

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: _____

PH #: _____

Property Taxes & Code Violations Verified

Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT

2 PARK PLAZA

ALPHARETTA, GA 30009

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

Contact Information:

Contact Name: _____ Telephone: _____

Address: _____ Suite: _____

City _____ State: _____ Zip: _____ Fax: _____

Mobile Tel: _____ Email: _____

Subject Property Information:

Address: _____ Current Zoning: _____

District: _____ Section: _____ Land Lot: _____ Parcel ID: _____

Proposed Zoning: _____ Current Use: _____

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?

Applicant's Request (Please itemize the proposal):

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

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

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

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

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

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

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

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

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

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.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Shirin Banjee (3750 Brookside Capital, LLC) Telephone: 404-786-0786
Address: 6400 Powers Ferry Road Suite: 150
City: Atlanta State: GA Zip: 30339

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

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: The Providence Group of Georgia, LLC Telephone: 678.475.1800
Address: 11340 Lakefield Dr., Johns Creek, GA 30097 Suite: _____
City: Johns Creek, GA 30097 State: GA Zip: 30097

So Sworn and Attested:

Owner Signature: [Signature] Date: 4/29/2024

Notary: _____
Notary Signature: [Signature] Date: 4/29/24



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: Clint Walters (The Providence Group of Georgia, LLC)

Subject Public Hearing Case: 3750 Brookside Parkway

Campaign Contribution Information:

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

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

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

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

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

Signature: 

Date: 5/1/24

DESCRIPTION OF PROPERTY

3750 Brookside Parkway

All that tract or parcel of land lying and being in Land Lots 43, 44, 49, and 50 of the 1st District, 1st Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:

COMMENCING at the Northeasterly miter of the intersection of the Southerly right of line of Old Milton Parkway (R/W varies) and the Easterly right of way line of Brookside Parkway; THENCE proceeding along the Southerly right of way line of Old Milton Parkway the following courses and distances: South 65 degrees 29 minutes 27 seconds East a distance of 998.54 feet to a point; THENCE South 24 degrees 34 minutes 32 seconds West a distance of 54.48 feet to an iron pin set, said point being the **TRUE POINT OF BEGINNING**.

THENCE from said **TRUE POINT OF BEGINNING** continuing along the Southerly right of way line of Old Milton Parkway the following courses and distances: South 65 degrees 48 minutes 38 seconds East a distance of 39.87 feet to a nail set; THENCE North 24 degrees 33 minutes 57 seconds East a distance of 54.30 feet to a nail set; THENCE South 65 degrees 33 minutes 52 seconds East a distance of 374.71 feet to an iron pin set; THENCE South 49 degrees 31 minutes 53 seconds West a distance of 40.03 feet to an iron pin set; THENCE South 66 degrees 05 minutes 34 seconds East a distance of 45.16 feet to an iron pin set; THENCE North 49 degrees 40 minutes 25 seconds East a distance of 39.85 feet to an iron pin set; THENCE South 65 degrees 30 minutes 03 seconds East a distance of 351.25 feet to a 1/2 inch rebar found; THENCE departing said Southerly right of way line of Old Milton Parkway South 24 degrees 30 minutes 43 seconds West a distance of 555.45 feet to a 1/2 inch rebar found on the northerly right of way line of Brookside Parkway (right of way varies); THENCE proceeding along said right of way line the following courses and distances: along a curve to the left with a radius of 526.11 feet and an arc length of 60.04 feet, said curve having a chord bearing of North 58 degrees 24 minutes 02 seconds West and a chord distance of 60.01 feet to a nail found; THENCE North 55 degrees 47 minutes 52 seconds West a distance of 328.96 feet to a nail set; THENCE along a curve to the left with a radius of 743.31 feet and an arc length of 521.06 feet, said curve having a chord bearing of North 74 degrees 34 minutes 44 seconds West and a chord distance of 510.46 feet to a 1/2 inch rebar found; THENCE leaving said right of way line North 00 degrees 08 minutes 14 seconds East a distance of 49.69 feet to an iron pin set; THENCE North 29 degrees 41 minutes 19 seconds East a distance of 153.74 feet to an iron pin set; THENCE North 52 degrees 56 minutes 15 seconds East a distance of 174.87 feet to a nail set; THENCE North 24 degrees 35 minutes 05 seconds East a distance of 165.79 feet to a point, said point being the **TRUE POINT OF BEGINNING**.

Said tract contains 430,952 square feet or 9.893 acres.



Letter of Intent

Proposed Redevelopment of 3750 Brookside Pkwy
April 30, 2024

Applicant: Mr. Warren Jolly
The Providence Group of Georgia, LLC
11340 Lakefield Drive
Johns Creek, GA 30097

Subject Property:	Address	3750 Brookside Pkwy Alpharetta, GA 3022
	Parcel Data	Parcel ID: 11 014000490829 Land Lots 43, 44, 49 & 50 1st District, 1st Section, City of Alpharetta)
	Acreage	9.893

Current Zoning:	Zoning District	Office-Institutional
	Master Plan Ordinance	MP-97-06-Brookside / Pod "B"
	Future Land Use Designation	Corporate Office

Current Use: The Subject Property is located within the 30-acre Pod "B" of the Brookside Master Plan. The Subject Property is improved with a 2-story, Class "B", 105,236 SF multi-tenant office building with 500 surface parking spaces built in 2001. The Subject Property is 100% vacant. Current ownership acquired title to the Subject Property via a deed-in-lieu of foreclosure.



The Subject Property has access to and from Old Milton Pkwy, to the north, via a right-in/right-out curb cut (shared via recorded access easement with the adjacent Mansions Senior Living residential community), and access to Brookside Pkwy, to the south, via two, full-service, curb cuts.

Intended Project:

A 300-unit, mixed-residential, development consisting of both for-sale and rental townhomes and flats. Residents of the development will share the following amenities: pool, co-working spaces, fitness facility, and greenspace park. Parking will be provided via dedicated townhome garages, surface parallel parking spaces, and a 6-level structured parking deck.

The Intended Project is to be developed generally in accordance with the attached Concept Plan. Access to and from the Intended Project will be via the current, existing curb cuts. Applicant intends to work with the City in effectuating improvements to Brookside Pkwy as contemplated by the Brookside Small Area Plan.

Applicant's Request:

- Amend the Brookside master plan ordinance, MP-97-06, to permit residential uses within Pod "B" in accordance with the provisions Unified Development Code Sec. 2.2.10 "R-10M dwelling, 'for rent' or 'for sale', residential";
- Rezone the Subject Property from OI to R-10M with a permissible density of up to 10 units per acre within Pod "B";

- Amend the Horizon 2040 Comprehensive Plan Future Land Use Map designation for the Subject Property from CO to HDR; and
- Approve concurrent variances and waivers as requested herein.

Supporting Narrative:

Applicant seeks to acquire the Subject Property and demolish the current office building and surface parking lot in order to develop the Intended Project. There is very little demand for the Subject Property in its current use as a Class “B”, poorly-amenitized, surface-parked, suburban office building. In contrast, municipalities such as Alpharetta are finding it difficult to balance the demand for additional housing in their communities, and the need for more varied and diverse housing options sought by households today, against their own planning goals and objectives.

The Intended Project uniquely “threads the needle” in this case by replacing a broken use with much needed additional housing on the east side of Old Milton in a location which already includes denser housing options, and which will not impact existing, more “traditional”, less dense housing whose stakeholders often seek “protected” status. In doing so, the Intended Project achieves many of the goals already expressed by the City in its 2040 Horizon Comprehensive Plan and the Brookside Small Area Plan, and will likely result in a 10-fold increase in the value of the Subject Property on the City’s and County’s tax rolls. In addition, it is Applicant’s belief – again, consistent with the City’s own vision statements – that the Intended Project will

~ provide the type of housing within walking or biking distance that is often in demand by office users today, thereby supporting, in part, the remaining office space within Brookside;

~ locate households (not just Senior Living households) within Brookside which will actively support the existing, well-occupied, retail and restaurants in proximity on Old Milton Pkwy; and

~ provide impetus for bicycle and pedestrian improvements on Brookside Pkwy which will in turn improve the overall long-term viability of the Brookside Small Area, increase utilization of the City’s green assets in the vicinity, and promote further capital investment / redevelopment on the east side of Old Milton Pkwy.

Background

The Subject Property is located within the 155-acre “Brookside” master plan adopted in 1997 and developed primarily in the 2000’s, ultimately reaching 909,000 SF of office space in 14 office buildings. Brookside is in many ways a typical suburban office campus of this vintage – stand-alone buildings with little or no connectivity to

one another with little or no campus amenities. In fact, the very design of these types of office campuses ensures this lack of connectivity and walkability. Office buildings are placed “deep” on their respective sites, with surface parking lots “intervening” between the actual human use and the connecting streetscapes. In the case of Brookside, fully 1/3rd of the developed land, 57.3 acres, is dedicated to asphalt, surface parking lots, and those lots, in turn, result upwards of 200’ setbacks for buildings from streetscapes, completely disconnecting human use and scale within the campus.

Suburban office campuses such as Brookside are among the hardest hit by the changes affecting office utilization in our nation since the COVID pandemic of 2020 – 22. Today, the office vacancy within Brookside is 50% with the Subject Property sitting at 100% vacant. These vacancy levels certainly raise the specter of a “doom loop” occurring within Brookside, potentially negatively affecting the built environment experiences not only for the remaining office space within Brookside, but also the Georgia State Alpharetta campus, Northpoint church, and the retail / restaurant establishments along Old Milton Parkway.

This Application will not attempt to delineate the many, and complex, cultural and demographic trends which have affected commercial real estate, household formation and housing choices post-pandemic other than to note that those changes are now commonly accepted as secular, not cyclical. Some of these paradigm shifts were evident even before the the pandemic: the advent of e-commerce, the efficiencies of “paperless” and “virtual” business activity, the delay in marriage and childbearing, the increasing prevalence of “single person” households, the advent of town center nodes, the desire for walkable, connected, small-scale environments.

Horizon 2040 Comp. Plan

The City was early in recognizing these changes and in adopting planning principles in response as vision statements and guidance to the development community. The first and most comprehensive of those vision statements is the Horizon 2040 Comprehensive Plan (the “Comp. Plan”).

The Comp. Plan specifically identifies the East Side of Old Milton Parkway as a “Priority Area” for redevelopment with a focus on creating a mix of uses, including new residential housing and improved streetscapes / pedestrian environments (pg. 59). Of particular note is the following:

Housing (pg. 34)

- Redevelop large surface parking lots in North Point and suburban office areas with residential uses;
- Diversify housing opportunities;
- Address missing housing types / price points; and
- Create walkable neighborhoods.

Needs & Opportunities – Office & Retail Vacancies (pg. 35)

- Develop a plan to deal with office and retail vacancies; and
- Vacancies provide an opportunity for re-use or redevelopment;

Needs & Opportunities – Growth Management (pg. 35)

- Limit expansion of retail uses;
- Decline of suburban office provides opportunity to retrofit or redevelop; and
- Improve walkability and connectivity along the Old Milton Parkway corridor east of Georgia 400.

Brookside Small Area Plan

Adopted within the Comp. Plan is the Brookside Small Area Plan, a specific planning statement issued by City Council in November of 2022 (the “Brookside Plan”). The Brookside Plan notes many of the issues raised above and seeks to promote change through many of the strategies expressed in the Comp. Plan.

Interestingly, the Subject Property was not included by the Brookside Plan planners in either of three “Concepts & Themes” districts: Corporate Conglomerate, Gaming & Innovation District, or Collegiate District. As such, the Subject Property is a blank canvas available to advance the goals of the Small Area and the Comp. Plan. The Intended Project has been designed to achieve these goals by introducing new dense housing adjacent to the existing dense, Senior Living housing provided at The Mansions, improve streetscapes and pedestrian experiences, replace asphalt parking lots with desirable development and greenspaces.

Standard of Review

The Unified Development Code (the “UDC”) establishes the following criteria for use in evaluating and taking action on a Rezoning request (see generally Sec. 4.2.3). For the reasons stated herein, the Intended Project satisfies each criteria.

- Will the Intended Project be compatible with surrounding properties?

Applicant’s Response – Yes.

Although the Subject Property is located within Brookside office campus, the reality is that the Subject Property is already surrounded by a mix of diverse, but complementary, uses . . . including both for-sale and for-rent housing. The Intended Project will integrate well into this existing development fabric.

West: The Mansions at Alpharetta, a 124-unit Senior Living housing community constructed in 2016.

North: The Subject Property is bounded to the north by Old Milton Pkwy. Located on Old Milton Pkwy, immediately opposite the Subject Property are two apartment communities (Camden Pond and Belmont), two single-family subdivisions (Bridge Pointe and

Pennbrooke), and a new, 15-unit townhome community, Folia Old Milton.

East: Located to the east along Old Milton Pkwy are three commercial outparcels: a Brewsters, a Chipotle, and a TiresPlus. Located to the east along Brookside Pkwy is Zyka, a free-standing, full-service restaurant constructed in 2018.

South: The Subject Property is bounded to the south by Brookside Pkwy. Located across Brookside Pkwy, opposite the Subject Property to the southwest is a 6-acre vacant tract owned by the The University System of Georgia (immediately adjacent to the Georgia State Alpharetta campus buildings); to the southeast is 3905 Brookside, a 3-story, 80,000 SF medical/office building constructed in 2000.

- Will the Intended Project adversely affect the use or usability of surrounding properties?

Applicant's Response – No.

The Intended Project will have a positive effect on the value of surrounding properties. The Intended Project represents an almost \$100 million capital investment within a suburban office campus which is currently 50% occupied and facing continuing financial failure and the potential for entering a "doom loop". The Intended Project will ultimately locate 300 new households in the very center of the Brookside and its surrounding uses. In doing so, the Intended Project will introduce much needed "24-hour" human presence along Brookside Pkwy, supporting the office, commercial, and retail uses and reinvigorating pedestrian presence and activity.

- Will the Intended Project adversely affect the natural environment?

Applicant's Response – No.

The Intended Project will, consistent with the goals of the Brookside Small Area Plan, replace 6+ acres of impervious asphalt parking with planned development providing current, code-compliant practices for stormwater management and tree cover.

- Are there substantial reasons the Subject Property cannot or should not be used as currently zoned? Are there new or changing conditions (not anticipated or reflected in the current zoning) which support the Applicant's Request.

Applicant's Response – Yes.

The Subject Property is, itself, a failed office use (as evidenced by its recent title transfer via deed in-lieu-of foreclosure), and office vacancy within Brookside as a

whole is 50%. The Subject Property must be redeveloped with a new use which will meet the needs of households seeking higher density / "infill" housing options within Alpharetta. In doing so Applicant believes households seeking to live in the Intended Project will, in turn, provide support for other current commercial, office and retail uses along Milton Pkwy without negatively impacting existing stakeholders.

- Would the Intended Project be an excessive or burdensome use of public facilities or services?

Applicant's Response – No.

Utilities and other City services exist in sufficient capacity to serve the Intended Project. In addition, while the Intended Project is not designed for or targeted at households with school-age children (SF's, amenities, etc.), it appears that Fulton County public school capacity is well below full utilization for this location:

ES: GADOE capacity for New Prospect Elementary is 825 students; enrollment is currently 447 students and projected to fall further over the next two years.

MS: GADOE capacity for Webb Bridge Middle School is 1,150 students; enrollment is currently 1,188 students. It is likely that Fulton County will redraw this school district since the next closest middle school, Taylor Road, is significantly under its GADOE capacity (1,400 capacity / 1,192 enrollment).

HS: GADOE capacity for Alpharetta High School is 2,200 students; enrollment is currently 1,915 and projected to fall further.

Capacity data from Fulton County Historical and Projected Enrollment:

[https://go.boarddocs.com/ga/fcss/Board.nsf/files/BYPM6459A7B8/\\$file/Historical%20and%20Projected%20Enrollment.pdf](https://go.boarddocs.com/ga/fcss/Board.nsf/files/BYPM6459A7B8/$file/Historical%20and%20Projected%20Enrollment.pdf)

- Does the Applicant's Request reflect a reasonable balance between the promotion of public health, safety, morality or general welfare against the right to unrestricted use of the property?

Applicant's Response – Yes.

The Intended Project has been conceived in response to changing economic and cultural conditions affecting the Subject Property's current use and has been designed with the goals of the Brookside Small Area Plan in mind.

- Is the Intended Project consistent with Alpharetta's Comprehensive Plan?

Applicant's Response – Yes, but a FLUM amendment is required.

The Intended Project is consistent with explicit, on-point policies and strategies of the 2040 Horizon Comprehensive Plan, including

~ the provisions of the Brookside Small Area Plan, which are incorporated into the Comprehensive Plan (pg. 62).

~ "Promote infill of vacant office and retail space with compatible uses and amenities that enhance synergy within the development" (Community Housing Vision Policy, pg. 40).

~ "Promote redevelopment of highway corridors, with an emphasis on North Point Pkwy, Old Milton Pkwy and South Main Street, into pedestrian-friendly, mixed-use environments to create viable, growing and attractive areas" (Community Land Use Vision Policy, pg. 46).

~ "Allow mixed use patterns that will create activity nodes . . . within exiting suburban office; "[a]llow mixed use patterns that will create activity nodes in appropriate areas . . . that provide jobs and services with walking distance of residences, preserve open spaces and make public transportation more effective" and and "[e]ncourage creative urban design solutions that improve physical character" (Community Land Use Policies 2.3, 8.2, and 10, pgs. 46-47).

However, to effectuate these goals Applicant is requesting a FLUM amendment to change the Subject Property's use designation from CO to HDR.

Small Area Plan Priority

Applicant requests that the following design guidelines contained within the Brookside Small Area Plan be given precedence and priority over the conflicting guidelines contained within in the UDC.

- Front Yard Minimum Setback: 25' along Brookside Pkwy as provided in the Brookside Small Area Plan instead of 35' as set forth in UDC Sec.2.2.10D.
- Maximum Building Height: 6-stories as provided in the Brookside Small Area Plan instead of 35' as set forth in UDC Sec.2.2.10D.

Variances & Waivers

Applicant requests the following variances and waivers. Each requested variance or waiver meets the following approval criteria for the reasons stated below:

- (1) There are extraordinary and exceptional conditions pertaining to the Subject Property resulting from its size, shape, and topography;

- (2) The Application of the Zoning Code without the requested variance or waiver would create an unnecessary hardship;
- (3) There are conditions relevant to the Subject Property which are peculiar to it;
- (4) And those conditions are not the result of any actions of the Applicant or current property owner; and
- (5) Relief, if granted, will not cause substantial detriment to the public good nor impair the purposes or intent of applicable Zoning Code or other code provisions.

- **Parking – Dwelling, For-Rent Residential / UDC Sec. 2.5.1A**

Applicant requests a variance to reduce the number of off-street vehicle parking for “Dwelling, ‘For-Rent’, residential” from two (2) for each unit, plus one (1) guest space per 20 units, to a minimum of 1.55 spaces for each rental “flat”.

Parking for the Intended Project’s rental “flats” will be within a multi-story, access-controlled, structured parking deck which is designed to be architecturally integrated with the 6-level building façade. Market experience has proven in suburban “infill” locations such as Brookside that a minimum parking ratio 1.55 spaces for each rental “flat” is sufficient to accommodate resident, guest, and leasing prospect parking. Because of the unique topography of the Subject Property (see discussion below), requiring parking in excess of this market-proven approach will result in an additional level of parking being added to the parking deck, placing it higher than the parapet line of the building façade (which, in turn, would require further variances).

- **Misc. Regulations – Dwelling, For-Rent Residential / UDC Sec. 2.7.0b6.**

Applicant requests a waiver from the requirement that the “[f]irst floor shall be a minimum of 14 ft . . . additional floors shall be a minimum of 9’ floor to ceiling”.

The Intended Project does not have a typical “ground floor” or “Storefront Street” engagement because of the unique configuration of the site and the intention to limit the development to a mix of residential uses (given the presence of service retail already existing along Old Milton Pkwy). In addition, because of the difficult topography, precise floor stacking is being used to make up an almost “three level” grade differential between Old Milton Pkwy and Brookside Pkwy. The Intended Project will achieve this stacking, along with the desired architectural “presence”, by having 12” ceiling heights in its ground-level business and shared amenity spaces; in addition, all other residential units will have 10” ceilings.

- **Misc. Regulations – Dwelling, For-Rent Residential / UDC Sec. 2.7.0b9.**

Applicant requests a waiver from the requirement that the Intended Project, because it will include "For Rent" units, incorporate "a neighborhood grocery of sufficient size to support the development".

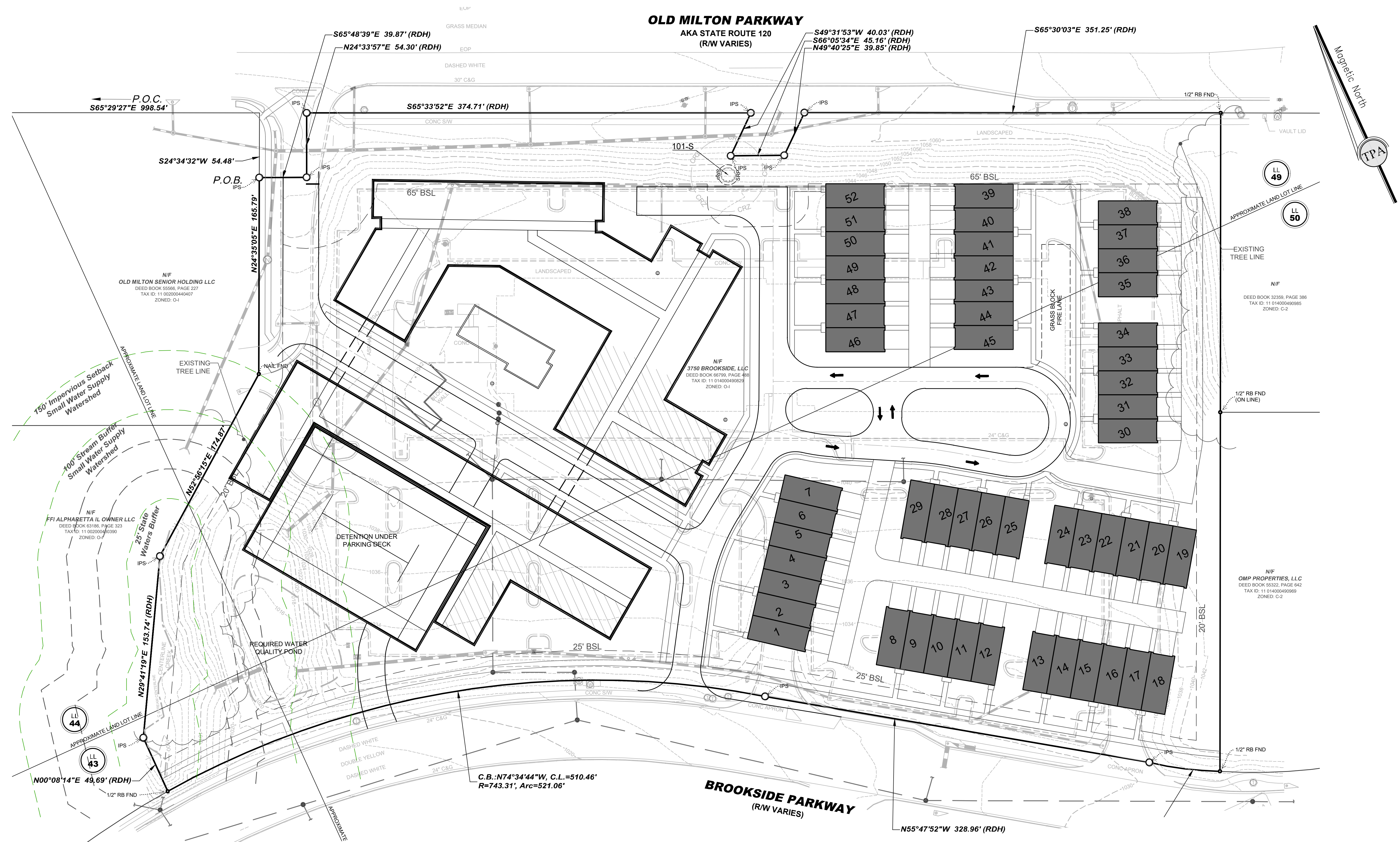
Requiring a grocery store in this location would be a hardship both in terms of land utilization and economic viability; in addition, adding a grocery store in this location would adversely impact grocery stores already located on Old Milton Pkwy which are already in proximity, and will be convenient to residents of the Intended Project

- ~ Whole Foods, 1 ½ miles away at Avalon
- ~ Publix, ¾ miles away at Kimbell Bridge
- ~ Kroger, 1 ¾ miles away at Jones Bridge
- ~ Aldi, 2 miles away at Jones Bridge

In addition, requiring a grocery store on the Subject Property would conflict with the primary goal of the Brookside Small Area Plan: the elimination of asphalt surface parking lots which are used only intermittently.

Preservation of Rights:

Georgia law and the procedures of the City of Alpharetta require us to raise potential constitutional objections during the rezoning application process. While we believe the Intended Project should be approved on its own merits, we, in addition, believe (i) that limiting the Subject Property to the uses allowed under the current zoning or (ii) rezoning the Subject Property with unnecessary conditions imposed which would prevent the development of the Intended Project as proposed, would destroy the marketability of the Subject Property and render its use economically unfeasible. It is Applicant's belief that so doing would constitute an unconstitutional taking of property without just and adequate compensation, would be done without due process of law, and would be an arbitrary and capricious act under both the Georgia and United States Constitutions.



VICINITY MAP
not to scale

SITE DATA:

TOTAL SITE AREA	9.893 ACRES
POD "B" AREA	30 ACRES
FLOODPLAIN (APPROXIMATE)	0
ZONING	
EXISTING ZONING	O-1
PROPOSED ZONING	R-10M
ZONING JURISDICTION	CITY OF ALPHARETTA
DEVELOPMENT TYPE	
TOTAL UNITS	300
APARTMENT UNITS	248 UNITS
REAR ENTRY TOWNS (20' x 50')	52 UNITS
TOTAL DENSITY (POD "B")	10 U/A
DEVELOPMENT STANDARDS	
FRONT YARD	25' TO BROOKSIDE PKWY / 65' OLD MILTON PKWY
MINIMUM BUILDING SEPARATION	20 FEET
MAXIMUM BUILDING HEIGHT (TOWNHOMES)	35 FEET
MAXIMUM BUILDING HEIGHT (FLATS)	6 STORIES
MINIMUM LOT WIDTH	20 FEET
MINIMUM LOT SIZE	NONE
MAXIMUM DENSITY	10 U/A

PARKING

REQUIRED	1.55 PER UNIT (see variance)
GARAGE	52
DRIVEWAY	52
SPACES	378
TOTAL	482

- NOTES**
- SPEED LIMIT OF OLD MILTON PARKWAY IS 45 MPH. SPEED LIMIT OF OLD BROOKSIDE PARKWAY IS 35 MPH.
 - ACCORDING TO THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY - WETLANDS ARE NOT LOCATED ON THIS SITE.
 - ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP FOR FULTON COUNTY 13121C0078F and 13121C0086F, EFFECTIVE DATE 9/18/2013. THE PROPERTY DOES NOT FALL WITHIN A DESIGNATED FLOOD ZONE "A" (AREAS OF 100 YEAR FLOOD).
 - WATERS OF THE STATE ARE WITHIN 200' OF THIS PROPERTY.
 - THE CHATTAHOOCHEE RIVER IS NOT WITHIN 2000' OF THIS PROPERTY.
 - ALPHARETTA FIRE DEPARTMENT SHALL APPROVE ROAD LAYOUT AND ENTRANCES.
 - WATER SERVICE SHALL BE PROVIDED BY FULTON COUNTY. EXISTING WATER SERVICE WILL BE USED.
 - SANITARY SEWER SERVICE WILL BE PROVIDED BY FULTON COUNTY. EXISTING SEWER WILL BE TAPPED ON SITE.
 - THE PROPOSED DEVELOPMENT MAY BE GATED AND HAVE PRIVATE STREETS.

OWNER/DEVELOPER

thePROVIDENCEgroup

Clint Walters

11340 Lakefield Drive
Building II, Suite 200
Johns Creek, Georgia 30097

CONTACT
ph. 404-274-4492
E-MAIL: cwalters@theprovidencegroup.com

4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770)416-7511
Fax: (770)416-6759
www.travispruitt.com

Travis Pruitt & Associates, Inc.

TREE DATA:

SEE TREE STUDY PERFORMED ON 09-28-2023
BY ONEBARK

REFERENCE DOCUMENTS:

- ALTA/CAS/Land Title Survey for Brookside 300 Tract L-1-L-4 prepared by J.D. Grace Land Surveys, LLC dated 08/06/2015.
- Minor Plat for Old Milton Assisted Living prepared by Planners and Engineers Collaborative dated 03/20/14.
- ALTA/CAS/Land Title Survey for Alter Group, LTD Chicago Title Insurance Company prepared by Post, Buckley, Schuh & Jernigan, Inc. / PBS&J dated 10/26/1998, revised 01/29/1999.

SURVEY NOTES:

NOTE: Information regarding the reputed presence, size, character and location of existing underground utilities and structures is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and utilities and structures not shown may be encountered. The owner, his/her employees, his/her consultants and his/her contractors shall hereby distinctly understand that the engineer / surveyor is not responsible for the correctness or sufficiency of this information.

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Travis Pruitt & Associates, Inc.

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LEGAL DESCRIPTION TRACT I

All that tract or parcel of land lying and being in Land Lots 43, 44, 49, and 50 of the 1st District, 1st Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:

COMMENCING at the Northeasterly miter of the intersection of the Southerly right of way line of Old Milton Parkway (R/W varies) and the Easterly right of way line of Brookside Parkway; THENCE proceeding along the Southerly right of way line of Old Milton Parkway the following courses and distances: South 65 degrees 29 minutes 27 seconds East a distance of 998.54 feet to a point; THENCE South 24 degrees 34 minutes 32 seconds East a distance of 54.48 feet to an iron pin set, said point being the TRUE POINT OF BEGINNING;

THENCE from said TRUE POINT OF BEGINNING continuing along the Southerly right of way line of Old Milton Parkway the following courses and distances: South 65 degrees 48 minutes 38 seconds East a distance of 39.87 feet to a nail set; THENCE North 24 degrees 33 minutes 57 seconds East a distance of 54.30 feet to a nail set; THENCE South 65 degrees 33 minutes 52 seconds East a distance of 374.71 feet to an iron pin set; THENCE South 49 degrees 21 minutes 53 seconds West a distance of 40.03 feet to an iron pin set; THENCE South 66 degrees 05 minutes 34 seconds East a distance of 45.16 feet to an iron pin set; THENCE North 49 degrees 40 minutes 25 seconds East a distance of 39.85 feet to an iron pin set; THENCE South 65 degrees 30 minutes 03 seconds East a distance of 351.25 feet to a 1/2 inch rebar found; THENCE departing said Southerly right of way line of Old Milton Parkway South 24 degrees 30 minutes 43 seconds West a distance of 555.45 feet to a 1/2 inch rebar found on the northerly right of way line of Brookside Parkway (right of way varies); THENCE proceeding along said right of way line the following courses and distances: along a curve to the left with a radius of 526.11 feet and an arc length of 60.04 feet, said curve having a chord bearing of North 58 degrees 24 minutes 02 seconds West and a chord distance of 60.01 feet to a nail found; THENCE North 55 degrees 47 minutes 52 seconds West a distance of 328.96 feet to a nail set; THENCE along a curve to the left with a radius of 743.31 feet and an arc length of 521.06 feet, said curve having a chord bearing of North 74 degrees 34 minutes 44 seconds West and a chord distance of 510.46 feet to a 1/2 inch rebar found; THENCE leaving said right of way line North 00 degrees 08 minutes 14 seconds East a distance of 49.69 feet to an iron pin set; THENCE North 29 degrees 41 minutes 15 seconds East a distance of 153.74 feet to an iron pin set; THENCE North 24 degrees 56 minutes 15 seconds East a distance of 174.87 feet to a nail set; THENCE North 24 degrees 35 minutes 05 seconds East a distance of 165.79 feet to a point, said point being the TRUE POINT OF BEGINNING.

Said tract contains 430,952 square feet or 9.893 acres.

SURVEY NOTES:

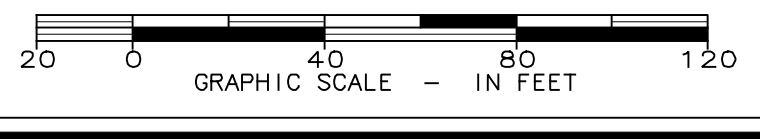
- This plot was prepared for the exclusive use of the person, persons, or entity named in the title block. Said use does not extend to any unnamed person without express permission by the surveyor naming said person.
- Unless otherwise specified, all distances shown are horizontal ground distances measured in U.S. survey feet (39.37 inches = 1 meter).
- The project horizontal datum is relative to the North American Datum 1983 (NAD83), 2011 adjustment, projected to the Georgia State Plane Coordinate System, West Zone. The vertical datum is relative to the North American Vertical Datum of 1988 (NAVD88) using the National Geodetic Survey (NGS) Geoid 12A.
- Exterior footprint of all buildings at ground level.
- By graphic plotting only this property Does Not lie within a 100 year flood hazard zone and is depicted as Zone X as defined by the F.E.M.A Flood Insurance Rate Map of Fulton County, Georgia and incorporated areas Map Number 13121C0086F, effective date 9/18/2013 and Map Number 13121C0078F, effective date 9/18/2013.
- No common observable evidence of cemeteries, burial grounds or isolated gravesites were found during the course of the survey.
- No observable evidence that the site was used as a solid waste dump, sump or sanitary landfill.
- The Property has direct vehicular and pedestrian access to Old Milton Parkway and Brookside Parkway, dedicated public right of ways, as shown on the survey.
- No observable evidence of earth moving work, building construction or building additions at the time of the survey.
- No observable evidence or proposed changes in right of way made available to the surveyor.
- No observable evidence of recent street or sidewalk construction or repairs.
- There may be underground utilities not shown on this survey.
- Wetlands identification and flagging provided by Gala Environmental Consulting dated 9/20/2023.

VARIANCES:

• PARKING - DWELLING, FOR-RENT RESIDENTIAL / UDC SEC. 2.5 1A
APPLICANT REQUESTS A VARIANCE TO REDUCE THE NUMBER OF OFF-STREET VEHICLE PARKING FOR "DWELLING, FOR-RENT, RESIDENTIAL" FROM TWO (2) FOR EACH UNIT PLUS ONE (1) GUEST SPACE PER 20 UNITS, TO A MINIMUM OF 1.55 SPACES FOR EACH RENTAL "FLAT".
MISC. REGULATIONS - DWELLING, FOR-RENT RESIDENTIAL / UDC SEC. 2.7.06B
APPLICANT REQUESTS A WAIVER FROM THE REQUIREMENT THAT THE "FIRST FLOOR SHALL BE A MINIMUM OF 14 FT. ... ADDITIONAL FLOORS SHALL BE A MINIMUM OF 9' FLOOR TO CEILING".

THE INTENDED PROJECT WILL ACHIEVE THIS STACKING, ALONG WITH A THE DESIRED ARCHITECTURAL "PRESENCE", BY HAVING 12' CEILING HEIGHTS IN ITS GROUND-LEVEL BUSINESS AND SHARED AMENITY SPACES; IN ADDITION, ALL OTHER RESIDENTIAL UNITS WILL HAVE 10' CEILINGS.

• MISC. REGULATIONS - DWELLING, FOR-RENT RESIDENTIAL / UDC SEC. 2.7.06B
APPLICANT REQUESTS A WAIVER FROM THE REQUIREMENT THAT THE INTENDED PROJECT, BECAUSE IT WILL INCLUDE "FOR RENT" UNITS, INCORPORATE "A NEIGHBORHOOD GROCERY OF SUFFICIENT SIZE TO SUPPORT THE DEVELOPMENT".



ZONING PLAN

Brookside Parkway Tract

City of Alpharetta

Land Lot 43 44 49 50, 1st District

Fulton County, Georgia

DATE: 05-01-2024
SCALE: 1" = 40'
CN: 23D456CPD3
LSV:
JN:
FN:

For The Firm
Travis Pruitt & Associates, Inc.

GEORGIA REGISTERED SURVEYOR
EDWARD J. ANDERSON

1 of 1

CITIZEN PARTICIPATION FORM - PART A

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

Public Hearing or Project Name: _____

Contact Name: _____ Telephone: _____

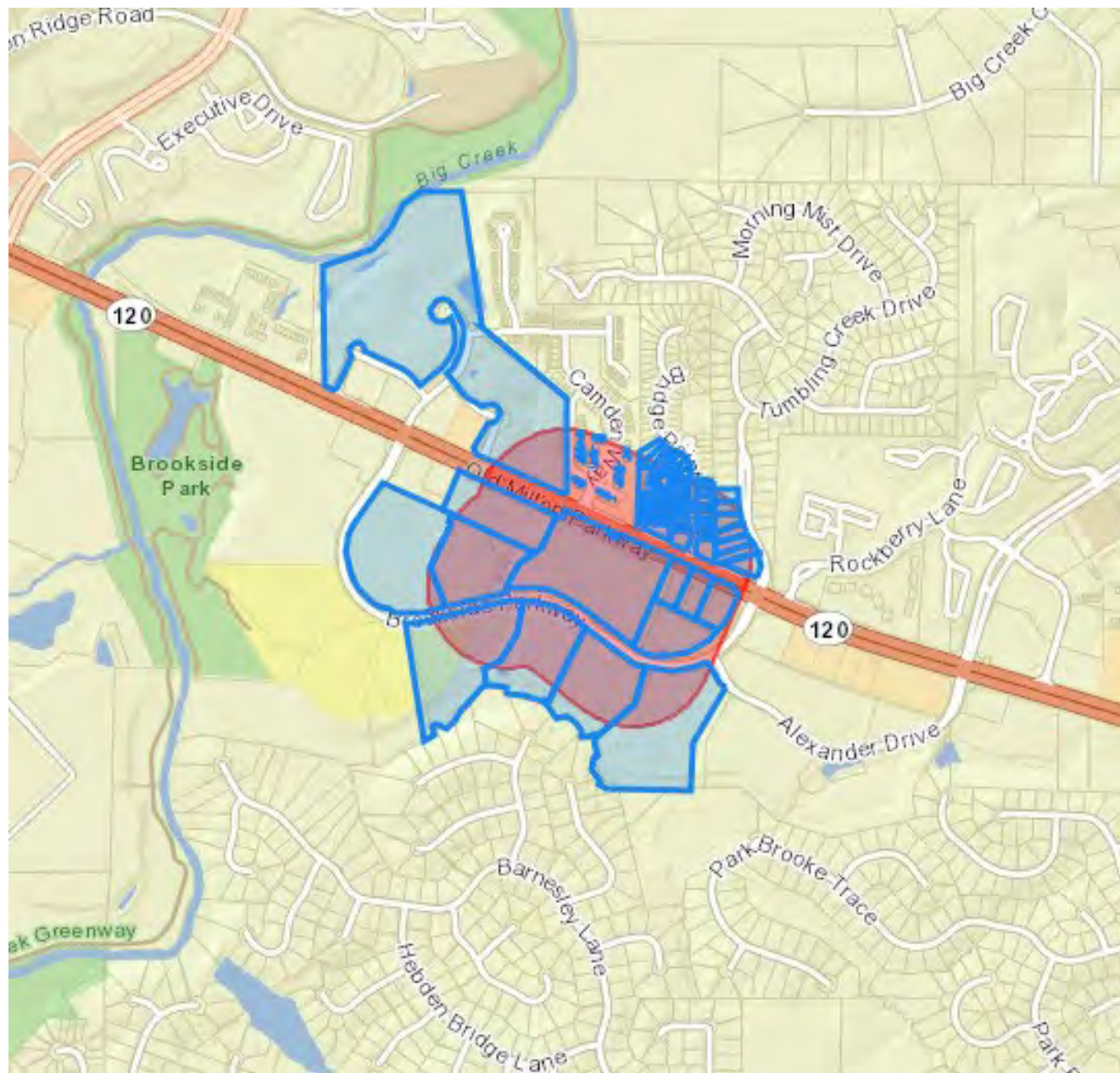
The following people will be notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified. Use additional pages as needed.

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

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

- | | |
|------------------------------------|--|
| <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> |

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.



CPI AHP ALPHARETTA MOB OWNER LLC
425 SEVENTH ST NE
CHARLOTTESVILLE VA 22902

ARORA PARVINDER SINGH & ARORA VIJA
YA
11570 VISTA FOREST DR
ALPHARETTA GA 30005

PORTER DOUGLAS J
5548 BRIDGE POINTE DR
ALPHARETTA GA 30005-2656

MARFAM ENTERPRISES INC
115 VIEW HILL CT
ATLANTA GA 30350

NASIRUDDIN NURUDDIN & CHARANIA TAS
NEEM
11650 FOLIA CIR UNIT 15
ALPHARETTA GA 30005

HILAIRE FORTUNA L
5470 BRIDGE POINT DR
ALPHARETTA GA 30005

ONE ZERO TWO ONE ZERO FOUR GREENWI
CH STREET MANHAT
535 MARRIOTT DR
NASHVILLE TN 37214

VAZIRNEZAMI ZOHREH
5460 BRIDGE POINTE DR
ALPHARETTA GA 30005

MONTEIRO FABIO OLIVEIRA & CELIA SO
USA
5459 BRIDGE POINTE DR
ALPHARETTA GA 30005

SFD 3900 BROOKSIDE PKWY LLC
2405 BELMONT BLVD
NASHVILLE TN 37212

GAWEL JOSEPH & CROFF JENNIFER LYNN
5409 BRIDGE POINTE DR
ALPHARETTA GA 30005

SUMNER CHRISTINA C & CHARLES T JR
5449 BRIDGE POINTE DR
ALPHARETTA GA 30005

OMP PROPERTIES LLC
1677 SCOTT BLVD
DECATUR GA 30033

HIGGINBOTHAM KAREN L
5490 BRIDGE POINTE DR
ALPHARETTA GA 30005-4470

DALTON MARK
5419 BRIDGE POINT DR
ALPHARETTA GA 30005

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5558 BRIDGE POINTE DR
ALPHARETTA GA 30005

GOETHE JANET
P O BOX 813068
SMYRNA GA 30081

SHABANIBAGHERABAD MORTEZA
5440 BRIDGE POINTE DR
ALPHARETTA GA 30005

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11610 VISTA FOREST DR
ALPHARETTA GA 30005

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UST THE
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ALPHARETTA GA 30005

EUSTICE MARY M
5429 BRIDGE POINTE DR
ALPHARETTA GA 30005-4471

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11590 VISTA FOREST DR
ALPHARETTA GA 30005

BIRUTIS KESTUTIS & BIRUTIENE DANUTE
5538 BRIDGE POINTE DR
ALPHARETTA GA 30005

ALMAHDI LUAY & ALQUBAITI ZAHRA
5528 BRIDGE POINT DR
ALPHARETTA GA 30005

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11600 VISTA FORREST DR
ALPHARETTA GA 30005

HASER JACOB T
5450 BRIDGE POINT DR
ALPHARETTA GA 30005

SMITHERS LYLE O & HATTIE C
87 GRANDWATER DR
SUWANEE GA 30024

NOLAN WILLIAM HARRISON & MOSES MIS
HAUNDRA CHANTRIC
5480 BRIDGE POINTE DR
ALPHARETTA GA 30005

3925 BROOKSIDE PARKWAY LLC
800 SUPERIOR AVE FLOOR 21ST
CLEVELAND OH 44114

GOGATE RAVINDRA T & MANJIRI
11580 FOLIA CIR
ALPHARETTA GA 30005

KATIS JEFFREY RONALD & GOBEA ROSAR
IO D
11580 VISTA FOREST DR
ALPHARETTA GA 30005

FFI ALPHARETTA IL OWNER LLC
200 W MADISON STE 2650
CHICAGO IL 60606

UGUR MEHMET T
11590 FOLIA CIR
ALPHARETTA GA 30005

KELLEHER JOSEPH F & THOMAS J
5479 BRIDGE POINTE DR
ALPHARETTA GA 30005

JD LD ATLANTA LLC
P.O. BOX 7555
REDLANDS CA 92375-0555

MDZ TRUST
11530 FOLIA CIR # 6
ALPHARETTA GA 30005

JONES JAMES R
5489 BRIDGE POINTE DR
ALPHARETTA GA 30005

HWY 120 SENIOR HOLDINGS LLC
171 STONEBRIDGE BLVD
EDMOND OK 73013

MDZ TRUST
11560 GREAT OAKS WAY STE 200
ALPHARETTA GA 30022

SALTER LINDA O & GARY V
5500 BRIDGE POINTE DR
ALPHARETTA GA 30202

BROOKSIDE PARKWAY PARTNERS LLC
3440 PRESTAN RIDGE RD STE 675
ALPHARETTA GA 30005

XU TIANWEI
11540 FOLIA CIR
ALPHARETTA GA 30005

BUCKLEY ROBIN G
5578 BRIDGE POINTE DR
ALPHARETTA GA 30005

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ALPHARETTA GA 30005

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5410 BRIDGE POINTE DR
ALPHARETTA GA 30005

COSTELLO ERIN M
11640 FOLIA CIR
ALPHARETTA GA 30005

WHITLOW PAMELA J
15560 FOLIA CIR # 3
ALPHARETTA GA 30005

DEBORAH JEAN BAUMGARTNER TRUST THE
5430 BRIDGE POINTE DR
ALPHARETTA GA 30005

ZAKERS KIRTHNEY & SHAWN S
11510 FOLIA CIR
ALPHARETTA GA 30005

TOROSS STEPHEN ANDREW & LINDA MICH
ELLE
11610 FOLIA CIR
ALPHARETTA GA 30005

KHAN MOHAMMAD IRFAN
11560 VISTA FOREST DR
ALPHARETTA GA 30005

VINH HIEP J
11550 FOLIA CIR
ALPHARETTA GA 30005

NGUYEN BRENNY & CAO ANH
11570 FOLIA CIR UNIT 2
ALPHARETTA GA 30005

WILLIAMS JOELLE F WILLIAMS ANTHONY
ALPHONSO
11550 VISTA FOREST DR
ALPHARETTA GA 30005

YIN CHIA CHANG & JACQUELINE
11520 FOLIA CIR UNIT 7
ALPHARETTA GA 30005

XU TIANWEI
11600 FOLIA CIR
ALPHARETTA GA 30005

FOLIA AT OLD MILTON HOMEOWNERS ASS
OCIATION INC
101 PILGRIM VILLAGE DR STE 200
CUMMING GA 30040

CHIZIK RITA K
3011 CAMDEN WAY
ALPHARETTA GA 30005-4449

PRUUL KULLI
5049 AVALON DR UNIT 5049
ALPHARETTA GA 30005

COHEN RICHARD BENJAMIN & KUNCHANA
3009 CAMDEN WAY
ALPHARETTA GA 30005

FEENEY SUZANNE
5061 AVALON DR
ALPHARETTA GA 30005

CHI YI JEN
5295 TWILLINGATE PL
DULUTH GA 30097

DE MARTINO CAROLYN & PARISH CHRIST
INA M
3080 CAMDEN WAY
ALPHARETTA GA 30005

TAYLOR MICHAEL S& HAROLD T
3086 CAMDEN WAY
ALPHARETTA GA 30201

DIPRIZITO ANNE
3021 CAMDEN WAY
ALPHARETTA GA 30005

BEHPOUR HELEN & MOSALEHEH MAHYAR
3015 CAMDEN WAY
ALPHARETTA GA 30005

MC KELVEY MELINDA
4004 CAMDEN WAY
ALPHARETTA GA 30005

NUDELMAN SARAH H
3082 CAMDEN WAY
ALPHARETTA GA 30005

HASKIC EMINA
5043 AVALON DR
ALPHARETTA GA 30005

SALABARRIA FAMILY TRUST THE
716 HIDEAWAY BAY LN
LONGBOAT KEY FL 34228

KOLLER MATTHEW
3084 CAMDEN WAY
ALPHARETTA GA 30005

FENTON CHRISTINA
3068 CAMDEN WAY
ALPHARETTA GA 30005

POSTOLACHI GLOVER LILIA
8114 WOODLAND LANE
ALPHARETTA GA 30009

GRIFFITH SARAH
4008 CAMDEN WAY
ALPHARETTA GA 30005

STEWART PRISCILLA D STEWART KENNET
H SLADE
3007 CAMDEN WAY
ALPHARETTA GA 30005

WYANT JANE REED
5004 AVALON DR
ALPHARETTA GA 30005

JONES JACQUELYN ANNE
3065 CAMDEN WAY
ALPHARETTA GA 30005

SANTI JORDAN C
3070 CAMDEN WAY
ALPHARETTA GA 30005

MORENO FRANCOISE H & FREEMAN SYLVI
A M
5065 AVALON DR
ALPHARETTA GA 30005

STRONG JOELLA
3048 CAMDEN WAY
ALPHARETTA GA 30005

SALEKI MASOOD & NOORANI NAGHMEH
3087 CAMDEN WAY
ALPHARETTA GA 30005

MAHAN RYAN
5063 AVALON DR
ALPHARETTA GA 30005

SIMON NOELLE MARIA
2656 PASS CIR
ALPHARETTA GA 30022

BOWERS MATTHEW R
5028 AVALON DR
ALPHARETTA GA 30005

YEN SHAW F & LEE CHANG JUNG
13400 NEW PROVIDENCE RD
MILTON GA 30004-3759

MC COLLUM MERIN
3027 CAMDEN WAY
ALPHARETTA GA 30005

LARSEN MARK H & RAYANN L
3046 CAMDEN WAY
ALPHARETTA GA 30005

MARIN ANA MARIA & SROUR CHARLES A
3066 CAMDEN WAY
ALPHARETTA GA 30004

GIBSON LIZANN
5069 AVALON DR
ALPHARETTA GA 30005

HALL HOPE H & O D
3071 CAMDEN WAY
ALPHARETTA GA 30005-3476

SOH ROBIN C
1758 MOUNTAIN OAK RD
KENNESAW GA 30152-4278

BANDARU LOHITHA
3024 CAMDEN WAY
ALPHARETTA GA 30005

OSHINSKI JOSHUA
5010 AVALON DR
ALPHARETTA GA 30005

KORNEGAY LYNN A
3061 CAMDEN WAY
ALPHARETTA GA 30005

YAYA FAMILY PROPERTIES LLC
1198 DOVE POINT CT
MABLETON GA 30126

MC CLOUD PAMELA H & HAMLIN DAREN G
5051 AVALON DR
ALPHARETTA GA 30005

UCINSKI RICHARD & SHARON
3005 CAMDEN WAY
ALPHARETTA GA 30005

ROBERTS PATRICIA A
5024 AVALON DR
ALPHARETTA GA 30005-4453



Fulton County Taxes

[Property Taxes](#) / Summary / 11 014000490829

Tax Bill



Arthur E. Ferdinand
Tax Commissioner
Fulton County, Georgia

141 Pryor Street
Atlanta, Georgia 30303
[404.613.6100](tel:404.613.6100)

Property Owner	BROOKSIDE PARKWAY PARTNERS LLC
Parcel Identification	11 014000490829
Description	Real Estate
User ID	IWR
Tax District	10A - ALPHARETTA / NORTH FULTON CID
Property Address	3750 BROOKSIDE PARKWAY
Account Number	5588033
Current Fair Market Value	13,608,500.00
Current Assessed Value	5,443,400.00
City Exemption	
County Exemption	
City Sales Tax Credit	\$0.00
County Sales Tax Credit	\$1,099.57
Tax Year / Cycle	2023 / County
Principal Amount	158,892.85
Interest	0.00
Penalties/Fees	0.00
Paid	158,892.85
Total	0.00

Tax Year / Cycle	2022 / County
Principal Amount	159,546.06
Interest	0.00
Penalties/Fees	0.00
Paid	159,546.06
Total	0.00

Tax Year / Cycle	2021 / County
Principal Amount	116,160.80
Interest	0.00
Penalties/Fees	0.00
Paid	116,160.80
Total	0.00

Tax Year / Cycle	2020 / County
Principal Amount	118,713.01
Interest	0.00
Penalties/Fees	0.00
Paid	118,713.01
Total	0.00

Tax Year / Cycle	2019 / County
Principal Amount	119,187.21
Interest	0.00
Penalties/Fees	0.00
Paid	119,187.21
Total	0.00

Tax Year / Cycle	2018 / County
Principal Amount	175,942.28
Interest	0.00

Penalties/Fees	0.00
Paid	175,942.28
Total	0.00

Tax Year / Cycle [2017 / County](#)

Principal Amount 164,391.59

Interest 0.00

Penalties/Fees 0.00

Paid 164,391.59

Total 0.00

Grand Total Due \$0.00

Mailing Address

3750 BROOKSIDE LLC
6400 POWERS FERRY RD SUITE 150
ATLANTA GA 30339

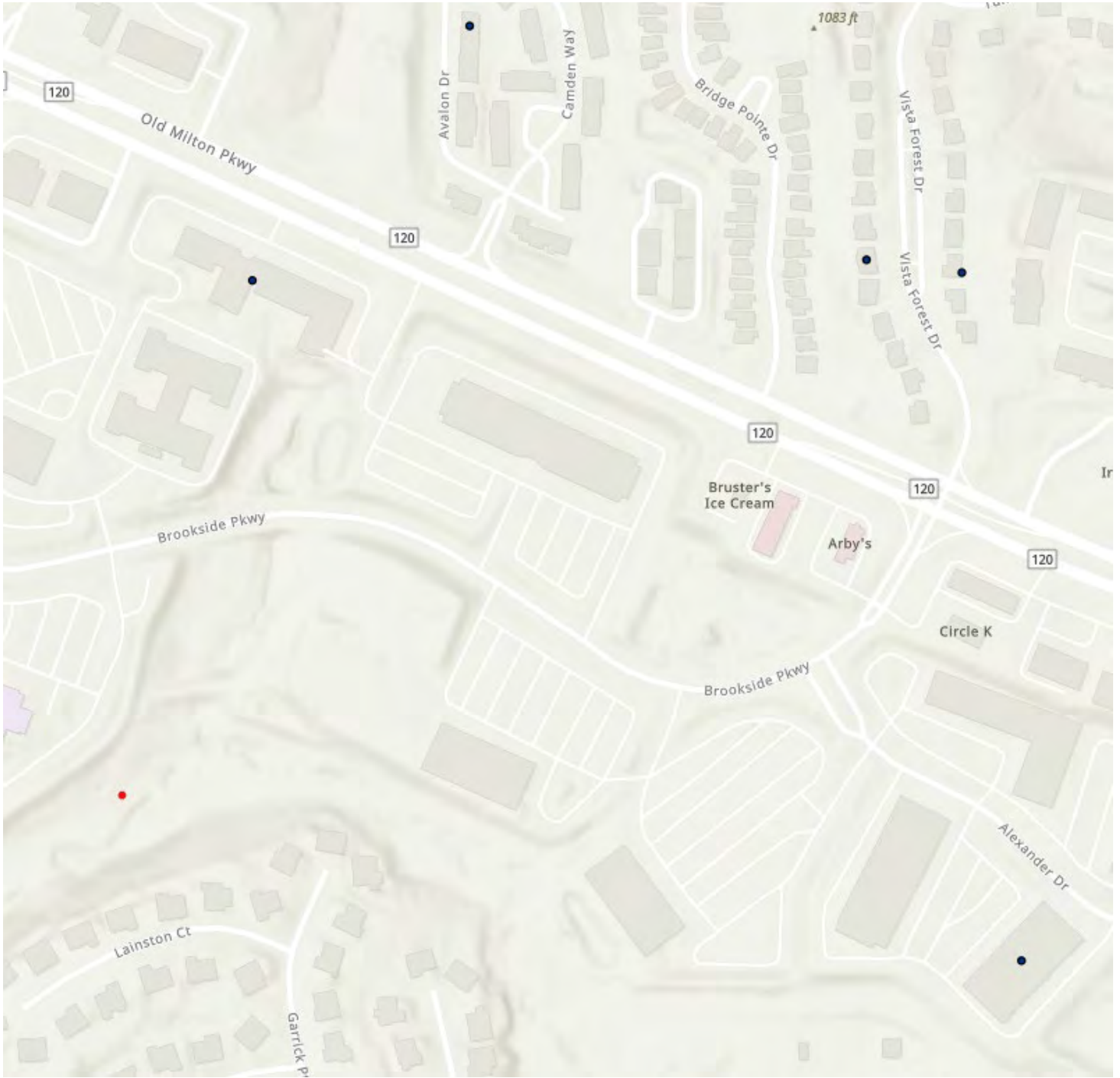
Property owners with current legal matters, such as bankruptcy or foreclosure, must contact the Tax Commissioner's office at [404.613.6100](tel:404.613.6100) for the official balance due on their parcel(s).

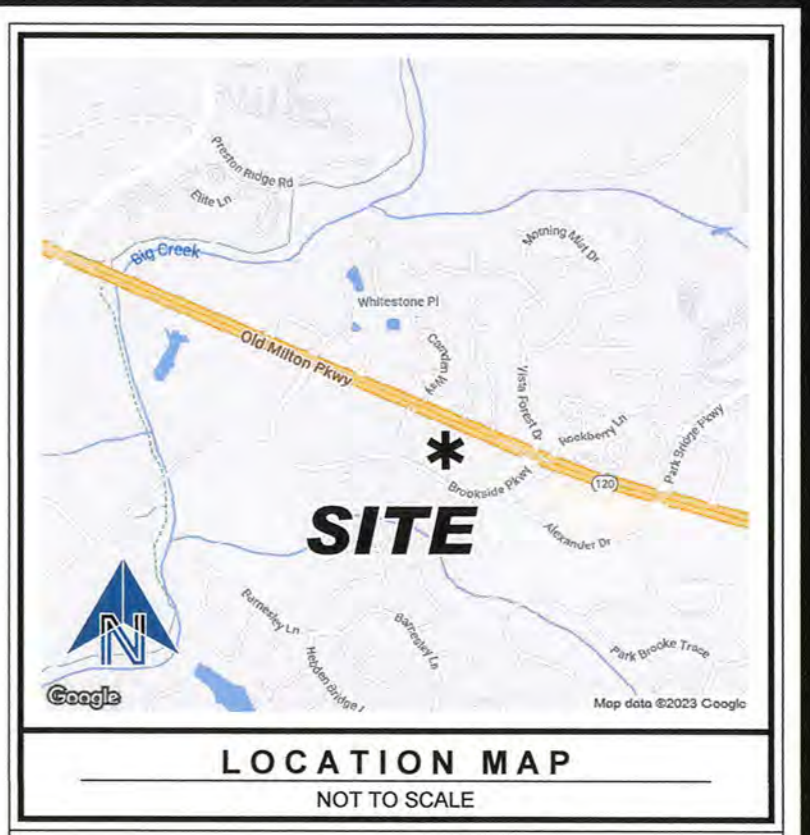
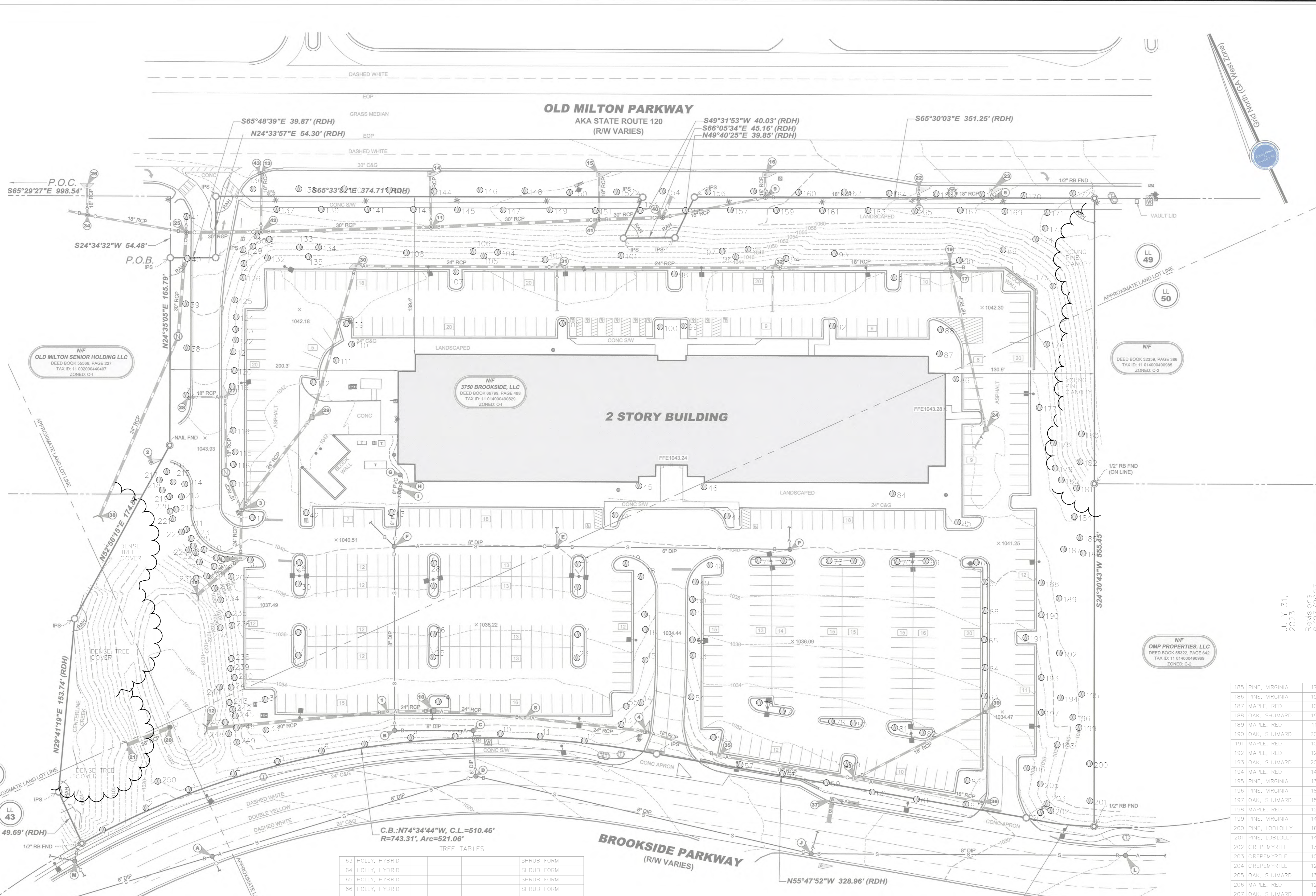
[Sign up for E-Billing](#)

Fulton County Board of Tax Assessors
Georgia Department of Revenue

City of Atlanta Solid Waste
Fulton County Government

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141 Pryor St. Atlanta, GA 30303 | 404.613.6100





NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

ONEBARK
CONSULTING ARCHITECT

ONEBARK, LLC
1000 W. BROADWAY, SUITE 200
CHAMBERS, GA 30114
P: 678.244.0046

3750 BROOKSIDE PARKWAY
AUTHORIZED BY THE PROVIDENCE GROUP
LAND LOT 43, 44, 45 & 50 - 1ST SECTION, CITY OF ALPHARETTA - FULTON COUNTY - GEORGIA

GRAPHIC SCALE - IN FEET

0 20 40 60 80 100 120 140 160

ID	SPECIES	DRH	CONDITION / CLASSIFICATION	COMMENTS
1	OAK, WILLOW	22	GOOD	TREE OF QUALITY
2	OAK, WILLOW	18	GOOD	TREE OF QUALITY
3	OAK, WILLOW	16	FAIR	TREE OF QUALITY
4	OAK, WILLOW	20	FAIR	TREE OF QUALITY
5	OAK, WILLOW	17	GOOD	TREE OF QUALITY
6	OAK, WILLOW	18	GOOD	TREE OF QUALITY
7	OAK, WILLOW	16	GOOD	TREE OF QUALITY
8	OAK, WILLOW	16	GOOD	TREE OF QUALITY
9	OAK, WILLOW	17	GOOD	TREE OF QUALITY
10	OAK, WILLOW	17	GOOD	TREE OF QUALITY
11	OAK, WILLOW	17	GOOD	TREE OF QUALITY
12	OAK, WILLOW	19	GOOD	TREE OF QUALITY
13	CHERRY, YOSHINO	13	POOR	RADIAL FRACTURE IN TRUNK
14	CHERRY, YOSHINO	11	FAIR	COMPARTMENTALIZED CAVITY IN TRUNK
15	CHERRY, YOSHINO	10	FAIR	
16	CHERRY, YOSHINO	8	FAIR	
17	CHERRY, YOSHINO	9	FAIR	
18	CHERRY, YOSHINO	9	FAIR	
19	MAPLE, RED	8	FAIR	SIGNIFICANT SCALE, INFESTATION
20	MAPLE, RED	8	GOOD	
21	MAPLE, RED	8	POOR	LARGE CAVITY IN TRUNK
22	MAPLE, RED	8	POOR	
23	MAPLE, RED	8	POOR	
24	MAPLE, RED	8	FAIR	
25	MAPLE, RED	8	FAIR	
26	MAPLE, RED	7	POOR	
27	MAPLE, RED	3	FAIR	
28	MAPLE, RED	8	POOR	
29	MAPLE, RED	8	DECLINING	
30	MAPLE, RED	10	POOR	SAPROT IN TRUNK

ID	SPECIES	DRH	CONDITION / CLASSIFICATION	COMMENTS
32	MAPLE, RED	8	FAIR	
33	MAPLE, RED	8	GOOD	
34	MAPLE, RED	10	GOOD	
35	MAPLE, RED	8	POOR	DECAY IN TRUNK
36	MAPLE, RED	14	GOOD	
37	MAPLE, RED	13	GOOD	
38	MAPLE, RED	12	GOOD	
39	MAPLE, RED	11	GOOD	
40	MAPLE, RED	12	GOOD	
41	MAPLE, RED	14	FAIR	
42	MAPLE, RED	11	POOR	
43	MAPLE, RED	12	DECLINING	
44	MAPLE, RED	11	GOOD	
45	CREPEMYRTLE	19	GOOD	
46	CREPEMYRTLE	20	GOOD	
47	CREPEMYRTLE	12	GOOD	
48	MAPLE, RED	7	POOR	
49	MAPLE, RED	8	FAIR	
50	CHERRY, YOSHINO	8	FAIR	
51	CHERRY, YOSHINO	7	FAIR	
52	CHERRY, YOSHINO	6	POOR	
53	CHERRY, YOSHINO	8	FAIR	
54	CHERRY, YOSHINO	9	FAIR	
55	MAPLE, RED	14	GOOD	
56	MAPLE, RED	9	DECLINING	CANOPY DIEBACK AND TRUNK DECAY
57	OAK, WILLOW	13	FAIR	
58	OAK, WILLOW	14	FAIR	
59	OAK, WILLOW	18	GOOD	TREE OF QUALITY
60	OAK, WILLOW	18	GOOD	TREE OF QUALITY
61	OAK, WILLOW	16	GOOD	TREE OF QUALITY
62	OAK, WILLOW	17	GOOD	TREE OF QUALITY

ID	SPECIES	DRH	CONDITION / CLASSIFICATION	COMMENTS
63	HOLLY, HYBRID			SHRUB FORM
64	HOLLY, HYBRID			SHRUB FORM
65	HOLLY, HYBRID			SHRUB FORM
66	HOLLY, HYBRID			SHRUB FORM
67	HOLLY, HYBRID			SHRUB FORM
68	OAK, SHUMARD	11	POOR	CANOPY DIEBACK
69	MAPLE, RED	7	POOR	
70	MAPLE, RED	7	FAIR	
71	MAPLE, RED	7	FAIR	
73	MAPLE, RED	8	POOR	TRUNK DECAY
74	MAPLE, RED	8	POOR	
75	MAPLE, RED	7	POOR	
76	MAPLE, RED	7	POOR	
77	MAPLE, RED	8	FAIR	
78	MAPLE, RED	7	POOR	
79	MAPLE, RED	9	FAIR	
80	MAPLE, RED	7	FAIR	
81	MAPLE, RED	8	FAIR	
82	MAPLE, RED	7	FAIR	
83	OAK, WILLOW	18	GOOD	
84	MAPLE, RED	15	POOR	
85	MAPLE, RED	12	FAIR	SAPROT IN TRUNK
86	MAPLE, RED	11	FAIR	CANOPY THINNING
87	ZELKOVA	12	GOOD	
88	MAPLE, RED	13	FAIR	
89	OAK, SHUMARD	12	FAIR	
90	MAPLE, RED	9	GOOD	
91	MAPLE, RED	11	FAIR	
92	OAK, SHUMARD	15	GOOD	
93	MAPLE, RED	13	FAIR	
94	MAPLE, RED	9	GOOD	
95	CREPEMYRTLE	15	GOOD	
96	CREPEMYRTLE	14	GOOD	
97	CREPEMYRTLE	17	GOOD	
98	MAPLE, RED	11	GOOD	
99	CREPEMYRTLE	17	GOOD	
100	CREPEMYRTLE	18	GOOD	SPECIMEN
101	OAK, SHUMARD	24	GOOD	
102	MAPLE, RED	11	GOOD	
103	MAPLE, RED	12	DECLINING	SAPROT IN TRUNK
104	CREPEMYRTLE	14	FAIR	
105	CREPEMYRTLE	15	GOOD	
106	CREPEMYRTLE	16	GOOD	
107	MAPLE, RED	11	FAIR	
108	OAK, SHUMARD	20	GOOD	TREE OF QUALITY

ID	SPECIES	DRH	CONDITION / CLASSIFICATION	COMMENTS
109	MAPLE, RED	9	FAIR	
110	MAPLE, RED	10	GOOD	
111	MAPLE, RED	13	DECLINING	CANOPY DIEBACK
112	MAPLE, RED	10	POOR	CANOPY DIEBACK
113	MAPLE, RED	13	FAIR	
114	MAPLE, RED	11	FAIR	
116	HOLLY, FOSTER	6	FAIR	
117	HOLLY, FOSTER	7	FAIR	
118	MAPLE, RED	14	FAIR	
119	HOLLY, FOSTER	11	GOOD	
120	MAPLE, RED	13	FAIR	
121	HOLLY, FOSTER	6	FAIR	
122	HOLLY, FOSTER	6	FAIR	
123	HOLLY, FOSTER	6	FAIR	
124	HOLLY, FOSTER	8	FAIR	
125	MAPLE, RED	9	DECLINING	
126	MAPLE, RED	14	GOOD	
127	HOLLY, FOSTER	10	GOOD	
128	HOLLY, FOSTER	9	GOOD	
129	HOLLY, FOSTER	6	GOOD	
130	MAPLE, RED	16	GOOD	
131	MAPLE, RED	11	FAIR	
132	MAPLE, RED	9	DECLINING	
133	CREPEMYRTLE	17	GOOD	
134	CREPEMYRTLE	18	GOOD	
135	CREPEMYRTLE	13	FAIR	
136	OAK, WILLOW	19	GOOD	
137	CREPEMYRTLE	16	FAIR	
138	OAK, WILLOW	20	GOOD	
139	CREPEMYRTLE	16	FAIR	
140	OAK, WILLOW	21	GOOD	
141	CREPEMYRTLE	17	FAIR	
142	OAK, WILLOW	23	GOOD	
143	CREPEMYRTLE	14	GOOD	
144	OAK, WILLOW	19	FAIR	
145	OAK, WILLOW	14	FAIR	
146	OAK, WILLOW	21	GOOD	
147	LOBLOLLY	15	FAIR	
148	OAK, WILLOW	18	GOOD	
149	CREPEMYRTLE	12	FAIR	THINNING CANOPY

ID	SPECIES	DRH	CONDITION / CLASSIFICATION	COMMENTS
150	OAK, WILLOW	23	GOOD	
151	CREPEMYRTLE	12	FAIR	
152	OAK, WILLOW	20	GOOD	
153	CREPEMYRTLE	14	FAIR	
154	OAK, WILLOW	22	GOOD	
155	CREPEMYRTLE	12	FAIR	
156	OAK, WILLOW	19	GOOD	
157	CREPEMYRTLE	12	FAIR	
158	OAK, WILLOW	18	GOOD	
159	CREPEMYRTLE	13	FAIR	
160	OAK, WILLOW	20	GOOD	
161	CREPEMYRTLE	11	FAIR	
162	OAK, WILLOW	23	GOOD	
163	CREPEMYRTLE	12	FAIR	
164	OAK, WILLOW	23	GOOD	
165	CREPEMYRTLE	12	FAIR	
166	OAK, WILLOW	19	GOOD	
167	CREPEMYRTLE	10	FAIR	
168	OAK, WILLOW	16	FAIR	
169	CREPEMYRTLE	12	FAIR	
170	OAK, WILLOW	19	GOOD	
171	CREPEMYRTLE	9	FAIR	
172	OAK, WILLOW	17	GOOD	
173	PINE, LOBLOLLY	8	GOOD	
174	PINE, LOBLOLLY	8	GOOD	
175	OAK, SHUMARD	10	FAIR	
176	OAK, SHUMARD	13	DECLINING	DEAD TOP
177	OAK, SHUMARD	13	POOR	
178	PINE, LOBLOLLY	9	GOOD	
179	PINE, LOBLOLLY	10	POOR	
180	PINE, LOBLOLLY	13	GOOD	
181	PINE, LOBLOLLY	9	FAIR	
182	PINE, LOBLOLLY	14	FAIR	
183	PINE, LOBLOLLY	14	GOOD	
184	PINE, VIRGINIA	16	POOR	

ID	SPECIES	DRH	CONDITION / CLASSIFICATION	COMMENTS
185	PINE, VIRGINIA	17	FAIR	
186	PINE, VIRGINIA	15	FAIR	
187	MAPLE, RED	10	GOOD	
188	OAK, SHUMARD	19	FAIR	
189	OAK, SHUMARD	21	GOOD	
190	OAK, SHUMARD	20	GOOD	
191	MAPLE, RED	10	DECLINING	GRILLING ROOTS
192	MAPLE, RED	12	FAIR	
193	OAK, SHUMARD	20	GOOD	
194	MAPLE, RED	14	GOOD	
195	PINE, VIRGINIA	13	POOR	
196	PINE, VIRGINIA	18	GOOD	
197	OAK, SHUMARD	15	FAIR	
198	MAPLE, RED	12	FAIR	
199	PINE, VIRGINIA	14	GOOD	
200	PINE, LOBLOLLY	16	GOOD	
201	PINE, LOBLOLLY	14	GOOD	
202	CREPEMYRTLE	13	GOOD	
203	CREPEMYRTLE	30	FAIR	
204	CREPEMYRTLE	12	GOOD	
205	OAK, SHUMARD	13	FAIR	
206	MAPLE, RED	12	FAIR	
207	OAK, SHUMARD	18	FAIR	
208	PINE, LOBLOLLY	8	FAIR	
209	CREPEMYRTLE	13	FAIR	
210	CREPEMYRTLE	9	FAIR	
211	CREPEMYRTLE	12	FAIR	
212	CREPEMYRTLE	11	FAIR	
213	CREPEMYRTLE	11	FAIR	
214	CREPEMYRTLE	14	GOOD	
215	CREPEMYRTLE	8	FAIR	
216	CREPEMYRTLE	10	FAIR	
217	CREPEMYRTLE	13	FAIR	
218	PINE, LOBLOLLY	13	FAIR	
219	CREPEMYRTLE	9	POOR	
220	PINE, LOBLOLLY	13	FAIR	
221	PINE, LOBLOLLY	13	FAIR	
222	CREPEMYRTLE	9	POOR	
223	CREPEMYRTLE	11	POOR	
224	PINE, LOBLOLLY	14	FAIR	
225	PINE, LOBLOLLY	11	FAIR	
227	PINE, LOBLOLLY	6	FAIR	
229	CREPEMYRTLE	10	FAIR	
230	PINE, LOBLOLLY	14	FAIR	
231	PINE, LOBLOLLY	18	FAIR	
232	PINE, LOBLOLLY	17	GOOD	
233	PINE, LOBLOLLY	14	FAIR	
234	PINE, LOBLOLLY	13	FAIR	
235	PINE,			



ONEBARK LLC
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ATLANTA GA 30341
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Tree Study Report

3750 Brookside Parkway, Alpharetta GA

Date of Inspection 9/23/2023

Inspector

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

Developer

Clint Walters
11340 Lakefield Drive, Suite 140
Johns Creek GA 30097
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INTRODUCTION

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

METHODOLOGY

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

The project site was traversed to identify trees that meet the minimum size criteria for Specimen trees, including boundary trees within 30 feet outside of the parcel limits and potential 'Trees of Quality.' (Pine, Tuliptree, and Sweetgum cannot be considered Quality trees). Boundary trees can only be inspected from the subject parcel, unless written permission is given by the neighboring parcel owner. This inspection uses Level I and Level II assessment standards. Level III standards can be applied at the customers request.

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

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

DEFINITIONS OF TREE HEALTH

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

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

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

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

Tree 1

Cataloged : 9/23/2023

Species 22" oak, willow, *Quercus phellos*

Condition: Good health.

Other notes:

Tree 2

Cataloged : 9/23/2023

Species 18" oak, willow, *Quercus phellos*

Condition: Good health.

Other notes:

Tree 3

Cataloged : 9/23/2023

Species 16" oak, willow, *Quercus phellos*

Condition: Fair health.

Other notes:

Tree 4

Cataloged : 9/23/2023

Species 20" oak, willow, *Quercus phellos*

Condition: Fair health.

Other notes:

Tree 5

Cataloged : 9/23/2023

Species 17" oak, willow, *Quercus phellos*

Condition: Good health.

Other notes:

Tree 6

Cataloged : 9/23/2023

Species 18" oak, willow, *Quercus phellos*

Condition: Good health.

Other notes:

Tree 7

Cataloged : 9/23/2023

Species 16" oak, willow, *Quercus phellos*

Condition: Good health.

Other notes:

Tree 8

Cataloged : 9/23/2025

Species 16" oak, willow, *Quercus phellos*

Condition: Good health.

Other notes:

Tree 9

Cataloged : 9/23/2023

Species 17" oak, willow, *Quercus phellos*

Condition: Good health.

Other notes:

Tree 10

Cataloged : 9/23/2023

Species 17" oak, willow, *Quercus phellos*

Condition: Good health.

Other notes:

Tree 11

Cataloged : 9/23/2023

Species 17" oak, willow, *Quercus phellos*

Condition: Good health.

Other notes:

Tree 12

Cataloged : 9/23/2023

Species 19" oak, willow, *Quercus phellos*

Condition: Good health.

Other notes:

Tree 13

Cataloged : 9/23/2023

Species 13" Cherry 'Yoshino', *Prunus × yedoensis*

Condition: Poor health.

Other notes: Radial fracture in trunk

Tree 14

Cataloged : 9/23/2023

Species 11" Cherry 'Yoshino', *Prunus × yedoensis*

Condition: Fair health.

Other notes: Compartmentalized Cavity in trunk

Tree 15

Cataloged : 9/23/2023

Species 10" Cherry 'Yoshino', *Prunus × yedoensis*

Condition: Fair health.

Other notes:

Tree 16

Cataloged : 9/23/2023

Species 8" Cherry 'Yoshino', *Prunus × yedoensis*

Condition: Fair health.

Other notes:

Tree 17

Cataloged : 9/23/2023

Species 9" Cherry 'Yoshino', *Prunus × yedoensis*

Condition: Fair health.

Other notes:

Tree 18

Cataloged : 9/23/2023

Species 9" Cherry 'Yoshino', *Prunus × yedoensis*

Condition: Fair health.

Other notes: Significant scale, infestation

Tree 19

Cataloged : 9/23/2023

Species 8" Maple, red, *Acer rubrum*

Condition: Fair health.

Other notes:

Tree 20

Cataloged : 9/23/2023

Species 8" Maple, red, *Acer rubrum*

Condition: Good health.

Other notes:

Tree 21

Cataloged : 9/23/2023

Species 8" Maple, red, *Acer rubrum*

Condition: Poor health.

Other notes: Large cavity in trunk

Tree 22

Cataloged : 9/23/2023

Species 8" Maple, red, *Acer rubrum*

Condition: Poor health.

Other notes:

Tree 23

Cataloged : 9/23/2023

Species 8" Maple, red, *Acer rubrum*

Condition: Poor health.

Other notes:

Tree 24

Cataloged : 9/23/2023

Species 8" Maple, red, *Acer rubrum*

Condition: Fair health.

Other notes:

Tree 25

Cataloged : 9/23/2023

Species 8" Maple, red, *Acer rubrum*

Condition: Fair health.

Other notes:

Tree 26

Cataloged : 9/23/2023

Species 7" Maple, red, *Acer rubrum*

Condition: Poor health.

Other notes:

Tree 27

Cataloged : 9/23/2023

Species 9" Maple, red, *Acer rubrum*

Condition: Fair health.

Other notes:

Tree 28

Cataloged : 9/23/2023

Species 8" Maple, red, *Acer rubrum*

Condition: Poor health.

Other notes:

Tree 29

Cataloged : 9/23/2023

Species 8" Maple, red, *Acer rubrum*

Condition: Declining health.

Other notes:

Tree 30

Cataloged : 9/23/2025

Species 10" Maple, red, *Acer rubrum*

Condition: Poor health.

Other notes: Saprot in trunk

Tree 32

Cataloged : 9/23/2023

Species 8" Maple, red, *Acer rubrum*

Condition: Fair health.

Other notes:

Tree 33

Cataloged : 9/23/2023

Species 8" Maple, red, *Acer rubrum*

Condition: Good health.

Other notes:

Tree 34

Cataloged : 9/23/2023

Species 10" Maple, red, *Acer rubrum*

Condition: Good health.

Other notes:

Tree 35

Cataloged : 9/23/2023

Species 8" Maple, red, *Acer rubrum*

Condition: Poor health.

Other notes: Decay in trunk

Tree 36

Cataloged : 9/23/2023

Species 14" Maple, red, *Acer rubrum*

Condition: Good health.

Other notes:

Tree 37

Cataloged : 9/23/2023

Species 13" Maple, red, *Acer rubrum*

Condition: Good health.

Other notes:

Tree 38

Cataloged : 9/23/2023

Species 12" Maple, red, *Acer rubrum*

Condition: Good health.

Other notes:

Tree 39

Cataloged : 9/23/2023

Species 11" Maple, red, *Acer rubrum*

Condition: Good health.

Other notes:

Tree 40

Cataloged : 9/23/2023

Species 12" Maple, red, *Acer rubrum*

Condition: Good health.

Other notes:

Tree 41

Cataloged : 9/23/2023

Species 14" Maple, red, *Acer rubrum*

Condition: Fair health.

Other notes:

Tree 42

Cataloged : 9/23/2023

Species 11" Maple, red, *Acer rubrum*

Condition: Poor health.

Other notes: Sap rot developing throughout

Tree 43

Cataloged : 9/23/2023

Species 12" Maple, red, *Acer rubrum*

Condition: Declining health.

Other notes: Saprot and decay in trunk

Tree 44

Cataloged : 9/23/2023

Species 11" Maple, red, *Acer rubrum*

Condition: Good health.

Other notes:

Tree 45

Cataloged : 9/23/2023

Species 19" Crepemyrtle, *Lagerstromia indica*

Condition: Good health.

Other notes:

Tree 46

Cataloged : 9/23/2023

Species 20" Crepemyrtle, *Lagerstromia indica*

Condition: Good health.

Other notes:

Tree 47

Cataloged : 9/23/2023

Species 12" Crepemyrtle, *Lagerstromia indica*

Condition: Good health.

Other notes:

Tree 48

Cataloged : 9/23/2023

Species 7" Maple, red, *Acer rubrum*

Condition: Poor health.

Other notes:

Tree 49

Cataloged : 9/23/2023

Species 8" Maple, red, *Acer rubrum*

Condition: Fair health.

Other notes:

Tree 50

Cataloged : 9/23/2023

Species 8" Cherry 'Yoshino', *Prunus × yedoensis*

Condition: Fair health.

Other notes:

Tree 51

Cataloged : 9/23/2023

Species 7" Cherry 'Yoshino', *Prunus × yedoensis*

Condition: Fair health.

Other notes:

Tree 52

Cataloged : 9/23/2023

Species 6" Cherry 'Yoshino', *Prunus × yedoensis*

Condition: Poor health.

Other notes: Trunk decay, dieback

Tree 53

Cataloged : 9/23/2025

Species 8" Cherry 'Yoshino', *Prunus × yedoensis*

Condition: Fair health.

Other notes:

Tree 54

Cataloged : 9/23/2023

Species 9" Cherry 'Yoshino', *Prunus × yedoensis*

Condition: Fair health.

Other notes:

Tree 55

Cataloged : 9/23/2023

Species 14" Maple, red, *Acer rubrum*

Condition: Good health.

Other notes:

Tree 56

Cataloged : 9/23/2023

Species 9" Maple, red, *Acer rubrum*

Condition: Declining health.

Other notes: Canopy dieback and trunk decay

Tree 57

Cataloged : 9/23/2023

Species 13" oak, willow, *Quercus phellos*

Condition: Fair health.

Other notes:

Tree 58

Cataloged : 9/23/2023

Species 14" oak, willow, *Quercus phellos*

Condition: Fair health.

Other notes:

Tree 59

Cataloged : 9/23/2023

Species 18" oak, willow, *Quercus phellos*

Condition: Good health.

Other notes:

Tree 60

Cataloged : 9/23/2023

Species 18" oak, willow, *Quercus phellos*

Condition: Good health.

Other notes:

Tree 61

Cataloged : 9/23/2023

Species 16" oak, willow, *Quercus phellos*

Condition: Good health.

Other notes:

Tree 62

Cataloged : 9/23/2023

Species 17" oak, willow, *Quercus phellos*

Condition: Good health.

Other notes:

Tree 63

Cataloged : 9/23/2023

Species " Holly hybrid (chinese), *Ilex X spp.*

Condition:

Other notes: Shrub form

Tree 64

Cataloged : 9/23/2023

Species " Holly hybrid (chinese), *Ilex X spp.*

Condition:

Other notes: Shrub form

Tree 65

Cataloged : 9/23/2023

Species " Holly hybrid (chinese), *Ilex X spp.*

Condition:

Other notes: Shrub form

Tree 66

Cataloged : 9/23/2023

Species " Holly hybrid (chinese), *Ilex X spp.*

Condition:

Other notes: Shrub form

Tree 67

Cataloged : 9/23/2023

Species " Holly hybrid (chinese), *Ilex X spp.*

Condition:

Other notes: Shrub form

Tree 68

Cataloged : 9/23/2023

Species 11" oak, shumard, *Quercus shumardii*

Condition: Poor health.

Other notes: Canopy dieback

Tree 69

Cataloged : 9/23/2023

Species 7" Maple, red, *Acer rubrum*

Condition: Poor health.

Other notes:

Tree 70

Cataloged : 9/23/2023

Species 7" Maple, red, *Acer rubrum*

Condition: Fair health.

Other notes:

Tree 71

Cataloged : 9/23/2023

Species 7" Maple, red, *Acer rubrum*

Condition: Fair health.

Other notes:

Tree 73

Cataloged : 9/23/2023

Species 8" Maple, red, *Acer rubrum*

Condition: Poor health.

Other notes: Trunk decay

Tree 74

Cataloged : 9/23/2023

Species 8" Maple, red, *Acer rubrum*

Condition: Poor health.

Other notes:

Tree 75

Cataloged : 9/23/2025

Species 7" Maple, red, *Acer rubrum*

Condition: Poor health.

Other notes:

Tree 76

Cataloged : 9/23/2023

Species 7" Maple, red, *Acer rubrum*

Condition: Poor health.

Other notes:

Tree 77

Cataloged : 9/23/2023

Species 8" Maple, red, *Acer rubrum*

Condition: Fair health.

Other notes:

Tree 78

Cataloged : 9/23/2023

Species 7" Maple, red, *Acer rubrum*

Condition: Poor health.

Other notes:

Tree 79

Cataloged : 9/23/2023

Species 9" Maple, red, *Acer rubrum*

Condition: Fair health.

Other notes:

Tree 80

Cataloged : 9/23/2023

Species 7" Maple, red, *Acer rubrum*

Condition: Fair health.

Other notes:

Tree 81

Cataloged : 9/23/2023

Species 8" Maple, red, *Acer rubrum*

Condition: Fair health.

Other notes:

Tree 82

Cataloged : 9/23/2023

Species 7" Maple, red, *Acer rubrum*

Condition: Fair health.

Other notes:

Tree 83

Cataloged : 9/23/2023

Species 18" oak, willow, *Quercus phellos*

Condition: Good health.

Other notes:

Tree 84

Cataloged : 9/23/2023

Species 15" Maple, red, *Acer rubrum*

Condition: Poor health.

Other notes: Saprot in trunk, canopy thinning

Tree 85

Cataloged : 9/23/2023

Species 12" Maple, red, *Acer rubrum*

Condition: Fair health.

Other notes:

Tree 86

Cataloged : 9/23/2023

Species 11" Maple, red, *Acer rubrum*

Condition: Fair health.

Other notes:

Tree 87

Cataloged : 9/23/2023

Species 12" zelkova, *Zelkova serrata*

Condition: Good health.

Other notes:

Tree 88

Cataloged : 9/23/2023

Species 13" Maple, red, *Acer rubrum*

Condition: Fair health.

Other notes:

Tree 89

Cataloged : 9/23/2023

Species 12" oak, shumard, *Quercus shumardii*

Condition: Fair health.

Other notes:

Tree 90

Cataloged : 9/23/2023

Species 9" Maple, red, *Acer rubrum*

Condition: Good health.

Other notes:

Tree 91

Cataloged : 9/23/2023

Species 11" Maple, red, *Acer rubrum*

Condition: Fair health.

Other notes:

Tree 92

Cataloged : 9/23/2023

Species 15" oak, shumard, *Quercus shumardii*

Condition: Good health.

Other notes:

Tree 93

Cataloged : 9/23/2023

Species 13" Maple, red, *Acer rubrum*

Condition: Fair health.

Other notes:

Tree 94

Cataloged : 9/23/2023

Species 9" Maple, red, *Acer rubrum*

Condition: Good health.

Other notes:

Tree 95

Cataloged : 9/23/2023

Species 15" Crepemyrtle, *Lagerstromia indica*

Condition: Good health.

Other notes:

Tree 96

Cataloged : 9/23/2023

Species 14" Crepemyrtle, *Lagerstromia indica*

Condition: Good health.

Other notes:

Tree 97

Cataloged : 9/23/2025

Species 17" Crepemyrtle, *Lagerstromia indica*

Condition: Good health.

Other notes:

Tree 98

Cataloged : 9/23/2023

Species 11" Maple, red, *Acer rubrum*

Condition: Good health.

Other notes:

Tree 99

Cataloged : 9/23/2023

Species 17" Crepemyrtle, *Lagerstromia indica*

Condition: Good health.

Other notes:

Tree 100

Cataloged : 9/23/2023

Species 18" Crepemyrtle, *Lagerstromia indica*

Condition: Good health.

Other notes:

Tree 101

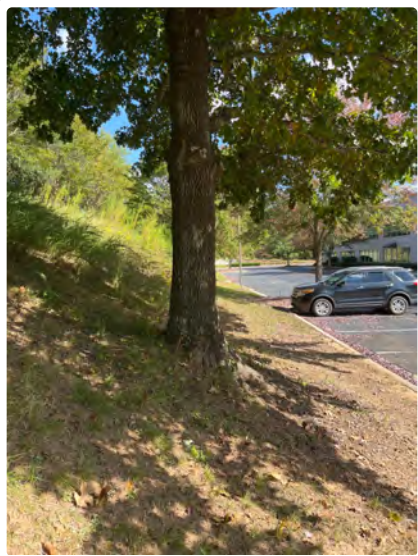
Status: **SPECIMEN**

Cataloged : 9/23/2023

Species 24" oak, shumard, *Quercus shumardii*

Condition: Good health. No significant problems identified; Structure is single, No significant problems identified

Other notes:



Tree 102

Cataloged : 9/23/2023

Species 11" Maple, red, *Acer rubrum*

Condition: Good health.

Other notes:

Tree 103

Cataloged : 9/23/2023

Species 12" Maple, red, *Acer rubrum*

Condition: Declining health.

Other notes: Saprot in trunk

Tree 104

Cataloged : 9/23/2023

Species 18" Crepemyrtle, *Lagerstromia indica*

Condition: Good health.

Other notes:

Tree 105

Cataloged : 9/23/2023

Species 15" Crepemyrtle, *Lagerstromia indica*

Condition: Good health.

Other notes:

Tree 106

Cataloged : 9/23/2023

Species 16" Crepemyrtle, *Lagerstromia indica*

Condition: Good health.

Other notes:

Tree 107

Cataloged : 9/23/2023

Species 11" Maple, red, *Acer rubrum*

Condition: Fair health.

Other notes:

Tree 108

Status: **TREE OF QUALITY**

Cataloged : 9/23/2023

Species 20" oak, shumard, *Quercus shumardii*

Condition: Good health.

Other notes:

Tree 109

Cataloged : 9/23/2023

Species 9" Maple, red, *Acer rubrum*

Condition: Fair health.

Other notes:

Tree 110

Cataloged : 9/23/2023

Species 10" Maple, red, *Acer rubrum*

Condition: Good health.

Other notes:

Tree 111

Cataloged : 9/23/2023

Species 13" Maple, red, *Acer rubrum*

Condition: Declining health.

Other notes: Canopy dieback

Tree 112

Cataloged : 9/23/2023

Species 10" Maple, red, *Acer rubrum*

Condition: Poor health.

Other notes: Canopy dieback

Tree 113

Cataloged : 9/23/2023

Species 13" Maple, red, *Acer rubrum*

Condition: Fair health.

Other notes:

Tree 114

Cataloged : 9/23/2023

Species 11" Maple, red, *Acer rubrum*

Condition: Fair health.

Other notes:

Tree 116

Cataloged : 9/23/2023

Species 6" holly, foster, *Ilex × attenuata*

Condition: Fair health.

Other notes:

Tree 117

Cataloged : 9/23/2023

Species 7" holly, foster, *Ilex × attenuata*

Condition: Fair health.

Other notes:

Tree 118

Cataloged : 9/23/2023

Species 14" Maple, red, *Acer rubrum*

Condition: Fair health.

Other notes:

Tree 119

Cataloged : 9/23/2023

Species 11" holly, foster, *Ilex × attenuata*

Condition: Good health.

Other notes:

Tree 120

Cataloged : 9/23/2025

Species 13" Maple, red, *Acer rubrum*

Condition: Fair health.

Other notes:

Tree 121

Cataloged : 9/23/2023

Species 6" holly, foster, *Ilex* × *attenuata*

Condition: Fair health.

Other notes:

Tree 122

Cataloged : 9/23/2023

Species 6" holly, foster, *Ilex* × *attenuata*

Condition: Fair health.

Other notes:

Tree 123

Cataloged : 9/23/2023

Species 6" holly, foster, *Ilex* × *attenuata*

Condition: Fair health.

Other notes:

Tree 124

Cataloged : 9/23/2023

Species 8" holly, foster, *Ilex* × *attenuata*

Condition: Fair health.

Other notes:

Tree 125

Cataloged : 9/23/2023

Species 9" Maple, red, *Acer rubrum*

Condition: Declining health.

Other notes:

Tree 126

Cataloged : 9/23/2023

Species 14" Maple, red, *Acer rubrum*

Condition: Good health.

Other notes:

Tree 127

Cataloged : 9/23/2023

Species 10" holly, foster, *Ilex* × *attenuata*

Condition: Good health.

Other notes:

Tree 128

Cataloged : 9/23/2023

Species 9" holly, foster, *Ilex × attenuata*

Condition: Good health.

Other notes:

Tree 129

Cataloged : 9/23/2023

Species 6" holly, foster, *Ilex × attenuata*

Condition: Good health.

Other notes:

Tree 130

Cataloged : 9/23/2023

Species 16" Maple, red, *Acer rubrum*

Condition: Good health.

Other notes:

Tree 131

Cataloged : 9/23/2023

Species 11" Maple, red, *Acer rubrum*

Condition: Fair health.

Other notes:

Tree 132

Cataloged : 9/23/2023

Species 9" Maple, red, *Acer rubrum*

Condition: Declining health.

Other notes:

Tree 133

Cataloged : 9/23/2023

Species 17" Crepemyrtle, *Lagerstromia indica*

Condition: Good health.

Other notes:

Tree 134

Cataloged : 9/23/2023

Species 18" Crepemyrtle, *Lagerstromia indica*

Condition: Good health.

Other notes:

Tree 135

Cataloged : 9/23/2023

Species 13" Crepemyrtle, *Lagerstromia indica*

Condition: Fair health.

Other notes:

Tree 136

Cataloged : 9/23/2023

Species 19" oak, willow, *Quercus phellos*

Condition: Good health.

Other notes:

Tree 137

Cataloged : 9/23/2023

Species 16" Crepemyrtle, *Lagerstromia indica*

Condition: Fair health.

Other notes:

Tree 138

Cataloged : 9/23/2023

Species 20" oak, willow, *Quercus phellos*

Condition: Good health.

Other notes:

Tree 139

Cataloged : 9/23/2023

Species 16" Crepemyrtle, *Lagerstromia indica*

Condition: Fair health.

Other notes:

Tree 140

Cataloged : 9/23/2023

Species 21" oak, willow, *Quercus phellos*

Condition: Good health.

Other notes:

Tree 141

Cataloged : 9/23/2023

Species 17" Crepemyrtle, *Lagerstromia indica*

Condition: Fair health.

Other notes:

Tree 142

Cataloged : 9/23/2025

Species 23" oak, willow, *Quercus phellos*

Condition: Good health.

Other notes:

Tree 143

Cataloged : 9/23/2023

Species 14" Crepemyrtle, *Lagerstromia indica*

Condition: Good health.

Other notes:

Tree 144

Cataloged : 9/23/2023

Species 19" oak, willow, *Quercus phellos*

Condition: Fair health.

Other notes:

Tree 145

Cataloged : 9/23/2023

Species 14" oak, willow, *Quercus phellos*

Condition: Fair health.

Other notes:

Tree 146

Cataloged : 9/23/2023

Species 21" oak, willow, *Quercus phellos*

Condition: Good health.

Other notes:

Tree 147

Cataloged : 9/23/2023

Species 15" Crepemyrtle, *Lagerstromia indica*

Condition: Fair health.

Other notes:

Tree 148

Cataloged : 9/23/2023

Species 18" oak, willow, *Quercus phellos*

Condition: Good health.

Other notes:

Tree 149

Cataloged : 9/23/2023

Species 12" Crepemyrtle, *Lagerstromia indica*

Condition: Fair health.

Other notes:

Tree 150

Cataloged : 9/23/2023

Species 23" oak, willow, *Quercus phellos*

Condition: Good health.

Other notes:

Tree 151

Cataloged : 9/23/2023

Species 12" Crepemyrtle, *Lagerstromia indica*

Condition: Fair health.

Other notes:

Tree 152

Cataloged : 9/23/2023

Species 20" oak, willow, *Quercus phellos*

Condition: Good health.

Other notes:

Tree 153

Cataloged : 9/23/2023

Species 14" Crepemyrtle, *Lagerstromia indica*

Condition: Fair health.

Other notes:

Tree 154

Cataloged : 9/23/2023

Species 22" oak, willow, *Quercus phellos*

Condition: Good health.

Other notes:

Tree 155

Cataloged : 9/23/2023

Species 12" Crepemyrtle, *Lagerstromia indica*

Condition: Fair health.

Other notes:

Tree 156

Cataloged : 9/23/2023

Species 19" oak, willow, *Quercus phellos*

Condition: Good health.

Other notes:

Tree 157

Cataloged : 9/23/2023

Species 12" Crepemyrtle, *Lagerstromia indica*

Condition: Fair health.

Other notes:

Tree 158

Cataloged : 9/23/2023

Species 18" oak, willow, *Quercus phellos*

Condition: Good health.

Other notes:

Tree 159

Cataloged : 9/23/2023

Species 13" Crepemyrtle, *Lagerstromia indica*

Condition: Fair health.

Other notes:

Tree 160

Cataloged : 9/23/2023

Species 20" oak, willow, *Quercus phellos*

Condition: Good health.

Other notes:

Tree 161

Cataloged : 9/23/2023

Species 11" Crepemyrtle, *Lagerstromia indica*

Condition: Fair health.

Other notes:

Tree 162

Cataloged : 9/23/2023

Species 23" oak, willow, *Quercus phellos*

Condition: Good health.

Other notes:

Tree 163

Cataloged : 9/23/2023

Species 12" Crepemyrtle, *Lagerstromia indica*

Condition: Fair health.

Other notes:

Tree 164

Cataloged : 9/23/2025

Species 23" oak, willow, *Quercus phellos*

Condition: Good health.

Other notes:

Tree 165

Cataloged : 9/23/2023

Species 12" Crepemyrtle, *Lagerstromia indica*

Condition: Fair health.

Other notes:

Tree 166

Cataloged : 9/23/2023

Species 19" oak, willow, *Quercus phellos*

Condition: Good health.

Other notes:

Tree 167

Cataloged : 9/23/2023

Species 10" Crepemyrtle, *Lagerstromia indica*

Condition: Fair health.

Other notes:

Tree 168

Cataloged : 9/23/2023

Species 16" oak, willow, *Quercus phellos*

Condition: Fair health.

Other notes:

Tree 169

Cataloged : 9/23/2023

Species 12" Crepemyrtle, *Lagerstromia indica*

Condition: Fair health.

Other notes:

Tree 170

Cataloged : 9/23/2023

Species 19" oak, willow, *Quercus phellos*

Condition: Good health.

Other notes:

Tree 171

Cataloged : 9/23/2023

Species 9" Crepemyrtle, *Lagerstromia indica*

Condition: Fair health.

Other notes:

Tree 172

Cataloged : 9/23/2023

Species 17" oak, water, *Quercus nigra*

Condition: Good health.

Other notes:

Tree 173

Cataloged : 9/23/2023

Species 8" pine, loblolly, *Pinus taeda*

Condition: Good health.

Other notes:

Tree 174

Cataloged : 9/23/2023

Species 8" pine, loblolly, *Pinus taeda*

Condition: Good health.

Other notes:

Tree 175

Cataloged : 9/23/2023

Species 10" oak, shumard, *Quercus shumardii*

Condition: Fair health.

Other notes:

Tree 176

Cataloged : 9/23/2023

Species 13" oak, shumard, *Quercus shumardii*

Condition: Declining health.

Other notes: Dead top

Tree 177

Cataloged : 9/23/2023

Species 13" oak, shumard, *Quercus shumardii*

Condition: Poor health.

Other notes:

Tree 178

Cataloged : 9/23/2023

Species 9" pine, loblolly, *Pinus taeda*

Condition: Good health.

Other notes:

Tree 179

Cataloged : 9/23/2023

Species " pine, loblolly, *Pinus taeda*

Condition: Poor health.

Other notes:

Tree 180

Cataloged : 9/23/2023

Species 13" pine, loblolly, *Pinus taeda*

Condition: Good health.

Other notes:

Tree 181

Cataloged : 9/23/2023

Species 9" pine, loblolly, *Pinus taeda*

Condition: Fair health.

Other notes:

Tree 182

Cataloged : 9/23/2023

Species 14" pine, virginia, *Pinus virginiana*

Condition: Fair health.

Other notes:

Tree 183

Cataloged : 9/23/2023

Species 14" pine, loblolly, *Pinus taeda*

Condition: Good health.

Other notes:

Tree 184

Cataloged : 9/23/2023

Species 16" pine, virginia, *Pinus virginiana*

Condition: Poor health.

Other notes: Thinning canopy

Tree 185

Cataloged : 9/23/2023

Species 17" pine, virginia, *Pinus virginiana*

Condition: Fair health.

Other notes:

Tree 186

Cataloged : 9/23/2025

Species 15" pine, virginia, *Pinus virginiana*

Condition: Fair health.

Other notes:

Tree 187

Cataloged : 9/23/2023

Species 10" Maple, red, *Acer rubrum*

Condition: Good health.

Other notes:

Tree 188

Cataloged : 9/23/2023

Species 19" oak, shumard, *Quercus shumardii*

Condition: Fair health.

Other notes:

Tree 189

Cataloged : 9/23/2023

Species 11" Maple, red, *Acer rubrum*

Condition: Good health.

Other notes:

Tree 190

Cataloged : 9/23/2023

Species 20" oak, shumard, *Quercus shumardii*

Condition: Good health.

Other notes:

Tree 191

Cataloged : 9/23/2023

Species 10" Maple, red, *Acer rubrum*

Condition: Declining health.

Other notes: Girdling roots

Tree 192

Cataloged : 9/23/2023

Species 12" Maple, red, *Acer rubrum*

Condition: Fair health.

Other notes:

Tree 193

Cataloged : 9/23/2023

Species 20" oak, shumard, *Quercus shumardii*

Condition: Good health.

Other notes:

Tree 194

Cataloged : 9/23/2023

Species 14" Maple, red, *Acer rubrum*

Condition: Good health.

Other notes:

Tree 195

Cataloged : 9/23/2023

Species 13" pine, virginia, *Pinus virginiana*

Condition: Poor health.

Other notes:

Tree 196

Cataloged : 9/23/2023

Species 18" pine, virginia, *Pinus virginiana*

Condition: Good health.

Other notes:

Tree 197

Cataloged : 9/23/2023

Species 15" oak, shumard, *Quercus shumardii*

Condition: Fair health.

Other notes:

Tree 198

Cataloged : 9/23/2023

Species 12" Maple, red, *Acer rubrum*

Condition: Fair health.

Other notes:

Tree 199

Cataloged : 9/23/2023

Species 14" pine, virginia, *Pinus virginiana*

Condition: Good health.

Other notes:

Tree 200

Cataloged : 9/23/2023

Species 16" pine, loblolly, *Pinus taeda*

Condition: Good health.

Other notes:

Tree 201

Cataloged : 9/23/2023

Species 14" pine, loblolly, *Pinus taeda*

Condition: Good health.

Other notes:

Tree 202

Cataloged : 9/23/2023

Species 13" Crepemyrtle, *Lagerstromia indica*

Condition: Good health.

Other notes:

Tree 203

Cataloged : 9/23/2023

Species 10" Crepemyrtle, *Lagerstromia indica*

Condition: Fair health.

Other notes:

Tree 204

Cataloged : 9/23/2023

Species 12" Crepemyrtle, *Lagerstromia indica*

Condition: Good health.

Other notes:

Tree 205

Cataloged : 9/23/2023

Species 13" oak, shumard, *Quercus shumardii*

Condition: Fair health.

Other notes:

Tree 206

Cataloged : 9/23/2023

Species 12" Maple, red, *Acer rubrum*

Condition: Fair health.

Other notes:

Tree 207

Cataloged : 9/23/2023

Species 18" oak, shumard, *Quercus shumardii*

Condition: Fair health.

Other notes:

Tree 208

Cataloged : 9/23/2025

Species 8" pine, loblolly, *Pinus taeda*

Condition: Fair health.

Other notes:

Tree 209

Cataloged : 9/23/2023

Species 13" Crepemyrtle, *Lagerstromia indica*

Condition: Fair health.

Other notes:

Tree 210

Cataloged : 9/23/2023

Species 9" Crepemyrtle, *Lagerstromia indica*

Condition: Fair health.

Other notes:

Tree 211

Cataloged : 9/23/2023

Species 12" Crepemyrtle, *Lagerstromia indica*

Condition: Fair health.

Other notes:

Tree 212

Cataloged : 9/23/2023

Species 11" Crepemyrtle, *Lagerstromia indica*

Condition: Fair health.

Other notes:

Tree 213

Cataloged : 9/23/2023

Species 11" Crepemyrtle, *Lagerstromia indica*

Condition: Fair health.

Other notes:

Tree 214

Cataloged : 9/23/2023

Species 14" Crepemyrtle, *Lagerstromia indica*

Condition: Good health.

Other notes:

Tree 215

Cataloged : 9/23/2023

Species 8" Crepemyrtle, *Lagerstromia indica*

Condition: Fair health.

Other notes:

Tree 216

Cataloged : 9/23/2023

Species 10" Crepemyrtle, *Lagerstromia indica*

Condition: Fair health.

Other notes:

Tree 217

Cataloged : 9/23/2023

Species 13" Crepemyrtle, *Lagerstromia indica*

Condition: Fair health.

Other notes:

Tree 218

Cataloged : 9/23/2023

Species 13" pine, loblolly, *Pinus taeda*

Condition: Fair health.

Other notes:

Tree 219

Cataloged : 9/23/2023

Species 9" Crepemyrtle, *Lagerstromia indica*

Condition: Poor health.

Other notes:

Tree 220

Cataloged : 9/23/2023

Species 13" pine, loblolly, *Pinus taeda*

Condition: Fair health.

Other notes:

Tree 222

Cataloged : 9/23/2023

Species 9" Crepemyrtle, *Lagerstromia indica*

Condition: Poor health.

Other notes:

Tree 223

Cataloged : 9/23/2023

Species 11" Crepemyrtle, *Lagerstromia indica*

Condition: Poor health.

Other notes:

Tree 224

Cataloged : 9/23/2023

Species 14" pine, loblolly, *Pinus taeda*

Condition: Fair health.

Other notes:

Tree 225

Cataloged : 9/23/2023

Species 11" pine, loblolly, *Pinus taeda*

Condition: Fair health.

Other notes:

Tree 227

Cataloged : 9/23/2023

Species 6" pine, loblolly, *Pinus taeda*

Condition: Fair health.

Other notes:

Tree 229

Cataloged : 9/23/2023

Species 10" Crepemyrtle, *Lagerstromia indica*

Condition: Fair health.

Other notes:

Tree 230

Cataloged : 9/23/2023

Species 14" pine, loblolly, *Pinus taeda*

Condition: Fair health.

Other notes:

Tree 231

Cataloged : 9/23/2023

Species 18" pine, loblolly, *Pinus taeda*

Condition: Fair health.

Other notes:

Tree 232

Cataloged : 9/23/2023

Species 17" pine, loblolly, *Pinus taeda*

Condition: Good health.

Other notes:

Tree 233

Cataloged : 9/23/2025

Species 14" pine, loblolly, *Pinus taeda*

Condition: Fair health.

Other notes:

Tree 234

Cataloged : 9/23/2023

Species 13" pine, loblolly, *Pinus taeda*

Condition: Fair health.

Other notes:

Tree 235

Cataloged : 9/23/2023

Species 13" pine, loblolly, *Pinus taeda*

Condition: Fair health.

Other notes:

Tree 236

Cataloged : 9/23/2023

Species 20" oak, shumard, *Quercus shumardii*

Condition: Fair health.

Other notes:

Tree 237

Cataloged : 9/23/2023

Species 13" pine, loblolly, *Pinus taeda*

Condition: Fair health.

Other notes:

Tree 238

Cataloged : 9/23/2023

Species 12" oak, shumard, *Quercus shumardii*

Condition: Fair health.

Other notes:

Tree 239

Cataloged : 9/23/2023

Species 12" oak, shumard, *Quercus shumardii*

Condition: Fair health.

Other notes:

Tree 240

Cataloged : 9/23/2023

Species 10" Maple, red, *Acer rubrum*

Condition: Fair health.

Other notes:

Tree 241

Cataloged : 9/23/2023

Species 15" pine, loblolly, *Pinus taeda*

Condition: Fair health.

Other notes:

Tree 242

Cataloged : 9/23/2023

Species 8" pine, loblolly, *Pinus taeda*

Condition: Fair health.

Other notes:

Tree 243

Cataloged : 9/23/2023

Species 6" pine, loblolly, *Pinus taeda*

Condition: Poor health.

Other notes:

Tree 244

Cataloged : 9/23/2023

Species 7" oak, pin, *Quercus palustris*

Condition: Fair health.

Other notes:

Tree 245

Cataloged : 9/23/2023

Species 8" oak, pin, *Quercus palustris*

Condition: Poor health.

Other notes:

Tree 246

Cataloged : 9/23/2023

Species 9" oak, pin, *Quercus palustris*

Condition: Poor health.

Other notes:

Tree 247

Cataloged : 9/23/2023

Species 19" pine, loblolly, *Pinus taeda*

Condition: Fair health.

Other notes:

Tree 248

Cataloged : 9/23/2023

Species 16" pine, loblolly, *Pinus taeda*

Condition: Fair health.

Other notes:

Tree 249

Cataloged : 9/23/2023

Species 20" pine, loblolly, *Pinus taeda*

Condition: Fair health.

Other notes:

Tree 250

Cataloged : 9/23/2023

Species 15" pine, loblolly, *Pinus taeda*

Condition: Fair health.

Other notes:

Tree 252

Cataloged : 9/23/2023

Species 6" pine, loblolly, *Pinus taeda*

Condition: Fair health.

Other notes:

Tree 257

Cataloged : 9/23/2023

Species 12" pine, loblolly, *Pinus taeda*

Condition: Fair health.

Other notes:

Tree 258

Cataloged : 9/23/2023

Species 9" pine, loblolly, *Pinus taeda*

Condition: Poor health.

Other notes:

Tree 259

Cataloged : 9/23/2023

Species 11" pine, loblolly, *Pinus taeda*

Condition: Fair health.

Other notes:

Tree 260

Cataloged : 9/23/2025

Species 11" pine, loblolly, *Pinus taeda*

Condition: Fair health.

Other notes:

Tree 261

Cataloged : 9/23/2023

Species 9" pine, loblolly, *Pinus taeda*

Condition: Poor health.

Other notes: Canker

Tree 262

Cataloged : 9/23/2023

Species 13" pine, loblolly, *Pinus taeda*

Condition: Fair health.

Other notes:

Tree 263

Cataloged : 9/23/2023

Species 10" pine, loblolly, *Pinus taeda*

Condition: Poor health.

Other notes:

Tree 264

Cataloged : 9/23/2023

Species 16" tuliptree, *Liriodendron tulipifera*

Condition: Fair health.

Other notes:

Tree 265

Cataloged : 9/23/2023

Species 11" oak, water, *Quercus nigra*

Condition: Fair health.

Other notes:

Tree 266

Cataloged : 9/23/2023

Species 14" oak, water, *Quercus nigra*

Condition: Fair health.

Other notes:

Tree 267

Cataloged : 9/23/2023

Species 8" pine, loblolly, *Pinus taeda*

Condition: Poor health.

Other notes:

Tree 268

Cataloged : 9/23/2023

Species 7" sweetgum, *Liquidambar styraciflua*

Condition: Fair health.

Other notes:

Tree 269

Cataloged : 9/23/2023

Species 8" pine, loblolly, *Pinus taeda*

Condition: Fair health.

Other notes:

Tree 271

Cataloged : 9/23/2023

Species 7" pine, loblolly, *Pinus taeda*

Condition: Poor health.

Other notes:

Tree 272

Cataloged : 9/23/2023

Species 7" pine, loblolly, *Pinus taeda*

Condition: Fair health.

Other notes:

Tree 273

Cataloged : 9/23/2023

Species 8" pine, loblolly, *Pinus taeda*

Condition: Fair health.

Other notes:

Tree 274

Cataloged : 9/23/2023

Species 8" oak, water, *Quercus nigra*

Condition: Fair health.

Other notes:

Tree 275

Cataloged : 9/23/2023

Species 6" pine, loblolly, *Pinus taeda*

Condition: Fair health.

Other notes:

Tree 277

Cataloged : 9/23/2023

Species 15" pine, loblolly, *Pinus taeda*

Condition: Fair health.

Other notes:

Tree 278

Cataloged : 9/23/2023

Species 10" pine, loblolly, *Pinus taeda*

Condition: Fair health.

Other notes:

Tree 279

Cataloged : 9/23/2023

Species 15" pine, loblolly, *Pinus taeda*

Condition:

Other notes:

Tree 280

Cataloged : 9/23/2023

Species 10" pine, loblolly, *Pinus taeda*

Condition: Fair health.

Other notes:

Tree 281

Cataloged : 9/23/2023

Species 14" pine, loblolly, *Pinus taeda*

Condition: Fair health.

Other notes:

Tree 282

Cataloged : 9/23/2023

Species 11" pine, loblolly, *Pinus taeda*

Condition: Fair health.

Other notes:

Tree 283

Cataloged : 9/23/2023

Species 12" pine, loblolly, *Pinus taeda*

Condition: Fair health.

Other notes:

Tree 284

Cataloged : 9/23/2025

Species 12" pine, loblolly, *Pinus taeda*

Condition: Fair health.

Other notes:

Tree 285

Cataloged : 9/23/2023

Species 18" tuliptree, *Liriodendron tulipifera*

Condition: Good health.

Other notes:

Tree 286

Cataloged : 9/23/2023

Species 7" pine, loblolly, *Pinus taeda*

Condition: Poor health.

Other notes:

Tree 287

Cataloged : 9/23/2023

Species 10" pine, loblolly, *Pinus taeda*

Condition: Poor health.

Other notes:

Tree 288

Cataloged : 9/23/2023

Species 9" pine, loblolly, *Pinus taeda*

Condition: Fair health.

Other notes:

Tree 290

Cataloged : 9/23/2023

Species 8" pine, loblolly, *Pinus taeda*

Condition: Fair health.

Other notes:

Tree 291

Cataloged : 9/23/2023

Species 6" tuliptree, *Liriodendron tulipifera*

Condition: Fair health.

Other notes:

Tree 292

Cataloged : 9/23/2023

Species 11" pine, loblolly, *Pinus taeda*

Condition: Fair health.

Other notes:

Tree 293

Cataloged : 9/23/2023

Species 13" pine, loblolly, *Pinus taeda*

Condition: Fair health.

Other notes:

Tree 294

Cataloged : 9/23/2023

Species 9" pine, loblolly, *Pinus taeda*

Condition: Fair health.

Other notes:

Tree 295

Cataloged : 9/23/2023

Species 8" pine, loblolly, *Pinus taeda*

Condition: Fair health.

Other notes:

Tree 296

Cataloged : 9/23/2023

Species 7" pine, loblolly, *Pinus taeda*

Condition: Poor health.

Other notes:

Tree 297

Cataloged : 9/23/2023

Species 7" pine, loblolly, *Pinus taeda*

Condition: Fair health.

Other notes:

Tree 298

Cataloged : 9/23/2023

Species 10" pine, loblolly, *Pinus taeda*

Condition: Fair health.

Other notes:

Tree 299

Cataloged : 9/23/2023

Species 15" tuliptree, *Liriodendron tulipifera*

Condition: Fair health.

Other notes:

Tree 300

Cataloged : 9/23/2023

Species 23" tuliptree, *Liriodendron tulipifera*

Condition: Fair health.

Other notes:

Tree 301

Cataloged : 9/23/2023

Species 7" pine, loblolly, *Pinus taeda*

Condition: Poor health.

Other notes:

Tree 302

Cataloged : 9/23/2023

Species 15" Blackgum, *Nyssa sylvatica*

Condition: Good health.

Other notes:

Tree 303

Cataloged : 9/23/2023

Species 18" tuliptree, *Liriodendron tulipifera*

Condition: Fair health.

Other notes:

Tree 304

Cataloged : 9/23/2023

Species 35" tuliptree, *Liriodendron tulipifera*

Condition: Fair health.

Other notes:

Tree 305

Cataloged : 9/23/2023

Species 14" Maple, red, *Acer rubrum*

Condition: Good health.

Other notes:

Tree 306

Cataloged : 9/23/2023

Species 8" pine, loblolly, *Pinus taeda*

Condition: Fair health.

Other notes:

Tree 307

Cataloged : 9/23/2025

Species 11" tuliptree, *Liriodendron tulipifera*

Condition: Fair health.

Other notes:

Tree 308

Cataloged : 9/23/2023

Species 17" tuliptree, *Liriodendron tulipifera*

Condition: Fair health.

Other notes:

Tree 309

Cataloged : 9/23/2023

Species 12" oak, water, *Quercus nigra*

Condition: Fair health.

Other notes:

Tree 310

Cataloged : 9/23/2023

Species 7" Cherry, Black, *Prunus serotina*

Condition: Poor health.

Other notes:

Tree 311

Cataloged : 9/23/2023

Species 9" oak, water, *Quercus nigra*

Condition: Fair health.

Other notes:

Tree 312

Cataloged : 9/23/2023

Species 7" pine, loblolly, *Pinus taeda*

Condition: Fair health.

Other notes:

Tree 313

Cataloged : 9/23/2023

Species 12" pine, loblolly, *Pinus taeda*

Condition: Fair health.

Other notes:

Tree 314

Cataloged : 9/23/2023

Species 10" tuliptree, *Liriodendron tulipifera*

Condition: Poor health.

Other notes:

Tree 315

Cataloged : 9/23/2023

Species 6" tuliptree, *Liriodendron tulipifera*

Condition: Good health.

Other notes:

Tree 316

Cataloged : 9/23/2023

Species 18" tuliptree, *Liriodendron tulipifera*

Condition: Fair health.

Other notes:

Tree 317

Cataloged : 9/23/2023

Species 10" tuliptree, *Liriodendron tulipifera*

Condition: Fair health.

Other notes:

Tree 318

Cataloged : 9/23/2023

Species 6" Blackgum, *Nyssa sylvatica*

Condition: Fair health.

Other notes:

Tree 319

Cataloged : 9/23/2023

Species 25" tuliptree, *Liriodendron tulipifera*

Condition: Fair health.

Other notes:

Tree 320

Cataloged : 9/23/2023

Species 12" oak, water, *Quercus nigra*

Condition: Fair health.

Other notes:

Tree 321

Cataloged : 9/23/2023

Species 7" Maple, red, *Acer rubrum*

Condition: Fair health.

Other notes:

Tree 322

Cataloged : 9/23/2023

Species 16" tuliptree, *Liriodendron tulipifera*

Condition: Fair health.

Other notes:

Tree 323

Cataloged : 9/23/2023

Species 7" Cherry, Black, *Prunus serotina*

Condition: Poor health.

Other notes:

Tree 324

Cataloged : 9/23/2023

Species 17" tuliptree, *Liriodendron tulipifera*

Condition: Poor health.

Other notes:

Tree 325

Status: **SPECIMEN**

Cataloged : 9/23/2023

Species 30" oak, water, *Quercus nigra*

Condition: Fair health. No significant problems identified; Structure is asymmetric, No significant problems identified

Other notes:



Tree 326

Cataloged : 9/23/2023

Species 13" tuliptree, *Liriodendron tulipifera*

Condition: Fair health.

Other notes:

Tree 327

Cataloged : 9/23/2023

Species 7" pine, loblolly, *Pinus taeda*

Condition: Fair health.

Other notes:

Tree 328

Cataloged : 9/23/2023

Species 9" tuliptree, *Liriodendron tulipifera*

Condition: Poor health.

Other notes:

Tree 329

Cataloged : 9/23/2025

Species 29" tuliptree, *Liriodendron tulipifera*

Condition: Poor health.

Other notes:

Summary

Total Specimen trees identified within study area: 2

Additional Notes

LIMITATIONS

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

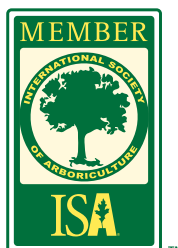
Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under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

Certification

Date Certified: 9/23/2023

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

Jesse Milton
ISA #SO-1170B
Tree Risk Assessment Qualified (TRAQ)





MEMORANDUM

To: Clint Walters, The Providence Group of Georgia, LLC.

From: John D. Walker, P.E., PTOE, Kimley-Horn and Associates, Inc.
Olivia Zuvanich, P.E., Kimley-Horn and Associates, Inc.

Date: May 1, 2024

RE: ***Brookside Parkway Tract, City of Alpharetta
Trip Generation & Traffic Study Methodology Memo***

Kimley-Horn is pleased to provide this memorandum regarding the trip generation for the proposed *Brookside Parkway Tract* development in the City of Alpharetta, Georgia. Please reply to us with your concurrence on the Traffic Impact Study methodology and proposed study network.

PROJECT OVERVIEW

The *Brookside Parkway Tract* development is a proposed residential development consisting of 248 multi-family residential units and 52 townhomes. The approximate 9.893-acre site is located along the south side of Old Milton Parkway (SR 120) and the north side of Brookside Parkway.

The site currently consists of a fully vacant, multi-story office building and is zoned (O-I) for Office Institutional land uses. The proposed zoning is R-10M for Multiple Family Residential land uses.

The existing site is served by a right-in/right-out (RIRO) driveway along Old Milton Parkway (SR 120), which is shared with an adjacent senior living facility, and two (2) full-movement driveways along Brookside Parkway. The reconfigured residential site will maintain access to the shared RIRO driveway along Old Milton Parkway (SR 120) as well as the westernmost full-movement driveway along Brookside Parkway. The easternmost full-movement driveway along Brookside Parkway is proposed to be removed.

Figure 1 provides a location map. **Figure 2** provides an aerial imagery of the project site. Additionally, the preliminary site plan for the proposed development is provided.

TRIP GENERATION

Project traffic used in this analysis is defined as the vehicle trips expected to be generated by the development and the distribution and assignment of that traffic through the study roadway network.

Anticipated trip generation for the proposed *Brookside Parkway Tract* development was calculated using rates and equations contained in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 11th Edition.

The densities and the project trip generation for the proposed development are summarized by land use in **Table 1**.

Table 1: Gross Trip Generation											
Land Use	ITE Code	Density	Daily Traffic			AM Peak			PM Peak Hour		
			Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
Single Family (Attached Housing)	215	52 units	346	173	173	21	5	16	27	16	11
Multi-Family Residential (Mid-Rise)	221	248 units	1,136	568	568	98	23	75	97	59	38
Total Gross Trips			1,482	741	741	119	28	91	124	75	49

*Note: No reductions were taken to present a conservative analysis.

As shown in **Table 1**, the proposed development is projected to generate approximately 1,482 new daily trips, 119 new AM peak hour trips, and 124 new PM peak hour trips.

TRAFFIC STUDY METHODOLOGY

Given the existing roadway network and the projected trip generation, the following five (5) intersections are recommended for detailed intersection analyses:

1. Old Milton Parkway (SR 120) at Brookside Parkway/Cotton Creek (signalized)
2. Old Milton Parkway (SR 120) at Right-In/Right-Out (RIRO) Driveway (unsignalized)
3. Old Milton Parkway (SR 120) at Brookside Parkway/Vista Forest Drive (signalized)
4. Brookside Parkway at West Driveway (unsignalized)
5. Brookside Parkway at East Driveway (unsignalized)

The study intersections are shown on **Figure 1** and **Figure 2**.

Note: In order to collect traffic data under typical conditions, turning movement counts were collected during the AM (7:00-9:00 AM) and PM (4:00-6:00 PM) peak periods at the recommended intersections on March 26, 2024, while local schools were in session.

An additional background growth rate of 1.5% per year will be applied to project traffic to the 2028 build-out year.

SUMMARY

Please let us know if you find the traffic impact study methodology acceptable. We are proceeding with the traffic impact study and hope to submit the traffic impact study with the rezoning application.

We hope this information is helpful. Please contact me if you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



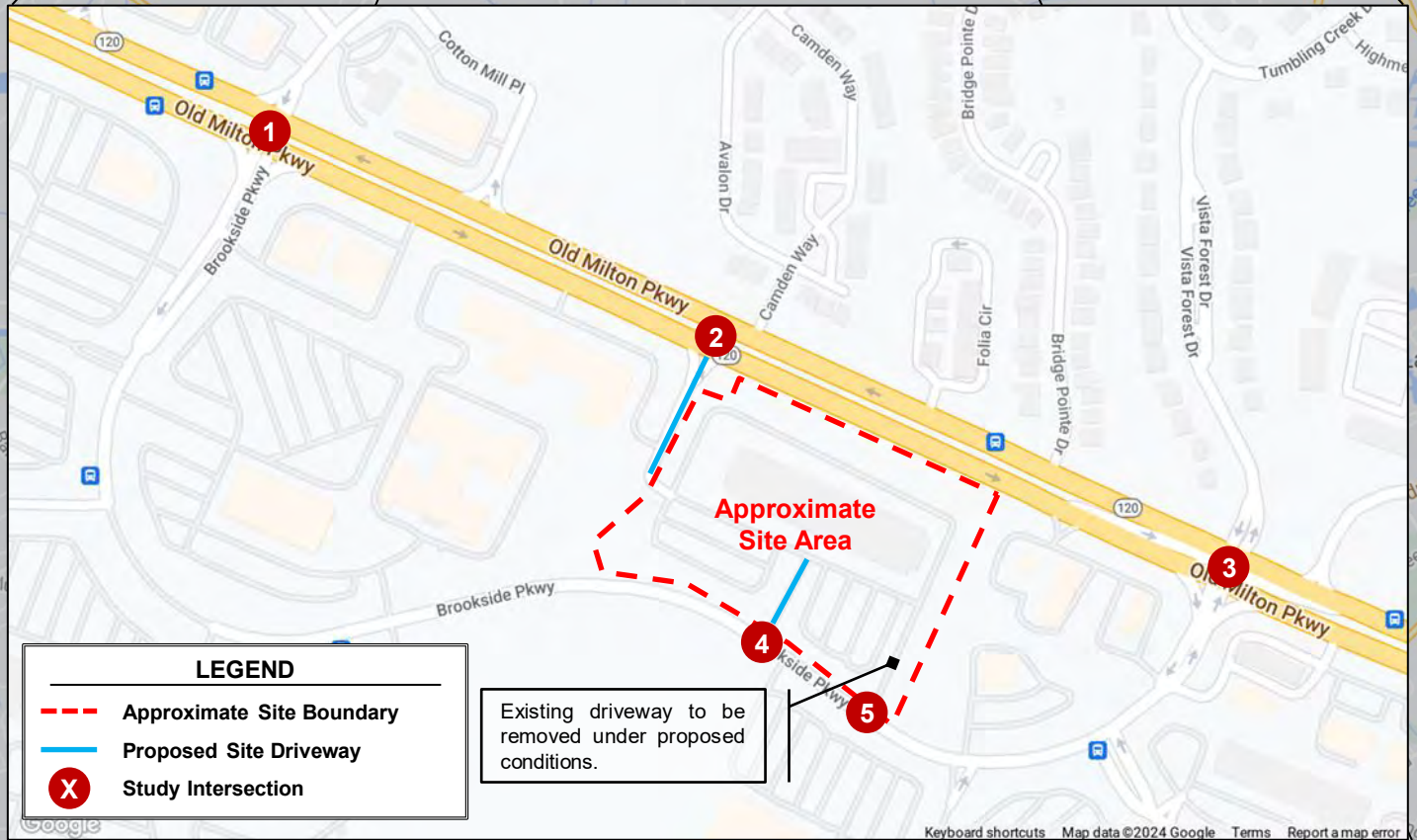
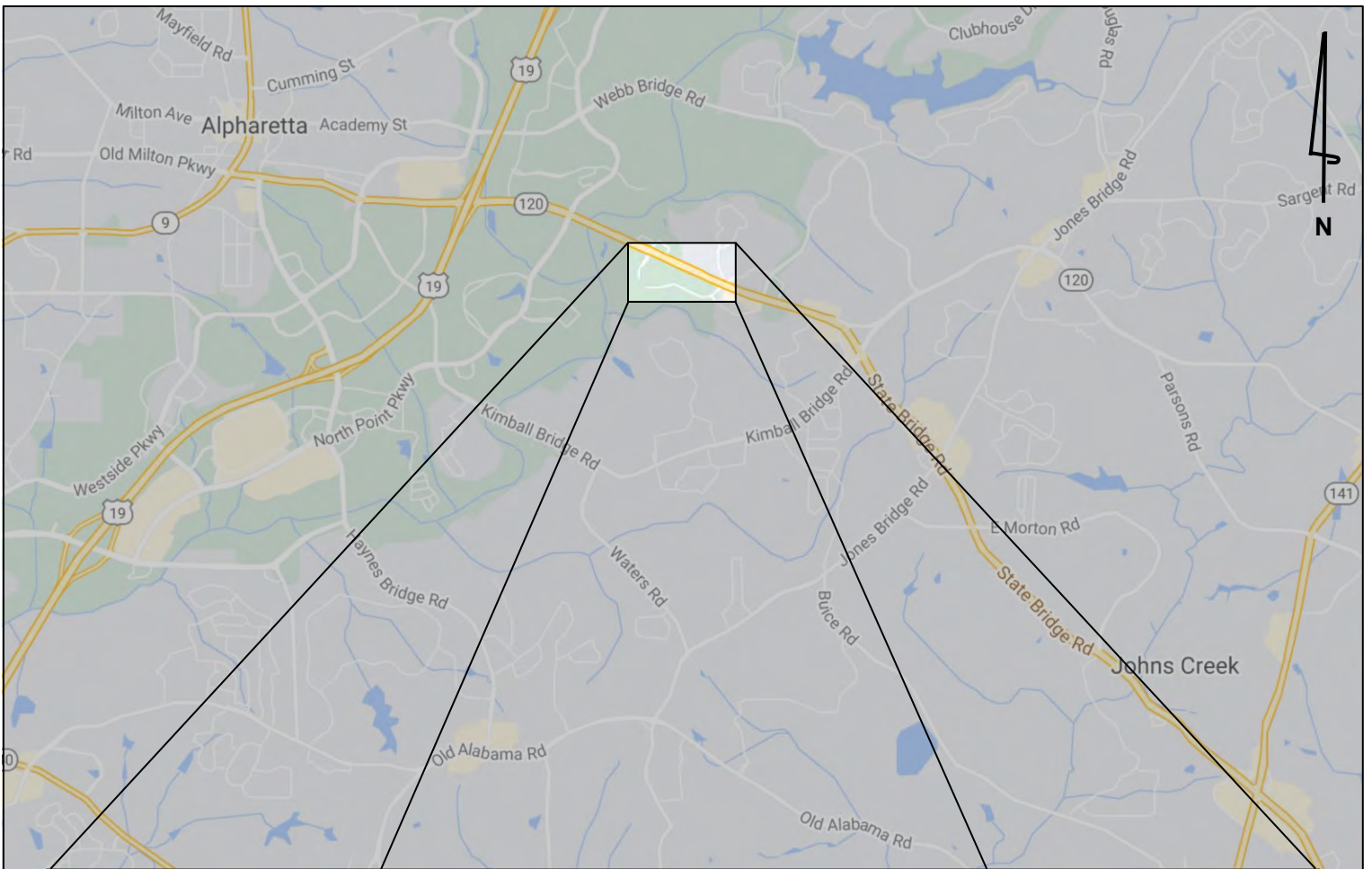
John D. Walker, P.E., PTOE
Senior Vice President



Olivia Zuvanich, P.E.
Project Engineer

Attachments:

- Figures 1-2
- Trip Generation Summary
- Growth Rate Calculations
- Proposed Site Plan



LEGEND

- - - Approximate Site Boundary
- Proposed Site Driveway
- X Study Intersection

Existing driveway to be removed under proposed conditions.



Brookside Parkway Tract Growth Rate Table

Source:	GDOT
Location:	Old Milton Parkway (SR 12) w/o SR 400
Route Type:	Principal Arterial
Station:	121-0310

Count Year	Volume	Growth Rate
2018	45,100	
2019	50,000	10.86%
2020	46,100	-7.80%
2021	49,800	8.03%
2022	51,800	4.02%

Avg. 1 Year Rates 2018-2022	3.52%
------------------------------------	--------------

Source:	GDOT
Location:	Park Bridge Road n/o Old Milton Parkway (SR 12)
Route Type:	Local Road
Station:	121-8739

Count Year	Volume	Growth Rate
2018	5,110	
2019	5,210	1.96%
2020	2,460	-52.78%
2021	2,610	6.10%
2022	2,670	2.30%

Avg. 1 Year Rates 2018-2022	-14.98%
------------------------------------	----------------

Source:	GDOT
Location:	Old Milton Parkway (SR 120) e/o Brookside Parkway/Cotton Creek
Route Type:	Principal Arterial
Station:	121-0312

Count Year	Volume	Growth Rate
2018	52,000	
2019	52,400	0.77%
2020	41,800	-20.23%
2021	45,100	7.89%
2022	47,900	6.21%

Avg. 1 Year Rates 2018-2022	-2.03%
------------------------------------	---------------

Source:	GDOT
Location:	Webb Bridge Road n/o Kimball Bridge Road
Route Type:	Major Collector
Station:	121-7222

Count Year	Volume	Growth Rate
2018	12,800	
2019	13,100	2.34%
2020	12,100	-7.63%
2021	11,900	-1.65%
2022	12,200	2.52%

Avg. 1 Year Rates 2018-2022	-1.19%
------------------------------------	---------------

Source:	GDOT
Location:	Webb Bridge Road w/o Park Bridge Road
Route Type:	Major Collector
Station:	121-0918

Count Year	Volume	Growth Rate
2018	18,200	
2019	18,600	2.20%
2020	17,300	-6.99%
2021	18,300	5.78%
2022	12,800	-30.05%

Avg. 1 Year Rates 2018-2022	-8.42%
------------------------------------	---------------

Source:	GDOT
Location:	Kimball Bridge Road e/o Webb Bridge Road
Route Type:	Minor Arterial
Station:	121-0314

Count Year	Volume	Growth Rate
2018	26,200	
2019	30,500	16.41%
2020	28,100	-7.87%
2021	28,700	2.14%
2022	29,900	4.18%

Avg. 1 Year Rates 2018-2022	3.36%
------------------------------------	--------------

Fulton County Population Annual Growth (2000-2010):
 Fulton County Population Annual Growth (2010-2020):
 Fulton County ARC Population Forecast (2020-2050):
 City of Alpharetta Population Annual Growth (2000-2010):
 City of Alpharetta Population Annual Growth (2010-2020):

Annual Growth
 1.21%
 1.48%
 0.72%
 5.14%
 1.35%

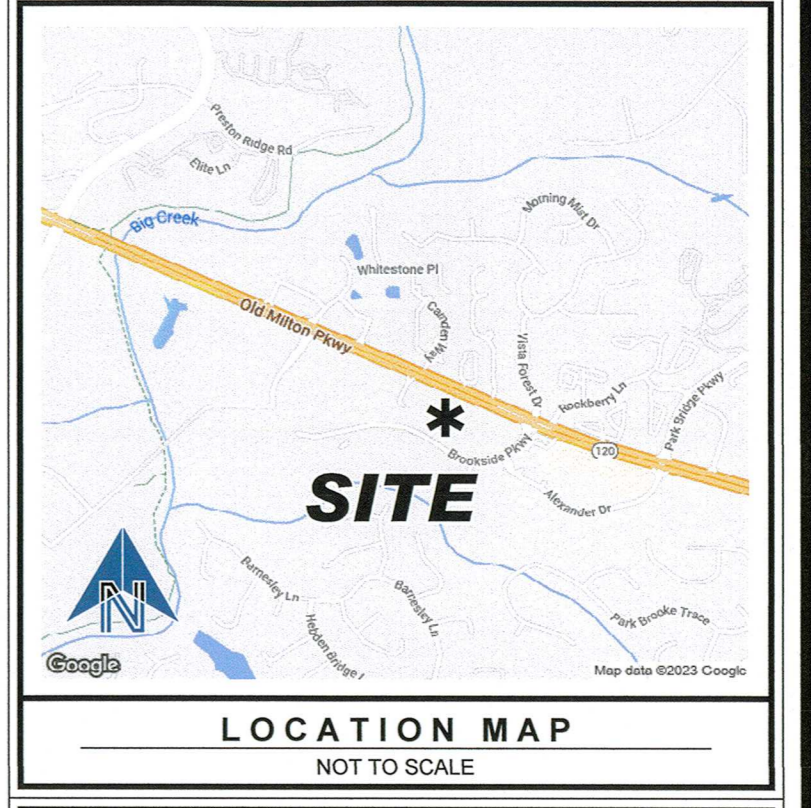
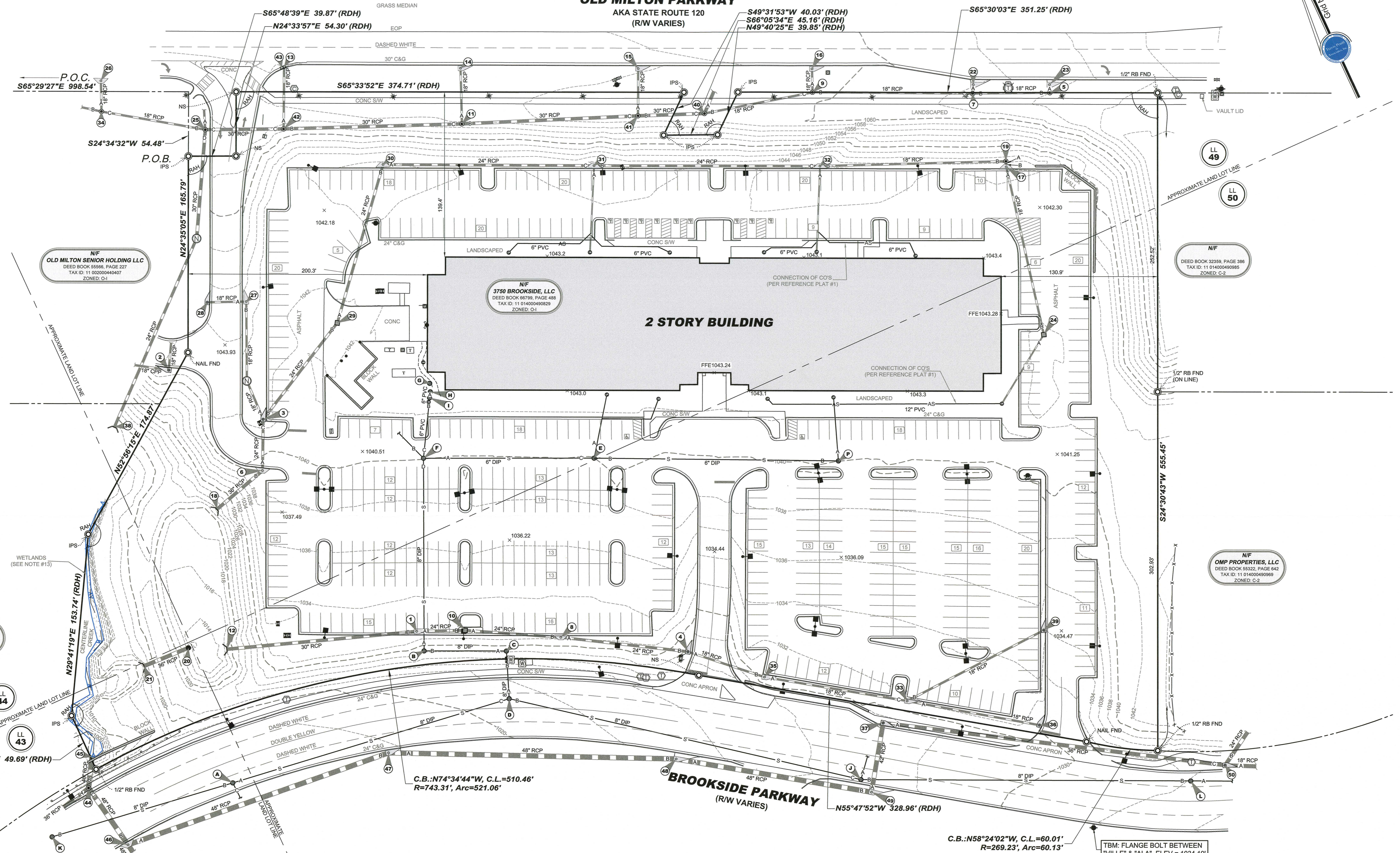
Trip Generation Analysis (11th Ed. with *2nd Edition Handbook Daily IC & 3rd Edition AM/PM IC*)
Brookside Parkway Tract
City of Alpharetta, Georgia

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
215 Single-Family Attached Housing	52 d.u.	346	21	5	16	27	16	11
221 Multi-Family Housing (Mid-Rise)	248 d.u.	1,136	98	23	75	97	59	38
Gross Trips		1,482	119	28	91	124	75	49
Residential Trips		1,482	119	28	91	124	75	49
<i>Mixed-Use Reductions</i>		0	0	0	0	0	0	0
<i>Alternative Mode Reductions</i>		0	0	0	0	0	0	0
Adjusted Residential Trips		1,482	119	28	91	124	75	49
<i>Mixed-Use Reductions - TOTAL</i>		0	0	0	0	0	0	0
<i>Alternative Mode Reductions - TOTAL</i>		0	0	0	0	0	0	0
<i>Pass-By Reductions - TOTAL</i>		0	0	0	0	0	0	0
New Trips		1,482	119	28	91	124	75	49

THIS BOX RESERVED FOR THE CLERK OF THE SUPERIOR COURT

LEGEND

●	BOLLARD
X 000.0	GROUND ELEVATION
- - -	CONTOUR ELEVATION
Ⓟ	HANDICAP PARKING
Ⓜ	TEMPORARY BENCHMARK
C&G	CURB AND GUTTER
Ⓢ	IRON PIN FOUND (AS NOTED)
Ⓝ	NAIL FOUND
NF	NOW OR FORMERLY
RW	RIGHT OF WAY
FND	FOUND
TC	TOP OF CURB
BC	BOTTOM OF CURB
TW	TOP OF WALL
BW	BOTTOM OF WALL
BP	BOTTOM OF PAD
FFE	FINISHED FLOOR ELEVATION
EOP	EDGE OF PAVEMENT
SW	SIDEWALK
Ⓛ	LAMP POST
Ⓜ	ELECTRIC BOX
Ⓜ	TRANSFORMER
Ⓜ	DUCTILE IRON PIPE
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
Ⓢ	SANITARY SEWER MANHOLE
Ⓢ	CLEAN OUT (CO)
Ⓢ	CATCH BASIN
Ⓢ	DROP INLET
Ⓢ	STORM SEWER MANHOLE
Ⓢ	HEADWALL
Ⓢ	ROUND OUTLET CONTROL STRUCTURE
Ⓢ	CABLE TV BOX
Ⓢ	FIBER OPTIC MARKER
Ⓢ	TELEPHONE BOX
Ⓢ	GAS MARKER
Ⓢ	IRRIGATION CONTROL VALVE
Ⓢ	WATER METER
Ⓢ	FIRE DEPARTMENT CONNECTION
Ⓢ	FIRE HYDRANT
Ⓢ	WATER VALVE
Ⓢ	APPROX. UTILITY STRUCTURE
A, 1	STRUCTURE IDENTIFICATION



SITE AREA
Total = 430,952 square feet or 9.893 acres

ZONING: O-1 - Office Institutional District

Front Yard: 50' local street/65' all other streets
Side Yard: 15'
Rear Yard: 15'

This information is reported from public information obtained from City of Alpharetta records on 9/12/2023. It is not the intent of the surveyor to interpret or make conclusions regarding the zoning designation shown hereon.

PARKING SUMMARY

Regular Parking Spaces: 532
Handicap Parking Spaces: 11
Total Parking Spaces: 543

REFERENCE PLATS

- ALTA/ACSM Land Title Survey for Brookside 300 Tract, L-1-K prepared by J.D. Grose Land Surveying, LLC, dated 08/04/2015.
- Minor Plat for Old Milton Assisted Living prepared by Planners and Engineers Collaborative dated 10/15/2014.
- ALTA/ACSM Land Title Survey for Alter Group, LTD Chicago Title Insurance Company prepared by Post, Buckley, Schuh & Jernigan, Inc. / PBS&J dated 10/29/1998, revised 01/29/1999.

SURVEY NOTE

The survey shown hereon was prepared without benefit of any abstract of title; therefore, Kevin G. Pate and Travis Pruitt & Associates, Inc. make no guarantees or representations regarding information shown hereon pertaining to easements, rights of way, setback lines, agreements, reservations, and other similar matters.

TITLE EXCEPTIONS
Title review pending upon receipt of the title.

- SURVEY NOTES**
- This plat was prepared for the exclusive use of the person, persons, or entity named in the title block. Said use does not extend to any unnamed person without express permission by the surveyor naming said person.
 - Unless otherwise specified, all distances shown are horizontal ground distances measured in U.S. survey feet (39.37 inches = 1 meter).
 - The project horizontal datum is relative to the North American Datum 1983 (NAD83), 2011 adjustment, projected to the Georgia State Plane Coordinate System, Georgia West Zone. The vertical datum is relative to the North American Vertical Datum of 1988 (NAVD83) using the National Geodetic Survey (NGS) Geoid 12A.
 - Exterior footprint of all buildings at ground level.
 - By graphic plotting only this property Does Not lie within a 100 year flood hazard zone and is depicted as Zone X as defined by the F.E.M.A Flood Insurance Rate Map of Fulton County, Georgia and incorporated areas Map Number 13121C0089F, effective date 9/18/2015 and Map Number 13121C0078F, effective date 9/18/2015.
 - No common observable evidence of cemeteries, burial grounds or isolated gravesites were found during the course of the survey.
 - No observable evidence that the site was used as a solid waste dump, sump or sanitary landfill.
 - The Property has direct vehicular and pedestrian access to Old Milton Parkway and Brookside Parkway, dedicated public right of ways, as shown on the survey.
 - No observable evidence of earth moving work, building construction or building additions at the time of the survey.
 - No observable evidence or proposed changes in right of way made available to the surveyor.
 - No observable evidence of recent street or sidewalk construction or repairs.
 - There may be underground utilities not shown on this survey.
 - Wetlands identification and flagging provided by Gaia Environmental Consulting dated 9/20/2023.

CERTIFICATION:

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

This is to certify that this survey was made under my supervision and is a true representation of the land surveyed. The field data upon which this survey is based, was performed using Leica GS 15 GPS receivers with network adjusted real time kinematic measurements referenced to the eGPS network. The GPS survey included redundant measurements with positional accuracy better than 0.07'.

This map or plat has been calculated for closure and is found to be accurate within one foot in 1,101,268 feet.

To:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standards Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-5, 8(a), 7(b)(1), 8-9, 13, and 19(5), 000.000 of Table A thereof. The fieldwork was completed on 9/21/2023.

For The Firm
Travis Pruitt & Associates, Inc.
Kevin G. Pate
Date: 9/29/2023
Field Date: 9/21/2023

For The Firm
Travis Pruitt & Associates, Inc.
Kevin G. Pate
Date: 9/29/2023
Field Date: 9/21/2023

PLAT DATE: 9/29/2023
FIELD DATE: 9/21/2023
SCALE: 1" = 40'
JN: 1-23-0456.604
FN: 218-E-001
SHEET NO: 1 of 1

STORM STRUCTURE LIST

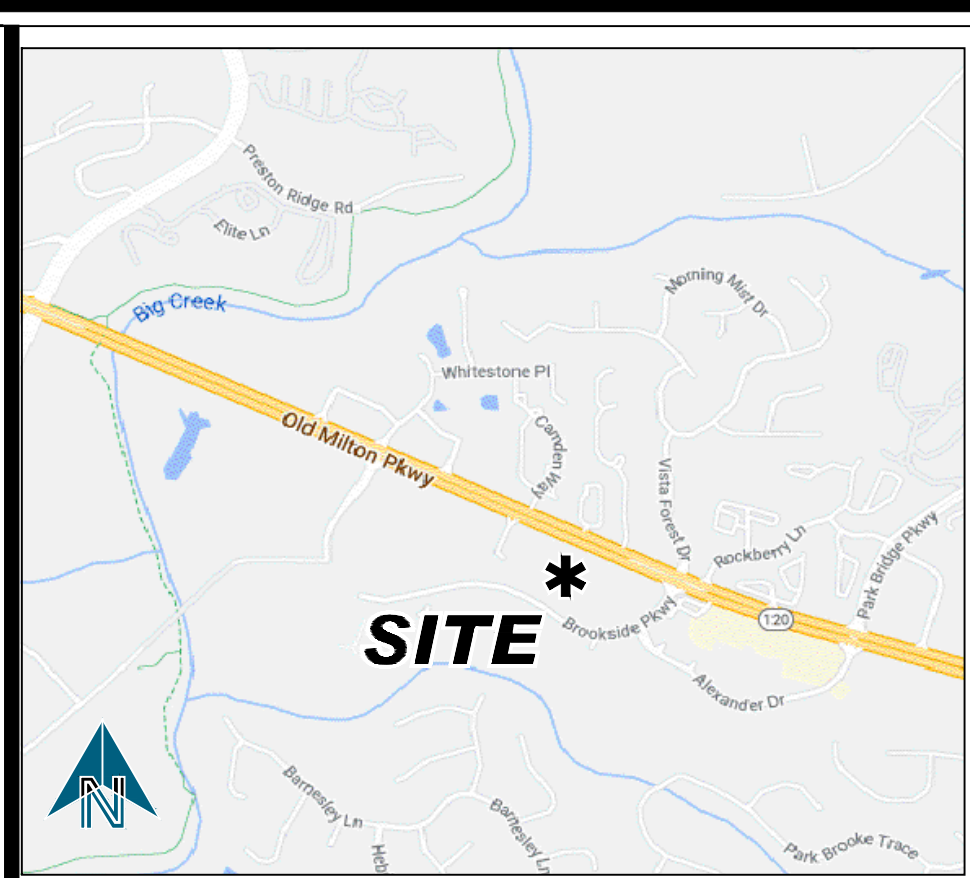
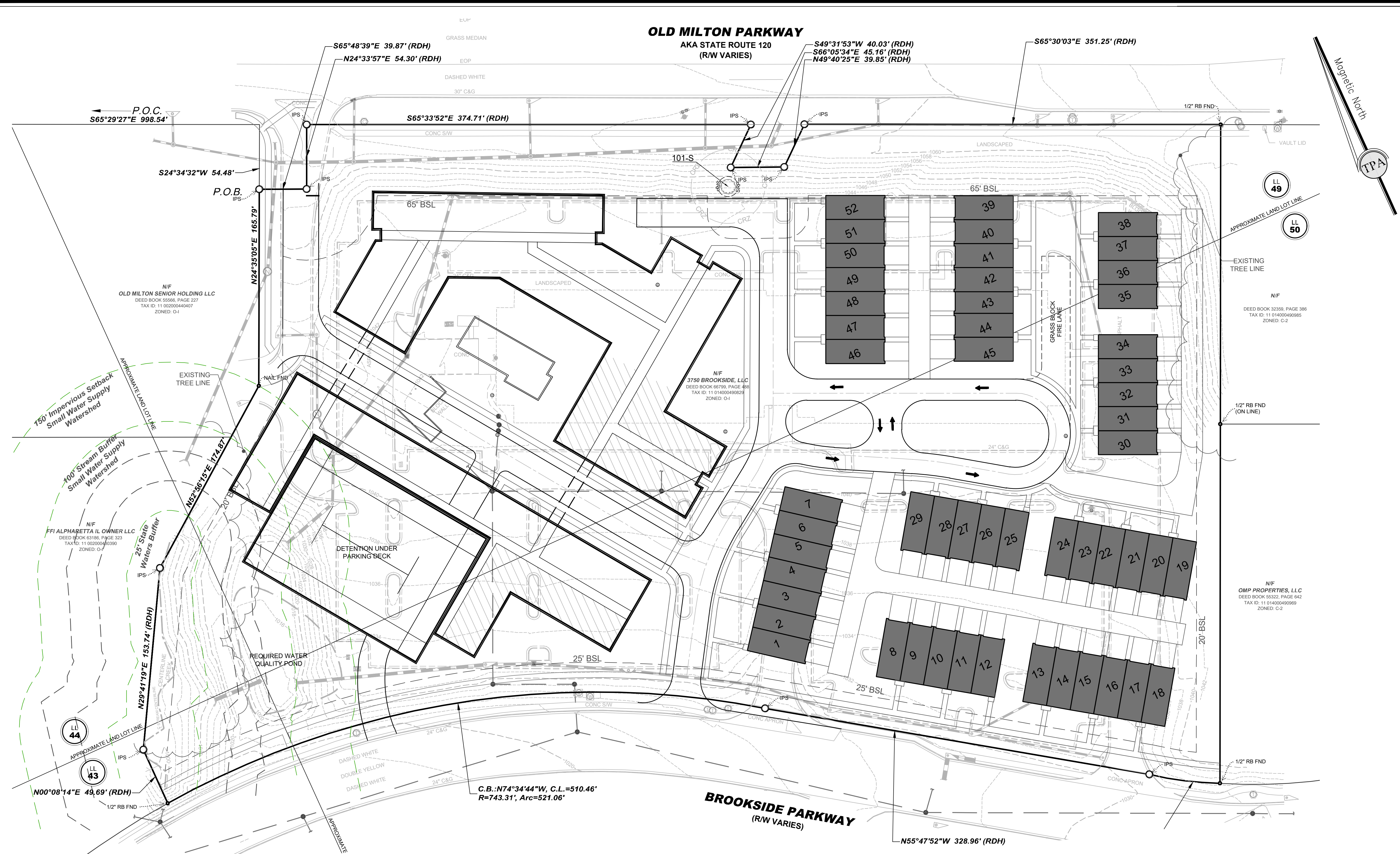
POINT #	STRUCT. I.D.	TYPE	TOP ELEV.	INV. (A)	INV. (B)	INV. (C)	INV. (D)
1020	1	CB	1033.15	24" RCP INV. IN = 1015.51	30" RCP INV. OUT = 1015.41	-	-
965	2	CB	1043.78	-	-	-	-
1000	3	CB	1041.08	18" RCP INV. IN = 1032.21	24" RCP INV. IN = 1024.66	24" RCP INV. OUT = 1024.40	-
1005	4	CB	1028.88	18" RCP INV. IN = 1019.76	24" RCP INV. OUT = 1019.66	-	-
2025	5	MH	1063.90	18" RCP INV. IN = 1050.30	18" RCP INV. IN = 1055.30	-	-
1005	6	CB	1040.20	24" RCP INV. IN = 1023.40	30" RCP INV. OUT = 1021.00	-	-
2000	7	MH	1052.60	18" RCP INV. IN = 1050.80	18" RCP INV. IN = 1051.70	18" RCP INV. OUT = 1051.60	-
1010	8	CB	1032.94	24" RCP INV. IN = 1018.29	24" RCP INV. OUT = 1018.18	-	-
2035	9	MH	1059.89	18" RCP INV. IN = 1051.59	18" RCP INV. IN = 1044.39	18" RCP INV. OUT = 1048.94	-
1015	10	DI	1032.52	24" RCP INV. IN = 1017.81	24" RCP INV. OUT = 1017.76	-	-
2040	11	MH	1054.84	18" RCP INV. IN = 1048.87	30" RCP INV. IN = 1038.50	30" RCP INV. OUT = 1034.72	-
1050	12	HW	1018.70	30" RCP INV. OUT = 1014.80	-	-	-
2050	13	CI	1055.74	18" RCP INV. IN = 1048.90	-	-	-
2000	14	CB	1057.23	18" RCP INV. OUT = 1049.43	-	-	-
2005	15	CB	1058.03	18" RCP INV. OUT = 1050.34	-	-	-
2010	16	CB	1059.25	18" RCP INV. OUT = 1051.85	-	-	-
2015	17	CB	1042.13	18" RCP INV. IN = 1034.30	18" RCP INV. OUT = 1034.29	-	-
1055	18	HW	1024.80	30" RCP INV. OUT = 1020.00	-	-	-
2120	19	MH	1042.40	18" RCP INV. IN = 1034.45	18" RCP INV. OUT = 1034.25	-	-
1100	20	OCS	1018.74	36" RCP INV. IN = 1012.59	48" RCP INV. IN = 1012.59	-	-
1105	21	HW	1016.69	36" RCP INV. OUT = 1012.14	-	-	-
2015	22	CB	1061.75	18" RCP INV. OUT = 1057.70	-	-	-
2000	23	CB	1063.30	18" RCP INV. OUT = 1058.70	-	-	-
3045	24	DI	1041.50	12" PVC INV. IN = 1036.81	18" PVC INV. OUT = 1039.20	-	-

STORM STRUCTURE LIST

POINT #	STRUCT. I.D.	TYPE	TOP ELEV.	INV. (A)	INV. (B)	INV. (C)	INV. (D)
2055	25	MH	1054.80	18" RCP INV. IN = 1039.50	18" RCP INV. IN = 1035.40	30" RCP INV. IN = 1028.14	30" RCP INV. OUT = 1025.62
2090	26	CB	1055.50	18" RCP INV. OUT = 1047.60	-	-	-
2065	27	CB	1045.37	18" RCP INV. IN = 1037.53	18" RCP INV. OUT = 1034.51	-	-
2070	28	CB	1045.41	18" RCP INV. OUT = 1039.01	-	-	-
2080	29	DI	1040.82	24" RCP INV. IN = 1026.60	24" RCP INV. OUT = 1028.42	-	-
2100	30	CB	1041.70	24" RCP INV. IN = 1028.70	24" RCP INV. OUT = 1028.50	-	-
2105	31	CB	1041.70	12" PVC INV. IN = 1038.54	24" PVC INV. IN = 1030.20	24" PVC INV. OUT = 1030.00	-
2110	32	CB	1041.74	12" PVC INV. IN = 1039.84	18" PVC INV. IN = 1032.60	24" PVC INV. OUT = 1032.84	-
3000	33	CB	1032.44	18" RCP INV. IN = 1024.91	18" RCP INV. IN = 1022.82	18" RCP INV. OUT = 1022.70	-
4025	34	MH	1054.04	18" RCP INV. IN = 1046.60	18" RCP INV. IN = 1036.84	18" RCP INV. OUT = 1036.54	-
3005	35	CB	1031.44	18" RCP INV. IN = 1021.17	18" RCP INV. OUT = 1021.14	-	-
3010	36	CB	1030.71	18" RCP INV. IN = 1023.50	-	-	-
3020	37	CB	1027.70	30" RCP INV. IN = 1017.73	42" RCP INV. OUT = 1017.70	-	-
3000	38	HW	1021.23	24" RCP INV. OUT = 1016.83	-	-	-
4005	39	CB	1034.60	18" RCP INV. OUT = 1028.44	-	-	-
4010	40	MH	1059.20	18" RCP INV. IN = 1042.16	18" RCP INV. IN = 1039.84	30" RCP INV. OUT = 1039.74	-
4015	41	MH	1058.10	18" RCP INV. IN = 1040.43	30" RCP INV. IN = 1039.05	30" RCP INV. OUT = 1038.23	-
4020	42	MH	1053.21	18" RCP INV. IN = 1047.64	30" RCP INV. IN = 1031.10	30" RCP INV. OUT = 1029.90	-
2024	43	CI	1055.60	-	-	-	-
1115	44	MH	1016.80	36" RCP INV. IN = 1002.23	48" RCP INV. IN = 998.87	48" RCP INV. OUT = 998.39	-
1050	45	MH	999.18	48" RCP INV. IN = 999.18	-	-	-
1050	46	CB	1014.35	48" RCP INV. IN = 997.15	48" RCP INV. IN = 997.15	48" RCP INV. OUT = 996.15	-
1050	47	CB	1016.24	48" RCP INV. IN = 1007.79	48" RCP INV. OUT = 1007.75	-	-
1050	48	CB	1023.50	48" RCP INV. IN = 1012.84	48" RCP INV. OUT = 1012.81	-	-
3030	49	CB	1027.40	42" RCP INV. IN = 1017.20	48" RCP INV. OUT = 1017.00	-	-
3040	50	CB	1033.04	18" RCP INV. IN = 1023.34	24" RCP INV. IN = 1023.04	30" RCP INV. OUT = 1024.24	-

SANITARY STRUCTURE LIST

POINT #	STRUCT. I.D.	TYPE	TOP ELEV.	INV. (A)	INV. (B)	INV. (C)	INV. (D)
1085	A	MH	1015.58	8" DIP INV. IN = 1008.87	8" DIP INV. IN = 1008.73	8" DIP INV. OUT = 1008.40	-
1070	B	MH	1030.97	8" DIP INV. IN = 1023.82	8" DIP INV. OUT = 1019.12	-	-
1075	C	MH	1028.27	8" DIP INV. IN = 1015.71	8" DIP INV. OUT = 1015.37	-	-
1080	D	MH	1021.06	8" DIP INV. IN = 1014.30	8" DIP INV. IN = 1014.20	8" DIP INV. OUT = 1014.10	-
1035	E	MH	1040.20	6" DIP INV. IN = 1030.42	6" DIP INV. IN = 1031.14	INV. NOT VISIBLE	-
1040	F	MH	1040.10	8" DIP INV. IN = 1028.93	8" DIP INV. IN = 1028.84	8" DIP INV. IN = 1028.80	8" DIP INV. OUT = 1028.73
1050	G	MH	1043.62	-	-	-	-
1055	H	MH	1043.62	-	-	-	-
1060	I	MH	1043.50	6" PVC INV. IN = 1038.48	6" PVC INV. OUT = 1033.88	-	-
3025	J	MH	1028.70	6" PVC INV. IN = 1021.20	6" PVC INV. IN = 1021.04	6" PVC INV. OUT = 1020.50	-
1110	K	MH	1015.88	8" DIP INV. IN = 1010.70	8" DIP INV. IN = 1010.58	-	-
3035	L	MH	1032.04	8" DIP INV. IN = 1024.44	8" DIP INV. OUT = 1025.34	-	-
4000	P	MH	1039.98	6" DIP INV. IN = 1034.23	6" DIP INV. OUT = 1032.47	-	-



VICINITY MAP
not to scale

SITE DATA:

TOTAL SITE AREA	9.893 ACRES
POD "B" AREA	30 ACRES
FLOODPLAIN (APPROXIMATE)	0
ZONING	
EXISTING ZONING	O-1
PROPOSED ZONING	R-10M
ZONING JURISDICTION	CITY OF ALPHARETTA
DEVELOPMENT TYPE	
TOTAL UNITS	300
APARTMENT UNITS	248 UNITS
REAR ENTRY TOWNS (20' x 50')	52 UNITS
TOTAL DENSITY (POD "B")	10 U/A
DEVELOPMENT STANDARDS	
FRONT YARD	25' TO BROOKSIDE PKWY / 65' OLD MILTON PKWY
MINIMUM BUILDING SEPARATION	20 FEET
MAXIMUM BUILDING HEIGHT (TOWNHOMES)	35 FEET
MAXIMUM BUILDING HEIGHT (FLATS)	6 STORIES
MINIMUM LOT WIDTH	20 FEET
MINIMUM LOT SIZE	NONE
MAXIMUM DENSITY	10 U/A

PARKING

REQUIRED	1.55 PER UNIT (see variance)
GARAGE	52
DRIVEWAY	52
SPACES	378
TOTAL	482

- NOTES**
- SPEED LIMIT OF OLD MILTON PARKWAY IS 45 MPH. SPEED LIMIT OF OLD BROOKSIDE PARKWAY IS 35 MPH.
 - ACCORDING TO THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY - WETLANDS ARE NOT LOCATED ON THIS SITE.
 - ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP FOR FULTON COUNTY 13121C0078F and 13121C0086F, EFFECTIVE DATE 9/18/2013. THE PROPERTY DOES NOT FALL WITHIN A DESIGNATED FLOOD ZONE "A" (AREAS OF 100 YEAR FLOOD).
 - WATERS OF THE STATE ARE WITHIN 200' OF THIS PROPERTY.
 - THE CHATTAHOOCHEE RIVER IS NOT WITHIN 2000' OF THIS PROPERTY.
 - ALPHARETTA FIRE DEPARTMENT SHALL APPROVE ROAD LAYOUT AND ENTRANCES.
 - WATER SERVICE SHALL BE PROVIDED BY FULTON COUNTY. EXISTING WATER SERVICE WILL BE USED.
 - SANITARY SEWER SERVICE WILL BE PROVIDED BY FULTON COUNTY. EXISTING SEWER WILL BE TAPPED ON SITE.
 - THE PROPOSED DEVELOPMENT MAY BE GATED AND HAVE PRIVATE STREETS.

OWNER/DEVELOPER

thePROVIDENCEgroup

Clint Walters

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Johns Creek, Georgia 30097

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TREE DATA:

SEE TREE STUDY PERFORMED ON 09-28-2023
BY ONEBARK

REFERENCE DOCUMENTS:

- ALTA/CMS Land Title Survey for Brookside 300 Tract L-1-L-4 prepared by J.D. Grace Land Surveys, LLC dated 08/06/2015.
- Minor Plat for Old Milton Assisted Living prepared by Planners and Engineers Collaborative dated 03/20/14.
- ALTA/CMS Land Title Survey for Alter Group, LTD Chicago Title Insurance Company prepared by Post, Buckley, Schuh & Jernigan, Inc. / PBS&J dated 10/26/1998, revised 01/29/1999.

SURVEY NOTES:

NOTE: Information regarding the reputed presence, size, character and location of existing underground utilities and structures is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and utilities and structures not shown may be encountered. The owner, his/her employees, his/her consultants and his/her contractors shall hereby distinctly understand that the engineer / surveyor is not responsible for the correctness or sufficiency of this information.

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LEGAL DESCRIPTION TRACT I

All that tract or parcel of land lying and being in Land Lots 43, 44, 49, and 50 of the 1st District, 1st Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:

COMMENCING at the Northeasterly miter of the intersection of the Southerly right of way line of Old Milton Parkway (R/W varies) and the Easterly right of way line of Brookside Parkway; THENCE proceeding along the Southerly right of way line of Old Milton Parkway the following courses and distances: South 65 degrees 29 minutes 27 seconds East a distance of 998.54 feet to a point; THENCE South 24 degrees 34 minutes 32 seconds East a distance of 54.48 feet to an iron pin set, said point being the TRUE POINT OF BEGINNING;

THENCE from said TRUE POINT OF BEGINNING continuing along the Southerly right of way line of Old Milton Parkway the following courses and distances: South 65 degrees 48 minutes 38 seconds East a distance of 39.87 feet to a nail set; THENCE North 24 degrees 33 minutes 57 seconds East a distance of 54.30 feet to a nail set; THENCE North 24 degrees 33 minutes 57 seconds East a distance of 374.71 feet to an iron pin set; THENCE South 49 degrees 21 minutes 53 seconds West a distance of 40.03 feet to an iron pin set; THENCE South 66 degrees 05 minutes 34 seconds East a distance of 45.16 feet to an iron pin set; THENCE North 49 degrees 40 minutes 25 seconds East a distance of 39.85 feet to an iron pin set; THENCE South 65 degrees 30 minutes 03 seconds East a distance of 351.25 feet to a 1/2 inch rebar found; THENCE departing said Southerly right of way line of Old Milton Parkway South 24 degrees 30 minutes 43 seconds West a distance of 555.45 feet to a 1/2 inch rebar found on the northerly right of way line of Brookside Parkway (right of way varies); THENCE proceeding along said right of way line the following courses and distances: along a curve to the left with a radius of 526.11 feet and an arc length of 60.04 feet, said curve having a chord bearing of North 58 degrees 24 minutes 02 seconds West and a chord distance of 60.01 feet to a nail found; THENCE North 55 degrees 47 minutes 52 seconds West a distance of 328.96 feet to a nail set; THENCE along a curve to the left with a radius of 743.31 feet and an arc length of 521.06 feet, said curve having a chord bearing of North 74 degrees 34 minutes 44 seconds West and a chord distance of 510.46 feet to a 1/2 inch rebar found; THENCE leaving said right of way line North 00 degrees 08 minutes 14 seconds East a distance of 49.69 feet to an iron pin set; THENCE North 29 degrees 41 minutes 15 seconds East a distance of 153.74 feet to an iron pin set; THENCE North 24 degrees 56 minutes 15 seconds East a distance of 174.87 feet to a nail set; THENCE North 24 degrees 35 minutes 05 seconds East a distance of 165.79 feet to a point, said point being the TRUE POINT OF BEGINNING.

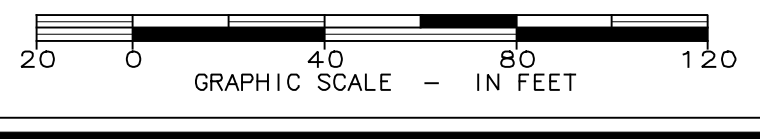
Said tract contains 430,952 square feet or 9.893 acres.

SURVEY NOTES:

- This plat was prepared for the exclusive use of the person, persons, or entity named in the title block. Said use does not extend to any unnamed person without express permission by the surveyor naming said person.
- Unless otherwise specified, all distances shown are horizontal ground distances measured in U.S. survey feet (39.37 inches = 1 meter).
- The project horizontal datum is relative to the North American Datum 1983 (NAD83), 2011 adjustment, projected to the Georgia State Plane Coordinate System, West Zone. The vertical datum is relative to the North American Vertical Datum of 1988 (NAVD88) using the National Geodetic Survey (NGS) Geoid 12A.
- Exterior footprint of all buildings at ground level.
- By graphic plotting only this property Does Not lie within a 100 year flood hazard zone and is depicted as Zone X as defined by the F.E.M.A Flood Insurance Rate Map of Fulton County, Georgia and incorporated areas Map Number 13121C0086F, effective date 9/18/2013 and Map Number 13121C0078F, effective date 9/18/2013.
- No common observable evidence of cemeteries, burial grounds or isolated gravesites were found during the course of the survey.
- No observable evidence that the site was used as a solid waste dump, sump or sanitary landfill.
- The Property has direct vehicular and pedestrian access to Old Milton Parkway and Brookside Parkway, dedicated public right of ways, as shown on the survey.
- No observable evidence of earth moving work, building construction or building additions at the time of the survey.
- No observable evidence or proposed changes in right of way made available to the surveyor.
- No observable evidence of recent street or sidewalk construction or repairs.
- There may be underground utilities not shown on this survey.
- Wetlands identification and flagging provided by Gala Environmental Consulting dated 9/20/2023.

VARIANCES:

- PARKING - DWELLING, FOR-RENT RESIDENTIAL / UDC SEC. 2.5.1A
APPLICANT REQUESTS A VARIANCE TO REDUCE THE NUMBER OF OFF-STREET VEHICLE PARKING FOR "DWELLING, FOR-RENT, RESIDENTIAL" FROM TWO (2) FOR EACH UNIT PLUS ONE (1) GUEST SPACE PER 20 UNITS, TO A MINIMUM OF 1.55 SPACES FOR EACH RENTAL "FLAT".
MISC. REGULATIONS - DWELLING, FOR-RENT RESIDENTIAL / UDC SEC. 2.7.06B
APPLICANT REQUESTS A WAIVER FROM THE REQUIREMENT THAT THE "FIRST FLOOR SHALL BE A MINIMUM OF 14 FT. ... ADDITIONAL FLOORS SHALL BE A MINIMUM OF 9' FLOOR TO CEILING".
- THE INTENDED PROJECT WILL ACHIEVE THIS STACKING, ALONG WITH A THE DESIRED ARCHITECTURAL "PRESENCE", BY HAVING 12' CEILING HEIGHTS IN ITS GROUND-LEVEL BUSINESS AND SHARED AMENITY SPACES; IN ADDITION, ALL OTHER RESIDENTIAL UNITS WILL HAVE 10' CEILINGS.
- MISC. REGULATIONS - DWELLING, FOR-RENT RESIDENTIAL / UDC SEC. 2.7.06B
APPLICANT REQUESTS A WAIVER FROM THE REQUIREMENT THAT THE INTENDED PROJECT, BECAUSE IT WILL INCLUDE "FOR RENT" UNITS, INCORPORATE "A NEIGHBORHOOD GROCERY OF SUFFICIENT SIZE TO SUPPORT THE DEVELOPMENT".



ZONING PLAN

Brookside Parkway Tract

City of Alpharetta

Land Lot 43 44 49 50, 1st District

Fulton County, Georgia

DATE: 05-01-2024
SCALE: 1" = 40'
CN: 23D456CPD3
LSV:
JN:
FN:

1 of 1