



CITY COUNCIL MEETING & PUBLIC HEARING AUGUST 1, 2022

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

- I. CALL TO ORDER
- II. ROLL CALL
- III. PLEDGE TO THE FLAG
- IV. PRESENTATIONS & PROCLAMATIONS
 - A. A Resolution Presented to City Administrator, Bob Regus, by State Representative Chuck Martin
 - B. A Proclamation Celebrating the Retirement of City Administrator, Bob Regus
- V. CONSENT AGENDA
 - A. Council Meeting Minutes (Meeting of 7/25/2022)
 - B. Approval of Alpharetta's Outdoor Art Exhibit: MEDLEY
 - 1. Sculpture: Ribbon Arch by Jim Gallucci
 - 2. Sculpture: Tree by Gus and Lina Ocamposilva
 - 3. Sculpture: Liquid Sunshine by Michael Alfano
 - 4. Sculpture: Allura by Nathan Pierce
 - 5. Sculpture: Hill Climb by Jim Collins
- VI. PUBLIC HEARING
 - A. **Z-22-08 / V-22-12 / South of Wills Park**
Consideration of a rezoning and variance to allow for 55 'For-Sale' townhome units on 5.5 acres in the Downtown Overlay. A rezoning is requested from C-1 (Neighborhood Commercial) and L-1 (Light-Industrial) to DT-MU (Downtown Mixed-Use) and variances are requested to allow townhomes to be accessed from a street and not an alley, reduce driveway length, reduce undisturbed buffers and allow encroachments on undisturbed buffers, reduce subdivision monument sign setback, reduce landscape strips, and allow the subdivision to be gated. The property is located at 0 State Highway 9 and is legally described as being located in Land Lot 645, 1st District, 2nd Section, Fulton County, Georgia.
 - B. **CU-22-05 / Off Leash / 142 South Main Street**
Consideration of a conditional use to allow 'Recreational Facilities, Indoor and Outdoor' for Off Leash. Off Leash is a full-service restaurant and indoor and outdoor dog park. The property is located at 142 South Main Street and 125 Norcross Street and is legally described as being located in Land Lot 695, 1st District, 2nd Section, Fulton County, Georgia.
 - C. **PH-22-08 / UDC (Unified Development Code) Text Amendment - Residential Overlay District**
Consideration of adding a Building Height definition within Unified Development Code Section 1.4 Definitions. An overlay for residential development located within the Meadowbrook Hills, Milton Estates and Stone Gate Manor subdivisions will also be

considered as an addition to the Unified Development Code that includes regulations regarding replanting, streetscape requirements, and front façade requirements. These properties are legally described as being located in Land Lots 1178, 1179, 1180, 1197, 1198, 1199, 1250, 1251 & 1252, 2nd District, 2nd Section, Fulton County, Georgia.

VII. NEW BUSINESS

A. Alpha Loop, RFP 22-123

B. Public Works Fleet Replacement - Bucket Truck

VIII. WORKSHOP ITEMS

A. Performance Permit in Downtown Pocket Parks

IX. BOARDS & COMMISSIONS APPOINTMENTS

A. Recreation Commission - Nomination of Derek Kaighin by Mayor Pro Tem Merkel

X. PUBLIC COMMENT

XI. REPORTS

XII. RECESS TO EXECUTIVE SESSION

A. August 1, 2022 Executive Session

XIII. RECONVENE CITY COUNCIL MEETING

XIV. ADJOURNMENT



STAFF REPORT

Submitting Department: City Clerk

Submitted By: Lauren Shapiro

Sponsored By:

Meeting Date: August 1, 2022

I. AGENDA ITEM TITLE: COUNCIL MEETING MINUTES (MEETING OF 7/25/2022)

II. RECOMMENDATION:

Approve the Council meeting minutes from July 11, 2022 at 6:30 p.m. as part of the Consent Agenda.

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:

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

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
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IV. REPORT IN BRIEF:

City Clerk, Lauren Shapiro, attended, recorded, and prepared a synopsis of the pertinent information that occurred during the City Council meeting on July 25, 2022 at 6:30 p.m.

V. ALTERNATIVES:

VI. ATTACHMENTS:

CC Meeting Minutes 7.25.2022



City Council Meeting & Public Hearing JULY 11, 2022

Office of the City Clerk

ALPHARETTA CITY HALL

COUNCIL CHAMBERS | 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 Dan Merkel
- Donald F. Mitchell
- Brian Will
- John Hipes
- Jason Binder

• Absent

- Douglas J. DeRito

• Staff

- Bob Regus, City Administrator
- Molly Esswein, City Attorney with Jarrard & Davis
- James Drinkard, Asst. City Administrator
- Lauren Shapiro, City Clerk
- Kathi Cook, Director of Community and Economic Development
- Morgan Rodgers, Director of Recreation, Parks, and Cultural Services
- Pete Sewczwicz, Director of Public Works
- Randy Bundy, Director of Information Technology
- Tom Harris, Director of Finance
- Christine Young, Recreation and Services Manager

- Lance Morsell, Economic Development Manager

III. PLEDGE TO THE FLAG

- American Legion #201 Post Commander, Fred Mahoney, came forward to invite Mayor and Council to the Old Soldiers Day Ceremony on August 6, 2022.
- Roger Wise, with the American Legion #201, lead the Pledge of Allegiance to the Flag.

IV. PRESENTATIONS & PROCLAMATIONS

A. Alpharetta Swim Sharks Swim Team – Season Recognition

- Recreation and Services Manager, Christine Young and Coach Mimo McAlister came forward with members of the Alpharetta Swim Shark Swim Team. Mayor Gilvin and Council Member Hipes gave congratulatory remarks for the remarkable season, and Coach Mimo shared statistics from the season.

V. PARTNERSHIP UPDATE

A. Tech Alpharetta Graduate, Yardz

- Economic Development Manager, Lance Morsell, and Director of Tech Alpharetta, Karen Cashion, came forward to congratulate the most recent Tech Alpharetta Graduate, Yardz, which is headquartered in the City of Alpharetta.
- Mayor Gilvin and Mayor Pro Tem Merkel gave congratulatory remarks to the representatives of Yardz who were present (Jason Perez) and thanked them for the commitment to the City.

VI. CONSENT AGENDA

A. Council Meeting Minutes (Meeting of 7/11/2022)

B. Alcoholic Beverage License Applications

1. PH-22-AB-19 TBB 122, LLC

122 Marietta Street, Alpharetta, GA 30009

Restaurant

Consumption on Premises

Liquor, Beer, Wine, & Sunday Sales

Owner: TBB 122, LLC

Registered Agent: Michele Sedgwick

2. PH-22-AB-20 Flourish Restaurants, LLC, d/b/a Foundation Social Eatery and Petite FSE 55 Roswell Street, Suite 100, Alpharetta, GA 30009

Restaurant

Consumption on Premises

Liquor, Beer, Wine, & Sunday Sales

Owner: Flourish Restaurants, LLC

Registered Agent: Bernard Tokarz

3. PH-22-AB-21 CBS 2500 Old Milton, LLC, d/b/a Craft Burger by Shane
2500 Old Milton Parkway, Suite 100, Alpharetta, GA 30009

Restaurant
Consumption on Premises
Beer, Wine, & Sunday Sales
Owner: CBS 2500 Old Milton, LLC
Registered Agent: June Hwa Lee

- ❖ Mayor Pro Tem Merkel offered a motion to approve the Consent Agenda.
 - Council Member Hipes seconded the motion.
 - The motion was approved (6-0).

VII. PUBLIC HEARING

A. Z-22-10 / V-22-22 / 1110 Upper Hembree Road

Consideration of a rezoning and variance to allow an existing structure to be re-used as an office on approximately one (1) acre. A rezoning is requested from R-15 (Dwelling, 'For-Sale', Residential) to O-P (Office-Professional) and a variance is requested to allow gravel parking. The property is located at 1110 Upper Hembree Road and is legally described as being located in Land Lots 550 & 551, 1st District, 2nd Section, Fulton County, Georgia.

- Director of Community and Economic Development, Kathi Cook, came forward to present this item.
- This item was considered at the 7/7/2022 Planning Commission meeting. Staff recommended approval subject to 7 conditions. There were no public comments. After discussion, Planning Commission recommended approval subject to staff's recommended conditions (7-0).
- Staff is recommending that Mayor and Council approve Z-22-10 / V-22-22 1110 Upper Hembree Road, subject to the following conditions:
 1. Approximately 0.99 acres shall be zoned O-P and limited to professional or medical office. Site shall be developed substantially similar to the submitted site layout, dated 4/20/2022, except for modifications required to comply with the conditions below and subject to meeting all City code requirements and conditions of zoning.
 2. Exterior modifications to the existing structure shall be residential in character, as determined and approved by Staff.
 3. Developer shall dedicate necessary right-of-way along Upper Hembree Road and shall improve the streetscape with curb and gutter, minimum 6' planter planted with street trees, minimum 5' sidewalk and pedestrian lighting, as approved by Staff. Sidewalk shall be installed with minimal impacts to trees, as approved by Staff.
 4. Landscape strip along Upper Hembree Road shall be planted with appropriate landscape material in consideration of spacing limitations based on existing trees, as approved by Staff.

5. Developer shall save the following specimen trees: #1020, 1022, and 1023 as listed on the arborist report prepared by Outdoor Spaces LLC, dated 3/16/2022. Tree groupings and trees of quality along Upper Hembree Road shall be saved where not impacted by the parking lot and parking lot shall be installed in a manner to limit impacts to existing trees, as approved by Staff.
 6. A 50' undisturbed buffer shall be provided at the rear of the property and shall be replanted where sparse with a mix of evergreen trees and shrubs, as approved by Staff.
 7. Gravel parking lot shall be permitted as depicted on the submitted site layout, dated 4/20/2022. To protect tree roots, a grid system and biobarrier shall be required under the gravel parking area and stone or paver edging material shall be required around the perimeter of the gravel parking area to maintain rock base, as approved by Staff.
- The applicant, Richard Wernick, is requesting a rezoning and variance to allow for a single-family detached home to be converted to an office on approximately one (1) acre. A rezoning is requested from R-15 (Dwelling, 'For-Sale', Residential) to O-P (Office-Professional) and a variance is requested to allow gravel parking. The subject property is located at 1110 Upper Hembree Road on the north side of Upper Hembree Road and just west of Harris Road.
 - The property is developed with a single-family detached home. Surrounding properties are zoned R-12 (Dwelling, 'For-Sale', Residential) to the north and O-I (Office-Institutional) to the east, west and south. Birch Hollow subdivision is located to the north, Peach State Pool Service & Builders is located to the west, IT Security Compliance Group is located to the east and Alpha Medical Plaza is located to the south. The comprehensive land use plan designation of the property is 'Professional Business Office', which allows the proposed office use.
 - A variance is requested to allow parking on a gravel surface. Unified Development Code (UDC) Subsection 2.5.5(D) requires that off-street parking areas be surfaced with concrete or asphalt. The site plan depicts seven (7) parking spaces in the front yard of the property. Qualitatively speaking, gravel has more pores than asphalt or concrete, which is a benefit from a stormwater management and tree impact perspective. However, the City's UDC considers gravel impervious when it comes to driveways or parking due to the compacted base to support a vehicle.
 - Nine (9) parking spaces are depicted on the site plan, including seven (7) spaces in a gravel parking area at the front of the structure and two (2) spaces on the side of the structure. The Unified Development Code (UDC) requires one (1) parking space per 200 square feet for medical office and one (1) parking space per 250 square feet for professional office. Therefore, a maximum of nine (9) parking spaces would be required for an office use.
 - The applicant's arborist assessment identifies three (3) specimen trees in the front yard of the property, of which all will be saved.
 - The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that no comments were received.

- CZIM was held on June 8, 2022. There were no public comments.
- Ben Heidenreich (15450 Alpha Woods Drive, Milton, GA 30004) came forward to speak on behalf of the applicant.

Public Comments:

- There were no public comments.

City Council Discussion:

- Mayor Gilvin shared that he was concerned about a gravel parking on Upper Hembree Road.
 - Council Member Hipes shared that he also is concerned about the gravel parking and also wanted to know about the impact to tree roots for gravel compared to paved road.
- ❖ Mayor Pro Tem Merkel offered a motion to approve Z-22-10 / V-22-22 1110 Upper Hembree Road, subject to the following conditions:
1. Approximately 0.99 acres shall be zoned O-P and limited to professional or medical office. Site shall be developed substantially similar to the submitted site layout, dated 4/20/2022, except for modifications required to comply with the conditions below and subject to meeting all City code requirements and conditions of zoning.
 2. Exterior modifications to the existing structure shall be residential in character, as determined and approved by Staff.
 3. Developer shall dedicate necessary right-of-way along Upper Hembree Road and shall improve the streetscape with curb and gutter, minimum 6' planter planted with street trees, minimum 5' sidewalk and pedestrian lighting, as approved by Staff. Sidewalk shall be installed with minimal impacts to trees, as approved by Staff.
 4. Landscape strip along Upper Hembree Road shall be planted with appropriate landscape material in consideration of spacing limitations based on existing trees, as approved by Staff.
 5. Developer shall save the following specimen trees: #1020, 1022, and 1023 as listed on the arborist report prepared by Outdoor Spaces LLC, dated 3/16/2022. Tree groupings and trees of quality along Upper Hembree Road shall be saved where not impacted by the parking lot and parking lot shall be installed in a manner to limit impacts to existing trees, as approved by Staff.
 6. A 50' undisturbed buffer shall be provided at the rear of the property and shall be replanted where sparse with a mix of evergreen trees and shrubs, as approved by Staff.
 7. Gravel parking lot shall be permitted as depicted on the submitted site layout, dated 4/20/2022. To protect tree roots, a grid system and biobarrier shall be required under the gravel parking area and stone or paver edging material shall be required around the perimeter of the gravel parking area to maintain rock base, as approved by Staff.
- Council Member Binder seconded the motion.

- The motion was approved unanimously (4-2, with Mayor Gilvin and Council Member Hipes in opposition).
- There was discussion during the motion about the following:
 - Mayor Pro Tem Merkel shared that if the use were to change later on, it would be much easier to change the site with a gravel parking lot, as opposed to a paved lot.
 - Mayor Gilvin shared that he could not support the motion.

VIII. NEW BUSINESS

A. Alpha Link – Project Framework Agreement with GDOT

- Director of Public Works, Pete Sewczwicz, came forward to present this item.
- Staff is recommending that Mayor and Council approve the Alpha Link Project Framework Agreement with the Georgia Department of Transportation, award an amount not to exceed \$35,000.00 to Atkins for RFQ/RFP professional services associated with Federal Procurement, and authorize the Mayor to execute all necessary documents.
- The Alpha Link is a 12' wide lighted, multi-use trail connection from Haynes Bridge Road to Encore Parkway, approximately 1.2 miles. More specifically, this segment connects the Big Creek Greenway (via Encore Parkway) to the Alpha Loop at Haynes Bridge Road.
- Through the Atlanta Regional Commission (ARC), the City was awarded a \$1,000,000 grant with a required \$250,000 match to go towards the design of the Alpha Link. The dollars from the ARC are from the Federal Government and procurement of the design team, as well as the design itself, must follow the Federal Plan Development Process. The City is responsible for all expenses of the design, over \$1,000,000.
- Step one in the process is execution of the attached Project Framework Agreement (PFA) from the Georgia Department of Transportation (GDOT). Once the PFA is approved by all parties, the City can start the procurement process. In the interim, the City can develop a Request for Qualifications (RFQ) document that will be issued at a later date.
- Public Works is also requesting approval of Atkins pre-design services in the amount of \$35,000 to be approved. Atkins' scope of work consists of coordination with the GDOT project manager, assisting the City in preparing the RFQ, assisting in preparing responses to inquiries during the RFQ process, reviewing the RFQ proposals, participating in the interview process, reviewing cost proposal(s), coordinating kick-off meeting with design team and GDOT, etc. Atkins' role is an extension of staff, and if the funds are not fully used in RFQ/RFP phase of the project, they can be carried over to the design management phase of the project.

Public Comments:

- There were no public comments.
- ❖ Council Member Mitchell offered a motion to approve the Alpha Link Project Framework Agreement with the Georgia Department of Transportation, award an amount not to exceed \$35,000.00 to Atkins for RFQ/RFP professional services associated with Federal Procurement, and authorize the Mayor to execute all necessary documents.
 - Council Member Hipes seconded the motion.

- The motion was approved unanimously (6-0).

B. Windward Parkway Pedestrian Bridges and Drainage Issue, RFQ 22-1006

- Director of Public Works, Pete Sewczwicz, came forward to present this item.
- Staff is recommending that Mayor and Council approve the award of RFQ 22-1006 to Moffatt & Nichol (M&N) in an amount not to for performing design services of the Windward Parkway Pedestrian Bridges and Drainage Issue and approve Atkins North America, Inc.'s proposal for program management and plan review services in an amount not to exceed \$157,500.00 and authorize the Mayor to execute all necessary documents.
- The award of this project is for design services associated with the following two projects:
 1. Four pedestrian bridges along Windward Parkway over Big Creek and its tributary. This is one of the TSPLOST II, Tier 1 projects.
 2. Addressing a drainage issue at 6301 and 6303 Windward Parkway. The area of concern involves an inlet pipe that is located between the two properties and creates drainage issues.
- Once a contract with Moffatt & Nichol has been finalized and executed, design may begin immediately. The anticipated completion date for designing the pedestrian bridges is 18 months from notice to proceed and 15 months for the drainage issue.
- Staff received a cost proposal from ATKINS for this project management and design plan review.

Public Comments:

- There were no public comments.
- Council Member Will offered a motion to approve the award of RFQ 22-1006 to Moffatt & Nichol (M&N) in an amount not to for performing design services of the Windward Parkway Pedestrian Bridges and Drainage Issue and approve Atkins North America, Inc.'s proposal for program management and plan review services in an amount not to exceed \$157,500.00 and authorize the Mayor to execute all necessary documents.
 - Mayor Pro Tem Merkel seconded the motion.
 - The motion was approved unanimously (6-0).

C. Right to Enter Agreement between Alpharetta Family Skate Center, LLC and the City of Alpharetta, Georgia

- City Attorney, Molly Esswein, came forward to present this item.
- This parcel of land has a portion that is necessary for the Davis Drive Extension and Multitmodal Improvements project (Mansell Road to Westside Parkway) (the "Project"). The City has been in communication with the property owner's counsel in order to close on this parcel for the past few weeks. However, because of a lender issue, it appears that the City will be unable to close on this parcel anytime soon. Additionally, the Contract for the Project is ready to begin work.

- This Right to Enter Agreement will allow AFSC to grant the City of Alpharetta (or its authorized agents) the right to enter upon that property located at 10800 Davis Drive, Alpharetta, Georgia, in connection with the Davis Drive Extension and Multimodal Improvements (Mansell Road to Westside Parkway) (the "Project") for the purpose of demolition work, removal of trees, and/or installation of erosion controls.

Public Comments

- There were no public comments.
- Council Member Hipes offered a motion to approve the Right to Enter Agreement between Alpharetta Family Skate Center, LLC and the City of Alpharetta, Georgia and authorize the Mayor to execute all necessary documents.
 - Mayor Pro Tem Merkel seconded the motion.
 - The motion was approved unanimously (6-0).

D. Roof Replacement at Fire Station 84

- Director of Finance, Tom Harris, came forward to present this item.
- Staff is recommending that Mayor and Council award a contract for the replacement of the roof at Fire Station 84 (metal roof segment) to Garland/DBS, Inc. (under the competitively procured OMNIA Partners contract #PW1925) in the amount of \$267,420 and authorize the Mayor to execute all necessary documents.
- This request is for the replacement of the metal roof segments (main roof and tower) at Fire Station 84, which was originally installed in 1993 and totals approximately 4,800 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 watertight protection. This facility is actively experiencing leaks.
- This project is being awarded to Garland/DBS Inc. under the OMNIA Partners program (cooperative purchasing alliance).
- OMNIA Partners is the largest and most trusted cooperative purchasing organization for public sector procurement. This group includes the nation's two leading cooperative purchasing organizations – National IPA and U.S. Communities – under one roof to form OMNIA Partners, Public Sector. The collective buying power of these unified purchasing cooperatives delivers superior value and savings for public agencies nationwide. OMNIA Partners 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.
- The FY 2023 Budget included funding totaling \$300,000 for the scope set forth above. Upon approval of this contract, the difference will be placed into Non-Allocated for future appropriation by the City Council (\$32,580).

Public Comments:

- There were no public comments.
- ❖ Council Member Binder offered a motion to approve the award of a contract for the replacement of the roof at Fire Station 84 (metal roof segment) to Garland/DBS, Inc. (under

the competitively procured OMNIA Partners contract #PW1925) in the amount of \$267,420 and authorize the Mayor to execute all necessary documents.

- Council Member Hipes seconded the motion.
- The motion was approved unanimously (6-0).

E. Roof Retrofit at the Alpharetta Community Center

- Director of Finance, Tom Harris, came forward to present this item.
- Staff is recommending that Mayor and Council approve the award of a contract for the retrofit of the roof at the Alpharetta Community Center (flat roof segments) to Garland/DBS, Inc. (under the competitively procured OMNIA Partners contract #PW1925) in the amount of \$494,741 and authorize the Mayor to execute all necessary documents.
- This request is for a retrofit of the EPDM (Ethylene Propylene Diene Monomer; basically, a synthetic rubber roofing membrane) roof segments at the Alpharetta Community Center.
- The EPDM roof segments were installed in 1997 and total approximately 25,000 sq. ft. Said segments had a restoration coating installed in 2016 to prolong their life. That said, the roof segments have reached their end of life and are experiencing active leaks.
- This project is being awarded to Garland/DBS Inc. under the OMNIA Partners program (cooperative purchasing alliance).
- OMNIA Partners is the largest and most trusted cooperative purchasing organization for public sector procurement. This group includes the nation's two leading cooperative purchasing organizations – National IPA and U.S. Communities – under one roof to form OMNIA Partners, Public Sector. The collective buying power of these unified purchasing cooperatives delivers superior value and savings for public agencies nationwide. OMNIA Partners 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.
- The FY 2023 Budget included funding totaling \$700,000 for the scope set forth above. Upon approval of this contract, the difference will be placed into Non-Allocated for future appropriation by the City Council (\$205,259).
- The City has used Garland for multiple roof repair/replacement projects including replacement of the metal roof segment at Fire Stations 81, 82, and 83; roof replacement 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.); etc. and has found their work, products, and responsiveness to be very good.

Public Comments:

- There were no public comments.

- ❖ Council Member Binder offered a motion to approve the award of a contract for the retrofit of the roof at the Alpharetta Community Center (flat roof segments) to Garland/DBS, Inc. (under the competitively procured OMNIA Partners contract #PW1925) in the amount of \$494,741 and authorize the Mayor to execute all necessary documents.
 - Mayor Pro Tem Merkel seconded the motion.
 - The motion was approved unanimously (6-0).

F. Network Refresh and Update 2022-2023

- Director of Information Technology, Randy Bundy, came forward to present this item.
- Staff is recommending that Mayor and Council approve the replacement of network technology through Corus360 under the State of Georgia Networking Contract (#99999-SPD-T20120501-0011A) in the amount of \$246,680.90 and authorize the Mayor to execute all necessary documents.
- This request is to provide for the replacement and upgrade of the City's data network switches. This includes the core switches in the main data center that are over 10 years old. This also includes switches in City Hall, Public Safety, and Public Works that are all due for replacement. Most are 6 years old or older.
- This will provide network equipment that should be viable for the next 7 years or longer. This equipment is also a newer generation of network technology that will work more coherently and effectively with other technologies that the City is currently using and technologies that will likely be deployed in the future.

Public Comments:

- There were no public comments.
- ❖ Council Member Mitchell offered a motion to approve the replacement of network technology through Corus360 under the State of Georgia Networking Contract (#99999-SPD-T20120501-0011A) in the amount of \$246,680.90 and authorize the Mayor to execute all necessary documents.
 - Mayor Pro Tem Merkel seconded the motion.
 - The motion was approved unanimously (6-0).

G. Information Technology Equipment Refresh 2022-2023

- Director of Information Technology, Randy Bundy, came forward to present this item.
- Staff is recommending that Mayor and Council approve the request to provide for the annual replacement of technology for all City Departments in FY 2023 in the amount of \$250,000 and authorize the Mayor to execute all necessary documents.
- This request is to provide for the annual replacement of technology for all city departments.
- The city currently has 433 computers in operation (214 desktops; 219 laptops). The main component of the FY 2023 request includes funding for the replacement of approximately 154 PCs, 80 iPhones, 65 iPads.
- The current city standards for technology replacement (based on funding availability) are as follows: servers (5-6 years); SANS – Storage (5-6 years); desktop PCs (4 years); laptop

PCs (4 years); iPad tablets (3 years); iPhones (3 years); large scale multi-function printers (MFPs) (5-7 years); small scale MFPs (5 years); small printers (3-5 years); desktop UPS (electrical service backup) (3 years); Network UPS (closets) (4 years); Wireless Access Points (5 years); network routers/switched/firewalls (5 years); telephony gateways (5-6 years). Larger replacement initiatives are not included in this appropriation (e.g. CISCO network devices).

- Refresh of IT equipment is scheduled throughout the fiscal year and is allocated to the most essential needs first.

Public Comments:

- There were no public comments.
- ❖ Council Member Mitchell offered a motion to approve the request to provide for the annual replacement of technology for all City Departments in FY 2023 in the amount of \$250,000 and authorize the Mayor to execute all necessary documents.
 - Council Member Will seconded the motion.
 - The motion was approved unanimously (6-0).

H. Renewal of Microsoft Azure Cloud Services (IaaS) 2022-2023

- Director of Information Technology, Randy Bundy, came forward to present this item.
- Staff is recommending that Mayor and Council approve the request to renew and award SHI the Microsoft Azure Cloud Services (IaaS) using Statewide Contract (SWC) 99999-SPD-SPD0000060-003 for Cloud Solutions for all City Departments in FY2023 in the amount of \$320,000 and authorize the Mayor to execute all necessary documents.
- These cloud services provide a large percentage of our servers and data storage for City of Alpharetta information technology systems. This is a critical part of our hybrid data center infrastructure.
- These cloud storage services would be procured through SHI International Corp. under a State of Georgia Contract (99999-SPD-SPD0000060-0003) for Microsoft Cloud Solutions, ensuring the best pricing possible. Funding for these services was included within the operational budget approved by the City Council for FY 2023.

Public Comments:

- There were no public comments.
- ❖ Council Member Mitchell offered a motion to approve the request to renew and award SHI the Microsoft Azure Cloud Services (IaaS) using Statewide Contract (SWC) 99999-SPD-SPD0000060-003 for Cloud Solutions for all City Departments in FY2023 in the amount of \$320,000 and authorize the Mayor to execute all necessary documents.
 - Council Member Binder seconded the motion.
 - The motion was approved unanimously (6-0).

VII. PUBLIC COMMENT

VIII. REPORTS

- a. Council Member Hipes shared that the Cultural Arts Commission is charged with the duty of vetting our public sculptures and we have several persons on that Commission who serve the City well. In the future, we will have artwork recommendations added to the City Council Consent Agenda for approval, based on the Cultural Arts Commission's findings. If a Council Member feels strongly about removing an artwork item from the Consent Agenda, we can do that. City Council will always maintain veto power over the artwork recommendations.

IX. RECESS TO EXECUTIVE SESSION

B. July 25, 2022 Executive Session

- ❖ Mayor Pro Tem Merkel offered a motion to recess to executive session.
 - Council Member Binder seconded the motion.
 - The motion was approved unanimously (6-0).
- Mayor Gilvin recessed the meeting at 7:29 p.m.

X. RECONVENE CITY COUNCIL MEETING

- Mayor Gilvin reconvened the meeting at 7:57 p.m. and announced that no action was taken during Executive Session.

XI. ADJOURNMENT

- ❖ Council Member Will offered a motion to adjourn the meeting.
 - Council Member Mitchell seconded the motion.
 - The motion was approved unanimously (6-0).
- With there being no further items to consider or discuss, Mayor Gilvin adjourned the meeting at 7:58 p.m.

Respectfully submitted,



Lauren Shapiro, City Clerk



STAFF REPORT

Submitting Department: Recreation, Parks & Cultural Services

Submitted By: Lauren Shapiro

Sponsored By:

Meeting Date: August 1, 2022

I. AGENDA ITEM TITLE: APPROVAL OF ALPHARETTA'S OUTDOOR ART EXHIBIT: MEDLEY

1. SCULPTURE: RIBBON ARCH BY JIM GALLUCCI
2. SCULPTURE: TREE BY GUS AND LINA OCAMPOSILVA
3. SCULPTURE: LIQUID SUNSHINE BY MICHAEL ALFANO
4. SCULPTURE: ALLURA BY NATHAN PIERCE
5. SCULPTURE: HILL CLIMB BY JIM COLLINS

II. RECOMMENDATION:

Approve the five sculptures (*Ribbon Arch, Tree, Liquid Sunshine, Allura, and Hill Climb*) that make up Alpharetta's Outdoor Art Exhibit: MEDLEY.

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
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EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
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IV. REPORT IN BRIEF:

Recreation, Parks, and Cultural Services partners with Arts Alpharetta to curate outdoor exhibits throughout the City of Alpharetta. MEDLEY is the third exhibit of the temporary outdoor sculpture program and is a collection of varied works to engage the viewer through sight, sound, and/or touch. Year one was called Miscellany and Year two was called Ominum Gatheum. If approved, the installations for these five (5) sculptures would be done in Fall of this year (2022) and they would be removed in Fall of 2024.

Arts Alpharetta curated five (5) sculptures at five (5) locations. The Cultural Arts Commission reviewed the recommendations from Arts Alpharetta during their July meeting and is recommending these for City Council approval under the contracted \$46,000 for the FY2023 Outdoor Sculpture Exhibit Program.

Each sculpture is being rented for (2) years for \$6,000 per sculpture for a total of \$30,000. The total to be paid to the artists is \$30,000, which is within the \$46,500 budget for this item. \$3,000 is paid to the artist upon installation & \$3,000 is paid to the artist at deinstallation.

MEDLEY is comprised of five sculptures:

1. Ribbon Arch by Jim Gallucci - Location: Wills Park between Event Lawn and Fields 7 & 8
2. Tree by Gus and Lina Ocamposilva - Location: Thompson Street Park
3. Liquid Sunshine by Michael Alfano - Location: Brooke Street Park along Academy Street (near The Laborer sculpture)

4. Allura by Nathan Pierce - Location: Brooke Street Park near the corner of Haynes Bridge Road and Academy Street
5. Hill Climb by Jim Collins - Location: Brooke Street Park between the bandstand and Haynes Bridge Road

V. ALTERNATIVES:

VI. ATTACHMENTS:

MEDLEY Background Information, MEDLEY Sculptures

MEDLEY

Alpharetta
Outdoor Sculpture Exhibit
Bi-Yearly Public Art Program

July 29, 2022



Sculptures for MEDLEY

Contractor Arts Alpharetta has curated the following (5) sculptures for your approval for (5) locations. We are recommending these for acceptance under the contracted \$46,000 for the FY2023 Outdoor Sculpture Exhibit Program.

Each sculpture below is rented for (2) years for \$6K (\$3K upon installation & \$3K for deinstallation).

- ***Ribbon Arch*** by Jim Gallucci
- ***Tree*** by Gus and Lina Ocamposilva
- ***Liquid Sunshine*** by Michael Alfano
- ***Allura*** by Nathan Pierce
- ***Hill Climb*** by Jim Collins





Ribbon Arch at Wills Park
behind Community Center
Painted Steel, 10' x 16' x 6'
James Gallucci, artist



Tree at Thompson Street Park
Aluminum and enamels, 10' x 50" x 50"
Gus & Lina Ocamposilva, artists

***Liquid Sunshine* at
Brooke Street Park
Multimedia: painted aluminum,
steel can),
8' x 32" x 32"
Michael Alfano, artist**



***Allura* at Brooke Street Park
at Academy Street
Stainless steel & acrylic
8' x 5' x 3'
Nathan Pierce**



Hill Climb
at Brooke Street Park
at Alpha Loop
Aluminum, 12' x 4' x 6'
Jim Collins, artist





CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: Z-22-08/V-22-12 SOUTH OF WILLS PARK

CITY COUNCIL: AUGUST 1, 2022

This item was considered at the 6/9/2022 Planning Commission meeting. Staff recommended approval subject to 24 conditions. There were no public comments. After discussion, Planning Commission recommended approval subject to staff's recommended conditions. Vote 6-0

After the Planning Commission meeting, the applicant updated the site plan and removed the variance request to allow up to 17 townhome units to have driveways less than the minimum eighteen-foot (18') length.

II. RECOMMENDATION:

Approve Z-22-08/V-22-12 South of Wills Park, subject to the following conditions:

1. Approximately 5.5 acres shall be zoned DT-MU and developed substantially similar to site plan prepared by Pond, dated 7/13/22, except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
2. Architecture and materials shall be developed substantially similar to the submitted renderings, dated 5/5/22, except for modifications required to comply with the Downtown Consultant's comments and in compliance with the Alpharetta Downtown Code, subject to final approval by DRB. Townhomes shall have 4-sided architecture, materials and details.
3. Density shall not exceed 9.93 dwelling units per acre.
4. Building heights shall not exceed 4 stories and 50'.
5. Townhomes shall have direct vehicular access from a street or alley, as depicted on the site plan prepared by Pond, dated 7/13/22.
6. Courtyards may encroach into landscape strips, subject to meeting the minimum landscape material requirements, as approved by Staff.
7. Developer shall improve the Wills Road streetscape as follows: minimum 6' planter planted with street trees, 6' sidewalk, and decorative pedestrian lighting, with final approval by Staff and City of Roswell. In lieu of tree grates, the soil area around street trees shall be planted with evergreen ornamental grasses, groundcovers and/or shrubs.
8. Streets and alleys shall be developed as depicted on the site plan prepared by Pond, dated 7/13/22, with final approval by Staff. Decorative pedestrian lighting shall be required throughout the development. Internal streets and alleys shall be private and maintained by the HOA.
9. Landscape strips shall be required as depicted on the site plan prepared by Pond, dated 7/13/22, not including alleys. Landscape strips shall be exclusive of utilities and easements, except that if Fulton County requires an unencumbered easement shrubs shall replace tree requirements on one side of the street.
10. Landscape strips along South Main Street and Wills Road shall be planted with shade trees as a continuation of what has been planted or designed in the Downtown and outside of utility easements and overhead utilities, as approved by Staff. Subdivision decorative fencing and columns may be placed within the landscape strip along South Main Street, as approved by Staff.
11. Developer shall provide an enhanced pedestrian crossing at South Main Street and Wills Road, which shall include color pavement markings and signage, as approved by GDOT and Staff. Enhanced pedestrian crossing shall be eligible for impact fee credits, as approved by Staff.
12. Undisturbed buffers, replanted where sparse, shall be provided as depicted on the site plan prepared by Pond, dated 7/13/22. Evergreen trees and shrubs shall be planted along the south and east property lines and along the property line north of Units 6-13, as approved by Staff.

13. Property owner acknowledges that redevelopment of the properties to the north, east and south with non-residential uses shall not require a buffer adjacent to the subject property.
14. Project entrance may be gated and shall include a decorative paver apron, landscaping, brick wall and fencing with columns substantially similar to the submitted renderings, dated 5/5/22.
15. Subdivision sign shall be substantially similar to the submitted renderings, dated 5/5/22, and shall have a 0' setback along Wills Road, as approved by Staff.
16. Open space shall be developed substantially similar to the site plan prepared by Pond, dated 7/13/22, except that the optional bicycle path in the civic space shall be removed and stairs shall accommodate a bicycle wheel path, as approved by Staff. Open space shall be developed with a park-like setting with decorative landscape, hardscape and seating. Landscape shall include plant selections promoting the historic Downtown.
17. Creeping vines shall be planted to cover retaining and low walls, as approved by Staff.
18. Developer shall save trees as depicted on the site plan prepared by Pond, dated 7/13/22. Tree saves shall be limited to trees in fair to good condition and with CRZ impacts of no more than 30% which may be subject to tree care, as approved by Staff. Developer shall make reasonable efforts to save additional trees of quality and/or tree groupings, as approved by Staff.
19. Fences and walls visible from the public right-of-way shall be decorative, as approved by Staff. Unfinished wood fences and decks shall not be visible from the street.
20. HVAC and similar equipment shall not be visible from the public right-of-way.
21. Fire access shall meet IFC 2018 Appendix D and Fire Hydrants.
22. Stormwater may be placed underground within the private street as depicted on the site plan prepared by Pond, dated 7/13/22, with final approval by Staff. Stormwater facilities shall be indicated on the recorded final plat, clearly describing the underground facilities, their function, purpose, ownership, and granting access for inspection, maintenance and repair rights to the HOA and the City of Alpharetta. Maintenance responsibilities shall also be included in the recorded covenants with all costs to be borne by the HOA and homeowners of the development.
23. Garbage pickup shall be from within the development.
24. No more than 10% of the residential units shall be permitted to be rented, as recorded in the HOA's declarations and covenants.

III. REPORT IN BRIEF:

The applicant, AAI South Main St, LLC, is requesting a rezoning and variances to allow for the construction of 55 'For-Sale' townhomes on 5.54 acres in the Downtown. A rezoning is requested from C-1 (Neighborhood Commercial) and LI (Light Industrial) to DT-MU (Downtown Mixed-Use) and variances are requested to allow up to fifteen (15) townhome units to be front loaded, allow encroachments into the undisturbed buffers, allow a 0' setback for a subdivision sign, and reduce landscape strips along new private streets. The subject property is located at 0 State Highway near the southeast corner of Highway 9 (South Main Street) and Wills Road.

DISCUSSION

The submitted request, if approved, would allow for the construction of 55 'For-Sale' townhomes on 5.54 acres in the Downtown. The proposed density is 9.93 dwelling units per acre. The applicant proposes a rezoning from C-1 (Neighborhood Commercial) and LI (Light Industrial) to DT-MU (Downtown Mixed-Use) and variances are requested to allow up to fifteen (15) townhome units to be front loaded, allow encroachments into the undisturbed buffers, allow a 0' setback for a subdivision sign, and reduce landscape strips along new private streets. The subject property is located at 0 State Highway near the southeast corner of Highway 9 (South Main Street) and Wills Road.

The undeveloped property is wooded. Surrounding properties are zoned C-1 and DT-MU to the north, and C-2 (General Commercial) to the west and east. Xavier and Sons Auto Body & Paint is located to the north and west, City of Roswell to the west, Public Storage to the east, Georgia Power (City of Roswell) to the south and Atlanta Saddlery, Autobrite Car Wash and The Porch on South Main are located to the north. The comprehensive land use plan designation of the property is 'Mixed Use', which allows the proposed townhomes and density.

As show in the table below, the applicant requests variances to modify Downtown Overlay site regulations (building orientation and buffers) and general Unified Development Code (UDC) regulations pertaining to subdivision sign setbacks and landscape strips. The property is situated between three (3) commercial properties, has multiple road frontages and has significant topography. In addition, the Wills Road right-of-way is setback approximately 60' from the existing curb line of the road.

Applicant's Variance Requests

UDC Section	Applicant's Request
Downtown Overlay – UDC Section 2.4.6(B)	Allow up to 15 townhomes to be front loaded
Downtown Overlay – UDC Section 2.6.2(A)	Allow private street and on-street parking in an undisturbed buffer
UDC Section 2.6.13(B)	Reduce the setback for a subdivision sign from 10' to 0'
UDC Section 3.2.8(D)(1)	Reduce landscape strips along new private streets

The table below identifies residential approvals in the Downtown since the adoption of the 2015 Downtown Master Plan update. The applicant's proposed density is similar to densities approved on South Main Street under the DT-MU district, such as The Maxwell and Mayfair on Main.

Downtown – Residential Approvals since the 2015 Downtown Master Plan Update

Development Name	Type	Acres	Density
236/244 North Main St	11 SFD	1.6 acres	6.8 du/ac
Mayfair on Main-217 South Main St	13 SFD, 11 TH	2.3 acres	10.4 du/ac
Hudson Park	16 SFD	2.41 acres	6.64 du/ac
The 1858	11 SFD	1.68 acres	6.55 du/ac
AlphaDev	11 SFD, 6 TH	2.21 acres	7.7 du/ac
Alcove Place	10 SFD	1.23 acres	8.1 du/ac
City Center/Voysey	42 SFD, 168 For-Rent	25 acres	8.0 du/ac
Midwick	17 SFD, 23 TH	5.85 acres	6.8 du/ac
Old Milton Holdings (Foundry)	25 SFD, 137 TH	23.89 acres	6.8 du/ac
Thompson Street Flats (Kairos)	24 Condo (High)	2.39 acres	10.0 du/ac
Burnett Circle (Ouray)	43 TH	5.72 acres	7.5 du/ac
Weyhill	9 SFD	3.1 acres	2.9 du/ac
Teasley Place	24 Condo (High)	1.5 acres	16 du/ac
East of Main	60 SFD, 42 TH	13.87 acres	7.35 du/ac
Twelve on Canton	12 SFD	5.46 acres	2.2 du/ac
The Maxwell	58 SFD, 80 Condo (Mid)	12.91 acres	10.7 du/ac
Rowes Downtown	22 SFD	3.26 acres	6.75 du/ac
Chelsea Walk	49 TH	7.04 acres	7.0 du/ac
Manning on the Square	58 SFD	11.7 acres	4.96 du/ac
Villa Magnolia	26 SFD	3.53 acres	7.37 du/ac
The Atley	86 TH/36 Condo (Mid)	15.3	7.97 du/ac

SITE PLAN

The submitted site plan depicts 55, three (3) and four (4) story 'For-Sale' townhomes with gated access from a new driveway off Wills Road. A network of private streets and alleys are depicted on the site plan. Most townhomes, 40 units, are rear loaded with the remaining to be front loaded. Five (5) townhome units will be 24' wide and the remaining units will be 26' wide. Townhomes are setback approximately twenty feet (20') on Wills Road and approximately 60' on South Main Street. A minimum ten-foot (10') setback is provided along private streets. Minimum building setbacks meet or exceed the DT-MU development standards.

The site plan accommodates the South Main Street GDOT improvements, which includes twelve-foot (12') sidewalks. A six-foot (6') sidewalk is depicted on Wills Road and minimum five-foot (5') sidewalks are depicted in a loop system throughout the development. Undisturbed buffers are provided adjacent to the auto body shop and along South Main Street at the northeast corner of the property. Although they are not platted, buffer areas are provided on the adjacent properties to the east and north. The site plan depicts pervious areas of sufficient size to accommodate the landscape strip requirements along Wills Road and South Main Street.

Each townhome unit will have two (2) side-by-side parking spaces within a garage and a Code-compliant driveway accommodating two (2) additional cars. 24 on-street, guest parking spaces are provided within the development. The Downtown Code requires 138 parking spaces for the proposed subdivision (2.5 parking spaces/unit), of which 244 parking spaces are provided on the site plan.

The site plan depicts 1.19 acres, or 21.5% of open space within the proposed development. Amenity space is proposed to include a clubhouse and pool near the entrance to the development and a central green with sidewalks. Civic space is depicted along South Main Street and includes an optional bicycle path, bicycle rack and stairs. The DT-MU district requires a minimum 10% amenity space and 10% civic space.

Twelve (12) trees are depicted to be saved on the site plan, of which all are hardwoods. Tree saves are proposed along South Main Street, along the south property line and adjacent to the auto body shop. It is recommended that reasonable efforts be made by the developer of the property to save additional tree groupings and trees of quality.

A site plan depicts an underground stormwater management facility under an amenity space and private street, as well as a bioswale in the southeast corner of the site. The underground stormwater system located in the street would not obstruct access to townhomes as there are no driveways on that street section and there are alternative routes of access within the development.

RENDERINGS

The applicant submitted renderings depicting the townhomes along Wills Road and South Main Street. The submitted renderings depict three (3) and four (4) story townhome buildings with rooftop decks designed in the Federal and Greek Revival styles. Units will range in size from approximately 2,600 to 4,000 square feet and will be three (3) and four (4) bedrooms. Façade materials will combine brick, stone, and stucco. The applicant's letter of intent indicates that price points will be between \$850,000 to \$1,000,000. According to the City's Downtown Consultant, the proposed renderings generally comply with the design regulations in the Downtown Overlay. The following comments were provided by the Downtown Consultant:

- Create offsets in building mass to visually differentiate main building massing from secondary building massing.
- Building facades that face public streets should be articulated as if they are front/primary elevations, with similar architectural treatment as the 'front' elevations are treated, including a regularized/organized rhythm of fenestration, with symmetrical composition.

TRAFFIC

The applicant provided a trip generation report, which estimates that the proposed 55 townhome units would generate 24 AM Peak Hour trips and 29 PM Peak Hour trips.

SCHOOLS

Residential development is known to increase school enrollment. Fulton County calculated the potential maximum number of children who may live on the property by using the Fulton County Schools standard

calculation to identify the number of children that a residential development will generate. The following chart outlines these figures:

FULTON COUNTY SCHOOLS – 55 Townhomes

School	Single Family Average #
Manning Oaks Elementary School	0 to 12 students
Northwestern Middle School	0 to 4 students
Milton High School	1 to 11 students
TOTAL	1 to 27 students

Based on the total figure for all three school levels, it can be assumed that the proposed development could house approximately 1 – 27 school age children. Numbers provided by Fulton County Schools show that Northwestern Middle School is approaching maximum capacity and Milton High School is over capacity.

STANDARDS FOR ZONING CHANGES

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

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

Response: The requested zoning, DT-MU, is consistent with the future land use designation of the property and surrounding area, which is 'Mixed Use'. While surrounding properties are developed with commercial uses, the area is envisioned to redevelop into a mixed-use environment with mixed-use and single use developments.

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

Response: The zoning proposal would not adversely affect the existing use or usability of adjacent or nearby properties. While surrounding properties are developed with commercial uses, the area is envisioned to redevelop into a mixed-use environment with mixed-use and single use developments.

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

Response: The proposal should not have significant impacts on the natural environment. Tree saves are depicted on the applicant's site plan.

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

Response: The property is currently zoned C-1 and LI, which allows a variety of auto-oriented uses that are inconsistent with the vision for the area to become a mixed-use, walkable environment. The requested zoning, DT-MU, is consistent with the future land use designation of the property and surrounding area, which is 'Mixed Use'. While surrounding properties are developed with commercial uses, the area is envisioned to redevelop into a mixed-use environment with mixed-use and single use developments.

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

Response: The zoning proposal would not cause an excessive burden on public facilities and services. The requested rezoning to allow a residential development would increase demand on schools and parks.

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

Response: The subject property is located in the Downtown Overlay, which includes opportunities for properties to develop under the Downtown zoning districts. The requested zoning, DT-MU, is consistent with the future land use designation of the property and surrounding area, which is 'Mixed Use'.

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

Response: The request should not negatively impact public health, safety or welfare. The proposed zoning is consistent with the future land use designation of the property.

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

Response: The property is currently zoned C-1 and LI, which allows a variety of auto-oriented uses that are inconsistent with the vision for the area to become a mixed-use, walkable environment. The requested zoning, DT-MU, is consistent with the future land use designation of the property and surrounding area, which is 'Mixed Use'. While surrounding properties are developed with commercial uses, the area is envisioned to redevelop into a mixed-use environment with mixed-use and single use developments.

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

Response: The Comprehensive Land Use Plan designation of the property is 'Mixed Use', which allows the proposed DT-MU zoning, use and density.

VARIANCE REVIEW CRITERIA

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

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

Response: The property is situated between three (3) commercial properties, as well as having multiple road frontages and the topography of the property are hardships that contribute to the requested variances. The Wills Road right-of-way line is setback approximately 60' from the existing curb line of the road. The sign ordinance requires that the subdivision sign on the entrance wall be setback an additional ten feet (10'), or a total of 70' from Wills Road.

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

Response: Application of the ordinance would create an unnecessary hardship given the topography of the property, multiple road frontages and location situated between three (3) commercial properties. The undisturbed buffer requirement would discourage residential development in the South Main Street corridor.

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

Response: The property is situated between three (3) commercial properties, as well as having multiple road frontages and the topography of the property are hardships that contribute to the requested variances. The Wills Road right-of-way line is setback approximately 60' from the existing curb line of the road. The sign ordinance requires that the subdivision sign on the entrance wall be setback an additional ten feet (10'), or a total of 70' from Wills Road.

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

Response: Relief, if granted, would not cause a substantial detriment to the public good. The property has several hardships that support the applicant's proposed variances.

CONCURRENCES

Staff has reviewed the applicant's proposal against the established review criteria for a rezoning and variance. The zoning proposal is consistent with the vision of the Downtown Master Plan and comprehensive land use plan designation of the property. While surrounding properties are developed with commercial uses, the area is envisioned to redevelop into a mixed-use environment with mixed-use and single use (residential and commercial) developments. The proposed density is similar to densities approved on South Main Street in the DT-MU district.

There are exceptional conditions pertaining to the property due to its topography, multiple road frontages and location situated between three (3) commercial properties. Application of the undisturbed buffer requirement would discourage residential development in the South Main Street corridor. The subdivision sign would be setback approximately 60' from the Wills Road curb line.

CITIZEN PARTICIPATION PLAN

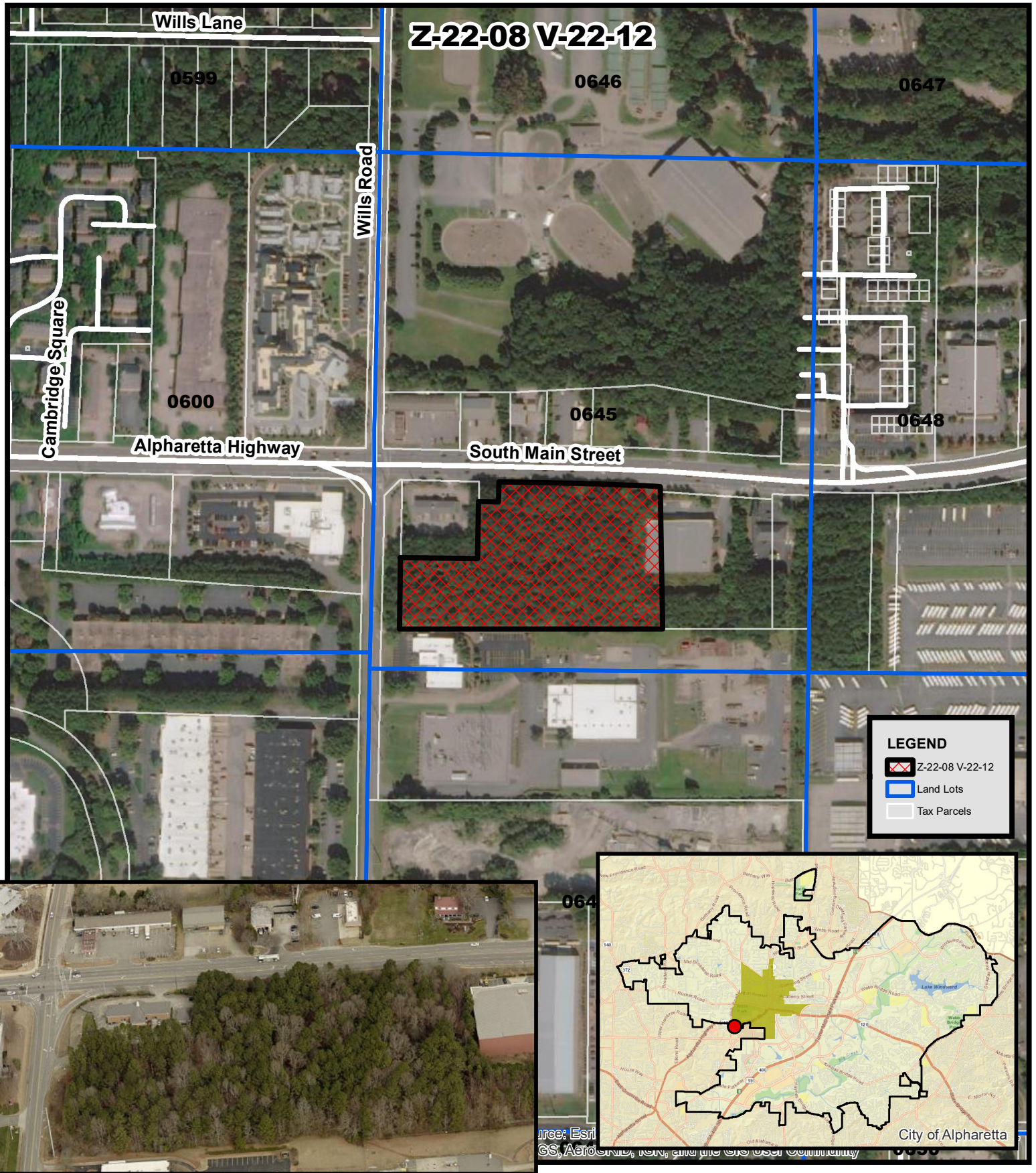
The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that no comments were received.

COMMUNITY ZONING INFORMATION MEETING

CZIM was held on May 11, 2022. There were public comments with concerns over traffic, guest parking, GDOT project impacts, and safety issues with pedestrians crossing at South Main Street over to Wills Park.

IV. ATTACHMENTS:

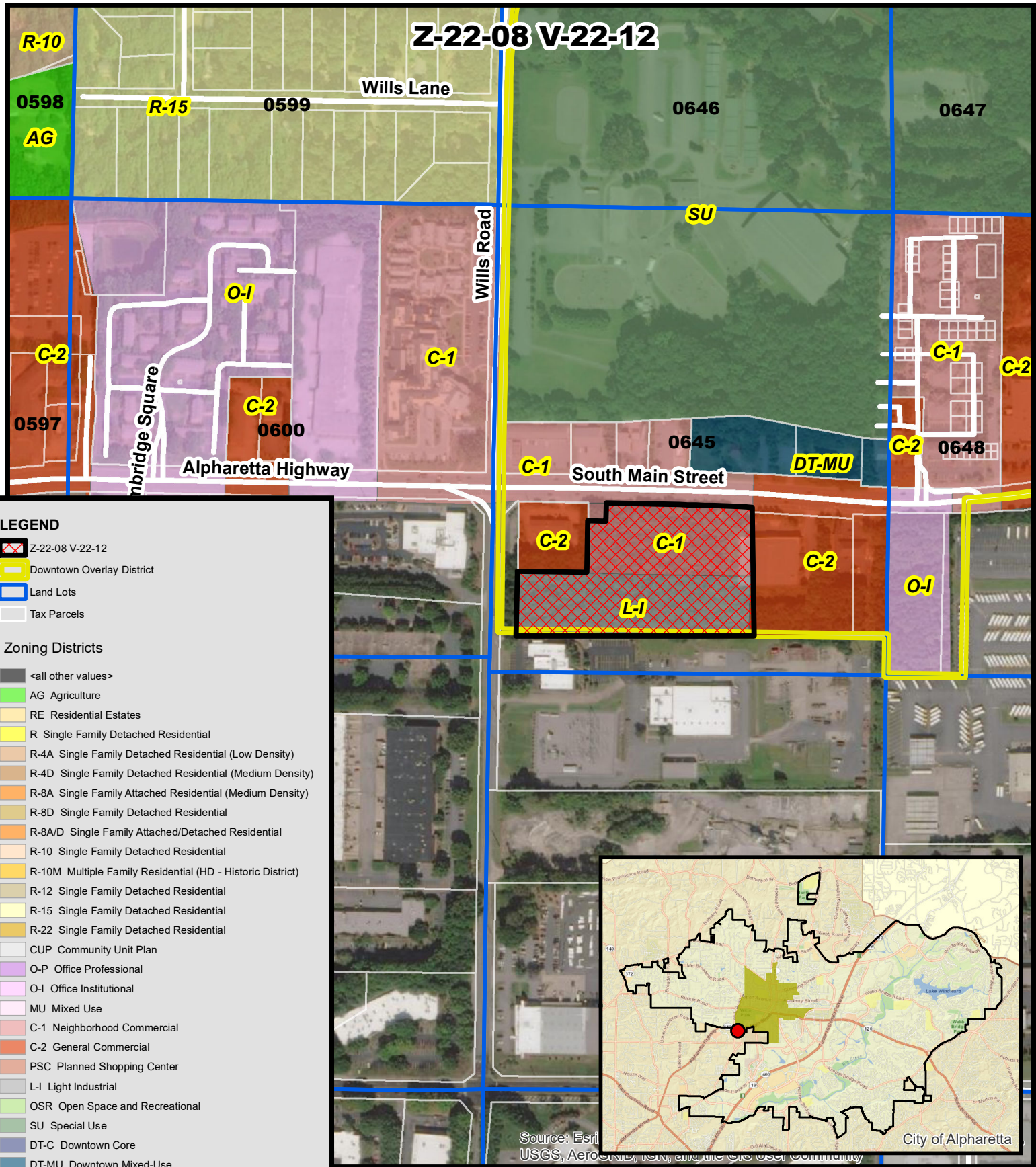
- Site Plan
- Renderings



Aerial Map **South of Wills Park** **0 State Highway 9**

Z-22-08 V-22-12
D/LL: 1/2/0645
PC: 6/02/22
CC: 6/27/22

Location Map Provided by:
Community Development - GIS



Zoning Map South of Wills Park 0 State Highway 9

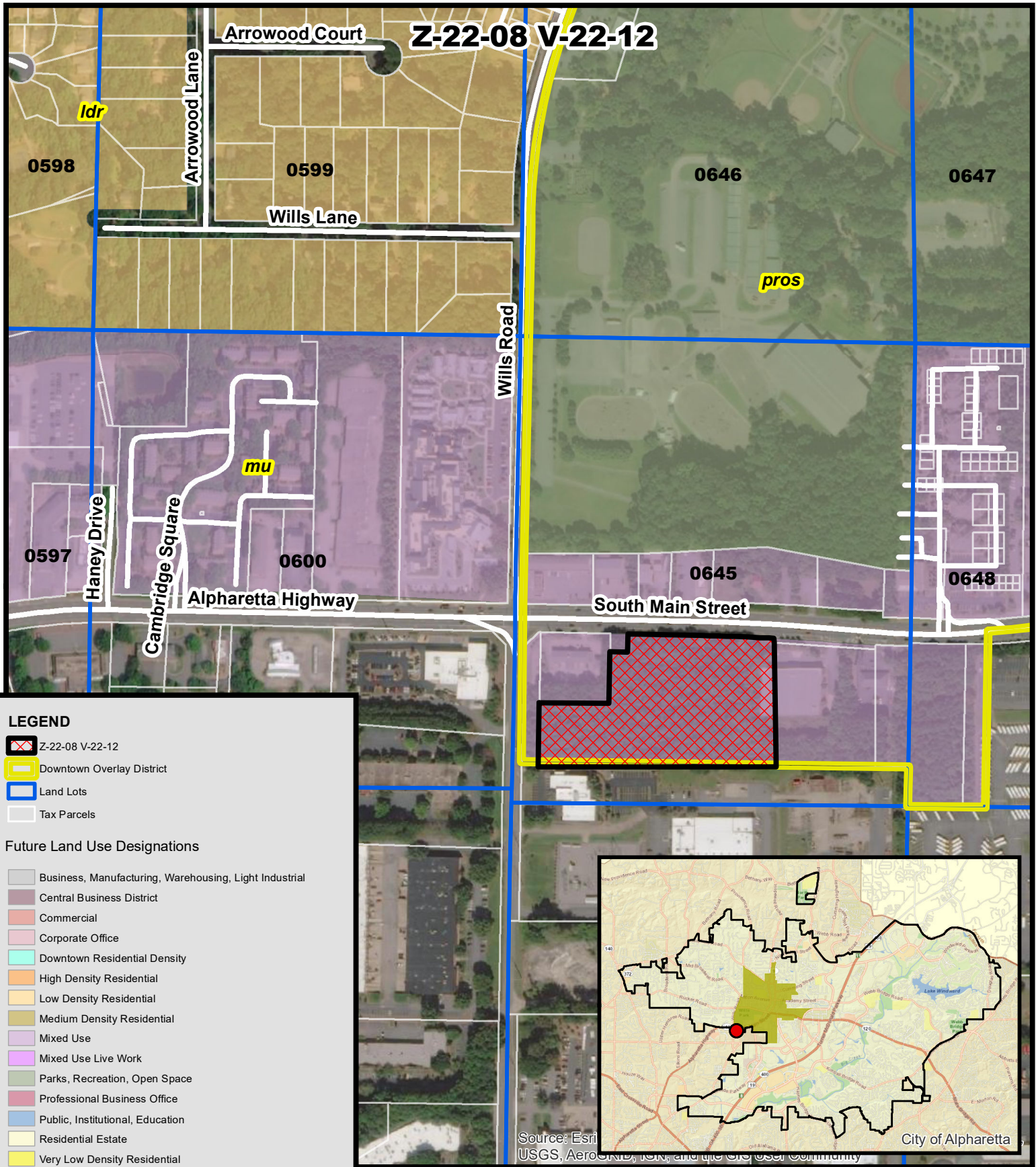
Z-22-08 V-22-12

D/LL: 1/2/0645

PC: 6/02/22

CC: 6/27/22

**Location Map Provided by:
Community Development - GIS**

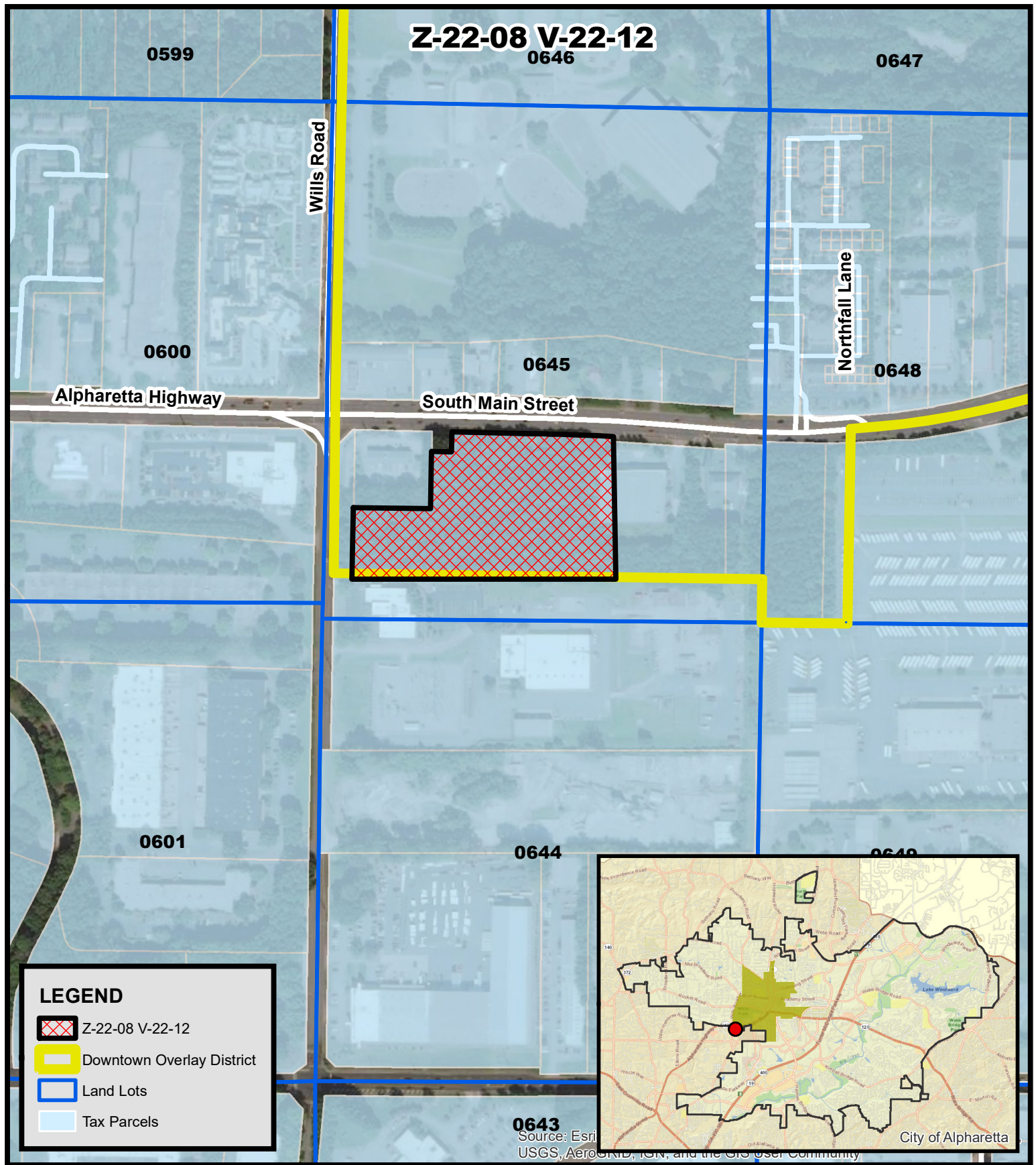


Future Land Use Map **South of Wills Park** **0 State Highway 9**

Z-22-08 V-22-12
D/LL: 1/2/0645
PC: 6/02/22
CC: 6/27/22

Location Map Provided by:
Community Development - GIS





Location Map South of Wills Park 0 State Highway 9

Z-22-08 V-22-12

D/LL: 1/2/0645

PC: 6/02/22

CC: 6/27/22

**Location Map Provided by:
Community Development - GIS**



RESIDENTIAL SITE PLAN

TOTAL AREA:	5.538 ACRES
BUILDING AREA:	64,771 SQ FT
IMPERVIOUS COVERAGE:	~45% /(80% MAX)

RESIDENTIAL UNIT BREAKDOWN:		
26 x 50'	16 UNITS	
26 x 45'	17 UNITS	
26 x 40'	9 UNITS	
<u>26 x 35'</u>	<u>13 UNITS</u>	
TOTAL UNITS:	55 UNITS	
<u>SUBDIVISION SUMMARY:</u>	<u>REQ'D</u>	<u>PROVIDED</u>
LOT DENSITY:	10 UNITS/ACRE	9.93 UNITS/ACRE
	55.4 UNITS	55 UNITS

GENERAL ASSUMPTIONS:

1. UNDERGROUND STORM DETENTION
2. 2-CAR GARAGE PER UNIT
3. RE-ZONED FROM C-1/L-1 TO DT-MU
4. INDIVIDUAL TRASH PICKUP
5. ALL ROOT ZONES INSIDE 50' BUFFER DISTURBED BY CONSTRUCTION TO BE SUPPLEMENTED WITH REPLACEMENT TREES
6. GATED SUBDIVISION
7. PRIVATE ROADS

1. 50' UNDISTURBED BUFFER
2. FRONT LOADED TOWNHOME

PROPOSED TOWNHOMES

PROPOSED ROADWAY

PROPOSED LANDSCAPE AREA

PROPOSED TREE PLANTER

APPROX. TREE LINE OF UNDISTURBED BUFFER

PROPOSED SIDEWALK

PROPOSED UNDERGROUND STORM

SPECIMAN TREE TO BE SAVED

[illegible]



A-PERSPECTIVE VIEW@MAIN ENTRANCE ON WILLS ROAD



B-PERSPECTIVE VIEW@SECONDARY GATE ON MAIN STREET

ARTIST'S CONCEPTUAL SKETCH-SUBJECT TO CHANGE
MAY 05, 2022

ALPHARETTA TOWNHOMES

ALPHARETTA, GEORGIA



FRONT ELEVATION BUILDING 100



FRONT ELEVATION BUILDING 200

06.01.2022

ARTIST'S CONCEPTUAL SKETCH SUBJECT TO CHANGE
MARCH 8, 2022

ALPHARETTA TOWNHOMES

ALPHARETTA, GEORGIA



HARRISON DESIGN

ARCHITECTURE - INTERIORS - LANDSCAPE ARCHITECTURE

AAI DEVELOPMENT – ALPHARETTA TOWNHOMES

HD Proj. No. : 225369.00

MEMO No. 001

March 28, 2022

PROJECT: AAI Development Townhomes
Next to 1675 Alpharetta Hwy
Alpharetta, GA 30009
City of Alpharetta

OWNER: AAI Development
375 Milledge Ave SE,
Atlanta, GA 30312
Dimitri Gach, Dimitri.gach@aaidevelopment.com
Aviel Biton, aviel.biton@aaidevelopment.com

MEMO

TO: City of Alpharetta Zoning Review Board

SENT VIA EMAIL

RE: Description of Architectural Styles and Materials

AAI Development – Alpharetta Townhomes

1. Architectural Style:
 - a. Federal Style
 - i. The project's exterior design derives from Federal and Greek Revival townhome styles updated with features currently desired by investors and purchasers.
2. Materials:
 - a. Exterior walls – stone (natural and/or synthetic), brick (light colored), stucco
 - b. Trim – wood or pvc
 - c. Windows – aluminum or vinyl clad
 - d. Roof – architectural shingles

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: South of Wills Park Z-22-08/V-22-12

Contact Name: J. Alexander Brock - Smith, Gambrell & Russell, LLP Telephone: (404) 815-3603

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

No comments or concerns were received from the mailed notifications. The applicant will be attending the Community Zoning Information Meeting on May 11, 2022 and may receive community input at that time.

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.

Copies of the mailing receipt, showing the names and addresses of the individuals contacted, along with a copy of the Notification letter are attached.

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: 06.23.2022 (originally submitted on 05.05.2022)

Print Form

1105 W. Peachtree Street, N.E., Suite 1000
Atlanta, Georgia 30309-3592
Tel: 404 815-3500 www.sgrlaw.com

SMITH, GAMBRELL & RUSSELL, LLP
Attorneys at Law

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

APRIL 1, 2022

RE: 0 State Highway 9, Alpharetta, Georgia
Tax Parcel No.: 12-296006450344

Dear Neighbor:

You are receiving this notification because you are an owner of property within 500 feet of the above-referenced property. This notice is to invite you, if you are interested, to a Community Zoning Information Meeting to detail AAI South Main St, LLC's request involving property at 0 State Highway 9, Alpharetta, Georgia. AAI South Main St, LLC seeks permission to develop 55 attached townhomes on the tract, with access limited to Wills Road. Their Application to the City of Alpharetta requests the following:

1. Rezone from General Commercial (G-2) and Light Industrial (L-I) to Downtown Mixed-Use (DT-MU);
2. Concurrent variances from 2.4.6, 2.6.13.B, and 3.2.8 of the City of Alpharetta UDC.
3. Approval to allow private drives, a gates community and to place underground detention within the 50' buffer.

The Community Zoning Information Meeting (CZIM) for this request will be held on Wednesday, May 11, 2022 at 6:00 p.m. at City Hall, 2 Park Plaza, Alpharetta, GA 30009. This is an informal meeting to allow the public to view public hearing requests, ask questions, and provide feedback. If additional meetings seem advisable, then of course we will also have them.

This item will be considered by the Planning Commission on Thursday, June 2, 2022 at 6:30 PM and City Council on Monday, June 27, 2022 at 6:30 PM. All meetings will be held in the Council Chambers at City Hall, 2 Park Plaza, Alpharetta, GA 30009.

If you have any questions regarding the request, please feel free to contact me at your convenience. I can be reached at 404.815.3500 or kzickert@sgrlaw.com.

Sincerely,



Kathryn M. Zickert

cc: Ms. Kathi Cook
Mr. Dimitri Gach





Community Zoning Information Meeting
May 11, 2022
Department of Community Development
Via Zoom
6:00 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 Planning Commission, but not quoted or paraphrased. This document includes limited presentation by Planning Commission and invited speakers in summary form. The public is advised that the tapes recorded at said meeting are a matter of public record and are available upon request.

I. Staff Members Present:

- a. Michael Woodman, Planning + Development Services Manager
- b. Alexandra Callum, Planning + Zoning Coordinator
- c. Nikisha Mistry, GIS Specialist

There was a total of 79 participants for the CZIM meeting.

II. Items:

a. Sanctum Serene Wellness

- i. 3235 North Point Parkway.
- ii. Wellness Spa.
- iii. Master Plan amendment.

There were no comments for this item.

b. Event Facility

- i. Manager Michael Woodman spoke for this item because the applicant was not present.
- ii. Special event facility.
- iii. Requesting a maximum occupancy of 408.

c. Off Leash

- i. Full-service restaurant and luxury dog park.
- ii. On the corner of Old Milton Parkway and North Main Street.
- iii. We want to transform the existing building.

Public Comment:

- You are asking for a liquor license. I do not think it is a good idea to have children, liquor, and dogs all in the same area. I am okay with the idea; I am just not for the liquor license portion of it.

- How are we keeping dogs safe at this location? We will be using fencing. Over the last several years, we've seen lots of new dog parks. The new technology is a double gated system so that you don't have wide open access. It will be access controlled to provide safe conditions to both people and dogs.
- I would like to caution the city to approve a conditional use permit for an off leash dog park at the corner of Old Milton and Highway 9. There have already been traffic fatalities at this intersection- there are a combined 12 lanes of high-density traffic here. Dogs can get out of every park; the suggested double gate system does not prevent this. ONE dog that gets to either of these roads will not only be a safety concern for the dog but an incredible safety concern for all Alpharetta families travelling through the heartbeat of the City. If approved, I hope safety is at the center of the conversation and approval.
- And there is also another dog park like this going up at Maxwell Road. I don't think we need another one.

d. 3973 Webb Bridge Road

- i. 5-acre site.
- ii. Requesting a rezoning to R—12.
- iii. Modern style homes.
- iv. Requesting a variance- there is a perennial creek that runs through the site. The city has a 100' stream buffer and 150' impervious buffer, which makes the lots to the east not able to be developed right now.

Public Comment:

- I own the property to the east of this. The creek on this property affects my property. There's a reason the barrier is supposed to be there. There will be buffer left, and we will be doing mitigation.
- It's not so much the construction, but the next 20 years the people will be living there. We are not destroying the buffer; we are just requesting for a reduction. There will also be mitigation. The water would be cleansed before being released back into the creek.
- Jay Perek- As Reggie was saying, along with requesting a reduction, we are also proposing to increase the quality of the buffer, and that's what he was referring to with the mitigation. There is still a 50' buffer that will remain.
- Can you give some examples of best mitigation practices? We are trying to see if we can do some dry wells. It infiltrates the water in the ground instead of taking it to the creek.

e. Beazer Homes

- i. Corner of Rock Mill Road and Haynes Bridge Road.
- ii. Undeveloped property zoned as office and institution use.
- iii. We have taken significant steps to save trees.
- iv. We want to make the corner a community focal point, as we recognize that it's a gateway.

- v. Homes would front along Rock Mill Road.
- vi. As you come into the community, the front doors will face some green pocket areas.
- vii. The variances primary relate to the street scaping for our internal streets and a little along Rock Mill Road.
- viii. The size of the property is too small for modern day office development.

Public Comment:

- On your layout plan, have you taken into consideration the GA400 widening? How much space between the current highway and the property line are you going to lose with the widening? Will you lose some amenity space? We will have to double check on the GA400 plans. There is significant right of way between the ramp and property line. We don't anticipate any issues.
- Do we really need more townhomes in Alpharetta? The roads are so clogged, and this is right on North Point, and there is already so much traffic. Alpharetta needs additional housing. This is a lower density type of community. 43 homes would be constructed. It's a great opportunity to provide additional housing. Residential provides less traffic than office use, which is a benefit.
- It's adding traffic with 2-3 cars per home. The future office use would be more than residential.
- What about impact to schools? It would be fairly minimal.
- We need more homes in Alpharetta, thank you Julie.
- Alpharetta is full!
- We do need more housing. It's dense in downtown, but this isn't too far. My concern is parking. Two car garages are never enough for storage or a large vehicle. Are we allocating enough parking for visitors and extra drivers on this site? The city is proactive with this. One of the aspects of the city's code is to have a minimum 18-foot-wide driveway. Other developments have shorter driveways and not enough parking. We are not seeking a variance on parking.
- Concerned about the tightness of the internal streets where Fire and Public Safety would have to operate. Fire is involved in this process and will have the opportunity to put comments.
- What is the cost of the townhouses? We need some reasonably cost homes.

f. The Bridges

- i. We are wanting to join two properties that have a little different zoning.
- ii. We are wanting to change to R zoning, which is in line with CUP.
- iii. It will be gated.
- iv. Will be high level homes.

Public Comment:

- We backup to the proposed subdivision. We have been here since 2009. What are the plans for water management? I have seen water flowing through the way the property has a crease in it. We will have a detention system that will catch all the stormwater that would collect and funnel down towards you. It will be a huge benefit to you.

- My concern is what it will look like. I'm concerned about a giant eye sore in my backyard. It will be buffered with vegetation and landscaping. I don't think our plan is to do underground detentions.
- We're building 2.5+ million-dollar homes. We do not want to create eye sores. We can talk offline more.
- Do you have specifics of buffers? What efforts will be in place to keep the current trees rather clear cutting? We are trying to minimize any impacts to streams. We redesigned to where we are not asking for any stream buffer variances. We will be cutting in a road where trees will have to go. Other than that, we will try to keep all trees intact. We want to make it feel like the homes have been there forever.
- What about overflow?
- Will there be fencing? What about green screen? There's fence already there. I don't think we plan to do anything different.
- I am also interested on how the pond will be built and the creek that connects to Lake Windward and how that will increase flow.
- I am concerned about the impact. I haven't been there long enough to know what the water situation is like, but I want to make sure an eye sore isn't created.
- Last year, we had an event that some work had to be done on the creek due to lots of rain. I'm worried about all the hardscaping. All the water will end up in the creek. Can it handle that kind of water? The applicant is not required to do a hydrology study at this time. They would do one after receiving an LDP. The applicant will be held to state regulations.

g. Castle View Homes

- 2.5-acre parcel on Kimball Bridge Road.
- Zoned AG- requesting rezoning to R15 with some variances.
- Request includes a private cul-de-sac.
- Asking for front yard setback reduction.

Public Comment:

- To the left of the diagram, what will be to the left of the road? Will you level the trees out, and will there be a landscape area? Yes, to the landscape area. We have not gotten this far with City Staff. Currently, the plan shows sidewalk all the way around the cul-de-sac.
- When is the proposed groundbreaking? It has not been decided. Construction would likely begin in the fall.
- What's the proposed value of the homes? Currently, the thought is \$1.1-1.4 million.
- What are you doing about the drainage issues? We have not conducted a full hydrology study. Underwater storm management would happen.
- Can you talk about the plan for the current plants? We want to work with as much of the existing tree cover as we can.
- What are the sizes of the homes? 3000-4000 square foot. 2 story minimum
- What are the variances? Minimum lot width reduction, which isn't unusual for the area. Reduction in front yards to get homes further away from Kimball bridge crossing.

- Our kids use the back part of the property to get to Ocee Park. Can something be provided like an easement? I was not aware- I thought Ocee was fenced. There are trails going through the backyards that you can cut through. What we're doing wouldn't change the current path.
- Do you have a portfolio view of the homes? We can pull information together.
- Have you given thought to light pollution? We will have to meet the city's landscape ordinance. We will be putting some screening in to help.
- There are two single family homes adjacent to two lots. The park needs to probably acquire some additional parking. Castle View tried to acquire to purchase lots, but they were not for sale.

h. South of Wills Park

- i. 5.5-acre site.
- ii. 55 townhomes, in addition to a clubhouse and pool.
- iii. Units will range from 2600-4000 square feet.
- iv. Gated community with access onto Wills Road.
- v. Seeking rezoning of the property to downtown mixed use.
- vi. Underground detention water system.

Public Comment:

- Where exactly is it? It's by the car detailing place- this is the large undeveloped area next to it. There are several DT MU areas. One of the goals is to interject residential into commercial areas through mixed use. We are furthering the goals of the comp plan.
- Wills road already has so much traffic. I am against this development.
- The parallel parking is for guest parking, correct? Yes.
- My concern is for pedestrian traffic from this subdivision across Hwy 9 to Wills Park. We are providing connection to Hwy 9 for bicycle and pedestrian. We are not currently working with the city on improvements on Hwy 9, but that's something we can evaluate further with the city.
- GDOT is expanding the sidewalks and adding a sidewalk on Wills Road.

i. North Point Redevelopment

- i. Zoning changes to 83 acres of property to Mixed Use.
- ii. The goal is to build on the foundation of the environment that's here and create an indoor/outdoor mixed use.
- iii. It will be a ten-year development.
- iv. It can have community events of up to 2,500 people.
- v. We would propose 50,000 square feet of entertainment space, and 320 units in the first phase.
- vi. Adds substantial amount of open space, a total of 18 acres.
- vii. From a drainage standpoint, we would be improving the situation.

Public Comment:

- Is this already set in stone? If so, when is demolition/groundbreaking scheduled? I have worked for JCP since 1998 and am worried about my job security. Are either of those pink locations that say "retail anchors" going to become JcPenney? If so, where will we be located? Nothing is set in stone. We had been doing a lot of research to come up with this plan. If are approved, we will begin the middle of next year. I would have to refer you to JCPenney to answer that question.
- Please include a percentage of the housing going in here as workforce housing that people who serve the citizens of Alpharetta can afford to live here! We do not currently have any percentage of work force housing. We are open to conversation, but cost of construction would require an incentive program
- Are the anchor stores aware and/or going to stay? All tenants have been spoken to.
- There is new ownership and control of the asset.
- When is this first phase going to start? Demolition would be middle of 2023 plan with 24-month construction for first phase.
- What happened to the redevelopment plan for the Mall that was approved previously, that called for the Sears portion of the mall to be removed and apartments built, along with park area and walking trails?
- Our plan is to dedicate our impact fees to stormwater. I believe we will have 2.5 million dollars that would be dedicated towards storm water.
- What about MARTA plans for a station to be located on the property? One of the bus transit stops in the middle of the highway. We have found a location that would meet up with our location.

III. **Meeting Ended at: 7:30 p.m.**

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: Z-22-08 / V-22-12

PH #: _____

☐ Property Taxes & Code Violations Verified

☐ Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT

2 PARK PLAZA

ALPHARETTA, GA 30009

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

Contact Information:

Contact Name: Kathryn M. Zickert - Smith, Gambrell & Russell, LLP

Telephone: (404) 815-3500

Address: 1105 W. Peachtree Street

Suite: 1000

City: Atlanta

State: GA

Zip: 30309

Fax: _____

Mobile Tel: (404) 815-3704

Email: kzickert@sgrlaw.com

Subject Property Information:

Address: 0 State Highway 9

Current Zoning: C-1, L-I

District: 12

Section: 2

Land Lot: 645

Parcel ID: 12 246006450344

Proposed Zoning: DT-MU

Current Use: Vacant, Undeveloped

This Application For (Check All That Apply):

☐ Conditional Use

☐ Master Plan Amendment

☐ Comprehensive Plan Amendment

☒ Rezoning

☐ Master Plan Review

☒ Variance

☐ Public Hearing

☐ Exception

☐ Other (Specify): _____

APPLICANT REQUEST AND INTENT

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

Residential Townhomes. See attached Letter of Intent for more detail.

Applicant's Request (Please itemize the proposal):

1. Rezone from C-1 and L-I to DT-MU
2. Secure variances from Sections 2.6.2, 3.2.8, 3.5.6, 2.4.6.B

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

To allow a proposed development of 55 attached, owner occupied single family townhomes at a density of ± 9.93 units per acre.

See attached Letter of Intent for further details.

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

See attached Letter of Intent

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

See attached Letter of Intent

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

See attached Letter of Intent

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

See attached Letter of Intent

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

See attached Letter of Intent

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

See attached Letter of Intent

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

See attached Letter of Intent

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

BOARD OF ZONING APPEALS REVIEW CRITERIA

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

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

See attached Letter of Intent

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

See attached Letter of Intent

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

See attached Letter of Intent

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

See attached Letter of Intent

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.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: AAI South Main St, LLC

Telephone: _____

Address: 375 Milledge Avenue, SE

Suite: _____

City Atlanta

State: GA

Zip: 30312

Authorization:

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

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

☐ Annexation

☐ Special Use

☒ Rezoning

☐ Conditional Use

☒ Variance

☐ Master Plan

☐ Land Use Application

☐ Other

Property Owner's Authorized Applicant (if applicable):

Kathryn M. Zickert

Name of Authorized Applicant: Smith, Gambrell & Russell, LLP

Telephone: 404.815.3500

Address: 1105 W. Peachtree Street, NE

Suite: 1000

City Atlanta

State: GA

Zip: 30309

So Sworn and Attested:

Owner Signature: _____

Date: 03.25.2022

Notary: Cathy M. Ellington

Notary Signature: _____

Date: March 25, 2022

My Commission Expires: March 13, 2025



DISCLOSURE FORM

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

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

Name of Applicant or Opponent: **AAI South Main St, LLC**

Subject Public Hearing Case: **South of Wills Park (0 State Hwy 9)**

Campaign Contribution Information:

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

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

Name of Official: **N/A**

Position: **N/A**

Description of Contribution: **N/A**

Value: **N/A**

Description of Contribution:

Value:

Description of Contribution:

Value:

Description of Contribution:

Value:

Description of Contribution:

Value:

Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-3.

Signature:



Date: **3/25/2022**

DISCLOSURE FORM

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Name of Applicant or Opponent: Kathryn M. Zickert, Smith, Gambrell & Russell, LLP

Subject Public Hearing Case: **South of Wills Park (0 State Hwy 9)**

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.

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Name of Official: _____ Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-3.

Signature: _____

Kathryn M Zickert

Date: 03.31.2022

DISCLOSURE FORM

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

Name of Applicant or Opponent: Dennis J. Webb, Jr., Smith, Gambrell & Russell, LLP

Subject Public Hearing Case: South of Wills Park (0 State Hwy 9)

Campaign Contribution Information:

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

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

Name of Official: _____ Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-3.

Signature: _____



Date: 03.31.2022

DISCLOSURE FORM

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Name of Applicant or Opponent: J. Alexander Brock, Smith, Gambrell & Russell, LLP

Subject Public Hearing Case: South of Wills Park (0 State Hwy 9)

Campaign Contribution Information:

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

Name of Official: _____ Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

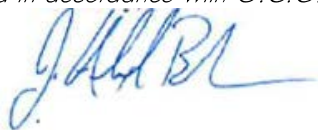
Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-3.

Signature: _____



Date: 03.31.2022

PROPERTY DESCRIPTION:

All that tract or parcel of land lying and being in Land Lot 645 of the 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 a right of way monument found at the southwestern end of the miter intersection of the southern right of way line of Maine Street (right of way width varies), also known as U.S. Highway 19, State Route 9 & 120 and Alpharetta Highway, and the eastern right of way line of Wills Road (right of way width varies); thence proceeding along said right of way line of Wills Road South 01 degrees 15 minutes 29 seconds West a distance of 197.00 feet to a 1/2 inch rebar set, said point being the Point of Beginning.

From the Point of Beginning, as thus established, leaving Wills Road and proceeding South 88 degrees 33 minutes 04 seconds East a distance of 225.00 feet to a 1/2 inch rebar set; thence North 01 degrees 21 minutes 15 seconds East a distance of 166.16 feet to a 1/2 inch rebar set on the southern right of way line of Maine Street; thence proceeding along said right of way line of Maine Street the following courses and distances: South 89 degrees 00 minutes 26 seconds East a distance of 58.11 feet to a 1/2 inch rebar set, North 00 degrees 59 minutes 34 seconds East a distance of 58.67 feet to a 1/2 inch rebar set, South 88 degrees 50 minutes 32 seconds East a distance of 261.44 feet to a 1/2 inch rebar set and along a curve to the right with a radius of 5686.58 feet and an arc length of 140.93 feet (said curve having a chord bearing of South 88 degrees 18 minutes 52 seconds East and a chord distance of 140.93 feet) to a 1/2 inch rebar set; thence leaving Main Street and proceeding South 00 degrees 18 minutes 32 seconds West a distance of 421.79 feet to a 1/2 inch rebar found; thence North 89 degrees 45 minutes 04 seconds West a distance of 692.57 feet to a Georgia Power Company monument found on the eastern right of way line of Wills Road; thence proceeding along said right of way line of Wills Road North 01 degrees 15 minutes 29 seconds East a distance of 210.18 feet to the Point of Beginning.

1105 W. Peachtree St. NE, Suite 1000
Atlanta, Georgia 30309-3608
Tel: 404 815-3500
www.sgrlaw.com



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

March 31, 2022

City of Alpharetta

Re: Application of AAI South Main St, LLC for ± 5.538 acres of land located along the southern right-of-way of State Highway 9 and the eastern right-of-way of Wills Road (0 State Highway 9) to rezone from C-1/L-I to DT-MU; to secure five (5) variances from Sections 2.4.6.B, 2.4.6.D, 2.6.2, 2.6.13, and 3.2.8 of the City of Alpharetta Unified Development Code and the Downtown Overlay District; and to allow a gated community with private drives and underground detention within the buffers; which tract is located in Land Lot 645, 12th District, Fulton County, Georgia (Parcel ID number 12 246006450344)

Dear City of Alpharetta:

Please accept this letter as the Letter of Intent of my client, AAI South Main St, LLC ("AAI"), in support of the above referenced Applications.

As you know I represent AAI in its effort to develop the property located 0 State Highway 9, Parcel ID 12 246006450344 (the "Subject Property"), for 55 attached, owner-occupied single family townhomes, at a density of ± 9.93 units per acre. A Site Plan by Pond & Company dated March 31, 2022 more particularly details the nature of the intended project. The square footage of the units will range from 2,600 to 4,000, and all will be 3-bedrooms units with either 3 or 4 bathrooms each. Each unit will have an attached garage for two cars, as well as driveways for that will be 18 feet in length.¹ Additionally, there will be at 28 guest parking spaces on site. The internal road will have 50 feet of private right-of-way to allow two 12' travel lanes, sidewalks, and landscape strips. The site will also have improved amenity and civic spaces, including plaza space, a pocket park; rooftop decks; swimming pool; and a clubhouse.

The Subject Property is currently zoned C-1 (Neighborhood Commercial) and L-I (Light Industrial) and within the Downtown Overlay District. The undeveloped and wooded property is

¹ The Applicant is requesting a variance to allow 12-foot driveways for Units #1-13. All other driveways will be a minimum of 18-feet in length.

SGR/36654918.1

bounded by two separate rights-of-way. To the north the Subject Property abuts the right-of-way of State Highway 9/Alpharetta Highway/South Main Street² and to the west the Subject Property abuts Wills Road. To the northeast, at the intersection of South Main Street and Wills Road is a property zoned General Commercial (C-2) containing the Xavier & Sons Auto Body and Paint business. To the east, the Subject Property borders property zoned C-2 containing a Public Storage self-storage facility. To the south, the Subject Property borders a parcel owned by Georgia Power Company, zoned Light Industrial (LI) within the City of Roswell and contains an existing office building.

The Subject Property is situated at the southern end of Alpharetta's South Main Street in the Downtown Overlay and lies at the border with the City of Roswell. The area is largely characterized by non-residential uses along South Main Street including retail, service, restaurant and office uses. The proposed townhome development will introduce residential use in the primarily non-residential corridor creating a mix of uses. The proposed development is in line with the City of Alpharetta's Horizon 2040 Comprehensive Plan ("Comp Plan"), which encourages a mix of uses and opportunities for medium to high density residential along the South Main Street corridor.³ Specifically, the Comp Plan envisions the South Main Street corridor "to evolve as a compact, walkable mixed-use corridor with a mix of office, commercial and residential uses."⁴ In addition, the City of Alpharetta Downtown Master Plan specifically notes that "townhome projects often allow for reasonable transition areas between higher and lower intensity areas."⁵

Moreover, the proposed DT-MU zoning aligns well with the Comp Plan's goals for the Subject Property. The Comp Plan's Future Land Use Map designates the Subject Property as being within the Mixed-Use (MU) character area. The Comp Plan notes the desired development within the MU character area as: "[i]n the Downtown Overlay, office, commercial and residential uses mixed vertically within a building and/or horizontally within a development or area."⁶ As noted above, the area is largely commercial uses with few residential uses located in the South Main Street corridor. The proposed development will provide the mix of uses that the Comp Plan desires for the MU character area. Furthermore, the proposed rezoning will bring the zoning into alignment with the MU character area. The Comp Plan notes that DT-MU is an appropriate zoning district for the MU character area, while the existing C-1 and L-I districts are not compatible with the MU character area. As a result, the current zoning is out of step with the requirements of the Comp Plan, which the Applicant's proposal seeks to correct.

As a consequence of being within the Downtown Overlay, there are a number of additional design elements which are to be incorporated into the proposed development. The proposed design will include additional landscaped civic space, pool and enhanced bicycle

² The Subject Property is addressed as State Highway 9. State Highway 9 is referred herein as South Main Street

³ See City of Alpharetta's Horizon 2040 Comprehensive Plan, pg. 59.

⁴ *Id.*

⁵ See City of Alpharetta Downtown Master Plan, pg. 67.

⁶ See City of Alpharetta's Horizon 2040 Comprehensive Plan, pg. 58.

amenities. The proposed development will meet the Downtown Overlay requirements for open space by providing at least 0.59 acres (10.8% of site) of amenity space and 0.60 acres (10.8% of site) of civic area. Thus, the ultimate goal is to create an attractive and fitting residential development in compliance with the vision adopted by the City in its Comp Plan and the Downtown Master Plan. This development represents an opportunity for high scale, for-sale housing in an area that is devoid of such options. Anticipated price points will be \$850,000 to \$1,000,000.

These improvements require the following approvals:

1. Rezone the Subject Property from C-1/L-I to Downtown Mixed-Use (DT-MU).
2. Concurrent variances and approvals from certain sections of the City of Alpharetta Unified Development Code requirements occasioned by factors peculiar to the Subject Property. The development will need the following variances/approvals from:
 - a. Alpharetta UDC Section 2.4.6.B – Amend the requirements to allow townhomes to be accessed from the internal private roads and not from alleyways;
 - b. Alpharetta UDC Section 2.4.6.D – Amend the requirements to allow 12-foot long driveways.
 - c. Alpharetta UDC Section 2.6.2.A – Amend the Downtown Overlay requirements to allow a proposed private drive and parallel parking within the 50' landscaped buffer along the southern property line.
 - d. Alpharetta UDC Section 2.6.13.B – Amend the Alpharetta Sign Ordinance to reduce the required subdivision sign setback from 10' to 0'.
 - e. Alpharetta UDC Section 3.2.8.D(1) – To eliminate the requirement for a 10' landscape strip along Highway 9/South Main Street
3. Approval of the following items in accordance with the City of Alpharetta Unified Development Code requirements:
 - a. Alpharetta UDC Section 2.6.2.C – To allow underground detention within the 50' landscaped buffer. UDC Section 2.6.2.C notes that underground detention facilities may be allowed within the buffer upon approval by the Community Development Director.
 - b. Alpharetta UDC Section 3.5.6 – To allow a gated subdivision with private streets. UDC Section 3.5.6 notes that gated subdivisions and private streets may be approved by City Council.

A. Relevant Background Information

The Subject Property has remained a vacant, wooded lot since at least 1985⁷ while much of the surrounding area has been developed for a variety of commercial uses. The South Main Street corridor receives a large amount of vehicular traffic which makes the area attractive to commercial development. However, the Subject Property is inhibited by large, steep slopes along the right-of-way of South Main Street. The slopes place the Subject Property approximately 20 feet lower than the adjacent right-of-way, which prevents any direct access onto and limits visibility from South Main Street. The limited access and visibility, render the Subject Property impractical for commercial development. These same limitations, however, do not affect its use as residential development.

The Subject Property is ideally located for the type of community sought after by contemporary consumers and residents within close proximity to employment, retail and entertainment. The site is located in close proximity to major employment centers including the Northmeadow Office Park, North Fulton Hospital, and many of the employers along and south of Hembree Road. In addition, the property is approximately $\frac{3}{4}$ mile from the Ameris Bank Amphitheater at Encore Park, as well as being approximately 1-mile south of the Alpharetta City Hall and its surrounding development.

The centralized location with multiple employers lends itself to higher-density housing options that attract the professionals employed in the area. The housing preference of many modern professionals is one that is in close proximity to employers, as well as retail, restaurant, and recreational uses. The Subject Property offers a golden opportunity to further the intent of the Comp Plan and the Downtown Master Plan by adding higher density residential into the South Main Street corridor. The proposed development will further the trend toward transforming the area into a walkable, mixed-use environment by adding a needed variety of for-sale housing product to the area.

B. Trip Generation

The proposed development will not overly burden existing streets or transportation facilities. The Applicant used the Institute of Traffic Engineers (ITE) Trip Generation Manual (Ninth Edition), to calculate vehicle trips for the proposed development. 55 townhomes are expected to generate 24 trips during the AM weekday peak hour and 29 trips during the PM weekday peak hour. The site will have a curb cut on Wills Road and the vehicles leaving the development will have quick access to South Main Street, which is classified as an arterial. All of the adjacent and nearby roadways are anticipated to easily handle the minor amount of traffic generated by the proposed project.

⁷ Aerial photographs of the property in 1985 show it as undeveloped. The Applicant does not have a history of the property prior to that date.

In comparison, the current C-2 zoning would allow much more intense uses, including restaurants with drive thru and gas station, which generate much higher traffic volumes than townhome residential. As a result, the proposed development is not anticipated to have a negative impact on the nearby roadways and is less intense than what is currently allowed by zoning on the Subject Property.

C. Schools

The school-age children living in the residences will attend Manning Oaks Elementary School; Northwestern Middle School; and Milton High School. Manning Oaks Elementary is listed as under capacity. All three schools are currently over capacity. The proposed townhomes, however, are not expected to overly-burden local schools since the target market for townhome residential is younger professionals or empty nesters, which are demographics that tend not to have school-age children.

D. Standards for Zoning Changes

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

Response: Yes. Residential growth at higher densities is a key component of plans for the South Main Street corridor in the Comp Plan and in the Downtown Master Plan. The property also is located within the North Point Activity Center LCI, which envisions a mixed-use environment with an emphasis on locating residential close to retail, employment, and other non-residential uses. If approved, conditions are recommended that further the concepts of the Downtown Master Plan.

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

Response: No. By restricting access to Wills Road, and by appropriately screening the site with extensive buffering there should be no adverse impact upon adjacent or nearby property.

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

Response: No. The proposal is sensitive to the environmental constraints of the site and will implement many environmentally sensitive measures. The proposed development will provide for 50-foot undisturbed buffers on and off-site. In addition, the Applicant's site plan identifies tree save areas to protect the existing tree canopy.

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

Response: The property has never been developed under the current C-2 zoning despite its

prime location on a heavily traveled corridor. The existing topography prohibits vehicular access from South Main Street and limits the viability desired for commercial development. As a result, absent a rezoning to allow a more practical use, such as townhome residential, the Subject Property is likely to remain undeveloped.

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

Response: No. The proposed change in use from commercial to residential would generate a greater demand upon public facilities and services, such as parks, recreational programs, and schools. However, the proposed residential use would produce fewer vehicular trips than a commercial use, reducing traffic impacts.

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

Response: Yes. The Comp Plan recognizes the desirability of mixed uses to include residential options.

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

Response: Yes. The request to change the use of the property from commercial and light industrial to residential reflects a reasonable balance, particularly the included design features and buffers that help the development blend with the surrounding uses.

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

Response: See response to (d) above.

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

Response: The Comp Plan does not list the current C-2 and L-I zoning as appropriate for the Mixed Use character area. The proposed DT-MU zoning, however, will bring the zoning into alignment with the Comp Plan's goals for the area.

E. Variance Review Criteria

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

in whole or in part, or with conditions, in such individual case of unnecessary hardship upon a finding that”:

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

Response: The Subject Property is impacted by steep slopes from the right-of-way of South Main Street into the property, which limits improvements along the right-of-way and the developable area of the property. In addition, the property is surrounded by nonresidential development which requires a significant amount of buffers along its perimeter, thereby restricting buildable area further. The combination of the slopes and the buffers pushes the development to the south and into the required 50' buffer to the rear. The Applicant is limiting its impacts to the rear 50-foot buffer to a proposed drive and parallel parking. Finally, the property has a unique L-shape that prevents the efficient layout of any development.

Also, the Subject Property's frontage on the Wills Road right-of-way is set back ± 60 feet from the existing curbline. The City of Alpharetta's Sign ordinance requirement would place the development signage approximately 70-feet from the roadway, inhibiting its visibility. The Applicant is instead requesting that the sign be allowed on the walls at the property line as generally shown on the attached architectural renderings.

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

Response: The particular features associated with the property, its unique shape and steep slopes, along with the requirements of the Downtown Overlay creates a hardship which requires a design with these variances.

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

Response: The existence of the severe topography along South Main Street; as well as the limited buildable area due to the odd shape of the property coupled with the required undisturbed buffers all affect the Subject Property's ability to be reasonably developed.

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

Response: Establishing measures and standards to transform the South Main Street Corridor and the Downtown Overlay into a livable and highly sustainable mixed-use area will be effective in helping achieve the goals for high-quality housing, walkability, and placemaking as outlined in the Overlay.

F. Other Approvals

The City of Alpharetta Unified Development Code Section 2.6.2.C allows the Director of Community Development to approve underground facilities within the 50-foot undisturbed buffer. The topography of the site slopes sharply toward the south and consequently all stormwater runoff is directed toward the southern property line. The Applicant seeks to locate the underground detention within a portion of the 50-foot undisturbed buffer along the southern property line. It should be noted that the Applicant is also requesting a variance to allow a drive and parallel parking within this same buffer. The Applicant intends to place the underground detention under the proposed drive, thereby mitigating any further impacts to the buffer areas.

Also, the City of Alpharetta Unified Development Code Section 3.5.6 allows gated communities and private drives within residential subdivisions upon approval by the City Council. A gated community with private drives are attractive features that are expected in the type of upscale housing being proposed. These features will substantially add to the appeal of the townhome community while having no impact on the public or adjacent roadways. For example, the gate is located approximately 89 feet from the curblin of Wills Road and the call box is ± 44 feet from the curb. This setback will allow significant queuing for the gate without impacting traffic in the right-of-way.

G. Requested Conditions

- 1) The property shall be developed substantially in accordance with the plans by Pond and Company dated March 31, 2022.
- 2) Each unit shall contain a minimum of 2,600sf.
- 3) The development shall be gated with private drives. The private drives shall have a minimum right-of-way of 50 feet and alleys shall have a minimum right of way of 20 feet.
- 4) Residential alleys shall be allowed.
- 5) The residential townhomes shall access directly onto the private drives and/or alleys.
- 6) Elevations and architectural treatment shall be substantially in accordance with the elevations by Harrison Design, dated March 8, 2022. The elevations show the variation in the façade and the massing of the units.
- 7) The project provides approximately 1.2 acres of open space which includes ± 0.59 acres of amenity space ($\pm 10.8\%$ of total site) and ± 0.6 acres of civic space ($\pm 10.8\%$ of the total site). Civic space is contained in the pocket park along South Main Street. Amenity space is spread throughout the site and includes passive green spaces, rooftop decks and pools.
- 8) Site will have vehicular access from Wills Road only.

- 9) No more than 10% of the residential units will be permitted to be rented, as recorded in the HOA's declarations and covenants.
- 10) New utilities interior to the site will be placed underground.
- 11) The underground stormwater detention facilities may be located within the 50-foot undisturbed buffer.

H. Preservation of Rights

It is the position of the Applicant that the Alpharetta Zoning Ordinance, in limiting the property to the uses allowed in the current zoning district is unconstitutional in that it destroys the marketability of the property and renders the property economically unfeasible, and such zoning therefore constitutes a taking of property without just and adequate compensation and without due process of law in violation of the Fifth and Fourteenth Amendments to the Constitution of the United States, as well as Article 1, Section 1, Paragraph 1; Article 1, Section 3, Paragraph 1(a); and Article 3, Section 6, Paragraph 2 of the Constitution of the State of Georgia (1983). To zone this property with any intervening conditions less than requested would be unconstitutional, would render the property unusable and would constitute the taking of Applicant's property without just and adequate compensation and without due process of law in violation of the provisions of the United States and Georgia Constitutions cited in this paragraph. The same effect would occur by imposing conditions in restraint of trade, or onerous, burdensome, unconstitutional, or unnecessary conditions on the property. The denial of this request would bear no reasonable relation to the health, safety, morals or welfare of the public.

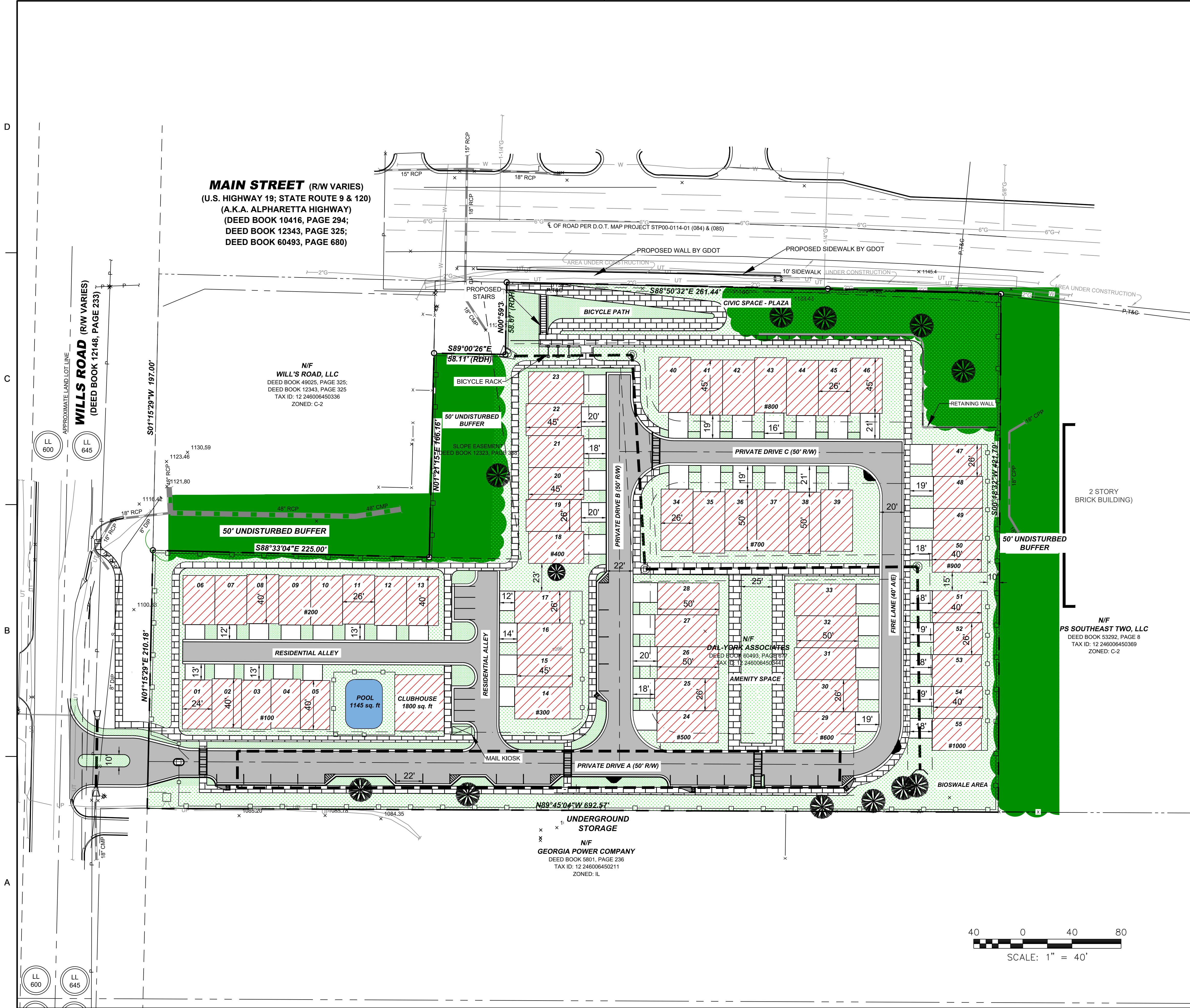
CONCLUSION

The Applicant respectfully requests that the Alpharetta City Council grant the requested rezoning and the variances as submitted. We very much look forward to working with you, your staff, and the Council towards development of an excellent project

Respectfully Submitted,



J. Alexander Brock
Attorney



SITE INFORMATION:

RESIDENTIAL SITE PLAN

TOTAL AREA: 5.538 ACRES
BUILDING AREA: 65,009 SQ FT
IMPERVIOUS COVERAGE: ~45% ((80% MAX))

PARKING REGULATIONS: (1 SPACE PER BED UP TO 2 BEDS)
(0.5 SPACE PER UNIT)
PROVIDED: 24 SPACES

RESIDENTIAL UNIT BREAKDOWN:

26 x 50' 16 UNITS
26 x 45' 17 UNITS
26 x 40' 17 UNITS
24 x 40' 5 UNITS

TOTAL UNITS: 55 UNITS

SUBDIVISION SUMMARY: REQ'D PROVIDED

LOT DENSITY: 10 UNITS/ACRE 55 UNITS
55.4 UNITS 55 UNITS

CIVIC SPACE: 10% OF SITE

AMENITY SPACE: 10% OF SITE

MINIMUM LOT AREA: 0.554 ACRE 0.6 ACRE

0.554 ACRE 0.59 ACRE

900 SQ FT 960 SQ FT

GENERAL ASSUMPTIONS:

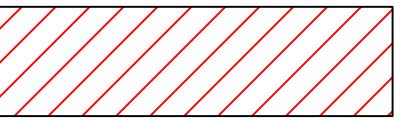
1. UNDERGROUND STORM DETENTION
2. 2-CAR GARAGE PER UNIT
3. RE-ZONED FROM C-1/L-1 TO DT-MU
4. INDIVIDUAL TRASH PICKUP
5. ALL ROOT ZONES INSIDE 50' BUFFER DISTURBED BY CONSTRUCTION TO BE SUPPLEMENTED WITH REPLACEMENT TREES
6. GATED SUBDIVISION
7. PRIVATE ROADS

REQUIRED VARIANCES:

1. 50' UNDISTURBED BUFFER
2. 10' LANDSCAPE STRIP
3. FRONT LOADED TOWNHOME
4. REDUCED DRIVEWAYS

LEGEND:

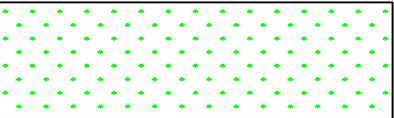
PROPOSED TOWNHOMES



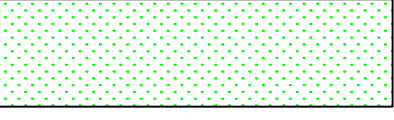
PROPOSED ROADWAY



PROPOSED LANDSCAPE AREA



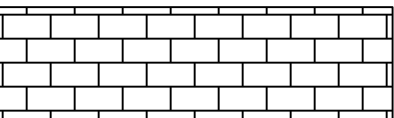
PROPOSED TREE PLANTER



APPROX. TREE LINE OF UNDISTURBED BUFFER



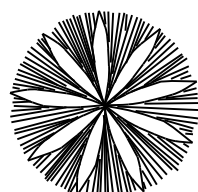
PROPOSED SIDEWALK



PROPOSED UNDERGROUND STORM



SPECIMAN TREE TO BE SAVED



SITE PLAN
WILLS RD @ MAIN ST

SHEET
IDENTIFICATION

SHEET 1 OF 1

1105 W. Peachtree Street, N.E., Suite 1000
Atlanta, Georgia 30309-3592
Tel: 404 815-3500 www.sgrlaw.com

SMITH, GAMBRELL & RUSSELL, LLP
Attorneys at Law

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

APRIL 1, 2022

RE: 0 State Highway 9, Alpharetta, Georgia
Tax Parcel No.: 12-296006450344

Dear Neighbor:

You are receiving this notification because you are an owner of property within 500 feet of the above-referenced property. This notice is to invite you, if you are interested, to a Community Zoning Information Meeting to detail AAI South Main St, LLC's request involving property at 0 State Highway 9, Alpharetta, Georgia. AAI South Main St, LLC seeks permission to develop 55 attached townhomes on the tract, with access limited to Wills Road. Their Application to the City of Alpharetta requests the following:

1. Rezone from General Commercial (G-2) and Light Industrial (L-I) to Downtown Mixed-Use (DT-MU);
2. Concurrent variances from 2.4.6, 2.6.13.B, and 3.2.8 of the City of Alpharetta UDC.
3. Approval to allow private drives, a gates community and to place underground detention within the 50' buffer.

The Community Zoning Information Meeting (CZIM) for this request will be held on Wednesday, May 11, 2022 at 6:00 p.m. at City Hall, 2 Park Plaza, Alpharetta, GA 30009. This is an informal meeting to allow the public to view public hearing requests, ask questions, and provide feedback. If additional meetings seem advisable, then of course we will also have them.

This item will be considered by the Planning Commission on Thursday, June 2, 2022 at 6:30 PM and City Council on Monday, June 27, 2022 at 6:30 PM. All meetings will be held in the Council Chambers at City Hall, 2 Park Plaza, Alpharetta, GA 30009.

If you have any questions regarding the request, please feel free to contact me at your convenience. I can be reached at 404.815.3500 or kzickert@sgrlaw.com.

Sincerely,

Kathryn M. Zickert

cc: Ms. Kathi Cook
Mr. Dimitri Gach



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: South of Wills Park (0 State Hwy 9)

Contact Name: Kathryn M. Zickert, Smith, Gambrell & Russell, LLP Telephone: (404) 815-3500

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.

SHAH D N
1670 HWY 9 SOUTH
ALPHARETTA GA 30009

MARCUS ERIN & O CALLAGHAN JAMES P
III
10594 NORONA ISLAND ST
LAS VEGAS NV 89179

500 S MAIN ST LLC
P O BOX 922028
NORCROSS GA 30010

AUTO-BRITE INC
1710 ALPHARETTA HWY
ALPHARETTA GA 30009

GEORGIA POWER COMPANY TAX DEPT BIN
10120
241 RALPH MCGILL BLVD NE
ATLANTA GA 30308-3374

FULTON COUNTY BOARD OF EDUCATION
786 CLEVELAND AVE
ATLANTA GA 30315

WILLS ROAD LLC
5481 MORTON RD
ALPHARETTA GA 30022

VILLAGE PARK AT WILLS LLC
3424 PEACHTREE RD STE 1780
NORCROSS GA 30092

NORTHMEADOW BUSINESS PARK PROPERTY
OWNER LLC
1114 AVENUE OF THE AMERICAS FLOOR
37
NEW YORK NY 10036

NORTHMEADOW BUSINESS PARK PROPERTY
OWNER LLC
1114 AVENUE OF THE AMERICAS FLOOR
37
NEW YORK NY 10036

MORLEY HOLDINGS COFFEE PLANTATION
LLC
7560 INDUSTRIAL CT
ALPHARETTA GA 30004

MORLEY HOLDINGS COFFEE PLANTATION
LLC
7560 INDUSTRIAL CT
ALPHARETTA GA 30004

DAL YORK ASSOCIATES
80 CUTTERMILL RD 5TH FL
GREAT NECK NY 11023

ARGOS READY MIX LLC
757 N ELDRIDGE PKWY
HOUSTON TX 77079

CITY OF ALPHARETTA
2 SOUTH MAIN ST
ALPHARETTA GA 30004-0117

WALLER THOMAS B
128 SAVANNA ESTATES DR
CANTON GA 30115

GEORGIA POWER COMPANY TAX DEPT BIN
10120
241 RALPH MCGILL BLVD NE
ATLANTA GA 30308-3374

PS SOUTHEAST TWO LLC
701 WESTERN AVE
GLENDALE CA 91201

MORLEY HOLDINGS COFFEE PLANTATION
LLC
14765 GLENN CREEK WAY
ALPHARETTA GA 30004

WAFFLE HOUSE INC
P O BOX 6450
NORCROSS GA 30091

EHW INVESTMENTS LLC
P O BOX 3507
JACKSON MS 39207

NORTH FULTON PHARMACY PROFESSIONAL
CENTER LLC
1006 CHERBURY LN
ALPHARETTA GA 30022



PROPERTY TAX BILL
CITY OF ALPHARETTA, GEORGIA

ACCOUNT #: 201066
BILL #: 2105359
TAX DISTRICT: 10

TAX YEAR: 2021

ALT ID #: 2600489

REAL PROPERTY TAX

PROPERTY OWNER	PROPERTY ADDRESS	PROPERTY IDENTIFICATION
DAL YORK ASSOCIATES	STATE HIGHWAY 9	12 -2460-0645-034-4

FAIR MARKET VALUE	ASSESSED VALUE	EXEMPTION TYPE	ELIGIBLE	APPLIED
\$3,048,200	\$1,219,280			\$

LEVIES	ASSESSED VALUE	-	EXEMPTIONS	=	NET ASSESSMENT	X	MILLAGE RATE	=	NET TAX
BONDED DEBT	1,219,280	-		=	1,219,280	X	.000815	=	993.71
L.O.S.T.	1,219,280	-		=	1,219,280	X	-.002705	=	-3298.16
GENERAL GOVERNMENT	1,219,280	-		=	1,219,280	X	.00764	=	9315.31

IMPORTANT PROPERTY TAX MESSAGE

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

CURRENT YEAR TAXES DUE: \$7,010.86
PRIOR YEARS TAXES DUE: 0.00
PENALTIES & INTEREST 0.00
TOTAL DUE \$7,010.86

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

Account Number: 201066
Amount Due: \$7,010.86
Due Date: 12/01/2021

PROPERTY TAX BILL

We accept Visa, MasterCard, or American Express.
Payments accepted via phone at 678-297-6060 (Option 0)
or online at www.alpharetta.ga.us

000020&2021402105359000007010&61

DAL YORK ASSOCIATES
80 CUTTERMILL RD 5TH FL
GREAT NECK, NY 11023

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



Real Estate

View Bill

View bill image

As of	3/31/2022
Bill Year	2021
Bill	2105359
Owner	DAL YORK ASSOCIATES
Parcel ID	12 -2460-0645-034-4

[View payments/adjustments](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	12/1/2021	\$7,010.86	\$7,010.86	\$0.00	\$0.00	\$0.00
TOTAL		\$7,010.86	\$7,010.86	\$0.00	\$0.00	\$0.00

ALPHARETTA

Filters

Code Enforcement

Filters

Styling

Filter as map moves ⓘ

Location ⓘ

0 State Highway 9

No Results

Select attribute filters (8)

☐ Type Description

3 values

⌵⌴

☐ Number

92 values

⌵⌴

☐ Tag

61 values

⌵⌴

☐ Status Code

1 values

⌵⌴

☐ Assigned To

2 values

⌵⌴

Showing 126 of 126 rows

Type Description	Number	Tag
Code Enforcement-Signs	CE220189	Be
Code Enforcement-Complaints	CE200225	St
Code Enforcement-Complaints	CE200322	ST
Code Enforcement-Trees	CE220028	TF
Code Enforcement-Complaints	CE200343	FE
Code Enforcement-Complaints	CE190053	Tr
Code Enforcement-Complaints	CE220041	W
Code Enforcement-Complaints	CE210686	DI
Code Enforcement-Complaints	CE210025	St
Code Enforcement-Trees	CE200158	Un
Code Enforcement-Complaints	CE200130	St
Code Enforcement-Complaints	CE210232	DI
Code Enforcement-Complaints	CE200011	St
Code Enforcement-Complaints	CE220191	RV
Code Enforcement-Complaints	CE220179	Fr
Code Enforcement-Complaints	CE220138	TA
Code Enforcement-Complaints	CE200074	R/
Code Enforcement-Complaints	CE220143	St

Tree Study Report

1675 Alpharetta Hwy Parcels, Alpharetta GA

Date of Inspection 10/26/2021

Inspector

Jesse Milton
ISA #SO-1170B
Email: jesse@onebark.com

Developer

Dimitri Gach
dimitri.gach@aaidevelopment.com

INTRODUCTION

This inspection was made to verify trees that meet Specimen Tree criteria and/or meet the criteria for an Arborist Report as outlined in the Alpharetta municipal code.

METHODOLOGY

The project site was traversed to identify trees that meet the minimum size criteria for Specimen trees. This inspection uses Level I and Level II assessment standards. Level III standards can be applied at the customers request. All tree sizes were measure as DBH (Diameter at Breast Height, 4.5 feet above soil level).

The project site was traversed to identify trees that meet the minimum size criteria for Specimen trees, including boundary trees within 30 feet outside of the parcel limits and potential 'Trees of Character.' Boundary trees can only be inspected from the subject parcel, unless written permission is given by the neighboring parcel owner. This inspection uses Level I and Level II assessment standards. Level III standards can be applied at the customers request.

Any tree which qualifies for special consideration for preservation due to its size, type, condition, location or historical significance and which also meets the minimum size criteria set forth below:

30-inch DBH or larger for trees in the Pinus genus
30-inch diameter or larger for trees in the Sweetgum or Tulip poplar genus
20-inch DBH or larger for trees in the Cedrus, Thuja, or other ecologically similar trees
20-inch diameter or larger for trees in the Beech, Nyssa, Persimmon, Sassafras, or other ecologically similar trees
20-inch diameter or larger for Magnolia grandiflora and those cultivars that generally reach a mature height over 40'
24-inch DBH or larger for trees in all other genera
10-inch DBH or larger for Sourwood
Understory Trees: 8-inch DBH diameter or largert

DEFINITIONS OF TREE HEALTH

GOOD - Few if any pathological problems exist; canopy is full, leaf density is above average, and live crown ratio is generally 50% or greater

FAIR - vigor is reasonable but a minor pathological problem may exist; leaf density is average; live crown ratio may be less than 50%. Most urban trees fall in this category.

POOR - vigor is waning, some dieback may be present, leaf density is below average; a significant pathological problem may be present; decay may exist within vital structures.

DECLINING - vigor is terminal, dieback is developing or is inevitable; tree has a limited life expectancy of less than 5 years.

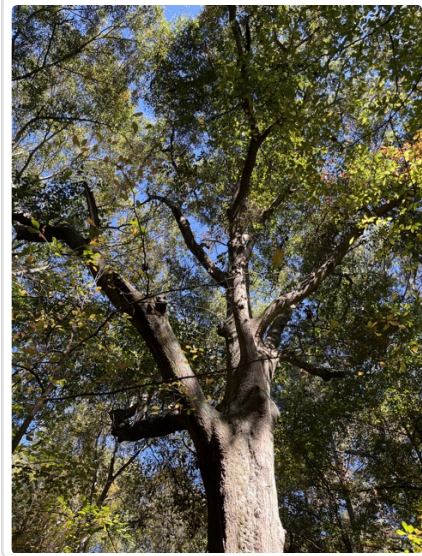
Tree 345

Status: **SPECIMEN** Cataloged : 10/26/2021

Species 36" Oak, water, *Quercus nigra*

Health/Vigor: Good, Canopy foliage is generally located in extremities of canopy due to dense forest shading; normal dead branch senescence

Structure: Single, No significant problems identified; normal amounts of deadwood



Tree 346

Status: **NOT SPECIMEN** Cataloged : 10/26/2021

Species 26" Tuliptree, *Liriodendron tulipifera*

Health/Vigor: Good, No significant problems identified

Structure: Single, No significant problems identified

Other notes: Does not meet size criteria for species



Tree 347

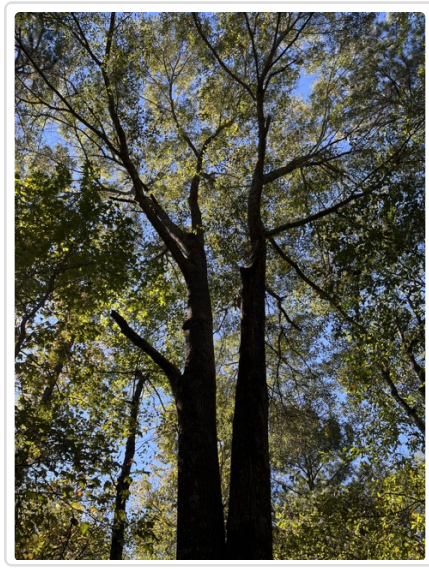
Status: **SPECIMEN** Cataloged : 10/26/2021

Species 25" Oak, water, *Quercus nigra*

Health/Vigor: Fair, No significant problems identified

Structure: Bifurcated, Acute stem connection, moderate bark inclusion below diversion

Other notes:



Tree 348

Status: **NOT SPECIMEN** Cataloged : 10/26/2021

Species 23/15" Pine, loblolly, *Pinus taeda*

Health/Vigor: Fair,

Structure: Multiple trunks, Independent tree units; do not share common pith, not fused at base

Other notes: Does not meet size criteria for species



Tree 349

Status: **NOT SPECIMEN** Cataloged : 10/26/2021

Species 41" Oak, water, *Quercus nigra*

Health/Vigor: Poor,

Structure: Multiple trunks, Likely a mass of lignotuberous shoots from a small stump; stems do not appear to share a common pith



Tree 350

Status: **SPECIMEN** Cataloged : 10/26/2021

Species 35" Oak, water, *Quercus nigra*

Health/Vigor: Good,

Structure: Bifurcated, Moderate bark inclusion, possible self wounding, but angle is acute and generally upright

Other notes:



Tree 351

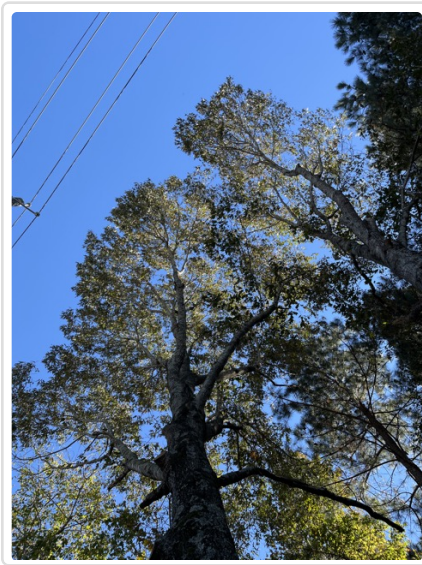
Status: **NOT SPECIMEN** Cataloged : 10/26/2021

Species 21/16" Oak, red, *Quercus spp.*

Health/Vigor: Fair,

Structure: Multiple trunks, Individual stem units of differing size

Other notes: Neither stem meets size criteria



Tree 352

Status: **TREE OF** Cataloged : 10/26/2021

Species 19" Oak, water, *Quercus nigra*

Health/Vigor: Good, Eleagnus vine growing up trunk

Structure: Single, 50% live crown ratio

Other notes: Possible Tree of quality



Tree 353

Status: **SPECIMEN** Cataloged : 10/26/2021

Species 25" Oak, water, *Quercus nigra*

Health/Vigor: Fair, No significant problems identified

Structure: Asymmetric, No significant problems identified

Other notes:



Tree 354

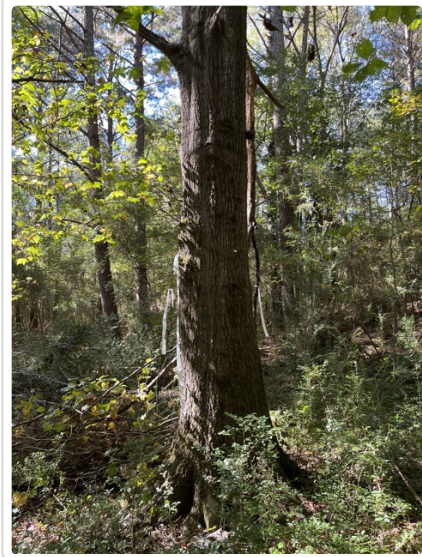
Status: **SPECIMEN** Cataloged : 10/26/2021

Species 25" Oak, water, *Quercus nigra*

Health/Vigor: Fair, No significant problems identified

Structure: Asymmetric, West side of canopy (lower limbs) has been damaged, not significant

Other notes:



Tree 355

Status: **NOT SPECIMEN** Cataloged : 10/26/2021

Species 28" Sweetgum, *Liquidambar styraciflua*

Health/Vigor: Good,

Structure: Multiple trunks,

Other notes: Does not meet size or condition criteria for species



Summary

Total Specimen trees identified: 5

Additional Recommendations

LIMITATIONS

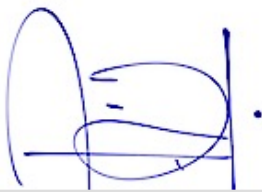
This report is not meant to override any determination by Alpharetta regarding the status of Specimen trees. Additional tree information may be required by the City once the Specimen Tree Report is submitted to Alpharetta, including but not limited to: Trees of Character, Level III assessments, site meetings with the Municipal arborist, and any Tree Maintenance Plan preparation.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments cannot be guaranteed. Clients may choose to accept or disregard the recommendations of the arborists, or to seek additional advice. This inspection was made without the expectation of a particular result.

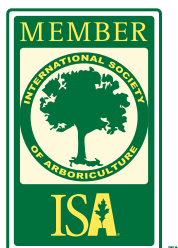
Certification

Date Certified: 10/26/2021

I certify that all of the statements made in this report are true, complete and correct to the best of my knowledge and belief, and are made in good faith.



Jesse Milton
ISA #SO-1170B



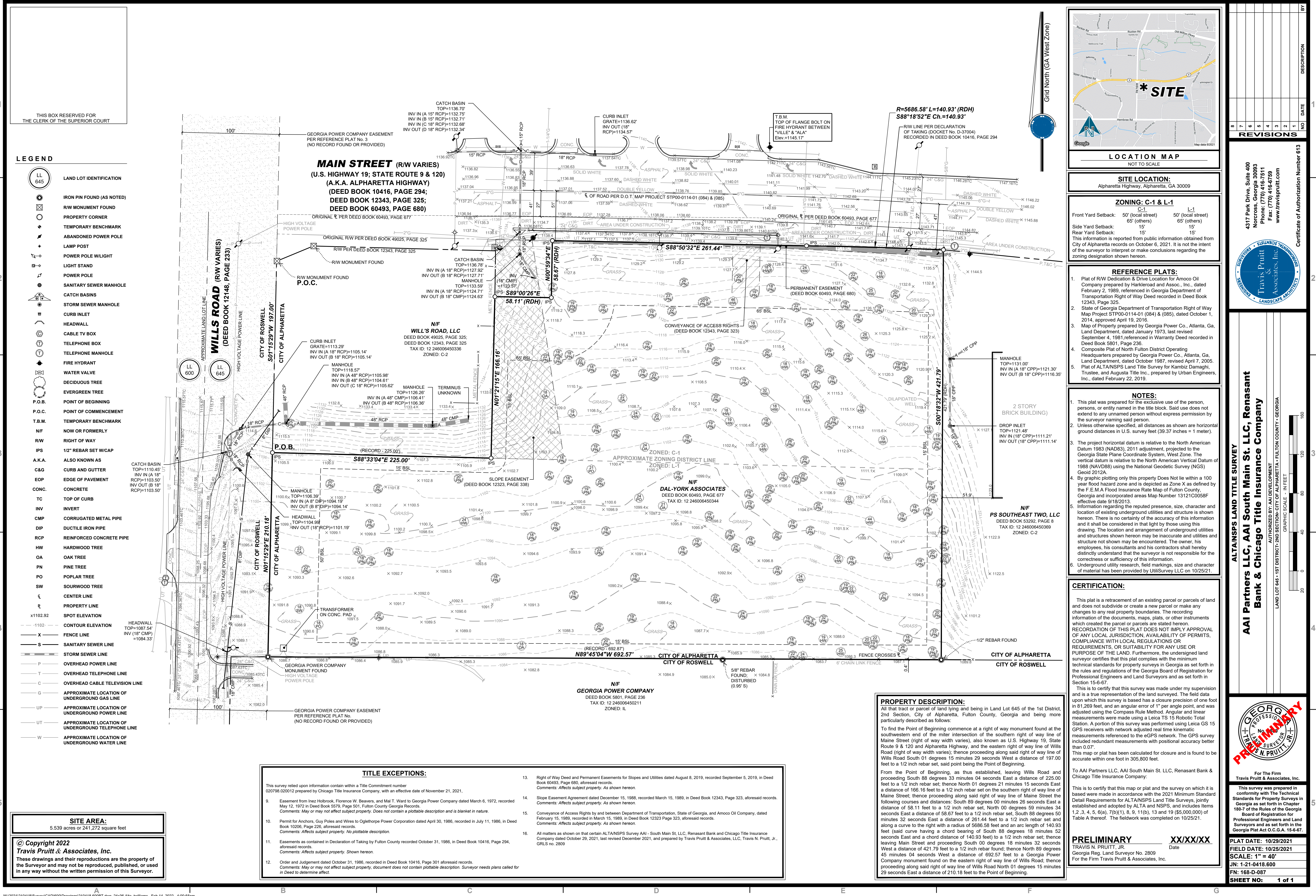


MEMORANDUM

TO: City of Alpharetta
FROM: J. Alexander Brock
DATE: March 31, 2022
RE: Trip Generation Report - 0 State Hwy 9 (Parcel ID 12 246006450344)

The ± 5.538 acre Subject Property is located on the southern right-of-way of South Main Street (State Hwy 9) and the eastern right-of-way of Wills Road (Parcel ID 12 246006450344). AAI South Main Street, LLC is proposing the development of 55 attached, owner-occupied single family townhomes, at a density of ± 9.93 units per acre.

The proposed development will not overly burden existing streets or transportation facilities. The Applicant used the Institute of Traffic Engineers (ITE) Trip Generation Manual (Ninth Edition), to calculate vehicle trips for the proposed development. 55 townhomes are expected to generate 24 trips during the AM weekday peak hour and 29 trips during the PM weekday peak hour. The site will have a curb cut on Wills Road and the vehicles leaving the development will have quick access to South Main Street, which is classified as an arterial. All of the adjacent and nearby roadways are anticipated to easily handle the minor amount of traffic generated by the proposed project.



THIS BOX RESERVED FOR THE CLERK OF THE SUPERIOR COURT

LEGEND

- LL 645 LAND LOT IDENTIFICATION
- IRON PIN FOUND (AS NOTED)
- R/W MONUMENT FOUND
- PROPERTY CORNER
- TEMPORARY BENCHMARK
- ABANDONED POWER POLE
- LAMP POST
- POWER POLE W/ LIGHT
- LIGHT STAND
- POWER POLE
- SANITARY SEWER MANHOLE
- CATCH BASINS
- STORM SEWER MANHOLE
- CURB INLET
- HEADWALL
- CABLE TV BOX
- TELEPHONE BOX
- TELEPHONE MANHOLE
- FIRE HYDRANT
- WATER VALVE
- DECIDUOUS TREE
- EVERGREEN TREE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- T.B.M. TEMPORARY BENCHMARK
- N/F NOW OR FORMERLY
- R/W RIGHT OF WAY
- IPS 1/2" REBAR SET W/ CAP
- A.K.A. ALSO KNOWN AS
- C&G CURB AND GUTTER
- EOP EDGE OF PAVEMENT
- CONC. CONCRETE
- TC TOP OF CURB
- INV INVERT
- CMP CORRUGATED METAL PIPE
- DIP DUCTILE IRON PIPE
- RCP REINFORCED CONCRETE PIPE
- HW HARDWOOD TREE
- OA OAK TREE
- PN PINE TREE
- PO POPLAR TREE
- SW SOUTHWOOD TREE
- CL CENTER LINE
- PROPERTY LINE
- x1102.92 SPOT ELEVATION
- 1102.2 CONTOUR ELEVATION
- X FENCE LINE
- S SANITARY SEWER LINE
- S STORM SEWER LINE
- P OVERHEAD POWER LINE
- T OVERHEAD TELEPHONE LINE
- C OVERHEAD CABLE TELEVISION LINE
- G APPROXIMATE LOCATION OF UNDERGROUND GAS LINE
- UP APPROXIMATE LOCATION OF UNDERGROUND POWER LINE
- UT APPROXIMATE LOCATION OF UNDERGROUND TELEPHONE LINE
- W APPROXIMATE LOCATION OF UNDERGROUND WATER LINE

SITE AREA:
5.539 acres or 241,272 square feet

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Travis Pruitt & Associates, Inc.
These drawings and their reproductions are the property of the Surveyor and may not be reproduced, published, or used in any way without the written permission of this Surveyor.

- TITLE EXCEPTIONS:**
- This survey relied upon information contained within a Title Commitment number 020798.020012 prepared by Chicago Title Insurance Company, with an effective date of November 21, 2021.
- Easement from Inez Holbrook, Florence W. Beavers, and Mal J. Ward to Georgia Power Company dated March 6, 1972, recorded May 12, 1972 in Deed Book 5579, Page 501, Fulton County Georgia Records. Comments: May or may not affect subject property. Does not contain a platable description and is blank in nature.
 - Permit for Anchors, Guy Poles and Wires to Oglethorpe Power Corporation dated April 30, 1986, recorded in July 11, 1986, in Deed Book 10206, Page 226, aforesaid records. Comments: Affects subject property. No platable description.
 - Easements as contained in Declaration of Taking by Fulton County recorded October 31, 1986, in Deed Book 10416, Page 294, aforesaid records. Comments: Affects subject property. Shown hereon.
 - Order and Judgement dated October 31, 1986, recorded in Deed Book 10416, Page 301 aforesaid records. Comments: May or may not affect subject property, document does not contain platable description. Surveyor needs plans called for in Deed to determine affect.
 - Right of Way Deed and Permanent Easements for Slopes and Utilities dated August 8, 2019, recorded September 5, 2019, in Deed Book 60493, Page 680, aforesaid records. Comments: Affects subject property. As shown hereon.
 - Slope Easement Agreement dated December 15, 1988, recorded March 15, 1989, in Deed Book 12343, Page 323, aforesaid records. Comments: Affects subject property. As shown hereon.
 - Conveyance of Access Rights by and between Department of Transportation, State of Georgia, and Amoco Oil Company, dated February 15, 1989, recorded in March 15, 1989, in Deed Book 12323 Page 323, aforesaid records. Comments: Affects subject property. As shown hereon.
 - All matters as shown on that certain ALTANSPS Survey AAI - South Main St. LLC, Renasant Bank and Chicago Title Insurance Company dated October 29, 2021, last revised December 2021, and prepared by Travis Pruitt & Associates, LLC, Travis N. Pruitt, Jr., GRLS no. 2809

PROPERTY DESCRIPTION:
All that tract or parcel of land lying and being in Land Lot 645 of the 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 a right of way monument found at the southwestern end of the mile intersection of the southern right of way line of Main Street (right of way width varies), also known as U.S. Highway 19, State Route 9 & 120 and Alpharetta Highway, and the eastern right of way line of Will's Road (right of way width varies); thence proceeding along said right of way line of Will's Road South 01 degrees 15 minutes 29 seconds West a distance of 197.00 feet to a 1/2 inch rebar set, said point being the Point of Beginning.
From the Point of Beginning, as thus established, leaving Will's Road and proceeding South 88 degrees 33 minutes 04 seconds East a distance of 225.00 feet to a 1/2 inch rebar set; thence North 01 degrees 21 minutes 15 seconds East a distance of 166.16 feet to a 1/2 inch rebar set on the southern right of way line of Main Street; thence proceeding along said right of way line of Main Street the following courses and distances: South 89 degrees 00 minutes 26 seconds East a distance of 58.11 feet to a 1/2 inch rebar set, North 00 degrees 59 minutes 34 seconds East a distance of 58.67 feet to a 1/2 inch rebar set, South 88 degrees 50 minutes 32 seconds East a distance of 261.44 feet to a 1/2 inch rebar set and along a curve to the right with a radius of 5866.58 feet and an arc length of 140.93 feet (said curve having a chord bearing of South 88 degrees 18 minutes 32 seconds East and a chord distance of 140.93 feet) to a 1/2 inch rebar set; thence leaving Main Street and proceeding South 00 degrees 18 minutes 32 seconds West a distance of 421.79 feet to a 1/2 inch rebar found; thence North 89 degrees 45 minutes 04 seconds West a distance of 692.57 feet to a Georgia Power Company monument found on the eastern right of way line of Will's Road; thence proceeding along said right of way line of Will's Road North 01 degrees 15 minutes 29 seconds East a distance of 210.18 feet to the Point of Beginning.



LOCATION MAP
NOT TO SCALE

SITE LOCATION:
Alpharetta Highway, Alpharetta, GA 30009

ZONING: C-1 & L-1

Front Yard Setback: 50' (local street) 50' (local street)
65' (others) 65' (others)

Side Yard Setback: 15'
Rear Yard Setback: 15'

This information is reported from public information obtained from City of Alpharetta records on October 6, 2021. It is not the intent of the surveyor to interpret or make conclusions regarding the zoning designation shown hereon.

REFERENCE PLATS:

- Plat of R/W Dedication & Drive Location for Amoco Oil Company prepared by Harkleroad and Assoc., Inc., dated February 2, 1989, referenced in Georgia Department of Transportation Right of Way Deed recorded in Deed Book 12343, Page 325.
- State of Georgia Department of Transportation Right of Way Map Project STP00-0114-01 (084) & (085), dated October 1, 2014, approved April 19, 2016.
- Map of Property prepared by Georgia Power Co., Atlanta, Ga, Land Department, dated January 1973, last revised September 4, 1981, referenced in Warranty Deed recorded in Deed Book 5801, Page 236.
- Composite Plat of North Fulton District Operating Headquarters prepared by Georgia Power Co., Atlanta, Ga, Land Department, dated October 1987, revised April 7, 2005.
- Plat of ALTANSPS Land Title Survey for Kambo Damaghi, Trustee, and Augusta Title Inc., prepared by Urban Engineers, Inc., dated February 22, 2019.

NOTES:

- This plat was prepared for the exclusive use of the person, persons, or entity named in the title block. Said use does not extend to any unnamed person without express permission by the surveyor naming said person.
- Unless otherwise specified, all distances as shown are horizontal ground distances in U.S. survey feet (39.37 inches = 1 meter).
- The project horizontal datum is relative to the North American Datum 1983 (NAD83), 2011 adjustment, projected to the Georgia State Plane Coordinate System, West Zone. The vertical datum is relative to the North American Vertical Datum of 1988 (NAVD88) using the National Geodetic Survey (NGS) Geoid 2012A.
- By graphic plotting only this property Does Not lie within a 100 year flood hazard zone and is depicted as Zone X as defined by the F.E.M.A Flood Insurance Rate Map of Fulton County, Georgia and incorporated areas Map of Fulton County, Georgia effective date 9/18/2013.
- Information regarding the reputed presence, size, character and location of existing underground utilities and structure is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and utilities and structure not shown may be encountered. The owner, his employees, his consultants and his contractors shall hereby distinctly understand that the surveyor is not responsible for the correctness or sufficiency of this information.
- Underground utility research, field markings, size and character of material has been provided by UtiliSurvey LLC on 10/25/21.

CERTIFICATION:

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in Section 15-6-67.

This is to certify that this survey was made under my supervision and is a true representation of the land surveyed. The field data upon which this survey is based has a closure precision of one foot in 81,269 feet, and an angular error of 1" per angle point, and was adjusted using the Compass Rule Method. Angular and linear measurements were made using a Leica TS 15 Robotic Total Station. A portion of this survey was performed using Leica GS 15 GPS receivers with network adjusted real time kinematic measurements referenced to the eGPS network. The GPS survey included redundant measurements with positional accuracy better than 0.07".

This map or plat has been calculated for closure and is found to be accurate within one foot in 305,800 feet.

To AAI Partners LLC, AAI South Main St. LLC, Renasant Bank & Chicago 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 2021 Minimum Standard Detail Requirements for ALTANSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1.0, 2.0, 3.0, 4.0, 5.0, 6.0(a), 7.0(b)(1), 8.0, 9.0, 11.0(b), 13.0 and 19.0 (\$5,000,000) of Table A thereof. The fieldwork was completed on 10/25/21.

PRELIMINARY
TRAVIS N. PRUITT, JR.
Georgia Reg. Land Surveyor No. 2809
For the Firm Travis Pruitt & Associates, Inc.

XX/XX/XX
Date

REVISIONS

NO	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		

4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770) 416-7511
Fax: (770) 416-7559
www.travispruitt.com

Travis Pruitt & Associates, Inc.
SURVEYORS • LANDSCAPE ARCHITECTS

Certificate of Authorization Number 613

ALTANSPS LAND TITLE SURVEY
AAI Partners LLC, AAI South Main St. LLC, Renasant Bank & Chicago Title Insurance Company

AUTHORIZED BY: AAI DEVELOPMENT
LAND LOT 645 - 1ST DISTRICT-2ND SECTION-CITY OF ALPHARETTA - FULTON COUNTY - GEORGIA

GRAPHIC SCALE - IN FEET
0 20 40 60 80 100 120 140 160

PRELIMINARY

For The Firm
Travis Pruitt & Associates, Inc.

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.

PLAT DATE: 10/29/2021
FIELD DATE: 10/25/2021
SCALE: 1" = 40'
JN: 1-21-0418.600
FN: 168-D-087
SHEET NO: 1 of 1



FRONT ELEVATION BUILDING 100



FRONT ELEVATION BUILDING 200

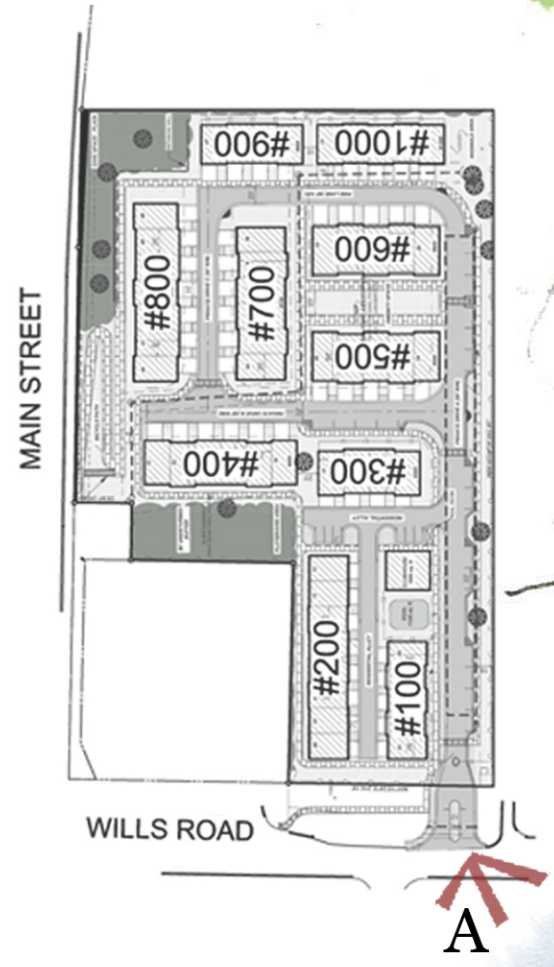
ARTIST'S CONCEPTUAL SKETCH-SUBJECT TO CHANGE
MARCH 8, 2022

ALPHARETTA TOWNHOMES

ALPHARETTA, GEORGIA



B



A-PERSPECTIVE VIEW@MAIN ENTRANCE ON WILLS ROAD



B-PERSPECTIVE VIEW@SECONDARY GATE ON MAIN STREET

ARTIST'S CONCEPTUAL SKETCH-SUBJECT TO CHANGE
MARCH 31, 2022

ALPHARETTA TOWNHOMES

ALPHARETTA, GEORGIA





CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: CU-22-05 OFF LEASH/142 SOUTH MAIN STREET

CITY COUNCIL: AUGUST 1, 2022

This item was considered at the 7/14/2022 Planning Commission meeting. Staff recommended approval subject to 16 conditions. There were no public comments. After discussion, Planning Commission recommended approval subject to staff's recommended conditions and accepting the applicant's changes to conditions #1 and 8. Vote 5-0

II. RECOMMENDATION:

Approve CU-22-05 Off Leash/142 South Main Street, subject to the following conditions:

1. 'Recreational Facilities, Indoor and Outdoor' shall be added as a conditional use at 142 South Main Street and 125 Norcross Street and limited to no more than 3,600 square feet covered dog area and 0.73-acre outdoor dog park.
2. Conditional use approval shall be limited to Off Leash; no additional 'Recreational Facilities, Indoor and Outdoor' use or subleasing shall be permitted on the subject property.
3. 'Recreational Facilities, Indoor and Outdoor' shall be limited to an indoor and outdoor dog park with restaurant.
4. Hours of operation shall be limited to Sunday – Thursday 8:00 AM to 9:00 PM and Friday – Saturday 8:00 AM to 10:00 PM.
5. Site shall be developed substantially as depicted on the site plan prepared by Gaskins + Lecraw, dated 6/14/2022.
6. Building architecture and materials shall be developed in compliance with the Alpharetta Downtown Code and Downtown Consultant, subject to final approval by DRB. Building shall be 75% brick, as determined by the DRB.
7. Outdoor furniture (dining area and dog park) and play equipment with primary or bright colors shall be screened from the public right-of-way and shall require final approval by DRB.
8. Corner of South Main Street and Old Milton Parkway currently includes a 2,500 square foot open space with focal point feature archway and minimal landscaping. Applicant shall remove the existing archway and install a new focal point feature/sculpture, with final approval by the Cultural Arts Commission. The budget for the focal point feature/sculpture shall not exceed \$15,000. Applicant shall also install decorative landscaping in the open space. Property owner shall be responsible to maintain the corner open space and all improvements.
9. Landscape strip material shall be planted in front of any proposed fencing. Fencing visible from the public right-of-way shall be decorative black, metal fencing no more than 5' in height, with final approval by DRB.
10. Developer shall improve Old Milton Parkway streetscape with a minimum 4' planter planted with street trees (subject to approval by GDOT), minimum 8' sidewalk and decorative pedestrian lighting, as approved by Staff.
11. Developer shall improve Norcross Street streetscape with a minimum 4' planter planted with street trees, minimum 5' sidewalk and decorative pedestrian lighting, as approved by Staff.
12. Project entrance on South Main Street shall be landscaped with ornamental plantings, as approved by DRB.
13. Trees shall be saved as depicted on the tree protection plan prepared by Gaskins + Lecraw, dated 6/24/2022.
14. Dumpster enclosure shall consist of materials similar to those used on the building and gate shall be metal and opaque, as approved by DRB.
15. Buildings shall connect to the public sidewalk system.
16. Old Milton Parkway curb cut shall be removed prior to the issuance of a Certificate of Occupancy.

III. REPORT IN BRIEF:

The applicant, Lonnie Cooper Ventures, is requesting a conditional use to allow 'Recreational Facilities, Indoor and Outdoor' for Off Leash on approximately 2.3 acres in the Downtown. Off Leash is a new concept which includes a one (1)

story, 5,400 square foot restaurant, 3,000 square foot covered dog area and approximately 0.73-acre outdoor dog park. The subject property is located at 142 South Main Street and 125 Norcross Street at the southeast corner of Old Milton Parkway and South Main Street.

DISCUSSION

The submitted request, if approved, would allow for the redevelopment of the former Rite Aid site with a 'Recreational Facilities, Indoor and Outdoor' and 'Restaurant' for Off Leash on approximately 2.3 acres in the Downtown Overlay. A conditional use is requested to allow 'Recreational Facilities, Indoor and Outdoor'. Off Leash is a new concept which includes a one (1) story, 5,400 square foot restaurant, 3,000 square foot covered dog area and approximately 0.73-acre outdoor dog park. The subject property is located at 142 South Main Street and 125 Norcross Street at the southeast corner of Old Milton Parkway and South Main Street.

The property was previously developed and used for an 11,500 square foot Rite Aid pharmacy, which has been vacant for a few years. Current zoning of the property is C-2 (General Commercial), which allows 'Restaurant' by-right and 'Recreational Facilities, Indoor and Outdoor' with the approval of a conditional use. Surrounding properties are zoned C-2. Taco Bell and Salt Factory are located to the north, Publix, Chase Bank and a gas station are located to the east, Park Plaza office building and Mammoth Car Wash are located to the south and Crust is located to the west.

According to the applicant, Off Leash is a state-of-the-art dog park facility and restaurant featuring outdoor and indoor spaces for patrons and their dogs. The dog park will operate on a membership model with guest and day passes available. Hours of operation are proposed to be Sunday – Thursday from 8:00 AM to 9:00 PM and Friday – Saturday from 8:00 AM to 10:00 PM. In addition to restaurant employees, the dog park will include park rangers (screen guests and supervise dog play), experience coordinator (plan and activate experiences throughout the park) and grounds keeper (maintain cleanliness). The applicant anticipates eight (8) to twelve (12) employees.

SITE PLAN

The site plan depicts the former Rite Aid building being redeveloped with a one (1) story, 5,400 square foot restaurant building, 3,000 square foot covered dog area and approximately 0.73-acre outdoor dog park. The new restaurant building is oriented to the corner of Old Milton Parkway and South Main Street with parking to the rear. Access to the property is depicted from South Main Street and Norcross Street. The existing curb cut on Old Milton Parkway is proposed to be removed.

27 surface parking spaces are depicted at the rear of the building and five (5) on-street, parallel parking spaces are depicted on Norcross Street for a total of 32 spaces. The Unified Development Code (UDC) requires one (1) parking space per 500 square feet for the applicant's proposed use, or 22 spaces. According to a note on the site plan, redevelopment of the property will result in a loss of approximately 14,700 square feet of impervious area. The applicant provided a landscape plan, which depicts a mix of evergreen (Cedars) and deciduous (Maple) trees in the landscape strips along Old Milton Parkway and South Main Street. Evergreen trees are typically reserved for buffers (not in landscape strips); however, the applicant is attempting to screen the outdoor areas from the public right-of-way.

The applicant's arborist assessment indicates that there are no specimen trees on the property and that many of the existing trees are in Poor condition. The applicant's tree protection plan depicts preservation of 52 trees, including a variety of hardwoods (Birch, Elm, Cherry, Sycamore, Oak, Magnolia, and Hickory). Many of the trees to be saved are located along the north and southeast property lines, as well as in the proposed dog park. The applicant has indicated that stormwater will be addressed by modifying the existing pond in the southeast corner of the property.

RENDERING/ELEVATIONS

The applicant submitted renderings of the proposed new structures and dog park. The renderings depict a one (1) story restaurant building with covered outdoor dining areas connected to a one (1) story covered dog area. Building exterior materials are proposed to include brick and lap siding with a metal roof. The site is located at the corner of Old Milton Parkway and South Main Street, a predominate corner in the Downtown. Final building design should be primarily brick which is similar to materials used at the adjacent corners. This intersection has been developed with focal point features including a water feature at the southeast corner and a clocktower at the southwest corner. Redevelopment of the applicant's site should include a sculpture that compliments the corner. The City's Downtown Consultant reviewed the applicant's renderings and had the following comments:

- Provide narrative describing requested architectural style.
- Remove paneling above windows, use lap siding throughout façade above windows.
- Use taller transoms with capped head casing.
- Provide bed mould or similar trim to express cornice treatment at intersection of soffit and wall.
- Lower main roof mass so that all roof eaves align.
- Provide solid cast stone or timber header above all masonry openings.
- Eliminate parapet between restaurant and covered dog area. Do not create massing above roof line that is not supported down to the grade.

TRAFFIC

The applicant submitted a trip generation memorandum (see table below), which estimates that the proposed restaurant with dog park will generate approximately six (6) AM Peak Hour trips and 78 PM Peak Hour trips.

Land Use (code)	Density	Total	AM Peak hour	PM Peak hour
Animal/Vet Hospital/Clinic (640)	5.5 KSF	-	-	26
Quality Restaurant (931)	7.0 KSF	630	6	52
TOTAL	12.5 KSF	630	6	78

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 property currently has access from Old Milton Parkway, South Main Street and Norcross Street. The applicant proposes to remove the curb cut on Old Milton Parkway, which is consistent with the vision in the Downtown to create a walkable environment.

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-referenced improvements are appropriately addressed on the applicant's site plan.

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 developed with non-residential uses.

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 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 use is consistent with a desirable pattern of development.

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: Fetch Dog Park recently opened at 11440 Maxwell Road, which is located a little more than one (1) mile to the south of the applicant's site. There are no conflicting uses in the vicinity of the subject property.

CONCURRENCES

Staff reviewed the applicant's proposal against the review criteria for a conditional use. The proposal should not have significant impacts on surrounding properties, which are developed with non-residential uses. The proposed indoor and outdoor dog park with restaurant represents a business and use that is currently not provided in the Downtown. If approved, conditions are recommended requiring Design Review Board (DRB) approval of outdoor furniture and play equipment, as well as landscape screening along Old Milton Parkway.

CITIZEN PARTICIPATION PLAN

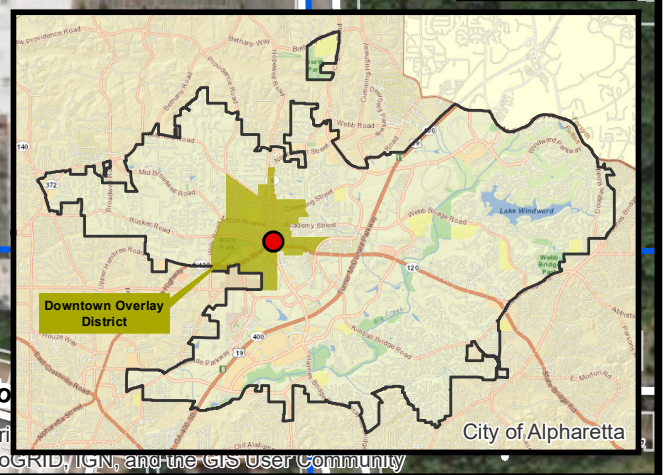
The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that no comments were received.

COMMUNITY ZONING INFORMATION MEETING (CZIM)

The CZIM was held on May 11, 2022. There were a few public comments with questions and concerns over whether the business will have an alcohol license, safety for dogs given the busy intersection, and proximity to Fetch Dog Park on Maxwell Road.

IV. ATTACHMENTS:

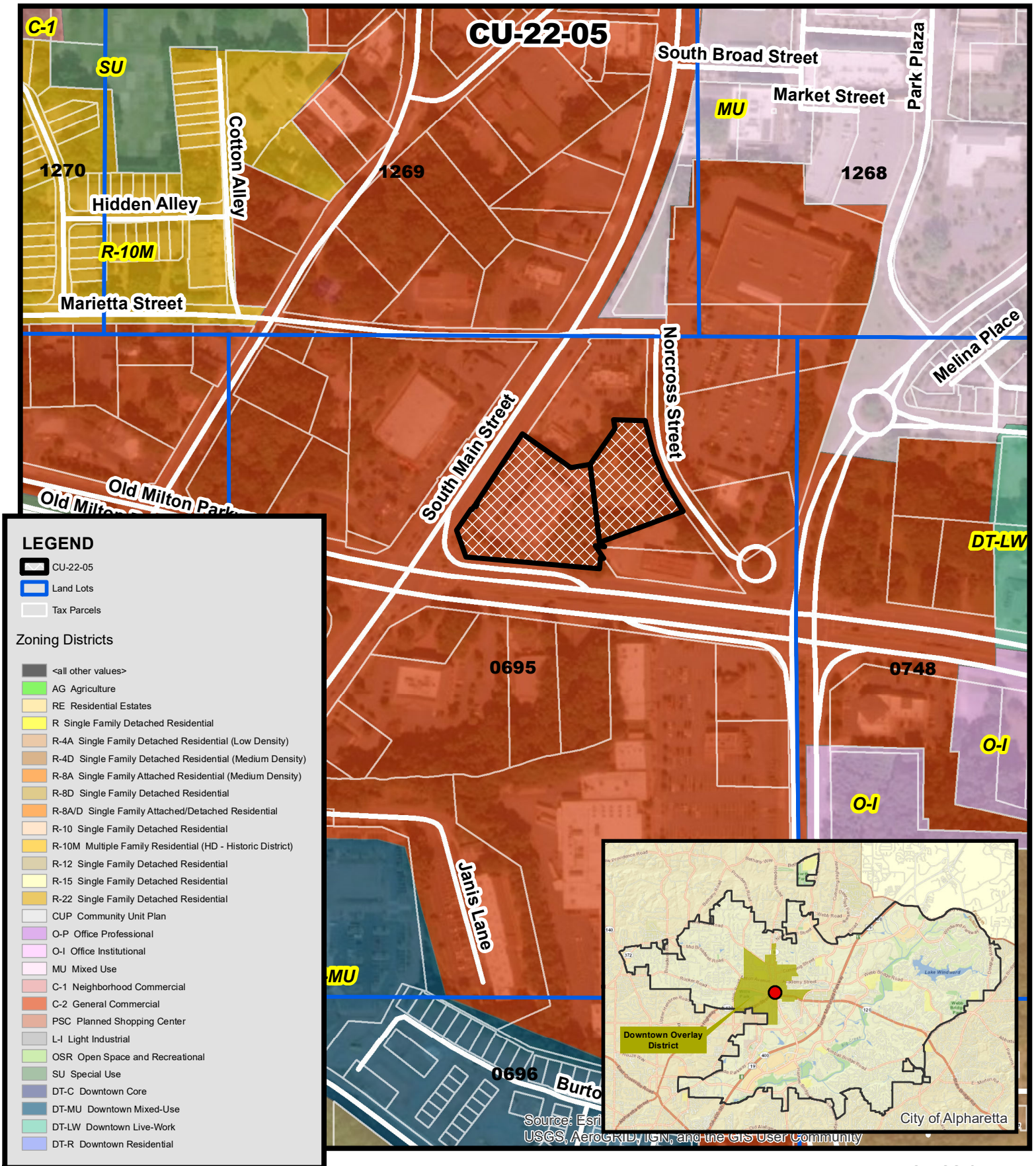
- Site Plan
- Renderings



**Aerial Map
Off Leash
142 South Main Street &
125 Norcross Street**

**CU-22-05
D/LL: 1/2/0695
PC: 6/02/22
CC: 6/20/22**

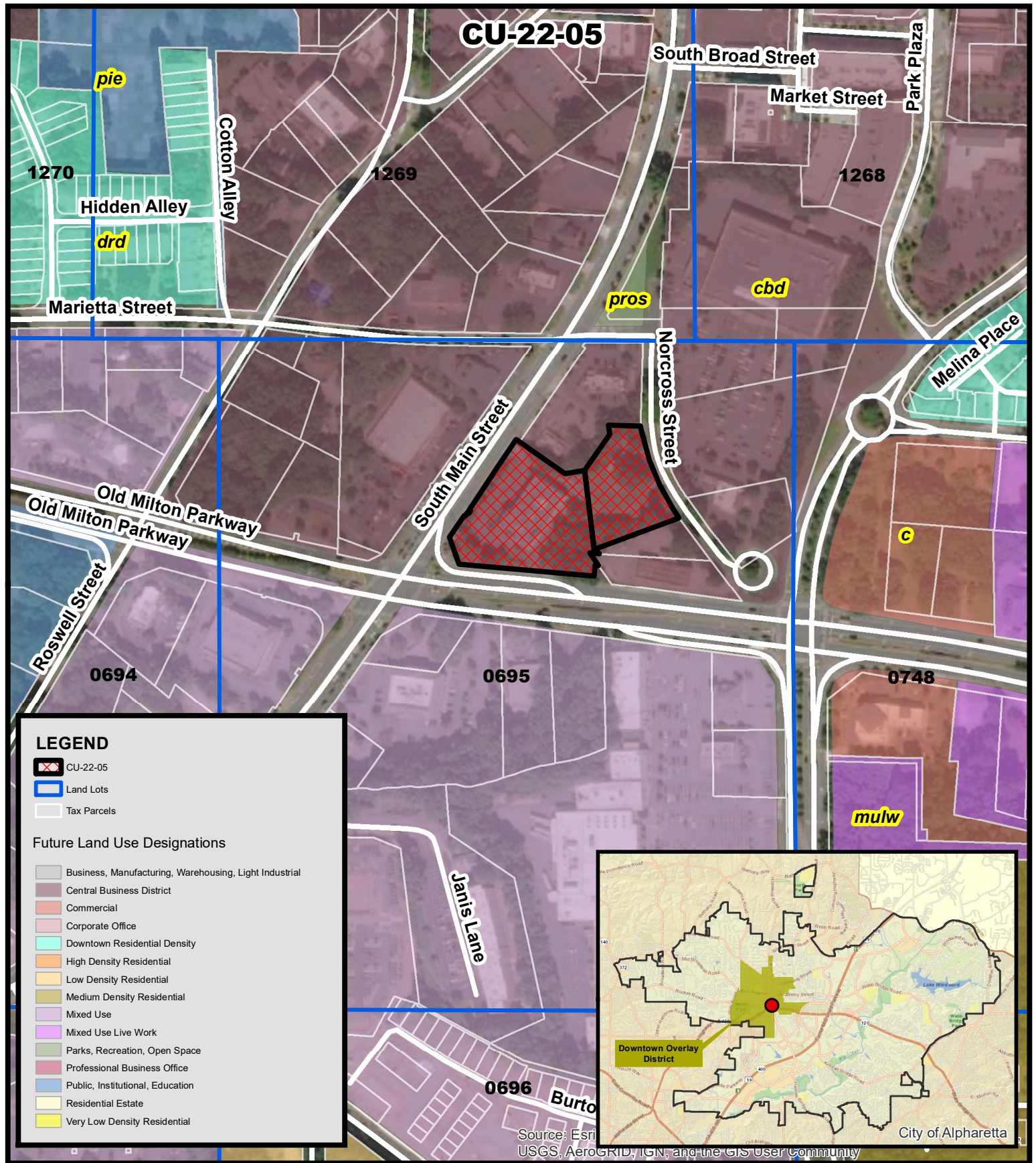
**Location Map Provided by:
Community Development - GIS**



Zoning Map **Off Leash** **142 South Main Street &** **125 Norcross Street**

CU-22-05
D/LL: 1/2/0695
PC: 6/02/22
CC: 6/20/22

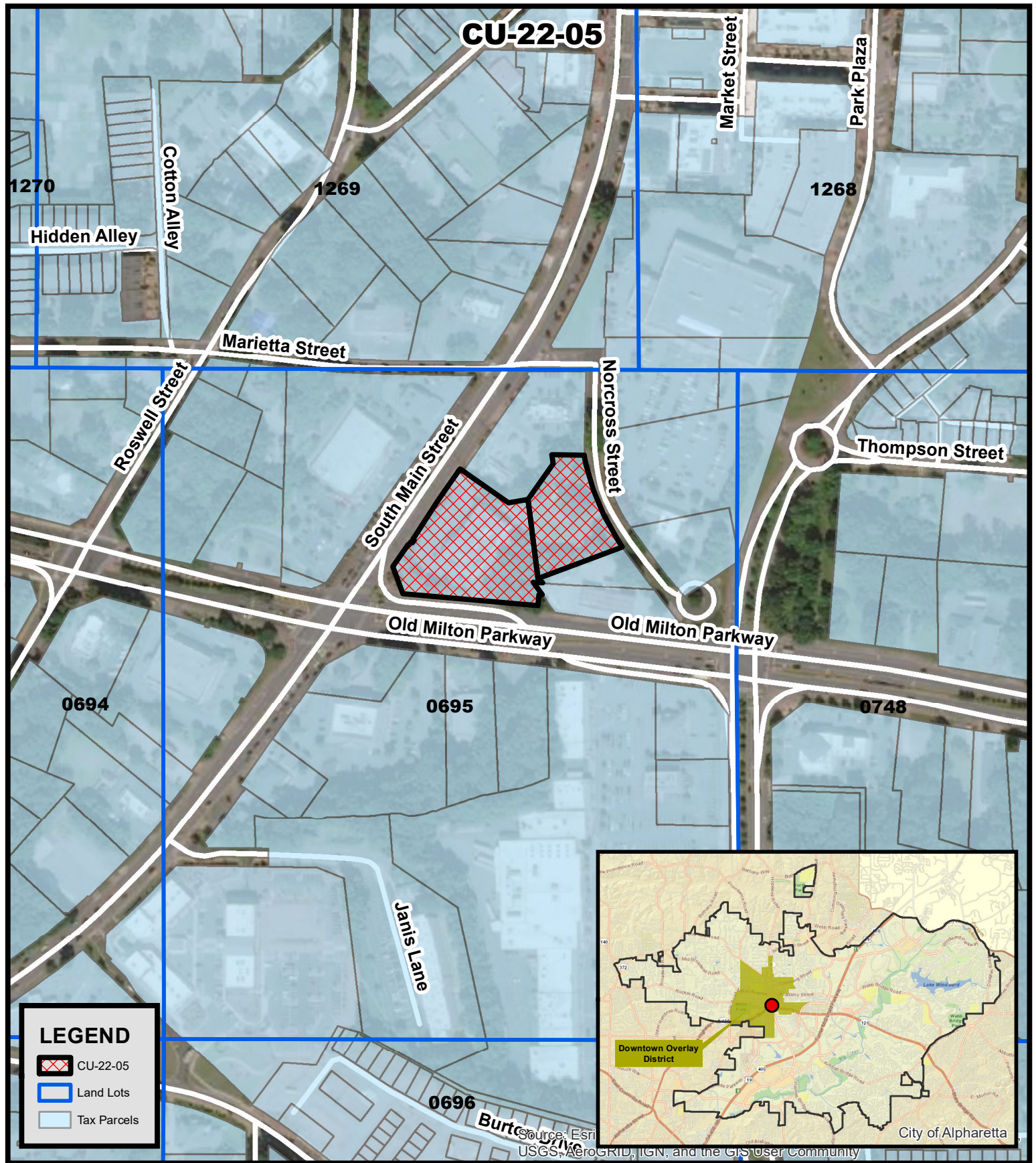
Location Map Provided by:
Community Development - GIS



Future Land Use Map **Off Leash** **142 South Main Street &** **125 Norcross Street**

CU-22-05
D/LL: 1/2/0695
PC: 6/02/22
CC: 6/20/22

Location Map Provided by:
Community Development - GIS



Location Map
Off Leash
142 South Main Street &
125 Norcross Street

CU-22-05
D/LL: 1/2/0695
PC: 6/02/22
CC: 6/20/22

Location Map Provided by:
Community Development - GIS

[illegible]

SEAL:

PRELIMINARY

CALL BEFORE YOU DIG

811

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

CONCEPT PLAN DISCLAIMER:

1. THIS CONCEPT REPRESENTED HEREIN IDENTIFIES A SCHEMATIC DESIGN RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY THE CLIENT COUPLED WITH A PRELIMINARY REVIEW OF ZONING INTENT AND LAND USE DESIGNATION. THE FEASIBILITY OF THIS PLAN WITH RESPECT TO OBTAINING CITY, COUNTY, STATE AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION OF THE SITE AND VERIFICATION OF THE ZONING ORDINANCES AND DEVELOPMENT REGULATIONS ALONG WITH PROCUREMENT OF APPROPRIATE JURISDICTIONAL APPROVALS.
2. THIS CONCEPT PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION OF A CONCEPT AND/OR CONSTRUCTION DOCUMENT. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON AVAILABLE INFORMATION THAT WAS SUPPLIED AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE UPON THE AVAILABILITY OF ADDITIONAL INFORMATION.
3. THIS CONCEPT PLAN WAS PREPARED WITHOUT BENEFIT OF A CURRENT GEOTECHNICAL AND/OR ENVIRONMENTAL INVESTIGATION, OR JURISDICTIONAL DELINEATION, THE PRESENCE OF ANY JURISDICTIONAL OBSTACLES, WETLANDS, UNDERGROUND UTILITIES AND/OR SPECIMEN TREES HAS NOT BEEN TAKEN INTO ACCOUNT.

GENERAL SITE NOTES:

- 1) ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS SPECIFIED OTHERWISE.
- 2) ALL TREES SHALL HAVE PROPER PROTECTION DURING CONSTRUCTION UNLESS APPROVED PLANS INDICATE OTHERWISE.
- 3) FLOOD PLAIN IS NOT PRESENT ON THIS SITE AS SHOWN ON THE FEMA FIRM MAP NUMBER 131210058F, DATED SEPTEMBER 18, 2013.
- 4) 1 HANDICAP SPACE IS REQUIRED TO BE VAN ACCESSIBLE WITH A MINIMUM 96" WIDE ACCESS AREA.
- 5) ACCESSIBLE PARKING AREAS, INCLUDING AISLES, SHALL SLOPE NO MORE THAN 2% IN ANY DIRECTION.
- 6) THE OWNER IS RESPONSIBLE FOR OBTAINING ANY NECESSARY AGREEMENTS FROM ADJACENT PROPERTY OWNERS IN ORDER TO PERFORM THE REQUIRED OFFSITE WORK, INCLUDING, STORM DRAINAGE, CURB AND GUTTER AND PAVEMENT TIE-INS AND GRADING.
- 7) REFERENCE ARCH PLANS FOR DIRECTIONAL SIGNAGE, SITE SIGNAGE, BUILDING DIMENSIONS, ETC.
- 8) PER ARBORIST REPORT PROVIDED MAY 19, 2022, THERE ARE NO SPECIMEN TREES ON SITE

Drawing name: C:\Users\kyle.sharpe\Engineering\Dropbox\Shared Folders\LeCraw Engineering\048016 - VOG - Off-Leash - Alpharetta - GACADD\CONSTR\048016 - 11 - LANDSCAPE PLAN Jun 24, 2022 2:18pm by: kyle.sharpe

NOTE:

THIS LANDSCAPE PLAN SHOULD BE CONSIDERED CONCEPTUAL IN NATURE AND MAY CHANGE AS THE SITE IMPROVEMENTS ARE FURTHER DEVELOPED DURING DESIGN.

THE TYPE/SPECIES OF THE TREES AND SHRUBS MAY CHANGE DUE TO THE AVAILABILITY OF MATERIALS DEPENDING ON WHEN THE INSTALLATION OF THE PLANTINGS OCCURS. ANY CHANGES/SUBSTITUTIONS WILL BE SUBJECT TO APPROVAL OF THE CITY ARBORIST.

EXISTING PLANTINGS
TO REMAIN IN
LANDSCAPE STRIP

EXISTING PLANTINGS
TO REMAIN IN
LANDSCAPE STRIP

EXISTING TREES TO REMAIN (EDF)			
TREE ID	SIZE	TYPE	INCHES
3542	23"	RIVER BIRCH	23
3543	6.5"	CHINESE ELM	6.5
3544	6"	AMERICAN ELM	6
3546	8"	CHERRY	8
3547	6"	CHERRY	6
3548	4.5"	AMERICAN ELM	4.5
3550	13.5"	PRINCESS TREE	13.5
3552	22.5"	AMERICAN ELM	22.5
3553	4.5"	AMERICAN ELM	4.5
3554	4.5"	AMERICAN ELM	4.5
3556	7.5"	SYCAMORE	7.5
3557	5.5"	SYCAMORE	5.5
3558	13"	BLACK WILLOW	13
3559	5.5"	AMERICAN ELM	5.5
3560	9"	BLACK WILLOW	9
3561	7"	SYCAMORE	7
3564	6"	AMERICAN ELM	6
3565	11.5"	BLACK WILLOW	11.5
3581	6"	CHINESE ELM	6
3589	7"	PRINCESS TREE	7
3591	8.5"	PRINCESS TREE	8.5
3592	5.5"	PRINCESS TREE	5.5
3594	4.5"	PRINCESS TREE	4.5
3595	24.5"	WILLOW OAK	24.5
3596	8"	PRINCESS TREE	8
3597	6.5"	HICKORY	6.5
3599	5"	HICKORY	5
3600	14"	WATER OAK	14
3711	21"	PEAR	21
3712	21"	MAGNOLIA	21
3713	27.5"	WATER OAK	27.5
3716	7.5"	RED OAK	7.5
3723	13.5"	SHUMARD OAK	13.5
3724	13.5"	RIVER BIRCH	13.5
3725	19.5"	RIVER BIRCH	19.5
3726	22.5"	WATER OAK	22.5
3727	20.5"	SHUMARD OAK	20.5
3729	8"	PEAR	8
3752	11"	PEAR	11
3753	6"	WATER OAK	6
3758	6.5"	PEAR	6.5
3759	4"	PEAR	4
3760	4.5"	PEAR	4.5
3761	4"	PEAR	4
3762	5"	PEAR	5
3763	15"	MAGNOLIA	15
3764	4.5"	PEAR	4.5
3766	14"	PINE	14
3767	13"	PINE	13
3768	14"	PINE	14
3771	5"	PEAR	5
3779	4.5"	PRINCESS TREE	4.5
TOTAL INCHES =			539

ORDINANCE REQUIREMENTS

SITE DENSITY REQUIREMENT: 2.28 ACRES	
SITE DENSITY FACTOR (SDF) = 130 INCHES/AC.	296.40
EXISTING DENSITY FACTOR (EDF) =	539.00
REPLACEMENT DENSITY FACTOR (RDF) =	-242.60
3" TREE = 3 INCHES	
4" TREE = 4 INCHES	
5" TREE = 5 INCHES	
LANDSCAPE STRIP REQUIREMENTS:	
S MAIN STREET/ HWY 9 (244' OF FRONTAGE)	
1 TREE/30 LINEAR FEET =	9 TREES
10 SHRUBS/35 LINEAR FEET =	70 SHRUBS
OLD MILTON PKWY (327' OF FRONTAGE)	
1 TREE/30 LINEAR FEET =	11 TREES
10 SHRUBS/35 LINEAR FEET =	94 SHRUBS
PARKING LOT REQUIREMENTS:	
1 CANOPY TREE/ 10 SPACES	
200 S.F. PARKING ISLANDS	

SITE SUMMARY

SITE AREA	
SITE AREA:	2.28 ACRES (98,551 S.F.)
IMPERVIOUS AREA:	35,837 S.F. (36.4%)
PERVIOUS AREA:	62,714 S.F. (63.6%)
ZONING CLASSIFICATION	
JURISDICTION:	CITY OF ALPHARETTA
ZONING:	C-2 (DOWNTOWN OVERLAY)
ADJACENT ZONING:	C-2 (DOWNTOWN OVERLAY)
BUILDING SETBACKS	
FRONT:	CONDITIONAL (BASED ON PREVAILING DEVELOPMENT PATTERN)
SIDE:	CONDITIONAL (BASED ON PREVAILING DEVELOPMENT PATTERN)
REAR:	10'
BUILDING SUMMARY	
BUILDING AREA:	RESTAURANT: 5,400 S.F.
	COVERED PATIO: 2,550 S.F.
	COVERED DOG AREA: 3,000 S.F.
TOTAL AREA:	10,950%
PARKING SUMMARY	
PARKING REQ.:	22 SPACES @ 1 PER 500 S.F.
PARKING PROV. (ON-SITE/ON-STREET):	27 / 5 SPACES
TOTAL PARKING PROV.:	32 SPACES
MAX IMPERVIOUS PARKING:	27 SPACES
PERVIOUS PAVEMENT SPACES REQ.:	5 SPACES
STANDARD STALL DIMENSIONS:	19' x 9'
MIN. DRIVE WIDTH:	22'
EXISTING IMPERVIOUS AREA: 50,548 SF	
PROPOSED IMPERVIOUS AREA: 35,837 SF	
NET CHANGE IN IMPERVIOUS AREA: -14,711 SF	

HATCH LEGEND

	SOD / GRASS
	MULCH
	BIG BLUE LIRIOPE

NOTE

ALL QUANTITIES ARE FOR A GENERAL GUIDE ONLY. CONTRACTOR SHALL CONFIRM ALL QUANTITIES PRIOR TO BIDDING AND INSTALLATION. GASKINS + LECRAW, INC. SHALL TAKE NO RESPONSIBILITY FOR THE ACCURACY OF THE QUANTITIES PROVIDED.

PLANT LIST

TREES:	BOTANICAL NAME	COMMON NAME	QUANTITY	MIN. SIZE	MIN. SPACING	TREE TYPE	INCHES/TREE	INCHES	COMMENTS
(AA)	Acer rubrum 'Armstrong'	Armstrong Red Maple	9	4" CAL.	15' O.C.	DECIDUOUS CANOPY	3	27	UPRIGHT HABIT
(CD)	Cedrus atlantica 'Glaucous Fastigiata'	Blue Atlas Cedar	9	4" CAL.	15' O.C.	EVERGREEN CANOPY	3	27	UPRIGHT HABIT
(GB)	Ginkgo Biloba	Ginkgo/Maidenhair Tree	6	4" CAL.	20' O.C.	DECIDUOUS CANOPY	4	24	6' CLEAR BELOW CANOPY
(ML)	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	12	4" CAL.	20' O.C.	EVERGREEN CANOPY	3	36	UPRIGHT HABIT
(QP)	Quercus phellos	Willow Oak	2	4" CAL.	20' O.C.	DECIDUOUS CANOPY	3	6	6' CLEAR BELOW CANOPY
TOTAL NUMBER OF TREES:			38			DENSITY UNITS PROVIDED:		93	
SHRUBS/HERBACEOUS ORNAMENTALS:									
(IP)	Illicium parviflorum	Anise	62	24" HT./18" SFR.	3' O.C.				
(LP)	Loropetalum chinensis rubrum 'Ruby'	Ruby Loropetalum	96	30" HT./24" SFR.	5' O.C.				
(WC)	Muhlenbergia capillaris	Pink Muhly Grass	133	1 GAL.	3' O.C.				
(DC)	Distylium 'Cinnamon Girl'	Cinnamon Girl Distylium	84	24" HT./18" SFR.	3' O.C.				
(K)	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	111	24" HT./18" SFR.	3' O.C.				
TOTAL NUMBER OF SHRUBS:			485						
GROUNDCOVERS/VINES/PERENNIALS:									
(SOD)	Cynodon dactylon 'TifSport'	TifSport Bermuda Grass	41,200 S.F.						
(MUL)	Mulch	Brown Hardwood Mulch	6,500 S.F.						
(LB)	Liriope muscari 'Big Blue'	Big Blue Liriope	1,900 S.F.	4" POTS	18" O.C.				

PREPARED IN THE OFFICE OF:



REVISIONS:

NO.	DATE	BY	DESCRIPTION
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CLIENT
VICKERS DESIGN GROUP
41 PERIMETER CENTER EAST, SUITE 630, ATLANTA, GA 30346

PROJECT
OFF-LEASH - ALPHARETTA
142 S MAIN STREET
LAND LOT 0695
ALPHARETTA, GA 30004

SEAL:



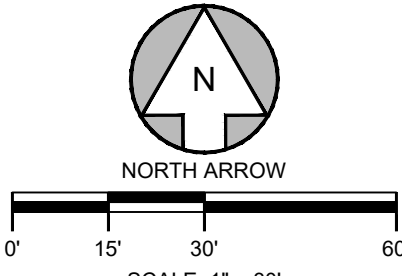
6/24/2022

CALL BEFORE YOU DIG



Know what's below.
Call before you dig.

SCALE & NORTH ARROW:



DESIGN INFO:

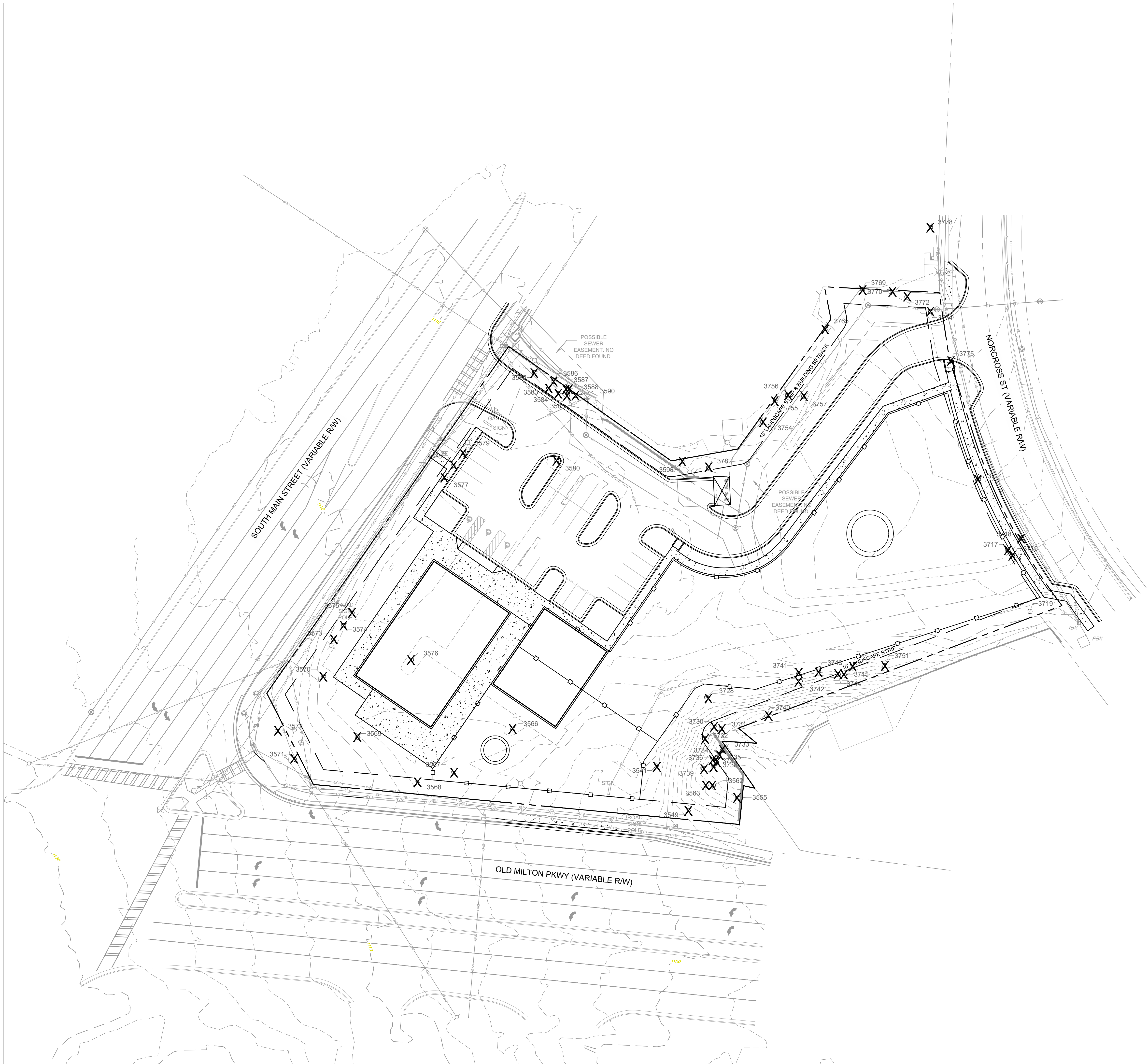
DRAWN BY:	CMK
DESIGNED BY:	TKS
REVIEWED BY:	TKS
JOB #:	048016
DATE:	June 24, 2022

LANDSCAPE PLAN

L-1.2

EXISTING TREES TO REMAIN (EDF)				
TREE ID	SIZE	TYPE	INCHES	
3542	23"	RIVER BIRCH	23	
3543	6.5"	CHINSESE ELM	6.5	
3544	6"	AMERICAN ELM	6	
3546	8"	CHERRY	8	
3547	6"	CHERRY	6	
3548	4.5"	AMERICAN ELM	4.5	
3550	13.5"	PRINCESS TREE	13.5	
3552	22.5"	AMERICAN ELM	22.5	
3553	4.5"	AMERICAN ELM	4.5	
3554	4.5"	AMERICAN ELM	4.5	
3556	7.5"	SYCAMORE	7.5	
3557	5.5"	SYCAMORE	5.5	
3558	13"	BLACK WILLOW	13	
3559	5.5"	AMERICAN ELM	5.5	
3560	9"	BLACK WILLOW	9	
3561	7"	SYCAMORE	7	
3564	6"	AMERICAN ELM	6	
3565	11.5"	BLACK WILLOW	11.5	
3581	6"	CHINSESE ELM	6	
3589	7"	PRINCESS TREE	7	
3590	8.5"	PRINCESS TREE	8.5	
3592	5.5"	PRINCESS TREE	5.5	
3594	4.5"	PRINCESS TREE	4.5	
3595	24.5"	WILLOW OAK	24.5	
3596	8"	PRINCESS TREE	8	
3597	6.5"	HICKORY	6.5	
3598	5"	HICKORY	5	
3600	14"	WATER OAK	14	
3711	21"	PECAN	21	
3712	21"	MAGNOLIA	21	
3713	27.5"	WATER OAK	27.5	
3716	7.5"	RED OAK	7.5	
3723	13.5"	SHUMARD OAK	13.5	
3724	13.5"	RED BIRCH	13.5	
3725	19.5"	RIVER BIRCH	19.5	
3726	22.5"	WATER OAK	22.5	
3727	20.5"	SHUMARD OAK	20.5	
3729	8"	PEAR	8	
3752	11"	PEAR	11	
3753	6"	WATER OAK	6	
3758	6.5"	PEAR	6.5	
3759	4"	PEAR	4	
3760	4.5"	PEAR	4.5	
3761	4"	PEAR	4	
3762	5"	PEAR	5	
3763	15"	MAGNOLIA	15	
3764	4.5"	PEAR	4.5	
3766	14"	PEAR	14	
3767	13"	PINE	13	
3768	14"	PINE	14	
3771	5"	PEAR	5	
3779	4.5"	PRINCESS TREE	4.5	
TOTAL INCHES =			539	

Drawing name: C:\Users\kyle.sharpe\LeCraw Engineering Dropbox\Shared Folders\LeCraw Engineering\048016 - 11 - LANDSCAPE.dwg Jun 24, 2022 2:07pm by: kyle.sharpe



SITE SUMMARY	
SITE AREA	
SITE AREA:	2.26 ACRES (98,551 S.F.)
IMPERVIOUS AREA:	35,837 S.F. (36.4%)
PERVIOUS AREA:	62,714 S.F. (63.6%)
ZONING CLASSIFICATION	
JURISDICTION:	CITY OF ALPHARETTA
ZONING:	C-2 (DOWNTOWN OVERLAY)
ADJACENT ZONING:	C-2 (DOWNTOWN OVERLAY)
BUILDING SETBACKS	
FRONT:	CONDITIONAL (BASED ON PREVAILING DEVELOPMENT PATTERN)
SIDE:	CONDITIONAL (BASED ON PREVAILING DEVELOPMENT PATTERN)
REAR:	10'
BUILDING SUMMARY	
BUILDING AREA:	RESTAURANT: 5,400 S.F.
	COVERED PATIO: 2,550 S.F.
	COVERED DOG AREA: 3,000 S.F.
TOTAL AREA:	10,950%
PARKING SUMMARY	
PARKING REQ.:	22 SPACES @ 1 PER 500 S.F.
PARKING PROV. (ON-SITE/ON-STREET):	27 / 5 SPACES
TOTAL PARKING PROV.:	32 SPACES
MAX IMPERVIOUS PARKING:	27 SPACES
PERVIOUS PAVEMENT SPACES REQ.:	5 SPACES
STANDARD STALL DIMENSIONS:	19' x 9'
MIN. DRIVE WIDTH:	22'

EXISTING IMPERVIOUS AREA: 50,548 SF
PROPOSED IMPERVIOUS AREA: 35,837 SF
NET CHANGE IN IMPERVIOUS AREA: -14,711 SF

EXISTING TREES TO BE REMOVED				
TREE ID	SIZE	TYPE	INCHES	COMMENTS
3541	21	RIVER BIRCH	NO	DDH, Poor condition, Poor structure, Co-dominant, One trunk is dead/broken.
3549	10.5	CHERRY	NO	Poor condition, Asymmetrical structure, Vines
3555	11.5	BLACK WILLOW	NO	Poor, Asymmetrical structure, Trunk leans, Insects present. Located in old pond.
3562	13	BLACK WILLOW	NO	Poor condition, Poor structure, Asymmetrical, Located in old detention pond
3563	16.5	BLACK WILLOW	NO	Poor condition, one major limb broken w/ decay, Located in old detention pond
3566	13	CRAPE MYRTLE	NO	Fair condition, Multi-trunk, Full crown, Poor root flare, Compacted CR2
3567	12.5	RED MAPLE	NO	Fair condition, Improperly pruned, Dead/broken limbs, Compacted CR2
3568	8.5	RED MAPLE	NO	Fair condition, Thinning crown, Girdled roots, Stunted leaves, Compacted CR2
3569	13.5	RED MAPLE	NO	Fair condition, Thinning crown, Compacted CR2
3570	11	RED MAPLE	NO	Fair condition, Thinning crown, Epicormic shoots, Compacted CR2
3571	7.5	CRAPE MYRTLE	NO	Good condition, Multi-trunk, Full crown, Compacted CR2
3572	13	CRAPE MYRTLE	NO	Fair condition, Multi-trunk, Full crown, Exposed surface roots, Compacted CR2
3573	13	CRAPE MYRTLE	NO	Fair condition, Full crown, Compacted CR2
3574	16	CRAPE MYRTLE	NO	Poor condition, Multi-trunk, Deadwood in crown, Compacted CR2
3575	16	CRAPE MYRTLE	NO	Poor condition, Multi-trunk, Deadwood in crown, Compacted CR2
3576	14	CRAPE MYRTLE	NO	DDH, Poor condition, Multi-trunk, Deadwood in crown, Compacted CR2
3577	16	CRAPE MYRTLE	NO	Fair condition, Multi-trunk, Compacted CR2
3578	17	CRAPE MYRTLE	NO	Fair condition, Multi-trunk, Compacted CR2
3579	16	CRAPE MYRTLE	NO	Fair condition, Multi-trunk, Compacted CR2
3580	11.5	CRAPE MYRTLE	NO	DDH, Poor condition, Multi-trunk, Stunted leaf growth, Compacted CR2
3582	4	CHERRY	NO	Poor condition, Poor structure.
3583	13	CHERRY	NO	Poor condition, Multi-trunk, Wounded/dead trunk with decay
3584	13	CHERRY	NO	Poor condition, Multi-trunk
3585	7	CHERRY	NO	Poor condition
3586	8	CHERRY	NO	Poor condition
3587	4	CHERRY	NO	Poor condition, Pruned, Thinning crown
3588	13	CHERRY	NO	Poor condition
3590	6	CHERRY	NO	Poor condition
3593	4.5	CHERRY	NO	Poor condition, Pruned, Thinning crown
3598	7	PINE	NO	Poor condition, Asymmetrical structure, Deadwood
3714	33	WATER OAK	NO	Poor, Mistletoe, Apparent torsion load on trunk, Epicormic shoots, Compacted CR2
3715	17.5	MIMOSA	NO	Poor structure, limbs broken & removed w/ decay, Compacted CR2
3717	4.5	WATER OAK	NO	Good condition, Compacted CR2
3718	4.5	CHERRY	NO	Fair condition, Asymmetrical form, Thin crown
3719	28.5	PINE	NO	Poor condition, Heavy vines into crown
3720	13	PINE	NO	Poor condition, Heavy vines, Thin crown, Broken limbs
3721	15.5	PINE	NO	Poor structure in crown, Co-dominant w/ high split, Heavy vines.
3722	13.5	PINE	NO	Poor condition, Heavy vines, Poor structure.
3728	9	PECAN	NO	Poor condition, Vines
3730	5.5	ELM	NO	Poor condition, Vines
3731	4.5	ELM	NO	Poor condition, Vines
3732	4	CHERRY	NO	Poor condition, Vines
3733	10.5	BLACK WILLOW	NO	Located in old detention pond, poor condition
3734	9	BLACK WILLOW	NO	Located in old detention pond, poor condition
3735	11.5	BLACK WILLOW	NO	Located in old detention pond, poor condition
3736	9	SYCAMORE	NO	Located in old detention pond, poor condition
3737	12	BLACK WILLOW	NO	Located in old detention pond, poor condition
3738	5	SYCAMORE	NO	Located in old detention pond, poor condition
3739	9	ELM	NO	Located in old detention pond, poor condition
3740	13.5	WATER OAK	NO	Poor condition, Heavy vines girdling crown
3741	6	ELM	NO	Poor condition, Heavy vines, Severely pruned
3742	6	ELM	NO	Poor condition, Vines
3743	25.5	BOXELDER	NO	Poor condition, Vines, Dead limbs, Poor structure.
3744	6	WATER OAK	NO	Poor condition, Vines
3745	9	PECAN	NO	Poor condition, Vines, Poor structure
3746	17	PECAN	NO	Poor condition, Vines, Poor structure
3747	11.5	BOX ELDER	NO	Poor condition, Vines, Poor structure
3748	15	PINE	NO	Poor condition, Vines, Poor structure
3749	8.5	PINE	NO	Poor condition, Vines, Poor structure
3750	8	PINE	NO	Poor condition, Vines, Poor structure
3751	15	MIMOSA	NO	Poor condition, Vines, Poor structure
3754	25.5	WATER OAK	NO	Poor condition, Growing into fence, Lower limbs pruned, Girdled roots, Compacted CR2
3755	11	CHERRY	NO	DDH - Very poor condition, Partially dead
3756	13.5	PINE	NO	Poor condition, Asymmetrical structure, Vines
3757	9	PINE	NO	Poor condition, Asymmetrical structure, Vines
3765	10	CHERRY	NO	Poor structure, Co-dominant w/ included bark
3769	18	PEAR	NO	Poor condition
3770	8.5	CHERRY	NO	Poor condition, thin crown
3772	13.5	PINE	NO	Poor structure, dead/broken limbs
3773	23	WATER OAK	NO	Poor condition, Co-dominant structure, Trunks fused, Mistletoe, Epicormic shoots
3774	13.5	PINE	NO	Poor condition, Evidence of insects, trunk covered in sap
3775	18	ELM	NO	Poor condition, Poor structure, top broken out, Cavity, Compacted CR2
3776	11	MAGNOLIA	NO	Poor condition, Compacted CR2 (located adjacent to parking lot)
3777	23.5	PEAR	NO	Poor condition, Large limbs split off from trunk
3778	14	MAPLE	NO	Poor structure, Included bark, Epicormic shoots, Compacted CR2
3779	4.5	PRINCESS TREE	NO	Poor condition
3780	18	MULBERRY	NO	Poor condition, Improperly pruned, Slimy flux
3781	8.5	PECAN	NO	Poor condition
3782	6.5	MULBERRY	NO	Poor condition, Deadwood in crown, Vines

NOTE:

THERE ARE NO SPECIMEN TREES BEING REMOVED, THEREFORE, NO RECOMPENSE IS REQUIRED.

TREES SHOWN TO BE REMOVED IN AREAS THAT WILL NOT BE IMPACTED DUE TO THE DEVELOPMENT WERE FOUND TO BE IN POOR CONDITION AS NOTED IN THE TREE INVENTORY TABLE ABOVE.

PREPARED IN THE OFFICE OF:



**GASKINS
+ LECRAW**

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3475 CORPORATE WAY
SUITE A
DULUTH, GA 30096
PHONE - 678.546.8100
FAX - 770.441.0298
www.gaskinslecraw.com
PEF008127

REVISIONS:

NO.	DATE	BY	CHKD.	REV.
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				

CLIENT
VICKERS DESIGN GROUP
41 PERIMETER CENTER EAST, SUITE 630, ATLANTA, GA 30346

PROJECT
OFF-LEASH - ALPHARETTA
142 S MAIN STREET
LAND LOT 0695
ALPHARETTA, GA 30004

SEAL:

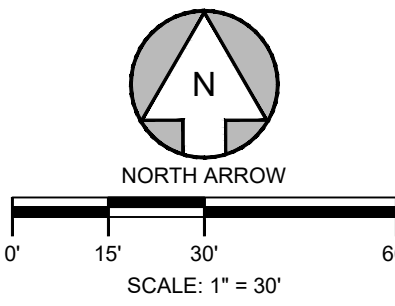
PRELIMINARY

6/24/2022

CALL BEFORE YOU DIG



SCALE & NORTH ARROW:



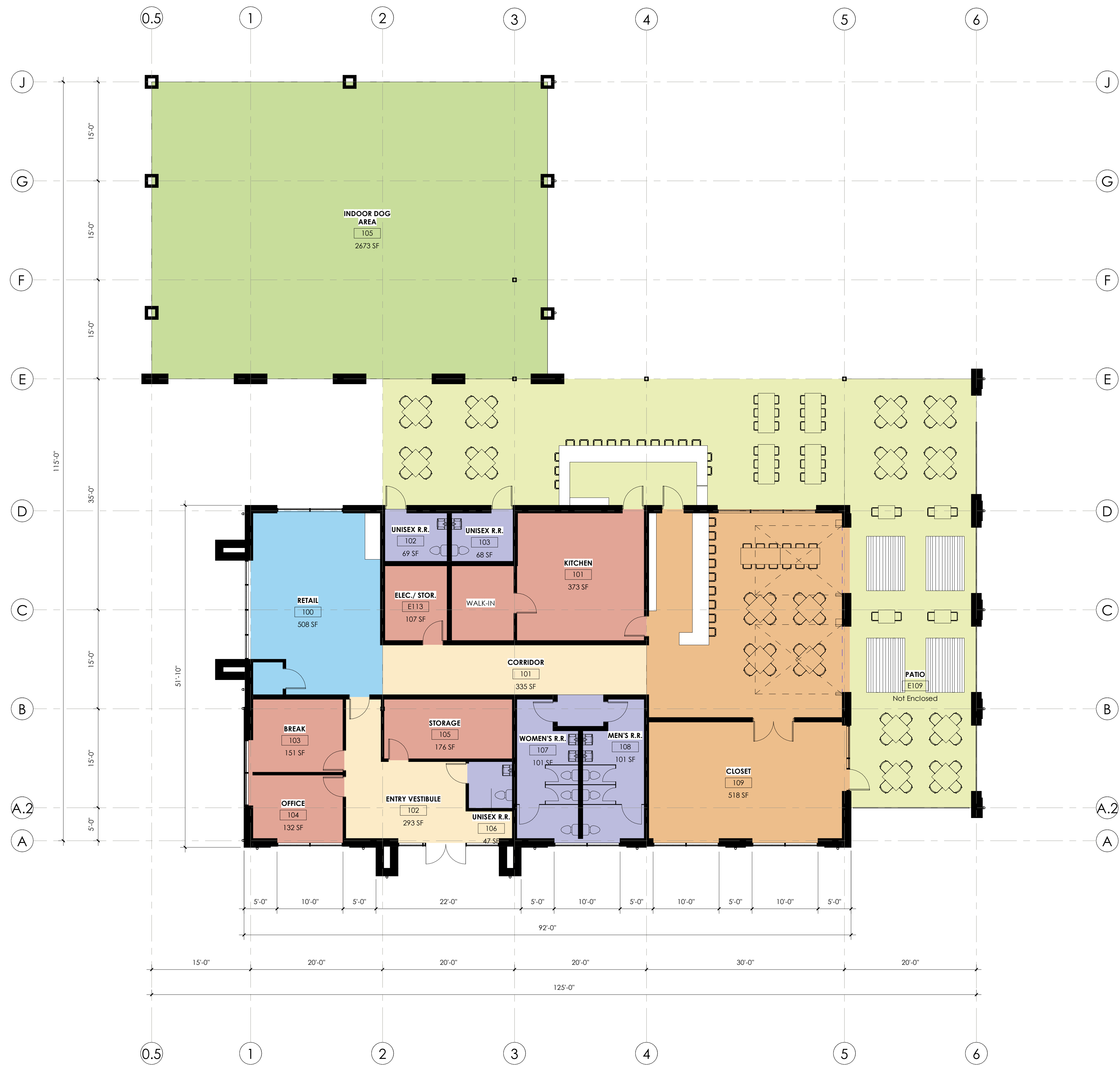
DESIGN INFO:

DRAWN BY:	CMK
DESIGNED BY:	TKS
REVIEWED BY:	TKS
JOB #:	048016
DATE:	June 24, 2022

TREE REMOVAL PLAN

L-1.0





LEGEND	
	PATIO
	DOG PARK INDOOR
	CORRIDOR/ CIRCULATION
	RESTAURANT
	KITCHEN/ BOH
	RESTROOMS
	RETAIL



SPECIMEN TREE REPORT

FOR

OFF-LEASH ALPHARETTA

LOCATION:
125 NORCROSS ST.
ALPHARETTA, GA

PREPARED BY
JULIA B. SCHIEBEL, RLA
CERTIFIED ARBORIST
ISA NUMBER SO-5445A

DATE: 4-12-22
FIELD SURVEY DATES: 3-15-22, 4-11-22



1266 Powder Springs Road, Marietta, Georgia 30064
Phone: (770) 424-7168 Fax: (770) 424-7593

125 NORCROSS ST. - TREE INVENTORY & ASSESSMENT

TAG NO.	DBH (IN)	TYPE	SPECIMEN	COMMENTS
3541	21	RIVER BIRCH	NO	DDH, Poor condition, Poor structure, Co-dominant, One trunk is dead/broken.
3542	23	RIVER BIRCH	NO	Fair condition, Co-dominant w/ included bark, Compacted CRZ
3543	6.5	CHINESE ELM	NO	Fair condition, Asymmetrical, Leans, Poor branching, Located in old detention pond
3544	6	AMERICAN ELM	NO	Fair condition, Asymmetrical, Leans, Located in old detention pond
3546	8	CHERRY	NO	Fair condition, Located in old detention pond
3547	6	CHERRY	NO	Fair condition, Good form, Healthy crown, Dead limbs, Located in old detention pond
3548	4.5	AMERICAN ELM	NO	Good condition, Located in old detention pond.
3549	10.5	CHERRY	NO	Poor condition, Asymmetrical structure, Vines
3550	13.5	PRINCESS TREE	NO	(Invasive Species)
3552	22.5	AMERICAN ELM	NO	Poor condition, Asymmetrical structure, Vines
3553	4.5	AMERICAN ELM	NO	Good condition, Located in old detention pond.
3554	4.5	AMERICAN ELM	NO	Good condition, Located in old detention pond.
3555	11.5	BLACK WILLOW	NO	Poor, Asymmetrical structure, Trunk leans, Insects present. Located in old pond.
3556	7.5	SYCAMORE	NO	Fair condition, Thinning crown, Located in old detention pond.
3557	5.5	SYCAMORE	NO	Good condition, Located in old detention pond.
3558	13	BLACK WILLOW	NO	Fair condition, Asymmetrical, Located in old detention pond
3559	5.5	AMERICAN ELM	NO	Fair condition, No root flare, Located in old detention pond
3560	9	BLACK WILLOW	NO	Fair condition, Asymmetrical, Thinning crown, Located in old detention pond
3561	7	SYCAMORE	NO	Fair condition, Asymmetrical, Thinning crown, Located in old detention pond
3562	13	BLACK WILLOW	NO	Poor condition, Poor structure, Asymmetrical, Located in old detention pond
3563	16.5	BLACK WILLOW	NO	Poor condition, one major limb broken w/ decay, Located in old detention pond
3564	6	AMERICAN ELM	NO	Fair condition, Thinning crown, No root flare, Located in old detention pond
3565	11.5	BLACK WILLOW	NO	Fair condition, Thinning crown, Trunk leans, Located in old detention pond
3566	13	CRAPE MYRTLE	NO	Fair condition, Multi-trunk, Full crown, Poor root flare, Compacted CRZ
3567	12.5	RED MAPLE	NO	Fair condition, Improperly pruned, Dead/broken limbs, Compacted CRZ
3568	8.5	RED MAPLE	NO	Fair condition, Thinning crown, Girdled roots, Stunted leaves, Compacted CRZ
3569	13.5	RED MAPLE	NO	Fair condition, Thinning crown, Compacted CRZ
3570	11	RED MAPLE	NO	Fair condition, Thinning crown, Epicormic shoots, Compacted CRZ
3571	7.5	CRAPE MYRTLE	NO	Good condition, Multi-trunk, Full crown, Compacted CRZ
3572	13	CRAPE MYRTLE	NO	Fair condition, Multi-trunk, Full crown, Exposed surface roots, Compacted CRZ
3573	13	CRAPE MYRTLE	NO	Fair condition, Full crown, Compacted CRZ

3574	16	CRAPE MYRTLE	NO	Poor condition, Multi-trunk, Deadwood in crown, Compacted CRZ
3575	16	CRAPE MYRTLE	NO	Poor condition, Multi-trunk, Deadwood in crown, Compacted CRZ
3576	14	CRAPE MYRTLE	NO	DDH, Poor condition, Multi-trunk, Deadwood in crown, Compacted CRZ
3577	16	CRAPE MYRTLE	NO	Fair condition, Multi-trunk, Compacted CRZ
3578	17	CRAPE MYRTLE	NO	Fair condition, Multi-trunk, Compacted CRZ
3579	16	CRAPE MYRTLE	NO	Fair condition, Multi-trunk, Compacted CRZ
3580	11.5	CRAPE MYRTLE	NO	DDH, Poor condition, Multi-trunk, Stunted leaf growth, Compacted CRZ
3581	6	CHINESE ELM	NO	Fair condition, Improperly pruned, Compacted CRZ
3582	4	CHERRY	NO	Poor condition, Poor structure.
3583	13	CHERRY	NO	Poor condition, Multi-trunk, Wounded/dead trunk with decay
3584	13	CHERRY	NO	Poor condition, Multi-trunk
3585	7	CHERRY	NO	Poor condition
3586	8	CHERRY	NO	Poor condition
3587	4	CHERRY	NO	Poor condition, Pruned, Thinning crown
3588	13	CHERRY	NO	Poor condition
3589	7	PRINCESS TREE	NO	(Invasive Species)
3590	6	CHERRY	NO	Poor condition
3591	8.5	PRINCESS TREE	NO	(Invasive Species)
3592	5.5	PRINCESS TREE	NO	(Invasive Species)
3593	4.5	CHERRY	NO	Poor condition, Pruned, Thinning crown
3594	4.5	PRINCESS TREE	NO	(Invasive Species)
3595	24.5	WILLOW OAK	NO	Fair condition, Compacted CRZ, Epicormic shoots, One major dead/missing limb
3596	8	PRINCESS TREE	NO	(Invasive Species)
3597	6.5	HICKORY	NO	Good condition, appears to be healthy
3598	7	PINE	NO	Poor condition, Asymmetrical structure, Deadwood
3599	5	HICKORY	NO	Good condition, appears to be healthy
3600	14	WATER OAK	NO	Fair condition
3779	4.5	PRINCESS TREE	NO	(Invasive Species)
3780	18	MULBERRY	NO	Poor condition, Improperly pruned, Slime flux
3781	8.5	PECAN	NO	Poor condition
3782	6.5	MULBERRY	NO	Poor condition, Deadwood in crown, Vines
3711	21	PECAN	NO	Good condition, Asymmetrical, Vines partially removed, Poor root flare.
3712	21	MAGNOLIA	NO	Fair, Topped, Heavy vines, Cavity, Partial root flare, Compacted CRZ.
3713	27.5	WATER OAK	NO	Fair, Trunk leans slightly, Dead limb w/ sap rot, Girdled roots, Compacted CRZ.

3714	33	WATER OAK	NO	Poor, Mistletoe, Apparent torsion load on trunk, Epicormic shoots, Compacted CRZ.
3715	17.5	MIMOSA	NO	Poor structure, limbs broken & removed w/ decay, Compacted CRZ
3716	7.5	RED OAK	NO	Good condition, Compacted CRZ.
3717	4.5	WATER OAK	NO	Good condition, Compacted CRZ.
3718	4.5	CHERRY	NO	Fair condition, Asymmetrical form, Thin crown
3719	28.5	PINE	NO	Poor condition, Heavy vines into crown
3720	13	PINE	NO	Poor condition, Heavy vines, Thin crown, Broken limbs
3721	15.5	PINE	NO	Poor structure in crown, Co-dominant w/ high split, Heavy vines.
3722	13.5	PINE	NO	Poor condition, Heavy vines, Poor structure.
3723	13.5	SHUMARD OAK	NO	Fair condition, Exposed, wounded roots, Epicormic shoots, Compacted CRZ
3724	13.5	RIVER BIRCH	NO	Poor structure, Co-dominant, Vines, broken limbs.
3725	19.5	RIVER BIRCH	NO	Fair condition, Co-dominant w/ included bark, Vines, Compacted CRZ
3726	22.5	WATER OAK	NO	Fair condition, Vines, Broken limbs, Compacted CRZ
3727	20.5	SHUMARD OAK	NO	Fair condition, Vines, Evidence of insects
3728	9	PECAN	NO	Poor condition, Vines
3729	8	PEAR	NO	(Invasive Species)
3730	5.5	ELM	NO	Poor condition, Vines
3731	4.5	ELM	NO	Poor condition, Vines
3732	4	CHERRY	NO	Poor condition, Vines
3733	10.5	BLACK WILLOW	NO	Located in old detention pond, poor condition
3734	9	BLACK WILLOW	NO	Located in old detention pond, poor condition
3735	11.5	BLACK WILLOW	NO	Located in old detention pond, poor condition
3736	9	SYCAMORE	NO	Located in old detention pond, poor condition
3737	12	BLACK WILLOW	NO	Located in old detention pond, poor condition
3738	5	SYCAMORE	NO	Located in old detention pond, poor condition
3739	8	ELM	NO	Located in old detention pond, poor condition
3740	13.5	WATER OAK	NO	Poor condition, Heavy vines girdling crown
3741	6	ELM	NO	Poor condition, Heavy vines, Severly pruned
3742	6	ELM	NO	Poor condition, Vines
3743	25.5	BOXELDER	NO	Poor condition, Vines, Dead limbs, Poor structure.
3744	6	WATER OAK	NO	Poor condition, Vines
3745	9	PECAN	NO	Poor condition, Vines, Poor structure
3746	17	PECAN	NO	Poor condition, Vines, Poor structure
3747	11.5	BOX ELDER	NO	Poor condition, Vines, Poor structure

3748	15	PINE	NO	Poor condition, Vines, Poor structure
3749	8.5	PINE	NO	Poor condition, Vines, Poor structure
3750	8	PINE	NO	Poor condition, Vines, Poor structure
3751	15	MIMOSA	NO	Poor condition, Vines, Poor structure
3752	11	PEAR	NO	(Invasive Species)
3753	6	WATER OAK	NO	Fair condition, Compacted CRZ
3754	25.5	WATER OAK	NO	Poor condition, Growing into fence, Lower limbs pruned, Girdled roots, Compacted CRZ
3755	11	CHERRY	NO	DDH - Very poor condition, Partially dead
3756	13.5	PINE	NO	Poor condition, Asymmetrical structure, Vines
3757	9	PINE	NO	Poor condition, Asymmetrical structure, Vines
3758	6.5	PEAR	NO	(Invasive Species)
3759	4	PEAR	NO	(Invasive Species)
3760	4.5	PEAR	NO	(Invasive Species)
3761	4	PEAR	NO	(Invasive Species)
3762	5	PEAR	NO	(Invasive Species)
3763	15	MAGNOLIA	NO	Fair condition, Co-dominant structure.
3764	4.5	PEAR	NO	(Invasive Species)
3765	10	CHERRY	NO	Poor structure, Co-dominant w/ included bark
3766	14	PINE	NO	Fair condition, dead/broken limbs
3767	13	PINE	NO	Fair condition, dead/broken limbs
3768	14	PINE	NO	Fair condition, dead/broken limbs
3769	18	PEAR	NO	(Invasive Species)
3770	8.5	CHERRY	NO	Poor condition, thin crown
3771	5	PEAR	NO	(Invasive Species)
3772	13.5	PINE	NO	Poor structure, dead/broken limbs
3773	23	WATER OAK	NO	Poor condition, Co-dominant structure, Trunks fused, Mistletoe, Epicormic shoots
3774	13.5	PINE	NO	Poor condition, Evidence of insects, trunk covered in sap
3775	18	ELM	NO	Poor condition, Poor structure, top broken out, Cavity, Compacted CRZ
3776	11	MAGNOLIA	NO	Poor condition, Compacted CRZ (located adjacent to parking lot)
3777	23.5	PEAR	NO	(Invasive Species), Large limb split off from trunk
3778	14	MAPLE	NO	Poor structure, Included bark, Epicormic shoots, Compacted CRZ.
DDH = Dead, Dying, Hazardous				
BASED ON SITE VISITS PERFORMED 3-15-22 & 4-11-22, THERE ARE NO SIGNIFICANT TREES OF QUALITY OR TREE GROUPINGS.				

TREE NO. 3712
Magnolia grandiflora
21" cal. Southern Magnolia

Tree Data:

LOCATION:

grassed island, gravel drive near Norcross St.

FOLIAGE:

thinning crown, heavy vines

STRUCTURE:

overall poor structure, asymmetrical, topped

TRUNK:

Covered by vines, cavity with woundwood but decay developing

ROOTS:

Poor root flare, Compacted critical root zone

BARK:

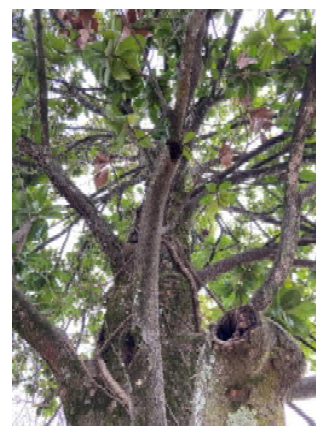
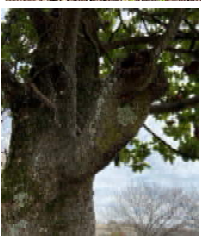
possible damage to bark due to heavy vines, moss and lichens

DECAY/DISEASE/PESTS:

extensive vine growth

COMMENTS:

Not specimen quality



TREE NO. 3713
Quercus nigra
27.5" cal. Water Oak

Tree Data:

LOCATION:

grassed island, gravel drive near Norcross St.

FOLIAGE:

dead/broken limbs, one dead limb with sap rot, mistletoe in crown

STRUCTURE:

Asymmetrical crown, trunk leans

TRUNK:

Appears to be normal, good condition, typical for species.

ROOTS:

Large girdled roots, compacted CRZ

BARK:

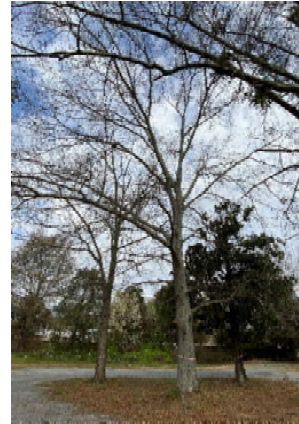
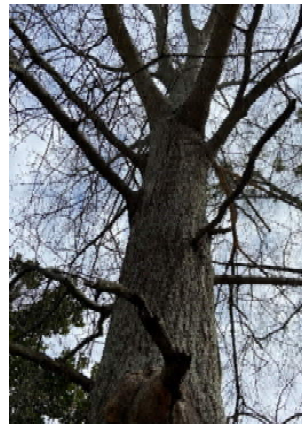
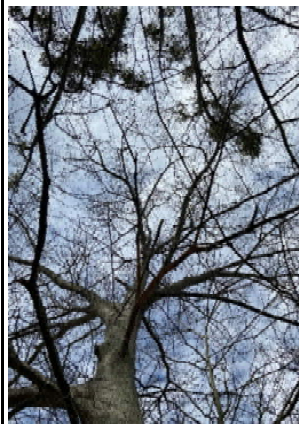
Appears to be normal, good condition, typical for species.

DECAY/DISEASE/PESTS:

Mistletoe in crown

COMMENTS:

Not specimen quality



TREE NO. 3714
Quercus nigra
33" cal. Water Oak

Tree Data:

LOCATION:

grassed island, gravel drive near Norcross St.

FOLIAGE:

dead/broken limbs, mistletoe in crown, epicormic shoots

STRUCTURE:

Asymmetrical crown, trunk leans. Apparent torsion load on trunk. Several large lower limbs removed, improper pruning

TRUNK:

Appears to be normal, good condition, typical for species.

ROOTS:

Compacted critical root zone.

BARK:

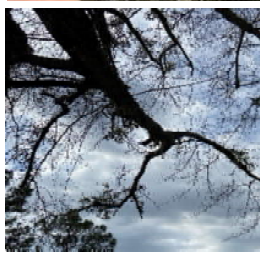
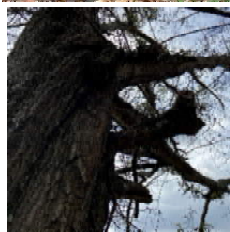
Appears to be normal, good condition, typical for species.

DECAY/DISEASE/PESTS:

Mistletoe in crown

COMMENTS:

Not specimen quality



TREE NO. 3743
Acer negundo
25.5" cal. Boxelder

Tree Data:

LOCATION:

along southern boundary of site

FOLIAGE:

Thinning crown with dead/broken limbs, vines growing into crown

STRUCTURE:

Poor structure, multi-trunk with low split

TRUNK:

Vines. Wounds, scars where limbs were removed

ROOTS:

Good root flare

BARK:

Appears to be normal, typical for species.

DECAY/DISEASE/PESTS:

Vines

COMMENTS:

Not specimen quality



TREE NO. 3754
Quercus nigra
25.5" cal. Water Oak

Tree Data:

LOCATION:

Northwestern boundary of site, at fence line

FOLIAGE:

dead/broken limbs, lower limbs pruned

STRUCTURE:

Normal, appears typical for species.

TRUNK:

growing into fence

ROOTS:

Severely girdled roots, Compacted critical root zone.

BARK:

Appears to be normal, good condition, typical for species.

DECAY/DISEASE/PESTS:

none evident

COMMENTS:

Not specimen quality



TREE NO. 3595
Quercus phellos
24.5" cal. Willow Oak

Tree Data:

LOCATION:

north side of old pharmacy building, planting strip behind retaining wall

FOLIAGE:

Full crown, Minor dead/broken limbs. Epicormic shoots. One major dead limb gone w/decay at stub

STRUCTURE:

Good structure. Improperly pruned lower limbs.

TRUNK:

Appears to be normal, good condition.

ROOTS:

good root flare, healthy root collar. Compacted CRZ and limited root zone area behind retaining wall.
Large, exposed surface roots

BARK:

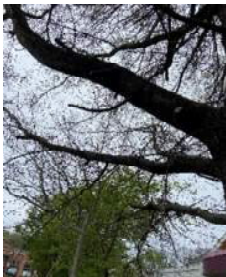
Appears to be normal, healthy condition. Typical for species.

DECAY/DISEASE/PESTS:

no obvious extensive disease, decay or pests

COMMENTS:

Not specimen quality, no recompense required.



IMAGES: S:\BND\FULTON\01\01_0685\OFF-LEASH, ALPHARETTA\RESEARCH\FULTON_GS.HF

REFS:

GPS NOTES:

1.) HORIZONTAL DATUM IS NAD 83.
VERTICAL DATUM IS NAVD 88.

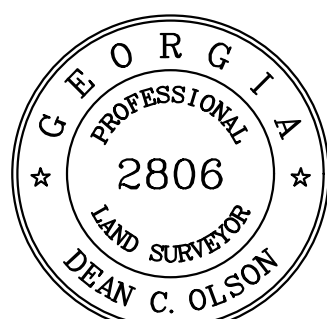
2.) THE NORTHING, EASTING, AND ELEVATION OF THE STARTING POINTS FOR THIS SURVEY WERE OBTAINED UTILIZING A TRIMBLE 5800 GPS RECEIVER WITH A TRIMBLE TSC2 DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA A CELL PHONE FROM THE EGPS SOLUTIONS REAL TIME NETWORK. THE TECHNIQUE USED WAS RTK CORRECTED MEASUREMENTS FROM THE TRIMBLE VRS REAL TIME NETWORK OPERATED BY EGPS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WERE 0.04 FT. HORIZONTAL AND 0.07 FT. VERTICAL AT THE 95% CONFIDENCE LEVEL.

CLERK OF THE SUPERIOR COURT
RECORDING INFORMATION

125 NORCROSS ST. - TREE INVENTORY & ASSESSMENT

TAG NO.	DBH (IN)	TYPE	TAG NO.	DBH (IN)	TYPE
3541	21	RIVER BIRCH	3714	33	WATER OAK
3542	23	RIVER BIRCH	3715	17.5	MIMOSA
3543	6.5	CHINESE ELM	3716	7.5	RED OAK
3544	6	AMERICAN ELM	3717	4.5	WATER OAK
3546	8	CHERRY	3718	4.5	CHERRY
3547	6	CHERRY	3719	28.5	PINE
3548	4.5	AMERICAN ELM	3720	13	PINE
3549	10.5	CHERRY	3721	15.5	PINE
3550	13.5	PRINCESS TREE	3722	13.5	PINE
3552	22.5	AMERICAN ELM	3723	13.5	SHUMARD OAK
3553	4.5	AMERICAN ELM	3724	13.5	RIVER BIRCH
3554	4.5	AMERICAN ELM	3725	19.5	RIVER BIRCH
3555	11.5	BLACK WILLOW	3726	22.5	WATER OAK
3556	7.5	SYCAMORE	3727	20.5	SHUMARD OAK
3557	5.5	SYCAMORE	3728	9	PECAN
3558	13	BLACK WILLOW	3729	8	PEAR
3559	5.5	AMERICAN ELM	3730	5.5	ELM
3560	9	BLACK WILLOW	3731	4.5	ELM
3561	7	SYCAMORE	3732	4	CHERRY
3562	13	BLACK WILLOW	3733	10.5	BLACK WILLOW
3563	16.5	BLACK WILLOW	3734	9	BLACK WILLOW
3564	6	AMERICAN ELM	3735	11.5	BLACK WILLOW
3565	11.5	BLACK WILLOW	3736	9	SYCAMORE
3566	13	CRAPE MYRTLE	3737	12	BLACK WILLOW
3567	12.5	RED MAPLE	3738	5	SYCAMORE
3568	8.5	RED MAPLE	3739	8	ELM
3569	13.5	RED MAPLE	3740	13.5	WATER OAK
3570	11	RED MAPLE	3741	6	ELM
3571	7.5	CRAPE MYRTLE	3742	6	ELM
3572	13	CRAPE MYRTLE	3743	25.5	BOXELDER
3573	13	CRAPE MYRTLE	3744	6	WATER OAK
3574	16	CRAPE MYRTLE	3745	9	PECAN
3575	16	CRAPE MYRTLE	3746	17	PECAN
3576	14	CRAPE MYRTLE	3747	11.5	BOX ELDER
3577	16	CRAPE MYRTLE	3748	15	PINE
3578	17	CRAPE MYRTLE	3749	8.5	PINE
3579	16	CRAPE MYRTLE	3750	8	PINE
3580	11.5	CRAPE MYRTLE	3751	15	MIMOSA
3581	6	CHINESE ELM	3752	11	PEAR
3582	4	CHERRY	3753	6	WATER OAK
3583	13	CHERRY	3754	25.5	WATER OAK
3584	13	CHERRY	3755	11	CHERRY
3585	7	CHERRY	3756	13.5	PINE
3586	8	CHERRY	3757	9	PINE
3587	4	CHERRY	3758	6.5	PEAR
3588	13	CHERRY	3759	4	PEAR
3589	7	PRINCESS TREE	3760	4.5	PEAR
3590	6	CHERRY	3761	4	PEAR
3591	8.5	PRINCESS TREE	3762	5	PEAR
3592	5.5	PRINCESS TREE	3763	15	MAGNOLIA
3593	4.5	CHERRY	3764	4.5	PEAR
3594	4.5	PRINCESS TREE	3765	10	CHERRY
3595	24.5	WILLOW OAK	3766	14	PINE
3596	8	CHERRY TREE	3767	13	PINE
3597	6.5	HICKORY	3768	14	PINE
3598	7	PINE	3769	18	PEAR
3599	5	HICKORY	3770	8.5	CHERRY
3600	14	WATER OAK	3771	5	PEAR
3779	4.5	PRINCESS TREE	3772	13.5	PINE
3780	18	MULBERRY	3773	23	WATER OAK
3781	8.5	PECAN	3774	13.5	PINE
3782	6.5	MULBERRY	3775	18	ELM
3711	21	PECAN	3776	11	MAGNOLIA
3712	21	MAGNOLIA	3777	23.5	PEAR
3713	27.5	WATER OAK	3778	14	MAPLE

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.



Dean C. Olson

05-16-2022
DATE

SURVEYOR REFERENCES:
D.B. 25148 PG. 249
D.B. 53934 PG. 578
D.B. 63213 PG. 308

CURRENT OWNER
BUR ROG INC.
D.B. 51078, PG. 59

PLAT CLOSURE:

TRACT 1= 1/1,782,907'
TRACT 2= 1/214, 033'

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER ; LINEAR PRECISION OF TRAVERSE : 1/ 48,295' ; ANGULAR ERROR: 1" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/SEE NOTE. MATTERS OF TITLE ARE EXCEPTED.

LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTION AND SUBSURFACE CONDITIONS THAT ARE NOT VISIBLE OR RECORDED, THUS DETERMINING THEM UNDETERMINED AND NOT SHOWN. THIS PLAT IS INTENDED FOR THE PARTIES STATED ON THE FACE OF SURVEY. USE OF THE SURVEY BY THIRD PARTIES IS AT THEIR OWN RISK.

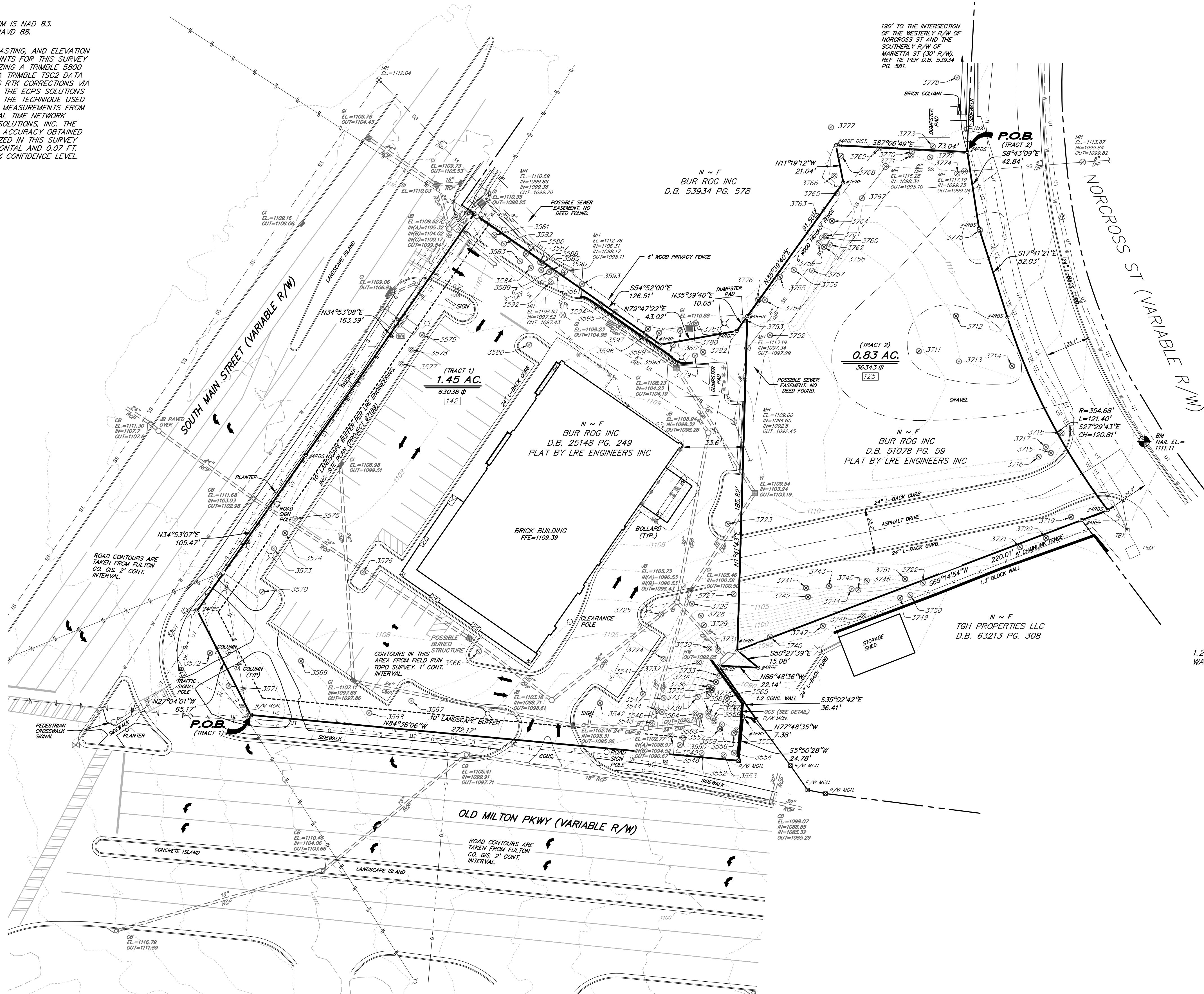
THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X ; ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER # 130084 MAP NUMBER # 13121C0058# DATED 09/18/2013

DRAWN BY: CAM
CHECKED BY: DCO
FILE: S:\BND\FULTON\...
FIELD DATE: 03/21/2021
OFFICE DATE: 03/31/2021
SCALE: 1"=30'
REVISIONS
05/16/22 EDIT TREE CHART

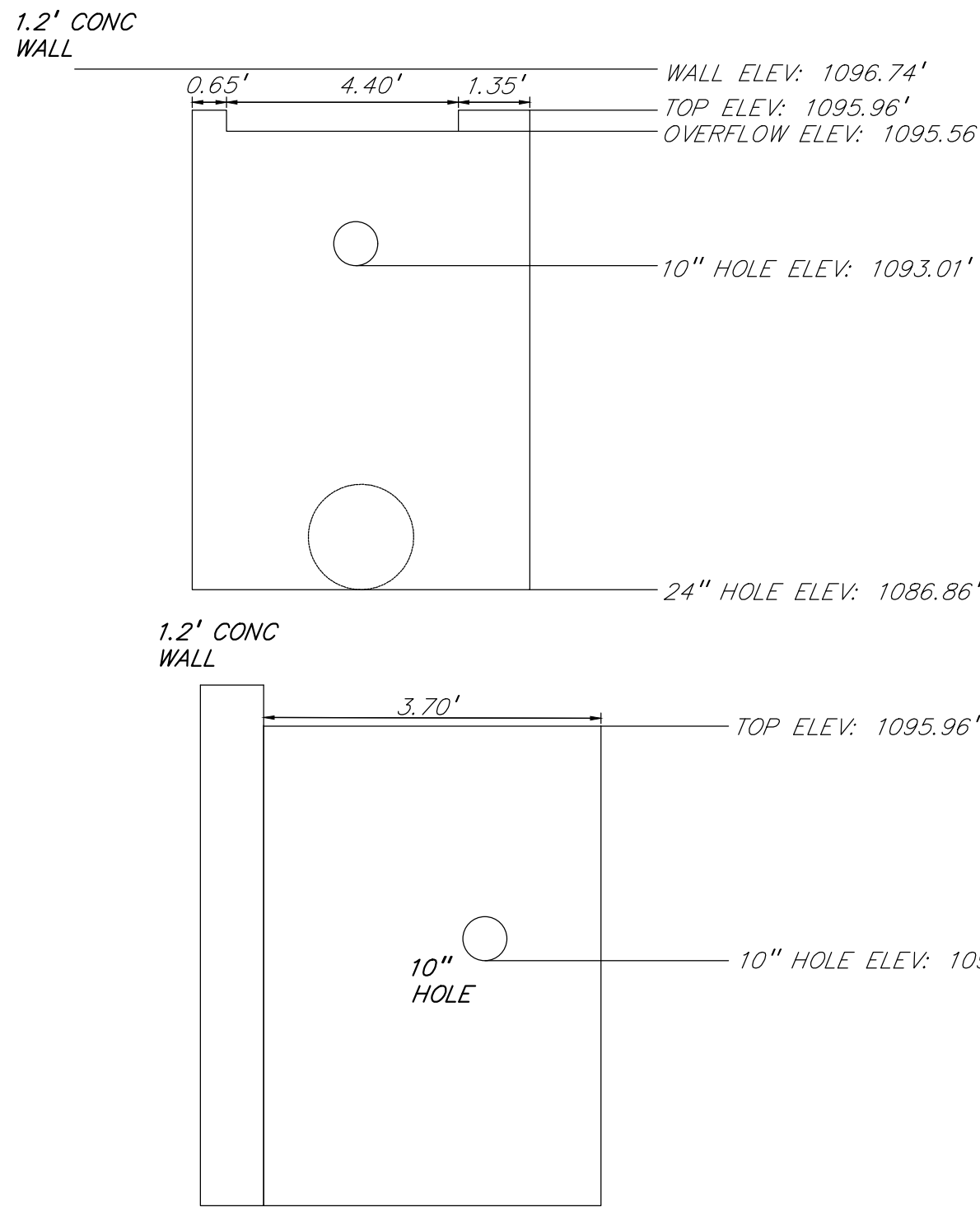
Gaskins
ENGINEERING-SURVEYING-PLANNING-CONSULTING-CONSTRUCTION MGMT
www.gcsurvey.com LSP #789
Marietta Office
1266 Powder Springs Rd.
Marietta, GA 30064
Phone: (770) 424-7168
Lawrenceville Office
558 Old Norcross Rd. Ste. 204
Lawrenceville, GA 30046
Phone: (770) 299-1093
Canton Office
147 Reinhardt College Pkwy
Ste. 3 Canton, GA 30114
Phone: (770) 479-9698
Newman Office
4046 Ga. Hwy. 154, Ste. 109
Newman, GA 30263
Phone: (770) 424-7168

BOUNDARY RETRACEMENT AND TOPOGRAPHIC SURVEY FOR
OFF-LEASH
125 NORCROSS ST.

LOCATED IN L.L. 695
1st DISTRICT, 2nd SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GA.



O.C.S. DETAIL (N.T.S.)



Drawn by: David
Plotted on: May 18, 2022 - 7:29am
www.gcsurvey.com LSP #789
Marietta Office
1266 Powder Springs Rd.
Marietta, GA 30064
Phone: (770) 424-7168
Lawrenceville Office
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Phone: (770) 479-9698
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Newman, GA 30263
Phone: (770) 424-7168

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: Off Leash

Contact Name: Julie Sellers

Telephone: 404-665-1242

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.

All property owners with record title within 500 ft. of the subject property were notified by letter mailing. As of 5/5/2022, Applicant has received no comments in response to this notice.

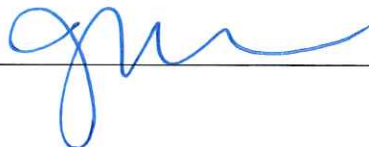
Method by which these individuals were contacted. Please mark all that apply. *Please provide samples of any and all written communications used to provide notification.*

- | | |
|--|---|
| ☒ 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: 5/5/2022

Print Form

April 26, 2022

Julie Sellers
1776 Peachtree Street, NW
Suite 415-South
Atlanta, Georgia 30309

RE: Notice of Public Hearing Application
Off Leash /CU-22-05

Dear Property Owner:

Please allow this letter to serve as public notice for a Conditional Use Permit Application at 142 South Main Street and 125 Norcross Street, Alpharetta, GA 30009. Specifically, the Applicant is requesting approval of a Conditional Use Permit for an outdoor recreation facility—a new luxury dog park (with attached permitted restaurant use).

This item will be considered by the Planning Commission on Thursday, June 2, 2022, at 6:30 PM and City Council on Monday, June 20, 2022, at 6:30 PM. The meetings will be held in the Council Chambers at City Hall, 2 Park Plaza, Alpharetta, GA 30009.

Additionally, a Community Zoning Information Meeting (CZIM) will be held via Zoom on Wednesday, May 11, 2022 at 6:00 p.m. The link to the meeting is <https://zoom.us/j/6766623657>. The CZIM is an informal, virtual meeting with the community where the public has an opportunity to listen to a brief presentation from the Applicant, to learn more about these requests, and to also ask questions or provide comments.

If you have any questions regarding the request, please feel free to contact me at your convenience. I can be reached at jsellers@dillardsellers.com or 404-665-1242.

Sincerely,

Julie Sellers

TAYLOR HAROLD T
2165 OLD MILTON PKWY
ALPHARETTA GA 30004-1910

BUR ROG INC
PO BOX 642
ALPHARETTA GA 30009

MAINSTREET PORTFOLIO LLC
13913 TREE LOFT RD
ALPHARETTA GA 30004

NEW MAMMOTH DETAIL SALON INC
2145 OLD MILTON PKWY
ALPHARETTA GA 30004

CITY OF ALPHARETTA THE
2 S MAIN ST
ALPHARETTA GA 30004

CITY OF ALPHARETTA
2 SOUTH MAIN ST # 19
ALPHARETTA GA 30004

ALPHARETTA BK VENTURE LLC
6400 POWERS FERRY RD STE 100
ATLANTA GA 30339

BUR ROG INC
PO BOX 642
ALPHARETTA GA 30009-1940

BUR ROG INC
PO BOX 642
ALPHARETTA GA 30009

ARC CAFEUSA001 LLC
2325 E CAMELBACK RD STE 1100
PHOENIX AZ 85016

CANOPY MAIN STREET INC
300 WILMOT
DEERFIELD IL 60015

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

PARK PLAZA PARTNERS LLC
15144 TAYLOR RD
ALPHARETTA GA 30004

ARIEL HOLDINGS II FIFTY FOUR ROSWE
LL ST L L C
54 ROSWELL ST
ALPHARETTA GA 30009-1930

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

CITY OF ALPHARETTA
2 SOUTH MAIN ST
ALPHARETTA GA 30004-1932

DUANE JAMES G & EDITH E
12460 CRABAPPLE RD STE 202 #317
ALPHARETTA GA 30004

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

DALTEX ALPHARETTA LLC
3715 NORTHSIDE PKWY
ATLANTA GA 30327

SS ALPHARETTA CGP LLC
361 SUMMIT BLVD STE 110
BIRMINGHAM AL 35243

BUR ROG INC
PO BOX 642
ALPHARETTA GA 30009

BUR ROG INC
PO BOX 642
ALPHARETTA GA 30004

PALMER FAMILY INVESTMENTS LLC
11460 ALPHARETTA HWY
ROSWELL GA 30076-3801

BUR ROG INC
PO BOX 642
ALPHARETTA GA 30009

TGH PROPERTIES LLC
5755 N POINT PKWY 213
ALPHARETTA GA 30005

CORNERSTONE INVESTMENT GROUP LLC
6190 POWERS FERRY RD STE 230
ATLANTA GA 30339

BUR ROG INC
PO BOX 642
ALPHARETTA GA 30009-1940

TGH PROPERTIES LLC
5755 N POINT PKWY 213
ALPHARETTA GA 30005

COLLINS MARINE GROUP THE
725 COOPER SANDY CV
MILTON GA 30004

BUR ROG INC
P O BOX 3165
HARRISBURG PA 17105

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

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



Community Zoning Information Meeting
May 11, 2022
Department of Community Development
Via Zoom
6:00 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 Planning Commission, but not quoted or paraphrased. This document includes limited presentation by Planning Commission and invited speakers in summary form. The public is advised that the tapes recorded at said meeting are a matter of public record and are available upon request.

I. Staff Members Present:

- a. Michael Woodman, Planning + Development Services Manager
- b. Alexandra Callum, Planning + Zoning Coordinator
- c. Nikisha Mistry, GIS Specialist

There was a total of 79 participants for the CZIM meeting.

II. Items:

a. Sanctum Serene Wellness

- i. 3235 North Point Parkway.
- ii. Wellness Spa.
- iii. Master Plan amendment.

There were no comments for this item.

b. Event Facility

- i. Manager Michael Woodman spoke for this item because the applicant was not present.
- ii. Special event facility.
- iii. Requesting a maximum occupancy of 408.

c. Off Leash

- i. Full-service restaurant and luxury dog park.
- ii. On the corner of Old Milton Parkway and North Main Street.
- iii. We want to transform the existing building.

Public Comment:

- You are asking for a liquor license. I do not think it is a good idea to have children, liquor, and dogs all in the same area. I am okay with the idea; I am just not for the liquor license portion of it.

- How are we keeping dogs safe at this location? We will be using fencing. Over the last several years, we've seen lots of new dog parks. The new technology is a double gated system so that you don't have wide open access. It will be access controlled to provide safe conditions to both people and dogs.
- I would like to caution the city to approve a conditional use permit for an off leash dog park at the corner of Old Milton and Highway 9. There have already been traffic fatalities at this intersection- there are a combined 12 lanes of high-density traffic here. Dogs can get out of every park; the suggested double gate system does not prevent this. ONE dog that gets to either of these roads will not only be a safety concern for the dog but an incredible safety concern for all Alpharetta families travelling through the heartbeat of the City. If approved, I hope safety is at the center of the conversation and approval.
- And there is also another dog park like this going up at Maxwell Road. I don't think we need another one.

d. 3973 Webb Bridge Road

- i. 5-acre site.
- ii. Requesting a rezoning to R—12.
- iii. Modern style homes.
- iv. Requesting a variance- there is a perennial creek that runs through the site. The city has a 100' stream buffer and 150' impervious buffer, which makes the lots to the east not able to be developed right now.

Public Comment:

- I own the property to the east of this. The creek on this property affects my property. There's a reason the barrier is supposed to be there. There will be buffer left, and we will be doing mitigation.
- It's not so much the construction, but the next 20 years the people will be living there. We are not destroying the buffer; we are just requesting for a reduction. There will also be mitigation. The water would be cleansed before being released back into the creek.
- Jay Perek- As Reggie was saying, along with requesting a reduction, we are also proposing to increase the quality of the buffer, and that's what he was referring to with the mitigation. There is still a 50' buffer that will remain.
- Can you give some examples of best mitigation practices? We are trying to see if we can do some dry wells. It infiltrates the water in the ground instead of taking it to the creek.

e. Beazer Homes

- i. Corner of Rock Mill Road and Haynes Bridge Road.
- ii. Undeveloped property zoned as office and institution use.
- iii. We have taken significant steps to save trees.
- iv. We want to make the corner a community focal point, as we recognize that it's a gateway.

- v. Homes would front along Rock Mill Road.
- vi. As you come into the community, the front doors will face some green pocket areas.
- vii. The variances primary relate to the street scaping for our internal streets and a little along Rock Mill Road.
- viii. The size of the property is too small for modern day office development.

Public Comment:

- On your layout plan, have you taken into consideration the GA400 widening? How much space between the current highway and the property line are you going to lose with the widening? Will you lose some amenity space? We will have to double check on the GA400 plans. There is significant right of way between the ramp and property line. We don't anticipate any issues.
- Do we really need more townhomes in Alpharetta? The roads are so clogged, and this is right on North Point, and there is already so much traffic. Alpharetta needs additional housing. This is a lower density type of community. 43 homes would be constructed. It's a great opportunity to provide additional housing. Residential provides less traffic than office use, which is a benefit.
- It's adding traffic with 2-3 cars per home. The future office use would be more than residential.
- What about impact to schools? It would be fairly minimal.
- We need more homes in Alpharetta, thank you Julie.
- Alpharetta is full!
- We do need more housing. It's dense in downtown, but this isn't too far. My concern is parking. Two car garages are never enough for storage or a large vehicle. Are we allocating enough parking for visitors and extra drivers on this site? The city is proactive with this. One of the aspects of the city's code is to have a minimum 18-foot-wide driveway. Other developments have shorter driveways and not enough parking. We are not seeking a variance on parking.
- Concerned about the tightness of the internal streets where Fire and Public Safety would have to operate. Fire is involved in this process and will have the opportunity to put comments.
- What is the cost of the townhouses? We need some reasonably cost homes.

f. The Bridges

- i. We are wanting to join two properties that have a little different zoning.
- ii. We are wanting to change to R zoning, which is in line with CUP.
- iii. It will be gated.
- iv. Will be high level homes.

Public Comment:

- We backup to the proposed subdivision. We have been here since 2009. What are the plans for water management? I have seen water flowing through the way the property has a crease in it. We will have a detention system that will catch all the stormwater that would collect and funnel down towards you. It will be a huge benefit to you.

- My concern is what it will look like. I'm concerned about a giant eye sore in my backyard. It will be buffered with vegetation and landscaping. I don't think our plan is to do underground detentions.
- We're building 2.5+ million-dollar homes. We do not want to create eye sores. We can talk offline more.
- Do you have specifics of buffers? What efforts will be in place to keep the current trees rather clear cutting? We are trying to minimize any impacts to streams. We redesigned to where we are not asking for any stream buffer variances. We will be cutting in a road where trees will have to go. Other than that, we will try to keep all trees intact. We want to make it feel like the homes have been there forever.
- What about overflow?
- Will there be fencing? What about green screen? There's fence already there. I don't think we plan to do anything different.
- I am also interested on how the pond will be built and the creek that connects to Lake Windward and how that will increase flow.
- I am concerned about the impact. I haven't been there long enough to know what the water situation is like, but I want to make sure an eye sore isn't created.
- Last year, we had an event that some work had to be done on the creek due to lots of rain. I'm worried about all the hardscaping. All the water will end up in the creek. Can it handle that kind of water? The applicant is not required to do a hydrology study at this time. They would do one after receiving an LDP. The applicant will be held to state regulations.

g. Castle View Homes

- 2.5-acre parcel on Kimball Bridge Road.
- Zoned AG- requesting rezoning to R15 with some variances.
- Request includes a private cul-de-sac.
- Asking for front yard setback reduction.

Public Comment:

- To the left of the diagram, what will be to the left of the road? Will you level the trees out, and will there be a landscape area? Yes, to the landscape area. We have not gotten this far with City Staff. Currently, the plan shows sidewalk all the way around the cul-de-sac.
- When is the proposed groundbreaking? It has not been decided. Construction would likely begin in the fall.
- What's the proposed value of the homes? Currently, the thought is \$1.1-1.4 million.
- What are you doing about the drainage issues? We have not conducted a full hydrology study. Underwater storm management would happen.
- Can you talk about the plan for the current plants? We want to work with as much of the existing tree cover as we can.
- What are the sizes of the homes? 3000-4000 square foot. 2 story minimum
- What are the variances? Minimum lot width reduction, which isn't unusual for the area. Reduction in front yards to get homes further away from Kimball bridge crossing.

- Our kids use the back part of the property to get to Ocee Park. Can something be provided like an easement? I was not aware- I thought Ocee was fenced. There are trails going through the backyards that you can cut through. What we're doing wouldn't change the current path.
- Do you have a portfolio view of the homes? We can pull information together.
- Have you given thought to light pollution? We will have to meet the city's landscape ordinance. We will be putting some screening in to help.
- There are two single family homes adjacent to two lots. The park needs to probably acquire some additional parking. Castle View tried to acquire to purchase lots, but they were not for sale.

h. South of Wills Park

- i. 5.5-acre site.
- ii. 55 townhomes, in addition to a clubhouse and pool.
- iii. Units will range from 2600-4000 square feet.
- iv. Gated community with access onto Wills Road.
- v. Seeking rezoning of the property to downtown mixed use.
- vi. Underground detention water system.

Public Comment:

- Where exactly is it? It's by the car detailing place- this is the large undeveloped area next to it. There are several DT MU areas. One of the goals is to interject residential into commercial areas through mixed use. We are furthering the goals of the comp plan.
- Wills road already has so much traffic. I am against this development.
- The parallel parking is for guest parking, correct? Yes.
- My concern is for pedestrian traffic from this subdivision across Hwy 9 to Wills Park. We are providing connection to Hwy 9 for bicycle and pedestrian. We are not currently working with the city on improvements on Hwy 9, but that's something we can evaluate further with the city.
- GDOT is expanding the sidewalks and adding a sidewalk on Wills Road.

i. North Point Redevelopment

- i. Zoning changes to 83 acres of property to Mixed Use.
- ii. The goal is to build on the foundation of the environment that's here and create an indoor/outdoor mixed use.
- iii. It will be a ten-year development.
- iv. It can have community events of up to 2,500 people.
- v. We would propose 50,000 square feet of entertainment space, and 320 units in the first phase.
- vi. Adds substantial amount of open space, a total of 18 acres.
- vii. From a drainage standpoint, we would be improving the situation.

Public Comment:

- Is this already set in stone? If so, when is demolition/groundbreaking scheduled? I have worked for JCP since 1998 and am worried about my job security. Are either of those pink locations that say "retail anchors" going to become JcPenney? If so, where will we be located? Nothing is set in stone. We had been doing a lot of research to come up with this plan. If are approved, we will begin the middle of next year. I would have to refer you to JCPenney to answer that question.
- Please include a percentage of the housing going in here as workforce housing that people who serve the citizens of Alpharetta can afford to live here! We do not currently have any percentage of work force housing. We are open to conversation, but cost of construction would require an incentive program
- Are the anchor stores aware and/or going to stay? All tenants have been spoken to.
- There is new ownership and control of the asset.
- When is this first phase going to start? Demolition would be middle of 2023 plan with 24-month construction for first phase.
- What happened to the redevelopment plan for the Mall that was approved previously, that called for the Sears portion of the mall to be removed and apartments built, along with park area and walking trails?
- Our plan is to dedicate our impact fees to stormwater. I believe we will have 2.5 million dollars that would be dedicated towards storm water.
- What about MARTA plans for a station to be located on the property? One of the bus transit stops in the middle of the highway. We have found a location that would meet up with our location.

III. **Meeting Ended at: 7:30 p.m.**

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: CU-22-05

PH #: _____

☐ Property Taxes & Code Violations Verified

☐ Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT

2 PARK PLAZA

ALPHARETTA, GA 30009

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

Contact Information:

Contact Name: Lonnie Cooper Ventures c/o Julie Sellers

Telephone: 404-665-1242

Address: 1776 Peachtree Street NW

Suite: 415-South

City: Atlanta

State: GA

Zip: 30309

Fax: _____

Mobile Tel: _____

Email: jsellers@dillardsellers.com

Subject Property Information:

Address: 142 South Main Street and 125 Norcross Street

Current Zoning: C-2

District: 01

Section: 2

Land Lot: 695

Parcel ID: 12 258406951102; 12 258406951110

Proposed Zoning: C-2

Current Use: Vacant Building

This Application For (Check All That Apply):

☒ Conditional Use

☐ Master Plan Amendment

☐ Comprehensive Plan Amendment

☐ Rezoning

☐ Master Plan Review

☐ Variance

☐ Public Hearing

☐ Exception

☐ Other (Specify): _____

APPLICANT REQUEST AND INTENT

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

See attached.

Applicant's Request (Please itemize the proposal):

Conditional Use Permit

Please see attached for additional information and descriptions.

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

See attached.

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

Please see attached.

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

Please see attached.

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

Please see attached.

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

Please see attached.

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

Please see attached.

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

Please see attached.

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

Please see attached.

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

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name:

Jamey Rogers (Bur Rog Inc)
rep.

Telephone:

404.787.1568

Address:

PO Box 642

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 |

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: Lonnie Cooper Ventures, LLC

Telephone: (770) 955-1300

Address: 150 Interstate North Parkway

Suite:

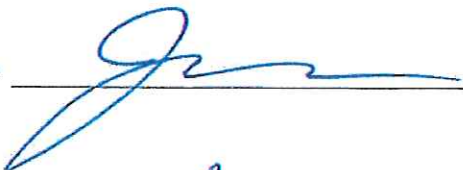
City Atlanta

State: GA

Zip: 30339

So Sworn and Attested:

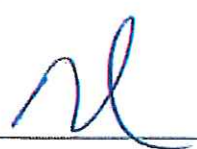
Owner Signature:



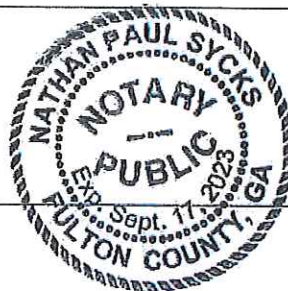
Date:

3.29.2022

Notary:



Notary Signature:



Date:

3/29/22

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: Lonnie Cooper Ventures

Subject Public Hearing Case: Conditional Use Permit Request for 142 South Main Street and 125 Norcross Street

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: Donald Mitchell

Position: Post 1, City Council

Description of Contribution: Campaign Contribution for 2021 Election Cycle

Value: \$250

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-3.

Signature: _____



Julie Sellers with Dillard Sellers, Applicant Representative

Date: 3.31.2022

DISCLOSURE FORM

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

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Name of Applicant or Opponent: **Lonnie Cooper Ventures**

Subject Public Hearing Case: **Conditional Use Permit Request for 142 South Main Street and 125 Norcross Street**

Campaign Contribution Information:

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

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

Name of Official: **N/A** Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-3.

Signature: Wendy Newman

Date: 3-31-22



Date: March 31, 2022

Attn: Vickers Design Group
1000 Abernathy Road NE, Suite 100
Atlanta, Georgia 30328

RE: **Off-Leash Alpharetta**
142 South Main St & 125 Norcross St
Alpharetta, GA - 30004

This memo is being provided for the proposed redevelopment of the old Eckerd retail store site in downtown Alpharetta, GA. It is our understanding that the developer intends to renovate the existing building for a restaurant and indoor dog park/training facility. The proposed restaurant portion would total approximately 6,950 SF of indoor and outdoor space and the remaining 5,450 SF would be an indoor dog park. The redevelopment will also include 0.59 of an acre of outdoor dog park area. The purpose of this memo is to summarize the anticipated trips per hour to the site based on the proposed change in use as described above.

Based on the methodologies established from the Institute of Transportation Engineers (ITE) Trip Generation Manual, the number of trips associated with the full build-out of the site was estimated. Table 1 below summarizes the total number of daily trips entering and exiting the proposed development as well as the total am and pm peak hour trips entering and exiting the proposed development.

Table 1: Summary of Trip Generation

Land Use (code)	Density	Total	AM Peak hour	PM Peak hour
Animal/Vet Hospital/Clinic (640)	5.5 KSF	-	-	26
Quality Restaurant (931)	7.0 KSF	630	6	52
TOTAL	12.5 KSF	630	6	78

Based on the 630 anticipated total daily trips associated with the proposed redevelopment and the total peak hour trips of 78, we are not anticipating for a traffic study to be required at this time.

Sincerely,

A handwritten signature in blue ink, appearing to read 'KJ S', with a long horizontal flourish extending to the right.

Kyle Sharpe, P.E. (GA, SC)
LeCraw Engineering, Inc.
Senior Project Manager

Letter of Intent and Impact Analysis

City of Alpharetta
Conditional Use Permit Application

Applicant:
Lonnie Cooper Ventures

Property:
142 South Main Street
125 Norcross Street
Alpharetta, GA 30009

Parcel ID Numbers:
12 258406951102
12 258406951110

Submitted for Applicant by:
Julie Sellers
Baxter Russell
DILLARD SELLERS
1776 Peachtree Street, NW, Suite 415-South
Atlanta, Georgia 30309
jsellers@dillardsellers.com

I. INTRODUCTION

Applicant, Lonnie Cooper Ventures, requests approval of a Conditional Use Permit to create a new dog park, Off Leash. The properties located at 142 South Main Street and 125 Norcross Street (the “Property”) are vacant and present an ideal opportunity for a new pedestrian and dog-friendly business in Downtown Alpharetta.

The Property is approximately +/- 2.25 acres of land zoned General Commercial (C-2) and located within the Downtown Overlay. The Property is part of the Downtown Alpharetta Master Plan and has a designated future land use of Central Business District.



The Property, located at a prominent corner, contains a large (more than 11,000 sq ft) vacant, commercial building. The Applicant plans to redevelop the Property into a full-service restaurant and a luxury dog park, Off Leash. The zoning of the Property allows the restaurant as a permitted use. As such, this Conditional Use Permit request is focused on the dog park aspect of the redevelopment. Off Leash requires the approval of a Conditional Use Permit as an “outdoor recreation facility” pursuant to the City of Alpharetta’s Zoning Code.

Off Leash will operate in accordance with all provisions of the City’s Zoning Code. The proposed use is consistent with the City’s Comprehensive Plan, Horizon 2040, and the Downtown Master Plan. The surrounding area is characterized as a mixture of commercial, residential, and civic uses.

In addition to a vibrant new restaurant, the state-of-the-art dog park facility will feature outdoor and indoor spaces for patrons to enjoy. Off Leash will be a community gathering space where families, friends and their dogs can gather, play, and connect with one another.

The redevelopment of the site will be consistent with downtown design standards, thus enhancing the visual appeal of the Property and fostering pedestrian-friendly development objectives. The existing building will be reconfigured inside and outside to create a restaurant (~5,000 sq ft) and Off Leash indoor area (~6,000 sq ft). Landscape islands will be added in the existing parking lot and the vacant portion of the property will be transformed into the dog park. The parking will be shared between the restaurant and Off Leash. As shown in the attached concept plan, there are 51 parking spaces onsite.

The dog park will operate on a membership business model with guest and day passes also available. The business hours for Off Leash members and guests are Sunday – Thursday 8 a.m. until 9 p.m. and open until 10 p.m. on Friday and Saturday. Off Leash employees will include:

- Park Ranger(s)
 - Trained employees who will supervise all dog play
 - Ensure the park grounds are safe and clean for all human and dog guests
 - Screen all guests with dogs prior to entry to ensure they have completed vaccine and safety requirements
- Experience Coordinator(s)
 - Plan and activate experiences throughout the park for our dog and human guests (i.e. all special events, dog yoga, Puppy Bowl, etc.)
- Grounds Keeper(s)
 - Ensure the park is clean, safe, and maintained for all to enjoy

As set forth below, the Applicant’s proposed development fully satisfies the criteria for a Conditional Use Permit set forth in the City’s Code. For these reasons, the Applicant respectfully requests its application be granted as submitted.

II. IMPACT ANALYSIS

The Applicant satisfies all the criteria for a Conditional Use Permit as set forth in the Alpharetta Unified Development Code (“UDC”), Section 4.2.3(B) and 2.2(a) to allow for an outdoor recreational facility.

Section 4.2.3(B)—Conditional Use Standards

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;**

Vehicular access into and out of the Property will utilize existing curb cuts. Off Leash anticipates guests will walk from residential communities in the Downtown core. The sidewalks will provide pedestrian access to the dog park area.

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

Refuse areas, loading and service areas are provided on site for Off Leash. Additionally, adequate parking has been provided on site with 51 spaces for the dog park and restaurant.

- 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;**

The dog park use will not have a negative impact on the surrounding neighborhood. In fact, Off Leash will be a benefit to the surrounding area by transforming an underutilized vacant building into a new restaurant and outdoor amenity for Alpharetta residents and guests.

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

Neither local nor state expenditures will be increased beyond current projections in order to maintain and service Off Leash. The proposed restaurant and dog park are consistent with the development patterns in the surrounding downtown area.

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

Off Leash will not impede normal development in the surrounding area. Applicant's proposal is consistent with the surrounding mixture of development and land uses recommended in Horizon 2040. The addition of Off Leash will complement the surrounding commercial, residential and civic uses and support the development of locally owned, unique dining and entertainment opportunities.

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

The development of Off Leash is consistent with a desirable pattern of development for the city and fulfills several Horizon 2040 policies. Off Leash helps maintain a highly viable, growing and attractive downtown and promotes infill of vacant retail space with

a compatible use and amenity that will enhance the synergy within the downtown area. Additionally, Off Leash will enhance the quality of life for residents by adding a new park in the City.

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

Off Leash is a unique concept. There are no other restaurant-dog park concepts in the downtown area. Off Leash is consistent with the desired pattern of repurposing vacant buildings and pedestrian-oriented growth demonstrated in Horizon 2040 and the Downtown Master Plan.

Section 2.2(a)—Conditional Use Review Criteria

When reviewing a conditional use, consideration shall be given to factors associated with the use including, but not limited to, the following:

1. Site design.

Off Leash will redevelop an existing, vacant building into a vibrant restaurant and outdoor dog park. The building will be renovated inside and out to reflect the downtown design requirements and high aesthetic standards. By creating a dog park, the site design further supports the goal of Alpharetta to encourage green space and park areas for residents and guests.

2. Property access.

Off Leash has been designed to provide adequate vehicular and pedestrian access and connectivity to the Property.

3. Hours of operation of the business.

Off Leash will operate Sunday – Thursday 8 a.m. until 9 p.m. and open until 10 p.m. on Friday and Saturday.

4. Vehicular trips generated by the use.

Off Leash anticipates many members and guest will be pedestrians. The trip generation report enclosed summarizes the PM peak trips as 26.

5. Impact of the use on surrounding properties.

The proposed dog park use is compatible with surrounding properties and is a complementary component to the mixture of uses in downtown. Off Leash promotes a unique restaurant concept and provides additional outdoor greenspace in downtown.

6. Impact of the use on the natural features of the site.

Off Leash will have no negative impacts on the natural features of the site.

7. Separation from similar uses and conflicting uses.

There are no uses in the area that would conflict with Off Leash.

III. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that the City approve the foregoing requests as submitted. The Applicant's required constitutional and ante litem notice is attached hereto at Exhibit "A".

If there are any questions about these requests, please feel free to contact me at 404-665-1242 or jsellers@dillardsellers.com. Thank you.

Sincerely,

DILLARD SELLERS

A handwritten signature in blue ink, appearing to read "Julie L. Sellers", with a stylized, flowing script.

Julie L. Sellers
Attorney for the Applicant

Exhibit A

REQUIRED CONSTITUTIONAL AND ANTE LITEM NOTICE

Georgia law and the procedures of the City of Alpharetta require the Applicant to raise Federal and State constitutional objections during the public hearing process. While the Applicant anticipates a smooth application process, failure to raise constitutional objections at this stage may mean that the Applicant will be barred from raising important legal claims later in the process. Accordingly, the following constitutional objections are stated:

The portions of the Alpharetta Unified Development Code (“UDC”), facially and as applied to the Property, which restrict the Property to any uses, conditions, land use designations, development standards, or to any zoning district other than that proposed by the Applicant are unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph I and Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

The application of the UDC, facially and as applied to the Property, which restricts the Property to any uses, conditions, land use designations, development standards, or to any zoning district other than in accordance with the application as proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States; Article I, Section I, Paragraph I, and Section III, Paragraph I of the Constitution of the State of Georgia of 1983; and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this application would be unconstitutional under the Takings Clause of the Fifth Amendment to the Constitution of the United States and the Just Compensation Clause of Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983. A refusal by Alpharetta to grant the application as requested would constitute a taking of the Applicant's property. Because of this unconstitutional taking, Alpharetta would be required to pay just compensation to the Applicant.

A denial of this application would constitute an arbitrary and capricious act by Alpharetta without any rational basis therefore constituting an abuse of discretion in violation of Article I, Section I, Paragraph I and Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States. A refusal to grant the requested rezoning and other concurrent requests would lack objective justification and would result only from neighborhood opposition, which would constitute an unlawful delegation of the zoning power to non-legislative bodies in violation of the Georgia Constitution, Article IX, Section II, Paragraph 4.

A refusal by Alpharetta to grant the rezoning and other concurrent requests for the Property in accordance with the criteria as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and

owners of the similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any approval of the requests subject to conditions which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting Applicant's utilization of the Property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Property to a unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

A denial of this application would be unconstitutional. This notice is being given to comply with the provisions of O.C.G.A. § 36-33-5 to afford the City an opportunity to approve the rezoning and other applications as requested by the Applicant. If action is not taken by the City to approve the rezoning application within a reasonable time, a claim will be filed in the Superior Court of Fulton County demanding just and adequate compensation under Georgia law for the taking of the Property, inverse condemnation, diminution of value of the Property, attorney's fees and other damages arising out of the unlawful deprivation of the Applicant's property rights.

Standing Objection

The Applicant further objects to the standing of each and every surrounding resident to challenge, whether before City Council or any court of competent jurisdiction, any zoning decision by City Council in that he/she has not shown, nor can show, that he/she will suffer special damages within the meaning of Georgia law as a result of said decision. The Applicant raises this objection before City Council and requests City Council to determine the standing of any individual who challenges or objects to City Council's decision to rezone the Property. Applicant further raises this objection before City Council to preserve said objection on appeal, if any, to any court of competent jurisdiction.



[35 years in business]



A full-service, industry-leading sports and media talent representation agency. Over the course of more than 30 years, we have built relationships with and helped guide the careers of the world's most recognized talent.



You Are Here is an experience agency creating branded moments at the intersection of unexpected strategies and uncommon human stories.



A creative and digital agency that works with clients on their digital strategy and branding all the way through to UX design and development.



We build businesses we are passionate about from the ground up with the goal of connecting consumers with what they love.



Off Leash is a **luxury** dog park and restaurant concept where families, friends and their pups can **gather, play** and **connect** with one another.

Our state-of-the-art dog park facility will feature lush, turfed outdoor and indoor spaces for patrons and their dogs to enjoy rain or shine. Meet friends for **happy hour** at our full-service park bar, grab a latte at our walk-up **coffee window** or join us at the restaurant for a meal on one of our **dog friendly patios**.



Families in the community looking for a great place to eat and hang out with the entire family, including their beloved pups



Dog owners looking for a clean, safe and fun environment for their dogs to play off leash



Stay-at-home or remote working moms and dads looking for a place to grab a delicious cup of coffee and let the kids and pups run free



Young professionals looking for a vibrant community gathering place to meet new people while grabbing a drink or a bite to eat



WHO WE SERVE



THE OFF LEASH DIFFERENCE

OUR PARTNERSHIP

We are passionate about partnering with the communities we are located in to tailor our offerings to their specific needs.

OUR PEOPLE

At Off Leash, patrons and their dogs will experience top quality service whether they are dining at our restaurant or enjoying our park. Our professionally trained ruffarees will supervise the dogs' play, keep the park safe and clean, and ensure that all our guests have an overwhelmingly positive experience at Off Leash.

OUR TECHNOLOGY

The Off Leash app will make it easy for visitors to manage their park membership, upload their vet records and monitor park capacity, all from their mobile device. Visitors will also be able to order food and monitor restaurant wait times through the app, making the entire Off Leash experience seamless from start to finish.

OUR STATE-OF-THE-ART FACILITIES

- Lush turf with drainage systems throughout
- Outdoor and temperature controlled indoor play spaces
- Full bar and restaurant with an approachable but delicious menu
- Beautiful dog friendly patio and rooftop space
- Free WiFi
- Clean restrooms

Off Leash is free for humans to enter and enjoy and no pup of your own is needed to visit us. Dogs need a membership to enter the park and to help us ensure that we can provide a safe, clean and fun experience for everyone.

Monthly (Recurring)

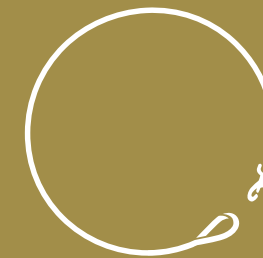
Monthly (Month-to-Month)

Annually

No membership is needed if your pup is just joining you for a meal on our dog friendly patio or rooftop.

Visiting for the weekend or want to try us out before purchasing a membership?

No problem! Day passes will be available.



MEMBERSHIP



A WEEK AT OFF LEASH

MONDAY

Morning: Kids' Morning Out
Evening: MNF Wing Night

TUESDAY

Evening: Taco Tuesday

WEDNESDAY

Morning: Kids' Morning Out
Evening: Trivia Night

THURSDAY

Evening: Singles Night

FRIDAY

Morning: Kids' Morning Out
Evening: Movie Night on the Lawn

SATURDAY

Morning: Doggie Yoga
Afternoon: "Flea" Market

SUNDAY

Morning: Dog Training
Afternoon: Adoption Event [with a local shelter]

Above is an example of what a week of programming at Off Leash could look like. However, we are passionate about tailoring the programming at Off Leash to the wants and needs of the community.

To find the point of beginning, commence at a point formed by the intersection of the northerly right of way of Maddox Street (having a variable right of way, and the easterly right of way of South Main Street (having a variable right of way) if the right of ways were extended to form a point;

THENCE from said Point of Beginning and continuing along said easterly right of way of South Main Street for the following calls and distances North 34 degrees 59 minutes 34 seconds East for a distance of 105.47 feet to a point;
THENCE North 34 degrees 59 minutes 32 seconds East for a

THENCE North 80 degrees 31 minutes 32 seconds East for a distance of 45.00 feet to a point;
THENCE North 35 degrees 34 minutes 45 seconds East for a distance of 101.25 feet to a iron pin found;
THENCE North 11 degrees 20 minutes 31 seconds West for a distance of 20.89 feet to a iron pin found;
THENCE South 87 degrees 33 minutes 50 seconds East for a

THENCE South 17 degrees 42 minutes 40 seconds East for a distance of 52.03 feet to a point;

THENCE South 48 degrees 07 minutes 47 seconds East for a distance of 15.00 feet to a point;
THENCE North 87 degrees 20 minutes 31 seconds West for a distance of 22.51 feet to a point;
THENCE South 36 degrees 05 minutes 49 seconds East for a distance of 36.23 feet to a iron pin fond;

THENCE along the northerly right of way of said Maddox Street North 84 degrees 24 minutes 46 seconds West for a distance of 27 feet to a point;

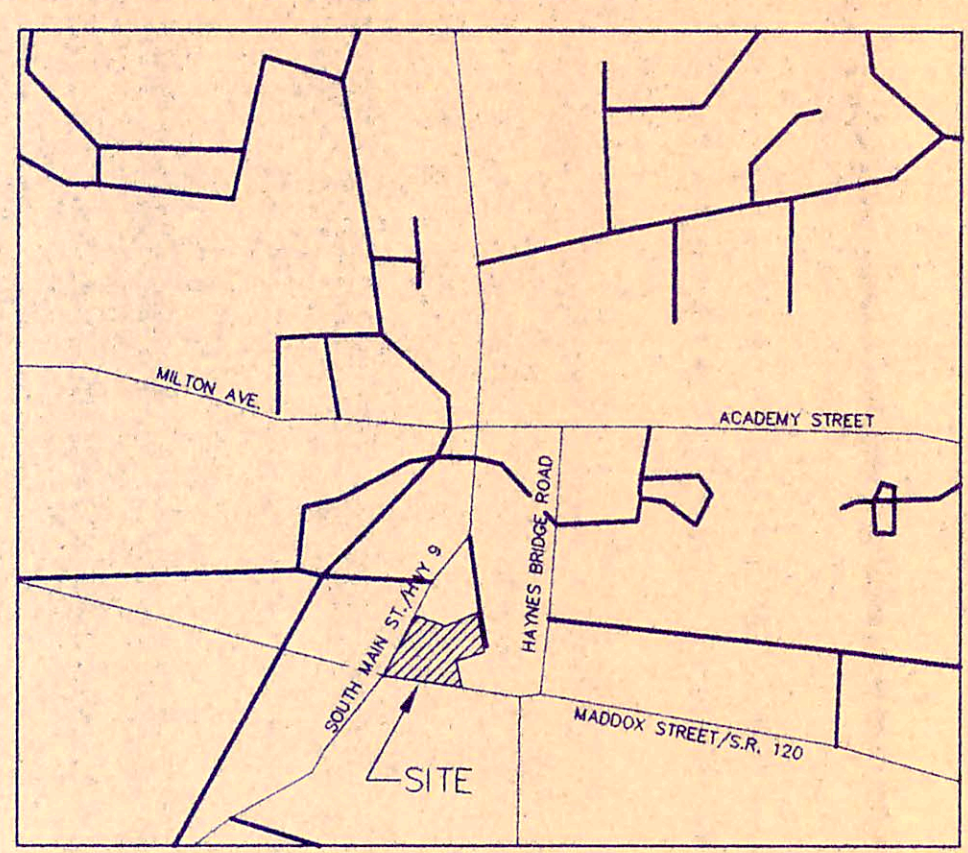
Sold property contains 2.2666 acres more or less.

1. QUILCLAIM DEED
RECORDED IN DB 18450 PG 249
FULTON COUNTY RECORDS
2. RIGHT OF WAY EASEMENT
RECORDED IN DB 1457 PG 208
AFORSAID RECORDS
(APPARENTLY NO LONGER AFFECTS SUBJECT PROPERTY)
3. EASEMENT RECORDED IN DB 1714 PG 397
AFORSAID RECORDS
(AFFECTS SUBJECT PROPERTY AS SHOWN)
4. RIGHT OF WAY DEED
RECORDED IN DB 1984 PG 06
AFORSAID RECORDS
(APPARENTLY NO LONGER AFFECTS SUBJECT PROPERTY)
5. DEPARTMENT OF TRANSPORTATION DEEDS
RECORDED IN DB 18400 PG 274, DB 18400 PG 278
DB 18400 PG 283 AND DB 18400 PG 251
(AFFECTS SUBJECT PROPERTY AS SHOWN)

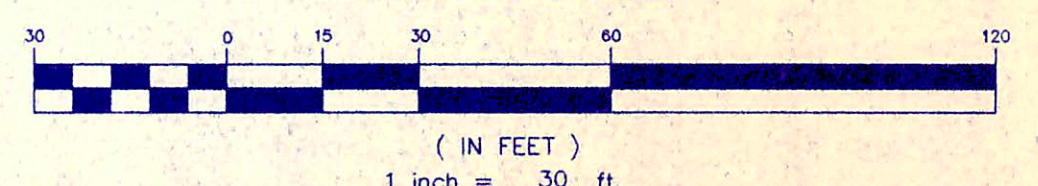
1. THE FIELD DATA ON WHICH THIS PLAN IS BASED HAS A CLOSURE OF ONE FOOT
2. PER 100 FEET OF AN ANGULAR ERROR OF 5.3" PER ANGLE, AND WAS ADJUSTED
3. USING THE COMPASS RULE ADJUSTMENT.
2. THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAN WERE OBTAINED
4. BY FIELD SURVEY USING A SOKKIA SET 3100 TOTAL STATION.
3. THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE
5. WITHIN ONE FOOT IN 1,556,951 FEET.
4. THIS PROPERTY DOES NOT LIE WITHIN A FLOOD PROTECT AREA AS SHOWN
6. ON THE MAP OF ALPHARETTA, GEORGIA, E.A. A FLOOD INSURANCE RATE MAP,
7. COMMUNITY PANEL NUMBER 13008A 0001 B, EFFECTIVE FEB. 15, 1978.
5. THE BEARINGS SHOWN ON THIS PLAN WERE COMPUTED FIELD ANGLES BASED ON
8. A MAGNETIC BEARING.
6. LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES ARE PROVIDED BY
9. AVAILABLE FIELD EVIDENCE. THERE IS NO CERTAINTY OF THE ACCURACY OF
10. THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE
11. WHO USE THIS SURVEY. UTILITIES ARE NOT SHOWN WHERE NOT KNOWN OR
12. ENCOUNTERED. THE OWNER, HIS CONSULTANTS, AND HIS CONTRACTORS SHALL
13. BEARINGLY DISTINGUISH UNDERSTAND THAT THIS SURVEYOR IS NOT RESPONSIBLE FOR
14. THE ACCURACY OF THE UNDERGROUND UTILITY INFORMATION PROVIDED
15. HEREON.
7. CONTOURS ARE SHOWN AT 2 FOOT INTERVALS
8. FIELD WORK FOR THIS PROPERTY WAS COMPLETED ON OCT. 04, 1997
9. ELEVATIONS ARE BASED ON FULTON COUNTY DEPARTMENT OF PUBLIC
10. WORKS MONUMENT # 420
11. ELEVATION OF MONUMENT # 420 (1121.868)
12. TOWNSHIP OF FULTON, GEORGIA

JURISDICTION: CITY OF ALPHARETTA
ZONING: C2
EXISTING SETBACKS:
FRONT: CONDITIONAL
(APPROVED THROUGH SITE PLANS)
SIDE : 10'
REAR: 10'

1. THIS PROPERTY IS SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS AS SHOWN, AND ANY RIGHTS-OF-WAY AND EASEMENTS NOT SHOWN, RECORDED AND UNRECORDED.
2. THE RECORD OWNER OF THE RECORD PROPERTY AS OF THE DATE OF THIS SURVEY IS BLUR ROG, INC.
3. SUBJECT PROPERTY HAS ACCESS TO THE PREVIOUSLY DEDICATED RIGHT-OF-WAY OF SOUTH MAIN STREET (AKA HWY 9) & NORROSS ST.
4. TITLE INFORMATION SHOWN HEREON WAS TAKEN FROM AMERICAN TITLE INSURANCE COMPANY, TITLE COMMITTEE NUMBER, 1308, DATED OCT. 07, 1997, RECEIVED FROM ALTMAN, KRITZ & ASSOCIATES, P.C., REC. 03, 1997.
5. NO RECORD DESCRIPTION OF ADJOINING PROPERTIES HAVE BEEN PROVIDED BY THE CLIENT AS OF THE DATE OF SURVEY.



STORM DRAIN LINE
SEWERY SEWER LINE
UNKNOWN MANHOLE
STORM DRAIN MANHOLE
SEWERY SEWER MANHOLE
TELEPHONE MANHOLE
ELECTRIC MANHOLE
LIGHT POLE
UTILITY/POWER POLE
QUIAnchor
SEWER CLEAN OUT/STUB OUT
DRAIN BASIN
DRAIN INLET
COATED METAL PIPE
REINFORCED CONCRETE PIPE
DUCTILE IRON PIPE
POLYVINYLCHELORIDE PIPE
WATER LINE
WATER METER
WATER VALVE
FIRE HYDRANT
GAS LINE
GAS METER
GAS VALVE
SIGN
DOOR
ELECTRIC LINE - OVERHEAD
ELECTRIC LINE - UNDERGROUND
TELEPHONE - UNDERGROUND
ELECTRIC METER
TELEPHONE PEDESTAL
LAND LOT NUMBER
TELEPHONE MANHOLE
LAND LOT LINE
PROPERTY LINE
CENTERLINE
PROPERTY PIN/PIPE FOUND
PROPERTY MONUMENT FOUND
COMPUTED PROPERTY CORNER
CHAIN LINE
DRAINAGE CREEK / DITCH
FLOOD HAZARD ZONE / FLOOD PLAIN
DRILL HOLE
BENCHMARK
CHECKED "X"
FINISHED FLOOR ELEVATION
IRON (REBAR) PIN SET
IRON (REBAR) PIN FOUND
SOLID ROD FOUND
OPEN TOP PIPE FOUND
CRACK TOP PIPE FOUND
CONCRETE MONUMENT FOUND
MARKED TREE
DECK BOOK / PAGE NUMBER
PLAY BOOK / PAGE NUMBER
POINT OF BEGINNING
ALSO KNOWN AS
FEDERAL INSURANCE RATE MAP
NOT FORMERLY
NOT TO SCALE
DENOTES NUMBER OF PARKING SPACES
DRAINAGE EASEMENT
BUILDING SETBACK LINE
PARKING SETBACK LINE



ECKERD
HIGHWAY 9 & S.R. 120
PREPARED FOR
THE SEMBLER COMPANY
ELEVEN PIEDMONT CENTER 3485 PIEDMONT ROAD SUITE 918
ATLANTA, GEORGIA 30305

LISTING CONDITIONS

LRE ENGINEERING, INC.
Transportation Planning

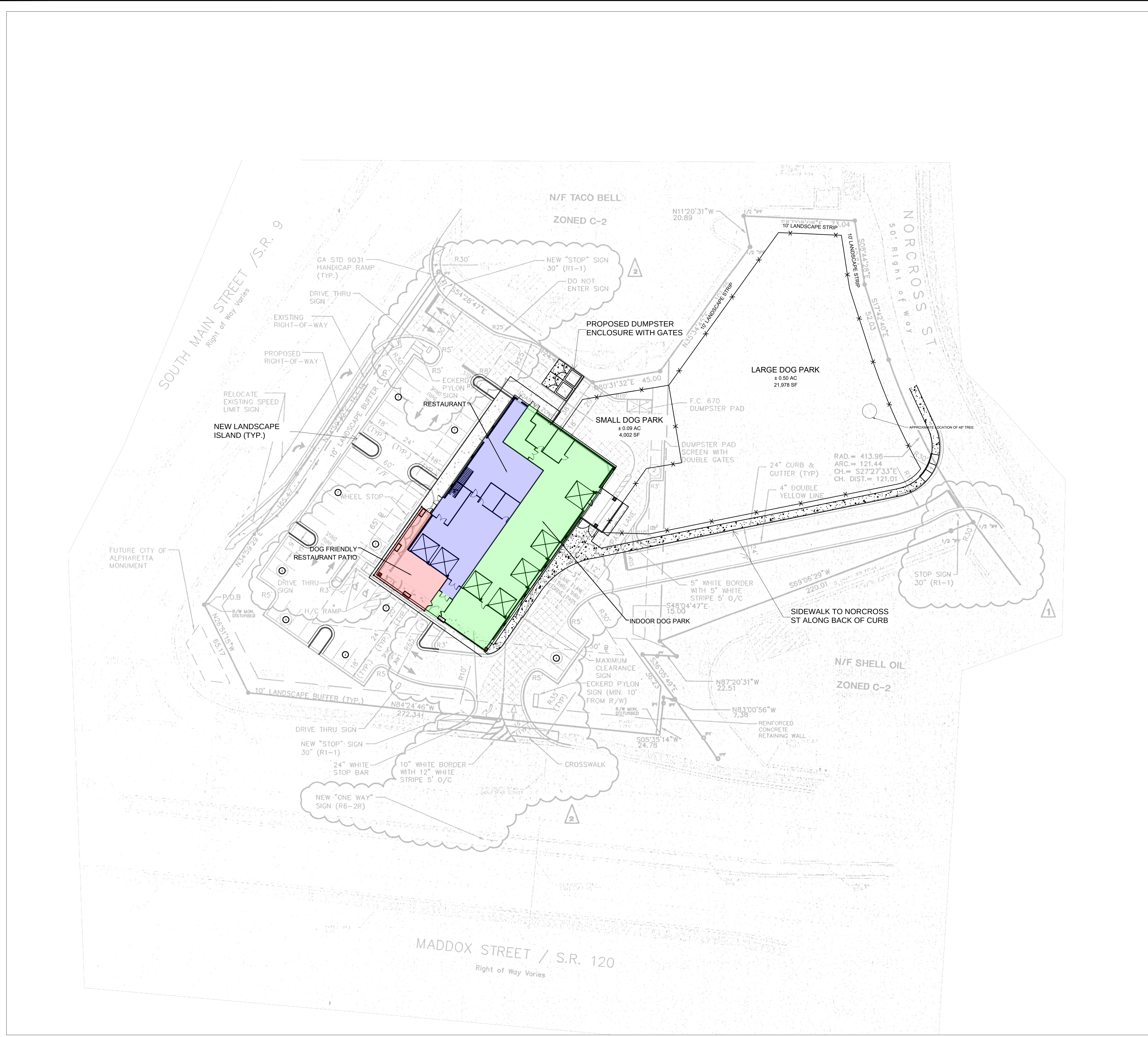
tel: (404) 888-8800
fax: (404) 876-7797

1475 Peachtree St. N.E., Suite 220
Atlanta, Georgia 30309

LLRE
engineering, inc.

DRAWN BY:	DSA	CHECKED BY:	CKO	PROJECT NO.	97189
SHEET					
C-2.0					

NOT ISSUED FOR CONSTRUCTION



SITE SUMMARY	
SITE AREA	
SITE AREA:	2.22 ACRES (96,587 SF)
IMPERVIOUS AREA:	--- SF (~%)
PERVIOUS AREA:	--- SF (~%)
ZONING CLASSIFICATION	
JURISDICTION:	CITY OF ALPHARETTA
ZONING:	C2 (DOWNTOWN OVERLAY)
ADJACENT ZONING:	C2 (DOWNTOWN OVERLAY)
BUILDING SETBACKS	
FRONT:	CONDITIONAL (BASED ON PREVAILING DEVELOPMENT PATTERNS)
SIDE:	CONDITIONAL (BASED ON PREVAILING DEVELOPMENT PATTERNS)
REAR:	10'
BUILDING SUMMARY	
BUILDING AREA:	12,517 S.F.
BUILDING COVERAGE:	12.9%
PARKING SUMMARY	
PARKING REQ.:	RESTAURANT: 1 SPACES/500 S.F. (MIN)
	12 SPACES
	ASSEMBLY / INDOOR RECREATION : 1 SPACES/500 S.F.
	PLAYING AREA
	OR 1 SPACE / 200 SF PATRON USE
	14 SPACES
PARKING PROV.:	4.56 SPACES/1,000 S.F.
	51 SPACES
STANDARD STALL DIMENSIONS:	18' x 9'
MIN. DRIVE WIDTH:	24'

CONCEPT PLAN DISCLAIMER:

1. THE CONCEPT REPRESENTED HEREIN IDENTIFIES A SCHEMATIC DESIGN RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY THE CLIENT COUPLED WITH A PRELIMINARY REVIEW OF ZONING AND LAND-USE REQUIREMENTS. THE AVAILABILITY OF THIS PLAN WITH RESPECT TO OBTAINING CITY, COUNTY AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION OF THE SITE AND VERIFICATION OF THE ZONING ORDINANCES AND DEVELOPMENT REGULATIONS ALONG WITH PROCUREMENT OF APPROPRIATE JURISDICTIONAL APPROVALS.
2. THIS CONCEPT PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A ZONING AND/OR CONSTRUCTION DOCUMENT. ANY OTHER CONDITION OR CONDITIONALITY OF ANY APPLICABLE INFORMATION THAT WAS SUPPLIED AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE UPON THE AVAILABILITY OF ADDITIONAL INFORMATION.
3. THIS CONCEPT PLAN WAS PREPARED WITHOUT BENEFIT OF A CURRENT SURVEY, GEOTECHNICAL AND/OR ENVIRONMENTAL INVESTIGATION, JURISDICTIONAL DELINEATION OR ARBORIST REPORT. THE LOCATION OF ANY JURISDICTIONAL FEATURES, WETLANDS, UNDERGROUND UTILITIES AND/OR SPECIMEN TREES HAS NOT BEEN TAKEN INTO ACCOUNT.

GENERAL SITE NOTES:

- 1) ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS SPECIFIED OTHERWISE.
- 2) ALL TREES SHALL HAVE PROPER PROTECTION DURING CONSTRUCTION UNLESS APPROVED PLANS INDICATE OTHERWISE.
- 3) FLOOD PLAIN IS NOT PRESENT ON THIS SITE AS SHOWN ON THE FEMA FIRM MAP NUMBER 131210059F, DATED SEPTEMBER 18, 2013.
- 4) 1 HANDICAP SPACE IS REQUIRED TO BE VAN ACCESSIBLE WITH A MINIMUM 96" WIDE ACCESS AREA.
- 5) ACCESSIBLE PARKING AREAS, INCLUDING AISLES, SHALL SLOPE NO MORE THAN 2% IN ANY DIRECTION.
- 6) THE OWNER IS RESPONSIBLE FOR OBTAINING ANY NECESSARY AGREEMENTS FROM ALL ADJACENT PROPERTY OWNERS IN ORDER TO PERFORM THE REQUIRED OFFSITE WORK INCLUDING, STORM DRAINAGE, CURB AND GUTTER AND PAVEMENT TIE-INS AND GRADING.
- 7) REFERENCE ARCH PLANS FOR DIRECTIONAL SIGNAGE, SITE SIGNAGE, BUILDING DIMENSIONS, ETC.

PREPARED IN THE OFFICE OF:

LECRAW
ENGINEERING

© 2022 LECRAW ENGINEERING, INC.
3475 CORPORATE WAY
SUITE A
DULUTH, GA 30096
PHONE - 678.546.8100
FAX - 770.441.0298
WWW.LECRAWENGINEERING.COM
PEF005768

WWW.LECRAWENGINEERING.COM
PEF005768

CLIENT

VICKERS DESIGN GROUP
41 PERIMETER CENTER EAST, SUITE 630, ATLANTA, GA 30346

PROJECT

OFF-LEASH - ALPHARETTA

142 S MAIN STREET
LAND LOT 0695
ALPHARETTA, GA 30004

SEAL:

PRELIMINARY 3/31/22

DESIGN TEAM:

DRAWN BY: CMH

DESIGNED BY: CMH

REVIEWED BY: _____ TKS _____



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

SCALE & NORTH ARROW:

[illegible]

0' 10' 20' 40'

SCALE: 1"=20'

JOB #:	04801
DATE:	March 31, 202

CONCEPT SITE PLAN

CS-1

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: Off Leash

Contact Name: Julie Sellers

Telephone: 404-665-1242

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

All property owners with record title within 500 ft. of subject property.

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.

Applicant will provide contact information to the parties listed above, including e-mail and phone number. If there is sufficient interest, Applicant will host a separate community meeting.

TAYLOR HAROLD T
2165 OLD MILTON PKWY
ALPHARETTA GA 30004-1910

BUR ROG INC
PO BOX 642
ALPHARETTA GA 30009

MAINSTREET PORTFOLIO LLC
13913 TREE LOFT RD
ALPHARETTA GA 30004

NEW MAMMOTH DETAIL SALON INC
2145 OLD MILTON PKWY
ALPHARETTA GA 30004

CITY OF ALPHARETTA THE
2 S MAIN ST
ALPHARETTA GA 30004

CITY OF ALPHARETTA
2 SOUTH MAIN ST # 19
ALPHARETTA GA 30004

ALPHARETTA BK VENTURE LLC
6400 POWERS FERRY RD STE 100
ATLANTA GA 30339

BUR ROG INC
PO BOX 642
ALPHARETTA GA 30009-1940

BUR ROG INC
PO BOX 642
ALPHARETTA GA 30009

ARC CAFEUSA001 LLC
2325 E CAMELBACK RD STE 1100
PHOENIX AZ 85016

CANOPY MAIN STREET INC
300 WILMOT
DEERFIELD IL 60015

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

PARK PLAZA PARTNERS LLC
15144 TAYLOR RD
ALPHARETTA GA 30004

ARIEL HOLDINGS II FIFTY FOUR ROSWE
LL ST L L C
54 ROSWELL ST
ALPHARETTA GA 30009-1930

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

CITY OF ALPHARETTA
2 SOUTH MAIN ST
ALPHARETTA GA 30004-1932

DUANE JAMES G & EDITH E
12460 CRABAPPLE RD STE 202 #317
ALPHARETTA GA 30004

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

DALTEX ALPHARETTA LLC
3715 NORTHSIDE PKWY
ATLANTA GA 30327

SS ALPHARETTA CGP LLC
361 SUMMIT BLVD STE 110
BIRMINGHAM AL 35243

BUR ROG INC
PO BOX 642
ALPHARETTA GA 30009

BUR ROG INC
PO BOX 642
ALPHARETTA GA 30004

PALMER FAMILY INVESTMENTS LLC
11460 ALPHARETTA HWY
ROSWELL GA 30076-3801

BUR ROG INC
PO BOX 642
ALPHARETTA GA 30009

TGH PROPERTIES LLC
5755 N POINT PKWY 213
ALPHARETTA GA 30005

CORNERSTONE INVESTMENT GROUP LLC
6190 POWERS FERRY RD STE 230
ATLANTA GA 30339

BUR ROG INC
PO BOX 642
ALPHARETTA GA 30009-1940

TGH PROPERTIES LLC
5755 N POINT PKWY 213
ALPHARETTA GA 30005

COLLINS MARINE GROUP THE
725 COOPER SANDY CV
MILTON GA 30004

BUR ROG INC
P O BOX 3165
HARRISBURG PA 17105

open-alpha:alpha.ependata.arcgis.com/datasets/code-enforcement-explorer?location=34.0630093C-114.273163W&2C13.91&showTable=true

Appx: Apps | Appx: court rules... | ms: Sec 5.1.11 - Nonco... | Query: pers/ind fo... | Home | Landlord/Tenant | Practice/Enterer - Tu... | mine site | 5/18/2020.pdf | 5/18/2018.pdf | Stanford U. City of...

Filters

Filters Styling

Location

142 South Main Street

No results

Select attributes: Name (ID) | Type | Description | Tag | Status Code | Assigned To | Initiated Date | Location | Reference ID

Showing 25 of 91 rows

Type Description	Number	Tag	Status Code	Assigned To	Initiated Date	Location	Reference ID
Code Enforcement-Co...	CE170033	Accessory Structures	OPEN		3/30/2017, 3:01 PM	13720 Bethany Road	11175
Code Enforcement-Trees	CE190025	Stop Work Order - Trees	OPEN		2/25/2019, 4:12 PM	1825 Mayfield Road	27970
Code Enforcement-Co...	CE190026	Business vehicle in residential...	OPEN		3/11/2019, 2:51 PM	11170 Wrenridge Drive	28330
Code Enforcement-Co...	CE190043	Business vehicles in residential...	OPEN		4/2/2019, 3:02 PM	10585 Kingsmark Trail	28699
Code Enforcement-Co...	CE190099	Structural Issues	OPEN		9/5/2019, 3:35 PM	44 Birch Hill Drive	32366
Code Enforcement-Co...	CE190100	Drainage Violation	OPEN		9/5/2019, 4:01 PM	160 North Main Street	32367
Code Enforcement-Co...	CE190107	Stop Work Order	OPEN		9/27/2019, 1:01 PM	10580 Tunford Drive	32800
Code Enforcement-Co...	CE190108	Stop Work Order	OPEN		9/27/2019, 1:09 PM	1230 Tusany Court	32801
Code Enforcement-Co...	CE200004	Stop Work Order	OPEN		1/14/2020, 3:44 PM	1565 Highway Pines Pass	34799
Code Enforcement-Co...	CE200011	Stop Work Order	OPEN		2/7/2020, 11:38 AM	710 Tate Drive	35283
Code Enforcement-Co...	CE200065	Deck in a State of Disrepair	OPEN	BESMITH	4/7/2020, 2:03 PM	1430 Hillcrest Heights	36677
Code Enforcement-Co...	CE200074	R/W trashcan overflowing	OPEN		4/9/2020, 3:09 PM	762 North Main Street	36739
Code Enforcement-Co...	CE200084	Complaint	OPEN	BSCHROEDER	5/6/2020, 3:55 PM	194 Mayfield Circle	37241
Code Enforcement-Co...	CE200097	STOP WORK ORDER, High G...	OPEN		5/27/2020, 3:18 PM	1031 Colony Drive	37632
Code Enforcement-Trees	CE200110	Stop work order	OPEN		6/4/2020, 12:13 PM	4650 Lakeway Place	37806
Code Enforcement-Co...	CE200130	Stop Work Order	OPEN		6/29/2020, 7:57 AM	645 Brook Landing Court	38319
Code Enforcement-Co...	CE200131	Stop Work Order	OPEN		6/29/2020, 8:56 AM	11595 Vista Forest Drive	38324

Type here to search

11:33 AM 7/8/2022



SPECIMEN TREE REPORT

FOR

OFF-LEASH ALPHARETTA

LOCATION:
125 NORCROSS ST.
ALPHARETTA, GA

PREPARED BY
JULIA B. SCHIEBEL, RLA
CERTIFIED ARBORIST
ISA NUMBER SO-5445A

DATE: 3-17-22
FIELD SURVEY DATE: 3-15-22



1266 Powder Springs Road, Marietta, Georgia 30064
Phone: (770) 424-7168 Fax: (770) 424-7593

TREE NO. 3712
Magnolia grandiflora
21" cal. Southern Magnolia

Tree Data:

LOCATION:

grassed island, gravel drive near Norcross St.

FOLIAGE:

thinning crown, heavy vines

STRUCTURE:

overall poor structure, asymmetrical, topped

TRUNK:

Covered by vines, cavity with woundwood but decay developing

ROOTS:

Poor root flare, Compacted critical root zone

BARK:

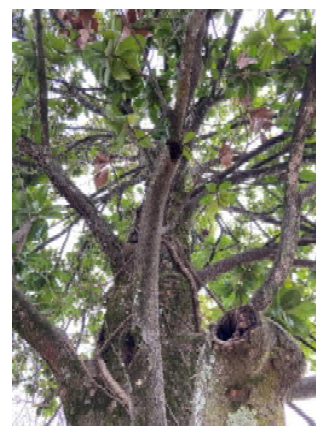
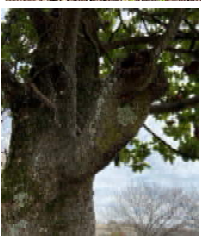
possible damage to bark due to heavy vines, moss and lichens

DECAY/DISEASE/PESTS:

extensive vine growth

COMMENTS:

Not specimen quality



TREE NO. 3713
Quercus nigra
27.5" cal. Water Oak

Tree Data:

LOCATION:

grassed island, gravel drive near Norcross St.

FOLIAGE:

dead/broken limbs, one dead limb with sap rot, mistletoe in crown

STRUCTURE:

Asymmetrical crown, trunk leans

TRUNK:

Appears to be normal, good condition, typical for species.

ROOTS:

Large girdled roots, compacted CRZ

BARK:

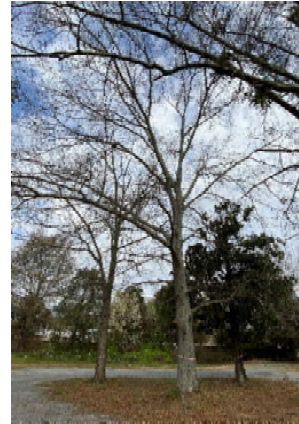
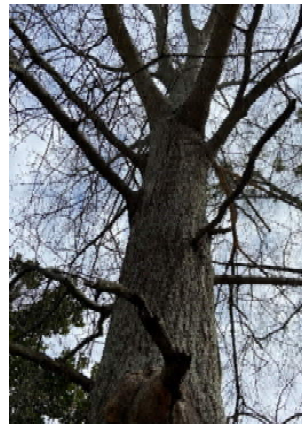
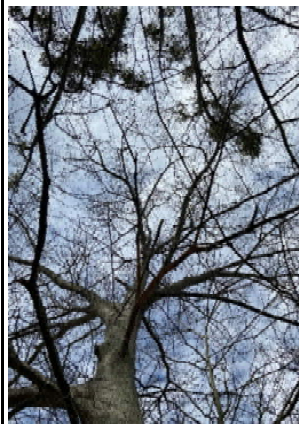
Appears to be normal, good condition, typical for species.

DECAY/DISEASE/PESTS:

Mistletoe in crown

COMMENTS:

Not specimen quality



TREE NO. 3714
Quercus nigra
33" cal. Water Oak

Tree Data:

LOCATION:

grassed island, gravel drive near Norcross St.

FOLIAGE:

dead/broken limbs, mistletoe in crown, epicormic shoots

STRUCTURE:

Asymmetrical crown, trunk leans. Apparent torsion load on trunk. Several large lower limbs removed, improper pruning

TRUNK:

Appears to be normal, good condition, typical for species.

ROOTS:

Compacted critical root zone.

BARK:

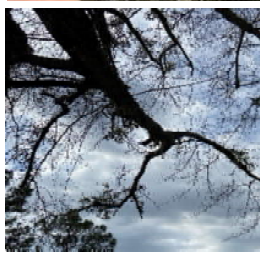
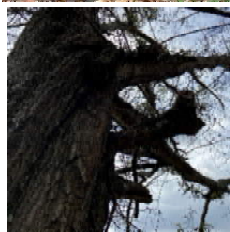
Appears to be normal, good condition, typical for species.

DECAY/DISEASE/PESTS:

Mistletoe in crown

COMMENTS:

Not specimen quality



TREE NO. 3743
Acer negundo
25.5" cal. Boxelder

Tree Data:

LOCATION:

along southern boundary of site

FOLIAGE:

Thinning crown with dead/broken limbs, vines growing into crown

STRUCTURE:

Poor structure, multi-trunk with low split

TRUNK:

Vines. Wounds, scars where limbs were removed

ROOTS:

Good root flare

BARK:

Appears to be normal, typical for species.

DECAY/DISEASE/PESTS:

Vines

COMMENTS:

Not specimen quality



TREE NO. 3754
Quercus nigra
25.5" cal. Water Oak

Tree Data:

LOCATION:

Northwestern boundary of site, at fence line

FOLIAGE:

dead/broken limbs, lower limbs pruned

STRUCTURE:

Normal, appears typical for species.

TRUNK:

growing into fence

ROOTS:

Severely girdled roots, Compacted critical root zone.

BARK:

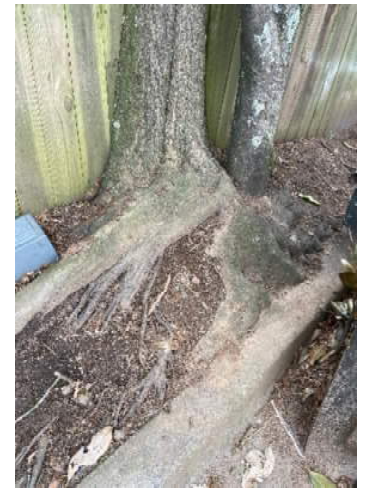
Appears to be normal, good condition, typical for species.

DECAY/DISEASE/PESTS:

none evident

COMMENTS:

Not specimen quality

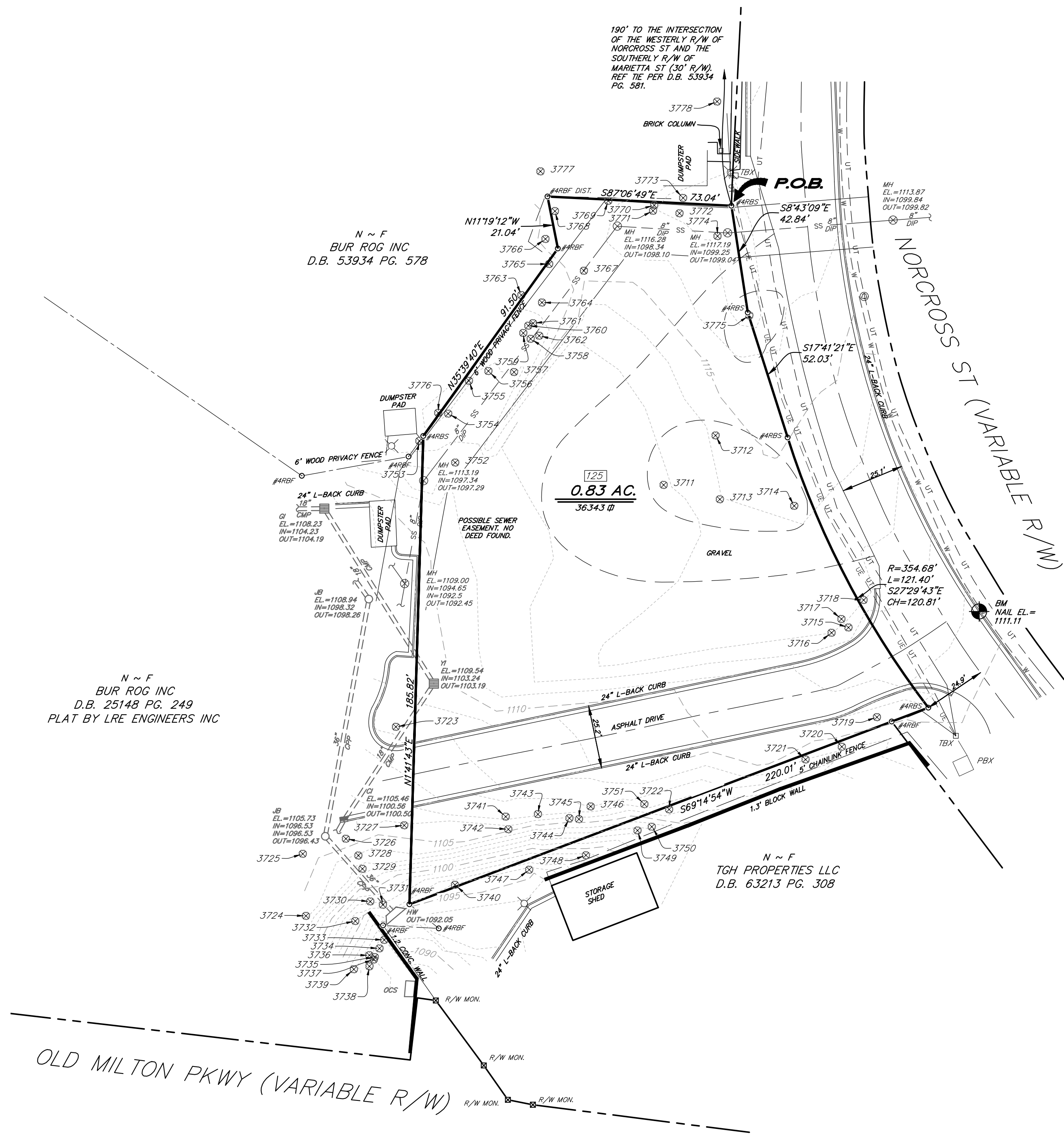


IMAGES: S:\BND\FULTON\01\UTL\06045 OFF-LEASH ALPHARETTA RESEARCH FULTON GS.M

XREFS:

CLERK OF THE SUPERIOR COURT
RECORDING INFORMATION

125 NORCROSS ST. - TREE INVENTORY & ASSESSMENT		
TAG NO.	DBH (IN)	TYPE
3711	21	PECAN
3712	21	MAGNOLIA
3713	27.5	WATER OAK
3714	33	WATER OAK
3715	17.5	MIMOSA
3716	7.5	RED OAK
3717	4.5	WATER OAK
3718	4.5	CHERRY
3719	28.5	PINE
3720	13	PINE
3721	15.5	PINE
3722	13.5	PINE
3723	13.5	SHUMARD OAK
3724	13.5	RIVER BIRCH
3725	19.5	RIVER BIRCH
3726	22.5	WATER OAK
3727	20.5	SHUMARD OAK
3728	9	PECAN
3729	8	PEAR
3730	5.5	ELM
3731	4.5	ELM
3732	4	CHERRY
3733	10.5	BLACK WILLOW
3734	9	BLACK WILLOW
3735	11.5	BLACK WILLOW
3736	9	SYCAMORE
3737	12	BLACK WILLOW
3738	5	SYCAMORE
3739	8	ELM
3740	13.5	WATER OAK
3741	6	ELM
3742	6	ELM
3743	25.5	BOXELDER
3744	6	WATER OAK
3745	9	PECAN
3746	17	PECAN
3747	11.5	BOX ELDER
3748	15	PINE
3749	8.5	PINE
3750	8	PINE
3751	15	MIMOSA
3752	11	PEAR
3753	6	WATER OAK
3754	25.5	WATER OAK
3755	11	CHERRY
3756	13.5	PINE
3757	9	PINE
3758	6.5	PEAR
3759	4	PEAR
3760	4.5	PEAR
3761	4	PEAR
3762	5	PEAR
3763	15	MAGNOLIA
3764	4.5	PEAR
3765	10	CHERRY
3766	14	PINE
3767	13	PINE
3768	14	PINE
3769	18	PEAR
3770	8.5	CHERRY
3771	5	PEAR
3772	13.5	PINE
3773	23	WATER OAK
3774	13.5	PINE
3775	18	ELM
3776	11	MAGNOLIA
3777	23.5	PEAR
3778	14	MAPLE



SURVEYOR REFERENCES:
D.B. 25148 PG. 249
D.B. 53934 PG. 578
D.B. 63213, PG. 308

CURRENT OWNER
BUR ROG INC
D.B. 51078, PG. 59

GPS NOTES:

1.) HORIZONTAL DATUM IS NAD 83.
VERTICAL DATUM IS NAVD 88.

2.) THE NORTHING, EASTING, AND ELEVATION
OF THE STARTING POINTS FOR THIS SURVEY
WERE OBTAINED UTILIZING A TRIMBLE 5800
GPS RECEIVER WITH A TRIMBLE TSC2 DATA
COLLECTOR RECEIVING RTK CORRECTIONS VIA
A CELL PHONE FROM THE EGPS SOLUTIONS
REAL TIME NETWORK. THE TECHNIQUE USED
WAS RTK CORRECTED MEASUREMENTS FROM
THE TRIMBLE VRS REAL TIME NETWORK
OPERATED BY EGPS SOLUTIONS, INC. THE
RELATIVE POSITIONAL ACCURACY OBTAINED
ON THE POINTS UTILIZED IN THIS SURVEY
WERE 0.04 FT. HORIZONTAL AND 0.07 FT.
VERTICAL AT THE 95% CONFIDENCE LEVEL.

LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT
PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY.
THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS,
PRESCRIPTION AND SUBSURFACE CONDITIONS THAT ARE NOT
VISIBLE OR RECORDED, THUS DEEMING THEM UNDETERMINED
AND NOT SHOWN. THIS PLAT IS INTENDED FOR THE PARTIES
STATED ON THE FACE OF SURVEY. USE OF THE SURVEY BY
THIRD PARTIES IS AT THEIR OWN RISK.

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD
PLAIN AND IS IN ZONE X, ACCORDING TO F.E.M.A. (F.I.A.)
COMMUNITY NUMBER # 130084
13121C0058F DATED 09/18/2013.

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE
METER ; LINEAR PRECISION OF TRAVERSE : 1/49580 ; ANGULAR ERROR: 04" PER POINT. THE TRAVERSE WAS
ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/1782907 . MATTERS OF TITLE ARE EXCEPTED.

LEGEND	
	P.P. - POWER POLE
	L.P. - LIGHT POLE
	F.H. - FIRE HYDRANT
	M.H. - SANITARY SEWER MANHOLE
	W.M. - WATER METER
	G.M. - GAS METER
	R.B.S. - REINFORCING BAR SET
	R.B.F. - REINFORCING BAR FOUND
	C.T.F. - CRIMP TOP PIPE FOUND
	O.T.F. - OPEN TOP PIPE FOUND
	R/W MON. - RIGHT-OF-WAY MONUMENT
	TYPE OF FENCE
	J.B. - JUNCTION BOX
	D.I. - DROP INLET / YARD INLET
	C.B. - CATCH BASIN
	R.C.P. - REINFORCED CONCRETE PIPE
	C.M.P. - CORRUGATED METAL PIPE
	F.F.E. - FINISHED FLOOR ELEVATION
	WATER VALVE
	C.O. - SEWER CLEAN OUT
	TELEPHONE MANHOLE
	OVERHEAD POWER LINES
	HW - HEADWALL
	PBX - POWERBOX
	STREET ADDRESS
	WATER LINE
	UNDERGROUND TELEPHONE LINE
	GAS LINE
	UNDERGROUND ELECTRICAL LINE
	CORRUGATED METAL PIPE

GRID NORTH ~ GA WEST ZONE

30 0 30 60
SCALE IN FEET

DRAWN BY: CAM
CHECKED BY: DCO
FILE: S:\BND\FULTON\...
FIELD DATE: 03/21/2021
OFFICE DATE: 03/31/2021
SCALE: 1"=30'
REVISIONS

Gaskins	
ENGINEERING SURVEYING PLANNING CONSULTING CONSTRUCTION MGMT	
www.gksurvey.com LSF# 789	
Marietta Office	Canton Office
1266 Powder Springs Rd	147 Reinhardt College Hwy
Marietta, GA 30064	Soc 3 Canton, GA 30114
Phone: (770) 424-7168	Phone: (770) 479-9698
Lawrenceville Office	Newman Office
558 Old Norcross Rd Ste. 204	4046 Ga. Hwy 154, Ste. 109
Lawrenceville, GA 30046	Newman, GA 30265
Phone: (770) 299-1005	Phone: (770) 424-7168

BOUNDARY RETRACEMENT AND
TOPOGRAPHIC SURVEY FOR
OFF-LEASH
125 NORCROSS ST.

LOCATED IN L.L. 695
1st DISTRICT, 2nd SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GA.

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT
SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES.
THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH
CREATED THE PARCEL OR PARCELS ARE STATED HEREON. **RECORDATION OF THIS PLAT DOES NOT
IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL
REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND.**
FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE
MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES
AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND
LAND SURVEYORS AND AS SET FORTH IN O.G.C.A. SECTION 15-6-67.



Dean C. Olson 03-31-22
DATE



Real Estate

View Bill

View bill image

As of	3/8/2022
Bill Year	2021
Bill	2106267
Owner	BUR ROG INC
Parcel ID	12 -2584-0695-110-2

[View payments/adjustments](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	12/1/2021	\$3,301.65	\$3,301.65	\$0.00	\$0.00	\$0.00
TOTAL		\$3,301.65	\$3,301.65	\$0.00	\$0.00	\$0.00

open-alpharetta.opendata.arcgis.com/datasets/code-enforcement/explore?location=34.063093%2C-84.273100%2C13.91&showTable=true

AppsueAppeals court rules...mc Sec. 8.1.11. - Nonco...Quarry penalised fo...HomeLandlord/TenantPracticePanthier - TL...mixed useS21a0840.pdfS21a0718.pdfStanford v. City of...Reading list

ALPHARETTA

Filters

Code Enforcement

Filters

Styling

Filter as map moves

Location

142 South Main Street

No results

Select attribute filters (8)

Type Description

3 values

Number

92 values

Tag

61 values

Status Code

1 values

Assigned To

2 values

Initiated Date

Showing 25 of 91 rows

View Map

Type Description	Number	Tag	Status Code	Assigned To	Initiated Date	Location	Reference
Code Enforcement-Co...	CE170033	Accessory Structures	OPEN		3/30/2017, 3:01 PM	12720 Bethany Road	11175
Code Enforcement-Trees	CE190025	Stop Work Order - Trees	OPEN		2/25/2019, 4:12 PM	1825 Mayfield Road	27978
Code Enforcement-Co...	CE190036	Business vehicle in residentia...	OPEN		3/11/2019, 2:51 PM	11170 Wittenridge Drive	28338
Code Enforcement-Co...	CE190043	Business vehicles in residenti...	OPEN		4/2/2019, 3:02 PM	10585 Kingsmark Trail	28899
Code Enforcement-Co...	CE190099	Structural Issues	OPEN		9/5/2019, 3:35 PM	44 Birch Rill Drive	32366
Code Enforcement-Co...	CE190100	Drainage Violation	OPEN		9/5/2019, 4:01 PM	160 North Main Street	32367
Code Enforcement-Co...	CE190107	Stop Work Order	OPEN		9/27/2019, 1:01 PM	10580 Tuxford Drive	32800
Code Enforcement-Co...	CE190108	Stop Work Order	OPEN		9/27/2019, 1:09 PM	1230 Tuscany Court	32801
Code Enforcement-Co...	CE200004	Stop Work Order	OPEN		1/14/2020, 3:44 PM	1565 Highview Pines Pass	34799
Code Enforcement-Co...	CE200011	Stop Work Order	OPEN		2/7/2020, 11:38 AM	710 Tate Drive	35283
Code Enforcement-Co...	CE200065	Deck in a State of Disrepair	OPEN	BESMITH	4/7/2020, 2:03 PM	1430 Hillcrest Heights	36677
Code Enforcement-Co...	CE200074	R/W trashcan overflowing	OPEN		4/9/2020, 3:09 PM	762 North Main Street	36739
Code Enforcement-Co...	CE200084	Complaint	OPEN	BSCHROEDER	5/6/2020, 3:55 PM	194 Mayfield Circle	37241
Code Enforcement-Co...	CE200097	STOP WORK ORDER, High G...	OPEN		5/27/2020, 3:18 PM	1031 Colony Drive	37632
Code Enforcement-Trees	CE200110	Stop work order	OPEN		6/4/2020, 12:13 PM	4650 Lakeway Place	37806
Code Enforcement-Co...	CE200130	Stop Work Order	OPEN		6/29/2020, 7:57 AM	645 Brook Landing Court	38319
Code Enforcement-Co...	CE200131	Stop Work Order	OPEN		6/29/2020, 8:56 AM	11595 Vista Forest Drive	38324

Type here to search

Rain off and on11:33 AM3/8/2022



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

CITY COUNCIL SPONSOR: STAFF INITIATED

I. AGENDA ITEM TITLE: PH-22-08 UNIFIED DEVELOPMENT CODE TEXT AMENDMENTS – RESIDENTIAL OVERLAY DISTRICT

CITY COUNCIL:

AUGUST 1, 2022

This item was considered at the 7/14/2022 Planning Commission meeting. There were 3 public comments with concerns over tree removal and ensuring that the City hears the resident's concerns. After discussion, Planning Commission recommended approval. Vote 5-0

II. REPORT IN BRIEF:

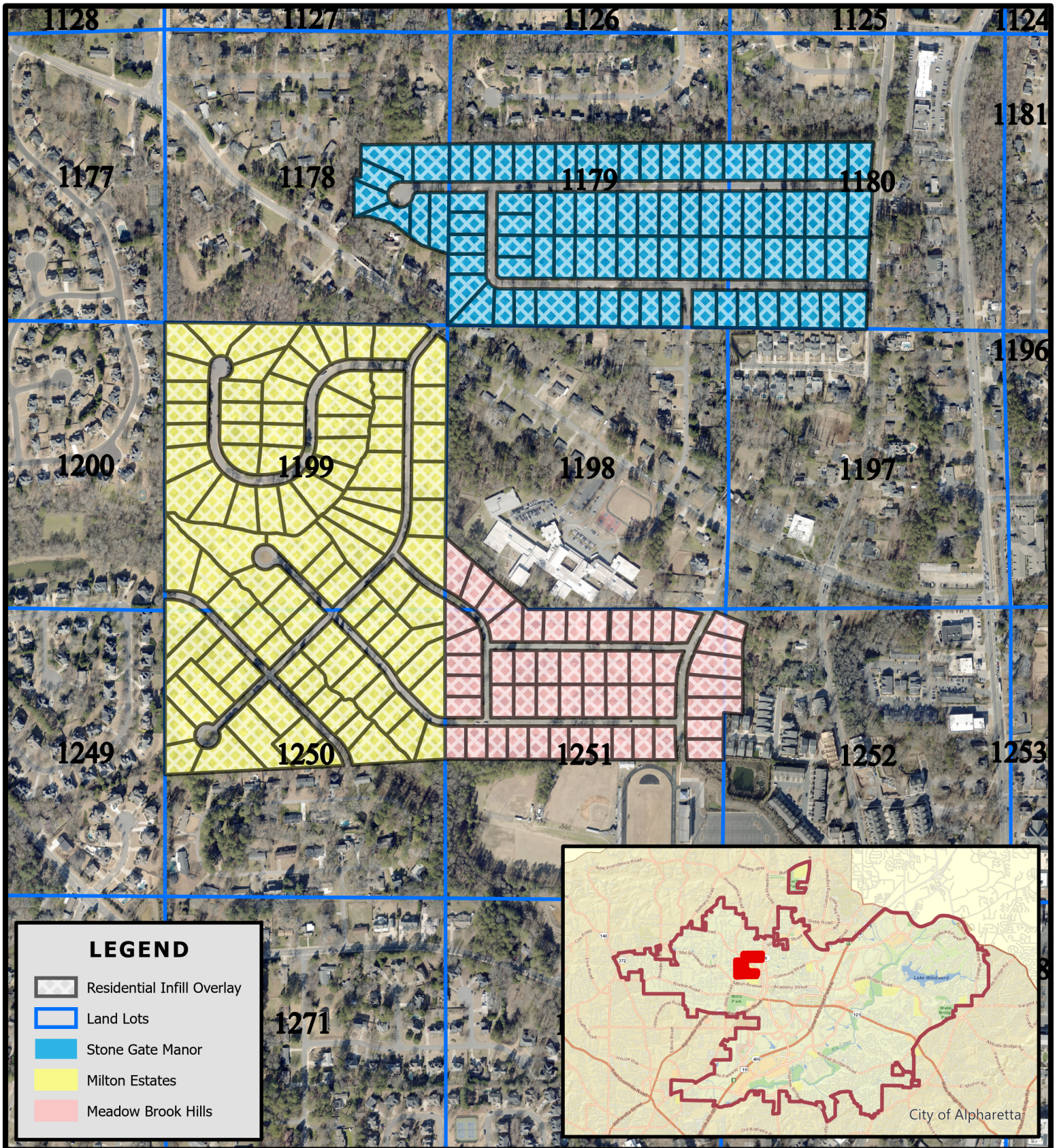
Consideration of text amendments to Unified Development Code (UDC) Section 1.4 Definitions to amend the definition of 'Building Height' and creating a new section Appendix B: Residential Overlay District to add regulations specific to the Meadow Brook Hills, Milton Estates and Stone Gate Manor subdivisions as it relates to lot and building standards and tree preservation.

DISCUSSION

City Staff was contacted in early 2022 by residents of the Meadow Brook Hills, Milton Estates and Stone Gate Manor neighborhoods regarding negative impacts from the redevelopment of homes in their neighborhoods. In response, Staff hosted two (2) meetings on January 26th and February 8th to listen to the resident's concerns which were primarily centered around stormwater, flooding, tree removal and incompatible development (building height, architecture, massing, etc.). Staff prepared regulations addressing these concerns and presented them at a meeting on May 17th. After the public comment period, the regulations were further revised. The resulting text amendments include a new definition for 'Building Height', as well as Residential Overlay District regulations addressing lot and building standards (design standards, stormwater design requirements, land disturbance) and tree preservation.

III. ATTACHMENTS:

- UDC Text Amendments



D/LL: 2/2/1178,
1179, 1180, 1197,
1198, 1199, 1250, 1251



Residential Infill Overlay Location Map

Location Map Provided by:
Community Development - GIS

Proposal:

UDC SECTION 1.4 DEFINITIONS:

Remove:

~~**Height:** The vertical distance to the highest point of the roof surface of a flat roof, the deck line of a mansard roof, and to the mean height level between eaves and ridge of a gable, hip or gambrel roof, as measured from the average finished grade across the building frontage.~~

Replace with:

Height: The vertical distance between the "ground" and the level of the highest point of the roof surface of a flat roof, the deck line of a mansard roof, and to the mean height level between eaves and ridge of a gable, hip or gambrel roof. For the purpose of measuring building height, the "ground" level is the highest of the following three levels: curb level; established or mean street grade if no curb exists; or the average existing ground level adjoining the building if the building is setback more than 10 feet from the street line.

APPENDIX B. OVERLAY DISTRICT REGULATIONS FOR MEADOWBROOK HILLS,
MILTON ESTATES, STONE GATE MANOR

Purpose

The purpose of the Residential Overlay District is to establish criteria to regulate “new development” defined as construction on vacant, underutilized, or reused parcels of land generally served by utilities and surrounded by existing development, including single-family homes including additions as defined in this section under “new development”.

The intent of the Residential Overlay District is to:

1. Maintain streetscape character while accommodating new residential development.
2. Address and mitigate the impacts of new development on stormwater management and loss of tree canopy within established residential areas and provide tree save incentives.
3. Provide options for parking on lots under construction in order to limit roadway parking.

Applicability

The provisions of this article are intended to regulate development within single-family residential areas and shall apply to all parcels designated “Residential Overlay District” on the official zoning map currently restricted to Stonegate Manor, Meadowbrook and Milton Estates. All development, including construction of new homes and/or applicable additions to homes as defined by this overlay, shall be in

accordance with the provisions of the zoning ordinance and land development regulations, as well as this article. In the event of a conflict or inconsistency between the provisions of this article and any other provision of the Unified Development Code, this article shall govern the development of the property within the boundaries of the overlay.

The overlay applies to all New Development that includes one or more of the following:

1. Any development on vacant or unused lots
2. Redevelopment of more than one-third (1/3) of the existing or preexisting building footprint
3. An addition or accessory dwelling exceeding the lesser of 600 square feet or 20% of existing building footprint

Lot and Building Standards

A. *Design Standards for New Development, as defined on the previous page.*

1. Where a garage faces a street the garage must be recessed a minimum distance of 20 feet behind the front building façade.
2. Architectural Variety. Proposed residences within an established neighborhood must incorporate architectural variety to their front facade, ensuring housing style diversity. Duplicative front facade elevations adjacent to each other are prohibited. Simple reverse configurations of the same facade elevation on adjacent lots are not sufficient to meet this requirement. In order to ensure architectural variety, three or more design elements per infill residence must be utilized:
 - a. Different window opening locations and designs;
 - b. Different roof line configurations;
 - c. Different entry/porch designs;
 - d. Different exterior materials and finishes;
 - e. Different garage location, configuration, and design.

B. Stormwater design requirements (Previously adopted March 2022)

1. Soils infiltration testing prior to issuing any development permit required to install an infiltration practice for all development that adds between 1,000 SF and 5,000 SF of new impervious area. The soils infiltration testing will include:
 - a. infiltration rates
 - b. depth to water table
 - c. depth to bedrock.
2. Certification that the green infrastructure measure was installed as designed at the end of construction shall be required as well as a maintenance covenant be recorded with the property records office for all future homeowners.
3. Development that adds or replaces 5,000 SF of more of impervious area shall complete:
 - a. a full stormwater management study
 - b. soil testing
 - c. measure certification
 - d. recording of a maintenance covenant.

C. Land Disturbance

1. Silt Fencing shall be permitted to be set back from the existing roadway by up to 20' from the edge of pavement for the purpose of creating a gravel area to assist with sub

parking as well as material drop off. This area shall be maintained to avoid tracking into the roadways.

Tree Preservation

To maintain and promote the public health, safety, and welfare, the city has established city-wide regulations governing the conservation, planting, and replacement of trees. Trees contribute to the community's quality of life, improve the visual quality of the city, assist with rainwater interception and infiltration, and increase property values. These overlay guidelines will apply above and beyond the City's Land Development Ordinance to address the specific challenges and conditions of tree preservation within the overlay's boundaries and provide additional incentives for saving existing trees.

A. Deviations from Unified Development Code.

1. ***Minimum Tree Density.*** Within the overlay district boundaries, all 'For-Sale' residential lots shall maintain a minimum tree density as described in section 3.2.7 of the Tree Ordinance by making reasonable efforts to incorporate existing trees on the property, especially within the streetscape. (Reasonable efforts shall include, but not be limited to, alternate building design, building and driveway location, stormwater BMP locations).
2. ***Rear Landscape Strip.*** Within the overlay district boundaries, all 'For-Sale' residential lots shall include a 10' undisturbed or replanted landscape strip along the rear property line.
 - a. If property includes stream buffers, floodplain, or other zoning buffers, this rear buffer location and width maybe shifted, removed or altered as approved by the city Arborist to accommodate alternate layouts.
3. ***Additional Tree Credits.*** The City Arborist may authorize additional tree credits for trees preserved with an approved alternate design.
 - a. Specimen trees may receive a density credit of three times the inches as long as the encroachment into the critical root zone is below 20%. Trees of Quality and Tree Groupings may reduce recompense plantings. The reduction shall be calculated considering two times the inches of the Trees of Quality or Tree Groupings that are preserved as long as the encroachment into the critical root zone is below 20%.
4. ***Tree Replanting.*** Replanted trees shall be native and ecologically compatible with the local environment and uptake or intercept stormwater.
 - a. It is desirable to plant at least 20% medium or large evergreens as specified in the tree list in the Guidance Document to enhance the interception of rainfall year-round.
 - b. Trees selected for minimum tree density plantings shall be water loving species, such as Red maple, Weeping willow, Black gum, River Birch, Bald Cypress, American Sycamore, Atlantic White Cedar, Alder, Sweetbay Magnolia or similar as approved by the City Arborist.,
 - c. Streetscape/Landscape strip trees shall be planted in the front yard along the road frontage within the 10' landscape strip. Alternative designs and locations may be considered where existing utilities conflict with these requirements.

- d. Spacing and number of trees shall be calculated based upon the average canopy spread of the species selected, as outlined in the Arborist Guidance document, in relation to the linear length of property road frontage.
- e. When tree spacing exceeds 30' OC, at least one ornamental tree shall be incorporated into the design and planted in the front yard.
- f. In order to create/maintain street character shade trees selected for the streetscape shall be overstory canopy trees of the Quercus (oak), Acer (maple), Ulmus (elm), and Platanus (sycamore) genus or as approved by the City Arborist.

DRAFT

AN ORDINANCE TO AMEND ARTICLE I AND ADD APPENDIX B: RESIDENTIAL OVERLAY DISTRICT – MEADOWBROOK HILLS, MILTON ESTATES, AND STONE GATE MANOR TO THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ALPHARETTA, GEORGIA; TO AMEND THE DEFINITION OF ‘BUILDING HEIGHT’; TO ADD REGULATIONS PERTAINING TO THE MEADOWBROOK HILLS, MILTON ESTATES AND STONE GATE MANOR NEIGHBORHOODS AS IT RELATES TO LOT AND BUILDING STANDARDS AND TREE PRESERVATION; TO REPEAL CONFLICTING ORDINANCES; AND FOR OTHER PURPOSES.

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

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

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

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

WHEREAS, the City Council desires to amend Article I and add Appendix B: Residential Overlay District – Meadowbrook Hills, Milton Estates, and Stone Gate Manor to the Unified Development Code for the foregoing purposes; and

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

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

Section 1: Article I, Subsection 1.4.2 titled “Defined terms” of the Unified Development Code is hereby amended by revising same as set forth in Exhibit “A” attached hereto as if fully set forth herein; and

Section 2: Appendix B: Residential Overlay District – Meadowbrook Hills, Milton Estates, and Stone Gate Manor is hereby added to the Unified Development Code as set forth in Exhibit “B” attached hereto as if fully set forth herein; and

Section 3: If any section, subsection, provisions, or clause of any part of this Ordinance shall be declared invalid or unconstitutional or, if the provisions of any part of this Ordinance as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall

not be construed to affect the portions of this Ordinance not so held to be invalid, or the application of this Ordinance to other circumstances not so held to be invalid. It is hereby declared as the intent of the City Council that this Ordinance would have been adopted in its current form without the invalid or unconstitutional provision contained therein.

Section 4: This Ordinance shall be effective immediately upon its adoption by the City Council and the amendments made herein shall be incorporated into the Unified Development Code of the City of Alpharetta, Georgia, as applicable. This Ordinance hereby repeals any and all conflicting ordinances and amendments.

SO ORDAINED this the _____ day of _____, 2022.

Approved:

Jim Gilvin, Mayor

Attest:

COUNCILMEMBERS

Lauren Shapiro, City Clerk
(Seal)

Approved as to Form:

City Attorney

Exhibit “A”

1.4.2 Defined terms.

~~Building Height. The vertical distance to the highest point of the roof surface of a flat roof, the deck line of a mansard roof, and to the mean height level between eaves and ridge of a gable, hip or gambrel roof, as measured from the average finished grade across the building frontage.~~

~~Building Height. The vertical distance between the "ground" and the level of the highest point of the roof surface of a flat roof, the deck line of a mansard roof, and to the mean height level between eaves and ridge of a gable, hip or gambrel roof, For the purpose of measuring building height, the "ground" level is the highest of the following three levels: curb level; established or mean street grade if no curb exists; or the average existing ground level adjoining the building if the building is setback more than 10 feet from the street line.~~

Exhibit “B”

APPENDIX B. RESIDENTIAL OVERLAY DISTRICT – MEADOWBROOK HILLS, MILTON ESTATES, AND STONE GATE MANOR

Purpose

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The overlay applies to all New Development that includes one or more of the following:

1. Any development on vacant or unused lots
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Lot and Building Standards

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-
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-
- the streetscape. (Reasonable efforts shall include, but not be limited to, alternate building design, building and driveway location, stormwater BMP locations).
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 4. Tree Replanting. Replanted trees shall be native and ecologically compatible with the local environment and uptake or intercept stormwater.
 - a. It is desirable to plant at least 20% medium or large evergreens as specified in the tree list in the Guidance Document to enhance the interception of rainfall year-round.
 - b. Trees selected for minimum tree density plantings shall be water loving species, such as Red maple, Weeping willow, Black gum, River Birch, Bald Cypress, American Sycamore, Atlantic White Cedar, Alder, Sweetbay Magnolia or similar as approved by the City Arborist.,
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From: [Deborah Eves](#)
To: [Cook, Kathi](#); [Drinkard, James](#); [Callum, Alexandra](#); [Woodman, Michael](#)
Subject: Alpharetta Overlay Proposal Response
Date: Tuesday, May 31, 2022 8:20:20 PM

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Good evening,

Thank you all for your time and effort putting together the proposal. I add my complete support for the email from the Alpharetta Conservancy.

In addition, I'd like to add my perspective. As an active duty military spouse of 16 years, I have lived in many cities. The ones I chose to live in all had one thing in common. They had preserved the character of the cities with trees and historic buildings. These cities include Wilmington, NC, Charleston, SC, Annapolis, MD, Old Town Alexandria, VA, Portsmouth, VA.

I hope the city of Alpharetta can find a way forward to preserving the character and charm too.

Again, thank you for listening to us and your support.

Sincerely,

Deborah Eves

115 Pebble Trail

From: [Barbara Kebanli](#)
To: [Cook, Kathi](#); [Drinkard, James](#); [Callum, Alexandra](#); [Woodman, Michael](#)
Subject: Alpharetta Overlay response
Date: Tuesday, May 31, 2022 7:12:14 PM

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A quick note about my perspective and interest in this situation:

- I purchased my home on Shady Grove Lane in 2007.
- I have made approx \$200k in improvements to the existing home with no changes to footprint, height or trees, proving that it is very possible to invest in the growth and continued improvement of our city without the need for tear down, rebuild and site clearance. All while improving property value.

Please find my feedback to your suggestion proposed in the Overlay:

- Lot and Building Standards:
 - Agree: 1500sqft facade, with a 35ft height limit (NOT average height, this means a 35ft limit) with 40% impervious surface area limit
 - Suggestion: variances are clearly still planned to be entertained, should such a variance be approved by the city, impacted residences (open to suggestions on what constitutes impact) should be given proactive notice and time to respond before plans are formally approved
- Tree Preservation:
 - Suggestion: I see and hear many instances where the current City Arborist sides with the developer and established, healthy trees continue to be approved for removal despite their importance in the character, canopy, drainage situation, etc of our community. Understanding it is hearsay but for the means of example, a perfectly healthy tree was approved for removal b/c the arborist said "it will die in 15 yrs" - why are things like this happening? It needs to be addressed.
 - I recently received a permit to take down 5 oak trees in my yard and it took about 4 months to get approval. I decided NOT to take the trees down. However, All the lots around me are being completely razed by the builders. Will they have to "replace the trees" as I was told I would have to do for trees more than 24" in diameter??
 - Suggestion: variances are clearly still planned to be entertained, should such a variance be approved by the city, impacted residences (open to suggestions on what constitutes impact) should be given proactive notice and time to respond before plans are formally approved
 - Tree replanting enforcement does not exist, it would be great to see a way to enforce this or understand how the community can help the city to highlight non-compliance -- I was told by the city arborist that this IS enforced -- is that NOT the case?

Additional points:

- The 2030/2040 vision talks a lot about a desire to preserve the character of the city, but the reality is a tear down and rebuild the same style of homes that are currently fashionable. This seems quite contradictory
- The 2030/2040 vision talks about the desire for Alpharetta to become an authorized Tree City. I see no evidence of focusing on maintaining current tree canopy and prevention of removal. A small fine is not going to stop someone who's building a \$2M or profiting from building that home.
- The building/developer community largely views our neighborhood as a way to make money. Their time personally invested is that required to build and leave. They have no long term interest in the area, where in many cases the residents have invested in and created their homes here for years to come based on this being a green area
- Without the support of the city and our council, where else are residents able to get support to sustain our community. Your position to support your voting, tax paying residents is in no way an 'over-reach' and is much appreciated by 98% (residents) vs. 2% (developers).
- I am quite fearful while the city position is finalized of the variances to standard regulation that are being built/trees being removed. It would be good to know this discussion will not trigger a mass clearance of trees before any limitations are formalized.

Thank you for your support. Feel free to reach out with any questions.

Barbara Kebanli
280 Shady Grove Lane

From: [Derek Gant](#)
To: [Cook, Kathi](#); [Drinkard, James](#); [Callum, Alexandra](#); [Woodman, Michael](#); [Shawn Gant](#)
Subject: Feedback on Proposed Overlay 2030/2040
Date: Friday, June 3, 2022 2:33:01 PM

CAUTION: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Subject: Feedback on Proposed Overlay

Hi all – I hope you will take our comments into consideration regarding the overlay proposal. I don't believe they are substantially different from those of my neighbors as we all want to keep this place we call home looking and feeling like home. I support the Alpharetta Conservancy Group in all it's efforts.

First of all, thank you for serving the city and listening to all of our responses. The overlay is a good idea but we feel it may need to have more teeth.

My wife and I live at 100 Pebble Trail, in the Shady Grove neighborhood. My neighbors Ben and Leah Ashwell just went through an extensive home renovation without changing the street visible size or character of their home. It is a fantastic example of keeping the character of the neighborhood. All the trees were kept, there were substantial add ons but not some wholesale destruction, grading, and rebuild. They chose not to teardown and the end result fits beautifully while they got increased square footage and a home for the ages. This is a good example of preservation of the neighborhood. I recognize that sometimes the entire home needs to be demolished, but I really think the size needs to fit amongst the existing homes. My wife and I kept the existing home and only renovated the inside keeping the outside in line with the neighborhood. Clearly, I have a desire for the tradition of the neighborhood to be honored as much as possible.

The 1500sqft facade seems reasonable but optional variances should be exceedingly rare(almost non-existent) and the area should have a chance to comment if they are considered. The 20' setback not counting in the 1500 feels overly generous, instead of insisting on designing within the 1500sqft parameters. Regarding the height of homes, when dirt is added to the lot I think the 35' may be met in practice but not in the spirit of the regulation. That is not to say the homes that are being built are not beautiful, they are. They simply make the next door homes seem out of place, almost forcing them to change or sell out. Just drive up Hook Street to see what I mean. It looks like one of the homes there is going to swallow the smaller original home. When this is going to happen to 20% of the homes in the neighborhood it is not preservation.

When it comes to Tree Preservation I think there needs to be more concern with specimen and hardwood trees. No specimen or hardwood tree should be cut down unless there is certainty it will not live for another 5+ years. Let's face it, many of the trees the developers or new home builders have cut down would have lived for many, many years but are getting variances for reasons that won't kill the tree for a long time, if ever. Just look at the trees on Canton, or the recently cut trees at the corner of Pebble and Shady Grove. Beautiful, healthy enough, conspicuously missing trees. There are many other examples. Rarely, I know some of these trees need to be removed but this should be the rarest of exceptions, not the rule, and only if the tree interferes with the reasonably necessary footprint of the proposed new home. In other words, the first choice should always be to preserve trees and design around them rather than cut them down. The overlay document sure sounds like there is a lot of wiggle room for the contractors in particular. Finally, tree planting enforcement after the loss of these trees should be required and enforced before the home can be sold or moved into for any new construction.

The 2030/2040 vision to preserve the character of the city is good and necessary. I personally don't believe every home in this area needs to be a behemoth like in some of Alpharetta's other neighborhoods. If the developer or the prospective home owner doesn't appreciate fitting into a neighborhood look and feel, the overlay is the only protection for the neighborhood. There are plenty of neighborhoods like Windward and others where these home would match perfectly. They happen to be the neighborhoods some of us moved out of, coincidentally. Infilling, which is what we are talking about, needs to be better controlled and bigger is not always better.

Thank you.

Sincerely,

Derek and Shawn Gant
100 Pebble Trail



From: [Ben Ashwell](#)
To: [Cook, Kathi](#); [Drinkard, James](#); [Callum, Alexandra](#); [Woodman, Michael](#)
Subject: Feedback on Proposed Overlay
Date: Tuesday, May 31, 2022 1:57:07 PM

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Hi all –

Thank you again for the time you have put into listening to residential concerns around the building and tree clearing in our neighborhood.

A quick note about the circumstances for my family:

- A few weeks ago we completed a renovation of our house purchased in 2012. In respect of our neighbors and the character of our neighborhood, we invested more than needed in the renovation in order to preserve:
 - The front façade with no new additions
 - All trees were kept
 - The impervious structure with no new additions
- We were able to increase square footage, replace all plumbing, electric, HVAC to modern standards
- Proving that it is very possible to invest in the growth and continued improvement of our city without the need for tear down, rebuild and site clearance

Please find my feedback to your suggestion proposed in the Overlay:

- Lot and Building Standards:
 - Agree: 1500sqft facade, with a 35ft height limit (NOT average height, this means a 35ft limit) with 40% impervious surface area limit
 - Suggestion: variances are clearly still planned to be entertained, should such a variance be approved by the city, impacted residences (open to suggestions on what constitutes impact) should be given proactive notice and time to respond before plans are formally approved
- Tree Preservation:
 - Suggestion: where the lot meets to exceeds 30% coverage, an assessment of the total inches on the property is made and a maximum of 25% of this tree density can be removed. 130 inches is just 4 medium sized trees on a lot that could have 50 inches
 - Suggestion: specimen trees simply cannot be taken down unless dangerous
 - Suggestion: variances are clearly still planned to be entertained, should such a variance be approved by the city, impacted residences (open to suggestions on what constitutes impact) should be given proactive notice and time to respond before plans are formally approved
 - Tree replanting enforcement does not exist, it would be great to see a way to enforce this or understand how the community can help the city to highlight non-compliance

Additional points:

- The 2030/2040 vision talks a lot about a desire to preserve the character of the city, but the reality is a tear down and rebuild the same style of homes that are currently fashionable. This seems quite contradictory
- The building/developer community largely views our neighborhood as a way to make money. Their time personally invested is that required to build and leave. They have no long term interest in the area, where in many cases the residents have invested in and created their homes here for years to come based on this being a green area
- Without the support of the city and our council, where else are residents able to get support to sustain our community. Your position to support your voting, tax paying residents is in no way an 'over-reach' and is much appreciated by 98% (residents) vs. 2% (developers).
- I am quite fearful while the city position is finalized of the variances to standard regulation that are being built/trees being removed. It would be good to know this discussion will not trigger a mass clearance of trees before any limitations are formalized.
- I full support the position of the Alpharetta Conservancy Group

Thank you for your consideration

Ben Ashwell

110 Pebble Trail

From: [Cook, Kathi](#)
To: [Callum, Alexandra](#); [Woodman, Michael](#)
Subject: FW: Brooke drive
Date: Tuesday, May 31, 2022 3:19:05 PM
Attachments: [image001.png](#)



Kathi Cook
Director
Community Development, City of Alpharetta
2 Park Plaza, Alpharetta, GA 30009
Ph. 678-297-6073
Cell: 678-206-6051

From: Kassie Smith [REDACTED]
Sent: Tuesday, May 31, 2022 10:27 AM
To: Cook, Kathi <Kcook@alpharetta.ga.us>; Drinkard, James <jdrinkard@alpharetta.ga.us>
Subject: Brooke drive

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Good morning!

I live at 224 Brooke Dr and I just wanted to contribute my thoughts to the long, ongoing discussions.

I appreciate all the work that the city has been putting into investigating the problems in this neighborhood.

My biggest concern is water. I have meet and talked numerous times with Jill Bazinet, Zach Truelove, and Matt Malone regarding the issues at my property and in the whole neighborhood.

I have put a substantial amount of time, money, and labor into my yard to provide a path for a ridiculous amount of water to pass through my property and onto the road. I personally do not believe this should have been my responsibility in the first place. With any amount of rain, I got a pool of water in my backyard. I am happy to send additional images or videos to you, though I know the city has already seen them.

My biggest concern with the ongoing construction is still strictly water. I do not believe I would have had this problem if the neighbor behind/diagonal to me had constructed their pool property and put in correct drainage to maintain their water on their property instead of pushing it on to mine. That

brings me to the next development behind me. What kind of limitations or requirements are in place and how can we ensure that any changes in landscape will work with my existing water path?

New buildings have been approved where the new 'ground floor' are at the height of the roof of existing houses. This just continues to flood out neighbors and push water onto others.

My front yard (about the closest 6-8 ft) stays wet just about at all times.

I am looking forward to what the neighborhood study reveals, as I know it is an intricate problem.

I'd be happy to talk about it anytime.

[REDACTED]

Thanks,

Kassie

Sent from my iPhone

From: [jpass1](#)
To: [Callum, Alexandra](#)
Subject: Fw: Comments on Overlay
Date: Tuesday, May 31, 2022 10:43:18 AM

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----- Forwarded Message -----

From: jpass1 [REDACTED]
To: Kathi Cook <kcook@alpharetta.ga.us>
Sent: Monday, May 30, 2022, 04:27:08 PM EDT
Subject: Comments on Overlay

Kathi,

Thank you for putting out a good frame work for the overlay! I have a few suggestions that may help Milton Glen / Milton Estates develop with some level of continuity and character. If things keep going the way they are, there will simply be rows of large white houses like a sterile, planned community and not a mature downtown neighborhood that evolved over the course of many decades. These types of neighborhoods are a "dime a dozen" throughout metro Atlanta and (though the houses are impressive), there is really nothing warm or special about them.

Further, there is a stark contrast between existing homes and new homes that gives the neighborhood an unsettled look. Here are my proposed additions/amendments to the overlay:

1. Restrict the maximum roof height to 27' and keep the 1500 ft² restriction on the street projections of the houses. This would serve to moderate the next houses to go in and blend the large and small homes in the subdivision. It would also help some of the tree save and water run off issues.
2. I do not know if this is possible and I could not find anything similar on line from another community but, it would be good to require any new houses to have some level of contrast to the neighboring houses. Maybe something like a color Delta E standard of at least 15 units for new permits. I am not sure how easy this would be to regulate quite honestly, but it will be a shame if we let one of the oldest downtown neighborhoods look like a planned community.
3. Add a restriction to the removal of any trees 16" DBH + within 15' of the property lines. This would help the builders honor the footprint of the previous house.

Thank you for your time and consideration!

Paul Whitehead
280 Meadow

From: [Cook, Kathi](#)
To: [Callum, Alexandra](#); [Woodman, Michael](#)
Subject: FW: Feedback on neighborhood overlay
Date: Wednesday, June 1, 2022 2:10:24 PM
Attachments: [image001.png](#)



Kathi Cook
Director
Community Development, City of Alpharetta
2 Park Plaza, Alpharetta, GA 30009
Ph. 678-297-6073
Cell: 678-206-6051

From: Stephanie Long [REDACTED]
Sent: Wednesday, June 01, 2022 8:58 AM
To: Cook, Kathi <Kcook@alpharetta.ga.us>
Subject: Feedback on neighborhood overlay

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Hello, I apologize for this email being 1 day late. I live at 214 Kenneth Drive. My house was shown in your Power Point presentation, and I am in one of the newer, larger houses in the neighborhood. I do appreciate how my builder designed the house to be an appropriate size with my lot. I couldn't attend the prior meeting but I did watch the video replay. I think having some limits on the size of the houses is a good idea. For example, there is a new house being built on the corner of Kenneth and Brook Dr. We walk by it every day when we take our nightly walk. The house is built very high to accommodate a basement. The house, in my opinion, doesn't look appealing. It is too high, and it doesn't fit the lot size. It also destroys any privacy for the house that is behind it. I think some kind of happy medium can be accomplished between the new, larger houses coming in, and the older, existing ranch homes. I would be in favor of some kind of limitation on sizing for the newer homes being built. I really am excited for all of the newer homes being built as I have seen our property values increase just in the short time we have lived in the neighborhood.

If you wish to contact me, please note the following:

Stephanie and David Long
214 Kenneth Drive, Alpharetta, 30009
[REDACTED]

From: [Cook, Kathi](#)
To: [Woodman, Michael](#); [Callum, Alexandra](#)
Subject: FW: Follow up Milton Glen et al meeting
Date: Tuesday, May 31, 2022 1:37:23 PM

-----Original Message-----

From: Drinkard, James <jdrinkard@alpharetta.ga.us>
Sent: Tuesday, May 31, 2022 12:39 PM
To: [REDACTED]; Cook, Kathi <Kcook@alpharetta.ga.us>
Subject: RE: Follow up Milton Glen et al meeting

Thank you for sharing your feedback and the thought that went into your comments. It will be helpful as our team works to refine the proposal that will ultimately be presented to City Council for consideration.

JAMES T. DRINKARD
ASSISTANT CITY ADMINISTRATOR
CITY OF ALPHARETTA, GEORGIA

WORK: 678.297.6014
CELL: 770.653.1738
FAX: 678.802.3293
EMAIL: jdrinkard@alpharetta.ga.us

2 Park Plaza
Alpharetta, GA 30009
Phone: 678.297.6000
www.alpharetta.ga.us

-----Original Message-----

From: [REDACTED]
Sent: Tuesday, May 31, 2022 11:25 AM
To: Cook, Kathi <Kcook@alpharetta.ga.us>; Drinkard, James <jdrinkard@alpharetta.ga.us>
Subject: Follow up Milton Glen et al meeting

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Good morning- thank you all so much for the work you have put in to helping our communities. For the most part we believe the plan you are proposing is excellent. With so many people involved it will be difficult to make even a majority happy let alone everyone.

We recently moved to 154 Upshaw Drive only a stones throw away from our previous home at 225 Jasmine Garden Way in Canton Street Commons. We love downtown Alpharetta and this will be our last move.

We have walked and run in our new community for the last 3 years. We have watched it evolve from a 30 year old community to a mixture of new upscale homes, original homes remodeled, and original homes retaining their charm. While our home was rebuilt in 2017, it sits comfortably somewhere in the mix of old vs new.

We certainly understand that developers and some existing homeowners want to capitalize on the boom that

Alpharetta continues to enjoy. It is our belief that most everyone embraces the hope that our property values will continue to grow. However, the obvious question is what is the balance between developing the new and retaining the integrity of the existing. How do the two coexist as long as the existing homeowners desire to retain their existing properties without feeling like their properties and lives are being encroached upon.

We believe there are a couple of things you might consider as the final draft is drawn.

1) the proposal for a 1500 sf front facing buildout makes sense to us directionally. There are current homes being constructed that seem to greatly exceed that limit and are therefore dwarfing the lot they stand on and encroaching on the privacy of other homeowners. Our thought is that formula be developed that included the desire to limit the front of the structure while taking into consideration the dimensions of the lot. For example, if the lot were 150 ft wide x 150 feet deep, the square footage of the front of the home would be smaller than a property that is 200 feet wide x 200 feet deep. In all cases the height would be restricted as proposed based on the existing home foundation line. If you look at the new home on the left as you enter Upshaw Dr., my guess is it would exceed the 1500 sf limit. However, since the lot is quite wide for the neighborhood, the home fits quite well with no encouragement. 2) our other suggestion involves privacy. This one gets more complicated. However, to retain the current neighborhood character, there needs to be some effort to keep the height of the back of the home from towering above an adjacent neighbor so the existing property doesn't face a situation where their new neighbors have direct line of sight access to their entire back yard and back of the house.

Again, we appreciate all your hard work. We would be glad to elaborate or discuss our thoughts and hope they make sense. Please ask any questions as appropriate.

In addition to this we are looking forward to the discussions about drainage as we see that as a critical part of this overall plan.

Thank you

Nancy & Ron Rose



From: [Woodman, Michael](#)
To: [Callum, Alexandra](#)
Subject: FW: infill overlay district
Date: Wednesday, June 1, 2022 1:11:37 PM

From: Steve Beecham [REDACTED]
Sent: Thursday, May 19, 2022 9:46 AM
To: Cook, Kathi <Kcook@alpharetta.ga.us>; Gilvin, Jim - [REDACTED] Dan Merkel [REDACTED]
John/Karen Hipes [REDACTED] Brian Will [REDACTED]
[REDACTED] Drinkard, James <jdrinkard@alpharetta.ga.us>; Mitchell, Donald - External [REDACTED]
[REDACTED]; Jason Binder [REDACTED] [REDACTED]
Doug DeRito [REDACTED] Shostak, David <dshostak@alpharetta.ga.us>; Graves, Eric <egraves@alpharetta.ga.us>; Borden, Brian <bborden@alpharetta.ga.us>; Woodman, Michael <mwoodman@alpharetta.ga.us>
Subject: infill overlay district

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Went to the meeting and want you to know I do not agree with this overlay. I understand peoples frustration on the new houses but we are a growing hot community and the growth issue is far better than the opposite. I do not like the farm house design but I also don't like the 1950-60 design either. I think we will start to see people remodel the existing homes more because of the cost. I feel qualified to express my opinion since I live in a remodeled home surrounded by two mansions. I tell people you have to get a in-town mindset. It's louder, it's closer to your neighbor, it's different types of housing but the location is awesome!

Compatibility to existing structures.

When people sell at a high price you have to figure a way to justify that price. The average residential builder needs a multiple of at LEAST 4 to make the number work. If you pay 500-600k for a house you need to be in the \$2-2.5m range. You can not build a \$2m house and make it compatible to a 1960's ranch. You need more square footage. You need to add garages and out buildings and pools. The Farm houses are not my favorite but most people don't want to pay \$600k and then spend \$250 to remodel it and still have a ranch with low ceilings and a fairly flat roof. I'm sorry it hurts some peoples feelings about the progress but for the city of Alpharetta this is a wonderful thing. Everybody wants to be walkable and not everybody can. Not everybody can live walkable but the prices are sure helping the bikeable communities.

Face of house being 1500 Sq Ft.

Now we are getting to be a HOA. All of us want to build what we like on our property. I remember one of the things that got our town going was when we decided to take away all the parking restrictions downtown. By opening up for new stuff we actually improved the

product. The design I want to build is a historic antebellum type house with a front porch across the front. I'm worried I want be able to do that. I have already spent 40k on design and many others have done the same thing. I also want to put my home office in the back and would like to build a pool but this kind of stuff makes it hard to work it all in. The lots are small but we are city living now in these walkable communities and I think we need a new mind set that we are not a country town anymore. Reminds me of when people were upset with us redoing downtown(fenced in and under construction) and now most folks love it.

Trees

I think what we are doing now is fine. We cant let trees dictate people and property. Most of the trees were planted when these folks built their house and we are just redoing the same with new construction. There is not a tree shortage in Georgia or Alpharetta. I do think we should allow construction to take up more canopy space than we do now. Other towns have done it with great success and build closer to their trees. I think we are a little outdated on this subject.

The extra planting of trees is not warranted. This sounds like we are trying to do commercial stuff here. The other neighbor can do like I did and plant more trees if they don't like what is going on next door. That's what everyone else does.

Setbacks

This one really bugs me. When looking at house plans in Southern Living you will find that most houses are wide and not long and narrow. The change would force more shot gun looking houses. The side setbacks and tree planting in them will dramatically affect the type of housing built on these lots. Often we need the setbacks to Driveways and turn arounds. One thing we have not done is pushed houses closer to the street. We should allow for this. Makes neighbors more friendly and has been done in lots of preplanned and old downtown communities for years.

Towns typically have high density townhomes and condos next to downtowns. Then you get into the estate type properties. This is what is going on in our awesome town and I feel like this overlay will change that. We need the character of people building their dream homes close to downtown if they can afford it. When you ride thru old towns that is what you see. People were allowed to express their opinion on the type of house they wanted.

Stormwater

This has gotten out of hand. The underground retention systems we are currently requiring are over kill. All the engineers I have talked to have said so. I like the idea but the size and cost are to much. Reminds me of the detention ponds we have all around our town and how much overkill they are. We need to reduce the size and cost of these.

Impervious surface.

I think the current format is fine. Why do we want to tie up more variance applications and restrict this further especially since you have underground retention systems. Doesn't make sense.

So Kathi, Mayor and Council please do not enact this overlay district. Don't let a few bad apples spoil a whole bunch of good progress. I love this town and love what we have done and hope you will take this input as someone who owns 60's ranch homes, remodeled the ranch homes and is eager to tear one down and build a new home.

When your city brings more citizens downtown the other businesses want to be there. The private sector becomes interested. In Alpharetta they are considering more residential restrictions because it's tuff when your town starts to grow. It attracts the new but old citizens get scared with the progress. The key is to let the private sector do its thing because the price of the land and buildings dictates what you get. Change is uncomfortable but you HAVE to change positively or you will negatively. Positive is better long term. Alpharetta has up to now embraced growth and Roswell has denied it. Consequently more folks think Alpharetta is cooler. Canton has embraced it but Cumming did not. Every city needs to protect property rights of the land owners and not become like a HOA. One local Mayor told me he fills like he isw running a HOA. People want to complain about everything.

The new cities are great because we get more local input but like everything else government gets involved with the regulations crank up. Most builders will tell you the process takes far too long in Alpharetta. It is hard to let the city take it's natural path and to stay out of the way but that is what makes a place special.

Steve Beecham

NMLS #166799

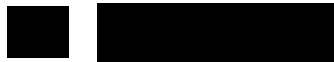
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From: [jpass1](#)
To: [Callum, Alexandra](#)
Subject: Fw: Overlay
Date: Tuesday, May 31, 2022 10:43:38 AM

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----- Forwarded Message -----

From: jpass1 [REDACTED]
To: Kathi Cook <kcook@alpharetta.ga.us>; James Drinkard <jdrinkard@alpharetta.ga.us>; City Council and Mayor <citycouncilandmayor@alpharetta.ga.us>
Sent: Tuesday, May 31, 2022, 10:38:05 AM EDT
Subject: Overlay

Good Morning,

Thank you so much for working so diligently on an overlay for our neighborhood. My husband wrote an email yesterday and I wanted to add a bit.

When we moved here nearly 20 years ago we always knew the neighborhood would change, it was just a matter of when. We never dreamed it would changed to what it is today. My biggest concern with the neighborhood is the lack of privacy we now have. My modest home sits at 280 Meadow and slightly down hill from a new build. When I sit on my deck I am now staring into the master bedroom window of 270 Meadow. This creates an awkward situation for both us and whomever purchases the home. I understand that our homes are not every ones idea of a dream space but can we at least agree that these enormous homes are out of scale? My hopes for an overlay are not a particular style. I believe its too late for that as one builder has built 5 houses that look basically the same but some would argue that our homes were all ranches before and had a similar vibe. I would like to request that new builds should be no taller than 27-28 feet. Having a medium sized house mixed in would perhaps blend what is here now which is either huge or short.

I believe trees should be saved whenever possible and builders should pay a steep fine when removing trees. There is no reason homes cannot be built more in scale with the lot and existing trees. We have a lot of drainage issues in this neighborhood so saving as many trees as possible is important and goes hand in hand with scale. I hope the neighborhood doesn't take on the look of a planned community. One thing that has always made our neighborhood special is the trees and feeling of coziness.

Thank you for your consideration.

Angela Whitehead

From: [Woodman, Michael](#)
To: [Callum, Alexandra](#)
Subject: Fwd: Infill Overlay District
Date: Thursday, June 2, 2022 6:17:04 AM

Sent from my iPad

Begin forwarded message:

From: Michael Gordy [REDACTED]
Date: June 2, 2022 at 6:12:17 AM EDT
To: "Cook, Kathi" <Kcook@alpharetta.ga.us>, "Woodman, Michael" <mwoodman@alpharetta.ga.us>, "Borden, Brian" <bborden@alpharetta.ga.us>, "Graves, Eric" <egraves@alpharetta.ga.us>, "Shostak, David" <dshostak@alpharetta.ga.us>, "Drinkard, James" <jdrinkard@alpharetta.ga.us>, City Council and Mayor <CityCouncilandMayor@alpharetta.ga.us>, "Gilvin, Jim" <jgilvin@alpharetta.ga.us>, "Mitchell, Donald" <dmitchell@alpharetta.ga.us>, "Will, Brian" <BWill@alpharetta.ga.us>, "DeRito, Doug" <DDerito@alpharetta.ga.us>, "Hipes, John" <jhipes@alpharetta.ga.us>, "Binder, Jason" <jbinder@alpharetta.ga.us>, "Merkel, Dan" <dmerkel@alpharetta.ga.us>
Subject: Infill Overlay District

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Good morning,

I am writing to make my opposition known to the proposed Infill Overlay District. As a home owner and business owner in an area that will be affected by the proposal, I think this is the wrong way to go for the city and would be against private property rights for individuals. It would unnecessarily hurt property values and would be against the cities best interest as well as against the interest of it's residents. I have been speaking to my neighbors in Andover North, and everyone who I've spoken to is against this proposal. If we need to formulate a formal letter of opposition as an area that may be affected by this, we will.

I ask for this proposal to be tabled or voted down. The City has done an amazing job in creating one of the best places on earth to live. Let's not go backwards with a proposal such as the Infill Overlay District and undo some of the great that has been done.

I am happy to have conversations with anyone about this. My number is [REDACTED]
My address is 4024 Dover Ave Alpharetta GA 30009.

From: [Cook, Kathi](#)
To: [Callum, Alexandra](#); [Woodman, Michael](#)
Subject: Fwd: Milton Estates
Date: Tuesday, May 31, 2022 5:59:19 PM

Sent from my iPhone

Begin forwarded message:

From: Susan Shea <[REDACTED]>
Date: May 31, 2022 at 5:34:10 PM EDT
To: "Cook, Kathi" <Kcook@alpharetta.ga.us>
Subject: Milton Estates

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Hello,

I am writing to let you know that we appreciate your help in keeping the charm in our neighborhood while still accommodating the new growth.

I have lived here 14 years. My home was built in 2000. We have enjoyed a close knit community until recently when so much dissection has come about over the larger homes.

I am interested in protecting the tree cover, definitely mitigating storm water runoff, & limiting the size of front facades.

I like the overlay plan very much.

Thank you for your time & consideration in this effort.

Susan Shea

--

Susan Shea

Everything got started in Him, & finds it's purpose in Him. Col.1:16

From: [Cook, Kathi](#)
To: [Callum, Alexandra](#)
Subject: Fwd: Neighborhood meeting
Date: Wednesday, June 1, 2022 6:08:26 PM
Attachments: [image003.png](#)

Sent from my iPhone

Begin forwarded message:

From: Randall Schiltz <randy@toliveproperties.com>
Date: May 18, 2022 at 10:20:44 AM EDT
To: "Cook, Kathi" <Kcook@alpharetta.ga.us>
Subject: **Neighborhood meeting**

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Hi Kathi,

As you hopefully have seen, t-Olive works to follow the rules and are willing to provide input, as requested.

The meeting last night was a bit shocking to me in regards to size limits and new buffers, among other things. Taking away essentially 20' (10' each side for a green zone) is not a good idea. We need the opportunity for driveways to be able to run up the property line and taking that away is limiting the configuration of the house. I was told the 12 on Canton homes would not fit on their lots with this rule in place. A property line fence would now be rejected. This is not a good idea.

The 1500' façade debacle is completely encroaching on a persons freedoms. If somebody wants to build a big home (in the eyes of some) then so be it. It is hard enough to navigate the engineering and building department, but for somebody to have to measure the massing of a home seems like a complete waste of time and city

resources, adding yet more time to the permitting process. The city's lots are not large and having this 20' façade jog as acceptable won't work in many cases, as the required flow wells, protected trees and often requested pools will prevent this. If we must build to "what is around us" size wise, then many of my client's houses will be rejected, as neighbors are still in the originally built homes. Nothing is wrong with people staying in original homes, but why does this dictate what can be built next door?

The public has no idea about flow wells. They blame water/flooding on new homes, when it is just the opposite. Flow wells cost my clients \$60-\$80k and are designed by professional engineers to handle water. The fact that a professionally designed system will (in some cases) require a variance is ridiculous. Why does the city question an engineer's data? Again, a waste of time and resources. The flooding in many cases is a result of the existing homes not having systems in place (like the new homes do) of controlling water. Many don't even have gutter systems in place and have sat idle since 1970.

Trees are a sensitive topic. When many of these homes were built, the specimen trees we see today were half the size they are now. The public has no idea of the steps taken on each job to evaluate and often care for the trees on site. We have to do a tree survey, evaluate the trees effected by the new footprint, calculate the critical root zone that is impacted by a professional arborist, submit a tree care program, install tree save, calculate what will need to be replanted, and often times, pay a recompense fee for removed trees. Somebody said a builder "clear cut" a lot. David would shut that job down in 2 seconds if somebody was stupid enough to do that. I sent you and Brian B a report from my arborist yesterday stating that one of the trees at 283 Canton street needs to come down for safety reasons because it is dying. If I get this job, the public will immediately blame my company as a tree killer. They are not informed. I actually am thinking about putting signage up stating

that an arborist has deemed the tree as a hazard and should be removed before a massive limb, or the tree itself, falls on somebody's car. We were clearing a lot on Shady grove, with our arborist present, and people were filming the activity, as if we were committing a crime. Once our arborist explained who she was and that what we were doing was acceptable and thoughtfully planned out, they walked away.

I appreciate the city allowing the public to speak. That is what it is all about. I would encourage the city to be thoughtful on restrictions. I had several current and potential new clients in the room last night and they were not happy about what they heard, as many have paid thousands for plans that won't permit for several months. They may have wasted time and money on an plans that will be rejected. I have paid over \$50k for a plan for that according to the proposed restrictions, will be denied.

In summary, water control should remain a hot topic. New homes are handling it. Old ones are not. Do not change any of the strenuous rules currently in place regarding tree care and house massing.

Thanks for all you and the city of Alpharetta do to make it such a great place.

Randy Schiltz

t-Olive Properties





150 Pebble Trail
Alpharetta, Georgia 30009
(404) 732-6726
kkaplaw@icloud.com

Kenneth S. Kaplan
Managing Partner

*Admitted in Georgia, New York and the
District of Columbia

May 31, 2022

VIA ELECTRONIC MAIL

Ms. Kathi Cook,
Mr. Michael Woodman,
Mr. James Drinkard
Mr. Alexandra Callum

Alpharetta City Hall
2 Park Plaza
Alpharetta, Georgia 30009

Re: *The Alpharetta Conservancy*
Comments to Proposed Alpharetta Residential
Infill Overlay District

Kathi, Michael, James and Alexandra,

I am writing to you as a Constituent and Resident of Alpharetta and on behalf of the 50+ Members of ***The Alpharetta Conservancy*** (some of whom are Original owners who have lived in the Neighborhood for almost 50 Years), an association of Homeowners in several Alpharetta Neighborhoods including *Stonegate Manor, Meadow Brook Hills, Milton Estates, and Milton Glen*. We have also heard from Residents of other Alpharetta Neighborhoods with whom we will be discussing issues of common concern, which will be included in future communications. The purpose of this Letter is to provide Comments to the initial Draft of the proposed “**Alpharetta Residential Infill Overlay District**” that you collectively (the “Staff”) presented at a Public Hearing at Alpharetta City Hall on May 17, 2022 (the “Overlay Proposal”).

As you are aware, the Overlay Proposal was intended to address serious concerns expressed by Homeowners in Alpharetta, including Members of *The Alpharetta Conservancy*, about the significant damage that is being done to the unique character of our neighborhoods in recent months as the result of rampant demolition of homes, clear-cutting and destruction of old growth trees, regrading of lots in our beautiful Alpharetta neighborhoods. While we applaud the City Council Staff in this first attempt to address these issues, we respectfully present these Comments for your consideration and forward to an opportunity to sit down with you to discuss them before you present the final Overlay Proposal to the City Council.

Community Standards vs Property Rights

At the outset, I would like to dispel a misconception that we have heard that some in the Developer Community have been spreading. The members of *The Alpharetta Conservancy* are NOT Anti-Development or, for that matter, Anti-Anything. Everyone understands and accepts Alpharetta is changing and growing and that responsible growth is good for the Community. We also understand there is no such thing as a “development free” community but, at the same time, there is no such thing as “absolute property rights”. We are all subject to reasonable limitations on what we can and cannot do with our property to protect public health and safety and to comply with Community Standards reflected in laws and regulations enacted by the City Council (i.e., we can’t build a 10-story office building or hotel on our residential lots, or start manufacturing munitions in our homes, etc.). There are always limits on property rights. This is not Political. This is what democratic societies do to avoid anarchy and preserve the health and safety and the Community and reflect the Community Standards of its Residents.

We also understand that the City Council has the difficult job of Balancing the interests of different constituencies, often with very different interests, such as “anti-developers” on one side and radical “property rights” advocates on the other side. We represent neither extreme. We are advocating FOR the preservation of the beauty and unique character of Alpharetta, part of which the City Council has pointedly designated as the “**Garden District**” of Alpharetta in the **Horizon 2040 Comprehensive Plan** adopted by the City Council on October 25, 2021 (the “2040 Plan”). We look to the City Council, our elected Representatives, to Balance the preservation of the unique, and beautiful, Character of our Alpharetta Neighborhoods against the interests of those whose primary objective is to maximize the profit they can make tearing down homes, stripping lots of trees, significantly changing lot grading and, in many instances, impairing the views and sunlight of existing homes with excessively large new structures on relatively small lots. The central question for the Staff and, ultimately, for the City Council is: **What is the proper Balance to permit continued economic Growth in Alpharetta while, at the same time, preserving the beauty and unique character of our Neighborhoods?**

We present our thoughts and recommendations below.

The Situation in Our Neighborhoods

In the *Stonegate Manor* neighborhood, as an example, **18** of approximately 100 homes (almost **20%**) have recently been demolished or sit abandoned for months at a time, often with unkempt yards, waiting to be torn down. Many of those lots have been “clear-cut” of trees, many of which were large, old growth trees of 30-40 inches in diameter and converted to active construction sites, where grade levels are being significantly increased, causing excessive rainwater runoff, where building current City Building Code regulations are being openly ignored, and where trash and building materials are strewn about in plain view (SEE Photos Attached). While there are many examples of these acts of neighborhood blight, some of the most egregious are evident in the enormous new home being constructed on the corner of Canton Street and Shady Grove Lane (in the Stonegate Manor neighborhood), the huge old growth trees torn down across from that property on Canton Street, and the numerous lots on Shady Grove Lane and Pebble Trail that have recently been clear-cut.

It is clear from the above examples and many others, and from the photos attached below, that the current City Code Regulations are insufficient to meet the aspirations of the **2040 Plan**, particularly with

respect to “...maintain[ing] natural areas, protect[ing] established neighborhoods ... (Plan, Page 34), ...preserv[ing] the tree canopy....” (Plan, Page 36), and, most importantly, “...preserv[ing] the character of distinct residential areas...” of Alpharetta (Plan, Page 40). It is also clear that the City’s current enforcement regime falls far short of the unambiguous objective of the Plan to “...Preserve and protect the quality of existing neighborhoods **proactively** through code enforcement and land use decisions that protect neighborhood integrity...” (Plan, Page 47).

We applaud the Staff in recognizing these deficiencies and their attempt to address them by issuing the Overlay Proposal at the City Hall Meeting May 17, 2021. The balance of these Comments will address Questions we have regarding the Overlay Proposal and Recommendations for additional actions the City Council can take to help make the aspirations of the Plan a reality, and to protect the truly unique character and beauty of our Neighborhoods, and all of Alpharetta.

Specific Comments/Questions on Draft Overlay Proposal

1. Support for Infill Overlay District. *The Alpharetta Conservancy **unequivocally supports** the implementation of an “Infill Overlay District” for the affected Neighborhoods (once defined clearly) as a **first step** to preserving the Character of our Neighborhoods and a clear expression of the Community Standards of our Neighborhoods.*
2. Comments and Questions on the Overlay Proposal: We will be separately forwarding a redlined copy of the Overlay Proposal that contains our specific Comments and Questions, which we would like to discuss with the Staff at their earliest convenience. Once these issues are addressed, we believe we can come to a consensus with the Staff on a final Overlay Proposal to be submitted to the broader Alpharetta Community for Comment and, finally, to the City Council for consideration. Among the more salient issues that need clarification are the following:
 - A. New vs Existing Tree Regulations: Based on the Comparison Chart provided by Staff on 5/26/22 there seems to be NO substantive change in the current **130”/Acre** Tree coverage. Query: Where did the 130”/Acre Coverage # come from? Did Staff do any “benchmarking” against other Cities to see if this is sufficient or should be increased for mature Neighborhoods? In reality, 130” could mean just **FOUR** 35” Trees or **FIVE** 30” Trees on an entire one-acre lot which seems to avoid the objective of promoting a “Garden District” Community. Similarly, where did the **TWO** Tree per One Acre Residential Lot minimum come from and how does this protect current old growth trees from being destroyed? Additionally, whatever the final minimum tree mandate is, it should be made clear that in order to maintain the unique and mature “tree-scape” of the Overlay Neighborhoods, that the minimum cannot be met by merely leaving some trees at the back of the lot. Unless there is an overriding health and safety concern, there should be some minimum tree mandate for the street-facing side of every property so that there is no more clear-cutting along neighborhood streets.
 - B. Disparate Treatment of Existing Homeowners vs Developers: We have heard anecdotes that current Homeowners have faced aggressive enforcement of the current Tree Regulations while Developers seem to ignore the Regulations or suffer small fines that do not serve as a deterrence to such violations. How can we level the

playing field to ensure that Homeowners and Developers are treated equally, at the very least?

- C. **Priority of Different Tree Criteria:** The Overlay Proposal should clarify which, if any, of the alternative tree criteria have priority over others. At present, it seems like Developers can just “choose” whichever criteria cost them the least, without consideration of how that choice will affect the Character of the Neighborhood. This “least costly” criteria seems contrary to the aspirations of the 2024 Plan to “...**Preserve and protect the quality of existing neighborhoods...**”.
 - D. **Standards for “Exemptions” or “Variances”:** While some of the proposals in the Staff’s Draft Plan could, in theory, alleviate some of the neighborhood degradation outlined in these Comments, it appears that Developers have often applied for and have been granted Exemptions or Variances from current Building Code regulations. To better understand this process, can you please define the Standards that such Exemptions and Variances are currently granted and, if not currently public, we recommend that such standards be made public and that all Variances or Exemptions be made public, together with the Basis upon which it was granted, if such decisions are not already published for public scrutiny.
3. **Recommendations:** In addition to the Overlay Proposal, the Members of *The Alpharetta Conservancy* respectfully recommend the following additional Actions by the City Council to prevent further damage to the character of the affected Neighborhoods and fulfill the aspirations of the **Horizon 2040 Comprehensive Plan**:
- A. **Public Notice:** As is the case for new business permits in the City, before issuing Permits for demolition of homes and clear-cutting of residential lots, Public Notices should be Posted on the affected properties and a Hearing should be held for Public Comment.
 - B. **Sunlight Provisions:** Proposed Decisions by the City Staff approving clear-cutting of residential lots, removal of old growth Specimen Trees and/or exemptions from tree removal, grade change or building requirements of the Building Code should be **publicly available** for review by residents of Alpharetta, including the written **basis** upon which such decisions were made. A limited “hold” should be placed on issuing permits based on such Decisions and a reasonable “Appeals” process should be implemented for Residents of Alpharetta to express their comments and/or concerns before such permits are issued.
 - C. **Enhanced Deterrence:** The current penalties/fines for violation of the Building Code, including violation of the tree removal, grade change and building height provisions of the proposed Infill Overlay District should be **significantly increased** to serve as a meaningful deterrence of such violations. The reality is that the current fines are no deterrence for the developer of a \$2Million or \$3Million residence. In addition to increasing the fines, there should be harsh penalties for anyone who repeatedly violates these Code Provisions, including, but not limited to temporary prohibition of the offender from obtaining building permits in Alpharetta for some fixed period of time.

- D. Benchmarking Effective Development Regulations: The City Council should commission a Study of other Communities (in Georgia and Elsewhere), such as Serenbe and Savannah, GA, Charleston, SC, Annapolis, MD and Olde Towne, VA, that have successfully enacted Development and Preservation regulations to enhance and preserve the unique character and beauty of their Cities.

Conclusions

In conclusion, we are pleased that the Staff heard our concerns, and the concerns of other Alpharetta Neighborhoods, and has provided us with the Draft Overlay Proposal for review and Comment. We believe this is a great First Step to enact meaningful changes to the Alpharetta Code that is necessary to preserve and protect the unique and beautiful Character of our Neighborhoods, as intended by the **2040 Plan**. We also respectfully request that Staff seriously review our Comments and Recommendations which are intended to improve the Overlay Plan by creating more transparency on existing processes, ensuring that Residents of our Neighborhoods have a real voice in decisions that affect their daily lives, promote effective enforcement and adjusts penalties for Code Violations that will act as a true deterrent to acts that violate our Community Standards and threaten the unique Character and Beauty of our Alpharetta Neighborhoods.

We look forward to discussing these Comments and Recommendations with each of you at your earliest Convenience.

Best regards,

KAPLAN LAW GROUP, LLC

By: /Kenneth S. Kaplan/
Managing Partner

cc: Michael Buchanon
Deborah Eves
Ben Ashwell
Martha K. Kaplan

Photo Exhibits:

Pebble Trail
(A Garden District Exemplar)



Lot Clear-Cutting on Shady Grove



Destruction of Old Growth Trees





Developer Neglected Lots
(Downed Trees in Street For Weeks)



From: [Phay Peltier](#)
To: [Drinkard, James](#); [Cook, Kathi](#); mwoodman@alpharetta.ga.us; [Callum, Alexandra](#)
Subject: May 17, 2022 Meeting - Meadowbrook Hills/Milton Glen/Milton Estates
Date: Tuesday, May 31, 2022 5:26:20 PM

CAUTION: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I completely support the City's plan to assist us little guy with the overlay, height restrictions of the new builds, and other requirements to help with the flooding issues we have had.

My main concern is who will be enforcing the new codes for when the developers/builders stray from the guidelines. What repercussions will the builders have? We already have one builder who submitted the specs for a house being built but didn't stay within his own specs and encroached on an existing long time resident's easement of their property line. No one from the City came to inspect what the builder was doing. Are you going to just fine the builders/developers and move on without ever thinking of the little guy? From personal experience, my lawn was run over by the construction vehicles of two mcmansions being built on Meadow Drive. Not only my own yard, but I personally saw two other neighbors' lawns getting run over by construction vehicles. Absolute utter disregard for people's properties by the builders' construction crews.

The quaintness of this neighborhood is no longer that - quaint. The facades of the newer homes all look the same because it's almost always the same developer building cookie cutter mcmansions.

I love being a resident of the City of Alpharetta but sometimes I feel the small guy is being pushed out in favor of those with steep pockets. We are the taxpayers of this neighborhood who elected you to represent us and need your voice.

From: [Shea Looft](#)
To: [Callum, Alexandra](#)
Subject: Meadow Brook Hills Overlay
Date: Wednesday, June 1, 2022 3:38:07 PM

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Hi Alexandra-

Thank you and the rest of the team there for working on this downtown neighborhood overlay for Meadow Brook Hills and the surrounding neighborhoods. We agree with the majority of the proposed overlay presented at the meeting on May 17th.

Our main points are to keep the side setbacks (at least 10 feet on either side) without variance allowance. I think it is important to have breathing room between our houses, for both aesthetic and privacy reasons. I believe if the side setbacks are enforced and the 35' maximum height (measured from original structure), along with the 40% maximum impervious surface, the houses should be in scale to their lot.

We would like it if a design team could review the architectural plans before granting a permit to begin construction in order to ensure that the same house design is not being approved over and over on the same road. Character and charm are our desires for this neighborhood. Instead of a builder constructing "spec" homes, it would be preferred to have unique homes that reflect the owners' individual style, or at least more creatively designed "custom" homes from builders.

Preserving as many of the beautiful trees in our city would be ideal. The suggestion to keep trees located within the setbacks is great, as well as incentives to keep healthy specimen trees.

Thank you again & we look forward to hearing more as the city council meeting approaches.

Shea & Jay Looft
162 Kenneth Drive

From: [David Luffel](#)
To: [Callum, Alexandra](#)
Subject: Meadowbrook Hills / Milton Estates / Milton Glen Infill Overlay District Plan
Date: Tuesday, May 31, 2022 5:04:09 PM

CAUTION: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City of Alpharetta,

Thank you for listening to the needs of residents in these neighborhoods and creating the infill overlay plan. My family and I have lived in the neighborhood for over 20 years. As long-time residents of this neighborhood, it is disturbing to see some of the negative impacts of uncontrolled development and redevelopment.

Our biggest concern is the flooding issues. We have seen Foe Killer Creek flood before, but the flooding has increased in frequency with the building boom of the last 5-10 years. It is very concerning to us when we see new homes being built above the current elevation and with increased concrete (impervious surface) footprints. This leaves current homes more susceptible to flooding from runoff water as well as the creek overflowing. In addition, there is less ground to absorb the water. About 15 years ago, the city proposed adding drainage ponds in the neighborhood, but nothing was ever done. We would like to see the city address these issues.

Another big concern with the new construction is the building heights. Some new homes tower over the adjacent homes, which raises privacy issues. In addition, one of the beauties of this neighborhood is our large tree canopy. Similar to the sign ordinances in the City of Alpharetta, we would like to keep the homes below the tree cover. Furthermore, we would like to see the neighborhood trees preserved as much as possible. When that is not possible, having trees replanted will help.

Architecturally, some of the new, modern homes look out of place in our neighborhood. We would prefer to see new homes built to blend into the neighborhood.

I appreciate your thoughtful consideration of our concerns. Please reach out if you need any additional information or have any questions.

Sincerely,

Bonnie Luffel
3125 Maple Lane
Alpharetta, GA


From: [Anna Henderson](#)
To: [Callum, Alexandra](#)
Subject: Meadowbrook Hills feedback
Date: Monday, May 30, 2022 12:11:20 PM

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Hi there. I live at 375 Heritage Lane, and I have attended all of the meetings we have had this far regarding Meadowbrook Hills' flooding/drainage and architecture concerns.

I would like to express that I would like an overlay. When we had our last meeting earlier this month, we thought the city was going to bring forth more suggestions regarding style of homes, but in fact, the city did not want to restrict what houses in our neighborhood looked like. This is not what we have been talking about. The neighborhood will continue to look like a hot mess hodge lodge of homes if we do not set some guardrails around what the homes should look like- generally speaking. No one here wants an HOA, but this neighborhood's new homes are ranging from farmhouse to modern to a few that actually look really nice with the renovations done. There is no cohesive look. This neighborhood is too important to ignore because of its location and too close to downtown to not consider the ramifications of not placing an overlay. The gentleman with the Alpharetta Conservancy who spoke at the meeting posed an excellent question- what do we want downtown Alpharetta's Garden District to look like? I doubt it's an uncoordinated, mismatched neighborhood of prime real estate of homeowners who are taxpayers and patrons of the district's businesses. I don't think we can ignore the need for an overlay, and I think suggestions from the city should be brought forth at the next meeting.

Thank you.

Anna Henderson

Sent from my iPhone

From: [Deanna Francis](#)
To: [City Council and Mayor](#); [Cook, Kathi](#); [Drinkard, James](#); [Callum, Alexandra](#); [Woodman, Michael](#)
Subject: Milton Glen
Date: Tuesday, May 31, 2022 3:11:19 PM

CAUTION: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

I am a resident at 3003 Maple Ln. in the Milton Glen subdivision. I am one of many concerned neighbors about the water issues in our neighborhood. My home sits right next to the Foe killer creek and has been flooded three times in the last four years. My home has had extensive damage from these floods and it is only a matter of time before my home is hit by another flood. What is the city doing to prevent situations like this from happening again? It is imperative that our neighborhood be taken care of and our issues addressed by the city. We cannot have new builders come in and ruin this neighborhood and cause more water issues for the established homes. We all appreciate your help and open mindedness to help solve this problem. If you have any questions please don't hesitate to reach out to me.

Deanna Francis

From: [Trish Watkins](#)
To: [Callum, Alexandra](#)
Subject: Milton Glen/Milton Estates
Date: Tuesday, May 31, 2022 12:50:41 PM

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Hi, Ms Callum!

I would like to start off by saying how impressed I was with you and the city staff at the last meeting. It was my first one, and I was surprised how neighbors would talk to you, who is trying to do the right thing, and to their neighbors. I thought you all handled yourselves really well.

I am writing this email to express my support for the overlay you proposed. I like the option that the builders can talk to their neighbors and get certain things approved. To me, that is a much better solution than giving builders a blank check to do what they want. My neighbor wanted an additional garage a few years ago and he asked us to sign off on it as it would be within the 10feet of our property. We were happy to do that and happy that he chose to handle it that way. We felt like we still had some control.

So please take this email as a vote for the overlay you proposed.

Thanks again for all you do for our community!

Trish Watkins
3151 Maple Lane

Sent from my iPhone

From: [Judy Guven](#)
To: Citycouncilmayor@alpharetta.ga.us; [Cook, Kathi](#); [Drinkard, James](#); [Callum, Alexandra](#); [Woodman, Michael](#)
Subject: Milton Glenn/ Milton Estates/Meadow Brook Hills
Date: Tuesday, May 31, 2022 2:51:02 PM

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In reference to the meeting May 17, 2022, I totally support the overlay,height restrictions, set back and hardscape requirements proposed at our meeting. We have a major drainage issue that the city has known about for years and no regard was given to this problem when issuing permits to these builders. They have been allowed to clear cut and regrade these lots and build huge houses that over shadow the existing home in our neighborhood. This has caused increased drainage issues and flooding.I have watched builders repeatedly cut down beautiful huge specimen trees which also contributes to the fooding issues due to root loss. Smaller replacement trees don't provide the root systems required to soak up the excess water run off created by these excessively large homes and hardscapes. The existing homeowners and taxpayers who elected you should be shown your utmost consideration on these issues, you are our voice. Please protect our rights, we matter too. I feel like our neighborhood is being raped with no consideration from these builders for any of our rights. They block our streets, tear up our lawns and for some residents they are negatively impacting our property valves due to flooding and in some cases our health. For those of you fighting for us, Thank You. Judy Guven 300 Meadow Dr. [REDACTED]

From: [REDACTED]
To: [Callum, Alexandra](#)
Cc: [Cook, Kathi](#); [Woodman, Michael](#); [Drinkard, James](#)
Subject: Proposed overlay-Stonegate Manor
Date: Tuesday, May 31, 2022 9:40:13 PM
Attachments: [image001.png](#)

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Good evening all

First of all, I wanted to thank you for your time and the effort that has gone in to hearing the residents out.

We were the first to build a new, big house on Pebble Trail a few years ago so it would be hypocritical of me to try to prescribe to others what they may and may not build in our neighborhood. There are however a few things that we would like to see enforced:

- That at least 90% of the trees in the side and rear set back be preserved.
- That at least 33% of the tree in the front setback be preserved.
- Storm water retention/management be required.
- Sediment control be enforced which includes keeping our roads clean from debris, nails, screws and mud.
- The building site be kept clean from trash and a dumpster be on site at all times.
- If recompense is agreed upon for trees taken down that the issuance of the CO be contingent upon the recompense.

Thank you again.
Johan & Christelle van Rensburg
230 Pebble Trail

From: Callum, Alexandra <acallum@alpharetta.ga.us>
Sent: Friday, May 20, 2022 3:21:11 PM
To: Callum, Alexandra <acallum@alpharetta.ga.us>
Cc: Cook, Kathi <Kcook@alpharetta.ga.us>; Woodman, Michael <mwoodman@alpharetta.ga.us>; Drinkard, James <jdrinkard@alpharetta.ga.us>
Subject: Follow Up To May 17, 2022 Meeting

Good afternoon.

Thank you to everyone who was able to join us this past Tuesday for the discussion of components of a possible infill development overlay. This was the third meeting that we have had with residents and property owners in Meadowbrook Hills, Milton Estates, and Milton Glen as we work to address concerns that many of you have shared with us about stormwater, the tree canopy, and preserving neighborhood character.

From: [Reynolds, Josh](#)
To: [Callum, Alexandra](#)
Cc: [Cook, Kathi](#); [Woodman, Michael](#); [Drinkard, James](#)
Subject: RE: Comparison Chart
Date: Thursday, May 26, 2022 1:40:34 PM
Attachments: [image001.png](#)

CAUTION: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thanks for taking the time to meet with us. I really appreciate the time the city staff and consultants have put into this. There definitely has been a lot of time and thought invested in the overlay.

Hopefully you're getting a lot of feedback and thoughts from residents of the affected neighborhoods and not just builders/realtors or other people just interested or upset about trying to build in our neighborhoods.

Trees

Is there a way to post that trees will be removed? No additional steps on approvals, but I think that some of the complaints around trees would go away if residents knew when trees were coming down before they came down. There's something upsetting about leaving in the morning and then coming home to see a whole property of trees removed in a day.

Also, posting something would let residents know that everything is permitted. A lot of the tree removal occurs on Saturdays and having confirmation it had all be approved would simplify things.

There still appears to not be very much teeth in the tree ordinance. There are some good ideas about the sideyards and the limits of disturbance, but could fees be adjusted for removal of the larger trees? Or somehow put those fees back more directly into the neighborhoods?

New Buildings

In addition to helping to define the average grade around the building, is there also a way more clearly define the height of the building? Per a recent e-mail shared with me, 35-feet isn't the maximum total building height. It's the average of the roof. That just seems like a method that builders could take advantage of with the design of the house. Per the markup you just shared, 35-foot is listed as the maximum building height.

Is there any evidence that any of these stormwater improvements are making a difference? I like the idea of limiting the overall impervious %, but the lots as a whole are just changing completely versus what was there before. Maybe there's not a one size fits all approach to stormwater that can be analyzed for each lot? Something definitely needs to be done for new buildings, but maybe it's not just pipes and more pipes.

Existing Ordinance

I think it is important to enforce the code in a consistent manor. I know per our zoning there is at 35-foot front setback. But it is being enforced as a 50-foot buffer to more closely match the existing homes. I like the 50-foot buffer as it provides consistency along the streets but the City needs to

If this area is as popular as everyone seems to say, seems like more cost could be put into plans to create more custom homes that fit into the neighborhood. Our neighborhoods are not the cookie cutter type where they should be able to just place their standard house on every lot. If they have one that fits, great, but otherwise, create something that fits into the area it's being built.

Thanks.

Kimley-Horn

Sent: Thursday, May 26, 2022 1:27 PM

[illegible]

From: [Leah Arnold](#)
To: [Callum, Alexandra](#)
Cc: [Cook, Kathi](#); [Woodman, Michael](#); [Drinkard, James](#); [Dudley Arnold](#)
Subject: Re: Comparison Chart
Date: Thursday, June 2, 2022 11:46:47 AM
Attachments: [image001.png](#)

CAUTION: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

I wanted to respond to the proposal as a home owner at 325 Heritage Lane. I have been attending the meetings to gather information and hear opinions on both sides even though they seem mainly loudest from those who oppose the new homes. We appreciate the change occurring in the neighborhood as it greatly increases the value for all in the neighborhood and has brought in more families. I understand the concern of the flooding / drainage but I am not fully convinced it is all due to home development in our neighborhood. I would like to continue to see the neighborhood thrive and allow development and change. This is a similar transition that happened in Buckhead years ago and those who do not want to change their home are not required to but should not be controlling what other home owners can do to their property especially since there is no HOA. While I can appreciate keeping trees there is also a need to remove as we are not even able to grow grass in our yard due to the large tree coverage and would have a more attractive yard if we could remove some. There is always a balance to everything and it seems would mostly be met with what the city is proposing. Overall, I believe the property owners should be able to make changes to their properties within the current confines the city has as there are many restrictions already in place. I appreciate the city's time being spent on this but would prefer to address drainage concerns more than how a specific house may or may not look and the number of trees it has in the yard.

Thank you,
Leah & Dudley Arnold

On Thursday, May 26, 2022, 01:27:04 PM EDT, Callum, Alexandra <acallum@alpharetta.ga.us> wrote:

Good afternoon,

Please see attached for the comparison chart that was discussed at the May 17, 2022 meeting. Please note that there is no additional new information, only what was requested. Our staff is currently still in the process of reviewing all comments. Thank you for your patience, and if you have any additional questions, feel free to email me.

Thank you,

From: [Drinkard, James](#)
To: [Elaine Morgan](#); [Cook, Kathi](#); [Callum, Alexandra](#); [Woodman, Michael](#)
Subject: RE: Feedback on Proposed Overlay
Date: Friday, May 27, 2022 11:43:08 AM

Elaine:

Thank you for sharing your thoughts and for your ongoing support of this effort.

James

JAMES T. DRINKARD
ASSISTANT CITY ADMINISTRATOR
CITY OF ALPHARETTA, GEORGIA

WORK: 678.297.6014
CELL: 770.653.1738
FAX: 678.802.3293
EMAIL: jdrinkard@alpharetta.ga.us

2 Park Plaza
Alpharetta, GA 30009
Phone: 678.297.6000
www.alpharetta.ga.us

From: Elaine Morgan [REDACTED]
Sent: Friday, May 27, 2022 9:44 AM
To: Cook, Kathi <Kcook@alpharetta.ga.us>; Drinkard, James <jdrinkard@alpharetta.ga.us>; Callum, Alexandra <acallum@alpharetta.ga.us>; Woodman, Michael <mwoodman@alpharetta.ga.us>
Subject: Feedback on Proposed Overlay

CAUTION: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

First, I want to acknowledge the efforts put into this discussion. I very much appreciate the additional resources assigned to research and review this issue. I do feel that the team has listened to our concerns, and candidly I don't envy the challenge of Community Development or City Council in finding fair/equitable solutions. I recognize the complexity. I also recognize that this matter is highly time-sensitive with the rate of requested new builds, and the parallel path to define a plan to address stormwater/drainage issues.

My perspective is based on the following:

- I am a 4-year resident of Meadowbrook Hills, invested in a renovated ranch
- Meadowbrook Hills is a distinct neighborhood but connected to communities defined as Milton Glen and Milton Estates - development that occurs in Meadowbrook Hills has an impact on the adjoining neighborhoods
- Meadowbrook Hills has the current highest % of new large homes that have been built with no additional overlay/building restrictions within the "garden district" and **should be recognized as distinct**

- 19* of 51** (37%) existing homes have been replaced with new homes, many with pools that exceed 1) 50% impervious 2) height/width 3) elevated lot and/or 4) improper tree removal or replacement. 9* of 51** homes have been updated/renovated. These two numbers combined place us at 50% of the original 51 homes; we are at a tipping point of "preserving" any original character * This number reflects homes that are already built and/or in building stage under permit

** This is based on the original plat for Meadowbrook Hills - may vary slightly if the plat has been modified/expanded in recent years

- It has been established that our neighborhood and adjoining neighborhoods have a significant drainage and flooding issue, dating back to the mid-1980s, currently sitting with City Council and a highly-visible issue; what is not established is the full scope, the root cause, the solution, the timeline of a comprehensive and sustainable solution

- Until a full analysis is conducted to determine these factors, additional development must be **thoughtfully and proactively** managed so as not to further contribute to the flooding/drainage issues. If the new overlay is not approved, we will strongly advocate for a moratorium on additional permits until the drainage/flooding analysis is complete.

- While builders, developers and realtors hold a short-term interest in our community, the homeowners hold the long-term perspective on value and interest in preserving the character of the neighborhood

Feedback:

Lot and Building Standards - AGREE with maximum 1500 sq ft facade; height of homes should not exceed 30 feet from existing lot; however, additional design review required to ensure this fits scale of the lot, the home and neighborhood. Need limits on multiple consecutive maximum height homes to prevent "cookie-cutter" neighborhood.

Stormwater Mitigation: STRONGLY AGREE Must be limited to 40% impervious surface at least until full study of drainage/flooding in this neighborhood. Any request for variance must be posted publicly in neighborhood prior to presentation at city hall

Tree Preservation: AGREE Additional consideration to be given to existing water oaks and specimen trees. All trees are not equal (as quoted by Councilman Hipes) indicating that Water Oaks absorb 10x the water as other trees. Removal of these trees must be seen as impacting stormwater mitigation. Post notice of request for tree removal

Design / Architectural: STRONGLY SUPPORT ADDING a design review board to be established for this neighborhood (following City of Alpharetta model) to mitigate risk of designs that 1) do not blend with current and 2) are not in line with the scale, design and 3) preserve the character of this distinct area. This can be done via prohibiting certain styles (ultra-modern, castles, temples), colors (purple, pink, yellow) or by guiding principles following the required housing designs for downtown Alpharetta. **This is the only way to support the policy defined in the 2040 Community Housing Vision.**

Background/rationale:

Community Housing Vision from 2040 Comprehensive Plan:

Promote and encourage residential densities and designs that ensure varied living areas and housing types

- **Preserve the character of distinct residential areas**
- **Design quality and long-term value into residential development to maintain appearance and property value**
- Defined/Approved Policy: **Preserve the character of distinct residential areas:**
 - **Preserve Garden District of Alpharetta**
 - Explore regulations that limit height, massing and lot coverage in order to protect existing neighborhoods from incompatible infill development
 - **Manage scale of homes to lot size**
 - Manage density
 - **Preserve** history in the city
 - **Preserve tree canopy**

2030 Comprehensive Plan:




The proposed overlay is simply the extension of these already-agreed-upon strategies and the only way to preserve any remaining character of these neighborhoods. I strongly support the proposed overlay with the addition of a design review that has a holistic view of the long-term vision of the city and can ensure that the defined strategies are followed.

Elaine Morgan
245 Meadow Drive

From: [Cook, Kathi](#)
To: [Garrett Wiley](#)
Cc: [Woodman, Michael](#); [Callum, Alexandra](#); [Drinkard, James](#)
Subject: RE: Greater Atlanta Home Builders Association - Overlay District Changes
Date: Friday, May 27, 2022 4:20:14 PM
Attachments: [image002.png](#)
[image003.png](#)

Garrett,

Thanks for reaching out and we most certainly are seeking comments, I would like to see your specific concerns. You reference an upcoming meeting on June 21 regarding stormwater which is a meeting that Community Development staff will not be attending and the overlay will not be discussed. The June 21 meeting is regarding existing stormwater concerns and possible solutions and will not address possible new construction requirements.

Michael and I can meet with you June 15 or 16 between 9 am and 11 am, let me know if either day/time works for you.
Have a great weekend!



Kathi Cook
Director
Community Development, City of Alpharetta
2 Park Plaza, Alpharetta, GA 30009
Ph. 678-297-6073
Cell: 678-206-6051

From: Garrett Wiley [REDACTED] >
Sent: Friday, May 27, 2022 4:10 PM
To: Cook, Kathi <kcook@alpharetta.ga.us>; Woodman, Michael <mwoodman@alpharetta.ga.us>; Drinkard, James <jdrinkard@alpharetta.ga.us>; Callum, Alexandra <acallum@alpharetta.ga.us>
Subject: Greater Atlanta Home Builders Association - Overlay District Changes

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Good Afternoon,

Happy Memorial Day weekend!

Earlier this week, several of our builders reached out regarding the proposed changes to the overlay district. We had the opportunity to watch the most recent community meeting regarding these changes and determined that you all might appreciate the feedback from the residential

construction community as well.

Please see the attached letter and let me know a convenient time for all of us to get together for a discussion.

We look forward to a constructive conversation regarding the proposal, and hope that we can work together with City staff and residents on a positive outcome.

Thank you,

Garrett Wiley

Greater Atlanta Home Builders Association

Government Affairs Director

[REDACTED]

[REDACTED]

[REDACTED]

www.atlantahomebuilders.com



From: [Joe Gillis](#)
To: [Drinkard, James](#); [Cook, Kathi](#); [Callum, Alexandra](#)
Subject: RE: Meadow Brook Hills / Milton Estates / Milton Glen Drainage and Development
Date: Tuesday, May 31, 2022 5:58:45 PM

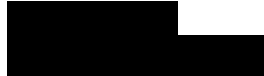
CAUTION: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

I understand you are looking for feedback on the meeting May 17th - I looked at the comparison chart and was very pleased - it looks to be some steps in the right direction. I was unable to attend the last meeting but I appreciate the effort the City is making on this issue.

Sincerely,
Joe Gillis

Joe K. Gillis



Linkedin: joegillis
Twitter: @Gilltrans

On 05/20/2022 11:43 AM Drinkard, James <jdrinkard@alpharetta.ga.us> wrote:

Brandi:

We will be sending the link along with the presentation slides and handout from Tuesday's meeting to everyone this afternoon.

James

JAMES T. DRINKARD

ASSISTANT CITY ADMINISTRATOR

CITY OF ALPHARETTA, GEORGIA

WORK: 678.297.6014

Subject: Re: Meadow Brook Hills / Milton Estates / Milton Glen Drainage and Development

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Hi James,

Where can i find the recording of the meeting on Tuesday?

On Sun, May 15, 2022 at 12:04 PM Drinkard, James <jdrinkard@alpharetta.ga.us> wrote:

Brandi:

The meeting is set to start at 5:30 PM. A reminder email with details will be sent to everyone tomorrow from our Community Development Department.

James

JAMES T. DRINKARD

ASSISTANT CITY ADMINISTRATOR

CITY OF ALPHARETTA, GEORGIA

WORK: 678.297.6014

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FAX: 678.802.3293

EMAIL: jdrinkard@alpharetta.ga.us

[2 Park Plaza](#)

Alpharetta, GA 30009

Phone: 678.297.6000

From: [Binder, Jason](#)
To: [Brandi Reynolds](#)
Cc: [City Council and Mayor](#); [Cook, Kathi](#); [Drinkard, James](#); [Callum, Alexandra](#); [Woodman, Michael](#)
Subject: Re: Meadow Brook Hills/ Milton Estates/ Milton Glen OVERLAY
Date: Tuesday, May 31, 2022 9:51:47 AM

Good morning Ms. Reynolds,

Thank you for reaching out. I know that our staff is working diligently to propose a common sense solution that will help provide an overlay that will balance any new development within the existing neighborhood.

It's great to hear from existing residents who have already invested in our community for years. I'm especially sensitive in making sure we understand any and all impacts to your property. I'm a firm believer that people can exercise their rights to rebuild their property as long as it doesn't infringe on their neighbors. Keeping the character of the neighborhood, a healthy tree canopy and stormwater water concerns are valid and should be addressed by any new investors within the overlay. Staff is doing a good job to understand where that line should be between existing character and redevelopment before they propose a solution to City Council.

Thanks again for your email. It is always good to hear from our homeowners. Feel free to contact me if you need anything else.

Best,

Jason Binder

Sent from my iPhone

On May 31, 2022, at 9:12 AM, Brandi Reynolds [REDACTED] wrote:

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Good morning,

Thanks so much for taking your time and working with the neighborhood. Hopefully the residents are reaching out with their input and not just builders and realtors that don't live here. They definitely have an incentive to not change the status quo. With how popular our neighborhoods are, seems like a little extra attention could be made to keep our area special.

I agree with the recommendations made within the overlay. There are

definitely some high level things that should be considered.

- Keep the character of the neighborhood. Making sure that the new homes and the existing homes have a cohesive feel. Without new homes towering over the existing homes. Not only does this look off with the current homes, it is also creating privacy issues. I think there was a missed opportunity here. There are many quaint neighborhoods in Atlanta that are charming and full of homes that have been remodeled or rebuilt but kept the cohesiveness and character of the neighborhood. Many of those homes are without garages or pools in the back, yet people are still willing to pay a high price to live there.
- Ensure that the improvements aren't negatively impacting downstream drainage. Even with these new drainage requirements, how are we ensuring that the downstream homes aren't hurting? With elevating these new homes, how does this affect the homes next door? It's sad to see there wasn't much thought put into our neighborhood, especially since the area has a known drainage issue. That should have been taken into consideration before these larger footprint homes were built and are continuing to be built. This just seems careless to me.
- Trees are an important part of our neighborhoods and it would be great to keep as many of the large trees that are in good condition. I like that there are additional requirements proposed to keep as many as possible. I think this is necessary otherwise all the lots will keep getting clear cut to allow as big of homes as possible.
- Consistency with the zoning code. Mostly regarding the front setbacks and the building heights. It seems like answers from the city vary based on the lot.
- Is there anything that can be done to ease the impact of construction on the neighbors? The builders come in and block the streets, reduce privacy of the neighbors, and then get out. While the neighbors are experiencing a complete shift in their lifestyle. There are many of these construction sites that have dumpsters yet for some reason there is trash all over the ground. I cannot tell you the gross things my toddler has picked up or the dogs that are finding chicken bones while out on their walk.
- Seems like there is a push from the builders and realtors about individual property rights but seems like it should also be about the rights of the existing property owners as well. Why should a new house

be able to negatively impact the existing owners?

Thank you again for hearing us. I appreciate all the work that has gone into this. It was really discouraging for us to hear that a realtor who lives in our neighborhood had emailed the builder and realtor community to attend the last meeting and to pushback on any restrictions. So, I hope you are listening to the actual residents who live in our neighborhoods.

Thank you,

Brandi Reynolds
230 Meadow Dr.

--

Brandi Reynold



From: [Cook, Kathi](#)
To: [Cara Becker](#)
Cc: [Shostak, David](#); [Callum, Alexandra](#)
Subject: RE: Meadowbrook Hills overlay draft
Date: Friday, May 27, 2022 2:08:30 PM
Attachments: [image001.png](#)

Cara,

It may be a good idea if we include in the overlay that staff can provide up to a 20% variance for setbacks in order to save existing trees.



Kathi Cook
Director
Community Development, City of Alpharetta
2 Park Plaza, Alpharetta, GA 30009
Ph. 678-297-6073
Cell: 678-206-6051

From: Cara Becker [REDACTED]
Sent: Thursday, May 26, 2022 10:35 AM
To: Cook, Kathi <Kcook@alpharetta.ga.us>
Subject: Meadowbrook Hills overlay draft

CAUTION: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Kathi,

Thank you for the time and thought put into the overlay draft. I found it to be a considered and balanced approach to managing the growing pains that the neighborhood is currently experiencing. I believe defining a 1500 sq foot frontage (with 20-ft set-backs that don't count toward that 1500 sq ft) will result in more custom homes, which would be designed with consideration for their lots and surroundings.

I support this, even though it may complicate our own building plans due to the size/shape of our lot (.4 acre wedge) and my desire to save a specimen water oak in the backyard. As you can see from the survey, building "back" is very limited. Will there be any consideration in frontage and/or set backs for those who are legitimately limited by lot dimensions and trees?

During the meeting last week, some attendees expressed concerns about "government overreach". I've always thought the role of government was to represent the desires of its citizens- and to balance those desires when conflict arises. I believe this overlay draft does so.

From: [Valerie McIntyre](#)
To: [City Council and Mayor](#); [Cook, Kathi](#); [Drinkard, James](#); [Callum, Alexandra](#); [Woodman, Michael](#)
Subject: Response to City Meeting
Date: Tuesday, May 31, 2022 3:56:24 PM

CAUTION: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.

First of all, I want to thank you all for the attention that has been and is being given to the issues surrounding construction, flooding issues, etc. as relates to the Milton Glen Estates and Meadowbrook subdivisions. My concerns are as follows:

1. First of all, flooding. My husband and I have been here since 1993 and have seen many instances of major flooding which is a multifaceted issue but as relates to recent construction, seems to be made worse by the increase in impervious surfaces promoted by the larger square footage of much of the more recent construction in conjunction with removal of larger, water-loving trees with no requirement to replant on the same property where these trees were originally removed from. (I have wondered how long Alpharetta may be able to retain its Tree City status unless more care is taken in this area).
2. To me, a secondary issue is one of creating a cohesive, unified look to the subdivision. (For example the white-washing of older residences to give more of an updated look and to help blend older and newer construction.) I think to foster a spirit of unity, **a little give-and-take seems to be in order**. For instance, the privacy issues that can develop when you have a house that towers over the one next door with windows which face the shorter home. Everyone needs to feel like they have a little privacy in their own homes.
3. I get out daily to walk our dog and literally cannot have a leisurely walk because of the sheer volume of construction vehicles on our roads. Don't really know what can be done about this. Hopefully this issue is temporary and will be self-correcting.

Thank you!
Valerie McIntyre
218 Mayfield Circle
Alpharetta

5/18/22

ROSEN CUSTOM HOMES
11960 Williams Club PL
ROSWELL, GA 30075
ROSENCUSTOMHOMES.COM
ROSENCUSTOMHOMES@YAHOO.COM
678-233-7813

When I built my first house many years ago, I went to the building department, filled out an application, paid a small fee, and walked out of the office with the permit in hand, all under an hour of time. Construction started the next day. Now it takes me approximately of 6 months to get a permit, and tens of thousands of dollars in engineering reports to meet the stringent requirements in place. This adds costs to the home and makes housing less affordable. It also restricts supply because I used to build 2 houses in the same amount of time it takes me now to build one.

When I hear about more regulations and restrictions being talked about, it frustrates me. It's natural for people to want shelter, almost a necessity of survival. When one does not have shelter, they like construction, and seek out areas where there are available homes. Yet, once they have a roof over their head, they want all construction in their neighborhood to stop, immediately. It is a selfish mindset that inflicts a small, very vocal group of individuals. Once they have theirs, who cares about anyone else.

This philosophy has taken ahold in California particularly , and as a result they have a housing crisis. Not only are their homes the most expensive in the nation, they also have the highest percentage of homeless people. This is a result of failed housing policies. They restricted what and how could be built so much, that it created a catastrophe.

For some reason, there are jurisdictions in areas I currently build in the state of Georgia that are trying to emulate the California housing policies. I truly believe its because the vocal minority are getting their way, and no one wants to stand up against them. Fear to stand up for what is right is causing housing supply to decrease in respect to population growth. This restricted supply of course causes prices to rise disproportionately.

As of now, the city of Alpharetta has the most stringent requirements and restrictions of any jurisdiction I build in. I think to myself at least it could not get any worse. Then I hear about proposed changes that would make it almost impossible to build new homes. I will have no part of it. It will force me to build in other areas that want housing.

As far as Meadow Brook Hills subdivision, it's the selfish trying to rule everyone else. Here are the facts; when their house was built, there was no silt fence or tree saved used to control erosion and protect trees. There was no water quality management required. Some did not follow setback rules either. Their houses still dump water onto other people's homes and they do nothing to mitigate it. Their houses are not energy efficient like a new home, and most of them contain asbestos, which is an environmental hazard.

Why are they not regulated to clean up their mess at their own expense. I would argue those houses are more detrimental to the Meadow Brook Hills community than the new, energy efficient , environmentally friendly new homes being built. The new homes have to control the silt, protect the trees, and contain their water.

If we let the small mob control housing policy, we will suffer with reduced supply and increased prices. I never mentioned the word FREEDOM yet, as that is the ultimate price people pay when the selfish take control. Let's not reward the narrow minded, selfish, hateful group trying to ruin this city.

Sincerely

A handwritten signature in cursive script, appearing to read "Jason Rosen".

Jason Rosen

From: [Jennifer Sheppard](#)
To: [Cook, Kathi](#); [Drinkard, James](#); [Callum, Alexandra](#); [Woodman, Michael](#)
Subject: Stonegate Manor - Response to Overlay
Date: Tuesday, May 31, 2022 7:02:04 PM

CAUTION: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello –

Thank you again for the time you have put into listening to residential concerns around the building and tree clearing in our neighborhood.

A quick note about my perspective and interest in this situation:

- I purchased my home on Pebble Trail in 2017.
- I have made approx \$130k in improvements to the existing home with no changes to footprint, height or trees. Proving that it is very possible to invest in the growth and continued improvement of our city without the need for tear down, rebuild and site clearance. All while improving property value.

Please find my feedback to your suggestion proposed in the Overlay:

- Lot and Building Standards:
 - Agree: 1500sqft facade, with a 35ft height limit (NOT average height, this means a 35ft limit) with 40% impervious surface area limit
 - Suggestion: variances are clearly still planned to be entertained, should such a variance be approved by the city, impacted residences (open to suggestions on what constitutes impact) should be given proactive notice and time to respond before plans are formally approved
- Tree Preservation:
 - Suggestion: I see and hear many instances where the current City Arborist sides with the developer and established, healthy trees continue to be approved for removal despite their importance in the character, canopy, drainage situation, etc of our community. Understanding it is hearsay but for the means of example, a perfectly healthy tree was approved for removal b/c the arborist said “it will die in 15 yrs” - why are things like this happening? It needs to be addressed.
 - Suggestion: where the lot meets to exceeds 30% coverage, an assessment of the total inches on the property is made and a maximum of 25% of this tree density can be removed. 130 inches is just 4 medium sized trees on a lot that could have 50 inches
 - Suggestion: specimen trees simply cannot be taken down unless dangerous
 - Suggestion: variances are clearly still planned to be entertained, should such a variance be approved by the city, impacted residences (open to suggestions on what constitutes impact) should be given proactive notice and time to respond before plans are formally approved
 - Tree replanting enforcement does not exist, it would be great to see a way to enforce this or understand how the community can help the city to highlight non-compliance

Additional points:

- The 2030/2040 vision talks a lot about a desire to preserve the character of the city, but the reality is a tear down and rebuild the same style of homes that are currently fashionable. This seems quite contradictory
- The 2030/2040 vision talks about the desire for Alpharetta to become an authorized Tree City. I see no evidence of focusing on maintaining current tree canopy and prevention of removal. A small fine is not going to stop someone who's building a \$2M or profiting from building that home.
- The building/developer community largely views our neighborhood as a way to make money. Their time personally invested is that required to build and leave. They have no long term interest in the area, where in many cases the residents have invested in and created their homes here for years to come based on this being a green area
- Without the support of the city and our council, where else are residents able to get support to sustain our community. Your position to support your voting, tax paying residents is in no way an 'over-reach' and is much appreciated by 98% (residents) vs. 2% (developers).
- I am quite fearful while the city position is finalized of the variances to standard regulation that are being built/trees being removed. It would be good to know this discussion will not trigger a mass clearance of trees before any limitations are formalized.
- I fully support the position of the Alpharetta Conservancy Group

Thank you for your support. Feel free to reach out with any questions.

Best,

Jennifer Sheppard
265 Pebble Trail



From: [Chris K](#)
To: [Bazinet, Jill](#)
Subject: 3110 Maple In Flooding
Date: Tuesday, February 8, 2022 9:23:23 PM

CAUTION: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This should show progression of the water for a few years.

<https://drive.google.com/drive/folders/17OcNo80JSSOcidGWO0JuMlr5GhtBuZNb>

Flooding concerns in Milton Estates: 3120 Maple Ln, Alpharetta

Emily Narchus [REDACTED]

Fri 3/18/2022 5:21 PM

To: City Council and Mayor <CityCouncilandMayor@alpharetta.ga.us>; Bazinet, Jill <jbazinet@alpharetta.ga.us>; Drinkard, James <jdrinkard@alpharetta.ga.us>

Cc: David Silver [REDACTED]

CAUTION: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon-

I'm writing in regards to the flooding issues in the Milton Estates neighborhood. Apologies for the delay, I have been meaning to send this sooner.

We purchased our home in June 2020, unaware of the severity of the flooding issues. Had we known then what we know now, we would have probably made a different decision. Aug 2020 was our first experience with a flood. Looking out our windows in disbelief, we had over 3ft of water running through our backyard, inches away from rushing through the back door into our home. Thankfully, the rain cleared up and the water drained before making an entrance. It would have only taken another 20-30 minutes of rainfall and this water would have been in our home. Fast forward to Sept 2021, same situation. (photos and videos from both floods in WeTransfer Link here: <https://we.tl/t-Ui2wkRbRFm>). In between flooding, we deal with a murky yard, destroyed landscaping, and a lot of constant clean-up, even with average rainfall. Aside from these issues, we have learned that the flood water contains bacteria, parasites, and feces. This is incredibly unsafe for everyone, and a liability to the city and homeowners. How this hasn't been addressed before now is shocking and disappointing, to say the least.

We love our neighborhood and have spent a significant amount of money fixing up a house that was neglected for many years. We have invested our time, money, and hearts here and hope it wasn't all for nothing. On behalf of our neighborhood, we are begging for your help.

While I will not pose as an expert in this arena, it is obvious there are a few high-level items that would help mitigate the flooding issues:

- The water has nowhere to go. We need retention ponds. Have you considered buying properties where the water floods the worst and turning these into water-retention areas? There are two homes that I'm aware of that are barely livable due to the flooding issues (along the creek on Meadow Dr and Maple Ln). I would think these would be two good areas for the city to consider purchasing.
- It is obvious Foe Killer Creek has not been maintained over the years. It is eroded and full of debris. Are there any plans to refurbish the creek?
- The city needs to reevaluate permitting and closely monitor what is being done to the terrain. In the last meeting, the City Team told us that permits are not granted to expand the footprint on existing homes in this area. That is completely untrue, as we have a home on our street that has begun adding on to the existing footprint, roughly double. They brought in truckloads of dirt for construction; it will be interesting to see how this affects flooding of neighboring homes with the next heavy rain.
- Have you considered offering trees from your tree reserve to residents? A lot of very established, water-loving trees are being cut down for new development. This is certainly impacting the flooding issues. I would be happy to plant some trees on my property to help drink the water, I know other residents feel the same.

We have faith our concerns and requests aren't falling on deaf ears. The meetings and feedback are all reassuring. But, we hope actions take place. If the neighbors could fix this problem on their own, it would have already been done. We need the city to help us.

If there is anything we can do, please let us know. Looking forward to the upcoming meeting on March 24.
We appreciate your time and consideration. Let's keep Alpharetta the crown jewel of suburbia Atlanta.

<https://we.tl/t-Ui2wkRbRFm>

Thank you,
Emily Narchus
3120 Maple Ln, Alpharetta

From: [Anna Henderson](#)
To: [Bazinet, Jill](#)
Subject: Re: Foe Killer Creek- Milton Glen Milton Estates
Date: Thursday, February 10, 2022 7:36:49 AM

CAUTION: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Jill.

I was at the Community Meeting on Tuesday night along with about 80 residents of our neighborhood with increasing issues related to drainage and flooding, even with moderate rains. You'll notice from the email thread from almost 4 years ago, I was concerned about the 12 foot concrete slab eroding into the creek. Fast forward to now and it is sitting in the creek. It is on my back neighbor's side of the creek but impacts all of us downstream and impacts the overall health of the creek. How is this not the responsibility of the city to take care of this? My neighbor can't afford to remove it. She has had to repair her fence multiple times due to erosion and flooding that she has endured because of the creek overflowing. She can't sell her house because of what has been happening with the floods.

The question was asked about when the creek was last assessed and frankly none of us were satisfied with that response. Just behind me are drainage pipes, wooden fences and general debris like papers, cups, hoses, just a mush mash of stuff.

Please come take a look again. I live at 375 Heritage Lane. With advance notice, I can make myself available to personally show you. Last time, you or someone simply showed up. It makes a difference to be face and face and explain the situation in person.

Thank you.

Anna Henderson









Sent from my iPhone

On Mar 19, 2018, at 11:25 AM, Anna Henderson [REDACTED] wrote:

Ok. Thank you for your quick response.
Anna Henderson

Sent from my iPhone

On Mar 19, 2018, at 10:38 AM, Bazinet, Jill <jbazinet@alpharetta.ga.us> wrote:

Anna-

I was able to make it out to the property on Friday. You were not home, but your across the stream neighbor was there and showed us the concrete. It appears that at some time in the past an owner poured concrete along the bank of stream in this location to try to protect it from erosion. While this is not a preferred technique anymore, it was likely done hoping for a similar

result as the rock that is found along the other banks in the area. We can see where the concrete slab has slipped down the bank, but we do not think it is going to cause an issue in the stream. If it does continue to move or shifts to a point where water flow is blocked, it would be the responsibility of the property owner to hire someone to remove it.

Please let me know if you have additional questions.

Sincerely,

Jill Bazinet, PE CFM
Senior Stormwater Engineer
City of Alpharetta
Public Works Department
Phone: 678-297-6200
Fax: 678-297-6201
Cell: 678-410-4644
www.alpharetta.ga.us

From: Anna Henderson [REDACTED]

[REDACTED]
[REDACTED] Jill <jbazinet@alpharetta.ga.us>

Subject: Foe Killer Creek- Milton Glen Milton Estates

Hi Jill.

Per our conversation Friday, I appreciate you working to send someone out to my house this week to assess the concrete slab that is in Foe Killer Creek behind my house- 375 Heritage Lane.

My phone number is [REDACTED] Below is a picture of the concrete slab.

Thank you.
Anna Henderson

<image001.jpg>

Sent from my iPhone

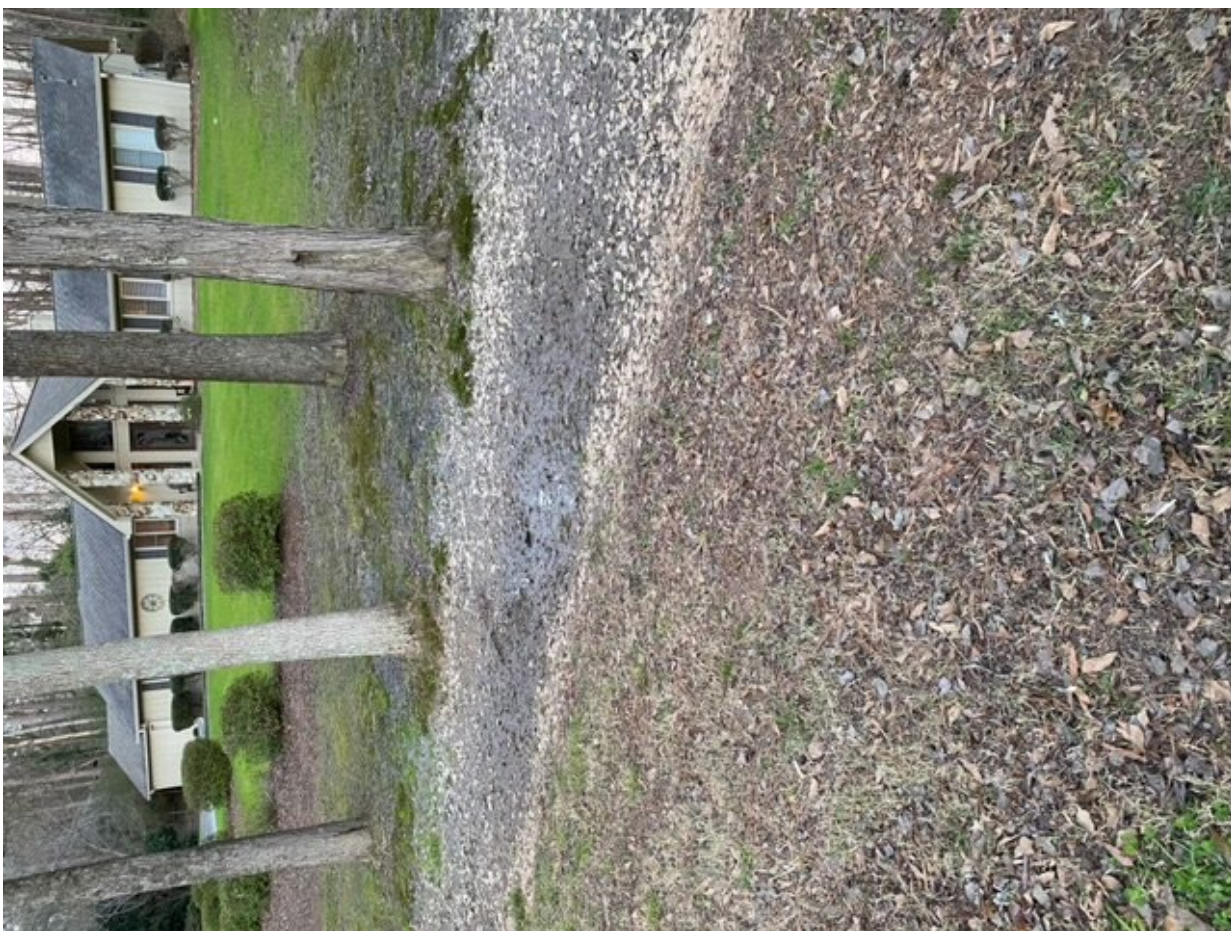
From: [Anna Henderson](#)
To: [Bazinet, Jill](#)
Subject: Standing water on Mayfield Circle
Date: Friday, February 11, 2022 6:25:35 AM

CAUTION: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Jill,

At the Community meeting on Tuesday, I mentioned there is an area on Mayfield Circle that retains water for days. Below are pictures of standing water that has been there since last Thursday's rain. This is what remains of it 8 days later (we have not had rain since last Friday/Saturday). The warm weather dried up most of it by the time I captured these photos yesterday but it is unacceptable that there is still an area that cannot absorb the rain. An area like this becomes a really big deal in the summer with mosquitoes. This is 215 Mayfield Circle. - Anna Henderson





Anna Henderson

Sent from my iPhone

From: [Leah Arnold](#)
To: [Bazinet, Jill](#)
Subject: Creek Flooding
Date: Thursday, February 17, 2022 9:27:18 AM

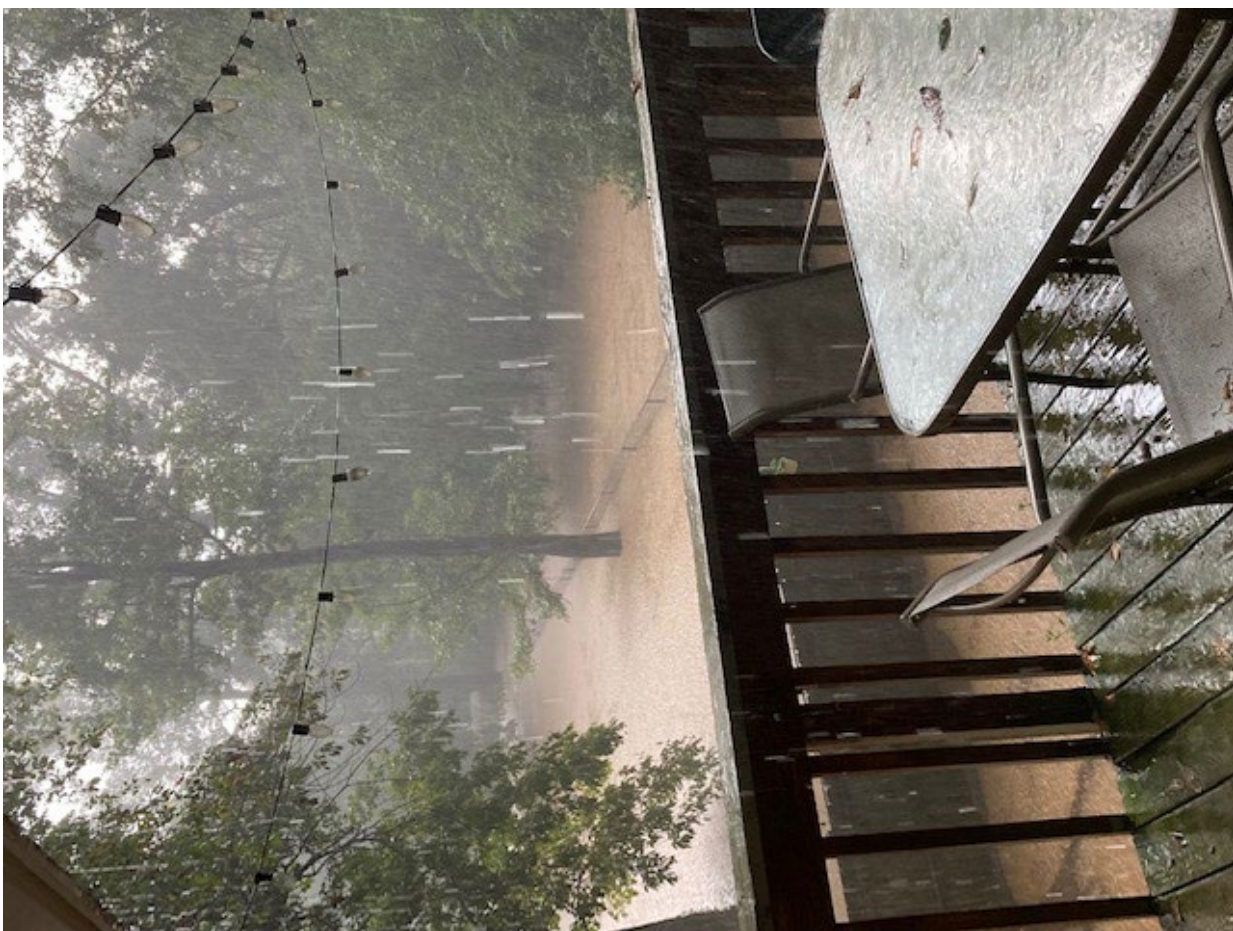
CAUTION: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

As a follow up to our neighborhood meeting, I am providing pictures of the creek flooding behind 345 & 325 Heritage Lane. We have had this property since 2007 and this has never occurred before. It seemed the creek was blocked as it flowed through quickly after these photos as if something had been cleared even though the rain continued. However the damage to yards was already done based on this and water got into our neighbor's home. This also was flooding the street at Mayfield Circle where the city had replaced the drain under that road but it still seems too small to support the runoff from the high school and downtown we are now receiving from all of that development.

Thank you,
Leah Arnold





Sent from my iPhone

From: [Woodman, Michael](#)
To: [Callum, Alexandra](#)
Subject: FW: Meadow Brook Hills subdivision
Date: Monday, February 21, 2022 4:25:14 PM

Please add him to the email list. Thank you!

From: [REDACTED]
Sent: Friday, February 18, 2022 7:00 PM
To: Woodman, Michael <mwoodman@alpharetta.ga.us>
Subject: Re: Meadow Brook Hills subdivision

CAUTION: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good evening Michael - if you could provide me a copy of the notes from Meadow Brook subdivision meeting it would be greatly appreciated. Hope the meeting went well.

Thank you.

Ron Rose
[REDACTED]

> On Feb 1, 2022, at 4:38 PM, Woodman, Michael <mwoodman@alpharetta.ga.us> wrote:
>
> Good afternoon, Ron.
>
> The meeting on 2/8 will be in-person and will not be recorded. We do have a consultant that will be moderating the meeting and will be taking notes. I can provide a meeting summary with notes after the meeting, if that will help. Please feel free to follow up with me for the meeting notes.
>
> Best regards,
>
> Michael A. Woodman, AICP
> Planning and Development Services Manager
>
> City of Alpharetta
> Community Development Department
> 2 Park Plaza
> Alpharetta, Georgia 30009
> (678) 297-6072
> www.alpharetta.ga.us
>
>
>

>

>

> -----Original Message-----

> From:

> Sent: Tuesday, February 01, 2022 3:42 PM

> To: Woodman, Michael <mwoodman@alpharetta.ga.us>

> Subject: Meadow Brook Hills subdivision

>

> CAUTION: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.

>

> Good after Michael - we are in the process of buying a home in Meadow Brook Hills subdivision and understand there is a meeting scheduled for 5:30 pm on February 8th, to discuss concerns that have been expressed by some of the owners. We are out of town that day and wondered if there is a chance to listen to the conversations remotely.

>

> Thank you and hope the meeting is productive.

>

> Ron Rose

>

>

From: [Cook, Kathi](#)
To: [Woodman, Michael](#); "eric.bosman@kimley-horn.com"
Cc: [Callum, Alexandra](#); [Graves, Eric](#)
Subject: FW: Meadowbrook Hills / Milton Estates / Milton Glen architecture
Date: Friday, March 25, 2022 11:12:40 AM

FYI, the meeting last night was focused on stormwater but several brought up the fact that they do not want architectural standards, more focus on measuring height as well as tree canopy, grade change.

-----Original Message-----

From: Suzanne [REDACTED]
Sent: Friday, March 25, 2022 9:12 AM
To: Cook, Kathi <Kcook@alpharetta.ga.us>
Subject: Meadowbrook Hills / Milton Estates / Milton Glen architecture

CAUTION: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Kathi,

I found last night's meeting very informative and appreciate all the time and effort being put in to help address some issues in our neighborhood. Your statement about increasing tree canopy in front yards is much appreciated. This enhances the neighborhood appearance, provides shade for our many walkers, and supports birds and pollinators. (We recently planted some front yard trees including a willow oak which should soak up some water!)

Last night was the first I had heard about restricting widths of house facades. I already had concerns about height restrictions and limits on architectural style, and I'm now concerned about property rights in general. I count over 140 homes in our combined neighborhood but have only heard a handful of people complain about the size, appearance or scale of new homes. I personally like the mix of styles and sizes.

I attended an early meeting in our neighborhood of almost twenty people. At the end, the host asked each of us to state our biggest concern. Overwhelmingly the top concerns were stormwater and tree canopy.

My suggestion is that the architectural aspects be, for now, limited to those which serve the purpose of improving stormwater management and preserving tree canopy. Height restrictions are actually at odds with these goals - for example, some lots have front yards that slope upward from the street and the proposed 35' from-street height restrictions may prevent those owners from building a two-story house. This either causes a larger footprint ranch to be built (more impervious surface, fewer trees) or negatively impacts the value of their property.

I look forward to seeing the recommendations for the proposed overlay. My husband Hal and I will review them from these perspectives:

1. Does this help enhance stormwater management?
2. Does this help preserve tree canopy and stream buffers?
3. Does this preserve or limit future improvements to our home that we are considering?

Thank you for listening!

Suzanne McCaskey
180 Meadow Drive

From: [Woodman, Michael](#)
To: [Callum, Alexandra](#)
Subject: FW: Meadowbrook neighborhood meeting
Date: Monday, February 21, 2022 4:26:29 PM

Please add him to the email list. Thank you!

From: Ric Anderson [REDACTED]
Sent: Saturday, February 05, 2022 4:54 PM
To: Woodman, Michael <mwoodman@alpharetta.ga.us>
Subject: Meadowbrook neighborhood meeting

CAUTION: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mr. Woodman,

I've just found your letter in my mailbox, thanks for including Maple Lane for the meeting. I am very concerned with the problems I see being caused by the overdevelopment in the area behind the elementary school. My home backs up to Foe Killer Creek and my backyard flooded easily before all the construction started. Has gotten worse with each new McMansion covering up all the land that once had a chance of soaking up some of the rainwater. I wish, as this building will continue as long as there are any available lots to re-do, that some requirements would be put on the developers/contractors to address the stormwater infrastructure as part of their securing a building permits. I know the city can't stop the redevelopment, and I get why the city wants it to happen, but it only seems fair that these folks start paying their freight.

I really wish I could attend Tuesday's session, but my shift goes until 6:00, in south Canton, so making a 5:30 meeting isn't happening.

I appreciate your time.

Cheers,

Ric Anderson

From: [Woodman, Michael](#)
To: [Callum, Alexandra](#)
Subject: FW: Milton Glen Aug 2020 rain water from school
Date: Tuesday, February 15, 2022 8:47:13 AM
Attachments: [IMG_7267.mov](#)

For the file

From: Cook, Kathi <Kcook@alpharetta.ga.us>
Sent: Sunday, February 13, 2022 5:52 PM
To: Graves, Eric <egraves@alpharetta.ga.us>; Woodman, Michael <mwoodman@alpharetta.ga.us>; Shostak, David <dshostak@alpharetta.ga.us>; Borden, Brian <bborden@alpharetta.ga.us>
Subject: Fwd: Milton Glen Aug 2020 rain water from school

FYI.

Sent from my iPhone

Begin forwarded message:

From: Bonnie Majher <[REDACTED]>
Date: February 13, 2022 at 1:59:02 PM EST
To: "Bazinet, Jill" <jbazinet@alpharetta.ga.us>, "Cook, Kathi" <Kcook@alpharetta.ga.us>
Subject: Milton Glen Aug 2020 rain water from school

CAUTION: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Jill and Kathi

I'm forwarding some video clips for 170 meadow and 133 upshaw in a few emails due to size.

I'd like to reiterate what I said at the town meeting this past week. This neighborhood has had water issues for many many years (pre-progress) It's a known fact it's low lying and has underground springs everywhere.

I believe education is imperative in calming the group.

New construction homes have to meet a much higher standard than existing homes for rain water runoff. A new 2,000 sq ft footprint (4000 sq ft total stacked home) has less runoff than a 1,000 sq ft existing ranch home based on the stringent requirements.

Alpharetta has the most restrictive storm water building requirements in the state.

The average new Infill build is spending 50,000 in water mitigation per lot.

Unprecedented rain events like the Sept 2021 event flooded all parts of Alpharetta, not just Milton Glen.

Floodplain FEMA maps have been increased numerous times in the past 20 years for the entire country due to global warming. Buying in a floodplain has always been a risk for 100's of years.

Construction traffic is a nuisance just like other gatherings in the neighborhood for private parties, the answer is not taking another 10% of land from each homeowner to widen the streets. The school bus couldn't get through because of a neighbors Open House traffic NOT because of construction parking. In fact deliveries couldn't get in either.

The egregious behavior of 1 builder is not the norm for all builds and the rules/ordinances shouldn't be changed. That isolated situation has been handled accordingly.

The vigilantly approach by some residents to try and shut down Job-sites is not only straining City resources but false claims need to be handled accordingly (they tried to shut down 240 meadow 3 times before the town meeting because they needed another example to use and ignorantly believed Rosen built over the building box like Royal oak) but it was discovered that it was 230 meadows fence that is over the property line of 240 meadow by 6 inches creating the visual that Rosen violated the rules by "6 inches" on his foundation. Jason was called to the site "immediately" 3 different times and threatened to shut the job down (costing a builder 1,000's of dollars) if "He" didn't resolve it. He didn't demand that the fence be removed because their chickens would be impacted in doing so. Again EDUCATION and clear minds need to be governing the rules and work. Squeaky wheels are not what should be governing.

Taxes: New builds do NOT create higher taxes. The real estate Market has gone up all over the country by 25% or more. That's what's raising taxes. Higher taxes help resolve the "issues" the owners are upset about. The new home taxes are around 30,000 (per 3 million build) compared to the 3,000 tax bill of an existing ranch home. That's 10 times per lot of more taxes for good use to add more parks, green space, police, and services available to ALL residents.

Newly imposed Overlay restrictions would apply to ALL permitting including renovations.

The old drainage system AND the creeks (clean out) do need attention. The School

land does drain into Meadow Brook/milton Glen. The videos I'm attaching are from BOTH the big event and another heavier rain day in 2020. These are helpful to understand where the water comes from not only in a big event but on any rain day (Zoom in to see the water coming down the steps, hillsides etc). The retention pond by Georgian manor runs into this storm water area along side 133 upshaw.

Last but not least, a moratorium is NOT the answer. I have internal emails that are flying around acting in a mob mentality that needs educated immediately. These residents have decided to shout from the rooftops to anyone that will listen including the Mayor and Media. I believe we can all live and work together and that once educated and enlightened on how well the City is ran and how the water issues can be improved or resolved will take away the big developer/builder Vs little people mindset. Alpharetta has done an incredible job with its Growth. It's what makes it the #1 City in the area.

Thank you for your time and efforts.

Bonnie Majher

Associate Broker

Atlanta Fine Homes/ Sotheby's International Realty

[1125 Sanctuary Parkway, Suite 400](#)

[Alpharetta, GA 30009](#)



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From: [Woodman, Michael](#)
To: [Callum, Alexandra](#)
Subject: FW: Tuesday Meeting?
Date: Monday, February 21, 2022 4:27:05 PM

Please add him to the email list - Milton Estates, etc.

-----Original Message-----

From: Richard Knox - TechNet <rknox@tnri.net>
Sent: Monday, February 07, 2022 9:51 AM
To: Woodman, Michael <mwoodman@alpharetta.ga.us>
Subject: Tuesday Meeting?

CAUTION: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Michael,

Unfortunately my wife and I are out of town, but would like to participate in the meeting tomorrow evening, regarding the redevelopment of homes and the greatly increased subsequent flooding downstream. We own a home that has witnessed the extreme increase in flooding, as a result of the redevelopment and lack of water retention requirements by the city.

Will this meeting be on Zoom, so we can participate? If so, please send the Zoom link.

Thanks,
Richard Knox



From: [CHARLES MCINTYRE](#)
To: [Bazinet, Jill](#)
Subject: Hi Jill Here is the Video you Requested Related to Last Night's Meeting
Date: Wednesday, February 9, 2022 6:53:04 PM

CAUTION: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Jill, here is the link to the video you requested last night related to the flooding at Milton Glen Milton Estates and Meadow Brook Hills:

https://www.youtube.com/watch?v=9_V-sPcKwKE

From: [David Silver](#)
To: [Bazinet, Jill](#); [Emily Narchus](#)
Subject: Maple Lane Flooding
Date: Thursday, February 10, 2022 11:23:44 AM

CAUTION: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

We attended the recent town hall and will be providing additional photos/videos to show the severity of the flooding occurring. Emily, copied, will provide most of these, but the attached is 1 with some comic relief compared to most you've received I'm sure. At it's deepest point along the back fence, it's height was at least 2 feet. We're at 3120 Maple Lane.

Can you provide the timing/notes of the last inspection of Foe Killer Creek and its findings? As I mentioned during the meeting, some simple maintenance would be a reasonable start to addressing this significant issue.

Thank you,
David and Emily



From: [Hal MCCASKEY](#)
To: [Bazinet, Jill](#)
Subject: Meadow Brook flooding video
Date: Thursday, February 10, 2022 11:06:41 AM

CAUTION: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Download Attachment
Available until Mar 12, 2022

September 8 2021. Taken from 180 meadow looking at flooding at 179 Meadow. This has happened several times in the last year is so.

Hal McCaskey
180 Meadow Drive

[Click to Download](#)

IMG_3298.MOV
0 bytes



From: [Mike Yeargin](#)
To: [Woodman, Michael](#)
Subject: Comments for the discussion session for Meadow Brook Hills and abutting SDs regarding flooding, new construction et al Feb 8 2022
Date: Tuesday, February 08, 2022 5:02:54 PM

CAUTION: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mr. Woodman,

This week you indicated that parties who could not attend could submit comments or questions by email. This is for that purpose.

Thanks,

Mike Yeargin

Resident of Mayfield Circle

a. First of all follow all the current rules and regulations currently in place related to infill lots, remodeling, new homes in existing older developments.

b. As to any flooding, again apply all current rules, but if drainage is an issue, then include the best solutions as conditions of any new permits issued.

c. As to limiting gentrification or improvements to neighborhoods, I am opposed to any irrationale moratoriums on allowing owners to develop their land.

Long term moratoriums on building permits can be financially devastating to owners of any type and backwards effective rule changes combined could result in

something akin to inverse condemnation of property rights and in some cases force some parties into bankruptcy, which is not a good thing at all.

d. As to the free enterprise and American freedom to buy and sell at a profit and to construct approved plans on approved lots don't arbitrarily restrict that.

e. Gentrification and remodeling are a natural life cycle for older neighborhoods and that keeps the areas looking nice, values sustained or increasing and prevents eyesores and deteriorating houses from hurting abutting properties and the area in general and subsequently improves the tax base to support the community and to fund upkeep of streets, lighting, sidewalks, drainage and all that cost money and should NOT be ignored and the City should play its role in the upkeep of those common facilities that also make the area livable and walkable and attractive to the occupants and their guests. Tax dollars should flow at the same pace needed to accommodate the growth, expansion and overall development of older subdivisions as well as newly approved subdivisions. Given the tax base, there should be no shortage of funds to keep all non-private streets and roads under the City's purview well maintained, smooth and not patched up.

f. There will be some owners that do not keep up their properties at all and that should be addressed by the City's Code Enforcement officials. If the code is too lax or not enforced timely and equitably then that means the City is not doing their job of keeping non-compliant homes and lots up to code with swift and affirmative action to bring the properties into compliance for the benefit of the Citizens who have to live by it or look at it daily. Enforce existing code violations.

g. Older neighborhoods generally lack HOA groups to assist in enforcement of code violations for existing and yes, new construction like silt fencing etc. That puts more responsibility on the City officials to monitor, receive complaints and act on them timely and with maximum enforcement efforts.

h. As to a mixture rule, absent any development rules on the size, look, lot ratio, setbacks, then

the market place should be the only controlling factor as to what design a home can be built new, remodeled or expanded etc. If new rules are to be added that impacts especially older 1960s or 1970s developments then the public, investors, homeowners, developers and others will all want an opportunity to attend hearings and voice an opinion of what is proposed to be the new rules as that could result in a quasi version of reverse condemnation by changing the rules after people have invested possibly millions in property rights only to be impacted without adequate notice.

i. As to trees, canopies and the like in older areas that have mature trees, I assume there are arborists reviewing all removals and following existing rules and guidelines to the book to protect old growth trees or somehow requiring replacement or tree recompense etc to maintain natural ancient trees while not totally bringing growth or development to a total halt using common sense to protect the vistas that many love about older, well treed mature neighborhoods. There is a balance hopefully between the status quo and reasonable growth and the property rights of all land holders of all types and preferences. There is no perfect solution, just balancing of as many interests as possible please.

Thanks,
Mike

From: [Bonnie Majher](#)
To: [Bazinet, Jill](#); [Cook, Kathi](#)
Subject: Milton Glen Aug 2020 rain water from school
Date: Sunday, February 13, 2022 1:59:05 PM
Attachments: [IMG_7267.mov](#)

CAUTION: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Jill and Kathi

I'm forwarding some video clips for 170 meadow and 133 upshaw in a few emails due to size.

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Construction traffic is a nuisance just like other gatherings in the neighborhood for private parties, the answer is not taking another 10% of land from each homeowner to widen the streets. The school bus couldn't get through because of a neighbors Open House traffic NOT because of construction parking. In fact deliveries couldn't get in either.

The egregious behavior of 1 builder is not the norm for all builds and the rules/ordinances shouldn't be changed. That isolated situation has been handled accordingly.

The vigilantly approach by some residents to try and shut down Job-sites is not only straining City resources but false claims need to be handled accordingly (they tried to shut down 240 meadow 3 times before the town meeting because they needed another example to use and ignorantly believed Rosen built over the building box like Royal oak) but it was discovered that it was 230 meadows fence that is over the property line of 240 meadow by 6 inches creating the visual that Rosen violated the rules by "6 inches" on his foundation. Jason was called to the site "immediately" 3 different times and threatened to shut the job down (costing

a builder 1,000's of dollars) if "He" didn't resolve it. He didn't demand that the fence be removed because their chickens would be impacted in doing so. Again EDUCATION and clear minds need to be governing the rules and work. Squeaky wheels are not what should be governing.

Taxes: New builds do NOT create higher taxes. The real estate Market has gone up all over the country by 25% or more. That's what's raising taxes. Higher taxes help resolve the "issues" the owners are upset about. The new home taxes are around 30,000 (per 3 million build) compared to the 3,000 tax bill of an existing ranch home. That's 10 times per lot of more taxes for good use to add more parks, green space, police, and services available to ALL residents.

Newly imposed Overlay restrictions would apply to ALL permitting including renovations.

The old drainage system AND the creeks (clean out) do need attention. The School land does drain into Meadow Brook/milton Glen. The videos I'm attaching are from BOTH the big event and another heavier rain day in 2020. These are helpful to understand where the water comes from not only in a big event but on any rain day (Zoom in to see the water coming down the steps, hillsides etc). The retention pond by Georgian manor runs into this storm water area along side 133 upshaw.

Last but not least, a moratorium is NOT the answer. I have internal emails that are flying around acting in a mob mentality that needs educated immediately. These residents have decided to shout from the rooftops to anyone that will listen including the Mayor and Media. I believe we can all live and work together and that once educated and enlightened on how well the City is ran and how the water issues can be improved or resolved will take away the big developer/builder Vs little people mindset. Alpharetta has done an incredible job with its Growth. It's what makes it the #1 City in the area.

Thank you for your time and efforts.

Bonnie Majher

Associate Broker
Atlanta Fine Homes/ Sotheby's International Realty
[1125 Sanctuary Parkway, Suite 400](#)
[Alpharetta, GA 30009](#)

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From: [jpass1](#)
To: [Borden, Brian](#); [Cook, Kathi](#); [Shostak, David](#); [Graves, Eric](#); [Bazinet, Jill](#)
Subject: Re: 270 Meadow Storm water drainage plan
Date: Tuesday, February 8, 2022 9:01:54 PM

CAUTION: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Jill,

Thanks for being at the meeting tonight. After learning the severity of the issues many people have suffered in our neighborhood with water issues that have cropped up within the past few years, I hope you understand our request was not based on an irrational fear of how the changes next door could affect us.

The answer to sue our neighbor would not be sufficient if the engineering guidelines and codes in place for the builders are insufficient for preventing these problems. I know it is evident to everyone in our neighborhood that that is the case and hopefully it is self evident to the city staff after tonight. We've been here almost 20 years and have not seen this severity until the past couple of years. Mr. Bailey has been here 40 and says the same thing.

People are upset and in some cases the emotion is justified based on what they've been through (with no answers in sight.) I hope everyone can focus on a solution to this issue, but I also think some people got the message that all this was all new to the city and, at this point, I think that did not sit well with the folks who have been affected by it for so long.

I do think it is time to discuss moratoriums on new building in the downtown area (or at least the immediate water shed area) until these issues can be rectified. I think it is only just for the people who are affected by flooding.

Paul Whitehead

On Friday, November 12, 2021, 03:44:57 PM EST, Bazinet, Jill <jbazinet@alpharetta.ga.us> wrote:

I have pulled out the plans for 270 Meadow Drive. They did not use the existing trees in their stormwater treatment calculations, so the removal does not impact the size or location of their treatment planned for the site. All of the home downspouts are directed to a gravel trench in the center of their back yard. This trench releases toward their existing tree line in their very back yard.

Sincerely,

Jill

From: jpass1 [REDACTED]
Sent: Friday, November 12, 2021 8:37 AM
To: Borden, Brian <bborden@alpharetta.ga.us>; Bazinet, Jill <jbazinet@alpharetta.ga.us>; Cook, Kathi <Kcook@alpharetta.ga.us>; Shostak, David <dshostak@alpharetta.ga.us>; Graves, Eric <egraves@alpharetta.ga.us>
Subject: Re: 270 Meadow Storm water drainage plan

CAUTION: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning Jill,

After much discussion with different arborists we have decided that due to the impingement, over pruning, and willful negligence of Royal Oak that our three mature water oaks will have to be removed. The water oaks provided a nice canopy/drip line that not only drank a lot of water, they also dispersed the water when it rained. Without these 3 trees we are concerned about flooding in our yard. We do understand that water runs down hill and that our home sits lower than 270 meadow and it always has. We also have NEVER had a flooding issue. I am sure this is due to the trees and the small modest home that was at 270 Meadow. We are asking the city to please take another look at this lot while it is under construction and without the trees to help disperse the water. I realize they will have to replace the trees but they will not be 100 foot mature oaks and thus will not help as much with drainage at least not in the near future. As for suing my neighbor? This is a builder who is building a home to sell. His hands will be washed clean when the unassuming buyer buys this house so that is not really fair, not when the drainage could be looked at and improved prior to the construction.

Paul and Angela Whitehead

On Wednesday, October 6, 2021, 04:00:52 PM EDT, Bazinet, Jill <jbazinet@alpharetta.ga.us> wrote:

Typically the gravel is the last thing that goes in to prevent it from clogging with red clay. It will be underground, so you won't see it once it is in.

The gravel pit doesn't stop all water from sheet flowing across the yard. It is a first phase way to infiltrate water deeper in the ground. Once the rock trench is filled with water, the overflow will pop out the top and sheet flow. The sizing is based on area of the home draining to it. It is designed to capture approximately the first inch of rainfall.

Your recourse for flooding would be to sue your neighbor. But, water runs downhill and this area did drain your direction prior to construction, so I'm not sure how this would be handled in the courts.

Sincerely,

Jill

From: jpass1 [REDACTED]
Sent: Wednesday, October 6, 2021 1:20 PM
To: Borden, Brian <bborden@alpharetta.ga.us>; Bazinet, Jill <jbazinet@alpharetta.ga.us>
Subject: Re: 270 Meadow Storm water drainage plan

CAUTION: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thanks Jill I walked over to the back yard and there is no gravel trench in place unless there is gravel directly adjacent to the concrete footer on the back wall....it is currently under water.

If this does not work and we end up getting a wash area in our back yard...or flooding...what is our recourse?

Paul

On Wednesday, October 6, 2021, 12:57:09 PM EDT, Bazinet, Jill <jbazinet@alpharetta.ga.us> wrote:

On the plan I sent to you, the proposed contours are in bold. The front yard drains back toward the house and driveway to the southwest. The driveway grades would sheet flow to your front yard in front of the trees. The plan shows a wall on the side of the driveway that goes from the back of the driveway to almost even with the front of the dumpster. (the wall is max 3'6").

The side yard would drain toward you. The home is collected in downspouts and directed to the gravel trench – this is provided in a note under the Water Quality Calculations next to the green stamp box.

Based on the existing (pre construction ground), it appears that they have matched the same flow pattern as before – their lot generally drained from the northeast corner to the southwest with flow coming to you along the entire length of the side property line.

Jill

From: jpass1 <[REDACTED]>
Sent: Wednesday, October 6, 2021 12:35 PM
To: Borden, Brian <bborden@alpharetta.ga.us>; Bazinet, Jill <jbazinet@alpharetta.ga.us>
Subject: Re: 270 Meadow Storm water drainage plan

CAUTION: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you for this information. How is the water collected and channelled from the driveway and the grounds?

Sincerely Angela and Paul

On Wednesday, October 6, 2021, 12:30:16 PM EDT, Bazinet, Jill <jbazinet@alpharetta.ga.us> wrote:

Paul-

Attached is a copy of the approved plan. In the back of the house you can see a gravel trench. The home downspouts are to be directed to this gravel trench to infiltrate first.

The detail of the trench is found on page 2.

Sincerely,

Jill

From: jpass1 <[REDACTED]>
Sent: Wednesday, October 6, 2021 11:34 AM

To: Borden, Brian <bborden@alpharetta.ga.us>
Cc: Bazinet, Jill <jbazinet@alpharetta.ga.us>
Subject: Re: 270 Meadow Storm water drainage plan

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Thanks Brian. That would be awesome if the trees can stay and are safe. Yesterday I was told the opposite with 100% certainty and that was a gut punch. I spoke with David and there will be another measurement so we will see what the issue will be after the survey. From the point of view of the tree it should be a simple matter of running a tape measure to the slab and/or excavation. If there is to be more digging for drainage it will come even closer to the base of the tree.

Jill, please advise how we can get a review on the drainage plan for this site. I would like to understand what the drainage system/plan consists of.

Thanks in advance,

Paul Whitehead.

[Sent from AT&T Yahoo Mail for iPhone](#)

On Wednesday, October 6, 2021, 9:35 AM, Borden, Brian <bborden@alpharetta.ga.us> wrote:

Paul,

Jill Bazinet is our Stormwater Engineer. She is probably the best person to respond to your questions about potential water impacts. The next time you speak with David Shostak, you may also want to discuss that with him as well. There are certain species of trees that hold the water better than others. So, he may be able to give you some suggestions along that route also.

I'm not sure how much has been communicated to you, but Staff has requested a survey be completed to make sure the tree save fence and erosion control fencing was installed in the correct location. So, we are awaiting that information now. It is possible that they did not damage the trees any further than had already been identified on the approved plans.

I've copied Jill to this email for your reference. You can also reach out to her at 678-297-6203.

Brian Borden, AICP

Zoning Administrator

2 Park Plaza

Alpharetta, GA 30009

Office: 678-297-6076



From: jpass1 [REDACTED]
Sent: Wednesday, October 6, 2021 7:41 AM
To: Borden, Brian <bborden@alpharetta.ga.us>
Subject: 270 Meadow Storm water drainage plan

CAUTION: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Brian,

I apologize for contacting you again. Please let me know if you are not the proper channel for this and please feel free to forward as needed

We were discussing the impact of the removal of the oak trees last night and realized that it will likely have a significant effect on the water run-off on the property. We are down hill from the adjacent lot. Those trees disperse/ buffer the rain, serve as a ground barrier, and soak up a lot of water.

A few weeks ago, we had about 2 hours of hard rain and some of the houses in the neighborhood literally looked like they were in the middle of a river when you took a picture of the house by itself. We have been here 18 years and have never seen water problems like that. It looked catastrophic. Thankfully, our yard did not flood, but I don't want to be the

next one dealing with flood issues due to the new construction.

We heard there was supposed to be some type of drainage system/dike/barrier installed between our houses to ensure the run off from that property doesn't dump into our property. With the initial work, we cannot see any evidence of a drainage system being installed. Currently, they only have a few feet left to the property line and that of course is even closer to the trees (which apparently will no longer be an issue and that is likely what the builder intended to begin with based on his comments).

Is there a way we can have the storm drainage plan (if one exists) reviewed and updated based on the removal of the large trees between the properties?

This guy has obviously given the middle finger to the city regulations and we are coming out the big losers here. This was no oversight or mistake. They are professionals. This was intentional. We have done everything right and have cooperated with every request they made of us (until this point).

I do see the stop work order on the property, but he has another property a few doors down. Can that be shut down as well until this is properly resolved? I see that property has NOV's on the permit sign as well with a list of violations. This guy has done enough damage. Will there be any fines for this willful conduct? This is a true David and Goliath situation for us and we really need the city's backing with as much pressure as can possibly be delivered.

We are heart sick about these trees coming down.

Thanks in advance,

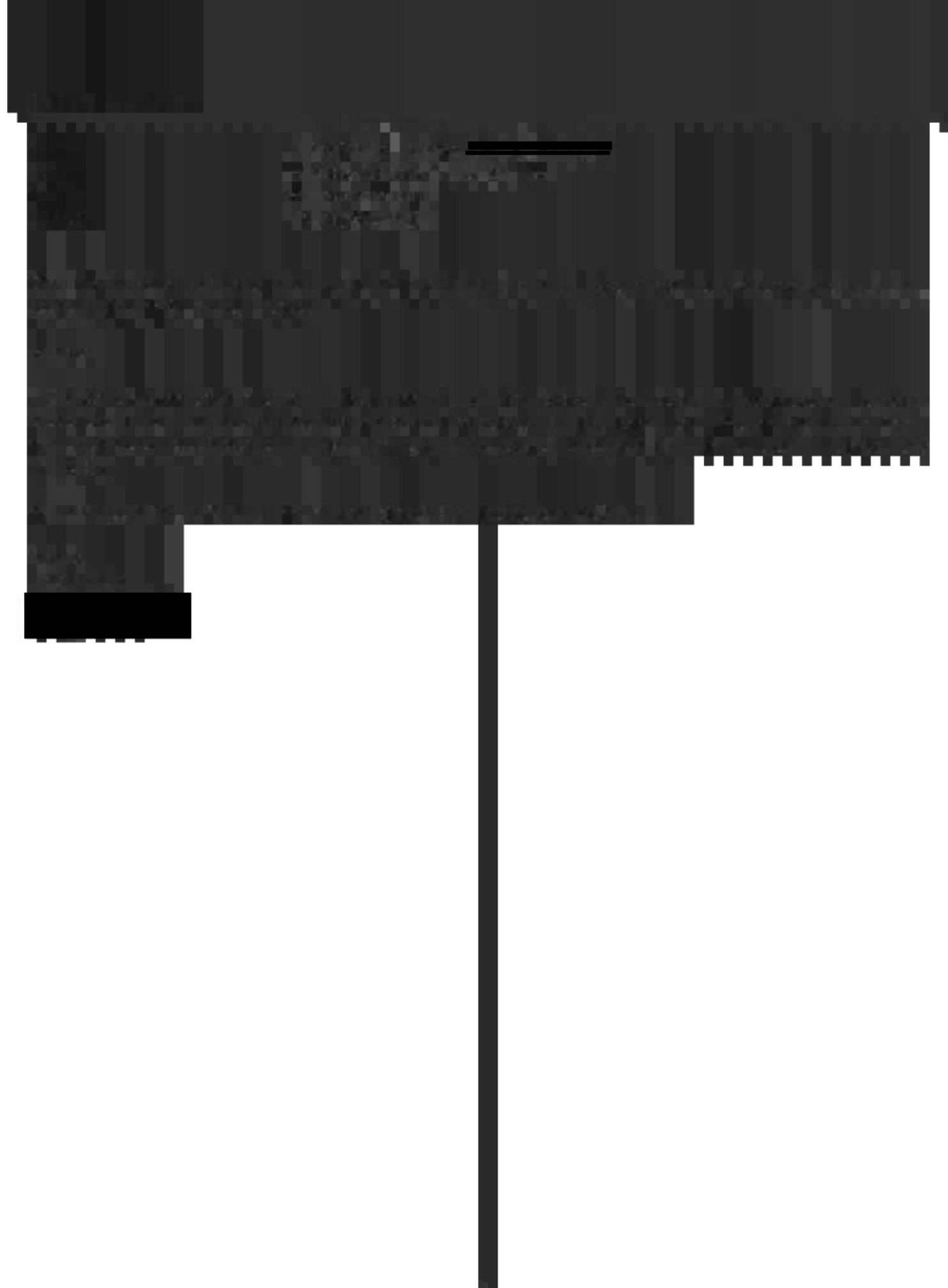
Paul Whitehead

From: [jpass1](#)
To: [Bazinet, Jill](#)
Subject: September 2021 storm
Date: Wednesday, February 9, 2022 8:59:40 AM
Attachments: [VID_20210908_190907905.mp4](#)

CAUTION: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.

The last 2 pictures are of a home on the corner of Mayfield Circle and heritage Lane. This is an original owner whose house is now for sale. The water came all the way up her chainlink fence and stopped before the second to last links at the top. The water was so deep it was actually flowing uphill. I have lived here for 18 years and NEVER seen anything like it. I am sure you will see many more photos and videos today. I am very concerned about the sewer/septics and creeks all running together.

Paul and Angela Whitehead



SECRET

CONFIDENTIAL

CONFIDENTIAL

CONFIDENTIAL

14494 1/2 [REDACTED]
[REDACTED] 14494 1/2 [REDACTED]
[REDACTED] 14494 1/2 [REDACTED]
[REDACTED] 14494 1/2 [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



STAFF REPORT

Submitting Department: Public Works

Submitted By: Geoffrey Sarra

Sponsored By: N/A

Meeting Date: August 1, 2022

I. AGENDA ITEM TITLE: ALPHA LOOP, RFP 22-123

II. RECOMMENDATION:

Please award RFP 22-123 to Integrated Construction and Nobility, Inc. for the construction of the Alpha Loop Extension Project in an amount not to exceed \$14,031,710.66, allocate funds in the amount of \$100,000.00 for utility relocations, allocate funds in the amount of \$575,000.00 for right-of-way/easement acquisitions, and approve Atkins North America, Inc.'s proposal for construction management, engineering, and inspections services in an amount not to exceed of \$530,877.08, 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: \$15,237,587.74

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
AlphaLoop (TSPLOST 2; 33641100-541420-C2305)	\$11,993,436
AlphaLoop (Land & Water Conservation Grant; 34041100-541420-C2305)	\$500,000
AlphaLoop (Land & Water Conservation Grant Match; 27041100-541420-C2305)	\$481,000
AlphaLoop (Capital Project Fund; 30141100-541420-C2305)	\$247,403
AlphaLoop (2016 Bond Fund; 31741100-541420-C2305)	\$50,749
New Appropriation Request (TSPLOST 1 Non-Allocated; 33541100-541420-C2305)	\$825,000
New Appropriation Request (Transportation Impact Fees Non-Allocated; 27041100-541420-C2305)	\$840,000
New Appropriation Request (Transportation Impact Fee Revenue Forecast; 27041100-541420-C2305)	\$200,000
New Appropriation Request (2016 Bond Fund Non-Allocated; 31741100-541420-C2305)	\$100,000

EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
-	-\$
Land & Water Conservation Grant	\$500,000
-	-\$
-	-\$
-	-\$
-	-\$
-	-\$
-	-\$
-	-\$

IV. REPORT IN BRIEF:

Construction

The award of Request-for-Proposals (RFP) 22-123 is for the construction of the Alpha Loop from its current end south of Old Milton Parkway and the Chelsea Walk Subdivision to Northwinds Parkway and the portion of Alpha Loop running through the Northwinds Summit development. The project will add approximately 4,920 feet (0.93 miles) of trail including an approximately 360' long bridge, an approximately 144' long tunnel under Westside Parkway, and connections to The Atley Subdivision, Westside Parkway, and Northwinds Parkway.

Plans and specifications for this project were prepared by Pond & Company and Alta Planning + Design with oversight from the Public Works Department and input from the Recreation, Parks, and Cultural Services Department.

A request for qualifications was issued on March 3, 2022 for the construction of this project. A total of two statements of qualification were received on March 31, 2022. Staff from the Public Works Department evaluated and scored the received statements based on Firm Experience (25%), Project Manager & Site Superintendent Experience (25%), and Sample Projects (50%). Both firms, Astra Group, Inc. (Astra) & Integrated Construction and Nobility, Inc. (ICAN), demonstrated strong experience with projects of similar scope to the Alpha Loop and were invited to participate in a subsequent RFP phase.

On May 16, 2022, RFP 22-123 was issued to both firms, and proposals were received on June 20, 2022. Staff from the Public Works Department evaluated and scored the received statements based on Cost (50%), Schedule (35%), and Project Approach (15%). Based on the submitted proposals and clarifications from the meetings, the final scoring for the two firms was:

ICAN 99.00
Astra 72.18

ICAN is an experienced contractor that has worked on several projects with similar elements in Georgia for multiple government agencies, including Cherokee County, Clayton County, City of Dunwoody, and City of Roswell. Additionally, ICAN was awarded one of two contracts with the City of Alpharetta for On Call Park Trail Construction Services on June 3, 2019 and successfully completed the Big Creek Greenway extension from Marconi Drive to Union Hill Park in May 2021.

The anticipated completion date for work is no more than 450 days from notice to proceed. ICAN anticipates being able to mobilize and begin construction in September 2022.

Utility Relocation

Construction of the tunnel under Westside Parkway requires a few utilities to be relocated. Public Works has received verbal estimates from utility owners, as actual relocation needs and costs will not be determined until the utilities are exposed. Public Works is requesting an additional \$100,000.00 to cover the relocation needs, and Public Works will work directly with the utility owners to expedite relocation. The City must pay for the relocation of any utility, since this project is not associated with a vehicular improvement project.

Right-of-Way/Easement Acquisition

Right-of-way/easement acquisition costs in an estimated amount totaling \$575,000.

Project Management

On January 18, 2022, Atkins North America, Inc. was awarded a contract to provide the City project management services, including construction management and construction inspection services. At staff's direction, Atkins prepared a proposal for providing construction project management, inspection, and engineering services for the Big Creek Greenway Extension project. Their scope includes:

- Providing an experienced project manager to provide oversight and coordinate activities of Atkins, City Staff, and Integrated Construction and Nobility, Inc.;
- Providing experienced inspectors to monitor and document the day-to-day construction activities; and
- Assigning a dedicated engineer to maintain document control, assist in shop drawing and submittal review, and assist with site or design challenges.

The proposed fee for these services is \$530,877.08, which is based on an estimated number of hours to be worked over an 18-month time frame (15 months for construction, 3 months for project punch list and closeout).

Funding Synopsis (detail provided within the Fiscal Information section)

Funding for this project (\$15.2 million) is being provided through a combination of existing Alpha Loop appropriations of \$13.3 million (TSPLOST 2, Land & Water Grant/Match funds, Capital Project Funds, and Series 2016 Bond funds) and new funding requests of \$2 million (Non-Allocated funding within TSPLOST

1/Transportation Impact Fees/Series 2016 Bond funds as well as future Transportation Impact Fee revenue collections).

V. ALTERNATIVES:

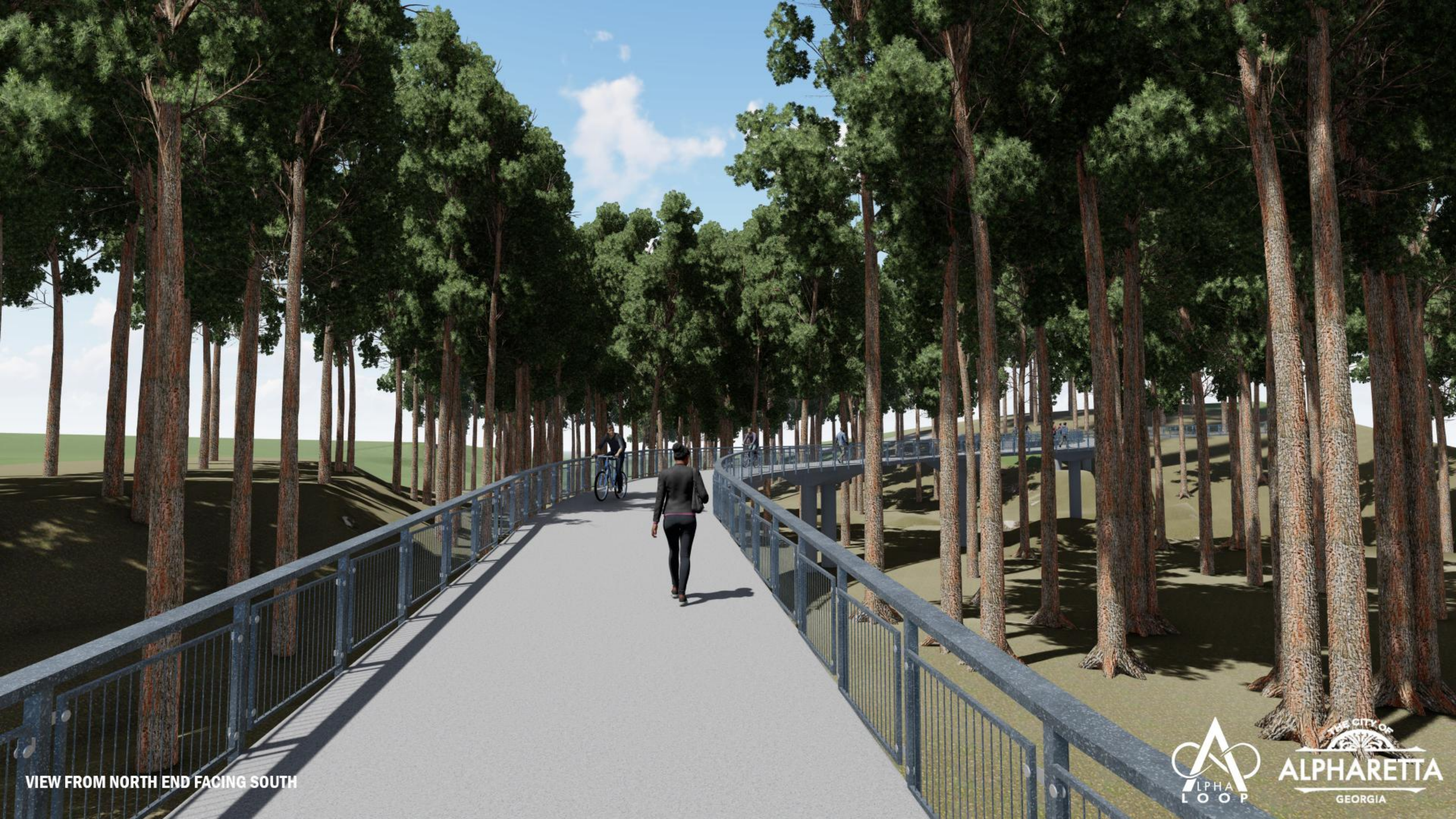
None.

VI. ATTACHMENTS:

Alpha Loop Extension Exhibits, ICAN - Intended Award, Atkins Proposal - Alpha Loop Extension

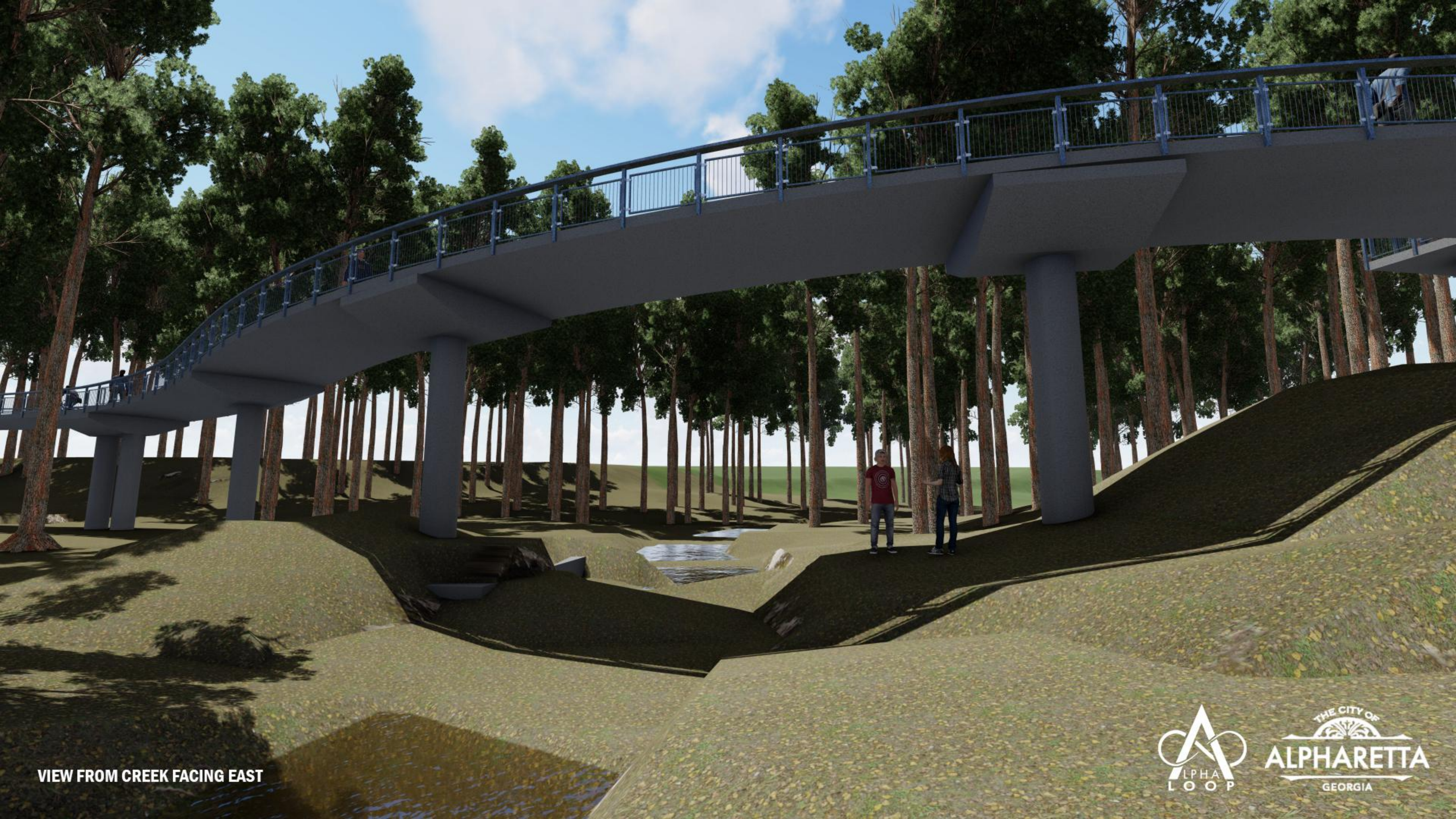


SEGMENT	CONSTRUCTION COST
CONSTRUCTION ADMIN. SERVICES (ATKINS)	\$ 530,877.08
 ATLEY TO WESTSIDE PARKWAY	\$ 4,731,017.45
 BIG BRIDGE CONNECTOR	\$ 4,653,580.45
 WESTSIDE PKWY TO NORTHWINDS PKWY	\$ 1,728,399.55
 WESTSIDE PARKWAY TUNNEL	\$ 3,175,713.21
UTILITY RELOCATION ALLOCATION	\$ 100,000.00
TOTAL CONSTRUCTION COST	\$14,919,587.74



VIEW FROM NORTH END FACING SOUTH





VIEW FROM CREEK FACING EAST



COST PROPOSAL
ALPHA LOOP EXTENSION
RFP #22-123, ADDENDUM #1

Offeror Name:

Integrated Construction and Nobility, Inc.

LINE ITEM #	ITEM DESCRIPTION	Quantity	Unit	Unit Price	Extension
Segment 1 - Mainline Alignment (Sta 100+00 to Sta. 120+63) & Atley Connector Alignment (Sta. 600+00 to Sta. 602+78)					
Site Items					
1-001	Grading Complete	1	LS	\$ 1,055,553.10	\$ 1,055,553.10
1-002	Traffic Control	1	LS	\$ 52,675.00	\$ 52,675.00
1-003	Concrete Trail, 6 in, Per Pond & Company B3/C-501	3,500	SY	\$ 73.47	\$ 257,145.00
1-004	Suspended Concrete Slab with Footings	310	SF	\$ 349.13	\$ 108,230.30
1-005	Suspended Slab Handrail	100	LF	\$ 202.13	\$ 20,213.00
1-006	Redi-Rock Retaining Wall, Including Materials, Top Block and Installation	16,000	SF	\$ 39.81	\$ 636,960.00
Line Item Deleted					
1-008	Pedestrian Guard Railing	1,600	LF	\$ 202.13	\$ 323,408.00
1-009	Emergency Call Box, Including Pole and Footing	1	EA	\$ 6,737.50	\$ 6,737.50
1-010	Trail Medallion	2	EA	\$ 1,837.50	\$ 3,675.00
1-011	Bench	5	EA	\$ 2,266.25	\$ 11,331.25
1-012	Swing Bench	4	EA	\$ 5,512.50	\$ 22,050.00
1-013	Trash Receptacle	4	EA	\$ 2,450.00	\$ 9,800.00
1-014	Removable Steel Bollard	1	EA	\$ 1,592.50	\$ 1,592.50
1-015	Remove and Reset Existing Bench	1	EA	\$ 796.25	\$ 796.25
1-016	Remove and Reset Existing Dogipot Station	1	EA	\$ 367.50	\$ 367.50
1-017	Remove by Hand Existing Silt Fence and Trash Visible Up to 100' Outside Limits of Disturbance	1	LS	\$ 5,512.50	\$ 5,512.50
Drainage Items					
1-101	Junction Box, Including Any Additional Depth	5	EA	\$ 7,368.38	\$ 36,841.90
1-102	Weir Inlet, Including Any Additional Depth	2	EA	\$ 7,105.00	\$ 14,210.00
1-101	Adjust Existing Junction Box to Grade	1	EA	\$ 1,347.50	\$ 1,347.50
1-103	HDPE Flared End Section - 18" Pipe	9	EA	\$ 980.00	\$ 8,820.00
1-104	Concrete Headwall - 36" Pipe	1	EA	\$ 2,891.00	\$ 2,891.00
1-105	Storm Drain Pipe, 18" RCP - All Depths	54	LF	\$ 78.09	\$ 4,216.86
1-106	Storm Drain Pipe, 18" HDPE - All Depths	124	LF	\$ 55.74	\$ 6,911.76
1-107	Storm Drain Pipe, 36" RCP - All Depths	94	LF	\$ 234.28	\$ 22,022.32
1-108	Storm Drain Pipe, 36" HDPE - All Depths	147	LF	\$ 127.40	\$ 18,727.80

LINE ITEM #	ITEM DESCRIPTION	Quantity	Unit	Unit Price	Extension
Stream Stabilization Items					
1-201	Boulder Cross A-Vanes, Including Materials and Installation	1	LS	\$ 36,750.00	\$ 36,750.00
1-202	Toe Wood Structure, Including Materials and Installation	1	LS	\$ 7,962.50	\$ 7,962.50
1-203	Coir Matting	325	SY	\$ 44.10	\$ 14,332.50
1-204	Stone Dumped Rip Rap, TP 1, 18 in	46	SY	\$ 55.13	\$ 2,535.98
1-205	Plastic Filter Fabric	46	SY	\$ 4.29	\$ 197.34
Utility Items					
1-301	Utility Coordination	1	LS	\$ 1,837.50	\$ 1,837.50
Signing & Marking Items					
1-401	R1-1 Sign, Including Post and Footing	3	EA	\$ 428.75	\$ 1,286.25
1-402	R12-1 Sign, Including Post and Footing	2	EA	\$ 428.75	\$ 857.50
Lighting Items					
1-501	Electrical Work, Including Conduit, Wiring, Handholes, and Junction Boxes	1	LS	\$ 141,464.54	\$ 141,464.54
1-502	Service Point	1	EA	\$ 17,884.11	\$ 17,884.11
1-503	LED Luminaire - Structura LIN-M1075-UNV-L30-2-C6-ST	22	EA	\$ 2,928.96	\$ 64,437.12
1-504	14-foot Pole and Base - Structura ST-14-C6-A14	22	EA	\$ 3,935.37	\$ 86,578.14
1-505	Remove and Reset Existing Bollard Light	3	EA	\$ 1,340.59	\$ 4,021.77
ITS Items					
1-601	Conduit, Nonmetal, Type 3, 2 in, with Tracer Wire and Pull Tape	4,200	LF	\$ 12.02	\$ 50,484.00
1-602	Pull Box, PB-4	12	EA	\$ 1,541.94	\$ 18,503.28
Erosion Control Items					
1-701	Construction Exit	1	EA	\$ 1,837.50	\$ 1,837.50
1-702	Maintenance of Construction Exit	1	EA	\$ 918.75	\$ 918.75
1-703	Temporary Silt Fence, Type C	6,950	LF	\$ 3.98	\$ 27,661.00
1-704	Maintenance of Temporary Silt Fence, Type C	6,950	LF	\$ 1.84	\$ 12,788.00
1-705	Tree Protection Fencing, City of Alpharetta Type 'B'	6,930	LF	\$ 7.96	\$ 55,162.80
1-706	Maintenance of Tree Protection Fencing, City of Alpharetta Type 'B'	6,930	LF	\$ 3.68	\$ 25,502.40
1-707	Construct and Remove Compost Filter Sock	550	LF	\$ 9.80	\$ 5,390.00
1-708	Maintenance of Compost Filter Sock	550	LF	\$ 3.68	\$ 2,024.00
1-709	Construct and Remove Inlet Sediment Trap, Sd2-F	4	EA	\$ 367.50	\$ 1,470.00
1-710	Maintenance of Inlet Sediment Trap, Sd2-F	4	EA	\$ 183.75	\$ 735.00
1-711	Construct and Remove Rip Rap Check Dam	9	EA	\$ 214.38	\$ 1,929.42
1-712	Maintenance of Rip Rap Check Dam	9	EA	\$ 122.50	\$ 1,102.50
1-713	Construct and Remove Baled Straw Check Dam	140	LF	\$ 9.80	\$ 1,372.00
1-714	Maintenance of Baled Straw Check Dam	140	LF	\$ 4.90	\$ 686.00
1-715	Temporary Stream Crossing (Installation, Maintenance, and Removal)	1	LS	\$ 9,187.50	\$ 9,187.50
1-716	Temporary Mulch	64	TN	\$ 367.50	\$ 23,520.00
1-717	Temporary Grassing	4.0	AC	\$ 1,470.00	\$ 5,880.00
1-718	Stone Dumped Rip Rap, TP 3, 18 in	210	SY	\$ 52.06	\$ 10,932.60
1-719	Plastic Filter Fabric	210	SY	\$ 4.29	\$ 900.90

LINE ITEM #	ITEM DESCRIPTION	Quantity	Unit	Unit Price	Extension
1-720	Erosion Control Mats, Slopes	490	SY	\$ 2.14	\$ 1,048.60
1-721	NPDES Compliance - Monitoring, Sampling, and Reporting	1	LS	\$ 11,270.00	\$ 11,270.00
Landscape Items					
1-801	Permanent Grassing with Native Seed Mix, Including Agricultural Lime and Fertilizer	3.0	AC	\$ 2,695.00	\$ 8,085.00
1-802	Sod (Cynodon Dactylon / Bermuda Grass 'Tif Tuf')	8,500	SF	\$ 1.04	\$ 8,840.00
1-803	Aesculus Parviflora / Bottlebrush Buckeye, 7 Gallon	29	EA	\$ 100.45	\$ 2,913.05
1-804	Callicarpa Americana / American Beautyberry, 3 Gallon	25	EA	\$ 40.43	\$ 1,010.75
1-805	Calycanthus Floridus / Sweetshrub, 3 Gallon	31	EA	\$ 42.88	\$ 1,329.28
1-806	Carex Cherokeeensis / Cherokee Sedge, 4" Pot	449	EA	\$ 12.86	\$ 5,774.14
1-807	Carpinus Caroliniana / American Hornbeam, 2.5" Caliper	9	EA	\$ 569.63	\$ 5,126.67
1-808	Cephalanthus Occidentalis 'SMCOSS' TM / Sugar Shack Buttonbush, 3 Gallon	15	EA	\$ 58.80	\$ 882.00
1-809	Chasmanthium Latifolium / River Oats, 4" Pot	9,464	EA	\$ 6.13	\$ 58,014.32
1-810	Dryopteris Kunthii / Southern Wood Fern, 1 Gallon	162	EA	\$ 13.48	\$ 2,183.76
1-811	Fagus Grandifolia / American Beech, 3" Caliper	1	EA	\$ 643.13	\$ 643.13
1-812	Fothergilla Gardenii 'Mt. Airy' / Mt. Airy Fothergilla, 3 Gallon	67	EA	\$ 39.20	\$ 2,626.40
1-813	Hydrangea Quercifolia / Oakleaf Hydrangea, 3 Gallon	33	EA	\$ 30.63	\$ 1,010.79
1-814	Ilex Verticillata 'Red Sprite' / Red Sprite Winterberry Holly, 3 Gallon	22	EA	\$ 34.30	\$ 754.60
1-815	Ilex Verticillata 'Southern Gentlemen' / Southern Gentlemen Winterberry Holly, 3 Gallon	15	EA	\$ 34.30	\$ 514.50
1-816	Itea Virginica 'Little Henry' TM/ Virginia Sweetspire, 3 Gallon	77	EA	\$ 23.28	\$ 1,792.56
1-817	Liriodendron Tulipifera / Tulip Tree, 3" Caliper	5	EA	\$ 643.13	\$ 3,215.65
1-818	Muhlenbergia Capillaris 'Regal Mist' / Pink Muhly Grass, 1 Gallon	37	EA	\$ 18.38	\$ 680.06
1-819	Osmunda Cinnamomea / Cinnamon Fern, 1 Gallon	44	EA	\$ 15.31	\$ 673.64
1-820	Panicum Virgatum 'Northwind' / Northwind Switch Grass, 1 Gallon	301	EA	\$ 15.93	\$ 4,794.93
1-821	Panicum Virgatum 'Shenandoah' / Shenandoah Switch Grass, 1 Gallon	51	EA	\$ 18.38	\$ 937.38
1-822	Physocarpus Opulifolius 'SMPOTW' / Tiny Wine Ninebark, 3 Gallon	41	EA	\$ 34.30	\$ 1,406.30
1-823	Platanus Occidentalis / American Sycamore, 2" Caliper	3	EA	\$ 336.88	\$ 1,010.64
1-824	Polystichum Acrostichoides / Christmas Fern, 1 Gallon	32	EA	\$ 15.62	\$ 499.84
1-825	Quercus Bicolor / Swamp White Oak, 3" Caliper	2	EA	\$ 692.13	\$ 1,384.26
1-826	Quercus Lyrata / Overcup Oak, 3" Caliper	3	EA	\$ 667.63	\$ 2,002.89
1-827	Thelypteris Kunthii / Southern Shield Fern, 1 Gallon	244	EA	\$ 19.60	\$ 4,782.40

LINE ITEM #	ITEM DESCRIPTION	Quantity	Unit	Unit Price	Extension
1-828	Viburnum Dentatum 'Christom' / Blue Muffin Arrowwood Viburnum, 3 Gallon	63	EA	\$ 40.43	\$ 2,547.09
1-829	Live Stake - Cornus Amomum / Silky Dogwood	35	EA	\$ 4.90	\$ 171.50
1-830	Live Stake - Callicarpa Americana / American Beautyberry	24	EA	\$ 4.90	\$ 117.60
1-831	Live Stake - Cephalanthus Occidentalis / Buttonbush	18	EA	\$ 34.30	\$ 617.40
1-832	Live Stake - Physocarpus Opulifolius / Ninebark	12	EA	\$ 4.90	\$ 58.80
1-833	Live Stake - Sambucus Canadensis / Elderberry	33	EA	\$ 4.90	\$ 161.70
1-834	Landscape Boulders	60	TN	\$ 459.38	\$ 27,562.80
1-835	Root Barrier	660	LF	\$ 18.68	\$ 12,328.80
As Directed Items					
1-901	Miscellaneous Construction	1	LS	\$ 1,000,000.00	\$ 1,000,000.00
1-902	Excavation of Unsatisfactory Materials and Replacement with Graded Aggregate Base	250	CY	\$ 114.84	\$ 28,710.00
1-903	Excavation of Unsatisfactory Materials and Replacement with #57 Crushed Stone	500	CY	\$ 120.05	\$ 60,025.00
1-904	Excavation of Unsatisfactory Materials and Replacement with Surge Stone	50	CY	\$ 131.99	\$ 6,599.50
1-905	Geogrid Reinforcement	1,300	SY	\$ 2.76	\$ 3,588.00
1-906	Additional Installation Depth for Helical Piles	1,000	VLF	\$ 44.10	\$ 44,100.00
1-907	Wood Slat Tree Protection Fence, Including Installation, Maintenance, and Removal, Per Pond & Company A1/CD105	5	EA	\$ 612.50	\$ 3,062.50
1-908	Remove Underbrush Outside Limits of Disturbance - Light Underbrush	10,000	SF	\$ 0.61	\$ 6,100.00
1-909	Remove Underbrush Outside Limits of Disturbance - Medium Underbrush	10,000	SF	\$ 0.92	\$ 9,200.00
1-910	Remove Underbrush Outside Limits of Disturbance - Heavy Underbrush	10,000	SF	\$ 1.29	\$ 12,900.00
1-908	Demolish and Reconstruct Existing Concrete Trail Per Pond & Company B3/C-501	1,440	SF	\$ 12.86	\$ 18,518.40
1-909	Demolish and Reconstruct Existing Sidewalk, 4 in	800	SF	\$ 9.80	\$ 7,840.00
Miscellaneous Items					
1-999	Bonds, Mobilization, and Insurance	1	LS	\$ 81,431.88	\$ 81,431.88
Subtotal Segment 1					\$ 4,731,017.45
Segment 3 - Alta Plan Set & Sanitary Sewer Relocation					
Site Items					
3-001	Grading Complete	1	LS	\$ 195,310.33	\$ 195,310.33
3-002	Traffic Control	1	LS	\$ 9,187.50	\$ 9,187.50
3-003	Concrete Trail, 6 in, Per Pond & Company B3/C-501	2,300	SY	\$ 73.48	\$ 169,004.00
3-004	Concrete Sidewalk, 4 in	130	SY	\$ 60.64	\$ 7,883.20
3-005	Concrete Curb & Gutter, 6 in x 24 in, Tp 2	50	LF	\$ 49.00	\$ 2,450.00
3-006	Reconstruct Modified Type B Handicap Ramp	1	LS	\$ 2,450.00	\$ 2,450.00
3-007	Redi-Rock Retaining Wall, Including Materials, Top Block and Installation	3,100	SF	\$ 39.81	\$ 123,411.00

LINE ITEM #	ITEM DESCRIPTION	Quantity	Unit	Unit Price	Extension
Line Item Deleted					
3-009	Stainless Steel Wire Rope Railing System, Modified to Incorporate Horizontal Strands per Pond & Company D1/CG501 in Lieu of the S.S. Rope Frame by Jakob	1,600	LF	\$ 202.13	\$ 323,408.00
3-010	Emergency Call Box, Including Pole and Footing	1	EA	\$ 9,187.50	\$ 9,187.50
3-011	Trail Medallion	2	EA	\$ 1,837.50	\$ 3,675.00
3-012	Trash Receptacle	2	EA	\$ 2,450.00	\$ 4,900.00
3-013	Removable Steel Bollard	1	EA	\$ 1,470.00	\$ 1,470.00
Drainage Items					
3-101	Single Wing Catch Basin, Including Any Additional Depth	1	EA	\$ 5,512.50	\$ 5,512.50
3-102	Reconstruct DWCB Top and Throat	1	EA	\$ 3,062.50	\$ 3,062.50
3-103	Junction Box, Including Any Additional Depth	3	EA	\$ 4,324.25	\$ 12,972.75
3-104	Storm Drain Pipe, 18" RCP - All Depths	165	LF	\$ 78.09	\$ 12,884.85
3-105	Concrete Headwall - 12" Pipe	1	EA	\$ 1,059.63	\$ 1,059.63
3-106	Concrete Headwall - 18" Pipe	1	EA	\$ 1,653.75	\$ 1,653.75
Utility Items					
3-201	Utility Coordination	1	LS	\$ 1,837.50	\$ 1,837.50
3-202	Sanitary Sewer, 8" DIP - All Depths	1,600	LF	\$ 129.85	\$ 207,760.00
3-203	Sanitary Sewer Manhole, Including Any Additional Depth	12	EA	\$ 5,083.75	\$ 61,005.00
3-204	Sanitary Sewer Manhole with Safety Platform, Including Any Additional Depth	1	EA	\$ 40,363.75	\$ 40,363.75
3-205	All required testing, inspections, and as-built documents for sanitary sewer	1	LS	\$ 4,532.50	\$ 4,532.50
Signing & Marking Items					
3-301	R1-1 Sign, Including Post and Footing	3	EA	\$ 428.75	\$ 1,286.25
3-302	R5-3 Sign, Including Post and Footing	2	EA	\$ 428.75	\$ 857.50
3-303	Thermoplastic Solid Traffic Stripe, 24 in, White	14	LF	\$ 61.25	\$ 857.50
Lighting Items					
3-401	Lighting System Design	1	LS	\$ 12,250.00	\$ 12,250.00
3-402	Electrical Work, Including Conduit, Wiring, Handholes, Service Point and Junction Boxes	1	LS	\$ 79,808.66	\$ 79,808.66
3-403	LED Luminaire - Structura LIN-M1075-UNV-L30-2-C6-ST	15	EA	\$ 2,928.96	\$ 43,934.40
3-404	14-foot Pole and Base - Structura ST-14-C6-A14	15	EA	\$ 3,935.37	\$ 59,030.55
Signal & ITS Items					
3-501	Relocate Existing Pedestrian Push Button Station	1	LS	\$ 12,965.01	\$ 12,965.01
3-502	Conduit, Nonmetal, Type 3, 2 in, with Tracer Wire and Pull Tape	3,450	LF	\$ 11.82	\$ 40,779.00
3-503	Pull Box, PB-4	11	EA	\$ 1,537.04	\$ 16,907.44
Erosion Control Items					
3-601	Construction Exit	2	EA	\$ 1,837.50	\$ 3,675.00
3-602	Maintenance of Construction Exit	2	EA	\$ 918.75	\$ 1,837.50
3-603	Temporary Silt Fence, Type C	4,100	LF	\$ 3.98	\$ 16,318.00
3-604	Maintenance of Temporary Silt Fence, Type C	4,100	LF	\$ 1.84	\$ 7,544.00

LINE ITEM #	ITEM DESCRIPTION	Quantity	Unit	Unit Price	Extension
3-605	Tree Protection Fencing, City of Alpharetta Type 'B'	3,600	LF	\$ 7.96	\$ 28,656.00
3-606	Maintenance of Tree Protection Fencing, City of Alpharetta Type 'B'	3,600	LF	\$ 3.68	\$ 13,248.00
3-607	Temporary Mulch	25	TN	\$ 367.50	\$ 9,187.50
3-608	Temporary Grassing	1.3	AC	\$ 1,470.00	\$ 1,911.00
3-609	Stone Dumped Rip Rap, TP 3, 18 in	63	SY	\$ 52.06	\$ 3,279.78
3-610	Plastic Filter Fabric	63	SY	\$ 4.29	\$ 270.27
3-611	Erosion Control Mats, Slopes	2,400	SY	\$ 2.14	\$ 5,136.00
3-612	NPDES Compliance - Monitoring, Sampling, and Reporting	1	LS	\$ 1,960.00	\$ 1,960.00
Landscape Items					
3-701	Permanent Grassing with Native Seed Mix, Including Agricultural Lime and Fertilizer	1.0	AC	\$ 2,695.00	\$ 2,695.00
3-702	Sod (Cynodon Dactylon / Bermuda Grass 'Tif Tuf')	14,000	SF	\$ 1.04	\$ 14,560.00
3-703	Amelanchier x Grandiflora 'Autumn Brilliance' / Serviceberry, 2" Cal.	17	EA	\$ 336.88	\$ 5,726.96
3-704	Amsonia Hubrichtii / Arkansas Blue Star, 2-3' Height, 3 Gallon	174	EA	\$ 42.88	\$ 7,461.12
3-705	Callicarpa Americana / American Beautyberry, 3-4' Height, 3 Gallon	39	EA	\$ 40.43	\$ 1,576.77
3-706	Panicum Virgatum 'Shenandoah' / Shenandoah Switchgrass, 1 Gallon	169	EA	\$ 18.38	\$ 3,106.22
3-707	Cercis Canadensis 'Forest Pansy' / Eastern Redbud, 2" Cal.	21	EA	\$ 336.88	\$ 7,074.48
3-708	Echinacea Purpurea 'Powwow Wild Berry' / Echinacea Powwow Wildberry, 1-2' Height, 1 Gallon	348	EA	\$ 15.62	\$ 5,435.76
3-709	Muhlenbergia Capillaris 'White Cloud' / Muhly Grass, 3' Height, 3 Gallon	486	EA	\$ 40.43	\$ 19,648.98
3-710	Panicum Virgatum 'Northwind' / Upright Switchgrass, 3' Height, 3 Gallon	100	EA	\$ 42.88	\$ 4,288.00
3-711	Panicum Virgatum 'Prairie Fire' / Prairie Fire Switchgrass, 3' Height, 3 Gallon	292	EA	\$ 42.88	\$ 12,520.96
3-712	Phlox Divaricata subsp. Laphamii 'Chattahoochee' / Phlox, 1-2' Height, 1 Gallon	120	EA	\$ 18.38	\$ 2,205.60
3-713	Rhus Aromatica 'Gro-Low' / Gro-Low Sumac, 1-2' Height, 3 Gallon	61	EA	\$ 46.55	\$ 2,839.55
3-714	Rudbeckia Fulgida 'Goldstrum' / Black Eyed Susan, 1-2' Height, 1 Gallon	171	EA	\$ 17.76	\$ 3,036.96
3-715	Schizachyrium Scoparium 'Standing Ovation' / Standing Ovation Little Bluestem, 2' Height, 1 Gallon	336	EA	\$ 18.38	\$ 6,175.68
3-716	Solidago Nemoralis / Old Field Goldenrod, 1-2' Height, 3 Gallon	124	EA	\$ 46.55	\$ 5,772.20
3-717	Sporobolus Heterolepis / Prairie Dropseed, 1-2' Height, 1 Gallon	412	EA	\$ 25.73	\$ 10,600.76
3-718	Transplant existing shrubs along Northwinds Parkway	1	LS	\$ 3,062.50	\$ 3,062.50
3-719	Root Barrier	600	LF	\$ 18.68	\$ 11,208.00

LINE ITEM #	ITEM DESCRIPTION	Quantity	Unit	Unit Price	Extension
Miscellaneous Items					
3-801	Bonds, Mobilization, and Insurance	1	LS	\$ 32,723.43	\$ 32,723.43
Subtotal Segment 3					\$ 1,728,399.55
Segment 4 - Tunnel Alignment (Sta. 200+00 to Sta. 207+21)					
Site Items					
4-001	Grading Complete	1	LS	\$ 165,919.51	\$ 165,919.51
4-002	Traffic Control	1	LS	\$ 105,706.48	\$ 105,706.48
4-003	Concrete Trail, 6 in, Per Pond & Company B3/C-501	1,000	SY	\$ 73.48	\$ 73,480.00
4-004	Graded Aggregate Base Course, 12 in, Including Material	650	SY	\$ 42.88	\$ 27,872.00
4-005	Recycled Asph Conc 12.5MM SUPERPAVE, GP 2 Only, Incl Bitum Matl & H Lime	171	TN	\$ 189.88	\$ 32,469.48
4-006	Recycled Asph Conc 19MM SUPERPAVE, GP 1 or 2, Incl Bitum Matl & H Lime	108	TN	\$ 189.88	\$ 20,507.04
4-007	Recycled Asph Conc 25MM SUPERPAVE, GP 1 or 2, Incl Bitum Matl & H Lime	179	TN	\$ 189.88	\$ 33,988.52
4-008	Mill Asph Conc Pvmnt, 2 in Depth	900	SY	\$ 12.25	\$ 11,025.00
4-009	Concrete Sidewalk, 4 in	200	SY	\$ 60.64	\$ 12,128.00
4-010	Concrete Curb & Gutter, 8in x 24in, TP 2	500	LF	\$ 36.75	\$ 18,375.00
4-011	Concrete Curb & Gutter, 8in x 30in, TP 7	500	LF	\$ 41.65	\$ 20,825.00
4-012	Trail Tunnel, Including Endwalls and Lighting - Materials and Installation	1	LS	\$ 2,064,626.29	\$ 2,064,626.29
4-013	Redi-Rock Retaining Wall, Including Materials, Top Block and Installation	1,950	SF	\$ 39.81	\$ 77,629.50
Line Item Deleted					
4-015	Pedestrian Guard Railing	330	LF	\$ 204.58	\$ 67,511.40
4-016	Plaza Steps including Cheek Walls and Handrail, C1/C-510 Pond & Company	1	LS	\$ 40,988.50	\$ 40,988.50
4-017	Bench	1	EA	\$ 2,266.25	\$ 2,266.25
4-018	Swing Bench	1	EA	\$ 5,512.50	\$ 5,512.50
4-019	Trash Receptacle	2	EA	\$ 2,450.00	\$ 4,900.00
4-020	Removable Steel Bollard	2	EA	\$ 1,531.25	\$ 3,062.50
Drainage Items					
4-101	Junction Box, Including Any Additional Depth	2	EA	\$ 5,904.50	\$ 11,809.00
4-102	Nyloplast Inline Drain with Beehive Grate (Str. G1, G2, H4, & H5), Including Any Additional Depth	4	EA	\$ 3,307.50	\$ 13,230.00
4-103	Nyloplast Inline Drain with Solid Cover (Str. H2 & H3), Including Any Additional Depth	2	EA	\$ 2,572.50	\$ 5,145.00
4-104	Storm Drain Pipe, 12" HDPE - All Depths	220	LF	\$ 41.04	\$ 9,028.80
4-105	HDPE Flared End Section - 12" Pipe	2	EA	\$ 857.50	\$ 1,715.00
4-106	Storm Drain Pipe, 24" RCP - All Depths	200	LF	\$ 118.83	\$ 23,766.00
4-107	Concrete Headwall - 24" Pipe	1	EA	\$ 2,296.88	\$ 2,296.88

LINE ITEM #	ITEM DESCRIPTION	Quantity	Unit	Unit Price	Extension
Utility Items					
4-201	Utility Coordination	1	LS	\$ 4,900.00	\$ 4,900.00
4-202	Water Main Replacement per Pond & Company A4/C-503, Including Insertion Valves, 8" DIP Water Main, 16" Steel Casing, Concrete Collars, Bends, Fittings, and Thrust Blocking	1	LS	\$ 73,255.00	\$ 73,255.00
Signing & Marking Items					
4-301	W12-2A Sign	2	EA	\$ 551.25	\$ 1,102.50
4-302	Thermoplastic Solid Traf Stripe, 5" White	560	LF	\$ 3.68	\$ 2,060.80
4-303	Thermoplastic Solid Traf Stripe, 5" Yellow	500	LF	\$ 3.68	\$ 1,840.00
4-304	Thermoplastic Skip Traf Stripe, 5" White	500	GLF	\$ 3.68	\$ 1,840.00
4-305	Thermoplastic Pvmt Marking, Arrow, TP 2	1	EA	\$ 245.00	\$ 245.00
Lighting Items					
4-401	Electrical Work, Including Conduit, Wiring, Handholes, and Junction Boxes	1	LS	\$ 28,342.63	\$ 28,342.63
4-402	LED Luminaire - Structura LIN-M1075-UNV-L30-2-C6-ST	5	EA	\$ 2,928.96	\$ 14,644.80
4-403	14-foot Pole and Base - Structura ST-14-C6-A14	5	EA	\$ 3,935.37	\$ 19,676.85
ITS Items					
4-501	Conduit, Nonmetal, Type 3, 2 in, with Tracer Wire and Pull Tape	1,580	LF	\$ 11.82	\$ 18,675.60
4-502	Pull Box, PB-4	8	EA	\$ 1,537.04	\$ 12,296.32
Erosion Control Items					
4-601	Temporary Silt Fence, Type C	450	LF	\$ 3.98	\$ 1,791.00
4-602	Maintenance of Temporary Silt Fence, Type C	450	LF	\$ 1.84	\$ 828.00
4-603	Tree Protection Fencing, City of Alpharetta Type 'B'	250	LF	\$ 7.96	\$ 1,990.00
4-604	Maintenance of Tree Protection Fencing, City of Alpharetta Type 'B'	250	LF	\$ 3.68	\$ 920.00
4-605	Construct and Remove Inlet Sediment Trap, Sd2-F	4	EA	\$ 367.50	\$ 1,470.00
4-606	Maintenance of Inlet Sediment Trap, Sd2-F	4	EA	\$ 183.75	\$ 735.00
4-607	Construct and Remove Inlet Sediment Trap, Sd2-P	3	EA	\$ 367.50	\$ 1,102.50
4-608	Maintenance of Inlet Sediment Trap, Sd2-P	3	EA	\$ 183.75	\$ 551.25
4-609	Stone Dumped Rip Rap, TP 3, 18 in	20	SY	\$ 52.06	\$ 1,041.20
4-610	Plastic Filter Fabric	20	SY	\$ 4.29	\$ 85.80
4-611	Erosion Control Mats, Slopes	360	SY	\$ 2.14	\$ 770.40
4-612	Temporary Mulch	18	TN	\$ 367.50	\$ 6,615.00
4-613	Temporary Grassing	1.0	AC	\$ 1,470.00	\$ 1,470.00
Landscape Items					
4-701	Permanent Grassing with Native Seed Mix, Including Agricultural Lime and Fertilizer	1.0	AC	\$ 2,695.00	\$ 2,695.00
4-702	Sod (Cynodon Dactylon / Bermuda Grass 'Tif Tuf')	16,350	SF	\$ 1.04	\$ 17,004.00
4-703	Chasmanthium Latifolium / River Oats, 4" Pot	1,077	EA	\$ 6.43	\$ 6,925.11
4-704	Cornus Florida 'Cherokee Princess' / Cherokee Princess Dogwood, 2.5" Caliper	4	EA	\$ 643.13	\$ 2,572.52
4-705	Dryopteris Kunthii / Southern Wood Fern, 1 Gallon	79	EA	\$ 15.31	\$ 1,209.49

LINE ITEM #	ITEM DESCRIPTION	Quantity	Unit	Unit Price	Extension
4-706	Hydrangea Quercifolia / Oakleaf Hydrangea, 3 Gallon	3	EA	\$ 30.63	\$ 91.89
4-707	Muhlenbergia Capillaris 'Regal Mist' / Pink Muhly Grass, 1 Gallon	71	EA	\$ 18.38	\$ 1,304.98
4-708	Muhlenbergia Capillaris 'White Cloud' / White Muhly Grass, 3 Gallon	65	EA	\$ 42.88	\$ 2,787.20
4-709	Panicum Virgatum 'Northwind' / Northwind Switch Grass, 1 Gallon	40	EA	\$ 18.38	\$ 735.20
4-710	Panicum Virgatum 'Shenandoah' / Shenandoah Switch Grass, 1 Gallon	42	EA	\$ 18.07	\$ 758.94
4-711	Viburnum Obovatum 'Mrs. Schiller's Delight' / Walter's Viburnum, 3 Gallon	7	EA	\$ 46.55	\$ 325.85
4-712	Planting Soil Mix Per City of Alpharetta Landscape Specification	150	SY	\$ 55.13	\$ 8,269.50
4-713	Landscape Mulch, Brown Hardwood, 3" Thick	150	SY	\$ 67.38	\$ 10,107.00
4-714	Root Barrier	280	LF	\$ 18.68	\$ 5,230.40
Miscellaneous Items					
4-801	Bonds, Mobilization, and Insurance	1	LS	\$ 61,662.83	\$ 61,662.83
Subtotal Segment 4					\$ 3,175,713.21
Substitution Alternate - Mainline Alignment (Sta 120+63 to Sta. 124+12)					
Site Items					
A-001	Grading Complete	1	LS	\$ 65,905.00	\$ 65,905.00
A-002	Traffic Control	1	LS	\$ 3,062.50	\$ 3,062.50
A-003	Concrete Trail, 6 in, Per Pond & Company B3/C-501	45	SY	\$ 73.48	\$ 3,306.60
A-004	Bridge Superstructure	1	LS	\$ 1,940,684.20	\$ 1,940,684.20
A-005	Bridge Substructure, Including Type 1 Rip Rap and Geotextile at Pile Caps	1	LS	\$ 2,317,700.00	\$ 2,317,700.00
A-006	Handrail, Including Lighting	700	LF	\$ 202.13	\$ 141,491.00
A-007	Abutments, Including Type 1 Rip Rap and Geotextile	1	LS	\$ 507.52	\$ 507.52
Signing & Marking Items					
A-101	R12-1 Sign, Including Post and Footing	2	EA	\$ 428.75	\$ 857.50
Lighting Items					
A-201	Electrical Work, Including Conduit, Wiring, Handholes, and Junction Boxes	1	LS	\$ 32,549.39	\$ 32,549.39
ITS Items					
A-301	Conduit, Nonmetal, Type 3, 2 in, with Tracer Wire and Pull Tape	700	LF	\$ 11.82	\$ 8,274.00
A-302	Pull Box, PB-4	2	EA	\$ 1,537.04	\$ 3,074.08
Erosion Control Items					
A-401	Temporary Silt Fence, Type C	1,200	LF	\$ 3.98	\$ 4,776.00
A-402	Maintenance of Temporary Silt Fence, Type C	1,200	LF	\$ 1.84	\$ 2,208.00
A-403	Tree Protection Fencing, City of Alpharetta Type 'B'	925	LF	\$ 7.96	\$ 7,363.00
A-404	Maintenance of Tree Protection Fencing, City of Alpharetta Type 'B'	925	LF	\$ 3.68	\$ 3,404.00
A-405	Temporary Mulch	12	TN	\$ 1,041.25	\$ 12,495.00

LINE ITEM #	ITEM DESCRIPTION	Quantity	Unit	Unit Price	Extension
A-406	Temporary Grassing	0.6	AC	\$ 1,470.00	\$ 882.00
A-407	Stone Dumped Rip Rap, TP 3, 24 in	155	SY	\$ 55.43	\$ 8,591.65
A-408	Plastic Filter Fabric	155	SY	\$ 4.29	\$ 664.95
A-409	Temporary Stream Crossing (Installation, Maintenance, and Removal)	1	LS	\$ 9,187.50	\$ 9,187.50
Landscape Items					
A-501	Permanent Grassing with Native Seed Mix, Including Agricultural Lime and Fertilizer	0.6	AC	\$ 2,695.00	\$ 1,617.00
A-502	Aesculus Parviflora / Bottlebrush Buckeye, 7 Gallon	3	EA	\$ 100.45	\$ 301.35
A-503	Callicarpa Americana / American Beautyberry, 3 Gallon	8	EA	\$ 40.43	\$ 323.44
A-504	Fothergilla Gardenii 'Mt. Airy' / Mt. Airy Fothergilla, 3 Gallon	9	EA	\$ 42.88	\$ 385.92
A-505	Ilex Verticillata 'Red Sprite' / Red Sprite Winterberry Holly, 3 Gallon	3	EA	\$ 46.55	\$ 139.65
A-506	Ilex Verticillata 'Southern Gentlemen' / Southern Gentlemen Winterberry Holly, 3 Gallon	5	EA	\$ 46.55	\$ 232.75
Miscellaneous Items					
A-601	Bonds, Mobilization, and Insurance	1	LS	\$ 83,596.45	\$ 83,596.45
Substitution Alternate Total					\$ 4,653,580.45
Grand Total					\$ 14,288,710.66



Member of the SNC-Lavalin Group

Cost Proposal - By Task

Alpha Loop
City of Alphretta
(Contract #)

Submittal Date: Jul-11-2022

Task ID	Description	Price
01	Labor- Field	437,296.40
02	Labor-Office	93,510.68
03	Non Billable Expenses	-
04	Billable Expenses	70.00
Total Extended Price		\$530,877.08



STAFF REPORT

Submitting Department: Public Works

Submitted By: Krista McDowell

Sponsored By:

Meeting Date: August 1, 2022

I. AGENDA ITEM TITLE: PUBLIC WORKS FLEET REPLACEMENT - BUCKET TRUCK

II. RECOMMENDATION:

Please approve the purchase of a 2022 Ram 5500 equipped with an ALTEC Model AT40-G telescopic articulating aerial device with ISO-Boom utilizing Sourcewell Contract #110421-ALT from ALTEC, Inc. in an amount not to exceed \$141,908.

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: \$141,908

APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
Fleet Replacement (30141100-542200-C1223)	\$141,908

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
0	\$0.00

IV. REPORT IN BRIEF:

The Public Works Department budgeted for a bucket truck to replace a 2003 F-550 standard cab bucket truck. This truck is used to assist with facilities, right of way, and traffic related issues. Unit #350 (2003 model year F-550 standard cab bucket truck) with 73,265 miles is currently out of service due to safety issues. Multiple hydraulic air hoses have dry rotted and need replacement. The versalift equipment that is currently on this bucket truck is difficult to maintain (limited parts availability and few qualified service technicians). Due to the age and wear and tear on the vehicle, this vehicle is scheduled for replacement.

Staff recommends purchasing a 2022 Ram 5500 equipped with an ALTEC Model AT40-G telescopic articulating aerial device with ISO-Boom utilizing Sourcewell Contract #110421-ALT from ALTEC, Inc. in the amount of \$141,908. Staff recommends the ALTEC equipment for the availability of maintenance needs and this unit is utilized by neighboring municipalities and others that have given this company and product great reviews. Approximate delivery time for this unit is April 2024, due to the current market situation and availability of materials. Per policy, the equipment being replaced will be surplus by the Finance Department.

V. ALTERNATIVES:

VI. ATTACHMENTS:

Altec Backup

June 9, 2022
Our 93rd Year**Ship To:**CITY OF ALPHARETTA
1790 HEMBREE RD
ALPHARETTA, GA 30004
US**Bill To:**CITY OF ALPHARETTA
1790 HEMBREE RD
ALPHARETTA, GA 30004
United StatesAttn:
Phone: 678-297-6200
Email:**Altec Quotation Number:** 1208821 - 1
Account Manager: Tim Luker
Technical Sales Rep: Samantha Ashleigh Thompson

<u>Item</u>	<u>Description</u>	<u>Qty</u>
	<u>Unit</u>	
1.	AT40G Unit Model	1
2.	ALTEC Model AT40-G telescopic articulating Aerial device with ISO-Boom.	1
	A. ISO Boom: the inner telescopic fiberglass boom maintains full dielectric integrity even with the fiberglass inner boom fully retracted.	
	B. Hydraulic platform leveling system.	
	C. Hydraulic tool circuit at the platform.	
	D. Emergency lowering valve at the platform.	
	E. Single handle control at the platform with a safety interlock system.	
	F. Two (2) operators and maintenance/parts manuals.	
	G. Working height: 45.6 feet	
	H. Side reach: 29.7 feet	
	I. Low-power fiber-optic control system (FOC-L).	
	J. Continuous rotation	
3.	Poly Hydraulic Reservoir, Pedestal Mounted, 7 Gallon (Includes Sight Gauge)	1
4.	Post style pedestal mounting	1
5.	Single One-Man End-Mounted Platform With 180 Degree Rotator, 24 X 30 X 42. Platform is rated at 400 pounds. Control panel on platform dashboard provides controls for auxiliary functions. Includes emergency stop (push-pull) switch and rocker switches, which operate platform leveling, platform rotation, tools, and battery selector (for fiber-optic controls system). Composite fiberglass platform mounting bracket. (AT40G)	1
6.	Platform Leveling At Lower Controls. AT40-G	1

<u>Item</u>	<u>Description</u>	<u>Qty</u>
7.	Two (2) Platform Steps	1
8.	Soft nylon reinforced vinyl platform cover for a 24 x 30 inch platform	1
9.	Platform liner for a 24 x 30 x 42 inch platform	1
10.	4-Function Single Handle Fiber-Optic Controller.	1
11.	Manual lowering valve located at the boomtip. For use in emergency situations to allow the operator to lower the boom to the ground	1
12.	Engine Start/Stop at the upper controls actuated through the Fiber-Optic controls system with Secondary Stowage System (AT40G)	1
13.	Powder coat unit Altec White.	1

Unit & Hydraulic Acc.

14.	HVI-22 Hydraulic Oil (Standard).	9
15.	Standard Pump For PTO	1
16.	Hot shift PTO for automatic transmission	1

Body

17.	108 Inch Universal Small Aerial Body for a 60 Inch CA Chassis with 38 Inch Long Side Access Tailshelf to Meet the Following Specifications:	1
A.	Basic body fabricated from A40 grade 100% zinc alloy coated steel	
B.	All doors are full, double paneled, self-sealed with built-in drainage.	
C.	Stainless steel hinge rods extend full length of door.	
D.	Door hinges are zinc alloy material attached with rivets	
E.	All doors contain stainless steel, flush mounted, paddle activated rotary style latches with two-stage locking, including keyed locks and adjustable strikers.	
F.	Heavy-gauge welded steel frame construction with smooth galvanneal floor.	
G.	Possible contact edges are folded for safety.	
H.	Door header drip rail at top for maximum weather protection.	
I.	Neoprene or rolled fenders on wheel fender panels.	
J.	Steel treated for improved primer bond and rust resistance.	
K.	Automotive underseal applied to body.	
L.	Automotive type non-porous door seals fastened to the door facing.	
M.	108 Inch Body Length	
N.	40 Inch Body Height (Standard)	

<u>Item</u>	<u>Description</u>	<u>Qty</u>
O.	94 Inch Body Width (Standard)	
P.	20 Inch Body Compartment Depth (Standard)	
Q.	8 Inch Body crossmembers (Standard)	
R.	No Treadplate On Compartment Tops	
S.	6 Inch tall wooden tailboard installed at the rear of body cargo area	
T.	Stainless Steel Rotary Paddle Latch With Lock (Standard)	
U.	Master Body Locking System (Standard)	
V.	One (1) wheel chock holder installed in fender panel on each side of body.	
W.	Gas Shock Type Rigid Door Holders For Vertical Doors (Standard)	
X.	Chains On Horizontal Doors	
Y.	Hotstick shelf extending full length of body on Curbside.	
Z.	Drop-Down Hot Stick Door For One (1) Shelf (Right Side)	
AA.	Two (2) Hot Stick Brackets	
AB.	1st Vertical Streetside (LH) - Two (2) Adjustable Shelves With Removable Dividers On 4 Inch Centers	
AC.	1st Horizontal Streetside (LH) - One (1) Fixed Shelf With Removable Dividers On 8 Inch Centers	
AD.	Rear Vertical Streetside (LH) - Six (6) Adjustable Locking Swivel Hooks	
AE.	1st Vertical Curbside (RH) - Seven (7) Adjustable Locking Swivel Hooks, Louvered Panel Installed in Cargo Wall	
AF.	1st Horizontal Curbside (RH) - Vacant	
AG.	Rear Vertical Curbside (RH) - Two (2) Adjustable Shelves With Removable Dividers On 4 Inch Centers	
AH.	One (1) Small Bolt-On Grab Handle Installed At Rear Of Curbside Compartments	
AI.	38 Inch Tailshelf with Integrated Side Access Steps and Smooth Galvaneal Floor Installed at Rear of Body. Includes One (1) U-Shaped Grab Handle.	

Body and Chassis Accessories

18.	ICC Underride Protection	1
19.	Combination 2 Inch Ball (10,000 LB MGTW) And Pintle Hitch (16,000 LB MGTW)	1
20.	Set Of Eye Bolts for Trailer Safety Chain, installed one each side of towing device mount.	1
21.	Rear Torsion Bar Installed On Chassis	1
22.	Appropriate counterweight added for stability.	1
23.	Platform Rest, Rigid with Rubber Tube	1
24.	Platform to be side stowed	1
25.	Boom Rest for a Telescopic Unit	1
26.	Mud Flaps With Altec Logo (Pair)	1

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<u>Item</u>	<u>Description</u>	<u>Qty</u>
27.	Wheel Chocks, Rubber, 9.75" L x 7.75" W x 5.00" H, with 4" L Metal Hairpin Style Handle (Pair)	1
28.	Slope Indicator Assembly For Machine Without Outriggers	1
29.	Safety Harness And 4.5' Lanyard (Fits Medium To Xlarge) Includes Pouch and Placards	1
30.	5 LB Fire Extinguisher With Light Duty Bracket, Installed (In Cab or Inside Compartment Only)	1
31.	Triangular Reflector Kit, Shipped Loose	1
32.	Vinyl manual pouch for storage of all operator and parts manuals	1
33.	Rock Guards, Lexan, Installed Each Front Corner Of Body	1

Electrical Accessories

34.	Lights and reflectors in accordance with FMVSS #108 lighting package. (Complete LED, including LED reverse lights)	1
35.	Altec Standard Amber LED Strobe Light With Brush Guard Post Mounted On Streetside Front Compartment Top	1
36.	Single tone back up alarm installed between the chassis frame rails at the rear of the chassis. To work in conjunction with chassis reverse drive system	1
37.	6-Way Trailer Receptacle (Pin Type) Installed At Rear	1
38.	Dodge Upfitter Switches (Supplied with Chassis)	1
39.	Power Distribution Module (PDM-6) is a compact self-contained electronic system that provides a standardized interface with the chassis electrical system. (Includes Operator's Manual)	1
40.	Install secondary stowage system.	1
41.	PTO Indicator Light Installed In Cab	1

Finishing Details

42.	Powder Coat Unit Altec White	1
43.	Finish Paint Body Accessories Above Body Floor Altec White	1

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<u>Item</u>	<u>Description</u>	<u>Qty</u>
44.	Altec Standard; Components mounted below frame rail shall be coated black by Altec. i.e. step bumpers, steps, frame extension, pintle hook mount, dock bumper mounts, D-rings, receiver tubes, accessory mounts, light brackets, under-ride protection, etc. Components mounted to under side of body shall be coated black by Altec. i.e. Wheel chock holders, mud flap brackets, pad carriers, boxes, lighting brackets, steps, and ladders.	1
45.	Apply Non-Skid Coating to all walking surfaces	1
46.	English Safety And Instructional Decals	1
47.	Vehicle Height Placard - Installed In Cab	1
48.	Placard, HVI-22 Hydraulic Oil	1
49.	Dielectric test unit according to ANSI requirements.	1
50.	Stability test unit according to ANSI requirements.	1
51.	Focus Factory Build	1
52.	Delivery Of Completed Unit	1
53.	Inbound Freight	1
54.	As Built Electrical And Hydraulic Schematics To Be Included In The Manual Pouch	1
55.	Stock Unit	1

Chassis

56.	Altec Supplied Chassis	1
57.	Altec Supplied Chassis	1
A.	2022 Model Year	
B.	Ram 5500	
C.	Chassis Color - White	
D.	Class V (16,001-19,500 LBS)	
E.	Regular Cab	
F.	4x4	
G.	60 Clear CA (Round To Next Whole Number)	
H.	144.5 Wheelbase	
I.	19,500 LBS GVWR	
J.	7,250 LBS Front Axle Rating	

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<u>Item</u>	<u>Description</u>	<u>Qty</u>
K.	13,500 LBs Rear Axle Rating	
L.	Cummins 6.7L Turbo Diesel (Dodge)	
M.	Aisin AS69RC Automatic Transmission (Dodge Chassis)	
N.	Dodge 3500-5500 Single Horizontal Right Side Exhaust	
O.	Cruise Control	
P.	LBN - Dodge PTO Prep Package (Right Hand Side PTO)	
Q.	4.88 Axle Ratio	
R.	No Idle Engine Shut-Down Required	
S.	Hydraulic Brakes	
T.	Park Brake In Rear Wheels	
U.	NFH - RAM 52 Gallon Fuel Tank (Rear)	
V.	RAM 9 Gallon DEF Tank (Under Cab Left Hand)	
W.	Ambulance Prep Package	
X.	Cold Weather Group (Includes Block Heater)	

Additional Pricing

58. Stock Unit Price Including Delivery \$141,908

Standard Altec Warranty: One (1) year parts warranty, one (1) year labor warranty, ninety (90) days warranty for travel charges, limited lifetime structural warranty

Altec Industries, Inc.

BY

Samantha Ashleigh Thompson

Notes:

1 Altec will make every effort to honor this quotation, subject to the following provisions. Prices for equipment with production start dates 12 months and beyond are budgetary only due to irregular cost inflation and market volatility. These prices will be reviewed based on market conditions and confirmed closer to the production date.

For a quoted chassis model year beyond the current open order bank, chassis model year, specifications and price should be considered estimates only and subject to change. Chassis model year, specifications and

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price will be reviewed and confirmed when specific model year information becomes available from the OEM.

- 2 Altec takes pride in offering solutions that provide a safer work environment for our customers. In an effort to focus on safety, we would encourage you to consider the following items:

Outrigger pads (When Applicable)
Fall Protection System
Fire extinguisher/DOT kit
Platform Liner (When Applicable)
Altec Sentry Training
Wheel Chocks

The aforementioned equipment can be offered in our new equipment quotations. If you find that any of these items have not been listed as priced options with an item number in the body of your quotation and are required by your company, we would encourage you to contact your Altec Account Manager and have an updated quote version sent to you. These options must be listed with an item number in the quotation for them to be supplied by Altec.

- 3 The final fully loaded weight of the truck and structural ratings of the hitch assembly may reduce the towing capacity and the vertical load capacity of the finished truck. These capacities may not match the ratings of the chassis or hitch.

- 4 Altec Extended Warranty Option:

An Altec Extended Warranty is an extension of Altec's Limited Warranty and protects you from the repair cost associated with defects of materials and workmanship after the standard Limited Warranty expires.

Altec offers many types of coverages and coverage packages. Ask your Altec account manager for details. Quotes are available upon request.

- 5 Unless otherwise noted, all measurements used in this quote are based on a 40 inch (1016mm) chassis frame height and standard cab height for standard configurations.

- 6 Altec Standard Warranty:

One (1) year parts warranty.

One (1) year labor warranty.

Ninety (90) days warranty for travel charges.

Warranty on structural integrity of the following major components is to be warranted for so long as the initial purchaser owns the product: Booms, boom articulation links, hydraulic cylinder structures, outrigger weldments, pedestals, subbases and turntables.

Altec is to supply a self-directed, computer based training (CBT) program. This program will provide basic instruction in the safe operation of this aerial device. This program will also include and explain ANSI and OSHA requirements related to the proper use and operation of this unit.

Altec offers its standard limited warranty with the Altec supplied components which make up the Altec Unit and its installation, but expressly disclaims any and all warranties, liabilities, and responsibilities, including any implied warranties of fitness for a particular purpose and merchantability, for any customer supplied parts

Altec designs and manufactures to applicable Federal Motor Vehicle Safety and DOT standards

7 Price does not reflect any local, state or Federal Excise Taxes (F.E.T). The quote also does not reflect any local title or licensing fees. All appropriate taxes will be added to the final price in accordance with regulations in effect at time of invoicing.

8 F.O.B. - Customer Site

9 Altec values your data privacy. The Altec Family of Companies (including Altec, Inc., and it's subsidiaries) may collect telematics data from the equipment you own. Please review Altec's Equipment Data Privacy Notice on www.altec.com for more information. By purchasing equipment from Altec, you consent to Altec's right to collect and use such data.

10 Interest charge of 1/2% per month to be added for late payment.

11 Changes made to this order may affect whether or not this vehicle is subject to F.E.T. A review will be made at the time of invoicing and any applicable F.E.T. will be added to the invoice amount.

12 Trade-in offer is conditional upon equipment being maintained to DOT (Department of Transportation) operating and safety standards and remaining in compliance of DOT until arrival at an Altec Facility. This will include, but is not limited to engine, tires, lights, brakes, glass, etc. All equipment, i.e., jibs, winches, pintle hooks, trailer connectors, etc., are to remain with unit unless otherwise agreed upon in writing by both parties. ALTEC Industries reserves the right to re-negotiate its trade-in offer if these conditions are not met.

All reasonable and necessary expenses required of ALTEC Industries to execute transportation of the trade-in will be invoiced to the customer for payment if these conditions are not met to maintain DOT standards.

Customer may exercise the option to rescind this agreement in writing within sixty (60) days after receipt of purchase order. After that time ALTEC Industries will expect receipt of trade-in vehicle upon delivery of new equipment as part of the terms of the purchase order unless other arrangements have been made.

13 Any payment made by a credit card may be subject to a surcharge fee.

14 Estimated Delivery: Based on stock availability months after receipt of order PROVIDING:
A. Customer supplied chassis is received a minimum of sixty (60) days before scheduled delivery.
B. Customer approval drawings are returned by requested date.
C. Customer supplied accessories are received by date necessary for compliance with scheduled delivery.
D. Customer expectations are accurately captured prior to major components being ordered (body, chassis) and line set date. Unexpected additions or changes made after this time or at a customer inspection will delay the delivery of the vehicle.

Estimated Delivery is based on information at time of quote and is subject to change.

Altec reserves the right to change suppliers in order to meet customer delivery requirements, unless specifically identified, by the customer, during the quote and or ordering process.

15 After the initial warranty period, Altec Industries, Inc. offers mobile service units, in-shop service and same day parts shipments on most parts from service locations nationwide at an additional competitive labor and parts rate. Call 877-GO-ALTEC for all of your Parts and Service needs.

16 This quotation is valid until #EXPIRE_DATE#. After this date, please contact Altec Industries, Inc. for a possible extension.

17 FINANCING AVAILABLE: Please contact Altec Capital at (888) 408-8148 or email finance@altec.com for more information.

18 Please direct all questions to Tim Luker at

Quoted for: City of Alpharetta

Customer Contact:

Phone: / Email:

Quoted by: Ashleigh Thompson

Phone: / Email:

Altec Account Manager: Tim Luker

REFERENCE ALTEC MODEL		Sourcwell Price
AT37G	Articulating Telescopic Aerial Device (Insulated)	\$130,286

(A.) SOURCEWELL OPTIONS ON CONTRACT (Unit)

1	AT37G-US40	40' Boom Height (AT40-G) MUST quote ISO option	\$2,715
2	AT37G-ISO	ISO boom - MUST QUOTE for 40' boom height (n/a on base model)	\$4,780
3	AT37G-AWD	All Wheel Drive	\$5,606
4			

(A1.) SOURCEWELL OPTIONS ON CONTRACT (General)

1			
2			
3			
4			
5			
6			
7			
8			
SOURCEWELL OPTIONS TOTAL:			\$143,387

(B.) OPEN MARKET ITEMS (Customer Requested)

1	UNIT		\$0
2	UNIT & HYDRAULIC ACC		\$0
3	BODY		\$0
4	BODY & CHASSIS ACC		\$0
5	ELECTRICAL		\$0
6	FINISHING		\$0
7	CHASSIS	2022 Ram 5500	-\$2,445
8	OTHER		\$0
OPEN MARKET OPTIONS TOTAL:			-\$2,445

SUB-TOTAL FOR UNIT/BODY/CHASSIS: \$140,942

Delivery to Customer at \$2.20 / mile: \$966

TOTAL FOR UNIT/BODY/CHASSIS: \$141,908

(C.) ADDITIONAL ITEMS (items are not included in total above)

1			
2			
3			
4			

Pricing valid for 45 days

NOTES

PAINT COLOR: White to match chassis, unless otherwise specified

WARRANTY: Standard Altec Warranty for Aerials and Derricks - One (1) year parts warranty One (1) year labor warranty Ninety (90) days warranty for travel charges (Mobile Service) Limited Lifetime Structural Warranty. Chassis to include standard warranty, per the manufacturer.

TO ORDER: To order, please contact the Altec Account Manager listed above.

CHASSIS: Per Altec Commercial Standard

DELIVERY: Estimated April 2024

TERMS: Net 30 days

BEST VALUE: Altec boasts the following "Best Value" features: Altec ISO Grip Controls for Extra Protection, Only Lifetime Warranty on Structural Components in Industry, Largest Service Network in Industry (Domestic and Overseas), Altec SENTRY Web/CD Based Training, Dedicated/Direct Gov't Sales Manager, In-Service Training with Every Order.

TRADE-IN: Please ask your Altec Account Manager for more information

BUILD LOCATION: Elizabethtown, KY

City of Alpharetta Sourcwell Quote 6-9-22 - AT40G

**Solicitation Number: RFP #110421****CONTRACT**

This Contract is between Sourcewell, 202 12th Street Northeast, P.O. Box 219, Staples, MN 56479 (Sourcewell) and Altec Industries, Inc., 210 Inverness Center Drive, Birmingham, AL 35242 (Supplier).

Sourcewell is a State of Minnesota local government unit and service cooperative created under the laws of the State of Minnesota (Minnesota Statutes Section 123A.21) that offers cooperative procurement solutions to government entities. Participation is open to eligible federal, state/province, and municipal governmental entities, higher education, K-12 education, nonprofit, tribal government, and other public entities located in the United States and Canada. Sourcewell issued a public solicitation for Public Utility Equipment with Related Accessories and Supplies from which Supplier was awarded a contract.

Supplier desires to contract with Sourcewell to provide equipment, products, or services to Sourcewell and the entities that access Sourcewell's cooperative purchasing contracts (Participating Entities).

1. TERM OF CONTRACT

- A. **EFFECTIVE DATE.** This Contract is effective upon the date of the final signature below.
- B. **EXPIRATION DATE AND EXTENSION.** This Contract expires December 27, 2025, unless it is cancelled sooner pursuant to Article 22. This Contract may be extended one additional year upon the request of Sourcewell and written agreement by Supplier.
- C. **SURVIVAL OF TERMS.** Notwithstanding any expiration or termination of this Contract, all payment obligations incurred prior to expiration or termination will survive, as will the following: Articles 11 through 14 survive the expiration or cancellation of this Contract. All other rights will cease upon expiration or termination of this Contract.

2. EQUIPMENT, PRODUCTS, OR SERVICES

- A. **EQUIPMENT, PRODUCTS, OR SERVICES.** Supplier will provide the Equipment, Products, or Services as stated in its Proposal submitted under the Solicitation Number listed above.

Supplier's Equipment, Products, or Services Proposal (Proposal) is attached and incorporated into this Contract.

Except as expressly agreed in the participating addendum or transaction document with the participating entity, all Equipment and Products provided under this Contract must be new and the current model. Supplier may offer close-out or refurbished Equipment or Products if they are clearly indicated in Supplier's product and pricing list. Unless agreed to by the Participating Entities in advance, Equipment or Products must be delivered as operational to the Participating Entity's site.

This Contract offers an indefinite quantity of sales, and while substantial volume is anticipated, sales and sales volume are not guaranteed.

B. **WARRANTY.** Supplier warrants that all new Equipment, Products, and Services furnished (which does not include equipment or products that are solely financed) are free from liens and encumbrances, and are free from defects in design, materials, and workmanship. In addition, Supplier warrants the Equipment, Products, and Services are suitable for and will perform in accordance with the ordinary use for which they are intended. Supplier's dealers and distributors must agree to assist the Participating Entity in reaching a resolution in any dispute over warranty terms with the manufacturer. Any manufacturer's warranty that extends beyond the expiration of the Supplier's warranty will be passed on to the Participating Entity.

C. **DEALERS, DISTRIBUTORS, AND/OR RESELLERS.** Upon Contract execution and throughout the Contract term, Supplier must provide to Sourcewell a current means to validate or authenticate Supplier's authorized dealers, distributors, or resellers relative to the Equipment, Products, and Services offered under this Contract, which will be incorporated into this Contract by reference. It is the Supplier's responsibility to ensure Sourcewell receives the most current information.

3. PRICING

All Equipment, Products, or Services under this Contract will be priced at or below the price stated in Supplier's Proposal.

When providing pricing quotes to Participating Entities, all pricing quoted must reflect a Participating Entity's total cost of acquisition. This means that the quoted cost is for delivered Equipment, Products, and Services that are operational for their intended purpose, and includes all costs to the Participating Entity's requested delivery location.

Regardless of the payment method chosen by the Participating Entity, the total cost associated with any purchase option of the Equipment, Products, or Services must always be disclosed in the pricing quote to the applicable Participating Entity at the time of purchase.

A. **SHIPPING AND SHIPPING COSTS.** All delivered Equipment and Products must be properly packaged. Damaged Equipment and Products may be rejected. If the damage is not readily apparent at the time of delivery, Supplier must permit the Equipment and Products to be returned within a reasonable time at no cost to Sourcewell or its Participating Entities. Participating Entities reserve the right to inspect the Equipment and Products at a reasonable time after delivery where circumstances or conditions prevent effective inspection of the Equipment and Products at the time of delivery. In the event of the delivery of nonconforming Equipment and Products, the Participating Entity will notify the Supplier as soon as possible and the Supplier will replace nonconforming Equipment and Products with conforming Equipment and Products that are acceptable to the Participating Entity.

Supplier must arrange for and pay for the return shipment on Equipment and Products that arrive in a defective or inoperable condition.

Sourcewell may declare the Supplier in breach of this Contract if the Supplier intentionally delivers substandard or inferior Equipment or Products.

B. **SALES TAX.** Each Participating Entity is responsible for supplying the Supplier with valid tax-exemption certification(s). When ordering, a Participating Entity must indicate if it is a tax-exempt entity.

C. **HOT LIST PRICING.** At any time during this Contract, Supplier may offer a specific selection of Equipment, Products, or Services at discounts greater than those listed in the Contract. When Supplier determines it will offer Hot List Pricing, it must be submitted electronically to Sourcewell in a line-item format. Equipment, Products, or Services may be added or removed from the Hot List at any time through a Sourcewell Price and Product Change Form as defined in Article 4 below.

Hot List program and pricing may also be used to discount and liquidate close-out and discontinued Equipment and Products as long as those close-out and discontinued items are clearly identified as such. Current ordering process and administrative fees apply. Hot List Pricing must be published and made available to all Participating Entities.

4. PRODUCT AND PRICING CHANGE REQUESTS

Supplier may request Equipment, Product, or Service changes, additions, or deletions at any time. All requests must be made in writing by submitting a signed Sourcewell Price and Product Change Request Form to the assigned Sourcewell Supplier Development Administrator. This approved form is available from the assigned Sourcewell Supplier Development Administrator. At a minimum, the request must:

- Identify the applicable Sourcewell contract number;

- Clearly specify the requested change;
- Provide sufficient detail to justify the requested change;
- Individually list all Equipment, Products, or Services affected by the requested change, along with the requested change (e.g., addition, deletion, price change); and
- Include a complete restatement of pricing documentation in Microsoft Excel with the effective date of the modified pricing, or product addition or deletion. The new pricing restatement must include all Equipment, Products, and Services offered, even for those items where pricing remains unchanged.

A fully executed Sourcewell Price and Product Change Request Form will become an amendment to this Contract and will be incorporated by reference.

5. PARTICIPATION, CONTRACT ACCESS, AND PARTICIPATING ENTITY REQUIREMENTS

A. PARTICIPATION. Sourcewell's cooperative contracts are available and open to public and nonprofit entities across the United States and Canada; such as federal, state/province, municipal, K-12 and higher education, tribal government, and other public entities.

The benefits of this Contract should be available to all Participating Entities that can legally access the Equipment, Products, or Services under this Contract. A Participating Entity's authority to access this Contract is determined through its cooperative purchasing, interlocal, or joint powers laws. Any entity accessing benefits of this Contract will be considered a Service Member of Sourcewell during such time of access. Supplier understands that a Participating Entity's use of this Contract is at the Participating Entity's sole convenience and Participating Entities reserve the right to obtain like Equipment, Products, or Services from any other source.

Supplier is responsible for familiarizing its sales and service forces with Sourcewell contract use eligibility requirements and documentation and will encourage potential participating entities to join Sourcewell. Sourcewell reserves the right to add and remove Participating Entities to its roster during the term of this Contract.

B. PUBLIC FACILITIES. Supplier's employees may be required to perform work at government-owned facilities, including schools. Supplier's employees and agents must conduct themselves in a professional manner while on the premises, and in accordance with Participating Entity policies and procedures, and all applicable laws.

6. PARTICIPATING ENTITY USE AND PURCHASING

A. ORDERS AND PAYMENT. To access the contracted Equipment, Products, or Services under this Contract, a Participating Entity must clearly indicate to Supplier that it intends to access this Contract; however, order flow and procedure will be developed jointly between Sourcewell and Supplier. Typically, a Participating Entity will issue an order directly to Supplier or its authorized

subsidiary, distributor, dealer, or reseller. If a Participating Entity issues a purchase order, it may use its own forms, but the purchase order should clearly note the applicable Sourcewell contract number. All Participating Entity orders under this Contract must be issued prior to expiration or cancellation of this Contract; however, Supplier performance, Participating Entity payment obligations, and any applicable warranty periods or other Supplier or Participating Entity obligations may extend beyond the term of this Contract.

Supplier's acceptable forms of payment are included in its attached Proposal. Participating Entities will be solely responsible for payment and Sourcewell will have no liability for any unpaid invoice of any Participating Entity.

B. **ADDITIONAL TERMS AND CONDITIONS/PARTICIPATING ADDENDUM.** Additional terms and conditions to a purchase order, or other required transaction documentation, may be negotiated between a Participating Entity and Supplier, such as job or industry-specific requirements, legal requirements (e.g., affirmative action or immigration status requirements), or specific local policy requirements. Some Participating Entities may require the use of a Participating Addendum; the terms of which will be negotiated directly between the Participating Entity and the Supplier. Any negotiated additional terms and conditions for the direct purchase of new equipment or products must never be less favorable to the Participating Entity than what is contained in this Contract.

C. **SPECIALIZED SERVICE REQUIREMENTS.** In the event that the Participating Entity requires service or specialized performance requirements not addressed in this Contract (such as e-commerce specifications, specialized delivery requirements, or other specifications and requirements), the Participating Entity and the Supplier may enter into a separate, standalone agreement, apart from this Contract. Sourcewell, including its agents and employees, will not be made a party to a claim for breach of such agreement.

D. **TERMINATION OF ORDERS.** Participating Entities may terminate an order, in whole or in part, immediately upon notice to Supplier in the event of any of the following events:

1. The Participating Entity fails to receive funding or appropriation from its governing body at levels sufficient to pay for the equipment, products, or services to be purchased; or
2. Federal, state, or provincial laws or regulations prohibit the purchase or change the Participating Entity's requirements.

E. **GOVERNING LAW AND VENUE.** The governing law and venue for any action related to a Participating Entity's order will be determined by the Participating Entity making the purchase.

7. CUSTOMER SERVICE

A. **PRIMARY ACCOUNT REPRESENTATIVE.** Supplier will assign an Account Representative to Sourcewell for this Contract and must provide prompt notice to Sourcewell if that person is changed. The Account Representative will be responsible for:

- Maintenance and management of this Contract;
- Timely response to all Sourcewell and Participating Entity inquiries; and
- Business reviews to Sourcewell and Participating Entities, if applicable.

B. **BUSINESS REVIEWS.** Supplier must perform a minimum of one business review with Sourcewell per contract year. The business review will cover sales to Participating Entities, pricing and contract terms, administrative fees, sales data reports, supply issues, customer issues, and any other necessary information.

8. REPORT ON CONTRACT SALES ACTIVITY AND ADMINISTRATIVE FEE PAYMENT

A. **CONTRACT SALES ACTIVITY REPORT.** Each calendar quarter, Supplier must provide a contract sales activity report (Report) to the Sourcewell Supplier Development Administrator assigned to this Contract. Reports are due no later than 45 days after the end of each calendar quarter. A Report must be provided regardless of the number or amount of sales during that quarter (i.e., if there are no sales, Supplier must submit a report indicating no sales were made).

The Report must contain the following fields:

- Participating Entity Name (e.g., City of Staples Highway Department);
- Participating Entity Physical Street Address;
- Participating Entity City;
- Participating Entity State/Province;
- Participating Entity Zip/Postal Code;
- Participating Entity Contact Name;
- Participating Entity Contact Email Address;
- Participating Entity Contact Telephone Number;
- Sourcewell Assigned Entity/Participating Entity Number;
- Item Purchased Description;
- Item Purchased Price;
- Sourcewell Administrative Fee Applied; and
- Date Purchase was invoiced/sale was recognized as revenue by Supplier.

B. **ADMINISTRATIVE FEE.** In consideration for the support and services provided by Sourcewell, the Supplier will pay an administrative fee to Sourcewell on all Equipment, Products, and

Services provided to Participating Entities. The Administrative Fee must be included in, and not added to, the pricing. Supplier may not charge Participating Entities more than the contracted price to offset the Administrative Fee.

The Supplier will submit payment to Sourcewell for the percentage of administrative fee stated in the Proposal multiplied by the total sales of all Equipment, Products, and Services purchased by Participating Entities under this Contract during each calendar quarter. Payments should note the Supplier's name and Sourcewell-assigned contract number in the memo; and must be mailed to the address above "Attn: Accounts Receivable" or remitted electronically to Sourcewell's banking institution per Sourcewell's Finance department instructions. Payments must be received no later than 45 calendar days after the end of each calendar quarter.

Supplier agrees to cooperate with Sourcewell in auditing transactions under this Contract to ensure that the administrative fee is paid on all items purchased under this Contract.

In the event the Supplier is delinquent in any undisputed administrative fees, Sourcewell reserves the right to cancel this Contract and reject any proposal submitted by the Supplier in any subsequent solicitation. In the event this Contract is cancelled by either party prior to the Contract's expiration date, the administrative fee payment will be due no more than 30 days from the cancellation date.

9. AUTHORIZED REPRESENTATIVE

Sourcewell's Authorized Representative is its Chief Procurement Officer.

Supplier's Authorized Representative is the person named in the Supplier's Proposal. If Supplier's Authorized Representative changes at any time during this Contract, Supplier must promptly notify Sourcewell in writing.

10. AUDIT, ASSIGNMENT, AMENDMENTS, WAIVER, AND CONTRACT COMPLETE

A. **AUDIT.** Pursuant to Minnesota Statutes Section 16C.05, subdivision 5, the books, records, documents, and accounting procedures and practices relevant to this Agreement are subject to examination by Sourcewell or the Minnesota State Auditor for a minimum of six years from the end of this Contract. This clause extends to Participating Entities as it relates to business conducted by that Participating Entity under this Contract.

B. **ASSIGNMENT.** Neither party may assign or otherwise transfer its rights or obligations under this Contract without the prior written consent of the other party and a fully executed assignment agreement. Such consent will not be unreasonably withheld. Any prohibited assignment will be invalid.

C. **AMENDMENTS.** Any amendment to this Contract must be in writing and will not be effective until it has been duly executed by the parties.

D. **WAIVER.** Failure by either party to take action or assert any right under this Contract will not be deemed a waiver of such right in the event of the continuation or repetition of the circumstances giving rise to such right. Any such waiver must be in writing and signed by the parties.

E. **CONTRACT COMPLETE.** This Contract represents the complete agreement between the parties. No other understanding regarding this Contract, whether written or oral, may be used to bind either party. For any conflict between the attached Proposal and the terms set out in Articles 1-22 of this Contract, the terms of Articles 1-22 will govern.

F. **RELATIONSHIP OF THE PARTIES.** The relationship of the parties is one of independent contractors, each free to exercise judgment and discretion with regard to the conduct of their respective businesses. This Contract does not create a partnership, joint venture, or any other relationship such as master-servant, or principal-agent.

11. INDEMNITY AND HOLD HARMLESS

Supplier must indemnify, defend, save, and hold Sourcewell and its Participating Entities, including their agents and employees, harmless from any claims or causes of action, including attorneys' fees incurred by Sourcewell or its Participating Entities, arising out of any negligent act or omission or willful misconduct in the performance of this Contract by the Supplier or its agents or employees; this indemnification includes injury or death to person(s) or property alleged to have been caused by some defect in the Equipment, Products, or Services under this Contract to the extent the Equipment, Product, or Service has been used according to its specifications. Sourcewell's responsibility will be governed by the State of Minnesota's Tort Liability Act (Minnesota Statutes Chapter 466) and other applicable law.

12. GOVERNMENT DATA PRACTICES

Supplier and Sourcewell must comply with the Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13, as it applies to all data provided by or provided to Sourcewell under this Contract and as it applies to all data created, collected, received, stored, used, maintained, or disseminated by the Supplier under this Contract.

13. INTELLECTUAL PROPERTY, PUBLICITY, MARKETING, AND ENDORSEMENT

A. INTELLECTUAL PROPERTY

1. *Grant of License.* During the term of this Contract:

- a. Sourcewell grants to Supplier a royalty-free, worldwide, non-exclusive right and license to use the trademark(s) provided to Supplier by Sourcewell in advertising and

promotional materials for the purpose of marketing Sourcewell's relationship with Supplier.

b. Supplier grants to Sourcewell a royalty-free, worldwide, non-exclusive right and license to use Supplier's trademarks in advertising and promotional materials for the purpose of marketing Supplier's relationship with Sourcewell.

2. *Limited Right of Sublicense.* The right and license granted herein includes a limited right of each party to grant sublicenses to their respective subsidiaries, distributors, dealers, resellers, marketing representatives, and agents (collectively "Permitted Sublicensees") in advertising and promotional materials for the purpose of marketing the Parties' relationship to Participating Entities. Any sublicense granted will be subject to the terms and conditions of this Article. Each party will be responsible for any breach of this Article by any of their respective sublicensees.

3. *Use; Quality Control.*

a. Neither party may alter the other party's trademarks from the form provided and must comply with removal requests as to specific uses of its trademarks or logos.

b. Each party agrees to use, and to cause its Permitted Sublicensees to use, the other party's trademarks only in good faith and in a dignified manner consistent with such party's use of the trademarks. Upon written notice to the breaching party, the breaching party has 30 days of the date of the written notice to cure the breach or the license will be terminated.

4. As applicable, Supplier agrees to indemnify and hold harmless Sourcewell and its Participating Entities against any and all suits, claims, judgments, and costs instituted or recovered against Sourcewell or Participating Entities by any person on account of the use of any Equipment or Products by Sourcewell or its Participating Entities supplied by Supplier in violation of applicable patent or copyright laws.

5. *Termination.* Upon the termination of this Contract for any reason, each party, including Permitted Sublicensees, will have 30 days to remove all Trademarks from signage, websites, and the like bearing the other party's name or logo (excepting Sourcewell's pre-printed catalog of suppliers which may be used until the next printing). Supplier must return all marketing and promotional materials, including signage, provided by Sourcewell, or dispose of it according to Sourcewell's written directions.

B. **PUBLICITY.** Any publicity regarding the subject matter of this Contract must not be released without prior written approval from the Authorized Representatives. Publicity includes notices, informational pamphlets, press releases, research, reports, signs, and similar public notices prepared by or for the Supplier individually or jointly with others, or any subcontractors, with respect to the program, publications, or services provided resulting from this Contract.

C. **MARKETING.** Any direct advertising, marketing, or offers with Participating Entities must be approved by Sourcewell. Send all approval requests to the Sourcewell Supplier Development Administrator assigned to this Contract.

D. ENDORSEMENT. The Supplier must not claim that Sourcewell endorses its Equipment, Products, or Services.

14. GOVERNING LAW, JURISDICTION, AND VENUE

The substantive and procedural laws of the State of Minnesota will govern this Contract. Venue for all legal proceedings arising out of this Contract, or its breach, must be in the appropriate state court in Todd County, Minnesota or federal court in Fergus Falls, Minnesota.

15. FORCE MAJEURE

Neither party to this Contract will be held responsible for delay or default caused by acts of God or other conditions that are beyond that party's reasonable control. A party defaulting under this provision must provide the other party prompt written notice of the default.

16. SEVERABILITY

If any provision of this Contract is found by a court of competent jurisdiction to be illegal, unenforceable, or void then both parties will be relieved from all obligations arising from that provision. If the remainder of this Contract is capable of being performed, it will not be affected by such determination or finding and must be fully performed.

17. PERFORMANCE, DEFAULT, AND REMEDIES

A. PERFORMANCE. During the term of this Contract, the parties will monitor performance and address unresolved contract issues as follows:

1. *Notification.* The parties must promptly notify each other of any known dispute and work in good faith to resolve such dispute within a reasonable period of time. If necessary, Sourcewell and the Supplier will jointly develop a short briefing document that describes the issue(s), relevant impact, and positions of both parties.
2. *Escalation.* If parties are unable to resolve the issue in a timely manner, as specified above, either Sourcewell or Supplier may escalate the resolution of the issue to a higher level of management. The Supplier will have 30 calendar days to cure an outstanding issue.
3. *Performance while Dispute is Pending.* Notwithstanding the existence of a dispute, the Supplier must continue without delay to carry out all of its responsibilities under the Contract that are not affected by the dispute. If the Supplier fails to continue without delay to perform its responsibilities under the Contract, in the accomplishment of all undisputed work, the Supplier will bear any additional costs incurred by Sourcewell and/or its Participating Entities as a result of such failure to proceed.

B. DEFAULT AND REMEDIES. Either of the following constitutes cause to declare this Contract, or any Participating Entity order under this Contract, in default:

1. Nonperformance of contractual requirements, or
2. A material breach of any term or condition of this Contract.

The party claiming default must provide written notice of the default, with 30 calendar days to cure the default. Time allowed for cure will not diminish or eliminate any liability for liquidated or other damages. If the default remains after the opportunity for cure, the non-defaulting party may:

- Exercise any remedy provided by law or equity, or
- Terminate the Contract or any portion thereof, including any orders issued against the Contract.

18. INSURANCE

A. REQUIREMENTS. At its own expense, Supplier must maintain insurance policy(ies) in effect at all times during the performance of this Contract with insurance company(ies) licensed or authorized to do business in the State of Minnesota having an "AM BEST" rating of A- or better, with coverage and limits of insurance not less than the following:

1. *Workers' Compensation and Employer's Liability.*

Workers' Compensation: As required by any applicable law or regulation.

Employer's Liability Insurance: must be provided in amounts not less than listed below:

Minimum limits:

\$500,000 each accident for bodily injury by accident

\$500,000 policy limit for bodily injury by disease

\$500,000 each employee for bodily injury by disease

2. *Commercial General Liability Insurance.* Supplier will maintain insurance covering its operations, with coverage on an occurrence basis, and must be subject to terms no less broad than the Insurance Services Office ("ISO") Commercial General Liability Form CG0001 (2001 or newer edition), or equivalent. At a minimum, coverage must include liability arising from premises, operations, bodily injury and property damage, independent contractors, products-completed operations including construction defect, contractual liability, blanket contractual liability, and personal injury and advertising injury. All required limits, terms and conditions of coverage must be maintained during the term of this Contract.

Minimum Limits:

\$1,000,000 each occurrence Bodily Injury and Property Damage

\$1,000,000 Personal and Advertising Injury

\$2,000,000 aggregate for Products-Completed operations

\$2,000,000 general aggregate

3. *Commercial Automobile Liability Insurance.* During the term of this Contract, Supplier will maintain insurance covering all owned, hired, and non-owned automobiles in limits of liability not less than indicated below. The coverage must be subject to terms no less broad than ISO Business Auto Coverage Form CA 0001 (2010 edition or newer), or equivalent.

Minimum Limits:

\$1,000,000 each accident, combined single limit

4. *Umbrella Insurance.* During the term of this Contract, Supplier will maintain umbrella coverage over Employer's Liability, Commercial General Liability, and Commercial Automobile.

Minimum Limits:

\$2,000,000

5. *Network Security and Privacy Liability Insurance.* During the term of this Contract, Supplier will maintain coverage for network security and privacy liability. The coverage may be endorsed on another form of liability coverage or written on a standalone policy. The insurance must cover claims which may arise from failure of Supplier's security resulting in, but not limited to, computer attacks, unauthorized access, disclosure of not public data – including but not limited to, confidential or private information, transmission of a computer virus, or denial of service.

Minimum limits:

\$2,000,000 per occurrence

\$2,000,000 annual aggregate

Failure of Supplier to maintain the required insurance will constitute a material breach entitling Sourcewell to immediately terminate this Contract for default.

B. CERTIFICATES OF INSURANCE. Prior to commencing under this Contract, Supplier must furnish to Sourcewell a certificate of insurance, as evidence of the insurance required under this Contract. Prior to expiration of the policy(ies), renewal certificates must be mailed to Sourcewell, 202 12th Street Northeast, P.O. Box 219, Staples, MN 56479 or sent to the Sourcewell Supplier Development Administrator assigned to this Contract. The certificates must be signed by a person authorized by the insurer(s) to bind coverage on their behalf.

Failure to request certificates of insurance by Sourcewell, or failure of Supplier to provide certificates of insurance, in no way limits or relieves Supplier of its duties and responsibilities in this Contract.

C. ADDITIONAL INSURED ENDORSEMENT AND PRIMARY AND NON-CONTRIBUTORY INSURANCE CLAUSE. Supplier agrees to list Sourcewell and its Participating Entities, including their officers, agents, and employees, as an additional insured under the Supplier's commercial general liability insurance policy with respect to liability arising out of activities, "operations," or

“work” performed by or on behalf of Supplier, and products and completed operations of Supplier. The policy provision(s) or endorsement(s) must further provide that coverage is primary and not excess over or contributory with any other valid, applicable, and collectible insurance or self-insurance in force for the additional insureds.

D. **WAIVER OF SUBROGATION.** Supplier waives and must require (by endorsement or otherwise) all its insurers to waive subrogation rights against Sourcewell and other additional insureds for losses paid under the insurance policies required by this Contract or other insurance applicable to the Supplier or its subcontractors. The waiver must apply to all deductibles and/or self-insured retentions applicable to the required or any other insurance maintained by the Supplier or its subcontractors. Where permitted by law, Supplier must require similar written express waivers of subrogation and insurance clauses from each of its subcontractors.

E. **UMBRELLA/EXCESS LIABILITY/SELF-INSURED RETENTION.** The limits required by this Contract can be met by either providing a primary policy or in combination with umbrella/excess liability policy(ies), or self-insured retention.

19. COMPLIANCE

A. **LAWS AND REGULATIONS.** All Equipment, Products, or Services provided under this Contract must comply fully with applicable federal laws and regulations, and with the laws in the states and provinces in which the Equipment, Products, or Services are sold.

B. **LICENSES.** Supplier must maintain a valid and current status on all required federal, state/provincial, and local licenses, bonds, and permits required for the operation of the business that the Supplier conducts with Sourcewell and Participating Entities.

20. BANKRUPTCY, DEBARMENT, OR SUSPENSION CERTIFICATION

Supplier certifies and warrants that it is not in bankruptcy or that it has previously disclosed in writing certain information to Sourcewell related to bankruptcy actions. If at any time during this Contract Supplier declares bankruptcy, Supplier must immediately notify Sourcewell in writing.

Supplier certifies and warrants that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from programs operated by the State of Minnesota; the United States federal government or the Canadian government, as applicable; or any Participating Entity. Supplier certifies and warrants that neither it nor its principals have been convicted of a criminal offense related to the subject matter of this Contract. Supplier further warrants that it will provide immediate written notice to Sourcewell if this certification changes at any time.

21. PROVISIONS FOR NON-UNITED STATES FEDERAL ENTITY PROCUREMENTS UNDER UNITED STATES FEDERAL AWARDS OR OTHER AWARDS

Participating Entities that use United States federal grant or FEMA funds to purchase goods or services from this Contract may be subject to additional requirements including the procurement standards of the Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards, 2 C.F.R. § 200. Participating Entities may have additional requirements based on specific funding source terms or conditions. Within this Article, all references to “federal” should be interpreted to mean the United States federal government. The following list only applies when a Participating Entity accesses Supplier’s Equipment, Products, or Services with United States federal funds.

A. **EQUAL EMPLOYMENT OPPORTUNITY.** Except as otherwise provided under 41 C.F.R. § 60, all contracts that meet the definition of “federally assisted construction contract” in 41 C.F.R. § 60-1.3 must include the equal opportunity clause provided under 41 C.F.R. §60-1.4(b), in accordance with Executive Order 11246, “Equal Employment Opportunity” (30 FR 12319, 12935, 3 C.F.R. §, 1964-1965 Comp., p. 339), as amended by Executive Order 11375, “Amending Executive Order 11246 Relating to Equal Employment Opportunity,” and implementing regulations at 41 C.F.R. § 60, “Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor.” The equal opportunity clause is incorporated herein by reference.

B. **DAVIS-BACON ACT, AS AMENDED (40 U.S.C. § 3141-3148).** When required by federal program legislation, all prime construction contracts in excess of \$2,000 awarded by non-federal entities must include a provision for compliance with the Davis-Bacon Act (40 U.S.C. § 3141-3144, and 3146-3148) as supplemented by Department of Labor regulations (29 C.F.R. § 5, “Labor Standards Provisions Applicable to Contracts Covering Federally Financed and Assisted Construction”). In accordance with the statute, contractors must be required to pay wages to laborers and mechanics at a rate not less than the prevailing wages specified in a wage determination made by the Secretary of Labor. In addition, contractors must be required to pay wages not less than once a week. The non-federal entity must place a copy of the current prevailing wage determination issued by the Department of Labor in each solicitation. The decision to award a contract or subcontract must be conditioned upon the acceptance of the wage determination. The non-federal entity must report all suspected or reported violations to the federal awarding agency. The contracts must also include a provision for compliance with the Copeland “Anti-Kickback” Act (40 U.S.C. § 3145), as supplemented by Department of Labor regulations (29 C.F.R. § 3, “Contractors and Subcontractors on Public Building or Public Work Financed in Whole or in Part by Loans or Grants from the United States”). The Act provides that each contractor or subrecipient must be prohibited from inducing, by any means, any person employed in the construction, completion, or repair of public work, to give up any part of the compensation to which he or she is otherwise entitled. The non-federal entity must report all suspected or reported violations to the federal awarding agency. Supplier must be in compliance with all applicable Davis-Bacon Act provisions.

C. CONTRACT WORK HOURS AND SAFETY STANDARDS ACT (40 U.S.C. § 3701-3708). Where applicable, all contracts awarded by the non-federal entity in excess of \$100,000 that involve the employment of mechanics or laborers must include a provision for compliance with 40 U.S.C. §§ 3702 and 3704, as supplemented by Department of Labor regulations (29 C.F.R. § 5). Under 40 U.S.C. § 3702 of the Act, each contractor must be required to compute the wages of every mechanic and laborer on the basis of a standard work week of 40 hours. Work in excess of the standard work week is permissible provided that the worker is compensated at a rate of not less than one and a half times the basic rate of pay for all hours worked in excess of 40 hours in the work week. The requirements of 40 U.S.C. § 3704 are applicable to construction work and provide that no laborer or mechanic must be required to work in surroundings or under working conditions which are unsanitary, hazardous or dangerous. These requirements do not apply to the purchases of supplies or materials or articles ordinarily available on the open market, or contracts for transportation or transmission of intelligence. This provision is hereby incorporated by reference into this Contract. Supplier certifies that during the term of an award for all contracts by Sourcewell resulting from this procurement process, Supplier must comply with applicable requirements as referenced above.

D. RIGHTS TO INVENTIONS MADE UNDER A CONTRACT OR AGREEMENT. If the federal award meets the definition of “funding agreement” under 37 C.F.R. § 401.2(a) and the recipient or subrecipient wishes to enter into a contract with a small business firm or nonprofit organization regarding the substitution of parties, assignment or performance of experimental, developmental, or research work under that “funding agreement,” the recipient or subrecipient must comply with the requirements of 37 C.F.R. § 401, “Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements,” and any implementing regulations issued by the awarding agency. Supplier certifies that during the term of an award for all contracts by Sourcewell resulting from this procurement process, Supplier must comply with applicable requirements as referenced above.

E. CLEAN AIR ACT (42 U.S.C. § 7401-7671Q.) AND THE FEDERAL WATER POLLUTION CONTROL ACT (33 U.S.C. § 1251-1387). Contracts and subgrants of amounts in excess of \$150,000 require the non-federal award to agree to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. § 7401- 7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C. § 1251- 1387). Violations must be reported to the Federal awarding agency and the Regional Office of the Environmental Protection Agency (EPA). Supplier certifies that during the term of this Contract will comply with applicable requirements as referenced above.

F. DEBARMENT AND SUSPENSION (EXECUTIVE ORDERS 12549 AND 12689). A contract award (see 2 C.F.R. § 180.220) must not be made to parties listed on the government wide exclusions in the System for Award Management (SAM), in accordance with the OMB guidelines at 2 C.F.R. § 180 that implement Executive Orders 12549 (3 C.F.R. § 1986 Comp., p. 189) and 12689 (3 C.F.R. § 1989 Comp., p. 235), “Debarment and Suspension.” SAM Exclusions contains the names

of parties debarred, suspended, or otherwise excluded by agencies, as well as parties declared ineligible under statutory or regulatory authority other than Executive Order 12549. Supplier certifies that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation by any federal department or agency.

G. BYRD ANTI-LOBBYING AMENDMENT, AS AMENDED (31 U.S.C. § 1352). Suppliers must file any required certifications. Suppliers must not have used federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any federal contract, grant, or any other award covered by 31 U.S.C. § 1352. Suppliers must disclose any lobbying with non-federal funds that takes place in connection with obtaining any federal award. Such disclosures are forwarded from tier to tier up to the non-federal award. Suppliers must file all certifications and disclosures required by, and otherwise comply with, the Byrd Anti-Lobbying Amendment (31 U.S.C. § 1352).

H. RECORD RETENTION REQUIREMENTS. To the extent applicable, Supplier must comply with the record retention requirements detailed in 2 C.F.R. § 200.333. The Supplier further certifies that it will retain all records as required by 2 C.F.R. § 200.333 for a period of 3 years after grantees or subgrantees submit final expenditure reports or quarterly or annual financial reports, as applicable, and all other pending matters are closed.

I. ENERGY POLICY AND CONSERVATION ACT COMPLIANCE. To the extent applicable, Supplier must comply with the mandatory standards and policies relating to energy efficiency which are contained in the state energy conservation plan issued in compliance with the Energy Policy and Conservation Act.

J. BUY AMERICAN PROVISIONS COMPLIANCE. To the extent applicable, Supplier must comply with all applicable provisions of the Buy American Act. Purchases made in accordance with the Buy American Act must follow the applicable procurement rules calling for free and open competition.

K. ACCESS TO RECORDS (2 C.F.R. § 200.336). Supplier agrees that duly authorized representatives of a federal agency must have access to any books, documents, papers and records of Supplier that are directly pertinent to Supplier's discharge of its obligations under this Contract for the purpose of making audits, examinations, excerpts, and transcriptions. The right also includes timely and reasonable access to Supplier's personnel for the purpose of interview and discussion relating to such documents.

L. PROCUREMENT OF RECOVERED MATERIALS (2 C.F.R. § 200.322). A non-federal entity that is a state agency or agency of a political subdivision of a state and its contractors must comply with Section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation

and Recovery Act. The requirements of Section 6002 include procuring only items designated in guidelines of the Environmental Protection Agency (EPA) at 40 C.F.R. § 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition, where the purchase price of the item exceeds \$10,000 or the value of the quantity acquired during the preceding fiscal year exceeded \$10,000; procuring solid waste management services in a manner that maximizes energy and resource recovery; and establishing an affirmative procurement program for procurement of recovered materials identified in the EPA guidelines.

M. FEDERAL SEAL(S), LOGOS, AND FLAGS. The Supplier not use the seal(s), logos, crests, or reproductions of flags or likenesses of Federal agency officials without specific pre-approval.

N. NO OBLIGATION BY FEDERAL GOVERNMENT. The U.S. federal government is not a party to this Contract or any purchase by an Participating Entity and is not subject to any obligations or liabilities to the Participating Entity, Supplier, or any other party pertaining to any matter resulting from the Contract or any purchase by an authorized user.

O. PROGRAM FRAUD AND FALSE OR FRAUDULENT STATEMENTS OR RELATED ACTS. The Contractor acknowledges that 31 U.S.C. 38 (Administrative Remedies for False Claims and Statements) applies to the Supplier's actions pertaining to this Contract or any purchase by a Participating Entity.

P. FEDERAL DEBT. The Supplier certifies that it is non-delinquent in its repayment of any federal debt. Examples of relevant debt include delinquent payroll and other taxes, audit disallowance, and benefit overpayments.

Q. CONFLICTS OF INTEREST. The Supplier must notify the U.S. Office of General Services, Sourcewell, and Participating Entity as soon as possible if this Contract or any aspect related to the anticipated work under this Contract raises an actual or potential conflict of interest (as described in 2 C.F.R. Part 200). The Supplier must explain the actual or potential conflict in writing in sufficient detail so that the U.S. Office of General Services, Sourcewell, and Participating Entity are able to assess the actual or potential conflict; and provide any additional information as necessary or requested.

R. U.S. EXECUTIVE ORDER 13224. The Supplier, and its subcontractors, must comply with U.S. Executive Order 13224 and U.S. Laws that prohibit transactions with and provision of resources and support to individuals and organizations associated with terrorism.

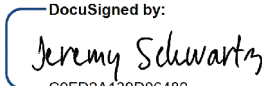
S. PROHIBITION ON CERTAIN TELECOMMUNICATIONS AND VIDEO SURVEILLANCE SERVICES OR EQUIPMENT. To the extent applicable, Supplier certifies that during the term of this Contract it will comply with applicable requirements of 2 C.F.R. § 200.216.

T. DOMESTIC PREFERENCES FOR PROCUREMENTS. To the extent applicable, Supplier certifies that during the term of this Contract will comply with applicable requirements of 2 C.F.R. § 200.322.

22. CANCELLATION

Sourcwell or Supplier may cancel this Contract at any time, with or without cause, upon 60 days' written notice to the other party. However, Sourcwell may cancel this Contract immediately upon discovery of a material defect in any certification made in Supplier's Proposal. Cancellation of this Contract does not relieve either party of financial, product, or service obligations incurred or accrued prior to cancellation.

Sourcwell

DocuSigned by:

C0FD2A139D06489...

By: _____
Jeremy Schwartz
Title: Chief Procurement Officer
1/12/2022 | 12:44 PM CST
Date: _____

Altec Industries, Inc.

DocuSigned by:

DDB79E9FF5034DA...

By: _____
Riley Browne
Title: Contract Specialist
1/12/2022 | 1:03 PM CST
Date: _____

Approved:

DocuSigned by:

7E42B8F817A64CC...

By: _____
Chad Coauette
Title: Executive Director/CEO
1/12/2022 | 1:06 PM CST
Date: _____

RFP 110421 - Public Utility Equipment with Related Accessories and Supplies

Vendor Details

Company Name: Altec Industries, Inc.

Does your company conduct business under any other name? If yes, please state: Global Rental Co Inc, JJ Kane Auctioneers, Altec Capital, Altec Supply, Altec Sentry, Altec Service

Address: 33 Inverness Center Pkw
Birmingham, AL 35242

Contact: Riley Browne

Email: riley.browne@altec.com

Phone: 205-408-2341

HST#:

Submission Details

Created On: Thursday September 16, 2021 15:53:03

Submitted On: Thursday November 04, 2021 12:46:34

Submitted By: Riley Browne

Email: riley.browne@altec.com

Transaction #: d9f5703c-9b11-4637-9a77-a68682d8b3ec

Submitter's IP Address: 209.149.164.250

Specifications**Table 1: Proposer Identity & Authorized Representatives**

General Instructions (applies to all Tables) Sourcewell prefers a brief but thorough response to each question. Do not merely attach additional documents to your response without also providing a substantive response. Do not leave answers blank; respond "N/A" if the question does not apply to you (preferably with an explanation).

Line Item	Question	Response *	
1	Proposer Legal Name (one legal entity only): (In the event of award, will execute the resulting contract as "Supplier")	Altec Industries, Inc.	*
2	Identify all subsidiary entities of the Proposer whose equipment, products, or services are included in the Proposal.	Altec Capital Services Altec Service JJ Kane Auctioneers Altec NUECO Altec Supply Altec Sentry	*
3	Identify all applicable assumed names or DBA names of the Proposer or Proposer's subsidiaries in Line 1 or Line 2 above.	Altec Industries, Inc. Altec Capital Services Altec Service JJ Kane Auctioneers Altec NUECO Altec Supply Altec Sentry	*
4	Proposer Physical Address:	Altec Industries, Inc 210 Inverness Center Drive Birmingham, AL 35242	*
5	Proposer website address (or addresses):	www.altec.com https://www.jjkane.com/ https://www.altec.com/altec-capital/ https://www.altec.com/service/ https://connect.altec.com/store http://www.altec.com/altec-nueco https://www.altec.com/safety/ https://www.altec.com/altec-parts/	*
6	Proposer's Authorized Representative (name, title, address, email address & phone) (The representative must have authority to sign the "Proposer's Assurance of Compliance" on behalf of the Proposer and, in the event of award, will be expected to execute the resulting contract):	Riley Browne Contract Specialist riley.browne@altec.com 205-408-2341	*
7	Proposer's primary contact for this proposal (name, title, address, email address & phone):	Riley Browne Contract Specialist riley.browne@altec.com 205-408-2341	*
8	Proposer's other contacts for this proposal, if any (name, title, address, email address & phone):	Breanna Kinman Contract Specialist breanna.kinman@altec.com 816-236-1296	

Table 2: Company Information and Financial Strength

Line Item	Question	Response *	
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9	Provide a brief history of your company, including your company's core values, business philosophy, and industry longevity related to the requested equipment, products or services.	Altec is a leading provider of products and services to the public utility, electric utility, telecommunications, tree care, lights and signs, and contractor markets. Altec Inc. is the holding company for Altec Industries, Inc. which holds Global Rental, Altec NUECO, JJ Kane Auctioneers, Altec Worldwide, Altec Capital, Altec Supply, Altec Ventures, LLC, Altec Spray Equipment, and Altec Air. We deliver products and services in more than 100 countries throughout the world. Since 1929, Altec has been a company committed to excellence in the Public Utility Equipment industry. Our products are the industry leaders and consistently raise the bar through innovative product design, integrated safety features, and continued dedication to total customer satisfaction. Altec continues to pursue a singular business philosophy: To be recognized by customers as the preferred supplier of products, services and solutions in all markets we serve. Our values sustain that vision, our goals build upon it and our associates help us to achieve it. Altec's values are the cornerstone of our corporate culture and every associate is considered an integral part of Team Altec. The history, tradition and culture of Altec are founded on our core values (listed in alphabetical order): • Customer first • Enjoyment of work • Family • Financial stability • Integrity • People are our greatest strength • Quality • Spiritual development • Teamwork
10	What are your company's expectations in the event of an award?	We hope to further strengthen our relationships with Sourcewell and government agencies through cooperative purchasing. We want to achieve continued growth within our government business sectors and be recognized as the preferred supplier of hydraulic equipment solutions for Sourcewell and its members.
11	Demonstrate your financial strength and stability with meaningful data. This could include such items as financial statements, SEC filings, credit and bond ratings, letters of credit, and detailed reference letters. Upload supporting documents (as applicable) in the document upload section of your response.	Altec Industries, Inc is a financially sound and conservatively managed company and has been in business for 93 years under the same family ownership. Because we are privately held we do not disclose detailed financial data, however please reference attached files "Financial Strength - Financial Statement Letter", "Financial Strength - Bank Statement Letter", and "Financial Strength - Dun and Bradstreet Screenshot" for more information regarding our financial strength and stability.
12	What is your US market share for the solutions that you are proposing?	We maintain a market share of approximately 70% for our core products. Non-core products are approximately 30%.
13	What is your Canadian market share for the solutions that you are proposing?	Canada market share is approximately 20%.
14	Has your business ever petitioned for bankruptcy protection? If so, explain in detail.	No, we have never petitioned for bankruptcy protection.
15	How is your organization best described: is it a manufacturer, a distributor/dealer/reseller, or a service provider? Answer whichever question (either a) or b) just below) best applies to your organization. a) If your company is best described as a distributor/dealer/reseller (or similar entity), provide your written authorization to act as a distributor/dealer/reseller for the manufacturer of the products proposed in this RFP. If applicable, is your dealer network independent or company owned? b) If your company is best described as a manufacturer or service provider, describe your relationship with your sales and service force and with your dealer network in delivering the products and services proposed in this RFP. Are these individuals your employees, or the employees of a third party?	Altec is a manufacturer with direct sales force. Our sales force consists of 100% direct employees of Altec. Our sales force covers all 50 States, Canada, and over 100 countries throughout the world. Our service force is also 100% direct employees of Altec (both mobile service and service center employees). We are a direct sale / service / manufacturing company and do not maintain a dealer network. Please see attached documents "Company Information - Altec Production Facilities" and "Company Information - Altec Service Centers and Mobile Service Locations"

16	If applicable, provide a detailed explanation outlining the licenses and certifications that are both required to be held, and actually held, by your organization (including third parties and subcontractors that you use) in pursuit of the business contemplated by this RFP.	Altec Industries holds all credible licenses and certifications necessary for providing goods and services referenced in this RFP (related to OSHA/ANSI/ASME standards for manufacturing). We are ISO 9001:2015 certified for technical sales, application engineering, procurement, materials, final assembly, product creation, manufacturing, quality, and general processes related to production of electronic components, fiberglass structures and the final assembly of utility equipment at 2106 Riverside Rd, Saint Joseph, MO and the production of aerial devices and digger derricks at 5001 E. 36 Hwy, Saint Joseph, MO. • Technical sales, application engineering, materials, final assembly, manufacturing, product creation, and quality processes related to the production of specialty utility equipment at 3907 S. 48th Terr, Saint Joseph, MO. • Manufacturing and quality processes related to the production of fiberglass structures and electronic components at 1009 Vernon Rd, Wathena, KS. • Materials and quality processes at 5703 Mitchell Ave, Saint Joseph, MO. • Product creation and quality processes related to design validation activities at 4906 E. 36 Hwy, Saint Joseph, MO. • Please see attached "Company Information - ISO Quality Certification" for more information Employees of our plants hold welding certifications, Fluid Power Society certifications and various engineering certifications, including Professional Engineering licenses Account Managers who specialize in our Crane product lines are required to become Certified Operators every 5-years, through our Sentry Operator Certification training program. ALTEC Industries, Inc. is capable of providing certification for equipment operators through our Sentry training program. Motor Vehicle Dealer Licenses in each state where applicable All of our facilities employ the Atec Production System which features the Kanban system of lean manufacturing. Authorized Representative Riley Browne and Government Sales Manager Elana Martinez hold Certified Schedules Contracts Manager (CSCM) certifications
17	Provide all "Suspension or Debarment" information that has applied to your organization during the past ten years.	Altec has never been suspended or disbarred.

Table 3: Industry Recognition & Marketplace Success

Line Item	Question	Response *
18	Describe any relevant industry awards or recognition that your company has received in the past five years	• Selected to Forbes list of America's Best Midsize Employers 2019 • Altec won Exelon's 2017 Innovation Award based on the application and acceptance of our JEMS product at all 4 Exelon companies. • 2017-2021 Altec has been recognized as a top supplier for Avista, a US-based energy company serving eastern Washington, northern Idaho and parts of southern and eastern Oregon. Each year, Avista uses a scorecard to rigorously rate suppliers' customer service and value provided to the company. • Altec was named one of the "Best Places to Work" for 2017 by the Birmingham Business Journal. • Altec Mt. Airy Associates won the Chairman's Award from the United Fund of Surry for 2017
19	What percentage of your sales are to the governmental sector in the past three years	Less than 10% of our sales are to the government.
20	What percentage of your sales are to the education sector in the past three years	Less than 1% of our sales are to the education sector.
21	List any state, provincial, or cooperative purchasing contracts that you hold. What is the annual sales volume for each of these contracts over the past three years?	Texas Multiple Award Schedule (TXMAS): Over \$1MM Commonwealth of Pennsylvania (Co-Stars): Over \$1MM Michigan MI Deal: Over \$1MM Washington State Purchasing Cooperative: Over \$500k State of Ohio: Over \$500k
22	List any GSA contracts or Standing Offers and Supply Arrangements (SOSA) that you hold. What is the annual sales volume for each of these contracts over the past three years?	GSA Contract GS-30F-026GA, over \$5MM annually. We also hold two DLA contracts with similar combined volume

Table 4: References/Testimonials

Line Item 23. Supply reference information from three customers who are eligible to be Sourcwell participating entities.

Entity Name *	Contact Name *	Phone Number *
Los Angeles Department of Water and Power (Member # 40257)	Joseph Ortiz	213-840-8489
City of Lakeland (Member # 4862)	Dwayne Goostree	863-581-3443
City of Seattle (Member # 25215)	Guy Noren	206-684-0141
Lewis County PUD (Member # 76495)	Bryan Watt	360-748-9261

Table 5: Top Five Government or Education Customers

Line Item 24. Provide a list of your top five government, education, or non-profit customers (entity name is optional), including entity type, the state or province the entity is located in, scope of the project(s), size of transaction(s), and dollar volumes from the past three years.

Entity Name	Entity Type *	State / Province *	Scope of Work *	Size of Transactions *	Dollar Volume Past Three Years *	
Federal Government Agency	Government	Georgia - GA	Located throughout US and world, purchases Aerial Devices, Digger Derricks	Transaction sizes range from 1 truck to multiple trucks per PO	Over \$2M	*
Federal Government Agency	Government	California - CA	Located throughout US and world, purchases Aerial Devices, Digger Derricks, Cranes, Cable Pullers	Transaction sizes range from 1 truck to multiple trucks per PO	Over \$2M	*
Federal Government Agency	Government	District of Columbia - DC	Located throughout US and world, purchases Aerial Devices, Digger Derricks, Cranes	Transaction sizes range from 1 truck to multiple trucks per PO	Over \$2M	*
Federal Government Agency	Government	District of Columbia - DC	Located throughout US and world, purchases Aerial Devices	Transaction sizes range from 1 truck to multiple trucks per PO	Over \$2M	*
Local Government Entity	Government	California - CA	Purchases Aerial Devices and Service Bodies	Transaction sizes generally are greater than 5 per PO	Over \$2M	*

Table 6: Ability to Sell and Deliver Service

Describe your company's capability to meet the needs of Sourcewell participating entities across the US and Canada, as applicable. Your response should address in detail at least the following areas: locations of your network of sales and service providers, the number of workers (full-time equivalents) involved in each sector, whether these workers are your direct employees (or employees of a third party), and any overlap between the sales and service functions.

Line Item	Question	Response *	
25	Sales force.	Altec employs a direct sales force of over 100 Account Managers who are dedicated to government and commercial sales and support within their respective territories. Their territories are established based on concentration of customers, and they live in their territories. Our Account Managers spend 100% of their time; communicating, consulting and managing customer's needs. The products represented in this RFP are core to our customers and industry, thus allowing our Account Managers to provide expert knowledge to Sourcewell members of their benefits and usage. Altec's Sourcewell contract is our preferred method by which to serve our government customers. There is no overlap in our sales and service functions	*
26	Dealer network or other distribution methods.	Altec is a factory direct sales / service company, we do not use dealer or distribution networks.	*
27	Service force.	All employees in our Service Force are employed by Altec Industries. Altec has 44 Service Centers located throughout the United States and Canada. These facilities are equipped with the tools, equipment, and certified hydraulic technicians needed to get your Altec unit up and running as soon as possible. The Altec Service Group employs over 150 Mobile Service Technicians nationwide that are available to be deployed to your location. Mobile service technicians are equipped with the trucks and tools needed to get your equipment serviced and back on the road as soon as possible. They provide on-site warranty, service and preventative maintenance solutions for our customers Additionally, Altec Mobile Service has 24 hour emergency assistance, as well as emergency storm coverage. There is no overlap in our sales and service functions. Please see attached map "Company Information - Altec Service Centers and Mobile Service Locations" that illustrate our service force coverage, and locations for our service centers.	*
28	Describe the ordering process. If orders will be handled by distributors, dealers or others, explain the respective roles of the Proposer and others.	Altec handles all quotes and orders directly. A quote will be created based on customer needs and requirements, and an order can be sent to Altec Account Manager from customer in response to the quote. All purchase orders are processed by Altec, as we are a factory direct company. We prefer a process whereas Sourcewell members issue purchase orders directly to us. Our Sourcewell quotes / orders are flagged in our system upon creation, and a report is run each quarter to report this sales data to Sourcewell. This process is the responsibility of a team at our corporate office with visibility of our word wide operations. Customers are also currently able to request quotes via our website, www.altec.com. Altec offers parts and accessory sales via our AltecConnect online portal, https://www.altec.com/altec-connect which serves as a "one stop online shop" for ordering tools, supplies, accessories, replacement parts and for managing your fleet information.	*

29	Describe in detail the process and procedure of your customer service program, if applicable. Include your response-time capabilities and commitments, as well as any incentives that help your providers meet your stated service goals or promises.	When you purchase from Altec, you invest in a relationship that spans the life of the equipment. Altec Service Group backs up this promise with the most complete and comprehensive service and support organization in the industry. We also offer the most complete line of parts for equipment repair and maintenance, along with a technical support and training organization to train, educate, and problem solve. As the only authorized dealer of genuine Altec replacement parts, you can be assured that you will receive parts that meet the required Altec Quality and Engineering standards. Our dedicated line for parts / service / sales needs is 877-GO-ALTEC, it is available 24 hours a day. Our objective is to answer all parts calls in under 10 seconds. We have 35 parts experts with more than 300 years of combined experience taking parts calls. We hold 29,000 active items on hand, and 92.5% of product lines ship within 24 hours. Customers will never be sent to voicemail when calling 877-GO ALTEC for parts support. Additionally, a customer's Account Managers will be available via their cell phones and email whenever needed, and during periods of natural disaster Altec will move resources into areas affected to provide parts and service work faster. We also offer Altec Connect, a more customer-focused experience that will allow our customers to view and search fleet information, order replacement parts and view APNs and service requests. In conjunction with the new Supply Store, Altec is dedicated to serving as a "one stop online shop" for ordering tools, supplies, accessories, replacement parts and for managing your fleet information. https://www.altec.com/altec-connect	*
30	Describe your ability and willingness to provide your products and services to Sourcewell participating entities in the United States.	Altec proposes to service the entire United States and Canada (with capabilities to service Internationally).	*
31	Describe your ability and willingness to provide your products and services to Sourcewell participating entities in Canada.	Altec proposes to service the entire United States and Canada (with capabilities to service Internationally).	*
32	Identify any geographic areas of the United States or Canada that you will NOT be fully serving through the proposed contract.	Altec proposes to service the entire United States and Canada (with capabilities to service Internationally).	*
33	Identify any Sourcewell participating entity sectors (i.e., government, education, not-for-profit) that you will NOT be fully serving through the proposed contract. Explain in detail. For example, does your company have only a regional presence, or do other cooperative purchasing contracts limit your ability to promote another contract?	Altec proposes to service all Sourcewell members	*
34	Define any specific contract requirements or restrictions that would apply to our participating entities in Hawaii and Alaska and in US Territories.	Altec will not have contract requirements or restrictions on Sourcewell members located in Hawaii, Alaska, or US Territories. The only difference in quoting will be shipping cost when a machine needs to travel via Ocean Freight.	*

Table 7: Marketing Plan

Line Item	Question	Response *
35	Describe your marketing strategy for promoting this contract opportunity. Upload representative samples of your marketing materials (if applicable) in the document upload section of your response.	The Altec/Sourcwell marketing plan will include, the development of printed marketing materials, press releases, advertisements, web-based marketing, and the attendance of trade shows. While in attendance at trade shows with substantial Sourcwell eligible customers present, such as GFX, Altec will typically bring a vehicle and display Sourcwell promotional material. The Altec Government Sales team and Corporate Communications Project Manager will be involved in all Sourcwell promotions corporate-wide. Altec will continue to help create content that drives awareness of cooperative purchasing, as represented by attached "Marketing Plan - Altec Article". Examples of material are included "Marketing Plan - Sourcwell Value Flyer - Altec", as well as "Marketing Plan - GFX 2021 Altec Booth" for reference and "Marketing Plan - www.altec.com Sourcwell Landing Page" Our Account Managers being comfortable with the contract and well versed in how it works, may be our most impactful marketing strategy, as they are working with our customers regarding their equipment needs on a daily basis. Altec employs a National sales training team, that provided initial base sales training programs for all new Altec sales associates (both Account Managers and Technical Sales Specialists). Our Sourcwell contract is a topic in this training, and has dedicated time assigned to it. Thereafter, focused web-training modules and e-courses are used to provide a more procedural method for these types of sales calls. These materials will also serve as follow-up training for all associates with 2+ years of experience. Material is accessible 24/7 on Altec's internal Sales Resource Center, please see "Marketing Plan - Internal Altec Resources". In addition to the training team, Altec employs a Government Sales team focused on the management of all federal, state and cooperative contracts. This team serves as the experts for the company, for associates in the field who need on-the-fly support. The Government team in tandem with a newly formed Contracts Steering Committee will communicate contract changes, improvements and regulations with the National sales force regularly.
36	Describe your use of technology and digital data (e.g., social media, metadata usage) to enhance marketing effectiveness.	Website data allows Altec's marketing and IT teams the ability to measure customer activity as well as the health of the website in one tool. From a marketing perspective, we are able to analyze that our content effectively moves our users and customers through the sales funnel to increase leads. This information also helps us confirm that our content is satisfactory to support our traditional sales teams with accurate information that helps our customers make informed decisions about purchases. From an IT perspective, we are able to analyze information that relates to website health such as mobile usage, operating system and load times. This information allows us to make informed decisions about the priority of initiatives to improve Altec's digital presence. We maintain an active social presence through Facebook (over 253,000 likes, over 258,000 follows), along with other sites.
37	In your view, what is Sourcwell's role in promoting contracts arising out of this RFP? How will you integrate a Sourcwell-awarded contract into your sales process?	Our experience has been that Sourcwell provides numerous opportunities for promotion of our products via their own web traffic, tradeshow attendance and printed marketing materials. We hope this level of support will continue with this new RFP. Our Sourcwell contract is integrated into our sales process as the preferred method of using Cooperative Purchasing. Our sales team is required to complete training on Sourcwell and cooperative purchasing as a whole, and new members of our team attend a live training that details the contract and internal processes.
38	Are your products or services available through an e-procurement ordering process? If so, describe your e-procurement system and how governmental and educational customers have used it.	Altec Connect provides for a more customer-focused experience that will allow our customers to view and search fleet information, order replacement parts and view APNs and service requests. In conjunction with the new Supply Store, Altec is dedicated to serving as a "one stop online shop" for ordering tools, supplies, accessories, replacement parts and for managing your fleet information. This system has been very well received by our customers, including governmental and educational customers because it reduces the number of places they need to go to get access to unit-specific information, replacement parts, tools, accessories, and service information. Altec manages federal customer solicitations/RFQs via the GSA E-buy system, FedBid and several other public sites. Although, awards (POs) are still provided manually by the respective contracting officer, these sites offer a method of standardized RFQ submissions. Consumers are currently able to request new/used equipment, rental and leasing quotes via our website.

Table 8: Value-Added Attributes

Line Item	Question	Response *
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39	Describe any product, equipment, maintenance, or operator training programs that you offer to Sourcewell participating entities. Include details, such as whether training is standard or optional, who provides training, and any costs that apply.	- Upon delivery of an Sourcewell member's completed equipment, the local Altec Account Manager provides an on-site equipment orientation with the appropriate operators. This In-Service is provided free of charge. - Each truck is delivered with two (2) sets of operator and maintenance/parts manuals. Within the equipment manuals, the standard features, safe operation, maintenance and repair information are covered. These are provided free of charge. - Additionally, over 150 basic operating and safety videos are available on https://store.altecsentry.com/catalog/free free of charge - Altec Sentry offers a variety of Instructor-Led courses for aerials, derricks and cranes. These OSHA and ANSI compliant courses aid in the fulfillment of employer training requirements. Many programs offer both Operator and Train-The-Trainer Formats. Additional costs apply based on duration of training, size of class, travel time for instructor, etc. Please navigate to https://www.altec.com/safety/ for more information. The following Instructor-Led Trainings are Available: - Insulating Aerial Device - Non-Insulating Aerial - Tree Care Aerial Device - Bucket Rescue - Digger Derrick - Backyard Digger - Crane - Wood Chipper Altec Sentry also offers more than 80 online courses for cranes, aerial devices, digger derricks and chippers. Through a simple dashboard and storefront, operators can receive ANSI and OSHA-compliant General Training and Familiarization without the need for traditional classroom sessions. - Other Altec Training options (additional costs apply): - Customized Altec equipment hydraulic maintenance training - International Fluid Power Society (IFPS) Certification training (testing provided by third party) - NCCCO certification programs for operators of mobile cranes and digger derricks
40	Describe any technological advances that your proposed products or services offer.	Our products are the industry leaders and are consistently raising the bar through innovative product design, integrated safety features, and continued dedication to total customer satisfaction. Altec showcases this through advancements such as; - Fiber Optic Controls - Lanyard Detection System that promotes safe unit operation by helping to ensure line workers are "clipped in" while conducting work from the platform. This operator aid helps reduce the risk of falling from the platform by reminding users to attach their lanyard before working at height (available on select models) - Altec Load Monitoring System (ALMS) acts as an aid to provide real-time visual and audible information about the percentage of rated load on your boom and/or platform. By actively monitoring your aerial's load capacity with a reliable system, you can avoid accidents and enhance safety on the job site (available on select models) - JEMS (Jobsite Energy Management System) with it's integrated plug-in system that uses stored electrical energy to power the aerial device, tools and exportable power, and provides cab comfort with Lithium-Ion batteries (available on select models) - Advanced paint systems - And many other ways we keep our customers working safer and smarter
41	Describe any "green" initiatives that relate to your company or to your products or services, and include a list of the certifying agency for each.	Altec is the industry leader for sustainability efforts and is dedicated to listening and creating solutions. That's why we acknowledge the tremendous challenges and opportunities our customers face and aspire to responsibly care for the environment and the communities in which we operate. Altec's allegiance is evident in the development of numerous sustainability initiatives: - The Industry's First Green-Focused Facility. Located in Dixon, CA, Altec products are manufactured in a plant that features state-of-the-art sustainable construction that exceeds Title 24 energy and lighting codes. Altec received significant guidance and support on the development of this new green-focused facility from two of its customers – Pacific Gas & Electric Company (PG&E) and Southern California Edison. The new facility in Dixon allows Altec the opportunity to increase manufacturing of our Green Fleet line of products—the industry's leading energy-saving utility vehicles. Customer PG&E and Altec are in partnership to develop innovative, technologically advanced Green Fleet utility vehicles. These energy efficient Green Fleet vehicles provide a safer work environment for utility crews; significantly reduce emissions, and lower vehicle operating costs while extending vehicle life. - Meeting Customer Needs. Our Green Fleet product line decreases fuel consumption and greenhouse gas emissions, while lowering noise pollution. In partnership with the Department of Energy, Electric Partners Research Institute, CALSTART Hybrid Truck Users Forum and others, we offer a range of hybrid/electric and job-site energy management systems, along with recycled lightweight materials and alternative fuels. Altec JEMS (Jobsite Energy Management System) is an integrated plug-in system that uses stored electrical energy to power the aerial device, tools and exportable power, and provides cab comfort. The energy storage system is recharged by plugging into shore power or by the truck's internal combustion engine. Our JEMS product portfolio includes: - JEMS S - JEMS SE - JEMS LE - Facilities and Processes. Each Altec facility has established procedures and environmental management programs and actively engages in recycling steel, copper and aluminum, as well as consumer recyclables. The installation of powder coat and e-coat paint systems has substantially reduced solid waste volume and air emissions. All facilities in the corporation, including auction yards and service centers, have converted to energy efficient LED lighting. All new construction is reviewed and where applicable, energy efficiency products/construction are included (i.e., LED lighting, high efficiency gas burners, Energy Star appliances, motion activated lighting, etc.). - Our St. Joseph, MO facility has installed solar energy on three of the buildings on campus. - Altec EcoEasy Common Sustainability Goals. Green purchasing policies using Best-Value approach utilizing Staples' environmental office products and supplies has been implemented Corporate wide.
42	Identify any third-party issued eco-labels, ratings or certifications that your company has received for the equipment or products included in your Proposal related to energy efficiency or conservation, life-cycle design (cradle-to-cradle), or other green/sustainability factors.	HVIP - Voucher Incentive Project for our Jobsite Energy Management System models. Visit https://californiahvip.org/vehicle-category/epto/ for more information Industry Organizations affiliations: - Calstart - Clean Cities

43	Describe any Women or Minority Business Entity (WMBE), Small Business Entity (SBE), or veteran owned business certifications that your company or hub partners have obtained. Upload documentation of certification (as applicable) in the document upload section of your response.	Altec recognizes that a diverse and talented workforce is a key competitive advantage. Our business success is reflected in the quality and skill of our people. Inclusion means understanding, valuing and respecting workplace diversity, so that no associate is excluded from the workplace nor the opportunity to develop skills and talents consistent with our values and business objectives. Altec Industries, Inc. and its affiliates are equal opportunity employers and maintain affirmative action plans to recruit, retain, develop and promote qualified individuals without unlawful consideration of race, gender, color, religion, sexual orientation, national origin, age, disability, citizenship status, veteran status, or any other characteristic protected by federal, state or local law. Altec is a National Corporate Member of the Women's Business Enterprise National Council. As part of our commitments to holding federal contracts, Altec is annually responsible to providing a small-business contracting plan which is reviewed and approved by one of our two federal contract agencies. Every year, we strive to find small business suppliers who will meet the quality and liability requirements, to supply products/services that meet/exceed our manufacturing standards. Suppliers who are interested in doing business with Altec are encouraged to register on our Supplier portal, located on our website.
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44	What unique attributes does your company, your products, or your services offer to Sourcewell participating entities? What makes your proposed solutions unique in your industry as it applies to Sourcewell participating entities?	Altec offers Sourcewell members the advantage of working with one company to manufacture, sell, engineer, integrate key components (unit/body/chassis), administer warranty, and provide service solutions for a full line of Public Utility Equipment. We can provide full equipment lifecycle solutions, including: - o Altec Capital Services (ACS) - Equipment Financing - o Global Rental Company - Equipment Rentals - o Altec Supply - Tool and Accessory Sales - o Altec Sentry - Operator Safety Training - o Altec Fleet Services - Comprehensive Fleet Management Solutions - o Altec Service Group - In-shop and Mobile service and replacement parts support - o Altec NUECO Used Equipment/Trade-In options (The only supplier of Altec Certified Pre-Owned Trucks) - o JJ Kane Auctioneers - Auctions - (Specializes in Utility Equipment) Canadian and World Wide Availability: - o Altec Canada - Factory direct purchasing solutions for our Sourcewell Canadian customers with local Sales, parts, shop and mobile service, rental, and financing. - o Altec Worldwide – We deliver products and services to more than 100 companies throughout the world. Company Ownership: Altec has been a family owned and privately held manufacturing company, since 1929. Longevity in ownership, is an assurance for our Sourcewell customers that they can rely on availability of older Altec replacement parts, ensure Altec units are trade-worthy at a future date, and ultimately that the values and principles Altec was founded on remain in place today - Total customer satisfaction in all aspects of the business. Customer Focus: Altec listens and engineers solutions for our customers and the daily challenges they face. It is from that commitment, that innovative equipment, features and options are designed to provide equipment that is highly productive and has a low overall cost of ownership. Government Focused Sales: Altec is committed to assisting in the acquisition and procurement goals of each government entity we serve. Having a team who is both engaged in the customer relationship and also procurement process, assists Sourcewell members achieve their procurement goals effectively and efficiently. Innovative Design: Our products are consistently raising the bar with innovative product design and integrated safety features. ISO Facility: Many units are designed, manufactured and final assembled in an ISO9001 registered factory (St. Joseph, MO). Supply Chain Initiatives: Altec continues to make significant efforts corporate-wide to reduce and contain costs by using the Altec Production System and strengthening our supply chain. Quality Control: Altec provides the ability to control quality by manufacturing parts for our equipment. This allows us not only quality control but schedule control. - o Altec feels that the fiberglass boom is one of the most important components in the building of an aerial device or a digger derrick. We don't have to rely on an outside vendor for quality control. Altec has composite engineers on staff, we have traceability from raw material to the finished product. - o All booms ultrasonically tested and documents maintained. - o All fiberglass booms to have a minimum of 7 to 1 to ultimate safety factor. - o All welding to be done by AWS certified welders who meet Standard D1.1 on a 3G weld. - o All bearing surfaces to be machined after welding. - o All units with electronic circuit boards to be wave soldered - o Provide a power distribution module (PDM) in the cab as a central point for all electrical. Include diagnostic capability with LED lights. Mechanic Certification: All quality and final testing of equipment prior to shipment from manufacturer and final assembler to be performed by FPS certified mechanics. Safety Certification Training: To promote and ensure the safe operation of our equipment amongst our Sourcewell members, Altec offers numerous OSHA based training CBTs and Trainer led safety programs. Altec SENTRY complies and demonstrates the vital safety features necessary for the industries in which we serve. Safety Standards: Standard Safety features are provided on every applicable unit; outrigger boom Interlock, outrigger motion alarm, back up alarm, unit/outrigger selector, Altec ISO Grip (Insulated Control Handle, Auxiliary Control Covers, Control Console (dashboard), Boom Tip Covers). Available tools; Lanyard interlock, Load Monitoring Systems, Basic Operating Videos, Safety Videos, Sales Videos. Corporate Training: People (training and certifications), process (a controlled process that provides traceability and accountability) and technology (machinery used) makes Altec a differencing Vendor. Warranty: Most of our products have a limited lifetime structural warranty. National Service / Support Network: As a private company dedicated to our customers and associates, Altec leads the way in service and customer satisfaction in the markets we serve. Altec is proud to provide products and services that help crews work safer and smarter. - o On-line ordering is available at www.altecconnect.com. Altec Connect provides easy access to ordering Tools and Accessories or Replacement Parts, as well as detailed manuals and parts information for your units. - o Altec is committed to bringing you the services and products you need. For additional assistance with Parts, Tools, & Accessories, Shop Service, Mobile Service, or Technical Support, call 1-877-GO ALTEC.
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Table 9: Warranty

Describe in detail your manufacturer warranty program, including conditions and requirements to qualify, claims procedure, and overall structure. You may upload representative samples of your warranty materials (if applicable) in the document upload section of your response in addition to responding to the questions below.

Line Item	Question	Response *	
45	Do your warranties cover all products, parts, and labor?	Yes, our standard warranty is 1 year parts and labor, with 90 days for travel. Additionally it includes a limited lifetime warranty on most models. Please see attached "Warranty - Documents" for more information	*
46	Do your warranties impose usage restrictions or other limitations that adversely affect coverage?	No restrictions, however products must be operated and maintained in accordance with Altec operators and maintenance manuals, programs, and bulletins. Please see attached "Warranty - Documents" for more information	*
47	Do your warranties cover the expense of technicians' travel time and mileage to perform warranty repairs?	Yes, standard warranty is 90 days for travel charges.	*
48	Are there any geographic regions of the United States or Canada (as applicable) for which you cannot provide a certified technician to perform warranty repairs? How will Sourcewell participating entities in these regions be provided service for warranty repair?	No, Altec employs Mobile Service Technicians in all 50 states and Canada. We own and operate 44 service facilities across the United States and Canada. It will be the member's decision to schedule a Mobile Service Technician to come to their site or schedule in shop service. In either case, 1-877-GO ALTEC (1-877-462-5832) is our dedicated number for members to speak with their local Parts, Mobile, or Shop Service representative.	*
49	Will you cover warranty service for items made by other manufacturers that are part of your proposal, or are these warranties issues typically passed on to the original equipment manufacturer?	Products not manufactured by Altec which are supplied by Altec on special order would be covered under the manufacturer warranty. This would include items such as inverters, compressors, liftgates, generators, etc.	*
50	What are your proposed exchange and return programs and policies?	Parts ordered in error or no longer needed can be returned. If it was an error on Altec's part or otherwise not the customer's fault the 10% restocking fee will be waived. However, due to the nature of our equipment and the devaluation that occurs upon title / registration, there is no exchange or return program for equipment sales.	*
51	Describe any service contract options for the items included in your proposal.	We have included in our product offering service contract packages for member consideration at discounted rates. These include Preventative Maintenance (PM) Inspections at several different intervals, DOT inspections, Dielectric Tests.	*

Table 10: Payment Terms and Financing Options

Line Item	Question	Response *	
52	Describe your payment terms and accepted payment methods?	Payment Terms are Net 30. We accept payment by traditional methods such as check, wire transfer, and credit cards (There is a fee of 3% for credit card transactions used for the purchase of major units). Please see attached document "Payment Terms - Customer Detail" for complete details Customer payment inquiries can be sent to ARINQUIRY@ALTEC.COM or your local Altec Account Manager. Customer remittance information can be sent to AEPREMITTANCE@ALTEC.COM or your local Altec Account Manager.	*
53	Describe any leasing or financing options available for use by educational or governmental entities.	Altec Industries provides Leasing and/or financing options through our subsidiary Altec Capital. Options include FMV, TRAC, and Capital leases, Equipment Finance Agreements (EFAs), and a dedicated Municipal Lease option to meet the equipment needs of our municipal customers. The benefits of our Municipal Lease option include: • Finance terms to match the useful life of the equipment. • Flexible lease options to shorten life cycles and decrease maintenance costs. • Conserves capital budget funds. • Match payments with budget allocations. • Non-appropriation language included. Equipment - Altec aerial trucks, digger derricks, cranes and miscellaneous specialty equipment. Ancillary non-Altec equipment will also be considered along with the leasing of Altec equipment Lease Term - 3 years to 8 years. Please call for shorter or longer lease terms. For used equipment, the age of the unit plus the lease term cannot exceed 8 years Purchase rates shown on attached document "Price List - Altec Capital Rate Matrix 11-1-2021" are good for 30 days from Date shown above. Credit Ratings - Baa or better Contact Altec Capital for a quote for your specific opportunity. With Altec Capital Services, there is no need to look anywhere else. Municipalities can now affordably purchase equipment in a timely, simplified way. The municipal lease offering is another product that Altec Capital Services, LLC offers to our customers in an effort to become your partner. Please feel free to visit http://www.alteccapital.com for more information.	*
54	Describe any standard transaction documents that you propose to use in connection with an awarded contract (order forms, terms and conditions, service level agreements, etc.). Upload a sample of each (as applicable) in the document upload section of your response.	Each opportunity will be quoted to customer, in compliance with Sourcewell contract terms and conditions including pricing and discount structure. Altec has created templates to help standardize the work practice and ensure we are quoting in a compliant manner. Please see attached "Audit - Standard Docs - Quote Template Example". We will typically also include a detailed quote document, in order for customer to verify their requirements are being met with our proposal. This document will include additional notes at the end. Please see attached "Standard Docs - Detailed Quote Document Example".	*
55	Do you accept the P-card procurement and payment process? If so, is there any additional cost to Sourcewell participating entities for using this process?	Yes Altec accepts the P-card, there is a fee of 3% for credit card transactions used for the purchase of major units	*

Table 11: Pricing and Delivery

Provide detailed pricing information in the questions that follow below. Keep in mind that reasonable price and product adjustments can be made during the term of

an awarded Contract as described in the RFP, the template Contract, and the Sourcewell Price and Product Change Request Form.

Line Item	Question	Response *
56	Describe your pricing model (e.g., line-item discounts or product-category discounts). Provide detailed pricing data (including standard or list pricing and the Sourcewell discounted price) on all of the items that you want Sourcewell to consider as part of your RFP response. If applicable, provide a SKU for each item in your proposal. Upload your pricing materials (if applicable) in the document upload section of your response.	Line Item Proposed Contract Pricing plus \$2.20/mile delivery charge (CONUS only). The pricing provided includes a discount of between 3% - 5% off MSRP depending on the model. Please see attached "Price List - ALTEC 110421 11-4-2021" for USA, and "Price List - ALTEC 110421 11-4-2021 CANADA" for Canada . NUECO pricing sheet is attached as well and represents a 3% discount off of standard pricing "Price List - NUECO - 2021" JJ Kane Auctioneers, an Altec company, is a full-service auction company that specializes in the remarketing of Utility and Forestry Equipment including but not limited to aerial lifts, cranes, digger derricks, cable placing machines, directional drills, excavation equipment, and trenchers, is offering Sourcewell members a 28.6% savings off their typical sellers fee. Please see attached "Price List - and Notes JJ Kane" Altec Capital rate sheet is attached "Price List - Altec Capital Rate Matrix 11-1-2021" as well as "Altec Capital Sourcewell Proposal". These rates are based on a credit rating of Baa or better, and are not to exceed rates. There is no more aggressive pricing available in the country for cooperative procurement organizations, state purchasing departments, GPOs, municipalities, universities, or school districts.
57	Quantify the pricing discount represented by the pricing proposal in this response. For example, if the pricing in your response represents a percentage discount from MSRP or list, state the percentage or percentage range.	Line Item Proposed Contract Pricing plus \$2.20/mile delivery charge (CONUS only). The pricing provided includes a discount of between 3% - 5% off MSRP depending on the model. Please see attached "Price List - ALTEC 110421 11-4-2021" for USA, and "Price List - ALTEC 110421 11-4-2021 CANADA" for Canada . NUECO pricing sheet is attached as well and represents a 3% discount off of standard pricing "Price List - NUECO - 2021" JJ Kane Auctioneers, an Altec company, is a full-service auction company that specializes in the remarketing of Utility and Forestry Equipment including but not limited to aerial lifts, cranes, digger derricks, cable placing machines, directional drills, excavation equipment, and trenchers, is offering Sourcewell members a 28.6% savings off their typical sellers fee. Please see attached "Price List - and Notes JJ Kane" Altec Capital rate sheet is attached "Price List - Altec Capital Rate Matrix 11-1-2021" as well as "Altec Capital Sourcewell Proposal". These rates are based on a credit rating of Baa or better, and are not to exceed rates. There is no more aggressive pricing available in the country for cooperative procurement organizations, state purchasing departments, GPOs, municipalities, universities, or school districts.
58	Describe any quantity or volume discounts or rebate programs that you offer.	For equipment purchase prices: 2-5 Units: 1% Discount from Contract Price 6-10 Units: 1.5% Discount from Contract Price 11-19 Units: 2% Discount from Contract Price 20+ Units: TBD at Time of Order Note: Units must be identical and ordered at the same time to qualify for quantity rebate.
59	Propose a method of facilitating "sourced" products or related services, which may be referred to as "open market" items or "nonstandard options". For example, you may supply such items "at cost" or "at cost plus a percentage," or you may supply a quote for each such request.	Altec is offering nearly 500 of our most commonly ordered line items with specific pricing for Sourcewell members. When specific customer work practice requirements, customer preferences, ect, drive a need to utilize the Open Market section of our quote template, we will present a unique quote for each such request for customer review that will supplement the base model and contract items being quoted. This will all be accomplished with our standard quote template document, and allow our customers to be able to customize their equipment as desired.
60	Identify any element of the total cost of acquisition that is NOT included in the pricing submitted with your response. This includes all additional charges associated with a purchase that are not directly identified as freight or shipping charges. For example, list costs for items like pre-delivery inspection, installation, set up, mandatory training, or initial inspection. Identify any parties that impose such costs and their relationship to the Proposer.	Delivery is the only cost not included in pricing. It applies to all customers and the price is \$2.20 / mile for CONUS. Quotes would need to be done for anything outside of the CONUS and will be priced at or below fair market value.
61	If freight, delivery, or shipping is an additional cost to the Sourcewell participating entity, describe in detail the complete freight, shipping, and delivery program.	Altec has a team of drivers that work for the company. We will also contract with approved and vetted third party drive away companies to deliver our equipment from our manufacturing facilities to the customer site. Delivery is an additional \$2.20 / mile and will be calculated at time of quote for CONUS. Anything outside of the CONUS would be contracted through a third party company and would need to be priced at time of initial quote to customer. Pricing will be at or below fair market value. All parties participating in delivery of equipment will meet certain insurance and liability requirements.
62	Specifically describe freight, shipping, and delivery terms or programs available for Alaska, Hawaii, Canada, or any offshore delivery.	Canada deliveries will be driven to customer site by approved and vetted third party drive away companies. Alaska, Hawaii, and worldwide deliveries will be contracted through a third party company and would need to be priced at time of initial quote to customer. Price will be at or below fair market rate. All parties participating in delivery of equipment will meet certain insurance and liability requirements.

63	Describe any unique distribution and/or delivery methods or options offered in your proposal.	Altec Industries has manufacturing facilities located throughout the country. If customer has a requirement for a "regional build" they can indicate this at time of quote and we will be happy to accommodate, please see attached "Company Information - Altec Production Facilities" for locations. If customer has any unique delivery requirements (such as loading equipment on a trailer for delivery, etc), they can also indicate at time of quote. Additionally customers are welcome to pickup their equipment at the manufacturing location, take a guided tour of the plant, and meet the Altec team that built their truck if desired.	*
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Table 12: Pricing Offered

Line Item	The Pricing Offered in this Proposal is: *	Comments
64	c. better than the Proposer typically offers to GPOs, cooperative procurement organizations, or state purchasing departments.	There is no more aggressive pricing available in the country for cooperative procurement organizations, state purchasing departments, GPOs, municipalities, universities, or school districts.

Table 13: Audit and Administrative Fee

Line Item	Question	Response *
65	Specifically describe any self-audit process or program that you plan to employ to verify compliance with your proposed Contract with Sourcewell. This process includes ensuring that Sourcewell participating entities obtain the proper pricing, that the Vendor reports all sales under the Contract each quarter, and that the Vendor remits the proper administrative fee to Sourcewell. Provide sufficient detail to support your ability to report quarterly sales to Sourcewell as described in the Contract template.	Our Technical Sales Representatives that prepare Sourcewell quotes for our customers go through training on the Sourcewell quote process, requirements, and our quote template is up to date and posted on our internal company site. The quote template governs our pricing and ensures we are providing contract compliant quotes. Our Account Managers must verify customer eligibility and flag the opportunity as a Sourcewell quote in our system in order to receive Sourcewell pricing and discounts. We currently, and will continue to run quarterly reports for orders invoiced and flagged as Sourcewell, and compare the customers on this list with members listed on Sourcewell's website to check again that customers are members. The reporting and audit process is administered by Altec Corporate, with visibility of global operations. Internally, we run reports every month and identify any potential discrepancies before it is time to report our quarterly numbers and pay administrative fee to Sourcewell. Please see attached "Audit - Standard Docs - Quote Template Example". We will typically also include a detailed quote document, in order for customer to verify their equipment requirements are being met with our proposal. This document may include additional notes at the end. Please see attached "Standard Docs - Detailed Quote Document Example".
66	If you are awarded a contract, provide a few examples of internal metrics that will be tracked to measure whether you are having success with the contract.	Monthly update on new customers using our Sourcewell contract. Customers that use our Rental Equipment contract #062320-ALT that we are able to transition and fulfill other equipment needs with this new contract. Also number and ratio of formal bids that are being requested by our Sourcewell eligible customers. Training for 100% of Account Managers and Technical Sales Representatives on benefits and use of contract.
67	Identify a proposed administrative fee that you will pay to Sourcewell for facilitating, managing, and promoting the Sourcewell Contract in the event that you are awarded a Contract. This fee is typically calculated as a percentage of Vendor's sales under the Contract or as a per-unit fee; it is not a line-item addition to the Member's cost of goods. (See the RFP and template Contract for additional details.)	We would like to propose a 1% administrative fee payment to Sourcewell on all orders through Altec Industries, including NUECO, Service, Supply and SENTRY. Altec Capital proposes a flat \$250 fee for lease transactions under the Sourcewell Contract. We propose an administrative fee of 1% of JJ Kane revenue (buyers fee and sellers fee).

Table 14A: Depth and Breadth of Offered Equipment Products and Services

Line Item	Question	Response *
68	Provide a detailed description of the equipment, products, and services that you are offering in your proposal.	Altec is proposing Sourcewell members have access to essentially our full product line of equipment, products, and services to enhance Altec's "cradle to grave" support of our products and provide Sourcewell members with the best possible experience. Equipment is proposed as "turn-key". This would include: • Insulated Aerial Devices with standard service bodies and chip dump bodies mounted on chassis (non-overcenter, overcenter, telescopic and telescopic articulating) • Non-Insulated Aerial Devices with standard service bodies mounted on chassis (non-overcenter, overcenter, telescopic and telescopic articulating) • Altec's Aerial offerings include material handling and personnel only platforms, with platform heights from 35' to 207' • Derrick Devices with standard service bodies mounted on chassis (backyard, distribution and transmission) • Boom Truck Cranes mounted on chassis (riding seat, behind cab mount, rear mount and tractor mount) • Knuckle Boom Cranes mounted on chassis (light, medium and large) • Knuckle Boom Crane Mounted Grapple Saws mounted on chassis • Pressure Diggers mounted on chassis (digging depth from 10-22 ft) • Insulator Washers mounted on chassis and skids • Cable Placers, Stringers, Tensioners and Pullers mounted on chassis or trailers (overhead and underground) • Wood Chippers • Spray Equipment mounted on chassis • Spray Equipment mounted on skids • Service Bodies mounted on chassis (aluminum, fiberglass and steel) • Chip Dump Bodies mounted on chassis. • Pole Trailers • Tool Trailers • Crane Bodies mounted on chassis • Altec Capital Services - financing • Altec Service - maintenance and service work • JJ Kane Auctioneers - specializes in the remarketing of Utility Equipment • Altec NUECO - the only supplier of Altec Certified Pre-Owned Trucks • Altec Supply - replacement parts and accessories • Altec Sentry - training Please visit our website at www.altec.com for more product specific details, and see attached file "Company Information - Altec Subsidiary Information".
69	Within this RFP category there may be subcategories of solutions. List subcategory titles that best describe your products and services.	• Altec Capital Services - financing • Altec Service - maintenance and service work • JJ Kane Auctioneers - specializes in the remarketing of Utility Equipment • Altec NUECO - the only supplier of Altec Certified Pre-Owned Trucks • Altec Supply - replacement parts and accessories • Altec Sentry - training Please and see attached file "Company Information - Altec Subsidiary Information".

Table 14B: Depth and Breadth of Offered Equipment Products and Services

Indicate below if the listed types or classes of equipment, products, and services are offered within your proposal. Provide additional comments in the text box provided, as necessary.

Line Item	Category or Type	Offered *	Comments	
70	Telescopic, articulated, mast, and boom, aerial lifts, towers, buckets, and platforms	☒ Yes ☐ No	Equipment is proposed as "turn-key" and would include: • Insulated Aerial Devices with standard service bodies and chip dump bodies mounted on chassis (non-overcenter, overcenter, telescopic and telescopic articulating) • Non-Insulated Aerial Devices with standard service bodies mounted on chassis (non-overcenter, overcenter, telescopic and telescopic articulating) • Altec's Aerial offerings include material handling and personnel only platforms, with platform heights from 35' to 207'	*
71	Digger derricks, and cable placing, pulling, and tensioning equipment	☒ Yes ☐ No	Equipment is proposed as "turn-key" and would include: • Derrick Devices with standard service bodies mounted on chassis (backyard, distribution and transmission) • Cable Placers, Stringers, Tensioners and Pullers mounted on chassis or trailers (overhead and underground)	*
72	Directional drills, trenchless excavation equipment, thrust and boring machines, soil piercing tools, trenchers, rock wheels, and pile drivers	☒ Yes ☐ No	Equipment is proposed as "turn-key" and would include: • Pressure Diggers mounted on chassis (digging depth from 10-22 ft)	*
73	Utility locating equipment	☒ Yes ☐ No	Altec has utility locating equipment available for purchase with new equipment, or through Altec Supply	*
74	Accessories, supplies, replacement or wear parts, and services related to the offering of equipment in Lines 69-72	☒ Yes ☐ No	Altec has accessory items and supplies available with the purchase of new equipment, and through Altec Supply. We have included service contract packages for member consideration. These include PM Inspections at several different intervals, DOT inspections, Dielectric Tests, with options to pre-purchase with new equipment, or purchase after equipment has been delivered. Additionally training through our Sentry group is included in our package. Due to the complex nature of our service offerings for repair, and the large geographic area our facilities cover, we are not providing a repair program offering at this time, with this proposal offering. We are providing a program for preventative maintenance (PM inspections, DOT inspections, Dielectric Tests, etc).	*

Exceptions to Terms, Conditions, or Specifications Form

Only those Proposer Exceptions to Terms, Conditions, or Specifications that have been accepted by Sourcewell have been incorporated into the contract text.

Documents

Ensure your submission document(s) conforms to the following:

1. Documents in PDF format are preferred. Documents in Word, Excel, or compatible formats may also be provided.
 - . Documents should NOT have a security password, as Sourcewell may not be able to open the file. It is your sole responsibility to ensure that the uploaded document(s) are not either defective, corrupted or blank and that the documents can be opened and viewed by Sourcewell.
3. Sourcewell may reject any response where any document(s) cannot be opened and viewed by Sourcewell.
4. If you need to upload more than one (1) document for a single item, you should combine the documents into one zipped file. If the zipped file contains more than one (1) document, ensure each document is named, in relation to the submission format item responding to. For example, if responding to the Marketing Plan category save the document as "Marketing Plan."

- [Pricing](#) - Price Lists.zip - Thursday November 04, 01:11:48:47
- [Financial Strength and Stability](#) - Financial Strength and Stability.zip - Thursday November 04, 01:11:49:41
- [Marketing Plan/Samples](#) - Marketing Plan - Samples.zip - Thursday November 04, 01:11:53:00
- M E/M E/S E or related Certificates (optional)
- [Warranty Information](#) - Warranty - Documents.pdf - Thursday November 04, 01:11:53:56
- [Standard Transaction Document Samples](#) - Standard Transaction Document Samples.zip - Thursday November 04, 01:11:55:18
- [Upload Additional Document](#) - Altec Capital Sourcewell Proposal.docx - Thursday November 04, 01:11:55:40

Addenda, Terms and Conditions

PROPOSER AFFIDAVIT AND ASSURANCE OF COMPLIANCE

I certify that I am the authorized representative of the Proposer submitting the foregoing Proposal with the legal authority to bind the Proposer to this Affidavit and Assurance of Compliance:

1. The Proposer is submitting this Proposal under its full and complete legal name, and the Proposer legally exists in good standing in the jurisdiction of its residence.
2. The Proposer warrants that the information provided in this Proposal is true, correct, and reliable for purposes of evaluation for contract award.
3. The Proposer, including any person assisting with the creation of this Proposal, has arrived at this Proposal independently and the Proposal has been created without colluding with any other person, company, or parties that have or will submit a proposal under this solicitation; and the Proposal has in all respects been created fairly without any fraud or dishonesty. The Proposer has not directly or indirectly entered into any agreement or arrangement with any person or business in an effort to influence any part of this solicitation or operations of a resulting contract; and the Proposer has not taken any action in restraint of free trade or competitiveness in connection with this solicitation. Additionally, if Proposer has worked with a consultant on the Proposal, the consultant (an individual or a company) has not assisted any other entity that has submitted or will submit a proposal for this solicitation.
4. To the best of its knowledge and belief, and except as otherwise disclosed in the Proposal, there are no relevant facts or circumstances which could give rise to an organizational conflict of interest. An organizational conflict of interest exists when a vendor has an unfair competitive advantage or the vendor's objectivity in performing the contract is, or might be, impaired.
5. The contents of the Proposal have not been communicated by the Proposer or its employees or agents to any person not an employee or legally authorized agent of the Proposer and will not be communicated to any such persons prior to Due Date of this solicitation.
6. If awarded a contract, the Proposer will provide to Sourcewell Participating Entities the equipment, products, and services in accordance with the terms, conditions, and scope of a resulting contract.
7. The Proposer possesses, or will possess before delivering any equipment, products, or services, all applicable licenses or certifications necessary to deliver such equipment, products, or services under any resulting contract.
8. The Proposer agrees to deliver equipment, products, and services through valid contracts, purchase orders, or means that are acceptable to Sourcewell Members. Unless otherwise agreed to, the Proposer must provide only new and first-quality products and related services to Sourcewell Members under an awarded Contract.
9. The Proposer will comply with all applicable provisions of federal, state, and local laws, regulations, rules, and orders.
10. The Proposer understands that Sourcewell will reject RFP proposals that are marked "confidential" (or "nonpublic," etc.), either substantially or in their entirety. Under Minnesota Statutes Section 13.591, subdivision 4, all proposals are considered nonpublic data until the evaluation is complete and a Contract is awarded. At that point, proposals become public data. Minnesota Statutes Section 13.37 permits only certain narrowly defined data to be considered a "trade secret," and thus nonpublic data under Minnesota's Data Practices Act.
11. Proposer its employees, agents, and subcontractors are not:
 1. Included on the "Specially Designated Nationals and Blocked Persons" list maintained by the Office of Foreign Assets Control of the United States Department of the Treasury found at: <https://www.treasury.gov/ofac/downloads/sdnlist.pdf>;
 2. Included on the government-wide exclusions lists in the United States System for Award Management found at: <https://sam.gov/SAM/>; or
 3. Presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from programs operated by the State of Minnesota; the United States federal government or the Canadian government, as applicable; or any Participating Entity. Vendor certifies and warrants that neither it nor its principals have been convicted of a criminal offense related to the subject matter of this solicitation.

☒ By checking this box I acknowledge that I am bound by the terms of the Proposer's Affidavit, have the legal authority to submit this Proposal on behalf of the Proposer, and that this electronic acknowledgment has the same legal effect, validity, and enforceability as if I had hand signed the Proposal. This signature will not be denied such legal effect, validity, or enforceability solely because an electronic signature or electronic record was used in its formation. - Riley Browne, Contract Specialist, Altec Industries, Inc.

The Proposer declares that there is an actual or potential Conflict of Interest relating to the preparation of its submission, and/or the Proposer foresees an actual or potential Conflict of Interest in performing the contractual obligations contemplated in the bid.

☒ Yes ☐ No

The Bidder acknowledges and agrees that the addendum/addenda below form part of the Bid Document.

Check the box in the column "I have reviewed this addendum" below to acknowledge each of the addenda.

File Name	I have reviewed the below addendum and attachments (if applicable)	Pages
Addendum_4_Public_Utility_Equipment_RFP_110421 Thu October 14 2021 04:33 PM	☒	2
Addendum_3_Public_Utility_Equipment_RFP_110421 Mon September 27 2021 05:28 PM	☒	1
Addendum_2_Public_Utility_Equipment_RFP_110421 Fri September 24 2021 03:55 PM	☒	1
Addendum_1_Public_Utility_Equipment_RFP_110421 Mon September 20 2021 02:54 PM	☒	1



STAFF REPORT

Submitting Department: Recreation, Parks & Cultural Services

Submitted By: Morgan Rodgers

Sponsored By:

Meeting Date: August 1, 2022

I. AGENDA ITEM TITLE: PERFORMANCE PERMIT IN DOWNTOWN POCKET PARKS

II. RECOMMENDATION:

This item is being presented for informational purposes only. No action is requested at this time.

III. REPORT IN BRIEF:

This item was originally presented and discussed at the Cultural Arts Commission meeting on March 22, 2022. The Commission unanimously voted to forward this application to City Council for review and discussion during an upcoming City Council workshop (Vote 7-0).

City Council workshopped this item at their May 2, 2022 meeting. Based on the Council's input and guidance, the program was re-envisioned by the Cultural Arts Commission.

The new program entitled Performance Permit for Downtown Pocket Parks was scaled back and its scope reduced. The number of locations was reduced to 4 pocket park locations. The Commission would like to test a 6-month version of the program. The parameters of the permit were tightened.

IV. ALTERNATIVES:

V. ATTACHMENTS:

Street Performer Policy - DRAFT, Performance Permit- Pocket Parks_Council Meeting 8_01_22, Performance Permit in Downtown Pocket Parks Application, CC Minutes 5-2-2022 APPROVED

Street Performer Policies

Temporary Use of Public Right-Of-Way

Purpose

Street performances establish public entertainment areas to enhance the quality of community life and the ambience of the City of Alpharetta. Allowing for the regulated use of the public right-of-way for such Street Performers, therefore, should be permitted; provided, however, that Street Performers do not interfere with residents' reasonable quality of life, disturb business activity, or compromise public safety.

Definitions

Street Performer. An individual who performs balloon twisting, card tricks, clowning, comedy, contortions, dance, singing, juggling, magic, mime (including living statue performances), musical performances, puppeteering, street art, or other similar such activity. The term Street Performer also includes artists and crafters, where the work of such persons is performed while the artist or crafter is situated within the public right-of-way pursuant to this policy.

Street Performance. The act of performing in public places, oftentimes, but not determinatively so, for gratuities. The term street performance also includes busking.

Handmade Items Merchandise that is made entirely by the labor of a Street Performer and in real-time on the street (including live paintings, balloon art and other such on-site non-editable creations). Such merchandise shall not include any finished products bought for resale, or any perishable or edible merchandise.

Identification Badge - A badge that serves to identify the person wearing it. A Street Performers' identification badge serves as a permit to perform. In reference to this policy, "Identification Badge" and "Permit" will be used interchangeable.

Performance Location - An entertainment zone is an approved area for one Street Performer. A badge that serves to identify the person wearing it. A Street Performers' identification badge serves as a permit to perform in an entertainment zone. In reference to this policy, "Entertainment Zone" and "Approved Area" will be used interchangeable.

Application

Any person desiring to use the public right-of-way for street performance purposes shall first apply for and obtain a permit from the City of Alpharetta.

1. All applicants shall attach a copy of a current state-issued identification card or driver's license.
2. The applicant will be required to demonstrate his/her art, craft, or performance by submitting a video clip via _____ *(TBD by Producer & Staff)* for review by City staff.
3. Applications are accepted online and bi-monthly on Wednesdays (except City holidays)
4. Applicants shall allow 1-2 weeks for the application to be processed.
5. Applications may be denied for any of the following reasons: (1) Outstanding citations or violations from the City of Alpharetta; (2) Incomplete Application and/or Fees; (3) Previous Identification Badge holders with a suspended or revoked badge due to violations or disorderly conduct for the term of the suspension or revocation (see Violations & Penalties below); (4) Number of Street Performers has reached full capacity; program is in a test phase and at any time the City of Alpharetta may place a hold on accepting additional applications.

Fees

Street Performer Identification Badge Fee: \$50 per year

Replacement Badge Fee: \$20 each occurrence

All fees must be made payable to the "City of Alpharetta". No street performer permits will be issued until the appropriate fee has been remitted.

Identification Badge

Once the application has been approved, the applicant shall be issued a permit in the form of an identification badge. The badge will contain the following information:

1. Performer's name;
2. Photograph of the performer;
3. Performance classification;
4. Date of Issuance
5. Expiration date; and
6. The signature of an authorized City representative.

Performers shall have their identification badge visibly always displayed on their person they are engaged in street performances within the City's right-of-way.

Identification Badges are property of the City of Alpharetta and can be revoked for violations. All Street Performers must have their city permitted Identification Badge to play in the approved entertainment zones.

Permit Term

Permits expire on _____ *(TBD by Producer & Staff)* of each year.

No new permits may be issued between October 31 and December 31 *(TBD by Producer & Staff)*

Minors

Any applicant under the age of 18 must have a parent or legal guardian present when submitting the application package. Parents or legal guardians must present a signed letter of consent at the time of application. All permitted minors must always have a parent or legal guardian present they are performing on the public right-of-way.

Cleanliness

Street Performers shall keep the area in which they perform, to include areas immediately adjacent thereto, clean, and free from any litter or debris that may be generated because of or otherwise associated with their performance. This includes refuse left by patrons and onlookers. Street Performer may kindly ask audience to take their refuse to the trash at end of performance.

No permit holder shall dispose of any trash or material in City of Alpharetta trash receptacles such as plastic, liquids, perishable items, etc. Performers must provide their own waste bag to dispose of offsite any trash or material created by performer (i.e.- balloon pieces from a balloon artist).

Permitted Areas

Reference Street Performer Map issued with your permit. Some locations may not be applicable during certain times of the year due to but limited to festivals, construction, brick and mortar business use of location for extended promotions, or any unforeseen circumstances.

Location - Street Performances shall be limited to the following locations: Explain locations In More Detail or install numbers on metal plates at the locations. *(TBD by Producer & Staff)*

1. City Hall Steps
2. Commerce Street by fence next to sidewalk
3. Town Green (on sidewalk on benches)
4. Shade Garden near Holmes & Citizen Soul OR out front by Main Street
5. Market Street Park / Oval Green at Central City Tavern
6. Old Roswell St / Oak Tree behind Smokejack / Food Truck takes place
7. Corner at Milton & Old Roswell St
8. North Main Street Park
9. Teasley Fountain

10. Coalition

ADA Guidelines - All Street Performers must follow ADA Guidelines at all locations. Street Performer must be knowledgeable with ADA Guidelines and implement these all locations where their performances take place.

Restrictions

Conflicting Events – Permitted Street Performers shall yield to ALL scheduled, permitted Special Event Permitted locations. Special Event Permits supersedes Street Performer Permits and all permission for the street performer locations falls under the Special Event Permit for request and approvals.

Prohibited Materials- Street Performers shall not use, display, or incorporate into their performances any knives, swords, torches, open flames, axes, saws, firearms, or any other hazardous material, equipment, chemical, or object that can cause serious bodily harm to a person.

Animals- Street Performers shall not include animals in their performances, other than for legitimate ADA purposes.

Noise- No amplified sound is permitted.

Personal Conduct- No vulgar, lewd, or obscene dress or behavior will be tolerated.

Distance Requirements

1. At no time shall there be more than two sound emitting street performers within sight and hearing of each other at the same time.
2. At no time shall there be more than one sound emitting Street Performer in any area at the same time. Street Performances shall not exceed TWO consecutive hours, including performance breaks. After two hours in one approved area performer must relocate to another approved area.
3. Any Street Performer who emits sound shall maintain a distance of at least 200 feet from any other sound emitting Street Performer.
4. Artists and non-sound omitting performers shall maintain at least 100 feet of separation from any other artist or crafter.
5. No street performer shall be on the stage in Brooke Street Park, any rental, or private facility.

Display of Merchandise

Displays shall be no larger than three feet in length, width, and height whether on the ground or atop a table. All merchandise shall be restricted to one tier. No artisanal or crafting display may be left unattended for more than fifteen minutes. Displays left unattended for more than fifteen minutes may be considered abandoned and subject to removal by the city. No street performer shall display art or merchandise on public benches, monuments, buildings, etc.

Removal

Any display or other material associated with a Street Performer or a Street Performance that: interferes with vehicular traffic, pedestrian traffic or public amenities; obstructs the right-of-way; contains lewd or obscene material; or is otherwise dangerous or damaging to public property; or conflicts / competes with an adjacent bricks and mortar business shall be removed immediately upon the request of any authorized City representative.

Hours of Operation

In accordance with City of Alpharetta Ordinances, all street performers must abide by noise, sound level limitations, and hours of the parks for each permitted area / location.

Violations & Penalties

Suspension of Permit - Where a Street Performer is found to be in violation of the provisions of this policy, his/her permit will be subject to the following penalties, which may not be waived or reduced, and which may be combined with any other legal remedy available to the City:

1. First violation: *Suspension of permit*. Maximum 30-day suspension of Street Performer permit.
2. Second violation within the preceding 12 months: *Suspension of permit*. Maximum 60-day suspension of Street Performer permit.
3. Third violation within the preceding 12 months: *Revocation of Permit*. Street Performer permit shall be revoked. Such performer shall be ineligible to receive a permit for one year following the date of the third offense.

Upon violation, a City Staff Member and/or Police Officer will confiscate the City issued identification badge from the street performer; inform the street performer of the number of days the City issued identification badge will be suspended; and deliver it to the Office of Cultural Services Division. City Staff will inform the street performer where and when they may reclaim their city issued identification badge.

Disorderly Conduct - Any Street Performer specifically found to be in violation of the City's Alcoholic Beverage Ordinance while engaged in a Street Performance or otherwise

within the public right-of-way pursuant to a permit issued under this policy shall be subject to immediate permit suspension for a period of 30 days for a first offense. For a second offense under this subsection within a rolling twelve-month period the Street Performer's permit shall be revoked and he/she shall not be eligible to reapply for a period of five years.

Performing without a Permit - Any person who engages in street performing activity, as defined by this article, without first applying and obtaining a permit will be asked to leave and apply for a permit. They are not allowed to engage in street performing until a permit is received.

Counterfeit Permits - Any person found with a counterfeit permit will have counterfeit permit
Confiscated and could be charged with violation.



STREET PERFORMER TEMPORARY USE APPLICATION

About this Application

Any person desiring to use the public right-of-way for Street Performance purposes shall first apply for and obtain a permit from the City of Alpharetta. Street performances constitute public amenities that enhance the vibrancy, vitality, and ambience of the City of Alpharetta. Allowing for the regulated use of the public right-of-way for such performances, should be permitted; provided, however, that performers do not interfere with residents' reasonable quality of life expectations, disturb business activity, or compromise public safety.

Any applicant under the age of 18 must have a parent or legal guardian present when submitting the application package. Parents or legal guardians must present a signed letter of consent at the time of application. All permitted minors must always have a parent or legal guardian present they are performing on the public right-of-way.

**Group permits are not available. Groups are defined as more than one street performer at one location.*

What You Will Need to Complete New and Renewal Permit

1. Completed Application with the true, lawful, and complete name, contact number, and address of the applicant.
2. Color Photo head shot taken at time of application or in the last six months. *(TBD by Producer & Staff)*
3. Demonstrate his/her art, craft, or performance for review by City staff.
4. Permit Fee
 - a. Street Performer Identification Badge Fee: \$50 per year
 - b. Replacement Badge Fee (if lost or stolen): \$20 each occurrence
 - c. All fees must be paid by money order made payable to the City of Alpharetta *(TBD by Producer & Staff)*. No street performer permits will be issued until the appropriate fee has been remitted.
5. Valid State- Issued ID (Driver's License, ID card, Passport, etc.)

How to Complete the Process

1. Applications will be accepted once a month ____: in Person 9am-12pm the first Wednesday of the month; or by Mail, except City holidays: *(TBD by Producer & Staff)*

Alpharetta Arts Center 238 Canton Street, Alpharetta, GA 30009
Attention: Street Performer Application / Cultural Services
2. Applicants shall allow 4 weeks for the application packet to be processed. You will receive and email when your badge is ready.

City Representative Contact Information / Producer
(TBD by Producer & Staff)

Permit / Badge

1. Applications may be denied for any of the following reasons:
 - a. Outstanding citations or violations from the City of Alpharetta regarding street performance.
 - b. Previous Identification Badge holders with a suspended or revoked badge due to violations or disorderly conduct for the term of the suspension or revocation.
 2. Permit / Badge contains performer's name; photograph of the performer; performance classification; date of issuance; expiration date; and signature of an authorized City representative.
 3. Permit Term
 - a. Permits expire on _____ *(TBD by Producer & Staff)*
 - b. No permits may be issued between September 1 and December 31.
 4. See Street Performer Policy for more detailed information.
-

Street Performer Applicant Details

First Name _____ Last Name _____

Phone _____

Cell (To reach you at performance location) _____

Email _____

Date of Birth _____

Home Address

Mailing Address (if different from home address)

Were you issued a permit in the prior calendar year? Yes No Revoked
(If revoked please explain)

Describe the type of performance:

Give two examples of your performance via video, YouTube, Instagram, etc.:

Parental/Guardian Consent Details (if applicant is under 18)

I (print name) _____ hereby consent to my child
(print name) _____ performing as a street performer
in the City of Alpharetta. I understand that: 1- City of Alpharetta provides no supervision
of Street Performers under the age of 18 years; and 2- Street Performers under the age of
18 are subject to the City of Alpharetta Street Performance Policy.

Parent/Guardian Address (print):

Parent/Guardian Name (print)

Parent/Guardian Signature Date

Please provide a copy of Parent/Guardian state issued driver's license or ID

Rules and Regulations

I, the undersigned, declare that I have read all rules and regulations below:

1. I know I must vacate locations 10pm each day.
2. I am aware that performances are limited to two hours. After two hours, I must relocate to a new spot.
3. I am aware that I am not allowed to perform in non-approved areas.
4. I am aware that I am not allowed to perform on stage at Brooke Street Park.

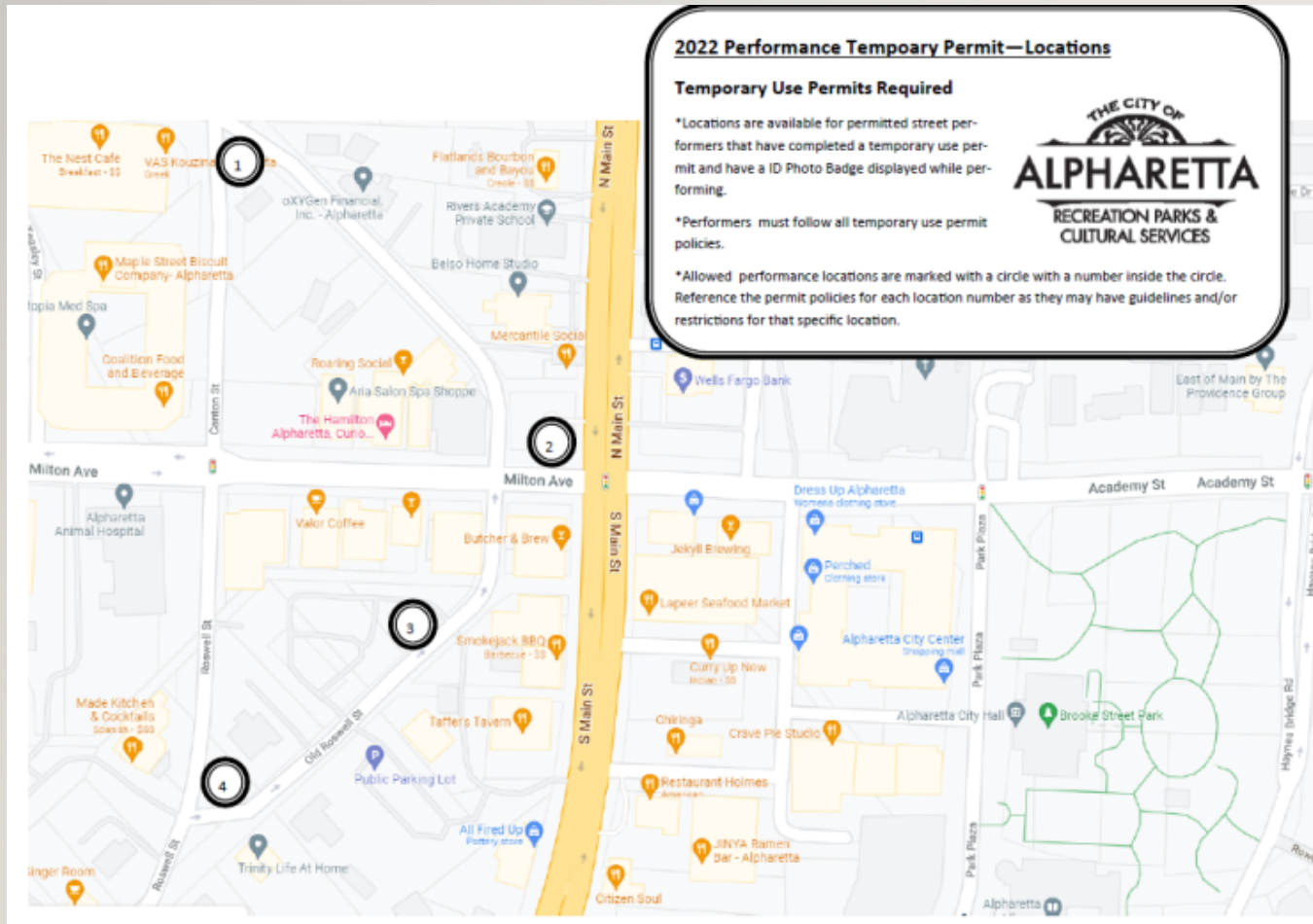
5. I will not interfere with the flow of pedestrian traffic at a crosswalk, building entrance, private patio, curb or entrance into a business or dining area.
6. I will comply with the City's noise ordinance, and I know I am responsible for all needed equipment, special needs, parking, set-up, etc.
7. I am aware no street performer shall display art or merchandise on public benches, monuments, buildings, etc.
8. I am aware that at no time shall there be more than two street performers in a square at the same time.
9. I am aware that my permit will expire on December 31, 2020. *(TBD by Producer & Staff)*
10. I know that the use of profane, indecent, abusive or threatening language or behavior constitutes acts of harassment against the public peace and can result in denial or revocation of a permit.
11. I am aware that all transfer of merchandise must be done for donation only, that I may not set or display a price at any time.
12. I will display have my Street Performance identification badge visibly always displayed or on my person when engaged in street performances within the City's right-of-way. I will make my identification badge available for inspection by all authorized City of Alpharetta Staff or Police Officers upon request and follow any lawful direction issued by that officer.
13. I will not create a threat to public safety, whether real or perceived.
14. (Minors Only) I am aware all permitted minors must always have a parent or legal guardian present they are performing on the public right-of-way.
15. I have received and read the City of Alpharetta Street Performance Policy and agree to be bound by the conditions contained in the Policy.

Applicant Name (please print)

Applicant Signature

Date

TEMPORARY PERFORMANCE PERMIT FOR DOWNTOWN POCKET PARKS



Updated Program:

- Decreased from 10 Locations to 4 Permitted Pocket Park locations (see map).
- 6 Month Beta Test Version
- Permit Process with Online Application Process.
- Playing Times Decreased Regulated through Sign-Up Genius (Staff regulates times through Sign-Up Genius and monthly playing times around downtown events). Performer may not play outside of these times.
- No visible tip containers but may have an 8x10 sign with QR Code for Venmo or PayPal.
- Performer has an Identification Badge along with City QR Code Rating Sign. BOTH to be displayed at all times with performer. QR Code will allow the attendees / public to give real feedback on the performer and information will go back to City Staff.
- Instead of three violations to revoke permit, amended to 2 violations.

NOTE: This form will be converted to an online version. Here is an example to view from our Music Match Program <https://www.eventeny.com/events/alpharetta-music-city-music-match-2022-2104/>



Application for Temporary Performance Permit for Downtown Pocket Parks

About this Application

Any person desiring to use the public right-of-way for performance purposes shall first apply for and obtain a permit from the City of Alpharetta. Performances constitute public amenities that enhance the vibrancy, vitality, and ambience of the City of Alpharetta. Allowing for the regulated use of the public right-of-way for such performances, should be permitted; provided, however, that performers do not interfere with residents' reasonable quality of life expectations, disturb business activity, or compromise public safety.

Any applicant under the age of 18 must have a parent or legal guardian present when submitting the application package. Parents or legal guardians must present a signed letter of consent at the time of application. All permitted minors must always have a parent or legal guardian present they are performing on the public right-of-way. ****Group permits are not available. Groups are defined as more than one performer at one location.***

New and Renewal Permits Process:

1. Complete online application with the lawful and complete name, contact number, and address of the applicant.
2. Attach color photo head shot taken at time of application or in the last six months.
3. Demonstrate his/her art, craft, or performance for review attached in live video format to online application. We only accept video reviews, no exceptions.
4. Permit fee paid when submitting application
 - a. Performer Identification Badge Fee: \$50 per year
 - b. Replacement Badge Fee (if lost or stolen): \$20 each occurrence
 - c. All fees must be paid by money order made payable to the City of Alpharetta (***TBD Staff***). No street performer permits will be issued until the appropriate fee has been remitted.
5. The applicant will be required to demonstrate his/her art, craft, or performance by submitting a video for review by city staff.

NOTE: This form will be converted to an online version. Here is an example to view from our Music Match Program <https://www.eventeny.com/events/alpharetta-music-city-music-match-2022-2104/>

6. Applicants shall allow 2-3 weeks for the application to be processed. Excluding city holidays and weekends.

Performer / Applicant Details

First Name _____ Last Name _____

Phone _____

Cell (To reach you at performance location) _____

Email _____

Date of Birth _____

Home Address _____

Mailing Address (if different from home address)

Were you issued a permit in the prior calendar year? Yes No Revoked

(If revoked please explain) _____

Describe the type of performance:

Give two examples of your performance via video, YouTube, Instagram, etc.:

Parental/Guardian Consent Details (if applicant is under 18)

I (print name) _____ hereby consent to my child (print name) _____ performing in the City of Alpharetta. I understand that: 1- City of Alpharetta provides no supervision of performers under the age of 18 years; and 2- Performers under the age of 18 are subject to the City of Alpharetta Temporary Performance Permit for Pocket Parks Policy & Guidelines.

NOTE: This form will be converted to an online version. Here is an example to view from our Music Match Program <https://www.eventeny.com/events/alpharetta-music-city-music-match-2022-2104/>

Parent/Guardian Address (print):

Parent/Guardian Name (print)

Parent/Guardian Signature Date

Please provide a copy of Parent/Guardian state issued driver's license or ID

Rules and Regulations

I, the undersigned, declare that I have read all rules and regulations below:

1. I know I must vacate locations according to the Sign-Up Genius time slots.
2. I am aware that performances are limited to the time frames submitted on Sign-Up Genius.
3. I am aware that I am not allowed to perform in non-approved areas.
4. I will not interfere with the flow of pedestrian traffic at a crosswalk, building entrance, private patio, curb or entrance into a business or dining area.
5. I will comply with the City's noise ordinance.
6. I am aware no performer shall display art or merchandise on public benches, monuments, buildings, etc.
7. I am aware that my permit will expire 6 months after my approval date.
8. I know that the use of profane, indecent, abusive or threatening language or behavior constitutes acts of harassment against the public and can result in denial or revocation of a permit.
9. I am aware that all transfer of merchandise must be done for donation only, that I may not set or display a price at any time.
10. I will display have my Performance identification badge visibly always displayed or on my person when engaged in pocket park performances. I will make my identification badge available for inspection by all authorized City of Alpharetta Staff or Police Officers upon request and follow any lawful direction issued by that officer.
11. I will not create a threat to public safety, whether real or perceived.
12. (Minors Only) I am aware all permitted minors must always have a parent or legal guardian present they are performing.
13. I have received and read the City of Alpharetta Temporary Performance Permit for Pocket Parks Polices and Guidelines and agree to be bound by the conditions contained within.

Applicant Name (please print)

NOTE: This form will be converted to an online version. Here is an example to view from our Music Match Program <https://www.eventeny.com/events/alpharetta-music-city-music-match-2022-2104/>

Applicant Signature

Date



City Council Meeting & Public Hearing

MAY 2, 2022

Office of the City Clerk

ALPHARETTA CITY HALL

COUNCIL CHAMBERS | 2 PARK PLAZA | 6:30 PM

OFFICIAL MINUTES

The public is advised that the following minutes are not a verbatim transcription of business presented at the Council Meeting of the date shown; but are a synopsis of pertinent information. The public is further advised that the tapes recorded at said meeting are a matter of public record and are available to be heard at the City of Alpharetta's Clerk's office during normal business hours or viewed online at <https://www.youtube.com/user/alpharettagov>.

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 Dan Merkel
- Donald F. Mitchell
- Brian Will
- Douglas J. DeRito
- John Hipes
- Jason Binder

- Staff

- Bob Regus, City Administrator
- Molly Esswein, City Attorney
- James Drinkard, Asst. City Administrator
- Lauren Shapiro, City Clerk
- Cris Randall, Director of Human Resources
- John Robison, Director of Public Safety
- Morgan Rodgers, Director of Recreation, Parks & Cultural Services
- Peter Sewczwicz, Director of Public Works
- Tom Harris, Director of Finance
- Adam Montgomery, Information Security Manager
- Kim Zane, Cultural Services Manager
- Kurt Kirby, Projects Manager

- Shawn Mitchell, Budget & Procurement Manager

III. PLEDGE TO THE FLAG

IV. CONSENT AGENDA

A. Council Meeting Minutes (Meeting of 4/25/2022)

- ❖ Mayor Pro Tem Merkel offered a motion to approve the Consent Agenda.
 - Council Member DeRito seconded the motion.
 - The motion was approved (6-0-1; Council Member Mitchell abstained, as he was not present during the April 25, 2022 City Council meeting).

V. APPOINTMENT OF CITY ATTORNEYS

A. Resolution – Appointment of City Attorneys

A Resolution of the Mayor and City Council to Appoint Jarrard & Davis, LLP as City Attorneys

- City Administrator, Bob Regus, came forward to present this item.
- City Administrator Regus read the resolution aloud.

Public Comments:

- There were no public comments.
- ❖ Council Member DeRito offered a motion to approve a resolution to appoint Jarrard & Davis, LLP as City Attorneys.
 - Mayor Pro Tem Merkel seconded the motion.
 - The motion was approved unanimously (7-0).

VI. PRESENTATIONS & PROCLAMATIONS

A. National Therapy Animal Day Proclamation

- Mayor Gilvin presented the National Therapy Animal Day Proclamation to Dawn Wise and Reba "The One-eyed Show Cat."

B. Public Service Recognition Week Proclamation

- Mayor Gilvin presented the Public Service Recognition Week Proclamation to Director of Human Resources, Cris Randall, on behalf of the employees of the City of Alpharetta.

C. National Bike Month Proclamation

- Mayor Gilvin presented the National Bike Month Proclamation to Jackie Tyson on behalf of Bike Alpharetta.

VII. PARTNERSHIP UPDATES

A. Bike Alpharetta – Partnership Update

- Jackie Tyson, with Bike Alpharetta, came forward to present this item.
- This is the 10th year that Bike Alpharetta has been operating as a non-profit organization.
- This year, the City of Alpharetta received its 4th National Recognition as a bicycle friendly community.

- Bike Alpharetta hosted a bike repair and bike cleaning day at North Fulton Community Charities and donated over 150 bikes.
- Bike Alpharetta has created a map of the greenway and will send them to print in the next few weeks, so they can be distributed throughout the community. Ms. Tyson shared that the greenway maps are one of the most requested items at the Alpharetta Downtown Farmers Market.

VIII. OLD BUSINESS

A. The Code of the City of Alpharetta, Georgia Text Amendments - City Parks Rules and Regulations and Designation of the AlphaLoop as a City Park

Second Reading

An Ordinance to Amend Article I, Chapter 32 of The Code of Ordinances of the City of Alpharetta, Georgia; To Amend the Rules and Regulations for Parks Owned and Operated by the City; To Designate the AlphaLoop as a City Park; To Repeal Conflicting Ordinances; and for Other Purposes

SPONSORS: Council Member Hipes, Mayor Gilvin

- Assistant City Administrator, James Drinkard, came forward to present this item.
- No changes have been added since the first reading of the ordinance.
- City Attorney, Molly Esswein, read the ordinance aloud.

Public Comments:

- There were no public comments.
- ❖ Council Member Hipes offered a motion to approve an ordinance to amend Article I, Chapter 32 of The Code of Ordinances of the City of Alpharetta, Georgia; to Amend the Rules and Regulations for Parks Owned and Operated by the City; to designate the AlphaLoop as a City Park; to repeal conflicting ordinances and for other purposes.
 - Council Member Will seconded the motion.
 - The motion was approved unanimously (7-0).

IX. NEW BUSINESS

A. Memorandum of Understanding – Davis Drive

- Director of Public Works, Pete Sewczwicz, came forward to present this item.
- Staff is recommending that Mayor and Council approve the memorandum of understanding between Fulton County, North Fulton Community Improvement District, and the City of Alpharetta for the installation of water and sewer utilities in association with the Davis Drive Project and authorize the Mayor to execute all necessary documents.
- Consultants working alongside NFCID will be managing and inspecting the construction of the project. The cost of the water and sewer line installation is \$364,487.50 and was a component of the low bid associated with the Davis Drive Project. When components of the water and sewer lines are installed, approved, and a request for payment is submitted, NFCID will approve the request and submit an invoice to the City. The City will reimburse the NFCID for the utility work and will submit an invoice to Fulton County for reimbursement. When working on past projects with the County, the City

and the County would only enter into a MOU. Given that the NFCID is handling all aspects of the construction of Davis Drive, including hiring and paying the contractor, a third party needed to be added to the MOU.

Public Comments:

- There were no public comments.
- ❖ Council Member DeRito offered a motion to approve the memorandum of understanding between Fulton County, North Fulton Community Improvement District, and the City of Alpharetta for the installation of water and sewer utilities in association with the Davis Drive Project and authorize the Mayor to execute all necessary documents.
 - Mayor Pro Tem Merkel seconded the motion.
 - The motion was approved unanimously (7-0).

B. Award of Contract for Mid-Block Crosswalks (ITB 22-007)

- Director of Public Works, Pete Sewczwicz, came forward to present this item.
- Staff is recommending that Mayor and Council approve ITB #22-007 to Excellere Construction LLC for the construction of 4 midblock crossings for an amount not to exceed \$602,200.84 and authorize the Mayor to execute all necessary documents.
- The total project cost is \$602,200.84. Available funding through TSPLOST-2 for these crosswalks totals \$526,463.25. The shortfall of -\$75,737.59 is recommended herein to be funded through a reallocation of funds from the Manning Oaks Elementary School Crosswalk account which is not feasible as currently designed and will be revisited in the future upon further study.
- The award of this bid is for the construction of 4 midblock crossings:
 1. Milton Avenue and Teasley St: Construction of a signalized pedestrian crossing from the parking deck on Milton Avenue to the corner at Milton Avenue and Teasley Street.
 2. Mayfield Road at Alpharetta Elementary: Signalization of an existing pedestrian crossing on Mayfield Road at Alpharetta Elementary.
 3. Cogburn Road at Cogburn Park: Construction of a signalized pedestrian crossing on Cogburn Road at the entrance to Cogburn Road Park.
 4. Mid-Broadwell Road at Charlotte Drive: Construction of a signalized pedestrian crossing on Mid Broadwell Road between Charlotte Drive and St. Michelle Drive.
- Staff met with representatives of Excellere Construction LLC to review the scope of work and the City's expectations. Excellere Construction LLC assured staff that they could complete the project for the bid amount and within the allocated timeframe. Thus, staff determined Excellere Construction LLC to be the lowest responsive and responsible bidder.

Public Comments:

- There were no public comments.

- ❖ Council Member DeRito offered a motion to approve ITB #22-007 to Excellere Construction LLC for the construction of 4 midblock crossings for an amount not to exceed \$602,200.84 and to authorize the Mayor to execute all necessary documents.
 - Council Member Hipes seconded the motion.
 - The motion was approved unanimously (7-0).

C. Wire & Wood: Event Logistics, Marketing, and Sponsorship Sales

- Director of Recreation, Parks, and Cultural Services, Morgan Rodgers, came forward to present this item.
- Staff is recommending that Mayor and Council approve the award of RFP # 22-114 to Premier Events for Wire & Wood Event Logistics, Marketing, and Sponsorship Sales in an amount not to exceed \$30,500.00 and authorize the Mayor to execute all necessary documents.
- The Community Services Division of Recreation, Parks, and Cultural Services published RFP # 22-114, in partnership with the Finance Department, seeking vendor applicants for a 5-year comprehensive event logistics, marketing, and sponsorship sales services contract for the City's annual Wire & Wood music event.
- The award of this RFP # 22-114 includes event logistics, marketing, and sponsorship sales for the Wire and Wood Music Festival which takes place on the second weekend in October, beginning on October 7 and 8, 2022, and continuing through a 5-year contract.
- The event logistics portion of the work includes drafting timelines, building maps/site keys, managing vendors (both pre-event and in-event), and hiring/paying staff to work the day of the event. Event logistics also includes overseeing the event setup and breakdown, installation of collateral/signage, and project management of other marketing deliverables and sponsorship fulfillment. The marketing portion of the work includes maintaining and growing the social media followers and engagement, promoting the event details and artists, and producing content and graphics for internal and external communications. The sponsorship portion includes scouting, negotiating, and fulfilling sponsor contracts with businesses and organizations that align with the event and Alpharetta's target markets.
- The highest-scoring firm, Premier Events, has been working with the City of Alpharetta for many years on Wire & Wood and other events and has done so to a high level of satisfaction. Their proposal was thorough and thoughtful, and it demonstrated the creativity, knowledge, experience, and resources necessary to continue to deliver an excellent Wire & Wood event to residents.

Public Comments:

- There were no public comments.
- ❖ Council Member Hipes offered a motion to approve the award of RFP # 22-114 to Premier Events for Wire & Wood Event Logistics, Marketing, and Sponsorship Sales in an amount not to exceed \$30,500.00 and to authorize the Mayor to execute all necessary documents.
 - Council Member Mitchell seconded the motion.

- The motion was approved unanimously (7-0).
- City Attorney, Molly Esswein, explained that the next three (3) resolutions on the agenda are being presented to Mayor and Council because the City needs to bring the certification of these properties for the McGinnis Ferry Road widening project to GDOT by Friday, May 6, 2022. After Jarrard & Davis received and reviewed the title work for these parcels, the original title work was completed in 2020, and our firm wanted to see title work completed more recently than 2020 (to meet GDOT standards). Mayor and Council previously approved resolutions to authorize the use of eminent domain on these three properties, but the new resolutions presented tonight are to update property owner names that were found as a result of the new title work. These resolutions will be filed with the courts tomorrow so that they may be certified to GDOT by Friday, May 6, 2022.

D. Resolution to Authorize the Use of Eminent Domain – 4915 Tidewater Way

A Resolution of the Mayor and Council of the City of Alpharetta, Georgia to Authorize the Use of Eminent Domain to Acquire Certain Property Located at 4915 Tidewater Way (Tax Parcel No.: 21 -5680-1034-044-8) for Road Project - McGinnis Ferry Road Widening from Ronald Reagan Boulevard/Union Hill Road to Hospital Parkway

- City Attorney, Molly Esswein, read the resolution aloud.

Public Comments:

- There were no public comments.
- ❖ Council Member DeRito offered a motion to approve a Resolution of the Mayor and Council of the City of Alpharetta, Georgia to Authorize the Use of Eminent Domain to Acquire Certain Property Located at 4915 Tidewater Way (Tax Parcel No.: 21 - 5680-1034-044-8) for Road Project - McGinnis Ferry Road Widening from Ronald Reagan Boulevard/Union Hill Road to Hospital Parkway.
 - Mayor Pro Tem Merkel seconded the motion.
 - The motion was approved unanimously (7-0).

E. Resolution to Authorize the Use of Eminent Domain – 5065 Tidewater Way

A Resolution of the Mayor and Council of the City of Alpharetta, Georgia to Authorize the Use of Eminent Domain to Acquire Certain Property Located at 5065 Tidewater Way (Tax Parcel No.: 21 -5680-1054-068-2) for Road Project - McGinnis Ferry Road Widening from Ronald Reagan Boulevard/Union Hill Road to Hospital Parkway

- City Attorney, Molly Esswein, read the resolution aloud.

Public Comments:

- There were no public comments.
- ❖ Council Member Binder offered a motion to approve a Resolution of the Mayor and Council of the City of Alpharetta, Georgia to Authorize the Use of Eminent Domain to Acquire Certain Property Located at 5065 Tidewater Way (Tax Parcel No.: 21 - 5680-1054-068-2) for Road Project - McGinnis Ferry Road Widening from Ronald Reagan Boulevard/Union Hill Road to Hospital Parkway.
 - Council Member Mitchell seconded the motion.
 - The motion was approved unanimously (7-0).

F. Resolution to Authorize the Use of Eminent Domain – 5225 McGinnis Ferry Road

A Resolution of the Mayor and Council of the City of Alpharetta, Georgia to Authorize the Use of Eminent Domain to Acquire Certain Property Located at 5225 McGinnis Ferry Road (Tax Parcel No.: 21 -5690-1100-012-2) for Road Project - McGinnis Ferry Road Widening from Ronald Reagan Boulevard/Union Hill Road to Hospital Parkway

- City Attorney, Molly Esswein, read the resolution aloud.

Public Comments:

- There were no public comments.
- ❖ Council Member Mitchell offered a motion to approve a Resolution of the Mayor and Council of the City of Alpharetta, Georgia to Authorize the Use of Eminent Domain to Acquire Certain Property Located at 5225 McGinnis Ferry Road (Tax Parcel No.: 21 -5690-1100-012-2) for Road Project - McGinnis Ferry Road Widening from Ronald Reagan Boulevard/Union Hill Road to Hospital Parkway.
 - Council Member Will seconded the motion.
 - The motion was approved unanimously (7-0).

X. WORKSHOP

A. Presentation and Discussion: Recommended Fiscal Year 2023 Budget (Operations / Capital)

- Director of Finance, Tom Harris, and Budget and Procurement Manager, Shawn Mitchell, came forward to present this item.
- Director Harris shared that we will advertise a tax increase (about \$25 rate increase will be advertised for coverage), although we are not raising the millage rate.
- The Recommended Fiscal Year 2023 Budget (Operations / Capital) presentation is attached hereto as "Exhibit A."

Council Member Discussion

- Council Member Hipes asked about commercial tax abatements and how that may affect the budget.
- Council Member Will shared that we have a team evaluating staff compensation and merit pay.
- Council Member DeRito shared that the Fulton County Board of Commissioners will vote on Wednesday, May 4 on whether or not to reopen the Fulton County Jail located in Alpharetta.
- Council Member Mitchell shared that he would like to include the \$200,000 a year on 24/7 IT security monitoring.

B. 2021 Bond Project – Parks Update

- Director of Recreation, Parks, and Cultural Services, Morgan Rodgers, came forward to present this item.
- The 2021 Bond Project – Parks Update presentation is attached hereto as "Exhibit B."

Council Member Discussion

- Council Member Binder asked about the construction timeline for Mid Broadwell Park.

- Director Rodgers shared that he would like for this park to be under construction by the end of 2022 and finished by the end of the first quarter of 2023.
- Council Member Will asked about the number of horse stalls in the equestrian center.
 - Director Rodgers shared that there are currently 290 stalls, and the new center will have 380 stalls.

C. Street Performer Permit Application and Permit

- Director of Recreation, Parks, and Cultural Services, Morgan Rodgers, came forward to present this item.
- The Cultural Arts Commission created this initiative and voted to bring this application and permit process forward to a City Council workshop.
- The Recreation, Parks, & Cultural Services Department would oversee this program, not the Cultural Arts Commission.
- This permit process would establish public entertainment areas throughout the City and require performers to apply and wear a permit badge during performances. The permit would cost between \$25 and \$50 and would be specific to certain areas for a pre-approved performance time. These performers would work for tips, not salary.
- This application and permit would be a trial to see how it may work in the City.

Council Member Discussion

- Mayor Pro Tem Merkel shared that he did not want to see street performances turn into a circus type of environment, and he is not a fan of this. He does not want performers to panhandle our residents for money. He mentioned that this would be a cool type of event – maybe a Saturday with Street Performers – but he does not want to see this as an ongoing program.
- Council Member Mitchell shared that our City has grown, and these type of performers are often found in tourist destinations. These performers are providing a quality service; it could be someone playing the cello or a jazz musician which could add a lot of life to the area. This is essentially live art.
- Council Member Will shared that in Clearwater, Florida, these performers often detract from the area and block pedestrian travel. He shared that he is not in support of this type of application, but could see this at a Wire & Wood type of event.
- Council Member Hipes shared that he appreciated the Cultural Arts Commission for taking a look at this, and he would like to see how this could work in our City. If we were to have an application for this process, and it works well, then it could be a great success for the downtown and in other designated places in the City.
- Council Member Binder shared that he has been proved wrong by the Parks Department before and would like to see how we can get this going, because it would be a good addition.
- Council Member DeRito shared that he does not have an opinion on this item one way or another. He also mentioned that it could risk tarnishing the brand of an area.

- Mayor Gilvin shared that he, too, does not feel one way or another about this. Further, he shared that as a traveler, he has not experienced the negative aspects of street performers (musicians in the Manhattan subway, Naked Cowboy in Times Square). Mayor Gilvin mentioned that he would like to hear from the legal team on what we would be authorized to do as a City in terms of creating an application and permit process for street performers.

XI. PUBLIC COMMENT

- Director Rodgers came forward to give a report on the Taste of Alpharetta.
 - The Taste of Alpharetta currently has about 62 restaurants participating, 3 smaller stages with music. It is estimated that there will be 40-50K people. Highway 9 will be closed in the Downtown. No shuttles will be provided from Wills Park (Wills Park is a Downtown Park), but there will be shuttles off of Haynes Bridge Road (near Cookout and the office buildings in that area).

XII. REPORTS

- There were no reports.

XIII. ADJOURNMENT TO EXECUTIVE SESSION

- ❖ Council Member Hipes offered a motion to adjourn to executive session.
 - Mayor Pro Tem Merkel seconded the motion.
 - The motion was approved unanimously (7-0).
- With there being no further items to consider or discuss, Mayor Gilvin adjourned the meeting at 9:01 p.m.

Respectfully submitted,



Lauren Shapiro, City Clerk

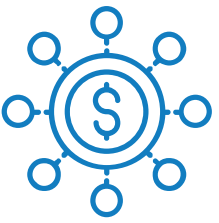
EXHIBIT A



Fiscal Year 2023 Budget Workshop

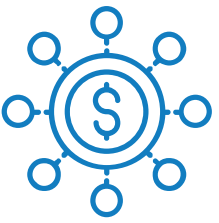
May 2, 2022

FINANCE DEPARTMENT



Agenda

- **Budget Process Recap**
- **Strategic Budget Concepts**
- **Budget**
 - Citywide
 - General Fund
 - Operating Initiatives
 - Capital Initiatives
- **Calendar**

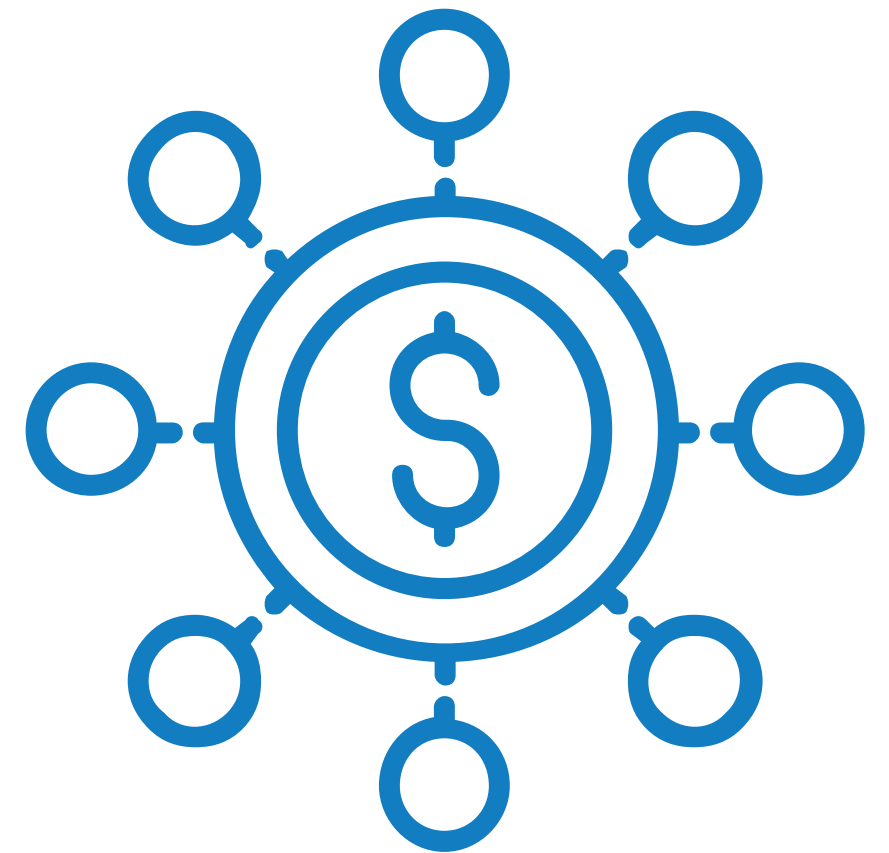


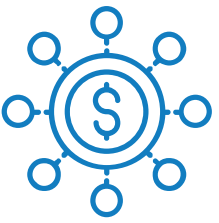
Budget Process Recap

- **January 2022**
 - City Council Retreat
- **January 2022**
 - Target Budgets provided to Departments
- **February-April 2022**
 - Joint Development by Finance and Departments of a detailed line-item budget by departmental project/program (e.g., uniform patrol, public works, etc.)
 - New Initiatives (operations/capital) are separated from the Base Budget
 - Budget meetings with Mayor and City Administrator
- **April 14, 2022**
 - Mayor's Recommended Budget
 - Posted to City Website and Financial Transparency Site

Strategic Budget Concepts

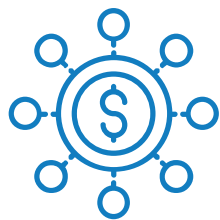
Fiscal Year 2023





Strategic Budget Concepts

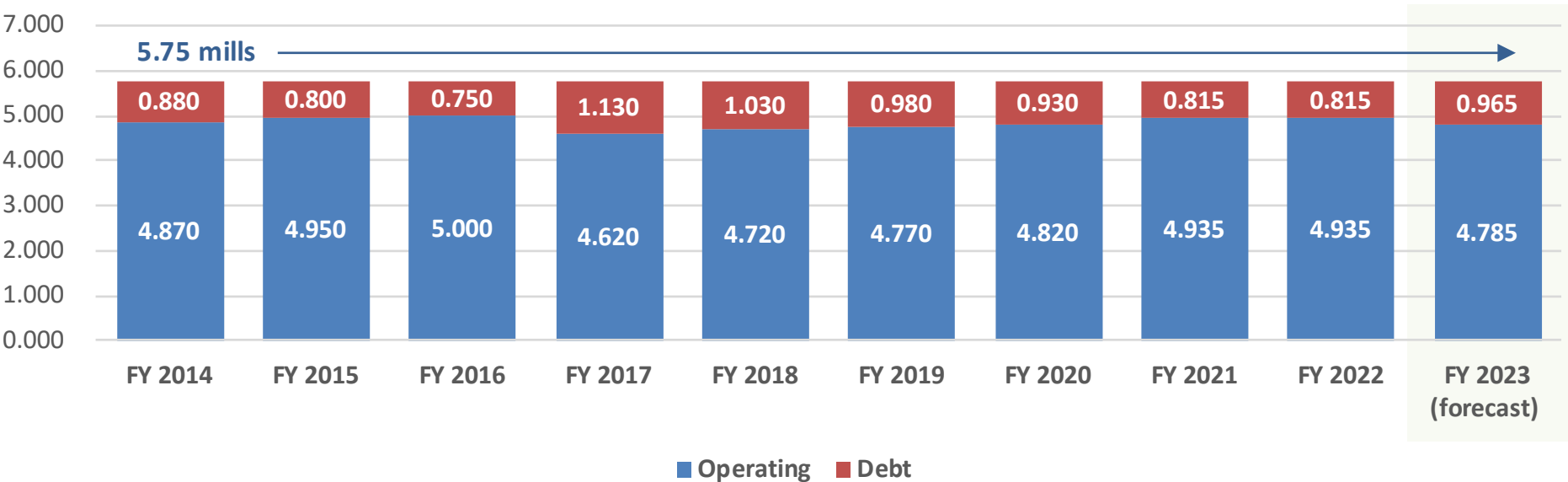
- **Maintain a Competitive Tax Rate**
- **Homeowner Tax Savings**
- **Service Delivery Standards**
 - Staffing and Compensation
 - Operational Budget
- **Capital Infrastructure/Assets**
 - \$10M = Milling & Resurfacing, Stormwater, and PS Fleet Replacement
 - \$5M = Facilities, Non-PS Fleet, Equipment, Transportation Infrastructure, etc.
 - Not counting new/expansionary capital investment
- **Retain Flexibility to respond to Economic Downturns**



Maintain a Competitive Tax Rate

- Maintenance of 5.75 mills

- *shifting 0.15 mills to Debt levy to cover 2022 Parks Bond*



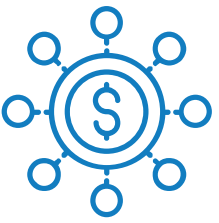
- Millage Comparison

- Recommended FY 2023 rate for Alpharetta;
FY 2022 rates for other entities

	Millage Rates (est.)			Effective Millage Rate for Average Homeowner		Homestead Exemptions	
	Operations	Debt Service	Total	Operations	Total		
Alpharetta*	4.785	0.965	5.750	3.589	4.554	45,000	floating
Johns Creek	3.986	0.411	4.397	3.654	4.065	15,000	floating
Sandy Springs	4.731	0.000	4.731	4.337	4.337	15,000	floating
Milton	4.731	0.487	5.218	4.337	4.824	15,000	floating
Roswell	4.618	0.100	4.718	4.618	4.718	-	floating

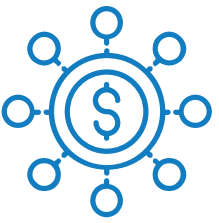
Homestead Exemption tax-reduction calculations are based on an average home value of \$475,000.

* Alpharetta’s Homestead Exemptions saves our homeowners over \$5.4 million annually.



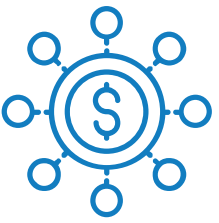
Focus on Homeowner Tax Savings

- **Over \$5.4M annually in Property Tax Relief for our Homeowners**
 - Floating Homestead Exemption (HX)
 - Caps value growth at the lesser of 3% or CPI
 - Basic HX of \$45K
 - Increased from \$40K to \$45K in FY 2021
 - Senior HX of \$25K
 - Removed Income Restriction from Additional Senior HX in FY 2021
 - Senior Full-Value HX
 - Available to residents aged 70 and older who meet certain income requirements
 - Among the Largest and most extensive Homestead Exemption offerings in the State



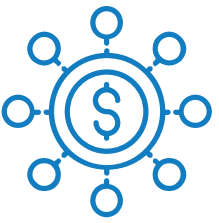
Service Delivery Standards (Compensation)

- **Maintaining Quality Personnel in an inflationary Labor Market**
 - FY 2020
 - Public Safety Compensation Plan Update
 - Merit Program suspended in April 2020 (COVID-19)
 - FY 2021
 - Evergreen Class & Compensation Study
 - One-Time Compensation Payout (compensate for lost wage growth: 4/1/2020-6/30/2020)
 - Performance-Based Merit Program of 3% (on average) on July 1, 2020
 - FY 2022
 - Performance-Based Merit Program of 3% (on average) on July 1, 2021
 - Market-based Personnel Compensation adjustments in November 2021
 - 13% for Police/E911
 - 3% for all other Employee Classifications
 - 1st Responders Supplemental Grant (State allocation of ARPA funds)



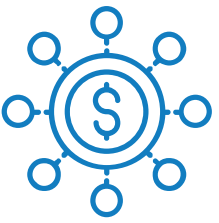
Service Delivery Standards (Compensation)

- **Maintaining Quality Personnel in an inflationary Labor Market**
 - FY 2023 (Recommended)
 - Performance-Based Merit Program of 4% (on average) on July 1, 2022
 - Salary Compression adjustments citywide (\$825K)
 - Merit Review Structure/Process
 - Currently under review



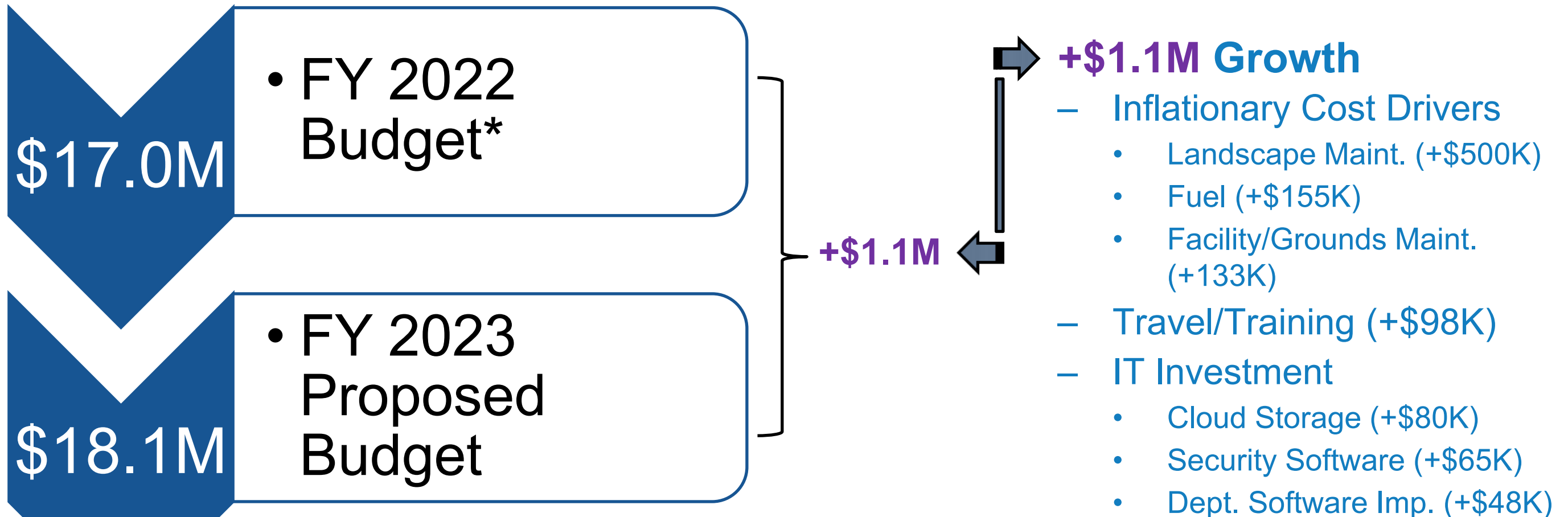
Service Delivery Standards (Staffing)

- **Adjusting Staffing to meet growing Service Demands**
 - FY 2022
 - Public Safety
 - Quint staffing (6 FTEs)
 - DEA (transfer of 3 FTEs to the General Fund)
 - Public Works (3 FTEs) – vacant position funding removed as part of COVID-19 adj.
 - IT (1 FTE) – vacant position funding removed as part of COVID-19 adj.
 - CD (1 FTE) - Economic Development staffing
 - FY 2023 (Recommended)
 - Public Safety (2 FTEs)
 - Community Paramedic and Crime Scene Detective
 - HR (1 FTE) – HR Specialist
 - Recreation, Parks & Cultural Services (1 FTE)
 - Recreation Coordinator (Preston Ridge Community Center)

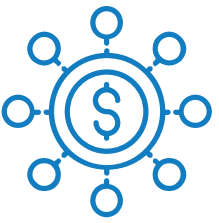


Service Delivery Standards

Maintaining Efficient/Effective Operational Costs



*FY 2022 Actuals are conservatively estimated at \$16M (assumed 94% of budget spent). Prior year M&O trends were 94% (FY 2019), 88% (FY 2020), and 90% (FY 2021). Spikes in service demand coupled with inflationary cost pressures will continue to push M&O utilization trends higher.



Maintaining Capital Assets/Infrastructure

Recurring Capital Investment (Minimum Target is \$13M Annually)

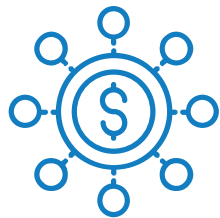
\$14.7M

- **FY 2022 Budget**
 - \$1.7M Budgeted Capital Appropriation
 - \$5.8M Fund Balance
 - \$520K other
 - \$6.6M ARPA

\$14.6M

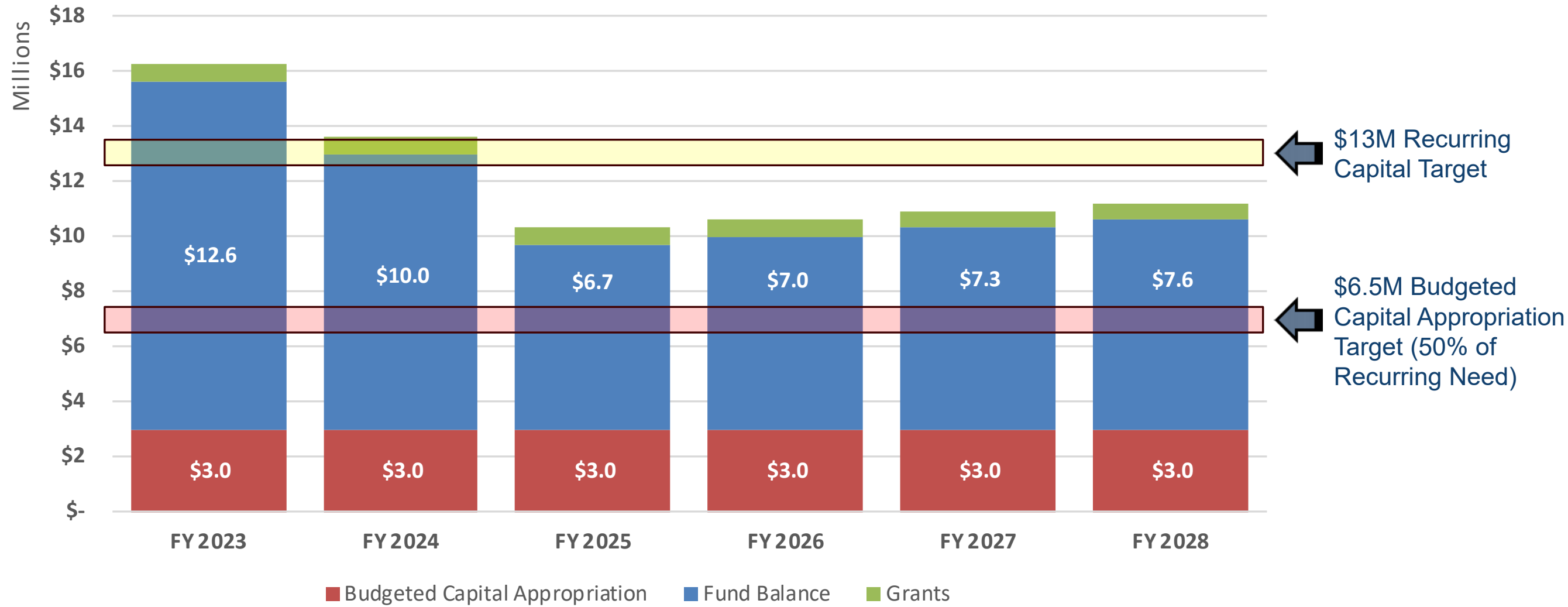
- **FY 2023
Recommended Budget**
 - \$3.0M Budgeted Capital Appropriation
 - \$11.6M Fund Balance (out of the \$12.6M total)

- **Represents funding from multiple sources towards renewal and/or replacement of City Assets and Infrastructure**
 - Sources generally include General Fund (50% Fund Balance and 50% Budgeted Capital Appropriation)
 - \$10M Annually used for:
 - Milling & Resurfacing (\$3.6M = 525 lane miles * \$100K per lane mile with avg 15-yr life)
 - Stormwater (\$4.2M)
 - Fleet/Equipment (\$2.2M; Incl. PS fleet turnover of 7.5 years)
 - \$3-5M Annually used for Technology, Facilities, Recreation Fields/Courts/Turf and Playgrounds, Sidewalks, Non-PS Fleet/Equipment, Transportation Infrastructure, etc.



Structural Budget Integrity

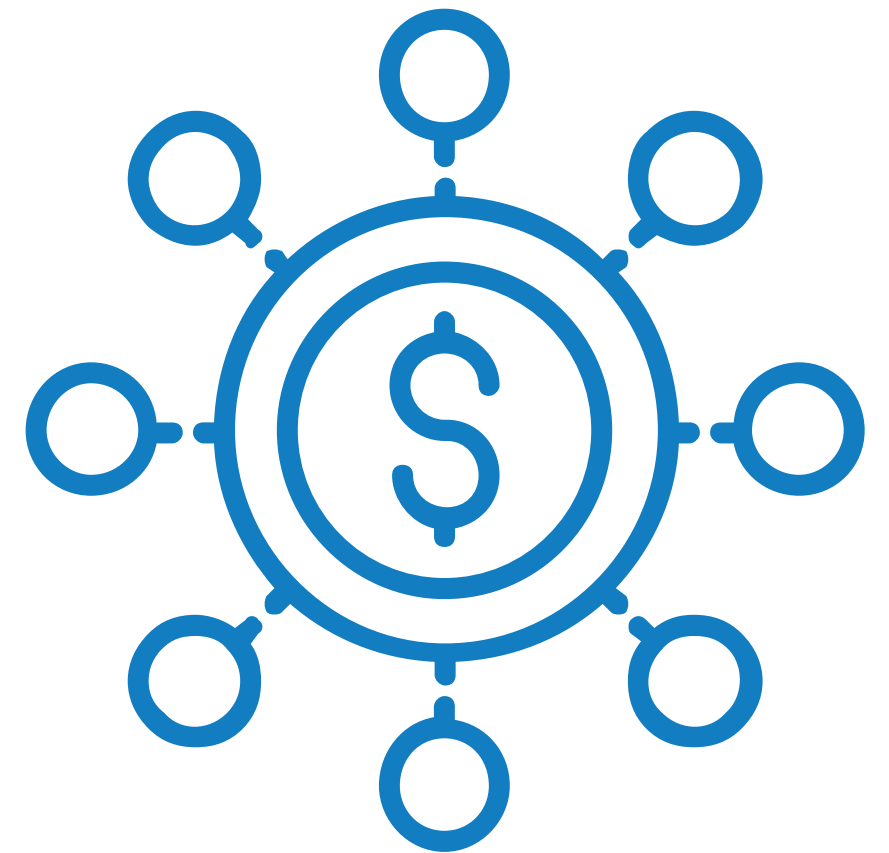
- Capital Funding Goals



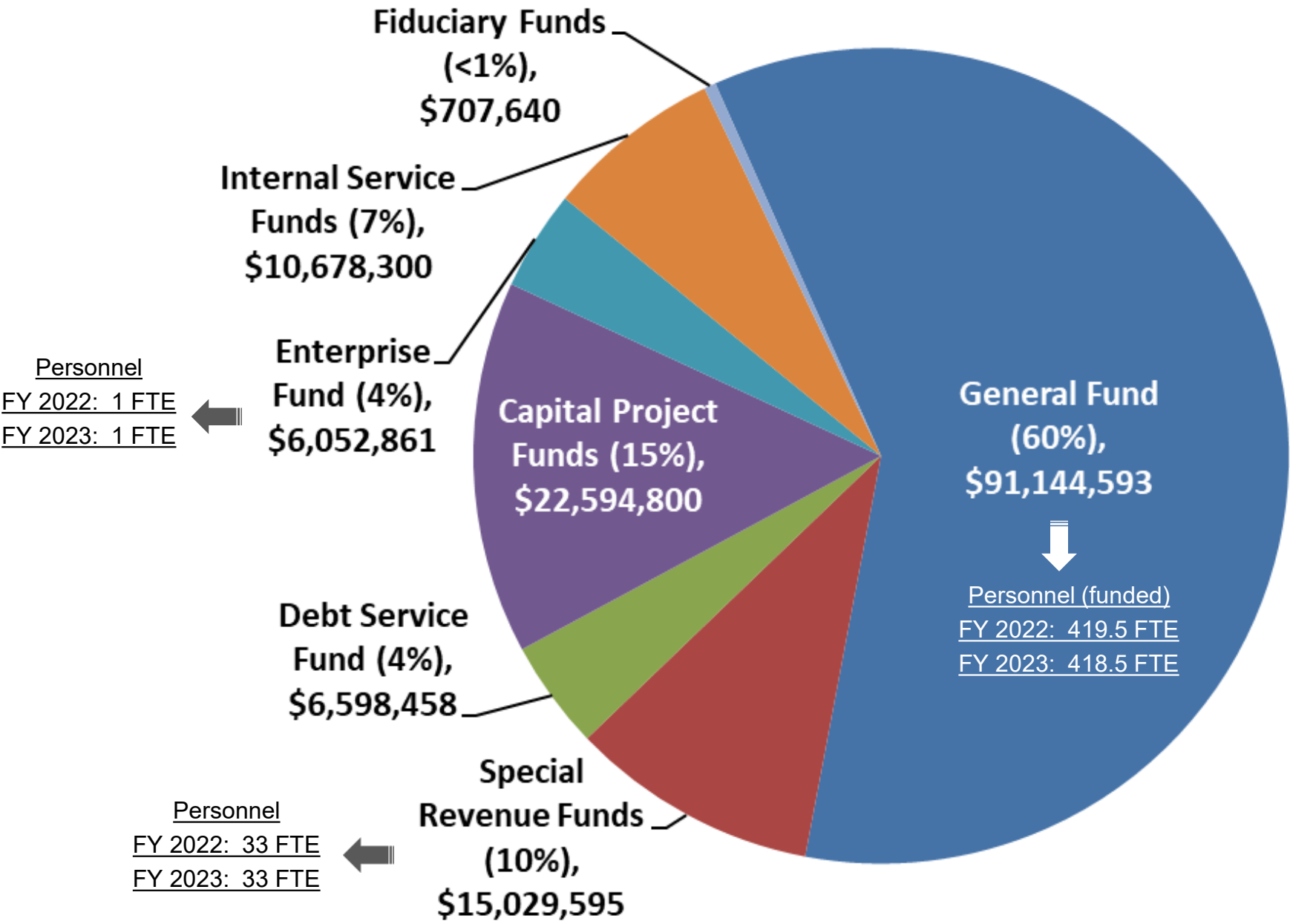
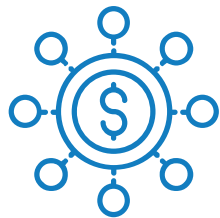
**The capital funding identified above will be augmented through other sources over the life of the forecast (e.g., TSPLOST, Impact Fees, etc.)*

Budget

Fiscal Year 2023



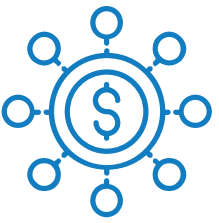
Citywide Budget



FY 2023 Citywide Budget: \$153M

Total Funded FTEs
FY 2022: 453.5 FTE
FY 2023: 452.5 FTE

Personnel counts above do not include frozen positions totaling 1.5 FTEs (FT Treasury Services Manager – Finance; PT Parking Enforcement Officer – PS)



GF Revenue Comparison

	FY 2022 AMENDED BUDGET	FY 2023 FORECASTED BUDGET	\$ Variance	% Variance
Revenues:				
Property Taxes:				
Current Year	\$ 25,649,642	\$ 26,300,000	\$ 650,358	2.5%
Motor Vehicle	60,000	55,000	(5,000)	-8.3%
Motor Vehicle Title Tax Fee	1,800,000	3,000,000	1,200,000	66.7%
Prior Year/Delinquent	237,000	147,000	(90,000)	-38.0%
Local Option Sales Tax	16,249,473	18,925,000	2,675,527	16.5%
Other Taxes:				
Franchise Fees	6,620,000	7,100,000	480,000	7.3%
Insurance Premium Tax	4,759,402	4,825,000	65,598	1.4%
Alcohol Beverage Excise Tax	2,025,000	2,575,000	550,000	27.2%
Other Taxes	2,432,750	2,890,150	457,400	18.8%
Licenses & Permits	2,729,100	2,991,000	261,900	9.6%
Intergovernmental	396,190	186,000	(210,190)	-53.1%
Charges for Services	3,903,700	3,837,800	(65,900)	-1.7%
Fines & Forfeitures	2,056,000	2,372,000	316,000	15.4%
Interest	190,000	200,000	10,000	5.3%
Other Revenues	256,487	288,343	31,856	12.4%
Other Financing Sources:				
Interfund Transfer (Hotel/Motel Fund)	2,062,500	2,812,500	750,000	36.4%
Total Operating Revenues	\$ 71,427,244	\$ 78,504,793	\$ 7,077,549	9.9%
Fund Balance Carryforward	5,836,799	12,639,800		
Total Revenues	\$ 77,264,043	\$ 91,144,593		

• Growth Drivers

2023 Budget
@ 96% of
Forecast

- Property Taxes (estimates)
 - 7% growth in Residential Valuations
 - 2% growth in Commercial Valuations
 - New Construction (\$100M)
 - 0.15 mill shift to Debt Service
- Local Option Sales Taxes
- Franchise Taxes; Alcohol Beverage Excise Taxes, Intangibles Taxes, RE Transfer Taxes, etc.
- Hotel/Motel Taxes
- Fines/Forfeitures

GF Expenditure Comparison

- **Personnel**
 - 6% Overall Growth
 - 4% Base Growth after adjusting for mid-year personnel/compensation initiatives
- **M&O**
 - 6% Overall Growth
 - Labor/commodity intensive spend is the primary growth driver (landscape maintenance, fuel, facility/ground maintenance, etc.)
- **Capital Funding Transfer**
 - \$3M (Budgeted Capital Appropriation)
 - \$12.6M (Fund Balance)

Expenditures (by Category):

Personnel Services:

	FY 2022 AMENDED BUDGET	FY 2023 RECOMMENDED BUDGET	\$ Variance	% Variance
Base Personnel Accounts (4% Merit Plan)	\$ 49,068,441	\$ 51,177,508	\$ 2,109,067	4.3%
Mid-Year Personnel Compensation	1,275,132	1,912,700	637,568	50.0%
Mid-Year Funding of Frozen Positions (6 FTE)	374,510	561,800	187,290	50.0%
Mid-Year IT Tech (+1 FTE)	55,000	125,000	70,000	127.3%
Mid-Year Court Solicitor (1099 Contractor to +1 FTE)	40,000	160,000	120,000	300.0%
1st Responders Grant (one-time)	212,000	-	(212,000)	-100.0%
Judge (-1 FTE to 1099 Contractor)	41,553	-	(41,553)	-100.0%
<i>sub total</i>	\$ 51,066,636	\$ 53,937,008	\$ 2,870,372	5.6%

Maintenance and Operations:

Base M&O Accounts	\$ 11,913,612	\$ 11,943,877	\$ 30,265	0.3%
Elections (Professional Services/Advertising)	155,000	-	(155,000)	-100.0%
Citywide Landscape Maintenance (ROW)	398,746	675,224	276,478	69.3%
Parks Landscape Maintenance	470,000	695,000	225,000	47.9%
Mid-Year Help Desk Staffing Contract	25,000	60,000	35,000	140.0%
Mid-Year Court Solicitor (1099 Contractor to +1 FTE)	110,000	-	(110,000)	-100.0%
Judge (-1 FTE to 1099 Contractor)	41,553	102,600	61,047	146.9%
Grounds Maintenance (Parks, PW, etc.)	673,597	722,190	48,593	7.2%
Facility Maintenance (PW, Parks, etc.)	390,012	474,500	84,488	21.7%
IT Professional Services	2,124,660	2,433,408	308,748	14.5%
Travel/Training	315,504	413,638	98,134	31.1%
Fuel	407,414	562,500	155,086	38.1%
<i>sub total</i>	\$ 17,025,098	\$ 18,082,937	\$ 1,057,839	6.2%

Capital/Lease:

Fire Trucks/Equipment/Cardiac Monitors/AEDs	\$ 676,870	\$ 659,858	\$ (17,012)	-2.5%
Miscellaneous	19,000	35,450	16,450	86.6%
<i>sub total</i>	\$ 695,870	\$ 695,308	\$ (562)	-0.1%

Other Uses:

Contingency	\$ 700,000	\$ 775,000	\$ 75,000	10.7%
Gwinnett Tech Contribution (Debt Svc)	289,640	288,640	(1,000)	-0.3%
<i>sub total</i>	\$ 989,640	\$ 1,063,640	\$ 74,000	7.5%

Total Operating Expenditures

	\$ 69,777,244	\$ 73,778,893	\$ 4,001,649	5.7%
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Non-Allocated/Reserve (Oper. Initiative)

Interfund Transfer (Capital/Grant Funds):

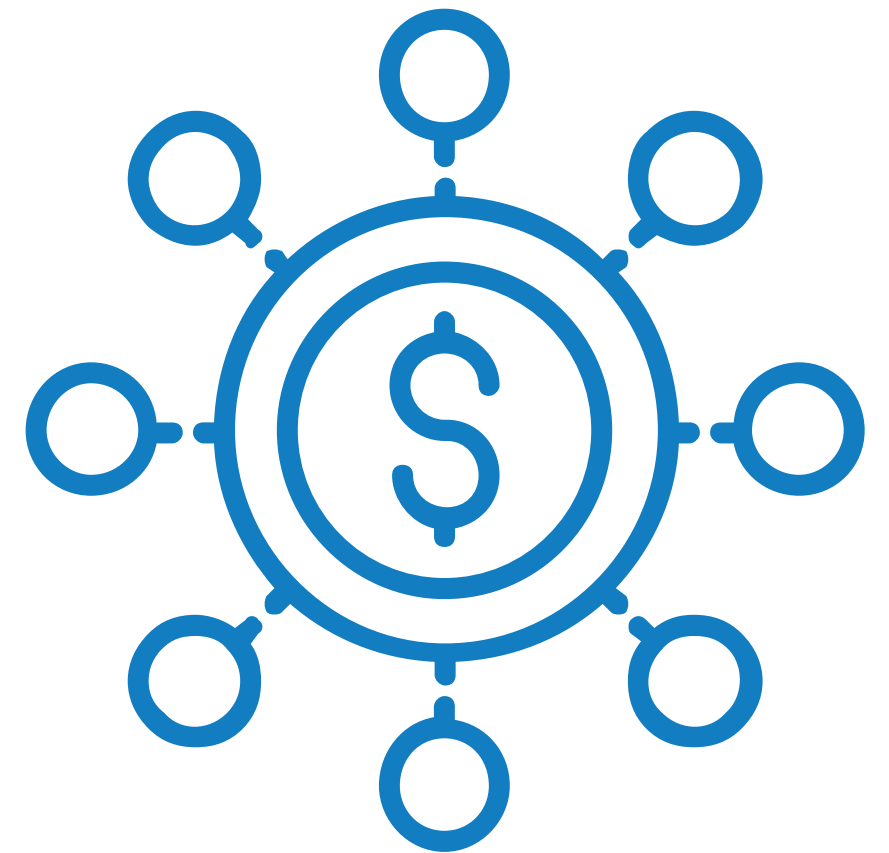
Fund Balance	5,836,799	12,639,800		
Budgeted Capital Appropriation	1,650,000	3,000,000		

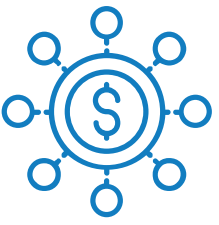
Total Expenditures

	\$ 77,264,043	\$ 91,144,593		
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Operating Initiatives

Fiscal Year 2023



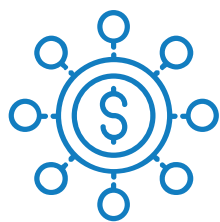


Recommended Operating Initiatives

	Revenue	Expense	Net Cost	Capital Component	Budget Book Page #
Funding Available for Operating Initiatives:	\$ 270,000	\$ 1,995,900	\$ 1,725,900		
Recommended Initiatives:					
<u>Citywide</u>					
Salary Compression Adjustments	\$ -	\$ 825,000	\$ 825,000	\$ -	20
<u>Human Resources Department</u>					
HR Specialist Position (+1 FTE)	-	107,500	107,500	-	20
<u>Public Safety Department</u>					
Jail Operations	-	200,000	200,000	TBD	21
NEARMAP GIS	-	4,000	4,000	-	21
Fleetio Fleet Software	-	15,000	15,000	-	21
Community Paramedic (+1 FTE)	-	100,000	100,000	70,000	21
Crime Scene Detective (+1 FTE)	-	105,000	105,000	82,500	22
<u>Recreation, Parks & Cultural Services</u>					
Event Barricades	-	32,400	32,400	-	22
Preston Ridge Community Ctr (+1 FTE)	100,000	124,000	24,000	-	22
MVP Zone Day Camp	100,000	85,000	(15,000)	-	23
Adventure Day Camp	70,000	68,000	(2,000)	-	24
	\$ 270,000	\$ 1,665,900	\$ 1,395,900	\$ 152,500	

Remaining Funds Available for Operating Initiatives:

\$ 330,000

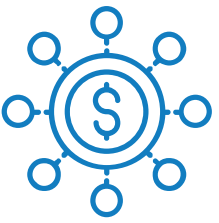


Unfunded Operating Initiatives

Unfunded Initiatives:

Information Technology

	Total	Capital Component	Budget Book Page #
Security Operations Center	\$ 200,000	\$ -	25
Enterprise Endpoint Management	150,000	-	25
Network Operations Center	120,000	-	25
Enterprise Password Management	50,000	-	25
Vendor Access Management	20,000	-	25
SharePoint Management	10,000	-	25
	\$ 550,000	\$ -	

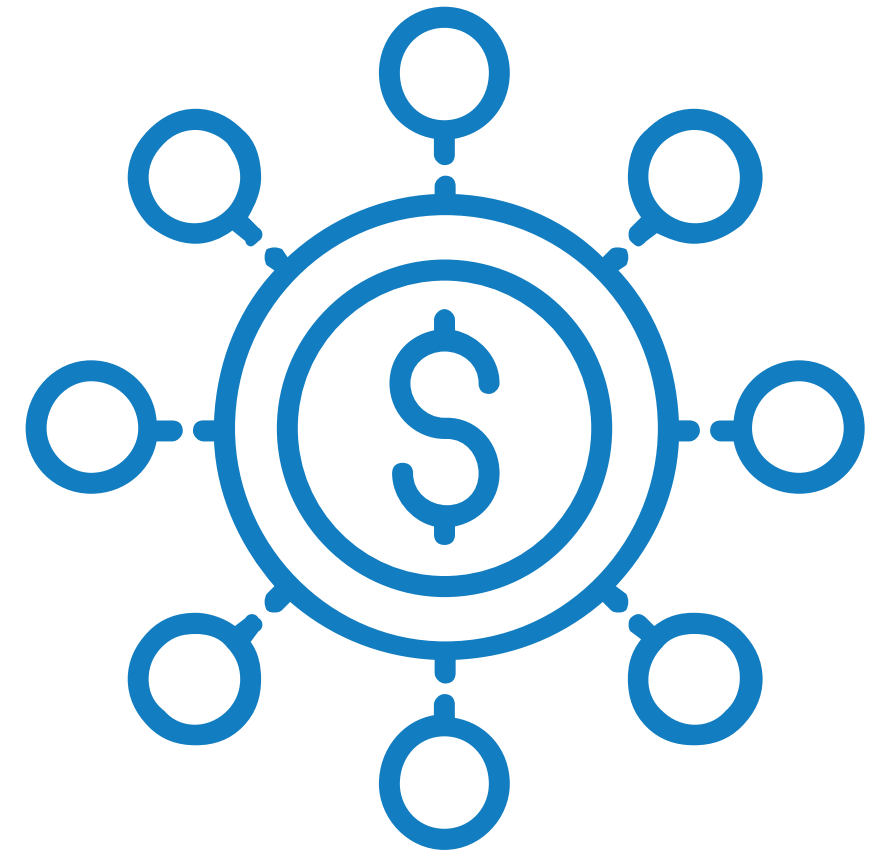


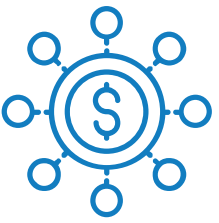
Unfunded Operating Initiatives

	Total	Capital Component	Budget Book Page #
Unfunded Initiatives:			
<u>Public Safety</u>			
Police Officers (8 FTEs)	\$ 722,000	\$ 594,000	25
Fire Training Admin. PT (0.5 FTE)	34,000	-	26
SWAT Training and Conferences	53,500	-	27
Tactical Outside Instructor	10,000	-	27
Crisis Negotiator Instructor	10,000	-	27
	\$ 829,500	\$ 594,000	
<u>Recreation, Parks & Cultural Services</u>			
Trash Management	\$ 40,000	\$ -	28
Wire & Wood Event Talent (add'l \$)	25,000	-	28
Wire & Wood Marketing	8,000	-	28
New Partnered Events	10,000	-	28
	\$ 83,000	\$ -	
	\$ 1,462,500	\$ 594,000	

Capital Initiatives

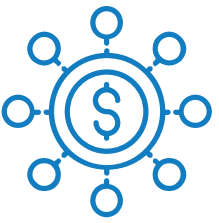
Fiscal Year 2023





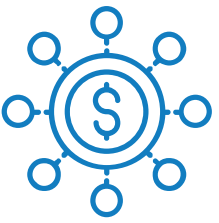
CIP Source and Use

	Capital Project Fund	Stormwater Capital Fund	T-SPLOST Fund	Impact Fee Fund	E911 Fund	Subtotal	Other Sources	Total
Sources:								
Available Fund Balance	\$ 2,500,000	\$ -	\$ 4,300,000	\$ 1,668,690	\$ 330,000	\$ 8,798,690	\$ -	\$ 8,798,690
General Fund								
Budgeted Capital Appropriation	-	3,000,000	-	-	-	3,000,000	-	3,000,000
Available Fund Balance	11,039,800	1,600,000	-	-	-	12,639,800	-	12,639,800
Other (Taxes, Interest, etc.)	155,000	-	-	350,000	-	505,000	-	505,000
Grants (LMIG)	-	-	-	-	-	-	600,000	600,000
	\$ 13,694,800	\$ 4,600,000	\$ 4,300,000	\$ 2,018,690	\$ 330,000	\$ 24,943,490	\$ 600,000	\$ 25,543,490
Uses:								
Capital								
City Administration	\$ 145,000	\$ -	\$ -	\$ -		\$ 145,000	\$ -	\$ 145,000
Community Development	100,000	-	-	-		100,000	-	100,000
Human Resources	72,500	-	-	-		72,500	-	72,500
Information Technology	500,000	-	-	-		500,000	-	500,000
Public Safety	4,271,810	-	-	18,690	330,000	4,620,500	-	4,620,500
Public Works	3,823,000	4,600,000	2,000,000	-	-	10,423,000	600,000	11,023,000
Recreation, Parks & Cultural Services	1,990,000	-	2,300,000	2,000,000		6,290,000	-	6,290,000
	\$ 10,902,310	\$ 4,600,000	\$ 4,300,000	\$ 2,018,690	\$ 330,000	\$ 22,151,000	\$ 600,000	\$ 22,751,000
Non-Allocated:								
Future Capital/One-Time Initiatives	\$ 2,792,490	\$ -	\$ -	\$ -	\$ -	\$ 2,792,490	\$ -	\$ 2,792,490
	\$ 2,792,490	\$ -	\$ -	\$ -	\$ -	\$ 2,792,490	\$ -	\$ 2,792,490



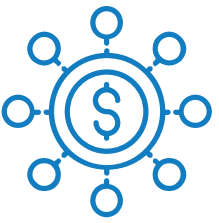
Recommended Capital

	Capital Project Fund	Stormwater Capital Fund	T-SPLOST Fund	E911 Fund	Impact Fee Fund	Total	Other Sources	Total	Budget Book Page #
City Administration									
Website Upgrade	\$ 145,000	\$ -	\$ -	\$ -	\$ -	\$ 145,000	\$ -	\$ 145,000	42
Subtotal	\$ 145,000	\$ -	\$ -	\$ -	\$ -	\$ 145,000	\$ -	\$ 145,000	
Community and Economic Development									
Fleet Replacement (Qty: 2)	\$ 60,000	\$ -	\$ -	\$ -	\$ -	\$ 60,000	\$ -	\$ 60,000	36
Design Services	40,000	-	-	-	-	40,000	-	40,000	43
Subtotal	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ 100,000	
Human Resources									
Personnel Records Digitization Initiative	\$ 72,500	\$ -	\$ -	\$ -	\$ -	\$ 72,500	\$ -	\$ 72,500	43
Subtotal	\$ 72,500	\$ -	\$ -	\$ -	\$ -	\$ 72,500	\$ -	\$ 72,500	
Information Technology									
Recurring Technology Replacement (all city departments)	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ 250,000	\$ -	\$ 250,000	36
Telephony VOIP Network Switches Replacement	200,000	-	-	-	-	200,000	-	200,000	37
IT Governance and Business Continuity Program and Analysis	50,000	-	-	-	-	50,000	-	50,000	44
Subtotal	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ 500,000	\$ -	\$ 500,000	
Public Safety									
Recurring Fleet Replacement (Qty: 25)	\$ 1,375,000	\$ -	\$ -	\$ -	\$ -	\$ 1,375,000	\$ -	\$ 1,375,000	37
Recurring Public Safety Equipment (replacement)	263,000	-	-	-	-	263,000	-	263,000	38
Security Systems: Cameras and Badge Access Systems	220,000	-	-	-	-	220,000	-	220,000	38
Records Management System	2,250,000	-	-	-	-	2,250,000	-	2,250,000	44
Fire Station Alerting System	-	-	-	330,000	-	330,000	-	330,000	44
All-Terrain Vehicles (Qty: 2)	11,310	-	-	-	18,690	30,000	-	30,000	45
Op. Initiative - Community Paramedic Equipment	70,000	-	-	-	-	70,000	-	70,000	46
Op. Initiative - Crime Scene Detective Equipment	82,500	-	-	-	-	82,500	-	82,500	46
Subtotal	\$ 4,271,810	\$ -	\$ -	\$ 330,000	\$ 18,690	\$ 4,620,500	\$ -	\$ 4,620,500	



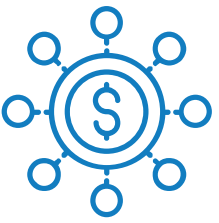
Recommended Capital

	Capital Project Fund	Stormwater Capital Fund	T-SPLOST Fund	E911 Fund	Impact Fee Fund	Total	Other Sources	Total	Budget Book Page #
Public Works									
Recurring Milling and Resurfacing	\$ 1,000,000	\$ -	\$ 2,000,000	\$ -	\$ -	\$ 3,000,000	\$ 600,000	\$ 3,600,000	30
Recurring Traffic Striping and Signage	200,000	-	-	-	-	200,000	-	200,000	30
Recurring Traffic Signal System Maintenance	100,000	-	-	-	-	100,000	-	100,000	30
Recurring Traffic Control Equipment	100,000	-	-	-	-	100,000	-	100,000	31
Recurring Traffic Responsive System Maintenance	100,000	-	-	-	-	100,000	-	100,000	31
Recurring Traffic Calming Improvements	100,000	-	-	-	-	100,000	-	100,000	31
Recurring Bridge Maintenance	200,000	-	-	-	-	200,000	-	200,000	31
Recurring Streetlight Maintenance	80,000	-	-	-	-	80,000	-	80,000	32
Recurring Traffic Control Center/Server Room Maintenance	50,000	-	-	-	-	50,000	-	50,000	32
Recurring Tree Maintenance and Replacement	100,000	-	-	-	-	100,000	-	100,000	32
Recurring Parking Garage Maintenance	100,000	-	-	-	-	100,000	-	100,000	32
Recurring HVAC Replacements	62,000	-	-	-	-	62,000	-	62,000	33
Recurring Fire Station Renovations	75,000	-	-	-	-	75,000	-	75,000	33
Recurring Recreation Facility Bathroom, Painting, Floor Repairs	30,000	-	-	-	-	30,000	-	30,000	33
Recurring Recreation facilities Gym Restoration	35,000	-	-	-	-	35,000	-	35,000	33
Public Works Headquarters Renovation	50,000	-	-	-	-	50,000	-	50,000	34
Recurring Park Facilities Roof Repairs (Community Center)	700,000	-	-	-	-	700,000	-	700,000	34
Recurring PS Facility Roof Replacement (FS 84)	300,000	-	-	-	-	300,000	-	300,000	34



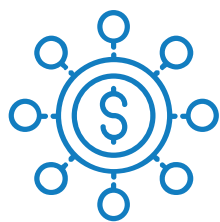
Recommended Capital

	Capital Project Fund	Stormwater Capital Fund	T-SPLOST Fund	E911 Fund	Impact Fee Fund	Total	Other Sources	Total	Budget Book Page #
Public Works									
Recurring Fleet Replacement (F-550 Crew Cab Dump Truck; Qty: 1)	145,000	-	-	-	-	145,000	-	145,000	35
Recurring Fleet Replacement (pool vehicle)	50,000	-	-	-	-	50,000	-	50,000	35
Recurring City Trash Receptacle Service	50,000	-	-	-	-	50,000	-	50,000	35
Recurring Variable Message Boards Replacement (Qty: 2)	36,000	-	-	-	-	36,000	-	36,000	36
Recurring Stormwater Pipes/Structure Repair	-	3,930,000	-	-	-	3,930,000	-	3,930,000	40
Recurring Stormwater Drainage Maintenance	-	150,000	-	-	-	150,000	-	150,000	40
Recurring Stormwater Inspections	-	120,000	-	-	-	120,000	-	120,000	41
Stormwater Utility Rate Analysis	-	400,000	-	-	-	400,000	-	400,000	41
Pedestrian Safety Improvements	85,000	-	-	-	-	85,000	-	85,000	42
Design Services	75,000	-	-	-	-	75,000	-	75,000	42
Subtotal	\$ 3,823,000	\$ 4,600,000	\$ 2,000,000	\$ -	\$ -	\$ 10,423,000	\$ 600,000	\$ 11,023,000	



Recommended Capital

	Capital Project Fund	Stormwater Capital Fund	T-SPLOST Fund	E911 Fund	Impact Fee Fund	Total	Other Sources	Total	Budget Book Page #
Recreation, Parks & Cultural Services									
Recurring Synthetic Turf Field Replacements (WP Field 4)	\$ 550,000	\$ -	\$ -	\$ -	\$ -	\$ 550,000	\$ -	\$ 550,000	38
Recurring Park Enhancements	125,000	-	-	-	-	125,000	-	125,000	38
Recurring Playground Equipment Replacement	150,000	-	-	-	-	150,000	-	150,000	39
Recurring Park Repairs/Improvements	125,000	-	-	-	-	125,000	-	125,000	39
Recurring Athletic Courts Resurfacing	40,000	-	-	-	-	40,000	-	40,000	39
Recurring Greenway Improvements/Repairs	155,000	-	-	-	-	155,000	-	155,000	39
Recurring Fleet Replacement (Qty: 3)	120,000	-	-	-	-	120,000	-	120,000	40
Recurring Park Equipment Replacement	100,000	-	-	-	-	100,000	-	100,000	40
Encore Parkway Greenway Connection/Park	-	-	2,300,000	-	2,000,000	4,300,000	-	4,300,000	47
Wood Lightpole/LED Replacement Initiative (1 field)	200,000	-	-	-	-	200,000	-	200,000	47
Alpharetta Public Arts Initiative	45,000	-	-	-	-	45,000	-	45,000	47
Historic Preservation Initiative	35,000	-	-	-	-	35,000	-	35,000	48
Alpharetta Community Ctr Gym Floor Replacement/Moisture Barrier	175,000	-	-	-	-	175,000	-	175,000	48
Tree Removal in all Parks	150,000	-	-	-	-	150,000	-	150,000	49
Design Services	20,000	-	-	-	-	20,000	-	20,000	49
Subtotal	\$ 1,990,000	\$ -	\$ 2,300,000	\$ -	\$ 2,000,000	\$ 6,290,000	\$ -	\$ 6,290,000	
TOTAL	\$ 10,902,310	\$ 4,600,000	\$ 4,300,000	\$ 330,000	\$ 2,018,690	\$ 22,151,000	\$ 600,000	\$ 22,751,000	
NON-ALLOCATED (future capital/one-time	\$ 2,792,490	\$ -	\$ -	\$ -	\$ -	\$ 2,792,490		\$ 2,792,490	
Budgeted as part of FY 2023 Budget							Budgeted once received		



Unfunded Capital

- **Total Unfunded Capital Requests = \$9.1M**
- **Funding Options**
 - Non-Allocated: \$2.8M Capital Project Fund
 - Reallocation of Recommended Capital Funding

Community Development

North Point Envelope Framework Plan

Citywide Economic Development Analysis and Strategic Plan

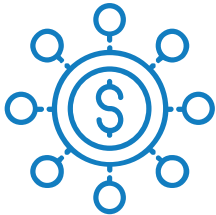
Economic Development Toolbox

Bus Shelter Construction Program (Qty: 2)

Subtotal

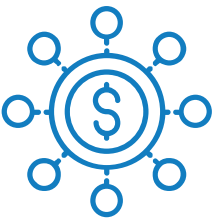
Total		Budget Book Page #
\$	120,000	53
	75,000	54
	87,500	54
	95,000	54
\$	377,500	

Unfunded Capital



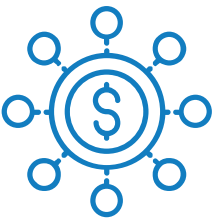
	Total	Budget Book Page #
Public Safety		
Operating Initiative - Police Officers (+8 FTE) Equipment	\$ 594,000	54
Generator for City's Designated Emergency Shelter	225,000	55
i4POD Camera System	18,500	56
3D Laser Scanner	60,100	56
PS SWAT Equipment (new)	59,658	56
Subtotal	\$ 957,258	

Unfunded Capital



	Total	Budget Book Page #
Public Works		
Recurring Pavement Resurfacing/Preservation for Parks	\$ 250,000	50
Recurring Traffic Signal Pole Painting and Maintenance	75,000	50
Recurring Guardrail Maintenance	70,000	50
Recurring Sidewalk Maintenance and Repair	600,000	50
Recurring City Hall Maintenance	75,000	51
Pedestrian Safety Barrier at City Center	250,000	51
Streetlight Expansion	150,000	51
Roundabout Studies	100,000	52
Tree Planting and Landscape Improvements (Haynes Bridge Road)	450,000	52
Marjean Way Extension (design)	300,000	52
Henderson Parkway Traffic Calming	60,000	52
Providence Road Sidewalk Improvements	50,000	53
Recurring Stormwater Design/Studies	100,000	53
Subtotal	\$ 2,530,000	

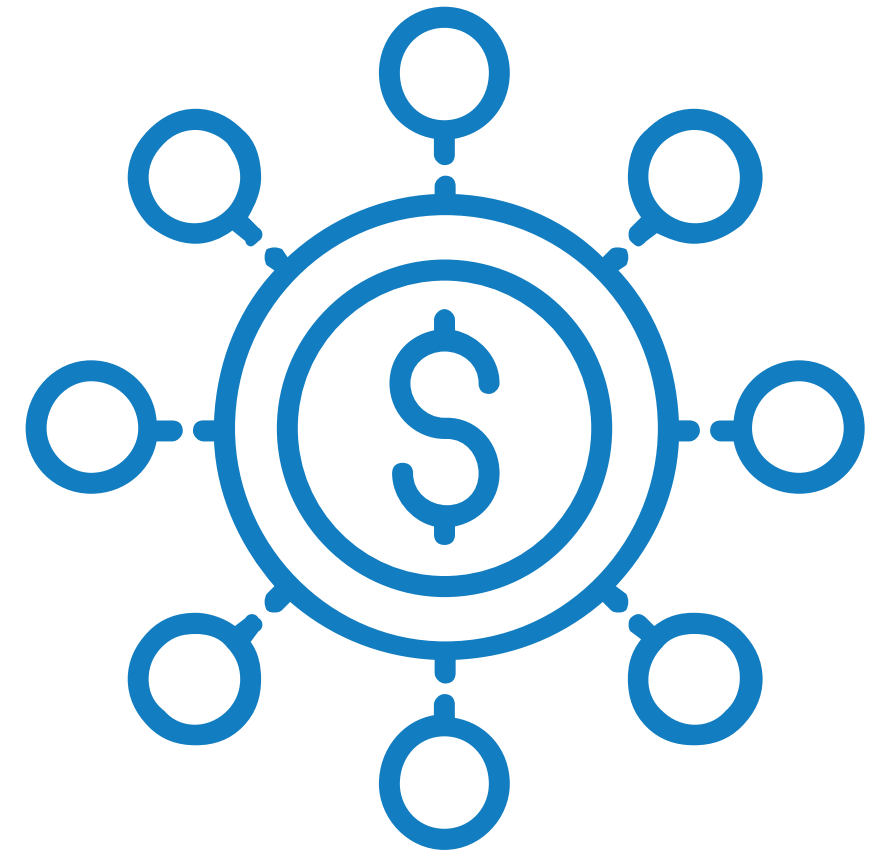
Unfunded Capital



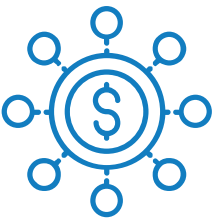
	Total	Budget Book Page #
Recreation, Parks & Cultural Services		
Park Shade Structures Replacement	50,000	57
Wills Park Recreation Center Interior Renovations	450,000	57
Alpha Loop (park land)	3,000,000	57
Pocket Park Development (design)	125,000	58
Park System Wayfinding Signage	100,000	58
North Park Master Plan/Development	100,000	58
Restroom Replacement (North Park: Fields 1-4)	700,000	58
Wills Park Pool Heater	100,800	59
Cultural Services Plan	40,000	59
Haynes Bridge Road Park Restroom	300,000	59
Marconi Drive Park Restroom	100,000	60
Big Creek Greenway Culvert Replacement	150,000	60
Subtotal	\$ 5,215,800	
TOTAL	\$ 9,080,558	

Calendar

Fiscal Year 2023



Calendar



- **Council Meetings – FY 2023 Budget (tentative)**
 - May 2, 2022 Council Budget Workshop
 - May 16, 2022 Council Budget Workshop
 - May 23, 2022 1st Public Hearing and Budget Meeting
 - 1st Reading of Budget Ordinance
 - 1st Reading of Millage Rate Ordinance
 - June 6, 2022 2nd Public Hearing (11:30am)
 - June 6, 2022 3rd Public Hearing and Budget Meeting
 - 2nd Reading of Budget Ordinance
 - 2nd Reading of Millage Rate Ordinance

Budget/Millage Rate proposal will require the following Ads (1st publication date is May 12th)

- Budget Hearing Ad(s)
- Notice of Tax Increase Ad(s)
- Press Release
- 5-Year Tax Levy Ad

EXHIBIT B

2021 Park Bond Update

Council Workshop

May 2, 2022

2021 Approved Bond Referendum Projects

1. Mid-Broadwell Park

Bond Investment: \$500,000

2. Webb Bridge Park Soccer Field

Bond Investment: \$1 Million

3. Waters Road Park

Bond Investment: \$1.25 Million

4. Farmhouse Park

Investment: \$2 Million

5. Old Rucker Park

Bond Investment: \$3 Million

6. Union Hill Park

Bond Investment: \$3.25 Million

7. Wills Park Equestrian Center

Bond Investment: \$5 Million plus \$5 Million Equestrian Foundation match

8. Wills Park Improvements

Bond Investment: \$6 Million

9. Alphaloop

Bond Investment: \$7.5 Million

MID-BROADWELL PARK

PROJECT SCOPE

The project involves constructing the final elements of Mid Broadwell Park including development of a playground area, trails throughout the property, a limited parking area, and other amenities. The park's development is based on a plan that was developed through a community-driven process in 2019. Bond funds will be used to construct restrooms, trails/sidewalks, and parking and outfit the park with basic amenities such as trashcans and benches.

MID-BROADWELL PARK

Project Specifics:	
Project Phase	Design
Status	On schedule.
Target Completion of Phase	6/24/22
Current Activity	Pond & Company is working on preparing the 90% submittal plans. Plans are anticipated to be delivered to the City on April 8, 2022.
Recent Milestone	Submittal of 90% plans on April 8, 2022.
Next Milestone	Submittal of 100% plans on May 13, 2022
Outstanding Item(s)	None
Designer	Pond & Company

- 1 PARKING LOT - PERMEABLE PAVERS
- 2 ADA CONCRETE SIDEWALK
- 3 EVERGREEN SCREEN
- 4 EXISTING RESTROOM
- 5 NATURE-THEMED PLAYGROUND
- 6 WATER PLAY ELEMENT
- 7 PICNIC TABLE UNDER SHADE STRUCTURE
- 8 SWING BENCH
- 9 BENCH
- 10 SLATESCAPE TRAIL
- 11 SLATESCAPE NATURE PLAY TRAIL - ADA ROUTE
- 12 OPEN PLAY LAWN



WEBB BRIDGE PARK SOCCER FIELD

PROJECT SCOPE

This project will resurface the upper soccer field at Webb Bridge Park, replacing the existing natural grass with artificial turf. During the last soccer season 60% of the practices and games that were scheduled on this field were cancelled due to wet conditions while only 10% of scheduled events on the lower soccer field, which has artificial turf, had to be cancelled. Converting the upper field to artificial turf would greatly improve the playability, usage, and athletic experience for the Alpharetta soccer program.

WEBB BRIDGE PARK SOCCER FIELD

Project Specifics:	
Project Phase	Design
Status	On schedule.
Target Completion of Phase	To be determined.
Current Activity	City staff is preparing an RFP for design services.
Recent Milestone	The City's on-call survey firm delivered a survey of the property to be used by the design team on February 18, 2022.
Next Milestone	An RFP for design services is anticipated to be released after final Geotech Study review.
Outstanding Item(s)	Final Geotechnical Study Results
Designer	To be determined.

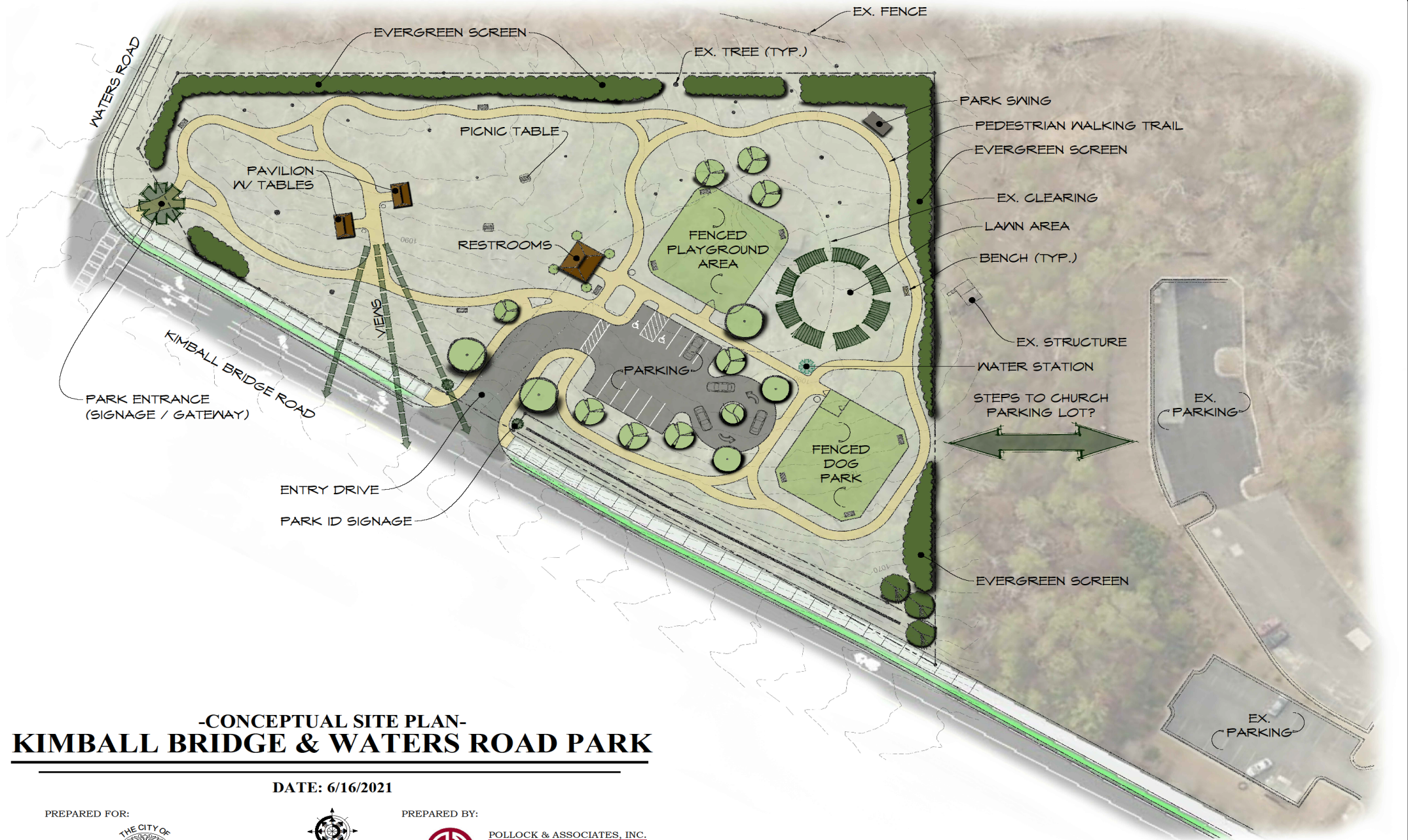
WATERS ROAD PARK

PROJECT SCOPE

Waters Road Park will be located on a 1.6-acre parcel of land located near the intersection of Waters Road and Kimball Bridge Road. The project as proposed includes the creation, with public input, of a design plan and development of the land for use as a passive park space. Such passive park areas are commonly developed to include parking, designed play areas, restrooms, trails, pavilions, and park amenities such as benches and trash receptacles as appropriate to the size of the property and character of the area in which the site is located.

WATERS ROAD PARK

Project Specifics:	
Project Phase	Design
Status	On schedule.
Target Completion of Phase	To be determined.
Current Activity	Staff is investigating the possibility of utilizing Sourcewell for the design & construction of this project.
Recent Milestone	The City's on-call survey firm delivered a survey of the property to be used by the design team on February 18, 2022.
Next Milestone	Provide project narrative provide through Sourcewell
Outstanding Item(s)	None
Designer	To be determined.



WATERS ROAD PARK PUBLIC INPUT

What activities do you see you and your family doing in this future park space? (up to 3)



FARMHOUSE PARK

PROJECT SCOPE

The 5.36-acre Farmhouse Property is the site of the original settlement that became present day Alpharetta and has been acquired by the City and slated for a “heritage park.” Currently, the property has not been master planned to determine the best way to make the historic site available for public use. The completion of necessary surveys and engineering assessments will determine what features can be developed.

FARMHOUSE PARK

Project Specifics:	
Project Phase	Survey
Status	On Schedule
Target Completion of Phase	To be determined
Current Activity	Surveyor was released on March 30, 2022 to begin work. Survey is anticipated to be complete by May 13, 2022.
Recent Milestone	None
Next Milestone	Completion of survey May 13
Outstanding Item(s)	None
Designer	To be determined

OLD RUCKER ROAD PARK

PROJECT SCOPE

The proposed project involves the design of the remaining 7.5 acres and the construction and installation of the trails, restrooms, and amenities necessary for the property to be a functional passive park space.

OLD RUCKER ROAD PARK

Project Specifics:	
Project Phase	Design Procurement
Status	On schedule.
Target Completion of Phase	To be determined.
Current Activity	City staff is preparing an RFP for design services.
Recent Milestone	The City's on-call survey firm delivered a survey of the property to be used by the design team on February 18, 2022.
Next Milestone	An RFP for design services was released on April 14, 2022.
Outstanding Item(s)	None
Designer	To be determined.



SCALE: 1" = 40'

Old Rucker Park

700 Old Rucker Road, Alpharetta, GA

Draft Master Plan

March 2021

UNION HILL PARK

PROJECT SCOPE

This project will recreate Union Hill Park as a recreational and gathering space that better meets the needs of current and future Alpharetta residents. The process began with an intensive public engagement and visioning program to determine what elements the new Union Hill Park should include and how to tie those elements together into a cohesive park space. From that concept, engineering and construction plans would be created and the site redeveloped.

UNION HILL PARK

Project Specifics:	
Project Phase	Design Procurement
Status	On schedule.
Target Completion of Phase	To be determined.
Current Activity	City staff is preparing an RFP for design services.
Recent Milestone	The City's on-call survey firm delivered a survey of the property to be used by the design team on February 18, 2022.
Next Milestone	An RFP for design services released on April 14, 2022.
Outstanding Item(s)	None
Designer	To be determined.

KEY:

- A: GREENWAY TRAIL CONNECTION OPTIONS
- B: RENOVATED EVENT SPACE
- C: CISTERN / STORMWATER MANAGEMENT
- D: ROUND-ABOUT PARKING
- E: ACTIVITY AREA
- F: NATURE TRAIL
- G: TRAIL HEAD
- H: RAIN GARDEN / STORMWATER MANAGEMENT



UNION HILL PARK: **CONCEPT**

Scale: 1" = 50'

0' 25' 50' 100'



02/4/2022

TSW

UNION HILL PARK

Public Input

What activities do you see you and your family doing at this park once it is complete?

Mentimeter



WILLS PARK EQUESTRAIN CENTER

PROJECT SCOPE

This project will begin implementation of the Equestrian Center Master Plan by replacing all the existing barns on site with new horse barns for a total of 380; renovating the three existing arenas to include improved drainage and erosion control, new footings, new fencing and new lighting; improving drainage and stormwater management; and improving access to the barns and to the arenas.

WILLS PARK EQUESTRAIN CENTER

Project Specifics:	
Project Phase	Design Procurement
Status	On schedule
Target Completion of Phase	To be determined.
Current Activity	RFP for design services.
Recent Milestone	A design scoping meeting was held on March 21, 2022.
Next Milestone	A RFP for design services advertised on April 7, 2022.
Outstanding Item(s)	None
Designer	To be determined.

WILLS RD



- ① NEW EVENT PAVILLION AND SHOW OFFICE
- ② NEW BARNs AND WASHRACKS
- ③ NEW OUTDOOR ARENA AND SCHOOLING AREA
- ④ RENOVATED EXISTING COVERED ARENA
- ⑤ RENOVATED EXISTING SCHOOLING ARENA
- ⑥ RENOVATED EXISTING ARENA
- ⑦ NEW GUEST PAVILLIONS
- ⑧ NEW OUTDOOR STADIUM SEATING
- ⑨ NEW PARKING AREA
- ⑩ NEW ROUND PEN LOCATION
- ⑪ TRAILER PARKING
- ⑫ NEW MAINTENANCE BUILDING



WILLS PARKS IMPROVEMENTS

PROJECT SCOPE

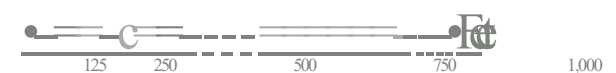
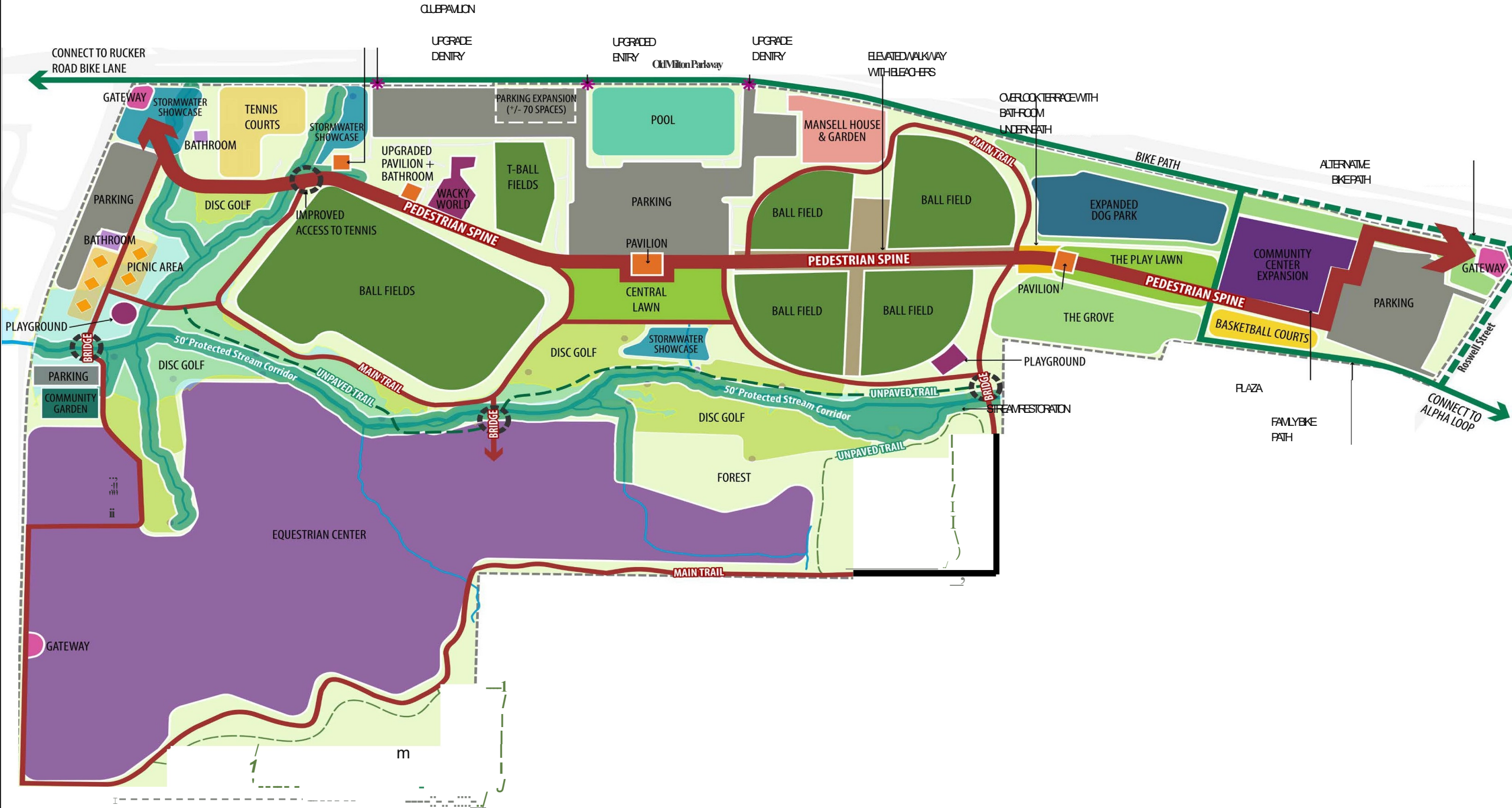
In 2019 the City adopted the Wills Park Master Plan, an effort to bring all the park elements together and make it a more cohesive place that feels special and unique. The goals of the plan are to unite the various park facilities, identify key facility improvements, and strengthen connections to nearby neighborhoods.

Bond Project List:

1. The Gateways at Roswell Street, Wills Road, Equestrian
2. The Pedestrian Spine
3. Wacky World Playground Replacement
4. Wacky World Restroom Construction
5. Waggy World Renovations

WILLS PARKS IMPROVEMENTS

Project Specifics:	
Project Phase	Design Procurement
Status	On Schedule
Target Completion of Phase	To be determined.
Current Activity	Due to a lack of response, the first RFP for design services was canceled. Staff developed a revised qualifications-based RFQ procurement. TSW is working on the architectural design of the Wacky World restroom. TerraMark is working on a boundary and partial topographic survey of the park.
Recent Milestone	City Council approved TerraMark's proposal for a boundary and partial topographic survey of Wills Park on March 21, 2022.
Next Milestone	An RFQ for design services advertised on April 7, 2022. Completion of architectural plans for Wacky World restroom on April 29, 2022. Completion of Survey by June 17, 2022.
Outstanding Item(s)	None
Designer	TSW (Architectural, Wacky World Restroom)



Wacky World Restrooms



Wills Park Restroom

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for: City of Alpharetta
by: TSW





STAFF REPORT

Submitting Department: Council

Submitted By: Lauren Shapiro

Sponsored By:

Meeting Date: August 1, 2022

I. AGENDA ITEM TITLE: AUGUST 1, 2022 EXECUTIVE SESSION

II. RECOMMENDATION:

III. REPORT IN BRIEF:

During the regular City Council meeting, the Alpharetta City Council will convene in an Executive Session for the purpose of discussing litigation matters.

IV. ALTERNATIVES:

V. ATTACHMENTS:

CC ES Agenda 8-1-2022



CITY COUNCIL EXECUTIVE SESSION AUGUST 1, 2022

DURING THE CITY COUNCIL MEETING RECESS
ALPHARETTA CITY HALL
FIRST FLOOR EXECUTIVE CONFERENCE ROOM - 121
2 PARK PLAZA

- I CALL TO ORDER
- II ROLL CALL
- III LITIGATION
- IV ADJOURNMENT