



CITY COUNCIL MEETING & PUBLIC HEARING SEPTEMBER 30, 2024

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

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE TO THE FLAG**
4. **PRESENTATIONS & PROCLAMATIONS**
 - A. **Proclamation: James Drinkard**
5. **CONSENT AGENDA**
 - A. **City Council Meeting Minutes (Meeting of 9/9/2024)**
Consideration of approval of the City Council meeting minutes from the meeting of September 9, 2024.
 - B. **Financial Management Report (Month Ending July 31, 2024)**
Consideration of approval of the Financial Management Report for the month ending July 31, 2024.
6. **PUBLIC HEARING**
 - A. **CLUP-24-04/MP-24-07/Z-24-12 Epic Design & Build Upper Hembree Townhomes**
Consideration of a comprehensive land use plan amendment, master plan amendment, and rezoning to allow 8 'For-Sale' townhome units on 1.127 acres. A master plan amendment is requested to the George Oswald Jr. Master Plan to add 'Dwelling, 'For-Sale', Attached' as a permitted use. A comprehensive land use plan amendment is requested from 'Professional Business Office' to 'High Density Residential' and a rezoning is requested from O-I (Office-Institutional) to R-8A/D (Dwelling, 'For-Sale', Attached/Detached, Residential). The property is located at 0 Upper Hembree Road and is legally described as being located in Land Lot 550, 1st District, 2nd Section, Fulton County, Georgia.
 - B. **Z-24-13 DRB Group/12265 Charlotte Drive**
This item has been deferred by the Applicant to Monday, October 21, 2024 City Council meeting. This item will not be heard, discussed, or considered during this meeting.
Consideration of a rezoning to allow for the construction of 42 'For-Sale' single-family detached homes on 36.8 acres. A rezoning is requested from AG (Agriculture) to R-22 (Dwelling, 'For-Sale', Residential). The property is located at 12265 Charlotte Drive and is legally described as being located in Land Lots 1245 & 1246, 2nd District, 2nd Section, Fulton County, Georgia.
 - C. **Z-24-08/V-24-08 306 Thompson Street**
This item has been deferred by the Applicant to Monday, December 2, 2024 City Council meeting. This item will not be heard, discussed, or considered during this meeting.
Consideration of a rezoning and variance to allow for the construction of 2 'For-Sale' single-family detached homes on 1.148 acres in the Downtown Overlay. A rezoning is requested from R-12 (Dwelling, 'For-Sale', Residential) to DT-LW (Downtown Live-Work). Variances are requested to Unified Development Code (UDC) Appendix A Subsection 2.4.6 to allow parking between the building and the street and to eliminate the requirement for a street-facing garage to be recessed at least 20' behind the front building facade, and to Appendix A Subsection 2.8.7 to allow a contemporary architectural style for the proposed homes. The property is located at 306 Thompson Street and is legally described as being located in Land Lot 802, 1st District, 2nd Section, Fulton County, Georgia.
7. **PUBLIC COMMENT**

8. **REPORTS**
9. **EXECUTIVE SESSION (IF NECESSARY)**
10. **ADJOURNMENT**



STAFF REPORT

Department: City Clerk
Submitted By: Lauren Shapiro
Meeting Date: September 30, 2024

AGENDA ITEM:

City Council Meeting Minutes (Meeting of 9/9/2024)

Consideration of approval of the City Council meeting minutes from the meeting of September 9, 2024.

STAFF RECOMMENDATION:

Approve, as part of the consent agenda, the minutes from the September 9, 2024 City Council Meeting at 6:30 p.m.

BUDGET & PROCUREMENT:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

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

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

City Clerk, Lauren Shapiro, prepared a synopsis of the pertinent information that occurred during the City Council meeting on September 9, 2024 at 6:30 pm.

ALTERNATIVES:

Do not approve the City Council Meeting minutes as part of the Consent Agenda.

ATTACHMENTS:

1. CC Minutes 9.9.2024



City Council Meeting & Public Hearing

SEPTEMBER 9, 2024

UNOFFICIAL MINUTES

Office of the City Clerk

ALPHARETTA CITY HALL

COUNCIL CHAMBERS | 2 PARK PLAZA | 6:30 PM

This summary is provided as a convenience and service to the public, media and staff. It is not the intent to record proceedings verbatim. Any reproduction of this summary must include this notice. This is not an official record of the Alpharetta City Council Meeting proceedings. Meetings are recorded and available for review at <https://www.youtube.com/user/alpharettagov>.

1. CALL TO ORDER

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

2. ROLL CALL

• Council Members

- Mayor Jim Gilvin
- Mayor Pro Tem Dan Merkel
- Brian Will
- Donald F. Mitchell
- John Hipes
- Fergal M. Brady
- Douglas J. DeRito

• Staff

- Chris Lagerbloom, City Administrator
- Melissa Tracy, City Attorney
- Lauren Shapiro, City Clerk
- James Drinkard, Assistant City Administrator
- Adam Montgomery, Director of Information Technology
- Cris Randall, Director of Human Resources
- John Robison, Director of Public Safety
- Kathi Cook, Director of Community & Economic Development
- Morgan Rodgers, Director of Recreation, Parks & Cultural Arts Services
- Pete Sewczwicz, Director of Public Works
- Tom Harris, Director of Finance

- Michael Woodman, Planning and Development Services Manager

3. PLEDGE TO THE FLAG

4. PRESENTATIONS & PROCLAMATIONS

A. Proclamation: Constitution Week

- Mayor Gilvin presented a proclamation recognition 2024 Constitution Week to members of the Daughters of the American Revolution.

5. CONSENT AGENDA

A. City Council Meeting Minutes (Meeting of 7/29/2024)

Consideration of approval of the City Council meeting minutes from the meeting of July 29, 2024.

B. City Council Meeting Minutes (Meeting of 8/19/2024)

Consideration of approval of the City Council meeting minutes from the meeting of August 19, 2024.

C. City Council Meeting Minutes (Meeting of 8/26/2024)

Consideration of approval of the City Council meeting minutes from the meeting of August 26, 2024.

D. Alcohol Beverage License Applications

Consideration of approval of the following alcohol beverage license applications:

PH-24-AB-15 Samurai Restaurant Group, LLC d/b/a Edo Japanese Cuisine

2500 North Point Court, Alpharetta, GA 30005

Eating Establishment

Consumption on Premises

Distilled Spirits, Beer, Wine & Sunday Sales

Owner: Samurai Restaurant Group, LLC

Registered Agent: Xinyue Yin

PH-24-AB-16 Rohm Group, LLC d/b/a Hampton Inn & Suites

10740 Westside Way, Alpharetta, GA 30009

Hotel

Consumption on Premises and Specialty Gift Shop

Beer, Wine & Sunday Sales

Owner: Rohm Group, LLC

Registered Agent: Riviere Duffy

E. Settlement Agreement and Release: Anemkio Samuel

Ratification of a full and complete settlement agreement and release regarding an incident that occurred on or about March 17, 2023 and with authorization for the Mayor to execute all necessary documents.

F. Right of Way Deed: Lakeview Park and Haynes Bridge Road Frontage

Consideration of approval of acceptance of a right of way deed for frontage on Haynes Bridge Road adjacent to the Lakeview Park development and with authorization for the Mayor to execute all necessary documents.

G. Public Access Easement Agreement: Firefly Subdivision

Consideration of approval of a public access easement agreement. The Developer for the Firefly Subdivision seeks to provide a public access easement to the city of civic space at the corner of Hembree Road and Westside Parkway.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Council Member Will offered a motion to approve the Consent Agenda.
 - Council Member Mitchell seconded the motion.
 - The motion was approved unanimously (7-0).

6. PUBLIC HEARING

A. Announcement of Public Hearing Procedures

- City Attorney, Melissa Tracy, announced the public hearing procedures.

B. V-24-21 Christian/204 Marietta Street Setback Variance

Consideration of a variance to allow for the construction of a 2-story, 14,176 square foot medical office building on 1.14 acres in the Downtown. A variance is requested from Unified Development Code (UDC) Subsection 2.2.12(D) to reduce the front building setback. The property is located at 204 Marietta Street and is legally described as being located in Land Lots 694 & 1270, 1st District, 2nd Section, Fulton County, Georgia.

- Planning and Development Services Manager, Michael Woodman, forward to present this item.
- The applicant, Phil Christian, is requesting consideration of a variance to allow for the construction of a two (2) story, 14,176 square foot office building on 1.14 acres in the Downtown. A variance is requested to reduce the front building setback along Marietta Street. The subject property is located at 204 Marietta Street near the northeast corner of Old Milton Parkway and Marietta Street.
- Staff is recommending that Mayor and City Council approve V-24-21 Christian/204 Marietta Street Setback Variance, subject to the following conditions:
 1. Site shall be developed substantially similar to the site plan prepared by Engineering 303, dated 5/20/24, except for modifications required to comply with the conditions below.
 2. Building setback shall be a minimum 15' along Marietta Street, as measured from back of sidewalk and as depicted on the site plan prepared by Engineering 303, dated 5/20/24.

3. Building architecture and materials shall be substantially similar to plans prepared by TreanorHL, dated 3/5/2024, except for modifications required to comply with these conditions and in compliance with the Alpharetta Downtown Code, with final approval by DRB.
 4. Foundation plantings, consisting of ornamental trees, shrubs, vines and/or grasses, shall be required along Marietta Street, with final approval by DRB.
 5. Developer shall improve Marietta Street frontage with a 6' planter (planted with street trees), 6' sidewalk and decorative pedestrian lighting, as approved by DRB. There shall be no on-street parking on Marietta Street.
 6. Landscape strip along Marietta Street shall be planted with shade trees, such as American Elm, Winged Elm, Zelkova, or similar species as a continuation of what has been planted or designed in the Downtown and outside of utility easements and overhead utilities, as approved by DRB.
 7. Landscape strip along Old Milton Parkway shall be supplemented with a double row of evergreen shrubs, such as Tea Olive, Nellie Stevens Holly, Wax Myrtle, or similar species minimum 4' at planting, with final approval by DRB.
 8. Trees shall be saved as depicted on the site plan prepared by Engineering 303, dated 5/20/24. Tree save area shall include a seating area, with final approval by DRB.
 9. Fences and walls visible from the public right-of-way shall be decorative. Fences shall be metal, and walls shall be brick, stone, or similar material and shall be covered in creeping vines, as approved by DRB.
 10. HVAC and similar equipment shall not be visible or shall be screened from the public right-of-way.
 11. Developer shall provide creative signage, such as a painted sign, blade sign, or perpendicular sign, with final approval by DRB.
- The subject property zoned O-P (Office-Professional) and is developed with a two (2) story, 3,586 square foot commercial structure that was previously used as a residence. Surrounding properties are zoned R-8A/D (Dwelling, 'For-Sale', Attached and Detached) and CUP (Community Unit Plan) to the north, DT-R (Downtown Residential) to the east, SU (Special Use) to the south and O-P to the west. Wills Commons and two (2) unplatted residential lots are located to the north, an unplatted residential lot is located to the east, Wills Park is located to the south, and Precocious Kids Daycare is located to the west. The property is located within the Downtown Overlay and has a comprehensive land use plan designation of 'Mixed Use' which allows the proposed use.
 - A variance is requested to Unified Development Code (UDC) Subsection 2.2.12(D) O-P Office-Professional, District Regulations to reduce the front building setback along Marietta Street from 50' to ten-feet (10'). The future land use designation of the

property would allow for a rezoning to DT-MU (Downtown Mixed-Use) which allows a ten-foot (10') setback along Marietta Street. The applicant's proposed use is allowed under the existing zoning of the property.

- The submitted site plan depicts a two (2) story, 14,176 square foot office building with surface parking to the sides and rear of the building. Access to the property is depicted from two curb cuts on Marietta Street. The building is setback approximately 21' from the existing Marietta Street right-of-way and approximately 29' from the edge of road. The required ten-foot (10') landscape strip is depicted along the property frontage on Marietta Street. The on-street parallel parking depicted on the site plan has been removed on the submitted landscape plan. A six-foot (6') planter and six-foot (6') sidewalk is depicted on the landscape plan, which is consistent with the streetscape conditioned on other properties along the south side of Marietta Street.
- The Unified Development Code (UDC) requires 43 parking spaces for the proposed office building. A total of 69 parking spaces are depicted on the site plan, including five (5) on-street parallel spaces. To offset impervious impacts from excess parking, pervious pavers are proposed for nineteen (19) parking spaces. If approved, on-street parking should be removed to match the streetscape approved at properties along Marietta Street.
- The submitted tree survey and arborist assessment identifies several trees on the property, including five (5) specimen trees. The site plan depicts one (1) specimen tree (29" Water Oak) and six (6) trees of quality (Red Oaks ranging in size from 13" – 22") to be saved at the rear of the property along Old Milton Parkway. As required by the City's Tree Preservation Ordinance, the applicant provided several alternate site layouts making reasonable efforts to save trees. Given the constraints of the site (double road frontage, access required from Marietta Street, parking required to the side/rear of the building, fire truck turnaround required with 1 point of access) the applicant was unable to save additional trees. If approved, the tree save area should be improved with a seating area for users of the property. According to the applicant, stormwater will be addressed in an underground system in the parking lot.
- The applicant provided a rendering depicting the office building in the Mercantile/Mill architectural style with the low-pitched hip roof and cornice in the Italianate style. The building is proposed to have a brick exterior with cast stone accents, a pitched roof and symmetrical, mullioned windows. The proposed rendering complies with the Downtown Overlay building design regulations.
- Staff estimates that the 14,176 square foot medical office building will generate 42 AM Peak Hour trips and 55 PM Peak Hour trips.
- The Citizen Participation Plan 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 report states that the applicant received two (2) emails with

concerns over the setback variance. Staff spoke with the adjacent property owner to the west. The adjacent property owner requested that the applicant replace three (3) Red Buds in the southwest corner of the property with evergreen screening landscape material and to allow her to continue to park on the subject property. The applicant provided verbal agreement to the requests.

- A Community Zoning Information Meeting was held on August 14, 2024. There were public comments from property owners in Wills Commons with concerns over the building being too close to the street, building having a commercial look, traffic, and site should have access from Old Milton Parkway.
- Staff has reviewed the applicant's proposal against the established review criteria for a variance. The property is located in the Downtown Overlay which promotes a walkable environment with buildings pulled up to the street. The future land use designation of the property would support a rezoning to a Downtown zoning district allowing a ten-foot (10') building setback along Marietta Street similar to the front setback recently approved at 152 Marietta Street. Since the proposed office use is permitted under the existing zoning, the applicant requested a front setback variance instead of a rezoning in order to comply with the vision in the Downtown. In addition, the property has double road frontage which significantly limits the buildable area and parking lot layout. Also, the UDC requires access from the lower classification street, which is Marietta Street. If approved, the landscape strip along Old Milton Parkway should be supplemented with a double row of evergreen shrubs, minimum four feet (4') at planting.
- Ethan Underwood with the law firm of Miles Hansford (178 South Main Street, Alpharetta, GA 30009) came forward to present this application as the attorney with the applicant.
- Joe Christian (204 Marietta Street) came forward to speak on behalf of his application.

PUBLIC COMMENTS:

- Natasha Diaz (2105 Willshire Glen, Alpharetta, GA 30009) came forward to speak against this item.
- Steve Rondone (2085 Willshire Glen, Alpharetta, GA 30009) came forward to speak against this item.

❖ Mayor Pro Tem Merkel offered a motion to approve V-24-21 Christian/204 Marietta Street Setback Variance, subject to the following conditions:

1. Site shall be developed substantially similar to the site plan prepared by Engineering 303, dated 5/20/24, except for modifications required to comply with the conditions below.

2. Building setback shall be a minimum 15' along Marietta Street, as measured from back of sidewalk and as depicted on the site plan prepared by Engineering 303, dated 5/20/24.
 3. Building architecture and materials shall be substantially similar to plans prepared by TreanorHL, dated 3/5/2024, except for modifications required to comply with these conditions and in compliance with the Alpharetta Downtown Code, with final approval by DRB.
 4. Foundation plantings, consisting of ornamental trees, shrubs, vines and/or grasses, shall be required along Marietta Street, with final approval by DRB.
 5. Developer shall improve Marietta Street frontage with a 6' planter (planted with street trees), 6' sidewalk and decorative pedestrian lighting, as approved by DRB. There shall be no on-street parking on Marietta Street.
 6. Landscape strip along Marietta Street shall be planted with shade trees, such as American Elm, Winged Elm, Zelkova, or similar species as a continuation of what has been planted or designed in the Downtown and outside of utility easements and overhead utilities, as approved by DRB.
 7. Landscape strip along Old Milton Parkway shall be supplemented with a double row of evergreen shrubs, such as Tea Olive, Nellie Stevens Holly, Wax Myrtle, or similar species minimum 4' at planting, with final approval by DRB.
 8. Trees shall be saved as depicted on the site plan prepared by Engineering 303, dated 5/20/24. Tree save area shall include a seating area, with final approval by DRB.
 9. Fences and walls visible from the public right-of-way shall be decorative. Fences shall be metal, and walls shall be brick, stone, or similar material and shall be covered in creeping vines, as approved by DRB.
 10. HVAC and similar equipment shall not be visible or shall be screened from the public right-of-way.
 11. Developer shall provide creative signage, such as a painted sign, blade sign, or perpendicular sign, with final approval by DRB.
- o Council Member DeRito seconded the motion.
 - o The motion was approved unanimously (7-0 approved).

C. Charter Amendment: Mayor and Council Member Salary

SECOND READING

The first reading of this item occurred during the August 26, 2024 City Council meeting.

Consideration of adoption of an ordinance to amend the Alpharetta City Charter; to increase the annual salary of the Mayor; to increase the annual salary of the members of the City Council; to provide for the annual adjustment of the salaries of the Mayor and members of the City Council; to include the provision of insurance, retirement, workers' compensation, and other employee benefits to the Mayor and members of the City Council; to provide for an effective date; to repeal conflicting ordinances; and for other purposes.

- City Attorney, Melissa Tracy, read the Ordinance title aloud.
- City Administrator, Chris Lagerbloom, came forward to present this item.
- There have been no changes to the ordinance since the first reading.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Council Member Hipes offered a motion to adopt an ordinance to amend the Alpharetta City Charter; to increase the annual salary of the Mayor; to increase the annual salary of the members of the City Council; to provide for the annual adjustment of the salaries of the Mayor and members of the City Council; to include the provision of insurance, retirement, workers' compensation, and other employee benefits to the Mayor and members of the City Council; to provide for an effective date; to repeal conflicting ordinances; and for other purposes.
 - Council Member Will seconded the motion.
 - The motion was approved (7-0).

7. OLD BUSINESS

A. PH-24-15 The Gathering

Consideration of a request for changes to conditions of zoning related to a mixed-use development under construction on 24.75 acres in the North Point Overlay. Changes to zoning conditions are requested to the site plan to reconfigure the commercial building layout, remove a parking deck fronting Haynes Bridge Road, allow additional site access from Morrison Parkway; change the height of the townhomes from 3 to 4 stories, change the minimum height of commercial buildings from 24' to 18', and to clarify that sculpture requirements related to commercial certificates of occupancy. The property is located at 0 Haynes Bridge Road and is legally described as being located in Land Lots 745 & 746, 1st District, 2nd Section, Fulton County, Georgia.

- Planning and Development Services Manager, Michael Woodman, came forward to present this item.
- This item was deferred during the August 19, 2024 City Council meeting.

- Tony Bartlett (10535 Morton Ridge Drive, Alpharetta, GA 30022) Executive Vice President of Lincoln Property Management came forward to speak on behalf of the applicant.
- Adam Brock came forward to speak
- ❖ Mayor Pro Tem Merkel offered a motion to approve PH-24-15 The Gathering, subject to the following conditions:

Related to file #PH-23-03 The Gathering Change of Conditions:

1. The 24.76-acre property shall be zoned MU and the site shall be developed substantially similar to plan ZP-2 prepared by Kimley-Horn, dated 5/31/2024, except for changes required to comply with the conditions below.
4. Development regulations shall be as follows:
 - a. 39 'For-Sale' single-family detached homes and 140 'For-Sale' townhome units shall be permitted with homes having a maximum height of 3-stories or 40' and townhomes having a maximum height of 4 stories or 50'. 14' townhomes shall be limited to no more than 52 units and shall have no more than 2 bedrooms. No more than 10% of units/homes shall be rented as stated in the HOA documents.
 - b. Retail/Restaurant/Office – Maximum 50,000 square feet shall be permitted, not including outdoor dining areas. Minimum building height shall range between 18' to 26', substantially as depicted on Exhibit A, with a maximum height of 3 stories. Architecture and materials of the commercial buildings shall be substantially similar to Exhibit B, with final approval by DRB. Commercial buildings at the corner of Haynes Bridge Road and Morrison Parkway shall be constructed in the first phase of development with the residential uses. Restaurants shall include outdoor dining areas. No drive-thru restaurants. Commercial area shall be replanted with a 100' buffer, to City buffer standards, along Haynes Bridge Road and Morrison Parkway, if construction does not commence within 18 months from the issuance of the LDP.

Related to file #Z-21-05/V-21-13 Morrison Park/The Mix:

25. Developer shall provide at least 2 original sculptures, murals or North Point District Thresholds located at prominent locations within the development, with final approval by the Cultural Arts Commission. Construction of 1 sculpture, mural or District Threshold shall be required concurrent with the first commercial CO and all sculptures, murals or District Threshold shall be completed prior to final CO. An art installation

shall be provided at the location depicted on the site plan, with final approval by the Cultural Arts Commission. The budget for the described sculptures and artwork shall not exceed \$100,000.

New Conditions:

1. Surface parking lot, between Buildings 'C' and 'D', shall be heavily screened from Haynes Bridge Road, with final approval by DRB.
2. Developer shall submit an updated Traffic Impact Study, with methodologies and analyses to be coordinated with, reviewed, and approved by Staff prior to LDP approval. If applicable, any geometric, traffic control, and/or signal improvements identified and evaluated in the updated Traffic Impact Study to mitigate unacceptable levels-of-service (LOS) operations that are potentially triggered by the addition of site traffic shall be eligible for impact fee credits.
3. Commercial buildings along Haynes Bridge Road and Morrison Parkway shall have the same level of detail on all four sides and appear as a storefront along Haynes Bridge Road and Morrison Parkway. Back of house functions, such as storage and trash containers shall not be visible from public right-of-way on either side.
 - Council Member Mitchell seconded the motion.
 - The motion was approved (6-1; with Council Member Will in opposition).

8. NEW BUSINESS

A. Contract Approval: RingCentral Communications Contract

Consideration of approval of a contract with RingCentral under Sourcewell contract 120122-RNG to provide Unified Communications as a Service (UCaaS) in an amount not to exceed \$121,040.94, and authorization for the Mayor to execute all necessary documents.

- Director of Information Technology, Adam Montgomery, came forward to present this item.
- The City's current legacy unified communications system is a voice-over IP (VoIP) telephony system purchased and implemented in 2012. In fiscal year 2023, the City Council funded a capital project to replace that system with a modern, hosted solution that provides additional functionality and security.
- It was determined that most employees have become familiar with Microsoft Teams and its functionality. We researched solutions using Teams as the primary software solution for City phone numbers, eliminating the need for another application. This integration would allow employees who are accustomed to using Teams already to make and receive calls from the same application using their assigned phone number. Having a single

application allows employees a more streamlined solution for all their communications while providing for records retention.

- After talking to several Microsoft partners, we became aware of RingCentral's unique offering regarding uptime and functionality. Microsoft's Team Phone Service Level Agreement only allows for 99.99% up-time (52 minutes of downtime per year) and we have seen the Teams system have downtime in recent years. RingCentral's Service Level Agreement is for 99.999% up-time, or less than 6 minutes downtime per year. Being a local government, up-time for our phone system can be vital in emergency response times. Because of this, we began focusing on RingCentral and its offerings. The comparable offering was from AT&T, which subcontracts to RingCentral. Gartner recognizes RingCentral as a Leader in its 2023 Magic Quadrant for Unified Communications as a Service (UCaaS).
- This purchase approval is for RingCentral's RingEX services through a 48-month contract using Sourcewell contract 120122-RNG.
- To determine the number of licenses and handsets needed, we studied our current infrastructure, reviewed each department's needs with the department, and reviewed those findings with RingCentral. With the new system's expanded capabilities, Public Safety has asked to add additional lines for each officer. The result is 476 licenses and 320 handsets. We also will need an additional block of phone numbers (200) to accommodate the current expansion and future growth.
- These one-time costs total \$45,520.94. We also seek approval for an additional \$5,000.00 for unforeseen one-time costs, such as additional training, implementation services, or shipping charges.
- With the new costs in fiscal year 2026 estimated at \$83,376.00, we estimate an annual savings of \$100,624.00. However, that amount may be reduced if we need to increase our current internet circuits due to call activity. We will determine that need once implementation is completed in the current fiscal year.

COUNCIL DISCUSSION:

- Mayor Pro Tem Merkel and Council Member Mitchell suggested for the Information Technology Director to begin creating a plan to remove desk phones for the long-term.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Council Member Mitchell offered a motion to approve a contract with RingCentral under Sourcewell contract 120122-RNG to provide Unified Communications as a Service (UCaaS) in an amount not to exceed \$121,040.94 and to authorize the Mayor to execute all necessary documents.
 - Mayor Pro Tem Merkel seconded the motion.

- o The motion passed unanimously (7-0).

B. Invitation to Bid 25-001: Fiscal Year 2025 Milling and Resurfacing

Consideration of approval to award Invitation to Bid 25-001 to Allied Paving Company, Inc. for an amount totaling \$3,163,199.00 for the Fiscal Year 2025 Milling and Resurfacing Project with approval of the associated contract and with authorization for the Mayor to execute all necessary documents.

- Director of Public Works, Pete Sewczwicz, came forward to present this item.
- The City of Alpharetta maintains over 500 lane miles of roadway. Each year the City budgets dollars towards the milling and resurfacing of these roads.
- Public Works utilizes the services of a third party to drive city-maintained streets to evaluate roadway conditions, and 44 locations adding up to 18.64 lane miles were identified.
- The apparent low bidder, Allied Paving Contractors, Inc. has completed multiple roadway and paving projects within the Metro Atlanta area, including work for the City of Roswell, Hall County, and the City of Gainesville. Additionally, Allied Paving Contractors, Inc. has accomplished roadway projects, including resurfacing and soil cement for Alpharetta.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Council Member DeRito offered a motion to approve the award Invitation to Bid 25-001 to Allied Paving Company, Inc. for an amount totaling \$3,163,199.00 for the Fiscal Year 2025 Milling and Resurfacing Project with approval of the associated contract and with authorization for the Mayor to execute all necessary documents.
 - o Council Member Brady seconded the motion.
 - o The motion passed unanimously (7-0).

C. Resolution: Alcoholic Beverage License Fee Schedule

Consideration of adoption of a resolution to establish fees for Alcoholic Beverage Licenses within the City of Alpharetta.

- City Attorney, Melissa Tracy, read the resolution title aloud.
- Chapter 4 of the Code of Ordinance of the City of Alpharetta prescribes that alcoholic beverage annual license fees, investigative and administrative fees shall be established by resolution of the City Council, from time to time. Staff reviewed alcohol licensing fees in surrounding jurisdictions and recommends amending ten of the licensing, investigative and administrative fees and adding clarification for one fee.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Mayor Pro Tem Merkel offered a motion to adopt a resolution to establish fees for Alcoholic Beverage Licenses within the City of Alpharetta.

- Council Member Will seconded the motion.
- The motion passed unanimously (7-0).

D. Resolution: Land and Water Conservation Fund Grant – North Park Lighting

Consideration of adoption of a Resolution and approval of a Contract to accept the Georgia Department of Natural Resource's Land and Water Conservation Fund Grant for the North Park Lighting and authorization for the Mayor to execute all necessary documents.

- Director of Recreation, Parks, and Cultural Services, Morgan Rodgers, came forward to present this item.
- The Land and Water Conservation Fund (LWCF) is a federal grant program funded by the Department of Interior - National Park Service and administered by the Georgia Department of Natural Resources. The purpose of the grant program is for the acquisition of federal lands and to assist states and local governments with funds to acquire land and develop and renovate outdoor recreation facilities.
- As of January 19, 2024, the city submitted an application was submitted for the maximum \$500,000 grant to replace the wooden light poles and convert the older light fixtures to high-efficiency LEDs at North Park. A letter was received on August 1, 2024 stating that the City of Alpharetta was awarded \$495,000, requiring a minimum \$495,000 local match. A resolution now needs to be adopted accepting the grant and committing to the terms of the grant agreement.

CITY COUNCIL DISCUSSION:

- Council Member Mitchell asked about the color/brightness of the lights to be installed.
- Council Member Hipes asked about the Night Sky Ordinance in regards to the installation of the new lights.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Council Member Hipes offered a motion to adopt a Resolution and approval of a Contract to accept the Georgia Department of Natural Resource's Land and Water Conservation Fund Grant for the North Park Lighting and to authorize the Mayor to execute all necessary documents.
 - Council Member Mitchell seconded the motion.
 - The motion passed unanimously (7-0).

E. Request for Proposals (RFP) 24-112: Downtown Parking Management for City of Alpharetta

Consideration of approval to award RFP 24-112 to Pivot Parking for Downtown Parking Management services with a contract term of five-years and with authorization for the Mayor to execute all necessary documents.

- City Administrator, Chris Lagerbloom, came forward to present this item.
- This agenda item is for consideration to award RFP 24-112 for Downtown Parking Management services. Procurement method selected is a Request for Proposals (RFP). Recommended vendor is Pivot Parking.
- A vital requirement of our downtown's continued success is the effective management of our parking assets which include on-street and off-street parking options including two City parking decks and multiple parking lots.
- The goal of this solicitation is to select a professional parking management firm to assist Alpharetta in efficiently and effectively managing its parking assets (including loading zones) to the benefit of residents, businesses, and visitors.
- While this contract request is for selection of a professional parking management firm, the phasing and deliverables is structured in a thoughtful manner that starts with the on-street portion (Phase 1) of Alpharetta's parking assets.
- There will be 28 weeks of data taken to account for this plan.
- There would be opportunities (like within any contract and subject to appropriation language) that would allow the city to not to move forward with Phase 2 after the conclusion of Phase 1.
- RFP 24-112 was advertised through the City's e-procurement site (Bonfire) as well as the Georgia Procurement Registry and resulted in over 1,122 vendor invites and 72 document takers. RFP 24-112 responses were received on April 11, 2024, and included proposals from 8 firms.
- The Evaluation Committee invited the top 3 firms into Phase 2 (shortlist) which included committee interviews/presentations.
- RFP 24-112 resulted in significant competition among qualified firms. That said, the Evaluation Committee felt that Pivot Parking did an exceptional job of demonstrating specific knowledge of downtown Alpharetta including its parking system. Pivot Parking is a customer-centric firm whose boutique style fits well with the direction provided by City Council that the parking system in Alpharetta be centered on facilitating effective and efficient use of parking assets for the benefit of the community and businesses rather than a primary focus on revenue generation.

PUBLIC COMMENTS:

- Jay Looft (162 Kenneth Drive) came forward to speak on this item.

- ❖ Mayor Pro Tem Merkel offered a motion to award RFP 24-112 to Pivot Parking for Downtown Parking Management services with a contract term of five-years and to authorize the Mayor to execute all necessary documents.
 - Council Member Mitchell seconded the motion.
 - The motion passed unanimously (7-0).

F. Intergovernmental Agreement: Georgia Public Safety Training Center

Consideration of approval of an Intergovernmental Agreement between the Georgia Public Safety Training Center and the City of Alpharetta for the purpose of providing training facility space and with authorization for the Mayor to execute all necessary documents.

- City Administrator, Chris Lagerbloom, came forward and requested removing this item from the agenda. This item was not discussed during the meeting.

9. PUBLIC COMMENT

- There were no public comments.

10. REPORTS

- Council Member Will shared that Chief Carl Hall will be retiring after 44 years of service to the City of Alpharetta.
- Council Member Hipes shared that Alpharetta Music City is in high gear; the Alpharetta Symphony performed at Union Hill Park this past weekend, the Equestrian Center has a live music event, and there will be an Ecclectic Lawn Concert Series at the Alpharetta Arts Center this month.

11. EXECUTIVE SESSION (IF NECESSARY)

- ❖ Council Member Will offered a motion to adjourn to Executive Session for the purposes of real estate, litigation, and personnel.
 - Council Member Mitchell seconded the motion.
 - The motion was approved unanimously (7-0).
 - Mayor Gilvin recessed the meeting at 9:02 p.m.
- ❖ Council Member Will offered a motion to reconvene the meeting.
 - Council Member Brady seconded the motion.
 - The motion was approved unanimously (7-0).
 - Mayor Gilvin reconvened the meeting at 9:42 p.m.

12. ADJOURNMENT

- ❖ Council Member Mitchell offered a motion to adjourn the meeting.
 - Council Member Will seconded the motion.

- The motion was approved unanimously (7-0).
- With there being no further items to consider or discuss, Mayor Gilvin adjourned the meeting at 9:43 p.m.

Respectfully submitted,



Lauren Shapiro, City Clerk



STAFF REPORT

Department: Finance
Submitted By: Shawn Mitchell
Meeting Date: September 30, 2024

AGENDA ITEM:

Financial Management Report (Month Ending July 31, 2024)

Consideration of approval of the Financial Management Report for the month ending July 31, 2024.

STAFF RECOMMENDATION:

Approve the Financial Management Report for the month ending July 31, 2024

BUDGET & PROCUREMENT:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
-----------------------------	----------------------

EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
-----------------------------	----------------------

ITEM DESCRIPTION:

On a monthly basis, the Finance Department prepares detailed revenue and expenditure statements for all city operating funds (including prior-year comparisons for the General Fund). In addition, this report includes:

1. Detailed capital project report including life-to-date activity;
2. Payments \$5,000 and greater; and
3. Purchase orders with an estimated cost between \$5,000 and \$50,000.

ALTERNATIVES:

ATTACHMENTS:

1. FY 2025 Financial Management Report (1-July)

Financial Management Reports



**for the month ending
July 31, 2024
(period 1 of 12 – unaudited)**

Please visit the Financial Transparency Portal for additional information including audited financial statements, adopted budgets, and automated tools aimed at simplifying access to the City's financial data.

<https://www.alpharetta.ga.us/government/departments/finance/transparency-portal>

Financial Management Reports

Fiscal Year 2025

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https://www.alpharetta.ga.us/government/departments/finance/services/trash-and-recycling	



Please Note: Accounting entries are being made between fiscal years 2024 and 2025 as part of the accounting closing process. As such, the data below is tentative with some values labeled "TBD" while the accounting closing process is progressing.

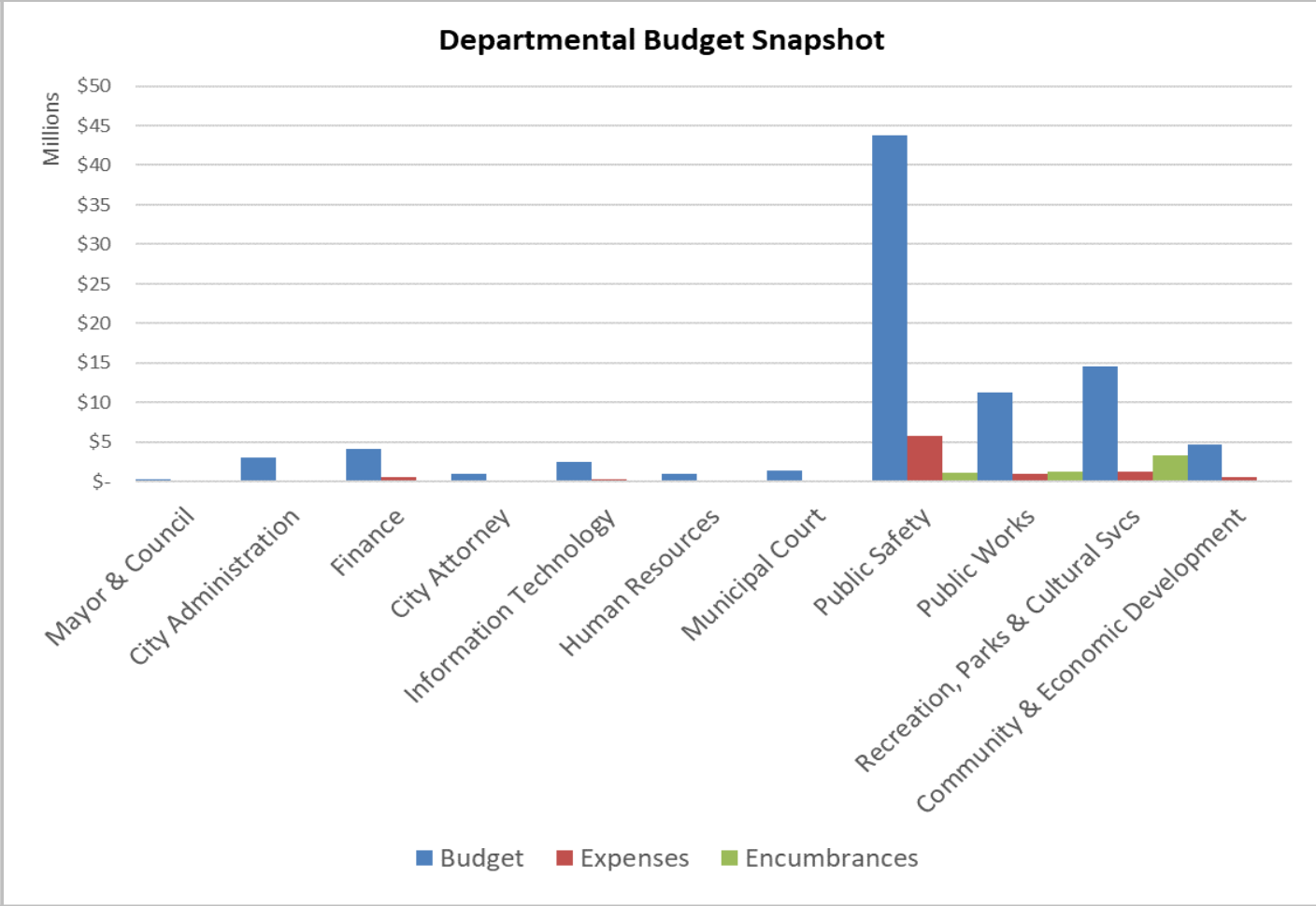
CITY OF ALPHARETTA

Financial Management Reports
Performance Dashboard
For the month ended July 31, 2024

LEGEND	
↑	Positive
↔	Neutral
↓	Negative

GENERAL FUND DETAIL

Revenues	Performance Status	Forecasted Gain/Loss
Top-10		
Property/Motor Vehicle Taxes	↔	(\$330,000)
Local Option Sales Tax	↔	\$0
Franchise Tax	↔	\$0
Insurance Premium Tax	↔	\$0
Alcohol Beverage Excise Tax	↔	\$0
Building Permit Fees	↔	\$0
Business and Occupational Tax	↔	\$0
Court/Traffic Fines	↔	\$0
Recreation/Special Event Fees	↔	\$2,646
Hotel/Motel Tax (City portion)	↔	\$0
Other Revenues	↔	(\$48,984)
Minimum Surplus Goal Needed to Fund Capital: (\$15M Annual Capital Need less \$4M allocated in the annual budget)		\$11M
Less: Forecasted Revenue Loss		TBD
Less: Forecasted Expenditure Savings		TBD



FUND SYNOPSIS

	Revenue	Expenses	Non-Allocated
General Fund (1)	↔	↔	\$1,016,800
Special Revenue Funds			
Confiscated Assets Fund (DEA)	↔	↔	\$265,054
Opioid Settlement Fund	↔	↔	\$52,635
Emergency 911 Fund (1)	↔	↔	\$0
Impact Fee Fund	↔	↔	\$1,682,501
Hotel/Motel Fund (1)	↔	↔	\$753,914
Debt Service Fund	↔	↔	\$946,455
Proprietary Funds			
Solid Waste Fund (2)	↔	↔	\$0
Risk Management Fund	↔	↔	\$1,841,046
Medical Insurance Fund	↔	↔	\$0

	Non-Allocated
Grant Funds	
Operating Grant Fund (3)	\$30,475
Capital Grant Fund (3)	\$85,392
Capital Project Funds	
Capital Project Fund (3)	\$2,438,212
Stormwater Capital Fund	\$107,582
Series 2022 Bond Fund (Parks) (3)	\$1,662,586
TSPLOST I Capital Fund	\$4,259,887
TSPLOST II Capital Fund	\$1,918,622
American Rescue Plan Act Capital Fund	\$0
Blended Component Unit	
Development Authority Fund	\$143,387

BOND RATING

AAA

strongest rating available

EMERGENCY RESERVE

General Fund	TBD
Emergency 911 Fund	TBD
Sanitation Fund	TBD

Please Note: Current year revenue in excess of budgeted amounts may be available to augment Non-Allocated balances upon City Council approval (e.g. Impact Fees and Confiscated Asset collections).

- (1) General Fund value represents Contingency balance/Reserve for Operating Initiatives. Hotel/Motel Fund represents Debt Service Reserve (target is \$1.5 million). Other Funds represents amounts in excess of the 25% fund balance target.
- (2) Solid Waste Fund operational trends require further review and may necessitate an adjustment in rates or reallocation of expenses to other operating Funds of the City (i.e. General Fund).
- (3) Does not include amounts, if any, currently set aside for matches on active grant applications or arbitrage liability (Series 2022 Bond Fund).



2 PARK PLAZA
ALPHARETTA, GA 30009
PHONE: 678.297.6000
WWW.ALPHARETTA.GA.US

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

FROM: THOMAS G. HARRIS, FINANCE DIRECTOR *TH*

DATE: SEPTEMBER 30, 2024

RE: FINANCIAL MANAGEMENT REPORTS AS OF JULY 31, 2024

The documents contained herein represent the financial management reports for the City of Alpharetta ("city") as of the period ending July 31, 2024.

The Finance Department is currently in the process of closing the accounting books for Fiscal Year 2024 (FY 2024). The figures represented herein are subject to change in accordance with accounting entries made during the closing process.

General Fund

Revenue: The following section pertains to information detailed in the attached Revenue Summary and Collection Comparison report. FY 2025 revenues are budgeted at \$94 million (net of Carryforward Fund Balance totaling \$9 million). As of July 31, 2024, actual revenue collections total 4% or \$3 million.

Revenue collection percentages are typically low for the first several months of the fiscal year due to various factors including: (a) property tax billings mailed in October that carry a December due date; and (b) accrual entries aimed at ensuring the city's revenues accurately reflect the period in which they were earned.

Early trends (property digest valuations and collection trends) indicate a net loss over budget of -\$376,338 with the detail as follows:

- Property Taxes (current year): (\$ 330,000)
 - Other: (46,338)
- Preliminary Loss: (\$ 376,338) (rounded)

The preliminary digest for FY 2025, as provided by the Fulton County Tax Commissioner, currently totals \$7 billion (net of all exemptions/motor vehicle values) and represents growth of 3.5%, or \$239 million, over the FY 2024 digest. New construction growth represents 2% of the 3.5% growth in the net taxable digest with the remaining 1.5% attributable to the reassessment of existing residential (growth) and commercial properties (decline).

MAYOR
JIM GILVIN

MAYOR PRO TEM
DAN MERKEL

COUNCIL MEMBERS
FERGAL M. BRADY
DOUGLAS J. DERITO
JOHN HIPES
DONALD F. MITCHELL
BRIAN WILL

CITY
ADMINISTRATOR
CHRIS LAGERBLOOM

Expenditures: The following section pertains to information detailed in the attached Expenditure Summary by Department (expenditure rollup by department) and Expenditure Summary by Category (expenditure rollup by account) reports. As of July 31, 2024, city departments (not including General Government¹) have encumbered and expensed 18%, or \$16 million, of their FY 2025 budget appropriations.

Contingency: The General Fund contingency balance totals \$1 million (including the Operating Initiative Reserve).

Other Funds

The following section references information included within the attached Performance Dashboard, Grant and Capital Funds Detail Reports, GAAP Financial Statements, etc.

Operating Grant Fund (Fund 220): Unspent/unencumbered project appropriations total \$93,177. Remaining appropriations are set aside for a non-allocated reserve (\$30,475 for general non-allocated and \$13,500 constituting matching funds for grant applications).

Capital Grants Fund (Fund 340): Unspent/unencumbered project appropriations total \$2.2 million. Remaining appropriations are set aside for a non-allocated reserve (\$85,392).

General Capital Project Fund (Fund 301): Unspent/unencumbered project appropriations total \$19 million. Remaining appropriations are set aside for a non-allocated reserve (\$2.4 million for general non-allocated and \$276,000 constituting matching funds for grant applications).

Stormwater Capital Fund (Fund 302): Unspent/unencumbered project appropriations total \$5.6 million. Remaining appropriations are set aside for a non-allocated reserve (\$107,582).

Series 2022 Parks Bond Fund (Fund 318): Unspent/unencumbered project appropriations total \$24.6 million. Remaining appropriations are set aside for a non-allocated reserve (\$1.7 million) and a reserve for future arbitrage liability (\$1.3 million).

TSPLOST 1 Capital Project Fund (Fund 335): This fund accounts for collections under the Transportation Special Local Option Sales Tax (TSPLOST) that went into effect on April 1, 2017, and expired on March 31, 2022. Unspent/unencumbered project appropriations total \$10.1 million. Remaining appropriations are set aside for a non-allocated reserve (\$4.3 million).

TSPLOST 2 Capital Project Fund (Fund 336): This fund accounts for collections under the Transportation Special Local Option Sales Tax (TSPLOST) that went into effect on April 1, 2022. Appropriated funding totals \$52 million and represents Tier-1 project funding.

Tier-1 projects are funded at 85% of forecasted revenue collections over the life of the 5-year tax. For comparison purposes, TSPLOST 1 collections have trended at over 90% of forecasted revenue collections. Life-to-date collections for TSPLOST 2 have trended at 120% of the original forecasted revenue estimates which indicates a strong likelihood of funding Tier-2/3 projects in addition to Tier-1.

Unspent/unencumbered project appropriations total \$27.6 million. Remaining appropriations are set aside for a non-allocated reserve (\$1.9 million).

¹ General Government is utilized to account for non-operating transactions such as transfers-out to other city funds, contingency, etc.

Hotel/Motel Fund: FY 2025 revenues are budgeted at \$9.3 million (net of carryforward fund balance totaling \$437,322) with budgeted disbursements as follows: Alpharetta Convention & Visitor’s Bureau (43.75% or \$4 million); Facilities (18.75% and a portion of the carryforward fund balance detailed above; \$1.4 million for debt service on the Series 2016 Convention Center Bonds; \$15,070 for eligible initiatives such as Wills Park Master Plan Improvements; with residual funding for bond/debt service reserve); and the city (37.5% or \$3.5 million).

Specifically, Debt Service Reserve funding (Convention Center Bonds) from the Facilities portion of the tax totals \$1.3 million. This reserve figure dipped below the \$1.5 million target level in 2019 due to the impact of the COVID-19 pandemic on the hospitality industry and is being replenished as revenues within the Fund continue strengthening.

Other Items

Council Member Stipend Activity Listing: The FY 2025 budget includes appropriations of \$9,200 for the Mayor and \$8,000 for each City Council Post and the available balances as of July 31, 2024 are as follows:

	Budget	Expenditures	Available Balance
Mayor: Jim Gilvin	\$ 9,200	\$ 3,000	\$ 6,200
Post #1: Donald Mitchell	\$ 8,000	\$ 0	\$ 8,000
Post #2: Brian Will	\$ 8,000	\$ 0	\$ 8,000
Post #3: Doug DeRito	\$ 8,000	\$ 60	\$ 7,940
Post #4: John Hipes	\$ 8,000	\$ 24	\$ 7,976
Post #5: Fergal Brady	\$ 8,000	\$ 0	\$ 8,000
Post #6: Dan Merkel	\$ 8,000	\$ 0	\$ 8,000

Development Authority² (Component Reporting Unit)

As of July 31, 2024, the Development Authority has \$143,387 in forecasted resources to support its main functions of promoting the public good and general welfare, trade, commerce, industry, general tax base and the employment opportunities available in the city.

² The Development Authority is a public corporation created and existing under the Constitution and laws of the State of Georgia and is governed by seven directors duly appointed by the Alpharetta City Council.



GENERAL FUND

Revenue Report



CITY OF ALPHARETTA
 Financial Management Reports
 General Fund (Unaudited)
Revenue Summary and Collection Comparison
 As of July 31, 2024

	Current Fiscal Year					Prior Fiscal Year		
	2025 Budget	2025 YTD	% Collected	2025 Estimated	Variance	2024 Actual	2024 YTD	% Collected
Top 10 Revenues:								
Property Taxes								
Current Year	\$ 33,180,000	\$ 174,008	0.5%	\$ 32,850,000	\$ (330,000)	\$ 30,900,241	\$ (21,341)	-0.1%
Delinquent	249,000	30,424	12.2%	249,000	-	346,478	(157,603)	-45.5%
Motor Vehicle Tax	58,000	3,381	5.8%	58,000	-	54,962	-	0.0%
Motor Vehicle Title Fee	3,950,000	244,835	6.2%	3,950,000	-	3,290,701	-	0.0%
Local Option Sales Tax	22,250,000	1,848,567	8.3%	22,250,000	-	20,155,046	-	0.0%
Franchise Tax	6,785,000	47,098	0.7%	6,785,000	-	6,452,002	(165,491)	-2.6%
Insurance Premium Tax	6,075,000	-	0.0%	6,075,000	-	5,837,570	-	0.0%
Alcohol Beverage Excise Tax	2,900,000	279,850	9.7%	2,900,000	-	2,634,114	(5,734)	-0.2%
Building Permit Fees	1,825,000	163,548	9.0%	1,825,000	-	1,767,446	107,150	6.1%
Business and Occupational Tax	1,210,000	18,930	1.6%	1,210,000	-	1,266,618	(18,340)	-1.4%
Court/Traffic Fines	2,600,000	268,303	10.3%	2,600,000	-	2,434,007	211,797	8.7%
Recreation/Special Event Fees	3,714,030	249,043	6.7%	3,716,676	2,646	3,330,531	146,266	4.4%
Hotel/Motel Tax (City portion)	3,468,750	(338,156)	-9.7%	3,468,750	-	3,418,049	-	0.0%
subtotal	\$ 88,264,780	\$ 2,989,831	3.4%	\$ 87,937,426	\$ (327,354)	\$ 81,887,765	\$ 96,704	0.1%
Other Revenues	5,802,637	343,635	5.9%	5,753,653	(48,984)	6,303,605	228,116	3.6%
Total Revenues	\$ 94,067,417	\$ 3,333,466	3.5%	\$ 93,691,079	\$ (376,338)	\$ 88,191,370	\$ 324,820	0.4%
 Carryforward Fund Balance	 9,447,780							



GENERAL FUND

Expenditure Reports



CITY OF ALPHARETTA
 Financial Management Reports
 General Fund (unaudited)
Expenditure Summary by Department
 As of July 31, 2024

	Current Fiscal Year						Prior Fiscal Year		
	2025 Budget	2025 Encumbrances	2025 Exp. (YTD)	Funds Available	% Enc./Exp.	% Exp.	2024 Exp. (Total)	2024 Exp. (YTD)	% Exp.
Expenditures by Department:									
Mayor & Council	\$ 394,044	\$ 5,535	\$ 41,611	\$ 346,898	12.0%	10.6%	\$ 329,742	\$ 41,753	12.7%
City Administration	3,025,435	19,519	241,929	2,763,987	8.6%	8.0%	1,961,082	579,366	29.5%
Finance	4,124,713	51,203	589,337	3,484,173	15.5%	14.3%	3,871,189	688,416	17.8%
City Attorney	1,000,000	-	(236)	1,000,236	0.0%	0.0%	636,323	-	0.0%
Information Technology	2,543,961	36,792	338,786	2,168,382	14.8%	13.3%	2,440,343	309,804	12.7%
Human Resources	1,065,277	6,593	87,267	971,418	8.8%	8.2%	897,893	67,339	7.5%
Municipal Court	1,362,008	40,859	111,898	1,209,251	11.2%	8.2%	1,139,518	81,167	7.1%
Public Safety	43,735,476	1,154,764	5,798,586	36,782,126	15.9%	13.3%	38,484,161	5,298,586	13.8%
Public Works	11,238,659	1,263,457	1,003,571	8,971,632	20.2%	8.9%	10,156,910	864,359	8.5%
Recreation, Parks & Cultural Svcs	14,573,541	3,306,945	1,313,917	9,952,678	31.7%	9.0%	13,333,702	1,234,458	9.3%
Community & Economic Development	4,733,725	68,333	633,156	4,032,236	14.8%	13.4%	4,663,128	656,889	14.1%
subtotal	\$ 87,796,839	\$ 5,953,998	\$ 10,159,823	\$ 71,683,018	18.4%	11.6%	\$ 77,913,991	\$ 9,822,137	12.6%
General Government:									
Insurance Premiums (Risk)	\$ 966,800	\$ -	\$ 80,567	\$ 886,233	8.3%	8.3%	\$ 928,885	\$ 77,407	8.3%
Gwinnett Tech Bond P&I	286,978	-	-	286,978	0.0%	0.0%	287,490	-	0.0%
Transfer(s) to other Funds	13,447,780	-	-	13,447,780	0.0%	0.0%	16,457,920	1,212,318	7.4%
Operating Initiatives (Reserve)	79,800	-	-	79,800	0.0%	0.0%	-	-	-
Contingency	937,000	-	-	937,000	0.0%	0.0%	9,062	-	0.0%
subtotal	\$ 15,718,358	\$ -	\$ 80,567	\$ 15,637,791	0.5%	0.5%	\$ 17,683,357	\$ 1,289,725	7.3%
Total Expenditures	\$ 103,515,197	\$ 5,953,998	\$ 10,240,389	\$ 87,320,809	15.6%	9.9%	\$ 95,597,348	\$ 11,111,862	11.6%



CITY OF ALPHARETTA
Financial Management Reports
General Fund (unaudited)
Expenditure Summary by Category
As of July 31, 2024

Current Fiscal Year								Prior Fiscal Year		
		2025 Budget	2025 Encumbrances	2025 Exp. (YTD)	Funds Available	% Enc./Exp.	% Exp.	2024 Exp. (Total)	2024 Exp. (YTD)	% Exp.
Expenditures by Category:										
Salaries & Benefits:										
(1) Regular Salaries	\$	37,974,672	\$ -	\$ 2,266,963	\$ 35,707,709	6.0%	6.0%	\$ 34,229,593	\$ 2,149,464	6.3%
Overtime		2,898,500	-	239,087	2,659,413	8.2%	8.2%	3,436,814	265,982	7.7%
Group Insurance		10,123,339	-	1,257,587	8,865,752	12.4%	12.4%	8,299,249	1,172,484	14.1%
FICA and Social Security		3,128,159	-	172,516	2,955,643	5.5%	5.5%	2,760,264	171,993	6.2%
Defined Benefit Pension		3,537,725	-	3,537,725	-	100.0%	100.0%	3,187,015	3,187,015	100.0%
401(A) Retirement/Match		4,007,115	-	295,036	3,712,079	7.4%	7.4%	3,269,287	266,636	8.2%
(2) Other		1,855,963	-	1,002,295	853,668	54.0%	54.0%	1,768,250	945,802	53.5%
subtotal	\$	63,525,473	\$ -	\$ 8,771,209	\$ 54,754,264	13.8%	13.8%	\$ 56,950,471	\$ 8,159,378	14.3%
Maintenance & Operations:										
Professional Services	\$	3,998,039	\$ 1,832,961	\$ 293,697	\$ 1,871,381	53.2%	7.3%	\$ 3,183,233	\$ 638,128	20.0%
Legal Services		1,000,000	-	(236)	1,000,236	0.0%	0.0%	636,323	-	0.0%
Vehicle Fuel/Maintenance		1,359,750	2,665	70,965	1,286,120	5.4%	5.2%	1,646,154	87,584	5.3%
Maintenance Contracts		3,843,234	2,670,136	59,072	1,114,026	71.0%	1.5%	3,105,872	97,158	3.1%
IT Professional Services		4,689,467	781,444	668,289	3,239,734	30.9%	14.3%	3,267,577	560,500	17.2%
General Supplies		1,295,935	208,778	75,251	1,011,906	21.9%	5.8%	1,120,574	118,555	10.6%
Utilities		3,277,825	-	17,859	3,259,966	0.5%	0.5%	3,274,958	5,320	0.2%
Insurance Premiums (Risk)		966,800	-	80,567	886,233	8.3%	8.3%	928,885	77,407	8.3%
Other		3,819,650	418,037	200,142	3,201,470	16.2%	5.2%	3,579,688	155,231	4.3%
subtotal	\$	24,250,700	\$ 5,914,022	\$ 1,465,605	\$ 16,871,073	30.4%	6.0%	\$ 20,743,264	\$ 1,739,884	8.4%
Capital/Leases/Other:										
Fire Vehicle/Equip. Leases	\$	779,066	\$ -	\$ -	\$ 779,066	0.0%	0.0%	\$ 779,059	\$ -	0.0%
City Hall HVAC		-	-	-	-	-	-	128,355	-	0.0%
Equipment/Capital		200,900	39,976	3,575	157,348	21.7%	1.8%	236,726	282	0.1%
Other		7,500	-	-	7,500	0.0%	0.0%	5,000	-	0.0%
subtotal	\$	987,466	\$ 39,976	\$ 3,575	\$ 943,914	4.4%	0.4%	\$ 1,149,141	\$ 282	0.0%
General Government:										
Gwinnett Tech Bond P&I	\$	286,978	\$ -	\$ -	\$ 286,978	0.0%	0.0%	\$ 287,490	\$ -	0.0%
Transfer(s) to other Funds		13,447,780	-	-	13,447,780	0.0%	0.0%	16,457,920	1,212,318	7.4%
Op. Initiatives (Reserve)		79,800	-	-	79,800	0.0%	0.0%	-	-	-
Contingency		937,000	-	-	937,000	0.0%	0.0%	9,062	-	0.0%
subtotal	\$	14,751,558	\$ -	\$ -	\$ 14,751,558	0.0%	0.0%	\$ 16,754,472	\$ 1,212,318	7.2%
Total Expenditures	\$	103,515,197	\$ 5,953,998	\$ 10,240,389	\$ 87,320,809	15.6%	9.9%	\$ 95,597,348	\$ 11,111,862	11.6%

Notes:

- (1) Includes the following components: regular salaries, holiday leave, temporary and seasonal salaries, and separation payout.
- (2) Includes the following components: workers compensation, educational programs, automobile allowance, tuition reimbursement, and employee service awards.



GRANT AND CAPITAL FUNDS

Revenue & Expenditure Reports



CITY OF ALPHARETTA
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Grant Funds
Operating Grant Fund Detail (Fund 220; life-to-date for active projects)
As of July 31, 2024

		Project Snapshot: FY2013 - FY2024		FY 2025					
Account #	Project	Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Revenues									
Public Safety									
22031150-331110	C2243 2022 BULLETPROOF VEST (DOJ)	27,409	7,728	\$ -	\$ 19,681	\$ 19,681	\$ -		\$ 19,681
22031150-371000	C2310 ALPHA BUS. ASSOC. K-9	17,000	17,000	-	-	-	-		-
22031150-331110	C2317 2023 BULLETPROFF VEST (DOJ)	17,000	-	-	17,000	17,000	-		17,000
	subtotal			\$ -	\$ 36,681	\$ 36,681	\$ -		\$ 36,681
Recreation, Parks & Cultural Services									
22061150-347509	C2039 WIRE & WOOD (ACVB SPONSOR)	306,000	256,000	\$ -	\$ 50,000	\$ 50,000	\$ 50,000		\$ -
22061150-371000	C2308 MUSIC MATCH APPLICATIONS	3,926	3,926	-	-	-	70		(70)
	subtotal			\$ -	\$ 50,000	\$ 50,000	\$ 50,070		\$ (70)
General Government									
22090200-361000	INTEREST EARNINGS			\$ -	\$ -	\$ -	-		\$ -
22090200-395000	CARRYFORWARD FUND BALANCE			-	105,337	105,337	-		105,337
	subtotal			\$ -	\$ 105,337	\$ 105,337	\$ -		\$ 105,337
	Total			\$ -	\$ 192,018	\$ 192,018	\$ 50,070		\$ 141,948



CITY OF ALPHARETTA
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Operating Grant Fund Detail (Fund 220; life-to-date for active projects)
As of July 31, 2024

			Project Snapshot: FY2013 - FY2024		FY 2025						
Account #	Project		Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget	
Expenditures											
City Administration											
22013230-521200	C2100	MURAL ART PROJECT	17,215	2,800	\$ -	\$ 14,415	\$ 14,415	\$ -	\$ -	\$ 14,415	
		subtotal			\$ -	\$ 14,415	\$ 14,415	\$ -	\$ -	\$ 14,415	
Public Safety											
22031150-542100	C2243	2022 BULLETPROOF VEST (DOJ)	49,433	38,376	\$ -	\$ 11,057	\$ 11,057	\$ 1,887	\$ -	\$ 9,170	
22031150-521200	C2310	ALPHA BUS. ASSOC K-9	17,000	10,560	-	6,440	6,440	-	-	6,440	
22031150-542100	C2317	2023 BULLETPROOF VEST (DOJ)	34,000	-	-	34,000	34,000	-	-	34,000	
		subtotal			\$ -	\$ 51,497	\$ 51,497	\$ 1,887	\$ -	\$ 49,610	
Recreation, Parks & Cultural Services											
22061159-521200	C2039	WIRE & WOOD (ACVB SPONSOR)	254,000	181,454	\$ -	\$ 72,546	\$ 72,546	\$ -	\$ 50,000	\$ 22,546	
22061150-531100	C2101	SPECIAL NEEDS EXPO / EVENT	1,018	925	-	93	93	-	-	93	
22061150-531100	C2102	FULTON GOLDEN GAMES	3,630	-	-	3,630	3,630	-	-	3,630	
22061150-531100	C2212	PARKING PERMIT - FILM	4,000	3,750	-	250	250	-	-	250	
22061150-531100	C2234	ARTS CENTER (CERAMICS)	4,879	3,023	-	1,856	1,856	-	-	1,856	
22061150-531100	C2237	PARTNERED EVENTS	5,000	4,305	-	695	695	-	-	695	
22061150-521200	C2308	MUSIC MATCH APPLICATIONS	5,997	5,615	-	382	382	300	-	82	
22061150-531100	C2418	2023 CAMP HAPPY HEARTS	6,000	3,321	-	2,679	2,679	1,024	1,655	-	
		subtotal			\$ -	\$ 82,131	\$ 82,131	\$ 1,324	\$ 51,655	\$ 29,152	
Non-Allocated											
22090200-579000		CONTINGENCY			\$ -	\$ 30,475	\$ 30,475	\$ -	\$ -	\$ 30,475	
22090200-579011		MATCH (GRANTS UNDER REVIEW)			-	13,500	13,500	-	-	13,500	
		subtotal			\$ -	\$ 43,975	\$ 43,975	\$ -	\$ -	\$ 43,975	
		Total			\$ -	\$ 192,018	\$ 192,018	\$ 3,211	\$ 51,655	\$ 137,152	



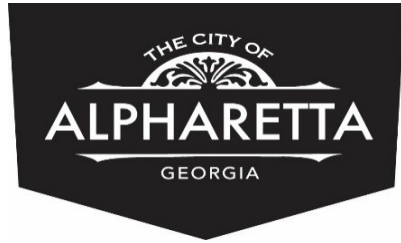
CITY OF ALPHARETTA
Financial Management Reports
Grant Funds
Capital Grant Fund Detail (Fund 340; life-to-date for active projects)
As of July 31, 2024

			Project Snapshot: FY2013 - FY2024		FY 2025					
			Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Account #	Project									
Revenue										
Public Works										
34041100-331150	C2242	NORTHPOINT ALPHALINK (ARC/LCI)	1,000,001	287,689	\$ -	\$ 712,312	\$ 712,312	\$ -		\$ 712,312
34041100-331350	C2305	ALPHALOOP (LANDWATER)	500,000	-	-	500,000	500,000	-		500,000
34041100-334310	G2500	FY25 LMIG GRANT	693,744	-	-	693,744	693,744	-		693,744
34041100-334310	G2501	FY 25 LRA GRANT	837,515	837,515	-	-	-	-		-
		subtotal			\$ -	\$ 1,906,056	\$ 1,906,056	\$ -		\$ 1,906,056
Recreation, Parks & Cultural Services										
34061150-371000	C2248	CITY AGRICULTURE PLAN (FOOD WELL)	150,000	75,000	\$ -	\$ 75,000	\$ 75,000	\$ -		\$ 75,000
		subtotal			\$ -	\$ 75,000	\$ 75,000	\$ -		\$ 75,000
General Government										
34090200-361000		INTEREST EARNINGS			\$ -	\$ -	\$ -	\$ -		\$ -
34090200-395000		CARRYFORWARD FUND BALANCE			-	293,280	293,280			293,280
		subtotal			\$ -	\$ 293,280	\$ 293,280	\$ -		\$ 293,280
		Total			\$ -	\$ 2,274,336	\$ 2,274,336	\$ -		\$ 2,274,336



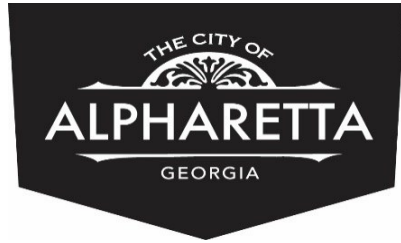
CITY OF ALPHARETTA
Financial Management Reports
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Capital Grant Fund Detail (Fund 340; life-to-date for active projects)
As of July 31, 2024

			Project Snapshot: FY2013 - FY2024		FY 2025					
			Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Account #	Project									
Expenditures										
Public Works										
34041100-541410	C1219	MILLING AND RESURFACING (LMIG)	6,555,582	6,555,582	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
34041100-521200	C2242	NORTHPOINT ALPHALINK (ARC/LCI)	1,000,000	417,316	-	582,684	582,684	-	33,509	549,175
34041100-541420	C2305	ALPHALOOP (LANDWATER)	500,000	500,000	-	-	-	-	-	-
34041100-541410	G2500	FY2025 LMIG GRANT (MILLING/RES)	693,744	-	-	693,744	693,744	-	-	693,744
34041100-541410	G2501	FY2025 LRA GRANT (MILLING/RES)	837,516	-	-	837,516	837,516	-	-	837,516
subtotal					\$ -	\$ 2,113,944	\$ 2,113,944	\$ -	\$ 33,509	\$ 2,080,435
Recreation, Parks & Cultural Services										
34061150-541500	C2248	CITY AGRICULTURE PLAN (FOOD WELL)	75,000	-	\$ -	\$ 75,000	\$ 75,000	\$ -	\$ -	\$ 75,000
subtotal					\$ -	\$ 75,000	\$ 75,000	\$ -	\$ -	\$ 75,000
Non-Allocated										
34090200-579000		CONTINGENCY			\$ -	\$ 85,392	\$ 85,392	\$ -	\$ -	\$ 85,392
subtotal					\$ -	\$ 85,392	\$ 85,392	\$ -	\$ -	\$ 85,392
Total					\$ -	\$ 2,274,336	\$ 2,274,336	\$ -	\$ 33,509	\$ 2,240,827



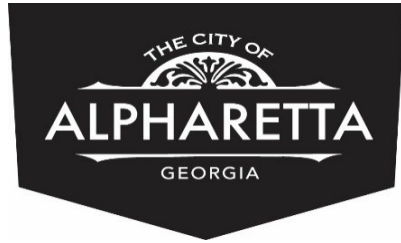
CITY OF ALPHARETTA
Financial Management Reports
Capital Project Funds
General Capital Project Fund Detail (Fund 301; life-to-date for active projects)
As of July 31, 2024

			Project Snapshot: FY2013 - FY2024		FY 2025						
			Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget	
Account #	Project										
Revenue											
30131150-337051	C2421	CAD/RECORDS MGMT (MILTON)	241,538	-	\$ -	\$ 241,538	\$ 241,538	\$ -		\$ 241,538	
30141100-336000	C2104	WBR PH 4 (NPP-GREENWAY)	333,925	-	-	333,925	333,925	-		333,925	
30141100-371000	C2113	ENCORE GREENWAY GATEWAY	430,001	421,466	-	8,535	8,535	-		8,535	
30161150-371000	C0922	SYNTHETIC TURF (AMBUSH)	14,100	-	-	14,100	14,100	-		14,100	
30161150-371000	C1929	COMM AG PROGRAM	102,525	102,525	-	-	-	531		(531)	
30161150-371000	C2309	WACKY WORLD 2.0 (DONATIONS)	194,874	194,874	-	-	-	18,450		(18,450)	
30161150-337052	C2426	MAYFIELD PARK - MILTON IGA	65,000	-	-	65,000	65,000	-		65,000	
30174150-337000	C0910	TREE REPLACEMENT FUND	417,450	417,450	-	-	-	17,400		(17,400)	
subtotal					\$ -	\$ 663,098	\$ 663,098	\$ 36,381		\$ 626,717	
Non-Departmental											
30190200-395000		CARRYFORWARD FUND BALANCE			\$ 3,405,350	\$ 10,987,221	\$ 14,392,571	\$ -		\$ 14,392,571	
30190200-391100		TRANSFER-IN FROM THE GENERAL FUND			11,843,416	-	11,843,416	-		11,843,416	
30190200-361000		INTEREST EARNINGS			325,000	-	325,000	-		325,000	
subtotal					\$ 15,573,766	\$ 10,987,221	\$ 26,560,987	\$ -		\$ 26,560,987	
Total					\$ 15,573,766	\$ 11,650,319	\$ 27,224,085	\$ 36,381		\$ 27,187,704	
Expenditures											
Administration											
30113230-542400	C1404	WEBSITE UPGRADE	145,001	63,647	\$ -	\$ 81,354	\$ 81,354	\$ -	\$ 25,173	\$ 56,181	
subtotal					\$ -	\$ 81,354	\$ 81,354	\$ -	\$ 25,173	\$ 56,181	
Finance											
30115150-542400	C1141	TYLER ERP SYSTEM	362,163	358,550	\$ -	\$ 3,613	\$ 3,613	\$ -	\$ 3,612	\$ 1	
subtotal					\$ -	\$ 3,613	\$ 3,613	\$ -	\$ 3,612	\$ 1	
Information Technology											
30117400-542400	C1103	NETWORK AND VOIP	717,679	401,067	\$ -	\$ 316,612	\$ 316,612	\$ (30,551)	\$ 10,968	\$ 336,195	
30117400-542400	C1312	BACKUP DATA STORAGE MGMT.	510,003	488,947	-	21,056	21,056	-	14,706	6,350	
30117400-542400	C1313	TECHNOLOGY REPLACEMENT	3,892,370	3,276,902	390,000	225,468	615,468	850	80,694	533,924	
30117400-542400	C1519	WIRELESS ACCESS POINTS	100,000	-	50,000	50,000	100,000	-	-	100,000	
30117400-542400	C1615	APP/DESKTOP VIRTUALIZATION	400,145	128,749	-	271,396	271,396	-	20,000	251,396	
30117400-542400	C2201	CITY COUNCIL A/V REPLACEMENT	300,001	286,136	-	13,865	13,865	-	-	13,865	



CITY OF ALPHARETTA
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Account #		Project		Project Snapshot: FY2013 - FY2024		FY 2025					
				Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
30117400-544200	C2300	BUSINESS CONTINUITY STUDY		50,000	-	-	50,000	50,000	-	35,500	14,500
		subtotal				\$ 440,000	\$ 948,397	\$ 1,388,397	\$ (29,701)	\$ 161,868	\$ 1,256,230
Municipal Court											
30126550-542400	C1222	RECORDS MANAGEMENT		39,600	35,700	\$ -	\$ 3,900	\$ 3,900	\$ -	\$ 3,900	\$ -
		subtotal				\$ -	\$ 3,900	\$ 3,900	\$ -	\$ 3,900	\$ -
Public Safety											
30131150-542200	C1202	FLEET REPLACEMENT		9,890,847	8,818,650	\$ -	\$ 1,072,197	\$ 1,072,197	\$ 564	\$ 1,046,362	\$ 25,271
30131150-542100	C1401	PS EQUIPMENT REPLACEMENT		1,513,925	1,482,159	-	31,766	31,766	-	-	31,766
30131150-541300	C1706	RAPSTC IMPROVEMENTS		492,531	198,250	-	294,281	294,281	-	-	294,281
30131150-542400	C2052	SECURITY SYSTEM REFRESH		472,060	377,455	72,000	22,605	94,605	-	15,578	79,027
30131150-542100	C2235	CRABAPPLE TRAINING FACILITY		43,871	41,681	-	2,190	2,190	-	-	2,190
30131150-542400	C2301	CAD/RECORDS MANAGEMENT SOFTWARE		2,250,001	894,887	-	1,355,114	1,355,114	-	1,349,296	5,818
30131150-542100	C2303	2023 OP INITIATIVES EQUIPMENT		449,501	298,063	-	151,438	151,438	420	137,772	13,246
30131150-541300	C2314	FIRE STATION FACILITIES ASSESSMENT		300,001	98,413	-	201,588	201,588	-	2,438	199,151
30131150-542400	C2406	REAL TIME CRIME CENTER		128,901	8,776	-	120,125	120,125	-	-	120,125
30131150-542200	C2407	ASST FIRE MARSHAL EQUIPMENT		66,000	47,621	-	18,379	18,379	-	14,864	3,515
30131150-542400	C2421	CAD/RECORDS MGMT (MILTON)		241,538	-	-	241,538	241,538	-	241,537	1
30131150-541300	C2501	FS81 RENOVATIONS		2,830,000	-	2,830,000	-	2,830,000	-	-	2,830,000
30131150-541300	C2502	2972 WB RD RENOVATIONS		150,000	-	150,000	-	150,000	-	-	150,000
30131150-542200	C2504	FY2025 FLEET REPLACEMENT		1,875,000	-	1,875,000	-	1,875,000	-	-	1,875,000
30131150-542200	V2505	FY2025 FIRE LT VEHICLE		50,000	-	50,000	-	50,000	-	-	50,000
30131150-542100	C2506	FIRE TRUCK EQUIPMENT		75,000	-	75,000	-	75,000	-	-	75,000
30131150-542400	C2508	CLICK-2-ENTER SYSTEM		31,400	-	31,400	-	31,400	-	-	31,400
		subtotal				\$ 5,083,400	\$ 3,511,221	\$ 8,594,621	\$ 984	\$ 2,807,847	\$ 5,785,790
Public Works											
30141100-541200	C0910	TREE REPLACEMENT FUND		\$ 2,065,602	\$ 1,515,151	\$ -	\$ 550,451	\$ 550,451	\$ -	\$ 31,055	\$ 519,396
30141100-541200	C1008	CEMETERY AUTHORITY-MAINTENANCE		493,161	246,994	-	246,167	246,167	-	13,088	233,079
30141100-541410	C1207	BRIDGE MAINTENANCE		1,115,212	722,040	250,000	143,172	393,172	-	127,200	265,972
30141100-541410	C1208	MAST ARM MAINTENANCE		45,000	-	45,000	-	45,000	-	-	45,000
30141100-541410	C1215	STRIPING & SIGNAGE		2,434,665	2,181,836	170,000	82,829	252,829	34,617	28,735	189,478



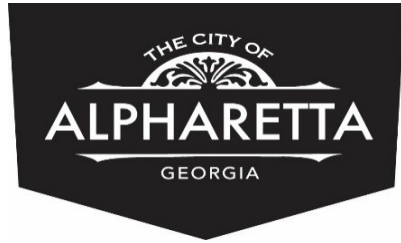
CITY OF ALPHARETTA
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Account #Project			Project Snapshot: FY2013 - FY2024		FY 2025					
			Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
30141100-541410	C1217	TRAFFIC CALMING & INTERSECTION IMP	613,584	553,584	60,000	-	60,000	-	-	60,000
30141100-541410	C1218	TRAFFIC SIGNAL SYSTEM MAINTENANCE	1,004,268	880,436	100,000	23,832	123,832	4,976	7,519	111,337
30141100-541410	C1219	MILLING AND RESURFACING	29,462,647	26,830,432	2,500,000	132,215	2,632,215	181	35,652	2,596,382
30141100-541410	C1220	TRAFFIC CONTROL EQUIPMENT	1,187,079	1,041,602	100,000	45,477	145,477	1,417	48,794	95,266
30141100-541410	C1221	DESIGN SERVICES	1,068,301	954,705	50,000	63,596	113,596	-	9,221	104,375
30141100-542200	C1223	FLEET REPLACEMENT	2,025,223	1,484,474	353,000	187,749	540,749	-	337,983	202,766
30141100-541300	C1229	FACILITY ROOF REPAIR/REPLACE	875,000	325,000	550,000	-	550,000	-	-	550,000
30141100-541200	C1302	TREE PLANTING & LANDSCAPING IMP	1,534,772	1,166,590	160,000	208,182	368,182	-	36,131	332,051
30141100-541420	C1801	SIDEWALK MAINTENANCE & REPAIR	240,001	25,681	140,000	74,320	214,320	23,998	39,600	150,722
30141100-542100	C1802	PW EQUIPMENT REPLACEMENT	277,374	203,793	60,000	13,581	73,581	-	49,990	23,591
30141100-541410	C1901	TRAFFIC RESPONSIVE SYSTEM MAINT	550,002	528,894	-	21,108	21,108	-	12,085	9,023
30141100-541300	C1902	FIRE STATION RENOVATIONS	435,003	422,819	-	12,184	12,184	-	3,673	8,511
30141100-541300	C1906	CITY HALL RENOVATIONS	65,000	25,000	40,000	-	40,000	-	-	40,000
30141100-541300	C2003	HVAC REPLACEMENTS	491,730	391,730	100,000	-	100,000	-	-	100,000
30141100-542400	C2026	TCC HARDWARE/SOFTWARE	170,002	107,770	-	62,232	62,232	-	-	62,232
30141100-541410	C2048	STREETLIGHT MAINTENANCE	434,080	270,126	85,000	78,954	163,954	-	-	163,954
30141100-541500	C2050	REC FACILITY MAINTENANCE	155,000	135,938	-	19,062	19,062	-	-	19,062
30141100-541300	C2053	PARKING GARAGE MAINTENANCE	331,308	159,118	150,000	22,190	172,190	-	-	172,190
30141100-541410	C2104	WEBB BR ROAD PH4 (NPP-GREENWAY)	333,925	24,570	-	309,355	309,355	-	309,355	-
30141100-541410	C2113	ENCORE GREENWAY GATEWAY	430,001	429,981	-	20	20	-	19	1
30141100-521200	C2242	NORTHPOINT ALPHALINK (ARC/LCI)	365,001	72,092	-	292,909	292,909	-	45,418	247,491
30141100-541420	C2305	ALPHALOOP (OMP - NORTHWINDS)	110,001	110,000	-	1	1	-	-	1
30141100-544200	C2408	WEBB BRIDGE PARK SEWER	491,157	399,325	-	91,832	91,832	-	91,832	0
30141100-541200	C2409	SR9 LANDSCAPING	925,000	-	575,000	350,000	925,000	-	-	925,000
30141100-542100	C2410	WINTER WEATHER EQUIPMENT	65,000	-	-	65,000	65,000	-	-	65,000
30141100-541410	C2509	BRICK PAVER MAINTENANCE/REPAIR	50,000	-	50,000	-	50,000	-	-	50,000
30141100-544200	C2510	DOWNTOWN BUS SHELTERS	80,000	-	80,000	-	80,000	-	6,920	73,080
30141100-541300	C2511	FACILITY ASSESSMENT/RENOVATIONS	300,000	-	300,000	-	300,000	-	-	300,000
30141100-541300	C2512	PS FACILITY MAINTENANCE	75,000	-	75,000	-	75,000	-	-	75,000
30141100-542200	C2513	FY 2025 FORESTRY ASST VEHICLE	50,000	-	50,000	-	50,000	-	-	50,000
subtotal					\$ 6,043,000	\$ 3,096,418	\$ 9,139,418	\$ 65,189	\$ 1,234,270	\$ 7,839,959



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As of July 31, 2024

			Project Snapshot: FY2013 - FY2024		FY 2025					
			Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Account #	Project									
Recreation, Parks & Cultural Services										
30161150-541500	C0922	SYNTHETIC TURF REPLACEMENT	1,519,529	1,021,629	\$ -	\$ 497,900	\$ 497,900	\$ -	\$ 483,800	\$ 14,100
30161150-541200	C1210	TREE MAINT-PLANTING-REMOVAL	585,001	434,219	125,000	25,782	150,782	1,819	32,779	116,184
30161150-541500	C1221	DESIGN SERVICES	235,424	212,646	21,200	1,578	22,778	-	335	22,443
30161150-541300	C1229	FACILITY ROOF REPAIR	680,412	674,895	-	5,517	5,517	-	-	5,517
30161150-542200	C1232	FLEET	534,009	434,009	100,000	-	100,000	-	-	100,000
30161150-542100	C1402	RP EQUIPMENT REPLACEMENT	1,145,788	885,567	177,000	83,221	260,221	-	-	260,221
30113230-544200	C1527	VETERANS MEMORIAL	105,667	75,806	-	29,861	29,861	-	-	29,861
30161150-541500	C1614	THE STORIES PROJECT	85,000	54,565	-	30,435	30,435	-	23,500	6,935
30161150-541510	C1636	GREENWAY REPAIR AND MAINTENANCE	1,114,751	402,166	275,000	437,585	712,585	-	6,956	705,629
30161150-541500	C1804	PARK REPAIRS/IMPROVEMENTS	1,006,212	809,095	160,000	37,117	197,117	-	25,994	171,123
30161150-541500	C1806	PARKS PLAYGROUND EQUIPMENT	738,640	288,640	50,000	400,000	450,000	400,000	33,000	17,000
30161150-544100	C1807	PUBLIC ARTS PROGRAM	341,000	262,340	55,000	23,660	78,660	-	250	78,410
30161150-541500	C1926	NORTHSIDE MOU (PARKS)	149,904	138,991	-	10,913	10,913	-	-	10,913
30161150-541500	C1929	COMMUNITY AGRICULTURE PROGRAM	102,529	69,990	-	32,539	32,539	(368)	-	32,907
30161150-541500	C2010	PARK ENHANCEMENTS	648,578	631,629	-	16,949	16,949	3,449	8,398	5,102
30161150-541500	C2030	TOWN GREEN IMPROVEMENTS	250,001	237,421	-	12,580	12,580	-	-	12,580
30161150-541500	C2035	NORTHPARK RESTROOMS 1 - 4	16,180	-	16,180		16,180	-	-	16,180
30161150-541500	C2051	FOUNTAIN MAINTENANCE	86,306	76,156	-	10,150	10,150	-	-	10,150
30161150-541500	C2202	ATHLETIC COURTS RESURFACING	198,433	154,470	-	43,963	43,963	-	-	43,963
30161150-541500	C2217	MID-BROADWELL PARK	52,081	51,840	-	241	241	-	241	0
30161150-541500	C2248	CITY AGRICULTURE PLAN (FOOD WELL)	75,000	-	-	75,000	75,000	-	-	75,000
30161150-541500	C2309	WACKY WORLD 2.0 (DONATIONS)	194,875	6,673	-	188,202	188,202	96	-	188,106
30161150-541500	C2316	GREENWAY BOARDWALK REPLACEMENT	75,001	1,158	-	73,843	73,843	-	-	73,843
30161150-541500	C2411	PARK TRAIL MAINTENANCE	200,000	-	-	200,000	200,000	-	-	200,000
30161150-541500	C2412	CULTURAL ARTS MASTER PLAN	30,001	11,693	-	18,308	18,308	-	18,307	1
30161150-544100	C2415	PUBLIC ART FUND (CITY LOCATIONS)	45,000	-	25,000	20,000	45,000	-	-	45,000
30161150-544100	C2416	PUBLIC ART DEV (CITY PROP)	10,000	-	10,000	-	10,000	-	-	10,000
30161150-544100	C2417	PUBLIC ART IN PARKS	20,000	-	20,000	-	20,000	-	-	20,000
30161150-541500	C2419	WEBB BRIDGE PARK DOG PARK	50,000	45,215	-	4,785	4,785	-	4,785	-



CITY OF ALPHARETTA
Financial Management Reports
Capital Project Funds
General Capital Project Fund Detail (Fund 301; life-to-date for active projects)
As of July 31, 2024

Account #			Project Snapshot: FY2013 - FY2024		FY 2025					
			Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
30161150-541500	C2426	MAYFIELD PARK - MILTON IGA	130,000	-	-	130,000	130,000	-	-	130,000
30161150-541500	C2514	INNOV ACADEMY SOCCER	40,000	-	40,000	-	40,000	-	-	40,000
30161150-541500	C2515	PARK SECURITY IMPROVEMENTS	80,000	-	80,000	-	80,000	-	-	80,000
30161150-541500	G2507	LWCF GRANT MATCH (N PARK LIGHTING)	500,001	101,164	300,000	98,837	398,837	-	5,000	393,837
subtotal					\$ 1,454,380	\$ 2,508,966	\$ 3,963,346	\$ 404,995	\$ 643,345	\$ 2,915,006
Community Development										
30174150-544100	C0019	DOWNTOWN PARKING FUND	576,749	315,748	\$ -	\$ 261,001	\$ 261,001	\$ -	\$ -	\$ 261,001
30174150-544200	C1300	CITY ECON DEVELOPMENT TOOLKIT	245,760	202,010	-	43,750	43,750	-	-	43,750
30174150-541410	C1603	DESIGN SERVICES	649,604	493,832	62,400	93,372	155,772	-	24,861	130,911
30174150-542400	C2111	COMMUNITY DEVELOPMENT EQUIPMENT	21,001	16,037	-	4,964	4,964	1,370	-	3,594
30174150-521200	C2307	WINDWARD-HWY9 MASTER PLAN MOU	60,000	700	-	59,300	59,300	-	-	59,300
30174150-521200	C2401	NORTH POINT FRAMEWORK PLAN	200,000	20,506	-	179,494	179,494	-	179,102	392
30174150-523400	C2402	GARDEN DISTRICT SIGNAGE	12,700	6,350	-	6,350	6,350	-	-	6,350
30174150-544100	C2403	SOUTH MAIN DISTRICT	200,000	27,407	150,000	22,593	172,593	-	25,593	147,000
30174150-544100	C2404	BROOKSIDE PARK GATEWAY	300,000	-	225,000	75,000	300,000	-	-	300,000
30174150-541410	C2414	BROOKSIDE PARKWAY LAND DIET	40,000	-	-	40,000	40,000	-	-	40,000
30174150-544100	C2500	DWTN WAYFINDING SIGNAGE	12,000	-	12,000	-	12,000	-	-	12,000
30174150-544200	C2516	MILTON AVE LIGHTING	50,000	-	50,000	-	50,000	-	-	50,000
30174150-541410	C2517	ENTRY MONUMENTS	50,000	-	50,000	-	50,000	-	-	50,000
subtotal					\$ 549,400	\$ 785,824	\$ 1,335,224	\$ 1,370	\$ 229,556	\$ 1,104,298
Non-Departmental										
30190200-579000		NON-ALLOCATED			\$ 2,003,586	\$ 434,626	\$ 2,438,212	\$ -	\$ -	\$ 2,438,212
30190200-579011		MATCH (GRANTS UNDER REVIEW)			-	276,000	276,000	-	-	276,000
subtotal					\$ 2,003,586	\$ 710,626	\$ 2,714,212	\$ -	\$ -	\$ 2,714,212
Total					\$ 15,573,766	\$ 11,650,319	\$ 27,224,085	\$ 442,837	\$ 5,109,572	21,671,676



CITY OF ALPHARETTA
Financial Management Reports
Capital Project Funds
Stormwater Capital Fund Detail (Fund 302; life-to-date for all projects)
As of July 31, 2024

Account #	Project	Project Snapshot: FY2017 - FY2024		FY 2025					
		Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Revenue									
Non-Departmental									
30290200-361000	INTEREST EARNINGS	522,470	412,470	\$ 110,000	\$ -	\$ 110,000	\$ -		\$ 110,000
30290200-391100	TRANSFER IN/GENERAL FUND MATCH	20,014,364	18,410,000	1,604,364	-	1,604,364	-		1,604,364
30290200-395000	CARRYFORWARD FUND BALANCE	6,307,938	-	285,636	6,022,302	6,307,938	-		6,307,938
	subtotal			\$ 2,000,000	\$ 6,022,302	\$ 8,022,302	\$ -		\$ 8,022,302
	Total			\$ 2,000,000	\$ 6,022,302	\$ 8,022,302	\$ -		\$ 8,022,302
Expenditures									
Public Works									
30241100-541430-C1308	SW PIPE & STRUCTURE R&M	16,664,010	9,779,619	\$ 2,000,000	\$ 4,884,391	\$ 6,884,391	\$ 110	\$ 1,791,297	\$ 5,092,984
30241100-541430-C2423	DOUGLAS ROAD DRAINAGE	417,113	11,700	-	405,413	405,413	-	-	405,413
30241100-541430-C2428	HARRIS ROAD DRAINAGE	122,595	-	-	122,595	122,595	-	122,595	-
30241100-541430-C2429	WINDWARD PKWY DRAINAGE	383,506	-	-	383,506	383,506	-	383,506	-
30241100-541430-C2518	MID-BORADWELL CULVERT	118,815	-	-	118,815	118,815	-	-	118,815
	subtotal			\$ 2,000,000	\$ 5,914,720	\$ 7,914,720	\$ 110	\$ 2,297,398	\$ 5,617,212
Non-Departmental									
30290200-579000	NON-ALLOCATED			\$ -	\$ 107,582	\$ 107,582	\$ -	\$ -	\$ 107,582
	subtotal			\$ -	\$ 107,582	\$ 107,582	\$ -	\$ -	\$ 107,582
	Total			\$ 2,000,000	\$ 6,022,302	\$ 8,022,302	\$ 110	\$ 2,297,398	\$ 5,724,794



CITY OF ALPHARETTA
Financial Management Reports
Capital Project Funds
2022 Parks Bond Fund Detail (Fund 318; life-to-date for all projects)
As of July 31, 2024

		Project Snapshot: FY2017 - FY2024		FY 2025					
Account #	Project	Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Revenue									
Non-Departmental									
31890200-361000	INTEREST EARNINGS			\$ 900,000	\$ -	\$ 900,000	\$ 126,940		\$ 773,060
31890200-395000	CARRYFORWARD FUND BALANCE			-	27,383,446	27,383,446	-		27,383,446
	subtotal			\$ 900,000	\$ 27,383,446	\$ 28,283,446	\$ 126,940		\$ 28,156,506
	Total			\$ 900,000	\$ 27,383,446	\$ 28,283,446	\$ 126,940		\$ 28,156,506
Expenditures									
31841100-541420	C1712 ALPHALOOP	7,500,000	-	\$ -	\$ 7,500,000	\$ 7,500,000	\$ -	\$ -	\$ 7,500,000
31861150-541500	C0922 SYNTHETIC TURF	1,632,541	47,597	-	1,584,944	1,584,944	-	-	1,584,944
31861150-541500	C1911 EQUESTRIAN CENTER (CITY)	5,000,000	914,017	-	4,085,983	4,085,983	-	550,362	3,535,621
31861150-541500	C2011 WILLS PARK MASTER PLAN IMP	5,671,367	759,165	-	4,912,202	4,912,202	-	35,550	4,876,652
31861150-541500	C2216 UNION HILL PARK	3,250,002	581,769	-	2,668,233	2,668,233	-	100,638	2,567,596
31861150-541500	C2217 MID-BROADWELL PARK	500,001	494,463	-	5,538	5,538	-	499	5,039
31861150-541500	C2218 OLD RUCKER PARK	3,000,000	395,470	-	2,604,530	2,604,530	-	14,925	2,589,605
31861150-541500	C2219 FARMHOUSE PARK	2,000,000	30,570	-	1,969,430	1,969,430	-	-	1,969,430
31861150-541500	C2220 WATERS ROAD PARK	1,256,501	1,256,501	-	-	-	-	-	-
31861150-541500	C2245 WILLS PARK MAINTENANCE FACILITY	328,634	328,634	-	-	-	-	-	-
31890200-579000	PARKS RESERVE	1,662,586	-	900,000	762,586	1,662,586	-	-	1,662,586
31890200-579012	RESERVE FOR ARBITRAGE	1,290,000	-	-	1,290,000	1,290,000	-	-	1,290,000
31890200-584000	DEBT ISSUANCE COSTS	368,549	368,549	-	-	-	-	-	-
	Total			\$ 900,000	\$ 27,383,446	\$ 28,283,446	\$ -	\$ 701,974	\$ 27,581,472



CITY OF ALPHARETTA
Financial Management Reports
Capital Project Funds
TSPLOST I Fund Detail (Fund 335; life-to-date for all projects)
As of July 31, 2024

		Project Snapshot: FY2017-FY2024		FY 2025					
Account #	Project	Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Revenue									
Non-Departmental									
33590200-395000	CARRYFORWARD FUND BALANCE			\$ -	\$ 31,602,130	\$ 31,602,130	\$ -		\$ 31,602,130
33541100-361000	INTEREST EARNINGS			500,000	-	500,000	151,935		348,065
	Total			\$ 500,000	\$ 31,602,130	\$ 32,102,130	\$ 151,935		\$ 31,950,195
Expenditures									
33541100-541410	C1219 MILLING AND RESURFACING	2,000,000	2,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
33541100-541410	C1631 MCGINNIS RD IGA (FORSYTH)	5,026,414	1,228,787	-	3,797,627	3,797,627	-	-	3,797,627
33541100-541410	C1713 KIMBALL BR RD OP IMP.	1,359,742	1,297,487	-	62,255	62,255	-	61,170	1,085
33541100-541410	C1717 OLD MILTON PKWY CAPACITY IMP.	5,579,475	3,066,278	-	2,513,197	2,513,197	-	534,920	1,978,277
33541100-541410	C1800 HAYNES BRIDGE RD IMP	187,598	187,598	-	-	-	-	-	-
33541100-541410	C1933 WEBB BRIDGE RD (DESIGN-PROJ. MGMT., ETC.)	876,389	876,389	-	-	-	-	-	-
33541100-541410	C1934 WINDWARD PKWY EAST IMPROVEMENTS	1,427,989	1,427,989	-	-	-	-	-	-
33541100-541410	C2054 GA 400 BRIDGES (WEBB; KIMBALL)	4,886,000	2,811,714	-	2,074,286	2,074,286	-	2,074,286	0
33541100-541410	C2104 WEBB BR RD PHASE 4 (NPP TO GREENWAY)	692,472	692,472	-	-	-	-	-	-
33541100-541410	C2113 ENCORE GREENWAY GATEWAY	2,573,000	294,485	-	2,278,515	2,278,515	-	-	2,278,515
33541100-541410	C2211 WEBB BRIDGE RD PHASE 1 (WESTWIND TO GREENWAY)	725,037	725,037	-	-	-	-	-	-
33541100-541410	C2229 WEBB BRIDGE RD PHASE 2 (ROUNDAABOUT-PARK)	6,000,001	3,666,445	-	2,333,556	2,333,556	-	993,779	1,339,777
33541100-541410	C2232 WEBB BRIDGE RD PHASE 3 (GREENWAY-ROUNDAABOUT)	17,000,001	2,217,194	-	14,782,807	14,782,807	-	14,126,377	656,430
33541100-541420	C2305 ALPHALOOP (OMP-NORTHWINDS)	825,000	825,000	-	-	-	-	-	-
33590200-579000	CONTINGENCY			500,000	3,759,887	4,259,887	-	-	4,259,887
	Total			\$ 500,000	\$ 31,602,130	\$ 32,102,130	\$ -	\$ 17,790,532	\$ 14,311,598



CITY OF ALPHARETTA
Financial Management Reports
Capital Project Funds
TSPLOST II Fund Detail (Fund 336; life-to-date for all projects)
As of July 31, 2024

			Project Snapshot: FY2017-FY2024		FY 2025					
			Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Account #	Project									
Revenue										
Non-Departmental										
33690200-313400	TSPLOST II				\$ -	\$ 20,157,017	\$ 20,157,017	\$ 1,273,509		\$ 18,883,508
33641100-361000	INTEREST EARNINGS				300,000	-	300,000	70,125		229,875
33690200-395000	CARRYFORWARD FUND BALANCE				-	14,316,318	14,316,318	-		14,316,318
	Total				\$ 300,000	\$ 34,473,335	\$ 34,773,335	\$ 1,343,634		\$ 33,429,701
Expenditures										
33641100-541410	C1713	KIMBALL BR RD GAP	500,000	25,356	\$ -	\$ 474,644	\$ 474,644	\$ -	\$ -	\$ 474,644
33641100-541410	C2040	TRADEWINDS PARKWAY	3,500,000	437,015	-	3,062,985	3,062,985	-	-	3,062,985
33641100-541410	C2104	WEBB BRIDGE ROAD (NPP-GREENWAY)	13,000,001	5,564,700	-	7,435,301	7,435,301	-	4,337,991	3,097,310
33641100-541410	C2107	NORTH POINT PARKWAY IMP	10,000,001	300,213	-	9,699,788	9,699,788	1,555	438,087	9,260,146
33641100-541410	C2221	CROSSWALK (ALPHARETTA ELEM)	107,670	107,670	-	-	-	-	-	-
33641100-541410	C2222	CROSSWALK (MANNING OAKS ELEM)	18,537	18,537	-	-	-	-	-	-
33641100-541410	C2223	CROSSING (92 MILTON GARAGE)	208,128	208,128	-	-	-	-	-	-
33641100-541410	C2224	RAISED INTSECTION (MARIETTA ST)	350,001	93,685	-	256,316	256,316	-	65,075	191,241
33641100-541410	C2225	CROSSINGS (CITY CTR/CHURCHES)	750,001	38,061	-	711,940	711,940	-	80,639	631,301
33641100-541410	C2226	PEDESTRIAN BRIDGES (WW PKWY)	4,000,002	611,349	-	3,388,653	3,388,653	-	102,480	3,286,173
33641100-541410	C2227	CROSSWALK (COGBURN PARK)	129,616	129,616	-	-	-	-	-	-
33641100-541410	C2228	CROSWALK (CHARLOTTE DR)	146,000	146,000	-	-	-	-	-	-
33641100-541410	C2230	CUMMING ST CORRIDOR	4,757,526	2,056	-	4,755,470	4,755,470	1,800	143,600	4,610,070
33641100-541420	C2305	ALPHALOOP (OMP - NORTHWINDS)	11,110,929	11,041,215	-	69,714	69,714	-	69,713	1
33641100-541410	C2427	DRYDEN RD EXTENSION	3,000,000	98	-	2,999,902	2,999,902	-	-	2,999,902
33690200-579000	CONTINGENCY		1,918,622	-	300,000	1,618,622	1,918,622	-	-	1,918,622
	Total				\$ 300,000	\$ 34,473,335	\$ 34,773,335	\$ 3,355	\$ 5,237,586	\$ 29,532,394



CITY OF ALPHARETTA
Financial Management Reports
Special Revenue Funds
Impact Fee Fund (Fund 270; life-to-date for active projects)
As of July 31, 2024

		Project Snapshot: FY2013 - FY2024		FY 2025					
Account #	Project	Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Revenue									
27074110-341321	IMPACT FEES STREETS & HIGHWAYS	3,691,936	3,691,936	\$ -	\$ -	\$ -	\$ 44,090		\$ (44,090)
27074110-341323	IMPACT FEES RECREATION & PARKS	8,506,029	8,506,029	-	-	-	16,258		(16,258)
27074110-341324	IMPACT FEES PUBLIC SAFETY	1,075,145	1,075,145	-	-	-	8,052		(8,052)
27074110-395000	CARRYFORWARD FUND BALANCE	5,603,670	-	353,820	5,249,850	5,603,670	-		5,603,670
27074110-361000	INTEREST EARNINGS	553,222	553,222	-	-	-	-		-
	Total			\$ 353,820	\$ 5,249,850	\$ 5,603,670	\$ 68,401		\$ 5,535,269
Expenditures									
Public Safety									
27031150-541300 C2501	FS 81 RENOVATIONS	170,000	-	\$ 170,000	\$ -	170,000	\$ -	\$ -	\$ 170,000
	subtotal			\$ 170,000	\$ -	\$ 170,000	\$ -	\$ -	\$ 170,000
Public Works									
27041100-541410 C1410	RUCKER RD CORRIDOR	1,002,447	1,001,847	\$ -	\$ 600	600	\$ -	\$ 600	\$ -
27041100-541410 C2107	NORTH POINT PARKWAY IMPROVEMENTS	1,250,000	-	-	1,250,000	1,250,000	-	-	1,250,000
27041100-541420 C2305	ALPHALOOP (OMP - NORTHWINDS)	1,533,350	1,533,350	-	-	-	-	-	-
	subtotal			\$ -	\$ 1,250,600	\$ 1,250,600	\$ -	\$ 600	\$ 1,250,000
Recreation, Parks & Cultural Services									
27061150-541500 C2011	WILLS PARK MASTER PLAN	328,634	21,930	\$ -	\$ 306,704	\$ 306,704	\$ -	\$ -	\$ 306,704
27061150-541500 C2035	NORTH PARK RESTROOM 1 - 4	183,820	-	183,820	-	183,820	-	-	183,820
27061150-541410 C2113	ENCORE GREENWAY GATEWAY	2,000,000	27,480	-	1,972,520	1,972,520	-	-	1,972,520
	subtotal			\$ 183,820	\$ 2,279,224	\$ 2,463,044	\$ -	\$ -	\$ 2,463,044
Non-Departmental									
27074110-521200	PROFESSIONAL SERVICES			\$ -	\$ 37,525	\$ 37,525	\$ -	\$ 37,525	\$ -
27074110-579001	NON-ALLOCATED STREETS & HIGHWAYS			-	712,937	712,937	-	-	712,937
27074110-579002	NON-ALLOCATED PARKS				919,038	919,038	-	-	919,038
27074110-579003	NON-ALLOCATED PUBLIC SAFETY			-	50,526	50,526	-	-	50,526
	subtotal			\$ -	\$ 1,720,026	\$ 1,720,026	\$ -	\$ 37,525	\$ 1,682,501
	Total			\$ 353,820	\$ 5,249,850	\$ 5,603,670	\$ -	\$ 38,125	\$ 5,565,545

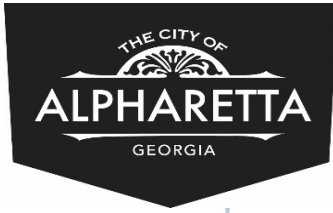


CITY OF ALPHARETTA
Financial Management Reports
Special Revenue Funds
Hotel/Motel Fund (Fund 275; life-to-date for active projects)
As of July 31, 2024

			Project Snapshot: FY2013 - FY2024		FY 2025					
Account #	Project		Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Revenue										
27590150-314100	HOTEL/MOTEL TAXES		88,032,380	78,782,380	\$ 9,250,000	\$ -	\$ 9,250,000	\$ 817,648		\$ 8,432,352
27590150-319201	PEALTY/INT HOTEL/MOTEL TAX		(3,413)	(3,413)	-	-	-	(374)		374
27590150-361000	INTEREST EARNINGS		122,977	102,977	20,000	-	20,000	-		20,000
	subtotal				\$ 9,270,000	\$ -	\$ 9,270,000	\$ 817,274		\$ 8,452,726
Non-Departmental										
27590150-395000	CARRYFORWARD FUND BALANCE		437,322	-	\$ -	\$ 437,322	\$ 437,322	\$ -		\$ 437,322
	subtotal				\$ -	\$ 437,322	\$ 437,322	\$ -		\$ 437,322
	Total				\$ 9,270,000	\$ 437,322	\$ 9,707,322	\$ 817,274		\$ 8,890,048
Expenditures										
Alpharetta Convention & Visitors Bureau										
27590150-572002	ALPHA CONV & VISITORS BUREAU DISTRIBUTION		38,756,603	34,709,728	\$ 4,046,875	\$ -	\$ 4,046,875	\$ -	\$ -	\$ 4,046,875
	subtotal				\$ 4,046,875	\$ -	\$ 4,046,875	\$ -	\$ -	\$ 4,046,875
City of Alpharetta										
27590150-611100	CITY OF ALPHARETTA DISTRIBUTION		33,618,657	30,149,907	3,468,750	-	3,468,750	(338,156)	-	3,806,906
	subtotal				\$ 3,468,750	\$ -	\$ 3,468,750	\$ (338,156)	\$ -	\$ 3,806,906
Tourism Product Development										
27590150-521200	PROFESSIONAL SERVICES		47,635	42,135	\$ 5,500	\$ -	\$ 5,500	\$ -	\$ -	\$ 5,500
27590150-579006	DEBT SERVICE RESERVE		1,490,736	736,822	331,662	422,252	753,914	-	-	753,914
27590450-541500	C2011	WILLS PARK MASTER PLAN	3,646,892	3,631,822	-	15,070	15,070	-	-	15,070
27590151-581100	D1600	PRINCIPAL (2016 CONF CTR BOND)	9,691,367	8,921,367	770,000	-	770,000	-	-	770,000
27590151-582100	D1600	INTEREST PAYMENT (2016 CONF CTR BOND)	6,673,580	6,026,367	647,213	-	647,213	-	-	647,213
	subtotal				\$ 1,754,375	\$ 437,322	\$ 2,191,697	\$ -	\$ -	\$ 2,191,697
	Total				\$ 9,270,000	\$ 437,322	\$ 9,707,322	\$ (338,156)	\$ -	\$ 10,045,478

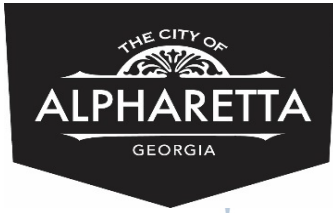


OTHER REPORTS



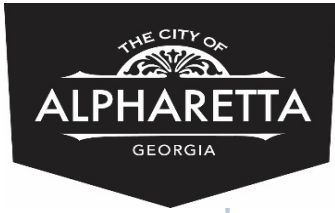
CITY OF ALPHARETTA
 Financial Management Reports
Listing of Payments \$5,000 and greater
 for the month ended July 31, 2024

Vendor	Description	Department	\$ Amount
A. B. GYMNASTICS LLC	INSTRUCTORS, CLASSES FOR THE PUBLIC	Rec., Parks & Cultural Services	\$ 6,544.50
ALLIED WASTE SERVICE	WASTE MANAGEMENT SERVICES	Finance	\$ 9,574.06
APPLE INC	CURRENT YEAR PROPERTY TAXES	General Government	\$ 13,376.11
AT&T/BELLSOUTH @ 85	TELEPHONE SERVICES, LONG DISTANCE AND LOCAL (E-911)	Public Safety	\$ 17,190.41
BENNETT FIRE PRODUCT	FIRE PROTECTION CLOTHING	Public Safety	\$ 8,572.00
BLISS PRODUCTS	PLAYGROUND EQUIPMENT (NOT OTHERWISE CLASSIFIED)	Rec., Parks & Cultural Services	\$ 400,000.00
BONFIRE INTERACTIVE	SOFTWARE MAINTENANCE/SUPPORT	Finance	\$ 27,904.13
BRENDA HOLLEY, LLC	IN-SERVICE TRAINING (FOR EMPLOYEES)	Human Resources	\$ 8,000.00
CAMBRIDGE INVESTMENT	CONSULTING FEE BILLING PERIOD 7/1/24-9/30/24	Finance	\$ 14,057.22
CATANIA MEDALLIC SPECIALTY, INC.	AWARDS, TROPHIES, COLLECTIBLES, ETC. MAINTENANCE	Public Safety	\$ 5,350.00
CITY OF MILTON	LEASE COURTROOM IGA JULY 24	Municipal Court	\$ 6,775.00
CIVICPLUS	SOFTWARE MAINTENANCE/SUPPORT	Various Departments	\$ 13,049.33
CIVICPLUS	SOFTWARE MAINTENANCE/SUPPORT	City Administration	\$ 25,656.14
COMM ON ACCRED LAW ENFORCE AGENCIES	ACCREDITATION FEES	Public Safety	\$ 7,855.00
ESIS INC	RMIS SERVICES, WORKERS COMP	Risk Management	\$ 8,500.00
ESRI	SOFTWARE MAINTENANCE/SUPPORT	Various Departments	\$ 62,375.00
FAITHFUL GUARDIAN	EDUCATIONAL/TRAINING SERVICES	Public Safety	\$ 11,829.50
FULTON COUNTY SHERIFFS DEPARTMENT	BOND REFUND	General Government	\$ 6,000.00
GP HARDSCAPE	PAVER BLOCK INSTALLATION	Public Works	\$ 11,865.00
GREATER NF CHAMBER OF COMMERCE	REGISTRATION FEES	Various Departments	\$ 6,000.00
GREENTREE BEDDING	BEDDING (ALL TYPES)	Rec., Parks & Cultural Services	\$ 5,770.80
HOME BY DARK PRODUCT	AMUSEMENT AND ENTERTAINMENT SERVICES	Rec., Parks & Cultural Services	\$ 30,000.00
INNOVATIVE DATA	COMPUTER SOFTWARE CONSULTING	Public Safety	\$ 9,412.90
JONES CONTRACTING	WEBB BRIDGE PARK COURSE	Public Safety	\$ 7,840.00
KIMBROUGH INDUSTRIAL	HEATING, VENTILATING AND AIR CONDITIONING (HVAC)	Public Works	\$ 22,306.42
KONE INC	ELEVATOR INSTALLATION, MAINTENANCE AND REPAIR	Public Works	\$ 13,464.00



CITY OF ALPHARETTA
 Financial Management Reports
Listing of Payments \$5,000 and greater
 for the month ended July 31, 2024

Vendor	Description	Department	\$ Amount
LD GYMNASTICS INC	INSTRUCTORS, CLASSES FOR THE PUBLIC	Rec., Parks & Cultural Services	\$ 5,321.40
LD GYMNASTICS INC	INSTRUCTORS, CLASSES FOR THE PUBLIC	Rec., Parks & Cultural Services	\$ 10,718.40
LD GYMNASTICS INC	INSTRUCTORS, CLASSES FOR THE PUBLIC	Rec., Parks & Cultural Services	\$ 11,071.20
LD GYMNASTICS INC	INSTRUCTORS, CLASSES FOR THE PUBLIC	Rec., Parks & Cultural Services	\$ 14,758.89
LOCALITY MEDIA INC.	SOFTWARE MAINTENANCE/SUPPORT	Public Safety	\$ 26,145.00
MOTOROLA SOLUTIONS	LEASE PAYMENT	Public Safety	\$ 226,006.16
MUNICIPAL EMERGENCY	FIRE FIGHTING EQUIPMENT MAINTENANCE AND REPAIR	Public Safety	\$ 10,440.07
NF REGIONAL RADIO SYSTEM AUTHORITY	RADIO FREQUENCY ACCESS SERVICES	Various Departments	\$ 229,752.95
OPENGOV INC	SOFTWARE MAINTENANCE/SUPPORT	Finance	\$ 12,480.00
PRAETORIAN DIGITAL	TRAINING, COMPUTER BASED (SOFTWARE SUPPORTED)	Public Safety	\$ 7,462.35
PREMIER EVENTS LLC	REIMBURSEMENT FOR TITO'S SPONSORSHIP FEE-TOA	Rec., Parks & Cultural Services	\$ 5,000.00
PREMIER EVENTS LLC	EVENT PLANNING SERVICES	Rec., Parks & Cultural Services	\$ 14,750.00
PYRO SHOWS EAST COAST	PYROTECHNICS	Rec., Parks & Cultural Services	\$ 17,500.00
RURAL METRO	EMERGENCY MEDICAL SERVICES (INCL. EMERGENCY AMBULANCE)	Public Safety	\$ 31,317.99
SAVILLE & COMPANY	FY25 INSURANCE PREMIUMS	Risk Management	\$ 859,695.00
SAWNEE ELECTRIC MEMBERSHIP	ELECTRICITY UTILITIES	Various Departments	\$ 12,226.75
SHI INTERNATIONAL CO	SOFTWARE MAINTENANCE/SUPPORT	Various Departments	\$ 62,509.29
SOUTHEAST ELITE	theatrical services	Rec., Parks & Cultural Services	\$ 5,250.00
SPYGLASS GROUP LLC	AUDITING	Various Departments	\$ 6,000.00
TECH ALPHARETTA	NON-PROFESSIONAL SERVICES (NOT OTHERWISE CLASSIFIE	Development Authority	\$ 7,916.67
TIOMAN CONSTRUCTION	STRIPING STREETS, PARKING FACILITIES, LANE DIVISIONS	Public Works	\$ 10,200.00
TIOMAN CONSTRUCTION	STRIPING STREETS, PARKING FACILITIES, LANE DIVISIONS	Public Works	\$ 18,750.00
TRUIST BANK	PCARD STATEMENT 7/2/24	General Government	\$ 9,765.82
TYLER TECHNOLOGIES	SOFTWARE MAINTENANCE/SUPPORT	Various Departments	\$ 18,180.04
USI INSURANCE	FY25 COMMERCIAL LINES SERVICE FEE	Risk Management	\$ 50,000.00
USI INSURANCE	FY25 TRAVELERS CASUALTY & SURETY CO - CYBER LIABIL	Risk Management	\$ 72,910.00



CITY OF ALPHARETTA
Financial Management Reports
Listing of Payments \$5,000 and greater
for the month ended July 31, 2024

Vendor	Description	Department	\$ Amount
USI INSURANCE	MIDWEST EMPLOYERS CASUALTY CO EXCESS WORKERS COMP	Risk Management	\$ 164,299.00
UTILITY ASSOCIATES	VIDEO CAMERA-RECORDERS, ACCESSORIES AND PARTS	Public Safety	\$ 379,044.00
VERIZON WIRELESS	TELEPHONE SERVICES, CELLULAR	Various Departments	\$ 6,469.31
YELLOBEE STUDIO	GRAPHIC DESIGN SERVICES FOR PRINTING	Rec., Parks & Cultural Services	\$ 7,800.00



CITY OF ALPHARETTA
Financial Management Reports
Listing of PO's between \$5,000.01 and \$50,000.00
for the month ended July 31, 2024

Purchase Order #	Vendor	Department	Purchase Order Amt.	Description
25000000	BRENDA SILLS HOLLEY	HUMAN RESOURCES	\$ 8,000.00	TRAINING SESSIONS FOR LEADERSHIP TEAM
25000001	TYLER TECHNOLOGIES INC	FINANCE	\$ 7,657.76	(10) PACE TRAINING SESSIONS FOR MUNIS
25000003	RUTH AMIEL	REC., PARKS & CULTURAL SVCS	\$ 28,800.00	RECREATION INSTRUCTOR
25000004	ZEST YOGA AND FITNESS	REC., PARKS & CULTURAL SVCS	\$ 11,520.00	RECREATION INSTRUCTOR
25000005	MERKATA LLC	REC., PARKS & CULTURAL SVCS	\$ 25,200.00	RECREATION INSTRUCTOR
25000006	ZEST YOGA AND FITNESS	REC., PARKS & CULTURAL SVCS	\$ 8,640.00	RECREATION INSTRUCTOR
25000007	PAOLA L STRICKLAND	REC., PARKS & CULTURAL SVCS	\$ 7,350.00	RECREATION INSTRUCTOR
25000008	JIGNESH PANDYA	REC., PARKS & CULTURAL SVCS	\$ 12,000.00	RECREATION INSTRUCTOR
25000010	DEBORAH SNOW	REC., PARKS & CULTURAL SVCS	\$ 5,760.00	RECREATION INSTRUCTOR
25000011	SOUTHEAST ELITE ENTERTAINMENT, LLC	REC., PARKS & CULTURAL SVCS	\$ 10,500.00	TALENT BUYING AND PRODUCTION SERVICES FOR MUSIC SERIES AT ARTS CENTER
25000017	ATLANTA GOLF TRAINING, LLC	REC., PARKS & CULTURAL SVCS	\$ 15,334.31	RECREATION INSTRUCTOR
25000019	HOME BY DARK PRODUCTIONS LLC	REC., PARKS & CULTURAL SVCS	\$ 30,000.00	TALENT BUYING AND PRODUCTION SERVICES FOR BROOKE ST PARK CONCERT SERIES
25000020	TIM BOWEN	REC., PARKS & CULTURAL SVCS	\$ 18,735.00	RECREATION INSTRUCTOR
25000024	MARISSA SEQUEIRA	REC., PARKS & CULTURAL SVCS	\$ 17,280.00	RECREATION INSTRUCTOR
25000025	GUILLORY ATHLETICS, LLC	REC., PARKS & CULTURAL SVCS	\$ 12,371.49	RECREATION INSTRUCTOR
25000026	HALFTIME SPORTS	REC., PARKS & CULTURAL SVCS	\$ 26,506.41	RECREATION INSTRUCTOR
25000029	SHI INTERNATIONAL CORP	INFORMATION TECHNOLOGY	\$ 11,514.95	SOLARWINDS SOFTWARE RENEWAL
25000035	ELIZABETH DUNKIN	REC., PARKS & CULTURAL SVCS	\$ 6,802.50	RECREATION INSTRUCTOR
25000036	BRIANA CORRAO	REC., PARKS & CULTURAL SVCS	\$ 5,955.00	RECREATION INSTRUCTOR
25000038	HOPE MEDIA	REC., PARKS & CULTURAL SVCS	\$ 23,625.00	RECREATION INSTRUCTOR
25000039	MARIANNE CASEY	REC., PARKS & CULTURAL SVCS	\$ 5,658.75	RECREATION INSTRUCTOR
25000042	INNOVATIVE DATA SOLUTIONS	PUBLIC SAFETY	\$ 9,412.90	POWER DMS SOFTWARE RENEWAL
25000043	SHAWN GANT	REC., PARKS & CULTURAL SVCS	\$ 7,173.00	RECREATION INSTRUCTOR
25000044	MORGAN HAYES	REC., PARKS & CULTURAL SVCS	\$ 6,300.00	RECREATION INSTRUCTOR
25000045	REVALCA KIDS LLC	REC., PARKS & CULTURAL SVCS	\$ 20,830.00	RECREATION INSTRUCTOR
25000046	PRAETORIAN GROUP INC	PUBLIC SAFETY	\$ 7,462.35	ANNUAL SUBSCRIPTION FOR ONLINE TRAINING CLASSES FOR FIRE AND EMS
25000048	LEENA JOSHI	REC., PARKS & CULTURAL SVCS	\$ 5,175.00	RECREATION INSTRUCTOR
25000049	POPCORN MEDIA LLC	REC., PARKS & CULTURAL SVCS	\$ 10,773.75	RECREATION INSTRUCTOR
25000051	OPENGOV, INC	FINANCE	\$ 12,480.00	OPENGOV SOFTWARE RENEWAL
25000052	KONE INC	PUBLIC WORKS	\$ 13,464.00	ELEVATOR MAINTENANCE AT CITY HALL, PARKING DECKS, AND PUBLIC SAFETY
25000053	GALVAO PAVERS, LLC	PUBLIC WORKS	\$ 11,865.00	BRICK PAVER REPAIRS IN DOWNTOWN
25000056	AMERICAN COACH LINES OF ATLANTA	REC., PARKS & CULTURAL SVCS	\$ 8,151.00	TRANSPORTATION SERVICES FOR WILLS PARK SUMMER CAMP
25000059	METRO MUSIC MAKERS INC	REC., PARKS & CULTURAL SVCS	\$ 17,235.00	RECREATION INSTRUCTOR



CITY OF ALPHARETTA
Financial Management Reports
Listing of PO's between \$5,000.01 and \$50,000.00
for the month ended July 31, 2024

Purchase Order #	Vendor	Department	Purchase Order Amt.	Description
25000060	OLYMPUS ENTERTAINMENT LLC	REC., PARKS & CULTURAL SVCS	\$ 6,412.50	RECREATION INSTRUCTOR
25000061	FASHION WORKSHOPS LLC	REC., PARKS & CULTURAL SVCS	\$ 22,845.00	RECREATION INSTRUCTOR
25000062	GREGORY STONE	REC., PARKS & CULTURAL SVCS	\$ 7,001.25	RECREATION INSTRUCTOR
25000065	TECH ALPHARETTA, INC.	FINANCE	\$ 31,668.00	FY25 OPERATIONAL FUNDING
25000067	LOCALITY MEDIA INC.	PUBLIC SAFETY	\$ 26,145.00	FIRE SUPPRESSION, FIRE PREVENTION, AND EMS RECORDS MGMT ANNUAL MAINT
25000069	ATLAS GEOGRAPHIC DATA, INC.	INFORMATION TECHNOLOGY	\$ 9,600.00	ANNUAL MAINTENANCE OF GIS TAX PARCEL DATABASE
25000072	WATT COMMERCIAL SWEEPING	PUBLIC WORKS	\$ 8,157.60	FY25 STREET SWEEPING SERVICES FOR BOTH PARKING DECKS
25000073	POWER & ENERGY SERVICES INC	PUBLIC WORKS	\$ 22,952.00	GENERATOR MONTHLY INSPECTIONS AND ANNUAL PREVENTATIVE MAINTENANCE SVCS
25000074	KIMBROUGH INDUSTRIAL GROUP LLC	PUBLIC WORKS	\$ 45,885.08	FY25 HVAC MAINTENANCE SERVICES
25000075	GARLAND/DBS INC	PUBLIC WORKS	\$ 13,680.00	FLAT ROOF PREVENTATIVE MAINTENANCE AT VARIOUS CITY FACILITIES
25000078	RUSSELL LANDSCAPE, LLC	PUBLIC WORKS	\$ 17,641.75	WEBB BRIDGE ROAD SOIL AND MULCH
25000079	CIVICPLUS, LLC	PUBLIC WORKS	\$ 13,049.33	SEECCLICKFIX SOFTWARE RENEWAL
25000081	CSTE INC	PUBLIC WORKS	\$ 39,600.00	REPLACEMENT OF SIDEWALK ADA RAMPS; WESTSIDE (WEBB BRIDGE TO WINDWARD)
25000082	ARROW EXTERMINATORS	PUBLIC WORKS	\$ 13,140.00	FY25 MONTHLY PEST CONTROL SERVICES
25000083	WATT COMMERCIAL SWEEPING	PUBLIC WORKS	\$ 30,819.50	FY25 STREET SWEEPING SERVICES
25000086	TAMMY ZAFIROS	REC., PARKS & CULTURAL SVCS	\$ 41,936.00	RECREATION OFFICIALS
25000087	BONFIRE INTERACTIVE	FINANCE	\$ 27,904.13	PROCUREMENT AND CONTRACT SOFTWARE RENEWAL
25000088	DARRYL D ADAMS	REC., PARKS & CULTURAL SVCS	\$ 15,686.44	RECREATION INSTRUCTOR
25000090	WARD COMPANIES LLC	REC., PARKS & CULTURAL SVCS	\$ 12,268.00	FY25 WASTE COLLECTION SERVICES AT SPECIAL EVENTS
25000091	PREMIER EVENTS LLC	REC., PARKS & CULTURAL SVCS	\$ 29,500.00	EVENT MANAGEMENT FOR CALENDAR YEAR 2024 WIRE AND WOOD SPECIAL EVENT
25000092	MAX, LLC	REC., PARKS & CULTURAL SVCS	\$ 18,700.00	FY25DUMPSTER RENTALS FOR SPECIAL EVENTS
25000093	MEER ELECTRICAL CONTRACTORS INC	PUBLIC WORKS	\$ 12,540.00	FY25 MONTH EMERGENCY SIREN INSPECTIONS
25000097	8A TRANSLATIONS	MUNICIPAL COURT	\$ 36,000.00	FY25 TRANSLATION SERVICES
25000098	CIVICPLUS, LLC	ADMINISTRATION	\$ 20,758.62	CIVIC CLERK ANNUAL RENEWAL FEE
25000100	UNITED SITE SERVICES OF FLORIDA LLC	REC., PARKS & CULTURAL SVCS	\$ 13,270.00	FY25 PORTABLE TOILET AND HAND SANITIZER STATIONS FOR SPECIAL EVENTS
25000101	MARKET SHARE INC	REC., PARKS & CULTURAL SVCS	\$ 5,310.00	RECREATION INSTRUCTOR
25000102	BIDDLE CONSULTING GROUP INC	PUBLIC SAFETY	\$ 5,770.00	TESTGENIUS CRITICAL ANNUAL SOFTWARE RENEWAL
25000103	YANCEY BROS CO.	PUBLIC WORKS	\$ 49,990.00	CAT UTILITY COMPACTOR
25000108	THE F. A. BARTLETT TREE EXPERT COMPANY	PUBLIC WORKS	\$ 5,555.00	TREE REMOVAL SERVICES AT FIRE STATION84
25000109	ASTA INDUSTRIES INC	PUBLIC WORKS	\$ 9,091.00	SALLYPORT DOOR REMOVAL AND REPLACEMENT AT JAIL
25000111	ED'S PUBLIC SAFETY	PUBLIC SAFETY	\$ 22,312.56	(18) GLOCK PISTOLS WITH MAGAZINES AND ACCESSORIES
25000113	TYLER TECHNOLOGIES INC	FINANCE	\$ 10,522.24	SOCRATA SOFTWARE RENEWAL
25000114	GULF STATES DISTRIBUTORS INC	PUBLIC SAFETY	\$ 6,106.50	TRAINING AMMUNITION
25000117	CATANIA MEDALLIC SPECIALTY, INC.	PUBLIC SAFETY	\$ 5,350.00	CHALLENGE COINS



CITY OF ALPHARETTA
Financial Management Reports
Listing of PO's between \$5,000.01 and \$50,000.00
for the month ended July 31, 2024

Purchase Order #	Vendor	Department	Purchase Order Amt.	Description
25000118	GEORGIA BUREAU OF INVESTIGATION	PUBLIC SAFETY	\$ 16,500.00	FINGERPRINTING CHECKS FOR VARIOUS PERMITS
25000120	HENRY SCHEIN, INC	PUBLIC SAFETY	\$ 25,000.00	FY25 EMS SUPPLIES
25000121	MUNICIPAL EMERGENCY SERVICES INC	PUBLIC SAFETY	\$ 10,440.07	SELF-CONTAINED BREATHING APPARATUS (SCBA) MAINTENANCE
25000123	GEORGIA TECHNOLOGY AUTHORITY	PUBLIC SAFETY	\$ 15,900.00	GCIC LAN AND WAN SERVICES
25000125	ATLANTA SWIM ASSOCIATION LLC	REC., PARKS & CULTURAL SVCS	\$ 6,096.00	ATLANTA SWIM ASSOCIATION FEES
25000126	DOUGLAS BARTLETT ENTERPRISES LLC	REC., PARKS & CULTURAL SVCS	\$ 23,441.25	RECREATION INSTRUCTOR
25000127	YELLOBEE STUDIO	REC., PARKS & CULTURAL SVCS	\$ 7,800.00	GRAPHIC DESIGN SERVICES FOR 2024-2025 SCHOOL YEAR RECREATION GUIDE
25000128	KONE INC	PUBLIC WORKS	\$ 12,520.67	ELEVATOR DOOR LOCKING MONITORING DEVICE INSTALLATION (PS HQ)
25000129	CARASOFT TECHNOLOGY CORPORATION	INFORMATION TECHNOLOGY	\$ 5,400.00	LINKEDIN LEARNING SOFTWARE RENEWAL
25000130	BOUND TREE MEDICAL LLC	PUBLIC SAFETY	\$ 10,000.00	FY25 EMS SUPPLIES
25000134	MUNICIPAL EMERGENCY SERVICES INC	PUBLIC SAFETY	\$ 6,052.86	(3) FACEPIECE THERMAL CAMERAS FOR FIRE TRAINING
25000135	ONE SOURCE COUNSELING AND EMPLOYEE	FINANCE	\$ 15,360.00	FY25 ANNUAL RENEWAL FOR EMPLOYEE ASSISTANCE PROGRAM
25000136	THE SPYGLASS GROUP LLC	INFORMATION TECHNOLOGY	\$ 6,000.00	FY25 TECHNOLOGY EXPENSE MANAGEMENT AUDITING SERVICE
25000137	KOPESKY ENTERPRISES INC.	INFORMATION TECHNOLOGY	\$ 14,706.00	(1) DELL STORAGE ARRAY
25000139	KIMBROUGH INDUSTRIAL GROUP LLC	PUBLIC WORKS	\$ 10,908.88	INSTALLATION OF AC, FURNACE, AND COIL AT MANSELL HOUES
25000140	KIMBROUGH INDUSTRIAL GROUP LLC	PUBLIC WORKS	\$ 9,310.00	REPLACEMENT COMPRESSOR FOR CITY HALL THIRD FLOOR CIRCUIT A
25000145	KRISTEN THIGPEN ORR	REC., PARKS & CULTURAL SVCS	\$ 16,672.00	COMMUNITY AGRICULTURE CONTRACTED SERVICE PROVIDER
25000147	FAITHFUL GUARDIAN LLC	PUBLIC SAFETY	\$ 11,829.50	FIRE RECRUITS AEMT COURSE TUITION
25000148	MUNICIPAL EMERGENCY SERVICES INC	PUBLIC SAFETY	\$ 33,923.42	SELF-CONTAINED BREATHING APPARATUS (SCBA) CYLINDER REPLACEMENTS
25000152	SAFETY PENN TRAINING LLC	REC., PARKS & CULTURAL SVCS	\$ 7,822.50	RECREATION INSTRUCTOR
25000154	COLLECTIVE DATA INC	INFORMATION TECHNOLOGY	\$ 8,272.80	FY25 ANNUAL RENEWAL FOR COLLECTIVE FLEET SOFTWARE
25000158	PYRO SHOWS EAST COAST INC	REC., PARKS & CULTURAL SVCS	\$ 17,500.00	FINAL PAYMENT FOR CALENDAR YEAR 2024 FIREWORK DISPLAY
25000159	TERRAMARK LAND SURVEYING INC	PUBLIC WORKS	\$ 18,545.00	SURVEYING SERVICES IN (2) LOCATIONS ON HAYNES BRIDGE RD
25000160	KIMBROUGH INDUSTRIAL GROUP LLC	PUBLIC WORKS	\$ 5,733.44	HVAC SERVICES FOR COOLER TOWER AT CITY HALL
25000162	MATT MITCHELL DESIGN LLC	REC., PARKS & CULTURAL SVCS	\$ 11,600.00	ARCHITECTURAL SERVICES FOR SPOTLIGHT STAGE AT NORTH POINT MALL
25000163	SAVATREE LLC	REC., PARKS & CULTURAL SVCS	\$ 6,381.00	TREE REMOVAL AND STUMP GRINDING SERVICES AT WILLS PARK
25000170	DC POOL SERVICE LLC.	REC., PARKS & CULTURAL SVCS	\$ 46,200.00	FY25 ANNUAL FOUNTAIN MAINTENANCE
25000175	AVIVE SOLUTIONS, INC.	PUBLIC SAFETY	\$ 38,086.61	(70) AED RESCUE KITS
25000177	ATLANTA BASEMENT SYSTEMS	PUBLIC WORKS	\$ 14,748.00	SIDEWALK REPAIR BEHIND CATCH BASIN AT 2805 GLENEAGES POINTE
25000180	SAVATREE LLC	REC., PARKS & CULTURAL SVCS	\$ 13,330.00	TREE REMOVAL SERVICES AT NORTH PARK
25000182	EDGE BUSINESS SYSTEMS LLC	INFORMATION TECHNOLOGY	\$ 29,040.00	LEASE OF (13) XEROX ALTALINK C8145 MULTIFUNCTION PRINTERS
25000185	YELLOBEE STUDIO	REC., PARKS & CULTURAL SVCS	\$ 9,600.00	GRAPHIC DESIGN SERVICES FOR MONTHLY ADULT ACTIVITY CENTER GUIDE
25000188	CRITICAL COMPONENTS INC	PUBLIC WORKS	\$ 17,750.03	REPLACEMENT OF (40) BATTERIES AND (1) CAPACITOR ON EMERGENCY BACKUP SYSTEM
25000189	ROSWELL SIGNS LLC	REC., PARKS & CULTURAL SVCS	\$ 13,936.00	(2) WILLS PARK HANGING SIGN MONUMENTS
25000190	GABRIEL ROEDER SMITH & COMPANY	FINANCE	\$ 16,600.00	ACTURIAL SERVICES



CITY OF ALPHARETTA
Financial Management Reports
Listing of PO's between \$5,000.01 and \$50,000.00
for the month ended July 31, 2024

Purchase Order #	Vendor	Department	Purchase Order Amt.	Description
25000192	AT&T MOBILITY	FINANCE	\$ 12,600.00	SERVICE FOR GREENWAY CALL BOXES
25000194	LAZY GRASS LLC	REC., PARKS & CULTURAL SVCS	\$ 33,000.00	INSTALLATION OF 3000 SQ FT OF ARTIFICIAL TURF IN WEBB ZONE PLAYGROUND
25000195	SLAM MECHANICAL LLC	REC., PARKS & CULTURAL SVCS	\$ 9,000.00	EMERGENCY REPAIR OF WATER LINE BREAK AT EQUESTRIAN CENTER
25000196	GULF STATES DISTRIBUTORS INC	PUBLIC SAFETY	\$ 46,352.90	DUTY AMMUNITION
25000197	COMCAST OF GEORGIA INC	INFORMATION TECHNOLOGY	\$ 17,999.00	ETHERNET DEDICATED INTERNET

**City of Alpharetta
Balance Sheet
Governmental Funds
July 31, 2024**

	Major Governmental Funds						Non-Major	Total
	General Fund	Capital Project Fund	Capital Grant Fund	2022 Bond Fund	T-SPLOST Capital Fund	T-SPLOST II Capital Fund	Governmental Funds	Governmental Funds
ASSETS								
Cash / Cash Equivalents / Investments	\$ 29,881,839	\$ 14,018,260	\$ 593,547	\$ 27,510,386	\$ 31,951,940	\$ 15,898,297	\$ 16,498,433	\$ 136,352,705
Receivables (net of allowance for uncollectibles)								
Taxes Receivable								
Property Taxes	564,340	-	-	-	-	-	920,514	1,484,854
Other Taxes	-	-	-	-	-	-	-	-
Interest	-	-	-	-	-	-	-	-
Accounts	-	-	-	-	-	-	97,401	97,401
Due from Other Funds	236,732	-	-	-	-	-	14,153	250,884
Intergovernmental Receivable	-	83,342	546,164	-	-	2,733	-	632,238
Cash - Restricted	261,935	261,314	-	-	-	-	-	523,250
Total Assets	30,944,846	14,362,916	1,139,711	27,510,386	31,951,940	15,901,030	17,530,501	139,341,332
LIABILITIES AND FUND BALANCES								
Liabilities								
Current								
Accounts Payable	600,016	-	-	-	-	-	400,612	1,000,628
Retainage Payable	-	174,090	33,816	-	197,875	241,700	43,260	690,741
Intergovernmental Payable	-	-	-	-	-	-	-	-
Claims Payable	-	-	-	-	-	-	-	-
Payroll Payable	103,554	-	-	-	-	-	-	103,554
Due to Other Funds	-	-	186,699	-	-	-	6,976	193,675
Deferred Revenue	460,117	83,342	546,164	-	-	2,733	130,319	1,222,674
Unearned Revenue	1,139,744	-	75,000	-	-	-	6,857	1,221,602
Non-Current								
Unclaimed Property	105,106	-	-	-	-	-	-	105,106
Claims Payable	-	-	-	-	-	-	-	-
Total Liabilities	2,408,538	257,432	841,679	-	197,875	244,433	588,024	4,537,980
Fund Balances:								
Restricted for:								
Capital Projects	-	6,281,701	179,131	23,855,827	9,703,647	8,500,389	7,950,877	56,471,572
Law Enforcement	-	-	-	-	-	-	128,275	128,275
Emergency Telephone Activities	-	-	-	-	-	-	(525,751)	(525,751)
Debt Service	-	-	-	-	-	-	484,934	484,934
Promotion of Tourism	-	-	-	-	-	-	1,752,938	1,752,938
Assigned for:								
Grant Projects	-	276,000	-	-	-	-	71,123	347,123
Arbitrage	-	-	-	1,290,000	-	-	-	1,290,000
Encumbrances	5,953,998	5,109,572	33,509	701,974	17,790,532	5,237,586	3,241,464	38,068,635
Unallocated	22,582,310	2,438,212	85,392	1,662,586	4,259,887	1,918,622	3,838,616	36,785,625
Total Fund Balances	28,536,309	14,105,485	298,032	27,510,386	31,754,065	15,656,598	16,942,477	134,803,352
Total Liabilities and Fund Balances	\$ 30,944,846	\$ 14,362,916	\$ 1,139,711	\$ 27,510,386	\$ 31,951,940	\$ 15,901,030	\$ 17,530,501	\$ 139,341,332

City of Alpharetta
Statement of Revenues, Expenditures, and Changes in Fund Balances
Governmental Funds
For the Period Ended July 31, 2024

	Major Governmental Funds							Non-Major	Total
	General Fund	Capital Project Fund	Capital Grant Fund	S2016 Const Bond Fund	S2022 Const Bond Fund	T-SPLOST Capital Fund	T-SPLOST II Capital Fund	Governmental Funds	Governmental Funds
REVENUES									
Taxes:									
Property Tax	\$ 500,775	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32,925	\$ 533,700
Local Option Sales Tax	1,848,567	-	-	-	-	-	-	-	1,848,567
Transportation SPLOST	-	-	-	-	-	-	1,273,509	-	1,273,509
Other Taxes	520,846	-	-	-	-	-	-	817,274	1,338,120
Licenses and permits	287,757	-	-	-	-	-	-	-	287,757
Intergovernmental	20,867	17,400	-	-	-	-	-	5,153	43,420
Charges for services	360,230	-	-	-	-	-	-	511,154	871,385
Impact Fees	-	-	-	-	-	-	-	68,401	68,401
Fines/Forfeitures	271,903	-	-	-	-	-	-	61,930	333,833
Investment earnings (Loss)	245,402	119,369	4,752	10	126,940	151,935	70,125	123,417	841,950
Contributions and Donations	7,759	18,981	-	-	-	-	-	70	26,810
Misc Revenue	5,341	29,701	-	-	-	-	-	-	35,042
Other	-	-	-	-	-	-	-	-	-
Total revenues	4,069,446	185,452	4,752	10	126,940	151,935	1,343,634	1,620,324	7,502,492
EXPENDITURES									
Current:									
Unallocated	-	-	-	-	-	-	-	-	-
General government	1,516,701	-	-	-	-	-	-	2,350	1,519,051
Public safety	5,795,087	984	-	-	-	-	-	751,278	6,547,349
Public works	1,005,221	65,189	-	10	-	-	3,355	110	1,073,885
Economic and community development	614,895	1,370	-	-	-	-	-	-	616,265
Alpharetta Business Community	-	-	-	-	-	-	-	-	-
Culture and recreation	1,313,617	404,995	-	-	-	-	-	1,324	1,719,936
Contingency	-	-	-	-	-	-	-	-	-
Professional Services	-	-	-	-	-	-	-	-	-
Debt service:									
Principal	-	-	-	-	-	-	-	226,006	226,006
Interest	-	-	-	-	-	-	-	-	-
Other Costs	-	-	-	-	-	-	-	-	-
Bond issuance costs	-	-	-	-	-	-	-	-	-
Capital outlay	-	-	-	-	-	-	-	-	-
Total expenditures	10,245,521	472,538	-	10	-	-	3,355	981,067	11,702,492
Excess (deficiency) of revenues over (under) expenditures	(6,176,075)	(287,087)	4,752	-	126,940	151,935	1,340,279	639,257	(4,200,000)
OTHER FINANCING SOURCES (USES)									
Transfers in	-	-	-	-	-	-	-	-	-
Transfers out	(338,156)	-	-	-	-	-	-	338,156	-
Loan Proceeds	-	-	-	-	-	-	-	-	-
Capital Leases	-	-	-	-	-	-	-	-	-
Sale of capital assets	-	-	-	-	-	-	-	-	-
Sale of non-capital assets	14	-	-	-	-	-	-	-	14
Land Sale	-	-	-	-	-	-	-	-	-
Insurance Proceeds	-	-	-	-	-	-	-	-	-
Bond Proceeds	-	-	-	-	-	-	-	-	-
Total other financing sources and (uses)	(338,142)	-	-	-	-	-	-	338,156	14
Net change in fund balances	(6,514,217)	(287,087)	4,752	-	126,940	151,935	1,340,279	977,412	(4,199,986)
Fund balances - beginning	35,050,525	14,392,571	293,280	-	27,383,447	31,602,130	14,316,319	15,965,065	139,003,338
Fund balances - ending	\$ 28,536,309	\$ 14,105,485	\$ 298,032	-	\$ 27,510,386	\$ 31,754,065	\$ 15,656,598	\$ 16,942,477	\$ 134,803,352

City of Alpharetta
Combining Balance Sheet
Non-Major Governmental Funds
July 31, 2024

	Special Revenue						Total Non-major			
	Hotel Motel	Impact Fee	Federal Confiscated Assets	State Confiscated Assets	Grant Operating	E911	Opioid Settlement Fund	Debt Service Fund	Stormwater Capital Fund	Governmental Funds
ASSETS										
Cash / Cash Equivalents / Investments	\$ 1,999,618	\$ 5,717,106	\$ 351,933	\$ 32,101	\$ 153,253	\$ 341,608	\$ 61,930	\$ 1,438,246	\$ 6,402,637	\$ 16,498,433
Taxes Receivable	920,514	-	-	-	-	-	-	-	-	920,514
Pre-Paid Expenditures	-	-	-	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-	-	-	-	-
Property Taxes	-	-	-	-	-	-	-	97,401	-	97,401
Intergovernmental Receivable	-	-	-	-	14,153	-	-	-	-	14,153
Due From Other Funds	-	-	-	-	-	-	-	-	-	-
Restricted	-	-	-	-	-	-	-	-	-	-
Total Assets	2,920,133	5,717,106	351,933	32,101	167,406	341,608	61,930	1,535,648	6,402,637	17,530,501
LIABILITIES										
Accounts Payable	394,515	-	-	-	-	6,097	-	-	-	400,612
Retainage Payable	-	-	-	-	-	-	-	-	43,260	43,260
Intergovernmental Payable	-	-	-	-	-	-	-	-	-	-
Arbitrage Payable	-	-	-	-	-	-	-	-	-	-
Compensated Absences	-	-	-	-	-	-	-	-	-	-
Payroll Liabilities	-	-	-	-	-	6,976	-	-	-	6,976
Due to Other Fund	-	-	-	-	-	-	-	-	-	-
Deferred Revenue	18,765	-	-	-	14,153	-	-	97,401	-	130,319
Unearned Revenue	-	-	-	-	-	-	-	6,857	-	6,857
Total Liabilities	413,280	-	-	-	14,153	13,072	-	104,259	43,260	588,024
FUND BALANCES										
Restricted:										
Capital Projects	-	3,996,480	-	-	-	-	-	-	3,954,397	7,950,877
Law Enforcement	-	-	86,879	32,101	-	-	9,295	-	-	128,275
Promotion of Tourism	1,752,938	-	-	-	-	-	-	-	-	1,752,938
Emergency Telephone Activities	-	-	-	-	-	(525,751)	-	-	-	(525,751)
Debt Service	-	-	-	-	-	-	-	484,934	-	484,934
Assigned for: Grant Projects	-	-	-	-	-	-	-	-	-	-
Grant Projects	-	-	-	-	71,123	-	-	-	-	71,123
Encumbrances	-	38,125	-	-	51,655	854,286	-	-	2,297,398	3,241,464
Unallocated	753,914	1,682,501	265,054	-	30,475	-	52,635	946,455	107,582	3,838,616
Total Fund Balances	2,506,852	5,717,106	351,933	32,101	153,253	328,535	61,930	1,431,389	6,359,377	16,942,477
Total Liabilities and Fund Balances	\$ 2,920,133	\$ 5,717,106	\$ 351,933	\$ 32,101	\$ 167,406	\$ 341,608	\$ 61,930	\$ 1,535,648	\$ 6,402,637	\$ 17,530,501

City of Alpharetta
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances
Non-major Governmental Funds
For the Period Ended July 31, 2024

			Special Revenue						Total Non-major	
	Hotel Motel	Impact Fee	Federal Confiscated Assets	State Confiscated Assets	Grant Operating	E911 Fund	Opiod Settlement Fund	Debt Service Fund	Stormwater Service Fund	Governmental Funds
REVENUES:										
Hotel Motel Tax	\$ 817,274	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ 817,274
Property tax	-	-	-	-	-	-	-	32,925	-	32,925
Charges for Service	-	-	-	-	50,000	461,154	-	-	-	511,154
Impact Fees	-	68,401	-	-	-	-	-	-	-	68,401
Forfeiture Income	-	-	-	-	-	-	61,930	-	-	61,930
Intergovernmental	-	-	5,153	-	-	-	-	-	-	5,153
Contributions & Donations	-	-	-	-	70	-	-	-	-	70
Investment Earnings (Loss)	12,350	45,035	-	-	1,057	2,167	-	11,258	51,549	123,417
Other	-	-	-	-	-	-	-	-	-	-
Total revenues	829,625	113,435	5,153	-	51,127	463,322	61,930	44,183	51,549	1,620,324
EXPENDITURES:										
Tourism	-	-	-	-	-	-	-	-	-	-
Community Development	-	-	-	-	-	-	-	-	-	-
Culture/Recreation	-	-	-	-	1,324	-	-	-	-	1,324
Public Safety	-	-	-	-	1,887	749,391	-	-	-	751,278
Public Works	-	-	-	-	-	-	-	-	110	110
General Government	-	-	-	-	-	-	-	2,350	-	2,350
Debt Service:	-	-	-	-	-	-	-	-	-	-
Principal	-	-	-	-	-	226,006	-	-	-	226,006
Interest	-	-	-	-	-	-	-	-	-	-
Bond Issuance Costs	-	-	-	-	-	-	-	-	-	-
Total expenditures	-	-	-	-	3,211	975,397	-	2,350	110	981,067
Excess (deficiency) of revenues over expenditures	829,625	113,435	5,153	-	47,916	(512,075)	61,930	41,833	51,439	639,257
OTHER FINANCING SOURCES (USES):										
Transfers in / out:										
General fund	338,156	-	-	-	-	-	-	-	-	338,156
Budgeted Fund Balance:	-	-	-	-	-	-	-	-	-	-
Capital Leases	-	-	-	-	-	-	-	-	-	-
Total other financing sources	338,156	-	-	-	-	-	-	-	-	338,156
Net change in fund balances	1,167,780	113,435	5,153	-	47,916	(512,075)	61,930	41,833	51,439	977,412
Fund balances - beginning	1,339,072	5,603,671	346,780	32,101	105,337	840,610	-	1,389,555	6,307,938	15,965,065
Fund balances - ending	\$ 2,506,852	\$ 5,717,106	\$ 351,933	\$ 32,101	\$ 153,253	\$ 328,535	\$ 61,930	\$ 1,431,389	\$ 6,359,377	\$ 16,942,477

City of Alpharetta
Enterprise Fund -Solid Waste
Statement of Net Position
July 31, 2024

	<u>Solid Waste</u>
ASSETS	
Current Assets:	
Cash and Cash Equivalents & Investments	\$ 1,612,681
Inventories, at cost	-
Accounts Receivables (net of allowance for uncollectibles)	49,037
Prepaid Insurance Expenses	-
Total Current Assets	<u>1,661,719</u>
Noncurrent Assets:	
Restricted Cash, Cash Equivalents, and Investments	-
Total Restricted Assets	<u>-</u>
Other	-
Capital Assets	
Buildings and System	-
Machinery and Equipment	-
Less Accumulated Depreciation	-
Total Capital Assets (net of accumulated depreciation)	<u>-</u>
Total Noncurrent Assets	<u>-</u>
Total Assets	<u>1,661,719</u>
LIABILITIES	
Current Liabilities:	
Accounts Payable	23,474
Accounts Payable/ Customer Credit Balances	-
Accounts Payable/ Customer Pre-Paid Service	-
Payroll Liabilities	-
Accrued Salaries	-
Accrued Interest Payable	-
Compensated Absences Payable	-
Notes Payable - Revenue Bonds	-
Due to Other Funds	-
Total Current Liabilities	<u>23,474</u>
Current Liabilities Payable from Restricted Assets:	
Revenue Bonds Payable	-
Total Current Liabilities Payable from Restricted Assets	<u>-</u>
Noncurrent Liabilities:	
Customer Deposits	-
Compensated Absences less Current Portion	-
Revenue Bonds Payable	-
Total Noncurrent Liabilities	<u>-</u>
Total Liabilities	<u>23,474</u>
NET ASSETS	
Invested in Capital Assets, net of related debt	-
Reserved for Debt Service	-
Reserved for Encumbrances	-
Unreserved	1,638,245
Total Net Assets	<u>1,638,245</u>
Total Liabilities & Net Assets	<u>\$ 1,661,719</u>

City of Alpharetta
Enterprise Fund - Solid Waste
Statement of Revenues, Expenses, and Changes in Net Position
For the Period Ended July 31, 2024

Operating revenues:	
Charges for sales and services:	
Refuse Collection charges	\$ 29,201
Misc Revenue	-
Total operating revenues	<u>29,201</u>
Operating expenses:	
Administration	5,583,229
Non-departmental	-
Total operating expenses	<u>5,583,229</u>
Operating Gain (loss)	(5,554,028)
Non-operating revenues (expenses):	
Investment earnings (Loss)	12,412
Total non-operating revenue (expenses)	<u>12,412</u>
Income (loss) before transfers	(5,541,616)
Transfers In	-
Transfers Out	<u>-</u>
Change In Net Assets	(5,541,616)
Total net assets-beginning	<u>1,616,387</u>
Total net assets-ending (net of encumbrances)	<u>(3,925,230)</u>
Adjustments to GAAP basis:	
Encumbrances	5,563,474
Misc adj-Encumbrances Resv/Prior Year	
Total net assets-ending	<u>\$ 1,638,245</u>

DEVELOPMENT AUTHORITY



Revenue & Expenditure Report GAAP Financial Statements



ALPHARETTA DEVELOPMENT AUTHORITY

Financial Management Report - As of July 31, 2024 (unaudited)

Account #	Project	Total Budget	Actuals (Collections/ Expenditures)	Encumbrances	Remaining
Revenues					
99575100-346900	Bond Application Fee	\$ -	\$ 500		\$ (500)
99575100-361000	Investment Earnings	-	1,453		(1,453)
99575100-371000-C1532	ATC Operational Funding (COA)	95,000	7,917		87,083
(2) 99575100-381000-C1535	Innovation Center Operations (ATC)	23,700	-		23,700
	subtotal	\$ 118,700	\$ 9,870		\$ 108,830
(1) 99575100-395000	Carryforward Fund Balance	\$ 284,881	\$ -		\$ 284,881
	subtotal	\$ 284,881	\$ -		\$ 284,881
	Total	\$ 403,581	\$ 9,870		\$ 393,711
Expenditures					
99575100-571000	Local Job Creation Grant Program	\$ 32,500	\$ -	\$ -	\$ 32,500
99575100-544100-C1532	ATC Operational Funds	95,000	7,917	23,751	63,332
99575100-544100-C1601	High Impact Permitting Grant Program (IGA with COA)	20,948	-	-	20,948
99575100-544100-C2210	Downtown Economic Development Initiative	10,000	-	-	10,000
99575100-544100-C2422	Connect Forward Grant Program	50,000	-	-	50,000
99575100-544100-C1528	FISERV REBA Grant (add'l Audit Reviews)	-	-	-	-
	subtotal	\$ 208,448	\$ 7,917	\$ 23,751	\$ 176,780
(2) 99575100-523860-C1535	Innovation Center Operations (Maintenance Contracts)	\$ 12,000	\$ -	\$ -	\$ 12,000
(2) 99575100-531200-C1535	Innovation Center Operations (Miscellaneous Utilities)	1,100	-	-	1,100
(2) 99575100-531210-C1535	Innovation Center Operations (Water/Sewer)	1,200	-	-	1,200
(2) 99575100-531220-C1535	Innovation Center Operations (Natural Gas)	5,000	-	-	5,000
(2) 99575100-531230-C1535	Innovation Center Operations (Electricity)	4,400	-	-	4,400
	subtotal	\$ 23,700	\$ -	\$ -	\$ 23,700
99575100-579000	Reserve	\$ 171,433	\$ -	\$ -	\$ 171,433
	Total	\$ 403,581	\$ 7,917	\$ 23,751	\$ 371,913

- (1) Carryforward Fund Balance represents cash available at the end of the prior fiscal year that is programmed into the current fiscal year budget. As this account represents cash already received, there will not be actual collections.
- (2) Innovation Center utilities are being funded by the Alpharetta Technology commission (ATC) on a reimbursement basis. As such, revenues and/or expenses will outpace budget at month end due to the billing/reimbursement delay.



ALPHARETTA DEVELOPMENT AUTHORITY
Financial Management Report - As of July 31, 2024 (unaudited)

Account #	Project	Total Budget	Actuals (Collections/ Expenditures)	Encumbrances	Remaining
Fund Balance Reconciliation					
Fund Balance (beginning of Fiscal Year)			\$ 284,882		
Revenues collected to date			9,870		
Expenditures incurred to date			(7,917)		
Fund Balance (current)			\$ 286,835		
Forecasted revenue collections (e.g. ATC Operational funding from the City of Alpharetta)			87,083		
Tech Alpharetta Relocation Subsidy (MOU) - awaiting executed MOU before posting			(30,000)		
Fund Balance*			\$ 343,919		
Fund Balance Allocation (forecasted):					
Non-Spendable (unspent/remaining project allocations)			\$ 200,531		
Spendable (available for investment by the Board)			143,387		
			\$ 343,919		

* May differ from the Fund Balance figures in the attached Balance Sheet due to forecasted revenue collections that are anticipated, but not yet collected.

City of Alpharetta
Balance Sheet
COMPONENT UNIT-DEVELOPMENT AUTHORITY
July 31, 2024

ASSETS

Current Assets:

Cash and Cash Equivalents	\$ 286,954
Investments	-
Receivables	-
Restricted Cash for Bond Issuance Costs	-
Total Assets	286,954

LIABILITIES

Current Liabilities:

Accounts Payable	119
Deferred Revenue	0
Due to Other Funds	-
Total Current Liabilities	119

Current Liabilities Payable from Restricted Assets:

	-
Total Current Liabilities Payable from Restricted Assets	-

Noncurrent Liabilities:

	-
Total Noncurrent Liabilities	-
Total Liabilities	119

Fund Balance

Restricted	113,448
Unallocated	173,387
Total Fund Balance	286,835

Total Liabilities & Fund Balance	\$ 286,954
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City of Alpharetta
Statement of Revenues, Expenditures, and Changes in Fund Balance
COMPONENT UNIT-DEVELOPMENT AUTHORITY
For the Period Ended July 31, 2024

	<u>Actual Amounts</u>
Revenues	
Rent/Royalties	\$ 500
State Grant	-
Fees	-
Contributions & Donations	7,917
Miscellaneous Income-Interest	1,453
Miscellaneous Revenue	<u>-</u>
Total Revenues	<u>9,870</u>
Expenditures	
Economic Development	31,668
Maintenance Contracts	-
Donation to private source	-
Utilities - Miscellaneous	-
Debt Service:	
Principal	-
Interest	<u>-</u>
Total Expenditures	<u>31,668</u>
Excess (deficiency) of revenues over (under) expenditures	(21,798)
Other Financing Sources (Uses)	
Sale of capital assets	<u>-</u>
Net Change in Fund Balances	(21,798)
Fund Balance, Beginning of Year	<u>284,882</u>
Encumbrances	23,751
Fund Balance, End of Year	<u>286,835</u>





CITY COUNCIL STAFF REPORT

Department: Community Development

Submitted By: Kathi Cook

Prepared By: Michael Woodman

Meeting Date: September 30, 2024

AGENDA ITEM: CLUP-24-04/MP-24-07/Z-24-12 EPIC DESIGN & BUILD/UPPER HEMBREE TOWNHOMES

The applicant, Epic Design & Build, LLC, is requesting a comprehensive land use plan amendment, master plan amendment, and rezoning to allow for the construction of seven (7) 'For-Sale' townhomes on 1.127 acres. The applicant requests a comprehensive land use plan amendment from 'Professional Business Office' to 'High Density Residential' and a rezoning from O-1 (Office-Institutional) to R-8A/D (Dwelling, 'For-Sale', Attached/Detached Residential). A master plan amendment is requested to add 'Dwelling, 'For-Sale', Attached' to the George Oswald Jr. Master Plan. The subject property is located at 0 Upper Hembree Road on the south side of Upper Hembree Road and west of Harris Road.

This item was considered at the September 5, 2024 Planning Commission meeting. There was 1 public comment with concerns over stormwater out falling on his property. After discussion, Planning Commission recommended to deny. Vote 6-0

STAFF RECOMMENDATION:

Deny CLUP-24-04/MP-24-07/Z-24-12 Epic Design & Build/Upper Hembree Townhomes request for comprehensive land use plan amendment, master plan amendment, and rezoning.

If approval is considered, the following conditions are recommended:

1. The 1.127-acre property shall be zoned 'R-8A/D' and shall be developed substantially as depicted on the site plan prepared by LDP Design Group, revised 7/30/24, except for modifications required to comply with these conditions. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
2. The comprehensive land use plan designation of the property shall be 'High Density Residential'.
3. Maximum density shall not exceed 6.21 dwelling units per acre.
4. 'Dwelling, 'For-Sale', Attached' shall be added as a permitted use in the George Oswald Jr. Master Plan.
5. Architecture and materials shall be developed substantially similar to the submitted renderings, subject to final approval by Staff.
6. There shall be no impacts within the 15' natural buffer along the west, south and east property lines and buffer shall be replanted where sparse, with final approval by Staff.
7. Developer shall provide a minimum 15' undisturbed buffer along the north property line adjacent to Alpha Medical Plaza. The

- buffer shall be averaged to offset the encroachment of the alley on the eastern side of the property. Existing trees shall be preserved, where possible, and the remaining areas planted to City buffer standards, with final approval by Staff.
8. In order to accommodate safe passage, developer shall re-align the shared driveway on the adjacent property to the north, with final approval by Staff. A sidewalk connection shall be provided along the shared driveway between the subject property and the sidewalk along Upper Hembree Road, with final approval by Staff.
 9. During the LDP review, developer shall provide AutoTURN simulation results illustrating safe vehicular movements of all vehicular classifications can be made with the proposed roadway widths on either side of the stub outs, as approved by Staff.
 10. Alley shall be private and maintained by the HOA. Decorative lighting shall be required throughout the development.
 11. Developer shall save trees as depicted on the site plan prepared by LDP Design Group, revised 7/30/24. In addition, developer shall save the following trees: #68 (16" hardwood), #124 (10" hardwood), #164 (10" hardwood), and #167 (19" hardwood). CRZ impacts shall not exceed 20%, as approved by Staff.
 12. Developer shall make reasonable efforts to tie directly to an existing stormwater pipe including obtaining easements and agreements from the neighboring property. If direct tie-in is unavailable, developer shall seek written permission to place the outfall pipe off-site as depicted on the site plan. If permission is not granted for the off-site outfall pipe, daylighting the pond outfall pipe shall be done at least 20' from the property line. Stormwater management shall not be placed in an underground system.
 13. No more than 1 residential unit shall be permitted to be rented, as recorded in the HOA's declarations and covenants.

ITEM DESCRIPTION:

The submitted request, if approved, would allow for the development of seven (7) 'For-Sale' townhomes on 1.127 acres. The proposed density is 6.21 dwelling units per acre. The applicant requests a comprehensive land use plan amendment from 'Professional Business Office' to 'High Density Residential' and a rezoning from O-1 (Office-Institutional) to R-8A/D (Dwelling, 'For-Sale', Attached/Detached Residential). A master plan amendment is requested to add 'Dwelling, 'For-Sale', Attached' to the George Oswald Jr. Master Plan. The subject property is located at 0 Upper Hembree Road on the south side of Upper Hembree Road and west of Harris Road.

The George Oswald, Jr. Master Plan was approved in 1988 as a 2.9-acre office condominium development. Two (2) former residential structures were converted to office buildings in Phase 1 of the development. Although never developed, Phase 2 contemplated three (3) additional small office buildings on the rear portion of the property.

The undeveloped property is wooded and has access through an office condominium development, Alpha Medical Plaza, located at 1105 & 1115 Upper Hembree Road. Sanitary sewer and stormwater pipes have been extended through the property. Surrounding properties are zoned O-1 to the north and east, and City of Roswell is located to the south and west. Alpha Medical Plaza is located to the north, Taylor Oaks subdivision is located to the west and south, and Austin Dental of Roswell is located to the east. The comprehensive land use plan designation of the property is 'Professional Business Office'. The applicant proposes a change to the future land use designation to 'High Density Residential'.

SITE PLAN

The submitted site plan depicts seven (7), two (2) story over basement townhome units in a single building with access from an existing shared driveway off Upper Hembree Road. The property does not have frontage on Upper Hembree Road and relies on a 30' common ingress/egress easement for vehicular access over an existing driveway for the Alpha Medical Plaza. The driveway was laid out to serve an office condominium development, not a residential development. The site plan depicts realignment of the existing off-site driveway and a five-foot (5') sidewalk on the east side of the driveway connecting the proposed development to Upper Hembree Road. Townhomes are proposed to be front-loaded with a minimum lot width of 30'. A private alley serves each townhome unit, and the building complies with the 65' building setback required along Upper Hembree Road. A fifteen-foot (15') natural buffer, required by the Master Plan, is depicted along the west, south and east property lines.

Unified Development Code (UDC) parking regulations require one (1) parking space for each bedroom in a townhome unit, as well as a minimum ten-foot (10') by eighteen-foot (18') driveway for a total of 21 parking spaces. Each home has two (2) side-by-side parking spaces in a garage, as well as two (2) spaces in the code-compliant driveway, for a total of 28 parking spaces. Three (3) additional guest parking spaces are provided on the west side of the alley.

The property is heavily wooded, consisting of a mix of hardwoods and pines. Tree saves are depicted in the fifteen-foot (15') natural buffers, as well as along the north property line. A walled stormwater pond is proposed on the west side of the townhome building. A 48" pipe located at the rear of the property provides stormwater management for the adjacent Alpha Medical Plaza property to the north.

RENDERINGS

According to the applicant, townhome units will be three (3) bedroom, two and a half (2-½) bath, and approximately 2,300 square feet (not including the unfinished basement). Renderings were provided by the applicant depicting the two (2) story townhomes with brick or stone on the front façade. The side and rear elevations are depicted to be board and batten.

TRAFFIC

Staff calculated vehicular trips and estimates that the seven (7) townhome units would generate four (4) AM Peak Hour trips and five (5) PM Peak Hour trips.

SCHOOLS

Residential development is known to increase school enrollment. Fulton County calculated the potential maximum number of children who may live on the property by using the Fulton County Schools standard calculation to identify the number of children that a residential development will generate. The following chart outlines these figures:

FULTON COUNTY SCHOOLS – 8 For-Sale Townhome Units

School	Single Family Average #
Hembree Springs Elementary School	0 to 1 students
Elkins Pointe Middle School	0 to 1 students
Milton High School	0 to 1 students
TOTAL	0 to 3 students

Based on the total figure for all three school levels, it can be assumed that the proposed development could house approximately 0 – 3 school age children. Numbers provided by Fulton County Schools show that Milton High School is currently over capacity.

COMPREHENSIVE LAND USE PLAN AMENDMENT REVIEW CRITERIA

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: Current CoStar data reflects a City-wide office vacancy rate of 23.2%; however, the City's office condominium market has a much lower vacancy rate of 2.5%. Therefore, there is demand for the office condominium use developed on the adjoining property to the north and approved for the subject property.

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 inconsistent with the following goals, policies, and strategies in the 2040 Comprehensive Plan:

H Strategy 1.4: Promote subdivisions that foster a sense of community and promote pedestrian mobility, the natural environment, community recreation and public open space.

H Strategy 1.5: Prioritize high density development to locate in the North Point area and limit high density development in other areas of the City. Base high density development approvals on the availability of adequate infrastructure, such as schools, roads, sidewalks, utilities, etc.

H Policy 4: Design quality and long-term value into residential development to maintain appearance and property values.

H Strategy 4.1: Ensure that at the very beginning of the design process, consideration is given to the natural environment (i.e. topography, tree preservation, creek flows), and accommodations are made for amenities (i.e. sidewalks, lighting, open spaces), in order to support high quality residential product.

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

Response: The proposed change to allow a residential use would have impacts on schools and parks and recreation.

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

Response: Current CoStar data reflects a City-wide office vacancy rate of 23.2%; however, the City's office condominium market has a much lower vacancy rate of 2.5%. Therefore, there is demand for the office condominium use developed on the adjoining property to the north and approved for the subject property.

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

Response: The low vacancy rate in the City's office condominium market reflects a demand for that use which is developed on the adjoining property to the north and approved on the subject property.

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

Response: Not applicable.

STANDARDS FOR ZONING CHANGES AND MASTER PLAN AMENDMENTS

The Planning Commission and the City Council shall consider the following standards in considering a master plan amendment or 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 City's low vacancy rate in the office condominium market reflects a demand for that use, which is developed on the adjoining property to the north and approved on the subject property.

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

Response: The City's low vacancy rate in the office condominium market reflects a demand for that use, which is developed on the adjoining property to the north and approved on the subject property. The requested rezoning is not supported by the future land use designation of the property, which is 'Professional Business Office'.

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

Response: The proposed development would adversely impact the natural environment if tree saves were not provided.

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

Response: The property is zoned O-1 and allows medical and professional office by-right. The City's low vacancy rate in the office condominium market reflects a demand for that use, which is developed on the adjoining property to the north and approved on the subject property.

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

Response: The zoning proposal to allow a residential use would have impacts on schools and parks and recreation.

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 does not reflect a reasonable balance. The City's low vacancy rate in the office

condominium market reflects a demand for that use, which is developed on the adjoining property to the north and approved on the subject property.

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 allows medical and professional office. The City's low vacancy rate in the office condominium market reflects a demand for that use, which is developed on the adjoining property to the north and approved on the subject property.

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 'Professional Business Office', which requires an amendment to allow the applicant's proposal.

CONCURRENCES

Staff has reviewed the applicant's proposal against the review criteria for a comprehensive land use plan amendment, master plan amendment, and rezoning. The proposal conflicts with goals, policies, and strategies in the Horizon 2040 Comprehensive Plan and the City's low vacancy rate in the office condominium market reflects a demand for that use, which is developed on the adjoining property to the north and approved on the subject property.

CITIZEN PARTICIPATION PLAN

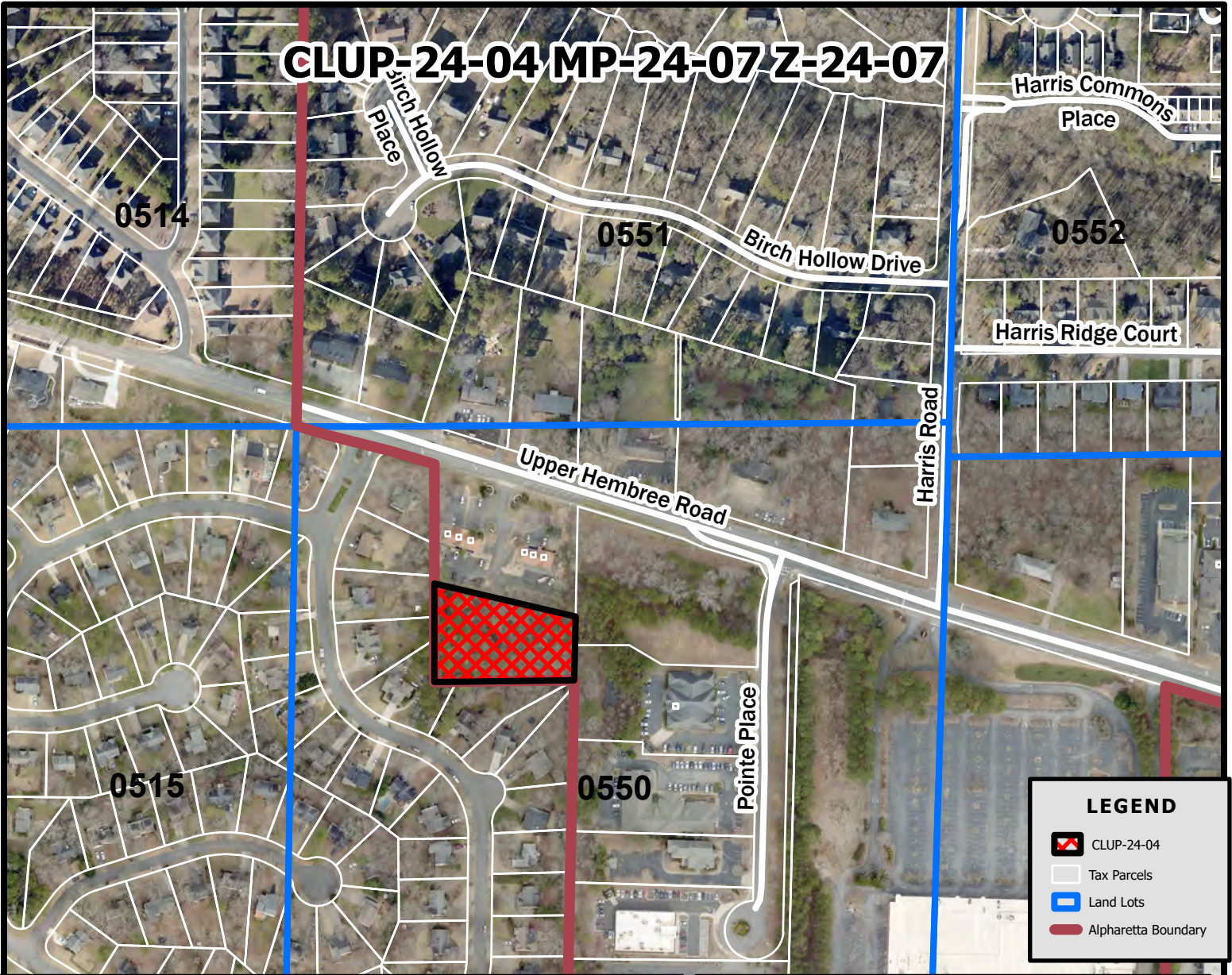
The report submitted by the applicant states that letters were mailed to each property owner within 500' of the subject property stating the applicant's intent. The report states that adjacent and nearby residents had questions and concerns, including whether or not a buffer would be provided along the rear property line, concern over stormwater runoff, request that the rear property line be marked, request that a fence be provided along the rear property line, and questions about the size of the townhomes. The applicant provided two (2) letters of support from the adjacent property to the north.

COMMUNITY ZONING INFORMATION MEETING

The CZIM was held on June 12, 2024. There was one (1) public comment requesting that the south property line be marked.

ATTACHMENTS:
• Aerial Map • Zoning Map • Future Land Use Map • Location Map • Latest Site Plan & Tree Information • CZIM • Citizen Part B • Application

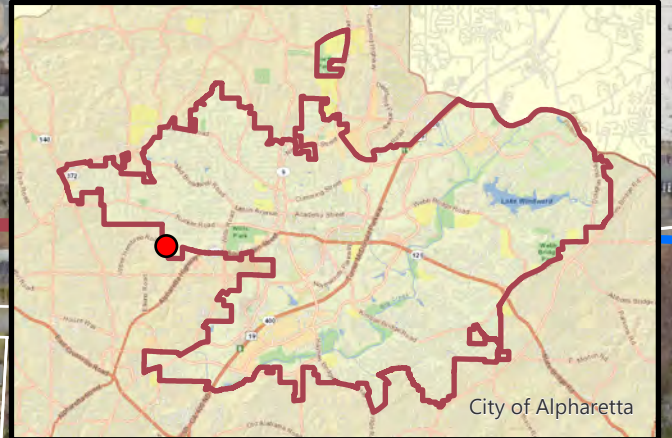
CLUP-24-04 MP-24-07 Z-24-07



LEGEND

-  CLUP-24-04
-  Tax Parcels
-  Land Lots
-  Alpharetta Boundary

UPPR HEMBREE
RD



CLUP-24-04 MP-24-07 Z-24-07

D/LL: 1/2/550

PC: 7/11/24

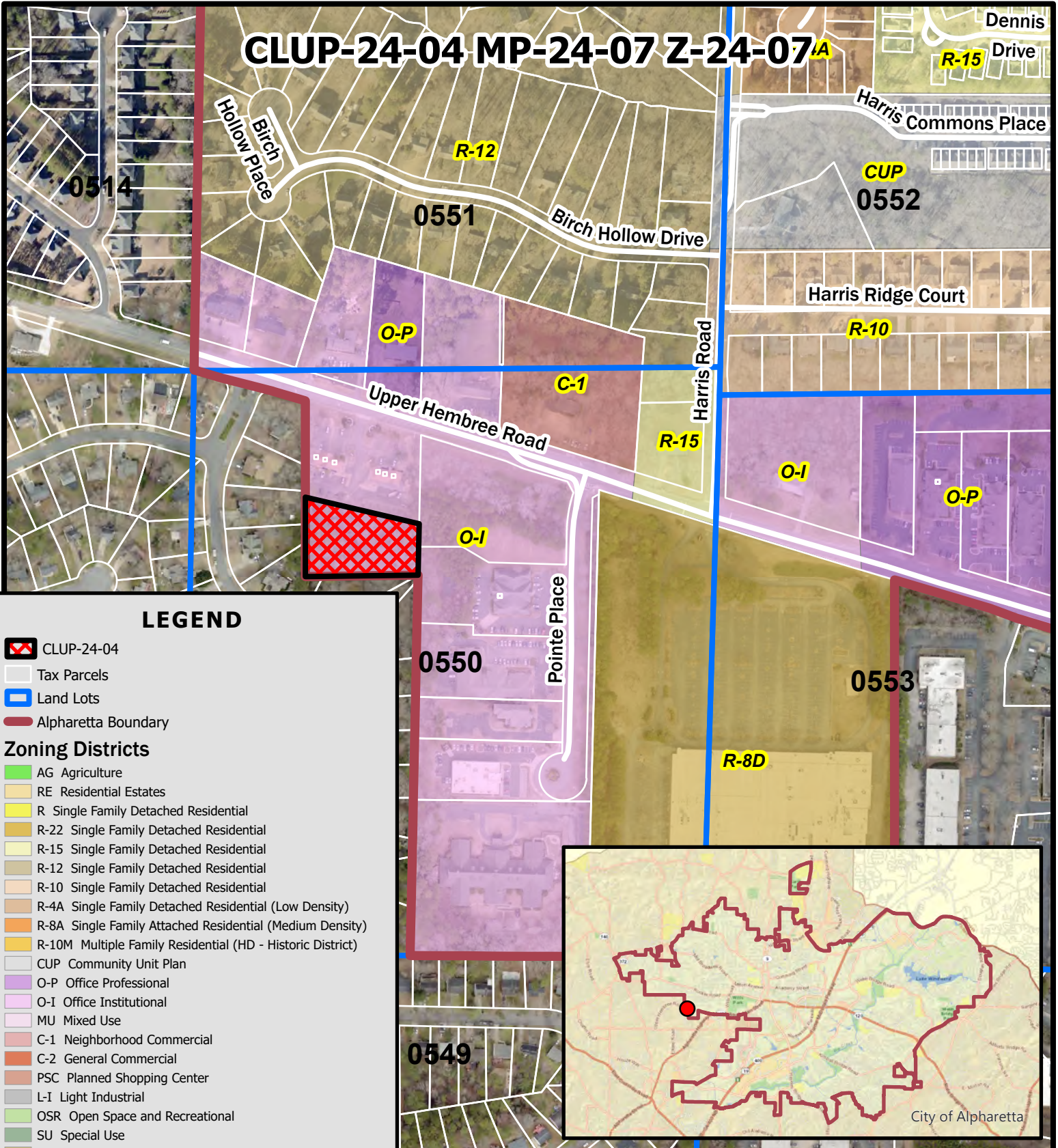
CC: 7/29/24



Aerial Map
Upper Hembree Townhomes
0 Upper Hembree Road

Location Map Provided by:
Community Development - GIS
Page 73 of 142

CLUP-24-04 MP-24-07 Z-24-07^A



LEGEND

CLUP-24-04

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

CLUP-24-04 MP-24-07 Z-24-07

D/LL: 1/2/550

PC: 7/11/24

CC: 7/29/24

Zoning Map

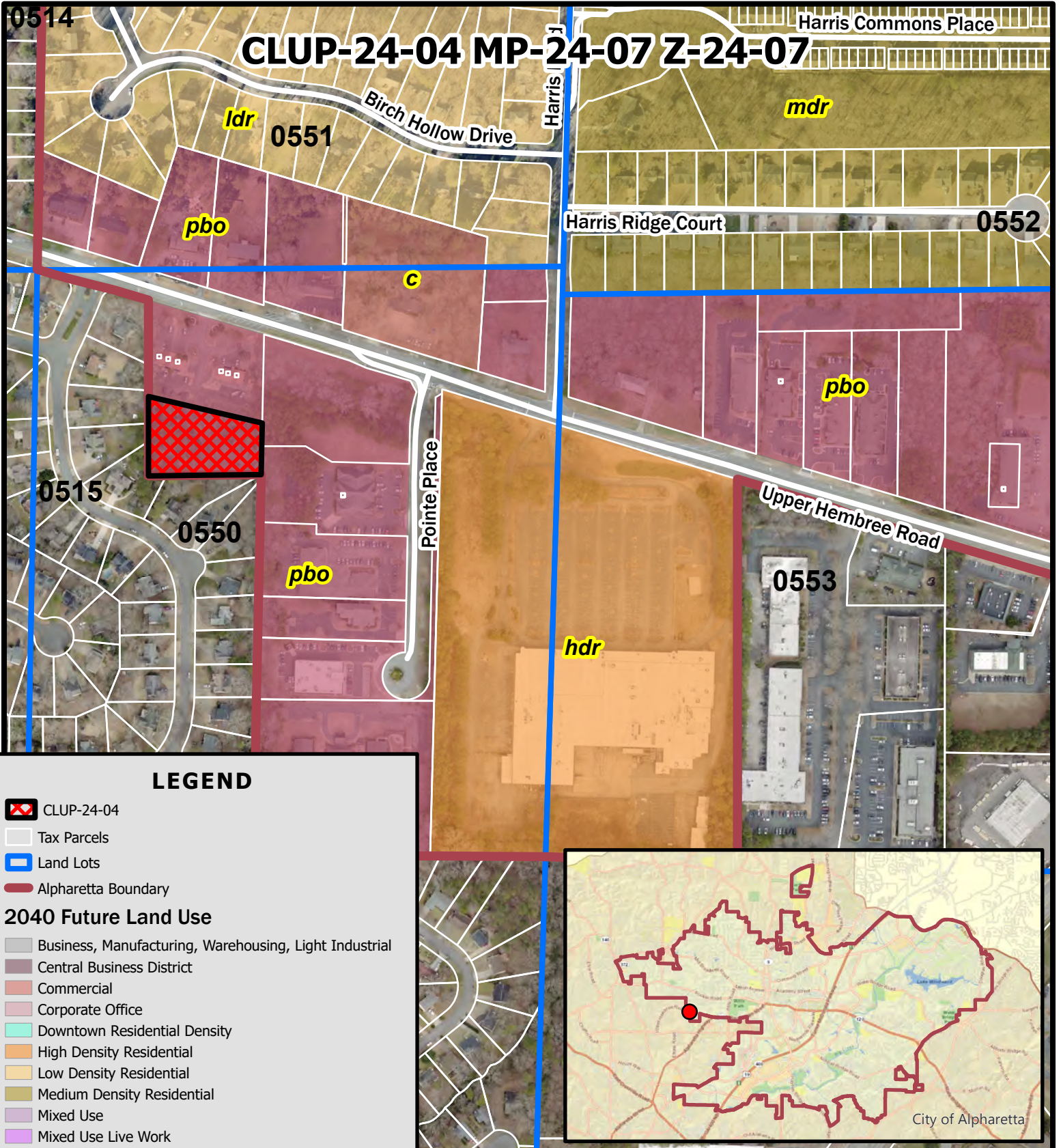
Upper Hembree Townhomes

0 Upper Hembree Road



Location Map Provided by:
Community Development - GIS

CLUP-24-04 MP-24-07 Z-24-07



LEGEND

CLUP-24-04

Tax Parcels

Land Lots

Alpharetta Boundary

2040 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

CLUP-24-04 MP-24-07 Z-24-07

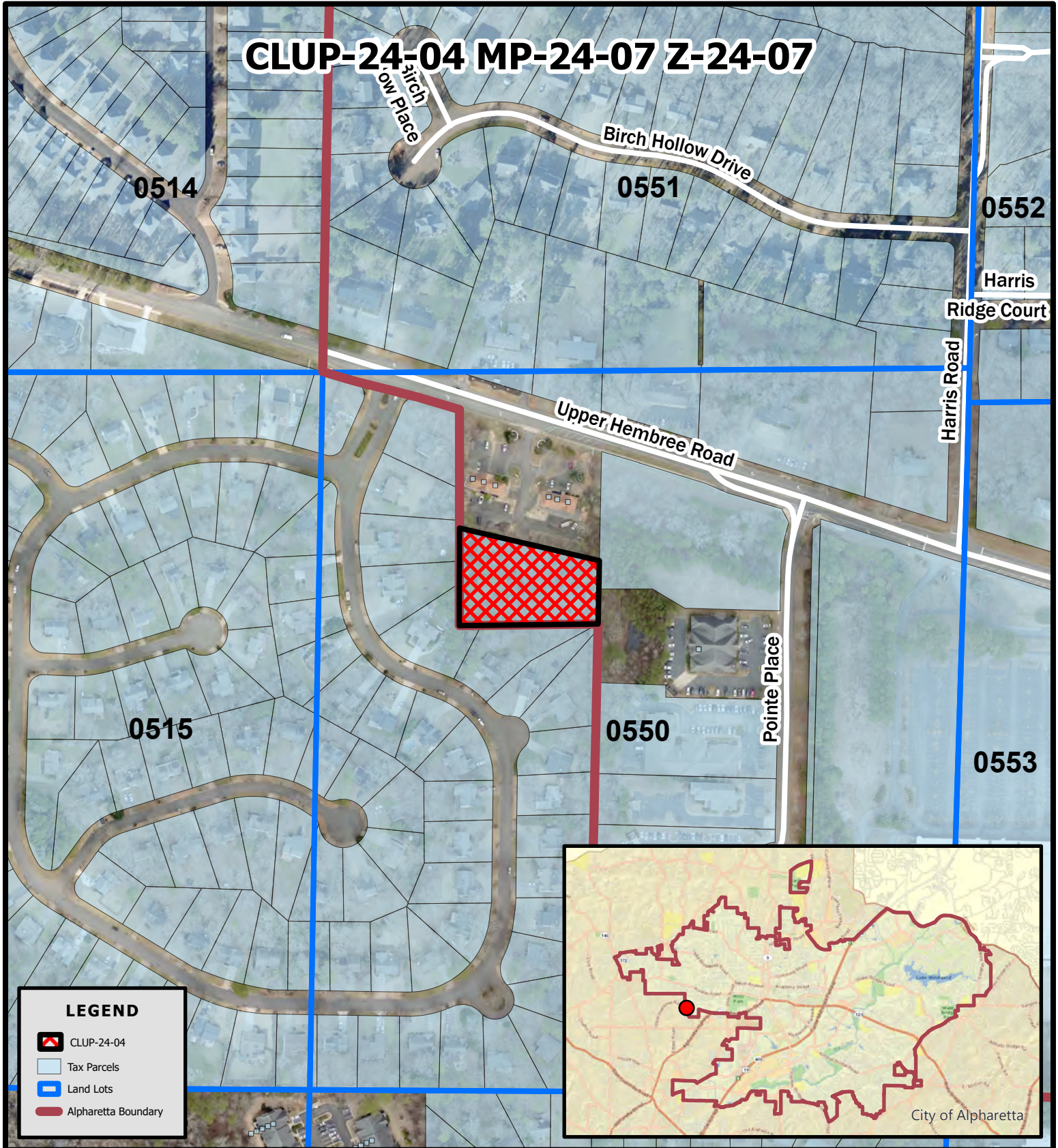
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CC: 7/29/24

Future Land Use Map Upper Hembree Townhomes 0 Upper Hembree Road

CLUP-24-04 MP-24-07 Z-24-07



CLUP-24-04 MP-24-07 Z-24-07

D/LL: 1/2/550

PC: 7/11/24

CC: 7/29/24

Location Map
Upper Hembree Townhomes
0 Upper Hembree Road



Location Map Provided by:
Community Development - GIS
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CONSTRUCTION PLAN FOR UPPER HEMBREE TOWNHOMES



F.I.R.M. FLOOD MAP 13121 C0054F

100 YEAR FLOOD NOTE:

NO PORTION OF THIS SITE IS LOCATED WITHIN A ZONE (A, AE, SHADED ZONE X), AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER 13121 C0054F, DATED 09/18/2013, FOR UNINCORPORATED CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA.

SCOPE OF WORK:

THE MAIN PROPOSE OF THIS PROJECT IS TO REMOVE EXISTING TREES ON LIMIT OF CLEARING AREA AND CONSTRUCT A RESIDENTIAL TOWNHOMES. THE WORK INCLUDES THE CONNECTION OF WATER AND SANITARY SEWER TO EXISTING WATER AND SANITARY SEWER MAIN. ALSO, CONSTRUCTION OF NEW ROAD AND STORM DRAINAGE POND AND WATER QUALITY FACILITY ACCORDING TO GEORGIA CODE. THE WORK INCLUDES CONSTRUCTION OF SEVEN NEW TOWNHOMES.

PROPOSED USE OF FACILITY:

REQUEST ZONING: TOWNHOMES, R-8A/D

CITY OF ALPHARETTA APPROVAL STAMPS

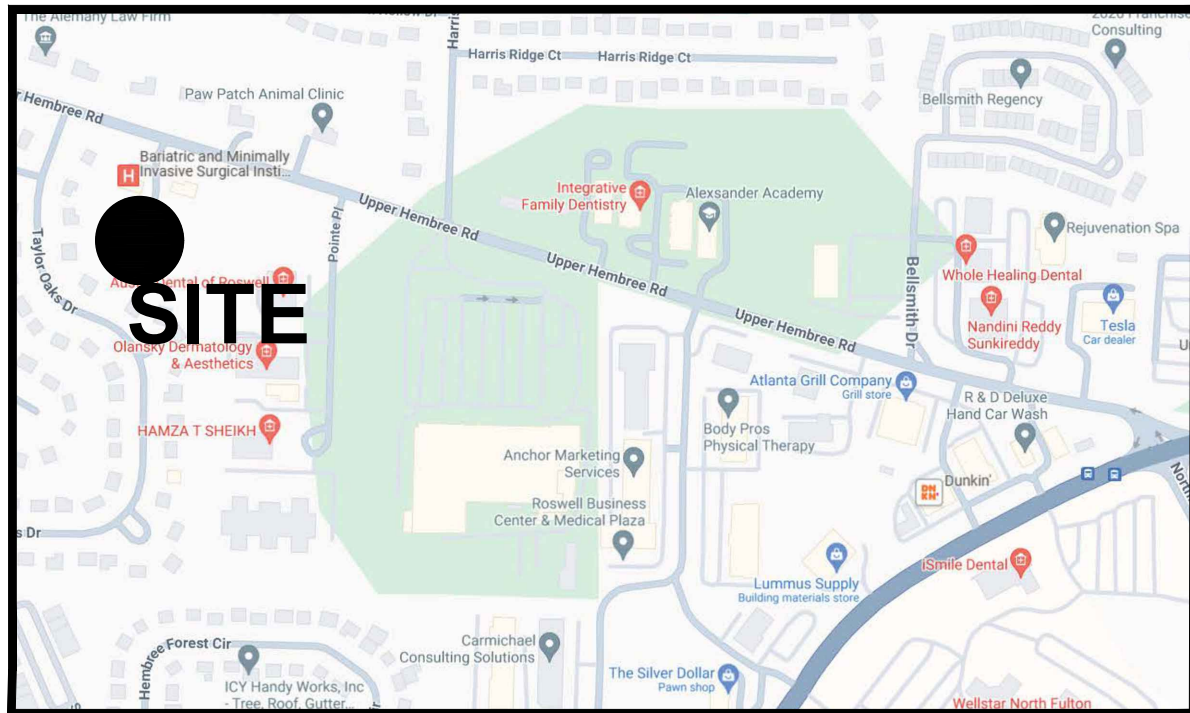
56269 UPPER HEMBREE ROAD,
ALPHARETTA, GA. 30004
LAND LOT 550, 1ST. DISTRICT, 2ND SECTION,
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

OWNER DEVELOPER

EPIC DESIGN & BUILD, LLC

ALMASOOD QURESHI
& AHSAN ALREFAI

12285 BERAGIO PLACE, ALPHARETTA, GA. 30004



LOCATION MAP

I N D E X

SHEET NO.	SHEET TITLE
C-1.0	COVER SHEET
C-1.1	OVERALL EXISTING PLAN
C-1.2	DEMOLITION PLAN
C-2.2	SITE PLAN
C-2.3	SITE TRAFFIC CAR PLAN
C-2.4	SITE TRAFFIC TRUCK PLAN
C-2.5	SIGHT DISTANCE PLAN & PROFILE
C-2.6	GRADING & DRAINAGE PLAN
T-1.1	EXISTING TREE SURVEY
T-1.2	TREE TO BE REMOVED

REQUEST ZONING: TOWNHOMES, R-8A/D

TYPICAL UNIT TWO STORY 30'-0" x 50'-0" 3 BED ROOMS & 2 1/2 BATH WITH BASEMENT

GENERAL NOTES

- APPROVAL OF THESE PLANS DOES NOT CONSTITUTE APPROVAL BY CITY OF ALPHARETTA OF ANY LAND DISTURBING ACTIVITIES WITHIN WETLAND AREAS. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO CONTACT THE APPROPRIATE REGULATORY AGENCY FOR APPROVAL OF ANY WETLAND AREA DISTURBANCE.
- ALL CONSTRUCTION TO COMPLY WITH CITY OF ALPHARETTA AND FULTON COUNTY STANDARDS.
- EACH NEW BUILDING AND ITS LOCATION RELATIVE TO PROPERTY LINES AND OTHER STRUCTURES SHALL COMPLY WITH THE INTERNATIONAL BUILDING CODE WITH GA STATE AMENDMENTS (IBC) WITH REGARDS TO THE HEIGHT AND AREA REQUIREMENTS.
- CONTRACTOR SHALL INSTALL ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES PRIOR TO ANY OTHER CONSTRUCTION ON THE SITE. THE EROSION CONTROL MEASURES SHALL BE CONTINUED AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
- THE CONTRACTOR SHALL BE REQUIRED TO STABILIZE SLOPED AREAS. HE SHALL GRADE AND SEED OR SOO THE AREA WITH THE PROVISION THAT HE SHALL MAINTAIN THE SEEDED AREA AS REQUIRED UNTIL SUCH TIME THAT THERE IS SUITABLE GROWTH TO ADEQUATELY PROTECT THE INBAKMENT. THE MAXIMUM ALLOWABLE SLOPE SHALL BE 2:1.
- DISTURBED AREAS TO BE GRASSED AND/OR VEGETATION RESTORED AS SOON AS CONSTRUCTION PHASES PERMIT.
- OWNER WILL BE RESPONSIBLE FOR ANY REPAIR OR REPLACEMENT OF ANY IMPROVEMENTS WITHIN THE SANITARY SEWER/WATER/DRAINAGE ESM(S) DUE TO MAINTENANCE OF SEWER/WATER/STORM DRAINAGE BY CITY OF ALPHARETTA AND FULTON COUNTY.
- PRIOR TO ISSUANCE OF A BUILDING PERMIT, SITE MUST BE STABILIZED INCLUDING INSTALLATION OF ALL EROSION CONTROL DEVICES, TREE SAVE AREAS MARKED, DETENTION FACILITY INSTALLED, OR OTHER ITEMS AS REQUIRED BY THE DEVELOPMENT INSPECTOR.
- WETLAND CERTIFICATION: THE DESIGN PROFESSIONAL, WHOSE SEAL APPEARS HEREON, CERTIFIES THE FOLLOWING: 1) THE NATIONAL WETLAND INVENTORY MAPS HAVE BEEN CONSULTED; AND, 2) THE APPROPRIATE PLAN SHEET () DOES / (X) DOES NOT INDICATE AREAS OF UNITED STATES ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS AS SHOWN ON THE MAPS; AND 3) IF WETLANDS ARE INDICATED, THE LAND OWNER OR DEVELOPER HAS BEEN ADVISED THAT LAND DISTURBANCE OF PROTECTED WETLANDS SHALL NOT OCCUR UNLESS THAT APPROPRIATE FEDERAL WETLANDS ALTERATION ("SECTION 404") PERMIT HAS BEEN OBTAINED.
- THE OWNER/DEVELOPER HAS MADE INQUIRY TO THE APPROPRIATE AUTHORITIES THAT THE PROPOSED PROJECT IS NOT OVER A LANDFILL OR HAZARDOUS WASTE SITE AND THAT THE SITE IS OTHERWISE SUITABLE FOR THE PROPOSED PROJECT.
- NECESSARY BARRICADES, SUFFICIENT LIGHTS, SIGNS, AND OTHER TRAFFIC CONTROL METHODS AS MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC SHALL BE PROVIDED AND MAINTAINED THROUGHOUT THE CONSTRUCTION.

DEVELOPMENT DATA:

GENERAL:	
CURRENT ZONING	O&I
DEVELOPMENT TYPE:	MULTI FAMILY RESIDENTIAL
REQUEST ZONING:	TOWNHOMES, R-8A/D
PROJECT DATA:	
TOTAL AREA:	49,092 SF. = 1.127 ACRES
TOTAL DISTURBED AREA:	31,097 SF. = 0.71 ACRES
UNIT BUILDING DATA:	
NEW TWO STORY TOWNHOMES	
FIRST FLOOR AREA = 928 SF.	
SECOND FLOOR AREA = 1,310 SF.	
TOTAL HEATED FLOOR AREA = 2,238 SF.	
FRONT 2-DOOR GARAGE AREA = 394 SF.	
FRONT ENTRY COVERED PORCH AREA = 20 SF.	
REAR SIDE COVERED PORCH AREA = 86 SF.	
BUILDING FOOT PRINT AREA = 1,428 SF.	
NEW TWO STORY TOWNHOMES - END UNITS	
FIRST FLOOR AREA = 928 SF.	
SECOND FLOOR AREA = 1,310 SF.	
TOTAL HEATED FLOOR AREA = 2,238 SF.	
FRONT 2-DOOR GARAGE AREA = 394 SF.	
FRONT ENTRY COVERED PORCH AREA = 20 SF.	
REAR SIDE COVERED PORCH AREA = 86 SF.	
BUILDING FOOT PRINT AREA = 1,428 SF.	
SANITARY SERVICE: FULTON COUNTY PUBLIC SEWER.	
WATER SERVICE: FULTON COUNTY PUBLIC WATER.	
BUILDING SETBACKS:	
FRONT BUILDING LINE:	(SEE PLAN)
REAR BUILDING LINE:	(SEE PLAN)
SIDE BUILDING LINE:	(SEE PLAN)
LOT COVERAGE CLACULATION:	
7 UNITS BUILDING FOOT PRINT AREA = 9,996 SF.	
STAC UNIT AREA = 20 SF x 7 = 140 SF.	
TOTAL MAIN ROAD AREA = 6,061 SF.	
TOTAL DRIVEWAY & SIDEWALKS AREA = 3,232 SF.	
TOTAL SIDEWALK & CURB AREA = 1,282 SF.	
TOTAL IMPERVIOUS AREA = 21,571 SF.	
TOTAL REMAIN PROJECT AREA: = 40,092 SF.	
21,571 SF./40,092 SF. = 0.538 = 53.80%	
MAXIMUM LOT COVERAGE = 0.60 = 60.00%	
LOT BUILDING DENSITY CLACULATION:	
9,996 SF./40,092 SF. = 0.2493 = 24.93%	
MAXIMUM HEIGHT LIMIT:	
MAXIMUM ALLOWABLE HEIGHT LIMIT TO TOP OF ROOF RIDGE = 35 FEET.	
34.8 FEET < = 35.0 FEET OK	
LOT ADDRESS:	
56269 UPPER HEMBREE ROAD, ALPHARETTA, GA. 30004	

GENERAL NOTES

- BOUNDARY INFORMATION PERFORMED BY: SCI DEVELOPMENT SERVICES
DATED: NOV. 27, 2023. ADDRESS: 2020 WESTSIDE COURT, SUITE E SNELLVILLE, GA. 30078, PH: (770) 736-7866.
- FOR INFORMATION CONCERNING UTILITIES CONTACT:
ELECTRIC: GEORGIA POWER COMPANY
GAS: ATLANTA GAS COMPANY
WATER: FULTON CO. WATER DEPT.
SEWER: PUBLIC SANITARY SEWER, (FULTON COUNTY).
- ALL WORK TO BE PERFORMED THAT IS NOT COVERED BY PLANS SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPLICABLE STATE, COUNTY OR LOCAL CODES.
- NOTIFY CITY OF ALPHARETTA INSPECTOR 24 HOURS BEFORE BEGINNING OF EVERY PHASE OF CONSTRUCTION.
- CUT AND FILL SLOPES NOT TO EXCEED 2:1.
- LOCATION OF UNDERGROUND UTILITIES, EXISTING AND PROPOSED, ARE APPROXIMATED OR SCHEMATIC; LOCATION OF EXISTING UTILITIES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING (72 HOURS REQUIRED FOR LOCATION) OF APPROPRIATE UTILITY AUTHORITIES PRIOR TO EXCAVATION TO CONFIRM LOCATION AND/OR EXISTENCE OF UTILITIES. LDP DESIGN GROUP ASSUMES NO LIABILITIES FOR CONTRACTORS FAILURE TO CONFIRM LOCATION AND/OR EXISTENCE OF UTILITIES.
- ALL WATER WORK SHALL BE PERFORMED IN ACCORDANCE WITH FULTON COUNTY DEPARTMENT OF WATERSHED MANAGEMENT DESIGN STANDARDS, 2012 EDITION.
- ACCESS IS TO BE MAINTAINED FOR EMERGENCY VEHICLES AROUND AND TO ALL BUILDINGS UNDER CONSTRUCTION. IN TIMES OF RAIN OR MUD ROAD SHALL BE ABLE TO CARRY A FIRE TRUCK BY BEING PAVED OR HAVING A CRUSHED STONE BASE.
- NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED.
- SIGNS, LOCATION, NUMBER AND SIZE, ARE NOT APPROVED UNDER THIS BUILDING PERMIT. A SEPARATE PERMIT IS REQUIRED FOR EACH SIGN.

UTILITY NOTES:

- ALL FILL MATERIAL IS TO BE IN PLACE AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
- SUBCONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
- UNDERGROUND UTILITIES SHALL BE, INSPECTED AND APPROVED BEFORE BACKFILLING.
- SUBCONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL AUTHORITIES WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER LINE AND OTHER UTILITIES.
- THE SUBCONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF EXISTING INFORMATION SUPPLIED BY OWNER, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE SUBCONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE SUBCONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
- THERE ARE NO HAZARDOUS OR NON-HAZARDOUS CHEMICALS CONNECTED WITH THE FULTON COUNTY WATER AND SANITARY SEWER SYSTEMS.

FIRE DEPARTMENT NOTE:

- DURING CONSTRUCTION ACCESS ROADWAYS CONSTRUCTED OF ALL WEATHER SURFACE CAPABLE OF SUPPORTING 80,000 POUNDS GROSS WEIGHT SHALL BE PROVIDED PER STANDARD FIRE PREVENTION CODE 1994 EDITION SECTION 602.6.1.

CONSTRUCTION HOURS

ADHERENCE TO THE FOLLOWING
CONSTRUCTION HOURS IS MANDATED
PER ZONING DIVISION

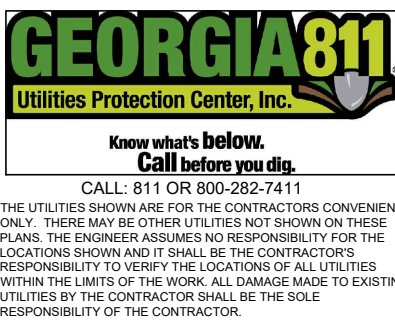
- 7:00 AM UNTIL 5:00 PM
MONDAY THROUGH FRIDAY
FROM OCTOBER 1 THROUGH MARCH 31.
- 7:00 AM UNTIL 7:00 PM
MONDAY THROUGH FRIDAY
FROM APRIL 1 THROUGH SEPTEMBER 30.
- 9:00 AM UNTIL 5:00 PM ON SATURDAYS.
- NO WORK ON SUNDAYS.

WATER & SANITARY SEWER SERVICES
PROVIDED BY FULTON COUNTY

NO STREET PARKING HAS
BEEN APPROVED FOR THIS
DEVELOPMENT

ENGINEER
HAMID GOLPAYEGANI
1150 LEA DRIVE
ROSWELL, GA. 30076
PHONE: 404-993-2829
EMAIL:
ldpdesign2000@gmail.com

GSWCC
24-HOUR CONTACT
HAMID GOLPAYEGANI
1150 LEA DRIVE
ROSWELL, GA. 30076
PHONE: 404-993-2829
EMAIL:
ldpdesign2000@gmail.com



DRAWING ISSUE RECORD	
DATE	DESCRIPTION
FDR ZONING	05/01/2024
REVISED FDR ZONING	06/30/2024
REVISED FDR ZONING	07/30/2024

PROJECT NAME
UPPER HEMBREE TOWNHOMES

56269 UPPER HEMBREE ROAD,
ALPHARETTA, GA. 30004

LAND LOT 550, 1ST. DISTRICT, 2ND SECTION,
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

SHEET TITLE:

COVER SHEET



LAND DEVELOPMENT &
PLANNING ENGINEERS DESIGN
GROUP INC.
ARCHITECTS, PLANNERS, ENGINEERS

1150 LEA DRIVE
ROSWELL, GEORGIA 30076
CONTACT: HAMID D. GOLPAYEGANI
PHONE: (404) 993-2829
EMAIL: ldpdesign2000@gmail.com

SURVEYOR
SCI DEVELOPMENT
SERVICES

2020 WESTSIDE COURT SUITE E
SNELLVILLE, GA. 30078
CONTACT:
JOHN A. STELMAN
PHONE: (770) 736-7866
EMAIL:
email@surveysconcepts.net

OWNER/DEVELOPER
& CONTRACTOR

EPIC DESIGN & BUILD, LLC
ALMASOOD QURESHI
& AHSAN ALREFAI
12285 BERAGIO PLACE
ALPHARETTA, GA. 30004
PHONE: (866) 986-4051
PHONE: (770) 474-1555
epichomesdb@gmail.com

SEAL



Date: 05/01/2024

PROJECT NUMBER: Scale:

24-157 AS SHOWN

DRAWN: M.G.

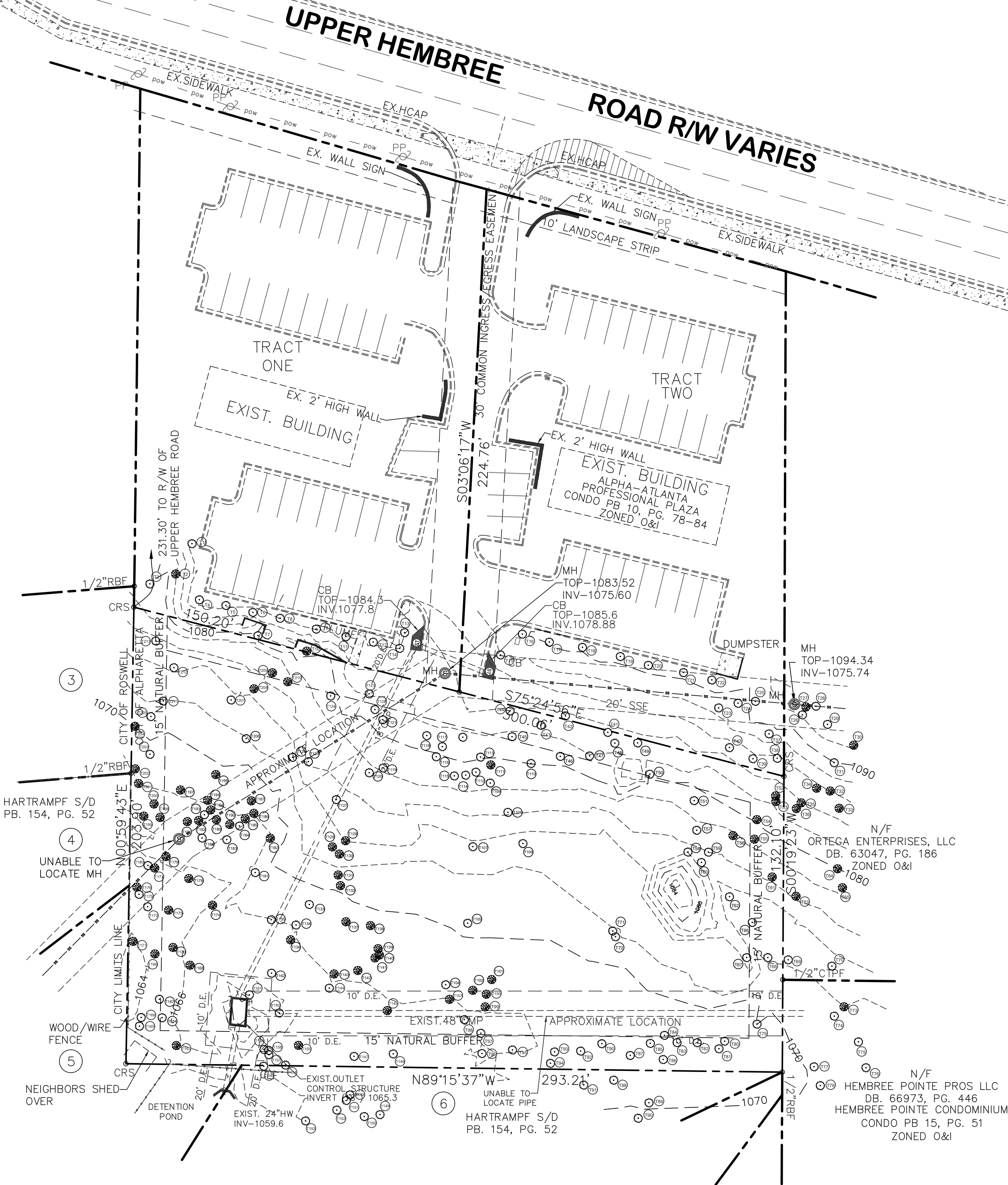
CHECKED: H.G.

ISSUED:

SHEET NUMBER:
ORIGINAL DRAWINGS SIZES 24"x36"

C-1.0

TREE TABLE			TREE TABLE			TREE TABLE		
#	SPECIES	DBH	#	SPECIES	DBH	#	SPECIES	DBH
T1	HW	10"	T81	HW	11"	T161	HW	6"
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T5	HW	12"	T85	HW	8"	T165	HW	8"
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T9	HW	19"	T89	HW	9"	T169	PINE	25"
T10	PINE	19"	T90	HW	15"	T170	PINE	18"
T11	HW	19"	T91	HW	10"	T171	PINE	11"
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T14	RIVER BIRCH	26"	T94	SWEETGUM	13"	T174	PINE	14"
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T16	HW	7"	T96	POPLAR	15"	T176	PINE	17"
T17	HW	16"	T97	HW	14"	T177	PINE	8"
T18	HW	15"	T98	POPLAR	16"	T178	PINE	17"
T19	HW	18"	T99	PINE	12"	T179	PINE	14"
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T35	PINE	7"	T115	HW	8"	T195	PINE	14"
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T57	HW	13"	T137	PINE	13"			
T58	HW	17"	T138	PINE	12"			
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T72	HW	10"	T152	HW	10"			
T73	PINE	17"	T153	HW	21"			
T74	HW	12"	T154	POPLAR	24"			
T75	MAPLE	11"	T155	PINE	19"			
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T78	SWEETUM	17"	T158	HW	10"			
T79	POPLAR	20"	T159	HW	13"			
T80	MAPLE	13"	T160	POPLAR	9"			



100 YEAR FLOOD NOTE:

NO PORTION OF THIS SITE IS LOCATED WITHIN A ZONE (A, AE, SHADED ZONE X), AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER 13121 C0054F, DATED 09/18/2013, FOR UNINCORPORATED CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA.

SURVEY NOTE:

1. BOUNDARY AND TOPO GRAPHIC INFORMATION TAKEN FROM FILES PROVIDED BY: SCI DEVELOPMENT SERVICES DATED 01/31/2024.



DEVELOPMENT DATA:

GENERAL:	
CURRENT ZONING:	O&I
DEVELOPMENT TYPE:	MULTI FAMILY RESIDENTIAL
REQUEST ZONING:	TOWNHOMES
PROJECT DATA:	
TOTAL AREA:	49,092 SF. = 1.127 ACRES
SANITARY SERVICE: FULTON COUNTY PUBLIC SEWER.	
WATER SERVICE: FULTON COUNTY PUBLIC WATER.	
BUILDING SETBACKS:	
FRONT BUILDING LINE:	(SEE PLAN)
REAR BUILDING LINE:	(SEE PLAN)
SIDE BUILDING LINE:	(SEE PLAN)
LOT ADDRESS:	
56269 UPPER HEMBREE ROAD, ALPHARETTA, GA. 30004	

DRAWING ISSUE RECORD

DATE	DESCRIPTION
FOR ZONING	05/01/2024
REVISED FOR ZONING	06/30/2024
REVISED FOR ZONING	07/30/2024

PROJECT NAME:

UPPER HEMBREE TOWNHOMES

56269 UPPER HEMBREE ROAD,

ALPHARETTA, GA. 30004

LAND LOT 550, 1ST DISTRICT, 2ND SECTION

CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

SHEET TITLE:

OVERALL EXISTING PLAN

LDP

Design Group

LAND DEVELOPMENT & PLANNING ENGINEERS DESIGN GROUP INC.

ARCHITECTS, PLANNERS, ENGINEERS

1150 LEA DRIVE

ROSWELL, GEORGIA 30076

CONTACT: HAMID D. GOLPAYEGANI

PHONE: (404) 993-2829

EMAIL: ldpdesign2000@gmail.com

SURVEYOR

SCI DEVELOPMENT SERVICES

2020 WESTSIDE COURT SUITE E

SNEELVILLE, GA. 30078

CONTACT

JOHN A. STEERMAN

PHONE: (770) 736-7666

EMAIL: email@surveyconcepts.net

OWNER/DEVELOPER & CONTRACTOR

EPIC DESIGN & BUILD, LLC

ALMASOOD QURESHI & AHSAN ALREFAI

12285 BERAGIO PLACE

ALPHARETTA, GA. 30004

PHONE: (800) 996-8051

PHONE: (770) 474-1555

epicdesignllc@gmail.com

SEAL

GEORGIA REGISTERED PROFESSIONAL ENGINEER NO. 19294

07/30/24

Date:

05/01/2024

PROJECT NUMBER:

Scale:

24-157

AS SHOWN

DRAWN :

M.G.

CHECKED:

H.G.

ISSUED:

SHEET NUMBER:

ORIGINAL DRAWINGS SIZES 24"x36"

C-1.1

ENGINEER

HAMID GOLPAYEGANI

1150 LEA DRIVE

ROSWELL, GA. 30076

PHONE: 404-993-2829

EMAIL:

ldpdesign2000@gmail.com

GSWCC

24-HOUR CONTACT

HAMID GOLPAYEGANI

1150 LEA DRIVE

ROSWELL, GA. 30076

PHONE: 404-993-2829

EMAIL:

ldpdesign2000@gmail.com

GEORGIA811

Utilities Protection Center, Inc.

Know what's below. Call before you dig.

CALL: 811 OR 800-282-7411

THE UTILITIES SHOWN ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THEY MAY BE CHANGES NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY THE LOCATION OF 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.

GSWCC

Geotechnical Design and Construction Consultants

Hamid D. Golpayegani

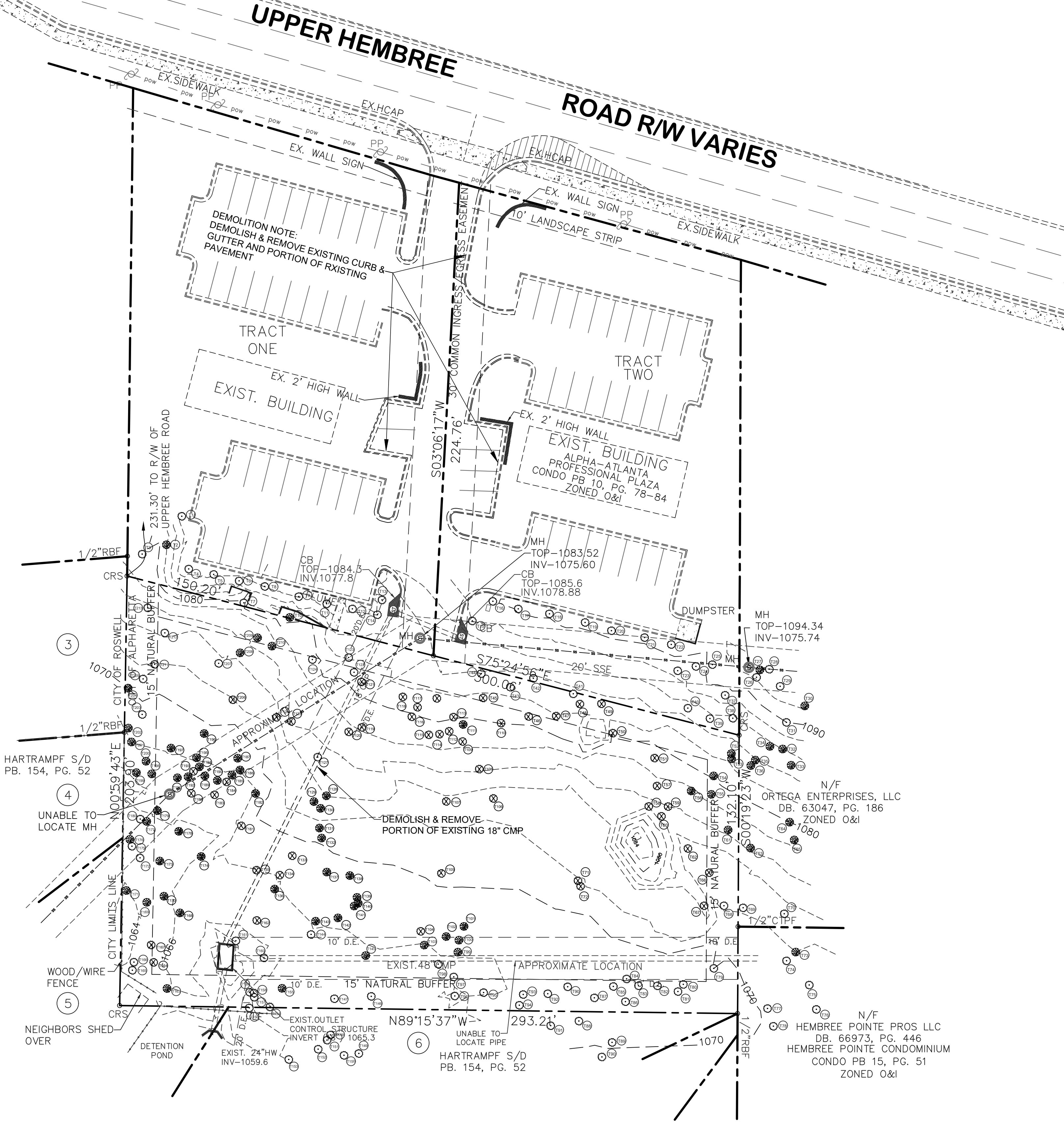
Level II Certified Design Professional

CERTIFICATION NUMBER 0000018238

ISSUED: 10/13/2021

EXPIRES: 10/13/2024

TREE TABLE			TREE TABLE			TREE TABLE		
#	SPECIES	DBH	#	SPECIES	DBH	#	SPECIES	DBH
T1	HW	10"	T81	HW	11"	T161	HW	6"
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T80	MAPLE	13"	T160	POPLAR	9"			



100 YEAR FLOOD NOTE:

NO PORTION OF THIS SITE IS LOCATED WITHIN A ZONE (A, AE, SHADED ZONE X), AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER 13121 C0054F, DATED 09/18/2013, FOR UNINCORPORATED CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA.

SURVEY NOTE:

1. BOUNDARY AND TOPO GRAPHIC INFORMATION TAKEN FROM FILES PROVIDED BY: SCI DEVELOPMENT SERVICES DATED 01/31/2024.



DEVELOPMENT DATA:

GENERAL:	
CURRENT ZONING:	O&I
DEVELOPMENT TYPE:	MULTI FAMILY RESIDENTIAL
REQUEST ZONING:	TOWNHOMES
PROJECT DATA:	
TOTAL AREA:	49,092 SF. = 1.127 ACRES
SANITARY SERVICE: FULTON COUNTY PUBLIC SEWER.	
WATER SERVICE: FULTON COUNTY PUBLIC WATER.	
BUILDING SETBACKS:	
FRONT BUILDING LINE:	(SEE PLAN)
REAR BUILDING LINE:	(SEE PLAN)
SIDE BUILDING LINE:	(SEE PLAN)
LOT ADDRESS:	
56269 UPPER HEMBREE ROAD, ALPHARETTA, GA. 30004	

DRAWING ISSUE RECORD

DATE	DESCRIPTION
FOR ZONING	05/01/2024
REVISED FOR ZONING	06/30/2024
REVISED FOR ZONING	07/30/2024

PROJECT NAME:

UPPER HEMBREE TOWNHOMES

SHEET TITLE:

DEMOLITION PLAN

OWNER/DEVELOPER & CONTRACTOR

EPIC DESIGN & BUILD, LLC

ALMASOOD QURESHI & AHSAN ALREFAI

12285 BERAGIO PLACE

ALPHARETTA, GA. 30004

PHONE: (800) 996-8051

PHONE: (770) 474-1555

epicdesign2000@gmail.com

ENGINEER

HAMID GOLPAYEGANI

1150 LEA DRIVE

ROSWELL, GA. 30076

PHONE: 404-993-2829

EMAIL:

ldpdesign2000@gmail.com

GSWCC

24-HOUR CONTACT

HAMID GOLPAYEGANI

1150 LEA DRIVE

ROSWELL, GA. 30076

PHONE: 404-993-2829

EMAIL:

ldpdesign2000@gmail.com

SEAL

GEORGIA REGISTERED PROFESSIONAL ENGINEER

NO. 19334

07/30/24

Date:

05/01/2024

PROJECT NUMBER:

24-157

Scale:

AS SHOWN

DRAWN:

M.G.

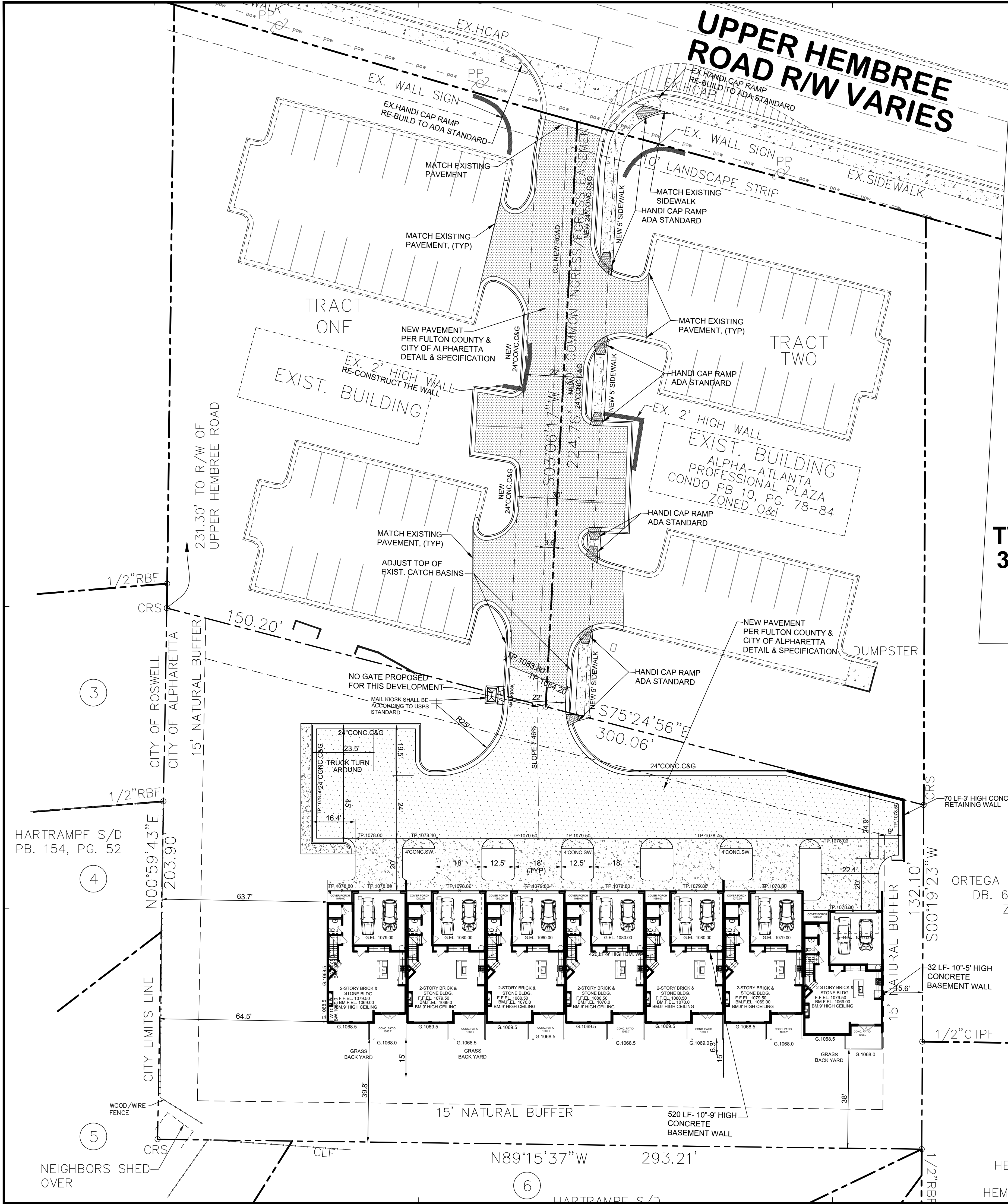
CHECKED:

H.G.

ISSUED:

SHEET NUMBER:

C-1.2



EROSION & SEDIMENT CONTROL

ALL EROSION AND SEDIMENTATION CONTROL "BMP'S" SHALL BE ACCORDING TO CITY OF ALPHARETTA ORDINANCE.

H.V.A.C. UNITS NOTE:

1. THE "HVAC" UNITS SHALL BE INSIDE BUILDING SETBACK LINE AND SHALL BE COMPLETE SCREEN.

CITY OF ALPHARETTA NOTES:

1. MAXIMUM HEIGHT FOR RETAINING WALLS ARE 6 FEET.

100 YEAR FLOOD NOTE:

NO PORTION OF THIS SITE IS LOCATED WITHIN A ZONE (A, AE, SHADED ZONE X), AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER 13121 C0054F, DATED 09/18/2013. FOR UNINCORPORATED CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA.

SURVEY NOTE:

1. BOUNDARY AND TOPO GRAPHIC INFORMATION TAKEN FROM FILES PROVIDED BY: SCI DEVELOPMENT SERVICES DATED 01/31/2024.

EROSION CONTROL NOTE:

ADDITIONAL EROSION CONTROL DEVICES MAY BE REQUIRED BASED ON THE EXISTING SITE CONDITIONS IF DEEMED NECESSARY BY ON-SITE INSPECTOR.

CONCRETE TRUCK WASHING-BERMED CONTAINMENT AREAS SHALL BE ESTABLISHED FOR CONCRETE TRUCKS TO WASH DOWN TOOLS, CONCRETE MIXER, CHUTES, HOPPERS AND THE REAR OF THE VEHICLE. WASHOUT OF THE DRUM AT THE CONSTRUCTION SITE IS PROHIBITED.

STORM WATER FACILITY AS-BUILT NOTE:

AS-BUILT SURVEY WILL BE REQUIRED OF THE ENGINEERED STORM WATER MANAGEMENT FACILITY ALONG WITH A POST CONSTRUCTION STATEMENT FROM THE DESIGN PROFESSIONAL OF RECORD THAT THE FACILITY HAS BEEN CONSTRUCTED AND OPERATES IN ACCORDANCE WITH THE APPROVED DESIGN.

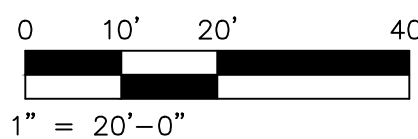
REQUEST ZONING: TOWNHOMES, R-8A/D TYPICAL UNIT TWO STORY 30'-0" x 50'-0" 3 BED ROOMS & 2 1/2 BATH WITH BASEMENT

N/F
ORTEGA ENTERPRISES, LLC
DB. 63047, PG. 186
ZONED O&I

N/F
HEMBREE POINTE PROS LLC
DB. 66973, PG. 446
HEMBREE POINTE CONDOMINIUM



LOCATION MAP



DEVELOPMENT DATA:

GENERAL:

CURRENT ZONING	O&I
DEVELOPMENT TYPE:	MULTI FAMILY RESIDENTIAL
REQUEST ZONING:	TOWNHOMES, R-8A/D

PROJECT DATA:

TOTAL AREA:	49,092 SF. = 1.127 ACRES
TOTAL DISTURBED AREA:	31,097 SF. = 0.71 ACRES

UNIT BUILDING DATA:

NEW TWO STORY TOWNHOMES

FIRST FLOOR AREA =	928 SF.
SECOND FLOOR AREA =	1,310 SF.
TOTAL HEATED FLOOR AREA =	2,238 SF.
FRONT 2-DOOR GARAGE AREA =	394 SF.
FRONT ENTRY COVERED PORCH AREA =	20 SF.
REAR SIDE COVERED PORCH AREA =	86 SF.
BUILDING FOOT PRINT AREA =	1,428 SF.

NEW TWO STORY TOWNHOMES - END UNITS

FIRST FLOOR AREA =	928 SF.
SECOND FLOOR AREA =	1,310 SF.
TOTAL HEATED FLOOR AREA =	2,238 SF.
FRONT 2-DOOR GARAGE AREA =	394 SF.
FRONT ENTRY COVERED PORCH AREA =	20 SF.
REAR SIDE COVERED PORCH AREA =	86 SF.
BUILDING FOOT PRINT AREA =	1,428 SF.

SANITARY SERVICE: FULTON COUNTY PUBLIC SEWER.

WATER SERVICE: FULTON COUNTY PUBLIC WATER.

BUILDING SETBACKS:

FRONT BUILDING LINE:	(SEE PLAN)
REAR BUILDING LINE:	(SEE PLAN)
SIDE BUILDING LINE:	(SEE PLAN)

LOT COVERAGE CLACULATION:

7 UNITS BUILDING FOOT PRINT AREA	=	9,996 SF.
HVAC UNITS AREA	=	20 SF. x 7 = 140 SF.
TOTAL MAIN ROAD AREA	=	6,961 SF.
TOTAL DRIVEWAY & SIDEWALKS AREA	=	3,222 SF.
TOTAL SIDEWALK & CURB AREA	=	1,252 SF.
TOTAL IMPERVIOUS AREA	=	21,571 SF.
TOTAL REMAIN PROJECT AREA:	=	40,092 SF.
21,571 SF./40,092 SF.	=	0.538 = 53.80%
MAXIMUM LOT COVERAGE	=	0.60 = 60.00%

LOT BUILDING DENSITY CLACULATION:

9,996 SF./40,092 SF.	=	0.2493 = 24.93%
----------------------	---	-----------------

MAXIMUM HEIGHT LIMIT:

MAXIMUM ALLOWABLE HEIGHT LIMIT TO TOP OF ROOF RIDGE = 35 FEET.
34.8 FEET <, = 35.0 FEET OK

LOT ADDRESS:

56269 UPPER HEMBREE ROAD, ALPHARETTA, GA. 30004



ENGINEER

HAMID GOLPAYEGANI
1150 LEA DRIVE
ROSWELL, GA. 30076
PHONE: 404-993-2829
EMAIL:
ldpdesign2000@gmail.com



GSWCC
24-HOUR CONTACT
HAMID GOLPAYEGANI
1150 LEA DRIVE
ROSWELL, GA. 30076
PHONE: 404-993-2829
EMAIL:
ldpdesign2000@gmail.com

DATE	DESCRIPTION
05/01/2024	FOR ZONING
06/30/2024	REVISED FOR ZONING
07/30/2024	REVISED FOR ZONING

PROJECT NAME: UPPER HEMBREE TOWNHOMES

56269 UPPER HEMBREE ROAD,
ALPHARETTA, GA. 30004

LAND LOT 550, 1ST DISTRICT, 2ND SECTION
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

SHEET TITLE:

SITE PLAN



LAND DEVELOPMENT &
PLANNING ENGINEERS DESIGN
GROUP INC.
ARCHITECTS, PLANNERS, ENGINEERS

1150 LEA DRIVE
ROSWELL, GEORGIA 30076
CONTACT: HAMID D. GOLPAYEGANI
PHONE: (404) 993-2829
EMAIL: ldpdesign2000@gmail.com

SURVEYOR

SCI DEVELOPMENT
SERVICES

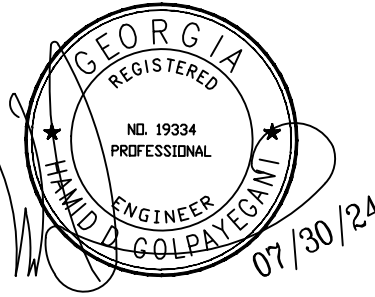
2020 WESTSIDE COURT SUITE E
SNELLVILLE, GA. 30078
CONTACT:
JOHN A. STEERMAN
PHONE: (770) 736-7666
EMAIL:
email@surveysconcepts.net

OWNER/DEVELOPER & CONTRACTOR

EPIC DESIGN & BUILD, LLC
ALMASOOD QURESHI &
ASHAN ALREFAI

12285 BERAGIO PLACE
ALPHARETTA, GA. 30004
PHONE: (800) 996-4051
PHONE: (770) 474-1555
epicdesignbuild@gmail.com

SEAL



Date: 05/01/2024

PROJECT NUMBER: Scale:

24-157 AS SHOWN

DRAWN: M.G.

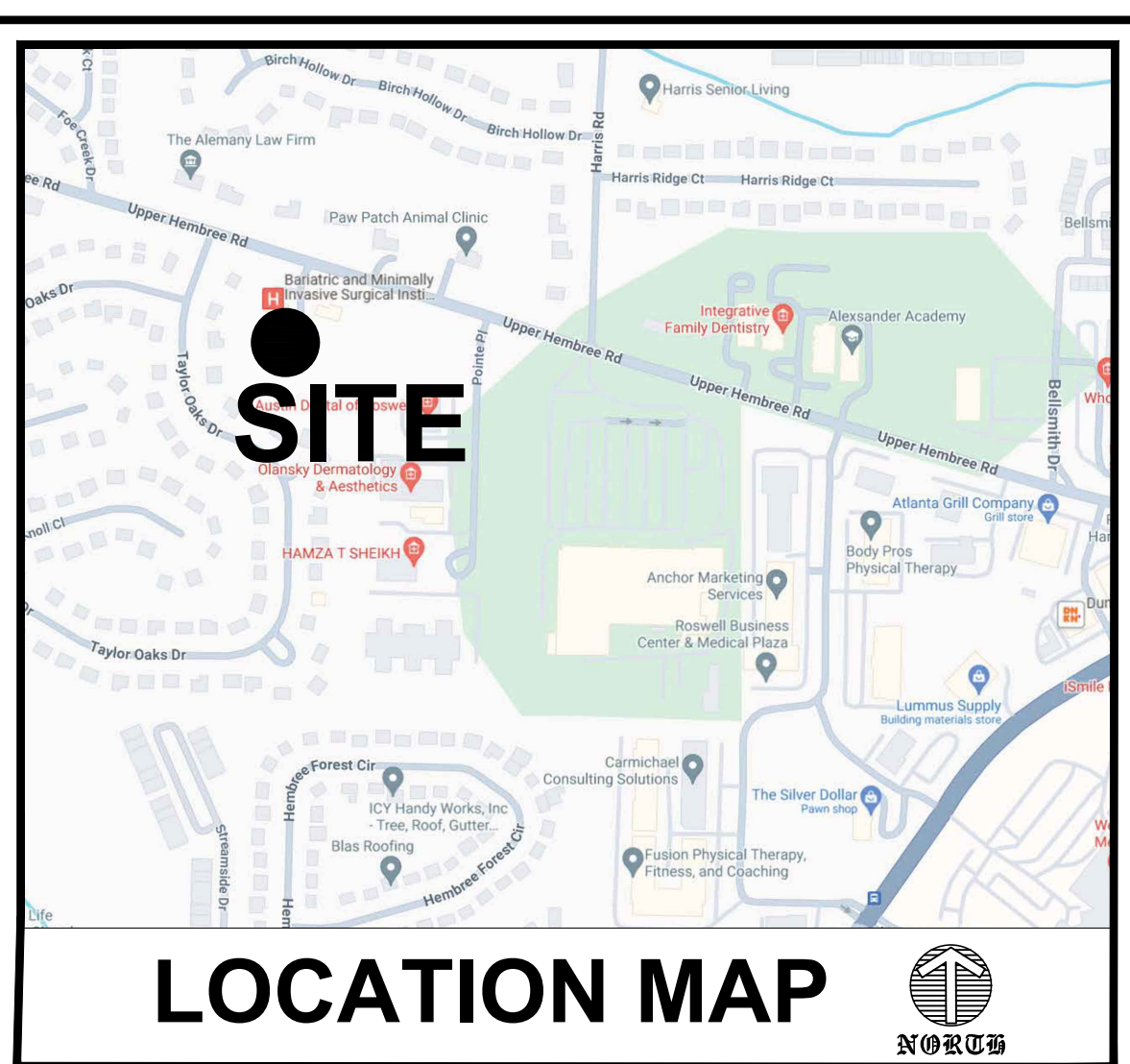
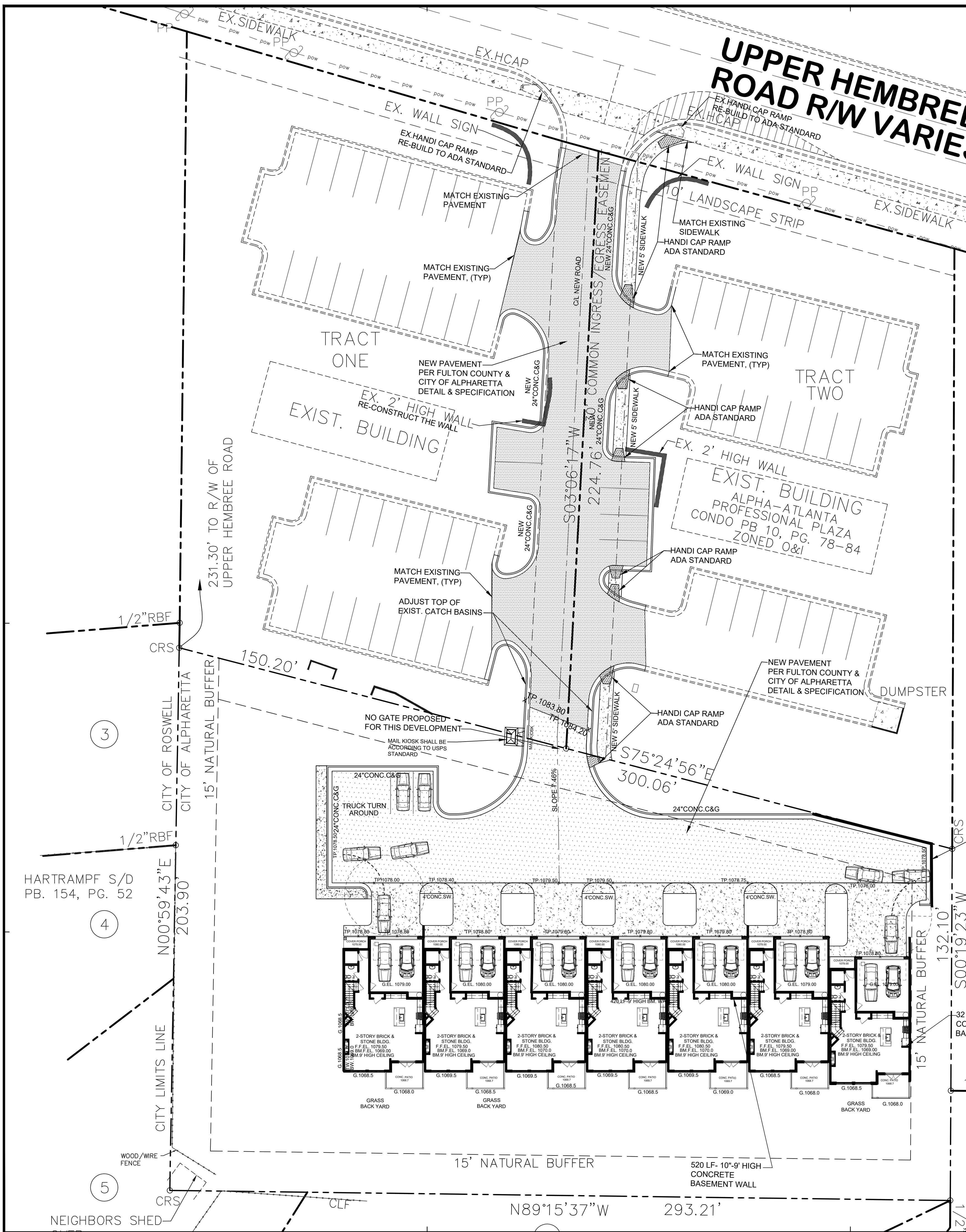
CHECKED: H.G.

ISSUED:

SHEET NUMBER:

ORIGINAL DRAWINGS SIZES 24"x36"

C-2.2



GENERAL ZONING:		O&I
CURRENT ZONING:		MULTI FAMILY RESIDENTIAL
DEVELOPMENT TYPE:		TOWNHOMES, R-8A/D
EQUEST ZONING:		
PROJECT DATA:		
TOTAL AREA:	49,092 SF. = 1.127 ACRES	
TOTAL DISTURBED AREA:	31,097 SF. = 0.71 ACRES	
UNIT BUILDING DATA:		
NEW TWO STORY TOWNHOMES		
FIRST FLOOR AREA = 926 SF. SECOND FLOOR AREA = 1,310 SF. TOTAL HEATED FLOOR AREA = 2,238 SF. FRONT 2-DOOR GARAGE AREA = 394 SF. FRONT ENTRY COVERED PORCH AREA = 20 SF. REAR SIDE COVERED PORCH AREA = 86 SF. BUILDING FOOT PRINT AREA = 1,428 SF.		
NEW TWO STORY TOWNHOMES - END UNITS		
FIRST FLOOR AREA = 926 SF. SECOND FLOOR AREA = 1,310 SF. TOTAL HEATED FLOOR AREA = 2,238 SF. FRONT 2-DOOR GARAGE AREA = 394 SF. FRONT ENTRY COVERED PORCH AREA = 20 SF. REAR SIDE COVERED PORCH AREA = 86 SF. BUILDING FOOT PRINT AREA = 1,428 SF.		
SANITARY SERVICE: FULTON COUNTY PUBLIC SEWER.		
WATER SERVICE: FULTON COUNTY PUBLIC WATER.		
BUILDING SETBACKS:		
FRONT BUILDING LINE:	(SEE PLAN)	
REAR BUILDING LINE:	(SEE PLAN)	
SIDE BUILDING LINE:	(SEE PLAN)	
LOT COVERAGE CLACULATION:		
7 UNITS BUILDING FOOT PRINT AREA = 9,996 SF. HVAC UNITS AREA = 20 SF.x 7 = 140 SF. TOTAL MAIN ROAD AREA = 6,961 SF. TOTAL DRIVEWAY & SIDEWALKS AREA = 3,222 SF. TOTAL SIDEWALK & CURB AREA = 1,252 SF. TOTAL IMPERVIOUS AREA = 21,571 SF. TOTAL REMAIN PROJECT AREA: = 40,092 SF. 21,571 SF./40,092 SF. = 0.538 = 53.80% MAXIMUM LOT COVERAGE = 0.60 = 60.00%		
LOT BUILDING DENSITY CLACULATION:		
9,996 SF./40,092 SF. = 0.2493 = 24.93%		
MAXIMUM HEIGHT LIMIT:		
MAXIMUM ALLOWABLE HEIGHT LIMIT TO TOP OF ROOF RIDGE = 35 FEET. 34.8 FEET <, = 35.0 FEET OK		
LOT ADDRESS:		
56269 UPPER HEMBREE ROAD, ALPHARETTA, GA. 30004		

DRAWING ISSUE RECORD	
DATE	DESCRIPTION
FOR ZONING	05/01/2024
REVISED FOR ZONING	06/30/2024
REVISED FOR ZONING	07/30/2024

PROJECT NAME:

UPPER HEMBREE TOWNHOMES

56269 UPPER HEMBREE ROAD,
ALPHARETTA, GA. 30004

LAND LOT 550, 1ST DISTRICT, 2ND SECTION
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

SHEET TITLE:

**SITE TRAFFIC
CAR PLAN**

LDP Design Group

LAND DEVELOPMENT &
PLANNING ENGINEERS' DESIGN
GROUP INC.
ARCHITECTS, PLANNERS, ENGINEERS

1150 LEA DRIVE
ROSWELL, GEORGIA 30076
CONTACT: HAMID D. GOLPAYEGANI
PHONE: (404) 993-2829
EMAIL: ldpdesign2000@gmail.com

SURVEYOR
**SCI DEVELOPMENT
SERVICES**

2020 WESTSIDE COURT SUITE E
SPRINGVILLE, GA. 30078
CONTACT:
JOHN A. STEERMAN
PHONE: (770) 736-7666
EMAIL:
email@surveysconcepts.net

OWNER/DEVELOPER
& CONTRACTOR

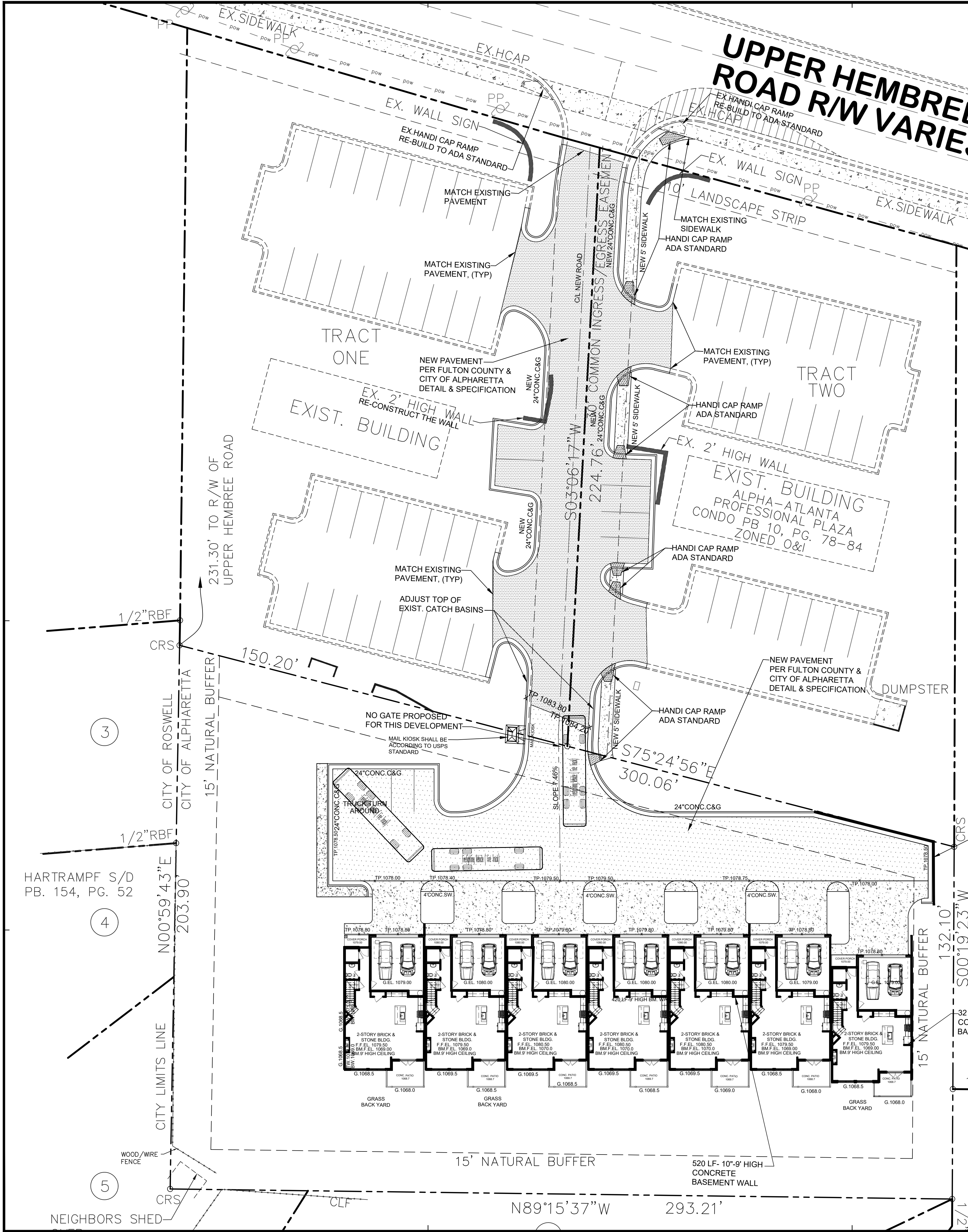
EPIC DESIGN & BUILD, LLC
**ALMASOOD QURESHI &
AHSAN ALREFAI**

12255 HIRAGAO PLACE
ALPHARETTA, GA. 30004
PHONE: (866) 996-4051
PHONE: (770) 474-1555
epichomesdbj@gmail.com

SEAL



Date:	05/01/2024
PROJECT NUMBER:	Scale:
24-157	AS SHOWN
DRAWN :	M.G.
CHECKED:	H.G.
ISSUED:	
SHEET NUMBER:	
ORIGINAL DRAWINGS SIZE 24"x36"	
C-2.3	



EROSION & SEDIMENT CONTROL

ALL EROSION AND SEDIMENTATION CONTROL "BMP'S" SHALL BE ACCORDING TO CITY OF ALPHARETTA ORDINANCE.

H.V.A.C. UNITS NOTE:

1. THE "HVAC" UNITS SHALL BE INSIDE BUILDING SETBACK LINE AND SHALL BE COMPLETE SCREEN.

CITY OF ALPHARETTA NOTES:

1. MAXIMUM HEIGHT FOR RETAINING WALLS ARE 6 FEET.

100 YEAR FLOOD NOTE:

NO PORTION OF THIS SITE IS LOCATED WITHIN A ZONE (A, AE, SHADED ZONE X), AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER 13121 C0054F, DATED 09/18/2013, FOR UNINCORPORATED CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA.

SURVEY NOTE:

1. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM FILES PROVIDED BY: SCI DEVELOPMENT SERVICES DATED 01/31/2024.

EROSION CONTROL NOTE:

ADDITIONAL EROSION CONTROL DEVICES MAY BE REQUIRED BASED ON THE EXISTING SITE CONDITIONS IF DEEMED NECESSARY BY ON-SITE INSPECTOR.

CONCRETE TRUCK WASHING-BERMED CONTAINMENT AREAS SHALL BE ESTABLISHED FOR CONCRETE TRUCKS TO WASH DOWN TOOLS, CONCRETE MIXER, CHUTES, HOPPERS AND THE REAR OF THE VEHICLE. WASHOUT OF THE DRUM AT THE CONSTRUCTION SITE IS PROHIBITED.

STORM WATER FACILITY AS-BUILT NOTE:

AS-BUILT SURVEY WILL BE REQUIRED OF THE ENGINEERED STORM WATER MANAGEMENT FACILITY ALONG WITH A POST CONSTRUCTION STATEMENT FROM THE DESIGN PROFESSIONAL OF RECORD THAT THE FACILITY HAS BEEN CONSTRUCTED AND OPERATES IN ACCORDANCE WITH THE APPROVED DESIGN.

REQUEST ZONING: TOWNHOMES, R-8A/D TYPICAL UNIT TWO STORY 30'-0" x 50'-0" 3 BED ROOMS & 2 1/2 BATH WITH BASEMENT

N/F
ORTEGA ENTERPRISES, LLC
DB. 63047, PG. 186
ZONED O&I

N/F
HEMBREE POINTE PROS LLC
DB. 66973, PG. 446



DEVELOPMENT DATA:

GENERAL:

CURRENT ZONING	O&I
DEVELOPMENT TYPE:	MULTI FAMILY RESIDENTIAL
REQUEST ZONING:	TOWNHOMES, R-8A/D

PROJECT DATA:

TOTAL AREA:	49,092 SF. = 1.127 ACRES
TOTAL DISTURBED AREA:	31,097 SF. = 0.71 ACRES

UNIT BUILDING DATA:

NEW TWO STORY TOWNHOMES	
FIRST FLOOR AREA = 928 SF.	
SECOND FLOOR AREA = 1,310 SF.	
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REAR SIDE COVERED PORCH AREA = 86 SF.	
BUILDING FOOT PRINT AREA = 1,428 SF.	
NEW TWO STORY TOWNHOMES - END UNITS	
FIRST FLOOR AREA = 928 SF.	
SECOND FLOOR AREA = 1,310 SF.	
TOTAL HEATED FLOOR AREA = 2,238 SF.	
FRONT 2-DOOR GARAGE AREA = 394 SF.	
FRONT ENTRY COVERED PORCH AREA = 20 SF.	
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BUILDING FOOT PRINT AREA = 1,428 SF.	

SANITARY SERVICE: FULTON COUNTY PUBLIC SEWER.

WATER SERVICE: FULTON COUNTY PUBLIC WATER.

BUILDING SETBACKS:

FRONT BUILDING LINE:	(SEE PLAN)
REAR BUILDING LINE:	(SEE PLAN)
SIDE BUILDING LINE:	(SEE PLAN)

LOT COVERAGE CLACULATION:

7 UNITS BUILDING FOOT PRINT AREA	= 9,996 SF.
HVAC UNITS AREA = 20 SF.x 7	= 140 SF.
TOTAL MAIN ROAD AREA	= 6,961 SF.
TOTAL DRIVEWAY & SIDEWALKS AREA	= 3,222 SF.
TOTAL SIDEWALK & CURB AREA	= 1,252 SF.
TOTAL IMPERVIOUS AREA	= 21,571 SF.
TOTAL REMAIN PROJECT AREA:	= 40,092 SF.
21,571 SF./40,092 SF.	= 0.538 = 53.80%
MAXIMUM LOT COVERAGE	= 0.60 = 60.00%

LOT BUILDING DENSITY CLACULATION:

9,996 SF./40,092 SF.	= 0.2493 = 24.93%
----------------------	-------------------

MAXIMUM HEIGHT LIMIT:

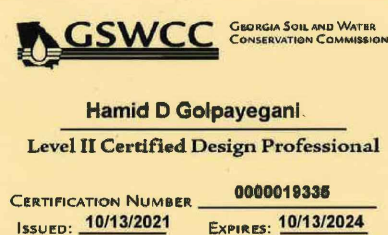
MAXIMUM ALLOWABLE HEIGHT LIMIT TO TOP OF ROOF RIDGE = 35 FEET.
34.8 FEET < = 35.0 FEET OK

LOT ADDRESS:

56269 UPPER HEMBREE ROAD, ALPHARETTA, GA. 30004



Know what's below.
Call before you dig.
CALL: 811 OR 800-252-7411
THE UTILITIES SHOWN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THEY MAY BE CHANGED WITHOUT NOTICE. THESE UTILITIES ARE NOT TO BE USED FOR ANY OTHER PURPOSE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF 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.



ENGINEER
HAMID GOLPAYEGANI
1150 LEA DRIVE
ROSWELL, GA. 30076
PHONE: 404-993-2829
EMAIL:
ldpdesign2000@gmail.com

GSWCC
24-HOUR CONTACT
HAMID GOLPAYEGANI
1150 LEA DRIVE
ROSWELL, GA. 30076
PHONE: 404-993-2829
EMAIL:
ldpdesign2000@gmail.com

DATE	DESCRIPTION
05/01/2024	FOR ZONING
06/30/2024	REVISED FOR ZONING
07/30/2024	REVISED FOR ZONING

PROJECT NAME:
UPPER HEMBREE TOWNHOMES
56269 UPPER HEMBREE ROAD,
ALPHARETTA, GA. 30004
LAND LOT 550, 1ST DISTRICT, 2ND SECTION
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

SHEET TITLE:

SITE TRAFFIC TRUCK PLAN



LAND DEVELOPMENT &
PLANNING ENGINEERS DESIGN
GROUP INC.
ARCHITECTS, PLANNERS, ENGINEERS
1150 LEA DRIVE
ROSWELL, GEORGIA 30076
CONTACT: HAMID D. GOLPAYEGANI
PHONE: (404) 993-2829
EMAIL: ldpdesign2000@gmail.com

SURVEYOR

SCI DEVELOPMENT SERVICES

2020 WESTSIDE COURT SUITE E
SNELLVILLE, GA. 30078
CONTACT:
JOHN A. STEPHAN
PHONE: (770) 736-7666
EMAIL:
enaj@surveysconcepts.net

OWNER/DEVELOPER & CONTRACTOR

EPIC DESIGN & BUILD, LLC
ALMASOOD QURESHI &
AHSAN ALREFAI
12285 BERAGIO PLACE
ALPHARETTA, GA. 30004
PHONE: (800) 996-8051
PHONE: (770) 474-1555
epicdesignllc@gmail.com

SEAL



Date: 05/01/2024

PROJECT NUMBER: Scale:

24-157 AS SHOWN

DRAWN: M.G.

CHECKED: H.G.

ISSUED:

SHEET NUMBER:

ORIGINAL DRAWINGS SIZES 24"x36"

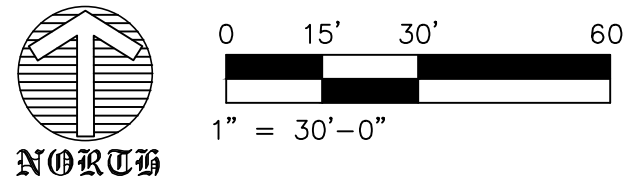
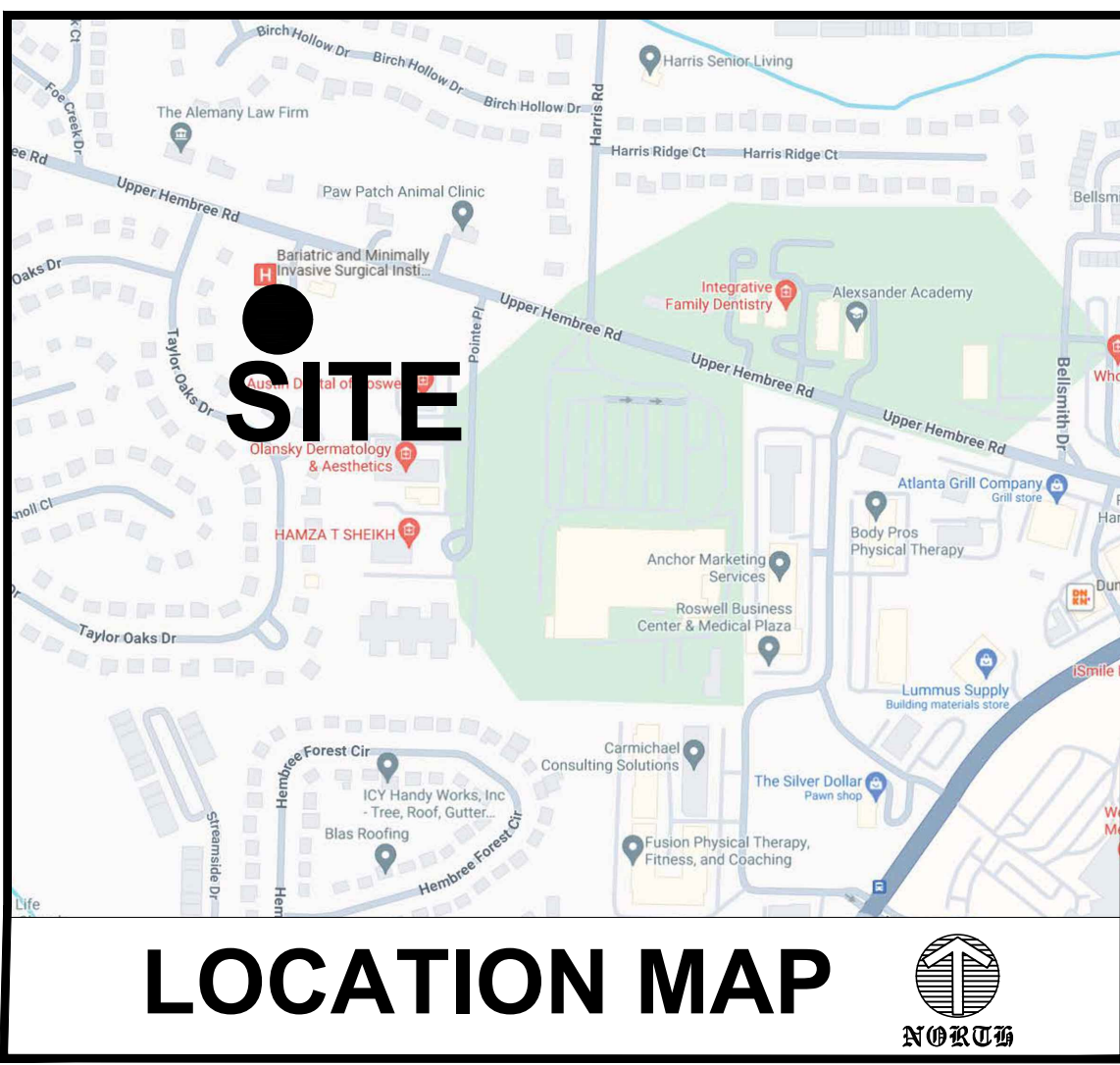
C-2.4

100 YEAR FLOOD NOTE:

NO PORTION OF THIS SITE IS LOCATED WITHIN A ZONE (A, AE, SHADED ZONE X), AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER 13121 C0054F, DATED 09/18/2013, FOR UNINCORPORATED CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA.

SURVEY NOTE:

1. BOUNDARY AND TOPO GRAPHIC INFORMATION TAKEN FROM FILES PROVIDED BY: SCI DEVELOPMENT SERVICES DATED 01/31/2024.



DEVELOPMENT DATA:

GENERAL:	
CURRENT ZONING:	O&I
DEVELOPMENT TYPE:	MULTI FAMILY RESIDENTIAL
REQUEST ZONING:	TOWNHOMES
PROJECT DATA:	
TOTAL AREA:	49,092 SF. = 1.127 ACRES
SANITARY SERVICE:	FULTON COUNTY PUBLIC SEWER.
WATER SERVICE:	FULTON COUNTY PUBLIC WATER.
BUILDING SETBACKS:	
FRONT BUILDING LINE:	(SEE PLAN)
REAR BUILDING LINE:	(SEE PLAN)
SIDE BUILDING LINE:	(SEE PLAN)
LOT ADDRESS:	56269 UPPER HEMBREE ROAD, ALPHARETTA, GA. 30004

ENGINEER
HAMID GOLPAYEGANI
1150 LEA DRIVE
ROSWELL, GA. 30076
PHONE: 404-993-2829
EMAIL:
ldpdesign2000@gmail.com

GSWCC
24-HOUR CONTACT
HAMID GOLPAYEGANI
1150 LEA DRIVE
ROSWELL, GA. 30076
PHONE: 404-993-2829
EMAIL:
ldpdesign2000@gmail.com



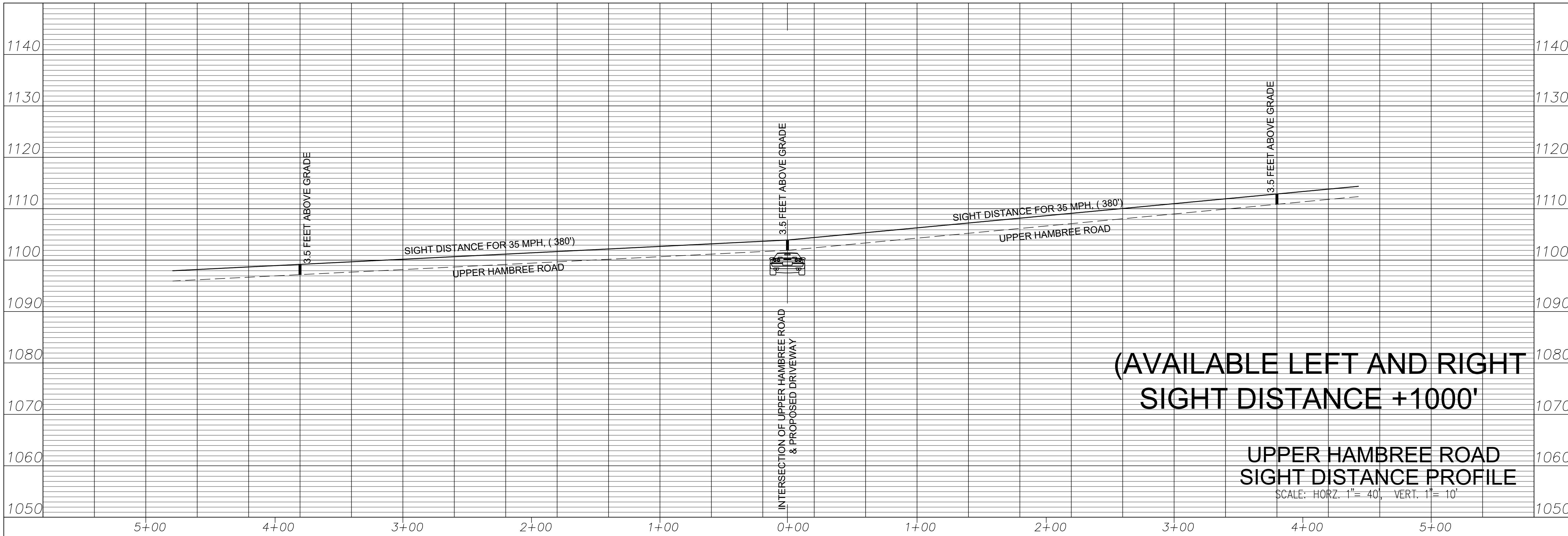
CALL 811 OR 800-282-7411
THE UTILITIES SHOWN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, DEPTH, AND TYPE OF ALL UTILITIES SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF 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.



Hamid D Golpayegani
Level II Certified Design Professional
CERTIFICATION NUMBER: 0000019235
ISSUED: 10/13/2021 EXPIRES: 10/13/2024

UPPER HAMBREE ROAD SIGHT DISTANCE CERTIFICATION:
I, THE UNDERSIGNED, HEREBY CERTIFY THE SIGHT DISTANCE FOR THE PROJECT IS DESIGNED WITH ADEQUATE DISTANCE. THE REGULATED SPEED LIMIT ON THE APPROACHING THOROUGHFARE IS 35 MPH. THE DESIGNED SIGHT DISTANCE PROVIDES VISIBILITY OF 380 FEET TO THE LEFT, AND 380 FEET TO THE RIGHT. THE SIGHT DISTANCE SHALL BE MEASURED FROM A POINT OF 15 FEET FROM THE EDGE OF PAVEMENT AND 3.5 FEET IN HEIGHT ABOVE THE ROADWAY.

SIGNED _____ DATE 06/30/24



(AVAILABLE LEFT AND RIGHT
SIGHT DISTANCE +1000'

UPPER HAMBREE ROAD
SIGHT DISTANCE PROFILE

SCALE: HORZ. 1"= 40', VERT. 1"= 10'

DATE	DESCRIPTION
FOR ZONING	05/01/2024
REVISED FOR ZONING	06/30/2024
REVISED FOR ZONING	07/30/2024

PROJECT NAME: **UPPER HEMBREE TOWNHOMES**
56269 UPPER HEMBREE ROAD,
ALPHARETTA, GA. 30004
LAND LOT 550, 1ST DISTRICT, 2ND SECTION
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

SHEET TITLE:

SIGHT
DISTANCE PLAN



LAND DEVELOPMENT &
PLANNING ENGINEERS DESIGN
GROUP INC.
ARCHITECTS, PLANNERS, ENGINEERS
1150 LEA DRIVE
ROSWELL, GEORGIA 30076
CONTACT: HAMID D. GOLPAYEGANI
PHONE: (404) 993-2829
EMAIL: ldpdesign2000@gmail.com

SURVEYOR
SCI DEVELOPMENT
SERVICES
2020 WESTSIDE COURT SUITE E
SNELLVILLE, GA. 30078
CONTACT:
JOHN A. STEPHAN
PHONE: (770) 736-7666
EMAIL:
email@surveysconcepts.net

OWNER/DEVELOPER
& CONTRACTOR

EPIC DESIGN & BUILD, LLC
ALMASOOD QURESHI
& AHSAN ALREFAI
12285 BERAGIO PLACE
ALPHARETTA, GA. 30004
PHONE: (800) 996-8091
PHONE: (770) 474-1555
email@epicdesignllc@gmail.com

SEAL



Date: 05/01/2024

PROJECT NUMBER: 24-157
Scale: AS SHOWN
DRAWN: M.G.

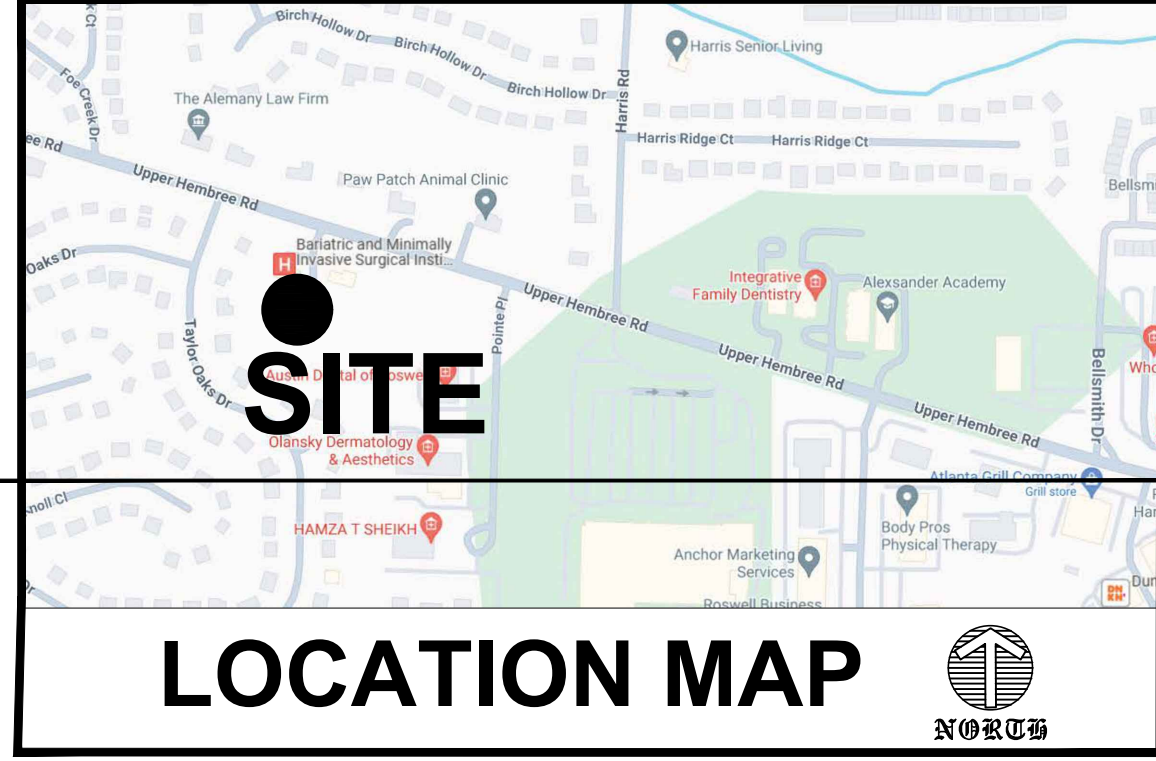
CHECKED: H.G.

ISSUED:

SHEET NUMBER:
ORIGINAL DRAWINGS SIZES 24"x36"

C-2.5

#	SPECIES	DBH
T161	HW	6"
T162	CHERRY	7"
T163	PINE	14"
T164	HW	10"
T165	HW	8"
T166	MAPLE	8"
T167	HW	19"
T168	PINE	25"
T169	PINE	25"
T170	PINE	19"
T171	PINE	11"
T172	POPLAR	17"
T173	PINE	19"
T174	PINE	14"
T175	POPLAR	13"
T176	PINE	17"
T177	PINE	8"
T178	PINE	17"
T179	PINE	14"
T180	BEECH	7"
T181	HW	20"
T182	PINE	27"
T183	HW	8"
T184	HW	7"
T185	PINE	9"
T186	PINE	8"
T187	PINE	21"
T188	HW	7"
T189	PINE	14"
T190	PINE	13"
T191	PINE	9"
T192	PINE	14"
T193	OAK	8"
T194	PINE	7"
T195	PINE	14"
T196	PINE	8"
T197	PINE	18"
T198	PINE	19"
T199	PINE	12"
T200	PINE	11"
T201	PINE	18"
T202	PINE	14"
T203	HW	8"
T204	PINE	22"
T205	HICKORY	11"
T206	HW	8"
T207	HW	6"
T208	PINE	22"
T209	PINE	18"
T210	PINE	15"
T211	HICKORY	7"
T212	OAK	22"
T213	HW	18"



100 YEAR FLOOD NOTE:

NO PORTION OF THIS SITE IS LOCATED WITHIN A ZONE (A, AE, SHADED ZONE X), AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER 13121 C0054F, DATED 09/18/2013, FOR UNINCORPORATED CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

SURVEY NOTE:

1. BOUNDARY AND TOPO GRAPHIC INFORMATION TAKEN FROM FILES PROVIDED BY:
SCI DEVELOPMENT SERVICES DATED 01/31/2024.

EROSION CONTROL NOTE:
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CONCRETE TRUCK WASHING-BERMED CONTAINMENT AREAS SHALL BE ESTABLISHED FOR CONCRETE TRUCKS TO WASH DOWN TOOLS, CONCRETE MIXER, CHUTES, HOPPERS AND THE REAR OF THE WHEELS.
WASHOUT OF THE OPPOSED CONSTRUCTION SITE IS REQUIRED.

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AS-BUILT SURVEY WILL BE REQUIRED OF THE ENGINEERED STORM WATER MANAGEMENT FACILITY ALONG WITH A POST CONSTRUCTION STATEMENT FROM THE DESIGN PROFESSIONAL OF RECORD THAT THE FACILITY HAS BEEN CONSTRUCTED AND OPERATES IN ACCORDANCE WITH THE APPROVED DESIGN.

**REQUEST ZONING:
TOWNHOMES, R-8A/D**

TYPICAL UNIT

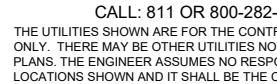
TWO STORY 30'-0" x 50'-0"
3 BED ROOMS & 2 $\frac{1}{2}$ BATH
WITH BASEMENT



**Know what's below.
Call before you dig.**
CALL 811 OR 800-352-7471

THE UTILITIES SHOWN ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATION SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF 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.

GEORGA811
Utilities Protection Center, Inc.



GSWCC
Georgia Soil and Water Conservation Commission

Hamid D. Golspayegani
Level II Certified Design Professional

CERTIFICATION NUMBER: 0000019338
ISSUED: 10/13/2001
EXPIRES: 10/13/2024

1150 LEA DRIVE
ROSWELL, GA. 30076
PHONE: 404-993-2829
EMAIL:
lpdfdesign2000@gmail.com

UPPER HEMBREE TOWNHOMES
56269 UPPER HEMBREE ROAD,
ALPHARETTA, GA. 30004

LAND LOT 550, 1ST. DISTRICT, 2ND SECTION,
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

TREE TABLE			TREE TABLE			TREE TABLE		
#	SPECIES	DBH	#	SPECIES	DBH	#	SPECIES	DBH
T1	HW	10"	T81	HW	11"	T161	HW	6"
T2	PINE	20"	T82	HW	11"	T162	CHERRY	7"
T3	HW	15"	T83	OAK	13"	T163	PINE	14"
T4	BRADFORD PEAR	15"	T84	SWEETGUM	19"	T164	HW	10"
T5	HW	12"	T85	HW	8"	T165	HW	8"
T6	HW	14"	T86	POPLAR	23"	T166	MAPLE	8"
T7	HW	7"	T87	OAK	9"	T167	HW	19"
T8	HW	19"	T88	CHERRY	7"	T168	PINE	25"
T9	HW	12"	T89	HW	9"	T169	PINE	25"
T10	PINE	19"	T90	HW	15"	T170	PINE	19"
T11	HW	19"	T91	HW	10"	T171	PINE	11"
T12	HW	12"	T92	POPLAR	25"	T172	POPLAR	17"
T13	RIVER BIRCH	21"	T93	POPLAR	19"	T173	PINE	19"
T14	RIVER BIRCH	26"	T94	SWEETGUM	13"	T174	PINE	14"
T15	HW	17"	T95	OAK	6"	T175	POPLAR	13"
T16	HW	7"	T96	POPLAR	15"	T176	PINE	17"
T17	HW	16"	T97	HW	14"	T177	PINE	8"
T18	HW	15"	T98	POPLAR	16"	T178	PINE	17"
T19	HW	18"	T99	PINE	12"	T179	PINE	14"
T20	HW	17"	T100	PINE	11"	T180	BEECH	7"
T21	HW	17"	T101	PINE	16"	T181	HW	20"
T22	HW	15"	T102	PINE	11"	T182	PINE	27"
T23	HW	10"	T103	PINE	8"	T183	HW	8"
T24	HW	6"	T104	POPLAR	15"	T184	HW	7"
T25	HW	7"	T105	HW	13"	T185	PINE	9"
T26	HW	10"	T106	HW	17"	T186	PINE	8"
T27	PINE	10"	T107	HW	6"	T187	PINE	21"
T28	HW	10"	T108	HW	12"	T188	HW	7"
T29	HW	8"	T109	HW	7"	T189	PINE	14"
T30	PINE	11"	T110	HW	6"	T190	PINE	13"
T31	HW	9"	T111	PINE	8"	T191	PINE	9"
T32	PINE	7"	T112	HW	6"	T192	PINE	14"
T33	PINE	7"	T113	HW	7"	T193	OAK	8"
T34	PINE	8"	T114	HW	8"	T194	PINE	7"
T35	PINE	7"	T115	HW	8"	T195	PINE	14"
T36	PINE	10"	T116	HW	11"	T196	PINE	8"
T37	HW	8"	T117	HW	9"	T197	PINE	18"
T38	HW	8"	T118	HW	8"	T198	PINE	19"
T39	HW	11"	T119	HW	7"	T199	PINE	12"
T40	HW	8"	T120	HW	7"	T200	PINE	11"
T41	HW	8"	T121	HW	9"	T201	PINE	18"
T42	HW	9"	T122	HW	7"	T202	PINE	14"
T43	HW	7"	T123	HW	6"	T203	HW	8"
T44	HW	8"	T124	HW	10"	T204	PINE	22"
T45	HW	7"	T125	HW	15"	T205	HICKORY	11"
T46	HW	6"	T126	HW	21"	T206	HW	8"
T47	HW	7"	T127	HW	12"	T207	HW	6"
T48	HW	8"	T128	HW	14"	T208	PINE	22"
T49	HW	7"	T129	PINE	11"	T209	PINE	18"
T50	HW	7"	T130	PINE	10"	T210	PINE	15"
T51	HW	6"	T131	PINE	11"	T211	HICKORY	7"
T52	PINE	6"	T132	PINE	8"	T212	OAK	22"
T53	PINE	6"	T133	MAPLE	7"	T213	HW	18"
T54	PINE	9"	T134	HW	6"			
T55	PINE	9"	T135	POPLAR	13"			
T56	PINE	7"	T136	PINE	8"			
T57	HW	13"	T137	PINE	13"			
T58	HW	17"	T138	PINE	12"			
T59	HW	10"	T139	PINE	9"			
T60	HW	17"	T140	PINE	12"			
T61	PINE	6"	T141	PINE	11"			
T62	BEECH	9"	T142	PINE	7"			
T63	PINE	9"	T143	PINE	9"			
T64	PINE	7"	T144	POPLAR	15"			
T65	PINE	9"	T145	PINE	17"			
T66	HW	15"	T146	HW	11"			
T67	OAK	23"	T147	HW	13"			
T68	HW	16"	T148	MAPLE	8"			
T69	HW	9"	T149	POPLAR	22"			
T70	HW	12"	T150	POPLAR	21"			
T71	HW	10"	T151	HW	7"			
T72	HW	10"	T152	HW	10"			
T73	PINE	17"	T153	HW	21"			
T74	HW	12"	T154	POPLAR	24"			
T75	MAPLE	11"	T155	PINE	19"			
T76	HW	9"	T156	POPLAR	13"			
T77	HW	8"	T157	POPLAR	11"			
T78	SWEETUM	17"	T158	HW	10"			
T79	POPLAR	20"	T159	HW	13"			
T80	MAPLE	13"	T160	POPLAR	9"			

X TREE TO BE REMOVED

ARBORIST REPORT:

General Notes

1) The majority of the small diameter trees T16 through T150 behind Tract Two Existing Build are Bradford Pears that have seeded from the row Bradford Pears aloont the edge of the parking lot behind this building. These trees are a poor species to attempt to save during a construction project. They tend to have poor structure, are prone to insect and disease problems and will mature and continue to seed offspring.

2) This lot is inundated with wisteria. Infact it made tree identification very difficult because of the density of the vines.

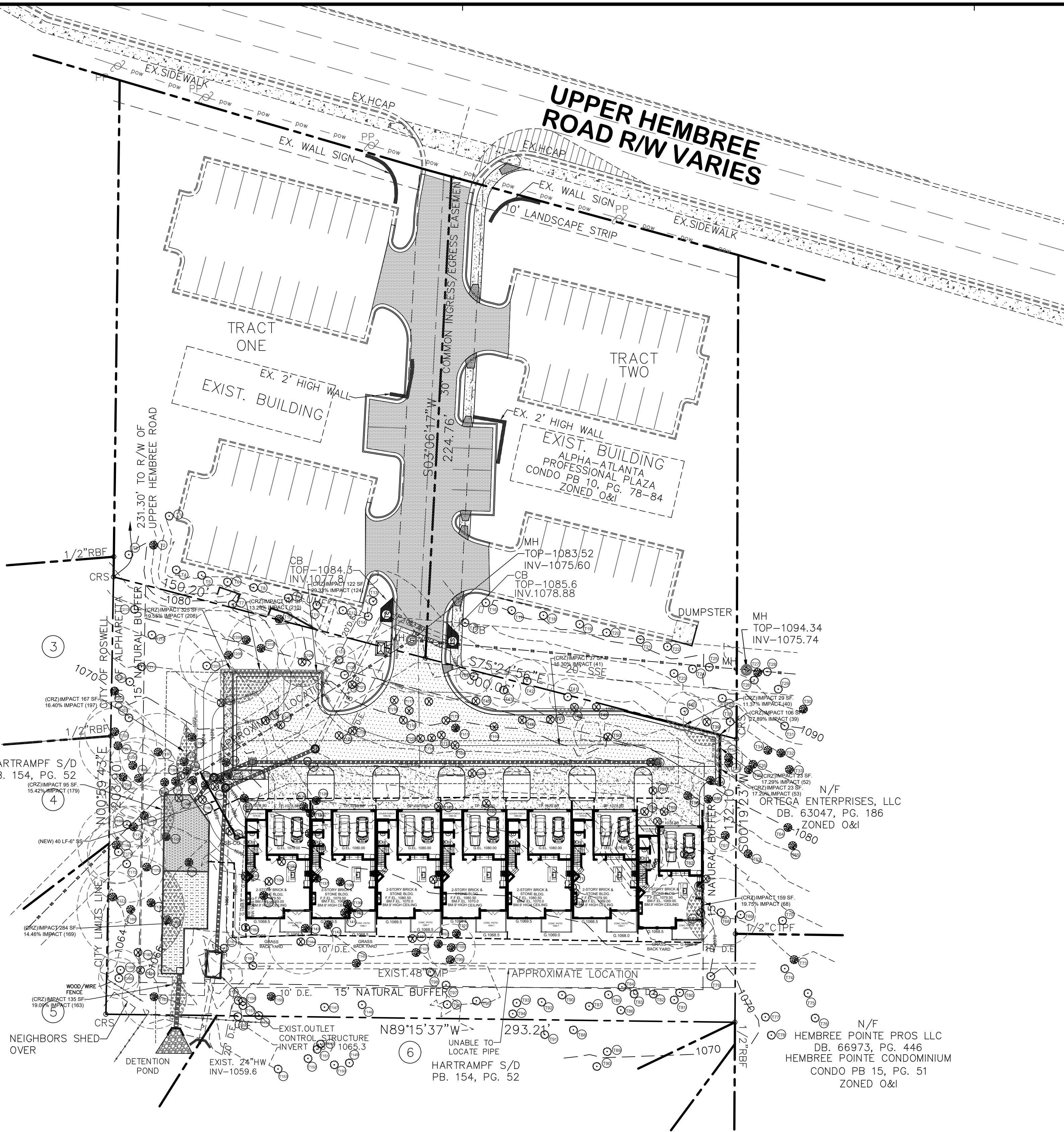
3) Prior to grading to remove any trees that may be permitted to remove, these wisteria vines must be cut at the base of these trees to prevent damage from grading equipment pulling these vines. Of course this would best done once the leaves fall from the wisteria in the fall if the schedule permits.

Gerry Korzi

ISA Certified Arborist SO-0130a

ArborLogic, LLC

770 402 6049



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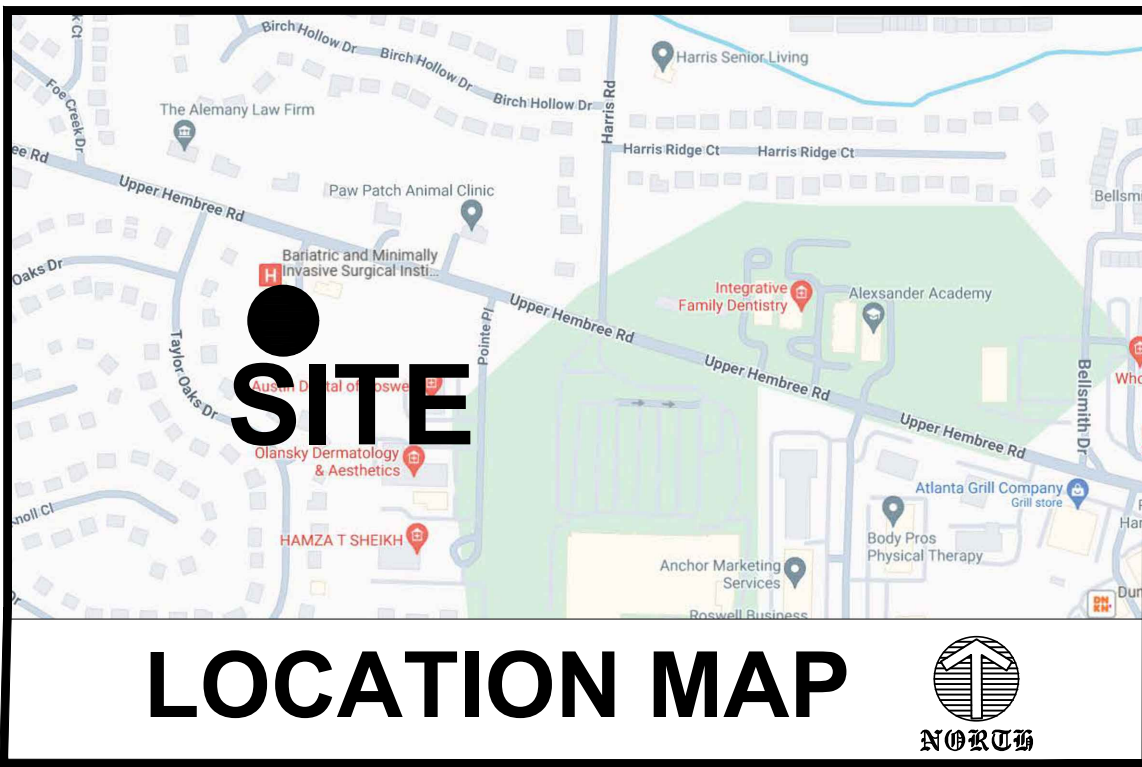
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770 402 6049



DEVELOPMENT DATA:

GENERAL:	
CURRENT ZONING:	O&I
DEVELOPMENT TYPE:	MULTI FAMILY RESIDENTIAL
REQUEST ZONING:	TOWNHOMES, R-8A/D
PROJECT DATA:	
TOTAL AREA:	49,092 SF. = 1.127 ACRES
TOTAL DISTURBED AREA:	31,097 SF. = 0.71 ACRES
SANITARY SERVICE: FULTON COUNTY PUBLIC SEWER.	
WATER SERVICE: FULTON COUNTY PUBLIC WATER.	
BUILDING SETBACKS:	
FRONT BUILDING LINE:	(SEE PLAN)
REAR BUILDING LINE:	(SEE PLAN)
SIDE BUILDING LINE:	(SEE PLAN)

LOT COVERAGE CLACULATION:	
7 UNITS BUILDING FOOT PRINT AREA	= 9,996 SF.
HVAC UNITS AREA	= 20 SF.x 7 = 140 SF.
TOTAL MAIN ROAD AREA	= 6,961 SF.
TOTAL DRIVEWAY & SIDEWALKS AREA	= 3,262 SF.
TOTAL SIDEWALK & CURB AREA	= 1,252 SF.
TOTAL IMPERVIOUS AREA	= 21,571 SF.
TOTAL REMAIN PROJECT AREA:	= 40,092 SF.
21,571 SF./40,092 SF.	= 0.538 = 53.80%
MAXIMUM LOT COVERAGE	= 0.60 = 60.00%
LOT BUILDING DENSITY CLACULATION:	
9,996 SF./40,092 SF.	= 0.2493 = 24.93%

100 YEAR FLOOD NOTE:

NO PORTION OF THIS SITE IS LOCATED WITHIN A ZONE (A, AE, SHADED ZONE X), AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER 13121 C0054F, DATED 09/18/2013. FOR UNINCORPORATED CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA.

SURVEY NOTE:
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TYPICAL UNIT
TWO STORY 30'-0" x 50'-0"
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WITH BASEMENT



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Hamid D. Golpayegani
Level II Certified Design Professional
CERTIFICATION NUMBER: 0000018338
ISSUED: 10/13/2021 EXPIRES: 10/13/2024

ENGINEER
HAMID GOLPAYEGANI
1150 LEA DRIVE
ROSWELL, GA. 30076
PHONE: 404-993-2829
EMAIL:
ldpdesign2000@gmail.com

GSWCC
24-HOUR CONTACT
HAMID GOLPAYEGANI
1150 LEA DRIVE
ROSWELL, GA. 30076
PHONE: 404-993-2829
EMAIL:
ldpdesign2000@gmail.com

DRAWING ISSUE RECORD	
DATE	DESCRIPTION
FOR ZONING	05/01/2024
TREE SURVEY	06/15/2024
REVISED FOR ZONING	06/30/2024
REVISED FOR ZONING	07/30/2024

UPPER HEMBREE TOWNHOMES
56269 UPPER HEMBREE ROAD,
ALPHARETTA, GA. 30004
LAND LOT 550, 1ST DISTRICT, 2ND SECTION
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

SHEET TITLE:

**TREE TO BE
REMOVED
PLAN**

LDP Design Group

LAND DEVELOPMENT &
PLANNING ENGINEERS DESIGN
GROUP INC.
ARCHITECTS, PLANNERS, ENGINEERS
1150 LEA DRIVE
ROSWELL, GEORGIA 30076
CONTACT: HAMID D. GOLPAYEGANI
PHONE: (404) 993-2829
EMAIL: ldpdesign2000@gmail.com

SURVEYOR
SCI DEVELOPMENT
SERVICES

2020 WESTSIDE COURT SUITE E
SNELLVILLE, GA. 30078
CONTACT:
JOHN A. STEPHAN
PHONE: (770) 736-7666
EMAIL:
email@surveysconcepts.net

OWNER/DEVELOPER
& CONTRACTOR

EPIC DESIGN & BUILD, LLC
ALMASOOD QURESHI
& AHSAN ALREFAI
12285 BERGHOFF PLACE
ALPHARETTA, GA. 30004
PHONE: (800) 996-8051
PHONE: (770) 474-1555
epicdesignbuild@gmail.com

SEAL



Date:	05/01/2024
PROJECT NUMBER:	Scale:
24-157	AS SHOWN
DRAWN BY:	M.G.
CHECKED:	H.G.
ISSUED:	
SHEET NUMBER:	ORIGINAL DRAWINGS SIZES 24"x36"
T-1.2	

Community Zoning Information Meeting (CZIM)

June 12, 2024

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

CLUP-24-04/MP-24-07/Z-24-12 / Epic Design & Build/Upper Hembree Road

NAME	ADDRESS	COMMENTS
WAFIA & Tammar AbuASSAF (Tom)	1105 Upper Hembree Rd.	tomabo12@gmail.com
Mike + Vicki Griffin	1050 Taylor Oaks Dr Roswell, GA	MG182@AOL.COM Home #6 - Can property line be marked
SWATHI KONDA	3015 Vance Court Alpharetta	
LESLIE HOWARD	1050 TAYLOR KNOLL CLOSE ROSWELL 30076	howala2@yahoo.com

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: CLUP-24-04, MP-24-07, Z-24-12 - 0 Upper Hembree Road

Contact Name: Miles Hansford, LLC - J. Ethan Underwood

Telephone: 770-781-4100

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

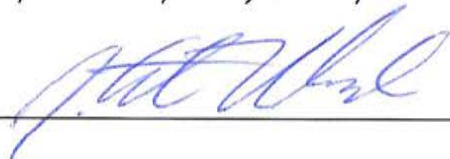
A list of the neighboring property owners to be notified of the scheduled Public Hearing by the Applicant via letter is attached as Exhibit "A". A detailed letter notifying people of the date, time, and location of the Community Zoning Information Meeting (CZIM), the Public Hearing, and the City Council Meeting was sent to adjacent and nearby property owners on May 31, 2024. A copy of the letter is attached as Exhibit "B". A certificate of mailing is attached as Exhibit "C". In addition, the Applicant attended the Alpharetta Community Zoning Information Meeting (CZIM) on June 12, 2024. A copy of the comment sheet is attached as Exhibit "D". A summary of issues raised by all adjoining property owners and supporting documents are attached as Exhibit "E".

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

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

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: 6/20/24

Print Form

GUINN ROBERT FRED & DEBORAH LYNNE
965 UPPER HEMBREE RD
ROSWELL GA 30076

REYES JOSE BENJAMIN GRANADOS & GR
NADOS MARIA E
1345 TAYLOR OAKS DR
ROSWELL GA 30076

SAFSTROM DAVID D & SHIRLEY E
8620 BIRCH HOLLOW DR
ROSWELL GA 30076

UNGOR FIKRI
305 FOE CREEK DR
ROSWELL GA 30076

MC DONALD COLIN P
1025 TAYLOR OAKS DR
ROSWELL GA 30076

ARREH ABDORACHID C & BARKAD KADIDJ
A A
1110 TAYLOR OAKS DR
ROSWELL GA 30076

HATCHER DIANA LYNN
245 TAYLOR MEADOW CHASE
ROSWELL GA 30076

VIRTUOSO OLIVIA
1035 TAYLOR OAKS DR
ROSWELL GA 30076

LIOR ADAM
1125 TAYLOR OAKS DR
ROSWELL GA 30076

SFR JAVELIN BORROWER LP
1717 MAIN ST SUITE 2000
DALLAS TX 75201

GRAVES SPENCER D
1085 TAYLOR KNOLL CLOSE
ROSWELL GA 30076

YOGENDRA ANAND & BOETTCHER YOGENDR
A URSULA
1115 TAYLOR OAKS DR
ROSWELL GA 30076

GZESH JOSEPH
250 TAYLOR MEADOW CHASE
ROSWELL GA 30076

BRYANT EMMA JACKSON
1080 TAYLOR KNOLL CLOSE
ROSWELL GA 30076

STREET REUBEN M & CHRISTIE O
1105 TAYLOR OAKS DR
ROSWELL GA 30076

GAZDZIAK JENNIFER B
240 TAYLOR MEADOW CHASE
ROSWELL GA 30076

SKARPNESS OWEN C & WONG KIMBERLY
1070 TAYLOR KNOLL CLOSE
ROSWELL GA 30076

LEET JOHN M & JUDITH L
1095 TAYLOR OAKS DR
ROSWELL GA 30076

NORRIS GIDEON MILLER & NORRIS LAUR
EN TANNETT
1450 TAYLOR OAKS DR
ROSWELL GA 30076

S2 PARTNERS LLC
5755 NORTH POINT PKWY STE 210
ALPHARETTA GA 30022

MAUNEY JAMES ROBERT & JENNIFER ELI
ZABETH
1085 TAYLOR OAKS DR
ROSWELL GA 30076

AHMED FAROOQ & UZMA T
1460 TAYLOR OAKS DR
ROSWELL GA 30076

JC VENTURES GROUP LLC
8905 HUNTCLIFF LAKE CT
SANDY SPRINGS GA 30350

TAYGA LLC
PO BOX 869088
CHARLOTTE NC 28266

MOAFO SAMUEL TCHIO & TIGWA HONORIN
E D
1470 TAYLOR OAKS DR
ROSWELL GA 30076-1170

TOXQUI ROLANDO TEUTLE
215 TERRAMONT WAY
ROSWELL GA 30076

DAESCHLER EVAN C & LINDA M
1065 TAYLOR OAKS DR
ROSWELL GA 30076

TUDOR PATRICK
1355 TAYLOR OAKS DR
ROSWELL GA 30076

ALEMANY REAL ESTATE HOLDINGS LLC
1080 UPPER HEMBREE RD
ROSWELL GA 30076

MILJKOVIC LAZAR
1055 TAYLOR OAKS DR
ROSWELL GA 30076



SNOW MARK R
1045 TAYLOR OAKS DR
ROSWELL GA 30076

WILLIAMS ELIZABETH M
1120 TAYLOR KNOLL CLOSE
ROSWELL GA 30076

GRIFFIN REVOCABLE TRUST THE
1050 TAYLOR OAKS DR
ROSWELL GA 30076

ROJO ESTEFANA & MEJIA ROGELIO
1040 TAYLOR OAKS DR
ROSWELL GA 30076

GARDNER DAVID W JR & PATRICIA
1110 TAYLOR KNOLL CLOSE
ROSWELL GA 30076

DORSETT DAVID EDWARDS & DORSETT LA
UREN MARIE
1060 TAYLOR OAKS DR
ROSWELL GA 30076

MIODUSER SUSAN A & HUNTER JEFFREY E
1080 TAYLOR OAKS DR
ROSWELL GA 30076

PAYNE KEITH W & PAYNE SERITA A
1100 TAYLOR KNOLL CLOSE
ROSWELL GA 30076

ECHOLS BRANDON T
1070 TAYLOR OAKS DR
ROSWELL GA 30076

ARGO E DONALD & BRITT A
1090 TAYLOR OAKS DR
ROSWELL GA 30076

MURRAY SEAN & AMANDA
1090 TAYLOR KNOLL CLOSE
ROSWELL GA 30076

HILL ANDRE S & HILL CEDRA ALANA
1100 TAYLOR OAKS DR
ROSWELL GA 30076

POINTE PLACE HEMBREE LP
11731 POINTE PL
ALPHARETTA GA 30004

STEEZZI MELANIE MILLS & MATTHEW
1110 UPPER HEMBREE RD
ROSWELL GA 30076

OSWALD GEORGE JR
195 FOREST AVE
MARIETTA GA 30060

LANCELLOTTI ROBERT J
1000 TAYLOR OAKS DR
ROSWELL GA 30076

PERKSA INC
1100 UPPER HEMBREE RD
ROSWELL GA 30076-1142

AJTW HOLDINGS LLC
1115 UPPER HEMBREE RD UNIT A
ROSWELL GA 30076

RODRIGUEZ JAMIE
1010 TAYLOR OAKS DR
ROSWELL GA 30076

AMAZON COM SERVICES LLC
410 TERRY AVE N
SEATTLE WA 98109

GEORGIA CENTER FOR PSYCHIATRIC SER
VICES P C
1115 UPPER HEMBREE RD STE B
ROSWELL GA 30076

FLEMING LINDA B
1020 TAYLOR OAKS DR
ROSWELL GA 30076

NATURAL MEDICAL SOLUTIONS LLC
1130 UPPER HEMBREE RD
ROSWELL GA 30076

SZ CENTURY ALPHA LLC
3965 ASHLEY TRACE CT
LILBURN GA 30047

DESAI JASHVANT & PUSHPA
1030 TAYLOR OAKS DR
ROSWELL GA 30076

ORTEGA ENTERPRISES LLC
5369 FOREST BROOK PKWY
MARIETTA GA 30068

ABOUASSAF Wafa
1105 UPPER HEMBREE RD
ROSWELL GA 30076

READ BACA CATHY E
1105 TAYLOR KNOLL CLOSE
ROSWELL GA 30076

ICREATE LLC
11755 POINTE PL
ALPHARETTA GA 30076

ALPHA PLAZA LLC
15942 MANOR CLUB DR
ALPHARETTA GA 30004

RIVTAI LLC
7778 MCGINNIS FERRY RD STE 295
SUWANEE GA 30024

HEMBREE POINTE PROS LLC
11775 POINTE PL #104
ROSWELL GA 30076-4636

HEMBREE POINTE PROS LLC
11775 POINTE PL #102
ROSWELL GA 30076

HARBEN ALAN
11775 POINTE PL # 103
ROSWELL GA 30076

HEMBREE POINTE PROS LLC
11775 POINTE PL # 101
ROSWELL GA 30076-4636



Miles Hansford, LLC
ATTORNEYS AT LAW

202 Tribble Gap Road · Suite 200 · Cumming, GA 30040
178 S Main Street · Suite 310 · Alpharetta, GA 30009
Phone 770.781.4100

MilesHansford.com

J. Ethan Underwood
eunderwood@MilesHansford.com

May 31, 2024

Re: CLUP-24-04/MP-24-07/Z-24-12 – Epic Design & Build Upper Hembree Townhomes

Dear Property Owner:

In an effort to foster community accord, Epic Design and Build LLC, (the "Applicant") would like to inform interested property owners that land use applications have been submitted to the City of Alpharetta regarding approximately 1.127 acres located at 0 Upper Hembree Road and known as Fulton County Tax Parcel: 12 223605500076. The Applicant proposes to develop on the subject property a total of 8 townhomes.

The Applicant is requesting the following:

- a) CLUP-24-04 – Amend the Comprehensive Plan to change the Character Area from PBO (Professional/Business Office) to HDR (High Density Residential) to allow the development of 8 townhomes on the Subject Property.
- b) MP-24-07 – Amend Master Plan No. MP-88-05 to allow development of Townhouses on the Subject Property.
- c) Z-24-12 – Rezone the Subject Property from O-I (Office - Institutional) to R-8A/D (Dwelling, 'For-Sale', Attached/Detached Residential—Medium Density).

A copy of the proposed site plan for these applications is enclosed.

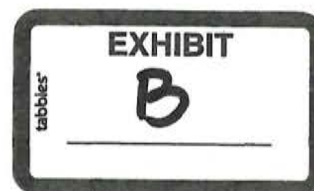
The Citizen Zoning Information Meeting (CZIM) for this request will be held on **Wednesday, June 12, 2024 at 6:00 PM** in the Community Room in Alpharetta City Hall across from the Council Chambers. Alpharetta City Hall is located at 2 Park Plaza, Alpharetta, GA 30009.

This Item will be considered by the **Planning Commission on Thursday, July 11, 2024, at 6:30 PM** and **City Council on Monday, July 29, 2024, at 6:30 PM**. The meeting will be held in the Council City Chambers at City Hall, 2 Park Plaza, Alpharetta, GA 30009.

The Applicant is committed to keeping the public informed during the process of these applications. If you have any questions, comments, or concerns, please contact us at (770) 781-4100 or eunderwood@miles hansford.com. When contacting our office, please reference **Epic Design** so that we may facilitate your request more efficiently.

Sincerely,

Ethan Underwood
Attorney for Applicant

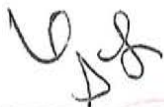


Epic Design & Build LLC CLUP-24-04/MP-24-07/L-24-12 16101.0000

65 Letters



Certificate of Mailing — Firm

Name and Address of Sender Miles Hansford, LLC 202 Tribble Gap Road Suite 200 Cumming, GA 30040		TOTAL NO. of Pieces Listed by Sender 6	TOTAL NO. of Pieces Received at Post Office™ 	Affix Stamp Here 		U.S. POSTAGE PAID CUMMING, GA 30040 MAY 31, 24 AMOUNT \$28.42 R2305K132045-18
USPS® Tracking Number Firm-specific Identifier		Address (Name, Street, City, State, and ZIP Code™)		Pi		U.S. POSTAGE PAID CUMMING, GA 30040 MAY 31, 24 AMOUNT \$9.28 R2305K132045-18
1.		QUINN ROBERT FRED & DEBORAH LYNNE 965 UPPER HEMBREE RD ROSWELL GA 30076		.04		
2.		REYES JOSE BENJAMIN GRANADOS & GRADOS MARIA E 1345 TAYLOR OAKS DR ROSWELL GA 30076				
3.		SAFSTROM DAVID D & SHIRLEY E 8620 BIRCH HOLLOW DR ROSWELL GA 30076				
4.		UNGOR FIKRI 305 FOE CREEK DR ROSWELL GA 30076				
5.		MC DONALD COLIN P 1025 TAYLOR OAKS DR ROSWELL GA 30076				
6.		ARREH ABDORACHID C & BARKAD KADIDJ A A 1110 TAYLOR OAKS DR ROSWELL GA 30076				

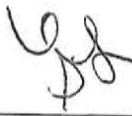


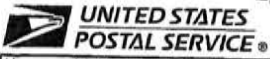


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		Postmaster, per (name of receiving employee)					
USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift		
1.	HATCHER DIANA LYNN 245 TAYLOR MEADOW CHASE ROSWELL GA 30076	.64					
2.	VIRTUOSO OLIVIA 1035 TAYLOR OAKS DR ROSWELL GA 30076						
3.	LIOR ADAM 1125 TAYLOR OAKS DR ROSWELL GA 30076						
4.	SFR JAVELIN BORROWER LP 1717 MAIN ST SUITE 2000 DALLAS TX 75201						
5.	GRAVES SPENCER D 1085 TAYLOR KNOLL CLOSE ROSWELL GA 30076						
6.	YOGENDRA ANAND & BOETTCHER YOGENI A URSULA 1115 TAYLOR OAKS DR ROSWELL GA 30076						



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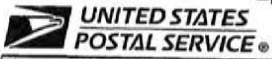
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		Postmaster, per (name of receiving employee)					
USPS® Tracking Number Firm-specific Identifier	Address	Postage	Fee	Special Handling	Parcel Airlift		
1.	GZESH JOSEPH 250 TAYLOR MEADOW CHASE ROSWELL GA 30076	.64					
2.	BRYANT EMMA JACKSON 1080 TAYLOR KNOLL CLOSE ROSWELL GA 30076	<i>[Vertical Line]</i>					
3.	STREET REUBEN M & CHRISTIE O 1105 TAYLOR OAKS DR ROSWELL GA 30076						
4.	GAZDZIAK JENNIFER B 240 TAYLOR MEADOW CHASE ROSWELL GA 30076						
5.	SKARPNESS OWEN C & WONG KIMBERLY 1070 TAYLOR KNOLL CLOSE ROSWELL GA 30076						
6.	LEET JOHN M & JUDITH L 1095 TAYLOR OAKS DR ROSWELL GA 30076						

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		Postmaster, per (name of receiving employee)					
USPS® Tracking Number Firm-specific Identifier		Address		Postage	Fee	Special Handling	Parcel Airlift
1.		NORRIS GIDEON MILLER & NORRIS LAUREN TANNETT 1450 TAYLOR OAKS DR ROSWELL GA 30076		.64			
2.		S2 PARTNERS LLC 5755 NORTH POINT PKWY STE 210 ALPHARETTA GA 30022		<i>[Vertical Line]</i>			
3.		MAUNEY JAMES ROBERT & JENNIFER ELIZABETH 1085 TAYLOR OAKS DR ROSWELL GA 30076					
4.		AHMED FAROOQ & UZMA T 1460 TAYLOR OAKS DR ROSWELL GA 30076					
5.		JC VENTURES GROUP LLC 8905 HUNTCLIFF LAKE CT SANDY SPRINGS GA 30350					
6.		TAYGA LLC PO BOX 669088 CHARLOTTE NC 28266					



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USPS® Tracking Number Firm-specific Identifier	Address	Postage	Fee	Special Handling	Parcel Airlift	
1.	MOAFO SAMUEL TCHIO & TIGWA HONORIN ED 1470 TAYLOR OAKS DR ROSWELL GA 30076-1170	.64				
2.	TOXQUI ROLANDO TEUTLE 215 TERRAMONT WAY ROSWELL GA 30076					
3.	DAESCHLER EVAN C & LINDA M 1065 TAYLOR OAKS DR ROSWELL GA 30076					
4.	TUDOR PATRICK 1355 TAYLOR OAKS DR ROSWELL GA 30076					
5.	ALEMANY REAL ESTATE HOLDINGS LLC 1080 UPPER HEMBREE RD ROSWELL GA 30076					
6.	MILJKOVIC LAZAR 1055 TAYLOR OAKS DR ROSWELL GA 30076					



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	Postmaster, per (name of receiving employee)					
USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift	
1.	SNOW MARK R 1045 TAYLOR OAKS DR ROSWELL GA 30076	.64				
2.	WILLIAMS ELIZABETH M 1120 TAYLOR KNOLL CLOSE ROSWELL GA 30076	<i>[Vertical Bar]</i>				
3.	GRIFFIN REVOCABLE TRUST THE 1050 TAYLOR OAKS DR ROSWELL GA 30076					
4.	ROJO ESTEFANA & MEJIA ROGELIO 1040 TAYLOR OAKS DR ROSWELL GA 30076					
5.	GARDNER DAVID W JR & PATRICIA 1110 TAYLOR KNOLL CLOSE ROSWELL GA 30076					
6.	DORSETT DAVID EDWARDS & DORSETT LA UREN MARIE 1060 TAYLOR OAKS DR ROSWELL GA 30076					



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	Postmaster, per (name of receiving employee)					
USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift	
1.	MODUSER SUSAN A & HUNTER JEFFREY E 1080 TAYLOR OAKS DR ROSWELL GA 30076	.64				
2.	PAYNE KEITH W & PAYNE SERITA A 1100 TAYLOR KNOLL CLOSE ROSWELL GA 30076					
3.	ECHOLS BRANDON T 1070 TAYLOR OAKS DR ROSWELL GA 30076					
4.	ARGO E DONALD & BRITT A 1090 TAYLOR OAKS DR ROSWELL GA 30076					
5.	MURRAY SEAN & AMANDA 1090 TAYLOR KNOLL CLOSE ROSWELL GA 30076					
6.	HILL ANDRE S & HILL CEDRA ALANA 1100 TAYLOR OAKS DR ROSWELL GA 30076					



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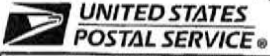
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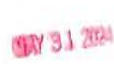
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USPS® Tracking Number Firm-specific Identifier			Postage	Fee	Special Handling	Parcel Airlift
1.	POINTE PLACE HEMBREE LP 11731 POINTE PL ALPHARETTA GA 30004		.64			
2.	STEZZI MELANIE MILLS & MATTHEW 1110 UPPER HEMBREE RD ROSWELL GA 30076					
3.	OSWALD GEORGE JR 195 FOREST AVE MARIETTA GA 30060					
4.	LANCELLOTTI ROBERT J 1000 TAYLOR OAKS DR ROSWELL GA 30076					
5.	PERKSA INC 1100 UPPER HEMBREE RD ROSWELL GA 30076-1142					
6.	AJTW HOLDINGS LLC 1115 UPPER HEMBREE RD UNIT A ROSWELL GA 30076					

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65 Letters

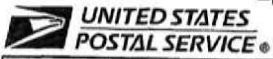


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		Postmaster, per (name of receiving employee) 					
USPS® Tracking Number Firm-specific Identifier				Postage	Fee	Special Handling	Parcel Airlift
1.	RODRIGUEZ JAMIE 1010 TAYLOR OAKS DR ROSWELL GA 30076			.64			
2.	AMAZON COM SERVICES LLC 410 TERRY AVE N SEATTLE WA 98109						
3.	GEORGIA CENTER FOR PSYCHIATRIC SERVICES P C 1115 UPPER HEMBREE RD STE B ROSWELL GA 30076						
4.	FLEMING LINDA B 1020 TAYLOR OAKS DR ROSWELL GA 30076						
5.	NATURAL MEDICAL SOLUTIONS LLC 1130 UPPER HEMBREE RD ROSWELL GA 30076						
6.	SZ CENTURY ALPHA LLC 3965 ASHLEY TRACE CT LILBURN GA 30047						

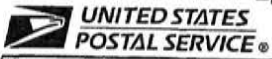
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		Postmaster, per (name of receiving employee) 					
USPS® Tracking Number Firm-specific Identifier	Address	Postage	Fee	Special Handling	Parcel Airlift		
1.	DESAI JASHVANT & PUSHPA 1030 TAYLOR OAKS DR ROSWELL GA 30076	.64					
2.	ORTEGA ENTERPRISES LLC 5369 FOREST BROOK PKWY MARIETTA GA 30068						
3.	ABOUASSAF Wafa 1105 UPPER HEMBREE RD ROSWELL GA 30076						
4.	READ BACA CATHY E 1105 TAYLOR KNOLL CLOSE ROSWELL GA 30076						
5.	ICREATE LLC 11755 POINTE PL ALPHARETTA GA 30076						
6.	ALPHA PLAZA LLC 15942 MANOR CLUB DR ALPHARETTA GA 30004						



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		Postmaster, per (name of receiving employee) MAY 31 2024					
USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift		
1.	RIVTAL LLC 7778 MCGINNIS FERRY RD STE 295 SUWANEE GA 30024	.64					
2.	HEMBREE POINTE PROS LLC 11775 POINTE PL #104 ROSWELL GA 30076-4636						
3.	HEMBREE POINTE PROS LLC 11775 POINTE PL #102 ROSWELL GA 30076						
4.	HARBEN ALAN 11775 POINTE PL # 103 ROSWELL GA 30076						
5.	HEMBREE POINTE PROS LLC 11775 POINTE PL # 101 ROSWELL GA 30076-4636						
6.							

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

June 12, 2024

CLUP-24-04/MP-24-07/Z-24-12 / Epic Design & Build/Upper Hembree Road

NAME	ADDRESS	COMMENTS
WAFIA & Tamara Abouassaf (Tom)	1105 Upper Hembree Rd.	tombo12@gmail.com
Mike + Vicki Griffin	1050 Taylor Oaks Dr Roswell, GA	MG182@AOL.COM Home #6 - Can property line be marked
SWATHI KONDA	3015 Vance Court Alpharetta	
LESLIE HOWARD	1050 TAYLOR KNOLL CLOSE ROSWEEL 30076	howala2@yahoo.com

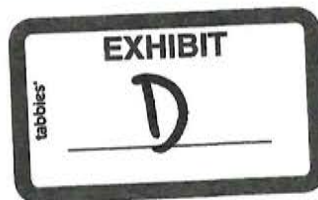


Exhibit "E"

Summary of the Issues/Questions Raised and the Applicant's Responses during the Public Participation Process and Supporting Documents

Since the Applicant submitted its initial public participation report, the Applicant and its representatives have corresponded with the following interested parties and addressed the issues raised as described below:

A. Correspondence with Interested Parties

The Applicant attended the Community Zoning Information Meeting (CZIM) in Council Chambers at Alpharetta City Hall located at 2 Park Plaza, Alpharetta, GA 30009 on June 12, 2024.

Summary of Issues/Questions & Responses:

Issue #1: Neighbors inquired about whether there would be a buffer along the rear property boundary.

Response: The City does not require a buffer when residential zoning districts abut; however, the Master Plan requires a 15' natural buffer on the rear and sides of the Subject Property which will remain undisturbed.

Issue #2: Neighbors expressed concern with stormwater runoff.

Response: The Applicant is proposing underground detention which will not increase the flow rate of water onto adjacent properties.

Issue #3: A neighbor expressed concern of the location of the rear property boundary and the markings of trees.

Response: The Applicant is having the property surveyed and specimen trees identified.

Issue #4: A neighbor asked if the developer can place a fence along the rear property boundary.

Response: The Applicant will take this under advisement.

Issue #5: A neighbor inquired about the size of the townhomes.

Response: The townhomes will be approximately 2,238 square feet consisting of two stories with a basement.

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY CLUP-24-04/MP-24-07/	
Case #:	<u>Z-24-12</u>
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: Miles Hansford, LLC - J. Ethan Underwood Telephone: 770-781-4100

Address: 178 S Main Street Suite: 310

City Alpharetta State: GA Zip: 30009 Fax: 770-781-9191

Mobile Tel: N/A Email: eunderwood@milesansford.com / tfisher@milesansford.com

Subject Property Information:

Address: Upper Hembree Road, Alpharetta, GA 30004 Current Zoning: O-I

District: 1st Section: 2nd Land Lot: 550 Parcel ID: 12 223605500076

Proposed Zoning: R-8 A/D Current Use: Vacant

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?

8 single-family attached townhouses.

Applicant's Request (Please itemize the proposal):

The Applicant requests the following:

- 1) Amend the Comprehensive Plan to change the Character Area from PBO (Professional/Business Office) to HDR (High Density Residential).
- 2) Amend Master Plan No. MP-88-05 to allow development of Townhouses on the Subject Property
- 3) Rezone the Subject Property from O-I (Office - Institutional) to R-8A/D (Dwelling, 'For-Sale', Attached/Detached Residential—Medium Density).

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

Approval of the Applicant's Proposal will allow development of aesthetically attractive residences that complement the surrounding community.

The Subject Property has remained undeveloped since 1988, indicating O-I is not a viable zoning category for the Subject Property. The Applicant seeks to amend applicable planning documents to allow development of 8 single-family attached townhouses upon the Subject Property.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Epic Design & Build LLC

Telephone: 773-474-1555

Address: 12285 Beragio Place

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

Comprehensive Plan Amendment

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: Epic Design & Build LLC

Telephone: 773-474-1555

Address: _____

Suite: _____

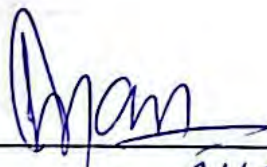
City Alpharetta

State: GA

Zip: 30004

So Sworn and Attested:

Owner Signature: _____



Date: 05/07/2024

Notary:

Notary Signature: _____





Date: 05/07/2024

DISCLOSURE FORM

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

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

Name of Applicant or Opponent: Epic Design & Build LLC

Subject Public Hearing Case: Upper Hembree Townhouses

Campaign Contribution Information:

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

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

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

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

Description of Contribution: _____ Value: _____

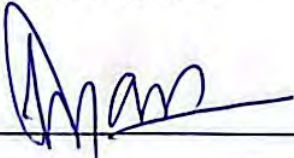
Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

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

Signature: 

Date: 05/07/2024

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

The Proposed Zoning is compatible with surrounding properties. The Proposed Use will be compatible with adjoining office and institutional uses to the north and east, as well as to the adjacent properties to the west and south, which are residential developments located within the City of Roswell. A nearby property (Parcel: 12 223005500825) was recently zoned R-8D. The Proposed Use is therefore consistent with the medium- to high-density residential development that either already exists or is anticipated in the surrounding area.

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

This Proposal will positively affect the use and value of the surrounding residential properties. The use of the surrounding properties will be enhanced by the development of the Subject Property, which has not occurred since the Subject Property as subjected to MP-88-05 in 1988. The value of the surrounding properties will be enhanced by the Subject Property's high-end residences and housing option for nearby businesses.

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

No. The Subject Property has remained undeveloped since 1988, indicating O-I is not a viable zoning category for the Subject Property.

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

The increase to population if the Proposal were approved would be approximately 20 people (assuming 2.5 people per residence). The increase to traffic would be approximately 46 vehicle trips per 24 hours (calculated assuming 8 residences multiplied by 5.75 vehicle trips per residence per 24 hours). A Trip Generation Report analyzing the projected effects of the Proposal on traffic is submitted with this Application, and incorporated by reference.

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

The number of new students that will live at the Subject Property is estimated to be approximately 6 (assuming 0.75 students per residence) spread across all school grades. With regard to public utilities, sanitary sewer, water, natural gas, electricity and cable are available to the Subject Property. The proposed development will utilize underground stormwater detention that discharges into existing stormwater lines on the Subject Property. The impact on public utilities will be in keeping with growth projected by utility providers.

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

The Applicant is seeking an Amendment to the Alpharetta Comprehensive Plan to facilitate the Proposed Use. If such Amendment is approved, the Proposed Use will be consistent with the Alpharetta Comprehensive Plan and Future Land Use Map.

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

The Proposed Zoning is compatible with surrounding properties. The Proposed Use will be compatible with adjoining office and institutional uses to the north and east, as well as to the adjacent properties to the west and south, which are residential developments located within the City of Roswell. A nearby property (Parcel: 12 223005500825) was recently zoned R-8D. The Proposed Use is therefore consistent with the medium- to high-density residential development that either already exists or is anticipated in the surrounding area.

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

Trip Generation Report

			A.M. Peak			P.M. Peak		
Land Use	Number of Homes	Daily Total Vehicle Trips	In	Out	Total	In	Out	Total
Townhouses	8	46	4	14	18	12	5	17



J. Ethan Underwood
eunderwood@MilesHansford.com

May 6, 2024

CAMPAIGN DISCLOSURE

Applicant:	Epic Design & Build, LLC
Subject Property:	Upper Hembree Road, Alpharetta, GA 30004, designated as Fulton County Parcel ID No. 12 223605500076
Proposed Action:	Comprehensive Plan Amendment, Master Plan Amendment, & Rezoning
Current Zoning:	O-I (Office - Institutional)
Proposed Zoning:	R-8A/D (Dwelling, 'For-Sale', Attached/Detached Residential— Medium Density)
Proposed Use:	8 Townhouses
ROW Access:	Upper Hembree Road

To Whom It May Concern:

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

- **April 26, 2023 - \$500 to Councilman Fergal Brady**
- **May 3, 2023 - \$500 to City Councilman John Hipes**

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

Sincerely,

Ethan Underwood
Attorney for Applicant



J. Ethan Underwood
eunderwood@MilesHansford.com

LETTER OF INTENT

Applicant:	Epic Design & Build, LLC
Subject Property:	Upper Hembree Road, Alpharetta, GA 30004, designated as Fulton County Parcel ID No. 12 223605500076
Proposed Action:	Comprehensive Plan Amendment, Master Plan Amendment, & Rezoning
Current Zoning:	O-I (Office - Institutional)
Proposed Zoning:	R-8A/D (Dwelling, 'For-Sale', Attached/Detached Residential—Medium Density)
Proposed Use:	8 Townhouses
ROW Access:	Upper Hembree Road

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

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

Specifically, the Applicant requests the following:

- 1) Amend the Comprehensive Plan to change the Character Area from PBO (Professional/Business Office) to HDR (High Density Residential).**
- 2) Amend Master Plan No. MP-88-05 to allow development of Townhouses on the Subject Property**
- 3) Rezone the Subject Property from O-I (Office - Institutional) to R-8A/D (Dwelling, 'For-Sale', Attached/Detached Residential—Medium Density).**

Approval of the Applicant's Proposal will allow development of aesthetically attractive residences that complement the surrounding community.

The Subject Property has remained undeveloped since 1988, indicating O-I is not a viable zoning category for the Subject Property. The Applicant seeks to amend applicable planning documents to allow development of 8 single-family attached townhouses upon the Subject Property.

The Applicant is seeking an Amendment to the Alpharetta Comprehensive Plan to facilitate the Proposed Use. If such Amendment is approved, the Proposed Use will be consistent with the Alpharetta Comprehensive Plan and Future Land Use Map.

The Proposed Zoning is compatible with surrounding properties. The Proposed Use will be compatible with adjoining office and institutional uses to the north and east, as well as to the adjacent properties to the west and south, which are residential developments located within the City of Roswell. A nearby property (Parcel: 12 223005500825) was recently zoned R-8D. The Proposed Use is therefore consistent with the medium- to high-density residential development that either already exists or is anticipated in the surrounding area.

CONCLUSION

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

Sincerely,



Ethan Underwood
Attorney for Applicant



J. Ethan Underwood
eunderwood@MilesHansford.com

RESERVATION OF CONSTITUTIONAL AND OTHER LEGAL RIGHTS

Applicant:	Epic Design & Build, LLC
Subject Property:	Upper Hembree Road, Alpharetta, GA 30004, designated as Fulton County Parcel ID No. 12 223605500076
Proposed Action:	Comprehensive Plan Amendment, Master Plan Amendment, & Rezoning
Current Zoning:	O-I (Office - Institutional)
Proposed Zoning:	R-8A/D (Dwelling, 'For-Sale', Attached/Detached Residential—Medium Density)
Proposed Use:	8 Townhouses
ROW Access:	Upper Hembree Road

This Reservation of Constitutional and Other Legal Rights (“the Reservation”) is intended to supplement and form a part of the land use application (including any request for zoning, conditional use permit, site plan approval, and variances) (collectively, the “Application”) of the Applicant and the owners of the Subject Property (collectively, the “Owner”) and to put the Governing Jurisdiction on notice of the Applicant’s assertion of its constitutional and legal rights.

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

The Applicant objects to the standing of any opponents who are not owners of land adjoining the Subject Property and to the consideration by the Governing Jurisdiction of testimony or evidence presented by any party without standing in making its decision regarding the Application. The Applicant also objects to the consideration of testimony or evidence that is hearsay, violates any applicable rules of procedure or evidence, or that is presented by any party who fails to comply with notice and campaign disclosure requirements.

The Current Zoning (and/or zoning conditions) of the Subject Property is unconstitutional and deprives the Subject Property and all viable economic use thereof. The Proposed Use is the only viable economic use of the Subject Property, and the Governing Jurisdiction has deemed this Application necessary to allow the Proposed Use. As such, the Applicant and Owner file this Application for the purpose of changing the Current Zoning (and/or zoning conditions and requesting variances) to facilitate the Proposed Use, and to exhaust administrative remedies in the event the Application is denied. As such, the filing of this application is not an admission of the need for any such approval of the Applicant’s right to develop the property. The Applicant and Owner reserve the right to challenge the Current Zoning and any zoning conditions and other restrictions affecting the Subject Property.

Denial of the Application or approval of the Application in any form that is different than as requested by the Applicant will impose a disproportionate hardship on the Applicant and Owner of the Subject Property

without benefiting any surrounding property owners. There is no reasonable use of the Subject Property other than as proposed by the Application and no resulting benefit to the public from denial of or modification to the Application.

Any provisions in the applicable land use, subdivision, and /or zoning ordinances (collectively the “Zoning Ordinance”) that classify, or may classify, the Subject Property into any of the non-requested zoning or use classifications, including the Proposed Zoning District and Proposed Use at a density or intensity less than that requested by the Applicant, are unconstitutional in that they constitute a taking of the Applicant’s and Owner’s property rights without first paying fair, adequate, and just compensation for such rights in violation of Article I, Section III, Paragraph I of the Georgia Constitution of 1983, as amended and the Fifth and Fourteenth Amendments to the Constitution of the United States.

The Subject Property is suitable for development as proposed in the Application and it is not suitable for development under any other zoning classification, use, or at a density or intensity less than that requested by the Applicant. Failure to approve the Application as requested by the Applicant would be an unreasonable application of local land use authority, which bears no relationship to the public health, safety, morality or general welfare of the public and would constitute an arbitrary and capricious abuse of discretion in violation of Article I, Section I, Paragraph I of the Georgia Constitution of 1983, as amended and the Due Process Clause of the Fifth and Fourteenth Amendments to the Constitution of the United States.

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

A refusal by the Governing Jurisdiction to approve the Application as requested by the Applicant without the consent of persons elected to the governing body of the Governing Jurisdiction will amount to an unlawful delegation of the Governing Jurisdiction’s authority, in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution of 1983, as amended.

Furthermore, the Governing Jurisdiction cannot lawfully impose more restrictive standards on the Subject Property’s development than are presently set forth in the Zoning Ordinance. Any conditions or other restrictions imposed on the Subject Property without the consent of the Applicant and Owner that do not serve to reasonably ameliorate the negative impacts of the development are invalid and void. The imposition of improvements or design requirements unnecessary to facilitate the proposed development constitute an illegal impact fee, an unconstitutional condemnation, or both. As such, the Applicant and Owner reserve the right to challenge any such conditions, restrictions, or design requirements.

The Applicant and Owner assert that each has expended substantial sums and significantly changed its economic position in reliance upon versions of the Zoning Ordinance that allow the development of the Subject Property as proposed by the Applicant. As such, the Applicant has acquired vested rights to develop the property and the filing of this Application shall not constitute a waiver of those vested rights.

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

This Reservation constitutes an Ante Litem Notice pursuant to O.C.G.A. § 36-11-1, which places the Governing Jurisdiction and all other agents of the Governing Jurisdiction, in their official and individual capacities, on notice of the Applicant's and Owner's intent to seek monetary damages and attorney's fees against the Governing Jurisdiction for any rezoning action, zoning condition, illegal impact fee, and any other unlawful restrictions and exactions that are imposed upon the Subject Property, the Applicant, or the Owner.

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

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

Sincerely,



Ethan Underwood
Attorney for Applicant



Detailed Tax Summary

City of Atlanta / Fulton

Tax Year: 2023

Owner Name **Parcel Identification** **Account Number**
 OSWALD GEORGE JR 12 223605500076 4894616

Property Location **Tax District**
 0 UPPER HEMBREE ROAD 10 - ALPHARETTA

Fair Market Value **Assessed Value** **Temporary Assessment**
 39,400.00 15,760.00 None

City Exemption

County Exemption

Levies	Assessment	Exemptions	Net Assessment		Net Rate	State Credit	TAX
Fulton Cycle							
FULTON BONDS	15,760.00	0.00	15,760.00	X	.000180	\$0.00	\$2.84
FULTON OPER	15,760.00	0.00	15,760.00	X	.008870	\$0.00	\$139.79
FULTON SCHOOL GEN	15,760.00	0.00	15,760.00	X	.017140	\$0.00	\$270.13
INTEREST							\$0.00
PENALTIES/FEES							\$0.00
			Total Amount Billed				\$412.76
Last Payment: 11/1/2023			Less Amount Paid				\$412.76
			Total Due				\$0.00

Property owners with current legal matters, such as bankruptcy or foreclosure, must contact the Tax Commissioner's office at 404.613.6100 for the official balance due on their parcel(s).



Real Estate

View Bill

As of	5/6/2024
Bill Year	2023
Bill	2304880
Owner	OSWALD GEORGE JR
Parcel ID	12 -2236-0550-007-6

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	12/1/2023	\$90.62	\$90.62	\$0.00	\$0.00	\$0.00
Interest			\$1.81			\$0.00
TOTAL		\$90.62	\$90.62	\$0.00	\$0.00	\$0.00

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: Miles Hansford, LLC - J. Ethan Underwood Telephone: 770-781-4100

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

Owners of Properties located within 500 ft. of the
Subject Property

City officials

Affected government departments

Interested parties noted on any list provided by
the City

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

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

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

Individuals can contact Ethan Underwood via telephone at 770-781-4100 or via email eunderwood@miles hansford.com as well as during the public participation process.

GUINN ROBERT FRED & DEBORAH LYNNE
965 UPPER HEMBREE RD
ROSWELL GA 30076

BEZGUNOVA ZEMFIRA N
370 FOE CREEK DR
ROSWELL GA 30076

HIDVEGI ELIA P TR
2318 PINE HEIGHTS DR NE
ATLANTA GA 30324

NAQVI KAMRAN
920 UPPER HEMBREE RD
ROSWELL GA 30076

PATEL RAJENDRAKUMAR ET AL
380 FOE CREEK DR
ROSWELL GA 30076

SEN BIDHAN CHANDRA & SEN JOYA
185 FOE CREEK CT
ROSWELL GA 30076

FRANCOLA DEAN & TODD MELINDA AMBER
929 UPPER HEMBREE RD
ROSWELL GA 30076

JOSEPH EDWIN & ALGINIA C
395 FOE CREEK DR
ROSWELL GA 30076-4641

SANCHEZ DANIELA
175 FOE CREEK CT
ROSWELL GA 30076

PATEL DHARMESH & MITAL
300 FOE CREEK DR
ROSWELL GA 30075

ROD MAHROD
385 FOE CREEK DR
ROSWELL GA 30076

OZTURK OZGUR & SARI SAHIN
165 FOE CREEK CT
ROSWELL GA 30076

SHAH SHREYANS
310 FOE CREEK DR
ROSWELL GA 30076

HSU CHUANCHIEH & LIN JINGHWA
4730 HASTINGS TER
ALPHARETTA GA 30005

GAMBLIN TANISHA & ERIC
155 FOE CREEK CT
ROSWELL GA 30076

HAKLE ANWAR BASHA & KHALIFAH SABIH
A BANU
320 FOE CREEK DR
ROSWELL GA 30076

BLACK TED W BLACK SUSANA
365 FOE CREEK DR
ROSWELL GA 30076

PERERA NIRANJAN & JOHN MICHELLE
145 FOE CREEK CT
ROSWELL GA 30076

LOUHASSI KHADIJA
330 FOE CREEK DR
ROSWELL GA 30076

WILLIS EMILY B
355 FOE CREEK DR
ROSWELL GA 30076-4641

MALAPATI SUDHAKAR
3623 ROLLINS RD
CUMMING GA 30040

RICHMOND JASON
3285 LORD N LADY LANE
ALPHARETTA GA 30022

CHANDRAKASAN OMPRAKASH
345 FOE CREEK DR
ROSWELL GA 30076-4641

SHANBHAG SHAILESH
125 FOE CREEK CT
ROSWELL GA 30076

BU SEAN Z
350 FOE CREEK DR
ROSWELL GA 30076

ANIK HAKKI
110 FOE CREEK CT
ROSWELL GA 30076

ISLAM MOHD S
115 FOE CREEK CT
ROSWELL GA 30076

AGU CAVIT
360 FOE CREEK DR
ROSWELL GA 30076

PATTEN JOHNNY M
120 FOE CREEK CT
ROSWELL GA 30076

MOOSA MUSTAQ H A & ABDULLA SHALINI
105 FOE CREEK CT
ROSWELL GA 30076

O DONNELL IRENE D
325 FOE CREEK DR
ROSWELL GA 30076

FELIX PATRICIO & MARIA
100 TAYLOR RIDGE CT
ROSWELL GA 30076

CHISM JO ANN
200 TAYLOR MEADOW CHASE
ROSWELL GA 30076

UPADHYAYA DINKERRAI ET AL
315 FOE CREEK DR
ROSWELL GA 30076

HATFIELD DAVID F
110 TAYLOR RIDGE CT
ROSWELL GA 30076

EUBANKS KRISTIN
205 TAYLOR MEADOW CHASE
ROSWELL GA 30076

UNGOR FIKRI
305 FOE CREEK DR
ROSWELL GA 30076

ABRAHAMSON PAUL W & KATHERINE S
135 TAYLOR RIDGE CT
ROSWELL GA 30076

VRIELING ANNA KATHRYN
215 TAYLOR MEADOW CHASE
ROSWELL GA 30076

FALSTAFF LLC
1130 FALSTAFF DR
ROSWELL GA 30076

MC LEROY DENNIS W & LINDA B
125 TAYLOR RIDGE CT
ROSWELL GA 30076

WAGNER JEFFREY O & EMILY C
225 TAYLOR MEADOW CHASE
ROSWELL GA 30076

KRATOWICZ TOM
1330 TAYLOR OAKS DR
ROSWELL GA 30076

MOORE TORNIA
115 TAYLOR RIDGE CT
ROSWELL GA 30076

BUNTING BROOK & FRANKLIN VAUGHN
235 TAYLOR MEADOW CHASE
ROSWELL GA 30076

HAN FANGQIU & WANG SHUTING
1142 FORDHAM WAY
MOUNTAIN VIEW CA 94040

DIALLO MAMADOU D DIALLO SALIMATOU
105 TAYLOR RIDGE CT
ROSWELL GA 30076

HATCHER DIANA LYNN
245 TAYLOR MEADOW CHASE
ROSWELL GA 30076

ARASMITH WESLEY D & ARASMITH CARRI
E MAE
1350 TAYLOR OAKS DR
ROSWELL GA 30076

AKPINAR MUSTAFA
11060 ROTHERICK DR
ALPHARETTA GA 30022

SFR JAVELIN BORROWER LP
1717 MAIN ST SUITE 2000
DALLAS TX 75201

FRANKS JOHN D
1360 TAYLOR OAKS DR
ROSWELL GA 30076-1169

KELLY TERENCE G
1315 TAYLOR OAKS DR
ROSWELL GA 30076

GZESH JOSEPH
250 TAYLOR MEADOW CHASE
ROSWELL GA 30076

FUJIHIRA TONY & MAUREEN
1370 TAYLOR OAKS DR
ROSWELL GA 30076

CASILLAS JULIAN ESCOBEDO
1305 TAYLOR OAKS DR
ROSWELL GA 30076

GAZDZIAK JENNIFER B
240 TAYLOR MEADOW CHASE
ROSWELL GA 30076

MORAN ELIZABETH B
1380 TAYLOR OAKS DR
ROSWELL GA 30076

NGUYEN KIM
1295 TAYLOR OAKS DR
ROSWELL GA 30076

SCHULTZ RANDALL J
230 TAYLOR MEADOW CHASE
ROSWELL GA 30076

HEFFELFINGER KATIE & SCHABEL KELLY
220 TAYLOR MEADOW CHASE
ROSWELL GA 30076

WAGENBRENNER DEAN M & HEATHER
1325 TAYLOR OAKS DR
ROSWELL GA 30076

CAMBRE CONSTANZA C & CAMBRE TIMOTH
Y WILLIAM
1300 TAYLOR OAKS DR
ROSWELL GA 30076

SPMKX GA LLC
3735 CHEROKEE ST
KENNESAW GA 30144

MC DONALD COLIN P
1025 TAYLOR OAKS DR
ROSWELL GA 30076

LINN LAURA J
1310 TAYLOR OAKS DR
ROSWELL GA 30076

MARINELLI DANIEL & MARINELLI DENNAE
1430 TAYLOR OAKS DR
ROSWELL GA 30076

VIRTUOSO OLIVIA
1035 TAYLOR OAKS DR
ROSWELL GA 30076

HADDAD NAYEF H & JOUMANA
1320 TAYLOR OAKS DR
ROSWELL GA 30076

FARRAR GREGORY A JR & JENNIFER
1440 TAYLOR OAKS DR
ROSWELL GA 30076

HERNANDEZ ANGELICA
1255 TAYLOR OAKS DR
ROSWELL GA 30076

DEMALINE BEN & WENDY J
1045 TAYLOR KNOLL CLOSE
ROSWELL GA 30076

NORRIS GIDEON MILLER & NORRIS LAUR
EN TANNETT
1450 TAYLOR OAKS DR
ROSWELL GA 30076

BROWN DAKOTA & JORDAN
1035 TAYLOR KNOLL CLOSE
ROSWELL GA 30076

MEADOR JEFFREY D & JILL D
1055 TAYLOR KNOLL CLOSE
ROSWELL GA 30076

AHMED FAROOQ & UZMA T
1460 TAYLOR OAKS DR
ROSWELL GA 30076

BROWN DAKOTA & BROWN JORDAN
1215 TAYLOR OAKS DR
ROSWELL GA 30076

YU SANDY S & YU TODD S
150 BROOKEIVEY LN
ALPHARETTA GA 30004-7345

MOAFO SAMUEL TCHIO & TIGWA HONORIN
E D
1470 TAYLOR OAKS DR
ROSWELL GA 30076-1170

KIAGE LAWRENCE
1250 TAYLOR OAKS DR
ROSWELL GA 30076

BURKE MARILYN
1075 TAYLOR KNOLL CLOSE
ROSWELL GA 30076

TUDOR PATRICK
1355 TAYLOR OAKS DR
ROSWELL GA 30076

HICKS GEORGE & HICKS KELLY
1260 TAYLOR OAKS DR
ROSWELL GA 30076

GRAVES SPENCER D
1085 TAYLOR KNOLL CLOSE
ROSWELL GA 30076

REYES JOSE BENJAMIN GRANADOS & GRA
NADOS MARIA E
1345 TAYLOR OAKS DR
ROSWELL GA 30076

SPRINKLE CLIFTON R & SPRINKLE LAUR
EN H
1280 TAYLOR OAKS DR
ROSWELL GA 30076

BRYANT EMMA JACKSON
1080 TAYLOR KNOLL CLOSE
ROSWELL GA 30076

CAMPBELL STEPHEN CARL & KITTIE SUE
1335 TAYLOR OAKS DR
ROSWELL GA 30076

MOORE KELLY & STUART PEGGY
1290 TAYLOR OAKS DR
ROSWELL GA 30076

SKARPNES OWEN C & WONG KIMBERLY
1070 TAYLOR KNOLL CLOSE
ROSWELL GA 30076

BOWERS JOEL ANDREW & BOWERS LESLIE
MC KEE
1060 TAYLOR KNOLL CLOSE
ROSWELL GA 30076

MARTIN JAMES F
1004 RIVERBEND CLUB DR
ATLANTA GA 30339

LATKA JAN P & ZAMBRANA GEORGINA
8550 BIRCH HOLLOW DR
ROSWELL GA 30076-1175

HOWARD JASON N & LESLIE Z
1050 TAYLOR KNOLL CLOSE
ROSWELL GA 30076

HEMBREE CC LLC
200 GLENRIDGE POINT PKWY
ATLANTA GA 30342

VORE STEVEN J & HILARY
8560 BIRCH HOLLOW DR
ROSWELL GA 30076

DITTO KENNETH J
1040 TAYLOR KNOLL CLOSE
ROSWELL GA 30076

1250 UPPER HEMBREE LLC
8111 VALLI FARM RD
FOUNTAIN CO 80817

FADDEN GARRETT & FADDEN JESSICA
8570 BIRCH HOLLOW DR
ROSWELL GA 30076

NURSE KEITHROY & CORDELIA
1030 TAYLOR KNOLL CLOSE
ROSWELL GA 30076

MATIKEEVA KINNEY SAIRAGUL & KINNEY
ANTHONY ROBERT
11910 HARRIS RD
ROSWELL GA 30076

MC ALONAN KIM JEAN
8580 BIRCH HOLLOW DR
ROSWELL GA 30075

NEKTALOV RAFAEL & NEKTALOV BORIS
5749 SINGLETON RD
NORCROSS GA 30093

BARNETT MARK D
11920 HARRIS RD
ROSWELL GA 30076

ACHARYA NARASIMHA & ANURADHA
8590 BIRCH HOLLOW DR
ROSWELL GA 30076

S2 PARTNERS LLC
5755 NORTH POINT PKWY STE 210
ALPHARETTA GA 30022

WILLIAMSON ANNELYSS K
8500 BIRCH HOLLOW DR
ROSWELL GA 30076

HOLMES BRITTANIE A
8600 BIRCH HOLLOW DR
ROSWELL GA 30076

JC VENTURES GROUP LLC
8905 HUNTCLIFF LAKE CT
SANDY SPRINGS GA 30350

GARNETT LYNDEE L
8510 BIRCH HOLLOW DR
ROSWELL GA 30076

STROMQUIST ALICIA
8610 BIRCH HOLLOW DR
ROSWELL GA 30076

TOXQUI ROLANDO TEUTLE
215 TERRAMONT WAY
ROSWELL GA 30076

JACOBSON WILLIAM D & KATHLEEN M
8520 BIRCH HOLLOW DR
ROSWELL GA 30076

SAFSTROM DAVID D & SHIRLEY E
8620 BIRCH HOLLOW DR
ROSWELL GA 30076

ALEMANY REAL ESTATE HOLDINGS LLC
1080 UPPER HEMBREE RD
ROSWELL GA 30076

CHERYL L GORMAN REVOCABLE TRUST THE
8530 BIRCH HOLLOW DR
ROSWELL GA 30076

ROWE JOAN ELLEN
8630 BIRCH HOLLOW DR
ROSWELL GA 30076

UPPER HEMNBREE MEDICAL PLAZA ROSWE
LL LLC & YASH PR
235 MORTON MANNER CT
ALPHARETTA GA 30022

BECKER GARY L & BECKER MARY L
8540 BIRCH HOLLOW DR
ROSWELL GA 30076

WELLS RILEY P & SARAH J
8635 BIRCH HOLLOW DR
ROSWELL GA 30076

2017 1 IH BORROWER LP
1717 MAIN ST STE 2000
DALLAS TX 75201

BLACKSTAD GARY R & CYNTHIA A
8561 BIRCH HOLLOW DR
ROSWELL GA 30076

SCHWARZELL ANDREW G & WENTZEL KATH
LENE
1130 TAYLOR OAKS DR
ROSWELL GA 30076

NAYLOR CHARLES T JR & MARY G
200 BIRCH HOLLOW PL
ROSWELL GA 30076

DYON WILLIAM C JR
8551 BIRCH HOLLOW DR
ROSWELL GA 30076

BINA PAYVAND & POOSTI MARYAM
1140 TAYLOR OAKS
ROSWELL GA 30076

GRAVES RICHARD A III
210 BIRCH HOLLOW PL
ROSWELL GA 30076

HPA BORROWER 2016 2 LLC
180 N STETSON STE 3650
CHICAGO IL 60601

MARTIN MARTINA PATRICE
1150 TAYLOR OAKS DR
ROSWELL GA 30076

HOWELL STEVEN B & BARBARA B
225 BIRCH HOLLOW PL
ROSWELL GA 30076

LARRY & DONNA KLINK LIVING TRUST T
HE
8531 BIRCH HOLLOW DR
ROSWELL GA 30076

DAHER BOBBIE L & SHIPP JEAN W
1160 TAYLOR OAKS DR
ROSWELL GA 30076

WATZMAN SAUL Z & KYLE L
215 BIRCH HOLLOW PL
ROSWELL GA 30076

GALINAITIS RICHARD
8521 BIRCH HOLLOW DR
ROSWELL GA 30076-1176

STILWELL GABRIELA & SCOTT
1170 TAYLOR OAKS DR
ROSWELL GA 30076

GAMBA SETH & LEAH C
205 BIRCH HOLLOW PL
ROSWELL GA 30076

STEWART LESLIE MICHAEL & KEIR ANTO
INETTE
101 WEATHERBURNE DR
ROSWELL GA 30076

KRIEGER BENNETT LEE
1200 TAYLOR OAKS DR
ROSWELL GA 30076

ROSE ROBIN D & SALLY ANNE EDNA
8605 BIRCH HOLLOW DR
ROSWELL GA 30076

MALONEY JUDITH A
8501 BIRCH HOLLOW DR
ROSWELL GA 30076

HINES STEPHEN V & MOOTY LISA
1175 TAYLOR OAKS DR
ROSWELL GA 30076

BROADWAY MICHAEL J & DEBRA W
8591 BIRCH HOLLOW DR
ROSWELL GA 30076

WHITNEY JEREMY E
11960 HARRIS RD
ROSWELL GA 30076

JONES PATRICK B & MICHELLE I
1165 TAYLOR OAKS DR
ROSWELL GA 30076

TOSCANO JOSEPH & SUSAN
8581 BIRCH HOLLOW DR
ROSWELL GA 30076

ARREH ABDORACHID C & BARKAD KADIDJ
A A
1110 TAYLOR OAKS DR
ROSWELL GA 30076

GARDNER JOSHUA N & GARDNER AMANDA
MARIE
1155 TAYLOR OAKS DR
ROSWELL GA 30076

WOLF ZACHARY & MEGAN BROOKE
8571 BIRCH HOLLOW DR
ALPHARETTA GA 30076

FIX DAWN & KRISTOFER D
1120 TAYLOR OAKS DR
ROSWELL GA 30076-1186

JENKINS ALEXANDER H & EMILY M
1084 HOWELL MILL RD NW # 446
ATLANTA GA 30318

NEDUVA ALEKSANDR & GORLOVA NATALYA
1135 TAYLOR OAKS DR
ROSWELL GA 30076

ROJO ESTEFANA & MEJIA ROGELIO
1040 TAYLOR OAKS DR
ROSWELL GA 30076

KONTUL JANICE M
4214 HARRIS RIDGE CT
ROSWELL GA 30076-4610

LIOR ADAM
1125 TAYLOR OAKS DR
ROSWELL GA 30076

MIODUSER SUSAN A & HUNTER JEFFREY E
1080 TAYLOR OAKS DR
ROSWELL GA 30076

RINGLER JOSHUA C
4207 HARRIS RIDGE CT
ROSWELL GA 30076

YOGENDRA ANAND & BOETTCHER YOGENDR
A URSULA
1115 TAYLOR OAKS DR
ROSWELL GA 30076

ARGO E DONALD & BRITT A
1090 TAYLOR OAKS DR
ROSWELL GA 30076

SFR INVESTMENTS V BORROWER 1 LLC
PO BOX 4090
SCOTTSDALE AZ 85261

STREET REUBEN M & CHRISTIE O
1105 TAYLOR OAKS DR
ROSWELL GA 30076

DUFFY JAIME & DUFFY GRANT
4200 HARRIS RIDGE CT
ROSWELL GA 30076

LOWREY ROBERT N & TAMARA L
4203 HARRIS RIDGE CT
ROSWELL GA 30076

LEET JOHN M & JUDITH L
1095 TAYLOR OAKS DR
ROSWELL GA 30076

ELAINE RUSSELL LIVING TRUST THE
4202 HARRIS RIDGE CT
ROSWELL GA 30076

BLANCO MILAGRO
4201 HARRIS RIDGE CT
ROSWELL GA 30076

MAUNEY JAMES ROBERT & JENNIFER ELI
ZABETH
1085 TAYLOR OAKS DR
ROSWELL GA 30076

GUY-RICE BONNA K RICE DENNIS
4204 HARRIS RIDGE CT
ROSWELL GA 30076

LUCKY CORP
1055 BAY POINTE XING
ALPHARETTA GA 30005

TAYGA LLC
PO BOX 669088
CHARLOTTE NC 28266

ALBERT ALEXANDER & ALBERT ARIEL
4206 HARRIS RIDGE CT
ROSWELL GA 30076

MMAC PIX ATLANTA GA SPE LLC
3807 CLEGHORN AVE SUITE 903
NASHVILLE TN 37215

DAESCHLER EVAN C & LINDA M
1065 TAYLOR OAKS DR
ROSWELL GA 30076

TOMIOKA HIROSHI
5050 QUORUM DR SUITE 225
DALLAS TX 75254

HORIZON CLINICAL LLC
1170 PEACHTREE ST STE 2400
ATLANTA GA 30309

MILJKOVIC LAZAR
1055 TAYLOR OAKS DR
ROSWELL GA 30076

COLLEEN PATRICIA PEREZ REVOCABLE L
IVING TRUST THE
4210 HARRIS RIDGE CT
ROSWELL GA 30076

JENNIFER JEAN MARTIN LIVING TRUST
THE
1605 BRANCH VALLEY DR
ROSWELL GA 30076

SNOW MARK R
1045 TAYLOR OAKS DR
ROSWELL GA 30076

COOPER NOCHOLAS & HUFF KAITLYN ELI
ZABETH
4212 HARRIS RIDGE CT
ROSWELL GA 30076

WRIGHT LISA L
430 HEMBREE FOREST CIR
ROSWELL GA 30076

BOLDEN LES
420 HEMBREE FOREST CIR
ROSWELL GA 30076

MORALES SILVA JUAN A & ESOBEDO SE
RENO MARIA
320 HEMBREE FOREST CIR
ROSWELL GA 30076

VAN CHRISTIAN T & VAN KELLY T
345 HEMBREE FOREST CIR
ROSWELL GA 30076

JIMENEZ LUIS
410 HEMBREE FOREST CIR
ROSWELL GA 30076

WANG BINHONG
2732 COLLINS COVE AVE
LAWRENCEVILLE GA 30043-6100

JACKSON CAROLYN J
355 HEMBREE FOREST CIR
ROSWELL GA 30076

BOURALEH WAISS G & WAIS AMINA L
400 HEMBREE FOREST CIR
ROSWELL GA 30076

BERGOO CONSULTING LLC
3624 RITTENHOUSE CT
MARIETTA GA 30062

PEREZ MARIA E & CASTENA GABRIEL L
385 HEMBREE FOREST CIR
ROSWELL GA 30076

SWAY 2014 1 BORROWER LLC
8665 E HARTFORD DR STE 200
SCOTTSDALE AZ 85255

CRUZ LUIS A & GONZALEZ ODANIA
290 HEMBREE FOREST CIR
ROSWELL GA 30076

SHAFIK BAHAA M & KANATER SAHAR
425 HEMBREE FOREST CIR
ROSWELL GA 30076

BONNETTE RICHARD KELLY
380 HEMBREE FOREST CIR
ROSWELL GA 30076

BRYANT CLOVER C
280 HEMBREE FOREST CIR
ROSWELL GA 30076

SOTO ALEJANDRO ALANIS
435 HEMBREE FOREST CIR
ROSWELL GA 30076

GOODRICH PHYLLIS JEAN
370 HEMBREE FOREST CIR
ROSWELL GA 30076

CONTRERAS ARMANDO
270 HEMBREE FOREST CIR
ROSWELL GA 30076-1196

ROJAS WILLIAM R & ROJAS MANUELA M
445 HEMBREE FOREST CIR
ROSWELL GA 30076

HICKS NATALIE B
360 HEMBREE FOREST CIR
ROSWELL GA 30076

HILL MATTHEW TIMOTHY & JENNIFER CU
PPY
4499 WOODFORD PASS NE
ROSWELL GA 30075

PASUMARTHI TAVI C & RAVITEJA
465 HEMBREE FOREST CIR
ROSWELL GA 30076

GOMEZ ALEXEI MENDIETA & GARCIA MIR
LA PEREZ
350 HEMBREE FOREST CIR
ROSWELL GA 30076

LERNER VLADIMIR & SUAREZ BETILUZ
315 HEMBREE FOREST CIR
ROSWELL GA 30076

STELMACHERS ALEXANDER
475 HEMBREE FOREST CIR
ROSWELL GA 30076

PANCICH GUILLERMO ISRAEL RAMOS & M
ARTINEZ NORMA AN
340 HEMBREE FOREST CIR
ROSWELL GA 30076

JAMISON MICHAEL CHRISTIAN
325 HEMBREE FOREST CIR
ROSWELL GA 30076

FORD CURTIS LEE & RUIZ CRISTIAN ED
UARDO BLAS
485 HEMBREE FOREST CIR
ROSWELL GA 30076

FKH SFR C2 LP
1850 PARKWAY PL SUITE 900
MARIETTA GA 30067

CONNORS SCOTT A & LINDSAY K
335 HEMBREE FOREST CT
ROSWELL GA 30076-1199

MATHENY RONALD S
230 ENCLAVE CT
ROSWELL GA 30076

ADVANCED RECOVERY SYSTEMS LLC
100 SE THIRD AVE SUITE 1800
FORT LAUDERDALE FL 33394

WILLIAMS ELIZABETH M
1120 TAYLOR KNOLL CLOSE
ROSWELL GA 30076

DAN ADE HOLDINGS LLC & DBA HARRIS
SENIOR LIVING
11905 HARRIS RD
ROSWELL GA 30076

POINTE PLACE HEMBREE LP
11731 POINTE PL
ALPHARETTA GA 30004

GARDNER DAVID W JR & PATRICIA
1110 TAYLOR KNOLL CLOSE
ROSWELL GA 30076

BIS PROPERTIES LLC
1230 UPPER HEMBREE RD # 200
ROSWELL GA 30076

TRABER RICHARD J
1190 TAYLOR OAKS DR
ROSWELL GA 30076

PAYNE KEITH W & PAYNE SERITA A
1100 TAYLOR KNOLL CLOSE
ROSWELL GA 30076

1250 UPPER HEMBREE LLC
8111 VALLI FARM RD
FOUNTAIN CO 80817

LANCELLOTTI ROBERT J
1000 TAYLOR OAKS DR
ROSWELL GA 30076

MURRAY SEAN & AMANDA
1090 TAYLOR KNOLL CLOSE
ROSWELL GA 30076

SPIRIT OF GOD CHRISTIAN CHURCH INC
7197 BELCREST DR
DULUTH GA 30097

RODRIGUEZ JAMIE
1010 TAYLOR OAKS DR
ROSWELL GA 30076

STEEZZI MELANIE MILLS & MATTHEW
1110 UPPER HEMBREE RD
ROSWELL GA 30076

MAXWELL WILLIAM E
220 BIRCH HOLLOW PL
ROSWELL GA 30076-1181

FLEMING LINDA B
1020 TAYLOR OAKS DR
ROSWELL GA 30076

PERKSA INC
1100 UPPER HEMBREE RD
ROSWELL GA 30076-1142

PEARSON DARREN L & CHIQUITA L
1180 TAYLOR OAKS DR
ROSWELL GA 30076

DESAI JASHVANT & PUSHPA
1030 TAYLOR OAKS DR
ROSWELL GA 30076

AMAZON COM SERVICES LLC
410 TERRY AVE N
SEATTLE WA 98109

FARAHPOOR FARZAD
1210 TAYLOR OAKS DR
ROSWELL GA 30076

DELA FUENTA BRIAN
1270 TAYLOR OAKS DR
ROSWELL GA 30076

NATURAL MEDICAL SOLUTIONS LLC
1130 UPPER HEMBREE RD
ROSWELL GA 30076

OKIYAMA PAUL R & JENNIFER L
1220 TAYLOR OAKS DR
ROSWELL GA 30076

BAKER BRYANT & WICHMAN YVONNE
1095 TAYLOR KNOLL CLOSE
ROSWELL GA 30076

ORTEGA ENTERPRISES LLC
5369 FOREST BROOK PKWY
MARIETTA GA 30068

ADLAM BAPTISTE LORRAINE
1230 TAYLOR OAKS DR
ROSWELL GA 30076

READ BACA CATHY E
1105 TAYLOR KNOLL CLOSE
ROSWELL GA 30076

ICREATE LLC
11755 POINTE PL
ALPHARETTA GA 30076

CHO SUSAN L & WON MIN
1240 TAYLOR OAKS DR
ROSWELL GA 30076

GAMBILL RICHARD K
1205 TAYLOR OAKS DR
ROSWELL GA 30076

GRUBER OREN NEIL & GRUBER TIFFANY
DAWN
927 UPPER HEMBREE RD
ROSWELL GA 30076

SARACCO WILLIAM D & SARACCO LYNN B
513 STREAMSIDE DR
ROSWELL GA 30076

KHANNA RON
1195 TAYLOR OAKS DR
ROSWELL GA 30076

EIBE TARA
925 UPPER HEMBREE RD
ROSWELL GA 30076

MADDEN JUDY HEMPHILL
521 STREAMSIDE DR
ROSWELL GA 30076

DEYE BRIAN & WEBER ALISON
1185 TAYLOR OAKS DR
ROSWELL GA 30076

HARRIS COMMONS COMMUNITY ASSOCIATI
ON INC .
1100 NORTHMEADOW PKWY STE 114
ROSWELL GA 30076

DECKER BONNIE LOU
511 STREAMSIDE DR
ROSWELL GA 30076

GRIFFIN REVOCABLE TRUST THE
1050 TAYLOR OAKS DR
ROSWELL GA 30076

MOHAMMED AZEEM & MOIZ SAMIHA
1000 BLUE INDIGO DR
ROSWELL GA 30076

SILVA CARLOS A ET AL
426 STREAMSIDE DR
ROSWELL GA 30076

DORSETT DAVID EDWARDS & DORSETT LA
UREN MARIE
1060 TAYLOR OAKS DR
ROSWELL GA 30076

HEMBREE LLC
1130 FALSTAFF DR
ROSWELL GA 30076

GRIFFIN DEBORAH G
416 STREAMSIDE DR
ROSWELL GA 30076

ECHOLS BRANDON T
1070 TAYLOR OAKS DR
ROSWELL GA 30076

WASHINGTON MELISSA S
917 UPPER HEMBREE RD
ROSWELL GA 30076

BIEYTES FERNANDO A & BIEYTES ROSE
MARIE
406 STREAMSIDE DR
ROSWELL GA 30076

HILL ANDRE S & HILL CEDRA ALANA
1100 TAYLOR OAKS DR
ROSWELL GA 30076

PREMIERE HOMES LLC
11175 CICERO DR SUITE 100
ALPHARETTA GA 30022

LADD JOHN JAMES
414 STREAMSIDE DR # 428
ROSWELL GA 30076

TEG ROSWELL LLC
5901 PEACHTREE DUNWOODY RD STE A500
ATLANTA GA 30328

THOMPSON GAGE ALAN
522 STREAMSIDE DR
ROSWELL GA 30076

YAO EDITH & TOLER REIKO
418 STREAMSIDE DR
ROSWELL GA 30076

ROSWELL BC LLC
780 OLD ROSWELL PL STE 100
ROSWELL GA 30076

LOVEDAY BETTY
512 STREAMSIDE DR
ROSWELL GA 30076

LEVY HELANE DORE
414 STREAMSIDE DR # #425
ROSWELL GA 30076

OSWALD GEORGE JR
195 FOREST AVE
MARIETTA GA 30060

BAGHERI ALI
523 STREAMSIDE DR
ROSWELL GA 30076

COPTIC ORTHODOX DIOCESE OF THE SOU
THERN UNITED STA
415 STREAMSIDE DR
ROSWELL GA 30076

MILLER JOHN & ANNA
405 STREAMSIDE DR
ROSWELL GA 30076

HEMBREE POINTE PROS LLC
11775 POINTE PL #102
ROSWELL GA 30076

PHILLIP STEPHEN CORDONE IRREVOCABL
E TRUST THE
427 STREAMSIDE DR
ROSWELL GA 30076

HARBEN ALAN
11775 POINTE PL # 103
ROSWELL GA 30076

SHENOUDA MARY P
417 STREAMSIDE DR
ROSWELL GA 30076

HEMBREE POINTE PROS LLC
11775 POINTE PL # 101
ROSWELL GA 30076-4636

AJTW HOLDINGS LLC
1115 UPPER HEMBREE RD UNIT A
ROSWELL GA 30076

M CENTER ENTERPRISES LLLP THE
1240 UPPER HEMBREE RD UNIT A
ROSWELL GA 30076

GEORGIA CENTER FOR PSYCHIATRIC SER
VICES P C
1115 UPPER HEMBREE RD STE B
ROSWELL GA 30076

KASHLAN MUNIR & KACHLAN EIMAN
1240 UPPER HEMBREE RD UNIT B
ROSWELL GA 30076

SZ CENTURY ALPHA LLC
3965 ASHLEY TRACE CT
LILBURN GA 30047

AVC PROPERTY LLC
1033 SOUTHERBY LANE
ALPHARETTA GA 30004

ABOUASSAF Wafa
1105 UPPER HEMBREE RD
ROSWELL GA 30076

EC UPPER HEMBREE LLC
1240 UPPER HEMBREE RD UNIT D
ROSWELL GA 30076

ALPHA PLAZA LLC
15942 MANOR CLUB DR
ALPHARETTA GA 30004

C2M HOLDINGS LLC
1240 UPPER HEMBREE RD STE E
ROSWELL GA 30076

RIVTAI LLC
7778 MCGINNIS FERRY RD STE 295
SUWANEE GA 30024

HEMBREE POINTE PROS LLC
11775 POINTE PL #104
ROSWELL GA 30076-4636

Legal Description

All that tract or parcel of land lying and being in Land Lot 550 of the 1st Land District, 2nd Section, Fulton County, Georgia containing 1.27 acres, more or less, according to a plat of survey dated November 27, 2023, prepared for Almasood Qureshi by SCI Development Services and certified by John A. Steerman, Georgia Registered Land Surveyor No. 2576, and being more particularly described as follows:

To find the True Point of Beginning commence from a point located at the intersection of the common boundary of the City of Roswell and the City of Alpharetta and the southerly right-of-way of Upper Hembree Road; run thence leaving said right-of-way, south along the common boundary of the City of Roswell and the City of Alpharetta a distance of 231.30 feet to a capped rebar set (1/2" rebar) located on the common boundary of the City of Roswell and the City of Alpharetta, which is the True Point of Beginning; run

Thence from the True Point of Beginning, South 75 degrees 24 minutes 56 seconds East a distance of 300.06 feet to a capped rebar set (1/2" rebar); run

Thence South 00 degrees 19 minutes 23 seconds West a distance of 132.10 feet to an iron pin found (1/2" rebar); run

Thence North 89 degrees 15 minutes 37 seconds West a distance of 293.21 feet to a capped rebar set (1/2" rebar) located along the common boundary of the City of Roswell and the City of Alpharetta; run

Thence along the common boundary of the City of Roswell and the City of Alpharetta, North 00 degrees 59 minutes 43 seconds East a distance of 203.90 feet to a capped rebar set (1/2" rebar) located on the common boundary of the City of Roswell and the City of Alpharetta, which is the True Point of Beginning.

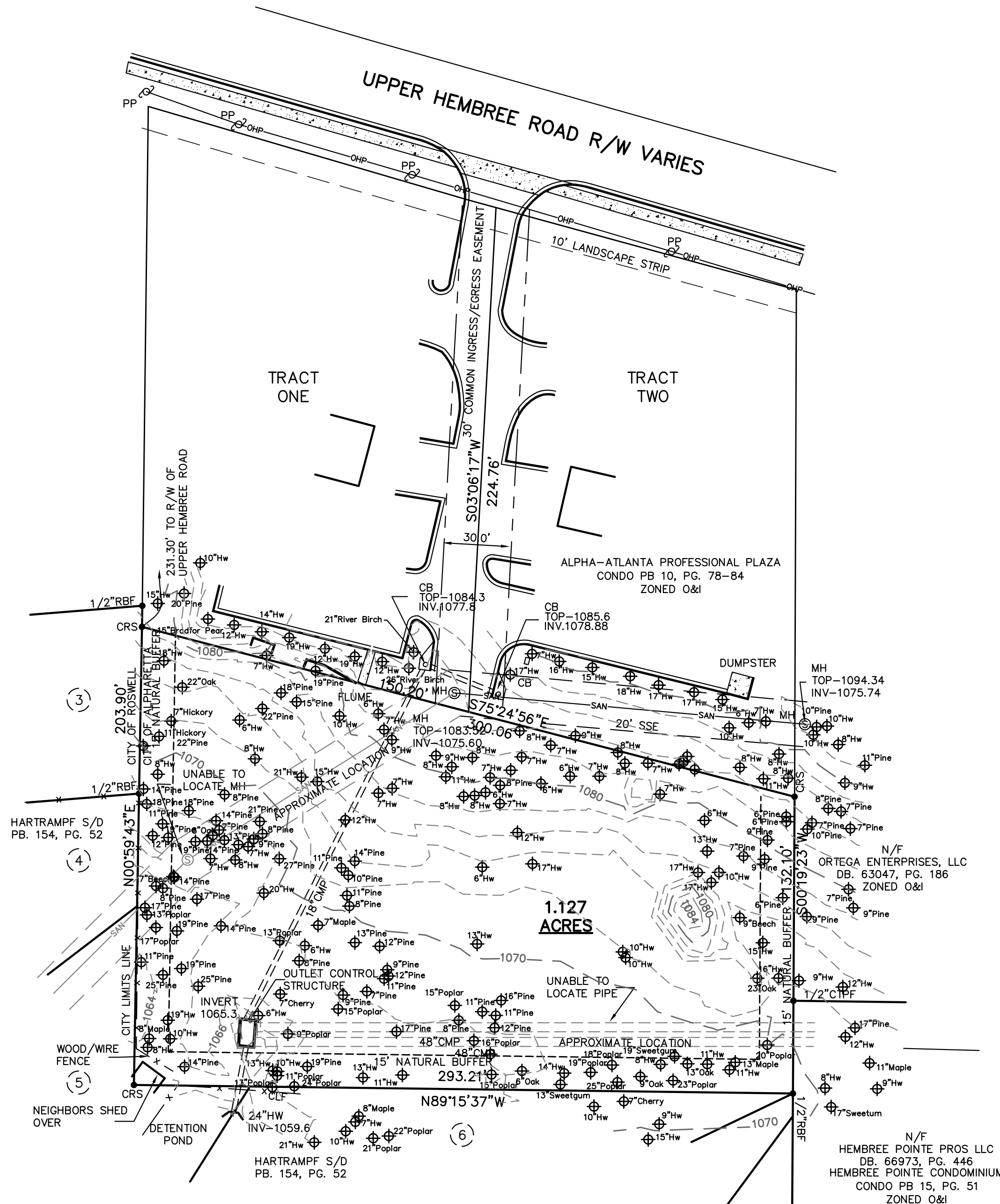
Said property is more accurately described according to the above referenced plat which is incorporated herein by this reference.

This legal description is prepared solely for the purpose of facilitating a land use application and should not be relied upon for any other purpose.

LEGEND

RBF	REBAR FOUND (1/2" REBAR)
CRS	CAPPED REBAR SET (1/2" REBAR)
CRBF	CAPPED REBAR FOUND
OTPF	OPEN TOP FOUND
CTPF	CRIMP TOP FOUND
☆	LIGHT POLE
BL	BUILDING LINE
C.L.F	CHAIN LINK FENCE
R/W	RIGHT-OF-WAY
TPED	PHONE PEDASTAL
CATV	CABLE BOX
WM	WATER METER
□PB	TRANSFORMER
U/E	UTILITY EASEMENT
(12.34'D)	DEED DISTANCE
12.34'(M)	MEASURED DISTANCE
DE	DRAINAGE EASEMENT
SSE	SEWER EASEMENT
AE	ACCESS EASEMENT
HW	HEADWALL
JB	JUNCTION BOX
CB	CATCH BASIN
YI	YARD INLET
P	PORCH
C/P	CARPORT
YI	YARD INLET
ST	STORAGE ROOM
-OHP-	OVERHEAD POWER
-AGL-	ATLANTA GAS LINE

BEARING BASED ON
WEST LINE PER PLAT



NOTE: THE PUBLIC RECORDS REFERENCED HEREON REFLECT ONLY THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON, AND REFERENCE TO THE SAME DOES NOT AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR OPINION. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.

GENERAL NOTES

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE BY LATITUDES AND DEPARTURES AND IS FOUND ACCURATE TO WITHIN ONE FOOT IN 324,496 FEET.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000± FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

A NIKON - TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE OR STRUCTURE.

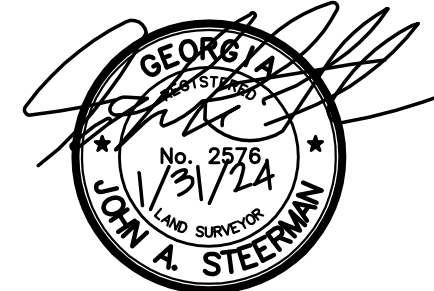
CERTIFICATION IS MADE TO PERSON(S) NAMED ON THIS PLAT AND IS NOT TRANSFERABLE TO OTHERS.

UTILITIES SHOWN ARE LOCATIONS OF GROUND IDENTIFIABLE ITEMS. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE COMPLETENESS OF THIS DATA.

THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS SHOWN OR NOT SHOWN, RECORDED OR UNRECORDED

FLOOD NOTE:

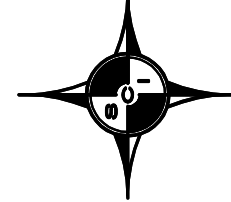
BASED ON GRAPHIC DETERMINATION, THIS PROPERTY DOES NOT LIE WITHIN A FEMA/FIRM SPECIAL FLOOD HAZARD AREA PER COMMUNITY PANEL NO. 13121C0054F DATED 9/18/13.



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

SCI Development Services

ENGINEERS - SURVEYORS - LAND PLANNERS
2020 WESTSIDE COURT-SITE E-SNELLYVILLE GEORGIA 30078
(770) 736-7666 FAX (770) 736-4623
MAIL@SURVEYCONCEPTS.NET



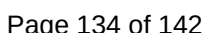
SURVEY FOR

ALMASOOD QURESHI

LAND LOT 550 1st DISTRICT 2ND SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA

DRAWN	CHECKED
DCP	JAS
DATE	11/27/23
SCALE	1"=40'
PROJECT NUMBER	56269

1





DRAWING ISSUE RECORD

No.	DESCRIPTION	DATE

PROJECT NAME:

UPPER HEMBREE TOWNHOMES

56269 Upper Hembree Road,
Alpharetta, GA 30004

SHEET TITLE:

SITE PLAN

LDP

Design Group

LAND DEVELOPMENT &
PLANNING ENGINEERS DESIGN
GROUP INC.
ARCHITECTS, PLANNERS, ENGINEERS
1150 LEA DRIVE
ROSWELL, GEORGIA 30076
CONTACT: HAMID D. GOLPAYEGANI
PHONE: (404) 993-2829
EMAIL: ldpdesign2000@gmail.com

OWNER/DEVELOPER

EPIC DESIGN & BUILD, LLC
ALMASOOD QURESHI
12285 BERAGIO PLACE
ALPHARETTA, GA 30004
PHONE: (404) 993-2829

SEAL

Date:

04/28/2024

PROJECT LOCATION:

PROJECT NUMBER:

Project Number

Scale:

1" = 10'-0"

DRAWN ::

Majid G. M.

CHECKED

Hamid G.

ISSUED:

RELEASED FOR CONSTRUCTION

SHEET NUMBER:

ORIGINAL DRAWINGS SIZES 24"x36"

C101



DRAWING ISSUE RECORD

No.	DESCRIPTION	DATE

PROJECT NAME:

UPPER HEMBREE TOWNHOMES

56269 Upper Hembree Road,
Alpharetta, GA 30004

SHEET TITLE:

3D-VIEW SITE PLAN

LDP

Design Group

LAND DEVELOPMENT &
PLANNING ENGINEERS DESIGN
GROUP INC.
ARCHITECTS, PLANNERS, ENGINEERS
1150 LEA DRIVE
ROSWELL, GEORGIA 30076
CONTACT: HAMID D. GOLPAVEGANI
PHONE: (404) 993-2829
EMAIL: ldpdesign2000@gmail.com

OWNER/DEVELOPER

EPIC DESIGN & BUILD, LLC
ALMASOOD QURESHI
12285 BERAGIO PLACE
ALPHARETTA, GA 30004
epichomesdb@gmail.com
PHONE: (560) 986-4051

SEAL

Date:

04/28/2024

PROJECT LOCATION:

PROJECT NUMBER:

Project Number

Scale:

DRAWN ::

Majid G. M.

CHECKED

Hamid G.

ISSUED:

RELEASED FOR CONSTRUCTION

SHEET NUMBER:

ORIGINAL DRAWINGS SIZES 24"x36"

C102



1 FRONT SIDE ELEVATION VIEW -2

5/1/2024 7:43:42 AM

DRAWING ISSUE RECORD

No.	DESCRIPTION	DATE

PROJECT NAME

UPPER HEMBREE TOWNHOMES

56269 Upper Hembree Road,
Alpharetta, GA 30004

SHEET TITLE:

RENDERING VIEWS-1

LDP

Design Group

LAND DEVELOPMENT & PLANNING ENGINEERS DESIGN GROUP INC.
ARCHITECTS, PLANNERS, ENGINEERS
1150 LEA DRIVE
ROSWELL, GEORGIA 30076
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PHONE: (404) 993-2829
EMAIL: lpdesign2000@gmail.com

OWNER/DEVELOPER

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ALMASOOD QURESHI
12285 BERAGIO PLACE
ALPHARETTA, GA 30004
epichomesdb@gmail.com
PHONE: (560) 996-4051

SEAL

Date:

04/28/2024

PROJECT LOCATION:

PROJECT NUMBER:

Project Number

Scale:

DRAWN ::

Majid G. M.

CHECKED

Hamid G.

ISSUED:

RELEASED FOR CONSTRUCTION

SHEET NUMBER:

ORIGINAL DRAWINGS SIZES 24"x36"

C103



5/1/2024 7:46:58 AM

DRAWING ISSUE RECORD

No.	DESCRIPTION	DATE

PROJECT NAME

UPPER HEMBREE TOWNHOMES

56269 Upper Hembree Road, Alpharetta, GA 30004

SHEET TITLE:

RENDERING VIEWS-2

LDP

Design Group

LAND DEVELOPMENT & PLANNING ENGINEERS DESIGN GROUP INC.
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PHONE: (560) 996-4051

SEAL

Date:

04/28/2024

PROJECT LOCATION:

PROJECT NUMBER:

Project Number

Scale:

DRAWN ::

Majid G. M.

CHECKED

Hamid G.

ISSUED:

RELEASED FOR CONSTRUCTION

SHEET NUMBER:

ORIGINAL DRAWINGS SIZES 24"x36"

C104



1 REAR SIDE ELEVATION VIEW-1

DRAWING ISSUE RECORD

No.	DESCRIPTION	DATE

PROJECT NAME

UPPER HEMBREE TOWNHOMES

56269 Upper Hembree Road, Alpharetta, GA 30004

SHEET TITLE:

RENDERING VIEWS-3

LDP

Design Group

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SEAL

Date:

04/28/2024

PROJECT LOCATION:

PROJECT NUMBER:

Project Number

Scale:

DRAWN ::

Majid G. M.

CHECKED

Hamid G.

ISSUED:

RELEASED FOR CONSTRUCTION

SHEET NUMBER:

ORIGINAL DRAWINGS SIZES 24"x36"

C105



5/1/2024 7:48:39 AM

DRAWING ISSUE RECORD

No.	DESCRIPTION	DATE

PROJECT NAME

UPPER HEMBREE TOWNHOMES

56269 Upper Hembree Road,
Alpharetta, GA 30004

SHEET TITLE:

RENDERING VIEWS-4

LDP

Design Group

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SEAL

Date:

04/28/2024

PROJECT LOCATION:

PROJECT NUMBER:

Project Number

Scale:

DRAWN ::

Majid G. M.

CHECKED

Hamid G.

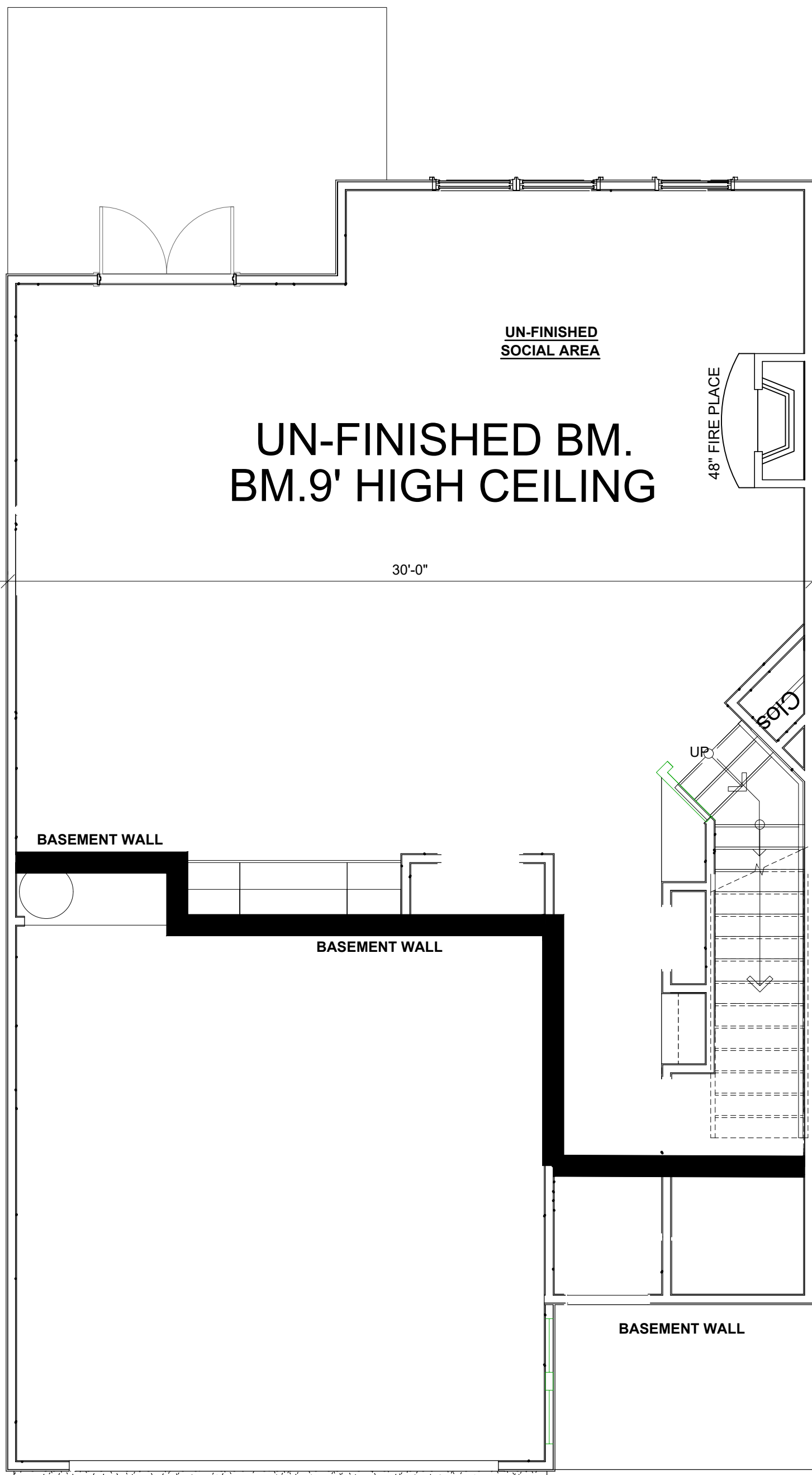
ISSUED:

RELEASED FOR CONSTRUCTION

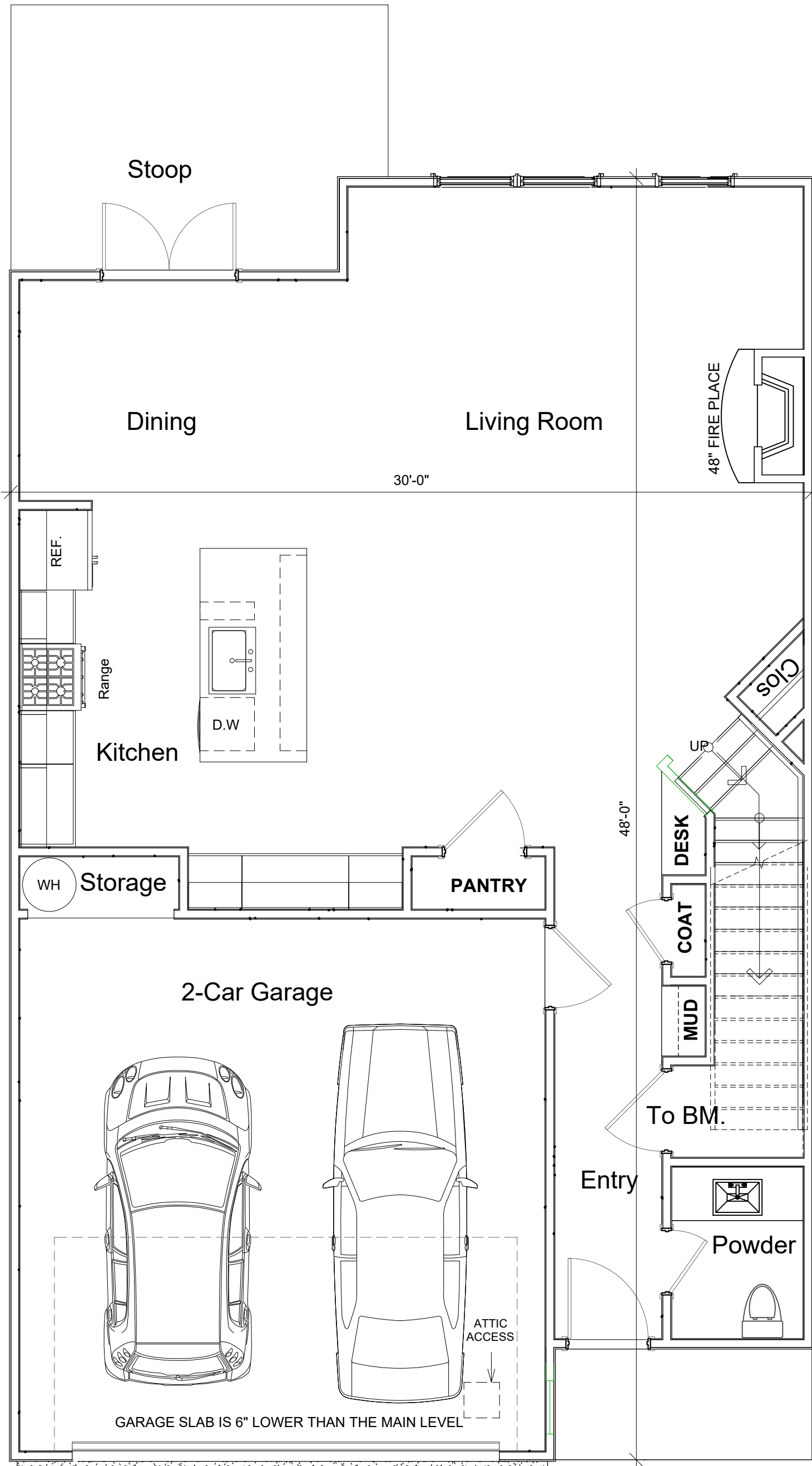
SHEET NUMBER:

ORIGINAL DRAWINGS SIZES 24"x36"

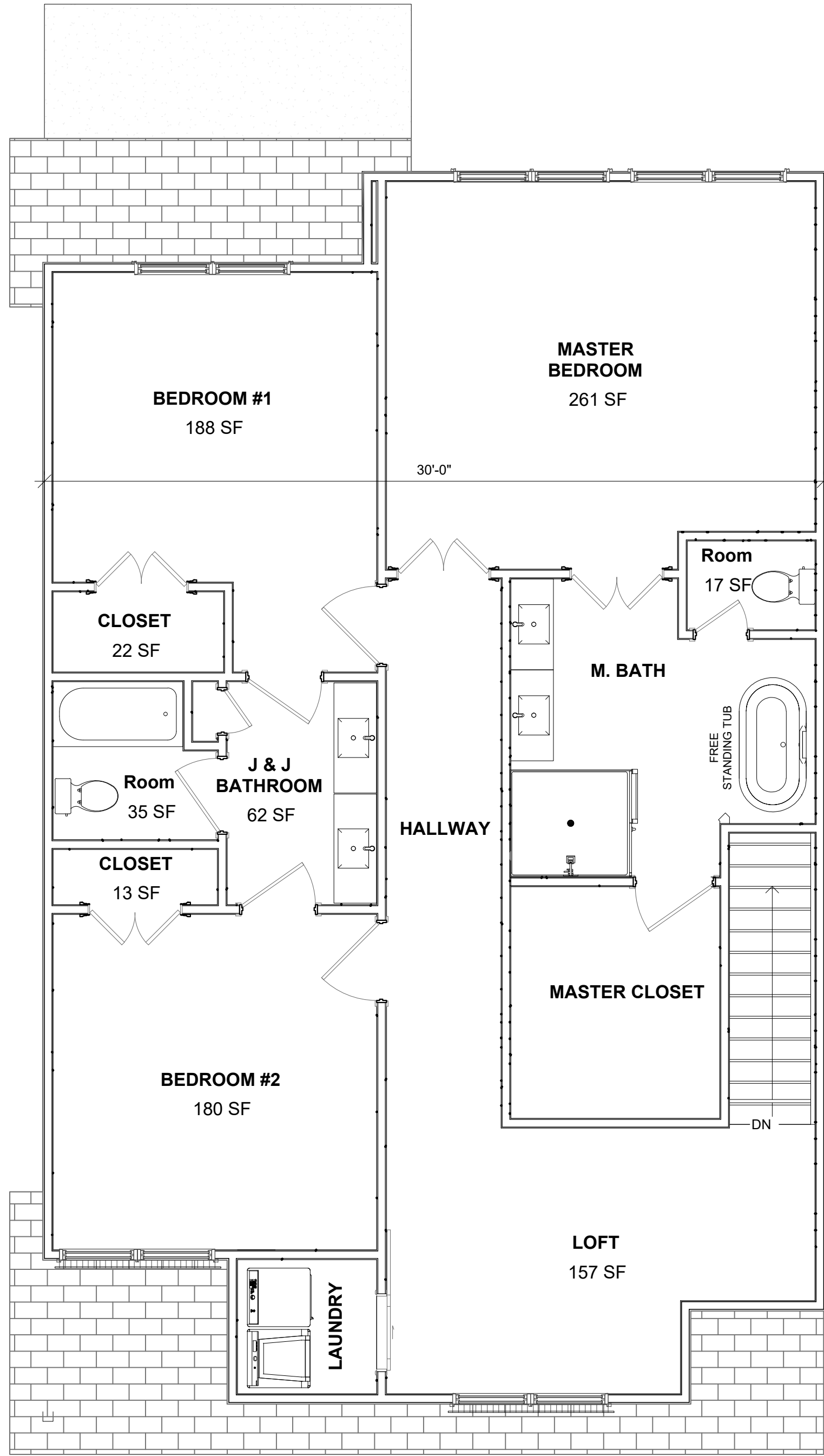
C106



BM Level



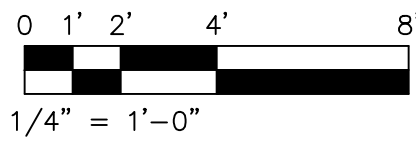
Main Level



SECOND FLOOR Level

TYPICAL UNIT
TWO STORY 30'-0" x 48'-0"
3 BED ROOMS & 2 1/2 BATH
WITH BASEMENT

TOTAL HEATED AREA = 2,238 SF.
BASEMENT FLOOR AREA = 840 SF.
FIRST FLOOR AREA = 928 SF.
SECOND FLOOR AREA = 1310 SF.
GARAGE = 394 SF.
FRONT PORCH = 20 SF.
REAR COVER PORCH = 86 SF.



DRAWING ISSUE RECORD

DATE	DESCRIPTION
FDR ZONING	05/01/2024

PROJECT NAME:

UPPER HEMBREE TOWNHOMES
56269 UPPER HEMBREE ROAD,
ALPHARETTA, GA. 30004

LAND LOT 550, 1ST DISTRICT, 2ND SECTION
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

SHEET TITLE:

TYPICAL UNITS
FLOOR PLAN

LDP

Design Group

LAND DEVELOPMENT &
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SURVEYOR

SCI DEVELOPMENT
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OWNER/DEVELOPER
& CONTRACTOR

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& AHSAN ALREFAI
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epicdesignllc@gmail.com

SEAL

05/01/24

Date:

05/01/2024

PROJECT NUMBER:

24-157

Scale:

AS SHOWN

DRAWN:

M.G.

CHECKED:

H.G.

ISSUED:

SHEET NUMBER:

ORIGINAL DRAWINGS SIZES 24"x36"

A-1.1

5/31/2021 11:28:06 AM

Page 142 of 142