PLANNING COMMISSION MEETING
OCTOBER 6, 2022

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

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MEETING MINUTES

a. Approval of the meeting minutes of September 1, 2022

IV. ITEMS FROM BOARD MEMBERS

V. ITEMS FROM STAFF

VI. PUBLIC HEARING

a. **CLUP-22-03 / Z-22-11 / V-22-20 / Mid Broadwell Residential**
Consideration of a comprehensive land use plan amendment, rezoning and variances to allow for the construction of seventeen (17) 'For-Sale' single-family detached homes and 26 'For-Sale townhomes on 10.77 acres. A comprehensive land use plan amendment is requested from 'Commercial' and 'Medium Density Residential' to 'Medium Density Residential' and a rezoning is requested from C-2 (General Commercial), O-I (Office-Institutional) and R-10M (Dwelling, 'For-Rent' or 'For-Sale', Residential) to R-4A/D (Dwelling, 'For-Sale', Attached/Detached, Residential – Medium Density). Variances are requested to reduce the minimum width of townhomes, reduce front and rear setbacks, increase maximum building coverage, and reduce undisturbed buffers. The property is located at 510 Mid Broadwell Road and 0 Broadwell Road Rear and is legally described as being located in Land Lots 1248 & 1249, 2nd District, 2nd Section, Fulton County, Georgia.

b. **CU-22-08 Pavlova by Marian/302 North Main Street**
Consideration of a conditional use to allow a 'Restaurant', 'Bakery' and 'Coffee Shop' for Pavlova by Marian in an existing building in the Downtown. The property is located at 302 North Main Street and is legally described as being located in Land Lot 1197, 2nd District, 2nd Section, Fulton County, Georgia.

c. **CU-22-07 / Peachtree Immediate Care / 870 North Main Street**
Consideration of a conditional use to allow a 'Clinic' for Peachtree Immediate Care in an existing building. The property is located at 870 North Main Street and is legally described as being located in Land Lot 1112, 2nd District, 2nd Section, Fulton County, Georgia.

d. MP-21-10 / Z-21-12 / CU-21-14 / Continnum
Consideration of a master plan amendment, rezoning, conditional use and variances to allow for a mixed-use development consisting of 1,325,299 SF of office (517,399 SF is existing), 73,800 SF of retail/restaurant use, 98 'For-Sale' townhome units, 280 'For-Rent' units, and open space on 51.9 acres. A master plan amendment is requested to the Oxford Green Master Plan Phase 2 to modify maser plan development regulations and to add Dwelling, 'For-Rent', Residential and Dwelling, 'For-Sale' Attached. A rezoning is requested from O-I (Office-Institutional) to MU (mixed Use) and a conditional use is requested to allow 'Dwelling, 'For-Rent' Residential' and 'Dwelling, 'For-Sale' Attached'. Variances are requested to reduce the minimum percentage of commercial use, modify various landscape strip requirements, reduce stream impervious setback, and reduce parking. The property is located at 5555 Windward Parkway and is legally

described as being located in Land Lots 1186, 1187, 1190 & 1191, 2nd District, 2nd Section, Fulton County, Georgia.

VII. ADJOURNMENT

Planning Commission Meeting
September 1, 2022
Department of Community Development

ALPHARETTA CITY HALL | 2 PARK PLAZA
6:30 PM

This summary is provided as a convenience and service to the public, media and staff. It is not the intent to record proceedings verbatim. Any reproduction of this summary must include this notice. Public comments are noted as heard by 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. CALL TO ORDER

- Chairman Kung'u called the meeting to order at 6:30 p.m.

II. ROLL CALL

- **Planning Commissioners present:**
  - Francis Kung'u (Chair)
  - Fergal Brady (Vice-Chair)
  - William Perkins
  - Martine Zurinskas
  - Todd Stratton
  - Jill Reynolds
  - Karen Richard
- **Planning Commissioners Absent**
  - Jamie Bendall (Alternate)
  - Valerie Manley (Alternate)
- **Staff present:**
  - Kathi Cook, Director of Community Development & Economic Development
  - Michael Woodman, Planning + Development Services Manager
  - Alexandra Callum, Planning + Zoning Coordinator
  - Nikisha Mistry, GIS Specialist

III. APPROVAL OF MEETING MINUTES

- ❖ Vice-Chair Brady offered a motion to approve the Planning Commission Meeting Minutes from August 4, 2022.

- Board Member Zurinskas second the motion.
- The motion was approved unanimously (7-0).

IV. ITEMS FROM BOARD MEMBERS

V. ITEMS FROM STAFF

VI. PUBLIC HEARING

A. Z-22-13 / V-22-25 / Grand Communities / 2325 Old Milton Parkway

- Manager Woodman came forward to present this item.
    - The applicant, Grand Communities, LLC, is requesting a rezoning and variances to allow for the construction of twenty-four (24) 'For-Sale' townhomes on 6.15 acres in the Downtown. The proposed density is 3.9 dwelling units per acre. A rezoning is requested from R-12 (Dwelling, 'For-Sale', Residential) and O-I (Office-Institutional) to DT-LW (Downtown Live-Work). Variances are requested to allow up to twelve (12) townhomes to be front loaded, allow encroachments into a non-perennial stream buffer and impervious setback, and modify streetscape standards. The subject property is located at 2325 Old Milton Parkway, 0 Norcross Street, and 210 Norcross Street near the southeast corner of Old Milton Parkway and Haynes Bridge Road.
    - The undeveloped property is wooded and encumbered by approximately 3.1 acres of floodplain and stream buffers.
    - The applicant requests variances to modify Downtown Overlay site regulations (building orientation and streetscape standards) and Unified Development Code (UDC) regulations pertaining to a stream buffer encroachment. The property has an unusual shape, is situated between commercial properties, and has significant topography due to the presence of multiple streams and floodplain. The applicant proposes to mitigate the stream buffer and impervious setback encroachments (approximately 0.25 acres) by setting aside an equivalent buffer and impervious setback area on the property. The set aside area for the new stream buffer and impervious setback should be outside of the 100-year floodplain.
    - The submitted site plan depicts twenty-four (24), three (3) story 'For-Sale' townhomes with access from a new project entrance off Old Milton Parkway. Approximately four (4) acres of the property will remain undisturbed, including the property along Haynes Bridge Road. Most of the townhomes have access from a new private street, with eight (8) townhomes accessed from an alley. Half of the units will be rear loaded and half will be front loaded. Rear loaded units are twenty feet (20') wide and front-loaded units are 24' wide. Townhomes along Old Milton Parkway are setback approximately fifteen feet (15') from the right-of-way. Building setbacks comply with the DT-LW development standards.
    - Five-foot (5') sidewalks are depicted along Old Milton Parkway and along the west side of the new internal private street. If approved, a minimum eight-foot (8') sidewalk should be provided along Old Milton Parkway. A twenty-foot (20') planted buffer is proposed adjacent to the medical office building to the east. A double row of evergreen trees and shrubs should be provided along the west property line adjacent to My First Academy daycare center.
    - 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. Two (2)

guest parking spaces are provided near the mail kiosk. The Downtown Code requires 60 parking spaces for the proposed subdivision (2.5 parking spaces/unit), of which 98 spaces are provided on the site plan.

- The site plan depicts 1.35 acres, or 22%, open space within the proposed development. The DT-LW district requires a minimum 10% amenity space and 10% civic space for properties over five (5) acres. Amenity space is proposed to include a two (2) pocket parks, with one (1) located at the north end of the site and one (1) at the south end of the site. A mail kiosk is located near the southern pocket park and includes two (2) parking spaces. Civic space is noted to be a creek side greenway; however, improvements such as a trail are not depicted on the site plan.
- Of the 24 specimen and trees of quality called out in the arborist report as fair condition or better, six (6) trees are proposed to be removed. Trees located in stream buffers and floodplain will be preserved, except in those areas where stream buffer encroachments have been requested. A stormwater management pond and bioretention area are depicted at the south end of the property adjacent to a pocket park.
- The submitted elevations depict three (3) story townhomes in the Tudor Eclectic style, consisting primarily of brick with stone, board and batten and siding accents. Units will range in size from approximately 2,100 to 2,600 square feet and will be two (2) to four (4) bedrooms. According to the City's Downtown Consultant, the proposed renderings generally comply with the design regulations in the Downtown Overlay.
- 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.
- City Staff received correspondence from residents with concerns over flooding, habitat destruction, stream buffer impacts, proximity of detention pond to Chelsea Walk (buffers and potential for underground), and guest parking.
- CZIM was held on August 10, 2022. There were public comments with concerns over sufficient guest parking, stream buffer encroachments and proximity of detention pond to Chelsea Walk.
- Approve Z-22-13/V-22-25 Grand Communities/2325 Old Milton Parkway, subject to the following conditions:
    1. Approximately 6.15 acres shall be zoned DT-LW and developed substantially similar to site plan prepared by PEC, dated 4/19/22, 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. Any development proposed on the property fronting Haynes Bridge Road shall require site plan approval from City Council.
    2. Architecture and materials shall be developed substantially similar to the submitted renderings, labeled Exhibit A, 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. Townhome side elevation facing Old Milton Parkway shall have a porch or other significant projection to give the appearance as a front elevation, as approved by DRB.
    3. Density shall not exceed 3.9 dwelling units per acre.
    4. Courtyards may encroach into landscape strips, subject to meeting the minimum landscape material requirements, as approved by Staff.

5. Developer shall improve Old Milton Parkway streetscape with a minimum 4' planter planted with street trees (subject to Staff and GDOT approval), minimum 8' sidewalk, and decorative pedestrian lighting, with final approval by Staff. In lieu of tree grates, the soil area around street trees shall be planted with evergreen ornamental grasses, groundcovers and/or shrubs.
6. Streets, alleys and sidewalks internal to the site shall be developed as depicted on the site plan prepared by PEC, dated 4/19/22, 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.
7. Minimum 10' landscape strip shall be required along both sides of internal streets, 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.
8. Minimum 20' landscape strip/building setback shall be provided along Old Milton Parkway. Landscape strip 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.
9. A 20' planted buffer shall be provided as depicted on the site plan prepared by PEC, dated 4/19/22. A double row of evergreen and hardwood trees and shrubs shall be planted along the west property line adjacent to Units 1-4, as approved by Staff.
10. Project entrance shall include a decorative paver apron, landscaping, decorative low wall and/or fencing with columns, as approved by Staff.
11. Open space shall be developed substantially similar to the site plan prepared by PEC, dated 4/19/22, 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.
12. Creeping vines shall be planted to cover retaining and low walls, as approved by Staff.
13. Tree removal of specimen sized trees and trees of quality, as noted in the James Mahoney arborist report, shall be limited to trees in poor condition and tree #305, 323, 325, 1387, 1388, and 1389.
14. 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.
15. HVAC and similar equipment shall not be visible from the public right-of-way.
16. Garbage pickup shall be from within the development.
17. No more than 10% of the residential units shall be permitted to be rented, as recorded in the HOA's declarations and covenants.
18. To mitigate stream buffer impacts, developer shall comply with one or a combination of the following measures, as approved by Staff:
    a. Provide 50% additional runoff reduction or water quality volume above the standard city requirements.
    b. Provide buffer enhancement on an agreed upon area equal to at least 2 times the area of encroachment/impact. Enhancements may include removing fallen trees inside the stream bed that are impeding flow, plant eroded or sparsely vegetated areas of stream banks with live stakes, add enhanced buffer plantings where sparsely vegetated, and remove invasive vines.

c. Obtain any necessary state and federal approvals for the stream and buffer impacts.
d. Or alternative mitigation measures, as approved by Staff.

- The applicants came forward to speak on behalf of this application
    - We chose the name *The Post* for the neighborhood because historically, Alpharetta is a trading post.
    - This is our midtown collection.
    - There will be an HOA for low maintenance for the homeowners.
    - The homes will have 2-4 bedrooms.
    - The left side is 0.9 acres that forms the box, and then the stream starts.
    - Chelsea Walk and the office sit above this property, which makes the water drain towards us.
    - If you took aware the acre in question, you still would not be above 4.5 units per acre.
- The Planning Commission discussed the following:
    - The number of units (twenty-four) was not defined in the conditions. *We typically base it on the density, and 3.9 units per acre gets you to the number 24. It is also limited to the site plan.*
    - How is the density calculated in this case? There are two parcels separated by what looks like an easement? Is it based on the total area? *It is based on the 6.15 total acreage.*
    - Is any of the stream supposed to be piped? *None of the stream will be piped.*
    - The left side of the site plan is completely being left alone.
    - The potential Haynes Bridge Road entry concerns me because that will affect the density.
    - I am struggling with the plan. I like what I see in the current plan with the density, but if the entire acre were to go away and not be included in this, I think that would change my position.
    - Where is the civic space on the site plan?
    - I do not see details on what type of screening will be between Chelsea Walk and the pond. *There are not any because it is a code requirement for a double row of evergreen trees around a detention pond. Around the pond will be a ten-foot access easement.*
    - Are there sidewalks? *There are sidewalks along the frontage of the property.*
    - The only additional parking spaces are the two by the mailbox, and one is a handicap.
    - If a firetruck came down the street, could they turn around? *Yes, this was reviewed by the fire marshal.*

- Did you build nineteen homes for St. Jude? *Tickets were sold, and the money raised went to St. Jude.*
- What is the price point of the homes? *Between $700 – 800,000.*
- The Letter of Intent specifically states that the four acres are intended to be in an undisturbed state. I am a little confused on the Letter of Intent versus discussions tonight.
- Can you speak on the guest parking spaces? *We felt with the urban infill that it was plenty of parking.*
- Your residents really cannot use shared parking, and I see that as a downside to your model. If there is any way to try and squeeze a few more in there, I believe it would be advantageous to the project.
- Is the applicant in agreement with all staff conditions? *Yes.*
- On condition 8, Staff is recommending a 20-foot setback along Old Milton Parkway. *There's additional space from the front of the lot, so as it is drawn now, we are at 20 feet.*
- Regarding the plot of land adjacent to Haynes Bridge Road, would the applicant be interested in dedicating it back to the city as a potential park? *That is something we would have to take back for conversations.*
- I am happy the applicant is willing to relook at parking spaces. I would feel comfortable in doubling the amount to four.
- I would suggest that the four acres remain undeveloped, based off the Letter of Intent.
- Does this limit us with future opportunities? *No, a condition can be brought back.*

Public Comment:

- Michelle Brian – 205 Nottoway Lane
  - I am overall in support of the plan.
  - The plan is well thought out, and the style of homes matches the feel of the downtown area.
  - The applicant has been very thoughtful as far as setbacks and the impact on our community.

❖ Commissioner Richard offered a motion to approve the item, subject to the following conditions:

1. On condition 1, strike the last sentence and add the following sentence:
   - "The remaining four acres will continue in an undisturbed state."
2. Add a condition 19 that reads:
   - "The minimum number of four guest parking spaces shall be provided on the site plan."

- Commissioner Perkins seconded the motion.
- The motion was approved unanimously (7-0).

Final Conditions:

1. Approximately 6.15 acres shall be zoned DT-LW and developed substantially similar to site plan prepared by PEC, dated 4/19/22, 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. ~~Any development proposed on the property fronting Haynes Bridge Road shall require site plan approval from City Council.~~ The remaining four acres will continue in an undisturbed state.
2. Architecture and materials shall be developed substantially similar to the submitted renderings, labeled Exhibit A, 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. Townhome side elevation facing Old Milton Parkway shall have a porch or other significant projection to give the appearance as a front elevation, as approved by DRB.
3. Density shall not exceed 3.9 dwelling units per acre.
4. Courtyards may encroach into landscape strips, subject to meeting the minimum landscape material requirements, as approved by Staff.
5. Developer shall improve Old Milton Parkway streetscape with a minimum 4' planter planted with street trees (subject to Staff and GDOT approval), minimum 8' sidewalk, and decorative pedestrian lighting, with final approval by Staff. In lieu of tree grates, the soil area around street trees shall be planted with evergreen ornamental grasses, groundcovers and/or shrubs.
6. Streets, alleys and sidewalks internal to the site shall be developed as depicted on the site plan prepared by PEC, dated 4/19/22, 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.
7. Minimum 10' landscape strip shall be required along both sides of internal streets, 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.
8. Minimum 20' landscape strip/building setback shall be provided along Old Milton Parkway. Landscape strip 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.
9. A 20' planted buffer shall be provided as depicted on the site plan prepared by PEC, dated 4/19/22. A double row of evergreen and hardwood trees and shrubs shall be planted along the west property line adjacent to Units 1-4, as approved by Staff.
10. Project entrance shall include a decorative paver apron, landscaping, decorative low wall and/or fencing with columns, as approved by Staff.
11. Open space shall be developed substantially similar to the site plan prepared by PEC, dated 4/19/22, 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.
12. Creeping vines shall be planted to cover retaining and low walls, as approved by Staff.
13. Tree removal of specimen sized trees and trees of quality, as noted in the James Mahoney arborist report, shall be limited to trees in poor condition and tree #305, 323, 325, 1387, 1388, and 1389.
14. 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.
15. HVAC and similar equipment shall not be visible from the public right-of-way.

16. Garbage pickup shall be from within the development.
17. No more than 10% of the residential units shall be permitted to be rented, as recorded in the HOA's declarations and covenants.
18. To mitigate stream buffer impacts, developer shall comply with one or a combination of the following measures, as approved by Staff:
    a. Provide 50% additional runoff reduction or water quality volume above the standard city requirements.
    b. Provide buffer enhancement on an agreed upon area equal to at least 2 times the area of encroachment/impact. Enhancements may include removing fallen trees inside the stream bed that are impeding flow, plant eroded or sparsely vegetated areas of stream banks with live stakes, add enhanced buffer plantings where sparsely vegetated, and remove invasive vines.
    c. Obtain any necessary state and federal approvals for the stream and buffer impacts.
    d. Or alternative mitigation measures, as approved by Staff.
19. The minimum number of four guest parking spaces shall be provided on the site plan.

B. PH-22-10 / Unified Development Code Text Amendments – Banner Signs

- Director Cook came forward to present this item.
    - The Georgia Department of Transportation (GDOT) is conducting extensive construction along Highway 9, which has impacts on Alpharetta's Main Street. Main Street businesses have had negative economic impacts due to construction equipment covering existing business signage. In response, Staff proposes that the time restrictions on single, temporary banners be waived until December 1, 2023 for businesses located on Main Street from the southern border with City of Roswell to the northern border with City of Milton. Multi-tenant properties shall only be allowed a single banner. Highway 9 improvements are a GDOT project and, therefore the City is not responsible for any damage to the banners. Banners shall be placed behind any construction easements. If banners are not maintained in good condition, removal will be required.
- The Planning Commission discussed the following:
    - Are the banners hanging on the building? *Most will be. The businesses must move their monument sign, which is why they will more than likely put banners on the building.*
    - *If the program does not work, we will go back to remove this from the code.*
    - This is restricted to just restaurants and retail. *Yes, because these are not "destination" places.*
    - *This is aimed at long term construction to help businesses.*
    - Should we include language in terms of placement of the banners? *It can be either on the building or in the ground. It just depends on what construction is happening.*
    - I think placement should be subject to approval by director.
    - Are you sure you just want to limit to restaurant and retail? It seems like it would be a hardship to someone. *The businesses I have heard from are restaurant and retail.*

- I would limit the time, not the business.
- They are required to submit a site plan of where the banner is going, so we would be able to see the location.

Public Comment:

- There were no public comments for this item.
  - ❖ Commissioner Reynolds offered a motion to approve the item, subject to the following conditions:
    - In section "Ea," remove the term "for a restaurant or retail business" and change to "commercial business.
    - Vice-Chair Brady seconded the motion.
    - Commissioner Perkins offered a friendly amendment that the general provisions under 1a. will read:
    - "The subject roadway construction must be related to a project performed by the city, the county, and the Georgia Department of Transportation as follows:"
    - Commissioner Reynolds and Vice-Chair Brady accepted the friendly amendment.
    - The motion was approved unanimously (7-0).

VII. ADJOURNMENT

- Chairman Kung'u adjourned the meeting at 8:18 p.m.

Respectfully submitted,

Alexandra Callum

Alexandra Callum, Planning + Zoning Coordinator

CITY COUNCIL MEETING
STAFF REPORT

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

I. AGENDA ITEM TITLE: CLUP-22-03/Z-22-11/V-22-20 MID BROADWELL RESIDENTIAL

PLANNING COMMISSION: OCTOBER 6, 2022

CITY COUNCIL: OCTOBER 24, 2022

II. RECOMMENDATION:

Approve CLUP-22-03/Z-22-11/V-22-20 Mid Broadwell Residential, subject to the following conditions:

1. The site, consisting of approximately 10.77 acres, shall be zoned R-4A/D and developed substantially similar to site plan prepared by Paradigm, dated 9/28/2022, 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. The comprehensive land use plan designation of the property shall be 'Medium Density Residential'.
3. Home and townhome architecture and materials shall be substantially similar to the submitted renderings and elevations, labeled Exhibit A, and shall have 3-sided architecture and materials, as approved by Staff.
4. Minimum 20' decorative landscape strip shall be provided along Mid Broadwell Road, consisting of trees, shrubs and ground cover, as approved by Staff. Existing tree groupings and trees of quality shall be saved in the landscape strip, as approved by Staff.
5. Detached building setbacks shall be: Front – 20', Side – 5', and Rear – 20'. Townhome building setbacks shall be: Front – 10' (35' on Mid Broadwell Road), Side – 0' (20' b/w buildings), and Rear – 0' (w/rear alley).
6. Project frontage and entrance shall include a decorative wall, fencing and/or berm and ornamental plantings, as approved by Staff.
7. A 50' revegetated buffer, of which 30' shall remain undisturbed, shall be provided adjacent to Cortland Lex, with final approval by Staff. A 50' undisturbed buffer, replanted where sparse, shall be provided adjacent to 500 Milton Avenue, as approved by Staff.
8. A 25' revegetated buffer shall be provided along the south property line, as depicted on the site plan prepared by Paradigm, dated 9/28/2022, and shall be planted with a mix of evergreen trees and shrubs to provide a visual screen, as approved by Staff. Existing trees shall be saved in the buffer where not in conflict with site balancing and utility installation.
9. Per applicant's agreement, developer shall provide a 6' privacy fence along the south property line adjacent to Hunter's Oaks with fence terminating at the end of the internal street. Fence shall be maintained by the new HOA.
10. Detention facilities shall be developed with a natural appearance and improved as a neighborhood amenity, as approved by Staff.
11. Developer shall plant street trees in the 6' planter, as approved by Staff.
12. Open space shall be developed with decorative landscaping, hardscape, and lighting, as approved by Staff.
13. Developer shall improve Mid Broadwell Road frontage with a minimum 6' sidewalk, 6' planter planted with street trees, and decorative pedestrian lighting, as approved by Staff. Streetscape modifications shall be permitted for the purpose of tree preservation or utility conflicts, with final approval by Staff. If necessary, developer shall extend sidewalk along Mid Broadwell Road to connect with the off-site sidewalk on the adjacent Cortland Lex property. Off-site sidewalk improvements shall be eligible for impact fee credits.
14. Developer shall remove exotic and invasive trees and shrubs within stream buffers and tree save areas and replant where sparse, as approved by Staff.
15. Unfinished wood fences and decks shall not be visible from Mid Broadwell Road.
16. Trees shall be preserved as depicted on the plan prepared by Paradigm, dated 9/28/2022.

17. Developer shall identify and save additional tree groupings and/or trees of quality outside of required buffers, as approved by Staff.
18. Streets less than 24' wide shall be marked "No Parking".
19. Developer shall construct a westbound left-turn lane on Mid Broadwell Road at the project entrance to the site, as approved by Staff.
20. Project access shall be designed to comply with applicable design standards, including sight distance and appropriate shift taper and storage length, as approved by Staff.
21. Utility structures, headwalls, etc. shall be finished with decorative stone, if visible from off-site.
22. 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, Toll Brothers, is requesting a comprehensive land use plan amendment, rezoning and variances to allow for the construction of seventeen (17) 'For-Sale' single-family detached homes and 26 'For-Sale' townhomes on 10.77 acres. The proposed density is 3.99 dwelling units per acre. A comprehensive land use plan amendment is requested from 'Commercial' and 'Medium Density Residential' to 'Medium Density Residential' and a rezoning is requested from C-2 (General Commercial), O-I (Office-Institutional) and R-10M (Dwelling, 'For-Rent' and 'For-Sale', Residential) to R-4A/D (Dwelling, 'For-Sale', Attached/Detached Residential – Medium Density). Variances are requested to reduce minimum townhome width, reduce front and rear setbacks, increase maximum building coverage, and reduce undisturbed buffers. The subject property is located at 510 Mid Broadwell Road and 0 Broadwell Road Rear on the southwest side of Mid Broadwell Road and west of Wills Road.

DISCUSSION

The submitted request, if approved, will allow for the construction of seventeen (17) 'For-Sale' single-family detached homes and 26 'For-Sale' townhomes on 10.77 acres. The proposed density is 3.99 dwelling units per acre. A comprehensive land use plan amendment is requested from 'Commercial' and 'Medium Density Residential' to 'Medium Density Residential' and a rezoning is requested from C-2 (General Commercial), O-I (Office-Institutional) and R-10M (Dwelling, 'For-Rent' and 'For-Sale', Residential) to R-4A/D (Dwelling, 'For-Sale', Attached/Detached Residential – Medium Density). Variances are requested to reduce minimum townhome width, reduce front and rear setbacks, increase maximum building coverage, and reduce undisturbed buffers. The subject property is located at 510 Mid Broadwell Road and 0 Broadwell Road Rear on the southwest side of Mid Broadwell Road and west of Wills Road.

The undeveloped property is heavily wooded and has an intermittent stream near the middle of the property. Surrounding properties are zoned R-15 (Dwelling, 'For-Sale', Residential) to the northeast, east and south and R-10M to the northwest. Cortland Lex Apartments is located to the northwest, Hunter's Oaks subdivision, an unplatted residential lot and Cronans Cabinet Shop are located to the south, and Belvoir Manor subdivision, Broadwell Oaks subdivision and an unplatted residential lot are located to the east. The comprehensive land use plan designation of the property is 'Commercial' and 'Medium Density Residential', which requires an amendment to 'Medium Density Residential' to allow the applicant's proposal.

The subject property is known as the Taratoot property, which has an extensive zoning history as shown below.

- 07/31/72 – Property rezoned to R-2 and C-2
- 06/27/74 – Official zoning map adopted showing Taratoot property zoned as R-3, C-1, and O-I
- 12/07/81 – Superior Court of Fulton County finds that the property is zoned R-3, C-1, and O-I
- 06/02/82 – Georgia Supreme Court affirmed the zoning of the property as R-3, C-1, and O-I
- 09/26/83 – Rezoning and site plan approval with R-4, O-I, and C-2
- 09/28/00 – Zoning certification letter verifies that the property is zoned R-4, C-2, and O-I

As shown in the table below, the applicant requests variances to modify Unified Development Code (UDC) regulations pertaining to undisturbed buffers and R-4A/D development regulations (setbacks, townhome width, and maximum building coverage). The property has an unusual shape, significant topography, and is located just outside the Downtown in an area representing a transition from lower to higher densities. The variance requests are related to a desire for transitional regulations, i.e., shallower setbacks and greater building coverage.

Applicant's Variance Requests

UDC Section	Applicant's Request
UDC Section 2.2.8(D) – R-4A, District Regulations	Reduce minimum townhome width from 30' to 24', reduce townhome front setback from 35' to 10' (internal street), reduce townhome rear setback (w/rear alley) from 30' to 0', increase maximum building coverage for townhomes from 40% to 65%
UDC Section 2.2.9(D) – R-4D, District Regulations	Reduce detached front setback from 35' to 20' (internal street), increase maximum building coverage for detached from 40% to 50%
UDC Section 3.2.8(B)(1)	Modify the 50' undisturbed buffer adjacent to Cortland Lex to a 50' revegetated buffer, of which 30' will remain undisturbed except for the Lot #D1 encroachment

Except for Cortland Lex apartments, residential densities in the vicinity of the applicant's property are lower than the applicant's proposed density of 3.99 dwelling units per acre. The Enclave at Wills Park, located at the southwest corner of Wills Road and Rucker Road, is an example of a newer subdivision approved on the west side of the City and just outside of the Downtown. The 7.85-acre subdivision was approved in 2013 for a rezoning from R-15 to R-8D, but limited to no more than 27 lots, or 3.44 dwelling units per acre and a 'Medium Density Residential' future land use designation.

Development	# of Units/Type	Acreage	Density	Zoning
Applicant's Proposal	17 SFD, 26 TH	10.77 acres	3.99 du/ac	R-4A/D
Cortland Lex	352 For-Rent	36 acres	9.78 du/ac	R-10M
Hunter's Oaks	72 SFD	34.16 acres	2.11 du/ac	R-15
Belvoir Manor	11 SFD	6.34 acres	1.73 du/ac	R-15
Broadwell Oaks	59 SFD	38.88 acres	1.52 du/ac	R-15

SITE PLAN

The submitted site plan depicts eighteen (18), two (2) story 'For-Sale' townhomes oriented to Mid Broadwell Road with another eight (8), three (3) story townhome units and seventeen (17), two (2) story single-family detached homes on the remaining portion of the property. Due to site topography, townhomes fronting Mid Broadwell Road will be three (3) stories as measured from the rear of the buildings and some detached homes will have basements. The average lot size of the detached product is 6,933 square feet and 2,015 square feet for townhomes. The 24' wide townhomes are rear loaded and detached homes are front loaded. Access to the property is proposed from a new driveway on Mid Broadwell Road. Townhomes along Mid Broadwell Road have a 35' front setback and the interior townhome buildings have a ten-foot (10') front setback. Detached lots are depicted with twenty-foot (20') front and rear setbacks.

Two (2) new internal streets and an alley provide access to the townhomes and detached homes. Mid Broadwell Road and internal streets are depicted with a six-foot (6') planter and six-foot (6') sidewalks. Community common areas are depicted near the front of the development. A twenty-foot (20') landscape strip is depicted along Mid Broadwell Road and ten-foot (10') landscape strips are provided along new internal streets. A 50' revegetated buffer is depicted adjacent to Cortland Lex, which includes a 30' undisturbed buffer except where Lot D1 encroaches. A 50' revegetated buffer is depicted in the southeast corner of the property adjacent to the Cronan

Cabinet Shop. Although buffers are not required between residential developments, the developer proposes a 25' revegetated buffer along the south property adjacent to the Hunter's Oaks subdivision.

Each townhome and detached home will have two (2) side-by-side parking spaces within a garage and a Code-compliant driveway accommodating two (2) additional cars. Eight (8) guest parking spaces are provided near the mail kiosk. The Unified Development Code (UDC) requires two (2) parking spaces per detached unit and one (1) space per bedroom for townhome units for a total of 112 spaces, of which 180 spaces are provided.

The property is heavily wooded, consisting of a mix of hardwoods and pines. The applicant's arborist assessment identifies twenty (20) specimen trees on the property, of which seven (7) are depicted to be saved. Only one (1) tree save is depicted outside of a required buffer. Additional specimen trees, tree groupings and/or trees of quality should be identified and saved. A non-perennial stream is located in the midsection of the property near the Cortland Lex. Two (2) detention and water quality areas are depicted on either side of the stream. If approved, detention ponds should be designed to have a natural appearance and improved as a neighborhood amenity.

TRAFFIC

The applicant provided a trip generation report which estimates that the proposed project would generate approximately 25 AM Peak Hour trips and 33 PM Peak Hour trips.

Land Use	ITE Code	Size	A.M. Peak Hour			P.M. Peak Hour			24-Hour
			In	Out	Total	In	Out	Total	2-Way
Single Family Homes	210	23 homes	5	15	20	16	9	25	262
Townhomes	215	20 homes	1	4	5	5	3	8	102
Total New Trips		***43 homes***	***6***	***19***	***25***	***21***	***12***	***33***	***364***

The applicant studied whether or not a westbound left-turn lane or eastbound right-turn lane were warranted for the proposed development along Mid Broadwell Road. The study concluded that the westbound left-turn lane was needed; however, the eastbound right-turn lane was not. The project access should be designed to comply with applicable design standards, including sight distance and appropriate shift taper and storage length.

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 – 20 Single-Family Detached Homes & 53 Townhomes

School	**Single Family Average #**
Alpharetta Elementary School	3 to 25 students
Northwestern Middle School	0 to 9 students
Milton High School	3 to 22 students
TOTAL	6 to 56 students

Based on the total figure for all three school levels, it can be assumed that the proposed development could house approximately 6 – 56 school age children. Numbers provided by Fulton County Schools show that Milton High School is over capacity and Northwestern Middle School is approaching capacity.

STANDARDS FOR COMPREHENSIVE LAND USE PLAN AMENDMENTS

Unified Development Code Section 4.1.3 Standards for CLUP amendment approval, provides the following criteria for consideration when evaluating a request for a change in land use:

A. The extent to which a change in the economy, land use or development opportunities of the area has occurred.

Response: Not applicable.

B. The extent to which the proposed designation is in compliance with the goals and policies of the Plan.

Response: The applicant's proposal is consistent with the following goals, policies and strategies in the City's Horizon 2040 Comprehensive Plan:

H Strategy 1.1: Encourage appropriate residential densities and mix of uses close to Downtown Alpharetta.
H Strategy 1.6: Manage residential densities to be consistent with the character of the area.
H Policy 3: Preserve the character of distinct residential areas.
H Strategy 3.2: Protect all neighborhood character areas from urban development and incompatible land uses.

C. The extent to which the proposed designation would require changes in the provision of public facilities and services.

Response: The proposed change in use from commercial to residential would likely generate fewer vehicular trips. If approved, the developer will be responsible for any required transportation improvements on Mid Broadwell Road resulting from the proposed development.

D. The extent to which the proposed designation would impact the public health, safety, and welfare.

Response: The applicant's proposal should not have significant impacts on public health, safety, and welfare. A portion of the property is already designated 'Medium Density Residential' and the existing 'Commercial' designation on the property is inconsistent with the use and development of surrounding properties, which are primarily residential.

E. The extent to which additional land area is needed to be developed for a specific type of use.

Response: Additional housing opportunities are needed in Alpharetta. A portion of the property is already designated 'Medium Density Residential' and the existing 'Commercial' designation on the property is inconsistent with the use and development of surrounding properties, which are primarily residential.

F. The extent to which area demographics or projections are not occurring as projected.

Response: Not applicable.

STANDARDS FOR ZONING CHANGES

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

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

Response: The zoning proposal is suitable as it relates to the use and development of adjacent or nearby properties. A portion of the property is already designated 'Medium Density Residential' which supports the requested R-4A/D zoning district. The existing 'Commercial' designation on the property is inconsistent with the development and use of surrounding properties, which are primarily residential.

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. A portion of the property is already designated 'Medium Density Residential' which supports the requested R-4A/D zoning district. The existing 'Commercial' designation on the property is inconsistent with the development and use of surrounding properties, which are primarily residential.

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

Response: The applicant's proposal would not adversely affect the natural environment. The site plan respects the on-site stream and buffers, and tree saves are provided throughout the development. In addition, trees will be saved in undisturbed areas of buffers along the north and south property lines.

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

Response: The C-2 and O-I zoning districts are inconsistent with the surrounding area which is primarily developed with residential uses.

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 proposed change in use from commercial to residential would likely generate fewer vehicular trips. If approved, the developer will be responsible for any required transportation improvements on Mid Broadwell Road resulting from the proposed development.

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

Response: Not applicable.

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

Response: The zoning proposal reflects a reasonable balance. A portion of the property is already designated 'Medium Density Residential' and the existing 'Commercial' designation on the property is inconsistent with the use and development of surrounding properties, which are primarily residential.

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

Response: The C-2 and O-I zoning districts are inconsistent with the surrounding area which is primarily developed with residential uses.

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 'Commercial' and 'Medium Density Residential'. A portion of the property is already designated 'Medium Density Residential' and the existing 'Commercial' designation on the property is inconsistent with the use and development of surrounding properties, which are primarily residential.

VARIANCE REVIEW CRITERIA

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

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

Response: It is acknowledged that the property has an unusual shape and topography. The variance requests are related to a desire for regulations typically found on smaller downtown lots, i.e., lesser setbacks and greater building coverage. The subject property is located just outside the Downtown in an area representing a transition from lower to higher densities. Also, there is a large amount of open space within the development due to buffers and stream buffers, which helps offset an increase in maximum building coverage. In order to protect surrounding residential development, encroachments into undisturbed buffers should be limited.

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

Response: The variance requests are related to a desire for regulations typically found on smaller downtown lots, i.e., lesser setbacks and greater building coverage. The subject property is located just outside the Downtown in an area representing a transition from lower to higher densities. In order to protect surrounding residential development, encroachments into undisturbed buffers should be limited.

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

Response: It is acknowledged that the property has an unusual shape and topography. The variance requests are related to a desire for regulations typically found on smaller downtown lots, i.e., lesser setbacks and greater building coverage. The subject property is located just outside the Downtown in an area representing a transition from lower to higher densities. Also, there is a large amount of open space within the development due to buffers and stream buffers, which helps offset an increase in maximum building coverage. In order to protect surrounding residential development, encroachments into undisturbed buffers should be limited.

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

Response: Approval of the variances would not cause substantial detriment to the public good. If approved, encroachments into undisturbed buffers should be limited.

CONCURRENCES

Staff has reviewed the applicant's proposal against the established review criteria for a comprehensive land use plan amendment, rezoning and variance. The comprehensive land use plan amendment and rezoning from commercial to residential can be supported, given that the surrounding area is developed with residential uses and a portion of the property already carries a 'Medium Density Residential' future land use designation. In addition, the property is located just outside the Downtown in an area representing a transition from lower to higher densities. Also, the change in use would likely have less impacts on public facilities and services.

The unusual shape and topography are challenges impacting the property and the area is on the edge of the Downtown, representing a transition between lower and higher densities. The variance requests are related to a desire for transitional regulations, i.e., shallower setbacks and greater building coverage. Also, there is a large amount of open space within the development due to buffers and stream buffers, which helps offset an increase in maximum building coverage. If approved, it is recommended that encroachments into undisturbed buffers be limited in order to protect surrounding development.

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 the applicant met with Hunter's Oaks residents on June 21, 2022. According to the applicant, the main concerns were provision of a buffer adjacent to Hunter's Oaks and existing flooding problems near the western boundary of the property. A representative from Hunter's Oaks provided the applicant with a list of requests, which included a 20' buffer (evergreens and privacy fence) adjacent to Hunter's Oaks, maintain 50' undisturbed buffer adjacent to Cortland Lex, reduce density (1:1 lot ratio), provide dimensions for detached homes, arborist report with boundary trees, and leave western portion of the property undisturbed.

The City has received correspondence from residents in the area with concerns over density, traffic, timing of traffic study, buffer variance, provide buffer adjacent to Hunter's Oaks, stormwater runoff, 1:1 lot ratio adjacent to Hunter's Oaks, tree removal, impacts to boundary trees, and lack of greenspace. City Staff met with Hunter's Oaks residents on July 25, 2022. Concerns voiced at the meeting were similar to those listed above and below.

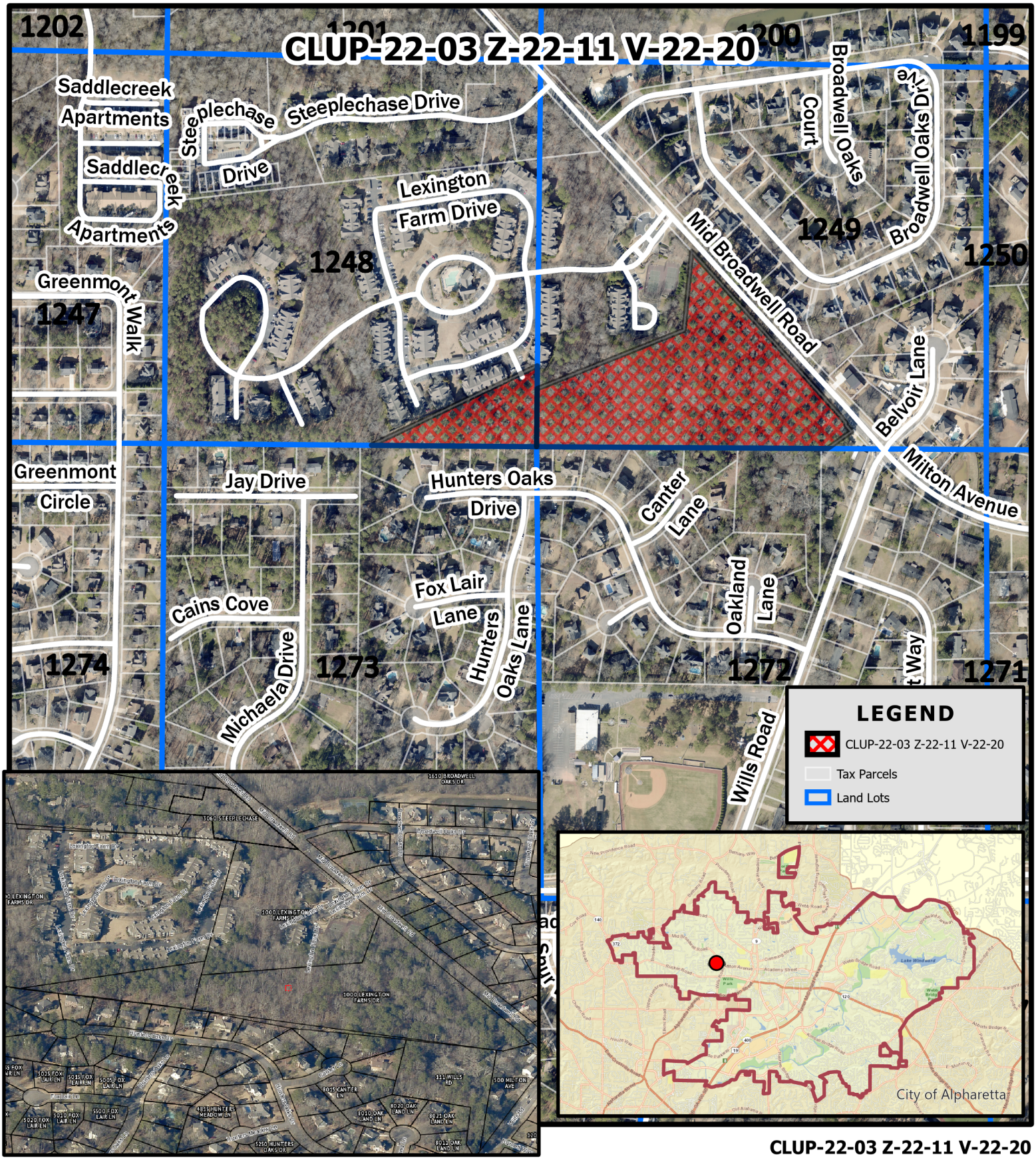
COMMUNITY ZONING INFORMATION MEETING

The CZIM was held on July 13, 2022. There were several questions and comments from the public with concerns over high density, traffic, impacts to environment, variances, timing of traffic study should be when school is in session, townhomes, stormwater runoff, tree removal, separation or buffer adjacent to Hunter's Oaks, proximity of project to intersection at Wills and Mid Broadwell, 1:1 lot ratio adjacent to Hunter's Oaks, modifications to Mid Broadwell Road, removal of undisturbed buffer adjacent to the Lex, noise, guest parking, stream impacts, and impact on off-site boundary trees.

The applicant amended the public hearing request and revised the site plan based on a rezoning to R-4A/D. The revised site plan was shown to the public at the August 10, 2022 CZIM. There were public comments with concerns over density, proximity of project entrance to intersection at Wills Road, stormwater runoff, traffic, zoning should be R-15, streetscape improvements, 1:1 lot ratio adjacent to Hunter's Oaks, tree removal, and need a buffer adjacent to Hunter's Oaks.

IV. ATTACHMENTS:

- Site Plan
- Renderings

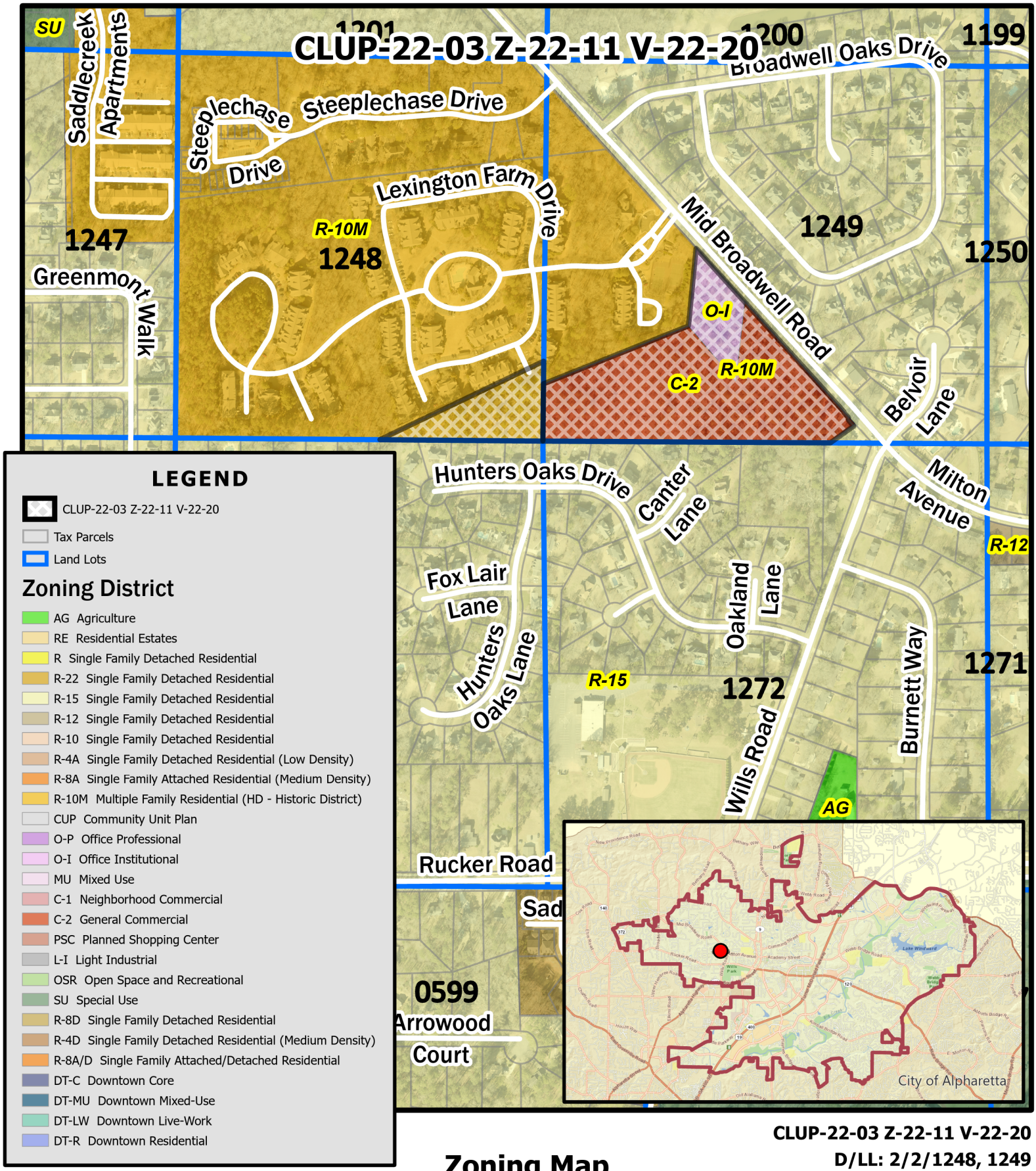


CLUP-22-03 Z-22-11 V-22-20
D/LL: 2/2/1248, 1249
PC: 8/4/22
CC: 8/22/22

Aerial Map
Mid Broadwell Residential
0 Mid Broadwell Road

THE CITY OF ALPHARETTA GEORGIA

Location Map Provided by:
Community Development - GIS



LEGEND

- CLUP-22-03 Z-22-11 V-22-20
- Tax Parcels
- Land Lots

Zoning District

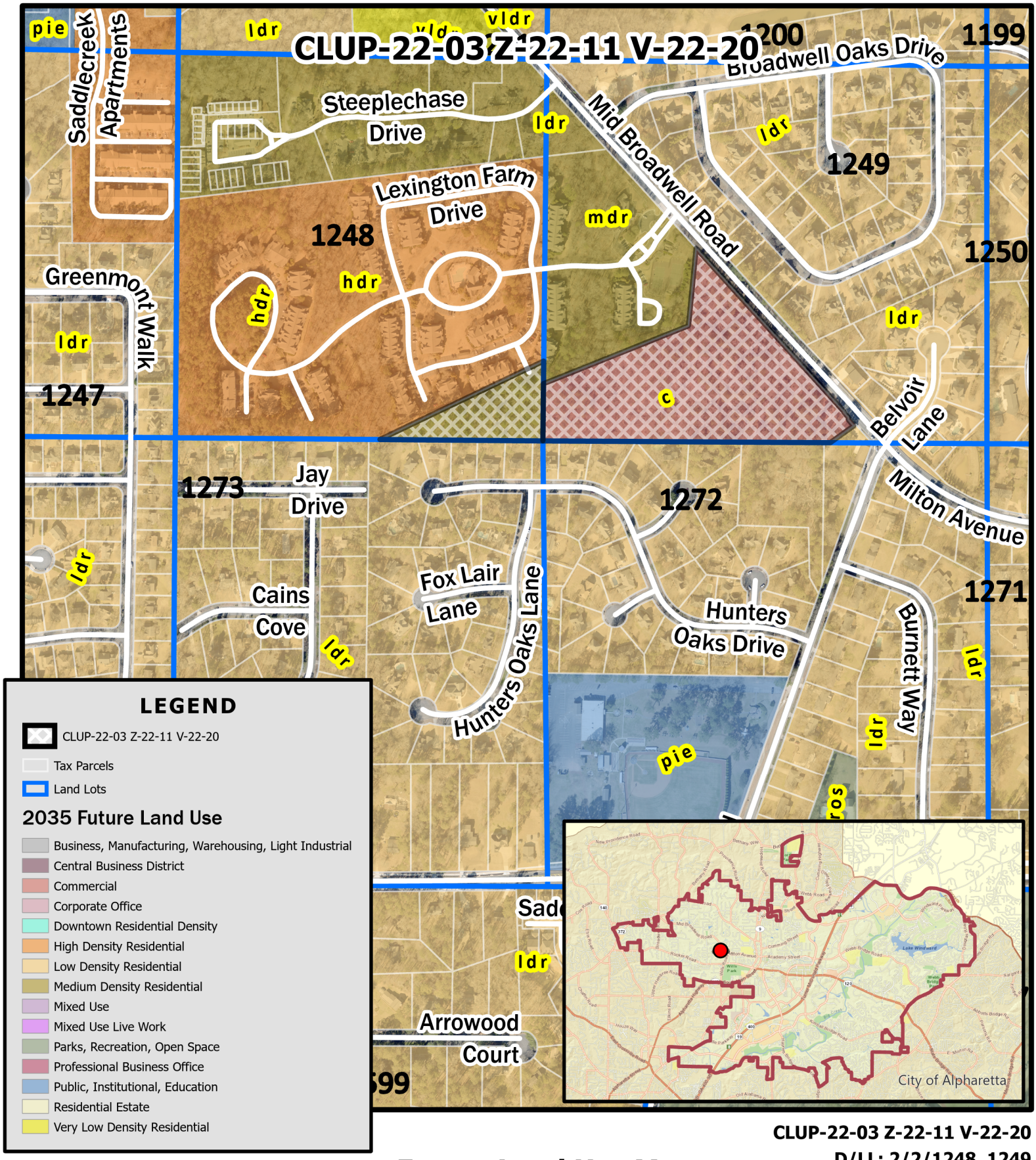
- AG Agriculture
- RE Residential Estates
- R Single Family Detached Residential
- R-22 Single Family Detached Residential
- R-15 Single Family Detached Residential
- R-12 Single Family Detached Residential
- R-10 Single Family Detached Residential
- R-4A Single Family Detached Residential (Low Density)
- R-8A Single Family Attached Residential (Medium Density)
- R-10M Multiple Family Residential (HD - Historic District)
- CUP Community Unit Plan
- O-P Office Professional
- O-I Office Institutional
- MU Mixed Use
- C-1 Neighborhood Commercial
- C-2 General Commercial
- PSC Planned Shopping Center
- L-I Light Industrial
- OSR Open Space and Recreational
- SU Special Use
- R-8D Single Family Detached Residential
- R-4D Single Family Detached Residential (Medium Density)
- R-8A/D Single Family Attached/Detached Residential
- DT-C Downtown Core
- DT-MU Downtown Mixed-Use
- DT-LW Downtown Live-Work
- DT-R Downtown Residential

THE CITY OF ALPHARETTA GEORGIA

Zoning Map
Mid Broadwell Residential
0 Mid Broadwell Road

CLUP-22-03 Z-22-11 V-22-20
D/LL: 2/2/1248, 1249
PC: 8/4/22
CC: 8/22/22

Location Map Provided by:
Community Development - GIS

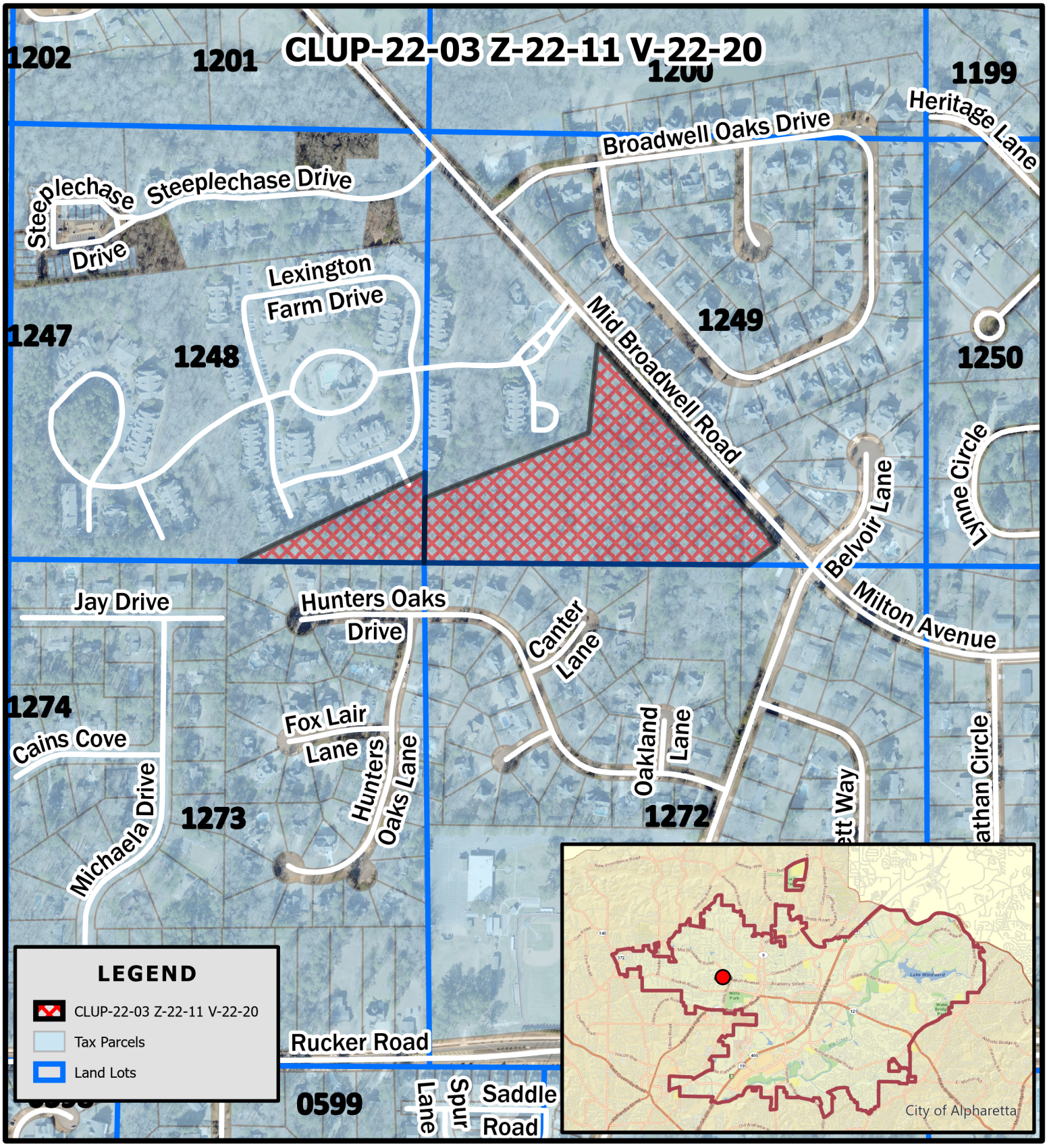


THE CITY OF ALPHARETTA GEORGIA

Future Land Use Map
Mid Broadwell Residential
0 Mid Broadwell Road

CLUP-22-03 Z-22-11 V-22-20
D/LL: 2/2/1248, 1249
PC: 8/4/22
CC: 8/22/22

Location Map Provided by:
Community Development - GIS



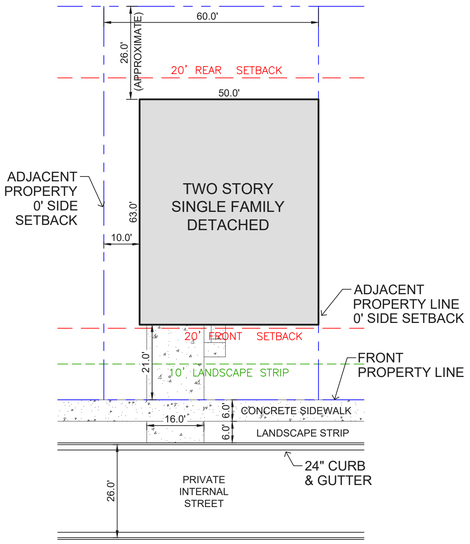
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D/LL: 2/2/1248, 1249
PC: 8/4/22
CC: 8/22/22

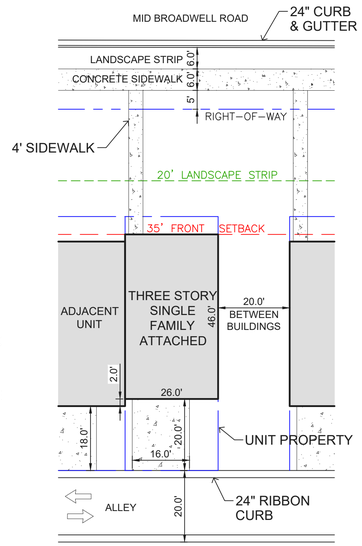
Location Map
Mid Broadwell Residential
0 Mid Broadwell Road

THE CITY OF ALPHARETTA GEORGIA

Location Map Provided by:
Community Development - GIS

TYPICAL RESIDENTIAL UNIT





LOT TABLE

ATTACHED		DETACHED	
LOT A1	1,950 SF	LOT D1	6,600 SF
LOT A2	1,950 SF	LOT D2	6,600 SF
LOT A3	1,950 SF	LOT D3	6,600 SF
LOT A4	1,950 SF	LOT D4	6,600 SF
LOT A5	1,950 SF	LOT D5	6,600 SF
LOT A6	1,950 SF	LOT D6	6,948 SF
LOT A7	1,950 SF	LOT D7	7,136 SF
LOT A8	1,950 SF	LOT D8	8,814 SF
LOT A9	1,950 SF	LOT D9	8,082 SF
LOT A10	1,950 SF	LOT D10	6,600 SF
LOT A11	1,950 SF	LOT D11	6,600 SF
LOT A12	1,950 SF	LOT D12	6,600 SF
LOT A13	1,950 SF	LOT D13	6,600 SF
LOT A14	1,950 SF	LOT D14	6,543 SF
LOT A15	1,950 SF	LOT D15	7,735 SF
LOT A16	1,950 SF	LOT D16	6,600 SF
LOT A17	1,950 SF	LOT D17	6,609 SF
LOT A18	1,950 SF		
LOT A19	2,160 SF		
LOT A20	2,160 SF		
LOT A21	2,160 SF		
LOT A22	2,160 SF		
LOT A23	2,160 SF		
LOT A24	2,160 SF		
LOT A25	2,160 SF		
LOT A26	2,160 SF		

DISTRICT REGULATIONS

DETACHED LOTS:
MINIMUM LOT SIZE: 5,000 SF
MINIMUM LOT WIDTH: 50 FEET

FRONT YARD SETBACK: 35' FROM LOCAL STREETS
FRONT YARD SETBACK : 20' FROM INTERNAL ST (VARIANCE)
SIDE YARD SETBACK: 0' WITH 10' BETWEEN BUILDINGS (VARIANCE)
CORNER SIDE YARD: 10'
REAR YARD SETBACK: 20' MIN (NO Alley)

MAX COVERAGE BY PRINCIPAL BUILDING: 50% DETACHED LOTS
MAX BUILDING HEIGHT: 35'
MINIMUM FLOOR AREA: 1,500 SF

ATTACHED LOTS:
MINIMUM LOT WIDTH: 26 FEET (VARIANCE)

FRONT YARD SETBACK: 35' FROM LOCAL STREETS
FRONT YARD SETBACK : 10' FROM INTERNAL ST (VARIANCE)
SIDE YARD SETBACK: 0' WITH 20' BETWEEN BUILDINGS
SIDE YARD SETBACK: 20' FROM ADJACENT PROPERTY
REAR YARD SETBACK: 0' WITH ALLEY (VARIANCE)

MAX COVERAGE BY PRINCIPAL BUILDING: 65% ATTACHED LOTS
MAX BUILDING HEIGHT: 35'
MINIMUM FLOOR AREA: 1,200 SF

SITE DATA

ADDRESS: 0 MID BROADWELL STREET
PARCEL NO. 22-4660-1249-0253
PARCEL NO. 22-4500-1248-0506

GROSS SITE AREA: 469,349 SF (10.77 ACRES)

ZONING:
CURRENT ZONING: O-I, C-2, R-10M
PROPOSED ZONING: RA-D, RA-A
ZONING JURISDICTION: CITY OF ALPHARETTA, GEORGIA

PROPOSED RESIDENTIAL USE:
17 SINGLE FAMILY DETACHED (4 BEDROOMS EACH)
26 SINGLE FAMILY ATTACHED (3 BEDROOMS EACH)
43 TOTAL DWELLING UNITS

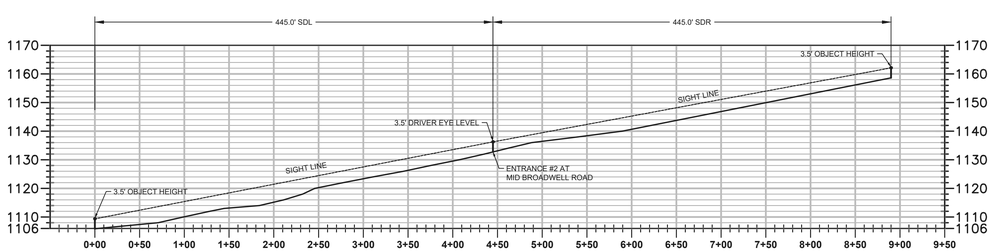
ALLOWABLE DENSITY: 4 UNITS/ACRE = 4x10.77 = 43 UNITS
PROPOSED DENSITY: 43 UNITS (4 UNITS/AC)

SINGLE FAMILY REGULATIONS REQUIRING VARIANCE:
1. MINIMUM DWELLING WIDTH OF 30' ADJUSTED TO 24' FOR SINGLE FAMILY ATTACHED ONLY
2. MIN. FRONT YARD: 35' MIN ADJUSTED TO 20' FOR SINGLE FAMILY DETACHED LOTS AND 10' FOR SINGLE FAMILY ATTACHED LOTS FRONTING INTERNAL STREET. FRONT SETBACK ON MID BROADWELL ROAD WILL REMAIN 35'.
3. REAR SETBACK TO BE 0' FOR SINGLE FAMILY ATTACHED LOTS BACKING TO AN ALLEY.
4. MAXIMUM COVERAGE BY PRINCIPAL BUILDINGS TO BE 50% FOR SINGLE FAMILY DETACHED LOTS AND 65% FOR SINGLE FAMILY ATTACHED LOTS.
5. A 50' BUFFER WILL BE ALONG THE NORTHWESTERN PROPERTY LINE ADJACENT TO THE NEIGHBORING MULTIFAMILY DEVELOPMENT. THE BUFFER WILL BE REDUCED FOR ENCROACHMENT OF THE PROPOSED LOT AS INDICATED ON THE ZONING SITE PLAN. THE PORTION OF THIS BUFFER WEST OF THE ENCROACHMENT WILL REMAIN UNDISTURBED. THE PORTION OF THE BUFFER EAST OF THE ENCROACHMENT WILL BE DEFINED AS FOLLOWS. THE FIRST 30' OF THE BUFFER WILL REMAIN UNDISTURBED. THE REMAINING 20' OF THE BUFFER IF IMPACTED FOR SITE CONSTRUCTION, WILL BE RE-VEGETATED TO BUFFER STANDARDS.

PARKING REQUIREMENTS:
1 SPACE PER BEDROOM
17 DETACHED UNITS x 4 BEDROOMS EACH = 68 SPACES
26 ATTACHED UNITS x 3 BEDROOMS EACH = 78 SPACES
0.5 VISITOR SPACE PER UNIT x 43 UNITS = 22 SPACES
TOTAL PARKING REQUIRED = 168 SPACES

PROPOSED GARAGE SPACES: 86 SPACES (2 PER UNIT)
PROPOSED DRIVEWAY SPACES: 86 SPACES (2 PER UNIT)
PROPOSED DESIGNATED STREET PARKING: 8 SPACES
TOTAL PARKING PROVIDED = 188 SPACES

SIGHT DISTANCE PROFILE AT ENTRANCE



SCALE:1" = 40' HORIZONTAL
1" = 12' VERTICAL

GENERAL NOTES

1. BOUNDARY, CIVIL BASE, AND TOPOGRAPHIC INFORMATION WAS TAKEN FROM THE ALTA/NSPS SURVEY BY PARTNER ENGINEERING AND SCIENCE, INC.
2. NO WELLS OR SEPTIC SYSTEMS ARE PROPOSED OR EXIST ON SITE.
3. ALL HANDICAP RAMP FORMS MUST BE APPROVED BY CITY LAND DISTURBANCE INSPECTOR PRIOR TO CONCRETE POUR.
4. ALL PROPOSED PAVING AND CURB PER ALPHARETTA STANDARD 901.
5. ALL STRIPING IN THE RIGHT-OF-WAY SHALL BE THERMOPLASTIC.
6. SEE SPECIMEN TREE SURVEY BT LAND DESIGN GROUP, INC., DATED MAY 5, 2022, FOR DESCRIPTIONS OF EXISTING SPECIMEN TREES. ALL SPECIMEN TREES DEEMED TO BE DEAD, DYING OR IN HAZARDOUS CONDITIONS ARE NOT SHOWN ON THIS SITE PLAN

LEGEND

- PROPOSED LIGHT POLE
- FUTURE GDOT STRIPING
- PROPOSED STRIPING
- PROPOSED MOVEMENT
- PROPERTY LINE
- PROPOSED GDOT ROW
- PROPOSED GDOT SIDEWALK
- POURED CONCRETE WALL
- FUTURE GDOT CURB & GUTTER
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- SPECIMEN TREE TO BE REMOVED

VICINITY MAP



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

NORTH

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

GRAPHIC SCALE

50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 24522 William B. Dunlop

paradigm
Engineering Services, Inc.
Seven Lakes Drive Park
Suite 110
Atlanta, GA 30338
(770) 605-6030
www.Paradigmeng.net

Project No.	P-22-12
Design By:	WBD
Drawn By:	TKY
Checked By:	WBD
Date:	9/28/2022
Scale:	1" = 50'

No	Revision	Date

MID BROADWELL, LLC.
4828 ASHFORD DUNWOODY ROAD
SUITE 22
ATLANTA, GEORGIA 30009

OVERALL ZONING SITE PLAN
MID BROADWELL RESIDENTIAL

MID BROADWELL ROAD
LAND LOT 248 & 249, DISTRICT 2, SECTION 2
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

Drawing No.
Z1.0

Exhibit A - Renderings



Exhibit A - Renderings



Exhibit A - Renderings



Exhibit A - Renderings



ROLADER & ROLADER, P.C.
ATTORNEYS & COUNSELORS AT LAW
P.O. Box 277
MARBLE HILL, GEORGIA 30148
(770) 442-0330
Physical Address: 200 Foothills Pkwy.
Marble Hill, Georgia 30148
www.roladerandrolader.com

DONALD A. ROLADER
don@roladerandrolader.com

D.W. "Pete" ROLADER
1924 – 2011

September 7, 2022

VIA ELECTRONIC MAIL

Mr. Michael Woodman
Planning & Development Services Manager
City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

RE: CLUP-22-03/Z-22-11/V-22-20 Mid Broadwell Road Residential

Dear Michael:

Today, Applicant is filing an amended site plan, a revised traffic report with traffic counts conducted during the school year together with revised trip generation chart and left turn lane analysis. The site plan indicates 18 single family detached homes and 25 single family townhomes. These materials are filed to supplement the amended application documents previously filed, and with the understanding that the hearing dates for the Application will be October 6, 2022 for Planning Commission and October 24, 2022 for City Council.

Thanks as always.

Sincerely,

Donald A. Rolader, Esq.
Attorney for Applicant

cc: Liel Manoah
Jake Meek
Kathi Cook

MARC R. ACAMPORA, PE, LLC
TRAFFIC ENGINEERING

Memorandum

Date: July 25, 2022

From: Marc R. Acampora, PE

Subject: Auxiliary Left and Right Turn Lane Study for Proposed Residential Development
Mid Broadwell Road, City of Alpharetta, Georgia

Marc R. Acampora, PE, LLC has performed this study to determine if a southeast-bound exclusive right turn lane or a northwest-bound exclusive left turn lane should be constructed on Mid Broadwell Road at the access to a proposed residential development. The site is located along the southwest side of Mid Broadwell Road, as shown in Figure 1, and will be served by one full-movement access on Mid Broadwell Road.



Figure 1 – Site Location Map

858 Myrtle Street, NE
Atlanta, Georgia 30308

phone (678) 637-1763
e-mail acamporatraffic@comcast.net

Existing Conditions

Mid Broadwell Road is a two lane minor collector that begins at Mayfield Road, to the northwest, passes the subject site, changes name to Milton Avenue at Wills Road, intersects South Main Street (GA 9) then continues to the east as Academy Street. The terrain along Mid Broadwell Road is gently rolling and the posted speed limit is 40 mph. Figure 2 is a photograph of Mid Broadwell Road facing southeast, with the subject property to the right.



Figure 2 – Mid Broadwell Road Facing Southeast (Site to Right)

Traffic Volume Counts

The Georgia DOT has two count stations on this road, one to the east and one to the west of the subject site. The two stations report significantly different volumes, with the station to the west (Station #121-0815), just east of Jennifer Oaks Drive, reporting a 2020 Annual Average Daily Traffic (AADT) volume of 20,900 vehicles per day (vpd), while the station to the east (Station #121-0816), west of Teasley Street, reporting a 2020 AADT of 6,960 vpd. A 24-hour bi-directional count was collected on Mid Broadwell Road at the proposed development access location on Tuesday, July 19, 2022. Area schools were not in session on the date on which the count was recorded. The counted volumes are summarized in Table 1.

Table 1 – July 2022 Traffic Volumes on Mid Broadwell Road

Time Period	Northwest-bound	Southeast-bound	Two-Way
A.M. Peak Hour	231	653	884
P.M. Peak Hour	775	353	1,128
24-hour	5,928	5,800	11,728

Proposed Residential Subdivision

The proposed development will include 23 single family detached homes and 20 single family attached townhomes, or a total of 43 homes. Vehicular access will be provided at one full-movement driveway on Mid Broadwell Road. The site plan is presented in Figure 3.

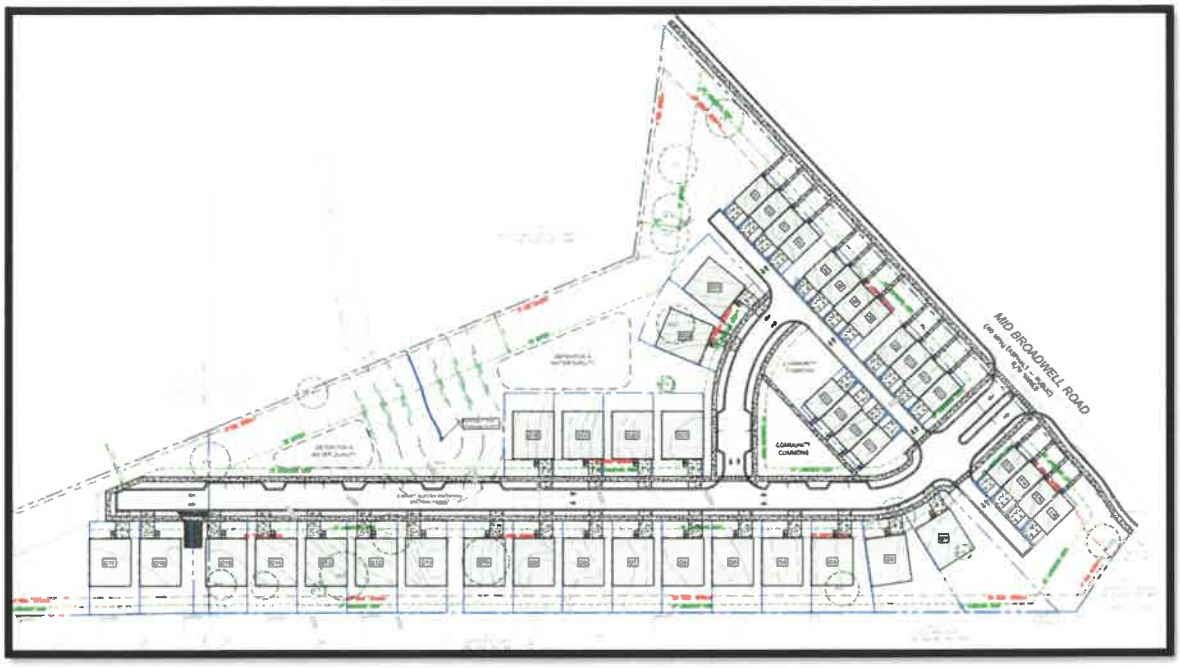


Figure 3 – Proposed Site Plan

The volume of traffic that will be generated by the proposed residential development was calculated using the equations in the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 11th Edition*. ITE Land Use 210 – Single Family Detached Housing was used for the detached single-family homes while ITE Land Use 215 – Single Family Attached Housing was chosen as representative of the townhomes. The trip generation is summarized in Table 2.

Table 2 – Mid Broadwell Tract Trip Generation

Land Use	ITE Code	Size	A.M. Peak Hour			P.M. Peak Hour			24-Hour
			In	Out	Total	In	Out	Total	2-Way
Single Family Homes	210	23 homes	5	15	20	16	9	25	262
Townhomes	215	20 homes	1	4	5	5	3	8	102
Total New Trips		***43 homes***	***6***	***19***	***25***	***21***	***12***	***33***	***364***

The proposed residential project will generate 25 trips in the morning peak hour, 33 trips in the evening peak hour, and 364 daily trips.

The subdivision's trips are projected to travel to and from the site with 80% of the trips oriented to/from the east (toward Innovation Academy, Alpharetta ES, Alpharetta HS, downtown Alpharetta, GA 9, GA 400) and 20% to/from the west (toward GA 372, GA 140). The project's trips shown in Table 2 were combined with the existing volumes on Mid Broadwell Road, shown in Table 1, to produce the turning movement volumes at the project access, shown in Table 3.

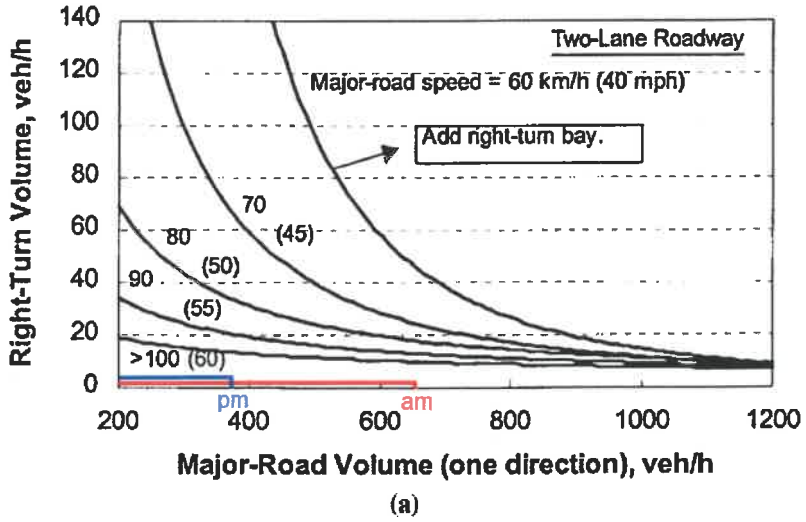
Table 3 – Mid Broadwell Tract Access Intersection Volumes

Time Period	Northeast-bound Project Access		Southeast-bound Mid Broadwell Road		Northwest-bound Mid Broadwell Road	
	Exiting Left	Exiting Right	Through	Entering Right	Entering Left	Through
A.M. Peak Hour	4	15	653	1	5	231
P.M. Peak Hour	2	10	353	4	17	775
24-hour	36	146	5,800	36	146	5,928

Left and Right Turn Lane Analysis

An analysis was performed to determine the need for a southeast-bound right turn lane and a northwest-bound left turn lane on Mid Broadwell Road at the proposed development access. The analyses use the methodologies set forth in the National Cooperative Highway Research Program (NCHRP) *Report 457 – Evaluating Intersection Improvements: An Engineering Study Guide*.

Figure 4, is Report 457 Figure 2-6a – Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection – Two-Lane Roadway. The southeast-bound volume is 653 through and 1 right turn in the a.m. and 353 through and 4 right turns in the p.m. Those points are plotted in red and blue for the a.m. and p.m., respectively.

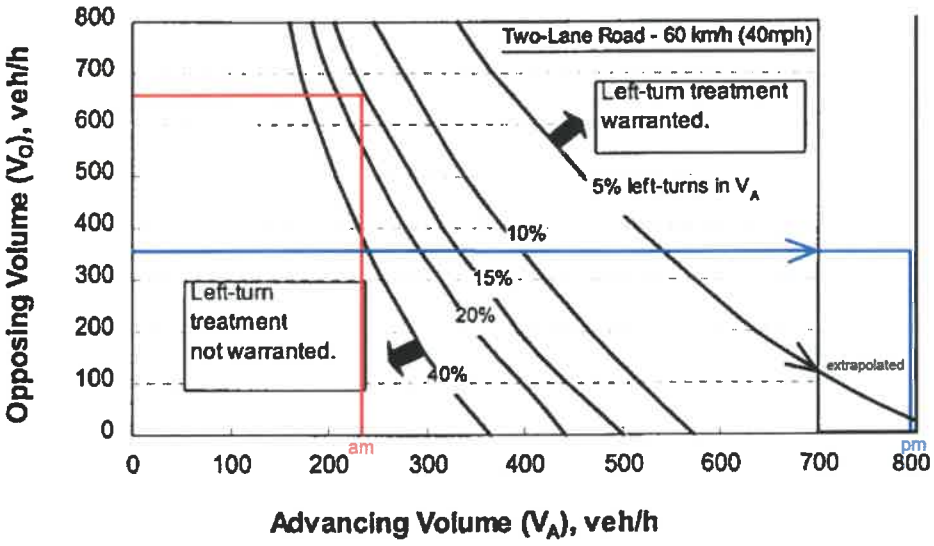


(a)

Table 4 – NCHRP Right Turn Lane Volume Thresholds

The plotted volumes are well below the thresholds for all speed curves and, therefore, it is concluded that no right turn lane is required on Mid Broadwell Road at the project access.

Figure 5, is Report 457 Figure 2-5a – Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection – Two-Lane Roadway. The northwest-bound advancing volume, VA is 236, the southeast-bound opposing volume, Vo is 654, and the percent left turn volume is 2.1% in the a.m. The northwest-bound advancing volume, VA is 792, the southeast-bound opposing volume, Vo is 357, and the percent left turn volume is 2.2% in the p.m. Those points are plotted in red and blue for the a.m. and p.m., respectively.



(a)

Table 5 – NCHRP Left Turn Lane Volume Thresholds

The graph's upper limit for advancing volume is 700 vehicles per hour, while the actual advancing volume is 792 vph. The graph's lowest percent left turn volume curve is 5%, while the projected left turns will be 2.1% and 2.2% of the advancing volumes in the a.m. and p.m., respectively. A 2.1%/2.2% curve would be significantly to the right of the 5% curve, which would bring the curve approximately right to the point of intersection of the plotted p.m. (blue) advancing volume and opposing volume. This leads to the conclusion that a left turn lane is not justified in the morning, but right at the cusp of being justified in the p.m.

It is noted that the Georgia DOT left turn lane volume threshold on a two lane road with an AADT greater than 6,000 vpd and a speed limit of 40 mph is 175 vehicles per day. This study projects that volume to be 146 vehicles per day, which is below that threshold. However, it is also noted that the Georgia DOT standard on a two lane road changes at 6,000 vpd, but the counted volume on Mid Broadwell Road is 11,728, almost double that threshold. Given that the volumes on Mid Broadwell are significantly higher than the Georgia DOT thresholds for the given lanes and speeds, it is reasonable to conclude that a lower left turn volume threshold may be appropriate. That reasoning, coupled with the conclusion from the NCHRP analysis that a left turn lane at the point of justification in the p.m., leads to a recommendation that a left turn lane should be provided on Mid Broadwell Road at the project access.

The logic in requiring a left turn lane and not a right turn lane is supported more broadly by the project trip distribution which will substantially favor trips to and from the east, such that the large majority of project trips will enter by turning northwest-bound left into the site, while a much lower proportion will turn southeast-bound right into the site.

Recommendations

The following are the recommendations of this access study:

1. A northwest-bound left turn lane should be built on Mid Broadwell Road to serve the project access.

2. A southeast-bound right turn lane is not necessary to serve the project access on Mid Broadwell Road.

3. The project civil engineer should design the access to comply with applicable design standards including sight distances in both directions on Mid Broadwell Road and appropriate shift taper and storage length for the left turn lane.

ADT Data

Reliable Traffic Data Services, LLC
Tel:(770)578-8158 Fax: (770)578-8159
info@reliabletraffic.org I www.reliabletraffic.org

Site Code: 46790101
Mid Broadwell Rd west of Wills Rd
Alpharetta, GA

Start Time	19-Jul-22 Tue	Northbound		Hour Totals		Southbound		Hour Totals		Combined Totals	
		Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00		3	91			10	94				
12:15		4	101			6	99				
12:30		0	93			3	84				
12:45		2	105	9	390	4	92	23	369	32	759
01:00		2	110			4	86				
01:15		1	82			9	80				
01:30		2	84			4	84				
01:45		2	69	7	345	3	102	20	352	27	697
02:00		1	70			4	94				
02:15		3	69			2	106				
02:30		2	84			3	78				
02:45		1	89	7	312	1	83	10	361	17	673
03:00		2	73			3	110				
03:15		3	74			1	113				
03:30		5	95			0	127				
03:45		7	87	17	329	0	121	4	471	21	800
04:00		2	67			1	149				
04:15		5	92			1	148				
04:30		4	84			2	169				
04:45		10	98	21	341	2	160	6	626	27	967
05:00		4	72			2	202				
05:15		10	102			3	193				
05:30		25	106			0	176				
05:45		34	73	73	353	3	204	8	775	81	1128
06:00		33	81			4	160				
06:15		45	85			9	131				
06:30		58	78			16	147				
06:45		82	81	218	325	14	111	43	549	261	874
07:00		105	54			24	91				
07:15		133	68			28	96				
07:30		166	59			31	99				
07:45		150	50	554	231	43	93	126	379	680	610
08:00		147	60			43	82				
08:15		190	33			44	86				
08:30		145	30			69	86				
08:45		171	39	653	162	75	57	231	311	884	473
09:00		126	31			75	81				
09:15		104	35			73	86				
09:30		123	25			57	56				
09:45		96	19	449	110	65	55	270	278	719	388
10:00		89	25			59	44				
10:15		94	14			55	40				
10:30		91	19			67	23				
10:45		102	12	376	70	56	29	237	136	613	206
11:00		90	16			48	24				
11:15		108	5			70	14				
11:30		107	5			83	24				
11:45		109	8	414	34	70	10	271	72	685	106
Total		2798	3002			1249	4679			4047	7681
Percent		48.2%	51.8%			21.1%	78.9%			34.5%	65.5%
Grand Total		2798	3002			1249	4679			4047	7681
Percent		48.2%	51.8%			21.1%	78.9%			34.5%	65.5%

ADT ADT 11,728 AADT 11,728

MARC R. ACAMPORA, PE, LLC
TRAFFIC ENGINEERING

Memorandum

Date: August 29, 2022

From: Marc R. Acampora, PE

Subject: Supplemental Information to
Auxiliary Left and Right Turn Lane Study for Proposed Residential Development
Mid Broadwell Road, City of Alpharetta, Georgia

This memorandum supplements a turn lane study prepared for a proposed residential development to be located along the southwest side of Mid Broadwell Road in the City of Alpharetta. That turn lane study was dated July 25, 2022 and, due to scheduling constraints, used traffic counts collected in July when area schools were in recess for the summer.

A new traffic count has been collected, with area schools in session, on Thursday, August 25, 2022. The July count, used in the turn lane study, was 11,728 vehicles. The August count is 12,776 vehicles or an increase of slightly more than 1,000 vehicles in a day. This is not unexpected, as volumes tend to be higher when schools are in session than during summer recess.

The turn lane study recommended that a westbound left turn lane be added on Mid Broadwell at the subdivision access, but that no eastbound right turn lane is necessary. Those conclusions were based on NCHRP methodology, documented in the turn lane study. Those recommendations will not change with the new 24-hour count for the following reasons:

1) The July count was already high for a two lane road, such that, for the left turn lane, the left turn volumes crossed the minimum thresholds and the left turn lane was justified. The increase in the volumes in the August count increases the justification for the left turn lane, so the recommendation to provide the left turn lane does not change.

2) The right turn projections entering the subdivision were so low (one (1) in the a.m. peak hour, four (4) in the p.m. peak hour) that they are below all minimum thresholds, irrespective of the count on Mid Broadwell. Basically, a highest hourly volume that sees an average of one right turn per fifteen minutes, with lower right turn volumes at the other times of the day, does not justify a right turn lane. This conclusion does not change from the turn lane study.

The new count data is attached to this memorandum.

858 Myrtle Street, NE
Atlanta, Georgia 30308

phone (678) 637-1763
e-mail acamporatraffic@comcast.net

ADT Data

Reliable Traffic Data Services, LLC
Tel:(770)578-8158 Fax: (770)578-8159
info@reliabletraffic.org I www.reliabletraffic.org

Site Code: 46890101
Mid Broadwell Rd west of Wills Rd
Alpharetta, GA

Start Time	25-Aug-22 Thu	Eastbound		Hour Totals		Westbound		Hour Totals		Combined Totals	
		Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00		2	92			6	78				
12:15		1	83			3	99				
12:30		5	98			9	91				
12:45		1	101	9	374	3	117	21	385	30	759
01:00		1	107			5	116				
01:15		1	85			3	109				
01:30		2	92			0	82				
01:45		2	90	6	374	3	100	11	407	17	781
02:00		1	92			0	97				
02:15		3	77			3	104				
02:30		1	70			3	134				
02:45		1	96	6	335	0	123	6	458	12	793
03:00		2	86			2	106				
03:15		2	92			2	127				
03:30		3	91			1	121				
03:45		4	128	11	397	1	140	6	494	17	891
04:00		1	94			2	175				
04:15		1	118			2	168				
04:30		4	81			2	185				
04:45		11	79	17	372	3	175	9	703	26	1075
05:00		6	91			2	161				
05:15		9	93			2	185				
05:30		29	108			2	172				
05:45		39	111	83	403	7	176	13	694	96	1097
06:00		48	99			9	182				
06:15		57	89			11	165				
06:30		64	100			21	110				
06:45		108	82	277	370	20	129	61	586	338	956
07:00		153	78			19	93				
07:15		191	58			51	132				
07:30		211	73			69	107				
07:45		212	59	767	268	92	115	231	447	998	715
08:00		210	49			86	82				
08:15		189	62			69	95				
08:30		194	43			78	84				
08:45		172	43	765	197	70	98	303	359	1068	556
09:00		129	22			74	79				
09:15		118	32			60	84				
09:30		97	26			71	43				
09:45		98	33	442	113	61	39	266	245	708	358
10:00		76	23			60	34				
10:15		82	12			61	32				
10:30		94	10			53	24				
10:45		111	11	363	56	57	22	231	112	594	168
11:00		81	7			71	22				
11:15		89	5			67	20				
11:30		86	6			83	11				
11:45		92	3	348	21	68	12	289	65	637	86
Total		3094	3280			1447	4955			4541	8235
Percent		48.5%	51.5%			22.6%	77.4%			35.5%	64.5%
Grand Total			3094		3280		1447		4955		4541	8235
Percent			48.5%		51.5%		22.6%		77.4%		35.5%	64.5%

ADT ADT 12,776 AADT 12,776

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: Mid Broadwell Residential

Contact Name: Don Rolader Telephone: 404-771-4429

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.

To date, all comments have come from Hunters Oaks homeowners. An in person meeting was conducted in one of their homes on June 21, 2022. The main concerns were (a) the provisions for a buffer along the rear of their lots, and (b) existing flooding problems they were experiencing near the extreme west boundary of Applicant's property. It appears that the water was flowing from Hunters Oaks property. The site plan was presented and discussed and questions were answered. No written correspondence has been received as of the date of this report.

Applicant contacted Karen Miller of Hunters Oaks by email and arranged the meeting. Applicant has also emailed a resident of Broadwell Oaks subdivision requesting an in person meeting with residents of that subdivision.

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

- [x] Letter
- [ ] Personal Visits
- [ ] Telephone
- [ ] Group Meeting
- [x] 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.

SEE EXHIBIT A 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: Donald A. Rolader Date: July 1, 2022

Print Form

Kingdom Estates, LLC
4828 Ashford Dunwoody Road
Suite 100
Atlanta, GA 30338

June 24, 2022

Property Owner

RE: CLUP-22-03/Z-22-11/V-22-20 Mid Broadwell Residential

Dear Property Owner:

Please allow this letter to serve as public notice for a Rezoning request from C-2/O-I/R-10M to R-8A for the construction of single family homes on Mid Broadwell Road near the intersection with Wills Road, Alpharetta, GA. The property is presently vacant. Your property is located within 500 feet of the property line of the project, according to City Records, so I am notifying you of this application.

The application includes an amendment to the Comprehensive Land Use Plan (from Commercial and Medium Density Residential to Residential), a rezoning from C-2/O-I/R-10M to R-8A (to permit construction of 62 attached and 21 detached single family homes) and two variance requests to allow the homes to be closer to internal streets (20' instead of 35') and to reduce minimum building width from 30' to 24'.

The Community Zoning Information Meeting (CZIM) for this request will be held on July 13, 2022 via Zoom. The link to the meeting is https://zoom.us/j/6766623657. This is an informal meeting to allow the public to view public hearing requests, ask questions, and provide feedback.

This item will be considered by the Planning Commission on Thursday, August 4, 2022 at 6:30 PM and City Council on Monday, August 22, 2022 at 6:30 PM. The meetings will be held in the Council Chambers at City Hall, 2 Park Plaza, Alpharetta, GA 30009.

If you have any questions regarding the request, please feel free to contact our representative, Don Rolader, at your convenience. He can be reached at 770-442-0330, by email at don@roladerandrolader.com or by mail at P.O. Box 277, Marble Hill, GA 30148.

Sincerely,

Liel Manoah

cc: Don Rolader

EX A 1

RJJ&B ASSOCIATES LLLP ET AL 5
CONCOURSE PKWY NE STE 1000
ATLANTA GA 30328

LITTLE ELAINE
6304 WEBB BRIDGE CT
ALPHARETTA GA 30009

DE CASTRO DONNA KAREEN & SMITH
JEF FERY
3008 STEEPLECHASE DR
ALPHARETTA GA 30004

3020 STEEPLECHASE LLC
12602 ITASKA WALK
ALPHARETTA GA 30004

ORTEGON BRICENO MELVA
6375 WAVELAND DR
CUMMING GA 30040

STALCUP JOHN C
5016 STEEPLE CHASE
ALPHARETTA GA 30004-6706

LATINO INVESTMENTS LLC
3312 EBENEZER RD
MARIETTA GA 30066

BENIWAL VINEET & BENIWAL
CYNTHIA 105 HOUZE WAY
ROSWELL GA 30076

MELBOURNE ATLANTA CONNECTION
LLC 590 STONEBURY DR
ALPHARETTA GA 30005

NESHER LINOY
3045 STEEPLE CHASE
ALPHARETTA GA 30004
LARIN RICHARD

3043 STEEPLECHASE
ALPHARETTA GA 30004

HEWATT DENNIS
14090 SEABISCUIT
ALPHARETTA GA 30004

BOLAM CAROL
3057 STEEPLE CHASE DR
ALPHARETTA GA 30004

KLEYNERSHEHET EDWARD & SHMIDT
ANNA 3055 STEEPLE CHASE
ALPHARETTA GA 30004

MORRIS CHARLES NATHANIEL
3053 STEEPLECHASE
ALPHARETTA GA 30004

ROBERTS MICHAEL W ET AL
3051 STEEPLECHASE
ALPHARETTA GA 30004

NASAB ARMAND SEDGHI
3028 STEEPLECHASE
ALPHARETTA GA 30004

NAOMI C BRAFF LIVING TRUST
THE 3030 STEEPLECHASE
ALPHARETTA GA 30004

SWANN PAMELA D
3040 STEEPLE CHASE
ALPHARETTA GA 30004

WILLIAMS NORMAGENE K
3042 STEEPLE CHASE DR
ALPHARETTA GA 30004
NESHER LINOY
3059 STEEPLECHASE
ALPHARETTA GA 30004

BURDGE NANCY
660 COVE LAKE DR
MARBLE HILL GA 30148

BUCHANAN YVONNE W
3063 STEEPLECHASE DR
ALPHARETTA GA 30004

MACK KEATON
3065 STEEPLECHASE
ALPHARETTA GA 30004

COPP CAROL
3052 STEEPLE CHASE DR
ALPHARETTA GA 30004-1445

HOBBS STEPHEN
3054 STEEPLECHASE
ALPHARETTA GA 30004

DEL SOL GUY & KATHY A
3056 STEEPLECHASE DR
ALPHARETTA GA 30004

STEVEN NEIFELD LIVING TRUST
THE 9 ISLAND AVE APT 811
MIAMI FL 33139

LINDSAY JO A
3060 STEEPLE CHASE DR
ALPHARETTA GA 30004-1445

CRONAN MARTHA DEAN
100 WILLS RD
ALPHARETTA GA 30004-1438
LENOX BEVERLY A III
400 MILTON AVE
ALPHARETTA GA 30009

EX A 2

SIZEMORE HEIDI M
8010 OAKLAND LANE
ALPHARETTA GA 30009

DAVIES ERIC W & LINDA MC KAY 5225 HUNTERS OAKS DR
ALPHARETTA GA 30009

BROWN TIMOTHY & MONIQUE
5235 HUNTERS OAKS DR
ALPHARETTA GA 30009

D ANDREA CHRISTOPHER L & JUNE S 5245 HUNTERS OAKS DR
ALPHARETTA GA 30009

BRAUE ROY T
8030 CANTER LANE
ALPHARETTA GA 30009

WILLIG PAULO R JR
8020 CANTER LANE
ALPHARETTA GA 30004

ABBAS HAYTHAM
8002 CANTER LANE
ALPHARETTA GA 30009

ARBUTHNOT JOHN THOMAS & KATIE 5285 HUNTERS OAKS DR
ALPHARETTA GA 30009

SMITH JAMES ANTHONY & SMITH TRACY C 5280 HUNTERS OAKS DR
ALPHARETTA GA 30009

WELLS RONA LEE
5270 HUNTERS OAKS DR
ALPHARETTA GA 30009

AKERS DEBORAH A & FRANK

B III 4815 HUNTERS MEADOW LN ALPHARETTA GA 30004

MC GAHEE DONALD H & TERESA 5315 HUNTERS OAKS DR
ALPHARETTA GA 30004

HURLEY MICHAEL J
1615 BROADWELL OAKS DR ALPHARETTA GA 30004

LE THU KIM
1605 BROADWELL OAKS DR ALPHARETTA GA 30004

PHELPS GREGORY A
1920 BROADWELL OAKS DR ALPHARETTA GA 30004

SOFFE ADAM & SAMANTHA 1910 BROADWELL OAKS DR
ALPHARETTA GA 30004

DEIGNAN CHARLES A & REBEKAH S 1860 BROADWELL OAKS DR ALPHARETTA GA 30004

PALMER MICHAEL A & HOLLY T 1850 BROADWELL OAKS DR ALPHARETTA GA 30004

EDWARDS SHAWN T & JAMIE L 1840 BROADWELL OAKS DR ALPHARETTA GA 30004

MENDENHALL ROBERT C & MENDENHALL M ARY A
1885 BROADWELL OAKS DR
ALPHARETTA GA 30004

RICHES DAVID & NORRIS RICHES JILL 1875 BROADWELL OAKS DR
ALPHARETTA GA 30004

REINSCH ASLI K & DALTON SCOTT 1855 BROADWELL OAKS DR
ALPHARETTA GA 30004

CHILDRESS GLEN P & SUSAN E
1825 BROADWELL OAKS DR
ALPHARETTA GA 30004

KNCB INVESTMENTS LLC
2442 LAUDERDALE DR NE
ATLANTA GA 30345

SONDGRASS ANTHONY & DAISY VIVIAN 115 BROADWELL OAKS CT
ALPHARETTA GA 30004

KANDLER MC KENNA
4009 STEEPLECHASE DR
ALPHARETTA GA 30004

DANDOIS CHARLES S
3086 STEEPLE CHASE DR
ALPHARETTA GA 30004

NESSIA JAMES V JR & JUDITH A
4017 STEEPLE CHASE DR
ALPHARETTA GA 30004

DUNN PAMELLA R & KOHM BOBBIE 533 TENSAS TRC
ALPHARETTA GA 30004

BLALOCK JENNIFER AMANDA & WELDON J ASON M
3098 STEEPLECHASE
ALPHARETTA GA 30004

EX A 3

EDMONDSON MORGAN MC
KENNA 4002 STEEPLECHASE
DR
ALPHARETTA GA 30004

SIVELS LETIKA C
3094 STEEPLECHASE
ALPHARETTA GA 30004-5329

GHEREZGHER DAWIT A &
GEBREKIDAN SI MRET
12175 BELVOIR LANE
ALPHARETTA GA 30009

BEST JEANINE E & JON C
4010 AMBERFIELD CIR
NORCROSS GA 30092

CRONAN MARTHA DEAN
100 WILLIS RD
ALPHARETTA GA 30201

SOOKLAL FAMILY REVOCABLE LIVING
TR UST THE
12185 BELVOIR LANE
ALPHARETTA GA 30009

BELDEN FAMILY TRUST THE
10816 OLD PRESCOTT RD
HENRICO VA 23238-3529

RJJ&B ASSOCIATES LLLP ET AL
5 CONCOURSE PKWY NE STE
1000 ATLANTA GA 30328-6132

MUSHERRAF J & ANWARULLAH KHAN
REVO CABLE TRUST THE
12195 BOLVOIR LANE
ALPHARETTA GA 30009

CHANNELL MATTHEW J
3080 STEEPLECHASE DR
ALPHARETTA GA 30004

LAWRENCE & JOY DUZENSKI JOINT
REVO C TR THE
90 BURNETT WAY
ALPHARETTA GA 30009

FRITH WYNN ADRIAN & TIERNEY
ANDREW 12215 BELVOIR LN
ALPHARETTA GA 30009

MONDESIR ELIZABETH
3074 STEEPLECHASE DR
ALPHARETTA GA 30004

SIMS MERTIE J
120 WILLS RD
ALPHARETTA GA 30004-1438

MC CONNELL TREY
525 CREEKWOOD XING
ROSWELL GA 30076

GREGORY GENE W & LINDA J
5335 HUNTERS OAKS DR
ALPHARETTA GA 30009

MURPHY D SCOTT
6960 BLACKTHORN LN
SUWANEE GA 30024

CRONAN JAMES S JR
521 MILTON AVE
ALPHARETTA GA 30009

HIGGINS RICHARD F & MARY A
5365 HUNTERS OAKS DR
ALPHARETTA GA 30004-1465

GUTTMAN JAMES M
410 MILTON AVE
ALPHARETTA GA 30009

ABOSI CHRISTOPHER
3006 STEEPLECHASE DR
ALPHARETTA GA 30004

SHIRLEY WILLIAM
4004 STEEPLECHASE
ALPHARETTA GA 30004

GREENBERG WALTER T
423 LYNNE CIR
ALPHARETTA GA 30009-1505

WISE CHARLES L
3004 STEEPLECHASE
ALPHARETTA GA 30004

AKRO L L C
272 PROVIDENCE OAKS CIR
ALPHARETTA GA 30009

MILLER DOUGLAS JON & MILLER
KAREN SUE
5345 HUNTERS OAKS DR
ALPHARETTA GA 30009

CROLY CHRISTOPHER L & DRISCOLL
KAT HERINE
12165 BELVOIR LANE
ALPHARETTA GA 30009

SARRIS LOUIS A & SARRIS
EILEEN K 12170 BELVOIR LANE
ALPHARETTA GA 30009

CJ SP2 LLC
3002 STEEPLECHASE
ALPHARETTA GA 30004

MORGAN SANDRA J
3000 STEEPLECHASE
ALPHARETTA GA 30004-1443

THOMPSON MARTHA A

EX A 4

3022 STEEPLE CHASE DR
ALPHARETTA GA 30004

ACKLEY ALEXANDER J ACKLEY OLGA B 3012 STEEPLE CHASE
ALPHARETTA GA 30005

EDWARDS ALAN B & JOHN B
3038 STEEPLE CHASE DR
ALPHARETTA GA 30004

3036 STEEPLECHASE LLC
12602 ITASKA WALK
ALPHARETTA GA 30004

SHAW SHELLEY R
3034 STEEPLE CHASE DR
ALPHARETTA GA 30004-1444

SMITH RUTH E
3601 WOODLARK DR
ROSWELL GA 30075

DEOGBURN KYLE
3017 STEEPLECHASE DR
ALPHARETTA GA 30004

MOTE NATALIE
3015 STEEPLECHASE DR
ALPHARETTA GA 30004

MIDKIFF SPENCER
3013 STEEPLECHASE
ALPHARETTA GA 30004

BOMBOY ERIK M
3049 STEEPLECHASE DR
ALPHARETTA GA 30004

FORREST AMANDA PAIGE & SMITH BARBA RA ELLEN

3047 STEEPLECHASE
ALPHARETTA GA 30004

CRAWFORD CHRISTEN BROOKE 3024 STEEPLECHASE
ALPHARETTA GA 30004

CONDON STEPHEN J
2140 KNIGHTSBRIDGE WAY
ALPHARETTA GA 30004

KONYHA MICHAEL
3044 STEEPLECHASE DR
ALPHARETTA GA 30004

KENNEDY CHARLES M & CHARLES K 3046 STEEPLE CHASE
ALPHARETTA GA 30004

STEWART ETHEL MAE
3048 STEEPLECHASE DR # 5
ALPHARETTA GA 30004

XIE FEI
4355 HASTINGS DR
CUMMING GA 30041

H4 INVESTMENTS GROUP LLC
795 GABLE RIDGE RD
ROSWELL GA 30076

TARANTINO PETER
704 MACY DR
ROSWELL GA 30076

TURNER JOHN T & HEATHER
3071 STEEPLECHASE
ALPHARETTA GA 30004

GHILDYAL HEMENDRA
14034 GARDNER DR
ALPHARETTA GA 30009

LO WAI YIP
3062 STEEPLECHASE
ALPHARETTA GA 30004

BCORE MF LEX AG OWNER LLC 345 PARK AVE FLOOR 42
NEW YORK NY 10154

BREINER TODD A
111 WILLS RD
ALPHARETTA GA 30004

DODD GARY O & LYNN D
130 WILLS RD
ALPHARETTA GA 30004-1449

CARTMILL JAMES RUSSELL & CARTMILL KENNETH MICHAEL
390 MILTON AVE
ALPHARETTA GA 30009

BARNES JEFFREY A & LETITIA W 8011 OAKLAND LN
ALPHARETTA GA 30004-1466

PIROLT HANS & BARBARA L
8021 OAKLAND LN
ALPHARETTA GA 30009-3466

GUILBAULT DAVE G & TRACY L 8020 OAKLAND LN NE # 400
ALPHARETTA GA 30004

HALTTUNEN LAUREN P & CLAYTON PAUL 8005 CANTER LANE
ALPHARETTA GA 30009

BURKE MICHAEL & TRACY
8015 CANTER LANE
ALPHARETTA GA 30009

NEAL DAVID C & LINDA M

EX A 5

8025 CANTER LN
ALPHARETTA GA 30004-1468

MATTHEWS NICHOLAS &
CHERYL 8035 CANTER LANE
ALPHARETTA GA 30009

FOREMAN CHRISTOPHER LEWIS &
FOREMA N TRACI MELVIN
5295 HUNTERS OAKS DR
ALPHARETTA GA 30009

SUSGIN RICHARD H & PAMELA M
5300 HUNTERS OAKS DR
ALPHARETTA GA 30201

PAINTER MELANIE ETHRIDGE
5305 HUNTERS OAKS DR
ALPHARETTA GA 30009

BRIDGES CHRISTOPHER G & SMITH
LAUR IE A
5290 HUNTERS OAK DR
ALPHARETTA GA 30004

VLAHIOTIS JOHN D & SOFIA J
5310 HUNTERS OAKS DR
ALPHARETTA GA 30201

ABBOUD T SCOTT & JULIE
5330 HUNTERS OAKS DR
ALPHARETTA GA 30201

MURRAY DAVID T & DONNA L
4824 HUNTERS OAK LN
ALPHARETTA GA 30004

WEST NICOLE & BLAKE
5015 FOX LAIR LANE
ALPHARETTA GA 30009

KUMPF DONALD C & PENELOPE
A 5005 FOX LAIR LN

ALPHARETTA GA 30004-1469

SMITH RONALD L & CATHY R
4811 HUNTERS OAKS LN
ALPHARETTA GA 30004

FARNHAM STEVEN E & FARNHAM TONYA
M 1900 BROADWELL OAKS DR
ALPHARETTA GA 30004

WILSON SHELLEY
1890 BROADWELL OAKS DR
ALPHARETTA GA 30004

WEIR GREGORY J & STEPHANIE
C 1880 BROADWELL OAKS DR
ALPHARETTA GA 30004

TOURE SEYDOU
1870 BROADWELL OAKS DR
ALPHARETTA GA 30004

VAN HEEST ALAN C & VAN HEEST
DIANE FRAZER
1635 BROADWELL OAKS DR
ALPHARETTA GA 30004

BARKEL THOMAS J & LUANN
1905 BROADWELL OAKS DR
ALPHARETTA GA 30004

LUCKEY SHIRLEY J
1895 BROADWELL OAKS DR
ALPHARETTA GA 30004-1587

LAUBACH JAMES D & JENNIFER
A 1815 BROADWELL OAKS DR
ALPHARETTA GA 30004

HOLCOMBE ARIANNE
130 BROADWELL OAKS CT
ALPHARETTA GA 30004

PERKINS JENNIFER RENEE
135 BROADWELL OAKS CT
ALPHARETTA GA 30004

NUGENT LAURENCE J & PATRICIA
A 1645 BROADWELL OAKS DR
ALPHARETTA GA 30004

SANDERS SARA JAYNE
4019 STEEPLECHASE
ALPHARETTA GA 30004

BARBER PAMELA HAYDEN
3096 STEEPLE CHASE DR
ALPHARETTA GA 30004

LIZEK MAUREEN
4015 STEEPLECHASE DR
ALPHARETTA GA 30004

WEYAND THOMAS J & BENTON
PATTI 5350 HUNTERS OAKS DR
ALPHARETTA GA 30004

BRUNDRIDGE BLAIR
4000 STEEPLECHASE
ALPHARETTA GA 30004

PROFFITT MICHAEL GANTT & LEANNE ME
LISSA
5370 HUNTERS OAK DR
ALPHARETTA GA 30004

SHARMA LALITA & CHETAN
4013 STEEPLECHASE DR
ALPHARETTA GA 30004

NEWCOMER LORAINE
3090 STEEPLE CHASE DR
ALPHARETTA GA 30004

ROCCO ROBERT L & MORDEN LISA D 5360

EX A 6

HUNTERS OAKS DR
ALPHARETTA GA 30004-1464

ALPHARETTA GA 30004

LAUGHLIN LIVING TRUST THE
4814 HUNTERS OAKS LN
ALPHARETTA GA 30009-3470

FAGERNESS JOHN W JR
1820 BROADWELL OAKS DR
ALPHARETTA GA 30004

JARMON MICHELLE S
3088 STEEPLECHASE DR
ALPHARETTA GA 30004

HARTY LYN M & WALTER T
1810 BROADWELL OAKS DR
ALPHARETTA GA 30004-1582

BCORE MF LEX AG OWNER LLC 345 PARK AVE FLOOR 42
NEW YORK NY 10154

BELVOIR MANOR HOMEOWNERS ASSOCIATION INC
227 SANDY SPRINGS PL STE D 377 ATLANTA GA 30328

BERRY DAVID B & DIANNE E
5340 HUNTERS OAKS DR
ALPHARETTA GA 30004-1464

MOORE NICHOLAS & MOORE CAROLYN 12205 BELVOIR LANE
ALPHARETTA GA 30009

KHAMIDULINA LUDMILA
3092 STEEPLECHASE DR
ALPHARETTA GA 30004

SMITH ALICE L & KAGLE TRACY S
12180 BELVOIR LANE
ALPHARETTA GA 30009

WILSON MARTY
5355 HUNTERS OAKS DR
ALPHARETTA GA 30009-1465

PETERS JASON J & KATHLEEN H
12200 BELVOIR LN
ALPHARETTA GA 30009

CLARK PAMELA S
5325 HUNTERS OAKS DR
ALPHARETTA GA 30201

BHUTTA FAISAL & ILYAS SADAF 12190 BELVOIR LANE
ALPHARETTA GA 30009

PATEL UJJAVAL
3078 STEEPLECHASE UNIT 103
ALPHARETTA GA 30004

CLAY TAMISHA L
12160 BELVOIR LANE
ALPHARETTA GA 30009

ETHRIDGE LISA R & RONALD F
397 MILTON AVE
ALPHARETTA GA 30004-1574

FISCHELS RYAN P & CASSANDRA M 1830 BROADWELL OAKS DR

From:	Melanie Painter
To:	Woodman, Michael; Cook, Kathi; Gilvin, Jim; Binder, Jason; Callum, Alexandra; Borden, Brian; Will, Brian; Merkel, Dan; Shostak, David; DeRito, Doug; Mitchell, Donald
Cc:	[redacted]
Subject:	0 Mid Broadwell Road
Date:	Tuesday, July 19, 2022 11:09:05 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.

Planning, Zoning and City Council,

Thank you so much for the services you provide this city. I grew up in Alpharetta in the late 70's thru the early 90's and love our community. For the past 12 years I've been a homeowner in Hunter's Oaks, lot number 18. I'm reaching out to you now. My yard backs up to the souther side of the 0 MidBroadwell proposed development. I have a few concerns to address regarding this application and development.

First, I'm requesting a reduction in the density and spacing of the detached homes directly abutting Hunters Oaks property (Not the townhomes at the front, but the ones detached homes at the southern border). I ask that the detached homes more closely align with the ratio of 1:1 regarding backyards. The plan, as currently written in application, has Hunters Oaks homes backing up to 2-4 homes (between HO lots 13-20). Residents in Hunters Oaks are zoned R-15 and the proposed development doesn't adhere well to the area. This new property shares a property line with R-15 therefore a 1:1 ratio of backyards is most appropriate for the home backing up to Hunters Oaks Drive (HO lots # 13-20).

Secondly, I'm requesting at least a 30 foot buffer on their southern border at the shared property lines for the sake of not killing our backyard trees in Hunters Oaks. Plus fencing and evergreens added in that buffer (Between HO lots # 13-20) Buffers are required with present zoning (C2 and OI) versus high density residential zoning (R8A/D). The Developer used the term “transitional zoning” for this property yet they are requesting a zoning change to high density with no actual transition; therefore, the buffer should be supported by our zoning, planning, and city counsel.

In my backyard, I currently have seven trees that are more than 6 stories-tall and I am concerned for their roots. These large heritage trees on my property need to be protected. If the developer could refrain from bulldozing the buffer section closest to my fence then my large trees may survive. The developer currently plans to clear-cut and bulldozing right up to my fence, placing my large trees at risk of damage or death due to their practices.

Lastly, I'm requesting an arborist report listing all boundary trees that will be impacted, including the Hunters Oaks properties have trees within the 30 foot impact area.

In conclusion, I'm requesting 1:1 backyard ratio and a 30 foot buffer for the southern border that is abutting Hunters Oaks. As a city, we have ordinances and proposals in place for reasons that serve our community to preserve a standard of living and allowing new growth and development.

Sincerely concerned and available,

Melanie Painter
5305 Hunters Oaks Drive
Alpharetta, GA 30009
[redacted]

Sent from Yahoo Mail on Android

From: Barbara Pirolt
To: Woodman, Michael
Subject: FW: CLUP-22-03 / Z-22-11 / V-22-20 / Mid Broadwell Residential
Date: Thursday, August 18, 2022 8:57:32 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 Michael Woodman, Planning and Development Services Manager

I am writing to object to CLUP-22-03 / Z-22-11 / V-22-20 / Mid Broadwell Residential zoning application.
All the surrounding subdivisions are zoned R-15. If it is to be rezoned then it should fit in with the surrounding area R-15.
I understand that this is a hard piece of property to develop and in order for the developer to turn a profit they say they need a higher density, but at what cost? Hunter's Oaks backs up to this property and a higher density will lower our values. Even with the July 26,2022 updated site plan one of our neighbors has three houses behind him.

I live at 8021 Oakland Lane in Hunter's Oaks subdivision; behind me is the Brener property, 2.5 acres zoned R-15 and on the corner of Mid-Broadwell and Wills Road is the Cronan property, a little more than an acre also zoned R-15. I know that they have been approached by this developer to sell. So if they sold to this developer would they try to rezone these properties for higher densities also? The new plan shows a road next to D-1 to allow access to townhomes A-13,14,15,16, there is also land showing that could be used as an access road if they were to acquire the Cronan, Brener properties. My concern is having to go through this again to fight for our neighborhoods.

When we moved here thirty-four years ago, you could drive down Mid-Broadwell Road and it was all horse farms. On any early morning in fall you would see the horses standing in the mist with their coats on, a beautiful scene to remember. One by one the properties were sold and very nice subdivisions were built. All R-15.

There are high density apartments and townhomes in one area, so we have enough high density on Mid-Broadwell.
The traffic on Mid-Broadwell is horrendous to say the least. An

entrance into a development as shown will cause several back-ups on both Wills and Mid-Broadwell from people making left hand turns into the development. There have been several accidents from people making left turns out of the Lex apartments and cars coming down the hill from Wills.

I am asking you to not allow a higher density than R-15. We chose not to live in the high density areas and we are fighting for our future neighbors as well.

Sincerely,

Hans and Barbara Pirolt
[redacted]

Sent from Mail for Windows

From: Woodman, Michael
To: Callum, Alexandra
Subject: FW: 0 Mid Broadwell
Date: Thursday, July 14, 2022 9:01:49 AM

Mid Broadwell file

-----Original Message-----
From: Julie Abboud [redacted]
Sent: Wednesday, July 13, 2022 8:44 PM
To: Woodman, Michael <mwoodman@alpharetta.ga.us>
Subject: 0 Mid Broadwell

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,

I listened to all 3 projects regarding zoning and was astounded by the demeanor and future impact of both the Crabapple Hotel (unbelievable) and 0 Mid Broadwell.

For this email, I will address 0 Mid Broadwell as it directly impacts my property.

As much of the chatter indicated, I am particularly concerned with the storm drainage, the hydrology report and traffic patterns and the High density proposal.

As a homeowner in the back of the Hunters Oaks neighborhood, our gutters are already burdened . My concern of the project and the lack of green space further concerns me. An additional informed engineer needs to be consulted, as a second opinion for a water impact analysis.

Secondly, the traffic MUST be performed and considered during peak hours during the school year. As the applicant had eluded, the study would be implemented in July whereby benefiting his outcome. Why must a developer be outranked by existing homeowners in the area. In tandem is my point of high density. Why would the transition be from C2 to R8?

I do not feel Toll Brothers made compelling arguments for the advantage of this project. Their presentation and answers were rehearsed and canned with typical builder talking points.

Please note my concerns for the reversal of zoning and given the points made on the call, there are many red flags surrounding this project.

Julie Abboud
Concerned City of Alpharetta homeowner, Taxpayer and Voter

From: Woodman, Michael
To: Callum, Alexandra
Subject: FW: Kingdom Estates
Date: Friday, July 15, 2022 10:25:33 AM

Public comment

From: Richard and Mary Anne Higgins [redacted]
Sent: Thursday, July 14, 2022 8:03 PM
To: Woodman, Michael <mwoodman@alpharetta.ga.us>
Cc: [redacted] 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>; Cook, Kathi <Kcook@alpharetta.ga.us>; Chance, Joshua <jchance@alpharetta.ga.us>
Subject: Kingdom Estates

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Mr. Woodman:

I am a resident of Hunter's Oaks and was a participant in last night's zoom meeting. I am opposed to this development for all the reasons that were mentioned last night, reasons that I also submitted in a previous email.

One factor that I did learn last night is that the developer will be submitting a traffic study report that will be completed this week. I think this report would be unacceptable. The study needs to be conducted when school is in session and not done in the middle of the day but during the early morning commute time and afternoon. The traffic on Milton/Broadwell, Wills and Old Milton would not be adequately reflected in their current report. I feel as though the developer is trying to rush this report in order to submit this required report before the school year begins. I would like for this phase of approval be put on hold until a viable study can be conducted.

Dick & Mary Anne Higgins

From: Woodman, Michael
To: Callum, Alexandra
Subject: FW: Mid Broadwell Application for zoning change
Date: Monday, June 13, 2022 8:40:03 AM

For the file

From: KAREN MILLER [redacted]
Sent: Friday, June 10, 2022 11:22 AM
To: Woodman, Michael <mwoodman@alpharetta.ga.us>
Subject: Mid Broadwell Application for zoning change

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,

I spoke with Alex Callum and she directed me to you. I am representing Hunters Oaks Subdivision. We have a number of concerns and questions regarding the proposed development at 0 Mid Broadwell. I would like to discuss these with you when you have a moment. I left you a voicemail today as well.

We are in the very preliminary stages of gathering information. We were just made aware of this application and have not received official notification from the developer or his attorney. I have corresponded with Donald Rolader and he indicated that the letter would be mailed by the end of June.

I look forward to speaking with you. Thank you for your time.

Karen Miller
5345 Hunters Oaks Dr
[redacted]

Sent from Mail for Windows

From: Woodman, Michael
To: Callum, Alexandra
Subject: Fwd: Kingdom Estates Planning Meeting
Date: Tuesday, July 12, 2022 12:33:37 PM

Public comment for the file

Sent from my iPad

Begin forwarded message:

From: Richard and Mary Anne Higgins [redacted]
Date: July 12, 2022 at 12:26:37 PM EDT
To: "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>, "Woodman, Michael" <mwoodman@alpharetta.ga.us>, "Cook, Kathi" <Kcook@alpharetta.ga.us>, "Chance, Joshua" <jchance@alpharetta.ga.us>
Subject: Kingdom Estates Planning 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.

I would like to address this email to you, Mayor Gilvin, Council Members and Department Heads about my concerns regarding the proposed development of Kingdom Estates.

We have resided at Hunter's Oaks subdivision for 27 years. We so enjoy living in Alpharetta and were initially excited about the growth of Alpharetta but now think it is getting a bit out of control.

We have major concerns about the Kingdom Estates development as follows:

Storm Water Drainage
I have attached a video of our backyard at 5365 Hunter's Oaks Drive. When we have a heavy rain or a continuous rain, the water builds up to the top of the 4' culvert. Also attached is a photo of my neighbor's (5370) pool area, yes there is a pool there, that also runs into our yard. you can see the water on our yard on the other side of their fence. Then a second picture of a "normal" rain when we have a "pool" of water. The rainwater drains into an area behind us where the proposed Kingdom Estates will be located. With the proposed clear cut of trees and leveling of land we are concern about future back up of this drainage and any possible blockage that may result. This is a major issue for us.

I would like to have the Storm Water Engineer investigate our property and the plans for the Kingdom Estates. I would also like to suggest that the "tip" of the pie shape which is not useable be left undisturbed.

It appears that the video is not going through on this email. I can text this to anyone who would like to see it. My cell phone is 404-822-4506 - Mary Anne Higgins

Traffic & Safety

The addition of a revised 73 residential units will certainly increase the traffic on Broadwell/Milton and Wills Road. People use Wills Road to get on/off Old Milton/Rucker Road and Broadwell/Milton resulting in heavy traffic on Wills. These are two lane roads and the backup during rush hours and when school is in session is horrible and putting more residential units will only add to this problem.

Safety on the roads is another issue. Making a left hand turn off of Milton on to Wills is dangerous as there is a blind "hill" on Broadwell with cars speeding up to it to make the light. Turning right on to Wills from Broadwell is a "roll and go" with many near misses.

Noise

There will be a major increase in the noise level for the residences on the north side of Hunter's Oaks Drive with additional car and truck traffic in the Kingdom Estates, as well as residential noise. In the fall/winter with the lesser amount of foliage, I can be on my porch and hear conversations of the people in the Lex, phones ringing, etc. This needs to be an undisturbed buffer.

Buffer

Currently we enjoy a tree lined buffer from our residence to the Lex. In the autumn and winter this is lessen. Clear cutting the existing trees on the proposed property will eliminate any such buffer and provide us with views of apartments, parking lots and houses on top of us. Once again, an undisturbed buffer is needed. The proposed buffer from our houses to the Kingdom Estates is not enough.

We ask that you take these items into consideration in your approval process.

Richard & Mary Anne Higgins
5365 Hunter's Oaks Drive
Alpharetta, GA 30009
[redacted]

From: Woodman_Michael
To: Callum_Alexandra
Subject: Fwd: Kingdom Estates Planning Meeting
Date: Tuesday, July 12, 2022 12:33:55 PM

Public comment for the file.

Sent from my iPad

Begin forwarded message:

> **From:** Mary Anne Higgins <h[redacted]
> **Date:** July 12, 2022 at 12:30:59 PM EDT
> **To:** "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>, "Woodman, Michael" <mwoodman@alpharetta.ga.us>, "Cook, Kathi" <Kcook@alpharetta.ga.us>, "Chance, Joshua" <jchance@alpharetta.ga.us>
> **Subject: Re: Kingdom Estates Planning 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.
>
> Sent from my iPhone
>
> > On Jul 12, 2022, at 12:26 PM, Richard and Mary Anne Higgins [redacted] wrote:
> >
> > I would like to address this email to you, Mayor Gilvin, Council Members and Department Heads about my concerns regarding the proposed development of Kingdom Estates.
> >
> > We have resided at Hunter's Oaks subdivision for 27 years. We so enjoy living in Alpharetta and were initially excited about the growth of Alpharetta but now think it is getting a bit out of control.
> >
> > We have major concerns about the Kingdom Estates development as follows:
> >
> > **Storm Water Drainage**
> > I have attached a video of our backyard at 5365 Hunter's Oaks Drive. When we have a heavy rain or a continuous rain, the water builds up to the top of the 4' culvert. Also attached is a photo of my neighbor's (5370) pool area, yes there is a pool there, that also runs into our yard. you can see the water on our yard on the other side of their fence. Then a second picture of a "normal" rain when we have a "pool" of water. The rainwater drains into an area behind us where the proposed Kingdom Estates will be located. With the proposed clear cut of trees and leveling of land we are concern about future back up of this drainage and any possible blockage that may result. This is a

major issue for us.

I would like to have the Storm Water Engineer investigate our property and the plans for the Kingdom Estates. I would also like to suggest that the "tip" of the pie shape which is not useable be left undisturbed.

It appears that the video is not going through on this email. I can text this to anyone who would like to see it. My cell phone is 404-822-4506 - Mary Anne Higgins

Traffic & Safety

The addition of a revised 73 residential units will certainly increase the traffic on Broadwell/Milton and Wills Road. People use Wills Road to get on/off Old Milton/Rucker Road and Broadwell/Milton resulting in heavy traffic on Wills. These are two lane roads and the backup during rush hours and when school is in session is horrible and putting more residential units will only add to this problem.

Safety on the roads is another issue. Making a left hand turn off of Milton on to Wills is dangerous as there is a blind "hill" on Broadwell with cars speeding up to it to make the light. Turning right on to Wills from Broadwell is a "roll and go" with many near misses.

Noise

There will be a major increase in the noise level for the residences on the north side of Hunter's Oaks Drive with additional car and truck traffic in the Kingdom Estates, as well as residential noise. In the fall/winter with the lesser amount of foliage, I can be on my porch and hear conversations of the people in the Lex, phones ringing, etc. This needs to be an undisturbed buffer.

Buffer

Currently we enjoy a tree lined buffer from our residence to the Lex. In the autumn and winter this is lessen. Clear cutting the existing trees on the proposed property will eliminate any such buffer and provide us with views of apartments, parking lots and houses on top of us. Once again, an undisturbed buffer is needed. The proposed buffer from our houses to the Kingdom Estates is not enough.

We ask that you take these items into consideration in your approval process.

Richard & Mary Anne Higgins
5365 Hunter's Oaks Drive
Alpharetta, GA 30009
[redacted]

From: Nancy Gamble
To: Woodman, Michael
Subject: Fwd: Please consider new traffic study - photo included
Date: Wednesday, August 10, 2022 8:57:38 AM
Attachments: A7E01C1D-254F-4077-A1BF-66D0CA820479.jpeg

[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.]
Typo in my original message.

Begin forwarded message:

From: Nancy Gamble <[redacted]
Subject: Please consider new traffic study - photo included
Date: August 9, 2022 at 5:47:08 PM EDT
To: egraves@alpharetta.ga.us, mwoodman@alpharetta.ga.is

Eric and Michael,

The is traffic is really bad and the new Mid Broadwell development is going to make things far worse. The neighbors off Wills Road will appreciate you considering analyzing this traffic congestion with more scrutiny before allowing any new developments.

Nancy Gamble

Founder & CEO
Hire Profile, Inc.
[redacted]
Let's connect on LinkedIn | Let's schedule a call

From: Patti Benton Weyand
To: Woodman, Michael
Subject: 0 Midbroadwell zoning
Date: Monday, August 15, 2022 2:02:42 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;

I attended the Q&A meeting with City of Alpharetta representatives a couple of weeks ago. I asked a question regarding the history of the zoning for the zero Midbroadwell a.k.a. Taratoot property, but did not get the info I was looking for. We moved into Hunters Oaks in 1990 and I recall being told that the adjoining Taratoot property was zoned commercial and that we would receive a 50 foot undisturbed buffer from anything that was built there. I understand there have been rezonings of the property over the years, but I would like an accurate history of the rezonings and conditions placed upon them. Would you please send me the history beginning in 1990 until today? Somehow I was never aware any rezonings had taken place.

I was contacted when the apartments were built and the City apologized for not enforcing a protective buffer at the corner. We were promised in writing with copies to the City of a planted buffer. I have those documents. The builder never honored the commitment. We do not want to receive the short end of the stick this go round.

Protecting the promised 50’ buffer is of high importance as it will save trees, abate traffic noise, absorb groundwater runoff and retain a remnant of the current character of our neighborhood.

Thanking you in advance for your consideration.

Patti Benton
5350 Hunters Oaks Dr
Alpharetta 30009

Sent from my iPhone

From: Woodman, Michael
To: ARBUTHNOT, THOMAS
Cc: [redacted]; Callum, Alexandra
Subject: RE: 0 Mid Broadwell Rd: Rezoning & Variances
Date: Monday, July 18, 2022 8:52:05 AM
Attachments: image002.png
image004.png

Good morning, Mr. Arbuthnot.

Thank you for taking the time to provide comments on this public hearing request. We will include your comments with this file as it moves through the process.

Best regards,

GEORGIA'S CONNECTED CITY

Michael Woodman, AICP
Planning & Development Services Manager
Community Development
City of Alpharetta
2 Park Plaza, Alpharetta, GA 30009
Ph. (678) 297-6072
mwoodman@alpharetta.ga.us

From: ARBUTHNOT, THOMAS [redacted]
Sent: Friday, July 15, 2022 2:52 PM
To: Woodman, Michael <mwoodman@alpharetta.ga.us>
Cc: k[redacted]
Subject: 0 Mid Broadwell Rd: Rezoning & Variances

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,

Good afternoon. I am writing you this email due to my concerns of the proposed rezoning and variances for 0 Mid Broadwell Rd development, in which I am not in favor of. My family and myself live at 5285 Hunters Oaks Dr which backs up to the proposed development and will be directly

impacted. We were on the zoom meeting Tuesday night and see my biggest concerns below:

- The developer proposed to complete the traffic study in the next few weeks. This will not be a true representation of how horrific traffic in the area is. During school and peak hours it is almost impossible to turn left out of our subdivision heading towards Mid-Broadwell on Wills Road. My children and the neighborhood children catch the bus at the intersection of Wills Road and Hunters Oaks which is already a dangerous area due to the high volume of traffic, this development will add even more dangerous traffic to this area. I request the traffic study be complete when school starts 8/7.

- Where the developer is proposing the entrance to the new development will cause even more backup on Mid-Broadwell and Wills Rd when vehicles are turning left off Mid-Broadwell into the proposed development. This will make it almost impossible for busses to be on time when picking up and dropping off children. There isn't any room currently for cars to pull off when emergency vehicles come through this intersection at peak hours. A left turn off Mid-Broadwell into the proposed development will back up in all directions and emergency vehicles will have no way through. There are many wrecks caused by vehicles waiting to turn left off Mid Broadwell into the Lex Apartments by cars traveling too fast from the East heading down Mid-Broadwell, the sight distance due to the high point of the hill being at the intersection is none coming through the light.

- I understand development is key for the growth of communities, but why is there even consideration for transitional zoning when it is surrounded by R-15 single family home subdivisions? If this proposed development is to take place I would request that a reduction in density of the proposed development and more 1:1 ratio be required to match the homes in Hunters Oaks. High density R-8A should be denied

- If the proposed development is cleared & grubbed up to the property line of Hunters Oaks, this will disturb any root ball of the existing trees in the Hunters Oaks property. Trees will not die immediately but will die evenly in which we will be left with the cost of disposing. I request at least a 50' buffer from the Hunters oaks property line to any disturbance of the soils or vegetation

- One of my biggest concerns is storm water, in the Zoom meeting the developer continually stated they are going to reduce the flow to not impact the communities downstream, in which is never the case. What about the communities up stream, Hunters Oaks. The storm water run-off from Hunters Oaks flows from a pipe into my back yard through an open ditch back into a pipe with the outfall being the proposed development. During rain events the storm water comes out of the ditch in my back yard- without any constraints currently, what is going to happen with the development constrains flow? I would request a full storm water engineered study is required before any consideration for the proposed development is approved. I would request if the proposed development is approved, the developer is required to install storm water pipe in my back yard instead of an open ditch, fill to exiting grade and install sod. See below google map of my backyard.



Appreciated you listing to our concerns and look forward to any feedback. Again my family and I are totally against this proposed development based on concerns listed above.

Regards,

Thomas Arbuthnot
East Coast Regional Manager

2400 Herodian Way, Suite 490
Smyrna, GA 30080
[redacted] | [redacted] | **wwebber.com**

webber

Inside-Webber
https://vimeo.com/135254409

From: Woodman, Michael
To: KAREN MILLER
Cc: Callum, Alexandra
Subject: RE: 7/13 CZIM
Date: Friday, July 15, 2022 8:18:31 AM
Attachments: image002.png
image003.png
image004.png

Good morning, Karen.

Thank you for copying me on this correspondence to the developer. We will include your comments with this file as it moves through the process.

Best regards,

Michael Woodman, AICP
Planning & Development Services Manager
Community Development
City of Alpharetta
2 Park Plaza, Alpharetta, GA 30009
Ph. (678) 297-6072
mwoodman@alpharetta.ga.us

From: KAREN MILLER [redacted]
Sent: Thursday, July 14, 2022 5:14 PM
To: Don Rolader <d[redacted]>
Cc: Cassie Fitzgerald [redacted]; Jake Meek [redacted]; Woodman, Michael <mwoodman@alpharetta.ga.us>
Subject: RE: 7/13 CZIM

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.

Don,

Hunters Oaks has had an opportunity to review the updated site plan for the O Mid Broadwell application. We would like to propose the following:

1. We request a 20 foot **buffer** at the shared property line between Hunters Oaks and the proposed development.. We request that this buffer be a combination of privacy fencing and mature evergreen plantings. HO would like to take part in the choosing of materials and plants to be used.
2. We request a 50 ft Undisturbed Buffer to be included bordering the property with the Lexington Farm apartments.
3. We request a reduction in the density and spacing of the detached homes directly abutting Hunters Oaks property. We ask that the detached homes more closely align with the ratio of 1/1. The plan, as currently written, has Hunters Oaks

homes backing up to 2-4 homes (between HO lots 13-20).

4. We would like to have the plan include the dimensions of the **detached** homes. We also would appreciate seeing the proposed floor plan for the detached houses.
5. We request an Arborist report listing all boundary trees that will be impacted. A number of the Hunters Oaks properties have trees within the 30 foot impact area.
6. We request an undisturbed area be left at the far south end of the triangle on the left side of your plan.

Please understand that these are *some* of the concerns expressed by Hunters Oaks residents, not all.
We appreciate the opportunity to address these concerns with you. We would like to clarify that this does not represent written or verbal agreement/support from Hunters Oaks or any individual living in the community for the proposed development, changing of zoning or requested variances.

**We still have concerns regarding: ** the density of the proposed development ** the increase in local traffic affecting our area ** the potential for stormwater runoff during the building phase and post development.

Thank you again,

Karen Miller

Sent from Mail for Windows

From: Don Rolader
Sent: Wednesday, July 13, 2022 12:05 PM
To: KAREN MILLER
Cc: Cassie Fitzgerald; Jake Meek
Subject: Re: 7/13 CZIM

Thanks Karen. We look forward to making the presentation.

Sent from my iPhone

On Jul 13, 2022, at 11:56 AM, KAREN MILLER [redacted] > wrote:

Don,

We had a great turnout at our neighborhood meeting last night. Our home owners want to see the presentation via the Zoom meeting tonight and then I will be in touch.

Thanks,

Karen

Sent from Mail for Windows

From: Don Rolader
Sent: Wednesday, July 13, 2022 11:42 AM
To: 'KAREN MILLER'
Cc: 'Cassie Fitzgerald'; 'Jake Meek'
Subject: RE: 7/13 CZIM

Karen, let us know when you are ready to schedule another meeting so we can have the input of Hunters Oaks. It is important to us. I understand that the neighbors met last night. Thanks, Don

---

From: KAREN MILLER [redacted]
Sent: Tuesday, July 12, 2022 2:25 PM
To: Don Rolader [redacted]
Cc: 'Cassie Fitzgerald' [redacted]; 'Jake Meek' [redacted]
Subject: RE: 7/13 CZIM

Don,

Just got off the phone with Planning and Zoning. Your application is actually the second agenda item. I believe that was updated. Thanks and I will be in touch after the Zoom and Hunters Oaks meetings.

Karen

Sent from Mail for Windows

From: Don Rolader [redacted]
Sent: Tuesday, July 12, 2022 10:33:46 AM
To: 'KAREN MILLER' [redacted]
Cc: 'Cassie Fitzgerald' <[redacted] 'Jake Meek' [redacted]
Subject: RE: 7/13 CZIM

Thanks Karen. Don

From: KAREN MILLER [redacted]]
Sent: Tuesday, July 12, 2022 9:57 AM
To: Don Rolader <[redacted]>
Cc: 'Cassie Fitzgerald' [redacted]; 'Jake Meek' [redacted]
Subject: RE: 7/13 CZIM

Cassie sent me the updated plan when it was submitted to the city. I forwarded to all of Hunters Oaks. That is the plan we will be reviewing. Thanks again.

Sent from Mail for Windows

From: Don Rolader
Sent: Tuesday, July 12, 2022 9:53 AM
To: 'KAREN MILLER'
Cc: 'Cassie Fitzgerald'; 'Jake Meek'
Subject: FW: 7/13 CZIM

Karen, presently, we will be the third item presented on Wednesday evening. Please note that the

amended site plan shows a total of 73 units, not 83 as originally submitted. There are 20 detached homes and 53 townhomes. Thanks, Don

---

From: Woodman, Michael [mailto:mwoodman@alpharetta.ga.us]
Sent: Monday, July 11, 2022 4:57 PM
To: [redacted]; ROBERT FORREST <[redacted]; Don Rolader [redacted]>; Jake Meek <[redacted] Cassie Fitzgerald [redacted] Latta, William <[redacted]
Cc: Callum, Alexandra <acallum@alpharetta.ga.us>; Mistry, Nikisha <NMistry@alpharetta.ga.us>
Subject: 7/13 CZIM

Good afternoon.

Please find attached the presentation slides for this Wednesday's CZIM. We ask that each applicant be prepared to provide a brief overview of their request and to answer any questions/comments from the public. The link to the CZIM Zoom meeting is below. Let me know if you have any questions.

Community Zoning Information Meeting
Wednesday, July 13, 2022
6:00 PM
Virtual Session via Zoom
Zoom Link: https://zoom.us/j/6766623657
Meeting ID: 676 662 3657

Best regards,

GEORGIA'S CONNECTED CITY

Michael Woodman, AICP
Planning & Development Services Manager
Community Development
City of Alpharetta
2 Park Plaza, Alpharetta, GA 30009
Ph. (678) 297-6072
mwoodman@alpharetta.ga.us

From: Woodman, Michael
To: Estel Heffron
Cc: Callum, Alexandra
Subject: RE: Mid Broadwell development
Date: Wednesday, July 20, 2022 11:31:55 AM
Attachments: image001.png

Good morning, Mrs. Heffron.

Thank you for taking the time to provide comments on this public hearing request. We will include your comments with this file as it moves through the process.

Best regards,

GEORGIA'S CONNECTED CITY

Michael Woodman, AICP
Planning & Development Services Manager
Community Development
City of Alpharetta
2 Park Plaza, Alpharetta, GA 30009
Ph. (678) 297-6072
mwoodman@alpharetta.ga.us

From: Estel Heffron [redacted]
Sent: Tuesday, July 19, 2022 6:37 PM
To: Woodman, Michael <mwoodman@alpharetta.ga.us>
Subject: Mid Broadwell development

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.

To Whom it may concern.
This is regarding the Mid Broadwell Development and our concerns. We live at 5355 Hunters Oaks Dr. and will be impacted by this development. The developer is asking for an amendment to the comprehensive land use plan

and several variances to make the project profitable at the expense of the surrounding residents. These should be denied in consideration of the impact it will have to the current residents and anyone who will drive in this area.

High density R-8A should also be denied due to the additional traffic it will cause to the area by accommodating this request. The only ones who will benefit by allowing this is the builder who will not be impacted by this but will profit more money. They are trying to call this "transitional housing" in an area that is surrounded by R-15 homes. The homes in Hunters Oaks that back up to the proposed plan could have approximately 2-3 homes behind their homes. It should remain at a 1 to 1 ratio.

The traffic concern is another subject that should be addressed when making your decision to allow the proposed plan. This area has many traffic concerns and is overburdened by the single lane roads. Think of what adding all these homes will do to it not t mention the location of the entrance to the subdivision in proximity to the traffic light. In addition, this traffic light has a blind spot in both directions of oncoming traffic. Anyone turning into the development will hold up traffic from Mid Broadwell and Wills Road. It's also currently nearly impossible turning left out of Hunters Oaks during peak traffic times think of what will happen once the new development is added.

At the Zoom meeting with the developer, they indicated they will have a traffic study completed. However, this study is being done over the summer when the traffic is not impacted by the school traffic (impacted 9 months out of the year). This study needs to be performed during the school year for accuracy. This report should also include Wills Road.

Our other concern is the amended buffer area changed to 20 feet. Again, only benefitting the developer. Why are we making so many concessions for a developer rather than considering the current residents impacted by this change?

The storm water runoff is another subject that we are extremely concerned about. Once the trees are removed what will help with the water runoff? We live downhill from the proposed development and worry this will cause a water issue for us and other residents.

We request that you deny the proposed development as currently presented. This development will not make our city better rather will cause traffic issues, potential water issues and many other concerns stated in our email.

We appreciate your help with this as proud Alpharetta residents.

Respectfully,
Marty & Estel Wilson

From: Woodman, Michael
To: KAREN MILLER
Cc: Callum, Alexandra
Subject: RE: Public participation notice required letter
Date: Thursday, June 30, 2022 12:58:03 PM

Good afternoon, Karen.

Your deadline to provide public comment is up to the night of the City Council meeting, of which this item is currently scheduled for an August 22nd City Council meeting. The applicant is required to keep the City up to date on public comments all the way up to their scheduled Council meeting.

From: KAREN MILLER <[redacted]
Sent: Thursday, June 30, 2022 12:16 PM
To: Woodman, Michael <mwoodman@alpharetta.ga.us>
Subject: FW: Public participation notice required letter

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,

I wanted to forward the email I just received from Don Rolader regarding the 0 Mid Broadwell application. With the upcoming holiday weekend, they are not allowing for much response time from citizens. My understanding is that they have a July 7 deadline to submit the Citizen Participation response. The letter is dated June 24, but according to an email I received from Don, it was not mailed until sometime after June 28. I have forwarded this information to all Hunters Oaks homeowners. We have scheduled a neighborhood meeting at City Hall on July 12.

Thanks for your assistance.

Karen Miller

Sent from Mail for Windows

From: KAREN MILLER [redacted]
Sent: Thursday, June 30, 2022 11:42:46 AM
To: Doug Miller [redacted]
Subject: Fwd: Public participation notice required letter

Sent from my iPad

Begin forwarded message:

From: Don Rolader <[redacted]
Date: June 30, 2022 at 11:22:17 AM EDT
To: KAREN MILLER <[redacted]
Cc: Jake Meek <[redacted]>, Cassie Fitzgerald <[redacted]>, Eyal Livnat <[redacted] LIEL Manoah [redacted]
Subject: Public participation notice required letter

Karen, The attached letter has been mailed. The weeks of July 4-8 and 11-15 I will be out of town on annual leave. You and your neighbors are welcome to contact me by Email while I am gone. Please copy those below. We look forward to meeting with you and your neighbors again soon. Thanks, Don

Donald A. Rolader, Esq.
ROLADER & ROLADER, P.C.
P.O. Box 277
Marble Hill, GA 30148
[redacted]
www.roladerandrolader.com

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Cassie Dill

To: Don Rolader; Jake Meek
Subject: RE: Revised site plan

From: Don Rolader <don@roladerandrolader.com>
Sent: Wednesday, September 21, 2022 8:10 PM
To: Jake Meek <jmeek@tollbrothers.com>; Cassie Dill <cdill@tollbrothers.com>
Subject: Fwd: Revised site plan

EXTERNAL EMAIL : Use caution with links and attachments

Sent from my iPhone

Begin forwarded message:

> **From:** KAREN MILLER <r[redacted]
> **Date:** September 21, 2022 at 7:14:40 PM EDT
> **To:** Don Rolader <[redacted]
> **Cc:** Jake Meek [redacted] Cassie Dill [redacted], Barry Dunlop [redacted], LORI BLOOD [redacted], LIEL Manoah [redacted] Eyal Livnat <[redacted]
> **Subject: RE: Revised site plan**
>
> Don,
>
> Doug and I are in support of the changes made to the site plan. We understand that moving lot D1 will require encroachment into the buffer on the apartment side of the property.
>
> Thank you all for your time and willingness to work with us. I know there are other items (privacy fencing, buffer plantings, etc) that we will discuss at a future date.
>
> If needed, I will ask our homeowners that were at the meeting to respond to you individually. I have received positive feedback from three of those residents at this point.
>
> Thanks again,
>
> Karen
>
> Karen and Doug Miller
> 5345 Hunters Oaks Dr
> Alpharetta, GA 30009
>
> Thank you for meeting with us last night. We appreciate your time and
> Sent from Mail for Windows

From: Don Rolader
Sent: Wednesday, September 21, 2022 6:39 PM
To: KAREN MILLER
Cc: Jake Meek; Cassie Dill; Barry Dunlop; LORI BLOOD; LIEL Manoah; Eyal Livnat
Subject: Re: Revised site plan

Karen, it is our pleasure. Let us have your input. Don

Sent from my iPhone

On Sep 21, 2022, at 12:58 PM, KAREN MILLER [redacted] wrote:

Thank you for the updated plan. I will send out to those neighbors who attended last night and get you feedback asap. Thanks to everyone for working with us.

Karen

Sent from my iPad

On Sep 21, 2022, at 10:47 AM, Don Rolader [redacted] wrote:

Karen, please have your group review this site plan revision which was done at the neighborhood's request. This is a DRAFT and has not been presented to the City Staff. Once we have your input, we will present this to Michael Woodman. We have a Monday deadline with the City. Thanks as always, Don

Donald A. Rolader, Esq.
ROLADER & ROLADER, P.C.
P.O. Box 277
Marble Hill, GA 30148
[redacted]
www.roladerandrolader.com

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Cassie Dill

From: Don Rolader [redacted]
Sent: Friday, September 23, 2022 10:48 AM
To: Jake Meek; Cassie Dill
Subject: Re: Mid- Broadwell Development

EXTERNAL EMAIL : Use caution with links and attachments

Sent from my iPhone

On Sep 23, 2022, at 9:49 AM, Don Rolader [redacted] wrote:

Sent from my iPhone

Begin forwarded message:

From: Linda Gregory [redacted]
Date: September 23, 2022 at 8:25:46 AM EDT
To: [redacted]
Subject: Mid- Broadwell Development

Dear Mr. Rolader,

First of all I want to thank you and your team for all the work you put in and changes made to try and satisfy Hunters Oaks neighbors as much as possible. My property will border this new development and I'm very pleased with the latest site plan you sent us Wednesday morning after our meeting Tuesday evening. My lot is number 21.

I would like to put in a suggestion for you to think about for Karen and Doug Miller and myself. We would like to see this privacy fence you'll be putting up to stop at the end of your road and turnaround and not go any further towards the existing woods.

I have lived in my home for 30 years and it will be very hard to give up our beautiful woods. We would like to continue seeing as much of the existing tree cluster as possible. I don't have a fence, never wanted one. I wanted to enjoy the woods. Hope you will consider this in the final plans.

Please show this to your development team. I hope you receive this email. I'm almost 80 years old and not very tech savvy.

Thanks again for your consideration.

Linda Gregory
Lot 21
Hunters Oaks Subdivision

Cassie Dill

From: Cassie Dill
Sent: Friday, September 23, 2022 11:56 AM
To: Cassie Dill
Subject: RE: FW: Revised site plan

From: Don Rolader [redacted]
Sent: Thursday, September 22, 2022 1:42 PM
To: Jake Meek [redacted]>; Cassie Dill <[redacted]; 'Barry Dunlop' <[redacted] LIEL Manoah' <[redacted]; 'Eyal Livnat' <[redacted]; 'LORI BLOOD' [redacted]
Subject: FW: FW: Revised site plan
Importance: High

EXTERNAL EMAIL : Use caution with links and attachments

From: Clark, Pamela [redacted]
Sent: Thursday, September 22, 2022 1:17 PM
To: [redacted]
Subject: FW: FW: Revised site plan
Importance: High

Good afternoon,

In response to the revised site plan that was sent to me, I am not in favor of this and this change was not what was discussed at the Monday meeting with the Hunters Oaks home owners. I clearly expressed that I would be in favor of proposed house "D1" being placed adjacent to the other homes as long as the turn-around/turnabout would be placed further down behind my neighbor's property "lot 21". Your revised site plan is the worst scenario for me, it has a home and the majority of the turn-around behind my property. I am not in favor of this as I voiced during the meeting and a different plan needs to be devised.

The changes in the site plan presented to the home owners during the meeting was a good plan with the road behind our subdivision which allowed more distance between the homes and seems like a win for everyone but it is a loose for me. I loose out because I have both a house and the majority of the turn-around behind my property. Another site plan needs to be devised and I await your response on how you plan to address this.
Regards

Pamela Clark, RN MSN
Child Health Screening Clinical Coordinator
Maternal and child Health Section*/Division of Health Promotion*

[redacted]

From: Mailbox Alert <p[redacted]>
Sent: Thursday, September 22, 2022 12:22 PM
To: Clark, Pamela [redacted]
Subject: Fwd: FW: Revised site plan

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

---------- Original Message ----------
From: KAREN MILLER [redacted]
To: [redacted]
'Mary Anne & Dick Higgins' [redacted], 'Traci & Chris Foreman'
[redacted]>, Chuck Arambula <[redacted]>
Date: 09/21/2022 1:17 PM
Subject: FW: Revised site plan

Just received the new site plan based on our conversation last night. Let me know if you approve of these updates and I will let the development team know.

Thanks so much for being there last night.

Karen

Sent from Mail for Windows

From: Don Rolader
Sent: Wednesday, September 21, 2022 10:47 AM

To: 'KAREN MILLER'
Cc: 'Jake Meek'; 'Cassie Dill'; 'Barry Dunlop'; 'LORI BLOOD'; 'LIEL Manoah'; 'Eyal Livnat'
Subject: Revised site plan

Karen, please have your group review this site plan revision which was done at the neighborhood's request. This is a DRAFT and has not been presented to the City Staff. Once we have your input, we will present this to Michael Woodman. We have a Monday deadline with the City. Thanks as always, Don

Donald A. Rolader, Esq.

ROLADER & ROLADER, P.C.

P.O. Box 277

Marble Hill, GA 30148

[redacted]

[redacted]

www.roladerandrolader.com

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Community Zoning Information Meeting (CZIM) **August 10, 2022**

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

CLUP-22-03/Z-22-11/V-22-20 Mid Broadwell Residential

NAME	ADDRESS	COMMENTS
David Ehn	1695 Peyton Farm Dr	Too dense, entrance is too close to Willis Dr intersection which will cause backups with left turn folks, water run off issues for Miller Creek, which already floods. Single family homes only
Holly + Michael Palmer	1850 Broadwell Oaks Dr.	Way too much traffic on Mid-Broadwell + a very dangerous stretch to add an entrance. Traffic study needs to be redone during school commute hours.
HANS + BARBARA PIROLT	8021 OAKLAND LN	NOTHING UNDER R15 TO BE APPROVED!
Joshua Cole	1630 Harvest LN	What is the plan for sidewalks, bike lanes, cross walks? How far from the light is the entrance?
LINDA GREGORY	5335 HUNTER'S OAKS	TOO DENSE – ONE TO ONE RATIO BACKING UP TO OUR PROPERTY — TRAFFIC WILL BE A NIGHTMARE — TOO MUCH ON 10 ACRES!
Barbara Pirolt	8021 Oakland LN	Houses are nice but should be R-15 like surrounding area.

Community Zoning Information Meeting (CZIM) **August 10, 2022**

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

CLUP-22-03/Z-22-11/V-22-20 Mid Broadwell Residential

NAME	ADDRESS	COMMENTS
Chris & Traci Foreman	5295 Hunters Oaks Dr.	3.5 homes proposed to back up directly to my property. Very little buffer between. Heritage trees, traffic!!
Marty Wilson	5355 Hunters Oak Dr.	Traffic is definitely a huge issue Storm Water run-off is a big concern Housing too dense!
Doug Mille	5345 Hunters Oak Dr	Too many homes along Hunters Oaks properties. Should be 1:1 ratio. Need 30 foot buffer with mature plantings to provide adequate buffer
Charles Arambula	5040 Fox Lair Ln Alpharetta	- DISTANCE from Development Entrance to Wills Rd Signal needs to be defined - Water Runoff has to be prevented from going into Hunters Oaks - Density will impact Wills & Mid Broadwell
Nick & Cheryl Matthews	8035 Carter Lane Alpharetta	- Water runoff - Location of retention ponds - Traffic impact - Home value

Community Zoning Information Meeting (CZIM) **August 10, 2022**

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

CLUP-22-03/Z-22-11/V-22-20 Mid Broadwell Residential

NAME .	ADDRESS	COMMENTS
Jennifer Ledbach	1815 Broadwell Oaks Drive	I am concerned when the traffic study was conducted. - also - the proposed entrance is at a dangerous spot
Trey McConnell	5901 Mid Broadwell Rd.	Just Curious
Pamela Clark	5325 Hunters OAKS DR Alpharetta GA 30009	Too much traffic on Wills Rd cant get out of subdivision now What will it be like if develop plan goes forward. Too many Detached homes I have 2 homes directly behind my home
~~[illegible]~~ Estel Wilson	5355 Hunters Oaks Alpharetta	Reduce # of Detached homes and maintain 50 ft undisturbed buffer between subdivision Proposed property to be developed.
KEVIN + LUCRETIA GASTON	1110 JENNIFER OAKS DR.	INFO PURPOSES
Don + Penny Kumpf	5005 FOX LAIR LN	Does not Address traffic Does not Reduce density Behind H. OAKS STILL NOT ADEQUATE Set back from HO 20'

Community Zoning Information Meeting (CZIM) **August 10, 2022**

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

CLUP-22-03/Z-22-11/V-22-20 Mid Broadwell Residential

NAME	ADDRESS	COMMENTS
Tonya Farnham	1410 Broadwell Oaks Dr. Alpharetta 30004	Concerned about the traffic and dangerous place to turn into from Street. Not to mention the drainage

Community Zoning Information Meeting
July 13 + July 20, 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. Kathi Cook, Director of Community Development
c. Alexandra Callum, Planning + Zoning Coordinator
d. Nikisha Mistry, GIS Specialist

II. Items:

1. Chipotle – 3900 Brookside Parkway – presented by William Latta

a. We are redeveloping the existing Arby's into a Chipotle with a drive thru.
There were no public comments for this item.

2. Mid Broadwell Residential – presented by Don Rolader, Jake Meek, and Cassie Fitzgerald

a. The property abuts the apartments and Hunter Oaks.
b. Request to rezone to R-8A.
c. The plan has 53 townhomes and 20 single family homes.
d. Townhomes will be approximately 2,700 sq feet, and the detached homes will be 3,100 sq feet.
e. There will be a small pool amenity.
Public Comment:

- Did you say that lot is already zoned for apartments? *A portion is zoned for apartments. Another portion is zoned for commercial and another for office*.
- It's hard to get out of our neighborhood. Why are we considering high density in a heavily populated area? *We see it as a transitional zoning. If you were to develop for commercial and office purposes, it would create a*

lot more traffic. We are ordering a full traffic study. We won't be taking any property from any neighboring properties to widen the road.

- I hope the traffic study will be done during the school year.
- Why can't the single-family homes front Mid Broadwell? *They are townhomes and are sold individually.*
- Has there been an environmental study done about the effects of the watershed? We are concerned about the water runoff to Foe Killer Creek and potential flooding. *We had that discussion with the homeowners of Hunter Oaks. Their water problem flows from their section and is an existing problem. We have begun hydrology studies to see if we can help remediate an existing problem. We cannot release any more water that what is already being released, and that is strictly enforced by the City.*
- Are all of these for sale units, including the townhomes? *Yes.*
- How many detached and attached homes would there be if the two variances were not approved? *I don't think very many, but we can work with Staff on an exact answer.*
- The traffic study in the summer is much different than traffic study during the school year.
- Who will pay for the road changes? The developer? *Any requirements are up to the developers.*
- Will there be any more lights or crosswalk? This will add so much traffic during the school year to Alpharetta area schools.
- Why can we not have just single-family homes and no townhouses? Surely Alpharetta has enough townhomes already. They are everywhere.
- When the traffic study is done, please make sure it is done Monday-Friday during school season. There are a lot of teenage drivers going up and down Mid-Broadwell during school season and a lot of buses and bus stops. And post-covid as people start returning to the office.
- What exactly do you mean by "traffic stability"? *We don't do anything to exasperate traffic.*
- Why is the city allowing higher density homes in the section towards the front of the Mid Broadwell road section? *The city has not yet approved anything on this application.*
- I object to the townhouses. I like the other homes. I agree totally that we should avoid the townhomes on this property.
- Belvoir Manor agrees with the comments from the community. This development should maintain the same density as the rest of the Mid Broadwell corridor. The city should not allow this pocket of higher density.

- I live where the water problem is and the water does come into my yard from this property
- Has this project been brought before the Alpharetta Natural Resources Commission in relation to the Tree Removal and how the project effects the natural resources of this portion of Alpharetta? *We are following the process outlined by the city, which is Planning Commission and City Council.*
- I am still concerned that higher density condos are towards the front and right side of the lot. I don't understand why detached single family homes are not in this entire site plan. I feel this is too high of density on this site.
- This level of density is too high for the area, and it diminishes the quality of life for the residents.
- I am disappointed to hear this is even a possibility, and I don't think the property needs to be developed at all.
- It feels a little misleading to look at. *The colored rendering you're seeing – the scaling may be off a little bit.*
- Is this to scale? Where are the tree save areas? *Tree saves will be in the triangular area to the left (west) and the middle (darker green area) and a couple specimen trees in the triangle area (north) and along the frontage at the south eastern end of the property.*
- What is the offset requirement for homes in the Hunters Oaks subdivision? *I believe the only requirement is a 5' landscape strip.*
- What is the easement/offset proposed by the developer to the Hunters Oaks homes?
- What is the width and depth of the homes? *Two story homes – width is 40 ft wide on 50' lot. Range between 45-55 feet.*
- Will a study be published and available to the public before approval? *If it's submitted to the city, it's public record.*
- *These will be rear loaded townhomes – the garage will be in the back, which will make it more visually appealing from the street. We will provide a perspective water coloring of what Mid Broadwell will look like with landscaping.*
- With the engineering study if you show a slower release rate than current that is good for those downstream but possible negative impact to all upstream.
- Please clarify the entrance location and the impact on the Wills Road Mid Broadwell intersection. I am also extremely concerned about the increased traffic and my ability to exit Hunters Oaks.

- It appears on this rendering that multiple detached homes will back onto a single home on Hunter's Oaks homes. Therefore, the people backing on to this property will have several backyard patios, etc. will be backing on to these homes.
- Will the city require any modification to Mid-Broadwell i.e turn lanes? Specifically, will a/the traffic study consider the impact of a left hand turn from Mid-Broadwell so close to the light at the corner of Wills and Mid-Broadwell?
- How will emergency vehicles get through the intersection during peak hours?
- Due to the current tree buffer, Hunters Oaks residents have little road noise from Mid Broadwell. Will there be a noise study to find out how this will affect Hunters Oaks residents?
- I also question the proposed density for the development; the detached houses are not in accordance with the density of the adjacent houses; it should be a 1:1 approach in parity with the surrounding houses' developments. We are not in the Alpharetta downtown area for this high-density development that doesn't follow the city master plan.
- Our traffic and road issues in this small area should be enough to change this entire project. Our roads are too small for ANY more housing here.
- Why isn't Alpharetta maintaining the 1:1 ratio of one home backing up to another one home? Hunters Oaks homes need only one home built touching their backyard? Not 2 or 3.
- Has the developer owner of the property ever completed a project of this size?
- How are you going to achieve a tree save area at the point of the triangle if you are also handling the current water issues.
- In addition to the homeowners on Wills currently having issues getting out of their driveways, so are all the homeowners who live on Burnett Way. This development will only make a bad situation much worse. I am very concerned about the accuracy of the traffic study.
- If you extrapolate this proposed development's homes per acre and population to the entire Alpharetta area, what would Alpharetta's population be? Millions?
- Will the 10-foot landscape strip be owned by the new residents? If so, what will prevent them from removing the landscaping to create a larger useable yard?

- Developer will need to pay for traffic circles at each neighborhood to allow neighbors to enter and exiting.
- But why do we continue to need traffic circles if you would just not over build?
- What provisions for parking for visitors is being made for the Townhome area of the property, so that they don't block streets and emergency services access?
- Where you show the storm water coming off Hunters Oaks, you are showing homes being built. How are you picking up water at the Hunters Oaks property line & mitigating it towards the detention pond you show? Water currently backs up into Hunters oaks back yards during rain events.
- Will the traffic study take in account site distance heading east bound on Mid Broadwell? Currently the site distance is limited heading east bound on Mid Broadwell.
- Seems like Wills Rd is going to be the issue. The proposed entrance on Mid Broadwell will cause an already bad spot much worse … there have been several terrible accidents. What will be done to address this?
- An eyeball view of the plan appears to either pave over or place buildings on over 50% of natural area.
- Can you confirm if the hydrology study is done prior to the application being approved or after? *I anticipate it will be conducted during the permitting process, not the zoning.*
- The water runoff is significantly impacted not only for the area but all downstream areas. What is being done beyond the simple retention pound to keep water on site and limit down stream impacts and impacts to Hunter Oaks neighbors bordering property?
- This land needs to be developed for property with R-15 (1500 square ft property like Habitat for Humanity, Broadwell Oaks, Hunters Oaks, Jennifer Oaks, etc) with 1:1 ratio of home-to-home backyards touching. "Transition density" sounds like a propaganda to trick City of Alpharetta into believing high-density is viable of this property.
- When will Hunters Oaks homeowners with shared property line see an arborist report identifying trees that will be impacted on their property?
- Does the town also do a traffic study? No offense, but the developer is certainly motivated to show that traffic won't be impacted. Those that live here know differently. Were previous traffic studies done for other developments? If you live here, you know what traffic is here.
- What are the next steps to oppose this development?

- There are a couple of dozen homeowners on Burnett Way that will also be impacted in addition to the homeowners who live on Wills and Hunters Oaks.
- Without doing a traffic study, will 70+ homes with approximately 150 additional cars add or subtract from an already congested intersection?
- Can you confirm that the entrance to the development is where there is currently the driveway/curb cut (from the home that was demolished a couple of years ago)?
- The high density may start to look like East Alpharetta except through horse country.
- Lex left turns are already backed up and already needs a turn lane.
- With this back-to-back high density of Lex Apartment and this new development of this "transitional zoning" on a 2-lane road without ability to make left have turns will be like Cobb County in the 1980s and 1990s.
- Once the traffic study is completed. The decision to require or not require a turn lane making 2 back-to-back left turns will be tough.
- Has the city done a traffic study for any of the roads in the area? What I am hearing is that there will be no "directly identifiable impact" from this development and the taxpayers will pay for this. Density is the cause of traffic, and this should not be approved and if it does get approved, as a taxpayer, I fully expect an impact tax levied to pay for this variance.
- This project should not look like downtown. It should mirror surrounding neighborhoods.

3. Crabapple Hotel – 12685 Crabapple Road – presented by Rob Forrest

a. The goal of the project is to get people out of their cars.

b. The property is 1.365 acres.

c. It abuts the city courthouse.

Public Comment:

- This makes zero sense. People want to come and stay so they can get a drink at a bar? Buy gas at Shell? The ostensible 'demand' seems highly suspect. There is nothing in the area that warrants an extended stay.
- How can 65 parking spaces be enough for 80 rooms, workers, and meeting rooms?
- Have you ever asked the residents who live next door to it their thoughts? The daycare ?
- What other properties do you currently own in Crabapple?

- Concerning the trees – show 189 trees. Many are specimen, but there are no plans to show what trees will be kept. In downtown, you don't plan a layout around trees; you build and design and then replant trees.
- Police reports, arrest photos for prostitution/trafficking and drugs are likely within a few years if this goes up. There is plenty of hotel space at Avalon, a much more developed commercial/retail area.
- What do you mean by flag? A major hotel group? What is the occupancy of the Hamilton Hotel in downtown Alpharetta? What is your projection for occupancy? Do you know how small the street is on that property? Or hard it is to turn left onto Crabapple?
- There are no pedestrian crosswalks or lights off Marstrow, Itaska or Dunbrody. We do not need this amount of traffic. There are no lights in that area. This is not like downtown Savannah or Alpharetta.
- The proposal indicates that there are no schools in the area. What about the school with well over 150 students per day that is located next door? The Goddard School is open during the day, and drinking/activity will happen at the hotel at night. There are also neighboring businesses open late.
- The Alpharetta residents were not allowed to oppose the Milton development. We were told the max height would be 2 stories. Then the developers came back with 3 and then 4 and now they want roof top bars. This is a bedroom community and not Buckhead
- There was no contact from the developer to the residents in this neighborhood .
- What is the intention to contribute to the detention pond you've highlighted?
- We live in Crabapple Station. We absolutely oppose this. You have our address but have never contacted us. We do not need a hotel in our neighborhood next to a daycare.
- What are the supposed reasons propounded by merchants to warrant an extended stay?
- Does anyone else realize the traffic impact this may have on Mid-Broadwell as well as other streets?
- Also there are city codes for how close you can have a bar next to a school? Have you looked at this?
- Who wanted the Hamilton? No one that lives on Mid-Broadwell? Please, city council, stop allowing this unrestricted development in our beautiful city. Enough already.
- How will you handle parking for the restaurant? The bar?

- I would say there is residential in downtown Alpharetta also. The two-condo building Tesley and the townhome going toward art center. On the back side, all the housing on Academy and Thompson.
- The cubic footage of the hotel would dwarf the building to which you refer. That's a disingenuous argument.
- "Develop by right"??? So, you are saying this discussion does not matter and you build it anyway?
- That townhouse is residents! Not transient hotel guests.
- I hope the Alpharetta City Council is hearing the residents tonight. We are all tired of high-density development.
- Regardless of the height of some residences, they won't have daily music and drunk people on the roof.
- Which residents and business owners have wanted this ? We are close enough to Avalon . Hamilton has caused so much traffic.
- Will the outdoor rooftop bar close at a specific hour to not disturb neighborhoods nearby with noise?
- Alcohol ordinances are set in place to protect children, regardless of whether it's considered an official school.
- Who currently owns this property?
- 200 staff will need to be hired, which will make our traffic more congested.
- This is an inappropriate use in this area. Please deny this zoning request. It is not appropriate.
- There are too many schools - Goddard and CCES - nearby to have this built. Please do not consider this!
- Alpharetta should learn from Buckhead's experiences over the years.
- Unchecked growth is rarely good for the community long term.
- Where's the traffic study for this hotel?
- The Green is for family events.
- What is the intention to contribute to the detention pond you've highlighted?
- This is so insulting to all of us who live in this neighborhood
- Can the developer guarantee that the hotel will be closed to customers during school hours?
- It is insulting to have a prospective businessperson assume a hostile stance with the people that live here.
- The developer keeps pointing to all the drinking and events already in place in Crabapple, he doesn't seem to understand that people don't like what is already there and don't want more.

- You want to build a rooftop 50-foot bar right on top of both Goddard and Lionheart who both serve all our children! Do you not remember the young man who just lost his life falling off the top of a local bar in Alpharetta? This plan is nothing, but greed based! Our community doesn't deserve this! We need crosswalks and sidewalks for our families, not hotels! Crabapple families didn't move into the neighborhood for this paying top dollar prices for their homes! Speak up Crabapple this is not okay!
- Alpharetta residents couldn't contribute to what City of Milton chose to build and disagree with the 3 story and 4 story, bars, high density, etc.
- There are concerns that guests would be able to see into the playground.
- How is the developer going to ensure that sex offenders and pedophiles do not reside in the hotel?
- And if the hotel is approved, it will no doubt be leveraged to further expand the crass commercialization of the area.
- I've visited thousands of Milton resident's houses this past year and exactly 1 said he wanted Crabapple downtown to mimic Alpharetta downtown. Every other resident did not want further development. In fact, even people that supported Crabapple development were happy that there were constraints put on its borders. I'd prefer no development here at all, but an 80-room hotel makes no sense.

III. Meeting Ended at:

7:57 p.m.

During the CZIM an interruption caused Staff to end the meeting. An in-person meeting has been scheduled for Wednesday, July 20, 2022 at 6:00 p.m. in Council Chambers at City Hall. This meeting is for the Crabapple Hotel applicant to present and answer questions from the residents.

CZIM Open House – July 20, 2022 at 6:00 p.m.

Council Chambers – City Hall

Public Comment:

- Why do we need a hotel in Crabapple?
- We want it kept as an office and/or retail services.
- Who wants this project?
- Transients cause restaurants to increase their prices.
- The property is in Alpharetta and doesn't fit with Alpharetta's vision – no tree saves or room for recompense, not enough parking, height is too high, alcohol licensing issue with surrounding uses, noise from the rooftop bar.
- Milton doesn't have a hotel, so why not put it somewhere else in Milton.
- There are public safety issues with the hotel next to a school.
- The traffic is difficult in the area.
- Marstrow Street has cut through traffic.
- What does the market say about the demand?
- Hotels bring transients and public safety issues.
- The hotel will benefit the community by providing synergy for existing businesses.
- Will you seek any tax incentives?
- The hotel will look down into the school.
- There are only 65 parking spaces.
- The events of the hotel will overflow into Milton.
- What are you going to do to address the safety issue? 24-hour security?
- Is there a plan for traffic, or will you rely on GDOT improvements?

ROLADER & ROLADER, P.C.
ATTORNEYS & COUNSELORS AT LAW
P.O. Box 277
MARBLE HILL, GEORGIA 30148
(770) 442-0330
Physical Address: 200 Foothills Pkwy.
Marble Hill, Georgia 30148
www.roladerandrolader.com

DONALD A. ROLADER
don@roladerandrolader.com

D.W. "Pete" ROLADER
1924 – 2011

August 8, 2022

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

RE: Application of Kingdom Estates, LLC for Rezoning from O-I, C-2 and R-10M to R-4 A/D with 4 Variances on 10.77 acres at 0 Mid Broadwell Road, City of Alpharetta, Fulton County, Georgia; **SECOND AMENDED LETTER OF INTENT**

Dear Mayor and Councilpersons:

This firm represents Kingdom Estates, LLC, the Applicant, which is seeking approval of this Rezoning from O-I, C-2 and R-10M to R-4 A/D. After discussions with Staff and consideration of neighborhood concerns, Applicant has made certain changes to its Application. This letter shall be construed as the Second Amended Letter of Intent for this Application.

The subject property contains approximately 10.77 acres and is located on the southwest side of Mid Broadwell Road. To the northwest is property zoned RM-10 and is an apartment community. To the northeast is Mid Broadwell Road with single family subdivisions developed across the street. To the south is a single family subdivision (Hunter's Oaks) and a cabinet shop zoned C-2.

Applicant proposes to rezone the property R-4 A/D and build 43 single family homes as shown on the amended site plan filed with the application. Four variances are requested. One variance is requested to reduce the building width of the attached single family lots from 30' to 24'. The second, amended variance request is to reduce the front setback on the detached single family lots facing the internal street from 35' to 20'. The third variance is a request to reduce the required 50' undisturbed buffer along the boundary with the R-10M property as shown on the site plan. The fourth variance is to permit maximum 50% principal structure building coverage on single family detached lots and 65% principal structure building coverage on single family attached lots.

Applicant has amended its site plan to show 23 single family detached homes and 20 attached townhomes, for a total of 43 homes, yielding a density of 4.0 units per acre, which is less than the original 7.7 units per acre proposed. The revised site plan dated July 26, 2022 is being filed simultaneously with this Second Amended Letter of Intent. I have filed with this Letter amended Public Hearing Application pages 10, 11, and 14 together with an additional page 15 for the Variance requesting an increase in maximum building coverage. I have also filed a revised traffic generation report.

The granting of this Amended Zoning Application will have no negative impact on adjoining or nearby properties. This development will not unduly tax any City of Alpharetta services, including, but not limited to, fire and police protection, water service and garbage collection. Presently sewer is available through Fulton County. To fail to approve this Application will be of no benefit to the citizens of Alpharetta, Georgia while causing a financial burden upon the property owners and the developer. There is a current demand for high quality new homes in downtown Alpharetta. The Constitutional Objections filed by Applicant with the original application are incorporated herein by reference and remain part of the application.

Property Owner/Applicant respectfully requests that the Mayor and City Council approve this Amended Application for Rezoning, Variances and change in Comprehensive Plan to allow the use of the property as indicated on the site plan.

Very truly yours,

ROLADER & ROLADER, P.C.

Donald A. Rolader

DAR/ddf
cc: Liel Manoah
Michael Woodman
Jake Meek Toll Brothers

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY
Case #:
PH #: _____
Property Taxes & Code Violations Verified
Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT • 2 PARK PLAZA • ALPHARETTA, GA 30009

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

Contact Information:

Contact Name: Liel Manoah-Kingdom Estates Telephone: 470-410-0555

Address: 4828 Ashford Dunwoody Road Suite: 100

City Atlanta State: GA Zip: 30338 Fax:

Mobile Tel: Email: lielm@KingdomEstates.us

Subject Property Information:

Address: 0 Mid Broadwell Road Current Zoning: O-I,C-2,R-10M

District: 2nd Section: 2nd Land Lot: 1248/1249 Parcel ID: 22-4660-1249-025-3; 22-4500-1248-050-6

Proposed Zoning: R-4 A/D Current Use: Unimproved

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?

Single family subdivision of townhomes and detached homes

Applicant's Request (Please itemize the proposal):

To rezone the property from O-I, C-2 and R-10M to R-4 A/D with requested variances.

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

The proposal will facilitate a development of single family townhomes and detached homes as shown on the site plan.

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

The property is located near the corner of Mid Broadwell Road and Wills Road. Surrounding uses are a cabinet shop, apartments and a single family subdivision. The development of single family homes is compatible with the uses of surrounding properties.

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

The development of a subdivision of single family homes will have no negative impact on the use and value of surrounding properties.

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

The property has multiple zonings (O-I, C-2, R-10M) which prevents any reasonable economic use of this 10.77 acre tract, due to topography, stream buffers and required setbacks between the various zoning categories.

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

The increase in traffic is shown on the trip generation exhibit to the Application. The population increase is estimated to be approximately 116 people.

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

There are sufficient utilities in place to serve the demand of the additional homes. The staff report will include the estimated increase in students to the affected primary, middle and high school.

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

The current Comprehensive Plan and Future land Use Plan show the property to be Commercial and medium Density Residential. This request complies with Medium Density Residential. Commercial development is not desirable in this residential corridor along Mid Broadwell Road. The Future Land Use Plan should be amended to eliminate commercial development between a single family subdivision and an apartment complex.

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

Alpharetta has experienced increase demand for single family housing near the downtown area and new home inventories are very low. This development, if approved, will serve to meet some of that demand.

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.

TO INCREASE THE MAXIMUM COVERAGE AREA FOR PRINCIPAL STRUCTURES TO 50% (SINGLE FAMILY DETACHED) AND 65% (SINGLE FAMILY ATTACHED)
The property is very narrow on an east/west axis, is impacted by large setbacks along a creek, has severe topography changes and is bisected by the new roadway serving the property, yielding less buildable area than a more regularly shaped and less impacted parcel. Applicant is trying to increase and enhance green space within the development. Increasing lot coverage allows applicant to keep smaller lot footprints and to create more landscaped grounds in the common areas.

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

Applying the standard maximum lot coverages will restrict applicant's ability to enhance green space without providing any benefit to the City. All lot sizes are permitted under code. Restricting open areas and green space is a hardship.

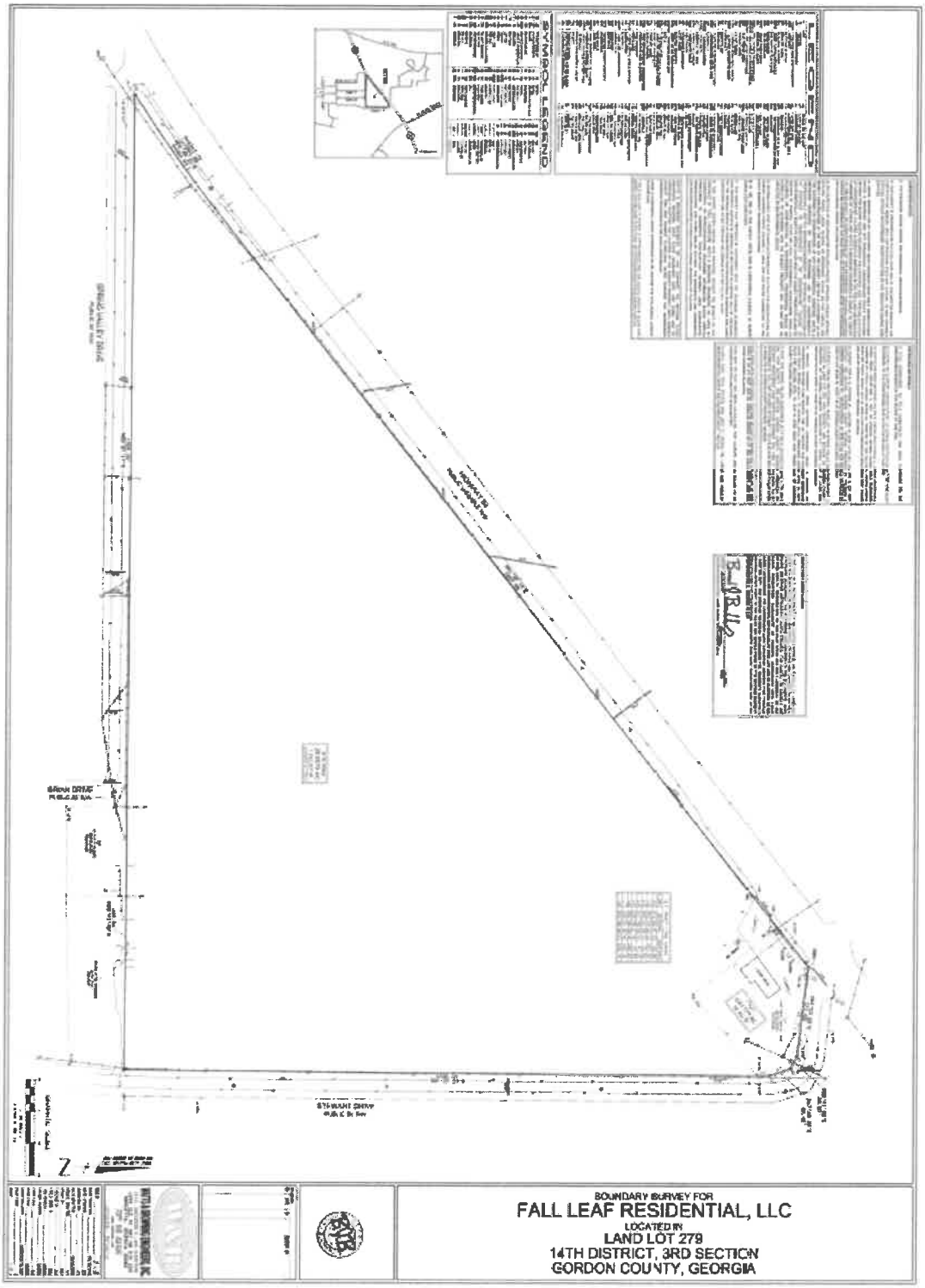
Are there conditions that are peculiar to the subject property? Please describe them in detail.

The property is narrow on an east/west axis, is impacted by large setbacks along a creek, has severe topography changes and is bisected by a roadway serving the new homes. Staff has requested that applicant create larger "green" areas and applicant is attempting to satisfy that request. With the variance approved, over 40% of the master parcel will be available for Community Open Space. If the lot sizes are increased to account for lower maximum building coverage, the community open space will be significantly reduced.

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

The grant of this Variance would not cause any substantial detriment to the public good or impair the purpose and intent of the Zoning Code. Applicant is confident it can successfully market the homes with the increased maximum lot coverages. There is no external (outside the property) impact caused by the granting of the requested variance.

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.



BOUNDARY SURVEY FOR

FALL LEAF RESIDENTIAL, LLC

LOCATED IN

LAND LOT 279

14TH DISTRICT, 3RD SECTION

GORDON COUNTY, GEORGIA

MARC R. ACAMPORA, PE, LLC
TRAFFIC ENGINEERING

Memorandum

Date: July 25, 2022

From: Marc R. Acampora, PE

Subject: Auxiliary Left and Right Turn Lane Study for Proposed Residential Development
Mid Broadwell Road, City of Alpharetta, Georgia

Marc R. Acampora, PE, LLC has performed this study to determine if a southeast-bound exclusive right turn lane or a northwest-bound exclusive left turn lane should be constructed on Mid Broadwell Road at the access to a proposed residential development. The site is located along the southwest side of Mid Broadwell Road, as shown in Figure 1, and will be served by one full-movement access on Mid Broadwell Road.



Figure 1 – Site Location Map

858 Myrtle Street, NE
Atlanta, Georgia 30308

phone (678) 637-1763
e-mail acamporatraffic@comcast.net

Existing Conditions

Mid Broadwell Road is a two lane minor collector that begins at Mayfield Road, to the northwest, passes the subject site, changes name to Milton Avenue at Wills Road, intersects South Main Street (GA 9) then continues to the east as Academy Street. The terrain along Mid Broadwell Road is gently rolling and the posted speed limit is 40 mph. Figure 2 is a photograph of Mid Broadwell Road facing southeast, with the subject property to the right.



Figure 2 – Mid Broadwell Road Facing Southeast (Site to Right)

Traffic Volume Counts

The Georgia DOT has two count stations on this road, one to the east and one to the west of the subject site. The two stations report significantly different volumes, with the station to the west (Station #121-0815), just east of Jennifer Oaks Drive, reporting a 2020 Annual Average Daily Traffic (AADT) volume of 20,900 vehicles per day (vpd), while the station to the east (Station #121-0816), west of Teasley Street, reporting a 2020 AADT of 6,960 vpd. A 24-hour bi-directional count was collected on Mid Broadwell Road at the proposed development access location on Tuesday, July 19, 2022. Area schools were not in session on the date on which the count was recorded. The counted volumes are summarized in Table 1.

Table 1 – July 2022 Traffic Volumes on Mid Broadwell Road

Time Period	Northwest-bound	Southeast-bound	Two-Way
A.M. Peak Hour	231	653	884
P.M. Peak Hour	775	353	1,128
24-hour	5,928	5,800	11,728

Proposed Residential Subdivision

The proposed development will include 23 single family detached homes and 20 single family attached townhomes, or a total of 43 homes. Vehicular access will be provided at one full-movement driveway on Mid Broadwell Road. The site plan is presented in Figure 3.

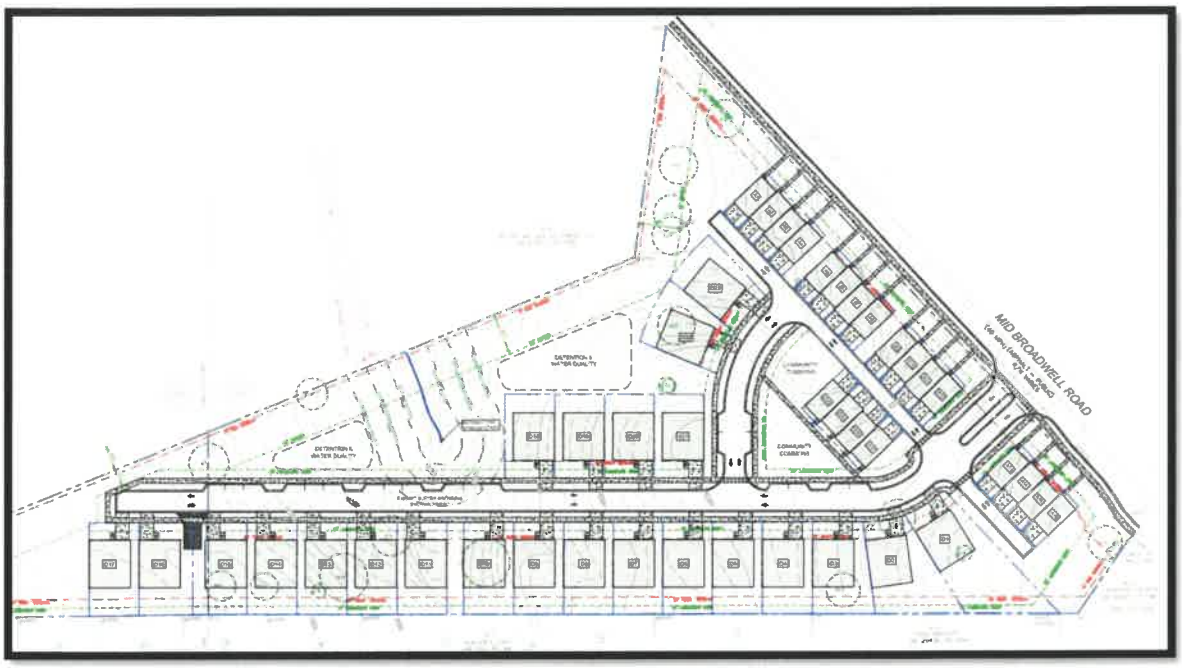


Figure 3 – Proposed Site Plan

The volume of traffic that will be generated by the proposed residential development was calculated using the equations in the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 11th Edition*. ITE Land Use 210 – Single Family Detached Housing was used for the detached single-family homes while ITE Land Use 215 – Single Family Attached Housing was chosen as representative of the townhomes. The trip generation is summarized in Table 2.

Table 2 – Mid Broadwell Tract Trip Generation

Land Use	ITE Code	Size	A.M. Peak Hour			P.M. Peak Hour			24-Hour
			In	Out	Total	In	Out	Total	2-Way
Single Family Homes	210	23 homes	5	15	20	16	9	25	262
Townhomes	215	20 homes	1	4	5	5	3	8	102
Total New Trips		***43 homes***	***6***	***19***	***25***	***21***	***12***	***33***	***364***

The proposed residential project will generate 25 trips in the morning peak hour, 33 trips in the evening peak hour, and 364 daily trips.

The subdivision's trips are projected to travel to and from the site with 80% of the trips oriented to/from the east (toward Innovation Academy, Alpharetta ES, Alpharetta HS, downtown Alpharetta, GA 9, GA 400) and 20% to/from the west (toward GA 372, GA 140). The project's trips shown in Table 2 were combined with the existing volumes on Mid Broadwell Road, shown in Table 1, to produce the turning movement volumes at the project access, shown in Table 3.

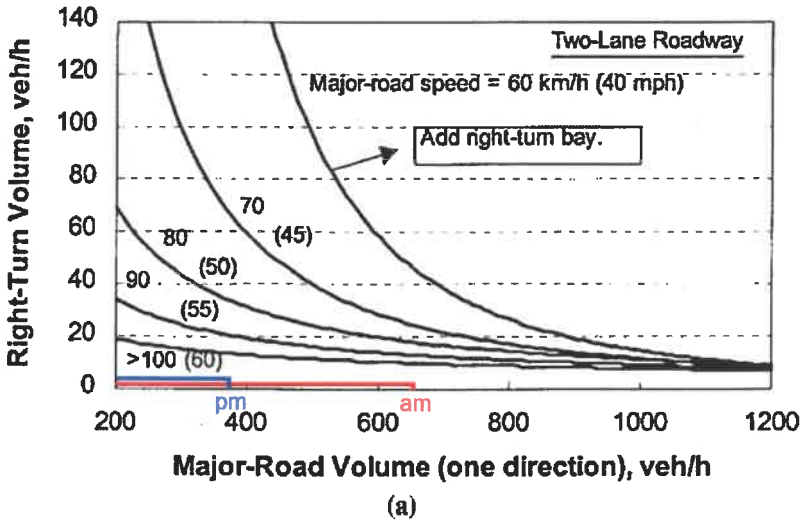
Table 3 – Mid Broadwell Tract Access Intersection Volumes

Time Period	Northeast-bound Project Access		Southeast-bound Mid Broadwell Road		Northwest-bound Mid Broadwell Road	
	Exiting Left	Exiting Right	Through	Entering Right	Entering Left	Through
A.M. Peak Hour	4	15	653	1	5	231
P.M. Peak Hour	2	10	353	4	17	775
24-hour	36	146	5,800	36	146	5,928

Left and Right Turn Lane Analysis

An analysis was performed to determine the need for a southeast-bound right turn lane and a northwest-bound left turn lane on Mid Broadwell Road at the proposed development access. The analyses use the methodologies set forth in the National Cooperative Highway Research Program (NCHRP) *Report 457 – Evaluating Intersection Improvements: An Engineering Study Guide*.

Figure 4, is Report 457 Figure 2-6a – Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection – Two-Lane Roadway. The southeast-bound volume is 653 through and 1 right turn in the a.m. and 353 through and 4 right turns in the p.m. Those points are plotted in red and blue for the a.m. and p.m., respectively.

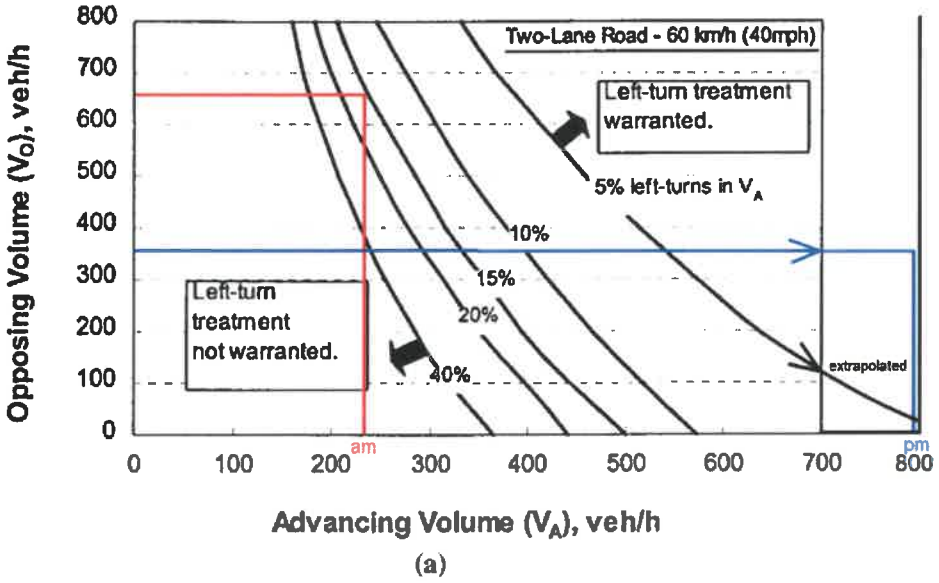


(a)

Table 4 – NCHRP Right Turn Lane Volume Thresholds

The plotted volumes are well below the thresholds for all speed curves and, therefore, it is concluded that no right turn lane is required on Mid Broadwell Road at the project access.

Figure 5, is Report 457 Figure 2-5a – Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection – Two-Lane Roadway. The northwest-bound advancing volume, VA is 236, the southeast-bound opposing volume, Vo is 654, and the percent left turn volume is 2.1% in the a.m. The northwest-bound advancing volume, VA is 792, the southeast-bound opposing volume, Vo is 357, and the percent left turn volume is 2.2% in the p.m. Those points are plotted in red and blue for the a.m. and p.m., respectively.



(a)

Table 5 – NCHRP Left Turn Lane Volume Thresholds

The graph's upper limit for advancing volume is 700 vehicles per hour, while the actual advancing volume is 792 vph. The graph's lowest percent left turn volume curve is 5%, while the projected left turns will be 2.1% and 2.2% of the advancing volumes in the a.m. and p.m., respectively. A 2.1%/2.2% curve would be significantly to the right of the 5% curve, which would bring the curve approximately right to the point of intersection of the plotted p.m. (blue) advancing volume and opposing volume. This leads to the conclusion that a left turn lane is not justified in the morning, but right at the cusp of being justified in the p.m.

It is noted that the Georgia DOT left turn lane volume threshold on a two lane road with an AADT greater than 6,000 vpd and a speed limit of 40 mph is 175 vehicles per day. This study projects that volume to be 146 vehicles per day, which is below that threshold. However, it is also noted that the Georgia DOT standard on a two lane road changes at 6,000 vpd, but the counted volume on Mid Broadwell Road is 11,728, almost double that threshold. Given that the volumes on Mid Broadwell are significantly higher than the Georgia DOT thresholds for the given lanes and speeds, it is reasonable to conclude that a lower left turn volume threshold may be appropriate. That reasoning, coupled with the conclusion from the NCHRP analysis that a left turn lane at the point of justification in the p.m., leads to a recommendation that a left turn lane should be provided on Mid Broadwell Road at the project access.

The logic in requiring a left turn lane and not a right turn lane is supported more broadly by the project trip distribution which will substantially favor trips to and from the east, such that the large majority of project trips will enter by turning northwest-bound left into the site, while a much lower proportion will turn southeast-bound right into the site.

Recommendations

The following are the recommendations of this access study:

1. A northwest-bound left turn lane should be built on Mid Broadwell Road to serve the project access.

2. A southeast-bound right turn lane is not necessary to serve the project access on Mid Broadwell Road.

3. The project civil engineer should design the access to comply with applicable design standards including sight distances in both directions on Mid Broadwell Road and appropriate shift taper and storage length for the left turn lane.

ADT Data

Reliable Traffic Data Services, LLC
Tel:(770)578-8158 Fax: (770)578-8159
info@reliabletraffic.org I www.reliabletraffic.org

Site Code: 46790101
Mid Broadwell Rd west of Wills Rd
Alpharetta, GA

Start Time	19-Jul-22 Tue	Northbound Morning	Northbound Afternoon	Hour Totals Morning	Hour Totals Afternoon	Southbound Morning	Southbound Afternoon	Hour Totals Morning	Hour Totals Afternoon	Combined Totals Morning	Combined Totals Afternoon
12:00		3	91			10	94				
12:15		4	101			6	99				
12:30		0	93			3	84				
12:45		2	105	9	390	4	92	23	369	32	759
01:00		2	110			4	86				
01:15		1	82			9	80				
01:30		2	84			4	84				
01:45		2	69	7	345	3	102	20	352	27	697
02:00		1	70			4	94				
02:15		3	69			2	106				
02:30		2	84			3	78				
02:45		1	89	7	312	1	83	10	361	17	673
03:00		2	73			3	110				
03:15		3	74			1	113				
03:30		5	95			0	127				
03:45		7	87	17	329	0	121	4	471	21	800
04:00		2	67			1	149				
04:15		5	92			1	148				
04:30		4	84			2	169				
04:45		10	98	21	341	2	160	6	626	27	967
05:00		4	72			2	202				
05:15		10	102			3	193				
05:30		25	106			0	176				
05:45		34	73	73	353	3	204	8	775	81	1128
06:00		33	81			4	160				
06:15		45	85			9	131				
06:30		58	78			16	147				
06:45		82	81	218	325	14	111	43	549	261	874
07:00		105	54			24	91				
07:15		133	68			28	96				
07:30		166	59			31	99				
07:45		150	50	554	231	43	93	126	379	680	610
08:00		147	60			43	82				
08:15		190	33			44	86				
08:30		145	30			69	86				
08:45		171	39	653	162	75	57	231	311	884	473
09:00		126	31			75	81				
09:15		104	35			73	86				
09:30		123	25			57	56				
09:45		96	19	449	110	65	55	270	278	719	388
10:00		89	25			59	44				
10:15		94	14			55	40				
10:30		91	19			67	23				
10:45		102	12	376	70	56	29	237	136	613	206
11:00		90	16			48	24				
11:15		108	5			70	14				
11:30		107	5			83	24				
11:45		109	8	414	34	70	10	271	72	685	106
Total		2798	3002			1249	4679			4047	7681
Percent		48.2%	51.8%			21.1%	78.9%			34.5%	65.5%
Grand Total			2798	3002			1249	4679			4047	7681
Percent			48.2%	51.8%			21.1%	78.9%			34.5%	65.5%

ADT ADT 11,728 AADT 11,728

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: CLUP-22-03 /

PH #: Z-22-11 / V-22-20

Property Taxes & Code Violations Verified

Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT • 2 PARK PLAZA • ALPHARETTA, GA 30009

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6. If you have any questions regarding this form, please contact the Community Development Department by calling 678-297-6070.

Contact Information:

Contact Name: Liel Manoah-Kingdom Estates Telephone: 470-410-0555

Address: 4828 Ashford Dunwoody Road Suite: 100

City Atlanta State: GA Zip: 30338 Fax:

Mobile Tel: Email: lielm@KingdomEstates.us

Subject Property Information:

Address: 0 Mid Broadwell Road Current Zoning: O-I,C-2,R-10M

District: 2nd Section: 2nd Land Lot: 1248/1249 Parcel ID: 22-4660-1249-025-3; 22-4500-1248-050-6

Proposed Zoning: R-8A Current Use: UnimprovedX

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?

Single family subdivision of townhomes and detached homes

Applicant's Request (Please itemize the proposal):

To rezone the property from O-I, C-2 and R-10M to R-8A with requested variances.

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

The proposal will facilitate a development of single family townhomes and detached homes as shown on the site plan.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Robert Aroger Telephone: 404-229-2475

Address: 2002 Summit BLVD Suite: 120

City Atlanta State: GA Zip: 30319-1457

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): 470-410-0555

Name of Authorized Applicant: Kingdom Estates LLC Telephone: 470-410-0555

Address: 4828 Ashford Dunwoody Road Suite: 100

City Atlanta State: GA Zip: 30338

So Sworn and Attested:

Owner Signature: Date: 5/31/2022

Notary:

Notary Signature: Rita Mauro Date: 5/31/2022

RITA MAURO NOTARY PUBLIC COBB COUNTY, GA MY COMMISSION EXPIRES OCTOBER 07 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: Kingdom Estates

Subject Public Hearing Case: 0 Mid Broadwell Road

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: _____ Date: May 24, 2022

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

The property is located near the corner of Mid Broadwell Road and Wills Road. Surrounding uses are a cabinet shop, apartments and a single family subdivision. The development of single family homes is compatible with the uses of surrounding properties.

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

The development of a subdivision of single family homes will have no negative impact on the use and value of surrounding properties.

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

The property has multiple zonings (O-I, C-2, R-10M) which prevents any reasonable economic use of this 10.76 acre tract, due to topography, stream buffers and required setbacks between the various zoning categories.

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

The increase in traffic is shown on the trip generation exhibit to the Application. The population increase is estimated to be approximately 250 people.

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

There are sufficient utilities in place to serve the demand of the additional homes. The staff report will include the estimated increase in students to the affected primary, middle and high school.

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

The Future Land Use Map calls for a combination of Commercial Use and medium Density residential use. Rezoning the property R-8A is a reasonable compromise which eliminates commercial use and is in compliance with at least the intent of the Comprehensive Plan, given the residential development which has occurred in the immediate area across Mid Broadwell Road.

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

Alpharetta has experienced increase demand for single family housing near the downtown area and new home inventories are very low. This development, if approved, will serve to meet some of that demand.

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.

REDUCE DWELLING WITH FROM 30' TO 24' The property is very narrow, has significant topography changes and is impacted by a stream buffer which reduces the amount of developable land.

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

Requiring the attached single family homes to be a minimum of 30' in width is difficult in view of the topography and stream buffer. Not allowing 24' wide homes significantly impacts design variety of homes. It creates very expensive attached homes and restricts the market for smaller, desirable homes. This property abuts apartments and is near small condominiums.

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

The property abuts apartments and is near small condominiums. There is commercial use on one side. The topography is severe and a large stream buffer impacts the middle of the development. Requiring 30' wide larger and more expensive attached homes limits the market and does not provide viable housing options. Providing 24' wide homes adds affordability and variety to the mix of homes which are near or abutting much smaller dwellings.

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

The City of Alpharetta has many townhome developments permitting 24' wide homes and which have sold rapidly. Allowing the same width homes in this development causes no substantial detriment to the public good nor does it impair the purpose and intent of the Zoning Code. It allows residential use of a property zoned partly for much more intense commercial use.

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.

REDUCE FRONT BUILDING SETBACKS FROM 35' TO 25' FOR DETACHED HOMES FRONTING INTERIOR STREETS The property is very narrow with significant topography changes and a large creek buffer. The south property boundary abuts single family homes..

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

Requiring the detached homes abutting the internal street to have a 35' front setback pushes them closer to existing homes and limits the area in the rear which may be landscaped or used to create outdoor living space. These hardships can be reduced by permitting the homes to be moved closer to the internal street and further away from existing homes.

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

The peculiar conditions include a narrow development site, severe topography changes and a large creek buffer impacting and reducing the opportunity to reasonably develop the property.

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

Relief, if granted, would cause no detriment whatsoever to the public good or impair the purpose and intent of the Zoning Code. It reduces the amount of impervious surface on each detached lot and gives the homes a reasonable distance from the property line abutting a single family subdivision. The City has commonly granted this type of front setback reduction request.

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

CITIZEN PARTICIPATION FORM - PART A

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

Public Hearing or Project Name: Mid Broadwell Road

Contact Name: Liel Manoah Telephone: 470-410-0555

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 those persons listed on Exhibit A attached

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

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

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

Interested property owners may respond by mail, email, telephone or an in person meeting if requested.

EXHIBIT A

RJJ&B ASSOCIATES LLLP ET AL
5 CONCOURSE PKWY NE STE 1000
ATLANTA GA 30328

LARIN RICHARD
3043 STEEPLECHASE
ALPHARETTA GA 30004

NESHER LINOY
3059 STEEPLECHASE
ALPHARETTA GA 30004

LITTLE ELAINE
6304 WEBB BRIDGE CT
ALPHARETTA GA 30009

HEWATT DENNIS
14090 SEABISCUIT
ALPHARETTA GA 30004

BURDGE NANCY
660 COVE LAKE DR
MARBLE HILL GA 30148

DE CASTRO DONNA KAREEN & SMITH JEF FERY
3008 STEEPLECHASE DR
ALPHARETTA GA 30004

BOLAM CAROL
3057 STEEPLE CHASE DR
ALPHARETTA GA 30004

BUCHANAN YVONNE W
3063 STEEPLECHASE DR
ALPHARETTA GA 30004

3020 STEEPLECHASE LLC
12602 ITASKA WALK
ALPHARETTA GA 30004

KLEYNERSHEHET EDWARD & SHMIDT ANNA
3055 STEEPLE CHASE
ALPHARETTA GA 30004

MACK KEATON
3065 STEEPLECHASE
ALPHARETTA GA 30004

ORTEGON BRICENO MELVA
6375 WAVELAND DR
CUMMING GA 30040

MORRIS CHARLES NATHANIEL
3053 STEEPLECHASE
ALPHARETTA GA 30004

COPP CAROL
3052 STEEPLE CHASE DR
ALPHARETTA GA 30004-1445

STALCUP JOHN C
5016 STEEPLE CHASE
ALPHARETTA GA 30004-6706

ROBERTS MICHAEL W ET AL
3051 STEEPLECHASE
ALPHARETTA GA 30004

HOBBS STEPHEN
3054 STEEPLECHASE
ALPHARETTA GA 30004

LATINO INVESTMENTS LLC
3312 EBENEZER RD
MARIETTA GA 30066

NASAB ARMAND SEDGHI
3028 STEEPLECHASE
ALPHARETTA GA 30004

DEL SOL GUY & KATHY A
3056 STEEPLECHASE DR
ALPHARETTA GA 30004

BENIWAL VINEET & BENIWAL CYNTHIA
105 HOUZE WAY
ROSWELL GA 30076

NAOMI C BRAFF LIVING TRUST THE
3030 STEEPLECHASE
ALPHARETTA GA 30004

STEVEN NEIFELD LIVING TRUST THE
9 ISLAND AVE APT 811
MIAMI FL 33139

MELBOURNE ATLANTA CONNECTION LLC
590 STONEBURY DR
ALPHARETTA GA 30005

SWANN PAMELA D
3040 STEEPLE CHASE
ALPHARETTA GA 30004

LINDSAY JO A
3060 STEEPLE CHASE DR
ALPHARETTA GA 30004-1445

NESHER LINOY
3045 STEEPLE CHASE
ALPHARETTA GA 30004

WILLIAMS NORMAGENE K
3042 STEEPLE CHASE DR
ALPHARETTA GA 30004

CRONAN MARTHA DEAN
100 WILLS RD
ALPHARETTA GA 30004-1438

LENOX BEVERLY A III
400 MILTON AVE
ALPHARETTA GA 30009

WELLS RONA LEE
5270 HUNTERS OAKS DR
ALPHARETTA GA 30009

MENDENHALL ROBERT C & MENDENHALL M ARY A
1885 BROADWELL OAKS DR
ALPHARETTA GA 30004

SIZEMORE HEIDI M
8010 OAKLAND LANE
ALPHARETTA GA 30009

AKERS DEBORAH A & FRANK B III
4815 HUNTERS MEADOW LN
ALPHARETTA GA 30004

RICHES DAVID & NORRIS RICHES JILL
1875 BROADWELL OAKS DR
ALPHARETTA GA 30004

DAVIES ERIC W & LINDA MC KAY
5225 HUNTERS OAKS DR
ALPHARETTA GA 30009

MC GAHEE DONALD H & TERESA
5315 HUNTERS OAKS DR
ALPHARETTA GA 30004

REINSCH ASLI K & DALTON SCOTT
1855 BROADWELL OAKS DR
ALPHARETTA GA 30004

BROWN TIMOTHY & MONIQUE
5235 HUNTERS OAKS DR
ALPHARETTA GA 30009

HURLEY MICHAEL J
1615 BROADWELL OAKS DR
ALPHARETTA GA 30004

CHILDRESS GLEN P & SUSAN E
1825 BROADWELL OAKS DR
ALPHARETTA GA 30004

D ANDREA CHRISTOPHER L & JUNE S
5245 HUNTERS OAKS DR
ALPHARETTA GA 30009

LE THU KIM
1605 BROADWELL OAKS DR
ALPHARETTA GA 30004

KNCB INVESTMENTS LLC
2442 LAUDERDALE DR NE
ATLANTA GA 30345

BRAUE ROY T
8030 CANTER LANE
ALPHARETTA GA 30009

PHELPS GREGORY A
1920 BROADWELL OAKS DR
ALPHARETTA GA 30004

SONDGRASS ANTHONY & DAISY VIVIAN
115 BROADWELL OAKS CT
ALPHARETTA GA 30004

WILLIG PAULO R JR
8020 CANTER LANE
ALPHARETTA GA 30004

SOFFE ADAM & SAMANTHA
1910 BROADWELL OAKS DR
ALPHARETTA GA 30004

KANDLER MC KENNA
4009 STEEPLECHASE DR
ALPHARETTA GA 30004

ABBAS HAYTHAM
8002 CANTER LANE
ALPHARETTA GA 30009

DEIGNAN CHARLES A & REBEKAH S
1860 BROADWELL OAKS DR
ALPHARETTA GA 30004

DANDOIS CHARLES S
3086 STEEPLE CHASE DR
ALPHARETTA GA 30004

ARBUTHNOT JOHN THOMAS & KATIE
5285 HUNTERS OAKS DR
ALPHARETTA GA 30009

PALMER MICHAEL A & HOLLY T
1850 BROADWELL OAKS DR
ALPHARETTA GA 30004

NESSIA JAMES V JR & JUDITH A
4017 STEEPLE CHASE DR
ALPHARETTA GA 30004

SMITH JAMES ANTHONY & SMITH TRACY C
5280 HUNTERS OAKS DR
ALPHARETTA GA 30009

EDWARDS SHAWN T & JAMIE L
1840 BROADWELL OAKS DR
ALPHARETTA GA 30004

DUNN PAMELLA R & KOHM BOBBIE
533 TENSAS TRC
ALPHARETTA GA 30004

BLALOCK JENNIFER AMANDA & WELDON J ASON M
3098 STEEPLECHASE
ALPHARETTA GA 30004

EDMONDSON MORGAN MC KENNA
4002 STEEPLECHASE DR
ALPHARETTA GA 30004

BEST JEANINE E & JON C
4010 AMBERFIELD CIR
NORCROSS GA 30092

BELDEN FAMILY TRUST THE
10816 OLD PRESCOTT RD
HENRICO VA 23238-3529

CHANNELL MATTHEW J
3080 STEEPLECHASE DR
ALPHARETTA GA 30004

MONDESIR ELIZABETH
3074 STEEPLECHASE DR
ALPHARETTA GA 30004

GREGORY GENE W & LINDA J
5335 HUNTERS OAKS DR
ALPHARETTA GA 30009

HIGGINS RICHARD F & MARY A
5365 HUNTERS OAKS DR
ALPHARETTA GA 30004-1465

SHIRLEY WILLIAM
4004 STEEPLECHASE
ALPHARETTA GA 30004

AKRO L L C
272 PROVIDENCE OAKS CIR
ALPHARETTA GA 30009

MILLER DOUGLAS JON & MILLER KAREN SUE
5345 HUNTERS OAKS DR
ALPHARETTA GA 30009

SIVELS LETIKA C
3094 STEEPLECHASE
ALPHARETTA GA 30004-5329

CRONAN MARTHA DEAN
100 WILLIS RD
ALPHARETTA GA 30201

RJJ&B ASSOCIATES LLLP ET AL
5 CONCOURSE PKWY NE STE 1000
ATLANTA GA 30328-6132

LAWRENCE & JOY DUZENSKI JOINT REVO C TR THE
90 BURNETT WAY
ALPHARETTA GA 30009

SIMS MERTIE J
120 WILLS RD
ALPHARETTA GA 30004-1438

MURPHY D SCOTT
6960 BLACKTHORN LN
SUWANEE GA 30024

GUTTMAN JAMES M
410 MILTON AVE
ALPHARETTA GA 30009

GREENBERG WALTER T
423 LYNNE CIR
ALPHARETTA GA 30009-1505

CROLY CHRISTOPHER L & DRISCOLL KAT HERINE
12165 BELVOIR LANE
ALPHARETTA GA 30009

SARRIS LOUIS A & SARRIS EILEEN K
12170 BELVOIR LANE
ALPHARETTA GA 30009

GHEREZGHER DAWIT A & GEBREKIDAN SI MRET
12175 BELVOIR LANE
ALPHARETTA GA 30009

SOOKLAL FAMILY REVOCABLE LIVING TR UST THE
12185 BELVOIR LANE
ALPHARETTA GA 30009

MUSHERRAF J & ANWARULLAH KHAN REVO CABLE TRUST THE
12195 BOLVOIR LANE
ALPHARETTA GA 30009

FRITH WYNN ADRIAN & TIERNEY ANDREW
12215 BELVOIR LN
ALPHARETTA GA 30009

MC CONNELL TREY
525 CREEKWOOD XING
ROSWELL GA 30076

CRONAN JAMES S JR
521 MILTON AVE
ALPHARETTA GA 30009

ABOSI CHRISTOPHER
3006 STEEPLECHASE DR
ALPHARETTA GA 30004

WISE CHARLES L
3004 STEEPLECHASE
ALPHARETTA GA 30004

CJ SP2 LLC
3002 STEEPLECHASE
ALPHARETTA GA 30004

MORGAN SANDRA J
3000 STEEPLECHASE
ALPHARETTA GA 30004-1443

BOMBOY ERIK M
3049 STEEPLECHASE DR
ALPHARETTA GA 30004

TURNER JOHN T & HEATHER
3071 STEEPLECHASE
ALPHARETTA GA 30004

THOMPSON MARTHA A
3022 STEEPLE CHASE DR
ALPHARETTA GA 30004

FORREST AMANDA PAIGE & SMITH BARBA RA ELLEN
3047 STEEPLECHASE
ALPHARETTA GA 30004

GHILDYAL HEMENDRA
14034 GARDNER DR
ALPHARETTA GA 30009

ACKLEY ALEXANDER J ACKLEY OLGA B
3012 STEEPLE CHASE
ALPHARETTA GA 30005

CRAWFORD CHRISTEN BROOKE
3024 STEEPLECHASE
ALPHARETTA GA 30004

LO WAI YIP
3062 STEEPLECHASE
ALPHARETTA GA 30004

EDWARDS ALAN B & JOHN B
3038 STEEPLE CHASE DR
ALPHARETTA GA 30004

CONDON STEPHEN J
2140 KNIGHTSBRIDGE WAY
ALPHARETTA GA 30004

BCORE MF LEX AG OWNER LLC
345 PARK AVE FLOOR 42
NEW YORK NY 10154

3036 STEEPLECHASE LLC
12602 ITASKA WALK
ALPHARETTA GA 30004

KONYHA MICHAEL
3044 STEEPLECHASE DR
ALPHARETTA GA 30004

BREINER TODD A
111 WILLS RD
ALPHARETTA GA 30004

SHAW SHELLEY R
3034 STEEPLE CHASE DR
ALPHARETTA GA 30004-1444

KENNEDY CHARLES M & CHARLES K
3046 STEEPLE CHASE
ALPHARETTA GA 30004

DODD GARY O & LYNN D
130 WILLS RD
ALPHARETTA GA 30004-1449

SMITH RUTH E
3601 WOODLARK DR
ROSWELL GA 30075

STEWART ETHEL MAE
3048 STEEPLECHASE DR # 5
ALPHARETTA GA 30004

CARTMILL JAMES RUSSELL & CARTMILL KENNETH MICHAEL
390 MILTON AVE
ALPHARETTA GA 30009

DEOGBURN KYLE
3017 STEEPLECHASE DR
ALPHARETTA GA 30004

XIE FEI
4355 HASTINGS DR
CUMMING GA 30041

BARNES JEFFREY A & LETITIA W
8011 OAKLAND LN
ALPHARETTA GA 30004-1466

MOTE NATALIE
3015 STEEPLECHASE DR
ALPHARETTA GA 30004

H4 INVESTMENTS GROUP LLC
795 GABLE RIDGE RD
ROSWELL GA 30076

PIROLT HANS & BARBARA L
8021 OAKLAND LN
ALPHARETTA GA 30009-3466

MIDKIFF SPENCER
3013 STEEPLECHASE
ALPHARETTA GA 30004

TARANTINO PETER
704 MACY DR
ROSWELL GA 30076

GUILBAULT DAVE G & TRACY L
8020 OAKLAND LN NE # 400
ALPHARETTA GA 30004

HALTTUNEN LAUREN P & CLAYTON PAUL
8005 CANTER LANE
ALPHARETTA GA 30009

MURRAY DAVID T & DONNA L
4824 HUNTERS OAK LN
ALPHARETTA GA 30004

LUCKEY SHIRLEY J
1895 BROADWELL OAKS DR
ALPHARETTA GA 30004-1587

BURKE MICHAEL & TRACY
8015 CANTER LANE
ALPHARETTA GA 30009

WEST NICOLE & BLAKE
5015 FOX LAIR LANE
ALPHARETTA GA 30009

LAUBACH JAMES D & JENNIFER A
1815 BROADWELL OAKS DR
ALPHARETTA GA 30004

NEAL DAVID C & LINDA M
8025 CANTER LN
ALPHARETTA GA 30004-1468

KUMPF DONALD C & PENELOPE A
5005 FOX LAIR LN
ALPHARETTA GA 30004-1469

HOLCOMBE ARIANNE
130 BROADWELL OAKS CT
ALPHARETTA GA 30004

MATTHEWS NICHOLAS & CHERYL
8035 CANTER LANE
ALPHARETTA GA 30009

SMITH RONALD L & CATHY R
4811 HUNTERS OAKS LN
ALPHARETTA GA 30004

PERKINS JENNIFER RENEE
135 BROADWELL OAKS CT
ALPHARETTA GA 30004

FOREMAN CHRISTOPHER LEWIS & FOREMA
N TRACI MELVIN
5295 HUNTERS OAKS DR
ALPHARETTA GA 30009

FARNHAM STEVEN E & FARNHAM TONYA M
1900 BROADWELL OAKS DR
ALPHARETTA GA 30004

NUGENT LAURENCE J & PATRICIA A
1645 BROADWELL OAKS DR
ALPHARETTA GA 30004

SUSGIN RICHARD H & PAMELA M
5300 HUNTERS OAKS DR
ALPHARETTA GA 30201

WILSON SHELLEY
1890 BROADWELL OAKS DR
ALPHARETTA GA 30004

SANDERS SARA JAYNE
4019 STEEPLECHASE
ALPHARETTA GA 30004

PAINTER MELANIE ETHRIDGE
5305 HUNTERS OAKS DR
ALPHARETTA GA 30009

WEIR GREGORY J & STEPHANIE C
1880 BROADWELL OAKS DR
ALPHARETTA GA 30004

BARBER PAMELA HAYDEN
3096 STEEPLE CHASE DR
ALPHARETTA GA 30004

BRIDGES CHRISTOPHER G & SMITH LAUR
IE A
5290 HUNTERS OAK DR
ALPHARETTA GA 30004

TOURE SEYDOU
1870 BROADWELL OAKS DR
ALPHARETTA GA 30004

LIZEK MAUREEN
4015 STEEPLECHASE DR
ALPHARETTA GA 30004

VLAHIOTIS JOHN D & SOFIA J
5310 HUNTERS OAKS DR
ALPHARETTA GA 30201

VAN HEEST ALAN C & VAN HEEST DIANE
FRAZER
1635 BROADWELL OAKS DR
ALPHARETTA GA 30004

WEYAND THOMAS J & BENTON PATTI
5350 HUNTERS OAKS DR
ALPHARETTA GA 30004

ABBOUD T SCOTT & JULIE
5330 HUNTERS OAKS DR
ALPHARETTA GA 30201

BARKEL THOMAS J & LUANN
1905 BROADWELL OAKS DR
ALPHARETTA GA 30004

BRUNDRIDGE BLAIR
4000 STEEPLECHASE
ALPHARETTA GA 30004

PROFFITT MICHAEL GANTT & LEANNE ME LISSA
5370 HUNTERS OAK DR
ALPHARETTA GA 30004

CLARK PAMELA S
5325 HUNTERS OAKS DR
ALPHARETTA GA 30201

BHUTTA FAISAL & ILYAS SADAF
12190 BELVOIR LANE
ALPHARETTA GA 30009

SHARMA LALITA & CHETAN
4013 STEEPLECHASE DR
ALPHARETTA GA 30004

PATEL UJJAVAL
3078 STEEPLECHASE UNIT 103
ALPHARETTA GA 30004

CLAY TAMISHA L
12160 BELVOIR LANE
ALPHARETTA GA 30009

NEWCOMER LORAINE
3090 STEEPLE CHASE DR
ALPHARETTA GA 30004

ETHRIDGE LISA R & RONALD F
397 MILTON AVE
ALPHARETTA GA 30004-1574

ROCCO ROBERT L & MORDEN LISA D
5360 HUNTERS OAKS DR
ALPHARETTA GA 30004-1464

FISCHELS RYAN P & CASSANDRA M
1830 BROADWELL OAKS DR
ALPHARETTA GA 30004

LAUGHLIN LIVING TRUST THE
4814 HUNTERS OAKS LN
ALPHARETTA GA 30009-3470

FAGERNESS JOHN W JR
1820 BROADWELL OAKS DR
ALPHARETTA GA 30004

JARMON MICHELLE S
3088 STEEPLECHASE DR
ALPHARETTA GA 30004

HARTY LYN M & WALTER T
1810 BROADWELL OAKS DR
ALPHARETTA GA 30004-1582

BCORE MF LEX AG OWNER LLC
345 PARK AVE FLOOR 42
NEW YORK NY 10154

BELVOIR MANOR HOMEOWNERS ASSOCIATION INC
227 SANDY SPRINGS PL STE D 377
ATLANTA GA 30328

BERRY DAVID B & DIANNE E
5340 HUNTERS OAKS DR
ALPHARETTA GA 30004-1464

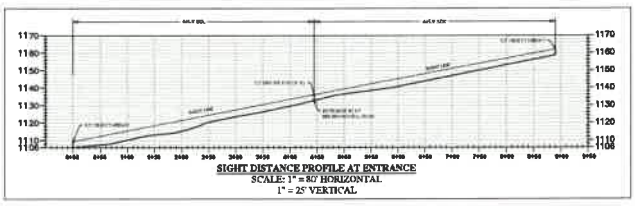
MOORE NICHOLAS & MOORE CAROLYN
12205 BELVOIR LANE
ALPHARETTA GA 30009

KHAMIDULINA LUDMILA
3092 STEEPLECHASE DR
ALPHARETTA GA 30004

SMITH ALICE L & KAGLE TRACY S
12180 BELVOIR LANE
ALPHARETTA GA 30009

WILSON MARTY
5355 HUNTERS OAKS DR
ALPHARETTA GA 30009-1465

PETERS JASON J & KATHLEEN H
12200 BELVOIR LN
ALPHARETTA GA 30009



SIGHT DISTANCE PROFILE AT ENTRANCE
SCALE: 1" = 50' HORIZONTAL
1" = 25' VERTICAL

VICINITY MAP



SITE DATA

ADDRESS: 0 MID BROADWELL STREET
PARCEL NO. 22-4480-1368-0003
PARCEL NO. 25-4500-1368-0004

GROSS SITE AREA: 466,348 SF (10.77 ACRES)

ZONING
CURRENT ZONING: O-I, O-D, R-10M
PROPOSED ZONING: RA-4
ZONING JURISDICTION: CITY OF ALPHARETTA, GEORGIA

PROPOSED RESIDENTIAL USE:
43 SINGLE FAMILY ATTACHED 3 BEDROOMS EACH
43 SINGLE FAMILY ATTACHED 4 BEDROOMS EACH
83 TOTAL DWELLING UNITS

ALLOWABLE DENSITY: 8 UNITS/ACRE = 8(10.77) = 86 UNITS
PROPOSED DENSITY: 83 UNITS / 10.77 UNITS/ACRE

1. FAMILY ATTACHED ONLY
2. MIN. FRONT YARD: 30' MIN ADJUSTED TO 25' FOR SINGLE FAMILY DETACHED FRONTING INTERNAL STREET; FRONT SETBACK ON MID BROADWELL ROAD WILL REMAIN 30'; FRONT SETBACK FOR SINGLE FAMILY ATTACHED HOMES IS 0' TO INTERNAL STREETS;

MAXIMUM BUILDING LOT COVERAGE: 40%
MAX. BUILDING HEIGHT: 35'

SETBACKS:
SIDE YARD: 0' MIN BETWEEN NEIGHBORS
SIDE YARD: 0' MIN BETWEEN INTERIOR LOTS
REAR YARD AND ARMY: 30' MIN
REAR YARD (ALLEY): 0' MIN

PARKING REQUIREMENTS:
2 SPACE PER BEDROOM
2 x DETACHED UNITS = 4 BEDROOMS EACH = 86 SPACES
43 ATTACHED UNITS x 3 BEDROOMS EACH = 186 SPACES
0.5 VISITOR SPACE PER UNIT X 83 UNITS = 43 SPACES
TOTAL PARKING REQUIRED = 313 SPACES

PROPOSED GARAGE SPACES: 166 SPACES (2 PER UNIT)
PROPOSED DRIVEWAY SPACES: 166 SPACES (2 PER UNIT)
PROPOSED DESIGNATED STREET PARKING: 55 SPACES
TOTAL PARKING PROVIDED = 366 SPACES

NOTES

1. BOUNDARY, CITY, BASE AND TOPOGRAPHIC INFORMATION WAS TAKEN FROM THE ALTA/NSPS SURVEY BY PLANNERS AND ENGINEERS COLLABORATIVE, INC. DATED OCTOBER 19, 2015.
2. NO WELLS OR SEPTIC SYSTEMS ARE PROPOSED OR EXIST ON SITE.
3. ALL HANDICAP RAMP FORMS MUST BE APPROVED BY CITY LAND DISTURBANCE INSPECTOR PRIOR TO CONCRETE POUR.
4. ALL PROPOSED PAVING AND CURB PER ALPHARETTA STANDARD 801.

ALL STRIPING IN THE RIGHT OF WAY SHALL BE THERMOPLASTIC.

ATTACHED LOT TABLE

LOT A1	1,800 SF	LOT A22	1,800 SF	LOT A43	1,880 SF
LOT A2	1,800 SF	LOT A23	1,837 SF	LOT A44	1,880 SF
LOT A3	1,800 SF	LOT A24	1,836 SF	LOT A45	1,880 SF
LOT A4	1,800 SF	LOT A25	1,779 SF	LOT A46	1,880 SF
LOT A5	1,800 SF	LOT A26	1,779 SF	LOT A47	1,880 SF
LOT A6	1,800 SF	LOT A27	1,709 SF	LOT A48	1,880 SF
LOT A7	1,800 SF	LOT A28	1,880 SF	LOT A49	1,880 SF
LOT A8	1,800 SF	LOT A29	1,880 SF	LOT A50	1,880 SF
LOT A9	1,800 SF	LOT A30	1,880 SF	LOT A51	1,880 SF
LOT A10	1,800 SF	LOT A31	1,880 SF	LOT A52	1,880 SF
LOT A11	1,800 SF	LOT A32	1,880 SF	LOT A53	1,880 SF
LOT A12	1,800 SF	LOT A33	1,880 SF	LOT A54	1,880 SF
LOT A13	1,800 SF	LOT A34	1,880 SF	LOT A55	1,880 SF
LOT A14	1,800 SF	LOT A35	1,880 SF	LOT A56	1,880 SF
LOT A15	1,800 SF	LOT A36	1,880 SF	LOT A57	1,880 SF
LOT A16	1,800 SF	LOT A37	1,880 SF	LOT A58	1,880 SF
LOT A17	1,800 SF	LOT A38	1,880 SF	LOT A59	1,880 SF
LOT A18	1,800 SF	LOT A39	1,880 SF	LOT A60	1,880 SF
LOT A19	1,800 SF	LOT A40	1,880 SF	LOT A61	1,880 SF
LOT A20	1,800 SF	LOT A41	1,880 SF	LOT A62	1,880 SF
LOT A21	1,800 SF	LOT A42	1,880 SF		

DETACHED LOT TABLE

LOT D1	6,740 SF	LOT D12	5,500 SF
LOT D2	6,901 SF	LOT D13	5,500 SF
LOT D3	5,500 SF	LOT D14	5,500 SF
LOT D4	5,500 SF	LOT D15	5,500 SF
LOT D5	5,500 SF	LOT D16	5,500 SF
LOT D6	5,500 SF	LOT D17	5,500 SF
LOT D7	5,000 SF	LOT D18	5,500 SF
LOT D8	5,500 SF	LOT D19	5,479 SF
LOT D9	5,500 SF	LOT D20	9,716 SF
LOT D10	6,500 SF	LOT D21	9,578 SF
LOT D11	6,900 SF		

LEGEND

- PROPOSED LIGHT POLE
- FUTURE GDOT STRIPING
- PROPOSED STRIPING
- PROPOSED HC SIGNAGE
- PROPERTY LINE
- PROPOSED GDOT R/W
- PROPOSED GDOT SIDEWALK
- POURED CONCRETE WALL
- FUTURE GDOT CURB & GUTTER
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- EXISTING SPECIMEN TREE

GEORGIA 811
Know what's below.
Call 811 or (800) 282-7411
Before You Dig

GRID NORTH

CAUTION!!!
THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE OWNER/ENGINEER TAKES NO RESPONSIBILITY FOR THE LOCATION SHOWN AND, IF ANY, IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES BEFORE BEGINNING ANY WORK. ALL DAMAGE MUST BE REPAIRED UNLESS BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

GRAPHIC SCALE
(IN FEET)
1 inch = 80 ft.

GEORGIA REGISTERED LANDSCAPE ARCHITECTURE & DESIGN

paradigm
Engineering Group, Inc.
Suite 1, 3000A
Alpharetta, GA 30004
(770) 650-0024
www.paradigmeng.com

Project No.	P-2019
Design By:	MSC
Drawn By:	MSC
Checked By:	MSC
Date:	6/4/2022
Scale:	1" = 80'

No.	Revision	Date

MID BROADWELL, LLC.
4828 ASHFORD DUNWOODY ROAD
ATLANTA, GEORGIA 30338

ZONING SITE PLAN
MID BROADWELL RESIDENTIAL
MID BROADWELL ROAD
LAND LOT 248 & 249, DISTRICT 2, SECTION 2
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

Sheet No.
Z1.0

TITLE LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 1248 AND 1249 OF THE 2ND DISTRICT, 2ND SECTION, FULTON COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT COMMON TO LAND LOTS 1248, 1249, 1272 AND 1273, SAID DISTRICT AND SECTION; THENCE SOUTH 89 DEGREES 13 MINUTES 29 SECONDS WEST ALONG THE LINE DIVIDING LAND LOTS 1273 AND 1248, A DISTANCE OF 555.87 FEET TO AN IRON PIN FOUND; THENCE LEAVING SAID LAND LOT LINE, NORTH 67 DEGREES 52 MINUTES 09 SECONDS EAST, ALONG THE SOUTHEAST LINE OF PROPERTY NOW OR FORMERLY OWNED BY E R P OPERATING LIMITED PARTNERSHIP, A DISTANCE OF 1152.22 FEET TO AN IRON PIN FOUND; THENCE NORTH 07 DEGREES 46 MINUTES 56 SECONDS EAST, ALONG THE EAST LINE OF PROPERTY NOW OR FORMERLY OWNED BY E R P OPERATING LIMITED PARTNERSHIP, A DISTANCE OF 277.38 FEET TO A POINT ON THE SOUTHWEST RIGHT-OF-WAY OF MID BROADWELL ROAD A/K/A BROADWELL ROAD (RIGHT-OF-WAY VARIES); THENCE ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF MID BROADWELL ROAD, SOUTH 43 DEGREES 09 MINUTES 54 SECONDS EAST, A DISTANCE OF 766.09 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTH 46 DEGREES 14 MINUTES 07 SECONDS WEST, A DISTANCE OF 2.68 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTH 43 DEGREES 45 MINUTES 53 SECONDS EAST, A DISTANCE OF 25.0 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTH 01 DEGREE 14 MINUTES 07 SECONDS WEST, A DISTANCE OF 8.49 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, SOUTH 43 DEGREES 45 MINUTES 53 SECONDS EAST, A DISTANCE OF 30.33 FEET TO A POINT AT THE NORTHWEST CORNER OF PROPERTY NOW OR FORMERLY OWNED BY J.G. WILLS; THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 34 DEGREES 41 MINUTES 16 SECONDS WEST, A DISTANCE OF 112.75 FEET TO A POINT ON THE SOUTH LINE OF LAND LOT 1249; THENCE ALONG THE SOUTH LINE OF LAND LOT 1249, THE FOLLOWING COURSES AND DISTANCES: NORTH 89 DEGREES 56 MINUTES 10 SECONDS WEST, A DISTANCE OF 21.01 FEET TO AN AXLE FOUND; THENCE NORTH 89 DEGREES 56 MINUTES 10 SECONDS WEST, A DISTANCE OF 299.39 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 41 SECONDS WEST, A DISTANCE OF 724.74 FEET TO THE POINT OF BEGINNING.

THE PROPERTY SURVEYED IS THE SAME AS DESCRIBED ABOVE AND SHOWN IN THE TITLE COMMITMENT FROM CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 05457.0004, DATED 2/18/22

MARC R. ACAMPORA, PE, LLC
TRAFFIC ENGINEERING

Memorandum

Date: June 3, 2022

From: Marc R. Acampora, PE

Subject: Trip Generation Study for Proposed Mid Broadwell Residential Development
Mid Broadwell Road, City of Alpharetta, Georgia

The trip generation was calculated for a proposed residential development in the City of Alpharetta. The site is located on the southwest side of Mid Broadwell Road, as shown in Figure 1.



Figure 1 – Site Location Map

The proposed development will include 25 single family detached homes and 61 single family attached townhomes, or a total of 86 homes. Vehicular access will be provided at one full-movement driveway on Mid Broadwell Road. The site plan is presented in Figure 2.

858 Myrtle Street, NE
Atlanta, Georgia 30308

phone (678) 637-1763
e-mail acamporatraffic@comcast.net

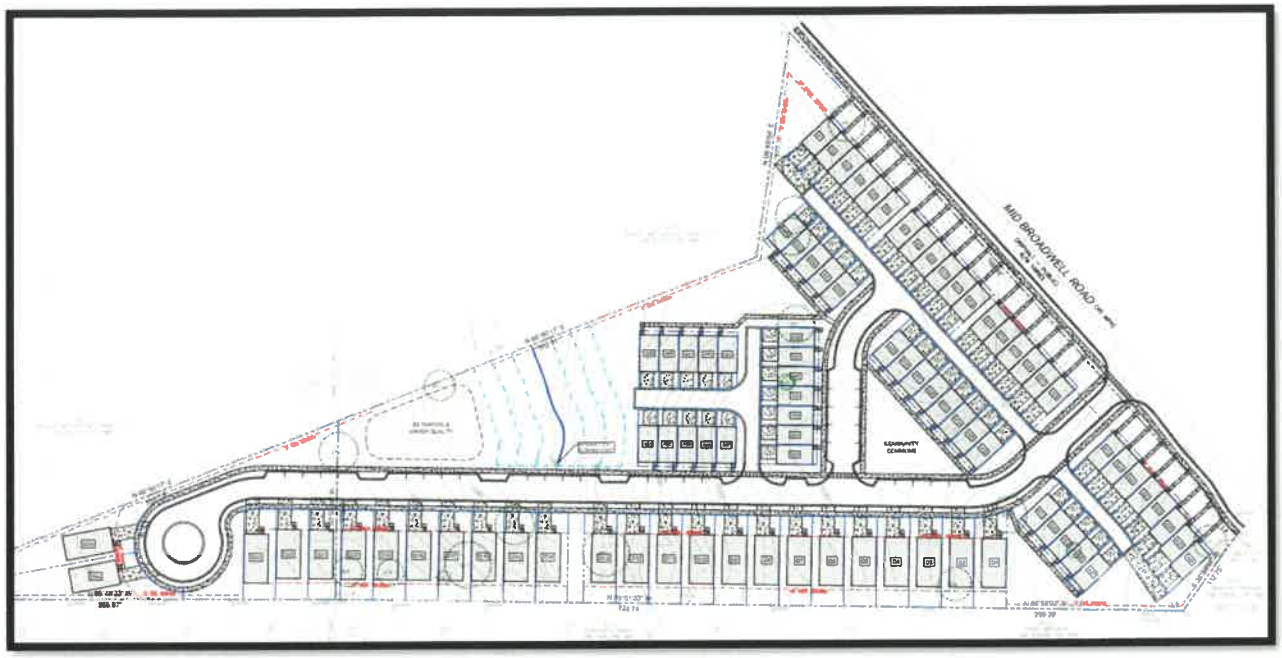


Figure 2 – Proposed Site Plan

The volume of traffic that will be generated by the proposed residential development was calculated using the equations in the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 11th Edition*. ITE Land Use 210 – Single Family Detached Housing was used for the single-family homes while ITE Land Use 215 – Single Family Attached Housing was chosen as representative of the townhomes. The trip generation is summarized in Table 1.

Table 1 – Mid Broadwell Tract Trip Generation

Land Use	ITE Code	Size	A.M. Peak Hour			P.M. Peak Hour			24-Hour
			In	Out	Total	In	Out	Total	2-Way
Single Family Homes	210	25 homes	5	16	21	17	10	27	282
Townhomes	215	61 homes	8	18	26	19	14	33	414
Total New Trips		***86 homes***	***13***	***34***	***47***	***36***	***24***	***60***	***696***

The proposed residential project will generate 47 trips in the morning peak hour, 60 trips in the evening peak hour, and 696 daily trips.

SPECIMEN TREE COUNT

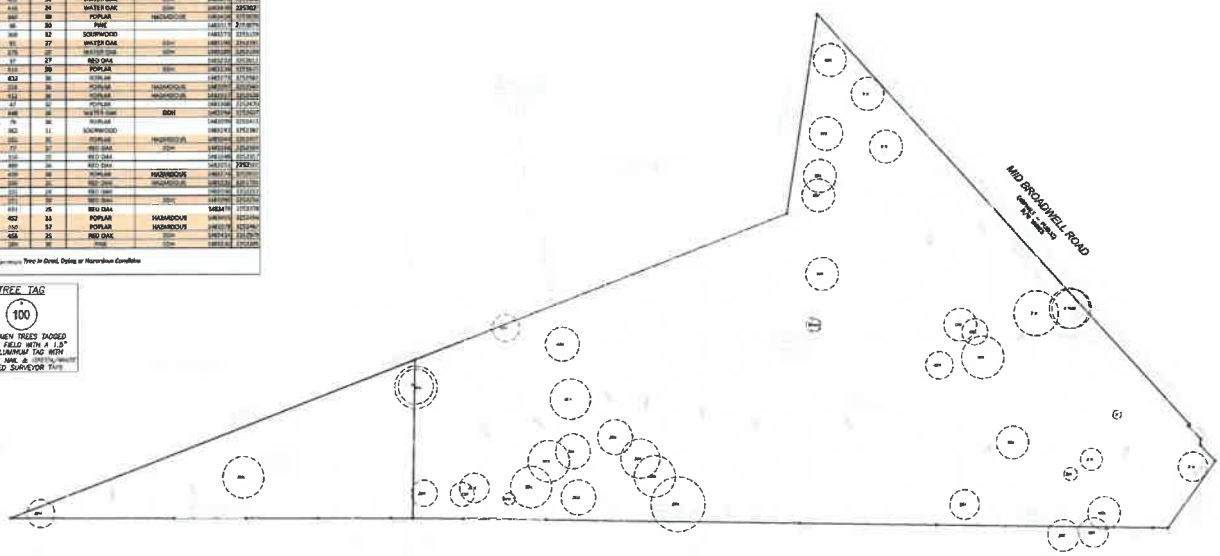
Point #	Tag #	DBH	Species	Notes	Northing	Easting
1	318	27	PECAN		1481474	2253535
2	493	20	HORNBEAM	DOH	1481338	2253386
3	564	5	HORNBEAM	DOH	1481333	2253223
4	401	36	WHITE OAK	LIMB LOSS	1481350	2253
5	494	37	POPLAR	HAZARDOUS	1481503	2253
6	397	41	WATER OAK	DOH	1481648	2253
7	560	20	PINE	DOH	1481736	2253
8	378	9	POPLAR		1481776	2253
9	376	39	POPLAR	HAZARDOUS	1481864	2253
10	97	35	POPLAR		1481744	2253
11	96	39	POPLAR		1481649	2253
12	398	35	PINE		1481617	2253
13	473	39	PINE		1481	2253
14	387	31	SOURWOOD		1481	2253
15	384	33	SOURWOOD		1481	2253
16	403	36	WATER OAK	DOH	1481	2253
17	446	24	WATER OAK	DOH	1481	2253
18	447	39	POPLAR	HAZARDOUS	1481	2253
19	98	33	PINE		1481	2253
20	99	12	SOURWOOD		1481	2253
21	91	27	WATER OAK	DOH	1481	2253
22	578	10	WATER OAK	DOH	1481	2253
23	97	27	RED OAK		1481	2253
24	512	30	POPLAR	DOH	1481	2253
25	432	36	POPLAR		1481	2253
26	558	36	POPLAR	HAZARDOUS	1481	2253
27	512	36	POPLAR	HAZARDOUS	1481	2253
28	87	32	POPLAR		1481	2253
29	448	36	WATER OAK	DOH	1481	2253
30	79	36	SWEGUM		1481	2253
31	382	11	SOURWOOD		1481	2253
32	551	36	POPLAR	HAZARDOUS	1481	2253
33	77	37	RED OAK	DOH	1481	2253
34	550	35	RED OAK		1481	2253
35	449	36	RED OAK		1481	2253
36	439	36	POPLAR	HAZARDOUS	1481	2253
37	550	35	RED OAK	HAZARDOUS	1481	2253
38	551	39	RED OAK		1481	2253
39	551	39	RED OAK		1481	2253
40	691	35	RED OAK		1481	2253
41	452	32	POPLAR	HAZARDOUS	1481	2253
42	550	37	POPLAR	HAZARDOUS	1481	2253
43	458	25	RED OAK	DOH	1481	2253
44	389	30	PINE	DOH	1481	2253

Tree in Dead, Dying or Hazardous Condition

TREE TAG

100

*SPECIMEN TREES TAGGED IN THE FIELD WITH A 1.5" DIA ALUMINUM TAG WITH ALUMINUM NAIL & SILVER/WHITE STRIPED SURVEYOR TAPE



LAND DESIGN GROUP, INC.
LANDSCAPE ARCHITECTS
CERTIFIED ARBORISTS
337 Boulevard NE
Gainesville, Georgia 30501
(p) 770.990.3506
(f) 770.53-1.6445
email: landdesigngroupinc@gmail.com
web: www.landdesigngroupinc.com

STAMP

5/3/2022

GEORGIA SOIL AND WATER CONSERVATION COMMISSION CERTIFICATION NO. 5474

5/3/2022

PROJECT

0 Mid Broadwell Road

Located in:
Land Lots 1248 & 1249
2nd District, 2nd Section
City of Alpharetta
Fulton County, Georgia

DATE	PROJECT #:
5/3/2022	2022-045
DRAWN BY:	CHECKED BY:
LJ	JJ

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REVISIONS

NORTH ARROW / SCALE

0 60' 120'

Scale 1" = 60'

SHEET TITLE

SPECIMEN TREE SURVEY

SHEET

L1

ROLADER & ROLADER, P.C.

ATTORNEYS & COUNSELORS AT LAW
P.O. Box 277
MARBLE HILL, GEORGIA 30148
(770) 442-0330
Physical Address: 200 Foothills Pkwy.
Marble Hill, Georgia 30148
www.roladerandrolader.com

DONALD A. ROLADER
don@roladerandrolader.com

D.W. "Pete" ROLADER
1924 – 2011

June 1, 2022

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

RE: Application of Kingdom Estates, LLC for Rezoning from O-I, C-2 and R-10M to R-8A on 10.77 acres at 0 Mid Broadwell Road, City of Alpharetta, Fulton County, Georgia; **LETTER OF INTENT**

Dear Mayor and Councilpersons:

This firm represents Kingdom Estates, LLC, the Applicant, which is seeking approval of this Rezoning from O-I, C-2 and R-10M to R-8A. This letter shall be construed as the Letter of Intent for this Application.

The subject property contains approximately 10.77 acres and is located on the southwest side of Mid Broadwell Road. To the northwest is property zoned RM-10 and is an apartment community. To the northeast is Mid Broadwell Road with single family subdivisions developed across the street. To the south is a single family subdivision (Hunter's Oaks) and a cabinet shop.

Applicant proposes to rezone the property-8A and build 83 single family homes as shown on the site plan filed with the application. Two variances are requested. One variance is requested to reduce the building width of the attached single family lots from 30' to 24'. The other variance request is to reduce the front setback on the detached single family lots facing the internal street from 35' to 25'.

The impact on the surrounding area will be minimal. The rezoning request is a downzoning of the property from one of its present zoning categories to a single family residential category. The Comprehensive Land Use Plan is for a combination of Commercial Use and Medium Density residential use. This application converts the entire use to residential and follows the intent, if not the letter of the Comprehensive Plan. There will be a minimal increase in traffic. There will be limited impact on schools and there are adequate utilities in place to supply the project. The development will continue quality new housing development in the area. The proposed use is compatible with existing and planned uses in the area.

The granting of this Zoning Application will have no negative impact on adjoining or nearby properties. This development will not unduly tax any City of Alpharetta services, including, but not limited to, fire and police protection, water service and garbage collection. Presently sewer is available through Fulton County. To fail to approve this Application will be of no benefit to the citizens of Alpharetta, Georgia while causing a financial burden upon the property owners and the developer. There is a current demand for high quality new homes in downtown Alpharetta.

Applicant has attached Constitutional Objections to this Letter of Intent, and incorporates them herein by reference.

Property Owner/Applicant respectfully requests that the Mayor and City Council approve this Application for Rezoning to allow the use of the property as indicated on the site plan.

Very truly yours,

ROLADER & ROLADER, P.C.

Donald A. Rolader

DAR/ddf

CONSTITUTIONAL OBJECTIONS

Georgia Law and the procedures of the City of Alpharetta require us to raise Federal and State Constitutional objections during the rezoning application process. While the Owner anticipates a smooth application process, failure to raise constitutional objections at this stage may mean that the owner will be barred from raising important legal claims later in the process. Accordingly, we are required to raise the following constitutional objections at this time:

A denial of the Application would be unconstitutional in that it would destroy the Owner's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, 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.

Any application of the Code of the City of Alpharetta, or the Unified Development Code of the City of Alpharetta, to the Subject Property that prohibits the Owner from developing the Subject Property as proposed is unconstitutional, illegal, null and void because such an application constitutes a taking of the Owner'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 Article I, Section III, Paragraph I, of the Constitution of the State of Georgia of 1983 and a violation of the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States because such an application denies the Owner an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would also constitute an arbitrary and capricious act by the City of Alpharetta without any rational basis therefore, thereby constituting an abuse of discretion in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, 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 by the City of Alpharetta to grant the Application would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Owner and Owners of 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 Application that subjects the Subject Property to conditions that are different from the conditions requested by the Owner, to the extent such different conditions would have the effect of further restricting the Owner's utilization of the Subject Property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Subject Property to an unconstitutional category and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

In addition, this constitutes formal written notice to City of Alpharetta, pursuant to O.C.G.A. § 36-33-5, that the Owner plans to seek to recover all damages that it sustains or suffers as a result of the denial of this Application and/or the unconstitutional zoning of the Subject Property by the City of Alpharetta. Such damages may include, but are not necessarily limited to, damages related to the diminution in the value of the Subject Property, attorneys' fees and expenses of litigation.

Accordingly, the Owner respectfully requests that the City of Alpharetta grant the Application as requested.

Dated June 1, 2022.

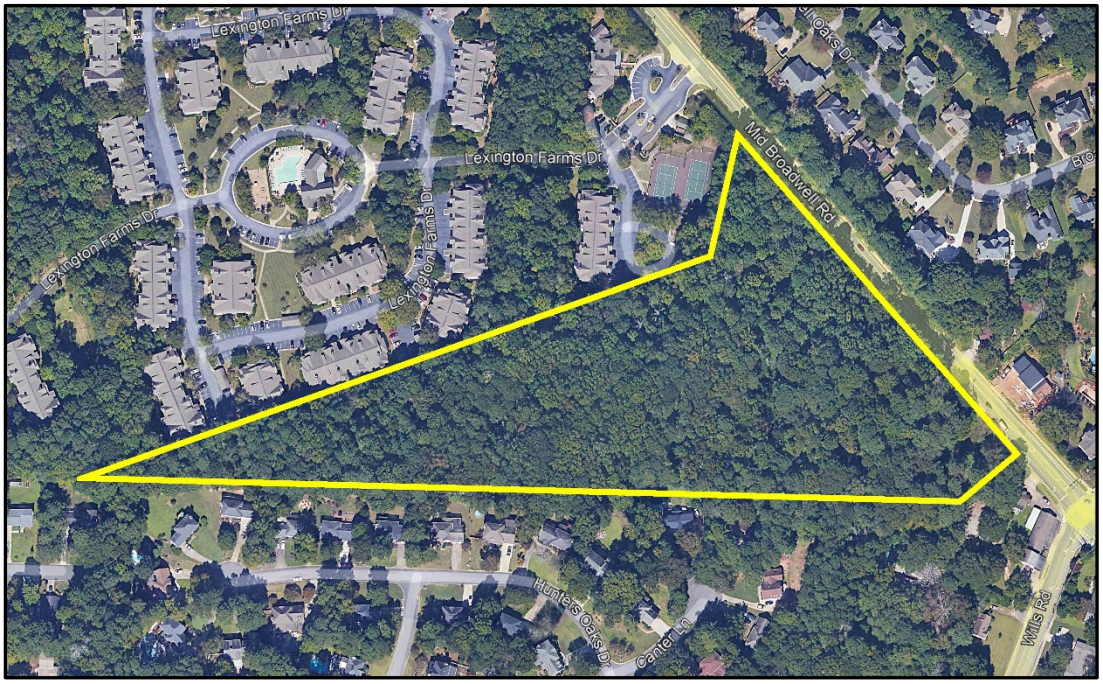
ROLADER & ROLADER, P.C.

By: 
Donald A. Rolader
Attorney for Applicant

P.O. Box 277
Marble hill, GA 30148
770-442-0330

Land Design Group, Inc.

Landscape Architects • Planners • ISA Certified Arborists



Arborist Report

Kingdom Estates, LLC
0 Mid Broadwell Road

City of Alpharetta, Georgia

May 1, 2022

Prepared By:
Jason Justice, RLA
ISA Certified Arborist-SO-6442-A

Definitions

Species: Trees are listed by a regional common name.

Diameter at Breast Height (DBH): Th e diameter of a trunk at 4.5’ above ground level. Measured in inches.

Condition:

Good: A specimen tree with healthy productive tip growth. A sound trunk with no visible damage or decay. No major limb loss and healthy branch unions. No visible insect or disease infestations. Life expectancy of more than 15 years.

Fair: A specimen tree with healthy but not vigorous tip growth. Less than 30% of crown is dead. No major dead limbs and no major trunk cavities or damage. Branch unions show some signs of stress. Tree is expected to live longer than 10 years.

Poor: More than 30% of the crown is dead or has significant tip die back. More than one major limb is dead and are large trunk cavities with visible decay. Severe insect or disease damage leading to immediate death. Roots are visible and show signs of decay and rot. Life expectancy is less than 5 years.

Dead: Tree has no bud or leaf production. All limbs are barren and rot is visible.

Invasive: Tree species whose native range is not within the Piedmont classifi cation.

Hazardous: Severe or uncorrectable damage that will lead to a loss of property or life if there is tree failure.

Specimen Tree Requirements

Some trees on a site warrant special consideration and encouragement for preservation. Specifications for these trees are established under the City of Alpharetta Tree Protection Ordinance. The intent of these specifications is to provide the necessary information to facilitate project design, plan review and enforcement processes. The purpose is to make the City of Alpharetta a more at-tractive place to live, provide a healthy living environment, and better control of stormwater runoff, noise, glare and soil erosion.

The City of Alpharetta Specimen tree specifications are organized by size:

- **Pine Trees:** 30-inch diameter or larger for trees in the Pinus (Pine) genus
- **Coniferous Trees:** 20-inch diameter or larger for trees in the Cedrus (Deodar Cedar), Thuja (Arborvitae), or other ecologically similar trees.
- **Overstory Trees:**
    - 30-inch diameter or larger for trees in the Liquidambar (Sweetgum) or Liriodendron (Tulip Poplar) genus.
    - 20-inch diameter or larger for trees in the Fagus (Beech), Nyssa (Tupelo), Diospyros (Permisson), Sassafras (Sassafras), or other ecological similar trees.

    - 20-inch diameter or larger for Magnolia grandiflora (Southern Magnolia) and those cultivars that generally reach a mature height over 40'.
    - 24-inch diameter or larger for trees in all other genera.
- **Understory Trees:**
    - 8-inch diameter or larger
    - 10-inch diameter or larger for Oxydendron arboretum (Sourwood)

And condition:

- Life expectancy greater than 15 years
- Relatively sound and solid trunk with no visible decay
- No more than one major and several minor dead limbs (hardwoods)
- No major insect or pathological problems

Site Location/Existing Conditions

The subject property is located along Mid Broadwell Road northeast of the intersection with Wills Road within the city limits of Alpharetta, Georgia. The site is currently wooded with a mixture of young and mature hardwood and pine trees. The understory is open and easily accessible with minimal overgrowth of invasive exotics. The topography of the site is gently sloping from Mid Broadwell Road to a low point then rising in elevation towards the rear property corner. Surrounding properties consist of single-family detached residential homes and multi-family residential apartments.

Assessment

To record the health and condition of specimen trees on the subject property a Visual Tree Assessment (VTA) was undertaken on April 21, 2022. All inspections were taken at ground level and no diagnostic equipment was used during the assessment.

As previously mentioned, the subject property consists of mostly younger mature trees consisting primarily of Pines *(Pinus, spp.),* Red Oak *(Quercus rubra)*, Poplar *(Liriodendron tulipifera)*, and Sourwood *(Oxydenrum arboretum)*. Scattered throughout the property are White Oak *(Quercus alba)*, Beech *(Fagus, spp.)*, and Dogwood *(Cornus, spp.)*.

Land Design Group, Inc. staff arborists identified forty-five (45) trees that meet the size requirements to be classified as a specimen tree. Of those forty-five (45) trees, twenty-five (25) trees were disqualified of specimen quality relating to life expectancy, trunk soundness, limb dieback, or insect and pathological problems. Furthermore, of the forty-five (45) trees classified as specimen quality, none exhibited special qualities, such as, condition, form, structure, or location. Lastly, there were two (2) trees identified on adjacent properties within 30-feet of the property line. However, both trees were determined to be in poor quality.

The chart below provides additional details about the specimen trees found on the subject property followed by photographs of the twenty-five (25) trees that do not meet the requirements of specimen tree.

SPECIMEN TREE CHART

Point #	Tag #	DBH	Species	Notes	Northing	Easting
2	218	27	PECAN		1483282	2253328
3	293	20	PERSIMMON	DDH	1483293	2253188
4	364	8	HORNBEAM	DDH	1483355	2253223
5	401	36	WHITE OAK	LIMB LOSS	1483502	2253162
6	494	37	POPLAR	HAZARDOUS	1483502	2253159
7	302	41	WATER OAK	DDH	1483496	2253113
8	500	30	PINE	DDH	1483726	2252905
9	100	30	POPLAR		1483798	2252880
10	232	30	POPLAR	HAZARDOUS	1483844	2252828
11	97	35	POPLAR		1483744	2252823
12	94	30	POPLAR		1483686	2252814
13	242	30	PINE		1483659	2252812
14	273	30	PINE		1483552	2252817
15	197	11	SOURWOOD		1483480	2252807
16	184	13	SOURWOOD		1483481	2252804
17	402	30	WATER OAK	DDH	1483479	2253006
18	458	24	WATER OAK	DDH	1483470	2253027
19	460	39	POPLAR	HAZARDOUS	1483434	2253038
20	66	30	PINE		1483317	2253079
21	209	12	SOURWOOD		1483273	2253159
22	91	27	WATER OAK	DDH	1483193	2253191
23	279	29	WATER OAK	DDH	1483189	2253149
26	37	27	RED OAK		1483232	2253012
27	416	50	POPLAR	DDH	1483234	2252615
28	432	38	POPLAR		1483273	2252583
29	256	36	POPLAR	HAZARDOUS	1483297	2252563
30	412	36	POPLAR	HAZARDOUS	1483327	2252528
31	47	32	POPLAR		1483308	2252470
32	448	38	WATER OAK	DDH	1483294	2252437
33	79	38	POPLAR		1483259	2252412
34	362	11	SOURWOOD		1483243	2252382
35	231	32	POPLAR	HAZARDOUS	1483244	2252477
36	77	27	RED OAK	DDH	1483258	2252334
37	356	22	RED OAK		1483249	2252317
38	499	24	RED OAK		1483251	2252265
39	439	38	POPLAR	HAZARDOUS	1483274	2252015
40	350	25	RED OAK	HAZARDOUS	1483225	2251735
41	101	24	RED OAK		1483398	2252253
42	251	39	RED OAK	DDH	1483396	2252254
43	431	25	RED OAK		1483478	2252378
44	457	31	POPLAR	HAZARDOUS	1483455	2252456
45	410	37	POPLAR	HAZARDOUS	1483379	2252467
46	455	25	RED OAK	DDH	1483424	2252978
47	189	30	PINE	DDH	1483220	2253205

Specimen Tree in Dead, Dying or Hazardous Condition



20” Persimmon *(Hmswt}vsw$zmkmere)*



Severe decay in trunk



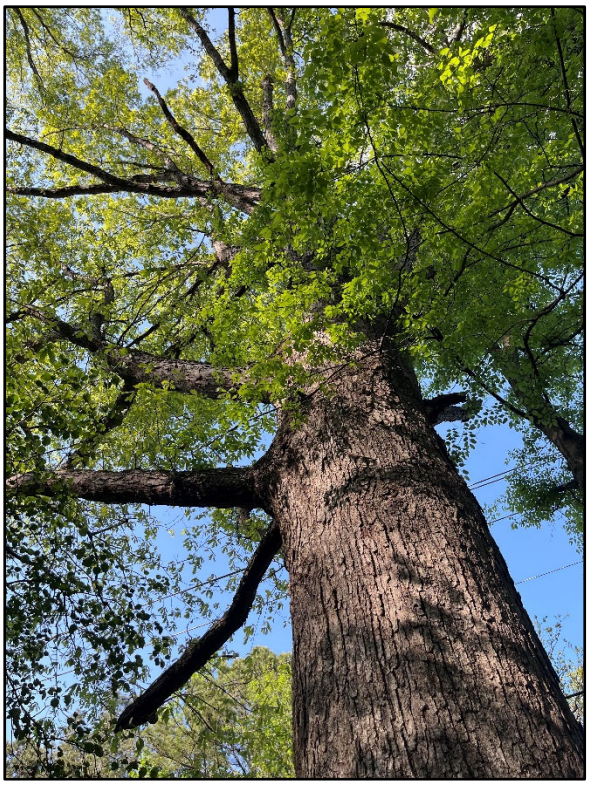
8” Hornbeam *(Carpinus, spp.)*



Severe decay in trunk



36” White Oak *(Quercus alba)*



Limb loss, die-back within canopy



37” Poplar *(Liriodendron tulipifera)*



Hazardous. Lean, no central leader.



41” Water Oak *(Quercus nigra)*



Decay at base of tree. Extent of decay unknown



30” Pine *(Pinus, spp.)*



Severe decay in trunk



30” Poplar *(Liriodendron tulipifera)*



Hazardous, no central leader



30” Water Oak *(Quercus nigra)*



Decay at base of tree. Extent of decay unknown



24” Water Oak *(Quercus nigra)*



Hazardous, significant lean



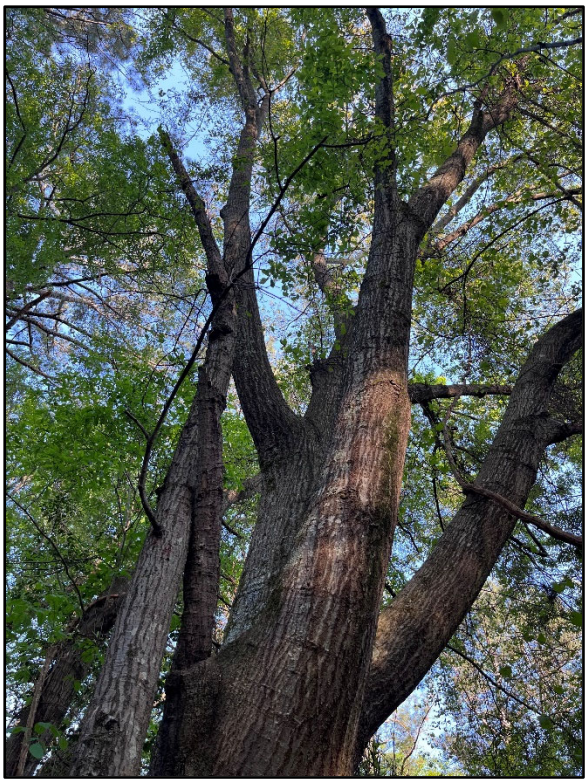
39” Poplar *(Liriodendron tulipifera)*



Hazardous, no central leader



27” Water Oak *(Quercus nigra)*



Significant limb loss, hazardous



29” Water Oak *(Quercus nigra)*



Decay at base of tree. Extent of decay unknown



50” Poplar *(Liriodendron tulipifera)*



Hazardous, no central leader



36” Poplar *(Liriodendron tulipifera)*



Hazardous, no central leader



36” Poplar *(Liriodendron tulipera)*



Hazardous, no central leader



38” Water Oak *(Quercus nigra)*



Decay at base of tree. Extent of decay unknown



32” Poplar *(Liriodendron tulipifera)*



Hazardous, no central leader



27” Red Oak *(Quercus rubra)*



Decay at base. Extent of decay unknown



38” Poplar *(Liriodendron tulipifera)*



Hazardous, no central leader, low crotch



25” Red Oak *(Quercus rubra)*



Lean/bend in central leader



39” Red Oak *(Quercus rubra)*



Decay/limb loss in canopy



31” Poplar *(Liriodendron tulipifera)*



Hazardous, no central leader, low crotch



37” Poplar *(Liriodendron tulipifera)*



Low crotch, weak wood subject to failure



25” Red Oak *(Quercus rubra)*



Structural cracks in main trunk



30” Pine *(Pinus, spp.)*



Rot/decay in trunk

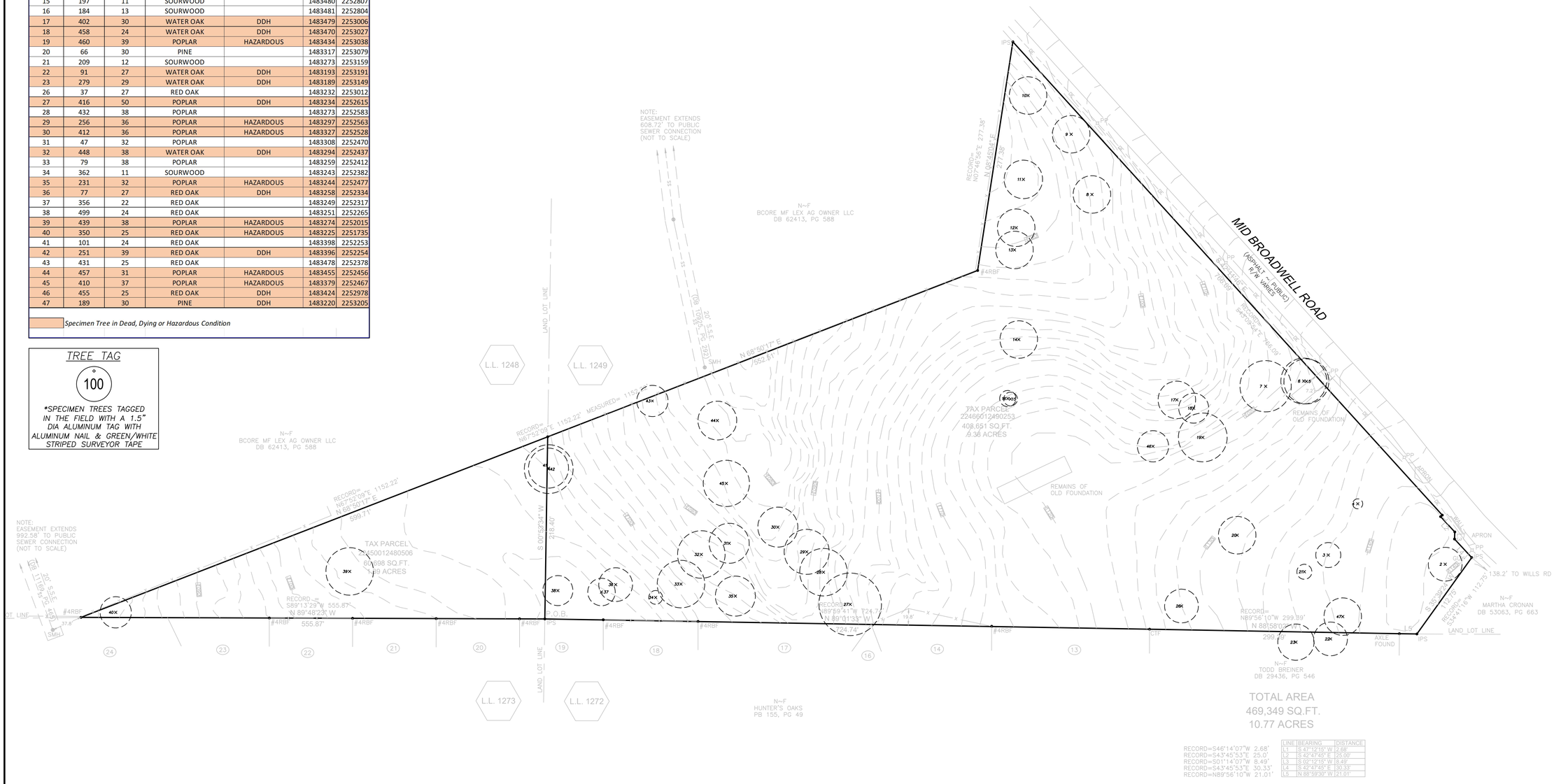
SPECIMEN TREE CHART						
Point #	Tag #	DBH	Species	Notes	Northing	Easting
2	218	27	PECAN		1483282	2253328
3	293	20	PERSIMMON	DDH	1483293	2253188
4	364	8	HORNBEAM	DDH	1483355	2253223
5	401	36	WHITE OAK	LIMB LOSS	1483502	2253162
6	494	37	POPLAR	HAZARDOUS	1483502	2253159
7	302	41	WATER OAK	DDH	1483496	2253113
8	500	30	PINE	DDH	1483726	2252905
9	100	30	POPLAR		1483798	2252880
10	232	30	POPLAR	HAZARDOUS	1483844	2252828
11	97	35	POPLAR		1483744	2252823
12	94	30	POPLAR		1483686	2252814
13	242	30	PINE		1483659	2252812
14	273	30	PINE		1483552	2252817
15	197	11	SOURWOOD		1483480	2252807
16	184	13	SOURWOOD		1483481	2252804
17	402	30	WATER OAK	DDH	1483479	2253006
18	458	24	WATER OAK	DDH	1483470	2253027
19	460	39	POPLAR	HAZARDOUS	1483434	2253038
20	66	30	PINE		1483317	2253079
21	209	12	SOURWOOD		1483273	2253159
22	91	27	WATER OAK	DDH	1483193	2253191
23	279	29	WATER OAK	DDH	1483189	2253149
26	37	27	RED OAK		1483232	2253012
27	416	50	POPLAR	DDH	1483234	2252615
28	432	38	POPLAR		1483273	2252583
29	256	36	POPLAR	HAZARDOUS	1483297	2252563
30	412	36	POPLAR	HAZARDOUS	1483327	2252528
31	47	32	POPLAR		1483308	2252470
32	448	38	WATER OAK	DDH	1483294	2252437
33	79	38	POPLAR		1483259	2252412
34	362	11	SOURWOOD		1483243	2252382
35	231	32	POPLAR	HAZARDOUS	1483244	2252477
36	77	27	RED OAK	DDH	1483258	2252334
37	356	22	RED OAK		1483249	2252317
38	499	24	RED OAK		1483251	2252265
39	439	38	POPLAR	HAZARDOUS	1483274	2252015
40	350	25	RED OAK	HAZARDOUS	1483225	2251735
41	101	24	RED OAK		1483398	2252253
42	251	39	RED OAK	DDH	1483396	2252254
43	431	25	RED OAK		1483478	2252378
44	457	31	POPLAR	HAZARDOUS	1483455	2252456
45	410	37	POPLAR	HAZARDOUS	1483379	2252467
46	455	25	RED OAK	DDH	1483424	2252978
47	189	30	PINE	DDH	1483220	2253205

Specimen Tree in Dead, Dying or Hazardous Condition

TREE TAG

100

*SPECIMEN TREES TAGGED IN THE FIELD WITH A 1.5" DIA ALUMINUM TAG WITH ALUMINUM NAIL & GREEN/WHITE STRIPED SURVEYOR TAPE



LAND DESIGN GROUP, INC.
LANDSCAPE ARCHITECTS
CERTIFIED ARBORISTS
337 Boulevard NE
Gainesville, Georgia 30501
(p) 770.990.3596
(f) 770.534.6445
email: landdesigngroupinc@gmail.com
web: www.landdesigngroupinc.com

STAMP

GEORGIA REGISTERED LANDSCAPE ARCHITECT JASON MATTHEW JUSTICE 1288 5/3/2022

GEORGIA SOIL AND WATER CONSERVATION COMMISSION CERTIFICATION NO. 56116

INT'L SOCIETY OF ARBORICULTURE CERTIFIED ARBORIST JASON MJUSTICE 5/3/2022

PROJECT

0 Mid Broadwell Road

Located in:
Land Lots 1248 &1249
2nd District, 2nd Section
City of Alpharetta
Fulton County, Georgia

DATE:	PROJECT #:
5/3/2022	2022-045
DRAWN BY:	CHECKED BY:
LJ	JJ

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REVISIONS

NORTH ARROW / SCALE

SHEET TITLE

SPECIMEN TREE SURVEY

SHEET

L1

CITY COUNCIL MEETING
STAFF REPORT

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

I. AGENDA ITEM TITLE: CU-22-08 PAVLOVA BY MARIAN/302 NORTH MAIN STREET

PLANNING COMMISSION: OCTOBER 6, 2022

CITY COUNCIL: OCTOBER 24, 2022

II. RECOMMENDATION:

Approve CU-22-08 Pavlova by Marian/302 North Main Street, subject to the following conditions:

1. 'Restaurant' and 'Bakery' shall be added as a conditional use at 302 North Main Street and limited to no more than 1,648 square feet.
2. Conditional use approval shall be limited to Pavlova by Marian; no additional 'Restaurant' or 'Bakery' uses or subleasing shall be permitted within the approved space.
3. Hours of operation shall be limited to Monday – Sunday 10:00 AM – 8:00 PM.
4. Developer shall provide the required 10' landscape strip along the property frontage, parking lot landscaping, and 5' landscape strips along the north and south property lines, as approved by DRB.
5. Site shall be developed substantially similar to the plan prepared by Greyden Engineering, dated 9/21/2022.
6. Building façade shall be substantially similar to the elevation prepared by Atrium Design, LLC, dated 4/11/2022, with final approval by DRB.

III. REPORT IN BRIEF:

The applicant, Gloria Herdee, is requesting a conditional use to operate a 'Bakery' and 'Restaurant' in a 1,648 square foot suite in an existing two (2) story building in the Downtown. The conditional use is for Pavlova by Marian, which will serve as a coffee shop, bakery and restaurant. A coffee shop is categorized as a 'Restaurant' for the purposes of zoning. The property owner intends to utilize the 2nd floor of the building for a professional office, which is a permitted use on the property. The subject property is located at 302 North Main Street on the west side of North Main Street north of Mayfield Road.

DISCUSSION

The submitted request, if approved, would allow Pavlova by Marian to operate a coffee shop, bakery, and restaurant in a 1,648 square foot suite in an existing two (2) story building in the Downtown. A conditional use is requested to allow a 'Bakery' and 'Restaurant'. A coffee shop is categorized as a 'Restaurant' for the purposes of zoning. The property owner intends to utilize the 2nd floor of the building for a professional office, which is a permitted use on the property. The subject property is located at 302 North Main Street on the west side of North Main Street north of Mayfield Road.

The 0.38-acre property is zoned O-I (Office-Institutional) and was developed in 1955 with a two (2) story, 2,960 square foot duplex. The existing building was developed at the rear of the property. Surrounding properties are zoned O-I to the north, east and south and R-15 (Dwelling, 'For-Sale', Residential) to the west. A medical office is located to the north, a real estate office is located to the east, a professional office to the south and unplatted residential lots to the west. The comprehensive land use designation of the property is 'Mixed Use Live Work', which allows the proposed uses.

Pavlova by Marian is a new concept serving baked goods, coffee, and other prepared foods. The applicant proposes to occupy the 1st floor of the building. The service area of the business is approximately 400 square feet and will accommodate a small number of tables and chairs. Hours of operation will be Monday – Sunday 10:00 AM – 8:00 PM. The applicant anticipates approximately three (3) employees.

Sixteen (16) parking spaces are depicted on the site plan, of which the Unified Development Code (UDC) requires seven (7) parking spaces for the proposed uses. The submitted plans depict a new front elevation on the existing building. Additionally, the applicant has future plans to construct a new building at the front of the property.

CONDITIONAL USE REVIEW CRITERIA

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

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

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

Response: The subject property was developed in compliance with site access development standards with access from one (1) driveway off North Main Street. The proposed use should not impact vehicular and pedestrian access.

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

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

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

Response: The proposed use would be compatible with the surrounding uses and other locations for this business, which are similarly situated in commercial areas and in the Downtown.

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

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

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

Response: There are several restaurants operating in the Downtown. However, the nearest coffee shop or bakery is Warm Waves which is approximately 0.5 miles to the south and 2B Whole Bakery which is approximately 0.6 miles to the south.

CONCURRENCES

Staff reviewed the applicant's proposal in consideration of the review criteria for a conditional use. The proposed use would be compatible with surrounding uses and other locations for this business, which are similarly situated in commercial areas and in the Downtown. The applicant's business will add to the variety of 'Bakery' and 'Restaurant' offerings in the Downtown.

CITIZEN PARTICIPATION PLAN

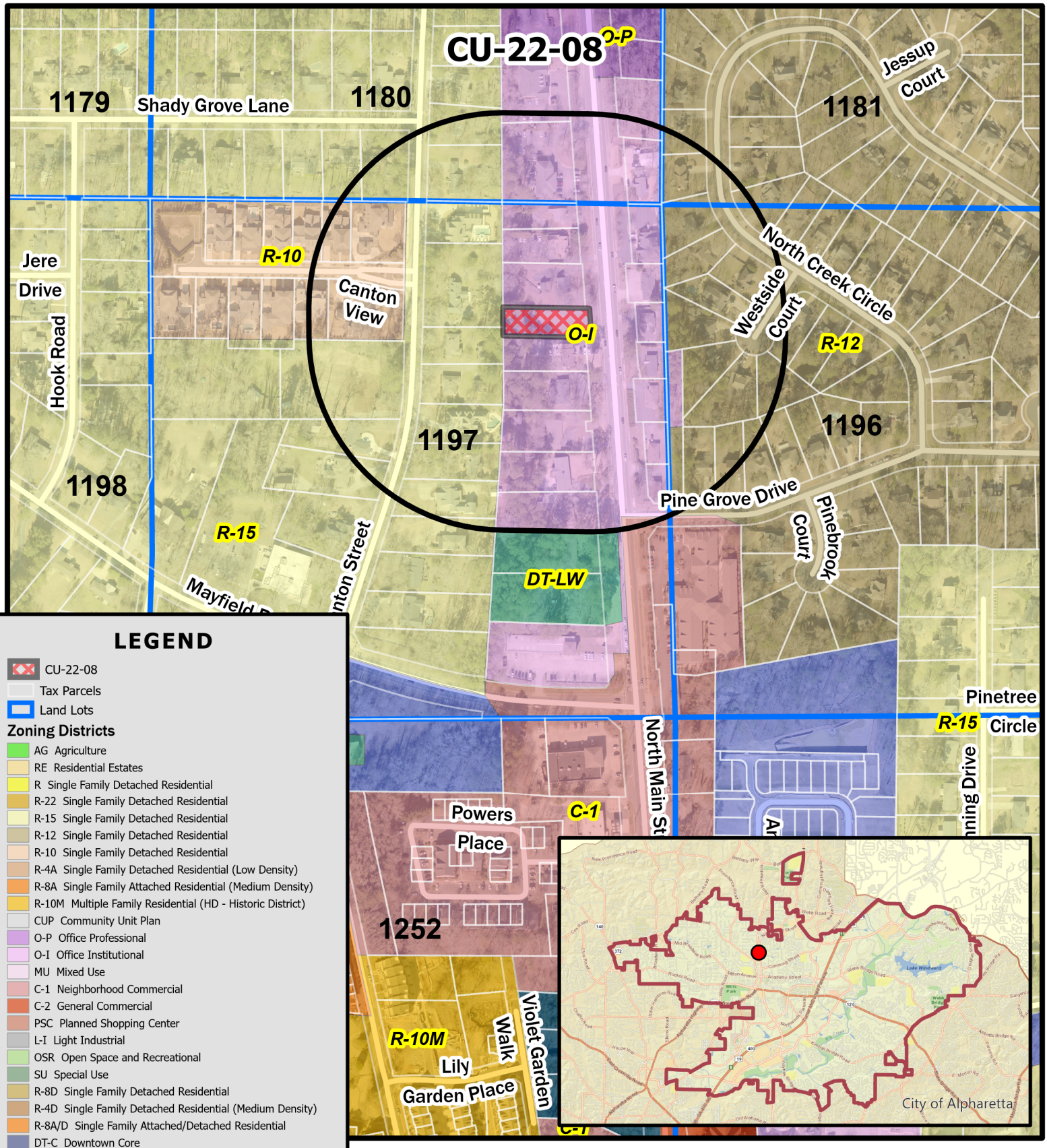
The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that no comments were received.

COMMUNITY ZONING INFORMATION MEETING

The CZIM was held on September 14, 2022. There was one (1) public comment in support of the applicant's request.

IV. ATTACHMENTS:

- Site Plan



LEGEND

- CU-22-08
- Tax Parcels
- Land Lots

Zoning Districts

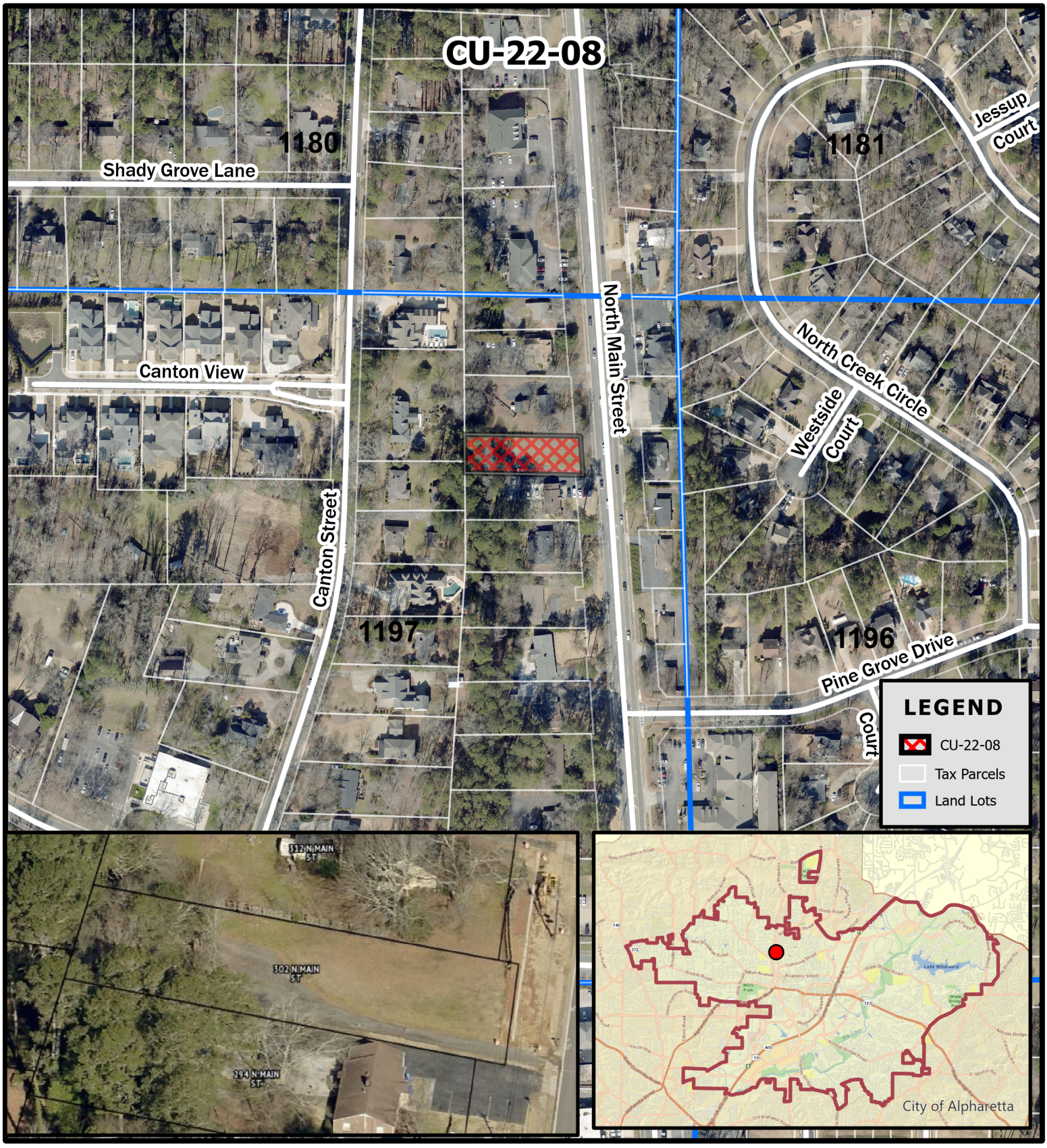
- AG Agriculture
- RE Residential Estates
- R Single Family Detached Residential
- R-22 Single Family Detached Residential
- R-15 Single Family Detached Residential
- R-12 Single Family Detached Residential
- R-10 Single Family Detached Residential
- R-4A Single Family Detached Residential (Low Density)
- R-8A Single Family Attached Residential (Medium Density)
- R-10M Multiple Family Residential (HD - Historic District)
- CUP Community Unit Plan
- O-P Office Professional
- O-I Office Institutional
- MU Mixed Use
- C-1 Neighborhood Commercial
- C-2 General Commercial
- PSC Planned Shopping Center
- L-I Light Industrial
- OSR Open Space and Recreational
- SU Special Use
- R-8D Single Family Detached Residential
- R-4D Single Family Detached Residential (Medium Density)
- R-8A/D Single Family Attached/Detached Residential
- DT-C Downtown Core
- DT-MU Downtown Mixed-Use
- DT-LW Downtown Live-Work
- DT-R Downtown Residential

Zoning Map
Pavlova
302 North Main Street

CU-22-08
D/LL: 2/2/1197
PC: 10/06/22
CC: 10/24/22

THE CITY OF ALPHARETTA GEORGIA

Location Map Provided by:
Community Development - GIS

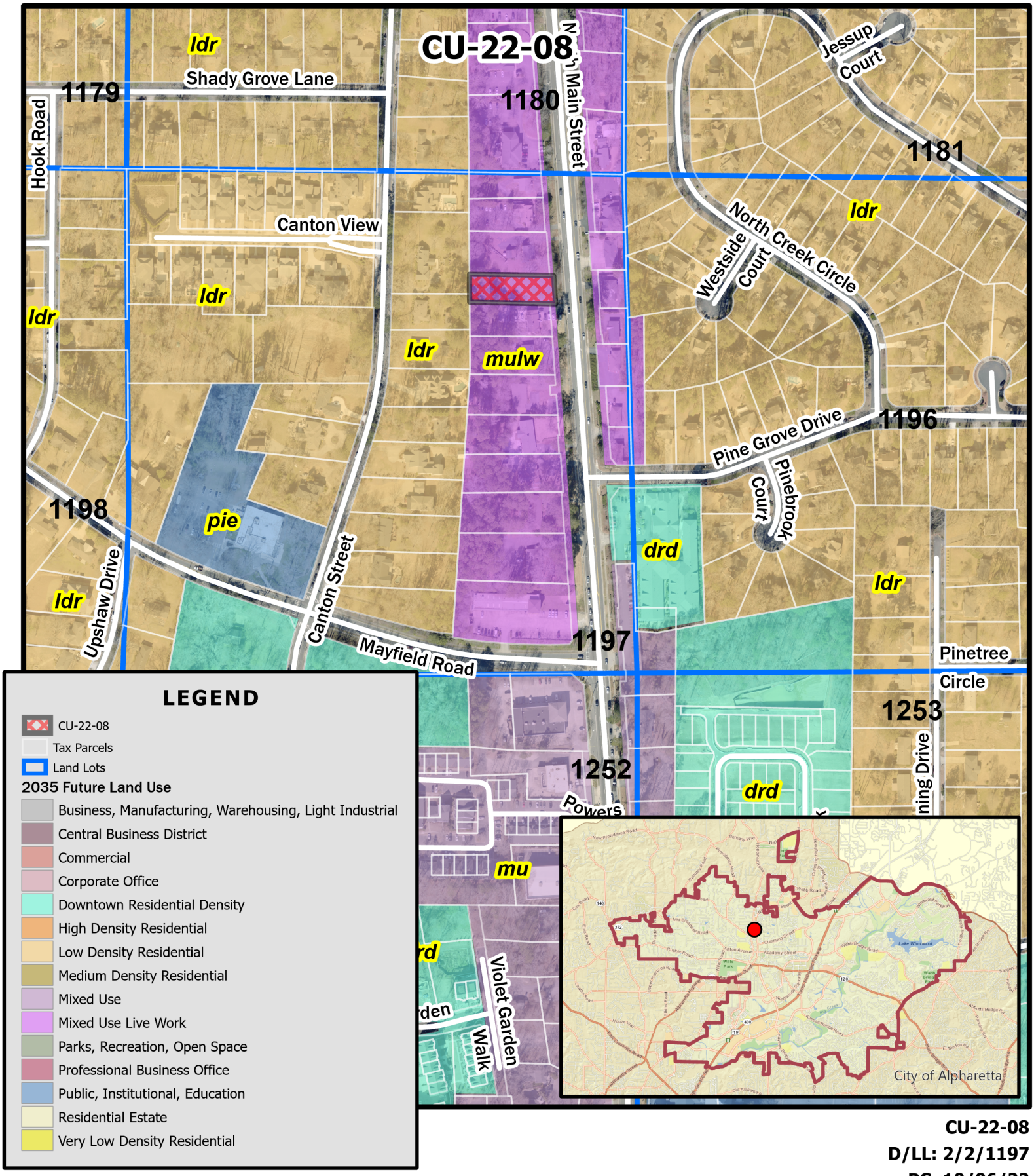


CU-22-08
D/LL: 2/2/1197
PC: 10/06/22
CC: 10/24/22

Aerial Map
Pavlova
302 North Main Street

THE CITY OF ALPHARETTA GEORGIA

Location Map Provided by:
Community Development - GIS



LEGEND

- CU-22-08
- Tax Parcels
- Land Lots

2035 Future Land Use

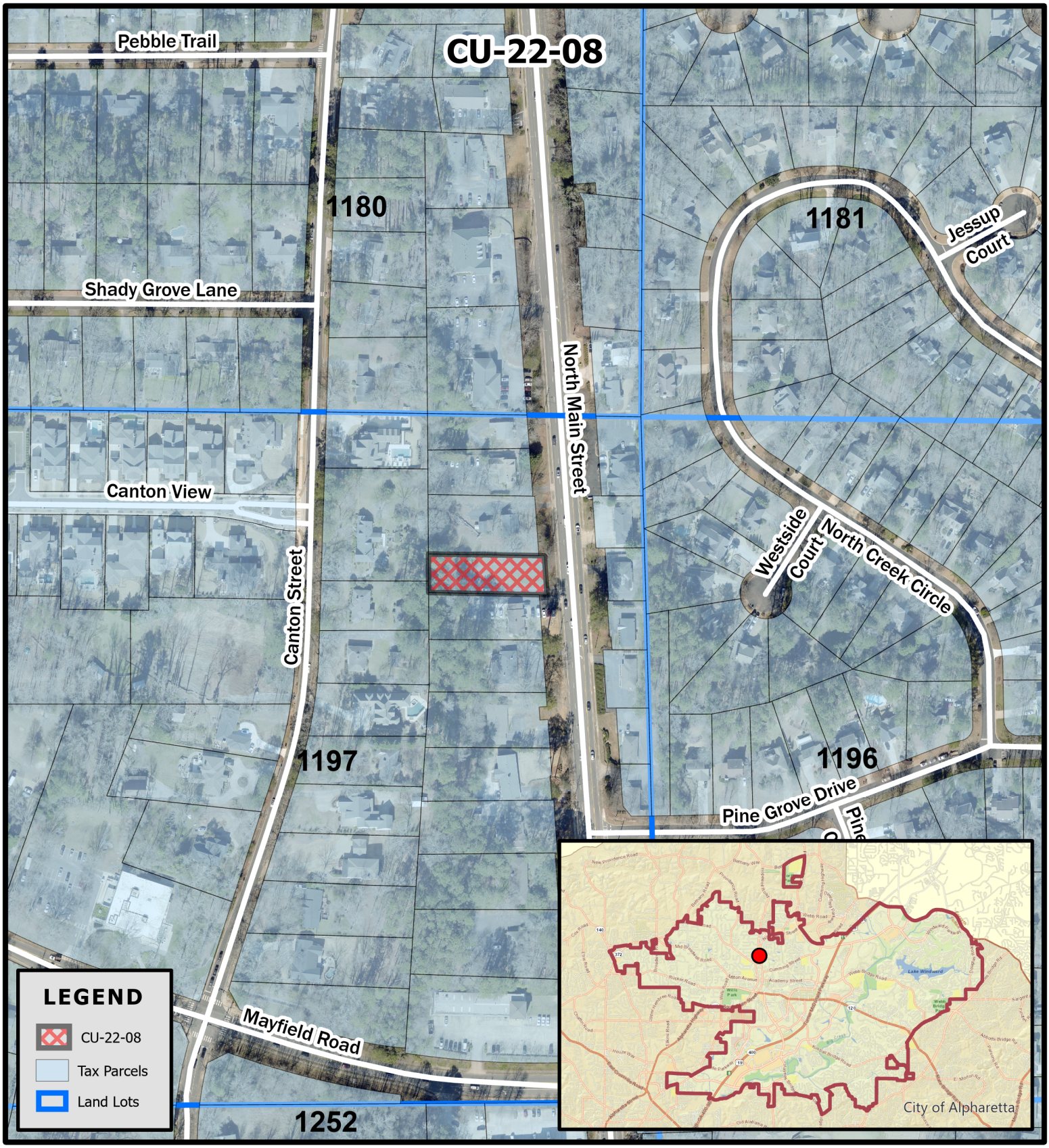
- Business, Manufacturing, Warehousing, Light Industrial
- Central Business District
- Commercial
- Corporate Office
- Downtown Residential Density
- High Density Residential
- Low Density Residential
- Medium Density Residential
- Mixed Use
- Mixed Use Live Work
- Parks, Recreation, Open Space
- Professional Business Office
- Public, Institutional, Education
- Residential Estate
- Very Low Density Residential

CU-22-08
D/LL: 2/2/1197
PC: 10/06/22
CC: 10/24/22

Future Land Use Map
Pavlova
302 North Main Street

THE CITY OF ALPHARETTA GEORGIA

Location Map Provided by:
Community Development - GIS



CU-22-08
D/LL: 2/2/1197
PC: 10/06/22
CC: 10/24/22

Location Map
Pavlova
302 North Main Street

THE CITY OF ALPHARETTA GEORGIA

Location Map Provided by:
Community Development - GIS

NOTES FOR WORK WITHIN A CRITICAL ROOT ZONE (CRZ) OF SPECIMEN TREES

(RADIUS OF CRZ = 1.3 FEET * DBH)

- PRIOR TO BEGINNING WORK MULCH ENTIRE CRZ OF SPECIMEN TREES, WHERE ALLOWABLE, WITH WOOD CHIP MULCH TO A DEPTH OF 3-4". MULCH MUST NOT TOUCH THE TRUNK OF ANY TREES.
- BEGIN SPECIMEN TREE CARE, IF REQUIRED, PER THE APPROVED PLAN AND ASSOCIATED TIMELINES.
- ALL EFFORTS WILL BE MADE TO LIMIT THE DISTURBANCE WITHIN THE STRUCTURAL ROOT PLATE (RADIUS OF SRP - .5 FEET * DBH) OF ANY TREES TO BE PRESERVED.
- CLEAN CUT ANY EXPOSED, RIPPED, OR TORN ROOTS GREATER THAN ½" IN DIAMETER AND COVER CUT ENDS WITH NATIVE OR AMENDED SOILS AND WOOD CHIP MULCH TO A DEPTH OF 3-4".
- AFTER WORK IS COMPLETE MULCH REMAINDER OF CRZ WITH WOOD CHIP MULCH TO A DEPTH OF 3-4" AND MOVE WIRE BACK TREE SAVE FENCE TO FULL CRZ OR APPROVED LIMITS OF DISTURBANCE.
- ALL WORK WITHIN THE CRZ OF SPECIMEN TREES MUST BE SUPERVISED OR PERFORMED BY AN ISA CERTIFIED ARBORIST, GA REGISTERED FORESTER, OR ASCA REGISTERED CONSULTING ARBORIST.
- THE CITY OF ALPHARETTA MUST BE NOTIFIED OF SPECIFIC TIMELINE OF THE WORK AS WELL AS THE TREE CARE PRIOR TO ANY WORK BEGINNING ON THE DEMOLITION AND RESERVES THE RIGHT TO BE PRESENT AT ANY AND ALL STEPS IN THIS PROCESS.

UTILITY NOTE:
ALL TREES MUST BE PLANTED AT LEAST 5 FEET FROM ANY UTILITY LINE.

NO TREES SHALL BE PLANTED ON ANY AREA OF EARTHEN DAM OR EMBANKMENT

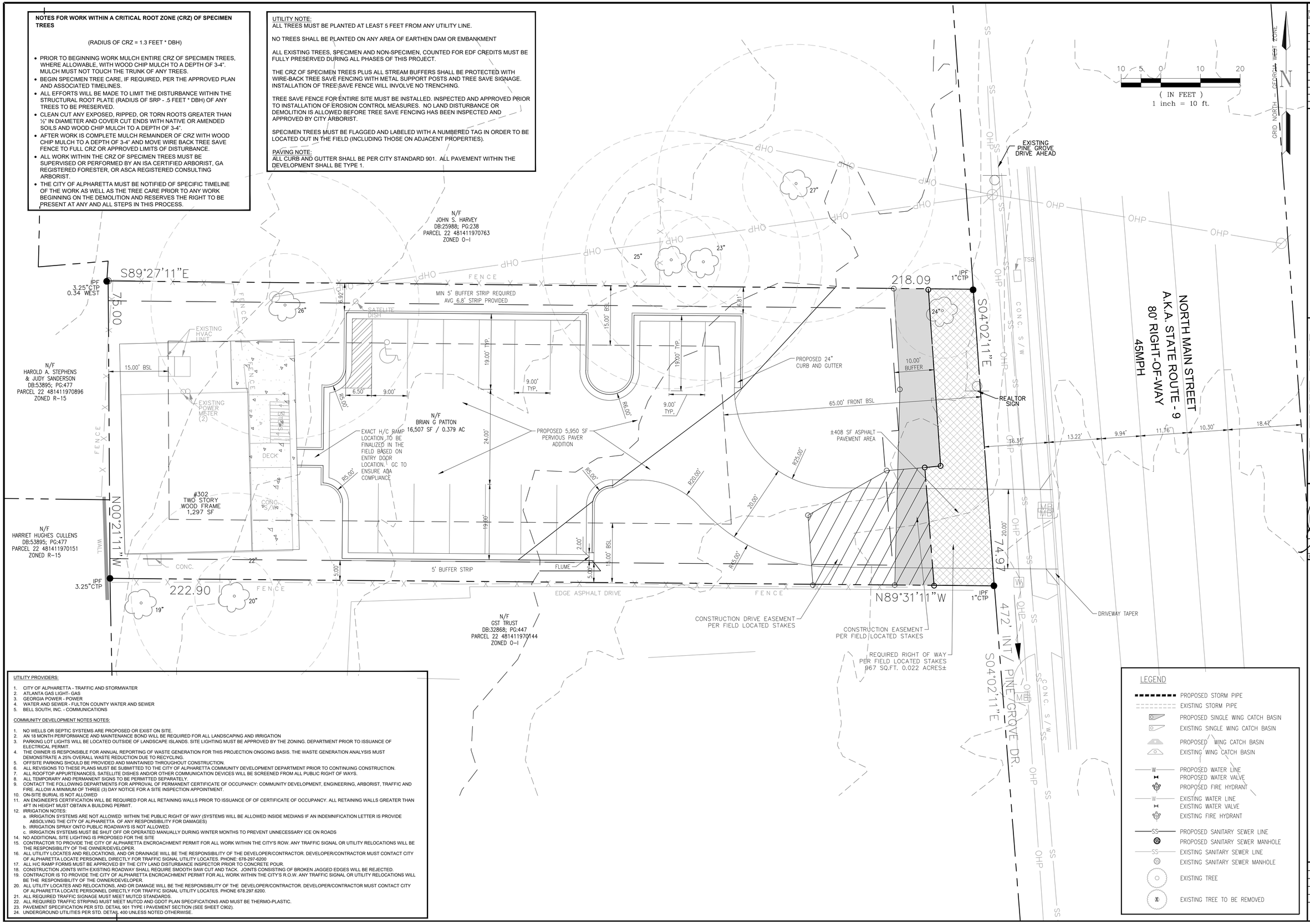
ALL EXISTING TREES, SPECIMEN AND NON-SPECIMEN, COUNTED FOR EDF CREDITS MUST BE FULLY PRESERVED DURING ALL PHASES OF THIS PROJECT.

THE CRZ OF SPECIMEN TREES PLUS ALL STREAM BUFFERS SHALL BE PROTECTED WITH WIRE-BACK TREE SAVE FENCING WITH METAL SUPPORT POSTS AND TREE SAVE SIGNAGE. INSTALLATION OF TREE SAVE FENCE WILL INVOLVE NO TRENCHING.

TREE SAVE FENCE FOR ENTIRE SITE MUST BE INSTALLED. INSPECTED AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE OR DEMOLITION IS ALLOWED BEFORE TREE SAVE FENCING HAS BEEN INSPECTED AND APPROVED BY CITY ARBORIST.

SPECIMEN TREES MUST BE FLAGGED AND LABELED WITH A NUMBERED TAG IN ORDER TO BE LOCATED OUT IN THE FIELD (INCLUDING THOSE ON ADJACENT PROPERTIES).

PAVING NOTE:
ALL CURB AND GUTTER SHALL BE PER CITY STANDARD 901. ALL PAVEMENT WITHIN THE DEVELOPMENT SHALL BE TYPE 1.



UTILITY PROVIDERS:

1. CITY OF ALPHARETTA - TRAFFIC AND STORMWATER
2. ATLANTA GAS LIGHT- GAS
3. GEORGIA POWER - POWER
4. WATER AND SEWER - FULTON COUNTY WATER AND SEWER
5. BELL SOUTH, INC. - COMMUNICATIONS

COMMUNITY DEVELOPMENT NOTES NOTES:

1. NO WELLS OR SEPTIC SYSTEMS ARE PROPOSED OR EXIST ON SITE.
2. AN 18 MONTH PERFORMANCE AND MAINTENANCE BOND WILL BE REQUIRED FOR ALL LANDSCAPING AND IRRIGATION
3. PARKING LOT LIGHTS WILL BE LOCATED OUTSIDE OF LANDSCAPE ISLANDS. SITE LIGHTING MUST BE APPROVED BY THE ZONING. DEPARTMENT PRIOR TO ISSUANCE OF ELECTRICAL PERMIT.
4. THE OWNER IS RESPONSIBLE FOR ANNUAL REPORTING OF WASTE GENERATION FOR THIS PROJECTION ONGOING BASIS. THE WASTE GENERATION ANALYSIS MUST DEMONSTRATE A 25% OVERALL WASTE REDUCTION DUE TO RECYCLING.
5. OFFSITE PARKING SHOULD BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION.
6. ALL REVISIONS TO THESE PLANS MUST BE SUBMITTED TO THE CITY OF ALPHARETTA COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO CONTINUING CONSTRUCTION.
7. ALL ROOFTOP APPURTENANCES, SATELLITE DISHES AND/OR OTHER COMMUNICATION DEVICES WILL BE SCREENED FROM ALL PUBLIC RIGHT OF WAYS.
8. ALL TEMPORARY AND PERMANENT SIGNS TO BE PERMITTED SEPARATELY.
9. CONTACT THE FOLLOWING DEPARTMENTS FOR APPROVAL OF PERMANENT CERTIFICATE OF OCCUPANCY: COMMUNITY DEVELOPMENT, ENGINEERING, ARBORIST, TRAFFIC AND FIRE. ALLOW A MINIMUM OF THREE (3) DAY NOTICE FOR A SITE INSPECTION APPOINTMENT.
10. ON-SITE BURIAL IS NOT ALLOWED
11. AN ENGINEER'S CERTIFICATION WILL BE REQUIRED FOR ALL RETAINING WALLS PRIOR TO ISSUANCE OF OF CERTIFICATE OF OCCUPANCY. ALL RETAINING WALLS GREATER THAN 4FT IN HEIGHT MUST OBTAIN A BUILDING PERMIT.
12. IRRIGATION NOTES:
    a. IRRIGATION SYSTEMS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT OF WAY (SYSTEMS WILL BE ALLOWED INSIDE MEDIANS IF AN INDEMNIFICATION LETTER IS PROVIDE ABSOLVING THE CITY OF ALPHARETTA OF ANY RESPONSIBILITY FOR DAMAGES)
    b. IRRIGATION SPRAY ONTO PUBLIC ROADWAYS IS NOT ALLOWED.
    c. IRRIGATION SYSTEMS MUST BE SHUT OFF OR OPERATED MANUALLY DURING WINTER MONTHS TO PREVENT UNNECESSARY ICE ON ROADS
14. NO ADDITIONAL SITE LIGHTING IS PROPOSED FOR THE SITE
15. CONTRACTOR TO PROVIDE THE CITY OF ALPHARETTA ENCROACHMENT PERMIT FOR ALL WORK WITHIN THE CITY'S ROW. ANY TRAFFIC SIGNAL OR UTILITY RELOCATIONS WILL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER.
16. ALL UTILITY LOCATES AND RELOCATIONS, AND OR DRAINAGE WILL BE THE RESPONSIBILITY OF THE DEVELOPER/CONTRACTOR. DEVELOPER/CONTRACTOR MUST CONTACT CITY OF ALPHARETTA LOCATE PERSONNEL DIRECTLY FOR TRAFFIC SIGNAL UTILITY LOCATES. PHONE: 678-297-6200
17. ALL H/C RAMP FORMS MUST BE APPROVED BY THE CITY LAND DISTURBANCE INSPECTOR PRIOR TO CONCRETE POUR.
18. CONSTRUCTION JOINTS WITH EXISTING ROADWAY SHALL REQUIRE SMOOTH SAW CUT AND TACK. JOINTS CONSISTING OF BROKEN JAGGED EDGES WILL BE REJECTED.
19. CONTRACTOR IS TO PROVIDE THE CITY OF ALPHARETTA ENCROACHMENT PERMIT FOR ALL WORK WITHIN THE CITY'S R.O.W. ANY TRAFFIC SIGNAL OR UTILITY RELOCATIONS WILL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER.
20. ALL UTILITY LOCATES AND RELOCATIONS, AND OR DAMAGE WILL BE THE RESPONSIBILITY OF THE DEVELOPER/CONTRACTOR. DEVELOPER/CONTRACTOR MUST CONTACT CITY OF ALPHARETTA LOCATE PERSONNEL DIRECTLY FOR TRAFFIC SIGNAL UTILITY LOCATES. PHONE 678.297.6200.
21. ALL REQUIRED TRAFFIC SIGNAGE MUST MEET MUTCD STANDARDS.
22. ALL REQUIRED TRAFFIC STRIPING MUST MEET MUTCD AND GDOT PLAN SPECIFICATIONS AND MUST BE THERMO-PLASTIC.
23. PAVEMENT SPECIFICATION PER STD. DETAIL 901 TYPE I PAVEMENT SECTION (SEE SHEET C902).
24. UNDERGROUND UTILITIES PER STD. DETAIL 400 UNLESS NOTED OTHERWISE.

LEGEND

- PROPOSED STORM PIPE
- EXISTING STORM PIPE
- PROPOSED SINGLE WING CATCH BASIN
- EXISTING SINGLE WING CATCH BASIN
- PROPOSED WING CATCH BASIN
- EXISTING WING CATCH BASIN
- PROPOSED WATER LINE
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER LINE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING TREE
- EXISTING TREE TO BE REMOVED

REVISIONS

DATE	DESCRIPTION

CLIENT
GLORIA HERDEE
24 HOUR EMERGENCY CONTACT: GLORIA HERDEE 404-932-2772

GREYDEN
ENGINEERING
2106 Macy Drive
Roswell, Georgia 30076
PH: 770-573-4801 FAX: 678-302-6362

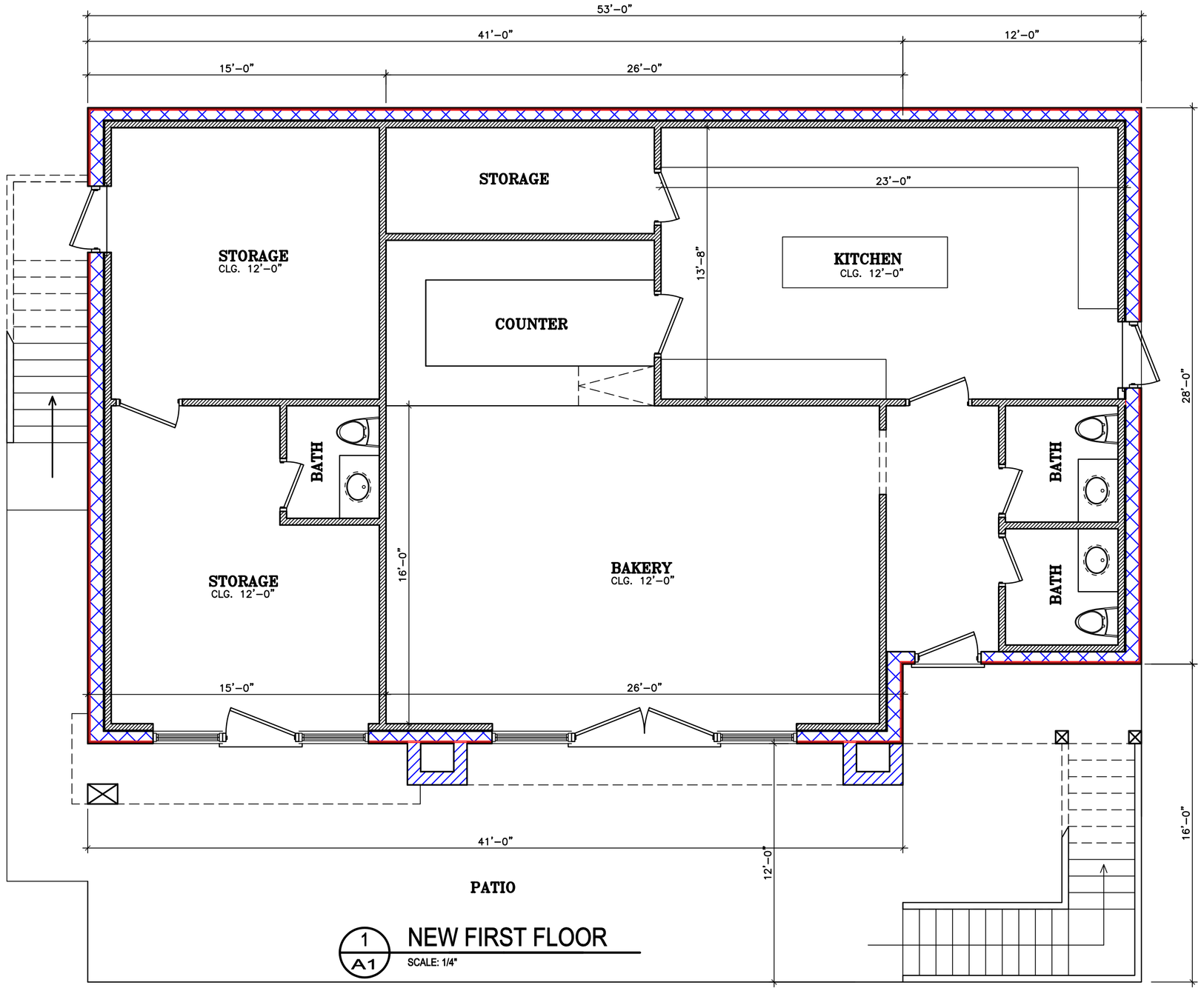
GEORGIA REGISTERED PROFESSIONAL ENGINEER RALPH DANIA
ENGINEER'S SEAL & SIGNATURE 9/21/22

LAND DISTURBANCE PLANS FOR 302 NORTH MAIN STREET

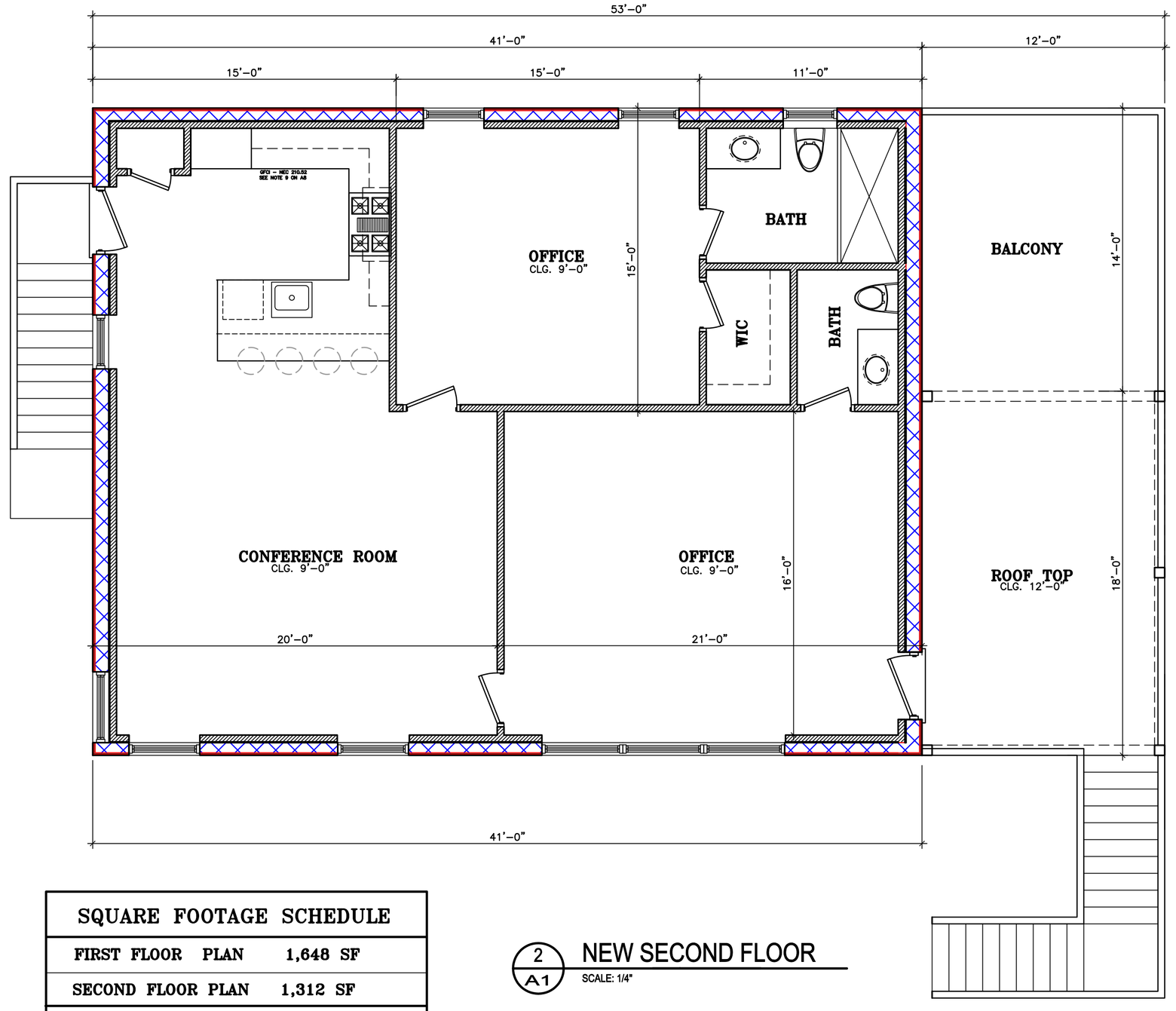
LOCATED IN LAND LOT 1197, 2ND DISTRICT, 2ND SECTION, FULTON COUNTY, CITY OF ALPHARETTA, GEORGIA, PIN 22 481411970755

SITE & UTILITY PLAN

DATE	9/21/22
JOB NO.	22-096
DRAWN	RAD
CHECKED	RAD
SCALE	AS NOTED
SHEET:	C200

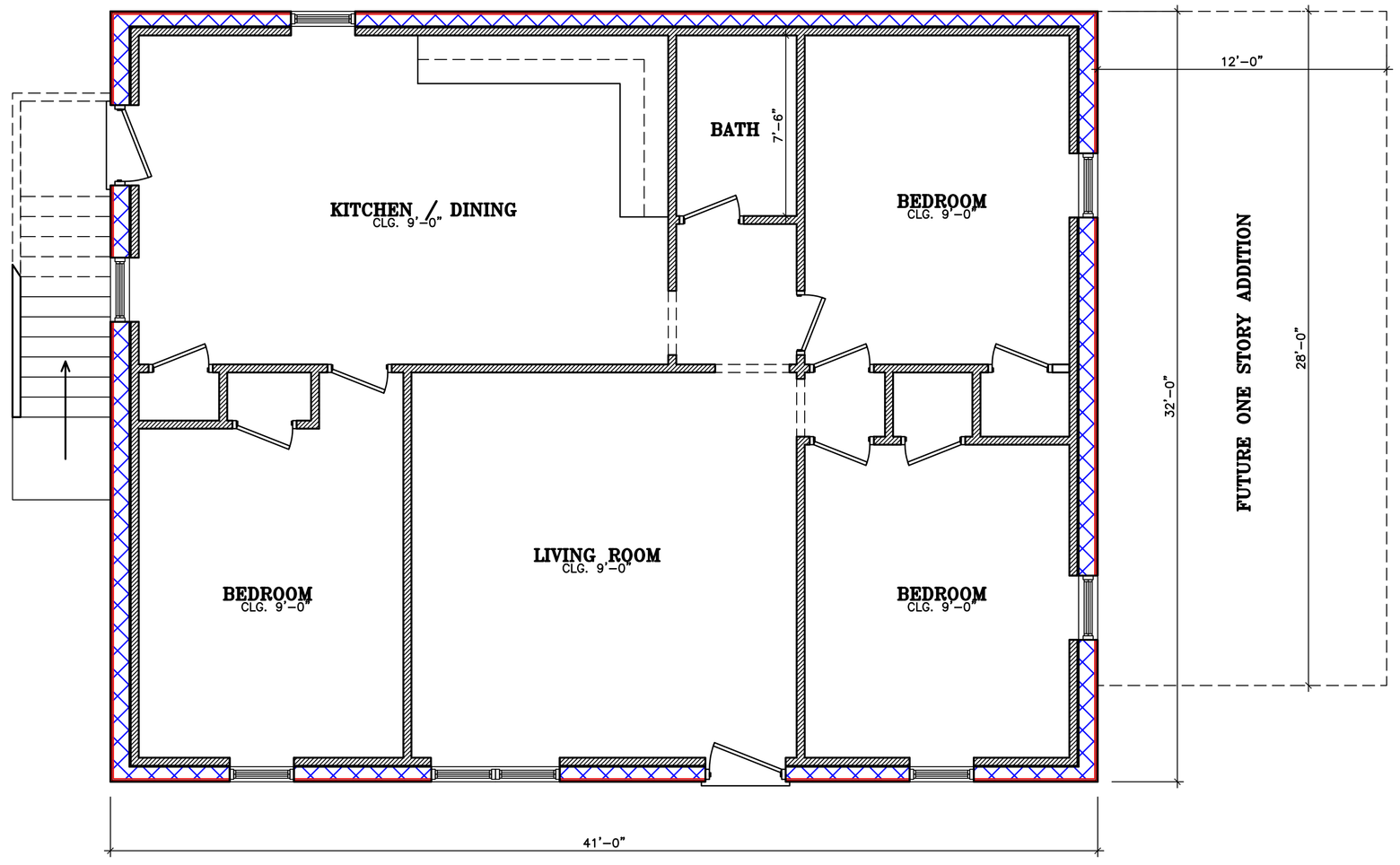


1 A1 NEW FIRST FLOOR
SCALE: 1/4"



SQUARE FOOTAGE SCHEDULE	
FIRST FLOOR PLAN	1,648 SF
SECOND FLOOR PLAN	1,312 SF
TOTAL FINISHED AREA	2,960 SF.

2 A1 NEW SECOND FLOOR
SCALE: 1/4"



3 A1 EXISTING FLOOR PLAN
SCALE: 1/4"



4 A1 NEW FRONT ELEVATION
SCALE: 1/4"

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2022
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302 NORTH MAIN STREET ALPHARETTA GA 30005

ATRIUM DESIGN LLC
RESIDENTIAL ARCHITECTURE
ALPHARETTA - GEORGIA 30005
adesign@bellsouth.net

REVISIONS:

DATE: 04-11-2022
JOB NO: 0993

SHEET NO: A1
OF:

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: Pavlova / 302 North Main Street / CU-22-08

Contact Name: GLORIA HERDEE Telephone: 404-932-2772

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 received"

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: 09/23/2022

Print Form

Community Zoning Information Meeting (CZIM) **September 14, 2022**

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

CU-22-08 / Pavlova Restaurant / 302 North Main Street

NAME	ADDRESS	COMMENTS
Yannis Everett	285 Pebble trl	Great addition to the City!

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY
Case #: PHA220033
PH #: CU-22-08
☐ 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: GLORIA HERDEE Telephone: 404-932-2772

Address: 12 Providence way Suite:

City Alpharetta State: Ga Zip: 30004 Fax:

Mobile Tel: 404-886-2969 Email: gloriaherdee@gmail.com

Subject Property Information:

Address: 302 N Main Street Current Zoning: IO

District: 2nd Section: 2nd Land Lot: 1197 Parcel ID: 22-4814-1197-075-5

Proposed Zoning: none Current Use: Office-Institutional

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

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

APPLICANT REQUEST AND INTENT

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

OUR PROPOSE IS TO UPGRADE THE CURRENT BUILDING TO BECOME A RESTAURANT-GRADED SPACE, COFFE SHOP, AND OUR BUSINESS OFFICE USE WITH UP TO TWO STORIES.

Applicant's Request (Please itemize the proposal):

CONDITIONAL USE TO ALLOW RESTAURANT FACILITIES

* PAVLOVA BY MARIAN (BAKERY COFFE SHOP)
* 1,248 SQF
* 3 EMPLOYEES
* BETWEEN 10AM -8PM

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

UPDATE EXISTING BUILDING TO BRING THE FACILITIES TO THE MOST CURRENT ALPHARETTA AND STATE OF GEORGIA COMMERCIAL BUILDING CODES. THE NEW VENUE WILL BE CALLED OH1994 PER OUR FAMILY INITIALS AND ESTABLISHMENT YEAR, AND IT WILL SERVE AS A SINGLE COMMERCIAL HUB FOR BUSINESSES TO OPERATE FROM.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: JORGE M OROPEZA BISOGNO Telephone: 404-886-2969

Address: 12 PROVIDENCE WAY Suite:

City ALPHARETTA State: GA Zip: 30004 -

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: GLORIA HERDEE Telephone: 404-932-2772

Address: Suite:

City ALPHARETTA State: GA Zip: 30004 -

So Sworn and Attested:

Owner Signature: Date: 08-05-2022

Notary:

Notary Signature: Date: 8-5-22

MELISSA PARRATT NOTARY PUBLIC CHEROKEE COUNTY, GEORGIA MY COMMISSION EXPIRES APRIL 03, 2026

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: N/A

Subject Public Hearing Case: N/A

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: _____ 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: 08-05-22

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

THE REHAB SHOULD BE ARCHITECTURALLY HARMONIOUS WITH THE ADJACENT PROPERTIES. DESIGN SHOULD COMPLY WITH ALL REQUIREMENTS SPECIFIC TO THE DOWNTOWN ALPHARETTA AREA. THE COMPANY IS STRONGLY ENCOURAGED TO UTILIZE THE DESIGN STANDARDS AVAILABLE ON THE CITY'S SITE PLAN CHECK LIST, ALSO WILL BE REHAB TO SUPPORT RESTAURANT, COFFE SHOP, OFFICE USE WITH UP TO TWO STORIES

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

THIS PROJECT SHOULD BE AN ASSET FOR THE COMMUNITY BENEFIT, ENGAGING FOR PEOPLE, AND A FRIENDLY PLACE FOR RESIDENTS AND VISITORS ALIKE. THE SITE DESIGN SHOULD ALSO PROVIDE INVITING ELEMENTS SUCH AS SEATING AREAS, OUTDOOR FURNITURE, AND ART EXHIBITIONS FOR VISITOR TO ENJOY. THE PLAN IS TO ENHANCE AND BEAUTIFY CURRENT BUILDING/PROPERTY WHICH IS NOT UP TO CODE.

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

THE PROPERTY IS LOCATED WITHIN THE DOWNTOWN ALPHARETA,THAT HAS BEEN USED AS A DUPLEX RESIDENCIAL PROPERTY BUT IS CURRENTLY VACANT. THE NEW COMMERCIAL REHAB SHOULD BE AN ASSET TO THE CITY IN TERMS OF PROVIDING LONG TERM FINANCIAL AND COMMUNITY BENEFITS, AS WELL AS THE ANTICIPATED INCREASE IN TAX REVENUES.

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

BECAUSE THIS PROPERTY IS LOCATED ON THE "N MAIN STREET CORRIDOR", IT WILL BENEFIT FROM THE EXISTING VEHICLES, PEDESTRIANS AND BICYCLE RIDERS POPULATION. WE ANTICIPATE LITTLE TO NONE TRAFFIC INCREASE

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

WE ANTICIPATE NONE.

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

THE PROPERTY UNDER CONSIDERATION HAVE A GOOD LOCATION IN THE DOWNTOWN ALPHARETTA, THE PROXIMITY ALSO PROVIDES A STRONG OPPORTUNITY TO OFFER A RETAIL/RESTAURANT/OFFICE PRESENCE TO ALIGN OUR PROJECT TO THE CURRENT DOWNTOWN ALPHARETTA COMPREHENSIVE PLAN. INTERIOR AND EXTERIOR FEATURES WILL BE CAREFULY SUPERVISED TO COMPLY WITH THE ALPHARETTA COMMUNITY ARCHITECTURAL STANDARDS.

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

OUR COMPANY IS ON THE WAY TO REHAB, AND JUST WAITING FOR THIS REQUEST TO START CONTRUCTION ON THE PROJECT. CURRENT CONDITIONS REMAIN UNCHANGED.

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.

N/A

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

N/A

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

N/A

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.

N/A

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

SIGN VARIANCE REVIEW CRITERIA

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

☐ Yes N/A

☐ No

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

☐ Yes N/A

☐ No

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

☐ Yes N/A

☐ No

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

☐ Yes

☐ No

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

☐ Yes N/A

☐ No

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

N/A

☐ Yes

☐ No

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

☐ Yes ☐ No

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: PAVLOVAS BY MARIAN (BAKERY COFFE SHOP)

Contact Name: GLORIA HERDEE & MARIAN URDANETTA Telephone: 404-932-2772

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

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

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

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

CITIZEN PARTICIPATION FORM - PART B

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

Public Hearing or Project Name: _____

Contact Name: _____ Telephone: _____

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

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

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

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

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

Signature of Authorized Agent: _____ Date: _____

Print Form

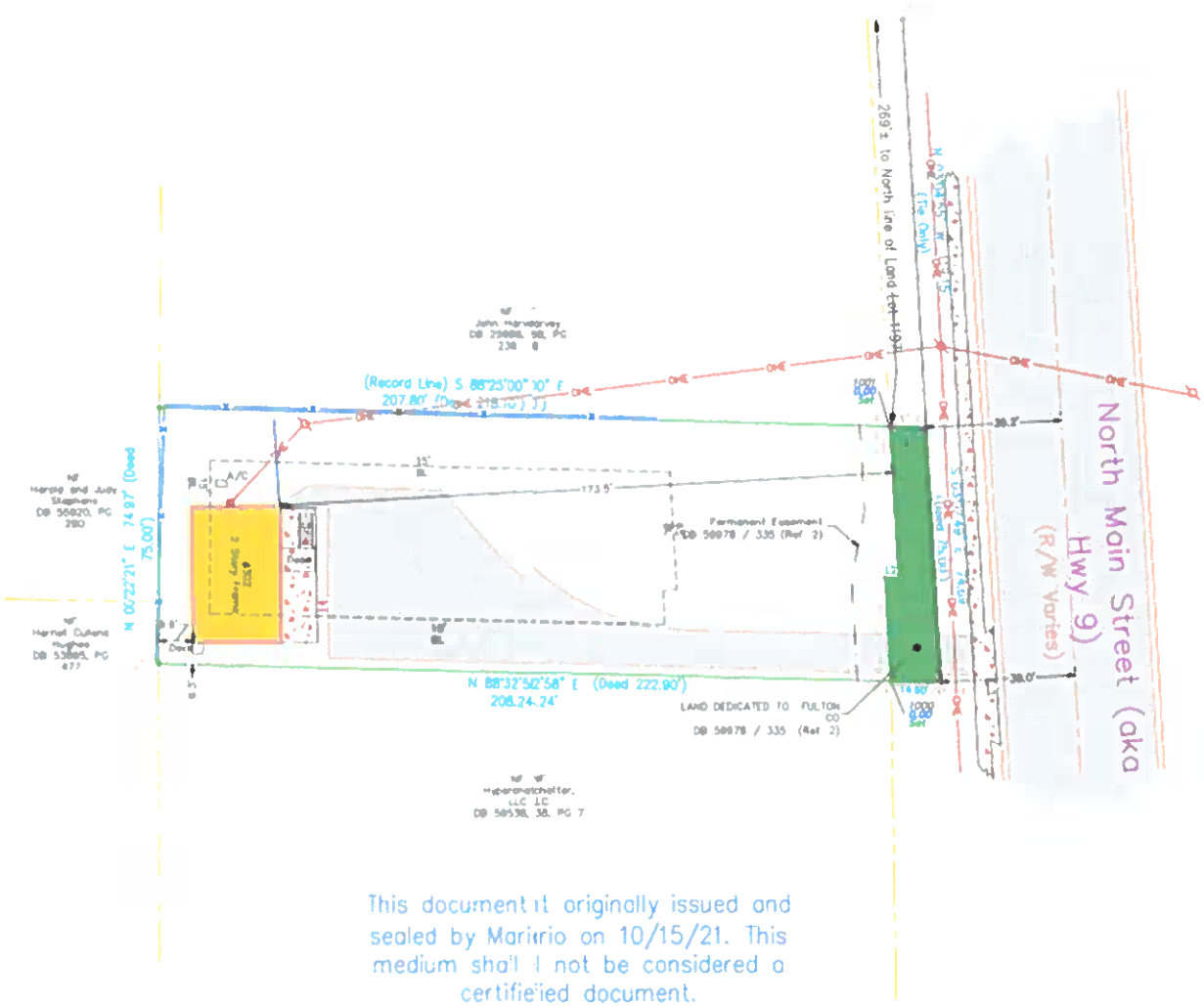
A1

302 NORTH MAIN STREET
ALPHARETTA GA 30005

Civil Engineering, Land Surveying, Stream and Wetland Restoration

Boundary Survey of:
Parcel: 22491411870765 // 302 North Main Street
Gloria Herdee

E3 Engineering



This document it originally issued and sealed by Mariirio on 10/15/21. This medium shall I not be considered o certifie'ied document.

CITY COUNCIL MEETING
STAFF REPORT

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

I. AGENDA ITEM TITLE: CU-22-07 PEACHTREE IMMEDIATE CARE/870 NORTH MAIN STREET

PLANNING COMMISSION: OCTOBER 6, 2022

CITY COUNCIL: OCTOBER 24, 2022

II. RECOMMENDATION:

Approve CU-22-07 Peachtree Immediate Care/870 North Main Street, subject to the following conditions:

1. 'Clinic' shall be added as a conditional use at 870 North Main Street and limited to no more than 4,058 square feet.
2. Conditional use approval shall be limited to Peachtree Immediate Care; no additional 'Clinic' use or subleasing shall be permitted within the approved space.
3. 'Clinic' shall be limited to an urgent care clinic.
4. Exterior changes to the building shall require final approval by the Design Review Board. Existing blue awnings shall be replaced with awnings approved by DRB.
5. Hours of operation shall be limited to Monday – Sunday 8:00 AM – 8:00 PM.
6. Property owner shall assess site landscaping and replace missing, dead, or dying landscape material. This assessment shall include monument sign landscape material, as well as trees/shrubs removed by GDOT construction.

III. REPORT IN BRIEF:

The applicant, Peachtree Immediate Care, is requesting a conditional use to operate a 'Clinic' in a 4,058 square foot building, which was previously developed and used for an IHOP. The Fulton Greens Master Plan requires a conditional use to allow a 'Clinic' on the subject property. The subject property is located at 870 North Main Street near the northwest corner of North Main Street and Windward Parkway.

DISCUSSION

The submitted request, if approved, would allow Peachtree Immediate Care to operate a 'Clinic' in a 4,058 square foot building, which was previously developed and used for an IHOP. The Fulton Greens Master Plan requires a conditional use to allow a 'Clinic' on the subject property. The subject property is located at 870 North Main Street near the northwest corner of North Main Street and Windward Parkway.

The subject property is approximately 1.05 acres and was developed for IHOP in 2003 as a 1-story, 4,058 square foot building. The property is zoned C-1 (Neighborhood Commercial) and is subject to the Fulton Greens Master Plan Pod A, which lists 'Clinic' as a conditional use. Surrounding properties are zoned C-1. Lowe's Home Improvement is located to the north and west, Windward Promenade shopping center is located to the south, and Burger King is located to the east.

Peachtree Immediate Care operates 53 urgent care clinics throughout Georgia and is the exclusive urgent care partner of Emory Healthcare. Peachtree Immediate Care currently operates a location in the City at 10905 Haynes Bridge Road. The applicant proposes to renovate and re-purpose the former IHOP building to operate a 2nd urgent

care clinic in Alpharetta. The property is developed with 54 parking spaces, of which the City's Unified Development Code (UDC) would require twenty (20) parking spaces for the proposed clinic use. Hours of operation will be Monday – Sunday 8:00 AM – 8:00 PM. The applicant anticipates approximately eight (8) full time employees, including physicians, advanced practitioners, medical assistants, and administrative staff.

RENDERINGS

The applicant submitted renderings depicting exterior changes to the building. As shown in the before and after below, the applicant proposes painting the building and changing out the awnings. Based on the building's location on North Main Street, Design Review Board (DRB) approval will be required for any changes to the exterior of the building.

Existing



Proposed



TRAFFIC

Staff calculated trips for the previous use and proposed use of the subject property. The restaurant use generated an estimated 39 AM Peak Hour trips and 37 PM Peak Hour trips. Whereas the proposed clinic use is estimated to generate 11 AM Peak Hour trips and 15 PM Peak Hour trips. The proposed clinic use would generate fewer trips.

CONDITIONAL USE REVIEW CRITERIA

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

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

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

Response: The subject property was developed in compliance with site access development standards with access from a secondary driveway off North Main Street, as well as through the adjacent property to the east which has direct access from North Main Street. The proposed use will generate approximately 70% less traffic in the AM Peak Hour and approximately 60% less traffic in the PM Peak Hour.

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

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

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

Response: The proposed use would be compatible with the surrounding uses and other locations for this business, which are similarly situated in commercial areas.

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

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

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

Response: There are other urgent care clinics operating in the City. However, the nearest location is the Wellstar Avalon Health Park at 2450 Old Milton Parkway, which is approximately two (2) miles to the south of the applicant's site. There are no conflicting uses in the immediate vicinity of the applicant's property.

CONCURRENCES

Staff reviewed the applicant's proposal in consideration of the review criteria for a conditional use. The proposal should not have significant impacts on surrounding properties, which are developed with non-residential uses.

CITIZEN PARTICIPATION PLAN

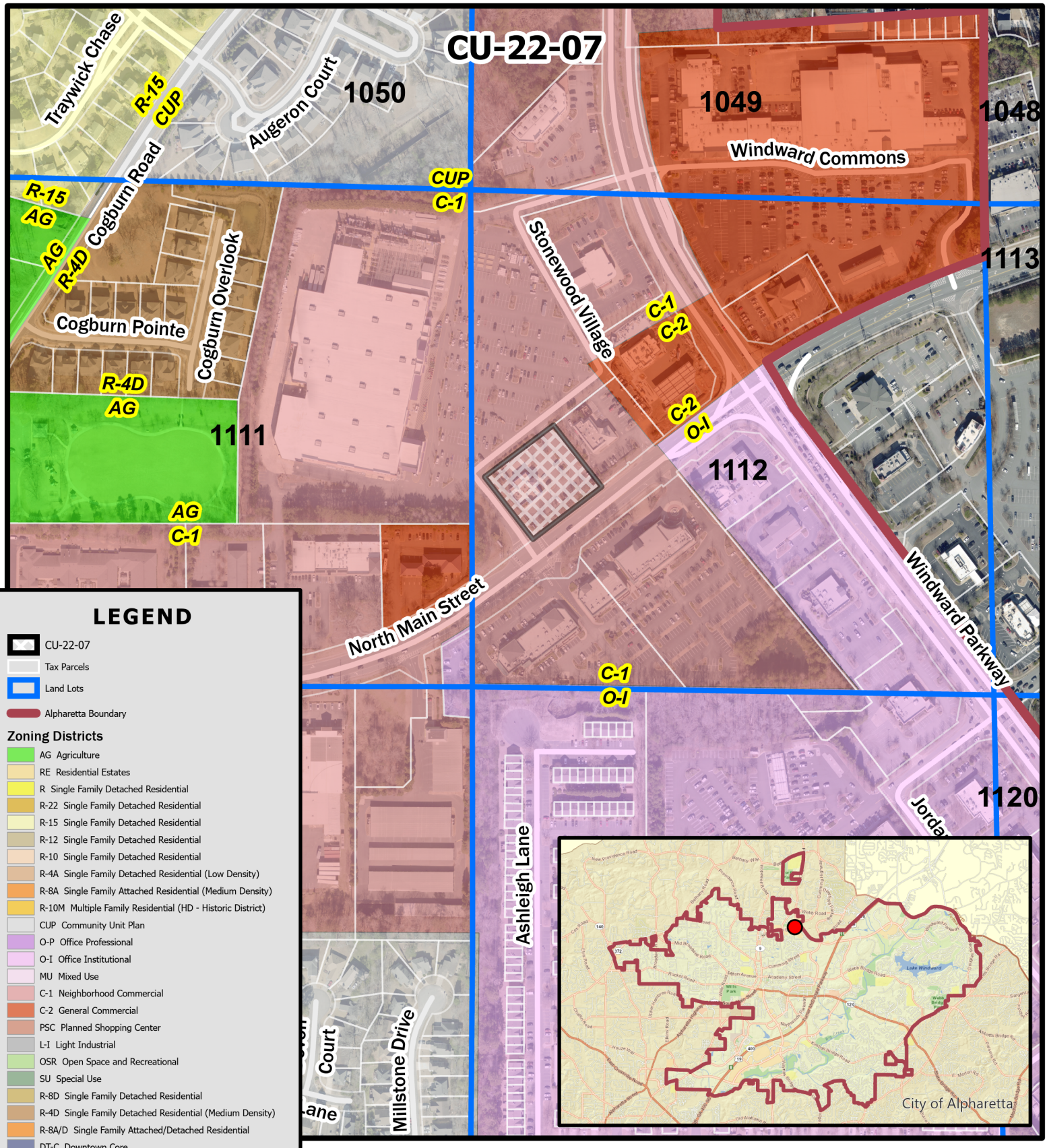
The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that no comments have been received.

COMMUNITY ZONING INFORMATION MEETING

The CZIM was held on September 14, 2022. There were no public comments.

IV. ATTACHMENTS:

- Site Plan
- Renderings



LEGEND

- CU-22-07
- Tax Parcels
- Land Lots
- Alpharetta Boundary

Zoning Districts

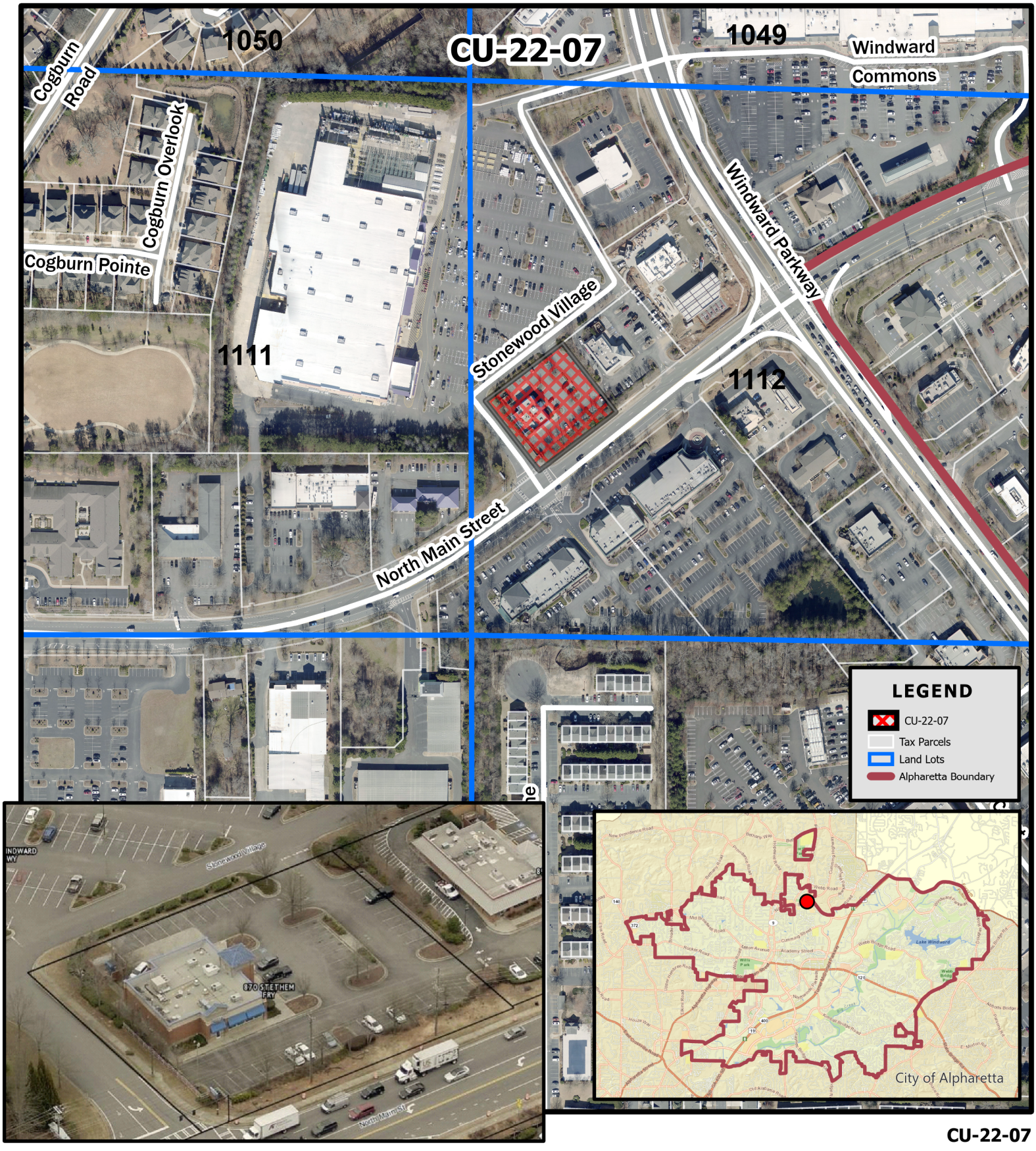
- AG Agriculture
- RE Residential Estates
- R Single Family Detached Residential
- R-22 Single Family Detached Residential
- R-15 Single Family Detached Residential
- R-12 Single Family Detached Residential
- R-10 Single Family Detached Residential
- R-4A Single Family Detached Residential (Low Density)
- R-8A Single Family Attached Residential (Medium Density)
- R-10M Multiple Family Residential (HD - Historic District)
- CUP Community Unit Plan
- O-P Office Professional
- O-I Office Institutional
- MU Mixed Use
- C-1 Neighborhood Commercial
- C-2 General Commercial
- PSC Planned Shopping Center
- L-I Light Industrial
- OSR Open Space and Recreational
- SU Special Use
- R-8D Single Family Detached Residential
- R-4D Single Family Detached Residential (Medium Density)
- R-8A/D Single Family Attached/Detached Residential
- DT-C Downtown Core
- DT-MU Downtown Mixed-Use
- DT-LW Downtown Live-Work
- DT-R Downtown Residential

Zoning Map
Peachtree Immediate Care
870 North Main Street

CU-22-07
D/LL: 2/2/1112
PC: 10/06/22
CC: 10/24/22

THE CITY OF ALPHARETTA GEORGIA

Location Map Provided by:
Community Development - GIS

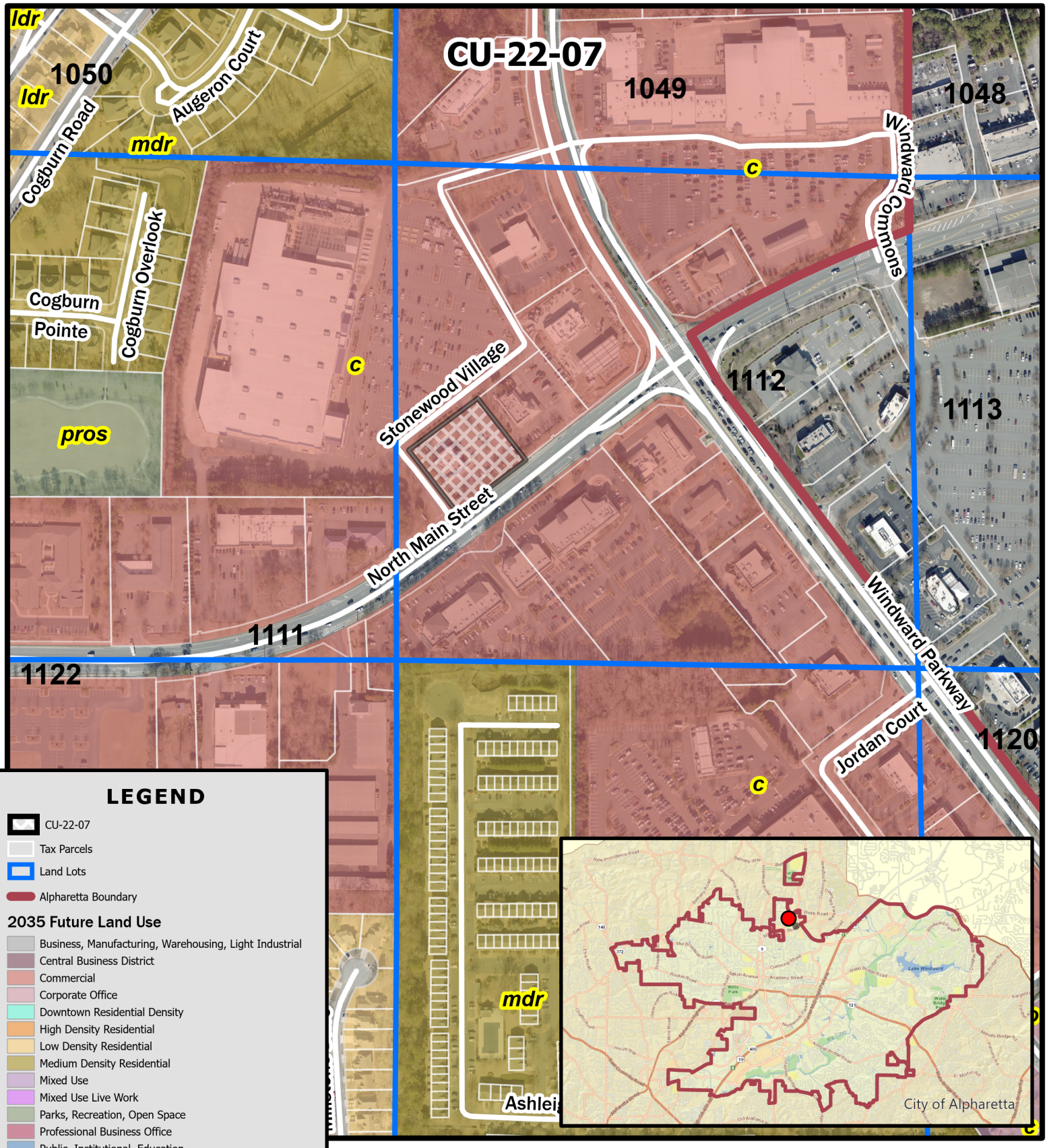


THE CITY OF ALPHARETTA GEORGIA

Aerial Map
Peachtree Immediate Care
870 North Main Street

CU-22-07
D/LL: 2/2/1112
PC: 10/06/22
CC: 10/24/22

Location Map Provided by:
Community Development - GIS



LEGEND

- CU-22-07
- Tax Parcels
- Land Lots
- Alpharetta Boundary

2035 Future Land Use

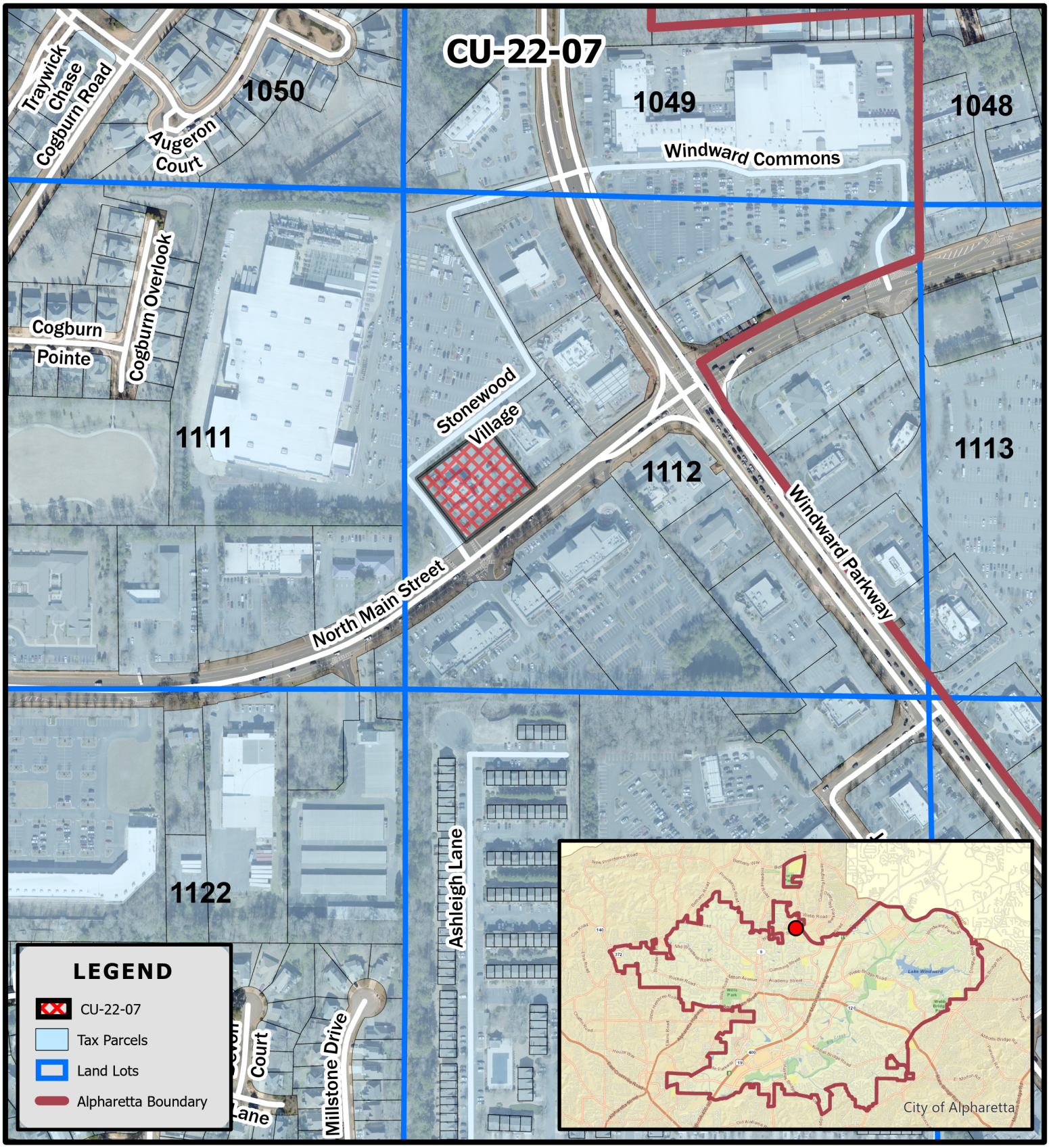
- Business, Manufacturing, Warehousing, Light Industrial
- Central Business District
- Commercial
- Corporate Office
- Downtown Residential Density
- High Density Residential
- Low Density Residential
- Medium Density Residential
- Mixed Use
- Mixed Use Live Work
- Parks, Recreation, Open Space
- Professional Business Office
- Public, Institutional, Education
- Residential Estate
- Very Low Density Residential

Future Land Use Map
Peachtree Immediate Care
870 North Main Street

CU-22-07
D/LL: 2/2/1112
PC: 10/06/22
CC: 10/24/22

THE CITY OF ALPHARETTA GEORGIA

Location Map Provided by:
Community Development - GIS



Location Map
Peachtree Immediate Care
870 North Main Street

CU-22-07
D/LL: 2/2/1112
PC: 10/06/22
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THE CITY OF ALPHARETTA GEORGIA

Location Map Provided by:
Community Development - GIS

CITIZEN PARTICIPATION FORM - PART B

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

Public Hearing or Project Name: _____

Contact Name: John Richmond Telephone: 678-269-7010

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.

We have not received any feedback, comments, or concerns from the Public Notification letters mailed out August 17, 2022.

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

- [x] Letter
- [ ] Personal Visits
- [ ] Telephone
- [ ] Group Meeting
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Signature of Authorized Agent: _____ Date: 9/14/22

Print Form

ANGLADE HERLANDY & ROSEMAY
435 PINE BOUGH CT
ALPHARETTA GA 30004

IHOP PROPERTY LLC
450 NORTH BRAND BLVD
GLENDALE CA 91203

WINDWARD POINTE HOMEOWNERS ASSOC. INC
3350 BRECKINRIDGE BLVD
DULUTH GA 30096

PROVIDENCE BANK
4955 WINDWARD PKWY
ALPHARETTA GA 30004

KJM HOLDINGS LLC
1418 DRESDEN DR STE 220
ATLANTA GA 30319

LOWES HOME CENTERS INC
1000 LOWE'S BLVD
MOORESVILLE NC 28117

MULLER ASSOCIATES OF MILTON LLC
885 FOXHOLLOW RUN
ALPHARETTA GA 30004

COSTCO WHOLESALE CORPORATION
999 LAKE DR
ISSAQUAH WA 98027

KMD ALPHARETTA LLC
2424 N FEDERAL HWY BLDG 101
BOCA RATON FL 33431-7746

WINDWARD PROMENADE LLC
210 INTERSTATE NORTH PKWY SE STE 50
ATLANTA GA 30339-2231

JNP INVESTMENT HOLDING LLC
793 N MAIN ST
ALPHARETTA GA 30009

WINDWARD PROMENADE L L C
210 INTERSTATE NORTH PKWY SE STE 50
ATLANTA GA 30339-2231

EXTRA SPACE PROPERTIES TWO LLC
2795 E COTTONWOOD PKWY # 300
SALT LAKE CITY UT 84121

KENNY PROPERTIES LLC
140 BLACKLAND CT E
MARIETTA GA 30067

WINDWARD PROMENADE LLC
3350 RIVERWOOD PKY STE 450
ATLANTA GA 30339

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

FIDELITY BANK
3490 PIEDMONT RD NE STE 1550
ATLANTA GA 30305

ALLEN MICHELLE
2607 ASHLEIGH LANE
ALPHARETTA GA 30004

PEACHTREE IMMEDIATE CARE

Get in. Get out. Get better.

August 17, 2022

John Richmond
Peachtree Immediate Care
2675 Paces Ferry Road SE, Suite 200
Atlanta, GA 30339

RE: Peachtree Immediate Care / CU-22-07

Dear Property Owner:

Please allow this letter to serve as public notice for a Conditional Use request at 870 North Main Street, Alpharetta, Georgia to allow for the operation of a Peachtree Immediate Care urgent care medical clinic.

The Community Zoning Information Meeting (CZIM) for this request will be held on Wednesday, September 14, 2022 at 6:00 p.m. in the Multipurpose Room in Alpharetta City Hall across from the Council Chambers. Alpharetta City Hall is Located at 2 Park Plaza, Alpharetta, GA 30009. This is an informal meeting to allow the public to view public hearing requests, ask questions, and provide feedback.

This item will be considered by the Planning Commission on Thursday, October 6, 2022 at 6:30 PM and City Council on Monday, October 24, 2022 at 6:30 PM. The meeting(s) 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 jrichmond@crhhealthcare.com.

Sincerely,

John Richmond

Community Zoning Information Meeting (CZIM) **September 14, 2022**

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

CU-22-07 / Peachtree Immediate Care

NAME	ADDRESS	COMMENTS
		No comments

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #:

PH #: _____

Property Taxes & Code Violations Verified

Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT • 2 PARK PLAZA • ALPHARETTA, GA 30009

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

Contact Information:

Contact Name: John Richmond Telephone: 678-269-7010

Address: 2675 Paces Ferry Road SE Suite: 200

City Atlanta State: GA Zip: 30339 Fax: 678-424-1490

Mobile Tel: 704-562-6241 Email: jrichmond@crhhealthcare.com

Subject Property Information:

Address: 870 North Main Street Current Zoning: C-1

District: _____ Section: 22 Land Lot: 1112 Parcel ID: 22 512011122916

Proposed Zoning: C-1 Current Use: Restaurant

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

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

Applicant Request And Intent

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

Operation of a Peachtree Immediate Care urgent care medical clinic.

Applicant's Request (Please itemize the proposal):

Property is covered by the Fulton Greens Master Plan. Property is located in Pod A of the Fulton Greens Master Plan. The permitted use table of Fulton Greens Master Plan shows "Clinic" as a Conditional Use in Pod A. Therefore, we are requesting a Conditional Use Permit to operate an urgent care clinic at the property.

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

Granting of the requested Conditional Use Permit would allow Peachtree Immediate Care to renovate and re-purpose the existing building to operate an urgent care clinic to serve the Alpharetta community's non-emergent medical needs.

Peachtree Immediate Care operates 53 urgent care clinics throughout Georgia, and is the exclusive urgent care partner of Emory Healthcare. Hours of operation would be 8am - 8pm seven days per week, 361 days per year. The clinic would employee approximately 8 full time employees, including physicians, advanced practitioners, medical assistants, and front desk staff.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Asad Mazahir Telephone: 678-200-8524

Address: 1154 Sandy Plains Road Suite:

City Marietta State: GA Zip: 30062 -

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: John Richmond Telephone: 678-269-7010

Address: Suite:

City Atlanta State: GA Zip: 30339 -

So Sworn and Attested:

Owner Signature: Date: 7/21/2022

Notary:

Notary Signature: Date: 7/21/2022

NICOLE HARRIS NOTARY PUBLIC GEORGIA FULTON COUNTY

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: John Richmond

Subject Public Hearing Case: _____

Campaign Contribution Information:

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

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

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

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

Description of Contribution: _____ 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: 7/25/22

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

The existing properties surrounding this site are all commercial in nature. Specifically, across the street is a sports medicine clinic and 2 lots down is a gas station. Our use will be compatible with the surrounding properties.

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

The change in use of this property will have no effect on the value of the surrounding properties.

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

N/A as the property is existing

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

Urgent care clinics serve approximately 30-35 patients per day over a 12 hour period, which is significantly lower than a restaurant. Therefore we would expect traffic to decline if the proposal is approved.

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

The addition of an urgent care clinic to the community will benefit local schools by providing a convenient setting for students and their families to receive same day treatment for injuries and illnesses as well as sports physicals. Our clinics do not consume a lot of power, water or sewage capacity, resulting in less utility consumption than a restaurant, for example.

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

The Future Land Use Map designates the property for Commercial use, which we comply with.

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

N/A as the property is existing

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

Citizen Participation Form - Part A

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

Public Hearing or Project Name: _____

Contact Name: John Richmond Telephone: 678-269-7010

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.

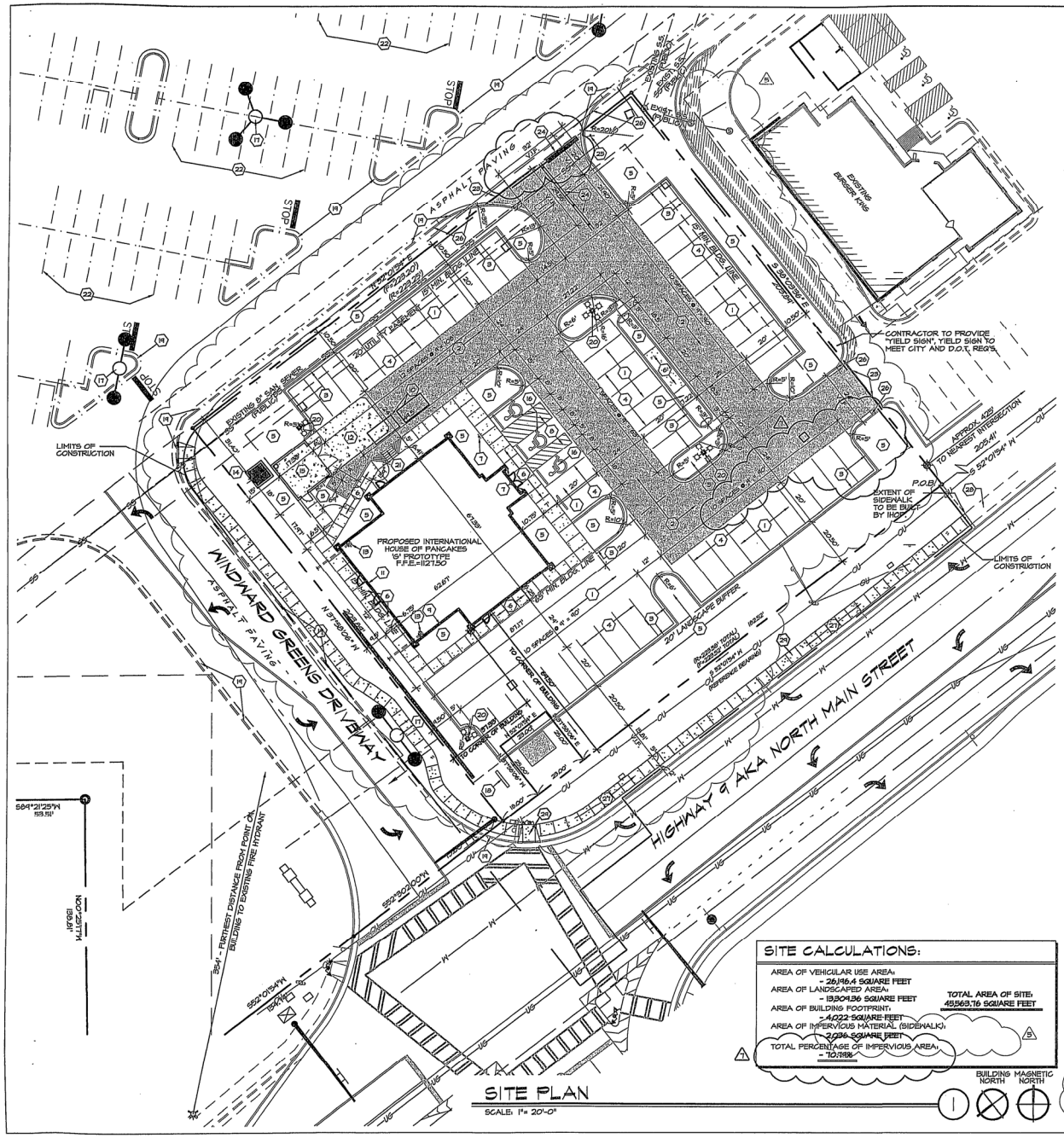
Anglade Herlandy & Rosemay	Windward Pointe Homeowners Assoc
Providence Bank	KJM Holdings
Lowes Home Centers	Muller Associates of Milton
Costco Wholesale Corp	KMD Alpharetta
Windward Promenade	JNP Investment Holdings
Extra Space Properties Two	Kenny Properties
ARC CafeUSA001	Fidelity Bank

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

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

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

In our letter, we will invite individuals to contact us by mail, email, or phone with questions or concerns about the proposal.


WINDWARD GREENS DRIVEWAY
ASPHALT PAVING
HIGHWAY 9 AKA NORTH MAIN STREET
PROPOSED INTERNATIONAL HOUSE OF PANCAKES 'G' PROTOTYPE F.F.E.=127.50
LIMITS OF CONSTRUCTION
EXISTING 8" SAN. SEWER (PUBLIC)
EXISTING BUILDING
EXISTING BURGER KING
CONTRACTOR TO PROVIDE "YIELD SIGN", YIELD SIGN TO MEET CITY AND D.O.T. REQ'S.
EXTENT OF SIDEWALK TO BE BUILT BY IHOP
P.O.B.
APPROX. 425' TO NEAREST INTERSECTION
229.41'
S 52°01'54" W
20' LANDSCAPE BUFFER
10' LANDSCAPE BUFFER
50' R/W BLDG. LINE
30' UTILITY EASEMENT
S84°21'25"W 559.51'
19.91' MEASURED
S52°30'00"W
N37°30'00"W
394' - FARTHEST DISTANCE FROM POINT OF BUILDING TO EXISTING FIRE HYDRANT
STOP
SIGN
10 SPACES @ 9' x 20'
10 SPACES @ 9' x 20'
TO CORNER OF BUILDING
TO CORNER OF BUILDING
R=220.00' TOTAL (R=220.20' PUBLIC DEDICATION)
R=220.00' (REFERENCE BEARING)
S 52°01'54" W
S 52°01'54" W
N 52°01'54" E
N 52°01'54" E
S 37°58'06" E
N 37°58'06" W
N 37°58'06" W
S 37°58'06

DocuSign Envelope ID: 9AC4CBE4-E723-441B-B864-8FED84C9A602

EXHIBIT "A"

(Legal Description of the Land)

Tract 1 (Fee Estate):

All that tract or parcel of land lying and being in Land Lot 1112 of the 2nd District, 2nd Section, Fulton County, Georgia and being more particularly described as follows:

Commencing at a point at the intersection of the westerly right of way of Windward Parkway Extension (variable right of way) and the northerly right of way of Highway 9 a/k/a Cumming Highway (variable right of way); thence along the northerly right of way of Highway 9 along a curve to the left, an arc distance of 108.65 feet, said curve having a radius of 2914.90 feet and being subtended by a chord of 108.65 feet, at South 53 degrees 05 minutes 59 seconds West to a point; thence continuing along said right of way South 52 degrees 09 minutes 16 seconds West, a distance of 49.38 feet to a point; thence continuing along said right of way South 52 degrees 01 minute 54 seconds West, a distance of 205.41 feet to a point; said point being the point of BEGINNING; thence continuing along said right of way South 52 degrees 01 minutes 54 seconds West a distance of 223.58 feet to a point; thence leaving said right of way North 37 degrees 58 minutes 06 seconds West, a distance of 203.89 feet to a point; thence North 52 degrees 01 minute54 seconds East, a distance of 223.25 feet to a point; thence South 38 degrees 03 minutes 36 seconds East, a distance of 203.89 feet to a point on the northerly right of way of Highway 9 said point being the POINT OF BEGINNING.

Tract 2 (Easement Estates):

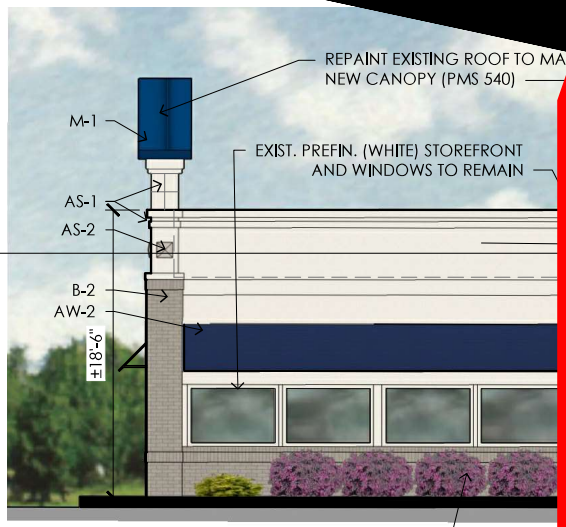
Together with appurtenant easements contained in:

Reciprocal Access Easement Agreement between Fulton Greens Limited Partnership, a Georgia limited partnership and Faison-Windward Greens III, LLC, a Georgia limited liability company, dated March 21, 2000, filed of record March 29, 2000, recorded in Deed Book 28767, Page 117, aforesaid records.

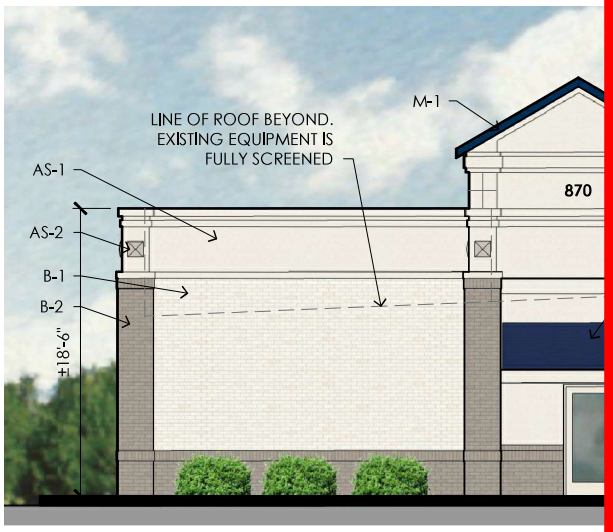
Declaration of Easements, Covenants, Conditions and Restrictions between Faison – Windward Greens III, LLC, and Lowe's Home Centers, Inc., dated January 31, 2003, filed February 3, 2003, recorded in Deed Book 34127, Page 299, aforesaid records.

Drainage Easement Agreement between Faison-Windward Greens III, LLC and Lowe's Home Centers, Inc. dated January 31, 2003, filed February 3, 2003, recorded in Deed Book 34127, Page 349, aforesaid records.

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EXISTING PLANTINGS TO REMAIN.
PRUNE / TRIM BUSHES AND WEED
ALL BEDS. PROVIDE NEW MULCH,
TYP. SEE REFERENCE PHOTOS

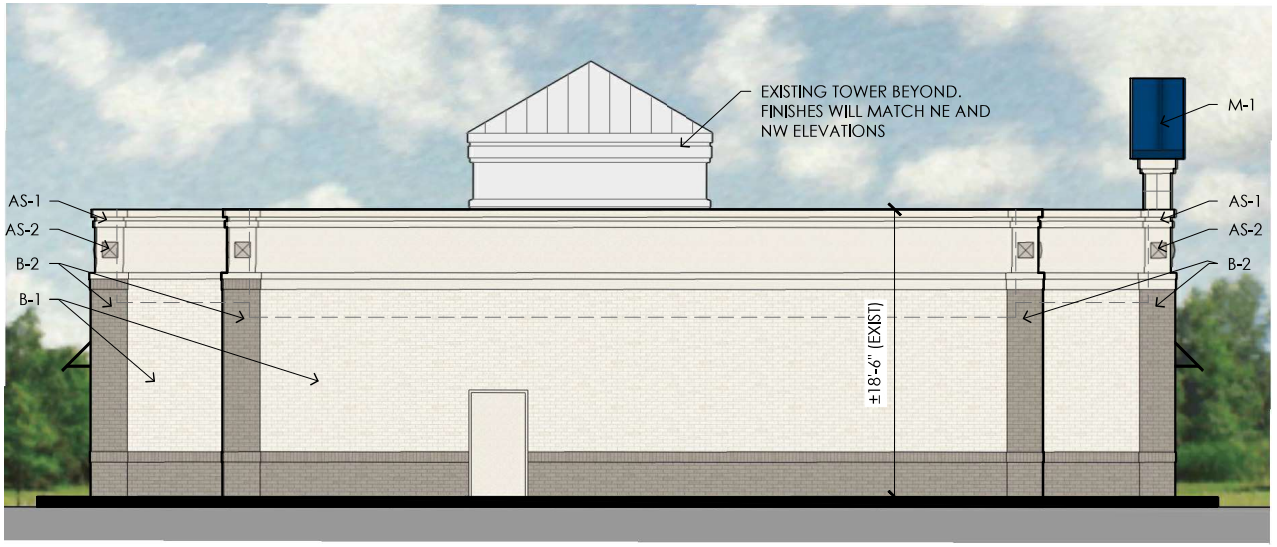


MATERIAL SCHEDULE	
B-1	EXISTING BRICK VENEER - STAIN WITH H&C COLORTOP CONCRETE STAIN, COLOR TO MATCH AS-1/PT-1
B-2	EXISTING BRICK VENEER - STAIN WITH H&C COLORTOP CONCRETE STAIN, COLOR TO MATCH SHERWIN WILLIAMS SW 7642 'PAVESTONE'
AS-1 / PT-1	ACRYLIC STUCCO VENEER COLOR TO MATCH SHERWIN WILLIAMS SW 7551 'GREEK VILLA' FINE SAND FINISH
AS-2 / PT-2	ACRYLIC STUCCO VENEER COLOR TO MATCH SHERWIN WILLIAMS SW 7641 'COLONNADE GRAY' FINE SAND FINISH
AW-1	PREFINISHED FRONT DRAINING ALUMINUM AWNING COLOR TO MATCH PANTONE / PMS 540 (DARK BLUE)
AW-2	FABRIC AWNING ON 1" SQ. ALUM. FRAME MATCH SUNBRELLA 'MARINE BLUE'
M-1	EXISTING STANDING SEAM ROOF - CLEAN AND REPAINT TO MATCH PANTONE / PMS 540 (DARK BLUE)
SF-1	ALUMINUM STOREFRONT SYSTEM WHITE POWDERCOAT (EXISTING)

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01 A2.2 NORTHWEST ELEVATION
SCALE: 1/8" = 1'-0"



02 A2.2 SOUTHWEST ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL SCHEDULE	
B-1	EXISTING BRICK VENEER - STAIN WITH H&C COLORTOP CONCRETE STAIN, COLOR TO MATCH AS-1/PT-1
B-2	EXISTING BRICK VENEER - STAIN WITH H&C COLORTOP CONCRETE STAIN, COLOR TO MATCH SHERWIN WILLIAMS SW 7642 'PAVESTONE'
AS-1 / PT-1	ACRYLIC STUCCO VENEER COLOR TO MATCH SHERWIN WILLIAMS SW 7551 'GREEK VILLA' FINE SAND FINISH
AS-2 / PT-2	ACRYLIC STUCCO VENEER COLOR TO MATCH SHERWIN WILLIAMS SW 7641 'COLONNADE GRAY' FINE SAND FINISH
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SF-1	ALUMINUM STOREFRONT SYSTEM WHITE POWDERCOAT (EXISTING)

PLACE MAKER DESIGN

REV #	DATE	DESCRIPTION

PEACHTREE IMMEDIATE CARE
870 N MAIN ST ALPHARETTA, GA
CRH HEALTHCARE, LLC

PLACE MAKER DESIGN
1000 CIRCLE 75 PARKWAY
SUITE 400
ATLANTA, GEORGIA 30339
404.549.4499

ISSUE DATE	07/01/2022
DRAWN BY	BJK
CHECKED BY	TMV
PMD PROJ #	22033

SHEET TITLE
ELEVATIONS

SHEET # A2.2



SUNBRELLA AWNING
MARINE BLUE

ACRYLIC STUCCO
SW 7551 - GREEK VILLA

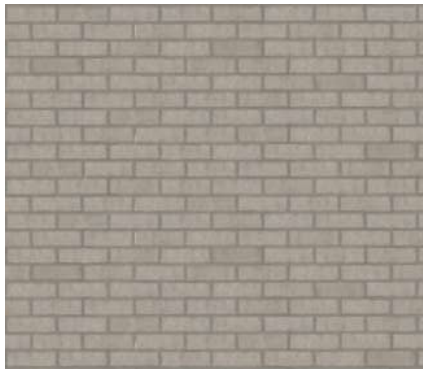


ACRYLIC STUCCO
SW 7641 - COLONNADE GRAY



METAL ROOFING PAINTED TO MATCH
PANTONE PMS 540

PAINTED BRICK
SW 7551 - GREEK VILLA



PAINTED BRICK
SW 7642 - PAVESTONE

MATERIALS

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01 - EXISTING NORTHEAST ELEVATION



02 - EXISTING SOUTHEAST (MAIN STREET) ELEVATION



03 - EXISTING NORTH CORNER

PLACE MAKER DESIGN

REV #	DATE	DESCRIPTION

PEACHTREE IMMEDIATE CARE
870 N MAIN ST ALPHARETTA, GA
CRH HEALTHCARE, LLC

PLACE MAKER DESIGN
1000 CIRCLE 75 PARKWAY
SUITE 400
ATLANTA, GEORGIA 30339
404.549.4499

ISSUE DATE	07/01/2022
DRAWN BY	BJK
CHECKED BY	TMV
PMD PROJ #	22033

SHEET TITLE
EXISTING PHOTOS

SHEET #
PIC 1

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04 - EXISTING NORTHWEST ELEVATION



05 - EXISTING WEST CORNER AND REAR ELEVATION



06 - EXISTING SOUTH CORNER

PLACE MAKER DESIGN

REV #	DATE	DESCRIPTION

PEACHTREE IMMEDIATE CARE
870 N MAIN ST ALPHARETTA, GA
CRH HEALTHCARE, LLC

PLACE MAKER DESIGN
1000 CIRCLE 75 PARKWAY
SUITE 400
ATLANTA, GEORGIA 30339
404.549.4499

ISSUE DATE	07/01/2022
DRAWN BY	BJK
CHECKED BY	TMV
PMD PROJ #	22033

SHEET TITLE
EXISTING PHOTOS

SHEET #
PIC 2

CITY COUNCIL MEETING
STAFF REPORT

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

I. AGENDA ITEM TITLE: MP-21-10/Z-21-12/CU-21-14/V-21-29 CONTINUUM/OXFORD GREEN

PLANNING COMMISSION: OCTOBER 6, 2022

CITY COUNCIL: OCTOBER 17, 2022

II. RECOMMENDATION:

Approve MP-21-10/Z-21-12/CU-21-14/V-21-29 Continuum/Oxford Green, subject to the following conditions:

Conditions ending with GRTA are conditions recommended by the Georgia Regional Transportation Authority and incorporated into a document, dated February 3, 2022, RE: DRI 3508 – Continuum Alpharetta.

1. The 51.86-acre property shall be zoned MU and the site shall be developed substantially similar to the site plan by Kimley-Horn, dated 9/26/22, 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. Architectural style shall be representative of the submitted renderings, labeled Exhibit A, with final approval by DRB.
3. Minimum percentage of commercial use shall be 4%.
4. Development regulations shall be as follows (The entitlements below shall be deducted from the Oxford Green Phase 2 Master Plan non-residential density, including an exchange rate of 800 square feet of non-residential density for each residential unit):
    1. Office – Office use shall be limited to no more than 1,325,299 square feet, which shall include the existing 517,399 square foot office building. Building heights shall be limited to no more than 8 stories.
    2. Commercial – Retail uses shall be limited to no more than 36,900 square feet and restaurant use shall be limited to no more than 36,900 square feet. Retail uses shall be limited to service retail incidental to office and residential. Retail buildings shall have a minimum height of 2 stories and no more than 3 stories.
    3. 'For-Sale' Residential – Up to 98 'Dwelling, 'For-Sale' Townhomes shall be permitted in up to 4 story buildings. No more than 10% shall be rented as stated in the HOA documents.
    4. 'For-Rent' Residential – After January 1, 2024, 280 'Dwelling, 'For-Rent' units shall be permitted a Certificate of Occupancy in accordance with UDC 'For-Rent' requirements. At-grade 'For-Rent' units shall be limited to no more than 3 sides of the building and shall have walkouts with sidewalk connections. Maximum building height shall be 6 stories. Units shall be studio, 1, 2, and 3 bedrooms with no more than 30% of the units being 2-bedroom and no more than 5% being 3-bedroom. 'For-Rent' units shall be constructed concurrently with a minimum 193,200 square feet of office use, which may include the rehabilitation of the existing office building. A Certificate of Occupancy shall not be issued for rental units until 193,200 square feet of office has been constructed/rehabilitated or is substantially under construction/rehab as determined by Staff. The 'For-Rent' units shall be part of a mixed-use development containing a minimum 50 acres and incorporating retail/restaurant, 'For-Sale' residential, neighborhood grocery and a minimum of 193,200 square feet of office. 'For-Rent' units shall have first class amenities, which shall include a private pool, fitness center, secure gated parking, resident's lounge, business center, on-site management office, concierge services and secure elevator access. If a building permit is not issued by October 17, 2025 residential units shall revert to 'For-Sale' only.
    5. Parking Decks – Maximum 8 levels, substantially as depicted on the site plan prepared by Kimley-Horn, dated 9/26/22, except that parking deck height shall not exceed the finished height of the building it serves. Parking decks visible from Windward Parkway, Westside Parkway and Georgia 400 shall be treated with comparable materials and finishes as the buildings they serve. Screening of parking decks with evergreen

landscaping of sufficient size shall be required, as approved by Staff. Suitability of parking deck elevation, visibility and landscape screening shall be approved by the DRB.

5. Oxford Green Phase 2 shall be limited to the following uses and further restricted by conditions of zoning:
    1. Office
    2. Service Retail
    3. Restaurant (no drive thru)
    4. Residential – 'For-Sale' and 'For-Rent'
6. Service retail uses shall be those customarily accessory to or amenities for office and residential use, restricted to the following:
    1. Art Gallery
    2. Bakery
    3. Barber Shop/Beauty Shop
    4. Book Store
    5. Brewery
    6. Computer Supply Store
    7. Copy Center/Print Shop
    8. Drug Store (not to exceed 2,000 SF)
    9. Dry Cleaning Pick-up Station
    10. Fitness Studio
    11. Florist, Retail without Greenhouse
    12. Neighborhood Grocery (min. 3,000 SF)
    13. Office Supply Store (not to exceed 2,000 SF)
    14. Package Shipping Store
    15. Restaurant (no drive-thru)
    16. Retail Sales and Services Establishment
    17. Shop or Studio, Craftsman/Artist
    18. School, Commercial
7. Minimum building setbacks shall be 20' on Windward Parkway and Westside Parkway. Side and rear setbacks shall be 10' and shall be in addition to required buffers. Building setbacks along internal streets shall be 10' for the 1st 60' of building height and 20' for buildings over 60'.
8. Minimum parking requirements shall be as depicted on the site plan and parking study prepared by Kimley-Horn, dated 9/26/22 and 9/28/22, respectively. Developer shall construct the parking deck on Parcel I to allow for the addition of a 7th level in order to accommodate an additional 273 parking spaces. If the City identifies a parking problem, developer shall construct the additional level of parking.
9. Developer shall expand the sidewalk along Westside Parkway to 8'.
10. New internal streets shall be substantially similar to the submitted Proposed Streetscape Plan, dated September 2022, including a reduction of the landscape strip along retail storefront streets from 10' to 0'. Retail storefront streets shall include landscaping in foundation planters and/or large planted decorative pots, as approved by DRB.
11. Pedestrian bridges, stairs, elevators and escalators may encroach over and into public spaces provided that they do not impede pedestrian circulation or safety.
12. Healthy trees shall be saved in the clouded areas depicted on the site plan prepared by Kimley-Horn, dated 9/26/22, with final approval by Staff. Tree removal in clouded areas shall be limited to dead, dying or unhealthy trees or for the installation of improvements such as trails and sidewalks, as approved by Staff.
13. Developer shall make reasonable efforts to save additional specimen trees, tree groupings and trees of quality, as approved by Staff.
14. Existing landscape strip trees along Westside Parkway and Windward Parkway, determined to be in good condition and depicted to be removed, shall be spaded and relocated on-site, as approved by Staff.
15. Minimum 16.04 acres of open space shall be provided which shall include a minimum 5.186 acres of civic space.
16. At-grade pedestrian and bicycle connections shall be provided throughout the site, including between buildings and open space within the development and across Windward Parkway. Pedestrian crossings within the development shall be ramped and surface materials shall be brick pavers, cobblestones or architecturally treated concrete, as approved by Staff. Bicycle facilities shall be provided throughout the development, including a bicycle-share station.
17. Detention facilities shall not be visible from the public right-of-way, except as a decorative water feature, as approved by Staff.

18. Main entrances off Windward Parkway and Westside Parkway, as well as the corner of Westside Parkway and Windward Parkway shall include minimum 2,500 square foot of openspace and shall incorporate a water feature, sculpture or similar focal point feature, as approved by the Cultural Arts Commission (CAC) and installed prior to 1st CO. Minimum 6 monuments/murals/sculptures shall be provided at prominent locations throughout the development, with unique monuments/murals/sculptures approved by the CAC. Approval and construction of at least 1 monument/mural/sculpture shall be required concurrent with the first CO for the 'For-Rent' building. A minimum of 1 additional monument/mural/sculpture shall be required concurrent with the CO for each subsequent phase of development. All sculptures shall be required prior to final CO issued for the last building constructed.
19. Parking decks and retaining walls shall receive architectural façade treatment or be heavily landscaped. Retaining walls visible from developed areas exceeding 16' in height shall be terraced. In areas where the parking decks are visible to the public, the decks will be screened by over-sized landscaping (18' – 20' trees) or materials approved by DRB or other materials as approved by Staff.
20. Developer shall provide bicycle racks, benches, trash receptacles, decorative crosswalks, planters, kiosks and other street furniture, where appropriate, throughout the development. A bus drop-off area with shelter and dedicated lane shall be incorporated into the plan design along Windward Parkway, if approved by MARTA. Developer shall work in good faith with MARTA to add the development to city bus routes in order to assist with transportation service for employees.
21. Prior to LDP, the applicant shall submit for approval a document to be entitled 'Continuum Design Standards'. This document shall include elevations or architectural themes of buildings, specifications for street furniture including benches, trash receptacles, lighting, fountains, bicycle racks, bus shelter, signage, landscaping themes, entrance treatments, and focal point features and shall be substantially similar to the submitted renderings, as amended. Design standards will be presented to Staff and the DRB for review and approval.
22. Plans for buildings, landscaping and signage (in the form of a 'sign package') shall be subject to review and approval by the DRB.
23. Backside of buildings or 'back of house' functions (such as loading or dumpster area) shall not be visible from the public right-of-way. Parapet walls shall be used as needed to screen rooftop mechanical equipment and views.
24. At least 1 rooftop amenity shall be required within the development. Restaurants shall include outdoor dining areas.
25. Streets within the development shall be private and shall include a planted median at the main entrances off Windward Parkway and Westside Parkway, with sufficient space for tree plantings. Developer shall be responsible for the maintenance of medians within the development site. Planting and maintenance shall be in accordance with a plan approved by Staff.
26. Prior to the first LDP, applicant shall submit a revised master plan for the property incorporating the approved conditions, as well as the following:
    1. Approved specifications and standards identified for each use within the total development;
    2. Pedestrian/bicycle network; and
    3. Overall planned green space areas.
27. Every plan submitted for an LDP shall include an on-going density, open space and acreage tabulation.
28. All site plans and civil design plans hereafter submitted to the City of Alpharetta shall state as the first note: "This plan reflects conditions stipulated through public hearing regarding case MP-21-10/Z-21-12/CU-21-14/V-21-29 Continuum/Oxford Green"
29. In order to obscure parking lots, surface parking shall be screened from Windward Parkway and Westside Parkway with architectural features and/or landscaping, with final approval by DRB.
30. A 20' landscape strip planted with trees and shrubs shall be provided along Windward Parkway and Westside Parkway, except that the landscape strip along Windward Parkway shall be reduced to 17' for a length of approximately 46', as depicted in the site plan prepared by Kimley-Horn, dated 9/26/22.
31. Minimum 10' planted buffer and setback shall be provided along the south property line, as depicted on the site plan by Kimley-Horn, dated 9/26/22.
32. Provide detailed street planting for Windward Parkway, Westside Parkway and new private streets. Landscape plan shall be approved prior to issuance of a LDP and shall retain the current mature street trees, except at curb cuts along Windward Parkway and Westside Parkway, as approved by Staff.
33. Parking lot islands shall be planted with trees, shrubs and ground covers. Provide sufficient green space to screen parking decks.
34. To mitigate stream impervious setback impacts, developer shall remove existing encroachments and comply with one or a combination of the following measures, as approved by Staff:
    1. Provide 50% additional runoff reduction or water quality volume above the standard city requirements.

2. Provide buffer enhancement on an agreed upon area equal to at least 2 times the area of encroachment / impact. These can include, removing fallen trees from inside the stream bed that are impeding flow, plant eroded or sparsely vegetated areas of stream banks with live stakes, add enhanced buffer plantings where sparsely vegetated, and remove invasive vines.
3. Obtain any necessary state and federal approvals for the stream and buffer impacts.
4. Or alternative mitigation measures, as approved by Staff.

General Conditions of Approval to GRTA Notice of Decision:

Pedestrian, Bicycle and Transit Facilities

35. Provide pedestrian connectivity between all buildings and uses within the project site.
36. Connect sidewalks along Driveway C and Driveway D into the site, providing a direct connection for the MARTA bus shelter located here to access the site.
37. Construct sidewalks at the Future Transit Stop listed on the site plan to have a direct entrance into the site.

Roadway and Access Improvements

Westside Parkway at Site Driveway A:

38. Construct one (1) exclusive westbound right-turn lane exiting Site Driveway A.

Windward Parkway at Site Driveway B:

39. Extend the westbound left-turn land along Windward Parkway entering the site by up to 550 feet and provide a flashing yellow arrow permissive/protected phase.
40. Construct one (1) additional northbound left-turn lane with a flashing yellow permissive/protected phase and one (1) additional northbound right-turn lane exiting Site Driveway B.
41. Provide a northbound right-turn overlap phase exiting the site.

III. REPORT IN BRIEF:

The applicant, SWVP Alpharetta, LLC, is requesting a master plan amendment, rezoning, conditional use and variances to allow a 51.86-acre mixed-use development consisting of 1,325,299 square feet of office (517,399 square feet existing), 73,800 square feet of retail/restaurant use, 98 'For-Sale' townhome units and 280 'For-Rent' units. A master plan amendment is requested to Phase 2 of the Oxford Green Master Plan and a rezoning is requested from O-I (Office-Institutional) to MU (Mixed Use). A conditional use is requested to allow 'Dwelling, 'For-Rent' and 'Dwelling, 'For-Sale', Attached' and variances are requested to reduce parking, reduce minimum commercial percentage, modify various landscape strip requirements, and reduce impervious setbacks associated with a stream. The property is located at 5555 Windward Parkway at the southeast corner of Windward Parkway and Westside Parkway.

DISCUSSION

The submitted request, if approved, would allow for the construction of a 51.86-acre mixed-use development consisting of 1,325,299 square feet of office (517,399 square feet existing), 73,800 square feet of retail/restaurant use, 98 'For-Sale' townhome units and 280 'For-Rent' units. The proposed density is 7.29 dwelling units per acre. A master plan amendment is requested to Phase 2 of the Oxford Green Master Plan and a rezoning is requested from O-I (Office-Institutional) to MU (Mixed Use). A conditional use is requested to allow 'Dwelling, 'For-Rent' and 'Dwelling, 'For-Sale', Attached' and variances are requested to reduce parking, reduce minimum commercial percentage, reduce landscape strips along new internal streets, reduce the landscape strip along Windward Parkway and allow utilities and easements in the landscape strip, eliminate an internal property line landscape strip along the south property line, and reduce impervious setbacks associated with a stream. The property is located at 5555 Windward Parkway at the southeast corner of Windward Parkway and Westside Parkway.

The property is developed with two (2), connected office buildings, consisting of 517,399 square feet, and a sixteen (16) acre surface parking lot. The property is zoned O-I (Office-Institutional) subject to the Oxford Green Master Plan Phase 2. Surrounding properties are zoned O-I to the east, south and west and C-1 (Neighborhood Commercial) and C-2 (General Commercial) to the north. The Plaza at Windward shopping center is located to the

north, Cabernet Steakhouse, Hyatt Place and Georgia 400 are located to the east, a data center is located to the south, and a retail shopping center, Residence Inn by Marriott and office park are located to the west. The property has a comprehensive land use plan designation of 'Mixed Use'.

Oxford Green Master Plan was approved in 1988 as an office park with incidental retail use. In Phase 2 of the Master Plan, Tract A was approved with a non-residential density of 20,000 square feet per acre (1,037,200 square feet) and the highest non-residential density was approved in Tract B, which is 28,000 square feet per acre (1,235,640 square feet). Approximately 1,515,215 square feet of non-residential entitlement remains un-used in Oxford Green Phase 2. Commercial uses are limited in the master plan. The applicant requests a master plan amendment to the Oxford Green Master Plan Phase 2 to add residential and commercial uses and to amend various development standards. The table below compares the applicant's zoning proposal to the Oxford Green Master Plan Phase 2 entitlement.

Continuum Mixed-Use Development vs. Oxford Green Master Plan Phase 2 Entitlement

Use	Applicant's Proposal	Oxford Green, Tract A	Oxford Green, Tract B
Residential	280 'For-Rent' Units 98 'For-Sale' Townhomes	Use not permitted	
Residential Density	7.98 dwelling units/acre	N/A	
Office	1,325,299 SF (517,399 SF existing)	1,037,200 SF (517,399 SF existing)	1,235,640 (240,226 SF existing)
Commercial	73,800 SF	Limited permitted and accessory uses	Limited permitted and accessory uses
Non-Residential Density	26,978 SF/acre	20,000 SF/acre	28,000 SF/acre
Open Space	16.1 acres (31%)	N/A	N/A

A rezoning is requested from O-I to MU and a conditional use is requested to allow 'Dwelling, 'For-Rent' Residential' and 'Dwelling, 'For-Sale' Attached' use. The applicant also requests the following variances:

1. Parking reduction from 6,693 to 5,020 spaces, or a 25% reduction (-1,673 spaces). The Unified Development Code (UDC) allows for up to a 25% shared parking reduction if it can be demonstrated that principal uses would not utilize shared parking areas during the same hours. The submitted parking study concludes that the site is projected to generate a peak demand of 4,779 parking spaces during weekday peak hour conditions at 10:00 AM. Staff reviewed the applicant's parking study and agrees with the report's conclusions. If additional parking is needed, the applicant proposes to add a 7th level to the parking deck at the south entrance to the property, which would accommodate an additional 273 spaces. Parking variances have been approved at two (2) mixed-use developments in the City, including at Northwinds Summit and Windward Park to reduce office parking by up to 25%.
2. Reduce the minimum commercial use requirement from ten percent (10%) to four percent (4%) in the MU district.
3. Reduce landscape strip along the south property line from five-feet (5') to zero-feet (0').
4. Reduce impervious setback related to an intermittent stream from 75' to 70' as depicted on the site plan to allow for grading associated with the proposed streetscape sections and multi-use trails. The applicant proposes to remove 10,765 square feet of existing impervious encroachments (parking lots and drive aisle) into stream impervious setbacks and buffers. To mitigate a proposed 36,781 square foot encroachment, the applicant proposes to remove invasive species and replant the areas with a mix of native tree and shrub plantings.
5. Reduce the landscape strip along Windward Parkway from twenty-feet (20') to seventeen-feet (17') for approximately 46' and allow utilities and easements in the landscape strip.

6. Reduce landscape strips along new internal streets from ten-feet (10') to zero-feet (0'), as depicted on the submitted Proposed Streetscape Plan. Landscape strips are provided along most new streets, except for in retail storefront and office areas of the development.

SITE PLAN

The submitted site plan depicts an existing office building (517,399 square feet) to remain with two (2) story office over retail buildings at the corner of Windward Parkway and Westside Parkway. The existing office building is proposed to be split into two (2) buildings with a pedestrian breezeway. Three (3) office buildings with structured parking, representing 807,900 square feet, are proposed on the east side of the property and have building heights ranging from six (6) to eight (8) stories. A 'For-Rent' building with first floor active uses and structured parking is located at the center of the property and is proposed to be up to six (6) stories. Also at the center of the property is the village green, which includes several smaller buildings with retail and office uses with building heights up to three (3) stories. A six (6) level freestanding parking deck is depicted at the south entrance to the development off Westside Parkway and an eight (8) level freestanding parking deck is depicted near the middle entrance off Windward Parkway. 98, three (3) story 'For-Sale' townhomes are depicted on the south end of the property. The mixed-use development is proposed to have approximately 69% office, 27% residential, and four (4%) commercial. A variance is requested to reduce the minimum percentage of commercial use from ten percent (10%) to four percent (4%). 'For-Sale' residential use represents approximately 26% of the total residential proposed.

The existing office buildings are setback approximately 72' from Windward Parkway and 130' from Westside Parkway. The site plan reflects a twenty-foot (20') landscape strip and building setback along Windward Parkway and Westside Parkway. A ten-foot (10') setback and landscape buffer is proposed along the south property line adjacent to the proposed townhomes and adjacent to the existing hotel to the east. A ten-foot (10') setback is proposed adjacent to the Georgia 400 buffer. Building setbacks and landscape strips are variable along the new internal streets.

Access to the property is depicted from an existing driveway on Westside Parkway and three (3) driveways on Windward Parkway, of which the furthest driveway to the east is existing. Several new roads are proposed within the development, including Road A and Road C/E which provide connectivity between Westside Parkway and Windward Parkway through the development. Sidewalks are depicted along public roadways and interior streets. An eight-foot (8') sidewalk was recently constructed along Windward Parkway. The existing five-foot (5') sidewalk along Westside Parkway should be expanded to eight feet (8'). Eight-foot (8') sidewalks are proposed along new internal streets, except that streets leading to and within the townhome area are proposed to be six-feet (6').

Five (5) parking decks are proposed within the development, including two (2) freestanding parking decks to the south and east of the existing office building. Parking decks range in height from three (3) to eight (8) levels. A six (6) level, freestanding parking deck with 1,337 spaces is proposed in the southwest corner of the site near the project entrance on Westside Parkway. According to the applicant, this parking deck will be constructed to allow for the addition of a 7th level of parking with 273 spaces if additional spaces are needed. The site plan calls out 5,020 parking spaces for the mixed-use development, of which 262 spaces are surface spaces and the remaining are spread over the parking decks. As shown in the table below, UDC parking regulations require 6,693 parking spaces for the proposed development.

Continuum Mixed-Use Development – Required vs. Provided Parking

Use		**UDC Parking Rate**	**Required**
Office	1,325,299 SF	1/250 SF (gross)	5,301 spaces
For-Rent Units	280	2/unit + 1/20 units for guests	574 spaces
For-Sale Townhomes	98 (30-2 bd, 68-3 bd)	2 or more bedrooms – 1 space/bedroom	264 spaces

Retail	36,900 SF	1/200 SF	185 spaces
Restaurant	36,900 SF	1/100 SF	369 spaces
Total Required			**6,693 spaces**
Total Provided			**5,020 spaces***

*Applicant requests a 25% shared parking reduction (variance).

The applicant's site plan calls out 16.04 acres, or 31% open space. The MU district requires a minimum ten percent (10%) civic space, as well as one (1) acre of open space per 100 population generated by residential uses. Current U.S. Census estimates reflect 2.76 persons per household for the City. Therefore, 10.43 acres of open space and 5.19 acres of civic space (15.62 acres of open space) are required for the mixed-use development. The site plan depicts a variety of connected civic space areas, which start at the corner of Westside Parkway and Windward Parkway and flowing into the interior of the site to a central retail village green. Civic space is also depicted along new interior roadways and as trails along an existing stream. Amenity space is depicted in and around most buildings on the property with the areas developed as rooftop amenity, yards, balconies, landscaped areas, entry features, plazas, outdoor seating areas, and clubhouse/pool areas.

According to the applicant, clouded areas depicted on the applicant's site plan are tree save areas. If approved, healthy trees should be saved in these areas, except to allow for the improvement of trails and sidewalks. A potential stormwater management area is depicted under the parking deck in the southwest corner of the property, as well as a few bioretention areas throughout the development. The table below represents the applicant's development phasing plan, which contemplates renovation of the existing office building in the first phase, followed by the corner retail/office building, For-Sale residential, freestanding parking garage and multi-family building.

Continuum – Development Phasing Plan

Phase	Development Activity	Estimated Completion
1	Start construction on Office Building rehabilitation	Q3/Q4 2023
2a	Start Retail Building + Site Improvements at Windward / Westside intersection	Q4 2023/Q4 2024
2b	Phase 1 Residential 'For-Sale' Site Prep	Q3/Q4 2023
3a	Delivery Phase 1 Residential 'For-Sale' (first 33%)	Q2 2024
3b	Delivery Parking Garage 1	Q2 2024
4a	Delivery Retail Village + Multifamily	Q4 2024
4b	Delivery Phase 2 Residential 'For-Sale' (next 33%)	Q4 2024/Q1 2025
5	Delivery Phase 3 Residential 'For-Sale' (final 33%)	Q2 2026

'FOR-RENT' RESIDENTIAL

Careful consideration should be given to maintaining a balance between 'For-Rent' versus 'For-Sale' product in the City. The Horizon 2040 Comprehensive Land Use Plan identifies the following housing policy as it relates to maintaining a balance between owner-occupied and renter-occupied housing in the City:

> ***Housing Policy 2: Maintain a balance between 'owner-occupied' and 'renter-occupied' in Alpharetta such that at least 68% of the housing stock is 'owner-occupied'.***

There are several factors that should be considered with requests for 'For-Rent' product, such as mix of uses, design, long-term viability, impacts to City facilities and services, as well as traffic and school impacts. Office space already exists on the property and high-density housing should be tied to office space where jobs exist and are created, and service uses are available to limit vehicular trips. The existing 517,399 square feet of existing office and 807,900 square feet of new office would generate approximately 5,300 employees (1 employee per 250 square feet) to support the proposed mixed-use development.

The City's Rental Housing Study (updated June 2022) recommends an annual target entitlement of approximately 116 'For-Rent' units per year in order to achieve Housing Policy 2, as stated above. While the minimum 68% 'owner-occupied' housing policy is included in the Horizon 2040 Comprehensive Plan, the annual target recommendation is not an approved City policy. The current US Census American Community Survey 5-year estimates (2016 – 2020) show that the City is at 67.7% owner-occupied housing units, which is just below the minimum 68% owner-occupied in Housing Policy 2. As shown in the table below, the City has approved 555 'For-Rent' units and 159 assisted living units since 2019. If 'For-Rent' use is approved, a condition is recommended limiting a Certificate of Occupancy (CO) until 2024 in order to meet the City's housing policy. In addition, Staff adheres to a 5-year timeframe when making recommendations on public hearing requests for 'For-Rent' use. Housing policies are developed by the community as part of the City's Comprehensive Plan, which is updated every five (5) years.

Development	Number of units	Entitlement Year
North Point Mall Redevelopment	300	1/1/2021 (150 units)
TPA Lakeview Park	255	1/1/2022
Heritage Davis Drive	159	1/1/2023

The applicant proposes 280 'For-Rent' units to be completed in one (1) phase of development. As shown in the table below, 'For-Rent' units are anticipated to be delivered in 2024. Rental units are proposed in two (2) large multi-family buildings at the center of the property, which are proposed to be up to six (6) stories with structured parking decks and on-site amenities. Ground-floor active uses (retail, office, and amenities) are required along storefront streets and ground-floor dwellings are limited to non-storefront streets. Residents will have access to dedicated covered parking and amenities, such as a pool and private outdoor amenity areas. A mix of studio, one (1), two (2) and three (3) bedroom units are proposed with one (1) and two (2) bedroom units making up 90% of the total units. The 280 'For-Rent' units would generate a population of approximately 773 persons which could occupy approximately 193,200 square feet of office (based on 1 employee per 250 square feet).

'For-Rent' Request – Certificate of Occupancy (CO) Year

	2022	2023	2024	2025	2026	2027	2028	2029	2030	Total
Applicant's Proposal	0	0	280	0	0	0	0	0	0	280
Recommended Target	116	116	116	116	116	116	116	116	116	1,044
Cumulative Total	+116	+232	+68	+184	+300	416	532	648	764	764

TRAFFIC

Based on the uses proposed, the mixed-use development is expected to generate 931 AM Peak Hour trips and 998 PM Peak Hour trips, which represents a 27% decrease in AM Peak Hour trips and 28% decrease in PM Peak Hour trips compared to the original development mix proposed on the property. The total vehicle trip generation for the existing approval and proposed development is presented in the tables below.

Table 2:Net Trip Generation

Land Use	ITE Code	Density	Daily Traffic			AM Peak			PM Peak Hour		
			Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
DRI #3508 (December 2021) Densities			16,612	8,306	8,306	1,274	960	314	1,390	428	962
September 2022 Proposed Densities			11,538	5,769	5,769	931	709	222	998	293	705
Difference in Net Project Trips			-5,074	-2,537	-2,537	-343	-251	-92	-392	-135	-257
% Difference in Net Project Trips			-30%	-30%	-30%	-27%	-26%	-29%	-28%	-31%	-27%

Trip Generation Analysis (10th Ed. with *2nd Edition Handbook* Daily IC & *3rd Edition* AM/PM IC)
Continuum Alpharetta DRI #3508 - August 2022
City of Alpharetta, GA

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Proposed Site Traffic								
220 Multi-Family Housing (Low-Rise)	98 d.u.	700	47	11	36	58	37	21
221 Multi-Family Housing (Mid-Rise)	280 d.u.	1,524	94	24	70	119	73	46
310 Hotel	rooms	0	0	0	0	0	0	0
710 General Office Building	807,900 s.f.	8,052	786	676	110	829	133	696
820 Shopping Center	36,900 s.f. gross leasable area	1,392	35	22	13	141	68	73
932 High-Turnover (Sit-Down) Restaurant	36,900 s.f.	4,140	367	202	165	361	224	137
Gross Trips (new development)		**15,808**	**1,329**	**935**	**394**	**1,508**	**535**	**973**
Residential Trips		2,224	141	35	106	177	110	67
Mixed-Use Reductions		*-662*	*-39*	*-4*	*-35*	*-85*	*-51*	*-34*
Alternative Mode Reductions		*-78*	*-6*	*-2*	*-4*	*-5*	*-3*	*-2*
Adjusted Residential Trips		1,484	96	29	67	87	56	31
Hotel Trips		0	0	0	0	0	0	0
Mixed-Use Reductions		*0*	*0*	*0*	*0*	*0*	*0*	*0*
Alternative Mode Reductions		*0*	*0*	*0*	*0*	*0*	*0*	*0*
Adjusted Hotel Trips		0	0	0	0	0	0	0
Office Trips		8,052	786	676	110	829	133	696
Mixed-Use Reductions		*-282*	*-143*	*-87*	*-56*	*-27*	*-10*	*-17*
Alternative Mode Reductions		*-388*	*-33*	*-29*	*-4*	*-40*	*-6*	*-34*
Adjusted Office Trips		7,382	610	560	50	762	117	645
Retail Trips		1,392	35	22	13	141	68	73
Mixed-Use Reductions		*-198*	*-19*	*-12*	*-7*	*-98*	*-50*	*-48*
Alternative Mode Reductions		*-60*	*-1*	*-1*	*0*	*-2*	*-1*	*-1*
Pass By Reductions (Based on ITE Rates)		*-386*	*0*	*0*	*0*	*-14*	*-7*	*-7*
Adjusted Retail Trips		748	15	9	6	27	10	17
Restaurant Trips		4,140	367	202	165	361	224	137
Mixed-Use Reductions		*-588*	*-146*	*-85*	*-61*	*-134*	*-59*	*-75*
Alternative Mode Reductions		*-178*	*-11*	*-6*	*-5*	*-11*	*-8*	*-3*
Pass By Reductions (Based on ITE Rates)		*-1,450*	*0*	*0*	*0*	*-94*	*-47*	*-47*
Adjusted Restaurant Trips		1,924	210	111	99	122	110	12
Mixed-Use Reductions - TOTAL		*-1,730*	*-347*	*-188*	*-159*	*-344*	*-170*	*-174*
Alternative Mode Reductions - TOTAL		*-704*	*-51*	*-38*	*-13*	*-58*	*-18*	*-40*
Pass-By Reductions - TOTAL		*-1,836*	*0*	*0*	*0*	*-108*	*-54*	*-54*
New Trips		**11,538**	**931**	**709**	**222**	**998**	**293**	**705**
Driveway Volumes		**13,374**	**931**	**709**	**222**	**1,106**	**347**	**759**

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Based on the scope of the project, the applicant was required to go through the Development of Regional Impact (DRI) process. The DRI Process solicits additional review of the project from regional partners, including the Atlanta Regional Commission (ARC), Georgia Department of Transportation (GDOT), Georgia Regional Transportation Authority (GRTA), as well as adjacent communities. Following the DRI requirements, a traffic study was commissioned to assess traffic impacts anticipated from the proposed project. The study reviewed existing, future no-build, and future build conditions at the site driveways and key intersections near the site. Needed improvements to the site driveways were identified during the study analysis. Improvements include adding auxiliary right- and left-turn lanes, as well as signal improvements. With the implementation of site access modifications identified in the study, these study intersections are projected to operate at or above the Level of Service (LOS) standards in the future scenario with the development of the project.

SCHOOLS

Residential development is known to increase school enrollment. Fulton County Schools calculated the potential number of children who may live on the property by using their standard calculation to distinguish the number of children that a residential development will generate. The following table outlines these figures:

FULTON COUNTY SCHOOLS – 280 'For-Rent' Units and 102 'For-Sale' Townhomes

School	Estimated # New FCS Students Generated
Manning Oaks Elementary School	14 – 109
Hopewell Middle School	1 – 35
Alpharetta High School	10 – 51
Total	25 – 195

Based on the total figure for all school levels, it can be assumed that the proposed development could house approximately 25 – 195 school age children. Alpharetta High School may exceed capacity with the applicant's development.

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 proposal to rezone the property to MU to allow a mixed-use development is consistent with the comprehensive land use plan designation of the property, which is 'Mixed Use'. Adjacent and nearby properties are developed as office parks and a commercial corridor. The proposed mixed-use development is appropriately located along Georgia 400 with nearby access to the highway, as well as access to MARTA.

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

Response: The proposed mixed-use development would not adversely affect adjacent and nearby properties, which are zoned and developed with non-residential use.

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

Response: Tree saves are depicted throughout the development. While a variance has been requested to allow a small encroachment into stream impervious setbacks, the applicant proposes to remove approximately 10,765 square feet of existing stream buffer encroachments and replant and enhance stream buffers.

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

Response: The property is zoned O-I and subject to the Oxford Green Master Plan Phase 2 Tract A, which is approved for 20,000 square feet/acre, or 1,037,200 square feet, of non-residential use. The property is located at the Georgia 400 interchange at Windward Parkway and remains a viable office parcel. However, the proposed mixed-use development is consistent with the future land use designation of the property which is Mixed Use.

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: A mixed-use development should reduce impacts on public facilities and services by providing a place to live, work and play. While the applicant's proposal would result in an increased demand on parks and

recreation, the development provides over sixteen (16) acres of open space for the enjoyment of residents and visitors to the property. In addition, the site is located in close proximity to the Georgia 400 interchange at Windward Parkway which helps disperse the increased number of vehicular trips generated to and from the site.

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 future land use designation of the subject property was recent changed to 'Mixed Use' with the Horizon 2040 Comprehensive Plan.

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

Response: The zoning proposal reflects a reasonable balance. The proposed mixed-use development is consistent with the future land use designation of the property, as well as being consistent with the land use and housing policies in the Horizon 2040 Comprehensive Plan.

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

Response: The property is zoned O-I and subject to the Oxford Green Master Plan Phase 2 Tract A, which is approved for 20,000 square feet/acre, or 1,037,200 square feet, of non-residential use. The property is located at the Georgia 400 interchange at Windward Parkway and remains a viable office parcel. However, the proposed mixed-use development is consistent with the future land use designation of the property which is Mixed Use.

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

Response: The proposed rezoning to MU is consistent with the comprehensive land use plan designation of the subject property, which is 'Mixed Use'.

CONDITIONAL USE REVIEW CRITERIA

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

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

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

Response: Access to the site is proposed by way of three (3) driveways on Windward Parkway and one (1) driveway on Westside Parkway. There is sufficient access to support the conditional uses.

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 applicant requests a 25% shared parking reduction. In conjunction with this request, the applicant proposes a flex parking deck which would accommodate an additional level of parking, or 273 additional

parking spaces should a parking problem be identified. The other site improvements in the list above will be accommodated in 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: Tree save areas are depicted on the site plan. While a variance has been requested to allow a small impact to impervious setbacks associated with a stream, the applicant proposes to remove approximately 10,765 square feet of existing stream buffer encroachments and replant and enhance the stream buffers.

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

Response: Not applicable.

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

Response: The addition of residential uses at the subject property will not impede the normal and orderly development of surrounding properties. The proposed mixed-use development would compliment surrounding properties which are developed as office parks and a commercial corridor.

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

Response: The addition of residential uses at the subject property is consistent with the desirable development pattern. The proposed mixed-use development is consistent with the future land use designation of the property and would compliment surrounding properties which are developed as office parks and a commercial corridor.

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: Not applicable.

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: There are not extraordinary or exceptional conditions pertaining to the subject property because of its size, shape or topography. However, the mixed-use development incorporates existing office buildings which limits site layout. In addition, the development is located on a commercial corridor and additional commercial uses are not warranted in order to achieve the minimum ten percent (10%) commercial in the MU district. Also, Staff

supports the conclusions of the submitted Parking Study which recommends a 25% reduction in parking and the developer has made accommodations for an additional level of parking should a parking problem be identified.

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

Response: Application of the ordinance would require additional commercial use, which is not warranted given the property's location on a thriving commercial corridor. The existing landscape strip along Windward Parkway is already encumbered by utilities and easements. Additional land or taller parking decks would be necessary to accommodate the additional parking if the shared parking reduction is not approved.

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

Response: There are conditions that are peculiar to the property due to the presence of the existing office buildings. In addition, the development is located on a commercial corridor and additional commercial uses are not warranted in order to achieve the minimum ten percent (10%) commercial in the MU district. Also, Staff supports the conclusions of the submitted Parking Study which recommends a 25% reduction in parking and the developer has made accommodations for an additional level of parking should a parking problem be identified.

(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: The requested relief would not cause a substantial detriment to the public good. The development is located on a commercial corridor and additional commercial uses are not warranted in order to achieve the minimum ten percent (10%) commercial in the MU district. Also, Staff supports the conclusions of the submitted Parking Study which recommends a 25% reduction in parking and the developer has made accommodations for an additional level of parking should a parking problem be identified.

CONCURRENCES

Staff reviewed the applicant's proposal against the established review criteria for a master plan amendment, rezoning, conditional use and variances. The proposal is consistent with the future land use designation of the property and will compliment surrounding properties which are primarily developed as office parks and a commercial corridor. The Oxford Green Master Plan has an available un-used non-residential entitlement of approximately 1.5 million square feet, of which the applicant's proposal would use approximately 1.2 million square feet. Also, the proposed mixed-use development is appropriately located in close proximity to the Georgia 400 interchange at Windward Parkway.

The conditional use request to allow 'Dwelling, 'For-Rent' use is consistent with the City's housing policy to maintain a housing balance of at least 68% owner-occupied housing units. The City's Rental Housing Study indicates that the City is moving toward its housing policy at the projected rate in previous rental studies. The 2020 American Community Survey 5-year estimate (2016 – 2020) has the City at 67.7% owner-occupied housing. In addition, the applicant proposes 26% of the residential units to be 'For-Sale' product. If approved, a condition is recommended limiting a Certificate of Occupancy (CO) for the 'For-Rent' building until 2024.

The proposed development incorporates existing office buildings, which limits the site layout. Additional commercial use is not warranted given the properties' location on a thriving commercial corridor. In addition, pedestrian hardscape areas typically take the place of landscape strips along retail storefront streets. The requested shared parking reduction is based on a sound methodology that is supported by Staff and the developer

has made accommodations for a flex parking deck that can accommodate an additional level of parking and up to 273 parking spaces, if a parking problem is identified.

CITIZEN PARTICIPATION PLAN

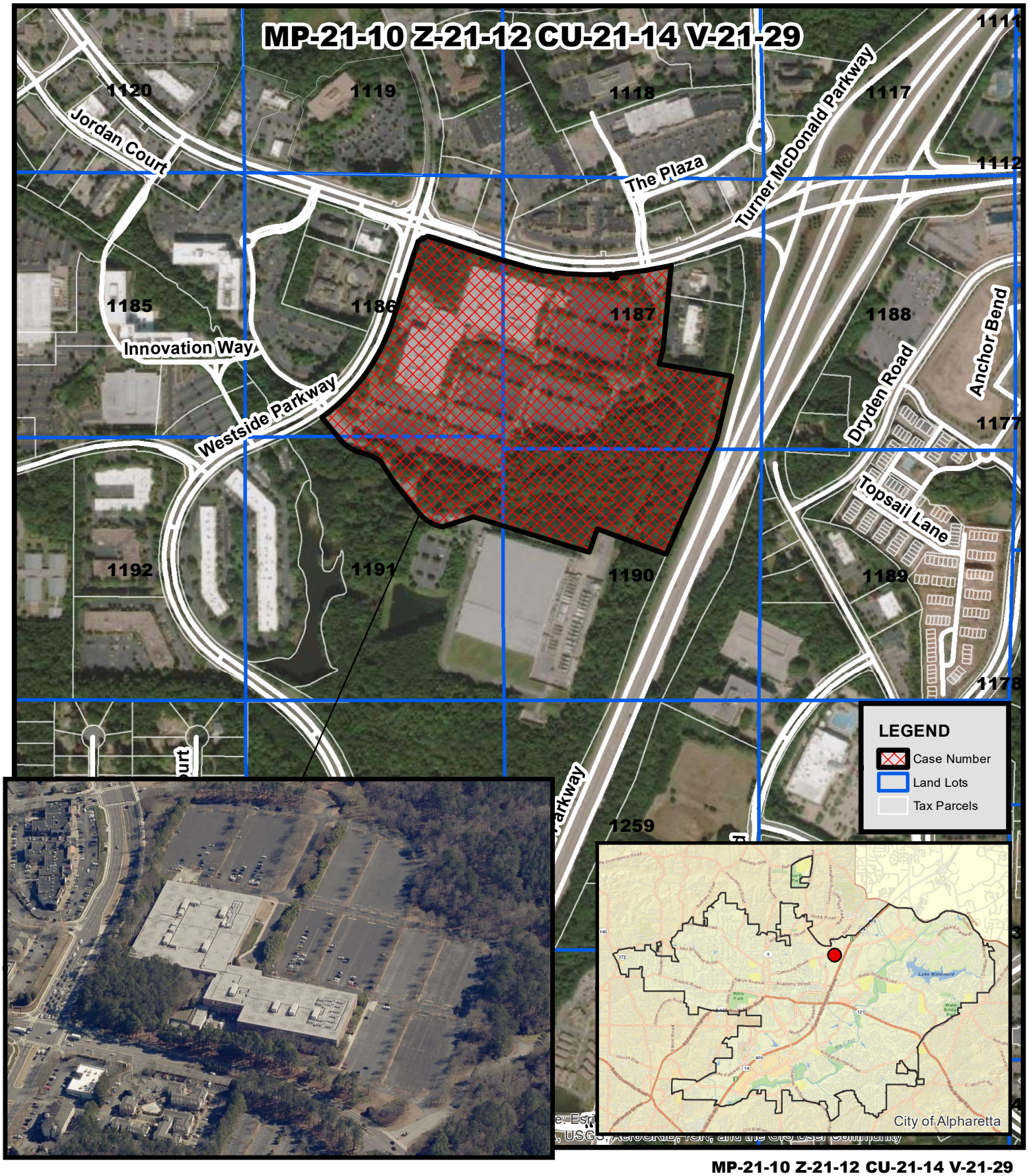
The report submitted by the applicant states that letters were mailed to each property owner within 500' of the subject property stating the applicant's intent. The applicant also contacted the Windward Community Services Association (WCSA) to provide notification of the proposed public hearing request. The report states that no comments were received.

COMMUNITY ZONING INFORMATION MEETING

CZIM was held on December 8, 2021. There was one (1) public comment with questions regarding parking and traffic.

IV. ATTACHMENTS:

- Site Plan
- Open Space Plan
- Renderings
- Stream Buffer Mitigation Plan
- Parking Study Memo
- Trip Generation Memo

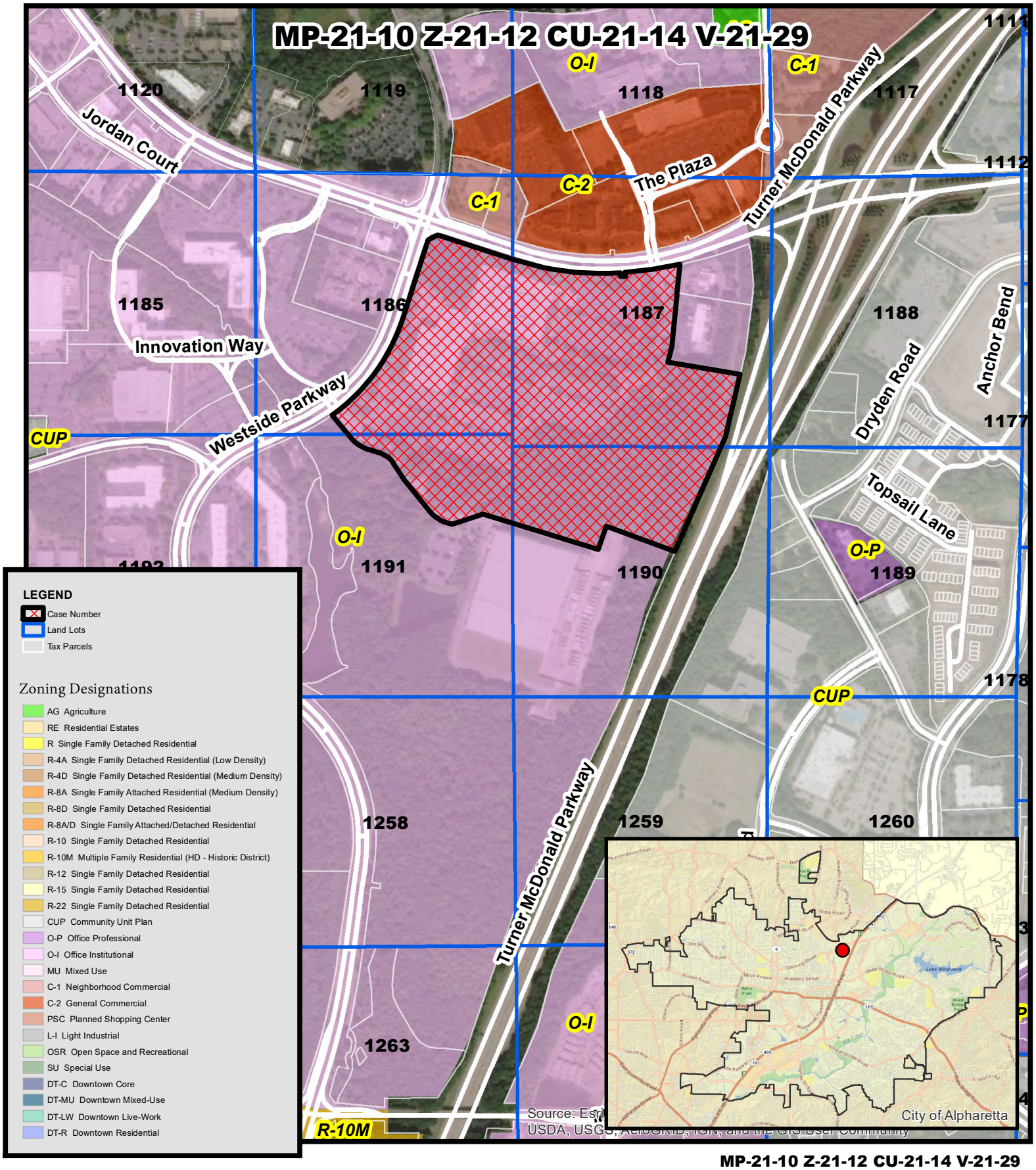


ALPHARETTA
GEORGIA

Aerial Map
Continuum
5555 Windward Parkway

MP-21-10 Z-21-12 CU-21-14 V-21-29
D/LL: 2/2/1186, 1187, 1190, 1191
PC: 5/5/22
CC: 5/23/22

Location Map Provided by:
Community Development - GIS

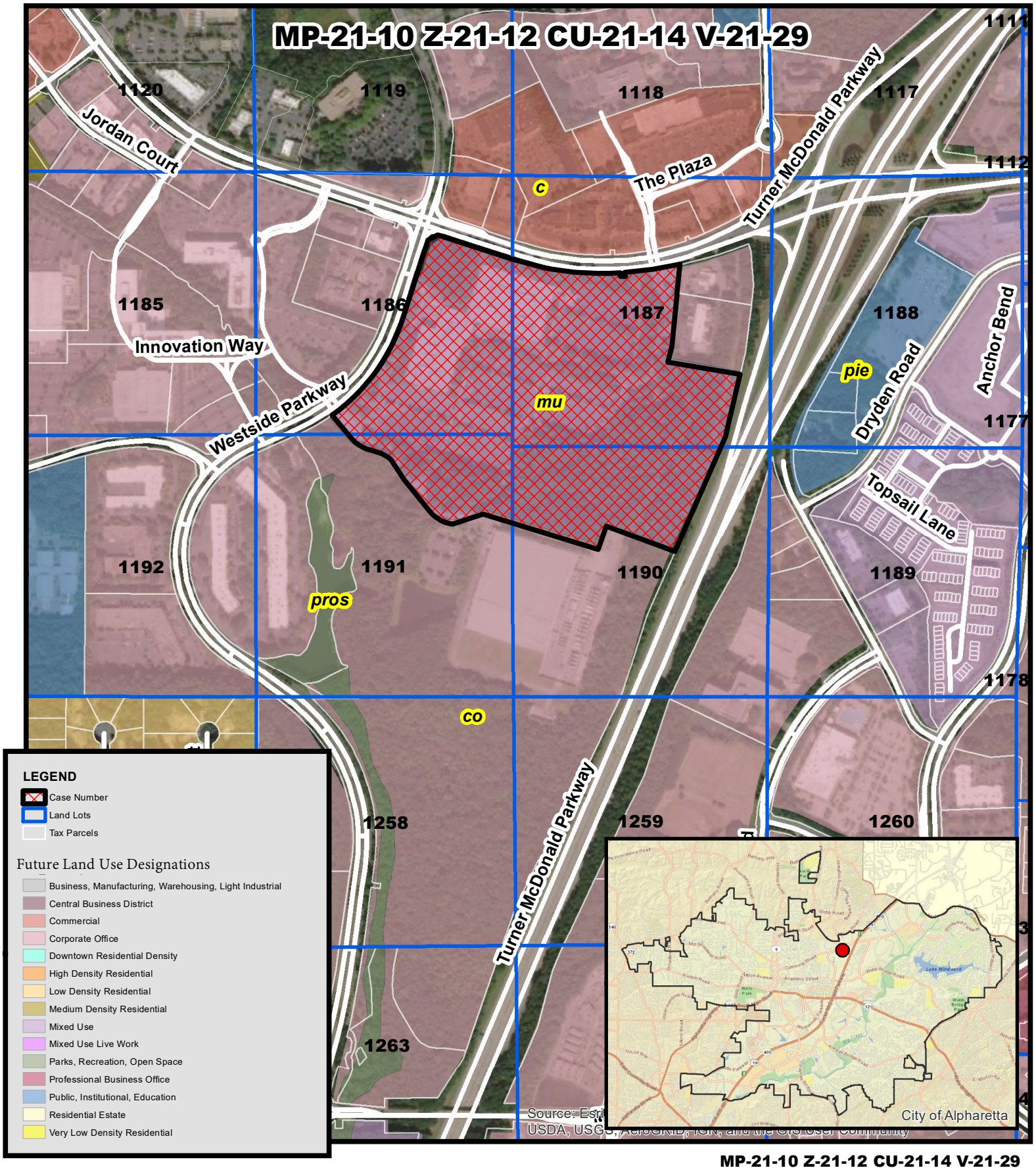


ALPHARETTA
GEORGIA

Zoning Map
Continuum
5555 Windward Parkway

MP-21-10 Z-21-12 CU-21-14 V-21-29
D/LL: 2/2/1186, 1187, 1190, 1191
PC: 5/5/22
CC: 5/23/22

Location Map Provided by:
Community Development - GIS

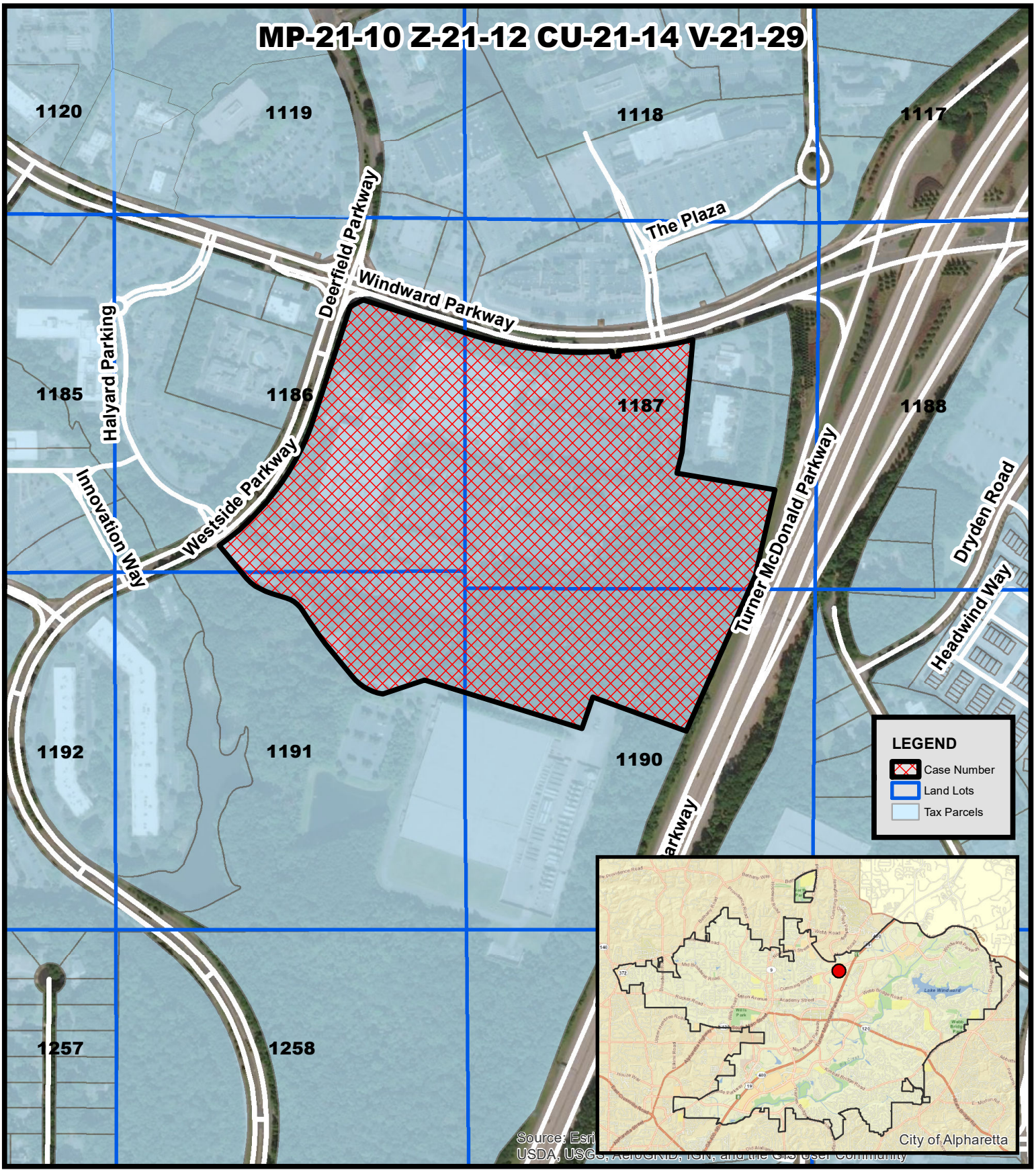


ALPHARETTA
GEORGIA

Future Land Use Continuum
5555 Windward Parkway

MP-21-10 Z-21-12 CU-21-14 V-21-29
D/LL: 2/2/1186, 1187, 1190, 1191
PC: 5/5/22
CC: 5/23/22

Location Map Provided by:
Community Development - GIS



ALPHARETTA
GEORGIA

Location Map
Continuum
5555 Windward Parkway

MP-21-10 Z-21-12 CU-21-14 V-21-29
D/LL: 2/2/1186, 1187, 1190, 1191
PC: 5/5/22
CC: 5/23/22

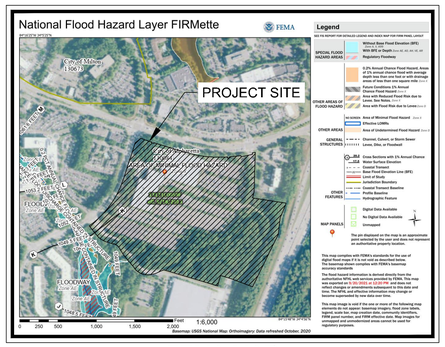
Location Map Provided by:
Community Development - GIS

LINE TABLE		
LINE	LENGTH	BEARING
L1	79.53	N51°34'15.82"E
L2	17.07	S74°44'09.25"E
L3	13.02	S58°39'05.25"E
L4	93.41	S72°22'56.25"E
L5	9.00	S17°48'10.75"W
L6	27.00	S72°22'56.25"E
L7	9.00	N17°48'10.75"E
L8	180.06	S72°22'52.25"E
L9	5.99	S17°36'59.75"W
L10	6.00	S72°23'00.25"E
L11	5.99	N17°36'59.75"E
L12	174.17	S72°23'00.25"E
L14	15.46	S85°16'04.25"E
L15	20.73	S86°16'29.25"E
L16	19.34	S85°51'38.25"E
L17	43.26	S87°50'24.25"E
L18	43.27	S89°01'50.25"E
L19	37.64	N88°57'02.75"E

LINE TABLE		
LINE	LENGTH	BEARING
L20	16.52	N88°49'07.75"E
L21	14.32	N87°15'36.75"E
L22	11.54	S2°47'32.02"E
L23	26.22	N86°42'27.98"E
L24	11.21	N3°47'32.02"W
L25	33.92	N85°29'52.75"E
L26	36.62	N84°25'02.75"E
L27	54.04	N82°26'44.75"E
L28	15.03	S7°52'15.25"E
L29	126.82	N78°19'53.75"E
L30	15.92	N13°44'12.25"W
L31	9.00	N76°15'47.75"E
L32	27.27	N75°26'01.75"E
L33	438.39	S2°16'15.60"W
L34	65.05	S15°10'19.60"W
L35	369.37	S80°34'40.40"E
L36	7.26	S10°57'21.03"W
L37	169.68	S22°40'41.38"W

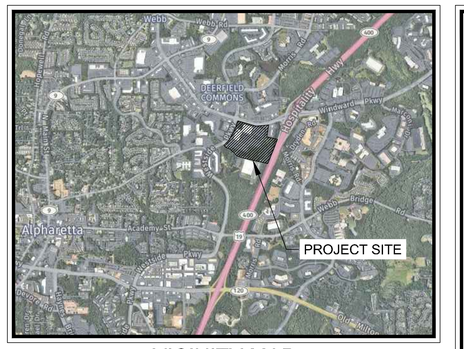
LINE TABLE		
LINE	LENGTH	BEARING
L38	177.44	S6°29'37.59"W
L39	59.49	S26°02'42.90"W
L40	580.61	S26°34'58.22"W
L41	238.17	N68°45'09.49"W
L42	131.91	N7°2'25"E
L43	118.55	S17°34'01.93"W
L44	609.99	N72°37'28.07"W
L45	7.46	S71°32'48.90"W
L46	50.00	S68°19'12.89"W
L47	48.11	S67°25'25.89"W
L48	31.10	S74°58'48.89"W
L50	191.60	N38°59'58.11"W
L51	91.35	N31°39'08.25"W
L53	79.12	N73°32'37.25"W
L55	139.63	N39°05'57.25"W
L57	238.01	N17°52'52.34"E
L58	5.00	S72°07'09.18"E
L59	172.02	N17°52'50.82"E

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	1149.01'	252.43'	S78°40'38"E	251.92'	12°35'15"	126.72'
C2	185.69'	213.96'	N72°00'35"W	202.32'	66°01'09"	120.63'
C3	104.08'	76.09'	N52°35'52"W	74.41'	41°53'21"	39.84'
C4	209.99'	126.24'	N56°19'17"W	124.35'	34°26'43"	65.09'
C5	1004.93'	651.71'	N36°27'35"E	640.35'	37°09'26"	337.78'



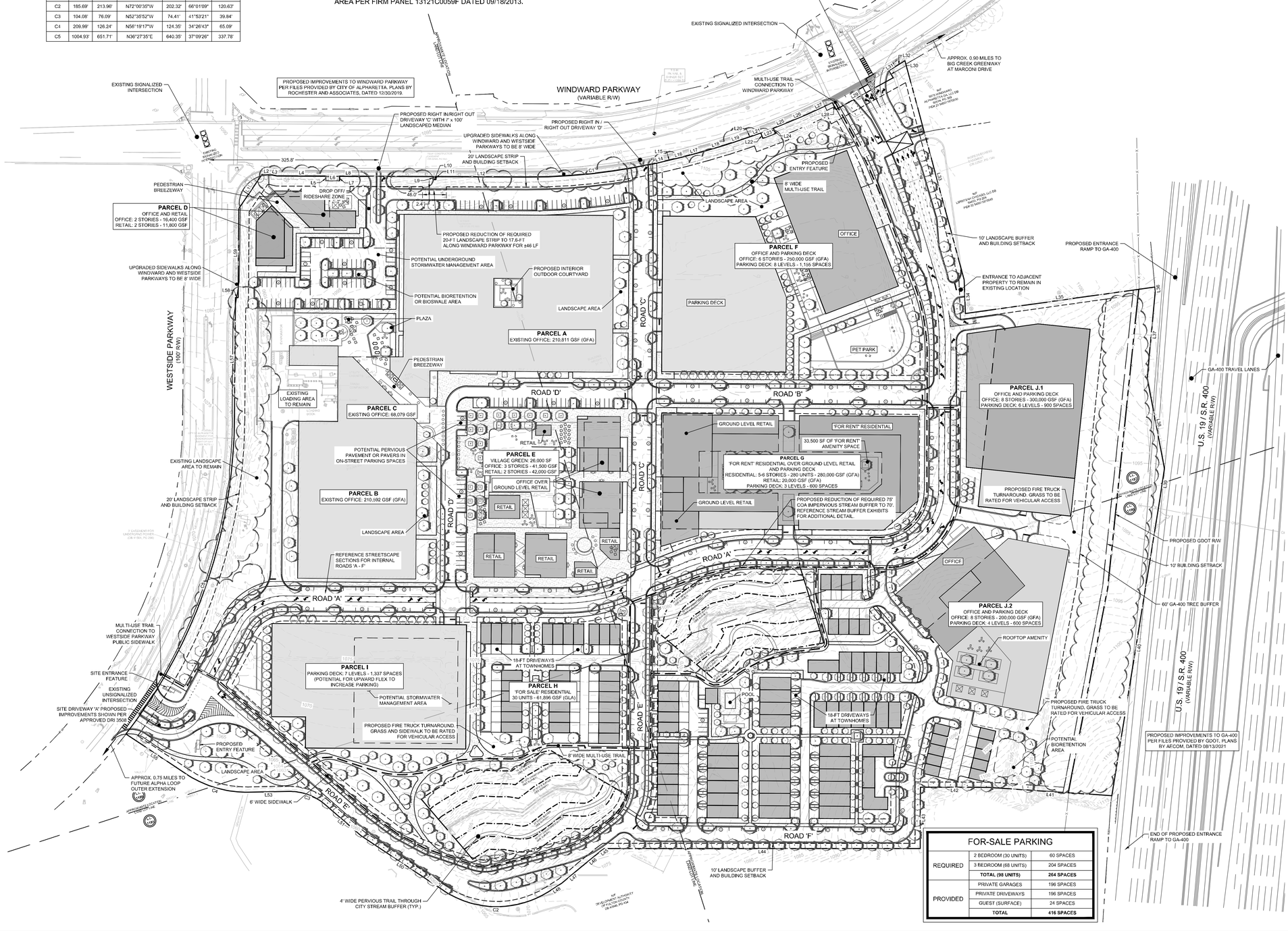
FEMA MAP

THE PROJECT SITE DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FIRM PANEL 13121C0059F DATED 09/18/2013.



VICINITY MAP

NOT TO SCALE

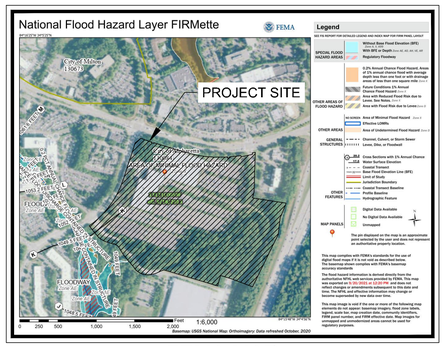

PROPOSED IMPROVEMENTS TO WINDWARD PARKWAY PER FILES PROVIDED BY CITY OF ALPHARETTA. PLANS BY ROCHESTER AND ASSOCIATES, DATED 12/30/2019.
WINDWARD PARKWAY (VARIABLE R/W)
WESTSIDE PARKWAY (100' R/W)
U.S. 19 / S.R. 400 (VARIABLE R/W)
EXISTING SIGNALIZED INTERSECTION
PROPOSED RIGHT IN/RIGHT OUT DRIVEWAY 'C' WITH 1' x 100' LANDSCAPED MEDIAN
PROPOSED RIGHT IN / RIGHT OUT DRIVEWAY 'D'
UPGRADED SIDEWALKS ALONG WINDWARD AND WESTSIDE PARKWAYS TO BE 8' WIDE
20' LANDSCAPE STRIP AND BUILDING SETBACK
PEDESTRIAN BREEZEWAY
DROP OFF / RIDESHARE ZONE
PARCEL D
OFFICE AND RETAIL
OFFICE: 2 STORIES - 16,400 GSF
RETAIL: 2 STORIES - 11,800 GSF
PROPOSED REDUCTION OF REQUIRED 20-FT LANDSCAPE STRIP TO 17.8-FT ALONG WINDWARD PARKWAY FOR ±46 LF
POTENTIAL UNDERGROUND STORMWATER MANAGEMENT AREA
PROPOSED INTERIOR OUTDOOR COURTYARD
POTENTIAL BIORETENTION OR BIOSWALE AREA
LANDSCAPE AREA
PLAZA
PARCEL A
EXISTING OFFICE: 210,811 GSF (GFA)
ROAD 'C'
PARCEL F
OFFICE AND PARKING DECK
OFFICE: 6 STORIES - 250,000 GSF (GFA)
PARKING DECK: 8 LEVELS - 1,155 SPACES
PARKING DECK
OFFICE
PROPOSED ENTRY FEATURE
8' WIDE MULTI-USE TRAIL
10' LANDSCAPE BUFFER AND BUILDING SETBACK
PROPOSED ENTRANCE RAMP TO GA-400
ENTRANCE TO ADJACENT PROPERTY TO REMAIN IN EXISTING LOCATION
PET PARK
PARCEL J.1
OFFICE AND PARKING DECK
OFFICE: 8 STORIES - 300,000 GSF (GFA)
PARKING DECK: 6 LEVELS - 900 SPACES
GA-400 TRAVEL LANES
PEDESTRIAN BREEZEWAY
EXISTING LOADING AREA TO REMAIN
PARCEL C
EXISTING OFFICE: 68,079 GSF
ROAD 'D'
ROAD 'B'
GROUND LEVEL RETAIL
'FOR RENT' RESIDENTIAL
33,500 SF OF 'FOR RENT' AMENITY SPACE
PARCEL G
'FOR RENT' RESIDENTIAL OVER GROUND LEVEL RETAIL AND PARKING DECK
RESIDENTIAL: 5-6 STORIES - 280 UNITS - 280,000 GSF (GFA)
RETAIL: 20,000 GSF (GFA)
PARKING DECK: 3 LEVELS - 600 SPACES
PROPOSED FIRE TRUCK TURNAROUND. GRASS TO BE RATED FOR VEHICULAR ACCESS
PROPOSED REDUCTION OF REQUIRED 75' COA IMPERVIOUS STREAM BUFFER TO 70'. REFERENCE STREAM BUFFER EXHIBITS FOR ADDITIONAL DETAIL.
POTENTIAL PERVIOUS PAVEMENT OR PAVERS IN ON-STREET PARKING SPACES
EXISTING LANDSCAPE AREA TO REMAIN
20' LANDSCAPE STRIP AND BUILDING SETBACK
PARCEL B
EXISTING OFFICE: 210,992 GSF (GFA)
LANDSCAPE AREA
PARCEL E
VILLAGE GREEN: 26,900 SF
OFFICE: 3 STORIES - 41,500 GSF
RETAIL: 2 STORIES - 42,000 GSF
OFFICE OVER GROUND LEVEL RETAIL
RETAIL
REFERENCE STREETSCAPE SECTIONS FOR INTERNAL ROADS 'A - F'
ROAD 'A'
ROAD 'E'
ROAD 'F'
ROAD 'N'
PARCEL J.2
OFFICE AND PARKING DECK
OFFICE: 8 STORIES - 200,000 GSF (GFA)
PARKING DECK: 4 LEVELS - 600 SPACES
ROOFTOP AMENITY
PROPOSED GDOT R/W
10' BUILDING SETBACK
60' GA-400 TREE BUFFER
PROPOSED IMPROVEMENTS TO GA-400 PER FILES PROVIDED BY GDOT. PLANS BY AECOM, DATED 08/13/2021
PROPOSED FIRE TRUCK TURNAROUND. GRASS TO BE RATED FOR VEHICULAR ACCESS
POTENTIAL BIORETENTION AREA
END OF PROPOSED ENTRANCE RAMP TO GA-400
MULTI-USE TRAIL CONNECTION TO WESTSIDE PARKWAY PUBLIC SIDEWALK
SITE ENTRANCE FEATURE
EXISTING UNSIGNALIZED INTERSECTION
SITE DRIVEWAY 'A' PROPOSED IMPROVEMENTS SHOWN PER APPROVED DRI 3508
PARCEL I
PARKING DECK: 7 LEVELS - 1,337 SPACES
(POTENTIAL FOR UPWARD FLEX TO INCREASE PARKING)
POTENTIAL STORMWATER MANAGEMENT AREA
PROPOSED FIRE TRUCK TURNAROUND. GRASS AND SIDEWALK TO BE RATED FOR VEHICULAR ACCESS
18-FT DRIVEWAYS AT TOWNHOMES
PARCEL H
'FOR SALE' RESIDENTIAL
30 UNITS - 41,896 GSF (GLA)
POOL
6' WIDE MULTI-USE TRAIL
APPROX. 0.75 MILES TO FUTURE ALPHA LOOP OUTER EXTENSION
6' WIDE SIDEWALK
4' WIDE PERVIOUS TRAIL THROUGH CITY STREAM BUFFER (TYP.)
SITE DRIVEWAY 'B' PROPOSED IMPROVEMENTS SHOWN PER APPROVED DRI 3508
EXISTING SIGNALIZED INTERSECTION
MULTI-USE TRAIL CONNECTION TO WINDWARD PARKWAY
APPROX. 0.90 MILES TO BIG CREEK GREENWAY AT MARCONI DRIVE
BOYS AND GIRLS CLUBS OF ALPHARETTA-MILTON, INC. FOR DEED RESTRICTIONS SEE DB 7470, PG 3
NOT APPLICABLE TO PARCEL I
BOUNDARY LINE ADJUSTMENT PLAT FOR DEED RESTRICTIONS SEE DB 7470, PG 3
NOT APPLICABLE TO PARCEL I
LANDSCAPE AREA
OFFICE
PARKING DECK
ROAD 'C'
ROAD 'D'
ROAD 'B'
ROAD 'A'
ROAD 'E'
ROAD 'F'
ROAD 'N'
U.S. 19 / S.R. 400 (VARIABLE R/W)
GEORGIA POWER EASEMENT (VARIABLE WIDTH) DB 1784, PG 290

LINE TABLE		
LINE	LENGTH	BEARING
L1	79.53	N51°34'15.82"E
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L6	27.00	S72°22'56.25"E
L7	9.00	N17°48'10.75"E
L8	180.06	S72°22'52.25"E
L9	5.99	S17°36'59.75"W
L10	6.00	S72°23'00.25"E
L11	5.99	N17°36'59.75"E
L12	174.17	S72°23'00.25"E
L14	15.46	S85°16'04.25"E
L15	20.73	S86°16'29.25"E
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L31	9.00	N76°15'47.75"E
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L34	65.05	S15°10'19.60"W
L35	369.37	S80°34'40.40"E
L36	7.26	S10°57'21.03"W
L37	169.68	S22°40'41.38"W

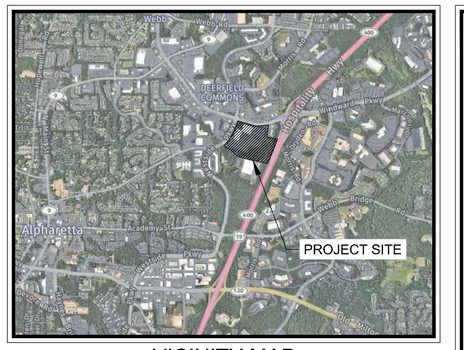
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L43	118.55	S17°34'01.93"W
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L45	7.46	S71°32'46.90"W
L46	50.00	S68°19'12.89"W
L47	48.11	S67°25'25.89"W
L48	31.10	S74°58'48.89"W
L50	191.60	N38°59'58.11"W
L51	91.35	N31°39'08.25"W
L53	79.12	N73°32'37.25"W
L55	139.63	N39°05'57.25"W
L57	238.01	N17°52'52.34"E
L58	5.00	S72°07'09.18"E
L59	172.02	N17°52'50.82"E

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	1149.01'	252.43'	S78°40'38"E	251.92'	12°35'15"	126.72'
C2	185.69'	213.96'	N72°00'35"W	202.32'	66°01'09"	120.63'
C3	104.08'	76.09'	N52°35'52"W	74.41'	41°53'21"	39.84'
C4	209.99'	126.24'	N56°19'17"W	124.35'	34°26'43"	65.09'
C5	1004.93'	651.71'	N36°27'35"E	640.35'	37°09'26"	337.78'



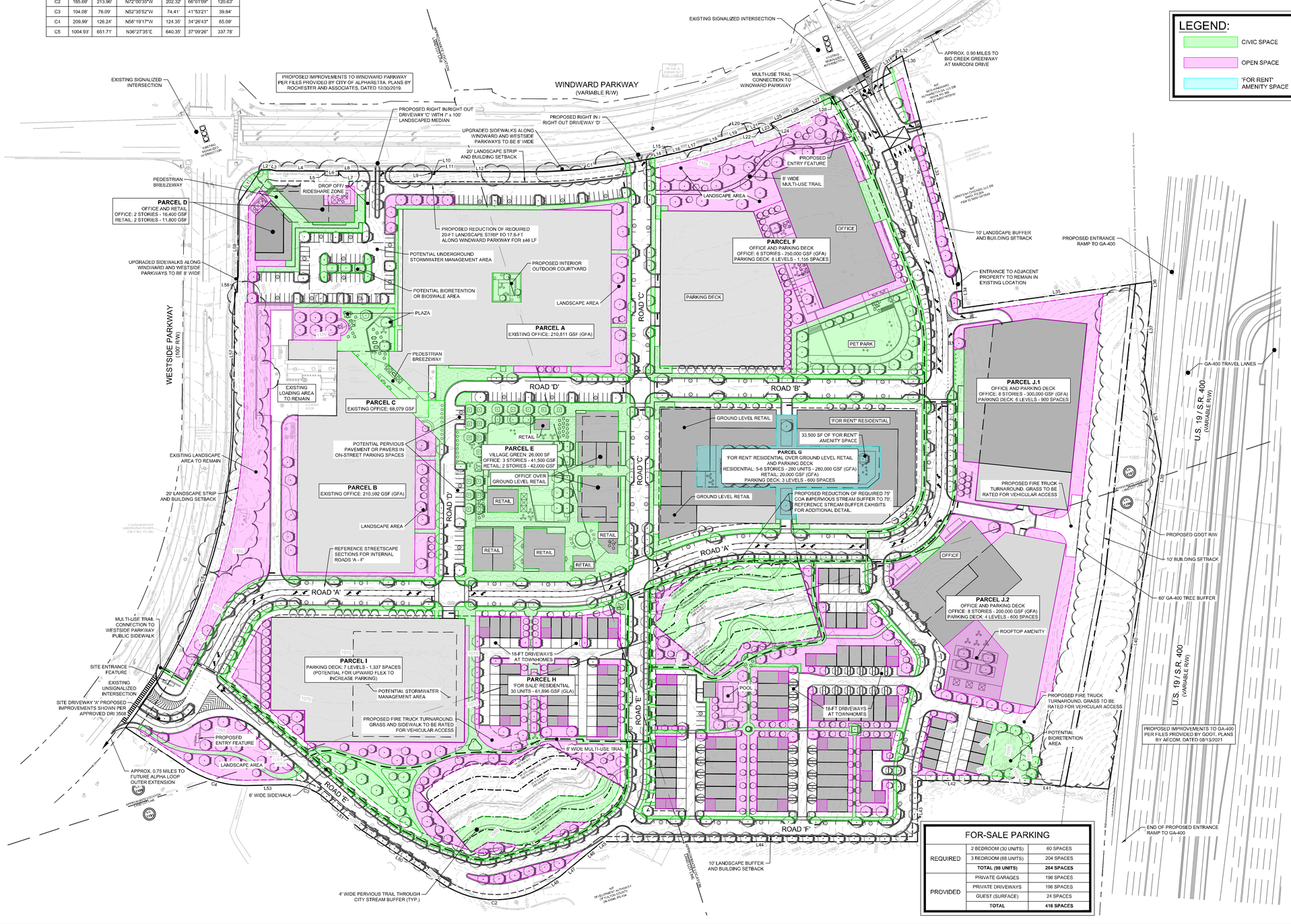
FEMA MAP

THE PROJECT SITE DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FIRM PANEL 13121C0059F DATED 09/18/2013.



VICINITY MAP

NOT TO SCALE



LEGEND:

- CIVIC SPACE
- OPEN SPACE
- 'FOR RENT' AMENITY SPACE

DEVELOPMENT SUMMARY:

SITE SUMMARY:

CURRENT ZONING:	O-I (OFFICE INSTITUTIONAL)
PROPOSED ZONING:	MU (MIXED USE)
SITE AREA:	51.86 ACRES
PROPOSED BUILDING SETBACK:	
FRONT (WINDWARD PKWY):	20 FT
FRONT (WESTSIDE PKWY):	20 FT
SIDE:	10 FT
PROPOSED LANDSCAPE SETBACK:	
FRONT (WINDWARD PKWY):	20 FT (OFF R/W LINE)
FRONT (WESTSIDE PKWY):	20 FT (OFF R/W LINE)
SIDE (GA-400 FRONTAGE):	60 FT
SIDE:	10 FT

PROPOSED LAND USES & DENSITIES:

RESIDENTIAL

'FOR RENT' RESIDENTIAL: 280 UNITS/280,000 GSF (GFA)
UNIT MIX: STUDIO = 5%, 1BR = 60%, 2BR = 30%, 3BR = 5%
'FOR SALE' RESIDENTIAL: 98 UNITS/231,811 GSF (GLA)
UNIT MIX: 2 BR = 30 UNITS, 3BR = 68 UNITS
TOTAL RESIDENTIAL: 378 UNITS (7.4 DU/AC)/511,811 GSF

COMMERCIAL / RETAIL: 73,800 GSF (GFA)

OFFICE: 1,325,299 GSF (GFA)
(INCLUDES 517,399 GSF OF EXISTING OFFICE)

LAND USE PERCENTAGES:

TOTAL DEVELOPMENT:	1,910,910 GSF	
RESIDENTIAL:	511,811 GSF =	**27%**
COMMERCIAL / RETAIL:	73,800 GSF =	**4%**
OFFICE:	1,325,299 GSF =	**69%**

(INCLUDES 517,399 GSF OF EXISTING OFFICE)

PARKING SUMMARY:

REQUIRED PARKING: **6,693 SPACES** (TOTAL)

'FOR RENT' RESIDENTIAL (280 UNITS):	**574 SPACES** (2 SP / UNIT + 1 GUEST SP / 20 UNITS)
'FOR SALE' RESIDENTIAL (98 UNITS):	**264 SPACES** (1 / BEDROOM)
RESTAURANT (36,900 GSF):	**369 SPACES** (10 / 1,000 GSF)
RETAIL (36,900 GSF):	**185 SPACES** (5 / 1,000 GSF)
OFFICE (1,325,299 GSF):	**5,301 SPACES** (4 / 1,000 GSF)

***PROPOSED PARKING:** **5,020 SPACES** (TOTAL)

PARKING - STRUCTURE:	4,562 SPACES
PARKING - SURFACE:	262 SPACES
PARKING - PRIVATE GARAGES:	196 SPACES

*25% REDUCTION OF TOTAL REQUIRED BY CODE. REFERENCE PARKING STUDY BY KIMLEY-HORN, DATED 09/26/2022.
*PROPOSED PARKING TOTAL DOES NOT INCLUDE FOR-SALE DRIVEWAY PARKING.

OPEN SPACE REQUIREMENTS:

CIVIC SPACE: (10% SITE AREA) 5.19 ACRES
ADDITIONAL OPEN SPACE: 10.43 ACRES
(1 AC PER 100 POPULATION GENERATED USING 2.76 PERSONS PER HOUSEHOLD)

TOTAL REQUIRED: 15.62 ACRES (680,407 SF)

*PROPOSED OPEN SPACE:

CIVIC SPACE: 7.40 ACRES (322,470 SF)
(INCLUDES: SQUARES, PLAZAS, POCKET PARKS, MULTI-USE TRAILS)

ADDITIONAL OPEN SPACE: 8.64 ACRES (376,238 SF)
(INCLUDES: YARDS AND LAWNS, WOODED AREAS, OUTDOOR DINING, BALCONIES)

TOTAL OPEN SPACE PROVIDED: 16.04 ACRES (698,708 SF)

*REFFERENCE OPEN SPACE PLAN FOR ADDITIONAL DETAILS

REQUIRED 'FOR RENT' AMENITY SPACE: **0.39 AC (16,800 SF)**
PARCEL G: (75 SF PER DWELLING UNIT) 0.39 ACRES (16,800 SF)
PROVIDED 'FOR RENT' AMENITY SPACE: **0.77 ACRES (33,500 SF)**
PARCEL G: (150 SF PER DWELLING UNIT) 0.77 ACRES (33,500 SF)

SITE PLAN NOTE:

THE BUILDING FOOTPRINTS, DRIVEWAY LOCATIONS, OPEN SPACE LOCATIONS, SIDEWALK DESIGNS AND LOCATIONS, AND PARKING LOCATIONS ON THIS SITE PLAN ARE FOR ILLUSTRATIVE PURPOSES. THEIR SHAPES, LOCATIONS, AND AMOUNTS MAY VARY AS ALLOWED FOR BY THE SITE DATA TABLE AND THE MU REGULATIONS.

STORMWATER MANAGEMENT NOTE:

SITE WILL CONTAIN ONSITE STORMWATER CONTROLS TO MEET ALL LOCAL AND STATE REQUIREMENTS. THIS MAY INCLUDE THE COMBINATION OF SEVERAL COMPONENTS PROVIDING RUNOFF REDUCTION, CHANNEL PROTECTION, OVERBANK FLOODING PROTECTION, AND WATER QUALITY CONTROL PER THE CODE REQUIREMENTS.

EXISTING CONDITIONS AND TREE SURVEY NOTE:

EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY PROVIDED BY LECRAW ENGINEERING, DATED 08/29/2021.

A TREE EXHIBIT PROVIDED BY LECRAW ENGINEERING, DATED 10/22/2021, AND AN ARBORIST REPORT PROVIDED BY OUTDOOR SPACES, DATED 09/15/2021, ARE PROVIDED AS SEPARATE DOCUMENTS.

STREETSCAPE SECTION NOTE:

REFERENCE SEPARATE STREETSCAPE SECTIONS FOR INTERNAL ROADS 'A - F'.

VARIANCES:

1. PROPOSED REDUCTION OF RETAIL DENSITY REQUIREMENT FROM 10% TO 4%.
2. REDUCE 5' LANDSCAPE STRIP TO 0' ALONG SOUTHERN PROPERTY BOUNDARY AT ROAD E
3. PROPOSED REDUCTION OF REQUIRED 75' COA IMPERVIOUS STREAM BUFFER TO 70' IN AREAS SHOWN ON SITE PLAN TO ALLOW FOR GRADING FOR PROPOSED STREETSCAPE SECTIONS AND MULTI-USE TRAILS.
4. PROPOSED REDUCTION OF REQUIRED 20-FT LANDSCAPE STRIP ALONG WINDWARD PARKWAY TO 17-FT FOR ±46 LF.
5. PROPOSED REDUCTION OF LANDSCAPE STRIP REQUIREMENT TO 0-FT AS SHOWN ON STREETSCAPE SECTIONS FOR ROADS 'A - F'.

FOR-SALE PARKING		
REQUIRED	2 BEDROOM (30 UNITS)	60 SPACES
	3 BEDROOM (68 UNITS)	204 SPACES
	TOTAL (98 UNITS)	**264 SPACES**
PROVIDED	PRIVATE GARAGES	196 SPACES
	PRIVATE DRIVEWAYS	196 SPACES
	GUEST (SURFACE)	24 SPACES
	TOTAL	**416 SPACES**

GRAPHIC SCALE IN FEET
0 40 80 160

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Kimley»Horn
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11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GEORGIA 30009
PHONE (770) 619-4280
WWW.KIMLEY-HORN.COM

CLIENT
SWVP ALPHARETTA, LLC.
161 ROSA L. PARKS BOULEVARD,
NASHVILLE, TN 37203
PHONE: 858.480.2900

No.	REVISION DESCRIPTIONS	DATE	BY

PROJECT
CONTINUUM ALPHARETTA
5555 WINDWARD PARKWAY, ALPHARETTA, GA 30004
LAND LOT 1186, 1187, 1190, & 1191
2ND DISTRICT, 2ND SECTION

GEORGIA REGISTERED PROFESSIONAL ENGINEER JORDAN TAYLOR CORBIN
09/26/2022

GSWCC CERT. (LEVEL II)	0000076489
DRAWN BY	MCL
DESIGNED BY	JTC
REVIEWED BY	KRT
DATE	09/26/2022
PROJECT NO.	014502000

TITLE
OPEN SPACE PLAN

SHEET NUMBER
ZP-1B

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Drawing name: \\Kimley-horn.com\as_atp1\NMT_Civil\014502000_5555 Windward Parkway\CAD\Exhibits\00_ENTITLEMENTS\00_Zoning Site Plan\ZP-1 ZONING SITE PLAN.dwg Open Space Sep 26, 2022 9:21am by Monical Lester

KEY LEGEND

- A EXISTING OFFICE
- B EXISTING OFFICE
- C EXISTING OFFICE
- D OFFICE / RETAIL
- E VILLAGE GREEN/OFFICE / RETAIL
- F.1 OFFICE
- F.2 PARKING DECK
- G 'FOR RENT' RESIDENTIAL / RETAIL / PARKING DECK
- H 'FOR SALE' RESIDENTIAL
- I PARKING DECK
- J.1 OFFICE / PARKING DECK
- J.2 OFFICE / PARKING DECK
- K 'FOR SALE' RESIDENTIAL
- L MULCH TRAIL



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VIEW 4


Gensler
JUICE BLISS
vin vino
Aglio
e
Oglio


Gensler
Periwinkle
Periwinkle
Dogwood
vino
vin vino

HGOR Gensler











FLEXIBLE

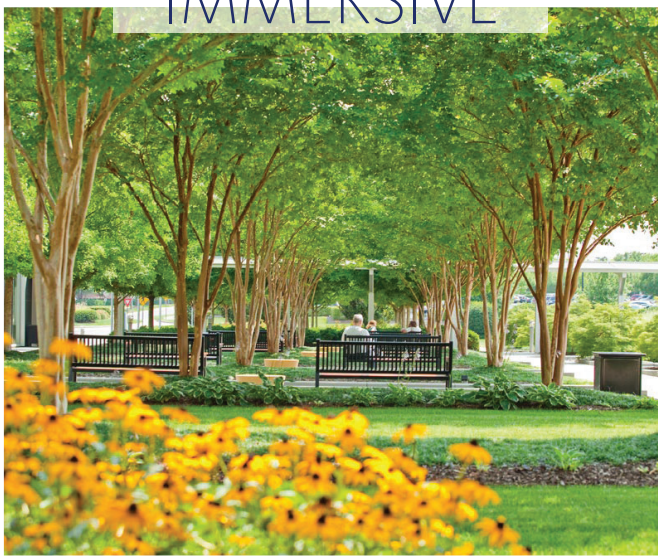




ACTIVE EDGES



IMMERSIVE



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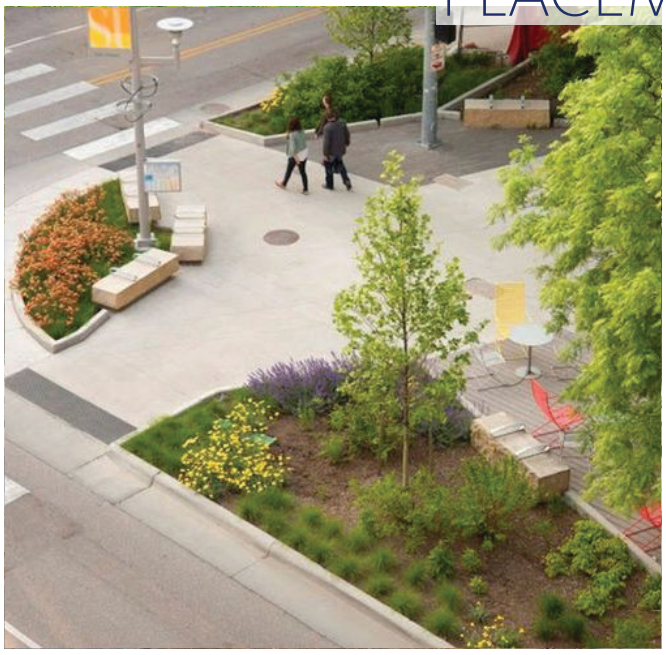


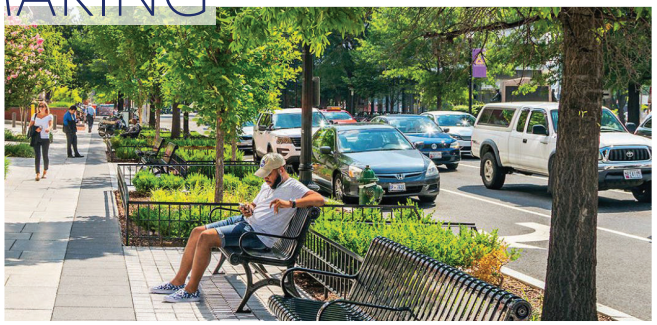
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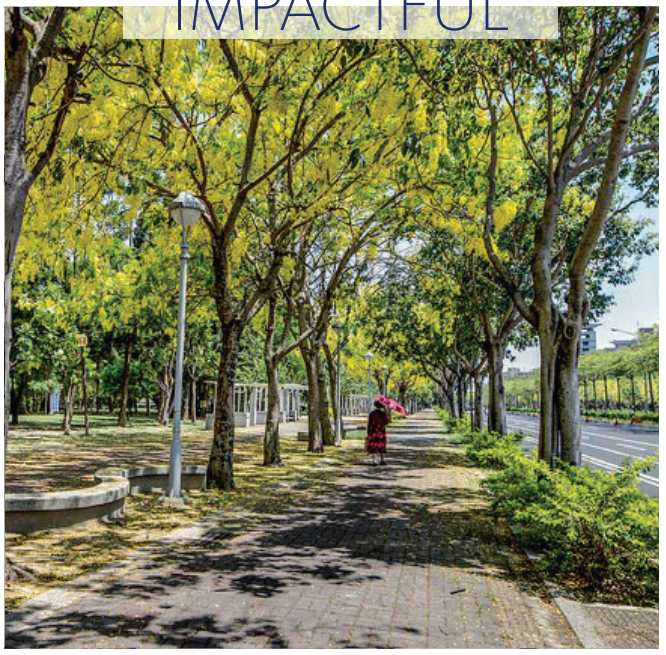


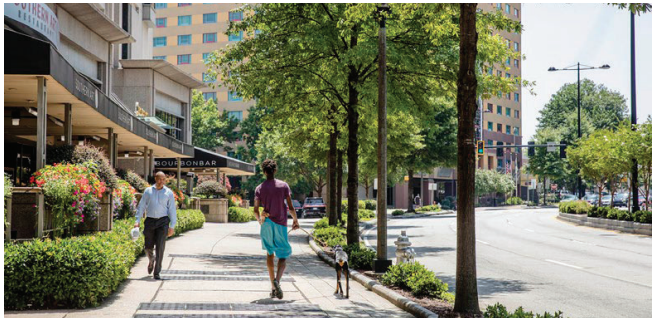


IMPACTFUL





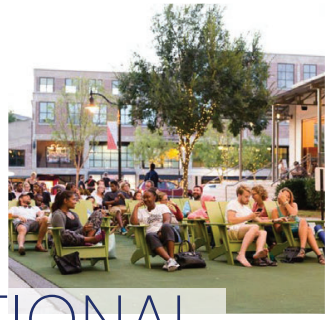




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FUNCTIONAL













INVITING



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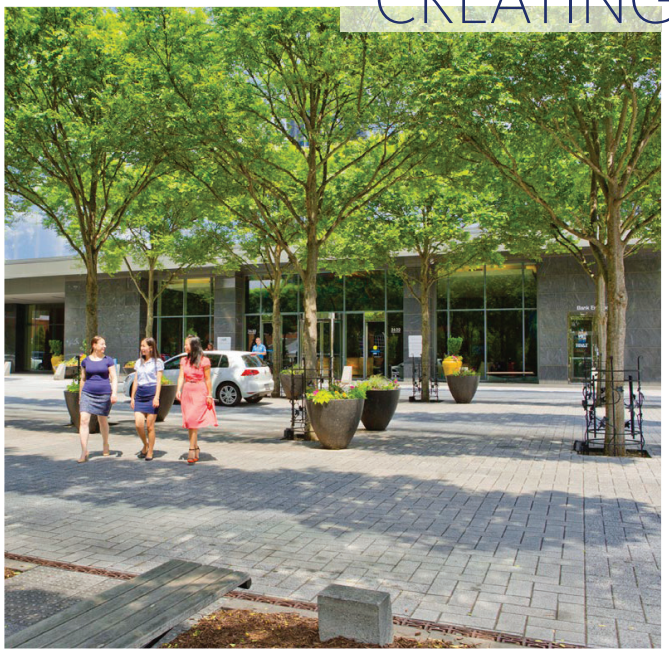
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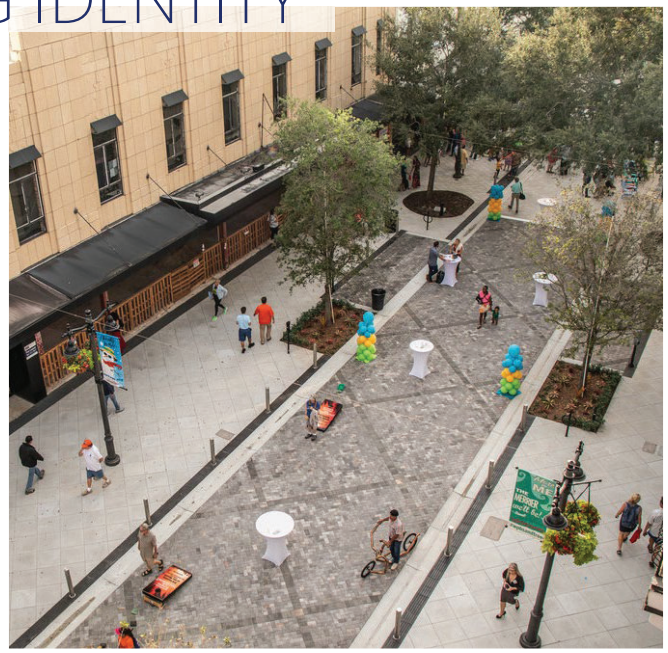




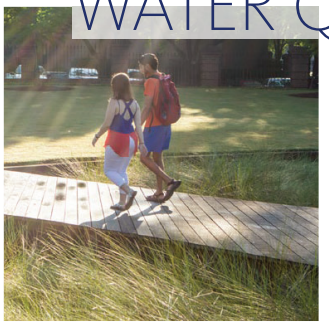


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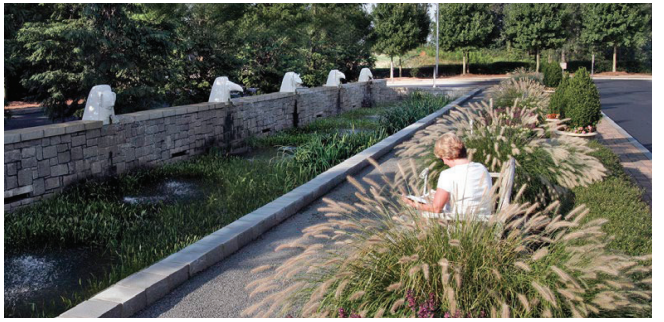




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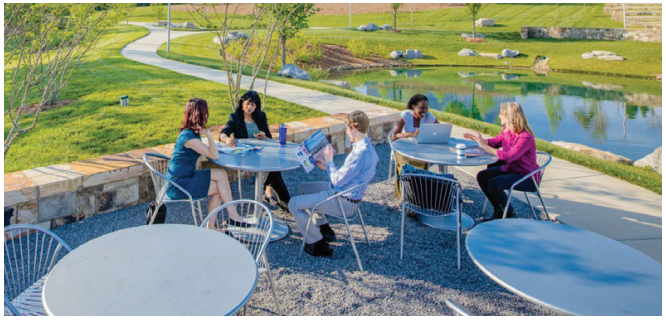






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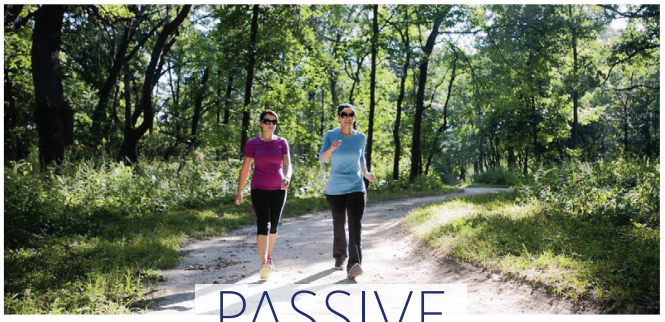




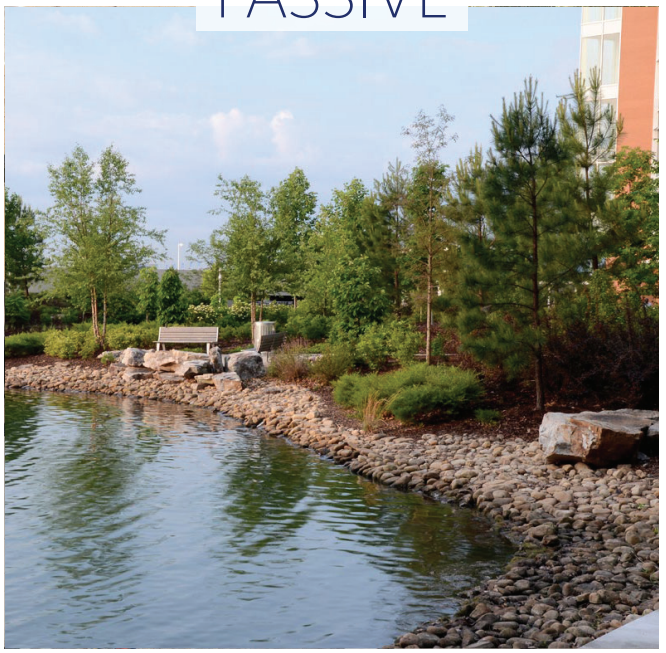


NATURE ORIENTED





PASSIVE



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CONTINUUM | 5555 WINDWARD PARKWAY | ALPHARETTA GEORGIA

RETAIL VILLAGE

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RETAIL VILLAGE

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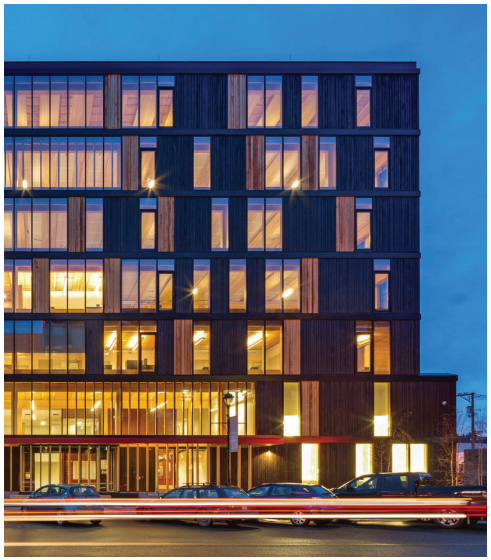














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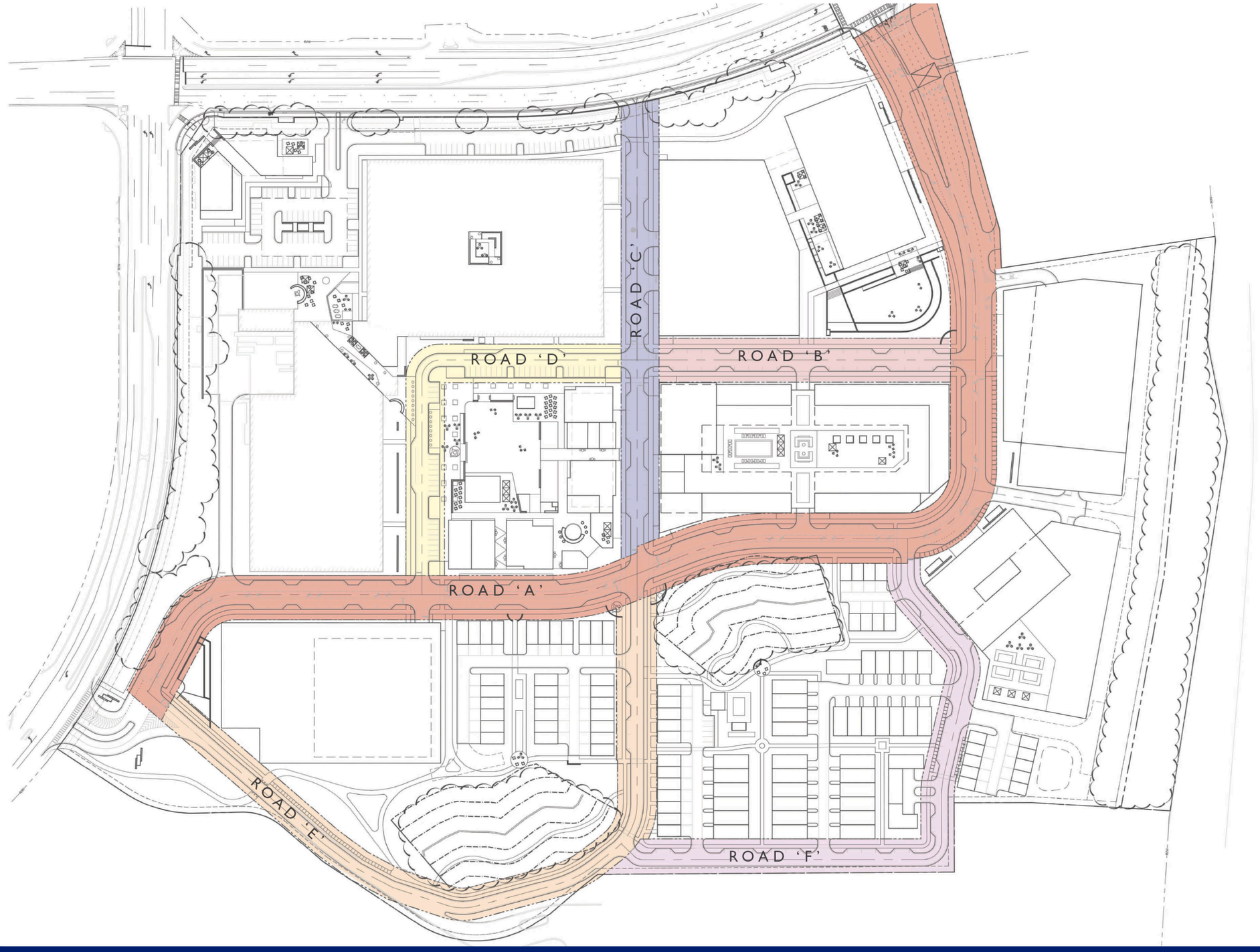








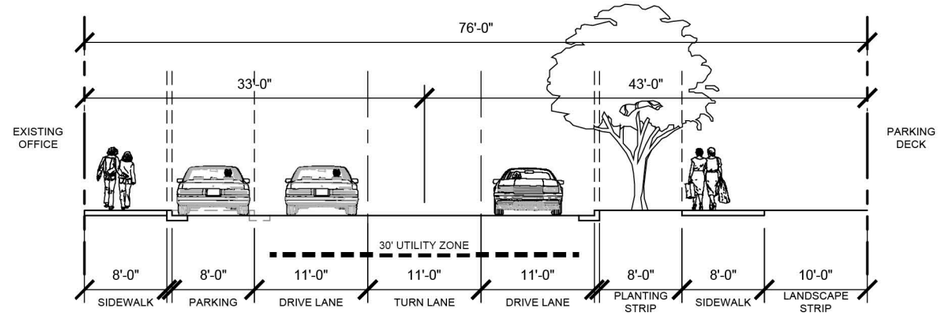
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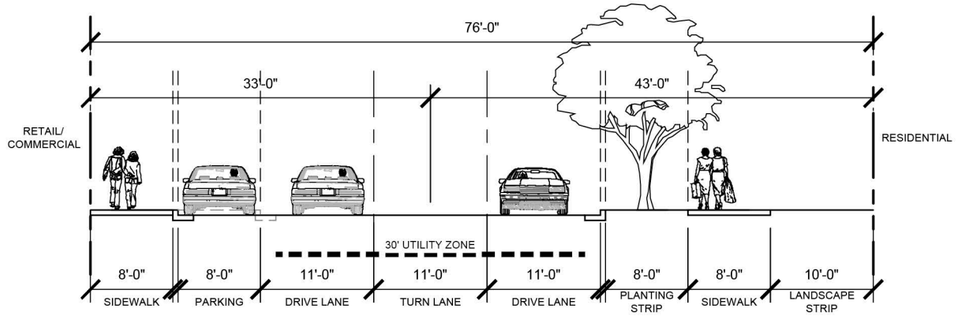
| 5555 WINDWARD PARKWAY | ALPHARETTA GEORGIA | September 2022

PROPOSED STREETSCAPE PLAN

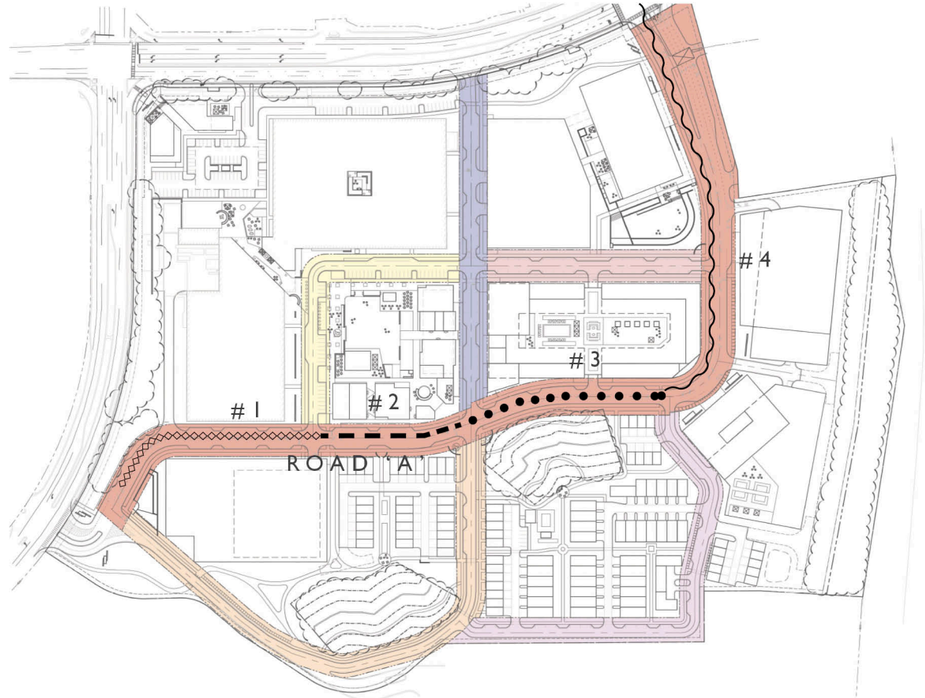
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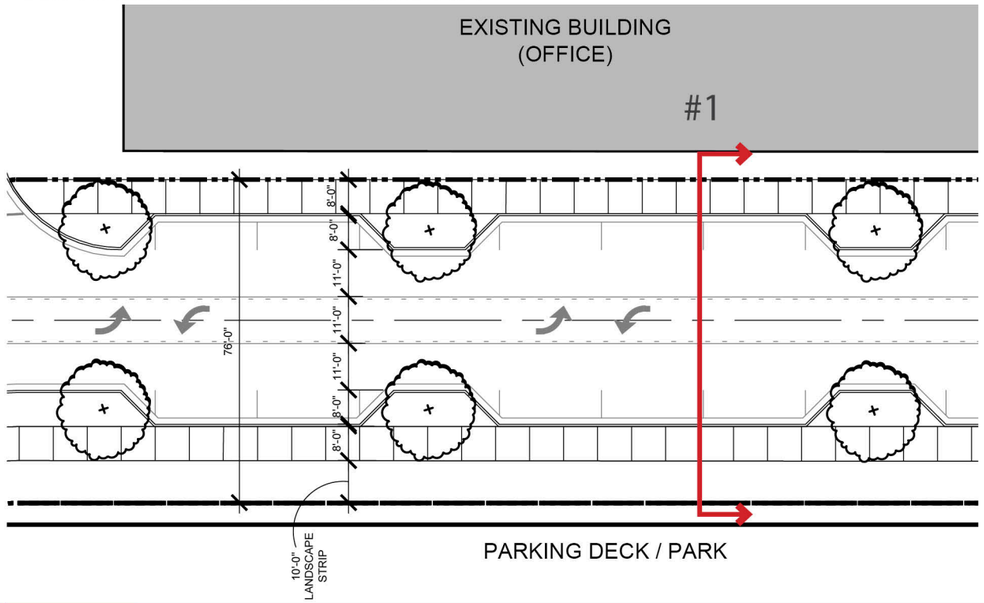
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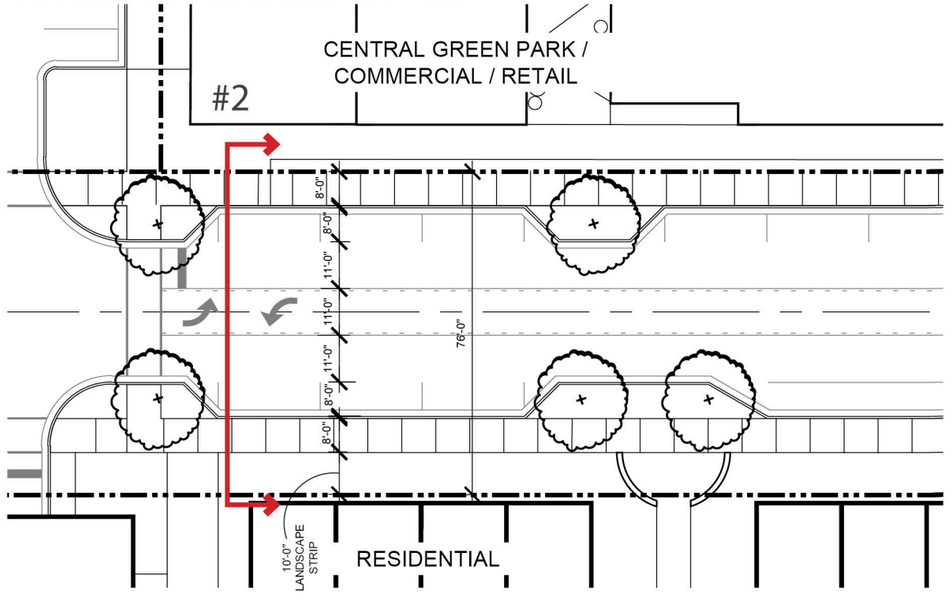
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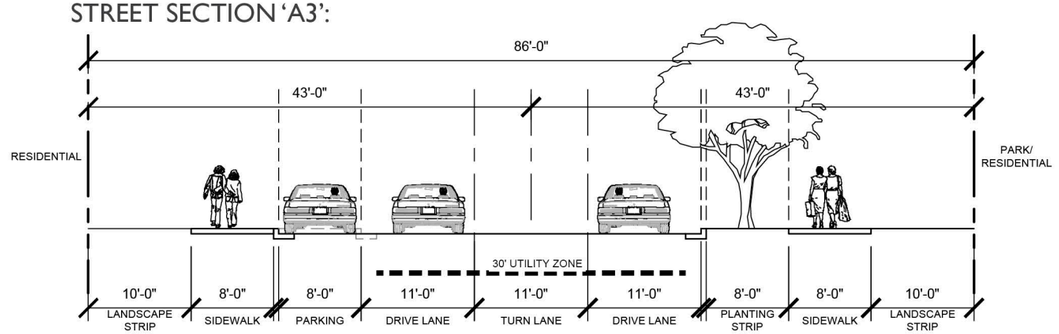
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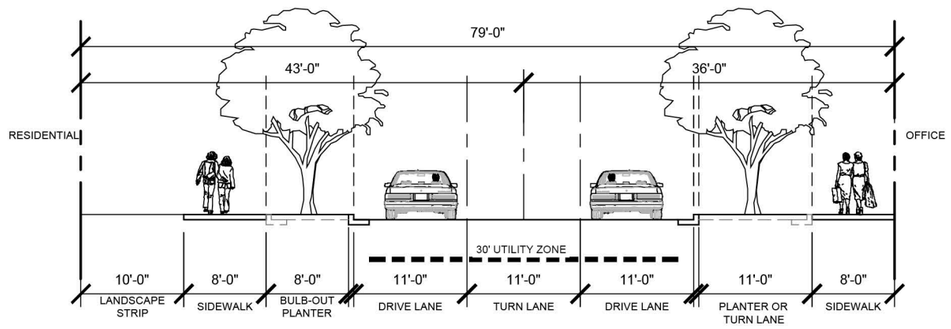
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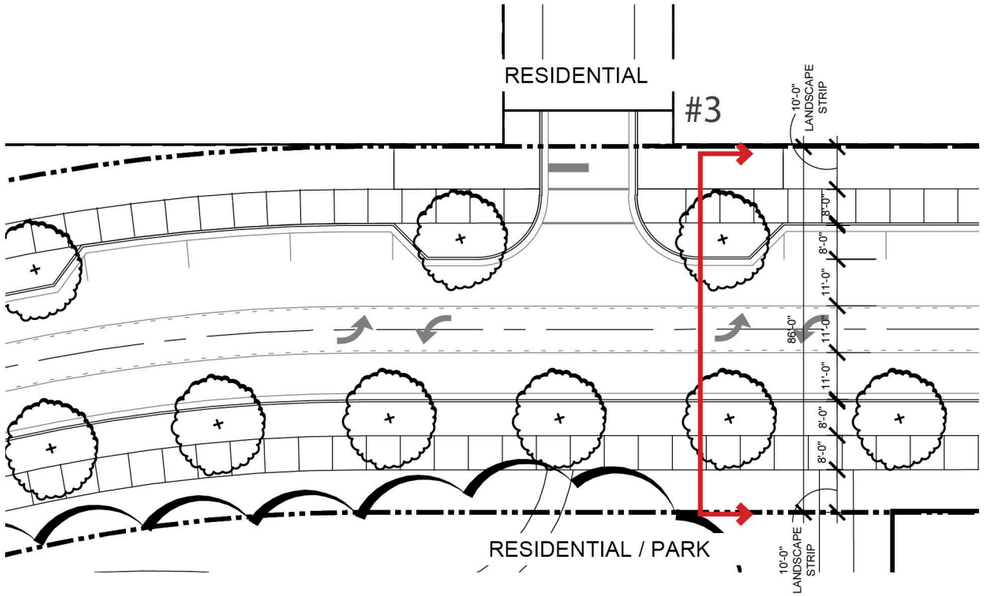
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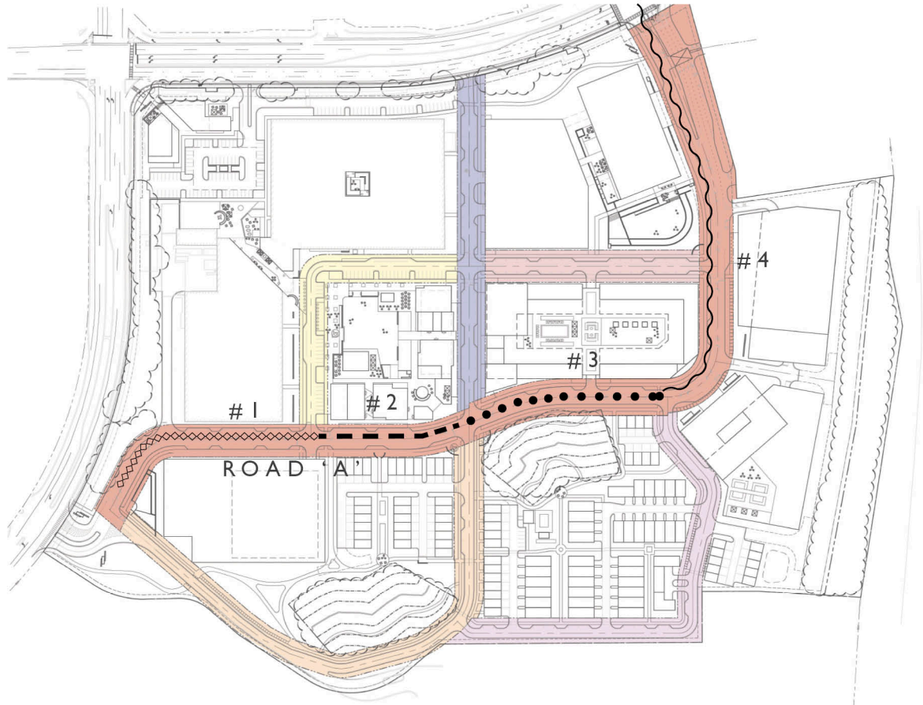
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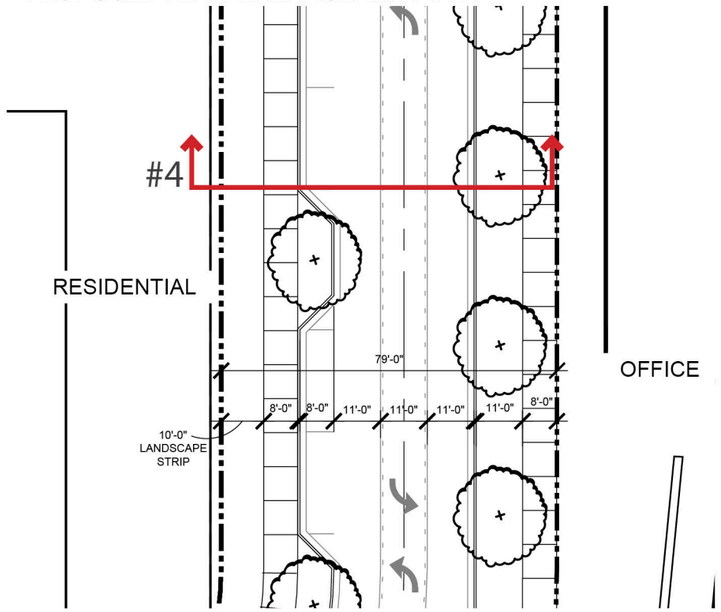
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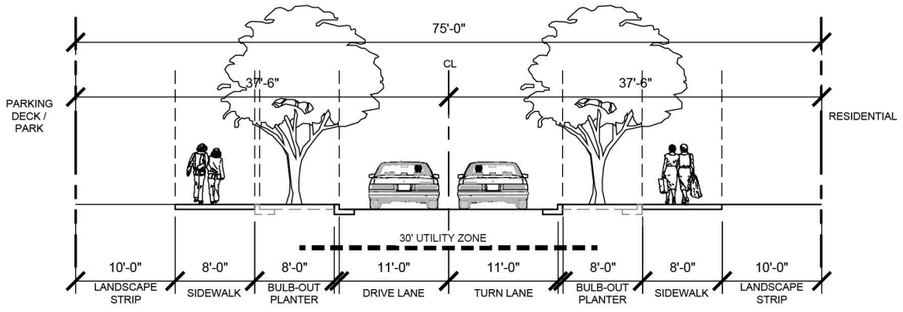


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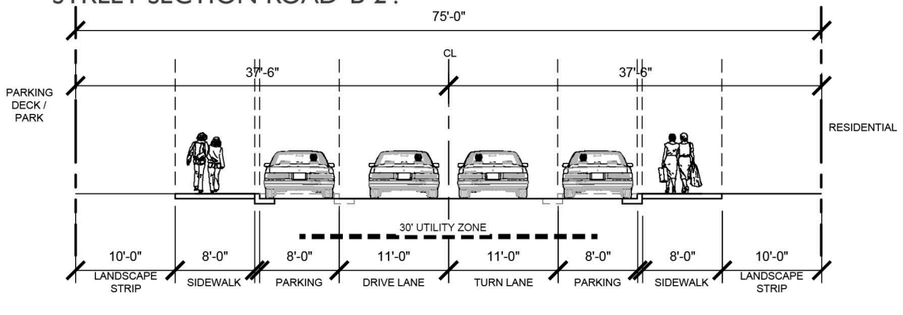


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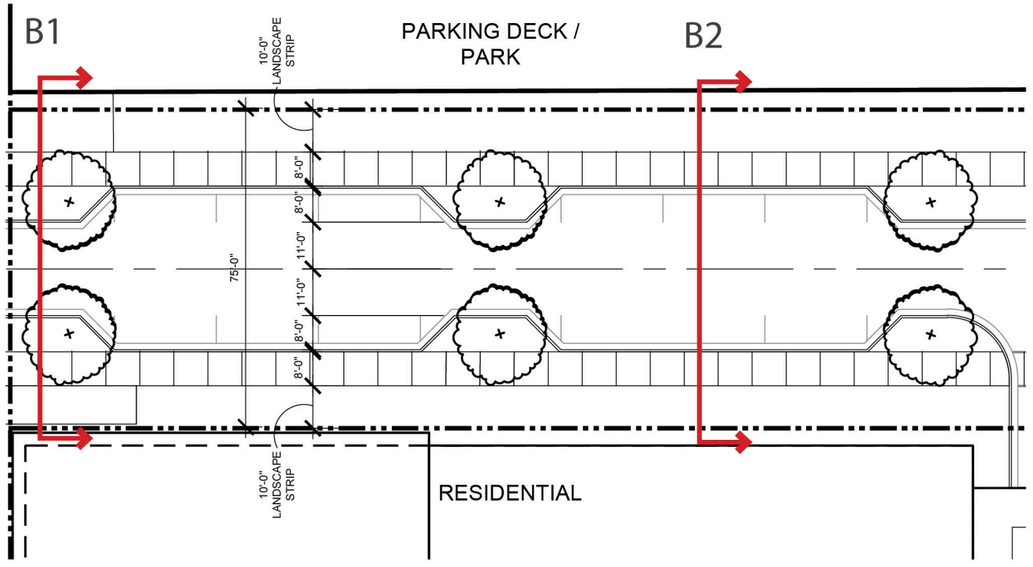
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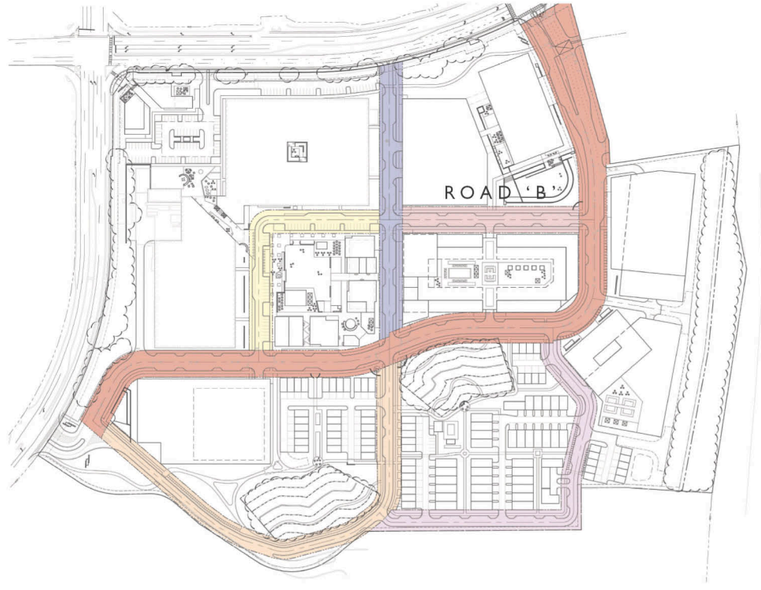
STREET SECTION ROAD ‘B-2’:



PROPOSED PLAN ENLARGEMENT ‘B-1’ & ‘B-2’:



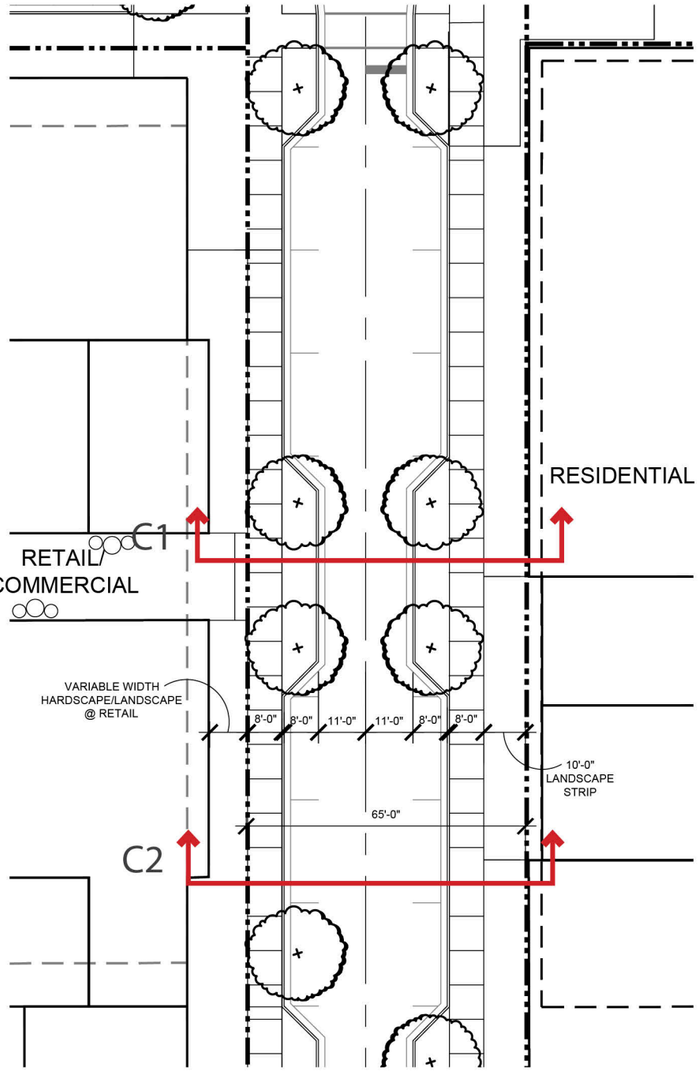
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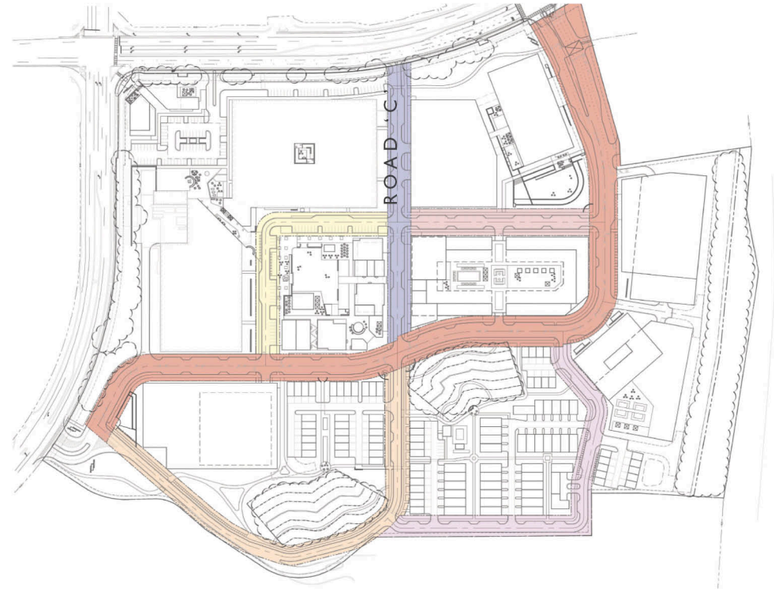
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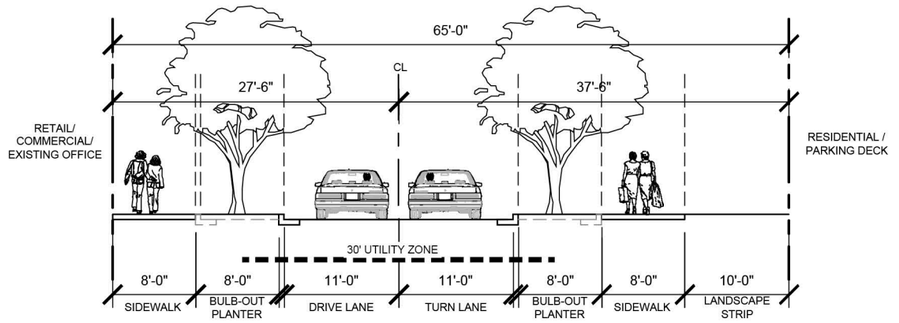
PROPOSED PLAN ENLARGEMENTS:



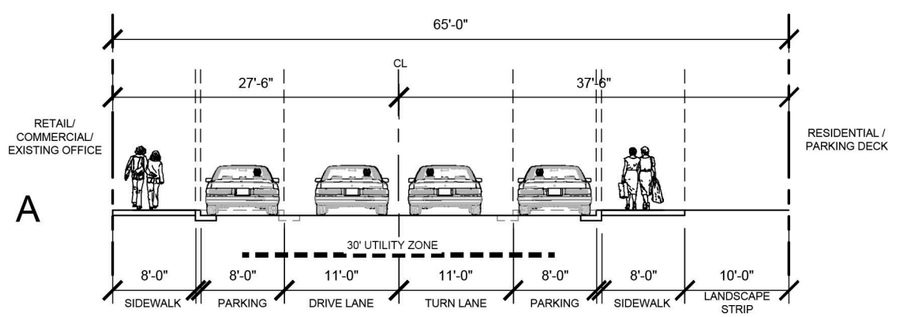
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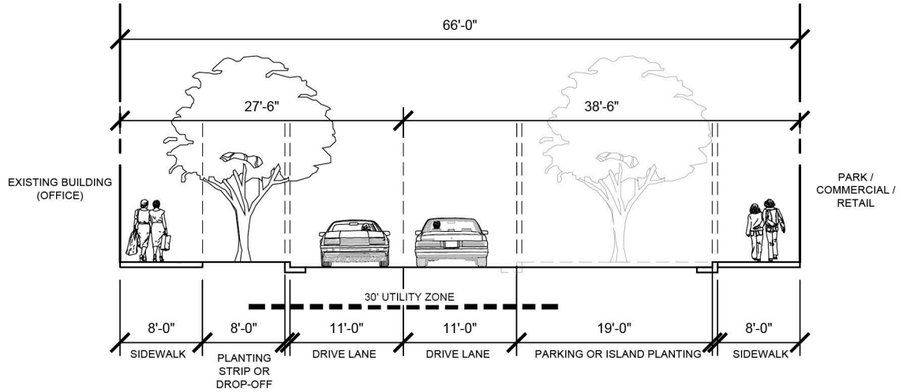
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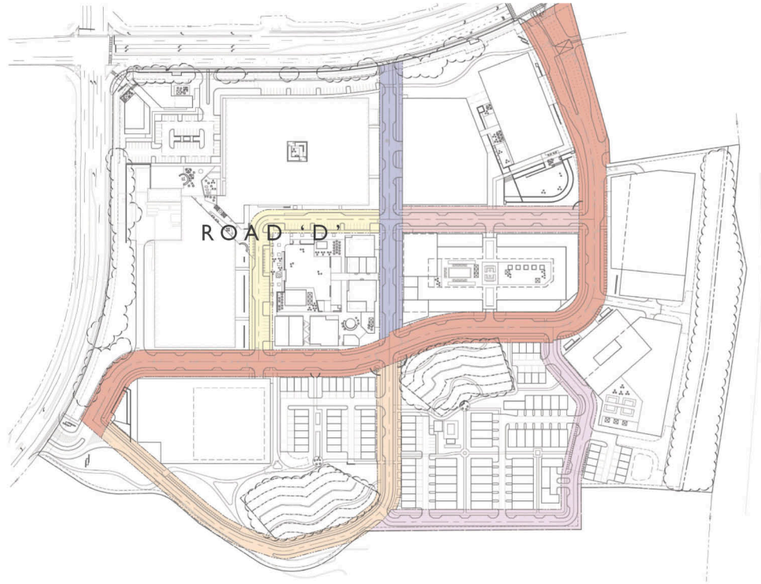
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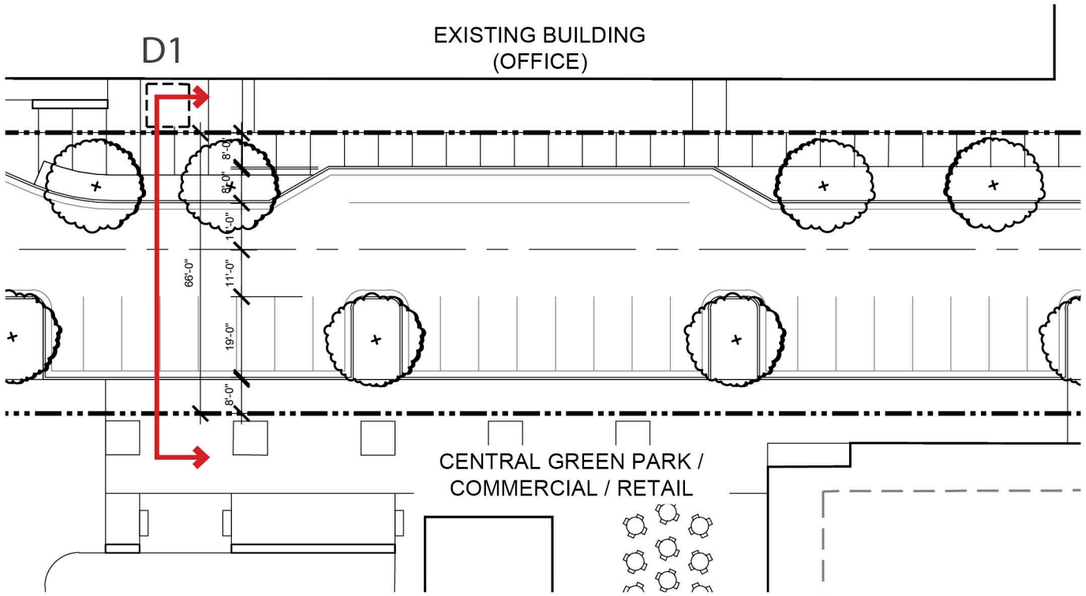
STREET SECTION 'D-1':



STREET TYPE KEY PLAN:

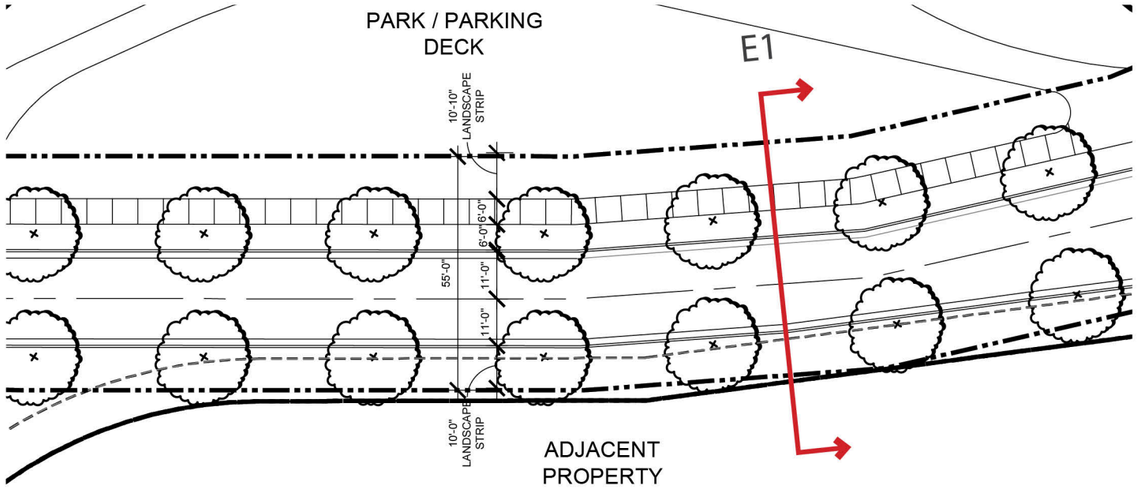


PROPOSED PLAN ENLARGEMENT:

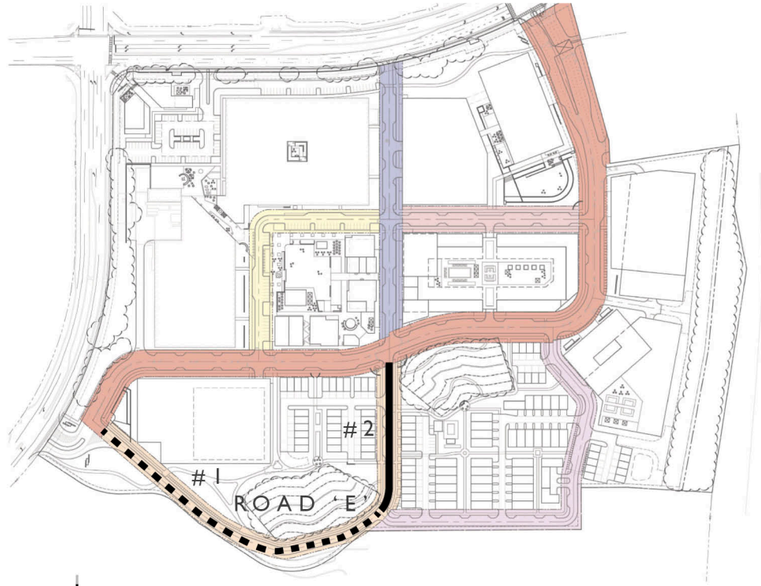


Gensler

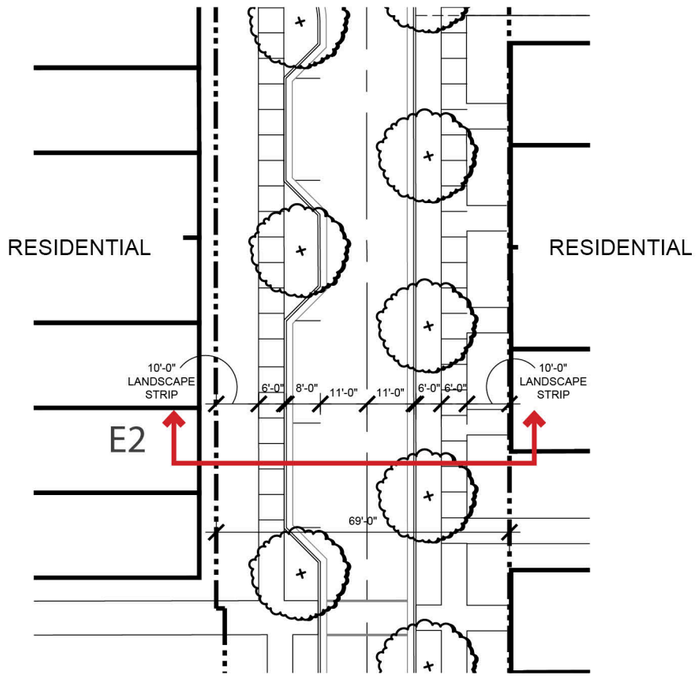
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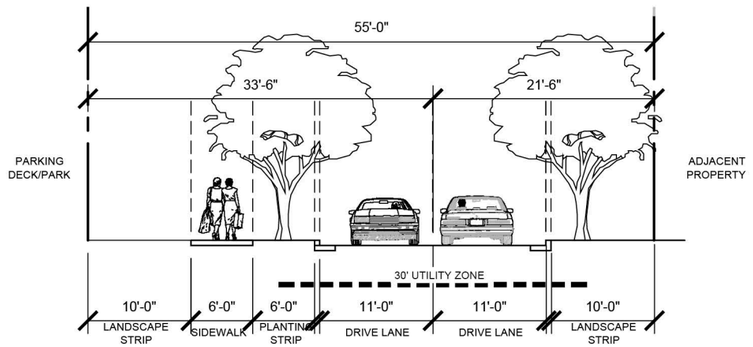
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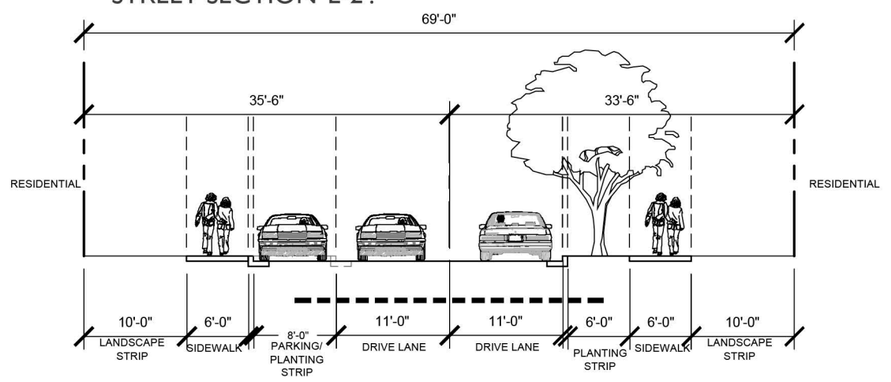
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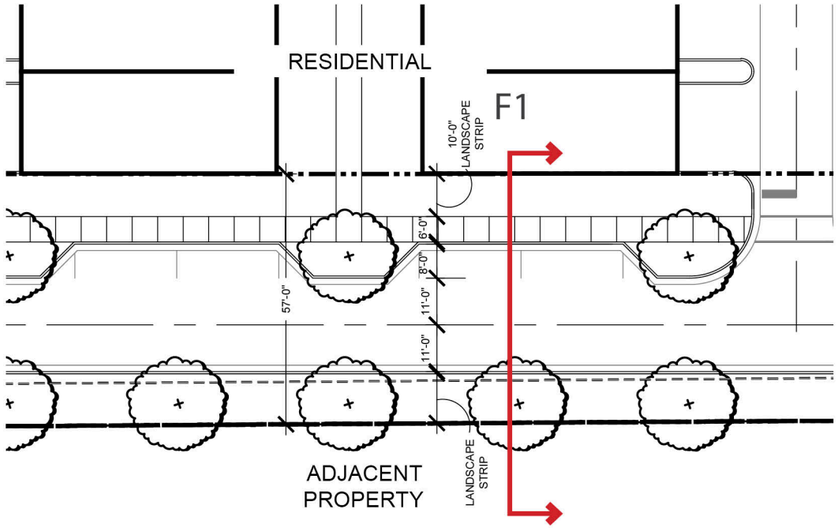
STREET SECTION 'E-1'



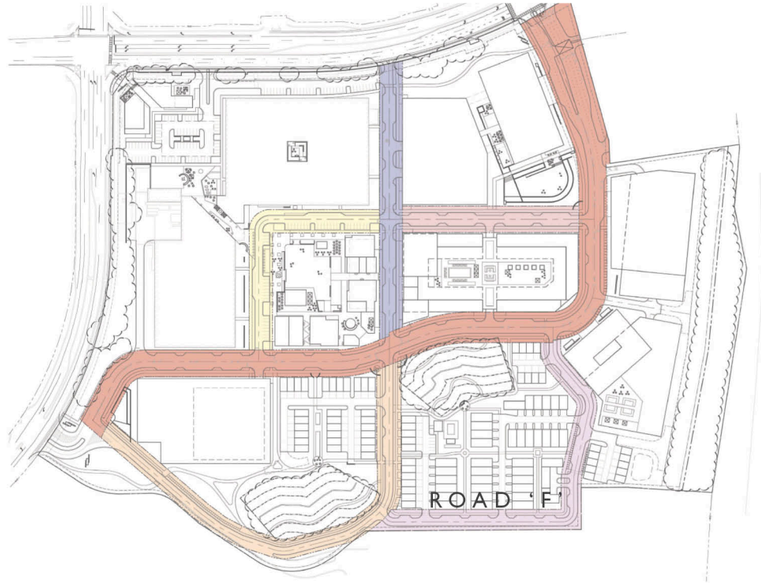
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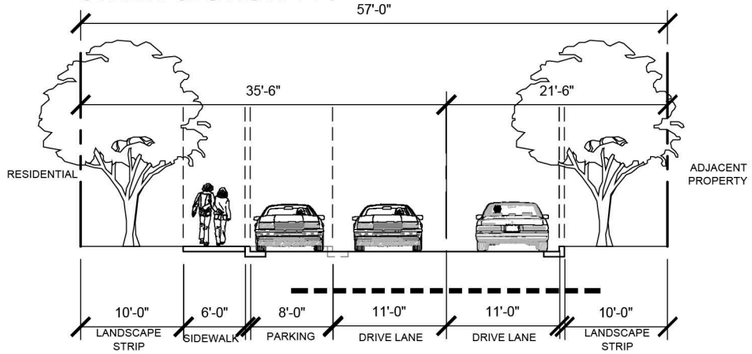
PROPOSED PLAN ENLARGEMENT 'F'



STREET TYPE KEY PLAN:



STREET SECTION 'F1':



Gensler

Kimley»Horn

MEMORANDUM

To: Joe Bucher, AIA, *Southwest Value Partners*

From: Harrison Forder, P.E., *Kimley-Horn and Associates, Inc.*
John D. Walker, P.E., PTOE, *Kimley-Horn and Associates, Inc.*

Date: September 26, 2022

RE: ***Continuum Alpharetta, City of Alpharetta, Georgia – Trip Generation Comparison***

Kimley-Horn is pleased to provide this memorandum regarding the trip generation comparison for the proposed *Continuum Alpharetta* development in the City of Alpharetta, Fulton County, Georgia. Per the *Trip Generation* section of this memorandum, the proposed September 2022 development plan is expected to generate less traffic the previously analyzed DRI #3508 development plan (December 2021) – see below for more information.

PROJECT OVERVIEW

The *Continuum Alpharetta* development is a proposed mixed-use development on an approximate 51.8-acre site located south of Windward Parkway, west of SR 400, and east of Westside Parkway in the City of Alpharetta, Georgia. The site was reviewed by GRTA and ARC as the *Continuum Alpharetta DRI #3508*. The ARC Final Findings were issued on January 14, 2022, and the GRTA Notice of Decision was issued on February 3, 2022. Since that time, the proposed land use densities have changed as the project goes through the rezoning process with the City of Alpharetta.

The site is currently zoned for O-I (Office-Institutional) land use and the entire 51.8-acre parcel is proposed to be rezoned to MU (Mixed-Use) zoning. The trip generation comparison will be based on the following scenarios, summarized in **Table 1**:

Table 1: Proposed Land Use and Density

Land Use	DRI #3508 Density (December 2021)	September 2022 Development Plan
Townhomes	82 units	98 units
Multifamily Residential	488 units	280 units
Hotel	218 rooms	-
Office	1,545,899 SF total *517,399 SF to remain* *1,028,500 SF new construction*	1,325,299 SF total *517,399 SF to remain* *807,900 SF new construction*
Retail	38,800 SF	36,900 SF
Restaurant	38,800 SF	36,900 SF

The purpose of this memorandum is to compare the trip generation potential of the DRI #3508 development plan with the trip generation potential of the September 2022 proposed development plan.

TRIP GENERATION

Project traffic used in this analysis is defined as the vehicle trips expected to be generated by the development and the distribution and assignment of that traffic through the study roadway network.

Anticipated trip generation for the proposed *Continuum Alpharetta* development was calculated using rates and equations contained in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 10th Edition. Reductions to gross trips are also considered in the analysis, including mixed-use reductions, alternative transportation mode, and pass-by reductions, per the GRTA Letter of Understanding.

The densities and the project trip generation for the proposed development are summarized by land use in **Table 2**. A detailed trip generation summary for each development plan is attached.

Table 2:Net Trip Generation

Land Use	ITE Code	Density	Daily Traffic			AM Peak			PM Peak Hour		
			Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
DRI #3508 (December 2021) Densities			16,612	8,306	8,306	1,274	960	314	1,390	428	962
September 2022 Proposed Densities			11,538	5,769	5,769	931	709	222	998	293	705
Difference in Net Project Trips			*-5,074*	*-2,537*	*-2,537*	*-343*	*-251*	*-92*	*-392*	*-135*	*-257*
% Difference in Net Project Trips			*-30%*	*-30%*	*-30%*	*-27%*	*-26%*	*-29%*	*-28%*	*-31%*	*-27%*

Based on the trip generation shown in **Table 2**, the proposed September 2022 development plan is projected to generate approximately 5,074 less total daily trips, 343 fewer AM peak hour trips, and 392 fewer PM peak hour trips than the *Continuum Alpharetta DRI#3508*. The proposed September 2022 development plan will generate approximately 30% less net daily trips, 27% less AM peak hour trips, and approximately 28% less PM peak hour trips compared to the previously analyzed DRI #3508.

SUMMARY

The *Continuum Alpharetta* development is a proposed mixed-use development on an approximate 51.8-acre site located south of Windward Parkway, west of SR 400, and east of Westside Parkway in the City of Alpharetta, Georgia. The site is proposed to be rezoned from O-I to MU. The site was reviewed by GRTA and ARC as the *Continuum Alpharetta DRI #3508*. The ARC Final Findings were issued on January 14, 2022, and the GRTA Notice of Decision was issued on February 3, 2022. Since that time, the proposed land use densities have changed as the project goes through the rezoning process with the City of Alpharetta.

This memo compared the trip generation potential of the proposed September 2022 development plan to the trip generation potential of the previously analyzed DRI #3508 development plan (December 2021). Based on the trip generation comparison, the proposed September 2022 development plan is projected to generate approximately 30% less net daily trips, 27% less AM peak hour trips, and 28% less PM peak hour trips versus the previously analyzed *Continuum Alpharetta DRI #3508*. From a traffic generation perspective, the proposed September 2022 development plan will have a lower traffic impact than what was analyzed in the DRI. While less traffic is currently being considered for the site, no changes to the conditions of the GRTA Notice of Decision are requested.

We hope this information is helpful. Please contact me if you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

John D. Walker, P.E., PTOE
Senior Vice President

Harrison Forder, P.E.
Project Engineer

Attachments:

- Trip Generation Analyses
- DRI #3508 Site Plan (December 2021)
- Proposed Site Plan (September 2022)

Trip Generation Analysis (10th Ed. with *2nd Edition Handbook* Daily IC & *3rd Edition* AM/PM IC)
Continuum Alpharetta DRI #3508 - December 2021
City of Alpharetta, GA

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Proposed Site Traffic								
220 Multi-Family Housing (Low-Rise)	82 d.u.	580	40	9	31	50	32	18
221 Multi-Family Housing (Mid-Rise)	488 d.u.	2,658	162	42	120	203	124	79
310 Hotel	218 rooms	2,034	104	61	43	137	70	67
710 General Office Building	1,028,500 s.f.	10,176	993	854	139	1,042	167	875
820 Shopping Center	38,800 s.f. gross leasable area	1,464	36	22	14	148	71	77
932 High-Turnover (Sit-Down) Restaurant	38,800 s.f.	4,352	386	212	174	379	235	144
Gross Trips (new development)		**21,264**	**1,721**	**1,200**	**521**	**1,959**	**699**	**1,260**
Residential Trips		3,238	202	51	151	253	156	97
Mixed-Use Reductions		*-406*	*-39*	*-4*	*-35*	*-85*	*-51*	*-34*
Alternative Mode Reductions		*-142*	*-8*	*-2*	*-6*	*-8*	*-5*	*-3*
Adjusted Residential Trips		2,690	155	45	110	160	100	60
Hotel Trips		2,034	104	61	43	137	70	67
Mixed-Use Reductions		*-256*	*-33*	*-2*	*-31*	*-30*	*-17*	*-13*
Alternative Mode Reductions		*-88*	*-4*	*-3*	*-1*	*-5*	*-3*	*-3*
Adjusted Hotel Trips		1,690	67	56	11	102	50	51
Office Trips		10,176	993	854	139	1,042	167	875
Mixed-Use Reductions		*-282*	*-143*	*-87*	*-56*	*-27*	*-10*	*-17*
Alternative Mode Reductions		*-494*	*-42*	*-38*	*-4*	*-51*	*-8*	*-43*
Adjusted Office Trips		9,400	808	729	79	964	149	815
Retail Trips		1,464	36	22	14	148	71	77
Mixed-Use Reductions		*-198*	*-19*	*-12*	*-7*	*-98*	*-50*	*-48*
Alternative Mode Reductions		*-64*	*-1*	*-1*	*0*	*-3*	*-1*	*-1*
Pass By Reductions (Based on ITE Rates)		*-408*	*0*	*0*	*0*	*-16*	*-8*	*-8*
Adjusted Retail Trips		794	16	9	7	31	12	20
Restaurant Trips		4,352	386	212	174	379	235	144
Mixed-Use Reductions		*-588*	*-146*	*-85*	*-61*	*-134*	*-59*	*-75*
Alternative Mode Reductions		*-188*	*-12*	*-6*	*-6*	*-12*	*-9*	*-3*
Pass By Reductions (Based on ITE Rates)		*-1,538*	*0*	*0*	*0*	*-100*	*-50*	*-50*
Adjusted Restaurant Trips		2,038	228	121	107	133	117	16
Mixed-Use Reductions - TOTAL		*-1,730*	*-380*	*-190*	*-190*	*-374*	*-187*	*-187*
Alternative Mode Reductions - TOTAL		*-976*	*-67*	*-50*	*-17*	*-79*	*-26*	*-53*
Pass-By Reductions - TOTAL		*-1,946*	*0*	*0*	*0*	*-116*	*-58*	*-58*
New Trips		**16,612**	**1,274**	**960**	**314**	**1,390**	**428**	**962**
Driveway Volumes		**18,558**	**1,274**	**960**	**314**	**1,506**	**486**	**1,020**

k:\alp_tpto\014502000_continuum alpharetta (5555 windward) dri - alpharetta - september 2021_dri phase 2\analysis\[continuum alpharetta.xls]trip generation

Trip Generation Analysis (10th Ed. with *2nd Edition Handbook* Daily IC & *3rd Edition* AM/PM IC)
Continuum Alpharetta DRI #3508 - August 2022
City of Alpharetta, GA

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Proposed Site Traffic								
220 Multi-Family Housing (Low-Rise)	98 d.u.	700	47	11	36	58	37	21
221 Multi-Family Housing (Mid-Rise)	280 d.u.	1,524	94	24	70	119	73	46
310 Hotel	rooms	0	0	0	0	0	0	0
710 General Office Building	807,900 s.f.	8,052	786	676	110	829	133	696
820 Shopping Center	36,900 s.f. gross leasable area	1,392	35	22	13	141	68	73
932 High-Turnover (Sit-Down) Restaurant	36,900 s.f.	4,140	367	202	165	361	224	137
Gross Trips (new development)		**15,808**	**1,329**	**935**	**394**	**1,508**	**535**	**973**
Residential Trips		2,224	141	35	106	177	110	67
Mixed-Use Reductions		*-662*	*-39*	*-4*	*-35*	*-85*	*-51*	*-34*
Alternative Mode Reductions		*-78*	*-6*	*-2*	*-4*	*-5*	*-3*	*-2*
Adjusted Residential Trips		1,484	96	29	67	87	56	31
Hotel Trips		0	0	0	0	0	0	0
Mixed-Use Reductions		*0*	*0*	*0*	*0*	*0*	*0*	*0*
Alternative Mode Reductions		*0*	*0*	*0*	*0*	*0*	*0*	*0*
Adjusted Hotel Trips		0	0	0	0	0	0	0
Office Trips		8,052	786	676	110	829	133	696
Mixed-Use Reductions		*-282*	*-143*	*-87*	*-56*	*-27*	*-10*	*-17*
Alternative Mode Reductions		*-388*	*-33*	*-29*	*-4*	*-40*	*-6*	*-34*
Adjusted Office Trips		7,382	610	560	50	762	117	645
Retail Trips		1,392	35	22	13	141	68	73
Mixed-Use Reductions		*-198*	*-19*	*-12*	*-7*	*-98*	*-50*	*-48*
Alternative Mode Reductions		*-60*	*-1*	*-1*	*0*	*-2*	*-1*	*-1*
Pass By Reductions (Based on ITE Rates)		*-386*	*0*	*0*	*0*	*-14*	*-7*	*-7*
Adjusted Retail Trips		748	15	9	6	27	10	17
Restaurant Trips		4,140	367	202	165	361	224	137
Mixed-Use Reductions		*-588*	*-146*	*-85*	*-61*	*-134*	*-59*	*-75*
Alternative Mode Reductions		*-178*	*-11*	*-6*	*-5*	*-11*	*-8*	*-3*
Pass By Reductions (Based on ITE Rates)		*-1,450*	*0*	*0*	*0*	*-94*	*-47*	*-47*
Adjusted Restaurant Trips		1,924	210	111	99	122	110	12
Mixed-Use Reductions - TOTAL		*-1,730*	*-347*	*-188*	*-159*	*-344*	*-170*	*-174*
Alternative Mode Reductions - TOTAL		*-704*	*-51*	*-38*	*-13*	*-58*	*-18*	*-40*
Pass-By Reductions - TOTAL		*-1,836*	*0*	*0*	*0*	*-108*	*-54*	*-54*
New Trips		**11,538**	**931**	**709**	**222**	**998**	**293**	**705**
Driveway Volumes		**13,374**	**931**	**709**	**222**	**1,106**	**347**	**759**

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December 2021 DRI Site Plan

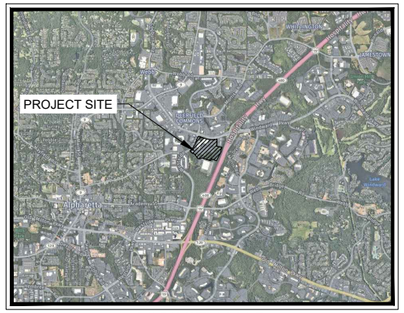
TRAFFIC ENGINEERING CONTACT:
HARRISON FORDER, P.E. & JOHN WALKER, P.E., PTOE
KIMLEY-HORN & ASSOCIATES
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
770-619-4280

SITE PLANNER CONTACT:
JORDAN CORBITT, P.E.
KIMLEY-HORN & ASSOCIATES
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
770-619-4280

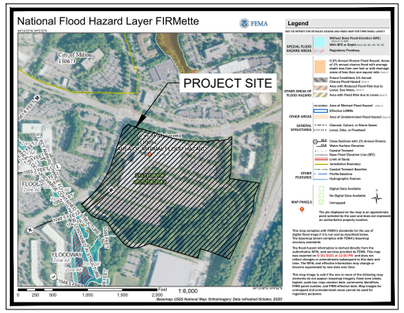
CLIENT CONTACT:
JOE BUCHER
SOUTHWEST VALUE PARTNERS
161 ROSA L. PARKS BLVD
NASHVILLE, TN 37203
901-619-0165

LEGEND:

- PROPERTY LINE
- BUILDING SETBACK
- LANDSCAPE BUFFER
- 12' WIDE MULTI-USE TRAIL
- EXISTING BUILDING
- PROPOSED BUILDING
- PROPOSED PARKING DECK
- (10) PARKING COUNT



VICINITY MAP
NOT TO SCALE



FEMA MAP

THE PROJECT SITE DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FIRM PANEL 13121C0059F DATED 09/18/2013.

DEVELOPMENT SUMMARY:

SITE SUMMARY:

CURRENT ZONING:	O-I (OFFICE INSTITUTIONAL)
PROPOSED ZONING:	MU (MIXED USE)
SITE AREA:	51.86 ACRES

PROPOSED BUILDING SETBACK:

FRONT (WINDWARD PKWY):	20 FT
FRONT (WESTSIDE PKWY):	20 FT
SIDE:	10 FT

PROPOSED LANDSCAPE SETBACK:

FRONT (WINDWARD PKWY):	20 FT (OFF R/W LINE)
FRONT (WESTSIDE PKWY):	20 FT (OFF R/W LINE)
SIDE:	10 FT

PROPOSED LAND USES & DENSITIES:

'FOR RENT' RESIDENTIAL	488 UNITS
'FOR SALE' RESIDENTIAL	82 UNITS
RESIDENTIAL DENSITY	11 UNITS/ACRE
RETAIL	77,600 GSF
HOTEL	218 KEYS
OFFICE	1,545,899 GSF
COMMERCIAL DENSITY	0.79 FAR

PARKING SUMMARY:

REQUIRED PARKING:	**7,665 SPACES** (TOTAL)
'FOR RENT' RESIDENTIAL (488 UNITS)	782 SPACES (1.5/UNIT FOR 1 BR, 1.0/BEDROOM FOR 2+ BR)
'FOR SALE' RESIDENTIAL (82 UNITS)	82 SPACES (1.0/BEDROOM FOR 2+BR)
RETAIL (77,600 GSF)	388 SPACES (1.0/200 GSF RETAIL)
HOTEL (218 ROOMS)	229 SPACES (1.0/RM + 1.0/20 RMS)
OFFICE (1,545,899 GSF)	6,184 SPACES (1.0/250 GSF)
PROPOSED PARKING:	**7,875 SPACES** (TOTAL)
STRUCTURE PARKING	7,623 SPACES
ON STREET PARKING	252 SPACES

OPEN SPACE REQUIREMENTS:

CIVIC SPACE:	**5.19 ACRES (10% SITE AREA)**
AMENITY SPACE:	**2.59 ACRES (5% SITE AREA)**

PROPOSED OPEN SPACE:

CIVIC SPACE:	**5.93 ACRES (238,363 SF)**
SQUARE:	1.76 ACRES (76,717 SF)
PLAZA:	0.69 ACRES (29,962 SF)
POCKET PARK:	0.77 ACRES (33,475 SF)
MULTI-USE TRAIL:	2.71 ACRES (98,209 SF)
AMENITY SPACE:	**2.98 ACRES (129,939 SF)**
YARDS AND LAWNS:	0.85 ACRES (37,215 SF)
STREAM BUFFERS:	2.13 ACRES (92,724 SF)

SITE PLAN NOTE:

THE BUILDING FOOTPRINTS, DRIVEWAY LOCATIONS, OPEN SPACE LOCATIONS, SIDEWALK DESIGNS AND LOCATIONS, AND PARKING LOCATIONS ON THIS SITE PLAN ARE FOR ILLUSTRATIVE PURPOSES. THEIR SHAPES, LOCATIONS, AND AMOUNTS MAY VARY AS ALLOWED FOR BY THE SITE DATA TABLE AND THE MU REGULATIONS.

STORMWATER MANAGEMENT NOTE:

SITE WILL CONTAIN ONSITE STORMWATER CONTROLS TO MEET ALL LOCAL AND STATE REQUIREMENTS. THIS MAY INCLUDE THE COMBINATION OF SEVERAL COMPONENTS PROVIDING RUNOFF REDUCTION, CHANNEL PROTECTION, OVERBANK FLOODING PROTECTION, AND WATER QUALITY CONTROL PER THE CODE REQUIREMENTS.

EXISTING CONDITIONS AND TREE SURVEY NOTE:

EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY PROVIDED BY LECRAW ENGINEERING, DATED 06/29/2021.

A TREE EXHIBIT PROVIDED BY LECRAW ENGINEERING, DATED 10/22/2021, AND AN ARBORIST REPORT PROVIDED BY OUTDOOR SPACES, DATED 09/15/2021, ARE PROVIDED AS SEPARATE DOCUMENTS.

VARIANCES:

1. REDUCE 5' LANDSCAPE STRIP TO 0' ALONG SOUTHERN PROPERTY BOUNDARY

LINE TABLE		
LINE	LENGTH	BEARING
L1	79.53	N51°34'15.82"E
L2	17.07	S74°44'09.25"E
L3	13.02	S58°39'05.25"E
L4	93.41	S72°22'56.25"E
L5	9.00	S17°48'10.75"W
L6	27.00	S72°22'56.25"E
L7	9.00	N17°48'10.75"E
L8	180.06	S72°22'52.25"E
L9	5.99	S17°36'59.75"W
L10	6.00	S72°23'00.25"E
L11	5.99	N17°36'59.75"E
L12	174.17	S72°23'00.25"E
L14	15.46	S85°16'04.25"E
L15	20.73	S86°16'29.25"E
L16	19.34	S85°51'38.25"E
L17	43.26	S87°50'24.25"E
L18	43.27	S89°01'50.25"E
L19	37.64	N88°57'02.75"E

LINE TABLE		
LINE	LENGTH	BEARING
L20	16.52	N88°49'07.75"E
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L24	11.21	N3°47'32.02"W
L25	33.92	N85°29'52.75"E
L26	36.62	N84°25'02.75"E
L27	54.04	N82°26'44.75"E
L28	15.03	S7°52'15.25"E
L29	126.82	N78°19'53.75"E
L30	15.92	N13°44'12.25"W
L31	9.00	N76°15'47.75"E
L32	27.27	N75°26'01.75"E
L33	438.39	S2°16'15.60"W
L34	65.05	S15°10'19.60"W
L35	369.37	S80°34'40.40"E
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L48	31.10	S74°58'48.89"W
L50	191.60	N38°59'58.11"W
L51	91.35	N31°39'08.25"W
L53	79.12	N73°32'37.25"W
L55	139.63	N39°05'57.25"W
L57	238.01	N17°52'52.34"E
L58	5.00	S72°07'09.18"E
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CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	1149.01'	252.43'	S78°40'38"E	251.92'	12°35'15"	126.72'
C2	185.69'	213.96'	N72°00'35"W	202.32'	66°01'09"	120.63'
C3	104.08'	76.09'	N52°35'52"W	74.41'	41°53'21"	39.84'
C4	209.99'	126.24'	N56°19'17"W	124.35'	34°26'43"	65.09'
C5	1004.93'	651.71'	N36°27'35"E	640.35'	37°09'26"	337.78'

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GEORGIA 30009
PHONE: 770 619 4280
WWW.KIMLEY-HORN.COM

CLIENT
SWVP ALPHARETTA, LLC.
161 ROSA L. PARKS BOULEVARD,
NASHVILLE, TN 37203
PHONE: 615 780 8500

No.	REVISION DESCRIPTIONS	DATE	BY

PROJECT
DRI #3508
CONTINUUM ALPHARETTA
LAND LOTS 1001, 1002, 1051 & 1052
2ND DISTRICT, 2ND SECTION
9555 WINDWARD PARKWAY, ALPHARETTA, GA 30004

GEORGIA REGISTERED LANDSCAPE ARCHITECT BRIAN TAYLOR CORD
12/13/2021

GSWCC CERT. LEVEL II)	0000076489
DRAWN BY	MCL
DESIGNED BY	JTC
REVIEWED BY	KRT
DATE	12/13/2021
PROJECT NO.	014502000

TITLE
DRI SITE PLAN

SHEET NUMBER
DRI-1

GRAPHIC SCALE IN FEET
0 40 80 160

GEORGIA811
Georgia Utility Protection Center

Drawing name: K:\AMT_Civil\014502000_5555 Windward Parkway\CAD\Exhibits_DRI Site Plan\DRI SITE PLAN.dwg Zoning Site Plan Dec 13, 2021 2:21pm by Monica Lunkin

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

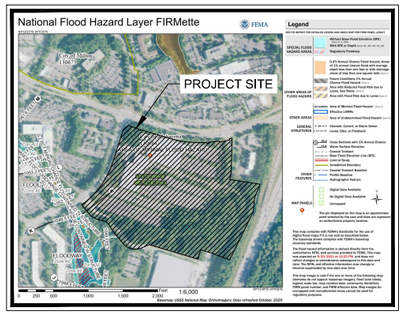
September 2022 Development Plan

LINE TABLE		
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L7	9.00	N17°48'10.75"E
L8	180.26	S72°22'52.25"E
L9	5.99	S17°36'59.75"W
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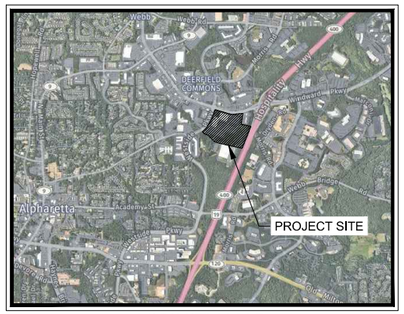
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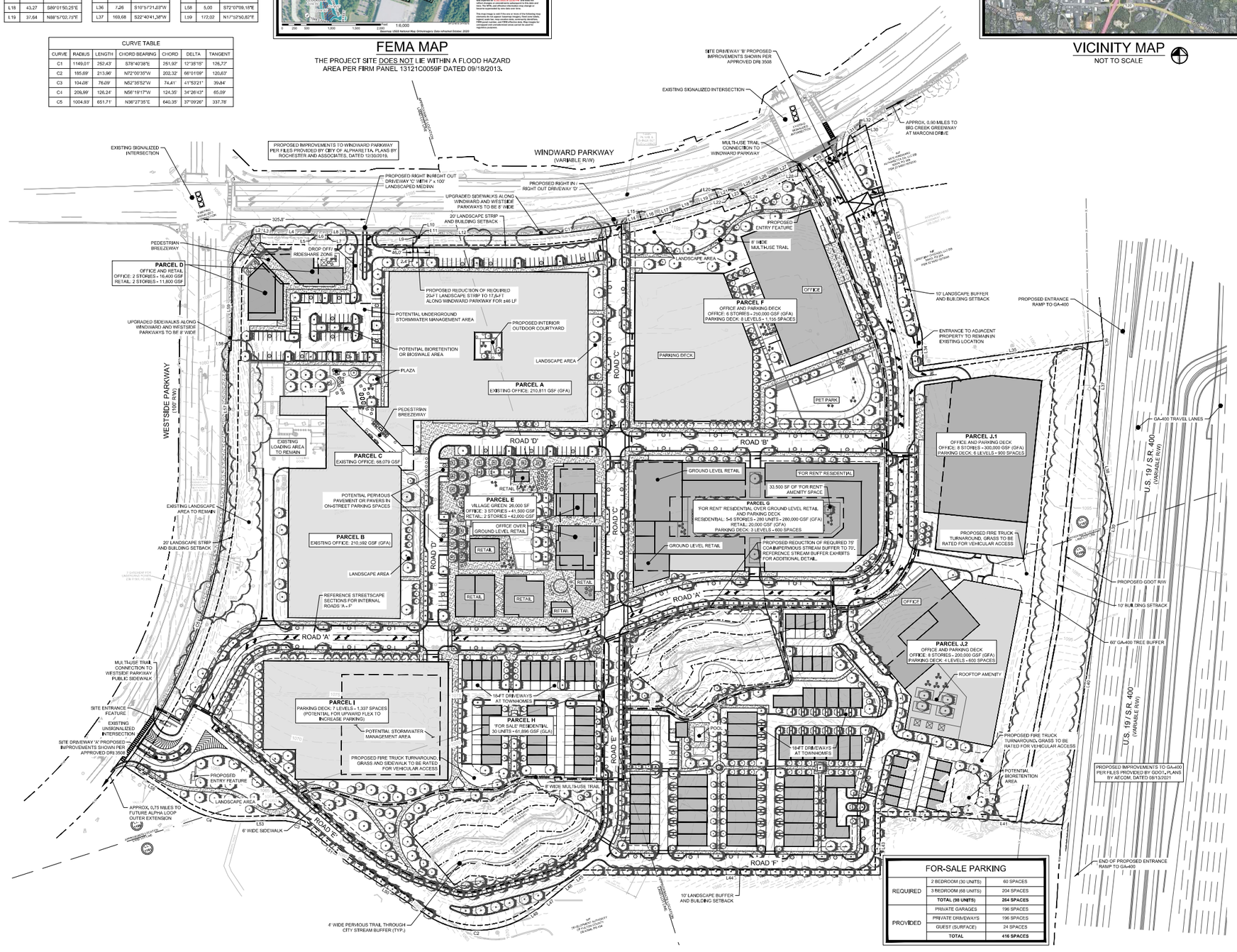
FEMA MAP

THE PROJECT SITE DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FIRM PANEL 13121C0059F DATED 09/18/2013.



VICINITY MAP

NOT TO SCALE



FOR-SALE PARKING		
REQUIRED	2 BEDROOM (30 UNITS)	60 SPACES
	3 BEDROOM (68 UNITS)	204 SPACES
	TOTAL (98 UNITS)	**264 SPACES**
PROVIDED	PRIVATE GARAGES	196 SPACES
	PRIVATE DRIVEWAYS	196 SPACES
	GUEST (SURFACE)	24 SPACES
	TOTAL	**416 SPACES**

DEVELOPMENT SUMMARY:

SITE SUMMARY:

CURRENT ZONING: O-I (OFFICE INSTITUTIONAL)
PROPOSED ZONING: MU (MIXED USE)

SITE AREA: 51.86 ACRES

PROPOSED BUILDING SETBACK:
FRONT (WINDWARD PKWY): 20 FT
FRONT (WESTSIDE PKWY): 20 FT
SIDE: 10 FT

PROPOSED LANDSCAPE SETBACK:
FRONT (WINDWARD PKWY): 20 FT (OFF R/W LINE)
FRONT (WESTSIDE PKWY): 20 FT (OFF R/W LINE)
SIDE (GA-400 FRONTAGE): 60 FT
SIDE: 10 FT

PROPOSED LAND USES & DENSITIES:

RESIDENTIAL
'FOR RENT' RESIDENTIAL: 280 UNITS/280,000 GSF (GFA)
UNIT MIX: STUDIO = 0%, 1BR = 60%, 2BR = 30%, 3BR = 5%
'FOR SALE' RESIDENTIAL: 98 UNITS/231,811 GSF (GLA)
UNIT MIX: 2 BR = 30 UNITS, 3BR = 68 UNITS
TOTAL RESIDENTIAL: 378 UNITS (7.4 DU/AC)/511,811 GSF

COMMERCIAL / RETAIL: 73,800 GSF (GFA)

OFFICE: 1,325,299 GSF (GFA)
(INCLUDES 517,399 GSF OF EXISTING OFFICE)

LAND USE PERCENTAGES:

TOTAL DEVELOPMENT: 1,910,910 GSF
RESIDENTIAL: 511,811 GSF = **27%**
COMMERCIAL / RETAIL: 73,800 GSF = **4%**
OFFICE: 1,325,299 GSF = **69%**
(INCLUDES 517,399 GSF OF EXISTING OFFICE)

PARKING SUMMARY:

REQUIRED PARKING: **6,693 SPACES** (TOTAL)
'FOR RENT' RESIDENTIAL (280 UNITS): **574 SPACES** (2 SP / UNIT + 1 GUEST SP / 20 UNITS)
'FOR SALE' RESIDENTIAL (98 UNITS): **264 SPACES** (1 / BEDROOM)
RESTAURANT (36,900 GSF): **369 SPACES** (10 / 1,000 GSF)
RETAIL (36,900 GSF): **185 SPACES** (5 / 1,000 GSF)
OFFICE (1,325,299 GSF): **5,301 SPACES** (4 / 1,000 GSF)

***PROPOSED PARKING:** **5,020 SPACES** (TOTAL)
PARKING - STRUCTURE: 4,562 SPACES
PARKING - SURFACE: 262 SPACES
PARKING - PRIVATE GARAGES: 196 SPACES

*25% REDUCTION OF TOTAL REQUIRED BY CODE. REFERENCE PARKING STUDY BY KIMLEY-HORN, DATED 09/26/2022.
*PROPOSED PARKING TOTAL DOES NOT INCLUDE FOR-SALE DRIVEWAY PARKING.

OPEN SPACE REQUIREMENTS:

CIVIC SPACE: (10% SITE AREA) 5.19 ACRES
ADDITIONAL OPEN SPACE: 10.43 ACRES
(1 AC PER 100 POPULATION GENERATED USING 2.76 PERSONS PER HOUSEHOLD)

TOTAL REQUIRED: 15.62 ACRES (680,407 SF)

*PROPOSED OPEN SPACE:

CIVIC SPACE: 7.40 ACRES (322,470 SF)
(INCLUDES: SQUARES, PLAZAS, POCKET PARKS, MULTI-USE TRAILS)

ADDITIONAL OPEN SPACE: 8.64 ACRES (376,238 SF)
(INCLUDES: YARDS AND LAWNS, WOODED AREAS, OUTDOOR DINING, BALCONIES)

TOTAL OPEN SPACE PROVIDED: 16.04 ACRES (698,708 SF)

*REFERENCE OPEN SPACE PLAN FOR ADDITIONAL DETAILS

REQUIRED 'FOR RENT' AMENITY SPACE: **0.39 AC (16,800 SF)**
PARCEL G: (15 SF PER DWELLING UNIT) 0.39 ACRES (16,800 SF)
PROVIDED 'FOR RENT' AMENITY SPACE: **0.77 ACRES (33,500 SF)**
PARCEL G: (150 SF PER DWELLING UNIT) 0.77 ACRES (33,500 SF)

SITE PLAN NOTE:

THE BUILDING FOOTPRINTS, DRIVEWAY LOCATIONS, OPEN SPACE LOCATIONS, SIDEWALK DESIGNS AND LOCATIONS, AND PARKING LOCATIONS ON THIS SITE PLAN ARE FOR ILLUSTRATIVE PURPOSES. THEIR SHAPES, LOCATIONS, AND AMOUNTS MAY VARY AS ALLOWED FOR BY THE SITE DATA TABLE AND THE MU REGULATIONS.

STORMWATER MANAGEMENT NOTE:

SITE WILL CONTAIN ONSITE STORMWATER CONTROLS TO MEET ALL LOCAL AND STATE REQUIREMENTS, THIS MAY INCLUDE THE COMBINATION OF SEVERAL COMPONENTS PROVIDING RUNOFF REDUCTION, CHANNEL PROTECTION, OVERBANK FLOODING PROTECTION, AND WATER QUALITY CONTROL PER THE CODE REQUIREMENTS.

EXISTING CONDITIONS AND TREE SURVEY NOTE:

EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY PROVIDED BY LECRAW ENGINEERING, DATED 06/29/2021.

A TREE EXHIBIT PROVIDED BY LECRAW ENGINEERING, DATED 10/22/2021, AND AN ARBORIST REPORT PROVIDED BY OUTDOOR SPACES, DATED 09/15/2021, ARE PROVIDED AS SEPARATE DOCUMENTS.

STREETSCAPE SECTION NOTE:

REFERENCE SEPARATE STREETSCAPE SECTIONS FOR INTERNAL ROADS 'A - F'.

VARIANCES:

1. PROPOSED REDUCTION OF RETAIL DENSITY REQUIREMENT FROM 10% TO 4%.
2. REDUCE 5' LANDSCAPE STRIP TO 0' ALONG SOUTHERN PROPERTY BOUNDARY AT ROAD E
3. PROPOSED REDUCTION OF REQUIRED 75' COA IMPERVIOUS STREAM BUFFER TO 70' IN AREAS SHOWN ON SITE PLAN TO ALLOW FOR GRADING FOR PROPOSED STREETSCAPE SECTIONS AND MULTI-USE TRAILS.
4. PROPOSED REDUCTION OF REQUIRED 20-FT LANDSCAPE STRIP ALONG WINDWARD PARKWAY TO 17-FT FOR ±46 LF.
5. PROPOSED REDUCTION OF LANDSCAPE STRIP REQUIREMENT TO 0-FT AS SHOWN ON STREETSCAPE SECTIONS FOR ROADS 'A - F'.

GEORGIA811. Know what's below. Call before you dig.

GRAPHIC SCALE IN FEET
0 40 80 160

Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GEORGIA 30009
PHONE: 678-686-0000
WWW.KIMLEY-HORN.COM

CLIENT: SWVP ALPHARETTA, LLC.
161 ROSA L. PARKS BOULEVARD.
NASHVILLE, TN 37203
PHONE: 615-460-2600

NO.	DESCRIPTION	DATE	BY

PROJECT: CONTINUUM ALPHARETTA
5555 WINDWARD PARKWAY, ALPHARETTA, GA 30004
LAND LOT: 952, 953, 976, & 977
2ND DISTRICT, 2ND SECTION

GEORGIA
JOSHUA TAYLOR CORR
ENGINEER
09/26/2022

GSWCC CERT. (LEVEL II)	0000076489
DRAWN BY	MCL
DESIGNED BY	JTC
REVIEWED BY	KRT
DATE	09/26/2022
PROJECT NO.	014502000

TITLE: **ZONING PLAN**

SHEET NUMBER: **ZP-1A**

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Drawing name: \Kimley-Horn.com\se_dfs1\AMT_Civil\014502000_5555 Windward Parkway\CAD\Exhibits\00_ENTITLEMENTS\00_Zoning Site Plan\ZP-1 ZONING SITE PLAN.dwg Zoning Site Plan Sep 26, 2022, 9:20am by: MonicaLester

September 28, 2022

Joe Bucher, AIA
Director – Strategic Design
SWVP Alpharetta, LLC.
161 Rosa L. Parks Blvd
Nashville, TN 37203

RE: Continuum Alpharetta – Mixed-Use Development
Parking Needs Study

Dear Mr. Joe Bucher,

Kimley-Horn and Associates, Inc. (Kimley-Horn) is pleased to provide the following *Parking Needs Study* for the proposed mixed-use development located along Windward Parkway and Westside Parkway (the "project" or the "site") in the City of Alpharetta ("the City"), Georgia. The following analysis represents our professional opinion of the appropriate parking required for the site based on industry-supported parking ratios, unit type, and proposed parking supply confirmed by the developer.

Please note that this letter report represents Kimley-Horn's professional opinion of the site-specific parking needs. However, the outcome of the approved parking requirements through a zoning variance request is entirely at the City's discretion.

SUMMARY OF CONCLUSIONS

The site is being developed as a mixed-use development with office, retail, restaurant, and residential land uses. The property is currently zoned as Office-Institutional (O-I), and the Client is applying for rezoning as Mixed-Use (MU), per Article II Section 2.1 in the City of Alpharetta Unified Development Code ("the Code").

The City's zoning standard would require the site to provide 6,693 parking spaces. The Code allows for up to a 25% (1,673 parking spaces) parking reduction to 5,020 parking spaces through a shared parking study to be approved by the City. Based on the site's proposed mix of land uses, an understanding of current parking demand, and market-driven parking ratios, the site is projected to generate a peak demand of **4,779 parking spaces** during weekday peak hour conditions (10 AM), which represents a 29% parking reduction, shown in **Table 1.**

Table 1: Parking Demand Summary

Land Use	Code Required Parking	Projected Parking Ratios
Office	4 spaces/KSF	3 spaces/KSF
Retail	5 spaces/KSF	5 spaces/KSF
Restaurant	10 spaces/KSF	10 spaces/KSF
Residential (For Sale)	1 space/bedroom	1 space/bedroom
Residential (For Rent)	2 spaces/unit and 1 guest space/20 units	2 spaces/unit and 1 guest space/20 units
Total Spaces	**6,693 Spaces**	**4,779 Spaces**

Based on this evaluation, Kimley-Horn recommends **approval of the requested 25% parking reduction** for the site. This analysis provides justification for the reduced parking requirement (5,020 spaces) being appropriate for the site and the characteristics of the development.

PROJECT INTRODUCTION

SWVP Alpharetta LLC (the "Client") is planning for the construction of eight (8) land parcels in addition to the existing three (3) land parcels at the site, as shown in **Figure 1**. The Site is bordered by Windward Parkway to the north, State Road 400 to the east, and Westside Parkway to the west. The property is currently zoned as Office-Institutional (O-I), and the Client is applying for rezoning as Mixed-Use (MU).



Figure 1: Site Plan

The current site is comprised of 517,399 SF of office space and will remain on the proposed site. The proposed site will add 807,900 SF of office space for a total of 1,325,299 SF of office space. For residential land uses, the site will contain 280 high-density for-rent units and 98 low-density for-sale units, resulting in a total of 378 residential units. Additionally, the future site will include retail and restaurant land uses totaling 73,800 SF. The proposed development program is shown in **Table 2**.

Table 2: Proposed Development Program	
Land Use	**Total Units**
Office	1,325,299 SF
Residential (Sale)	98 units • 2 Bedrooms – 30 units • 3 Bedrooms – 68 units
Residential (Rent)	280 units • Studio – 14 units • 1 Bedroom – 168 units • 2 Bedrooms – 84 units • 3 Bedrooms – 14 units
Retail	36,900 SF
Restaurant	36,900 SF

REQUIRED PARKING RATIOS

Based on the proposed development program, Article II Section 2.1 in the City of Alpharetta Unified Development Code indicates a total of **6,693 parking spaces** are required for the site. The Code-required parking ratios and spaces for all land uses are summarized in **Table 3.**

Table 3: City of Alpharetta Required Parking Ratios			
Land Use	**Density**	**Parking Ratio**	**Parking Spaces**
Office	1,325,299 SF	4 sp/KSF	5,301
Residential (For Sale)	98 units	1 sp/bedroom	264
Residential (For Rent)	280 units	2 sp/unit 1 guest sp/20 units	574
Retail	36,900 SF	5 sp/KSF	185
Restaurant	36,900 SF	10 sp/KSF	369
Total Spaces			**6,693 spaces**

As it pertains to the land uses proposed at Continuum Alpharetta mixed-use development and the existing office land uses, the Alpharetta Code specifies a minimum number of spaces required based on density. Although Alpharetta parking minimums do not account for sharing, the Code does state that if the applicant can demonstrate that the principal uses would not utilize the shared parking areas during the same hours, the required number of parking spaces may be reduced by 25% in the common area.

The following criteria form the basis of this request based on the following findings:

- Urban Land Institute (ULI) and Institute of Transportation Engineers (ITE) estimate office parking demand at a lower office parking ratio than the City of Alpharetta zoning code.
- The proposed development will share parking based on time-of-day factors and complementary peaking throughout the day.

SUPPORT FOR REDUCED RATIOS

ULI and ITE Recommended Parking

There are two fundamental components of the parking demand model used for this analysis: first is the determination of parking ratios to be applied to generate parking demand estimates, and second is the shared parking methodology that analyzes the interaction between parking for the various land uses on site.

For the determination of parking ratios, this shared parking analysis uses the City of Alpharetta zoning required parking ratios as a baseline for determining the projected parking demand for all land uses excluding office. For the office land use, ULI estimates office parking demand to park at a base ratio of 2.8 spaces/KSF. Additionally, ITE estimates office parking demand to park at a base ratio of 2.9 space/KSF for dense multi-use urban settings that are not within one-half (0.5) mile of rail transit. As a conservative approach, a 3.0 spaces/KSF was used to model the office parking demand. The site is anticipated to park itself, meaning that all the parking demand generated by the land uses within the development will be satisfied by the parking supply on-site.

For the shared parking methodology, the ULI Shared Parking Model was used to determine cumulative parking demand for developments with multiple land uses. The model considers that while each land use generates parking demand for a certain number of parking spaces, these demands fluctuate hour-by-hour, day-by-day, and month-by-month. Because individual land uses may not experience peak parking demand at the same time, the model seeks to share parking between these land uses to minimize the amount of space and resources devoted to parking.

Prevailing Assumptions

It should be noted that the following assumptions were applied when developing the shared parking methodology and when calculating the projected parking demand for the project site.

Base Ratio Adjustments

- The base ratio of the projected parking demand of the office land use was reduced from the zoning code requirement of 4.0 spaces/KSF to 3.0 spaces/KSF to reflect parking demand trends by ULI for suburban environments and ITE for dense multi-use urban settings that are not within one-half (0.5) mile of rail transit.
- The for-sale residential units do not share parking with other land uses and are modeled as 100% reserved.
- The for-rent residential units do not have any reserved parking for residents/visitors.

The adjustments used within the analysis represent a conservative estimate. Suggested ULI base ratios and adjustments are shown in **Table 5** based on the suburban multi-family and retail/amenity categories. Because the site exhibited significantly higher weekday parking demand estimates and is driven by weekday office parking demand, only weekday parking demand ratios are included in this analysis. Of note, the Code does not require for-sale residential land use to include visitor parking spaces. Accordingly, visitors were assumed to be accommodated in the for-sale residential spaces.

Table 5: Base Ratios and Adjustment Factors by Land Use for Peak Weekday Parking Demand

Office		Retail		Restaurant	
Base Ratio		**Base Ratio**		**Base Ratio**	
Visitor: 0.23 sp/KSF Employees: 2.77 sp/KSF		Customers: 3.79 sp/KSF Employees: 1.21 sp/KSF		Customers: 8.30 sp/KSF Employees: 1.70 sp/KSF	
Driving Adjustment	**Trips from outside**	**Driving Adjustment**	**Trips from outside**	**Driving Adjustment**	**Trips from outside**
Customers: 100% Employees: 100%	Customers: 100% Employees: 100%	Customers: 100% Employees: 100%	Customers: 100% Employees: 100%	Customers: 100% Employees: 100%	Customers: 100% Employees: 100%

Residential (For Sale)		Residential (For Rent)	
Base Ratio		**Base Ratio**	
Visitors: 0.00 sp/KSF Residents: 2.00 sp/KSF		Visitors: 0.05 sp/KSF Residents: 2.00 sp/KSF	
Driving Adjustment	**Trips from outside**	**Driving Adjustment**	**Trips from outside**
Customers: 100% Employees: 100%	Customers: 100% Employees: 100%	Customers: 100% Employees: 100%	Customers: 100% Employees: 100%

When considering the sharing of a common parking supply across land uses, the full development is projected to generate a maximum parking demand of **4,779 parking spaces** during its weekday peak conditions which occur at 10 AM during the peak month. The peak projected parking demand shown in **Table 6** is based on the land uses detailed in **Table 2**, the outlined assumptions, and the base parking ratios and mode adjustments detailed in **Table 5**.

Table 6: Shared Parking Demand Summary

		Proposed Parking						Zoning Code Requirements	
Land Use	**Density**	**Base Rate**	**Mode Adj.**	**Non-Captive Ratio**	**Peak Hour Factor (10 AM)**	**Adj. Rate**	**Parking Spaces**	**Required Rate**	**Parking Spaces**
Office									
Visitors	1,325,299 SF	0.23	100%	100%	100%	0.23	305	1 sp/250 SF	5,301
Employees		2.77	100%	100%	100%	2.77	3,656		
Retail									
Customers	36,900 SF	3.79	100%	100%	55%	3.79	77	1 sp/200 SF	185
Employees		1.21	100%	100%	75%	1.20	34		
Restaurant									
Customers	36,900 SF	8.30	100%	100%	15%	8.30	46	1 sp/100 SF	369
Employees		1.70	100%	100%	90%	1.68	57		
Residential (For Sale)									
Visitors	98 units	0.00	100%	100%	100%	0.00	0	1 sp/bedroom	264
Residents		2.67	100%	100%	100%	2.67	264		
Residential (For Rent)									
Visitors	280 units	0.05	100%	100%	20%	0.05	3	2 sp/unit and 1 guest sp/20 units	574
Residents		2.00	100%	100%	60%	2.00	337		
Total Spaces							**4,779**		**6,693**

Figure 2 illustrates the interaction between different land uses throughout the weekday as well as the overall peak weekday demand of 4,779 spaces at 10 AM.

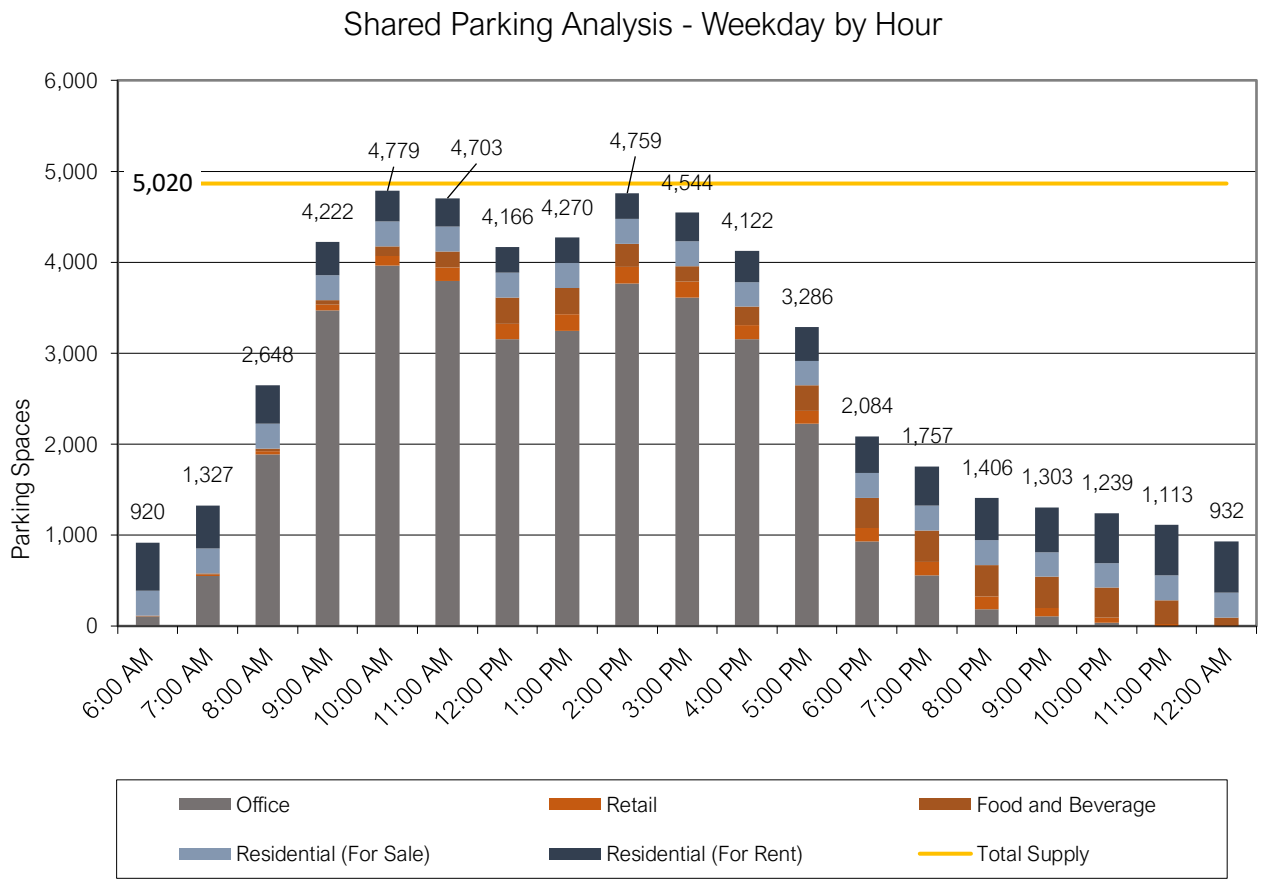


Figure 2: Shared Parking Analysis (Weekday by Hour)

With the City code's maximum parking reduction of 25%, there will be 241 spaces unoccupied, or ~5%, during the peak at 10 AM during the weekday. The shared parking model illustrates that the parking supply required by the Code overestimates the true parking need for the site.

SUMMARY AND CONCLUSIONS

A shared parking analysis of the proposed Continuum Alpharetta mixed-use development was performed to project hourly parking requirements for peak conditions, assuming no off-site parking will be available for the site. With the site's proposed mix of land uses, an understanding of current parking demand, and market-driven parking ratios, the site is projected to generate a peak demand of 4,779 parking spaces during peak hour conditions.

The City of Alpharetta Code requires the site to provide 6,693 parking spaces in total. The City may grant a 25% reduction of the total code-required parking spaces for mixed-use developments that show shared uses of parking will sufficiently park all portions of the development during peak demand. A 25% reduction would result in a total of 5,020 spaces being required, which is still 241 spaces greater than the peak demand calculated with the shared parking analysis and based on industry standards.

Based on this reasoning, Kimley-Horn recommends **approval** of the requested 25% parking reduction for the Continuum Alpharetta mixed-use development site. The proposed parking reduction will adequately support the parking demand for the residents, visitors, customers, and employees without impacting the surrounding neighborhoods.

Please feel free to reach out with any questions regarding this analysis.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Sara Boukdad
Parking and Mobility Analyst

Jeffrey Elsey, P.E., LEEP AP
Vice President

ENCLOSURES:

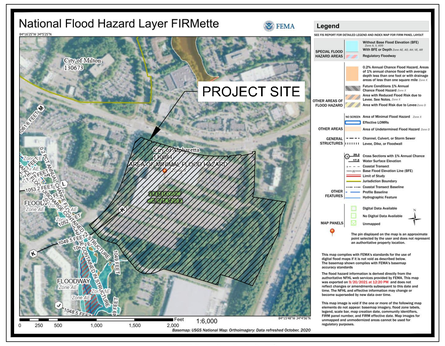
- Site Plan

LINE TABLE		
LINE	LENGTH	BEARING
L1	79.53	N51°34'15.82"E
L2	17.07	S74°44'09.25"E
L3	13.02	S58°39'05.25"E
L4	93.41	S72°22'56.25"E
L5	9.00	S17°48'10.75"W
L6	27.00	S72°22'56.25"E
L7	9.00	N17°48'10.75"E
L8	180.06	S72°22'52.25"E
L9	5.99	S17°36'59.75"W
L10	6.00	S72°23'00.25"E
L11	5.99	N17°36'59.75"E
L12	174.17	S72°23'00.25"E
L14	15.46	S85°16'04.25"E
L15	20.73	S86°16'29.25"E
L16	19.34	S85°51'38.25"E
L17	43.26	S87°50'24.25"E
L18	43.27	S89°01'50.25"E
L19	37.64	N88°57'02.75"E

LINE TABLE		
LINE	LENGTH	BEARING
L20	16.52	N88°49'07.75"E
L21	14.32	N87°15'38.75"E
L22	11.54	S2°47'32.02"E
L23	26.22	N86°42'27.98"E
L24	11.21	N3°47'32.02"W
L25	33.92	N85°29'52.75"E
L26	36.62	N84°25'02.75"E
L27	54.04	N82°26'44.75"E
L28	15.03	S7°52'15.25"E
L29	126.82	N78°19'53.75"E
L30	15.92	N13°44'12.25"W
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L32	27.27	N75°26'01.75"E
L33	438.39	S2°16'15.60"W
L34	65.05	S15°10'19.60"W
L35	369.37	S80°34'40.40"E
L36	7.26	S10°57'21.03"W
L37	169.68	S22°40'41.38"W

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L53	79.12	N73°32'37.25"W
L55	139.63	N39°05'57.25"W
L57	238.01	N17°52'52.34"E
L58	5.00	S72°07'09.18"E
L59	172.02	N17°52'50.82"E

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	1149.01'	252.43'	S78°40'38"E	251.92'	12°35'15"	126.72'
C2	185.69'	213.96'	N72°00'35"W	202.32'	66°01'09"	120.63'
C3	104.08'	76.09'	N52°35'52"W	74.41'	41°53'21"	39.84'
C4	209.99'	126.24'	N56°19'17"W	124.35'	34°26'43"	65.09'
C5	1004.93'	651.71'	N36°27'35"E	640.35'	37°09'26"	337.78'



FEMA MAP

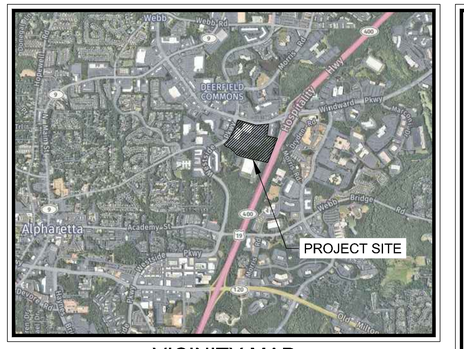
THE PROJECT SITE DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FIRM PANEL 13121C0059F DATED 09/18/2013.

BUFFER	EXISTING IMPERVIOUS ENCROACHMENT	PROPOSED IMPERVIOUS ENCROACHMENT	TOTAL POTENTIAL ENCROACHMENT*
0'-25' STATE	0 SF	0 SF	778 SF
25'-50' CITY	3,841 SF	0 SF	5,795 SF
50'-75' CITY	6,924 SF	191 SF	30,208 SF

*DIFFERENCE BETWEEN TOTAL AND IMPERVIOUS ENCROACHMENT IS POTENTIAL ENCROACHMENT ASSOCIATED WITH REMOVAL OF EXISTING IMPERVIOUS AREA AND INVASIVE SPECIES AND REVEGETATION WITH NATIVE SPECIES.

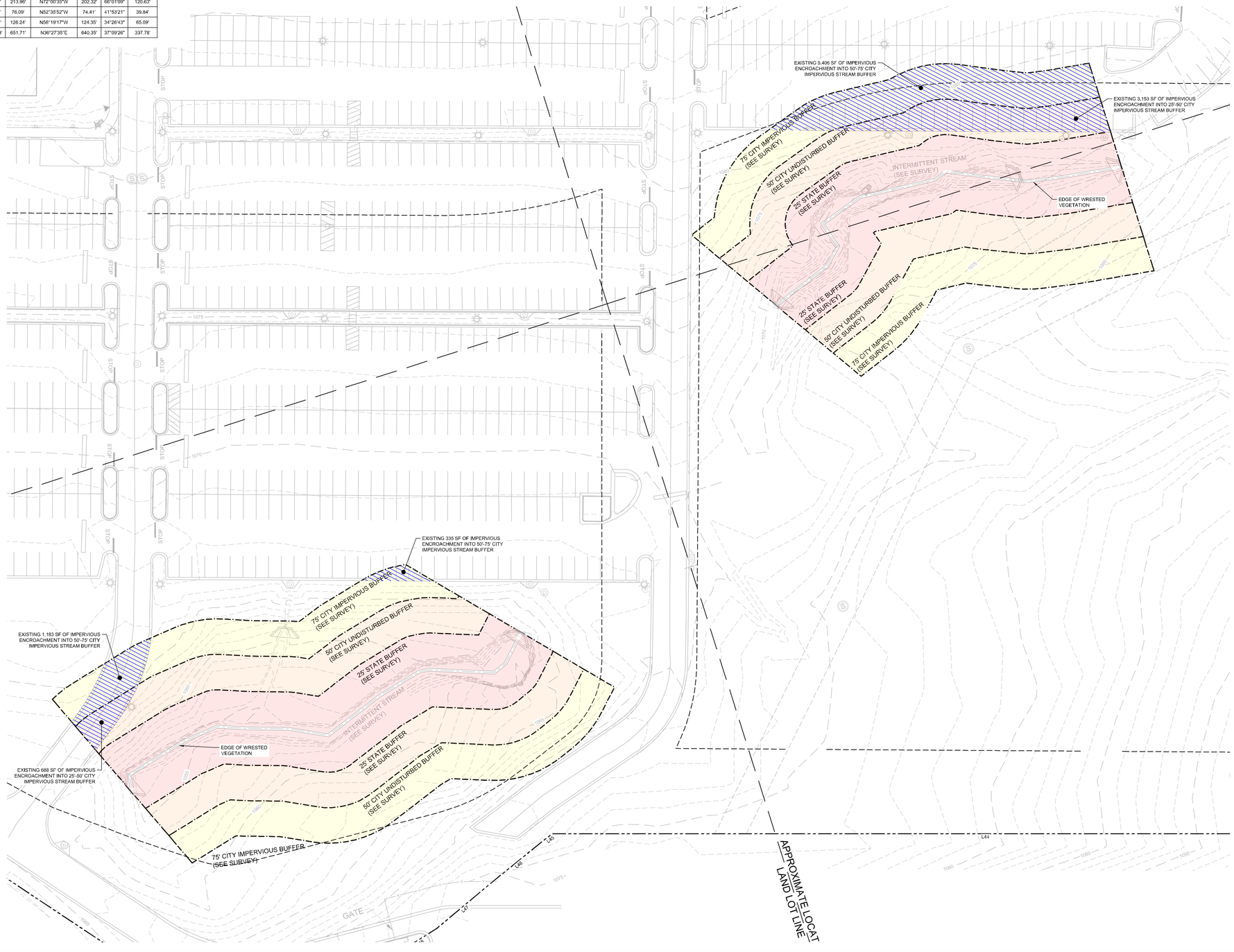
LEGEND:

- 0'-25' STATE UNDISTURBED STREAM BUFFER
- 25'-50' CITY UNDISTURBED STREAM BUFFER
- 50'-75' CITY IMPERVIOUS STREAM BUFFER
- EXISTING IMPERVIOUS ENCROACHMENT



VICINITY MAP

NOT TO SCALE



DEVELOPMENT SUMMARY:

SITE SUMMARY:

CURRENT ZONING:	O-I (OFFICE INSTITUTIONAL)
PROPOSED ZONING:	MU (MIXED USE)
SITE AREA:	51.86 ACRES
PROPOSED BUILDING SETBACK:	
FRONT (WINDWARD PKWY):	20 FT
FRONT (WESTSIDE PKWY):	20 FT
SIDE:	10 FT
PROPOSED LANDSCAPE SETBACK:	
FRONT (WINDWARD PKWY):	20 FT (OFF R/W LINE)
FRONT (WESTSIDE PKWY):	20 FT (OFF R/W LINE)
SIDE (GA-400 FRONTAGE):	60 FT
SIDE:	10 FT

PROPOSED LAND USES & DENSITIES:

RESIDENTIAL

'FOR RENT' RESIDENTIAL: 280 UNITS/280,000 GSF (GFA)
UNIT MIX: STUDIO = 5%, 1BR = 60%, 2BR = 30%, 3BR = 5%

'FOR SALE' RESIDENTIAL: 98 UNITS/231,811 GSF (GLA)
UNIT MIX: 2 BR = 30 UNITS, 3BR = 68 UNITS

TOTAL RESIDENTIAL: 378 UNITS (7.4 DU/AC)/511,811 GSF

COMMERCIAL / RETAIL: 73,800 GSF (GFA)

OFFICE: 1,325,299 GSF (GFA)
(INCLUDES 517,399 GSF OF EXISTING OFFICE)

LAND USE PERCENTAGES:

TOTAL DEVELOPMENT:	1,910,910 GSF	
RESIDENTIAL:	511,811 GSF =	**27%**
COMMERCIAL / RETAIL:	73,800 GSF =	**4%**
OFFICE:	1,325,299 GSF =	**69%**

(INCLUDES 517,399 GSF OF EXISTING OFFICE)

PARKING SUMMARY:

REQUIRED PARKING: **6,693 SPACES** (TOTAL)

*FOR RENT' RESIDENTIAL (280 UNITS):	**574 SPACES** (2 SP / UNIT + 1 GUEST SP / 20 UNITS)
*FOR SALE' RESIDENTIAL (98 UNITS):	**264 SPACES** (1 / BEDROOM)
RESTAURANT (36,900 GSF):	**369 SPACES** (10 / 1,000 GSF)
RETAIL (36,900 GSF):	**185 SPACES** (5 / 1,000 GSF)
OFFICE (1,325,299 GSF):	**5,301 SPACES** (4 / 1,000 GSF)

***PROPOSED PARKING:** **5,020 SPACES** (TOTAL)

PARKING - STRUCTURE:	4,562 SPACES
PARKING - SURFACE:	262 SPACES
PARKING - PRIVATE GARAGES:	196 SPACES

*25% REDUCTION OF TOTAL REQUIRED BY CODE. REFERENCE PARKING STUDY BY KIMLEY-HORN, DATED 09/26/2022.
**PROPOSED PARKING TOTAL DOES NOT INCLUDE FOR-SALE DRIVEWAY PARKING.

OPEN SPACE REQUIREMENTS:

CIVIC SPACE: (10% SITE AREA)	5.19 ACRES
ADDITIONAL OPEN SPACE:	10.43 ACRES

(1 AC PER 100 POPULATION GENERATED USING 2.76 PERSONS PER HOUSEHOLD)

TOTAL REQUIRED: **15.62 ACRES (680,407 SF)**

*PROPOSED OPEN SPACE:

CIVIC SPACE: 7.40 ACRES (322,470 SF)
(INCLUDES: SQUARES, PLAZAS, POCKET PARKS, MULTI-USE TRAILS)

ADDITIONAL OPEN SPACE: 8.64 ACRES (376,238 SF)
(INCLUDES: YARDS AND LAWNS, WOODED AREAS, OUTDOOR DINING, BALCONIES)

TOTAL OPEN SPACE PROVIDED: **16.04 ACRES (698,708 SF)**

*REFFERENCE OPEN SPACE PLAN FOR ADDITIONAL DETAILS

REQUIRED 'FOR RENT' AMENITY SPACE: **0.39 AC (16,800 SF)**
PARCEL G: (75 SF PER DWELLING UNIT) 0.39 ACRES (16,800 SF)
PROVIDED 'FOR RENT' AMENITY SPACE: **0.77 ACRES (33,500 SF)**
PARCEL G: (150 SF PER DWELLING UNIT) 0.77 ACRES (33,500 SF)

SITE PLAN NOTE:

THE BUILDING FOOTPRINTS, DRIVEWAY LOCATIONS, OPEN SPACE LOCATIONS, SIDEWALK DESIGNS AND LOCATIONS, AND PARKING LOCATIONS ON THIS SITE PLAN ARE FOR ILLUSTRATIVE PURPOSES. THEIR SHAPES, LOCATIONS, AND AMOUNTS MAY VARY AS ALLOWED FOR BY THE SITE DATA TABLE AND THE MU REGULATIONS.

STORMWATER MANAGEMENT NOTE:

SITE WILL CONTAIN ONSITE STORMWATER CONTROLS TO MEET ALL LOCAL AND STATE REQUIREMENTS. THIS MAY INCLUDE THE COMBINATION OF SEVERAL COMPONENTS PROVIDING RUNOFF REDUCTION, CHANNEL PROTECTION, OVERBANK FLOODING PROTECTION, AND WATER QUALITY CONTROL PER THE CODE REQUIREMENTS.

EXISTING CONDITIONS AND TREE SURVEY NOTE:

EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY PROVIDED BY LECRAW ENGINEERING, DATED 06/29/2021.

A TREE EXHIBIT PROVIDED BY LECRAW ENGINEERING, DATED 10/22/2021, AND AN ARBORIST REPORT PROVIDED BY OUTDOOR SPACES, DATED 09/15/2021, ARE PROVIDED AS SEPARATE DOCUMENTS.

STREETSCAPE SECTION NOTE:

REFERENCE SEPARATE STREETSCAPE SECTIONS FOR INTERNAL ROADS 'A - F'.

VARIANCES:

1. PROPOSED REDUCTION OF RETAIL DENSITY REQUIREMENT FROM 10% TO 4%.
2. REDUCE 5' LANDSCAPE STRIP TO 0' ALONG SOUTHERN PROPERTY BOUNDARY AT ROAD E
3. PROPOSED REDUCTION OF REQUIRED 75' COA IMPERVIOUS STREAM BUFFER TO 70' IN AREAS SHOWN ON SITE PLAN TO ALLOW FOR GRADING FOR PROPOSED STREETSCAPE SECTIONS AND MULTI-USE TRAILS.
4. PROPOSED REDUCTION OF REQUIRED 20-FT LANDSCAPE STRIP ALONG WINDWARD PARKWAY TO 17-FT FOR ±40 LF.
5. PROPOSED REDUCTION OF LANDSCAPE STRIP REQUIREMENT TO 0-FT AS SHOWN ON STREETSCAPE SECTIONS FOR ROADS 'A - F'.

GEORGIA811. Utility Protection Center, Inc. Know what's below. Call before you dig.

GRAPHIC SCALE IN FEET
0 ## ## ##

Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GEORGIA 30009
PHONE (770) 619-4280
WWW.KIMLEY-HORN.COM

CLIENT
SWVP ALPHARETTA, LLC.
161 ROSA L. PARKS BOULEVARD,
NASHVILLE, TN 37203
PHONE: 858.480.2900

No.	REVISION DESCRIPTIONS	DATE	BY

PROJECT
CONTINUUM ALPHARETTA
5555 WINDWARD PARKWAY, ALPHARETTA, GA 30004
LAND LOT 1186, 1187, 1189, & 1191
2ND DISTRICT, 2ND SECTION

GEORGIA REGISTERED PROFESSIONAL ENGINEER JOHN TAYLOR CORD
09/26/2022

GSWCC CERT. (LEVEL II)	0000076489
DRAWN BY	MCL
DESIGNED BY	JTC
REVIEWED BY	KRT
DATE	09/26/2022
PROJECT NO.	014502000

TITLE
EXISTING STREAM BUFFER ENCROACHMENT

SHEET NUMBER
ZP-1C

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

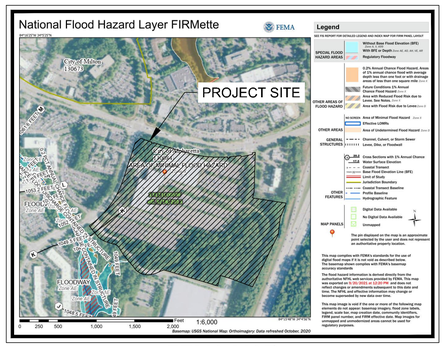
Drawing name: \\Kimley-horn.com\se_alp1\AMT_Civil\014502000_5555 Windward Parkway\CAD\Exhibits\00_ENTITLEMENTS\00_Zoning Site Plan\ZP-1 ZONING SITE PLAN.dwg Existing Stream Buffer Sep 26, 2022, 9:21am by Monica Lester

LINE TABLE		
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L2	17.07	S74°44'09.25"E
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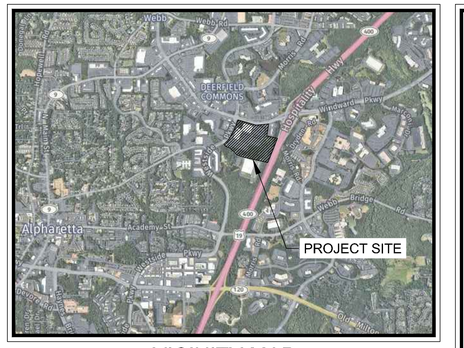
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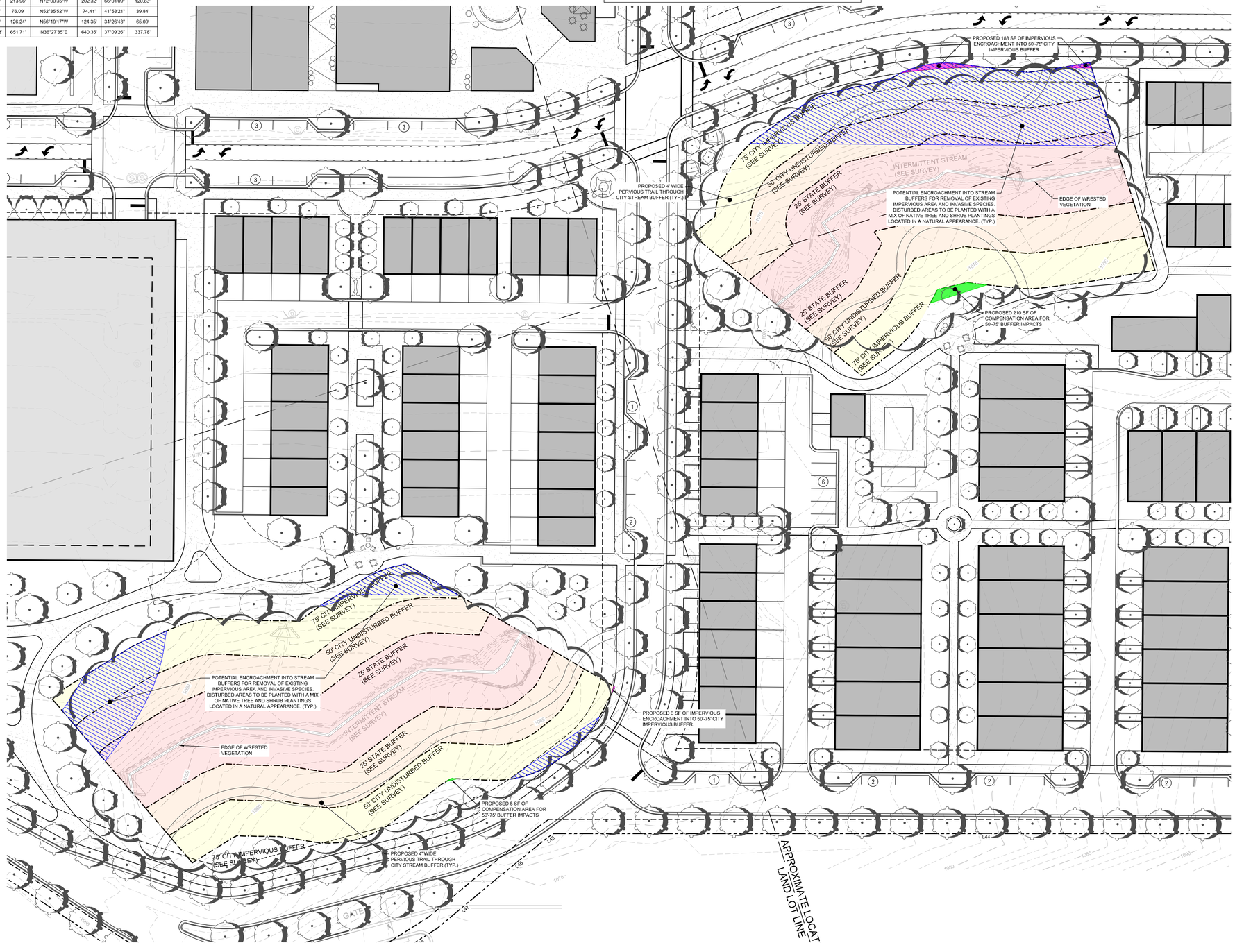
LEGEND:

- 0'-25' STATE UNDISTURBED STREAM BUFFER
- 25'-50' CITY UNDISTURBED STREAM BUFFER
- 50'-75' CITY IMPERVIOUS STREAM BUFFER
- PROPOSED IMPERVIOUS ENCROACHMENT INTO 50'-75' CITY IMPERVIOUS STREAM BUFFER
- PROPOSED COMPENSATION AREA FOR IMPERVIOUS ENCROACHMENT INTO 5'-75' CITY IMPERVIOUS STREAM BUFFER
- POTENTIAL BUFFER ENCROACHMENT



VICINITY MAP

NOT TO SCALE



DEVELOPMENT SUMMARY:

SITE SUMMARY:

CURRENT ZONING:	O-I (OFFICE INSTITUTIONAL)
PROPOSED ZONING:	MU (MIXED USE)
SITE AREA:	51.86 ACRES
PROPOSED BUILDING SETBACK:	
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FRONT (WESTSIDE PKWY):	20 FT
SIDE:	10 FT
PROPOSED LANDSCAPE SETBACK:	
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FRONT (WESTSIDE PKWY):	20 FT (OFF R/W LINE)
SIDE (GA-400 FRONTAGE):	60 FT
SIDE:	10 FT

PROPOSED LAND USES & DENSITIES:

RESIDENTIAL

'FOR RENT' RESIDENTIAL: 280 UNITS/280,000 GSF (GFA)
UNIT MIX: STUDIO = 5%, 1BR = 60%, 2BR = 30%, 3BR = 5%

'FOR SALE' RESIDENTIAL: 98 UNITS/231,811 GSF (GLA)
UNIT MIX: 2 BR = 30 UNITS, 3BR = 68 UNITS

TOTAL RESIDENTIAL: 378 UNITS (7.4 DU/AC)/511,811 GSF

COMMERCIAL / RETAIL: 73,800 GSF (GFA)

OFFICE: 1,325,299 GSF (GFA)
(INCLUDES 517,399 GSF OF EXISTING OFFICE)

LAND USE PERCENTAGES:

TOTAL DEVELOPMENT:	1,910,910 GSF	
RESIDENTIAL:	511,811 GSF =	**27%**
COMMERCIAL / RETAIL:	73,800 GSF =	**4%**
OFFICE:	1,325,299 GSF =	**69%**

(INCLUDES 517,399 GSF OF EXISTING OFFICE)

PARKING SUMMARY:

REQUIRED PARKING:	**6,693 SPACES** (TOTAL)
*FOR RENT' RESIDENTIAL (280 UNITS):	**574 SPACES** (2 SP / UNIT + 1 GUEST SP / 20 UNITS)
*FOR SALE' RESIDENTIAL (98 UNITS):	**264 SPACES** (1 / BEDROOM)
RESTAURANT (36,900 GSF):	**369 SPACES** (10 / 1,000 GSF)
RETAIL (36,900 GSF):	**185 SPACES** (5 / 1,000 GSF)
OFFICE (1,325,299 GSF):	**5,301 SPACES** (4 / 1,000 GSF)
***PROPOSED PARKING:**	**5,020 SPACES** (TOTAL)
PARKING - STRUCTURE:	4,562 SPACES
PARKING - SURFACE:	262 SPACES
PARKING - PRIVATE GARAGES:	196 SPACES

*25% REDUCTION OF TOTAL REQUIRED BY CODE. REFERENCE PARKING STUDY BY KIMLEY-HORN, DATED 09/26/2022.
*PROPOSED PARKING TOTAL DOES NOT INCLUDE FOR-SALE DRIVEWAY PARKING.

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CIVIC SPACE: (10% SITE AREA)	5.19 ACRES
ADDITIONAL OPEN SPACE:	10.43 ACRES

(1 AC PER 100 POPULATION GENERATED USING 2.76 PERSONS PER HOUSEHOLD)

TOTAL REQUIRED: **15.62 ACRES (680,407 SF)**

*PROPOSED OPEN SPACE:

CIVIC SPACE: 7.40 ACRES (322,470 SF)
(INCLUDES: SQUARES, PLAZAS, POCKET PARKS, MULTI-USE TRAILS)

ADDITIONAL OPEN SPACE: 8.64 ACRES (376,238 SF)
(INCLUDES: YARDS AND LAWNS, WOODED AREAS, OUTDOOR DINING, BALCONIES)

TOTAL OPEN SPACE PROVIDED: **16.04 ACRES (698,708 SF)**

*REFFERENCE OPEN SPACE PLAN FOR ADDITIONAL DETAILS

REQUIRED 'FOR RENT' AMENITY SPACE: **0.39 AC (16,800 SF)**
PARCEL G: (75 SF PER DWELLING UNIT) 0.39 ACRES (16,800 SF)
PROVIDED 'FOR RENT' AMENITY SPACE: **0.77 ACRES (33,500 SF)**
PARCEL G: (150 SF PER DWELLING UNIT) 0.77 ACRES (33,500 SF)

SITE PLAN NOTE:

THE BUILDING FOOTPRINTS, DRIVEWAY LOCATIONS, OPEN SPACE LOCATIONS, SIDEWALK DESIGNS AND LOCATIONS, AND PARKING LOCATIONS ON THIS SITE PLAN ARE FOR ILLUSTRATIVE PURPOSES. THEIR SHAPES, LOCATIONS, AND AMOUNTS MAY VARY AS ALLOWED FOR BY THE SITE DATA TABLE AND THE MU REGULATIONS.

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SITE WILL CONTAIN ONSITE STORMWATER CONTROLS TO MEET ALL LOCAL AND STATE REQUIREMENTS. THIS MAY INCLUDE THE COMBINATION OF SEVERAL COMPONENTS PROVIDING RUNOFF REDUCTION, CHANNEL PROTECTION, OVERBANK FLOODING PROTECTION, AND WATER QUALITY CONTROL PER THE CODE REQUIREMENTS.

EXISTING CONDITIONS AND TREE SURVEY NOTE:

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VARIANCES:

1. PROPOSED REDUCTION OF RETAIL DENSITY REQUIREMENT FROM 10% TO 4%.
2. REDUCE 5' LANDSCAPE STRIP TO 0' ALONG SOUTHERN PROPERTY BOUNDARY AT ROAD E
3. PROPOSED REDUCTION OF REQUIRED 75' COA IMPERVIOUS STREAM BUFFER TO 70' IN AREAS SHOWN ON SITE PLAN TO ALLOW FOR GRADING FOR PROPOSED STREETSCAPE SECTIONS AND MULTI-USE TRAILS.
4. PROPOSED REDUCTION OF REQUIRED 20-FT LANDSCAPE STRIP ALONG WINDWARD PARKWAY TO 17-FT FOR ±45 LF.
5. PROPOSED REDUCTION OF LANDSCAPE STRIP REQUIREMENT TO 0-FT AS SHOWN ON STREETSCAPE SECTIONS FOR ROADS 'A - F'.

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Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GEORGIA 30009
PHONE (770) 619-4280
WWW.KIMLEY-HORN.COM

CLIENT
SWVP ALPHARETTA, LLC.
161 ROSA L. PARKS BOULEVARD,
NASHVILLE, TN 37203
PHONE: 858.480.2800

No.	REVISION DESCRIPTIONS	DATE	BY

PROJECT
CONTINUUM ALPHARETTA
5555 WINDWARD PARKWAY, ALPHARETTA, GA 30004
LAND LOT 1186, 1187, 1190, & 1191
2ND DISTRICT, 2ND SECTION

GEORGIA REGISTERED PROFESSIONAL ENGINEER JOSEPH TAYLOR CORD
09/26/2022

GSWCC CERT. (LEVEL II)	0000076489
DRAWN BY	MCL
DESIGNED BY	JTC
REVIEWED BY	KRT
DATE	09/26/2022
PROJECT NO.	014502000

TITLE
PROPOSED STREAM BUFFER ENCROACHMENT

SHEET NUMBER
ZP-1D

Drawing name: \\Kimley-Horn.com\sa_atl\1AMT_Civil\014502000_5555 Windward Parkway\CAD\Exhibits\00_ENTITLEMENTS\00_Zoning Site Plan\ZP-1 ZONING SITE PLAN.dwg Proposed Stream Buffer Sep 26, 2022 9:22am by Monica.Lester

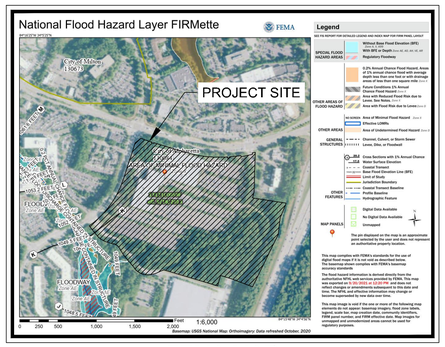
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LINE TABLE		
LINE	LENGTH	BEARING
L1	79.53	N51°34'15.82"E
L2	17.07	S74°44'09.25"E
L3	13.02	S58°39'05.25"E
L4	93.41	S72°22'56.25"E
L5	9.00	S17°48'10.75"W
L6	27.00	S72°22'56.25"E
L7	9.00	N17°48'10.75"E
L8	180.06	S72°22'52.25"E
L9	5.99	S17°36'59.75"W
L10	6.00	S72°23'00.25"E
L11	5.99	N17°36'59.75"E
L12	174.17	S72°23'00.25"E
L14	15.46	S85°16'04.25"E
L15	20.73	S86°16'29.25"E
L16	19.34	S85°51'38.25"E
L17	43.26	S87°50'24.25"E
L18	43.27	S89°01'50.25"E
L19	37.64	N88°57'02.75"E

LINE TABLE		
LINE	LENGTH	BEARING
L20	16.52	N89°49'07.75"E
L21	14.32	N87°15'36.75"E
L22	11.54	S2°47'32.02"E
L23	26.22	N86°42'27.98"E
L24	11.21	N3°47'32.02"W
L25	33.92	N85°29'52.75"E
L26	36.62	N84°25'02.75"E
L27	54.04	N82°26'44.75"E
L28	15.03	S7°52'15.25"E
L29	126.82	N78°19'53.75"E
L30	15.92	N13°44'12.25"W
L31	9.00	N76°15'47.75"E
L32	27.27	N75°26'01.75"E
L33	438.39	S2°16'15.60"W
L34	65.05	S15°10'19.60"W
L35	369.37	S80°34'40.40"E
L36	7.26	S10°57'21.03"W
L37	169.68	S22°40'41.38"W

LINE TABLE		
LINE	LENGTH	BEARING
L38	177.44	S6°29'37.59"W
L39	59.49	S26°02'42.90"W
L40	580.61	S26°34'58.22"W
L41	238.17	N68°45'09.49"W
L42	131.91	N72°25'58.07"W
L43	118.55	S17°34'01.93"W
L44	609.99	N72°37'28.07"W
L45	7.46	S71°32'48.90"W
L46	50.00	S68°19'12.89"W
L47	48.11	S67°25'25.89"W
L48	31.10	S74°58'48.89"W
L50	191.60	N38°59'58.11"W
L51	91.35	N31°39'08.25"W
L53	79.12	N73°32'37.25"W
L55	139.63	N39°05'57.25"W
L57	238.01	N17°52'52.34"E
L58	5.00	S72°07'09.18"E
L59	172.02	N17°52'50.82"E

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	1149.01'	252.43'	S78°40'38"E	251.92'	12°35'15"	126.72'
C2	185.69'	213.96'	N72°00'35"W	202.32'	66°01'09"	120.63'
C3	104.08'	76.09'	N52°35'52"W	74.41'	41°53'21"	39.84'
C4	209.99'	126.24'	N56°19'17"W	124.35'	34°26'43"	65.09'
C5	1004.93'	651.71'	N36°27'35"E	640.35'	37°09'26"	337.78'



FEMA MAP

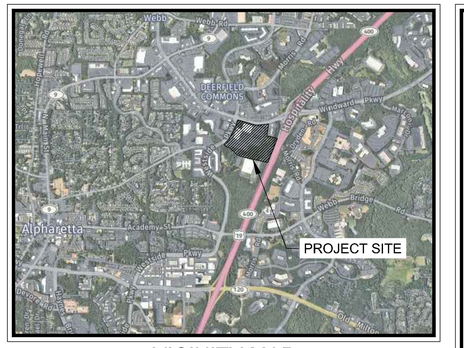
THE PROJECT SITE DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FIRM PANEL 13121C0059F DATED 09/18/2013.

BUFFER	EXISTING IMPERVIOUS ENCROACHMENT	PROPOSED IMPERVIOUS ENCROACHMENT	TOTAL POTENTIAL ENCROACHMENT*
0'-25' STATE	0 SF	0 SF	778 SF
25'-50' CITY	3,841 SF	0 SF	5,795 SF
50'-75' CITY	6,924 SF	191 SF	30,208 SF

*DIFFERENCE BETWEEN TOTAL AND IMPERVIOUS ENCROACHMENT IS POTENTIAL ENCROACHMENT ASSOCIATED WITH REMOVAL OF EXISTING IMPERVIOUS AREA AND INVASIVE SPECIES AND REVEGETATION WITH NATIVE SPECIES.

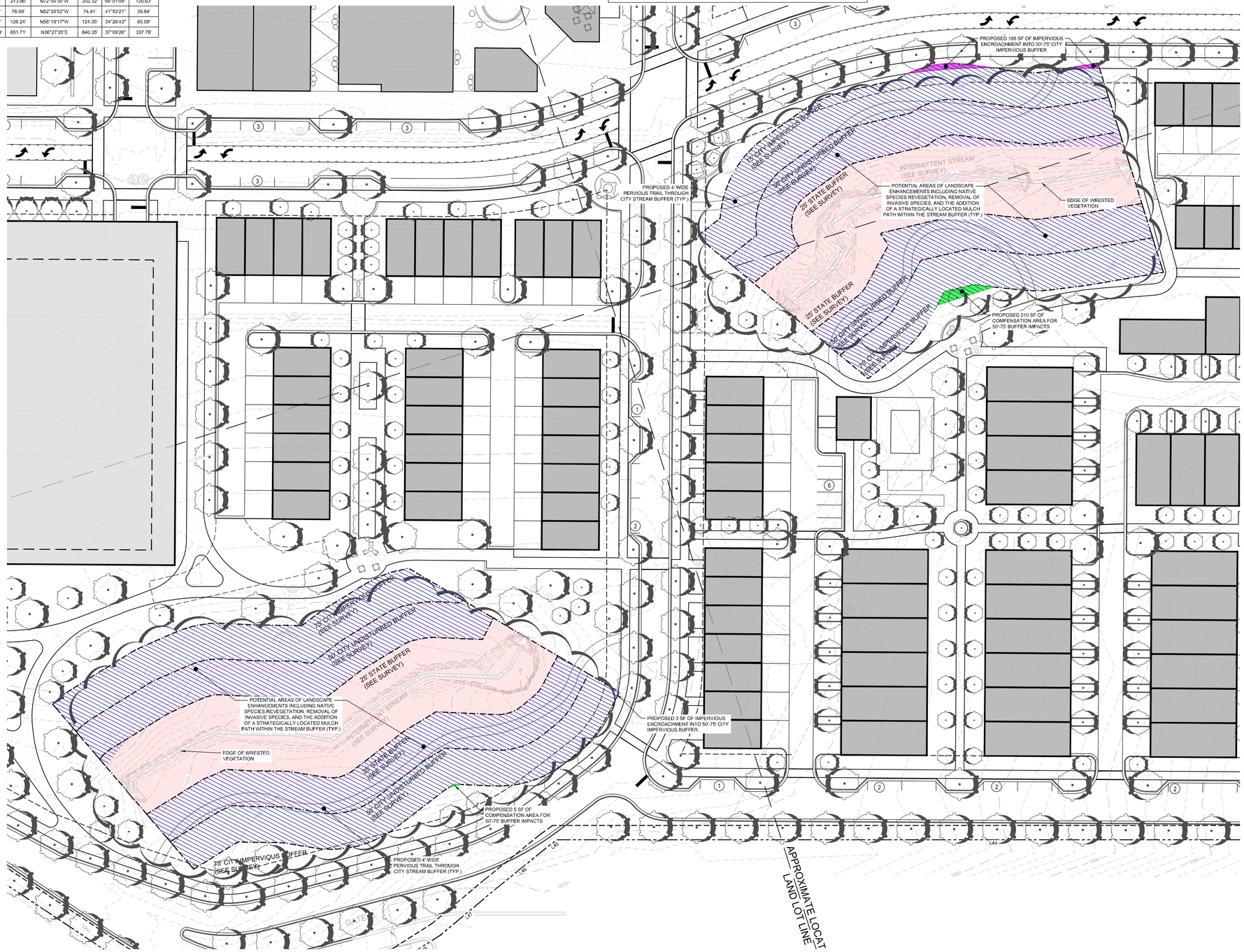
LEGEND:

- 0'-25' STATE UNDISTURBED STREAM BUFFER
- 25'-50' CITY UNDISTURBED STREAM BUFFER
- 50'-75' CITY IMPERVIOUS STREAM BUFFER
- PROPOSED IMPERVIOUS ENCROACHMENT INTO 50'-75' CITY IMPERVIOUS STREAM BUFFER
- PROPOSED COMPENSATION AREA FOR IMPERVIOUS ENCROACHMENT INTO 5'-75' CITY IMPERVIOUS STREAM BUFFER
- POTENTIAL BUFFER ENCROACHMENT



VICINITY MAP

NOT TO SCALE



DEVELOPMENT SUMMARY:

SITE SUMMARY:

CURRENT ZONING:	O-I (OFFICE INSTITUTIONAL)
PROPOSED ZONING:	MU (MIXED USE)
SITE AREA:	51.86 ACRES
PROPOSED BUILDING SETBACK:	
FRONT (WINDWARD PKWY):	20 FT
FRONT (WESTSIDE PKWY):	20 FT
SIDE:	10 FT
PROPOSED LANDSCAPE SETBACK:	
FRONT (WINDWARD PKWY):	20 FT (OFF R/W LINE)
FRONT (WESTSIDE PKWY):	20 FT (OFF R/W LINE)
SIDE (GA-400 FRONTAGE):	60 FT
SIDE:	10 FT

PROPOSED LAND USES & DENSITIES:

RESIDENTIAL

'FOR RENT' RESIDENTIAL: 280 UNITS/280,000 GSF (GFA)
UNIT MIX: STUDIO = 5%, 1BR = 60%, 2BR = 30%, 3BR = 5%
*FOR SALE' RESIDENTIAL: 98 UNITS/231,811 GSF (GLA)
UNIT MIX: 2 BR = 30 UNITS, 3BR = 68 UNITS
TOTAL RESIDENTIAL: 378 UNITS (7.4 DU/AC)/511,811 GSF

COMMERCIAL / RETAIL: 73,800 GSF (GFA)

OFFICE: 1,325,299 GSF (GFA)
(INCLUDES 517,399 GSF OF EXISTING OFFICE)

LAND USE PERCENTAGES:

TOTAL DEVELOPMENT:	1,910,910 GSF	
RESIDENTIAL:	511,811 GSF =	**27%**
COMMERCIAL / RETAIL:	73,800 GSF =	**4%**
OFFICE:	1,325,299 GSF =	**69%**

(INCLUDES 517,399 GSF OF EXISTING OFFICE)

PARKING SUMMARY:

REQUIRED PARKING:	**6,693 SPACES** (TOTAL)
*FOR RENT' RESIDENTIAL (280 UNITS):	**574 SPACES** (2 SP / UNIT + 1 GUEST SP / 20 UNITS)
*FOR SALE' RESIDENTIAL (98 UNITS):	**264 SPACES** (1 / BEDROOM)
RESTAURANT (36,900 GSF):	**369 SPACES** (10 / 1,000 GSF)
RETAIL (36,900 GSF):	**185 SPACES** (5 / 1,000 GSF)
OFFICE (1,325,299 GSF):	**5,301 SPACES** (4 / 1,000 GSF)
***PROPOSED PARKING:**	**5,020 SPACES** (TOTAL)
PARKING - STRUCTURE:	4,562 SPACES
PARKING - SURFACE:	262 SPACES
PARKING - PRIVATE GARAGES:	196 SPACES

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GEORGIA811. Utilities Protection Center, Inc. Know what's below. Call before you dig.

GRAPHIC SCALE IN FEET
0 15 30 60

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11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GEORGIA 30009
PHONE (770) 619-4280
WWW.KIMLEY-HORN.COM

CLIENT
SWVP ALPHARETTA, LLC.
161 ROSA L. PARKS BOULEVARD,
NASHVILLE, TN 37203
PHONE: 858.480.2800

No.	REVISION DESCRIPTIONS	DATE	BY

PROJECT
CONTINUUM ALPHARETTA
5555 WINDWARD PARKWAY, ALPHARETTA, GA 30004
LAND LOT 1186, 1187, 1190, & 1191
2ND DISTRICT, 2ND SECTION

GEORGIA
JOSHUA TAYLOR CORD
REGISTERED PROFESSIONAL ENGINEER
09/26/2022

GSWCC CERT. (LEVEL II)	0000076489
DRAWN BY	MCL
DESIGNED BY	JTC
REVIEWED BY	KRT
DATE	09/26/2022
PROJECT NO.	014502000

TITLE
PROPOSED STREAM BUFFER ENCROACHMENT

SHEET NUMBER
ZP-1E

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Drawing name: \\Kimley-Horn.com\se_atl\1AMT_Civil\014502000_5555 Windward Parkway\CAD\Exhibits\00_ENTITLEMENTS\00_Zoning Site Plan\ZP-1 ZONING SITE PLAN.dwg Proposed Stream Buffer (2) Sep 26, 2022 9:23am by Monica.Lester

DocuSign Envelope ID: 27EB3EB8-D431-4487-AAD3-8770637585A9

NOTICE OF DECISION

To: Doug Hooker, ARC
(via electronic mail) Bob Voyles, GRTA
Dick Anderson, GRTA
Kathryn Zickert, GRTA
Sharon Mason, GRTA
Sonny Deriso, GRTA

To: City of Alpharetta
(via electronic mail) Joe Butcher, AIA; Southwest Value Partners

From: Christopher Tomlinson, GRTA Executive Director

Copy: **(via electronic mail)**
Jon West, DCA
Zane Grennell, DCA
Cain Williamson, ATL/GRTA
Aileen Daney, ATL/GRTA
Beth Davis, ATL/GRTA
December Weir ATL/GRTA
Andrew Smith, ARC
Aries Little, ARC
Marquitrice Mangum, ARC
Eric Graves, City of Alpharetta
Michael Woodman, City of Alpharetta
Kathi Cook, City of Alpharetta
Benjamin Kern, City of Alpharetta
Ken Kagy, City of Milton
Jackie Lim, City of Milton
Robert Buscemi, City of Milton
Leslie Silas, Forsyth County
Tim Allen, Forsyth County
Vanessa Bernstein, Forsyth County
Linda Kay, GDOT District 7
Shane Giles, GDOT District 1
Jonathan Peevy, GDOT District 1
Jason Dykes, GDOT District 1
William Hunter, GDOT District 1
Chuck Mueller, DNR
Kristen Winzeler, North Fulton CID
Corentin Augin, MARTA
Greg Floyd, MARTA
Charles Rosa, MARTA
John Walker, Kimley-Horn
Kate Triplett, Kimley-Horn
Jordan Corbitt, Kimley-Horn
Harrison Forder, Kimley-Horn
Joe Bucher, Southwest Value Partners
Julie Sellers, Dillard Sellers

Date: 3 February, 2022

DocuSign Envelope ID: 27EB3EB8-D431-4487-AAD3-8770637585A9

Notice of Decision for Request for Non-Expedited Review of DRI 3508- Continuum Alpharetta

The purpose of this notice is to inform Southwest Value Partners (the Applicant) and the City of Alpharetta (the Local Government), the Georgia Regional Transportation Authority (GRTA) Land Development Committee, the Georgia Department of Community Affairs (DCA), the Georgia Department of Transportation (GDOT), and the Atlanta Regional Commission (ARC) of GRTA's decision regarding Development of Regional Impact (DRI) 3508 Continuum Alpharetta (the DRI Plan of Development). GRTA has completed a non-expedited Review for the DRI Plan of Development pursuant to Section 4.2.3 of the *GRTA DRI Review Procedures* and has determined that the DRI Plan of Development meets the GRTA review criteria set forth in Section 4.3. The DRI Plan of Development as proposed is **approved subject to conditions**, as provided in Attachment A and subject to the limitations placed on allowable modifications to the DRI Plan of Development, as described in Attachment B.

Subject to the conditions set forth in Attachment A and Attachment B, GRTA will approve the expenditure of state and/or federal funds for providing the Land Transportation Services and Access improvements listed in Section 2 of Attachment C. The need for said approval shall terminate and be of no further force and effect after ten (10) years from the date of this Notice of Decision, unless substantial construction of the proposed DRI has been commenced during this ten (year) period.

The notice of decision is based on a review of the applicant's DRI Review Package received by GRTA on 13 December, 2021. The review package includes: the site development plan (Site Plan) dated 13 December 2021 titled "DRI #3508 Continuum Alpharetta" prepared by Kimley-Horn and Associates, Inc., the Transportation Study dated 13 December, 2021 prepared by Kimley-Horn and Associates Inc., received by GRTA on 13 December 2021, and the DCA Initial and Additional forms filed on 11/2/2021 and 12/10/2021.

Pursuant to Section 5 of the *GRTA DRI Review Procedures* the Applicant, the GRTA Land Development Committee and the local government have a right to appeal this decision within five (5) Business Days of the date on this letter by filing a Notice of Appeal with the GRTA Land Development Committee. A Notice of Appeal must specify the grounds for the appeal and present any argument or analysis in support of the appeal. For further information regarding the right to appeal, consult Section 5 of the *GRTA DRI Review Procedures*. If GRTA staff receives an appeal, you will receive another notice from GRTA and the Land Development Committee will schedule the appeal hearing according to the timeline established in Section 5.1.2 of the *GRTA DRI Review Procedures.*

DocuSigned by:
5409E9A65D48478...

Christopher Tomlinson
Executive Director
Georgia Regional Transportation Authority

DocuSign Envelope ID: 27EB3EB8-D431-4487-AAD3-8770637585A9

Attachment A – General Conditions

General Conditions of Approval to GRTA Notice of Decision:

Pedestrian, Bicycle and Transit Facilities

- Provide pedestrian connectivity between all buildings and uses within the project site.
- Connect sidewalks along Driveway C and Driveway D into the site, providing a direct connection for the MARTA bus shelter located here to access the site.
- Construct sidewalks at the Future Transit Stop listed on the site plan to have a direct entrance into the site.

Roadway & Site Access Improvement Conditions to GRTA Notice of Decision:

Westside Parkway at Site Driveway A

- Construct one (1) exclusive westbound right-turn lane exiting Site Driveway A.

Windward Parkway at Site Driveway B

- Extend the westbound left-turn lane along Windward Parkway entering the site by up to 550 feet, and provide a flashing yellow arrow permissive/protected phase.
- Construct one (1) additional northbound left-turn lane with a flashing yellow permissive/protected phase and one (1) additional northbound right-turn lane exiting Site Driveway B.
- Provide a northbound right-turn overlap phase exiting the site.

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Attachment B – Required Elements of the DRI Plan of Development

Conditions Related to Altering Site Plan after GRTA Notice of Decision:

The on-site development will be constructed materially (substantially) in accordance with the Site Plan. Changes to the Site Plan will not be considered material or substantial so long as the following conditions are included as part of any changes:

- All “Proposed Conditions of Approval to GRTA Notice of Decision” set forth in Attachment A are provided.

DocuSign Envelope ID: 27EB3EB8-D431-4487-AAD3-8770637585A9

Attachment C – Required Improvements to Serve the DRI

As defined by the *GRTA DRI Review Procedures,* a "Required Improvement means a land transportation service or access improvement which is necessary in order to provide a safe and efficient level of service to residents, employees and visitors of a proposed DRI."

The Required Improvements in the study network were identified in the Review Package as necessary to bring the level of service up to an applicable standard before the build-out of the proposed project. These requirements are identified in Sections 1 and 2 of this Attachment. Section 1 contains improvements that do not require GRTA approval at this time because they are to be constructed prior to the completion of the DRI Plan of Development. However, GRTA approval shall be required in the event state and/or federal funds are proposed at a later date to be used for any portion of the improvements described in Section 1. Section 2 contains improvements that require GRTA approval prior to the expenditure of state and/or federal funding. Subject to the conditions set forth in Attachment A and Attachment B, GRTA approves the expenditure of state/and or federal funding for the improvements contained in Section 2.

Section 1:

General Conditions of Approval to GRTA Notice of Decision:

Pedestrian, Bicycle and Transit Facilities

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Windward Parkway at Site Driveway B

- Extend the westbound left-turn lane along Windward Parkway entering the site by up to 550 feet, and provide a flashing yellow arrow permissive/protected phase.
- Construct one (1) additional northbound left-turn lane with a flashing yellow permissive/protected phase and one (1) additional northbound right-turn lane exiting Site Driveway B.
- Provide a northbound right-turn overlap phase exiting the site.

Section 2:

Roadway Improvement Conditions to GRTA Notice of Decision:

General

- Reduce parking spaces by up to 25% by utilizing shared parking.

Windward Parkway at Westside Parkway/Deerfield Parkway

- Construct one (1) exclusive southbound right-turn lane along Deerfield Parkway.
- Construct one (1) additional northbound through lane along Westside Parkway. An additional receiving lane along Deerfield Parkway between Windward Parkway and Morris Road is required.

DocuSign Envelope ID: 27EB3EB8-D431-4487-AAD3-8770637585A9

Windward Parkway at SR 400 SB Ramps

- Construct one (1) southbound right-turn lane along SR 400 SB ramps, creating triple right-turns.
- Restripe the outside eastbound through lane along Windward Parkway as a shared through/right-turn lane. Modify the channelizing island to allow two right-turn lanes onto the existing 2-lane SR 400 entrance ramp.

Windward Parkway at North Point Parkway

- Remove split phasing from the intersection by providing a protected-only northbound left-turn phase and a protected-permissive southbound left-turn phase.

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: Continuum MP-21-10/Z-21-12/CU-21-14/V-21-29

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.

No comments or concerns were provided other than discussion during CZIM public meeting

Application sent the attached letter to the addresses submitted with Part A. In addition, a telephone conversation with Valerie Manley and follow up email regarding WCSA.

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

[x]	Letter	[ ]	Personal Visits
[x]	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: 4/21/22

Print Form

April 12, 2022

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

RE: Notice of Public Hearing Application
Continuum/MP-21-10/Z-21-12/CU-21-14/V-21-29

Dear Property Owner:

Please allow this letter to serve as public notice for a Master Plan Amendment, Rezoning, Conditional Use, and Variance request at 5555 Windward Parkway, Alpharetta, GA 30004. Specifically, the Applicant is requesting an amendment to the Oxford Green Master Plan, a Rezoning from O-I to MU (Mixed Use), Conditional Use Permits for "For Rent" residential dwellings, "For Sale" residential dwellings, and variances.

This item will be considered by the Planning Commission on Thursday, May 5, 2022, at 6:30 PM and City Council on Monday, May 23, 2022, at 6:30 PM. The meetings will be held in the Council Chambers at City Hall, 2 Park Plaza, Alpharetta, GA 30009.

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

Sincerely,



Julie Sellers

COMMUNITY DEVELOPMENT
COMMUNITY ZONING INFORMATION MEETING
DECEMBER 08, 2021
ZOOM
6:00 PM

I. Staff Present
   a. Michael Woodman
   b. Ben Kern
   c. Alex Callum

II. Reserve 116- 4150 Old Milton Parkway
   a. Applicant Presentation: Lele Wright
      i. 1960 sq ft space
      ii. The site would be used for weddings, workshops, and birthday parties.
   b. There were no public comments or questions for this item.

III. Atlanta Signs
   a. Applicant Presentation: Dave West
      i. The applicant is requesting for tenant panel signs be allowed more than four spaces.
   b. Public Comments:
      i. How many spaces is the applicant requesting? The applicant confirmed twelve.

IV. Wellstar Sign Exception- 2450 Old Milton Parkway
   a. Applicant Presentation: Mark Drye
      i. Rebranding process for Wellstar- the signage needs to be updated
      ii. There would be an urgent care signage along Old Milton
      iii. The applicant is reducing the number of signs and relocating them to be more visible
   b. Public Comments:
      i. This is a great strategy and big improvement.

V. Continuum- 5555 Windward Parkway
   a. Applicant Presentation: Julie Sellers
      i. It is currently an office park.
      ii. Mostly hidden
      iii. It's consistent with the city's vision
      iv. Amenity space of 3 acres
      v. Pedestrian friendly
   b. Public Comments:
      i. Is parking paid or free? The applicant confirmed that the decision had not yet been finalized.
      ii. Can you show where the parking will be?
      iii. How is traffic not affected by this?

VI. Chat comments for this CZIM:

From greer laptop : the second speaker asked to be allowed to have more than 4 vendors on the sign. But how many is he asking to be allowed on the sign?
From Michael Woodman : i will get to your question once we finish the wellstar item
From greer laptop : no. thank you.
From greer laptop : the newspaper article mentioned a proposed 488 apartments. It also stated this

mixed use plan would not impact traffic. How can that be when you are adding an insane number of apartments/condos, etc? The current mixed use plan in downtown Alpharetta has made the traffic downtown a total mess. I don't see the difference between that and this proposal.

From william robichaud william.robichaud@hpe.com : Can you point out where the parking would be located for the current office buildings at the site today. Where on the block plan is parking represented

From Tim's Galaxy S10+ : C is currently a loading dock area. will that be retained is that is a parking deck?

From Tim's Galaxy S10+ : thank you

The CZIM meeting ended at 6:29 p.m.

Third Amended Letter of Intent

Continuum

MP-21-10/ Z-21-12/CU-21-14/V-21-29

September 26, 2022

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

Support for Approval of Parking Reduction

As reflected in the attached Parking Needs Study, the traffic engineers at Kimley Horn recommend a reduction in the required parking based on the demand study. With the proposed mixture of uses, the peak demand considering shared parking is expected to be 4,779 parking spaces during peak hour conditions. This is based on current parking demand and market-driven parking ratios. The parking requirements without consideration of the shared parking analysis under the City's Code would require 6,693 parking spaces.

Approval of the requested 25% parking reduction would result in 5,020 space or 241 spaces greater than the peak demand calculated. The parking as proposed in the submitted plans will support the parking demands for employees, visitors, customers, guests, and residents. As such, the Owner requests approval of the reduced parking.

Conclusion

For the foregoing reasons, the Applicant respectfully requests that the City approve the revised applications as submitted. If there are any questions about these requests, please feel free to contact me at 404-665-1242 or jsellers@dillardsellers.com.

Sincerely,

DILLARD SELLERS



Julie L. Sellers

R. Baxter Russell
Attorneys for the Applicant

Second Amended Letter of Intent

Continuum

MP-21-10/ Z-21-12/CU-21-14/V-21-29

September 23, 2022

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

INTRODUCTION

The applicant and property owner, SWVP Alpharetta, LLC submits this Second Amended Letter of Intent and supporting documents to supplement previously submitted materials. As reflected in the updated site plan, the Owner requests approval of this application to expand upon the existing office building and activate the campus with: (1) 807,900 square feet of new office space in multiple buildings; (2) 517,399 square feet of existing/renovated office buildings; (3) 73,800 square feet of commercial and retail space; (4) 378 residential units including: 98 "For Sale" and 280 "For Rent"; (6) a community village green, and (7) significant parks and greenspace with multiuse paths.

For Sale Residential

The For Sale residential area of Continuum is incorporated around the existing stream buffers and designed to be a high-quality housing opportunity to appeal to new and existing residents in Alpharetta. The pool amenity, trails, walkable access to retail and restaurant options will create much needed housing in the City and provide the mixture of uses to create a thriving district. Residential options in close proximity to office space is increasingly in demand. The 98 For Sale units are designed to provide 2 car garages for each home and 18-foot driveways able to accommodate two additional cars. The location of on-street parking spaces and guest spaces located near the pool will provide more than ample parking options for guests. Continuum's location provides a connection point and enables residents to bike or walk to Avalon, City Center, the Alpha Loop or across to the Big Creek Greenway.

The balance of For Sale and For Rent residential options fulfills the City's goals of increasing residential density in a thoughtful and strategically planned manner.

Mixture of Uses

As reflected on the attached plans, Continuum proposes a mixture of uses that builds upon the existing office focus of the Windward corridor and balances the additional of housing and retail. The commercial/retail uses are anticipated to be no more than 73,800 square feet with no more than 50% for restaurant use (36,900 sq ft). The trip generation memo attached reflects the overall reduction of anticipated traffic when compared to the DRI plan.

The site plan incorporates open space to exceed the City's requirements. The Ga 400 buffer is preserved and not included in the open space calculations. In addition, the development of Continuum will remove existing impervious encroachments in the stream buffers.

CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that the City approve the revised applications as submitted. If there are any questions about these requests, please feel free to contact me at 404-665-1242 or jsellers@dillardsellers.com.

Amended Letter of Intent

Continuum

MP-21-10/ Z-21-12/CU-21-14/V-21-29

August 31, 2022

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

INTRODUCTION

The applicant and property owner, SWVP Alpharetta, LLC submits this Amended Letter of Intent and supporting documents for approval of new development to act as a catalyst for the Windward Parkway Technology Corridor and connection node in the northern area of the City of Alpharetta. Continuum Alpharetta will transform a unique large-scale 50+ acre tract from former headquarters tech campus with associated acres of surface parking lots into a **unique & memorable village destination** grounded in the **character & culture of Alpharetta** and serving as a **community catalyst** for the Windward Parkway Technology Corridor attracting future tenants and promoting connectivity. The design of Continuum forms that critical connection node on the northern edge of the city that promotes the City's goal of a park or other active destination within a 10-minute walk of every resident[1].

During the last several months, the Owner and design team have worked closely with staff, incorporated comments from stakeholders, and refined our masterplan to align the vision for Continuum Alpharetta as a complement to the existing developments of Avalon and Alpharetta City Center by creating a walkable community that further reinforces Alpharetta's central core to attract world class office tenants eager to be in a vibrant mixed-use environment. As reflected in the supporting documents, the Owner requests approval of this application to expand upon the existing office building and activate the campus with: (1) 807,900 square feet of new office space in multiple buildings; (2) 517,399 square feet of existing/renovated office buildings; (3) 73,800 square feet of commercial and retail space; (4) 382 residential units including: 102 "For Sale" and 280 "For Rent"; (6) a community village green, and (7) significant parks and greenspace with multiuse paths.

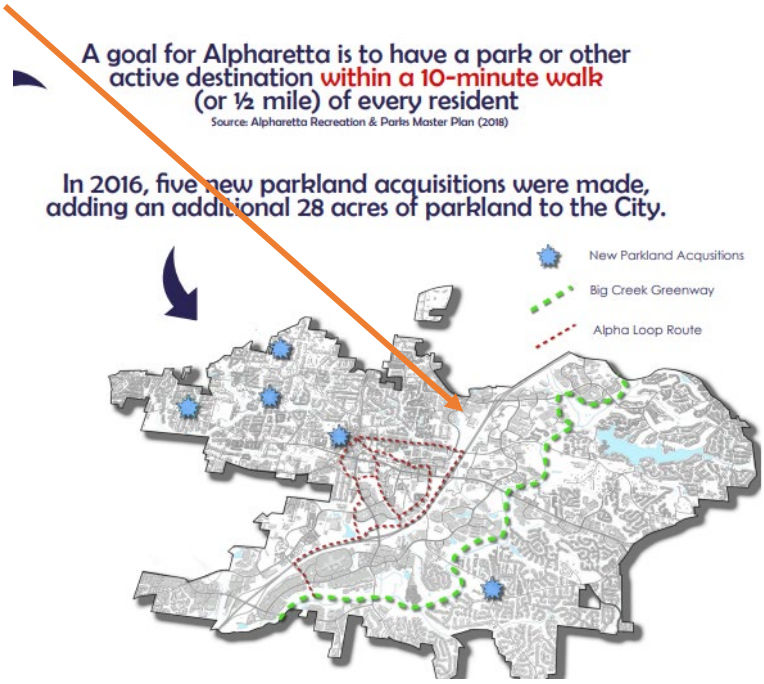
The master plan creates a hierarchy of spaces centered around a park plaza (Village Green) that reaches out through a breezeway to the corner of Windward and Westside Parkways in one direction, and to a preserved green zone that includes pedestrian connections in the other. By knitting the spaces together and creating "strategic density", we create a series of open and compressed spaces scaled to create interesting and varied pedestrian experiences. The Village Green is 2-3 times the size of the plazas at City Center and Avalon. In addition to the Village Green there are parks and trails designed throughout the community to encourage pedestrian connectivity through the Property and to the multi-use trails in the City.

We believe that with new ground floor program facing plazas, park spaces and connecting passages, office tenants will consider Continuum to be rich with the kind of amenities that attract the best talent for their business. This kind of environment extends operating hours and becomes a more integral part of the Alpharetta community. In an effort to complement the nearby Avalon project, destination and community-oriented retail and food and beverage will complement co-working spaces and serve both office and residential populations at different times.

The City strategically identified this Property as one of only two areas designated for Mixed Use in the northern part of the City and along Windward Parkway. As reflected in the

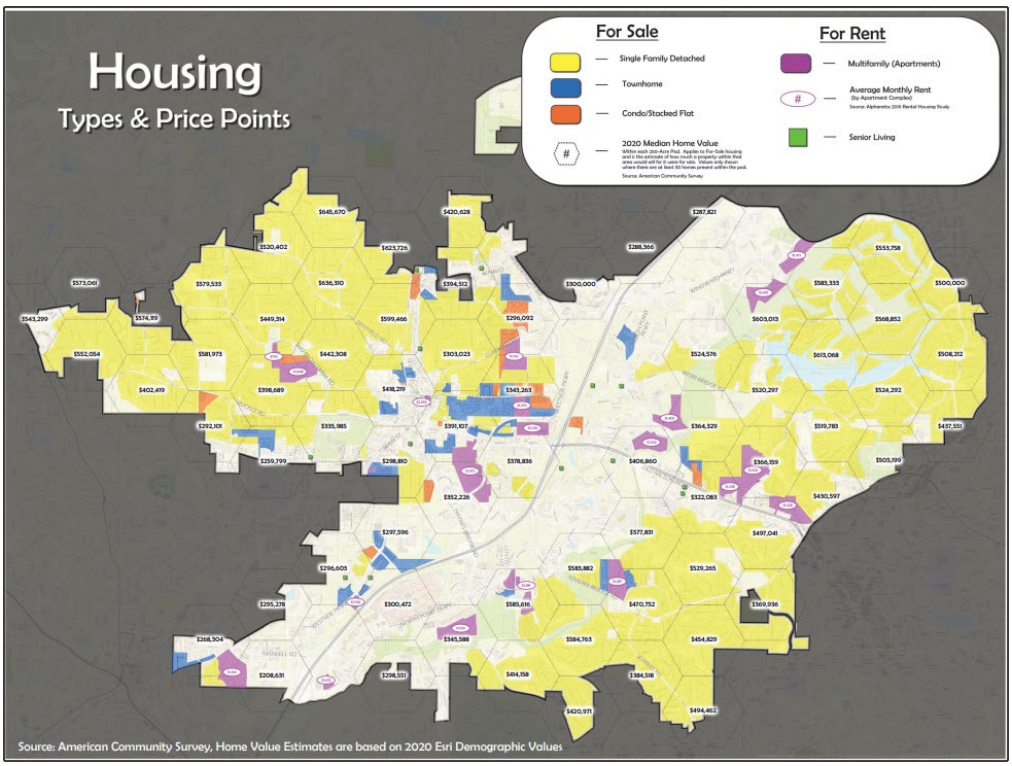
[1] Horizon 2040 p. 25.

site plans, Continuum will provide a missing connection point between the Alpha Loop and the Big Creek Greenway. As reflected in the Horizon 2040 plan[2], a goal is to have active walkable destinations. This walkable destination does not current exist in the north area of the City and Continuum will fill that void. By creating the destination, the surrounding offices and business along with Windward and Westside corridors will also benefit.



In a mixed-use environment, the ground level of an office building could act as the community center and an anchor for the "20-minute community" that forms around it. After all, everyone wants their office back, but would prefer to skip the commute. As shown in the image below from the Horizon 2040 plan[3], there is virtually no residential in the immediate area. The new residential options will benefit both existing and new office and retail uses in the area. The close proximity of housing is vital for the top tier office tenants and corporate headquarters. Continuum will be a catalyst for the improvement of the Windward Parkway corridor by creating a node through a sense of place and enhancing the existing development in the area and creating the environment for further investment and improvements.

[2] p. 25.
[3] p. 23.

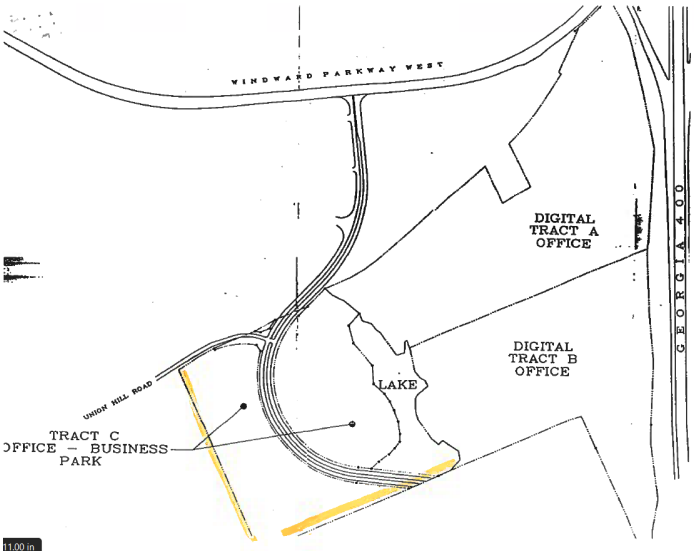


ADDITIONAL ANALYSIS

The revised plans for Continuum fully satisfy the criteria set forth in the City's Code for approval. By redeveloping the outdated campus and parking lot, Continuum will be a catalyst for new energy and activity along the Windward corridor.

Oxford Green Master Plan

The Oxford Green Phase II (MP-87-04) included Digital Tract A and B (HP campus).





Oxford Green Phase II (MP-87-04)	**Entitlements**	**Total**
Tract A*	20,000 sq ft/acre	1,037,200 sq ft
Tract B	28,000 sq ft acre	813,400 sq ft
Tract C (not related or included for this analysis)		
MP-87-04 (Tracts A&B)		**1,850,600 sq ft**
2022 As Built (Existing)		
5555 Windward Pkwy		517,399 sq ft
2525 Westside Pkwy Parking variance site plan)		159,922 sq ft (from Admin
Total		**677,321 sq ft**
Continuum Request		**807,900 sq ft (new office)**

The approval of the attached site plan for Continuum would result in 365,379 sq ft **less** office than current entitlements for the Digital Tracts. Furthermore, the incorporation of residential uses at the Property will provide housing options for employees at the Property and along the Windward corridor. Existing office buildings along Windward will have new amenities of restaurants and retail within walking distance to help attract new tenants and keep existing tenants.

Parking Reduction

As reflected in the submitted Parking Needs Study, the traffic engineers at Kimley Horn recommend a reduction in the required parking based on the demand study. With the proposed mixture of uses, the peak demand is expected to be 4,745 parking spaces during peak hour conditions. This is based on current parking demand and market-driven parking ratios. The parking requirements without consideration of the shared parking analysis under the City's Code would require 6,486 parking spaces.

Approval of the requested 25% parking reduction would result in 120 spaces greater than the peak demand calculated. Based on the use of the parking decks, additional parking could be added in the future if conditions warrant an increase. However, based on the mixture of uses and the shared parking analysis, the Owner requests approval of the reduced parking.

CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that the City approve the revised applications as submitted. If there are any questions about these requests, please feel free to contact me at 404-665-1242 or jsellers@dillardsellers.com.

Sincerely,

DILLARD SELLERS

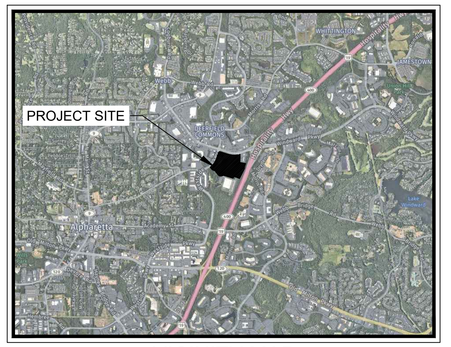


Julie L. Sellers

R. Baxter Russell
Attorneys for the Applicant

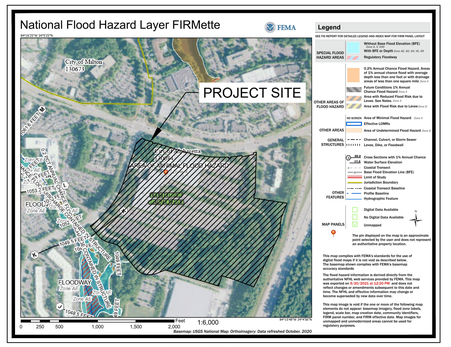
LEGEND:

- PROPERTY LINE
- BUILDING SETBACK
- LANDSCAPE BUFFER
- 12' WIDE MULTI-USE TRAIL
- EXISTING BUILDING
- PROPOSED BUILDING
- PROPOSED PARKING DECK
- (10) PARKING COUNT



VICINITY MAP

NOT TO SCALE



FEMA MAP

THE PROJECT SITE DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FIRM PANEL 13121C0059F DATED 09/18/2013.

DEVELOPMENT SUMMARY:

SITE SUMMARY:

CURRENT ZONING:	O-I (OFFICE INSTITUTIONAL)
PROPOSED ZONING:	MU (MIXED USE)
SITE AREA:	51.86 ACRES

PROPOSED BUILDING SETBACK:

FRONT (WINDWARD PKWY):	20 FT
FRONT (WESTSIDE PKWY):	20 FT
SIDE:	10 FT

PROPOSED LANDSCAPE SETBACK:

FRONT (WINDWARD PKWY):	20 FT (OFF R/W LINE)
FRONT (WESTSIDE PKWY):	20 FT (OFF R/W LINE)
SIDE:	10 FT

PROPOSED LAND USES & DENSITIES:

'FOR RENT' RESIDENTIAL	488 UNITS
'FOR SALE' RESIDENTIAL	82 UNITS
RETAIL	77,600 GSF
HOTEL	218 KEYS
OFFICE	1,545,899 GSF

PARKING SUMMARY:

REQUIRED PARKING:	**7,665 SPACES** (TOTAL)
'FOR RENT' RESIDENTIAL (488 UNITS)	782 SPACES (1.5/UNIT FOR 1 BR, 1.0/BEDROOM FOR 2+ BR)
'FOR SALE' RESIDENTIAL (82 UNITS)	82 SPACES (1.0/BEDROOM FOR 2+BR)
RETAIL (77,600 GSF)	388 SPACES (1.0/200 GSF RETAIL)
HOTEL (218 ROOMS)	229 SPACES (1.0/RM + 1.0/20 RMS)
OFFICE (1,545,899 GSF)	6,184 SPACES (1.0/250 GSF)
PROPOSED PARKING:	**7,875 SPACES** (TOTAL)
STRUCTURE PARKING	7,623 SPACES
ON STREET PARKING	252 SPACES

OPEN SPACE REQUIREMENTS:

CIVIC SPACE:	**5.19 ACRES (10% SITE AREA)**
AMENITY SPACE:	**2.59 ACRES (5% SITE AREA)**

PROPOSED OPEN SPACE:

CIVIC SPACE:	**5.93 ACRES (238,363 SF)**
SQUARE:	1.76 ACRES (76,717 SF)
PLAZA:	0.69 ACRES (29,962 SF)
POCKET PARK:	0.77 ACRES (33,475 SF)
MULTI-USE TRAIL:	2.71 ACRES (98,209 SF)
AMENITY SPACE:	**2.98 ACRES (129,939 SF)**
YARDS AND LAWNS:	0.85 ACRES (37,215 SF)
STREAM BUFFERS:	2.13 ACRES (92,724 SF)

SITE PLAN NOTE:

THE BUILDING FOOTPRINTS, DRIVEWAY LOCATIONS, OPEN SPACE LOCATIONS, SIDEWALK DESIGNS AND LOCATIONS, AND PARKING LOCATIONS ON THIS SITE PLAN ARE FOR ILLUSTRATIVE PURPOSES. THEIR SHAPES, LOCATIONS, AND AMOUNTS MAY VARY AS ALLOWED BY THE SITE DATA TABLE AND THE MU REGULATIONS.

STORMWATER MANAGEMENT NOTE:

SITE WILL CONTAIN ONSITE STORMWATER CONTROLS TO MEET ALL LOCAL AND STATE REQUIREMENTS. THIS MAY INCLUDE THE COMBINATION OF SEVERAL COMPONENTS PROVIDING RUNOFF REDUCTION, CHANNEL PROTECTION, OVERBANK FLOODING PROTECTION, AND WATER QUALITY CONTROL PER THE CODE REQUIREMENTS.

EXISTING CONDITIONS AND TREE SURVEY NOTE:

EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY PROVIDED BY LECRAW ENGINEERING, DATED 06/29/2021.

A TREE EXHIBIT PROVIDED BY LECRAW ENGINEERING, DATED 10/22/2021, AND AN ARBORIST REPORT PROVIDED BY OUTDOOR SPACES, DATED 09/15/2021, ARE PROVIDED AS SEPARATE DOCUMENTS.

VARIANCES:

1. REDUCE 5' LANDSCAPE STRIP TO 0' ALONG SOUTHERN PROPERTY BOUNDARY

LINE TABLE		
LINE	LENGTH	BEARING
L1	79.53	N51°34'15.82"E
L2	17.07	S74°44'09.25"E
L3	13.02	S58°39'05.25"E
L4	93.41	S72°22'56.25"E
L5	9.00	S17°48'10.75"W
L6	27.00	S72°22'56.25"E
L7	9.00	N17°48'10.75"E
L8	180.06	S72°22'52.25"E
L9	5.99	S17°36'59.75"W
L10	6.00	S72°23'00.25"E
L11	5.99	N17°36'59.75"E
L12	174.17	S72°23'00.25"E
L14	15.46	S85°16'04.25"E
L15	20.73	S86°16'29.25"E
L16	19.34	S85°51'38.25"E
L17	43.26	S87°50'24.25"E
L18	43.27	S89°01'50.25"E
L19	37.64	N88°57'02.75"E

LINE TABLE		
LINE	LENGTH	BEARING
L20	16.52	N88°49'07.75"E
L21	14.32	N87°15'38.75"E
L22	11.54	S2°47'32.02"E
L23	26.22	N86°42'27.98"E
L24	11.21	N3°47'32.02"W
L25	33.92	N85°29'52.75"E
L26	36.62	N84°25'02.75"E
L27	54.04	N82°26'44.75"E
L28	15.03	S7°52'15.25"E
L29	126.82	N78°19'53.75"E
L30	15.92	N13°44'12.25"W
L31	9.00	N76°15'47.75"E
L32	27.27	N75°26'01.75"E
L33	438.39	S2°16'15.60"W
L34	65.05	S15°10'19.60"W
L35	369.37	S80°34'40.40"E
L36	7.26	S10°57'21.03"W
L37	169.68	S22°40'41.38"W

LINE TABLE		
LINE	LENGTH	BEARING
L38	177.44	S6°29'37.59"W
L39	59.49	S26°02'42.90"W
L40	580.61	S26°34'58.22"W
L41	238.17	N68°45'09.49"W
L42	131.91	N72°25'58.07"W
L43	118.55	S17°34'01.93"W
L44	609.99	N72°37'28.07"W
L45	7.46	S71°32'48.90"W
L46	50.00	S68°19'12.89"W
L47	48.11	S67°25'25.89"W
L48	31.10	S74°58'48.89"W
L50	191.60	N38°59'58.11"W
L51	91.35	N31°39'08.25"W
L53	79.12	N73°32'37.25"W
L55	139.63	N39°05'57.25"W
L57	238.01	N17°52'52.34"E
L58	5.00	S72°07'09.18"E
L59	172.02	N17°52'50.82"E

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	1149.01'	252.43'	S78°40'38"E	251.92'	12°35'15"	126.72'
C2	185.69'	213.96'	N72°00'35"W	202.32'	66°01'09"	120.63'
C3	104.08'	76.09'	N52°35'52"W	74.41'	41°53'21"	39.84'
C4	209.99'	126.24'	N56°19'17"W	124.35'	34°26'43"	65.09'
C5	1004.93'	651.71'	N36°27'35"E	640.35'	37°09'26"	337.78'

GEORGIA811. Utilities Protection Center, Inc. Know what's below. Call before you dig.

GRAPHIC SCALE IN FEET
0 40 80 160

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GEORGIA 30009
PHONE (770) 619-4280
WWW.KIMLEY-HORN.COM

CLIENT
SWVP ALPHARETTA, LLC.
161 ROSA L. PARKS BOULEVARD,
NASHVILLE, TN 37203
PHONE: 858.480.2800

No.	REVISION DESCRIPTIONS	DATE	BY

PROJECT
CONTINUUM ALPHARETTA
5555 WINDWARD PARKWAY, ALPHARETTA, GA 30004
LAND LOT 1188, 1187, 1190, & 1191
2ND DISTRICT, 2ND SECTION

GEORGIA REGISTERED PROFESSIONAL ENGINEER JORDAN TAYLOR CORD
11/01/2021

GSWCC CERT. (LEVEL II)	0000076489
DRAWN BY	MCL
DESIGNED BY	JTC
REVIEWED BY	KRT
DATE	11/01/2021
PROJECT NO.	014502000

TITLE
ZONING PLAN

SHEET NUMBER
ZP-1

Drawing name: \\Kimley-horn.com\se_alp\1AMT_Civil\014502000_5555 Windward Parkway\CAD\Exhibits_Zoning Site Plan\ZP-1 ZONING SITE PLAN.dwg Zoning Site Plan Nov 01, 2021 12:38pm by: Monica.Lester

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY
Case #: _____
PH #: _____
☐ Property Taxes & Code Violations Verified
☐ Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT • 2 PARK PLAZA • ALPHARETTA, GA 30009

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

Contact Information:

Contact Name: SWVP Alpharetta LLC 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: 5555 Windward Parkway, Alpharetta Georgia 30004 Current Zoning: O-I

District: 02 Section: 2 Land Lot: 1186, 1187, 1190, 1191 Parcel ID: 22529011910520

Proposed Zoning: MU Current Use: Office

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

- ■ Conditional Use — MU Zoning: For Sale & For Rent Residential; Hotel
- ■ Rezoning — O-I to MU
- ■ Variance
- ☐ Exception
- ■ Master Plan Amendment — Amend Oxford Green Master Plan
- ☐ Comprehensive Plan Amendment
- ☐ Master Plan Review
- ☐ Public Hearing
- ☐ Other *(Specify)*:

Applicant Request And Intent

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

Please see attached.

Applicant's Request (Please itemize the proposal):

Rezoning
Master Plan Amendment
Conditional Use Permit
Variance

Please see attached for additional information and descriptions.

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

Please 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.

Board Of Zoning Appeals Review Criteria

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

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

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

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

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

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

Sign Variance Review Criteria

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

- ☐ Yes
- ☐ No

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

- ☐ Yes
- ☐ No

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

- ☐ Yes
- ☐ No

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

- ☐ Yes
- ☐ No

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

- ☐ Yes
- ☐ No

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

- ☐ Yes
- ☐ No

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

- ☐ Yes ☐ No

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: SWVP Alpharetta LLC c/o Julie Sellers Telephone: 404-665-1242

Address: 1776 Peachtree Street, NW Suite: 415-S

City Atlanta State: GA Zip: 30309 -

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: Joe Bucher Telephone: (615) 622-7712

Address: Southwest Value Partners 161 Rosa L. Parks Blvd. Suite:

City Nashville State: TN Zip: 37203 -

So Sworn and Attested:

Owner Signature: Date: 10/27/2021

Notary:

JILL TAYLOR NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Notary Signature: Taylor Date: 10-27-21

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: SWVP Alpharetta LLC

Subject Public Hearing Case: Multiple Requests for 5555 Windward Parkway

Comprehensive Land Use Plan Amendment | Master Plan Amendment
Rezoning | Conditional Use Permit

Campaign Contribution Information:

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

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

Name of Official: N/A Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

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

Signature: _____ Date: _____

MEASURED LEGAL DESCRIPTION

ALL THAT TRACT OF LAND LYING IN LAND LOTS 1186, 1187, 1190 AND 1191 OF THE 2ND DISTRICT, 2ND SECTION OF FULTON COUNTY, GEORGIA, IN THE CITY OF ALPHARETTA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH REBAR WITH CAP FOUND AT THE SOUTHWEST END OF THE MITERED RIGHT-OF-WAY LINE AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF WESTSIDE PARKWAY (100-FOOT RIGHT-OF-WAY) WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF WINDWARD PARKWAY (VARIABLE RIGHT-OF-WAY PER UNRECORDED SALES AGREEMENT); THENCE ALONG SAID MITERED RIGHT-OF-WAY LINE NORTH 51°34'16" EAST A DISTANCE OF 79.53 FEET TO A 1/2-INCH REBAR WITH CAP SET; THENCE FOLLOWING SAID SOUTHERLY RIGHT-OF-WAY LINE OF WINDWARD PARKWAY THE FOLLOWING 30 COURSES AND DISTANCES: SOUTH 74°44'09" EAST A DISTANCE OF 17.07 FEET TO A 1/2-INCH REBAR WITH CAP SET, SOUTH 58°39'05" EAST A DISTANCE OF 13.02 FEET TO A 1/2-INCH REBAR WITH CAP SET, SOUTH 72°22'56" EAST A DISTANCE OF 93.41 FEET TO A 1/2-INCH REBAR WITH CAP SET, SOUTH 17°48'11" WEST A DISTANCE OF 9.00 FEET TO A 1/2-INCH REBAR WITH CAP SET, SOUTH 72°22'56" EAST A DISTANCE OF 27.00 FEET TO A 1/2-INCH REBAR WITH CAP SET, NORTH 17°48'11" EAST A DISTANCE OF 9.00 FEET TO A 1/2-INCH REBAR WITH CAP SET, SOUTH 72°22'52" EAST A DISTANCE OF 180.06 FEET TO A 1/2-INCH REBAR WITH CAP SET, SOUTH 17°37'00" WEST A DISTANCE OF 5.99 FEET TO A 1/2-INCH REBAR WITH CAP SET, SOUTH 72°23'00" EAST A DISTANCE OF 6.00 FEET TO A 1/2-INCH REBAR WITH CAP SET, NORTH 17°37'00" EAST A DISTANCE OF 5.99 FEET TO A 1/2-INCH REBAR WITH CAP SET, SOUTH 72°23'00" EAST A DISTANCE OF 174.17 FEET TO A 1/2-INCH REBAR WITH CAP SET, FOLLOWING THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 252.43 FEET (SAID ARC HAVING A RADIUS OF 1149.01 FEET AND BEING SUBTENDED BY A CHORD OF SOUTH 78°40'38" EAST A DISTANCE OF 251.92 FEET) TO A 1/2-INCH REBAR WITH CAP SET, SOUTH 85°16'04" EAST A DISTANCE OF 15.46 FEET TO A 1/2-INCH REBAR WITH CAP SET, SOUTH 86°16'29" EAST A DISTANCE OF 20.73 FEET TO A 1/2-INCH REBAR WITH CAP SET, SOUTH 85°51'38" EAST A DISTANCE OF 19.34 FEET TO A 1/2-INCH REBAR WITH CAP SET, SOUTH 87°50'24" EAST A DISTANCE OF 43.26 FEET TO A 1/2-INCH REBAR WITH CAP SET, SOUTH 89°01'50" EAST A DISTANCE OF 43.27 FEET TO A 1/2-INCH REBAR WITH CAP SET, NORTH 88°57'03" EAST A DISTANCE OF 37.64 FEET TO A 1/2-INCH REBAR WITH CAP SET, NORTH 88°49'08" EAST A DISTANCE OF 16.52 FEET TO A 1/2-INCH REBAR WITH CAP SET, NORTH 87°15'39" EAST A DISTANCE OF 14.32 FEET TO A 1/2-INCH REBAR WITH CAP SET, SOUTH 02°47'32" EAST A DISTANCE OF 11.54 FEET TO A 1/2-INCH REBAR WITH CAP SET, NORTH 86°42'28" EAST A DISTANCE OF 26.22 FEET TO A 1/2-INCH REBAR WITH CAP SET, NORTH 03°47'32" WEST A DISTANCE OF 11.21 FEET TO A 1/2-INCH REBAR WITH CAP SET, NORTH 85°29'53" EAST A DISTANCE OF 33.92 FEET TO A 1/2-INCH REBAR WITH CAP SET, NORTH 84°25'03" EAST A DISTANCE OF 36.62 FEET TO A 1/2-INCH REBAR WITH CAP SET, NORTH 82°26'45" EAST A DISTANCE OF 54.04 FEET TO A 1/2-INCH REBAR WITH CAP SET, SOUTH 07°52'15" EAST A DISTANCE OF 15.03 FEET TO A 1/2-INCH REBAR WITH CAP SET, NORTH 78°19'54" EAST A DISTANCE OF 126.82 FEET TO A 1/2-INCH REBAR WITH CAP SET, NORTH 13°44'12" WEST A DISTANCE OF 15.92 FEET TO A 1/2-INCH REBAR WITH CAP SET, NORTH 76°15'48" EAST A DISTANCE OF 9.00 FEET TO A 1/2-INCH REBAR WITH CAP SET AND NORTH 75°26'02" EAST A DISTANCE OF 27.27 FEET TO A 1/2-INCH REBAR WITH CAP SET, SAID POINT BEING LOCATED SOUTH 17°02'44" WEST A DISTANCE OF 7.42 FEET FROM A 1/2-INCH REBAR WITH CAP FOUND; THENCE LEAVING SAID RIGHT-OF-WAY LINE AND FOLLOWING THE DIVISION LINE BETWEEN HEWLETT PACKARD ENTERPRISE COMPANY (PER DEED BOOK 55201, PAGE 296, FULTON COUNTY, GEORGIA, RECORDS) TO THE WEST AND 5575 WINDWARD ALPHARETTA GA, LLC (PER DEED BOOK 60574, PAGE 369, AFORESAID RECORDS) TO THE EAST AND THE DIVISION LINE BETWEEN SAID HEWLETT PACKARD ENTERPRISE COMPANY TO THE WEST AND SOUTH, RESPECTIVELY AND LSREF3/AH CHICAGO, LLC (PER DEED BOOK 54453, PAGE 204, AFORESAID RECORDS) TO THE EAST AND NORTH, RESPECTIVELY, THE FOLLOWING 3 COURSES AND DISTANCES: SOUTH 02°16'16" WEST A DISTANCE OF 438.39 FEET TO A PK NAIL FOUND, SAID POINT BEING LOCATED NORTH 72°36'32" WEST, A DISTANCE OF 1.80 FEET FROM A PK NAIL FOUND, SOUTH 15°10'20" WEST A DISTANCE OF 65.05 FEET TO A 1/2-INCH REBAR FOUND AND SOUTH 80°34'40" EAST A DISTANCE OF 369.37 FEET TO A 1/2-INCH REBAR FOUND ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF U.S. 19 / S.R. 400 (VARIABLE RIGHT-OF-WAY; THENCE LEAVING SAID DIVISION LINE AND FOLLOWING SAID RIGHT-OF-WAY LINE THE FOLLOWING 5 COURSES AND DISTANCES: SOUTH 10°57'21" WEST A DISTANCE OF 7.26 FEET TO A CONCRETE MONUMENT FOUND, SOUTH 22°40'41" WEST A DISTANCE OF 169.68 FEET TO A 1/2-INCH REBAR FOUND, SOUTH 06°29'38" WEST A DISTANCE OF 177.44 FEET TO A CONCRETE MONUMENT FOUND, SOUTH 26°02'43" WEST A DISTANCE OF 59.49 FEET TO A CONCRETE MONUMENT FOUND, AND SOUTH 26°34'58" WEST A DISTANCE OF 580.61 FEET TO A 1/2-INCH REBAR FOUND; THENCE LEAVING SAID RIGHT-OF-WAY LINE AND FOLLOWING THE DIVISION LINE BETWEEN SAID HEWLETT PACKARD ENTERPRISE COMPANY TO THE NORTH AND THE DEVELOPMENT AUTHORITY OF FULTON COUNTY (PER DEED BOOK 42946, PAGE 434, AFORESAID RECORDS) TO THE SOUTH THE FOLLOWING 14 COURSES AND DISTANCES: NORTH 68°45'09" WEST A DISTANCE OF 238.17 FEET TO A 1/2-INCH REBAR WITH CAP FOUND, NORTH 72°25'58" WEST A DISTANCE OF 131.91 FEET TO A POINT, SAID POINT BEING LOCATED A DISTANCE OF 0.18 FEET NORTHEAST OF A 1/2-INCH REBAR FOUND, SOUTH 17°34'02" WEST A DISTANCE OF 118.55 FEET TO A POINT, SAID POINT BEING LOCATED A DISTANCE OF 0.22 FEET NORTH OF A 1/2-INCH REBAR FOUND, NORTH 72°37'28" WEST A DISTANCE OF 609.99 FEET TO A 1/2-INCH REBAR WITH CAP FOUND, SOUTH 71°32'49" WEST A DISTANCE OF 7.46 FEET TO A 1/2-INCH REBAR WITH CAP SET, SOUTH 68°19'13" WEST A DISTANCE OF 50.00 FEET TO A 1/2-INCH REBAR WITH CAP SET, SOUTH 67°25'26" WEST A DISTANCE OF 48.11 FEET TO A 1/2-INCH REBAR WITH CAP SET, SOUTH 74°58'49" WEST A DISTANCE OF 31.10 FEET TO A 1/2-INCH REBAR WITH CAP SET, FOLLOWING THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 213.96 FEET (SAID ARC HAVING A RADIUS OF 185.69 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 72°00'35" WEST A DISTANCE OF 202.32 FEET) TO A 1/2-INCH REBAR WITH CAP SET, NORTH 38°59'58" WEST A DISTANCE OF 191.60 FEET TO A 1/2-INCH REBAR FOUND, NORTH 31°39'08" WEST A DISTANCE OF 91.35 FEET TO A 1/2-INCH REBAR WITH CAP SET, FOLLOWING THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 76.09 FEET (SAID ARC HAVING A RADIUS OF 104.08 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 52°35'52" WEST A DISTANCE OF 74.41 FEET) TO A 1/2-INCH REBAR WITH CAP SET, NORTH 73°32'37" WEST A DISTANCE OF 79.12 FEET TO A 1/2-INCH REBAR WITH CAP SET, FOLLOWING THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 126.24 FEET (SAID ARC HAVING A RADIUS OF 209.99 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 56°19'17" WEST A DISTANCE OF 124.35 FEET) TO A 1/2-INCH REBAR WITH CAP SET AND NORTH 39°05'57" WEST A DISTANCE OF 139.63 FEET TO A POINT OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF WESTSIDE PARKWAY (100-FOOT RIGHT-OF-WAY), SAID POINT BEING LOCATED A DISTANCE OF 0.20 FEET SOUTHEAST OF A PK-NAIL FOUND; THENCE LEAVING SAID DIVISION LINE AND FOLLOWING SAID RIGHT-OF-WAY LINE THE FOLLOWING 4 COURSES AND DISTANCES: FOLLOWING THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 651.71 FEET (SAID ARC HAVING A RADIUS OF 1004.93 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 36°27'35" EAST A DISTANCE OF 640.35 FEET) TO A 1/2-INCH REBAR WITH CAP SET, NORTH 17°52'52" EAST A DISTANCE OF 238.01 FEET TO A 1/2-INCH REBAR WITH CAP FOUND, SOUTH 72°07'09" EAST A DISTANCE OF 5.00 FEET TO A 1/2-INCH REBAR WITH CAP FOUND AND NORTH 17°52'51" EAST A DISTANCE OF 172.02 FEET BACK TO THE **POINT OF BEGINNING.**

CONTAINING 2,258,944 SQUARE FEET OR 51.858 ACRES.

Letter of Intent and Impact Analysis

City of Alpharetta

Rezoning Application
Master Plan Amendment
Conditional Use Permit Application
Variance Application

Applicant:
SWVP Alpharetta, LLC

Property:
5555 Windward Parkway
Alpharetta, GA 30004

Parcel ID Number:
22 529011910520

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

I. INTRODUCTION

This application is for approval of a new mixed-use development, Continuum Alpharetta. The subject property is approximately 51.88 acres of land located at the intersection of Windward Parkway and Westside Parkway (the "Property"). The Property consists of one parcel, Parcel ID 22 529011910520. The Property is currently zoned O-I (Office Institutional) and is part of the Oxford Green Master Plan. Despite an extensive mix of uses and significant development in the surrounding area, the Property exists as an underdeveloped corporate office campus.

The applicant and property owner, SWVP Alpharetta, LLC ("Applicant"), submits this application to expand upon the existing office building and activate the campus with: (1) 1,028,500 square feet of new office space; (2) 517,399 square feet of existing/renovated office buildings; (3) 77,600 square feet of commercial and retail space integrated strategically throughout the Property; (4) a boutique hotel containing 218 rooms, (5) 570 residential units including: 82 "For Sale" and 488 "For Rent", (6) a community village green, and (7) significant parks and greenspace with multiuse paths.

The Applicant requests the approval of the following requests to allow for the development of Continuum Alpharetta: (1) a Rezoning of the Property from O-I to MU (Mixed Use); (2) an amendment to the Oxford Green Master Plan to reflect the proposed zoning and development changes; (3) Conditional Use Permits for "For Rent" residential dwellings, "For Sale" residential dwellings, and a hotel; and (4) a variance to reduce the 5' landscape strip along the southern boundary to 0' due to existing conditions of the adjacent property's entrance.

Property Background

In 1987, the City approved conditions for Phase II of the Oxford Green Master Plan, which includes the Property as Tract A. Under the master plan there are a variety of allowable uses. However, given the length of time since the approval, the existing zoning does not reflect current development patterns and mixture of uses to provide for a quality, Class-A mixed-use development. Alpharetta's 2020 population is 21 times greater than the population in 1980.[1] Given the growth, updates to older master plans are needed to reflect Alpharetta's future.

The Property is currently used as a Hewlett Packard Enterprise corporate office. With more than 50 acres, the existing buildings and nearly 2,000 parking spaces, the Property is prime for redevelopment and adaption into a modern community.

On October 25, 2021, the City adopted its Comprehensive Plan, Horizon 2040. Continuum Alpharetta aligns with the City's vision for growth and strategic development. Specifically, the Property's future land use designation is Mixed Use (MU). The zoning districts that are compatible with the MU include Community Unit Plan (CUP), Mixed-Use (MU), and Downtown Mixed-Use (DT-MU). The current zoning of O-I is not consistent with Alpharetta's designation of the MU future land use. As set forth below, the approval of this request will allow the Property to be developed in accordance with the future vision for the area.

---

[1] Horizon 2040 p. 14.

II. DEVELOPMENT INFORMATION

Continuum Alpharetta is designed to compliment and support the high-quality design and experience that propelled Alpharetta into a signature community in the region. The City recognizes the need for retrofitting office developments with amenities to increase marketability.[2] By a unique and innovative update of the existing Hewlett Packard campus, the office focus will remain integral to the development. As demonstrated in the plans, the existing building will be updated to break up the massing and update design to create connectivity from the corner of Windward Parkway and Westside Parkway into the community. The new office/retail and Corner Grove transforms the Property from an auto-focused, hidden corporate campus to a vibrant community with significant pedestrian connectivity and open space.

The proposed mix of residential and non-residential uses conforms to modern development trends and employer priorities, as demonstrated by the significant development and transition in the area in recent years. Frequently, restaurants and ancillary retail are attached to or within close walking distance to the offices. These developments require a residential component to supplement the daytime traffic associated with the offices by creating nighttime traffic for the restaurants and retail. In light of these development trends and desires of employees, Continuum Alpharetta encourages full use of the Property, through daytime office use, nighttime residential use, and corresponding restaurant, retail, and hotel uses. The Village Green is a focal point of the community and sets the stage for the strategic use the topography and integration of multiuse trails with parks and green space.

Continuum Alpharetta reflects the walkable mixed-use, active redevelopment suggested in the new Horizon 2040 plan for the future growth of the City and its prior area of Windward Parkway.[3]

III. IMPACT ANALYSIS

The Applicant's proposed development fully satisfies the criteria set forth in the City's Code. For these reasons, the Applicant respectfully requests its application be granted as submitted.

A. Rezoning Request from O-I to MU

The Applicant satisfies all the criteria for rezoning as set forth in the Alpharetta Unified Development Code ("UDC"), Section 4.2.3 and the Alpharetta Public Hearing Application Form.

1) How will this proposal be compatible with surrounding properties?

The proposed rezoning to MU is compatible with surrounding properties, which are zoned O-I, C-1, C-2, CUP, MU, R-12, and R-10M and will positively impact the surrounding community. Recent development in the area and the policies established by

[2] Horizon 2040 p. 48.
[3] Horizon 2040 p. 60.

Horizon 2040 render the existing O-I (Office-Institutional) zoning unsuitable and inconsistent with the surrounding area. The addition of new office, residential, retail, restaurants and a hotel in this area will promote a more vibrant mix of uses and provide a greater variety of housing options within the City. The property's proximity to Highway 400, Avalon, and the Alpha Loop trail make it ideally situated for Continuum Alpharetta's mixture of uses.

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

The proposed rezoning to MU will have no adverse impact on the use or value of surrounding properties. On the contrary, Continuum Alpharetta and the mixture of uses proposed will both compliment and enhance the value and use of surrounding properties.

3) Can the property be developed for a reasonable economic use as currently zoned?

The Property has no reasonable economic use as currently zoned. The current O-I zoning is no longer consistent with development patterns in the surrounding area nor the vision reflects in the City's Horizon 2040 plan. The current office tenants require a more robust mixture of amenities to attract and maintain talent.

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

The proposed development will have a nominal impact upon the population and traffic in the area. Any increase in population as a result of the residential apartments is consistent with residential development in the surrounding area.

With regard to traffic, the City's current infrastructure is equipped to provide adequate access and handle any traffic associated with the proposed mixed-use development. The Applicant will work with the City if infrastructure upgrades are determined to be necessary.

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

A nominal amount of students may be generated by the residential use. Because the target market is primarily young professions without dependents or empty nesters looking for a low-maintenance alternative to a single-family home, the Applicant anticipates little, if any, impact on schools.

Public services and public facilities, including water and sewer, are currently available for the Property and are sufficient to accommodate the proposed development. While the Applicant is not aware of any burden on public services or public facilities related to the proposed development, the Applicant is willing to address any issues that may arise with the City and appropriate service providers.

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

The Horizon 2040 plan and Future Land Use Map designate the Property as MU. The current O-I zoning of the Property is not consistent with the City's Comprehensive Plan or Future Land Use Map. Approval of the rezoning is consistent with the City's stated vision for the growth of this area.

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

Changed and changing conditions in the area as well as the demands of office tenants support the proposed rezoning and mixed-use development. To continued attracting top corporate residents in Alpharetta, the Windward corridor must develop amenities and create a sense of place for the modern community with significant office uses. The proposed rezoning will facilitate this transition and the vision for the area contained in Horizon 2040.

B. <u>Master Plan Amendment Request</u>

The Applicant respectfully requests an amendment to its Master Plan, to modify the plan currently imposed upon the Property. The Oxford Green Master Plan Phase II was approved with conditions on October 26, 1987, containing three separate O-I zoned tracts with different permitted densities.

The Applicant now seeks to amend the Master Plan as it applies to the Property to reflect the proposed mixed use campus, including new development blocks and renovations to the existing office buildings so as to include: (1) 1,028,500 square feet of new office space; (2) 517,399 square feet of renovated office space in the currently existing campus buildings; (3) 77,600 square feet of retail space integrated strategically throughout the Property; (4) a boutique hotel containing 218 rooms, (5) 82 "For Sale" residential townhouses, (6) 496 Class-A "For Rent" residential units, (7) a community village green, and (8) significant additional greenspace with nature trails.

As set forth in Section 2.2.20(E), the following shall be considered when reviewing an MU master plan:

1) Retail, restaurant, office, and personal service uses at ground level;
2) Pedestrian connectivity to all uses;
3) Large parking areas below grade, in decks or screened. Design efforts to provide shared parking will also be considered;
4) Accommodations for public transportation;
5) Buildings that face or appear to face public roadways;
6) Appearance standards for buildings and structured parking;
7) Limitations on uninterrupted building elevations;
8) Creation of vistas and view corridors within development;

9) Focal point features at prominent locations and ends of vistas;
10) Incorporation of natural site features;
11) Block lengths conducive to pedestrian traffic;
12) Detention and retention facilities designed to be aesthetically pleasing;
13) Creative methods for stormwater management to provide additional open space;
14) Attractive and usable street furniture in public spaces;
15) Emphasis on a high quality landscape plan; and
16) Number of office jobs internally captured on-site.

As demonstrated by the Applicant's enclosed plans, each of the 16 criteria are being satisfied. Continuum Alpharetta is creating a community that will elevate the identity of this important intersection and activate the corner. The series of parks and green spaces enhance the overall experience of those working, living and enjoying the variety of uses included in the plan. The design of the community intentionally creates a sense of identity and connectivity.

C. Conditional Use Requests

The Applicant satisfies all the criteria for a conditional use as set forth in the Alpharetta Unified Development Code ("UDC"), Section 4.2.3(B) and 2.2(a) to allow for a hotel, 'for rent' residential units and 'for sale' residential units. The hotel and residential uses are compatible and complimentary to the office use of the Property.

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;**

   Continuum Alpharetta provides several points of ingress and egress for both vehicular and pedestrian traffic. The vehicular access points are along Westside and Windward Parkways with a new series of tree-lined grid street system through the Property intentionally designed to control traffic flow. The addition of the multiuse path allows for enjoyment of the parks and significant green spaces through the development. The vehicular and pedestrian hotel and residential users will have multiple safe options for access.

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. Adequate parking has been provided on site for all of the uses. Finally, the Applicant will install buffers and

screening to enhance the aesthetics of the site and mitigate the development's impact on any surrounding neighbors.

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 hotel and residential uses will not have a negative impact on the surrounding neighborhood. In fact, Continuum Alpharetta, including the hotel guest and residents will be a benefit to the surrounding area by transforming an underutilized primary parking lot into a vibrant community with a strong sense of place.

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 the hotel and residential units. The proposed mixed-use project is consistent with the development patterns in the surrounding area.

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

Development of the hotel and residential units in Continuum Alpharetta will not impede normal development in the surrounding area. Applicant's proposal is consistent with surrounding mixture of development and land uses recommended in Horizon 2040. The addition of the residential and hotel use will benefit surrounding office uses.

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 hotel and residential uses are required for the blend of uses demanded by new corporate office tenants. By created the community that includes housing options the Continuum Alpharetta can achieve the development goals recognized for the area's future growth.

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

The requested residential and hotel uses as proposed in Continuum Alpharetta's site plan is consistent with the desired pattern of mixed-use, pedestrian-oriented growth demonstrated in Horizon 2040 and mixed-use developments in the City.

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.**
   The site has been designed to provide adequate access and connectivity to and between the proposed buildings. Continuum Alpharetta was intentionally and carefully designed the site to provide the amenities required to attract top tier employers and to create a high-quality sense of identity, including the hotel and residential uses.

2. **Property access.**
   The site has been designed to provide adequate access and connectivity to and between the proposed uses, including the residential and hotel uses.

3. **Hours of operation of the business.**
   The residential and hotel buildings will be accessible to residents at all hours of the day as is customary for the uses.

4. **Vehicular trips generated by the use.**
   The number of vehicular trips generated by the residential and hotel use will be included in the traffic study as part of the concurrent DRI review.

5. **Impact of the use on surrounding properties.**
   The proposed residential and hotel use is compatible with surrounding properties and is a critical component to the balanced mixture of uses to create Continuum Alpharetta as a new community setting a high design standard for the Windward Parkway corridor. The addition of residential options promotes a more vibrant mix of uses and provide a greater variety of housing options within the City. The Property's location and office presence, supports the need for a boutique hotel.

6. **Impact of the use on the natural features of the site.**
   The residential and hotel uses 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 new residential and hotel options.

D. Variance Request – Section 3.2.8(D)(4)

As reflected in the attached plans, there is a 10-foot landscape buffer along the majority of the southern property line. Section 3.2.8(D)(4), requires a 5-foot landscape strip along property line which do not adjoin a public right-of-way or private road. Because the access into the adjacent parcel is a driveway utilized for vehicular traffic, a 5-foot landscape strip cannot be installed where the property line overlaps the entrance. As such, Applicant request a variance from the strict application of Section 3.2.8(D)(4) to allow the reduction of the landscape strip from 5' to 0'.

IV. 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

Julie L. Sellers
R. Baxter Russell
Attorneys 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.

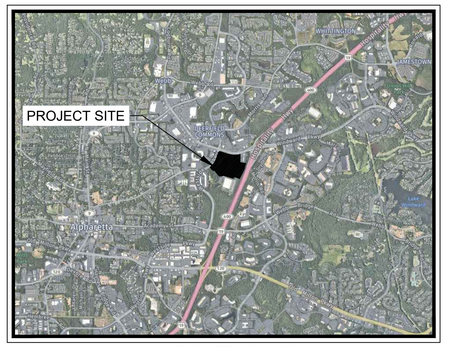
A denial of this application would be unconstitutional. This notice is being given to comply with the provisions of O.C.G.A. § 36-33-5 to afford the City an opportunity to approve the rezoning and other applications as requested by the Applicant. If action is not taken by the City to approve the rezoning 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.

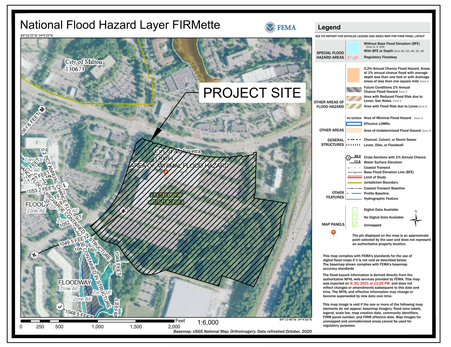
LEGEND:

- PROPERTY LINE
- BUILDING SETBACK
- LANDSCAPE BUFFER
- 12' WIDE MULTI-USE TRAIL
- EXISTING BUILDING
- PROPOSED BUILDING
- PROPOSED PARKING DECK
- (10) PARKING COUNT



VICINITY MAP

NOT TO SCALE



FEMA MAP

THE PROJECT SITE DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FIRM PANEL 13121C0059F DATED 09/18/2013.

DEVELOPMENT SUMMARY:

SITE SUMMARY:

CURRENT ZONING:	O-I (OFFICE INSTITUTIONAL)
PROPOSED ZONING:	MU (MIXED USE)
SITE AREA:	51.86 ACRES

PROPOSED BUILDING SETBACK:

FRONT (WINDWARD PKWY):	20 FT
FRONT (WESTSIDE PKWY):	20 FT
SIDE:	10 FT

PROPOSED LANDSCAPE SETBACK:

FRONT (WINDWARD PKWY):	20 FT (OFF R/W LINE)
FRONT (WESTSIDE PKWY):	20 FT (OFF R/W LINE)
SIDE:	10 FT

PROPOSED LAND USES & DENSITIES:

'FOR RENT' RESIDENTIAL	488 UNITS
'FOR SALE' RESIDENTIAL	82 UNITS
RETAIL	77,600 GSF
HOTEL	218 KEYS
OFFICE	1,545,899 GSF

PARKING SUMMARY:

REQUIRED PARKING:	**7,665 SPACES** (TOTAL)
'FOR RENT' RESIDENTIAL (488 UNITS)	782 SPACES (1.5/UNIT FOR 1 BR, 1.0/BEDROOM FOR 2+ BR)
'FOR SALE' RESIDENTIAL (82 UNITS)	82 SPACES (1.0/BEDROOM FOR 2+BR)
RETAIL (77,600 GSF)	388 SPACES (1.0/200 GSF RETAIL)
HOTEL (218 ROOMS)	229 SPACES (1.0/RM + 1.0/20 RMS)
OFFICE (1,545,899 GSF)	6,184 SPACES (1.0/250 GSF)
PROPOSED PARKING:	**7,875 SPACES** (TOTAL)
STRUCTURE PARKING	7,623 SPACES
ON STREET PARKING	252 SPACES

OPEN SPACE REQUIREMENTS:

CIVIC SPACE:	**5.19 ACRES (10% SITE AREA)**
AMENITY SPACE:	**2.59 ACRES (5% SITE AREA)**

PROPOSED OPEN SPACE:

CIVIC SPACE:	**5.93 ACRES (238,363 SF)**
SQUARE:	1.76 ACRES (76,717 SF)
PLAZA:	0.69 ACRES (29,962 SF)
POCKET PARK:	0.77 ACRES (33,475 SF)
MULTI-USE TRAIL:	2.71 ACRES (98,209 SF)
AMENITY SPACE:	**2.98 ACRES (129,939 SF)**
YARDS AND LAWNS:	0.85 ACRES (37,215 SF)
STREAM BUFFERS:	2.13 ACRES (92,724 SF)

SITE PLAN NOTE:

THE BUILDING FOOTPRINTS, DRIVEWAY LOCATIONS, OPEN SPACE LOCATIONS, SIDEWALK DESIGNS AND LOCATIONS, AND PARKING LOCATIONS ON THIS SITE PLAN ARE FOR ILLUSTRATIVE PURPOSES. THEIR SHAPES, LOCATIONS, AND AMOUNTS MAY VARY AS ALLOWED BY THE SITE DATA TABLE AND THE MU REGULATIONS.

STORMWATER MANAGEMENT NOTE:

SITE WILL CONTAIN ONSITE STORMWATER CONTROLS TO MEET ALL LOCAL AND STATE REQUIREMENTS. THIS MAY INCLUDE THE COMBINATION OF SEVERAL COMPONENTS PROVIDING RUNOFF REDUCTION, CHANNEL PROTECTION, OVERBANK FLOODING PROTECTION, AND WATER QUALITY CONTROL PER THE CODE REQUIREMENTS.

EXISTING CONDITIONS AND TREE SURVEY NOTE:

EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY PROVIDED BY LECRAW ENGINEERING, DATED 06/29/2021.

A TREE EXHIBIT PROVIDED BY LECRAW ENGINEERING, DATED 10/22/2021, AND AN ARBORIST REPORT PROVIDED BY OUTDOOR SPACES, DATED 09/15/2021, ARE PROVIDED AS SEPARATE DOCUMENTS.

VARIANCES:

1. REDUCE 5' LANDSCAPE STRIP TO 0' ALONG SOUTHERN PROPERTY BOUNDARY

LINE TABLE		
LINE	LENGTH	BEARING
L1	79.53	N51°34'15.82"E
L2	17.07	S74°44'09.25"E
L3	13.02	S58°39'05.25"E
L4	93.41	S72°22'56.25"E
L5	9.00	S17°48'10.75"W
L6	27.00	S72°22'56.25"E
L7	9.00	N17°48'10.75"E
L8	180.06	S72°22'52.25"E
L9	5.99	S17°36'59.75"W
L10	6.00	S72°23'00.25"E
L11	5.99	N17°36'59.75"E
L12	174.17	S72°23'00.25"E
L14	15.46	S85°16'04.25"E
L15	20.73	S86°16'29.25"E
L16	19.34	S85°51'38.25"E
L17	43.26	S87°50'24.25"E
L18	43.27	S89°01'50.25"E
L19	37.64	N88°57'02.75"E

LINE TABLE		
LINE	LENGTH	BEARING
L20	16.52	N88°49'07.75"E
L21	14.32	N87°15'38.75"E
L22	11.54	S2°47'32.02"E
L23	26.22	N86°42'27.98"E
L24	11.21	N3°47'32.02"W
L25	33.92	N85°29'52.75"E
L26	36.62	N84°25'02.75"E
L27	54.04	N82°26'44.75"E
L28	15.03	S7°52'15.25"E
L29	126.82	N78°19'53.75"E
L30	15.92	N13°44'12.25"W
L31	9.00	N76°15'47.75"E
L32	27.27	N75°26'01.75"E
L33	438.39	S2°16'15.60"W
L34	65.05	S15°10'19.60"W
L35	369.37	S80°34'40.40"E
L36	7.26	S10°57'21.03"W
L37	169.68	S22°40'41.38"W

LINE TABLE		
LINE	LENGTH	BEARING
L38	177.44	S6°29'37.59"W
L39	59.49	S26°02'42.90"W
L40	580.61	S26°34'58.22"W
L41	238.17	N68°45'09.49"W
L42	131.91	N72°25'58.07"W
L43	118.55	S17°34'01.93"W
L44	609.99	N72°37'28.07"W
L45	7.46	S71°32'48.90"W
L46	50.00	S68°19'12.89"W
L47	48.11	S67°25'25.89"W
L48	31.10	S74°58'48.89"W
L50	191.60	N38°59'58.11"W
L51	91.35	N31°39'08.25"W
L53	79.12	N73°32'37.25"W
L55	139.63	N39°05'57.25"W
L57	238.01	N17°52'52.34"E
L58	5.00	S72°07'09.18"E
L59	172.02	N17°52'50.82"E

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	1149.01'	252.43'	S78°40'38"E	251.92'	12°35'15"	126.72'
C2	185.69'	213.96'	N72°00'35"W	202.32'	66°01'09"	120.63'
C3	104.08'	76.09'	N52°35'52"W	74.41'	41°53'21"	39.84'
C4	209.99'	126.24'	N56°19'17"W	124.35'	34°26'43"	65.09'
C5	1004.93'	651.71'	N36°27'35"E	640.35'	37°09'26"	337.78'

GEORGIA811. Utilities Protection Center, Inc. Know what's below. Call before you dig.

GRAPHIC SCALE IN FEET
0 40 80 160

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GEORGIA 30009
PHONE (770) 619-4280
WWW.KIMLEY-HORN.COM

CLIENT
SWVP ALPHARETTA, LLC.
161 ROSA L. PARKS BOULEVARD,
NASHVILLE, TN 37203
PHONE: 858.480.2800

No.	REVISION DESCRIPTIONS	DATE	BY

PROJECT
CONTINUUM ALPHARETTA
5555 WINDWARD PARKWAY, ALPHARETTA, GA 30004
LAND LOT 1188, 1187, 1190, & 1191
2ND DISTRICT, 2ND SECTION

GEORGIA REGISTERED PROFESSIONAL ENGINEER JORDAN TAYLOR CORD
11/01/2021

GSWCC CERT. (LEVEL II)	0000076489
DRAWN BY	MCL
DESIGNED BY	JTC
REVIEWED BY	KRT
DATE	11/01/2021
PROJECT NO.	014502000

TITLE
ZONING PLAN

SHEET NUMBER
ZP-1

Drawing name: \\Kimley-horn.com\se_alp\1AMT_Civil\014502000_5555 Windward Parkway\CAD\Exhibits_Zoning Site Plan\ZP-1 ZONING SITE PLAN.dwg Zoning Site Plan Nov 01, 2021 12:38pm by: Monica.Lester

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

KEY LEGEND

- A EXISTING OFFICE
- B EXISTING OFFICE
- C EXISTING OFFICE
- D OFFICE / RETAIL
- E OFFICE / RETAIL
- F OFFICE / RESIDENTIAL
- G RESIDENTIAL / RETAIL
- H OFFICE / RETAIL / HOTEL
- I OFFICE
- J OFFICE
- K RESIDENTIAL



HGOR Gensler

MASTERPLAN **LANDSCAPE**

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: Continuum Mixed Use Campus at 5555 Windward Parkway

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 to property 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.*

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

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

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

DEVELOPMENT AUTHORITY OF ALPHARETTA
888 7TH AVE 4TH FL
NEW YORK NY 10019

LSREF3/AH CHICAGO LLC
2711 N HASKELL AVE SUITE 1700
DALLAS TX 75204

SCG DEERFIELD COMMONS LLC
3414 PEACHTREE RD STE 1160
ATLANTA GA 30326

DEVELOPMENT AUTHORITY OF ALPHARETTA
888 7TH AVE 4TH FL
NEW YORK NY 10019

DEVELOPMENT AUTHORITY OF FULTON CO
UNTY LESSEE
55 GLENLAKE PKWY
ATLANTA GA 30328

DEVELOPMENT AUTHORITY OF FULTON CO
UNTY
P.O. BOX 105005
ATLANTA GA 30348

PLAZA OUTPARCEL II LLC
P.O. BOX 1159
DEERFIELD IL 60015

HEWLETT PACKARD ENTERPRISE COMPANY
3000 HANOVER ST
PALO ALTO CA 94304

PLAZA STAR ASSOC LLC
1775 WOODSTOCK RD # 150
ROSWELL GA 30075

PLAZA OUTPARCEL I LLC
1792 WOODSTOCK RD #250B
ROSWELL GA 30075

PLAZA BUILDING F LLC
1792 WOODSTOCK RD #250B
ROSWELL GA 30075

INLAND DIVERSIFIED ALPHARETTA WIND
WARD L L C
250 RIVERCHASE PKWY STE 600
BIRMINGHAM AL 35244

ANDERSON JACKSON BURMA
12420 MORRIS RD
ALPHARETTA GA 30005-4166

GATEWAY WINDWARD II LLC
35 JOHNSON FERRY RD
MARIETTA GA 30068

MONTGOMERY ALICE
P.O. BOX 787
LEBANON TN 37088-0787

JACKSON LARRY JUNIOR
133 BUCK TRL
DAWSONVILLE GA 30534

BD FAMILY HOLDINGS LLC
5775 WINDWARD PKWY
ALPHARETTA GA 30004-4954

ANDERSON BURMA J
12420 MORRIS RD
ALPHARETTA GA 30005-4166

PLAZA OUTPARCEL IV LLC
1775 WOODSTOCK RD SUITE 150
ROSWELL GA 30075

MARTA
2424 PIEDMONT RD NE
ATLANTA GA 30324

SCG DEERFIELD COMMONS LLC
3414 PEACHTREE RD STE 1160
ATLANTA GA 30326

HIGHWOODS FORSYTH LTD PRTNSHP
P. O. BOX 450233 ST
ATLANTA GA 31145

HOSPITALITY INVESTMENT GROUP LLC
5455 WINDWARD PKWY
ALPHARETTA GA 30004

OXFORD GREEN PROPERTY OWNERS ASSN
INC
11095 HOUZE RD
ROSWELL GA 30076-1407

PIONEER REAL ESTATE DEV CO
4652 UNION HWY
GAFFNEY SC 29340

H P T R I PROP TRUST
P.O. BOX 579
LOUISVILLE TN 37777-0579

TSO LAKEVIEW LP
1401 PEACHTREE ST NE STE 400
ATLANTA GA 30309

GATEWAY WINDWARD II LLC
35 JOHNSON FERRY RD
MARIETTA GA 30068

MANUS GLENN E
80 SPRING PLACE DR
JASPER GA 30143

MARTA
2424 PIEDMONT RD NE
ATLANTA GA 30324-3330

Alpharetta
GEORGIA • USA

Real Estate

View Bill

As of	10/20/2021
Bill Year	2020
Bill	2020542
Owner	HEWLETT PACKARD ENTERPRISE COM
Parcel ID	22 -5290-1191-052-0

View payments/adjustments

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	12/1/2020	$123,401.44	$123,401.44	$0.00	$0.00	$0.00
TOTAL		$123,401.44	$123,401.44	$0.00	$0.00	$0.00

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Practi | Code | p.pdf | untitl | 3000(| 24x3(| 3000(| 24x3(| 3000(| 24x3(| Meet | Coun | City C | alpha | Code
open-alpharetta.opendata.arcgis.com/datasets/code-enforcement/explore?location=34.063086%2C-84.273100%2C13.91&showTable=true
Apps | ue | Appeals court rules... | Sec. 8.1.11. - Nonco... | Quarry penalised fo... | Reading list

ALPHARETTA

Filters
Code Enforcement

Filters | Styling

Filter as map moves

Location

5555 Windward

No results

Select attribute filters (7)

- Type Description — 3 values
- Number — 92 values
- Tag — 61 values
- Assigned To — 2 values
- Initiated Date — 3/30/2017 to 8/10/2021
- Location

Showing 25 of 79 rows

View Map

Ca Object Id	Type Description	Number	Tag	Status Code	Assigned To	Initiated Date	Location
1	Code Enforcement-Complaints	CE170033	Accessory Structures	OPEN		3/30/2017, 3:01 PM	12720 Bethany Roa
2	Code Enforcement-Trees	CE190025	Stop Work Order - Trees	OPEN		2/25/2019, 4:12 PM	1825 Mayfield Roa
3	Code Enforcement-Complaints	CE190036	Business vehicle in residentia...	OPEN		3/11/2019, 2:51 PM	11170 Wittenridge
4	Code Enforcement-Complaints	CE190043	Business vehicles in residenti...	OPEN		4/2/2019, 3:02 PM	10585 Kingsmark T
6	Code Enforcement-Complaints	CE190081	High Grass and Weeds-Rotti...	OPEN		8/6/2019, 9:07 AM	115 Laurelwood La
7	Code Enforcement-Complaints	CE190088	Stop Work Order	OPEN		8/15/2019, 4:10 PM	277 Mayfield Road
8	Code Enforcement-Complaints	CE190099	Structual Issues	OPEN		9/5/2019, 3:35 PM	44 Birch Rill Drive
9	Code Enforcement-Complaints	CE190100	Drainage Violation	OPEN		9/5/2019, 4:01 PM	160 North Main Str
10	Code Enforcement-Complaints	CE190107	Stop Work Order	OPEN		9/27/2019, 1:01 PM	10580 Tuxford Driv
11	Code Enforcement-Complaints	CE190108	Stop Work Order	OPEN		9/27/2019, 1:09 PM	1230 Tuscany Cour
12	Code Enforcement-Complaints	CE200004	Stop Work Order	OPEN		1/14/2020, 3:44 PM	1565 Highview Pin
13	Code Enforcement-Complaints	CE200008	Inoperable Vehicles	OPEN		1/29/2020, 3:59 PM	151 Wills Lane
14	Code Enforcement-Complaints	CE200011	Stop Work Order	OPEN		2/7/2020, 11:38 AM	710 Tate Drive
15	Code Enforcement-Complaints	CE200065	Deck in a State of Disrepair	OPEN	BESMITH	4/7/2020, 2:03 PM	1430 Hillcrest Heig
16	Code Enforcement-Complaints	CE200074	R/W trashcan overflowing	OPEN		4/9/2020, 3:09 PM	762 North Main Str
17	Code Enforcement-Complaints	CE200084	Complaint	OPEN	BSCHROEDER	5/6/2020, 3:55 PM	194 Mayfield Circle
18	Code Enforcement-Complaints	CE200097	STOP WORK ORDER, High G...	OPEN		5/27/2020, 3:18 PM	1031 Colony Drive

Type here to search
59°F Sunny
10:20 AM
10/20/2021

TREE SUMMARY

1	10" Chinese Elm
2	10" Chinese Elm
3	10" Red Maple
4	10" Red Maple
5	10" Red Maple
6	10" Red Maple
7	10" Red Maple
8	10" Red Maple
9	10" Red Maple
10	10" Red Maple
11	10" Red Maple
12	10" Red Maple
13	10" Red Maple
14	10" Red Maple
15	10" Red Maple
16	10" Red Maple
17	10" Pine
18	10" Pine
19	10" Pine
20	10" Tulip Poplar
21	10" Red Oak
22	10" Red Oak
23	11" River Birch
24	11" River Birch
25	11" Black Cherry
26	11" Black Cherry
27	11" Chinese Elm
28	11" Chinese Elm
29	11" Chinese Elm
30	11" Chinese Elm
31	11" Chinese Elm
32	11" Chinese Elm
33	11" Chinese Elm
34	11" Red Maple
35	11" Red Maple
36	11" Red Maple
37	11" Red Maple
38	11" Red Maple
39	11" Red Maple
40	11" Red Maple
41	11" Red Maple
42	11" Red Maple
43	11" Red Maple
44	11" Red Maple
45	11" Pine
46	11" Pine
47	11" Pine
48	11" Pine
49	11" Pine
50	11" Pine

51	11" Red Oak
52	11" Tulip Poplar
53	11" Tulip Poplar
54	11" Post oak
55	11" Red Oak
56	11" Red Oak
57	11" Trident Red Maple
58	11" White Oak
59	12" Black Cherry
60	12" Blackjack oak
61	12" Chinese Elm
62	12" Chinese Elm
63	12" Chinese Elm
64	12" Chinese Elm
65	12" Red Maple
66	12" Red Maple
67	12" Red Maple
68	12" Red Maple
69	12" Red Maple
70	12" Red Maple
71	12" Red Maple
72	12" Red Maple
73	12" Red Maple
74	12" Red Maple
75	12" Red Maple
76	12" Red Maple
77	12" Red Maple
78	12" Red Maple
79	12" Red Maple
80	12" Red Maple
81	12" Red Maple
82	12" Red Maple
83	12" Red Maple
84	12" Flowering Peach (Dead)
85	12" Pine
86	12" Pine
87	12" Pine
88	12" Pine
89	12" Pine
90	12" Pine
91	12" Pine
92	12" Tulip Poplar
93	12" River Birch
94	12" Willow Oak
95	12" Willow Oak
96	12" Willow Oak
97	12" Willow Oak
98	12" Willow Oak
99	12" Willow Oak
100	12" Willow Oak

101	12" Willow Oak
102	13" Chinese Elm
103	13" Chinese Elm
104	13" Crape Myrtle
105	13" Red Maple
106	13" Red Maple
107	13" Red Maple
108	13" Red Maple
109	13" Red Maple
110	13" Red Maple
111	13" Red Maple
112	13" Red Maple
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121	13" Red Maple
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124	13" Red Maple
125	13" Red Maple
126	13" Pine
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128	13" Pine
129	13" Pine
130	13" Pine
131	13" Pine
132	13" Pine
133	13" Pine
134	13" Pine
135	13" Pine
136	13" Pine
137	13" Pine
138	13" Tulip Poplar
139	13" Red Oak
140	13" Red Oak
141	13" Red Oak
142	13" Red Oak
143	13" Red Oak
144	13" River Birch
145	13" Trident Red Maple
146	13" White Oak
147	13" Willow Oak
148	13" Willow Oak
149	13" Willow Oak
150	13" Willow Oak

151	13" Willow Oak
152	14" Chinese Elm
153	14" Chinese Elm
154	14" Chinese Elm
155	14" Red Maple
156	14" Red Maple
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158	14" Red Maple
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160	14" Red Maple
161	14" Red Maple
162	14" Red Maple
163	14" Red Maple
164	14" Red Maple
165	14" Red Maple
166	14" Red Maple
167	14" Pine
168	14" Pine
169	14" Pine
170	14" Pine
171	14" Pine
172	14" Pine
173	14" Pine
174	14" Pine
175	14" Pine
176	14" Pine
177	14" Pine
178	14" Pine
179	14" Pine
180	14" Pine
181	14" Pine
182	14" Pine
183	14" Tulip Poplar
184	14" Tulip Poplar
185	14" Red Oak
186	14" River Birch
187	14" Willow Oak
188	14" Willow Oak
189	14" Willow Oak
190	14" Willow Oak
191	14" Willow Oak
192	14" Willow Oak
193	14" Willow Oak
194	14" Willow Oak
195	14" Willow Oak
196	14" Willow Oak
197	15" Bald Cypress
198	15" River Birch
199	15" River Birch
200	15" Chinese Elm

201	15" Chinese Elm
202	15" Red Maple
203	15" Red Maple
204	15" Red Maple
205	15" Red Maple
206	15" Red Maple
207	15" Red Maple
208	15" Red Maple
209	15" Red Maple
210	15" Red Maple
211	15" Red Maple
212	15" Red Maple
213	15" Red Maple
214	15" Red Maple
215	15" Red Maple
216	15" Red Maple
217	15" Pine
218	15" Pine1
219	15" Pine1
220	15" Pine
221	15" Pine
222	15" Pine
223	15" Pine
224	15" Pine
225	15" Pine
226	15" Pine
227	15" Pine
228	15" Pine
229	15" Pine
230	15" Pine
231	15" Pine
232	15" Pine
233	15" Pine
234	15" Pine
235	15" Pine
236	15" Pine
237	15" Pine
238	15" Pine
239	15" Pine
240	15" Pine
241	15" Tulip Poplar
242	15" Tulip Poplar
243	15" Red Oak
244	15" Red Oak
245	15" Red Oak
246	15" Sycamore
247	15" Willow Oak
248	15" Willow Oak
249	15" Willow Oak
250	15" Willow Oak

251	16" Crape Myrtle
252	16" Crape Myrtle
253	16" Red Maple
254	16" Red Maple
255	16" Red Maple
256	16" Red Maple
257	16" Red Maple
258	16" Red Maple
259	16" Pine
260	16" Pine
261	16" Pine
262	16" Pine
263	16" Pine
264	16" Pine
265	16" Pine
266	16" Pine
267	16" Pine
268	16" Pine
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270	16" Pine
271	16" Pine
272	16" Pine
273	16" Pine
274	16" Pine
275	16" Pine
276	16" Pine
277	16" Pine
278	16" Pine
279	16" Pine
280	16" Pine
281	16" Pine
282	16" Tulip Poplar
283	16" Tulip Poplar
284	16" Tulip Poplar
285	16" Tulip Poplar
286	16" Tulip Poplar
287	16" Red Oak
288	16" Red Oak
289	16" Willow Oak
290	16" Willow Oak
291	16" Willow Oak
292	16" Willow Oak
293	17" Red Maple
294	17" Red Maple
295	17" Red Maple
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297	17" Red Maple
298	17" Red Maple
299	17" Red Maple
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301	17" Red Maple
302	17" Pine
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309	17" Pine
310	17" Pine
311	17" Pine
312	17" Pine
313	17" Pine
314	17" Pine
315	17" Tulip Poplar
316	17" Tulip Poplar
317	17" Tulip Poplar
318	17" Tulip Poplar
319	17" Red Oak
320	17" Red Oak
321	17" Sycamore
322	17" Willow Oak
323	17" Willow Oak
324	17" Willow Oak
325	17" Willow Oak
326	18" Red Maple
327	18" Red Maple
328	18" Red Maple
329	18" Red Maple
330	18" Red Maple
331	18" Red Maple
332	18" Red Maple
333	18" Red Maple
334	18" Pine
335	18" Pine
336	18" Pine
337	18" Pine
338	18" Pine
339	18" Pine
340	18" Pine
341	18" Pine
342	18" Pine
343	18" Pine
344	18" Pine
345	9" Dogwood
346	26" Red Oak
347	15" Savannah Holly
348	28" River Birch
349	24" Red Oak
350	14" Crape Myrtle

351	11" Crape Myrtle
352	11" Crape Myrtle
353	11" Crape Myrtle
354	9" Crape Myrtle
355	10" Crape Myrtle
356	12" Crape Myrtle
357	10" Crape Myrtle
358	16" Crape Myrtle
359	12" Crape Myrtle
360	13" Ligustrum
361	20" Ligustrum
362	14" Ligustrum
363	18" Ligustrum
364	14" Ligustrum
365	16" Crape Myrtle
366	15" Crape Myrtle
367	15" Crape Myrtle
368	16" Crape Myrtle
369	14" Crape Myrtle
370	17" Crape Myrtle
371	14" Crape Myrtle
372	10" Crape Myrtle
373	13" Crape Myrtle
374	14" Crape Myrtle
375	14" Crape Myrtle
376	14" Crape Myrtle
377	11" Crape Myrtle
378	13" Crape Myrtle
379	13" Crape Myrtle
380	15" Crape Myrtle
381	13" Crape Myrtle
382	13" Crape Myrtle
383	11" Crape Myrtle
384	11" Crape Myrtle
385	11" Crape Myrtle
386	16" Crape Myrtle
387	13" Crape Myrtle
388	15" Crape Myrtle
389	11" Crape Myrtle
390	13" Crape Myrtle
391	17" Crape Myrtle
392	15" Crape Myrtle
393	13" Crape Myrtle
394	23" Crape Myrtle
395	18" Pine
396	8" Dogwood
397	21" Sycamore
398	12" Dogwood
399	9" Dogwood
400	25" Red Maple

401	37" Tulip Poplar
402	8" Dogwood
403	8" Dogwood
404	28" Red Oak
405	10" Dogwood
406	26" Red Maple
407	12" Dogwood
408	10" Dogwood
409	27" Red Maple
410	11" Redbud
411	14" Dogwood
412	13" Redbud
413	14" Redbud
414	26" River Birch
415	12" Redbud
416	37" River Birch
417	30" River Birch
418	28" River Birch
419	30" River Birch
420	27" River Birch
421	14" Savannah Holly
422	12" Savannah Holly
423	16" Savannah Holly
424	14" Savannah Holly
425	20" Savannah Holly
426	21" Savannah Holly
427	32" River Birch
428	14" Savannah Holly
429	13" Savannah Holly
430	12" Savannah Holly
431	26" River Birch
432	15" Savannah Holly
433	14" Savannah Holly
434	11" Savannah Holly
435	13" Savannah Holly
436	11" Savannah Holly
437	15" Savannah Holly
438	18" Savannah Holly
439	15" Savannah Holly
440	22" Savannah Holly
441	18" Savannah Holly
442	19" Savannah Holly
443	20" Savannah Holly
444	15" Savannah Holly
445	12" Savannah Holly
446	14" Savannah Holly
447	31" River Birch
448	26" River Birch
449	10" Burford Holly
450	11" Burford Holly

451	17" Burford Holly
452	15" Burford Holly
453	15" Burford Holly
454	31" River Birch
455	22" Cryptomeria
456	3" Jap Red Maple
457	16" Crape Myrtle
458	13" Crape Myrtle
459	16" Crape Myrtle
460	15" Crape Myrtle
461	11" Savannah Holly
462	15" Savannah Holly
463	17" Savannah Holly
464	15" Savannah Holly
465	17" Savannah Holly
466	13" Savannah Holly
467	16" Savannah Holly
468	12" Savannah Holly
469	13" Savannah Holly
470	17" Savannah Holly
471	13" Savannah Holly
472	19" Savannah Holly
473	16" Savannah Holly
474	13" Savannah Holly
475	17" Savannah Holly
476	15" Savannah Holly
477	21" Savannah Holly
478	15" Savannah Holly
479	17" Savannah Holly
480	14" Savannah Holly
481	17" Savannah Holly
482	14" Savannah Holly
483	16" Savannah Holly
484	18" Savannah Holly
485	21" Savannah Holly
486	16" Savannah Holly
487	19" Savannah Holly
488	14" Savannah Holly
489	16" Savannah Holly
490	14" Savannah Holly
491	20" Savannah Holly
492	17" Savannah Holly
493	19" Savannah Holly
494	14" Savannah Holly
495	19" Savannah Holly
496	17" Savannah Holly
497	16" Savannah Holly
498	14" Savannah Holly
499	14" Savannah Holly
500	15" Savannah Holly

501	14" Savannah Holly
502	14" Savannah Holly
503	10" Savannah Holly
504	14" Savannah Holly
505	12" Savannah Holly
506	10" Savannah Holly
507	18" Savannah Holly
508	10" Savannah Holly
509	15" Savannah Holly
510	12" Savannah Holly
511	10" Savannah Holly
512	12" Savannah Holly
513	14" Savannah Holly
514	14" Savannah Holly
515	11" Savannah Holly
516	17" Savannah Holly
517	14" Savannah Holly
518	14" Savannah Holly
519	14" Savannah Holly
520	15" Savannah Holly
521	13" Savannah Holly
522	10" Savannah Holly
523	11" Savannah Holly
524	10" Savannah Holly
525	11" Savannah Holly
526	10" Savannah Holly
527	13" Savannah Holly
528	14" Savannah Holly
529	15" Savannah Holly
530	13" Savannah Holly
531	14" Savannah Holly
532	14" Savannah Holly
533	14" Savannah Holly
534	16" Savannah Holly
535	15" Savannah Holly
536	16" Savannah Holly
537	19" Savannah Holly
538	15" Savannah Holly
539	18" Savannah Holly
540	12" Savannah Holly
541	14" Savannah Holly
542	18" Savannah Holly
543	15" Savannah Holly
544	17" Crape Myrtle
545	15" Crape Myrtle
546	20" Crape Myrtle
547	14" Crape Myrtle
548	14" Crape Myrtle
549	19" Crape Myrtle
550	14" Crape Myrtle

551	31" River Birch
552	19" Crape Myrtle
553	16" Crape Myrtle
554	11" Crape Myrtle
555	16" Crape Myrtle
556	14" Crape Myrtle
557	14" Crape Myrtle
558	15" Crape Myrtle
559	12" Crape Myrtle
560	17" Crape Myrtle
561	17" Crape Myrtle
562	14" Crape Myrtle
563	16" Crape Myrtle
564	12" Savannah Holly
565	16" Savannah Holly
566	10" Savannah Holly
567	16" Savannah Holly
568	12" Savannah Holly
569	13" Savannah Holly
570	13" Savannah Holly
571	15" Savannah Holly
572	15" Savannah Holly
573	20" Savannah Holly
574	14" Savannah Holly
575	13" Savannah Holly
576	16" Savannah Holly
577	16" Savannah Holly
578	11" Savannah Holly
579	15" Savannah Holly
580	17" Savannah Holly
581	12" Savannah Holly
582	16" Savannah Holly
583	13" Savannah Holly
584	14" Savannah Holly
585	16" Savannah Holly
586	19" Savannah Holly
587	19" Crape Myrtle
588	17" Crape Myrtle
589	11" Crape Myrtle
590	13" Crape Myrtle
591	15" Crape Myrtle
592	18" Crape Myrtle
593	15" Crape Myrtle
594	17" Crape Myrtle
595	12" Crape Myrtle
596	10" Crape Myrtle
597	14" Crape Myrtle
598	13" Crape Myrtle
599	14" Crape Myrtle
600	30" River Birch

601	19" Crape Myrtle
602	13" Crape Myrtle
603	9" Crape Myrtle
604	14" Crape Myrtle
605	16" Crape Myrtle
606	14" Crape Myrtle
607	13" Crape Myrtle
608	14" Crape Myrtle
609	16" Crape Myrtle
610	17" Crape Myrtle
611	13" Flowering Peach
612	11" Flowering Peach
613	12" Flowering Peach
614	11" Flowering Peach
615	13" Flowering Peach
616	12" Flowering Peach
617	13" Flowering Peach
618	9" Flowering Peach
619	11" Flowering Peach
620	11" Flowering Peach
621	24" Red Maple
622	11" Flowering Peach
623	9" Flowering Peach
624	11" Flowering Peach
625	17" Flowering Peach
626	13" Flowering Peach
627	11" Flowering Peach
628	11" Flowering Peach
629	17" Flowering Peach
630	29" Willow Oak
631	9" Crape Myrtle
632	8" Crape Myrtle
633	25" Willow Oak
634	10" Crape Myrtle
635	25" Willow Oak
636	39" River Birch
637	18" Savannah Holly
638	15" Savannah Holly
639	9" Savannah Holly
640	17" Savannah Holly
641	25" River Birch
642	27" River Birch
643	35" River Birch
644	33" Hickory
645	9" Crape Myrtle
646	10" Crape Myrtle
647	8" Crape Myrtle
648	9" Crape Myrtle
649	28" River Birch
650	9" Crape Myrtle

651	10" Crape Myrtle
652	10" Crape Myrtle
653	9" Crape Myrtle
654	19" Crape Myrtle
655	8" Crape Myrtle
656	9" Crape Myrtle
657	10" Crape Myrtle
658	8" Crape Myrtle
659	9" Crape Myrtle
660	10" Crape Myrtle
661	9" Crape Myrtle
662	9" Crape Myrtle
663	18" Bald Cypress
664	18" Bald Cypress
665	23" Bald Cypress
666	12" Bald Cypress
667	9" Bald Cypress
668	9" Bald Cypress
669	10" Bald Cypress
670	17" Post oak
671	39" Red Maple
672	9" Dogwood
673	11" Dogwood
674	9" Crape Myrtle
675	10" Crape Myrtle
676	8" Crape Myrtle
677	9" Crape Myrtle
678	10" Crape Myrtle
679	36" Red Maple
680	21" Black Gum
681	10" Dogwood
682	10" Dogwood
683	10" Dogwood
684	9" Dogwood
685	40" Sweet Gum
686	10" Sourwood
687	8" Dogwood
688	31" Slippery Elm
689	25" River Birch
690	33" River Birch
691	26" River Birch
692	16" Crape Myrtle
693	12" Crape Myrtle
694	11" Crape Myrtle
695	11" Crape Myrtle
696	9" Crape Myrtle
697	10" Crape Myrtle
698	14" Crape Myrtle
699	19" Crape Myrtle
700	13" Crape Myrtle

701	9" Crape Myrtle
702	13" Crape Myrtle
703	10" Crape Myrtle
704	15" Crape Myrtle
705	10" Crape Myrtle
706	16" Crape Myrtle
707	12" Crape Myrtle
708	12" Crape Myrtle
709	10" Crape Myrtle
710	16" Crape Myrtle
711	15" Crape Myrtle
712	13" Crape Myrtle
713	9" Crape Myrtle
714	13" Crape Myrtle
715	11" Crape Myrtle
716	14" Crape Myrtle
717	21" Savannah Holly
718	27" River Birch
719	24" River Birch
720	28" Red Oak
721	36" White Oak
722	32" Red Oak
723	27" Red Oak
724	28" Hickory
725	38" Red Oak
726	30" Red Oak
727	26" Red Oak
728	29" Red Oak
729	30" White Oak
730	32" Red Oak
731	28" Red Oak
732	38" Red Oak
733	36" Red Oak
734	32" White Oak
735	30" Red Oak
736	32" Red Oak
737	28" White Oak
738	30" Red Oak
739	25" Red Oak
740	25" Red Oak
741	33" Tulip Poplar
742	64" Red Oak
743	37" Tulip Poplar
744	40" Sweet Gum
745	28" Red Oak
746	33" Red Oak
747	10" Sourwood
748	36" Tulip Poplar
749	39" Tulip Poplar
750	25" Red Maple

778	21" Pine
777	23" Red Oak
776	49" White Oak
775	21" Tulip Poplar
774	24" Pine
773	24" Red Maple
772	24" Red Maple
771	30" Pine
770	38" Red Maple
769	30" Pine
768	35" Red Oak
767	34" Red Maple
766	31" Sweet Gum
765	34" Tulip Poplar
764	48" Tulip Poplar
763	28" Red Maple
762	18" Sourwood
761	35" Tulip Poplar
760	34" Pine
759	26" Red Maple
758	23" Sourwood
757	27" Red Oak
756	25" Red Maple
755	25" Red Maple
754	34" Tulip Poplar
753	32" Red Maple
752	32" Pine 27706
751	48" Tulip Poplar
779	10" Red Maple
780	18" Pine
781	18" Pine
782	18" Pine
783	18" Tulip Poplar
784	18" Tulip Poplar
785	18" River Birch
786	18" River Birch
787	18" Water Oak
788	18" Willow Oak
789	18" Willow Oak
790	18" Willow Oak
791	19" River Birch
792	19" River Birch
793	19" Red Maple
794	19" Red Maple
795	19" Red Maple
796	19" Red Maple
797	19" Red Maple
798	19" Red Maple
799	19" Red Maple
800	19" Red Maple



LOCATION MAP
NOT TO SCALE

SYMBOL LEGEND

- CORNER MONUMENT SET
- IRON PIN FOUND (TYPE NOTED)
- RWMF - CONCRETE R/W MONUMENT FOUND
- INTERSECTION POINT
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- R/W RIGHT-OF-WAY
- RBF REBAR FOUND
- OTPF OPEN TOP PIPE FOUND
- CTPF CRIMP TOP PIPE FOUND
- SINGLE WING CATCH BASIN
- DOUBLE WING CATCH BASIN
- FLARED END SECTION
- DROP INLET
- HEADWALL
- CURB INLET
- STORM MANHOLE
- STORM JUNCTION BOX
- PEDESTAL INLET
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- IRRIGATION CONTROL VALVE
- FIRE DEPARTMENT CONNECTION
- WATER SPIGOT
- GAS VALVE
- GAS METER
- TELEPHONE BOX
- TELEPHONE MANHOLE
- CABLE PEDESTAL
- GUY WIRE
- LIGHT POLE
- POWER POLE
- POWER MANHOLE
- ELECTRIC METER
- TRANSFORMER
- SANITARY SEWER MANHOLE
- SANITARY SEWER GREASE TRAP
- CLEANOUT
- CROSS WALK SIGNAL POLE
- TRAFFIC SIGNAL HAND HOLE
- TRAFFIC SIGNAL POLE
- TRAFFIC CONTROL BOX
- MAILBOX
- MONITORING WELL
- STREET SIGN
- BOLLARD
- LANDSCAPE LIGHT
- A/C AIR CONDITIONING UNIT
- (5) PARKING COUNT
- PAINTED TRAFFIC ARROW
- HANDICAPPED SPACE
- EV EVERGREEN TREE
- US UNDERSTORY TREE
- HW DECIDUOUS TREE (HARDWOOD)
- BENCHMARK
- TEST HOLE
- AE ACCESS EASEMENT
- SSE SANITARY SEWER EASEMENT
- DE DRAINAGE EASEMENT
- CMP CORRUGATED METAL PIPE
- DIP DUCTILE IRON PIPE
- HDPE HIGH DENSITY POLYETHYLENE PIPE
- PVC POLYVINYL CHLORIDE PIPE
- RCP REINFORCED CONCRETE PIPE
- VCP VITRIFIED CLAY PIPE
- BROKEN LINE (NOT TO SCALE)
- END NOT LOCATED
- CI CURB INLET
- DI DROP INLET
- IE INVERT ELEVATION
- × 925.34 EXISTING SPOT ELEVATION
- BW BOTTOM OF WALL
- TW TOP OF WALL
- FFE FINISHED FLOOR ELEVATION
- (M) MEASURED DISTANCE
- (R) RECORD DISTANCE
- (MA) MEASURED ANGLE
- (RA) RECORD ANGLE
- N/F NOW OR FORMERLY
- BSL BUILDING SETBACK LINE
- TE# TITLE EXCEPTION NUMBER
- C&G CURB AND GUTTER
- CLF CHAIN LINK FENCE

LINE LEGEND

- SITE BOUNDARY LINE
- ADJACENT BOUNDARY LINE
- INTERIOR BOUNDARY LINE
- RIGHT-OF-WAY LINE
- SETBACK LINE
- EASEMENT LINE
- DITCH/CREEK LINE
- APPROX. FLOOD LIMITS
- ROAD CENTERLINE
- CURB & GUTTER
- FENCE
- STORM SEWER
- CONTOURS
- WATER LINE
- SANITARY SEWER
- FORCEMAIN
- GAS LINE
- TELEVISION CABLE
- UNKNOWN UTILITY LINE
- TELEPHONE LINE
- OVERHEAD UTILITY
- UNDERGROUND POWER
- GUARDRAIL
- PAINT STRIPING
- TREE LINE
- CREEK BUFFER
- CREEK BANK

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LECRAW ENGINEERING, INC.
3475 CORPORATE WAY
SUITE A
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PHONE: - 678.546.8100
FAX - 770.441.0298
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CLIENT
SOUTHWEST VALUE PARTNERS
161 ROSA L. PARKS BLVD.
NASHVILLE, TENNESSEE 37203

PROJECT
TREE EXHIBIT
5555 WINDWARD PARKWAY & 1190 & 1191,
LOCATED IN LAND LOT 157, 176 & 190,
2ND DISTRICT, 2ND SECTION,
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

SURVEY TEAM:

DRAWN BY: AU
REVIEWED BY: JAC

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SCALE & NORTH ARROW:

JOB #: 300001

SHEET: 1 OF 3

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TREE SUMMARY CONTINUED

801	19" Pine
802	19" Pine
803	19" Pine
804	19" Pine
805	19" Pine
806	19" Pine
807	19" Pine
808	19" Pine
809	19" Pine
810	19" Pine
811	19" Pine
812	19" Pine
813	19" Pine
814	19" Pine
815	19" Pine
816	19" Pine
817	19" Pine
818	19" Pine
819	19" Pine
820	19" Pine
821	19" Pine
822	19" Tulip Poplar
823	19" River Birch
824	19" River Birch
825	19" Sycamore
826	19" Willow Oak
827	19" Willow Oak
828	19" Willow Oak
829	19" Willow Oak
830	2" Trident Red Maple
831	2" Trident Red Maple
832	20" Hickory
833	20" Red Maple
834	20" Red Maple
835	20" Red Maple
836	20" Red Maple
837	20" Red Maple
838	20" Red Maple
839	20" Red Maple
840	20" Red Maple
841	20" Red Maple
842	20" Red Maple
843	20" Pine
844	20" Pine
845	20" Pine
846	20" Pine
847	20" Pine
848	20" Pine
849	20" Pine
850	20" Pine

851	20" Pine
852	20" Pine
853	20" Pine
854	20" Pine
855	20" Pine
856	20" Pine
857	20" Pine
858	20" Pine
859	20" Pine
860	20" Pine
861	20" Pine
862	20" Tulip Poplar
863	20" Tulip Poplar
864	20" Red Oak
865	20" Sycamore
866	20" Willow Oak
867	20" Willow Oak
868	21" River Birch
869	21" River Birch
870	21" Red Maple
871	21" Red Maple
872	21" Red Maple
873	21" Pine
874	21" Pine
875	21" Pine
876	21" Pine
877	21" Pine
878	21" Pine
879	21" Pine
880	21" Pine
881	21" Pine
882	21" Pine
883	21" Pine
884	21" Tulip Poplar
885	21" River Birch
886	21" River Birch
887	21" River Birch
888	21" Sycamore
889	21" Willow Oak
890	22" River Birch
891	22" Hickory
892	22" Red Maple
893	22" Red Maple
894	22" Red Maple
895	22" Pine
896	22" Pine
897	22" Pine
898	22" Pine
899	22" Pine
900	22" Tulip Poplar

901	22" Tulip Poplar
902	22" Tulip Poplar
903	22" Red Oak
904	22" River Birch
905	22" Sycamore
906	22" Sycamore
907	22" Willow Oak
908	22" Willow Oak
909	22" Willow Oak
910	22" Willow Oak
911	23" River Birch
912	23" Red Maple
913	23" Red Maple
914	23" Red Maple
915	23" Red Maple
916	23" Red Maple
917	23" Pine
918	23" Pine
919	23" Pine
920	23" Pine
921	23" Pine
922	23" Pine
923	23" Tulip Poplar
924	23" Red Oak
925	23" River Birch
926	23" River Birch
927	23" River Birch
928	23" River Birch
929	23" Water Oak
930	23" Willow Oak
931	24" Pine
932	26" Pine
933	26" Pine
934	27" River Birch
935	27" Pine
936	29" Tulip Poplar
937	3" Crape Myrtle
938	3" Dogwood
939	3" Dogwood
940	3" Japanese Red Maple
941	3" Red Maple
942	3" Red Maple
943	5" Crape Myrtle
944	5" Crape Myrtle
945	5" Crape Myrtle
946	5" Crape Myrtle
947	5" Crape Myrtle
948	5" Crape Myrtle
949	5" Crape Myrtle
950	5" Crape Myrtle

951	5" Crape Myrtle
952	5" Crape Myrtle
953	5" Crape Myrtle
954	5" Dogwood
955	5" Dogwood
956	5" Dogwood
957	5" Dogwood
958	5" Dogwood
959	5" Dogwood
960	5" Dogwood
961	5" Dogwood
962	5" Dogwood
963	5" Dogwood
964	6" Crape Myrtle
965	6" Crape Myrtle
966	6" Crape Myrtle
967	6" Crape Myrtle
968	6" Crape Myrtle
969	6" Crape Myrtle
970	6" Crape Myrtle
971	6" Crape Myrtle
972	6" Crape Myrtle
973	6" Crape Myrtle
974	6" Crape Myrtle
975	6" Crape Myrtle
976	6" Crape Myrtle
977	6" Crape Myrtle
978	6" Crape Myrtle
979	6" Crape Myrtle
980	6" Crape Myrtle
981	6" Crape Myrtle
982	6" Dogwood
983	6" Dogwood
984	6" Dogwood
985	6" Dogwood
986	6" Dogwood
987	6" Dogwood
988	6" Dogwood
989	6" Red Maple
990	6" Red Maple
991	6" Flowering Peach
992	6" Red Oak
993	6" Trident Red Maple
994	7" Sweet Gum
995	7" Maple & 4" Dogwood
996	7" River Birch
997	7" Black Cherry
998	7" Crape Myrtle
999	7" Crape Myrtle
1000	7" Crape Myrtle

1001	7" Crape Myrtle
1002	7" Crape Myrtle
1003	7" Crape Myrtle
1004	7" Crape Myrtle
1005	7" Crape Myrtle
1006	7" Crape Myrtle
1007	7" Crape Myrtle
1008	7" Crape Myrtle
1009	7" Crape Myrtle
1010	7" Crape Myrtle
1011	7" Crape Myrtle
1012	7" Crape Myrtle
1013	7" Crape Myrtle
1014	7" Crape Myrtle
1015	7" Crape Myrtle
1016	7" Crape Myrtle
1017	7" Crape Myrtle
1018	7" Crape Myrtle
1019	7" Crape Myrtle
1020	7" Crape Myrtle
1021	7" Crape Myrtle
1022	7" Crape Myrtle
1023	7" Crape Myrtle
1024	7" Crape Myrtle
1025	7" Crape Myrtle
1026	7" Crape Myrtle
1027	7" Crape Myrtle
1028	7" Crape Myrtle
1029	7" Crape Myrtle
1030	7" Crape Myrtle
1031	7" Crape Myrtle
1032	7" Crape Myrtle
1033	7" Crape Myrtle
1034	7" Crape Myrtle
1035	7" Crape Myrtle
1036	7" Crape Myrtle
1037	7" Crape Myrtle
1038	7" Crape Myrtle
1039	7" Crape Myrtle
1040	7" Crape Myrtle
1041	7" Crape Myrtle
1042	7" Crape Myrtle
1043	7" Crape Myrtle
1044	7" Crape Myrtle
1045	7" Crape Myrtle
1046	7" Dogwood
1047	7" Dogwood
1048	7" Dogwood
1049	7" Dogwood
1050	7" Dogwood

1051	7" Dogwood
1052	7" Dogwood
1053	7" Dogwood
1054	7" Dogwood
1055	7" Dogwood
1056	7" Dogwood
1057	7" Dogwood
1058	7" Dogwood
1059	7" Dogwood
1060	7" Red Maple
1061	7" Red Maple
1062	7" Red Maple
1063	7" Red Maple
1064	7" Red Maple
1065	7" Red Maple
1066	7" Red Maple
1067	7" Red Maple
1068	7" Red Maple
1069	7" Flowering Peach
1070	7" Flowering Peach
1071	7" Pine
1072	7" Red Oak
1073	7" Red Oak
1074	7" Red Oak
1075	7" Water Oak
1076	8" Red Maple
1077	8" Red Maple
1078	8" Red Maple
1079	8" Red Maple
1080	8" Red Maple
1081	8" Red Maple
1082	8" Red Maple
1083	8" Red Maple
1084	8" Red Maple
1085	8" Red Maple
1086	8" Red Maple
1087	8" Red Maple
1088	8" Red Maple
1089	8" Red Maple
1090	8" Pine
1091	8" Pine
1092	8" Pine
1093	8" Pine
1094	8" Pine
1095	8" Pine
1096	8" Red Oak
1097	8" Red Oak
1098	9" River Birch
1099	9" Black Cherry
1100	9" Red Maple

1101	9" Red Maple
1102	9" Red Maple
1103	9" Red Maple
1104	9" Red Maple
1105	9" Red Maple
1106	9" Red Maple
1107	9" Red Maple
1108	9" Red Maple
1109	9" Red Maple
1110	9" Red Maple
1111	9" Red Maple
1112	9" Red Maple
1113	9" Red Maple
1114	9" Red Maple
1115	9" Red Maple
1116	9" Red Maple
1117	9" Pine
1118	9" Pine
1119	9" Red Oak



LOCATION MAP
NOT TO SCALE

SYMBOL LEGEND

- CORNER MONUMENT SET
- IRON PIN FOUND (TYPE NOTED)
- RWM# - CONCRETE R/W MONUMENT FOUND
- INTERSECTION POINT
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- R/W RIGHT-OF-WAY
- RBF REBAR FOUND
- OTPF OPEN TOP PIPE FOUND
- CTPF CRIMP TOP PIPE FOUND
- SINGLE WING CATCH BASIN
- DOUBLE WING CATCH BASIN
- FLARED END SECTION
- DROP INLET
- HEADWALL
- CURB INLET
- STORM MANHOLE
- STORM JUNCTION BOX
- PEDESTAL INLET
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- IRRIGATION CONTROL VALVE
- FIRE DEPARTMENT CONNECTION
- WATER SPIGOT
- GAS VALVE
- GAS METER
- TELEPHONE BOX
- TELEPHONE MANHOLE
- CABLE PEDESTAL
- GUY WIRE
- LIGHT POLE
- POWER POLE
- POWER MANHOLE
- ELECTRIC METER
- TRANSFORMER
- SANITARY SEWER MANHOLE
- SANITARY SEWER GREASE TRAP
- CLEANOUT
- CROSS WALK SIGNAL POLE
- TRAFFIC SIGNAL HAND HOLE
- TRAFFIC SIGNAL POLE
- TRAFFIC CONTROL BOX
- MAILBOX
- MONITORING WELL
- STREET SIGN
- BOLLARD
- LANDSCAPE LIGHT
- A/C AIR CONDITIONING UNIT
- (9) PARKING COUNT
- PAINTED TRAFFIC ARROW
- HANDICAPPED SPACE
- EV EVERGREEN TREE
- US UNDERSTORY TREE
- HW DECIDUOUS TREE (HARDWOOD)
- BENCHMARK
- TEST HOLE
- AE ACCESS EASEMENT
- SSE SANITARY SEWER EASEMENT
- DE DRAINAGE EASEMENT
- CMP CORRUGATED METAL PIPE
- DIP DUCTILE IRON PIPE
- HDPE HIGH DENSITY POLYETHYLENE PIPE
- PVC POLYVINYL CHLORIDE PIPE
- RCP REINFORCED CONCRETE PIPE
- VCP VITRIFIED CLAY PIPE
- BROKEN LINE (NOT TO SCALE)
- END NOT LOCATED
- CI CURB INLET
- DI DROP INLET
- IE INVERT ELEVATION
- × 925.34 EXISTING SPOT ELEVATION
- BW BOTTOM OF WALL
- TW TOP OF WALL
- FFE FINISHED FLOOR ELEVATION
- (**M**) MEASURED DISTANCE
- (R) RECORD DISTANCE
- (**MA**) MEASURED ANGLE
- (RA) RECORD ANGLE
- N/F NOW OR FORMERLY
- BSL BUILDING SETBACK LINE
- TE# TITLE EXCEPTION NUMBER
- C&G CURB AND GUTTER
- CLF CHAIN LINK FENCE

LINE LEGEND

- SITE BOUNDARY LINE
- ADJACENT BOUNDARY LINE
- INTERIOR BOUNDARY LINE
- RIGHT-OF-WAY LINE
- SETBACK LINE
- EASEMENT LINE
- DITCH/CREEK LINE
- APPROX. FLOOD LIMITS
- ROAD CENTERLINE
- CURB & GUTTER
- FENCE
- STORM SEWER
- CONTOURS
- WATER LINE
- SANITARY SEWER
- FORCEMAIN
- GAS LINE
- TELEVISION CABLE
- UNKNOWN UTILITY LINE
- TELEPHONE LINE
- OVERHEAD UTILITY
- UNDERGROUND POWER
- GUARDRAIL
- PAINT STRIPING
- TREE LINE
- CREEK BUFFER
- CREEK BANK

PREPARED IN THE OFFICE OF:
LECRAW ENGINEERING
LECRAW ENGINEERING, INC.
3475 CORPORATE WAY
SUITE A
DULUTH, GA 30096
PHONE: - 678.546.8100
FAX - 770.441.0298
WWW.LECRAWENGINEERING.COM
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CLIENT
SOUTHWEST VALUE PARTNERS
161 ROSA L. PARKS BLVD.
NASHVILLE, TENNESSEE 37203

PROJECT
TREE EXHIBIT
5555 WINDWARD PARKWAY
LOCATED IN LAND LOTS 1189, 1190 & 1191,
2ND DISTRICT, 2ND SECTION, GEORGIA
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

SURVEY TEAM:

DRAWN BY: AU
REVIEWED BY: JAC

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SCALE & NORTH ARROW:

JOB #: 300001

SHEET: 2 OF 3

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GENERAL NOTES

A) THE BASIS OF ROTATION IS GRID NORTH, NAD '83, GEORGIA COORDINATE SYSTEM OF 1985, WEST ZONE, AS ESTABLISHED BY eGPS GNSS REAL TIME NETWORK. ALL DISTANCES SHOWN ARE GROUND DISTANCES.

B) BOUNDARY LINES SHOWN GRAPHICALLY HEREON WERE TAKEN FROM ALTA SURVEY PREPARED BY LECRAW ENGINEERING, INC., DATED JANUARY 20, 2021.

C) THE PURPOSE OF THIS TREE EXHIBIT IS TO SHOW APPROXIMATE TREE LOCATIONS AND TREE SIZES AND SPECIES PROVIDED BY OUTDOOR SPACES, LLC. NO FIELD SURVEYING OF THE TREE LOCATIONS HAS BEEN PERFORMED BY LECRAW ENGINEERING, INC. AND THE TREE LOCATIONS SHOWN ARE APPROXIMATE ONLY BASED ON THE REFERENCED INFORMATION PROVIDED BY OUTDOOR SPACES, LLC.



LOCATION MAP
NOT TO SCALE

SYMBOL LEGEND

●	CORNER MONUMENT SET	⊠	TRAFFIC CONTROL BOX
○	IRON PIN FOUND (TYPE NOTED)	■	MAILBOX
⊡	RWMF - CONCRETE R/W MONUMENT FOUND	⊛	MONITORING WELL
△	INTERSECTION POINT	⚑	STREET SIGN
P.O.B.	POINT OF BEGINNING	◑	BOLLARD
P.O.C.	POINT OF COMMENCEMENT	◀	LANDSCAPE LIGHT
R/W	RIGHT-OF-WAY	A/C	AIR CONDITIONING UNIT
RBF	REBAR FOUND	9	PARKING COUNT
OTPF	OPEN TOP PIPE FOUND	→	PAINTED TRAFFIC ARROW
CTPF	CRIMP TOP PIPE FOUND	♿	HANDICAPPED SPACE
	SINGLE WING CATCH BASIN	EV	EVERGREEN TREE
	DOUBLE WING CATCH BASIN	US	UNDERSTORY TREE
	FLARED END SECTION	HW	DECIDUOUS TREE (HARDWOOD)
	DROP INLET	◆	BENCHMARK
	HEADWALL	⛏	TEST HOLE
	CURB INLET	AE	ACCESS EASEMENT
	STORM MANHOLE	SSE	SANITARY SEWER EASEMENT
	STORM JUNCTION BOX	DE	DRAINAGE EASEMENT
	PEDESTAL INLET	CMP	CORRUGATED METAL PIPE
	FIRE HYDRANT	DIP	DUCTILE IRON PIPE
	WATER VALVE	HDPE	HIGH DENSITY POLYETHYLENE PIPE
	WATER METER	PVC	POLYVINYL CHLORIDE PIPE
	IRRIGATION CONTROL VALVE	RCP	REINFORCED CONCRETE PIPE
	FIRE DEPARTMENT CONNECTION	VCP	VITRIFIED CLAY PIPE
	WATER SPIGOT		BROKEN LINE (NOT TO SCALE)
	GAS VALVE	)	END NOT LOCATED
	GAS METER	CI	CURB INLET
	TELEPHONE BOX	DI	DROP INLET
	TELEPHONE MANHOLE	IE	INVERT ELEVATION
	CABLE PEDESTAL	× 925.34	EXISTING SPOT ELEVATION
	GUY WIRE	BW	BOTTOM OF WALL
	LIGHT POLE	TW	TOP OF WALL
	POWER POLE	FFE	FINISHED FLOOR ELEVATION
	POWER MANHOLE	(M)	MEASURED DISTANCE
	ELECTRIC METER	(R)	RECORD DISTANCE
	TRANSFORMER	(MA)	MEASURED ANGLE
	SANITARY SEWER MANHOLE	(RA)	RECORD ANGLE
	SANITARY SEWER GREASE TRAP	N/F	NOW OR FORMERLY
	CLEANOUT	BSL	BUILDING SETBACK LINE
	CROSS WALK SIGNAL POLE	TE#	TITLE EXCEPTION NUMBER
	TRAFFIC SIGNAL HAND HOLE	C&G	CURB AND GUTTER
	TRAFFIC SIGNAL POLE	CLF	CHAIN LINK FENCE

LINE LEGEND

- SITE BOUNDARY LINE
- ADJACENT BOUNDARY LINE
- INTERIOR BOUNDARY LINE
- RIGHT-OF-WAY LINE
- SETBACK LINE
- EASEMENT LINE
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- APPROX. FLOOD LIMITS
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LOCATED IN LAND LOTS 1186, 1187, 1190 & 1191,
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CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

SURVEY TEAM:

DRAWN BY: AU
REVIEWED BY: JAC

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SCALE & NORTH ARROW:

NORTH ARROW (SEE NOTE A)

0' 50' 100' 200'
GRAPHIC SCALE: 1"=100'

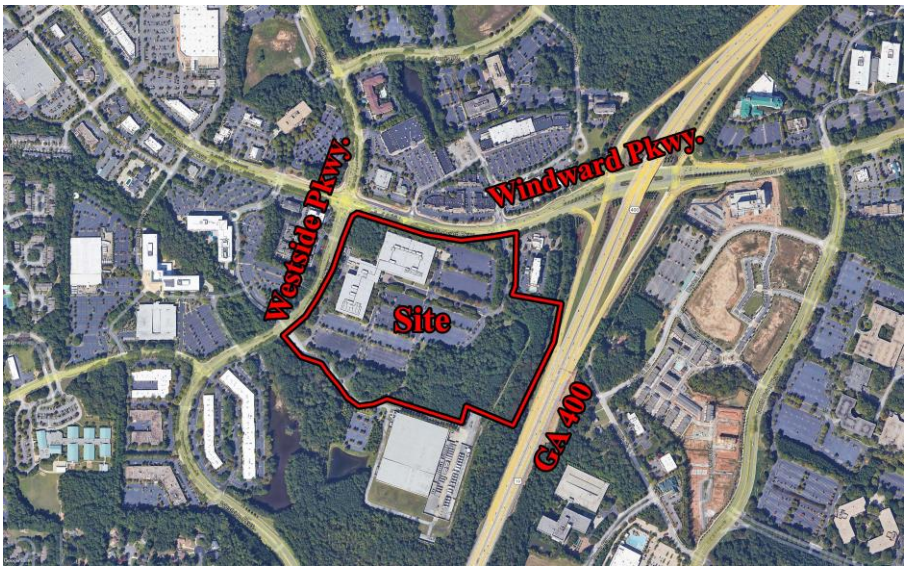
JOB #: 300001

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21-09-15-01 5555 Windward Arborist Report Alpharetta

Reference UDC
Alpharetta, Georgia
(Updated June 18, 2021)



Location Map North

All of the following information is based upon visual field observations and 30 years of practical horticultural experience. No scientific or lab tests have been performed. I certify that all information in this report is true and inclusive to the best of my knowledge and is prepared in good faith.

Outdoor Spaces, LLC

By Scott Hall, Owner

On Site Specimen Evaluation Date: September 18, 19, 23, 25, 26, 28, 29, 2021
Report Date: October 6, 2021
Revised Date:

Outdoor Spaces, LLC
Scott Hall, Owner
RLA, Certified Arborist
Certificate Number: SO-5434A
404-328-6561 Cell
678-965-4784 Fax
scottandcyrena@bellsouth.net

Warranty Disclaimer:

Although, this report will determine whether or not a tree is a specimen; it is provided as best judgment opinion. Ultimately, the governing body's (City of Alpharetta) arborist or representative shall determine whether a tree is classified as a specimen or not.

All specimen tree locations shall be approximate. The provided tree locations shall NOT be GPS located and in no manner shall the provided tree location plan be used or represented as a tree survey. It is the sole responsibility of the OWNER to have all tagged specimen trees located by a Certified Land Surveyor.

No warranties express or implied are made with respect to the report of aforementioned specimen trees. It is understood the OWNER makes use of this report by the ARBORIST at OWNER's sole risk and that the report is provided as best judgment opinion. In no manner does this report guarantee the life or imply any length of life span of the trees that are determined to be specimens.

Arborist Note:

Due to certain species and undesirable traits, some trees shall be considered in poor condition if the following is true. Numerous trees grown in a native setting may appear to grow as multi-trunk; however this is not desirable in most trees. Most trees that have multi-trunks at the base are usually created when two separate trees grow together or the tree branches off at an early age and they become Co-Dominate Leaders. Either scenario is an undesirable condition for most trees because they both create weak crotches, included bark and/or a prime place for debris and water to get trapped that will always cause decay. In this case these trees become a life safety issue and cannot be considered specimen trees.

Some trees are an exception to this rule, such as, but not limited to:
Crape Myrtles, Birches, Wax Myrtles, Red Buds, Fringe Trees, Dogwoods, Hollies, Cedars, Sourwoods, Sweet Bay Magnolias, Red Bays and Live Oaks.

These are an exception because they naturally create sucker growth from the roots and/or trunk or do not typically have the life safety issues because they are not large growing trees.

Reference: Sinclair, Wayne A., 1936. Diseases of Trees and Shrubs / Wayne A. Sinclair and Howard H. Lyon.-2nd Ed. Published 2005

Smiley, E.. (2003). Does included bark reduce the strength of codominant stems?. Journal of Arboriculture 29.

One of the most common locations for the aboveground portion of a tree to fail is at the junction of two or more codominant stems. Due to the frequency of failures at this point, a study was undertaken to get a better understanding of the mechanical strength of this point and to determine if included bark reduces the strength of the union. Eighty-four codominant stems were removed from 26 felled maple trees. These crotches were securely anchored and split apart using measured force. Breaking force varied from 64 to 2,363 kg. The regression line produced from the comparison of stem diameter and force required for breaking the union when there was no included bark was Force = Diameter * 613 - 1388, r 2 = 0.92. When only those unions with included bark were analyzed, the regression line was Force = Diameter * 537 - 1285, r 2 = 0.76. There was a significant difference between the regression lines ($p < 0.05$). Codominant stems that have bark trapped in the union are significantly weaker than those that do not have bark included. The differences appear to be greater with smaller-diameter stems than with larger stems.

SECTION 3.2 - TREE CONSERVATION, LANDSCAPE, AND BUFFER REQUIREMENTS (Adopted 05-15-17)

3.2.2 Definitions.

For the purposes of this Section, unless the context indicates otherwise, the following terms shall have the meaning set forth below:

Boundary Tree: Any tree located on adjacent property with a critical root zone that will be impacted by proposed land disturbance activity.

Caliper: A standard of trunk measurement for replacement trees. Caliper inches are measured at the height of 6 inches above the ground for trees up to and including 4 inch caliper and 12 inches above the ground for trees larger than 4 inch caliper.

Conifer Tree: Any tree with needle leaves and a woody cone fruit including, but not limited to, pine, juniper and cedar species.

Critical Root Zone (CRZ): The minimum area beneath a tree which must be left undisturbed in order to preserve a sufficient root mass to give a tree a reasonable chance of survival. The Critical Root Zone will typically be represented by a concentric circle centering on the tree's trunk with a radius equal in feet to one and three-tenths times the number of inches of the trunk diameter. EXAMPLE: The CRZ radius of a twenty (20) inch diameter tree is twenty-six (26) feet.

Dead Tree: Any standing tree which is no longer alive or has the ability to sustain itself through natural processes as determined by a qualified professional.

Diameter Breast-Height (DBH): The standard measure of tree size (for trees existing on a site). The tree trunk is measured at a height of 4 1/2 feet above the ground. If a tree splits into multiple trunks below 4 1/2 feet, the trunk is measured at its most narrow point beneath the split.

Guidance Document: A document maintained by the City of Alpharetta Arborist that includes clarifications to requirements with examples and additional technical standards about tree protection, tree planting, species selection, and other information relevant to the protection and replanting of trees in the City of Alpharetta. The document may be revised by the City Arborist as conditions and technical standards evolve.

Hardwood Tree: Any tree that is not coniferous (cone bearing). This definition is based on the colloquialism, and does not necessarily reflect any true qualities of the tree.

International Society of Arboriculture (ISA): A professional organization that promotes the professional practice of arboriculture, sets standards for obtaining professional credentials for arborist, and establishes best practices for tree care, pruning, and protection.

Landscape Tree: A tree or trees that were planted or retained on a developed or previously developed site.

Ornamental Tree: A tree that provides a visual impact in the landscape. The impact may be provided through form, bark, branching structure, leaf color, and / or flower color. Typically a small or medium size tree.

Overstory Tree: Those trees that compose the top layer or canopy of vegetation and will generally reach a mature height greater than 40 feet and typically have a spreading canopy.

Pine Tree: An evergreen coniferous tree that has clusters of needle-shaped leaves.

Pruning (Tree Pruning): To cut away dead, overgrown, or undesirable branches or stems. Pruning of trees to be done in compliance with standard arboricultural practices as outlined in ANSI A300 and shall maintain the trees natural form and structure.

Qualified Professional: An International Society of Arboriculture (ISA) Certified Arborist; an American Society of Consulting Arborists (ASCA) Registered Consulting Arborist, or a Registered Forester.

Shade Tree: Any tree that has a spreading canopy that provides partial to full shade to the ground with a minimum height of 20 feet.

Softwood Tree: Any coniferous (cone bearing) tree. This definition is based on the colloquialism, and does not necessarily reflect any true qualities of the tree.

Specimen Tree: 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.

Size Criteria:

Pine Trees: 30-inch diameter or larger for trees in the *Pinus* (Pine) genus.

Coniferous Trees: 20" diameter or larger for trees in the *cedrus* (deodar cedar), *Thuja* (Arborvitae), or other ecologically similar trees,

Overstory Trees: 30-inch diameter or larger for trees in the *Liquidambar* (Sweetgum) or *Liriodendron* (Tulip poplar) genus

- 20-inch diameter or larger for trees in the *Fagus* (Beech), *Nyssa* (Tupelo), *Diospyros* (Persimmon), *Sassafras* (Sassafras), *o*r other ecologically similar trees,
- 20-inch diameter or larger for *Magnolia grandiflora* (Southern magnolia) and those cultivars that generally reach a mature height over 40'
- 24-inch (24″) diameter or larger for trees in all other genera

Understory Trees: 8-inch (8″) diameter or larger.

- 10-inch (10") diameter or larger for *Oxydendron arboretum* (Sourwood).

See additional requirements for Specimen Trees in The Guidance Document Street/Streetscape Tree: Any tree located or proposed to be located along a public or private street. The actual location will be determined by the specific zoning district or overlay. In situations where there is limited planting space in the right of way and or safety concerns, street trees may be located at the back of the sidewalk or within the landscape strip on private property and the discretion of the Director.

Structural Root Plate: The zone of rapid root taper that provides the tree stability against wind throw. The radius of the structural root plate is equal to 0.5 feet per inch of DBH.

Tree: Any living, self-supporting woody or fibrous plant which normally obtains a diameter breast height of at least three (3) inches and typically has one (1) main stem or trunk and many branches.

Tree Care Plan: A plan developed to provide an impacted tree the best possible chance of survival. A tree care plan should be prepared by a qualified professional and conform to the requirements of ANSI A300 and the Guidance Document

Tree Grouping: A community of trees as determined by the Director to merit special consideration as an ecological feature based upon species composition, form, structure, age, and condition. Specimen trees and trees of quality may be included in tree groupings and every alternative should be evaluated to save these trees. Except as otherwise provided in Section 3.2., Tree Groupings will be treated as specimen trees for preservation credits and every alternative should be evaluated to save these trees.

Tree of Quality: A tree that merits special consideration due to historical significance, ideal shape and structure, or uniqueness of the species as determined by the Director. Except as otherwise provided in Section 3.2., Trees of Quality will be treated as specimen trees for preservation credits and every alternative should be evaluated to save these trees.

Tree Planting List: List of preferred tree species for use in the City of Alpharetta. Species not included on this list may be approved at the discretion of the Director. The Tree Planting List is included in the Arborist Guidance Document.

Tree Protection Area: An area encompassing the critical root zone of a tree that shall remain in a pervious state.

Tree Save Area: An area designated for the purpose of meeting tree density requirements, saving natural trees, and/or preserving natural buffers that shall remain in a previous state.

Understory Trees: Those trees that grow beneath the overstory, and will generally reach a mature height less than 40 feet. Understory trees may include coniferous trees that meet these same height characteristics.



Notes:

-All specimen tree locations shall be approximate.

-The provided tree locations are GPS located (+/- 30' Accuracy) and in no manner shall this Tree Location Plan be used or represented as a tree survey.

-It is the sole responsibility of the OWNER to have all tagged rees located by a Certified Land Surveyor.

Specimen/ Non-specimen/ Boundary Trees

Lanscape Tree

Not To Scale

North

Tree Location Plan Index Sheet



Notes:
-All specimen tree locations shall be approximate.
-The provided tree locations are GPS located (+/- 30' Accuracy) and in no manner shall this Tree Location Plan be used or represented as a tree survey.
-It is the sole responsibility of the OWNER to have all tagged trees located by a Certified Land Surveyor.

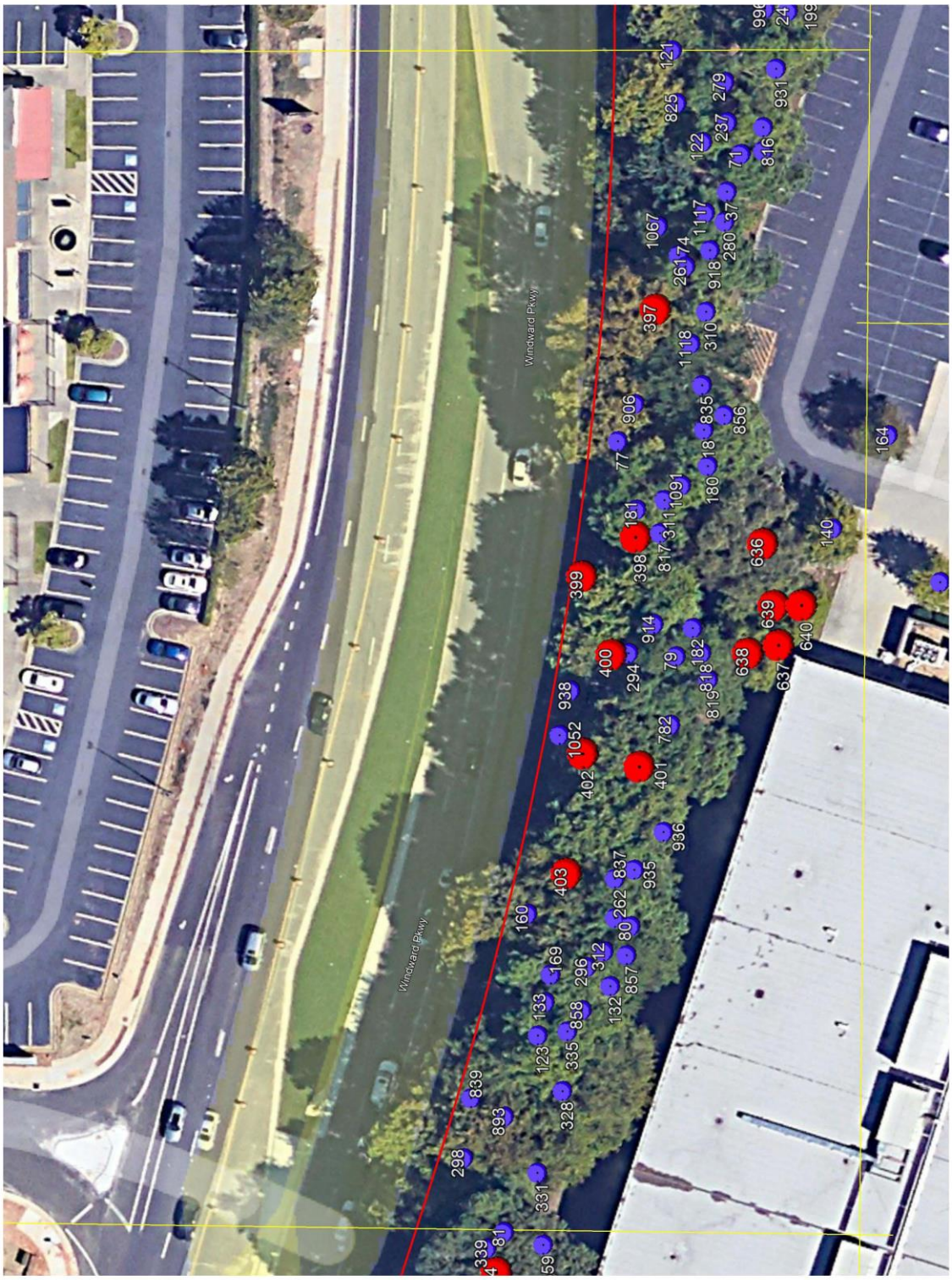
Specimen/ Non-specimen/ Boundary Trees

Lanscape Tree

Not To Scale

North

Tree Location Plan Sheet 1



Notes:

-All specimen tree locations shall be approximate.

-The provided tree locations are GPS located (+/- 30' Accuracy) and in no manner shall this Tree Location Plan be used or represented as a tree survey.

-It is the sole responsibility of the OWNER to have all tagged rees located by a Certified Land Surveyor.

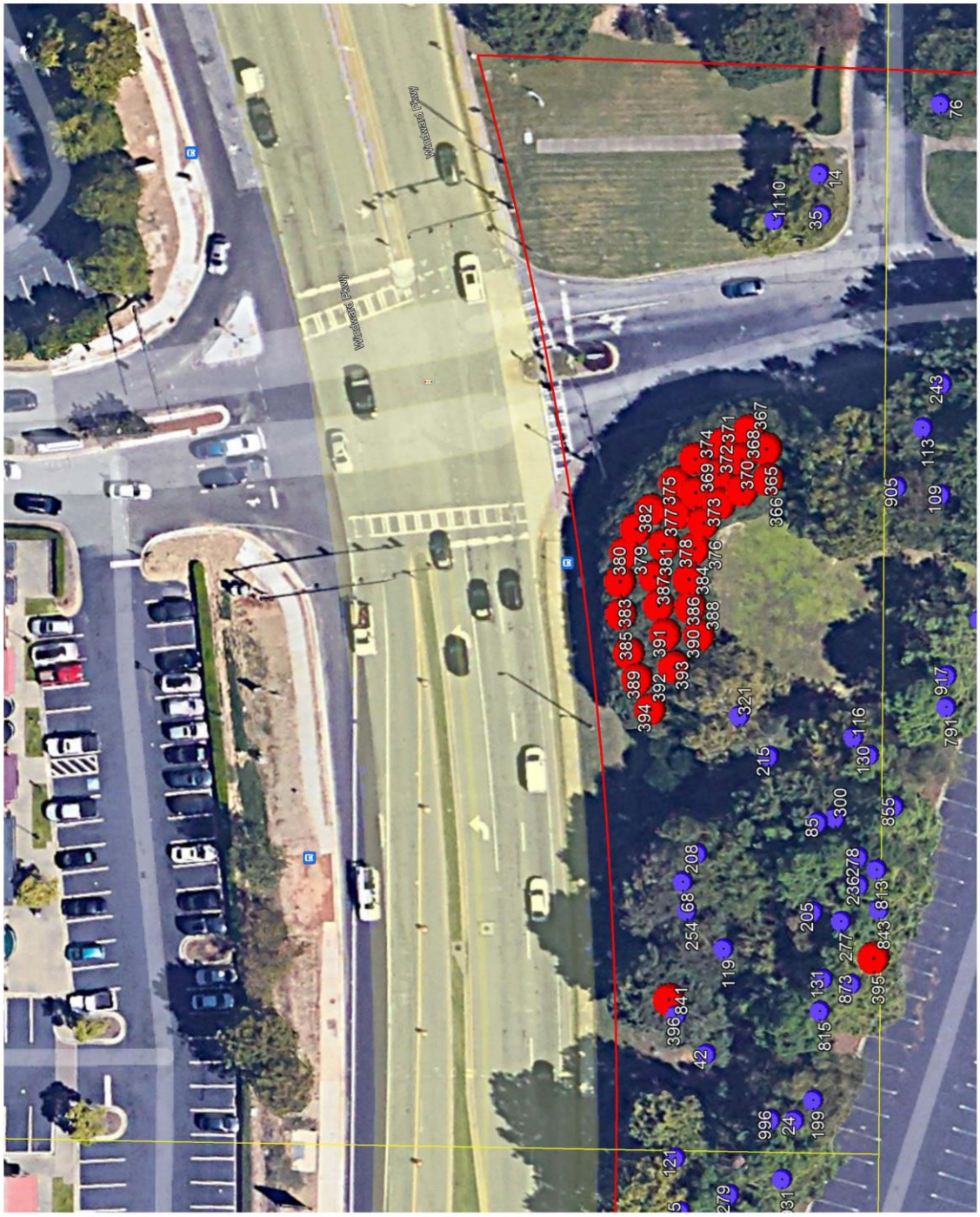
Specimen/ Non-specimen/ Boundary Trees

Lanscape Tree

Not To Scale

North

Tree Location Plan Sheet 2



Notes:
-All specimen tree locations shall be approximate.
-The provided tree locations are GPS located (+/- 30' Accuracy) and in no manner shall this Tree Location Plan be used or represented as a tree survey.
-It is the sole responsibility of the OWNER to have all tagged rees located by a Certified Land Surveyor.

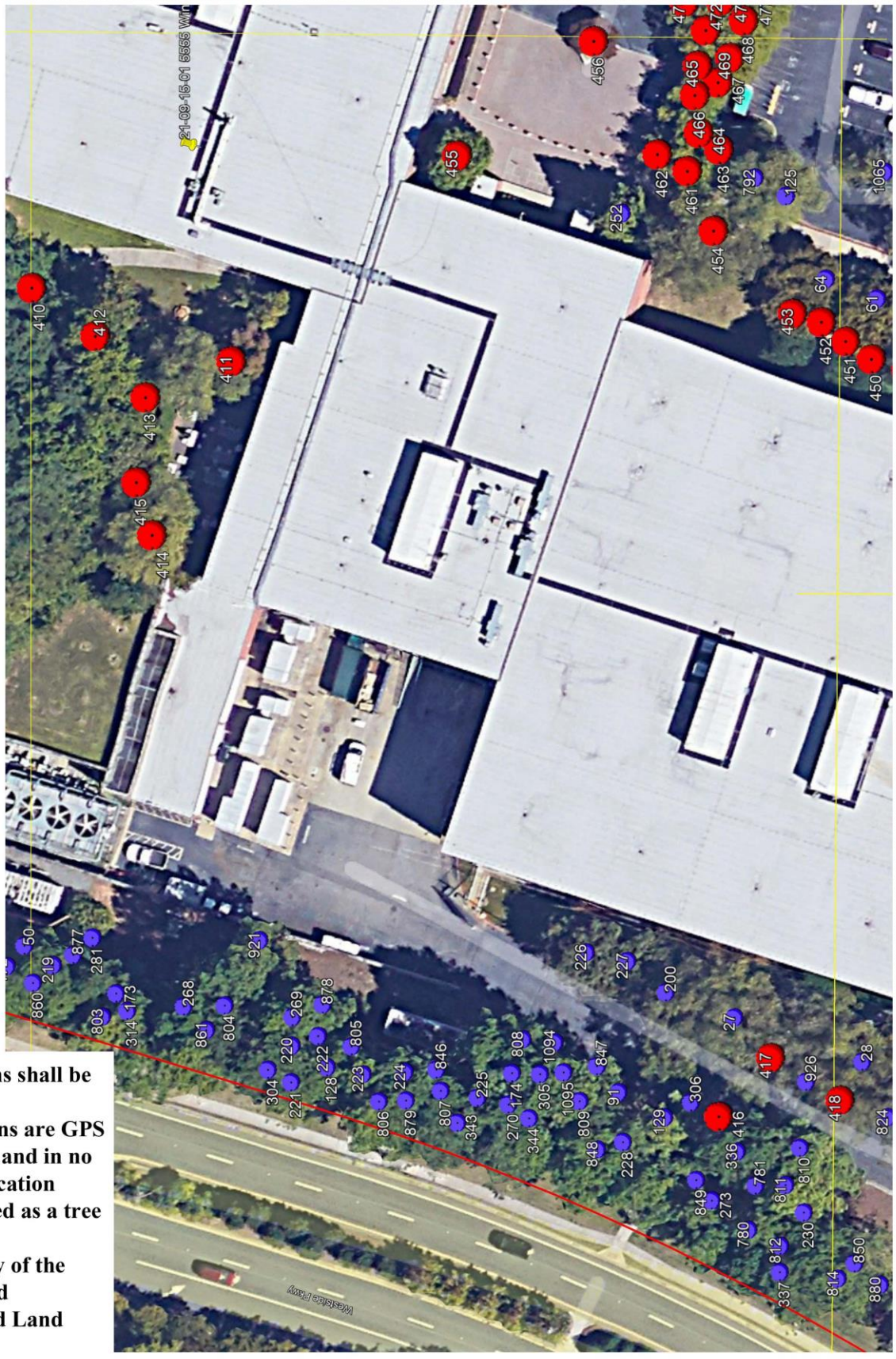
Specimen/ Non-specimen/ Boundary Trees

Lanscape Tree

Not To Scale

North

Tree Location Plan Sheet 3



Notes:

-All specimen tree locations shall be approximate.

-The provided tree locations are GPS located (+/- 30' Accuracy) and in no manner shall this Tree Location Plan be used or represented as a tree survey.

-It is the sole responsibility of the OWNER to have all tagged trees located by a Certified Land Surveyor.

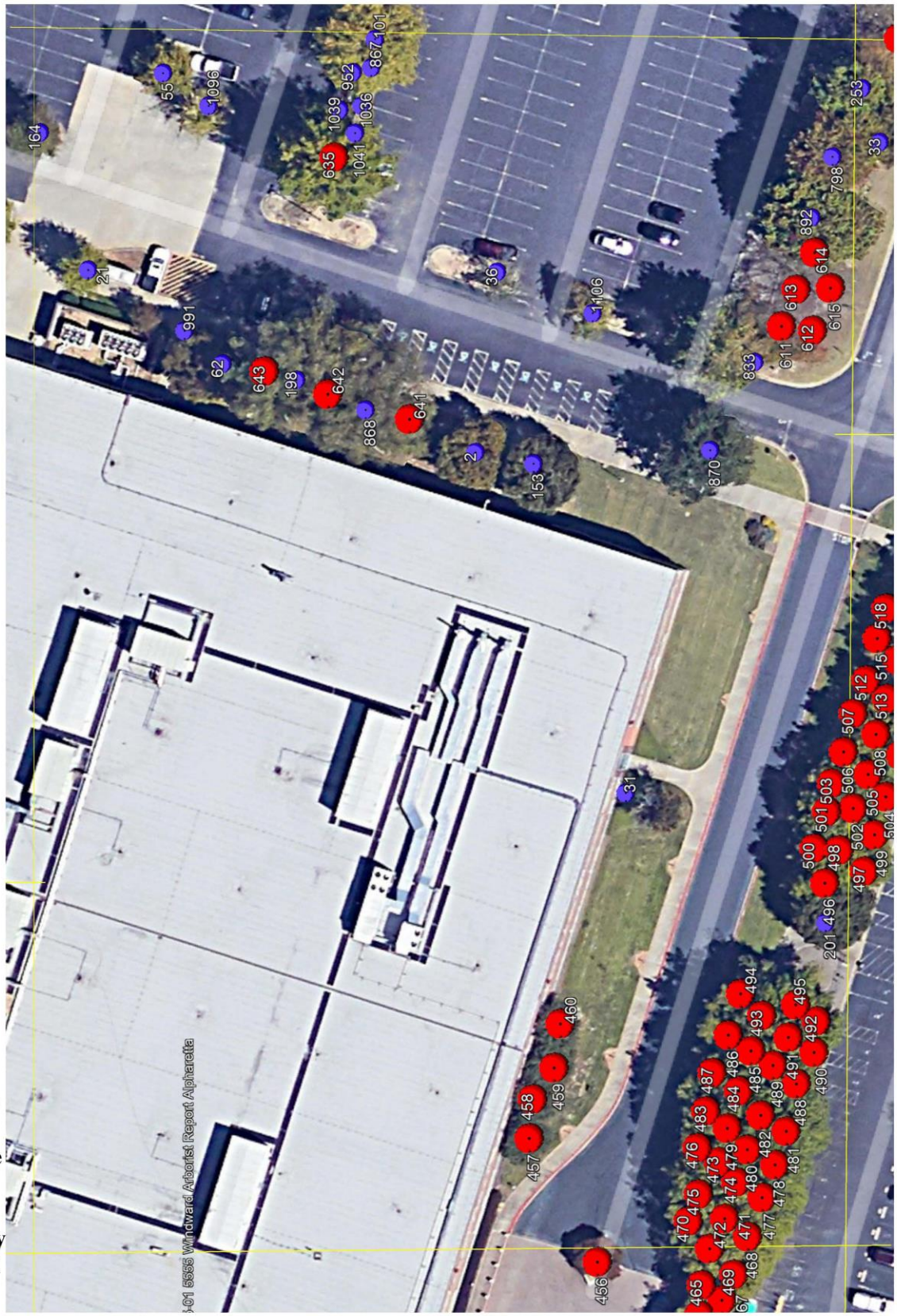
Specimen/ Non-specimen/ Boundary Trees

Lanscape Tree

Not To Scale

North

Tree Location Plan Sheet 4



Notes:
-All specimen tree locations shall be approximate.
-The provided tree locations are GPS located (+/- 30' Accuracy) and in no manner shall this Tree Location Plan be used or represented as a tree survey.
-It is the sole responsibility of the OWNER to have all trees located by a Certified Land Surveyor.

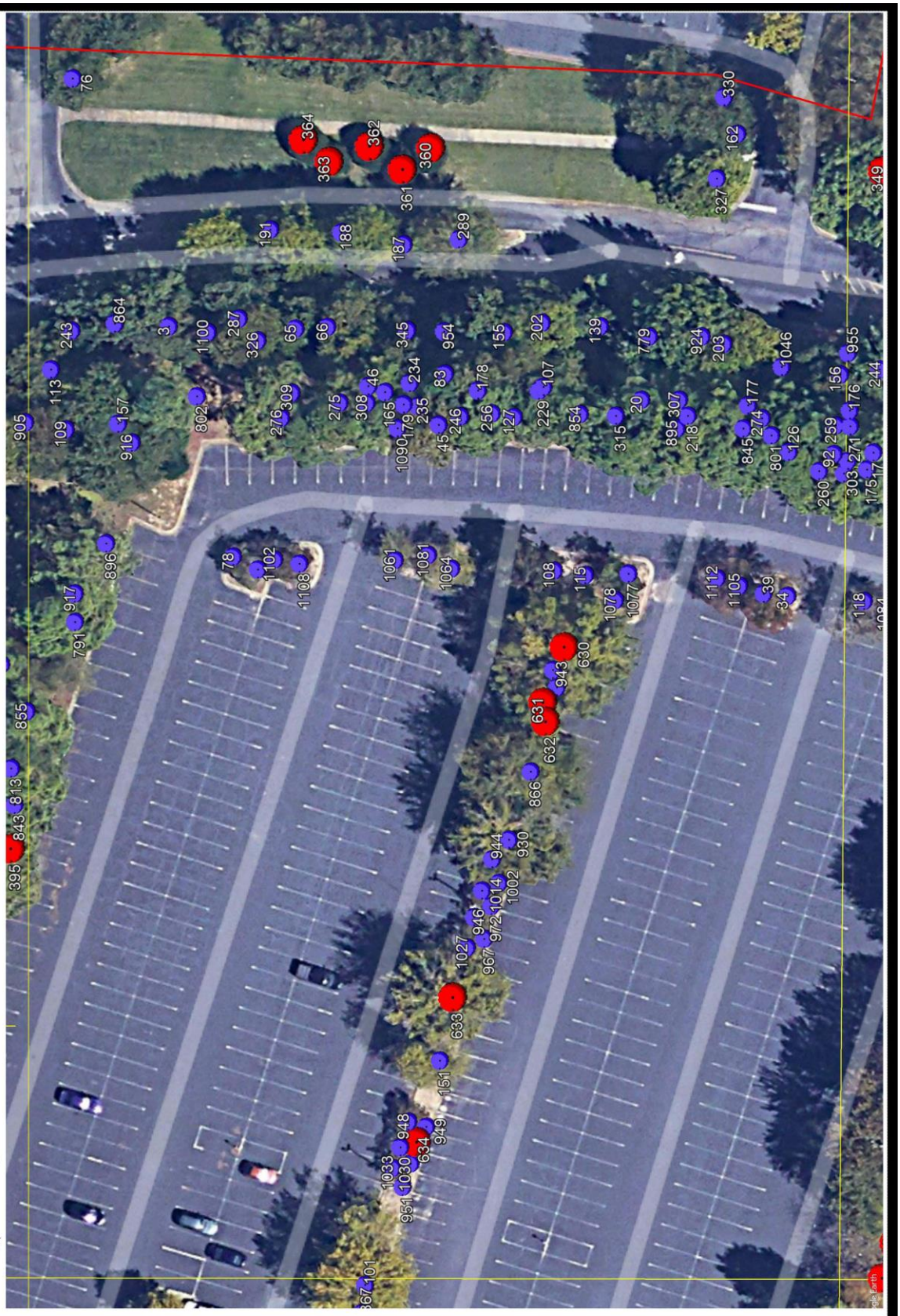
Specimen/ Non-specimen/ Boundary Trees

Lanscape Tree

Not To Scale

North

Tree Location Plan Sheet 5



Notes:

-All specimen tree locations shall be approximate.

-The provided tree locations are GPS located (+/- 30' Accuracy) and in no manner shall this Tree Location Plan be used or represented as a tree survey.

-It is the sole responsibility of the OWNER to have all tagged trees located by a Certified Land Surveyor.

Specimen/ Non-specimen/ Boundary Trees

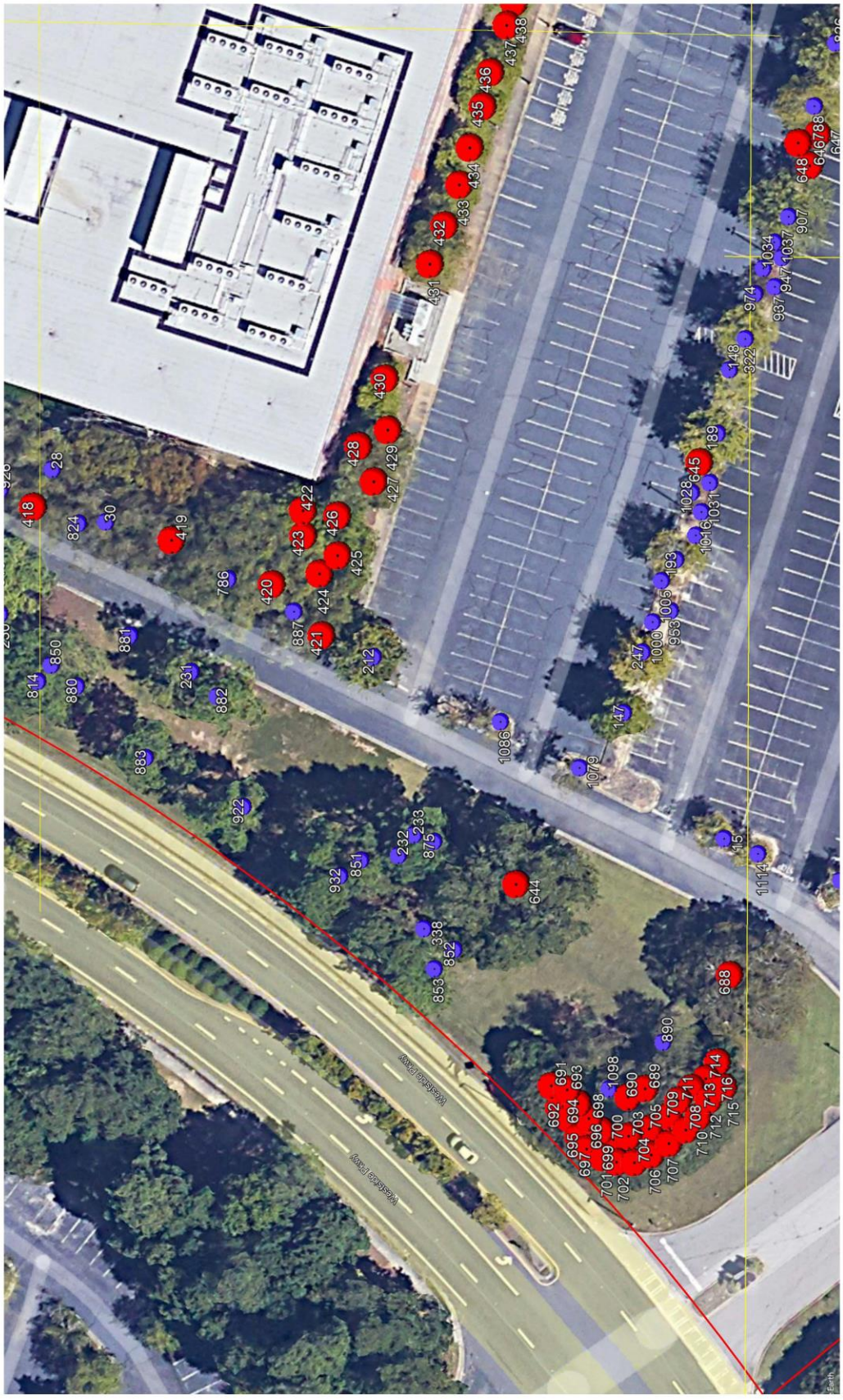
Lanscape Tree

Not To Scale

North

Tree Location Plan Sheet 6

Notes:
-All specimen tree locations shall be approximate.
-The provided tree locations are GPS located (+/- 30' Accuracy) and in no manner shall this Tree Location Plan be used or represented as a tree survey.
-It is the sole responsibility of the OWNER to have all tagged trees located by a Certified Land Surveyor.



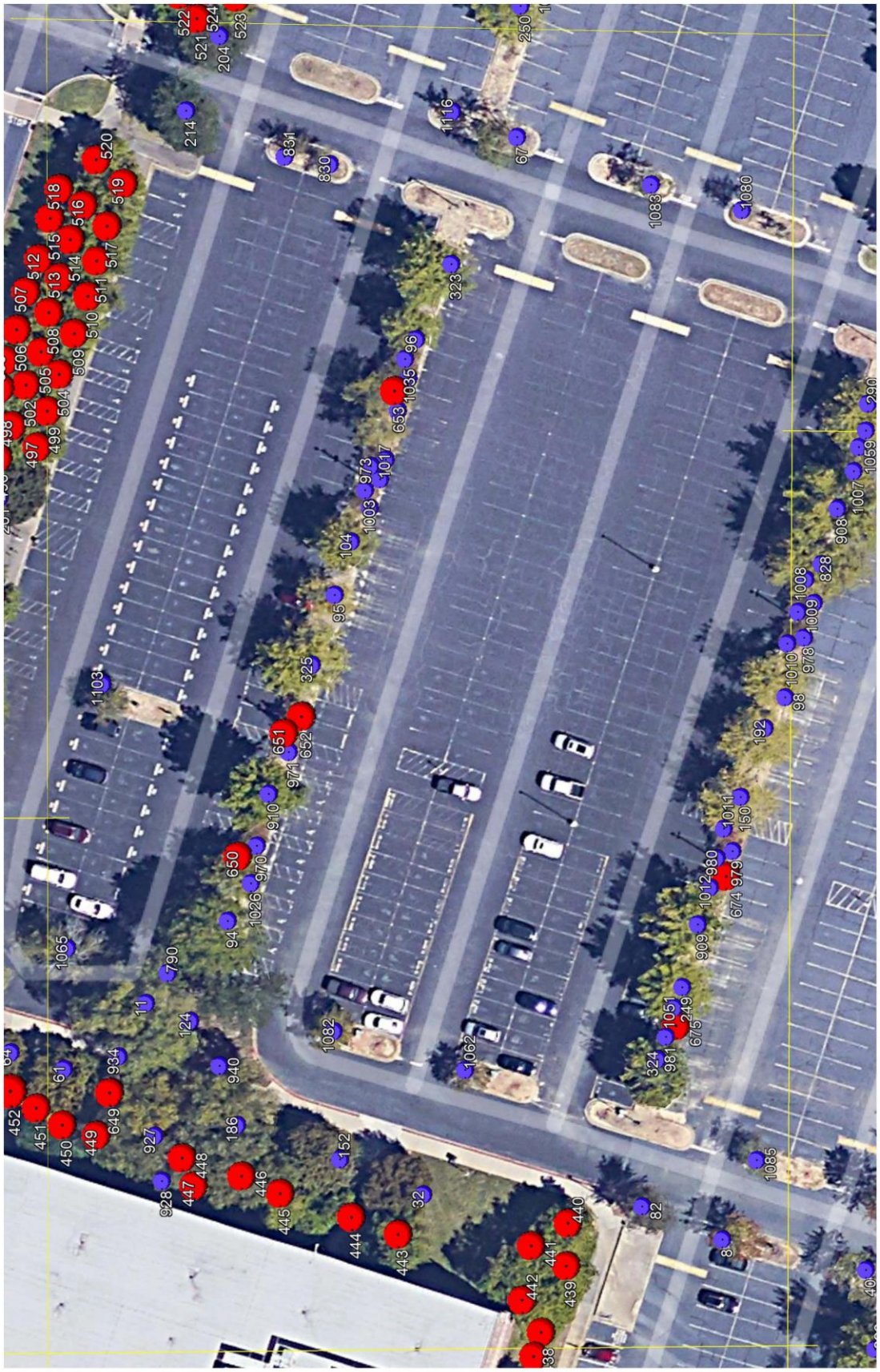
Specimen/ Non-specimen/ Boundary Trees

Lanscape Tree

Not To Scale

North

Tree Location Plan Sheet 7



Notes:
-All specimen tree locations shall be approximate.
-The provided tree locations are GPS located (+/- 30' Accuracy) and in no manner shall this Tree Location Plan be used or represented as a tree survey.
-It is the sole responsibility of the OWNER to have all tagged trees located by a Certified Land Surveyor.

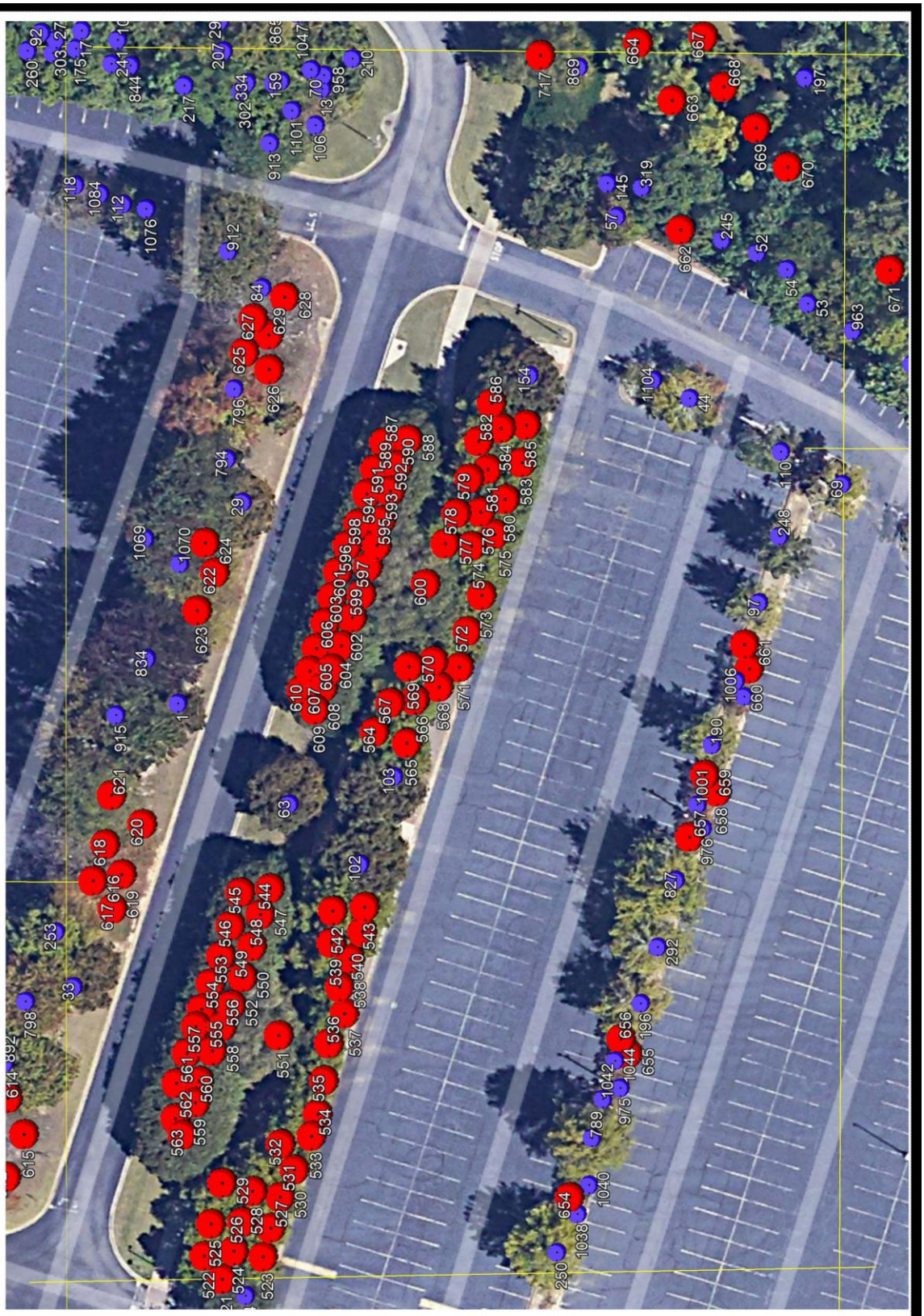
Specimen/ Non-specimen/ Boundary Trees

Lanscape Tree

Not To Scale

North

Tree Location Plan Sheet 8



Notes:
-All specimen tree locations shall be approximate.
-The provided tree locations are GPS located (+/- 30' Accuracy) and in no manner shall this Tree Location Plan be used or represented as a tree survey.
-It is the sole responsibility of the OWNER to have all tagged trees located by a Certified Land Surveyor.

Specimen/ Non-specimen/ Boundary Trees

Lanscape Tree

Not To Scale

North

Tree Location Plan Sheet 9



Notes:
-All specimen tree locations shall be approximate.
-The provided tree locations are GPS located (+/- 30' Accuracy) and in no manner shall this Tree Location Plan be used or represented as a tree survey.
-It is the sole responsibility of the OWNER to have all tagged trees located by a Certified Land Surveyor.

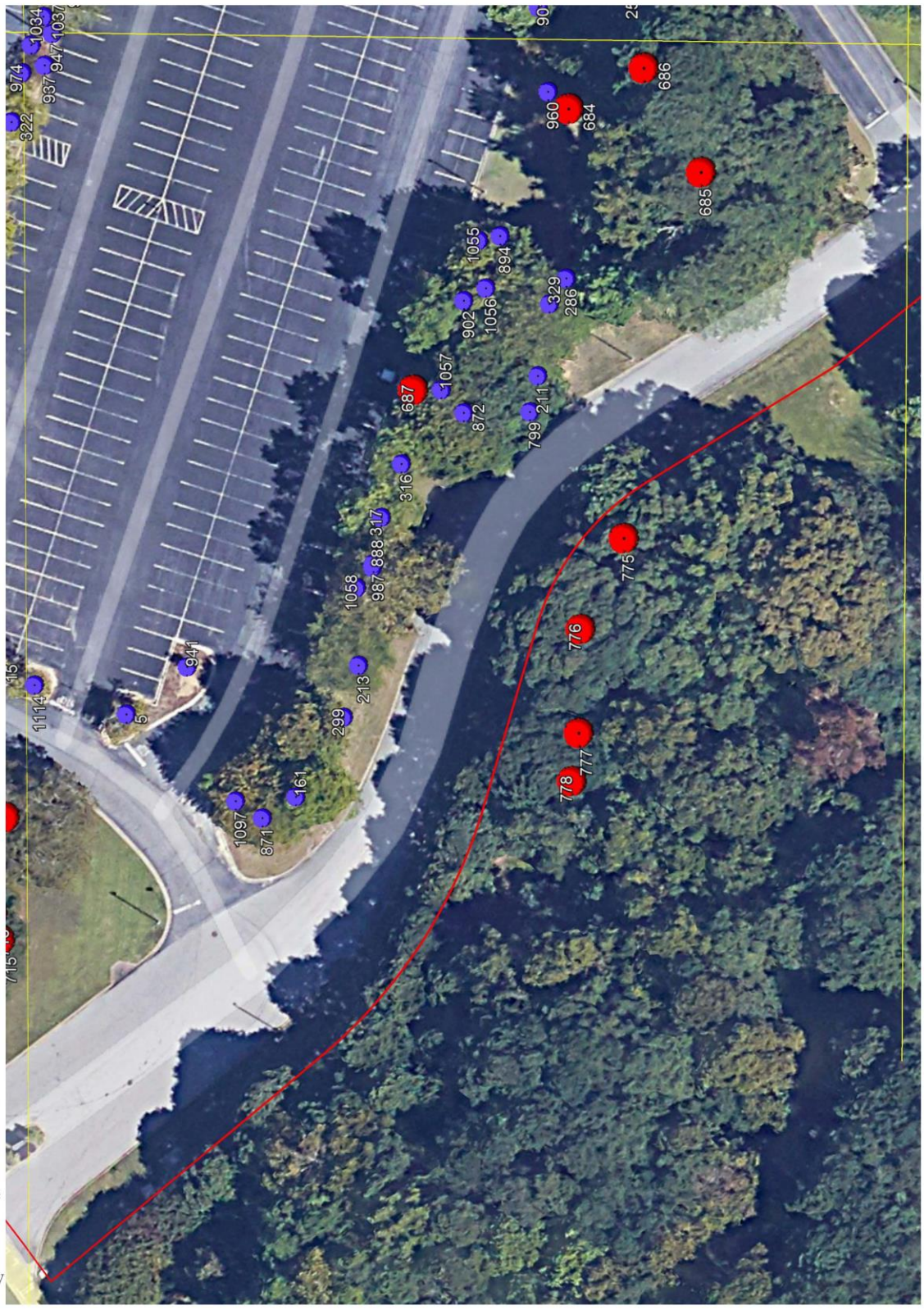
Specimen/ Non-specimen/ Boundary Trees

Lanscape Tree

Not To Scale

North

Tree Location Plan Sheet 10



Notes:
-All specimen tree locations shall be approximate.
-The provided tree locations are GPS located (+/- 30' Accuracy) and in no manner shall this Tree Location Plan be used or represented as a tree survey.
-It is the sole responsibility of the OWNER to have all tagged trees located by a Certified Land Surveyor.

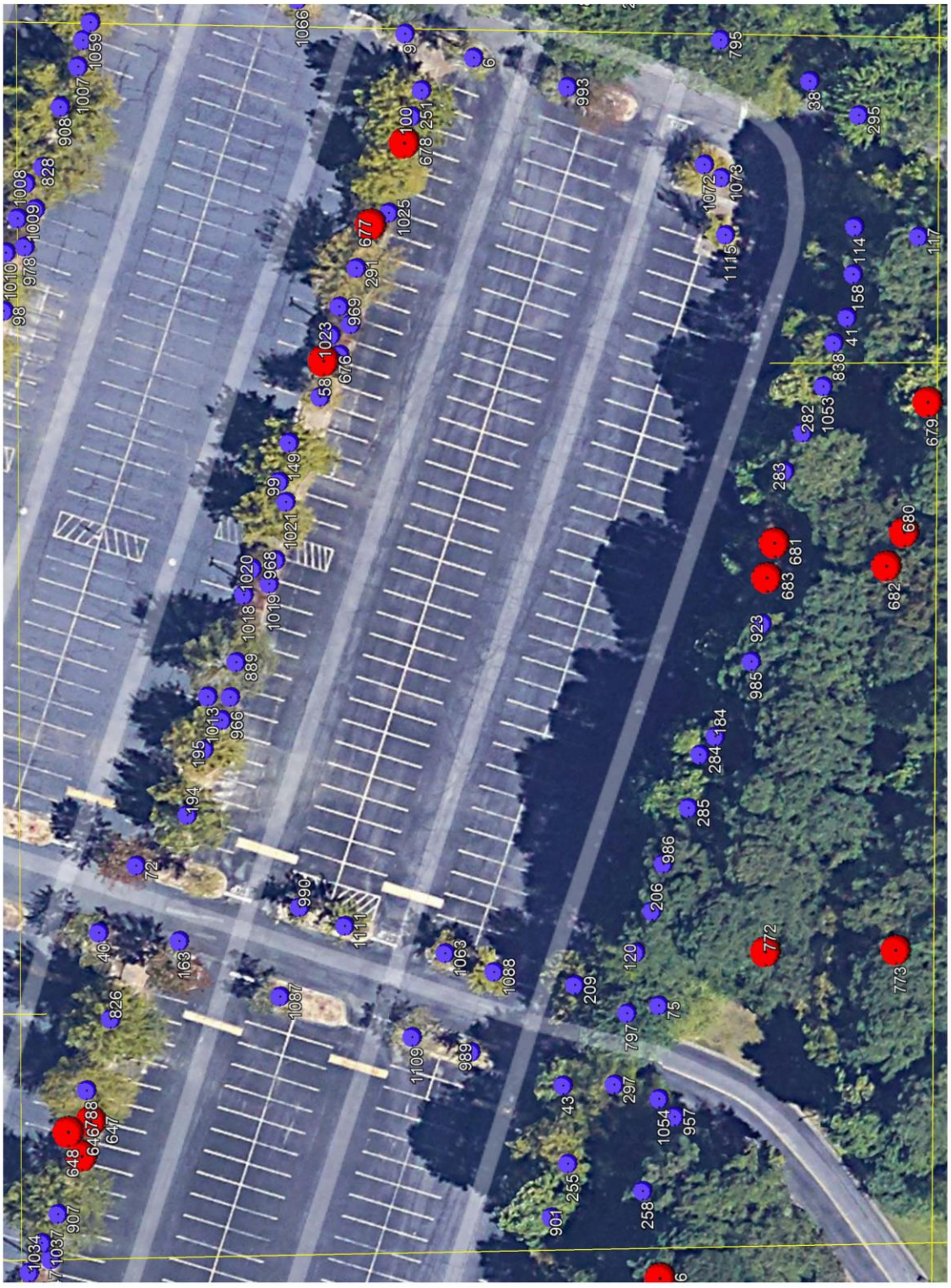
Specimen/ Non-specimen/ Boundary Trees

Lanscape Tree

Not To Scale

North

Tree Location Plan Sheet 11



Notes:
-All specimen tree locations shall be approximate.
-The provided tree locations are GPS located (+/- 30' Accuracy) and in no manner shall this Tree Location Plan be used or represented as a tree survey.
-It is the sole responsibility of the OWNER to have all tagged trees located by a Certified Land Surveyor.

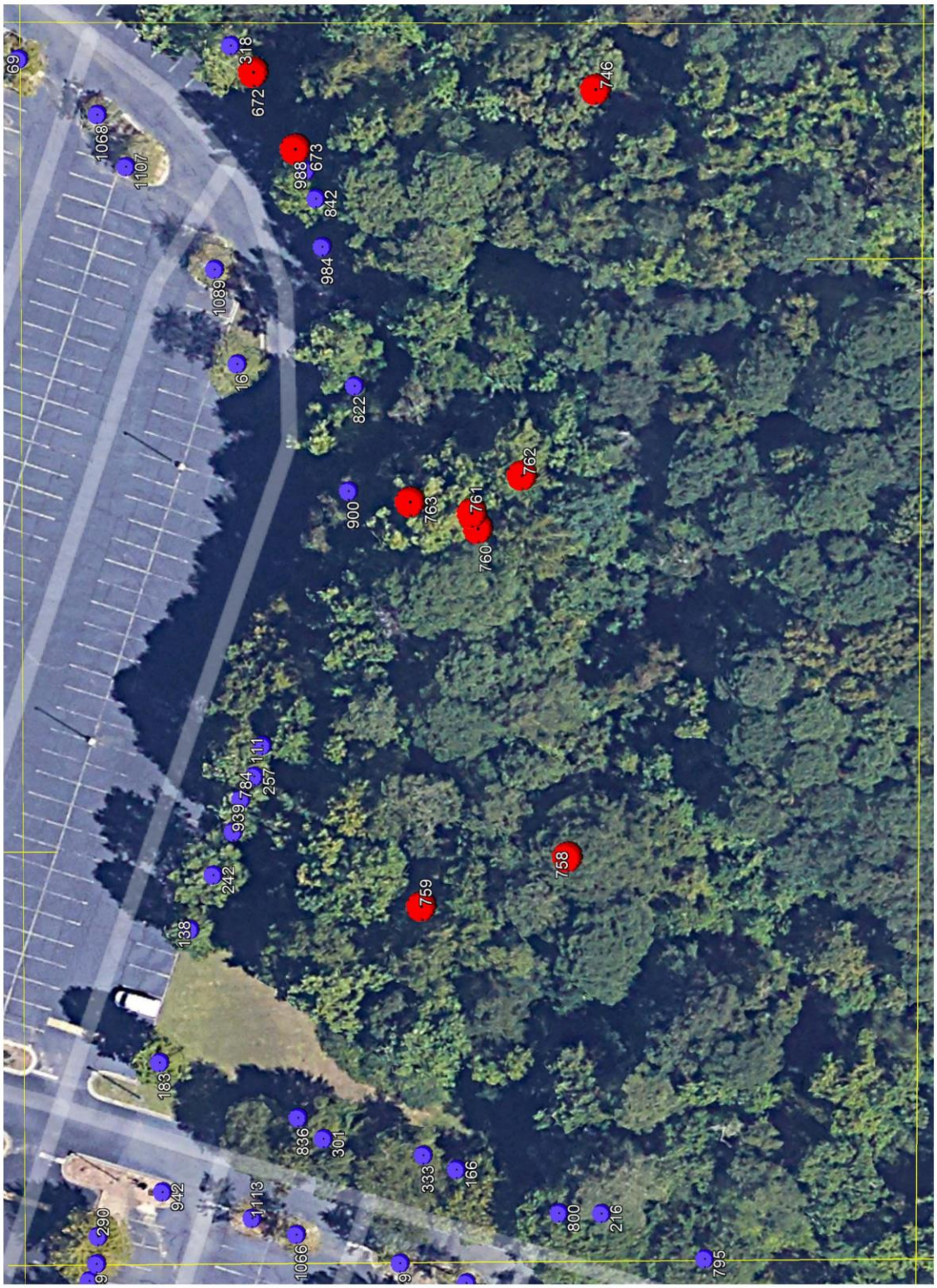
Specimen/ Non-specimen/ Boundary Trees

Lanscape Tree

Not To Scale

North

Tree Location Plan Sheet 12



Notes:
-All specimen tree locations shall be approximate.
-The provided tree locations are GPS located (+/- 30' Accuracy) and in no manner shall this Tree Location Plan be used or represented as a tree survey.
-It is the sole responsibility of the OWNER to have all tagged trees located by a Certified Land Surveyor.

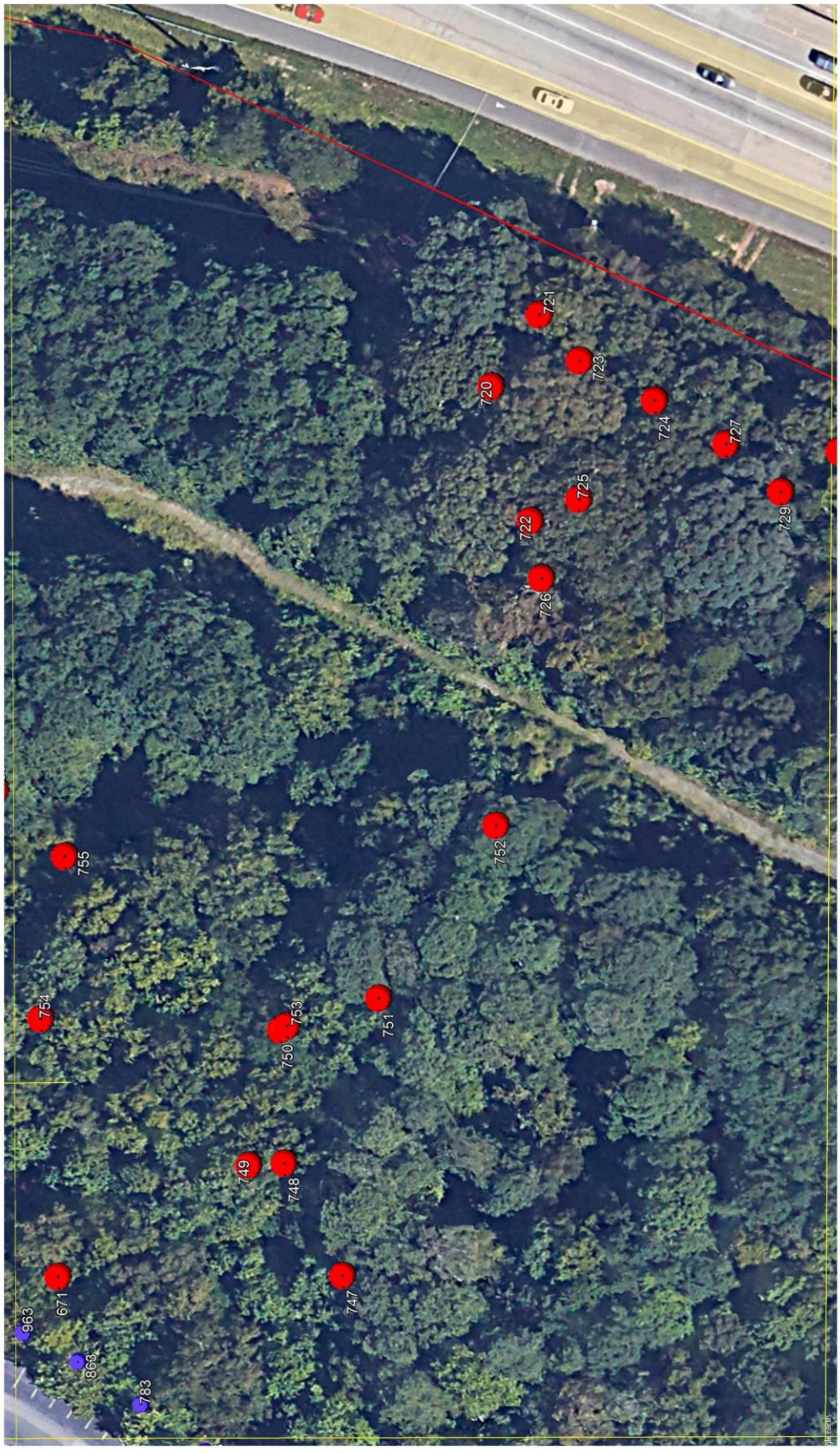
Specimen/ Non-specimen/ Boundary Trees

Lanscape Tree

Not To Scale

North

Tree Location Plan Sheet 13



Notes:
-All specimen tree locations shall be approximate.
-The provided tree locations are GPS located (+/- 30' Accuracy) and in no manner shall this Tree Location Plan be used or represented as a tree survey.
-It is the sole responsibility of the OWNER to have all tagged trees located by a Certified Land Surveyor.

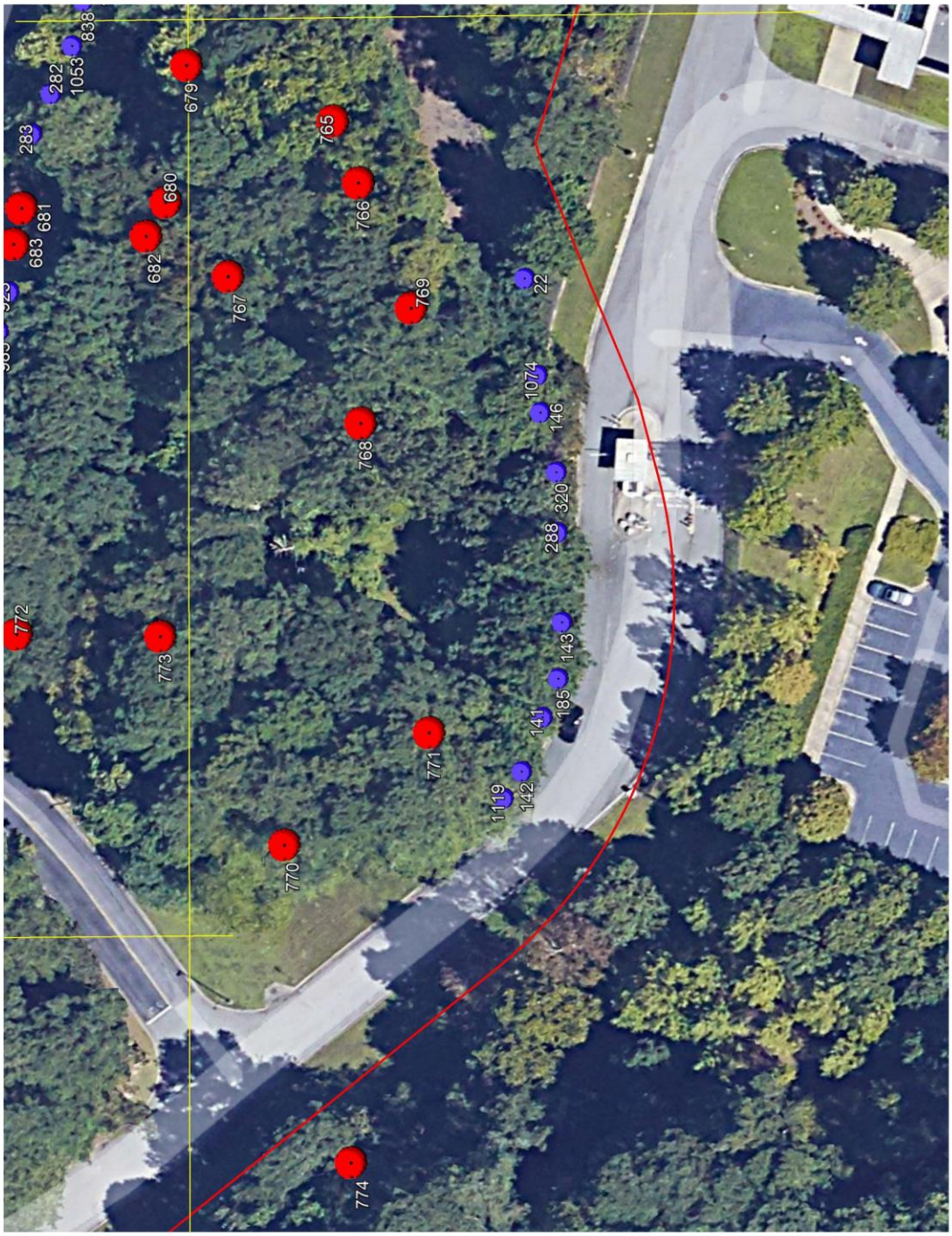
Specimen/ Non-specimen/ Boundary Trees

Lanscape Tree

Not To Scale

North

Tree Location Plan Sheet 14



Notes:
-All specimen tree locations shall be approximate.
-The provided tree locations are GPS located (+/- 30' Accuracy) and in no manner shall this Tree Location Plan be used or represented as a tree survey.
-It is the sole responsibility of the OWNER to have all tagged trees located by a Certified Land Surveyor.

Specimen/ Non-specimen/ Boundary Trees

Lanscape Tree

Not To Scale

North

Tree Location Plan Sheet 15



Notes:
-All specimen tree locations shall be approximate.
-The provided tree locations are GPS located (+/- 30' Accuracy) and in no manner shall this Tree Location Plan be used or represented as a tree survey.
-It is the sole responsibility of the OWNER to have all tagged trees located by a Certified Land Surveyor.

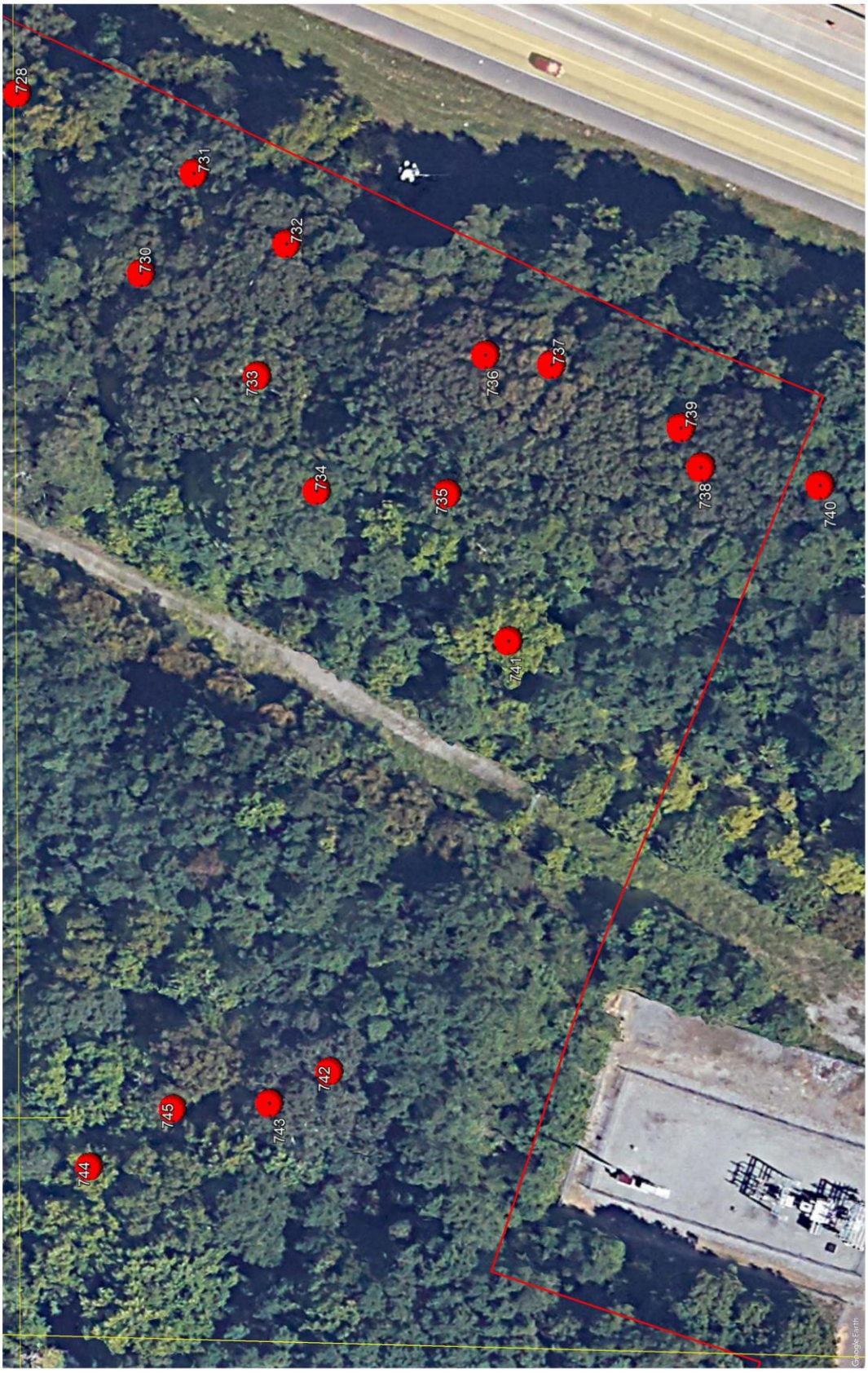
Specimen/ Non-specimen/ Boundary Trees

Lanscape Tree

Not To Scale

North

Tree Location Plan Sheet 16



Notes:
-All specimen tree locations shall be approximate.
-The provided tree locations are GPS located (+/- 30' Accuracy) and in no manner shall this Tree Location Plan be used or represented as a tree survey.
-It is the sole responsibility of the OWNER to have all tagged trees located by a Certified Land Surveyor.

Specimen/ Non-specimen/ Boundary Trees

Lanscape Tree

Not To Scale

North

Tree Location Plan Sheet 17

21-09-15-01 5555 Windward Arborist Report Alpharetta (General Observations: The majority of overstory parking lot trees are in severe decline with Trunk Cankers, Galls, cavities and need corrective pruning or removal. All of the Ilex x attenuata 'Savannah'(Savannah Hollies) have Trunk Gall at base of the trunk. Most of them the trunk sounds solid and the Galls may be superficial. The Majority of Oaks in the wooded areas along GA 400 have symptoms of Hypoxylon Cankers with severe limb loss.)

Tree #	Size/ Species	Health Condition	Structural Condition	Classification	Comments	Design Around	Photo # (See Attached)	City of Alpharetta's Assessment
345	9" Dogwood	Poor	Poor	Non-Specimen	In severe decline with 30% dieback	No	1	
346	26" Red Oak	Good	Fair	Specimen	Needs corrective pruning	No		
347	15" Savannah Holly	Good	Good	Specimen		Yes		
348	28" River Birch	Good	Good	Specimen		Yes		
349	24" Red Oak	Good	Fair	Specimen	Minor root circling	No		
350	14" Crape Myrtle	Good	Good	Specimen		Yes		
351	11" Crape Myrtle	Good	Good	Specimen		Yes		
352	11" Crape Myrtle	Good	Good	Specimen		Yes		
353	11" Crape Myrtle	Good	Good	Specimen		Yes		
354	9" Crape Myrtle	Good	Good	Specimen		Yes		
355	10" Crape Myrtle	Good	Good	Specimen		Yes		
356	12" Crape Myrtle	Good	Good	Specimen		Yes		
357	10" Crape Myrtle	Good	Good	Specimen		Yes		
358	16" Crape Myrtle	Good	Good	Specimen		Yes		
359	12" Crape Myrtle	Good	Good	Specimen		Yes		
360	13" Ligustrum	Good	Good	Specimen		Yes		
361	20" Ligustrum	Good	Good	Specimen		Yes		
362	14" Ligustrum	Good	Good	Specimen		Yes		
363	18" Ligustrum	Good	Good	Specimen		Yes		
364	14" Ligustrum	Good	Good	Specimen		Yes		
365	16" Crape Myrtle	Good	Good	Specimen		Yes		
366	15" Crape Myrtle	Good	Good	Specimen		Yes		
367	15" Crape Myrtle	Good	Good	Specimen		Yes		
368	16" Crape Myrtle	Good	Good	Specimen		Yes		
369	14" Crape Myrtle	Good	Good	Specimen		Yes		
370	17" Crape Myrtle	Good	Good	Specimen		Yes		
371	14" Crape Myrtle	Good	Good	Specimen		Yes		
372	10" Crape Myrtle	Good	Good	Specimen		Yes		
373	13" Crape Myrtle	Good	Good	Specimen		Yes		
374	14" Crape Myrtle	Good	Good	Specimen		Yes		
375	14" Crape Myrtle	Good	Good	Specimen		Yes		
376	14" Crape Myrtle	Good	Good	Specimen		Yes		
377	11" Crape Myrtle	Good	Good	Specimen		Yes		
378	13" Crape Myrtle	Good	Good	Specimen		Yes		
379	13" Crape Myrtle	Good	Good	Specimen		Yes		
380	15" Crape Myrtle	Good	Good	Specimen		Yes		
381	13" Crape Myrtle	Good	Good	Specimen		Yes		
382	13" Crape Myrtle	Good	Good	Specimen		Yes		
383	11" Crape Myrtle	Good	Good	Specimen		Yes		
384	11" Crape Myrtle	Good	Good	Specimen		Yes		
385	11" Crape Myrtle	Good	Good	Specimen		Yes		
386	16" Crape Myrtle	Good	Good	Specimen		Yes		
387	13" Crape Myrtle	Poor	Poor	Non-Specimen	Large Trunk Canker, an indication of possible trunk rot.	No	2	
388	15" Crape Myrtle	Good	Good	Specimen		Yes		
389	11" Crape Myrtle	Good	Good	Specimen		Yes		
390	13" Crape Myrtle	Good	Good	Specimen		Yes		
391	17" Crape Myrtle	Good	Good	Specimen		Yes		
392	15" Crape Myrtle	Good	Good	Specimen		Yes		
393	13" Crape Myrtle	Good	Good	Specimen		Yes		
394	23" Crape Myrtle	Good	Good	Specimen		Yes		
395	18" Pine	Poor	Hazard	Non-Specimen	80% Radial dieback	No	3	
396	8" Dogwood	Poor	Poor	Non-Specimen	Severe decay in leader union with ant nest.	No	4	
397	21" Sycamore	Good	Good	Tree of Quality		Yes		

Tree #	Size/ Species	Health Condition	Structural Condition	Classification	Comments	Design Around	Photo # (See Attached)	City of Alpharetta's Assessment
398	12" Dogwood	Poor	Poor	Non-Specimen	Deep cavities in trunk. In decline. Symptoms of Anthracnose with dieback.	No	5	
399	9" Dogwood	Poor	Poor	Non-Specimen	In decline. Symptoms of Anthracnose with dieback.	No		
400	25" Red Maple	Poor	Poor	Non-Specimen	Severe lean. Numerous Trunk Cankers, an indication of possible trunk rot. 3 Co-Dominate Leaders with 1 dead. Due the species, a multi-stem tree is undesirable and could be a life safety issue.	No	6-8	
401	37" Tulip Poplar	Poor	Hazard	Non-Specimen	2 Co-Dominate Leaders with decay in crotch. Due the species, a multi-stem tree is undesirable and could be a life safety issue. Basidiocarps on trunk, an indication of trunk rot	No	9	
402	8" Dogwood	Poor	Poor	Non-Specimen	In decline. Symptoms of Anthracnose with dieback. Numerous Trunk Cankers, an indication of possible trunk rot. Cavities with decay.	No	10-11	
403	8" Dogwood	Poor	Poor	Non-Specimen	Cavities with decay. In decline. Symptoms of Anthracnose with dieback. Numerous Trunk Cankers, an indication of possible trunk rot.	No	12	
404	28" Red Oak	Poor	Poor	Non-Specimen	More than 1 main limb and several minor limbs dead/gone. 2 Co-Dominate Leaders 20' up with weak crotches and included bark. Due the species, a multi-stem tree is undesirable and could be a life safety issue.	No	13	
405	10" Dogwood	Good	Fair	Specimen	Minor root damage	No		
406	26" Red Maple	Good	Fair	Specimen	Minor root circling	No		
407	12" Dogwood	Poor	Poor	Non-Specimen	Trunk Canker with trunk distortion, an indication of possible trunk rot.	No	14	
408	10" Dogwood	Poor	Poor	Non-Specimen	2 Co-Dominate Leaders with 1 dead. Cavities with decay.	No	15	
409	27"(8"-7"-9") Red Maple	Poor	Poor	Non-Specimen	3 Trees grown together creating 3 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree is undesirable and could be a life safety issue.	No	16	
410	11" Redbud	Poor	Poor	Non-Specimen	Partially uprooted with 45° lean. Numerous Trunk Galls, an indication of possible trunk rot.	No	17-18	
411	14" Dogwood	Fair	Poor	Non-Specimen	Severe decay in leader union.	No	19	
412	13" Redbud	Poor	Poor	Non-Specimen	Severe Lean. Numerous Trunk Cankers and Galls, an indication of possible trunk rot. 3 Co-Dominate Leaders with 1 dead.	No	20-21	
413	14" Redbud	Poor	Poor	Non-Specimen	Numerous Trunk Cankers and Galls, an indication of possible trunk rot. 4 Co-Dominate Leaders with 2 dead.	No	22	
414	26" River Birch	Good	Good	Specimen		Yes		
415	12" Redbud	Poor	Poor	Non-Specimen	Numerous Trunk Cankers and Galls, an indication of possible trunk rot.	Yes	23	
416	37" River Birch	Good	Good	Specimen		Yes		

Tree #	Size/ Species	Health Condition	Structural Condition	Classification	Comments	Design Around	Photo # (See Attached)	City of Alpharetta's Assessment
417	30" River Birch	Good	Good	Specimen		Yes		
418	28" River Birch	Good	Good	Specimen		Yes		
419	30" River Birch	Good	Good	Specimen		Yes		
420	27" River Birch	Good	Good	Specimen		Yes		
421	14" Savannah Holly	Good	Good	Specimen		Yes		
422	12" Savannah Holly	Good	Good	Specimen		Yes		
423	16" Savannah Holly	Fair	Poor	Non-Specimen	Severe decay in leader union.	No	24	
424	14" Savannah Holly	Good	Good	Specimen		Yes		
425	20" Savannah Holly	Good	Good	Specimen		Yes		
426	21" Savannah Holly	Good	Good	Specimen		Yes		
427	32" River Birch	Good	Good	Specimen		Yes		
428	14" Savannah Holly	Good	Good	Specimen		Yes		
429	13" Savannah Holly	Fair	Poor	Non-Specimen	Severe decay in leader union.	No	25	
430	12" Savannah Holly	Poor	Poor	Non-Specimen	Cavities with decay.	No	26	
431	26" River Birch	Good	Good	Specimen		Yes		
432	15" Savannah Holly	Good	Good	Specimen		Yes		
433	14" Savannah Holly	Good	Good	Specimen		Yes		
434	11" Savannah Holly	Good	Good	Specimen		Yes		
435	13" Savannah Holly	Good	Good	Specimen		Yes		
436	11" Savannah Holly	Good	Good	Specimen		Yes		
437	15" Savannah Holly	Good	Good	Specimen		Yes		
438	18" Savannah Holly	Fair	Poor	Non-Specimen	Severe decay in leader union.	No	27	
439	15" Savannah Holly	Fair	Poor	Non-Specimen	Severe decay in leader union.	No	28	
440	22" Savannah Holly	Poor	Poor	Non-Specimen	Severe root damage. Severe Crown Gall, an indication of possible trunk rot.	No	29	
441	18" Savannah Holly	Poor	Poor	Non-Specimen	Numerous Trunk Cankers, an indication of possible trunk rot. Circling roots	No	30-31	
442	19" Savannah Holly	Poor	Poor	Non-Specimen	Numerous Trunk Cankers and Galls, an indication of possible trunk rot.	No	32	
443	20" Savannah Holly	Good	Good	Specimen		Yes		
444	15" Savannah Holly	Good	Good	Specimen		Yes		
445	12" Savannah Holly	Good	Good	Specimen		Yes		
446	14" Savannah Holly	Good	Good	Specimen		Yes		
447	31" River Birch	Fair	Poor	Non-Specimen	Severe decay in leader union.	No	33	
448	26" River Birch	Good	Good	Specimen		Yes		
449	10" Burford Holly	Good	Good	Specimen		Yes		
450	11" Burford Holly	Good	Good	Specimen		Yes		
451	17" Burford Holly	Good	Good	Specimen		Yes		
452	15" Burford Holly	Good	Good	Specimen		Yes		
453	15" Burford Holly	Good	Good	Specimen		Yes		

Tree #	Size/ Species	Health Condition	Structural Condition	Classification	Comments	Design Around	Photo # (See Attached)	City of Alpharetta's Assessment
454	31" River Birch	Fair	Poor	Non-Specimen	Severe decay in leader union.	No	34	
455	22" Cryptomeria	Good	Good	Specimen		Yes		
456	3" Jap Red Maple	Good	Good	Specimen		Yes		
457	16" Crape Myrtle	Good	Good	Specimen		Yes		
458	13" Crape Myrtle	Good	Good	Specimen		Yes		
459	16" Crape Myrtle	Good	Good	Specimen		Yes		
460	15" Crape Myrtle	Good	Good	Specimen		Yes		
461	11" Savannah Holly	Good	Good	Specimen		Yes		
462	15" Savannah Holly	Good	Good	Specimen		Yes		
463	17" Savannah Holly	Good	Good	Specimen		Yes		
464	15" Savannah Holly	Good	Good	Specimen		Yes		
465	17" Savannah Holly	Good	Good	Specimen		Yes		
466	13" Savannah Holly	Fair	Poor	Non-Specimen	Severe decay in leader union.	No	35	
467	16" Savannah Holly	Good	Good	Specimen		Yes		
468	12" Savannah Holly	Good	Good	Specimen		Yes		
469	13" Savannah Holly	Good	Good	Specimen		Yes		
470	17" Savannah Holly	Good	Good	Specimen		Yes		
471	13" Savannah Holly	Fair	Poor	Non-Specimen	Severe decay in leader union.	No	36	
472	19" Savannah Holly	Good	Good	Specimen		Yes		
473	16" Savannah Holly	Good	Good	Specimen		Yes		
474	13" Savannah Holly	Good	Good	Specimen		Yes		
475	17" Savannah Holly	Good	Good	Specimen		Yes		
476	15" Savannah Holly	Good	Good	Specimen		Yes		
477	21" Savannah Holly	Good	Good	Specimen		Yes		
478	15" Savannah Holly	Good	Good	Specimen		Yes		
479	17" Savannah Holly	Good	Good	Specimen		Yes		
480	14" Savannah Holly	Good	Good	Specimen		Yes		
481	17" Savannah Holly	Good	Good	Specimen		Yes		
482	14" Savannah Holly	Good	Good	Specimen		Yes		
483	16" Savannah Holly	Good	Good	Specimen		Yes		
484	18" Savannah Holly	Good	Good	Specimen		Yes		
485	21" Savannah Holly	Good	Good	Specimen		Yes		
486	16" Savannah Holly	Good	Good	Specimen		Yes		
487	19" Savannah Holly	Good	Good	Specimen		Yes		
488	14" Savannah Holly	Fair	Poor	Non-Specimen	Severe decay in leader union.	No	37	
489	16" Savannah Holly	Good	Good	Specimen		Yes		

Tree #	Size/ Species	Health Condition	Structural Condition	Classification	Comments	Design Around	Photo # (See Attached)	City of Alpharetta's Assessment
490	14" Savannah Holly	Good	Good	Specimen		Yes		
491	20" Savannah Holly	Poor	Poor	Non-Specimen	Cavities with decay.	No	38	
492	17" Savannah Holly	Fair	Poor	Non-Specimen	Severe decay in leader union.	No	39	
493	19" Savannah Holly	Fair	Poor	Non-Specimen	Severe decay in leader union.	No	40	
494	14" Savannah Holly	Good	Good	Specimen		Yes		
495	19" Savannah Holly	Good	Good	Specimen		Yes		
496	17" Savannah Holly	Good	Good	Specimen		Yes		
497	16" Savannah Holly	Good	Good	Specimen		Yes		
498	14" Savannah Holly	Good	Good	Specimen		Yes		
499	14" Savannah Holly	Fair	Poor	Non-Specimen	Severe decay in leader union.	No	41	
500	15" Savannah Holly	Good	Good	Specimen		Yes		
501	14" Savannah Holly	Good	Good	Specimen		Yes		
502	14" Savannah Holly	Poor	Poor	Non-Specimen	30% Radial dieback with decay in trunk at base	No	42	
503	10" Savannah Holly	Good	Good	Specimen		Yes		
504	14" Savannah Holly	Good	Good	Specimen		Yes		
505	12" Savannah Holly	Good	Good	Specimen		Yes		
506	10" Savannah Holly	Good	Good	Specimen		Yes		
507	18" Savannah Holly	Good	Good	Specimen		Yes		
508	10" Savannah Holly	Poor	Poor	Non-Specimen	Tree strap girdling trunk at base	No	43	
509	15" Savannah Holly	Good	Good	Specimen		Yes		
510	12" Savannah Holly	Good	Good	Specimen		Yes		
511	10" Savannah Holly	Good	Good	Specimen		Yes		
512	12" Savannah Holly	Good	Good	Specimen		Yes		
513	14" Savannah Holly	Fair	Poor	Non-Specimen	Severe decay in leader union.	No	44	
514	14" Savannah Holly	Fair	Poor	Non-Specimen	Severe decay in leader union.	No	45	
515	11" Savannah Holly	Good	Good	Specimen		Yes		
516	17" Savannah Holly	Good	Good	Specimen		Yes		
517	14" Savannah Holly	Good	Good	Specimen		Yes		
518	14" Savannah Holly	Good	Good	Specimen		Yes		
519	14" Savannah Holly	Good	Good	Specimen		Yes		
520	15" Savannah Holly	Good	Good	Specimen		Yes		
521	13" Savannah Holly	Good	Good	Specimen		Yes		
522	10" Savannah Holly	Good	Good	Specimen		Yes		

Tree #	Size/ Species	Health Condition	Structural Condition	Classification	Comments	Design Around	Photo # (See Attached)	City of Alpharetta's Assessment
523	11" Savannah Holly	Good	Good	Specimen		Yes		
524	10" Savannah Holly	Good	Good	Specimen		Yes		
525	11" Savannah Holly	Good	Good	Specimen		Yes		
526	10" Savannah Holly	Good	Good	Specimen		Yes		
527	13" Savannah Holly	Good	Good	Specimen		Yes		
528	14" Savannah Holly	Good	Good	Specimen		Yes		
529	15" Savannah Holly	Fair	Poor	Non-Specimen	Severe decay in leader union.	No	46	
530	13" Savannah Holly	Good	Good	Specimen		Yes		
531	14" Savannah Holly	Good	Good	Specimen		Yes		
532	14" Savannah Holly	Good	Good	Specimen		Yes		
533	14" Savannah Holly	Good	Good	Specimen		Yes		
534	16" Savannah Holly	Good	Good	Specimen		Yes		
535	15" Savannah Holly	Good	Good	Specimen		Yes		
536	16" Savannah Holly	Good	Good	Specimen		Yes		
537	19" Savannah Holly	Good	Good	Specimen		Yes		
538	15" Savannah Holly	Poor	Poor	Non-Specimen	25% Radial dieback	No	47	
539	18" Savannah Holly	Good	Good	Specimen		Yes		
540	12" Savannah Holly	Poor	Poor	Non-Specimen	25% Radial dieback.	No	48	
541	14" Savannah Holly	Good	Good	Specimen		Yes		
542	18" Savannah Holly	Good	Good	Specimen		Yes		
543	15" Savannah Holly	Good	Good	Specimen		Yes		
544	17" Crape Myrtle	Good	Good	Specimen		Yes		
545	15" Crape Myrtle	Poor	Poor	Non-Specimen	7 Co-Dominate leaders with 3 dead, radial dieback on others	No	49	
546	20" Crape Myrtle	Good	Good	Specimen		Yes		
547	14" Crape Myrtle	Good	Good	Specimen		Yes		
548	14" Crape Myrtle	Good	Good	Specimen		Yes		
549	19" Crape Myrtle	Good	Good	Specimen		Yes		
550	14" Crape Myrtle	Good	Good	Specimen		Yes		
551	31" River Birch	Good	Good	Specimen		Yes		
552	19" Crape Myrtle	Good	Good	Specimen		Yes		
553	16" Crape Myrtle	Good	Good	Specimen		Yes		
554	11" Crape Myrtle	Good	Good	Specimen		Yes		
555	16" Crape Myrtle	Poor	Poor	Non-Specimen		No	50	
556	14" Crape Myrtle	Good	Good	Specimen		Yes		
557	14" Crape Myrtle	Good	Good	Specimen		Yes		
558	15" Crape Myrtle	Good	Good	Specimen		Yes		
559	12" Crape Myrtle	Good	Good	Specimen		Yes		
560	17" Crape Myrtle	Good	Good	Specimen		Yes		
561	17" Crape Myrtle	Good	Good	Specimen		Yes		
562	14" Crape Myrtle	Good	Good	Specimen		Yes		
563	16" Crape Myrtle	Good	Good	Specimen		Yes		
564	12" Savannah Holly	Good	Good	Specimen		Yes		

Tree #	Size/ Species	Health Condition	Structural Condition	Classification	Comments	Design Around	Photo # (See Attached)	City of Alpharetta's Assessment
565	16" Savannah Holly	Good	Good	Specimen		Yes		
566	10" Savannah Holly	Poor	Poor	Non-Specimen	Cavity with decay. Severe decay in leader union.	No	51-52	
567	16" Savannah Holly	Good	Good	Specimen		Yes		
568	12" Savannah Holly	Good	Good	Specimen		Yes		
569	13" Savannah Holly	Good	Good	Specimen		Yes		
570	13" Savannah Holly	Fair	Poor	Non-Specimen	Severe decay in leader union.	No	53	
571	15" Savannah Holly	Good	Good	Specimen		Yes		
572	15" Savannah Holly	Good	Good	Specimen		Yes		
573	20" Savannah Holly	Fair	Poor	Non-Specimen	Severe decay in leader union.	No	54	
574	14" Savannah Holly	Good	Good	Specimen		Yes		
575	13" Savannah Holly	Good	Good	Specimen		Yes		
576	16" Savannah Holly	Good	Good	Specimen		Yes		
577	16" Savannah Holly	Good	Good	Specimen		Yes		
578	11" Savannah Holly	Good	Good	Specimen		Yes		
579	15" Savannah Holly	Good	Good	Specimen		Yes		
580	17" Savannah Holly	Good	Good	Specimen		Yes		
581	12" Savannah Holly	Good	Good	Specimen		Yes		
582	16" Savannah Holly	Good	Good	Specimen		Yes		
583	13" Savannah Holly	Good	Good	Specimen		Yes		
584	14" Savannah Holly	Good	Good	Specimen		Yes		
585	16" Savannah Holly	Good	Good	Specimen		Yes		
586	19" Savannah Holly	Good	Good	Specimen		Yes		
587	19" Crape Myrtle	Good	Good	Specimen		Yes		
588	17" Crape Myrtle	Good	Good	Specimen		Yes		
589	11" Crape Myrtle	Good	Good	Specimen		Yes		
590	13" Crape Myrtle	Good	Good	Specimen		Yes		
591	15" Crape Myrtle	Good	Good	Specimen		Yes		
592	18" Crape Myrtle	Good	Good	Specimen		Yes		
593	15" Crape Myrtle	Good	Good	Specimen		Yes		
594	17" Crape Myrtle	Poor	Poor	Non-Specimen	9 Co-Dominate leaders with 3 dead, radial dieback on others	No	55	
595	12" Crape Myrtle	Good	Good	Specimen		Yes		
596	10" Crape Myrtle	Good	Good	Specimen		Yes		
597	14" Crape Myrtle	Good	Good	Specimen		Yes		
598	13" Crape Myrtle	Good	Good	Specimen		Yes		
599	14" Crape Myrtle	Good	Good	Specimen		Yes		
600	30" River Birch	Good	Good	Specimen		Yes		
601	19" Crape Myrtle	Good	Good	Specimen		Yes		
602	13" Crape Myrtle	Good	Good	Specimen		Yes		
603	16" Crape Myrtle	Good	Good	Specimen		Yes		
604	14" Crape Myrtle	Good	Good	Specimen		Yes		
605	16" Crape Myrtle	Good	Good	Specimen		Yes		
606	14" Crape Myrtle	Good	Good	Specimen		Yes		
607	13" Crape Myrtle	Good	Good	Specimen		Yes		

Tree #	Size/ Species	Health Condition	Structural Condition	Classification	Comments	Design Around	Photo # (See Attached)	City of Alpharetta's Assessment
608	14" Crape Myrtle	Good	Good	Specimen		Yes		
609	16" Crape Myrtle	Poor	Poor	Non-Specimen	6 Co-Dominate Leaders with 3 dead.	No		
610	17" Crape Myrtle	Good	Good	Specimen		Yes		
611	13" Flowering Peach	Good	Good	Specimen		Yes		
612	11" Flowering Peach	Poor	Poor	Non-Specimen	Cavities with decay. Numerous Bleeding Trunk Cankers, an indication of possible trunk rot.	No	56	
613	12" Flowering Peach	Poor	Poor	Non-Specimen	Numerous Bleeding Trunk Cankers, an indication of possible trunk rot. Cavities with decay.	No	57	
614	11" Flowering Peach	Poor	Poor	Non-Specimen	Numerous Bleeding Trunk Cankers, an indication of possible trunk rot.	No	58-59	
615	13" Flowering Peach	Good	Good	Specimen		Yes		
616	12" Flowering Peach	Good	Good	Specimen		Yes		
617	13" Flowering Peach	Poor	Poor	Non-Specimen	Large circling roots	No	60	
618	9" Flowering Peach	Fair	Poor	Non-Specimen	Trunk sounds hollow	No		
619	11" Flowering Peach	Good	Good	Specimen		Yes		
620	11" Flowering Peach	Good	Good	Specimen		Yes		
621	24" Red Maple	Poor	Poor	Non-Specimen	Severe damage roots from lawn mowers. More than 1 main limb and several minor limbs dead/gone. 3 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree is undesirable and could be a life safety issue.	No	61-62	
622	11" Flowering Peach	Poor	Poor	Non-Specimen	Cavities with decay.	No	63	
623	9" Flowering Peach	Poor	Poor	Non-Specimen	Numerous Bleeding Trunk Cankers, an indication of possible trunk rot.	No	64	
624	11" Flowering Peach	Poor	Poor	Non-Specimen	Cavities with decay.	No	65	
625	17" Flowering Peach	Good	Good	Specimen		Yes		
626	13" Flowering Peach	Poor	Poor	Non-Specimen	Numerous Bleeding Trunk Cankers, an indication of possible trunk rot.	No	66	
627	11" Flowering Peach	Good	Good	Specimen		Yes		
628	11" Flowering Peach	Good	Good	Specimen		Yes		
629	17" Flowering Peach	Good	Good	Specimen		Yes		
630	29" Willow Oak	Good	Good	Specimen		Yes		
631	9" Crape Myrtle	Good	Good	Specimen		Yes		
632	8" Crape Myrtle	Good	Good	Specimen		Yes		
633	25" Willow Oak	Poor	Poor	Non-Specimen	In decline. More than 1 main limb and several minor limbs dead/gone.	No	67	
634	10" Crape Myrtle	Good	Good	Specimen		Yes		
635	25" Willow Oak	Good	Good	Specimen		Yes		
636	39" River Birch	Good	Good	Specimen		Yes		
637	18" Savannah Holly	Good	Good	Specimen		Yes		

Tree #	Size/ Species	Health Condition	Structural Condition	Classification	Comments	Design Around	Photo # (See Attached)	City of Alpharetta's Assessment
638	15" Savannah Holly	Good	Good	Specimen		Yes		
639	9" Savannah Holly	Good	Good	Specimen		Yes		
640	17" Savannah Holly	Fair	Poor	Non-Specimen	Severe decay in leader union.	No	68	
641	25" River Birch	Poor	Poor	Non-Specimen	2 Co-Dominate Leaders with 1 dead leaving large cavity with decay.	No	69	
642	27" River Birch	Good	Good	Specimen		Yes		
643	35" River Birch	Fair	Poor	Non-Specimen	Severe decay in leader union.	No	70	
644	33" Hickory	Fair	Fair	Specimen	Minor Trunk Galls	No		
645	9" Crape Myrtle	Good	Good	Specimen		Yes		
646	10" Crape Myrtle	Good	Good	Specimen		Yes		
647	8" Crape Myrtle	Good	Good	Specimen		Yes		
648	9" Crape Myrtle	Good	Good	Specimen		Yes		
649	28" River Birch	Good	Good	Specimen		Yes		
650	9" Crape Myrtle	Good	Good	Specimen		Yes		
651	10" Crape Myrtle	Good	Good	Specimen		Yes		
652	10" Crape Myrtle	Good	Good	Specimen		Yes		
653	9" Crape Myrtle	Good	Good	Specimen		Yes		
654	19" Crape Myrtle	Good	Good	Specimen		Yes		
655	8" Crape Myrtle	Good	Good	Specimen		Yes		
656	9" Crape Myrtle	Good	Good	Specimen		Yes		
657	10" Crape Myrtle	Good	Good	Specimen		Yes		
658	8" Crape Myrtle	Good	Good	Specimen		Yes		
659	9" Crape Myrtle	Good	Good	Specimen		Yes		
660	10" Crape Myrtle	Good	Good	Specimen		Yes		
661	9" Crape Myrtle	Good	Good	Specimen		Yes		
662	9" Crape Myrtle	Good	Good	Specimen		Yes		
663	18" Bald Cypress	Good	Good	Tree of Quality		Yes		
664	18" Bald Cypress	Good	Good	Tree of Quality		Yes		
665	23" Bald Cypress	Good	Good	Tree of Quality		Yes		
666	12" Bald Cypress	Good	Good	Tree of Quality		Yes		
667	9" Bald Cypress	Good	Good	Tree of Quality		Yes		
668	9" Bald Cypress	Good	Good	Tree of Quality		Yes		
669	10" Bald Cypress	Good	Good	Tree of Quality		Yes		
670	17" Post oak	Good	Good	Tree of Quality		Yes		
671	39"(12"-20"-18") Red Maple	Poor	Poor	Non-Specimen	Numerous Bleeding Trunk Cankers, an indication of possible trunk rot. 3 Trees grown together creating multiple Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree is undesirable and could be a life safety issue. Cavities with decay. More than 1 main limb and several minor limbs dead/gone.	No	71-72	
672	9" Dogwood	Poor	Poor	Non-Specimen		No	73	
673	11" Dogwood	Good	Fair	Specimen	Needs corrective pruning	No		
674	9" Crape Myrtle	Good	Good	Specimen		Yes		
675	10" Crape Myrtle	Good	Good	Specimen		Yes		
676	8" Crape Myrtle	Good	Good	Specimen		Yes		
677	9" Crape Myrtle	Good	Good	Specimen		Yes		
678	10" Crape Myrtle	Good	Good	Specimen		Yes		

Tree #	Size/ Species	Health Condition	Structural Condition	Classification	Comments	Design Around	Photo # (See Attached)	City of Alpharetta's Assessment
679	36" Red Maple	Poor	Poor	Non-Specimen	Numerous Trunk Cankers and Galls, an indication of possible trunk rot. 2 Co-Dominate Leaders 10' up with weak crotches and included bark. Due the species, a multi-stem tree is undesirable and could be a life safety issue.	No	74-76	
680	21" Black Gum	Poor	Poor	Non-Specimen	2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree is undesirable and could be a life safety issue.	No	77	
681	10" Dogwood	Good	Good	Specimen		Yes		
682	10" Dogwood	Good	Good	Specimen		Yes		
683	10" Dogwood	Good	Good	Specimen		Yes		
684	9" Dogwood	Good	Good	Specimen		Yes		
685	40" Sweet Gum	Poor	Poor	Non-Specimen	More than 1 main limb and several minor limbs dead/gone. 3 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree is undesirable and could be a life safety issue.	No	78-79	
686	10" Sourwood	Good	Good	Specimen		Yes		
687	8" Dogwood	Good	Good	Specimen		Yes		
688	31" Slippery Elm	Good	Good	Specimen		Yes		
689	25" River Birch	Good	Good	Specimen		Yes		
690	33" River Birch	Good	Good	Specimen		Yes		
691	26" River Birch	Poor	Poor	Non-Specimen	3 Co-Dominate Leaders with 1 dead leaving large cavity with decay. 1 Leader topped	No	80-81	
692	16" Crape Myrtle	Good	Good	Specimen		Yes		
693	12" Crape Myrtle	Good	Good	Specimen		Yes		
694	11" Crape Myrtle	Good	Good	Specimen		Yes		
695	11" Crape Myrtle	Good	Good	Specimen		Yes		
696	9" Crape Myrtle	Good	Good	Specimen		Yes		
697	10" Crape Myrtle	Good	Good	Specimen		Yes		
698	14" Crape Myrtle	Good	Good	Specimen		Yes		
699	19" Crape Myrtle	Good	Good	Specimen		Yes		
700	13" Crape Myrtle	Good	Good	Specimen		Yes		
701	9" Crape Myrtle	Good	Good	Specimen		Yes		
702	13" Crape Myrtle	Good	Good	Specimen		Yes		
703	10" Crape Myrtle	Poor	Poor	Non-Specimen	Large Trunk Canker, an indication of possible trunk rot.	No	82	
704	15" Crape Myrtle	Good	Good	Specimen		Yes		
705	10" Crape Myrtle	Good	Good	Specimen		Yes		
706	16" Crape Myrtle	Good	Good	Specimen		Yes		
707	12" Crape Myrtle	Good	Good	Specimen		Yes		
708	12" Crape Myrtle	Good	Good	Specimen		Yes		
709	10" Crape Myrtle	Good	Good	Specimen		Yes		
710	16" Crape Myrtle	Good	Good	Specimen		Yes		
711	15" Crape Myrtle	Good	Good	Specimen		Yes		
712	13" Crape Myrtle	Good	Good	Specimen		Yes		
713	9" Crape Myrtle	Good	Good	Specimen		Yes		
714	13" Crape Myrtle	Good	Good	Specimen		Yes		
715	11" Crape Myrtle	Good	Good	Specimen		Yes		
716	14" Crape Myrtle	Good	Good	Specimen		Yes		
717	21" Savannah Holly	Good	Good	Specimen		Yes		
718	27" River Birch	Poor	Poor	Non-Specimen	Cavities with decay.	No	83	
719	24" River Birch	Good	Good	Specimen		Yes		

Tree #	Size/ Species	Health Condition	Structural Condition	Classification	Comments	Design Around	Photo # (See Attached)	City of Alpharetta's Assessment
720	28" Red Oak	Poor	Poor	Non-Specimen	Large Trunk Canker at root crown, an indication of possible trunk rot. Symptoms of Hypoxylon Cankers with more than 1 main limb and several minor limbs dead/gone.	No	84-85	
721	36" White Oak	Poor	Poor	Non-Specimen	2 Co-Dominate Leaders 25' up with weak crotches and included bark. Due the species, a multi-stem tree is undesirable and could be a life safety issue.	No	86	
722	32" Red Oak	Poor	Poor	Non-Specimen	Symptoms of Hypoxylon Cankers with more than 1 main limb and several minor limbs dead/gone. 3 Co-Dominate Leaders 40' up with weak crotches and included bark. Due the species, a multi-stem tree is undesirable and could be a life safety issue.	No	87	
723	27" Red Oak	Poor	Poor	Non-Specimen	Symptoms of Hypoxylon Cankers with more than 1 main limb and several minor limbs dead/gone. Poor leader structure.	No	88-89	
724	28" Hickory	Poor	Poor	Non-Specimen	2 Co-Dominate Leaders 30' up with weak crotches and included bark. Due the species, a multi-stem tree is undesirable and could be a life safety issue.	No	90	
725	38" Red Oak	Poor	Poor	Non-Specimen	Symptoms of Hypoxylon Cankers with more than 1 main limb and several minor limbs dead/gone.	No	91-92	
726	30" Red Oak	Poor	Poor	Non-Specimen	Symptoms of Hypoxylon Cankers with more than 1 main limb and several minor limbs dead/gone.	No	93	
727	26" Red Oak	Poor	Poor	Non-Specimen	Symptoms of Hypoxylon Cankers with more than 1 main limb and several minor limbs dead/gone.	No	94	
728	29" Red Oak	Poor	Poor	Non-Specimen	Symptoms of Hypoxylon Cankers with more than 1 main limb and several minor limbs dead/gone.	No	95	
729	30" White Oak	Good	Good	Specimen	Several bolts imbedded in trunk	Yes		
730	32" Red Oak	Poor	Poor	Non-Specimen	Large cavity at base. Symptoms of Hypoxylon Cankers with more than 1 main limb and several minor limbs dead/gone.	No	96-97	
731	28" Red Oak	Poor	Poor	Non-Specimen	Symptoms of Hypoxylon Cankers with more than 1 main limb and several minor limbs dead/gone.	No	98	
732	38" Red Oak	Poor	Poor	Non-Specimen	Symptoms of Hypoxylon Cankers with more than 1 main limb and several minor limbs dead/gone.	No	99	
733	36" Red Oak	Poor	Poor	Non-Specimen	Symptoms of Hypoxylon Cankers with more than 1 main limb and several minor limbs dead/gone.	No	100-101	

Tree #	Size/ Species	Health Condition	Structural Condition	Classification	Comments	Design Around	Photo # (See Attached)	City of Alpharetta's Assessment
734	32" White Oak	Poor	Poor	Non-Specimen	More than 1 main limb and several minor limbs dead/gone. 2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree is undesirable and could be a life safety issue.	No	102-103	
735	30" Red Oak	Poor	Poor	Non-Specimen	Large cavity. More than 1 main limb and several minor limbs dead/gone. 2 Co-Dominate Leaders 30' up with weak crotches and included bark. Due the species, a multi-stem tree is undesirable and could be a life safety issue.	No	104-105	
736	32" Red Oak	Poor	Poor	Non-Specimen	Symptoms of Hypoxylon Cankers with more than 1 main limb and several minor limbs dead/gone. 2 Co-Dominate Leaders 20' up with weak crotches and included bark. Due the species, a multi-stem tree is undesirable and could be a life safety issue.	No	106-107	
737	28" White Oak	Poor	Poor	Non-Specimen	More than 1 main limb and several minor limbs dead/gone. 2 Co-Dominate Leaders 20' up with weak crotches and included bark. Due the species, a multi-stem tree is undesirable and could be a life safety issue.	No	108-109	
738	30" Red Oak	Poor	Poor	Non-Specimen	More than 1 main limb and several minor limbs dead/gone. 2 Co-Dominate Leaders 20' up with weak crotches and included bark. Due the species, a multi-stem tree is undesirable and could be a life safety issue.	No	110-111	
739	25" Red Oak	Poor	Poor	Non-Specimen	Symptoms of Hypoxylon Cankers with more than 1 main limb and several minor limbs dead/gone.	No	112	
740	25" Red Oak	Poor	Poor	Non-Specimen/ Boundary Tree	Cavity at base. Bleeding Trunk Canker at base, an indication of possible Butt Rot. More than 1 main limb and several minor limbs dead/gone.	Yes	113-114	
741	33" Tulip Poplar	Poor	Poor	Non-Specimen	Large cavity at base. Numerous Trunk Cankers, an indication of possible trunk rot. More than 1 main limb and several minor limbs dead/gone.	No	115-116	
742	64" Red Oak	Poor	Poor	Non-Specimen	Symptoms of Hypoxylon Cankers with more than 1 main limb and several minor limbs dead/gone. 2 Trees grown together creating 2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree is undesirable and could be a life safety issue.	No	117-120	
743	37" Tulip Poplar	Poor	Poor	Non-Specimen	2 Co-Dominate Leaders with 1 dead and cavity in other. Due the species, a multi-stem tree is undesirable and could be a life safety issue.	No	121	

Tree #	Size/ Species	Health Condition	Structural Condition	Classification	Comments	Design Around	Photo # (See Attached)	City of Alpharetta's Assessment
744	40" Sweet Gum	Poor	Poor	Non-Specimen	3 Trees grown together creating 3 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree is undesirable and could be a life safety issue.	No	122	
745	28" Red Oak	Poor	Poor	Non-Specimen	Symptoms of Hypoxylon Cankers with more than 1 main limb and several minor limbs dead/gone. 2 Co-Dominate Leaders 30' up with weak crotches and included bark. Due the species, a multi-stem tree is undesirable and could be a life safety issue.	No	123-124	
746	33" Red Oak	Poor	Poor	Non-Specimen	2 Co-Dominate Leaders with severe decay in union. Due the species, a multi-stem tree is undesirable and could be a life safety issue.	No	125	
747	10" Sourwood	Poor	Poor	Non-Specimen	Large cavity with decay	No	126	
748	36" Tulip Poplar	Poor	Poor	Non-Specimen	Trunk is hollow. Numerous Trunk Cankers, an indication of possible trunk rot.	No	127-128	
749	39"(19"-22") Tulip Poplar	Poor	Poor	Non-Specimen	Trunks are hollow. Large cavities with decay. 2 Trees grown together creating 2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree is undesirable and could be a life safety issue.	No	129	
750	25" Red Maple	Poor	Poor	Non-Specimen	Large cavity at base. Decay into leader from smaller leader with Basidiocarps. Numerous Trunk Cankers, an indication of possible trunk rot.	No	130-132	
751	48" Tulip Poplar	Poor	Poor	Non-Specimen	More than 1 main limb and several minor limbs dead/gone. 2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree is undesirable and could be a life safety issue.	No	133-134	
752	32" Pine 27706	Poor	Poor	Non-Specimen	2 Co-Dominate Leaders 50' up with weak crotches and included bark. Due the species, a multi-stem tree is undesirable and could be a life safety issue.	No	135	
753	32" Red Maple	Poor	Poor	Non-Specimen	2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree is undesirable and could be a life safety issue.	No	136	
754	34"(20"-13") Tulip Poplar	Poor	Poor	Non-Specimen	Cavity with decay. 2 Trees grown together creating 2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree is undesirable and could be a life safety issue. Large cavity at base	No	137-138	

Tree #	Size/ Species	Health Condition	Structural Condition	Classification	Comments	Design Around	Photo # (See Attached)	City of Alpharetta's Assessment
755	25" Red Maple	Poor	Poor	Non-Specimen	More than 1 main limb and several minor limbs dead/gone. 2 Co-Dominate Leaders 30' up with weak crotches and included bark. Due the species, a multi-stem tree is undesirable and could be a life safety issue.	No	139-140	
756	25" Red Maple	Poor	Poor	Non-Specimen	Poor leader structure. More than 1 main limb and several minor limbs dead/gone.	No	141	
757	27" Red Oak	Poor	Poor	Non-Specimen	Symptoms of Hypoxylon Cankers with more than 1 main limb and several minor limbs dead/gone.	No	142	
758	23" Sourwood	Fair	Fair	Specimen	10° Lean	No		
759	26" Red Maple	Poor	Poor	Non-Specimen	Numerous Trunk Cankers and Galls, an indication of possible trunk rot.	No	143	
760	34" Pine	Good	Good	Specimen		Yes		
761	35" Tulip Poplar	Good	Good	Specimen		Yes		
762	18" Sourwood	Poor	Poor	Non-Specimen	2 Co-Dominate Leaders with 1 dead. Severe root damage.	No	144-145	
763	28" Red Maple	Poor	Poor	Non-Specimen	Large cavity at base	No	146	
764	48" Tulip Poplar	Poor	Poor	Non-Specimen	3 Co-Dominate Leaders with 1 gone leaving large cavity with decay. Due the species, a multi-stem tree is undesirable and could be a life safety issue.	No	147	
765	34" Tulip Poplar	Poor	Poor	Non-Specimen	2 Co-Dominate Leaders 50' up with weak crotches and included bark. Due the species, a multi-stem tree is undesirable and could be a life safety issue.	No	148	
766	31" Sweet Gum	Poor	Poor	Non-Specimen	Several Trunk Galls, an indication of possible trunk rot.	No	149-150	
767	34" Red Maple	Poor	Poor	Non-Specimen	2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree is undesirable and could be a life safety issue.	No	151	
768	35" Red Oak	Poor	Poor	Non-Specimen	Hollow cavity. Symptoms of Hypoxylon Cankers with more than 1 main limb and several minor limbs dead/gone.	No	152	
769	30" Pine	Good	Good	Specimen		Yes		
770	38"(27"-19") Red Maple	Poor	Poor	Non-Specimen	Hollow Trunk. 2 Trees grown together creating 2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree is undesirable and could be a life safety issue.	No	153	
771	30" Pine	Fair	Fair	Specimen		No		
772	24" Red Maple	Poor	Poor	Non-Specimen	2 Co-Dominate Leaders with 1 hollow. Due the species, a multi-stem tree is undesirable and could be a life safety issue.	No	154	
773	24" Red Maple	Poor	Poor	Non-Specimen	Both trunks are hollow. 2 Trees grown together creating 2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree is undesirable and could be a life safety issue.	No	155-156	

Tree #	Size/ Species	Health Condition	Structural Condition	Classification	Comments	Design Around	Photo # (See Attached)	City of Alpharetta's Assessment
774	24" Pine	Good	Good	Specimen/ Boundary Tree		Yes		
775	21" Tulip Poplar	Good	Good	Non-Specimen/ Boundary Tree		Yes		
776	49" White Oak	Poor	Poor	Non-Specimen/ Boundary Tree	Butt Rot with fruiting bodies. More than 1 main limb and several minor limbs dead/gone	Yes	157-158	
777	23" Red Oak	Good	Good	Specimen/ Boundary Tree		Yes		
778	21" Pine	Good	Good	Specimen/ Boundary Tree		Yes		

21-09-15-01 5555 Windward Arborist Report Alpharetta Landscape Trees								
Tree #	Size/ Species	Classification	Tree #	Size/ Species	Classification	Tree #	Size/ Species	Classification
1	10" Chinese Elm	Landscape Tree	76	12" Red Maple	Landscape Tree	151	13" Willow Oak	Landscape Tree
2	10" Chinese Elm	Landscape Tree	77	12" Red Maple	Landscape Tree	152	14" Chinese Elm	Landscape Tree
3	10" Red Maple	Landscape Tree	78	12" Red Maple	Landscape Tree	153	14" Chinese Elm	Landscape Tree
4	10" Red Maple	Landscape Tree	79	12" Red Maple	Landscape Tree	154	14" Chinese Elm	Landscape Tree
5	10" Red Maple	Landscape Tree	80	12" Red Maple	Landscape Tree	155	14" Red Maple	Landscape Tree
6	10" Red Maple	Landscape Tree	81	12" Red Maple	Landscape Tree	156	14" Red Maple	Landscape Tree
7	10" Red Maple	Landscape Tree	82	12" Red Maple	Landscape Tree	157	14" Red Maple	Landscape Tree
8	10" Red Maple	Landscape Tree	83	12" Red Maple	Landscape Tree	158	14" Red Maple	Landscape Tree
9	10" Red Maple	Landscape Tree	84	12" Flowering Peach (Dead)	Landscape Tree	159	14" Red Maple	Landscape Tree
10	10" Red Maple	Landscape Tree	85	12" Pine	Landscape Tree	160	14" Red Maple	Landscape Tree
11	10" Red Maple	Landscape Tree	86	12" Pine	Landscape Tree	161	14" Red Maple	Landscape Tree
12	10" Red Maple	Landscape Tree	87	12" Pine	Landscape Tree	162	14" Red Maple	Landscape Tree
13	10" Red Maple	Landscape Tree	88	12" Pine	Landscape Tree	163	14" Red Maple	Landscape Tree
14	10" Red Maple	Landscape Tree	89	12" Pine	Landscape Tree	164	14" Red Maple	Landscape Tree
15	10" Red Maple	Landscape Tree	90	12" Pine	Landscape Tree	165	14" Red Maple	Landscape Tree
16	10" Red Maple	Landscape Tree	91	12" Pine	Landscape Tree	166	14" Red Maple	Landscape Tree
17	10" Pine	Landscape Tree	92	12" Tulip Poplar	Landscape Tree	167	14" Pine	Landscape Tree
18	10" Pine	Landscape Tree	93	12" River Birch	Landscape Tree	168	14" Pine	Landscape Tree
19	10" Pine	Landscape Tree	94	12" Willow Oak	Landscape Tree	169	14" Pine	Landscape Tree
20	10" Tulip Poplar	Landscape Tree	95	12" Willow Oak	Landscape Tree	170	14" Pine	Landscape Tree
21	10" Red Oak	Landscape Tree	96	12" Willow Oak	Landscape Tree	171	14" Pine	Landscape Tree
22	10" Red Oak	Landscape Tree	97	12" Willow Oak	Landscape Tree	172	14" Pine	Landscape Tree
23	11" River Birch	Landscape Tree	98	12" Willow Oak	Landscape Tree	173	14" Pine	Landscape Tree
24	11" River Birch	Landscape Tree	99	12" Willow Oak	Landscape Tree	174	14" Pine	Landscape Tree
25	11" Black Cherry	Landscape Tree	100	12" Willow Oak	Landscape Tree	175	14" Pine	Landscape Tree
26	11" Black Cherry	Landscape Tree	101	12" Willow Oak	Landscape Tree	176	14" Pine	Landscape Tree
27	11" Chinese Elm	Landscape Tree	102	13" Chinese Elm	Landscape Tree	177	14" Pine	Landscape Tree
28	11" Chinese Elm	Landscape Tree	103	13" Chinese Elm	Landscape Tree	178	14" Pine	Landscape Tree
29	11" Chinese Elm	Landscape Tree	104	13" Crape Myrtle	Landscape Tree	179	14" Pine	Landscape Tree
30	11" Chinese Elm	Landscape Tree	105	13" Red Maple	Landscape Tree	180	14" Pine	Landscape Tree
31	11" Chinese Elm	Landscape Tree	106	13" Red Maple	Landscape Tree	181	14" Pine	Landscape Tree
32	11" Chinese Elm	Landscape Tree	107	13" Red Maple	Landscape Tree	182	14" Pine	Landscape Tree
33	11" Chinese Elm	Landscape Tree	108	13" Red Maple	Landscape Tree	183	14" Tulip Poplar	Landscape Tree
34	11" Red Maple	Landscape Tree	109	13" Red Maple	Landscape Tree	184	14" Tulip Poplar	Landscape Tree
35	11" Red Maple	Landscape Tree	110	13" Red Maple	Landscape Tree	185	14" Red Oak	Landscape Tree
36	11" Red Maple	Landscape Tree	111	13" Red Maple	Landscape Tree	186	14" River Birch	Landscape Tree
37	11" Red Maple	Landscape Tree	112	13" Red Maple	Landscape Tree	187	14" Willow Oak	Landscape Tree
38	11" Red Maple	Landscape Tree	113	13" Red Maple	Landscape Tree	188	14" Willow Oak	Landscape Tree
39	11" Red Maple	Landscape Tree	114	13" Red Maple	Landscape Tree	189	14" Willow Oak	Landscape Tree
40	11" Red Maple	Landscape Tree	115	13" Red Maple	Landscape Tree	190	14" Willow Oak	Landscape Tree
41	11" Red Maple	Landscape Tree	116	13" Red Maple	Landscape Tree	191	14" Willow Oak	Landscape Tree
42	11" Red Maple	Landscape Tree	117	13" Red Maple	Landscape Tree	192	14" Willow Oak	Landscape Tree
43	11" Red Maple	Landscape Tree	118	13" Red Maple	Landscape Tree	193	14" Willow Oak	Landscape Tree
44	11" Red Maple	Landscape Tree	119	13" Red Maple	Landscape Tree	194	14" Willow Oak	Landscape Tree
45	11" Pine	Landscape Tree	120	13" Red Maple	Landscape Tree	195	14" Willow Oak	Landscape Tree
46	11" Pine	Landscape Tree	121	13" Red Maple	Landscape Tree	196	14" Willow Oak	Landscape Tree
47	11" Pine	Landscape Tree	122	13" Red Maple	Landscape Tree	197	15" Bald Cypress	Landscape Tree
48	11" Pine	Landscape Tree	123	13" Red Maple	Landscape Tree	198	15" River Birch	Landscape Tree
49	11" Pine	Landscape Tree	124	13" Red Maple	Landscape Tree	199	15" River Birch	Landscape Tree
50	11" Pine	Landscape Tree	125	13" Red Maple	Landscape Tree	200	15" Chinese Elm	Landscape Tree
51	11" Red Oak	Landscape Tree	126	13" Pine	Landscape Tree	201	15" Chinese Elm	Landscape Tree
52	11" Tulip Poplar	Landscape Tree	127	13" Pine	Landscape Tree	202	15" Red Maple	Landscape Tree
53	11" Tulip Poplar	Landscape Tree	128	13" Pine	Landscape Tree	203	15" Red Maple	Landscape Tree
54	11" Post oak	Landscape Tree	129	13" Pine	Landscape Tree	204	15" Red Maple	Landscape Tree
55	11" Red Oak	Landscape Tree	130	13" Pine	Landscape Tree	205	15" Red Maple	Landscape Tree
56	11" Red Oak	Landscape Tree	131	13" Pine	Landscape Tree	206	15" Red Maple	Landscape Tree
57	11" Trident Red Maple	Landscape Tree	132	13" Pine	Landscape Tree	207	15" Red Maple	Landscape Tree
58	11" White Oak	Landscape Tree	133	13" Pine	Landscape Tree	208	15" Red Maple	Landscape Tree
59	12" Black Cherry	Landscape Tree	134	13" Pine	Landscape Tree	209	15" Red Maple	Landscape Tree
60	12" Blackjack oak	Landscape Tree	135	13" Pine	Landscape Tree	210	15" Red Maple	Landscape Tree
61	12" Chinese Elm	Landscape Tree	136	13" Pine	Landscape Tree	211	15" Red Maple	Landscape Tree
62	12" Chinese Elm	Landscape Tree	137	13" Pine	Landscape Tree	212	15" Red Maple	Landscape Tree
63	12" Chinese Elm	Landscape Tree	138	13" Tulip Poplar	Landscape Tree	213	15" Red Maple	Landscape Tree
64	12" Chinese Elm	Landscape Tree	139	13" Red Oak	Landscape Tree	214	15" Red Maple	Landscape Tree
65	12" Red Maple	Landscape Tree	140	13" Red Oak	Landscape Tree	215	15" Red Maple	Landscape Tree
66	12" Red Maple	Landscape Tree	141	13" Red Oak	Landscape Tree	216	15" Red Maple	Landscape Tree
67	12" Red Maple	Landscape Tree	142	13" Red Oak	Landscape Tree	217	15" Pine	Landscape Tree
68	12" Red Maple	Landscape Tree	143	13" Red Oak	Landscape Tree	218	15" Pine1	Landscape Tree
69	12" Red Maple	Landscape Tree	144	13" River Birch	Landscape Tree	219	15" Pine1	Landscape Tree
70	12" Red Maple	Landscape Tree	145	13" Trident Red Maple	Landscape Tree	220	15" Pine	Landscape Tree
71	12" Red Maple	Landscape Tree	146	13" White Oak	Landscape Tree	221	15" Pine	Landscape Tree
72	12" Red Maple	Landscape Tree	147	13" Willow Oak	Landscape Tree	222	15" Pine	Landscape Tree
73	12" Red Maple	Landscape Tree	148	13" Willow Oak	Landscape Tree	223	15" Pine	Landscape Tree
74	12" Red Maple	Landscape Tree	149	13" Willow Oak	Landscape Tree	224	15" Pine	Landscape Tree
75	12" Red Maple	Landscape Tree	150	13" Willow Oak	Landscape Tree	225	15" Pine	Landscape Tree

Tree #	Size/ Species	Classification	Tree #	Size/ Species	Classification	Tree #	Size/ Species	Classification
226	15" Pine	Landscape Tree	310	17" Pine	Landscape Tree	828	19" Willow Oak	Landscape Tree
227	15" Pine	Landscape Tree	311	17" Pine	Landscape Tree	829	19" Willow Oak	Landscape Tree
228	15" Pine	Landscape Tree	312	17" Pine	Landscape Tree	830	2" Trident Red Maple	Landscape Tree
229	15" Pine	Landscape Tree	313	17" Pine	Landscape Tree	831	2" Trident Red Maple	Landscape Tree
230	15" Pine	Landscape Tree	314	17" Pine	Landscape Tree	832	20" Hickory	Landscape Tree
231	15" Pine	Landscape Tree	315	17" Tulip Poplar	Landscape Tree	833	20" Red Maple	Landscape Tree
232	15" Pine	Landscape Tree	316	17" Tulip Poplar	Landscape Tree	834	20" Red Maple	Landscape Tree
233	15" Pine	Landscape Tree	317	17" Tulip Poplar	Landscape Tree	835	20" Red Maple	Landscape Tree
234	15" Pine	Landscape Tree	318	17" Tulip Poplar	Landscape Tree	836	20" Red Maple	Landscape Tree
235	15" Pine	Landscape Tree	319	17" Red Oak	Landscape Tree	837	20" Red Maple	Landscape Tree
236	15" Pine	Landscape Tree	320	17" Red Oak	Landscape Tree	838	20" Red Maple	Landscape Tree
237	15" Pine	Landscape Tree	321	17" Sycamore	Landscape Tree	839	20" Red Maple	Landscape Tree
238	15" Pine	Landscape Tree	322	17" Willow Oak	Landscape Tree	840	20" Red Maple	Landscape Tree
239	15" Pine	Landscape Tree	323	17" Willow Oak	Landscape Tree	841	20" Red Maple	Landscape Tree
240	15" Pine	Landscape Tree	324	17" Willow Oak	Landscape Tree	842	20" Red Maple	Landscape Tree
241	15" Tulip Poplar	Landscape Tree	325	17" Willow Oak	Landscape Tree	843	20" Pine	Landscape Tree
242	15" Tulip Poplar	Landscape Tree	326	18" Red Maple	Landscape Tree	844	20" Pine	Landscape Tree
243	15" Red Oak	Landscape Tree	327	18" Red Maple	Landscape Tree	845	20" Pine	Landscape Tree
244	15" Red Oak	Landscape Tree	328	18" Red Maple	Landscape Tree	846	20" Pine	Landscape Tree
245	15" Red Oak	Landscape Tree	329	18" Red Maple	Landscape Tree	847	20" Pine	Landscape Tree
246	15" Sycamore	Landscape Tree	330	18" Red Maple	Landscape Tree	848	20" Pine	Landscape Tree
247	15" Willow Oak	Landscape Tree	331	18" Red Maple	Landscape Tree	849	20" Pine	Landscape Tree
248	15" Willow Oak	Landscape Tree	332	18" Red Maple	Landscape Tree	850	20" Pine	Landscape Tree
249	15" Willow Oak	Landscape Tree	333	18" Red Maple	Landscape Tree	851	20" Pine	Landscape Tree
250	15" Willow Oak	Landscape Tree	334	18" Pine	Landscape Tree	852	20" Pine	Landscape Tree
251	16" Crape Myrtle	Landscape Tree	335	18" Pine	Landscape Tree	853	20" Pine	Landscape Tree
252	16" Cryptomeria	Landscape Tree	336	18" Pine	Landscape Tree	854	20" Pine	Landscape Tree
253	16" Red Maple	Landscape Tree	337	18" Pine	Landscape Tree	855	20" Pine	Landscape Tree
254	16" Red Maple	Landscape Tree	338	18" Pine	Landscape Tree	856	20" Pine	Landscape Tree
255	16" Red Maple	Landscape Tree	339	18" Pine	Landscape Tree	857	20" Pine	Landscape Tree
256	16" Red Maple	Landscape Tree	340	18" Pine	Landscape Tree	858	20" Pine	Landscape Tree
257	16" Red Maple	Landscape Tree	341	18" Pine	Landscape Tree	859	20" Pine	Landscape Tree
258	16" Red Maple	Landscape Tree	342	18" Pine	Landscape Tree	860	20" Pine	Landscape Tree
259	16" Pine	Landscape Tree	343	18" Pine	Landscape Tree	861	20" Pine	Landscape Tree
260	16" Pine	Landscape Tree	344	18" Pine	Landscape Tree	862	20" Tulip Poplar	Landscape Tree
261	16" Pine	Landscape Tree	779	10" Red Maple	Landscape Tree	863	20" Tulip Poplar	Landscape Tree
262	16" Pine	Landscape Tree	780	18" Pine	Landscape Tree	864	20" Red Oak	Landscape Tree
263	16" Pine	Landscape Tree	781	18" Pine	Landscape Tree	865	20" Sycamore	Landscape Tree
264	16" Pine	Landscape Tree	782	18" Pine	Landscape Tree	866	20" Willow Oak	Landscape Tree
265	16" Pine	Landscape Tree	783	18" Tulip Poplar	Landscape Tree	867	20" Willow Oak	Landscape Tree
266	16" Pine	Landscape Tree	784	18" Tulip Poplar	Landscape Tree	868	21" River Birch	Landscape Tree
267	16" Pine	Landscape Tree	785	18" River Birch	Landscape Tree	869	21" River Birch	Landscape Tree
268	16" Pine	Landscape Tree	786	18" River Birch	Landscape Tree	870	21" Red Maple	Landscape Tree
269	16" Pine	Landscape Tree	787	18" Water Oak	Landscape Tree	871	21" Red Maple	Landscape Tree
270	16" Pine	Landscape Tree	788	18" Willow Oak	Landscape Tree	872	21" Red Maple	Landscape Tree
271	16" Pine	Landscape Tree	789	18" Willow Oak	Landscape Tree	873	21" Pine	Landscape Tree
272	16" Pine	Landscape Tree	790	18" Willow Oak	Landscape Tree	874	21" Pine	Landscape Tree
273	16" Pine	Landscape Tree	791	19" River Birch	Landscape Tree	875	21" Pine	Landscape Tree
274	16" Pine	Landscape Tree	792	19" River Birch	Landscape Tree	876	21" Pine	Landscape Tree
275	16" Pine	Landscape Tree	793	19" Red Maple	Landscape Tree	877	21" Pine	Landscape Tree
276	16" Pine	Landscape Tree	794	19" Red Maple	Landscape Tree	878	21" Pine	Landscape Tree
277	16" Pine	Landscape Tree	795	19" Red Maple	Landscape Tree	879	21" Pine	Landscape Tree
278	16" Pine	Landscape Tree	796	19" Red Maple	Landscape Tree	880	21" Pine	Landscape Tree
279	16" Pine	Landscape Tree	797	19" Red Maple	Landscape Tree	881	21" Pine	Landscape Tree
280	16" Pine	Landscape Tree	798	19" Red Maple	Landscape Tree	882	21" Pine	Landscape Tree
281	16" Pine	Landscape Tree	799	19" Red Maple	Landscape Tree	883	21" Pine	Landscape Tree
282	16" Tulip Poplar	Landscape Tree	800	19" Red Maple	Landscape Tree	884	21" Tulip Poplar	Landscape Tree
283	16" Tulip Poplar	Landscape Tree	801	19" Pine	Landscape Tree	885	21" River Birch	Landscape Tree
284	16" Tulip Poplar	Landscape Tree	802	19" Pine	Landscape Tree	886	21" River Birch	Landscape Tree
285	16" Tulip Poplar	Landscape Tree	803	19" Pine	Landscape Tree	887	21" River Birch	Landscape Tree
286	16" Tulip Poplar	Landscape Tree	804	19" Pine	Landscape Tree	888	21" Sycamore	Landscape Tree
287	16" Red Oak	Landscape Tree	805	19" Pine	Landscape Tree	889	21" Willow Oak	Landscape Tree
288	16" Red Oak	Landscape Tree	806	19" Pine	Landscape Tree	890	22" River Birch	Landscape Tree
289	16" Willow Oak	Landscape Tree	807	19" Pine	Landscape Tree	891	22" Hickory	Landscape Tree
290	16" Willow Oak	Landscape Tree	808	19" Pine	Landscape Tree	892	22" Red Maple	Landscape Tree
291	16" Willow Oak	Landscape Tree	809	19" Pine	Landscape Tree	893	22" Red Maple	Landscape Tree
292	16" Willow Oak	Landscape Tree	810	19" Pine	Landscape Tree	894	22" Red Maple	Landscape Tree
293	17" Red Maple	Landscape Tree	811	19" Pine	Landscape Tree	895	22" Pine	Landscape Tree
294	17" Red Maple	Landscape Tree	812	19" Pine	Landscape Tree	896	22" Pine	Landscape Tree
295	17" Red Maple	Landscape Tree	813	19" Pine	Landscape Tree	897	22" Pine	Landscape Tree
296	17" Red Maple	Landscape Tree	814	19" Pine	Landscape Tree	898	22" Pine	Landscape Tree
297	17" Red Maple	Landscape Tree	815	19" Pine	Landscape Tree	899	22" Pine	Landscape Tree
298	17" Red Maple	Landscape Tree	816	19" Pine	Landscape Tree	900	22" Tulip Poplar	Landscape Tree
299	17" Red Maple	Landscape Tree	817	19" Pine	Landscape Tree	901	22" Tulip Poplar	Landscape Tree
300	17" Red Maple	Landscape Tree	818	19" Pine	Landscape Tree	902	22" Tulip Poplar	Landscape Tree
301	17" Red Maple	Landscape Tree	819	19" Pine	Landscape Tree	903	22" Red Oak	Landscape Tree
302	17" Pine	Landscape Tree	820	19" Pine	Landscape Tree	904	22" River Birch	Landscape Tree
303	17" Pine	Landscape Tree	821	19" Pine	Landscape Tree	905	22" Sycamore	Landscape Tree
304	17" Pine	Landscape Tree	822	19" Tulip Poplar	Landscape Tree	906	22" Sycamore	Landscape Tree
305	17" Pine	Landscape Tree	823	19" River Birch	Landscape Tree	907	22" Willow Oak	Landscape Tree
306	17" Pine	Landscape Tree	824	19" River Birch	Landscape Tree	908	22" Willow Oak	Landscape Tree
307	17" Pine	Landscape Tree	825	19" Sycamore	Landscape Tree	909	22" Willow Oak	Landscape Tree
308	17" Pine	Landscape Tree	826	19" Willow Oak	Landscape Tree	910	22" Willow Oak	Landscape Tree
309	17" Pine	Landscape Tree	827	19" Willow Oak	Landscape Tree	911	23" River Birch	Landscape Tree

Tree #	Size/ Species	Classification	Tree #	Size/ Species	Classification	Tree #	Size/ Species	Classification
912	23" Red Maple	Landscape Tree	996	7" River Birch	Landscape Tree	1080	8" Red Maple	Landscape Tree
913	23" Red Maple	Landscape Tree	997	7" Black Cherry	Landscape Tree	1081	8" Red Maple	Landscape Tree
914	23" Red Maple	Landscape Tree	998	7" Crape Myrtle	Landscape Tree	1082	8" Red Maple	Landscape Tree
915	23" Red Maple	Landscape Tree	999	7" Crape Myrtle	Landscape Tree	1083	8" Red Maple	Landscape Tree
916	23" Red Maple	Landscape Tree	1000	7" Crape Myrtle	Landscape Tree	1084	8" Red Maple	Landscape Tree
917	23" Pine	Landscape Tree	1001	7" Crape Myrtle	Landscape Tree	1085	8" Red Maple	Landscape Tree
918	23" Pine	Landscape Tree	1002	7" Crape Myrtle	Landscape Tree	1086	8" Red Maple	Landscape Tree
919	23" Pine	Landscape Tree	1003	7" Crape Myrtle	Landscape Tree	1087	8" Red Maple	Landscape Tree
920	23" Pine	Landscape Tree	1004	7" Crape Myrtle	Landscape Tree	1088	8" Red Maple	Landscape Tree
921	23" Pine	Landscape Tree	1005	7" Crape Myrtle	Landscape Tree	1089	8" Red Maple	Landscape Tree
922	23" Pine	Landscape Tree	1006	7" Crape Myrtle	Landscape Tree	1090	8" Pine	Landscape Tree
923	23" Tulip Poplar	Landscape Tree	1007	7" Crape Myrtle	Landscape Tree	1091	8" Pine	Landscape Tree
924	23" Red Oak	Landscape Tree	1008	7" Crape Myrtle	Landscape Tree	1092	8" Pine	Landscape Tree
925	23" River Birch	Landscape Tree	1009	7" Crape Myrtle	Landscape Tree	1093	8" Pine	Landscape Tree
926	23" River Birch	Landscape Tree	1010	7" Crape Myrtle	Landscape Tree	1094	8" Pine	Landscape Tree
927	23" River Birch	Landscape Tree	1011	7" Crape Myrtle	Landscape Tree	1095	8" Pine	Landscape Tree
928	23" River Birch	Landscape Tree	1012	7" Crape Myrtle	Landscape Tree	1096	8" Red Oak	Landscape Tree
929	23" Water Oak	Landscape Tree	1013	7" Crape Myrtle	Landscape Tree	1097	8" Red Oak	Landscape Tree
930	23" Willow Oak	Landscape Tree	1014	7" Crape Myrtle	Landscape Tree	1098	9" River Birch	Landscape Tree
931	24" Pine	Landscape Tree	1015	7" Crape Myrtle	Landscape Tree	1099	9" Black Cherry	Landscape Tree
932	26" Pine	Landscape Tree	1016	7" Crape Myrtle	Landscape Tree	1100	9" Red Maple	Landscape Tree
933	26" Pine	Landscape Tree	1017	7" Crape Myrtle	Landscape Tree	1101	9" Red Maple	Landscape Tree
934	27" River Birch	Landscape Tree	1018	7" Crape Myrtle	Landscape Tree	1102	9" Red Maple	Landscape Tree
935	27" Pine	Landscape Tree	1019	7" Crape Myrtle	Landscape Tree	1103	9" Red Maple	Landscape Tree
936	29" Tulip Poplar	Landscape Tree	1020	7" Crape Myrtle	Landscape Tree	1104	9" Red Maple	Landscape Tree
937	3" Crape Myrtle	Landscape Tree	1021	7" Crape Myrtle	Landscape Tree	1105	9" Red Maple	Landscape Tree
938	3" Dogwood	Landscape Tree	1022	7" Crape Myrtle	Landscape Tree	1106	9" Red Maple	Landscape Tree
939	3" Dogwood	Landscape Tree	1023	7" Crape Myrtle	Landscape Tree	1107	9" Red Maple	Landscape Tree
940	3" Japanese Red Mapl	Landscape Tree	1024	7" Crape Myrtle	Landscape Tree	1108	9" Red Maple	Landscape Tree
941	3" Red Maple	Landscape Tree	1025	7" Crape Myrtle	Landscape Tree	1109	9" Red Maple	Landscape Tree
942	3" Red Maple	Landscape Tree	1026	7" Crape Myrtle	Landscape Tree	1110	9" Red Maple	Landscape Tree
943	5" Crape Myrtle	Landscape Tree	1027	7" Crape Myrtle	Landscape Tree	1111	9" Red Maple	Landscape Tree
944	5" Crape Myrtle	Landscape Tree	1028	7" Crape Myrtle	Landscape Tree	1112	9" Red Maple	Landscape Tree
945	5" Crape Myrtle	Landscape Tree	1029	7" Crape Myrtle	Landscape Tree	1113	9" Red Maple	Landscape Tree
946	5" Crape Myrtle	Landscape Tree	1030	7" Crape Myrtle	Landscape Tree	1114	9" Red Maple	Landscape Tree
947	5" Crape Myrtle	Landscape Tree	1031	7" Crape Myrtle	Landscape Tree	1115	9" Red Maple	Landscape Tree
948	5" Crape Myrtle	Landscape Tree	1032	7" Crape Myrtle	Landscape Tree	1116	9" Red Maple	Landscape Tree
949	5" Crape Myrtle	Landscape Tree	1033	7" Crape Myrtle	Landscape Tree	1117	9" Pine	Landscape Tree
950	5" Crape Myrtle	Landscape Tree	1034	7" Crape Myrtle	Landscape Tree	1118	9" Pine	Landscape Tree
951	5" Crape Myrtle	Landscape Tree	1035	7" Crape Myrtle	Landscape Tree	1119	9" Red Oak	Landscape Tree
952	5" Crape Myrtle	Landscape Tree	1036	7" Crape Myrtle	Landscape Tree			
953	5" Crape Myrtle	Landscape Tree	1037	7" Crape Myrtle	Landscape Tree			
954	5" Dogwood	Landscape Tree	1038	7" Crape Myrtle	Landscape Tree			
955	5" Dogwood	Landscape Tree	1039	7" Crape Myrtle	Landscape Tree			
956	5" Dogwood	Landscape Tree	1040	7" Crape Myrtle	Landscape Tree			
957	5" Dogwood	Landscape Tree	1041	7" Crape Myrtle	Landscape Tree			
958	5" Dogwood	Landscape Tree	1042	7" Crape Myrtle	Landscape Tree			
959	5" Dogwood	Landscape Tree	1043	7" Crape Myrtle	Landscape Tree			
960	5" Dogwood	Landscape Tree	1044	7" Crape Myrtle	Landscape Tree			
961	5" Dogwood	Landscape Tree	1045	7" Crape Myrtle	Landscape Tree			
962	5" Dogwood	Landscape Tree	1046	7" Dogwood	Landscape Tree			
963	5" Dogwood	Landscape Tree	1047	7" Dogwood	Landscape Tree			
964	6" Crape Myrtle	Landscape Tree	1048	7" Dogwood	Landscape Tree			
965	6" Crape Myrtle	Landscape Tree	1049	7" Dogwood	Landscape Tree			
966	6" Crape Myrtle	Landscape Tree	1050	7" Dogwood	Landscape Tree			
967	6" Crape Myrtle	Landscape Tree	1051	7" Dogwood	Landscape Tree			
968	6" Crape Myrtle	Landscape Tree	1052	7" Dogwood	Landscape Tree			
969	6" Crape Myrtle	Landscape Tree	1053	7" Dogwood	Landscape Tree			
970	6" Crape Myrtle	Landscape Tree	1054	7" Dogwood	Landscape Tree			
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972	6" Crape Myrtle	Landscape Tree	1056	7" Dogwood	Landscape Tree			
973	6" Crape Myrtle	Landscape Tree	1057	7" Dogwood	Landscape Tree			
974	6" Crape Myrtle	Landscape Tree	1058	7" Dogwood	Landscape Tree			
975	6" Crape Myrtle	Landscape Tree	1059	7" Dogwood	Landscape Tree			
976	6" Crape Myrtle	Landscape Tree	1060	7" Red Maple	Landscape Tree			
977	6" Crape Myrtle	Landscape Tree	1061	7" Red Maple	Landscape Tree			
978	6" Crape Myrtle	Landscape Tree	1062	7" Red Maple	Landscape Tree			
979	6" Crape Myrtle	Landscape Tree	1063	7" Red Maple	Landscape Tree			
980	6" Crape Myrtle	Landscape Tree	1064	7" Red Maple	Landscape Tree			
981	6" Crape Myrtle	Landscape Tree	1065	7" Red Maple	Landscape Tree			
982	6" Dogwood	Landscape Tree	1066	7" Red Maple	Landscape Tree			
983	6" Dogwood	Landscape Tree	1067	7" Red Maple	Landscape Tree			
984	6" Dogwood	Landscape Tree	1068	7" Red Maple	Landscape Tree			
985	6" Dogwood	Landscape Tree	1069	7" Flowering Peach	Landscape Tree			
986	6" Dogwood	Landscape Tree	1070	7" Flowering Peach	Landscape Tree			
987	6" Dogwood	Landscape Tree	1071	7" Pine	Landscape Tree			
988	6" Dogwood	Landscape Tree	1072	7" Red Oak	Landscape Tree			
989	6" Red Maple	Landscape Tree	1073	7" Red Oak	Landscape Tree			
990	6" Red Maple	Landscape Tree	1074	7" Red Oak	Landscape Tree			
991	6" Flowering Peach	Landscape Tree	1075	7" Water Oak	Landscape Tree			
992	6" Red Oak	Landscape Tree	1076	8" Red Maple	Landscape Tree			
993	6" Trident Red Maple	Landscape Tree	1077	8" Red Maple	Landscape Tree			
994	7" Sweet Gum	Landscape Tree	1078	8" Red Maple	Landscape Tree			
995	" Maple & 4" Dogwoo	Landscape Tree	1079	8" Red Maple	Landscape Tree			

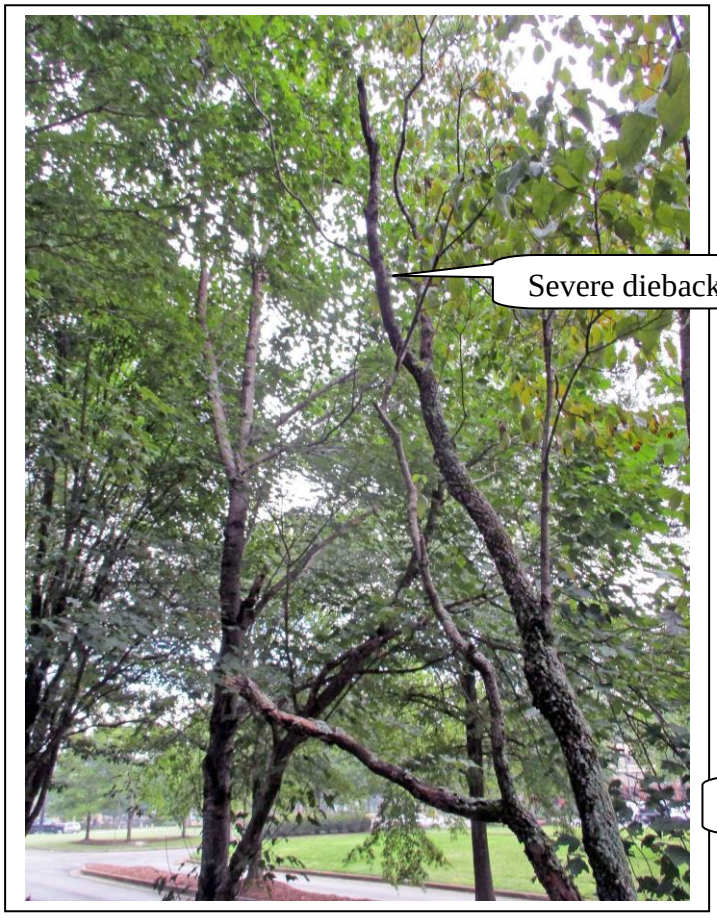


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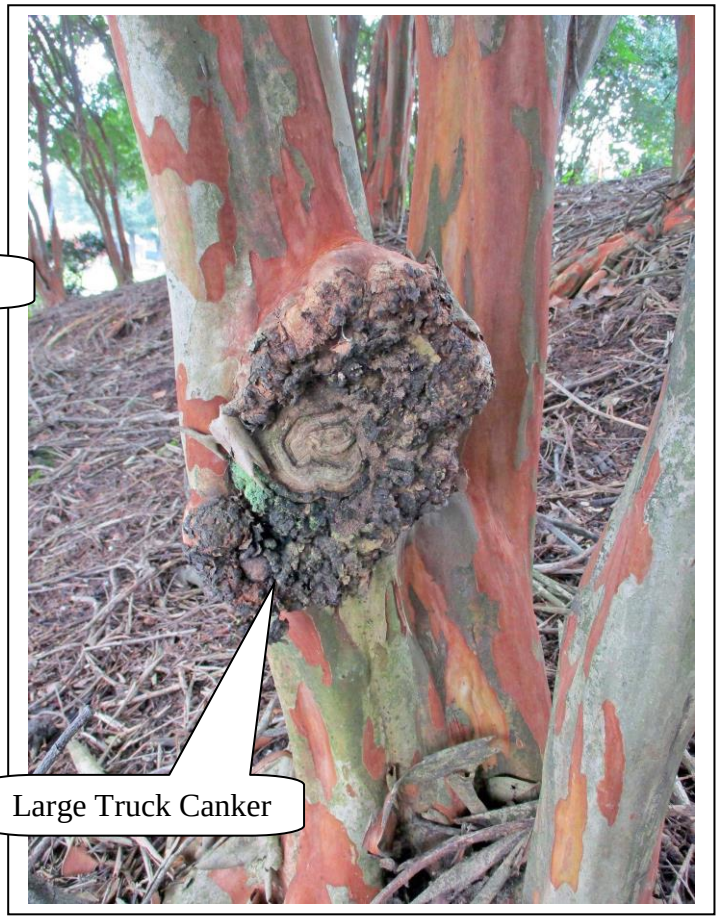


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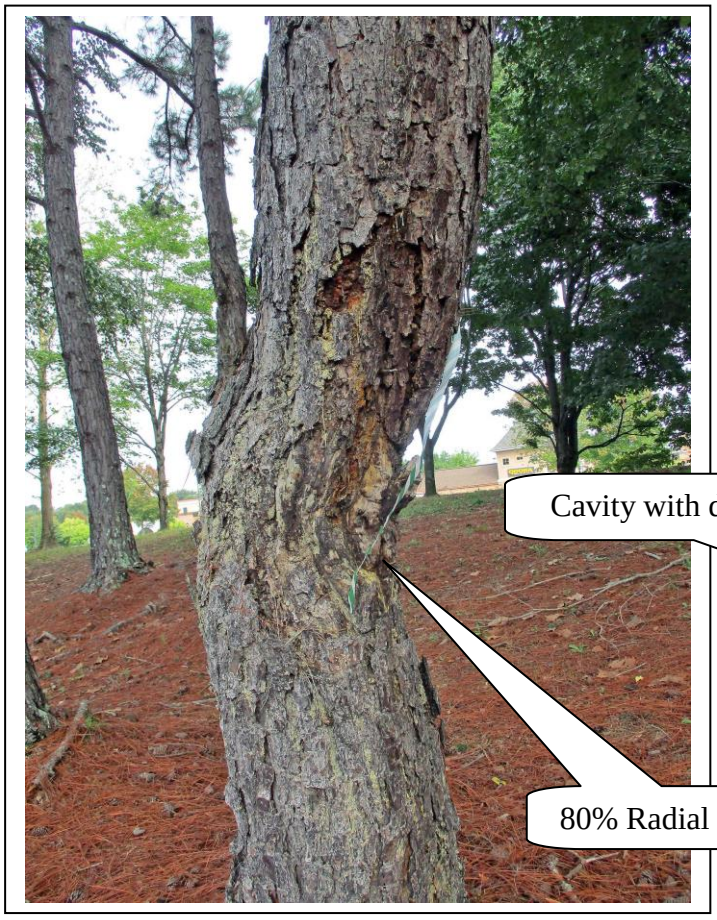


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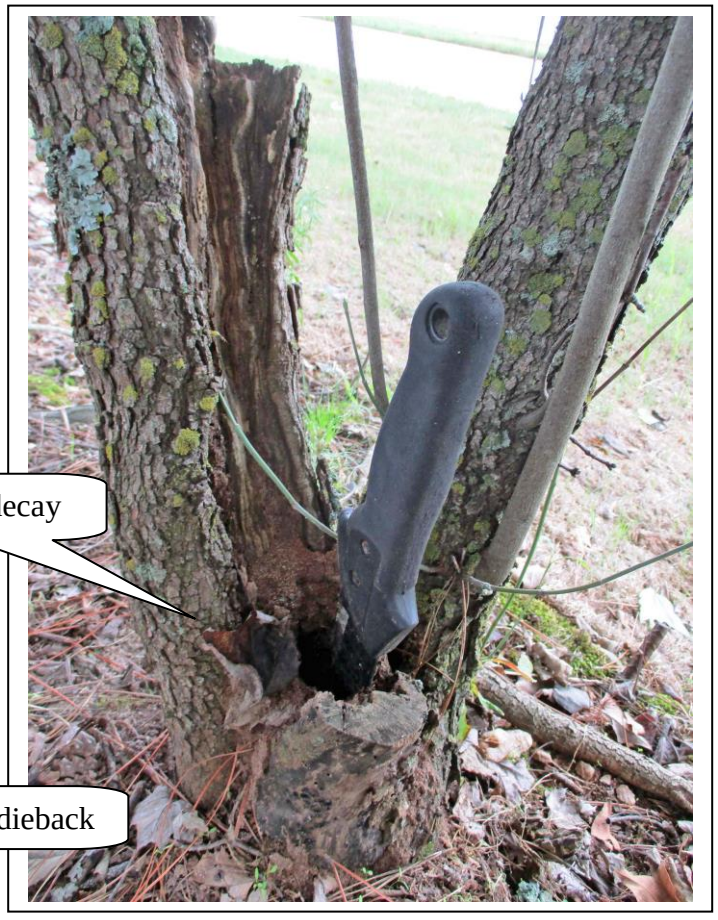


Photo 4



Photo 5

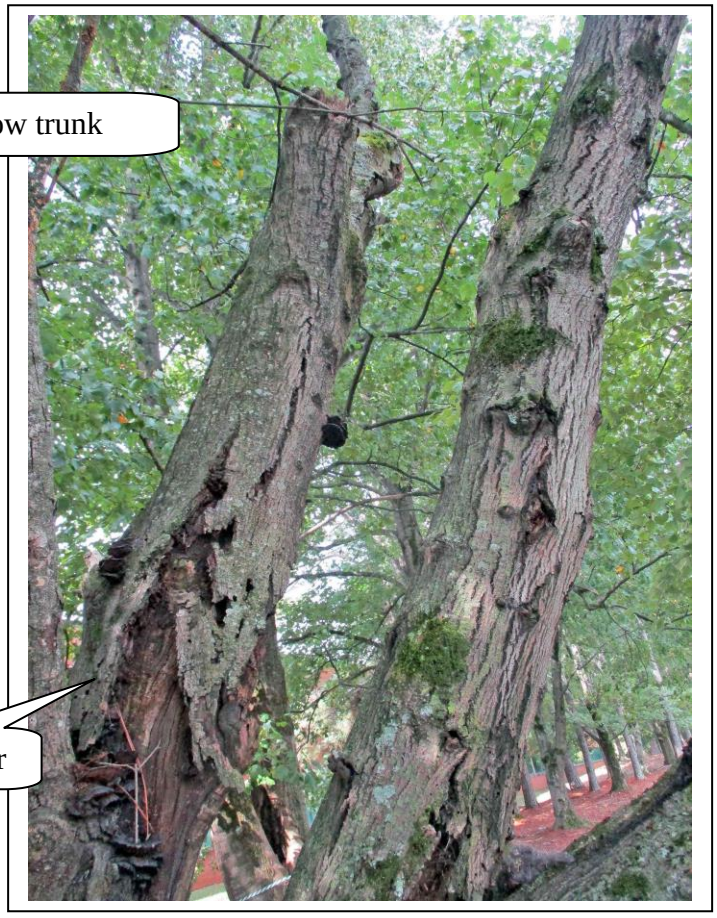


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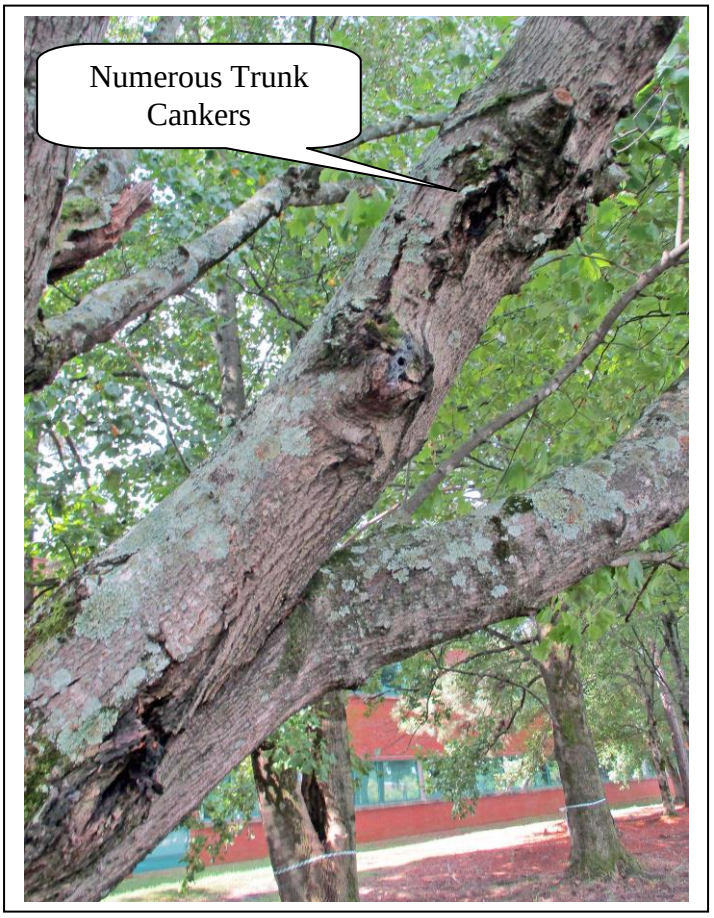


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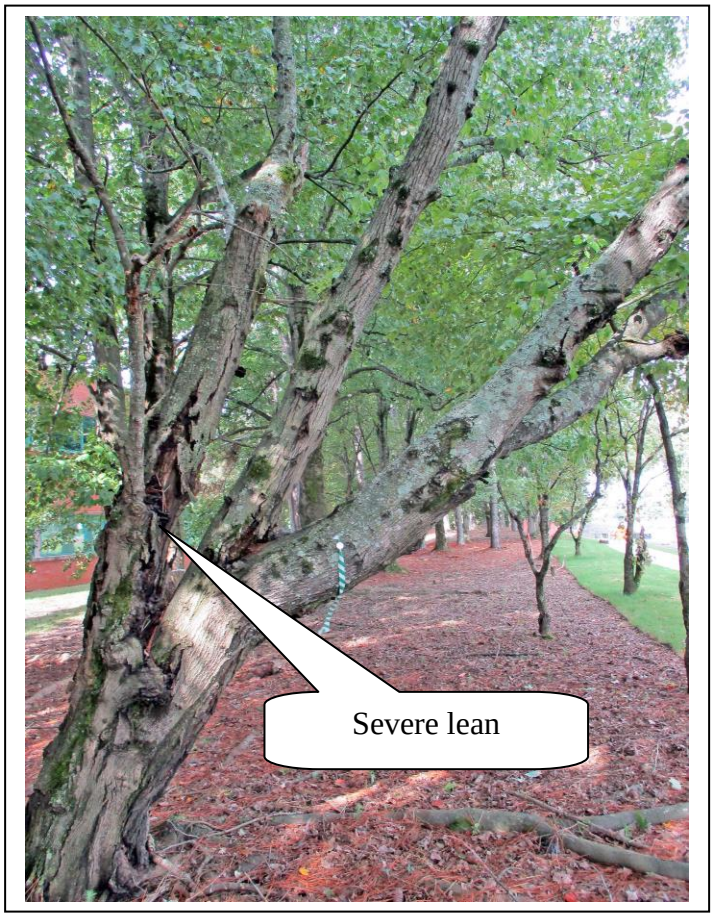


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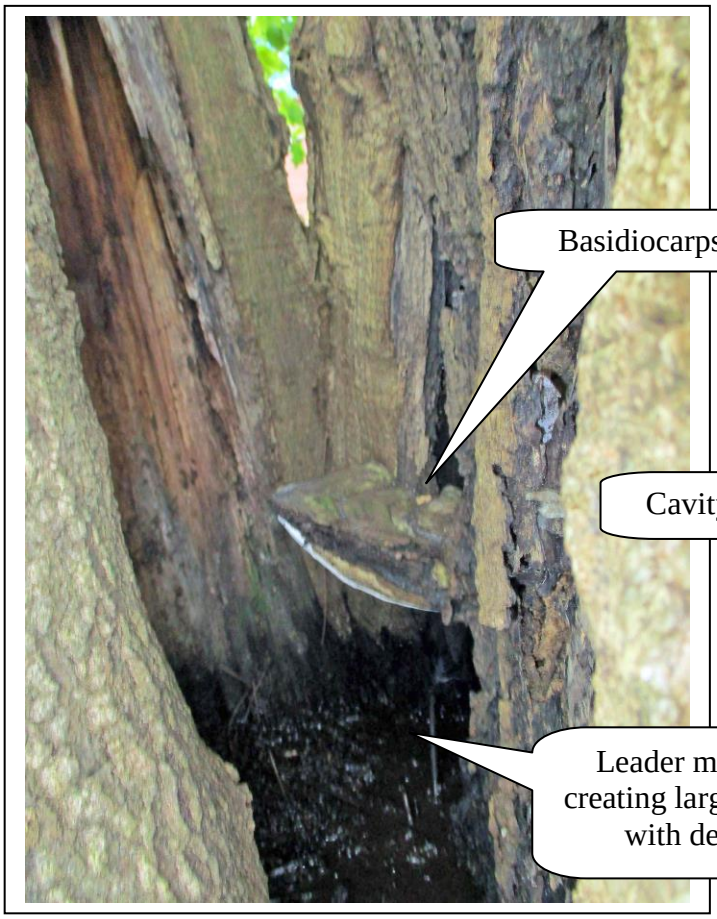


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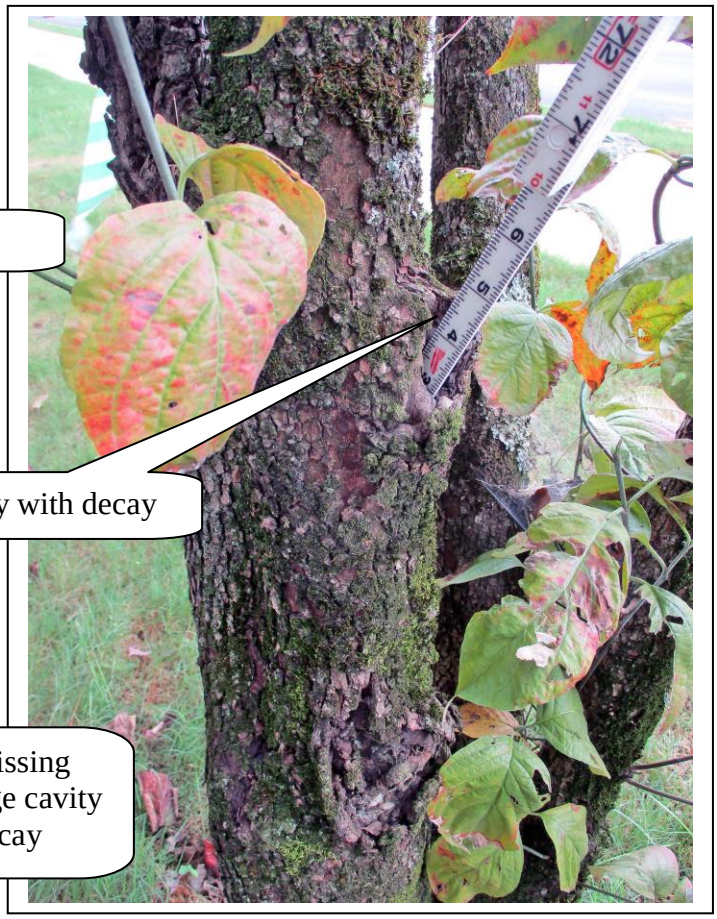


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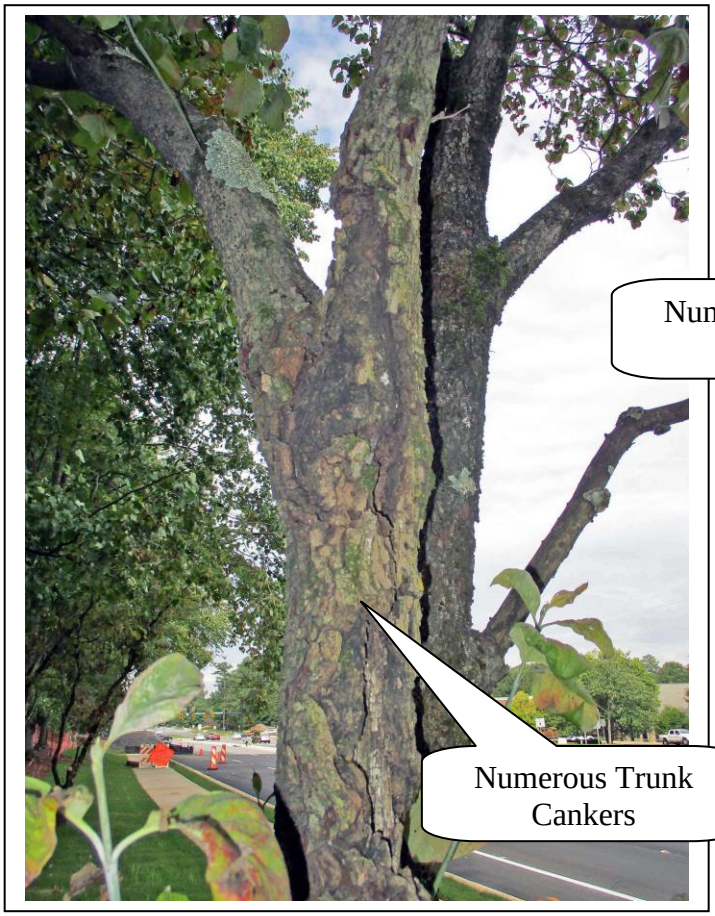


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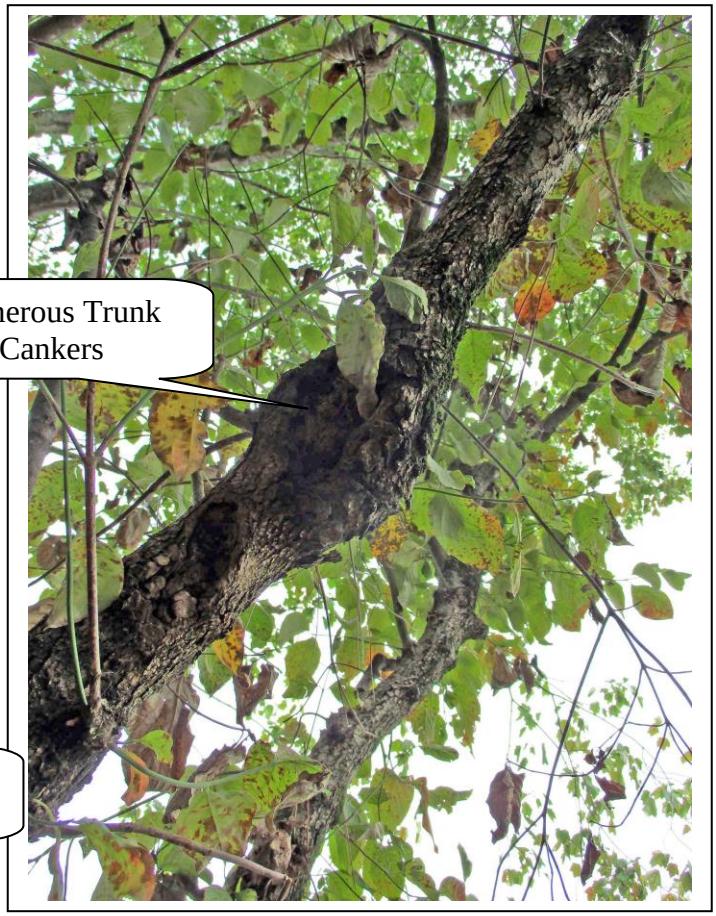


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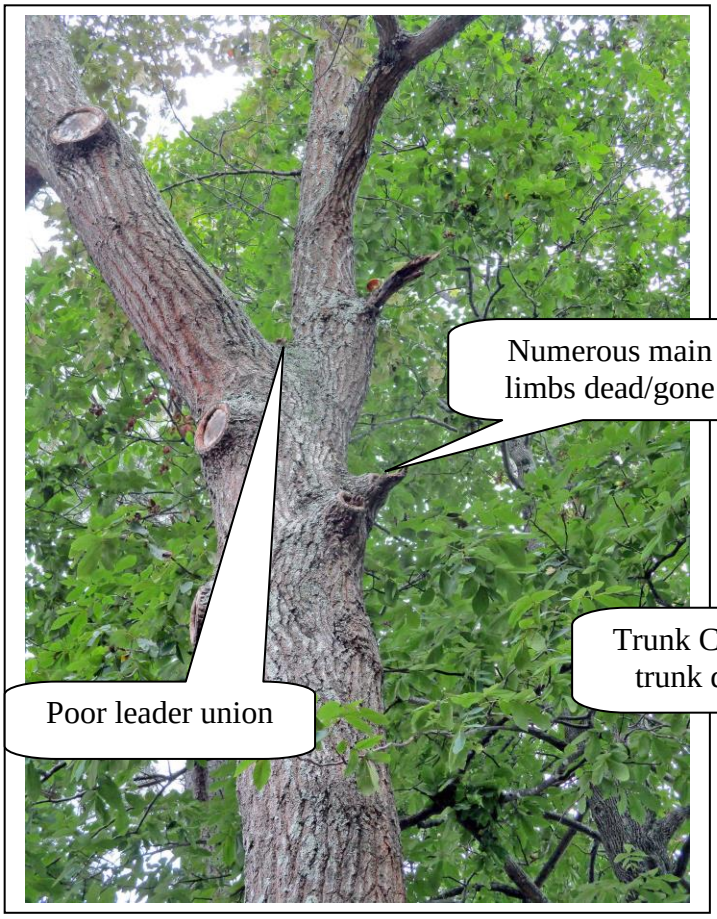


Photo 13



Photo 14

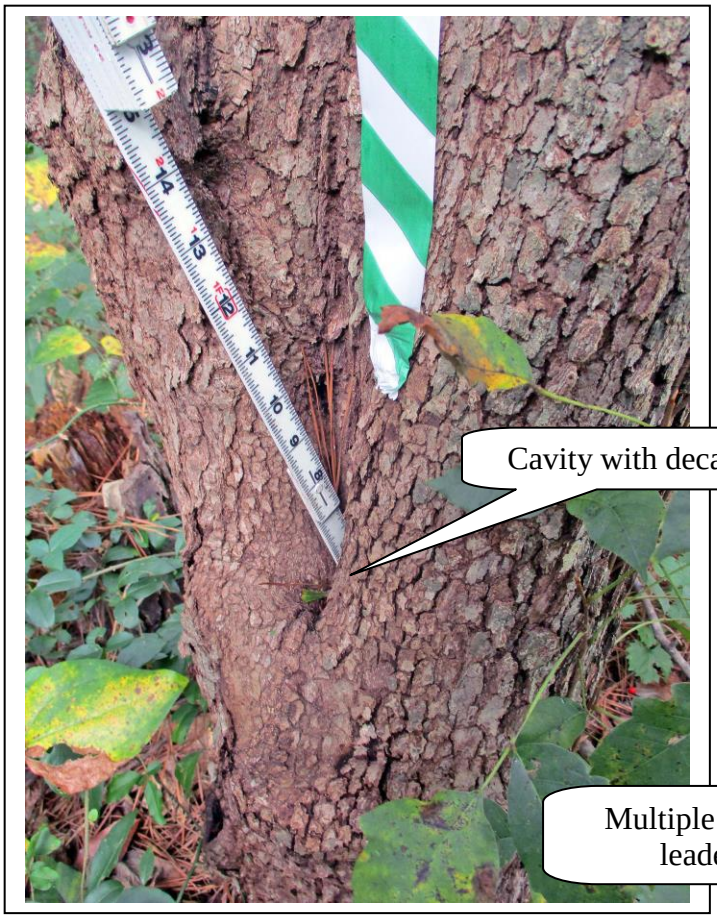


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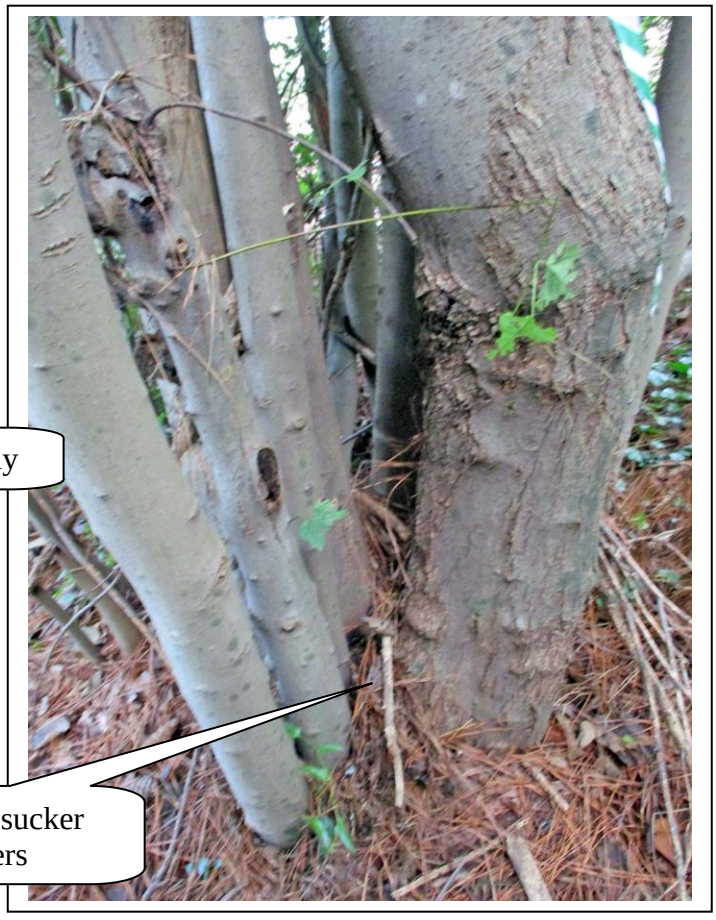


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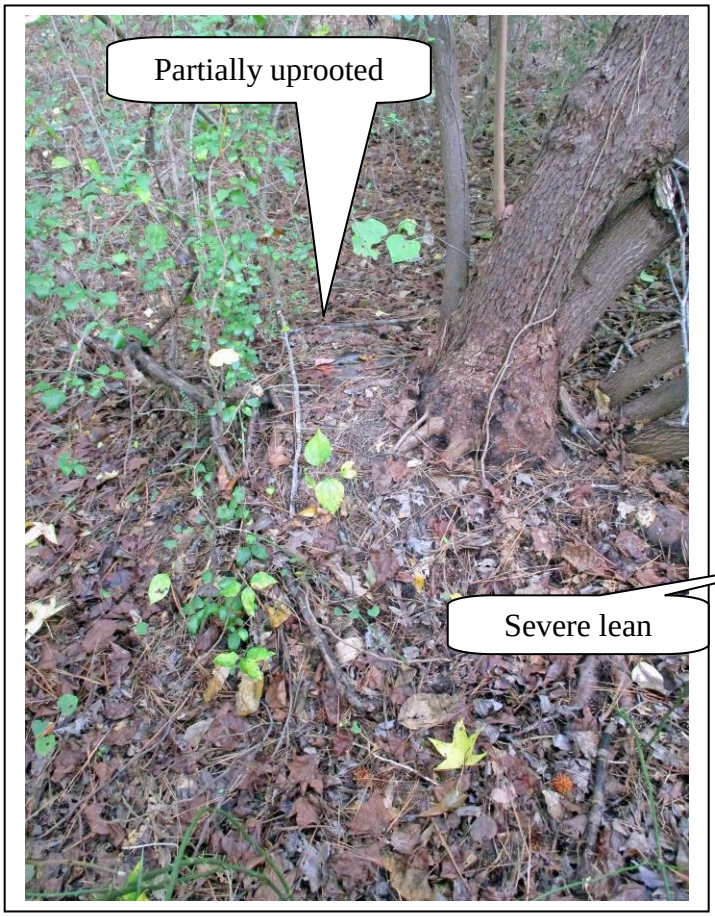


Photo 17



Photo 18

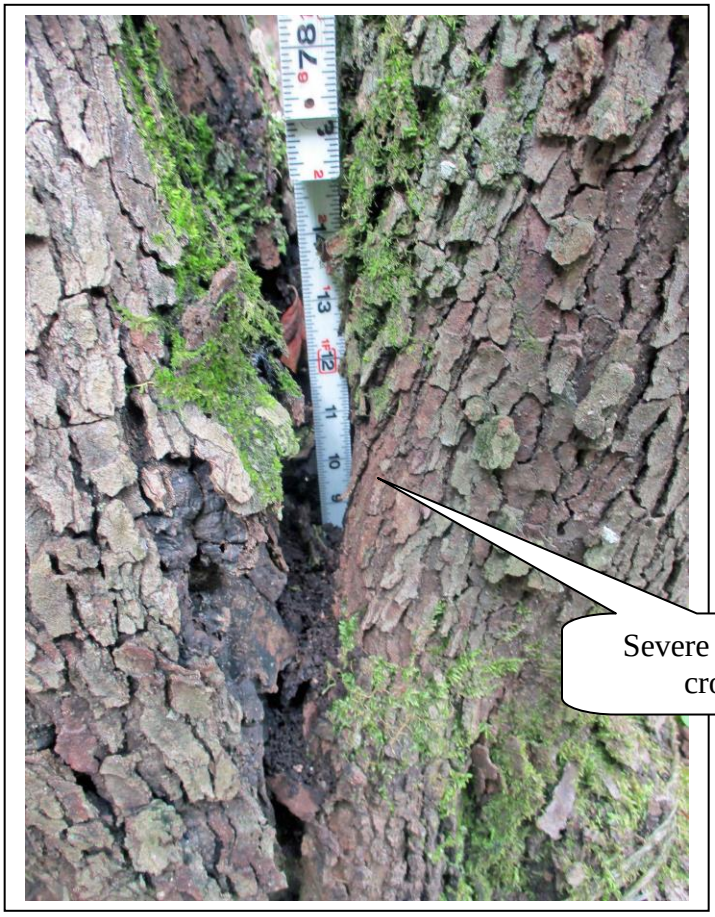


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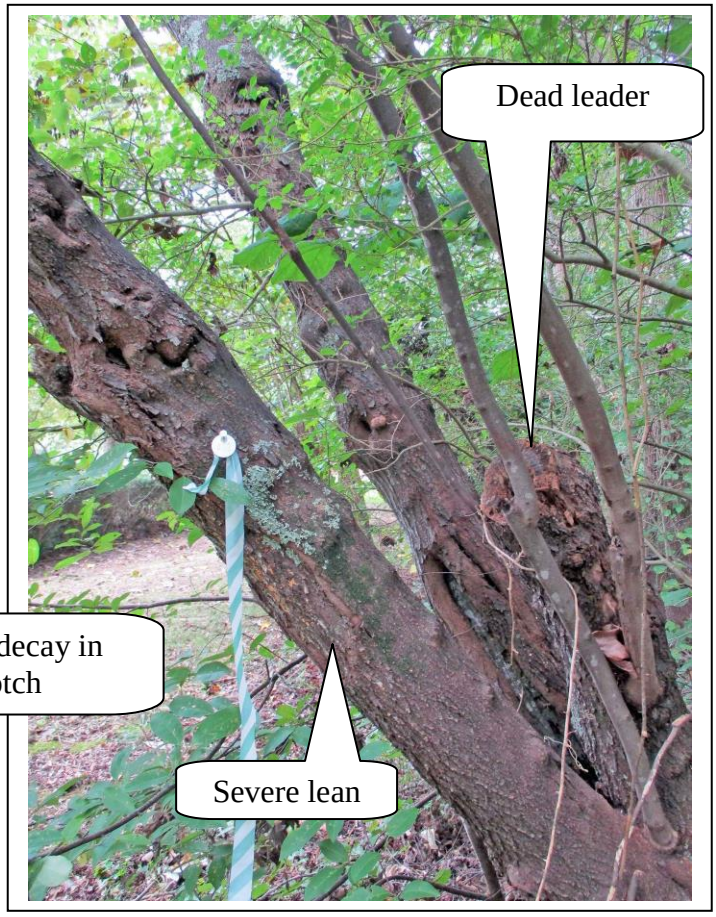


Photo 20



Photo 21

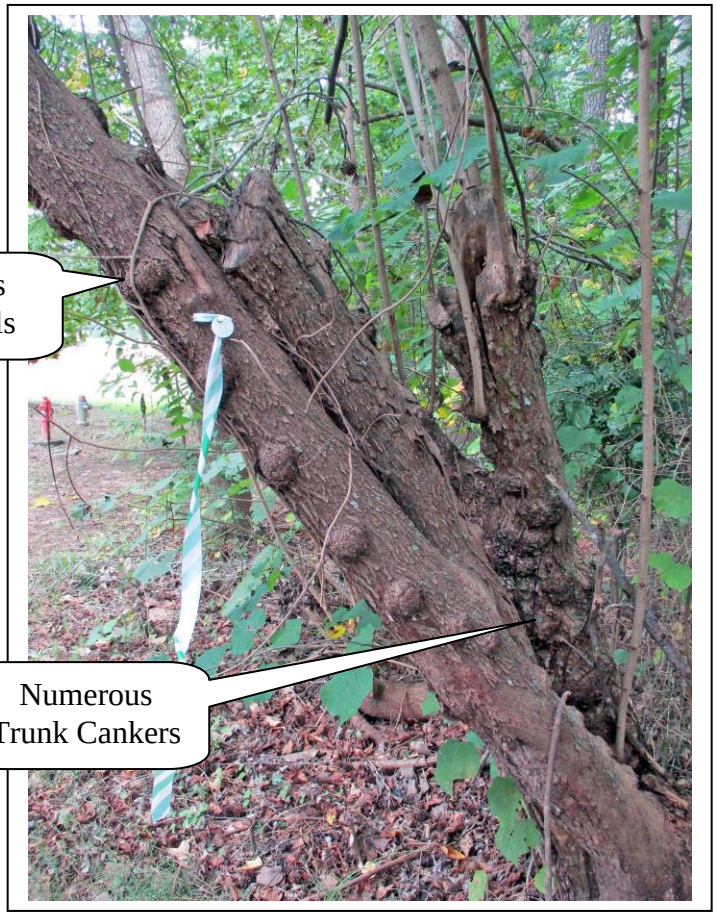


Photo 22



Photo 23



Photo 24



Photo 25

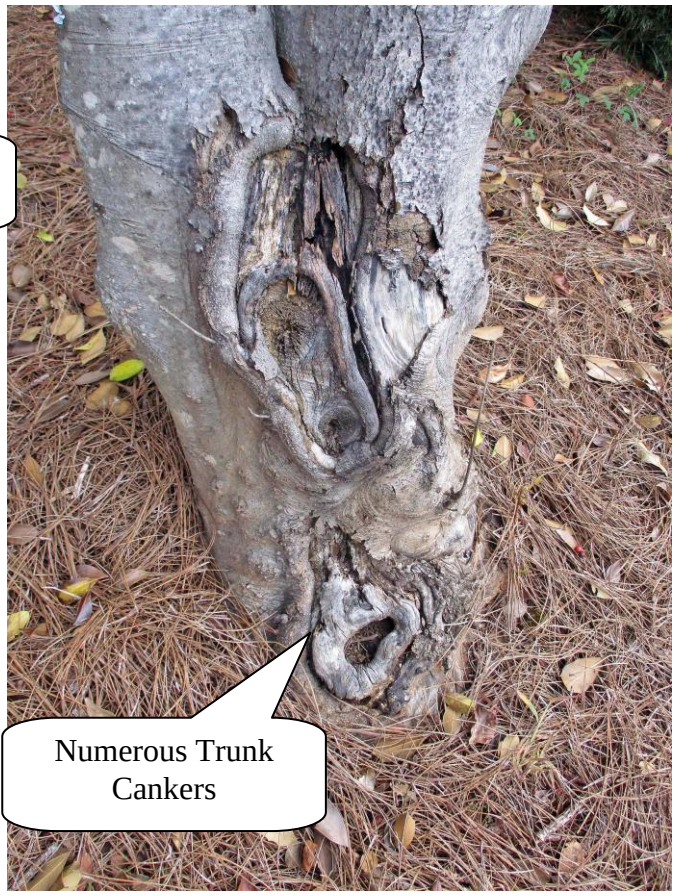


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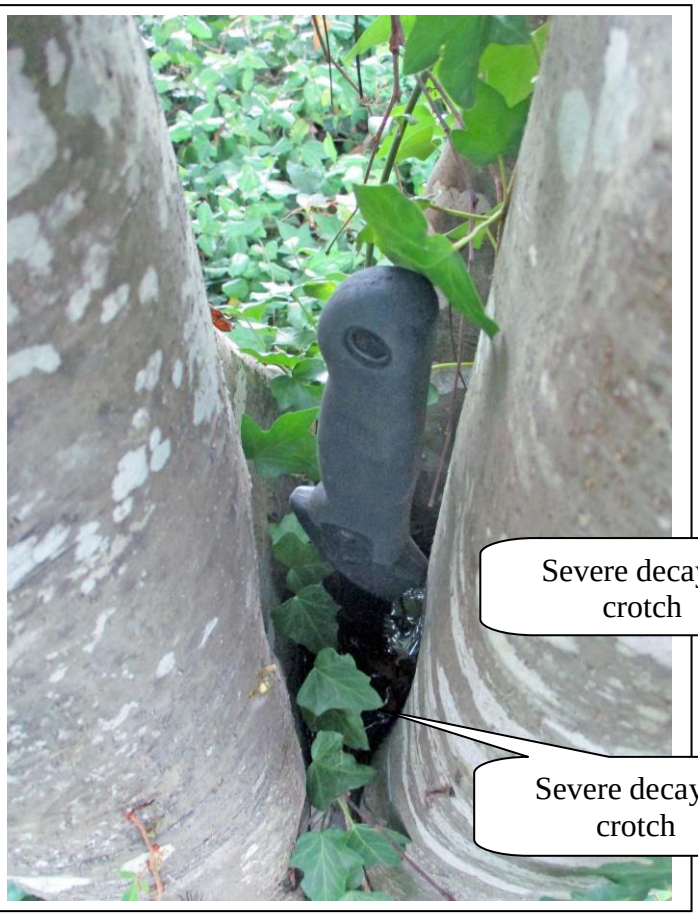


Photo 27



Photo 28

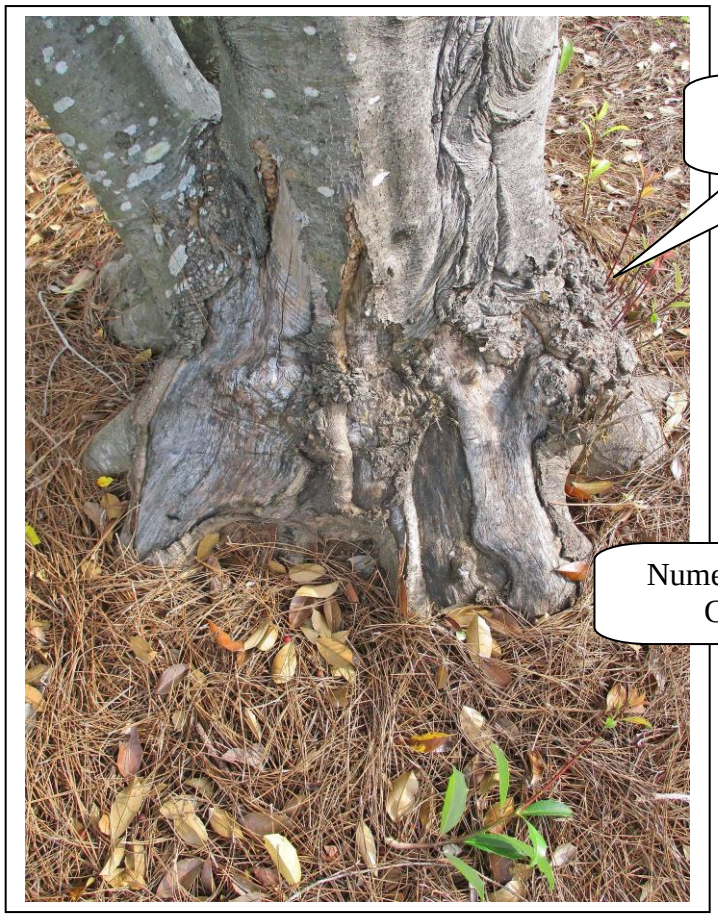


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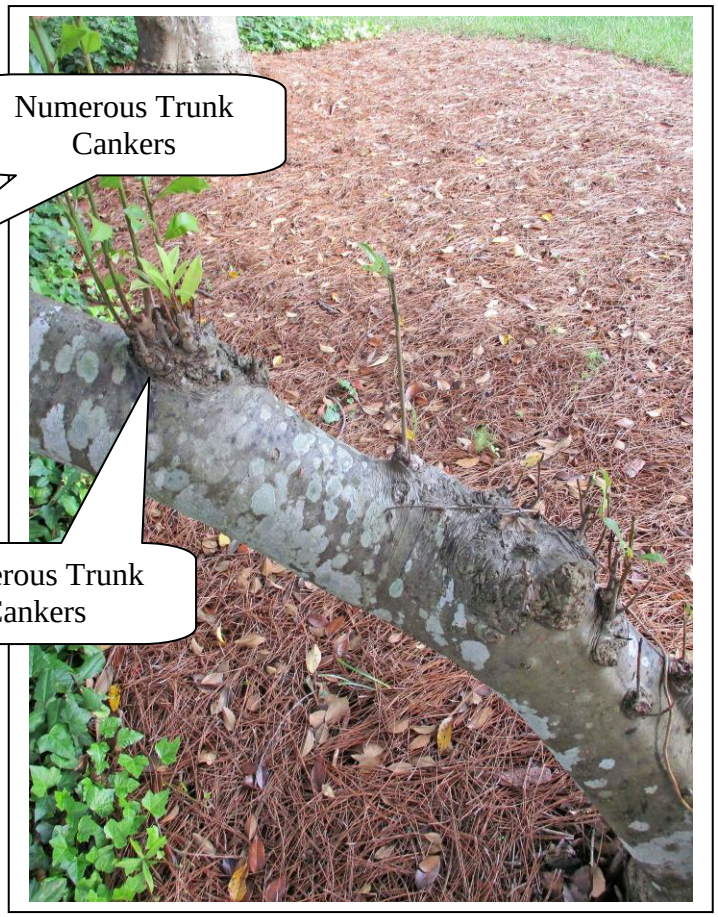


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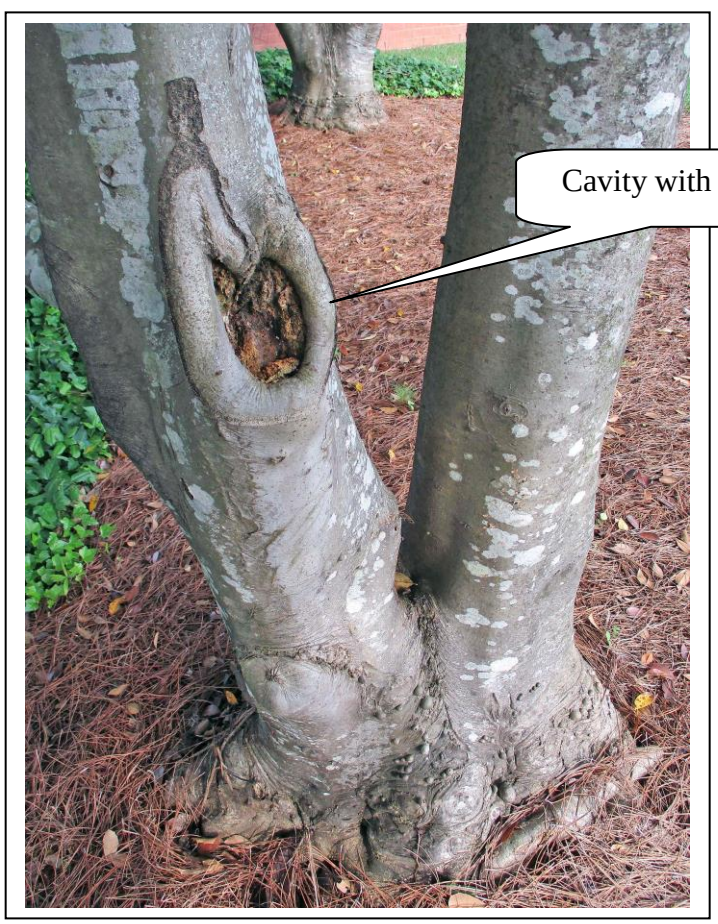


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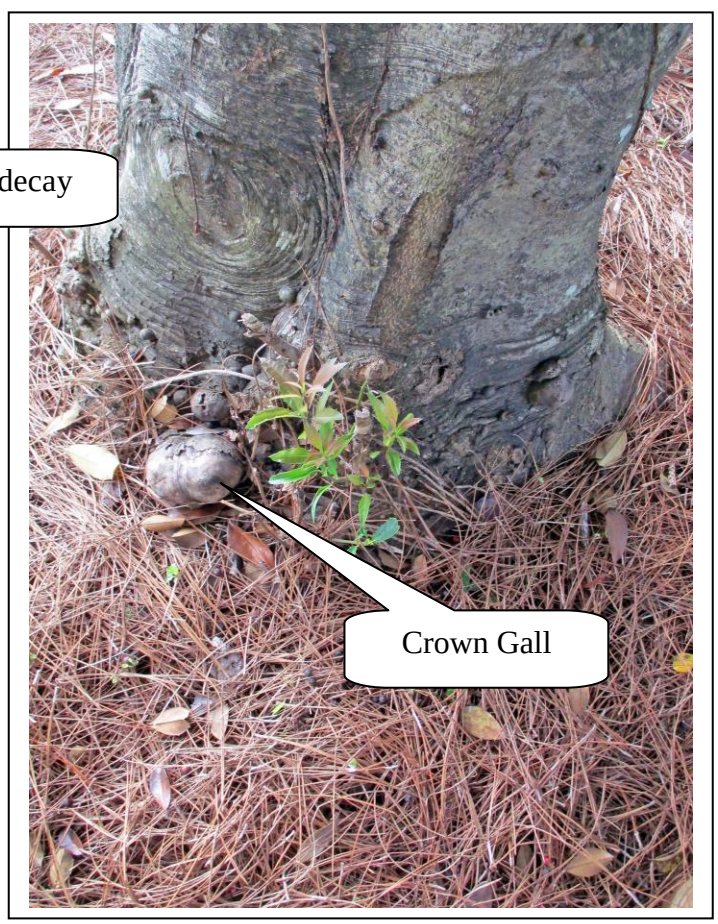


Photo 32



Photo 33



Photo 34



Photo 35



Photo 36



Photo 37



Photo 38

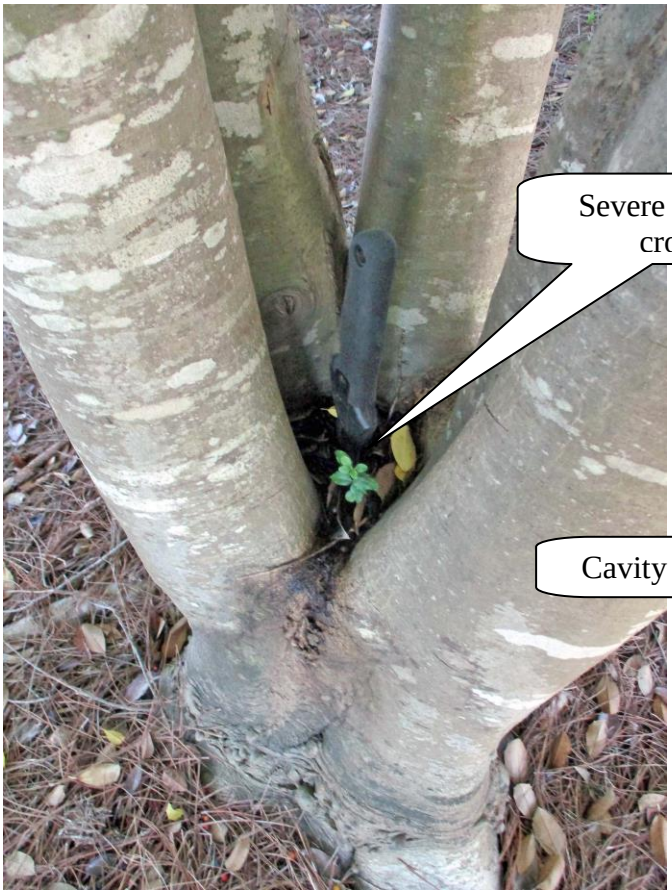


Photo 39



Photo 40



Photo 41

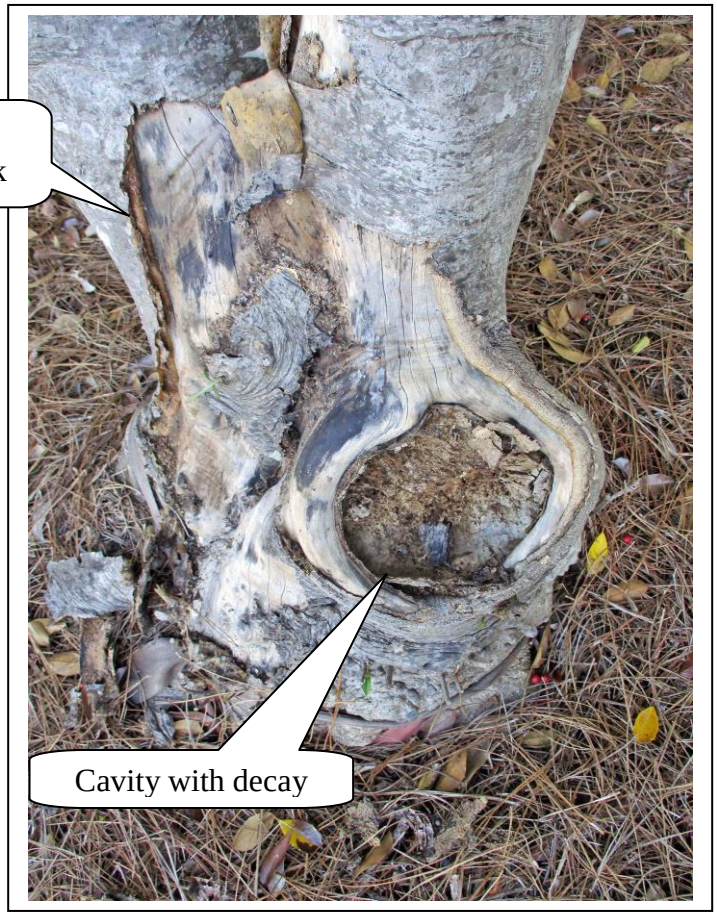


Photo 42



Photo 43

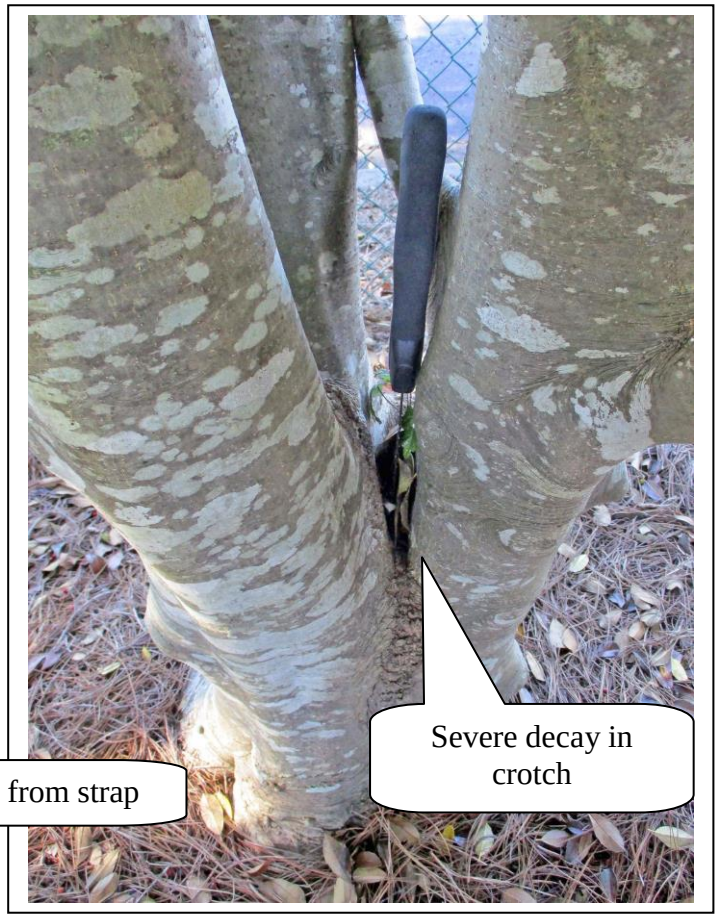


Photo 44



Photo 45



Photo 46

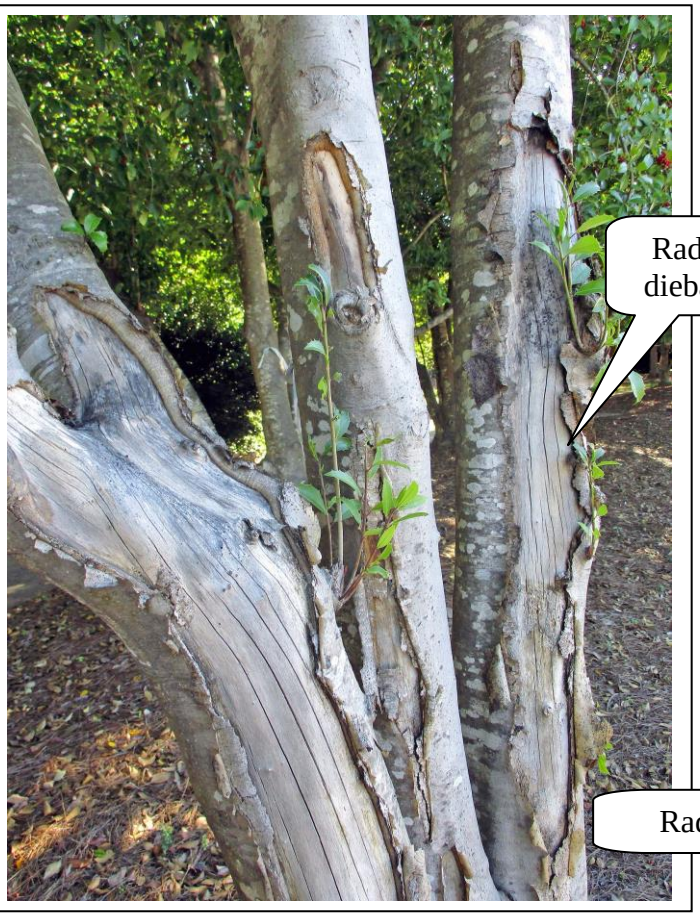


Photo 47



Photo 48

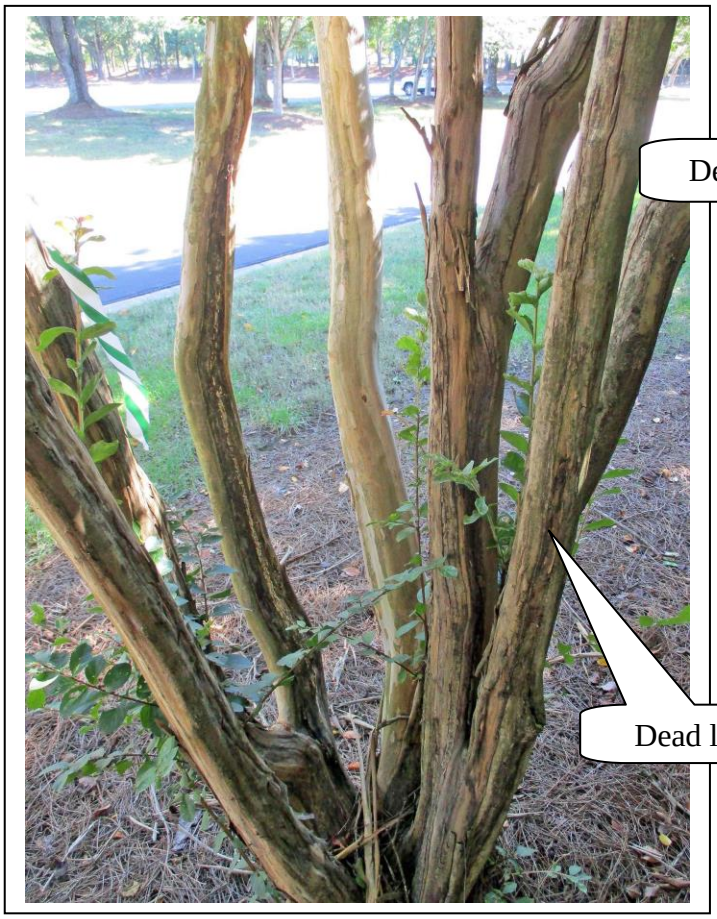


Photo 49



Photo 50

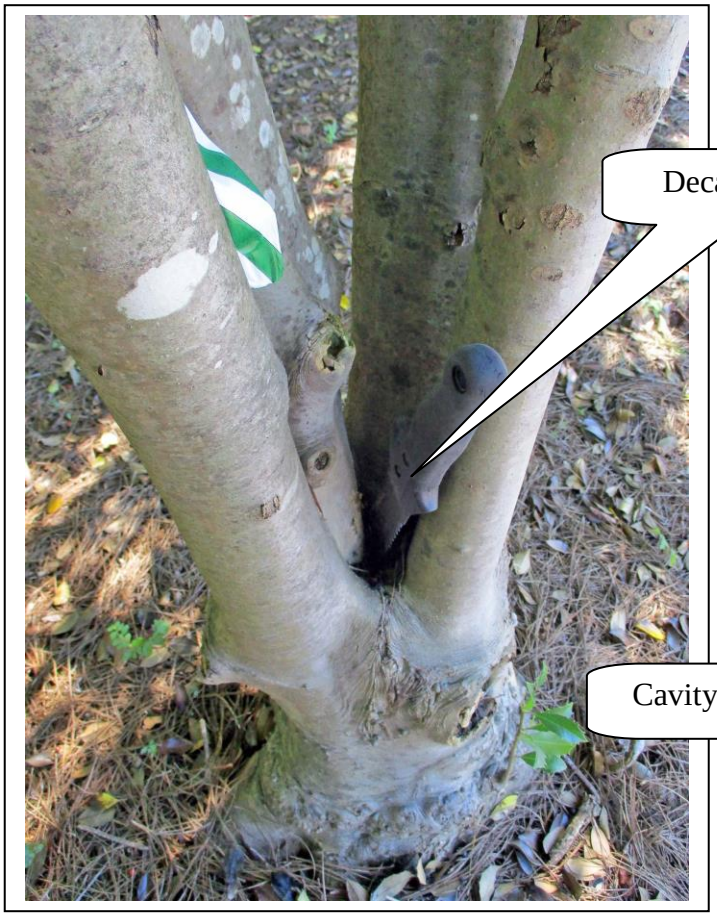


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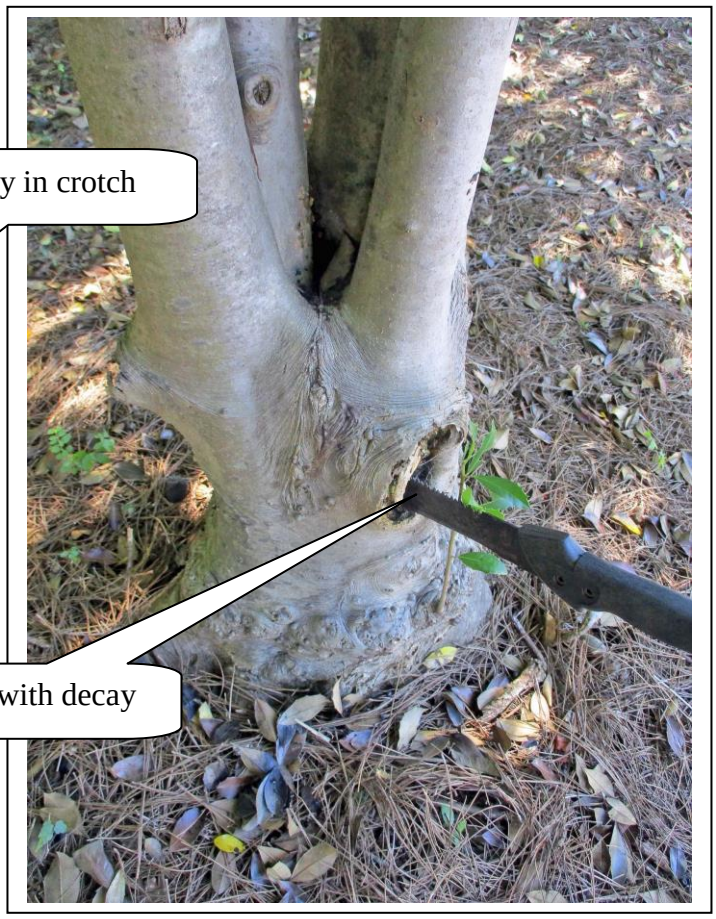


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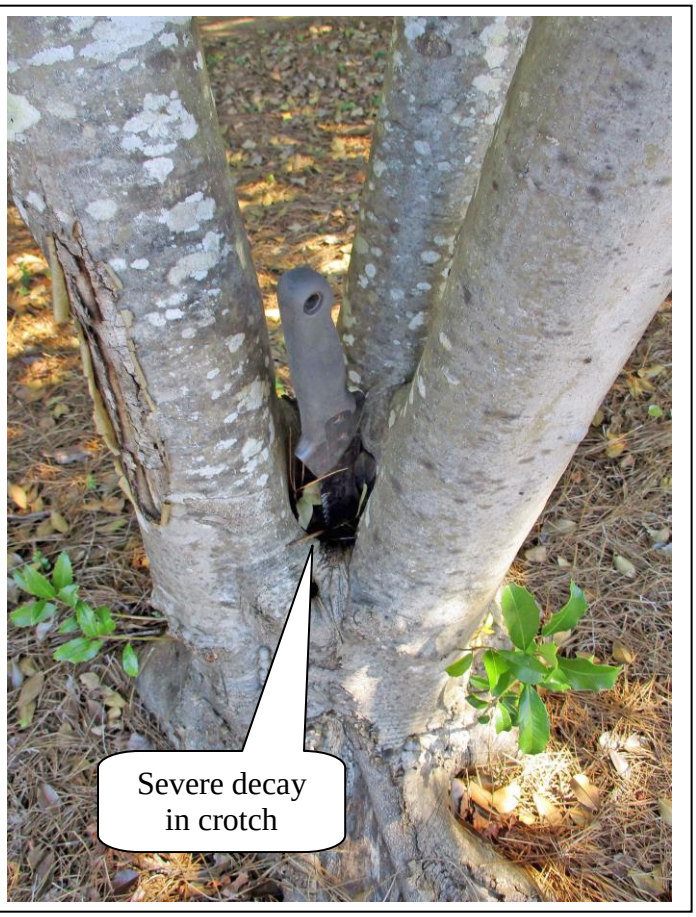


Photo 53



Photo 54

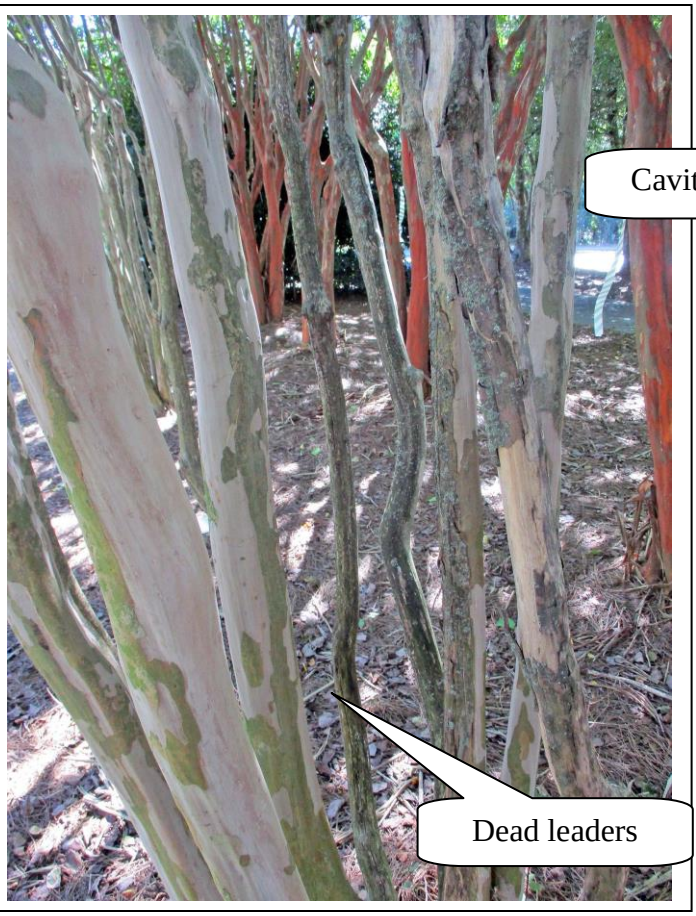


Photo 55



Photo 56

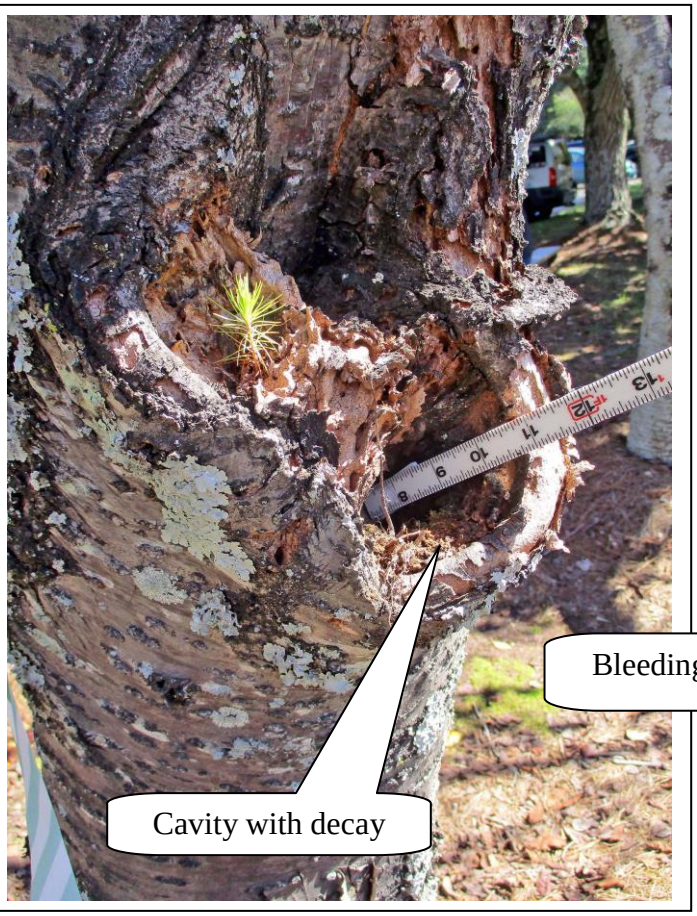


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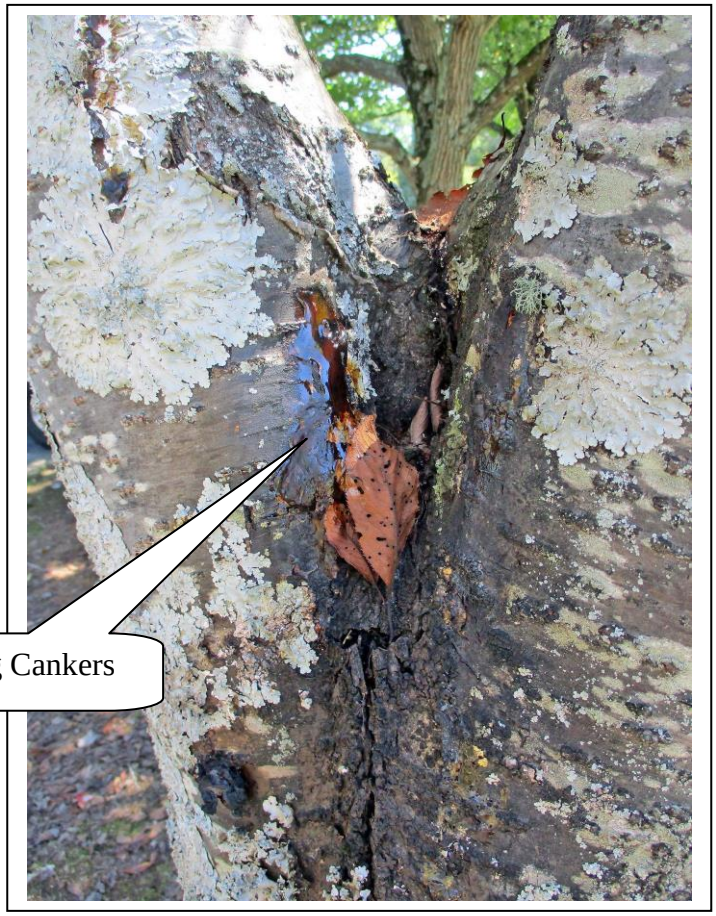


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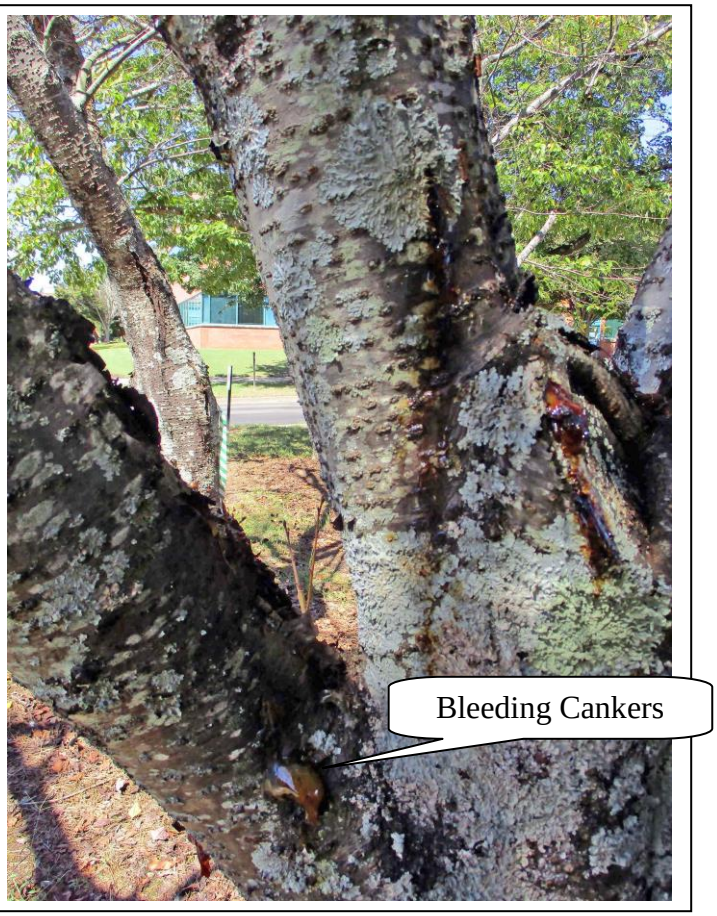


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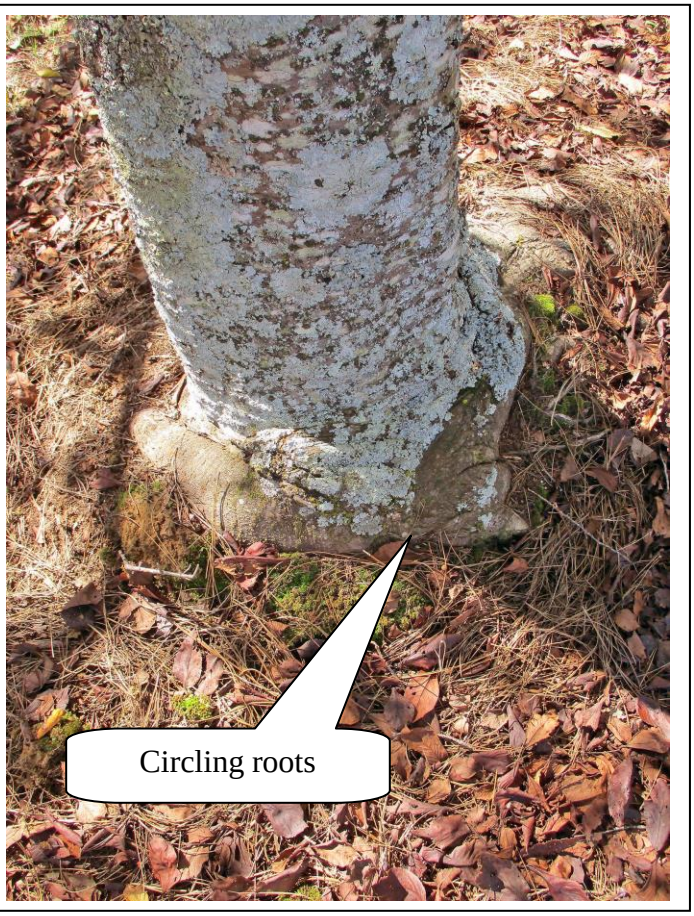


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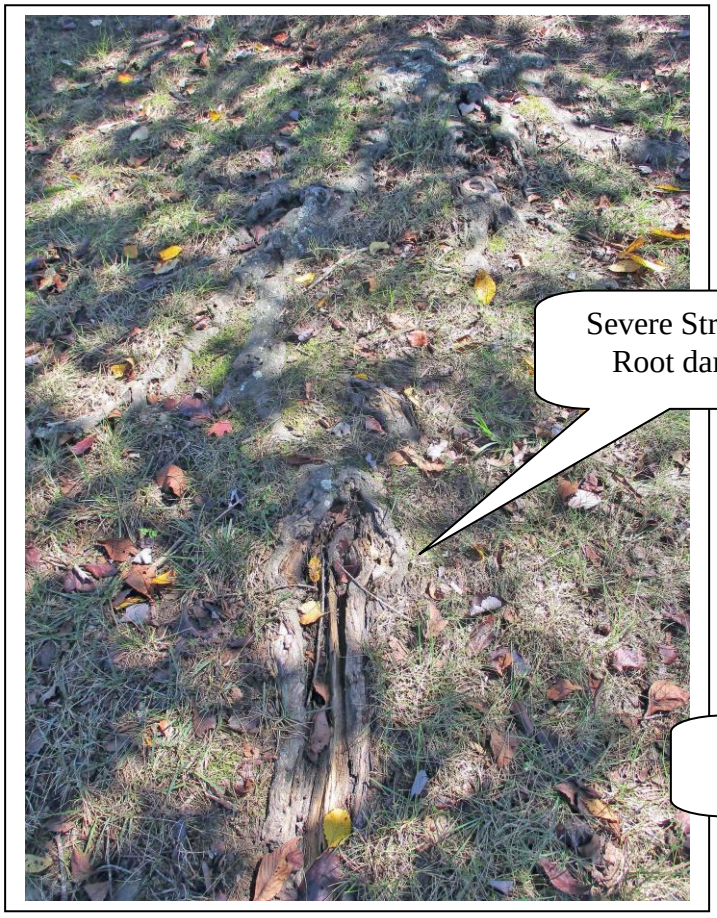


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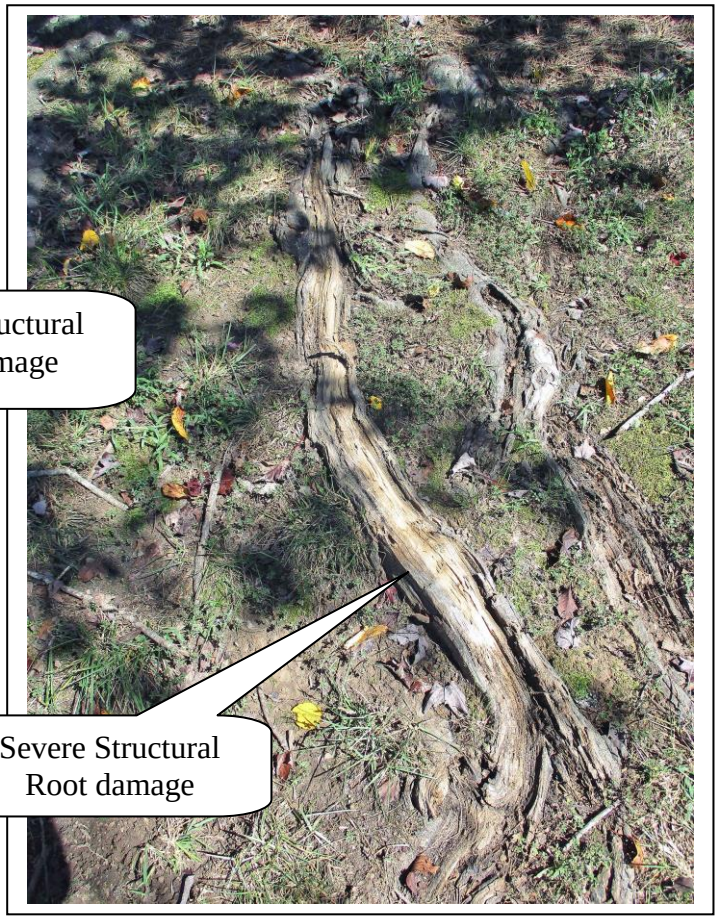


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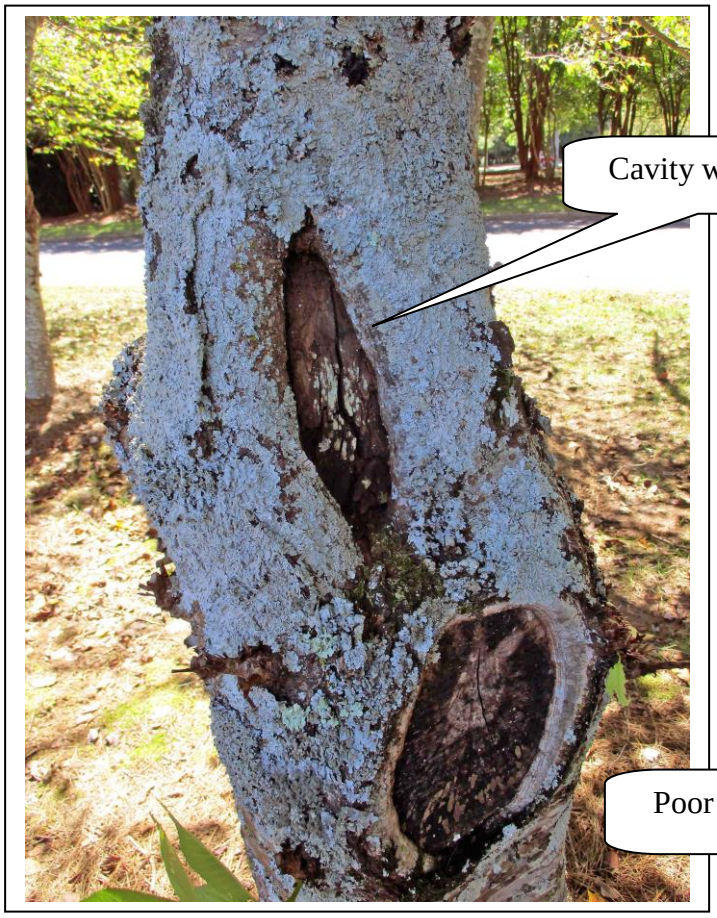


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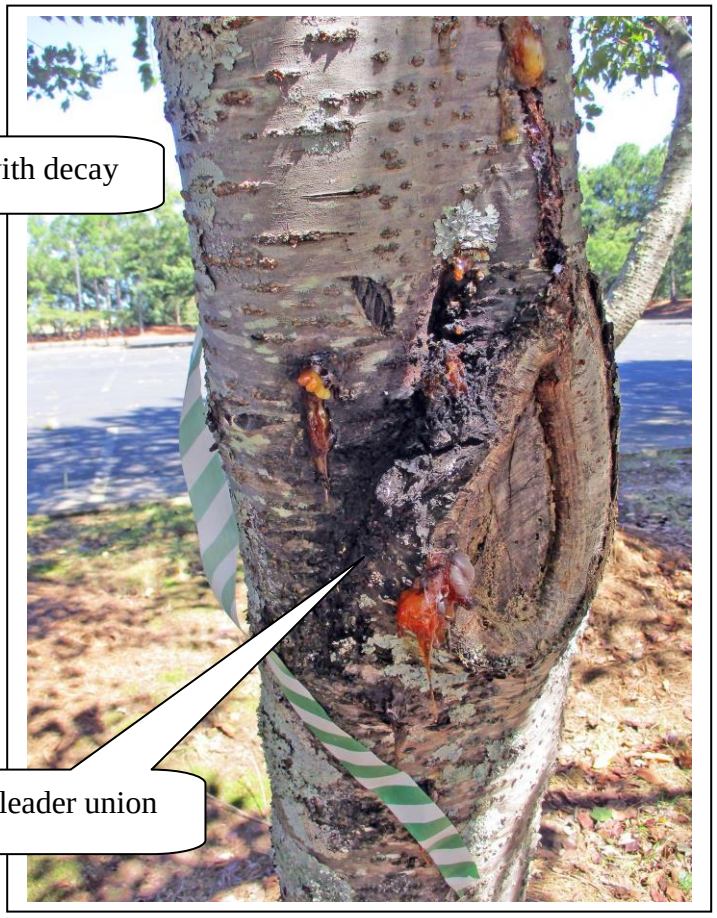


Photo 64



Photo 65

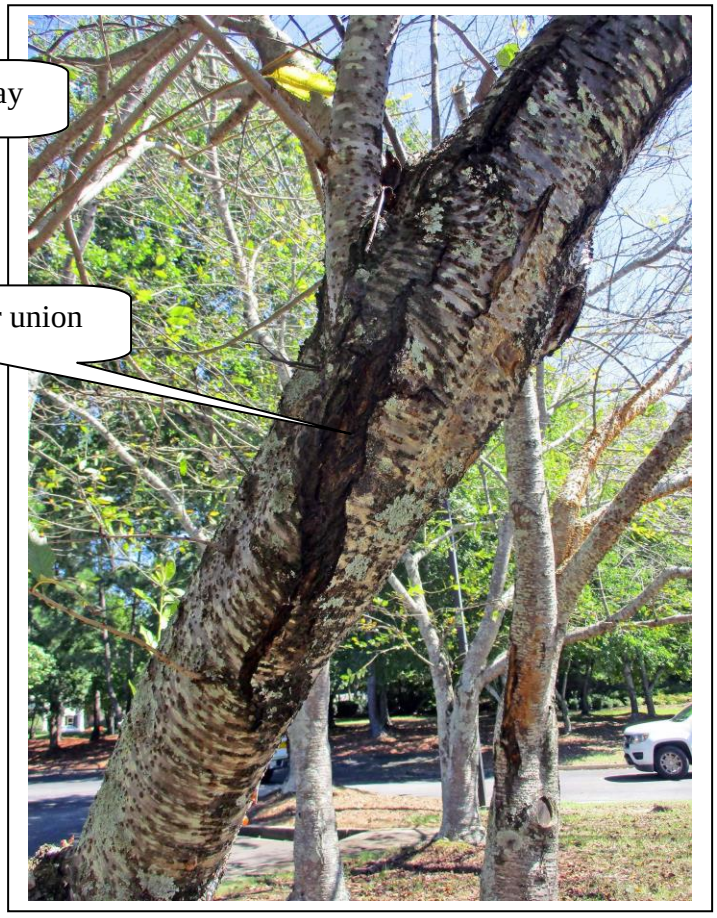


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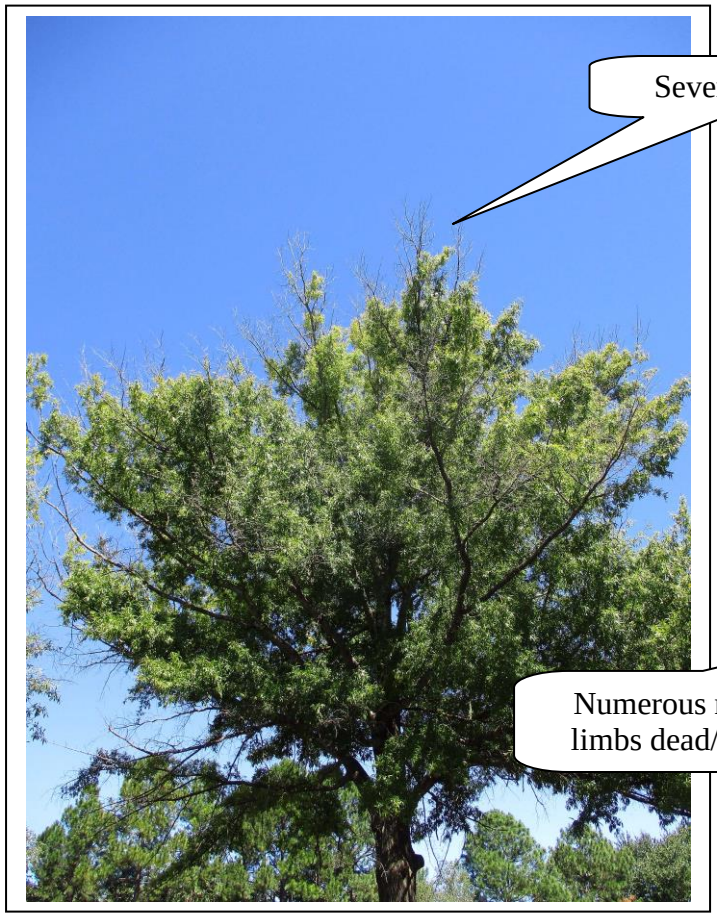


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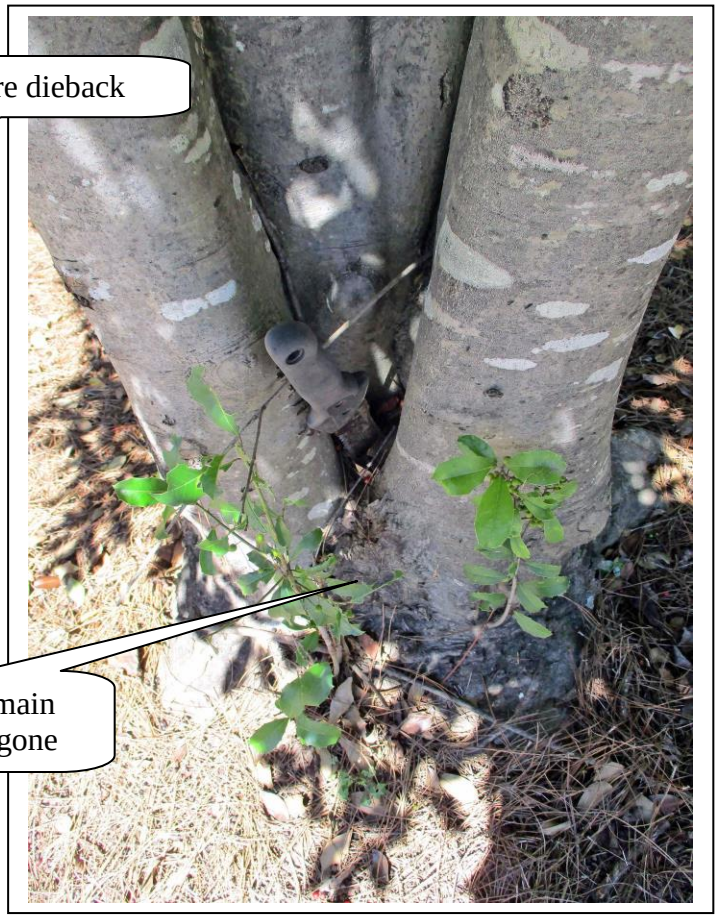


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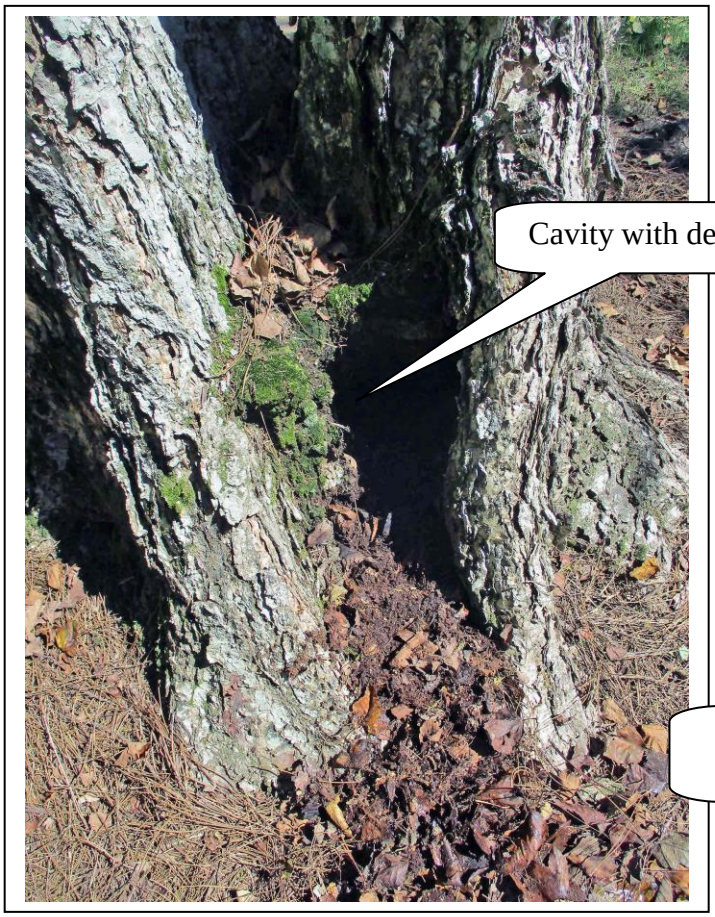


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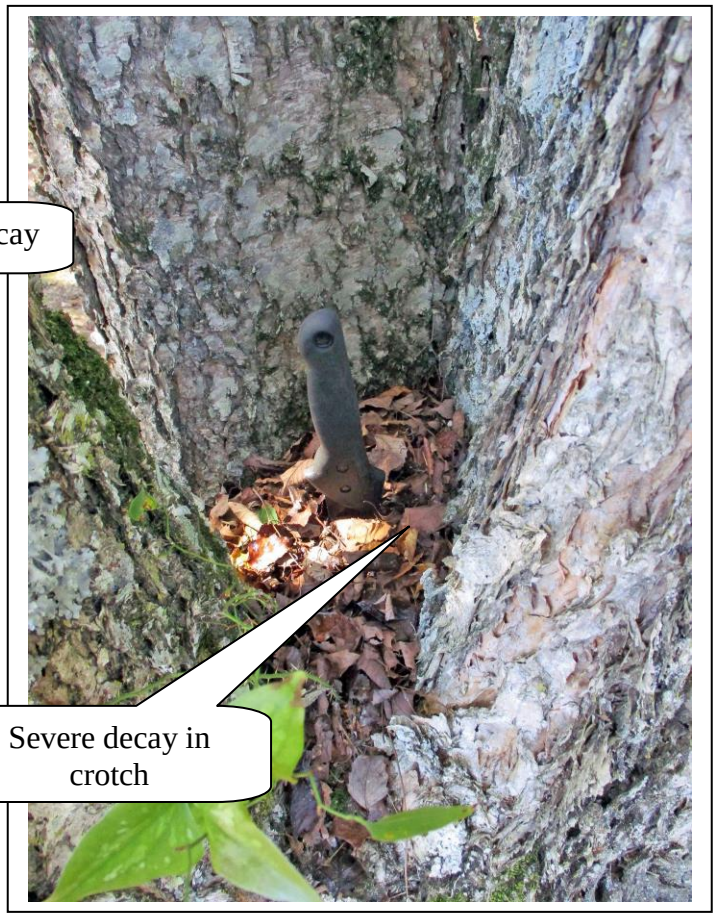


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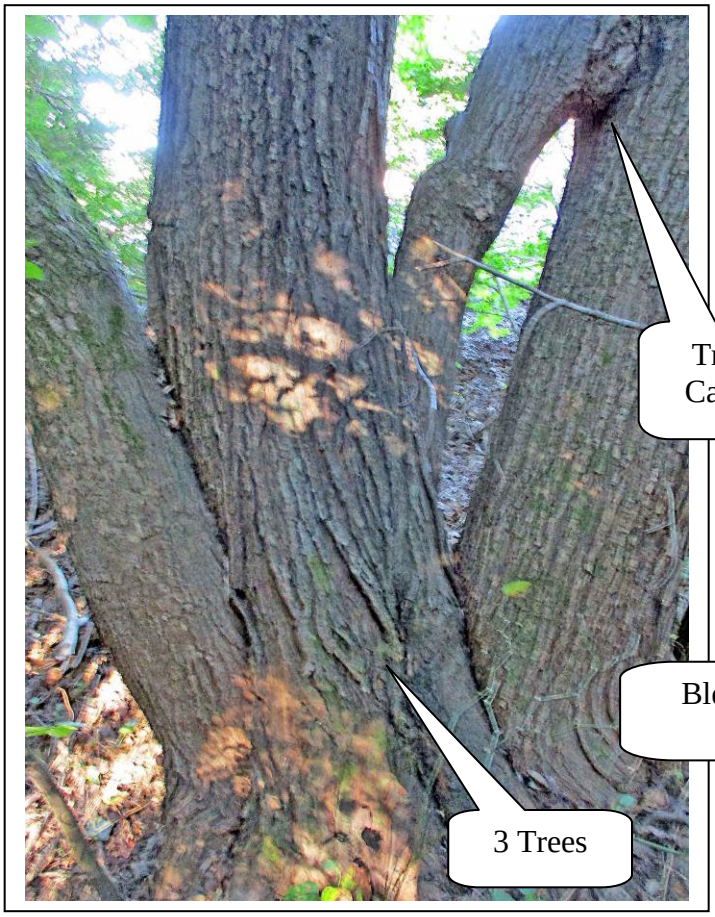


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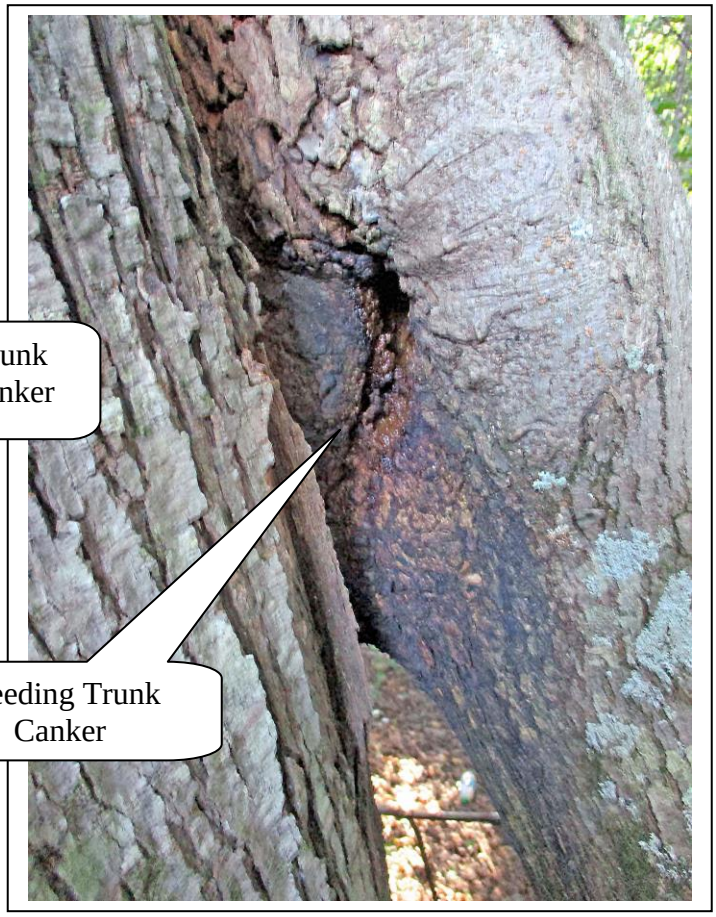


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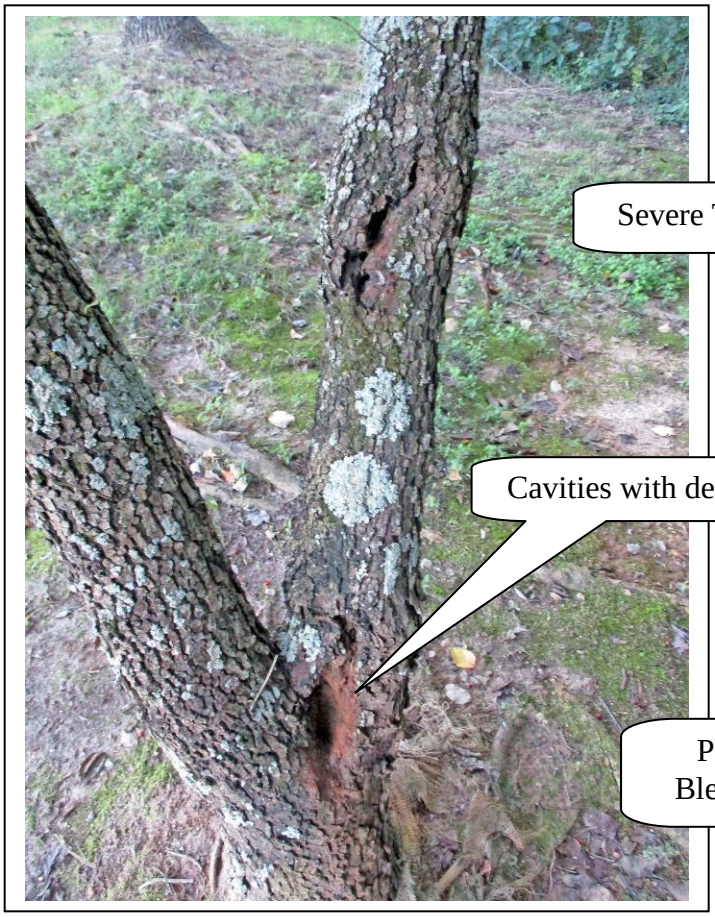


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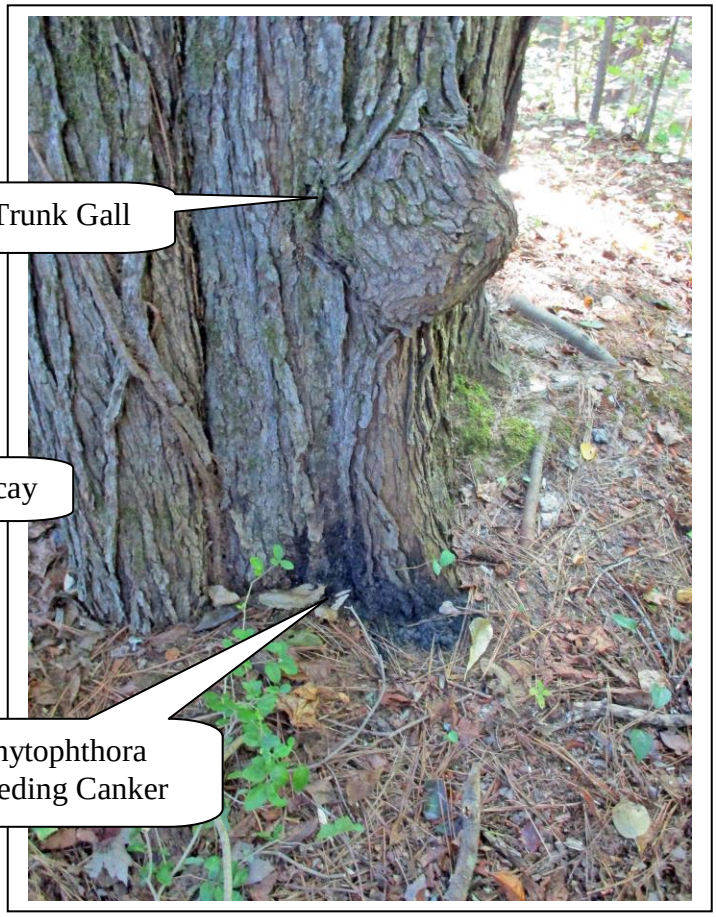


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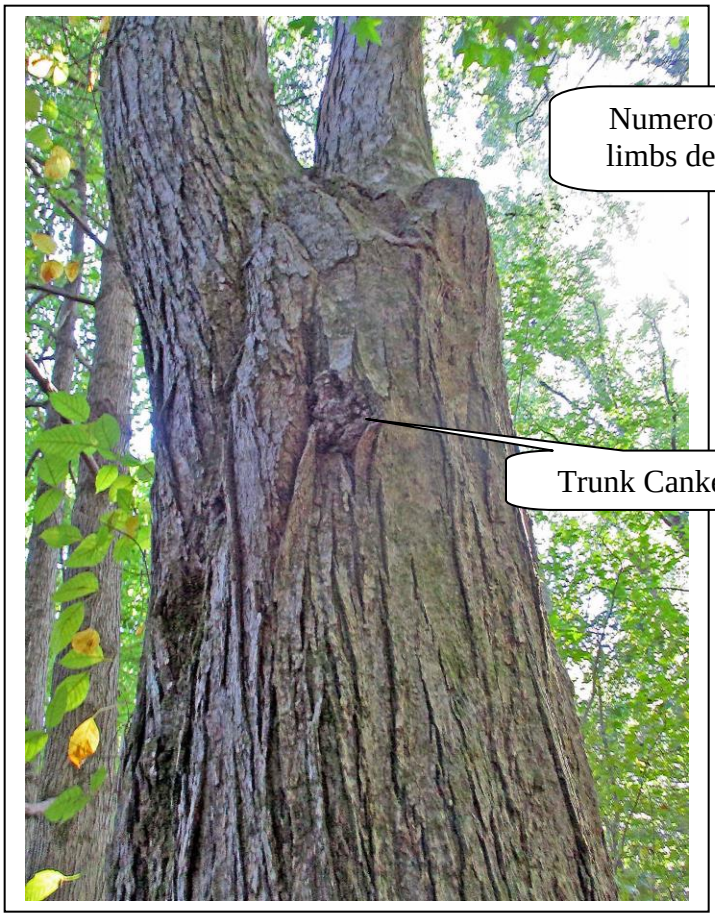


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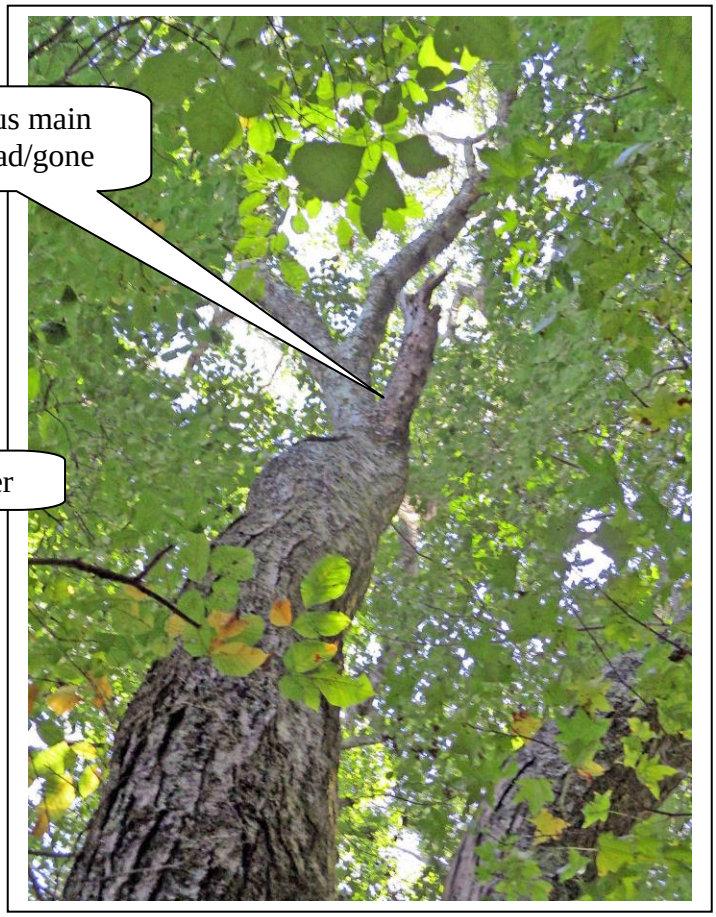


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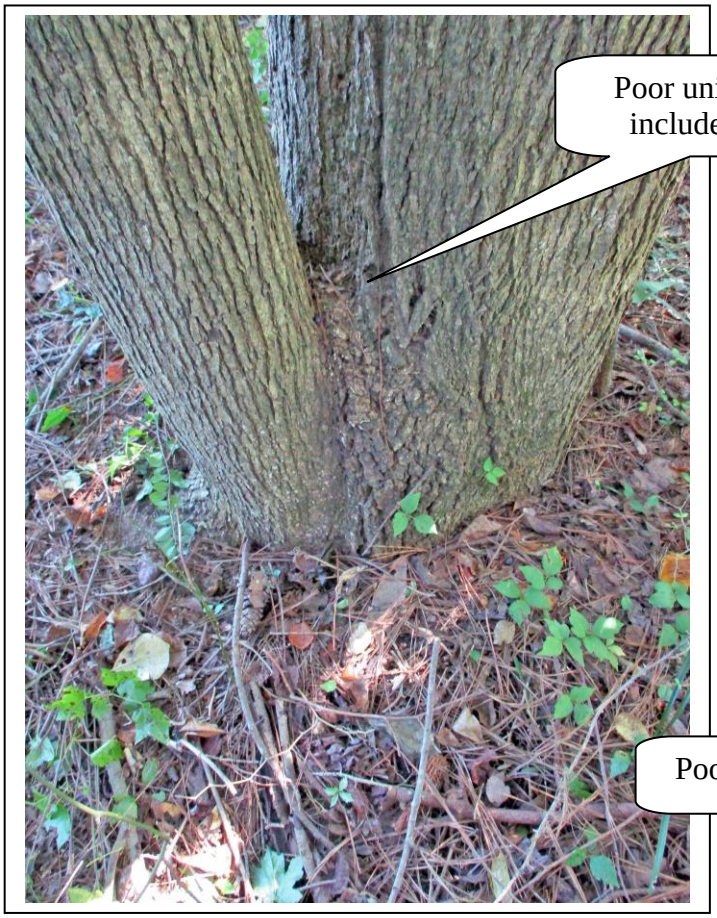


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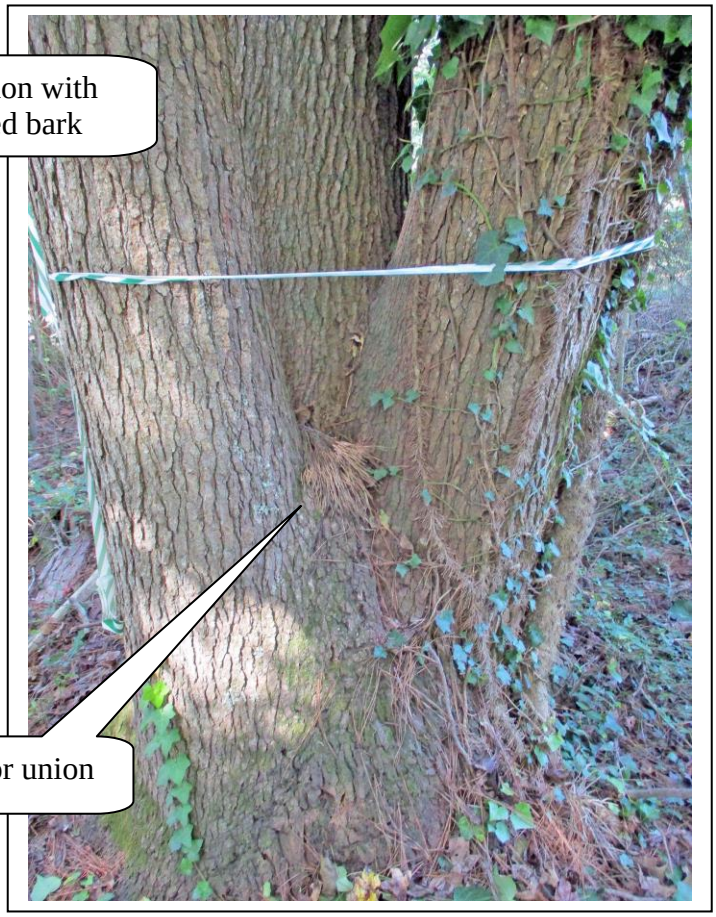


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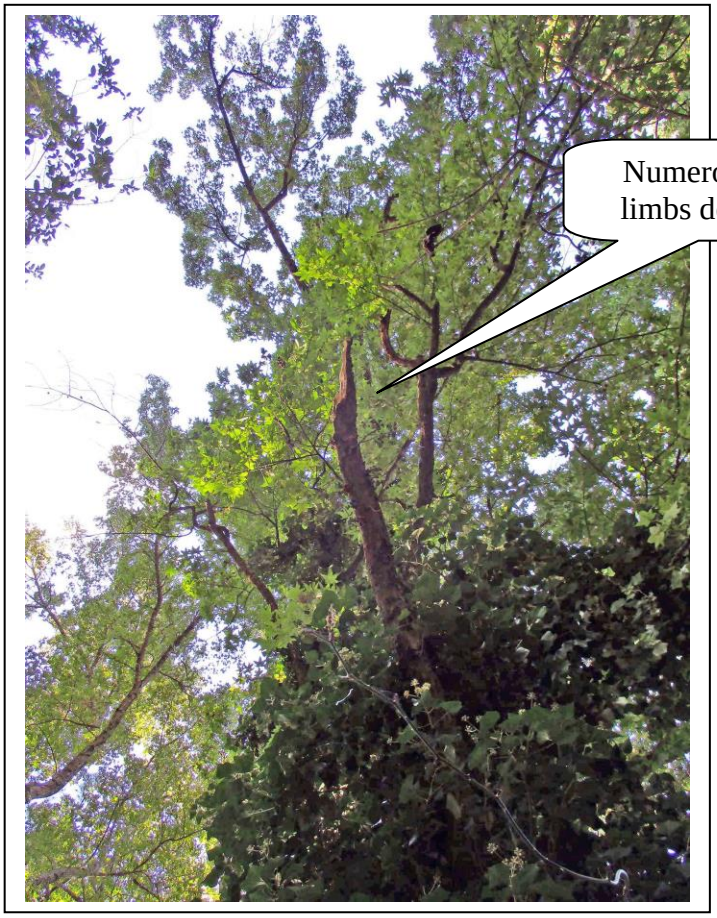


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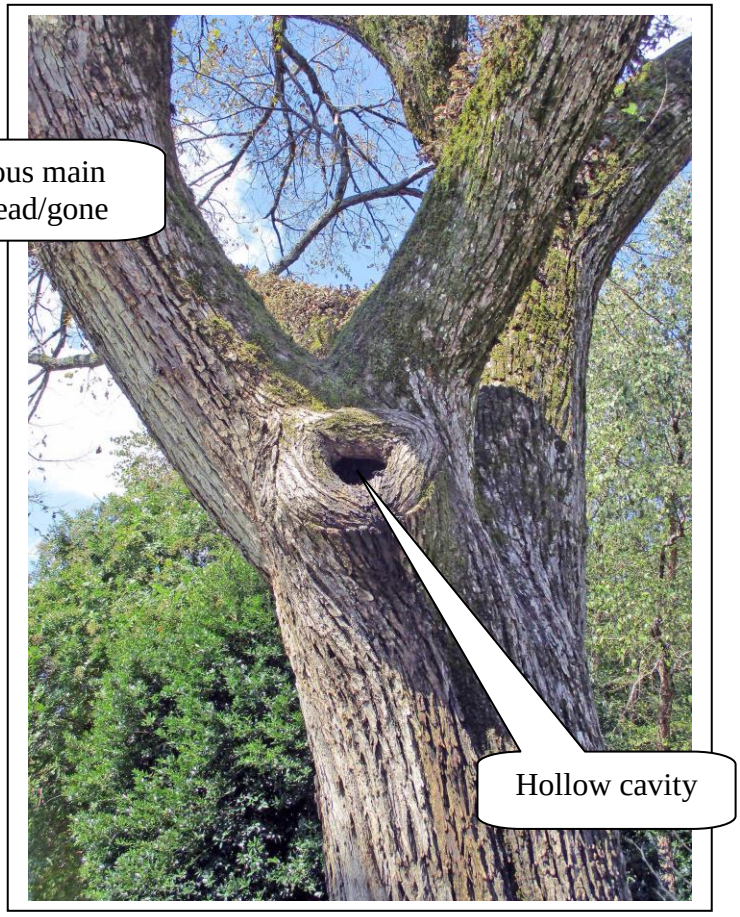


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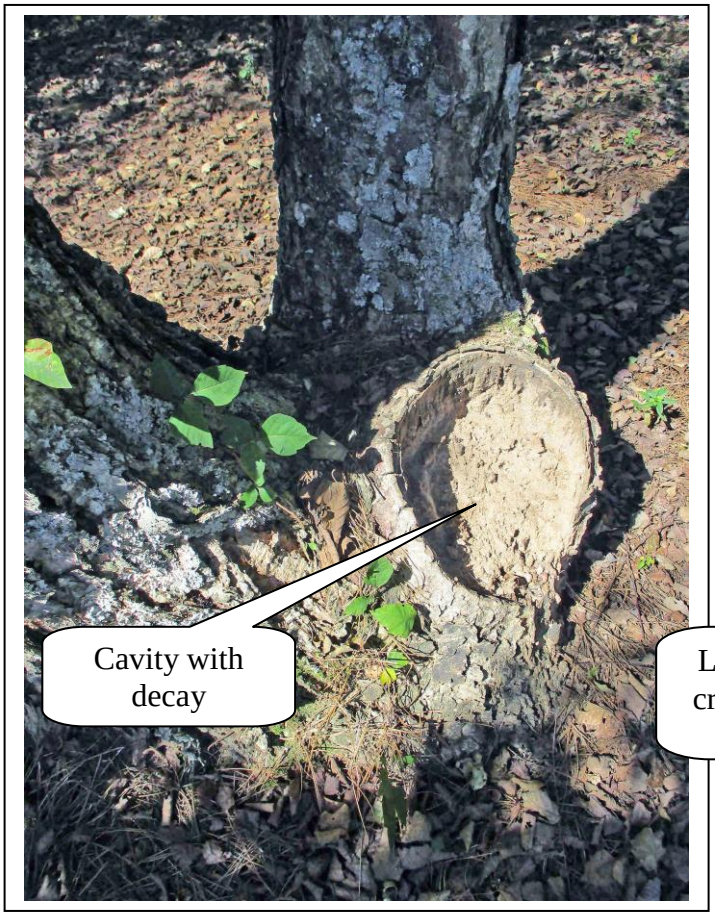


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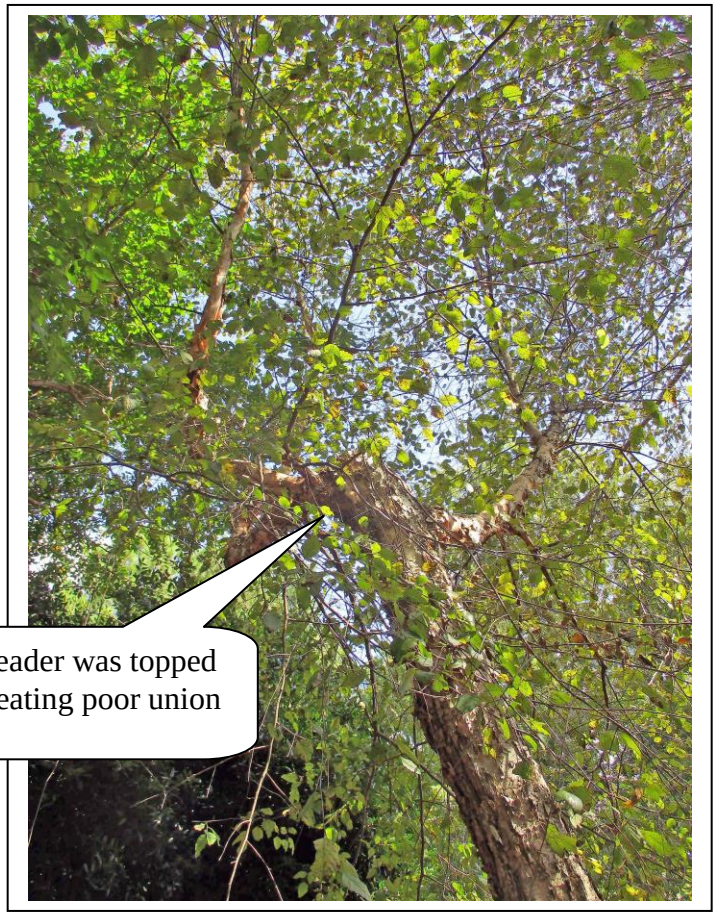


Photo 82



Photo 83

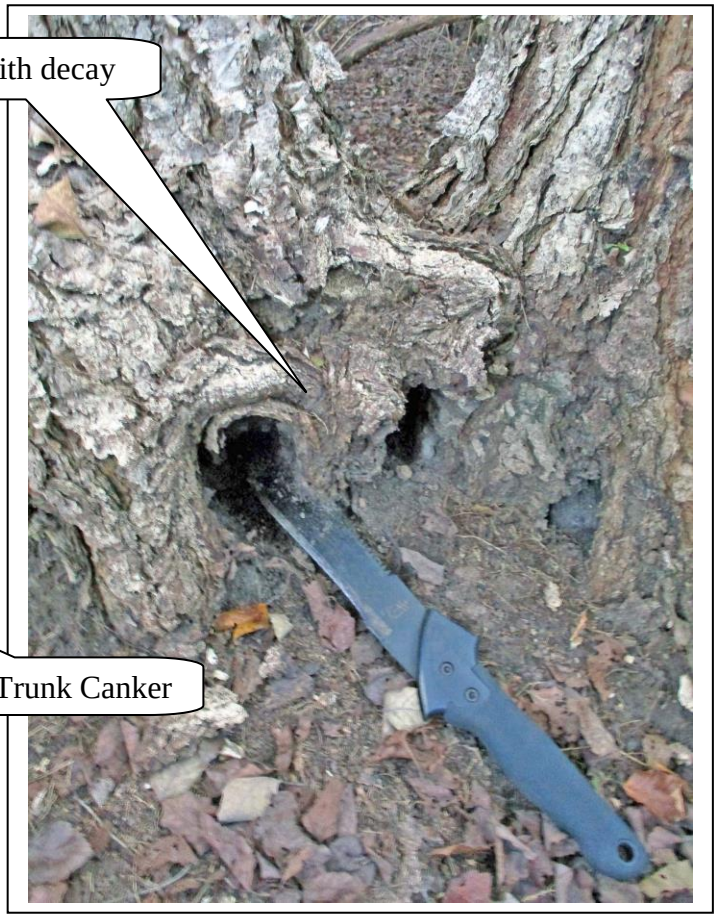


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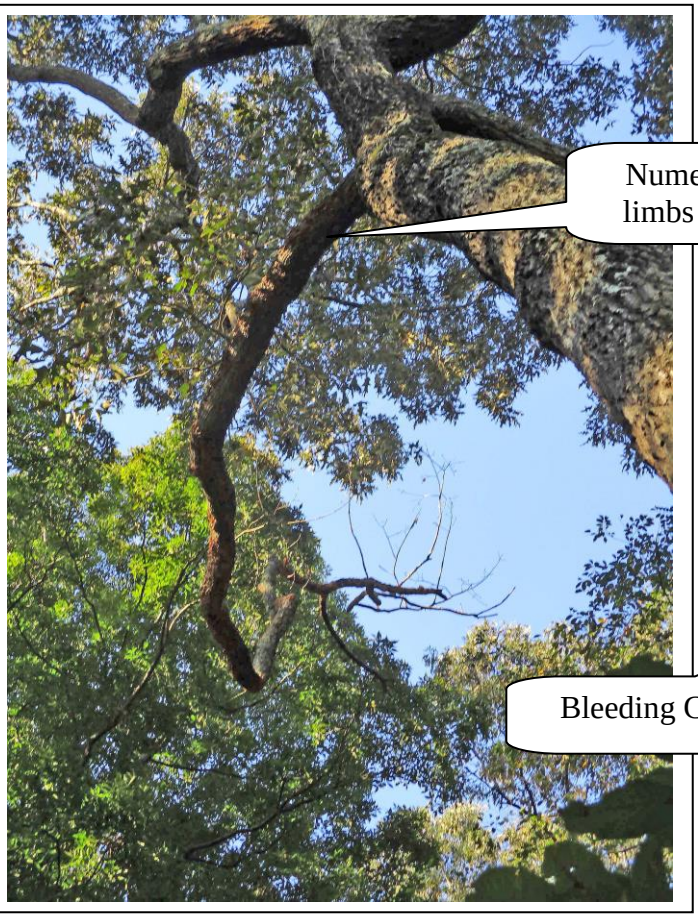


Photo 85



Photo 86

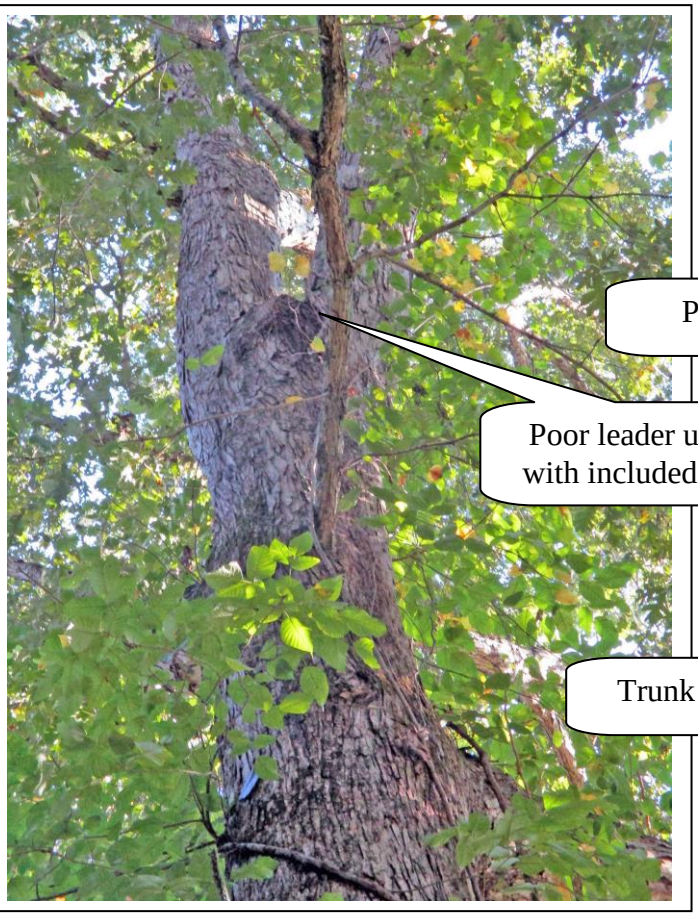


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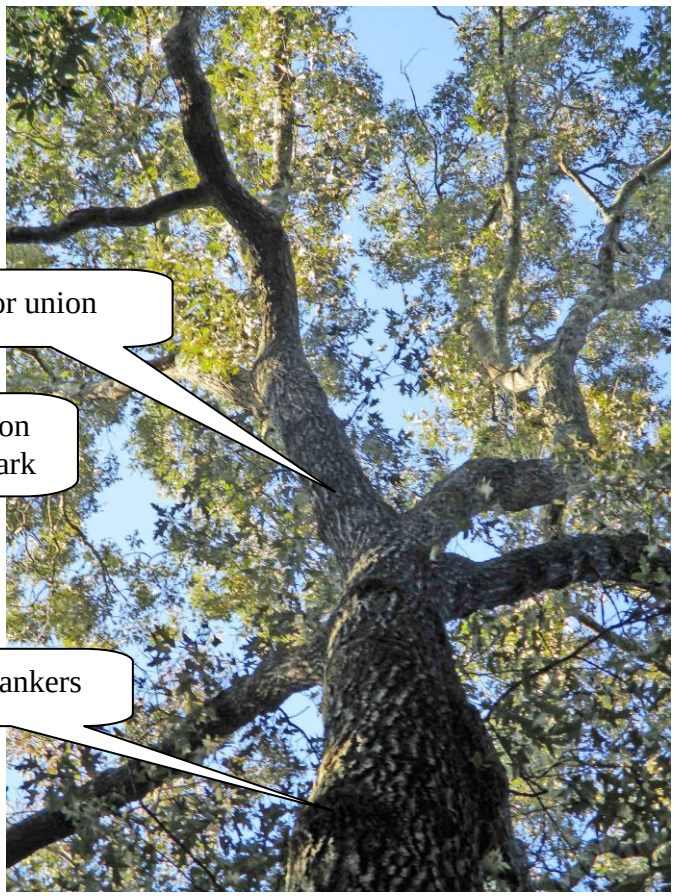


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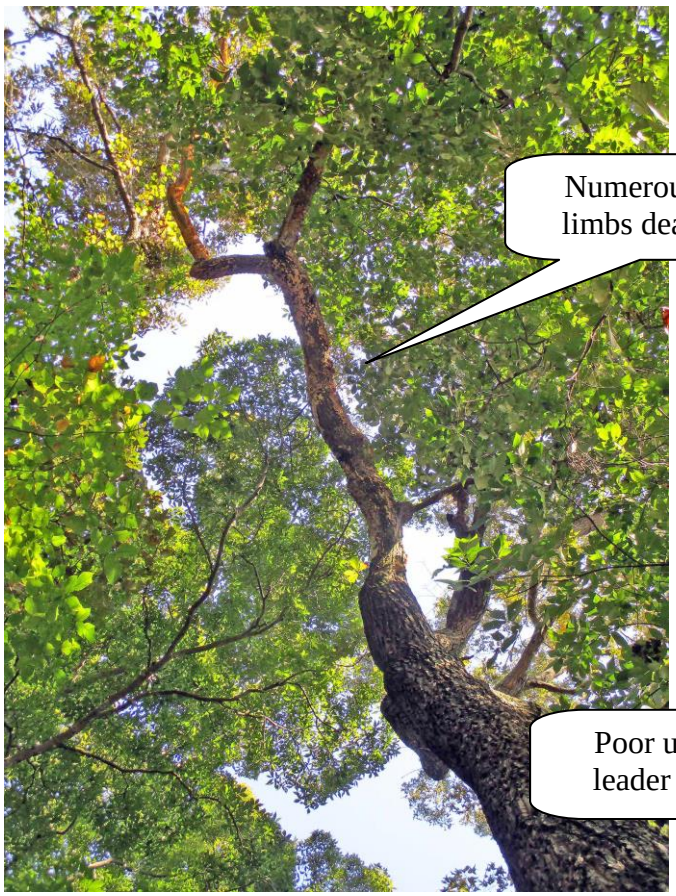


Photo 89



Photo 90

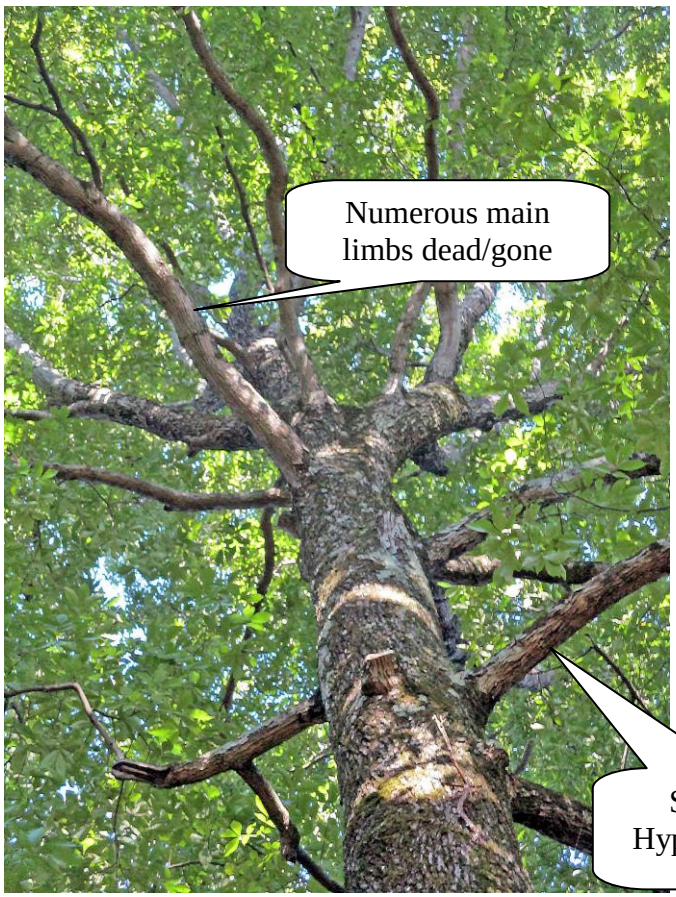


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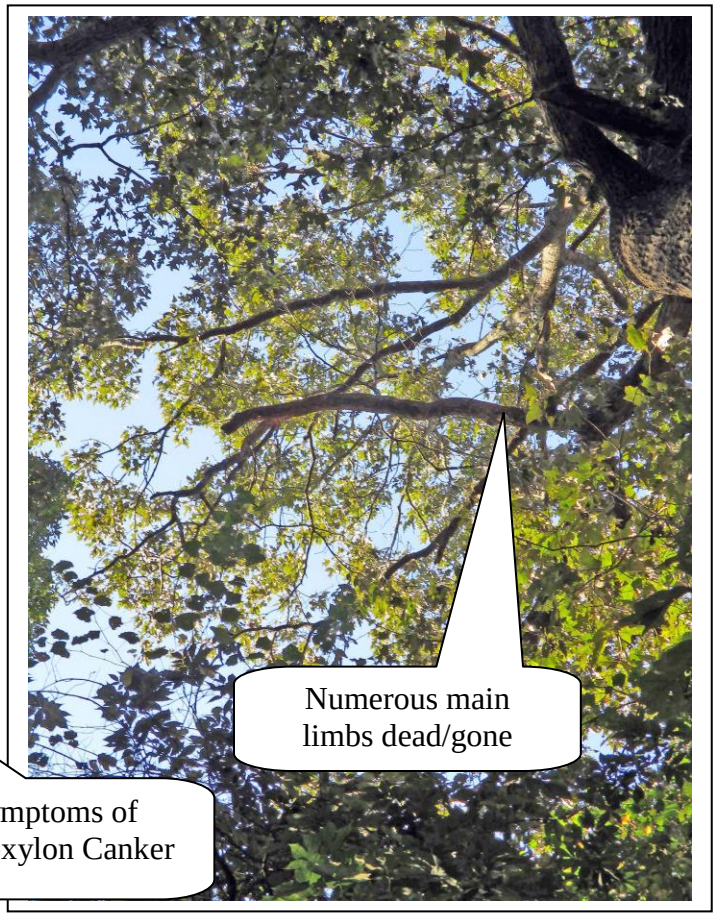


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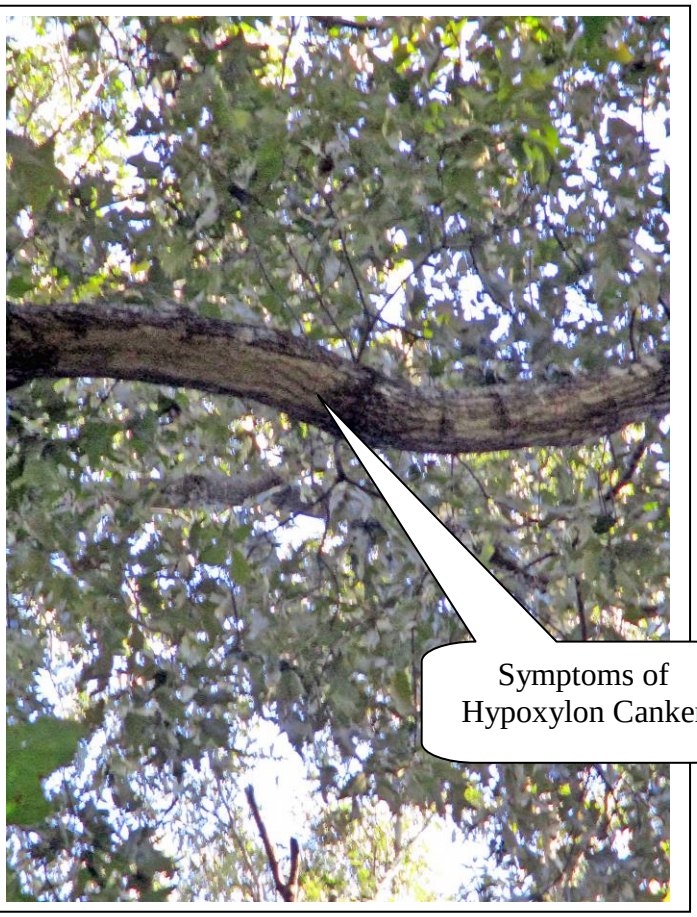


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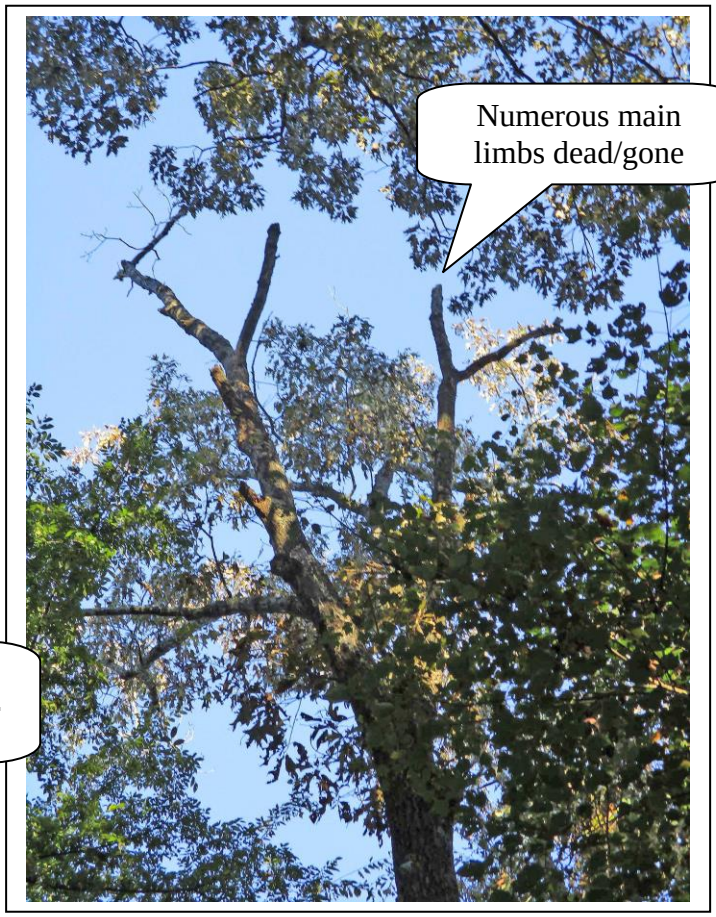


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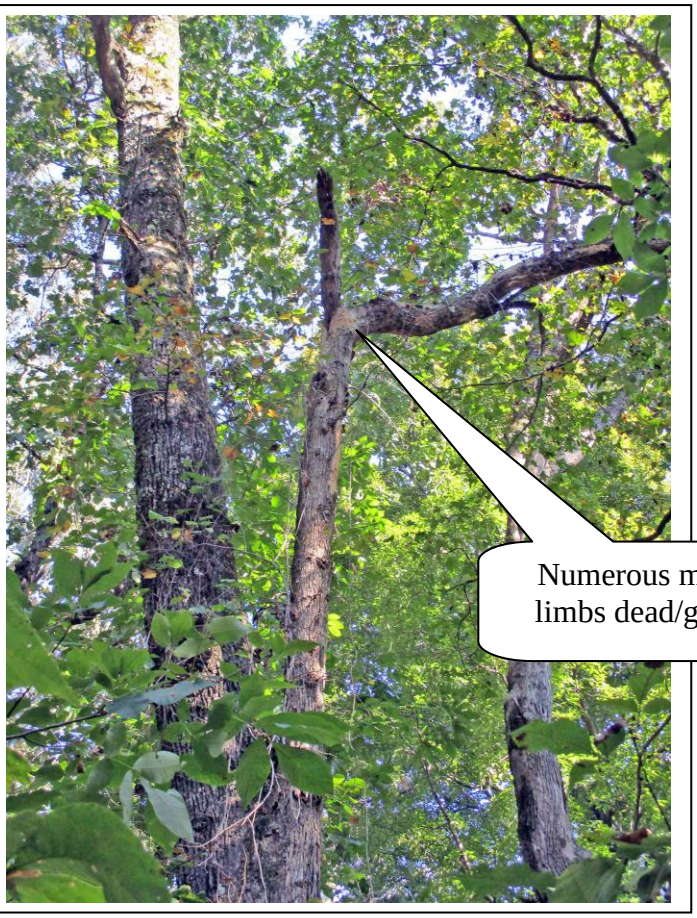


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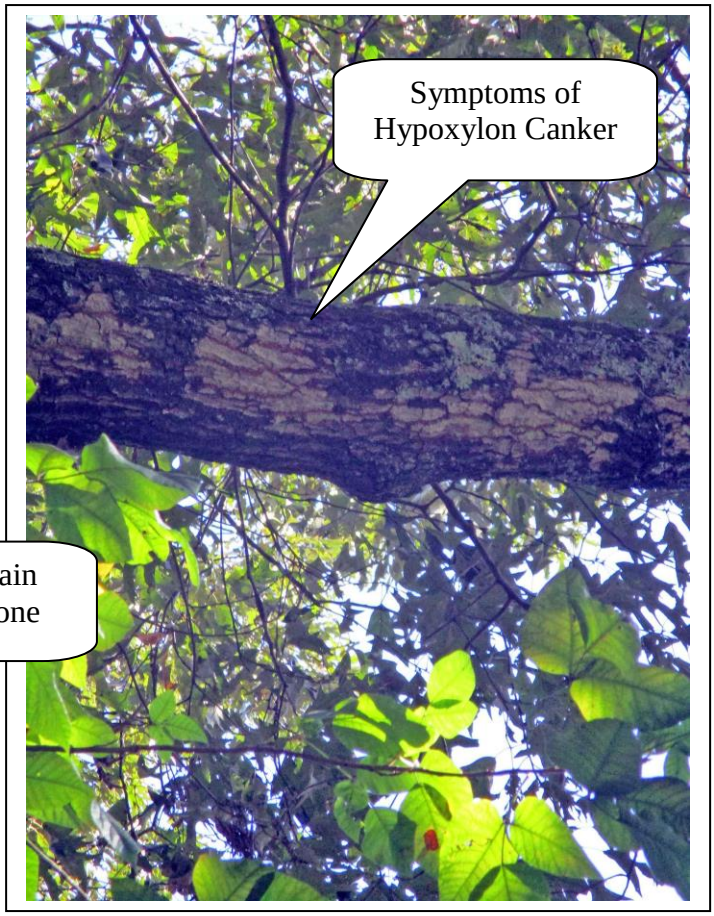


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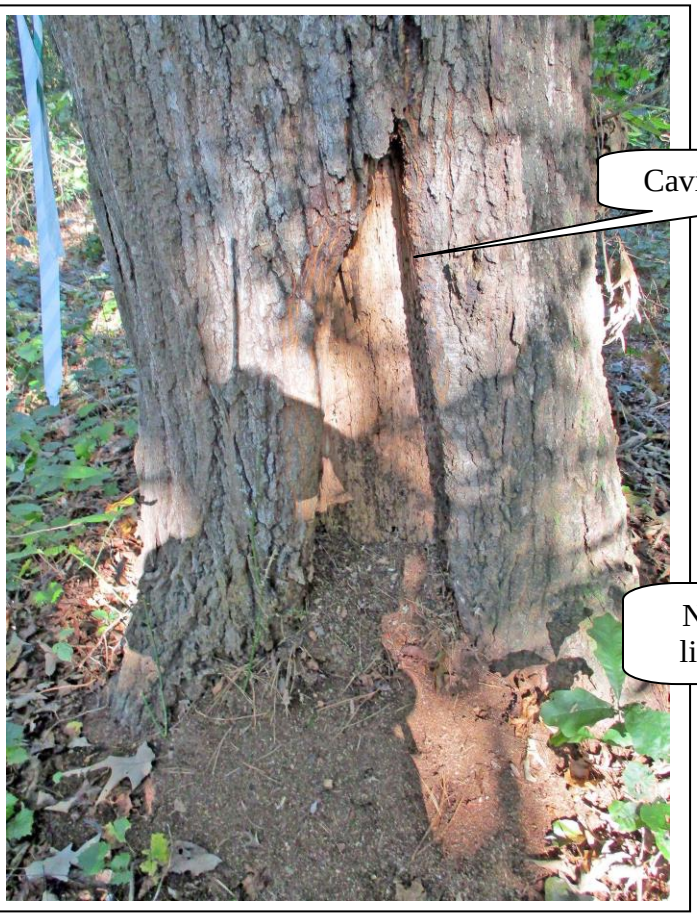


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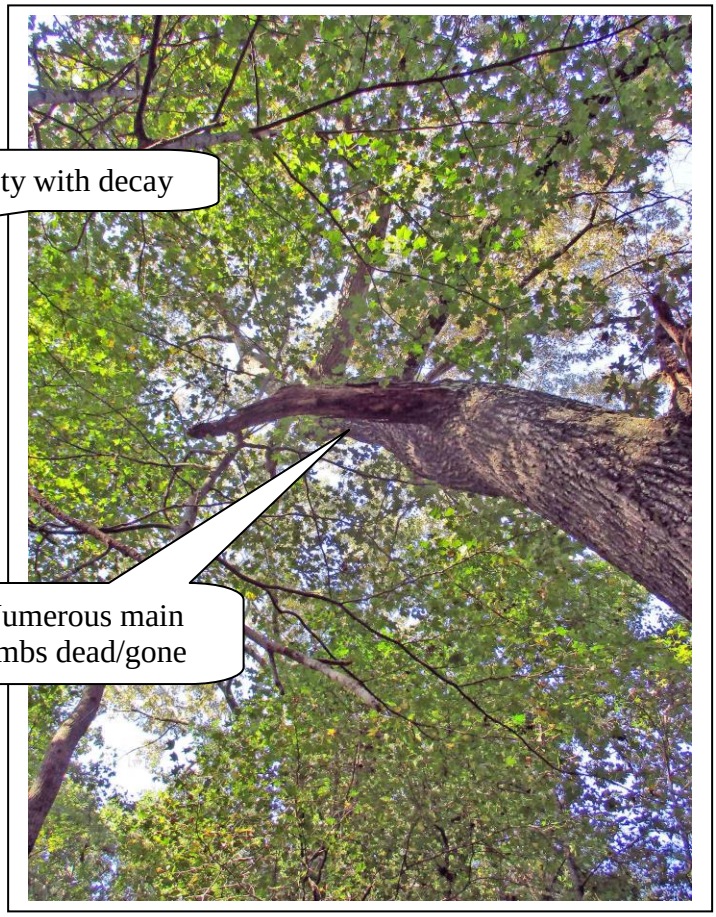


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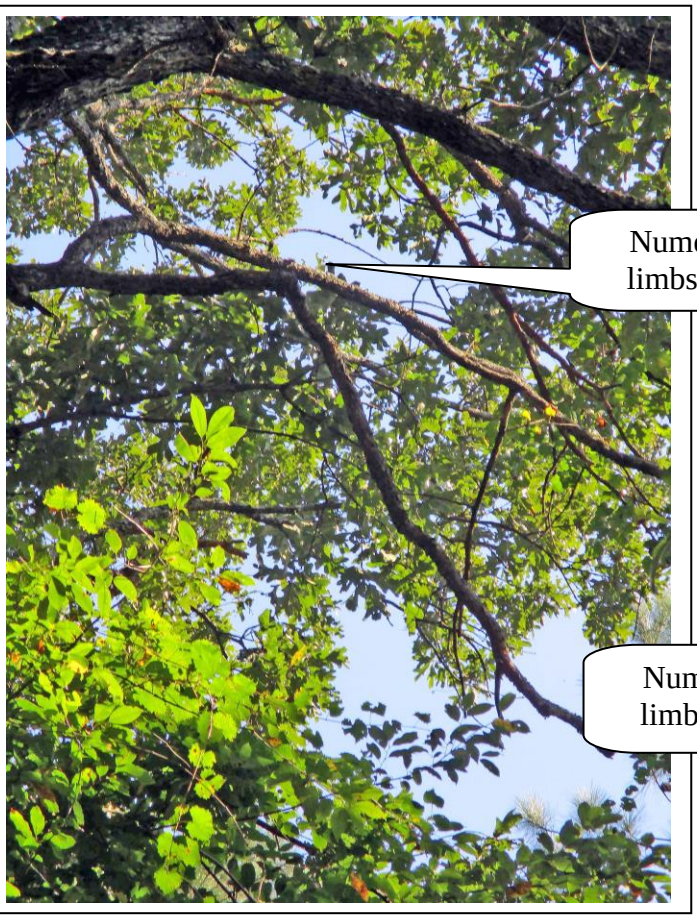


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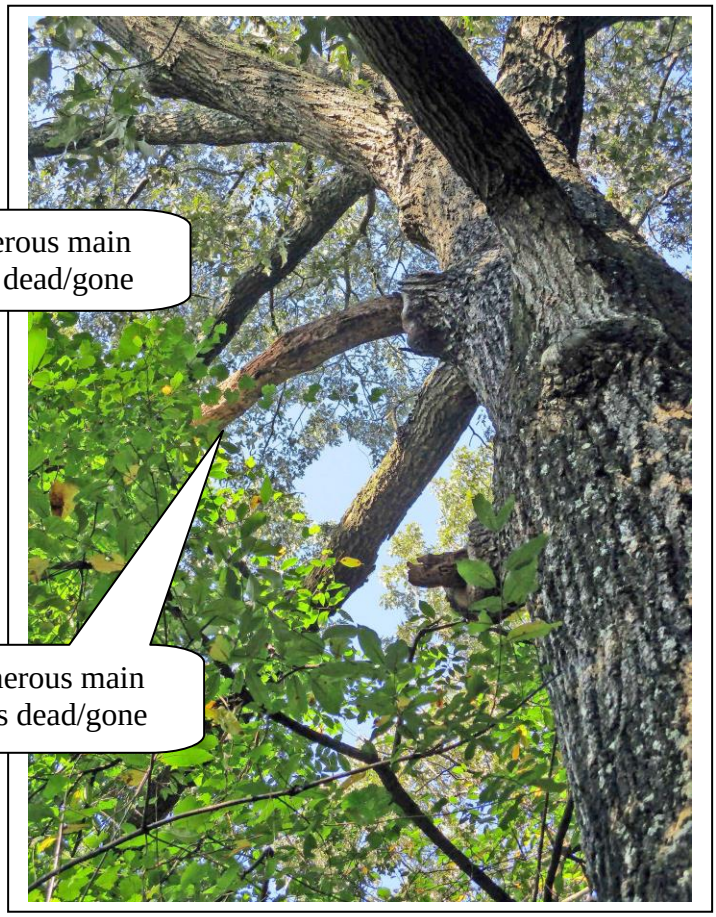


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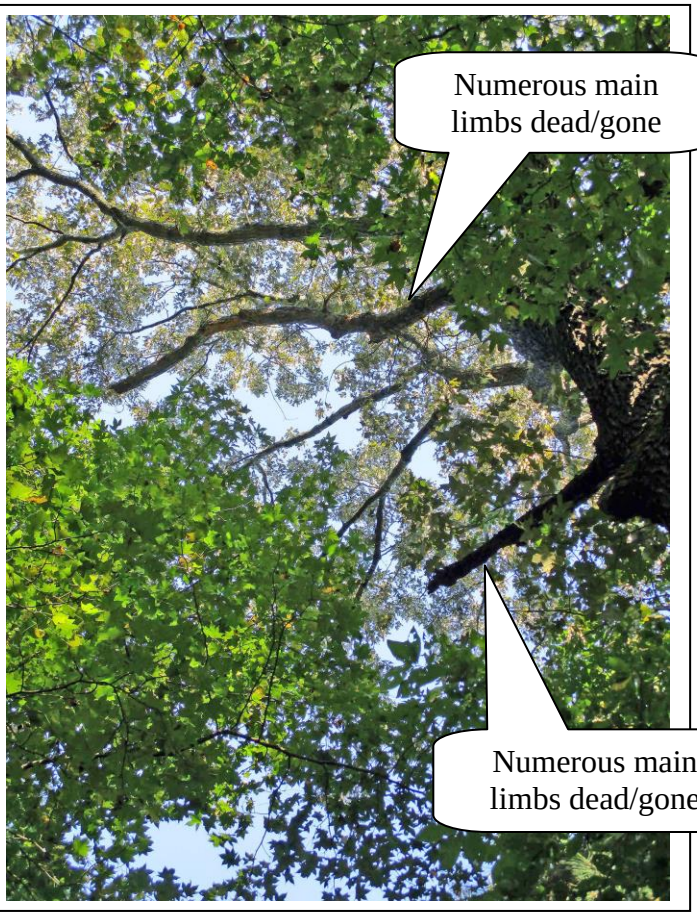


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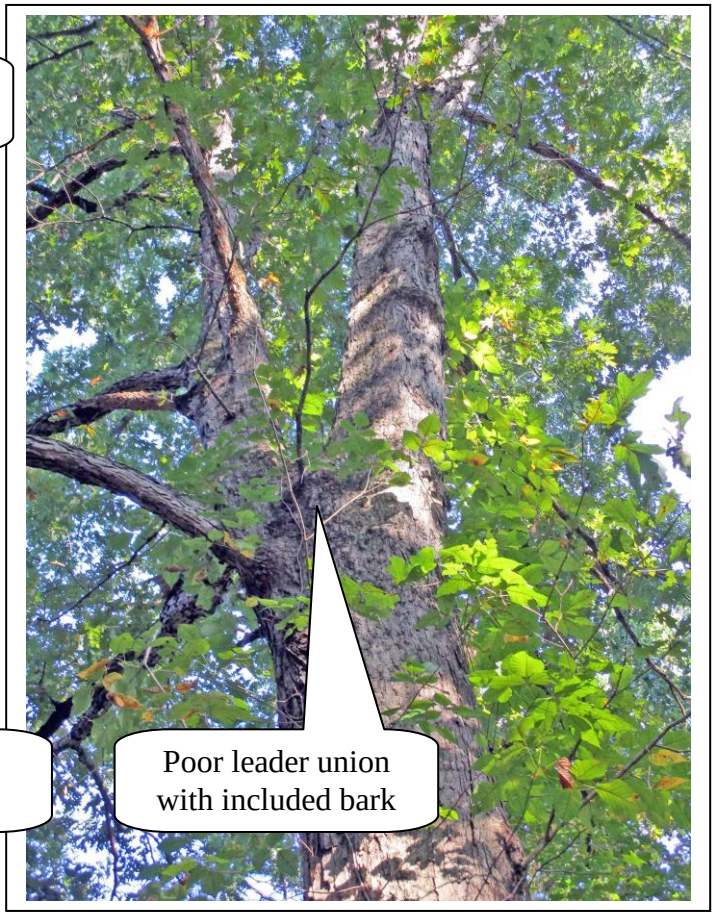


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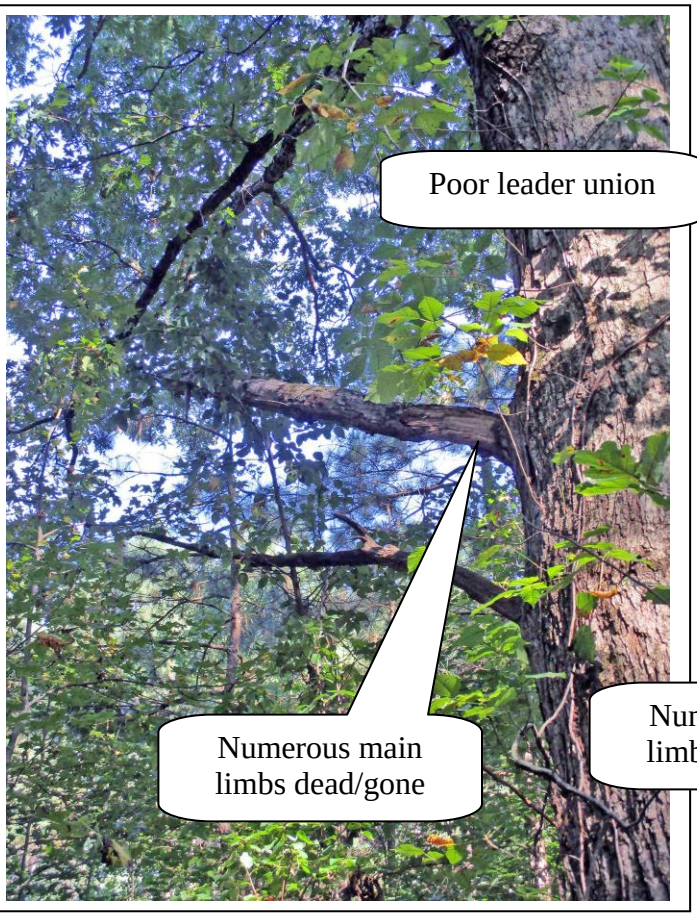


Photo 103



Photo 104



Photo 105

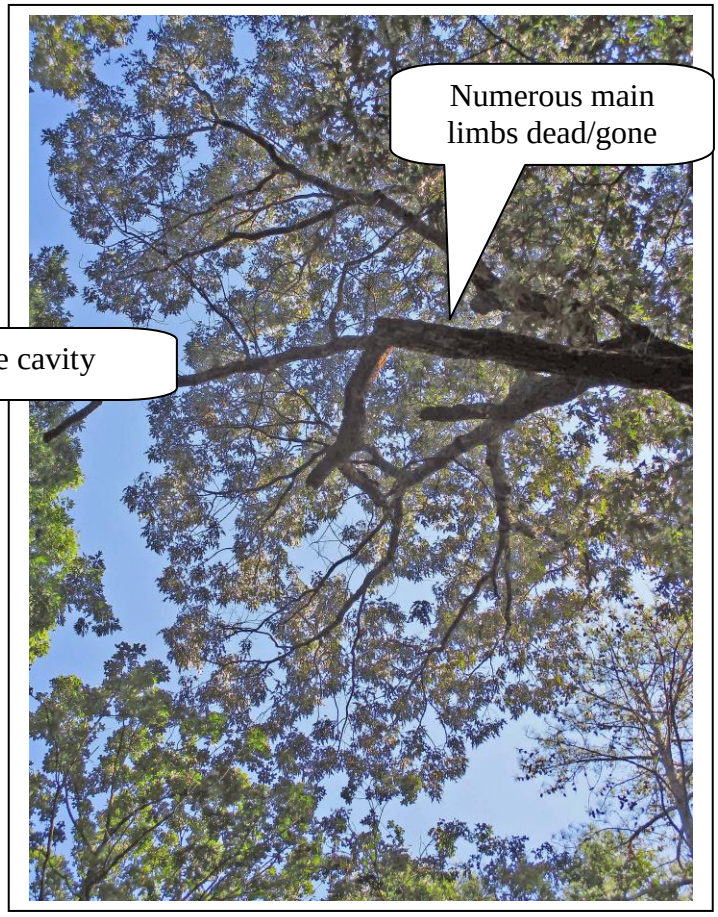


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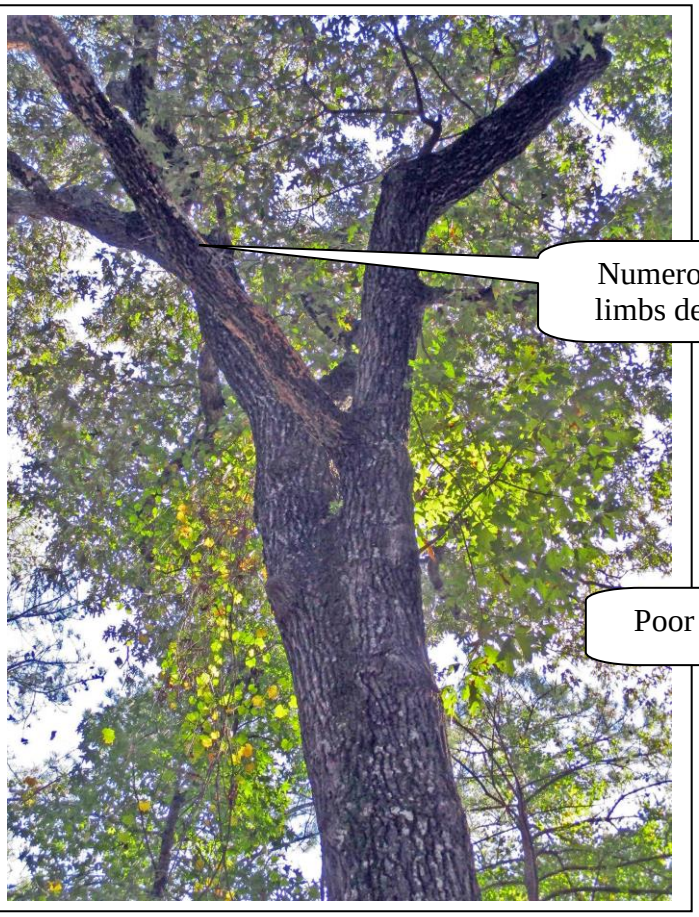


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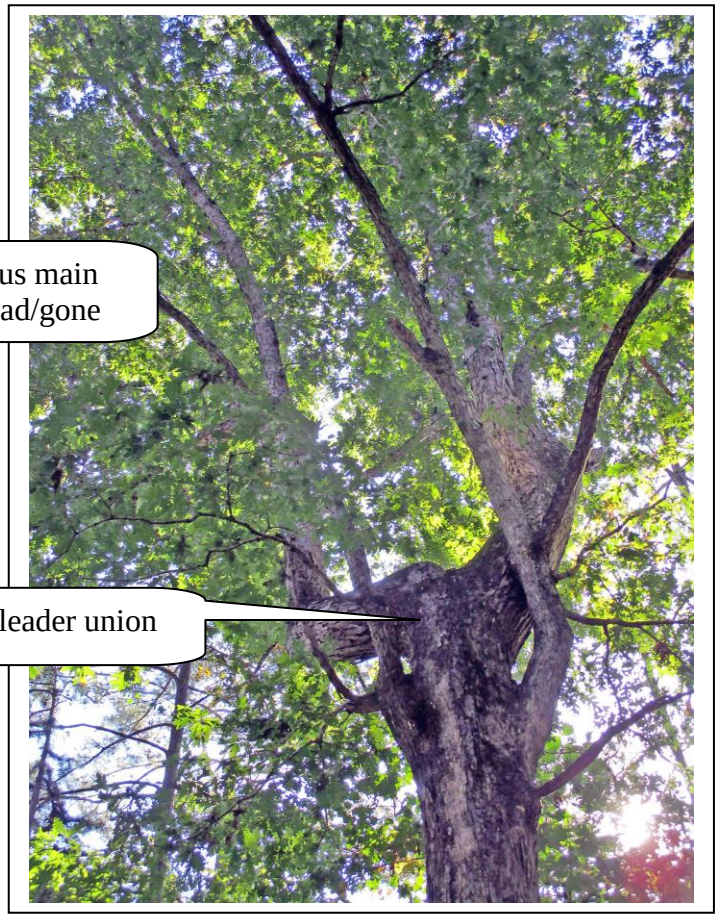


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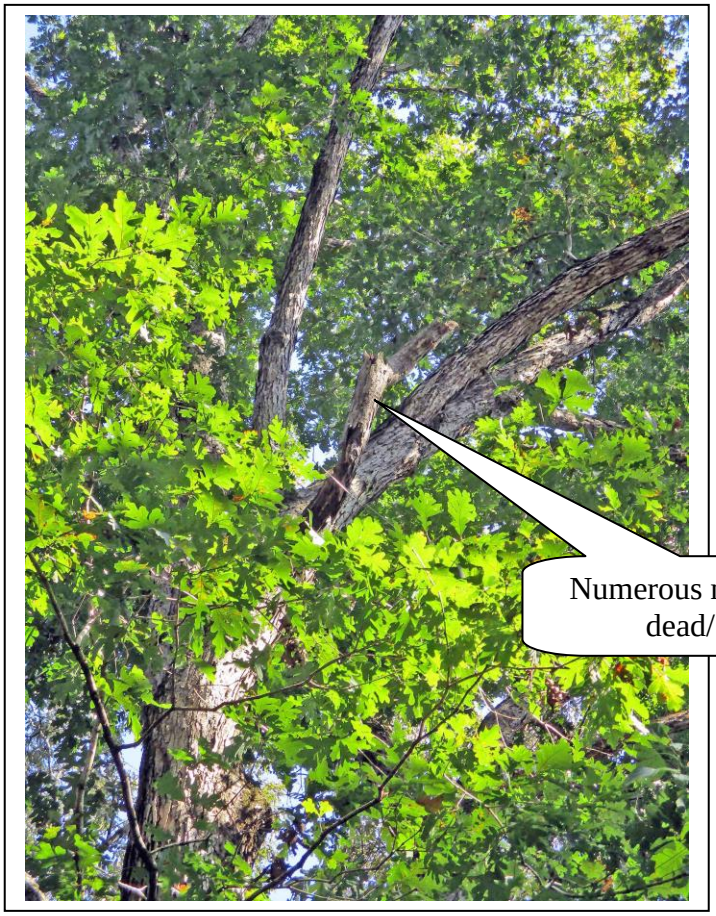


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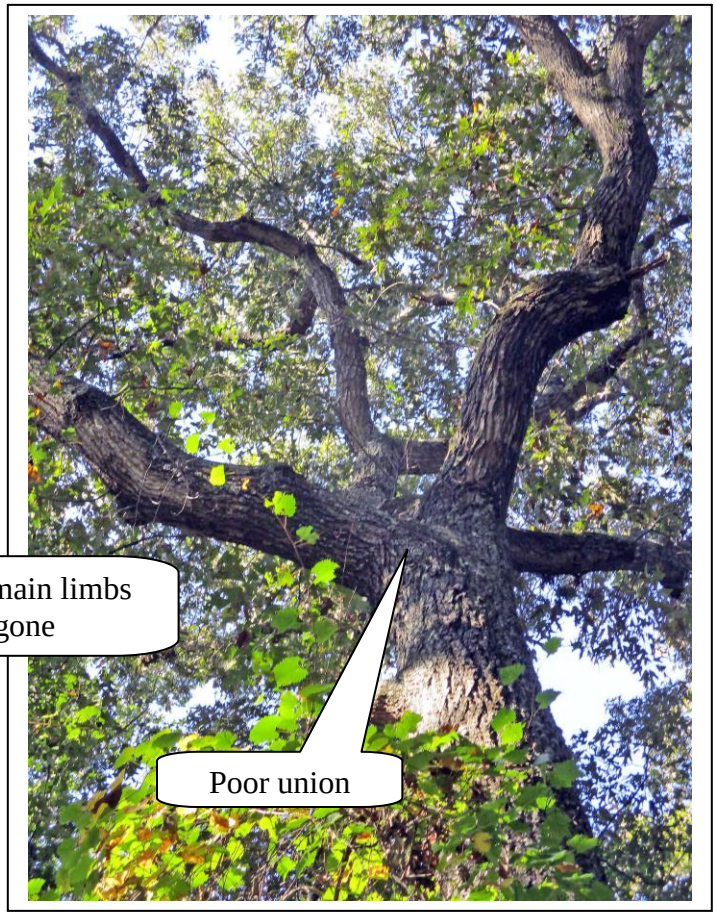


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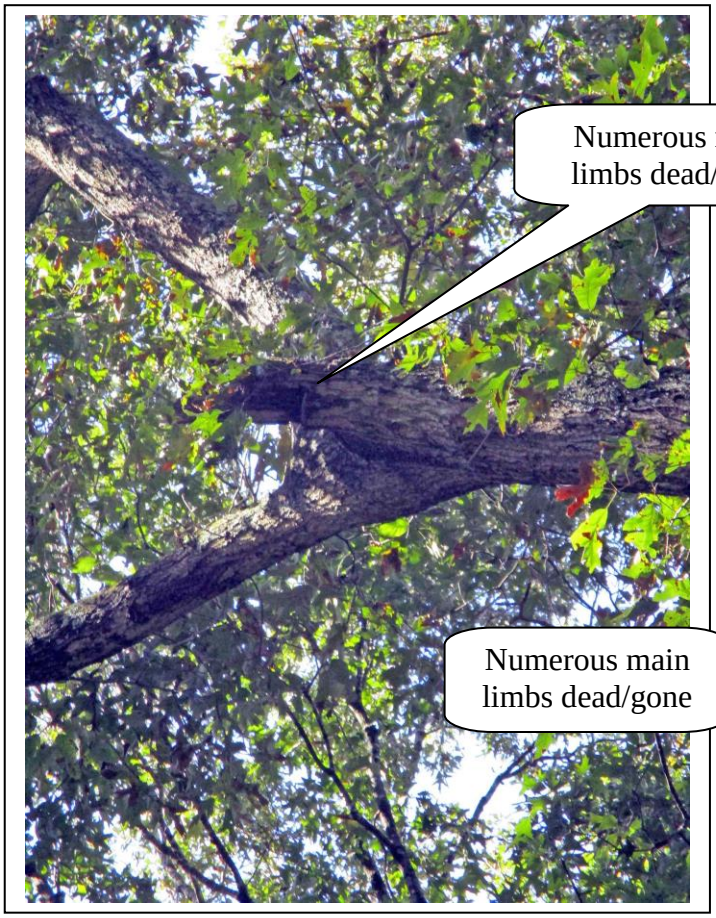


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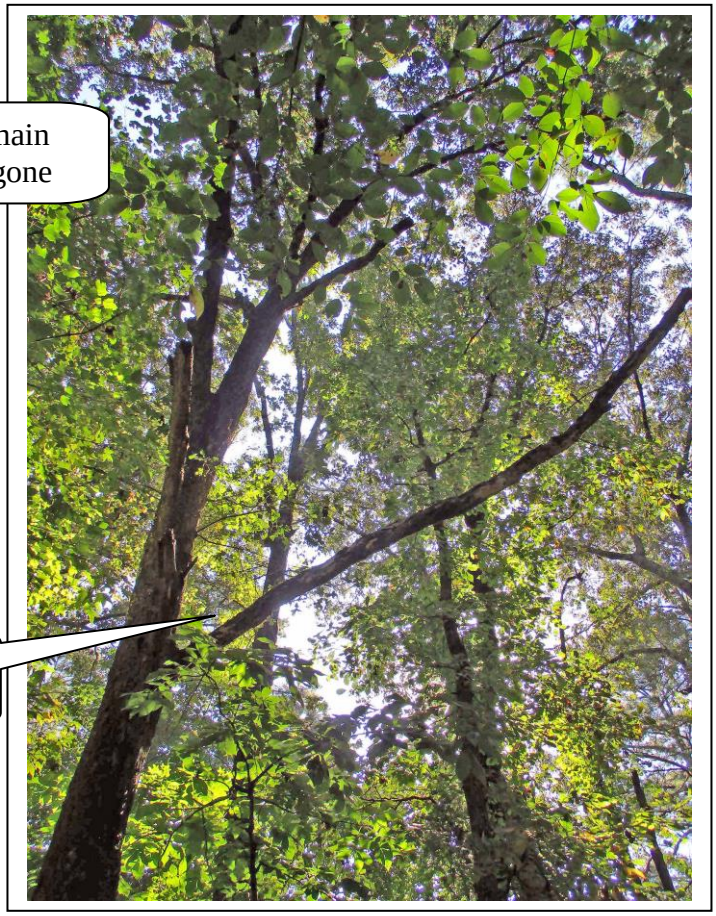


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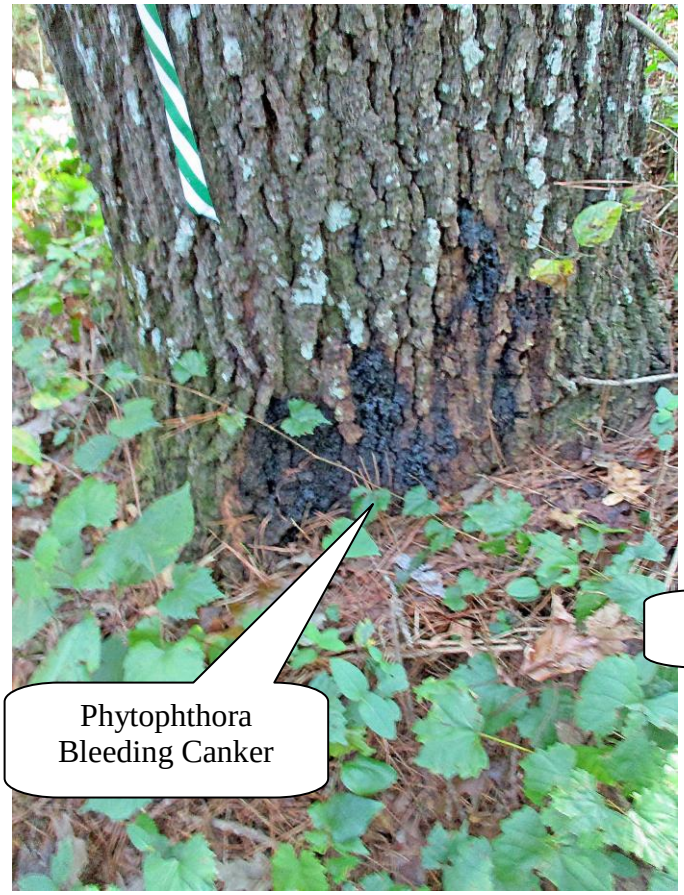


Photo 113



Photo 114



Photo 115

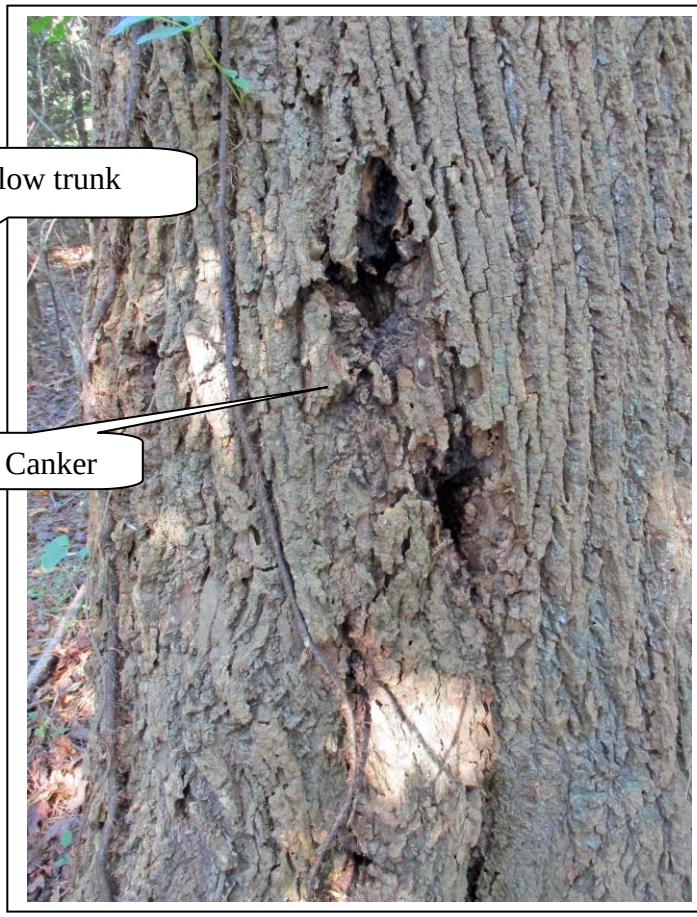


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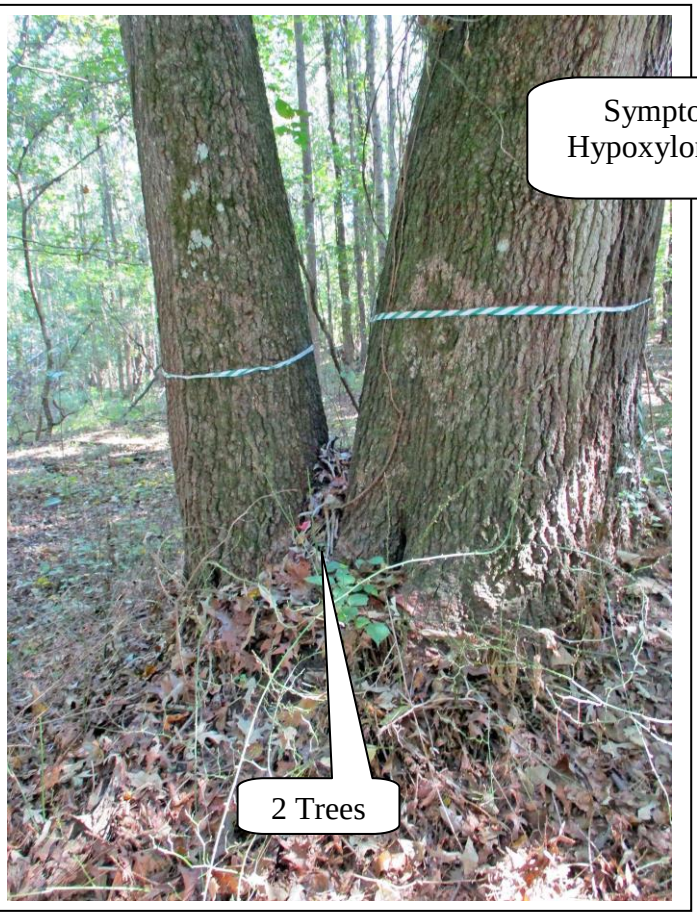


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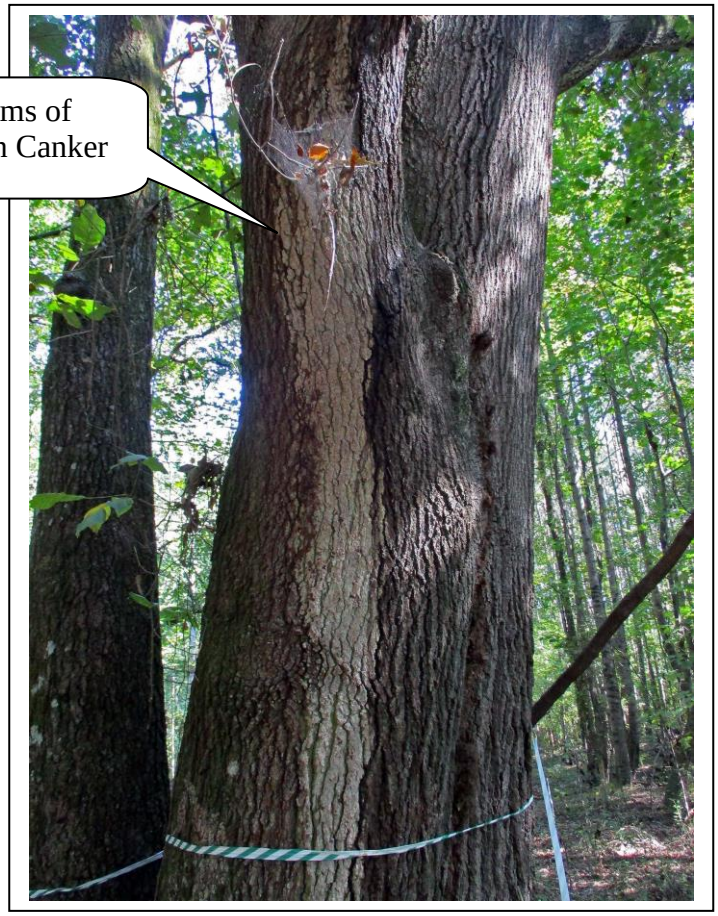


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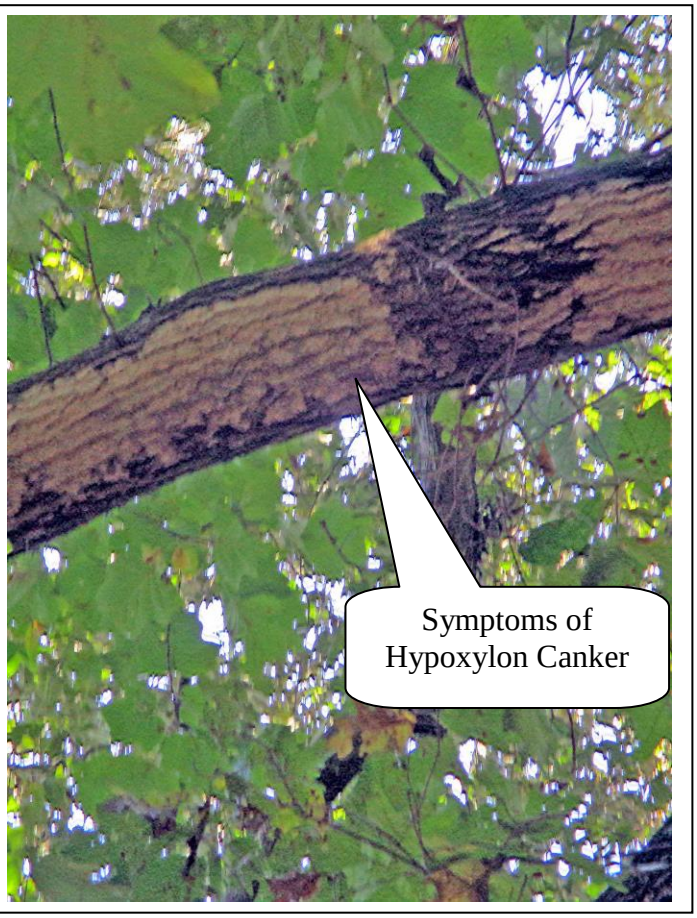


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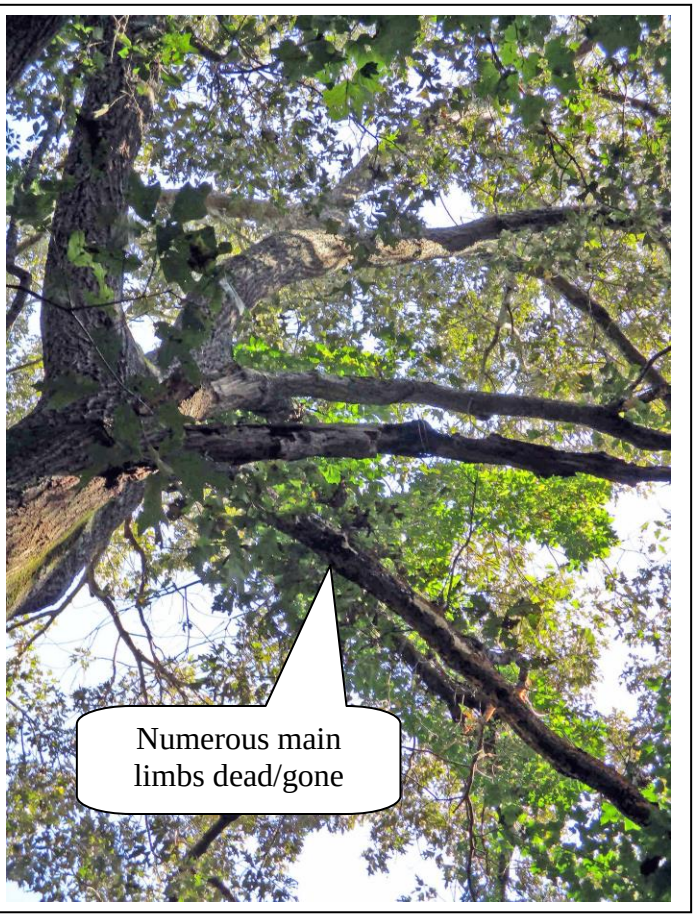


Photo 120



Photo 121

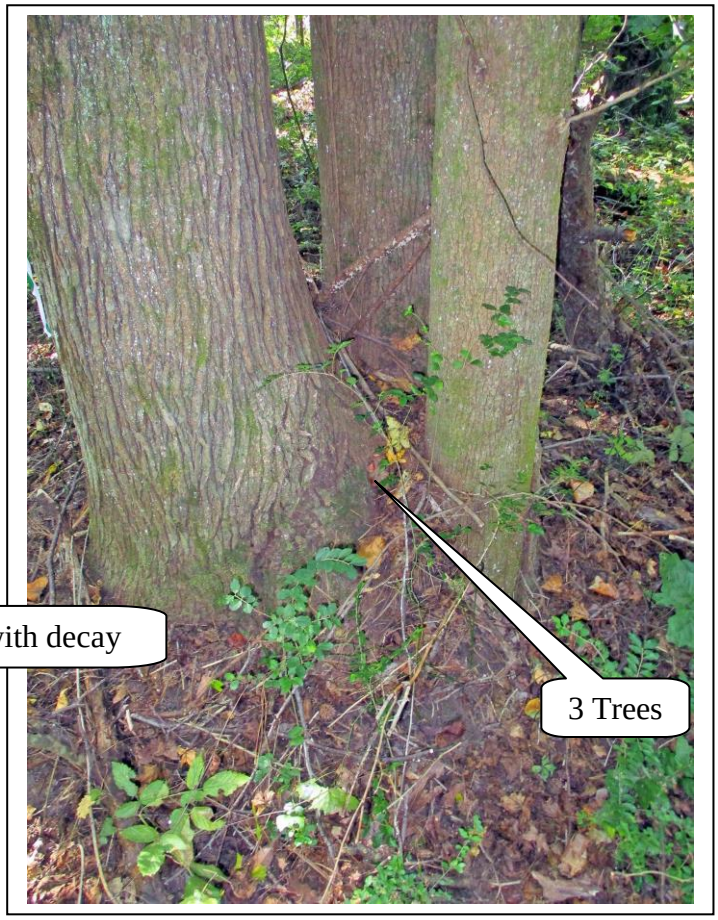


Photo 122

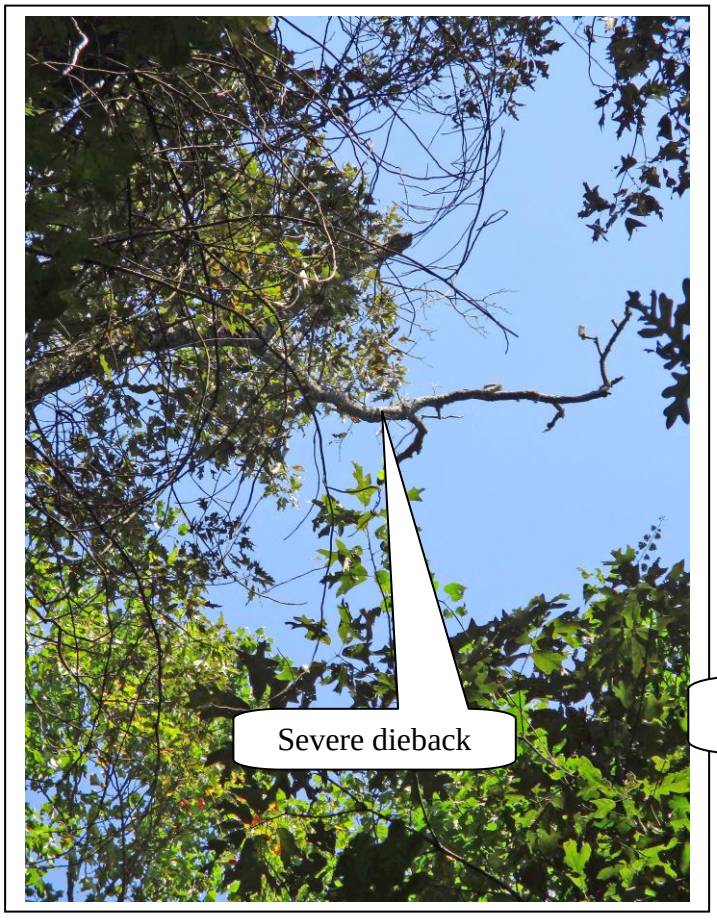


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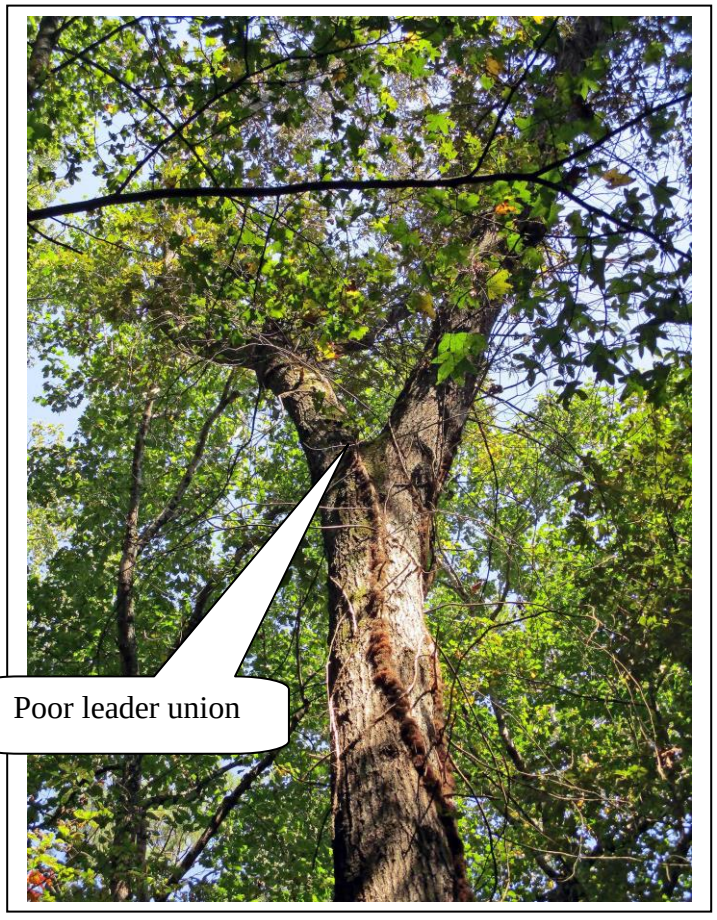


Photo 124

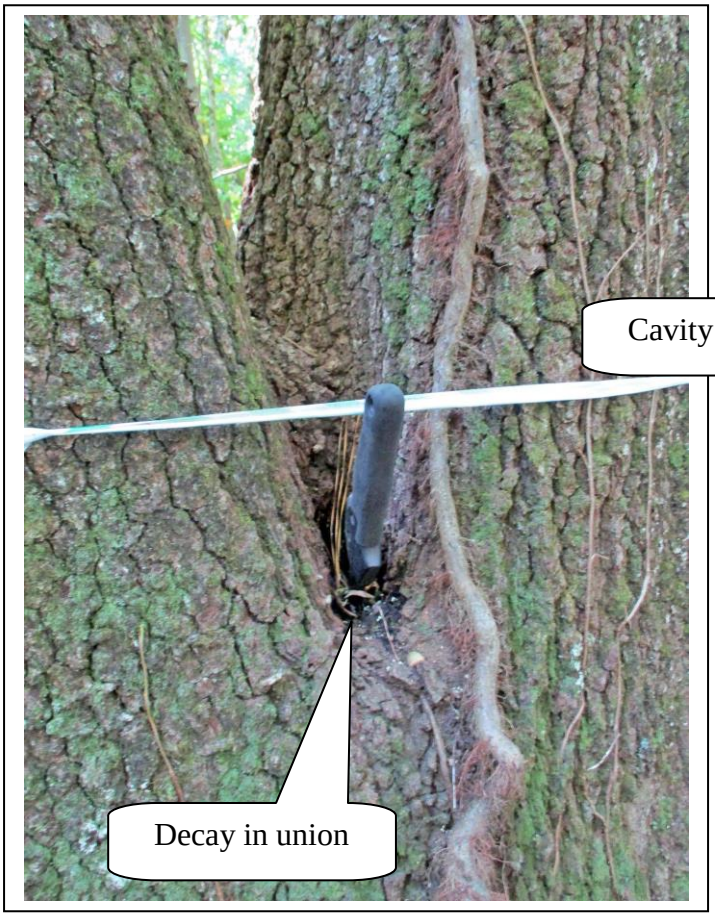


Photo 125



Photo 126

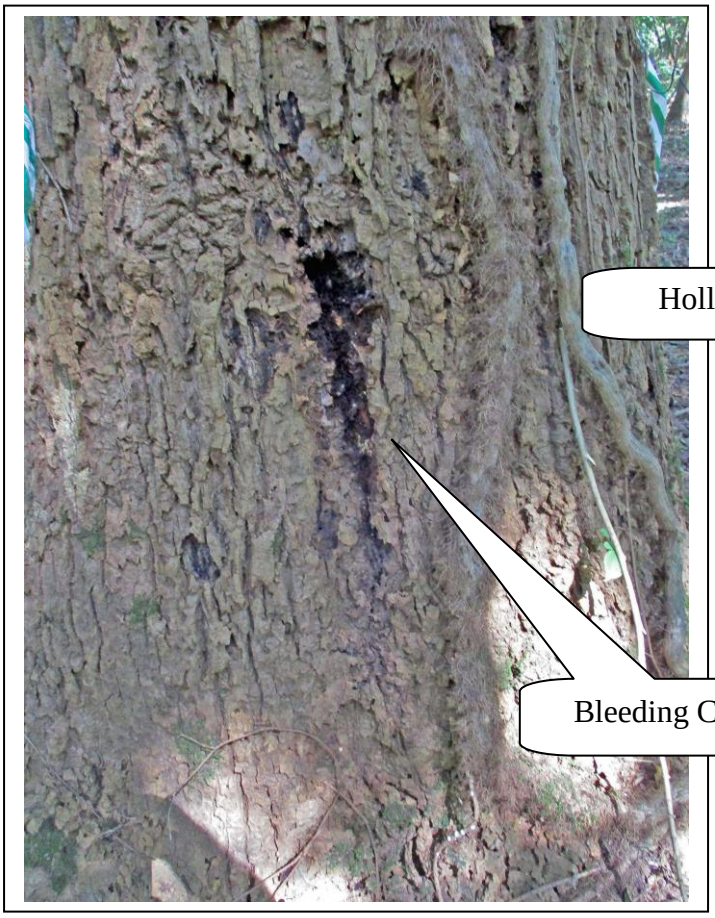


Photo 127

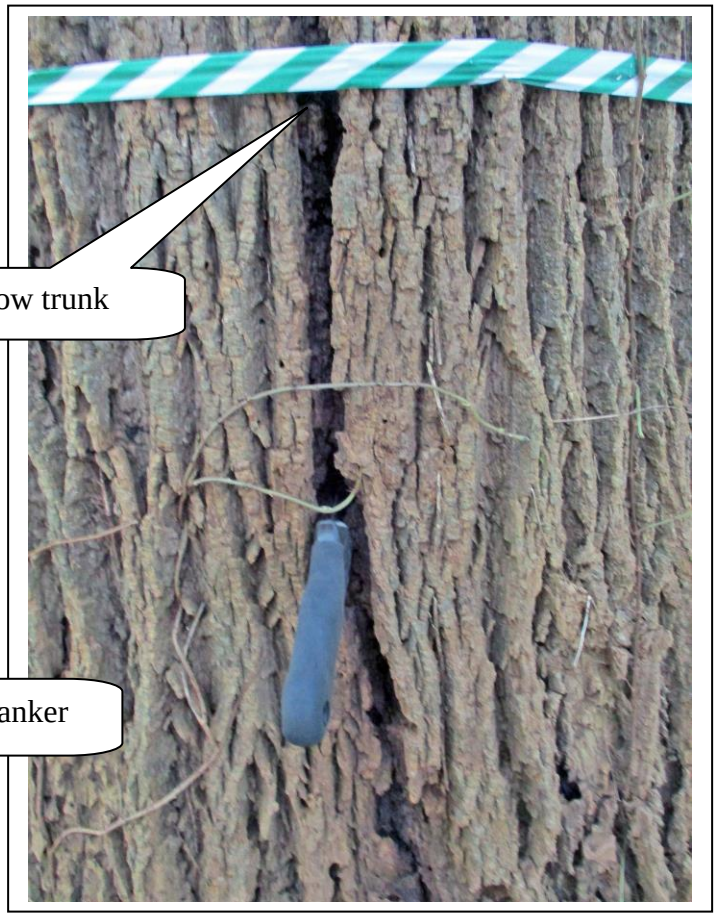


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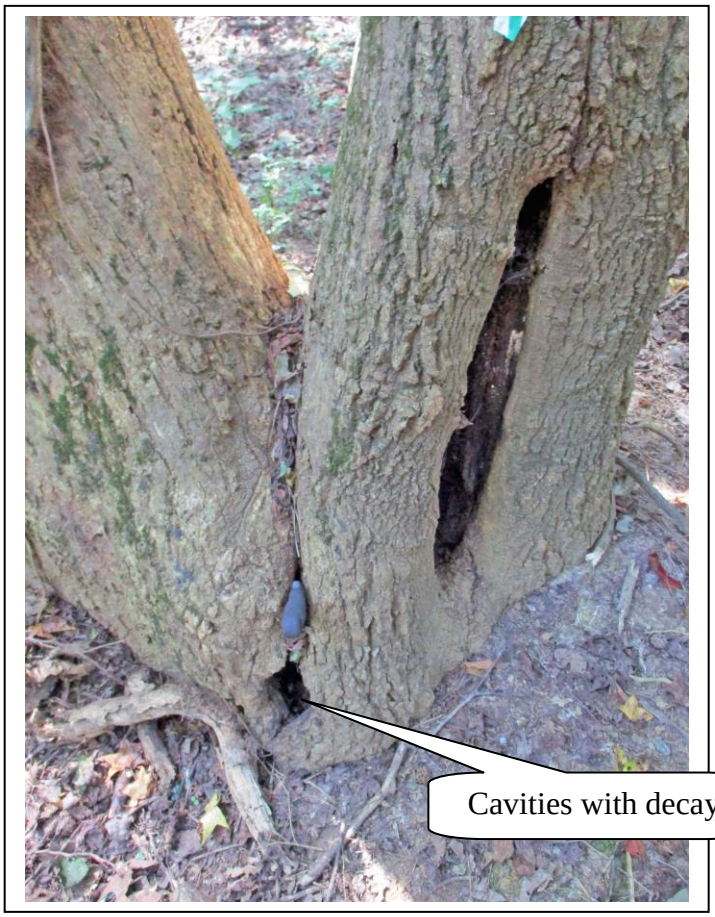


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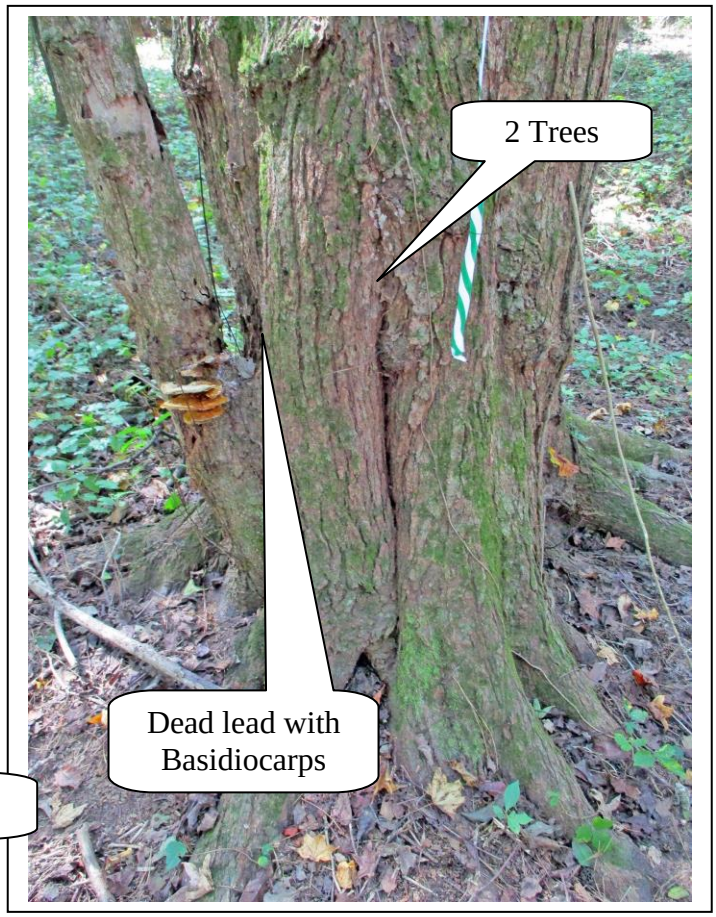


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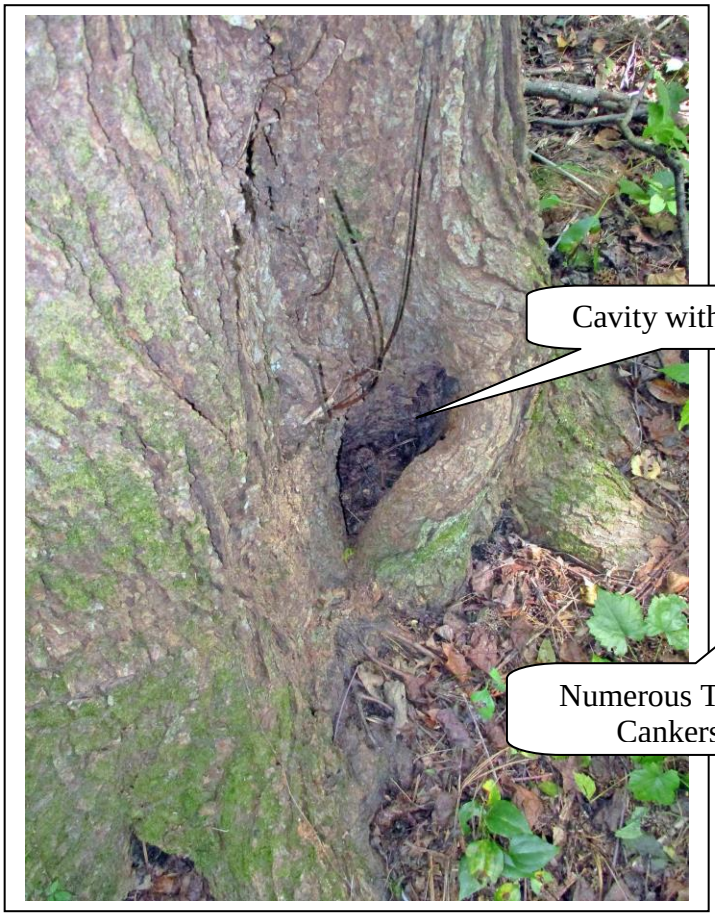


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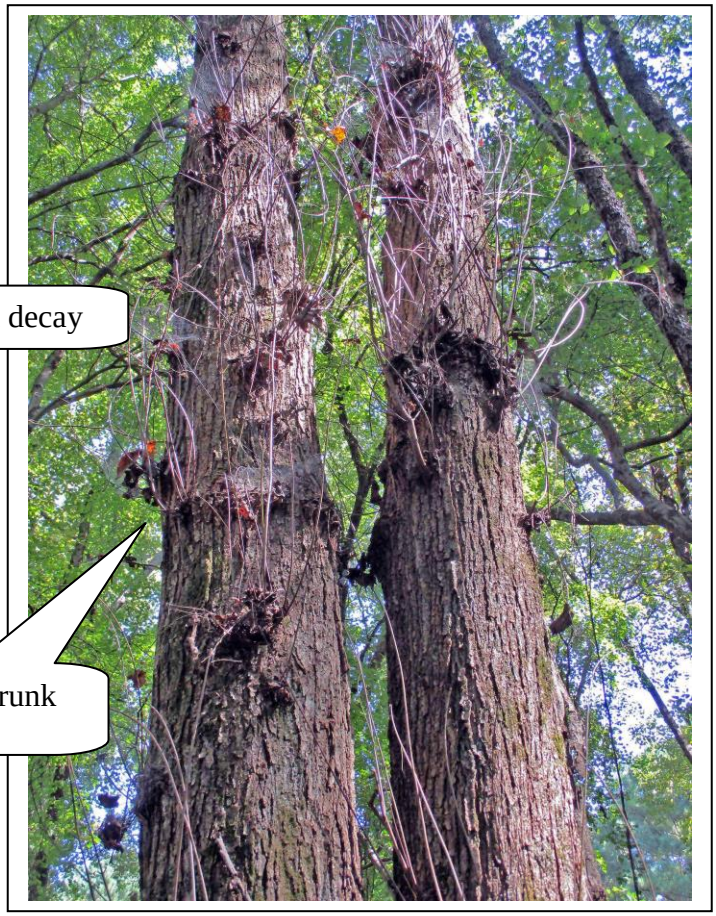


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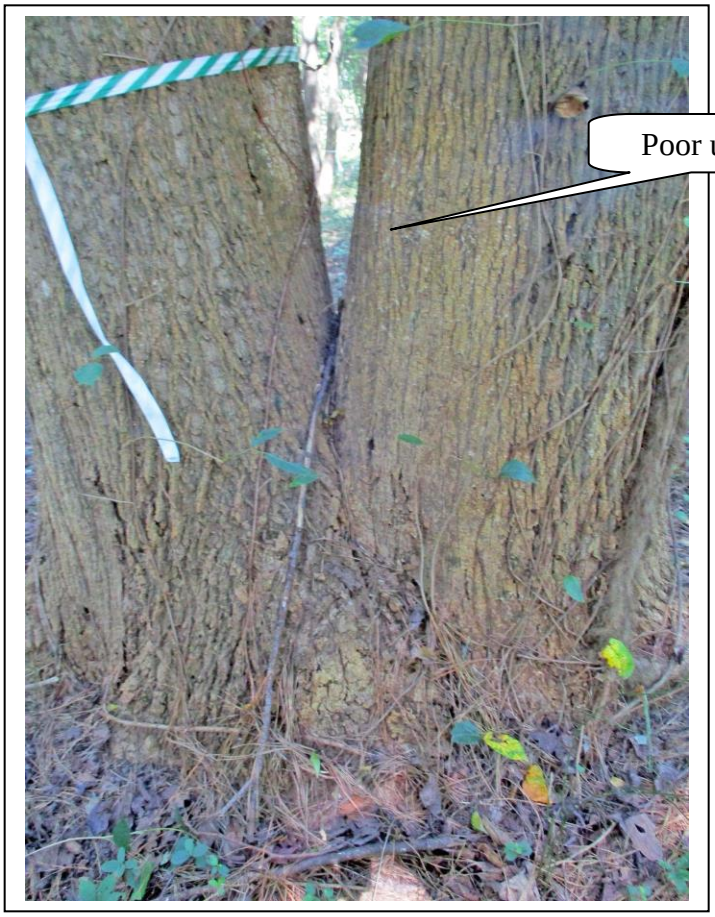


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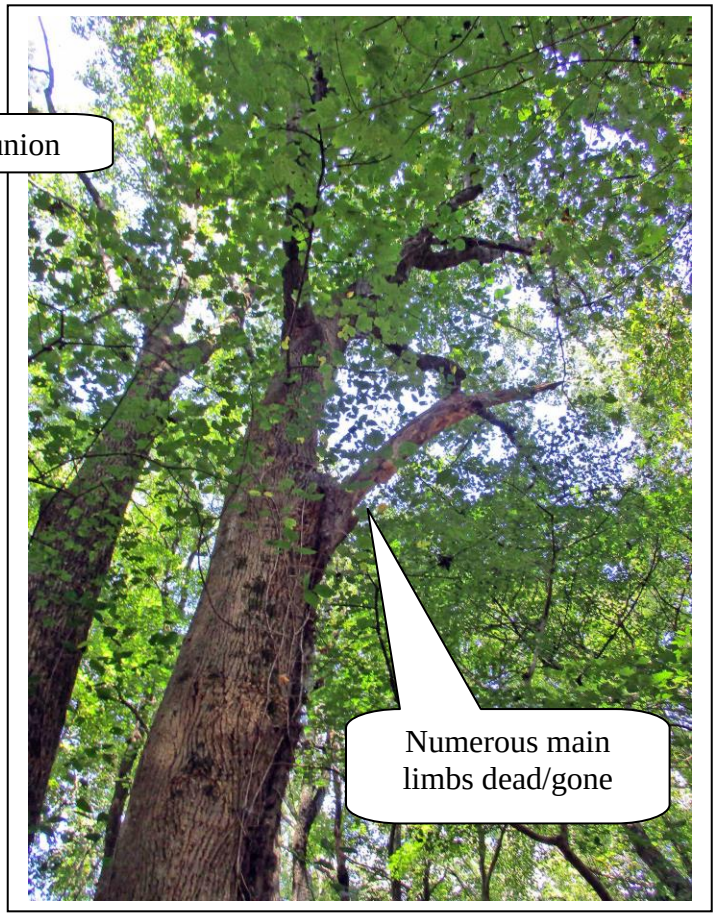


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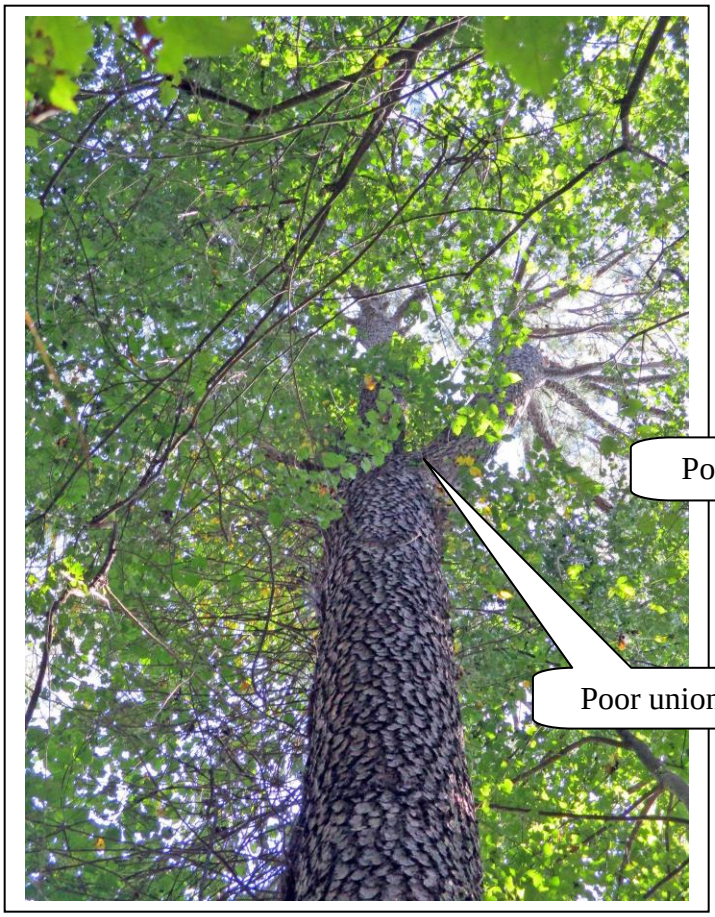


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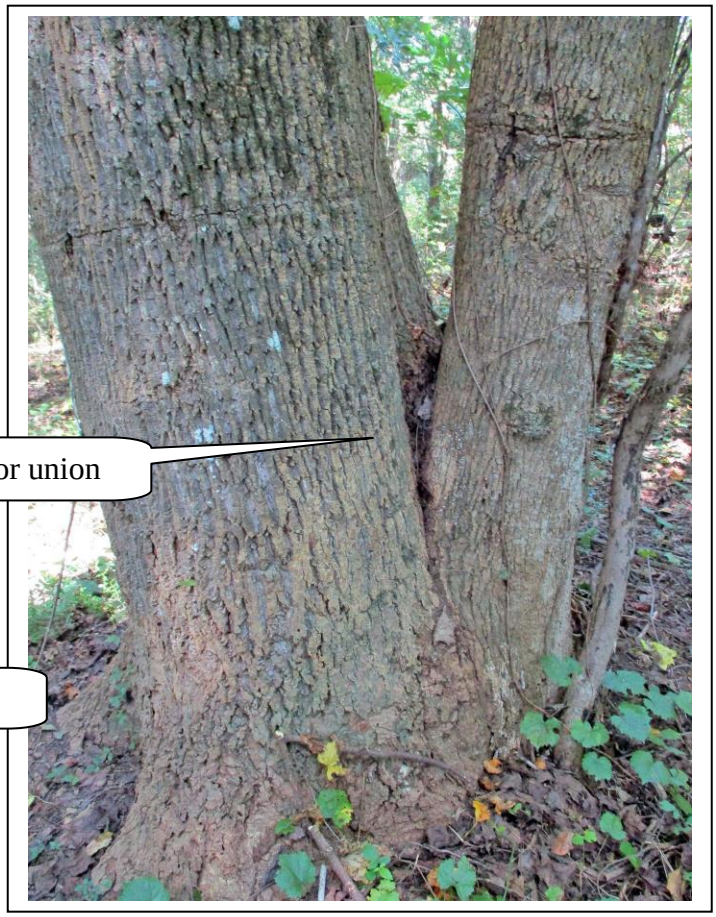


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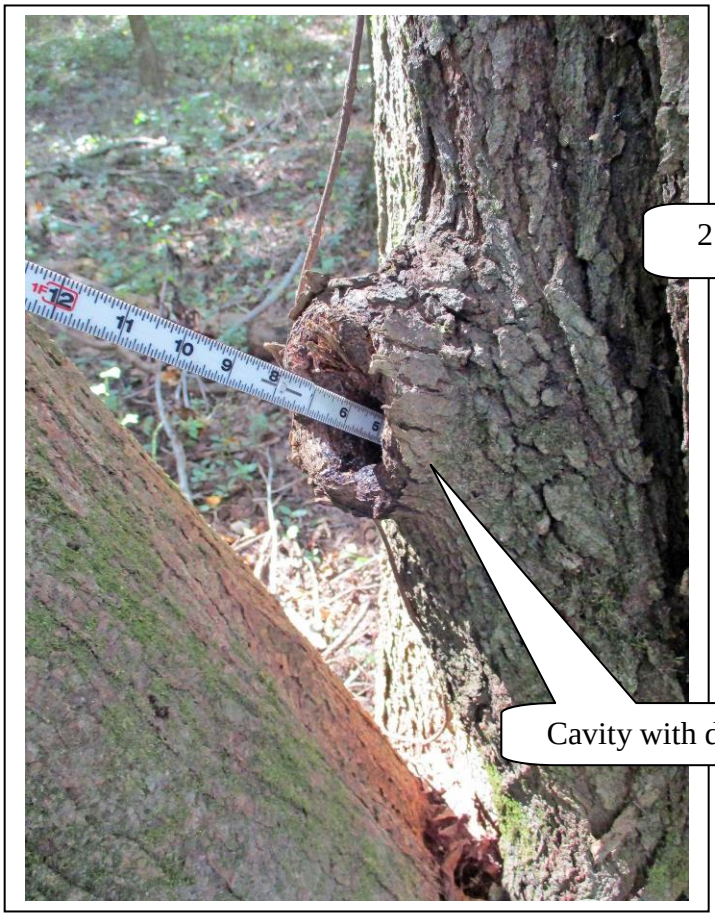


Photo 137

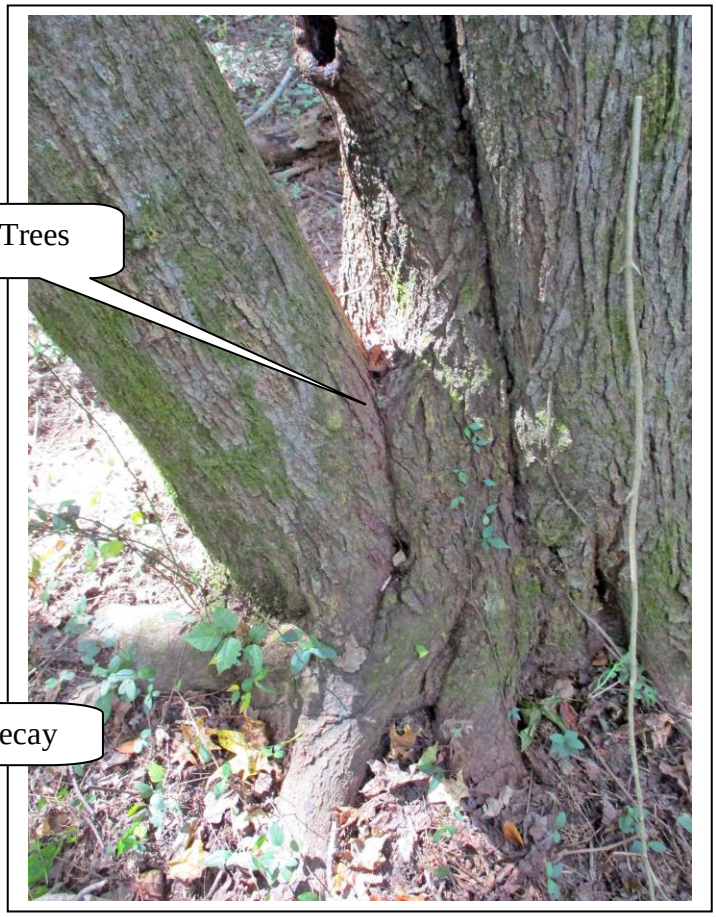


Photo 138



Photo 139

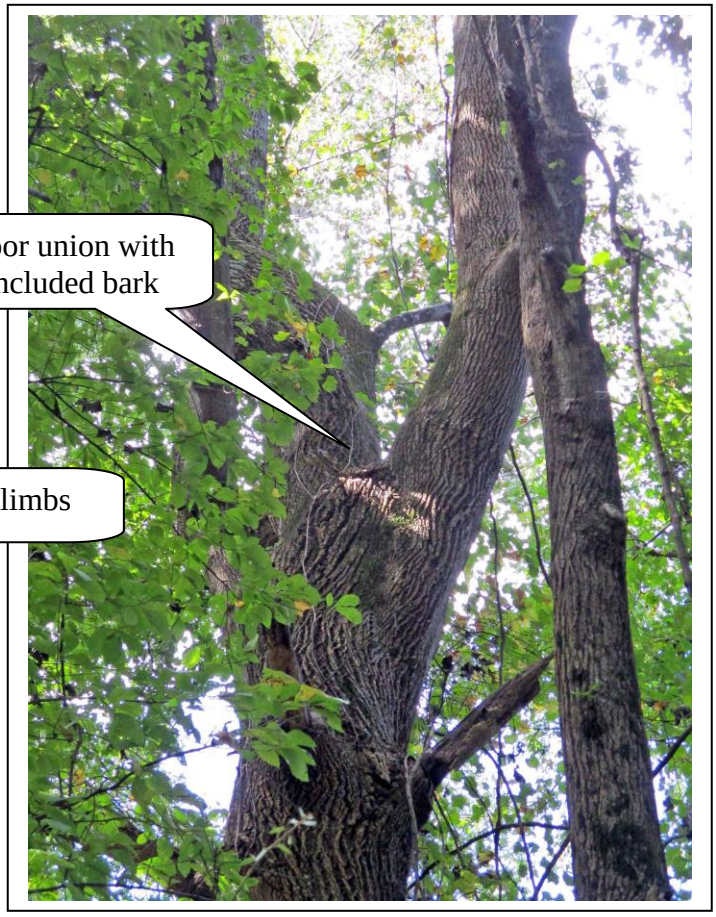


Photo 140

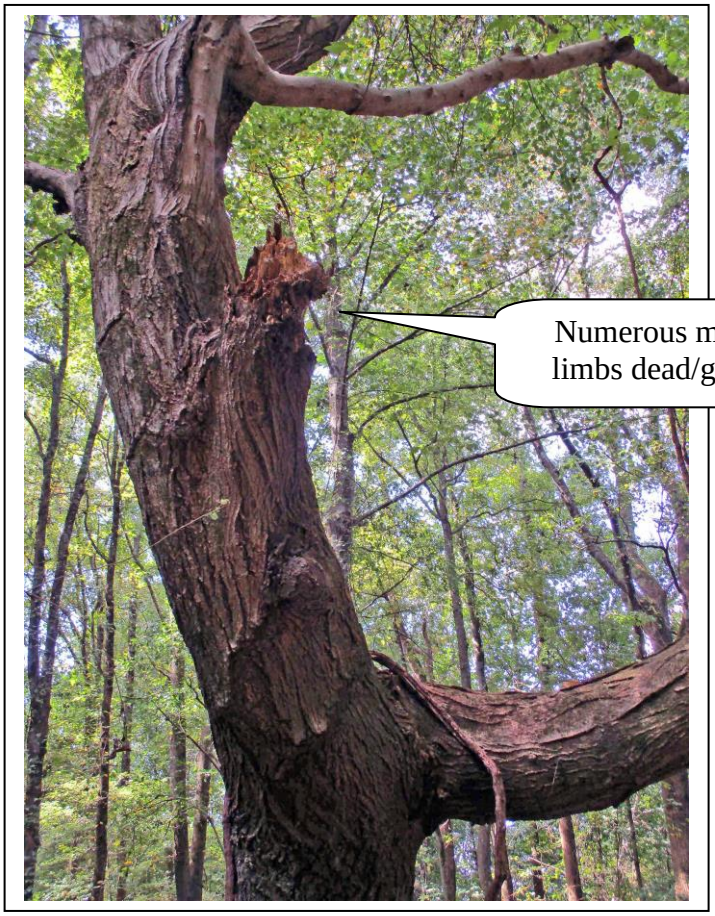


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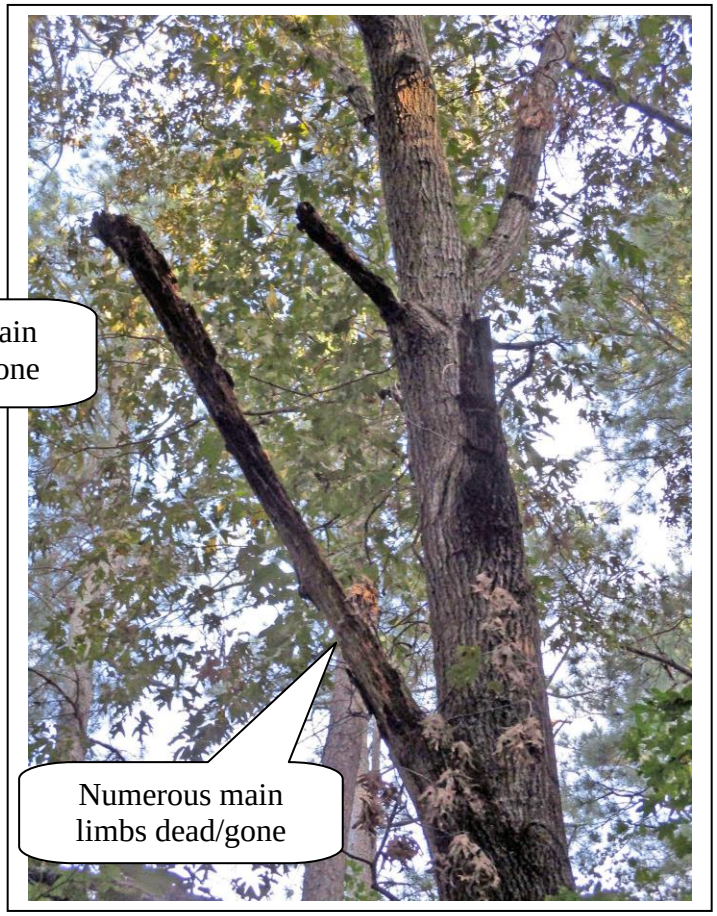


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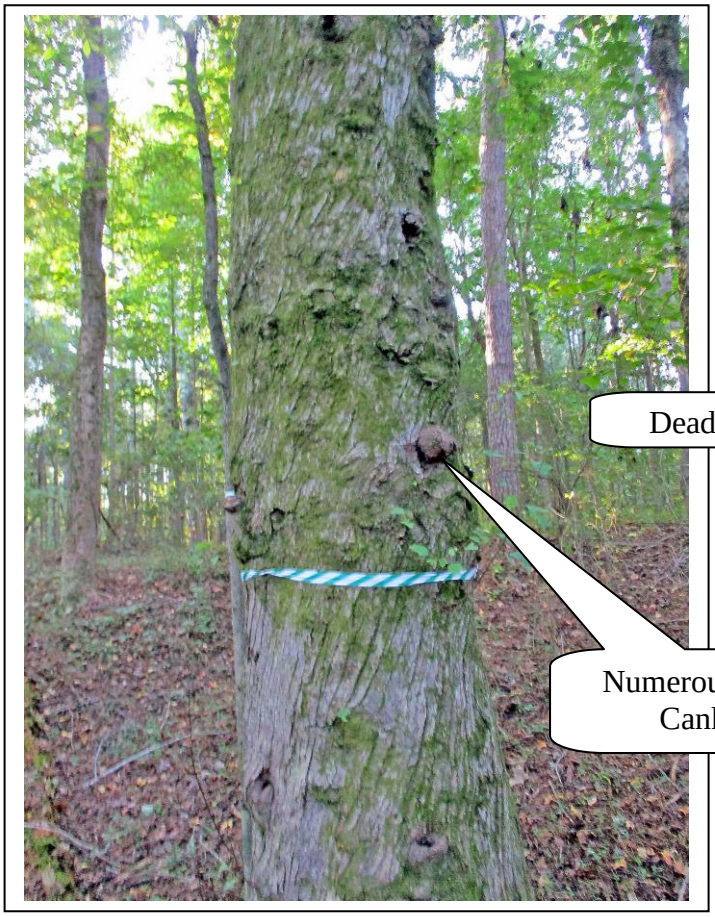


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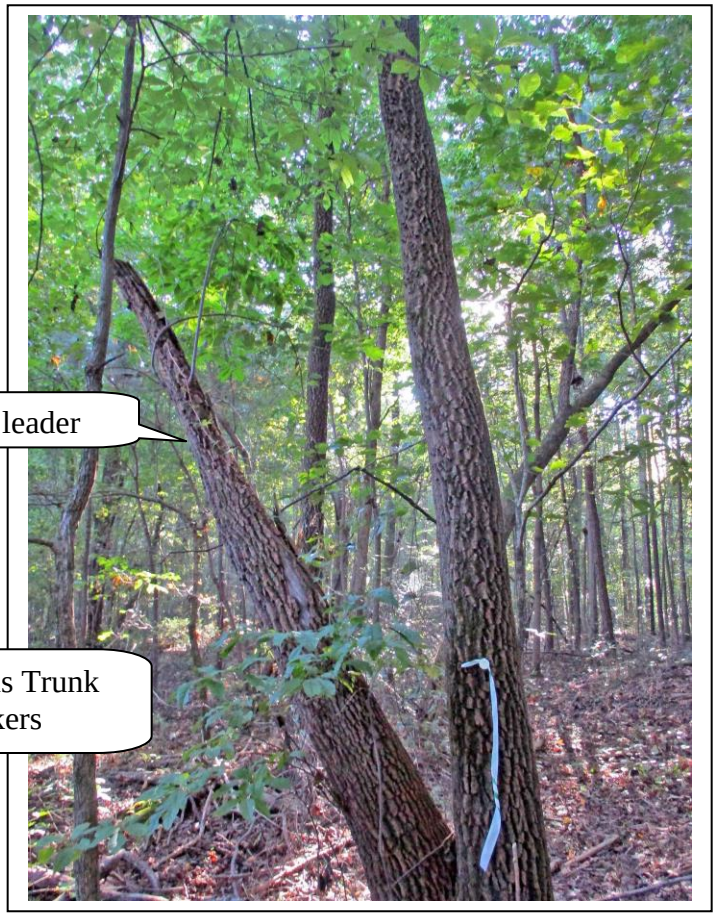


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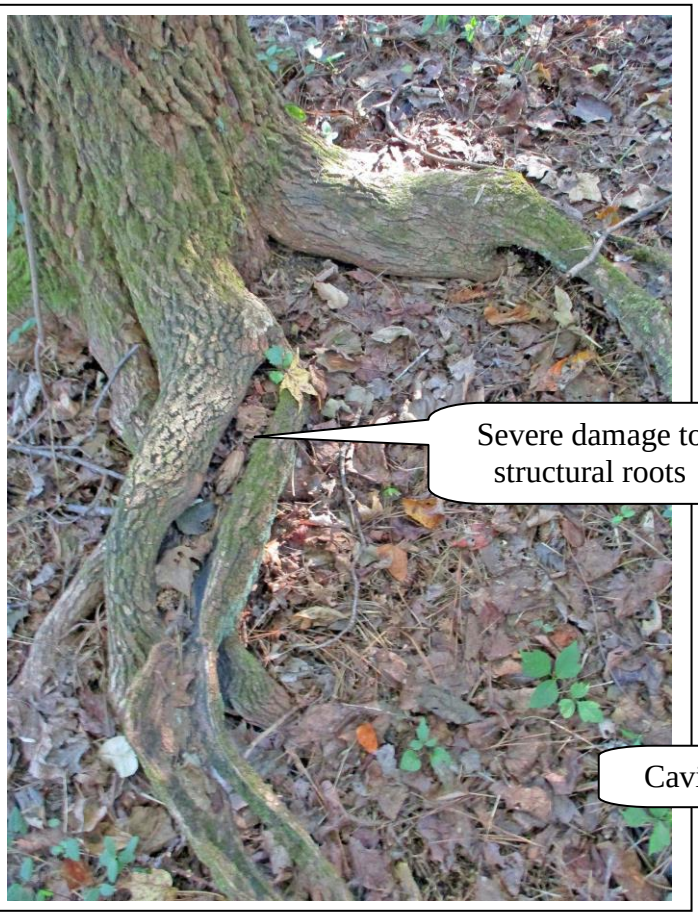


Photo 145



Photo 146

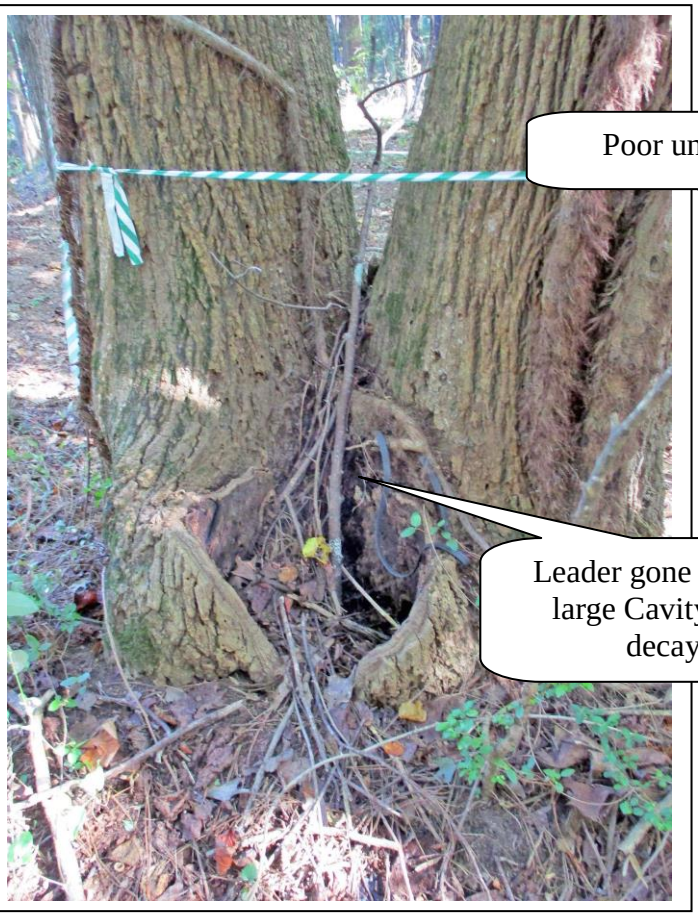


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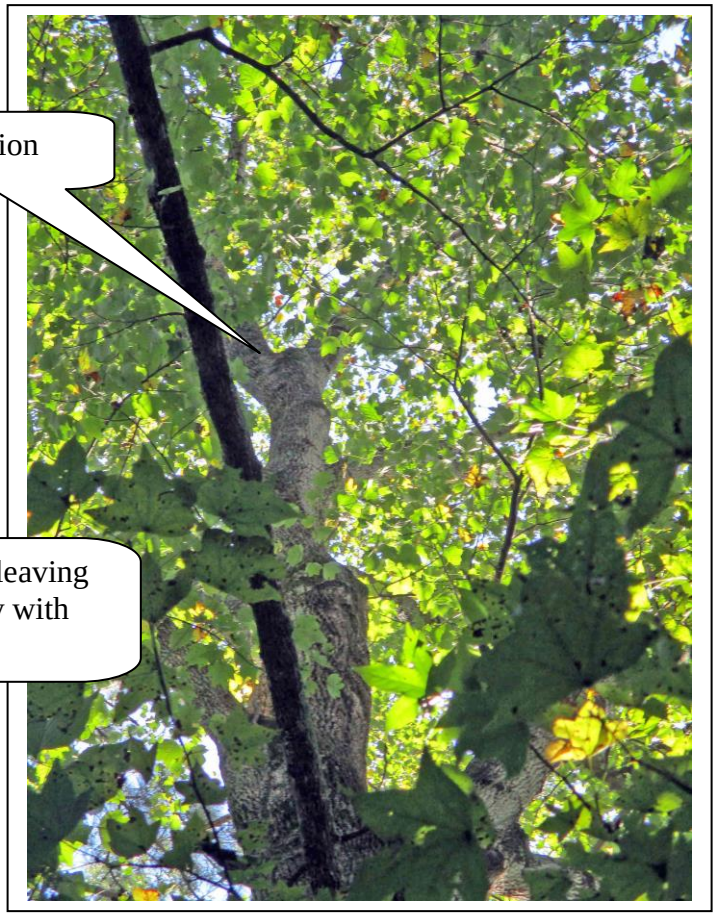


Photo 148



Photo 149

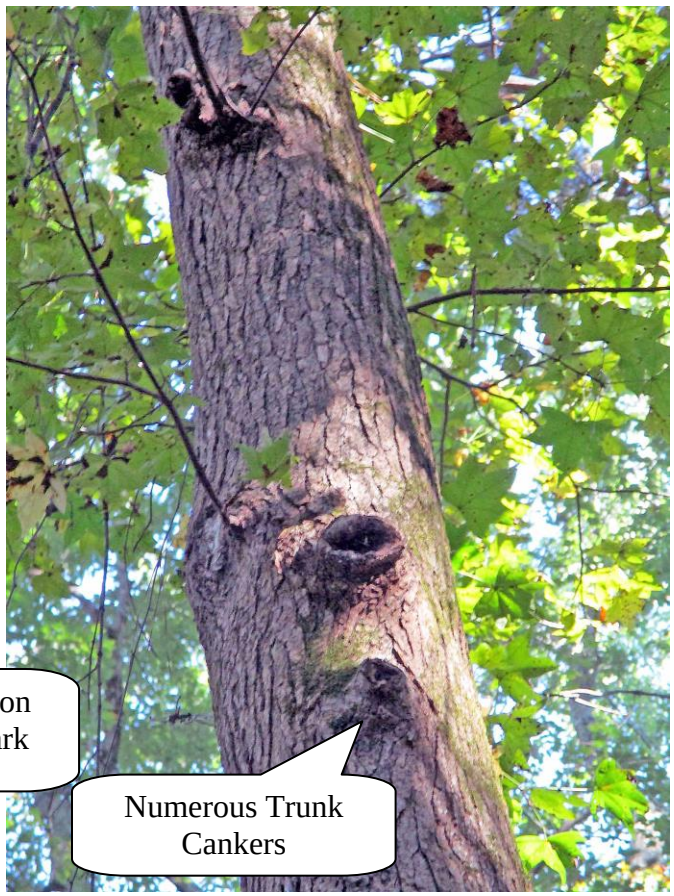


Photo 150



Photo 151

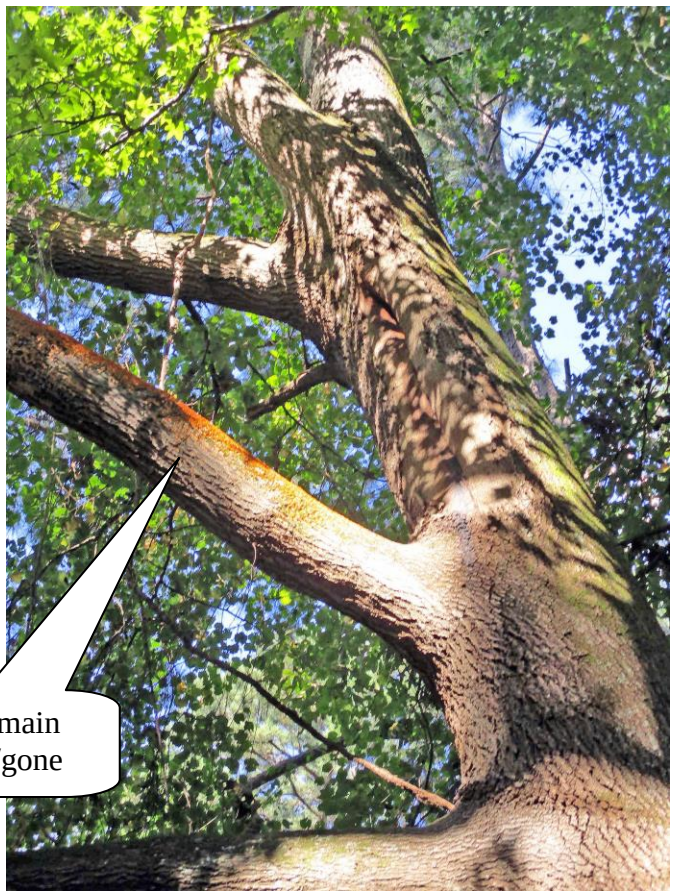


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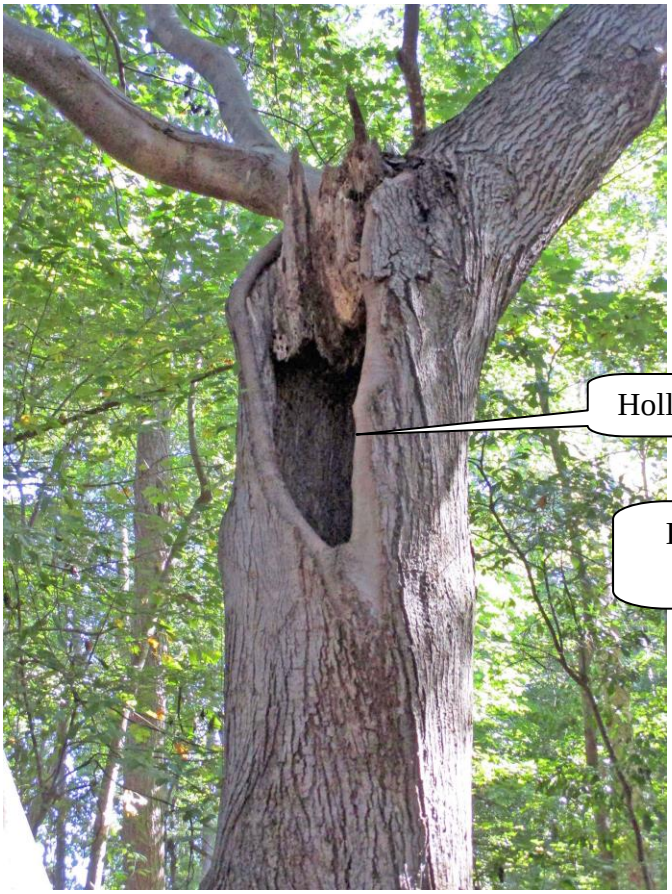


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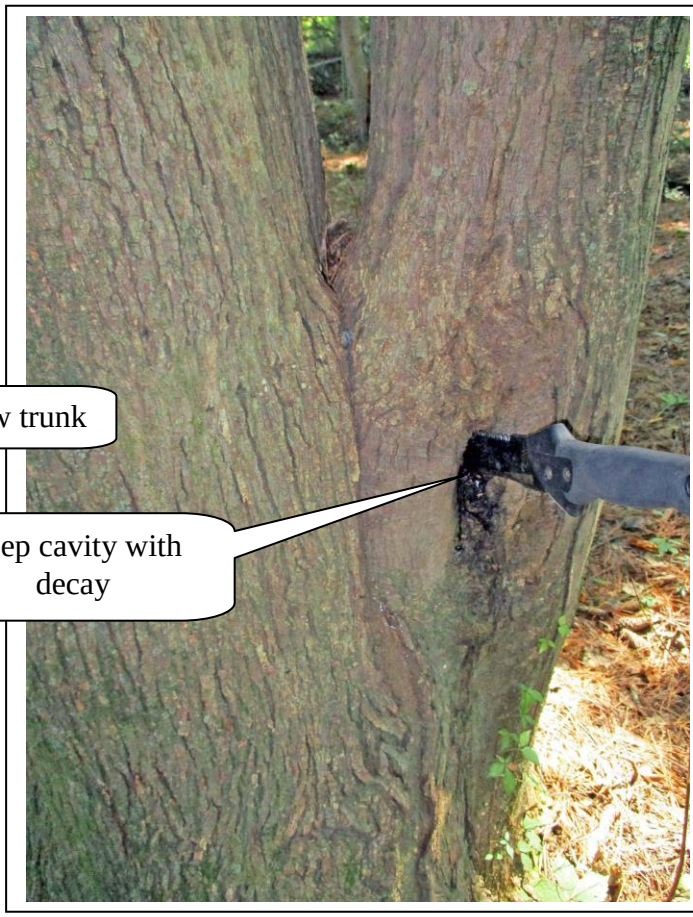


Photo 154



Photo 155

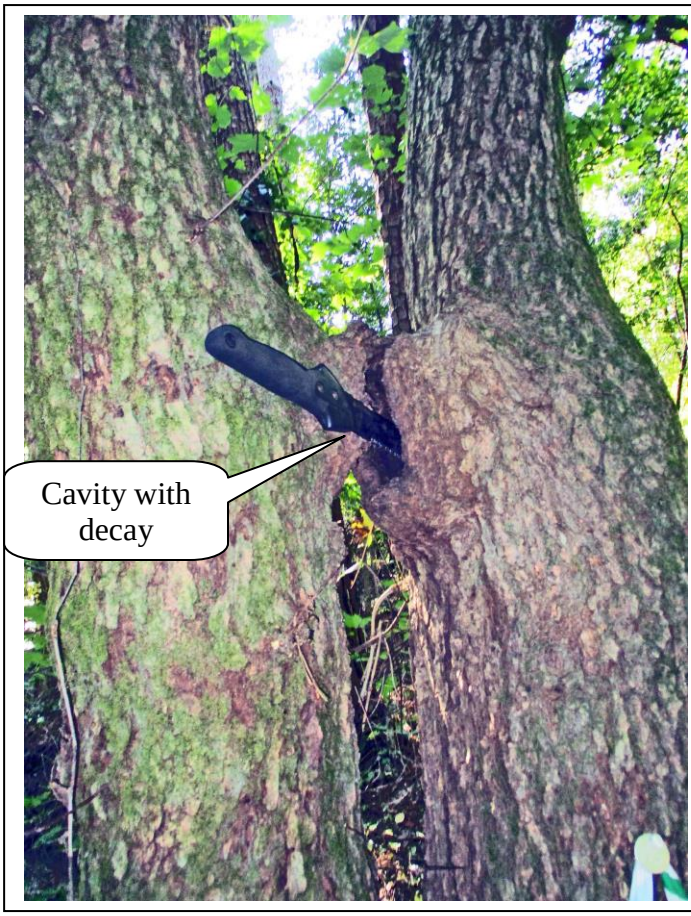


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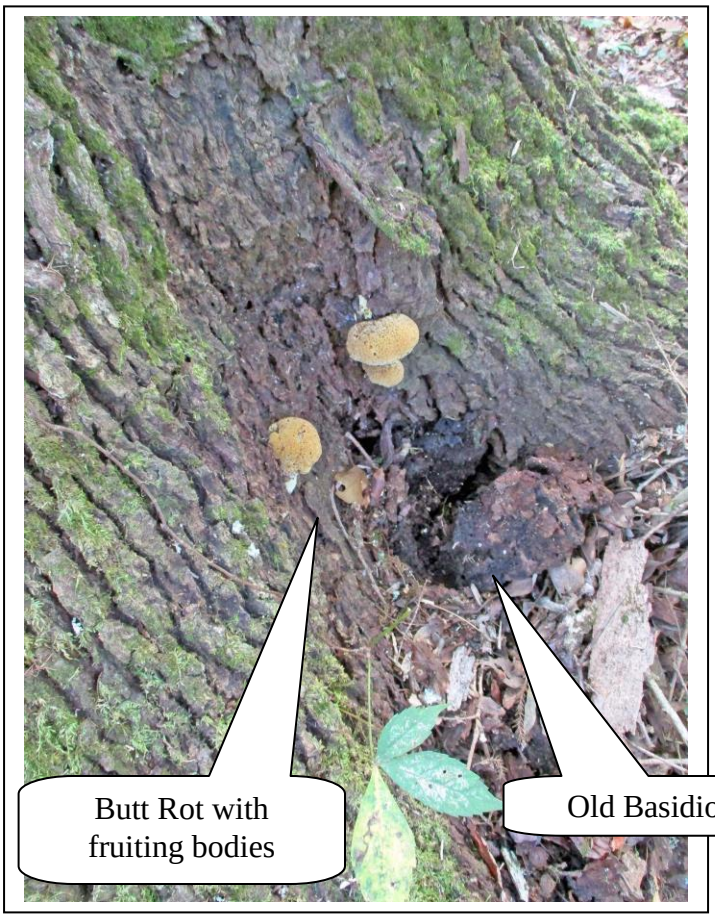


Photo 157

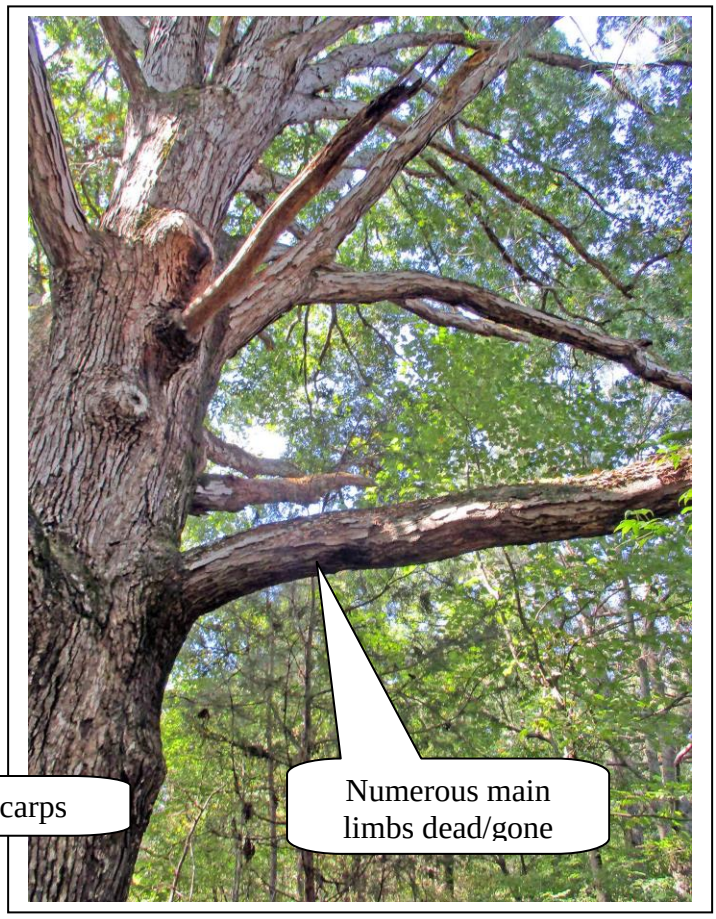


Photo 158

MEASURED LEGAL DESCRIPTION

ALL THAT TRACT OF LAND LYING IN LAND LOTS 1186, 1187, 1190 AND 1191 OF THE 2ND DISTRICT, 2ND SECTION OF FULTON COUNTY, GEORGIA, IN THE CITY OF ALPHARETTA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH REBAR WITH CAP FOUND AT THE SOUTHWEST END OF THE MITERED RIGHT-OF-WAY LINE AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF WESTSIDE PARKWAY (100-FOOT RIGHT-OF-WAY) WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF WINDWARD PARKWAY (VARIABLE RIGHT-OF-WAY PER UNRECORDED SALES AGREEMENT); THENCE ALONG SAID MITERED RIGHT-OF-WAY LINE NORTH 51°34'16" EAST A DISTANCE OF 79.53 FEET TO A 1/2-INCH REBAR WITH CAP SET; THENCE FOLLOWING SAID SOUTHERLY RIGHT-OF-WAY LINE OF WINDWARD PARKWAY THE FOLLOWING 30 COURSES AND DISTANCES: SOUTH 74°44'09" EAST A DISTANCE OF 17.07 FEET TO A 1/2-INCH REBAR WITH CAP SET, SOUTH 58°39'05" EAST A DISTANCE OF 13.02 FEET TO A 1/2-INCH REBAR WITH CAP SET, SOUTH 72°22'56" EAST A DISTANCE OF 93.41 FEET TO A 1/2-INCH REBAR WITH CAP SET, SOUTH 17°48'11" WEST A DISTANCE OF 9.00 FEET TO A 1/2-INCH REBAR WITH CAP SET, SOUTH 72°22'56" EAST A DISTANCE OF 27.00 FEET TO A 1/2-INCH REBAR WITH CAP SET, NORTH 17°48'11" EAST A DISTANCE OF 9.00 FEET TO A 1/2-INCH REBAR WITH CAP SET, SOUTH 72°22'52" EAST A DISTANCE OF 180.06 FEET TO A 1/2-INCH REBAR WITH CAP SET, SOUTH 17°37'00" WEST A DISTANCE OF 5.99 FEET TO A 1/2-INCH REBAR WITH CAP SET, SOUTH 72°23'00" EAST A DISTANCE OF 6.00 FEET TO A 1/2-INCH REBAR WITH CAP SET, NORTH 17°37'00" EAST A DISTANCE OF 5.99 FEET TO A 1/2-INCH REBAR WITH CAP SET, SOUTH 72°23'00" EAST A DISTANCE OF 174.17 FEET TO A 1/2-INCH REBAR WITH CAP SET, FOLLOWING THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 252.43 FEET (SAID ARC HAVING A RADIUS OF 1149.01 FEET AND BEING SUBTENDED BY A CHORD OF SOUTH 78°40'38" EAST A DISTANCE OF 251.92 FEET) TO A 1/2-INCH REBAR WITH CAP SET, SOUTH 85°16'04" EAST A DISTANCE OF 15.46 FEET TO A 1/2-INCH REBAR WITH CAP SET, SOUTH 86°16'29" EAST A DISTANCE OF 20.73 FEET TO A 1/2-INCH REBAR WITH CAP SET, SOUTH 85°51'38" EAST A DISTANCE OF 19.34 FEET TO A 1/2-INCH REBAR WITH CAP SET, SOUTH 87°50'24" EAST A DISTANCE OF 43.26 FEET TO A 1/2-INCH REBAR WITH CAP SET, SOUTH 89°01'50" EAST A DISTANCE OF 43.27 FEET TO A 1/2-INCH REBAR WITH CAP SET, NORTH 88°57'03" EAST A DISTANCE OF 37.64 FEET TO A 1/2-INCH REBAR WITH CAP SET, NORTH 88°49'08" EAST A DISTANCE OF 16.52 FEET TO A 1/2-INCH REBAR WITH CAP SET, NORTH 87°15'39" EAST A DISTANCE OF 14.32 FEET TO A 1/2-INCH REBAR WITH CAP SET, SOUTH 02°47'32" EAST A DISTANCE OF 11.54 FEET TO A 1/2-INCH REBAR WITH CAP SET, NORTH 86°42'28" EAST A DISTANCE OF 26.22 FEET TO A 1/2-INCH REBAR WITH CAP SET, NORTH 03°47'32" WEST A DISTANCE OF 11.21 FEET TO A 1/2-INCH REBAR WITH CAP SET, NORTH 85°29'53" EAST A DISTANCE OF 33.92 FEET TO A 1/2-INCH REBAR WITH CAP SET, NORTH 84°25'03" EAST A DISTANCE OF 36.62 FEET TO A 1/2-INCH REBAR WITH CAP SET, NORTH 82°26'45" EAST A DISTANCE OF 54.04 FEET TO A 1/2-INCH REBAR WITH CAP SET, SOUTH 07°52'15" EAST A DISTANCE OF 15.03 FEET TO A 1/2-INCH REBAR WITH CAP SET, NORTH 78°19'54" EAST A DISTANCE OF 126.82 FEET TO A 1/2-INCH REBAR WITH CAP SET, NORTH 13°44'12" WEST A DISTANCE OF 15.92 FEET TO A 1/2-INCH REBAR WITH CAP SET, NORTH 76°15'48" EAST A DISTANCE OF 9.00 FEET TO A 1/2-INCH REBAR WITH CAP SET AND NORTH 75°26'02" EAST A DISTANCE OF 27.27 FEET TO A 1/2-INCH REBAR WITH CAP SET, SAID POINT BEING LOCATED SOUTH 17°02'44" WEST A DISTANCE OF 7.42 FEET FROM A 1/2-INCH REBAR WITH CAP FOUND; THENCE LEAVING SAID RIGHT-OF-WAY LINE AND FOLLOWING THE DIVISION LINE BETWEEN HEWLETT PACKARD ENTERPRISE COMPANY (PER DEED BOOK 55201, PAGE 296, FULTON COUNTY, GEORGIA, RECORDS) TO THE WEST AND 5575 WINDWARD ALPHARETTA GA, LLC (PER DEED BOOK 60574, PAGE 369, AFORESAID RECORDS) TO THE EAST AND THE DIVISION LINE BETWEEN SAID HEWLETT PACKARD ENTERPRISE COMPANY TO THE WEST AND SOUTH, RESPECTIVELY AND LSREF3/AH CHICAGO, LLC (PER DEED BOOK 54453, PAGE 204, AFORESAID RECORDS) TO THE EAST AND NORTH, RESPECTIVELY, THE FOLLOWING 3 COURSES AND DISTANCES: SOUTH 02°16'16" WEST A DISTANCE OF 438.39 FEET TO A PK NAIL FOUND, SAID POINT BEING LOCATED NORTH 72°36'32" WEST, A DISTANCE OF 1.80 FEET FROM A PK NAIL FOUND, SOUTH 15°10'20" WEST A DISTANCE OF 65.05 FEET TO A 1/2-INCH REBAR FOUND AND SOUTH 80°34'40" EAST A DISTANCE OF 369.37 FEET TO A 1/2-INCH REBAR FOUND ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF U.S. 19 / S.R. 400 (VARIABLE RIGHT-OF-WAY); THENCE LEAVING SAID DIVISION LINE AND FOLLOWING SAID RIGHT-OF-WAY LINE THE FOLLOWING 5 COURSES AND DISTANCES: SOUTH 10°57'21" WEST A DISTANCE OF 7.26 FEET TO A CONCRETE MONUMENT FOUND, SOUTH 22°40'41" WEST A DISTANCE OF 169.68 FEET TO A 1/2-INCH REBAR FOUND, SOUTH 06°29'38" WEST A DISTANCE OF 177.44 FEET TO A CONCRETE MONUMENT FOUND, SOUTH 26°02'43" WEST A DISTANCE OF 59.49 FEET TO A CONCRETE MONUMENT FOUND, AND SOUTH 26°34'58" WEST A DISTANCE OF 580.61 FEET TO A 1/2-INCH REBAR FOUND; THENCE LEAVING SAID RIGHT-OF-WAY LINE AND FOLLOWING THE DIVISION LINE BETWEEN SAID HEWLETT PACKARD ENTERPRISE COMPANY TO THE NORTH AND THE DEVELOPMENT AUTHORITY OF FULTON COUNTY (PER DEED BOOK 42946, PAGE 434, AFORESAID RECORDS) TO THE SOUTH THE FOLLOWING 14 COURSES AND DISTANCES: NORTH 68°45'09" WEST A DISTANCE OF 238.17 FEET TO A 1/2-INCH REBAR WITH CAP FOUND, NORTH 72°25'58" WEST A DISTANCE OF 131.91 FEET TO A POINT, SAID POINT BEING LOCATED A DISTANCE OF 0.18 FEET NORTHEAST OF A 1/2-INCH REBAR FOUND, SOUTH 17°34'02" WEST A DISTANCE OF 138.55 FEET TO A POINT, SAID POINT BEING LOCATED A DISTANCE OF 0.22 FEET NORTH OF A 1/2-INCH REBAR FOUND, NORTH 72°37'28" WEST A DISTANCE OF 609.99 FEET TO A 1/2-INCH REBAR WITH CAP FOUND, SOUTH 71°32'49" WEST A DISTANCE OF 7.46 FEET TO A 1/2-INCH REBAR WITH CAP SET, SOUTH 68°19'13" WEST A DISTANCE OF 50.00 FEET TO A 1/2-INCH REBAR WITH CAP SET, SOUTH 67°25'26" WEST A DISTANCE OF 48.11 FEET TO A 1/2-INCH REBAR WITH CAP SET, SOUTH 74°58'49" WEST A DISTANCE OF 31.10 FEET TO A 1/2-INCH REBAR WITH CAP SET, FOLLOWING THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 213.96 FEET (SAID ARC HAVING A RADIUS OF 185.69 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 72°00'35" WEST A DISTANCE OF 202.32 FEET) TO A 1/2-INCH REBAR WITH CAP SET, SOUTH 38°59'58" WEST A DISTANCE OF 191.60 FEET TO A 1/2-INCH REBAR FOUND, NORTH 31°39'08" WEST A DISTANCE OF 91.35 FEET TO A 1/2-INCH REBAR WITH CAP SET, FOLLOWING THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 76.09 FEET (SAID ARC HAVING A RADIUS OF 104.08 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 52°35'52" WEST A DISTANCE OF 74.41 FEET) TO A 1/2-INCH REBAR WITH CAP SET, NORTH 73°32'37" WEST A DISTANCE OF 79.12 FEET TO A 1/2-INCH REBAR WITH CAP SET, FOLLOWING THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 126.24 FEET (SAID ARC HAVING A RADIUS OF 209.99 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 56°19'17" WEST A DISTANCE OF 124.35 FEET) TO A 1/2-INCH REBAR WITH CAP SET AND NORTH 39°05'57" WEST A DISTANCE OF 139.63 FEET TO A POINT OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF WESTSIDE PARKWAY (100-FOOT RIGHT-OF-WAY), SAID POINT BEING LOCATED A DISTANCE OF 0.20 FEET SOUTHEAST OF A PK-NAIL FOUND; THENCE LEAVING SAID DIVISION LINE AND FOLLOWING SAID RIGHT-OF-WAY LINE THE FOLLOWING 4 COURSES AND DISTANCES: FOLLOWING THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 651.71 FEET (SAID ARC HAVING A RADIUS OF 1004.93 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 36°27'35" EAST A DISTANCE OF 640.35 FEET) TO A 1/2-INCH REBAR WITH CAP SET, NORTH 17°52'52" EAST A DISTANCE OF 238.01 FEET TO A 1/2-INCH REBAR WITH CAP FOUND, SOUTH 72°07'09" EAST A DISTANCE OF 5.00 FEET TO A 1/2-INCH REBAR WITH CAP FOUND AND NORTH 17°52'51" EAST A DISTANCE OF 172.02 FEET BACK TO THE **POINT OF BEGINNING.**

CONTAINING 2,258,944 SQUARE FEET OR 51.858 ACRES.

REFERENCES

1. ALTA/NSPS LAND TITLE SURVEY, PREPARED BY ROCHESTER & ASSOCIATES, INC., DATED DECEMBER, 12, 2019, LAST REVISED APRIL 21, 2020.
2. OPTION AGREEMENT FOR THE SALE AND PURCHASE OF REAL PROPERTY BETWEEN HEWLETT PACKARD ENTERPRISE COMPANY AND THE CITY OF ALPHARETTA, GEORGIA.
3. DEPARTMENT OF TRANSPORTATION STATE OF GEORGIA CONSTRUCTION PLANS FOR WINDWARD PARKWAY AT STATE 400, PROJECT NH-056-1(62) FULTON COUNTY, PREPARED BY JORDAN, JONES & GOULDING, DATED 5/31/01, LAST REVISED 09/01/02.

GENERAL NOTES

A) THE FIELD SURVEY WAS PERFORMED ON JANUARY 8, 2021. ISSUE OR REVISION DATES ARE BASED ON FIELD OBSERVATIONS MADE AT THAT TIME. ANY CHANGES IN SITE CONDITIONS AFTER THE DATE OF THE FIELD SURVEY ARE NOT REFLECTED HEREON.

B) HORIZONTAL AND VERTICAL CONTROL WAS ESTABLISHED WITH A TOPCON HIPER+ GPS RECEIVER; GROUND MEASUREMENTS WERE OBTAINED USING A TOPCON PS-103A TOTAL STATION.

C) THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 23,342 FEET, AN ANGULAR ERROR OF 2 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

D) THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 650,498 FEET.

E) THE BEARING BASIS IS GRID NORTH, NAD '83, GEORGIA COORDINATE SYSTEM OF 1985, WEST ZONE, AS ESTABLISHED BY PERFORMING REDUNDANT RTK GPS OBSERVATIONS ON PRIMARY SURVEY CONTROL POINTS UTILIZING eGPS GNSS REAL TIME NETWORK. ALL DISTANCES SHOWN ARE GROUND DISTANCES.

F) ALL CORNER MONUMENTS SET ARE 1/2-INCH REBAR WITH YELLOW PLASTIC CAP INSCRIBED "LECRAW LSF 1160" UNLESS OTHERWISE NOTED.

G) THIS SURVEY WAS BASED ON CURRENT COUNTY TAX RECORDS, INFORMATION PROVIDED BY THE CLIENT, OR OTHER FACTS KNOWN BY THE SURVEYOR AT THE TIME OF THE SURVEY AND IS NOT A GUARANTEE OR WARRANTY. EITHER EXPRESSED OR IMPLIED. ANY FEATURES SHOWN ARE BASED ON MINIMUM REQUIREMENTS OF GEORGIA LAW OR A SPECIFIC AGREEMENT WITH THE CLIENT AND ANY FIELD OBSERVATIONS MADE WERE BASED ON VISIBLE SURFACE EVIDENCE. OTHER SUB-SURFACE IMPROVEMENTS OR FEATURE LOCATIONS NOT REQUESTED AS PART OF THIS SURVEY MAY EXIST AND NOT BE SHOWN HEREON.

H) NO CEMETERY PLOTS OR INDIVIDUAL BURIAL SITES WERE OBSERVED ON THE SUBJECT PROPERTY WHILE CONDUCTING THIS SURVEY. HOWEVER, NO RESEARCH OR SUB-SURFACE INVESTIGATION WAS PERFORMED OR PROVIDED DURING THE COURSE OF THIS SURVEY WHICH WOULD INDICATE THE EXISTENCE OR NON-EXISTENCE OF BURIAL SITES. MORE COMPLETE INVESTIGATION MAY BE NECESSARY IF DISCOVERY OF CEMETERIES, ARCHAEOLOGICAL FINDS, OR OTHER FEATURES THAT MAY NOT BE CLEARLY EVIDENCED ON THE SURFACE IS DESIRED.

I) THE NEW RIGHT-OF- WAY LINE SHOWN IS BASED ON AN UNRECORDED OPTION AGREEMENT (SEE REFERENCE # 2). PROVIDED BY THE CLIENT.

J) THE OUT PARCEL SHOWN IS CALLED OUT AS "LESS AND EXCEPT" IN THE REFERENCED VESTING INSTRUMENT AND NO OTHER TITLE INSTRUMENT HAS BEEN PROVIDED. THE PARCEL AS SHOWN GRAPHICALLY ONLY AND IS INCLUDED IN THE OVERALL AREA SHOWN HEREON AND DESCRIBED IN THE MEASURED LEGAL DESCRIPTION. FURTHER REVIEW MAY BE REQUIRED FOLLOWING ADDITIONAL TITLE RESEARCH.

K) THE SANITARY & STORM SEWER PIPE LOCATIONS, SIZES, AND MATERIALS SHOWN WERE OBTAINED BY STANDARD SURVEYING PROCEDURES FROM OUTSIDE OF THE MANHOLES, OR FROM RECORD INFORMATION PROVIDED. NO CONFINED SPACE ENTRY, TELEVISING OF LINES, OR ANY OTHER INVESTIGATION METHODS WERE USED. MORE DETAILED INVESTIGATION MAY BE NECESSARY FOR DESIGN PURPOSES. NO OTHER UNDERGROUND UTILITIES ARE SHOWN HEREON.

L) THE LEGAL DESCRIPTIONS CONTAINED IN DEED BOOK 13292, PAGE 157 AND DEED BOOK 14045, PAGE 180 MAKE REFERENCE TO "CITY OF ALPHARETTA'S EXISTING TEN FOOT (10') EASEMENT FOR UNDERGROUND RIGHT-OF-WAY". BUT NO DOCUMENT WAS PROVIDED SHOWING THE ORIGIN OR EXTENT OF THAT EASEMENT.

ALTA TABLE "A" ITEMS

2) THE ADDRESS 5555 WINDWARD PARKWAY WAS PROVIDED BY THE CLIENT.

3) BASED ON F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 13121C0059F, CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA AND INCORPORATED AREAS, EFFECTIVE DATE 9/18/2013, THE SUBJECT PROPERTY LIES WITHIN F.E.M.A. ZONE: "X" (OTHER AREAS), DEFINED THEREON AS FOLLOWS:

ZONE "X" (OTHER AREAS): AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN"

OTHER LOCAL FLOODING CONDITIONS MAY EXIST OR SEVERE LOCAL STORMS MAY OCCUR. NO PART OF THIS SURVEY IS A GUARANTEE, EITHER EXPRESSED OR IMPLIED, THAT FLOODING WILL NOT OCCUR ON THE PROPERTY. ENGINEERING STUDIES SHOULD BE PERFORMED IF CONDITIONS EXIST THAT MAY CAUSE FLOODING.

6) THE CURRENT ZONING CLASSIFICATION OF THE SUBJECT PROPERTY WAS TAKEN FROM SITE INVESTIGATION REPORT, PREPARED BY LECRAW ENGINEERING, INC, DATED DECEMBER 17, 2020.

7) THE BUILDING DIMENSIONS AND SQUARE FOOTAGES SHOWN ARE BASED ON THE MAIN EXTERIOR WALLS AT GROUND LEVEL. PROTRUSIONS SUCH AS CORNICING, LEDGING, SILLS, CHIMNEYS, ETC. MAY EXIST AND ARE NOT INCLUDED IN THE DIMENSIONS SHOWN. THE NUMBER OF STORIES SHOWN IS BASED ON OBSERVATIONS FROM OUTSIDE THE BUILDINGS AND MAY BE INACCURATE. MORE COMPLETE INVESTIGATION AND MEASUREMENTS OF THE BUILDING INTERIORS WOULD BE REQUIRED TO DETERMINE GROSS SQUARE FOOTAGE OR FLOOR LEVELS NOT VISIBLE FROM OUTSIDE THE BUILDING. NO SUB-SURFACE INVESTIGATION WAS PERFORMED TO DETERMINE THE LIMITS OF FOUNDATIONS OR OTHER BURIED FEATURES.

16)NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WAS OBSERVED.

17)NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES WAS PROVIDED AND NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS OBSERVED.

18)THE SURVEYOR WAS UNABLE TO DETERMINE WETLANDS. NO WETLANDS WERE DELINEATED AND NO WETLANDS INFORMATION WAS PROVIDED.

ALTA CERTIFICATION

TO: SOUTHWEST VALUE PARTNERS, LLC., HEWLETT PACKARD ENTERPRISE COMPANY, U.S. BANK NATIONAL ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, SWVP ALPHARETTA LLC, A DELAWARE LIMITED LIABILITY COMPANY AND FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a)(b), 7(a)(b1)(c), 8, 9, 13, 16, 17, AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 1-8-2021.

01/20/2021
DATE OF PLAT OR MAP:

JAMES A. CANNINGTON
GEORGIA REGISTERED LAND SURVEYOR NO. 2678

TITLE EXCEPTIONS

SURVEYOR'S COMMENTS PERTAINING TO ITEMS AS CONTAINED IN SCHEDULE B, SECTION 2 OF FIRST AMERICAN TITLE INSURANCE COMPANY "COMMITMENT FOR TITLE INSURANCE" COMMITMENT NUMBER NCS-984399-SC EFFECTIVE DATE OF OCTOBER 22, 2020 AT 8:00 AM PROVIDED BY THE CLIENT ON 11/23/2020.

12. RESERVATION OF EASEMENTS CONTAINED IN THAT CERTAIN LIMITED WARRANTY DEED FROM CHATHAM INVESTMENT COMPANY, A GEORGIA CORPORATION TO DIGITAL EQUIPMENT CORPORATION, A MASSACHUSETTS CORPORATION, DATED NOVEMBER 24, 1987, FILED FOR RECORD NOVEMBER 24, 1987, AND RECORDED IN DEED BOOK 11193, PAGE 102, FULTON COUNTY, GEORGIA RECORDS; AS AFFECTED BY THAT CERTAIN AFFIDAVIT OF TITLE BY HEWLETT-PACKARD COMPANY, DATED APRIL 30, 2004, FILED FOR RECORD MAY 5, 2006, AND RECORDED IN DEED BOOK 42510, PAGE 453, FULTON COUNTY, GEORGIA RECORDS. ***DOES NOT AFFECT THE SUBJECT PROPERTY.***

13. RESERVATION OF EASEMENT CONTAINED IN THAT CERTAIN LIMITED WARRANTY DEED BY AND BETWEEN CHATHAM INVESTMENT COMPANY, A GEORGIA CORPORATION AND DIGITAL EQUIPMENT CORPORATION, A MASSACHUSETTS CORPORATION, DATED NOVEMBER 4, 1987, FILED FOR RECORD NOVEMBER 4, 1987, AND RECORDED IN DEED BOOK 11159, PAGE 165, AFORESAID RECORDS; BY THAT CERTAIN AFFIDAVIT OF TITLE BY HEWLETT-PACKARD COMPANY, DATED APRIL 30, 2004, FILED FOR RECORD MAY 5, 2006, AND RECORDED IN DEED BOOK 42510, PAGE 453, AFORESAID RECORDS. ***DOES NOT AFFECT THE SUBJECT PROPERTY.***

14. EASEMENTS AS CONTAINED IN THAT CERTAIN LIMITED WARRANTY DEED FROM OXFORD GREEN, LTD., A GEORGIA LIMITED PARTNERSHIP TO DIGITAL EQUIPMENT CORPORATION, A MASSACHUSETTS CORPORATION, DATED JULY 15, 1987, FILED FOR RECORD JULY 21, 1987, AND RECORDED IN DEED BOOK 10949, PAGE 43, AFORESAID RECORDS; AS AFFECTED BY THAT CERTAIN AFFIDAVIT OF TITLE BY HEWLETT-PACKARD COMPANY, DATED APRIL 30, 2004, FILED FOR RECORD MAY 5, 2006, AND RECORDED IN DEED BOOK 42510, PAGE 453, AFORESAID RECORDS. ***DOES NOT AFFECT THE SUBJECT PROPERTY.***

15. EASEMENTS AS CONTAINED IN THAT CERTAIN LIMITED WARRANTY DEED FROM CHATHAM INVESTMENT COMPANY, A GEORGIA CORPORATION TO DIGITAL EQUIPMENT CORPORATION, A MASSACHUSETTS CORPORATION, DATED JULY 15, 1987, FILED FOR RECORD JULY 21, 1987, AND RECORDED IN DEED BOOK 10949, PAGE 37, AFORESAID RECORDS; AS AFFECTED BY THAT CERTAIN AFFIDAVIT OF TITLE BY HEWLETT-PACKARD COMPANY, DATED APRIL 30, 2004, FILED FOR RECORD MAY 5, 2006, AND RECORDED IN DEED BOOK 42510, PAGE 453, AFORESAID RECORDS. ***DOES NOT AFFECT THE SUBJECT PROPERTY.***

16. TERMS AND PROVISIONS OF THAT CERTAIN EASEMENT AGREEMENT, BY AND BETWEEN CHATHAM INVESTMENT COMPANY, A GEORGIA CORPORATION AND DIGITAL EQUIPMENT CORPORATION, A MASSACHUSETTS CORPORATION, DATED JULY 15, 1987, FILED FOR RECORD JULY 21, 1987, AND RECORDED IN DEED BOOK 10949, PAGE 50, AFORESAID RECORDS; AS AMENDED BY THAT CERTAIN FIRST AMENDMENT TO EASEMENT AGREEMENT FROM CHATHAM INVESTMENT COMPANY, A GEORGIA CORPORATION TO DIGITAL EQUIPMENT CORPORATION, A MASSACHUSETTS CORPORATION, DATED NOVEMBER 24, 1987, FILED FOR RECORD DECEMBER 2, 1987, AND RECORDED IN DEED BOOK 11205, PAGE 323, AFORESAID RECORDS; AS AFFECTED BY THAT CERTAIN QUIT CLAIM DEED FROM CHATHAM INVESTMENT COMPANY TO OXFORD GREEN PROPERTY OWNERS ASSOCIATION, INC., DATED DECEMBER 31, 1988, FILED FOR RECORD FEBRUARY 21, 1989, AND RECORDED IN DEED BOOK 12251, PAGE 29, AFORESAID RECORDS. ***APPURTENANT BLANKET EASEMENT FOR DRAINAGE. BENEFITS THE SUBJECT PROPERTY.***

17. SEWER EASEMENT FROM CHATHAM INVESTMENT COMPANY TO FULTON COUNTY, GEORGIA, DATED SEPTEMBER 3, 1987, FILED FOR RECORD OCTOBER 19, 1987, AND RECORDED IN DEED BOOK 11127, PAGE 124, AFORESAID RECORDS; AS CORRECTED BY THAT CERTAIN CORRECTIVE SEWER EASEMENT DEED AMONG CHATHAM INVESTMENT COMPANY, OXFORD GREEN I, LTD., DIGITAL EQUIPMENT CORPORATION AND FULTON COUNTY, GEORGIA, FILED FOR RECORD NOVEMBER 10, 1988, AND RECORDED IN DEED BOOK 12036, PAGE 226, AFORESAID RECORDS. ***DOES NOT AFFECT THE SUBJECT PROPERTY.***

18. RIGHT OF WAY EASEMENT FROM DIGITAL EQUIPMENT CORPORATION TO SAWNEE ELECTRIC MEMBERSHIP CORPORATION DATED APRIL 27, 1988, FILED FOR RECORD MAY 20, 1988, AND RECORDED IN DEED BOOK 11561, PAGE 296, AFORESAID RECORDS. ***AFFECTS THE SUBJECT PROPERTY. SHOWN HEREON.***

19. CONVEYANCE OF ACCESS RIGHTS AND EASEMENTS AS CONTAINED IN THAT CERTAIN RIGHT OF WAY DEED FROM AUTON KIRBY TO STATE HIGHWAY DEPARTMENT OF GEORGIA, DATED FEBRUARY 21, 1968, FILED FOR RECORD FEBRUARY 21, 1968, AND RECORDED IN DEED BOOK 4859, PAGE 419, AFORESAID RECORDS. ***AFFECTS THE SUBJECT PROPERTY. SHOWN HEREON.***

20. CONVEYANCE OF ACCESS RIGHTS AND EASEMENTS CONTAINED IN THAT CERTAIN RIGHT OF WAY DEED FROM HIGHLANDER PROPERTIES, A LIMITED PARTNERSHIP TO STATE HIGHWAY DEPARTMENT OF GEORGIA, DATED MARCH 27, 1968, FILED FOR RECORD MARCH 28, 1968, AND RECORDED IN DEED BOOK 4875, PAGE 195, AFORESAID RECORDS. ***AFFECTS THE SUBJECT PROPERTY. SHOWN HEREON.***

21. RIGHT OF WAY EASEMENT FROM AUTON KIRBY TO SAWNEE ELECTRIC MEMBERSHIP CORPORATION DATED MAY 12, 1969, FILED FOR RECORD MAY 28, 1969, AND RECORDED IN DEED BOOK 5070, PAGE 216, AFORESAID RECORDS. ***NOT LOCATABLE.***

22. RIGHT OF WAY EASEMENT FROM HIGHLANDER PROPERTIES, INC. TO SAWNEE ELECTRIC MEMBERSHIP CORPORATION DATED MAY 20, 1969, FILED FOR RECORD JUNE 2, 1969, AND RECORDED IN DEED BOOK 5072, PAGE 371, AFORESAID RECORDS. ***NOT LOCATABLE.***

23. RIGHT OF WAY EASEMENT FROM AUTON KIRBY TO SAWNEE ELECTRIC MEMBERSHIP CORPORATION DATED FEBRUARY 5, 1965, FILED FOR RECORD MARCH 5, 1965, AND RECORDED IN DEED BOOK 4380, PAGE 293, AFORESAID RECORDS. ***NOT LOCATABLE.***

24. CONVEYANCE OF ACCESS RIGHTS AND EASEMENTS CONTAINED IN THAT CERTAIN RIGHT OF WAY DEED FROM AUTON KIRBY TO STATE HIGHWAY DEPARTMENT OF GEORGIA, DATED FEBRUARY 21, 1968, FILED FOR RECORD FEBRUARY 21, 1968, AND RECORDED IN DEED BOOK 4859, PAGE 425, AFORESAID RECORDS. ***RIGHT-OF-WAY FOR OLD UNION HILL ROAD (ABANDONED).***

25. MATTERS AS SHOWN ON THAT CERTAIN PLAT RECORDED IN PLAT BOOK 160, PAGE 41, AFORESAID RECORDS. ***SHOWN HEREON.***

26. EASEMENT FROM DIGITAL EQUIPMENT CORPORATION TO GEORGIA POWER COMPANY DATED MARCH 1, 1990, FILED FOR RECORD MARCH 27, 1990, AND RECORDED IN DEED BOOK 13292, PAGE 157, AFORESAID RECORDS. ***AFFECTS THE SUBJECT PROPERTY. SHOWN HEREON.***

27. EASEMENT FROM DIGITAL EQUIPMENT CORPORATION TO GEORGIA POWER COMPANY DATED MARCH 1, 1990, FILED FOR RECORD FEBRUARY 7, 1991, AND RECORDED IN DEED BOOK 14045, PAGE 180, AFORESAID RECORDS. ***AFFECTS THE SUBJECT PROPERTY. SHOWN HEREON.***

28. EASEMENT AGREEMENT, BY AND BETWEEN DIGITAL EQUIPMENT CORPORATION, A MASSACHUSETTS CORPORATION AND BROWN TROUT INVESTMENTS, LTD., A MASSACHUSETTS CORPORATION, DATED APRIL 23, 1997, FILED FOR RECORD APRIL 25, 1997, AND RECORDED IN DEED BOOK 22507, PAGE 134, AFORESAID RECORDS. ***AFFECTS THE SUBJECT PROPERTY. SHOWN HEREON.***

29. UNDERGROUND EASEMENT FROM HEWLETT-PACKARD COMPANY, A DELAWARE CORPORATION TO GEORGIA POWER COMPANY DATED JULY 22, 2008, FILED FOR RECORD SEPTEMBER 16, 2008, AND RECORDED IN DEED BOOK 47188, PAGE 146, AFORESAID RECORDS. ***APPEARS TO AFFECT THE SUBJECT PROPERTY. THE EXACT LOCATION IS NOT CLEAR SINCE THE DOCUMENT IS NOT LEGIBLE.***

30. EASEMENT FROM HEWLETT-PACKARD COMPANY, A DELAWARE CORPORATION TO GEORGIA POWER COMPANY DATED MARCH 17, 2006, FILED FOR RECORD MAY 1, 2006, AND RECORDED IN DEED BOOK 42484, PAGE 497, AFORESAID RECORDS. ***AFFECTS THE SUBJECT PROPERTY. EASEMENT NOT PLOTTABLE. UNDERGROUND UTILITIES NOT MARKED.***

31. EASEMENT FROM HEWLETT-PACKARD COMPANY, A DELAWARE CORPORATION TO GEORGIA POWER COMPANY DATED MARCH 17, 2006, FILED FOR RECORD MAY 1, 2006, AND RECORDED IN DEED BOOK 42484, PAGE 500, AFORESAID RECORDS. ***AFFECTS THE SUBJECT PROPERTY. EASEMENT NOT PLOTTABLE. UNDERGROUND UTILITIES NOT MARKED.***

32. EASEMENT FROM HEWLETT-PACKARD COMPANY, A DELAWARE CORPORATION TO GEORGIA POWER COMPANY DATED MARCH 17, 2006, FILED FOR RECORD MAY 1, 2006, AND RECORDED IN DEED BOOK 42484, PAGE 503, AFORESAID RECORDS. ***AFFECTS THE SUBJECT PROPERTY. EASEMENT NOT PLOTTABLE. UNDERGROUND UTILITIES NOT MARKED.***

33. TERMS AND PROVISIONS OF THAT CERTAIN ROAD EASEMENT AGREEMENT, BY AND AMONG WILLIAM B. ORKIN, OXFORD GREEN, LTD., A GEORGIA LIMITED PARTNERSHIP AND OXFORD GREEN II, LTD., A GEORGIA LIMITED PARTNERSHIP, DATED OCTOBER 9, 1986, FILED FOR RECORD OCTOBER 18, 1986, AND RECORDED IN DEED BOOK 10385, PAGE 55, AFORESAID RECORDS. ***ESTABLISHES ORIGINAL RIGHT-OF-WAY OF WWDWARD PARKWAY PRIOR TO WIDENING PROJECT.***

34. TERMS AND PROVISIONS OF THAT CERTAIN EASEMENT AGREEMENT, BY AND AMONG DEVELOPMENT AUTHORITY OF FULTON COUNTY, A PUBLIC BODY CORPORATE AND POLITIC CREATED AND EXISTING UNDER THE LAWS OF THE STATE OF GEORGIA AND HP ENTERPRISE SERVICES, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND HEWLETT PACKARD ENTERPRISE COMPANY, A DELAWARE CORPORATION, DATED DECEMBER 1, 2016, FILED FOR RECORD DECEMBER 6, 2016, AND RECORDED IN DEED BOOK 56934, PAGE 206, AFORESAID RECORDS. ***APPURTENANT EASEMENT FOR USE AND ACCESS TO WELLS LOCATED ON THE ADJACENT PROPERTY TO THE SOUTHWEST.***

35. TERMS AND PROVISIONS OF THAT CERTAIN UTILITY EASEMENT AGREEMENT, BY AND BETWEEN HEWLETT PACKARD ENTERPRISE COMPANY AND VERIZON WIRELESS (VAW) LLC D/B/A VERIZON WIRELESS, DATED DECEMBER 21, 2016, FILED FOR RECORD JANUARY 24, 2017, AND RECORDED IN DEED BOOK 57130, PAGE 488, AFORESAID RECORDS. ***AFFECTS THE SUBJECT PROPERTY. SHOWN HEREON.***

36. TEMPORARY CONSTRUCTION EASEMENT FROM HEWLETT PACKARD ENTERPRISE COMPANY, A DELAWARE CORPORATION TO CITY OF ALPHARETTA, A MUNICIPAL CORPORATION OF THE STATE OF GEORGIA, DATED AUGUST 04, 2020, FILED FOR RECORD AUGUST 06, 2020, AND RECORDED IN DEED BOOK 62049, PAGE 352, AFORESAID RECORDS. ***AFFECTS THE SUBJECT PROPERTY. SHOWN HEREON.***

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RECORD LEGAL DESCRIPTION

PARCEL 1:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 1190, 1191 AND 1259 OF THE 2ND DISTRICT, 2ND SECTION, FULTON COUNTY, GEORGIA, CITY OF ALPHARETTA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE AT THE LAND LOT CORNER COMMON TO LAND LOTS 1191, 1192, 1257 AND 1258 OF AFORESAID DISTRICT, SECTION, AND COUNTY; THENCE CONTINUING ALONG SAID LAND LOT LINE COMMON TO LAND LOTS 1191 AND 1258, RUN SOUTH 89 DEGREES 30 MINUTES 34 SECONDS EAST A DISTANCE OF 456.63 FEET TO AN IRON PIN SET, SAID IRON PIN SET BEING THE TRUE POINT OF BEGINNING; FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED AND THENCE LEAVING SAID LAND LOT LINE COMMON TO LAND LOTS 1191 AND 1258, RUN NORTH 01 DEGREES 09 MINUTES 48 SECONDS EAST A DISTANCE OF 92.66 FEET TO A POINT; THENCE NORTH 15 DEGREES 26 MINUTES 41 SECONDS EAST A DISTANCE OF 56.62 FEET TO A POINT; THENCE NORTH 32 DEGREES 23 MINUTES 45 SECONDS WEST A DISTANCE OF 123.51 FEET TO A POINT; THENCE SOUTH 69 DEGREES 25 MINUTES 14 SECONDS WEST A DISTANCE OF 36.90 FEET TO A POINT LOCATED ON THE EASTERN BOUNDARY OF A LAKE; THENCE CONTINUING ALONG SAID EASTERN BOUNDARY OF SAID LAKE RUN IN A GENERALLY NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY DIRECTION ALONG SAID LAKE THE FOLLOWING COURSES AND DISTANCES: NORTH 25 DEGREES 29 MINUTES 14 SECONDS WEST A DISTANCE OF 145.39 FEET TO A POINT; NORTH 01 DEGREES 51 MINUTES 10 SECONDS EAST A DISTANCE OF 63.51 FEET TO A POINT; NORTH 22 DEGREES 50 MINUTES 00 SECONDS EAST A DISTANCE OF 83.46 FEET TO A POINT; NORTH 55 DEGREES 29 MINUTES 04 SECONDS EAST A DISTANCE OF 138.41 FEET TO A POINT; NORTH 12 DEGREES 04 MINUTES 10 SECONDS EAST A DISTANCE OF 138.41 FEET TO A POINT; NORTH 05 DEGREES 27 MINUTES 57 SECONDS EAST A DISTANCE OF 18.29 FEET TO A POINT; THENCE LEAVING SAID EASTERN BOUNDARY OF SAID LAKE RUN SOUTH 89 DEGREES 30 MINUTES 35 SECONDS EAST A DISTANCE OF 1,641.86 FEET TO AN IRON PIN SET; SAID IRON PIN SET BEING LOCATED ON THE NORTHWESTERN RIGHT-OF-WAY LINE OF GEORGIA HIGHWAY NO. 400 (HAVING A VARIABLE RIGHT-OF-WAY WIDTH); THENCE CONTINUING ALONG SAID NORTHWESTERN RIGHT-OF-WAY LINE OF GEORGIA HIGHWAY NO. 400 RUN IN A GENERALLY SOUTHWESTERLY DIRECTION THE FOLLOWING COURSES AND DISTANCES: SOUTH 26 DEGREES 56 MINUTES 57 SECONDS WEST A DISTANCE OF 31.20 FEET TO A CONCRETE MONUMENT; SOUTH 18 DEGREES 46 MINUTES 59 SECONDS WEST A DISTANCE OF 296.15 FEET TO A CONCRETE MONUMENT; SOUTH 25 DEGREES 45 MINUTES 49 SECONDS WEST A DISTANCE OF 544.58 FEET TO A CONCRETE MONUMENT; SOUTH 17 DEGREES 18 MINUTES 44 SECONDS WEST A DISTANCE OF 362.19 FEET TO A CONCRETE MONUMENT; SOUTH 34 DEGREES 10 MINUTES 46 SECONDS WEST A DISTANCE OF 204.94 FEET TO A CONCRETE MONUMENT; SOUTH 24 DEGREES 05 MINUTES 43 SECONDS WEST A DISTANCE OF 286.45 FEET TO A CONCRETE MONUMENT, SAID CONCRETE MONUMENT BEING LOCATED AT THE INTERSECTION OF THE NORTHWESTERN RIGHT-OF-WAY LINE OF GEORGIA HIGHWAY NO.400 AND THE LAND LOT LINE COMMON TO LAND LOTS 1258 AND 1259; THENCE LEAVING SAID NORTHWESTERN RIGHT-OF-WAY LINE OF GEORGIA HIGHWAY NO. 400 AND ALONG SAID LAND LOT LINE COMMON TO LAND LOTS 1258 AND 1259 RUN NORTH 00 DEGREES 19 MINUTES 17 SECONDS EAST A DISTANCE OF 1,123.00 FEET TO AN IRON PIN FOUND; SAID IRON PIN FOUND BEING LOCATED AT THE LAND LOT CORNER COMMON TO LAND LOTS 1191, 1258 AND 1259; THENCE CONTINUING ALONG SAID LAND LOT LINE COMMON TO LAND LOTS 1191 AND 1258 RUN NORTH 89 DEGREES 30 MINUTES 35 SECONDS WEST A DISTANCE OF 898.37 FEET TO AN IRON PIN SET, SAID IRON PIN SET BEING THE TRUE POINT OF BEGINNING.

THE ABOVE-REFERENCED PROPERTY CONTAINS 35.654 ACRES AND IS SHOWN ON THAT SURVEY FOR DIGITAL EQUIPMENT CORPORATION, PREPARED BY BATES-LONG & ASSOCIATES, J. PAUL BATES, GEORGIA REGISTERED LAND SURVEYOR NO. 936 AND FRED WILSON LONG, GEORGIA REGISTERED LAND SURVEYOR NO. 1685, DATED FEBRUARY 27, 1987, LAST REVISED OCTOBER 29, 1987, WHICH CERTAIN SURVEY IS INCORPORATED HEREIN AND BY THIS REFERENCE MADE A PART HEREOF.

PARCEL 2
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 1186, 1187 AND 1191 OF THE 2ND DISTRICT, 2ND SECTION, FULTON COUNTY, GEORGIA, CITY OF ALPHARETTA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHWESTERN RIGHT-OF-WAY LINE OF GEORGIA HIGHWAY NO. 400 (HAVING A VARIABLE RIGHT-OF-WAY WIDTH) WITH THE SOUTHERN RIGHT-OF-WAY LINE OF WINDWARD PARKWAY (UNDER CONSTRUCTION) (HAVING A 100-FOOT RIGHT-OF-WAY WIDTH); THENCE LEAVING SAID INTERSECTION AND CONTINUING ALONG SAID NORTHWESTERN RIGHT-OF-WAY LINE OF GEORGIA HIGHWAY NO. 400 RUN SOUTH 27 DEGREES 08 MINUTES 37 SECONDS EAST A DISTANCE OF 31.05 FEET TO A CONCRETE MONUMENT; THENCE LEAVING SAID NORTHWESTERN RIGHT-OF-WAY LINE OF GEORGIA HIGHWAY NO. 400 RUN SOUTH 54 DEGREES 05 MINUTES 34 SECONDS WEST A DISTANCE OF 651.70 FEET TO A POINT; THENCE NORTH 35 DEGREES 54 MINUTES 25 SECONDS WEST A DISTANCE OF 20.00 FEET TO A POINT; THENCE SOUTH 53 DEGREES 56 MINUTES 35 SECONDS WEST A DISTANCE OF 119.26 FEET TO A POINT; THENCE SOUTH 55 DEGREES 23 MINUTES 43 SECONDS WEST A DISTANCE OF 64.50 FEET TO A POINT; THENCE SOUTH 57 DEGREES 50 MINUTES 30 SECONDS WEST A DISTANCE OF 54.15 FEET TO A POINT; THENCE SOUTH 61 DEGREES 22 MINUTES 04 SECONDS WEST A DISTANCE OF 58.55 FEET TO A POINT; THENCE SOUTH 60 DEGREES 36 MINUTES 16 SECONDS WEST A DISTANCE OF 55.70 FEET TO A POINT; THENCE SOUTH 61 DEGREES 45 MINUTES 21 SECONDS WEST A DISTANCE OF 58.50 FEET TO A POINT; THENCE SOUTH 64 DEGREES 12 MINUTES 22 SECONDS WEST A DISTANCE OF 57.00 FEET TO A POINT; THENCE SOUTH 65 DEGREES 48 MINUTES 04 SECONDS WEST A DISTANCE OF 57.30 FEET TO A POINT; THENCE SOUTH 67 DEGREES 01 MINUTE 35 SECONDS WEST A DISTANCE OF 68.85 FEET TO A POINT; THENCE SOUTH 69 DEGREES 36 MINUTES 39 SECONDS WEST A DISTANCE OF 209.88 FEET TO A POINT; THENCE SOUTH 70 DEGREES 47 MINUTES 48 SECONDS WEST A DISTANCE OF 537.66 FEET TO A POINT; THENCE SOUTH 69 DEGREES 45 MINUTES 29 SECONDS WEST A DISTANCE OF 200.27 FEET TO A POINT; THENCE SOUTH 72 DEGREES 08 MINUTES 18 SECONDS WEST A DISTANCE OF 142.40 FEET TO A POINT; THENCE SOUTH 74 DEGREES 41 MINUTES 28 SECONDS WEST A DISTANCE OF 40.38 FEET TO A POINT; THENCE SOUTH 76 DEGREES 59 MINUTES 19 SECONDS WEST A DISTANCE OF 249.01 FEET TO A POINT; THENCE SOUTH 81 DEGREES 09 MINUTES 48 SECONDS WEST A DISTANCE OF 78.06 FEET TO A POINT; THENCE SOUTH 84 DEGREES 35 MINUTES 48 SECONDS WEST A DISTANCE OF 45.00 FEET TO A POINT; THENCE NORTH 39 DEGREES 28 MINUTES 50 SECONDS WEST A DISTANCE OF 5.48 FEET TO A POINT; THENCE NORTH 23 DEGREES 08 MINUTES 16 SECONDS WEST A DISTANCE OF 63.03 FEET TO A POINT, SAID POINT BEING LOCATED ON PROPOSED UNION HILL ROAD (HAVING A 100-FOOT RIGHT-OF-WAY WIDTH); THENCE LEAVING SAID SOUTHEASTERN RIGHT-OF-WAY LINE OF PROPOSED UNION HILL ROAD RUN NORTH 66 DEGREES 51 MINUTES 37 SECONDS EAST A DISTANCE OF 90.17 FEET TO A POINT; THENCE NORTH 82 DEGREES 15 MINUTES 06 SECONDS EAST A DISTANCE OF 85.78 FEET TO A POINT; THENCE NORTH 76 DEGREES 18 MINUTES 06 SECONDS EAST A DISTANCE OF 103.22 FEET TO A POINT; THENCE NORTH 72 DEGREES 49 MINUTES 45 SECONDS EAST A DISTANCE OF 124.92 FEET TO A POINT; THENCE NORTH 70 DEGREES 48 MINUTES 06 SECONDS EAST A DISTANCE OF 125.00 FEET TO A POINT; THENCE NORTH 70 DEGREES 51 MINUTES 09 SECONDS EAST A DISTANCE OF 670.00 FEET TO A POINT; THENCE NORTH 69 DEGREES 45 MINUTES 59 SECONDS EAST A DISTANCE OF 53.70 FEET TO A POINT; THENCE NORTH 68 DEGREES 45 MINUTES 28 SECONDS EAST A DISTANCE OF 79.61 FEET TO A POINT; THENCE NORTH 67 DEGREES 40 MINUTES 26 SECONDS EAST A DISTANCE OF 70.00 FEET TO A POINT; THENCE NORTH 65 DEGREES 37 MINUTES 35 SECONDS EAST A DISTANCE OF 20.00 FEET TO A POINT; THENCE SOUTH 56 DEGREES 54 MINUTES 25 SECONDS EAST A DISTANCE OF 119.26 FEET TO A POINT; THENCE NORTH 35 DEGREES 54 MINUTES 25 SECONDS WEST A DISTANCE OF 20.00 FEET TO A POINT; THENCE NORTH 54 DEGREES 05 MINUTES 34 SECONDS EAST A DISTANCE OF 651.70 FEET TO A POINT; THENCE NORTH 35 DEGREES 54 MINUTES 25 SECONDS WEST A DISTANCE OF 20.00 FEET TO A POINT; THENCE SOUTH 55 DEGREES 23 MINUTES 43 SECONDS WEST A DISTANCE OF 64.50 FEET TO A POINT; THENCE SOUTH 57 DEGREES 50 MINUTES 30 SECONDS WEST A DISTANCE OF 54.15 FEET TO A POINT; THENCE SOUTH 61 DEGREES 22 MINUTES 04 SECONDS WEST A DISTANCE OF 58.55 FEET TO A POINT; THENCE SOUTH 60 DEGREES 36 MINUTES 16 SECONDS WEST A DISTANCE OF 55.70 FEET TO A POINT; THENCE SOUTH 61 DEGREES 45 MINUTES 21 SECONDS WEST A DISTANCE OF 58.50 FEET TO A POINT; THENCE SOUTH 64 DEGREES 12 MINUTES 22 SECONDS WEST A DISTANCE OF 57.00 FEET TO A POINT; THENCE SOUTH 65 DEGREES 48 MINUTES 04 SECONDS WEST A DISTANCE OF 57.30 FEET TO A POINT RUNNING THENCE SOUTH 67 DEGREES 01 MINUTE 35 SECONDS WEST A DISTANCE OF 68.85 FEET TO A POINT; RUNNING THENCE SOUTH 69 DEGREES 36 MINUTES 39 SECONDS WEST A DISTANCE OF 209.88 FEET TO A POINT; THENCE SOUTH 70 DEGREES 47 MINUTES 48 SECONDS WEST A DISTANCE OF 537.66 FEET TO A POINT; THENCE SOUTH 69 DEGREES 45 MINUTES 29 SECONDS WEST A DISTANCE OF 200.27 FEET TO A POINT; THENCE SOUTH 72 DEGREES 08 MINUTES 18 SECONDS WEST A DISTANCE OF 142.40 FEET TO A POINT; THENCE SOUTH 74 DEGREES 41 MINUTES 28 SECONDS WEST A DISTANCE OF 40.38 FEET TO A POINT; RUNNING THENCE SOUTH 76 DEGREES 59 MINUTES 19 SECONDS WEST A DISTANCE OF 249.01 FEET TO A POINT; THENCE SOUTH 81 DEGREES 09 MINUTES 48 SECONDS WEST A DISTANCE OF 78.06 FEET TO A POINT; THENCE SOUTH 84 DEGREES 35 MINUTES 48 SECONDS WEST A DISTANCE OF 45.00 FEET TO A POINT; RUNNING THENCE SOUTH 87 DEGREES 10 MINUTES 03 SECONDS WEST A DISTANCE OF 47.18 FEET TO A POINT; RUNNING THENCE NORTH 89 DEGREES 28 MINUTES 50 SECONDS WEST A DISTANCE OF 5.48 FEET TO A POINT; THENCE NORTH 23 DEGREES 08 MINUTES 16 SECONDS WEST A DISTANCE OF 63.03 FEET TO A POINT, SAID POINT BEING LOCATED ON PROPOSED UNION HILL ROAD (HAVING A 100-FOOT RIGHT-OF-WAY WIDTH); THENCE LEAVING SAID SOUTHWESTERN RIGHT-OF-WAY LINE OF PROPOSED UNION HILL ROAD RUN NORTH 66 DEGREES 51 MINUTES 37 SECONDS EAST A DISTANCE OF 90.17 FEET TO A POINT; THENCE NORTH 82 DEGREES 15 MINUTES 06 SECONDS EAST A DISTANCE OF 85.78 FEET TO A POINT; THENCE NORTH 76 DEGREES 18 MINUTES 06 SECONDS EAST A DISTANCE OF 103.22 FEET TO A POINT; THENCE NORTH 72 DEGREES 49 MINUTES 45 SECONDS EAST A DISTANCE OF 124.92 FEET TO A POINT; THENCE NORTH 70 DEGREES 48 MINUTES 06 SECONDS EAST A DISTANCE OF 125.00 FEET TO A POINT; THENCE NORTH 70 DEGREES 51 MINUTES 09 SECONDS EAST A DISTANCE OF 670.00 FEET TO A POINT AND THE TRUE POINT OF BEGINNING.

SAID PROPERTY BEING SHOWN ON A BOUNDARY SURVEY FOR CHATHAM INVESTMENT COMPANY AND LIBERTY SAVINGS BANK, F.S.B., PREPARED BY BATES AND LONG & ASSOCIATES, DATED FEBRUARY 27, 1987 AND REVISED MARCH 4, 1987, MARCH 12, 1987, MARCH 16, 1987, MARCH 18, 1987 AND JULY 14, 1987.

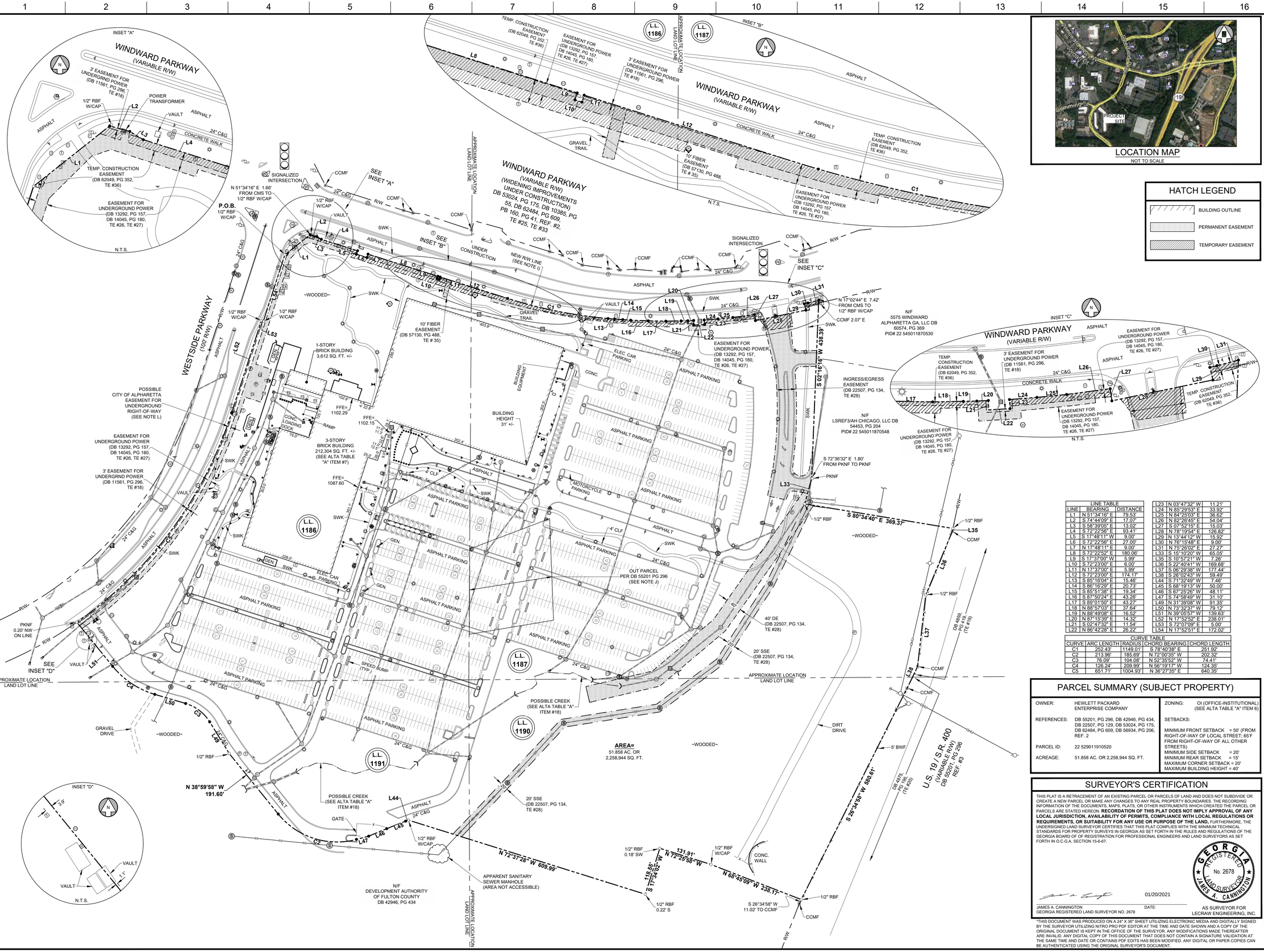
PARCEL 6
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 1186 AND 1187 OF THE 2ND DISTRICT, 2ND SECTION, FULTON COUNTY, GEORGIA, CITY OF ALPHARETTA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE AT AN IRON PIN FOUND LOCATED AT THE LAND LOT CORNER COMMON TO LAND LOTS 1191, 1192, 1257 AND 1258 OF AFORESAID DISTRICT, SECTION, AND COUNTY; THENCE CONTINUING ALONG SAID LAND LOT LINE COMMON TO LAND LOTS 1191 AND 1258, RUN SOUTH 89 DEGREES 30 MINUTES 35 SECONDS EAST A DISTANCE OF 456.63 FEET TO AN IRON PIN SET; THENCE LEAVING SAID LAND LOT LINE COMMON TO LAND LOTS 1191 AND 1258 RUN NORTH 67 DEGREES 09 MINUTES 48 SECONDS EAST A DISTANCE OF 92.66 FEET TO A POINT; THENCE NORTH 15 DEGREES 26 MINUTES 41 SECONDS EAST A DISTANCE OF 56.62 FEET TO A POINT; THENCE NORTH 32 DEGREES 23 MINUTES 45 SECONDS WEST A DISTANCE OF 123.51 FEET TO A POINT;THENCE SOUTH 69 DEGREES 25 MINUTES 14 SECONDS WEST A DISTANCE OF 36.90 FEET TO A POINT, SAID POINT BEING LOCATED ON THE EASTERN BOUNDARY OF A LAKE; THENCE CONTINUING ALONG SAID EASTERN BOUNDARY OF SAID LAKE RUN IN A GENERALLY NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY DIRECTION ALONG SAID LAKE THE FOLLOWING COURSES AND DISTANCES: NORTH 25 DEGREES 29 MINUTES 14 SECONDS WEST A DISTANCE OF 145.39 FEET TO A POINT; NORTH 01 DEGREES 51 MINUTES 10 SECONDS EAST A DISTANCE OF 63.51 FEET TO A POINT; NORTH 22 DEGREES 50 MINUTES 00 SECONDS EAST A DISTANCE OF 83.46 FEET TO A POINT; NORTH 55 DEGREES 29 MINUTES 04 SECONDS EAST A DISTANCE OF 138.41 FEET TO A POINT; NORTH 12 DEGREES 04 MINUTES 10 SECONDS EAST A DISTANCE OF 138.41 FEET TO A POINT; NORTH 05 DEGREES 27 MINUTES 57 SECONDS EAST A DISTANCE OF 18.29 FEET TO A POINT; THENCE LEAVING SAID EASTERN BOUNDARY OF SAID LAKE RUN SOUTH 89 DEGREES 30 MINUTES 35 SECONDS EAST A DISTANCE OF 1,641.86 FEET TO AN IRON PIN SET; SAID IRON PIN SET BEING LOCATED ON THE NORTHWESTERN RIGHT-OF-WAY LINE OF GEORGIA HIGHWAY NO. 400 (HAVING A VARIABLE RIGHT-OF-WAY WIDTH); THENCE CONTINUING ALONG SAID NORTHWESTERN RIGHT-OF-WAY LINE OF GEORGIA HIGHWAY NO. 400 RUN IN A GENERALLY SOUTHWESTERLY DIRECTION THE FOLLOWING COURSES AND DISTANCES: SOUTH 26 DEGREES 56 MINUTES 57 SECONDS WEST A DISTANCE OF 31.20 FEET TO A CONCRETE MONUMENT; SOUTH 18 DEGREES 46 MINUTES 59 SECONDS WEST A DISTANCE OF 296.15 FEET TO A CONCRETE MONUMENT; SOUTH 25 DEGREES 45 MINUTES 49 SECONDS WEST A DISTANCE OF 544.58 FEET TO A CONCRETE MONUMENT; SOUTH 17 DEGREES 18 MINUTES 44 SECONDS WEST A DISTANCE OF 362.19 FEET TO A CONCRETE MONUMENT; SOUTH 34 DEGREES 10 MINUTES 46 SECONDS WEST A DISTANCE OF 204.94 FEET TO A CONCRETE MONUMENT; SOUTH 24 DEGREES 05 MINUTES 43 SECONDS WEST A DISTANCE OF 286.45 FEET TO A CONCRETE MONUMENT, SAID CONCRETE MONUMENT BEING LOCATED AT THE INTERSECTION OF THE NORTHWESTERN RIGHT-OF-WAY LINE OF GEORGIA HIGHWAY NO.400 AND THE LAND LOT LINE COMMON TO LAND LOTS 1258 AND 1259; THENCE LEAVING SAID NORTHWESTERN RIGHT-OF-WAY LINE OF GEORGIA HIGHWAY NO. 400 AND ALONG SAID LAND LOT LINE COMMON TO LAND LOTS 1258 AND 1259 RUN NORTH 00 DEGREES 19 MINUTES 17 SECONDS EAST A DISTANCE OF 1,123.00 FEET TO AN IRON PIN FOUND; SAID IRON PIN FOUND BEING LOCATED AT THE LAND LOT CORNER COMMON TO LAND LOTS 1191, 1258 AND 1259; THENCE CONTINUING ALONG SAID LAND LOT LINE COMMON TO LAND LOTS 1191 AND 1258 RUN NORTH 89 DEGREES 30 MINUTES 35 SECONDS WEST A DISTANCE OF 898.37 FEET TO AN IRON PIN SET, SAID IRON PIN SET BEING THE TRUE POINT OF BEGINNING.

ACCORDING TO PLAT OF SURVEY PREPARED BY DAVID A. BURRE & ASSOCIATES, INC. FOR ROSWELL BANK DATED JULY 26, 1984.

PARCEL 8
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 1186, 1187, 1190 AND 1191 OF THE 2ND DISTRICT, 2ND SECTION, FULTON COUNTY, GEORGIA, CITY OF ALPHARETTA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE AT AN IRON PIN FOUND LOCATED AT THE LAND LOT CORNER COMMON TO LAND LOTS 1191, 1192, 1257 AND 1258 OF AFORESAID DISTRICT, SECTION, AND COUNTY; THENCE CONTINUING ALONG SAID LAND LOT LINE COMMON TO LAND LOTS 1191 AND 1258, RUN SOUTH 89 DEGREES 30 MINUTES 35 SECONDS EAST A DISTANCE OF 456.63 FEET TO AN IRON PIN SET; THENCE LEAVING SAID LAND LOT LINE COMMON TO LAND LOTS 1191 AND 1258 RUN NORTH 01 DEGREES 09 MINUTES 48 SECONDS EAST A DISTANCE OF 92.66 FEET TO A POINT; THENCE NORTH 15 DEGREES 26 MINUTES 41 SECONDS EAST A DISTANCE OF 56.62 FEET TO A POINT; THENCE NORTH 32 DEGREES 23 MINUTES 45 SECONDS WEST A DISTANCE OF 123.51 FEET TO A POINT;THENCE SOUTH 69 DEGREES 25 MINUTES 14 SECONDS WEST A DISTANCE OF 36.90 FEET TO A POINT, SAID POINT BEING LOCATED ON THE EASTERN BOUNDARY OF A LAKE; THENCE CONTINUING ALONG SAID EASTERN BOUNDARY OF SAID LAKE RUN IN A GENERALLY NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY DIRECTION ALONG SAID LAKE THE FOLLOWING COURSES AND DISTANCES: NORTH 25 DEGREES 29 MINUTES 14 SECONDS WEST A DISTANCE OF 145.39 FEET TO A POINT; NORTH 01 DEGREES 51 MINUTES 10 SECONDS EAST A DISTANCE OF 63.51 FEET TO A POINT; NORTH 22 DEGREES 50 MINUTES 00 SECONDS EAST A DISTANCE OF 83.46 FEET TO A POINT; NORTH 55 DEGREES 29 MINUTES 04 SECONDS EAST A DISTANCE OF 138.41 FEET TO A POINT; NORTH 12 DEGREES 04 MINUTES 10 SECONDS EAST A DISTANCE OF 138.41 FEET TO A POINT; NORTH 05 DEGREES 27 MINUTES 57 SECONDS EAST A DISTANCE OF 18.29 FEET TO A POINT; THENCE LEAVING SAID EASTERN BOUNDARY OF SAID LAKE RUN SOUTH 89 DEGREES 30 MINUTES 35 SECONDS EAST A DISTANCE OF 1,641.86 FEET TO AN IRON PIN SET; SAID IRON PIN SET BEING LOCATED ON THE NORTHWESTERN RIGHT-OF-WAY LINE OF GEORGIA HIGHWAY NO. 400 (HAVING A VARIABLE RIGHT-OF-WAY WIDTH); THENCE CONTINUING ALONG SAID NORTHWESTERN RIGHT-OF-WAY LINE OF GEORGIA HIGHWAY NO. 400 RUN IN A GENERALLY SOUTHWESTERLY DIRECTION THE FOLLOWING COURSES AND DISTANCES: SOUTH 26 DEGREES 56 MINUTES 57 SECONDS WEST A DISTANCE OF 31.20 FEET TO A CONCRETE MONUMENT; SOUTH 18 DEGREES 46 MINUTES 59 SECONDS WEST A DISTANCE OF 296.15 FEET TO A CONCRETE MONUMENT; SOUTH 25 DEGREES 45 MINUTES 49 SECONDS WEST A DISTANCE OF 544.58 FEET TO A CONCRETE MONUMENT; SOUTH 17 DEGREES 18 MINUTES 44 SECONDS WEST A DISTANCE OF 362.19 FEET TO A CONCRETE MONUMENT; SOUTH 34 DEGREES 10 MINUTES 46 SECONDS WEST A DISTANCE OF 204.94 FEET TO A CONCRETE MONUMENT; SOUTH 24 DEGREES 05 MINUTES 43 SECONDS WEST A DISTANCE OF 286.45 FEET TO A CONCRETE MONUMENT, SAID CONCRETE MONUMENT BEING LOCATED AT THE INTERSECTION OF THE NORTHWESTERN RIGHT-OF-WAY LINE OF GEORGIA HIGHWAY NO.400 AND THE LAND LOT LINE COMMON TO LAND LOTS 1258 AND 1259; THENCE LEAVE THE LAND LOT LINE DIVIDING LAND LOTS 1258 AND 1259 AND RUN ALONG THE NORTHWESTERN MARGIN OF THE RIGHT-OF-WAY OF STATE ROUTE 400 (THE FOLLOWING SEVEN (7) COURSES AND DISTANCES: (1) NORTH 23 DEGREES 17 MINUTES 26 SECONDS EAST A DISTANCE OF 286.60 FEET TO A POINT MARKED BY A CONCRETE MONUMENT FOUND; (2) NORTH 34 DEGREES 26 MINUTES 24 SECONDS EAST A DISTANCE OF 205.18 FEET TO A POINT MARKED BY A CONCRETE MONUMENT FOUND; (3) NORTH 17 DEGREES 03 MINUTES 57 SECONDS EAST A DISTANCE OF 357.14 FEET TO A POINT MARKED BY A CONCRETE MONUMENT FOUND; (4) NORTH 25 DEGREES 17 MINUTES 29 SECONDS EAST A DISTANCE OF 549.44 FEET TO A POINT MARKED BY A CONCRETE MONUMENT FOUND; (5) NORTH 18 DEGREES 25 MINUTES 17 SECONDS EAST A DISTANCE OF 296.21 FEET TO A POINT MARKED BY A CONCRETE MONUMENT FOUND; (6) NORTH 21 DEGREES 14 MINUTES 49 SECONDS EAST A DISTANCE OF 366.65 FEET TO A POINT MARKED BY A CONCRETE MONUMENT FOUND; AND (7) NORTH 26 DEGREES 35 MINUTES 10 SECONDS EAST A DISTANCE OF 10.69 FEET TO A POINT; THENCE LEAVE THE NORTHWESTERN MARGIN OF THE RIGHT-OF-WAY OF STATE ROUTE 400 AND RUN NORTH 68 DEGREES 45 MINUTES 11 SECONDS WEST A DISTANCE OF 238.17 FEET TO A POINT; THENCE RUN NORTH 72 DEGREES 24 MINUTES 52 SECONDS WEST A DISTANCE OF 131.91 FEET TO A POINT; THENCE RUN SOUTH 17 DEGREES 35 MINUTES 08 SECONDS WEST A DISTANCE OF 118.55 FEET TO A POINT; THENCE RUN NORTH 72 DEGREES 36 MINUTES 22 SECONDS WEST A DISTANCE OF 609.99 FEET TO A POINT; THENCE RUN SOUTH 71 DEGREES 35 MINUTES 24 SECONDS WEST A DISTANCE OF 7.46 FEET TO A POINT; THENCE RUN SOUTH 68 DEGREES 21 MINUTES 48 SECONDS WEST A DISTANCE OF 50.00 FEET TO A POINT; THENCE RUN SOUTH 67 DEGREES 28 MINUTES 01 SECOND WEST A DISTANCE OF 48.11 FEET TO A POINT; THENCE RUN SOUTH 75 DEGREES 01 MINUTE 24 SECONDS WEST A DISTANCE OF 10 FEET TO A POINT; THENCE RUN ALONG THE ARC OF A CURVE TO THE RIGHT AN ARC DISTANCE OF 213.96 FEET TO A POINT (SAID ARC HAVING A RADIUS OF 185.69 FEET AND BEING SUBTENDED BY A CHORD HAVING A CHORD BEARING OF NORTH 71 DEGREES 58 MINUTES 00 SECONDS WEST AND A CHORD DISTANCE OF 202.32 FEET); THENCE RUN NORTH 38 DEGREES 57 MINUTES 23 SECONDS WEST A DISTANCE OF 191.60 FEET TO A POINT; THENCE RUN NORTH 31 DEGREES 39 MINUTES 34 SECONDS WEST A DISTANCE OF 91.35 FEET TO A POINT; THENCE RUN ALONG THE ARC OF A CURVE TO THE LEFT AN ARC DISTANCE OF 78.10 FEET TO A POINT (SAID ARC HAVING A RADIUS OF 194.08 FEET AND BEING SUBTENDED BY A CHORD HAVING A CHORD BEARING OF NORTH 52 DEGREES 36 MINUTES 18 SECONDS WEST AND A CHORD DISTANCE OF 74.41 FEET); THENCE RUN NORTH 73 DEGREES 33 MINUTES 03 SECONDS WEST A DISTANCE OF 75.12 FEET TO A POINT; THENCE RUN ALONG THE ARC OF A CURVE TO THE RIGHT AN ARC DISTANCE OF 126.24 FEET TO A POINT (SAID ARC HAVING A RADIUS OF 209.99 FEET AND BEING SUBTENDED BY A CHORD HAVING A CHORD BEARING OF NORTH 56 DEGREES 19 MINUTES 43 SECONDS WEST AND A CHORD DISTANCE OF 124.35 FEET); THENCE RUN NORTH 39 DEGREES 06 MINUTES 23 SECONDS WEST A DISTANCE OF 139.63 FEET TO A POINT LOCATED ON THE SOUTHEASTERN MARGIN OF THE RIGHT-OF-WAY OF WESTSIDE DRIVE (100 FOOT RIGHT-OF-WAY); THENCE RUN ALONG SAID SOUTHEASTERN MARGIN OF THE RIGHT-OF-WAY OF WESTSIDE DRIVE IN A NORTHEASTERLY DIRECTION ALONG THE SOUTHEASTERN MARGIN OF THE AFORESAID RIGHT-OF-WAY OF WESTSIDE DRIVE AND ALONG THE ARC OF A CURVE TO THE RIGHT AN ARC DISTANCE OF 201.22 FEET TO A POINT (SAID ARC HAVING A RADIUS OF 1094.93 FEET AND BEING SUBTENDED BY A CHORD HAVING A CHORD BEARING OF SOUTH 60 DEGREES 47 MINUTES 46 SECONDS WEST AND A CHORD DISTANCE OF 200.89 FEET); THENCE LEAVE THE SOUTHEASTERN MARGIN OF THE AFORESAID RIGHT-OF- WAY OF WESTSIDE DRIVE AND RUN SOUTH 39 DEGREES 28 MINUTES 50 SECONDS EAST A DISTANCE OF 63.03 FEET TO A POINT; THENCE RUN SOUTH 66 DEGREES 51 MINUTES 37 SECONDS EAST A DISTANCE OF 90.17 FEET TO A POINT; THENCE RUN SOUTH 82 DEGREES 15 MINUTES 06 SECONDS EAST A DISTANCE OF 85.78 FEET TO A POINT; THENCE RUN SOUTH 76 DEGREES 18 MINUTES 06 SECONDS EAST A DISTANCE OF 103.22 FEET TO A POINT; THENCE RUN SOUTH 72 DEGREES 49 MINUTES 45 SECONDS EAST A DISTANCE OF 124.92 FEET TO A POINT; THENCE RUN SOUTH 70 DEGREES 48 MINUTES 06 SECONDS EAST A DISTANCE OF 125.00 FEET TO A POINT; THENCE RUN SOUTH 70 DEGREES 51 MINUTES 09 SECONDS EAST A DISTANCE OF 670.00 FEET TO A POINT; THENCE RUN SOUTH 69 DEGREES 45 MINUTES 59 SECONDS EAST A DISTANCE OF 53.70 FEET TO A POINT; THENCE RUN SOUTH 68 DEGREES 45 MINUTES 28 SECONDS EAST A DISTANCE OF 79.61 FEET TO A POINT; THENCE RUN SOUTH 67 DEGREES 40 MINUTES 26 SECONDS EAST A DISTANCE OF 70.00 FEET TO A POINT; THENCE RUN SOUTH 65 DEGREES 37 MINUTES 35 SECONDS EAST A DISTANCE OF 20.00 FEET TO A POINT; THENCE RUN SOUTH 56 DEGREES 54 MINUTES 25 SECONDS EAST A DISTANCE OF 119.26 FEET TO A POINT; THENCE RUN NORTH 35 DEGREES 54 MINUTES 25 SECONDS WEST A DISTANCE OF 20.00 FEET TO A POINT; THENCE RUN NORTH 54 DEGREES 05 MINUTES 34 SECONDS EAST A DISTANCE OF 651.70 FEET TO A POINT; THENCE RUN SOUTH 35 DEGREES 54 MINUTES 25 SECONDS EAST A DISTANCE OF 20.00 FEET TO A POINT; THENCE RUN NORTH 55 DEGREES 23 MINUTES 43 SECONDS WEST A DISTANCE OF 64.50 FEET TO A POINT; THENCE RUN NORTH 57 DEGREES 50 MINUTES 30 SECONDS WEST A DISTANCE OF 54.15 FEET TO A POINT; THENCE RUN NORTH 61 DEGREES 22 MINUTES 04 SECONDS WEST A DISTANCE OF 58.55 FEET TO A POINT; THENCE RUN NORTH 60 DEGREES 36 MINUTES 16 SECONDS WEST A DISTANCE OF 55.70 FEET TO A POINT; THENCE RUN NORTH 61 DEGREES 45 MINUTES 21 SECONDS WEST A DISTANCE OF 58.50 FEET TO A POINT; THENCE RUN NORTH 64 DEGREES 12 MINUTES 22 SECONDS WEST A DISTANCE OF 57.00 FEET TO A POINT; THENCE RUN NORTH 65 DEGREES 48 MINUTES 04 SECONDS WEST A DISTANCE OF 57.30 FEET TO A POINT; THENCE RUN NORTH 67 DEGREES 01 MINUTE 35 SECONDS WEST A DISTANCE OF 68.85 FEET TO A POINT; THENCE RUN NORTH 69 DEGREES 36 MINUTES 39 SECONDS WEST A DISTANCE OF 209.88 FEET TO A POINT; THENCE RUN NORTH 70 DEGREES 47 MINUTES 48 SECONDS WEST A DISTANCE OF 537.66 FEET TO A POINT; THENCE RUN NORTH 69 DEGREES 45 MINUTES 29 SECONDS WEST A DISTANCE OF 200.27 FEET TO A POINT; THENCE RUN NORTH 72 DEGREES 08 MINUTES 18 SECONDS WEST A DISTANCE OF 142.40 FEET TO A POINT; THENCE RUN NORTH 74 DEGREES 41 MINUTES 28 SECONDS WEST A DISTANCE OF 40.38 FEET TO A POINT; THENCE RUN NORTH 76 DEGREES 59 MINUTES 19 SECONDS WEST A DISTANCE OF 249.01 FEET TO A POINT; THENCE RUN NORTH 81 DEGREES 09 MINUTES 48 SECONDS WEST A DISTANCE OF 78.06 FEET TO A POINT; THENCE RUN NORTH 84 DEGREES 35 MINUTES 48 SECONDS WEST A DISTANCE O



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 51°34'16" E	79.53'
L2	S 74°44'09" E	17.07'
L3	S 56°39'05" E	13.02'
L4	S 72°22'56" E	93.41'
L5	S 17°48'11" W	9.00'
L6	S 72°22'56" E	27.00'
L7	N 17°48'11" E	9.00'
L8	S 72°22'52" E	180.06'
L9	S 17°37'00" W	5.99'
L10	S 72°23'00" E	6.00'
L11	N 17°37'00" E	5.99'
L12	S 72°23'00" E	174.17'
L13	S 85°16'04" E	15.46'
L14	S 86°16'29" E	20.73'
L15	S 85°51'38" E	19.34'
L16	S 87°50'24" E	43.26'
L17	S 89°01'50" E	43.27'
L18	N 88°57'03" E	37.64'
L19	N 88°49'08" E	16.52'
L20	N 87°15'39" E	14.32'
L21	S 02°47'32" E	11.54'
L22	N 86°42'28" E	26.22'
L23	N 03°47'32" W	11.21'
L24	N 85°29'53" E	33.92'
L25	N 84°25'03" E	36.62'
L26	N 82°20'45" E	54.04'
L27	S 07°52'15" E	15.03'
L28	N 78°19'54" E	126.82'
L29	N 13°44'12" W	15.92'
L30	N 76°15'48" E	9.00'
L31	N 75°26'02" E	27.27'
L33	S 15°10'20" W	65.05'
L35	S 10°57'21" W	7.26'
L36	S 22°40'41" W	169.68'
L37	S 06°29'38" W	177.44'
L38	S 26°02'43" W	59.49'
L44	S 71°32'49" W	7.46'
L45	S 68°19'13" W	50.00'
L46	S 67°25'26" W	48.11'
L47	S 74°58'49" W	31.10'
L49	N 31°39'08" W	91.35'
L50	N 73°32'37" W	79.12'
L51	N 39°05'57" W	139.63'
L52	N 17°52'52" E	238.01'
L53	S 72°07'09" E	5.00'
L54	N 17°52'51" E	172.02'

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	252.43'	1149.01'	S 78°40'38" E	251.92'
C2	213.96'	185.69'	N 72°00'35" W	202.32'
C3	76.09'	104.08'	N 52°35'52" W	74.41'
C4	126.24'	209.99'	N 56°19'17" W	124.35'
C5	651.71'	1004.93'	N 36°27'35" E	640.35'

PARCEL SUMMARY (SUBJECT PROPERTY)

OWNER:	HEWLETT PACKARD ENTERPRISE COMPANY	ZONING:	OI (OFFICE-INSTITUTIONAL) (SEE ALTA TABLE "A" ITEM 6)
REFERENCES:	DB 55201, PG 296, DB 42946, PG 434, DB 22507, PG 129, DB 53024, PG 175, DB 62484, PG 609, DB 56934, PG 206, REF. 2	SETBACKS:	MINIMUM FRONT SETBACK = 50' (FROM RIGHT-OF-WAY OF LOCAL STREET, 65'F FROM RIGHT-OF-WAY OF ALL OTHER STREETS) MINIMUM SIDE SETBACK = 20' MINIMUM REAR SETBACK = 15' MAXIMUM CORNER SETBACK = 20' MAXIMUM BUILDING HEIGHT = 40'
PARCEL ID:	22 529011910520		
ACREAGE:	51.858 AC. OR 2,258,944 SQ. FT.		

SURVEYOR'S 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 OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

GEORGIA REGISTERED No. 2678 LAND SURVEYOR JAMES A. CANNINGTON

01/20/2021

JAMES A. CANNINGTON — DATE:

GEORGIA REGISTERED LAND SURVEYOR NO. 2678

AS SURVEYOR FOR LECRAW ENGINEERING, INC.

*THIS DOCUMENT WAS PRODUCED ON A 24" X 36" SHEET UTILIZING ELECTRONIC MEDIA AND DIGITALLY SIGNED BY THE SURVEYOR UTILIZING NITRO PRO PDF EDITOR AT THE TIME AND DATE SHOWN AND A COPY OF THE ORIGINAL DOCUMENT IS KEPT IN THE OFFICE OF THE SURVEYOR. ANY MODIFICATIONS MADE THEREAFTER ARE INVALID. ANY DIGITAL COPY OF THIS DOCUMENT THAT DOES NOT CONTAIN A SIGNATURE VALIDATION AT THE SAME TIME AND DATE OR CONTAINS PDF EDITS HAS BEEN MODIFIED. ANY DIGITAL OR PAPER COPIES CAN BE AUTHENTICATED USING THE ORIGINAL SURVEYOR'S DOCUMENT.

PREPARED IN THE OFFICE OF:
LECRAW ENGINEERING
LECRAW ENGINEERING, INC.
3475 CORPORATE WAY
SUITE A
DULUTH, GA 30096
PHONE: - 678.546.8100
FAX - 770.441.0298
WWW.LECRAWENGINEERING.COM
LSF001160 EXP: 06/30/2022

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REV. #	DESCRIPTION	DATE	DRAWN BY:	CHECKED BY:
0	INITIAL ISSUE	01/20/2021	AU	JAC

CLIENT
SOUTHWEST VALUE PARTNERS
161 ROSA L. PARKS BLVD
NASHVILLE, TENNESSEE 37203

PROJECT
ALTA/NSPS LAND TITLE SURVEY
5555 WINDWARD PARKWAY
LOCATED IN LAND LOTS 1190 & 1191,
2ND DISTRICT, 2ND SECTION
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

SURVEY TEAM:

DRAWN BY:	AU
FIELD WORK BY:	DTW
REVIEWED BY:	JAC

GEORGIA 811
www.Georgia811.com
Know what's below. Call before you dig.

SCALE & NORTH ARROW:

NORTH ARROW (SEE NOTE E)

0' 50' 100' 200'
GRAPHIC SCALE: 1"=100'

JOB #: 300001

SHEET: 3 OF 3

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GENERAL NOTES

A) THE FIELD SURVEY WAS PERFORMED ON JANUARY 8, 2021. ISSUE OR REVISION DATES ARE BASED ON FIELD OBSERVATIONS MADE AT THAT TIME. ANY CHANGES IN SITE CONDITIONS AFTER THE DATE OF THE FIELD SURVEY ARE NOT REFLECTED HEREON.

B) HORIZONTAL AND VERTICAL CONTROL WAS ESTABLISHED WITH A TOPCON HIPER+ GPS RECEIVER; GROUND MEASUREMENTS WERE OBTAINED USING A TOPCON PS-103A TOTAL STATION.

C) TOPOGRAPHY AND ELEVATIONS SHOWN ARE REFERENCED TO NAVD '88 DATUM AS ESTABLISHED BY PERFORMING REDUNDANT RTK GPS OBSERVATIONS ON PRIMARY SURVEY CONTROL POINTS UTILIZING eGPS GNSS REAL TIME NETWORK . THE CONTOUR INTERVAL IS 1 FOOT BASED ON A FIELD-RUN SURVEY.

D) THE BASIS OF ROTATION IS GRID NORTH, NAD '83', GEORGIA COORDINATE SYSTEM OF 1985, WEST ZONE, AS ESTABLISHED BY eGPS GNSS REAL TIME NETWORK. ALL DISTANCES SHOWN ARE GROUND DISTANCES.

E) BOUNDARY LINES SHOWN GRAPHICALLY HEREON WERE TAKEN FROM ALTA SURVEY PREPARED BY LECRAW ENGINEERING, INC., DATED JANUARY 20, 2021.

F) BASED ON F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 13121C0059F, CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA AND INCORPORATED AREAS, EFFECTIVE DATE 8/18/2013, THE SUBJECT PROPERTY LIES WITHIN F.E.M.A. ZONE: "X" (OTHER AREAS), DEFINED THEREON AS FOLLOWS:

ZONE "X" (OTHER AREAS): AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN"

OTHER LOCAL FLOODING CONDITIONS MAY EXIST OR SEVERE LOCAL STORMS MAY OCCUR. NO PART OF THIS SURVEY IS A GUARANTEE, EITHER EXPRESSED OR IMPLIED, THAT FLOODING WILL NOT OCCUR ON THE PROPERTY. ENGINEERING STUDIES SHOULD BE PERFORMED IF CONDITIONS EXIST THAT MAY CAUSE FLOODING.

G) NO CEMETERY PLOTS OR INDIVIDUAL BURIAL SITES WERE OBSERVED ON THE SUBJECT PROPERTY WHILE CONDUCTING THIS SURVEY. HOWEVER, NO RESEARCH OR SUB-SURFACE INVESTIGATION WAS PERFORMED OR PROVIDED DURING THE COURSE OF THIS SURVEY WHICH WOULD INDICATE THE EXISTENCE OR NON-EXISTENCE OF BURIAL SITES. MORE COMPLETE INVESTIGATION MAY BE NECESSARY IF DISCOVERY OF CEMETERIES, ARCHAEOLOGICAL FINDS, OR OTHER FEATURES THAT MAY NOT BE CLEARLY EVIDENCED ON THE SURFACE IS DESIRED.

H) THE SANITARY & STORM SEWER PIPE LOCATIONS, SIZES, AND MATERIALS SHOWN WERE OBTAINED BY STANDARD SURVEYING PROCEDURES FROM OUTSIDE OF THE MANHOLES, OR FROM RECORD INFORMATION PROVIDED. NO CONFINED SPACE ENTRY, TELEVISING OF LINES, OR ANY OTHER INVESTIGATION METHODS WERE USED. MORE DETAILED INVESTIGATION MAY BE NECESSARY FOR DESIGN PURPOSES. NO OTHER UNDERGROUND UTILITIES ARE SHOWN HEREON.

I) THE STREAM DELINEATIONS AND LOCATIONS SHOWN WERE TAKEN FROM JURISDICTIONAL WATERS FINDINGS REPORT, DATED MARCH 25, 2021, PREPARED BY CORBLU ECOLOGY GROUP.

J)THE STREAM BUFFERS SHOWN ARE BASED ON AN OFFSET FROM THE TOP OF CREEK EMBANKMENT, WHICH IS A MEANDER LINE THAT COULD BE SUBJECT TO CHANGE OR INTERPRETATION. OTHER BUFFERS MAY EXIST AS REQUIRED BY LOCAL AND STATE AUTHORITIES.

SURVEYOR'S CERTIFICATION

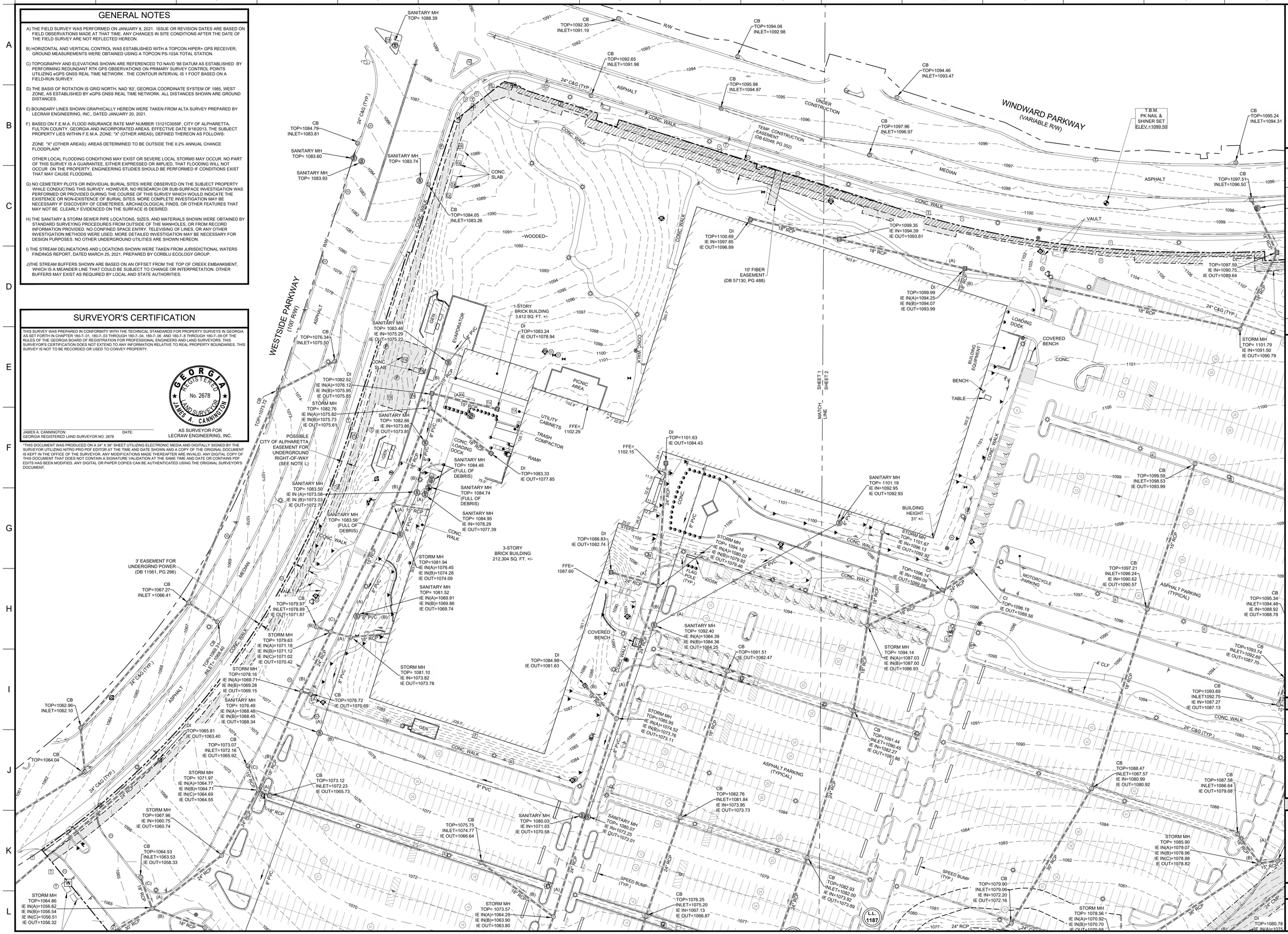
THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7- 01, 180-7- 03 THROUGH 180-7- 04, 180-7- 06 AND 180-7- 8 THROUGH 180-7- 09 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS. THIS SURVEYOR'S CERTIFICATION DOES NOT EXTEND TO ANY INFORMATION RELATIVE TO REAL PROPERTY BOUNDARIES. THIS SURVEY IS NOT TO BE RECORDED OR USED TO CONVEY PROPERTY.

GEORGIA REGISTERED No. 2678 LAND SURVEYOR JAMES A. CANNINGTON

JAMES A. CANNINGTON — DATE:
GEORGIA REGISTERED LAND SURVEYOR NO. 2678

AS SURVEYOR FOR
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0	INITIAL ISSUE	04/22/2021	AU	JAC

CLIENT
SOUTHWEST VALUE PARTNERS
161 ROSA L. PARKS BLVD.
NASHVILLE, TENNESSEE 37203

PROJECT
TOPOGRAPHIC SURVEY
5555 WINDWARD PARKWAY
LOCATED IN LAND LOTS 190 & 1191,
2ND DISTRICT, 2ND SECTION
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

SURVEY TEAM:	
DRAWN BY:	AU
FIELD WORK BY:	DTW
REVIEWED BY:	JAC

GEORGIA 811 www.Georgia811.com
Know what's below. Call before you dig.

SCALE & NORTH ARROW:

NORTH ARROW (SEE NOTE D)

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

JOB #: 300001

SHEET: 1 OF 4

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GEORGIA REGISTERED LAND SURVEYOR No. 2678 JAMES A. CANNINGTON

04/02/2021

JAMES A. CANNINGTON
GEORGIA REGISTERED LAND SURVEYOR NO. 2678

DATE:

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SYMBOL LEGEND

	SINGLE WING CATCH BASIN		TELEPHONE BOX
	DOUBLE WING CATCH BASIN		TELEPHONE MANHOLE
	FLARED END SECTION		CABLE PEDESTAL
	DROP INLET		FIBER OPTICS MARKER
	HEADWALL		TRAFFIC SIGNAL HANDHOLE
	CURB INLET		TRAFFIC SIGNAL POLE
	STORM MANHOLE		CROSS WALK SIGNAL POLE
	STORM JUNCTION BOX		BOLLARD
	PEDESTAL INLET		STREET SIGN
	POWER POLE		HANDICAPPED SPACE
	POWER MANHOLE		PAINTED TRAFFIC ARROW
E	ELECTRIC METER	9	PARKING COUNT
TX	TRANSFORMER	R/W	RIGHT-OF-WAY
	LANDSCAPE LIGHT	CMP	CORRUGATED METAL PIPE
	MISCELLANEOUS MANHOLE	RCP	REINFORCED CONCRETE PIPE
S	SANITARY SEWER MANHOLE	DIP	DUCTILE IRON PIPE
G	SANITARY SEWER GREASE TRAP	HDPE	HIGH DENSITY POLYETHYLENE PIPE
	CLEANOUT	CI	CURB INLET
	WATER MANHOLE	DI	DROP INLET
	FIRE HYDRANT	CB	CATCH BASIN
	WATER VALVE	FES	FLARED END SECTION
	WATER METER	MH	MANHOLE
	IRRIGATION CONTROL VALVE	SSE	SANITARY SEWER EASEMENT
	FIRE DEPARTMENT CONNECTION		
	POST INDICATOR VALVE		

LINE LEGEND

- PERIMETER BOUNDARY LINE
- ADJACENT BOUNDARY LINE
- OHU OHU OVERHEAD UTILITY
- RIGHT-OF-WAY LINE
- SETBACK LINE
- EASEMENT LINE
- ROAD CENTERLINE
- CURB & GUTTER
- FENCE
- STORM SEWER
- DITCH/CREEK CENTERLINE
- TOP OF EMBANKMENT
- STREAM BUFFER

PREPARED IN THE OFFICE OF:

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CLIENT

SOUTHWEST VALUE PARTNERS
161 ROSA L. PARKS BLVD.
NASHVILLE, TENNESSEE 37203

PROJECT

TOPOGRAPHIC SURVEY

5555 WINDWARD PARKWAY
LOCATED IN LAND LOTS 1190 & 1191,
2ND DISTRICT, 2ND SECTION
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

SURVEY TEAM:	
DRAWN BY:	AU
FIELD WORK BY:	DTW
REVIEWED BY:	JAC

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www.Georgia811.com
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SCALE & NORTH ARROW:

NORTH ARROW (SEE NOTE D)

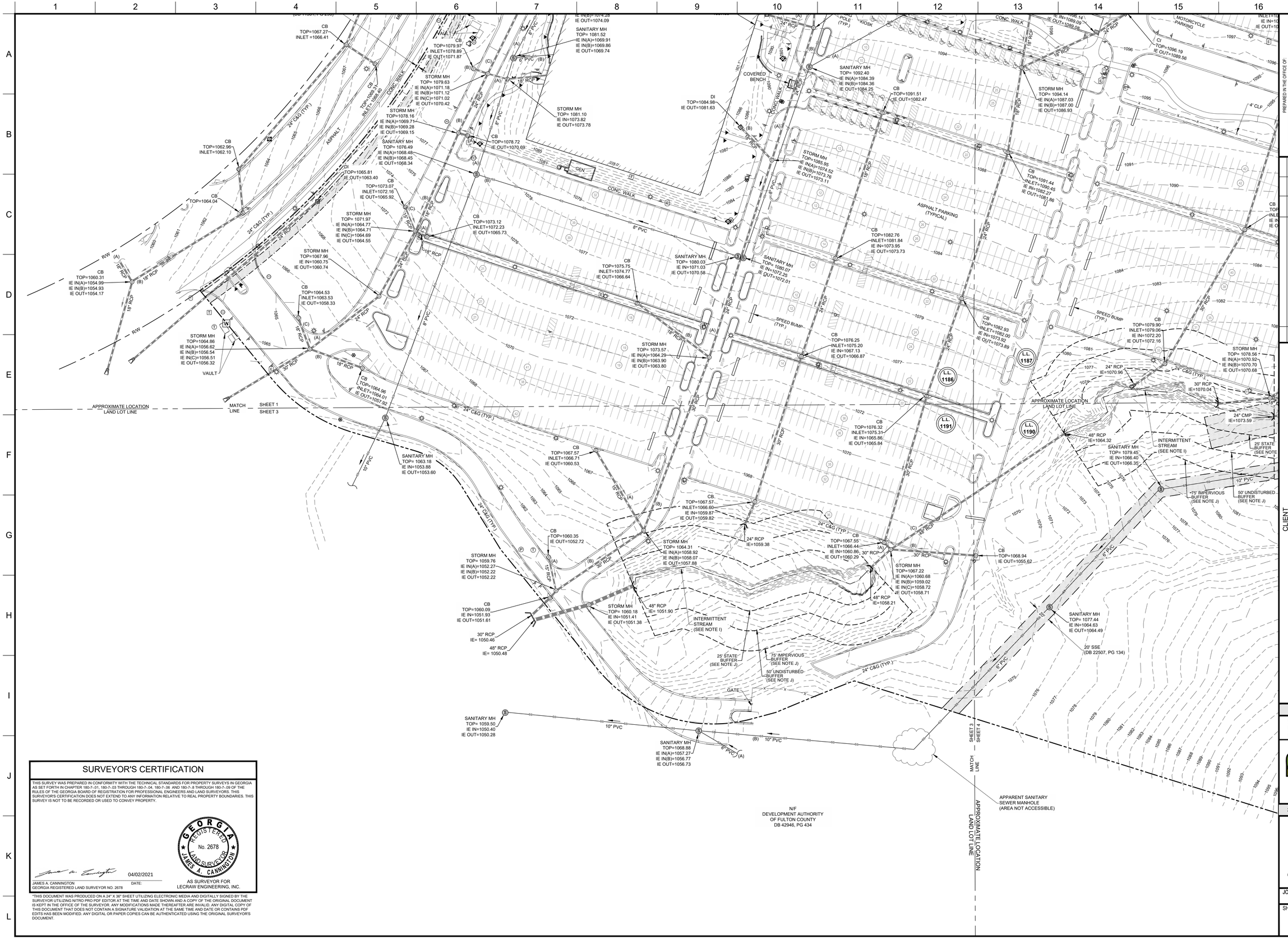
0' 25' 50' 100'

GRAPHIC SCALE: 1"=50'

JOB #: 300001

SHEET: 2 OF 4

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GEORGIA REGISTERED LAND SURVEYOR JAMES A. CANNINGTON No. 2678

04/02/2021

JAMES A. CANNINGTON
GEORGIA REGISTERED LAND SURVEYOR NO. 2678

DATE:

AS SURVEYOR FOR
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SUITE A
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0	INITIAL ISSUE	04/02/2021	AU	JAC

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SOUTHWEST VALUE PARTNERS
161 ROSA L. PARKS BLVD.
NASHVILLE, TENNESSEE 37203

PROJECT

TOPOGRAPHIC SURVEY
5555 WINDWARD PARKWAY
LOCATED IN LAND LOTS 1187, 1186, 1191, 1190 & 1191,
2ND DISTRICT, 2ND SECTION
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

SURVEY TEAM:

DRAWN BY:	AU
FIELD WORK BY:	DTW
REVIEWED BY:	JAC

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SCALE & NORTH ARROW:

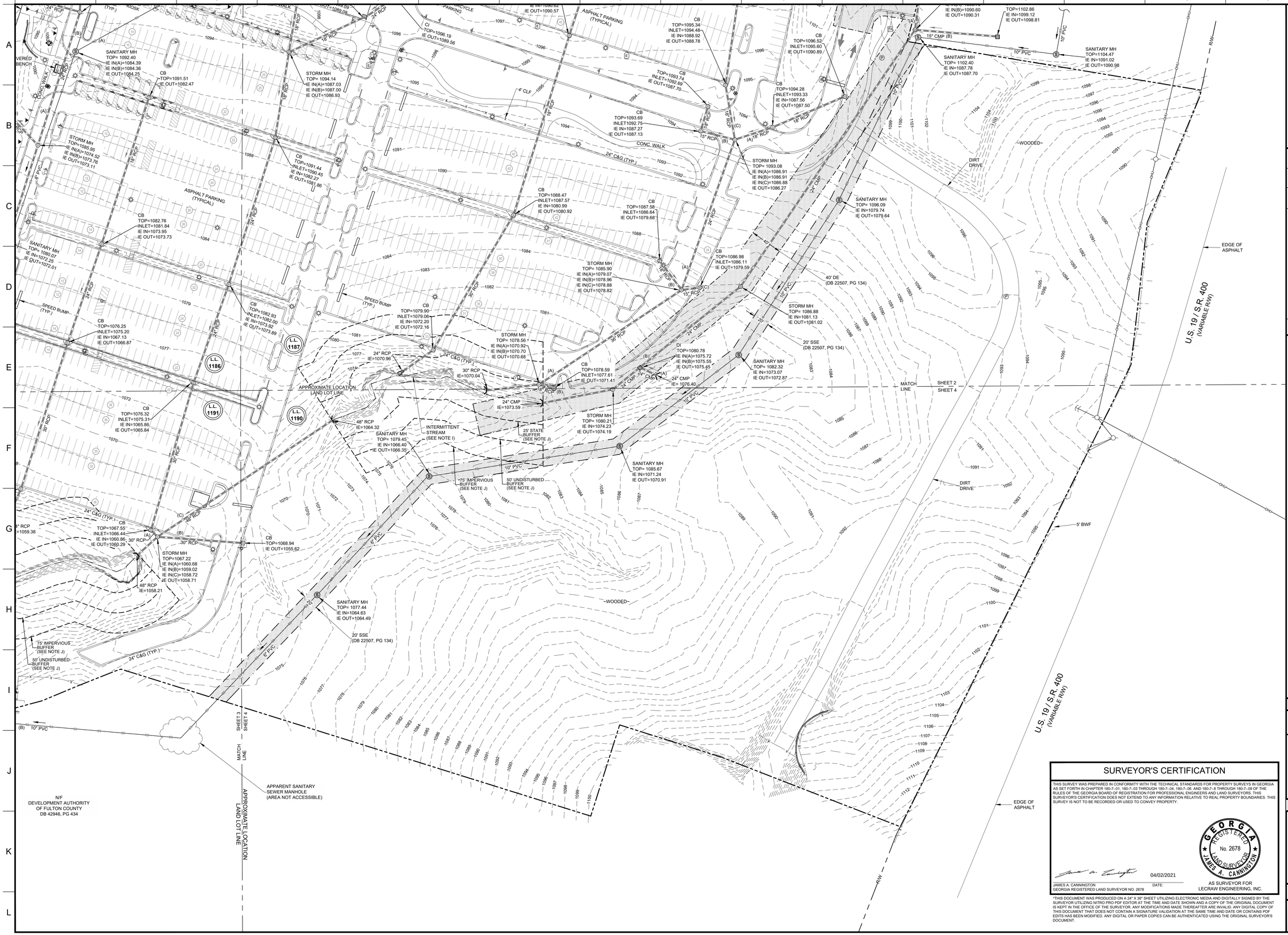
N
NORTH ARROW (SEE NOTE D)

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

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JOB #: 300001

SHEET: 4 OF 4

SURVEYOR'S CERTIFICATION

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GEORGIA REGISTERED No. 2678 LAND SURVEYOR JAMES A. CANNINGTON

04/02/2021

JAMES A. CANNINGTON
GEORGIA REGISTERED LAND SURVEYOR NO. 2678

DATE:

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