MEASURES, STRUCTURAL PRACTICES, AND SEDIMENT BASINS. ALL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED ACCORDING TO THE STANDARDS AND SPECIFICATIONS CONTAINED IN THE "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" PUBLISHED BY THE STATE SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE LAND-DISTURBING ACTIVITY WAS PERMITTED.

* STABILIZING MEASURES [IV.D.2.a.(1)]::
STABILIZING MEASURES ARE INTENDED TO REDUCE EROSION AND SEDIMENT DAMAGE TO DOWNSTREAM PROPERTIES AND SHALL BE IMPLEMENTED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. THEY INCLUDE BUT ARE NOT LIMITED TO:
  + DISTURBED AREA STABILIZATION WITH MULCHING, TEMPORARY SEEDING, OR PERMANENT VEGETATION
  + DUST CONTROL
  + EROSION CONTROL MATTING AND BLANKETS
  + TACKIFIERS AND BINDERS

STABILIZATION WILL BE ACCOMPLISHED THROUGH THE USE OF THE STABILIZING MEASURES LISTED ABOVE OR AS OTHERWISE NOTED ON THE EROSION CONTROL PLANS.

* STRUCTURAL PRACTICES [IV.D.2.a.(2)]:
STRUCTURAL PRACTICES ARE INTENDED TO REDUCE EROSION AND SEDIMENT ESCAPE FROM THE SITE OF CONSTRUCTION ACTIVITY AND SHALL BE IMPLEMENTED PRIOR TO OR CONCURRENT WITH (AS PRACTICABLE OR GOVERNED BY LOCAL MUNICIPALITIES) CONSTRUCTION ACTIVITIES. THESE PRACTICES INCLUDE BUT ARE NOT LIMITED TO:
  + SILT FENCING: TYPES A, B, AND C AS WARRANTED BY FLOW VELOCITIES AND/OR PROJECT LENGTH
  + CONSTRUCTION EXITS
  + RETAINING WALLS: CAST-IN-PLACE CONCRETE OR MODULAR BLOCK
  + RETROFITTING: HALF-ROUND PIPE OR SLOTTED BOARD DAM WITH STONE
  + INLET SEDIMENT TRAPS: TYPES USED WILL VARY DEPENDING UPON FLOW RATES, DRAINAGE AREAS, AND DRAINAGE SLOPES
  + STORM DRAIN OUTLET PROTECTION: RIP-RAP APRON SPECIFICATIONS WILL VARY DEPENDING UPON OVERALL DRAINAGE PARAMETERS
  + SURFACE ROUGHENING: SPECIFIC PRACTICE AND METHOD PRESCRIBED WILL DEPEND UPON TYPE AND RATE OF SLOPE

THE STRUCTURAL PRACTICES LISTED ABOVE WILL BE USED TO ACCOMPLISH EROSION AND SEDIMENTATION PROTECTION OR AS OTHERWISE NOTED ON THE EROSION CONTROL PLANS.

* SEDIMENT BASINS [IV.D.2.a.(3)]:
SEDIMENT BASINS REDUCE THE ESCAPE OF SEDIMENT FROM THE SITE BY TRAPPING IT IN AN EXCAVATED AREA OR BEHIND A SINGLE OR SERIES OF STRUCTURAL PRACTICES WHILE STILL ALLOWING RUNOFF TO LEAVE THE SITE. THESE BASINS ARE EITHER TEMPORARY OR PERMANENT IN NATURE AND MUST COMBINE TO PROVIDE 67 CUBIC YARDS OF STORAGE PER ACRE DRAINED UNTIL FINAL STABILIZATION HAS BEEN ACHIEVED ON THE SITE OF CONSTRUCTION ACTIVITIES.

SEDIMENT STORAGE WILL BE PROVIDED THROUGH THE USE OF TEMPORARY SEDIMENT BASINS AND EQUIVALENT CONTROL MEASURES OR AS OTHERWISE NOTED ON THE EROSION CONTROL PLANS.

C. STORM WATER MANAGEMENT WILL BE PROVIDED BY A WATER QUALITY DEVICE(S). POTENTIAL WATER QUALITY DEVICES THAT COULD BE USED INCLUDE DETENTION PONDS, RETENTION PONDS, OPEN VEGETATIVE SWALES, MECHANICAL DEVICES, OR A SEQUENTIAL SYSTEM. [IV.D.2.b]

D. WASTE DISPOSAL:
SOLID MATERIALS, INCLUDING BUILDING MATERIALS, SHALL NOT BE DISCHARGED INTO WATERS OF THE STATE. PRACTICES SUCH AS TRASH DISPOSAL, RECYCLING, PROPER MATERIAL HANDLING, AND SPILL PREVENTION AND CLEANUP MEASURES CAN REDUCE THE POTENTIAL FOR STORM WATER POLLUTION. THE PROPER MANAGEMENT AND DISPOSAL OF WASTES SHALL BE PRACTICED ON THE SITE(S) OF CONSTRUCTION ACTIVITIES. AT A MINIMUM THE FOLLOWING STEPS SHOULD BE TAKEN TO ENSURE PROPER WASTE DISPOSAL:
* CONSULT LOCAL AUTHORITIES FOR HAZARDOUS MATERIAL AND SOLID WASTE DISPOSAL REQUIREMENTS
* EMPTY AND CLEAN HAZARDOUS WASTE CONTAINERS BEFORE DISPOSING THEM ACCORDING TO MANUFACTURER'S GUIDELINES
* DO NOT REMOVE THE ORIGINAL PRODUCT LABELS FROM HAZARDOUS MATERIAL CONTAINERS
* DO NOT MIX MATERIALS PRIOR TO DISPOSAL UNLESS RECOMMENDED BY THE MANUFACTURER
* CLEAN UP SPILLS IMMEDIATELY USING AN ABSORBENT MATERIAL SUCH AS SAWDUST OR GRANULAR ABSORBENT CLAY TO CONTAIN THE SPILL; FOR HAZARDOUS MATERIALS, FOLLOW CLEANUP INSTRUCTIONS ON THE PACKAGE
* PROVIDE EXTRA CONTAINERS AND INCREASE PICKUP FREQUENCY DURING DEMOLITION
* COLLECT, REMOVE, AND DISPOSE OF ALL CONSTRUCTION SITE WASTES AT AUTHORIZED DISPOSAL SITES. ONSITE BURIAL OF MATERIALS IS PROHIBITED.
* DESIGNATE A BUILDING MATERIAL AND/OR WASTE COLLECTION AREA ONSITE THAT DOES NOT RECEIVE A SUBSTANTIAL AMOUNT OF RUNOFF FROM UPLAND AREAS AND DOES NOT DRAIN DIRECTLY TO A BODY OF WATER.
* ENSURE THAT ALL CONTAINERS HAVE LIDS AND ARE PLACED IN A COVERED AREA WHENEVER POSSIBLE. IF MATERIALS DO NOT HAVE LIDS, COVER CONTAINERS OR MATERIALS WITH TARPS OR PLACE THEM UNDER COVERED AREAS.
* SURROUND DESIGNATED MATERIAL STORAGE AREAS WITH SILT FENCE OR OTHER BEST MANAGEMENT PRACTICES TO ELIMINATE STORM WATER DISCHARGE DIRECTLY INTO THE STORM SEWER SYSTEM.
* SCHEDULE WASTE COLLECTION TO PREVENT THE CONTAINERS FROM OVERFILLING
* THE CONTRACTOR SHALL FOLLOW BEST MANAGEMENT PRACTICES FOR THE REMEDIATION OF ALL PETROLEUM SPILLS AND LEAKS AS APPROPRIATE.

GSWCC — GEORGIA SOIL AND WATER CONSERVATION COMMISSION
NICHOLAS J GRIFFITHS
Level II Certified Design Professional
CERTIFICATION NUMBER 0000002123
ISSUED: 03/01/2016 EXPIRES: 03/01/2019

PERSONNEL, AS DEFINED BY THE PERMIT, AS DESCRIBED BELOW:

* INITIAL [IV.A.7]:
THE PRIMARY PERMITTEE MUST RETAIN THE DESIGN PROFESSIONAL WHO PREPARED THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN TO INSPECT THE INSTALLATION OF THE CONTROL MEASURES (BEST MANAGEMENT PRACTICES) WHICH THE DESIGN PROFESSIONAL DESIGNED WITHIN SEVEN (7) DAYS AFTER THE INITIAL CONSTRUCTION ACTIVITIES COMMENCE. THE DESIGN PROFESSIONAL SHALL:
  + DETERMINE IF THE BEST MANAGEMENT PRACTICES HAVE BEEN INSTALLED AS DESIGNED
  + DETERMINE IF THE BEST MANAGEMENT PRACTICES ARE BEING MAINTAINED AS DESIGNED
  + REPORT THE RESULTS OF THE INSPECTION TO THE PRIMARY PERMITTEE WITHIN SEVEN (7) DAYS
    - THE PRIMARY PERMITTEE MUST CORRECT ALL DEFICIENCIES WITHIN TWO (2) BUSINESS DAYS OF RECEIPT OF THE INSPECTION REPORT UNLESS WEATHER RELATED SITE CONDITIONS REQUIRE ADDITIONAL TIME.

* DAILY [IV.D.3.a.(1)]:
FOR EACH DAY OF ANY TYPE OF CONSTRUCTION ACTIVITY AT THE PRIMARY PERMITTEE'S SITE, QUALIFIED PERSONNEL PROVIDED BY THE PRIMARY PERMITTEE SHALL:
  + INSPECT ALL AREAS ON THE SITE WHERE PETROLEUM PRODUCTS ARE STORED, USED, OR HANDLED FOR SPILLS AND LEAKS FROM VEHICLES AND EQUIPMENT
  + INSPECT ALL POINTS OF VEHICULAR ENTRY TO THE PRIMARY PERMITTEE'S SITE FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING
  + MEASURE RAINFALL ONCE EVERY TWENTY-FOUR (24) HOUR PERIOD AT THE SITE
THESE INSPECTIONS MUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION IS SUBMITTED

* WEEKLY [IV.D.3.a.(2)]:
AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS, QUALIFIED PERSONNEL PROVIDED BY THE PRIMARY PERMITTEE SHALL:
  + INSPECT ALL DISTURBED AREAS OF THE PRIMARY PERMITTEE'S CONSTRUCTION SITE THAT HAVE NOT UNDERGONE FINAL STABILIZATION
  + INSPECT ALL AREAS USED BY THE PRIMARY PERMITTEE FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION THAT HAVE NOT UNDERGONE FINAL STABILIZATION
  + INSPECT ALL STRUCTURAL CONTROL MEASURES
  + OBSERVE ALL EROSION AND SEDIMENT CONTROL MEASURES APPLICABLE TO THE PRIMARY PERMITTEE'S SITE TO ENSURE THAT THEY ARE OPERATING CORRECTLY
  + INSPECT ALL ACCESSIBLE DISCHARGE POINTS OR LOCATIONS TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATER(S)
THESE INSPECTIONS MUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION IS SUBMITTED

* POST-RAINFALL [IV.D.3.a.(2)]:
WITHIN TWENTY-FOUR (24) HOURS OF THE END OF A STORM THAT IS 0.5 INCHES OR GREATER, QUALIFIED PERSONNEL PROVIDED BY THE PRIMARY PERMITTEE SHALL:
  + INSPECT ALL DISTURBED AREAS OF THE PRIMARY PERMITTEE'S CONSTRUCTION SITE THAT HAVE NOT UNDERGONE FINAL STABILIZATION
  + INSPECT ALL AREAS USED BY THE PRIMARY PERMITTEE FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION THAT HAVE NOT UNDERGONE FINAL STABILIZATION
  + INSPECT ALL STRUCTURAL CONTROL MEASURES
  + OBSERVE ALL EROSION AND SEDIMENT CONTROL MEASURES APPLICABLE TO THE PRIMARY PERMITTEE'S SITE TO ENSURE THAT THEY ARE OPERATING CORRECTLY
  + INSPECT ALL ACCESSIBLE DISCHARGE POINTS OR LOCATIONS TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATER(S)
THESE INSPECTIONS MUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION IS SUBMITTED

* MONTHLY [IV.D.3.a.(3)]:
AT LEAST ONCE PER MONTH, QUALIFIED PERSONNEL PROVIDED BY THE PRIMARY PERMITTEE SHALL INSPECT THE AREAS OF THE CONSTRUCTION SITE THAT HAVE UNDERGONE FINAL STABILIZATION FOR:
  + EVIDENCE OF OR THE POTENTIAL FOR POLLUTANTS ENTERING THE DRAINAGE SYSTEM AND THE RECEIVING WATER(S)
  + CORRECT OPERATION OF EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN
  + EFFECTIVE PREVENTION OF SIGNIFICANT IMPACTS ON RECEIVING WATERS BY EROSION CONTROL MEASURES PLACED AT ACCESSIBLE DISCHARGE LOCATIONS OR POINTS
THESE INSPECTIONS MUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION IS SUBMITTED

B. UPDATE THE SITE DESCRIPTION, POLLUTION PREVENTION, AND CONTROL MEASURES IDENTIFIED IN THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN AS REQUIRED BY THE RESULTS OF EACH INSPECTION NO LATER SEVEN (7) CALENDAR DAYS FOLLOWING EACH INSPECTION.

C. ANY CHANGES TO THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN AS A RESULT OF AN INSPECTION, SHALL BE IMPLEMENTED AS SOON AS PRACTICABLE, BUT NO LATER THAN SEVEN (7) CALENDAR DAYS FOLLOWING THE INSPECTION REQUIRING THE CHANGE.

D. A REPORT OF EACH INSPECTION SHALL BE MADE AND RETAINED AT THE SITE UNTIL THE ENTIRE SITE OR THAT PORTION OF A CONSTRUCTION PROJECT THAT HAS BEEN PHASED HAS UNDERGONE FINAL STABILIZATION AND A NOTICE OF TERMINATION IS SUBMITTED. THIS REPORT SHALL INCLUDE:
* A SUMMARY OF THE SCOPE OF THE INSPECTION
* THE NAME(S) OF PERSONNEL MAKING EACH INSPECTION
* THE DATE OF THE INSPECTION
* MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN
* ANY ACTIONS TAKEN IN ACCORDANCE WITH PART IV.D.3.a.(4) OF THE PERMIT (CORRECTIVE MAINTENANCE)
* ANY INCIDENTS OF NON-COMPLIANCE
* COMPLIANCE CERTIFICATION

5. MAINTENANCE [IV.D.4]:

A. ALL BEST MANAGEMENT PRACTICES SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN SHALL BE MAINTAINED ACCORDING TO THE STANDARDS AND SPECIFICATIONS CONTAINED IN THE "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" PUBLISHED BY THE STATE SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE LAND-DISTURBING ACTIVITY WAS PERMITTED.

B. ALL DAMAGE DISCOVERED DURING THE REQUIRED INSPECTIONS SHALL BE PROPERLY REPAIRED AND STRUCTURAL BEST MANAGEMENT PRACTICES SHALL BE CLEANED OUT AS FOLLOWS:
* CHECK DAMS - REMOVE SEDIMENT WHEN IT REACHES ONE-HALF THE HEIGHT OF THE CHECK DAM
* CONSTRUCTION EXITS - PERIODIC REDRESSING WITH STONE MAY BE REQUIRED
* RETROFITTINGS - REMOVE ALL TRASH AND DEBRIS AND REMOVE SEDIMENT WHEN THE SEDIMENT HAS REACHED A DEPTH EQUAL TO ONE-THIRD OF THE HEIGHT OF THE RETROFIT.
* SILT FENCING - SEDIMENT SHALL BE REMOVED ONCE IT HAS ACCUMULATED TO A DEPTH EQUAL TO ONE-HALF OF THE HEIGHT OF THE SILT FENCE.
* INLET SEDIMENT TRAPS - SEDIMENT SHALL BE REMOVED WHEN THE TRAP IS ONE-HALF FULL OR HAS REACHED ONE-HALF OF ITS STORAGE CAPACITY
* SEDIMENT BASINS - SEDIMENT SHALL BE REMOVED AS SPECIFIED BY EACH BASIN DESIGN

SECONDARY PERMITTEE(S)

THE APPLICABLE PORTION OF ES&PC PLAN IS TO BE PROVIDED TO EACH SECONDARY PERMITTEE PRIOR TO THE SECONDARY PERMITTEE CONDUCTING ANY CONSTRUCTION ACTIVITY AND IN THE EVENT OF ANY CHANGE TO THE PLAN.

DATE ____________ SIGNATURE (SECONDARY PERMITTEE) ____________

PRIMARY PERMITTEE
STACK INFRASTRUCTURE USA, LLC.
1600 BROADWAY
SUITE 1320
DENVER, COLORADO 80202

24 HOUR EMERGENCY CONTACT
CHRIS OWENS
Phone: (404) 518-5505

CORGAN

kW Mission Critical Engineering, d.p.c.
173 N Broadway, 2nd Floor Milwaukee, WI 53202

Landis Evans + Partners
3330 Preson Ridge Road, Suite 380
Alpharetta, GA 30005

L.A. Fuess Partners, Inc.
3333 Lee Pkwy # 300, Dallas, TX 75219

Exante 360
985 Dove St. 3rd Floor Newport Beach, CA 92260

ISSUES

REVISIONS

GEORGIA REGISTERED No. 27050 PROFESSIONAL ENGINEER NICHOLAS J. GRIFFITHS 8/31/2020

This document is incomplete and may not be used for regulatory approval, permit or construction.

Date of issue: 08/31/2020

STACK - ATLL 2
3250 WEBB BRIDGE ROAD
ALPHARETTA, GA 30005

STACK INFRASTRUCTURE

KEYPLAN

EROSION CONTROL NOTES

JOB 1647-19
DATE 05-19-2020
SHEET
C501

5. SAMPLING REQUIREMENTS [IV.D.5]:

A. THE PERMIT REQUIRES THE MONITORING OF NEPHELOMETRIC TURBIDITY IN RECEIVING WATER(S) OR OUTFALL(S).

B. SAMPLING REQUIREMENTS [IV.D.5.a]:
* A SITE MAP AS DETAILED IN PART IV.D.5.a.(1) OF THE PERMIT
* A WRITTEN NARRATIVE OF THE SITE SPECIFIC ANALYTICAL METHODS USED TO COLLECT, HANDLE, AND ANALYZE THE SAMPLES INCLUDING QUALITY CONTROL/QUALITY ASSURANCE PROCEDURES, AND PRECISE SAMPLING METHODOLOGY FOR EACH SAMPLING LOCATION
* A RATIONALE FOR THE NEPHELOMETRIC TURBIDITY UNIT (NTU) LIMIT(S) SELECTED FROM APPENDIX B OF THE PERMIT, INCLUDING THE SIZE OF THE FACILITY OR CONSTRUCTION, THE CALCULATION OF THE SIZE OF THE SURFACE WATER DRAINAGE AREA, AND THE TYPE OF RECEIVING WATERS
* ANY ADDITIONAL INFORMATION REQUIRED BY THE ENVIRONMENTAL PROTECTION DIVISION REQUESTED VIA WRITTEN NOTICE TO THE PERMITTEE.

C. SAMPLE TYPES [IV.D.5.b]:
* ALL SAMPLES SHALL BE COLLECTED BY "GRAB SAMPLES" AND THE ANALYSIS MUST BE CONDUCTED AS INDICATED IN PART IV.D.5.b OF THE PERMIT.
* LABEL ALL SAMPLE CONTAINERS PRIOR TO COLLECTING THE SAMPLE
* MIX SAMPLES WELL BEFORE TRANSFERRING THEM TO A SECONDARY CONTAINER
* SAMPLE CONTAINERS SHOULD BE LARGE MOUTH, THOROUGHLY CLEANED AND RINSED GLASS OR PLASTIC JARS.
* MANUAL, AUTOMATIC OR RISING STAGE SAMPLING MAY BE UTILIZED
* SAMPLES SHOULD BE ANALYZED IMMEDIATELY, BUT NOT LATER THAN 48 HOURS AFTER COLLECTION
* DILUTION OF SAMPLES IS NOT REQUIRED
* SAMPLES ARE NOT REQUIRED TO BE COOLED
* SAMPLING AND ANALYSIS OF THE RECEIVING WATER(S) OR OUTFALL(S) BEYOND THE MINIMUM FREQUENCY STATED IN THE PERMIT MUST BE REPORTED TO THE ENVIRONMENTAL PROTECTION DIVISION AS SPECIFIED IN PART IV.E OF THE PERMIT.

D. SAMPLING POINTS [IV.D.5.c]:
* FOR CONSTRUCTION ACTIVITIES THE PRIMARY PERMITTEE MUST SAMPLE ALL RECEIVING WATER(S), OR ALL OUTFALL(S), OR A COMBINATION THEREOF [IV.D.5.c.(1)]
* THE UPSTREAM SAMPLE FOR EACH RECEIVING WATER MUST BE TAKEN IMMEDIATELY UPSTREAM OF THE FIRST STORM WATER DISCHARGE FROM THE SITE OF PERMITTED ACTIVITY, BUT DOWNSTREAM OF ANY DISCHARGES NOT ASSOCIATED WITH PERMITTED ACTIVITY. [IV.D.5.c.(1).(a)]
* THE DOWNSTREAM SAMPLE FOR EACH RECEIVING WATER MUST BE TAKEN DOWNSTREAM OF THE LAST STORM WATER DISCHARGE FROM THE SITE OF PERMITTED ACTIVITY, BUT UPSTREAM OF ANY DISCHARGES NOT ASSOCIATED WITH PERMITTED ACTIVITY. [IV.D.5.c.(1).(b)]
* THE SAMPLES SHOULD BE TAKEN FROM THE HORIZONTAL AND VERTICAL CENTER OF THE RECEIVING WATER(S) OR OUTFALL STORM WATER CHANNEL(S) [IV.D.5.c.(1).(c)]
* DO NOT STIR BOTTOM SEDIMENTS IN THE RECEIVING WATER(S) OR OUTFALL STORM WATER CHANNEL [IV.D.5.c.(1).(d)]
* THE SAMPLING CONTAINER SHOULD BE HELD SO THAT THE CONTAINER FACES UPSTREAM [IV.D.5.c.(1).(e)]
* KEEP THE SAMPLES FREE OF FLOATING DEBRIS [IV.D.5.c.(1).(F)]
* PERMITTEES DO NOT HAVE TO SAMPLE SHEETFLOW THAT FLOWS ONTO UNDISTURBED NATURAL AREAS OR AREAS STABILIZED BY THE PROJECT [IV.D.5.c.(1).(g)]
* ALL SAMPLING PURSUANT TO THIS PERMIT MUST BE DONE IN SUCH A WAY AS TO ACCURATELY REFLECT WHETHER STORM WATER RUNOFF FROM THE FACILITY/SITE IS IN COMPLIANCE WITH THE STANDARDS SET FORTH IN THE PERMIT [IV.D.5.c.(1).(h)]

E. SAMPLING FREQUENCY [IV.D.5.d]:
* THE PRIMARY PERMITTEE MUST TAKE THE REQUIRED SAMPLES WITHIN FORTY-FIVE (45) MINUTES OF:
  + THE ACCUMULATION OF THE MINIMUM AMOUNT OF RAINFALL FOR THE QUALIFYING EVENT IF THE STORM WATER DISCHARGE TO A MONITORED RECEIVING WATER OR FROM A MONITORED OUTFALL HAS BEGUN PRIOR TO THE ACCUMULATION [IV.D.5.d.(1).(a)]

  -OR-

  + THE BEGINNING OF ANY STORM WATER DISCHARGE TO A MONITORED RECEIVING WATER OR FROM A MONITORED OUTFALL, IF THE DISCHARGE BEGINS AFTER THE ACCUMULATION OF THE MINIMUM AMOUNT OF RAINFALL FOR THE QUALIFYING EVENT [IV.D.5.d.(1).(b)]

  -OR-

  + WHERE MANUAL AND AUTOMATIC SAMPLING ARE IMPOSSIBLE (AS DEFINED IN THE PERMIT), OR ARE BEYOND PERMITTEE'S CONTROL, THE PERMITTEE SHALL TAKE SAMPLES AS SOON AS POSSIBLE, BUT NO LATER THAN (TWELVE) 12 HOURS AFTER THE BEGINNING OF THE STORM WATER DISCHARGE [IV.D.5.d.(2)]
* THE PERMITTEE SHALL SAMPLE AT EACH AREA OF THE SITE THAT DISCHARGES TO A RECEIVING STREAM FOR:
  + THE FIRST RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH AND ALLOWS FOR MONITORING DURING NORMAL BUSINESS HOURS (MONDAY THROUGH FRIDAY, 8:00 AM TO 5:00 PM, AND SATURDAY 8:00 AM TO 5:00 PM WHEN CONSTRUCTION ACTIVITY IS BEING CONDUCTED BY THE PRIMARY PERMITTEE) AFTER CLEARING AND GRUBBING ARE COMPLETE [IV.D.5.d.(3).(a)]
  + THE FIRST RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH AND ALLOWS FOR MONITORING DURING NORMAL BUSINESS HOURS THAT OCCURS EITHER 90 DAYS AFTER THE FIRST SAMPLING EVENT OR AFTER ALL MASS GRADING OPERATIONS HAVE BEEN COMPLETED, WHICHEVER COMES FIRST [IV.D.5.d.(3).(b)]
* AFTER THE FIRST TWO SAMPLES ARE TAKEN, IF THE BEST MANAGEMENT PRACTICES ARE FOUND TO BE PROPERLY DESIGNED, INSTALLED, AND MAINTAINED, NO FURTHER SAMPLING ACTION IS REQUIRED [IV.D.5.d.(3).(c)]
* AFTER THE FIRST TWO SAMPLES ARE TAKEN, IF THE BEST MANAGEMENT PRACTICES ARE FOUND TO BE IMPROPERLY DESIGNED, INSTALLED, AND MAINTAINED, CORRECTIVE ACTION SHALL BE DEFINED AND IMPLEMENTED WITHIN TWO (2) BUSINESS DAYS, AND TURBIDITY SAMPLES SHALL BE TAKEN FOR EACH SUBSEQUENT RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH DURING NORMAL BUSINESS HOURS UNTIL THE SELECTED TURBIDITY STANDARD IS ATTAINED, OR UNTIL POST-STORM EVENT INSPECTIONS DETERMINE THAT BEST MANAGEMENT PRACTICES ARE PROPERLY DESIGNED, INSTALLED, AND MAINTAINED. [IV.D.5.d.(3).(c)]

6. NON-STORM WATER DISCHARGES [IV.D.6]:

A. EXCEPT FOR FLOWS FROM FIRE FIGHTING ACTIVITIES, ANY SOURCES OF NON-STORM WATER LISTED IN PART III.A.2 OF THE PERMIT THAT ARE COMBINED WITH STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY ARE IDENTIFIED IN THE PLAN AND HAVE APPROPRIATE POLLUTION PREVENTION MEASURES.

REPORTING [IV.E]

1. MONITORING RECORD SUBMISSION AND RETENTION:

A. THE APPLICABLE PERMITTEES ARE REQUIRED TO SUBMIT A SUMMARY OF THE MONITORING RESULTS TO THE ENVIRONMENTAL PROTECTION DIVISION AT THE ADDRESS SHOWN IN PART II.C OF THE PERMIT BY THE FIFTEENTH DAY OF THE MONTH FOLLOWING THE REPORTING PERIOD. [IV.E.1]

B. UPON WRITTEN NOTIFICATION THE ENVIRONMENTAL PROTECTION DIVISION MAY REQUIRE THE PERMITTEE TO SUBMIT SAMPLING RESULTS ON A MORE FREQUENT BASIS. [IV.E.1]

C. EACH PERMITTEE MUST RETAIN COPIES OF ALL MONITORING RESULTS REPORTED BY THAT PERMITTEE. THE MONITORING INFORMATION SHALL INCLUDE [IV.E.2]:
* THE DATE, EXACT PLACE, AND TIME OF SAMPLING OR MEASUREMENTS
* THE NAME(S) OF THE INDIVIDUAL(S) WHO PERFORMED THE SAMPLING AND MEASUREMENTS
* THE DATE(S) ANALYSES WERE PERFORMED
* THE TIME(S) ANALYSES WERE PERFORMED
* THE NAME(S) OF THE INDIVIDUAL(S) WHO PERFORMED THE ANALYSES
* REFERENCES AND WRITTEN PROCEDURES, FOR THE ANALYTICAL TECHNIQUES OR METHODS USED
* THE RESULTS OF SUCH ANALYSES, INCLUDING THE SHEETS, DISKS, ETC. USED TO DETERMINE THE RESULTS
* NOTE: RESULTS WHICH EXCEED 1000 NTU SHALL BE REPORTED AS "EXCEEDS 1000 NTU"

D. EACH PRIMARY PERMITTEE SHALL RETAIN A COPY OF THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN AT THE CONSTRUCTION SITE. [IV.E.3.a]

E. COPIES OF ALL NOTICES OF INTENT, NOTICES OF TERMINATION, REPORTS, PLANS, MONITORING REPORTS, EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLANS, AND ALL OTHER RECORDS REQUIRED BY THE NPDES GENERAL PERMIT NUMBER GAR 100001 SHALL BE RETAINED BY THE PERMITTEE WHO EITHER PRODUCED OR USED IT, FOR A PERIOD OF AT LEAST THREE (3) YEARS FROM THE DATE THAT THE SITE IS FINALLY STABILIZED. [IV.E.3.b]

REPORTING SUBMITTAL [IV.F]

1. ALL WRITTEN CORRESPONDENCE SHALL BE SUBMITTED BY RETURN RECEIPT CERTIFIED MAIL (OR SIMILAR SERVICE) TO THE APPROPRIATE DISTRICT OFFICE OF THE ENVIRONMENTAL PROTECTION DIVISION ACCORDING TO THE SCHEDULE IN APPENDIX A OF THE PERMIT AND TO THE LOCAL AUTHORITY THAT ISSUED THE LAND DISTURBANCE PERMIT.

NPDES NOTES

TOTAL SITE AREA: 5.43 AC
TOTAL DISTURBED AREA: 4.97 AC

EROSION CONTROL LEGEND

STABILIZATION MEASURES:

Bf	BUFFER ZONE
Cs	COASTAL DUNE STABILIZATION
Ds1	DISTURBED AREA STABILIZATION: (WITH MULCHING ONLY)
Ds2	DISTURBED AREA STABILIZATION: (WITH TEMPORARY SEEDING)
Ds3	DISTURBED AREA STABILIZATION: (WITH PERMANENT VEGETATION)
Ds4	DISTURBED AREA STABILIZATION: (WITH SODDING)
Du	DUST CONTROL ON DISTURBED AREAS
Ss	SLOPE STABILIZATION
FL-Co	FLOCCULANTS COAGULANTS
Sb	STREAMBANK STABILIZATION: (USING PERMANENT VEGETATION)
Tac	TACKIFIERS AND BINDERS

STRUCTURAL MEASURES:

Cd-S	STONE CHECK DAM
Cd-Hb	HAYBALE CHECK DAM
Ch-V	CHANNEL STABILIZATION: VEGETATED LINING
Ch-Rp	CHANNEL STABILIZATION: ROCK RIPRAP LINING
Ch-C	CHANNEL STABILIZATION: CONCRETE LINING
Co	CONSTRUCTION EXIT
Cr	CONSTRUCTION ROAD STABILIZATION
Dc-A	STREAM DIVERSION CHANNEL: GEOTEXTILE, POLYETHYLENE FILM, OR SOD
Dc-B	STREAM DIVERSION CHANNEL: GEOTEXTILE ALONE
Dc-C	STREAM DIVERSION CHANNEL: CLASS I RIP-RAP AND GEOTEXTILE
Di	DIVERSION
Dn1	TEMPORARY DOWNDRAIN STRUCTURE
Dn2	PERMANENT DOWNDRAIN STRUCTURE
Fr	FILTER RING
Ga	GABION
Gr	GRADE STABILIZATION STRUCTURE
Lv	LEVEL SPREADER
Rd	ROCK FILTER DAM
Re	RETAINING WALL
Rt-P	RETROFITTING: HALF-ROUND PIPE WITH STONE FILTER
Rt-B	RETROFITTING: BOARD DAM WITH STONE
Sd1-S	SILT FENCE - SENSITIVE AREAS
Sd1-Ns	SILT FENCE - NON-SENSITIVE AREAS
Sd1-Hb	HAY OR STRAW BALES
Sd1-Bb	BRUSH BARRIER
Sd2	INLET SEDIMENT TRAP
Sd2-F	INLET SEDIMENT TRAP: FILTER FABRIC WITH SUPPORTING FRAME
Sd2-B	INLET SEDIMENT TRAP: BAFFLE BOX
Sd2-Bg	INLET SEDIMENT TRAP: BLOCK AND GRAVEL DROP INLET PROTECTION
Sd2-G	INLET SEDIMENT TRAP: GRAVEL DROP INLET PROTECTION
Sd2-S	INLET SEDIMENT TRAP: SOD INLET PROTECTION
Sd2-P	INLET SEDIMENT TRAP: CURB INLET PROTECTION
Sd2-F	INLET SEDIMENT TRAP: SILT SAVER

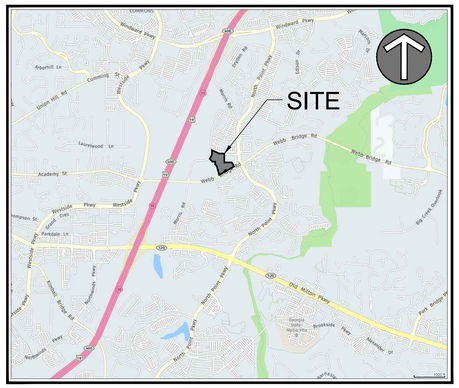
EROSION CONTROL LEGEND

STRUCTURAL MEASURES:

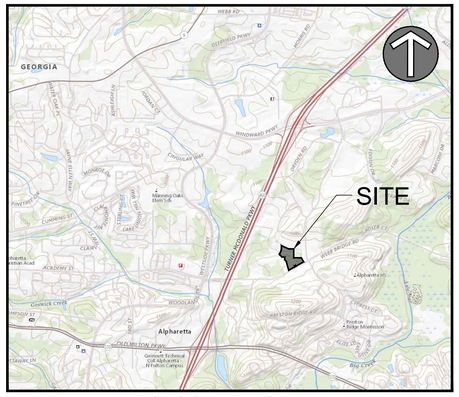
Sd2-Rb	INLET SEDIMENT TRAP: ROCK BAG
Sd3	TEMPORARY SEDIMENT BASIN
Sd4	TEMPORARY SEDIMENT TRAP
Sr-B	TEMPORARY STREAM CROSSING: BRIDGE CROSSING
Sr-C	TEMPORARY STREAM CROSSING: CULVERT CROSSING
St	STORM DRAIN OUTLET PROTECTION
Ss	SLOPE STABILIZATION
Tp	TOPSOILING
Wt	VEGETATED WATERWAY OR STORM WATER CONVEYANCE CHANNEL

PRIMARY PERMITTEE
HSH-ALPHARETTA OWNER GA, LLC
3424 PEACHTREE ROAD NE
SUITE 1780
ATLANTA, GEORGIA 30326

GSWCC Georgia Soil and Water Conservation Commission
NICHOLAS J GRIFFITHS
Level II Certified Design Professional
Certification Number 0000002123
Issued 03/01/2016 Expires 03/01/2019



VICINITY MAP
SCALE: 1" = 2,000'



TOPOGRAPHIC MAP
SCALE: 1" = 2,000'

NPDES NOTES (CONT'D)

PROJECT RECEIVING WATERS
RECEIVING WATER IS AN UNNAMED TRIBUTARY OF BIG CREEK.. THE SITE WATER PASSES THROUGH AN ONSTIE MASTER POND DESIGNED FOR MULTIPLE NEIGHBORING PARCELS AND PUBLIC ROADS SURROUNDING THE SITE. BIG CREEK IS NOT LISTED ON GEORGIA'S 2012 305(b)/303(d) APPROVED LIST OF IMPAIRED STREAM SEGMENTS.

SITE WETLANDS
PRELIMINARY JURISDICTIONAL DETERMINATION DOES INDICATE THE PRESENCE OF WETLANDS WITHIN THE PROJECT SITE. NO DISTURBANCE OF ANY WETLAND, ANY PORTION OF WETLAND OR OTHER JURISDICTIONAL WATER IS PERMITTED WITHOUT PRIOR WRITTEN AUTHORIZATION BY THE UNITED STATES ARMY CORPS OF ENGINEERS AND THE GEORGIA ENVIRONMENTAL PROTECTION DIVISION.

RATIONALE
STORMWATER DETENTION WILL BE PROVIDED THROUGH OUR EXISTING POND INSTALLED DURING THE CONSTRUCTION OF VILLAGE PARK PHASE 1 OF THE PROJECT. SEDIMENT WILL BE CAPTURED BY USING A Sd4-C, Sd22s AND Sd1. DOUBLE AND SINGLE-ROW (SENSITIVE) SILT FENCE WILL BE UTILIZED AT THE DISTURBANCE LIMITS TO CONTROL ESCAPE OF SEDIMENT FROM THE SITE.

HYDROLOGY STATEMENT
THE PROPOSED DEVELOPMENT IS PART OF THE PREVIOUSLY APPROVED HYDROLOGY STUDY PREPARED FOR THE VILLAGE PARK of ALPHARETTA SENIOR LIVING COMMUNITY, DATED OCTOBER 16, 2015.

PER THIS REPORT

EXISTING CONDITION	PROPOSED CONDITION
25 YR STORM EVENT DISCHARGE = 196.19 CFS	25 YR STORM EVENT DISCHARGE = 165.06CFS
100 YR STORM EVENT DISCHARGE = 291.91 CFS	100 YR STORM EVENT DISCHARGE = 253.97 CFS
CN = 61	CN = 82

START DATE MAY 2020
END DATE MAY 2021

THIS SCHEDULE IS TO BE USED FOR PERMITTING PURPOSES ONLY. REFER TO APPROVED PROJECT SCHEDULE FOR EXACT CONSTRUCTION SEQUENCING.

MONTH

DESCRIPTION	1	2	3	4	5	6	7	8	9	10	11	12
TREE PROTECTION/LOD FENCING	—											
CLEARING, GRUBBING, GRADING,	—	—										
TEMPORARY GRASSING	—	—	—	—	—	—	—	—	—	—	—	—
MAINT. OF EROSION CONTROL DEVICES	—	—	—	—	—	—	—	—	—	—	—	—
FINAL PAVING												—
DISPOSITION OF SEDIMENT DEVICES												—
BUILDING CONSTRUCTION	—	—	—	—	—	—	—	—	—	—	—	
CLEARING OF STORM DRAINS						—						
FINAL LANDSCAPING											—	—

ACTIVITY SCHEDULE

EROSION, SEDIMENTATION, AND POLLUTION CONTROL NOTES

1. COMPREHENSIVE:

A. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND-DISTURBING ACTIVITIES.

B. PROVISIONS TO PREVENT EROSION OF SOIL FROM THE SITE SHALL BE AT A MINIMUM IN CONFORMANCE WITH THE REQUIREMENTS OF THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, LATEST EDITION. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

C. FAILURE TO INSTALL, OPERATE, OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN ALL CONSTRUCTION BEING STOPPED ON THE JOB SITE UNTIL SUCH MEASURES ARE CORRECTED BACK TO THE STANDARDS SPECIFIED IN THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, CURRENT EDITION.

D. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

E. EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO LAND DISTURBANCE. THE LOCATION OF SOME OF THE EROSION CONTROL DEVICES MAY HAVE TO BE ALTERED FROM THAT SHOWN ON THE APPROVED PLANS IF DRAINAGE PATTERNS DURING CONSTRUCTION ARE DIFFERENT FROM THE FINAL PROPOSED DRAINAGE PATTERNS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH EROSION CONTROL FOR ALL DRAINAGE PATTERNS CREATED AT VARIOUS STAGES DURING CONSTRUCTION. ANY DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.

F. THE CONSTRUCTION OF THE SITE WILL COMMENCE WITH THE INSTALLATION OF EROSION CONTROL MEASURES SUFFICIENT TO CONTROL SEDIMENT DEPOSITS AND EROSION. ALL SEDIMENT CONTROL WILL BE MAINTAINED UNTIL ALL UPSTREAM GROUND WITHIN THE CONSTRUCTION AREA HAS BEEN COMPLETELY STABILIZED WITH PERMANENT VEGETATION AND ALL ROADS/DRIVEWAYS HAVE BEEN PAVED.

G. CONSTRUCTION EXITS SHALL BE CONSTRUCTED AT EACH POINT OF ENTRY OR EXIT FROM THE SITE AND SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE AS CONDITIONS DEMAND, REPAIR, AND/OR CLEANOUT OF ANY STRUCTURES USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES OFF SITE ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.

H. IMMEDIATELY AFTER THE ESTABLISHMENT OF CONSTRUCTION EXITS, ALL PERIMETER EROSION CONTROL DEVICES AND STORMWATER MANAGEMENT DEVICES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION.

I. WASTE MATERAILS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.

J. AMENDMENTS/REVISIONS TO THE ES&PC PLAN WIHICH HAVE A SIGNIFICANT EFFECT ON BMP'S WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.

K. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25 FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.

L. THE DESIGN PROFESSIONAL WHO PREPARED THE ES&PC PLAN IS TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMP'S WITHIN SEVEN (7) DAYS AFTER INSTALLATION.

M. ADDITIONAL EROSION CONTROL MEASURES WILL BE EMPLOYED WHERE DETERMINED NECESSARY BY ACTUAL SITE CONDITIONS.

N. PROPOSED BUILDING MATERIALS AND PRODUCTS STORED ON-SITE SHALL BE TARPED.

2. DURING CONSTRUCTION:

A. ON SITE DUST CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL LOCAL CODES AND REGULATIONS.

B. THE CONTRACTOR SHALL REMOVE SEDIMENT FROM SILT FENCE ONCE IT HAS ACCUMULATED TO ONE-HALF THE ORIGINAL HEIGHT OF THE BARRIER.

C. ALL OPEN SWALES MUST BE GRASSED AND RIP-RAP MUST BE PLACED AS REQUIRED TO CONTROL EROSION. STONE FOR RIP-RAP SHALL CONSIST OF ROUGH UN-HEWN QUARRY GRANITE AS NEARLY IN RECTANGULAR SECTION AS PRACTICAL. THE MINIMUM SIZE STONE STONE SHALL WEIGH BETWEEN 75 AND 150 POUNDS AND SHALL BE HAND PLACED AS A LOOSE STONE EMBANKMENT.

D. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING. DISTURBED AREAS LEFT IDLE FOR TWO WEEKS AND NOT TO FINAL GRADE WILL BE STABILIZED WITH TEMPORARY VEGETATION (Ds2).

E. AT ANY TIME DURING CONSTRUCTION IF IT BECOMES NECESSARY TO PUMP STORM WATER OR GROUNDWATER FROM AN EXCAVATION, THE PUMPED WATER MUST MEET THE TURBIDITY REQUIREMENTS OUTLINED IN THE SITE SITE SPECIFIC EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN. WATER THAT DOES NOT MEET THESE REQUIREMENTS MUST BE FILTERED OR DISCHARGED INTO A TEMPORARY SEDIMENT BASIN UNTIL IT MEETS THE BASIN UNTIL IT MEETS THE TURBIDITY REQUIREMENTS. ONCE THE TURBIDITY REQUIREMENTS HAVE BEEN MET THE WATER MAY BE DISCHARGED INTO THE STORM SEWER SYSTEM. AS A MINIMUM TURBIDITY TESTS SHOULD BE PERFORMED AS DESCRIBED IN THE PERMIT. THESE SAME REQUIREMENTS APPLY TO ALL AUTHORIZED NON-STORM WATER DISCHARGES UNDER THE STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES (DNR) ENVIRONMENTAL PROTECTION DIVISION (EPD) GENERAL PERMIT NO. GAR 100001, AUTHORIZATION TO DISCHARGE UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY.

POST CONSTRUCTION RUNOFF REDUCTION/WATER QUALITY

THE WATER QUALITY VOLUME WILL BE PROVIDED OFF-SITE IN AN EXISTING STORMWATER MANAGEMENT FACILITY DESIGNED AND CONSTRUCTED WITH VILLAGE PARK PHASE 1.

THE DESIGN PROFESSIONAL WHO PREPARED THE ES&PC PLAN IS TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMP'S WITHIN SEVEN (7) DAYS AFTER INSTALLATION.

MAXIMUM ALLOWABLE INCREASE IN NTU VALUE IS 75 NTU. (GA GENERAL PERMIT NO.GAR100001, APPENDIX B)

THE SOIL TYPE FOR THIS SITE IS MOSTLY AGC (APPLING-HARD LABOR, 6 TO 10 PERCENT SLOPES) AND CEC2—CECIL SANDY LOAM, 6 TO 10 PERCENT SLOPES, MODERATELY ERODED. A SMALLER PORTION IS CLASSIFIED AS RED (RION SANDY LOAM, 10 TO 15 PERCENT SLOPES) AND UB (URBAN LAND)

24 HOUR EMERGENCY CONTACT
CHRIS OWENS
Phone: (404) 518-5505

CORGAN

kW Mission Critical Engineering, d.p.c.
173 N Broadway, 2nd Floor Milwaukee, WI 53202

Landis Evans + Partners
3330 Preson Ridge Road, Suite 380
Alpharetta, GA 30005

L.A. Fuess Partners, Inc.
3333 Lee Pkwy # 300, Dallas, TX 75219

Exante 360
985 Dove St. 3rd Floor Newport Beach, CA 92260

ISSUES

REVISIONS

GEORGIA REGISTERED 27002 PROFESSIONAL ENGINEER 8/31/2020 NICHOLAS J. GRIFFITHS

This document is incomplete and may not be used for regulatory approval, permit or construction.

Date of issue:
08/31/2020

STACK - ATLL 2
3250 WEBB BRIDGE ROAD
ALPHARETTA, GA 30005

STACK INFRASTRUCTURE

KEYPLAN

EROSION CONTROL NOTES

JOB 1647-19
DATE 05-19-2020
SHEET
C502

T:\1000 PROJECTS\1647-19 STACK ATLD2\DWG\21 EROSION CONTROL\C500 EROSION CONTROL NOTES.DWG PLOT DATE:2020-08-31

corblu
ECOLOGY GROUP

September 1, 2020

Mr. Michael Berry
Watershed Protection Branch
Environmental Protection Division
Georgia Department of Natural Resources
2 MLK Jr Drive SW, Suite 1462
Atlanta, GA 30334

Subject: **Stream Buffer Variance Request – Criteria h**
STACK Data Center
Alpharetta, Georgia
Project No. 02-101819-03 **VIA Email**

Dear Mr. Berry:

On behalf of Landis Evans Partners, Corblu Ecology Group, LLC (Corblu) is pleased to submit this stream buffer variance request for major impacts to the 25-foot vegetated buffer on waters of the State of Georgia. Please find attached a completed Application for a 25-Foot Vegetative Buffer Encroachment and the necessary supporting documentation.

Corblu respectfully requests a stream buffer variance for the buffer encroachments for the proposed data center located at Morris Road and Webb Bridge Road in Alpharetta, Georgia, pursuant to Georgia Department of Natural Resources, Environmental Protection Division, Erosion and Sedimentation Control Rules: 391-3-7.05(2)(h). Should you have any questions regarding this submittal or this project, please contact me at (770) 591-9990. Thank you for your prompt attention in this matter.

Sincerely,

CORBLU ECOLOGY GROUP, LLC

Neil E. Blackman, CWB
Principal

Enclosures: 1) Application for a 25-foot Vegetative Buffer Encroachment Form
2) Application for a 25-foot Vegetative Buffer Enroachment Document

c: Mr. Chris Owens, Landis Evans – via email

770-591-9990
3225 South Cherokee Lane, Bldg. 800, Woodstock, GA 30188
corblu.com

GEORGIA DEPARTMENT OF NATURAL RESOURCES
ENVIRONMENTAL PROTECTION DIVISION

REVISED MAY 2016

APPLICATION FOR A 25-FOOT VEGETATIVE BUFFER ENCROACHMENT ON DESIGNATED WARM WATERS OF THE STATE

(Required prior to conducting land disturbing activities within the State-mandated 25-foot buffer in accordance with the Erosion and Sedimentation Act of 1975, as amended, O.C.G.A. 12-7-6(b)(15))

Property Owner's Name *(Person)*: Mr. Chris Owens

Company Name *(if applicable)*: Landis Evans

Current Mailing Address: 1954 Airport Road, Suite 123; Chamblee, GA 30341

Telephone: 404-518-5505 E-Mail: cowens@landisevans.com

Contact Person's Name and Address: Neil Blackman, 3225 S. Cherokee Lane, Bldg. 800 Woodstock, GA 30188

Contact Person's Telephone: 770-591-9990 E-Mail: nblackman@corblu.com

Contact Person's Company Name *(if applicable)*: Corblu Ecology Group LLC

Project Name: STACK Data Center

Total Project Disturbed Acreage: 5.18 acres

Type of Project: Data Center

Buffer Variance Criteria *(391-3-7.05(2)(a) – (k))*: (h)

Location of Buffer Impacts:

City *(list only if the buffer impacts are located within jurisdictional boundaries of the municipality)*: Alpharetta

County *(list only if the buffer impacts are located within jurisdictional boundaries of the county)*: N/A

GPS Coordinates *(decimal degrees)*: Latitude: 34.0768 Longitude: -84.2624

Watershed Name and 8-digit HUC *(Hydrologic Unit Code)*: Chattahoochee (03130001)

Detailed Directions to Project *(attach location map and USGS quad sheet)*: From GA400, take Hwy120 east and turn north onto Morris Road. Proceed north onto Morris Road to Webb Bridge Road. Turn right on Webb Bridge Road, project site is on the left just past the existing STACK Data Center.

Name of State water(s) Impacted: unnamed tributaries that flow into unnamed tributaries to Big Creek
(if unnamed, indicate the first named waterbody that this State water flows into)

Total Area of Buffer Disturbance *(square feet)*: 3,477

Total Length of Buffer Disturbance *(linear feet)*: 45

Signature: _____ **Date: 9/1/20**

1) **Pursuant to DNR Rule 391-3-7.05, buffer variance applications will be reviewed by the Director only where the applicant provides reasonable evidence that impacts to the buffer have been avoided or minimized to the fullest extent practicable and only for the following criteria:**

(a) The project involves the construction or repair of an existing infrastructure project or a structure that, by its nature, must be located within the buffer. Such structures include, but are not limited to dams, public water supply intake structures, detention/retention ponds, waste water discharges, docks including access ways, boat launches including access ways, and stabilization of areas of public access to water; or

(b) The project will result in the restoration or enhancement to improve water quality and/or aquatic habitat quality; or

(c) Buffer intrusion is necessary to provide reasonable access to a property or properties; or

(d) The intrusion is for water and sewer lines that cannot reasonably be placed outside the buffer, and stream crossings and vegetative disturbance are minimized; or

(e) Crossing for utility lines, including but not limited to gas, liquid, power, telephone, and other pipelines, provided that the number of crossings and the amount of vegetative disturbance are minimized; or

(f) Recreational foot trails and viewing areas, providing that impacts to the buffer are minimal; or

(g) The project involves construction of one (1) single family home for residential use by the owner of the subject property and, at the time of adoption of this rule, there is no opportunity to develop the home under any reasonable design configuration unless a buffer variance is granted. Variances will be considered for such single family homes only if construction is initiated or local government approval is obtained prior to January 10, 2005; or

(h) For non-trout waters, the proposed land disturbing activity within the buffer will require a permit from the United States Army Corps of Engineers under Section 404 of the federal Water Pollution Control Act Amendment of 1972, 33 U.S.C. Section 1344, and the Corps of Engineers has approved a mitigation plan to be implemented as a condition of such a permit; or

(i) For non-trout waters, a plan is provided for buffer intrusion that shows that, even with the proposed land disturbing activity within the buffer, the completed project will result in maintained or improved water quality downstream of the project; or

(j) For non-trout waters, the project with a proposed land disturbing activity within the buffer is located in, or upstream and within ten linear miles of, a stream segment listed as impaired under Section 303(d) of the federal Water Pollution Control Act Amendment of 1972, 33 U.S.C. Section 1313(d) and a plan is provided that shows that the completed project will result in maintained or improved water quality in such listed stream segment and that the project has no adverse impact relative to the pollutants of concern in such stream segment; or

(k) The proposed land disturbing activity within the buffer is not eligible for a permit from the United States Army Corps of Engineers under Section 404 of the federal Water Pollution Control Act Amendment of 1972, 33 U.S.C. Section 1344, but includes required mitigation in accordance with the current EPD *Buffer Mitigation Guidance* document, and involves:

(1) piping, filling or re-routing of non-trout waters that are not jurisdictional Waters of the U.S.; or
(2) stream buffer impacts due to new infrastructure projects adjacent to State waters

(jurisdictional and non-jurisdictional Waters of the U.S.). This criterion shall not apply to maintenance and/or modification to existing infrastructure, which are covered under 391-3-7.05(2)(a).

NOTE: Projects that include "streambank or shoreline stabilization" (e.g., criterion (a)) or "streambank restoration" (e.g., criterion (b)) should adhere to the most current guidance documents: *Streambank and Shoreline Stabilization Guidance*, *Guidelines for Streambank Restoration* and *Streambank and Shoreline Stabilization – Techniques to Control Erosion and Protect Property*.

Projects reviewed under criteria (h), (i), (j) or (k) should adhere to the most current EPD guidance document, *Buffer Mitigation Guidance*, when applicable. All guidance documents are available on the EPD website, www.epd.georgia.gov.

.

2) Mail completed buffer variance application to: Erosion and Sedimentation Control Unit
Georgia Environmental Protection Division
2 Martin Luther King Jr Drive SW, Suite 1462
Atlanta, GA 30334

NOTE: APPLICATIONS MUST BE ON THE MOST CURRENT FORMS PROVIDED BY EPD.

3) Address all items on the attached Buffer Impact Checklist and submit the completed checklist and other pertinent information with the buffer variance application to EPD.

NOTE: INCOMPLETE APPLICATIONS WILL BE RETURNED TO THE APPLICANT.

4) Within 60 days of receipt of a complete buffer variance application, EPD will either provide written comments to the applicant or propose to issue a buffer variance. EPD may request additional information related to the project necessary to effectively evaluate the buffer variance application. When EPD proposes to issue a buffer variance, the application process will continue in the following order:

(a) EPD will issue a public notice.

(b) The public notice shall describe the proposed buffer encroachment, the location of the project, where the public can review site plans, and where comments should be sent.

(c) The public shall have 30 days to comment on the proposed buffer variance.

(d) Public notices are posted on EPD's website at https://epd.georgia.gov/public-advisories-requests-state-waters-buffer-variance.

BUFFER IMPACT CHECKLIST

Pursuant to DNR Rule 391-3-7.05, all buffer variance applications must include the following information. All narrative descriptions, calculations and documentation must be provided on the Buffer Impact Checklist form below or in a separate report. All plans, letters from Local Issuing Authorities, copies of USACE permit applications, mitigation calculations for the appropriate criteria and permit approvals and site maps should be submitted as attachments:

Y / N / NA

Y	(1)	Narrative description of the project, with details of the buffer disturbance, including estimated length of time for the disturbance and justification for why the disturbance is necessary**.**
Y	(2)	Delineate the total area (square feet) and length (linear feet) for each criterion and Calculate the totals for all buffer disturbances.
Y	(3)	Letter from the Local Issuing Authority (LIA), when applicable, stating that the LIA has visited the site and determined the presence of State waters that have a point of wrested vegetation that require a buffer and that a buffer variance is required as per the local erosion and sedimentation control ordinance.
Y	(4)	For projects within the buffer of or upstream and within one **linear** mile of impaired stream segments on Georgia's "305(b)/303(d) List Documents (Final)," documentation that the project will have no adverse impacts relative to the pollutants of concern and if applicable, documentation that the project will be in compliance with the TMDL Implementation Plan(s).
NA	(5)	For all **minor buffer impacts*** (as defined in DNR Rules 391-3-7.01), a **Re-Vegetation Plan** with a descriptive narrative as described in the EPD guidance document, *Streambank and Shoreline Stabilization*, and/or a plan for permanent vegetation as per the *Manual for Erosion and Sedimentation Control in Georgia*.
Y	(6)	For all **major buffer impacts*** (as defined in DNR Rules 391-3-7.01), a **Buffer Mitigation Plan** with a descriptive narrative addressing impacts to critical buffer functions based on an evaluation of existing buffer conditions and predicted post buffer conditions pursuant to DNR Rule 391-3-7.05(7).
Y	(7)	For variance requests under DNR Rules 391-3-7.05(2)(h),(i), (j) and (k), the application must include documentation that the project will mitigate buffer disturbances based on the EPD guidance document, *Buffer Mitigation Guidance*, addressing post-development total suspended solids (TSS), stormwater runoff reduction, water quality protection and aquatic/buffer habitat protection.
NA	(8)	For variance requests under DNR Rules 391-3-7.05(2)(i) and (j), the application must include the following: (a) Documentation that post-development stormwater management systems conform to the minimum standards for water quality, channel protection, overbank flood protection and extreme flood protection as established in the *Georgia Stormwater Management Manual* or the equivalent and if applicable, the *Coastal Stormwater Supplement to the Georgia Stormwater Management Manual*. (b) Documentation that existing water quality will be maintained or improved based on predicted pollutant loadings under pre- and post-development conditions as estimated by models accepted by EPD. (c) For projects within the buffer of or upstream and within ten **linear** miles of impaired stream segments on Georgia's "305(b)/303(d) List Documents (Final)," documentation that the project will have no adverse impacts relative to the

pollutants of concern as estimated by models accepted by EPD and if applicable, documentation that the project will be in compliance with the TMDL Implementation Plan(s).

BUFFER IMPACT CHECKLIST

Pursuant to DNR Rule 391-3-7.05, all buffer variance applications must include the following information. All narrative descriptions, calculations and documentation must be provided on the Buffer Impact Checklist form below or in a separate report. All plans, letters from Local Issuing Authorities, copies of USACE permit applications, mitigation calculations for the appropriate criteria and permit approvals and supporting documentation, and site maps should be submitted as attachments:

Y / N / NA

Y	(9)	For variance requests under DNR Rule 391-3-7.05(2)(h), a copy of the permit application and mitigation calculations as submitted to the United States Army Corps of Engineers (USACE) under Section 404 of the federal Water Pollution Control Act Amendment of 1972, 33 U.S.C. Section 1344.
NA	(10)	For variance requests under DNR Rule 391-3-7.05(2)(k)(1), the application must include documentation from the USACE verifying the water bodies identified in the application are **non-jurisdictional** Waters of the U.S. under Section 404 of the Clean Water Act.
Y	(11)	Narrative description of the shape, size, topography, slope, soils, vegetation and other physical characteristics of the property.
Y	(12)	Any other reasonable information related to the project that may be deemed necessary to effectively evaluate the variance request.
Y	(13)	**Site Map** that includes locations of all State waters, wetlands, floodplain boundaries and other natural features, as determined by a field survey.
Y	(14)	**Erosion, Sedimentation and Pollution Control Plan** with a dated and numbered detailed **Site Plan** delineating the locations of all structures, impervious surfaces, and the boundaries of the area of soil disturbance, both inside and outside of the buffer. Submit only the cover sheet and the sheets of the Erosion, Sedimentation and Pollution Control Plan that pertain to the buffer impacts. ***NOTE: THE EXACT AREA OF THE BUFFER TO BE IMPACTED MUST BE ACCURATELY AND CLEARLY INDICATED ON THE PLANS.***
Y	(15)	**Stormwater Control Plan** once site stabilization is achieved, when required by a local stormwater ordinance.

NOTES:

Minor Buffer Impact, as defined in DNR Rules 391-3-7.01, means an impact that upon completion yields no additional above ground, man-made materials or structures within the buffer, and maintains the original grade, and results in less than 5,000 square feet of buffer impacts per stream crossing and/or less than 5,000 square feet of buffer impacts per individual area of encroachment for each project.

Major Buffer Impact, as defined in DNR Rules 391-3-7.01, means any impact that does not meet the definition of **Minor Buffer Impact**.

APPLICATION for a 25-foot VEGETATIVE BUFFER ENCROACHMENT

Rule 391-3-7.05(2)(h)

for

STACK Data Center

Prepared for:

Prepared by:

CEG Project No. 02-101819-03

September 1, 2020

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2.3 Letter from the Local Issuing Authority (LIA), when applicable, stating that the LIA has visited the site and determined the presence of State waters that require a buffer and that a stream buffer variance is required as per the local erosion and sedimentation control ordinance. 2

2.4 For projects within the buffer of or upstream and within one linear mile of impaired stream segments on Georgia's "305(b)/303(d) List Documents (Final)," documentation that the project will have no adverse impacts relative to the pollutants of concern and if applicable, documentation that the project will be in compliance with the TMDL Implementation Plan(s). 2

2.5 For all minor buffer impacts, a Re-Vegetation Plan with a descriptive narrative as described in the EPD guidance document, *Streambank and Shoreline Stabilization*, and/or a plan for permanent vegetation as per the *Manual for Erosion and Sedimentation Control in Georgia*..... 2

2.6 For all major buffer impacts, a Buffer Mitigation Plan with a descriptive narrative addressing impacts to critical buffer functions based on an evaluation of existing buffer conditions and predicted post buffer conditions pursuant to DNR Rule 391-3-7.05(7). 2

2.7 For variance requests under DNR Rules 391-3-7.05(2)(h), (i), (j) and (k), the application must include documentation that the project will mitigate buffer disturbances based on the EPD guidance document, *Stream Buffer Mitigation Guidance*, addressing post-development total suspended solids (TSS), stormwater runoff reduction, water quality protection and aquatic/buffer habitat protection. 5

2.8 For variance requests under DNR Rules 391-3-7.05(2)(i) and (j), the application must include the following: 5

(a) Documentation that post-development stormwater management systems conform to the minimum standards for water quality, channel protection, overbank flood protection and extreme flood protection as established in the Georgia Stormwater Management Manual or the equivalent and if applicable, the Coastal Stormwater Supplement to the Georgia Stormwater Management Manual. 5

(b) Documentation that existing water quality will be maintained or improved based on predicted pollutant loadings under pre- and post-development conditions as estimated by models accepted by EPD. 5

(c) For projects within the buffer of or upstream and within ten linear miles of impaired stream segments on Georgia's "305(b)/303(d) List Documents (Final)," documentation that the project will have no adverse impacts relative to the pollutants of concern as estimated by models accepted by EPD and if applicable, documentation that the project will be in compliance with the TMDL Implementation Plan(s). 5

2.9 For variance requests under DNR Rule 391-3-7.05(2)(h), a copy of the permit application and supporting documentation as submitted to the USACE under Section 404 of the federal Water Pollution Control Act Amendment of 1972, 33 U.S.C. Section 1344. 5

2.10 For variance requests under DNR Rule 391-3-7.05(2)(k)(1), the application must include documentation from the USACE verifying the water bodies identified in the application are non-jurisdictional Waters of the U.S. under Section 404 of the Clean Water Act. 5

2.11 Narrative description of the shape, size, topography, slope, soils, vegetation and other physical characteristics of the property. 5

2.12 Any other reasonable information related to the project that may be deemed necessary to effectively evaluate the variance request. 6

2.13 Site map that includes locations of all State waters, wetlands, floodplain boundaries and other natural features, as determined by a field survey. 6

2.14 Erosion, Sedimentation and Pollution Control Plan with a dated and numbered detailed Site Plan delineating the locations of all structures, impervious surfaces, and the boundaries of the area of soil disturbance, both inside and outside of the buffer. Submit only the cover sheet and the sheets of the Erosion, Sedimentation and Pollution Control Plan that pertain to the buffer impacts. 6

2.15 Stormwater Control Plan once site stabilization is achieved, when required by a local stormwater ordinance. 6

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LIST OF ATTACHMENTS

FIGURES

1. Site Location Map
2. Site Soils Map

PHOTOGRAPHS (4)

APPENDICES

A. U.S. Army Corps of Engineers NWP 39
B. Stream Buffer Impact Plan
C. Awareness Letter from the City of Alpharetta
D. Erosion Control Plans
E. Total Suspended Solids Reduction Report

1.0 INTRODUCTION

STACK Infrastructure proposes to develop a 6.5-acre site in Alpharetta, Georgia as a data center (Figure 1). The project site will include the 131,720 square-foot two-story data center, employee parking, and ingress/egress. Site development will require impacts to 45 linear feet of intermittent stream and associated vegetative buffer (3,477 square feet; 0.08 acre). No other buffer encroachments are proposed.

These buffer encroachments are necessary to develop the proposed data center and are unavoidable. The following buffer variance request is pursuant to Georgia Department of Natural Resources (GDNR), Environmental Protection Division (EPD) Rule 391-3-7 for projects that will result in land disturbance within the buffer of non-trout waters and require a U.S. Army Corps of Engineers (USACE) permit (Appendix A) [Section 391-3-7.05(2)(h)].

This submittal identifies the Permanent Buffer Impact Checklist items as specified in the EPD 25-foot Buffer Encroachment Application Form and our response to each of the applicable checklist items (Section 2.0). Also, the appropriate figures and other required supporting documentation are provided as indicated within the text of this submittal.

2.0 BUFFER IMPACT CHECKLIST

2.1 Narrative description of the project, with details of the buffer disturbance, including estimated length of time for the disturbance and justification for why the disturbance is necessary.

The 6.5-acre project site is located on Morris Road adjacent to an existing STACK data center. The project proposed by STACK will involve grading of a portion of the site and connection to the existing data center. The proposed project and existing data center will share a portion of the roadways and parking, as well as a regional stormwater facility (i.e., Village Park South Pond). This project will require permanent impacts to 45 linear feet of intermittent stream and the associated 3,477 square feet of vegetated buffer.

The portion of the site adjacent to Webb Bridge Road contains 239 linear feet of intermittent stream and its associated buffer. This stream and the adjacent buffer will not be impacted by the proposed data center development.

The proposed buffer encroachment is required to facilitate growing data storage needs. STACK has identified this area as an ideal location due to the proximity to the existing facility, which concentrates

resources and increases speed and security for its clients. The land disturbance was designed to avoid the larger stream and minimize impacts by encroaching on the small daylighted area between a headwall and culvert. The area proposed for impact was considered by USACE as a wetland; however, the Local Issuing Authority (LIA) considers the channel an intermittent stream. Therefore, STACK has taken measures to avoid and minimize impacts to the greatest extent practicable.

2.2 Calculation of total area and length of buffer disturbance.

As discussed above, impacts to 45 linear feet and 3,477 sq. ft. (0.08 acre) of stream buffer are proposed for the data center (Appendix B).

2.3 Letter from the Local Issuing Authority (LIA), when applicable, stating that the LIA has visited the site and determined the presence of State waters that require a buffer and that a stream buffer variance is required as per the local erosion and sedimentation control ordinance.

See Appendix C for letter from LIA.

2.4 For projects within the buffer of or upstream and within one linear mile of impaired stream segments on Georgia's "305(b)/303(d) List Documents (Final)," documentation that the project will have no adverse impacts relative to the pollutants of concern and if applicable, documentation that the project will be in compliance with the TMDL Implementation Plan(s).

The project is not located in or within one mile of a State 303(d) listed stream.

2.5 For all minor buffer impacts, a Re-Vegetation Plan with a descriptive narrative as described in the EPD guidance document, *Streambank and Shoreline Stabilization*, and/or a plan for permanent vegetation as per the *Manual for Erosion and Sedimentation Control in Georgia*.

Not applicable; the proposed buffer encroachments are considered major buffer impacts.

2.6 For all major buffer impacts, a Buffer Mitigation Plan with a descriptive narrative addressing impacts to critical buffer functions based on an evaluation of existing buffer conditions and predicted post buffer conditions pursuant to DNR Rule 391-3-7.05(7).

(a) The variance shall be the minimum reduction in buffer width necessary to provide relief. Streams shall not be piped if a buffer width reduction is sufficient to provide relief.

Since the objective of the site design is to connect to the existing data center while also avoiding impacts to the greatest extent practicable, the larger stream and buffer were avoided with all land disturbance. Therefore, the buildable area was reduced such that a

buffer reduction is not feasible. Given the site constraints, piping the 45 linear feet of intermittent stream is the only alternative that meets the project purpose.

(b) Disturbance of existing buffer vegetation shall be minimized.

The proposed development will encroach in 3,477 sq. ft. of stream buffer. All land disturbance will avoid impacts to 239 linear feet of stream and its associated 0.27 acre of stream buffer. Buffer impacts have been minimized to the maximum extent.

(c) Mitigation is required for all major buffer impacts and shall offset the buffer encroachment and any loss of buffer functions. Where lost functions cannot be replaced, mitigation shall provide other buffer functions that are beneficial. Buffer functions include, but are not limited to:

Temperature Control (shading)

Stormwater will be collected from the impervious areas within the development and directed to the regional detention system (i.e., Village Park South Pond), where these waters will be detained for release at pre-construction rates (Appendix D). The storage/management of stormwater will prevent the direct discharge of stormwater with elevated temperatures into receiving surface waters.

Streambank Stabilization

The stormwater management system will include downstream channel and bank protection and peak discharge attenuation as required by EPD/City of Alpharetta.

Removal of Nutrients, Heavy Metals, Pesticides, and Other Pollutants

The proposed stormwater management system, will remove 85% of TSS, which exceeds the State-required 80% TSS reduction from stormwater (Appendix E). The stormwater pond will manage water volume and remove sediment and other pollutants by allowing it to settle before releasing this water downstream. The stormwater pond provides water quality treatment, reduces peak flows, and recharges groundwater.

The majority of oil and grease (i.e., the pollutant of concern) generated on the project site via parking areas and roads will be removed through the TSS reduction requirement, as hydrocarbon constituents will adhere to these captured sediments. Therefore, the proposed stormwater management system will exceed the EPD requirement of 60% removal of the pollutant of concern; oil and grease (i.e.,

hydrocarbons), as discussed in more detail below. The site will not generate nutrients, heavy metals, or pesticides.

Water Quality Protection

The project is not expected to generate or contribute phosphorus, nitrogen, fecal coliform, or metals to State waters since the proposed site development is served by public sanitary wastewater controls. Oil and grease, however, can result from roadway/parking lot run-off; therefore, oil and grease is considered the pollutant of concern associated with the proposed development.

Oil and grease (i.e., hydrocarbons) bind to solids in stormwater. The stormwater management pond has 85% TSS reduction, which is well over EPD's recommended 60% removal of the pollutant of concern. Therefore the pollutant of concern will be removed from stormwater runoff, exceeding EPD requirements.

Aquatic Habitat and Food Chain

The stormwater pond is designed to remove pollutants and sediments from run-off in accordance with GSMM requirements. Therefore, run-off from the proposed data center will be treated in the regional stormwater pond and will prevent the degradation of the downstream aquatic habitats and food chain. Further, the larger stream and associated buffer area will not be impacted and will continue to serve as aquatic habitat on the project site.

Terrestrial Habitat, Food Chain and Migration Corridor

The project area is located within an extremely developed urban area with high volumes of vehicle traffic. Due to the project's location, it is expected the proposed development will have minimal impact on the terrestrial wildlife habitat, food chain, and travel corridors in the project area.

Mitigation Bank Credit Purchase

The proposed project is below the USACE mitigation thresholds. Therefore, no mitigation credit purchase has been proposed.

2.7 For variance requests under DNR Rules 391-3-7.05(2)(h), (i), (j) and (k), the application must include documentation that the project will mitigate buffer disturbances based on the EPD guidance document, *Stream Buffer Mitigation Guidance*, addressing post-development total suspended solids (TSS), stormwater runoff reduction, water quality protection and aquatic/buffer habitat protection.

Please see the attached TSS sheets in Appendix E.

2.8 For variance requests under DNR Rules 391-3-7.05(2)(i) and (j), the application must include the following:

(a) Documentation that post-development stormwater management systems conform to the minimum standards for water quality, channel protection, overbank flood protection and extreme flood protection as established in the Georgia Stormwater Management Manual or the equivalent and if applicable, the Coastal Stormwater Supplement to the Georgia Stormwater Management Manual.

(b) **Documentation that existing water quality will be maintained or improved based on predicted pollutant loadings under pre- and post-development conditions as estimated by models accepted by EPD.**

(c) For projects within the buffer of or upstream and within ten linear miles of impaired stream segments on Georgia's "305(b)/303(d) List Documents (Final)," documentation that the project will have no adverse impacts relative to the pollutants of concern as estimated by models accepted by EPD and if applicable, documentation that the project will be in compliance with the TMDL Implementation Plan(s).

Not applicable; project seeks authorization under DNR Rule 391-3-7.05(2)(h).

2.9 For variance requests under DNR Rule 391-3-7.05(2)(h), a copy of the permit application and supporting documentation as submitted to the USACE under Section 404 of the federal Water Pollution Control Act Amendment of 1972, 33 U.S.C. Section 1344.

See Appendix A for the approved USACE Nationwide Permit 39.

2.10 For variance requests under DNR Rule 391-3-7.05(2)(k)(1), the application must include documentation from the USACE verifying the water bodies identified in the application are non-jurisdictional Waters of the U.S. under Section 404 of the Clean Water Act.

Not applicable; project seeks authorization under DNR Rule 391-3-7.05(2)(h).

2.11 Narrative description of the shape, size, topography, slope, soils, vegetation and other physical characteristics of the property.

The project area is mostly disturbed, with forested areas isolated to riparian areas. The site is completely surrounded by development. Soils on the project site are mapped by the U.S.

Department of Agriculture, Natural Resource Conservation Service (NRCS) as Appling-Hard Labor complex (AgB and AgC), Cecil sandy loam (CeB2 and CeC2), Rion sandy loam (ReD), and Urban land (Ub) (Figure 2). None of these soils are considered to be hydric.

Corblu personnel observed one intermittent stream flowing north onto the project site, and one wetland area that the City of Alpharetta considers an intermittent stream in the eastern portion of the site. Both of these aquatic areas enter existing pipes, which flow off of the project site to the north (Photograph Nos. 1-4).

2.12 Any other reasonable information related to the project that may be deemed necessary to effectively evaluate the variance request.

The applicant will provide additional information as requested by EPD.

2.13 Site map that includes locations of all State waters, wetlands, floodplain boundaries and other natural features, as determined by a field survey.

Appendix B includes all natural features as determined by field survey.

2.14 Erosion, Sedimentation and Pollution Control Plan with a dated and numbered detailed Site Plan delineating the locations of all structures, impervious surfaces, and the boundaries of the area of soil disturbance, both inside and outside of the buffer. Submit only the cover sheet and the sheets of the Erosion, Sedimentation and Pollution Control Plan that pertain to the buffer impacts.

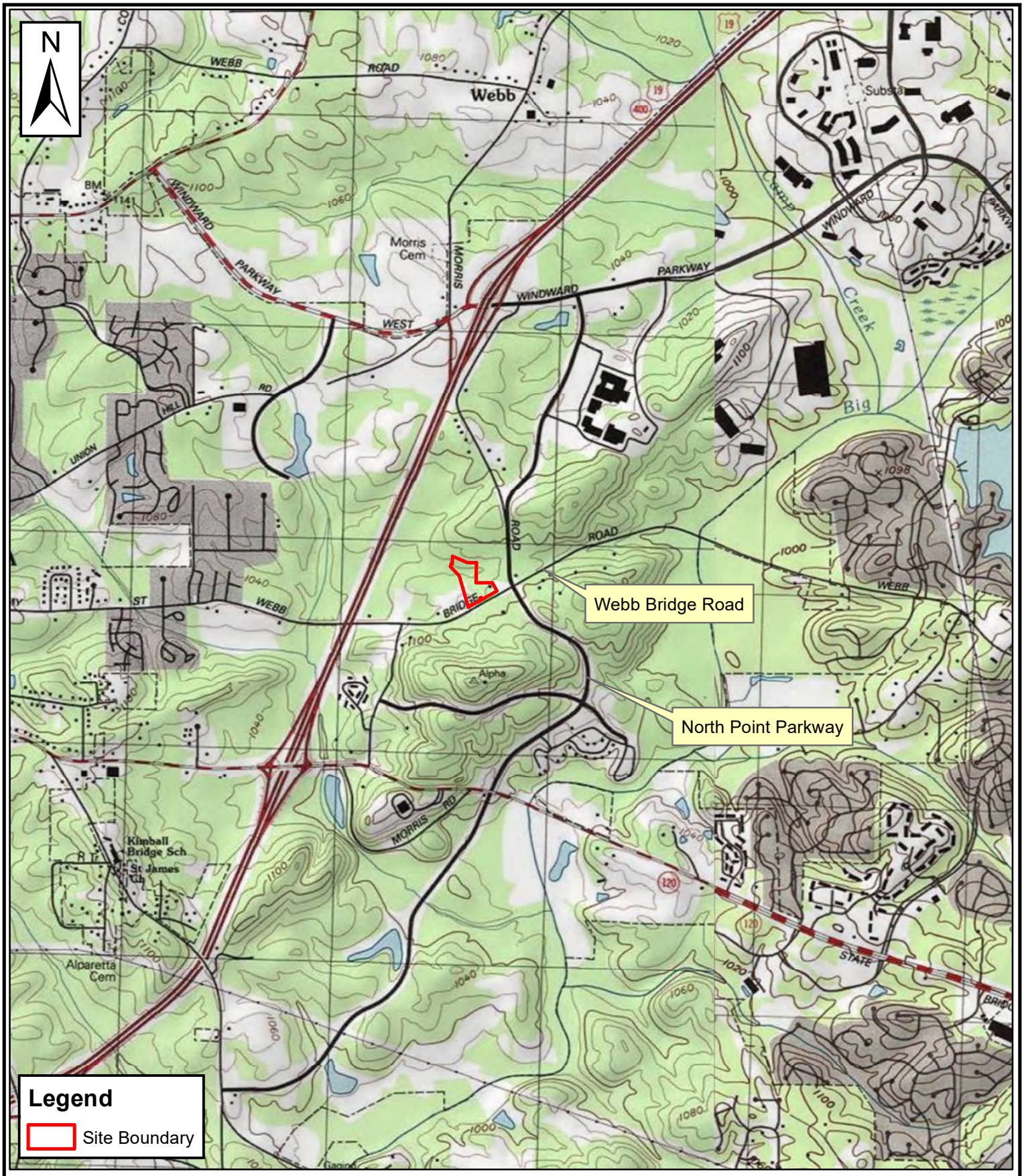
Appendix D includes the proposed erosion and sedimentation control plan.

2.15 Stormwater Control Plan once site stabilization is achieved, when required by a local stormwater ordinance.

The proposed stormwater control plan has been designed in consultation with the City of Alpharetta. Further, the proposed stormwater management plan has been developed in accordance with the EPD's total suspended solids (TSS) reduction and the pollutant of concern reduction requirements for stream buffer variances. The site's stormwater management plan will provide 85% TSS (Appendices D and E). Also, oil and grease (i.e., the pollutant of concern) generated on the project site via parking areas and roads will be removed through the TSS reduction, as hydrocarbon constituents will adhere to sediments caught in the stormwater pond.

3.0 CONCLUSION

STACK Infrastructure proposes to develop the data center on Morris Road in Alpharetta, Georgia. The development will result in unavoidable major impacts to 45 linear feet/0.08 acre of vegetated buffer. As mentioned above, the stormwater management plan will offset the loss of buffer and associated functions.

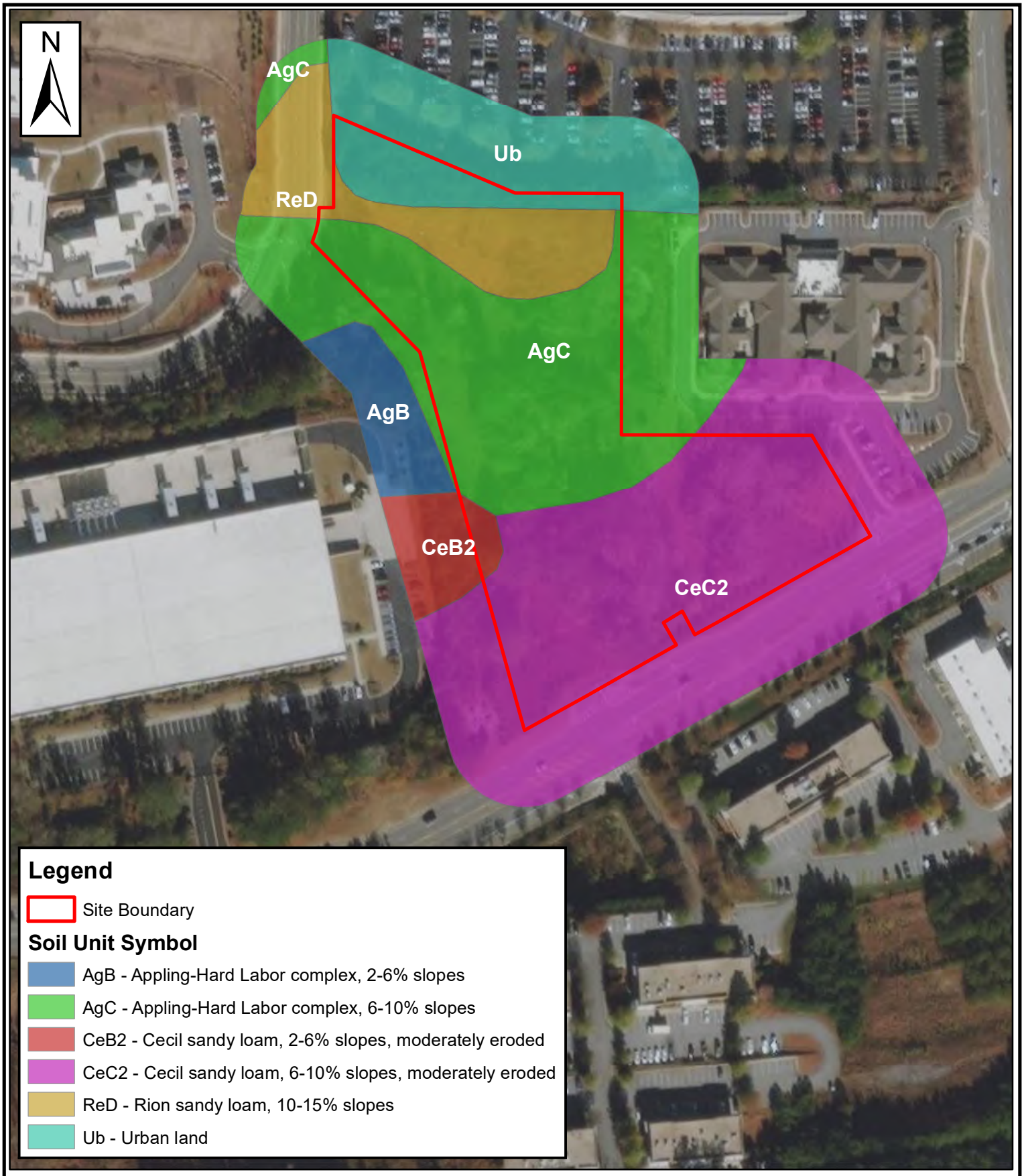


Base Map Source: USGS, U.S. Topographic 7.5-minute map for Roswell, Georgia

1:24,000

2,600 1,300 0 2,600 Feet

Morris Road Site **Landis Evans Partners** **Alpharetta, Georgia**	corblu ECOLOGY GROUP	**Figure 1** **Site Location Map** **Project No. 02-101819-03**



Base Map Source: NRCS, Soil Survey of Fulton County, Georgia, 2019

1:2,000

230 115 0 230 Feet

Morris Road Site
Landis Evans Partners
Alpharetta, Georgia

corblu ECOLOGY GROUP

Figure 2
Site Soils Map
Project No. 02-101819-03

Photograph No. 1: Intermittent stream enters site from Webb Bridge Road culvert (photo facing south).

Photograph No. 2: Intermittent stream flows northward from Webb Bridge Road and enters a culvert on-site where it is piped across Morris Road (Photo facing north from Webb Bridge Rd culvert).

Photograph No. 3: Origin of stream proposed for impact (photo facing northeast).

Photograph No. 4: Stream proposed for impact leaves site via 24-inch culvert.

DEPARTMENT OF THE ARMY
SAVANNAH DISTRICT, CORPS OF ENGINEERS
1590 ADAMSON PARKWAY, SUITE 200
MORROW, GEORGIA 30260-1777

Regulatory Division
SAS-2017-00049

May 8, 2017

Mr. Chris Scott
Greenstone Properties, LLC
3301 Windy Ridge Parkway, Suite 320
Atlanta, Georgia 30339

Dear Mr. Scott:

I refer to the Pre-Construction Notification submitted on February 8, 2017, requesting verification for use of Nationwide Permit (NWP) No. 39 for construction of a nursing home facility that will impact 0.005 acre of wetland with the placement of fill from the building pad. The project site is located between Webb Bridge Road and Morris Road in the City of Alpharetta, Fulton County, Georgia (latitude: 34.0768, longitude: -84.2624). The request was submitted on your behalf by Mr. Micah Whiteside of Corblu Ecology Group, LLC. This project has been assigned number SAS-2017-00049 and it is important that you refer to this number in all communication concerning this matter.

The enclosed exhibit entitled, "Jurisdictional Waters Map", dated March 21, 2017, identifies the delineation limits of all aquatic resources within the project area. The wetlands were delineated in accordance with criteria contained in the 1987 "Corps of Engineers Wetland Delineation Manual," as amended by the most recent regional supplements to the manual. This delineation will remain valid for a period of 5-years unless new information warrants revision prior to that date.

We have completed a preliminary JD for the site. The aquatic resources within the review area may be waters of the United States within the jurisdiction of Section 404 of the Clean Water Act (33 United States Code § 1344) and/or Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403). The placement of dredged or fill material into any waterways and/or their adjacent wetlands or mechanized land clearing of those aquatic resources may require prior Department of the Army authorization pursuant to Section 404.

Preliminary JDs are advisory in nature and may not be appealed (see 33 Code of Federal Regulations 331.2). If you are not in agreement with this preliminary JD, then you may request an approved JD for your project site or review area.

We have completed coordination with other federal and state agencies as described in Part C (32)(d) of our NWP Program, published in the January 6, 2017, Federal Register, Vol. 82, No. 4, Pages 1860-2008 (82 FR). The NWPs and Savannah District's Regional Conditions for NWPs can be found on our website at http://www.sas.usace.army.mil/Missions/Regulatory/Permitting/GeneralPermits/NationwidePermits.aspx. During our coordination procedure, no adverse comments regarding the proposed work were received.

As a result of our evaluation of your project, we have determined that the proposed activity is authorized under NWP 39, as described in Part B of the NWP Program. Your use of this NWP is valid only if:

a. The activity is conducted in accordance with the information submitted and meets the conditions applicable to the NWP, as described at Part C of the NWP Program and the Savannah District's Regional Conditions for NWPs.

b. You shall obtain and comply with all appropriate federal, state, and local authorizations required for this type of activity. A stream buffer variance may be required from the Georgia Department of Natural Resources, Environmental Protection Division (Georgia EPD), as defined in the Georgia Erosion and Sedimentation Control Act of 1975, as amended. Information concerning variances can be obtained at the Georgia EPD's website at www.epd.georgia.gov, or by calling (404) 463-1511.

c. All work conducted under this permit shall be located, outlined, designed, constructed and operated in accordance with the minimal requirements of the Georgia Erosion and Sedimentation Control Act of 1975, as amended. Utilization of plans and specifications contained in the "Manual for Erosion and Sediment Control," (Latest Edition), published by the Georgia Soil and Water Conservation Commission, will aid in achieving compliance with the aforementioned minimal requirements.

d. You shall install and maintain erosion and sediment control measures in upland areas of the project site, in accordance with the Georgia Erosion and Sedimentation Control Act of 1975, as amended, to minimize the introduction of sediment into and the erosion of streams, wetlands and other waters of the United States. This permit does not authorize installation of check-dams, weirs, riprap, bulkheads or other erosion control measures in streams, wetlands or other waters of the United States. Authorization would be required from the U.S. Army Corps of Engineers prior to installing any erosion control measures in waters of the United States.

e. You shall install and maintain erosion and sediment control measures for all fill material that is authorized to be discharged in streams, wetlands and other waters of the United States, in accordance with the Georgia Erosion and Sedimentation Control Act of 1975, as amended, and permanently stabilize fill areas at the earliest practicable date.

f. You shall notify the Corps, in writing, at least 10 days in advance of commencement of work authorized by this permit.

g. You fill out and sign the enclosed certification and return it to our office within 30 days of completion of the activity authorized by this permit.

This proposal was reviewed in accordance with Section 7 of the Endangered Species Act. Based on the information we have available, we have determined that the project would have no effect on any threatened or endangered species nor any critical habitat for such species. Authorization of an activity by a NWP does not authorize the "take" of threatened or endangered species. In the absence of separate authorization, both lethal and non-lethal "takes" of protected species are in violation of the Endangered Species Act. See Part (C) of 82 FR for more information.

This verification is valid until the NWP is modified, reissued or revoked. All of the existing NWPs are scheduled to expire on March 18, 2022. It is incumbent upon you to remain informed of changes to the NWPs. Furthermore, if you commence or are under contract to commence this activity before the date that the relevant NWP is modified or revoked, you will have 12 months from the date of the modification or revocation of the NWP to complete the activity under the present terms and conditions of this NWP.

This authorization should not be construed to mean that any future projects requiring Department of the Army authorization would necessarily be authorized. Any new proposal, whether associated with this project or not, would be evaluated on a case-by-case basis. Any prior approvals would not be a determining factor in making a decision on any future request.

Revisions to your proposal may invalidate this authorization. In the event changes to this project are contemplated, I recommend that you coordinate with us prior to proceeding with the work.

This communication does not relieve you of any obligation or responsibility for complying with the provisions of any other laws or regulations of other federal, state or local authorities. It does not affect your liability for any damages or claims that may arise as a result of the work. It does not convey any property rights, either in real estate

or material, or any exclusive privileges. It also does not affect your liability for any interference with existing or proposed federal projects. If the information you have submitted and on which the Corps bases its determination/decision of authorization under the NWP is later found to be in error, this determination may be subject to modification, suspension, or revocation.

A copy of this letter is being provided to the following party: Mr. Micah Whiteside, Corblu Ecology Group, LLC, 3225 South Cherokee Lane, Building 800, Woodstock, Georgia 30188.

Thank you in advance for completing our on-line Customer Survey Form located at http://corpsmapu.usace.army.mil/cm_apex/f?p=regulatory_survey. We value your comments and appreciate your taking the time to complete a survey each time you have interaction with our office.

If you have any questions, please call Blake Brannon, Regulatory Specialist at (678) 422-6570.

Sincerely,

Blake Brannon
Regulatory Specialist, Piedmont Branch

Enclosures

Regulatory Division

CERTIFICATION OF COMPLIANCE
WITH
DEPARTMENT OF THE ARMY

PERMIT FILE NUMBER: SAS-2017-00049

PERMITTEE ADDRESS: Mr. Chris Scott, Greenstone Properties, 3301 Windy Ridge Parkway, Suite 320, Atlanta, Georgia 30339.

LOCATION OF WORK: The project site is located between Webb Bridge Road and Morris Road in the City of Alpharetta, Fulton County, Georgia (latitude: 34.0768, longitude: -84.2624).

PROJECT DESCRIPTION: Construction of a nursing home facility that will impact 0.005 acre of wetland with the placement of fill from the building pad.

ACRES AND/OR LINEAR FEET OF WATERS OF THE UNITED STATES IMPACTED: 0.005 acre of wetland.

DATE WORK IN WATERS OF UNITED STATES COMPLETED:

COMPENSATORY MITIGATION REQUIRED: None

I understand that the permitted activity is subject to a U.S. Army Corps of Engineers' Compliance Inspection. If I fail to comply with the permit conditions at Part C of the Nationwide Permit Program, published in the January 6, 2017, Federal Register, Vol. 82, No.4, Pages 1860-2008, it may be subject to suspension, modification or revocation.

I hereby certify that the work authorized by the above referenced permit as well as any required mitigation (if applicable) has been completed in accordance with the terms and conditions of the said permit.

_____ _____

Signature of Permittee Date

Base map: Aerial Photograph 2015 USDA NAIP, Georgia.

0 45 90 180 270 360 Feet

1 inch = 135 feet

N

USACE NWP 39 **Preston Ridge Nursing Facility** **Fulton County, Georgia**	corblu ECOLOGY GROUP Lawrenceville & Woodstock, Georgia	**Figure 3** **Jurisdictional Waters Map** **Corblu Project No. 02-012717** 3/21/17

Neil Blackman

From: Chris Owens <cowens@landisevans.com>
Sent: Tuesday, June 30, 2020 4:54 PM
To: John Brillant
Cc: Neil Blackman
Subject: FW: Notice of Transfer - SAS-2017-00049, NWP-39 Authorization

See below for confirmation from USACE regarding the NWP transfer.

Chris

Chris Owens, P.E.
Vice President - Development
Landis Evans + Partners
formerly Sprinkle Consulting
m:
404.518.5505
p:
888.462.3514
www.landisevans.com

-----Original Message-----
From: Brannon, Steven B CIV USARMY CESAS (USA) <Steven.B.Brannon@usace.army.mil>
Sent: Tuesday, June 30, 2020 4:23 PM
To: Chris Owens <cowens@landisevans.com>
Subject: RE: Notice of Transfer - SAS-2017-00049, NWP-39 Authorization

Chris,

The notice of transfer has been received and placed with the file.

Sincerely,

Blake Brannon, Project Manager
U.S. Army Corps of Engineers, Savannah District Regulatory Division, Piedmont Branch
1025 Buford Dam Road
Buford, Georgia 30518
(678)422-6570

-----Original Message-----
From: Chris Owens [mailto:cowens@landisevans.com]
Sent: Tuesday, June 30, 2020 1:34 PM

To: Brannon, Steven B CIV USARMY CESAS (USA) <Steven.B.Brannon@usace.army.mil>
Subject: [Non-DoD Source] RE: Notice of Transfer - SAS-2017-00049, NWP-39 Authorization

Blake,

Good afternoon. Could you please confirm receipt of my previous email and attached letter regarding transfer of SAS-2017-00049 from Greenstone to STACK?

Thank you,

Chris

Chris Owens, P.E.
Vice President - Development

Landis Evans + Partners
formerly Sprinkle Consulting

m:

404.518.5505

p:

888.462.3514

Blockedwww.landisevans.com <Blockedhttp://www.landisevans.com>

From: Chris Owens
Sent: Wednesday, June 10, 2020 3:59 PM
To: 'Steven.B.Brannon@usace.army.mil' <Steven.B.Brannon@usace.army.mil>
Subject: Notice of Transfer - SAS-2017-00049, NWP-39 Authorization

Blake,

Good afternoon - I hope this finds you well.

I represent STACK Infrastructure, who has acquired property from Greenstone Properties located in Alpharetta, GA along Webb Bridge Road. The attached letter is notice to your Department of the transfer of title and interests in the property from Greenstone to STACK.

Would you kindly respond confirming receipt of this email and the attachment?

Please let me know if you have any questions at all.

Thank you,

Chris

Chris Owens, P.E.
Vice President - Development

Landis Evans + Partners
formerly Sprinkle Consulting

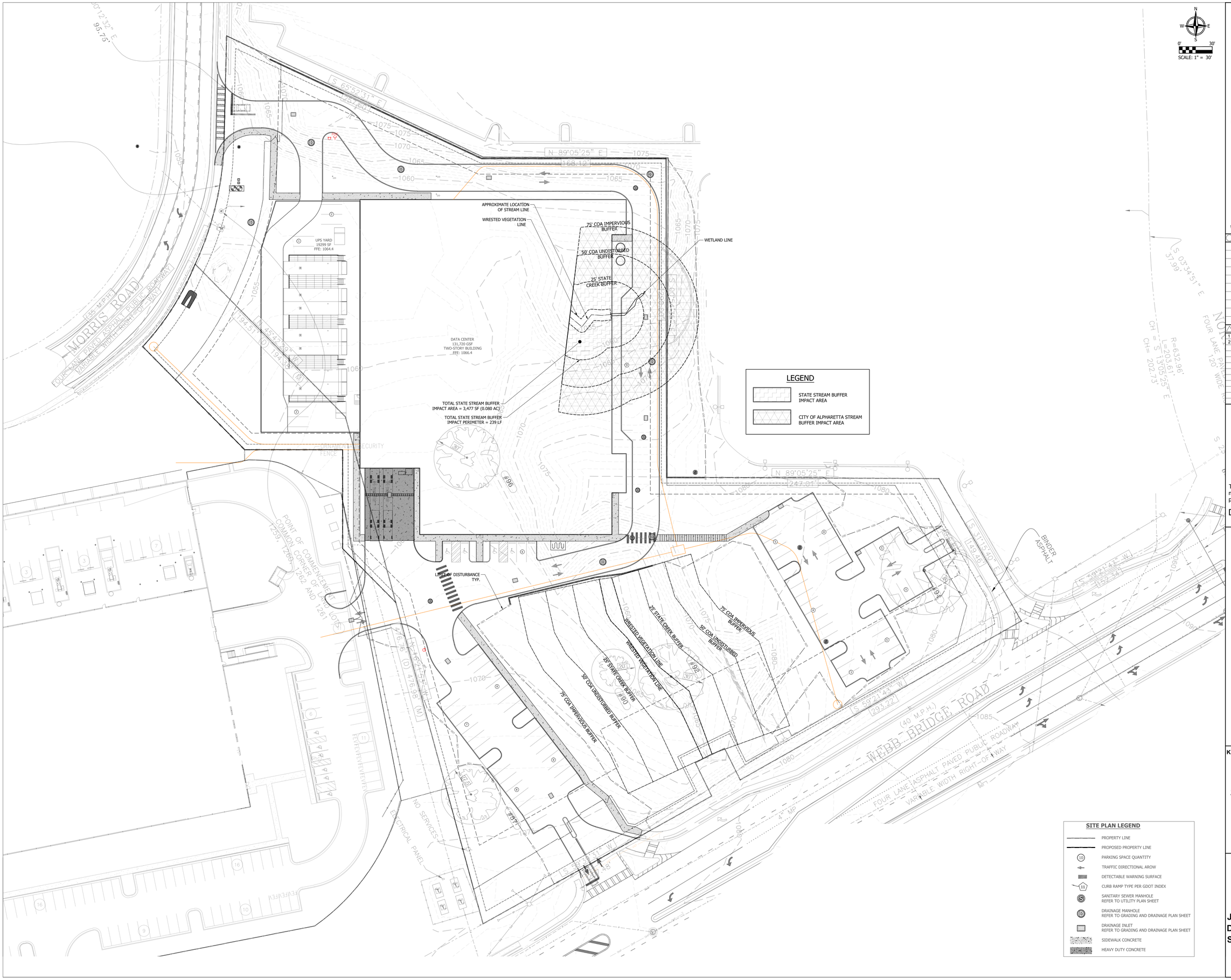
m:

404.518.5505

p:

888.462.3514

Blockedwww.landisevans.com <Blockedhttp://www.landisevans.com>



CORGAN

kW Mission Critical Engineering, d.p.c.
173 N Broadway, 2nd Floor Milwaukee, WI 53202

Landis Evans + Partners
3330 Preson Ridge Road, Suite 380
Alpharetta, GA 30005

L.A. Fuess Partners, Inc.
3333 Lee Pkwy # 300, Dallas, TX 75219

Exante 360
985 Dove St. 3rd Floor Newport Beach, CA 92260

ISSUES

REVISIONS

1	06/17/2020	DESIGN DEVELOPMENT REV. 1
2	06/26/2020	DESIGN DEVELOPMENT REV. 2

This document is incomplete and may not be used for regulatory approval, permit or construction.

Date of issue:
08/26/2020

STACK - ATLL 2

3250 VEBB BRIDGE ROAD
ALPHARETTA, GA 30005

STACK INFRASTRUCTURE

KEYPLAN

STREAM BUFFER IMPACT PLAN

JOB 1647-19
DATE 05-19-2020
SHEET

EXHIBIT

THE CITY OF ALPHARETTA GEORGIA

2 PARK PLAZA
ALPHARETTA, GA 30009
PHONE: 678.297.6000
WWW.ALPHARETTA.GA.US

August 27, 2020

Mr. Michael Berry
Erosion and Sediment Control Unit Manager
Watershed Protection Branch
Georgia Environmental Protection Division
2 Martin Luther King Jr. Drive, SW - East Tower, Suite 1462
Atlanta, GA 30334

RE: State Waters Letter of Awareness
Application for a 25-foot State Stream Buffer Variance
Stack – ATLL 2 – Morris Road and Webb Bridge Road
Fulton County, Georgia

Mr. Berry:

Concerning the above referenced project, the City of Alpharetta (Local Issuing Authority), has visited the subject site and determined the presence of buffered waters of the State of Georgia. The site visit was performed on January 10, 2020 by Zach Truelove, PE and David Shostak of the Community Development Department. Neil Blackman with Corblu Ecology Group was also present during this visit. Intermittent streams were identified onsite as depicted on the "Site Waters Map" by Corblu Ecology Group, attached.

The proposed project is seeking encroachment into the 25-foot state waters buffer for the small reach located on the northeastern portion of the site. The proposed encroachment is for the purpose of constructing a two-story data center and supporting site infrastructure. The subject site is Fulton County Tax Parcel 22 546012591398. The reach is located onsite near the shared property line between the subject parcel and 3300 Webb Bridge Road.

The city requires issuance of a state buffer variance before issuing a city land disturbance permit and before allowing any work within the state 25' buffer.

Respectfully,

Zach Truelove, PE CFM Rosgen IV
Development Services Engineer – Stormwater

Attachment

MAYOR
JIM GILVIN

MAYOR PRO TEM
DONALD F. MITCHELL

COUNCIL MEMBERS
JASON BINDER
BEN BURNETT
JOHN HIPES
DAN MERKEL
KAREN RICHARD

CITY ADMINISTRATOR
ROBERT J. REGUS

STACK ATLL02 DATA CENTER

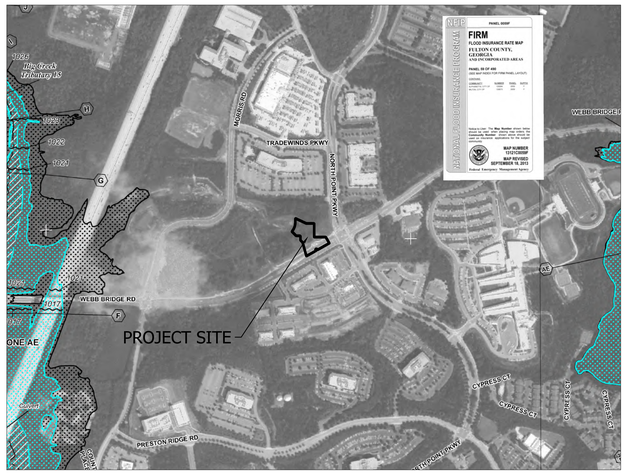
CITY OF ALPHARETTA, GEORGIA

EROSION CONTROL PLANS

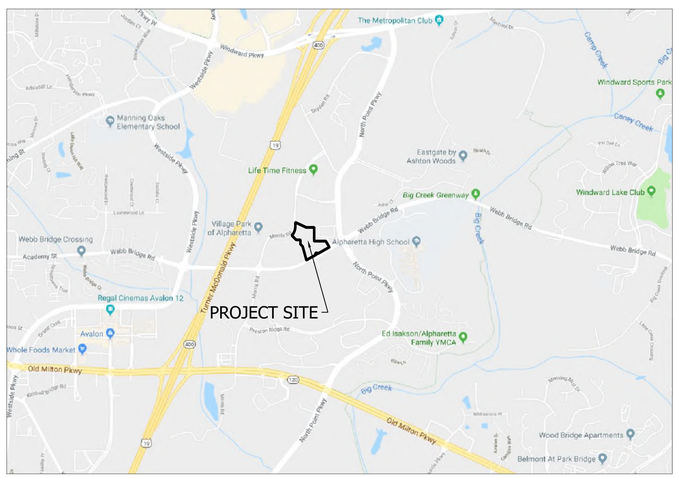
PREPARED FOR

STACK INFRASTRUCTURE USA, LLC.

1600 BROADWAY SUITE 1320
DENVER, COLORADO 80202
Phone: (703) 774-3740
Contact: John Brilliant
Email: jbrillant@cps-llc.com



FEMA FLOOD MAP
NOT TO SCALE



VICINITY MAP
SCALE: 1" = 1000'

PREPARED BY:

LANDIS EVANS + PARTNERS

3810 NORTHDALE BLVD. - SUITE 100
TAMPA, FLORIDA 33624
OFFICE: (813) 949-7449

INDEX

Sheet Number	Sheet Title
C000	COVER SHEET
C100	DEMOLITION PLAN
C200	EROSION CONTROL PLAN PHASE 1
C300	EROSION CONTROL PLAN PHASE 2
C400	EROSION CONTROL PLAN PHASE 3
C500	EROSION CONTROL NOTES
C501	EROSION CONTROL NOTES
C502	EROSION CONTROL NOTES

24 HOUR EMERGENCY CONTACT

CHRIS OWENS
Phone: (404) 518-5505

DESIGN PROFESSIONAL'S CERTIFICATIONS

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" 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 THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NUMBER GAR 100001 FOR STAND ALONE PROJECTS.

8/31/20 — DATE — DESIGN PROFESSIONAL'S SIGNATURE

I CERTIFY THAT THE PLAN PREPARER OR THE DESIGNEE THEREOF VISITED THE PROJECT SITE PRIOR TO THE CREATION OF THE PERMITTEE'S EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN OR THAT SUCH A VISIT WAS NOT REQUIRED IN ACCORDANCE WITH RULES AND REGULATIONS ESTABLISHED BY THE BOARD AS SPECIFIED IN SECTION 12-7-9 OF THE OFFICIAL CODE OF GEORGIA.

8/31/20 — DATE — DESIGN PROFESSIONAL'S SIGNATURE

I CERTIFY UNDERE THE PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYTEM DESIGNED TO ASSURE THAT QUALIFIED 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 VOLATIONS.

8/31/20 — DATE — DESIGN PROFESSIONAL'S SIGNATURE

SITE NOTES:

THE EXISTING 6.53 ACRE SITE IS CURRENTLY UNDEVELOPED AND MOSTLY WOODED. THE OWNER PROPOSES TO BUILD A 131,720 SQ FT, TWO STORY DATA CENTER AND PARKING AREA.

PERCENT IMPERVIOUS: 54.18%

BOUNDARY SURVEY PROVIDED BY CARR & ASSOCIATES ENGINEERS, INC. [FEBRUARY, 10 2020]

TOPOGRAPHICAL SURVEY PROVIDED BY CARR & ASSOCIATES ENGINEERS, INC. [FEBRUARY, 10 2020]

BASIS OF BEARING ORIENTATION IS STATE PLANE COORDINATE SYSTEM GEORGIA, WEST ZONE OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83) AND THE VERTICAL DATUM IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) PER GPS OBSERVATIONS ON SITE BY CARR & ASSOCIATES ENGINEERS, INC., DURING THE MONTH OF FEBRUARY 2020. GPS OBSERVATIONS WERE COMPLETED USING THE eGPS STATEWIDE RTK NETWORK.

THIS PROPERTY IS LOCATED IN ZONE X (AREAS OUTSIDE THE 500-YEAR FLOOD PLAIN) BASED ON THE FULTON COUNTY, GEORGIA FEMA F.I.R.M. COMMUNITY PANEL NUMBER 13121C0059F, EFFECTIVE DATE: SEPTEMBER 18, 2013

NATURE OF CONSTRUCTION ACTIVITY:

STACK INFRASTRUCTURE PLANS TO CONSTRUCT A TWO-STORY 131,720 GROSS FLOOR AREA DATA CENTER TO BE BUILT ON A 6.53-ACRE SITE IN ALPHARETTA, GEORGIA. SITE IMPROVEMENTS INCLUDE THE DATA CENTER BUILDING, PARKING, SIDEWALKS, AND UTILITY IMPROVEMENTS. THE TOTAL DISTURBED AREA FOR THE PROPOSED SITE IMPROVEMENTS IS APPROXIMATELY 4.97 ACRES AND CREATE AN ADDITIONAL 3.54 ACRES IMPERVIOUS AREA. ALL IMPROVEMENTS WILL BE MADE IN ACCORDANCE WITH THE CURRENT ZONING (O-I) AND ALL APPLICABLE CITY, COUNTY AND STATE REQUIREMENTS.

A STREAM BUFFER ENCROACHMENT VARIANCE WILL BE REQUIRED FOR THIS PROJECT FOR STREAM PIPING/GRADING TO CONSTRUCT A BUILDING PAD.

TOTAL SITE AREA: 6.53 ACRES
TOTAL DISTURBED AREA: 4.97 ACRES
ON-SITE DISTURBED AREA: 4.77 ACRES
OFF-SITE DISTURBED AREA: 0.20 ACRES

GSWCC — Georgia Soil and Water Conservation Commission
NICHOLAS J GRIFFITHS
Level II Certified Design Professional
Certification Number 0000002123
Issued: 03/01/2019 Expires: 03/01/2022

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ISSUES

REVISIONS

GEORGIA REGISTERED PROFESSIONAL ENGINEER 27702 8/31/2020 NICHOLAS J. GRIFFITHS

This document is incomplete and may not be used for regulatory approval, permit or construction.

Date of issue: 08/31/2020

STACK - ATLL 2
3250 WEBB BRIDGE ROAD
ALPHARETTA, GA 30005

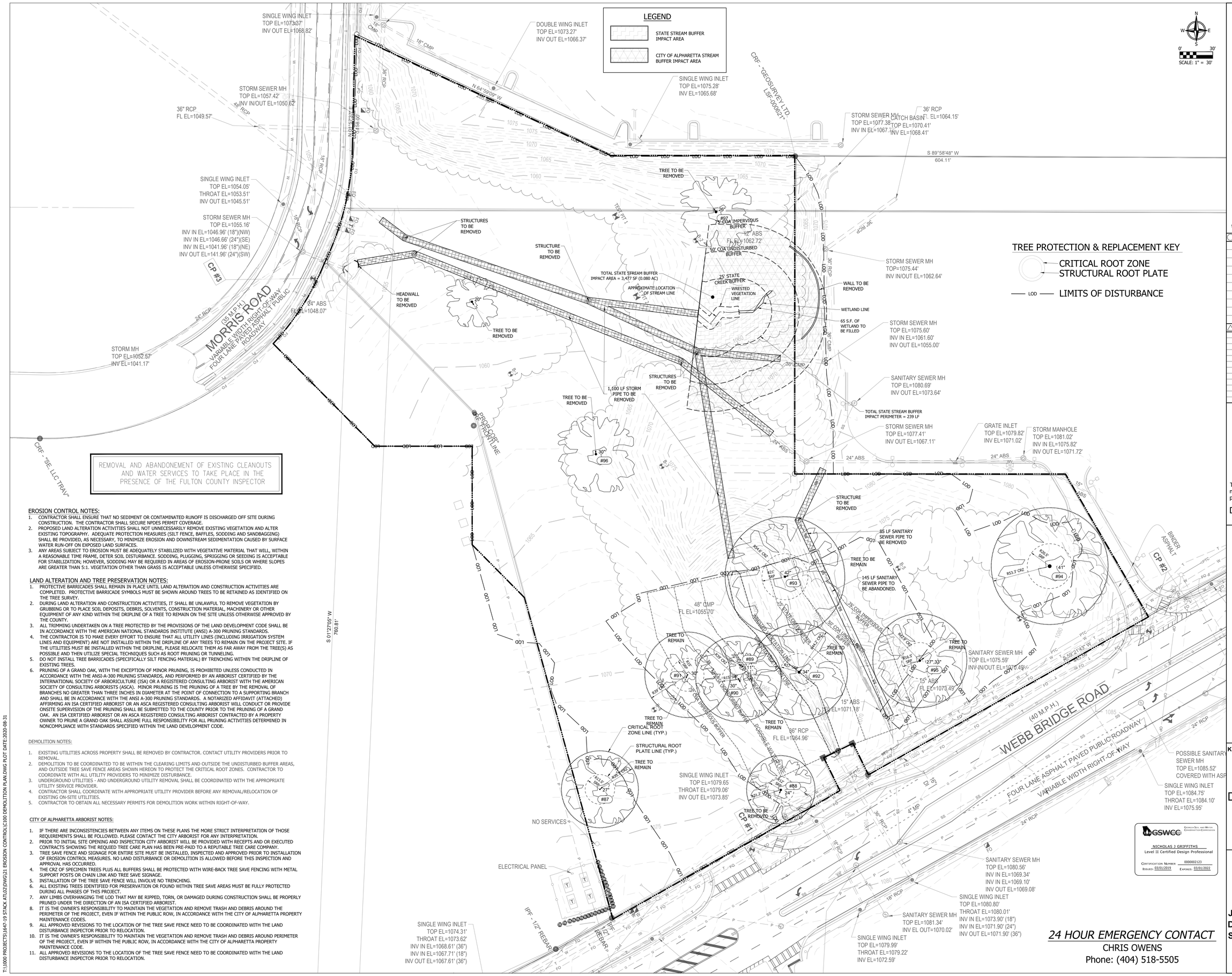
STACK INFRASTRUCTURE

KEYPLAN

COVER SHEET

JOB 1647-19
DATE 05-19-2020
SHEET
C000

T:\1000 PROJECTS\1647-19 STACK ATL02\DWG\21 EROSION CONTROL\C000 COVER.DWG PLOT DATE:2020-08-31



EROSION CONTROL NOTES:

1. CONTRACTOR SHALL ENSURE THAT NO SEDIMENT OR CONTAMINATED RUNOFF IS DISCHARGED OFF SITE DURING CONSTRUCTION. THE CONTRACTOR SHALL SECURE NPDES PERMIT COVERAGE.
2. PROPOSED LAND ALTERATION ACTIVITIES SHALL NOT UNNECESSARILY REMOVE EXISTING VEGETATION AND ALTER EXISTING TOPOGRAPHY. ADEQUATE PROTECTION MEASURES (SILT FENCE, BAFFLES, SODDING AND SANDBAGGING) SHALL BE PROVIDED, AS NECESSARY, TO MINIMIZE EROSION AND DOWNSTREAM SEDIMENTATION CAUSED BY SURFACE WATER RUN-OFF ON EXPOSED LAND SURFACES.
3. ANY AREAS SUBJECT TO EROSION MUST BE ADEQUATELY STABILIZED WITH VEGETATIVE MATERIAL THAT WILL, WITHIN A REASONABLE TIME FRAME, DETER SOIL DISTURBANCE. SODDING, PLUGGING, SPRIGGING OR SEEDING IS ACCEPTABLE FOR STABILIZATION; HOWEVER, SODDING MAY BE REQUIRED IN AREAS OF EROSION-PRONE SOILS OR WHERE SLOPES ARE GREATER THAN 5:1. VEGETATION OTHER THAN GRASS IS ACCEPTABLE UNLESS OTHERWISE SPECIFIED.

LAND ALTERATION AND TREE PRESERVATION NOTES:

1. PROTECTIVE BARRICADES SHALL REMAIN IN PLACE UNTIL LAND ALTERATION AND CONSTRUCTION ACTIVITIES ARE COMPLETED. PROTECTIVE BARRICADE SYMBOLS MUST BE SHOWN AROUND TREES TO BE RETAINED AS IDENTIFIED ON THE TREE SURVEY.
2. DURING LAND ALTERATION AND CONSTRUCTION ACTIVITIES, IT SHALL BE UNLAWFUL TO REMOVE VEGETATION BY GRUBBING OR TO PLACE SOIL DEPOSITS, DEBRIS, SOLVENTS, CONSTRUCTION MATERIAL, MACHINERY OR OTHER EQUIPMENT OF ANY KIND WITHIN THE DRIPLINE OF A TREE TO REMAIN ON THE SITE UNLESS OTHERWISE APPROVED BY THE COUNTY.
3. ALL TRIMMING UNDERTAKEN ON A TREE PROTECTED BY THE PROVISIONS OF THE LAND DEVELOPMENT CODE SHALL BE IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A-300 PRUNING STANDARDS.
4. THE CONTRACTOR IS TO MAKE EVERY EFFORT TO ENSURE THAT ALL UTILITY LINES (INCLUDING IRRIGATION SYSTEM LINES AND EQUIPMENT) ARE NOT INSTALLED WITHIN THE DRIPLINE OF ANY TREES TO REMAIN ON THE PROJECT SITE. IF THE UTILITIES MUST BE INSTALLED WITHIN THE DRIPLINE, PLEASE RELOCATE THEM AS FAR AWAY FROM THE TREE(S) AS POSSIBLE AND THEN UTILIZE SPECIAL TECHNIQUES SUCH AS ROOT PRUNING OR TUNNELING.
5. DO NOT INSTALL TREE BARRICADES (SPECIFICALLY SILT FENCING MATERIAL) BY TRENCHING WITHIN THE DRIPLINE OF EXISTING TREES.
6. PRUNING OF A GRAND OAK, WITH THE EXCEPTION OF MINOR PRUNING, IS PROHIBITED UNLESS CONDUCTED IN ACCORDANCE WITH THE ANSI-A-300 PRUNING STANDARDS, AND PERFORMED BY AN ARBORIST CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) OR A REGISTERED CONSULTING ARBORIST WITH THE AMERICAN SOCIETY OF CONSULTING ARBORISTS (ASCA). MINOR PRUNING IS THE PRUNING OF A TREE BY THE REMOVAL OF BRANCHES NO GREATER THAN THREE INCHES IN DIAMETER AT THE POINT OF CONNECTION TO A SUPPORTING BRANCH AND SHALL BE IN ACCORDANCE WITH THE ANSI A-300 PRUNING STANDARDS. A NOTARIZED AFFIDAVIT (ATTACHED) AFFIRMING AN ISA CERTIFIED ARBORIST OR AN ASCA REGISTERED CONSULTING ARBORIST WILL CONDUCT OR PROVIDE ONSITE SUPERVISION OF THE PRUNING SHALL BE SUBMITTED TO THE COUNTY PRIOR TO THE PRUNING OF A GRAND OAK. AN ISA CERTIFIED ARBORIST OR AN ASCA REGISTERED CONSULTING ARBORIST CONTRACTED BY A PROPERTY OWNER TO PRUNE A GRAND OAK SHALL ASSUME FULL RESPONSIBILITY FOR ALL PRUNING ACTIVITIES DETERMINED IN NONCOMPLIANCE WITH STANDARDS SPECIFIED WITHIN THE LAND DEVELOPMENT CODE.

DEMOLITION NOTES:

1. EXISTING UTILITIES ACROSS PROPERTY SHALL BE REMOVED BY CONTRACTOR. CONTACT UTILITY PROVIDERS PRIOR TO REMOVAL.
2. DEMOLITION TO BE COORDINATED TO BE WITHIN THE CLEARING LIMITS AND OUTSIDE THE UNDISTURBED BUFFER AREAS, AND OUTSIDE TREE SAVE FENCE AREAS SHOWN HEREON TO PROTECT THE CRITICAL ROOT ZONES. CONTRACTOR TO COORDINATE WITH ALL UTILITY PROVIDERS TO MINIMIZE DISTURBANCE.
3. UNDERGROUND UTILITIES - AND UNDERGROUND UTILITY REMOVAL SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY SERVICE PROVIDER.
4. CONTRACTOR SHALL COORDINATE WITH APPROPRIATE UTILITY PROVIDER BEFORE ANY REMOVAL/RELOCATION OF EXISTING ON-SITE UTILITIES.
5. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS FOR DEMOLITION WORK WITHIN RIGHT-OF-WAY.

CITY OF ALPHARETTA ARBORIST NOTES:

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 INITIAL SITE OPENING AND INSPECTION CITY ARBORIST WILL BE PROVIDED WITH RECEPTS AND OR EXECUTED CONTRACTS SHOWING THE REQUIED TREE CARE PLAN HAS BEEN PRE-PAID 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. 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.
8. 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.
9. ALL APPROVED REVISIONS TO THE LOCATION OF THE TREE SAVE FENCE NEED TO BE COORDINATED WITH THE LAND DISTURBANCE INSPECTOR PRIOR TO RELOCATION.
10. IT IS THE OWNER'S RESPONSIBILITY TO MAINTAIN THE VEGETATION AND REMOVE TRASH AND DEBRIS AROUND PERIMETER OF THE PROJECT, EVEN IF WITHIN THE PUBLIC ROW, IN ACCORDANCE WITH THE CITY OF ALPHARETTA PROPERTY MAINTENANCE CODE.
11. ALL APPROVED REVISIONS TO THE LOCATION OF THE TREE SAVE FENCE NEED TO BE COORDINATED WITH THE LAND DISTURBANCE INSPECTOR PRIOR TO RELOCATION.

24 HOUR EMERGENCY CONTACT
CHRIS OWENS
Phone: (404) 518-5505

T:\1000 PROJECTS\1647-19 STACK ATL02\DWG\21 EROSION CONTROL\C100 DEMOLITION PLAN.DWG PLOT DATE:2020-08-31

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ISSUES

REVISIONS

GEORGIA REGISTERED PROFESSIONAL ENGINEER NICHOLAS J. GRIFFITHS 27705 8/31/2020

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Date of issue: 08/31/2020

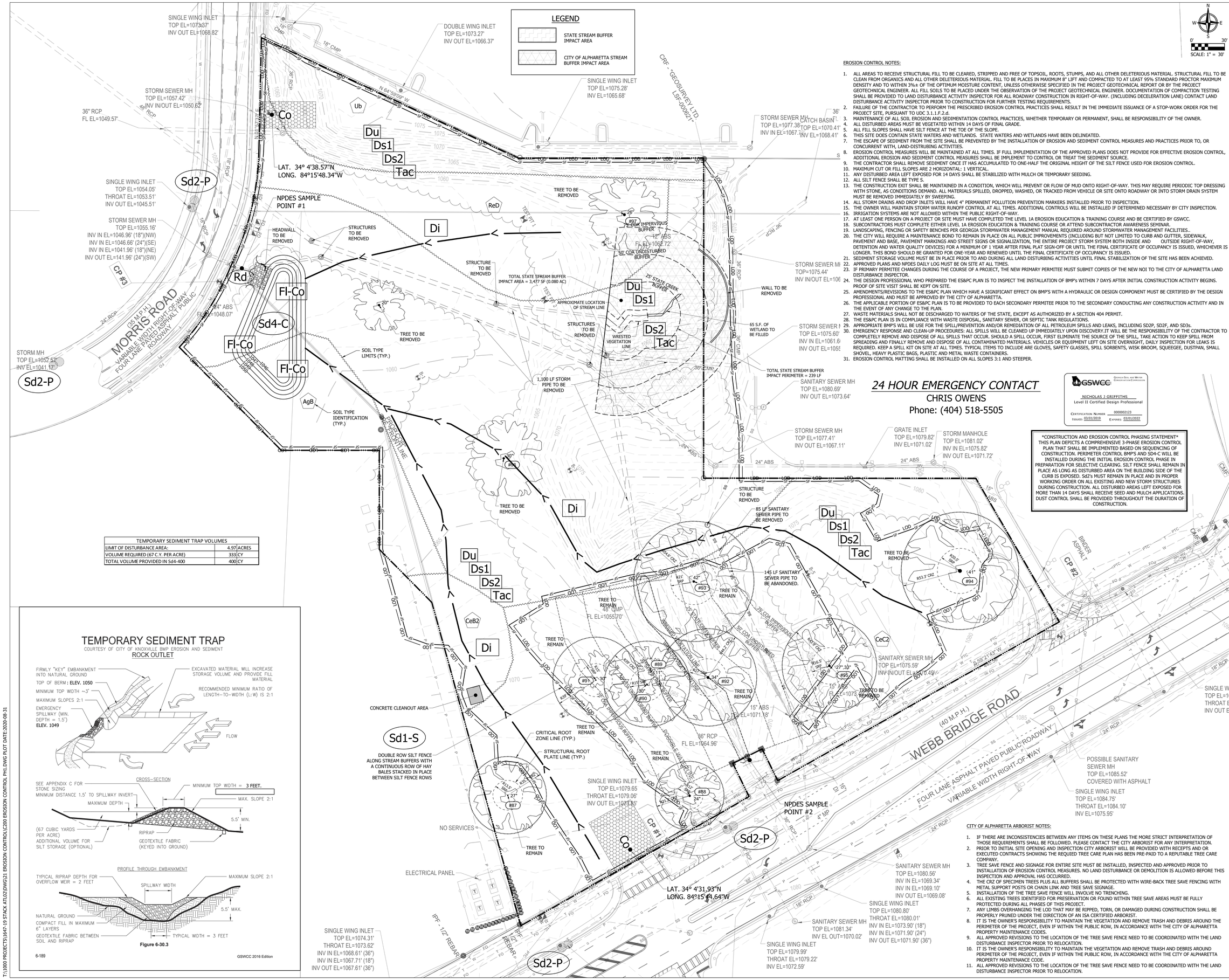
STACK - ATLL 2
3250 WEBB BRIDGE ROAD ALPHARETTA, GA 30005

STACK INFRASTRUCTURE

KEYPLAN

DEMOLITION PLAN

JOB 1647-19
DATE 05-19-2020
SHEET C100



EROSION CONTROL NOTES:

1. 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 PLACES IN MAXIMUM 8" LIFT AND COMPACTED TO AT LEAST 95% STANDARD PROCTOR MAXIMUM DENSITY AND TO WITHIN 3%± OF THE OPTIMUM MOISTURE CONTENT, UNLESS OTHERWISE 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.
2. FAILURE OF THE CONTRACTOR TO PERFORM THE PRESCRIBED EROSION CONTROL PRACTICES SHALL RESULT IN THE IMMEDIATE ISSUANCE OF A STOP-WORK ORDER FOR THE PROJECT SITE, PURSUANT TO UDC 3.1.1.F.2.d.
3. MAINTENANCE OF ALL SOIL EROSION AND SEDIMENTATION CONTROL PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE RESPONSIBILITY OF THE OWNER.
4. ALL DISTURBED AREAS MUST BE VEGETATED WITHIN 14 DAYS OF FINAL GRADE.
5. ALL FILL SLOPES SHALL HAVE SILT FENCE AT THE TOE OF THE SLOPE.
6. THIS SITE DOES CONTAIN STATE WATERS AND WETLANDS. STATE WATERS AND WETLANDS HAVE BEEN DELINEATED.
7. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTRUBING ACTIVITIES.
8. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLANS DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENT TO CONTROL OR TREAT THE SEDIMENT SOURCE.
9. THE CONTRACTOR SHALL REMOVE SEDIMENT ONCE IT HAS ACCUMULATED TO ONE-HALF THE ORIGINAL HEIGHT OF THE SILT FENCE USED FOR EROSION CONTROL.
10. MAXIMUM CUT OR FILL SLOPES ARE 2 HORIZONTAL: 1 VERTICAL.
11. ANY DISTURBED AREA LEFT EXPOSED FOR 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
12. ALL SILT FENCE SHALL BE TYPE S.
13. THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION, WHICH WILL PREVENT OR FLOW OF MUD ONTO RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE, AS CONDITIONS DEMAND. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLE OR SITE ONTO ROADWAY OR INTO STORM DRAIN SYSTEM MUST BE REMOVED IMMEDIATELY BY SWEEPING.
14. ALL STORM DRAINS AND DROP INLETS WILL HAVE 4" PERMANENT POLLUTION PREVENTION MARKERS INSTALLED PRIOR TO INSPECTION.
15. THE OWNER WILL MAINTAIN STORM WATER RUNOFF CONTROL AT ALL TIMES. ADDITIONAL CONTROLS WILL BE INSTALLED IF DETERMINED NECESSARY BY CITY INSPECTION.
16. IRRIGATION SYSTEMS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY.
17. AT LEAST ONE PERSON ON A PROJECT OR SITE MUST HAVE COMPLETED THE LEVEL 1A EROSION EDUCATION & TRAINING COURSE AND BE CERTIFIED BY GSWCC.
18. SUBCONTRACTORS MUST COMPLETE EITHER LEVEL 1A EROSION EDUCATION & TRAINING COURSE OR ATTEND SUBCONTRACTOR AWARENESS SEMINAR.
19. LANDSCAPING, FENCING OR SAFETY BENCHES PER GEORGIA STORMWATER MANAGEMENT MANUAL REQUIRED AROUND STORMWATER MANAGEMENT FACILITIES..
20. THE CITY WILL REQUIRE A MAINTENANCE BOND TO REMAIN IN PLACE ON ALL PUBLIC IMPROVEMENTS (INCLUDING BUT NOT LIMITED TO CURB AND GUTTER, SIDEWALK, PAVEMENT AND BASE, PAVEMENT MARKINGS AND STREET SIGNS OR SIGNALIZATION, THE ENTIRE PROJECT STORM SYSTEM BOTH INSIDE AND OUTSIDE RIGHT-OF-WAY, DETENTION AND WATER QUALITY DEVICES) FOR A MINIMUM OF 1 YEAR AFTER FINAL PLAT SIGN-OFF OR UNTIL THE FINAL CERTIFICATE OF OCCUPANCY IS ISSUED, WHICHEVER IS LONGER. THIS BOND SHOULD BE GRANTED FOR ONE-YEAR AND RENEWED UNTIL THE FINAL CERTIFICATE OF OCCUPANCY IS ISSUED.
21. SEDIMENT STORAGE VOLUME MUST BE IN PLACE PRIOR TO AND DURING ALL LAND DISTURBING ACTIVITIES UNTIL FINAL STABILIZATION OF THE SITE HAS BEEN ACHIEVED.
22. APPROVED PLANS AND NPDES DAILY LOG MUST BE ON SITE AT ALL TIMES.
23. IF PRIMARY PERMITEE CHANGES DURING THE COURSE OF A PROJECT, THE NEW PRIMARY PERMITEE MUST SUBMIT COPIES OF THE NEW NOI TO THE CITY OF ALPHARETTA LAND DISTURBANCE INSPECTOR.
24. THE DESIGN PROFESSIONAL WHO PREPARED THE ES&PC PLAN IS TO INSPECT THE INSTALLATION OF BMP's WITHIN 7 DAYS AFTER INITIAL CONSTRUCTION ACTIVITY BEGINS. PROOF OF SITE VISIT SHALL BE KEPT ON SITE.
25. AMENDMENTS/REVISIONS TO THE ES&PC PLAN WHICH HAVE A SIGNIFICANT EFFECT ON BMP'S WITH A HYDRAULIC OR DESIGN COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL AND MUST BE APPROVED BY THE CITY OF ALPHARETTA.
26. THE APPLICABLE PORTION OF ES&PC PLAN IS TO BE PROVIDED TO EACH SECONDARY PERMITEE PRIOR TO THE SECONDARY CONDUCTING ANY CONSTRUCTION ACTIVITY AND IN THE EVENT OF ANY CHANGE TO THE PLAN.
27. WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.
28. THE ES&PC PLAN IS IN COMPLIANCE WITH WASTE DISPOSAL, SANITARY SEWER, OR SEPTIC TANK REGULATIONS.
29. APPROPRIATE BMP'S WILL BE USE FOR THE SPILL/PREVENTION AND/OR REMEDIATION OF ALL PETROLEUM SPILLS AND LEAKS, INCLUDING SD2P, SD2F, AND SD3s.
30. EMERGENCY RESPONSE AND CLEAN-UP PROCEDURES: ALL SPILLS WILL BE CLEANED UP IMMEDIATELY UPON DISCOVERY.IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLETELY REMOVE AND DISPOSE OF ALL SPILLS THAT OCCUR. SHOULD A SPILL OCCUR, FIRST ELIMINATE THE SOURCE OF THE SPILL, TAKE ACTION TO KEEP SPILL FROM SPREADING AND FINALLY REMOVE AND DISPOSE OF ALL CONTAMINATED MATERIALS. VEHICLES OR EQUIPMENT LEFT ON SITE OVERNIGHT, DAILY INSPECTION FOR LEAKS IS REQUIRED. KEEP A SPILL KIT ON SITE AT ALL TIMES. TYPICAL ITEMS TO INCLUDE ARE GLOVES, SAFETY GLASSES, SPILL SORBENTS, WISK BROOM, SQUEEGEE, DUSTPAN, SMALL SHOVEL, HEAVY PLASTIC BAGS, PLASTIC AND METAL WASTE CONTAINERS.
31. EROSION CONTROL MATTING SHALL BE INSTALLED ON ALL SLOPES 3:1 AND STEEPER.

24 HOUR EMERGENCY CONTACT

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GSWCC — Georgia Soil and Water Conservation Commission
NICHOLAS J GRIFFITHS
Level II Certified Design Professional
Certification Number 0000002123
Issued: 03/01/2019 Expires: 03/01/2022

CONSTRUCTION AND EROSION CONTROL PHASING STATEMENT
THIS PLAN DEPICTS A COMPREHENSIVE 3-PHASE EROSION CONTROL PLAN THAT SHALL BE IMPLEMENTED BASED ON SEQUENCING OF CONSTRUCTION. PERIMETER CONTROL BMP'S AND SD4-C WILL BE INSTALLED DURING THE INITIAL EROSION CONTROL PHASE IN PREPARATION FOR SELECTIVE CLEARING. SILT FENCE SHALL REMAIN IN PLACE AS LONG AS DISTURBED AREA ON THE BUILDING SIDE OF THE CURB IS EXPOSED. Sd2's MUST REMAIN IN PLACE AND IN PROPER WORKING ORDER ON ALL EXISTING AND NEW STORM STRUCTURES DURING CONSTRUCTION. ALL DISTURBED AREAS LEFT EXPOSED FOR MORE THAN 14 DAYS SHALL RECEIVE SEED AND MULCH APPLICATIONS. DUST CONTROL SHALL BE PROVIDED THROUGHOUT THE DURATION OF CONSTRUCTION.

TEMPORARY SEDIMENT TRAP VOLUMES		
LIMIT OF DISTURBANCE AREA:	4.97	ACRES
VOLUME REQUIRED (67 C.Y. PER ACRE)	333	CY
TOTAL VOLUME PROVIDED IN Sd4-400	400	CY

TEMPORARY SEDIMENT TRAP

COURTESY OF CITY OF KNOXVILLE BMP EROSION AND SEDIMENT

ROCK OUTLET

Figure 6-30.3

6-189 GSWCC 2016 Edition

CITY OF ALPHARETTA ARBORIST NOTES:

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 INITIAL SITE OPENING AND INSPECTION CITY ARBORIST WILL BE PROVIDED WITH RECEPTS AND OR EXECUTED CONTRACTS SHOWING THE REQUIED TREE CARE PLAN HAS BEEN PRE-PAID 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. 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.
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9. ALL APPROVED REVISIONS TO THE LOCATION OF THE TREE SAVE FENCE NEED TO BE COORDINATED WITH THE LAND DISTURBANCE INSPECTOR PRIOR TO RELOCATION.
10. IT IS THE OWNER'S RESPONSIBILITY TO MAINTAIN THE VEGETATION AND REMOVE TRASH AND DEBRIS AROUND PERIMETER OF THE PROJECT, EVEN IF WITHIN THE PUBLIC ROW, IN ACCORDANCE WITH THE CITY OF ALPHARETTA PROPERTY MAINTENANCE CODE.
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ISSUES

REVISIONS

GEORGIA REGISTERED PROFESSIONAL ENGINEER 27002 8/31/2020 NICHOLAS J. GRIFFITHS

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Date of issue: 08/31/2020

STACK - ATLL 2
3250 WEBB BRIDGE ROAD
ALPHARETTA, GA 30005

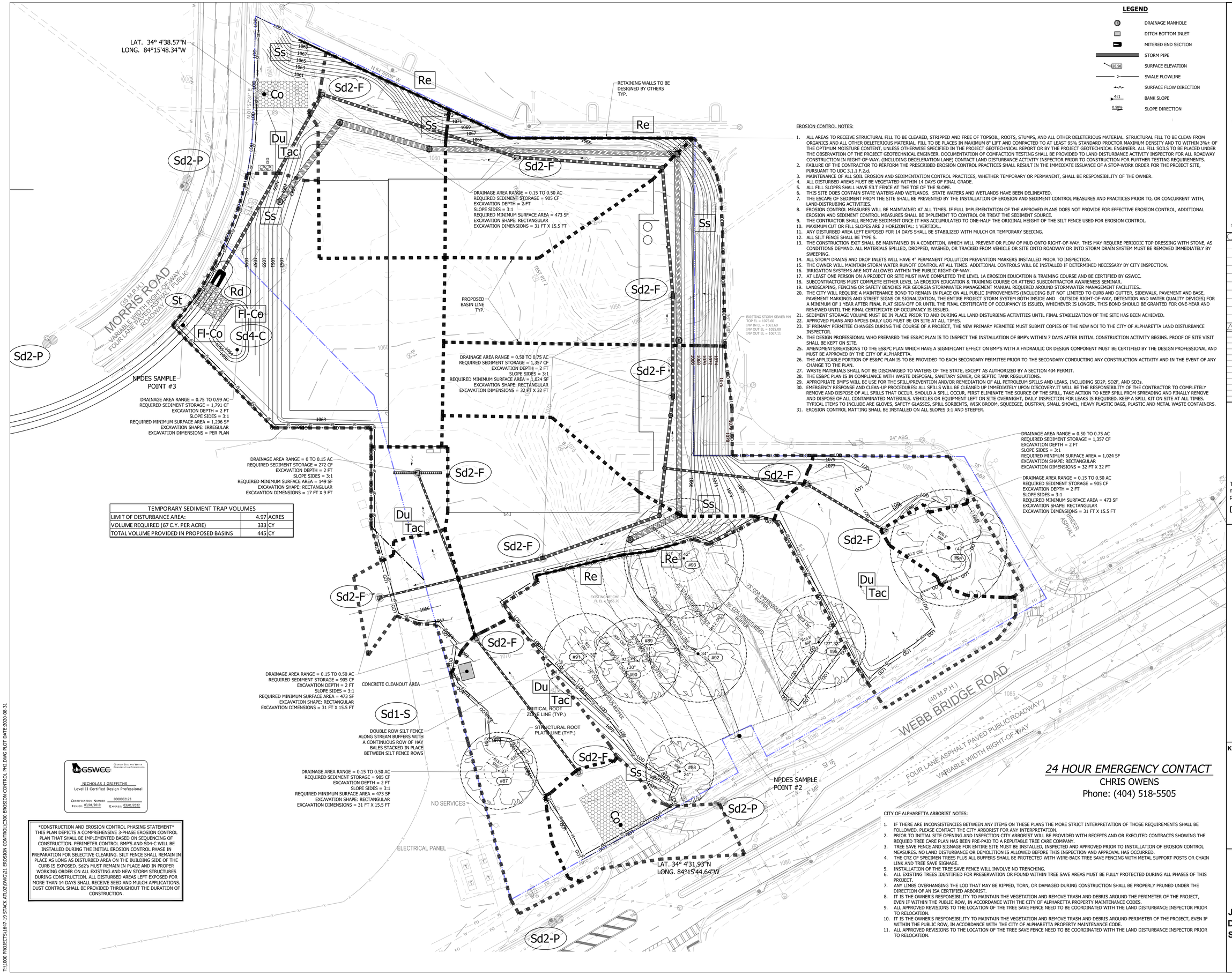
STACK INFRASTRUCTURE

KEYPLAN

EROSION CONTROL PLAN PHASE 1

JOB 1647-19
DATE 05-19-2020
SHEET
C200

T:\1000 PROJECTS\1647-19 STACK ATL02\DWG\21 EROSION CONTROL\C200 EROSION CONTROL PH1.DWG PLOT DATE:2020-08-31



TEMPORARY SEDIMENT TRAP VOLUMES		
LIMIT OF DISTURBANCE AREA:	4.97	ACRES
VOLUME REQUIRED (67 C.Y. PER ACRE)	333	CY
TOTAL VOLUME PROVIDED IN PROPOSED BASINS	445	CY

GSWCC Georgia Soil and Water Conservation Commission
NICHOLAS J GRIFFITHS
Level II Certified Design Professional
Certification Number 0000002123
Issued: 03/01/2019 Expires: 03/01/2022

CONSTRUCTION AND EROSION CONTROL PHASING STATEMENT
THIS PLAN DEPICTS A COMPREHENSIVE 3-PHASE EROSION CONTROL PLAN THAT SHALL BE IMPLEMENTED BASED ON SEQUENCING OF CONSTRUCTION. PERIMETER CONTROL BMP'S AND SD4-C WILL BE INSTALLED DURING THE INITIAL EROSION CONTROL PHASE IN PREPARATION FOR SELECTIVE CLEARING. SILT FENCE SHALL REMAIN IN PLACE AS LONG AS DISTURBED AREA ON THE BUILDING SIDE OF THE CURB IS EXPOSED. Sd2's MUST REMAIN IN PLACE AND IN PROPER WORKING ORDER ON ALL EXISTING AND NEW STORM STRUCTURES DURING CONSTRUCTION. ALL DISTURBED AREAS LEFT EXPOSED FOR MORE THAN 14 DAYS SHALL RECEIVE SEED AND MULCH APPLICATIONS. DUST CONTROL SHALL BE PROVIDED THROUGHOUT THE DURATION OF CONSTRUCTION.

LEGEND

- DRAINAGE MANHOLE
- DITCH BOTTOM INLET
- MITERED END SECTION
- STORM PIPE
- 28.58 SURFACE ELEVATION
- SWALE FLOWLINE
- SURFACE FLOW DIRECTION
- 4:1 BANK SLOPE
- 0.50% SLOPE DIRECTION

EROSION CONTROL NOTES:

1. 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 PLACES IN MAXIMUM 8" LIFT AND COMPACTED TO AT LEAST 95% STANDARD PROCTOR MAXIMUM DENSITY AND TO WITHIN 3%± OF THE OPTIMUM MOISTURE CONTENT, UNLESS OTHERWISE 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.
2. FAILURE OF THE CONTRACTOR TO PERFORM THE PRESCRIBED EROSION CONTROL PRACTICES SHALL RESULT IN THE IMMEDIATE ISSUANCE OF A STOP-WORK ORDER FOR THE PROJECT SITE, PURSUANT TO UDC 3.1.1.F.2.d.
3. MAINTENANCE OF ALL SOIL EROSION AND SEDIMENTATION CONTROL PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE RESPONSIBILITY OF THE OWNER.
4. ALL DISTURBED AREAS MUST BE VEGETATED WITHIN 14 DAYS OF FINAL GRADE.
5. ALL FILL SLOPES SHALL HAVE SILT FENCE AT THE TOE OF THE SLOPE.
6. THIS SITE DOES CONTAIN STATE WATERS AND WETLANDS. STATE WATERS AND WETLANDS HAVE BEEN DELINEATED.
7. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTRUBING ACTIVITIES.
8. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLANS DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENT TO CONTROL OR TREAT THE SEDIMENT SOURCE.
9. THE CONTRACTOR SHALL REMOVE SEDIMENT ONCE IT HAS ACCUMULATED TO ONE-HALF THE ORIGINAL HEIGHT OF THE SILT FENCE USED FOR EROSION CONTROL.
10. MAXIMUM CUT OR FILL SLOPES ARE 2 HORIZONTAL: 1 VERTICAL.
11. ANY DISTURBED AREA LEFT EXPOSED FOR 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
12. ALL SILT FENCE SHALL BE TYPE S.
13. THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION, WHICH WILL PREVENT OR FLOW OF MUD ONTO RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE, AS CONDITIONS DEMAND. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLE OR SITE ONTO ROADWAY OR INTO STORM DRAIN SYSTEM MUST BE REMOVED IMMEDIATELY BY SWEEPING.
14. ALL STORM DRAINS AND DROP INLETS WILL HAVE 4" PERMANENT POLLUTION PREVENTION MARKERS INSTALLED PRIOR TO INSPECTION.
15. THE OWNER WILL MAINTAIN STORM WATER RUNOFF CONTROL AT ALL TIMES. ADDITIONAL CONTROLS WILL BE INSTALLED IF DETERMINED NECESSARY BY CITY INSPECTION.
16. IRRIGATION SYSTEMS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY.
17. AT LEAST ONE PERSON ON A PROJECT OR SITE MUST HAVE COMPLETED THE LEVEL 1A EROSION EDUCATION & TRAINING COURSE AND BE CERTIFIED BY GSWCC.
18. SUBCONTRACTORS MUST COMPLETE EITHER LEVEL 1A EROSION EDUCATION & TRAINING COURSE OR ATTEND SUBCONTRACTOR AWARENESS SEMINAR.
19. LANDSCAPING, FENCING OR SAFETY BENCHES PER GEORGIA STORMWATER MANAGEMENT MANUAL REQUIRED AROUND STORMWATER MANAGEMENT FACILITIES..
20. THE CITY WILL REQUIRE A MAINTENANCE BOND TO REMAIN IN PLACE ON ALL PUBLIC IMPROVEMENTS (INCLUDING BUT NOT LIMITED TO CURB AND GUTTER, SIDEWALK, PAVEMENT AND BASE, PAVEMENT MARKINGS AND STREET SIGNS OR SIGNALIZATION, THE ENTIRE PROJECT STORM SYSTEM BOTH INSIDE AND OUTSIDE RIGHT-OF-WAY, DETENTION AND WATER QUALITY DEVICES) FOR A MINIMUM OF 1 YEAR AFTER FINAL PLAT SIGN-OFF OR UNTIL THE FINAL CERTIFICATE OF OCCUPANCY IS ISSUED, WHICHEVER IS LONGER. THIS BOND SHOULD BE GRANTED FOR ONE-YEAR AND RENEWED UNTIL THE FINAL CERTIFICATE OF OCCUPANCY IS ISSUED.
21. SEDIMENT STORAGE VOLUME MUST BE IN PLACE PRIOR TO AND DURING ALL LAND DISTURBING ACTIVITIES UNTIL FINAL STABILIZATION OF THE SITE HAS BEEN ACHIEVED.
22. APPROVED PLANS AND NPDES DAILY LOG MUST BE ON SITE AT ALL TIMES.
23. IF PRIMARY PERMITEE CHANGES DURING THE COURSE OF A PROJECT, THE NEW PRIMARY PERMITEE MUST SUBMIT COPIES OF THE NEW NOI TO THE CITY OF ALPHARETTA LAND DISTURBANCE INSPECTOR.
24. THE DESIGN PROFESSIONAL WHO PREPARED THE ES&PC PLAN IS TO INSPECT THE INSTALLATION OF BMP's WITHIN 7 DAYS AFTER INITIAL CONSTRUCTION ACTIVITY BEGINS. PROOF OF SITE VISIT SHALL BE KEPT ON SITE.
25. AMENDMENTS/REVISIONS TO THE ES&PC PLAN WHICH HAVE A SIGNIFICANT EFFECT ON BMP'S WITH A HYDRAULIC OR DESIGN COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL AND MUST BE APPROVED BY THE CITY OF ALPHARETTA.
26. THE APPLICABLE PORTION OF ES&PC PLAN IS TO BE PROVIDED TO EACH SECONDARY PERMITEE PRIOR TO THE SECONDARY CONDUCTING ANY CONSTRUCTION ACTIVITY AND IN THE EVENT OF ANY CHANGE TO THE PLAN.
27. WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.
28. THE ES&PC PLAN IS IN COMPLIANCE WITH WASTE DISPOSAL, SANITARY SEWER, OR SEPTIC TANK REGULATIONS.
29. APPROPRIATE BMP'S WILL BE USE FOR THE SPILL/PREVENTION AND/OR REMEDIATION OF ALL PETROLEUM SPILLS AND LEAKS, INCLUDING SD2P, SD2F, AND SD3s.
30. EMERGENCY RESPONSE AND CLEAN-UP PROCEDURES: ALL SPILLS WILL BE CLEANED UP IMMEDIATELY UPON DISCOVERY.IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLETELY REMOVE AND DISPOSE OF ALL SPILLS THAT OCCUR. SHOULD A SPILL OCCUR, FIRST ELIMINATE THE SOURCE OF THE SPILL, TAKE ACTION TO KEEP SPILL FROM SPREADING AND FINALLY REMOVE AND DISPOSE OF ALL CONTAMINATED MATERIALS. VEHICLES OR EQUIPMENT LEFT ON SITE OVERNIGHT, DAILY INSPECTION FOR LEAKS IS REQUIRED. KEEP A SPILL KIT ON SITE AT ALL TIMES. TYPICAL ITEMS TO INCLUDE ARE GLOVES, SAFETY GLASSES, SPILL SORBENTS, WISK BROOM, SQUEEGEE, DUSTPAN, SMALL SHOVEL, HEAVY PLASTIC BAGS, PLASTIC AND METAL WASTE CONTAINERS.
31. EROSION CONTROL MATTING SHALL BE INSTALLED ON ALL SLOPES 3:1 AND STEEPER.

24 HOUR EMERGENCY CONTACT

CHRIS OWENS
Phone: (404) 518-5505

CITY OF ALPHARETTA ARBORIST NOTES:

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 INITIAL SITE OPENING AND INSPECTION CITY ARBORIST WILL BE PROVIDED WITH RECEPTS AND OR EXECUTED CONTRACTS SHOWING THE REQUIED TREE CARE PLAN HAS BEEN PRE-PAID 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. 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.
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9. ALL APPROVED REVISIONS TO THE LOCATION OF THE TREE SAVE FENCE NEED TO BE COORDINATED WITH THE LAND DISTURBANCE INSPECTOR PRIOR TO RELOCATION.
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CORGAN

kW Mission Critical Engineering
kW Mission Critical Engineering, d.p.c.
173 N Broadway, 2nd Floor Milwaukee, WI 53202

Landis Evans Partners
Landis Evans + Partners
3330 Preson Ridge Road, Suite 380
Alpharetta, GA 30005

L.A. Fuess Partners, Inc.
3333 Lee Pkwy # 300, Dallas, TX 75219

Exante360
Exante 360
985 Dove St. 3rd Floor Newport Beach, CA 92260

ISSUES

REVISIONS

GEORGIA REGISTERED 27002 PROFESSIONAL 8/31/2020 ENGINEER NICHOLAS J. GRIFFITHS

This document is incomplete and may not be used for regulatory approval, permit or construction.

Date of issue:
08/31/2020

STACK - ATLL 2
3250 WEBB BRIDGE ROAD
ALPHARETTA, GA 30005

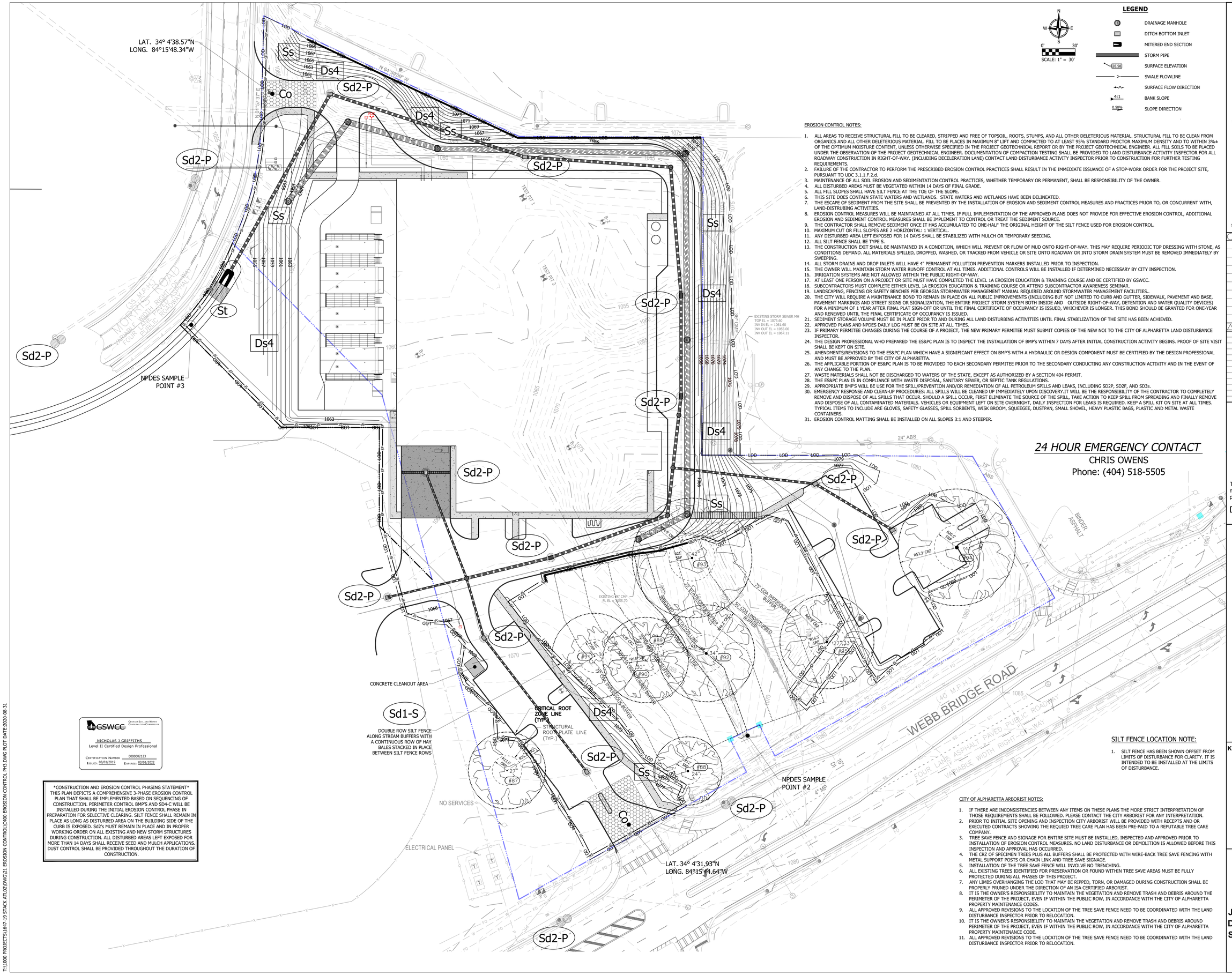
STACK INFRASTRUCTURE

KEYPLAN

EROSION CONTROL PLAN PHASE 2

JOB 1647-19
DATE 05-19-2020
SHEET
C300

T:\1000 PROJECTS\1647-19 STACK ATL02\DWG\21 EROSION CONTROL\C300 EROSION CONTROL PH2.DWG PLOT DATE:2020-08-31



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- 0.50% SLOPE DIRECTION

N E S W

0' 30'
SCALE: 1" = 30'

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24 HOUR EMERGENCY CONTACT

CHRIS OWENS
Phone: (404) 518-5505

GSWCC Georgia Soil and Water Conservation Commission
NICHOLAS J GRIFFITHS
Level II Certified Design Professional
Certification Number 0000002123
Issued: 03/01/2019 Expires: 03/01/2022

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SILT FENCE LOCATION NOTE:

1. SILT FENCE HAS BEEN SHOWN OFFSET FROM LIMITS OF DISTURBANCE FOR CLARITY. IT IS INTENDED TO BE INSTALLED AT THE LIMITS OF DISTURBANCE.

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CORGAN

kW Mission Critical Engineering
kW Mission Critical Engineering, d.p.c.
173 N Broadway, 2nd Floor Milwaukee, WI 53202

Landis Evans Partners
Landis Evans + Partners
3330 Preson Ridge Road, Suite 380
Alpharetta, GA 30005

L.A. Fuess Partners, Inc.
3333 Lee Pkwy # 300, Dallas, TX 75219

Exante360
Exante 360
985 Dove St. 3rd Floor Newport Beach, CA 92260

ISSUES

REVISIONS

GEORGIA REGISTERED 27002 PROFESSIONAL 8/31/2020 ENGINEER NICHOLAS J. GRIFFITHS

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Date of issue:
08/31/2020

STACK - ATLL 2
3250 WEBB BRIDGE ROAD
ALPHARETTA, GA 30005

STACK INFRASTRUCTURE

KEYPLAN

EROSION CONTROL PLAN PHASE 3

JOB 1647-19
DATE 05-19-2020
SHEET
C400

T:\1000 PROJECTS\1647-19 STACK ATL02\DWG\21 EROSION CONTROL\C400 EROSION CONTROL PH3.DWG PLOT DATE:2020-08-31

EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN CHECKLIST
STAND ALONE CONSTRUCTION PROJECTS

SWCD:______ Region I, Mountain District - Atlanta

Project Name:___ STACK-ATLL 2 **Address:_** Webb Bridge Rd, Alpharetta, GA

City/County:_ Alpharetta/Fulton **Date on Plans:______** 9/1/2020

Name & email of person filling out checklist:___ Nick Griffiths, ngriffiths@landisevans.com

TO BE SHOWN ON ES&PC PLAN

Plan Page #	Included Y/N	Item
C500	Y	1 The applicable Erosion, Sedimentation and Pollution Control Plan Checklist established by the Commission as of January 1 of the year in which the land-disturbing activity was permitted. (The completed Checklist must be submitted with the ES&PC Plan or the Plan will not be reviewed)
C000	Y	2 Level II certification number issued by the Commission, signature and seal of the certified design professional. (Signature, seal and Level II number must be on each sheet pertaining to ES&PC plan or the Plan will not be reviewed)
N/A	N/A	3 Limits of disturbance shall be no greater than 50 acres at any one time without prior written authorization from the EPD District Office. If EPD approves the request to disturb 50 acres or more at any one time, the Plan must include at least 4 of the BMPs listed in Appendix 1 of this checklist. * (A copy of the written approval by EPD must be attached to the plan for the Plan to be reviewed.)
C000	Y	4 The name and phone number of the 24-hour local contact responsible for erosion, sedimentation and pollution controls.
C000	Y	5 Provide the name, address, **email address**, and phone number of primary permittee.
C000	Y	6 Note total and disturbed acreage of the project or phase under construction.
C200	Y	7 Provide the GPS location of the construction exit for the site. Give the Latitude and Longitude in decimal degrees.
C000	Y	8 Initial date of the Plan and the dates of any revisions made to the Plan including the entity who requested the revisions.
C000	Y	9 Description of the nature of construction activity.
C000	Y	10 Provide vicinity map showing site's relation to surrounding areas. Include designation of specific phase, if necessary.
C502	Y	11 Identify the project receiving waters and describe all sensitive adjacent areas including streams, lakes, residential areas, wetlands, marshlands, etc. which may be affected.
C000	Y	12 Design professional's certification statement and signature that the site was visited prior to development of the ES&PC Plan as stated on **Part IV page 19** of the permit.
C000	Y	13 Design professional's certification statement and signature that the permittee's ES&PC Plan provides for an appropriate and comprehensive system of BMPs and sampling to meet permit requirements as stated on **Part IV page 19** of the permit. *
C502	Y	14 Clearly note the statement that "The design professional who prepared the ES&PC Plan is to inspect the installation of the initial sediment storage requirements and perimeter control BMPs within 7 days after installation." in accordance with **Part IV.A.5 page 25** of the permit. *
C502	Y	15 Clearly note the statement that "Non-exempt activities shall not be conducted within the 25 or 50-foot undisturbed stream buffers as measured from the point of wrested vegetation or within 25-feet of the coastal marshland buffer as measured from the Jurisdictional Determination Line without first acquiring the necessary variances and permits."
C000	Y	16 Provide a description of any buffer encroachments and indicate whether a buffer variance is required.
C502	Y	17 Clearly note the statement that "Amendments/revisions to the ES&PC Plan which have a significant effect on BMPs with a hydraulic component must be certified by the design professional." *
C502	Y	18 Clearly note the statement that "Waste materials shall not be discharged to waters of the State, except as authorized by a Section 404 permit." *
C502	Y	19 Clearly note statement that "The escape of sediment from the site shall be prevented by the installation of erosion and sediment control measures and practices prior to land disturbing activities."
C502	Y	20 Clearly note statement that "Erosion control measures will be maintained at all times. If full implementation of the approved Plan does not provide for effective erosion control, additional erosion and sediment control measures shall be implemented to control or treat the sediment source."
C502	Y	21 Clearly note the statement "Any disturbed area left exposed for a period greater than 14 days shall be stabilized with mulch or temporary seeding."
N/A	N/A	22 Any construction activity which discharges storm water into an Impaired Stream Segment, or within 1 linear mile upstream of and within the same watershed as, any portion of an Biota Impaired Stream Segment must comply with Part III. C. of the permit. Include the completed Appendix 1 listing all the BMPs that will be used for those areas of the site which discharge to the Impaired Stream Segment. *
N/A	N/A	23 If a TMDL Implementation Plan for sediment has been finalized for the Impaired Stream Segment (identified in Item 22 above) at least six months prior to submittal of NOI, the ES&PC Plan must address any site-specific conditions or requirements included in the TMDL Implementation Plan. *
C200	Y	24 BMPs for concrete washdown of tools, concrete mixer chutes, hoppers and the rear of the vehicles. Washout of the drum at the construction site is prohibited. *
C501	Y	25 Provide BMPs for the remediation of all petroleum spills and leaks.
C501	Y	26 Description of the measures that will be installed during the construction process to control pollutants in storm water that will occur after construction operations have been completed. *
C502	Y	27 Description of practices to provide cover for building materials and building products on site. *
C501 C502	Y	28 Description of the practices that will be used to reduce the pollutants in storm water discharges. *
C502	Y	29 Description and chart or timeline of the intended sequence of major activities which disturb soils for the major portions of the site (i.e., initial perimeter and sediment storage BMPs, clearing and grubbing activities, excavation activities, utility activities, temporary and final stabilization).
C502	Y	30 Provide complete requirements of inspections and record keeping by the primary permittee. *
C502	Y	31 Provide complete requirements of sampling frequency and reporting of sampling results. *
C502	Y	32 Provide complete details for retention of records as per Part IV.F. of the permit. *
C502	Y	33 Description of analytical methods to be used to collect and analyze the samples from each location. *
C502	Y	34 Appendix B rationale for NTU values at all outfall sampling points where applicable. *
C501 C501	Y	35 Delineate all sampling locations, perennial and intermittent streams and other water bodies into which storm water is discharged. *
C200 C300 C400 C500 C502	Y	36 A description of appropriate controls and measures that will be implemented at the construction site including: (1) initial sediment storage requirements and perimeter control BMPs, (2) intermediate grading and drainage BMPs, and (3) final BMPs. For construction sites where there will be no mass grading and the initial perimeter control BMPs, intermediate grading and drainage BMPs, and final BMPs are the same, the Plan may combine all of the BMPs into a single phase. *
C200	Y	37 Graphic scale and North arrow.
C300	Y	38 Existing and proposed contour lines with contour lines drawn at an interval in accordance with the following:

Map Scale	Ground Slope	Contour Intervals, ft.
1 inch = 100ft or larger scale	Flat 0 - 2%	0.5 or 1
	Rolling 2 - 8%	1 or 2
	Steep 8% +	2,5 or 10

Plan Page #	Included Y/N	Item
N/A	N/A	39 Use of alternative BMPs whose performance has been documented to be equivalent to or superior to conventional BMPs as certified by a Design Professional (unless disapproved by EPD or the Georgia Soil and Water Conservation Commission). Please refer to the Alternative BMP Guidance Document found at www.gaswcc.org.
N/A	N/A	40 Use of alternative BMP for application to the Equivalent BMP List. Please refer to Appendix A-2 of the Manual for Erosion & Sediment Control in Georgia 2016 Edition. *
C200	Y	41 Delineation of the applicable 25-foot or 50-foot undisturbed buffers adjacent to state waters and any additional buffers required by the Local Issuing Authority. Clearly note and delineate all areas of impact.
C200	Y	42 Delineation of on-site wetlands and all state waters located on and within 200 feet of the project site.
C300	Y	43 Delineation and acreage of contributing drainage basins on the project site.
See attach Report	Y	44 Provide hydrology study and maps of drainage basins for both the pre- and post-developed conditions. *
C502	Y	45 An estimate of the runoff coefficient or peak discharge flow of the site prior to and after construction activities are completed.
C500	Y	46 Storm-drain pipe and weir velocities with appropriate outlet protection to accommodate discharges without erosion. Identify/Delineate all storm water discharge points.
C200, C300, C400	Y	47 Soil series for the project site and their delineation.
C200, C300, C400	Y	48 The limits of disturbance for each phase of construction.
		49 Provide a minimum of 67 cubic yards of sediment storage per acre drained using a temporary sediment basin, retrofitted detention pond, and/or excavated inlet sediment traps for each common drainage location. Sediment storage volume must be in place prior to and during all land disturbance activities until final stabilization of the site has been achieved. A written justification explaining the decision to use equivalent controls when a sediment basin is not attainable must be included in the Plan for each common drainage location in which a sediment basin is not provided. A written justification as to why 67 cubic yards of storage is not attainable must also be given. Worksheets from the Manual included for structural BMPs and all calculations used by the storage design professional to obtain the required sediment when using equivalent controls. When discharging from sediment basins and impoundments, permittees are required to utilize outlet structures that withdraw water from the surface, unless infeasible. If outlet structures that withdraw water from the surface are not feasible, a written justification explaining this decision must be included in the Plan.
C200, C300, C400	Y	50 Location of Best Management Practices that are consistent with and no less stringent than the Manual for Erosion and Sediment Control in Georgia. Use uniform coding symbols from the Manual, Chapter 6, with legend.
C500	Y	51 Provide detailed drawings for all structural practices. Specifications must, at a minimum, meet the guidelines set forth in the Manual for Erosion and Sediment Control in Georgia.
C500	Y	52 Provide vegetative plan, noting all temporary and permanent vegetative practices. Include species, planting dates and seeding, fertilizer, lime and mulching rates. Vegetative plan shall be site specific for appropriate time of the year that seeding will take place and for the appropriate geographic region of Georgia.

* If using this checklist for a project that is less than 1 acre and not part of a common development but within 200 ft of a perennial stream, the * checklist items would be N/A.

Effective January 1, 2020

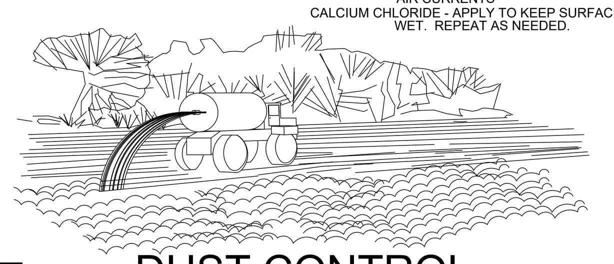
T:\1000 PROJECTS\1647-19 STACK ATL02\DWG\21 EROSION CONTROL\C500 EROSION CONTROL NOTES.DWG PLOT DATE:2020-08-31

MATERIAL	DEPTH
DRY STRAW OR HAY	2" TO 4"
WOOD WASTE (SAWDUST, BARK, CHIPS)	2" TO 3"
CUTBACK ASPHALT (SLOW CURING)	1200 GAL. / ACRE (1/4 GAL. / SQ.YD.)
BLACK POLYETHYLENE FILM	COMPLETELY COVER AREA; HOLD IN PLACE WITH SOIL ON OUTER EDGE

Ds1 MULCHING

PERMANENT METHODS:
PERMANENT VEGETATION - REFER TO Ds3 (DISTURBED AREA STABILIZATION WITH PERMANENT VEGETATION)
TOPSOILING - COVERING THE SURFACE WITH A LESS EROSIVE SOIL MATERIAL
STONE - SURFACE WITH CRUSHED STONE OR COARSE GRAVEL (SEE Cr - CONSTRUCTION ROAD STABILIZATION)

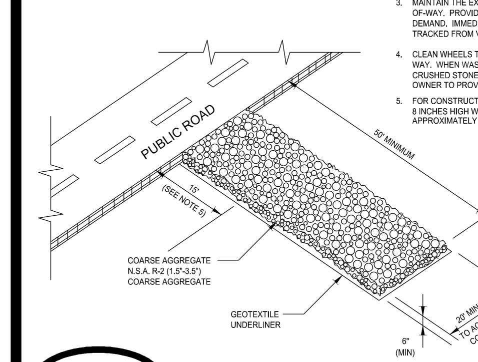
TEMPORARY METHODS:
MULCHES - REFER TO Ds1 (DISTURBED AREA STABILIZATION)
VEGETATIVE COVER - REFER TO Ds2 (DISTURBED AREA STABILIZATION WITH TEMPORARY SEEDING)
TILLAGE - ROUGHEN AND BRING CLODS TO THE SURFACE BY USE OF CHISEL-TYPE PLOWS SPACED ABOUT 12 INCHES APART
IRRIGATION - SITE SPRINKLED WITH WATER UNTIL WET. REPEAT AS NEEDED
BARRIERS - FENCES, HAY BALES, AND CRATE WALLS PLACED AT INTERVALS 15 TIMES THEIR HEIGHT AND PERPENDICULAR TO AIR CURRENTS
CALCIUM CHLORIDE - APPLY TO KEEP SURFACE WET. REPEAT AS NEEDED.



Du DUST CONTROL
N.T.S.

MAINTENANCE REQUIREMENTS FOR Co
1. THE EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 1.5-3.5 INCH STONE, AS CONDITIONS DEMAND, AN REPAIR AND/OR CLEANOUT OF ANY STRUCTURES TO TRAP SEDIMENT.
2. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES OR SITE ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

1. LOCATE STONE STABILIZED PAD AT ANY POINT WHERE VEHICULAR TRAFFIC WILL BE LEAVING THE CONSTRUCTION SITE ONTO A PUBLIC RIGHT-OF-WAY STREET, ROADWAY, OR PARKING AREA.
2. WIDTH - SHOULD EQUAL FULL WIDTH OF ALL POINTS OF VEHICULAR EGRESS, BUT NOT LESS THAN 20' WIDE. LENGTH - 50'-0 MINIMUM
3. MAINTAIN THE EXIT TO PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. PROVIDE PERIODIC TOP DRESSING WITH 1.5" - 3.5" STONE, AS CONDITIONS DEMAND. IMMEDIATELY REMOVE ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLE OR SITE ONTO ROADWAY OR INTO STORM DRAINS.
4. CLEAN WHEELS TO REMOVE MUD PRIOR TO ENTRANCE ON TO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, DO SO ON AREAS STABILIZED WITH CRUSHED STONE DRAINING INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. OWNER TO PROVIDE HOSE BIBB OR WATER TRUCK.
5. FOR CONSTRUCTION EXITS WITH A SLOPE GREATER THAN 2% A DIVERSION RIDGE 6 TO 8 INCHES HIGH WITH 3:1 SIDE SLOPES SHALL BE CONSTRUCTED ACROSS THE FOUNDATION APPROXIMATELY 15' ABOVE THE ROAD.



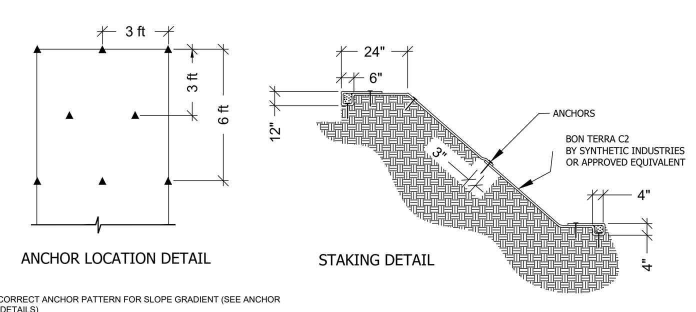
Co CONSTRUCTION EXIT
N.T.S.

PLANTS, PLANTING RATES, AND PLANTING DATES FOR TEMPORARY COVER OR COMPANION CROPS					
SPECIES	RATES PER 1,000 SQ. FT.	RATES PER ACRE	PLANTING DATES BY REGION M-L	P	C
Barley	3.3 lbs.	3 bu.	9/1-10/31	9/15-11/15	10/1-12/31
Oats	2.9 lbs.	4 bu.	9/15-11/15	9/15-11/15	9/15-11/15
Triticale	3.3 lbs.	3 bu.	-	-	10/15-12/15
Ryegrass, Annual	0.9 lbs.	40 lbs.	8/15-11/15	9/1-12/15	9/15-12/31
Rye	0.6 lbs.	0.5 bu.	8/15-10/31	9/15-11/30	10/1-12/31
Lespedeza, Annual	0.9 lbs.	40 lbs.	3/1-3/31	3/1-3/31	2/1-2/28
Weeping Lovegrass	0.1 lbs.	4 lbs.	4/1-5/31	4/1-5/31	3/1-5/31
Sudangrass	1.4 lbs.	60 lbs.	4/1-8/31	4/1-8/31	3/1-7/31
Millet, Browntop	0.9 lbs.	40 lbs.	4/15-6/15	4/15-6/30	4/15-6/30
Millet, Pearl	1.1 lbs.	50 lbs.	5/15-7/15	5/1-7/31	4/15-8/15
Wheat	4.1 lbs.	3 bu.	9/15-11/30	10/1-12/15	10/15-12/31

1. Temporary Cover Crops Are Very Competitive And Will Crown Out Perennials If Planted Too Heavily.
2. Reduce Seeding Rates By 50% When Drilled.
3. Unusual Site COnditions May Require Heavier Seeding Rates.
4. Seeding Rates May Need To Be Altered To Fit Temperature Variations And Local Conditions.
M-L represents the Mountain, Blue Ridge, And Ridges & Valleys MLRAs.
P represents the Southern Piedmont Region MLRA.
C represents the Southern Coastal Plain, Sand Hills, Black Lands, and Atlantic Coast Flatwoods MLRAs.

FERTILIZER REQUIREMENTS FOR TEMPORARY VEGETATION				
TYPES OF SPECIES	PLANTING YEAR	FERTILIZER (N-P-K)	RATE (lbs./acre)	N TOP DRESSING RATE (lbs./acre)
Cool Season Grasses	First	6-12-12	1500	50-100
	Second	6-12-12	100	-
	Maintenance	10-10-10	400	30
Cool Season Grasses & Legumes	First	6-12-12	1500	0-50
	Second	0-10-10	1000	-
	Maintenance	0-10-10	400	-
Temporary Cover Crops Seeded Alone	First	10-10-10	500	30
Warm Season Grasses	First	6-12-12	1500	50-100
	Second	6-12-12	800	50-100
	Maintenance	10-10-10	400	30

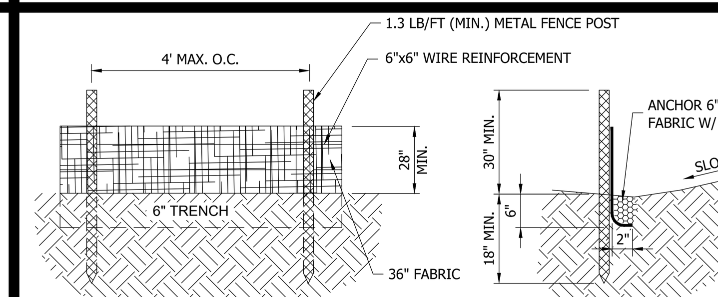
Ds2 TEMPORARY GRASSING



NOTES:
1. UTILIZE CORRECT ANCHOR PATTERN FOR SLOPE GRADIENT (SEE ANCHOR LOCATION DETAILS)
2. INSTALL LANDLOK 407GR BY SYNTHETIC INDUSTRIES (OR APPROVED EQUIVALENT)
3. U - SHAPED WIRE STAPLES, METAL GEOTEXTILE PINS, TRIANGULAR WOODEN OR PLASTIC STAKES CAN BE USED TO ANCHOR GEOTEXTILE TO THE GROUND SURFACE

MAINTENANCE REQUIREMENTS FOR Mb
1. ALL EROSION CONTROL BLANKETS AND MATTING SHOULD BE INSPECTED PERIODICALLY FOLLOWING INSTALLATION, PARTICULARLY AFTER RAINSTORMS TO CHECK FOR EROSION AND UNDERMINING. ANY DISLOCATION OR FAILURE SHOULD BE REPAIRED IMMEDIATELY. IF WASHOUTS OR BREAKAGE OCCURS, REINSTALL THE MATERIAL AFTER REPAIRING DAMAGE TO THE SLOPE OR DITCH. CONTINUE TO MONITOR THESE AREAS UNTIL THEY BECOME PERMANENTLY STABILIZED.

Ss SLOPE STABILIZATION
GEOTEXTILE MATTING
N.T.S.



SILT FENCE TO MEET THE REQUIREMENTS OF SECTION 171-TEMPORARY SILT FENCE, OF THE DEPARTMENT OF TRANSPORTATION, STATE OF GEORGIA, STANDARD SPECIFICATIONS, 1993. WIRE REINFORCEMENT IS REQUIRED FOR TYPE C SILT FENCE. SILT FENCE TO HAVE MIN. 5'-LONG STEEL POSTS SECTION WITH MIN. WT. 1.3 LB/LF. ATTACH WIRE TO POSTS AND FABRIC TO WIRE BACKING AT MIDPOINT BETWEEN POSTS WITH WING WIRE TIES. INSTALLER SHALL ENSURE ALL MATERIALS MEET D.O.T. SPECIFICATIONS AND IS ON D.O.T. QUALIFIED PRODUCTS LIST # 36.

MAINTENANCE REQUIREMENTS FOR Sd1-S (Sensitive)
1. SEDIMENT SHALL BE REMOVED ONCE IT HAS ACCUMULATED TO ONE-THIRD THE ORIGINAL HEIGHT OF THE BARRIER.
2. FILTER FABRIC SHALL BE REPLACED WHENEVER IT HAS DETERIORATED TO SUCH AN EXTENT THAT THE EFFECTIVENESS OF THE FABRIC IS REDUCED (APPROXIMATELY SIX MONTHS).
3. TEMPORARY SEDIMENT BARRIERS SHALL REMAIN IN PLACE UNTIL DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED.
4. ALL SEDIMENT ACCUMULATED AT THE BARRIER SHALL BE REMOVED AND PROPERLY DISPOSED OF BEFORE THE BARRIER IS REMOVED.

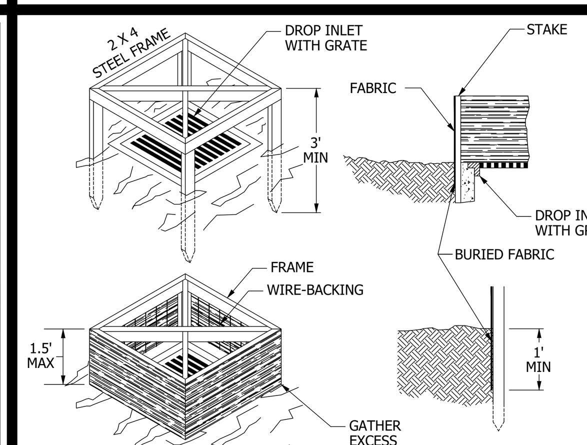
Sd1-S (INCLUDES TYPE-C) SILT FENCE
N.T.S.

PLANTS, PLANTING RATES, AND PLANTING DATES FOR PERMANENT COVER						
TYPES OF SPECIES	RATES PER ACRE	RATES PER 1,000 SQ.FT.	PLANTING DATES BY REGION M-L	P	C	REMARKS
Bahia, Pensacola Alone Or With Temporary Cover / With Perennials	60 lbs. / 30 lbs.	1.4 lbs. / 0.7 lbs.	-	4/1-5/31	3/1-5/31	Low Growing And Sod Forming. Allow To Establish. Will Spread Into Bermuda Lawns.
Bahia, Wilmington Alone Or With Temporary Cover / With Perennials	60 lbs. / 30 lbs.	1.4 lbs. / 0.7 lbs.	3/15-5/31	3/1-5/31	-	Low Growing And Sod Forming. Allow To Establish. Will Spread Into Bermuda Lawns.
Bermuda, Common (Hulled seed) Alone Or With Temporary Cover / With Perennials	10 lbs. / 6 lbs.	0.2 lbs. / 0.1 lbs.	-	4/1-5/31	3/15-5/31	Quick Cover, Low Growing And Sod Forming. Needs Full Sun
Bermuda, Common (Unhulled seed) Alone Or With Temporary Cover / With Perennials	10 lbs. / 6 lbs.	0.2 lbs. / 0.1 lbs.	-	10/1-2/28	11/1-1/31	Plant With Winter Annuals / Plant With Tall Fescue
Bermuda Sprigs / Temporary Cover	40 cu. ft. / Sod Plugs 3' x 3'	0.9 cu. ft.	4/15-6/15	4/1-6/15	4/1-5/31	1 cu. ft. = 650 Sprigs 1 bu. = 1.25 cu. ft. or 800 Sprigs.
Centipede	Block Sod Only		-	11/1-5/31	11/1-5/31	Drought Tolerant; Full Sun or Partial Shade; Effective Adjacent To Concrete And In Concentrated Flow Areas; Irrigation Needed Until Fully Established; Do Not Plant Near Pastures
Crown Vetch With Winter Annuals Or Cool Winter Grasses	15 lbs.	0.3 lbs	9/1-10/15	9/1-10/10	-	Mix With 30 lbs. Tall Fescue of 15 lbs. Rye; Innoculate Seed; Only North Of Atlanta, Dense Growth; Drought Tolerant And Fire Resistent
Fescue, Tall Alone / With Other Perennials	50 lbs. / 30 lbs.	1.1 lbs / 0.7 lbs	3/1-4/1 - Or - 8/15-10/15	9/1-10/15 - Or - 2/15-4/15	-	Not For Droughty Soils. Mix With Perennial Lespedezas Or Crownvetch. Apply Topdressing In Spring Following Fall Plantings. Not For Heavy Use Areas Or Athletic Fields. 227,000 Seed Per Pound.
Lespedeza, Sericea Scarified	60 lbs.	1.4 lbs	4/1-5/31	3/15-5/31	3/1-5/15	Widely Adapted And Low Maintenance. Takes 2-3 Years To Establish. Excellent On Roadbanks. Inoculate Seed With EL Inoculant. Mix With Weeping Lovegrass, Common Bermuda, Hahia, Or Tall Fescue.
Unscarified	75 lbs.	1.7 lbs	9/1-2/28	9/1-2/28	9/1-2/28	Mix With Tall Fescue Or Winter Annuals
Seed-Bearing Hay	3 Tons	138 lbs.	10/1-2/28	10/1-1/31	9/15-1/15	Cut When Seed Is Mature, But Before It Shatters. Add Tall Fescue Or Winter Annuals.
Lespedeza, Ambro Virgeta Or Appalow Scarified / Unscarified	60 lbs. / 75 lbs.	1.4 lbs / 1.7 lbs	4/1-5/31 / 9/1-2/28	3/15-5/31 / 9/1-2/28	3/15-5/15 / 9/1-2/28	Spreading Growth With Height Of 18"-24". Good In Urban Areas. Mix With Weeping Lovegrass, Common Bermuda, Bahia, Tall Fescue, Or WInter Annuals. Do Not Mix With Sericea Lespedeza. Slow To Develop Solid Stands. Inoculate Seed With EL Inoculant.
Lespedeza, Shrub (Lespedeza Bicolor or Lespedeza Thumbergil) Plants	3' x 3' Spacing		10/1-3/31	11/1-3/15	11/15-2/28	Plant In Small Clumps For Wildlife Food And Cover.
Lovegrass, Weeping Alone / With Other Perennials	4 lbs. / 2 lbs.	0.1 lbs / 0.05 lbs	4/1-5/31	3/15-5/31	3/1-5/31	Quick Cover. Drought Tolerant. Grows Well With Sericea Lespedeza On Roadbanks.
Maidencane Sprigs	2' x 3' Spacing		2/1-3/31	2/1-3/31	2/1-3/31	For Very Wet Sites Such As Riverbanks And Shorelines. Dig Sprigs Locally. May Clog Channels.
Panicgrass, Atlantic Coastal	20 lbs.	0.5 lbs	-	3/1-4/30	3/1-4/30	Grows Well On Coastal Sand Dunes, Borrow Areas, And Gravel Pits. Provides Winter Cover For Wildlife. Mix With Sericea Lespedeza Except On Sand Dunes.
Reed Canary Grass Alone / With Other Perennials	50 lbs. / 30 lbs.	1.1 lbs / 0.7 lbs	6/15-10/15	9/1-10/15	-	Grows Similar To Tall Fescue
Sunflower, 'Aztec' Maximillian	10 lbs.	0.2 lbs	4/15-5/31	4/15-5/31	4/1-5/31	Mix With Weeping Lovegrass, Legumes, Or Other Low Growing Grasses.

FERTILIZER REQUIREMENTS FOR PERMANENT VEGETATION				
TYPES OF SPECIES	PLANTING YEAR	FERTILIZER (N-P-K)	RATE (lbs./Acre)	N TOP DRESSING RATE (lbs./Acre)
Cool Season Grasses	First	6-12-12	1500	50-100
	Second	6-12-12	1000	-
	Maintenance	10-10-10	400	30
Cool Season Grasses & Legumes	First	6-12-12	1500	0-50
	Second	0-10-10	1000	-
	Maintenance	0-10-10	400	-
Ground Covers	First	10-10-10	1300	-
	Second	10-10-10	1300	-
	Maintenance	10-10-10	1100	-
Pine Seedlings	First	20-10-5	one 21-gram pellet per seedling placed in the closing hole	-
Shrub Lespedeza	First	0-10-10	700	-
	Maintenance	0-10-10	700	-
Temporary Ground Cover Crops Seeded Alone	First	10-10-10	500	30
Warm Season Grasses	First	6-12-12	1500	50-100
	Second	6-12-12	800	50-100
	Maintenance	10-10-10	400	30
Warm Season Grasses & Legumes	First	6-12-12	1500	50
	Second	0-10-10	1000	-
	Maintenance	0-10-10	400	-

APPLY AGRICULTURAL LIME AS PRESCRIBED BY SOIL TESTS OR AT A RATE OF 1-2 TONS PER ACRE

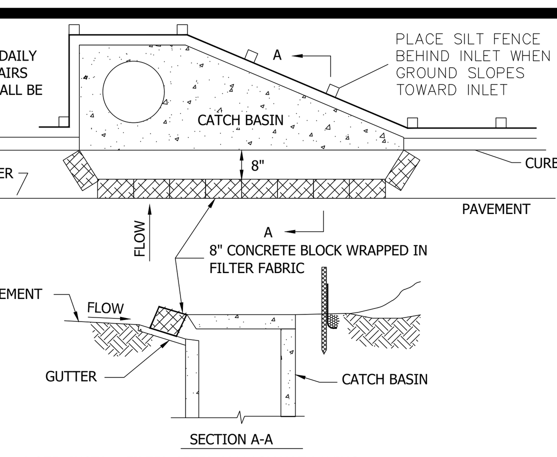
Ds3 PERMANENT GRASSING



MAINTENANCE:
THE TRAP SHALL BE INSPECTED DAILY AND AFTER EACH RAIN AND REPAIRS MADE AS NEEDED. SEDIMENT SHALL BE REMOVED WHEN THE SEDIMENT HAS ACCUMULATED TO ONE-THIRD THE HEIGHT OF THE TRAP.

FILTER FABRIC WITH SUPPORTING FRAME
N.T.S.

MAINTENANCE:
THE TRAP SHALL BE INSPECTED DAILY AND AFTER EACH RAIN AND REPAIRS MADE AS NEEDED. SEDIMENT SHALL BE REMOVED FROM CURB INLET PROTECTION IMMEDIATELY.



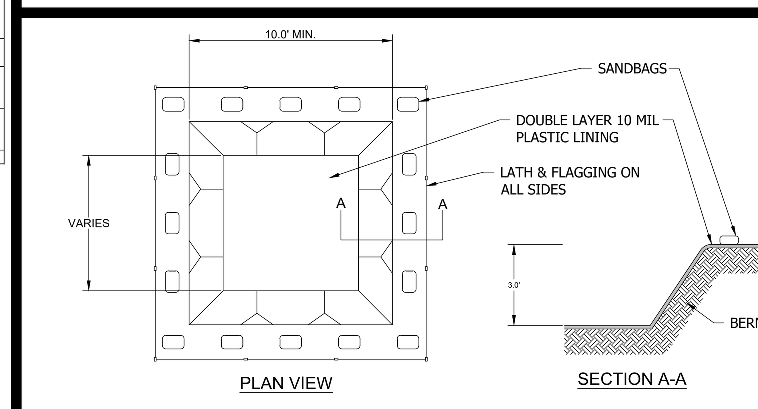
Sd2-P
NOTE: INSTALL FILTER AFTER ANY ASPHALT PAVING
CURB INLET SEDIMENT TRAP
N.T.S.

SOD PLANTING REQUIREMENTS			
GRASS TYPE	VARIETIES (lbs./acre)	RESOURCE AREA	GROWING SEASON
Bermudagrass	Common Tifway Tifgreen Tiflawn	M-L, P, C P, C P, C P, C	Warm Weather
Bahiagrass	Pensacola	P, C	Warm Weather
Centipede	-	P, C	Warm Weather
St. Augustine	Common Bitterblue Raleigh	C	Warm Weather
Zoysia	Emerald Myer	P, C	Warm Weather
Tall Fescue	Kentucky	M-L, P	Cool Weather

FERTILIZER REQUIREMENTS FOR SOD				
TYPES OF SPECIES	PLANTING YEAR	FERTILIZER (N-P-K)	RATE (lbs./acre)	NITROGEN TOP DRESSING RATE (lbs./acre)
Cool season grasses	First Second Maintenance	6-12-12 6-12-12 10-10-10	1500 1000 400	50-100 - 30
Warm season grasses	First Second Maintenance	6-12-12 6-12-12 10-10-10	1500 800 400	50-100 50-100 30

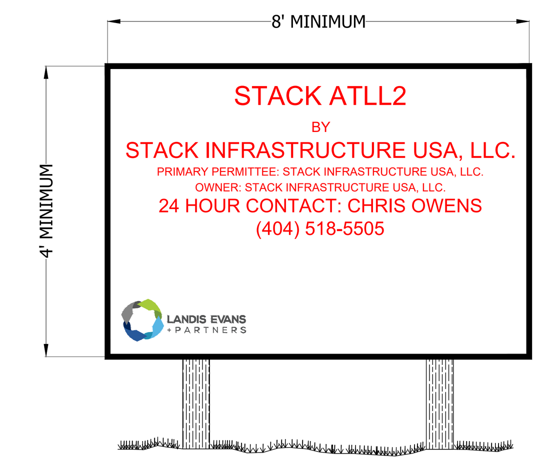
FERTILIZER REQUIREMENTS FOR SOIL SURFACE APPLICATION			
FERTILIZER TYPE	FERTILIZER RATE (lbs./acre)	FERTILIZER RATE (lbs./sq.ft.)	SEASON
10-10-10	1000	0.025	Fall

Ds4 DISTURBED AREA STABILIZATION (WITH SODDING)

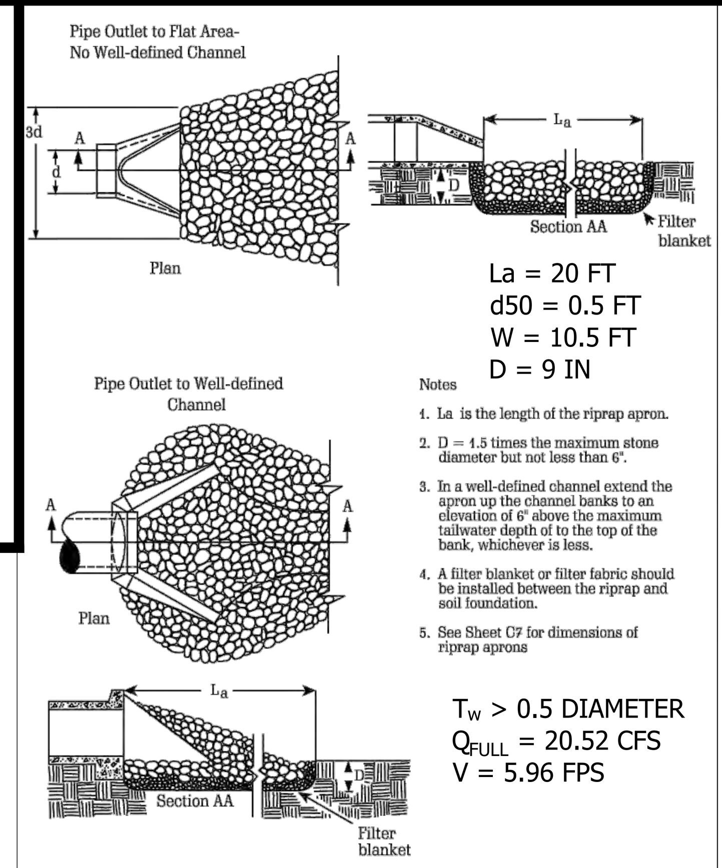


*NOTE:
1. CONCRETE WASHOUT AREA INTENDED FOR WASHDOWN OF TOOLS, CONCRETE MIXER CHUTES, HOPPERS AND THE REAR OF VEHICLES. WASHOUT OF THE DRUM AT THE CONSTRUCTION SITE IS PROHIBITED.

CONCRETE WASHOUT
N.T.S.



PROJECT INFORMATION SIGNAGE
N.T.S.



La = 20 FT
d50 = 0.5 FT
W = 10.5 FT
D = 9 IN

Notes
1. La is the length of the riprap apron.
2. D = 1.5 times the maximum stone diameter but not less than 6".
3. In a well-defined channel extend the apron up the channel banks to an elevation of 6" above the maximum tailwater depth of to the top of the bank, whichever is less.
4. A filter blanket or filter fabric should be installed between the riprap and soil foundation.
5. See Sheet C7 for dimensions of riprap aprons

T_W > 0.5 DIAMETER
Q_{FULL} = 20.52 CFS
V = 5.96 FPS

St STORM DRAIN OUTLET PROTECTION *
N.T.S.
* FOR ALL OUTLET STRUCTURES

GSWCC Georgia Soil and Water Conservation Commission
NICHOLAS J GRIFFITHS
Level II Certified Design Professional
Certification Number 0000002123
Issued: 03/01/2016 Expires: 03/01/2019

24 HOUR EMERGENCY CONTACT
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ISSUES

REVISIONS

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 27050 NICHOLAS J. GRIFFITHS 8/31/2020

This document is incomplete and may not be used for regulatory approval, permit or construction.

Date of issue:
08/31/2020

STACK - ATLL 2
3250 WEBB BRIDGE ROAD
ALPHARETTA, GA 30005

STACK INFRASTRUCTURE

KEYPLAN

EROSION CONTROL NOTES

JOB 1647-19
DATE 05-19-2020
SHEET C500

1. TITLE NOTE:

A. THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN SHALL ALSO BE REFERRED TO HEREIN AS THE EROSION CONTROL PLAN. THE CHANGE WILL NOT AFFECT THE PLAN'S COMPLIANCE WITH THE REQUIREMENTS OF THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN CONTAINED IN THE GENERAL NPDES PERMIT NUMBER GAR 100001 FOR STAND ALONE CONSTRUCTION PROJECTS.

2. REFERENCE GUIDE:

A. ALL SECTION HEADINGS AND CITATIONS REFERENCE THE GENERAL NPDES PERMIT NUMBER GAR 100001 DATED SEPTEMBER 24, 2013.

3. COMPLIANCE NOTE:

A. THESE PLANS ARE PROVIDED AS A GUIDE TO ASSIST THE PERMITTEES IN THEIR COMPLIANCE WITH THE GENERAL NPDES PERMIT NUMBER GAR 100001. SHOULD ANY DISCREPANCIES BE FOUND BETWEEN THIS DOCUMENT AND THE PERMIT, THE LANGUAGE AND REQUIREMENTS CONTAINED IN THE PERMIT SHALL GOVERN.

DESIGN PROFESSIONAL'S CERTIFICATIONS [IV]

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" 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 THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NUMBER GAR 100001.

(SEE COVER SHEET FOR SIGNATURES)

DATE ______ DESIGN PROFESSIONAL'S SIGNATURE ______

I CERTIFY THAT THE PLAN PREPARER OR THE DESIGNEE THEREOF VISITED THE PROJECT SITE PRIOR TO THE CREATION OF THE PERMITTEE'S EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN OR THAT SUCH A VISIT WAS NOT REQUIRED IN ACCORDANCE WITH RULES AND REGULATIONS ESTABLISHED BY THE BOARD AS SPECIFIED IN SECTION 12-7-9 OF THE OFFICIAL CODE OF GEORGIA.

(SEE COVER SHEET FOR SIGNATURES)

DATE ______ DESIGN PROFESSIONAL'S SIGNATURE ______

NOTICE OF INTENT [II]

1. RESPONSIBLE PARTIES [II.B]:

A. PRIMARY PERMITTEE [II.B.1]
HSH - ALPHARETTA OWNER GA, LLC
OR THE OPERATOR (THE ENTITY THAT HAS PRIMARY DAY-TO-DAY OPERATION CONTROL OF THOSE ACTIVITIES AT THE FACILITY NECESSARY TO ENSURE COMPLIANCE WITH PERMIT CONDITIONS), OR BOTH, OF A TRACT OF LAND FOR A STAND ALONE CONSTRUCTION PROJECT.

B. SECONDARY PERMITTEE
AN INDIVIDUAL BUILDER, UTILITY CONTRACTOR, OR SIMILAR ENTITY THAT CONDUCTS A CONSTRUCTION ACTIVITY WITHIN A COMMON DEVELOPMENT.

C. TERTIARY PERMITTEE
BOTH THE OWNER AND THE OPERATOR OF A REMAINING LOT WITHIN A SURFACE WATER DRAINAGE AREA OF A COMMON DEVELOPMENT WHERE THE PRIMARY PERMITTEE HAS SUBMITTED A NOTICE OF TERMINATION.

2. DEADLINES FOR NOTIFICATION [II.A]:

A. THE NOTICE OF INTENT SHALL BE SUBMITTED AT LEAST FOURTEEN (14) DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES. [II.A.1]

B. WHERE AN OWNER OR AN OPERATOR OR BOTH CHANGES AFTER A NOTICE OF INTENT HAS BEEN FILED, THE SUBSEQUENT OWNER OR OPERATOR OR BOTH MUST FILE A NEW NOTICE OF INTENT AT LEAST SEVEN (7) DAYS BEFORE BEGINNING WORK AT THE FACILITY/SITE. [II.A.4]

C. THE PRIMARY PERMITTEE SHALL BE RESPONSIBLE FOR ENSURING THAT ALL SECONDARY AND TERTIARY PERMITTEES COMPLETE AND SUBMIT ALL APPROPRIATE NOTICES OF INTENT.

D. NOTICES OF INTENT MAY BE SUBMITTED FOR SEPARATE PHASES OF PROJECTS WITH A TOTAL PLANNED DISTURBANCE GREATER THAN 5.0 ACRES, PROVIDED THAT EACH PHASE SHALL NOT BE LESS THAN 1.0 ACRE. [II.B.j]

THE APPROPRIATE DISTRICT OFFICE OF THE ENVIRONMENTAL PROTECTION DIVISION ACCORDING TO THE SCHEDULE IN APPENDIX A OF THE PERMIT AND TO THE LOCAL AUTHORITY THAT ISSUED THE LAND DISTURBANCE PERMIT. [II.C]

3. NOTICE OF INTENT CONTENTS [II.B]:

A. THE NOTICE OF INTENT SHALL INCLUDE THE FOLLOWING (REFER TO SECTION II.B OF THE PERMIT FOR COMPLETE REQUIREMENTS):
* THE SITE/PROJECT NAME
* THE OPERATOR'S OR OWNER'S CONTACT INFORMATION
* CONTACT INFORMATION FOR THE INDIVIDUAL WITH DAILY OPERATION CONTROL
* THE NAME OF THE INITIAL RECEIVING WATERS (OR FIRST BLUE LINE STREAM ENCOUNTERED)
* AN ESTIMATED ACTIVITY SCHEDULE FOR THE PROJECT
* DESIGN COMPLIANCE CERTIFICATION
* THE TYPE OF CONSTRUCTION ACTIVITY CATEGORY (LISTED ON NOTICE OF INTENT FORM)
* ALL MONITORING LOCATIONS
* FOR STAND ALONE CONSTRUCTION DISTURBING MORE THAN 50 ACRES INCLUDE A SINGLE COPY OF THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN
* ANY OTHER INFORMATION SPECIFIED ON THE NOTICE OF INTENT AT THE TIME OF SUBMITTAL

SPECIAL CONDITIONS [III.A, III.B]

1. PROHIBITION ON NON-STORM WATER DISCHARGES [III.A.1, III.A.2]:

A. EXCEPT AS NOTED BELOW (B), ALL COVERED DISCHARGES SHALL BE COMPOSED ENTIRELY OF STORM WATER.

B. THE FOLLOWING NON-STORM WATER DISCHARGES MAY BE AUTHORIZED PROVIDED THAT THE NON-STORM WATER COMPONENT OF THE DISCHARGE IS EXPLICITLY LISTED IN THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN AND IS IN COMPLIANCE WITH PART IV.D.6 OF THE PERMIT:
* DISCHARGES FROM FIRE FIGHTING ACTIVITIES
* FIRE HYDRANT FLUSHING
* POTABLE WATER SOURCES WHERE FLOWS ARE NOT CONTAMINATED WITH PROCESS MATERIALS OR POLLUTANTS, INCLUDING:
  + WATER LINE FLUSHING
  + IRRIGATION DRAINAGE
  + AIR CONDITIONING CONDENSATE
  + SPRINGS
  + UNCONTAMINATED GROUNDWATER
  + FOUNDATION OR FOOTING DRAINS

C. THE DISCHARGE OF HAZARDOUS SUBSTANCES OR OIL IN THE STORM WATER DISCHARGE(S) FROM A SITE IS NOT AUTHORIZED BY THIS PERMIT AND SHALL BE PREVENTED. [III.B.1, III.B.2]

D. THIS PERMIT DOES NOT AUTHORIZE THE DISCHARGE OF SOAPS OR SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING.

E. THIS PERMIT DOES NOT AUTHORIZE THE DISCHARGE OF WASTEWATER FROM WASHOUT AND CLEANOUT OF STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS.

MANAGEMENT PRACTICE AND PERMIT VIOLATIONS [III.C]

1. BEST MANAGEMENT PRACTICES [III.C.1]:

A. BEST MANAGEMENT PRACTICES ARE REQUIRED FOR ALL CONSTRUCTION ACTIVITIES AND MUST BE IMPLEMENTED IN ACCORDANCE WITH THE DESIGN SPECIFICATIONS CONTAINED IN THE "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" PUBLISHED BY THE STATE SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE LAND-DISTURBING ACTIVITY WAS PERMITTED.

B. PROPER DESIGN, INSTALLATION, AND MAINTENANCE OF BEST MANAGEMENT PRACTICES SHALL CONSTITUTE A COMPLETE DEFENSE TO ANY ACTION BY THE DIRECTOR OR TO ANY OTHER ALLEGATION OF NON-COMPLIANCE WITH PART III.C.3 AND PART III.C.4 OF THE PERMIT. THIS DOES NOT PROTECT THE PERMITTEE FROM POTENTIAL LAWSUITS FILED BY DOWNSTREAM PROPERTY OWNERS.

VIOLATION OF THE PERMIT FOR EACH DAY ON WHICH SUCH FAILURE OCCURS.

B. IF DURING THE COURSE OF THE PERMITTEES ROUTINE INSPECTION BEST MANAGEMENT PRACTICE FAILURES ARE OBSERVED WHICH HAVE RESULTED IN SEDIMENT DEPOSITION INTO WATERS OF THE STATE, THE PERMITTEE SHALL CORRECT THE BMP FAILURES AND SHALL SUBMIT A SUMMARY OF THE VIOLATIONS TO THE ENVIRONMENTAL PROTECTION DIVISION IN ACCORDANCE WITH PART V.A.2 OF THE PERMIT.

C. A DISCHARGE OF STORM WATER RUNOFF FROM DISTURBED AREAS WHERE BEST MANAGEMENT PRACTICES HAVE NOT BEEN PROPERLY DESIGNED, INSTALLED, AND MAINTAINED SHALL CONSTITUTE A SEPARATE VIOLATION FOR EACH DAY ON WHICH THE DISCHARGE RESULTS IN THE TURBIDITY OF THE RECEIVING WATER(S) BEING INCREASED ABOVE THE LEVELS SPECIFIED IN THE PERMIT.

D. WHEN THE PERMITTEE HAS ELECTED TO MONITOR OUTFALL(S), THE DISCHARGE OF STORM WATER RUNOFF FROM DISTURBED AREAS WHERE BEST MANAGEMENT PRACTICES HAVE NOT BEEN PROPERLY DESIGNED, INSTALLED, AND MAINTAINED SHALL CONSTITUTE A SEPARATE VIOLATION FOR EACH DAY ON WHICH SUCH CONDITION RESULTS IN THE TURBIDITY OF THE DISCHARGE EXCEEDING THE VALUE SELECTED FROM APPENDIX B. THIS VALUE IS INDICATED ON THIS PLAN WHEN MONITORING IS SELECTED.

TERMINATION OF COVERAGE [VI]

1. NOTICE OF TERMINATION:

A. A NOTICE OF TERMINATION MUST BE SUBMITTED BY THE PERMITTEE WHERE THE ENTIRE STAND ALONE DEVELOPMENT HAS UNDERGONE FINAL STABILIZATION AND ALL STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY THAT ARE AUTHORIZED BY THE PERMIT HAVE CEASED. [VI.A.1]

B. FOR CONSTRUCTION ACTIVITIES WHERE THE PRIMARY PERMITTEE HAS ELECTED TO SUBMIT NOTICES OF INTENT FOR SEPARATE PHASES OF THE STAND ALONE DEVELOPMENT, THE PHASE OR PHASES OF THE STAND ALONE DEVELOPMENT ON THE NOTICE OF TERMINATION SHALL CORRESPOND TO THE PHASE OR PHASES ON THE NOTICE OF INTENT AND SHALL HAVE UNDERGONE FINAL STABILIZATION AND ALL STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY THAT ARE AUTHORIZED BY THE PERMIT HAVE CEASED. [VI.A.1]

C. WHEN THE OWNER OR OPERATOR OF THE SITE CHANGES A NOTICE OF TERMINATION MUST BE SUBMITTED. WHERE STORM WATER DISCHARGES WILL CONTINUE AFTER THE CHANGE, THE PERMITTEE MUST, PRIOR TO FILING THE NOTICE OF TERMINATION, NOTIFY ANY SUBSEQUENT OWNER OR OPERATOR OF THE PERMITTED SITE AS TO THE REQUIREMENTS OF THE PERMIT. [VI.A.2]

2. NOTICE OF TERMINATION CONTENTS [VI.B]:

A. THE NOTICE OF TERMINATION SHALL INCLUDE THE FOLLOWING (REFER TO SECTION VI.B OF THE PERMIT FOR COMPLETE REQUIREMENTS):
* THE OPERATOR'S OR OWNER'S CONTACT INFORMATION
* THE SITE/PROJECT NAME
* THE NPDES PERMIT NUMBER FOR THE STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITY IDENTIFIED BY THE NOTICE OF TERMINATION.
* THE NAME OF THE INITIAL RECEIVING WATERS (OR FIRST BLUE LINE STREAM ENCOUNTERED)
* ANY OTHER INFORMATION SPECIFIED ON THE NOTICE OF INTENT AT THE TIME OF SUBMITTAL
* TERMINATION CERTIFICATION

3. NOTICE OF TERMINATION SUBMITTAL:

A. ALL NOTICES OF TERMINATION ARE TO BE SUBMITTED *RETURN RECEIPT CERTIFIED MAIL* TO THE APPROPRIATE DISTRICT OFFICE OF THE ENVIRONMENTAL PROTECTION DIVISION ACCORDING TO THE SCHEDULE IN APPENDIX A OF THE PERMIT AND TO THE LOCAL AUTHORITY THAT ISSUED THE LAND DISTURBANCE PERMIT. [VI.C]

STANDARD PERMIT CONDITIONS [V]

1. DUTY TO COMPLY [V.A]:

A. EACH PERMITTEE MUST COMPLY WITH ALL CONDITIONS OF THE NPDES PERMIT. ANY PERMIT NONCOMPLIANCE CONSTITUTES A VIOLATION OF THE GEORGIA WATER QUALITY CONTROL ACT AND IS GROUNDS FOR ENFORCEMENT ACTION; FOR PERMIT TERMINATION; OR FOR DENIAL OF A PERMIT RENEWAL APPLICATION. [V.A.1]

B. FAILURE OF A PRIMARY PERMITTEE TO COMPLY WITH ANY APPLICABLE TERM OR CONDITION OF THE PERMIT SHALL NOT RELIEVE ANY OTHER PRIMARY PERMITTEE FROM COMPLIANCE WITH THEIR APPLICABLE TERMS AND CONDITIONS OF THE PERMIT. [V.A.1]

C. EACH PERMITTEE MUST DOCUMENT IN THEIR RECORDS ANY AND ALL KNOWN VIOLATIONS OF THIS PERMIT AT THEIR SITE WITHIN SEVEN (7) DAYS OF THEIR KNOWLEDGE OF THE VIOLATION. A SUMMARY OF THESE VIOLATIONS MUST BE SUBMITTED TO THE ENVIRONMENTAL PROTECTION DIVISION BY THE PERMITTEE AT THE ADDRESSES SHOWN IN PART II.C WITHIN FOURTEEN (14) DAYS OF DISCOVERING THE VIOLATION. [V.A.2]

D. THE FEDERAL CLEAN WATER ACT AND THE GEORGIA WATER QUALITY CONTROL ACT PROVIDE THAT ANY PERSON WHO FALSIFIES, TAMPERS WITH, OR KNOWINGLY RENDERS INACCURATE ANY MONITORING DEVICE OR METHOD REQUIRED TO BE MAINTAINED UNDER THE PERMIT, MAKES ANY FALSE STATEMENT, REPRESENTATION, OR CERTIFICATION IN ANY RECORD OR OTHER DOCUMENT SUBMITTED OR REQUIRED TO BE MAINTAINED UNDER THE PERMIT, INCLUDING MONITORING REPORTS OR REPORTS OF COMPLIANCE OR NONCOMPLIANCE SHALL, UPON CONVICTION BE PUNISHED BY A FINE OR BY IMPRISONMENT, OR BOTH. VIOLATIONS MAY ALSO BE SUBJECT TO CIVIL PENALTIES AS DESCRIBED IN THE PERMIT. [V.A.3]

2. NEED TO HALT OR REDUCE ACTIVITY NOT A DEFENSE [V.C]:

A. IT SHALL NOT BE A DEFENSE FOR THE PERMITTEE IN AN ENFORCEMENT ACTION THAT IT WOULD HAVE BEEN NECESSARY TO HALT OR REDUCE THE PERMITTED ACTIVITY IN ORDER TO MAINTAIN COMPLIANCE WITH THE CONDITIONS OF THIS PERMIT.

3. DUTY TO MITIGATE [V.D]:

A. THE PERMITTEE SHALL TAKE ALL REASONABLE STEPS TO MINIMIZE OR PREVENT ANY DISCHARGE IN VIOLATION OF THIS PERMIT WHICH HAS A REASONABLE LIKELIHOOD OF ADVERSELY AFFECTING HUMAN HEALTH OR THE ENVIRONMENT.

4. DUTY TO PROVIDE INFORMATION [V.E]:

A. THE PERMITTEE SHALL UPON REQUEST FURNISH ANY INFORMATION WHICH IS REQUESTED TO DETERMINE COMPLIANCE WITH THIS PERMIT.

5. OTHER INFORMATION [V.F]:

A. WHEN THE PERMITTEE BECOMES AWARE THAT HE FAILED TO SUBMIT ANY RELEVANT FACTS OR SUBMITTED INCORRECT INFORMATION IN THE NOTICE OF INTENT OR IN ANY OTHER REPORT REQUIRED TO BE SUBMITTED TO THE ENVIRONMENTAL PROTECTION DIVISION, THE PERMITTEE SHALL PROMPTLY SUBMIT SUCH FACTS OR INFORMATION.

6. SIGNATORY REQUIREMENTS [V.G]:

A. ALL NOTICES OF INTENT, NOTICES OF TERMINATION, EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLANS, REPORTS, CERTIFICATIONS, OR OTHER INFORMATION EITHER SUBMITTED TO THE ENVIRONMENTAL PROTECTION DIVISION OR THE OPERATOR OF A LARGE OR MEDIUM MUNICIPAL SEPARATE STORM SEWER SYSTEM, OR THAT THIS PERMIT REQUIRES SHALL BE MAINTAINED BY THE PERMITTEE AND SIGNED AS DESCRIBED BY SECTION V.G OF THE PERMIT.

7. OIL AND HAZARDOUS SUBSTANCE LIABILITY [V.H]:

A. THE PERMIT NEITHER PRECLUDES THE INSTITUTION OF ANY LEGAL ACTION NOR PROTECTS THE PRIMARY PERMITTEE FROM ANY RESPONSIBILITIES, LIABILITIES, OR PENALTIES TO WHICH THE PERMITTEE IS OR MAY BE SUBJECT UNDER THE GEORGIA HAZARDOUS WASTE MANAGEMENT ACT, THE OFFICIAL CODE OF GEORGIA, THE CLEAN WATER ACT, OR THE COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY ACT.

8. PROPER OPERATION AND MAINTENANCE [V.L]

A. THE PERMITTEE SHALL AT ALL TIMES PROPERLY OPERATE AND MAINTAIN ALL FACILITIES AND SYSTEMS OF TREATMENT AND CONTROL (AND RELATED APPURTENANCES) WHICH ARE INSTALLED OR USED BY THE PERMITTEE TO ACHIEVE COMPLIANCE WITH THE CONDITIONS OF THE PERMIT AND WITH THE REQUIRED PLANS.

9. INSPECTION AND ENTRY [V.M]:

A. THE PERMITTEE SHALL ALLOW THE DIRECTOR OR AN AUTHORIZED REPRESENTATIVE OF THE ENVIRONMENTAL PROTECTION AGENCY, THE ENVIRONMENTAL PROTECTION DIVISION, OR TO DESIGNATED OFFICIALS OF THE LOCAL GOVERNMENT REVIEWING SOIL EROSION AND SEDIMENT CONTROL PLANS, GRADING PLANS, OR STORM WATER MANAGEMENT PLANS, UPON THE PRESENTATION OF CREDENTIALS AND OTHER DOCUMENTS AS MAY BE REQUIRED BY LAW, TO:
* ENTER UPON THE PERMITTEE'S PREMISES WHERE A REGULATED FACILITY OR ACTIVITY IS LOCATED OR CONDUCTED OR WHERE RECORDS MUST BE KEPT UNDER THE CONDITIONS OF THE PERMIT.
* HAVE ACCESS TO AND COPY AT REASONABLE TIMES, ANY RECORDS THAT MUST BE KEPT UNDER THE CONDITIONS OF THE PERMIT.
* INSPECT AT REASONABLE TIMES ANY FACILITIES OR EQUIPMENT (INCLUDING MONITORING AND CONTROL EQUIPMENT).

CHANGES IN THE LAW OR REGULATIONS. THE FILING OF A REQUEST BY THE PERMITTEE FOR TERMINATION OF THE PERMIT, OR A NOTIFICATION OF PLANNED CHANGES OR ANTICIPATED NONCOMPLIANCE, DOES NOT STAY ANY PERMIT CONDITION.

EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN [IV]

1. GENERAL NOTES:

A. NO CONSTRUCTION ACTIVITIES SHALL BE CONDUCTED WITHIN A TWENTY-FIVE FOOT (25') BUFFER ALONG THE BANKS OF ALL STATE WATERS, AS MEASURED HORIZONTALLY FROM THE POINT WHERE VEGETATION HAS BEEN WRESTED BY NORMAL STREAM FLOW OR WAVE ACTION. VARIANCES MAY BE OBTAINED FROM THE DIRECTOR AS DETAILED IN SECTION IV.(i) OF THE PERMIT. [IV.(i)]

B. NO CONSTRUCTION ACTIVITIES SHALL BE CONDUCTED WITHIN A FIFTY FOOT (50') BUFFER ALONG THE BANKS OF ANY STATE WATERS CLASSIFIED AS 'TROUT STREAMS,' AS MEASURED HORIZONTALLY FROM THE POINT WHERE VEGETATION HAS BEEN WRESTED BY NORMAL STREAM FLOW OR WAVE ACTION. VARIANCES MAY BE OBTAINED FROM THE DIRECTOR AS DETAILED IN SECTION IV.(ii) OF THE PERMIT. [IV.(ii)]

C. NO CONSTRUCTION ACTIVITIES SHALL BE CONDUCTED WITHIN A BUFFER AND A BUFFER SHALL REMAIN IN ITS NATURAL, UNDISTURBED, STATE OF VEGETATION UNTIL ALL LAND-DISTURBING ACTIVITIES ON THE CONSTRUCTION SITE ARE COMPLETED. BETWEEN THE TIME FINAL STABILIZATION OF THE SITE IS ACHIEVED AND UPON THE SUBMITTAL OF A NOTICE OF TERMINATION, A BUFFER MAY BE THINNED OR TRIMMED OF VEGETATION AS LONG AS PROTECTIVE VEGETATIVE COVER REMAINS TO PROTECT WATER QUALITY AND A NATURAL CANOPY IS LEFT IN SUFFICIENT QUANTITY TO KEEP SHADE ON THE STREAM BED. [IV.(iii)]

2. SITE DESCRIPTION [IV.D.1]:

A. REFER TO SHEET C502 FOR THE CONSTRUCTION ACTIVITY SCHEDULE.

B. REFER TO SHEET C502 FOR THE SITE LOCATION MAP.

C. REFER TO SHEETS C200, C300, C400 AND C502 FOR THE SAMPLING PLAN FOR:
* THE LOCATION(S) OF THE STORM WATER DISCHARGE(S) AND/OR OUTFALL(S) SELECTED FOR MONITORING
* THE LOCATION(S) UPSTREAM OF THE CONSTRUCTION SITE SELECTED FOR MONITORING
* THE DETERMINED NEPHELOMETRIC TURBIDITY UNIT TARGET VALUE SELECTED FROM APPENDIX B OF THE PERMIT
* THE RATIONALE FOR SELECTING THAT LIMIT INCLUDING THE SURFACE WATER DRAINAGE AREA SIZE CALCULATION AND THE TYPE OF RECEIVING WATERS

D. REFER TO SHEET C000 AND C502 FOR A SITE DESCRIPTION COVERING:
* A DESCRIPTION OF THE NATURE OF THE CONSTRUCTION ACTIVITY
* TOTAL SITE AND DISTURBED AREAS
* AN ESTIMATE OF THE RUNOFF COEFFICIENT OR PEAK DISCHARGE FLOW OF THE SITE PRIOR TO CONSTRUCTION ACTIVITIES AND AFTER CONSTRUCTION ACTIVITIES ARE COMPLETED AND EXISTING DATA DESCRIBING THE SOIL OR THE QUALITY OF ANY DISCHARGE FROM THE SITE.
* IDENTIFY THE RECEIVING WATER(S) AND AERIAL EXTENT OF WETLAND ACREAGE AT THE SITE

3. CONTROLS [IV.D.2]:

A. THE NPDES GENERAL PERMIT NUMBER GAR 100001 CONTAINS THE FOLLOWING DEFINITIONS:
* EROSION - THE PROCESS BY WHICH LAND SURFACE IS WORN AWAY BY THE ACTION OF WIND, WATER, ICE OR GRAVITY.
* SEDIMENT - THE SOLID MATERIAL, BOTH ORGANIC AND INORGANIC, THAT IS BEING TRANSPORTED IN SUSPENSION OR HAS BEEN MOVED VIA WIND, WATER, ICE OR GRAVITY.
* SEDIMENTATION - THE ACTION OR PROCESS OF FORMING OR DEPOSITING THE SEDIMENT THAT IS ERODED.

B. THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN OFFERS GUIDELINES FOR EROSION AND SEDIMENTATION CONTROL INCLUDING STABILIZING MEASURES, STRUCTURAL PRACTICES, AND SEDIMENT BASINS. ALL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED ACCORDING TO THE STANDARDS AND SPECIFICATIONS CONTAINED IN THE "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" PUBLISHED BY THE STATE SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE LAND-DISTURBING ACTIVITY WAS PERMITTED.

* STABILIZING MEASURES [IV.D.2.a.(1)]::
STABILIZING MEASURES ARE INTENDED TO REDUCE EROSION AND SEDIMENT DAMAGE TO DOWNSTREAM PROPERTIES AND SHALL BE IMPLEMENTED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. THEY INCLUDE BUT ARE NOT LIMITED TO:
+ DISTURBED AREA STABILIZATION WITH MULCHING, TEMPORARY SEEDING, OR PERMANENT VEGETATION
+ DUST CONTROL
+ EROSION CONTROL MATTING AND BLANKETS
+ TACKIFIERS AND BINDERS

STABILIZATION WILL BE ACCOMPLISHED THROUGH THE USE OF THE STABILIZING MEASURES LISTED ABOVE OR AS OTHERWISE NOTED ON THE EROSION CONTROL PLANS.

* STRUCTURAL PRACTICES [IV.D.2.a.(2)]:
STRUCTURAL PRACTICES ARE INTENDED TO REDUCE EROSION AND SEDIMENT ESCAPE FROM THE SITE OF CONSTRUCTION ACTIVITY AND SHALL BE IMPLEMENTED PRIOR TO OR CONCURRENT WITH (AS PRACTICABLE OR GOVERNED BY LOCAL MUNICIPALITIES) CONSTRUCTION ACTIVITIES. THESE PRACTICES INCLUDE BUT ARE NOT LIMITED TO:
+ SILT FENCING: TYPES A, B, AND C AS WARRANTED BY FLOW VELOCITIES AND/OR PROJECT LENGTH
+ CONSTRUCTION EXITS
+ RETAINING WALLS: CAST-IN-PLACE CONCRETE OR MODULAR BLOCK
+ RETROFITTING: HALF-ROUND PIPE OR SLOTTED BOARD DAM WITH STONE
+ INLET SEDIMENT TRAPS: TYPES USED WILL VARY DEPENDING UPON FLOW RATES, DRAINAGE AREAS, AND DRAINAGE SLOPES
+ STORM DRAIN OUTLET PROTECTION: RIP-RAP APRON SPECIFICATIONS WILL VARY DEPENDING UPON OVERALL DRAINAGE PARAMETERS
+ SURFACE ROUGHENING: SPECIFIC PRACTICE AND METHOD PRESCRIBED WILL DEPEND UPON TYPE AND RATE OF SLOPE

THE STRUCTURAL PRACTICES LISTED ABOVE WILL BE USED TO ACCOMPLISH EROSION AND SEDIMENTATION PROTECTION OR AS OTHERWISE NOTED ON THE EROSION CONTROL PLANS.

* SEDIMENT BASINS [IV.D.2.a.(3)]:
SEDIMENT BASINS REDUCE THE ESCAPE OF SEDIMENT FROM THE SITE BY TRAPPING IT IN AN EXCAVATED AREA OR BEHIND A SINGLE OR SERIES OF STRUCTURAL PRACTICES WHILE STILL ALLOWING RUNOFF TO LEAVE THE SITE. THESE BASINS ARE EITHER TEMPORARY OR PERMANENT IN NATURE AND MUST COMBINE TO PROVIDE 67 CUBIC YARDS OF STORAGE PER ACRE DRAINED UNTIL FINAL STABILIZATION HAS BEEN ACHIEVED ON THE SITE OF CONSTRUCTION ACTIVITIES.

SEDIMENT STORAGE WILL BE PROVIDED THROUGH THE USE OF TEMPORARY SEDIMENT BASINS AND EQUIVALENT CONTROL MEASURES OR AS OTHERWISE NOTED ON THE EROSION CONTROL PLANS.

C. STORM WATER MANAGEMENT WILL BE PROVIDED BY A WATER QUALITY DEVICE(S). POTENTIAL WATER QUALITY DEVICES THAT COULD BE USED INCLUDE DETENTION PONDS, RETENTION PONDS, OPEN VEGETATIVE SWALES, MECHANICAL DEVICES, OR A SEQUENTIAL SYSTEM. [IV.D.2.b]

D. WASTE DISPOSAL:
SOLID MATERIALS, INCLUDING BUILDING MATERIALS, SHALL NOT BE DISCHARGED INTO WATERS OF THE STATE. PRACTICES SUCH AS TRASH DISPOSAL, RECYCLING, PROPER MATERIAL HANDLING, AND SPILL PREVENTION AND CLEANUP MEASURES CAN REDUCE THE POTENTIAL FOR STORM WATER POLLUTION. THE PROPER MANAGEMENT AND DISPOSAL OF WASTES SHALL BE PRACTICED ON THE SITE(S) OF CONSTRUCTION ACTIVITIES. AT A MINIMUM THE FOLLOWING STEPS SHOULD BE TAKEN TO ENSURE PROPER WASTE DISPOSAL:
* CONSULT LOCAL AUTHORITIES FOR HAZARDOUS MATERIAL AND SOLID WASTE DISPOSAL REQUIREMENTS
* EMPTY AND CLEAN HAZARDOUS WASTE CONTAINERS BEFORE DISPOSING THEM ACCORDING TO MANUFACTURER'S GUIDELINES
* DO NOT REMOVE THE ORIGINAL PRODUCT LABELS FROM HAZARDOUS MATERIAL CONTAINERS
* DO NOT MIX MATERIALS PRIOR TO DISPOSAL UNLESS RECOMMENDED BY THE MANUFACTURER
* CLEAN UP SPILLS IMMEDIATELY USING AN ABSORBENT MATERIAL SUCH AS SAWDUST OR GRANULAR ABSORBENT CLAY TO CONTAIN THE SPILL; FOR HAZARDOUS MATERIALS, FOLLOW CLEANUP INSTRUCTIONS ON THE PACKAGE
* PROVIDE EXTRA CONTAINERS AND INCREASE PICKUP FREQUENCY DURING DEMOLITION
* COLLECT, REMOVE, AND DISPOSE OF ALL CONSTRUCTION SITE WASTES AT AUTHORIZED DISPOSAL SITES. ONSITE BURIAL OF MATERIALS IS PROHIBITED.
* DESIGNATE A BUILDING MATERIAL AND/OR WASTE COLLECTION AREA ONSITE THAT DOES NOT RECEIVE A SUBSTANTIAL AMOUNT OF RUNOFF FROM UPLAND AREAS AND DOES NOT DRAIN DIRECTLY TO A BODY OF WATER.
* ENSURE THAT ALL CONTAINERS HAVE LIDS AND ARE PLACED IN A COVERED AREA WHENEVER POSSIBLE. IF MATERIALS DO NOT HAVE LIDS, COVER CONTAINERS OR MATERIALS WITH TARPS OR PLACE THEM UNDER COVERED AREAS.
* SURROUND DESIGNATED MATERIAL STORAGE AREAS WITH SILT FENCE OR OTHER BEST MANAGEMENT PRACTICES TO ELIMINATE STORM WATER DISCHARGE DIRECTLY INTO THE STORM SEWER SYSTEM.
* SCHEDULE WASTE COLLECTION TO PREVENT THE CONTAINERS FROM OVERFILLING
* THE CONTRACTOR SHALL FOLLOW BEST MANAGEMENT PRACTICES FOR THE REMEDIATION OF ALL PETROLEUM SPILLS AND LEAKS AS APPROPRIATE.

PERSONNEL, AS DEFINED BY THE PERMIT, AS DESCRIBED BELOW:

* INITIAL [IV.A.7]:
THE PRIMARY PERMITTEE MUST RETAIN THE DESIGN PROFESSIONAL WHO PREPARED THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN TO INSPECT THE INSTALLATION OF THE CONTROL MEASURES (BEST MANAGEMENT PRACTICES) WHICH THE DESIGN PROFESSIONAL DESIGNED WITHIN SEVEN (7) DAYS AFTER THE INITIAL CONSTRUCTION ACTIVITIES COMMENCE. THE DESIGN PROFESSIONAL SHALL:
+ DETERMINE IF THE BEST MANAGEMENT PRACTICES HAVE BEEN INSTALLED AS DESIGNED
+ DETERMINE IF THE BEST MANAGEMENT PRACTICES ARE BEING MAINTAINED AS DESIGNED
+ REPORT THE RESULTS OF THE INSPECTION TO THE PRIMARY PERMITTEE WITHIN SEVEN (7) DAYS
  - THE PRIMARY PERMITTEE MUST CORRECT ALL DEFICIENCIES WITHIN TWO (2) BUSINESS DAYS OF RECEIPT OF THE INSPECTION REPORT UNLESS WEATHER RELATED SITE CONDITIONS REQUIRE ADDITIONAL TIME.

* DAILY [IV.D.3.a.(1)]:
FOR EACH DAY OF ANY TYPE OF CONSTRUCTION ACTIVITY AT THE PRIMARY PERMITTEE'S SITE, QUALIFIED PERSONNEL PROVIDED BY THE PRIMARY PERMITTEE SHALL:
+ INSPECT ALL AREAS ON THE SITE WHERE PETROLEUM PRODUCTS ARE STORED, USED, OR HANDLED FOR SPILLS AND LEAKS FROM VEHICLES AND EQUIPMENT
+ INSPECT ALL POINTS OF VEHICULAR ENTRY TO THE PRIMARY PERMITTEE'S SITE FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING
+ MEASURE RAINFALL ONCE EVERY TWENTY-FOUR (24) HOUR PERIOD AT THE SITE
THESE INSPECTIONS MUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION IS SUBMITTED

* WEEKLY [IV.D.3.a.(2)]:
AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS, QUALIFIED PERSONNEL PROVIDED BY THE PRIMARY PERMITTEE SHALL:
+ INSPECT ALL DISTURBED AREAS OF THE PRIMARY PERMITTEE'S CONSTRUCTION SITE THAT HAVE NOT UNDERGONE FINAL STABILIZATION
+ INSPECT ALL AREAS USED BY THE PRIMARY PERMITTEE FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION THAT HAVE NOT UNDERGONE FINAL STABILIZATION
+ INSPECT ALL STRUCTURAL CONTROL MEASURES
+ OBSERVE ALL EROSION AND SEDIMENT CONTROL MEASURES APPLICABLE TO THE PRIMARY PERMITTEE'S SITE TO ENSURE THAT THEY ARE OPERATING CORRECTLY
+ INSPECT ALL ACCESSIBLE DISCHARGE POINTS OR LOCATIONS TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATER(S)
THESE INSPECTIONS MUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION IS SUBMITTED

* POST-RAINFALL [IV.D.3.a.(2)]:
WITHIN TWENTY-FOUR (24) HOURS OF THE END OF A STORM THAT IS 0.5 INCHES OR GREATER, QUALIFIED PERSONNEL PROVIDED BY THE PRIMARY PERMITTEE SHALL:
+ INSPECT ALL DISTURBED AREAS OF THE PRIMARY PERMITTEE'S CONSTRUCTION SITE THAT HAVE NOT UNDERGONE FINAL STABILIZATION
+ INSPECT ALL AREAS USED BY THE PRIMARY PERMITTEE FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION THAT HAVE NOT UNDERGONE FINAL STABILIZATION
+ INSPECT ALL STRUCTURAL CONTROL MEASURES
+ OBSERVE ALL EROSION AND SEDIMENT CONTROL MEASURES APPLICABLE TO THE PRIMARY PERMITTEE'S SITE TO ENSURE THAT THEY ARE OPERATING CORRECTLY
+ INSPECT ALL ACCESSIBLE DISCHARGE POINTS OR LOCATIONS TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATER(S)
THESE INSPECTIONS MUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION IS SUBMITTED

* MONTHLY [IV.D.3.a.(3)]:
AT LEAST ONCE PER MONTH, QUALIFIED PERSONNEL PROVIDED BY THE PRIMARY PERMITTEE SHALL INSPECT THE AREAS OF THE CONSTRUCTION SITE THAT HAVE UNDERGONE FINAL STABILIZATION FOR:
+ EVIDENCE OF OR THE POTENTIAL FOR POLLUTANTS ENTERING THE DRAINAGE SYSTEM AND THE RECEIVING WATER(S)
+ CORRECT OPERATION OF EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN
+ EFFECTIVE PREVENTION OF SIGNIFICANT IMPACTS ON RECEIVING WATERS BY EROSION CONTROL MEASURES PLACED AT ACCESSIBLE DISCHARGE LOCATIONS OR POINTS
THESE INSPECTIONS MUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION IS SUBMITTED

B. UPDATE THE SITE DESCRIPTION, POLLUTION PREVENTION, AND CONTROL MEASURES IDENTIFIED IN THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN AS REQUIRED BY THE RESULTS OF EACH INSPECTION NO LATER SEVEN (7) CALENDAR DAYS FOLLOWING EACH INSPECTION.

C. ANY CHANGES TO THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN AS A RESULT OF AN INSPECTION, SHALL BE IMPLEMENTED AS SOON AS PRACTICABLE, BUT NO LATER THAN SEVEN (7) CALENDAR DAYS FOLLOWING THE INSPECTION REQUIRING THE CHANGE.

D. A REPORT OF EACH INSPECTION SHALL BE MADE AND RETAINED AT THE SITE UNTIL THE ENTIRE SITE OR THAT PORTION OF A CONSTRUCTION PROJECT THAT HAS BEEN PHASED HAS UNDERGONE FINAL STABILIZATION AND A NOTICE OF TERMINATION IS SUBMITTED. THIS REPORT SHALL INCLUDE:
* A SUMMARY OF THE SCOPE OF THE INSPECTION
* THE NAME(S) OF PERSONNEL MAKING EACH INSPECTION
* THE DATE OF THE INSPECTION
* MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN
* ANY ACTIONS TAKEN IN ACCORDANCE WITH PART IV.D.3.a.(4) OF THE PERMIT (CORRECTIVE MAINTENANCE)
* ANY INCIDENTS OF NON-COMPLIANCE
* COMPLIANCE CERTIFICATION

5. MAINTENANCE [IV.D.4]:

A. ALL BEST MANAGEMENT PRACTICES SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN SHALL BE MAINTAINED ACCORDING TO THE STANDARDS AND SPECIFICATIONS CONTAINED IN THE "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" PUBLISHED BY THE STATE SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE LAND-DISTURBING ACTIVITY WAS PERMITTED.

B. ALL DAMAGE DISCOVERED DURING THE REQUIRED INSPECTIONS SHALL BE PROPERLY REPAIRED AND STRUCTURAL BEST MANAGEMENT PRACTICES SHALL BE CLEANED OUT AS FOLLOWS:
* CHECK DAMS - REMOVE SEDIMENT WHEN IT REACHES ONE-HALF THE HEIGHT OF THE CHECK DAM
* CONSTRUCTION EXITS - PERIODIC REDRESSING WITH STONE MAY BE REQUIRED
* RETROFITTINGS - REMOVE ALL TRASH AND DEBRIS AND REMOVE SEDIMENT WHEN THE SEDIMENT HAS REACHED A DEPTH EQUAL TO ONE-THIRD OF THE HEIGHT OF THE RETROFIT.
* SILT FENCING - SEDIMENT SHALL BE REMOVED ONCE IT HAS ACCUMULATED TO A DEPTH EQUAL TO ONE-HALF OF THE HEIGHT OF THE SILT FENCE.
* INLET SEDIMENT TRAPS - SEDIMENT SHALL BE REMOVED WHEN THE TRAP IS ONE-HALF FULL OR HAS REACHED ONE-HALF OF ITS STORAGE CAPACITY
* SEDIMENT BASINS - SEDIMENT SHALL BE REMOVED AS SPECIFIED BY EACH BASIN DESIGN

SECONDARY PERMITTEE(S)

THE APPLICABLE PORTION OF ES&PC PLAN IS TO BE PROVIDED TO EACH SECONDARY PERMITTEE PRIOR TO THE SECONDARY PERMITTEE CONDUCTING ANY CONSTRUCTION ACTIVITY AND IN THE EVENT OF ANY CHANGE TO THE PLAN.

DATE ______ SIGNATURE (SECONDARY PERMITTEE) ______

PRIMARY PERMITTEE
STACK INFRASTRUCTURE USA, LLC.
1600 BROADWAY
SUITE 1320
DENVER, COLORADO 80202

GSWCC — GEORGIA SOIL AND WATER CONSERVATION COMMISSION
NICHOLAS J GRIFFITHS
Level II Certified Design Professional
CERTIFICATION NUMBER 0000002123
ISSUED: 03/01/2016 EXPIRES: 03/01/2019

24 HOUR EMERGENCY CONTACT
CHRIS OWENS
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CORGAN

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ISSUES

REVISIONS

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 27050 NICHOLAS J. GRIFFITHS 8/31/2020

This document is incomplete and may not be used for regulatory approval, permit or construction.

Date of issue: 08/31/2020

STACK - ATLL 2
3250 WEBB BRIDGE ROAD
ALPHARETTA, GA 30005

STACK INFRASTRUCTURE

KEYPLAN

EROSION CONTROL NOTES

JOB 1647-19
DATE 05-19-2020
SHEET C501

T:\1000 PROJECTS\1647-19 STACK ATL02\DWG\21 EROSION CONTROL\C500 EROSION CONTROL NOTES.DWG PLOT DATE:2020-08-31

5. SAMPLING REQUIREMENTS [IV.D.5]:

A. THE PERMIT REQUIRES THE MONITORING OF NEPHELOMETRIC TURBIDITY IN RECEIVING WATER(S) OR OUTFALL(S).

B. SAMPLING REQUIREMENTS [IV.D.5.a]:
* A SITE MAP AS DETAILED IN PART IV.D.5.a.(1) OF THE PERMIT
* A WRITTEN NARRATIVE OF THE SITE SPECIFIC ANALYTICAL METHODS USED TO COLLECT, HANDLE, AND ANALYZE THE SAMPLES INCLUDING QUALITY CONTROL/QUALITY ASSURANCE PROCEDURES, AND PRECISE SAMPLING METHODOLOGY FOR EACH SAMPLING LOCATION
* A RATIONALE FOR THE NEPHELOMETRIC TURBIDITY UNIT (NTU) LIMIT(S) SELECTED FROM APPENDIX B OF THE PERMIT, INCLUDING THE SIZE OF THE FACILITY OR CONSTRUCTION, THE CALCULATION OF THE SIZE OF THE SURFACE WATER DRAINAGE AREA, AND THE TYPE OF RECEIVING WATERS
* ANY ADDITIONAL INFORMATION REQUIRED BY THE ENVIRONMENTAL PROTECTION DIVISION REQUESTED VIA WRITTEN NOTICE TO THE PERMITTEE.

C. SAMPLE TYPES [IV.D.5.b]:
* ALL SAMPLES SHALL BE COLLECTED BY "GRAB SAMPLES" AND THE ANALYSIS MUST BE CONDUCTED AS INDICATED IN PART IV.D.5.b OF THE PERMIT.
* LABEL ALL SAMPLE CONTAINERS PRIOR TO COLLECTING THE SAMPLE
* MIX SAMPLES WELL BEFORE TRANSFERRING THEM TO A SECONDARY CONTAINER
* SAMPLE CONTAINERS SHOULD BE LARGE MOUTH, THOROUGHLY CLEANED AND RINSED GLASS OR PLASTIC JARS.
* MANUAL, AUTOMATIC OR RISING STAGE SAMPLING MAY BE UTILIZED
* SAMPLES SHOULD BE ANALYZED IMMEDIATELY, BUT NOT LATER THAN 48 HOURS AFTER COLLECTION
* DILUTION OF SAMPLES IS NOT REQUIRED
* SAMPLES ARE NOT REQUIRED TO BE COOLED
* SAMPLING AND ANALYSIS OF THE RECEIVING WATER(S) OR OUTFALL(S) BEYOND THE MINIMUM FREQUENCY STATED IN THE PERMIT MUST BE REPORTED TO THE ENVIRONMENTAL PROTECTION DIVISION AS SPECIFIED IN PART IV.E OF THE PERMIT.

D. SAMPLING POINTS [IV.D.5.c]:
* FOR CONSTRUCTION ACTIVITIES THE PRIMARY PERMITTEE MUST SAMPLE ALL RECEIVING WATER(S), OR ALL OUTFALL(S), OR A COMBINATION THEREOF [IV.D.5.c.(1)]
* THE UPSTREAM SAMPLE FOR EACH RECEIVING WATER MUST BE TAKEN IMMEDIATELY UPSTREAM OF THE FIRST STORM WATER DISCHARGE FROM THE SITE OF PERMITTED ACTIVITY, BUT DOWNSTREAM OF ANY DISCHARGES NOT ASSOCIATED WITH PERMITTED ACTIVITY. [IV.D.5.c.(1).(a)]
* THE DOWNSTREAM SAMPLE FOR EACH RECEIVING WATER MUST BE TAKEN DOWNSTREAM OF THE LAST STORM WATER DISCHARGE FROM THE SITE OF PERMITTED ACTIVITY, BUT UPSTREAM OF ANY DISCHARGES NOT ASSOCIATED WITH PERMITTED ACTIVITY. [IV.D.5.c.(1).(b)]
* THE SAMPLES SHOULD BE TAKEN FROM THE HORIZONTAL AND VERTICAL CENTER OF THE RECEIVING WATER(S) OR OUTFALL STORM WATER CHANNEL(S) [IV.D.5.c.(1).(c)]
* DO NOT STIR BOTTOM SEDIMENTS IN THE RECEIVING WATER(S) OR OUTFALL STORM WATER CHANNEL [IV.D.5.c.(1).(d)]
* THE SAMPLING CONTAINER SHOULD BE HELD SO THAT THE CONTAINER FACES UPSTREAM [IV.D.5.c.(1).(e)]
* KEEP THE SAMPLES FREE OF FLOATING DEBRIS [IV.D.5.c.(1).(F)]
* PERMITTEES DO NOT HAVE TO SAMPLE SHEETFLOW THAT FLOWS ONTO UNDISTURBED NATURAL AREAS OR AREAS STABILIZED BY THE PROJECT [IV.D.5.c.(1).(g)]
* ALL SAMPLING PURSUANT TO THIS PERMIT MUST BE DONE IN SUCH A WAY AS TO ACCURATELY REFLECT WHETHER STORM WATER RUNOFF FROM THE FACILITY/SITE IS IN COMPLIANCE WITH THE STANDARDS SET FORTH IN THE PERMIT [IV.D.5.c.(1).(h)]

E. SAMPLING FREQUENCY [IV.D.5.d]:
* THE PRIMARY PERMITTEE MUST TAKE THE REQUIRED SAMPLES WITHIN FORTY-FIVE (45) MINUTES OF:
  + THE ACCUMULATION OF THE MINIMUM AMOUNT OF RAINFALL FOR THE QUALIFYING EVENT IF THE STORM WATER DISCHARGE TO A MONITORED RECEIVING WATER OR FROM A MONITORED OUTFALL HAS BEGUN PRIOR TO THE ACCUMULATION [IV.D.5.d.(1).(a)]

  -OR-

  + THE BEGINNING OF ANY STORM WATER DISCHARGE TO A MONITORED RECEIVING WATER OR FROM A MONITORED OUTFALL, IF THE DISCHARGE BEGINS AFTER THE ACCUMULATION OF THE MINIMUM AMOUNT OF RAINFALL FOR THE QUALIFYING EVENT [IV.D.5.d.(1).(b)]

  -OR-

  + WHERE MANUAL AND AUTOMATIC SAMPLING ARE IMPOSSIBLE (AS DEFINED IN THE PERMIT), OR ARE BEYOND PERMITTEE'S CONTROL, THE PERMITTEE SHALL TAKE SAMPLES AS SOON AS POSSIBLE, BUT NO LATER THAN (TWELVE) 12 HOURS AFTER THE BEGINNING OF THE STORM WATER DISCHARGE [IV.D.5.d.(2)]
* THE PERMITTEE SHALL SAMPLE AT EACH AREA OF THE SITE THAT DISCHARGES TO A RECEIVING STREAM FOR:
  + THE FIRST RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH AND ALLOWS FOR MONITORING DURING NORMAL BUSINESS HOURS (MONDAY THROUGH FRIDAY, 8:00 AM TO 5:00 PM, AND SATURDAY 8:00 AM TO 5:00 PM WHEN CONSTRUCTION ACTIVITY IS BEING CONDUCTED BY THE PRIMARY PERMITTEE) AFTER CLEARING AND GRUBBING ARE COMPLETE [IV.D.5.d.(3).(a)]
  + THE FIRST RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH AND ALLOWS FOR MONITORING DURING NORMAL BUSINESS HOURS THAT OCCURS EITHER 90 DAYS AFTER THE FIRST SAMPLING EVENT OR AFTER ALL MASS GRADING OPERATIONS HAVE BEEN COMPLETED, WHICHEVER COMES FIRST [IV.D.5.d.(3).(b)]
* AFTER THE FIRST TWO SAMPLES ARE TAKEN, IF THE BEST MANAGEMENT PRACTICES ARE FOUND TO BE PROPERLY DESIGNED, INSTALLED, AND MAINTAINED, NO FURTHER SAMPLING ACTION IS REQUIRED [IV.D.5.d.(3).(c)]
* AFTER THE FIRST TWO SAMPLES ARE TAKEN, IF THE BEST MANAGEMENT PRACTICES ARE FOUND TO BE IMPROPERLY DESIGNED, INSTALLED, AND MAINTAINED, CORRECTIVE ACTION SHALL BE DEFINED AND IMPLEMENTED WITHIN TWO (2) BUSINESS DAYS, AND TURBIDITY SAMPLES SHALL BE TAKEN FOR EACH SUBSEQUENT RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH DURING NORMAL BUSINESS HOURS UNTIL THE SELECTED TURBIDITY STANDARD IS ATTAINED, OR UNTIL POST-STORM EVENT INSPECTIONS DETERMINE THAT BEST MANAGEMENT PRACTICES ARE PROPERLY DESIGNED, INSTALLED, AND MAINTAINED. [IV.D.5.d.(3).(c)]

6. NON-STORM WATER DISCHARGES [IV.D.6]:

A. EXCEPT FOR FLOWS FROM FIRE FIGHTING ACTIVITIES, ANY SOURCES OF NON-STORM WATER LISTED IN PART III.A.2 OF THE PERMIT THAT ARE COMBINED WITH STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY ARE IDENTIFIED IN THE PLAN AND HAVE APPROPRIATE POLLUTION PREVENTION MEASURES.

REPORTING [IV.E]

1. MONITORING RECORD SUBMISSION AND RETENTION:

A. THE APPLICABLE PERMITTEES ARE REQUIRED TO SUBMIT A SUMMARY OF THE MONITORING RESULTS TO THE ENVIRONMENTAL PROTECTION DIVISION AT THE ADDRESS SHOWN IN PART II.C OF THE PERMIT BY THE FIFTEENTH DAY OF THE MONTH FOLLOWING THE REPORTING PERIOD. [IV.E.1]

B. UPON WRITTEN NOTIFICATION THE ENVIRONMENTAL PROTECTION DIVISION MAY REQUIRE THE PERMITTEE TO SUBMIT SAMPLING RESULTS ON A MORE FREQUENT BASIS. [IV.E.1]

C. EACH PERMITTEE MUST RETAIN COPIES OF ALL MONITORING RESULTS REPORTED BY THAT PERMITTEE. THE MONITORING INFORMATION SHALL INCLUDE [IV.E.2]:
* THE DATE, EXACT PLACE, AND TIME OF SAMPLING OR MEASUREMENTS
* THE NAME(S) OF THE INDIVIDUAL(S) WHO PERFORMED THE SAMPLING AND MEASUREMENTS
* THE DATE(S) ANALYSES WERE PERFORMED
* THE TIME(S) ANALYSES WERE PERFORMED
* THE NAME(S) OF THE INDIVIDUAL(S) WHO PERFORMED THE ANALYSES
* REFERENCES AND WRITTEN PROCEDURES, FOR THE ANALYTICAL TECHNIQUES OR METHODS USED
* THE RESULTS OF SUCH ANALYSES, INCLUDING THE SHEETS, DISKS, ETC. USED TO DETERMINE THE RESULTS
* NOTE: RESULTS WHICH EXCEED 1000 NTU SHALL BE REPORTED AS "EXCEEDS 1000 NTU"

D. EACH PRIMARY PERMITTEE SHALL RETAIN A COPY OF THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN AT THE CONSTRUCTION SITE. [IV.E.3.a]

E. COPIES OF ALL NOTICES OF INTENT, NOTICES OF TERMINATION, REPORTS, PLANS, MONITORING REPORTS, EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLANS, AND ALL OTHER RECORDS REQUIRED BY THE NPDES GENERAL PERMIT NUMBER GAR 100001 SHALL BE RETAINED BY THE PERMITTEE WHO EITHER PRODUCED OR USED IT, FOR A PERIOD OF AT LEAST THREE (3) YEARS FROM THE DATE THAT THE SITE IS FINALLY STABILIZED. [IV.E.3.b]

REPORTING SUBMITTAL [IV.F]

1. ALL WRITTEN CORRESPONDENCE SHALL BE SUBMITTED BY RETURN RECEIPT CERTIFIED MAIL (OR SIMILAR SERVICE) TO THE APPROPRIATE DISTRICT OFFICE OF THE ENVIRONMENTAL PROTECTION DIVISION ACCORDING TO THE SCHEDULE IN APPENDIX A OF THE PERMIT AND TO THE LOCAL AUTHORITY THAT ISSUED THE LAND DISTURBANCE PERMIT.

NPDES NOTES

TOTAL SITE AREA: 5.43 AC
TOTAL DISTURBED AREA: 4.97 AC

EROSION CONTROL LEGEND

STABILIZATION MEASURES:

Bf	BUFFER ZONE
Cs	COASTAL DUNE STABILIZATION
Ds1	DISTURBED AREA STABILIZATION: (WITH MULCHING ONLY)
Ds2	DISTURBED AREA STABILIZATION: (WITH TEMPORARY SEEDING)
Ds3	DISTURBED AREA STABILIZATION: (WITH PERMANENT VEGETATION)
Ds4	DISTURBED AREA STABILIZATION: (WITH SODDING)
Du	DUST CONTROL ON DISTURBED AREAS
Ss	SLOPE STABILIZATION
FL-Co	FLOCCULANTS COAGULANTS
Sb	STREAMBANK STABILIZATION: (USING PERMANENT VEGETATION)
Tac	TACKIFIERS AND BINDERS

STRUCTURAL MEASURES:

Cd-S	STONE CHECK DAM
Cd-Hb	HAYBALE CHECK DAM
Ch-V	CHANNEL STABILIZATION: VEGETATED LINING
Ch-Rp	CHANNEL STABILIZATION: ROCK RIPRAP LINING
Ch-C	CHANNEL STABILIZATION: CONCRETE LINING
Co	CONSTRUCTION EXIT
Cr	CONSTRUCTION ROAD STABILIZATION
Dc-A	STREAM DIVERSION CHANNEL: GEOTEXTILE, POLYETHYLENE FILM, OR SOD
Dc-B	STREAM DIVERSION CHANNEL: GEOTEXTILE ALONE
Dc-C	STREAM DIVERSION CHANNEL: CLASS I RIP-RAP AND GEOTEXTILE
Di	DIVERSION
Dn1	TEMPORARY DOWNDRAIN STRUCTURE
Dn2	PERMANENT DOWNDRAIN STRUCTURE
Fr	FILTER RING
Ga	GABION
Gr	GRADE STABILIZATION STRUCTURE
Lv	LEVEL SPREADER
Rd	ROCK FILTER DAM
Re	RETAINING WALL
Rt-P	RETROFITTING: HALF-ROUND PIPE WITH STONE FILTER
Rt-B	RETROFITTING: BOARD DAM WITH STONE
Sd1-S	SILT FENCE - SENSITIVE AREAS
Sd1-Ns	SILT FENCE - NON-SENSITIVE AREAS
Sd1-Hb	HAY OR STRAW BALES
Sd1-Bb	BRUSH BARRIER
Sd2	INLET SEDIMENT TRAP
Sd2-F	INLET SEDIMENT TRAP: FILTER FABRIC WITH SUPPORTING FRAME
Sd2-B	INLET SEDIMENT TRAP: BAFFLE BOX
Sd2-Bg	INLET SEDIMENT TRAP: BLOCK AND GRAVEL DROP INLET PROTECTION
Sd2-G	INLET SEDIMENT TRAP: GRAVEL DROP INLET PROTECTION
Sd2-S	INLET SEDIMENT TRAP: SOD INLET PROTECTION
Sd2-P	INLET SEDIMENT TRAP: CURB INLET PROTECTION
Sd2-F	INLET SEDIMENT TRAP: SILT SAVER

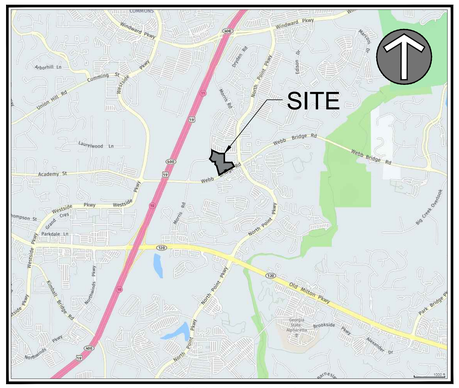
EROSION CONTROL LEGEND

STRUCTURAL MEASURES:

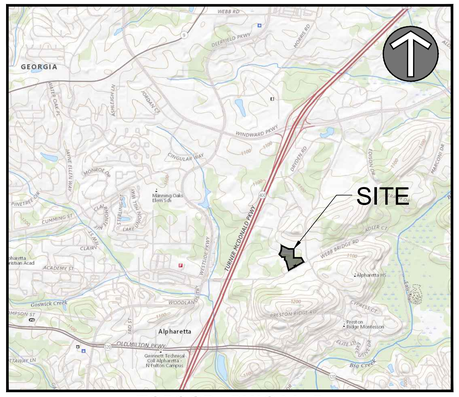
Sd2-Rb	INLET SEDIMENT TRAP: ROCK BAG
Sd3	TEMPORARY SEDIMENT BASIN
Sd4	TEMPORARY SEDIMENT TRAP
Sr-B	TEMPORARY STREAM CROSSING: BRIDGE CROSSING
Sr-C	TEMPORARY STREAM CROSSING: CULVERT CROSSING
St	STORM DRAIN OUTLET PROTECTION
Ss	SLOPE STABILIZATION
Tp	TOPSOILING
Wt	VEGETATED WATERWAY OR STORM WATER CONVEYANCE CHANNEL

PRIMARY PERMITTEE
HSH-ALPHARETTA OWNER GA, LLC
3424 PEACHTREE ROAD NE
SUITE 1780
ATLANTA, GEORGIA 30326

GSWCC Georgia Soil and Water Conservation Commission
NICHOLAS J GRIFFITHS
Level II Certified Design Professional
Certification Number 0000002123
Issued 03/01/2016 Expires 03/01/2019



VICINITY MAP
SCALE: 1" = 2,000'



TOPOGRAPHIC MAP
SCALE: 1" = 2,000'

NPDES NOTES (CONT'D)

PROJECT RECEIVING WATERS
RECEIVING WATER IS AN UNNAMED TRIBUTARY OF BIG CREEK.. THE SITE WATER PASSES THROUGH AN ONSTIE MASTER POND DESIGNED FOR MULTIPLE NEIGHBORING PARCELS AND PUBLIC ROADS SURROUNDING THE SITE. BIG CREEK IS NOT LISTED ON GEORGIA'S 2012 305(b)/303(d) APPROVED LIST OF IMPAIRED STREAM SEGMENTS.

SITE WETLANDS
PRELIMINARY JURISDICTIONAL DETERMINATION DOES INDICATE THE PRESENCE OF WETLANDS WITHIN THE PROJECT SITE. NO DISTURBANCE OF ANY WETLAND, ANY PORTION OF WETLAND OR OTHER JURISDICTIONAL WATER IS PERMITTED WITHOUT PRIOR WRITTEN AUTHORIZATION BY THE UNITED STATES ARMY CORPS OF ENGINEERS AND THE GEORGIA ENVIRONMENTAL PROTECTION DIVISION.

RATIONALE
STORMWATER DETENTION WILL BE PROVIDED THROUGH OUR EXISTING POND INSTALLED DURING THE CONSTRUCTION OF VILLAGE PARK PHASE 1 OF THE PROJECT. SEDIMENT WILL BE CAPTURED BY USING A Sd4-C, Sd22s AND Sd1. DOUBLE AND SINGLE-ROW (SENSITIVE) SILT FENCE WILL BE UTILIZED AT THE DISTURBANCE LIMITS TO CONTROL ESCAPE OF SEDIMENT FROM THE SITE.

HYDROLOGY STATEMENT
THE PROPOSED DEVELOPMENT IS PART OF THE PREVIOUSLY APPROVED HYDROLOGY STUDY PREPARED FOR THE VILLAGE PARK of ALPHARETTA SENIOR LIVING COMMUNITY, DATED OCTOBER 16, 2015.

PER THIS REPORT

EXISTING CONDITION	PROPOSED CONDITION
25 YR STORM EVENT DISCHARGE = 196.19 CFS	25 YR STORM EVENT DISCHARGE = 165.06CFS
100 YR STORM EVENT DISCHARGE = 291.91 CFS	100 YR STORM EVENT DISCHARGE = 253.97 CFS
CN = 61	CN = 82

START DATE MAY 2020
END DATE MAY 2021

THIS SCHEDULE IS TO BE USED FOR PERMITTING PURPOSES ONLY. REFER TO APPROVED PROJECT SCHEDULE FOR EXACT CONSTRUCTION SEQUENCING.

DESCRIPTION	MONTH 1	2	3	4	5	6	7	8	9	10	11	12
TREE PROTECTION/LOD FENCING	—											
CLEARING, GRUBBING, GRADING,	—	—										
TEMPORARY GRASSING	—	—	—	—	—	—	—	—	—	—	—	—
MAINT. OF EROSION CONTROL DEVICES	—	—	—	—	—	—	—	—	—	—	—	—
FINAL PAVING												—
DISPOSITION OF SEDIMENT DEVICES												—
BUILDING CONSTRUCTION	—	—	—	—	—	—	—	—	—	—	—	
CLEARING OF STORM DRAINS						—						
FINAL LANDSCAPING											—	—

ACTIVITY SCHEDULE

EROSION, SEDIMENTATION, AND POLLUTION CONTROL NOTES

1. COMPREHENSIVE:

A. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND-DISTURBING ACTIVITIES.

B. PROVISIONS TO PREVENT EROSION OF SOIL FROM THE SITE SHALL BE AT A MINIMUM IN CONFORMANCE WITH THE REQUIREMENTS OF THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, LATEST EDITION. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

C. FAILURE TO INSTALL, OPERATE, OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN ALL CONSTRUCTION BEING STOPPED ON THE JOB SITE UNTIL SUCH MEASURES ARE CORRECTED BACK TO THE STANDARDS SPECIFIED IN THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, CURRENT EDITION.

D. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

E. EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO LAND DISTURBANCE. THE LOCATION OF SOME OF THE EROSION CONTROL DEVICES MAY HAVE TO BE ALTERED FROM THAT SHOWN ON THE APPROVED PLANS IF DRAINAGE PATTERNS DURING CONSTRUCTION ARE DIFFERENT FROM THE FINAL PROPOSED DRAINAGE PATTERNS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH EROSION CONTROL FOR ALL DRAINAGE PATTERNS CREATED AT VARIOUS STAGES DURING CONSTRUCTION. ANY DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.

F. THE CONSTRUCTION OF THE SITE WILL COMMENCE WITH THE INSTALLATION OF EROSION CONTROL MEASURES SUFFICIENT TO CONTROL SEDIMENT DEPOSITS AND EROSION. ALL SEDIMENT CONTROL WILL BE MAINTAINED UNTIL ALL UPSTREAM GROUND WITHIN THE CONSTRUCTION AREA HAS BEEN COMPLETELY STABILIZED WITH PERMANENT VEGETATION AND ALL ROADS/DRIVEWAYS HAVE BEEN PAVED.

G. CONSTRUCTION EXITS SHALL BE CONSTRUCTED AT EACH POINT OF ENTRY OR EXIT FROM THE SITE AND SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE AS CONDITIONS DEMAND, REPAIR, AND/OR CLEANOUT OF ANY STRUCTURES USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES OFF SITE ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.

H. IMMEDIATELY AFTER THE ESTABLISHMENT OF CONSTRUCTION EXITS, ALL PERIMETER EROSION CONTROL DEVICES AND STORMWATER MANAGEMENT DEVICES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION.

I. WASTE MATERAILS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.

J. AMENDMENTS/REVISIONS TO THE ES&PC PLAN WIHICH HAVE A SIGNIFICANT EFFECT ON BMP'S WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.

K. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25 FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.

L. THE DESIGN PROFESSIONAL WHO PREPARED THE ES&PC PLAN IS TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMP'S WITHIN SEVEN (7) DAYS AFTER INSTALLATION.

M. ADDITIONAL EROSION CONTROL MEASURES WILL BE EMPLOYED WHERE DETERMINED NECESSARY BY ACTUAL SITE CONDITIONS.

N. PROPOSED BUILDING MATERIALS AND PRODUCTS STORED ON-SITE SHALL BE TARPED.

2. DURING CONSTRUCTION:

A. ON SITE DUST CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL LOCAL CODES AND REGULATIONS.

B. THE CONTRACTOR SHALL REMOVE SEDIMENT FROM SILT FENCE ONCE IT HAS ACCUMULATED TO ONE-HALF THE ORIGINAL HEIGHT OF THE BARRIER.

C. ALL OPEN SWALES MUST BE GRASSED AND RIP-RAP MUST BE PLACED AS REQUIRED TO CONTROL EROSION. STONE FOR RIP-RAP SHALL CONSIST OF ROUGH UN-HEWN QUARRY GRANITE AS NEARLY IN RECTANGULAR SECTION AS PRACTICAL. THE MINIMUM SIZE STONE STONE SHALL WEIGH BETWEEN 75 AND 150 POUNDS AND SHALL BE HAND PLACED AS A LOOSE STONE EMBANKMENT.

D. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING. DISTURBED AREAS LEFT IDLE FOR TWO WEEKS AND NOT TO FINAL GRADE WILL BE STABILIZED WITH TEMPORARY VEGETATION (Ds2).

E. AT ANY TIME DURING CONSTRUCTION IF IT BECOMES NECESSARY TO PUMP STORM WATER OR GROUNDWATER FROM AN EXCAVATION, THE PUMPED WATER MUST MEET THE TURBIDITY REQUIREMENTS OUTLINED IN THE SITE SITE SPECIFIC EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN. WATER THAT DOES NOT MEET THESE REQUIREMENTS MUST BE FILTERED OR DISCHARGED INTO A TEMPORARY SEDIMENT BASIN UNTIL IT MEETS THE BASIN UNTIL IT MEETS THE TURBIDITY REQUIREMENTS. ONCE THE TURBIDITY REQUIREMENTS HAVE BEEN MET THE WATER MAY BE DISCHARGED INTO THE STORM SEWER SYSTEM. AS A MINIMUM TURBIDITY TESTS SHOULD BE PERFORMED AS DESCRIBED IN THE PERMIT. THESE SAME REQUIREMENTS APPLY TO ALL AUTHORIZED NON-STORM WATER DISCHARGES UNDER THE STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES (DNR) ENVIRONMENTAL PROTECTION DIVISION (EPD) GENERAL PERMIT NO. GAR 100001, AUTHORIZATION TO DISCHARGE UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY.

POST CONSTRUCTION RUNOFF REDUCTION/WATER QUALITY

THE WATER QUALITY VOLUME WILL BE PROVIDED OFF-SITE IN AN EXISTING STORMWATER MANAGEMENT FACILITY DESIGNED AND CONSTRUCTED WITH VILLAGE PARK PHASE 1.

THE DESIGN PROFESSIONAL WHO PREPARED THE ES&PC PLAN IS TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMP'S WITHIN SEVEN (7) DAYS AFTER INSTALLATION.

MAXIMUM ALLOWABLE INCREASE IN NTU VALUE IS 75 NTU. (GA GENERAL PERMIT NO.GAR100001, APPENDIX B)

THE SOIL TYPE FOR THIS SITE IS MOSTLY AGC (APPLING-HARD LABOR, 6 TO 10 PERCENT SLOPES) AND CEC2—CECIL SANDY LOAM, 6 TO 10 PERCENT SLOPES, MODERATELY ERODED. A SMALLER PORTION IS CLASSIFIED AS RED (RION SANDY LOAM, 10 TO 15 PERCENT SLOPES) AND UB (URBAN LAND)

24 HOUR EMERGENCY CONTACT
CHRIS OWENS
Phone: (404) 518-5505

CORGAN

kW Mission Critical Engineering
kW Mission Critical Engineering, d.p.c.
173 N Broadway, 2nd Floor Milwaukee, WI 53202

Landis Evans Partners
Landis Evans + Partners
3330 Preson Ridge Road, Suite 380
Alpharetta, GA 30005

L.A. Fuess Partners, Inc.
3333 Lee Pkwy # 300, Dallas, TX 75219

Exante360
Exante 360
985 Dove St. 3rd Floor Newport Beach, CA 92260

ISSUES

REVISIONS

GEORGIA REGISTERED 27002 PROFESSIONAL 8/31/2020 ENGINEER NICHOLAS J. GRIFFITHS

This document is incomplete and may not be used for regulatory approval, permit or construction.

Date of issue:
08/31/2020

STACK - ATLL 2
3250 WEBB BRIDGE ROAD
ALPHARETTA, GA 30005

STACK INFRASTRUCTURE

KEYPLAN

EROSION CONTROL NOTES

JOB 1647-19
DATE 05-19-2020
SHEET
C502

T:\1000 PROJECTS\1647-19 STACK ATLD2\DWG\21 EROSION CONTROL\C500 EROSION CONTROL NOTES.DWG PLOT DATE:2020-08-31

TOTAL SUSPENDED SOLIDS REDUCTION REPORT

Prepared for:

STACK ATLL2
Data Center

Alpharetta, Georgia – Fulton County

Project Developed by:

STACK Infrastructure
1600 Broadway, Suite 1320
Denver, Colorado 80202

Prepared by:

Landis Evans + Partners, Inc.
(GA COA PEF007161)

3810 Northdale Boulevard
Suite 100
Tampa, Florida 33624

John J. Mueller P.E.
GA PE035992

August 31, 2020
Project No.: 1647-19

Narrative

STACK Infrastructure plans to construct a two-story 131,720 gross floor area data center to be built on a 6.53-acre site in Alpharetta, Georgia. Site improvements include the data center building, parking, sidewalks, and utility improvements. The total disturbed area for the proposed site improvements is approximately 5.18 acres and will create an additional 3.54 acres impervious area. All improvements will be made in accordance with the current zoning (O-I) and all applicable city, county and state requirements. Please refer to the proposed site plan in the appendix.

Method of Analysis

The analysis of the site and best management practices (BMPs) for total suspended solid removal was completed using the State of Georgia Site Development Review Tool Version 2.2. Output from this tool is included in this report.

Basin Conditions

In the existing conditions, the northern area of the site drains to a low area adjacent to Morris Road and then is conveyed by pipe to the South Pond in the Village Park Development. The southerly portion of the site currently drains into a stream area adjacent to Webb Bridge Road. The headwater of this stream is a head wall associated with the Webb Bridge Road drainage system which collects runoff from the Webb Bridge/North Point Roads area, approximately 11.31 acres. The stream then enters a headwall interior to the site and is conveyed through the site across Morris Road and around the north side Village park Phase 2 collecting runoff from the Opus Development along the way.

On the STACK 1 site, pre-treatment sediment basins areas were utilized for additional sediment removal when the site was designed, labeled as BMP 2 and 3 on the Basin Map.

The Preston Ridge Commons development information was obtained from the City of Alpharetta. The site provides a water quality pond with 50,800 cubic feet of water quality volume. The pond discharges to the Webb Bridge Road drainage system then into the overland flow area in the southwest area of the Stack 1 site and finally into the Village Park South Pond.

The Village Park South Pond has been designed to accept runoff from Village Park Phase 1, the existing STACK Infrastructure data center, the proposed data center site (this project), portions of Morris and Webb Bridge Roads, and areas south of Webb Bridge Road (please refer to the Basin Map).

The individual basin areas have been delineated on the Basin Map. For each area the amount of impervious was calculated or estimated depending on the availability of data for each of sites within the overall basin. A summary of the basins and the pertinent data is presented in Table 1.

Table 1 – Basin Hydrologic Conditions

Basin	Area							
	HSG B		HSG D		Imp			Comments
	ft^2	ac	ft^2	ac	ft^2	ac		
VP1	182081	4.18	16117	0.37	131986	3.03	7.58	Village Park Phase 1, data from report
STACK1	306825	7.04			215875	4.96	12.00	Exisitng data center, data from report
STACK2	102047	2.34			154042	3.54	5.88	This project site, data from site plan
MR	11631	0.27			104675	2.40	2.67	Morris Road, estimated impervious
WBR	23392	0.54			132553	3.04	3.58	Webb Bridge Road, estimated impervious
A-LEAVES	50845	1.17			89066	2.04	3.21	Autumn Leaves Impervious estimated from pdf
WBR-SOUTH	364162	8.36			0	0.00	8.36	Undeveloped area south of Webb Bridge Rd
P-RIDGE	425581	9.77			410335	9.42	19.19	Preston Ridge Commons, has pond
Totals	**1466563.5**	**33.67**	**16117**	**0.37**	**1238532**	**28.43**	**62.47**	

Site Development Tool

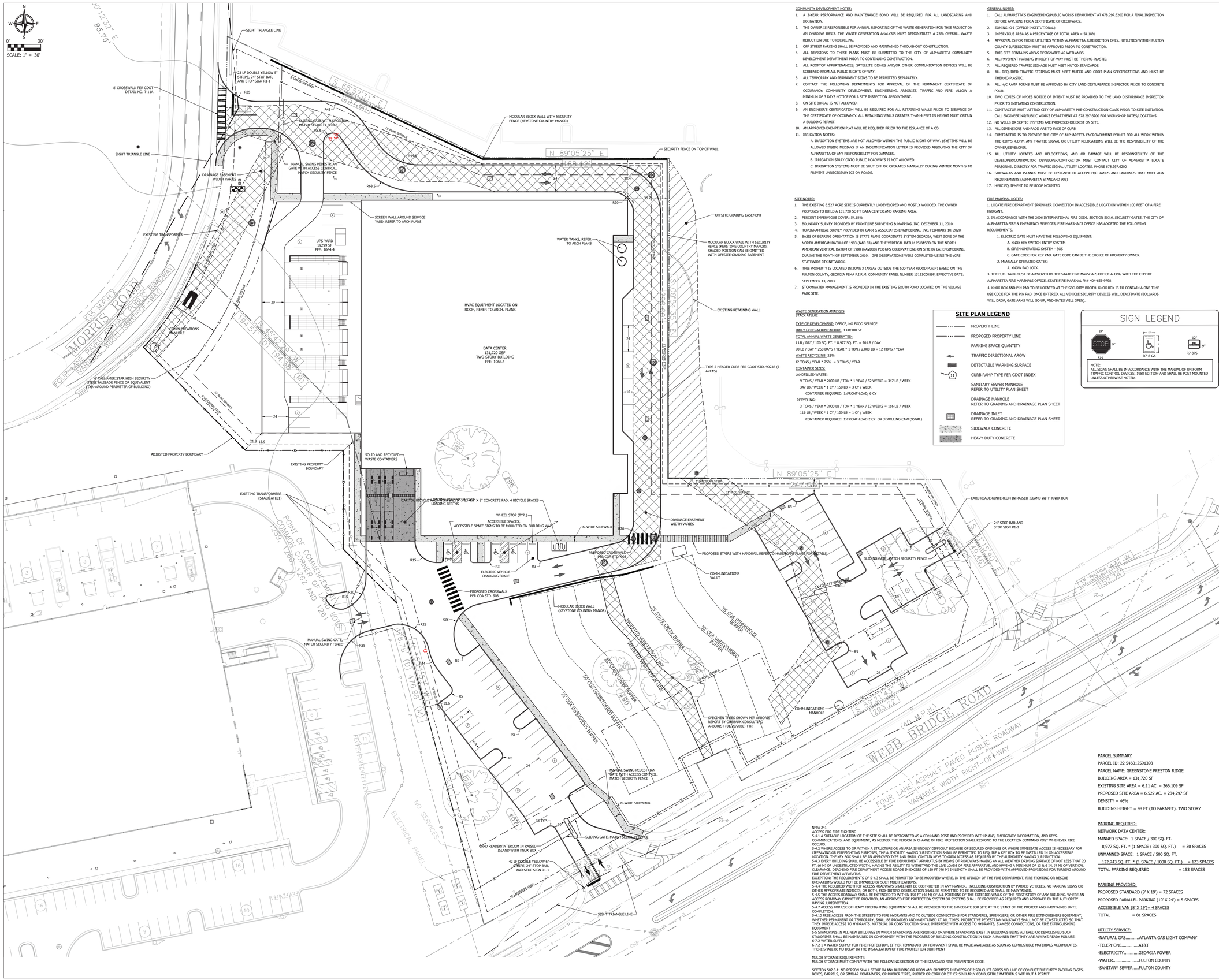
For determination of the suspended solids removal of the system, the Georgia Stormwater Management Manual Stormwater Quality Site Development Tool Version 2.2 was utilized. The pertinent input and out pages from the tool are included in the appendix.

Summary

The output from the Site Development Tool indicates 85% total suspended solid removal for the basin as a whole. This exceeds the minimum standard of 80%.

Appendix

Development Site Plan
Development Grading Plan
Basin Map
Site Development Review Tool



COMMUNITY DEVELOPMENT NOTES:

1. A 3-YEAR PERFORMANCE AND MAINTENANCE BOND WILL BE REQUIRED FOR ALL LANDSCAPING AND IRRIGATION.
2. 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.
3. OFF STREET PARKING SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION.
4. ALL REVISIONS TO THESE PLANS MUST BE SUBMITTED TO THE CITY OF ALPHARETTA COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO CONTINUING CONSTRUCTION.
5. ALL ROOFTOP APPURTENANCES, SATELLITE DISHES AND/OR OTHER COMMUNICATION DEVICES WILL BE SCREENED FROM ALL PUBLIC RIGHTS OF WAY.
6. ALL TEMPORARY AND PERMANENT SIGNS TO BE PERMITTED SEPARATELY.
7. CONTACT THE FOLLOWING DEPARTMENTS FOR APPROVAL OF THE PERMANENT CERTIFICATE OF OCCUPANCY: COMMUNITY DEVELOPMENT, ENGINEERING, ARBORIST, TRAFFIC AND FIRE. ALLOW A MINIMUM OF 3 DAYS NOTICE FOR A SITE INSPECTION APPOINTMENT.
8. ON SITE BURIAL IS NOT ALLOWED.
9. 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.
10. AN APPROVED EXEMPTION PLAT WILL BE REQUIRED PRIOR TO THE ISSUANCE OF A CO.
11. IRRIGATION NOTES:
    A. 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.
    B. IRRIGATION SPRAY ONTO PUBLIC ROADWAYS IS NOT ALLOWED.
    C. IRRIGATION SYSTEMS MUST BE SHUT OFF OR OPERATED MANUALLY DURING WINTER MONTHS TO PREVENT UNNECESSARY ICE ON ROADS.

SITE NOTES:

1. THE EXISTING 6.527 ACRE SITE IS CURRENTLY UNDEVELOPED AND MOSTLY WOODED. THE OWNER PROPOSES TO BUILD A 131,720 SQ FT DATA CENTER AND PARKING AREA.
2. PERCENT IMPERVIOUS COVER: 54.18%
3. BOUNDARY SURVEY PROVIDED BY FRONTLINE SURVEYING & MAPPING, INC. DECEMBER 11, 2010
4. TOPOGRAPHICAL SURVEY PROVIDED BY CARR & ASSOCIATES ENGINEERING, INC. FEBRUARY 10, 2020
5. BASIS OF BEARING ORIENTATION IS STATE PLANE COORDINATE SYSTEM GEORGIA, WEST ZONE OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83) AND THE VERTICAL DATUM IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) PER GPS OBSERVATIONS ON SITE BY LAI ENGINEERING, DURING THE MONTH OF SEPTEMBER 2010. GPS OBSERVATIONS WERE COMPLETED USING THE eGPS STATEWIDE RTK NETWORK.
6. THIS PROPERTY IS LOCATED IN ZONE X (AREAS OUTSIDE THE 500-YEAR FLOOD PLAIN) BASED ON THE FULTON COUNTY, GEORGIA FEMA F.I.R.M. COMMUNITY PANEL NUMBER 13121C0059F, EFFECTIVE DATE: SEPTEMBER 13, 2013
7. STORMWATER MANAGEMENT IS PROVIDED IN THE EXISTING SOUTH POND LOCATED ON THE VILLAGE PARK SITE.

WASTE GENERATION ANALYSIS
STACK ATLL02

TYPE OF DEVELOPMENT: OFFICE, NO FOOD SERVICE

DAILY GENERATION FACTOR: 1 LB/100 SF

TOTAL ANNUAL WASTE GENERATED:
1 LB / DAY / 100 SQ. FT. * 8,977 SQ. FT. = 90 LB / DAY
90 LB / DAY * 260 DAYS / YEAR * 1 TON / 2,000 LB = 12 TONS / YEAR

WASTE RECYCLING: 25%
12 TONS / YEAR * 25% = 3 TONS / YEAR

CONTAINER SIZES:
LANDFILLED WASTE:
9 TONS / YEAR * 2000 LB / TON * 1 YEAR / 52 WEEKS = 347 LB / WEEK
347 LB / WEEK * 1 CY / 150 LB = 3 CY / WEEK
CONTAINER REQUIRED: 1xFRONT-LOAD, 6 CY

RECYCLING:
3 TONS / YEAR * 2000 LB / TON * 1 YEAR / 52 WEEKS = 116 LB / WEEK
116 LB / WEEK * 1 CY / 120 LB = 1 CY / WEEK
CONTAINER REQUIRED: 1xFRONT-LOAD 2 CY OR 3xROLLING CART(95GAL)

GENERAL NOTES:

1. CALL ALPHARETTA'S ENGINEERING/PUBLIC WORKS DEPARTMENT AT 678.297.6200 FOR A FINAL INSPECTION BEFORE APPLYING FOR A CERTIFICATE OF OCCUPANCY.
2. ZONING: O-I (OFFICE-INSTITUTIONAL)
3. IMPERVIOUS AREA AS A PERCENTAGE OF TOTAL AREA = 54.18%
4. APPROVAL IS FOR THOSE UTILITIES WITHIN ALPHARETTA JURISDICTION ONLY. UTILITIES WITHIN FULTON COUNTY JURISDICTION MUST BE APPROVED PRIOR TO CONSTRUCTION.
5. THIS SITE CONTAINS AREAS DESIGNATED AS WETLANDS.
6. ALL PAVEMENT MARKING IN RIGHT-OF-WAY MUST BE THERMO-PLASTIC.
7. ALL REQUIRED TRAFFIC SIGNAGE MUST MEET MUTCD STANDARDS.
8. ALL REQUIRED TRAFFIC STRIPING MUST MEET MUTCD AND GDOT PLAN SPECIFICATIONS AND MUST BE THERMO-PLASTIC.
9. ALL H/C RAMP FORMS MUST BE APPROVED BY CITY LAND DISTURBANCE INSPECTOR PRIOR TO CONCRETE POUR.
10. TWO COPIES OF NPDES NOTICE OF INTENT MUST BE PROVIDED TO THE LAND DISTURBANCE INSPECTOR PRIOR TO INITIATING CONSTRUCTION.
11. CONTRACTOR MUST ATTEND CITY OF ALPHARETTA PRE-CONSTRUCTION CLASS PRIOR TO SITE INITIATION. CALL ENGINEERING/PUBLIC WORKS DEPARTMENT AT 678.297.6200 FOR WORKSHOP DATES/LOCATIONS
12. NO WELLS OR SEPTIC SYSTEMS ARE PROPOSED OR EXIST ON SITE.
13. ALL DIMENSIONS AND RADII ARE TO FACE OF CURB
14. 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 RESPOSIBILITY OF THE OWNER/DEVELOPER.
15. ALL UTILITY LOCATES AND RELOCATIONS, AND OR DAMAGE WILL BE RESPONSIBILITY OF THE DEVELOPER/CONTRACTOR. DEVELOPER/CONTRACTOR MUST CONTACT CITY OF ALPHARETTA LOCATE PERSONNEL DIRECTLY FOR TRAFFIC SIGNAL UTILITY LOCATES. PHONE 678.297.6200
16. SIDEWALKS AND ISLANDS MUST BE DESIGNED TO ACCEPT H/C RAMPS AND LANDINGS THAT MEET ADA REQUIREMENTS (ALPHARETTA STANDARD 902)
17. HVAC EQUIPMENT TO BE ROOF MOUNTED

FIRE MARSHAL NOTES:

1. LOCATE FIRE DEPARTMENT SPRINKLER CONNECTION IN ACCESSIBLE LOCATION WITHIN 100 FEET OF A FIRE HYDRANT.
2. IN ACCORDANCE WITH THE 2006 INTERNATIONAL FIRE CODE, SECTION 503.6. SECURITY GATES, THE CITY OF ALPHARETTA FIRE & EMERGENCY SERVICES, FIRE MARSHAL'S OFFICE HAS ADOPTED THE FOLLOWING REQUIREMENTS.
    1. ELECTRIC GATE MUST HAVE THE FOLLOWING EQUIPMENT:
        A. KNOX KEY SWITCH ENTRY SYSTEM
        B. SIREN OPERATING SYSTEM - SOS
        C. GATE CODE FOR KEY PAD. GATE CODE CAN BE THE CHOICE OF PROPERTY OWNER.
    2. MANUALLY OPERATED GATES:
        A. KNOW PAD LOCK.
3. THE FUEL TANK MUST BE APPROVED BY THE STATE FIRE MARSHALS OFFICE ALONG WITH THE CITY OF ALPHARETTA FIRE MARSHALS OFFICE. STATE FIRE MARSHAL Ph# 404-656-9798
4. KNOX BOX AND PIN PAD TO BE LOCATED AT THE SECURITY BOOTH. KNOX BOX IS TO CONTAIN A ONE TIME USE CODE FOR THE PIN PAD. ONCE ENTERED, ALL VEHICLE SECURITY DEVICES WILL DEACTIVATE (BOLLARDS WILL DROP, GATE ARMS WILL GO UP, AND GATES WILL OPEN).

SITE PLAN LEGEND

- PROPERTY LINE
- PROPOSED PROPERTY LINE
- PARKING SPACE QUANTITY
- TRAFFIC DIRECTIONAL AROW
- DETECTABLE WARNING SURFACE
- CURB RAMP TYPE PER GDOT INDEX
- SANITARY SEWER MANHOLE REFER TO UTILITY PLAN SHEET
- DRAINAGE MANHOLE REFER TO GRADING AND DRAINAGE PLAN SHEET
- DRAINAGE INLET REFER TO GRADING AND DRAINAGE PLAN SHEET
- SIDEWALK CONCRETE
- HEAVY DUTY CONCRETE

SIGN LEGEND

NOTE:
ALL SIGNS SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, 1988 EDITION AND SHALL BE POST MOUNTED UNLESS OTHERWISE NOTED.

NFPA 241
ACCESS FOR FIRE FIGHTING
5-4.1 A SUITABLE LOCATION OF THE SITE SHALL BE DESIGNATED AS A COMMAND POST AND PROVIDED WITH PLANS, EMERGENCY INFORMATION, AND KEYS. COMMUNICATIONS, AND EQUIPMENT, AS NEEDED. THE PERSON IN CHARGE OF FIRE PROTECTION SHALL RESPOND TO THE LOCATION COMMAND POST WHENEVER FIRE OCCURS.
5-4.2 WHERE ACCESS TO OR WITHIN A STRUCTURE OR AN AREA IS UNDULY DIFFICULT BECAUSE OF SECURED OPENINGS OR WHERE IMMEDIATE ACCESS IS NECESSARY FOR LIFESAVING OR FIREFIGHTING PURPOSES, THE AUTHORITY HAVING JURISDICTION SHALL BE PERMITTED TO REQUIRE A KEY BOX TO BE INSTALLED IN ON ACCESSIBLE LOCATION. THE KEY BOX SHALL BE AN APPROVED TYPE AND SHALL CONTAIN KEYS TO GAIN ACCESS AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
5-4.3 EVERY BUILDING SHALL BE ACCESSIBLE BY FIRE DEPARTMENT APPARATUS BY MEANS OF ROADWAYS HAVING AN ALL WEATHER DRIVING SURFACE OF NOT LESS THAT 20 FT. (6 M) OF UNOBSTRUCTED WIDTH, HAVING THE ABILITY TO WITHSTAND THE LIVE LOADS OF FIRE APPARATUS, AND HAVING A MINIMUM OF 13 ft 6 IN. (4 M) OF VERTICAL CLEARANCE. DEAD-END FIRE DEPARTMENT ACCESS ROADS IN EXCESS OF 150 FT (46 M) IN LENGTH SHALL BE PROVIDED WITH APPROVED PROVISIONS FOR TURNING AROUND FIRE DEPARTMENT APPARATUS.
EXCEPTION: THE REQUIREMENTS OF 5-4.3 SHALL BE PERMETTED TO BE MODIFIED WHERE, IN THE OPINION OF THE FIRE DEPARTMENT, FIRE-FIGHTING OR RESCUE OPERATIONS WOULD NOT BE IMPAIRED BY SUCH MODIFICATIONS.
5-4.4 THE REQUIRED WIDTH OF ACCESS ROADWAYS SHALL NOT BE OBSTRUCTED IN ANY MANNER, INCLUDING OBSTRUCTION BY PARKED VEHICLES. NO PARKING SIGNS OR OTHER APPROPRIATE NOTICES, OR BOTH, PROHIBITING OBSTRUCTION SHALL BE PERMITTED TO BE REQUIRED AND SHALL BE MAINTAINED.
5-4.5 THE ACCESS ROADWAY SHALL BE EXTENDED TO WITHIN 150-FT (46 M) OF ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF ANY BUILDING. WHERE AN ACCESS ROADWAY CANNOT BE PROVIDED, AN APPROVED FIRE PROTECTION SYSTEM OR SYSTEMS SHALL BE PROVIDED AS REQUIRED AND APPROVED BY THE AUTHORITY HAVING JURISDICTION.
5-4.7 ACCESS FOR USE OF HEAVY FIREFIGHTING EQUIPMENT SHALL BE PROVIDED TO THE IMMEDIATE JOB SITE AT THE START OF THE PROJECT AND MAINTAINED UNTIL COMPLETION.
5-4.10 FREE ACCESS FROM THE STREETS TO FIRE HYDRANTS AND TO OUTSIDE CONNECTIONS FOR STANDPIPES, SPRINKLERS, OR OTHER FIRE EXTINGUISHERS EQUIPMENT, WHETHER PERMANENT OR TEMPORARY, SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES. PROTECTIVE PEDESTRIAN WALKWAYS SHALL NOT BE CONSTRUCTED SO THAT THEY IMPEDE ACCESS TO HYDRANTS. MATERIAL OR CONSTRUCTION SHALL INTERFERE WITH ACCESS TO HYDRANTS, SIAMESE CONNECTIONS, OR FIRE EXTINGUISHING EQUIPMENT
5-5 STANDPIPES IN ALL NEW BUILDINGS IN WHICH STANDPIPES ARE REQUIRED OR WHERE STANDPIPES EXIST IN BUILDINGS BEING ALTERED OR DEMOLISHED SUCH STANDPIPES SHALL BE MAINTAINED IN CONFORMITY WITH THE PROGRESS OF BUILDING CONSTRUCTION IN SUCH A MANNER THAT THEY ARE ALWAYS READY FOR USE.
6-7.2 WATER SUPPLY
6-7.2.1 A WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIALS ACCUMULATES. THERE SHALL BE NO DELAY IN THE INSTALLATION OF FIRE PROTECTION EQUIPMENT

MULCH STORAGE REQUIREMENTS:
MULCH STORAGE MUST COMPLY WITH THE FOLLOWING SECTION OF THE STANDARD FIRE PREVENTION CODE.

SECTION 502.3.1: NO PERSON SHALL STORE IN ANY BUILDING OR UPON ANY PREMISES IN EXCESS OF 2,500 CU FT GROSS VOLUME OF COMBUSTIBLE EMPTY PACKING CASES, BOXES, BARRELS, OR SIMILAR CONTAINERS, OR RUBBER TIRES, RUBBER OR CORK OR OTHER SIMILARLY COMBUSTIBLE MATERIALS WITHOUT A PERMIT.

PARCEL SUMMARY
PARCEL ID: 22 5460125913 98
PARCEL NAME: GREENSTONE PRESTON RIDGE
BUILDING AREA = 131,720 SF
EXISTING SITE AREA = 6.11 AC. = 266,109 SF
PROPOSED SITE AREA = 6.527 AC. = 284,297 SF
DENSITY = 46%
BUILDING HEIGHT = 48 FT (TO PARAPET), TWO STORY

PARKING REQUIRED:
NETWORK DATA CENTER:
MANNED SPACE: 1 SPACE / 300 SQ. FT.
8,977 SQ. FT. * (1 SPACE / 300 SQ. FT.) = 30 SPACES
UNMANNED SPACE: 1 SPACE / 500 SQ. FT.
122,743 SQ. FT. * (1 SPACE / 1000 SQ. FT.) = 123 SPACES
TOTAL PARKING REQUIRED = 153 SPACES

PARKING PROVIDED:
PROPOSED STANDARD (9' X 19') = 72 SPACES
PROPOSED PARALLEL PARKING (10' X 24') = 5 SPACES
ACCESSIBLE VAN (8' X 19')= 4 SPACES
TOTAL = 81 SPACES

UTILITY SERVICE:
-NATURAL GAS.....ATLANTA GAS LIGHT COMPANY
-TELEPHONE.....AT&T
-ELECTRICITY.....GEORGIA POWER
-WATER.....FULTON COUNTY
-SANITARY SEWER.....FULTON COUNTY

CORGAN

kW Mission Critical Engineering, d.p.c.
173 N Broadway, 2nd Floor Milwaukee, WI 53202

Landis Evans + Partners
3330 Preson Ridge Road, Suite 380
Alpharetta, GA 30005

L.A. Fuess Partners, Inc.
3333 Lee Pkwy # 300, Dallas, TX 75219

Exante 360
985 Dove St. 3rd Floor Newport Beach, CA 92260

ISSUES

REVISIONS		
1	06/17/2020	DESIGN DEVELOPMENT REV. 1
2	06/26/2020	DESIGN DEVELOPMENT REV. 2

This document is incomplete and may not be used for regulatory approval, permit or construction.

Date of issue:
06/17/2020

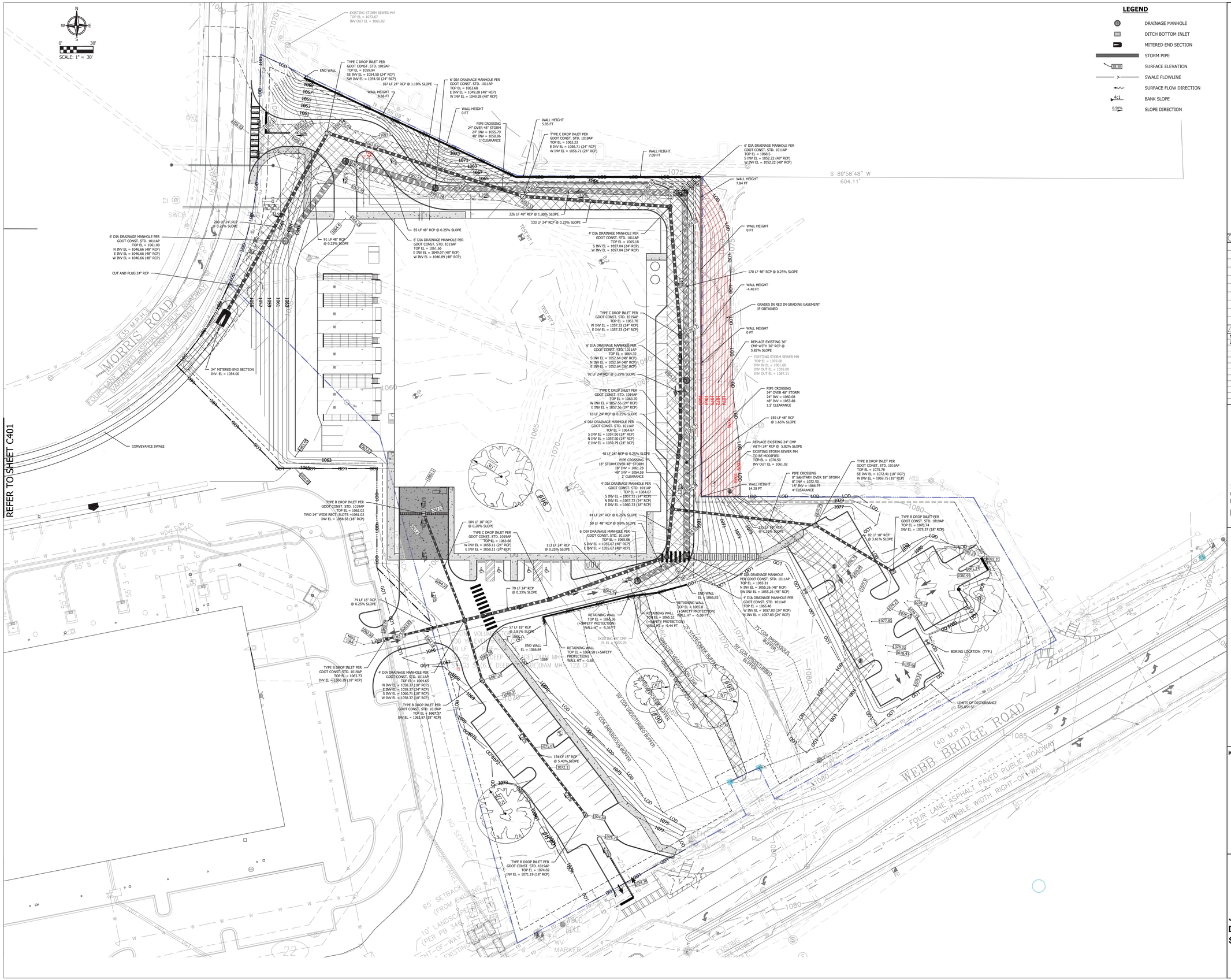
STACK - ATLL 2
3250 WEBB BRIDGE ROAD
ALPHARETTA, GA 30005

STACK INFRASTRUCTURE

KEYPLAN

DEVELOPMENT SITE PLAN

JOB 1647-19
DATE 05-19-2020
SHEET
C300



LEGEND

- DRAINAGE MANHOLE
- DITCH BOTTOM INLET
- MITERED END SECTION
- STORM PIPE
- 28.58 SURFACE ELEVATION
- SWALE FLOWLINE
- SURFACE FLOW DIRECTION
- 4:1 BANK SLOPE
- 0.50% SLOPE DIRECTION

CORGAN

kW Mission Critical Engineering, d.p.c.
173 N Broadway, 2nd Floor Milwaukee, WI 53202

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ISSUES

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This document is incomplete and may not be used for regulatory approval, permit or construction.

Date of issue:
06/17/2020

STACK - ATLL 2

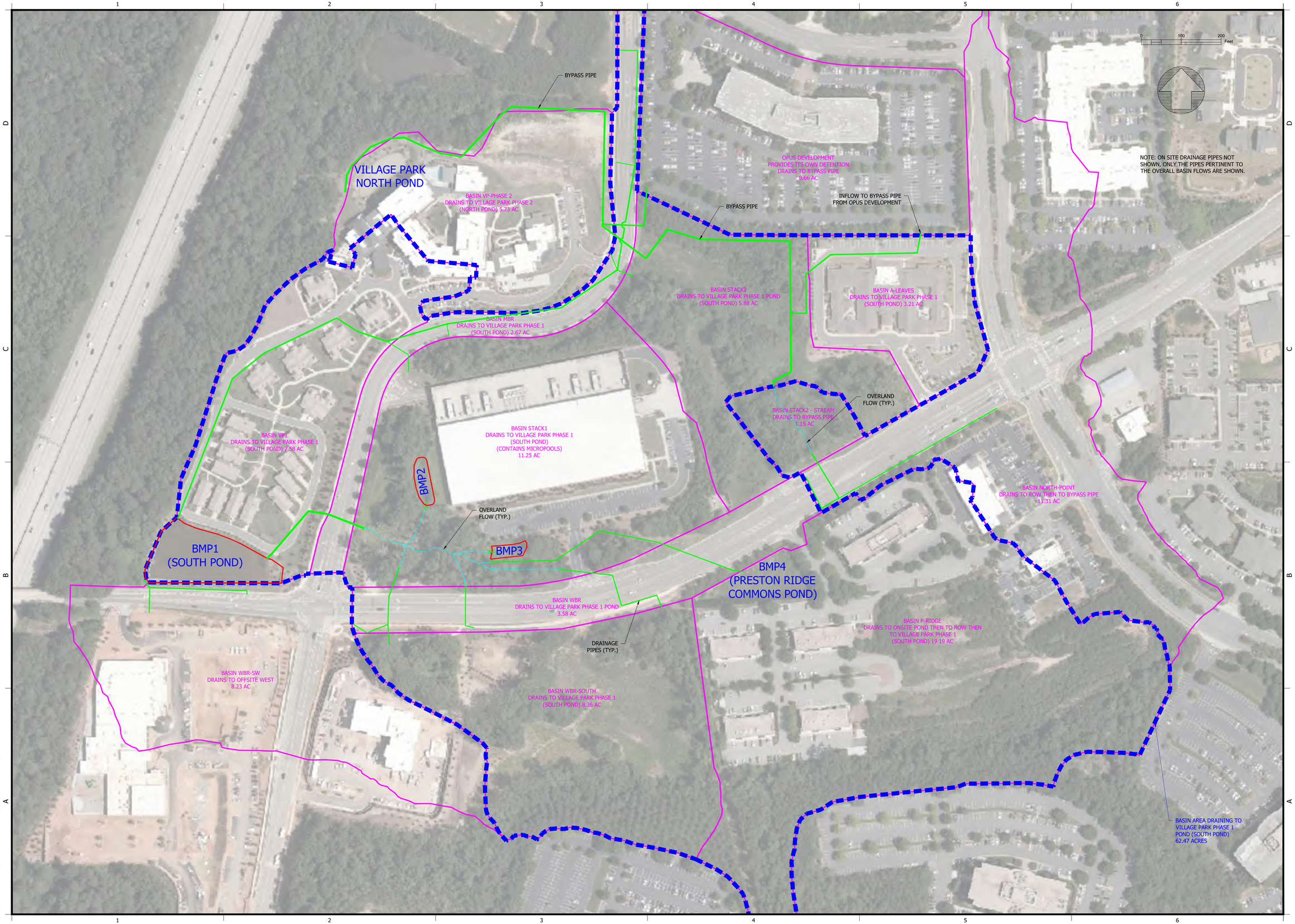
3250 WEBB BRIDGE ROAD
ALPHARETTA, GA 30005

STACK INFRASTRUCTURE

KEYPLAN

DEVELOPMENT GRADING AND DRAINAGE PLAN

JOB 1647-19
DATE 05-19-2020
SHEET
C400



T:\1000 PROJECTS\1647-19 STACK ATL02\DESIGN\DRAINAGE\DRAINAGE\BASIN MAPS\STACK02-PRE-HYDRO-MAP JJM.DWG PLOT DATE:2020-08-31

LANDIS EVANS
+ PARTNERS
www.landisevans.com

18115 US HWY 41 NORTH
SUITE 600
LUTZ, FLORIDA 33549
OFFICE: 813-949-7449
FBPE CERT. OF AUTH. #4548

MARK	DATE	DESCRIPTION

ISSUE:

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BASIN MAP

STACK ATLL2 - DATACENTER
MORRIS ROAD
ALPHARETTA, GA 30005

ENGINEER OF RECORD

VERT. DATUM: N/A

DESIGNED BY:
DRAWN BY: JJM
CHECKED BY:
PROJECT NO: 1647-19

BASIN MAP

SHEET NUMBER:
BM-1

Georgia Stormwater Management Manual
Stormwater Quality Site Development Review Tool
Version 2.2

General Information

Name of Developer:	STACK Infrastructure	**Date Submitted:**	
Development Name:	STACK ATLL2	**Permit Number:**	
Site Location / Address:	Webb Bridge Road	**Developer Contact:**	John Briiliant
	Alpharetta, GA 30005	**Phone Number:**	
		Name of Engineer(s):	John Mueller
Development Type:	Office/Professional	**Maintenance Responsibility:**	Stack Infrastructure

Site Summary

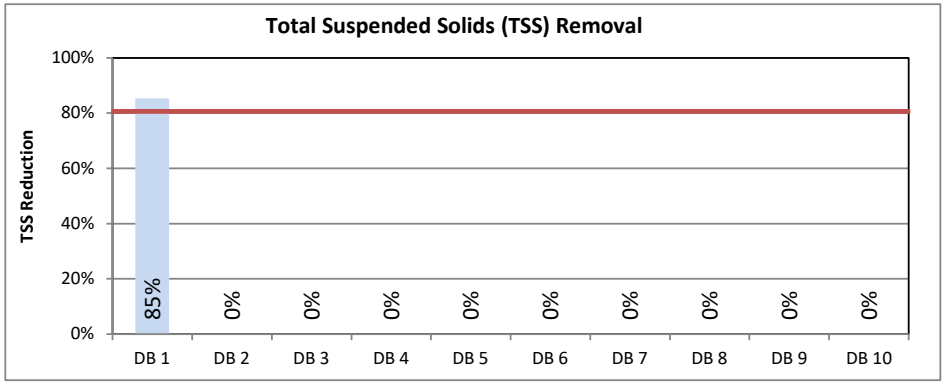
Total Pre-Development Area (ac):	**62.47**
Total Post-Development Area (ac):	**62.47**
Total Treated Area (ac):	**62.10**
Total Untreated Area (ac):	**0.37**

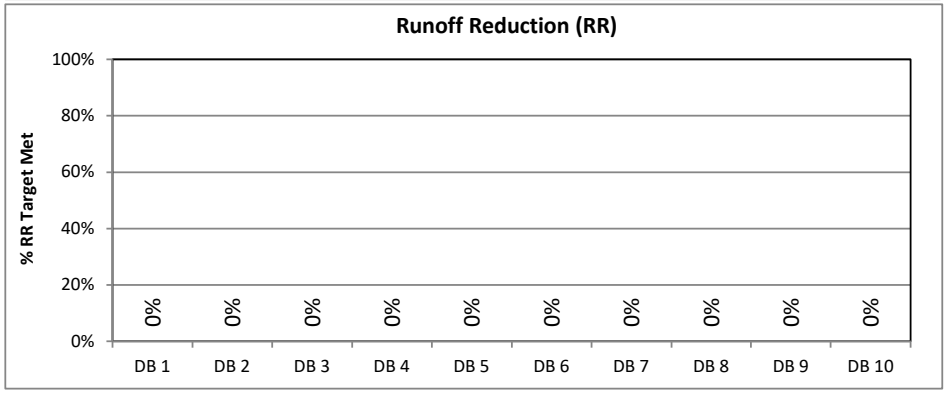
		I (ac)	P (ac)	CA (ac)
VP1 (Village Park Phase 1)	**DB 1**	28.44	34.03	0.00
Drainage Basin 2	**DB 2**	0.00	0.00	0.00
Drainage Basin 3	**DB 3**	0.00	0.00	0.00
Drainage Basin 4	**DB 4**	0.00	0.00	0.00
Drainage Basin 5	**DB 5**	0.00	0.00	0.00
Drainage Basin 6	**DB 6**	0.00	0.00	0.00
Drainage Basin 7	**DB 7**	0.00	0.00	0.00
Drainage Basin 8	**DB 8**	0.00	0.00	0.00
Drainage Basin 9	**DB 9**	0.00	0.00	0.00
Drainage Basin 10	**DB 10**	0.00	0.00	0.00
	TOTAL	**28.44**	**34.03**	**0.00**

I = Impervious Area, P = Pervious Area, CA = Conservation Area

Target Runoff Reduction Volume Achieved?	**No**
Target TSS Removal Achieved?	**Yes**

Total Target Runoff Reduction Volume (cf)	104,252
Runoff Reduction Volume Achieved (cf)	0
Total Target Water Quality Volume (cf)	125,102
% TSS Removal Achieved	85%





Official Use Only

Tracking #:		**Conditions of Approval:**	
Reviewed By:			
Date Approved:			

Georgia Stormwater Management Manual
Stormwater Quality Site Development Review Tool, v2.2

Development Name: STACK ATLL2
Drainage Basin Name: VP1 (Village Park Phase 1)

data input cells
calculation cells
constant values

Site Data

Indicate Pre-Development Land Cover and Runoff Curve Numbers in the Site's Disturbed Area

Cover Type	HSG* A (acres)	CN	HSG B (acres)	CN	HSG C (acres)	CN	HSG D (acres)	CN	Total	% Cover
Woods - Good Condition		30	53.77	55		70	0.67	77	54.44	87%
Woods - grass combination (orchard or tree farm) - Good Condition		32	5.88	58		72		79	5.88	9%
Impervious		98	2.15	98		98		98	2.15	3%
Select a land cover type…		0		0		0		0	0.00	0%
Select a land cover type…		0		0		0		0	0.00	0%
Local Jurisdiction Input									0.00	0%
Other									0.00	0%
Total	0.00		61.80		0.00		0.67		62.47	100%

*HSG = hydrologic soil group

Impervious (ac)	2.15
Weighted CN	57
Potential Max Soil Retention, S_{pre} (in)	7.54

Indicate Post-Development Land Cover and Runoff Curve Numbers in the Site's Disturbed Area

Cover Type	HSG A (acres)	CN	HSG B (acres)	CN	HSG C (acres)	CN	HSG D (acres)	CN	Total	% Cover
Impervious		98	28.44	98		98		98	28.44	46%
Open space - Good condition (grass cover > 75%)		39	33.66	61		74	0.37	80	34.03	54%
Select a land cover type…		0	0.00	0		0		0	0.00	0%
Select a land cover type…		0		0		0		0	0.00	0%
Select a land cover type…		0		0		0		0	0.00	0%
Local Jurisdiction Input									0.00	0%
Other									0.00	0%
Total	0.00		62.10		0.00		0.37		62.47	100%

Impervious (ac)	28.44
Rv	0.46
Weighted CN	78
Potential Max Soil Retention, S_{post} (in)	2.83

Conservation Area Credits

Scenario 1: Natural Conservation Area **See the GSMM Volume 2, Section 2.3.3.3 for more information.*

☐ Check the box if a portion of the post-developed area is protected by a conservation easement or equivalent form of protection.

Area (ac) of development protected by a conservation easement or equivalent form of protection.

Note: The green cell will unlock if the Scenario 1 box above is checked

Scenario 2: Site Reforestation/Revegetation **See the GSMM Volume 2, Section 4.22 for more information.*

☐ Check the box if a portion of the post-developed area employs site reforestation/revegetation and is protected by a conservation easement or equivalent form of protection.

Area (ac) of development reforested/revegetated and protected by a conservation easement or equivalent form of protection.

Note: The green cell will unlock if the Scenario 2 box above is checked

Scenario 3: Soil Restoration **See the GSMM Volume 2, Section 4.23 for more information.*

☐ Check the box if a portion of the post-developed area employs soil restoration and is protected by a conservation easement or equivalent form of protection.

Area (ac) of development with restored soils and protected by a conservation easement or equivalent form of protection.

Note: The green cell will unlock if the Scenario 3 box above is checked

Scenario 4: Site Reforestation/Revegetation & Soil Restoration **See the GSMM Volume 2, Section 4.22 and 4.23 for more information.*

☐ Check the box if the same portion of the post-developed area employs site reforestation/revegetation and soil restoration, and is protected by a conservation easement or equivalent form of protection.

Area (ac) with restored soils in a reforested & revegetated area and protected by a conservation easement or equivalent form of protection.

Note: The green cell will unlock if the Scenario 4 box above is checked

Total Conservation Area Credit (acres) 0.00

Georgia Stormwater Management Manual
Stormwater Quality Site Development Review Tool, v2.2

Development Name: STACK ATLL2
Drainage Basin Name: VP1 (Village Park Phase 1)

data input cells
calculation cells
constant values

Water Quality Goals

Target Runoff Reduction Storm (in)	1.00
Total Site Area for Water Quality Volume (acres)	62.47
Target Runoff Reduction Volume (cf)	104,252
Target Water Quality Volume (cf)	125,102

Select BMPs for Runoff Reduction and Water Quality

		Area Draining to Each BMP			Storage Volume Provided by BMP (cf)	RR Conveyance Volume Provided by BMP (cf)	Down-stream BMP	Runoff Reduction Calculations						WQ Calculations	
		On-site Pervious Area (acres)	On-site Impervious Area (acres)	Offsite Area (acres)				RR Volume from Direct Drainage (cf)	RR Volume from Upstream Practices (cf)	Total RR Volume Received by BMP (cf)	Runoff Reduction %	RR Achieved (cf)	Remaining RR Volume (cf)	WQ_v from Direct Drainage (cf)	Effective TSS Removal %
BMP 1	Stormwater Pond	22.56	15.82	0.00	74,039			58,650	45,502	104,152	0%	0	104,152	70,380	80%
BMP 2	Dry Detention Basin	0.00	2.30	0.00	11,897		BMP 1	7,932	0	7,932	0%	0	7,932	9,518	60%
BMP 3	Dry Detention Basin	1.34	0.89	0.00	4,978		BMP 1	3,312	0	3,312	0%	0	3,312	3,975	60%
BMP 4	Dry Extended Detention Basin	9.77	9.42	0.00	50,800		BMP 1	34,258	0	34,258	0%	0	34,258	41,110	60%
BMP 5	Select a BMP…							0	0	0	N/A	0	0	0	N/A
BMP 6	Select a BMP…							0	0	0	N/A	0	0	0	N/A
BMP 7	Select a BMP…							0	0	0	N/A	0	0	0	N/A
BMP 8	Select a BMP…							0	0	0	N/A	0	0	0	N/A
BMP 9	Select a BMP…							0	0	0	N/A	0	0	0	N/A
BMP 10	Select a BMP…							0	0	0	N/A	0	0	0	N/A
	TOTAL	33.67	28.43	0.00				104,152				0		124,982	
	UNTREATED AREA (acres)	0.36	0.01												

Target Runoff Reduction Volume (cf)	104,252
Target Achieved?	No
Remaining Runoff Reduction Volume (cf)	104,252

Target Water Quality Volume (cf)	125,102
% TSS Removal Achieved	85%
Target Achieved?	Yes!
Remaining TSS Removal %	0%

Georgia Stormwater Management Manual
Stormwater Quality Site Development Review Tool, v2.2

Development Name: STACK ATLL2
Drainage Basin Name: VP1 (Village Park Phase 1)

data input cells
calculation cells
constant values

Channel and Flood Protection Calculations

	1-yr, 24-hr storm	2-yr, 24-hr storm	25-yr, 24-hr storm	100-yr, 24-hr storm
Target Rainfall Event (in)	3.32	3.75	4.46	7.34

	1-yr, 24-hr storm	2-yr, 24-hr storm	25-yr, 24-hr storm	100-yr, 24-hr storm
Pre-Development Runoff Volume (in)	0.35	0.51	0.83	2.54
Post Development Runoff Volume (in) with no BMPs	1.36	1.69	2.26	4.78
Post-Development Runoff Volume (in) with BMPs	1.36	1.69	2.26	4.78
Adjusted CN	**78**	**78**	**78**	**78**

*See Stormwater Management Standards to Determine Detention Requirements.

Comments

TOTAL SUSPENDED SOLIDS REDUCTION REPORT

Prepared for:

STACK ATLL2
Data Center

Alpharetta, Georgia – Fulton County

Project Developed by:

STACK Infrastructure
1600 Broadway, Suite 1320
Denver, Colorado 80202

Prepared by:

Landis Evans + Partners, Inc.
(GA COA PEF007161)

3810 Northdale Boulevard
Suite 100
Tampa, Florida 33624

John J. Mueller P.E.
GA PE035992

John J Mueller

Digitally signed by John J Mueller
Date: 2020.08.31 11:28:39 -04'00'

August 31, 2020
Project No.: 1647-19

Narrative

STACK Infrastructure plans to construct a two-story 131,720 gross floor area data center to be built on a 6.53-acre site in Alpharetta, Georgia. Site improvements include the data center building, parking, sidewalks, and utility improvements. The total disturbed area for the proposed site improvements is approximately 5.18 acres and will create an additional 3.54 acres impervious area. All improvements will be made in accordance with the current zoning (O-I) and all applicable city, county and state requirements. Please refer to the proposed site plan in the appendix.

Method of Analysis

The analysis of the site and best management practices (BMPs) for total suspended solid removal was completed using the State of Georgia Site Development Review Tool Version 2.2. Output from this tool is included in this report.

Basin Conditions

In the existing conditions, the northern area of the site drains to a low area adjacent to Morris Road and then is conveyed by pipe to the South Pond in the Village Park Development. The southerly portion of the site currently drains into a stream area adjacent to Webb Bridge Road. The headwater of this stream is a head wall associated with the Webb Bridge Road drainage system which collects runoff from the Webb Bridge/North Point Roads area, approximately 11.31 acres. The stream then enters a headwall interior to the site and is conveyed through the site across Morris Road and around the north side Village park Phase 2 collecting runoff from the Opus Development along the way.

On the STACK 1 site, pre-treatment sediment basins areas were utilized for additional sediment removal when the site was designed, labeled as BMP 2 and 3 on the Basin Map.

The Preston Ridge Commons development information was obtained from the City of Alpharetta. The site provides a water quality pond with 50,800 cubic feet of water quality volume. The pond discharges to the Webb Bridge Road drainage system then into the overland flow area in the southwest area of the Stack 1 site and finally into the Village Park South Pond.

The Village Park South Pond has been designed to accept runoff from Village Park Phase 1, the existing STACK Infrastructure data center, the proposed data center site (this project), portions of Morris and Webb Bridge Roads, and areas south of Webb Bridge Road (please refer to the Basin Map).

The individual basin areas have been delineated on the Basin Map. For each area the amount of impervious was calculated or estimated depending on the availability of data for each of sites within the overall basin. A summary of the basins and the pertinent data is presented in Table 1.

Table 1 – Basin Hydrologic Conditions

Basin	Area							
	HSG B		HSG D		Imp			Comments
	ft^2	ac	ft^2	ac	ft^2	ac		
VP1	182081	4.18	16117	0.37	131986	3.03	7.58	Village Park Phase 1, data from report
STACK1	306825	7.04			215875	4.96	12.00	Exisitng data center, data from report
STACK2	102047	2.34			154042	3.54	5.88	This project site, data from site plan
MR	11631	0.27			104675	2.40	2.67	Morris Road, estimated impervious
WBR	23392	0.54			132553	3.04	3.58	Webb Bridge Road, estimated impervious
A-LEAVES	50845	1.17			89066	2.04	3.21	Autumn Leaves Impervious estimated from pdf
WBR-SOUTH	364162	8.36			0	0.00	8.36	Undeveloped area south of Webb Bridge Rd
P-RIDGE	425581	9.77			410335	9.42	19.19	Preston Ridge Commons, has pond
Totals	**1466563.5**	**33.67**	**16117**	**0.37**	**1238532**	**28.43**	**62.47**	

Site Development Tool

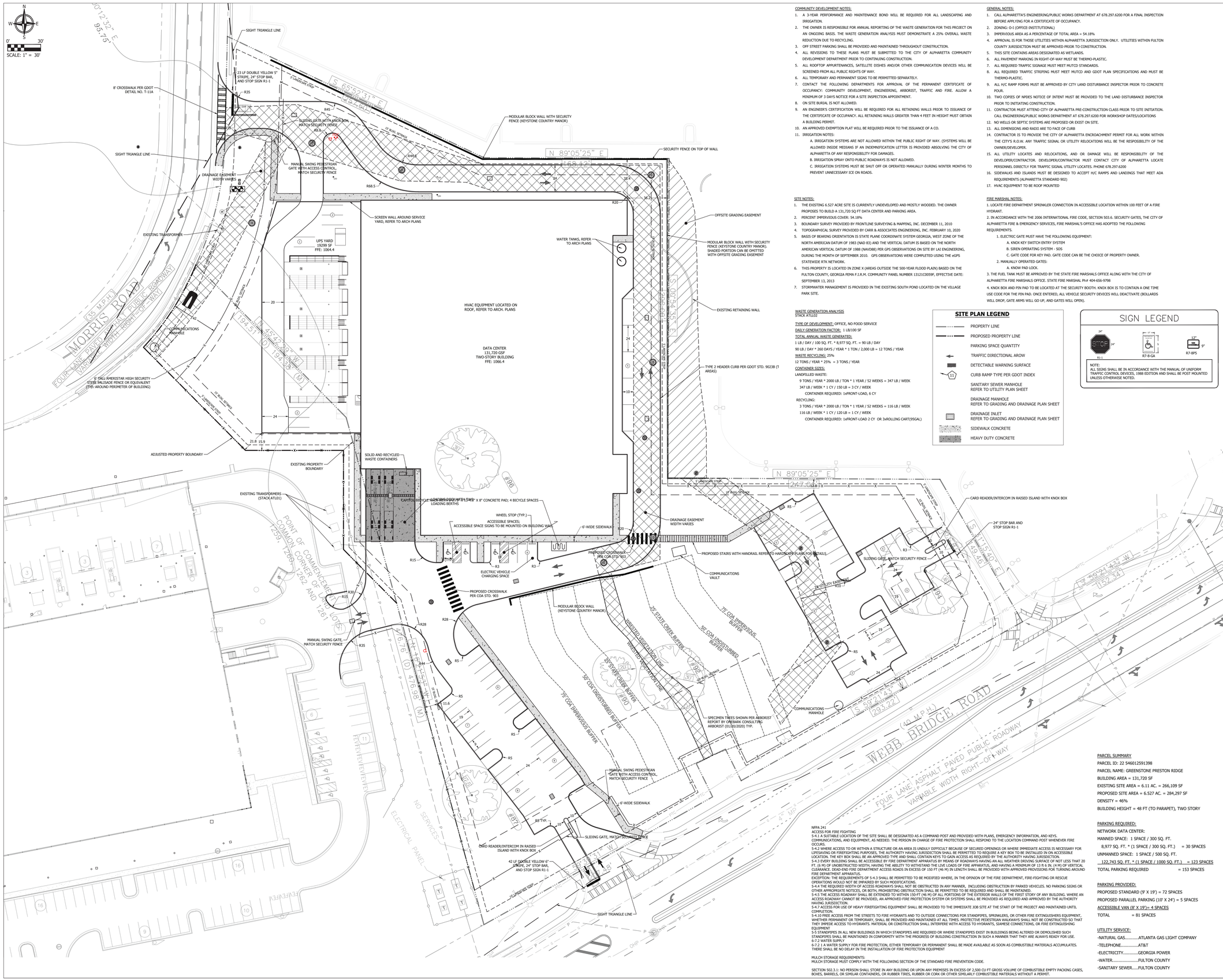
For determination of the suspended solids removal of the system, the Georgia Stormwater Management Manual Stormwater Quality Site Development Tool Version 2.2 was utilized. The pertinent input and out pages from the tool are included in the appendix.

Summary

The output from the Site Development Tool indicates 85% total suspended solid removal for the basin as a whole. This exceeds the minimum standard of 80%.

Appendix

Development Site Plan
Development Grading Plan
Basin Map
Site Development Review Tool



COMMUNITY DEVELOPMENT NOTES:

1. A 3-YEAR PERFORMANCE AND MAINTENANCE BOND WILL BE REQUIRED FOR ALL LANDSCAPING AND IRRIGATION.
2. 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.
3. OFF STREET PARKING SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION.
4. ALL REVISIONS TO THESE PLANS MUST BE SUBMITTED TO THE CITY OF ALPHARETTA COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO CONTINUING CONSTRUCTION.
5. ALL ROOFTOP APPURTENANCES, SATELLITE DISHES AND/OR OTHER COMMUNICATION DEVICES WILL BE SCREENED FROM ALL PUBLIC RIGHTS OF WAY.
6. ALL TEMPORARY AND PERMANENT SIGNS TO BE PERMITTED SEPARATELY.
7. CONTACT THE FOLLOWING DEPARTMENTS FOR APPROVAL OF THE PERMANENT CERTIFICATE OF OCCUPANCY: COMMUNITY DEVELOPMENT, ENGINEERING, ARBORIST, TRAFFIC AND FIRE. ALLOW A MINIMUM OF 3 DAYS NOTICE FOR A SITE INSPECTION APPOINTMENT.
8. ON SITE BURIAL IS NOT ALLOWED.
9. 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.
10. AN APPROVED EXEMPTION PLAT WILL BE REQUIRED PRIOR TO THE ISSUANCE OF A CO.
11. IRRIGATION NOTES:
    A. 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.
    B. IRRIGATION SPRAY ONTO PUBLIC ROADWAYS IS NOT ALLOWED.
    C. IRRIGATION SYSTEMS MUST BE SHUT OFF OR OPERATED MANUALLY DURING WINTER MONTHS TO PREVENT UNNECESSARY ICE ON ROADS.

SITE NOTES:

1. THE EXISTING 6.527 ACRE SITE IS CURRENTLY UNDEVELOPED AND MOSTLY WOODED. THE OWNER PROPOSES TO BUILD A 131,720 SQ FT DATA CENTER AND PARKING AREA.
2. PERCENT IMPERVIOUS COVER: 54.18%
3. BOUNDARY SURVEY PROVIDED BY FRONTLINE SURVEYING & MAPPING, INC. DECEMBER 11, 2010
4. TOPOGRAPHICAL SURVEY PROVIDED BY CARR & ASSOCIATES ENGINEERING, INC. FEBRUARY 10, 2020
5. BASIS OF BEARING ORIENTATION IS STATE PLANE COORDINATE SYSTEM GEORGIA, WEST ZONE OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83) AND THE VERTICAL DATUM IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) PER GPS OBSERVATIONS ON SITE BY LAI ENGINEERING, DURING THE MONTH OF SEPTEMBER 2010. GPS OBSERVATIONS WERE COMPLETED USING THE eGPS STATEWIDE RTK NETWORK.
6. THIS PROPERTY IS LOCATED IN ZONE X (AREAS OUTSIDE THE 500-YEAR FLOOD PLAIN) BASED ON THE FULTON COUNTY, GEORGIA FEMA F.I.R.M. COMMUNITY PANEL NUMBER 13121C0059F, EFFECTIVE DATE: SEPTEMBER 13, 2013
7. STORMWATER MANAGEMENT IS PROVIDED IN THE EXISTING SOUTH POND LOCATED ON THE VILLAGE PARK SITE.

WASTE GENERATION ANALYSIS
STACK ATLL02

TYPE OF DEVELOPMENT: OFFICE, NO FOOD SERVICE

DAILY GENERATION FACTOR: 1 LB/100 SF

TOTAL ANNUAL WASTE GENERATED:
1 LB / DAY / 100 SQ. FT. * 8,977 SQ. FT. = 90 LB / DAY
90 LB / DAY * 260 DAYS / YEAR * 1 TON / 2,000 LB = 12 TONS / YEAR

WASTE RECYCLING: 25%
12 TONS / YEAR * 25% = 3 TONS / YEAR

CONTAINER SIZES:
LANDFILLED WASTE:
9 TONS / YEAR * 2000 LB / TON * 1 YEAR / 52 WEEKS = 347 LB / WEEK
347 LB / WEEK * 1 CY / 150 LB = 3 CY / WEEK
CONTAINER REQUIRED: 1xFRONT-LOAD, 6 CY

RECYCLING:
3 TONS / YEAR * 2000 LB / TON * 1 YEAR / 52 WEEKS = 116 LB / WEEK
116 LB / WEEK * 1 CY / 120 LB = 1 CY / WEEK
CONTAINER REQUIRED: 1xFRONT-LOAD 2 CY OR 3xROLLING CART(95GAL)

GENERAL NOTES:

1. CALL ALPHARETTA'S ENGINEERING/PUBLIC WORKS DEPARTMENT AT 678.297.6200 FOR A FINAL INSPECTION BEFORE APPLYING FOR A CERTIFICATE OF OCCUPANCY.
2. ZONING: O-I (OFFICE-INSTITUTIONAL)
3. IMPERVIOUS AREA AS A PERCENTAGE OF TOTAL AREA = 54.18%
4. APPROVAL IS FOR THOSE UTILITIES WITHIN ALPHARETTA JURISDICTION ONLY. UTILITIES WITHIN FULTON COUNTY JURISDICTION MUST BE APPROVED PRIOR TO CONSTRUCTION.
5. THIS SITE CONTAINS AREAS DESIGNATED AS WETLANDS.
6. ALL PAVEMENT MARKING IN RIGHT-OF-WAY MUST BE THERMO-PLASTIC.
7. ALL REQUIRED TRAFFIC SIGNAGE MUST MEET MUTCD STANDARDS.
8. ALL REQUIRED TRAFFIC STRIPING MUST MEET MUTCD AND GDOT PLAN SPECIFICATIONS AND MUST BE THERMO-PLASTIC.
9. ALL H/C RAMP FORMS MUST BE APPROVED BY CITY LAND DISTURBANCE INSPECTOR PRIOR TO CONCRETE POUR.
10. TWO COPIES OF NPDES NOTICE OF INTENT MUST BE PROVIDED TO THE LAND DISTURBANCE INSPECTOR PRIOR TO INITIATING CONSTRUCTION.
11. CONTRACTOR MUST ATTEND CITY OF ALPHARETTA PRE-CONSTRUCTION CLASS PRIOR TO SITE INITIATION. CALL ENGINEERING/PUBLIC WORKS DEPARTMENT AT 678.297.6200 FOR WORKSHOP DATES/LOCATIONS
12. NO WELLS OR SEPTIC SYSTEMS ARE PROPOSED OR EXIST ON SITE.
13. ALL DIMENSIONS AND RADII ARE TO FACE OF CURB
14. 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 RESPOSIBILITY OF THE OWNER/DEVELOPER.
15. ALL UTILITY LOCATES AND RELOCATIONS, AND OR DAMAGE WILL BE RESPONSIBILITY OF THE DEVELOPER/CONTRACTOR. DEVELOPER/CONTRACTOR MUST CONTACT CITY OF ALPHARETTA LOCATE PERSONNEL DIRECTLY FOR TRAFFIC SIGNAL UTILITY LOCATES. PHONE 678.297.6200
16. SIDEWALKS AND ISLANDS MUST BE DESIGNED TO ACCEPT H/C RAMPS AND LANDINGS THAT MEET ADA REQUIREMENTS (ALPHARETTA STANDARD 902)
17. HVAC EQUIPMENT TO BE ROOF MOUNTED

FIRE MARSHAL NOTES:

1. LOCATE FIRE DEPARTMENT SPRINKLER CONNECTION IN ACCESSIBLE LOCATION WITHIN 100 FEET OF A FIRE HYDRANT.
2. IN ACCORDANCE WITH THE 2006 INTERNATIONAL FIRE CODE, SECTION 503.6. SECURITY GATES, THE CITY OF ALPHARETTA FIRE & EMERGENCY SERVICES, FIRE MARSHAL'S OFFICE HAS ADOPTED THE FOLLOWING REQUIREMENTS.
    1. ELECTRIC GATE MUST HAVE THE FOLLOWING EQUIPMENT:
        A. KNOX KEY SWITCH ENTRY SYSTEM
        B. SIREN OPERATING SYSTEM - SOS
        C. GATE CODE FOR KEY PAD. GATE CODE CAN BE THE CHOICE OF PROPERTY OWNER.
    2. MANUALLY OPERATED GATES:
        A. KNOW PAD LOCK.
3. THE FUEL TANK MUST BE APPROVED BY THE STATE FIRE MARSHALS OFFICE ALONG WITH THE CITY OF ALPHARETTA FIRE MARSHALS OFFICE. STATE FIRE MARSHAL PH# 404-656-9798
4. KNOX BOX AND PIN PAD TO BE LOCATED AT THE SECURITY BOOTH. KNOX BOX IS TO CONTAIN A ONE TIME USE CODE FOR THE PIN PAD. ONCE ENTERED, ALL VEHICLE SECURITY DEVICES WILL DEACTIVATE (BOLLARDS WILL DROP, GATE ARMS WILL GO UP, AND GATES WILL OPEN).

SITE PLAN LEGEND

- PROPERTY LINE
- PROPOSED PROPERTY LINE
- PARKING SPACE QUANTITY
- TRAFFIC DIRECTIONAL AROW
- DETECTABLE WARNING SURFACE
- CURB RAMP TYPE PER GDOT INDEX
- SANITARY SEWER MANHOLE REFER TO UTILITY PLAN SHEET
- DRAINAGE MANHOLE REFER TO GRADING AND DRAINAGE PLAN SHEET
- DRAINAGE INLET REFER TO GRADING AND DRAINAGE PLAN SHEET
- SIDEWALK CONCRETE
- HEAVY DUTY CONCRETE

SIGN LEGEND

NOTE:
ALL SIGNS SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, 1988 EDITION AND SHALL BE POST MOUNTED UNLESS OTHERWISE NOTED.

NFPA 241
ACCESS FOR FIRE FIGHTING
5-4.1 A SUITABLE LOCATION OF THE SITE SHALL BE DESIGNATED AS A COMMAND POST AND PROVIDED WITH PLANS, EMERGENCY INFORMATION, AND KEYS. COMMUNICATIONS, AND EQUIPMENT, AS NEEDED. THE PERSON IN CHARGE OF FIRE PROTECTION SHALL RESPOND TO THE LOCATION COMMAND POST WHENEVER FIRE OCCURS.
5-4.2 WHERE ACCESS TO OR WITHIN A STRUCTURE OR AN AREA IS UNDULY DIFFICULT BECAUSE OF SECURED OPENINGS OR WHERE IMMEDIATE ACCESS IS NECESSARY FOR LIFESAVING OR FIREFIGHTING PURPOSES, THE AUTHORITY HAVING JURISDICTION SHALL BE PERMITTED TO REQUIRE A KEY BOX TO BE INSTALLED IN ON ACCESSIBLE LOCATION. THE KEY BOX SHALL BE AN APPROVED TYPE AND SHALL CONTAIN KEYS TO GAIN ACCESS AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
5-4.3 EVERY BUILDING SHALL BE ACCESSIBLE BY FIRE DEPARTMENT APPARATUS BY MEANS OF ROADWAYS HAVING AN ALL WEATHER DRIVING SURFACE OF NOT LESS THAT 20 FT. (6 M) OF UNOBSTRUCTED WIDTH, HAVING THE ABILITY TO WITHSTAND THE LIVE LOADS OF FIRE APPARATUS, AND HAVING A MINIMUM OF 13 ft 6 IN. (4 M) OF VERTICAL CLEARANCE. DEAD-END FIRE DEPARTMENT ACCESS ROADS IN EXCESS OF 150 FT (46 M) IN LENGTH SHALL BE PROVIDED WITH APPROVED PROVISIONS FOR TURNING AROUND FIRE DEPARTMENT APPARATUS.
EXCEPTION: THE REQUIREMENTS OF 5-4.3 SHALL BE PERMETTED TO BE MODIFIED WHERE, IN THE OPINION OF THE FIRE DEPARTMENT, FIRE-FIGHTING OR RESCUE OPERATIONS WOULD NOT BE IMPAIRED BY SUCH MODIFICATIONS.
5-4.4 THE REQUIRED WIDTH OF ACCESS ROADWAYS SHALL NOT BE OBSTRUCTED IN ANY MANNER, INCLUDING OBSTRUCTION BY PARKED VEHICLES. NO PARKING SIGNS OR OTHER APPROPRIATE NOTICES, OR BOTH, PROHIBITING OBSTRUCTION SHALL BE PERMITTED TO BE REQUIRED AND SHALL BE MAINTAINED.
5-4.5 THE ACCESS ROADWAY SHALL BE EXTENDED TO WITHIN 150-FT (46 M) OF ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF ANY BUILDING. WHERE AN ACCESS ROADWAY CANNOT BE PROVIDED, AN APPROVED FIRE PROTECTION SYSTEM OR SYSTEMS SHALL BE PROVIDED AS REQUIRED AND APPROVED BY THE AUTHORITY HAVING JURISDICTION.
5-4.7 ACCESS FOR USE OF HEAVY FIREFIGHTING EQUIPMENT SHALL BE PROVIDED TO THE IMMEDIATE JOB SITE AT THE START OF THE PROJECT AND MAINTAINED UNTIL COMPLETION.
5-4.10 FREE ACCESS FROM THE STREETS TO FIRE HYDRANTS AND TO OUTSIDE CONNECTIONS FOR STANDPIPES, SPRINKLERS, OR OTHER FIRE EXTINGUISHERS EQUIPMENT, WHETHER PERMANENT OR TEMPORARY, SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES. PROTECTIVE PEDESTRIAN WALKWAYS SHALL NOT BE CONSTRUCTED SO THAT THEY IMPEDE ACCESS TO HYDRANTS. MATERIAL OR CONSTRUCTION SHALL INTERFERE WITH ACCESS TO HYDRANTS, SIAMESE CONNECTIONS, OR FIRE EXTINGUISHING EQUIPMENT
5-5 STANDPIPES IN ALL NEW BUILDINGS IN WHICH STANDPIPES ARE REQUIRED OR WHERE STANDPIPES EXIST IN BUILDINGS BEING ALTERED OR DEMOLISHED SUCH STANDPIPES SHALL BE MAINTAINED IN CONFORMITY WITH THE PROGRESS OF BUILDING CONSTRUCTION IN SUCH A MANNER THAT THEY ARE ALWAYS READY FOR USE.
6-7.2 WATER SUPPLY
6-7.2.1 A WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIALS ACCUMULATES. THERE SHALL BE NO DELAY IN THE INSTALLATION OF FIRE PROTECTION EQUIPMENT

MULCH STORAGE REQUIREMENTS:
MULCH STORAGE MUST COMPLY WITH THE FOLLOWING SECTION OF THE STANDARD FIRE PREVENTION CODE.

SECTION 502.3.1: NO PERSON SHALL STORE IN ANY BUILDING OR UPON ANY PREMISES IN EXCESS OF 2,500 CU FT GROSS VOLUME OF COMBUSTIBLE EMPTY PACKING CASES, BOXES, BARRELS, OR SIMILAR CONTAINERS, OR RUBBER TIRES, RUBBER OR CORK OR OTHER SIMILARLY COMBUSTIBLE MATERIALS WITHOUT A PERMIT.

PARCEL SUMMARY
PARCEL ID: 22 5460125913 98
PARCEL NAME: GREENSTONE PRESTON RIDGE
BUILDING AREA = 131,720 SF
EXISTING SITE AREA = 6.11 AC. = 266,109 SF
PROPOSED SITE AREA = 6.527 AC. = 284,297 SF
DENSITY = 46%
BUILDING HEIGHT = 48 FT (TO PARAPET), TWO STORY

PARKING REQUIRED:
NETWORK DATA CENTER:
MANNED SPACE: 1 SPACE / 300 SQ. FT.
8,977 SQ. FT. * (1 SPACE / 300 SQ. FT.) = 30 SPACES
UNMANNED SPACE: 1 SPACE / 500 SQ. FT.
122,743 SQ. FT. * (1 SPACE / 1000 SQ. FT.) = 123 SPACES
TOTAL PARKING REQUIRED = 153 SPACES

PARKING PROVIDED:
PROPOSED STANDARD (9' X 19') = 72 SPACES
PROPOSED PARALLEL PARKING (10' X 24') = 5 SPACES
ACCESSIBLE VAN (8' X 19')= 4 SPACES
TOTAL = 81 SPACES

UTILITY SERVICE:
-NATURAL GAS.....ATLANTA GAS LIGHT COMPANY
-TELEPHONE.....AT&T
-ELECTRICITY.....GEORGIA POWER
-WATER.....FULTON COUNTY
-SANITARY SEWER.....FULTON COUNTY

CORGAN

kW Mission Critical Engineering, d.p.c.
173 N Broadway, 2nd Floor Milwaukee, WI 53202

Landis Evans + Partners
3330 Preson Ridge Road, Suite 380
Alpharetta, GA 30005

L.A. Fuess Partners, Inc.
3333 Lee Pkwy # 300, Dallas, TX 75219

Exante 360
985 Dove St. 3rd Floor Newport Beach, CA 92260

	ISSUES

		REVISIONS
1	06/17/2020	DESIGN DEVELOPMENT REV. 1
2	06/26/2020	DESIGN DEVELOPMENT REV. 2

This document is incomplete and may not be used for regulatory approval, permit or construction.

Date of issue:
06/17/2020

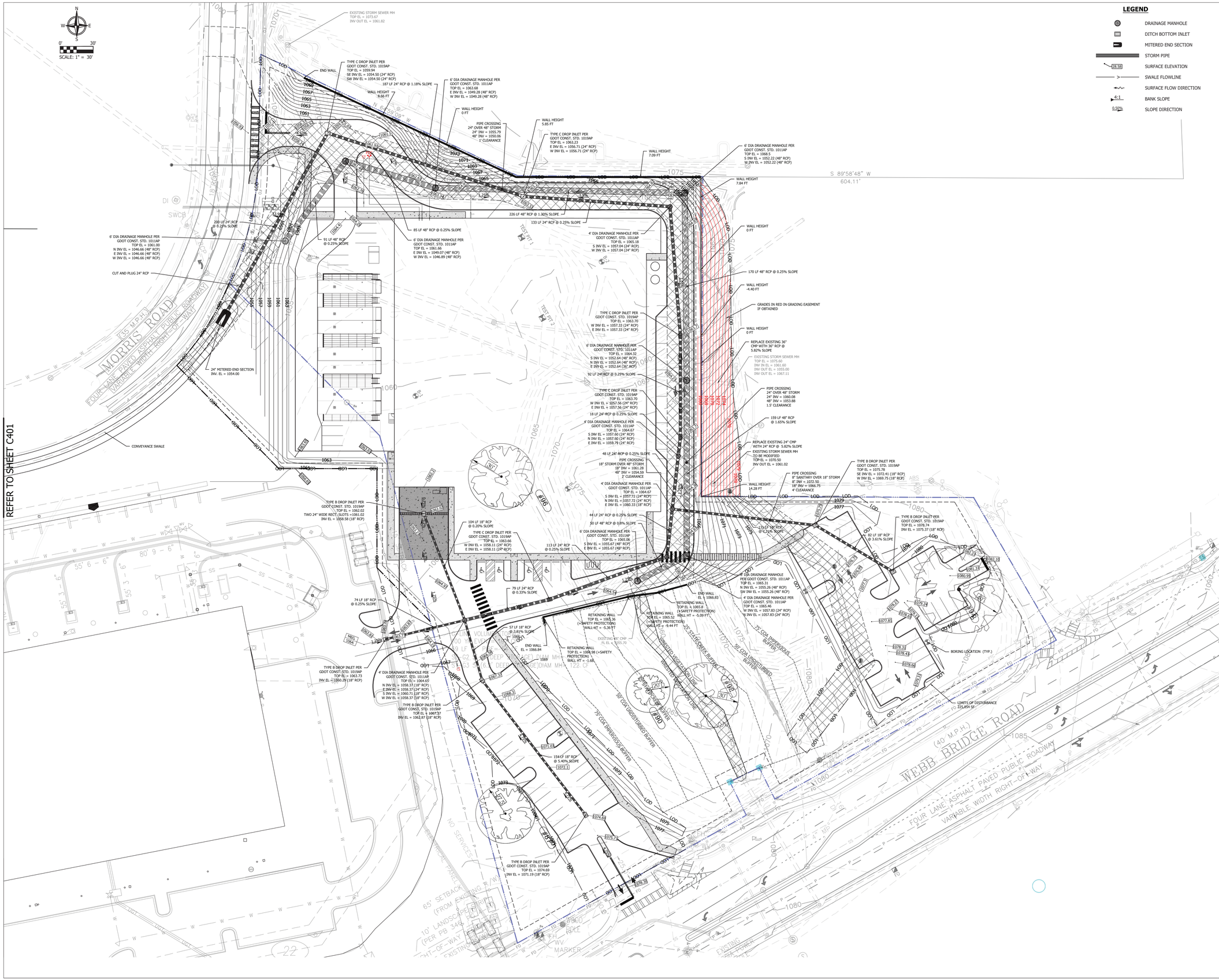
STACK - ATLL 2
3250 WEBB BRIDGE ROAD
ALPHARETTA, GA 30005

STACK INFRASTRUCTURE

KEYPLAN

DEVELOPMENT SITE PLAN

JOB 1647-19
DATE 05-19-2020
SHEET
C300



LEGEND

- DRAINAGE MANHOLE
- DITCH BOTTOM INLET
- MITERED END SECTION
- STORM PIPE
- 28.58 SURFACE ELEVATION
- SWALE FLOWLINE
- SURFACE FLOW DIRECTION
- 4:1 BANK SLOPE
- 0.50% SLOPE DIRECTION

CORGAN

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173 N Broadway, 2nd Floor Milwaukee, WI 53202

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	ISSUES

	REVISIONS	
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Date of issue:
06/17/2020

STACK - ATLL 2

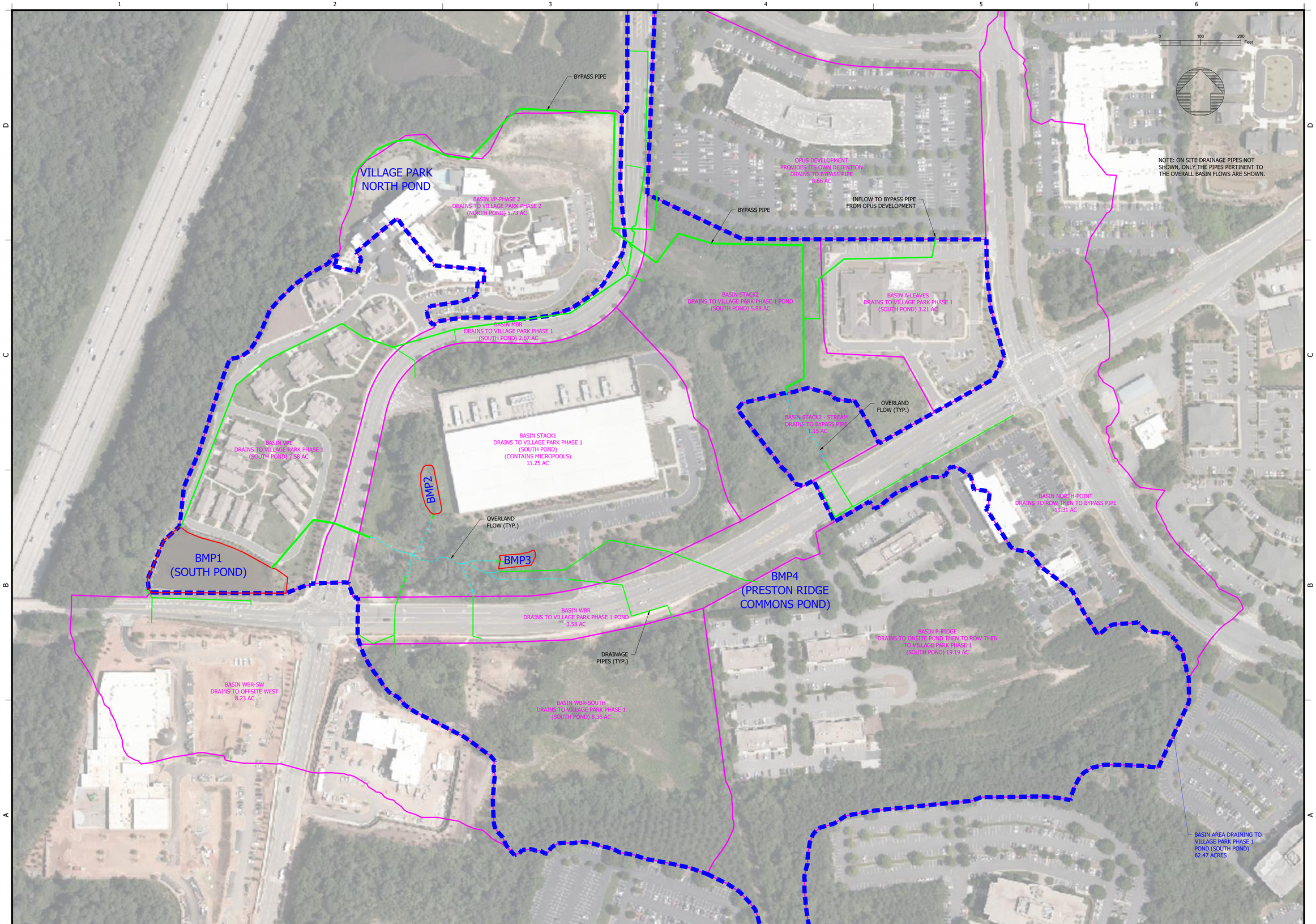
3250 WEBB BRIDGE ROAD
ALPHARETTA, GA 30005

STACK INFRASTRUCTURE

KEYPLAN

DEVELOPMENT GRADING AND DRAINAGE PLAN

JOB 1647-19
DATE 05-19-2020
SHEET
C400



T:\1000 PROJECTS\1647-19 STACK ATL02\DESIGN\DRAINAGE\DRAINAGE\BASIN MAPS\STACK02-PRE-HYDRO-MAP JJM.DWG PLOT DATE:2020-08-31

LANDIS EVANS + PARTNERS
www.landisevans.com
18115 US HWY 41 NORTH
SUITE 600
LUTZ, FLORIDA 33549
OFFICE: 813-949-7449
FBPE CERT. OF AUTH. #4548

MARK	DATE	DESCRIPTION

ISSUE:

THESE DRAWINGS ARE FOR THE EXCLUSIVE USE OF LANDIS, EVANS AND PARTNERS, INC. AND MAY NOT BE DUPLICATED, REPRODUCED OR USED FOR ANY OTHER PURPOSE WITHOUT THE EXPRESS WRITTEN CONSENT OF LANDIS, EVANS AND PARTNERS, INC. ALL RIGHTS RESERVED.

BASIN MAP

STACK ATLL2 - DATACENTER
MORRIS ROAD
ALPHARETTA, GA 30005

ENGINEER OF RECORD

VERT. DATUM: N/A

DESIGNED BY:
DRAWN BY: JJM
CHECKED BY:
PROJECT NO: 1647-19

BASIN MAP

SHEET NUMBER:
BM-1

Georgia Stormwater Management Manual
Stormwater Quality Site Development Review Tool
Version 2.2

General Information

Name of Developer:	STACK Infrastructure	**Date Submitted:**	
Development Name:	STACK ATLL2	**Permit Number:**	
Site Location / Address:	Webb Bridge Road	**Developer Contact:**	John Briiliant
	Alpharetta, GA 30005	**Phone Number:**	
		Name of Engineer(s):	John Mueller
Development Type:	Office/Professional	**Maintenance Responsibility:**	Stack Infrastructure

Site Summary

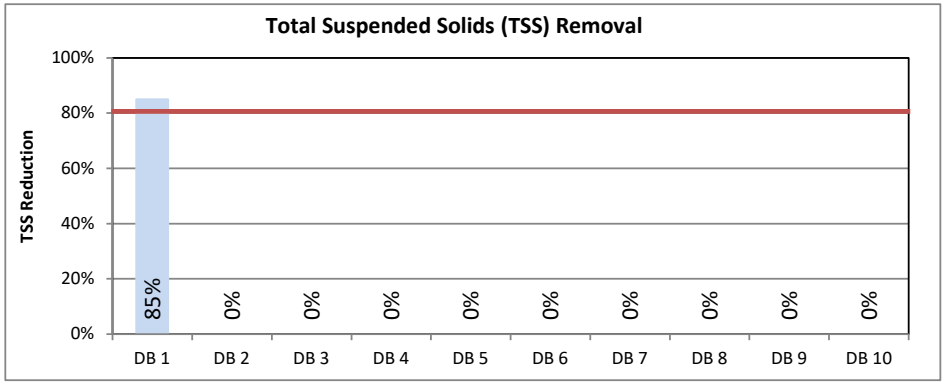
Total Pre-Development Area (ac):	**62.47**
Total Post-Development Area (ac):	**62.47**
Total Treated Area (ac):	**62.10**
Total Untreated Area (ac):	**0.37**

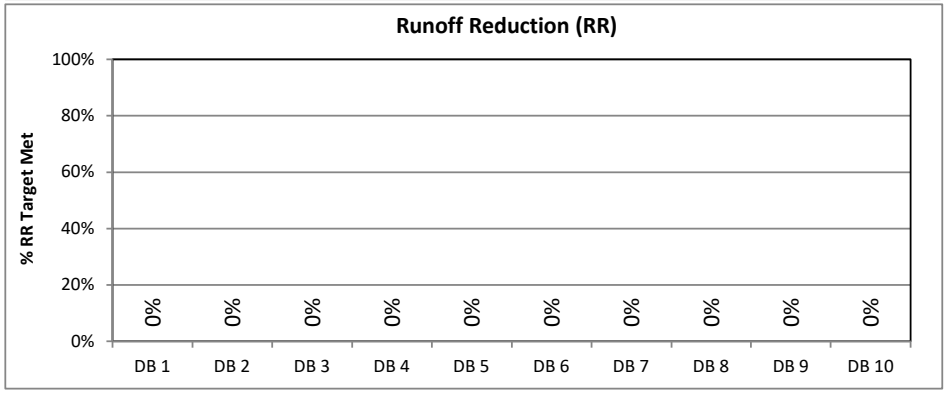
		I (ac)	P (ac)	CA (ac)
VP1 (Village Park Phase 1)	**DB 1**	28.44	34.03	0.00
Drainage Basin 2	**DB 2**	0.00	0.00	0.00
Drainage Basin 3	**DB 3**	0.00	0.00	0.00
Drainage Basin 4	**DB 4**	0.00	0.00	0.00
Drainage Basin 5	**DB 5**	0.00	0.00	0.00
Drainage Basin 6	**DB 6**	0.00	0.00	0.00
Drainage Basin 7	**DB 7**	0.00	0.00	0.00
Drainage Basin 8	**DB 8**	0.00	0.00	0.00
Drainage Basin 9	**DB 9**	0.00	0.00	0.00
Drainage Basin 10	**DB 10**	0.00	0.00	0.00
	TOTAL	**28.44**	**34.03**	**0.00**

I = Impervious Area, P = Pervious Area, CA = Conservation Area

Target Runoff Reduction Volume Achieved?	**No**
Target TSS Removal Achieved?	**Yes**

Total Target Runoff Reduction Volume (cf)	104,252
Runoff Reduction Volume Achieved (cf)	0
Total Target Water Quality Volume (cf)	125,102
% TSS Removal Achieved	85%





Official Use Only

Tracking #:		**Conditions of Approval:**	
Reviewed By:			
Date Approved:			

Georgia Stormwater Management Manual
Stormwater Quality Site Development Review Tool, v2.2

Development Name: STACK ATLL2
Drainage Basin Name: VP1 (Village Park Phase 1)

data input cells
calculation cells
constant values

Site Data

Indicate Pre-Development Land Cover and Runoff Curve Numbers in the Site's Disturbed Area

Cover Type	HSG* A (acres)	CN	HSG B (acres)	CN	HSG C (acres)	CN	HSG D (acres)	CN	Total	% Cover
Woods - Good Condition		30	53.77	55		70	0.67	77	54.44	87%
Woods - grass combination (orchard or tree farm) - Good Condition		32	5.88	58		72		79	5.88	9%
Impervious		98	2.15	98		98		98	2.15	3%
Select a land cover type…		0		0		0		0	0.00	0%
Select a land cover type…		0		0		0		0	0.00	0%
Local Jurisdiction Input									0.00	0%
Other									0.00	0%
Total	0.00		61.80		0.00		0.67		62.47	100%

*HSG = hydrologic soil group

Impervious (ac)	2.15
Weighted CN	57
Potential Max Soil Retention, S_{pre} (in)	7.54

Indicate Post-Development Land Cover and Runoff Curve Numbers in the Site's Disturbed Area

Cover Type	HSG A (acres)	CN	HSG B (acres)	CN	HSG C (acres)	CN	HSG D (acres)	CN	Total	% Cover
Impervious		98	28.44	98		98		98	28.44	46%
Open space - Good condition (grass cover > 75%)		39	33.66	61		74	0.37	80	34.03	54%
Select a land cover type…		0	0.00	0		0		0	0.00	0%
Select a land cover type…		0		0		0		0	0.00	0%
Select a land cover type…		0		0		0		0	0.00	0%
Local Jurisdiction Input									0.00	0%
Other									0.00	0%
Total	0.00		62.10		0.00		0.37		62.47	100%

Impervious (ac)	28.44
Rv	0.46
Weighted CN	78
Potential Max Soil Retention, S_{post} (in)	2.83

Conservation Area Credits

Scenario 1: Natural Conservation Area **See the GSMM Volume 2, Section 2.3.3.3 for more information.*

☐ Check the box if a portion of the post-developed area is protected by a conservation easement or equivalent form of protection.

Area (ac) of development protected by a conservation easement or equivalent form of protection.

Note: The green cell will unlock if the Scenario 1 box above is checked

Scenario 2: Site Reforestation/Revegetation **See the GSMM Volume 2, Section 4.22 for more information.*

☐ Check the box if a portion of the post-developed area employs site reforestation/revegetation and is protected by a conservation easement or equivalent form of protection.

Area (ac) of development reforested/revegetated and protected by a conservation easement or equivalent form of protection.

Note: The green cell will unlock if the Scenario 2 box above is checked

Scenario 3: Soil Restoration **See the GSMM Volume 2, Section 4.23 for more information.*

☐ Check the box if a portion of the post-developed area employs soil restoration and is protected by a conservation easement or equivalent form of protection.

Area (ac) of development with restored soils and protected by a conservation easement or equivalent form of protection.

Note: The green cell will unlock if the Scenario 3 box above is checked

Scenario 4: Site Reforestation/Revegetation & Soil Restoration **See the GSMM Volume 2, Section 4.22 and 4.23 for more information.*

☐ Check the box if the same portion of the post-developed area employs site reforestation/revegetation and soil restoration, and is protected by a conservation easement or equivalent form of protection.

Area (ac) with restored soils in a reforested & revegetated area and protected by a conservation easement or equivalent form of protection.

Note: The green cell will unlock if the Scenario 4 box above is checked

Total Conservation Area Credit (acres) 0.00

Georgia Stormwater Management Manual
Stormwater Quality Site Development Review Tool, v2.2

Development Name: STACK ATLL2
Drainage Basin Name: VP1 (Village Park Phase 1)

data input cells
calculation cells
constant values

Water Quality Goals

Target Runoff Reduction Storm (in)	1.00
Total Site Area for Water Quality Volume (acres)	62.47
Target Runoff Reduction Volume (cf)	104,252
Target Water Quality Volume (cf)	125,102

Select BMPs for Runoff Reduction and Water Quality

		Area Draining to Each BMP			Storage Volume Provided by BMP (cf)	RR Conveyance Volume Provided by BMP (cf)	Down-stream BMP	Runoff Reduction Calculations						WQ Calculations	
		On-site Pervious Area (acres)	On-site Impervious Area (acres)	Offsite Area (acres)				RR Volume from Direct Drainage (cf)	RR Volume from Upstream Practices (cf)	Total RR Volume Received by BMP (cf)	Runoff Reduction %	RR Achieved (cf)	Remaining RR Volume (cf)	WQ_v from Direct Drainage (cf)	Effective TSS Removal %
BMP 1	Stormwater Pond	22.56	15.82	0.00	74,039			58,650	45,502	104,152	0%	0	104,152	70,380	80%
BMP 2	Dry Detention Basin	0.00	2.30	0.00	11,897		BMP 1	7,932	0	7,932	0%	0	7,932	9,518	60%
BMP 3	Dry Detention Basin	1.34	0.89	0.00	4,978		BMP 1	3,312	0	3,312	0%	0	3,312	3,975	60%
BMP 4	Dry Extended Detention Basin	9.77	9.42	0.00	50,800		BMP 1	34,258	0	34,258	0%	0	34,258	41,110	60%
BMP 5	Select a BMP…							0	0	0	N/A	0	0	0	N/A
BMP 6	Select a BMP…							0	0	0	N/A	0	0	0	N/A
BMP 7	Select a BMP…							0	0	0	N/A	0	0	0	N/A
BMP 8	Select a BMP…							0	0	0	N/A	0	0	0	N/A
BMP 9	Select a BMP…							0	0	0	N/A	0	0	0	N/A
BMP 10	Select a BMP…							0	0	0	N/A	0	0	0	N/A
	TOTAL	33.67	28.43	0.00				104,152				0		124,982	
	UNTREATED AREA (acres)	0.36	0.01												

Target Runoff Reduction Volume (cf)	104,252
Target Achieved?	No
Remaining Runoff Reduction Volume (cf)	104,252

Target Water Quality Volume (cf)	125,102
% TSS Removal Achieved	85%
Target Achieved?	Yes!
Remaining TSS Removal %	0%

Georgia Stormwater Management Manual
Stormwater Quality Site Development Review Tool, v2.2

Development Name: STACK ATLL2
Drainage Basin Name: VP1 (Village Park Phase 1)

data input cells
calculation cells
constant values

Channel and Flood Protection Calculations

	1-yr, 24-hr storm	2-yr, 24-hr storm	25-yr, 24-hr storm	100-yr, 24-hr storm
Target Rainfall Event (in)	3.32	3.75	4.46	7.34

	1-yr, 24-hr storm	2-yr, 24-hr storm	25-yr, 24-hr storm	100-yr, 24-hr storm
Pre-Development Runoff Volume (in)	0.35	0.51	0.83	2.54
Post Development Runoff Volume (in) with no BMPs	1.36	1.69	2.26	4.78
Post-Development Runoff Volume (in) with BMPs	1.36	1.69	2.26	4.78
Adjusted CN	**78**	**78**	**78**	**78**

*See Stormwater Management Standards to Determine Detention Requirements.

Comments

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: V-20-13

☐ 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."
5. Applications will be accepted only 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: Chris Owens Telephone: 404-518-5505

Address: 7425 Mid Broadwell Trace Suite:

City Alpharetta State: GA Zip: 30004 Fax:

Mobile Tel: Email: cowens@landisevans.com

Subject Property Information:

Address: 3250 Webb Bridge Road Current Zoning: CUP

District: 2nd Section: 2nd Land Lot: 1259-1262 Parcel ID: 22 546012591398, 22 546012591422

Proposed Zoning: CUP Current Use: Undeveloped

This Application For *(Check All That Apply)*:

☐ Conditional Use ☐ Master Plan Amendment ☐ Exception

☐ Rezoning ☐ Master Plan Review

☒ Variance ☐ Public Hearing

☐ Comprehensive Plan Amendment ☐ Other *(Specify)*: _____

Applicant Request And Intent

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

STACK plans to construct a data processing center on the property, similar to its existing data center at 3200 Webb Bridge Road (Formerly known as T5 Data Center).

Applicant's Request (Please itemize the proposal):

The Applicant is requesting two variances: a Parking Reduction Variance; and a Stream Buffer Encroachment Variance.

Please see attached Letter of Intent for an itemized description of the proposal.

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

The proposed variances would allow a very challenging and difficult property to be developed as zoned, while preserving two environmental assets that currently exist. Although a stream buffer encroachment variance is requested, the stream in question is small, of little benefit to the drainage basin and has been compromised by previous development activity. The larger stream, its buffers and an adjacent area with natural tree canopy will be preserved as a result of this proposal being granted.

Please see attached Letter of Intent and supporting plans for a full and detailed description of the proposal.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: SI ATLL2, LLC Telephone: 703-965-0580

Address: 1600 Broadway Suite: 1320

City Denver State: CO Zip: 80202 -

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

Identify Authorized Applicant:

Name of Authorized Applicant: Chris Owens Telephone: 404-518-5505

Address: 7425 Mid Broadwell Trace Suite:

City Alpharetta State: GA Zip: 30004 -

So Sworn and Attested:

Owner Signature: Date: 8-28-20

Notary:

Notary Signature: Date: 8-28-20

CALEIGH HADDAD
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20204014709
MY COMMISSION EXPIRES APR 23, 2024

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: SI ATLL2, LLC

Subject Public Hearing Case: STACK ATL02 Data Center, Stream Buffer and Parking Reduction Variances

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: N/A

Description of Contribution: None Value: 0

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: _____

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 unique "L" shape, with 2 road frontages. It also contains two streams, with buffers, and exceptionally challenging topography. Over 30-feet of vertical relief exists, from front to back, with unusually steep undulations up/down across the lot.

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

Yes. The application of the UDC in terms of parking and stream buffers would make an already challenging property unnecessarily difficult to use and enjoy as zoned. The required parking ratio is excessive for the Owner's intended use, would result in excess impervious surfaces, increased storm water runoff and the unnecessary removal of tree canopy. The larger stream and buffer are being preserved (see Site Plan), however the smaller stream would prevent the placement of a building on the property when other zoning restrictions are applied (setbacks, buffers, etc). The encroachment into the smaller of the stream buffers is being offset with increased water quality treatment downstream of the project.

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

Yes. See above and in the attached Letter of Intent.

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.

No. Relief from the parking requirements would preserve additional tree canopy, improve water quality an decrease storm water runoff from the site. If the use changes in the future, additional parking can be constructed as needed. The small stream buffer encroachment will not case detriment or harm, but allow for the proper siting of the building on the lot while respecting the intent of the Zoning Code. Additional water quality treatment is also being proposed to offset the stream buffer encroachment.

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: STACK ATL02 Data Center

Contact Name: Chris Owens Telephone: 404-518-5505

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.*

- [x] Letter
- [x] Personal Visits
- [x] Telephone
- [x] Group Meeting
- [x] 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.

Response by letter, email or transcription of telephone call discussion. We will meet with anyone in person (or virtually via online platform) if requested.

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: STACK ATL02 Data Center

Contact Name: Chris Owens Telephone: 404-518-5505

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.

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 *(Please Specify)* _____

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: _____

Print Form

City Council Meeting & Public Hearing
STAFF REPORT

Submitting Department: Public Safety
Submitted By: John Robison
Sponsored By: Council Member Burnett
Meeting Date: October 26, 2020

I. AGENDA ITEM TITLE: CONSIDERATION OF AN ORDINANCE TO AMEND CHAPTER 30 OF THE CITY CODE - LOITERING (1ST READING)
SPONSORED BY: COUNCIL MEMBER BURNETT

II. RECOMMENDATION:

Staff is recommending that Mayor and Council approve an ordinance to amend Chapter 30 of the City Code to add an article IV (Loitering for the Purpose of Engaging in the Solicitation of Sex Acts).

III. REPORT IN BRIEF:

This ordinance amendment reflects state law regarding loitering and solicitation of sex acts. Having a local ordinance will provide law enforcement more discretion in the handling of these types of cases. The goal is to create additional enforcement options for law enforcement officers encountering loitering and solicitation of sex crimes activity.

The Director of Public Safety and the City Attorney will present the attached ordinance for consideration of approval.

IV. ALTERNATIVES:

V. ATTACHMENTS:

AMENDING CHAPTER 30 (OFFENSES AND MISCELLANEOUS PROVISIONS) OF CODE - ADDING NEW ARTICLE IV (LOITERING FOR SOLICITATION OF SEX ACTS)(3917247.1)

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA, GEORGIA TO AMEND CHAPTER 30 (OFFENSES AND MISCELLANEOUS PROVISIONS) OF THE CODE OF THE CITY OF ALPHARETTA, GEORGIA; TO ADD AN ARTICLE IV (LOITERING FOR THE PURPOSE OF ENGAGING IN THE SOLICIATION OF SEX ACTS); TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

WHEREAS, Chapter 30 (Offenses and Miscellaneous Provisions) of The Code of the City of Alpharetta, Georgia provides regulations governing the sale of alcoholic beverages within the City; and

WHEREAS, the Mayor and Council of the City of Alpharetta ("City Council") are charged with the protection of the public health, safety, and welfare of the citizens of the City of Alpharetta; and

WHEREAS, the City Council desires to amend Chapter 30 (Offenses and Miscellaneous Provisions) of The Code of the City of Alpharetta, Georgia (the “Code”) in order to add an Article IV prohibiting loitering for the purpose of engaging in the solicitation of sex acts.

NOW, THEREFORE, The Council of the City of Alpharetta hereby ordains, as follows:

Section 1. Chapter 30 of the Code is hereby amended by adding a new Article IV, Section 30-50 (Offenses and Miscellaneous Provisions) as follows:

“ARTICLE IV - Loitering for the purpose of engaging in the solicitation of sex acts

Sec. 30-50.

(a) It shall be unlawful for any person to remain or loiter in any public place for the purpose of soliciting another to perform or offer or consent to perform an act of prostitution as more specifically defined in O.C.G.A. § 16-6-9.

(b) Definitions. For the purposes of this Section:

“loitering” shall mean delaying or lingering without a lawful purpose in a public space;

“public place” shall mean an area open to the public, including an alley, plaza, park, driveway, parking lot, a car

(moving or parked), a building open to the general public (including, but not limited to, clubs, bars, restaurants and movie theaters), the doorways and entrances to a building or dwelling or the grounds enclosing a building or dwelling.

(c) Any person found guilty of violating any of these sections shall be punished by a fine not exceeding five hundred dollars ($500.00) or by imprisonment not to exceed one hundred eighty (180) days, or both."

Section 2. It is the intention of the City Council and it is hereby ordained by the authority of the City Council that the provisions of this Ordinance shall become and be made a part of The Code of the City of Alpharetta, Georgia, and the codifier is authorized to make the specified deletions, insertions, additions, and to insert headings, article numbers and section numbers as and where appropriate.

Section 3. All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 4. If any section, subsection, provisions, or clause of any part of this Ordinance shall be declared invalid or unconstitutional, or, if the provisions of any part of this Ordinance as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be construed to affect the portions of this Ordinance not so held to be invalid, or the application of this Ordinance to other circumstances not so held to be invalid. It is hereby declared as the intent of the City Council that this Ordinance would have been adopted in its current form without the invalid or unconstitutional provision contained therein.

Section 5. This Ordinance shall become effective immediately upon adoption.

ADOPTED this _____ day of _____, 2020.

CITY OF ALPHARETTA, GEORGIA

By:_____
Jim Gilvin, Mayor

[SIGNATURES CONTINUED ON FOLLOWING PAGE]

[SIGNATURE PAGE TO ORDINANCE AMENDING CHAPTER 30 (OFFENSES AND MISCELLANEOUS PROVISIONS) TO ADD ARTICLE IV (LOITERING FOR PURPOSE OF ENGAGING IN SOLICITATION OF SEX ACTS)

COUNCILMEMBERS

_____
Jason Binder

_____
Ben Burnett

_____
John Hipes

_____
Dan Merkel

_____
Donald Mitchell

_____
Karen Richard

(SEAL)

Attest:

_____
Erin Cobb, City Clerk

Approved as to form and legal sufficiency:

_____
C. Sam Thomas, City Attorney

First Reading:_____

Second Reading:_____

Adopted:_____

3917247

City Council Meeting & Public Hearing
STAFF REPORT

Submitting Department: Recreation, Parks & Cultural Services
Submitted By: Morgan Rodgers
Sponsored By:
Meeting Date: October 26, 2020

I. AGENDA ITEM TITLE: PARK RULES ORDINANCE UPDATE

II. RECOMMENDATION:

Staff seeks input and requests permission to work with the City Attorney to draft appropriate language to codify the updated rules in preparation for final consideration and adoption by City Council.

III. REPORT IN BRIEF:

Currently, the City Ordinance that deals with Park Rules is outdated. The City has added many parks, facilities, and services; however, the Park Rules Ordinance does not reflect the changes and additions that have been made to the park system.

The Recreation Commission utilized several of its monthly workshop meetings to review the current City Ordinance and to develop a new set of Park Rules that are in keeping with the current status of our City. Subsequently, the Recreation Commission approved unanimously at its November 12, 2019 meeting to recommend for adoption by City Council the attached Park Rules.

IV. ALTERNATIVES:

V. ATTACHMENTS:

Park Rules - draft - 10-14-20, Park categories (002), 5.13.91 - Ord. #286 Parks Rules and Regulations0001 (002)

Park Rules 10-13-20

Alcohol is not allowed except in designated event venues during city sponsored events

Tobacco/smoking/vaping/illegal drugs are not allowed

Motorized vehicles on roadways only

- No motorized vehicles on trails
- Bikes are not permitted on park trails except the Greenway. Exception, children under the age of 6 on bikes with training wheels are allowed on park trails when accompanied by an adult
- Bikes are only allowed on roadways, and Greenway and maximum 15 mph
- No motorized scooters, motorized skateboards, E-bikes, hover boards on trails or Greenway

Skateboards are allowed on the Greenway and in designated areas only.

- Designated areas will be posted with proper signage

Park hours are set according to park categories and are posted at each park. Park categories and a listing of all park hours can be found on the City of Alpharetta's website

- Active Parks – 5:00 am – 11:00 pm
- Greenway & Greenway Access Parks – Dawn to Dusk
- Neighborhood Parks – Dawn to Dusk
- Downtown Parks – Dawn to Midnight

No littering, vandalism, damage or removal of City property allowed

All pets must be on-leash, under physical control at all times, except at designated off-leash areas

- No pets or animals are allowed on athletic fields
- Pet waste must be picked up and disposed of properly

All organized programs and activities must be approved by the City

- Groups of 25 or more require a permit
- When using an athletic field, a group of 10 or more and Private Instruction require a permit

Cooking fires and charcoal are allowed in pavilion grills only

DRAFT

Park Rules continued

The following are prohibited except by permit issued by the City:

- Hunting, camping, urban camping, tents, open fires
- Fireworks, explosives
- Golf or archery
- Soliciting, vending, peddling, selling
- Cutting of trees or shrubs
- Removal or attachments of any kind to trees, plants or structures
- Amplified music or PA systems
- Overnight parking
- Drones, unmanned aerial vehicles, rockets, model aircraft
- Inflatables, petting zoos
- Metal detecting
- Construction of any structure (temporary or permanent)

Disorderly conduct is not permitted in any City Park

- Any disorderly conduct or behavior tending to a breach of the public peace such as
    - Engaging in fighting or threatening, violent or tumultuous behavior
    - Jostling or roughly crowding persons unnecessarily
    - Creating a hazardous condition by any act which serves no legitimate purpose
    - Causing or risking public inconvenience, annoyance or alarm
    - Making an obscene communication or display

DRAFT

Park Hours by Park Category 10/13/2020

Active Parks – 5:00 am – 11:00 pm

1. Wills Park
2. North Park
3. Webb Bridge Park
4. Fitness Park on Westside
5. Union Hill Park

Greenway / Greenway Access – Dawn to Dusk

1. Big Creek Greenway
2. Beaver Creek Park
3. Haynes Bridge Park
4. Marconi Road Park
5. North Point Parkway Park
6. Preston Ridge Park
7. Rock Mill Park

Neighborhood Parks – Dawn to Dusk

1. Brookside Park
2. Cogburn Road Park
3. Encore Park
4. Windward Community Park
5. Maxwell Road Park
6. Silos Park
7. Old Rucker Park
8. Milton Avenue Park

Downtown Park – Dawn to Midnight

1. Brooke Street Park
2. Ole Milton Park
3. Thompson Street Park
4. Town Green
5. Maddox Park

DRAFT

AN ORDINANCE TO ESTABLISH RULES AND REGULATIONS FOR PARKS OWNED AND OPERATED BY THE CITY OF ALPHARETTA, GEORGIA

The Council of the City of Alpharetta hereby ordains:

Section I - Park Rules

A. There shall be a set of rules and regulations developed to set standards of conduct in the parks and recreational facilities owned or operated by the City of Alpharetta. These rules shall be designed to assure the safety and enjoyment of park participants.

B. The rules of the Alpharetta parks are attached and made part of this ordinance by reference.

Section II - Enforcement

A. All law enforcement officers of the City and officials and officers of the City are authorized, empowered, and directed to enforce compliance with this ordinance.

B. Nothing in this ordinance shall prevent the enforcement of City and County ordinances and regulations or State Statutes or Code in any park or recreation facility owned or operated by the City of Alpharetta.

C. Any person who violates any provision of this ordinance shall be guilty of a misdemeanor, and upon conviction shall be fined not less than $25.00 nor more than $500.00, or confined in the City jail for a period not to exceed 45 days, or both, or to labor under City supervision on the streets, sidewalks, parks or other public works for a period not to exceed 45 days.

Section III - Public Notification

A. The Recreation Director shall reproduce the rules in a format suitable for public distribution. Such copies of the park rules shall be available to the public at all City recreation buildings and other City locations, as deemed necessary by the Recreation Director.

B. The Public Works Director shall have the rules reproduced on all weather signs and shall post said signs in the City's parks. Location of such signs shall be determined by Recreation Director and shall be placed in plain public view.

Section IV - Miscellaneous

A. Severability. The provisions of this ordinance are severable, and if any provision or section is determined to be invalid or unconstitutional by a court of competent jurisdiction, the remaining provisions of this ordinance shall remain in full force and effect.

B. Inclusion in Code. The provisions of this ordinance shall be included in the official Code of the City of Alpharetta.

C. Repealer. All ordinance and parts of ordinances in conflict with this ordinance are hereby repealed.

D. Effective Date. This ordinance shall become effective immediately upon its adoption.

Adopted this 13th day of May, 1991.

Jimmy Phillips
Mayor

Earl Mitchell
Council Member

Council Member

Council Member

Council Member

Council Member

Council Member

Council Member

Attest: Sue Ramsey
City Clerk

CITY OF ALPHARETTA
PARK RULES

No alcoholic beverages

No noise disturbances, as defined by local ordinance (including excess P.A. volume, car radios, etc.)

No motorized vehicles except on roadways

No littering

Speed limit 15 mph

Park closes at 10:00 p.m. except for scheduled events

Pets must be on leash except in connection with events approved by Recreation Director

Trails for walking and jogging only

All activities to be coordinated through the Recreation Department

No fire arms

No hunting

No camping except by permit issued by Recreation Director

Vandalism will be prosecuted

No fires except by permit issued by Recreation Director

No soliciting except with prior written approval of the Recreation Director