City Council Meeting & Public Hearing
APRIL 26, 2021

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 4/19/2021)

B. Alcoholic Beverage License Applications

1. PH-21-AB-13 Alpha Hai Food, LLC
   d/b/a Hai
   5530 Windward Parkway
   Alpharetta, GA 30004

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

   Owners: Alpha Hai Food, LLC
   Registered Agent: Ssu Lin

V. PUBLIC HEARING

A. Z-20-05/CU-20-09/V-20-14 Alcovy Condominiums 82/92 Thompson Street
NOTE: This item has been deferred by the Applicant to the June 28, 2021 City Council Meeting, it will neither be heard nor discussed at this time.

B. V-21-08 Blount/12570 Hopewell Road Gravel Driveway Variance
Consideration of variance to allow a gravel driveway on a single-family detached lot. The property is located at 12570 Hopewell Road and is legally described as being located in Land Lot 1125, 2nd District, 2nd Section, Fulton County, Georgia.

C. PH-21-06 Kairos/Thompson Street Flats Change to Condition of Zoning
Consideration of a request to change previous conditions of zoning to allow for a change from 12 'For-Sale' condominium units to 10 'For-Sale' single-family detached homes. The property is located at 51 and 61 Thompson Street and is legally described as being located in Land Lot 748, 1st District, 2nd Section, Fulton County, Georgia.

D. CU-21-03 Enriched Events/4150 Old Milton Parkway
Consideration of a conditional use to allow a 'Special Event Facility' in a 5,520 square foot suite in The Shops at Old Milton. A conditional use is requested to allow a 'Special Event Facility' for Enriched Events. The property is located at 4150 Old Milton Parkway, Suites 212, 213, 214 and 215 and is legally described as being located in Land Lot 90, 1st District, 1st Section, Fulton County, Georgia.

VI. NEW BUSINESS

A. **Roof Replacement at Fire Station 83**

VII. PUBLIC COMMENT

VIII. REPORTS

IX. ADJOURNMENT TO EXECUTIVE SESSION

City Council Meeting & Public Hearing
STAFF REPORT

Submitting Department: City Clerk
Submitted By:
Sponsored By:
Meeting Date: April 26, 2021

I. AGENDA ITEM TITLE: COUNCIL MEETING MINUTES (MEETING OF 4/19/2021)

II. RECOMMENDATION:

III. REPORT IN BRIEF:

IV. ALTERNATIVES:

V. ATTACHMENTS:

Council Meeting Minutes Draft 4-19-2021

City Council Meeting
April 19, 2021
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. PRESENTATIONS & PROCLAMATIONS

A. Alpharetta First Responders Recognition Presented by the Lions Club

- The Lions Club will be recognizing the following first responders:
  - Outstanding Police Officer: Michael Esposito
  - Outstanding Fireman: Matthew Bozer
  - Outstanding Communications Office: Robin Barton

B. Tech Alpharetta Graduates Recognition

- Recognition of recent Tech Alpharetta graduate companies:
  - SolMicroGrid
  - FUSMobile.

V. CONSENT AGENDA

A. Council Meeting Minutes (Meeting of 4/5/2021)

B. Alcoholic Beverage License Application

1. PH-21-AB-12

NAGA Associates, LLC
d/b/a Hilton Garden Inn Atlanta North/Alpharetta
4025 Windward Plaza
Alpharetta, GA 30005

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

Owners: NAGA Associates, 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)

VI. PUBLIC HEARING

A. MP-21-01/CLUP-21-02/Z-21-03/CU-21-02/V-21-04 The Bailey/Northwinds

NOTE: This item was deferred by the Applicant and will neither be heard nor discussed at this time.

❖ NOTE: Mayor Gilvin announced that the following two New Business Items, IGA with Fulton County for Election Services and the Resolution Authorizing Fulton County Department of Registration and Elections to Conduct the City of Alpharetta's November 2, 2021 General Election, have been pulled from the agenda for future discussion and will neither be heard nor discussed at this time

VII. OLD BUSINESS

A. PH-21-03 UDC Text Amendments – Prerequisites for Public Hearing Requests (2nd Reading) Consideration of text amendments to Unified Development Code, Article IV Procedures to add prerequisites pertaining to the submittal of a public hearing request.

- Director of Community Development, Kathi Cook, came forward to present this item.
- Staff is recommending that Mayor and Council approve the following text amendments to the Unified Development Code (UDC):
    - Amendments to Unified Development Code (UDC) Article IV Procedures, to add regulations requiring that all taxes be paid in-full and all outstanding code violations on the property be rectified prior to a request for public hearing.
- This standard is currently included in the City's Public Hearing application as part of the 'Instructions for Filing a Public Hearing Application'. Codifying this standard would allow for enforcement.
- The item was considered at the 3/4/2021 Planning Commission meeting. There were no public comments. After discussion, Planning Commission recommended unanimous approval, subject to changes clarifying that delinquent taxes, assessments, fees, fines, or other indebtedness to the City pertains to a property and not a person. Vote 7-0
- This item was presented during the April 5, 2021 City Council Meeting and approved unanimously.
- City Attorney, Sam Thomas, read the ordinance aloud.

❖ Council Member Hipes offered a motion to approve PH-21-03 UDC Text Amendments – Prerequisites for Public Hearing Requests and the ordinance as presented

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

VIII. NEW BUSINESS

A. Intergovernmental Agreement with Fulton County for Election Services

- **Mayor Gilvin removed this item from the agenda, and it will be neither heard nor discussed at this time.**

B. Resolution Authorizing Fulton County Department of Registration and Elections to Conduct the City of Alpharetta's November 2, 2021 General Election

- **Mayor Gilvin removed this item from the agenda, and it will be neither heard nor discussed at this time.**

C. Approval of Firehouse Subs Public Safety Foundation Grant Application

- Director of Public Safety, John Robison, came forward to present this item.
- Staff is recommending that Council approve the Firehouse Subs Public Safety Foundation grant application and authorize the Mayor to execute all necessary documents.
- By providing lifesaving equipment and needed resources to first responders and public safety organizations, we help them to be better prepared to save lives in the communities they serve.
- The grant is for $25,000 and there are no matching funds involved in our organization's grants program.
- The deadline for submittal of this grant application to Firehouse Subs is Wednesday, May 12, 2021 at 5PM ET.

- **Public Comment:** No Public Comment

❖ Council Member Hipes offered a motion to approve the Firehouse Subs Public Safety Foundation grant application for the amount of $25,000 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)

D. Security System Replacement (Cameras/Servers)

- Director of Public Safety, John Robison, came forward to present this item.
- Staff is recommending that Council award the contract for the security system replacement to NetPlanner, in an amount not to exceed $121,366.05 and authorize the Mayor to execute all necessary documents.
- This initiative was approved as part of the fiscal year 2021 Capital Budget and is aimed at providing centralized and redundant Avigilon Video Servers to replace legacy servers that cover everything but the jail facility.
- The city's current security environment (not including the jail facility) includes 6 standalone, non-redundant, servers and 145 cameras. The lack of redundancy is the most critical issue as there is no fail-safe in case of hardware/software failure. Additionally, most of the legacy servers are undersized, out of warranty, and running old non-supported software versions that cannot connect with some of our existing camera inventory.
- This initiative ($121,366.05) will consolidate the 6 legacy servers (with no redundancy capabilities) into 2 servers (providing redundancy) and provide updated software licensing for our current fleet of cameras. Additionally, this initiative includes the replacement of 5 outdated cameras within Wills Park.
- This initiative has citywide benefits and impacts multiple departments (e.g., Information Technology, Recreation, Parks & Cultural Services, City Administration, etc.). NetPlanner is the City's security camera and badge reader maintenance and support vendor and is recommended for this initiative under the existing service agreement.

- **Public Comment:** No Public Comment

- Council Member Hipes offered a motion to award the contract for the security system replacement (cameras/servers) to NetPlanner, in an amount not to exceed $121,366.05 and authorize the Mayor to execute all necessary documents
    - The motion received a second from Council Member Binder
    - The motion was approved unanimously (7-0)

E. Contract Approval for Artificial Turf Installation on the Town Green (RFP 21-108)

- Director of Recreation, Parks and Cultural Services, Morgan Rodgers, came forward to present this item.
- Staff's recommendation is to award RFP 21-108 Town Green Artificial Turf Replacement Project to Sprinturf, LLC., in an amount not to exceed $160,000 and authorize the Mayor to execute all necessary documents.
- The existing grass at Town Green is well below standard. There are many bare spots, holes, unlevel ground and overall poor grass coverage. The award of this RFP is to replace the existing natural grass area with a new artificial turf system. The location is in front of City Hall in Alpharetta's City Center Town Green. This area has high traffic use year-round for recreation and relaxation by people and pets. It is a popular place with children to play games and splash in the fountain. Picnics and outdoor dining are common when weather permits. The Town Green is surrounded by restaurants, shops, businesses, and residences. Special events occur and invite participants and spectators.
- The new turf system must be durable enough to endure high foot traffic for these types of activities. The synthetic turf surface area will be approximately 13,220 sq. ft., fitting exactly in the layout of the existing natural turf area. This work includes, but may not be limited to, design of the installation, preparing the subgrade for the turf system, supplying material, labor, and equipment to install the stone base, drainage system, nailer boards, turf, infill material and any other work required for a complete installation of the synthetic system. The City wants to install the highest quality, longest lasting synthetic turf system coupled with excellent drainage to make year-round, daily use possible.
- The Recreation, Parks & Cultural Services Department (Parks Department), with guidance from the Public Works and Finance Departments, prepared a Request for Proposals (RFP) and advertised in March/April 2021. On April 14, 2021, the City received proposals from 3 firms. Staff from the Parks and Public Works Departments reviewed and scored the proposals based on Team Evaluation (75%) and Cost (22%) with Local Vendor Preference rounding out the criteria. The resulting scores were as follows:
    - 78.81 Sprintturf LLC (cost = $212,741) – **REVISED QUOTE RECEIVED $160,000**
    - 77.31 Integrated Construction and Nobility, Inc. (cost = $298,598.48)
    - 48.33 Lanier Plans (dba KorKat) (cost = $162,543.15)
- NOTE: The cost saving was due to several reasons:
    - The original proposal called for stamped architectural drawings
    - The original proposal called for a land disturbance permit (LDP)
    - The original proposal called for enhanced drainage based on the stamped drawings and LDP
- The high scoring firm, Sprintturf LLC, is an experienced artificial turf firm and has successfully completed many of our recent turf replacement projects with excellent results. Therefore, Staff recommends award of RFP 21-108 to Sprintturf LLC.

- Funding for this initiative was originally approved at $115,000 as part of the 2021 Mid-Year Budget Ordinance. The remaining funding requested herein is coming thru savings in existing park capital projects ($11,823) and a request to utilize available Impact Fee monies ($33,177) which is an allowable use as this improvement will significantly improve the usability and ensure year-round access to this amenity.

- **Public Comment:** No Public Comment

❖ Council Member Merkel offered a motion to award RFP 21-108 Town Green Artificial Turf Replacement Project to Sprinturf, LLC., in an amount not to exceed $160,000 and authorize the Mayor to execute all necessary documents

  - The motion received a second from Council Member Richard
  - The motion was approved (6-1); Council Member Binder voting in opposition

IX. WORKSHOP

A. Preliminary List of Transportation Projects for Possible TSPLOST 2

- Director of Public Works, Pete Sewczwicz, came forward to present this item.
- This item is being presented for informational and discussion purposes. No formal action is requested at this time.
- The Director of Public Works presented a preliminary list of projects for consideration for funding under the proposed TSPLOST 2.

TSPLOST II Project List

		Iniital Allocation	Revised Allocation
TIER I (85%)	Mid-Block Crosswalk (Alpharetta Elementary School)	$50,000	$75,000
	Mid-Block Crosswalk (Manning Oaks Elementary School)	$125,000	$150,000
	Improved Crossing from Parking Deck to north side of Milton Ave	$250,000	$275,000
	Raised intersection at Marietta St and Roswell St	$350,000	$350,000
	Improved Pedestrian Crossings from City Center to Churches	$750,000	$750,000
	Alpha Loop (Old Milton Pkwy to Northwinds Pkwy)	$9,250,000	$11,250,000
	4 Pedestrian Bridges (Windward Pkwy over Big Creek; Greenway access)	$2,500,000	$2,750,000
	North Point Pkwy Corridor (cost is an allocation)	$10,000,000	$10,000,000
	Mid-Block Crosswalk (Cogburn Road Park)	$50,000	$75,000
	Mid-Block Crosswalk (Mid Broadwell Rd at Charlotte Dr)	$75,000	$100,000
	Webb Bridge Rd Improvements (Morris Rd to Greenway)	$10,000,000	$12,000,000
	Tradewinds Ripple Effect Improvements	$6,000,000	$6,000,000
	Cumming St Corridor Improvements (cost is an allocation)	$7,350,000	$6,640,000
		$46,750,000	$50,415,000
TIER II (100%)	Kimball Bridge Rd Widening (Verizon to Georgia Power driveways)	1,500,000	2,000,000
	Academy St Improvements	2,800,000	3,250,000
	Milton Ave Improvements (cost is an allocation)	3,950,000	3,650,000
		$ 8,250,000	$8,900,000
TIER III (115%)	Roundabout (Hopewell Rd at Vaughan Dr)	$ 1,500,000	$1,900,000
	Roundabout (Mayfield Rd at Canton St)	1,750,000	2,000,000
	Roundabout (Mayfield Rd at Providence Rd)	2,000,000	2,000,000
	Miliing and Resurfacing	2,500,000	2,500,000
	Debt Retirement/Debt Service	500,000	500,000
		$ 8,250,000	$8,900,000
		$63,250,000	**$68,215,000**

Public Works has received revised project pricing, based on the current increase of construction as well as receiving cost estimates from on-call vendors.

The increase of funds for form the initial allocation to the revised is based on new projected figures from Fulton County.

- When advertising to the public, Council Member Merkel and Mayor Pro Tem Mitchell suggested that we list out the projects.
- Due to the increase in construction costs since the COVID-19 pandemic, Director Sewczwicz would like time to obtain one last quote for these projects prior to City Council voting on the project list.

B. Preliminary List of Parks Projects for Possible Bond Issue

- Director of Recreation, Parks & Cultural Services, Morgan Rodgers, came forward to present this item.
- This item is being presented for informational and discussion purposes. No formal action is requested at this time.
- Possible Bond Referendum Items:

Project	**Amount**
Wills Park Equestrian Renovation build out	$ 5,000,000
Will Park Master Plan projects	$ 4,000,000
Mid Broadwell Park build out	$ 500,000
Milton Avenue design & build out	$ 2,000,000
Old Rucker Park design & build out	$ 2,000,000
Union Hill Park re-development/trailhead	$ 2,000,000
Farmhouse Park design & build out	$ 3,000,000
Brookside Park (Phase 1 – connection/bridge)	$ 2,000,000
Waters Road Park design & build out	$ 2,000,000
Turf Webb Bridge large Soccer field	$ 1,000,000
Park Land Acquisition	$ 6,000,000
Total	**$29,500,000**

- Wills Park Equestrian Renovation Build Out - $5,000,000 – This amount would be matched by the Wills Park Equestrian Foundation for a total of $10,000,000. This figure includes the renovation of all the current arenas and schooling areas, new horse stables, improved roadways, improved pedestrian access, lighting for the arenas and general areas, renovated concessions building, renovated bathhouse, and new support amenities such as judges stands, pavilions, and RV hookups.
- Wills Park Master Plan projects - $4,000,000 – This amount would continue the implementation of the approved Wills Park Master Plan. This includes two new "gateway" entrances at Old Milton Parkway and Roswell Road, and at Wills Road and Old Milton Parkway. These entrances would provide direct access to the Park from the intersection. Waggy World (Dog Park) would be completed rebuilt to include proper drainage, access, pavilions, and amenities. Wacky World would be completed renovated. This community-built playground is currently over 20 years old. The renovation would pay homage to the community-built section, while updating the area for fun and play. We would also address the need for additional parking. The plans call for expanding the current Wacky World parking lot and reconfiguring the pool parking lot to increase the number of spaces and

improve the flow. We would also renovate the area below the pool parking lot to create a gathering spot for families and improve the disc golf course.

- Mid Broadwell Park build out - $500,000 – This amount will finish this community park. We have constructed the restroom facility. What remains is the development of a playground area, limited parking, trails throughout the park and various park amenities.
- Community Park design and build out - $2,000,000 each for 4 park areas, Milton Avenue Park, Union Hill Park, Old Rucker Park and Waters Road Park – Each of these areas will be a community park. The funds will be used to design, permit, and build out the parks so they are complete and usable. Each park will have parking, designed play areas, restrooms, trails, pavilions, and park amenities. The $2,000,000 is a best guess based on past park development cost. These 4 parks have not yet gone through the process of public input, design, or approval.
- Farmhouse Park design and build out - $3,000,000 – This amount was estimated for design and development of a heritage-type park. This figure is another best guess. Several Council Members have stated that while they support this project in concept, there is still a lot of questions surrounding the impact that Georgia Department of Transportation's GA 400 project would have on this area. Staff has estimated that due to the nature of the land and the challenges that are surround the Farmhouse, that $200,000 would be the minimum needed to develop a design for the Farmhouse Park.
- Turf Webb Bridge Large Soccer Field - $1,000,000 – The upper soccer field at Webb Bridge is currently a grass field and does not drain well. Last year 60% of the practices and games that were scheduled on this field were cancelled due to wet conditions. In comparison, the lower artificial turf field only had 10% of the games and practices canceled due to rain. The artificial turf field would greatly improve the playability, usage, and athletic experience for the Alpharetta soccer program.
- Park Land Acquisition - $6,000,000 – These funds would be used to acquire future parkland. This would include land purchases for the AlphaLoop. There was some discussion at the last workshop about splitting the AlphaLoop out and have two separate accounts. Since the locations of any future purchases are unknown, the idea of having one Park Land Acquisition account seems like a better course of action. Certainly, the title and subsequent description could include AlphaLoop and Park Land Acquisitions.
- Council Member Hipes pointed out that $6M allocated to parkland acquisition, does not provide an opportunity to purchase a significant amount of land in Alpharetta.
- Council Member Merkel but does not support the $3M allocation to the Farmhouse Park design and build out, instead he suggested placing a monument or plaque on the property designating it as historical. After visiting the site, Council Member Richard also voiced some concern with the $3M allocation for an area that is located so close to GA 400. Council Member Hipes sees the cost for the Farmhouse Park design and build out as disproportionate to some of the other items on the project list. Mayor Pro Tem Mitchell and Council Member Burnett support the Farmhouse in efforts to preserve our original settlement. Mayor Gilvin emphasized that this property is already being preserved and believes there are better ways to spend that money, additionally adding that he would support spending $1M to gain access to the settlement site and using the other $2M on the Alpha Loop or Brookside Park.

X. PUBLIC COMMENT

- No Public Comment

XI. REPORTS

- No Reports

XII. ADJOURNMENT TO EXECUTIVE SESSION

- Mayor Pro Tem Mitchell offered a motion to adjourn into Executive Session
  - The motion received a second from Council Member Richard
  - The motion was approved unanimously (7-0)
- With no further business to discuss or items to be heard, Mayor Gilvin adjourned the meeting into Executive Session at 7:47 P.M.

Respectfully submitted,

Erin Cobb

Erin Cobb, City Clerk

City Council Meeting & Public Hearing
STAFF REPORT

Submitting Department: City Clerk
Submitted By:
Sponsored By:
Meeting Date: April 26, 2021

I. AGENDA ITEM TITLE: PH-21-AB-13 ALPHA HAI FOOD, LLC
D/B/A HAI
5530 WINDWARD PARKWAY
ALPHARETTA, GA 30004

RESTAURANT
CONSUMPTION ON PREMISES
LIQUOR, BEER, WINE & SUNDAY SALES

OWNERS: ALPHA HAI FOOD, LLC
REGISTERED AGENT: SSU LIN

II. RECOMMENDATION:

III. REPORT IN BRIEF:

IV. ALTERNATIVES:

V. ATTACHMENTS:

Hai PH minutes

CITY OF ALPHARETTA
PUBLIC HEARING
LIQUOR LICENSE

DATE: April 22, 2021
TIME: 2:00 P.M.
LOCATION: Via Zoom at https://zoom.us/j/93106958197

Official Minutes

The public is advised the following minutes are not a verbatim transcription of business presented at the Public Hearing of the date shown but are a synopsis of pertinent information. The public is further advised the tapes recorded at said meeting are a matter of public record and are available to be heard at the City of Alpharetta Clerk's office during normal business hours.

I. CALL TO ORDER: City Clerk Erin Cobb, called the meeting to order at 2:00 P.M.

II. LICENSE APPLICATIONS:

1. **PH-21-AB-13**

Alpha Hai Food, LLC
d/b/a Hai
5530 Windward Parkway
Alpharetta, GA 30004

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

Owners: Alpha Hai Food, LLC
Registered Agent: Ssu Lin

The owner, Liang (Gary) Lin of 40 Johnson Road, Suwanee GA 30024 was present on the call.

Hai restaurant will be an authentic Chinese restaurant. It is a small 2500 sf space located on Windward Parkway. Mr. Lin owns several other restaurants in Georgia, including Decatur, Buckhead and Marietta that currently serve alcohol. Mr. Lin indicated they train their servers in house and that they ID everyone who orders alcohol. Ms. Cobb reminded Mr. Lin that all servers must have a pouring permit

from the City of Alpharetta and that they will need to obtain their state liquor license as well. Mr. Lin acknowledged he is familiar with the City of Alpharetta's alcohol ordinances.

Public Comment: No Public Comment

Ms. Cobb recommended that this license be approved and confirmed it will be on the Consent Agenda at the City Council Meeting scheduled for Monday April 26, 2021 at 6:30 P.M.

The applicant is required to appear in person on April 26, 2021 should Council have any questions regarding this application. Once Mayor and City Council approves the application, applicant will be allowed to pick up and pay for their alcohol license at City Hall in Community Development.

III. ADJOURNMENT: With no further business to discuss or items to be heard, City Clerk Erin Cobb adjourned the meeting at 2:06 P.M.

Respectfully submitted,

Kiersten VanHorn

Kiersten VanHorn, Assistant City Clerk

City Council Meeting & Public Hearing
STAFF REPORT

Submitting Department: Community Development
Submitted By:
Sponsored By:
Meeting Date: April 26, 2021

I. AGENDA ITEM TITLE: V-21-08 BLOUNT/12570 HOPEWELL ROAD GRAVEL DRIVEWAY VARIANCE

CONSIDERATION OF VARIANCE TO ALLOW A GRAVEL DRIVEWAY ON A SINGLE-FAMILY DETACHED LOT. THE PROPERTY IS LOCATED AT 12570 HOPEWELL ROAD AND IS LEGALLY DESCRIBED AS BEING LOCATED IN LAND LOT 1125, 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:

Blount Gravel Driveway 12570 Hopewell Rd Variance Staff Report, Aerial Map, Zoning Map, Future Land Use, Location Map, Site Plan, Exhibit A 3.8.21, CZIM, CITIZEN PARTICIPATION FORM - PART B, Neighbors Letters of Support 4.3.21_Redacted, Complete App2.9.21

CITY COUNCIL MEETING
STAFF REPORT

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

I. AGENDA ITEM TITLE: V-21-08 BLOUNT/12570 HOPEWELL ROAD GRAVEL DRIVEWAY VARIANCE

CITY COUNCIL: APRIL 26, 2021

II. RECOMMENDATION:

Approve V-21-08 Blount/12570 Hopewell Road Gravel Driveway Variance, subject to the following conditions:

1. Gravel driveway shall be permitted as depicted on the ENG permit, stamped November 20, 2020.
2. Gravel and edging material shall be substantially similar to the options submitted by the applicant, as depicted in Exhibit A.

III. REPORT IN BRIEF:

The applicant, Andrea Blount, is requesting consideration of a variance to allow a gravel driveway on a single-family detached lot. The subject property is located at 12570 Hopewell Road on the west side of Hopewell Road and just south of North Trace.

DISCUSSION

The submitted request, if approved, would allow a gravel driveway on a single-family detached lot. The subject property is located at 12570 Hopewell Road on the west side of Hopewell Road and just south of North Trace.

The 0.84-acre property is zoned R-15 (Dwelling, 'For-Sale', Residential) and developed with a one (1) story, 1,995 square foot home. The property owner is currently renovating the home, including adding a 2nd story, additions at the rear and sides of the existing structure, a detached garage and swimming pool. Surrounding properties are zoned R-15, except that the property across Hopewell Road to the east is zoned R-8A. North Town Subdivision is located to the north, Surrey Place Subdivision to the west, an unplatted single-family detached lot to the south and west and Orchards at Hopewell Subdivision to the east.

A variance is requested from Unified Development Code (UDC) Subsection 2.5.4 Locational Criteria for Parking, to allow a gravel driveway instead of a paved driveway. 'For-Sale' dwellings require a paved driveway or paved parking space. The applicant's primary reason for the gravel driveway is aesthetics. The applicant inquired about an asphalt driveway but was told that it was not an option due to a sharp turn in the driveway. The applicant proposes using pea gravel with paver edging. Two (2) color options are being considered; one has tan tones and the other has dark grey tones. Pea gravel color selection will be based on the final paint color of the home.

Qualitatively speaking, gravel has more pores than asphalt or concrete, which is a benefit from a stormwater management perspective. However, the City's UDC considers gravel impervious when it comes to driveways due to the compacted base to support a vehicle.

There have been past variance requests to allow gravel driveways, including at Voysey. In addition, the City's Downtown Code allows gravel driveways in the Downtown as an incentive for saving a historic structure.

SITE PLAN

The property has an existing asphalt driveway, which runs along the northern property line and leads to a large gravel area at the rear of the home. The applicant's site plan depicts the curb cut off Hopewell Road to remain and the asphalt driveway being replaced with a 25' deep concrete driveway leading into a gravel driveway. The gravel driveway cuts across the front yard to the south side of the property, runs along the southern property line and connects to a new detached garage at the rear of the property. The applicant provided the photographs below, which depict two (2) color options for the pea gravel driveway with edging.

Dark Grey Tones (89 Stone)

Tan Tones (Indiana Pea Gravel)

VARIANCE REVIEW CRITERIA

The Alpharetta Unified Development Code Article IV, Section 4.5.3 outlines the criteria set forth for granting a hardship 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: There are not exceptional conditions pertaining to the subject property due to its size, shape or topography. However, the property is located just outside of the Downtown, which is an area where gravel driveways are used as an incentive for saving historic resources. The applicant is remodeling a cottage constructed in 1940. In addition, the proposed gravel would blend better with the surroundings than a concrete driveway.

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. However, the proposed gravel driveway would blend with the surroundings better than a concrete driveway.

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

Response: The request for variance is based on aesthetics. The proposed gravel driveway would blend with the surroundings better than a concrete driveway.

4. Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the Ordinance.

Response: Relief should not cause a substantial detriment to the public good. The proposed gravel driveway would blend in with the surroundings.

CONCURRENCES

Staff has reviewed the applicant's request and generally supports the request to allow a gravel driveway. The subject property is very close in proximity to the Downtown where gravel driveways are permitted under certain circumstances. Pea gravel will blend in with the surroundings better than a concrete driveway. In addition, pea gravel is more porous than concrete and would provide some added benefits to stormwater runoff.

CITIZEN PARTICIPATION PLAN

The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The applicant was contacted by a neighbor in North Trace with general questions. The report states that the neighbor is supportive of the request. The applicant provided letters of no objection from three (3) property owners in the Surrey Place subdivision to the south.

COMMUNITY ZONING INFORMATION MEETING

The CZIM was held on March 10, 2021. There were no public comments.

IV. ATTACHMENTS:

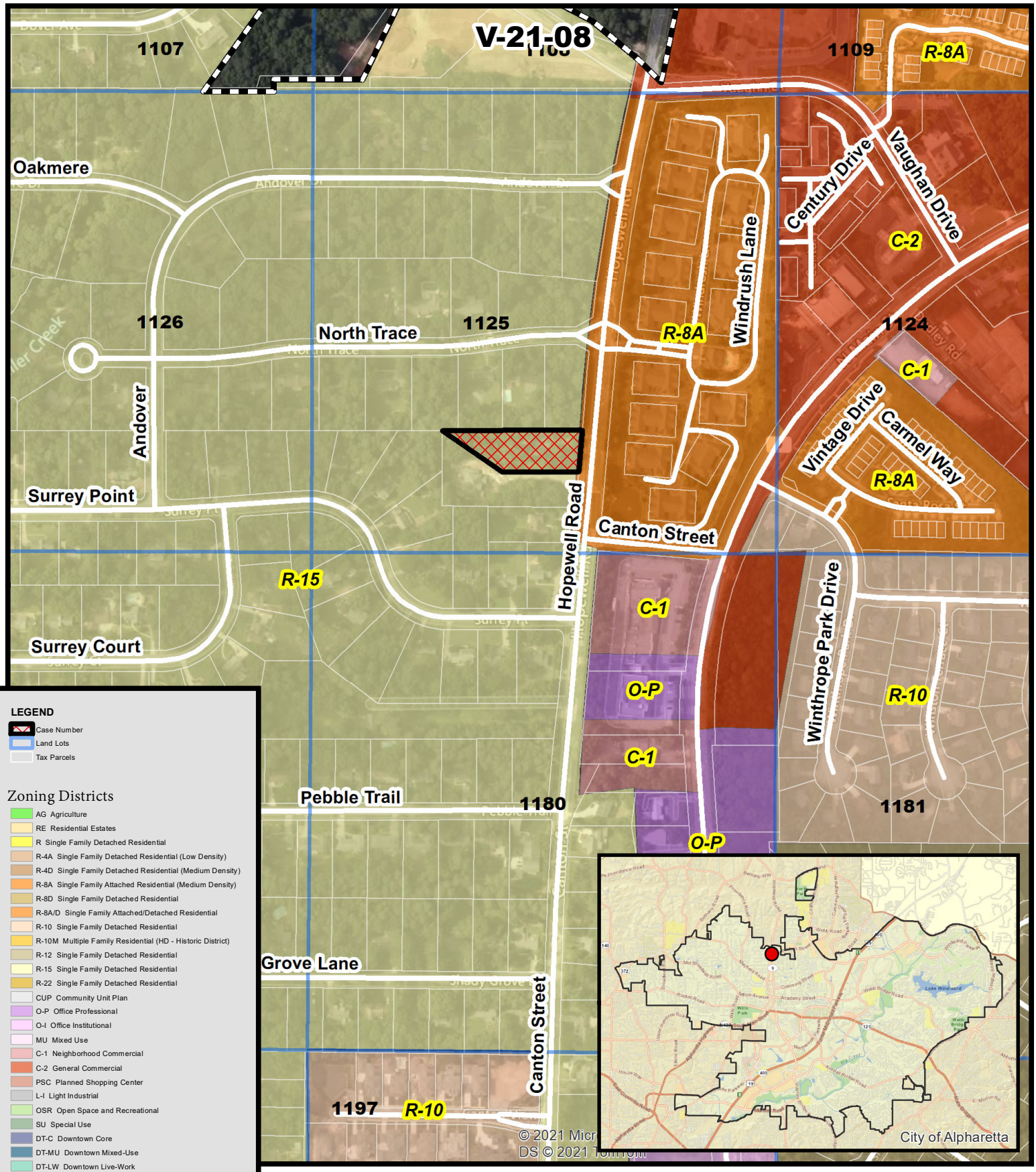
- Survey

V-21-08
D/LL: 2/2/1125
CC: 4/26/21

Aerial Map
Blount Gravel Driveway Variance
12570 Hopewell Road

THE CITY OF ALPHARETTA GEORGIA

Location Map Provided by:
Community Development - GIS

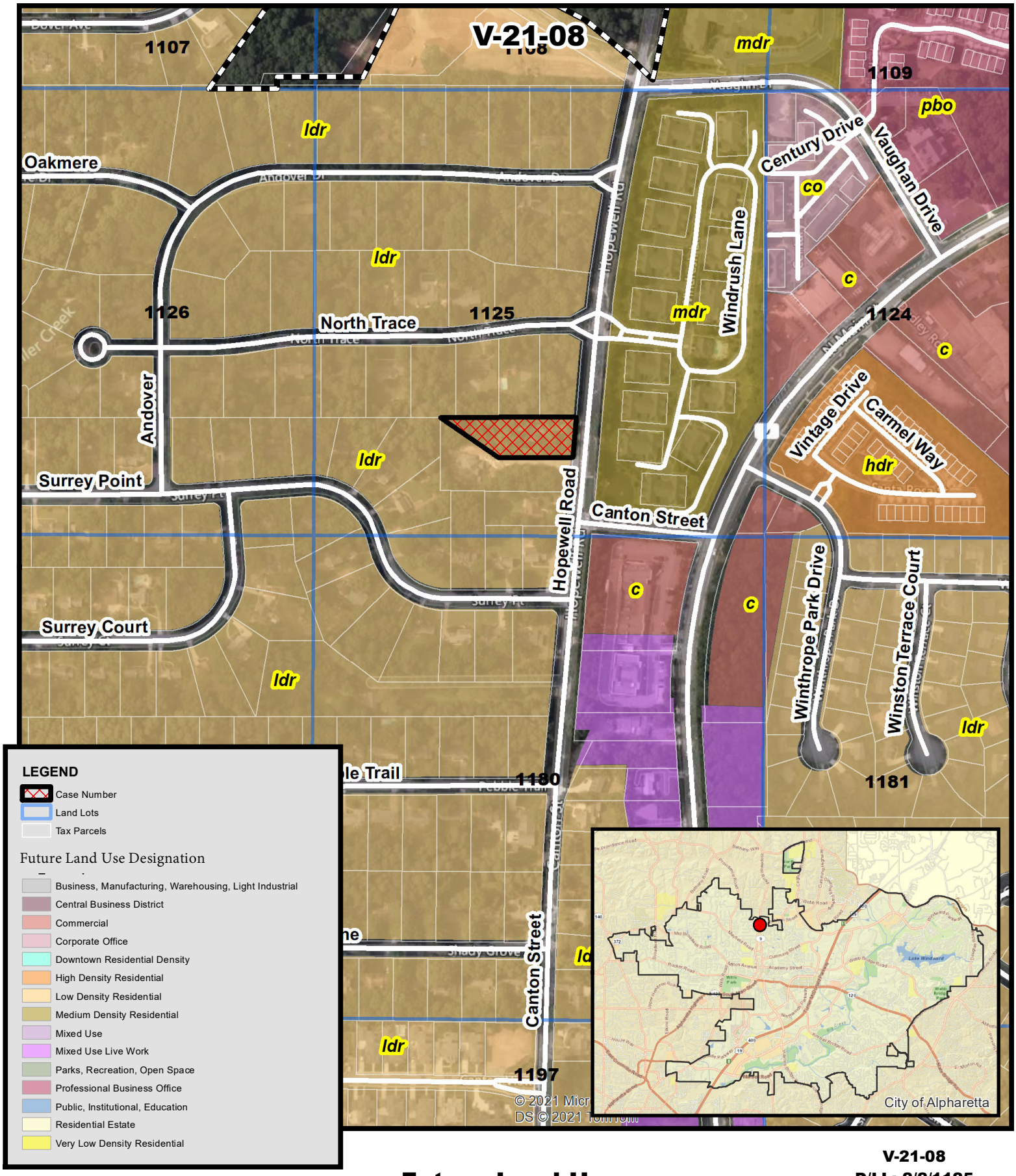


V-21-08
D/LL: 2/2/1125
CC: 4/26/21

Zoning Map
Blount Gravel Driveway Variance
12570 Hopewell Road

THE CITY OF ALPHARETTA GEORGIA

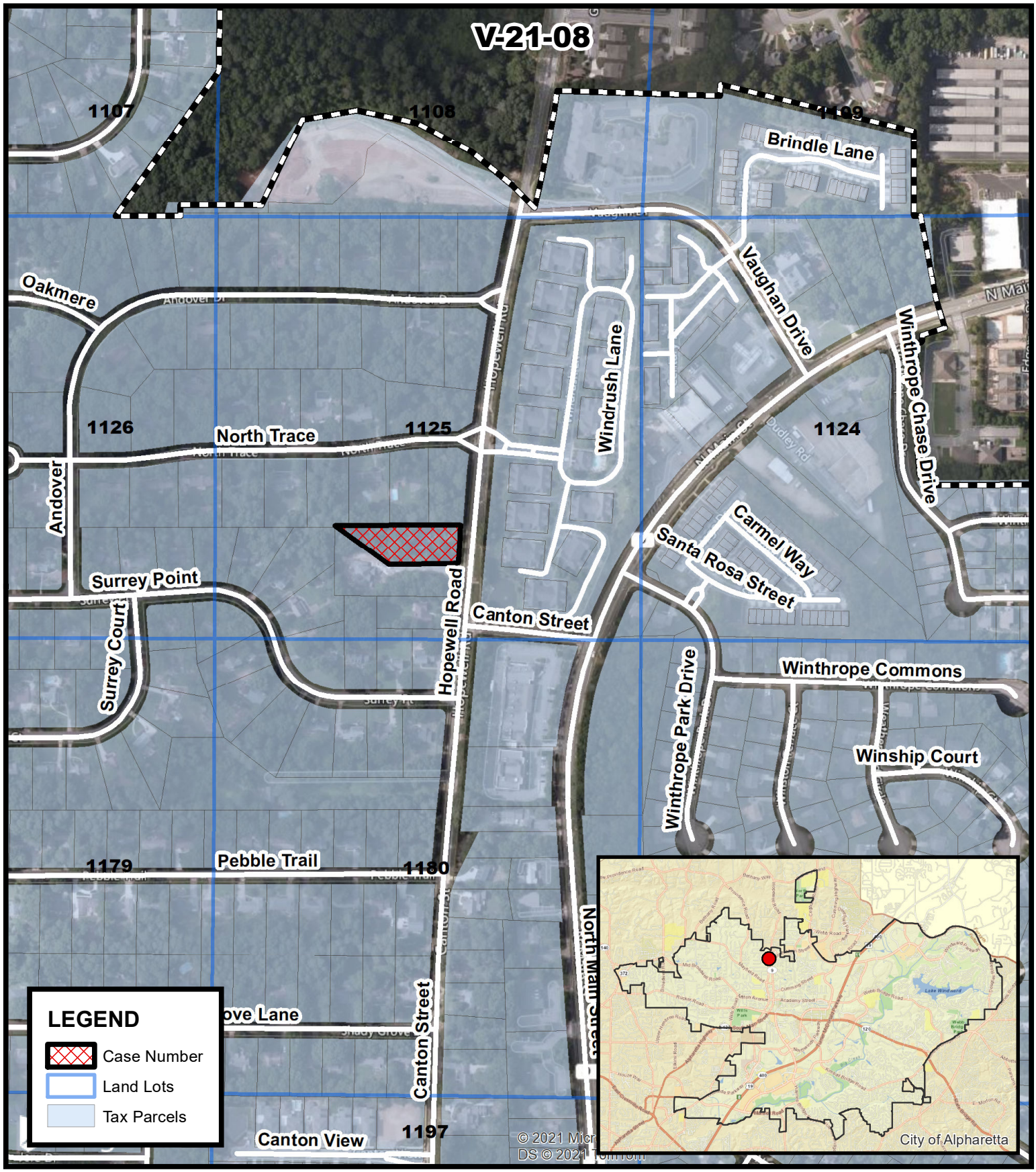
Location Map Provided by:
Community Development - GIS



V-21-08
D/LL: 2/2/1125
CC: 4/26/21

Future Land Use
Blount Gravel Driveway Variance
12570 Hopewell Road

Location Map Provided by:
Community Development - GIS



V-21-08
D/LL: 2/2/1125
CC: 4/26/21

Location Map
Blount Gravel Driveway Variance
12570 Hopewell Road

THE CITY OF ALPHARETTA GEORGIA

Location Map Provided by:
Community Development - GIS

V-21-08
Bount Gravel Driveway

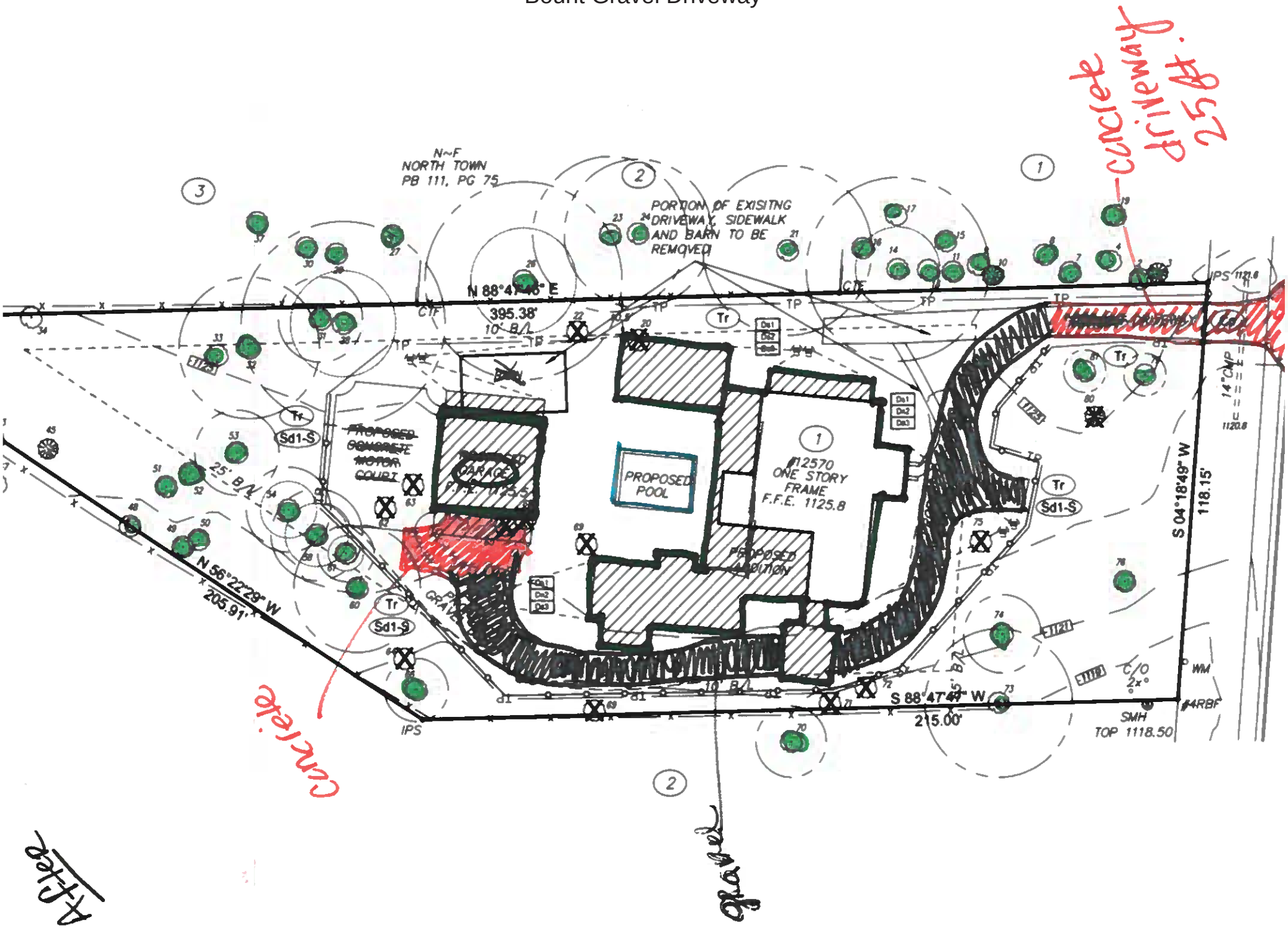


EXHIBIT A

EXHIBIT A

EXHIBIT A

7:07
LANDPLUSASSOCIATES
Posts
Follow
October 26, 2020
landplusassociates
Atlanta, Georgia
Liked by boxerlemm and others
landplusassociates 🔥🔨 One of our favorite gates for some of our favorite clients.

EXHIBIT A

V-21-08 Blount Gravel Driveway Variance

NO COMMENTS

CITIZEN PARTICIPATION FORM - PART B

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

Public Hearing or Project Name: 12570 Hopewell Rd

Contact Name: Andrea Blount Telephone: 803-312-1333

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 neighbor's daughter at N. Trace (1st house on ⓛ) called to inquire. She was supportive.

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
- ☐ Telephone
- ☐ 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: Andrea Blount Date: 3/29/2021

Print Form

April 3, 2021

Dear neighbor,

We are renovating/building the house on 12570 Hopewell Road. We plan to have a concrete apron from the street and then have a pea gravel drive the rest of the way to the house. We believe it goes well with the 1940 aesthetic of the house. Do you have any objection to this plan? If not, would you please either send me an email stating you have no objection or sign this letter and return in the enclosed stamped envelope stating that you have no objection?

We are hoping the renovations will be complete and we can move in by late August. We are looking forward to being your neighbor. My cell is [redacted] if you have any questions.

Thank you,

John and Andrea Blount
[redacted]

I have no objection

Address:

Name:

Can't wait to see the finished project!

7118 Surrey Point

Rick Burkhalter

April 3, 2021

Dear neighbor,

We are renovating/building the house on 12570 Hopewell Road. We plan to have a concrete apron from the street and then have a pea gravel drive the rest of the way to the house. We believe it goes well with the 1940 aesthetic of the house. Do you have any objection to this plan? If not, would you please either send me an email stating you have no objection or sign this letter and return in the enclosed stamped envelope stating that you have no objection?

We are hoping the renovations will be complete and we can move in by late August. We are looking forward to being your neighbor. My cell is [redacted] if you have any questions.

Thank you,

John and Andrea Blount
[redacted]

I have no objection We think gravel is beautiful for a driveway.

Address: 7114 Surrey Point Alpharetta

Name: Amy Rountree

April 3, 2021

Dear neighbor,

We are renovating/building the house on 12570 Hopewell Road. We plan to have a concrete apron from the street and then have a pea gravel drive the rest of the way to the house. We believe it goes well with the 1940 aesthetic of the house. Do you have any objection to this plan? If not, would you please either send me an email stating you have no objection or sign this letter and return in the enclosed stamped envelope stating that you have no objection?

We are hoping the renovations will be complete and we can move in by late August. We are looking forward to being your neighbor. My cell is [redacted] if you have any questions.

Thank you,

John and Andrea Blount
[redacted]

Stephanie [illegible] 7100 Survey PT. Alpharetta GA 30009

I have no objection I support this project & it will be beautiful.

Address:

Name:

V-21-08
Bount Gravel Driveway

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: PH-21-0009

☑ Fee Paid Initial: BPC

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: Andrea Blount Telephone: 8033121333

Address: 335 Rose Garden Lane Suite:

City Alpharetta State: GA Zip: 30009 Fax:

Mobile Tel: Email: johnandandrea1@yahoo.com

Subject Property Information:

Address: 12570 Hopewell Road Current Zoning:

District: Section: Land Lot: Parcel ID:

Proposed Zoning: Current Use:

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?

single family home

Applicant's Request (Please itemize the proposal):

We are requesting a variance for a gravel driveway.

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

n/a

V-21-08

Blount Gravel Driveway

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Andrea Blount Telephone: 8033121333

Address: 335 Rose Garden Lane 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: Andrea Blount Telephone: 8033121333

Address: Suite:

City 12570 Hopewell Road, Alpharetta State: GA Zip: 30009 -

So Sworn and Attested:

Owner Signature: Andrea Blount Date: 2/2/2021

Notary:

Notary Signature: Nimesh J Parikh Date: 02/02/2021

NIMESH J. PARIKH NOTARY EXPIRES GEORGIA February 27, 2022 PUBLIC FULTON COUNTY

V-21-08

Bount Gravel Driveway

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: Andrea Blount

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: 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: Andrea Blount Date: 2/2/2021

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 current driveway extends around the house on the north side. With the additions we are making, the driveway will need to go around the south side. The property is long and narrow. We want to keep the "gravel" look but need to redirect the driveway to the other side of the house.

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

Since the driveway is quite long, the gravel driveway will help with drainage. While we realize gravel is an impervious surface, some water is still able to get through to the ground.

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

The existing house is 81 years old. It is my understanding that the house was the farmhouse for much of the surrounding area and the Andover neighborhood. It is our desire to keep as much of the house as we can. We plan to use the original 1940 heartwood pine floors, the double sided coal burning fire place that was used to heat the whole house, the hardwood doors that were cut from one solid piece of wood, the arched front porch, the tongue and groove walls and ceilings in the front portion of the house and other unique features to the original home. To that end, we are trying to keep the integrity of the lot by using materials in the front that cater towards a home built in 1940.

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.

We will have an apron at the road of at least 25 feet, so none of the gravel will get in the road. Gravel drives have been allowed in the downtown area. If approved, it will help us save the historic look of the 81 year old house.

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.

V-21-08

Bount Gravel Driveway

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: _____

Contact Name: Andrea Blount Telephone: 8033121333

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

see attached list

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

- ☐ Letter
- ☐ Personal Visits
- ☐ Telephone
- ☐ Group Meeting
- ☐ Email
- ☐ Other *(Please Specify)*

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

V-21-08
Bount Gravel Driveway

48 11 45TH RE MANAGEMENT LLC
48 -11 45TH ST
FLUSHING NY 11377

ALLEN RAYMOND L & YVONNE S
10106 WINDRUSH LN
ALPHARETTA GA 30009-8329

AMBER JOHN T & JEAN G
11102 WINDRUSH LN
ALPHARETTA GA 30004

ANDRE GERALDINE J
7145 SURREY PT
ALPHARETTA GA 30009

AVALLONE SANDRA LEE
12476 HOPEWELL RD
ALPHARETTA GA 30009-2347

BOND WILLIAM A
7134 SURREY POINT
ALPHARETTA GA 30004

BOYD HOME TRUST THE
1328 MILL GLEN DR
ATLANTA GA 30338

BROCK JANET C & WAYNE R
15101 WINDRUSH LANE
ALPHARETTA GA 30009

CAPPELLI TONI & BOYD JAMES A
15105 WINDRUSH LN
ALPHARETTA GA 30004

CHASTEEN SUE H
14785 GLENCREEK WAY
ALPHARETTA GA 30004

CHENGGIS CODY
7122 SURREY PT
ALPHARETTA GA 30009

COVEY CHARLENE R
11104 WINDRUSH LANE
ALPHARETTA GA 30009

DELAY THOMAS M & DELLA H
7125 SURREY POINT
ALPHARETTA GA 30004-1275

DENDA HEIDI
150 NORTH TRCE
ALPHARETTA GA 30009-3206

DMYTRYK JON A & DMYTRYK WELDA
14041 TRIPLE CROWN DR
ALPHARETTA GA 30004

ETB HOMES LLC
12550 HOPEWELL RD
ALPHARETTA GA 30009

EWING MICHAEL R
12105 WINDRUSH LANE
ALPHARETTA GA 30009

FLETCHER SUZANNE H
12570 HOPEWELL RD
ALPHARETTA GA 30009

FOUCHE DONALD E & FOUCHE CHARLENE E
13105 WINDRUSH LANE
ALPHARETTA GA 30009

FUQUA AND ASSOCIATES INC
985 CANONERO DR
ALPHARETTA GA 30009

GALLOWAY DEBORAH L
10102 WINDRUSH LN
ALPHARETTA GA 30004

GAUTHIER CLARA FABIAN
14101 WINDRUSH LN
ALPHARETTA GA 30009-8335

HARRISON STEPHANIE ANN
12107 WINDRUSH LANE
ALPHARETTA GA 30009

HORVATH NICHOLAS J
7115 SURREY PT
ALPHARETTA GA 30009

HUNGERFORD ANNE L
7119 SURREY PT
ALPHARETTA GA 30009

INSLEY DONNA L & INSLEY THOMAS M
12103 WINDRUSH LANE
ALPHARETTA GA 30009

JEAN E WILLIAMS REVOCABLE FAMILY TRUST THE
151 NORTH TRCE
ALPHARETTA GA 30009

KOLKANA JAMES B & KOLKANA MAGGIE
7138 SURREY PT
ALPHARETTA GA 30009

KOPSKY PHILLIP
14105 WINDRUSH LANE
ALPHARETTA GA 30009

KRAMER RANDEE B
10104 WINDRUSH LN
ALPHARETTA GA 30004

V-21-08
Bount Gravel Driveway

LACOMBE CHRISTINA
210 MEADOW DR
ALPHARETTA GA 30009

LAZIC ALEKSANDAR & LAZIC TATJANA T
7130 SURREY PT
ALPHARETTA GA 30009

LEVERT KEITH L & KRISTIN M
161 NORTH TRCE
ALPHARETTA GA 30009-3205

LITTLE KAREN H
7137 SURREY POINT
ALPHARETTA GA 30009

LYONS SARA A
13103 WINDRUSH LN
ALPHARETTA GA 30004

MADDOX JOHNNA L
100 ANDOVER
ALPHARETTA GA 30004-1202

MAKAMSON RONALD W
120 ANDOVER DR
ALPHARETTA GA 30004-1202

MARCZYK ANTOINETTE
1104 WINDRUSH LN
ALPHARETTA GA 30009-3695

MARSHALL JEAN I
12101 WINDRUSH LN
ALPHARETTA GA 30004

MILLER LAURA & CHRISTOPHER
160 NORTH TRC
ALPHARETTA GA 30009

MIRALLES MICHELLE C
7133 SURREY PT
ALPHARETTA GA 30009

NELSON PEGGIE T
7118 SURREY POINT
ALPHARETTA GA 30004

OLIVER PATRICIA J
14107 WINDRUSH LN
ALPHARETTA GA 30004

P K TRUST UNDER IRREVOCABLE TRUST THE
140 ANDOVER DR
ALPHARETTA GA 30004

PAIR JANE LEE
15103 WINDRUSH LANE
ALPHARETTA GA 30009

PARRILLO ELIZABETH
140 NORTH TRCE
ALPHARETTA GA 30009

PATTON KATHERINE
12635 HOPEWELL RD
ALPHARETTA GA 30004

PERSAUD GANESH & BISSOONDAI
7101 SURREY POINT
ALPHARETTA GA 30004-1275

PUCKETT THOMAS L
11106 WINDRUSH LN
ALPHARETTA GA 30009-8351

RARY WILLIAM C
130 ANDOVER
ALPHARETTA GA 30009

REGAL THEODORE S & BEVERLY R
14103 WINDRUSH LN
ALPHARETTA GA 30009

REYNOLDS NANCY C
7141 SURREY POINT
ALPHARETTA GA 30004-1275

RICKS VIRGINIA C
170 NORTH TRCE
ALPHARETTA GA 30009

RITTER CHARLES W & RITTER ALVA JEAN
460 MORTON MILL LN
ALPHARETTA GA 30022

ROUNTREE AMY
4895 YORKSHIRE LANE
SUWANEE GA 30024

SIMMS DUANE H III & SIMMS LISA W
7129 SURREY PT
ALPHARETTA GA 30009

SMITH GORDON A & LYNN L
15107 WINDRUSH LN
ALPHARETTA GA 30009

SWIDEREK PATRICIA
13101 WINDRUSH LANE
ALPHARETTA GA 30009

TALLUTO JANICE M
2104 WINDRUSH LN
ALPHARETTA GA 30004

THOMAS SHERRY R & THOMAS JOSEPH L
7146 SURREY PT
ALPHARETTA GA 30009

V-21-08
Bount Gravel Driveway

TOMS ROGER T
1102 WINDRUSH LANE
ALPHARETTA GA 30009

TRAPINO ANTHONY J
110 ANDOVER DR
ALPHARETTA GA 30009

VICTOR KATHLEEN D
9101 WINDRUSH LANE
ALPHARETTA GA 30009

WARNER JAMES E III & WARNER KATHERINE M
13107 WINDRUSH LANE
ALPHARETTA GA 30009

WEATHERLY SUE L & WEATHERLY FRED B
447 TAMARACK DR UNIT 20702
JASPER GA 30143

WEAVER ASSETS LLC
P O BOX 883
WOODSTOCK GA 30188

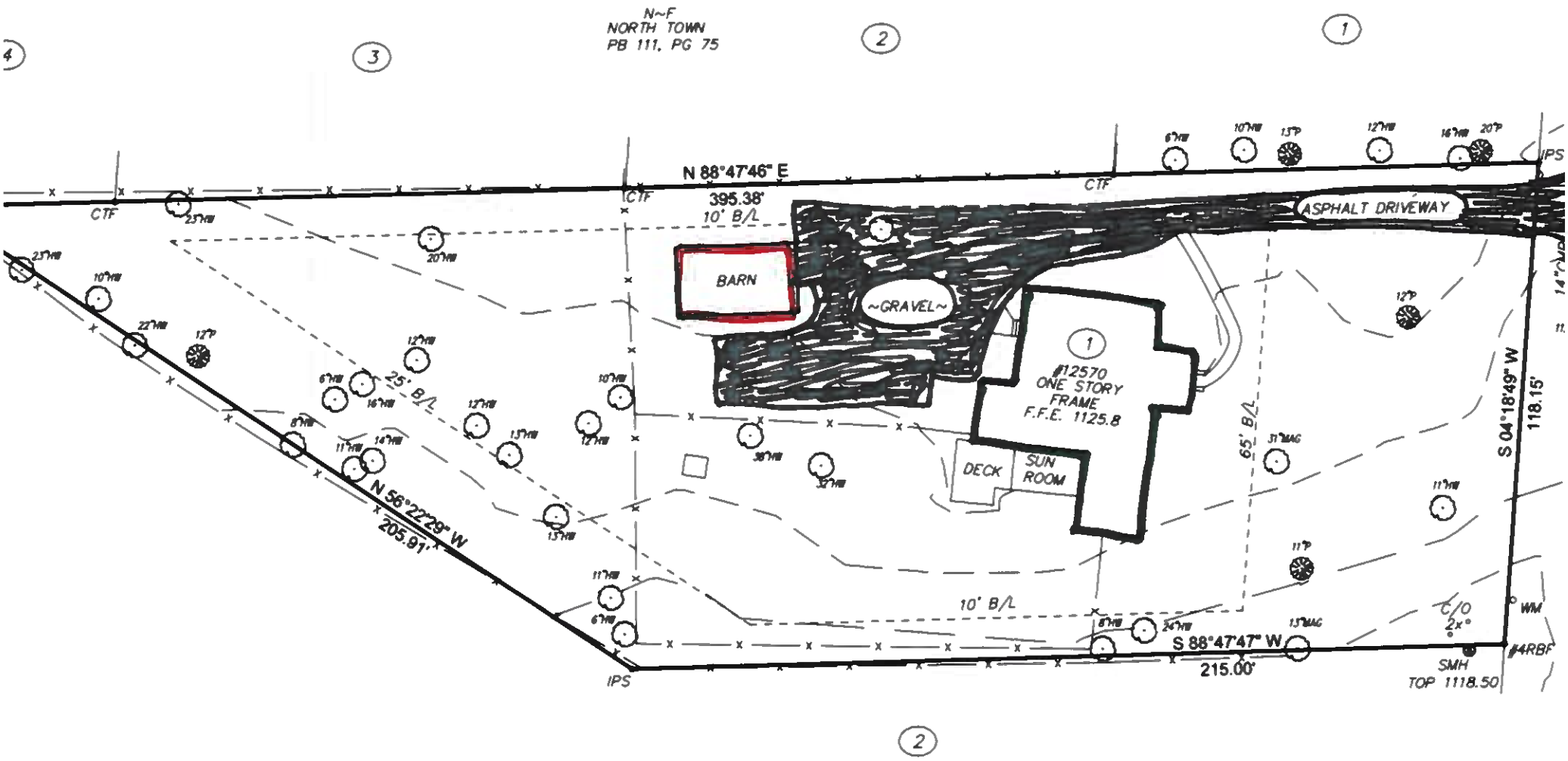
WHITE JOHN WALTER JR & STEPHANIE
7100 SURREY PT
ALPHARETTA GA 30009

WIERENGO JANE
121 NORTH TRCE
ALPHARETTA GA 30009

WILLIAMS B J & MACKENZIE SUSAN
7126 SURREY POINT
ALPHARETTA GA 30004-1274

YOUNG KENNETH & KAREN
110 NORTH TRCE
ALPHARETTA GA 30009-3206

V-21-08
Bount Gravel Driveway



Before

Before

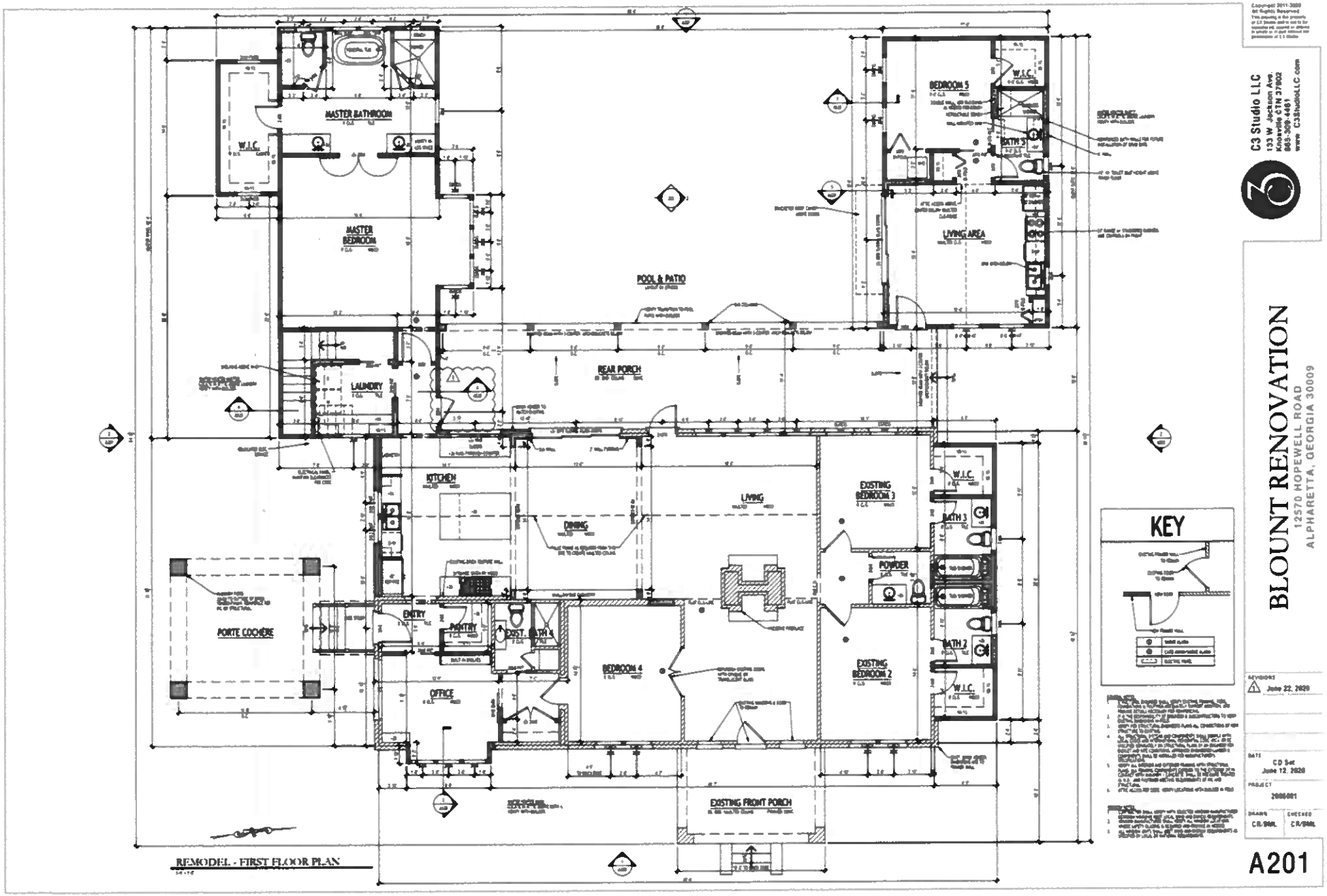
V-21-08

Bount Gravel Driveway

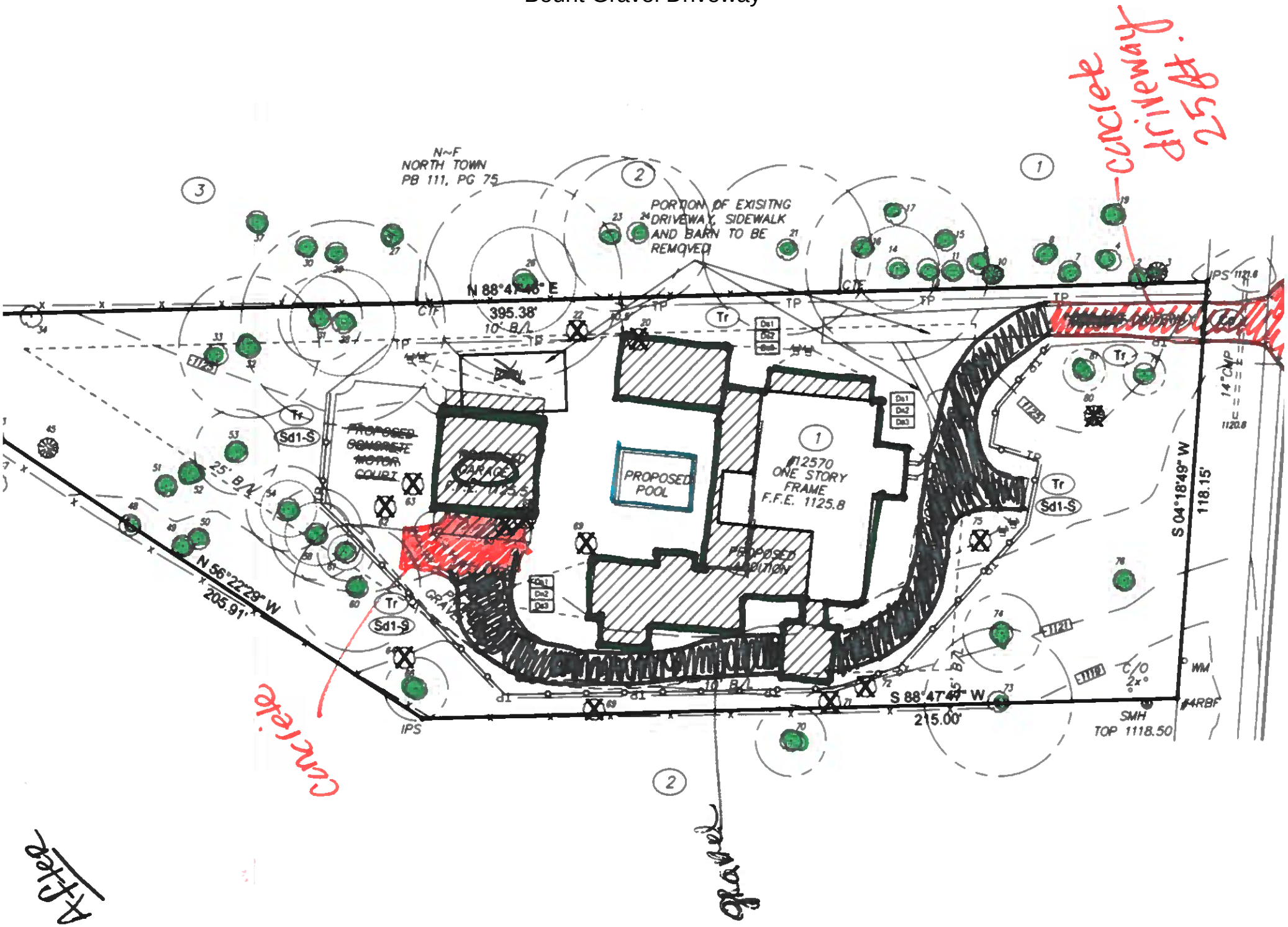
V-21-08
Bount Gravel Driveway

After

V-21-08
Bount Gravel Driveway



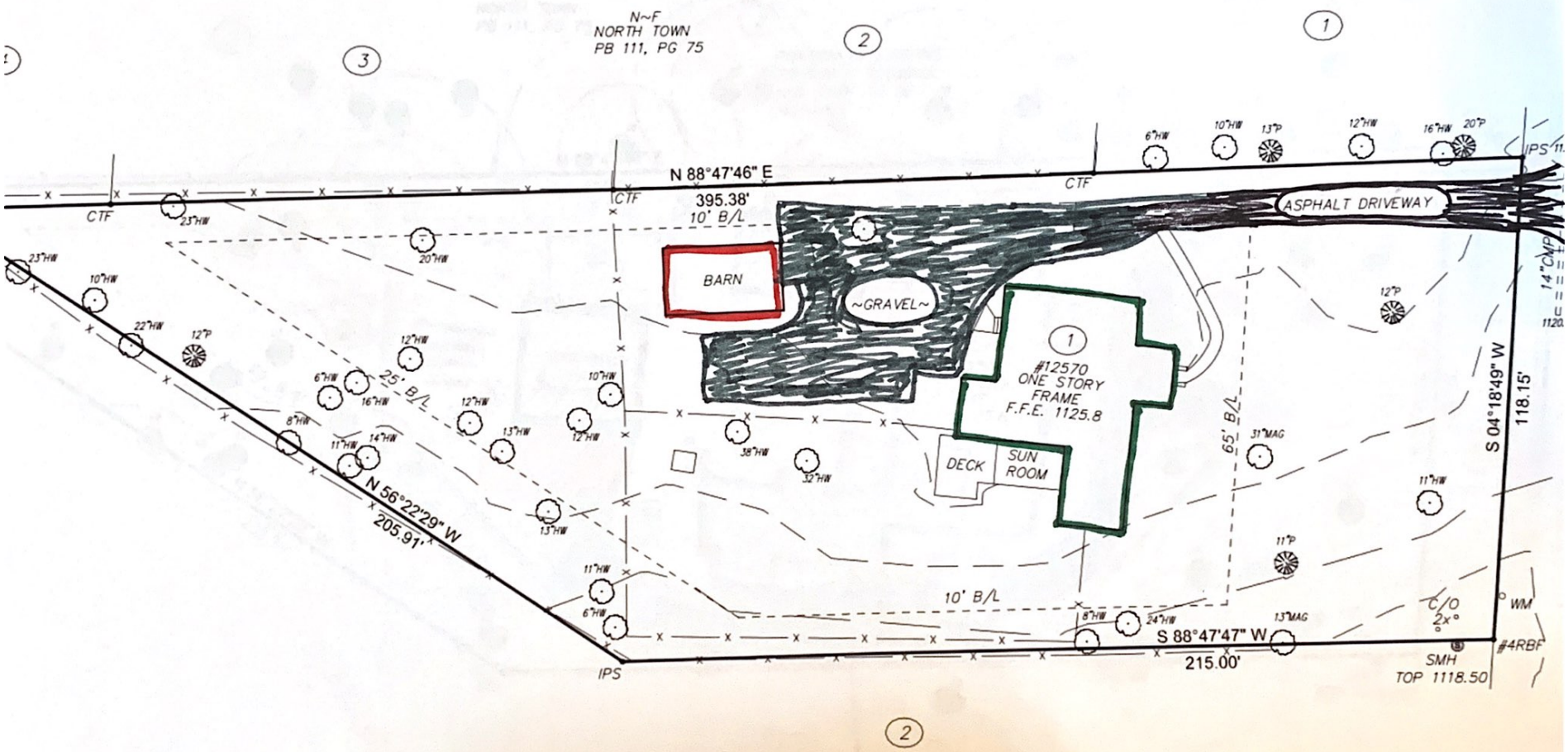
V-21-08
Bount Gravel Driveway



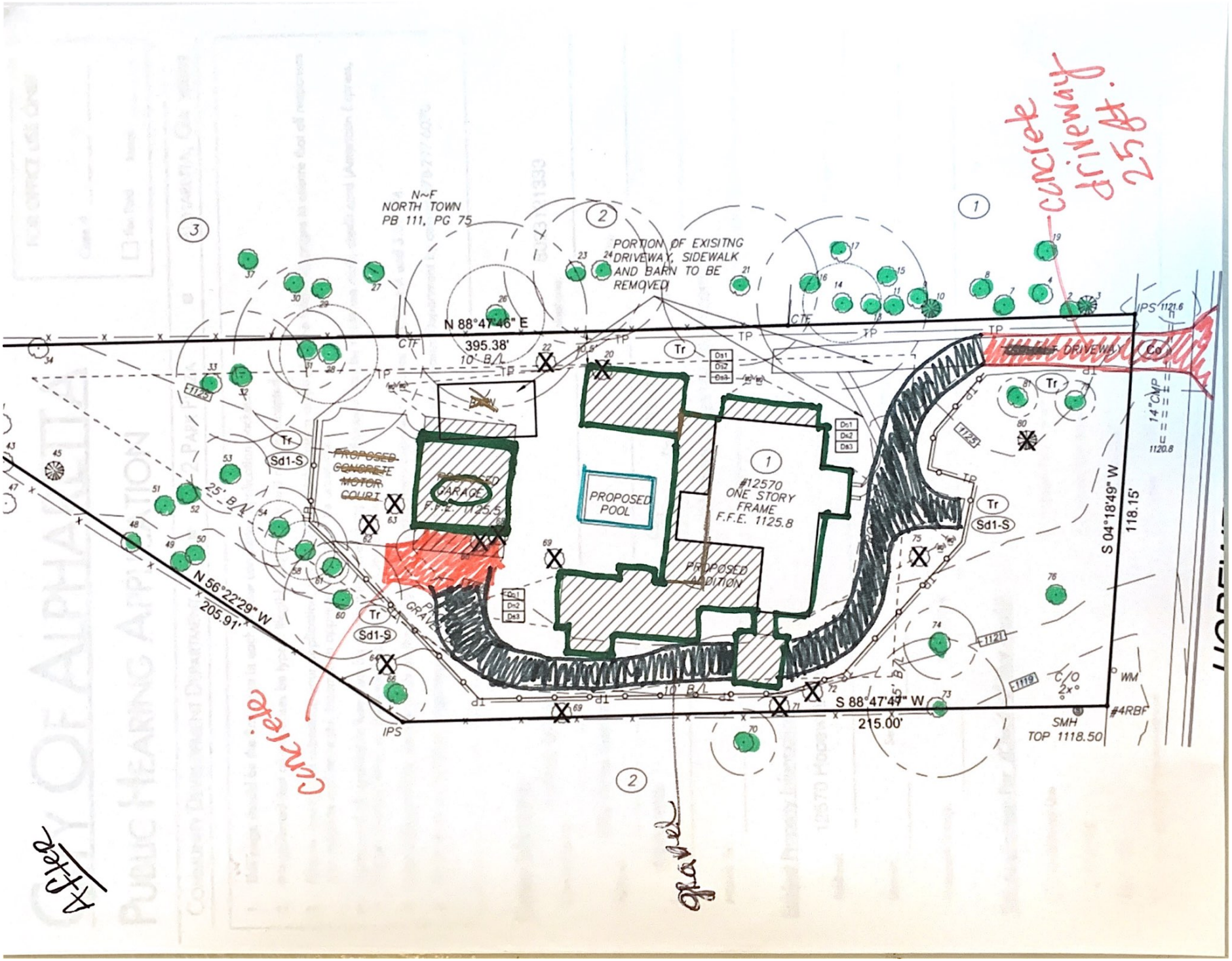
V-21-08
Bount Gravel Driveway

BLOUNT RENOVATION

12570 HOPEWELL ROAD
ALPHARETTA, GEORGIA 30009


N~F
NORTH TOWN
PB 111, PG 75
N 88°47'46" E
395.38'
10' B/L
CTF
ASPHALT DRIVEWAY
BARN
~GRAVEL~
#12570
ONE STORY
FRAME
F.F.E. 1125.8
DECK
SUN ROOM
25' B/L
65' B/L
10' B/L
N 56°22'29" W
205.91'
S 88°47'47" W
215.00'
S 04°18'49" W
118.15'
IPS
14"CMP
C/O
2x°
WM
#4RBF
SMH
TOP 1118.50

Before


N~F
NORTH TOWN
PB 111, PG 75
PORTION OF EXISITNG DRIVEWAY, SIDEWALK AND BARN TO BE REMOVED
N 88°47'46" E
395.38'
10' B/L
PROPOSED GARAGE
F.F.E. 1125.5
PROPOSED POOL
#12570
ONE STORY
FRAME
F.F.E. 1125.8
PROPOSED ADDITION
PROPOSED CONCRETE MOTOR COURT
N 56°22'29" W
205.91'
25' B/L
S 88°47'47" W
215.00'
S 04°18'49" W
118.15'
14" CMP
1120.8
IPS 1121.6
SMH
TOP 1118.50
#4RBF
C/O
2x°
WM
IPS
Tr
Sd1-S
concrete driveway 25 ft.
concrete
gravel
After

City Council Meeting & Public Hearing
STAFF REPORT

Submitting Department: Community Development
Submitted By:
Sponsored By:
Meeting Date: April 26, 2021

I. AGENDA ITEM TITLE: PH-21-06 KAIROS/THOMPSON STREET FLATS CHANGE TO CONDITION OF ZONING

CONSIDERATION OF A REQUEST TO CHANGE PREVIOUS CONDITIONS OF ZONING TO ALLOW FOR A CHANGE FROM 12 'FOR-SALE' CONDOMINIUM UNITS TO 10 'FOR-SALE' SINGLE-FAMILY DETACHED HOMES. THE PROPERTY IS LOCATED AT 51 AND 61 THOMPSON STREET AND IS LEGALLY DESCRIBED AS BEING LOCATED IN LAND LOT 748, 1ST 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:

Kairos Thompson Street CC Staff Report, Exhibit A - Thompson Street Flats Site Completion List, Aerial Map, Zoning Map, Future Land Use, Location Map, Site Plan, Open Space Exhibit, Tree Information, Thompson Street Phase II Elevations 03-08-2021, CZIM, Complete Citi part B 3.15.21, Citizen Emails, KairosCompleteApp2.1.21

CITY COUNCIL MEETING
STAFF REPORT

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

I. AGENDA ITEM TITLE: PH-21-06 KAIROS THOMPSON STREET CHANGE TO CONDITION OF ZONING

CITY COUNCIL: APRIL 26, 2021

II. RECOMMENDATION:

Approve PH-21-06 Kairos Thompson Street Change to Condition of Zoning, subject to the following conditions:

Modified 2016 Conditions (changes reflected in RED text):

1. The site, shall be zoned DT-LW. Land Use shall be "Mixed Use Live-Work.
2. Property shall be developed substantially in accordance with submitted plan by Kairos Development Corporation dated 8/23/2016 as presented on 9/26/2016 (Phase 1) and site plan by Paradigm, dated 4/12/21 (Phase 2). However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
3. Building elevations of the condominiums shall be substantially similar to those presented on 9/26/16 (Phase 1) with final approval by Staff. Side building elevations seen from Thompson Street shall have significant architectural features and materials as approved by Staff.
4. Thompson Street shall generally be improved as follows: 36' half width right-of-way to incorporate 8' sidewalk (concrete with brick paver banding), 6' planting area, 8' on-street parking, and 10' travel lane with final approval by Staff. Final streetscape shall match the approved Thompson Street streetscape standards as approved by Senior Transportation Engineer.
5. Thompson Street shall include stacked stone or granite wall between sidewalk and the park with final approval by Staff. Under ledge wall lighting shall be required. Benches and a public art pedestal approved by Staff shall be provided in dedicated pocket park area.
6. Roadways with on-street parking shall incorporate curb extensions at intersections. All entrance drives shall be constructed with decorative pavers approved by Staff.
7. Development shall not be gated.
8. Internal sidewalks to the front of units shall be provided.
9. Civic space along Thompson Street shall include a mix of trees, shrubs, and ground covers of varying heights, textures and colors as approved by Staff.
10. Additional consideration shall be given to those trees that will be visible from Thompson Street that add to the overall aesthetics and "Park-Like" appearance of the Thompson Street landscape.
11. Trees shall be saved as depicted on the plan prepared by Brunson & Company, revised 4/12/21. CRZ impacts greater than 20% shall have a specific tree care plan, as approved by Staff. Developer shall begin implementing tree care plan at least 3 months prior to the start of site work.
12. Street trees along Thompson Street shall be a minimum of 4" caliper at time of planting and shall include tree grates as approved by Staff.
13. A minimum 10' landscape strip shall be provided to the west and east shall be provided and shall incorporate existing trees as approved by Arborist.
14. Applicant shall make an effort to determine if any existing landscaping (ornamental trees and shrubs) can be spaded and relocated on site to enhance the maturity level of landscaping at time of project completion.
15. Additional encroachment into the CRZ of saved trees on a case by case basis will be allowed if retaining walls, tree wells, structural soils, or other innovative measures are used. This will be allowed where constructability may be a challenge based upon topography or other site factors.

16. Amenity area at the rear of the 2.4-acre property shall be improved with hardscape and landscape, including a walking trial and dog walk. Walking trail shall consist of decorative stone aggregate and there shall be a minimum of 3 seating areas, as depicted with final approval by Staff.
17. Building height for condominium buildings shall be limited to 48' when measured from the finished elevation of Thompson Street and not including the parapet wall. Maximum building height for single-family detached homes shall be 40'.
18. Applicant shall provide an easement to the City for the civic space including seating areas along Thompson Street. Space shall be maintained by the Homeowners Association.

New Conditions:

1. Building elevations of the homes shall be substantially similar to the renderings prepared by Main Street Designs, dated 3/8/21, with final approval by DRB. Each home shall have a unique elevation, and each shall have a garden wall with gate, chimney and wood shingle roof complimenting the architectural style.
2. Stoops, porches and courtyards shall not be permitted within the 10' setback depicted along Thompson Street.
3. There shall be no on-street parking on the minimum 20' alley and surface shall hold 75,000 lbs. to support a fire truck.
4. A land disturbance permit shall not be issued for Phase 2 until the developer has completed all Phase 1 site completion list items in Exhibit A, which includes but is not limited to improvements to the rear amenity area (stairs to access area, walking path, seating areas, landscaping, general cleanup, etc.).
5. Garbage pickup shall be from the alley, not Thompson Street.
6. No more than 10% of the residential units shall be permitted to be rented, as recorded in the HOA's declarations and covenants.
7. Previous conditions of zoning related to file #PH-16-15 Thompson Street Flats/Kairos Development shall remain in effect, except as noted in the modified and new conditions above.

III. REPORT IN BRIEF:

The applicant, Kairos Development, requests changes to conditions of zoning on a 2.4-acre property previously approved for a 24-unit 'For-Sale' condominium development. The requested change would allow for twelve (12) 'For-Sale' condominium units to be replaced with ten (10) 'For-Sale' single-family detached homes. The subject property is located at 51 and 61 Thompson Street near the southeast corner of Thompson Street and Haynes Bridge Road.

DISCUSSION

The submitted request, if approved, would allow for twelve (12) 'For-Sale' condominium units in two (2) buildings to be replaced with ten (10) 'For-Sale' single-family detached homes. The proposed change would result in a reduction to the residential density from ten (10) dwelling units per acre to 9.2 dwelling units per acre. The subject property is located at 51 and 61 Thompson Street near the southeast corner of Thompson Street and Haynes Bridge Road.

Approximately one (1) acre of the property is currently undeveloped and represents Phase 2 of the Thompson Street Flats development. Surrounding properties are zoned DT-LW (Downtown Live-Work) to the east and south, C-2 (General Commercial) to the west and MU (Mixed Use) to the north. Phase 1 of the Thompson Street Flats development is located to the east, an undeveloped property approved for Kairos Old Milton Office Buildings is located to the south, an undeveloped commercial property is located to the west and Voysey Subdivision is located to the north. The Comprehensive Land Use Plan designation of the property is 'Mixed Use Live Work', which allows the proposed use.

The submitted request, if approved, would allow for changes to conditions of zoning related to the Thompson Street Flats/Kairos Development. The proposed changes include replacing twelve (12) condominium units with ten (10) single-family detached homes and removing some tree saves. The property was rezoned to DT-LW (Downtown Live-Work) on November 16, 2015 to allow for 24 'For-Sale' condominium units in four (4) buildings with a density of ten (10) dwelling units per acre. The following year, Kairos Development received approval of a change to previous conditions of zoning to reconfigure the site layout and to change the architecture. The applicant proposes the following changes to the conditions of zoning related to file PH-16-15 Thompson Street Flats/Kairos Development:

2. Property shall be developed substantially in accordance with submitted plan by Kairos Development Corporation dated 8/23/2016 as presented on 9/26/2016 (Phase 1) and site plan by Paradigm, dated 4/12/21 (Phase 2). However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
3. Building elevations shall be substantially similar to those presented on 9/26/16 (Phase 1) and 2/1/21 (Phase 2) with final approval by Staff. Side building elevations seen from Thompson Street shall have significant architectural features and materials as approved by Staff.

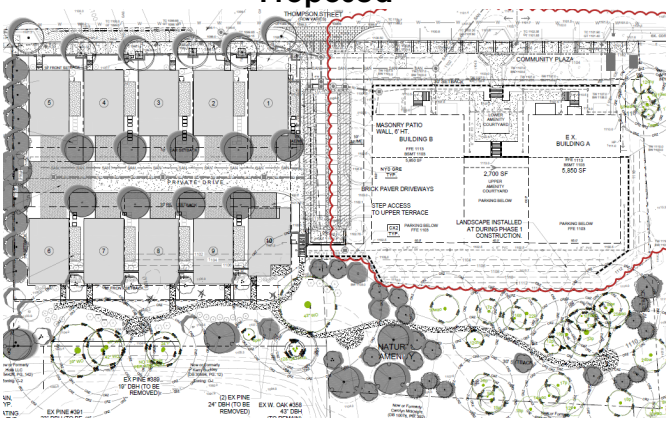
11. The ~~23" pecan tree and~~ 24" Black walnut (#368) shall be incorporated into the site plan. Applicant shall make every effort to incorporate the 40" Water Oak (#358), 8" Dogwood (#373), 33" Pine (#367), ~~28" Water Oak (#363), 48" Water Oak (#365),~~ 36" Water Oak (#372) and 25" Water Oak (#366) into the site plan with final approval by Staff. Applicant shall be responsible for any recompense.

SITE PLAN ANALYSIS

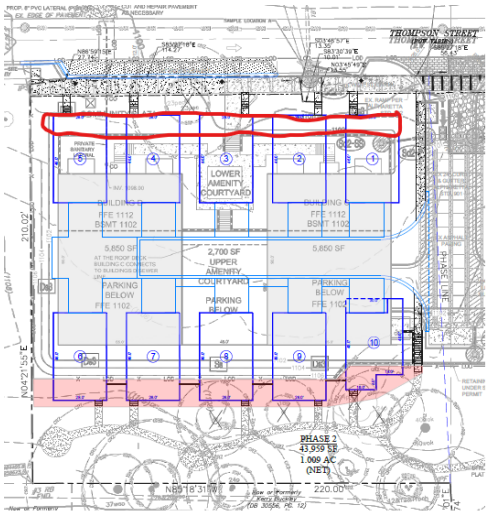
The approved site plan depicts four (4) condominium buildings oriented to Thompson Street with an amenity and tree save area at the rear. Phase 1 of construction is complete and consists of two (2) condominium buildings with twelve (12) units on the eastern half of the property. The applicant's proposed site plan depicts ten (10) single-family detached homes located on the western half of the property, half of which are oriented to Thompson Street and the other half to the rear amenity area. Using the existing grade of the property, homes facing Thompson Street will be three (3) stories and homes facing the rear amenity area will be two (2) stories over basement/garage. The maximum height of the single-family homes is proposed to be 40'.

Approved

Proposed



Homes are approximately 3,000 square feet and have a rear-loaded garage with access from a new private alley. Garages and driveways will accommodate two (2) side-by-side parking spaces for a total of four (4) parking spaces per home. In addition, five (5) on-street parallel parking spaces are provided along Thompson Street. The main entrance off Thompson Street provides shared access to the condominiums to the east, as well as the single-family homes to the west.



The approved site plan depicts a 0.7-acre natural amenity/tree save area at the rear of the site and a linear park (civic space) along the property frontage on Thompson Street. The current proposal depicts the homes pulled up to the street, which reduces the linear park along Thompson Street. In addition, homes are pushed slightly into the rear amenity area. The exhibit to the right shows the impacts on these two (2) open space areas and the table below provides a comparison of the approved and proposed site plans.

Comparison – Approved vs. Proposed Site Plans

	Approved	**Proposed**
Site Acreage	2.4 acres	2.4 acres
Residential Type	Condominium	Condominium/Single-Family Detached (SFD)
Units/Density	24 dus (10 dus/ac)	22 dus – 12 Condo, 10 SFD (9.2 dus/ac)
Open Space	65.7% (68,260 SF)	60.4% (62,800 SF)
Total Impervious Area	39.5% (41,078 SF)	39% (40,955 SF)
Building Orientation	Thompson Street	Thompson Street & Rear Amenity Area
Parking	Structured (condo)	Garage/driveway (SFD)
Building Height	3-Stories, 48' (condo)	3-Stories, 40' (SFD)

BUILDING ELEVATIONS & ARCHITECTURE

The rendering below depicts the applicant's proposed single-family detached home elevations. According to the applicant's architect, each home will have a unique elevation with architectural styles varying between Tudor Eclectic, Stick and Shingle styles with a modern interpretation. The applicant's intent is to blend the classic details of the three (3) styles with an English modern design similar to Voysey. Materials and details applicable to each style will be provided on all sides of the homes. In addition, each home will have a unique garden wall with gate, chimney and wood shingle roof complimenting each style. The City's Downtown Consultant reviewed the proposed elevations and believes that they are generally consistent with the architectural styles approved in the Downtown.

CONCURRENCES

City Staff has reviewed the applicant's proposal and finds that it can support the applicant's request for changes to conditions of zoning. The proposal would result in a reduction in residential density and the single-family detached product is desirable in the Downtown. If approved, certain architectural details are recommended to ensure compatibility of the homes with the character of the Downtown Overlay and Thompson Street corridor.

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 comments were received from the Voysey HOA President in support of the request.

COMMUNITY ZONING INFORMATION MEETING

CZIM was held on March 10, 2021. There were several questions about location of construction driveway, completion of punch list items at existing condominium buildings, parking, how the HOA will be split, and property maintenance responsibilities.

IV. ATTACHMENTS:

- Site Plan
- Building Elevations

Exhibit A: Thompson Street Flats – Site Completion List

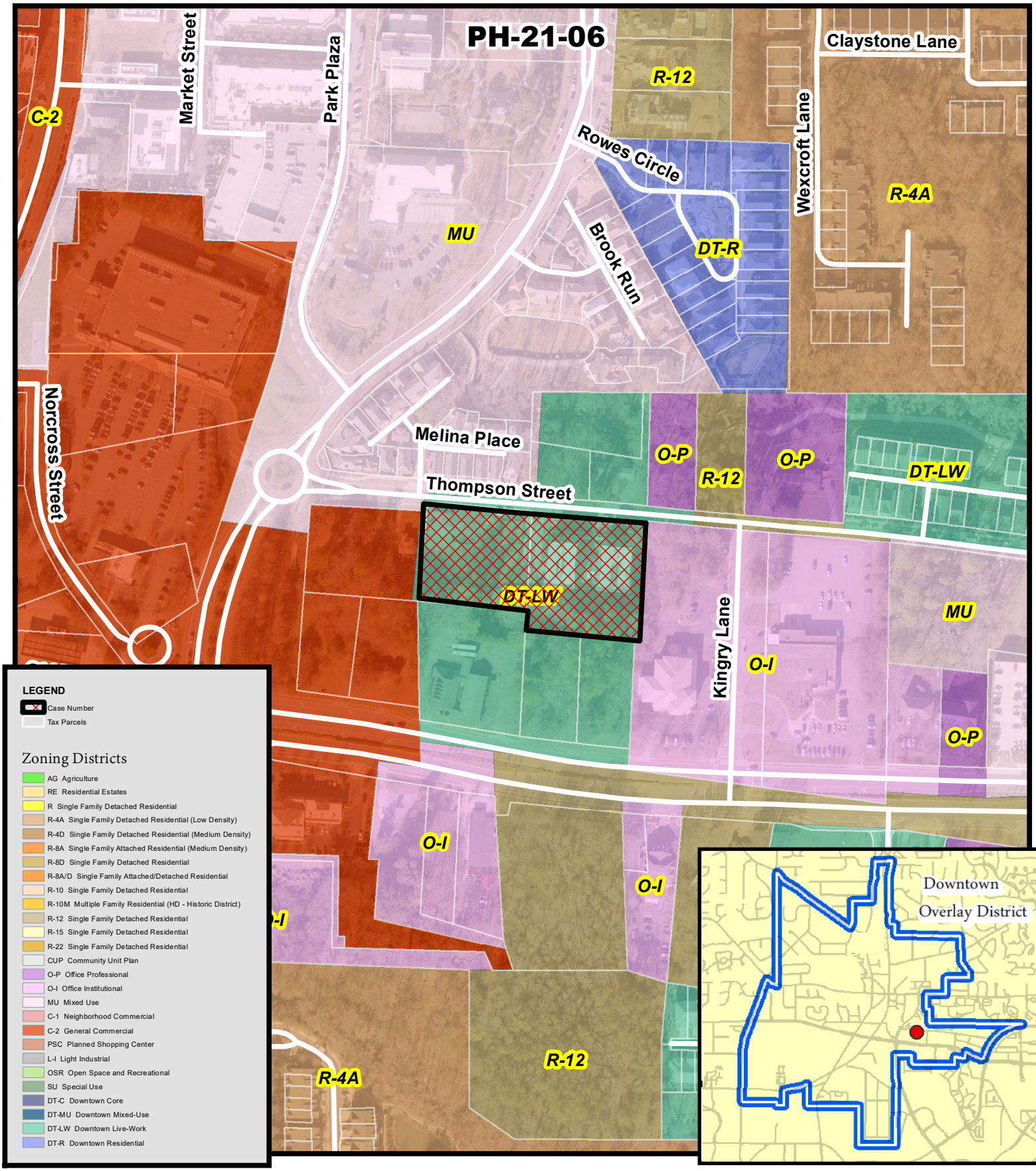
- Stormwater As-Built
- Detention Pond Certification
- Stormwater Management Facilities and Covenants
- Streetscape across Phase 2
- File NOT upon completion
- Walking trail amenity area including, access stairs, mulch trail or better, seating, landscaping, and other identified amenities
- 2 Oaks along frontage need to be replaced, they have not leafed out or budded yet.
- All of the Redbuds have been planted too deep and are struggling. Expose the root flare and provide some basic tree care.
- The Redbud closest to the entrance driveway was planted too high, the root ball is about 10" above normal grade.
- The English Oak to the right of the entrance to the parking is struggling, provide some basic tree care.
- The root ball for the middle Dogwood on the slope is exposed on the lower side and the wire basket had not been removed.
- Bamboo was left on a few of the eastern Red Cedars on the rear slope.
- Various trees on top of the slope marked for removal were never removed, these trees need to be removed.
- Complete remaining recompense plantings.
- The other English Oaks along the east side are struggling, provide with basic tree care. Some were also planted too deep, please expose the root flares.
- Burlap was observed on the root ball and trunk of the English Oak behind the transformer.
- There are a few areas with old debris and construction debris that were never cleaned up, these areas need to be cleaned up and debris disposed of properly.
- Check all trees for wire baskets and root flares, any tree without a root flare exposed needs to have a root crown excavation.
- Pull mulch back from the tree trunks and maintain this way.
- Refresh mulch as needed, there were a few bare spots around this site.

Aerial Map
Kairos Change to Council Condition
51 & 61 Thompson Street

PH-21-06
D/LL: 1/2/748
CC: 4/26/21

THE CITY OF ALPHARETTA GEORGIA

Location Map Provided by:
Community Development - GIS

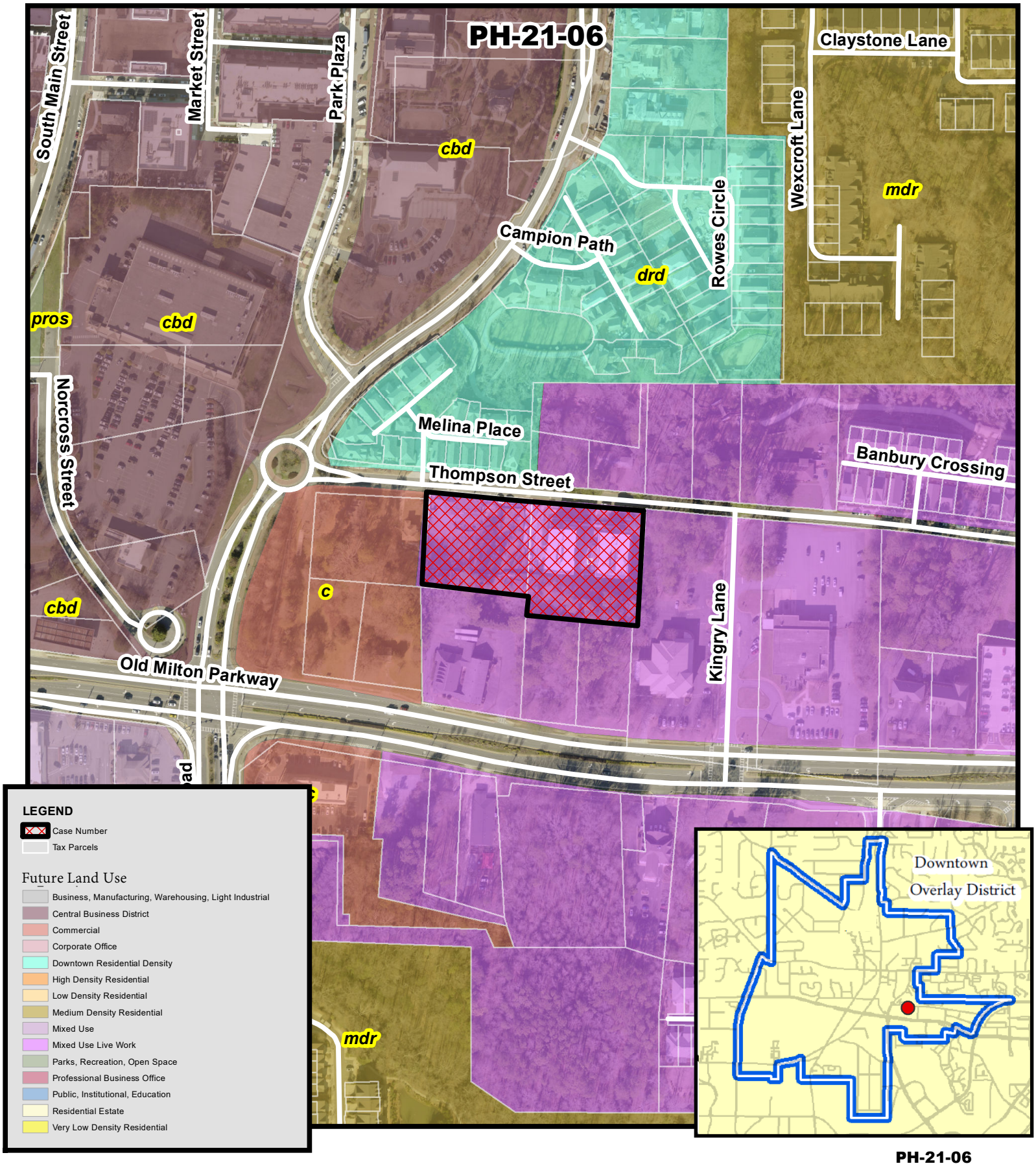


Zoning Map
Kairos Change to Council Condition
51 & 61 Thompson Street

PH-21-06
D/LL: 1/2/748
CC: 4/26/21

THE CITY OF ALPHARETTA GEORGIA

Location Map Provided by:
Community Development - GIS

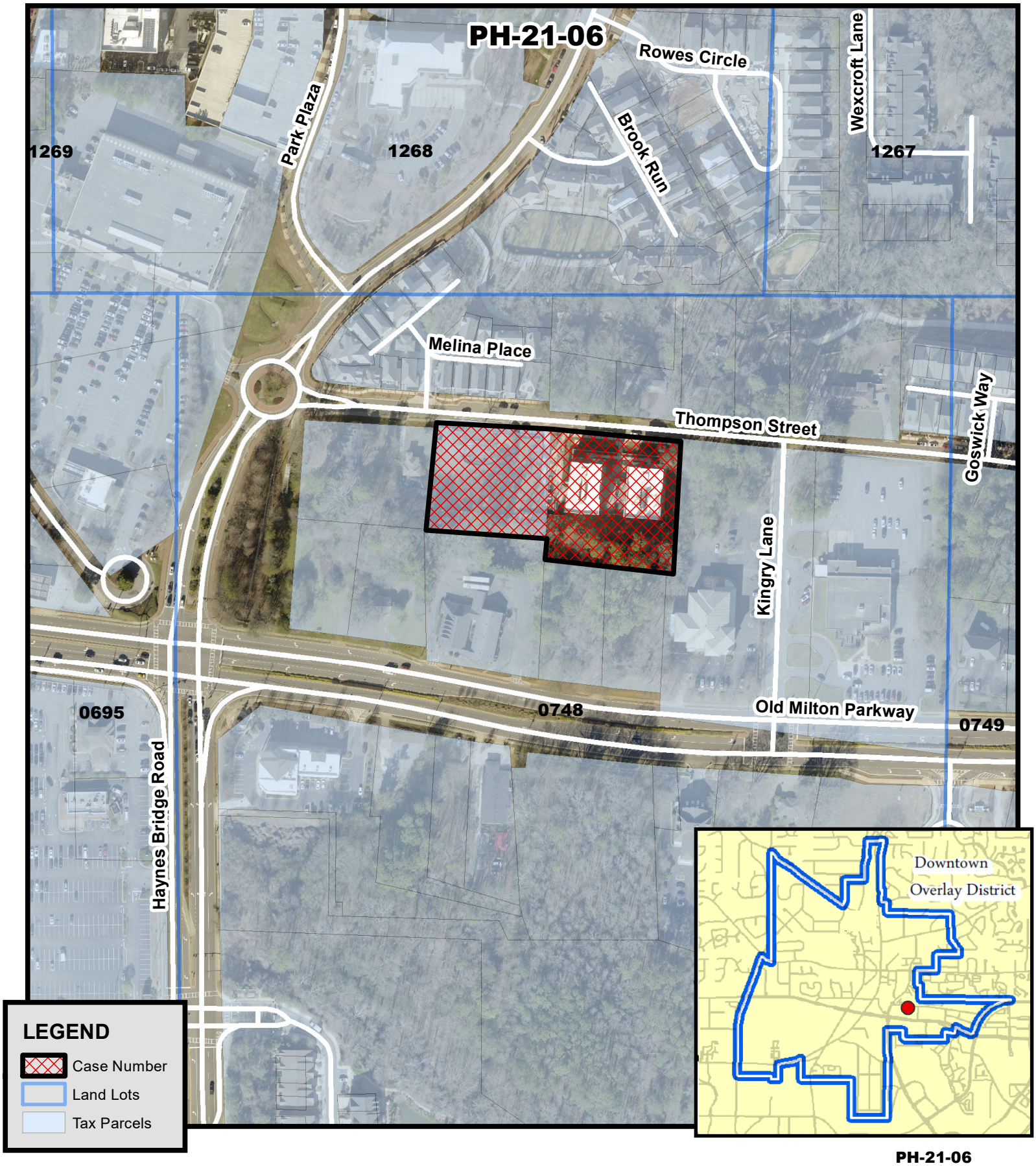


PH-21-06
D/LL: 1/2/748
CC: 4/26/21

Future Land Use
Kairos Change to Council Condition
51 & 61 Thompson Street

THE CITY OF ALPHARETTA GEORGIA

Location Map Provided by:
Community Development - GIS



Location Map
Kairos Change to Council Condition
51 & 61 Thompson Street

PH-21-06
D/LL: 1/2/748
CC: 4/26/21

THE CITY OF ALPHARETTA GEORGIA

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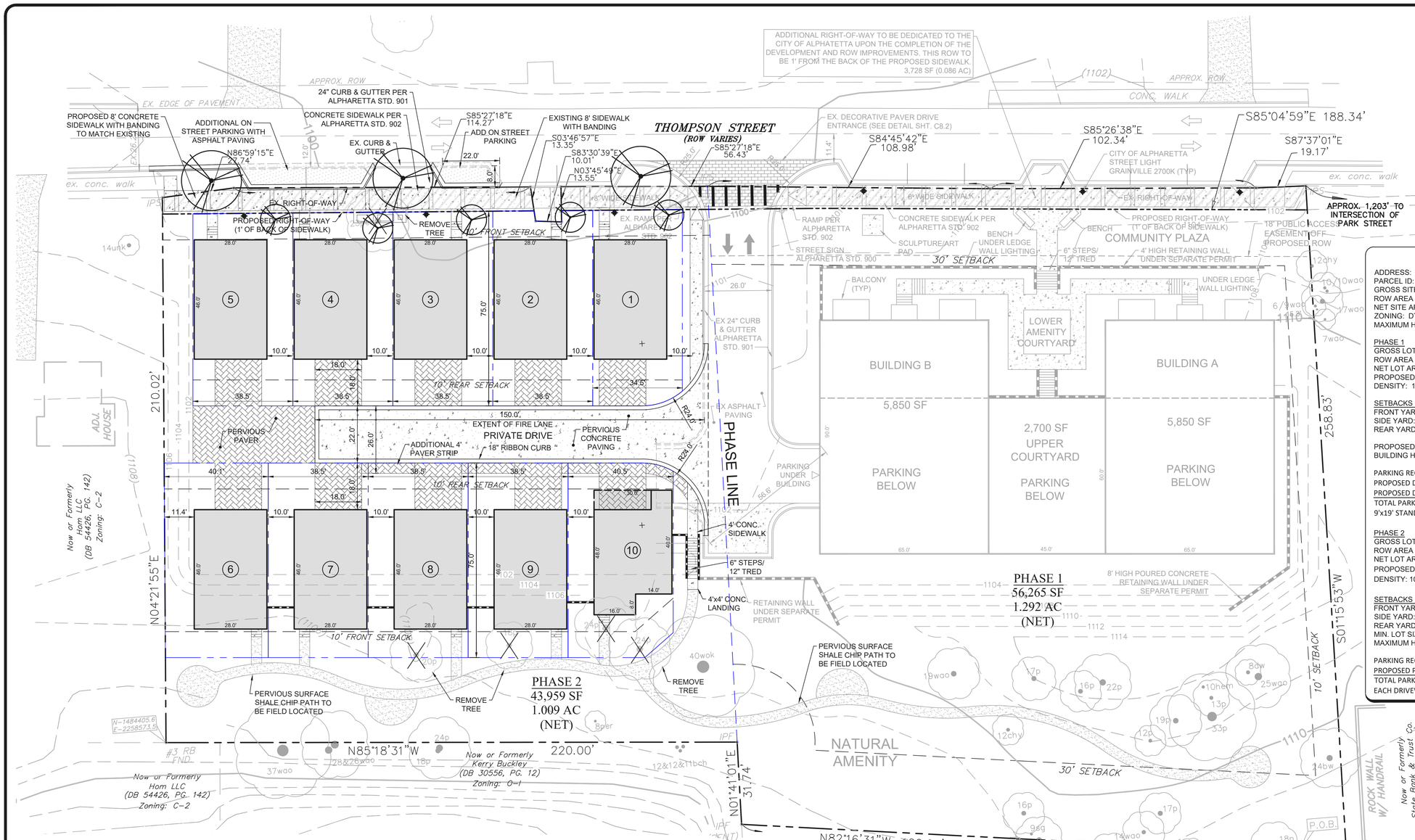


SITE DATA

ADDRESS: 51 THOMPSON STREET
PARCEL ID: 12 270307480693
GROSS SITE AREA: 103,953 SF (2.386 ACRES)
ROW AREA TO ALPHARETTA: 3,729 SF (0.085 ACRES)
NET SITE AREA: 100,224 SF (2.301 ACRES)
ZONING: DT-LW (CASE # CLUP-15-11/Z-15-10/CU-15-11/V-15-25 & PH-16-15)
MAXIMUM HEIGHT ALLOWED: 48'

PHASE 1
GROSS LOT AREA: 58,154 SF (1.335 ACRES)
ROW AREA TO ALPHARETTA: 1,889 SF (0.043 ACRES)
NET LOT AREA: 56,265 SF (1.292 ACRES)
PROPOSED USE: 12 CONDOMINIUM UNITS
DENSITY: 10 UNITS PER ACRE

SETBACKS (PHASE 1)
FRONT YARD: 30' & 10'
SIDE YARD: 10'
REAR YARD: 30'

PROPOSED BUILDING: 19,840 SF x 2 BUILDINGS = 39,680 SF TOTAL
BUILDING HEIGHT: 44'-3" FROM GROUND AT FRONT DOOR

PARKING REQUIREMENTS: 2 SPACES PER UNIT x 12 UNITS = 24 SPACES
PROPOSED DECK REGULAR SPACES: 28 SPACES
PROPOSED DECK HANDICAP SPACES: 2 SPACES
TOTAL PARKING: 30 SPACES
9'x19' STANDARD PARKING STALL IN DECKS

PHASE 2
GROSS LOT AREA: 45,799 SF SF (1.051 ACRES)
ROW AREA TO ALPHARETTA: 1,840 SF (0.042 ACRES)
NET LOT AREA: 43,959 SF (1.009 ACRES)
PROPOSED USE: 10 SINGLE FAMILY UNITS
DENSITY: 10 UNITS PER ACRE

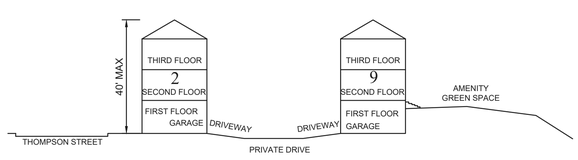
SETBACKS (PHASE 2)
FRONT YARD: 10'
SIDE YARD: 0' WITH MIN. 10' BETWEEN BUILDINGS
REAR YARD: 10' ON ALLEY
MIN. LOT SIZE: 2,500 SF
MAXIMUM HEIGHT: 40'

PARKING REQUIREMENTS: 2 SPACES PER UNIT x 10 UNITS = 20 SPACES
PROPOSED PARKING: 2 GARAGE SPACES PER UNIT x 10 UNITS = 20 SPACES
TOTAL PARKING: 20 SPACES
EACH DRIVEWAY ALSO PROVIDED 2 PARKING SPACES

LOT TABLE

LOT 1	2,577 SF
LOT 2	2,851 SF
LOT 3	2,881 SF
LOT 4	2,868 SF
LOT 5	2,855 SF
LOT 6	2,987 SF
LOT 7	2,887 SF
LOT 8	2,887 SF
LOT 9	2,887 SF
LOT 10	2,972 SF

CROSS SECTION VIEW



FRONT VIEW
THOMPSON STREET

FRONT VIEW
AMENITY GREEN SPACE

CONTRACTOR NOTE

Contractor is to provide the City of Alpharetta Encroachment permit for all work within the City's R.O.W. Any traffic signal or utility relocations will be the responsibility of the owner/ developer.

NOTES

1. THIS INFORMATION WAS TAKEN FROM THE TOPOGRAPHIC SURVEY BY BARTON SURVEYING, INC., DATED JULY 31, 2015.
2. NO WELLS OR SEPTIC SYSTEMS ARE PROPOSED OR EXIST ON SITE.
3. ALL HANDICAP RAMP FORMS MUST BE APPROVED BY CITY LAND DISTURBANCE INSPECTOR PRIOR TO CONCRETE POUR.
4. ALL PROPOSED PAVING AND CURB PER ALPHARETTA STANDARD 901

LEGEND

- PROPOSED LIGHT POLE
- PROPOSED MOVEMENT
- EXISTING MOVEMENT
- PROPERTY LINE
- STONE WALL
- POURED CONCRETE WALL
- EXISTING CURB & GUTTER
- EXISTING CURB & GUTTER TO BE REMOVED
- PROPOSED CURB & GUTTER

NORTH

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

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CAUTION
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24 HOUR CONTACT: ARTHUR ROUNDTREE 404- 350-1444

GEORGIA REGISTERED No. 24527 PROFESSIONAL ENGINEER William B. Dunlap

paradigm
Engineering Services, Inc.
Seven Dunwoody Park
Suite 113
Atlanta, GA 30338
(770) 605-6030
www.Paradigmeng.net

Project No.	P-1605
Design By:	WBD
Drawn By:	LBF
Checked By:	WBD
Date:	4/12/21
Scale:	1"=20'

No	Revision	Date

KDC Thompson, LLC
410 Peachtree Parkway
Suite 4245
Cummiing, GA 30041
Phone: (404) 350-1444

ZONING SITE PLAN
KDC Thompson Phase 2
THOMPSON STREET
LAND LOT 247, 1ST DISTRICT, 2ND SECTION
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

Drawing No.
Z1

PROPOSED OPEN SPACE DATA

OPEN SPACE DATA

PHASE 1
GROSS LOT AREA: 58,154 SF SF (1.335 ACRES)

MINIMUM CIVIL OPEN SPACE: NONE
(LOT LESS THAN 5.0 AC)
PROVIDED CIVIC OPEN SPACE: 6,165 SF

MINIMUM AMENITY OPEN SPACE: 10% OF LOT = 5,800 SF

PROVIDED AMENITY OPEN SPACE: 34,000 SF

TOTAL OPEN SPACE: 39,800 SF

PHASE 2
GROSS LOT AREA: 45,799 SF SF (1.051 ACRES)

MINIMUM CIVIL OPEN SPACE: NONE
(LOT LESS THAN 5.0 AC)
PROVIDED CIVIC OPEN SPACE: 4,000 SF

MINIMUM AMENITY OPEN SPACE: 10% OF LOT = 4,580 SF

PROVIDED AMENITY OPEN SPACE: 19,000 SF

TOTAL OPEN SPACE: 23,000 SF

ORIGINAL OPEN SPACE DATA

OPEN SPACE DATA

PHASE 1
GROSS LOT AREA: 58,154 SF SF (1.335 ACRES)

MINIMUM CIVIL OPEN SPACE: NONE
(LOT LESS THAN 5.0 AC)
PROVIDED CIVIC OPEN SPACE: 6,165 SF

MINIMUM AMENITY OPEN SPACE: 10% OF LOT = 5,800 SF

PROVIDED AMENITY OPEN SPACE: 34,000 SF

TOTAL OPEN SPACE: 39,800 SF

PHASE 2
GROSS LOT AREA: 45,799 SF SF (1.051 ACRES)

MINIMUM CIVIL OPEN SPACE: NONE
(LOT LESS THAN 5.0 AC)
PROVIDED CIVIC OPEN SPACE: 6,000 SF

MINIMUM AMENITY OPEN SPACE: 10% OF LOT = 4,580 SF

PROVIDED AMENITY OPEN SPACE: 23,880 SF

TOTAL OPEN SPACE: 28,460 SF

NORTH

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

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Date:	4/12/21
Scale:	1"=20'

No	Revision	Date

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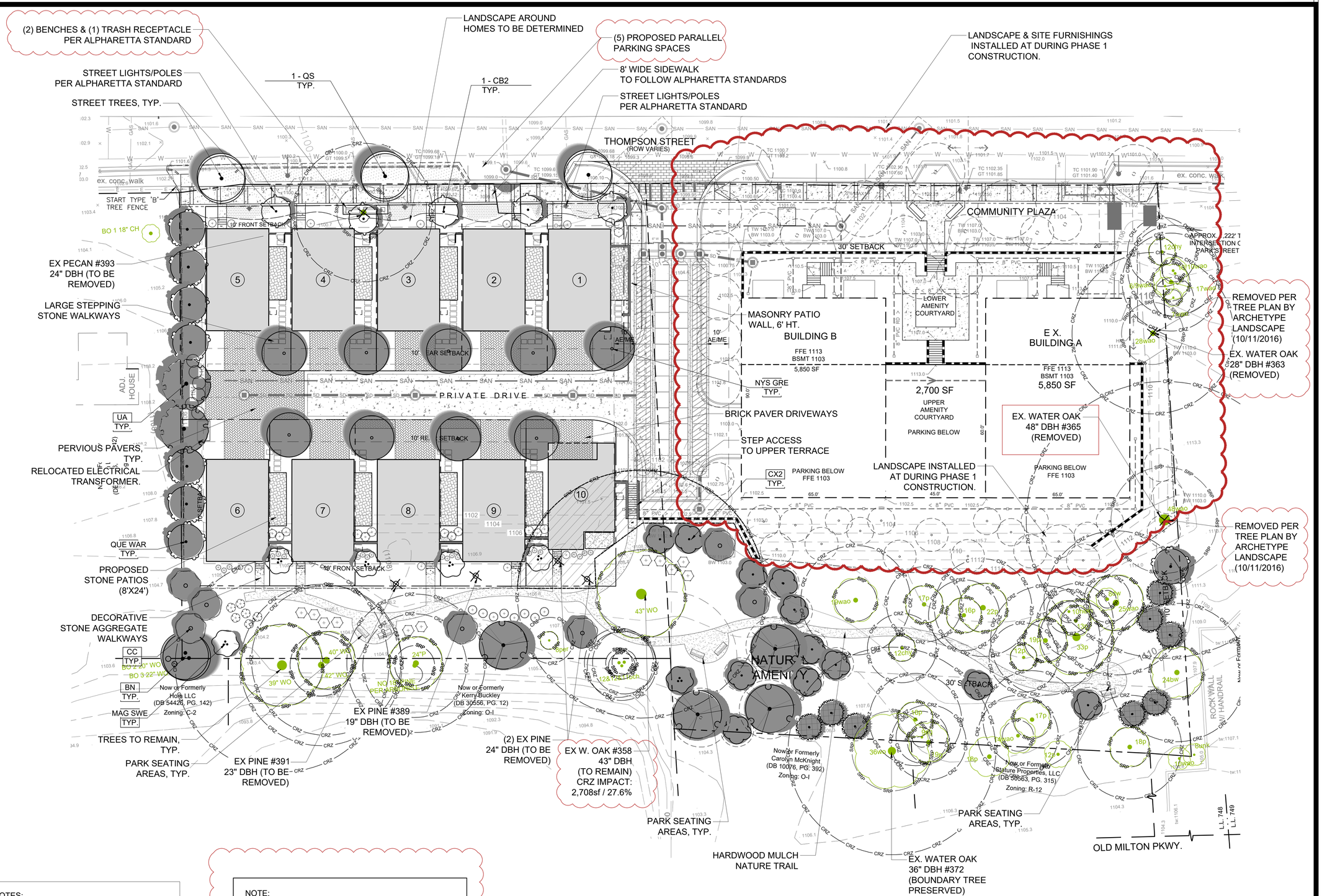
Phone: (404) 350-1444

ZONING OPEN SPACE EXHIBITS
KDC Thompson Phase 2
THOMPSON STREET
LAND LOT 247, 1ST DISTRICT, 2ND SECTION
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

Drawing No.
Z2



NOTES:
-SEE SHEET TRP-2 FOR CHARTS AND DETAILS.

NOTE:
OWNER AGREES TO COMPLETE FINAL PUNCH LIST ITEMS FOR PHASE I UPON ZONING APPROVAL OF 10 SINGLE FAMILY PLANS FOR PHASE 2. CITY OF ALPHARETTA WILL NOT ISSUE A FINAL PERMIT UNTIL PUNCH LIST ITEMS ARE COMPLETED FOR PHASE 1.

24 HOUR CONTACT:
ARTHUR ROUNTREE @
(404) 350-1444

Brunson & Company
LANDSCAPE ARCHITECTS
903 BOMBAY LANE
ROSWELL, GA 30076
770 . 864 . 1987

OWNER:
KDC Thompson, LLC
410 Peachtree Parkway
Suite 4245
Cumming, GA 30041
(O) 404-350-1444

KDC THOMPSON PHASE 2
TREE PROTECTION & REPLACEMENT PLANS

Prepared For:
KDC THOMPSON, LLC

51 THOMPSON STREET
LL 247 - 1st DISTRICT, 2nd SECTION
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

GEORGIA REGISTERED No. 1525 LANDSCAPE ARCHITECT PETER A. BRUNSON
SEAL: 4/12/21

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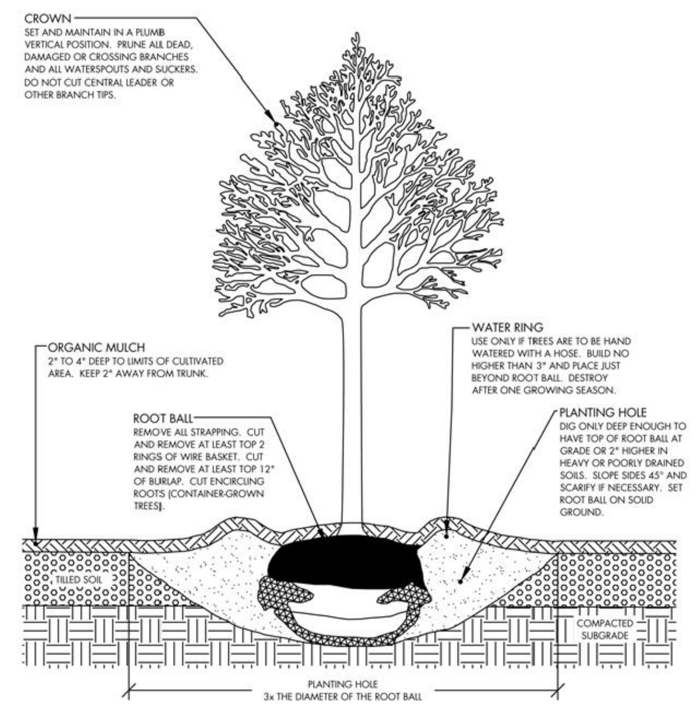
REVISIONS:

4/12/21	REV PLANS PER CITY COMMENTS

DRAWING TITLE:
LANDSCAPE CONCEPT PLAN

DATE:	PROJECT #
2.1.21	21.006

SHEET REF #
L -1.0



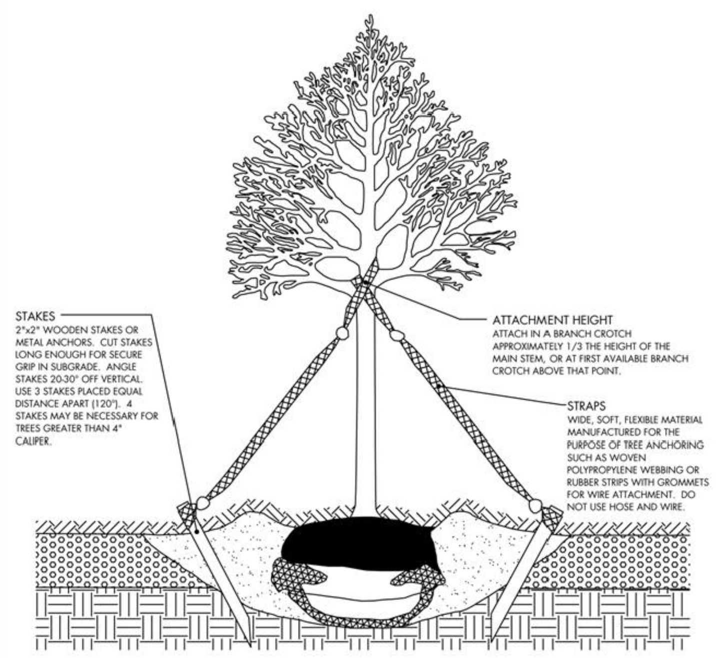
THE CITY OF ALPHARETTA GEORGIA

TREE PLANTING (TYPICAL SECTION)

08/01/2015

STD. L-1

BY	REVISION	DATE



USE ANCHORING SYSTEMS ONLY WHERE WIND OR SOIL CONDITIONS MAKE IT NECESSARY OR AS REQUIRED BY CITY ARBORIST. REMOVE AFTER ONE YEAR.

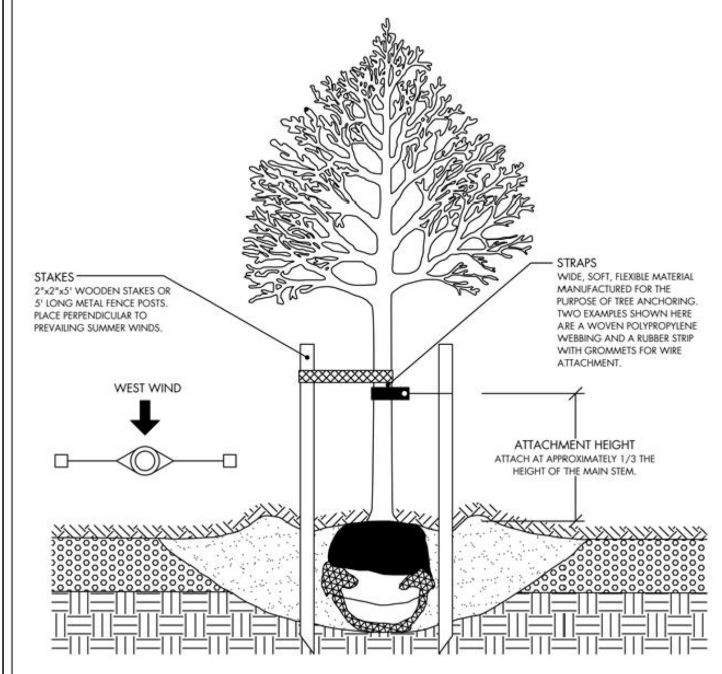
THE CITY OF ALPHARETTA GEORGIA

TREE ANCHORING - TYPE A (FOR TREES LARGER THAN 2 INCHES CALIPER)

08/01/2015

STD. L-2

BY	REVISION	DATE



USE ANCHORING SYSTEMS ONLY WHERE WIND OR SOIL CONDITIONS MAKE IT NECESSARY. REMOVE AFTER ONE YEAR.

NOTE: THIS DETAIL MAY BE UTILIZED FOR TREES GREATER THAN 2 INCHES CALIPER WHICH ARE TO BE PLANTED IN BEAUTY STRIPS, SIDEWALK CUTOUTS, PLANTING PITS, AND SIMILAR LOCATIONS WHERE THERE IS NO ROOM FOR STRAPPING AS PER STD. L-2.

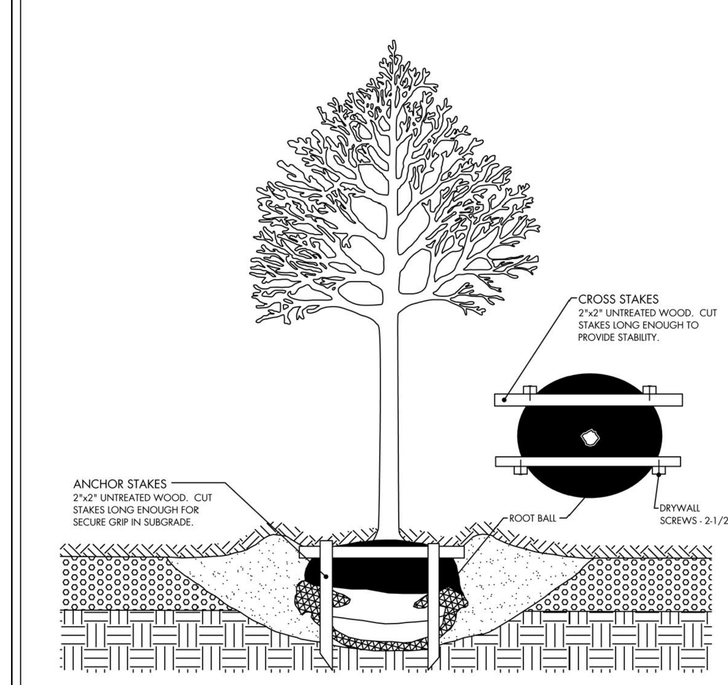
THE CITY OF ALPHARETTA GEORGIA

TREE ANCHORING - TYPE B (FOR TREES UP TO 2 INCHES CALIPER OR FOR TREES IN BEAUTY STRIPS, SIDEWALK CUTOUTS, PLANTING PITS, ETC.)

08/01/2015

STD. L-3

BY	REVISION	DATE



USE ANCHORING SYSTEMS ONLY WHERE WIND OR SOIL CONDITIONS MAKE IT NECESSARY. REMOVE AFTER ONE YEAR.

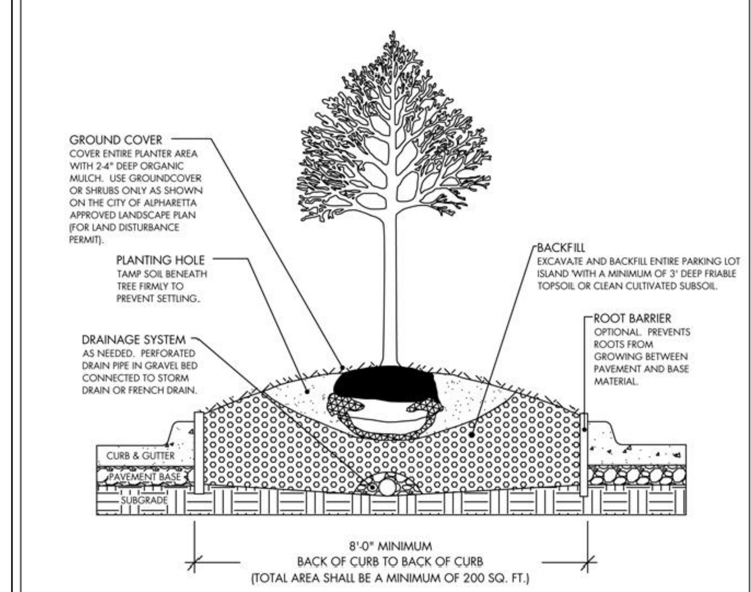
THE CITY OF ALPHARETTA GEORGIA

TREE ANCHORING - TYPE C (FOR CONTAINER GROWN TREES OR B&B TREES UP TO 2 INCHES CALIPER)

08/01/2015

STD. L-4

BY	REVISION	DATE



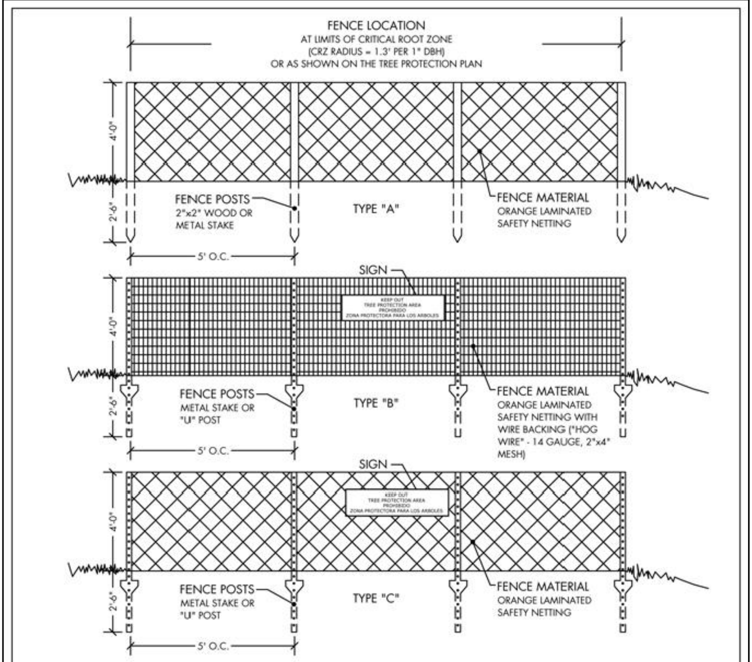
THE CITY OF ALPHARETTA GEORGIA

TREE PLANTING IN PARKING LOTS (TYPICAL SECTION)

08/01/2015

STD. L-5

BY	REVISION	DATE



ACCESS POINT
ALL TREE PROTECTION/LOD FENCING MUST HAVE A MINIMUM OF ONE ACCESS POINT EVERY 200' OF FENCING. ACCESS POINT SHALL BE CONSTRUCTED AS BELOW.

NOTES:
1. ALL TREE PROTECTION DEVICES ARE TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING IS INSTALLED. NO PARKING, STORAGE OR OTHER CONSTRUCTION SITE ACTIVITIES ARE TO OCCUR WITHIN THE TREE PROTECTION AREA.
2. PROVIDE 4" DEEP WOOD CHIP MULCH OVER ANY UNPROTECTED ROOT ZONE.
3. MAKE CLEAN CUTS ON ROOTS EXPOSED BY GRADING AND BACKFILL IMMEDIATELY.
4. INSTALLATION SHALL INVOLVE NO TRENCHING.
5. SIGNS TO BE PLACED AT 50' INTERVALS ALONG FENCING. SIGNS TO BE A MINIMUM OF 8½" X 11". SIGNS TO READ:

KEEP OUT
TREE PROTECTION AREA
PROHIBIDO
ZONA PROTECTORA PARA LOS ARBOLES

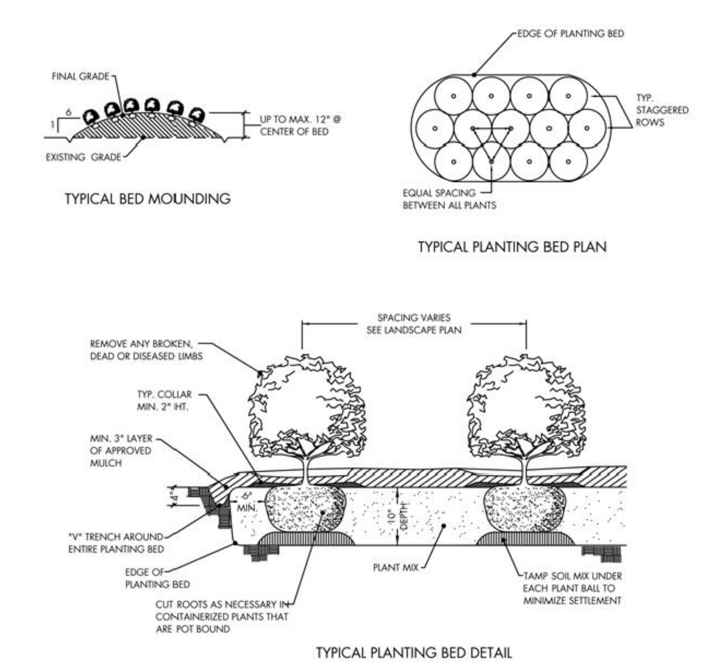
THE CITY OF ALPHARETTA GEORGIA

TREE PROTECTION / L.O.D. FENCING

08/01/2015

STD. L-6

BY	REVISION	DATE



NOTES:
1. OMIT COLLAR AROUND EACH SHRUB WHEN IRRIGATION SYSTEM IS PRESENT.
2. INSTALL TOP OF PLANT BALL 2"-3" ABOVE ADJACENT GRADE.
3. TAMP PLANTING MIX FIRMLY AS PIT IS FILLED AROUND EACH PLANT BALL.
4. SOAK EACH PLANT BALL AND PIT IMMEDIATELY AFTER INSTALLATION.

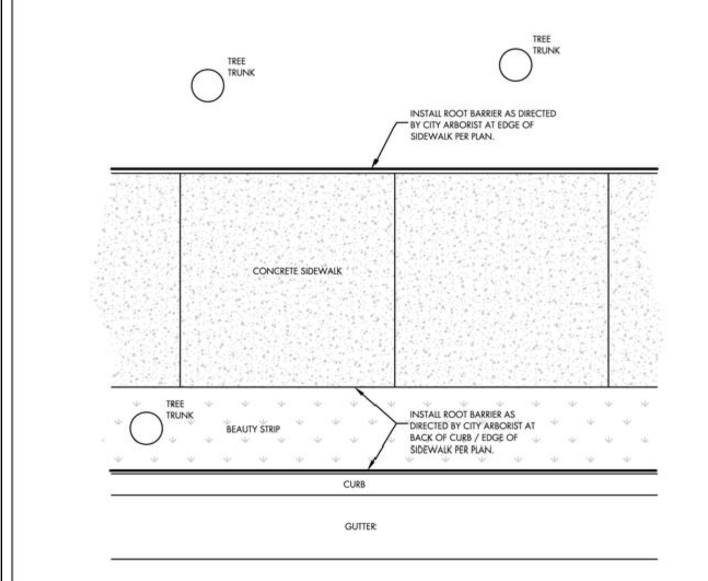
THE CITY OF ALPHARETTA GEORGIA

SHRUB PLANTING BED

08/01/2015

STD. L-7

BY	REVISION	DATE



NOTES:
1. ROOT BARRIERS SHALL BE REQUIRED WHEN TREES ARE PLANTED OR ARE EXISTING WITHIN 10' OF ALL CITY OWNED AND MAINTAINED HARDSCAPES.
2. ROOT BARRIERS SHALL BE INSTALLED ALONG THE LENGTH OF THE HARDSCAPES FOR THE EXPECTED CRZ OF THE TREE AT MATURITY OR ALONG THE ENTIRE LENGTH OF THE HARDSCAPE.
3. ROOT BARRIER SHALL BE HIGH DENSITY AND HIGH IMPACT PLASTIC, A MINIMUM 18" DEEP, AS AVAILABLE FROM "DEEP ROOT", VESPRO, INC, OR EQUIVALENT AS APPROVED BY CITY OF ALPHARETTA. BIO BARRIER OR SIMILAR MAY BE SUBSTITUTED, AS APPROVED BY THE CITY.
4. TOP OF ROOT BARRIER SHALL BE SET A MINIMUM OF ½"± ABOVE FINISHED GRADE OF SOIL. HOWEVER, UNDER NO CIRCUMSTANCES SHALL THE TOP OF ROOT BARRIER EXTEND ABOVE ADJACENT CURB, SIDEWALK OR OTHER HARD SURFACING, AND SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. PLEASE PROVIDE MANUFACTURER'S INSTRUCTIONS.

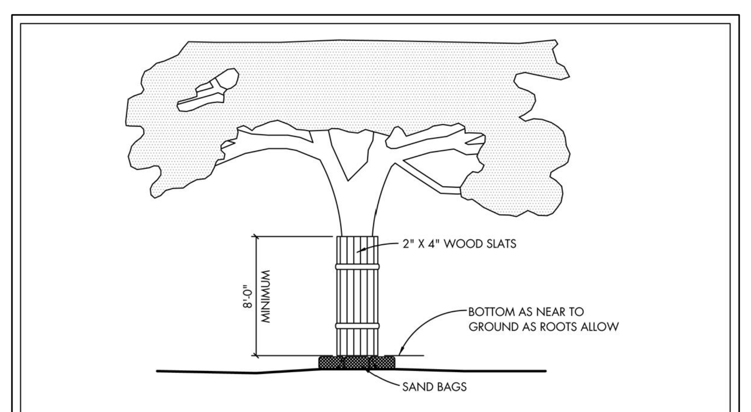
THE CITY OF ALPHARETTA GEORGIA

ROOT BARRIER DETAIL (FOR PUBLIC SIDEWALKS OR CURBING)

08/01/2015

STD. L-8

BY	REVISION	DATE
PCB	REVISE NOTE #1	8/24/16



NOTES:
1. WHERE ANY EXCEPTIONS RESULT IN A FENCE BEING CLOSER THAN TEN FEET (10'-0") TO A TREE TRUNK; PROTECT THE TRUNK WITH STRAPPED-ON-PLANKING TO A HEIGHT OF EIGHT FEET (8'-0"), OR TO THE LIMITS OF LOWER BRANCHING, IN ADDITION TO THE REQUIRED ORANGE LAMINATE FENCING.
2. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL. BACKFILL ROOT AREAS WITH GOOD QUALITY TOP SOIL AS SOON AS POSSIBLE. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN TWO (2) DAYS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE, AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
3. PRIOR TO EXCAVATION OR GRADE CUTTING WITHIN TREE CRZ, MAKE A CLEAN CUT BETWEEN THE DISTURBED AND UNDISTURBED ROOT ZONES WITH A PRUNING SAW, DITCH WITCH OR SIMILAR EQUIPMENT, TO MINIMIZE DAMAGE TO REMAINING ROOTS.
4. TREES MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES SHALL BE WATERED DEEPLY ONCE A WEEK DURING PERIODS OF HOT, DRY WEATHER.
5. SAND BAGS OR HAY BALES SHALL BE PLACED ON THE ROOT FLARES AND ANY EXPOSED STRUCTURAL ROOTS.
6. ALL EXPOSED, RIPPED, AND TORN ROOTS GREATER THAN ONE-HALF INCH (1/2") SHALL BE CLEAN CUT.
7. NO LANDSCAPE TOPSOIL DRESSING GREATER THE FOUR INCHES (4") SHALL BE PERMITTED WITHIN THE CRZ OF A TREE. NO SOIL IS PERMITTED ON THE ROOT FLARE OF ANY TREE.
8. PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC AND EQUIPMENT SHALL TAKE PLACE BEFORE CONSTRUCTION BEGINS.

THE CITY OF ALPHARETTA GEORGIA

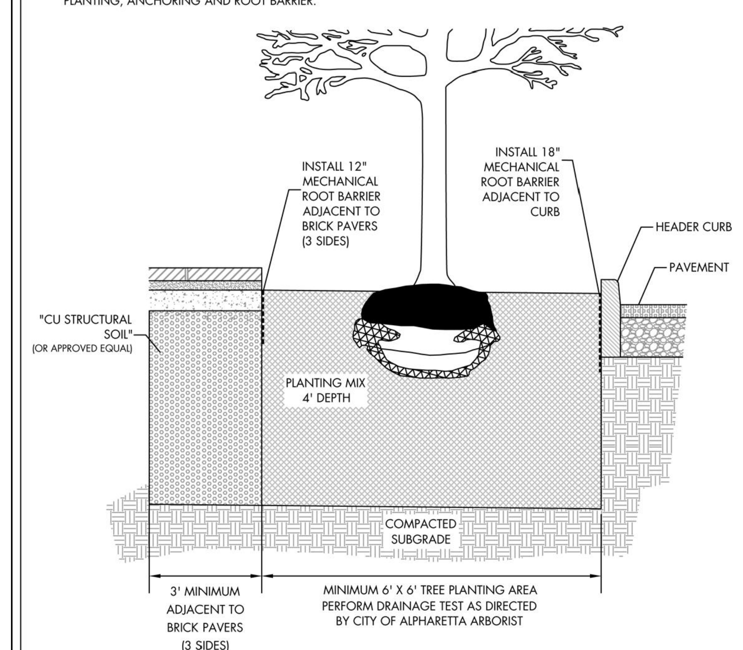
TREE PROTECTION - WOOD SLATS

08/01/2015

STD. L-9

BY	REVISION	DATE

NOTES:
1. INSTALLATION OF "CU STRUCTURAL SOIL" (OR APPROVED EQUAL) AND BRICK PAVING MUST BE UNDERTAKEN BY AN EXPERIENCED CONTRACTOR. THE CONTRACTOR MUST HAVE EXPERIENCE WORKING WITH THE SPECIFIED MATERIALS AND BE ABLE TO SHOW PROOF OF THIS EXPERIENCE. SAMPLES OF ALL MATERIALS MUST BE SUBMITTED AND BE APPROVED BY THE CITY. THIS WORK WILL BE SUPERVISED BY THE CITY OF ALPHARETTA.
2. IN AREAS NOT ADJACENT TO A TREE PLANTING AREA, THE "CU STRUCTURAL SOIL" (OR APPROVED EQUAL) EXTENDS TO THE BACK OF CURB.
3. LOCATE ALL UTILITIES PRIOR TO DIGGING TREE PITS. DO NOT SPRAY PAINT NEW PAVERS AND CONCRETE INDICATED TO REMAIN. IF AT ALL POSSIBLE WHEN LOCATING UTILITIES, NOTIFY ENGINEER OF ANY CONFLICTS WITH UTILITY LINES.
4. REFERENCE CITY OF ALPHARETTA LANDSCAPE DETAILS L1, L2, L3, L4 AND L8 FOR ADDITIONAL INFORMATION ON TREE PLANTING, ANCHORING AND ROOT BARRIER.



THE CITY OF ALPHARETTA GEORGIA

TREE WELL IN BRICK SIDEWALK

02/19/2016

STD. L-10

BY	REVISION	DATE

Tree Grading Cue Card

provided by Roots Plus Growers™

1 Look inside the crown of the tree at the trunk form.

FF #1 #2 CL

2 Check branch arrangement.

FF #1 #2 CL

3 Choose appropriate tree matrix type.

Type 1- spreading and rounded shapes.
ex. live oak, dogwood, black olive, gumbo limbo
Type 2- pyramidal shapes.
ex. river birch, bald cypress, cedar, pine
Type 3- columnar / upright shapes.
ex. 'East Palatka' holly, schefflera, Italian cypress
Type 4- vase shapes.
ex. crape-myrtle, buttonwood, ligustrum, redbud
Type 5- oval shapes.
ex. red maple, podocarpus, tabebuia, dahoon holly

Refer to the matrix tables in the Grades and Standards when necessary to determine proper root ball size, container size, crown spread, and height.

4 Measure the caliper of the trunk.

Trunk caliper is measured 6 inches from the ground on trees up to and including 4 inches in caliper, and 12 inches above the ground for larger trees. Diameter at 4½ feet (DBH) is not considered an appropriate measurement for nursery trees.

5 Grade the tree based on crown spread.

If the crown spread does not look proportional to the tree, use the matrix table you selected above along with the trunk caliper measurement to determine the crown spread for the tree. For this step select a grade based on crown spread only.

6 Grade the tree according to structural uniformity.

FF #1 #2 CL

7 Make note of the lowest grade determined in steps 1, 2, 5, and 6.

8 Reduce grade determined in step 7 by one grade if any <u>one</u> of the following is true.

✓ Tree with a trunk caliper >1" needs a stake to hold it upright.
✓ The root ball or container is undersized. *(consult tree matrix)*
✓ B&B root ball is not properly pinned, tied or wired.
✓ Tree is excessively root-bound.
✓ Evidence of large roots growing out of container. *(1/5 trunk diam)*
✓ Crown is thin and sparsely foliated. *(allow for harvesting/time of year)*
✓ More than 5% of branches have tip dieback.

9 Reduce grade determined in step 8 by one grade if <u>two</u> of the following are true.

If only one is true, do not reduce the grade. However, it takes only <u>one</u> true statement to reduce a Florida Fancy to a Florida #1. If more than two of the following are true reduce the grade by two.

✓ Tree height is not in proper proportion. *(consult tree matrix)*
✓ Flush cuts were made when pruning branches from the trunk.
✓ Branch stubs are left beyond the branch collar.
✓ Open trunk wounds or other bark injury is evident.
✓ Graft unions are not complete.
✓ More than the lower 40% of the trunk is free of branches.
✓ More than 5% of canopy is chlorotic/pest & disease damaged.
✓ Most leaves are smaller than normal.
✓ Included bark between main trunks or trunk and major branch.
✓ Trunks and/or major branches are touching.

10 Tree is a cull if it has a root greater than 1/10th the diameter of the trunk circling around more than 1/3rd of the trunk in the top half of the root ball.

Important Grading Notes

☞ Remember that grading a tree should be a quick process. Once you are familiar with the process it should only take a few seconds to grade a single tree.

☞ When grading small maturing trees such as crape-myrtle, cattley guava, wax privet, yaupon holly, lignum-vitae, wax myrtle or other small-maturing trees skip steps 1, 2, and 4.

☞ Trunks do not have to be straight to be a Florida Fancy or Florida #1. See drawings for Florida Fancy and Florida #1 in step one.

☞ A trunk dogleg is defined as a significant 's'-shaped deformation in the trunk. This is illustrated in the figure to the right. *The angle 'A' can be no more than 30°. The distance 'B' can be no more than the trunk diameter.*

This tree grading cue card was provided to you courtesy of the Roots Plus Field Growers Association of Florida

ROOTS PLUS GROWERS™

Growing Quality Field-Grown Trees

LANDSCAPE PLAN NOTES:

1. The City Arborist must inspect the site before installation of erosion control measures. Land disturbance without a site inspection and approval by the City Arborist will result in a "Stop-Work Order" and fines.

2. If tree survey inaccuracies are found on-site, a stop work order will be issued until revised plans are approved and processed based on accurate information.

3. Design Landscape Architect or Project Arborist will inspect, verify,and approve the landscape has been planted per the approved plans and city standards prior to contacting the City Arborist for a CO inspection.

4. Trees agreed upon to be saved are the responsibility of the owner.

5. A 4" layer of mulch is required for the CRZ of Specimen Trees, Trees of Quality, and Tree Groupings. Mulch must be applied prior to start of construction and shall not touch the trunks of the tree(s).

6. A minimum 2" layer of mulch is required for all existing, non-specimen, landscape trees, including street and parking lot trees. Mulch must be applied prior to start of construction and shall not touch the trunks of the tree(s).

7. All mulch must be organic mulch consisting of wood chips, shredded bark, pine needles, or similar. Synthetic mulch is not approved for use in the City of Alpharetta.

8. All newly planted trees shall have visible root flares at finished grade. No circling roots shall be allowed on planted trees. <u>The upper two rings of the wire basket, all burlap, and strapping MUST be cut and removed prior to backfill.</u>

9. Plant sizes (caliper and height) MUST match the sizes shown on the plans. Plants that do not meet these minimums will not be accepted. E.g. 3 inch caliper trees must be 3 inches or larger. Plant height measurement is taken at the top of the main body of the plant and not at the tip of the topmost growth.

10. All newly planted trees shall be equivalent in quality to a Florida #1 grade or better. All trees of lesser quality shall be rejected by the City Arborist.

11. Watering bags or a drip irrigation system MUST be provided for all trees immediately after planting and remain through establishment.

12. When watering bags are used manufacturers recommendations MUST be followed for proper sizing and watering schedules. Bags will be filled weekly by owner and during droughts for a minimum of 18 months after installation.

13. NO TRENCHING ALLOWED IN TREE SAVE AREAS- INCLUDING IRRIGATION.

14. Tree pit drainage testing is required when trees are planted in parking lot islands, sidewalk tree pits, roadway medians, or similar locations. Please refer to City Details regarding planting pit or landscape island construction. Fill each pit with water. If percolation is less than 100% within a 12 hour period, use an auger to drill a 10" inch hole to a depth of four feet below the bottom of the pit. Fill auger hole with drainage gravel and cover with a soil separator. Retest pit. If drainage is still unsatisfactory, City Arborist and Project Arborist must be notified in writing of the locations with poor drainage to provide a solution before planting. Testing results must be provided to the City Arborist.

15. All buffers shall be planted where sparse and code required screening shall be installed in order to create a year round opaque screen within 2 years of construction or as directed by the City of Alpharetta. During construction or at the time of CO the City may require additional plantings to meet these requirements above what is shown on the approved landscape plan.

16. All tree anchoring devices shall be removed from tree after one complete growing season or one year after planting, whichever is greater.

17. Property owner shall be responsible for the care and maintenance of the trees and landscaping that front their property within the ROW.

18. Landscape contractors are required to attend the City of Alpharetta Pre-Construction Class prior to starting work on any project. Please call (678)297-6070 for information and to reserve a spot.

19. NO TREES SHALL BE PLANTED ON ANY AREA OF AN EARTHEN DAM OR EMBANKMENT. Make sure this note is bold and located in a prominent place near the dam.

24 HOUR CONTACT:
ARTHUR ROUNTREE @
(404) 350-1444

811
Know what's **below.**
Call before you dig.

Brunson & Company
LANDSCAPE ARCHITECTS
903 BOMBAY LANE
ROSWELL, GA 30076
770 . 864 . 1987

OWNER:
KDC Thompson, LLC
410 Peachtree Parkway
Suite 4245
Cumming, GA 30041
(O) 404-350-1444

KDC THOMPSON PHASE 2
TREE PROTECTION & REPLACEMENT PLANS

Prepared For:
KDC THOMPSON, LLC

51 THOMPSON STREET
LL 247 - 1st DISTRICT, 2nd SECTION
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

SEAL: GEORGIA REGISTERED No. 1525 LANDSCAPE ARCHITECT PETER A. BRUNSON 4/12/21

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REVISIONS:

4/12/21	REV PLANS PER CITY COMMENTS

DRAWING TITLE:
TREE REPLACEMENT DETAILS & NOTES

DATE:	PROJECT #
2.1.21	21.006

SHEET REF #
L-1.1

CITY OF ALPHARETTA TREE DATA - THOMPSON ST.

SITE DENSITY FACTOR

REQUIRED = 20 UNITS PER ACRE

SITE AREA = 2.386 ACRES

SDF - EDF = RDF

20 X 2.386 = **47.72 UNITS REQ.**

EXISTING TREE DENSITY

EX. TREE DENSITY = 53.2 UNITS

REPLACMENT TREES REQUIRED (RDF)

SDF = EDF + RDF

47.72 (SDF) - 53.2 (EDF) = **+ 5.48 UNITS SURPLUS**

SPECIMEN TREE RECOMPENSE

REQUIRED = 3 x DBH INCH REMOVED

REQUIRED = 20.4 UNITS X 3 = **61.2 UNITS REQ.**

SPECIMEN TREE RECOMPENSE

REQUIRED = 3 x DBH INCH REMOVED

REQUIRED = 20.4 UNITS X 3 = 61.2 UNITS REQ.

PHASE II PROVIDED = 29.2 UNITS

PHASE I PROVIDED = 22.3 UNITS

SPECIMEN RECOMPENSE PROVIDED (PHASE 1 (22.3) + PHASE II (29.2) = 51.5 UNITS

TOTAL TREE UNITS REPLACED = 51.1 UNITS (REMAINDER TO BE TREE BANKED)

LANDSCAPE STRIPS

STREET TREES 240 LF X 1/40 LF = 6 TREES REQUIRED

TREES PROVIDED: (8) STREET TREES PROVIDED.

THOMPSON STREET - SPECIMEN TREE RECOMPENSE CHART

TREE I.D	TREE CAL. IN.	SPECIMEN TREES TO BE RECOMPENSED	CONDITION	REPLACEMENT UNITS REQ.
343	34	MAGNOLIA	GOOD	5.0
344	25	MAPLE	GOOD	3.4
359	33	LOBLOLLY PINE	GOOD	4.6
360	32	LOBLOLLY PINE	POOR	0
363	28	WATER OAK	GOOD	4.0
364	44	RED MAPLE	POOR	0
365	48	WATER OAK	POOR	0
355	40	WATER OAK	FAIR	0
393	24	PECAN	GOOD	3.4
				20.4

REQUIRED: 20.4 UNITS X 3 = 61.2 UNITS FOR SPECIMEN RECOMPENSE

THOMPSON STREET - TREE REPLACEMENT CHART

TREES	Quantity	Botanical/Common	Cont	Cal. Inches	Units	Total Units	Native	Evergreen	Genius	Remarks
AR	4	ACER RUBRUM `RED SUNSET` / RED SUNSET MAPLE	B & B	4	0.6	2.4	YES	NO	6%	STD.,Straight Trunk, Full Head
BN	1	BETULA NIGRA / RIVER BIRCH MULTI-TRUNK	B & B	4	0.6	0.6	YES	NO	2%	STD.,Straight Trunk, Full Head
CB2	5	CARPINUS BETULUS `FASTIGIATA` / PYRAMIDAL EUROPEAN HORNBEAM	B & B	4	0.6	3.0	NO	NO	8%	STD.,Straight Trunk, Full Head
CC	7	CERCIS CANADENSIS `FOREST PANSY` TM / FOREST PANSY REDBUD	B & B	3	0.4	2.8	YES	NO	11%	STD.,Straight Trunk, Full Head
CX2	12	CORNUS FLORIDA `CHEROKEE CHIEF` / FLOWERING DOGWOOD	B & B	3	0.4	4.8	YES	NO	18%	STD.,Straight Trunk, Full Head
JE	8	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR	B & B	4	0.6	4.8	YES	YES	12%	Straight Trunk, Full to Ground
MAG SWE	6	MAGNOLIA VIRGINIANA / SWEET BAY	B & B	3	0.4	2.4	YES	NO	9%	Multi-Trunk, 3 Canes Min.
NYS GRE	9	NYSSA SYLVATICA `GREEN GABLE` TM / BLACK GUM	B & B	4	0.6	5.4	YES	NO	14%	STD.,Straight Trunk, Full Head
QS	3	QUERCUS SHUMARDII / SHUMARD RED OAK	B & B	4	0.6	1.8	YES	NO	22%	STD.,Straight Trunk, Full Head
QUE WAR	8	QUERCUS X WAREI `LONG` TM / REGAL PRINCE OAK	B & B	4	0.6	4.8	YES	NO		STD.,Straight Trunk, Full Head
UA	2	ULMUS AMERICANA `PRINCETON` / AMERICAN ELM	B & B	4	0.6	1.2	NO	NO	3%	STD.,Straight Trunk, Full Head
	65	**TOTAL TREES**			34	**TOTAL REPLACEMENT UNITS**				
	46%	**OVERSTORY TREES**								
	88%	**NATIVE TREES**			SPECIMEN RECOMPENSE TREES PROVIDED					

CALCULATIONS:

1. SITE ACREAGE=2.386 ACRES x 20 UNITS/ACRE =47.72 UNITS REQUIRED.
   SDF = EDF + RDF

EXISTING TREES TO BE RETAINED ON SITE: EDF

(1) 40" WATER OAK #358 (SPECIMEN) x 6.2 (2) = 12.4
(1) 33" PINE #367 (SPECIMEN) x 4.6 (2) = 9.2
(1) 25" WATER OAK #366 (SPECIMEN) x 3.4 (2) = 6.8
(1) 24" BLACK WALNUT #368 (SPECIMEN) x 3.4 (2) = 6.8
(1) 8" DOGWOOD #373 (SPECIMEN) x 0.4 (2) = 0.8
~~(1) 23" PECAN #393 x 2.8 = 2.8~~
(1) 19" WATER OAK #386 x 1.8 = 1.8
(1) 22" PINE #382 x 2.8 = 2.8
~~(1) 20" PINE #391 x 2.6 = 2.6~~
(1) 8" PERSIMMON #388 x 0.4 = 0.4
(1) 12" PINE #376 x 0.8 = 0.8
(1) 14" WATER OAK #378 x 1.2 = 1.2
(2) 16" PINE #383 x 1.8 = 3.6
(1) 19" PINE #380 x 1.8 = 1.8
~~(1) 18" PINE #389 x 1.8 = 1.8~~
(1) 17" PINE #384 x 1.8 = 1.8
(1) 17" PINE #377 x 1.8 = 1.8
(1) 13" PINE #374 x 0.8 = 0.8
(1) 9" SWEETGUM #381 x 0.4 = 0.4

~~64.4 UNITS~~ TOTAL 53.20 UNITS

ADDITIONAL REPLACEMENT TREE REQUIREMENTS

REPLACEMENT TREES MUST BE AT LEAST 40% OVERSTORY.
* OVERSTORY REPLACEMENT TREES - PROVIDED 30 / 65 = 46%

REPLACEMENT TREES MUST BE AT LEAST 50% NATIVE.
** NATIVE REPLACEMENT TREES - PROVIDED 57/65 = 88%

REPLACEMENT TREES GENUS MAX IS 25%
*** MAXIMUM GENIUS PROVIDED = 22% (SEE CHART)

NOTE:
OWNER AGREES TO COMPLETE FINAL PUNCH LIST ITEMS FOR PHASE I UPON ZONING APPROVAL OF 10 SINGLE FAMILY PLANS FOR PHASE 2. CITY OF ALPHARETTA WILL NOT ISSUE A FINAL PERMIT UNTIL PUNCH LIST ITEMS ARE COMPLETED FOR PHASE 1.

24 HOUR CONTACT:
ARTHUR ROUNTREE @
(404) 350-1444

811 Know what's below. Call before you dig.

Brunson & Company
LANDSCAPE ARCHITECTS
903 BOMBAY LANE
ROSWELL, GA 30076
770 . 864 . 1987

OWNER:
KDC Thompson, LLC
410 Peachtree Parkway
Suite 4245
Cumming, GA 30041
(O) 404-350-1444

KDC THOMPSON PHASE 2
TREE PROTECTION & REPLACEMENT PLANS

Prepared For:
KDC THOMPSON, LLC

51 THOMPSON STREET
LL 247 - 1st DISTRICT, 2nd SECTION
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

SEAL: GEORGIA REGISTERED No. 1525 LANDSCAPE ARCHITECT PETER A. BRUNSON 4/12/21

THIS DRAWING IS AND SHALL REMAIN THE PROPERTY OF BRUNSON & COMPANY, LLC AND SHALL NOT BE REPRODUCED OR COPIED IN ANY FORM WITHOUT WRITTEN CONSENT. BRUNSON & COMPANY, LLC ASSUMES NO LIABILITY FOR ANY ELEMENTS CONSTRUCTED FROM THIS PLAN.

REVISIONS:
4/12/21 REV PLANS PER CITY COMMENTS

DRAWING TITLE:
TREE REPLACEMENT DETAILS & NOTES

DATE: 2.1.21
PROJECT # 21.006

SHEET REF #
L-1.2

FRONT ELEVATIONS FACING THOMPSON STREET

Main Street Designs of Georgia, LLC is a professional residential design firm. Because the design conditions may vary, Main Street Designs of Georgia, LLC cannot warrant the suitability of these plans for use on your specific site. Construction of these plans should not be undertaken without the assistance of a construction professional.

THOMPSON STREET PHASE II

3050 Royal Blvd., South Suite 135
Alpharetta, GA 30022
Ph: (404) 480-3881

MAIN STREET Designs

(c) Copyright 2019 Main Street Designs of Georgia, LLC

www.MainStreetDesignsLLC.com

KAIROS DEVELOPMENT

03/08/2021

FRONT ELEVATIONS FACING PARK

Main Street Designs of Georgia, LLC is a professional residential design firm. Because the design conditions may vary, Main Street Designs of Georgia, LLC cannot warrant the suitability of these plans for use on your specific site. Construction of these plans should not be undertaken without the assistance of a construction professional.

THOMPSON STREET PHASE II

3050 Royal Blvd., South Suite 135
Alpharetta, GA 30022
Ph: (404) 480-3881

MAIN STREET Designs

(c) Copyright 2019 Main Street Designs of Georgia, LLC

www.MainStreetDesignsLLC.com

KAIROS DEVELOPMENT

03/08/2021

CZIM COMMENTS 3.10.21

PH-21-06 Kairos 51 & 61 Thompson St

1. Where will Stormwater Runoff from Construction Site
2. Vehicle access to and from Construction Site will be from Lot # 5.
3. Clarification on Backyard Demolition
4. Amenity Area access and maintenance will be shared by both HOA's.
5. Is Driveway part of Condo property? - There is an Easement for the Driveway Only. Both Associations will share responsibility for the driveway.
6. Architect is Main St. Designs. Lew Oliver may also be involved.
7. Clean up of construction – will most likely not be daily but weekly.
8. There will be separate HOA's.
9. Construction hours will follow City Code. If there are any issues, Art will address.

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: Kairos Development Thompson Street

Contact Name: Art Rountree

Telephone: 404-401-0807

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.

Art prelim this design excellent - I'm not sure I would change a single thing. You've fixed all the items that many in Voysey would have liked. The sq ft is smaller than what everyone likes (everybody has said 3000 is the perfect size) BUT you've added an outdoor patio space which is wanted even more. Elevators are for sure becoming more realized by my age group (if they can't get MOM). The driveway parking is also a huge draw. It doesn't look great with a bunch of parked cars but people care about having the parking more... (We don't allow parking in Voysey - have had a bunch of safety issues on our 16' streets.)

Really well done! Is March 10 zoning meeting open to public? If so I'll announce to friend who are looking...

Really good job with this design - very smart. —Mary Beth Kreiger 770-855-2139 Voysey HOA Pres

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] 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: 3/10/2021

Print Form

February 18, 2021

RE: 51 & 61 Thompson Street (phase 2 lot next to Thompson Street Flats Condominiums)

Dear Neighbors:

In an effort to foster community accord, Kairos Development, (the "Applicant") would like to inform interested property owners that it has submitted a public hearing application to the City of Alpharetta to facilitate the development of 10 Residential Dwellings on the approximately 1.2 acres located on Thompson Street. The applicant proposes to develop on the subject property 10 single family detached homes instead of the current allowed use of 12 multifamily condominiums.

The Applicant seeks to construct:
10 single family detached homes
2,500 SF minimum lots
2 car side by side garages with 18' minimum driveway

- 10' between structures
- The alley will be private-owned and maintained

A copy of the proposed site plan is enclosed.

The Community Zoning Information Meeting will be held via ZOOM on Wednesday, March 10, 2021 at 6:00 p.m. The link to the ZOOM Meeting is https://zoom.us/j/96248834346.
This is an informal meeting to allow the Public to view current applications and speak with Applicants. Applicants give a brief presentation and the public may ask questions. Staff will provide a board with your application and site plan.

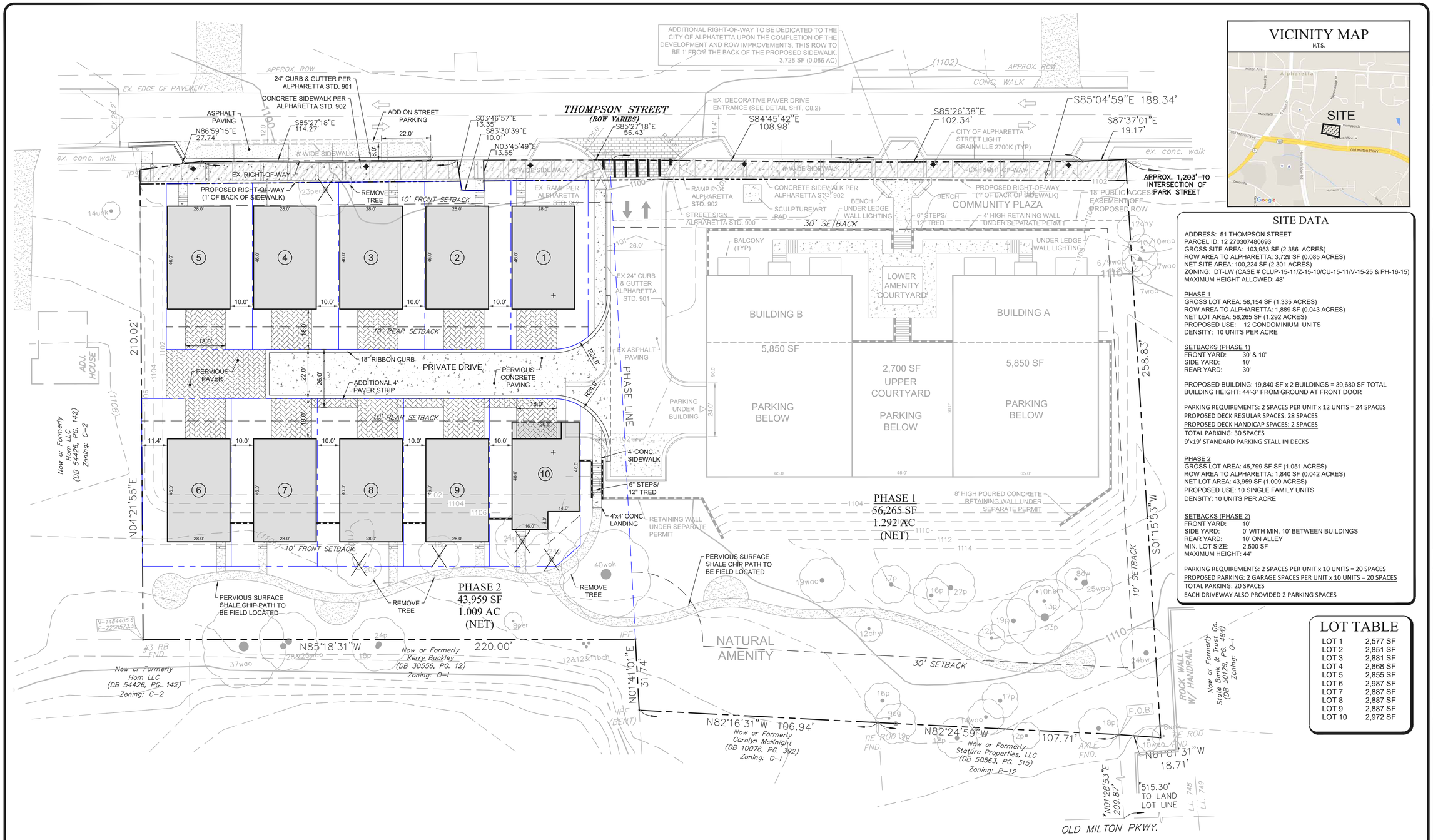
Public hearings are scheduled to be held at 6:30 pm on April 26, 2021 for City Council Hearing, located at 2 Park Plaza, Alpharetta, GA 30009.

The Applicant is committed to keeping the public informed during the process. If you have any questions, comments, or concerns, please contact us. When contacting our office, please reference Thompson Street Single Family Homes.

Very Truly Yours,
Kairos Development Corporation, Inc.

H. Arthur Rountree

art@kairosdevelopmentcorp.com
404-350-1444



VICINITY MAP

N.T.S.

SITE DATA

ADDRESS: 51 THOMPSON STREET
PARCEL ID: 12 270307480693
GROSS SITE AREA: 103,953 SF (2.386 ACRES)
ROW AREA TO ALPHARETTA: 3,729 SF (0.085 ACRES)
NET SITE AREA: 100,224 SF (2.301 ACRES)
ZONING: DT-LW (CASE # CLUP-15-11/Z-15-10/CU-15-11/V-15-25 & PH-16-15)
MAXIMUM HEIGHT ALLOWED: 48'

PHASE 1
GROSS LOT AREA: 58,154 SF (1.335 ACRES)
ROW AREA TO ALPHARETTA: 1,889 SF (0.043 ACRES)
NET LOT AREA: 56,265 SF (1.292 ACRES)
PROPOSED USE: 12 CONDOMINIUM UNITS
DENSITY: 10 UNITS PER ACRE

SETBACKS (PHASE 1)
FRONT YARD: 30' & 10'
SIDE YARD: 10'
REAR YARD: 30'

PROPOSED BUILDING: 19,840 SF x 2 BUILDINGS = 39,680 SF TOTAL
BUILDING HEIGHT: 44'-3" FROM GROUND AT FRONT DOOR

PARKING REQUIREMENTS: 2 SPACES PER UNIT x 12 UNITS = 24 SPACES
PROPOSED DECK REGULAR SPACES: 28 SPACES
PROPOSED DECK HANDICAP SPACES: 2 SPACES
TOTAL PARKING: 30 SPACES
9'x19' STANDARD PARKING STALL IN DECKS

PHASE 2
GROSS LOT AREA: 45,799 SF SF (1.051 ACRES)
ROW AREA TO ALPHARETTA: 1,840 SF (0.042 ACRES)
NET LOT AREA: 43,959 SF (1.009 ACRES)
PROPOSED USE: 10 SINGLE FAMILY UNITS
DENSITY: 10 UNITS PER ACRE

SETBACKS (PHASE 2)
FRONT YARD: 10'
SIDE YARD: 0' WITH MIN. 10' BETWEEN BUILDINGS
REAR YARD: 10' ON ALLEY
MIN. LOT SIZE: 2,500 SF
MAXIMUM HEIGHT: 44'

PARKING REQUIREMENTS: 2 SPACES PER UNIT x 10 UNITS = 20 SPACES
PROPOSED PARKING: 2 GARAGE SPACES PER UNIT x 10 UNITS = 20 SPACES
TOTAL PARKING: 20 SPACES
EACH DRIVEWAY ALSO PROVIDED 2 PARKING SPACES

LOT TABLE

LOT 1	2,577 SF
LOT 2	2,851 SF
LOT 3	2,881 SF
LOT 4	2,868 SF
LOT 5	2,855 SF
LOT 6	2,987 SF
LOT 7	2,887 SF
LOT 8	2,887 SF
LOT 9	2,887 SF
LOT 10	2,972 SF

LEGEND

- PROPOSED LIGHT POLE
- PROPOSED MOVEMENT
- EXISTING MOVEMENT
- PROPERTY LINE
- STONE WALL
- POURED CONCRETE WALL
- EXISTING CURB & GUTTER
- EXISTING CURB & GUTTER TO BE REMOVED
- PROPOSED CURB & GUTTER

NORTH

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

CONTRACTOR NOTE

Contractor is to provide the City of Alpharetta Encroachment permit for all work within the City's R.O.W. Any traffic signal or utility relocations will be the responsibility of the owner/ developer.

NOTES

1. THIS INFORMATION WAS TAKEN FROM THE TOPOGRAPHIC SURVEY BY BARTON SURVEYING, INC., DATED JULY 31, 2015.
2. NO WELLS OR SEPTIC SYSTEMS ARE PROPOSED OR EXIST ON SITE.
3. ALL HANDICAP RAMP FORMS MUST BE APPROVED BY CITY LAND DISTURBANCE INSPECTOR PRIOR TO CONCRETE POUR.
4. ALL PROPOSED PAVING AND CURB PER ALPHARETTA STANDARD 901

SIGHT DISTANCE

I, W. BARRY DUNLOP, A PROFESSIONAL ENGINEER IN THE STATE OF GEORGIA, HEREBY CERTIFY THE SIGHT DISTANCE FOR THE KDC THOMPSON ENTRANCE ON THOMPSON STREET IS DESIGNED WITH ADEQUATE DISTANCE. THE REGULATED SPEED LIMIT ON THE APPROACHING THOROUGHFARE IS 25 MPH. THE DESIGNED SIGHT DISTANCE PROVIDES VISIBILITY OF +400 FEET TO THE LEFT AND +270 FEET TO THE RIGHT. THE SIGHT DISTANCE SHALL BE MEASURED FROM A POINT OF 15 FEET FROM THE EDGE OF THE TRAVEL LANE AND 3.5 FEET IN HEIGHT ABOVE THE ROADWAY.

GEORGIA811
Utilities Protection Center, Inc.
Know what's below
Call 811 or (800) 282-7411
Before You Dig

CAUTION
THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

24 HOUR CONTACT: ARTHUR ROUNDTREE 404- 350-1444

GEORGIA REGISTERED No. 24527 PROFESSIONAL ENGINEER William B. Dunlop

paradigm
Engineering Services, Inc.
Seven Dunwoody Park
Suite 113
Atlanta, GA 30338
(770) 605-6030
www.Paradigmeng.net

Project No.	P-1605
Design By:	WBD
Drawn By:	LBF
Checked By:	WBD
Date:	2/1/21
Scale:	1"=20'

No	Revision	Date

KDC Thompson, LLC
410 Peachtree Parkway
Suite 4245
Cummiing, GA 30041
Phone: (404) 350-1444

ZONING SITE PLAN
KDC Thompson Phase 2
THOMPSON STREET
LAND LOT 247, 1ST DISTRICT, 2ND SECTION
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

Drawing No.
C2

NEWHALL LAND CO
2974 HARDMAN CT
ATLANTA GA 30305

KDC THOMPSON LLC
410 PEACHTREE PKWY STE 4245
ALPHARETTA GA 30009

SEISAN MFA PROPERTIES LLC
2425 OLD MILTON PKWY
ALPHARETTA GA 30009

K & S OLD MILTON LLC
3396 CAVERTON LANE
ALPHARETTA GA 30022

STATURE PROPERTIES LLC
675 SEMINOLE AVE SUITE 301
ATLANTA GA 30307

RANSOPHER TAD D
82 THOMPSON ST
ALPHARETTA GA 30004

DREYFUS PROPERTIES L L C
6094 ODELL ST
CUMMING GA 30040

UNITED STATES POSTAL SERVICE
1735 NORTH BROWN RD SUITE 200
LAWRENCEVILLE GA 30043-8153

RANSOPHER TAD D
82 THOMPSON ST
ALPHARETTA GA 30004

AYCOCK ELVIN L
185 THOMPSON ST
ALPHARETTA GA 30004

STATE BANK & TRUST COMPANY
4219 FORSYTH RD
MACON GA 31208

KDC THOMPSON LLC
410 PEACHTREE PKWY STE 4245
CUMMING GA 30041

AYCOCK ELVIN L
185 THOMPSON ST
ALPHARETTA GA 30004

NEWHALL LAND CO
2974 HARDMAN CT
ATLANTA GA 30305

MOSS LESLIE MOSS RHONDA
112 THOMPSON ST
ALPHARETTA GA 30004

HOM LLC
11785 NORTHFALL LANE SUITE 510
ALPHARETTA GA 30009

K & S OLD MILTON LLC
3396 CAVERTON LANE
ALPHARETTA GA 30022

PUBLIX SUPER MARKETS INC
P O BOX 32018
LAKELAND FL 33802-2018

SEISAN MFA PROPERTIES LLC
2425 OLD MILTON PKWY
ALPHARETTA GA 30009

CHAN TIN & ENG DANNY
3975 OLD MILTON PKWY # S 1
ALPHARETTA GA 30005

NEWHALL LAND CO
2974 HARDMAN CT
ATLANTA GA 30305

KDC THOMPSON LLC
410 PEACHTREE PKWY STE 4245
CUMMING GA 30041

HOM LLC
11785 NORTHFALL LANE SUITE 510
ALPHARETTA GA 30009

PUBLIX SUPER MARKETS INC
P O BOX 32018
LAKELAND FL 33802-2018

HOM LLC
11785 NORTHFALL LANE SUITE 510
ALPHARETTA GA 30009

MILTON HALL LLC
2365 OLD MILTON PKY SUITE 200
ALPHARETTA GA 30009

MC KNIGHT CAROLYN S
910 DOGWOOD TRL
HIAWASSEE GA 30546-3815

BUCKLEY KERRY M TR
1985 SOUTHERS CIR
SUWANEE GA 30024

MILTON HALL LLC
2365 OLD MILTON PKY SUITE 200
ALPHARETTA GA 30009

NEWHALL LAND CO
2974 HARDMAN CT
ATLANTA GA 30305

KDC THOMPSON LLC
410 PEACHTREE PKWY STE 4245
CUMMING GA 30041

TIFFANY SQUARE HOMEOWNERS ASSOC INC
4004 TIFFANY SQ
ALPHARETTA GA 30009-3768

FULTON COUNTY GEORGIA
141 PRYOR ST
ATLANTA GA 30303

NEWHALL LAND CO
2974 HARDMAN CT
ATLANTA GA 30305

Woodman, Michael

From: [redacted]
Sent: Wednesday, April 14, 2021 4:37 PM
To: Cook, Kathi
Cc: Woodman, Michael
Subject: Fw: Unresolved Construction Issues

fyi

From: Donald Tieken <dontieken@bellsouth.net>
Sent: Wednesday, April 14, 2021 4:22 PM
To: 'Jack Williams' <Jack@kairosdevelopmentcorp.com>; 'Art Rountree' <Art@kairosdevelopmentcorp.com>
Cc: City Council and Mayor <CityCouncilandMayor@alpharetta.ga.us>
Subject: Unresolved Construction Issues

Jack, I am still waiting for you to respond to replacement the ceiling in my unit 102. As you are aware there remains a number of punch list items that need to be handled including: outdoor kitchen, dog waking path, touchup painting throughout, bike rack, pressure wash the building walls, wash windows to name a few. What's your plan?

Don Tieken unit 102

Woodman, Michael

From: [redacted]
Sent: Wednesday, April 14, 2021 4:37 PM
To: Cook, Kathi; Woodman, Michael
Subject: Fw: Thompson Street Flats

fyi

From: Candy Simpson <candy3936@icloud.com>
Sent: Wednesday, April 14, 2021 1:04 PM
To: City Council and Mayor <CityCouncilandMayor@alpharetta.ga.us>
Subject: Thompson Street Flats

To whom it may concern: I am writing this email on behalf of all 11 residents here at Thompson Street Flats. How can Kairos Development get away with what the company has done? They are starting a new project next door but never completed this one. There are 3 residents who have ceiling leaks due to poor roof design, Jack owes back HOA dues that were never paid, the fire pit was never hooked up and furniture was never purchased, the outdoor kitchen has been promised for 18 months, projects were never finished in building 81, the old sheds were never torn down, landscaping was not finished, the field next door is 4 feet tall and never mowed or manicured. The list goes on and on. We can't believe that Kairos gets away with this. Kairos needs to spend some money and get these items finished. We all are very disappointed to say the least. Please hold them accountable.

Sent from my iPhone

Woodman, Michael

From: [redacted]
Sent: Tuesday, April 13, 2021 7:36 PM
To: Cook, Kathi; Woodman, Michael
Subject: Fwd: 71-202 Thompson Street - Outstanding Construction Issues

FYI

How is their application moving along?

Begin forwarded message:

From: Tom Williams <williams2353@gmail.com>
Date: April 13, 2021 at 2:38:55 PM EDT
To: Jack Williams <Jack@kairosdevelopmentcorp.com>
Cc: Michele Williams <michelewilliams2@gmail.com>, City Council and Mayor <CityCouncilandMayor@alpharetta.ga.us>, Art Rountree <art@kairosdevelopmentcorp.com>
Subject: 71-202 Thompson Street - Outstanding Construction Issues

Dear Mr. Williams,

Since purchasing Thompson Street Flats unit 71-202 in May 2020, we have struggled to get Kairos to resolve a number of construction issues (27 of them) which were not completed or corrected before the closing date. At the time of closing and during the months from May 2020 through January of 2021, you assured us that Kairos would resolve ALL of the issues on our punch list, but by January there were still 13 issues unresolved, including several serious issues such as water leaks in the foundation and roof, improperly installed ceiling, and damaged windows.

In January Kairos stopped communicating with us in any manner, even though these issues were still outstanding. The frustration caused by this total radio silence resulted in us reaching out to the Alpharetta City Council after we noticed that the Kairos Phase 2 project was on their agenda. Within a couple of days of our contact with the City, Art resumed communicating with us to address punch list issues, and some of the issues have been resolved. However, there has been no progress on the remaining issues, and Kairos has not indicated when or if the remaining issues will be resolved.

As the former HOA president and current HOA maintenance manager, I am also aware that there are many unresolved construction defects in the common areas, and a financial debt to the HOA that has never been paid. It is astonishing that Kairos plans to move forward on another residential project adjacent to Thompson Street Flats while the first project has been left unfinished and in financial trouble, and you refuse to even discuss resolution of the numerous outstanding issues. Since you refuse to discuss cleaning up the mess that Kairos has left here, perhaps we can discuss it in public at the April 26 City Council meeting. We look forward to seeing you there.

2/1/21

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY PH-21-06
Kairos Change to Council Condition
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: Art Rountree Telephone: 404-401-0807

Address: 7114 Surrey Pt Suite:

City Alpahretta State: GA Zip: 30009 Fax:

Mobile Tel: 404-401-0807 Email: art@kairosdevelopmentcorp.com

Subject Property Information:

Address: 51 & 61 Thompson Street Current Zoning: DT/LW

District: 1 Section: 2 Land Lot: 748 Parcel ID: 12-270307480610 12-270307480693

Proposed Zoning: DT/LW Current Use: Land

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?

10 Lot detached single family home subdvision

Applicant's Request (Please itemize the proposal):

pplicant is requesting to permit the development of 10 single family detached homes as shown on the attached site plan. The current zoning condition is for 12 multi family condominiums.

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

Applicants proposal will permit the construction of 10 single family detached homes as allowed under the DT/LW zoning

2/1/21

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: One Alpharetta Partners (Art Rountree & Jack Williams) Telephone: 404-401-0807

Address: 410 Peachtree Pkwy Suite: 4245

City Cumming State: GA Zip: 30041 -

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: H. Arthur Rountree Telephone: 404-401-0807

Address: 410 Peachtree Pkwy Suite: 4245

City Alpharetta State: GA Zip: 30041 -

So Sworn and Attested:

Owner Signature: _____ Date: _____

Notary:

Notary Signature: _____ Date: _____

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: Art Rountree

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 none made 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: 01/20/2021

Alpharetta Planning Commission Review Criteria

How will this proposal be compatible with surrounding properties?

It will compliment the detached homes across the street (Voysey)

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

The impact to surrounding properties will be positive

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

The current zoning would stay in place, however changing the conditions from condominiums to detached homes is more economical to construct.

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

There would be a decrease of two homes to the proposed development

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

The power lines have been burried at our expense last year and there is no additional impact on schools

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

Consistent with Comprehensive plan and Land Use Map

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

We would like to remove the pecan tree so that we can provide four 4 additional parallel parking spaces on Thompson Street for the public

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

2/1/21 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.

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

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

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.

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.

Sign Variance Review Criteria

Are there exceptional conditions pertaining to the property where the sign is to be located as a result of the property size, shape, or topography which are not applicable to other lands or structures in the area? If "yes," please explain.

- [ ] Yes
- [x] No

Would the applicant be deprived of rights that are commonly enjoyed by others similarly situated? If "yes," please explain.

- [ ] Yes
- [x] No

Would granting the variance confer on the applicant any significant privileges which are denied to others similarly situated? If "yes," please explain.

- [ ] Yes
- [x] No

Are the exceptional circumstances the result of actions of the applicant or the applicant's representatives? If "yes," please explain.

- [ ] Yes
- [x] No

Is the requested variance the minimum necessary to allow the applicant to enjoy rights commonly enjoyed by others similarly situated? If "no," please explain.

- [x] Yes
- [ ] No

Would granting of the variance violate more than one standard of the Unified Development Code? If "yes," please explain.

- [ ] Yes
- [x] No

Would granting the variance result in allowing a sign that interferes with road or highway visibility or obstruct or otherwise interfere with the safe and orderly movement of traffic? On a separate sheet or sheets, please defend your response.

- [ ] Yes
- [x] No

2/1/21

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: One Alpharetta

Contact Name: Art Rountree Telephone: 404-350-1444

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

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.

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: _____

Contact Name: _____ Telephone: _____

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

2/1/21

NEWHALL LAND CO
2974 HARDMAN CT
ATLANTA GA 30305

KDC THOMPSON LLC
410 PEACHTREE PKWY STE 4245
ALPHARETTA GA 30009

RANSOPHER TAD D
82 THOMPSON ST
ALPHARETTA GA 30004

K & S OLD MILTON LLC
3396 CAVERTON LANE
ALPHARETTA GA 30022

STATURE PROPERTIES LLC
675 SEMINOLE AVE SUITE 301
ATLANTA GA 30307

KDC THOMPSON LLC
410 PEACHTREE PKWY STE 4245
CUMMING GA 30041

DREYFUS PROPERTIES L L C
6094 ODELL ST
CUMMING GA 30040

STATE BANK & TRUST COMPANY
4219 FORSYTH RD
MACON GA 31208

PUBLIX SUPER MARKETS INC
P O BOX 32018
LAKELAND FL 33802-2018

AYCOCK ELVIN L
185 THOMPSON ST
ALPHARETTA GA 30004

PUBLIX SUPER MARKETS INC
P O BOX 32025
LAKELAND FL 33802-2025

NEWHALL LAND CO
2974 HARDMAN CT
ATLANTA GA 30305

AYCOCK ELVIN L
185 THOMPSON ST
ALPHARETTA GA 30004

NEWHALL LAND CO
2974 HARDMAN CT
ATLANTA GA 30305

PUBLIX SUPER MARKETS INC
P O BOX 32025
LAKELAND FL 33802-2025

HOM LLC
11785 NORTHFALL LANE SUITE 510
ALPHARETTA GA 30009

K & S OLD MILTON LLC
3396 CAVERTON LANE
ALPHARETTA GA 30022

PUBLIX SUPER MARKETS INC
P O BOX 32018
LAKELAND FL 33802-2018

SEISAN MFA PROPERTIES LLC
2425 OLD MILTON PKWY
ALPHARETTA GA 30009

CHAN TIN & ENG DANNY
3975 OLD MILTON PKWY # S 1
ALPHARETTA GA 30005

MC KNIGHT CAROLYN S
910 DOGWOOD TRL
HIAWASSEE GA 30546-3815

KDC THOMPSON LLC
410 PEACHTREE PKWY STE 4245
CUMMING GA 30041

HOM LLC
11785 NORTHFALL LANE SUITE 510
ALPHARETTA GA 30009

NEWHALL LAND CO
2974 HARDMAN CT
ATLANTA GA 30305

HOM LLC
11785 NORTHFALL LANE SUITE 510
ALPHARETTA GA 30009

SEISAN MFA PROPERTIES LLC
2425 OLD MILTON PKWY
ALPHARETTA GA 30009

KDC THOMPSON LLC
410 PEACHTREE PKWY STE 4245
CUMMING GA 30041

BUCKLEY KERRY M TR
1985 SOUTHERS CIR
SUWANEE GA 30024

RANSOPHER TAD D
82 THOMPSON ST
ALPHARETTA GA 30004

FULTON COUNTY GEORGIA
141 PRYOR ST
ATLANTA GA 30303

2/1/21

NEWHALL LAND CO
2974 HARDMAN CT
ATLANTA GA 30305

2/1/21

January 20, 2021

Mayor and City Council
City of Alpharetta, Georgia
2 Park Plaza
Alpharetta, GA 30009

RE: Application of Kairos Development for modification change of current zoning conditions to the property we own on Thompson Street. The current zoning is DT-LW and applicant would like to change the conditions from DT-LW, 12 multifamily condominiums to DT-LW, 10 single family detached homes.

Subject Property: 51 & 61 Thompson Street (vacant lot next to Thompson Street Condominiums)

The subject property is located on the south side of Thompson Street and on the east side of Haynes Bridge Road (vacant lot on next to Thompson Street Flats near the round-a-bout). It is approximately 1.2 acres of semi-developed vacant land that is zoned DT/LW. The land has been cleared and site utilities are in place (power has been relocated underground, detention is in place, sewer and water in place).

The Applicant, Kairos Development Corporation, Inc. ("Applicant"), requests to change the current zoning conditions from 12 multifamily condominiums to 10 single family detached homes. Currently the property is zoned DT/LW and is consistent with the vision for the Alpharetta Comprehensive Plan and the Downtown Future Land Use. The applicant has carefully designed the site to reflect what the neighboring public has expressed what they would like to see on Thompson Street, which is single family detached homes that are walkable to downtown.

The Applicant seeks to construct:

- 10 single family detached homes
- 2,500 SF minimum lots
- 2 car side by side garages with 18' minimum driveway
- 10' between structures
- The alley will be private-owned and maintained

2/1/21

The Applicant is requesting:

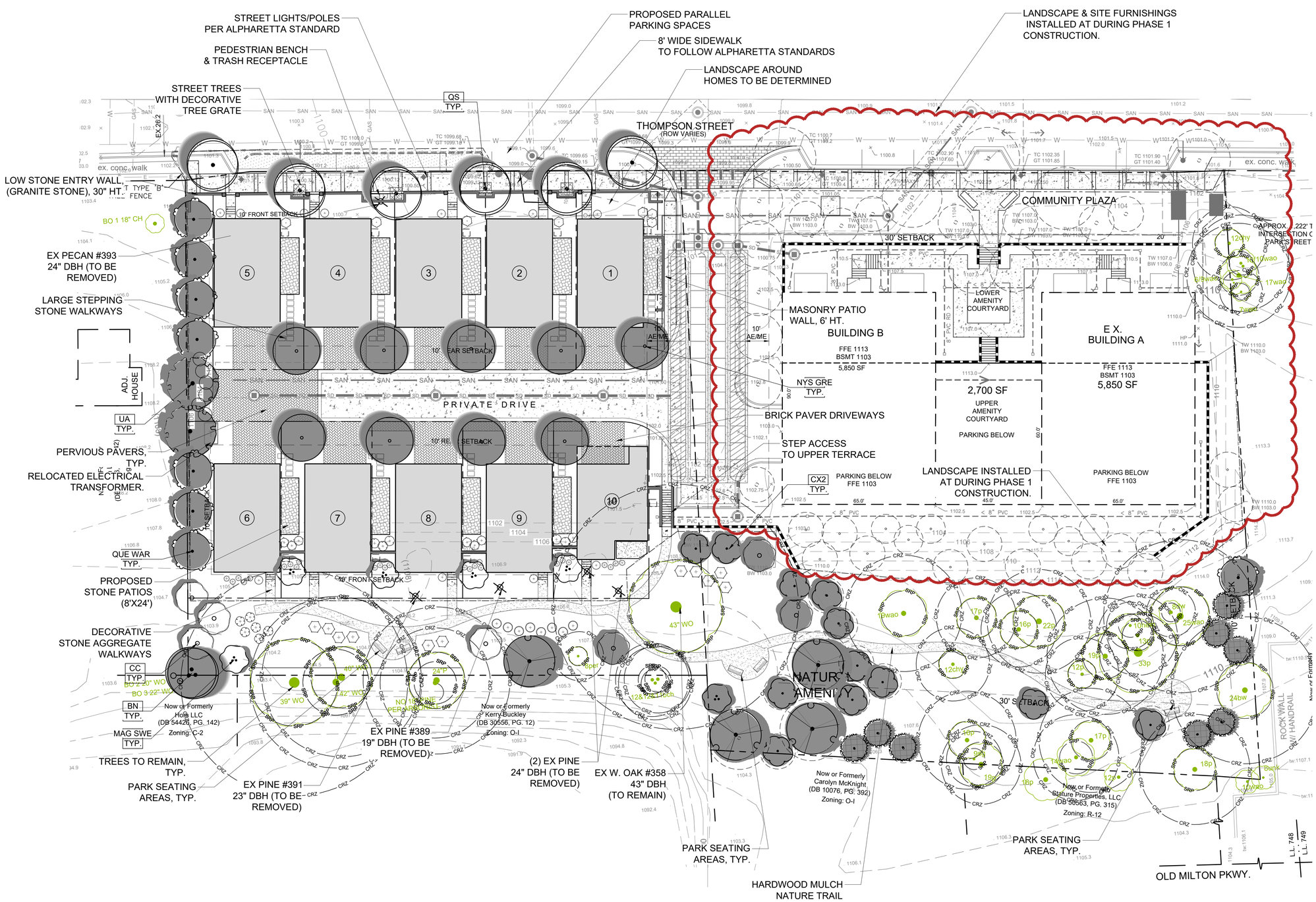
- To change the condition of the current zoning to 10 single family detached homes
- A conditional use to provide additional parallel parking on Thompson Street (this will require removing a pecan tree)

The Applicant respectfully asks that the Mayor and City Council approve this Application for Conditional changes and Variances requested to allow the use of the property as indicated on the site plan.

Very Truly Yours,
Kairos Development Corporation, Inc.

H. Arthur Rountree

2/4/21



NOTES:
-SEE SHEET TRP-2 FOR CHARTS AND DETAILS.

24 HOUR CONTACT:
ARTHUR ROUNTREE @
(404) 350-1444

Brunson & Company
LANDSCAPE ARCHITECTS
903 BOMBAY LANE
ROSWELL, GA 30076
770 . 864 . 1987

OWNER:
KDC Thompson, LLC
410 Peachtree Parkway
Suite 4245
Cumming, GA 30041
(O) 404-350-1444

KDC THOMPSON PHASE 2
TREE PROTECTION & REPLACEMENT PLANS

Prepared For:
KDC THOMPSON, LLC

51 THOMPSON STREET
LL 247 - 1st DISTRICT, 2nd SECTION
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

GEORGIA REGISTERED No. 1525 LANDSCAPE ARCHITECT PETER A. BRUNSON

SEAL: 2/1/21

THIS DRAWING IS AND SHALL REMAIN THE PROPERTY OF BRUNSON & COMPANY, LLC AND SHALL NOT BE REPRODUCED OR COPIED IN ANY FORM WITHOUT WRITTEN CONSENT. BRUNSON & COMPANY, LLC ASSUMES NO LIABILITY FOR ANY ELEMENTS CONSTRUCTED FROM THIS PLAN.

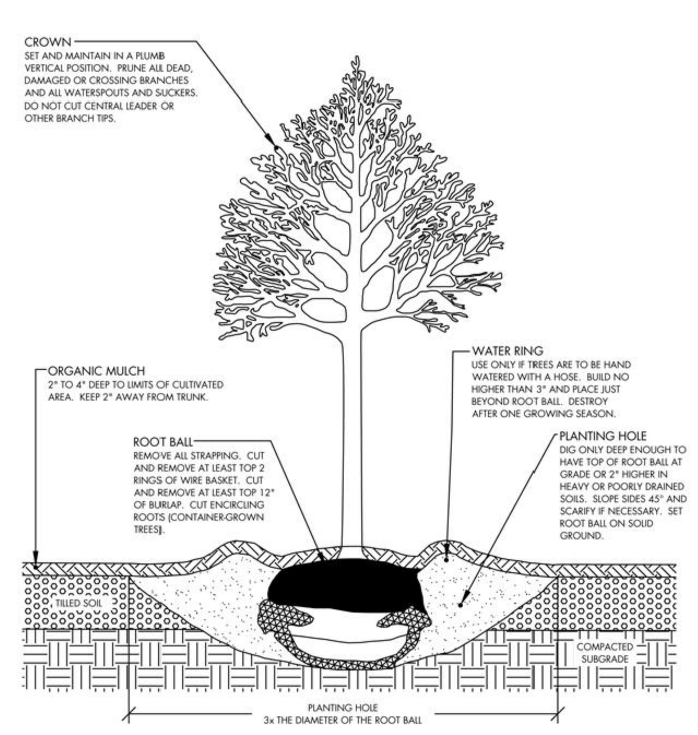
REVISIONS:

DRAWING TITLE:
LANDSCAPE CONCEPT PLAN

DATE:	PROJECT #
2.1.21	21.006

SHEET REF #
L -1.0

2/1/21



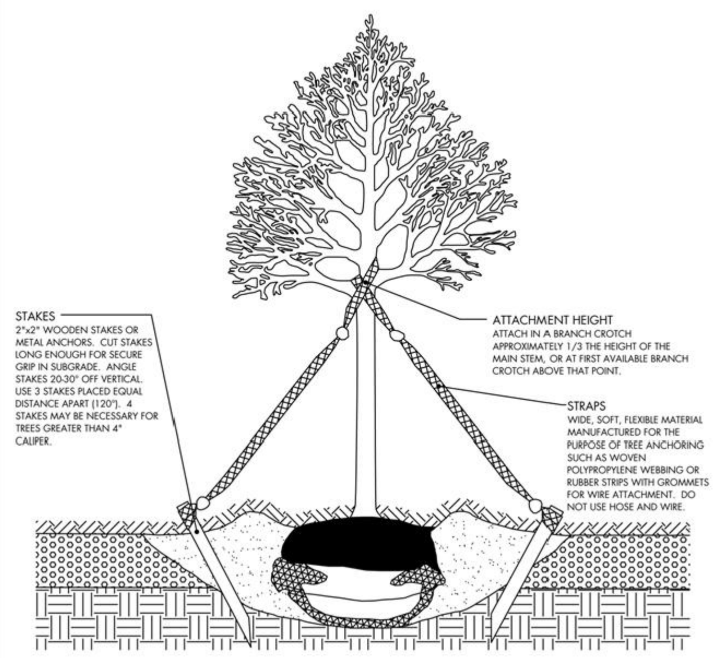
THE CITY OF ALPHARETTA GEORGIA

TREE PLANTING (TYPICAL SECTION)

08/01/2015

STD. L-1

BY | REVISION | DATE



USE ANCHORING SYSTEMS ONLY WHERE WIND OR SOIL CONDITIONS MAKE IT NECESSARY OR AS REQUIRED BY CITY ARBORIST. REMOVE AFTER ONE YEAR.

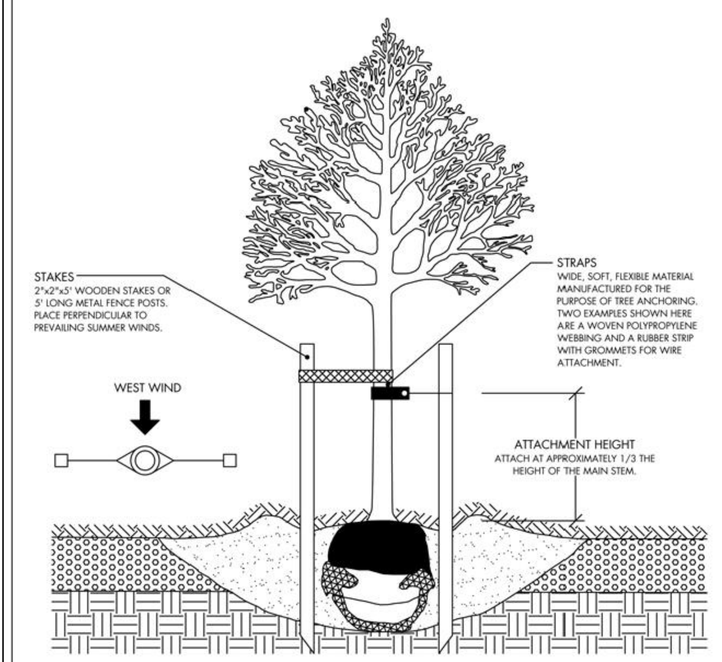
THE CITY OF ALPHARETTA GEORGIA

TREE ANCHORING - TYPE A (FOR TREES LARGER THAN 2 INCHES CALIPER)

08/01/2015

STD. L-2

BY | REVISION | DATE



USE ANCHORING SYSTEMS ONLY WHERE WIND OR SOIL CONDITIONS MAKE IT NECESSARY. REMOVE AFTER ONE YEAR.

NOTE: THIS DETAIL MAY BE UTILIZED FOR TREES GREATER THAN 2 INCHES CALIPER WHICH ARE TO BE PLANTED IN BEAUTY STRIPS, SIDEWALK CUTOUTS, PLANTING PITS, AND SIMILAR LOCATIONS WHERE THERE IS NO ROOM FOR STRAPPING AS PER STD. L-2.

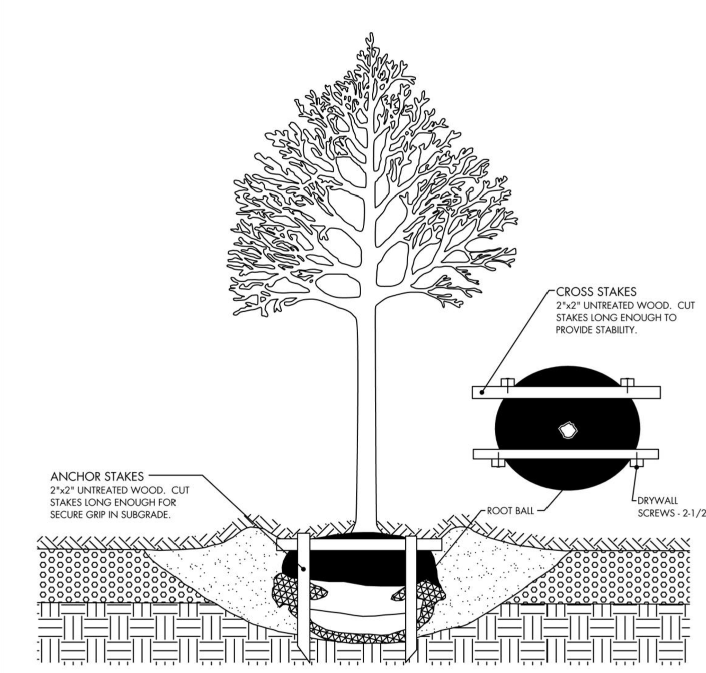
THE CITY OF ALPHARETTA GEORGIA

TREE ANCHORING - TYPE B (FOR TREES UP TO 2 INCHES CALIPER OR FOR TREES IN BEAUTY STRIPS, SIDEWALK CUTOUTS, PLANTING PITS, ETC.)

08/01/2015

STD. L-3

BY | REVISION | DATE



USE ANCHORING SYSTEMS ONLY WHERE WIND OR SOIL CONDITIONS MAKE IT NECESSARY. REMOVE AFTER ONE YEAR.

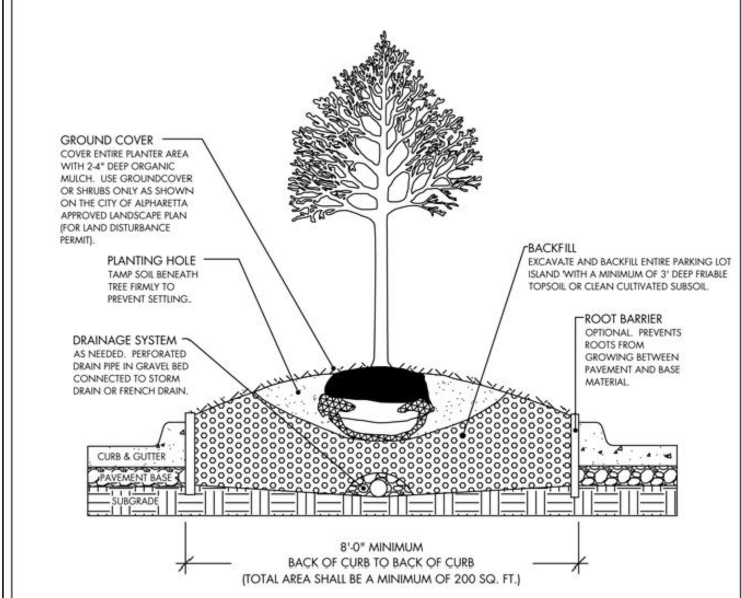
THE CITY OF ALPHARETTA GEORGIA

TREE ANCHORING - TYPE C (FOR CONTAINER GROWN TREES OR B&B TREES UP TO 2 INCHES CALIPER)

08/01/2015

STD. L-4

BY | REVISION | DATE



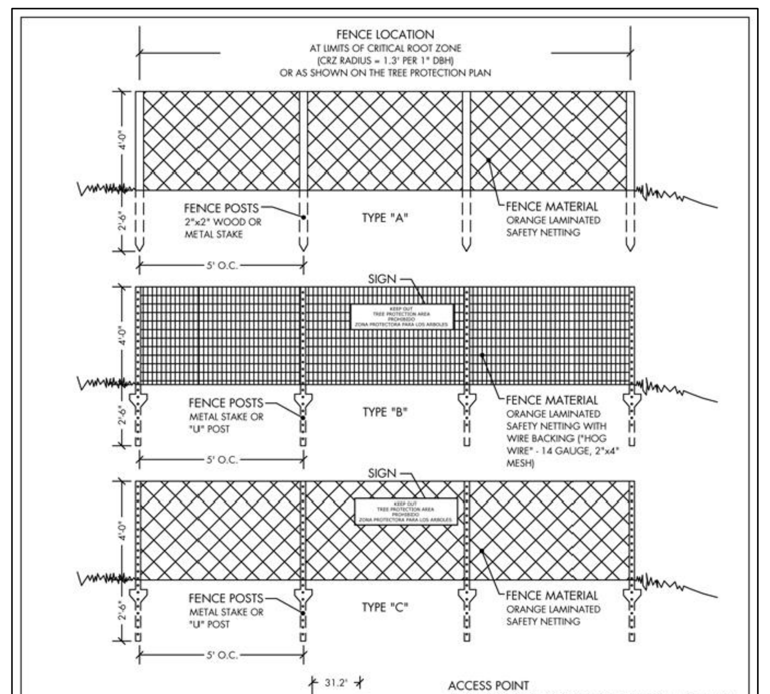
THE CITY OF ALPHARETTA GEORGIA

TREE PLANTING IN PARKING LOTS (TYPICAL SECTION)

08/01/2015

STD. L-5

BY | REVISION | DATE



NOTES:
1. ALL TREE PROTECTION DEVICES ARE TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING IS INSTALLED. NO PARKING, STORAGE OR OTHER CONSTRUCTION SITE ACTIVITIES ARE TO OCCUR WITHIN THE TREE PROTECTION AREA.
2. PROVIDE 4" DEEP WOOD CHIP MULCH OVER ANY UNPROTECTED ROOT ZONE.
3. MAKE CLEAN CUTS ON ROOTS EXPOSED BY GRADING AND BACKFILL IMMEDIATELY.
4. INSTALLATION SHALL INVOLVE NO TRENCHING.
5. SIGNS TO BE PLACED AT 50' INTERVALS ALONG FENCING. SIGNS TO BE A MINIMUM OF 8½" X 11". SIGNS TO READ:

KEEP OUT
TREE PROTECTION AREA
PROHIBIDO
ZONA PROTECTORA PARA LOS ARBOLES

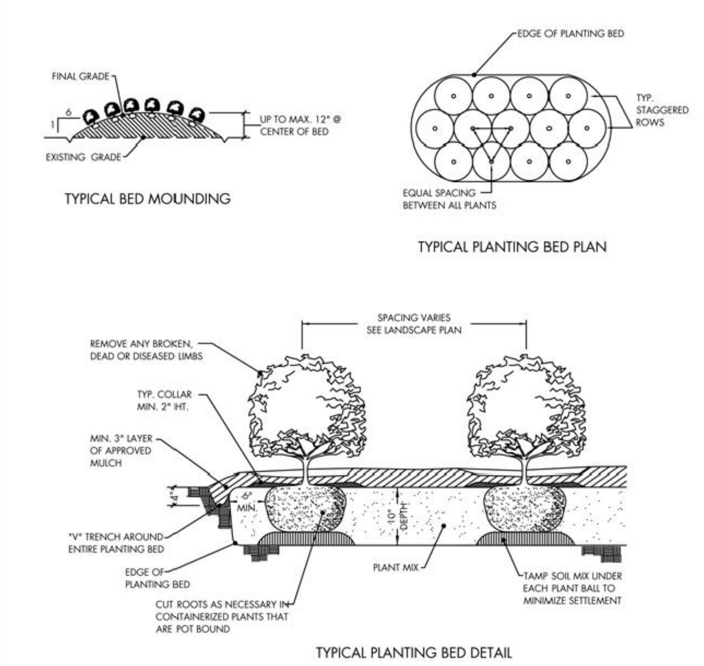
THE CITY OF ALPHARETTA GEORGIA

TREE PROTECTION / L.O.D. FENCING

08/01/2015

STD. L-6

BY | REVISION | DATE



NOTES:
1. OMIT COLLAR AROUND EACH SHRUB WHEN IRRIGATION SYSTEM IS PRESENT.
2. INSTALL TOP OF PLANT BALL 2"-3" ABOVE ADJACENT GRADE.
3. TAMP PLANTING MIX FIRMLY AS PIT IS FILLED AROUND EACH PLANT BALL.
4. SOAK EACH PLANT BALL AND PIT IMMEDIATELY AFTER INSTALLATION.

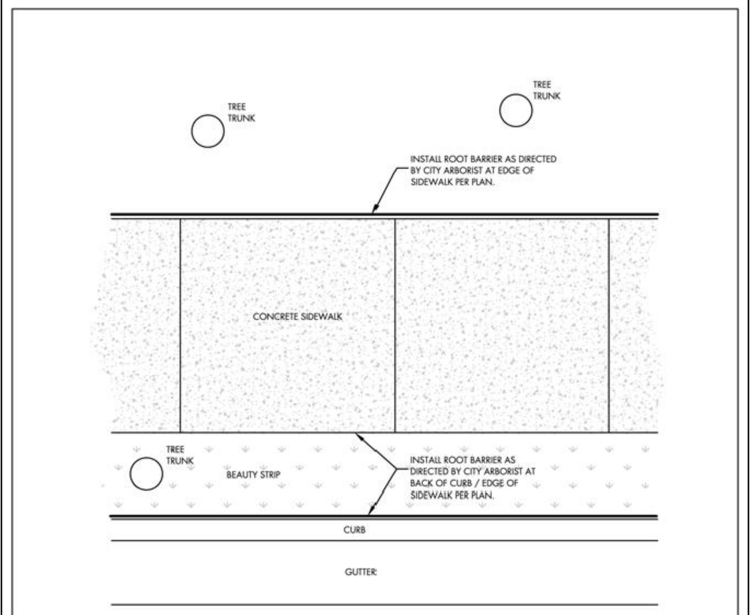
THE CITY OF ALPHARETTA GEORGIA

SHRUB PLANTING BED

08/01/2015

STD. L-7

BY | REVISION | DATE



NOTES:
1. ROOT BARRIERS SHALL BE REQUIRED WHEN TREES ARE PLANTED OR ARE EXISTING WITHIN 10' OF ALL CITY OWNED AND MAINTAINED HARDSCAPES.
2. ROOT BARRIERS SHALL BE INSTALLED ALONG THE LENGTH OF THE HARDSCAPES FOR THE EXPECTED CRZ OF THE TREE AT MATURITY OR ALONG THE ENTIRE LENGTH OF THE HARDSCAPE.
3. ROOT BARRIER SHALL BE HIGH DENSITY AND HIGH IMPACT PLASTIC, A MINIMUM 18" DEEP, AS AVAILABLE FROM "DEEP ROOT", VESPRO, INC, OR EQUIVALENT AS APPROVED BY CITY OF ALPHARETTA. BIO BARRIER OR SIMILAR MAY BE SUBSTITUTED, AS APPROVED BY THE CITY.
4. TOP OF ROOT BARRIER SHALL BE SET A MINIMUM OF ½"± ABOVE FINISHED GRADE OF SOIL. HOWEVER, UNDER NO CIRCUMSTANCES SHALL THE TOP OF ROOT BARRIER EXTEND ABOVE ADJACENT CURB, SIDEWALK OR OTHER HARD SURFACING, AND SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. PLEASE PROVIDE MANUFACTURER'S INSTRUCTIONS.

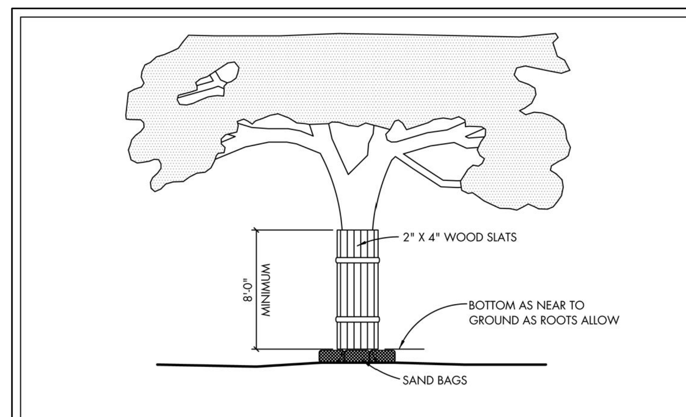
THE CITY OF ALPHARETTA GEORGIA

ROOT BARRIER DETAIL (FOR PUBLIC SIDEWALKS OR CURBING)

08/01/2015

STD. L-8

BY	REVISION	DATE
PCB	REVISE NOTE #1	8/24/16



NOTES:
1. WHERE ANY EXCEPTIONS RESULT IN A FENCE BEING CLOSER THAN TEN FEET (10'-0") TO A TREE TRUNK; PROTECT THE TRUNK WITH STRAPPED-ON-PLANKING TO A HEIGHT OF EIGHT FEET (8'-0"), OR TO THE LIMITS OF LOWER BRANCHING, IN ADDITION TO THE REQUIRED ORANGE LAMINATE FENCING.
2. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL. BACKFILL ROOT AREAS WITH GOOD QUALITY TOP SOIL AS SOON AS POSSIBLE. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN TWO (2) DAYS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE, AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
3. PRIOR TO EXCAVATION OR GRADE CUTTING WITHIN TREE CRZ, MAKE A CLEAN CUT BETWEEN THE DISTURBED AND UNDISTURBED ROOT ZONES WITH A PRUNING SAW, DITCH WITCH OR SIMILAR EQUIPMENT, TO MINIMIZE DAMAGE TO REMAINING ROOTS.
4. TREES MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES SHALL BE WATERED DEEPLY ONCE A WEEK DURING PERIODS OF HOT, DRY WEATHER.
5. SAND BAGS OR HAY BALES SHALL BE PLACED ON THE ROOT FLARES AND ANY EXPOSED STRUCTURAL ROOTS.
6. ALL EXPOSED, RIPPED, AND TORN ROOTS GREATER THAN ONE-HALF INCH (1/2") SHALL BE CLEAN CUT.
7. NO LANDSCAPE TOPSOIL DRESSING GREATER THE FOUR INCHES (4") SHALL BE PERMITTED WITHIN THE CRZ OF A TREE. NO SOIL IS PERMITTED ON THE ROOT FLARE OF ANY TREE.
8. PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC AND EQUIPMENT SHALL TAKE PLACE BEFORE CONSTRUCTION BEGINS.

THE CITY OF ALPHARETTA GEORGIA

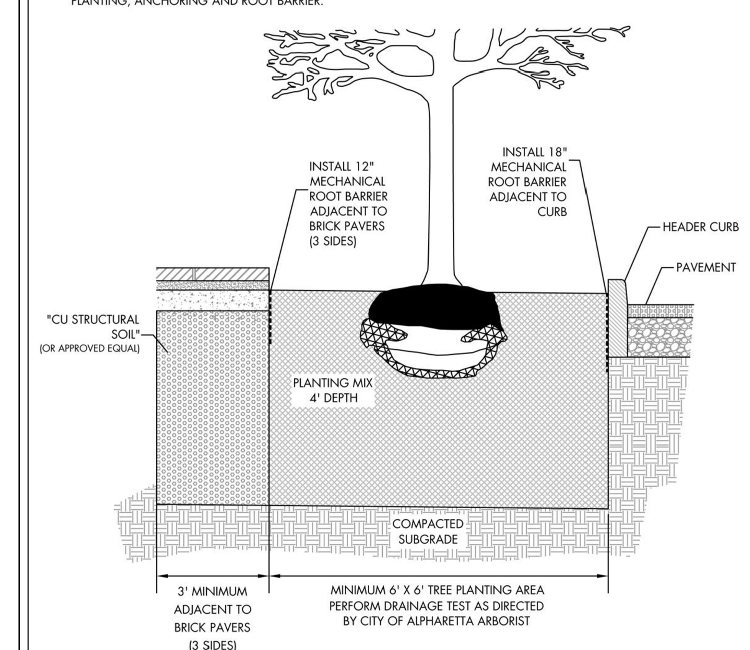
TREE PROTECTION - WOOD SLATS

08/01/2015

STD. L-9

BY | REVISION | DATE

NOTES:
1. INSTALLATION OF "CU STRUCTURAL SOIL" (OR APPROVED EQUAL) AND BRICK PAVING MUST BE UNDERTAKEN BY AN EXPERIENCED CONTRACTOR. THE CONTRACTOR MUST HAVE EXPERIENCE WORKING WITH THE SPECIFIED MATERIALS AND BE ABLE TO SHOW PROOF OF THIS EXPERIENCE. SAMPLES OF ALL MATERIALS MUST BE SUBMITTED AND BE APPROVED BY THE CITY. THIS WORK WILL BE SUPERVISED BY THE CITY OF ALPHARETTA.
2. IN AREAS NOT ADJACENT TO A TREE PLANTING AREA, THE "CU STRUCTURAL SOIL" (OR APPROVED EQUAL) EXTENDS TO THE BACK OF CURB.
3. LOCATE ALL UTILITIES PRIOR TO DIGGING TREE PITS. DO NOT SPRAY PAINT NEW PAVERS AND CONCRETE INDICATED TO REMAIN. IF AT ALL POSSIBLE WHEN LOCATING UTILITIES, NOTIFY ENGINEER OF ANY CONFLICTS WITH UTILITY LINES.
4. REFERENCE CITY OF ALPHARETTA LANDSCAPE DETAILS L1, L2, L3, L4 AND L8 FOR ADDITIONAL INFORMATION ON TREE PLANTING, ANCHORING AND ROOT BARRIER.



THE CITY OF ALPHARETTA GEORGIA

TREE WELL IN BRICK SIDEWALK

02/19/2016

STD. L-10

BY | REVISION | DATE

Tree Grading Cue Card

provided by Roots Plus Growers™

1 Look inside the crown of the tree at the trunk form.

FF #1 #2 CL

2 Check branch arrangement.

FF #1 #2 CL

3 Choose appropriate tree matrix type.

Type 1- spreading and rounded shapes.
ex. live oak, dogwood, black olive, gumbo limbo
Type 2- pyramidal shapes.
ex. river birch, bald cypress, cedar, pine
Type 3- columnar / upright shapes.
ex. 'East Palatka' holly, schefflera, Italian cypress
Type 4- vase shapes.
ex. crape-myrtle, buttonwood, ligustrum, redbud
Type 5- oval shapes.
ex. red maple, podocarpus, tabebuia, dahoon holly

Refer to the matrix tables in the Grades and Standards when necessary to determine proper root ball size, container size, crown spread, and height.

4 Measure the caliper of the trunk.
Trunk caliper is measured 6 inches from the ground on trees up to and including 4 inches in caliper, and 12 inches above the ground for larger trees. Diameter at 4½ feet (DBH) is not considered an appropriate measurement for nursery trees.

5 Grade the tree based on crown spread.
If the crown spread does not look proportional to the tree, use the matrix table you selected above along with the trunk caliper measurement to determine the crown spread for the tree. For this step select a grade based on crown spread only.

6 Grade the tree according to structural uniformity.

FF #1 #2 CL

7 Make note of the lowest grade determined in steps 1, 2, 5, and 6.

8 Reduce grade determined in step 7 by one grade if any **one** of the following is true.
✓Tree with a trunk caliper >1" needs a stake to hold it upright.
✓The root ball or container is undersized. *(consult tree matrix)*
✓B&B root ball is not properly pinned, tied or wired.
✓Tree is excessively root-bound.
✓Evidence of large roots growing out of container. *(1/5 trunk diam)*
✓Crown is thin and sparsely foliated. *(allow for harvesting/time of year)*
✓More than 5% of branches have tip dieback.

9 Reduce grade determined in step 8 by one grade if **two** of the following are true.
*If only one is true, do not reduce the grade. However, it takes only **one** true statement to reduce a Florida Fancy to a Florida #1. If more than two of the following are true reduce the grade by two.*
✓Tree height is not in proper proportion. *(consult tree matrix)*
✓Flush cuts were made when pruning branches from the trunk.
✓Branch stubs are left beyond the branch collar.
✓Open trunk wounds or other bark injury is evident.
✓Graft unions are not complete.
✓More than the lower 40% of the trunk is free of branches.
✓More than 5% of canopy is chlorotic/pest & disease damaged.
✓Most leaves are smaller than normal.
✓Included bark between main trunks or trunk and major branch.
✓Trunks and/or major branches are touching.

10 Tree is a cull if it has a root greater than 1/10th the diameter of the trunk circling around more than 1/3rd of the trunk in the top half of the root ball.

Important Grading Notes

☞ Remember that grading a tree should be a quick process. Once you are familiar with the process it should only take a few seconds to grade a single tree.

☞ When grading small maturing trees such as crape-myrtle, cattley guava, wax privet, yaupon holly, lignum-vitae, wax myrtle or other small-maturing trees skip steps 1, 2, and 4.

☞ Trunks do not have to be straight to be a Florida Fancy or Florida #1. See drawings for Florida Fancy and Florida #1 in step one.

☞ A trunk dogleg is defined as a significant 's'-shaped deformation in the trunk. This is illustrated in the figure to the right. *The angle 'A' can be no more than 30°. The distance 'B' can be no more than the trunk diameter.*

This tree grading cue card was provided to you courtesy of the Roots Plus Field Growers Association of Florida

ROOTS PLUS GROWERS™

Growing Quality Field-Grown Trees

LANDSCAPE PLAN NOTES:

1. The City Arborist must inspect the site before installation of erosion control measures. Land disturbance without a site inspection and approval by the City Arborist will result in a "Stop-Work Order" and fines.

2. If tree survey inaccuracies are found on-site, a stop work order will be issued until revised plans are approved and processed based on accurate information.

3. Design Landscape Architect or Project Arborist will inspect, verify,and approve the landscape has been planted per the approved plans and city standards prior to contacting the City Arborist for a CO inspection.

4. Trees agreed upon to be saved are the responsibility of the owner.

5. A 4" layer of mulch is required for the CRZ of Specimen Trees, Trees of Quality, and Tree Groupings. Mulch must be applied prior to start of construction and shall not touch the trunks of the tree(s).

6. A minimum 2" layer of mulch is required for all existing, non-specimen, landscape trees, including street and parking lot trees. Mulch must be applied prior to start of construction and shall not touch the trunks of the tree(s).

7. All mulch must be organic mulch consisting of wood chips, shredded bark, pine needles, or similar. Synthetic mulch is not approved for use in the City of Alpharetta.

8. All newly planted trees shall have visible root flares at finished grade. No circling roots shall be allowed on planted trees. The upper two rings of the wire basket, all burlap, and strapping MUST be cut and removed prior to backfill.

9. Plant sizes (caliper and height) MUST match the sizes shown on the plans. Plants that do not meet these minimums will not be accepted. E.g. 3 inch caliper trees must be 3 inches or larger. Plant height measurement is taken at the top of the main body of the plant and not at the tip of the topmost growth.

10. All newly planted trees shall be equivalent in quality to a Florida #1 grade or better. All trees of lesser quality shall be rejected by the City Arborist.

11. Watering bags or a drip irrigation system MUST be provided for all trees immediately after planting and remain through establishment.

12. When watering bags are used manufacturers recommendations MUST be followed for proper sizing and watering schedules. Bags will be filled weekly by owner and during droughts for a minimum of 18 months after installation.

13. NO TRENCHING ALLOWED IN TREE SAVE AREAS- INCLUDING IRRIGATION.

14. Tree pit drainage testing is required when trees are planted in parking lot islands, sidewalk tree pits, roadway medians, or similar locations. Please refer to City Details regarding planting pit or landscape island construction. Fill each pit with water. If percolation is less than 100% within a 12 hour period, use an auger to drill a 10" inch hole to a depth of four feet below the bottom of the pit. Fill auger hole with drainage gravel and cover with a soil separator. Retest pit. If drainage is still unsatisfactory, City Arborist and Project Arborist must be notified in writing of the locations with poor drainage to provide a solution before planting. Testing results must be provided to the City Arborist.

15. All buffers shall be planted where sparse and code required screening shall be installed in order to create a year round opaque screen within 2 years of construction or as directed by the City of Alpharetta. During construction or at the time of CO the City may require additional plantings to meet these requirements above what is shown on the approved landscape plan.

16. All tree anchoring devices shall be removed from tree after one complete growing season or one year after planting, whichever is greater.

17. Property owner shall be responsible for the care and maintenance of the trees and landscaping that front their property within the ROW.

18. Landscape contractors are required to attend the City of Alpharetta Pre-Construction Class prior to starting work on any project. Please call (678)297-6070 for information and to reserve a spot.

19. NO TREES SHALL BE PLANTED ON ANY AREA OF AN EARTHEN DAM OR EMBANKMENT. Make sure this note is bold and located in a prominent place near the dam.

24 HOUR CONTACT:
ARTHUR ROUNTREE @
(404) 350-1444

811 Know what's below. Call before you dig.

Brunson & Company
LANDSCAPE ARCHITECTS
903 BOMBAY LANE
ROSWELL, GA 30076
770 . 864 . 1987

OWNER:
KDC Thompson, LLC
410 Peachtree Parkway
Suite 4245
Cumming, GA 30041
(O) 404-350-1444

KDC THOMPSON PHASE 2
TREE PROTECTION & REPLACEMENT PLANS

Prepared For:
KDC THOMPSON, LLC

51 THOMPSON STREET
LL 247 - 1st DISTRICT, 2nd SECTION
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

SEAL: GEORGIA REGISTERED No. 1525 LANDSCAPE ARCHITECT PETER A. BRUNSON 2/1/21

THIS DRAWING IS AND SHALL REMAIN THE PROPERTY OF BRUNSON & COMPANY, LLC AND SHALL NOT BE REPRODUCED OR COPIED IN ANY FORM WITHOUT WRITTEN CONSENT. BRUNSON & COMPANY, LLC ASSUMES NO LIABILITY FOR ANY ELEMENTS CONSTRUCTED FROM THIS PLAN.

REVISIONS:

DRAWING TITLE:
TREE REPLACEMENT DETAILS & NOTES

DATE: 2.1.21

PROJECT #: 21.006

SHEET REF #: L-1.1

CITY OF ALPHARETTA TREE DATA - THOMPSON ST.

SITE DENSITY FACTOR

REQUIRED = 20 UNITS PER ACRE

SITE AREA = 2.386 ACRES

SDF - EDF = RDF

20 X 2.386 = **47.72 UNITES REQ.**

EXISTING TREE DENSITY

EX. TREE DENSITY = 53.2 UNITS

SPECIMEN TREE RECOMPENSE

REQUIRED = 3 x DBH INCH REMOVED

REQUIRED = 20.4 UNITS X 3 = 61.2 UNITS REQ.

SPECIMEN TREE RECOMPENSE

REQUIRED = 3 x DBH INCH REMOVED

REQUIRED = 20.4 UNITS X 3 = 61.2 UNITS REQ.

PHASE II PROVIDED = 32.8 UNITS

PHASE I PROVIDED = 22.3 UNITS

TOTAL TREE UNITS REPLACED = 55.1 UNITS (REMAINDER TO BE TREE BANKED)

LANDSCAPE STRIPS

STREET TREES 240 LF X 1/40 LF = 6 TREES REQUIRED

-

TREES PROVIDED: (9) STREET TREES PROVIDED.

THOMPSON STREET - SPECIMEN TREE RECOMPENSE CHART

TREE I.D	TREE CAL. IN.	SPECIMEN TREES TO BE RECOMPENSED	CONDITION	REPLACEMENT UNITS REQ.
343	34	MAGNOLIA	GOOD	5.0
344	25	MAPLE	GOOD	3.4
359	33	LOBLOLLY PINE	GOOD	4.6
360	32	LOBLOLLY PINE	POOR	0
363	28	WATER OAK	GOOD	4.0
364	44	RED MAPLE	POOR	0
365	48	WATER OAK	POOR	0
355	40	WATER OAK	FAIR	0
393	24	PECAN	GOOD	3.4
				20.4
		REQUIRED: 20.4 UNITS X 3 = 61.2 UNITS FOR SPECIMEN RECOMPENSE		

THOMPSON STREET - TREE REPLACEMENT CHART

TREES	Quantity	Botanical/Common	Cont	Cal. Inches	Total Inches	Native	Evergreen	Genius	Remarks
AR	4	ACER RUBRUM `RED SUNSET` / RED SUNSET MAPLE	B & B	4	16	YES	NO	6%	STD.,Straight Trunk, Full Head
BN	1	BETULA NIGRA / RIVER BIRCH MULTI-TRUNK	B & B	4	4	YES	NO	2%	STD.,Straight Trunk, Full Head
CC	7	CERCIS CANADENSIS `FOREST PANSY` TM / FOREST PANSY REDBUD	B & B	3	21	YES	NO	11%	STD.,Straight Trunk, Full Head
CX2	12	CORNUS FLORIDA `CHEROKEE CHIEF` / FLOWERING DOGWOOD	B & B	3	36	YES	NO	19%	STD.,Straight Trunk, Full Head
JE	8	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR	B & B	4	32	YES	YES	13%	Straight Trunk, Full to Ground
MAG SWE	6	MAGNOLIA VIRGINIANA / SWEET BAY	B & B	3	18	YES	NO	10%	Multi-Trunk, 3 Canes Min.
NYS GRE	9	NYSSA SYLVATICA `GREEN GABLE` TM / BLACK GUM	B & B	4	36	YES	NO	14%	STD.,Straight Trunk, Full Head
QS	6	QUERCUS SHUMARDII / SHUMARD RED OAK	B & B	4	24	YES	NO	22%	STD.,Straight Trunk, Full Head
QUE WAR	8	QUERCUS X WAREI `LONG` TM / REGAL PRINCE OAK	B & B	4	32	YES	NO		STD.,Straight Trunk, Full Head
UA	2	ULMUS AMERICANA `PRINCETON` / AMERICAN ELM	B & B	4	8	NO	NO	3%	STD.,Straight Trunk, Full Head
	63	**TOTAL TREES**			**227**	**TOTAL REPLACEMENT INCHES**			
	48%	**OVERSTORY TREES**							
	48%	**NATIVE TREES**							

CALCULATIONS:

1. SITE ACREAGE=2.386 ACRES x 20 UNITS/ACRE =47.72 UNITS REQUIRED.
   SDF = EDF + RDF

EXISTING TREES TO BE RETAINED ON SITE: EDF

(1) 40" WATER OAK #358 (SPECIMEN) x 6.2 (2) = 12.4
(1) 33" PINE #367 (SPECIMEN) x 4.6 (2) = 9.2
(1) 25" WATER OAK #366 (SPECIMEN) x 3.4 (2) = 6.8
(1) 24" BLACK WALNUT #368 (SPECIMEN) x 3.4 (2) = 6.8
(1) 8" DOGWOOD #373 (SPECIMEN) x 0.4 (2) = 0.8
~~(1) 23" PECAN #393 x 2.8 = 2.8~~
(1) 19" WATER OAK #386 x 1.8 = 1.8
(1) 22" PINE #382 x 2.8 = 2.8
~~(1) 20" PINE #391 x 2.6 = 2.6~~
(1) 8" PERSIMMON #388 x 0.4 = 0.4
(1) 12" PINE #376 x 0.8 = 0.8
(1) 14" WATER OAK #378 x 1.2 = 1.2
(2) 16" PINE #383 x 1.8 = 3.6
(1) 19" PINE #380 x 1.8 = 1.8
~~(1) 18" PINE #389 x 1.8 = 1.8~~
(1) 17" PINE #384 x 1.8 = 1.8
(1) 17" PINE #377 x 1.8 = 1.8
(1) 13" PINE #374 x 0.8 = 0.8
(1) 9" SWEETGUM #381 x 0.4 = 0.4

~~64.4 UNITS~~ TOTAL 53.20 UNITS

ADDITIONAL REPLACEMENT TREE REQUIREMENTS

REPLACEMENT TREES MUST BE AT LEAST 40% OVERSTORY.
* OVERSTORY REPLACEMENT TREES - PROVIDED 30 / 63 = 48%

REPLACEMENT TREES MUST BE AT LEAST 50% NATIVE.
** NATIVE REPLACEMENT TREES - PROVIDED 26 /38 = 90%

REPLACEMENT TREES GENUS MAX IS 25%
*** MAXIMUM GENIUS PROVIDED = 22% (SEE CHART)

24 HOUR CONTACT:
ARTHUR ROUNTREE @
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GEORGIA REGISTERED No. 1525 LANDSCAPE ARCHITECT PETER A. BRUNSON

SEAL: 2/1/21

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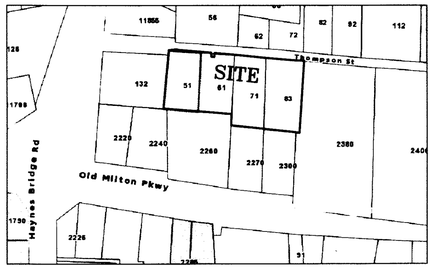
REVISIONS:

DRAWING TITLE:
TREE REPLACEMENT DETAILS & NOTES

DATE: 2.1.21

PROJECT # 21.006

SHEET REF # L-1.2



LOCATION MAP (N.T.S.)
PER FULTON COUNTY TAX ASSESSORS

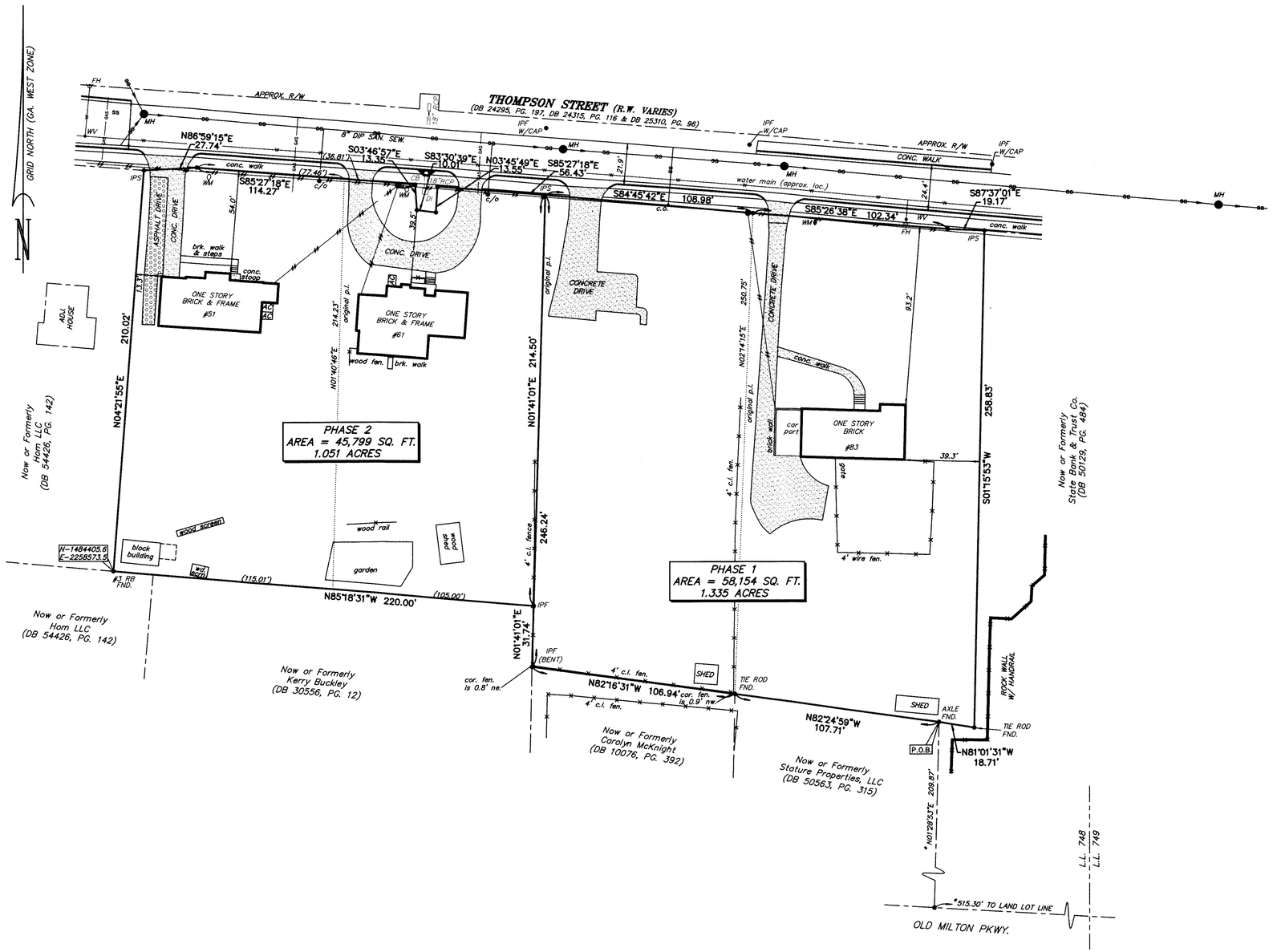
THE FOLLOWING ENCUMBRANCES ARE LISTED IN THE FIRST AMERICAN TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE, FILE No. 29015.1330 WITH AN EFFECTIVE DATE OF MARCH 14, 2017:

12. Easements as contained in that certain Right of Way Deed from Roy Thomas Fields, Executor of the Estate of Frances Vernell Fields to the City of Alpharetta, dated April 15, 1998, recorded in Deed Book 24295, Page 197, said Clerk's Office. (Included in current Right of Way of Thompson Street, as shown on plat. Temporary Construction Easement has expired).

13. Easements as contained in that certain Right of Way Deed from Joyce Blackwell and Bert Blackwell to the City of Alpharetta, dated August 18, 1998 recorded in Deed Book 25310, Page 96, said Clerk's Office. (Included in current Right of Way of Thompson Street, as shown on plat. Temporary Construction Easement has expired).

14. Easement from R.H. Goswick to Georgia Power Company, dated July 12, 1954, recorded in Deed Book 2906, Page 122, said Clerk's Office. (May affect, not plottable).

15. Easements as contained in that certain Right of Way Deed from R.H. Goswick to the City of Alpharetta, dated April 1, 1998, recorded in Deed Book 24315, Page 116, said Clerk's Office. (Included in current Right of Way of Thompson Street, as shown on plat. Temporary Construction Easement has expired).



WRITTEN DESCRIPTION:

All that tract or parcel of land lying and being in Land Lot 748, 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:

To find the point of beginning, commence at the intersection of the northerly right of way of Old Milton Parkway and the easterly line of Land Lot 748; thence leaving said Land Lot line and running westerly along the northerly right of way of Old Milton Parkway 515.30 feet to a point; thence leaving said right of way N 01°28'53" E a distance of 209.87 feet to an axle found and the POINT OF BEGINNING; thence N 82°24'59" W a distance of 107.71 feet to a tie rod found; thence N 82°16'31" W a distance of 106.94 feet to an iron pin found; thence N 01°41'01" E a distance of 31.74 feet to an iron pin found; thence N 85°18'31" W a distance of 220.00 feet to a #3 rebar found; thence N 04°21'55" E a distance of 210.02 feet to an iron pin set on the southerly right of way of Thompson Street (right of way varies); thence along said right of way of Thompson Street the following courses and distances: N 86°59'15" E a distance of 27.74 feet to a point; thence S 85°27'18" E a distance of 114.27 feet to a point; thence S 03°46'57" E a distance of 13.35 feet to a point; thence S 83°30'39" E a distance of 10.01 feet to a point; thence N 03°45'49" E a distance of 13.55 feet to a point; thence S 85°27'18" E a distance of 56.43 feet to an iron pin set; thence S 84°45'42" E a distance of 108.98 feet to a point; thence S 85°26'38" E a distance of 102.34 feet to a point; thence S 87°37'01" E a distance of 19.17 feet to an iron pin set; thence leaving said right of way S 01°15'53" W a distance of 258.83 feet to a tie rod found; thence N 81°01'31" W a distance of 18.71 feet to the POINT OF BEGINNING. Said tract contains 103,953 square feet or 2.386 acres.

LEGEND

IPF	=	1/2" REBAR FND.
IPS	=	1/2" REBAR SET
R.W.	=	RIGHT OF WAY
SSE	=	SANITARY SEWER EASEMENT
DE	=	DRAINAGE EASEMENT
L.L.L.	=	LAND LOT LINE
C.L.	=	CENTERLINE
CT	=	CRIMP TOP PIPE
OT	=	OPEN TOP PIPE
CMP	=	CORRUGATED METAL PIPE
RCP	=	REINFORCED CONCRETE PIPE
DI	=	DROP INLET
JB	=	JUNCTION BOX
MH	=	MANHOLE
CB	=	CATCH BASIN
BM	=	BENCHMARK
PP	=	POWER POLE
FH	=	FIRE HYDRANT
CMF	=	CONCRETE MONUMENT FND.
B.C.	=	BACK OF CURB
E.P.	=	EDGE OF PAVEMENT
FEN	=	FENCE
O.H.	=	OVERHEAD ELEC. SERVICE LINE
B.L.	=	BUILDING LINE
U.G.	=	UNDERGROUND POWER LINE
TX	=	TRANSFORMER

ADDRESS:
51, 61, 71, & 83 THOMPSON STREET
ALPHARETTA, GA 30009

GENERAL NOTES:

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN ANGULAR ERROR OF 2.4 SECONDS PER ANGLE POINT AND A PRECISION RATIO OF 1 IN 11,174. IT HAS BEEN ADJUSTED USING THE COMPASS RULE.

EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A TOPCON GTS-235.

THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRECISION RATIO OF 1 IN 278,603.

ALL I.P.'s ARE ½" REBARS, UNLESS OTHERWISE INDICATED.

BEARINGS ARE CALCULATED FROM ANGLES TURNED FROM A SINGLE GRID BASELINE.

ACCORDING TO THE CURRENT "F.I.A. OFFICIAL FLOOD HAZARD MAP", COMMUNITY PANEL NO. 13121C 0058 F, DATED SEPTEMBER 18, 2013, THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

ALL MATTERS OF TITLE ARE BASED ON THE FIRST AMERICAN TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE, FILE No. 29015.1330, WITH AN EFFECTIVE DATE OF MARCH 14, 2017.

*PER DEED AND PLAT RECORDS; NO MONUMENT FOUND.

UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD MARKINGS OF AN UNKNOWN ORIGIN AND SHOULD BE CONSIDERED APPROXIMATE ONLY. BARTON SURVEYING INC. ASSUMES NO RESPONSIBILITY OF THE ACCURACY OR COMPLETENESS OF THIS INFORMATION.

THE SURVEY AND PLAT SHOWN HEREON IS NOT INTENDED FOR USE OR RELIANCE BY ANY PARTIES OR ENTITIES NOT SPECIFICALLY LISTED IN THE TITLE. UNAUTHORIZED THIRD PARTIES SHALL INDEMNIFY AND HOLD BARTON SURVEYING, INC. HARMLESS AGAINST ANY AND ALL LIABILITY FOR ANY LOSS ARISING OUT OF, OR RELATED TO, RELIANCE BY ANY THIRD PARTY ON ANY WORK PERFORMED THEREUNDER, OR THE CONTENTS OF THE SURVEY.

REFERENCES:
1) DB 30958, PG. 692
2) DB 24295, PG. 197
3) DB 25089, PG. 68
4) DB 11079, PG. 179
5) DB 9939, PG. 341
6) DB 34782, PG 512

THIS PROPERTY IS CURRENTLY ZONE DT-LW (DOWNTOWN-LIVE WORK) PER THE CITY OF ALPHARETTA G.I.S. DEPT.

SETBACKS: FRONT = 10 FEET
SIDE = 0 FEET
REAR = 3 FEET (NO ALLEY)
10 FEET (ALLEY)

THERE IS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK REPAIRS.

AREA = 103,953 SQ. FT.
2.386 ACRES

ALTA/NSPS LAND TITLE BOUNDARY SURVEY FOR

KDC THOMPSON, LLC

STATE BANK AND TRUST COMPANY
FIRST AMERICAN TITLE INSURANCE COMPANY

LOCATED IN LAND LOT 748
1st DISTRICT, 2nd SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA
MARCH 29, 2017 1"=30'

30 15 0 30 60 90
SCALE IN FEET

I HEREBY CERTIFY THAT 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.

TO: KDC THOMPSON, LLC, STATE BANK AND TRUST COMPANY & 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, 2, 3, 4, 6(a), 8, 11, 13, 14, 16 & 17 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED 03-29-17 DATE OF PLAT OR MAP 04-13-17

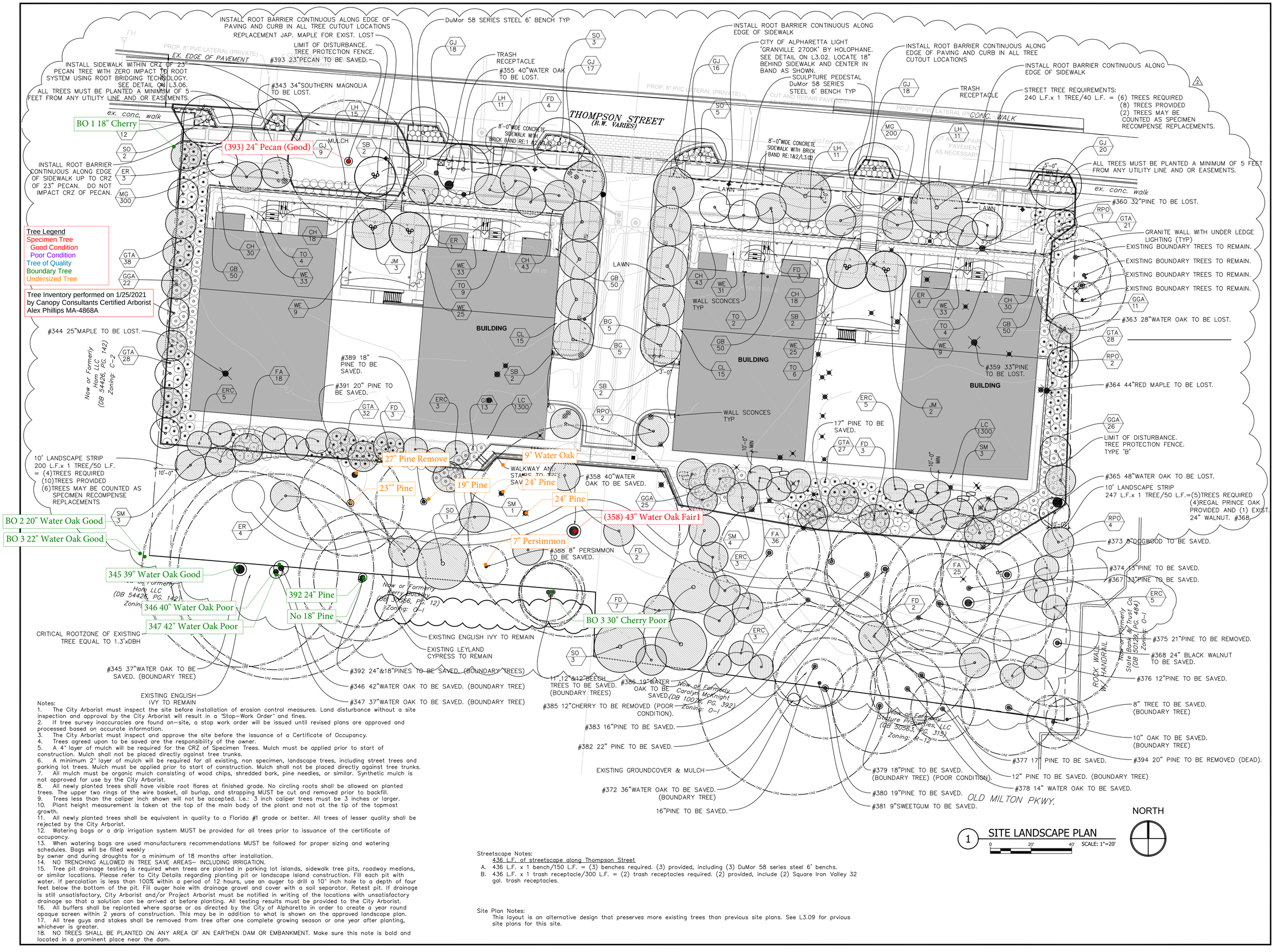
DAVID BARTON, GEORGIA R.L.S. No 2533

JOB # 15-102	DRAWN BY: TD	FIELD CREW: MW/PW
FIELD DATE: 03-29-17	PLAT PREPARED: 04-13-17	

GEORGIA REGISTERED LAND SURVEYOR No. 2533 DAVID BARTON

BARTON SURVEYING INC.
P.O. BOX 640
LEBANON, GEORGIA 30146
(770) 345-2810
(LICENSE No. LSF 000151)

2/1/21



Tree Legend
Specimen Tree
Good Condition
Poor Condition
Tree of Quality
Boundary Tree
Undersized Tree

Tree Inventory performed on 1/25/2021 by Canopy Consultants Certified Arborist Alex Phillips MA-4868A

Notes:
1. The City Arborist must inspect the site before installation of erosion control measures. Land disturbance without a site inspection and approval by the City Arborist will result in a "Stop-Work Order" and fines.
2. If tree survey inaccuracies are found on-site, a stop work order will be issued until revised plans are approved and processed based on accurate information.
3. The City Arborist must inspect and approve the site before the issuance of a Certificate of Occupancy.
4. Trees agreed upon to be saved are the responsibility of the owner.
5. A 4" layer of mulch will be required for the CRZ of Specimen Trees. Mulch must be applied prior to start of construction. Mulch shall not be placed directly against tree trunks.
6. A minimum 2" layer of mulch will be required for all existing, non specimen, landscape trees, including street trees and parking lot trees. Mulch must be applied prior to start of construction. Mulch shall not be placed directly against tree trunks.
7. All mulch must be organic mulch consisting of wood chips, shredded bark, pine needles, or similar. Synthetic mulch is not approved for use by the City Arborist.
8. All newly planted trees shall have visible root flares at finished grade. No circling roots shall be allowed on planted trees. The upper two rings of the wire basket, all burlap, and strapping MUST be cut and removed prior to backfill.
9. Trees less than the caliper inch shown will not be accepted. I.e.: 3 inch caliper trees must be 3 inches or larger.
10. Plant height measurement is taken at the top of the main body of the plant and not at the tip of the topmost growth.
11. All newly planted trees shall be equivalent in quality to a Florida #1 grade or better. All trees of lesser quality shall be rejected by the City Arborist.
12. Watering bags or a drip irrigation system MUST be provided for all trees prior to issuance of the certificate of occupancy.
13. When watering bags are used manufacturers recommendations MUST be followed for proper sizing and watering schedules. Bags will be filled weekly by owner and during droughts for a minimum of 18 months after installation.
14. NO TRENCHING ALLOWED IN TREE SAVE AREAS– INCLUDING IRRIGATION.
15. Tree pit drainage testing is required when trees are planted in parking lot islands, sidewalk tree pits, roadway medians, or similar locations. Please refer to City Details regarding planting pit or landscape island construction. Fill each pit with water. If percolation is less than 100% within a period of 12 hours, use an auger to drill a 10" inch hole to a depth of four feet below the bottom of the pit. Fill auger hole with drainage gravel and cover with a soil separator. Retest pit. If drainage is still unsatisfactory, City Arborist and/or Project Arborist must be notified in writing of the locations with unsatisfactory drainage so that a solution can be arrived at before planting. All testing results must be provided to the City Arborist.
16. All buffers shall be replanted where sparse or as directed by the City of Alpharetta in order to create a year round opaque screen within 2 years of construction. This may be in addition to what is shown on the approved landscape plan.
17. All tree guys and stakes shall be removed from tree after one complete growing season or one year after planting, whichever is greater.
18. NO TREES SHALL BE PLANTED ON ANY AREA OF AN EARTHEN DAM OR EMBANKMENT. Make sure this note is bold and located in a prominent place near the dam.

Streetscape Notes:
436 L.F. of streetscape along Thompson Street
A. 436 L.F. x 1 bench/150 L.F. = (3) benches required. (3) provided, including (3) DuMor 58 series steel 6' benchs.
B. 436 L.F. x 1 trash receptacle/300 L.F. = (2) trash receptacles required. (2) provided, include (2) Square Iron Valley 32 gal. trash receptacles.

Site Plan Notes:
This layout is an alternative design that preserves more existing trees than previous site plans. See L3.09 for prvious site plans for this site.

REVISIONS

NO.	REMARKS
1	TREE REVISIONS
2	PLANTING REVISIONS

PRINTED

DATE	REMARKS
10/11/16	LAND DISTURBANCE PERMIT
12/20/16	LAND DISTURBANCE RESUBMISSION
4/04/17	LDP RESUBMISSION
5/08/17	LDP RESUBMISSION
5/18/17	LDP RESUBMISSION
8/22/19	REVISION NO.1
8/28/19	AS BUILT–PHASE 1
11/06/19	RESUBMISSION

GEORGIA REGISTERED No. 965 LANDSCAPE ARCHITECT MING ZHAO

2300 WINDY RIDGE PKWY. SE, SUITE 610S SOUTH– ATLANTA, GEORGIA 30339 TELEPHONE: 770.936.0102 WWW.ARCHETYPELANDSCAPEILLC.COM

SITE LANDSCAPE PLAN - As Built + Phase 2.

CHELSEA FLATS
FOR KAIROS DEVELOPMENT CORPORATION
51 to 83 THOMPSON ST.
ALPHARETTA, GA

archetype landscape

DATE 10/11/2016

JOB NO. AL-16002.00

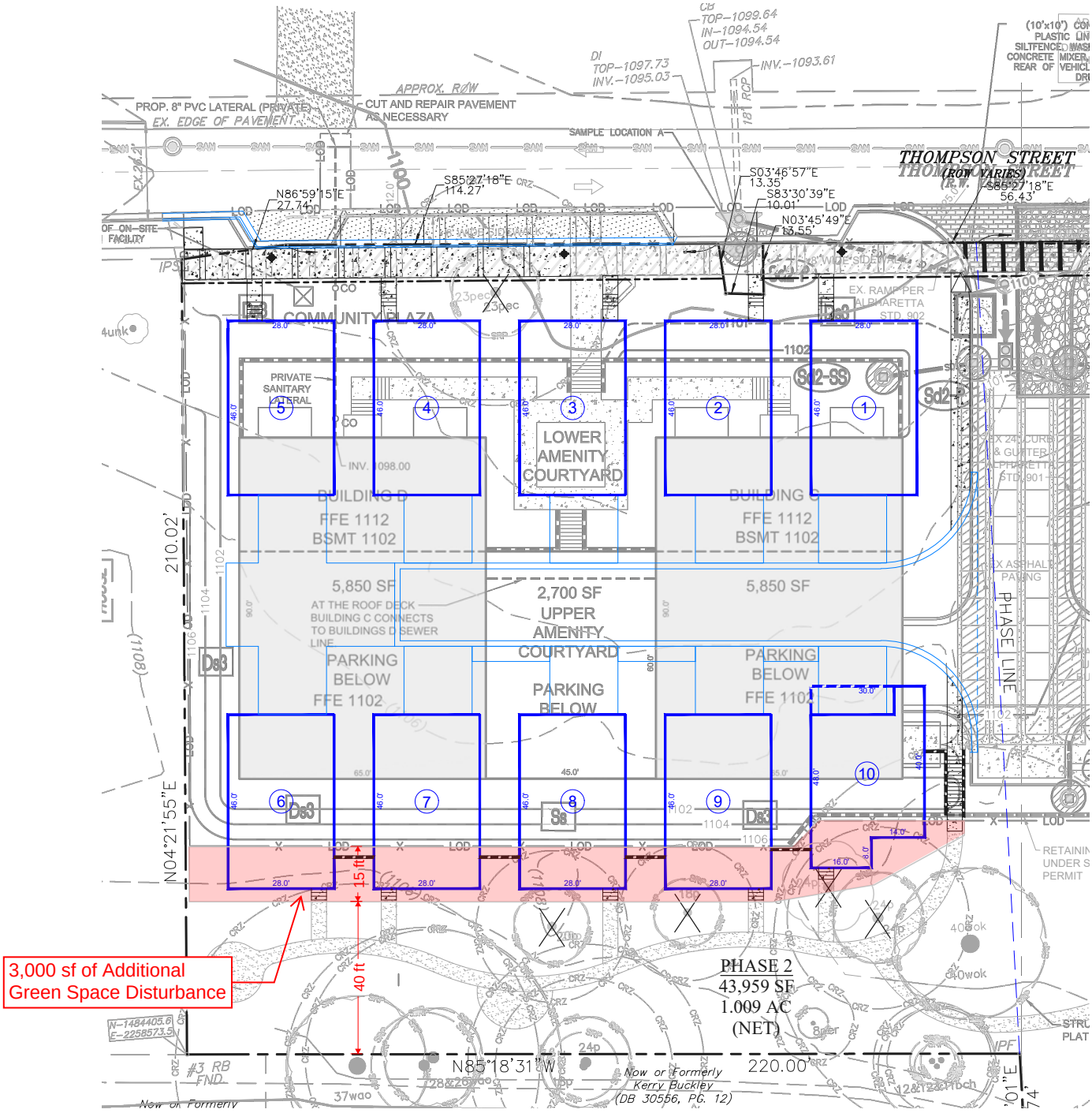
SHEET NO. L3.01

© COPYRIGHT 2016 ARCHETYPE LANDSCAPE, LLC: THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED OR USED WITHOUT WRITTEN PERMISSION.

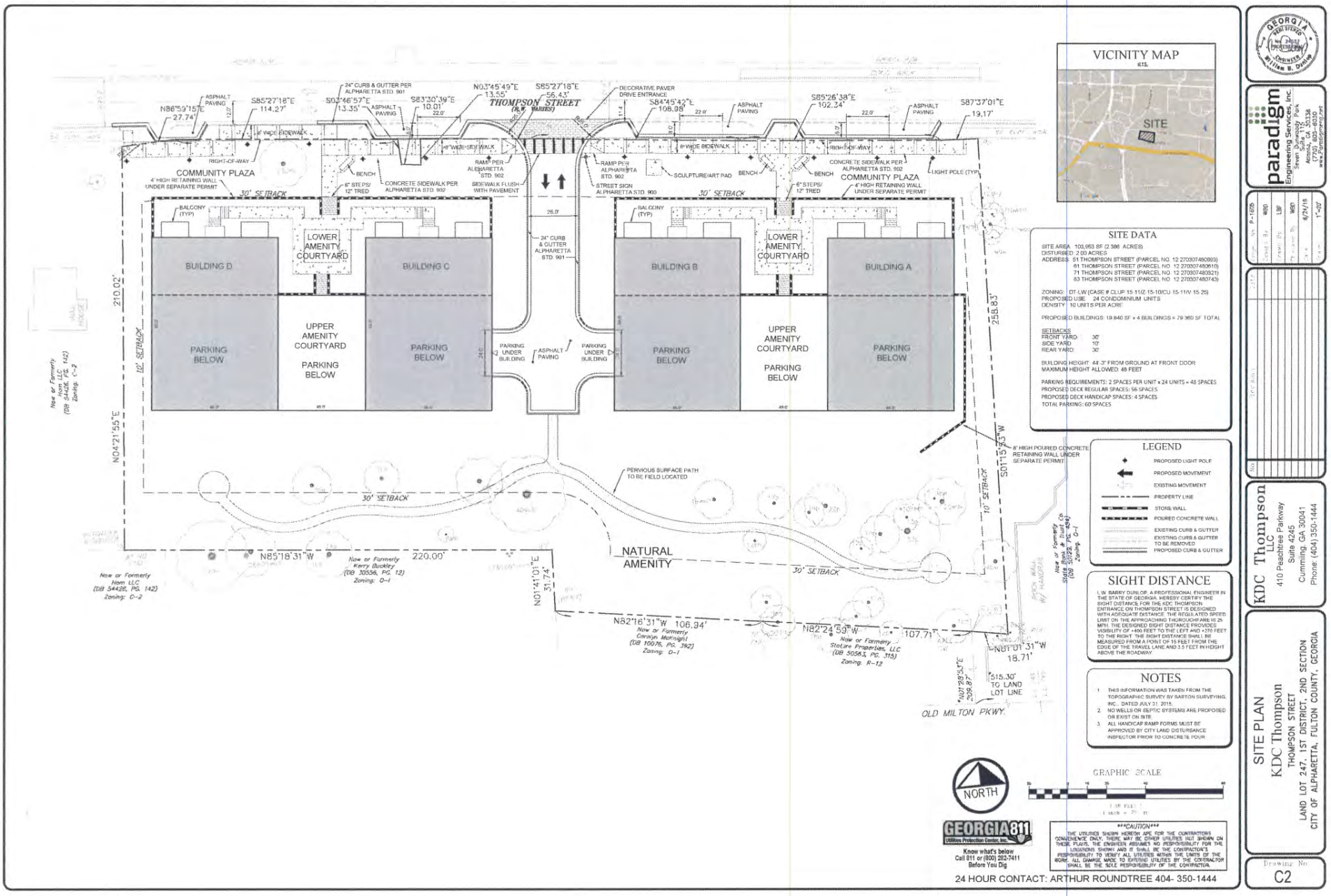
ISSUED FOR CONSTRUCTION

2/1/21

KDC Thompson Phase 2
Overlay Comparison or Original
Design with Proposed Design



Scale 1"=40'
8.8"x11" Sheet


THOMPSON STREET
(R.W. VARIES)
COMMUNITY PLAZA
BUILDING D
BUILDING C
BUILDING B
BUILDING A
LOWER AMENITY COURTYARD
UPPER AMENITY COURTYARD
PARKING BELOW
NATURAL AMENITY
30' SETBACK
10' SETBACK
OLD MILTON PKWY.
VICINITY MAP
SITE
SITE DATA
SITE AREA: 103,963 SF (2.386 ACRES)
DISTURBED: 2.00 ACRES
ADDRESS: 51 THOMPSON STREET (PARCEL NO. 12 270307480893)
61 THOMPSON STREET (PARCEL NO. 12 270307480610)
71 THOMPSON STREET (PARCEL NO. 12 270307480321)
83 THOMPSON STREET (PARCEL NO. 12 270307480743)
ZONING: DT-LW (CASE # CLUP 15-11/Z-15-10/CU-15-11/V-15-25)
PROPOSED USE: 24 CONDOMINIUM UNITS
DENSITY: 10 UNITS PER ACRE
PROPOSED BUILDINGS: 19,840 SF x 4 BUILDINGS = 79,360 SF TOTAL
SETBACKS
FRONT YARD: 30'
SIDE YARD: 10'
REAR YARD: 30'
BUILDING HEIGHT: 44'-3" FROM GROUND AT FRONT DOOR
MAXIMUM HEIGHT ALLOWED: 48 FEET
PARKING REQUIREMENTS: 2 SPACES PER UNIT x 24 UNITS = 48 SPACES
PROPOSED DECK REGULAR SPACES: 56 SPACES
PROPOSED DECK HANDICAP SPACES: 4 SPACES
TOTAL PARKING: 60 SPACES
LEGEND
PROPOSED LIGHT POLE
PROPOSED MOVEMENT
EXISTING MOVEMENT
PROPERTY LINE
STONE WALL
POURED CONCRETE WALL
EXISTING CURB & GUTTER
EXISTING CURB & GUTTER TO BE REMOVED
PROPOSED CURB & GUTTER
SIGHT DISTANCE
I, W. BARRY DUNLOP, A PROFESSIONAL ENGINEER IN THE STATE OF GEORGIA, HEREBY CERTIFY THE SIGHT DISTANCE FOR THE KDC THOMPSON ENTRANCE ON THOMPSON STREET IS DESIGNED WITH ADEQUATE DISTANCE. THE REGULATED SPEED LIMIT ON THE APPROACHING THOROUGHFARE IS 25 MPH. THE DESIGNED SIGHT DISTANCE PROVIDES VISIBILITY OF +490 FEET TO THE LEFT AND +370 FEET TO THE RIGHT. THE SIGHT DISTANCE SHALL BE MEASURED FROM A POINT OF 15 FEET FROM THE EDGE OF THE TRAVEL LANE AND 3.5 FEET IN HEIGHT ABOVE THE ROADWAY.
NOTES
1. THIS INFORMATION WAS TAKEN FROM THE TOPOGRAPHIC SURVEY BY BARTON SURVEYING, INC., DATED JULY 31, 2015.
2. NO WELLS OR SEPTIC SYSTEMS ARE PROPOSED OR EXIST ON SITE.
3. ALL HANDICAP RAMP FORMS MUST BE APPROVED BY CITY LAND DISTURBANCE INSPECTOR PRIOR TO CONCRETE POUR.
NORTH
GRAPHIC SCALE
GEORGIA811
Know what's below
Call 811 or (800) 282-7411
Before You Dig
CAUTION
THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
24 HOUR CONTACT: ARTHUR ROUNDTREE 404- 350-1444
paradigm
Engineering Services, Inc.
KDC Thompson
LLC
410 Peachtree Parkway
Suite 4245
Cumming, GA 30041
Phone: (404) 350-1444
SITE PLAN
KDC Thompson
THOMPSON STREET
LAND LOT 247, 1ST DISTRICT, 2ND SECTION
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA
Drawing No.
C2

2/1/21

The homes will be designed for today's lifestyles, including personal outdoor living spaces and flexible work spaces. Architecturally, the homes will be uniquely designed to reflect the local downtown housing of Alpharetta, but with details and features desired by sophisticated buyers. Materials will be enduring with the use of brick, stone and wood siding. The abundance of windows will provide natural light and the selection of environmentally-focused materials will ensure a healthy environment.

2,875 SF
3 Story
Brick

2,875 SF
3 Story
Brick

2,875 SF
3 Story
Brick & Siding

Main Street Designs of Georgia, LLC is a professional residential design firm. Because the design conditions may vary, Main Street Designs of Georgia, LLC cannot warrant the suitability of these plans for use on your specific site. Construction of these plans should not be undertaken without the assistance of a construction professional.

THOMPSON STREET SINGLE FAMILY

3050 Royal Blvd., South Suite 135
Alpharetta, GA 30022
Ph: (404) 480-3881

(c) Copyright 2019 Main Street Designs of Georgia, LLC

www.MainStreetDesignsLLC.com

KAIROS DEVELOPMENT

01/27/2021

Thompson Park Condominiums

City of Alpharetta, Georgia

The Park Concept Plan

Project Overview

The proposed Thompson Park Condominiums development is comprised of approximately 24 condominiums and is located on Thompson Street in Alpharetta, Georgia.

Trip Generation

Traffic for the proposed development was calculated using equations and rates contained in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, Ninth Edition, 2012. The trip generation was calculated assuming 24 residential condominiums (Land Use 230). The table below summarizes the trip generation for the proposed development under the full build-out year.

Project Trip Generation Summary										
Land Use	**ITE Code**	**Daily Traffic**			**AM Peak Hour**			**PM Peak Hour**		
		Total	**Enter**	**Exit**	**Total**	**Enter**	**Exit**	**Total**	**Enter**	**Exit**
Residential Condominium/Townhouse (24 units)	*230*	186	93	93	16	3	13	19	13	6
Gross Trips		**186**	**93**	**93**	**16**	**3**	**13**	**19**	**13**	**6**

CITY COUNCIL MEETING
STAFF REPORT

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

I. AGENDA ITEM TITLE: CU-21-03 ENRICHED EVENTS/4150 OLD MILTON PKWY

CITY COUNCIL: APRIL 26, 2021

This item was heard at the 4/1/2021 Planning Commission meeting. Staff recommended approval subject to five (5) conditions. There were no public comments. After discussion, Planning Commission recommended approval subject to staff's recommended conditions and striking 'traditional' in Condition #4 (Changes by the Planning Commission shown in RED). Vote 7-0

II. RECOMMENDATION:

Approve CU-21-03 Enriched Events/4150 Old Milton Parkway, subject to the following conditions:

1. 'Special Event Facility' shall be added as a conditional use at 4150 Old Milton Parkway, Suites 212, 213, 214, and 215 and limited to no more than 5,520 square feet.
2. Conditional use approval shall be limited to Enriched Events, LLC; no additional 'Special Event Facility' use or subleasing shall be permitted within the approved space.
3. Special event facility shall be limited to no more than 100 people. Tutoring for nursing school students shall be permitted within a 500 square foot conference room associated with the event facility and limited to no more than 4 people, including tutor.
4. Hours of operation for tutoring services, educational workshops and seminars shall be Monday – Friday 8:00 AM – 5:00 PM. Hours of operation for ~~traditional~~ special events shall be Friday 5:00 PM – 11:00 PM, Saturday 7:00 AM – 11:00 PM and Sunday 6:00 AM – 10:00 PM.
5. If a parking problem is identified by the City, Enriched Events, LLC shall be required to correct the problem by reducing the capacity of events or providing an off-site parking agreement for parking within 500' of the facility, as approved by Staff. Signage addressing no parking in adjacent parking lots shall be posted in a conspicuous place at the event facility.

III. REPORT IN BRIEF:

The applicant, Enriched Events, LLC, is requesting a conditional use to operate a 'Special Event Facility' in a 5,520 square foot suite within The Shops at Old Milton center. A maximum capacity of 100 people is requested. The applicant also intends to provide small group tutoring services for nursing school students when the special event facility is not in use. Tutoring is classified as 'School, Commercial', which is an allowable use on the property. The subject property is located at 4150 Old Milton Parkway, Suites 212, 213, 214 and 215 near the northeast corner of Old Milton Parkway and Park Woods Circle.

DISCUSSION

The submitted request, if approved, would allow Enriched Events, LLC to operate a 'Special Event Facility' in a 5,520 square foot suite in The Shops at Old Milton center. A maximum capacity of 100 people is requested. A conditional use is requested to allow a 'Special Event Facility'. The applicant also intends to provide small group tutoring services for nursing school students when the special event facility is not in use. Tutoring is classified as 'School, Commercial', which is an allowable use on the property. The subject property is located at 4150 Old Milton Parkway, Suites 212, 213, 214 and 215 near the northeast corner of Old Milton Parkway and Park Woods Circle.

The subject property is zoned CUP (Community Unit Plan) and is subject to the Park Bridge Master Plan Pods B & C, which allows 'Special Event Facility' with approval of a conditional use. Surrounding properties are zoned CUP, except the property across Old Milton Parkway to the south is zoned O-P (Office-Professional). Tava Indian Cuisine and Kalos Financial are located to the west, an office condominium development to the north, Manhattan NY Deli & Bagels and Alara Park Bridge Apartments to the east and The Swan Building to the south.

The Shops at Old Milton is approximately 5.1 acres and was developed in 2007 as a 2-story, 49,070 square foot shopping center. Businesses occupying the center include Jerusalem Bakery, Spices Hut and FedEx Office Print & Ship Center, to name a few. Two (2) restaurants currently operate at the center, as well as several retail service businesses, including a beauty shop, barber shop, tutoring services, copy/shipping center, retail sales and indoor recreation. The development has 242 parking spaces, which is sufficient to serve the needs of the existing and proposed uses.

Enriched Events, LLC is a new business offering special event space, as well as tutoring services for nursing school students. The applicant proposes to use Suites 212-215, which are located on the 2nd floor of the center. A maximum capacity of 100 people is requested for the 5,520 square foot space. The special event facility would accommodate weddings, receptions, repass, corporate events, seminars, educational workshops, graduation ceremonies and networking events. All catering (food & drink, DJ, photography, etc.) associated with the event facility will be outsourced. Tutoring services are specific to nursing school curriculum and will be in small groups of no more than three (3) students and one (1) tutor. According to the applicant, tutoring services will be held in a 500 square foot conference room and tutoring will not overlap special events. Tutoring services, educational workshops and seminars will operate Monday – Friday 8:00 AM – 5:00 PM. Traditional special events will be held on Friday 5:00 PM – 11:00 PM, Saturday 7:00 AM – 11:00 PM and Sunday 6:00 AM – 10:00 PM. The applicant anticipates up to five (5) employees for the special event facility.

TRAFFIC

Special event facilities typically look at capacity of the facility, since the use does not usually operate during the AM or PM Peak Hour. Using the applicant's maximum capacity of 100 people and an average vehicle occupancy of two and a half (2.5) people per car, it is estimated that a full event would generate 40 vehicles. Staff reviewed the hours of operation of existing businesses at The Shops at Old Milton and found that some of the businesses have hours of operation that end between 6:00 – 7:00 PM in the evening, which frees up parking at the center.

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 Shops at Old Milton has access from Old Milton Parkway. Secondary access is provided at the rear of the property through the adjacent office condominium development and from Park Woods Circle. The proposed use would not have significant impacts on vehicular and pedestrian access.

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

Response: The above-mentioned improvements are provided at the proposed location. It is anticipated that a full special event would generate approximately 40 cars. The Shops at Old Milton has 242 parking spaces. If approved, a condition is recommended requiring the business to remediate parking problems identified by the City.

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 proposal should not have significant impacts on surrounding properties or businesses, which are mostly developed with non-residential uses. The special event facility should improve the synergy at The Shops at Old Milton center by providing catering opportunities for the restaurants in the center.

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;

Response: The proposal should not impede the normal and orderly development of surrounding properties, which are also primarily developed with non-residential uses.

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

Response: The location and character of the special event facility is appropriate given that the subject property is designated planned shopping center in the Park Bridge Master Plan.

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

Response: There are no special event facilities in the immediate area. The nearest event venues are located at Phase Events (12150 Morris Road) and the Alpharetta Conference Center (9000 Avalon Boulevard), which are over two (2) miles away from the applicant's proposed location.

CONCURRENCES

Staff has reviewed the applicant's proposal and finds that the request is not in conflict with the established review criteria. The proposal should not have significant impacts on surrounding properties, which are mostly developed with non-residential uses. If approved, a condition is recommended requiring the business to remediate parking problems identified by the City.

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 one (1) person reached out requesting information on the location of the proposed event facility.

COMMUNITY ZONING INFORMATION MEETING

The CZIM was held on March 10, 2021. There were no public comments.

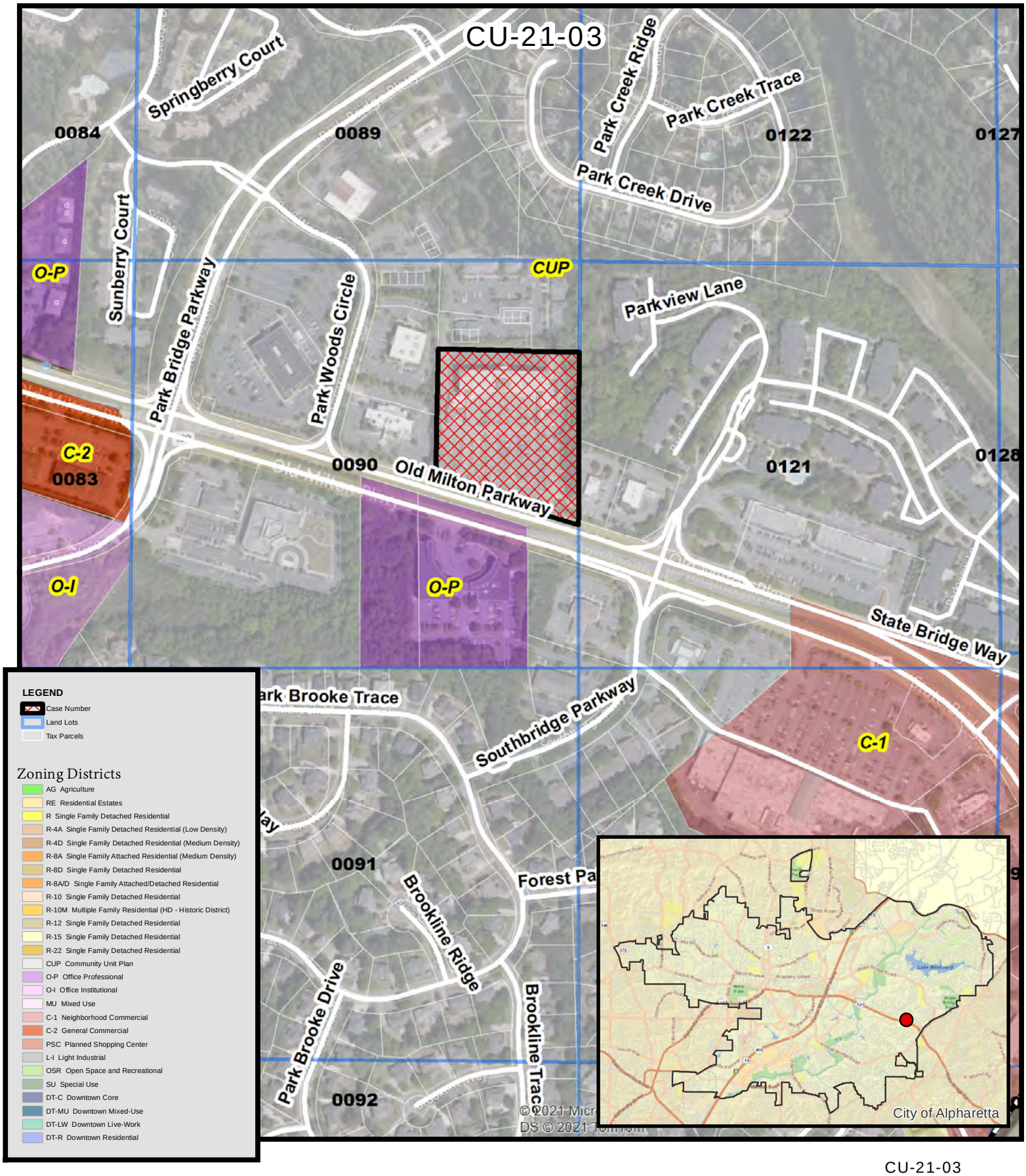
IV. ATTACHMENTS:

- Site Plan
- Building Elevations

CU-21-03
D/LL: 1/1/0090
PC: 4/01/21
CC: 4/26/21

Aerial Map
Enriched Events
4150 Old Milton Parkway

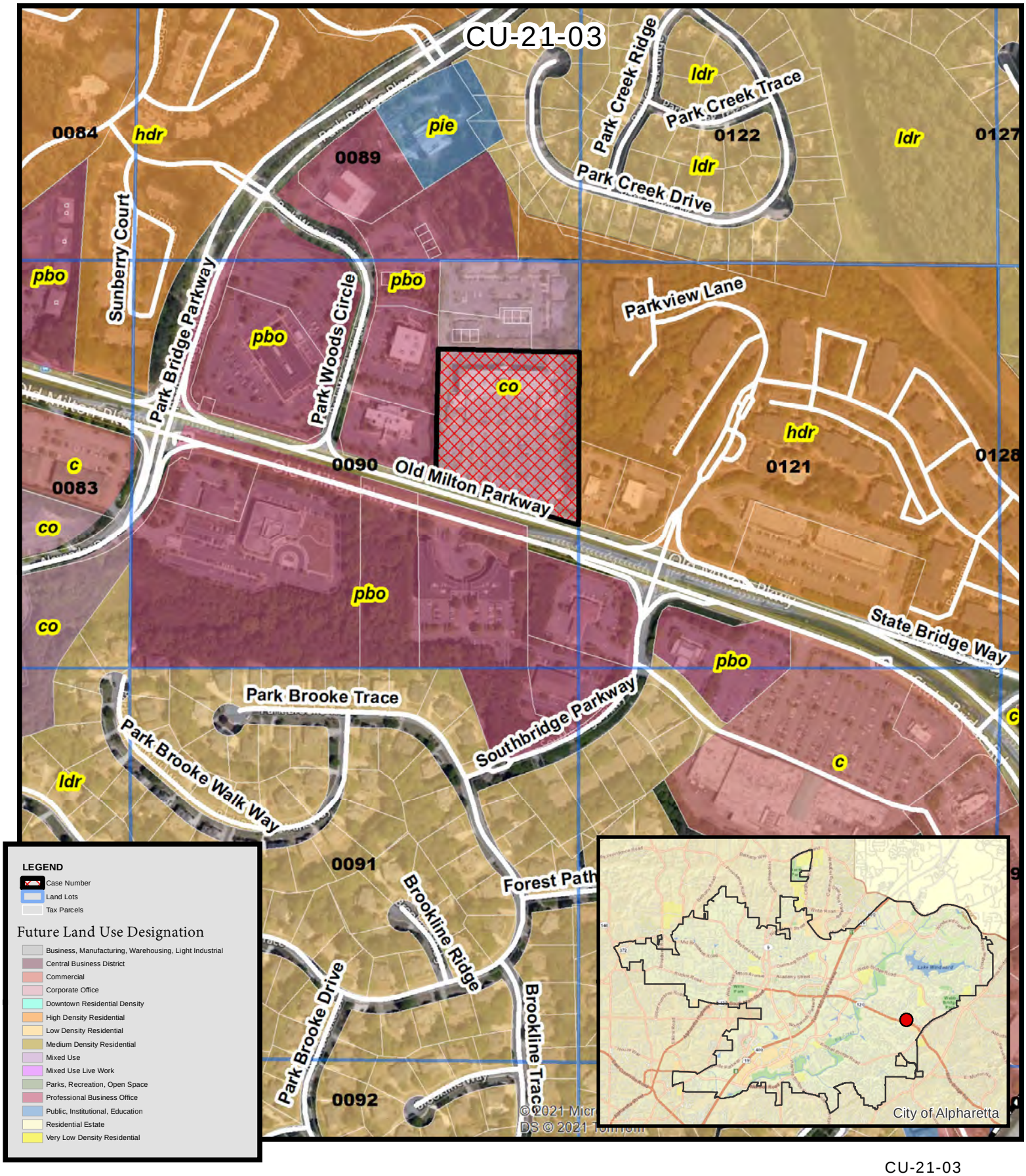
Location Map Provided by:
Community Development - GIS



Zoning Map
Enriched Events
4150 Old Milton Parkway

CU-21-03
D/LL: 1/1/0090
PC: 4/01/21
CC: 4/26/21

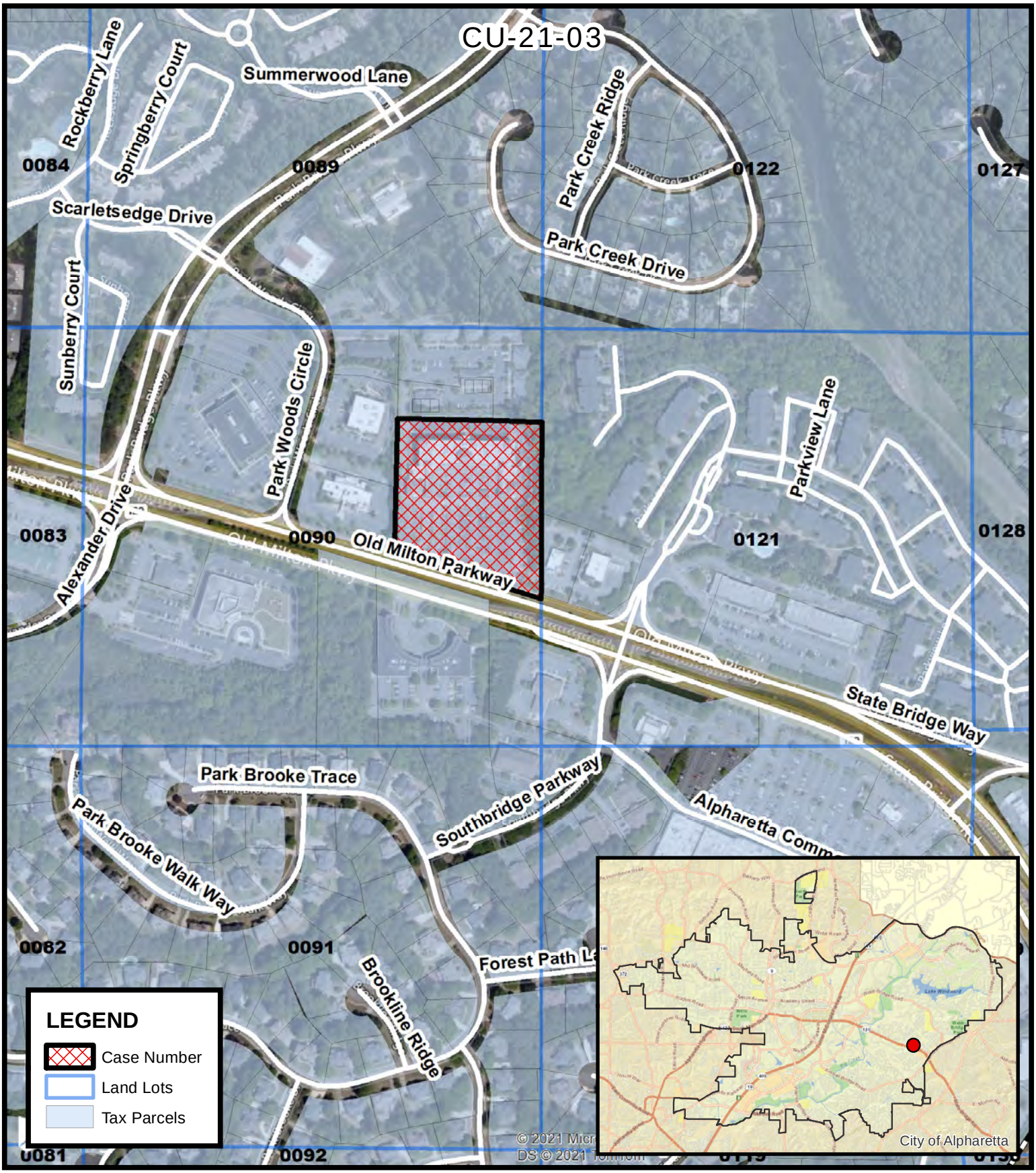
Location Map Provided by:
Community Development - GIS



Future Land Use
Enriched Events
4150 Old Milton Parkway

CU-21-03
D/LL: 1/1/0090
PC: 4/01/21
CC: 4/26/21

Location Map Provided by:
Community Development - GIS



Location Map
Enriched Events
4150 Old Milton Parkway

CU-21-03
D/LL: 1/1/0090
PC: 4/01/21
CC: 4/26/21

Location Map Provided by:
Community Development - GIS

2/25/21

WASTE GENERATION ANALYSIS (WGA)

THE SHOPS AT OLD MILTON

RETAIL 38,910 SQ FT @ 2.5*/DAY/100 SQ FT = 972.75*/DAY
38,910 SQ FT @ 0.02 CU YD/DAY/100 SQ FT = 7.78 CY/DAY
OFFICE 8,000 SQ FT APP 60 EMP @ 2*/EMP/DAY = 120*/DAY
60 EMP @ 0.02 CU YD/DAY/EMP = 1.2 CU YD /DAY
RESTURANT APP 100 MEALS/DAY @ 1.5*/MEAL = 150*/DAY
APP 100 MEALS/DAY @ 0.008 CU YD/MEAL = 0.8 CU YD/DAY

TOTAL = 1242.75 */DAY AND 9.78 CU YD / DAY

1242.75 LB/DAY X 250 DAYS/YEAR /2000 LB/TON= 155.34 TONS/YEAR

9.78 CY/DAY X 6 DAYS X .75 = 44.0 CY/WEEK

TWO 16 YARD COMPACTORS WILL BE PROVIDED FOR GENERAL WASTE TO BE PICKED UP ONCE A WEEK.

RECYCLE BINS WILL BE PROVIDED IN ALL OFFICES, BACK ROOMS AND BESIDE ALL COPIERS. CLEANING PERSONNEL WILL BE REQUIRED TO EMPTY THE RECYCLE BINS INTO THE CENTRAL RECYCLE CONTAINER.

IT IS ANTICIPATED THAT A MINIMUM OF 40 TONS OF WASTE PER YEAR WILL BE RECYCLED AND A MAXIMUM OF 116 TONS PER YEAR LANDFILLED

AFTER THE PROJECT IS OPEN, THE OWNER, BY LAW, IS RESPONSIBLE FOR FILING QUARTERLY WASTE MANAGEMENT REPORTS. REPORT FORMS WILL BE SENT FROM THE ES OFFICE.

OWNER OR MANAGEMENT COMPANY WILL PROVIDE RECYCLING AND WASTE MANAGEMENT PROCESS TO TENANTS IN LEASE AGREEMENTS.

ALPHARETTA ENVIRONMENTAL NOTES

QUARTERLY WASTE MANAGEMENT REPORTING: ONCE THE DEVELOPMENT IS OPERATIONAL, THE OWNER IS RESPONSIBLE FOR FILING QUARTERLY WASTE MANAGEMENT REPORTS TO DEMONSTRATE COMPLIANCE WITH THE CITY WASTE MANAGEMENT ORDINANCE. REPORT FORMS WILL BE SENT FROM THE ES OFFICE.

ALL STORM DRAINS TO BE MARKED "KEEP DRAINS WASTE FREE! DRAINS TO STREAM/RIVER". STENCIL SHOULD BE APPLIED WITH WHITE TRAFFIC PAINT NO LATER THAN 10 DAYS AFTER DRAIN INSTALLATION. STENCILS CAN BE PURCHASED FROM DIXIE STAMP AND SEAL (ATLANTA) OR WILDCAT STRIPING (CHAMBLEE). SEE STENCIL DETAIL ON SHEET

DUMPSTER PAD DIMENSIONS 10' X 20' . PAD DRAIN CONNECTED TO SANITARY SEWER PER FULTON COUNTY STANDARD 670. HOSE BIBB TO BE LOCATED WITHIN 50' OF PAD. SEE DETAIL ON SHEET

PORTA-JOHNS SHALL BE KEPT AWAY FROM STORM DRAIN INLETS AND RECEIVING BODIES OF WATER. WASHING OR RINSING OF PORTA-JOHNS INTO STORM DRAIN INLETS OR RECEIVING BODIES OF WATER IS NOT ALLOWED AND IS A VIOLATION OF FEDERAL, STATE AND LOCAL WATER QUALITY LAWS.

SAVE AS MANY TREES AS POSSSIBLE. DEVELOPER TO CONSIDER GRINDING CLEARED TREE STUMPS AND VEGATATION. THIS SAVES VALUABLE LANDFILL SPACE, TRANSPORTATION, MANPOWER AND LANDFILL COSTS AND IS AN ACCEPTABLE MEANS OF STABILIZING A SITE. DO NOT BURN DEBRIS CLEARED FROM THE SITE.

PRIOR TO LAND DISTRUBING ACTIVITY, CONTACT ES @ 770 442 9057 TO PARTICIPATE IN OPERATION GREENSAVE. THIS PROGRAM PRESERVES PLANT MATERIALS THROUGH RELOCATION TO AREA SCHOOLS. THIS PROGRAM WILL NOT INTERFER WITH THE CONSTRUCTION SCHEDULE, BUT MUST BE COORIDANTED PRIOR TO ANY LAND DISTRUBANCE.

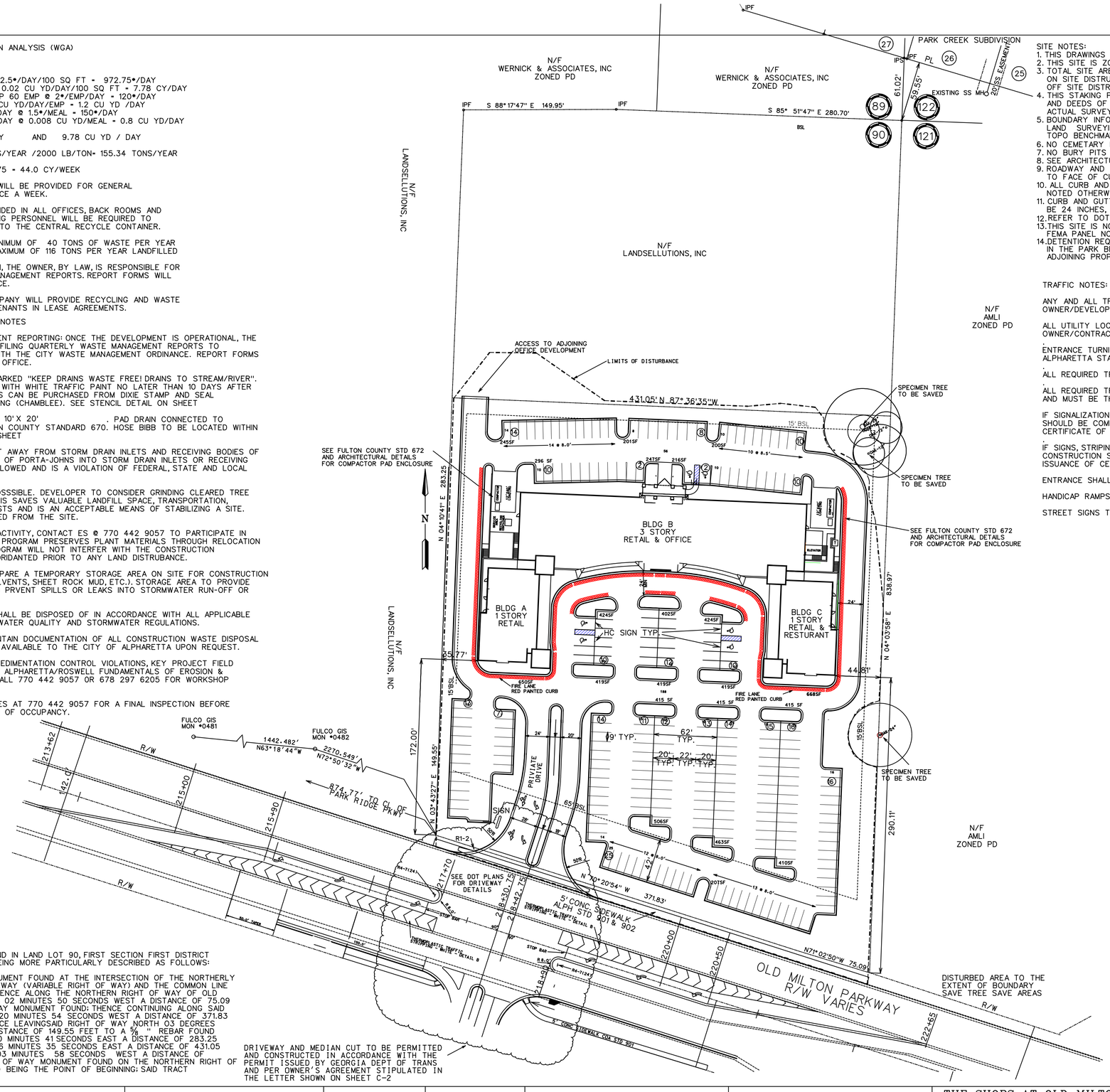
THE CONTRACTOR SHALL PREPARE A TEMPORARY STORAGE AREA ON SITE FOR CONSTRUCTION WASTE PRODUCTS (PAINT, SOLVENTS, SHEET ROCK MUD, ETC.). STORAGE AREA TO PROVIDE SECONDARY CONTAINMENT TO PRVENT SPILLS OR LEAKS INTO STORMWATER RUN-OFF OR WATERWAYS.

ALL CONSTRUCTION WASTE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL WATER QUALITY AND STORMWATER REGULATIONS.

THE CONTRACTOR SHALL MAINTAIN DOCUMENTATION OF ALL CONSTRUCTION WASTE DISPOSAL AND MAKE THIS INFORMATION AVAILABLE TO THE CITY OF ALPHARETTA UPON REQUEST.

TO HELP AVOID EROSION & SEDIMENTATION CONTROL VIOLATIONS, KEY PROJECT FIELD PERSONEL MUST ATTEND THE ALPHARETTA/ROSWELL FUNDAMENTALS OF EROSION & SEDIMENTATION WORKSHOP. CALL 770 442 9057 OR 678 297 6205 FOR WORKSHOP DATES/LOCATIONS.

CALL ENVIRONMENTAL SERVICES AT 770 442 9057 FOR A FINAL INSPECTION BEFORE APPLYING FOR A CERTIFICATE OF OCCUPANCY.



SITE NOTES:
1. THIS DRAWINGS IS FOR HORIZONTAL LAYOUT ONLY.
2. THIS SITE IS ZONED CUP, PER PARK BRIDGE REZONING.
3. TOTAL SITE AREA - 4.83 ACRES.
ON SITE DISTRUBANCE - 4.65 ACRES
OFF SITE DISTRUBANCE- 0.0 ACRES
4. THIS STAKING PLAN WAS PREPARED FROM MAPS, PLATS AND DEEDS OF RECORD AND IS NOT INTENDED TO BE AN ACTUAL SURVEY OF THE PROPERTY.
5. BOUNDARY INFORMATION FROM SURVEY BY ARMSTRONG LAND SURVEYING, INC. DATED JULY 27, 1998
TOPO BENCHMARK FULCO GIS MON .
6. NO CEMETARY HAS BEEN FOUND ON THIS SITE.
7. NO BURY PITS ARE PROPOSED ON THIS PROJECT.
8. SEE ARCHITECTURAL PLANS FOR BUILDING DETAILS.
9. ROADWAY AND PARKING LOT DIMENSIONS SHOWN ARE TO FACE OF CURB, UNLESS NOTED OTHERWISE.
10. ALL CURB AND PAINTED ISLAND RADII ARE 3', UNLESS NOTED OTHERWISE.
11. CURB AND GUTTER WITHIN PROPERTY BOUNDARIES SHALL BE 24 INCHES, ,PER ALPHARETTA STD 901.
12. REFER TO DOT PLANS FOR WORK WITHIN R/W.
13. THIS SITE IS NOT LOCATED IN A FLOOD HAZARD ZONE PER FEMA PANEL NO. 13121C0078E DATED JUNE 22, 1998.
14. DETENTION REQUIREMENTS FOR THIS PROJECT PROVIDED IN THE PARK BRIDGE COMMONS DETENTION FACILITY ON THE ADJOINING PROPERTY TO THE NORTH.

PARKING SUMMARY

USAGE	AREA	RATIO	REQ. SPACES
RETAIL	51,105 SQ FT	4/KSF	205
RESTURANT	5,800 SQ FT	10/KSF	58
TOTAL REQUIRED			263

PARKING PROVIDED - 244 SPACES - INCLUDING 6 HANDICAP SPACES W/ 3 VAN SPACES AND 49 COMPACT CAR STALLS
10% REDUCTION VARIANCE REQUESTED TO SAVE SPECIMEN TREES

COVERAGE SUMMARY

BUILDING	56,905 SQ FT
PARKING, SIDEWALKS & SERVICE AREAS	90,256 SQ FT
TOTAL IMPERVIOUS	147,161 SQ FT
TOTAL SITE 4.83 ACRES -	210,395 SQ FT
PERCENT IMPERVIOUS	69.95%
TOTAL DISTURBED AREA	4.80 ACRES

TRAFFIC NOTES:

ANY AND ALL TRFFIC SIGNAL INSTALLATIONS OR RELOCATIONS WILL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER.

ALL UTILITY LOCATES AND RELOCATIONS AND OR DAMAGE WILL BE THE RESPONSIBILITY OF THE OWNER/CONTRACTOR

ENTRANCE TURNING RADII WILL BE CONSTRUCTED TO ACCEPT WB-50 VEHICLE IN ACCORDANCE WITH ALPHARETTA STANDARD 952 OR AS REQUIRED BY THE GEORGIA DEPARTMENT OF TRANSPORTATION

ALL REQUIRED TRAFFIC SIGANGE SHALL MEET MUTCD STANDARDS

ALL REQUIRED TRAFFIC STRIPING SHALL MEET MUTCD AND GDOT STANDARDS AND PLAN SPECIFICATIONS AND MUST BE THERMO-PLASTIC

IF SIGNALIZATION OR SIGNAL MODIFICATIONS ARE REQUIRED AS A PART OF DEVELOPMENT, CONSTRUCTION SHOULD BE COMPLETE AND APPROVED BY THE CITY TRAFFIC ENGINEER PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

IF SIGNS, STRIPING AND MODIFICATIONS TO TRAFFIC CONTROL ARE REQUIRED AS A PART OF DEVELOPMENT CONSTRUCTION SHOULD BE COMPLETE AND APPROVED BY THE CITY TRAFFIC ENGINEER PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

ENTRANCE SHALL BE BUILT IN COMPLIANCE WITH CITY OF ALPHARETTA STD #'S 951 & 110.

HANDICAP RAMPS TO BE BUILT IN COMPLIANCE WITH ALPHARETTA STD # 902.

STREET SIGNS TO BE INSTALLED IN COMPLIANCE WITH ALPHARETTA STD # 900.

PROPOERTY DESCRIPTION
ALL THAT TRACT OR PARCEL OF LAND IN LAND LOT 90, FIRST SECTION FIRST DISTRICT OF FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A RIGHT OF WAY MONUMENT FOUND AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY OF OLD MILTON PARKWAY (VARIABLE RIGHT OF WAY) AND THE COMMON LINE BETWEEN LAND LOTS 90 AND 121; THENCE ALONG THE NORTHERN RIGHT OF WAY OF OLD MILTON PARKWAY NORTH 71 DEGREES 02 MINUTES 50 SECONDS WEST A DISTANCE OF 75.09 FEET TO A CONCRETE RIGHT OF WAY MONUMENT FOUND; THENCE CONTINUING ALONG SAID RIGHT OF WAY NORTH 70 DEGREES 20 MINUTES 54 SECONDS WEST A DISTANCE OF 371.83 FEET TO A ⅝" REBAR FOUND; THENCE LEAVINGSAID RIGHT OF WAY NORTH 03 DEGREES 43 MINUTES 27 SECONDS EAST A DISTANCE OF 149.55 FEET TO A ⅝ " REBAR FOUND BENT; THENCE NORTH 04 DEGREES 10 MINUTES 41 SECONDS EAST A DISTANCE OF 283.25 FEET; THENCE SOUTH 87 DEGREES 36 MINUTES 35 SECONDS EAST A DISTANCE OF 431.05 FEET; THENCE SOUTH 04 MINUTES 03 MINUTES 58 SECONDS WEST A DISTANCE OF 550.14 FEET TO A CONCRETE RIGHT OF WAY MONUMENT FOUND ON THE NORTHERN RIGHT OF WAY OF OLD MILTON PARKWAY ALSO BEING THE POINT OF BEGINNING; SAID TRACT CONTAINING 4.83 ACES.

PERMITTED SANITARY SEWER
FULTON COUNTY
MAY 26 2004
BY
DIRECTOR, DEPT. OF ENV. & COMM. DEV.

ALPHARETTA PERMIT NO. D-2003-033
FULTON COUNTY PERMIT NO. 01 SS

NO.	DATE	REVISION DESCRIPTION	BY

50' 25' 0 25' 50' 75' 100'
SCALE: 1"=50'

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DRAFTECH
809 PINE NEEDLE ROAD
HAMPTON, GEORGIA

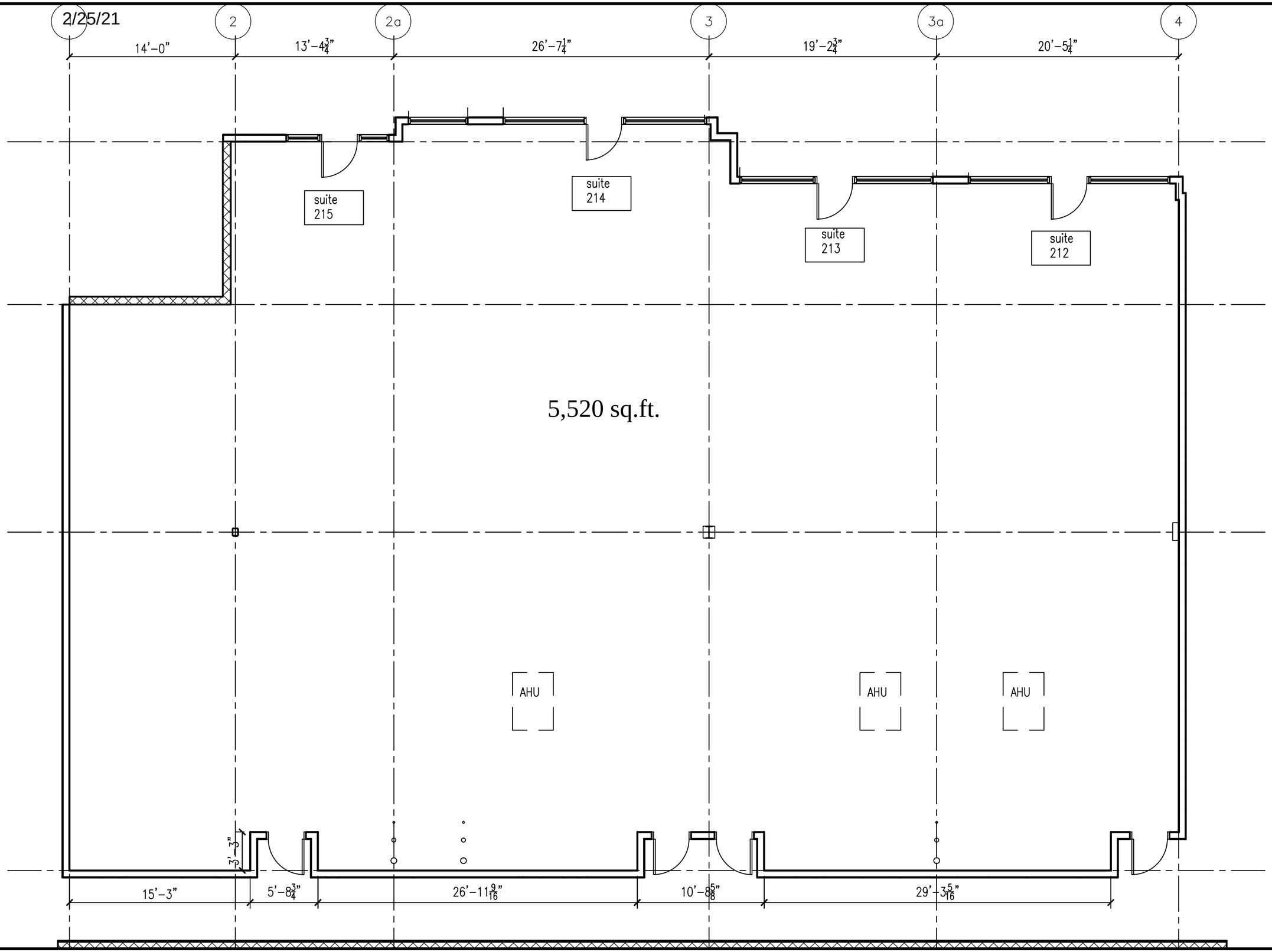
LandMark Resources, LLC
PO BOX 984
RED OAK, GEORGIA 30272
(770)-789-9083

THE SHOPS AT OLD MILTON
4170 OLD MILTON PARKWAY
ALPHARETTA, GEORGIA 30005
LAND LOT 90, 1st SECTION, 1st DISTRICT
FULTON COUNTY, GEORGIA

OWNER/DEVELOPER
NAJCO
CONTACT: LEE NAJJAR
4475 RIVER GREEN PARKWAY
DULUTH, GEORGIA 30136

DRAWN	DATE	PROJECT MANAGER	DEPARTMENT MANAGER
JTO	NOVEMBER 20, 1999	CSM	
SITE PLAN		LEAD DESIGN PROF. CSM	CHECKED CSM
		PROJECT NUMBER	DRAWING NUMBER C-1

2/25/21



SHEET TITLE
suites 212, 213, 214 & 215

PROJECT
OLD MILTON - LANDLORD'S
AS-BUILT DWGS

DRAWING
A-103

C M&B COMMERCIAL DESIGNERS INC

REF:
PROJECT NO: 2014-88
DATE:
CAD DWG FILE: A-103 FLOOR PLANS.DWG
DRAWN BY: ####
CHK'D BY: ####

CU-21-03 Enriched Events

NO COMMENTS

CITIZEN PARTICIPATION FORM - PART B

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

Public Hearing or Project Name: Enriched Events, LLC

Contact Name: Tiara Carter Telephone: (770)940-3338

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.

There was only one queson in response to the leers that went out. Roy Copeland with Regional Property Managers asked for the exact locaon and an aerial of the locaon the event venue will be located. We provided him with the address and the site plan, and he has not reached back out with any further quesons

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: Tiara Carter Date: 03/09/2021

Print Form

Gmail

Taravia Boudreaux <info@bookenrichedevents.com>

FW: Enriched Events Zoning Info

2 messages

Roy Copeland [redacted] Fri, Mar 5, 2021 at 6:48 PM
To: "info@bookenrichedevents.com" <info@bookenrichedevents.com>

Hi Taravia,

I received the attached letter this week. At what location will the event venue be opened if approved by zoning? Would you be able to mark it on an aerial?

Roy Copeland
REGIONAL PROPERTY MANAGER
EDENS
3050 Peachtree Road, NW Suite 580
Atlanta, GA 30305
[redacted]

[redacted]

210304_11_25_43.pdf
24K

Taravia Boudreaux <info@bookenrichedevents.com> Fri, Mar 5, 2021 at 9:05 PM
To: Roy Copeland <rocopeland@edens.com>

Greetings Roy,

We appreciate your response. The venue will be located within Old Milton Mall at 4150 Old Milton Hwy in Alpharetta. Attached you will find a site plan of the location. If you have any other questions, please let us know. Thank you.

Kind Regards,

Taravia Boudreaux
Enriched Events LLC
Info@bookenrichedevents.com
[redacted]

On Mar 5, 2021, at 17:48, Roy Copeland <rocopeland@edens.com> wrote:

[Quoted text hidden]

<210304_11_25_43.pdf>

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old milton site plan.pdf
605K

February 23, 2021

Dear Property Owner:

RE: CU-21-03 Enriched Events LLC

We have filed a request for consideration for a conditional use to open an upscale event venue as well as a tutoring center for nursing students enrolled in an associate or bachelor degree nursing program.

The Community Zoning Information for this item will be held on March 10, 2021 at 6:00 p.m. via ZOOM. The link to the ZOOM Meeting is https://zoom.us/j/96248834346. This is an informal meeting to allow the Public to view current applications and speak with Applicants.

This item will be considered by the Planning Commission on Thursday, April 1, 2021. Items forwarded to City Council will be considered on Monday, April 26, 2021. The meetings will be held at City Hall, 2 Park Plaza, Alpharetta, GA in Council Chambers at 6:30 p.m.

If you need any further information or have any other questions regarding the application, please feel free to contact me at your convenience. I can be reached at 225-892-6858 or by email at Info@bookenrichedevents.com

Sincerely,

Taravia Boudreaux
Enriched Events LLC
Info@bookenrichedevents.com
225-892-6858

B M T INVESTMENTS LLC
115 VILLAGE CENTRE W
WOODSTOCK GA 30188

ANOMACH INC
11539 PARK WOODS CIR STE 701
ALPHARETTA GA 30005-2413

GOKARE HOLDINGS LLC
11545 PARK WOODS CIR SUITE D
ALPHARETTA GA 30005

SOUTHTRUST BANK
P.O. BOX 2609
CARLSBAD CA 92018-2609

NORTHERN HOLDINGS LLC
11539 PARK WOODS CIR # 702
ALPHARETTA GA 30005

SCHNEIDER KIMBERLETA P
390 PARK CREEK DR
ALPHARETTA GA 30005

DOAN MIRA INC & HDP INVESTMENTS LLC
3695 GREY ABBEY DR
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FORMOSA ATLANTA GROUP LLC
11539 PARK WOODS CIR # 101
ALPHARETTA GA 30005

BNH LLC
930 BROOKLINE WAY
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AMREIT ALPHARETTA COMMONS LP
P O BOX 528
COLUMBIA SC 29202-0528

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11539 PARK WOODS CIR STE 102
ALPHARETTA GA 30005

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131 S DEARBORN ST FLOOR 3
CHICAGO IL 60603

NEUSE INC
P. O. BOX 27131
RALEIGH NC 27611-7131

ZHU KAI & CHEN HONG
380 PARK CREEK DR
ALPHARETTA GA 30005

DRAKE REALTY INC
1906 POINSETTA DR
MARIETTA GA 30062

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5100 PEACHTREE IND BLVD STE 100
NORCROSS GA 30071

MAKE A DIFFERENCE MINISTRIES INC
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CUMMING GA 30041-8348

MAZER COREY J
4165 OLD MILTON PKWY STE 270
ALPHARETTA GA 30005-4479

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NEEL LLC
2056 SHAUDI LANE
ATLANTA GA 30345

DAMAR INVESTMENTS LLC
11539 PARK WOODS CIR # 603
ALPHARETTA GA 30005

DHA & ASSOCIATES LLC
11535 PARK WOODS CIR #A3
ALPHARETTA GA 30005

WEINBAUM MEREDITH D
320 PARK CREEK DR
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330 PARK CREEK DR
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JENEI R JONATHAN & SUSAN E
360 PARK CREEK DR
ALPHARETTA GA 30005-3772

OLD MILTON PROPERTIES LLC
4125 OLD MILTON PKWY
ALPHARETTA GA 30005-4443

RP ALPHARETTA LLC
445 BISHOP ST SUITE 200
ATLANTA GA 30318

2/1/21 Enriched Events

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: CU-21-03

☐ 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: Tiara Carter Telephone: (770)940-3338

Address: 8920 Eves Road Suite: 768621

City: Roswell State: Ga Zip: 30076 Fax:

Mobile Tel: (770)940-3338 Email: info@bookenrichedevents.com

Subject Property Information:

Address: 4150 Old Milton Pkwy Current Zoning: CUP

District: Section: Land Lot: Parcel ID:

Proposed Zoning: N/A Current Use: Unoccupied

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)*: _____

Letter of Intent

Enriched Events LLC

Enriched Events LLC is a mixed-use event venue. Enriched Events LLC is focused on providing the city of Alpharetta with a venue to host upscale events such as weddings, receptions, repass dinners, corporate dinners, seminars, educational workshops, graduation ceremonies, and hosting networking events. The event venue will be run nurses who will also utilize the venue to tutor college nursing students. This event center will be 5,520m sqft in The Shops at Old Milton located at 4150 Old Milton Pkwy Suites 212, 213, 214, and 215. The suites are located on the second floor of the building and there are no other tenants occupying the other available suites on the second floor. The current zoning at The Shops at Old Milton is appropriate for the requested use. It is being asked of the city that a Conditional Use Permit be granted to facilitate both the tutoring as well as the event center portion of the business.

The tutoring aspect of the business will focus on tutoring undergraduate college nursing students who are either pursuing their associate or bachelor's degree in nursing. These students will approximately range from ages 23-45 years old. The tutoring will be centered around reiterating the lessons taught in the nursing program where each student attends. The tutoring will be geared towards helping each student obtain a satisfactory grade to allow them to move throughout their programs problem free. Tutoring will be offered in the form of in person, personal one-on-one tutoring, in person group tutoring, as well as virtual tutoring. If students opt to be in person and have group tutoring, the groups will be limited to the tutor and 3 other students. No more than 3 students will be allowed to be in person at a time given social

distancing guidelines. Students will have the option to have some of their group in person and some virtual if necessary.

The event center portion of this business will focus on hosting upscale events. The clientele for the event venue will be screened heavily to ensure they are a fit for the vision of the venue. The target age range for clientele is approximately 30 years old and up. The event venue will team up with vendors to host the perfect events for the clients. Catering, DJ services, event planners, photographers, and artists of various types will be added to the packages for the clients to choose from. These vendors will be sought locally. Valet parking will be available for events to go over 60 guests. Following the CDC guidelines on social distancing, the center will hold 125 people standing and 30 round, 48 inch tables seating 110 people.

Currently the space is unfinished and is a shell box. The design of the space will remain as open as possible to facilitate a multitude of different events. There will be two ADA bathrooms built, a small storage room, and a 500 sqft conference room. A small kitchenette will be added that will contain, a refrigerator, microwave, sink. The plumbing is already run to facilitate these additions to the space. The tutoring will be hosted in the conference room of the event space which will occupy 500 sqft. The events will take place in the open area and kitchenette of the event venue will encompass the remaining 5020 sqft.

Below are some of the event types that will be offered at the venue. This list may not be inclusive of all events types given the various of requests that have yet to be discussed with clientele. The preliminary list is as follows:

- Weddings/Recptions
- Dinners (corporate, birthday, graduation, tec.)
- Bar mitzvah
- Educational workshops/seminars/speaking engagements

- Book Signings
- Foundation fundraising events
- Repass services
- Art shows
- Quinceanera
- Baby Showers
- Bridal Showers

Hours of Operation are as follows:

Monday: 8am – 5 pm Tutoring/Educational Workshops/Seminars

Tuesday: 8am – 5 pm Tutoring/Educational Workshops/Seminars

Wednesday: 8am – 5 pm Tutoring/Educational Workshops/Seminars

Thursday: 8am – 5 pm Tutoring/Educational Workshops/Seminars

Friday: 8am – 4 pm Tutoring/Educational Workshops/Seminars

Friday 5pm – 11pm Weddings/Ceremonies/Dinners

Saturday: 7am – 11pm Mix use of events

Sunday: 6am – 10pm Mix use of events

APPLICANT REQUEST AND INTENT

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

It is proposed that the property be utilized an upscale event venue to host weddings, receptions, repast services, corporate conferences, and educational workshops and seminars. The property will also be utilized as a tutoring center for associate degree and bachelor's degree nursing students. The property will have a conference center which is where the tutoring will be held.

Applicant's Request (Please itemize the proposal):

1. Conditional Use Permit for the tutoring center
2. Conditional Use Permit for the event venue

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

The proposal would allow the space to be used as an upscale event venue and a tutoring center for adults pursuing their nursing degree. This upscale event center would be a home for corporate gatherings, weddings, receptions, and educational seminars. Both uses would help enhance the city of Alpharetta by providing the city with something unique in the tutoring center and something needed in the event venue.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Neel, LLC (CHARAN KANTIPUDI, MANAGER) Telephone: 404-274-1965

Address: 2056 SHAUDI LN Suite: 768621

City ATLANTA State: GA Zip: 30345 - 7603

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: TIARA CARTER Telephone: 770-940-3338

Address: Suite:

City ROSWELL State: GA Zip: 30076 -

So Sworn and Attested:

Owner Signature: [signature] Date: January 26, 2021

Notary:

Notary Signature: [signature] Date: 1/26/21

MICHAEL ALAN BELLE ISLE NOTARY PUBLIC Exp. Apr. 14, 2024 DEKALB COUNTY, GA

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: Tiara Carter

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: N/A

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

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

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

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

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

Campaign Contribution Information:

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

Signature: Tiara K Carter Date: 02/01/2021

Alpharetta Planning Commission Review Criteria

How will this proposal be compatible with surrounding properties?

The proposal would allow for upscale events to take place thereby bringing hundreds of new customers to the property and the area in general.

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

The property is currently developed and is also zoned correctly. The zoning for this property would allow for its use as an event venue as well as a tutoring center.

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

The property is currently developed and is also zoned correctly. The zoning for this property would allow for its use as an event venue as well as a tutoring center.

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

It is estimated that the property would bring approximately 1000-1500 people to Alpharetta monthly. Most of the population brought in by this business will not be during peak traffic times. The event venue will bring in most of the traffic, which would be on the weekend

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

There would not be any impact to schools and utilities if the proposal were approved.

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

If the proposal were approved, this mix-use business will enhance the economic value of the city of Alpharetta by bringing in clientele that may not ordinarily visit the area. The event center would help encourage those clients to shop locally and utilize Alpharetta vendors. This is especially fitting for the Alpharetta Comprehensive Plan since the plan mentions permitting mixed use business and increasing the economic growth in the area. Enriched Events LLC will provide Alpharetta with a place where it's

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

The property is currently a shell space and will be built out to suit the needs of this business. This is especially important since this a unique business structure, however both aspects of this business will flow fluidly throughout this space.

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: Tiara Carter

Contact Name: _____ Telephone: (770)940-3338

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 Attachment

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.

B M T INVESTMENTS LLC
115 VILLAGE CENTRE W
WOODSTOCK GA 30188

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OLD MILTON PROPERTIES LLC
4125 OLD MILTON PKWY
ALPHARETTA GA 30005-4443

RP ALPHARETTA LLC
445 BISHOP ST SUITE 200
ATLANTA GA 30318

Hourly Distribution of Entering and Exiting Vehicle Trips by Land Use

Source: ITE *Trip Generation Manual* , 10th Edition

Land Use Code	495
Land Use	Recreational Community Center
Setting	General Urban/Suburban
Time Period	Weekday
Trip Type	Vehicle
# Data Sites	17

	% of 24-Hour Traffic	
Time	Entering	Exiting
12-1 AM	0.5	2.1
1-2 AM	0.3	1.5
2-3 AM	0.3	1.1
3-4 AM	0.4	0.7
4-5 AM	1.3	0.3
5-6 AM	3.1	0.1
6-7 AM	16.8	2.6
7-8 AM	13.8	3.2
8-9 AM	5.7	2.7
9-10 AM	3.6	2.9
10-11 AM	3.3	2.8
11-12 PM	6.2	4.7
12-1 PM	8.9	6.1
1-2 PM	6.8	7.0
2-3 PM	5.1	6.9
3-4 PM	9.7	20.7
4-5 PM	3.6	11.6
5-6 PM	2.7	9.5
6-7 PM	1.2	2.4
7-8 PM	1.1	1.6
8-9 PM	1.0	1.6
9-10 PM	1.3	1.9
10-11 PM	1.8	2.5
11-12 AM	1.3	3.3

City Council Meeting & Public Hearing
STAFF REPORT

Submitting Department: Finance
Submitted By:
Sponsored By:
Meeting Date: April 26, 2021

I. AGENDA ITEM TITLE: ROOF REPLACEMENT AT FIRE STATION 83

II. RECOMMENDATION:

Please award a contract for the replacement of the roof at Fire Station 83 (metal roof segment) to Garland/DBS, Inc. (under the competitively procured OMNIA Partners contract #PW1925) in the amount of $210,734 and authorize the Mayor to execute all necessary documents.

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: YES
FISCAL IMPACT: YES
INCLUDED IN CURRENT FY CPTL BUDGET: YES
INCLUDED IN CURRENT FY OPRT. BUDGET: NO
TOTAL PROJECT COST: $210,734
APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
Roof Replacement (Capital Fund; 30131150-541300-C1229)	$210,734.00

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
-	$0.00

IV. REPORT IN BRIEF:

Fire Station 83

This request is for replacement of the metal roof segments (main roof and tower) at Fire Station 83 which was originally installed in 1993 and totals approximately 6,000 sq. ft. Although the field of the roof is in good shape, the transition at the ridge and eave are showing significant signs of age and are no longer providing adequate water-tight protection. Multiple repairs have been made over the years to extend the roof life including sealing and caulking. Despite the efforts, the facility is actively experiencing leaks (see pictures for current condition). A detailed scope-of-work has been attached hereto.

Procurement Results

This project is being awarded to Garland/DBS Inc. under the OMNIA Partners program (cooperative purchasing alliance). OMNIA Partners (consisting of US Communities and National IPA) is the largest cooperative purchasing alliance and, at its core, is a nonprofit instrumentality of government that assists local and state government agencies in reducing the cost of purchased goods/services through pooling the purchasing power of public agencies nationwide. This is accomplished by competitively solicited contracts for quality products/services through lead public agencies (e.g. city, county, or state agencies that issue the underlying formal solicitations). Racine County WI, as lead public agency, competitively solicited the Garland contract and made it available under the terms of the OMNIA Partners program.

Benefits of the Garland contract under OMNIA Partners include: (a) pricing competitiveness; (b) turnkey single source accountability (Garland is both the manufacturer and managing contractor for roof product installations) that ensures warranty integrity; and (c) speedy implementation using pre-qualified contractors. The city contracts directly with Garland as the contractor on the project. Garland is the supplier of roofing materials (pricing established through OMNIA Partners competitively solicited contract pricing) and manages roofing subcontractors (local pricing through sealed quotes).

Garland has solicited quotes from the following pre-qualified subcontractors.

- $210,734: Innovative Roofing Group
- $227,522: Veteran Builders
- $237,879: Safe-Shield

Included within the $210,734 pricing is the full replacement of all the wood decking underlayment. Based on our experience during the 2019 replacement of the metal roof segment at Fire Station 82, the original wood underlayment was not properly installed which led to warping and was unusable for the new roof (and needed full replacement). If it turns out that the wood decking underlayment is usable and in good shape, our costs will be less than the $210,734 bid.

The FY 2021 Budget included funding totaling $300,000 for the scope set forth above. Additionally, funds were utilized from this account to replace the roof and underlayment of the Wills Park Pavilion near the baseball fields which was actively experiencing leaks and significant wood rot. Residual funding upon completion of these projects will be transferred to the Non-Allocated Capital Account for future appropriation by City Council.

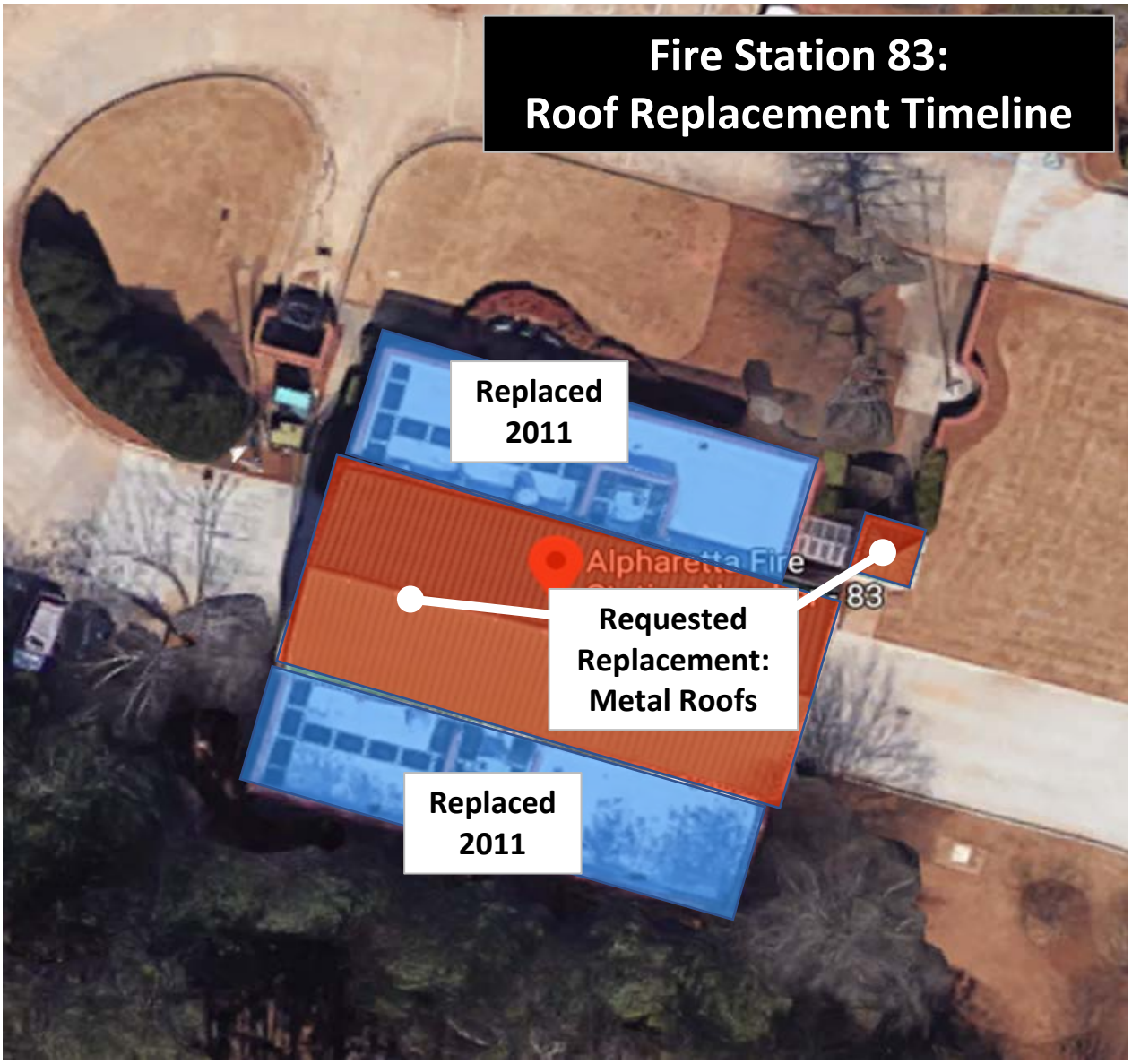
The City has used Garland for multiple roof repair/replacement projects including: replacement of the metal roof segment at Fire Station 82; roof replacements at the Public Safety Headquarters complex: roof restoration, wall restoration, shingle, and metal edge roof section repairs at multiple Parks and Recreation facilities (Crabapple Government Center, Wills Park Pool Concession, Alpharetta Community Center, Equestrian Center, Wills Park Recreation Center and Arts/Crafts Center, etc.): flat roof replacements for Fire Stations 1, 3, and 4: etc. and has found their work, products and responsiveness to be exceptional. Innovative Roofing Group has been the lead subcontractor on multiple roof repair projects for the City with excellent results.

Once a contract with Garland has been finalized and executed, completion will take no longer than 90-days from Notice-to-Proceed. This timeframe includes the ordering and delivery of all materials.

V. ALTERNATIVES:

VI. ATTACHMENTS:

FS 83 Roof Replacement Map, FS 83 - sampling of current status pics, Omnia Proposal - Alpharetta FS83, OMNIA Partners contract PW1925


Fire Station 83:
Roof Replacement Timeline
Replaced
2011
Alpharetta Fire
83
Requested
Replacement:
Metal Roofs
Replaced
2011

Fire Station 83

Current Status – including repairs to extend the life which have now failed.

Garland/DBS, Inc.
3800 East 91st Street
Cleveland, OH 44105
Phone: (800) 762-8225
Fax: (216) 883-2055

ROOFING MATERIAL AND SERVICES PROPOSAL

City of Alpharetta
Fire Staiton 83
9600 Westside Pkwy
Alpharetta, GA 30009

Date Submitted: 02/22/2021
Proposal #: 25-GA-210119
MICPA # PW1925
Georgia General Contractor License #: GCCO003281

Purchase orders to be made out to: Garland/DBS, Inc.

Please Note: The following budget/estimate is being provided according to the pricing established under the Master Intergovernmental Cooperative Purchasing Agreement (MICPA) with Racine County, WI and OMNIA Partners, Public Sector (U.S. Communities). The line item pricing breakdown from Attachment C: Bid Form should be viewed as the maximum price an agency will be charged under the agreement. Garland/DBS, Inc. administered an informal competitive process for obtaining quotes for the project with the hopes of providing a lower market-adjusted price whenever possible.

Scope of Work: New Metal Roof System

1. Remove existing metal standing seam roof and dispose.
2. Remove any and all rotted and or warped plywood and replace.
3. Screw down new 1” ISO in place of plywood with 16GA bearing plate, leaving the original 1” ISO in accordance to wind up lift calculations.
4. Apply RMER Seal from Eave to Ridge in shingle like fashion with a minimum 3” overlap.
5. Install the new metal roof 16” R-MER LOC system in accordance to Architectural Shop Drawings.
6. This will include:
    a. Proper installation of the clips per the uplift calcs and shop drawings provided.
    b. Proper installation of the panels as shown in the shop drawings.
    c. Proper installation of all rake edge, eave edge, and ridge cap metal as shown in the drawings.
    d. Proper installation of all metal roof components as shown in the shop drawings provided.
    e. Raising all pipes, vents, and curbs to accommodate the height change and proper flashing according to the details.
7. Build out new section over both existing internal gutters.
8. Replace the existing metal copings around entire building new nailers might need to be installed.

9. Install a new nailer across the eave under the metal roof to take out knee wall.
10. Install a new gutter across both lengths.
11. Relocate (2) shut off boxes.
12. Install new gutters and downspouts in both of these areas, controlling the water to flow onto the lower flat roofs.
13. Lay over the existing masonry walls with a new TPO between both lower to upper roof.

Attachment C: Bid Form - Line Item Pricing Breakdown

Item #	Item Description	Unit Price	Quantity	Unit	Extended Price
2.26	Tear-off & Dispose of Debris: SYSTEM TYPE Metal Roofing System - Wood / Tectum Deck	$ 2.40	6,000	SF	$ 14,400
14.01.03	METAL ROOFING SYSTEMS - LOW SLOPE & STEEP SLOPE (2): INSULATION OPTIONS FOR ARCHITECTURAL STANDING SEAM ROOF INSTALLATION OVER SUBSTRATE: INSULATION OPTION: Architectural Application - Minimal Insulation - WOOD OR METAL DECK: Must Have 1/2" Treated Gypsum Board with Glass-Mat (e.g. DensDeck / Securock / Equal); & 40 mil Self-Adhering Underlayment	$ 4.42	6,000	SF	$ 26,520
14.03.05	METAL ROOFING SYSTEMS - LOW SLOPE & STEEP SLOPE (2): ROOF CONFIGURATION Architectural or Structural Standing Seam Roof System; Seam Height At or Above 1" Below 2"; Aluminum Panels: THICKNESS OPTION: Bare Galvalume Coated Steel or Equal Panel Price - 24 Ga, 18" Wide Panels	$ 4.36	6,000	SF	$ 26,160
14.03.08	METAL ROOFING SYSTEMS - LOW SLOPE & STEEP SLOPE (2): ROOF CONFIGURATION Architectural or Structural Standing Seam Roof System; Seam Height At or Above 1" Below 2"; Aluminum Panels: PANEL WIDTH OPTION: Add for 16" Panel Width - Galvalume Coated Steel or Equal	$ 0.32	6,000	SF	$ 1,920
14.03.09	METAL ROOFING SYSTEMS - LOW SLOPE & STEEP SLOPE (2): ROOF CONFIGURATION Architectural or Structural Standing Seam Roof System; Seam Height At or Above 1" Below 2"; Aluminum Panels: COLOR OPTION: Add for Standard Colors - Fluorocarbon Paint System Over Aluminum or Galvalume Coated Steel Or Equal	$ 1.00	6,000	SF	$ 6,000
14.03.24	METAL ROOFING SYSTEMS - LOW SLOPE & STEEP SLOPE (2): ROOF CONFIGURATION Architectural or Structural Standing Seam Roof System; Seam Height At or Above 1" Below 2"; Aluminum Panels: PANEL INSTALLATION OPTION: Architectural Application - Installed Over Substrate At or Above 3:12 Slope	$ 6.90	6,000	SF	$ 41,400
	Copings, Gutters, Downspouts 24g	$ 19.55	400	lf	$ 7,820
	Sub Total Prior to Multipliers				**$ 124,220**

22.14	MULTIPLIER - ROOF HAS GREATER THAN 8/12 SLOPE Multiplier is applied when Roof Area has a Greater than 8/12 Slope; Very steep slopes have a greater impact on overall labor production and require additional safety precautions.	40	$124,220	%	$ 37,744
22.03	MULTIPLIER - MULTIPLE MATERIAL STAGINGS Multiplier is applied when labor production is effected by the time it takes to stage a roof multiple times. Situations include, but are not limited to staging materials to perform work on multiple roof levels, planned shutdowns and restarts, portion of the job is over sensitive work areas requiring staging from more than one point, etc.	20	$124,220	%	$ 18,872
22.08	MULTIPLIER - ROOF HEIGHT IS GREATER THAN 20 FT, BUT LESS THAN OR EQUAL TO 50 FT STORIES Multiplier is applied when labor production is effected by the roof height. This multiplier applies to roof heights that exceed an estimated 2 stories, but are less than or equal to an estimated 5 stories. Additional roof height can require increased safety requirements, larger lift equipment, tie-offs, etc.	18	$124,220	%	$ 16,985
22.20	MULTIPLIER - ROOF SIZE IS GREATER THAN 5,000 SF, BUT LESS THAN 10,000 SF Multiplier is applied when Roof Size is greater than 5,000 SF, but less than 10,000 SF. Situation creates the fixed costs: equipment, mobilization, demobilization, disposal, & set-up labor to be allocated across a smaller roof area resulting in fixed costs being a larger portion of the overall job costs	15	$124,220	%	$ 14,154
	Total After Multipliers				**$ 211,976**

Total Maximum Price of Line Items under the MICPA:	**$ 211,976**
Proposal Price Based Upon Market Experience:	**$ 210,734**

Garland/DBS Price Based Upon Local Market Competition:

Innovative Roofing Group	**$ 210,734**
Veteran Builders LLC	**$ 227,522**
SafeShield	**$ 237,879**

Potential issues that could arise during the construction phase of the project will be addressed via unit pricing for additional work beyond the scope of the specifications. This could range anywhere from wet insulation, to the replacement of deteriorated wood nailers. Proposal pricing valid 60 days from proposal date listed above.

Clarifications/Exclusions:

1. Sales and use taxes are excluded. Please issue a Tax Exempt Certificate.

2. Permits are excluded.
3. Bonds are included.
4. Plumbing, Mechanical, Electrical work is excluded.
5. Masonry work is excluded.
6. Interior Temporary protection is excluded.
7. Prevailing Wages are excluded.
8. Any work not exclusively described in the above proposal scope of work is excluded.

If you have any questions regarding this proposal, please do not hesitate to call me at my number listed below.

Respectfully Submitted,

Steve Rojek

Steve Rojek
Garland/DBS, Inc.
(216) 430-3613

ROOFING SUPPLIES AND SERVICES, WATERPROOFING, AND RELATED PRODUCTS AND SERVICES CONTRACT 2019

Executive Summary

Lead Agency: Racine County, Wisconsin

Solicitation: Invitation for Bid #PW1925

IFB Issued: August 7, 2019

Pre-Bid Date: August 15, 2019

Bids Due: September 9, 2019

Bids Received: 2

Awarded to: Garland/DBS, Inc.

Racine County, Wisconsin issued IFB #PW1925 on August 7, 2019 to establish a national cooperative contract for Roofing Supplies and Services, Waterproofing, and Related Products and Services contract.

The solicitation included cooperative purchasing language in Section B. Terms and Conditions, item 5. National Contract:

Subject to its fiduciary and statutory obligations, Racine County, as the Principal Procurement Agency, defined in Attachment B – National Cooperative Contract to be Administered by OMNIA Partners, intends to partner with OMNIA Partners to make the resultant contract (also known as the "Master Agreement" in materials distributed by OMNIA Partners) from this solicitation available to other public agencies nationally, including state and local governmental entities, public and private primary, secondary and higher education entities, non-profit entities, and agencies for the public benefit("Public Agencies"), through OMNIA Partners' cooperative purchasing program. Racine County is acting as the contracting agency for any other Public Agency that elects to utilize the resulting Master Agreement. Use of the Master Agreement by any Public Agency is preceded by their registration with OMNIA Partners (a "Participating Public Agency"). Attachment B – National Cooperative Contract to be Administered by OMNIA Partners contains additional information about OMNIA Partners and the cooperative purchasing agreement.

Notice of the solicitation was sent to potential offerors, as well as advertised in the following:

- Racine County, WI website
- Tallahassee Democrat, FL
- Arizona Business Gazette, AZ
- Desert News, UT
- Helena Independent Record, TN
- Houston Community Newspapers, Cy Creek Mirror, TX
- Montgomery Advertiser, AL
- Richmond Times, VA
- Seattle Daily Journal of Commerce, WA
- OMNIA Partners, Public Sector website
- Times Union, NY
- Daily Journal of Commerce, OR
- Herald-News, City of Joliet, Illinois
- Honolulu Star-Advertiser, HI
- Las Vegas Review-Journal, NV
- New Jersey Herald, NJ
- San Bernardino Sun, CA
- The Advocate – New Orleans, LA

- USA Today, nationwide

On September 9, 2019 bids were received from the following:

- CentiMark Corporation
- Garland/DBS, Inc.

Garland/DBS, Inc. was the lowest responsive, responsible, and qualified bidder based on the requirements issued in the IFB. The County Executive, who was granted authority on August 30 2019 by the Racine County Commissioners, approved the contract award. The contract was executed on September 27, 2019 with an effective date of October 15, 2019.

Contract includes:

- Roofing supplies and services, waterproofing, and related products and services.

Term:

- October 15, 2019 to October 14, 2024 with 1 additional 5-year term.

Pricing/Discount:

- Price as stated for all schedules included in the Project Manual.