

CITY OF ALPHARETTA

2/1/21

PUBLIC HEARING APPLICATION

FOR OFFICE USE
ONLY PH-21-06
Kairos Change to Council
Condition

☐ Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT

2 PARK PLAZA

ALPHARETTA, GA 30009

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

Contact Information:

Contact Name: Art Rountree Telephone: 404-401-0807

Address: 7114 Surrey Pt Suite: _____

City: Alpharetta State: GA Zip: 30009 Fax: _____

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

Subject Property Information:

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

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

Proposed Zoning: DT/LW Current Use: Land

This Application For (Check All That Apply):

- | | | |
|---|--|------------------------------------|
| <input 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 checked="" type="checkbox"/> Public Hearing | |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Other (Specify): _____ | |

APPLICANT REQUEST AND INTENT

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

10 Lot detached single family home subdivision

Applicant's Request (Please itemize the proposal):

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

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

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

2/1/21

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

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

Address: 410 Peachtree Pkwy Suite: 4245

City Cumming State: GA Zip: 30041 -

Authorization:

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

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

- | | |
|---|---|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Special Use |
| <input checked="" type="checkbox"/> Rezoning | <input checked="" type="checkbox"/> Conditional Use |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Master Plan |
| <input type="checkbox"/> Land Use Application | <input type="checkbox"/> Other |

Identify Authorized Applicant:

Name of Authorized Applicant: H. Arthur Rountree Telephone: 404-401-0807

Address: 410 Peachtree Pkwy Suite: 4245

City Alpharetta State: GA Zip: 30041 -

So Sworn and Attested:

Owner Signature: _____ Date: _____

Notary:

Notary Signature: _____ Date: _____

DISCLOSURE FORM

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

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

Name of Applicant or Opponent: Art Rountree

Subject Public Hearing Case: _____

Campaign Contribution Information:

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

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

Name of Official: N/A none made Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

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

Signature: _____



Date: 01/20/2021

How will this proposal be compatible with surrounding properties?

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

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

The impact to surrounding properties will be positive

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

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

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

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

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

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

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

Consistent with Comprehensive plan and Land Use Map

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

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

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

2/1/21 BOARD OF ZONING APPEALS REVIEW CRITERIA

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

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

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

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

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

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

SIGN VARIANCE REVIEW CRITERIA

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

☐ Yes

☒ No

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

☐ Yes

☒ No

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

☐ Yes

☒ No

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

☐ Yes

☒ No

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

☒ Yes

☐ No

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

☐ Yes

☒ No

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

☐ Yes

☒ No

CITIZEN PARTICIPATION FORM - PART A

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

Public Hearing or Project Name: One Alpharetta

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

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

See Attached

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

- | | |
|--|--|
| <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.

2/1/21

CITIZEN PARTICIPATION FORM - PART B

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

Public Hearing or Project Name: _____

Contact Name: _____ Telephone: _____

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

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

- | | |
|------------------------------------|--|
| <input 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> _____ |

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

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

Signature of Authorized Agent: _____ Date: _____

Print Form

2/1/21

NEWHALL LAND CO
2974 HARDMAN CT
ATLANTA GA 30305

KDC THOMPSON LLC
410 PEACHTREE PKWY STE 4245
ALPHARETTA GA 30009

RANSOPHER TAD D
82 THOMPSON ST
ALPHARETTA GA 30004

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

STATURE PROPERTIES LLC
675 SEMINOLE AVE SUITE 301
ATLANTA GA 30307

KDC THOMPSON LLC
410 PEACHTREE PKWY STE 4245
CUMMING GA 30041

DREYFUS PROPERTIES L L C
6094 ODELL ST
CUMMING GA 30040

STATE BANK & TRUST COMPANY
4219 FORSYTH RD
MACON GA 31208

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

AYCOCK ELVIN L
185 THOMPSON ST
ALPHARETTA GA 30004

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

NEWHALL LAND CO
2974 HARDMAN CT
ATLANTA GA 30305

AYCOCK ELVIN L
185 THOMPSON ST
ALPHARETTA GA 30004

NEWHALL LAND CO
2974 HARDMAN CT
ATLANTA GA 30305

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

HOM LLC
11785 NORTHFALL LANE SUITE 510
ALPHARETTA GA 30009

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

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

SEISAN MFA PROPERTIES LLC
2425 OLD MILTON PKWY
ALPHARETTA GA 30009

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

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

KDC THOMPSON LLC
410 PEACHTREE PKWY STE 4245
CUMMING GA 30041

HOM LLC
11785 NORTHFALL LANE SUITE 510
ALPHARETTA GA 30009

NEWHALL LAND CO
2974 HARDMAN CT
ATLANTA GA 30305

HOM LLC
11785 NORTHFALL LANE SUITE 510
ALPHARETTA GA 30009

SEISAN MFA PROPERTIES LLC
2425 OLD MILTON PKWY
ALPHARETTA GA 30009

KDC THOMPSON LLC
410 PEACHTREE PKWY STE 4245
CUMMING GA 30041

BUCKLEY KERRY M TR
1985 SOUTHERS CIR
SUWANEE GA 30024

RANSOPHER TAD D
82 THOMPSON ST
ALPHARETTA GA 30004

FULTON COUNTY GEORGIA
141 PRYOR ST
ATLANTA GA 30303

2/1/21

NEWHALL LAND CO
2974 HARDMAN CT
ATLANTA GA 30305

2/1/21



January 20, 2021

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

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

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

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

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

The Applicant seeks to construct:

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

2/1/21

The Applicant is requesting:

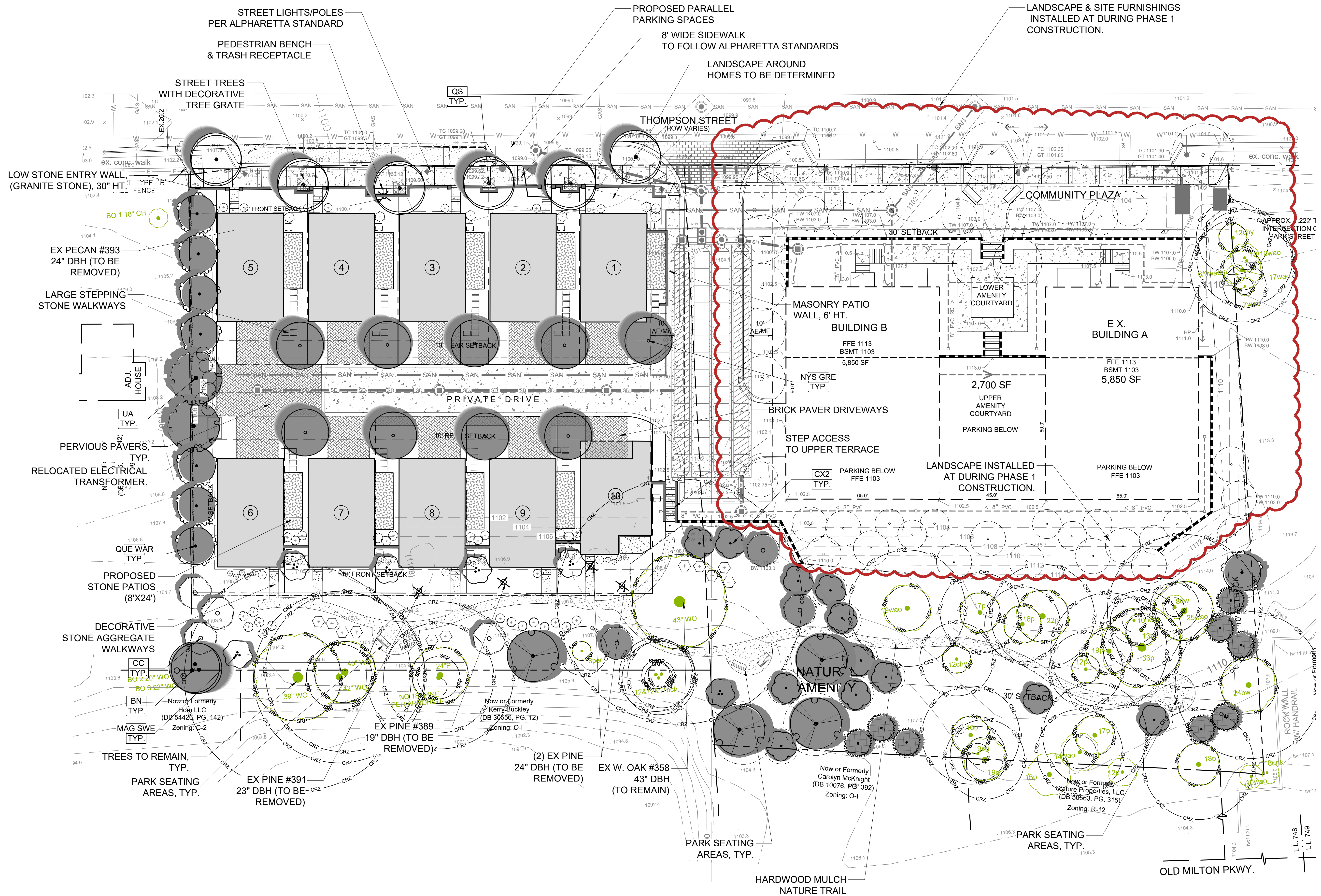
- To change the condition of the current zoning to 10 single family detached homes
- A conditional use to provide additional parallel parking on Thompson Street (this will require removing a pecan tree)

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

Very Truly Yours,
Kairos Development Corporation, Inc.

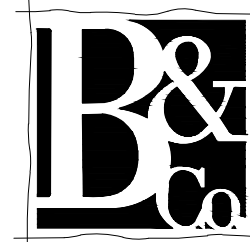
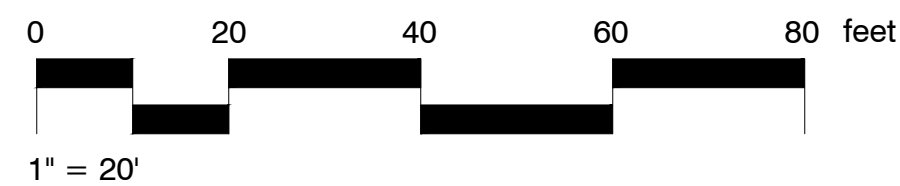
A handwritten signature in black ink, appearing to read 'H. Arthur Rountree', with a stylized, cursive flourish at the end.

H. Arthur Rountree



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

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



Brunson & Company
LANDSCAPE ARCHITECTS
903 BOMBAY LANE
ROSWELL, GA 30076
770.864.1987

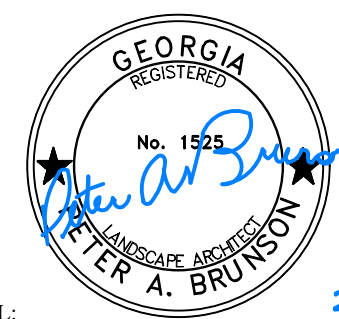
KDC Thompson, LLC
410 Peachtree Parkway
Suite 4245
Cumming, GA 30041
(O) 404-350-1444

OWNER:

KDC THOMPSON PHASE 2 TREE PROTECTION & REPLACEMENT PLANS

Prepared For:
KDC THOMPSON, LLC

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



SEAL:

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

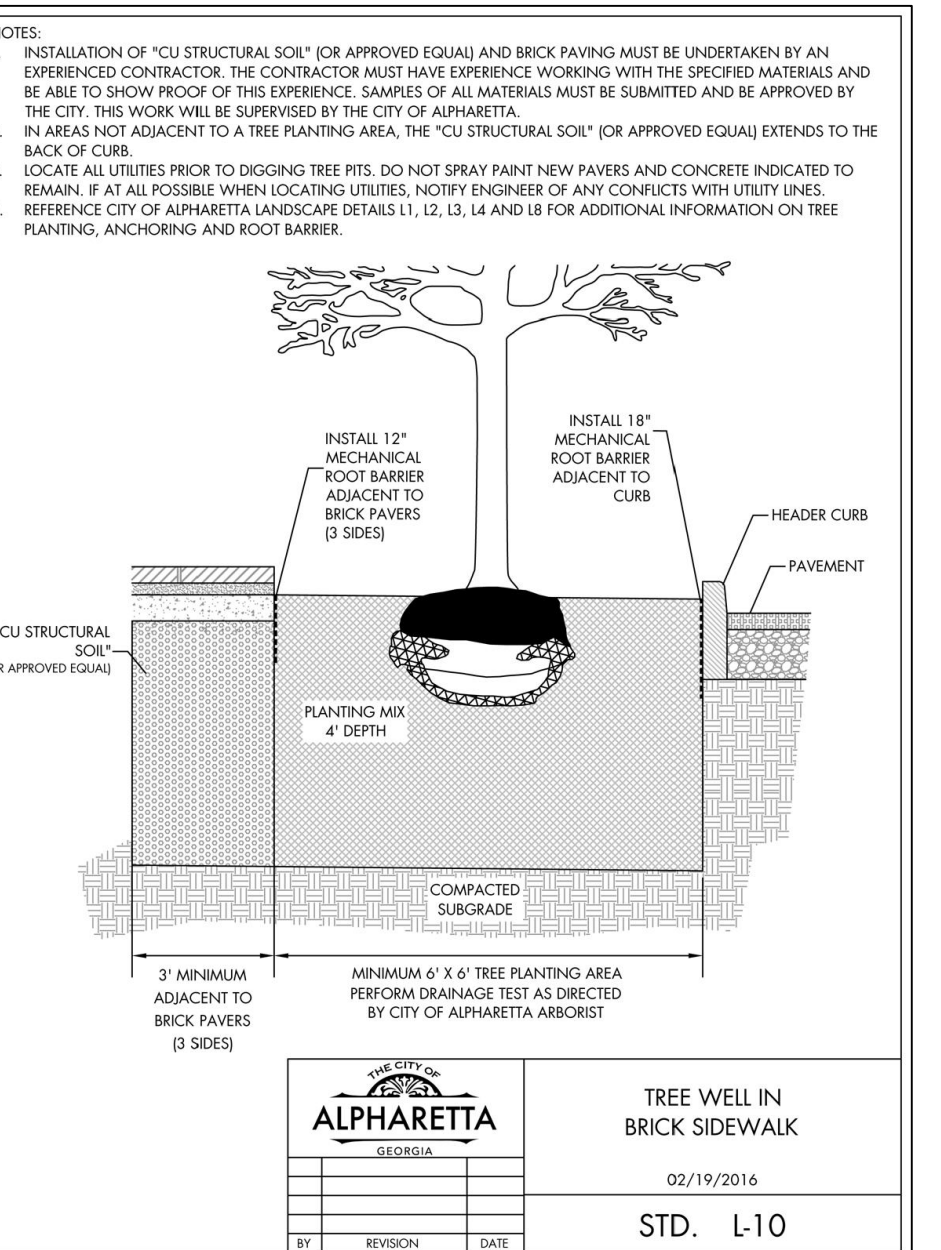
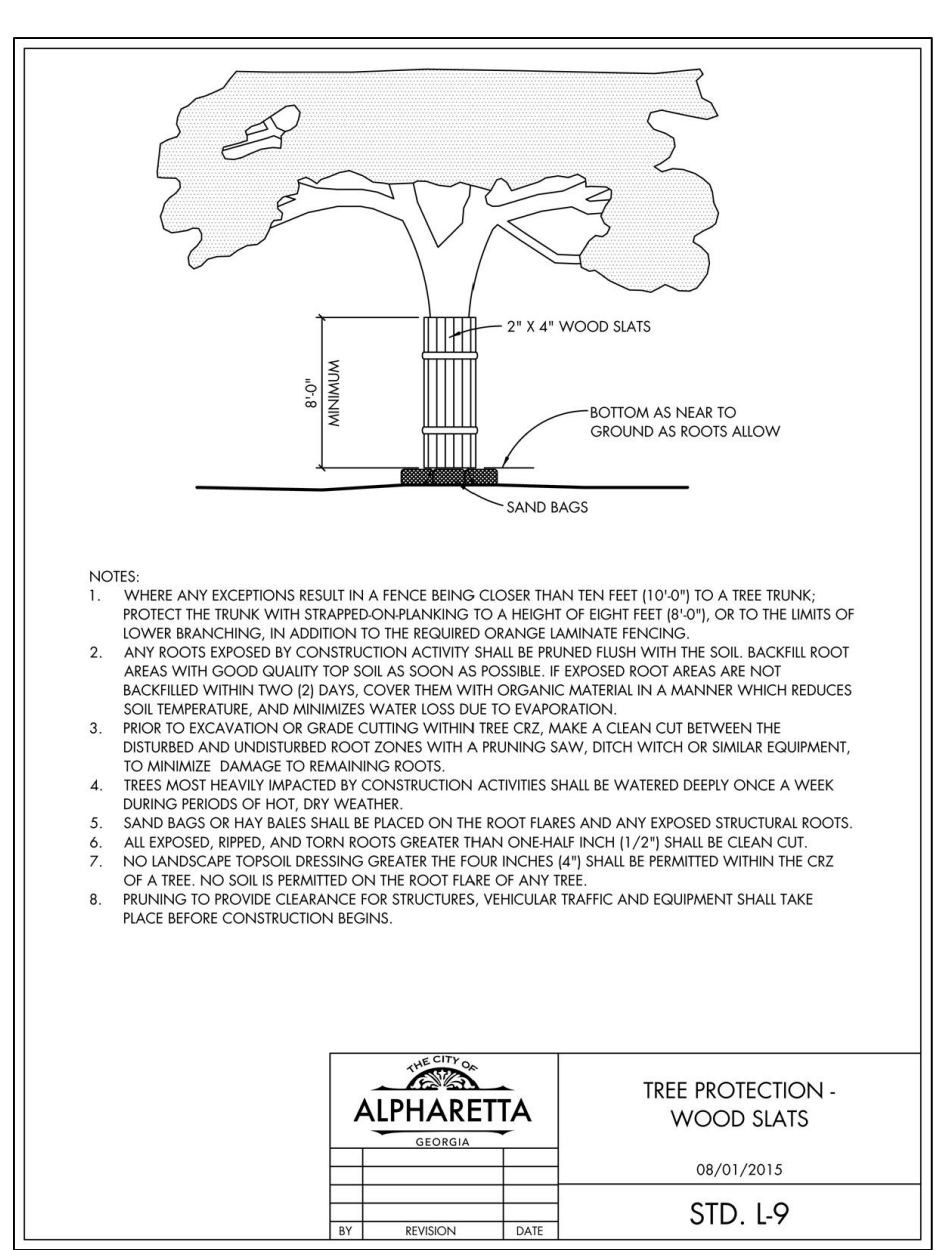
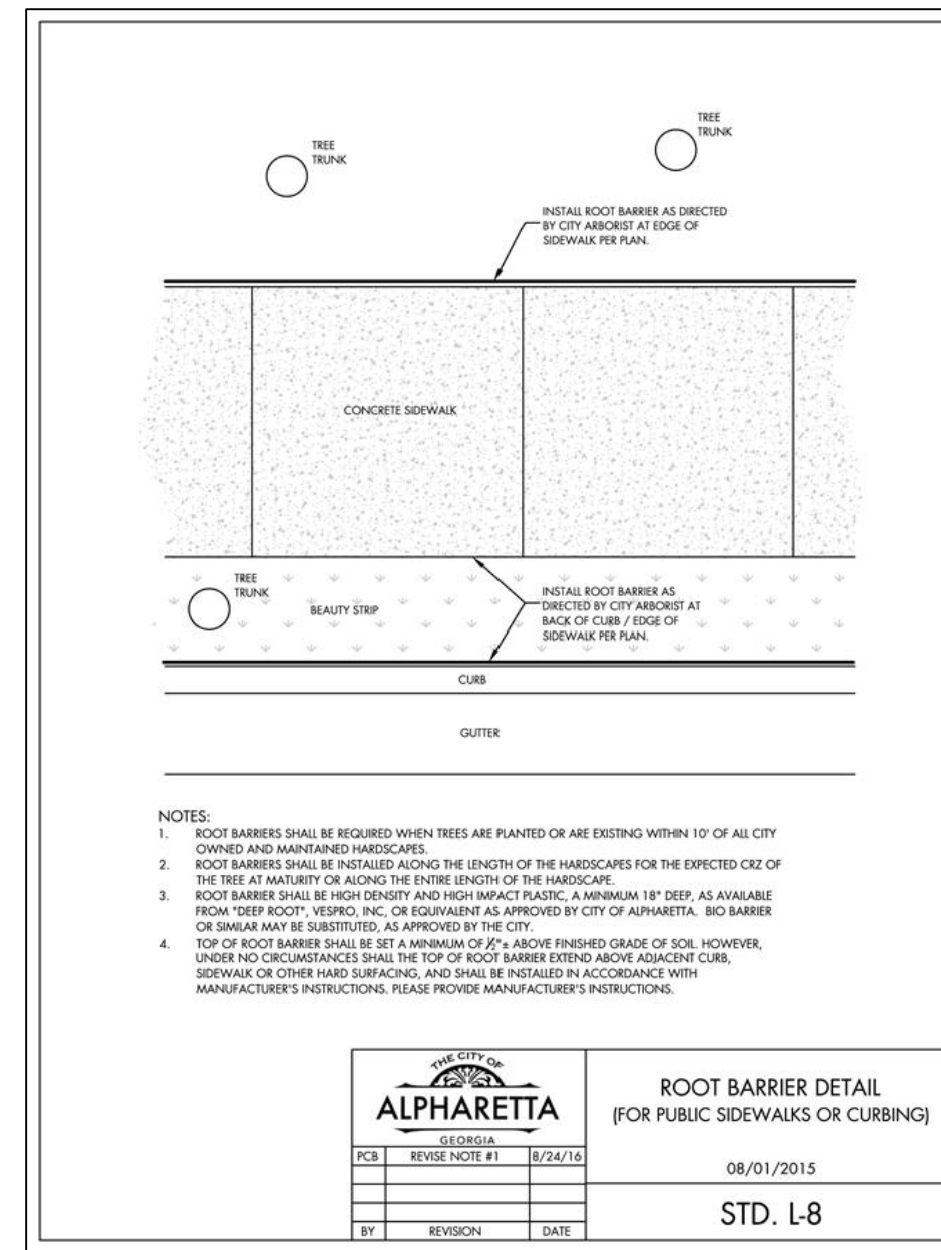
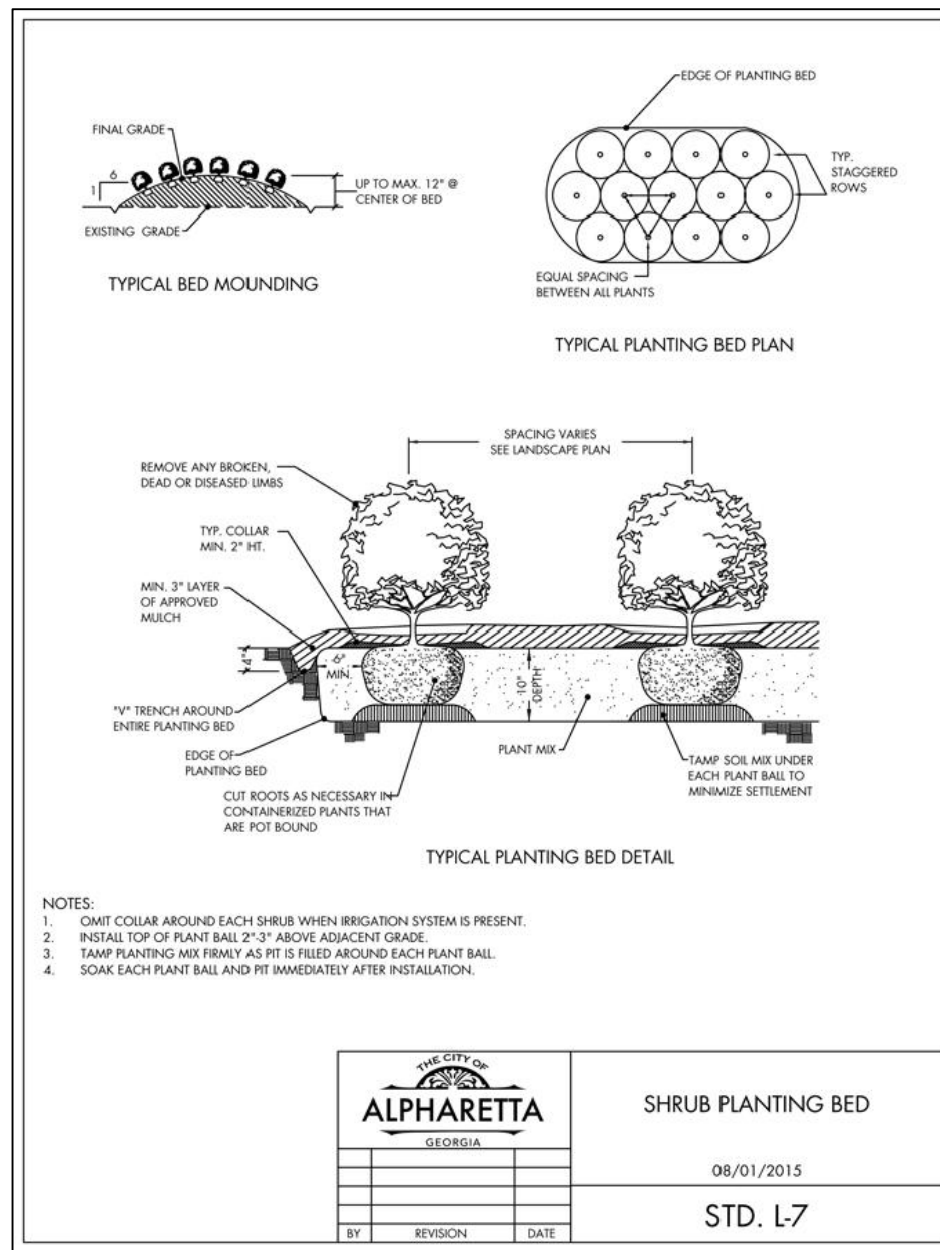
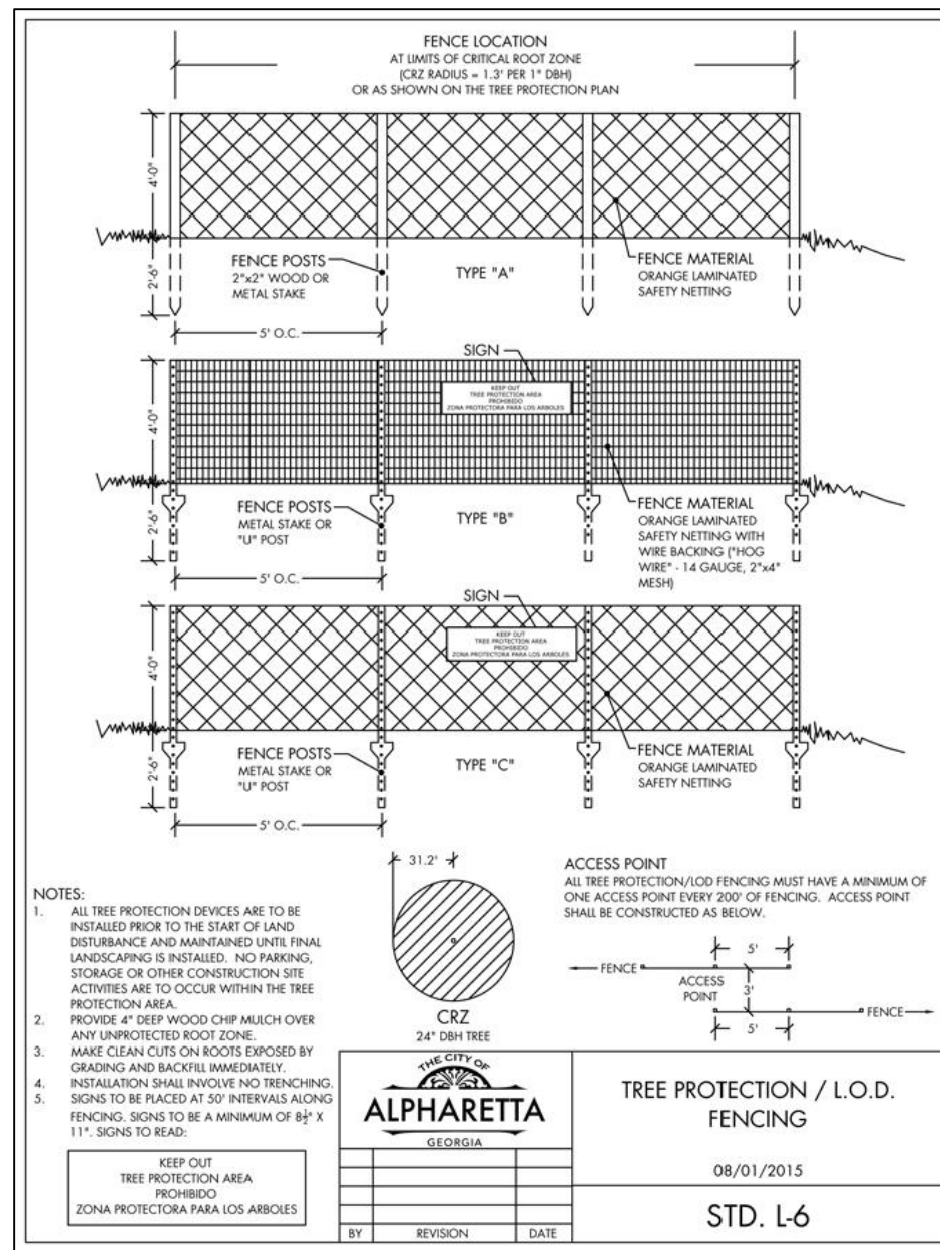
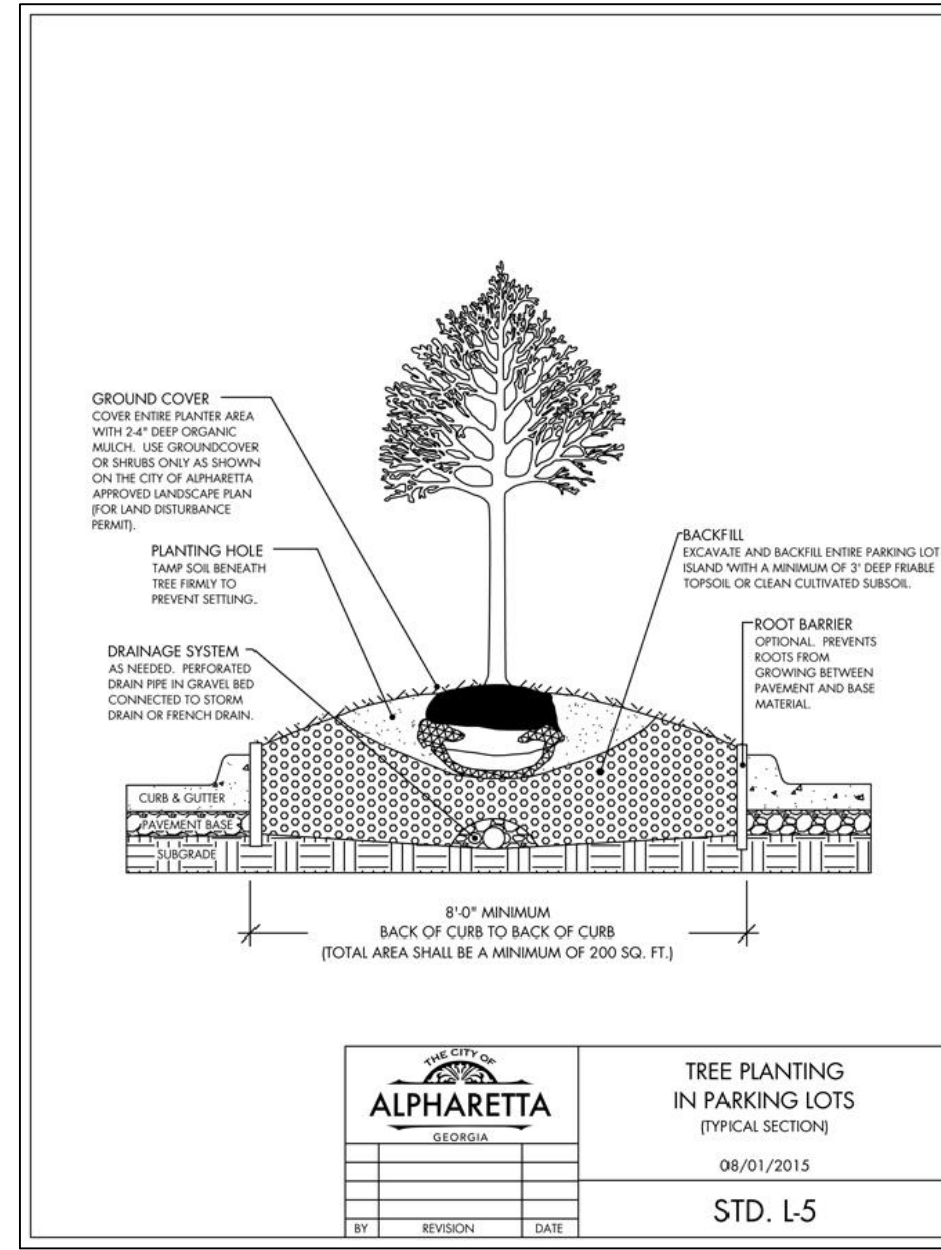
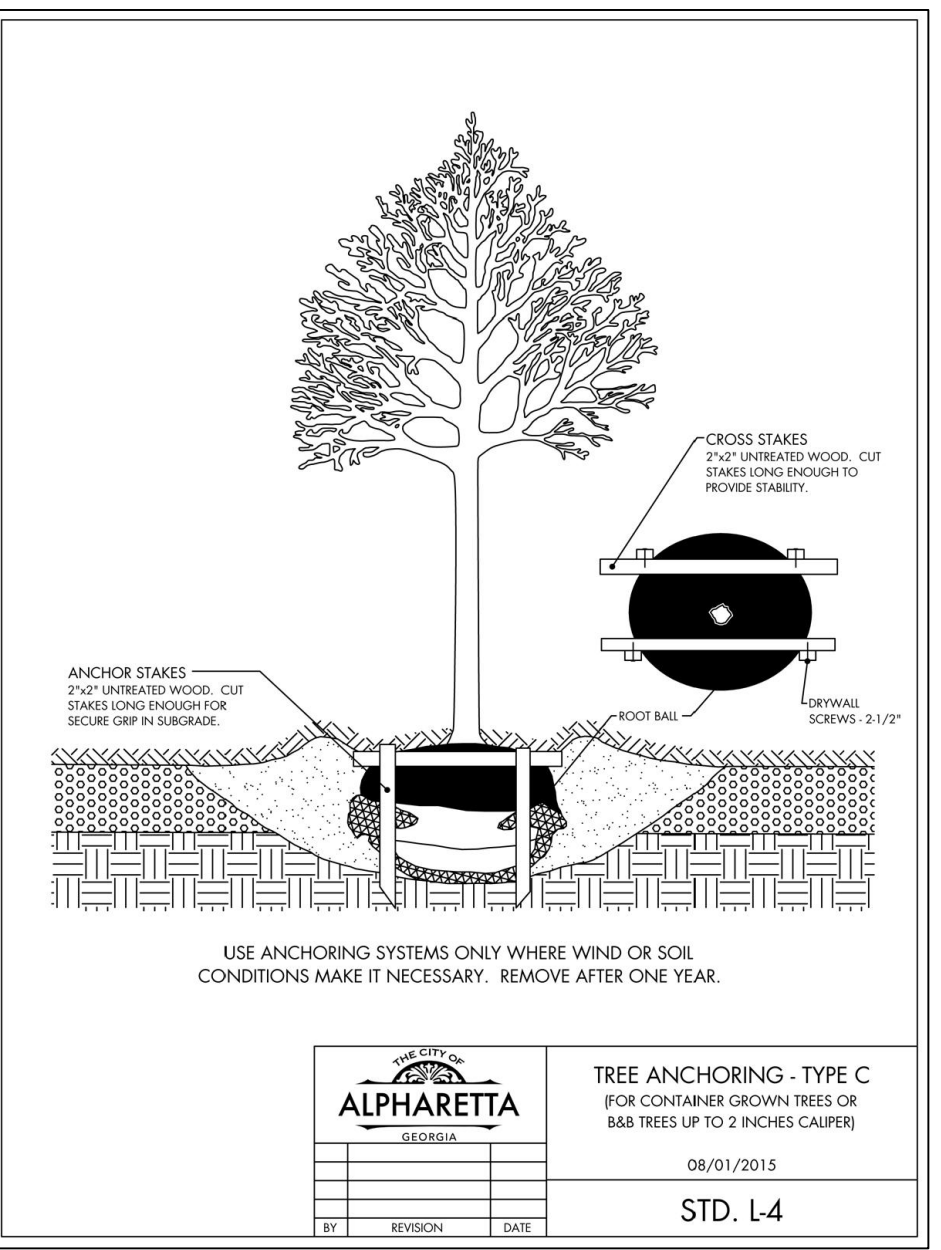
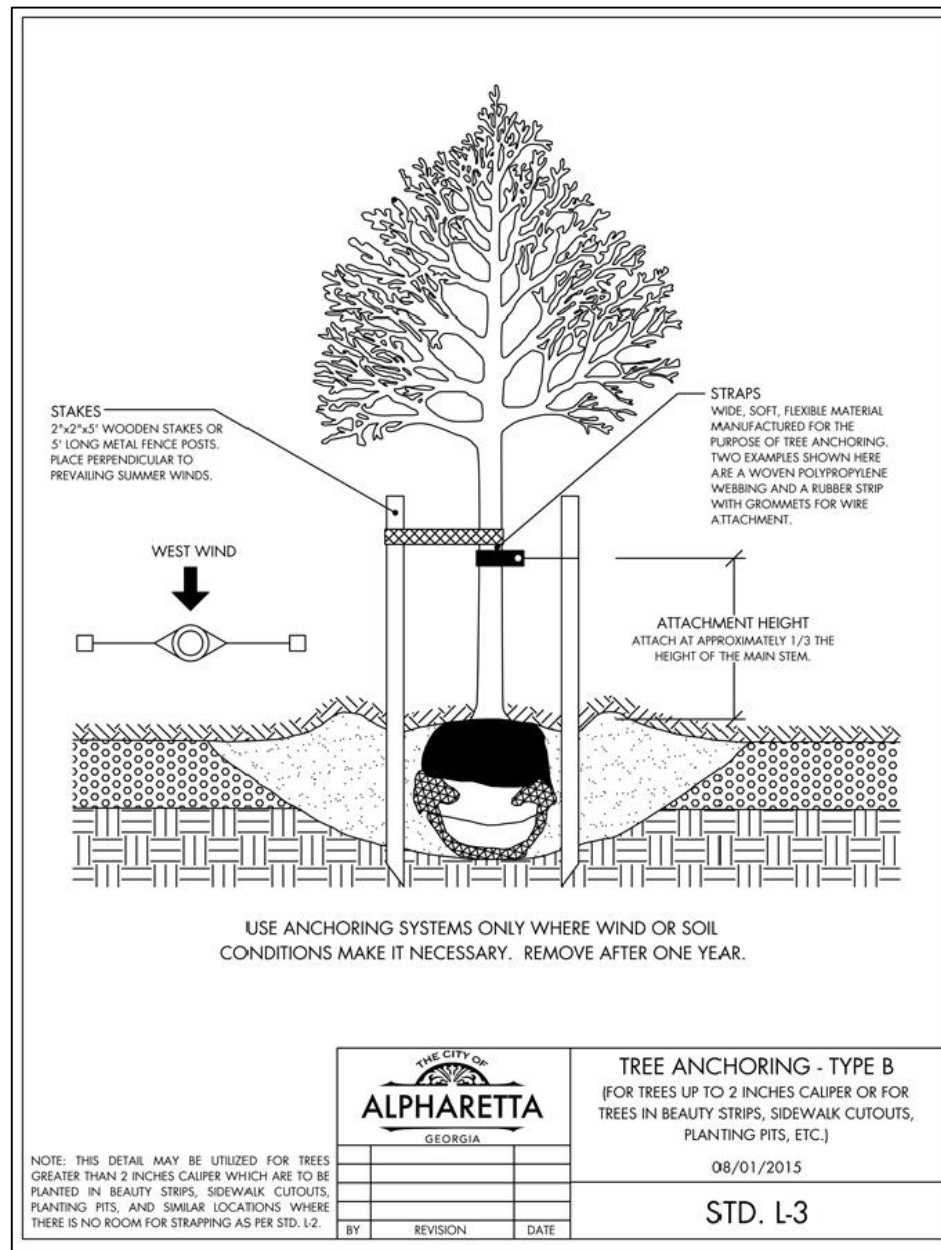
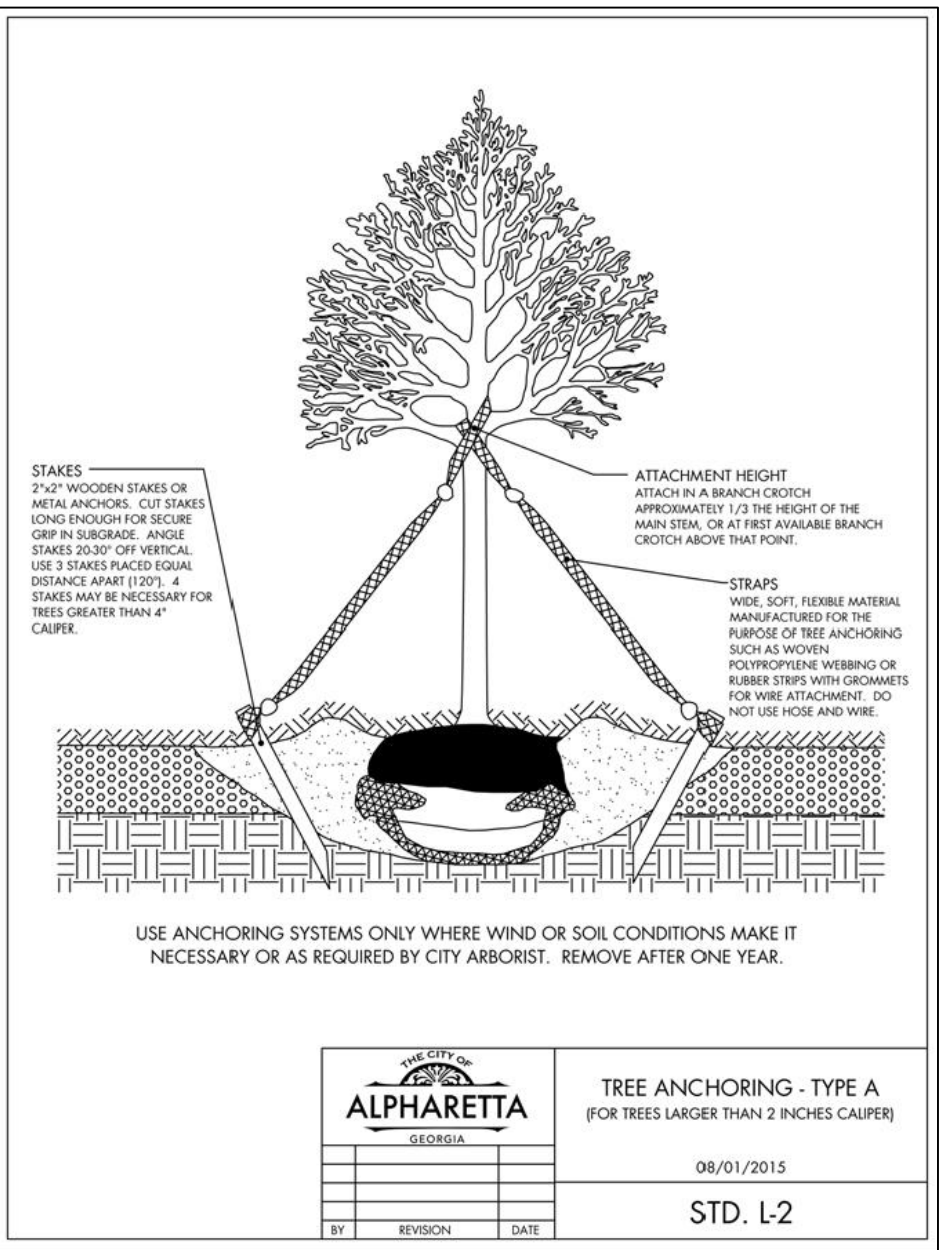
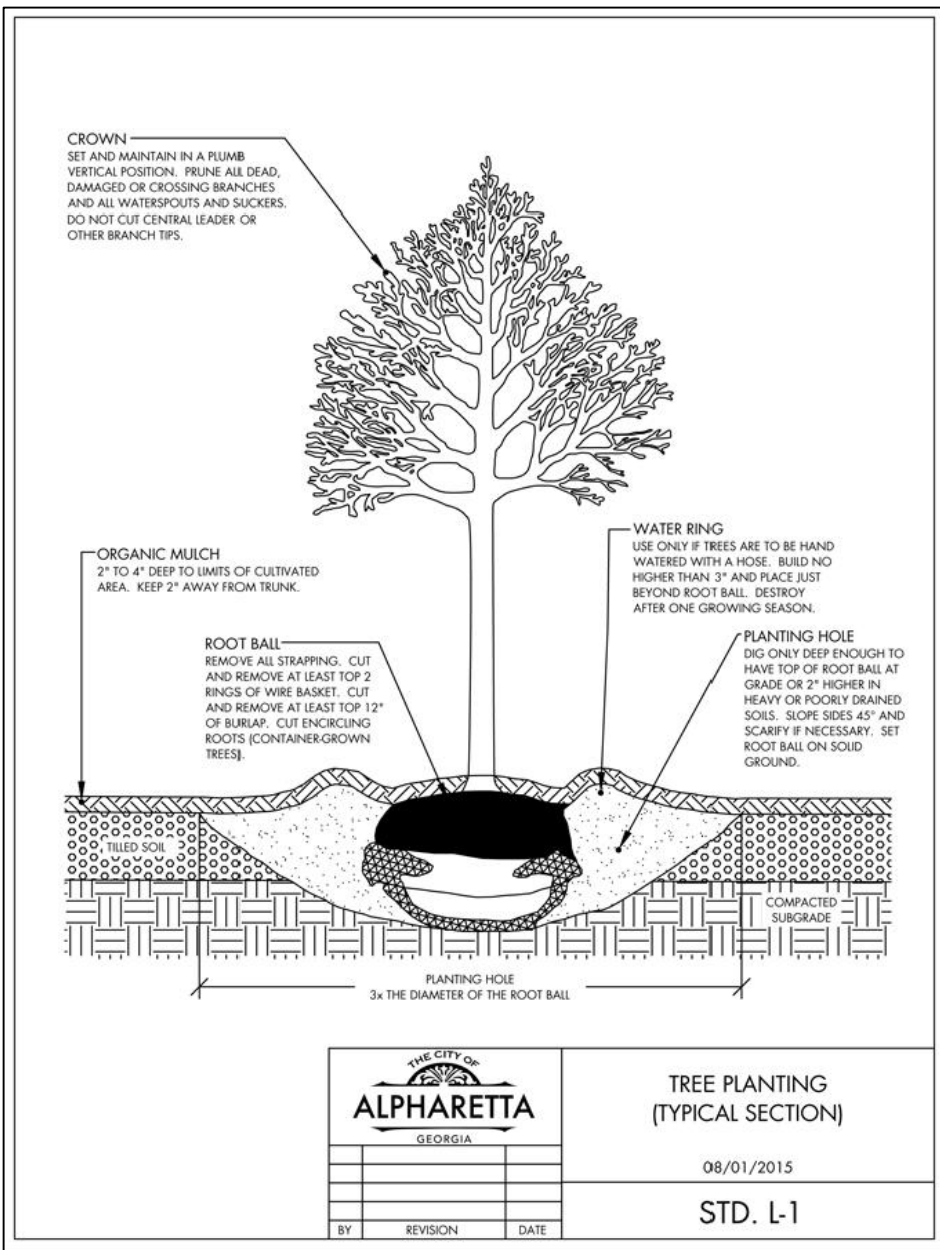
REVISIONS:

DRAWING TITLE:
LANDSCAPE
CONCEPT PLAN

DATE:	PROJECT #
2.1.21	21.006

SHEET REF #

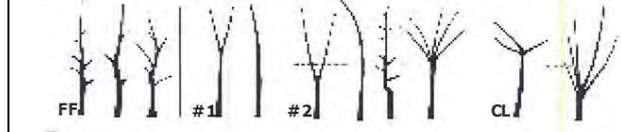
L -1.0



Tree Grading Cue Card

provided by Roots Plus Growers™

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



2 Check branch arrangement.



3 Choose appropriate tree matrix type.

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

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

4 Measure the caliper of the trunk.

Trunk caliper is measured 8 inches from the ground on trees up to and including 4 inches in caliper, and 12 inches above the ground for larger trees. Diameter at 4 1/2 feet (DBH) is not considered an appropriate measurement for nursery trees.

5 Grade the tree based on crown spread.

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

6 Grade the tree according to structural uniformity.



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

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

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

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

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

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

Important Grading Notes

- Remember that grading a tree should be a quick process. Once you are familiar with the process it should only take a few seconds to grade a single tree.
- When grading small maturing trees such as crane myrtle, caddy guava, wax privet, yucca holly, ligustrum-vitex, wax myrtle or other small-maturing trees skip steps 1, 2, and 4.
- Trunks do not have to be straight to be a Florida Fancy or Florida #1.
- A trunk dogleg is defined as a significant 's'-shaped deformation in the trunk. This is illustrated in the figure to the right. The angle 'A' can be no more than 30°. The distance 'B' can be no more than the trunk diameter.

This tree grading cue card was provided to you courtesy of the Roots Plus Growers Association of Florida
Growing Quality Field-Grown Trees

LANDSCAPE PLAN NOTES:

- The City Arborist must inspect the site before installation of erosion control measures. Land disturbance without a site inspection and approval by the City Arborist will result in a "Stop-Work Order" and fines.
- If tree survey inaccuracies are found on-site, a stop work order will be issued until revised plans are approved and processed based on accurate information.
- Design Landscape Architect or Project Arborist will inspect, verify, and approve the landscape has been planted per the approved plans and city standards prior to contacting the City Arborist for a CO inspection.
- Trees agreed upon to be saved are the responsibility of the owner.
- A 4" layer of mulch is required for the CRZ of Specimen Trees, Trees of Quality, and Tree Groupings. Mulch must be applied prior to start of construction and shall not touch the trunks of the tree(s).
- A minimum 2" layer of mulch is required for all existing, non-specimen, landscape trees, including street and parking lot trees. Mulch must be applied prior to start of construction and shall not touch the trunks of the tree(s).
- All mulch must be organic mulch consisting of wood chips, shredded bark, pine needles, or similar. Synthetic mulch is not approved for use in the City of Alpharetta.
- All newly planted trees shall have visible root flares at finished grade. No circling roots shall be allowed on planted trees. The upper two rings of the wire basket, all burlap, and strapping MUST be cut and removed prior to backfill.
- Plant sizes (caliper and height) MUST match the sizes shown on the plans. Plants that do not meet these minimums will not be accepted. E.g. 3 inch caliper trees must be 3 inches or larger. Plant height measurement is taken at the top of the main body of the plant and not at the tip of the topmost growth.
- All newly planted trees shall be equivalent in quality to a Florida #1 grade or better. All trees of lesser quality shall be rejected by the City Arborist.

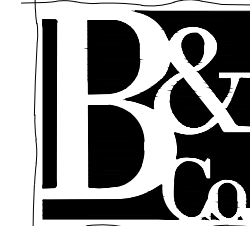
- Watering bags or a drip irrigation system MUST be provided for all trees immediately after planting and remain through establishment.
- When watering bags are used manufacturers recommendations MUST be followed for proper sizing and watering schedules. Bags will be filled weekly by owner and during droughts for a minimum of 18 months after installation.
- NO TRENCHING ALLOWED IN TREE SAVE AREAS- INCLUDING IRRIGATION.
- Tree pit drainage testing is required when trees are planted in parking lot islands, sidewalk tree pits, roadway medians, or similar locations. Please refer to City Details regarding planting pit or landscape island construction. Fill each pit with water. If percolation is less than 100% within a 12 hour period, use an auger to drill a 10" inch hole to a depth of four feet below the bottom of the pit. Fill auger hole with drainage gravel and cover with a soil separator. Retest pit. If drainage is still unsatisfactory, City Arborist and Project Arborist must be notified in writing of the locations with poor drainage to provide a solution before planting. Testing results must be provided to the City Arborist.

- All buffers shall be planted where sparse and code required screening shall be installed in order to create a year round opaque screen within 2 years of construction or as directed by the City of Alpharetta. During construction or at the time of CO the City may require additional plantings to meet these requirements above what is shown on the approved landscape plan.
- All tree anchoring devices shall be removed from tree after one complete growing season or one year after planting, whichever is greater.
- Property owner shall be responsible for the care and maintenance of the trees and landscaping that front their property within the ROW.
- Landscape contractors are required to attend the City of Alpharetta Pre-Construction Class prior to starting work on any project. Please call (678)297-6070 for information and to reserve a spot.
- NO TREES SHALL BE PLANTED ON ANY AREA OF AN EARTHEN DAM OR EMBANKMENT. Make sure this note is bold and located in a prominent place near the dam.

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



Know what's below.
Call before you dig.



Brunson & Company

LANDSCAPE ARCHITECTS

903 BOMBAY LANE
ROSWELL, GA 30076

770. 864. 1987

KDC Thompson, LLC

410 Peachtree Parkway

Suite 4245

Cumming, GA 30041

(O) 404-350-1444

OWNER:

KDC THOMPSON PHASE 2
TREE PROTECTION & REPLACEMENT PLANS

Prepared For:
KDC THOMPSON, LLC

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



SEAL:

2/1/21

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REVISIONS:

DRAWING TITLE:
TREE REPLACEMENT
DETAILS & NOTES

DATE: PROJECT #

2.1.21

21.006

SHEET REF #

L-1.1

CITY OF ALPHARETTA TREE DATA - THOMPSON ST.
SITE DENSITY FACTOR
REQUIRED = 20 UNITS PER ACRE
SITE AREA = 2.386 ACRES
SDF - EDF = RDF
20 X 2.386 = 47.72 UNITES REQ.
EXISTING TREE DENSITY
EX. TREE DENSITY = 53.2 UNITS
SPECIMEN TREE RECOMPENSE
REQUIRED = 3 x DBH INCH REMOVED
REQUIRED = 20.4 UNITS X 3 = 61.2 UNITS REQ.
SPECIMEN TREE RECOMPENSE
REQUIRED = 3 x DBH INCH REMOVED
REQUIRED = 20.4 UNITS X 3 = 61.2 UNITS REQ.
PHASE II PROVIDED = 32.8 UNITS
PHASE I PROVIDED = 22.3 UNITS
TOTAL TREE UNITS REPLACED = 55.1 UNITS (REMAINDER TO BE TREE BANKED)
LANDSCAPE STRIPS
STREET TREES 240 LF X 1/40 LF = 6 TREES REQUIRED
TREES PROVIDED: (9) STREET TREES PROVIDED.

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

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

CALCULATIONS:

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

EXISTING TREES TO BE RETAINED ON SITE: EDF

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

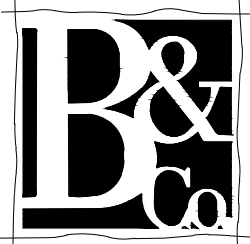
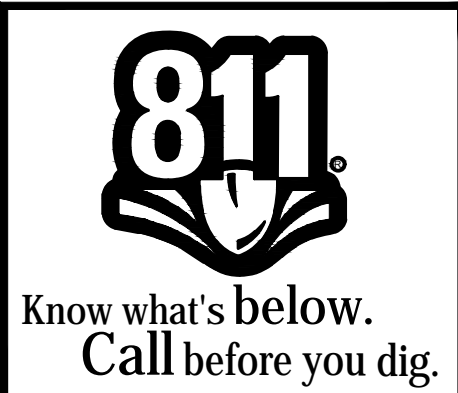
ADDITIONAL REPLACEMENT TREE REQUIREMENTS

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

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

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

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



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

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

OWNER:

KDC THOMPSON PHASE 2
TREE PROTECTION & REPLACEMENT PLANS

Prepared For:
KDC THOMPSON, LLC

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



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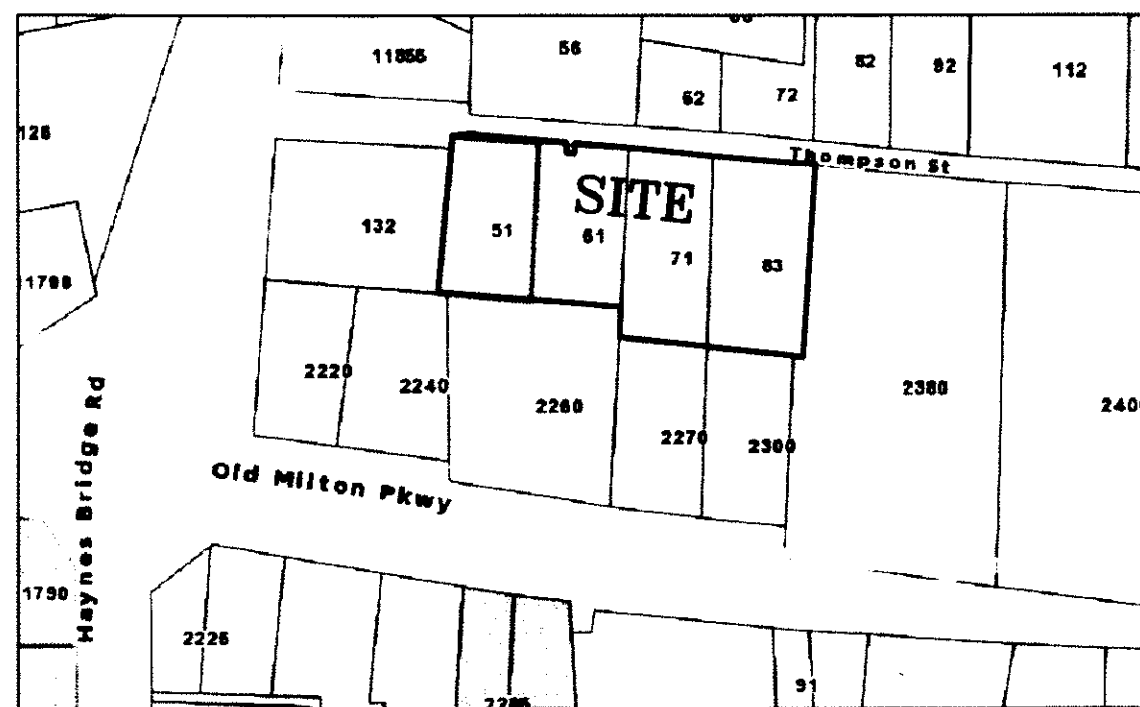
2.1.21

PROJECT #

21.006

SHEET REF #

L-1.2



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

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

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

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

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

WRITTEN DESCRIPTION:

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

To find the point of beginning, commence at the intersection of the northerly right of way of Old Milton Parkway and the easterly line of Land Lot 748; thence leaving said Land Lot line and running westerly along the northerly right of way of Old Milton Parkway 515.30 feet to a point; thence leaving said right of way N 01°28'53" E a distance of 208.87 feet to an axle found and the POINT OF BEGINNING; thence N 82°24'59" W a distance of 107.71 feet to a tie rod found; thence N 82°16'31" W a distance of 106.94 feet to an iron pin found; thence N 01°41'01" E a distance of 31.74 feet to an iron pin found; thence N 85°18'31" W a distance of 220.00 feet to a #3 rebar found; thence N 04°21'55" E a distance of 210.02 feet to an iron pin set on the southerly right of way of Thompson Street (right of way varies); thence along said right of way of Thompson Street the following courses and distances: N 86°59'15" E a distance of 27.74 feet to a point; thence S 85°27'18" E a distance of 114.27 feet to a point; thence S 03°46'57" E a distance of 13.35 feet to a point; thence S 83°30'39" E a distance of 10.01 feet to a point; thence N 03°45'49" E a distance of 13.55 feet to a point; thence S 85°27'18" E a distance of 56.43 feet to an iron pin set; thence S 84°45'42" E a distance of 108.98 feet to a point; thence S 85°26'38" E a distance of 102.34 feet to a point; thence S 87°37'01" E a distance of 19.17 feet to an iron pin set; thence leaving said right of way S 01°15'53" W a distance of 258.83 feet to a tie rod found; thence N 81°01'31" W a distance of 18.71 feet to the POINT OF BEGINNING. Said tract contains 103,953 square feet or 2.386 acres.

LEGEND

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

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

GRID NORTH (GA. WEST ZONE)

Now or Formerly
Horn LLC
(DB 54426, PG. 142)

Now or Formerly
Horn LLC
(DB 54426, PG. 142)

Now or Formerly
Kerry Buckley
(DB 30556, PG. 12)

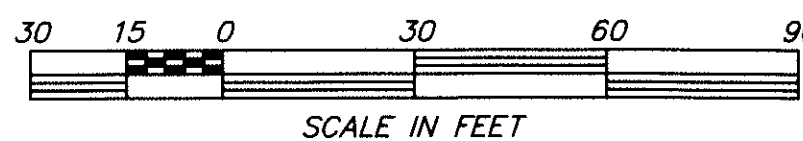
Now or Formerly
Carolyn McKnight
(DB 10076, PG. 392)

Now or Formerly
Stature Properties, LLC
(DB 50563, PG. 315)

Now or Formerly
State Bank & Trust Co.
(DB 50129, PG. 484)

ALTA/NSPS LAND TITLE BOUNDARY SURVEY FOR
KDC THOMPSON, LLC
STATE BANK AND TRUST COMPANY
FIRST AMERICAN TITLE INSURANCE COMPANY

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



GENERAL NOTES~

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

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

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

ALL I.P.'s ARE 1/2" REBARS, UNLESS OTHERWISE INDICATED.

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

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

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

*PER DEED AND PLAT RECORDS; NO MONUMENT FOUND.

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

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

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

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

SETBACKS: FRONT = 10 FEET
SIDE = 0 FEET
REAR = 5 FEET (NO ALLEY)
10 FEET (ALLEY)

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

AREA = 103,953 SQ. FT.
2.386 ACRES

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

TO: KDC THOMPSON, LLC, STATE BANK AND TRUST COMPANY & FIRST AMERICAN TITLE INSURANCE COMPANY

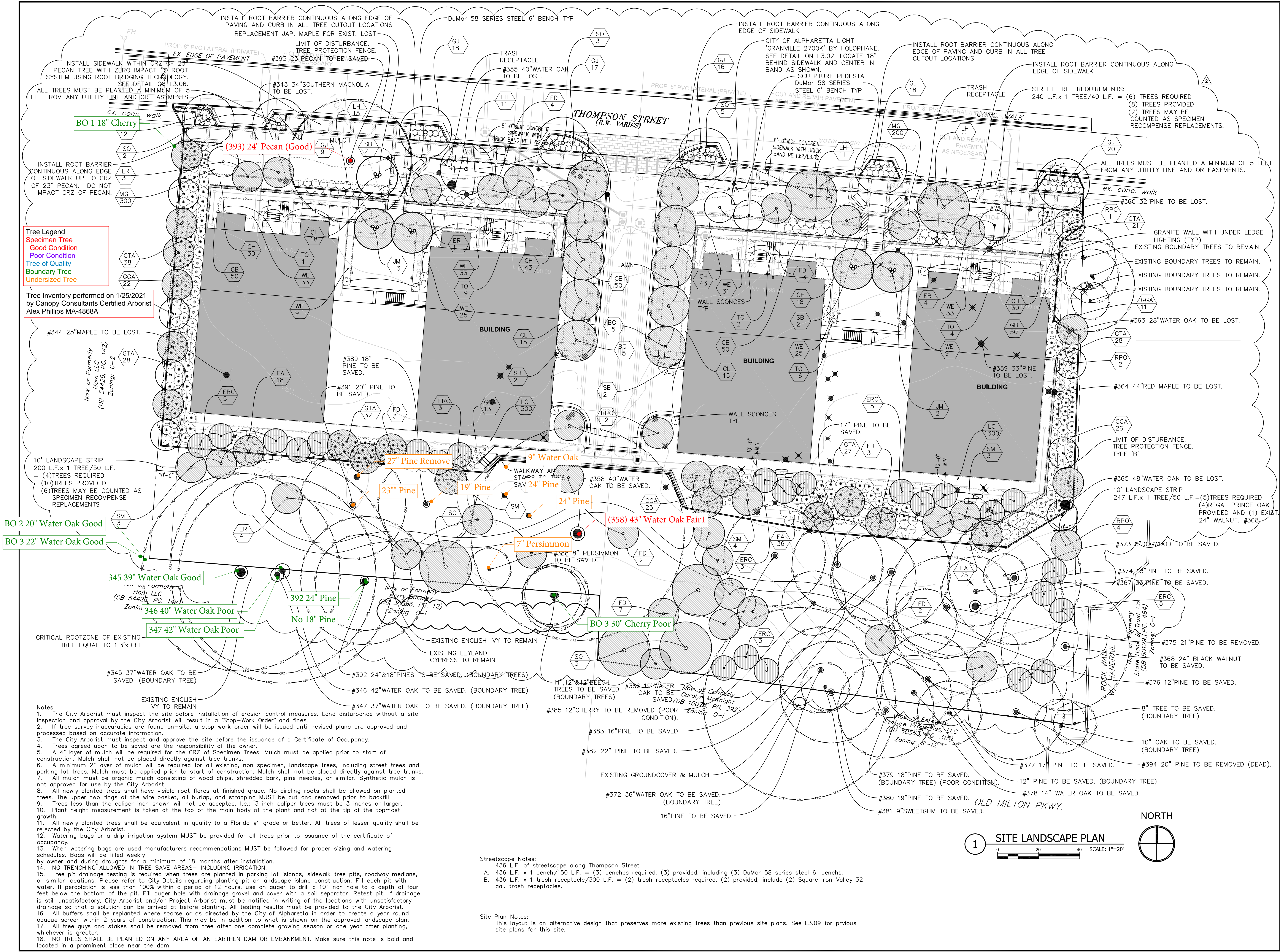
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 8, 11, 13, 14, 16 & 17 OF TABLE A THEREOF.

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

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

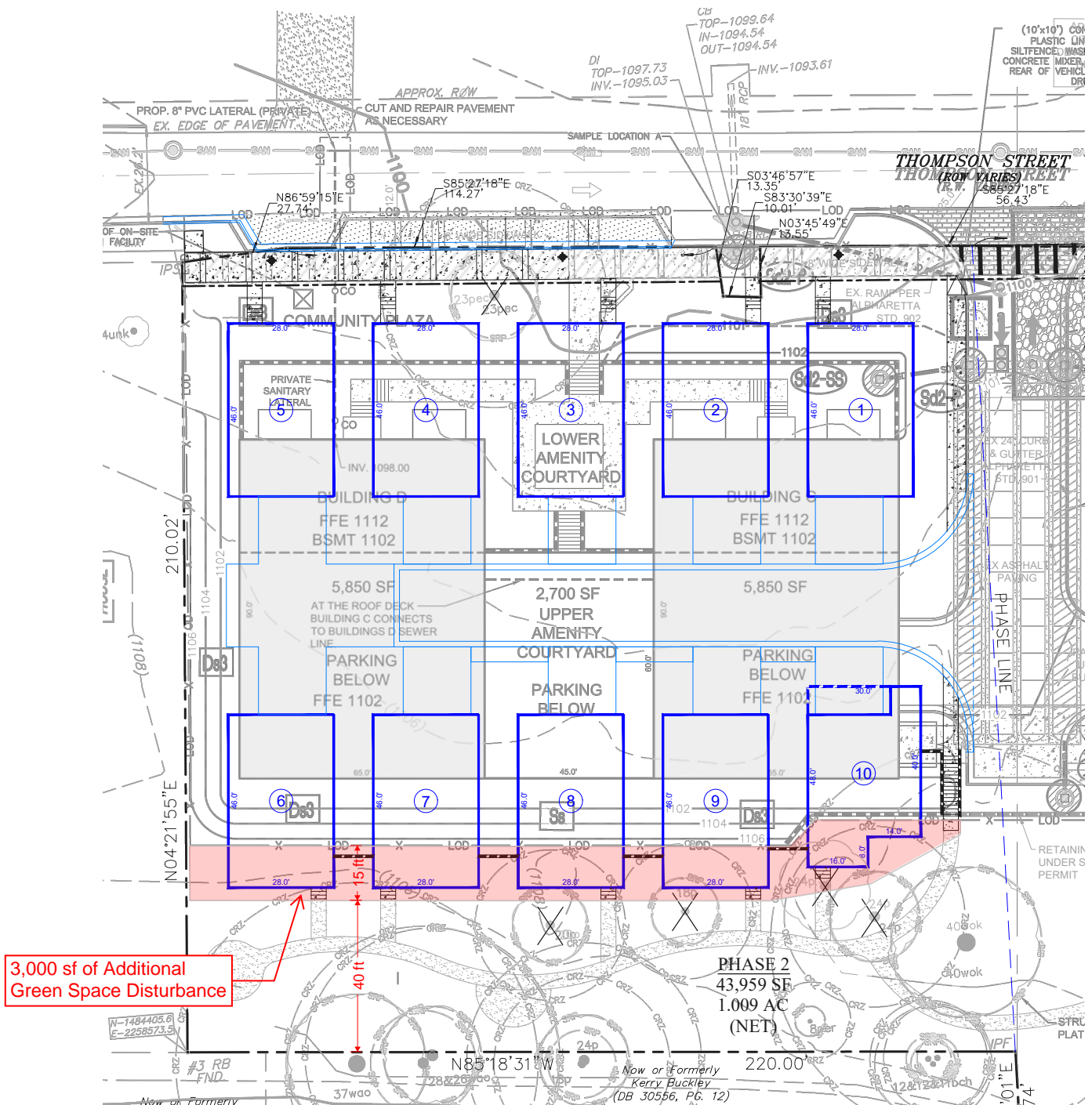


BARTON SURVEYING INC.
P.O. BOX 640
LEBANON, GEORGIA 30146
(770) 345-2810
(LICENSE No. LSF 000151)



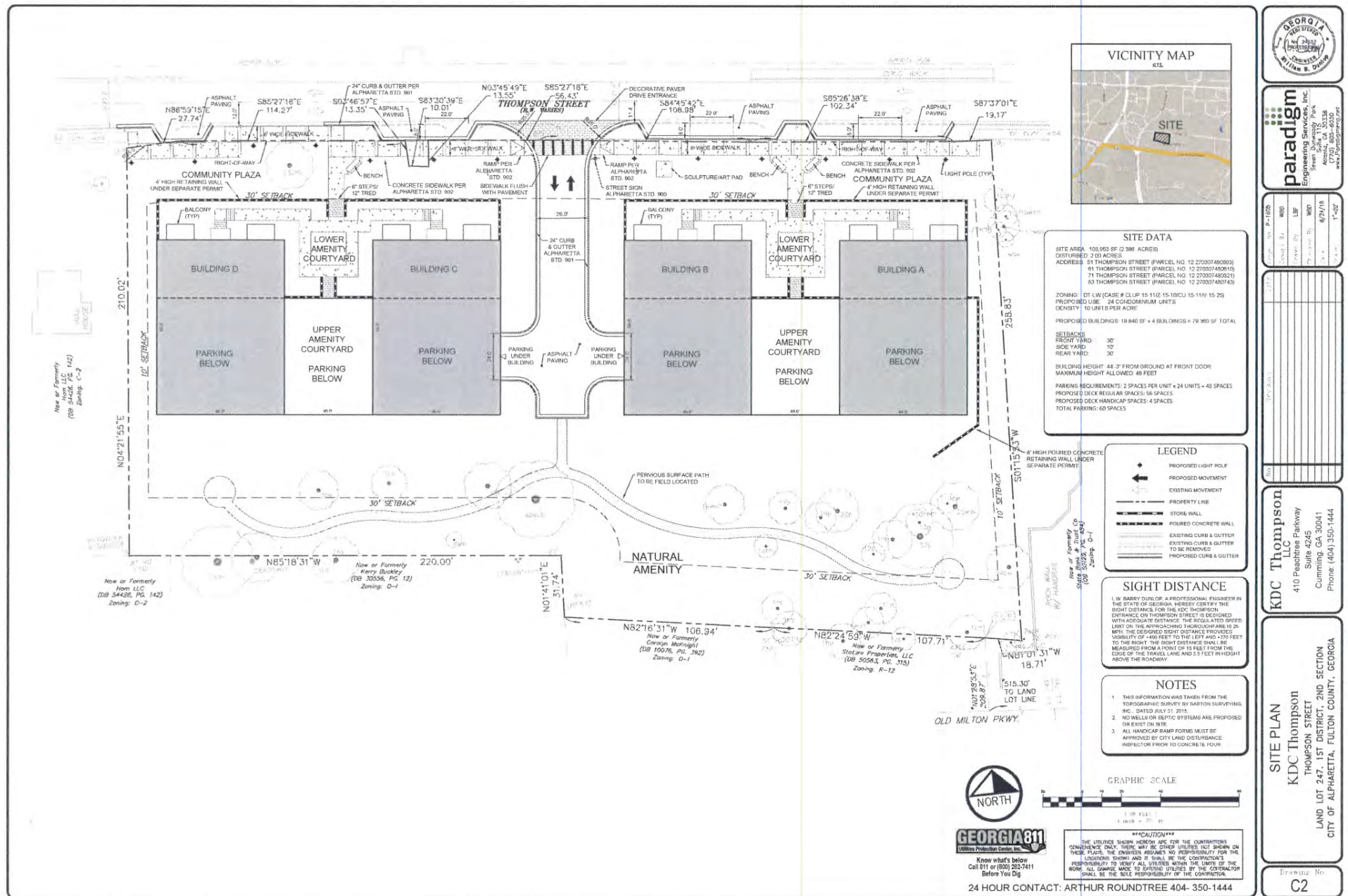
2/1/21

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



2/1/21
8/26/16

PH-16-15 THOMPSON ST FLATS/KAiros DEVELOPMENT



2/1/21

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



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

THOMPSON STREET SINGLE FAMILY

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



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www.MainStreetDesignsLLC.com

KAIROS DEVELOPMENT

01/27/2021

Thompson Park Condominiums

City of Alpharetta, Georgia

The Park Concept Plan

Project Overview

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

Trip Generation

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

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