

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY
Case #: CU-24-07
PH #: PHA240020
 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: Jeanette Grewe Telephone: 678-367-8516
Address: 48 Old Roswell Street Suite: _____
City: Alpharetta State: GA Zip: 30009 Fax: 678-566-0043
Mobile Tel: 678-367-8516 Email: jgrewe@holbrooklife.com

Subject Property Information:

Address: 48 Old Roswell Street/54 Roswell Street Current Zoning: C-2
District: _____ Section: _____ Land Lot: 1269 Parcel ID: 22-4823-1269-040-1 / 22-4823-1269-041-9
Proposed Zoning: no change Current Use: General Commercial

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

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

APPLICANT REQUEST AND INTENT

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

The proposed use of the property is a wedding and corporate event venue. This includes converting the current vacant building (54 Roswell Street) to leasable retail space and construction of an additional two-story event building and restaurant.

Applicant's Request (Please itemize the proposal):

- » Construction of a two-story (7,500 sq ft) event building
- » Outdoor amphitheater
- » Conversion of existing home to restaurant space
- » Additional restaurant building between the two parcels

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

The purpose is to provide an event venue for wedding ceremonies, receptions and corporate events. Also to provide additional dining options to Alpharetta's Historic District.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Alfred Holbrook Telephone: 404-713-3769
Address: 48 Old Roswell Street Suite: _____
City: Alpharetta State: GA Zip: 30009

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

Property Owner's Authorized Applicant (if applicable):

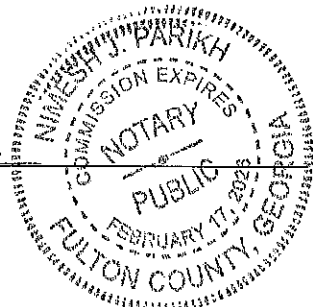
Name of Authorized Applicant: Jeanette Grewe Telephone: 678-367-8516
Address: 48 Old Roswell St Suite: _____
City: Alpharetta State: GA Zip: 30009

So Sworn and Attested:

Owner Signature: [Signature] Date: 4-16-2024

Notary:

Notary Signature: [Signature] Date: 04/16/2024



DISCLOSURE FORM

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

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

Name of Applicant or Opponent: _____

Subject Public Hearing Case: _____

Campaign Contribution Information:

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

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

Name of Official: N/A Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

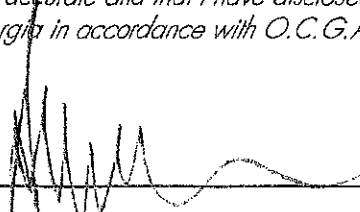
Description of Contribution: _____ Value: _____

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: 3.14.24

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

This proposal will combine the esthetics of nature and a needed event/wedding space in downtown Alpharetta.

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

This proposal will increase the value of the surrounding properties by bringing visitors to Alpharetta and utilizing hotel rooms, contributing to tax dollars.

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

Yes, this proposal can be developed as currently zoned because it will be considered general commercial. The property is zoned C-2, general commercial.

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

The event venue is not expected to generate additional traffic during the week. The foreseen population increase would be to attend weddings or corporate events, primarily during non-business hours.

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

The planned development will not have an impact to schools or utilities.

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

The planned development will beautify the area allowing for a blend with the planned Alpha-Loop.

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

The event venue is designed to have as little of impact possible to the current site conditions.

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

CITIZEN PARTICIPATION FORM - PART A

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

Public Hearing or Project Name: Between the Trees

Contact Name: Jeanette Grewe

Telephone: 678-367-8516

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

see attached list

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

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

PURE TAQUERIA LLC
103 ROSWELL ST
ALPHARETTA GA 30009

PARSONS ACE HARDWARE INC
10465 STONEFIELD LNDG
DULUTH GA 30097-5951

PARSONS JAMES J
10465 STONEFIELD LNDG
DULUTH GA 30097-5951

PALMER FAMILY INVESTMENTS LLC
11460 ALPHARETTA HWY
ROSWELL GA 30076-3801

JACK & KATHLEEN NUGENT
REVOCABLE TR THE
12082 COTTON ALY
ALPHARETTA GA 30009

BAILEY DIANE C
12084 COTTON ALY
ALPHARETTA GA 30009

HERZ MARCIA
12086 COTTON ALY
ALPHARETTA GA 30009

ZAMMIT SHARMON
12088 COTTON ALY
ALPHARETTA GA 30009

GROSS SCOTT & LEA ANN
12090 COTTON ALY
ALPHARETTA GA 30009

NASO VICKI
12092 COTTON ALY
ALPHARETTA GA 30009

SUTTON MARY LOU & TIMOTHY E
12094 COTTON ALY
ALPHARETTA GA 30009

BISH TRAVIS J & JACKSON KATHERINE E
12096 COTTON ALY
ALPHARETTA GA 30009

DUANE JAMES G & EDITH E
12460 CRABAPPLE RD STE 202 #317
ALPHARETTA GA 30004

KELL BUILDING PARTNERS LLC
131 ROSWELL ST STE B201
ALPHARETTA GA 30009

RAM DEVELOPMENT PARTNERS LLC
14195 HOPEWELL RD
ALPHARETTA GA 30004

PARK PLAZA PARTNERS LLC
15144 TAYLOR RD
ALPHARETTA GA 30004

SOUTH MAIN DEVELOPMENT PARTNERS LLC
1819 PEACHTREE RD SUITE 575
ATLANTA GA 30309

DIVERSIFIED INVESTMENT GROUP LLC
1865 BETHANY WAY
ALPHARETTA GA 30004

33 SOUTH MAIN LLC
1905 EVERGREEN LN
ALPHARETTA GA 30009

CITY OF ALPHARETTA THE
2 PARK PLAZA
ALPHARETTA GA 30004

DEVELOPMENT AUTHORITY OF ALPHARETTA
2 S MAIN ST
ALPHARETTA GA 30009

JONES WILLIAM W & JONES DEBORAH J
2016 HIDDEN ALY
ALPHARETTA GA 30009

TAYLOR TRACE S & TAYLOR FRANCENE H
2017 HIDDEN ALY
ALPHARETTA GA 30009

RAM DEVELOPMENT PARTNERS LLC
26 MILTON AVE
ALPHARETTA GA 30004

ALPHARETTA TOWN COMMONS LLC
2801 BUFORD HWY NE STE T 70
ATLANTA GA 30329

SS ALPHARETTA CGP LLC
361 SUMMIT BLVD STE 110
BIRMINGHAM AL 35243

SHAMOUN JOHN M
366 SAN MIGUEL SUITE 310
NEWPORT BEACH CA 92660

CEMETERY
3693 STEWART ROAD
ATLANTA GA 30340

CARLOS L BAGWELL REVOCABLE TRUST THE
40 ROSWELL ST
ALPHARETTA GA 30009

JWJ REAL ESTATE LLC
45 ROSWELL ST STE A
ALPHARETTA GA 30009

ARIEL HOLDINGS LLC
48 OLD ROSWELL ST
ALPHARETTA GA 30009-7908

44 MILTON AVENUE PARTNERS LLC
53 S MAIN ST STE 300
ALPHARETTA GA 30009

ARIEL HOLDINGS II
FIFTY FOUR ROSWELL ST L L C
54 ROSWELL ST
ALPHARETTA GA 30009-1930

CORNERSTONE INVESTMENT GROUP LLC
6190 POWERS FERRY RD STE 230
ATLANTA GA 30339

PARK PLAZA PARTNERS LLC
65 ROSWELL ST SUITE 300
ALPHARETTA GA 30009

CITY OF ALPHARETTA
6765 KALI CT
SUWANEE GA 30024

VICTORIA SQUARE
TOWNHOME ASSOCIATION INC
7380 MCGINNIS FERRY RD STE 200
SUWANEE GA 30024

JCH PROPERTIES LLC
80 MILTON AVE
ALPHARETTA GA 30009-1508

TRUCK & TAP ALPHARETTA LLC
8640 MAIN ST
WOODSTOCK GA 30188

D & R MILLER HOLDINGS LLC
980 BIRMINGHAM RD STE 501-391
ALPHARETTA GA 30004

BUR ROG INC
P O BOX 3165
HARRISBURG PA 17105

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

VICTORIA SQUARE
TOWNHOME ASSOCIATION INC
P.O. BOX 2458
ALPHARETTA GA 30023-2458

PUBLIX SUPER MARKETS INC
P.O. BOX 32018
LAKELAND FL 33802

BUR ROG INC
PO BOX 642
ALPHARETTA GA 30009

From: no-reply=invoicecloud.net@mg.invoicecloud.com on behalf of Fulton County Tax Commissioner <no-reply@invoicecloud.net>
Sent: Thursday, November 30, 2023 3:05 PM
To: Accounts Payable HLM
Subject: Fulton County Tax Commissioner Invoice# 22 482312690419 2023RE-CTY Payment Confirmation



Dear ARIEL HOLDINGS II FIFTY FOUR

Thank you for your payment to Fulton County Tax Commissioner

Your payment has been successfully processed and your account has been updated.

You will continue to receive an email each time a bill is ready for your review. This is an easy way to access, review and pay your bills.

If you haven't already gone paperless, please consider helping the environment, reducing your clutter and supporting our green strategy by opting to move to paperless billing in your next billing cycle. You will always have the option to print your bill directly from your computer if you need it for your records.

To go paperless, log on to your account at <https://www.invoicecloud.com/fultoncounty> and select paperless options under My Profile. Then check the Yes, I want to go Paperless box and press update.

If you have any questions regarding your account, please email us at taxcom.pub@fultoncountyga.gov and include your account number, first name and last name on the account.

Thank you for being a valued Fulton County Tax Commissioner customer.

Please Note: To ensure delivery of account related email notifications, please add no-reply@invoicecloud.net to your safe senders list.

Please wait 30 minutes before processing a second payment to ensure account balance is updated.

If you haven't already gone paperless, please help us save money and the environment by enrolling now. Simply log into

Payment Confirmation

Account Number:

22 482312690419

Invoice Number:

22 482312690419 2023RE-CTY

Payment Amount:

\$4,383.43

Message:

PAYMENT PROCESSED
882426

From: no-reply=invoicecloud.net@mg.invoicecloud.com on behalf of Fulton County Tax Commissioner <no-reply@invoicecloud.net>
Sent: Thursday, November 30, 2023 3:10 PM
To: Accounts Payable HLM
Subject: Fulton County Tax Commissioner Invoice# 22 482312690401 2023RE-CTY Payment Confirmation



Dear ARIEL HOLDINGS LLC

Payment Confirmation

Thank you for your payment to Fulton County Tax Commissioner .

Account Number:

22 482312690401

Your payment has been successfully processed and your account has been updated.

Invoice Number:

22 482312690401 2023RE-CTY

You will continue to receive an email each time a bill is ready for your review. This is an easy way to access, review and pay your bills.

Payment Amount:

\$4,442.66

If you haven't already gone paperless, please consider helping the environment, reducing your clutter and supporting our green strategy by opting to move to paperless billing in your next billing cycle. You will always have the option to print your bill directly from your computer if you need it for your records.

Message:

PAYMENT PROCESSED
333774

To go paperless, log on to your account at <https://www.invoicecloud.com/fultoncounty> and select paperless options under My Profile. Then check the Yes, I want to go Paperless box and press update.

If you have any questions regarding your account, please email us at taxcom.pub@fultoncountyga.gov and include your account number, first name and last name on the account.

Thank you for being a valued Fulton County Tax Commissioner customer.

Please Note: To ensure delivery of account related email notifications, please add no-reply@invoicecloud.net to your safe senders list.

Please wait 30 minutes before processing a second payment to ensure account balance is updated.

If you haven't already gone paperless, please help us save money and the environment by enrolling now. Simply log into

Jeanette Yosanovich

From: munis@alpharetta.ga.us
Sent: Thursday, November 30, 2023 3:03 PM
To: Accounts Payable HLM
Subject: CITY OF ALPHARETTA - Web Payment Confirmation

Dear Dominique Thomas,

This message confirms your online payment of \$1919.12 on 11/30/2023 applied to the card provided number xxxxxxxxxxxx006.

The confirmation number for this payment is 873419844.

Payment details:

- 1) REAL ESTATE bill number 2317974, payment amount: \$966.00
- 2) REAL ESTATE bill number 2317975, payment amount: \$953.12

L E G A L D E S C R I P T I O N

All that tract or parcel of land lying and being in Land Lot 1269, District 2, Section 2, Fulton County, Georgia, within the City of Alpharetta, and being more particularly described as follows:

To find the point of beginning commence at the intersection of the southeastern right of way line of Roswell Street (being a 40' R/W) with the southern right of way line of Jones Avenue (being a 20' R/W); thence southwesterly along said right of way line of Roswell Street for a distance of 261.37' to an iron pin found and the TRUE POINT OF BEGINNING;

THENCE leaving said right of way line South 43 degrees 16 minutes 00 seconds East for a distance of 216.85 feet to an iron pin found;

THENCE South 45 degrees 28 minutes 51 seconds West for a distance of 109.05 feet to an iron pin found;

THENCE North 43 degrees 31 minutes 31 seconds West for a distance of 219.94 feet to an iron pin found on the southeastern right of way line of Roswell Street;

THENCE North 47 degrees 06 minutes 03 seconds East along said right of way line for a distance of 110.02 feet to an iron pin found and the true point of beginning.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 23,919 square feet and is more fully shown on plat of survey for Larry W. Garmon and Janice G. Tarpley by Brumbelow-Reese & Associates, Inc. dated April 6, 1994 being designated by their job number 94068.

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 1269, 2nd District, 2nd Section, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING, at a rebar found located on the southeasterly right of way line of Roswell Street, being 402.57 feet northeasterly along said right of way line from its intersection with the mitered northerly right of way line of Marietta Street; thence continuing along said southeasterly right of way line of Roswell Street along the arc of a curve to the left (said curve having a radius of 604.96 feet and being subtended by a chord bearing North 25 degrees 24 minutes 23 seconds East a distance of 104.54 feet) an arc distance of 104.67 feet to a point; thence continuing along said right of way line North 55 degrees 10 minutes 25 seconds East a distance of 16.14 feet to a rebar found; thence leaving said right of way line and running South 43 degrees 28 minutes 56 seconds east a distance of 250.93 feet to a point; thence South 42 degrees 13 minutes 07 seconds East a distance of 106.61 feet to point; thence South 46 degrees 51 minutes 52 seconds West a distance of 109.67 feet to an axle; thence North 44 degrees 41 minutes 04 seconds West a distance of 117.97 feet to a crimp top pipe; thence North 43 degrees 11 minutes 44 seconds West a distance of 203.69 feet to a rebar found on the southeasterly right of way line of Roswell Street and the Point of Beginning.

Said parcel containing 0.88 acres as shown on survey for Al Holbrook by Survey Systems & Assoc., Inc., bearing the seal of L. D. Winslette, Jr., Georgia Registered Land Surveyor No. 1688, dated February 2, 2006.

Said property being known as 54 Roswell Street according to the present system of numbering houses in Alpharetta, Georgia, and being the same property described as Parcel 2 in that certain Warranty Deed dated January 8, 1997, from Melba W. Brady to Brady Assets Business Associates, L.P., recorded at Deed Book 22045, Page 72, Fulton County, Georgia records.

22045
0072

DRAW DEED ONLY

**STATE OF GEORGIA
FULTON COUNTY**

Return to:
Michael C. Fowler
5040 Roswell Rd., #250
Atlanta, GA 30342

Doc#00160359 Rec#00075412
GEORGIA, FULTON COUNTY
Filed and Recorded
01/14/1997 04:46P
JIMMIE HICKS
Clerk, Superior Ct


WARRANTY DEED

This indenture, made the 8th day of January, 1997, between Melba W. Brady, of the County of Fulton, State of Georgia, as party or parties of the First Part, hereinafter called Grantor, and BRADY ASSETS BUSINESS ASSOCIATES, L.P., a Georgia Limited Partnership whose general partner is BRADY ASSOCIATES, INC., a Georgia Corporation, as party or parties of the Second Part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH, that: Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of same being hereby expressly acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following:

All that tract or parcel of land described in Exhibit "A" attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE. And the said Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

Fulton County, Georgia
Real Estate Transfer Tax
Paid \$27.00
Date 01/14/1997
JIMMIE HICKS
Clerk, Superior Court
By: 

BK 22045 PG 72

22045
0074

EXHIBIT "A"

PARCEL 1

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 1269 OF THE 2nd DISTRICT, 2nd SECTION OF FULTON COUNTY, GEORGIA, IN THE TOWN OF ALPHARETTA, BEING LOTS 11, 12, 13, 14, 30, AND 31 OF THE SUBDIVISION FOR W. N. WILLIAMS AND T. E. MAYFIELD, BY G.L. VEAL, SURVEYOR, DATED JULY 9 AND 10, 1923, RECORDED IN DEED BOOK L, PAGE 675 MILTON COUNTY (NOW FULTON COUNTY) RECORDS.

LOTS 11, 12, 13, 14 MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE PROPERTY FORMERLY OWNED BY MRS. MILDRED BOLING MAULDIN, ON THE SOUTHWEST SIDE OF CANTON STREET, THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE RIGHT-OF-WAY OF CANTON STREET ONE-HUNDRED FIVE FEET (105'), MORE OR LESS; THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE NORTHWEST LINE OF OTHER LANDS OF THE GRANTOR, ONE-HUNDRED SIXTY-FIVE FEET (165'), MORE OR LESS; THENCE IN A NORTHWESTERLY DIRECTION ALONG THE LINES OF LOTS 30 AND 31 ON SAID PLAT, ONE-HUNDRED FIVE FEET (105') TO THE PROPERTY LINE OF MRS. MILDRED BOLING MAULDIN; THENCE IN A NORTHEASTERLY DIRECTION ALONG THE FORMERLY KNOWN AS MAULDIN LINE, ONE-HUNDRED SIXTY-FIVE FEET (165'), MORE OR LESS, TO THE POINT OF BEGINNING. BEING THE SAME LANDS AS CONVEYED TO THE GRANTOR BY "ASSENT OF EXECUTRIX TO DEVISE" DEED, RECORDED IN DEED BOOK 12472, PAGE 206, FULTON COUNTY LAND RECORDS, DATED APRIL 28th, 1989.

LOT 31 MORE FULLY DESCRIBED AS FOLLOWS:

BEING TWENTY-FIVE (25') WIDE ON THE NORTHEAST SIDE OF TEASLEY STREET (20' R/W) AND WIDENING AS IT GOES BACK EASTERLY, AND IS FIFTY-SIX (56') WIDE ON THE BACK (EAST) LINE WHERE SAID LOT 31 MATCHES LOTS 13 AND 14.

LOT 30 MORE FULLY DESCRIBED AS FOLLOWS:

BEING TWENTY-FIVE (25') WIDE ON THE NORTHEAST SIDE OF TEASLEY STREET AND BEING ON THE SOUTH SIDE OF LOT 31. SAID LOT WIDENS AS IT GOES BACK EASTERLY TO A WIDTH OF ONE-HUNDRED FORTY-TWO (142') WHERE SAID LOT MATCHES LOTS 12, 11, AND GRANTORS HOUSE LOT AND 11 FEET OF LOT 9. LOTS 30 AND 31 BEING A PORTION OF LANDS CONVEYED TO THE GRANTOR BY "ASSENT OF EXECUTRIX TO DEVISE" DEED, RECORDED IN DEED BOOK 12472, PAGE 204, FULTON COUNTY LAND RECORDS, DATED, APRIL 28th, 1989.

PARCEL 2

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 1269 OF THE 2nd DISTRICT, 2nd SECTION OF FULTON COUNTY, GEORGIA, BEING KNOWN AS 54 ROSWELL STREET UNDER THE PRESENT SYSTEM OF NUMBERING HOUSES WITHIN THE CITY OF ALPHARETTA, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING THE SOUTHWEST HALF OF LOT NUMBER 22, ACCORDING TO THE ORIGINAL NUMBERING OF SAID TOWN, BOUNDED ON THE NORTH BY HOME PLACE OF R. A. WATERS; ON THE EAST BY A BLIND ALLEY; ON THE SOUTH BY LOT NUMBER 21; AND ON THE WEST BY ROSWELL STREET. ALSO A TRACT EAST OF THE BLIND ALLEY ABOVE MENTIONED, DESCRIBED AS FOLLOWS: STARTING ON THE EAST SIDE OF THE ALLEY IN LINE WITH THE SOUTHWEST LINE ABOVE DESCRIBED RUNNING EASTWARD IN LINE WITH SAID SOUTHWEST LINE 100 FEET, THENCE NORTHEASTWARD PARALLEL WITH ROSWELL STREET TO THE LINE OF THE LANDS OF J. A. WEBB; THENCE RUNNING WESTWARD ALONG SAID WEBB LINE TO SAID BLIND ALLEY; THENCE ALONG THE EAST SIDE OF SAID ALLEY TO THE BEGINNING POINT. BOTH TRACTS CONTAINING ONE ACRE, MORE OR LESS.

LESS AND EXCEPT: THAT PORTION OF PARCEL ONE THAT WAS CONVEYED BY THE GRANTOR, MELBA BRADY, TO THE CITY OF ALPHARETTA, GEORGIA, FOR THE "ROSWELL/CANTON STREET ROAD PROJECT" (PROJECT NO. PR-8540 (121)), BY TWO DEEDS: (A) DEED BOOK 21153 PAGE 113, DATED JULY 9, 1996, AND FILED FOR RECORD ON JULY 16, 1996 (B) DEED BOOK 21688 PAGE 54, DATED SEPTEMBER 27, 1996, AND FILED FOR RECORD, OCTOBER 18, 1996.

LESS AND EXCEPT: TWO (2) TRACTS FROM PARCEL 2 (A) THAT PORTION OF PARCEL 2 AS DESCRIBED IN A WARRANTY DEED FROM LOVAL B. BRADY TO: JIMMIE G. REAGAN DATED APRIL 24, 1986, CONVEYING 5,083 SQUARE FEET, ACCORDING TO A PLAT OF SURVEY PREPARED FOR JIM REAGAN BY RODNEY H. REESE, GEORGIA REG. LAND SURVEYOR NO. 2072, DATED APRIL 8, 1986.

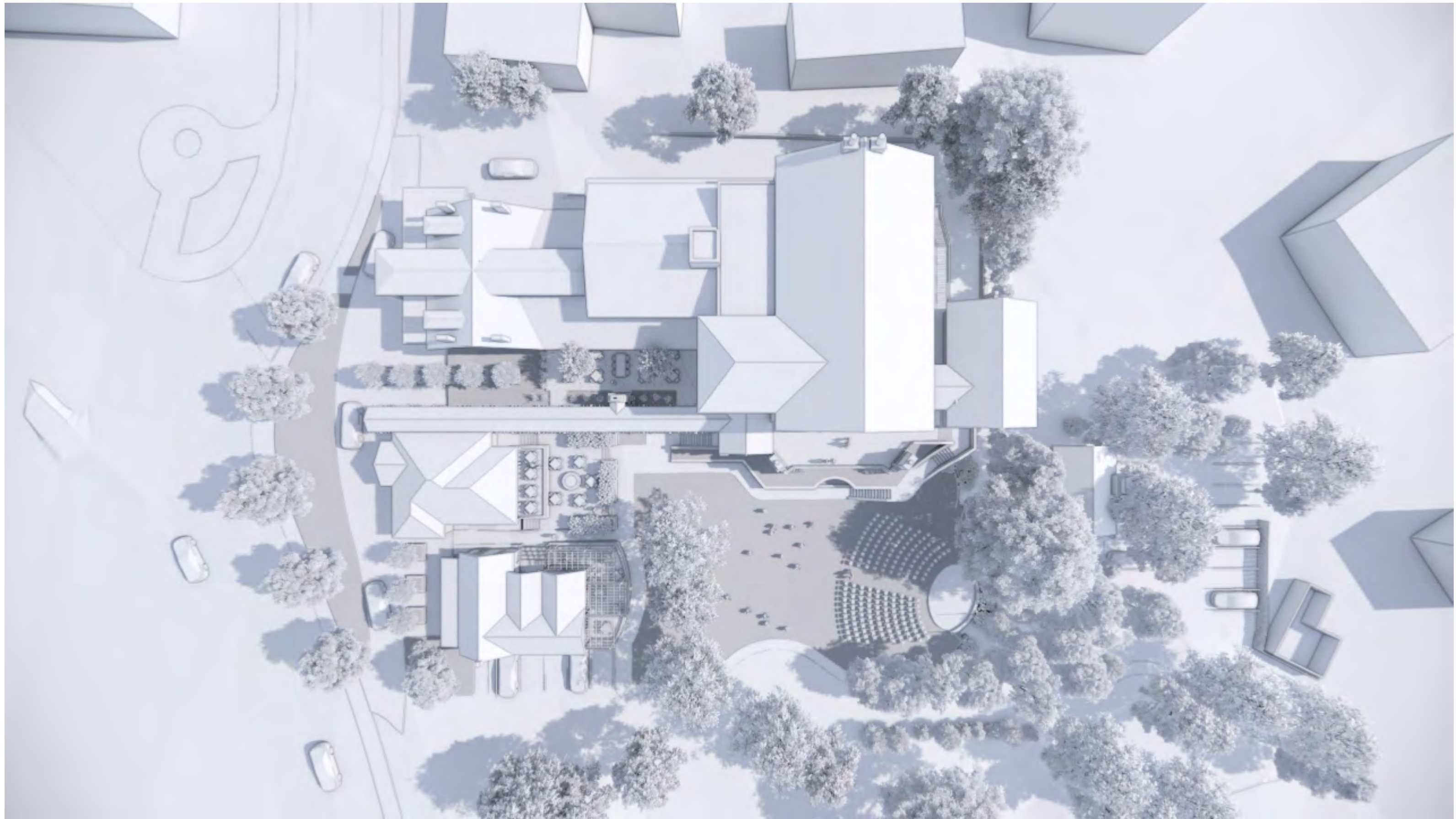
(B) THAT PORTION OF PARCEL 2 AS DESCRIBED IN A RIGHT OF WAY DEED FROM GRANTOR TO THE CITY OF ALPHARETTA, GEORGIA, DATED JULY 9, 1996, AND FILED FOR RECORD, JULY 16, 1996, IN DEED BOOK 21153 PAGE 110, CONVEYING LAND FOR PROJECT NO. 93509, KNOWN AS THE ROSWELL/CANTON STREET ROAD PROJECT. SAID PARCEL CONVEYED CONTAINING 27.5698 SQUARE FEET (0.0006 ACRES), MORE OR LESS

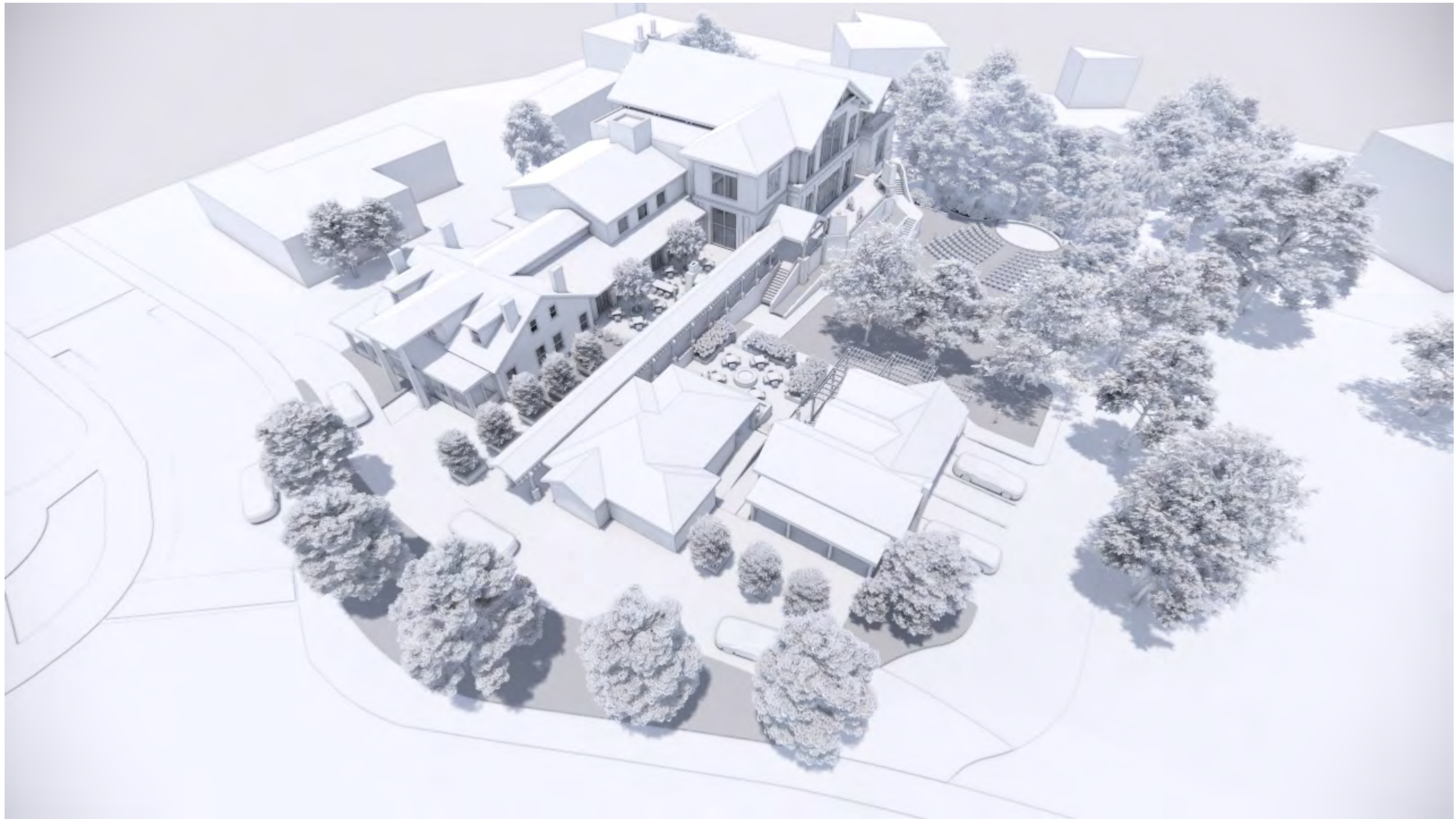
BK 22045 PG 74

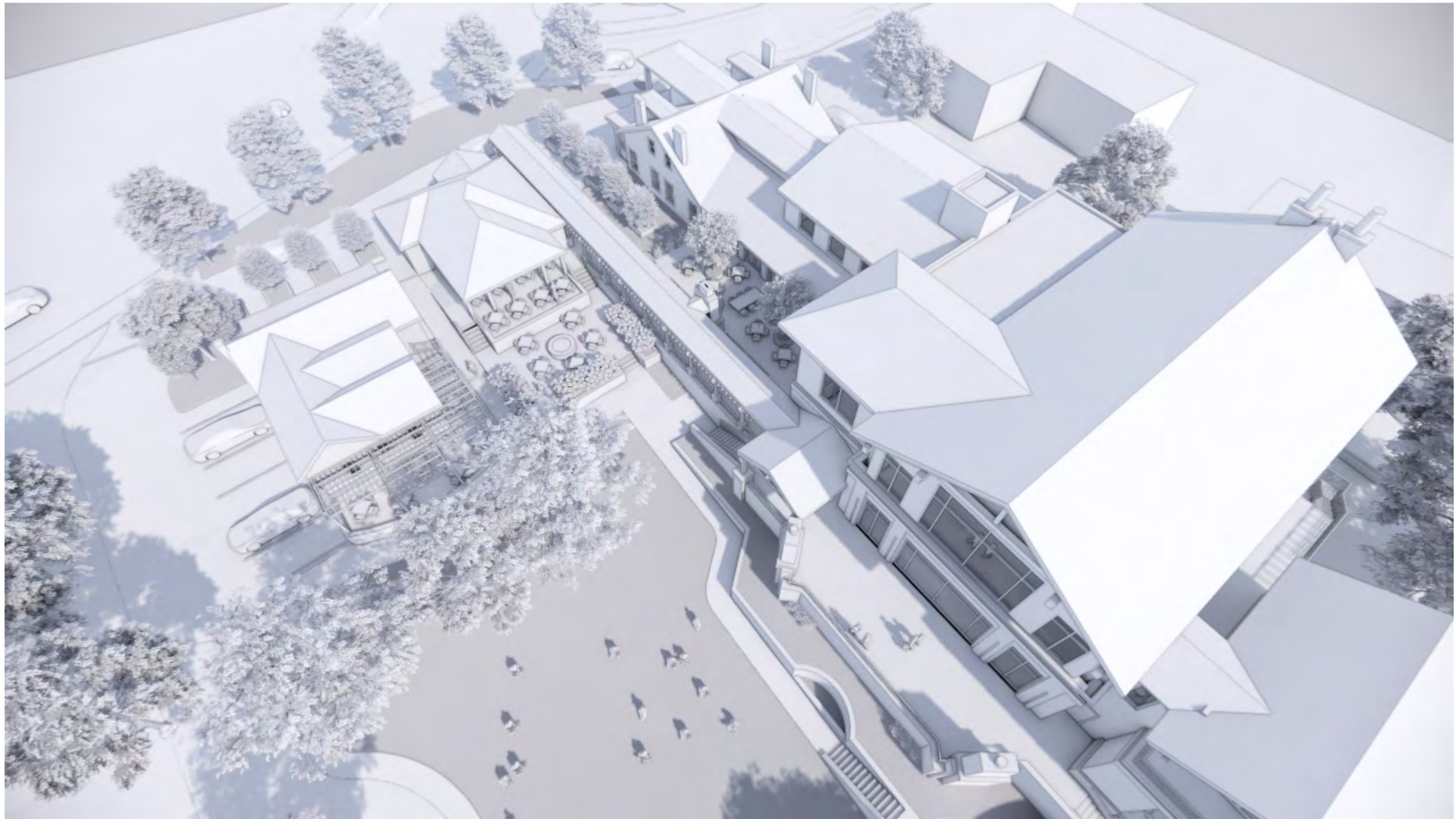




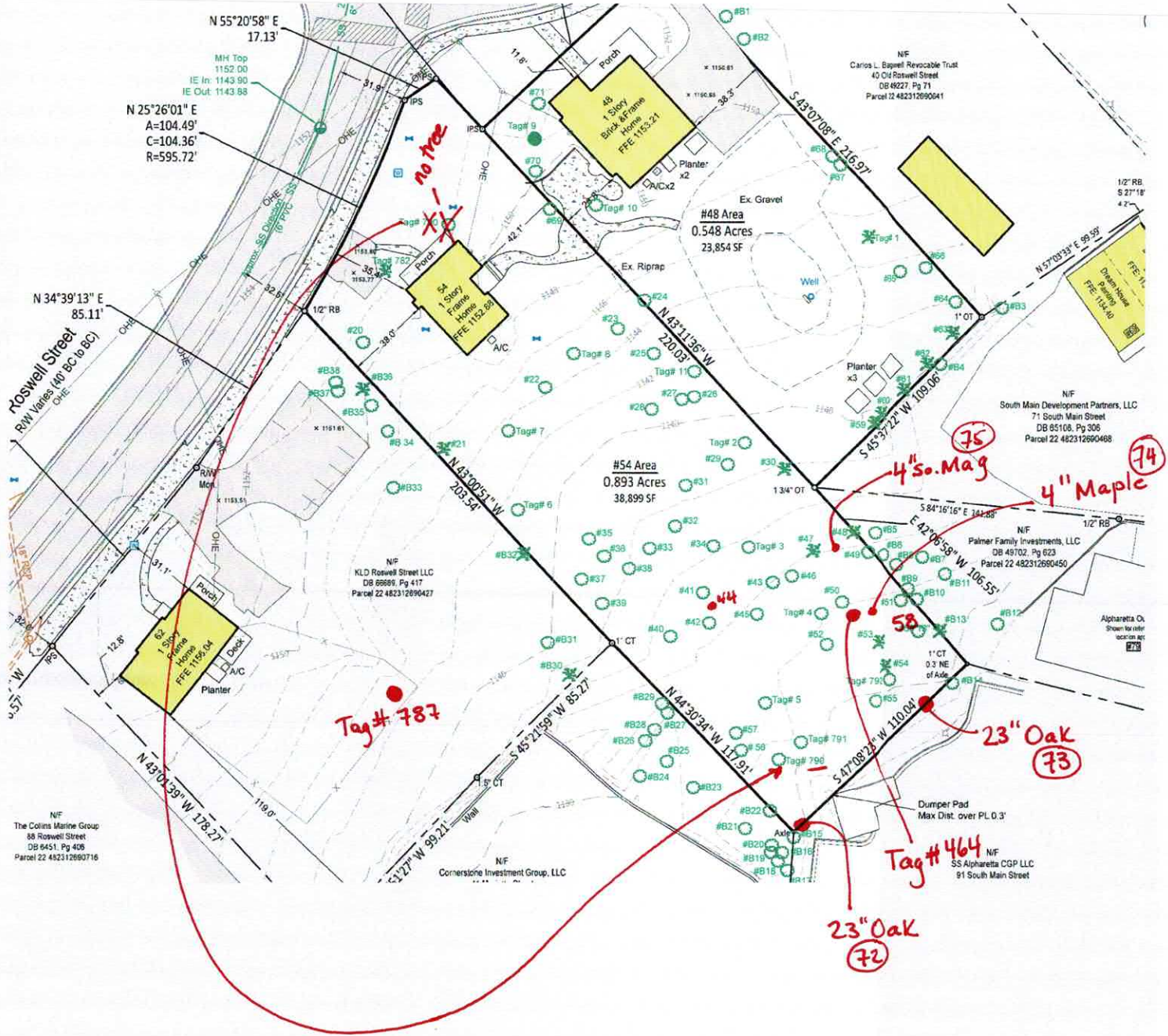








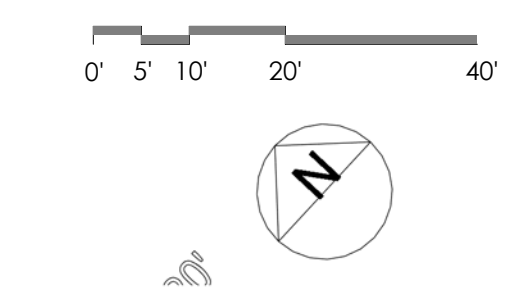
48/54 Old Roswell Rd, Alpharetta
Holbrook



BETWEEN THE TREES DISTRICT ALPHARETTA, GA

Between the Trees - Concept sheet List

Sheet Number	Sheet Name
A011	SITE PLAN - EXISTING
A012	SITE PLAN - PROPOSED (ROOF)
A013	SITE PLAN - PROPOSED (PLAN)
A014	SITE PLAN - EXISTING TREE PLAN
A015	EXISTING TREE SCHEDULE
A016	SITE PARKING PLAN
A030	GROSS AREA
A100	EVENT CENTER - LEVEL 00 - PARKING PLAN
A101	EVENT CENTER - LEVEL 01 - STREET PLAN
A102	EVENT CENTER - LEVEL 02 - CEREMONY PLAN
A201	BUILDING ELEVATIONS
A301	BUILDING SECTIONS



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BETWEEN THE TREES DISTRICT
48 Old Roswell St.
Alpharetta, GA
+
54 Roswell St.
Alpharetta, GA

No.	Description	Date

No.	Description	Date

SITE PLAN - EXISTING

PROJECT NUMBER	Project Number
DATE	4/19/2024
SCALE	SCALE AS NOTED
SHEET NO.	A011

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BETWEEN THE TREES DISTRICT

48 Old Roswell St.
Alpharetta, GA
+
54 Roswell St.
Alpharetta, GA

 DENOTES FUTURE PHASE
(LANDSCAPED DURING PHASE 1)

SEAL

No.	Description	Date

SITE PLAN -
PROPOSED (PLAN)

PROJECT NUMBER Project Number
DATE 4/19/2024

SCALE SCALE AS NOTED

SHEET NO.

A013

NOT RELEASED FOR CONSTRUCTION



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A1

\$_SITE PLAN - FLOOR PLAN

1" = 20'-0"

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EXISTING TREE SCHEDULE

Tree Tag	SPECIMEN TREE	DBH	Critical Root Zone Radius	Structural Root Plate Radius	CRZ area removed	Area of Critical Root Zone	percentage of CRZ removed	Removed Volunarily	Removed Due to Condition
1	Yes	1' - 10"	28' - 7 3/16"	11' - 0"	0 SF	2568 SF	0.0%	Yes	No
2	Yes	2' - 10"	44' - 2 13/32"	17' - 0"	0 SF	6134 SF	0.0%	Yes	No
3	Yes	2' - 1"	32' - 6"	12' - 6"	1273 SF	3317 SF	38.4%	Yes	No
4	Yes	2' - 3"	35' - 1 3/16"	13' - 6"	0 SF	3869 SF	0.0%	Yes	No
5	Yes	3' - 0"	46' - 9 19/32"	18' - 0"	0 SF	6877 SF	0.0%	Yes	No
6	Yes	2' - 1"	32' - 6"	12' - 6"	0 SF	3317 SF	0.0%	No	No
7	Yes	2' - 4"	36' - 4 13/16"	14' - 0"	259 SF	4160 SF	6.2%	No	No
8	Yes	2' - 0"	31' - 2 13/32"	12' - 0"	461 SF	3057 SF	15.1%	No	Yes
9	Yes	2' - 9"	42' - 10 13/16"	16' - 6"	0 SF	5779 SF	0.0%	Yes	No
10	Yes	2' - 5"	37' - 8 13/32"	14' - 6"	0 SF	4463 SF	0.0%	Yes	No
11	Yes	2' - 2"	33' - 9 19/32"	13' - 0"	0 SF	3587 SF	0.0%	No	Yes
20	No	10"	13' - 0"	5' - 0"	0 SF	531 SF	0.0%	Yes	No
21	No	1' - 0"	15' - 7 3/16"	6' - 0"	0 SF	764 SF	0.0%	Yes	No
22	No	1' - 4"	20' - 9 19/32"	8' - 0"	80 SF	1358 SF	5.9%	No	No
23	No	9"	11' - 8 13/32"	4' - 6"	0 SF	430 SF	0.0%	Yes	No
24	No	1' - 11"	29' - 10 13/16"	11' - 6"	0 SF	2807 SF	0.0%	Yes	No
25	No	1' - 8"	26' - 0"	10' - 0"	0 SF	2123 SF	0.0%	Yes	No
26	No	1' - 0"	15' - 7 3/16"	6' - 0"	0 SF	764 SF	0.0%	Yes	No
27	No	6"	7' - 9 19/32"	3' - 0"	0 SF	191 SF	0.0%	Yes	No
28	No	9"	11' - 8 13/32"	4' - 6"	0 SF	430 SF	0.0%	Yes	No
29	No	1' - 9"	27' - 3 19/32"	10' - 6"	0 SF	2340 SF	0.0%	Yes	No
30	No	1' - 5"	22' - 1 3/16"	8' - 6"	0 SF	1534 SF	0.0%	Yes	No
31	No	1' - 9"	27' - 3 19/32"	10' - 6"	0 SF	2340 SF	0.0%	Yes	No
32	No	1' - 7"	24' - 8 13/32"	9' - 6"	0 SF	1916 SF	0.0%	Yes	No
33	No	1' - 0"	15' - 7 3/16"	6' - 0"	0 SF	764 SF	0.0%	Yes	No
34	No	6"	7' - 9 19/32"	3' - 0"	0 SF	191 SF	0.0%	Yes	No
35	No	10"	13' - 0"	5' - 0"	9 SF	531 SF	1.7%	No	No
36	No	1' - 8"	26' - 0"	10' - 0"	0 SF	2123 SF	0.0%	Yes	No
37	No	1' - 7"	24' - 8 13/32"	9' - 6"	250 SF	1916 SF	13.1%	Yes	No
38	No	1' - 10"	28' - 7 3/16"	11' - 0"	0 SF	2568 SF	0.0%	Yes	No
39	No	1' - 2"	18' - 2 13/32"	7' - 0"	0 SF	1040 SF	0.0%	No	Yes
40	No	6"	7' - 9 19/32"	3' - 0"	0 SF	191 SF	0.0%	No	No
41	No	1' - 4"	20' - 9 19/32"	8' - 0"	261 SF	1358 SF	19.2%	No	No
42	No	9"	11' - 8 13/32"	4' - 6"	0 SF	430 SF	0.0%	No	No
43	No	5"	6' - 6"	2' - 6"	0 SF	133 SF	0.0%	Yes	No
44	No	4"	5' - 2 13/32"	2' - 0"	0 SF	85 SF	0.0%	No	No
45	No	6"	7' - 9 19/32"	3' - 0"	0 SF	191 SF	0.0%	No	No
46	No	1' - 3"	19' - 6"	7' - 6"	0 SF	1194 SF	0.0%	Yes	No
48	No	4"	5' - 2 13/32"	2' - 0"	0 SF	85 SF	0.0%	No	No
49	No	1' - 0"	15' - 7 3/16"	6' - 0"	0 SF	764 SF	0.0%	Yes	No
50	No	1' - 7"	24' - 8 13/32"	9' - 6"	0 SF	1916 SF	0.0%	Yes	No
51	No	11"	14' - 3 19/32"	5' - 6"	0 SF	642 SF	0.0%	Yes	No
52	No	1' - 10"	28' - 7 3/16"	11' - 0"	0 SF	2568 SF	0.0%	No	No
53	No	9"	11' - 8 13/32"	4' - 6"	0 SF	430 SF	0.0%	Yes	No
54	No	7"	9' - 1 3/16"	3' - 6"	0 SF	260 SF	0.0%	Yes	No
55	No	1' - 11"	29' - 10 13/16"	11' - 6"	0 SF	2807 SF	0.0%	Yes	No
56	No	1' - 0"	15' - 7 3/16"	6' - 0"	0 SF	764 SF	0.0%	No	No
57	No	1' - 6"	23' - 4 13/16"	9' - 0"	0 SF	1719 SF	0.0%	No	No
58	No	6"	7' - 9 19/32"	3' - 0"	0 SF	191 SF	0.0%	Yes	No
61	No	1' - 5"	22' - 1 3/16"	8' - 6"	0 SF	1534 SF	0.0%	No	No
62	No	2' - 0"	31' - 2 13/32"	12' - 0"	310 SF	3057 SF	10.1%	No	No
63	No	4' - 2"	65' - 0"	25' - 0"	1588 SF	13267 SF	12.0%	No	Yes
64	No	9"	11' - 8 13/32"	4' - 6"	58 SF	430 SF	13.5%	No	No
65	No	8"	10' - 4 13/16"	4' - 0"	0 SF	340 SF	0.0%	Yes	No
66	No	1' - 3"	19' - 6"	7' - 6"	0 SF	1194 SF	0.0%	No	No
67	No	11"	14' - 3 19/32"	5' - 6"	0 SF	642 SF	0.0%	No	Yes

NOTES:

1. TREE TAG (NUMBER, SPECIMEN STATUS, DBH, AND TREE CONDITIONS ARE TAKEN FROM THE SPECIMEN TREE EVALUATION REPORT FROM HRH TREES, LLC, DATED 11/10/2023

EXISTING TREE SCHEDULE

Tree Tag	SPECIMEN TREE	DBH	Critical Root Zone Radius	Structural Root Plate Radius	CRZ area removed	Area of Critical Root Zone	percentage of CRZ removed	Removed Volunarily	Removed Due to Condition
68	No	1' - 4"	20' - 9 19/32"	8' - 0"	0 SF	1358 SF	0.0%	No	Yes
69	No	1' - 7"	24' - 8 13/32"	9' - 6"	0 SF	1916 SF	0.0%	Yes	No
70	No	9"	11' - 8 13/32"	4' - 6"	0 SF	430 SF	0.0%	Yes	No
71	No	7"	9' - 1 3/16"	3' - 6"	0 SF	260 SF	0.0%	Yes	No
72	No	1' - 11"	29' - 10 13/16"	11' - 6"	0 SF	2807 SF	0.0%	No	No
73	No	1' - 11"	29' - 10 13/16"	11' - 6"	0 SF	2807 SF	0.0%	No	No
74	No	4"	5' - 2 13/32"	2' - 0"	0 SF	85 SF	0.0%	Yes	No
464	Yes	2' - 0"	31' - 2 13/32"	12' - 0"	0 SF	3057 SF	0.0%	Yes	No
782	Yes	11"	14' - 3 19/32"	5' - 6"	0 SF	642 SF	0.0%	No	Yes
787	No	2' - 9"	42' - 10 13/16"	16' - 6"	0 SF	5779 SF	0.0%	No	No
790	Yes	2' - 0"	31' - 2 13/32"	12' - 0"	0 SF	3057 SF	0.0%	No	No
791	Yes	3' - 1"	48' - 1 3/16"	18' - 6"	0 SF	7265 SF	0.0%	No	No
792	Yes	2' - 4"	36' - 4 13/16"	14' - 0"	0 SF	4160 SF	0.0%	Yes	No
B1	No	8"	10' - 4 13/16"	4' - 0"	0 SF	340 SF	0.0%	No	No
B2	No	10"	13' - 0"	5' - 0"	0 SF	531 SF	0.0%	No	No
B3	No	10"	13' - 0"	5' - 0"	0 SF	531 SF	0.0%	No	No
B4	No	1' - 0"	15' - 7 3/16"	6' - 0"	29 SF	764 SF	3.8%	No	No
B5	No	1' - 3"	19' - 6"	7' - 6"	86 SF	1194 SF	7.2%	No	No
B6	No	1' - 11"	29' - 10 13/16"	11' - 6"	303 SF	2807 SF	10.8%	No	No
B7	No	6"	7' - 9 19/32"	3' - 0"	0 SF	191 SF	0.0%	No	No
B8	No	1' - 4"	20' - 9 19/32"	8' - 0"	12 SF	1358 SF	0.9%	No	No
B9	No	2' - 0"	31' - 2 13/32"	12' - 0"	0 SF	3057 SF	0.0%	No	No
B10	No	7"	9' - 1 3/16"	3' - 6"	0 SF	260 SF	0.0%	No	No
B11	No	1' - 4"	20' - 9 19/32"	8' - 0"	0 SF	1358 SF	0.0%	No	No
B12	No	1' - 3"	19' - 6"	7' - 6"	0 SF	1194 SF	0.0%	No	No
B12	No	1' - 3"	19' - 6"	7' - 6"	0 SF	1194 SF	0.0%	No	No
B13	No	7"	9' - 1 3/16"	3' - 6"	0 SF	260 SF	0.0%	No	No
B14	No	3' - 2"	49' - 4 13/16"	19' - 0"	0 SF	7663 SF	0.0%	No	No
B15	No	13"	9' - 1 3/16"	3' - 6"	0 SF	260 SF	0.0%	No	No
B16	No	1' - 9"	27' - 3 19/32"	10' - 6"	0 SF	2340 SF	0.0%	No	No
B17	No	1' - 5"	22' - 1 3/16"	8' - 6"	0 SF	1534 SF	0.0%	No	No
B18	No	3' - 3"	50' - 8 13/32"	19' - 6"	0 SF	8071 SF	0.0%	No	No
B19	No	10"	13' - 0"	5' - 0"	0 SF	531 SF	0.0%	No	No
B20	No	1' - 1"	16' - 10 13/16"	6' - 6"	0 SF	897 SF	0.0%	No	No
B21	No	1' - 7"	24' - 8 13/32"	9' - 6"	0 SF	1916 SF	0.0%	No	No
B22	No	10"	13' - 0"	5' - 0"	0 SF	531 SF	0.0%	No	No
B23	No	2' - 1"	32' - 6"	12' - 6"	0 SF	3317 SF	0.0%	No	No
B24	No	2' - 4"	36' - 4 13/16"	14' - 0"	0 SF	4160 SF	0.0%	No	No
b25	No	1' - 7"	24' - 8 13/32"	9' - 6"	0 SF	1916 SF	0.0%	No	No
b26	No	1' - 8"	26' - 0"	10' - 0"	0 SF	2123 SF	0.0%	No	No
b27	No	2' - 2"	33' - 9 19/32"	13' - 0"	0 SF	3587 SF	0.0%	No	No
b28	No	10"	13' - 0"	5' - 0"	0 SF	531 SF	0.0%	No	No
b29	No	1' - 3"	19' - 6"	7' - 6"	0 SF	1194 SF	0.0%	No	No
B30	No	10"	13' - 0"	5' - 0"	0 SF	531 SF	0.0%	No	No
B31	No	4' - 1"	63' - 8 13/32"	24' - 6"	0 SF	12741 SF	0.0%	No	No
B32	No	1' - 0"	15' - 7 3/16"	6' - 0"	0 SF	764 SF	0.0%	No	No
B32	No	1' - 0"	15' - 7 3/16"	6' - 0"	0 SF	764 SF	0.0%	No	No
B33	No	3' - 6"	54' - 7 3/16"	21' - 0"	0 SF	9361 SF	0.0%	No	No
B34	No	1' - 2"	18' - 2 13/32"	7' - 0"	0 SF	1040 SF	0.0%	No	No
B35	No	1' - 8"	26' - 0"	10' - 0"	0 SF	2123 SF	0.0%	No	No
B36	No	10"	13' - 0"	5' - 0"	0 SF	531 SF	0.0%	No	No
B37	No	2' - 0"	31' - 2 13/32"	12' - 0"	0 SF	3057 SF	0.0%	No	No
B38	No	9"	11' - 8 13/32"	4' - 6"	0 SF	430 SF	0.0%	No	No

109

TOTAL DEAD/DYING TREES REMOVED: 7

TOTAL TREES REMOVED VOLUNTARILY: 40

TOTAL TREES SURVEYED: 109

BETWEEN THE TREES DISTRICT

48 Old Roswell St.
Alpharetta, GA
+
54 Roswell St.
Alpharetta, GA

SEAL

No.	Description	Date

EXISTING TREE SCHEDULE

PROJECT NUMBER Project Number

DATE 4/19/2024

SCALE SCALE AS NOTED

SHEET NO.

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BETWEEN THE TREES DISTRICT

48 Old Roswell St.
Alpharetta, GA
+
54 Roswell St.
Alpharetta, GA

DENOTES FUTURE PHASE
(LANDSCAPED DURING PHASE 1)

PROPOSED PARKING COUNTS:

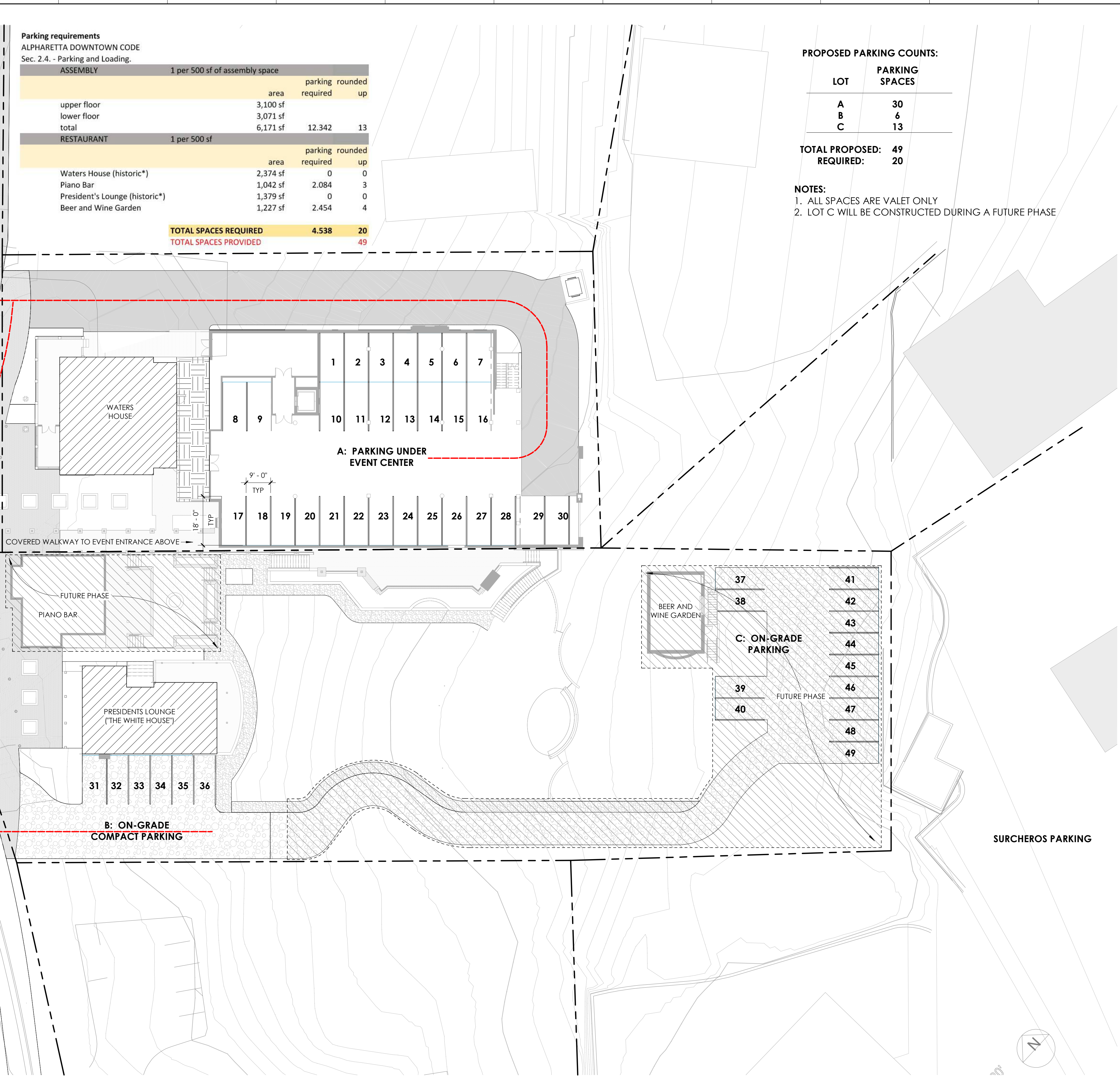
LOT	PARKING SPACES
A	30
B	6
C	13

TOTAL PROPOSED: 49
REQUIRED: 20

NOTES:
1. ALL SPACES ARE VALET ONLY
2. LOT C WILL BE CONSTRUCTED DURING A FUTURE PHASE

Parking requirements
ALPHARETTA DOWNTOWN CODE
Sec. 2.4. - Parking and Loading.

	ASSEMBLY		1 per 500 sf of assembly space	
	area	parking required	rounded up	
upper floor	3,100 sf			
lower floor	3,071 sf			
total	6,171 sf	12.342	13	
RESTAURANT				
1 per 500 sf				
	area	parking required	rounded up	
Waters House (historic*)	2,374 sf	0	0	3
Piano Bar	1,042 sf	2.084	3	0
President's Lounge (historic*)	1,379 sf	0	0	0
Beer and Wine Garden	1,227 sf	2.454	4	
TOTAL SPACES REQUIRED		4.538	20	
TOTAL SPACES PROVIDED			49	



PLAZA DROP-OFF

COVERED WALKWAY TO EVENT ENTRANCE ABOVE

A: PARKING UNDER EVENT CENTER

C: ON-GRADE PARKING

B: ON-GRADE COMPACT PARKING

SURCHEROS PARKING

No.	Description	Date

SITE PARKING PLAN

PROJECT NUMBER | Project Number
 DATE | 4/19/2024
 SCALE | SCALE AS NOTED
 SHEET NO. | A016

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BETWEEN THE TREES DISTRICT
48 Old Roswell St.
Alpharetta, GA
+
54 Roswell St.
Alpharetta, GA

DENOTES FUTURE PHASE
(LANDSCAPED DURING PHASE 1)

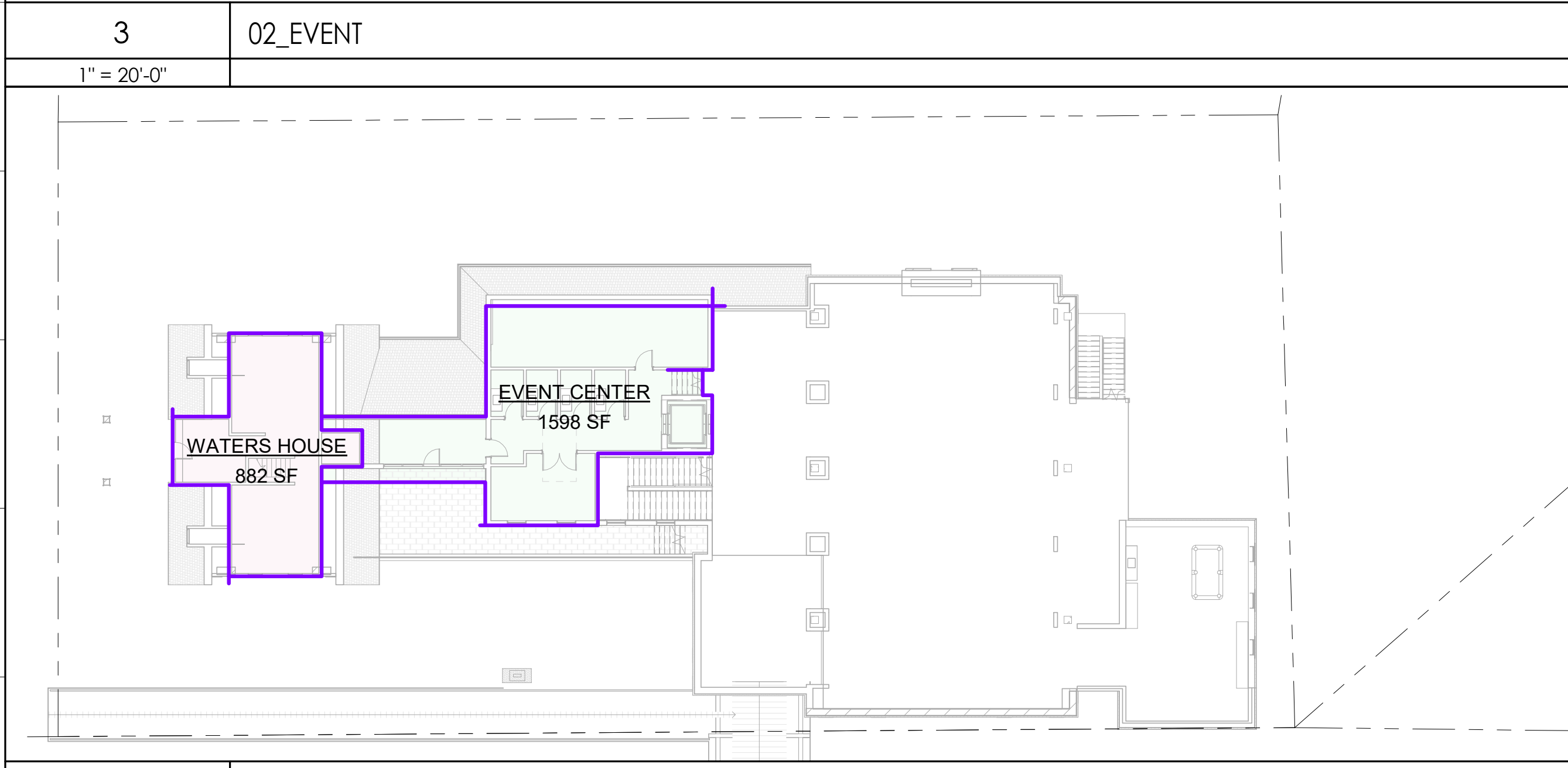
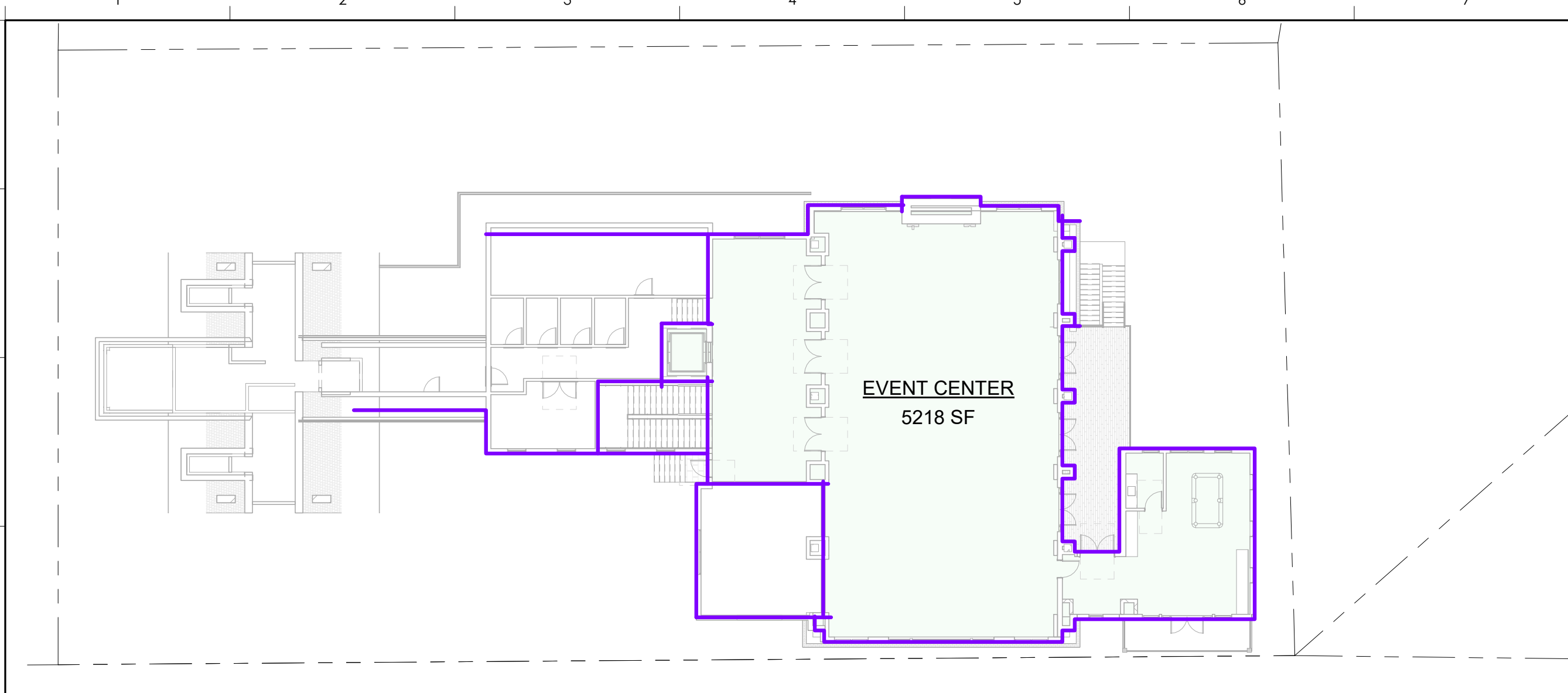
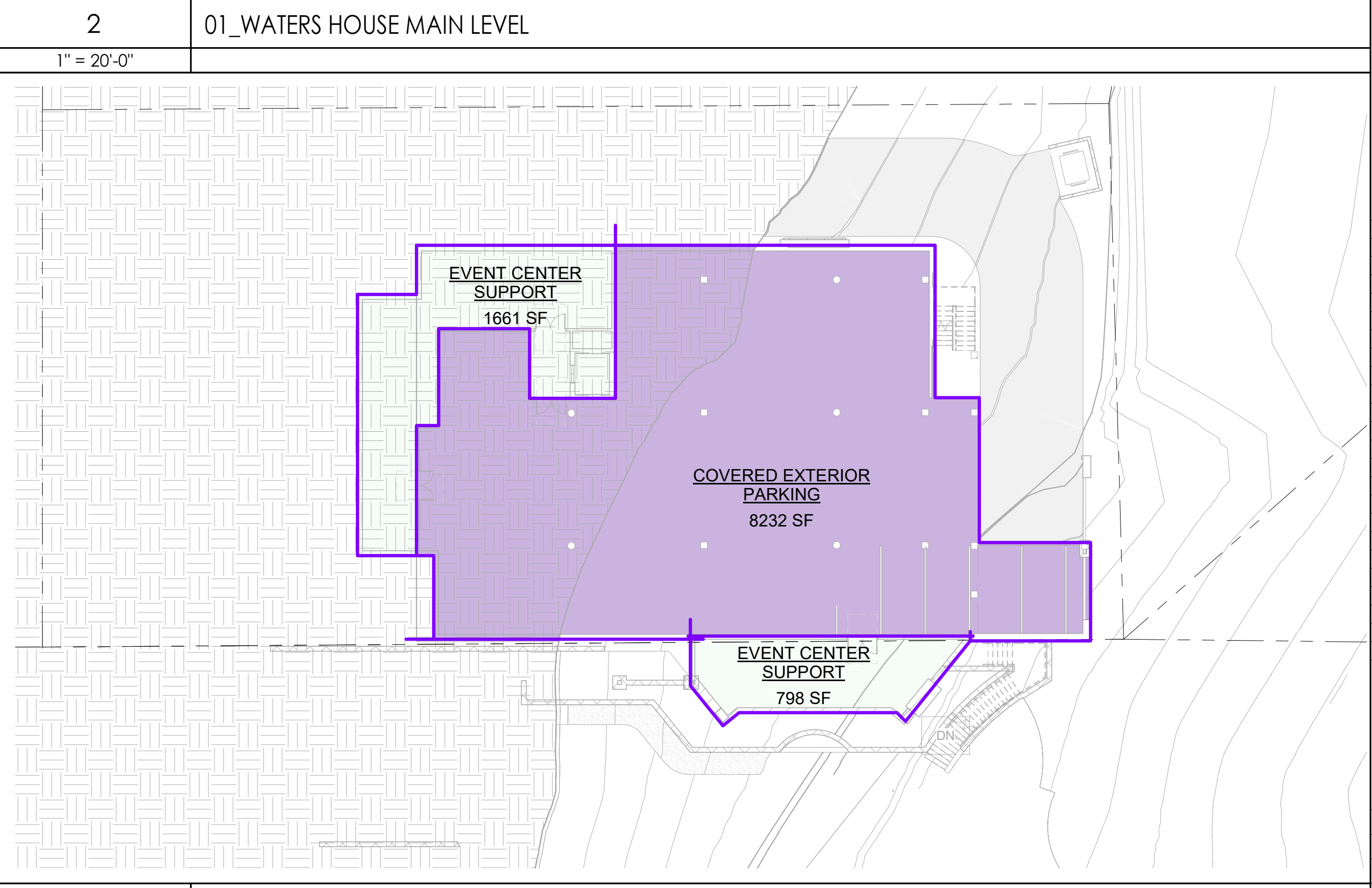
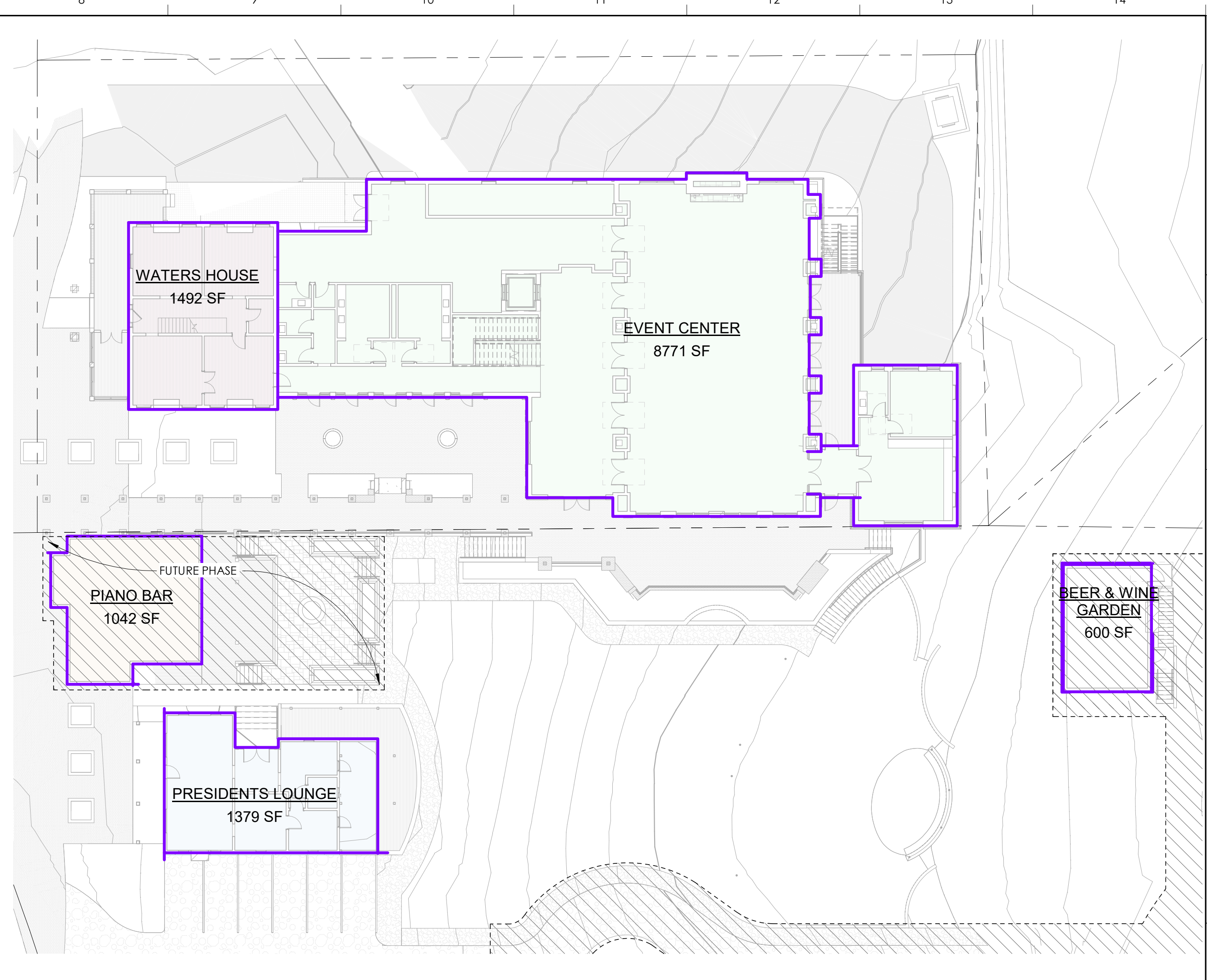
SEAL

No.	Description	Date

GROSS AREA

PROJECT NUMBER	Project Number
DATE	4/19/2024
SCALE	SCALE AS NOTED
SHEET NO.	A030

NOT RELEASED FOR CONSTRUCTION



4 | WATERS HOUSE UPPER LEVEL
1" = 20'-0"

INTERIOR GROSS AREA			INTERIOR GROSS AREA - PHASE 2		
Level	Name	Area	Level	Name	Area
EVENT CENTER			BEER & WINE GARDEN		
00_PARKING	EVENT CENTER SUPPORT	2459 SF	BEER & WINE 01	BEER & WINE GARDEN	627 SF
01_WATERS HOUSE MAIN LEVEL	EVENT CENTER	8771 SF	BEER & WINE 02	BEER & WINE GARDEN	600 SF
WATERS HOUSE UPPER LEVEL	EVENT CENTER	1598 SF	BEER & WINE GARDEN: 2		1227 SF
02_EVENT	EVENT CENTER	5218 SF			
EVENT CENTER: 5		18046 SF	PIANO BAR		
			01_WATERS HOUSE MAIN LEVEL	PIANO BAR	1042 SF
PRESIDENTS LOUNGE			PIANO BAR: 1		1042 SF
01_WATERS HOUSE MAIN LEVEL	PRESIDENTS LOUNGE	1379 SF	Grand total: 3		2268 SF
PRESIDENTS LOUNGE: 1		1379 SF			
WATERS HOUSE					
01_WATERS HOUSE MAIN LEVEL	WATERS HOUSE	1492 SF			
WATERS HOUSE UPPER LEVEL	WATERS HOUSE	882 SF			
WATERS HOUSE: 2		2374 SF			
Grand total: 8		21800 SF			

3 | 02_EVENT
1" = 20'-0"

1 | 00_PARKING
1" = 20'-0"

2 | 01_WATERS HOUSE MAIN LEVEL
1" = 20'-0"

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BETWEEN THE TREES DISTRICT

48 Old Roswell St.
Alpharetta, GA
+
54 Roswell St.
Alpharetta, GA

DENOTES FUTURE PHASE (LANDSCAPED DURING PHASE 1)

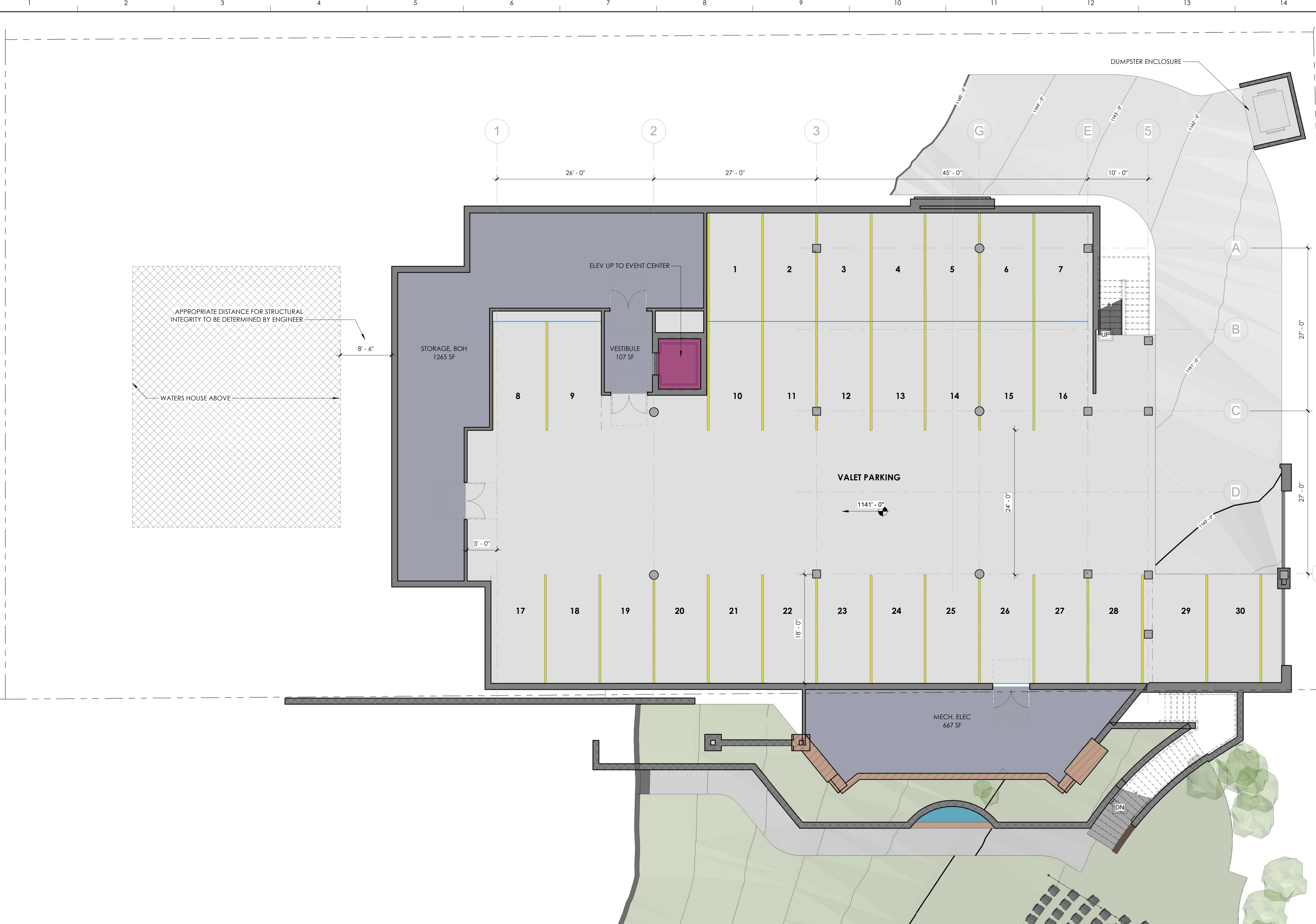
SEAL

No.	Description	Date

EVENT CENTER - LEVEL 00 - PARKING PLAN

PROJECT NUMBER	Project Number
DATE	4/19/2024
SCALE	SCALE AS NOTED
SHEET NO.	A100

NOT RELEASED FOR CONSTRUCTION



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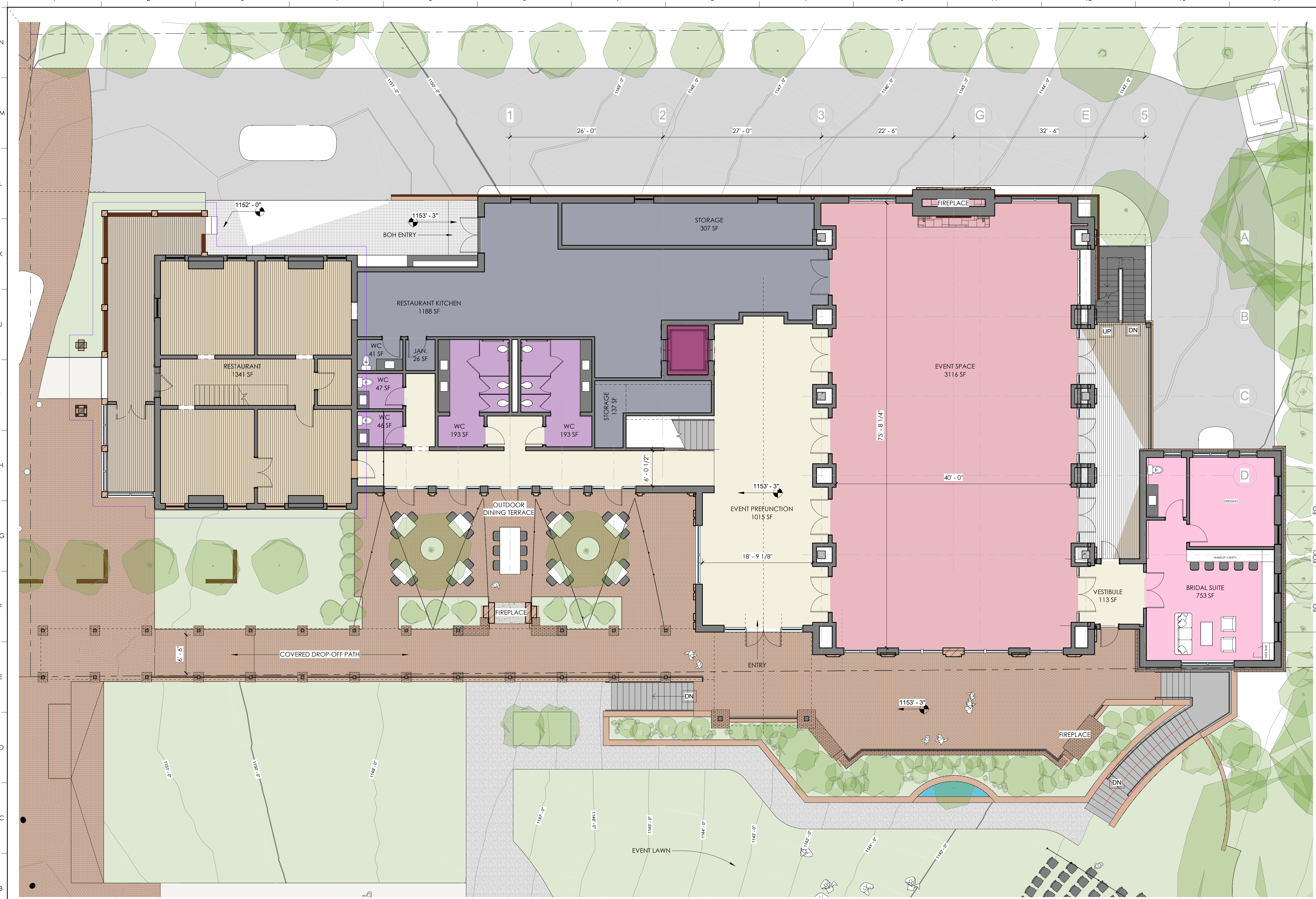
A1 LEVEL 00 - PARKING
1/8" = 1'-0"

BLUR WORKSHOP

BLUR Workshop, LLC | BLURworkshop.com
Atlanta, Georgia | tel 404.600.1166

BETWEEN THE TREES DISTRICT

48 Old Roswell St.
Alpharetta, GA
+
54 Roswell St.
Alpharetta, GA



No.	Description	Date

EVENT CENTER - LEVEL 01 - STREET PLAN

PROJECT NUMBER Project Number
DATE 4/19/2024
SCALE SCALE AS NOTED
SHEET NO.

A101

A1 LEVEL 01 FLOORPLAN

1/8" = 1'-0"

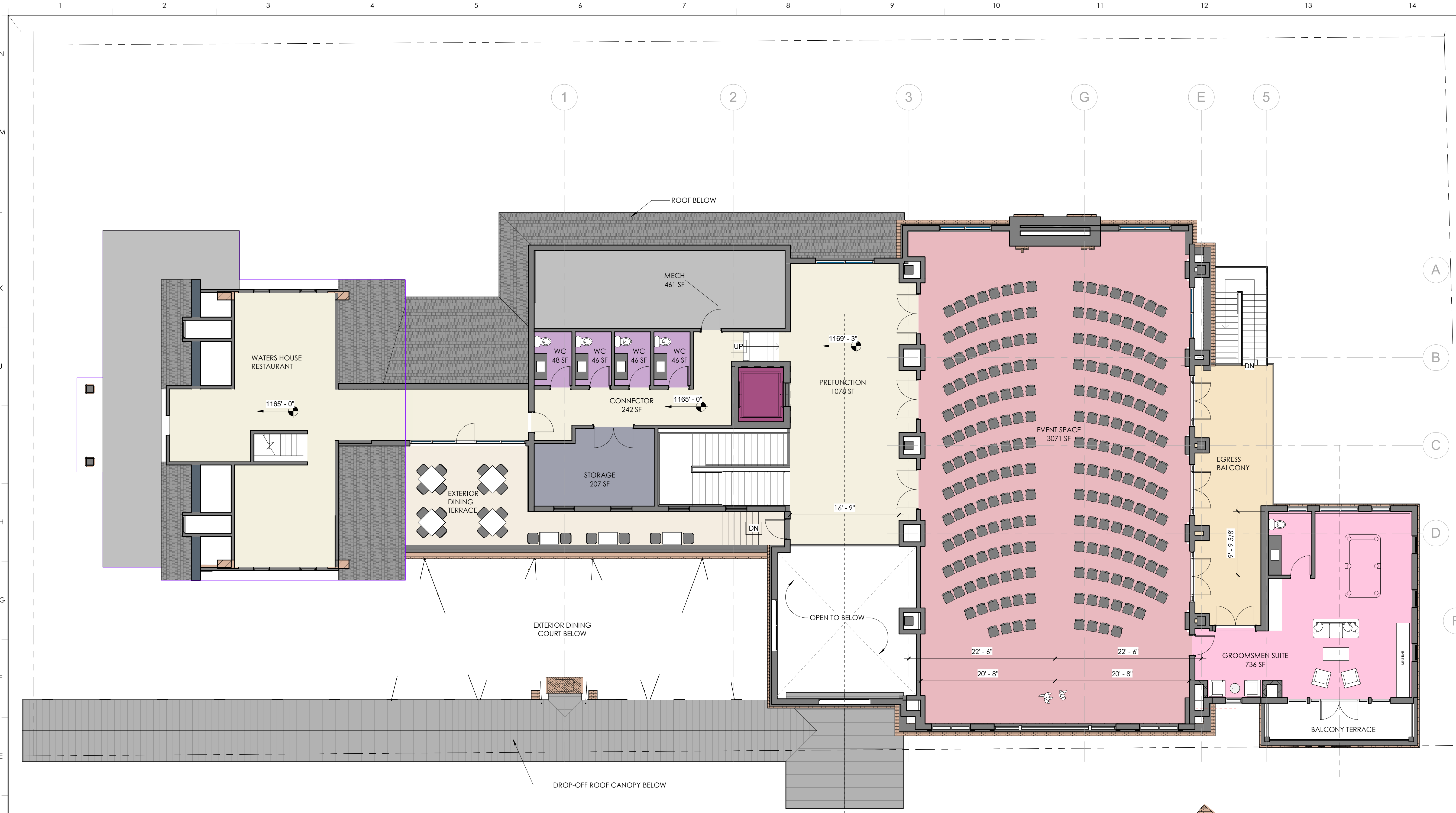
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BETWEEN THE TREES DISTRICT
48 Old Roswell St.,
Alpharetta, GA
+
54 Roswell St.,
Alpharetta, GA



(A)

(B)

(C)

(D)

(F)

SEAL

No.	Description	Date

EVENT CENTER - LEVEL 02 - CEREMONY PLAN

PROJECT NUMBER | Project Number
DATE | 4/19/2024
SCALE | SCALE AS NOTED
SHEET NO. | A102

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NOT RELEASED FOR CONSTRUCTION

A1 LEVEL 02 - CEREMONY SPACE

1/8" = 1'-0"

BLUR
WORK
SHOP

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BETWEEN THE TREES DISTRICT
48 Old Roswell St.
Alpharetta, GA
+
54 Roswell St.
Alpharetta, GA

DENOTES FUTURE PHASE
(LANDSCAPED DURING PHASE I)



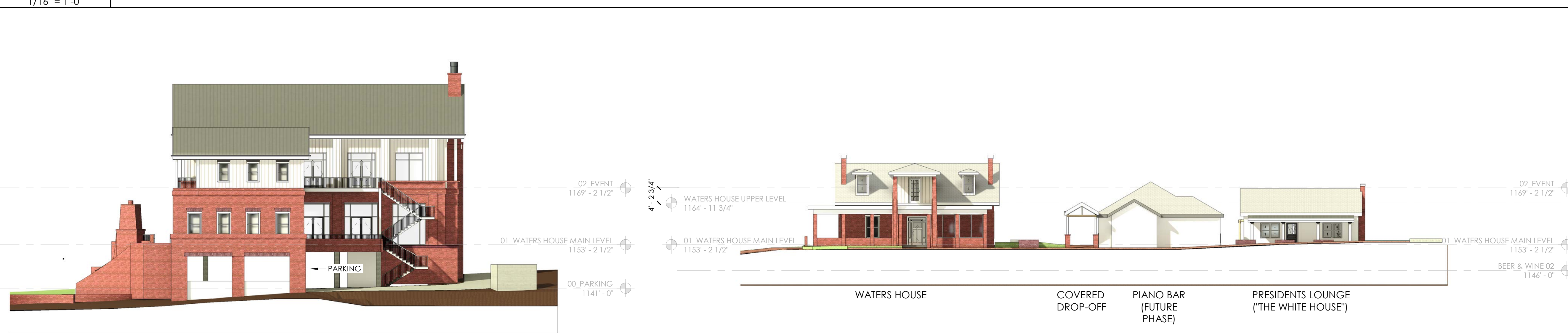
J1 EVENT CENTER ELEVATION - NORTH

1/16" = 1'-0"



E1 EVENT CENTER ELEVATION - SOUTH

1/16" = 1'-0"



A1 EXTERIOR ELEVATION - EAST

1/16" = 1'-0"

A7 WATERS HOUSE - WEST ELEVATION

1/16" = 1'-0"

BUILDING ELEVATIONS

No.	Description	Date

BUILDING ELEVATIONS

PROJECT NUMBER | Project Number
DATE | 4/19/2024
SCALE | SCALE AS NOTED
SHEET NO. | **A201**

BLUR Workshop, LLC | BLURworkshop.com
Atlanta, Georgia | tel 404.600.1166

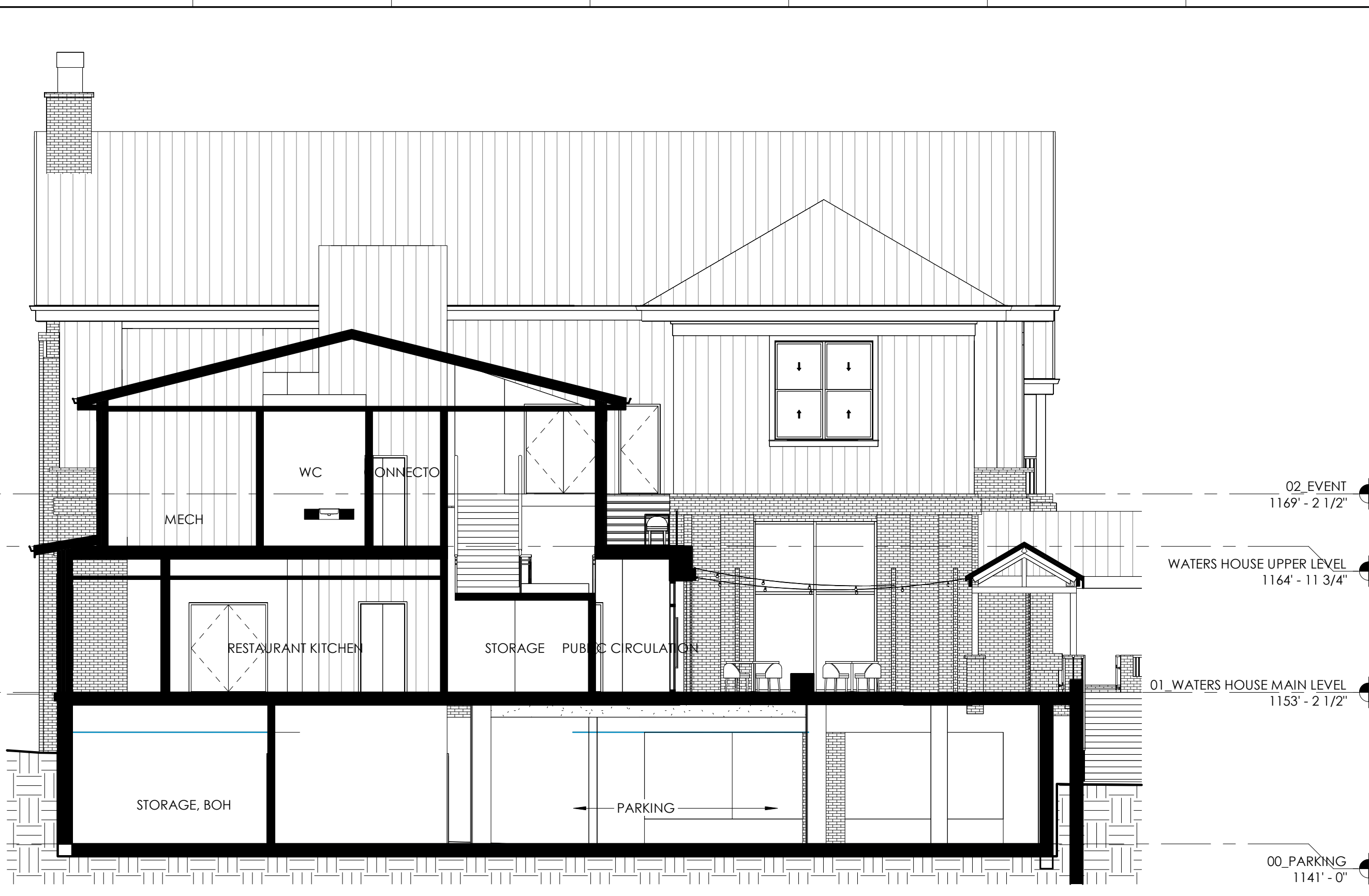
BETWEEN THE TREES DISTRICT

48 Old Roswell St.
Alpharetta, GA
+
54 Roswell St.
Alpharetta, GA



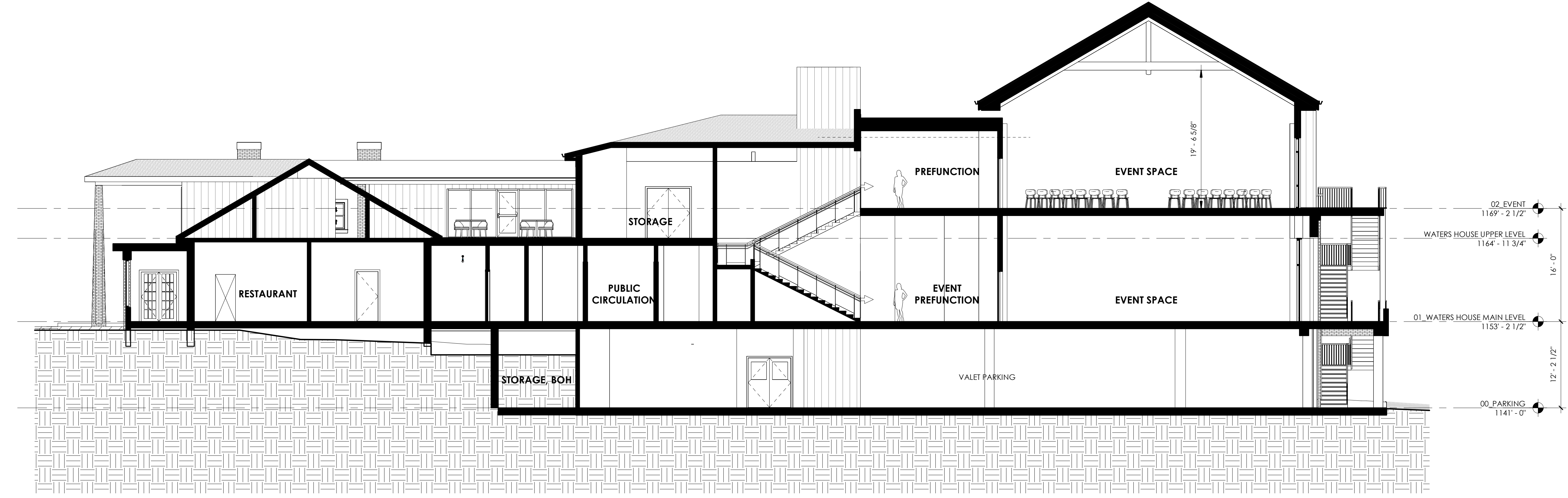
H3 SECTION - WATERS HOUSE CONNECTOR

1/8" = 1'-0"



H8 SECTION - WATERS HOUSE UPPER

1/8" = 1'-0"



A1 BUILDING SECTION - LONG 1

1/8" = 1'-0"

No.	Description	Date

BUILDING SECTIONS

PROJECT NUMBER Project Number
DATE 4/19/2024

SCALE SCALE AS NOTED

SHEET NO. A301

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Tree #	Species	Diameter (DBH)	Condition	Tree #	Species	Diameter (DBH)	Condition
20	Black Walnut	10"	good; cut vines	58	Sweetgum	6"	fair
21	southern Magnolia	12"	good; cut vines	59	Unknown	multi	dead
22	White Mulberry	16"	non-native/invasive	60	Unknown	multi	dead
23	Am Elm	9"	fair	61	White Mulberry	17"	non-native; 5/8"
24	Water Oak	23"	poor; mistletoe; deformed trunk	62	White Mulberry	24"	non-native; 3 trunks
25	Pecan	20"	fair	63	White Mulberry	50"	non-native; multi trunk
26	White Mulberry	12"	non-native/invasive	64	Black Walnut	9"	fair; wisteria
27	White Mulberry	6"	non-native/invasive	65	Water Oak	8"	fair; 3 trunk Apple tree growing next to it 2/3
28	White Mulberry	9"	non-native/invasive	66	Black Walnut	15"	fair; 7/7"
29	Pecan	21"	fair; 1 damaged buttress root	67	Arizona Cypress	11"	poor; dead side
30	southern Magnolia	17"	fair; 8/10" two trunk	68	Arizona Cypress	16"	poor; 2 trunk; 1 trunk dead; 11/11"
31	Pecan	21"	fair; minor trunk wounds; bifurcated	69	Hickory	19"	good
32	Pecan	19"	fair; 1 main dead limb; bifurcated	70	Ligustrum	9"	fair; sheared to 10 ft ht
33	Pecan	12"	good	71	Arborvitae	7"	good
34	Elm	6"	good	72	Water Oak	23"	fair - mistletoe (shared tree)
35	White Mulberry	10"	non-native/invasive	73	Water Oak	23"	good (shared tree)
36	Pecan	20"	fair; cut poison ivy; bifurcated	74	Mistle	4"	good
37	Pecan	19"	good; cut vines	75	southern Magnolia	4"	good
38	Pecan	22"	good; cut poison ivy				
39	Elm	14"	poor; cut vines; 7/6"				
40	Hackberry	6"	fair; cut vines				
41	Boxelder	16"	fair				
42	Boxelder	9"	fair				
43	Cherry Laurel	5"	fair				
44	southern Magnolia	4"	good				
45	Boxelder	6"	poor; dieback				
46	Water Oak	15"	good; Hypoxylon				
47	southern Magnolia	7"	good; 4/7"				
48	southern Magnolia	4"	poor; leaning				
49	Water Oak	12"	good				
50	Water Oak	19"	good				
51	Water Oak	11"	good				
52	Water Oak	22"	good				
53	Elm	9"	fair				
54	southern Magnolia	7"	good				
55	Water Oak	23"	dead; Hypoxylon; Inonotus				
56	Water Oak	12"	fair; poor form				
57	Water Oak	18"	fair				

Tree #	Tag #	Species	Diameter (DBH)	Condition
B1	463	Dogwood	8"	fair; basal injury and minor dead
B2	793	Dogwood	10"	fair to good; minor dead
B3		Chinese Elm	10"	fair; cut vines
B4		China Tree	12"	non-native invasive
B5		Black Cherry	15"	poor; 50% dead and dying
B6		Water Oak	23"	good
B7		southern Magnolia	6"	good
B8		Water Oak	16"	good
B9	1887	Water Oak	24"	fair included bark
B10		Water Oak	7"	good
B11		Water Oak	16"	good
B12		Water Oak	15"	good
B13		southern Magnolia	7"	good
B14	59	Water Oak	38"	fair; 1 sided and weight past center
B15		Sweetgum	7"	good
B16		Water Oak	21"	fair; co-dominant
B17		Elm	17"	poor; declining; 1 sided with Wisteria
B18	465	Water Oak	39"	poor; co-dominant; Mistletoe; 22/19"
B19		Water Oak	10"	fair
B20		Water Oak	13"	poor; top damage
B21		Water Oak	19"	poor; 1 sided; low LCR
B22		Elm	10"	good
B23	466	Water Oak	25"	fair; 1 large low dead limb
B24	467	Water Oak	28"	poor; lots of mistletoe
B25		Water Oak	19"	fair; suckers
B26		Water Oak	20"	fair; small trunk hole; weight one sided
B27	468	Water Oak	26"	fair; some mistletoe
B28		Water Oak	10"	poor; dead limbs and suckers
B29		Water Oak	15"	fair
B30		southern Magnolia	10"	good
B31	788	Water Oak	49"	poor; 7+ dead low main limbs; bifurcated
B32		southern Magnolia	12"	good
B33	784	Water Oak	42"	poor; Inonotus; sparse crown
B34		Pecan	14"	fair; cut vines
B35		Pecan	20"	fair; cut poison ivy
B36		southern Magnolia	10"	good
B37		Bradford Pear	24"	poor; weak, nuisance; multi-trunked
B38		Bradford Pear	9"	poor; weak, nuisance tree
B87		S. Red Oak	33"	fair; minor dead

Tree Legend:

	Hardwood
	Understory
	Softwood

ABBREVIATION LEGEND:

AE	= access easement
CB	= catch basin
CL	= centerline
CMF	= concrete monument found
CMP	= corrugated metal pipe
CO	= clean out
CT	= crimp top pipe
CP	= communication pedestal
DE	= drainage easement
DI	= drop inlet
DIP	= ductile iron pipe
DWCB	= dbl. wing catch basin
FH	= fire hydrant
GI	= grate inlet
GW	= guy wire
HW	= head wall
IPS	= iron pin set
JB	= junction box
INV	= invert
L.L.L.	= land lot line
LP	= light pole
MH	= manhole (sanitary sewer)
OCS	= outlet control structure
OT	= open top pipe
PI	= pedestal inlet
PL	= property line
POL	= point on line
PP	= power pole
RB	= reinforcing bar
RCP	= reinforced concrete pipe
R/W	= right-of-way
SSE	= sanitary sewer easement
SWCB	= single wing catch basin
TSP	= traffic signal pole
TP	= telephone pole
TSP	= traffic signal pole
WM	= water meter
WV	= water valve
YI	= yard inlet

SYMBOL LEGEND:

	double wing catch basin
	fire hydrant
	guy wire
	light pole
	power pole
	sanitary sewer manhole
	clean out
	transformer
	water meter
	single wing catch basin
	grate inlet
	junction box
	head wall
	stop sign
	buffer
	bldg setback
	fence
	overhead electric
	underground electric
	water line
	sanitary line
	gas line
	computed point

TOPOGRAPHIC SURVEY NOTES:

- Vertical Datum is NAVD 88(2012B) based on network-based RTK GPS solution using a Leica GS14 GPS System and SmartNet network. Bearing basis and elevation derived from 2 control points. All other work performed with methods described below.
- Contours displayed at a 2-foot interval.
- Measurements shown are US Survey Feet (ground).
- Vertical accuracy complies with 180-7-.04 (3) - measurements vertical.

FLOOD HAZARD NOTE:
No portion of this property is contained within the limits of a Special Flood Hazard Zone as defined by the Federal Emergency Management Agency Flood Insurance Rate Map No. 13121C0058F of Fulton County, GA. (Community Panel No. 1300840058F), most recently revised 9/16/13.

ENVIRONMENTAL NOTES:

- No attempt was made by this firm to determine presence of wetlands.
- Trees indicated on this map are specimen trees as defined by the jurisdictional Tree Ordinance in effect as of the date of fieldwork.
- Trees identified as Hardwood, Softwood, or Understory species only. No arborist or forester consulted.
- Tree size indicated is DBH (diameter breast height) in inches.
- Certification applies to the location of trees, but does not extend to the identification of species.

REFERENCES:

- Quit Claim Deed recorded in Deed Book 49078, Page 285.
- Quit Claim Deed recorded in Deed Book 43373, Page 1.
- General Warranty Deed recorded in Deed Book 32381, Page 152.
- Plat for Al Holbrook, prepared by Survey Systems & Associates, Inc., dated 2/2/06.
- Specimen Tree Evaluation Report dated November 10, 2023, prepared by HRH Trees, LLC.



Location Map

PARCEL INFORMATION:
Parcel Id No.:

22 482312690419 54 Roswell Street
22 482312690401 48 Old Roswell Street

Property is Zoned C-2, City of Alpharetta

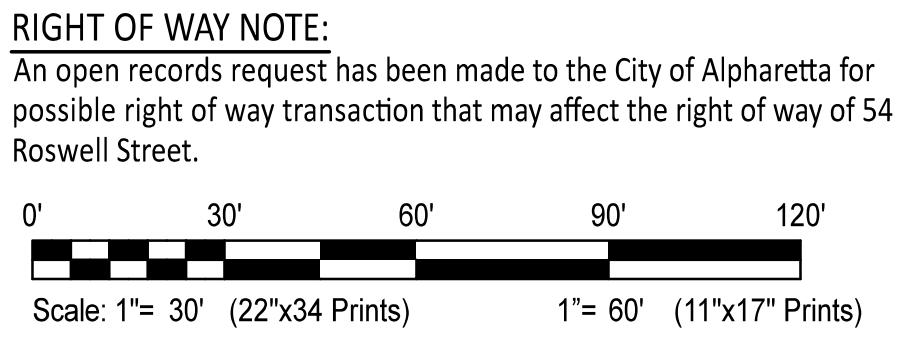
Building setback lines are not shown hereon. Any setbacks and buffers shown are governed by the local jurisdiction and should be confirmed in writing prior to land planning or any construction activities.

SURVEY NOTES:

- Certain interior improvements may not be shown hereon, i.e. fence lines, guy wires, etc.
- Matters of record not shown hereon are excepted.
- Bearing basis derived from 2 control points set with Leica GS14 GPS System and SmartNet network. All other work performed with method described below.
- Measurements shown are US Survey Feet (ground).
- Field angles and linear distances measured using a Leica TS 12P Robot Total Station.
- The field data upon which this plat is based has a field closure of one foot in 13,762 feet and an angular error of 3 seconds per angle point and was adjusted using Compass Rule. Fieldwork Completed on 4/19/21.
- Property corners marked IPS (Iron Pin Set) are 1/2" x 18" rebar with blue plastic cap (E303 LSF #1121) unless otherwise indicated. Unless indicated as set, monumentation shown was found.
- No evidence of human burials or cemeteries was observed on site during the course of the fieldwork.
- Riparian boundaries subject to change due to natural forces and may not represent the actual limit of title.
- This plat has been calculated for closure and is found to be accurate within one foot in 127,040 feet.

GENERAL NOTES:

- Only evidence of easements or structures which are readily apparent from an above ground field inspection of the premises are shown, unless stated otherwise hereon. No liability is assumed by this firm for losses relating to the existence of any easement not discovered by above ground field inspection of the premises.
- This plat was prepared for the exclusive use of the person, persons, or entity named hereon. Said certification does not extend to any unnamed persons without a recertification by the surveyor.
- Jurisdictional areas or negative easements, if any, which might impact the use of the property were not located, unless stated otherwise. No liability is assumed by this firm for any losses resulting from the exercise of any government jurisdiction affecting the use of the property.
- The property shown and described hereon is subject to any existing easements, rights-of-way, restrictive covenants, zoning regulations, underground utilities and/or setback lines whether or not they may be shown. No liability is assumed by this firm for any losses that may be associated with the existence of any easements or restrictions on the use of the property.
- Location map from Fulton County GIS.
- All building ties are perpendicular to the property lines unless otherwise noted.
- Only Surface Observable Utilities were located. Prior to any digging or construction, contact Georgia One Call (811) for utilities marking.



REVISIONS:

NO.	DESCRIPTION	DATE
1	Revised adjacent property information	6/22/21
2	Revised FFE on 54 Roswell Street	10/27/21
3	Revise Tree Survey to include specimen trees from reference 5 and trees 6" and up in DBH at addresses 48 and 54 Old Roswell Street	11/15/23



Boundary and Topographic Survey of:
#48 Roswell Street & # 54 Roswell Street
Al Holbrook
City of Alpharetta
2nd District, 2nd Section
Fulton County, GA
Land Lot 1289



Civil Engineering, Land Surveying,
Stream and Wetland Restoration
108 Allen Street Cumming, Georgia 30040
Phone: 770-442-0500 www.engineering303.com

Drawn: KFT
Date: 4/21/21
Sheet
1 of 1
Project Number
21-4808

Tree #	Tag #	Species	Diameter (DBH)	Condition
B1	463	Dogwood	8"	fair; basal injury and minor dead
B2	793	Dogwood	10"	fair to good; minor dead
B3		Chinese Elm	10"	fair; cut vines
B4		China Tree	12"	non-native invasive
B5		Black Cherry	15"	poor; 50% dead and dying
B6		Water Oak	23"	good
B7		Southern Magnolia	6"	good
B8		Water Oak	16"	good
B9	1887	Water Oak	24"	fair included bark
B10		Water Oak	7"	good
B11		Water Oak	16"	good
B12		Water Oak	15"	good
B13		Southern Magnolia	7"	good
B14	59	Water Oak	38"	fair; 1 sided and weight past center
B15		Sweetgum	7"	good
B16		Water Oak	21"	fair; co-dominant
B17		Elm	17"	poor; declining; 1 sided with Wisteria
B18	465	Water Oak	39"	poor; co-dominant, Mistletoe; 22"/19"
B19		Water Oak	10"	fair
B20		Water Oak	13"	poor; top damage
B21		Water Oak	19"	poor; 1 sided; low LCR
B22		Elm	10"	good
B23	466	Water Oak	25"	fair; 1 large low dead limb
B24	467	Water Oak	28"	poor; lots of mistletoe
B25		Water Oak	19"	fair; suckers
B26		Water Oak	20"	fair; small trunk hole; weight one sided
B27	468	Water Oak	26"	fair; some mistletoe
B28		Water Oak	10"	poor; dead limbs and suckers
B29		Water Oak	15"	fair
B30		Southern Magnolia	10"	good
B31	788	Water Oak	49"	poor; 7+ dead low main limbs; bifurcated
B32		Southern Magnolia	12"	good
B33	784	Water Oak	42"	poor; Inonotus; sparse crown
B34		Pecan	14"	fair; cut vines
B35		Pecan	20"	fair; cut poison ivy
B36		Southern Magnolia	10"	good
B37		Bradford Pear	24"	poor; weak, nuisance; multi-trunked
B38		Bradford Pear	9"	poor; weak, nuisance tree
	787	S. Red Oak	33"	fair; minor dead

Specimen Tree Evaluation Report
48 Old Roswell Street, Alpharetta, GA
November 10, 2023

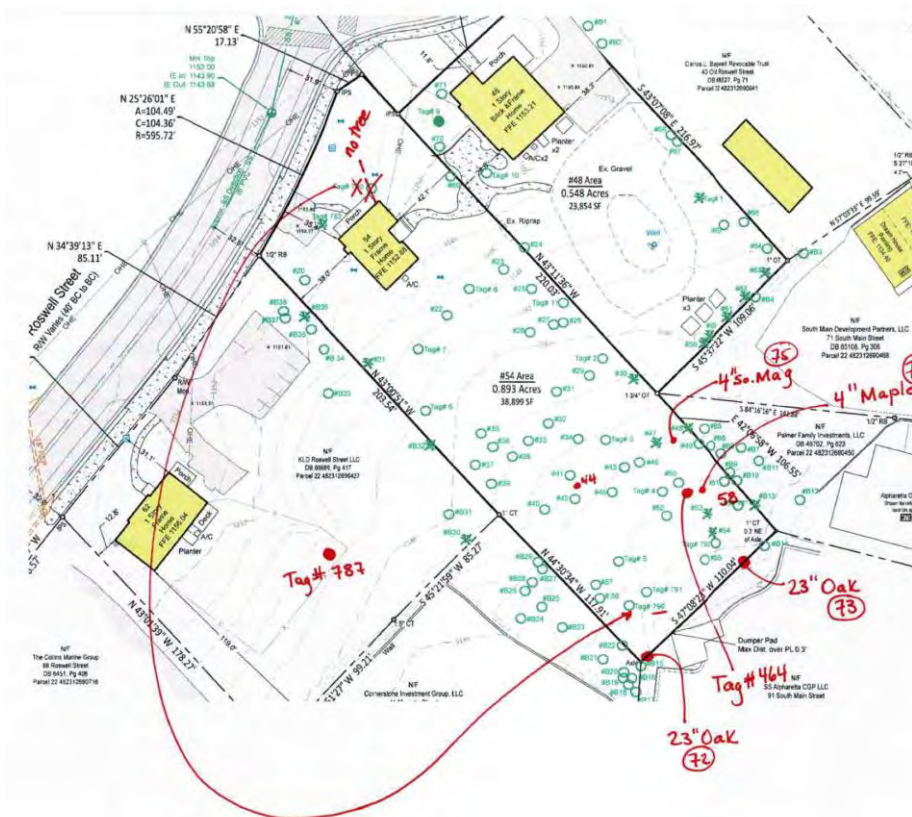
Overview:

HRH Trees, LLC was asked by Holbrook Life Management, LLC to visit two neighboring properties at 48 Old Roswell Street and 54 Roswell Street in the city of Alpharetta. The sites currently have houses on each one and a combined acreage of approximately 1.44 acres. All trees were measured, identified and evaluated for condition. Specimen trees were verified and tagged if not already tagged. See separate spreadsheet for all tree data.

Alpharetta Specimen Tree Size Criteria:

- Pine Trees: 30-inch diameter or larger for trees in the *Pinus* (Pine) genus.
- **Coniferous Trees: 20" diameter or larger for trees in the *Cedrus* (deodar cedar), *Thuja* (Arborvitae), or other ecologically similar trees.**
- Overstory Trees:
 - 30-inch diameter or larger for trees in the *Liquidambar* (Sweetgum) or *Liriodendron* (Tulip poplar) genus.
 - 20-inch diameter or larger for trees in the *Fagus* (Beech), *Nyssa* (Tupelo), *Diospyros* (Persimmon), *Sassafras* (Sassafras), or other ecologically similar trees.
 - 20-inch diameter or larger for *Magnolia grandiflora* (Southern magnolia) and those cultivars that generally reach a mature height over 40'.
 - 24-inch (24") diameter or larger for trees in all other genera.
- Understory Trees:
 - 8-inch (8") diameter or larger.
 - 10-inch (10") diameter or larger for *Oxydendron arboretum* (Sourwood).

Provided Site Plan: HRH Trees, LLC notes are in red.



Observations: The following visual observations (Level 2 Inspection) were made from the ground, and no climbing or invasive tests were performed: Diameters were measured at breast height, **4 ½' above the ground** (DBH) or below the trunk splits of multi-trunked trees with a diameter tape. The site visit took place on November 7, 2023.

Specimen Trees on the 2 sites:
 Trees are tagged with metal numbered tags.

Tag#	Species	DBH	Condition
1	Southern Magnolia	22"	good
2	Pecan	34"	good; (also tagged #2567)
3	Pecan	25"	fair; large cut vines; bifurcated
4	Water Oak	27"	poor; half dead, broken
5	Water Oak	36"	poor; 5+ dead low limbs; concave trunk
6	Pecan	25"	fair; cut poison ivy
7	Pecan	28"	good; bifurcated
8	Pecan	24"	poor; hole in trunk; seam
9	Hemlock	33"	fair; several dead limbs
10	Pecan	29"	fair to good
11	Pecan	26"	poor; large trunk cavity
464	Water Oak	24"	fair; bifurcated
792	Water Oak	28"	poor; bifurcated with cavity
790	Water Oak	24"	fair; poor form
791	Water Oak	37"	poor; half dead
782	Dogwood	11"	good

Boundary Specimen Trees:

Tree #	Tag #	Species	Diameter (DBH)	Condition
B1	463	Dogwood	8"	fair; basal injury and minor dead
B2	793	Dogwood	10"	fair to good; minor dead
B9	1887	Water Oak	24"	fair included bark
B14	59	Water Oak	38"	fair; 1 sided and weight past center
B18	465	Water Oak	39"	poor; co-dominant, Mistletoe; 22"/19"
B23	466	Water Oak	25"	fair; 1 large low dead limb
B24	467	Water Oak	28"	poor; lots of mistletoe
B27	468	Water Oak	26"	fair; some mistletoe
B31	788	Water Oak	49"	poor; 7+ dead low main limbs; bifurcated
B33	784	Water Oak	42"	poor; Inonotus; sparse crown
	787	S. Red Oak	33"	fair; minor dead

Pictures of Specimen Trees:

Tree B1/Tag #463 – Dogwood



Tree B2/Tag #793 – Dogwood



Tag #1 – So. Magnolia



48 Old Roswell Street – Page 4

Tag #10 – Pecan



Tag #9 – Hemlock



Tag #2 – Pecan



Tag #7 – Pecan



Tag #8 – Pecan



Tag #11 – Pecan



Tag #3 – Pecan



48 Old Roswell Street – Page 6

Tree B9/Tag #1887 – Water Oak

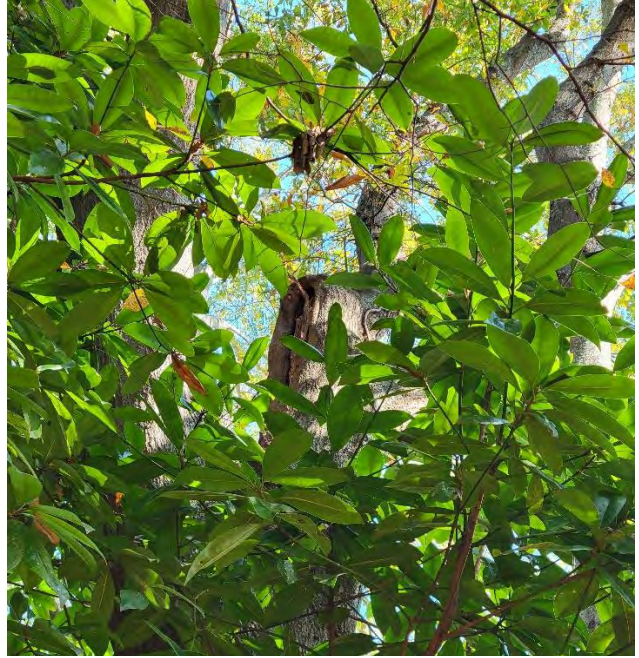


Tag #4 – Water Oak – 1 trunk dead/broken



48 Old Roswell Street – Page 7

Tag #792 – Water Oak – Poor form and cavity in scaffold limb

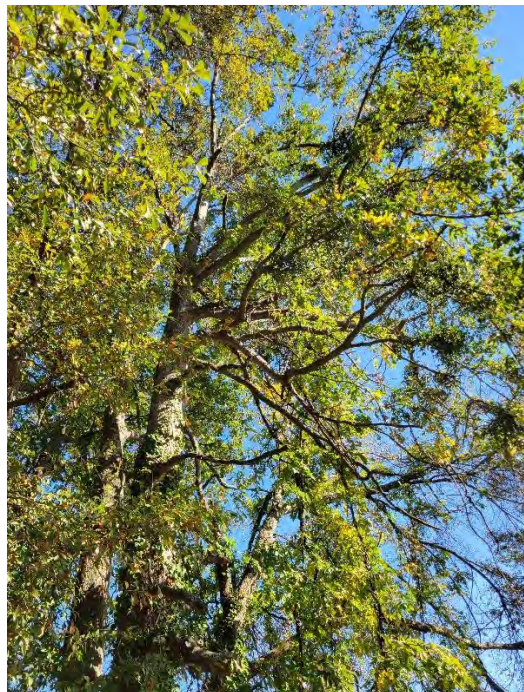


Tree B14/Tag #59 – Water Oak – one-sided



48 Old Roswell Street – Page 8

Tree B18/Tag #465 – Water Oak – co-dominant, mistletoe



Tag #791 – Water Oak – 1 trunk dead/broken



48 Old Roswell Street – Page 9

Tag #790 – Water Oak - poor form



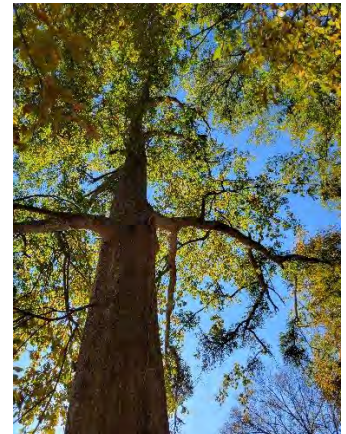
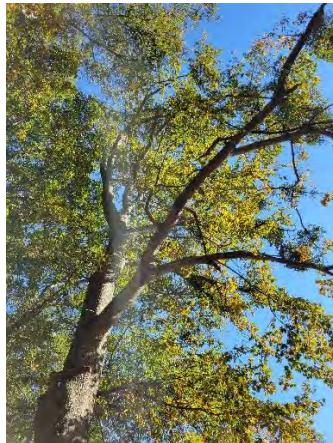
Tag #5 - Water Oak - several dead limbs



Tree B23/Tag #466 – Water Oak
– 1 dead low limb



Tree B24/Tag #467 – Water Oak - mistletoe

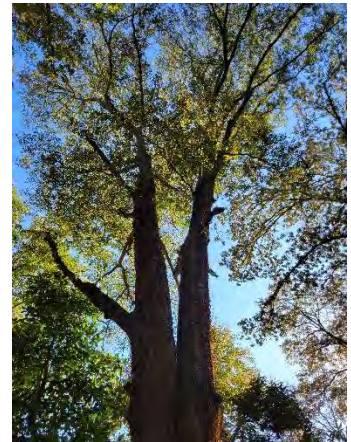


48 Old Roswell Street – Page 10

Tree B27/Tag #468 – Water Oak – some mistletoe



Tree B31/Tag #788 - Water Oak – bifurcated, several dead limbs



Tag #6 - Pecan



Tree B33/Tag #784 – Water Oak – Inonotus, several dead limbs



Tag #782 – Dogwood

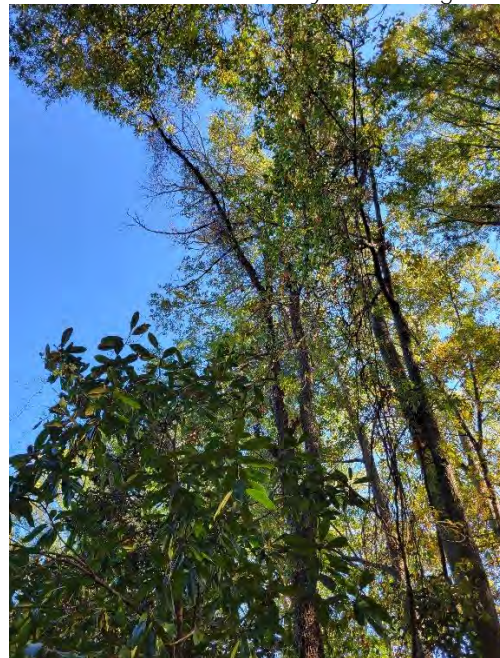


Non-Specimen trees in poor condition:

Trees 67 & 68 – Arizona Cypress – declining



Tree B5 – Black Chery - declining



48 Old Roswell Street – Page 13

Tree 63 – Multi-trunked White Mulberry



Trees 59 & 60 - Dead



48 Old Roswell Street – Page 14

Tree #46 – Dead



Tree #55 - Dead



Tree 73 (to be added to survey)



Comments:

- The city of Alpharetta has final authority on tree condition and qualification. Trees in fair to good condition can be pruned and maintained.
- Once a site plan is generated with limits of disturbance (LOD) and critical root zone (CRZ) impacts for any tree **within 30' of the LOD**, an arborist report with prescriptions for the preservation of impacted trees can be written if impacts are between 0-20%.
- Tree work should be performed by a reputable tree company to proper standards and specifications. Consult with the International Society of Arboriculture for specific guidelines on tree removal, pruning and replanting, www.isa-arbor.com.

Recommendations:

- Trees that are dead, dying, diseased or have weaknesses increasing the vulnerability of the tree to fail should be removed.
- Vines (poison ivy, English ivy, wisteria, etc.) should be cut off the trunks and out of the trees.
- Neighbors should be advised if they have trees in poor condition.

Final Notes:

This report serves as a visual assessment of the specified trees. Please note that every tree will fail. No arborist can state when, where or how a tree will fail. I certify the statements in this letter are true, complete, and correct to the best **of my knowledge and belief, and they are made in good faith. Live trees that appear healthy may fall as an "act of God"** or with significant weather conditions that cannot be controlled. All recommendations made in this letter are the sole responsibility of the property owner, thus assuming any risk associated with not performing such recommendations.

This information was generated by Heidi Rieckermann Harrington, Certified Arborist (ISA #NY-1074A), Certified Forester (SAF #2756), HRH Trees, LLC. Thank you for asking HRH Trees, LLC to help with your arborist needs. Please do not hesitate to contact us with any additional questions.

Tree #	Species	Diameter (DBH)	Condition	Tree #	Species
20	Black Walnut	10"	good; cut vines	58	Sweetgum
21	Southern Magnolia	12"	good; cut vines	59	Unknown
22	White Mulberry	16"	non-native/invasive	60	Unknown
23	Am Elm	9"	fair	61	White Mulberry
24	Water Oak	23"	poor; mistletoe; deformed trunk	62	White Mulberry
25	Pecan	20"	fair	63	White Mulberry
26	White Mulberry	12"	non-native/invasive	64	Black Walnut
27	White Mulberry	6"	non-native/invasive	65	Water Oak
28	White Mulberry	9"	non-native/invasive	66	Black Walnut
29	Pecan	21"	fair; 1 damaged buttress root	67	Arizona Cypress
30	Southern Magnolia	17"	fair; 8"/10" two trunk	68	Arizona Cypress
31	Pecan	21"	fair; minor trunk wounds; bifurcated	69	Hickory
32	Pecan	19"	fair; 1 main dead limb; bifurcated	70	Ligustrum
33	Pecan	12"	good	71	Arborvitae
34	Elm	6"	good	72	Water Oak
35	White Mulberry	10"	non-native/invasive	73	Water Oak
36	Pecan	20"	fair; cut poison ivy; bifurcated	74	Maple
37	Pecan	19"	good; cut vines	75	Southern Magnolia
38	Pecan	22"	good; cut poison ivy		
39	Elm	14"	poor; cut vines; 7"/6"		
40	Hackberry	6"	fair; cut vines		SPECIMEN TREES
41	Boxelder	16"	fair	Tag#	Species
42	Boxelder	9"	fair	1	Southern Magnolia
43	Cherry Laurel	5"	fair	2	Pecan
44	Southern Magnolia	4"	good	3	Pecan
45	Boxelder	6"	poor; dieback	4	Water Oak
46	Water Oak	15"	dead; Hypoxylon	5	Water Oak
47	Southern Magnolia	7"	good; 4"/3"	6	Pecan
48	Southern Magnolia	4"	poor; leaning	7	Pecan
49	Water Oak	12"	good	8	Pecan
50	Water Oak	19"	good	9	Hemlock
51	Water Oak	11"	good	10	Pecan
52	Water Oak	22"	good	11	Pecan
53	Elm	9"	fair	464	Water Oak
54	Southern Magnolia	7"	good	792	Water Oak
55	Water Oak	23"	dead; Hypoxylon; Inonotus	790	Water Oak
56	Water Oak	12"	fair; poor form	791	Water Oak
57	Water Oak	18"	fair	782	Dogwood

Diameter (DBH)	Condition
6"	fair
multi	dead
multi	dead
17"	non-native; 5"/8"
24"	non-native; 3 trunks
50"	non-native; multi trunk
9"	fair; wisteria
8"	fair; 3 trunk Apple tree growing next to it 2/3 dead
15"	fair; 7"/7"
11"	poor; dead side
16"	poor; 2 trunk; 1 trunk dead; 11"/11"
19"	good
9"	fair; sheared to 10 ft ht
7"	good
23"	fair - mistletoe (shared tree)
23"	good (shared tree)
4"	good
4"	good
DBH	Condition
22"	good
34"	good; (also tagged #2567)
25"	fair; large cut vines; bifurcated
27"	poor; half dead, broken
36"	poor; 5+ dead low limbs; concave trunk
25"	fair; cut poison ivy
28"	good; bifurcated
24"	poor; hole in trunk; seam
33"	fair; several dead limbs
29"	fair to good
26"	poor; large trunk cavity
24"	fair; bifurcated
28"	poor; bifurcated with cavity
24"	fair; poor form
37"	poor; half dead
11"	good



MEMORANDUM

To: Jeanette Yosanovich, *Ariel Holdings, LLC*

From: Harrison Forder, P.E., *Kimley-Horn and Associates, Inc.*
John D. Walker, P.E., PTOE, *Kimley-Horn and Associates, Inc.*

Date: January 8, 2024

RE: ***Between the Trees Wedding Venue, City of Alpharetta, GA***
Trip Generation Memorandum

Kimley-Horn is pleased to provide this memorandum regarding the trip generation for the proposed *Between the Trees Wedding Venue* development. The site currently consists of two single family homes. The *Between the Trees Wedding Venue* proposes to renovate the buildings and include them in a wedding venue with a 150-200 person capacity. The site is located at 48 Old Roswell Street and 54 Roswell Street in the City of Alpharetta, Georgia.

PROJECT OVERVIEW

As currently envisioned, the development will consist of a wedding venue with a 150-200 person capacity. Approximately 50 parking spaces are planned to be provided, and valet parking will be utilized. If additional parking spaces are needed, the Alpharetta Public Parking Garage is located approximately 500 feet northeast of the venue. In order to permit the site, the proposed *Between the Trees Wedding Venue* development will require a public hearing, and as a part of the public hearing application, trip generation information must be provided.

The purpose of this memorandum is to provide trip generation data for the proposed *Between the Trees Wedding Venue* development. **Figure 1** provides a location map. **Figure 2** provides an aerial imagery of the project site.

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 *Between the Trees Wedding Venue* development was calculated using rates and equations contained in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 11th Edition, 2021. It should be noted that a wedding venue is not included as an available land use in the Trip Generation Manual. Instead, the church land use (ITE 560) was used as it expects to have similar characteristics to a wedding venue, as a large assembly area with a defined gathering time. Some of the churches surveyed in the ITE Trip Generation Manual also offered extension programs during the week, which may represent a higher daily trip generation than the proposed wedding venue. The *Between the Trees Wedding Venue* is not expected to have much daily traffic during the week.

The project trip generation for the proposed development on a standard weekday is summarized in **Table 1**.

Table 1: Gross Trip Generation - Weekday											
Land Use	ITE Code	Density	Daily Traffic			AM Peak			PM Peak Hour		
			Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
Church	560	200 seats	170	85	85	14	8	6	20	9	11

*Note: No reductions for mixed-use, alternative mode, or pass-by were taken in order to present a conservative analysis.

Based on the trip generation shown in **Table 1**, the proposed *Between the Trees Wedding Venue* development is projected to generate up to 170 daily trips (85 in; 85 out), 14 AM peak hour trips, and 20 PM peak hour trips on an average weekday. Many events associated with the wedding venue are expected to take place during the weekend. To estimate the project traffic associated with the wedding venue on a typical weekend, the trip generation characteristics of a church on a Sunday was considered. The project trip generation for the proposed development on an event day is summarized in **Table 2**.

Table 2: Gross Trip Generation – Event Day						
Land Use	ITE Code	Density	Daily Traffic			Peak Hour
			Total	Enter	Exit	Total Enter/Exit
Church	560	200 seats	442	221	221	84

*Note: No reductions for mixed-use, alternative mode, or pass-by were taken in order to present a conservative analysis.

As shown in **Table 2**, on an event day, the proposed *Between the Trees Wedding Venue* development is projected to generate up to 442 daily trips (221 in; 221 out), with 84 entering/exiting trips expected during the arrival/departure hour. This includes vendors, staff, and guests. Additionally, this trip count would include both people driving themselves to an event and people using rideshare services.

SUMMARY

The proposed *Between the Trees Wedding Venue* development is a proposed 150-200 person wedding venue. The site is located at 48 Old Roswell Street and 54 Roswell Street in the City of Alpharetta, Georgia.

The site currently consists of two single family homes. The homes will be renovated and incorporated into the wedding venue. As currently envisioned, the development will consist of a wedding venue with a 150-200 person capacity. In order to permit the site, the proposed *Between the Trees Wedding Venue* development will require a public hearing, and as a part of the public hearing application, trip generation information must be provided.

Based on the trip generation, the proposed *Between the Trees Wedding Venue* development is expected to generate up to approximately 170 weekday daily trips (85 in; 85 out), 14 AM peak hour trips, and 20 PM peak hour trips. During an event day, the venue is expected to generate up to 442 daily trips (221 in; 221 out), with 84 peak entering/exiting trips during the arrival/departure hour. This includes vendors, staff, and guests, and is inclusive of both people driving themselves to the event and people using rideshare service. As the wedding venue is not included in the *ITE Trip Generation Manual, 11th Edition*, the church land use (ITE 560) was used to estimate the traffic. The wedding venue and church are expected to have similar trip generation characteristics, as both facilities are large assembly areas with a defined gathering time.

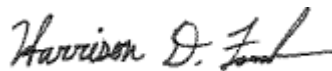
We hope this information is helpful. Please contact me if you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



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



Harrison Forder, P.E.
Project Engineer

Attachments:

- Figure 1: Site Location Map
- Figure 2: Site Aerial
- Site Plan

