

9/1/20  
Peachtree Roasters Coffee Shop  
Henderson Commons

# CITY OF ALPHARETTA

CU-20-08  
FOR OFFICE USE ONLY

Case #: \_\_\_\_\_

Fee Paid      Initial: \_\_\_\_\_

## PUBLIC HEARING APPLICATION

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

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

### Contact Information:

Contact Name: **David Pittman**      Telephone: **404-414-1965**

Address: **10875 Jones Bridge Road**      Suite: **5**

City: **Johns Creek**      State: **GA**      Zip: **30022**      Fax: **N/A**

Mobile Tel: **404-414-1965**      Email: **david@peachcoffeeroasters.com**

### Subject Property Information:

Address: **735 N. Main Street - Alpharetta, GA 30009**      Current Zoning: **C-1**

District: **2nd**      Section: **2nd**      Land Lot: **1122**      Parcel ID: **22-496011233255**

Proposed Zoning: **C-1**      Current Use: **Land for Future Shopping Center**

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

- |   |  |                                    |
|---|--|------------------------------------|
| <input checked="" type="checkbox"/> Conditional Use   | <input type="checkbox"/> Master Plan Amendment         | <input type="checkbox"/> Exception |
| <input type="checkbox"/> Rezoning                     | <input type="checkbox"/> Master Plan Review            |                                    |
| <input type="checkbox"/> Variance                     | <input type="checkbox"/> Public Hearing                |                                    |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Other <i>(Specify):</i> _____ |                                    |

## Alpharetta Planning Commission Review:

I am a small business owner in Johns Creek with my coffee shop business.

I would love to expand and open a second location in Alpharetta but in order for this location to survive a drive thru is essential for that to happen.

My Johns Creek location suffered severely these past several months due to Covid, we are slowly coming back but obviously will not know if it will return to normal.

It is an industry fact that a drive-thru operation will add an increase of 25% to 30% in revenue so this added revenue will be extremely important to my success at this location.

We will have a patio out front and the landlord has agreed to provide a very large green space area behind the building as an added feature that we will be able to use.

The restaurant will have a full kitchen so we will be able to provide various food items that we are very excited about and this property desperately needs since there are no other restaurants.

Thank you for your consideration of my request.



David Pittman

**APPLICANT REQUEST AND INTENT**

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

**To open a coffee shop.**

Applicant's Request (Please itemize the proposal):

**Conditional Use Permit to allow a drive-thru lane.**

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

**We are a local coffee shop with one other location in Johns Creek. Our hours of operation are Monday - Friday 7:00 am - 6:00 pm, Saturday 8:00 am - 5:00 pm and Sunday 8:00 am - 3:00 pm.**

**What makes us different is we actually roast the coffee beans on site which creates our unique flavors. We also offer packages of coffee for you to take home. And, our food menu changes frequently.**

**Our shop will be approximately 2,000 SF and we offer inside and outside seating. The number of employees will range from 9 - 12. Please visit our website at [www.peachcoffeeroasters.com](http://www.peachcoffeeroasters.com).**

# PROPERTY OWNER AUTHORIZATION

## Property Owner Information:

Contact Name: **GG Henderson Commons, LLC**

Telephone: **404-304-8414**

Address: **10945 State Bridge Road**

Suite: **401-177**

City: **Johns Creek**

State: **GA**

Zip: **30022**

**8164**

## 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
- Rezoning
- Variance
- Land Use Application
- Special Use
- Conditional Use
- Master Plan
- Other

## Identify Authorized Applicant:

Name of Authorized Applicant: **David Pittman**

Telephone: **404-414-1965**

Address: **10875 Jones Bridge Road**

Suite: **5**

City: **Johns Creek**

State: **GA**

Zip: **30022**

## So Sworn and Attested:

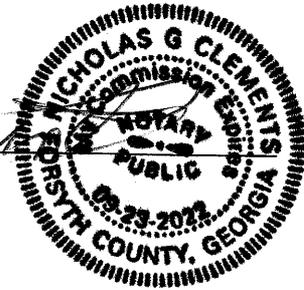
Owner Signature: 

Date: 8/26/20

## Notary:

Notary Signature: 

Date: 8/24/20



# DISCLOSURE FORM

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

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

Name of Applicant or Opponent: **David Pittman/Peach Coffee Roasters**

Subject Public Hearing Case: **N/A**

### Campaign Contribution Information:

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

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

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

Description of Contribution: \_\_\_\_\_ Value: 0

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: 8-27-2020

How will this proposal be compatible with surrounding properties?

**No problem, there are retail and service uses all around the property.**

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

**It will actually make the current property better because they do not have any food or coffee at the property and this should make the area better with more customers.**

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

**Coffee shop just needs conditional use for drive-thru, not new zoning.**

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

**We will average, maybe, 50 - 70 cars per day at the drive-thru. The average customer count per day will be approximately 100 - 125. So, the population should not be a problem.**

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

**N/A**

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

**N/A**

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

**Due to Covid-19, it is essential to have a drive-thru lane now if you have any chance to survive.**

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.

**See attached.**

# 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: **David Pittman** \_\_\_\_\_

Telephone: **404-414-1965** \_\_\_\_\_

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

**See attached mailing list.**

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Letter | <input type="checkbox"/> Personal Visits               |
| <input type="checkbox"/> Telephone         | <input type="checkbox"/> Group Meeting                 |
| <input type="checkbox"/> Email             | <input type="checkbox"/> Other <i>(Please Specify)</i> |

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.

**Email address and cell number was provided in the letter mailed to each name on list.**

# CITIZEN PARTICIPATION FORM - PART B

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

Public Hearing or Project Name: \_\_\_\_\_

Contact Name: **David Pittman** \_\_\_\_\_

Telephone: **404-414-1965** \_\_\_\_\_

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

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

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

Attach a list of people who have been notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified.

*I, the undersigned, as an authorized representative of the applicant and Public Hearing item identified above, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Citizen Participation Form - Part B and in any and all documents provided in support of this report are true and accurate. I further understand that any false statements provided by representatives of the applicant as part of this report may result in penalties up to and including denial of the subject application.*

Signature of Authorized Agent: \_\_\_\_\_

Date: \_\_\_\_\_

**Print Form**

Peachtree Roasters Coffee Shop  
Henderson Commons

CU-20-08

9/1/20

ABDI HASHIM M  
12691 ARCHMONT TRC  
ALPHARETTA GA 30009

ALICKI BENJAMIN  
12715 ARCHMONT TRCE  
ALPHARETTA GA 30009

AP REAL ESTATE HOLDINGS INC  
3129 W ADDISON LN  
ALPHARETTA GA 30022-2586

ARHC ALALPGA01 LLC  
7621 LITTLE AVE SUITE 200  
CHARLOTTE NC 28226

ATASSI MAJD TONY  
1025 ESSEX CT  
ALPHARETTA GA 30004

BHATIA HOLDINGS ALPHARETTA I.J.C  
315 HENDERSON VILLAGE PKWY  
ALPHARETTA GA 30004

BONNE JAMES R & SUSAN C  
4920 ATLANTA HIGHWAY # #220  
ALPHARETTA GA 30004

BOUDOURIS GEORGE  
5040 NORTH SOMERSET LANE  
ALPHARETTA GA 30004

BROWN RUDY C SR & BETTY ANN  
1370 MILLSTONE DR  
ALPHARETTA GA 30004

BUTLER AUSTIN  
5030 N SOMERSET LANE  
ALPHARETTA GA 30004

CHAUBEY AMARENDRA KUMARI PRITI  
2516 HIGHGLEN CT  
ALPHARETTA GA 30004

CIANCIOLO DAVID A & CIANCIOLO SHIRLEY A  
5071 N SOMERSET LANE  
ALPHARETTA GA 30004

COMA DENISE  
5125 NORTH SOMERSET LN  
ALPHARETTA GA 30004

CONE WILLIAM C  
1430 MILLSTONE DR  
ALPHARETTA GA 30004

COX HELEN R  
5090 NORTH SOMERSET LN  
ALPHARETTA GA 30004

CRANDALL RUSSELL C & CRANDALL MARY L  
311 DEVON CT  
ALPHARETTA GA 30004

DAALI NAZHA & JOSEPH  
5080 N SOMERSET LANE  
ALPHARETTA GA 30004

DAS ANJANA  
1535 DULUTH HWY SUITE 1901  
LAWRENCEVILLE GA 30043-9001

DAWSON GINA  
5220 NORTH SOMERSET LN  
ALPHARETTA GA 30004

DENMIN SERGEY V  
13964 SUNFISH BND  
ALPHARETTA GA 30004

ELFENA IACONO FAMILY LIMITED PARTNERSHIP  
235 MONTGOMERY ST STE 870  
SAN FRANCISCO CA 94104-3004

ENRIQUEZ MARIA THERESA G  
5175 N SOMERSET LANE  
ALPHARETTA GA 30004

EXTRA SPACE PROPERTIES TWO LLC  
2795 E COTTONWOOD PKWY # 300  
SALT LAKE CITY UT 84121

FAIRGREEN CAPITAL L P  
P.O. BOX 421068  
ATLANTA GA 30342

FLEMING TERRENCE  
12707 ARCHMONT TRC  
ALPHARETTA GA 30009

FLESHLER VLADIMIR & STELLA  
1035 ESSEX CT  
ALPHARETTA GA 30004

FLORES JOEL  
1065 ESSEX CT  
ALPHARETTA GA 30004

GANOTE JEANNINE B  
5190 NORTH SOMERSET LN  
ALPHARETTA GA 30004

GG HENDERSON COMMONS LLC & SFKG  
INVESTMENTS LLC  
10946 STATE BRIDGE RD SUITE 401-177  
ALPHARETTA GA 30022

GHAEMI SAEID & YAZDANI SEDIGHIEH  
5185 NORTH SOMERSET LANE  
ALPHARETTA GA 30004

Peachtree Roasters Coffee Shop  
Henderson Commons

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9/1/20

GOLOSOV WAYNE D & DOROTHY

330 DEVON CT

ALPHARETTA GA 30004

GOMEZ RICARDO SCHAEF

300 RIDGEMILL VW

ALPHARETTA GA 30009

GROENER EVA

5070 N SOMERSET LN

ALPHARETTA GA 30004

GRUOSSO DANIEL & LOZANO XIMENA  
SUAREZ

5041 N SOMERSET LANE

ALPHARETTA GA 30004

GUNTER CHARLENE & DU PLESSIS HERMANUS  
BOSMAN

12667 ARCHMONT TRC

ALPHARETTA GA 30009

GUNTURI SUMANTH SHAH SONAL

2508 HIGHGLEN CT

ALPHARETTA GA 30009

HARDER IRINA & BRIAN

5155 N SOMERSET LANE

ALPHARETTA GA 30004

HEARING MICHAEL L

351 DEVON CT

ALPHARETTA GA 30004-3810

HEGDE SANTOSH MANJANATH & HEGDE PRADNYA  
SANTOSH

2512 HIGHGLEN CT

ALPHARETTA GA 30009

HENDERSON HEIGHTS LLC

4776 MYSTIC DR NE

ATLANTA GA 30342

HENDERSON LANDING HOMEOWNERS ASSN INC

5665 ATLANTA HWY

ALPHARETTA GA 30004-3932

HFC REAL ESTATE LLC

793 N MAIN ST

ALPHARETTA GA 30009

HILL EARL III & MILLS HILL LAURA A

5210 NORTH SOMERSET LN

ALPHARETTA GA 30004-7419

HPA BORROWER 2018 1 MS LLC

180 N STETSON AVE SUITE 3650

CHICAGO IL 60601

IMAM SYED M

12690 ARCHMONT TRCE

ALPHARETTA GA 30009

IZZO ROBERT A

321 DEVON CT

ALPHARETTA GA 30004

JANNA LYNN WEBB NORDEN LIVING TRUST THE

12727 ARCHMONT TRCE

ALPHARETTA GA 30009

JNP INVESTMENT HOLDING LLC

793 N MAIN ST

ALPHARETTA GA 30009

JOINSON SONYA YVETTE

320 DEVON CT

ALPHARETTA GA 30004

KANOHLANI JERRY & CHOI MONICA S

1410 MILLSTONE DR

ALPHARETTA GA 30004

KEANE PHYLLIS

4841 DEVON LANE

ALPHARETTA GA 30004

KESSLER ROBERT J & SHEILA S

1015 ESSEX CT

ALPHARETTA GA 30004

KHODADADI SHAFEEAH

4801 DEVON LANE

ALPHARETTA GA 30004

KING HAROLD E

5215 NORTH SOMERSET LN

ALPHARETTA GA 30004-7417

KJM HOLDINGS LLC

1418 DRESDEN DR STE 220

ATLANTA GA 30319

KOPPISETTY MURTHY VENKATA SURYA &  
VITTALANALA LAKSHMI

12735 ARCHMONT TRC

ALPHARETTA GA 30009

LASALLE JULIE M

4821 DEVON LN

ALPHARETTA GA 30004

LEONARD RICHELLE

320 RIDGEMILL VW

MILTON GA 30009

LIGHTSHY CARDWELL JULIE ANNE

5165 N SOMERSET LN

ALPHARETTA GA 30004

LOUIMA ODILES & MARIE L

1390 MILLSTONE DR

ALPHARETTA GA 30004

Peachtree Roasters Coffee Shop  
Henderson Commons

CU-20-08

9/1/20  
LOWES HOME CENTERS INC  
1000 LOWE'S BLVD  
MOORESVILLE NC 28117

MAHENDRA SUDHEER & RINKY  
2640 AUGERON CT  
ALPHARETTA GA 30004 3864

MAHONEY JAMES  
1400 MILLSTONE DR  
ALPHARETTA GA 30004

MC KILLOP JENNIFER B  
5051 NORTH SOMERSET LN  
ALPHARETTA GA 30004

MEHMETI IZJA  
1380 MILLSTONE DR  
ALPHARETTA GA 30004

MIES MICHAEL F & SCHEMANSKE JANE M  
350 RIDGEMILL VW  
ALPHARETTA GA 30009

MILLER HENRAY E & PAULA J  
341 DEVON CT NE  
ALPHARETTA GA 30004

MOLUGU SUNEETH DAYAL ARYA  
340 RIDGEMILL VW  
ALPHARETTA GA 30009

MULLER ASSOCIATES OF MILTON LLC  
885 FOXHOLLOW RUN  
ALPHARETTA GA 30004

MURPHY PATRICIA D & MARLYN M  
7400 S HEATHERRIDGE AVE  
SIOUX FALLS SD 57108-3352

NAVARRO ROSARIO I  
3772 AVENSONG VILLAGE CIR  
ALPHARETTA GA 30004

NG STONEWOOD VILLAGE LLC  
1430 BROADWAY ST SUITE 1605  
NEW YORK NY 10018

NGUYEN TOMMY Q  
4820 DEVON LANE  
ALPHARETTA GA 30004

NWOSU OBIORA M  
301 DEVON CT  
ALPHARETTA GA 30004

OSUJI CHINWE  
4811 DEVON LANE  
ALPHARETTA GA 30004

PARK BYEONG & KIM MYUNG  
5135 N SOMERSET LANE  
ALPHARETTA GA 30004

PATRICK BRENNAN & SUZANNE DEVOE JOINT  
REVOCABLE TRUST THE  
12699 ARCHMONT TRC  
ALPHARETTA GA 30009

PAULIN JEFFREY S & THERESA  
5050 NORTH SOMERSET LN  
ALPHARETTA GA 30004

PEDDAPATLA CHANDU KUMAR & RAJYAM  
JYOTHI  
12682 ARCHMONT TRC  
ALPHARETTA GA 30009

PEGJOON LLC  
P.O. BOX 76228  
ATLANTA GA 30358-1228

PERKINS ALJAH A.  
310 DEVON CT  
ALPHARETTA GA 30004

PHAM TRAM THU  
5195 N SOMERSET LN  
ALPHARETTA GA 30004

PHILLIPS ANDREA L  
12743 ARCHMONT TRCE  
MILTON GA 30009

PICCIRILLO JAMES P  
12703 ARCHMONT TRCE  
ALPHARETTA GA 30009

POURKHOSROW IRANA  
100 THOMAS CREEK CT  
ALPHARETTA GA 30004

RACHAMALLA RAGHAVENDHAR RAMINENI SWATHI  
12678 ARCHMONT TRCE  
ALPHARETTA GA 30009

ROCHA ALBERTO ET AL  
4810 DEVON LN  
ALPHARETTA GA 30004-3807

RODRIGUEZ SERGIO  
331 DEVON CT  
ALPHARETTA GA 30004

RYAN GEORGE  
1420 MILLSTONE DR  
ALPHARETTA GA 30004

SABBAGH HOSSEIN & OSKOOI FARZIN  
4831 DEVON LANE  
ALPHARETTA GA 30004

Peachtree Roasters Coffee Shop  
Henderson Commons

CU-20-08

9/1/20

SAKA OLUYEMI B & ADEREMI  
310 RIDGEMILL VIEW  
ALPHARETTA GA 30004

SAMPLE JANE A & LEONARD T  
199 LAVALLEY RD  
CHAMPLAIN NY 12919

SARRIS GEORGE S & ANNE B  
7665 S SPALDING LAKE DR  
SANDY SPRINGS GA 30350-1047

SCHULMAN JEROLD L & JENNIFER V  
1045 ESSEX CT  
ALPHARETTA GA 30004-3811

SERMENO OSCAR I GARDUNO  
5180 NORTH SOMERSET LANE  
ALPHARETTA GA 30004

SHIVVA SANTOSH KUMAR & RANGA ANUSHA  
12698 ARCHMONT TRC  
ALPHARETTA GA 30009

SMITH MITCHELL  
5205 N SOMERSET LN  
ALPHARETTA GA 30004

SOLLOGUB JACQUELINE  
12731 ARCHMONT TRCE  
MILTON GA 30004

SOMERSET HOME OWNER ASSOC INC  
P.O. BOX 2458  
ALPHARETTA GA 30023

SOUFASTAI BADRY  
1270 CREST VALLEY DR  
ATLANTA GA 30327-4529

SOUZA RENAN M  
5235 N SOMERSET LANE  
ALPHARETTA GA 30004

SPELLER THOMAS T & KRISTIANA H  
12671 ARCHMONT TRCE  
ALPHARETTA GA 30009

TEAGUE REBECCA EDEN  
12675 ARCHMONT TRCE  
ALPHARETTA GA 30009

TINATI HELEN & ARDABILI SHAHIN D G  
340 DEVON CT  
ALPHARETTA GA 30004

TORRENCE EVELYN  
5200 NORTH SOMERSET LN  
ALPHARETTA GA 30004

VARELA LAURA & NAVA LEONEL  
12687 ARCHMONT TRC  
MILTON GA 30009

WAGNER JEFFREY E & WAGNER RUTH E  
5110 N SOMERSET LANE  
ALPHARETTA GA 30004

WATERCREST COMMUNITY ASSOCIATION INC  
1630 MILITARY CUTOFF STE 200  
WILMINGTON NC 28403

WAYSACK JAMES O  
5111 NORTH SOMERSET LN  
ALPHARETTA GA 30004-3804

WHITE MICHAEL C  
5081 NORTH SOMERSET LN  
ALPHARETTA GA 30004

WILLIS STEPHEN P  
5100 NORTH SOMERSET LN  
ALPHARETTA GA 30201

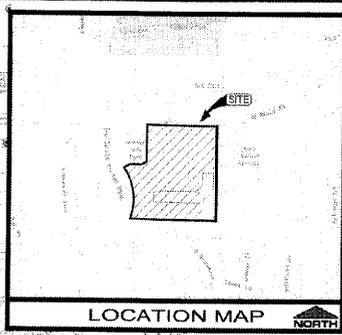
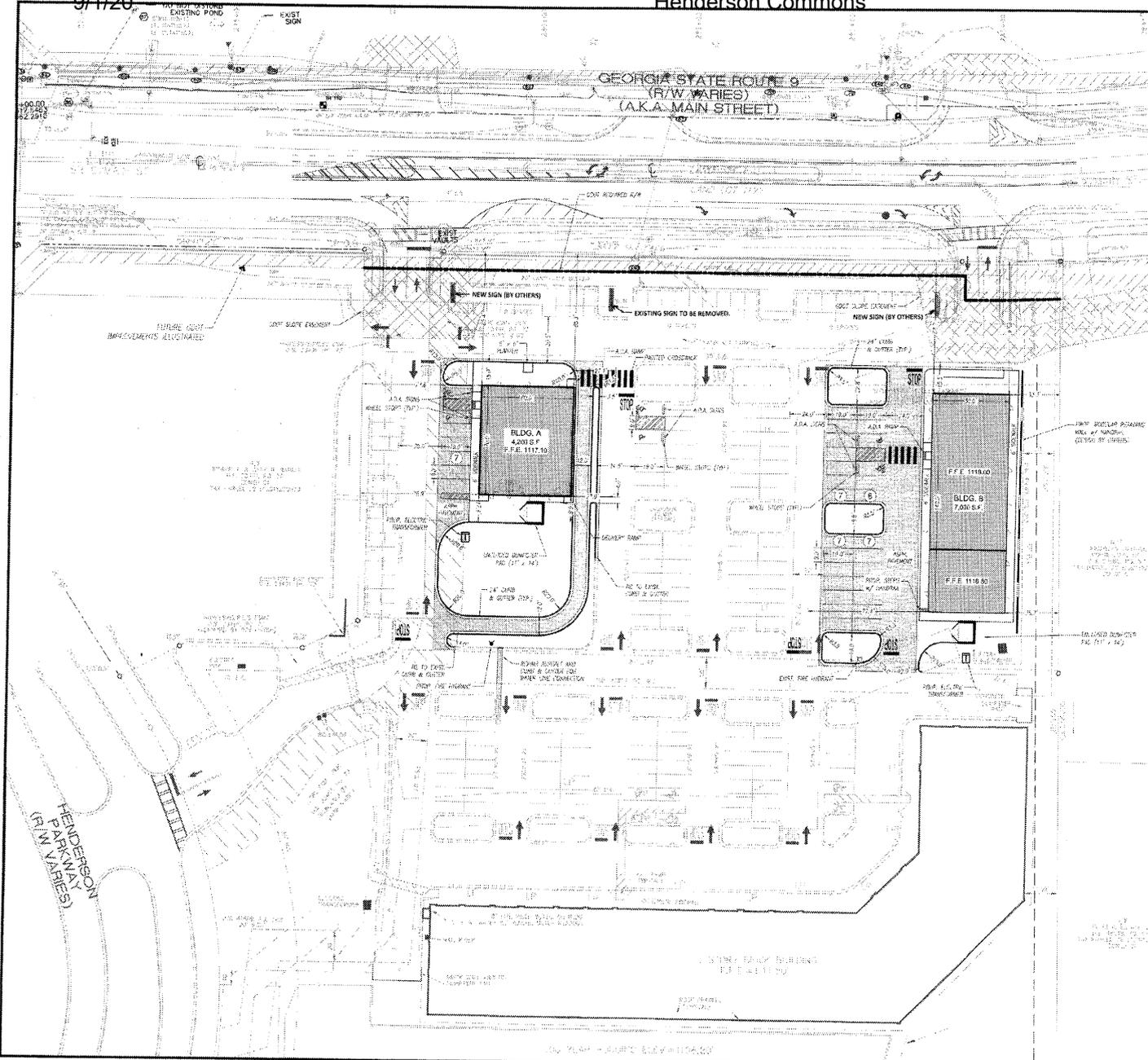
YOUNG PHILIP & YOUNG MARIA H  
5020 N SOMERSET LANE  
ALPHARETTA GA 30004

YU CHUNG G & YU SHERRYLYN  
12719 ARCHMONT TRC  
ALPHARETTA GA 30009

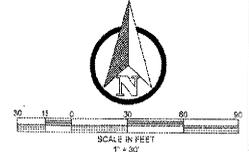
Peachtree Roasters Coffee Shop  
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**TRAFFIC ENGINEERING NOTES:**  
1. THIS PROJECT DOES NOT INCLUDE ANY PROPOSED DRIVEWAYS OR MODIFICATIONS TO EXISTING DRIVEWAYS.  
2. GUTTER IMPROVEMENTS SHOWN ARE SHADED AND ARE REFERENCED FROM DATA FILES PROVIDED BY POND & COMPANY ON DECEMBER 16 FOR GDOT 1819, 1820, AND 1824. AS STATED BY POND & COMPANY, THESE FILES ARE WORKING FILES AND MAY NOT CONTAIN ALL THE FINAL ENGINEERING AND DESIGN ELEMENTS RELATED TO THE PROJECT. CAD DRAWINGS RELATED TO RIGHT-OF-WAY EASEMENTS AND/OR PROPERTY LINES ARE ESTIMATED ONLY AND SHOULD NOT BE USED TO REPRESENT LEGAL PROPERTY CORNERS, BOUNDARIES OR DESCRIPTIONS.



LEVEL & CERTIFIED DESIGN PROFESSIONAL

**GSWCC**  
GEORGIA SURVEYING & MAPPING BOARD

CERTIFICATION NUMBER: 0000059004

PREPARED BY  
**Land Solution Associates, Inc.**  
P.O. Box 1004  
Suwanee, GA 30078  
404-261-1433  
404-261-1434  
404-261-1435  
404-261-1436  
404-261-1437  
404-261-1438  
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404-261-1440  
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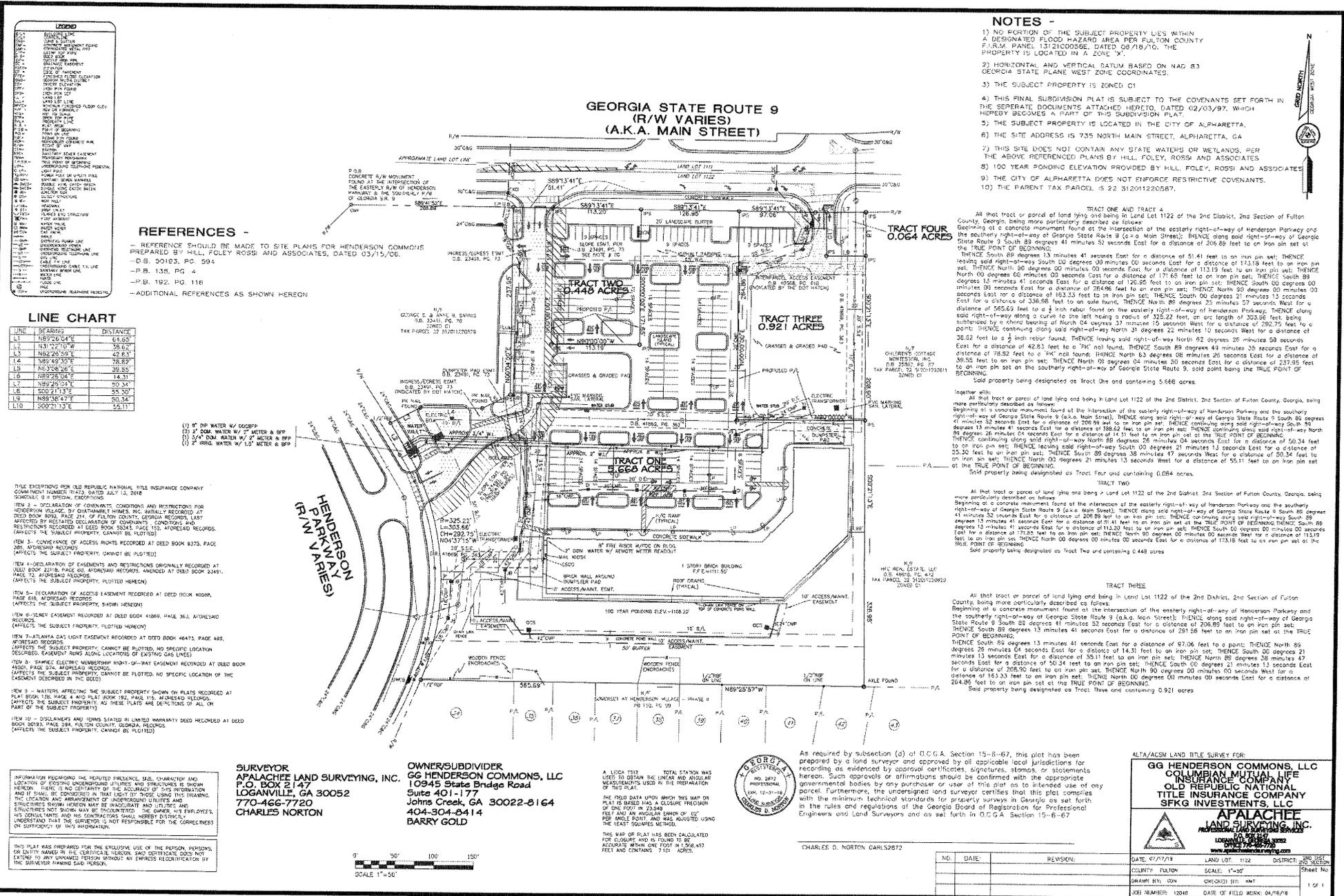
OWNER/DEVELOPER  
OG HENDERSON COMMONS  
12945 57th BRIDGE ROAD  
SUWANEE, GA 30078  
404-261-1433  
404-261-1434  
404-261-1435  
404-261-1436  
404-261-1437  
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404-261-1448  
404-261-1449  
404-261-1450

SIGNED & SEALED  
GSWCC # 0000059004

DATE: \_\_\_\_\_  
REVISION: \_\_\_\_\_  
DESIGNED BY: RBC  
DRAWN BY: JAD  
CHECKED BY: RBC  
SCALE: AS SHOWN  
SHEET: **C-5**  
20-001 01-10-20



9/1/20



- NOTES -**
- 1) NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A DESIGNATED FLOOD HAZARD AREA PER FULTON COUNTY FIRM PANEL 1312100008E, DATED 05/19/10. THE PROPERTY IS LOCATED IN A ZONE 'X'.
  - 2) HORIZONTAL AND VERTICAL DATUM BASED ON NAD 83 GEORGIA STATE PLANE WEST ZONE COORDINATES.
  - 3) THE SUBJECT PROPERTY IS ZONED C1.
  - 4) THIS FINAL SUBDIVISION PLAT IS SUBJECT TO THE COVENANTS SET FORTH IN THE SEPARATE DOCUMENTS ATTACHED HERETO, DATED 02/03/97, WHICH HEREBY BECOMES A PART OF THIS SUBDIVISION PLAT.
  - 5) THE SUBJECT PROPERTY IS LOCATED IN THE CITY OF ALPHARETTA.
  - 6) THE SITE ADDRESS IS 735 NORTH MAIN STREET, ALPHARETTA, GA.
  - 7) THIS SITE DOES NOT CONTAIN ANY STATE WATERS OR WETLANDS, PER THE ABOVE REFERENCED PLANS BY HILL, FOLEY, ROSSI AND ASSOCIATES.
  - 8) 100 YEAR FLOODING ELEVATION PROVIDED BY HILL, FOLEY, ROSSI AND ASSOCIATES.
  - 9) THE CITY OF ALPHARETTA DOES NOT ENFORCE RESTRICTIVE COVENANTS.
  - 10) THE PARENT TAX PARCEL IS 22 5120112200567.

**REFERENCES -**

--- REFERENCE SHOULD BE MADE TO SITE PLANS FOR HENDERSON COMMONS PREPARED BY HILL, FOLEY ROSSI AND ASSOCIATES, DATED 03/15/00.

--- D.B. 50193, PG. 504

--- P.B. 138, PG. 4

--- P.B. 192, PG. 116

--- ADDITIONAL REFERENCES AS SHOWN HEREON

**LINE CHART**

LINE	BEARING	DISTANCE
L1	N89°26'04"E	64.65'
L2	S82°22'07"W	36.62'
L3	N82°52'07"E	42.82'
L4	S89°49'30"E	76.82'
L5	N63°06'26"E	39.93'
L6	N89°53'04"E	14.31'
L7	N89°29'04"E	50.34'
L8	S60°21'17"E	55.30'
L9	N88°54'07"E	50.34'
L10	S00°21'13"E	58.11'

- THESE EXCEPTING FROM OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMENT NUMBER 17473 DATED JULY 13, 2018
- ITEM 1 - DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HENDERSON COMMONS BY OVERTHROW HUNTER INC. HERETOBY RECORDED AT DEED BOOK 2038, PAGE 214, OF FULTON COUNTY, GEORGIA RECORDS, LAST AMENDED BY DEED BOOK 43869, PAGE 363, AFORESAID RECORDS. RESTRICTIONS RECORDED AT DEED BOOK 50314, PAGE 152, AFORESAID RECORDS. (AFFECTS THE SUBJECT PROPERTY, PLATTED HEREON)
- ITEM 2 - COVENANCE OF ACCESS RIGHTS RECORDED AT DEED BOOK 8375, PAGE 200, AFORESAID RECORDS. (AFFECTS THE SUBJECT PROPERTY, PLATTED HEREON)
- ITEM 3 - DECLARATION OF EASEMENTS AND RESTRICTIONS ORIGINALLY RECORDED AT DEED BOOK 22119, PAGE 60, AFORESAID RECORDS, AMENDED AT DEED BOOK 23461, PAGE 13, AFORESAID RECORDS. (AFFECTS THE SUBJECT PROPERTY, PLATTED HEREON)
- ITEM 4 - DECLARATION OF ACCESS EASEMENT RECORDED AT DEED BOOK 4800, PAGE 61, AFORESAID RECORDS. (AFFECTS THE SUBJECT PROPERTY, SHOWN HEREON)
- ITEM 5 - EASEMENT RECORDED AT DEED BOOK 41869, PAGE 363, AFORESAID RECORDS. (AFFECTS THE SUBJECT PROPERTY, PLATTED HEREON)
- ITEM 6 - EASEMENT RECORDED AT DEED BOOK 46473, PAGE 480, AFORESAID RECORDS. (AFFECTS THE SUBJECT PROPERTY, CANNOT BE PLATTED)
- ITEM 7 - EASEMENT RECORDED AT DEED BOOK 46473, PAGE 480, AFORESAID RECORDS. (AFFECTS THE SUBJECT PROPERTY, CANNOT BE PLATTED)
- ITEM 8 - EASEMENT RECORDED AT DEED BOOK 46473, PAGE 480, AFORESAID RECORDS. (AFFECTS THE SUBJECT PROPERTY, CANNOT BE PLATTED)
- ITEM 9 - EASEMENT RECORDED AT DEED BOOK 46473, PAGE 480, AFORESAID RECORDS. (AFFECTS THE SUBJECT PROPERTY, CANNOT BE PLATTED)
- ITEM 10 - EASEMENT RECORDED AT DEED BOOK 46473, PAGE 480, AFORESAID RECORDS. (AFFECTS THE SUBJECT PROPERTY, CANNOT BE PLATTED)

**SURVEYOR**  
APALACHEE LAND SURVEYING, INC.  
P.O. BOX 2147  
LOGANVILLE, GA 30052  
770-466-7720  
CHARLES NORTON

**OWNER/SUBDIVIDER**  
GG HENDERSON COMMONS, LLC  
10945 State Bridge Road  
Suite 401-177  
Johns Creek, GA 30022-8164  
404-304-8114  
BARRY GOLD

A LEICA TS12 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLEAR PRECISION OF ONE (1) CENTIMETER (CM) OR LESS AND AN ANGULAR PRECISION OF ONE (1) SECOND (S) OR LESS. THIS MAP OR PLAT WAS PREPARED USING THE LEAST SQUARES METHOD.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HERON. THIS PLAT DOES NOT EXTEND TO ANY UNPAID PERSON WITHOUT AN EXPRESS RECITAL THEREIN BY THE SURVEYOR MAKING SAID PERSON.

As required by subsection (3) of O.G.C.A. Section 15-8-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat on to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration of Professional Engineers and Land Surveyors and as set forth in O.G.C.A. Section 15-8-67.

ALTA/ACEN LAND TITLE SURVEY FOR:

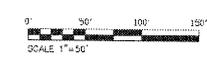
**GG HENDERSON COMMONS, LLC**  
GA INSURANCE COMPANY  
OLD REPUBLIC NATIONAL  
TITLE INSURANCE COMPANY  
SFKG INVESTMENTS, LLC

**APALACHEE LAND SURVEYING, INC.**  
LOGANVILLE, GA 30052  
770-466-7720  
www.apalachee.com

DATE: 07/17/20  
LAND LOT: 1122  
DISTRICT: 2ND DISTRICT  
CELESTITY FULTON  
SCALE: 1"=30'  
DRAWN BY: USN  
CHECKED BY: JMT  
JOB NUMBER: 13040  
DATE OF FIELD WORK: 04/18/20

NO. DATE REVISION

Sheet No. 1 of 1



CHARLES D. NORTON, CARS2872