

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY	
Case #:	<u>PH240006</u>
PH #:	<u>PH-24-09</u>
<input type="checkbox"/> Property Taxes & Code Violations Verified	
<input checked="" type="checkbox"/> Fee Paid	Initial: <u>pc</u>

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: Brent Beecham Telephone: 7708627895
Address: 4575 Webb Bridge Rd Suite: #5400
City: Alpharetta State: GA Zip: 30005 Fax: _____
Mobile Tel: 7708627895 Email: brent@md-atl.com

Subject Property Information:

Address: 116 N Main St. Current Zoning: DTC
District: _____ Section: _____ Land Lot: _____ Parcel ID: _____
Proposed Zoning: _____ Current Use: Office/Restaurant

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

- | | | |
|--|---|---|
| <input 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 checked="" type="checkbox"/> Other <i>(Specify):</i> | |

Application for Historic Designation

Letter of Intent 116 North Main Street Historic Designation

Per the approved zoning conditions for 116 North Main Street, we intend to restore the property and designate it as Historic under the City's Historic Preservation Incentive Ordinance. Restoration will be completed by the 1st TCO/CO, subject to a Certificate of Appropriateness from the Historic Preservation Commission.

The purpose of this application is to designate the existing building on the property, known as the Dr. Morris House under the City's Historic Preservation Incentive Ordinance.

Once the designation is approved by City Council, we will then apply for a Certificate of Appropriateness to the Historic Preservation Commission.

Once the Certificate of Appropriateness is issued, we will become compliant with the approved zoning conditions for Z-22-202/V-22-08 116 & 126 North Main St.

The intended purpose, per the zoning conditions, includes restaurant as an approved new use for the building that is currently used as a violin repair shop. We have contracted a full service restaurant to occupy the renovated space. The permit we will ultimately request is for an empty shell with new mechanical, electrical, plumbing and sprinkler systems installed. In addition, we are adding space in the rear of the building to accommodate a kitchen that the current structure cannot house. The new tenant will apply for its own building permit to finish the interior and kitchen spaces.

Site improvements and relationship to the adjacent new structures are being permitted separately per 126 North Main Street LDP #D230009 under a separate cover.

APPLICANT REQUEST AND INTENT

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

Restaurant per our zoning conditions.

Applicant's Request (Please itemize the proposal):

Modify the existing structure to extend the rear of the building and expand the basement level of the structure.

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

Modifications are intended to make the structure suitable for a full service restaurant per our zoning conditions for use of the building.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: 116 North Main LLC (Brent Beecham) Telephone: 7708627895
Address: 4575 Webb Bridge Rd Suite: #5400
City Alpharetta State: GA Zip: 30005

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


Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: D Tracy Ward, Architect Telephone: 4044058662
Address: 5155 Doubletree Dr Suite: _____
City Cumming State: GA Zip: 30040

So Sworn and Attested:

Owner Signature:  Date: 2/26/24

Notary:

Notary Signature:  Date: 2/26/24

VICTORIA K DUBOSE
NOTARY PUBLIC
Fulton County
State of Georgia
My Comm. Expires Mar. 5, 2027

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: **Brent Beecham**

Subject Public Hearing Case: **116 N Main St. Application for Historic Designation**

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: 2/26/24

DESIGNATION OF A HISTORIC PROPERTY (Wills Overlook - Earl Wood house)

- a. Is the property of historic, cultural, aesthetic or architectural significance to the City, the region, the State, or the nation; or**

The property is of historic and architectural significance to the City.

- b. Does the property possess historic integrity (in terms of its location, design, setting, materials, workmanship, feeling, and association) for all periods related to the significance of the property; and**

The property possesses historic integrity due to its location at the Southern entrance to the City of Alpharetta and its design which is reminiscent of the early 1900 era.

- c. Is the property deemed worthy of preservation (and the benefits available due to such status) following reasons:**

- The property is an outstanding example of a building representative of its era and over 75 years old, and
- The property is one of the few remaining examples of a past architectural style or type and over 75 years old.

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: 116 North Main St.

Contact Name: Brent Beecham Telephone: 7708627895

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.

Holmes Hawkins 100 North Main St Alpharetta LLC

Larry Bracken _____

Douglass Rowles _____

Brian Richey _____

Paul Northsworthy _____

Robert O'Donnell _____

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 checked="" type="checkbox"/> Group Meeting |
| <input checked="" 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.

Sent email with explanation of our project and offered meeting or phone call as necessary should they desire further information.

CURRENT OCCUPANT
116 N MAIN ST
ALPHARETTA GA 30009

GEISEL PAMELA A
1000 POWERS PL
ALPHARETTA GA 30004

WEST MAIN I LLC
1001 CAMBRIDGE SQ SUITE A
ALPHARETTA GA 30009

SBLD PROPERTIES LLC
1030 POWERS PL
ALPHARETTA GA 30004

BERMIC RPROPERTIES LLC
1040 POWERS PL
ALPHARETTA GA 30009

MERIDIAN GROUP INC THE
1050 POWERS PL
ALPHARETTA GA 30004

100 NORTH MAIN ST ALPHARETTA LLC
1055 POWERS PL STE B
ALPHARETTA GA 30009

EHORSE L L C
1070 POWERS PL
ALPHARETTA GA 30004

INJURY & WELLNESS SPECIALISTS OF
GEORGIA LLC
1080 POWERS PL
ALPHARETTA GA 30009

ERIC S CHOFNAS PC
1100 POWERS PL
ALPHARETTA GA 30004

MAIN STREET COMMONS OFFICE PARK
OWNERS ASSOCIATION INC
1102 ABBEY CT
ALPHARETTA GA 30004

AB REAL ESTATE INVESTMENTS LLC
1110 POWERS PL
ALPHARETTA GA 30004

ROBERTSON SHERYL S
1120 POWERS PL
ALPHARETTA GA 30009-8359

ORGANIC SUGARING & WAXING LLC
1130 POWERS PL
ALPHARETTA GA 30009

D AURIA DIANE
115 LILY GARDEN PL
ALPHARETTA GA 30009

BROOKS DANIELLE A & MUENCHOW
DARIN
116 LILY GARDEN PL UNIT 12
ALPHARETTA GA 30009

BROWN MONDI PROPERTIES INC
11675 CENTURY DR STE D
ALPHARETTA GA 30009

SIMMONS NICHOLAS A & MELINDA
117 LILY GARDEN PL
ALPHARETTA GA 30009

SANDRA LEE FITZMAURICE
REVOCABLE TRUST THE
118 LILY GARDEN PL UNIT 13
ALPHARETTA GA 30009

KUELBS JAMES & JUDITH
119 LILY GARDEN PL
ALPHARETTA GA 30009

LAMONTE DAVID & REGINA
121 LILY GARDEN PL
ALPHARETTA GA 30009

GRONHOLM SCOTT
12200 KING CIR
ROSWELL GA 30075

CARRUTHERS RICHARD A SR &
CARRUTHERS MARTHA PATTEE
124 LILY GARDEN PL
ALPHARETTA GA 30009

BUNCH DEREK
1255 RIVERSIDE RD
ROSWELL GA 30076

HAWKINS HOLMES J III & TRACEY
126 LILY GARDEN PL
ALPHARETTA GA 30009

O DONNELL ROBERT J & CHERYL C
134 N MAIN ST
ALPHARETTA GA 30004-1623

BERGMAN KENNETH IAN & MICHELLE
137 CANTON ST
ALPHARETTA GA 30009

GIANNOU MICHAEL P & GIANNOU
CHRISTIJHANNA
139 CANTON ST UNIT 5
ALPHARETTA GA 30009

DOMINO TRUST THE
141 CANTON ST UNIT 4
ALPHARETTA GA 30009

SPENELLO JAMES PATRICK & SPENELO
RHONDA DENISE
143 CANTON ST
ALPHARETTA GA 30009

145 N MAIN LLC
14342 CLUB CIR
ALPHARETTA GA 30004

DONALD A & KRISTA L DEMARINIS
REVOCABLE TRUST THE
145 CANTON ST
ALPHARETTA GA 30009

RADLEY DANIEL G & CHERYL C
147 CANTON ST
ALPHARETTA GA 30009

ALBRIGHT IDEAS LLC
159 N MAIN ST
ALPHARETTA GA 30009

BROWN & MONDI PROPERTIES INC
18 CUMMING ST
ALPHARETTA GA 30009

AR INVESTMENTS LLC
200 VIOLET GARDEN WALK
ALPHARETTA GA 30009

NORSWORTHY PAUL
& NORSWORTHY BARBARA M
202 VIOLET GARDEN WALK
ALPHARETTA GA 30009

RICHEY BRIAN & MOLLY
204 VIOLET GARDEN WALK
ALPHARETTA GA 30009

1060 POWERS PLACE LLC
205 SMOKETREE TER
ALPHARETTA GA 30005

ROWLES DOUGLAS M
206 VIOLET GARDEN WALK
ALPHARETTA GA 30009

BRACKEN LAWRENCE J II & TRACY C
208 VIOLET GARDEN WALK
ALPHARETTA GA 30009

BEANIES PROP LLC
231 VAUGHAN DR
ALPHARETTA GA 30009

BRUDDY LLC
2441 US HWY 98 W STE 108
SANTA ROSA BEACH FL 32459

JORDAN D WESLEY
2711 CANOPY CIR
ALPHARETTA GA 30009

DONOHO LANNY
31 CHURCH ST
ALPHARETTA GA 30009

TROTTER HOLDINGS INC
37 CHURCH ST
ALPHARETTA GA 30004

JMX BRANDS PROPERTIES II LLC
3709 N LOCKWOOD RIDGE RD
SARASOTA FL 34234

CADY JOSHUA & STEPHANIE
40 CUMMING ST
ALPHARETTA GA 30009

CHURCH STREET COMMERCIAL PROP LLC
435 ST REGIS DR
ALPHARETTA GA 30022

MANNING ON THE SQUARE
COMMUNITY ASSN INC
4400 NORTH POINT PKWY STE 295
ALPHARETTA GA 30022

RMHSLB OWNER 1 LLC
4400 NORTHPOINT PKWY # 295
ALPHARETTA GA 30022

116 NORTH MAIN LLC
4575 WEBB BRIDGE RD SUITE 5400
ALPHARETTA GA 30005

BDS REVOCABLE TRUST THE
51 CHURCH ST
ALPHARETTA GA 30009

ZIMMERMAN JONATHAN S & BROCK
ZIMMERMAN MARY PROSSER
53 CHURCH ST UNIT 10
ALPHARETTA GA 30009

BUTTS ROBERT R
5360 FRANKLIN GOLDMINE RD
CUMMING GA 30028

BREEN JAMES J & LEILA RUTH
55 CHURCH ST
ALPHARETTA GA 30009

AVON MICHAEL V & DENISE
57 CHURCH ST
ALPHARETTA GA 30009

SAPPINGTON DANIEL RAY & BRENDA
SMITH
59 CHURCH ST
ALPHARETTA GA 30009

PUJARI SAGER S & SALL PRAJAKTA
600 LEWIS PL
ALPHARETTA GA 30009

LEDFORD MICHELLE LEIGH
610 LEWIS PL
ALPHARETTA GA 30009

BRAY JEFFREY P & MICHELLE
620 LEWIS PL
ALPHARETTA GA 30009

BOYK WILLIAM W JR & NANCY JANE
630 LEWIS PL
ALPHARETTA GA 30009

PETER & CARRIE TUNKEY
LIVING TRUST THE
640 LEWIS PL
ALPHARETTA GA 30009

WEST MAIN I LLC
6400 LILY GARDEN PL
ATLANTA GA 30339

GU LEI
650 LEWIS PL
ALPHARETTA GA 30009

TAYLOR MORRISON OF GEORGIA LLC
6845 SHILOH RD E STE D3
ALPHARETTA GA 30005

ALPHARETTA FIRST UNITED METHODIST
CHURCH INC
69 N MAIN ST
ALPHARETTA GA 30009

TROTTER HOLDINGS INC
690 E MAIN ST
CANTON GA 30114

COLLINS MARINE GROUP LLC
725 COOPER SANDY CV
MILTON GA 30004

F9 PROPERTIES LLC
844 ALTON RD # 3
MIAMI FL 33139

VASSAR TYLER M & KATHLEEN T VASSAR
1999 LIVING TRUST THE
89 CANTON ST
ALPHARETTA GA 30009-3632

SIMS BRIAN P & LINDSAY
91 CANTON ST
ALPHARETTA GA 30009

CANTON STREET FD DEVELOPMENT
PARTNERS LLC
91 W WIEUCA RD BLDG/STE A 2000
ATLANTA GA 30342

BECHER MICHELLE
93 CANTON ST
ALPHARETTA GA 30009

ASHER RABUN LEIGH & RABUN LEE W III
95 CANTON ST
ALPHARETTA GA 30009

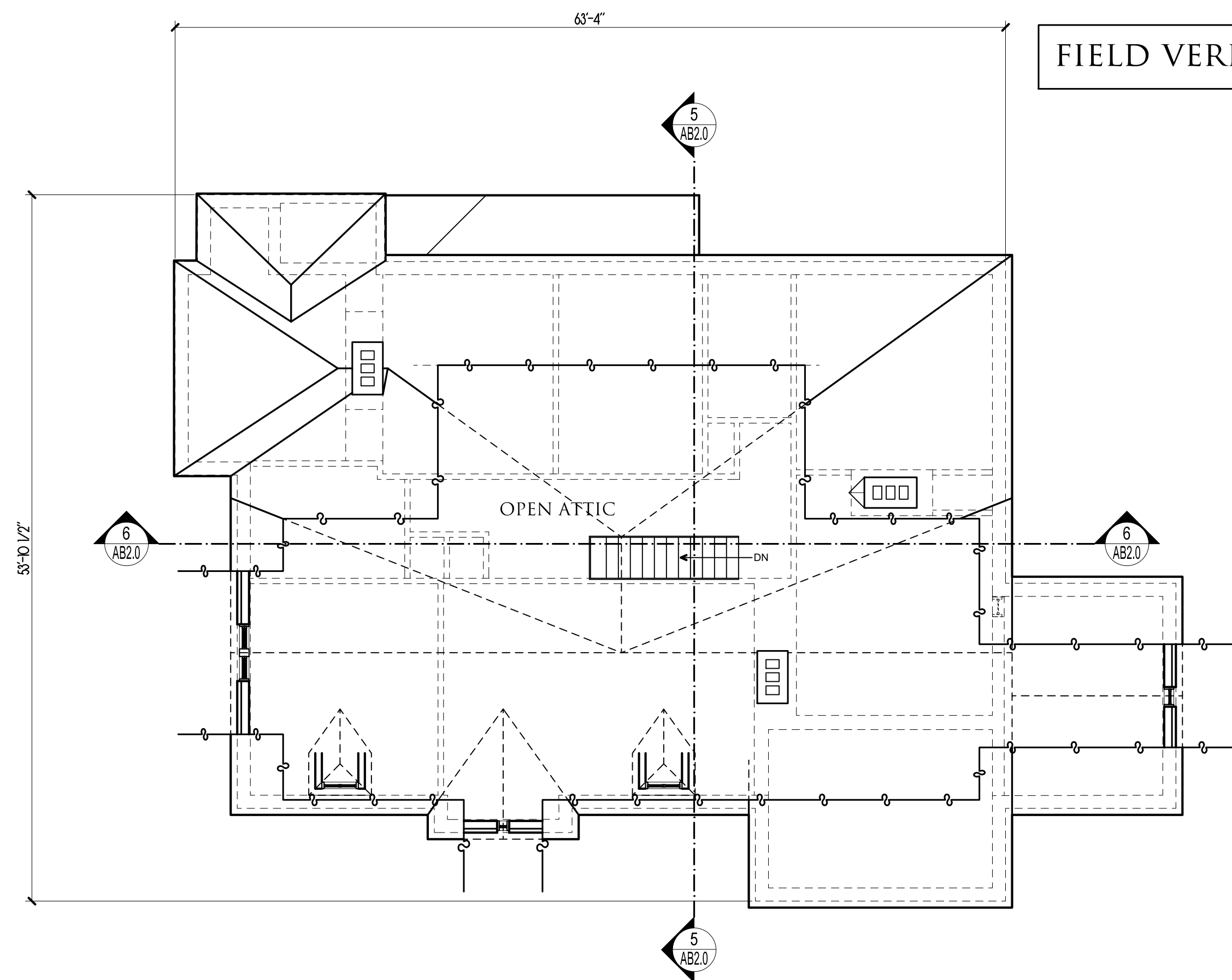
BECKER TIMOTHY A & KELLY L
97 CANTON ST # 2
ALPHARETTA GA 30009

PHILLIPS RICHARD MARK & NATALIE
99 CANTON ST
ALPHARETTA GA 30009

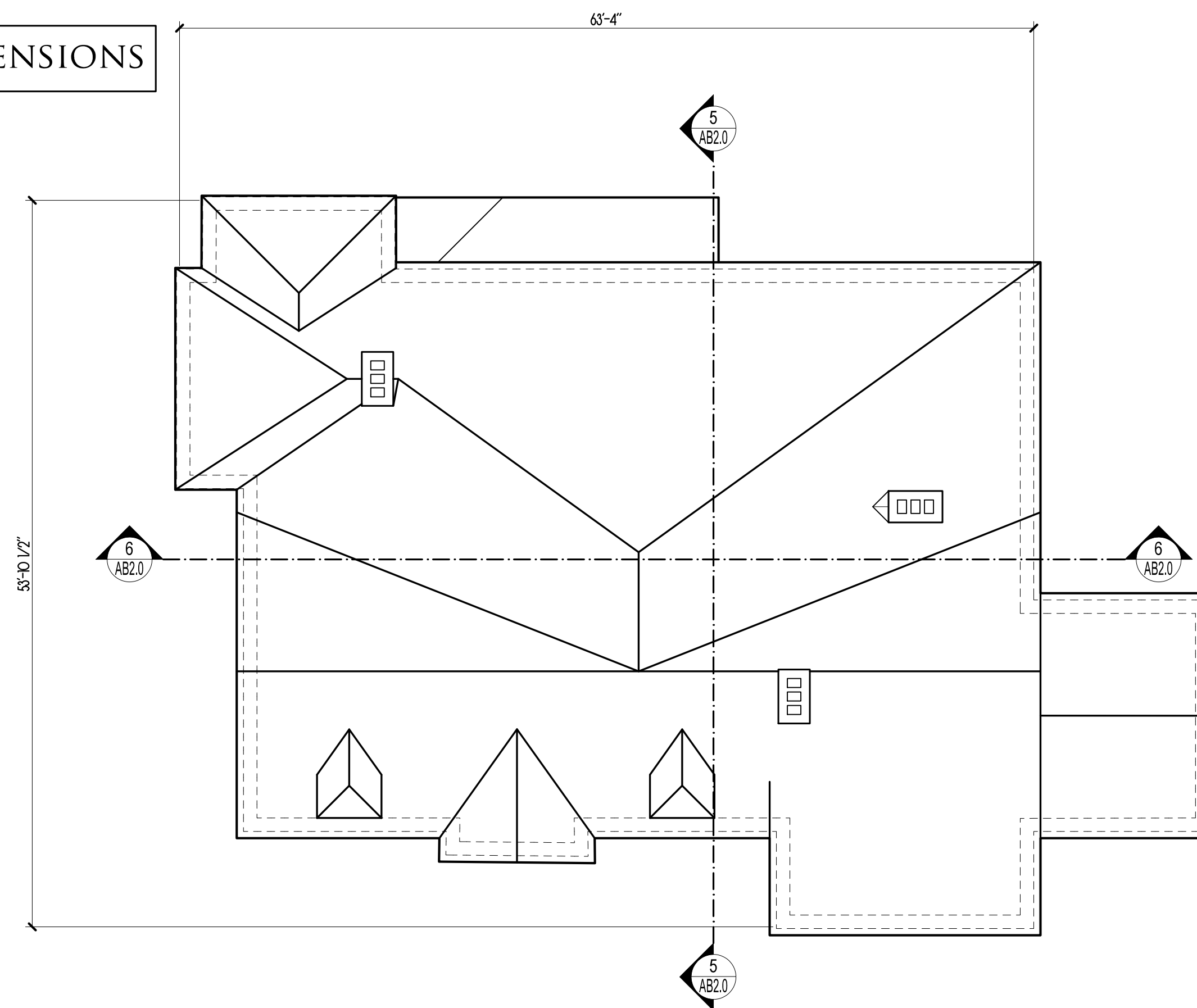


ARCHITECT
D. TRACY WARD
EST. 1993

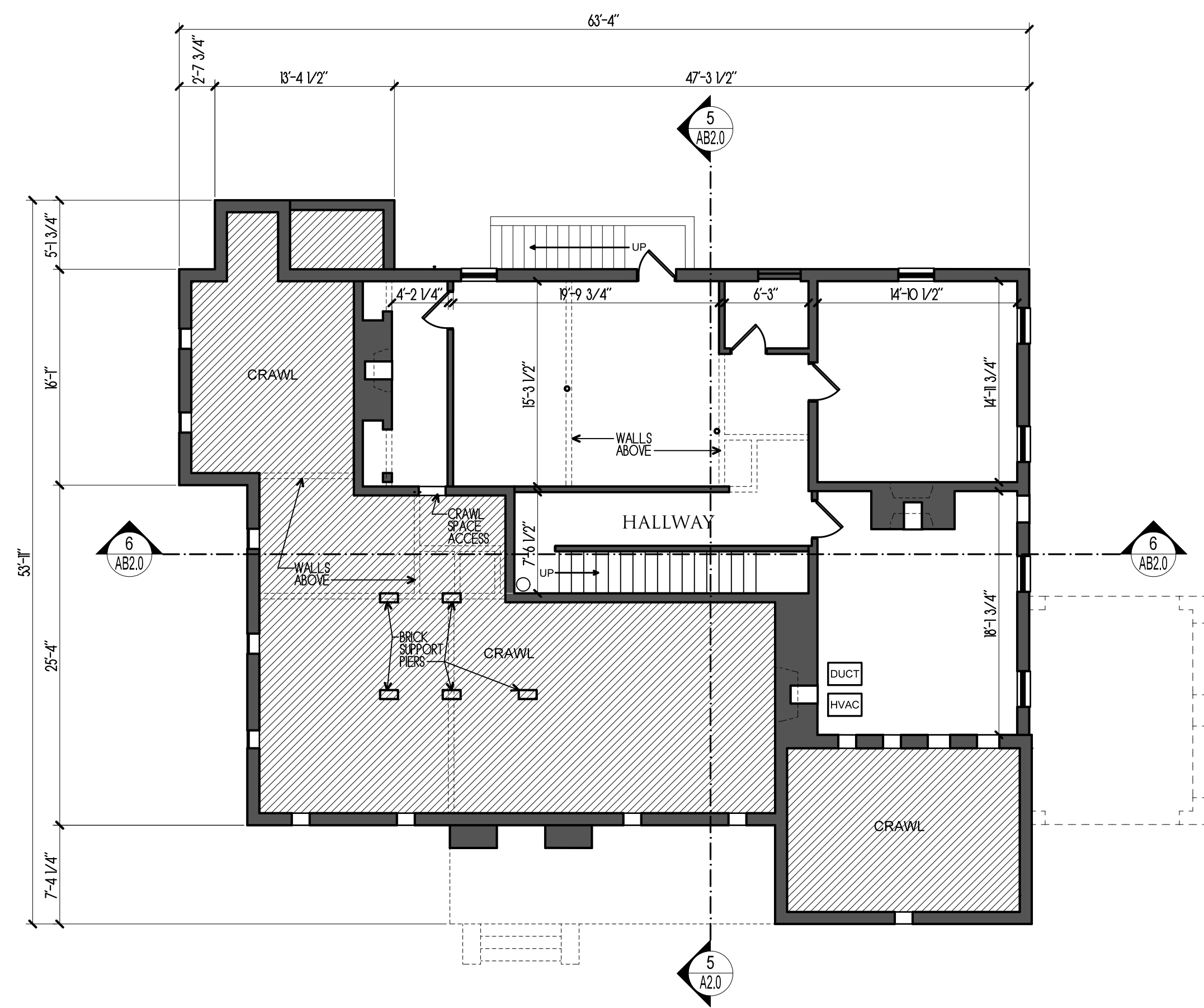
REVISED
4:37 am, Mar 10, 2023



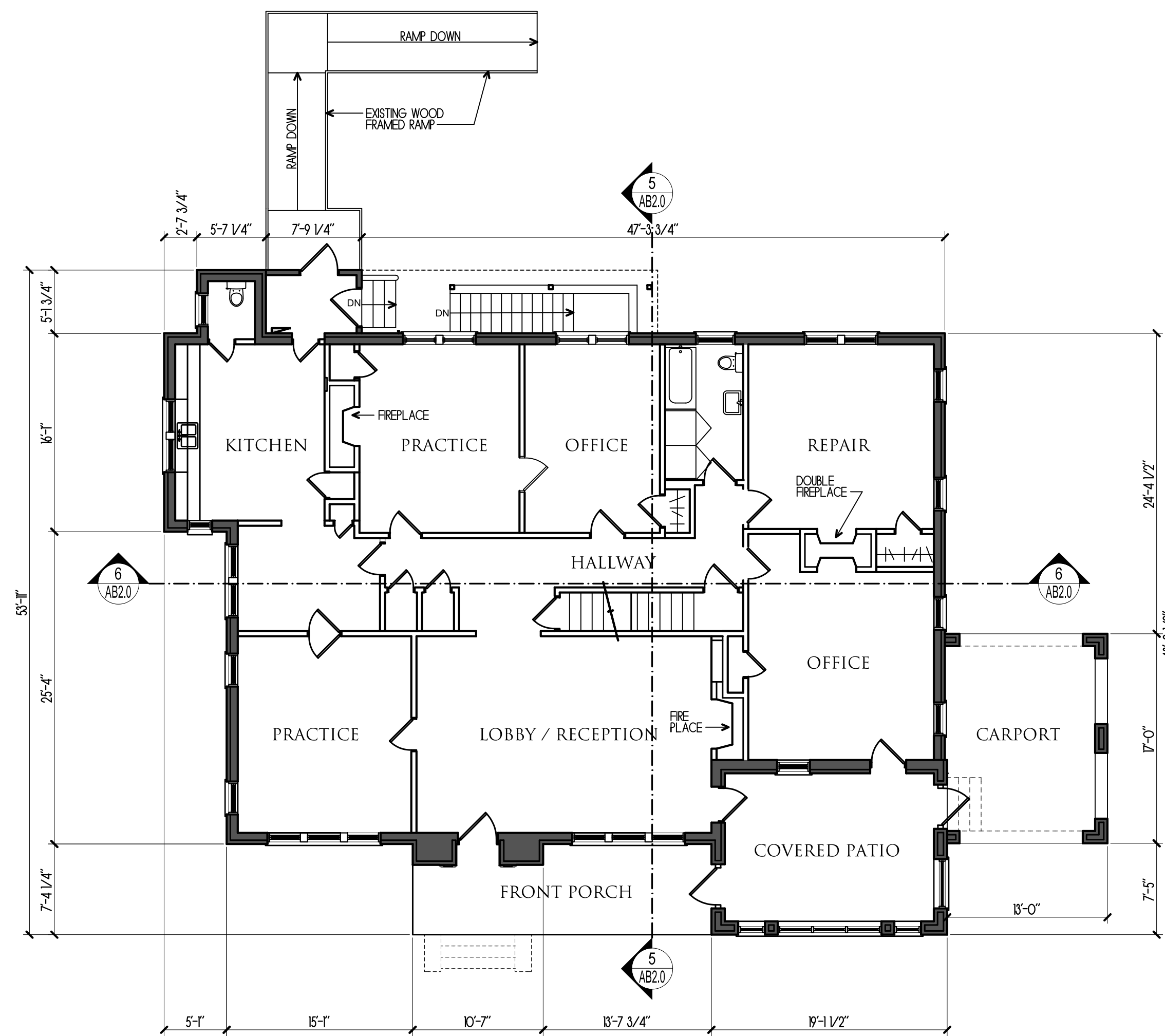
3 ATTIC PLAN
1/8" = 1'-0"



4 ROOF PLAN
1/8" = 1'-0"



0 BASEMENT LEVEL FLOOR PLAN
1/8" = 1'-0"

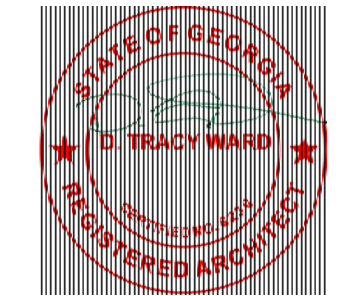


1 MAIN LEVEL FLOOR PLAN
1/8" = 1'-0"

FIELD VERIFY ALL DIMENSIONS

House Repurpose & Renovation

116 North Main Street
Alpharetta, GA



GENERAL NOTES:
1. This architect and/or architectural firm is not contracted to provide Construction Administration services for this project (unless otherwise noted).
2. This architect and/or architectural firm is not contracted to provide waterproofing details & specifications for this project (unless otherwise noted).

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EST. 1993

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Benchmark Design, P.C.
Architects & Planners

Design Professional D. Tracy Ward, GA #8230

Issue Date 02/29/2024

Date	Description
03/15/2023	Owner Review Progress
03/31/2023	Pricing
12/20/2023	Design Review/Pricing
01/15/2024	Preliminary Review
02/29/2024	Shell Demo/Reno/Addition

Project Name 116 North Main Street

Project Number 19030

Drawn by JB/DTW

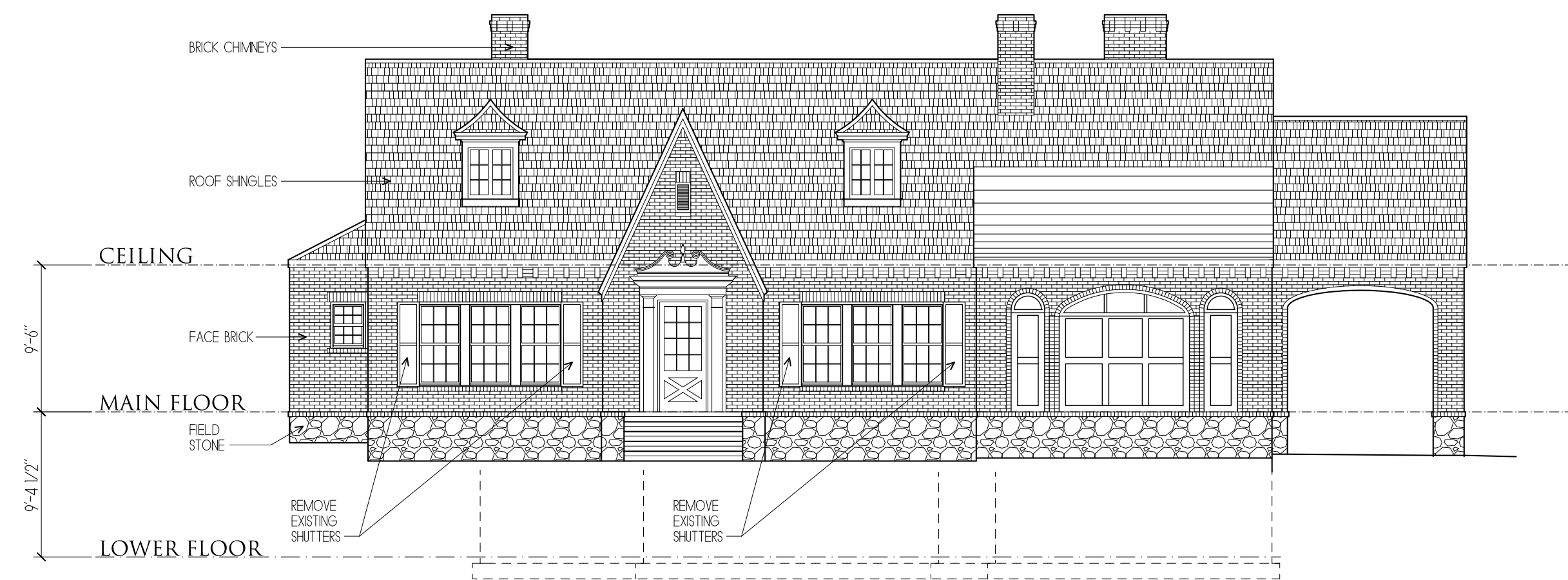
Designed by DTW

Checked by DTW

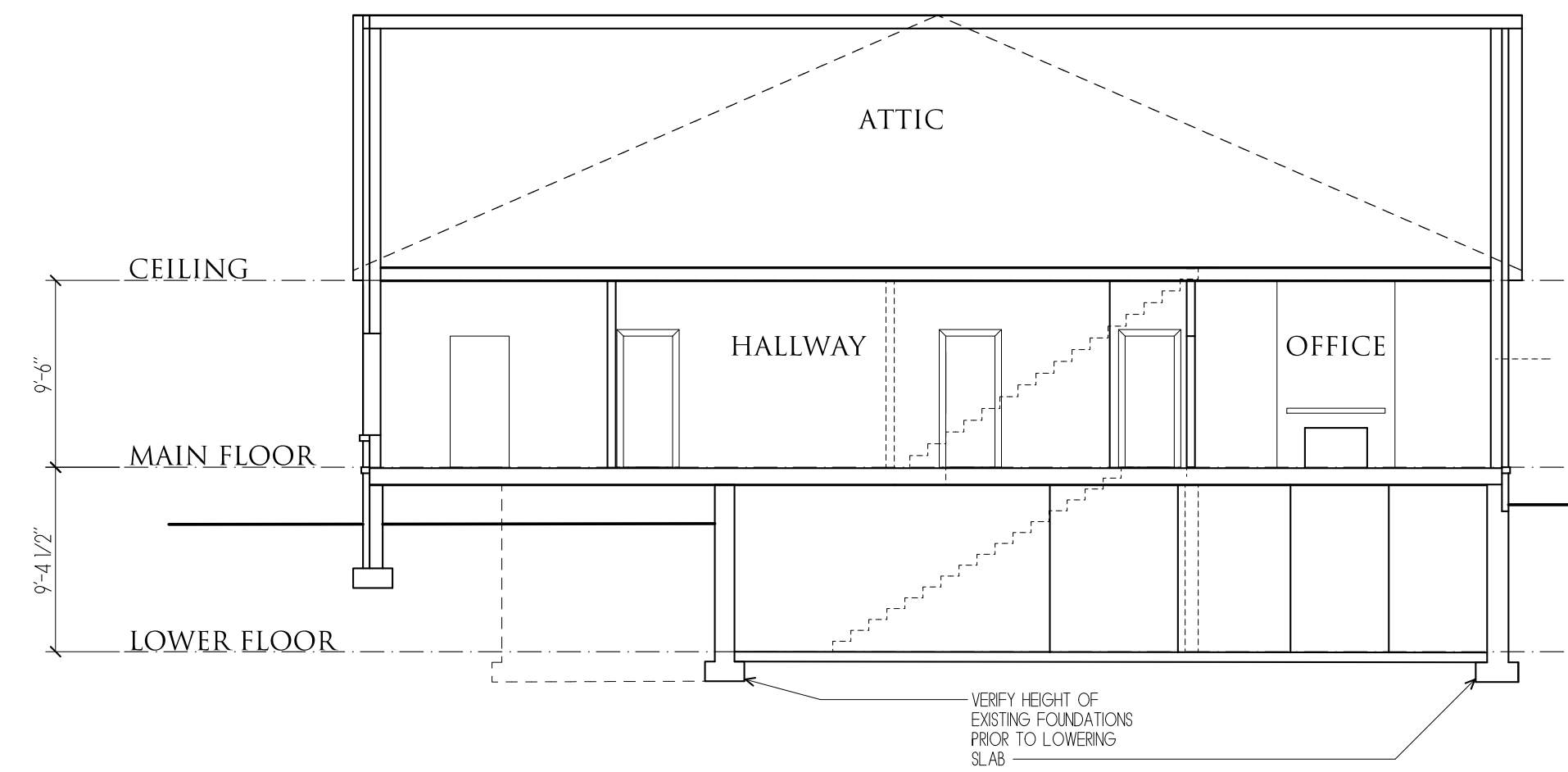
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Sheet Number AB1.0

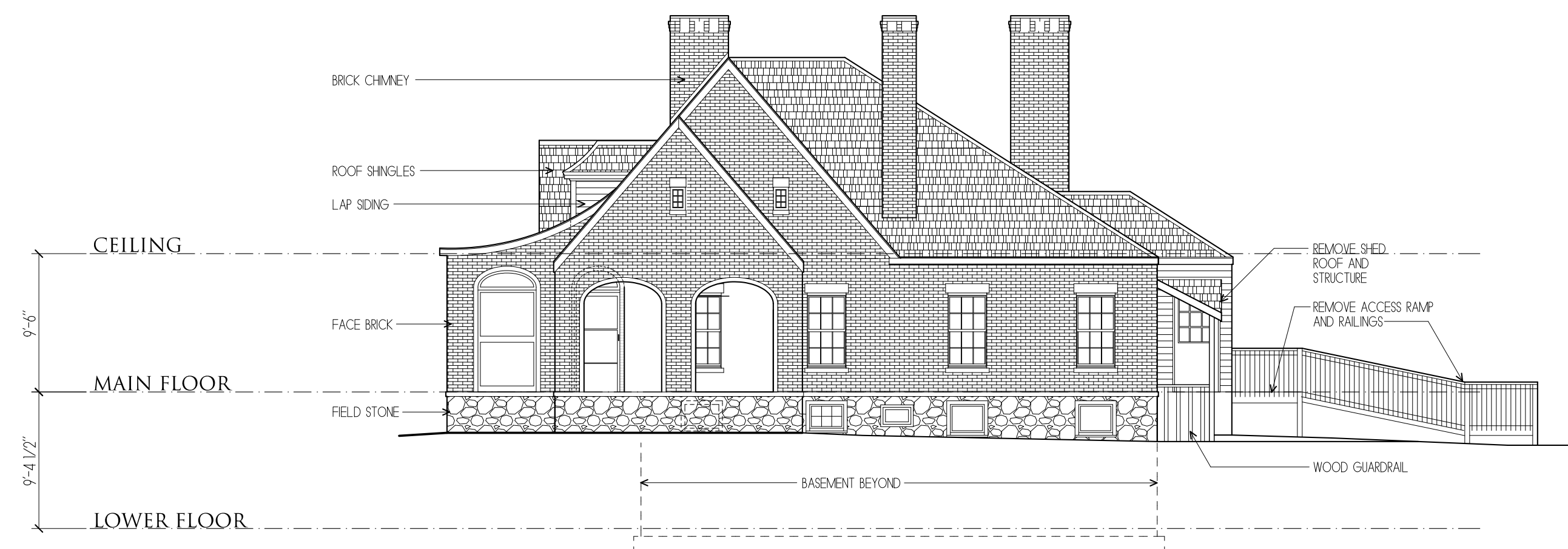
FIELD VERIFY ALL DIMENSIONS



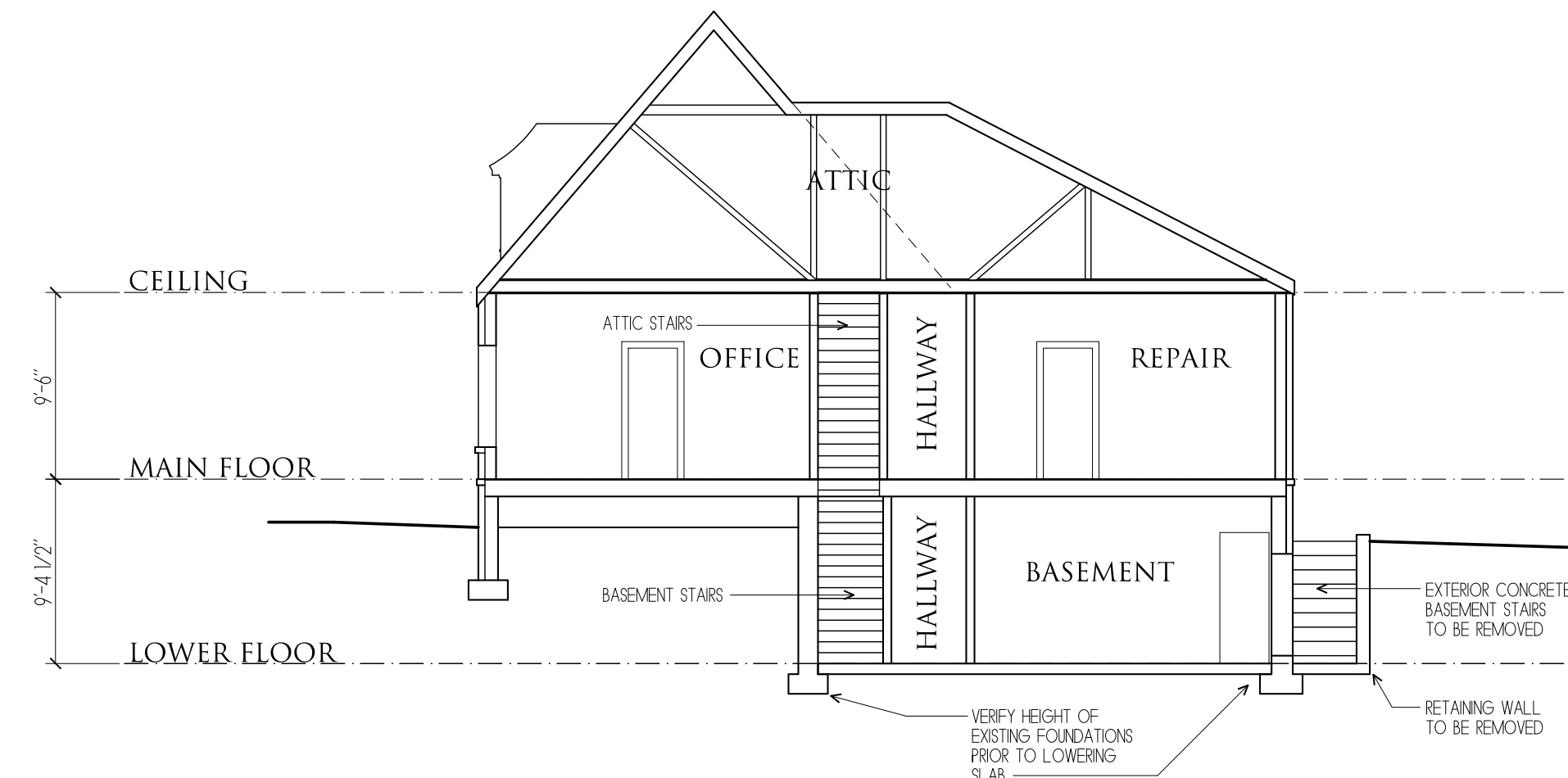
1 EAST ELEVATION
1/8" = 1'-0"



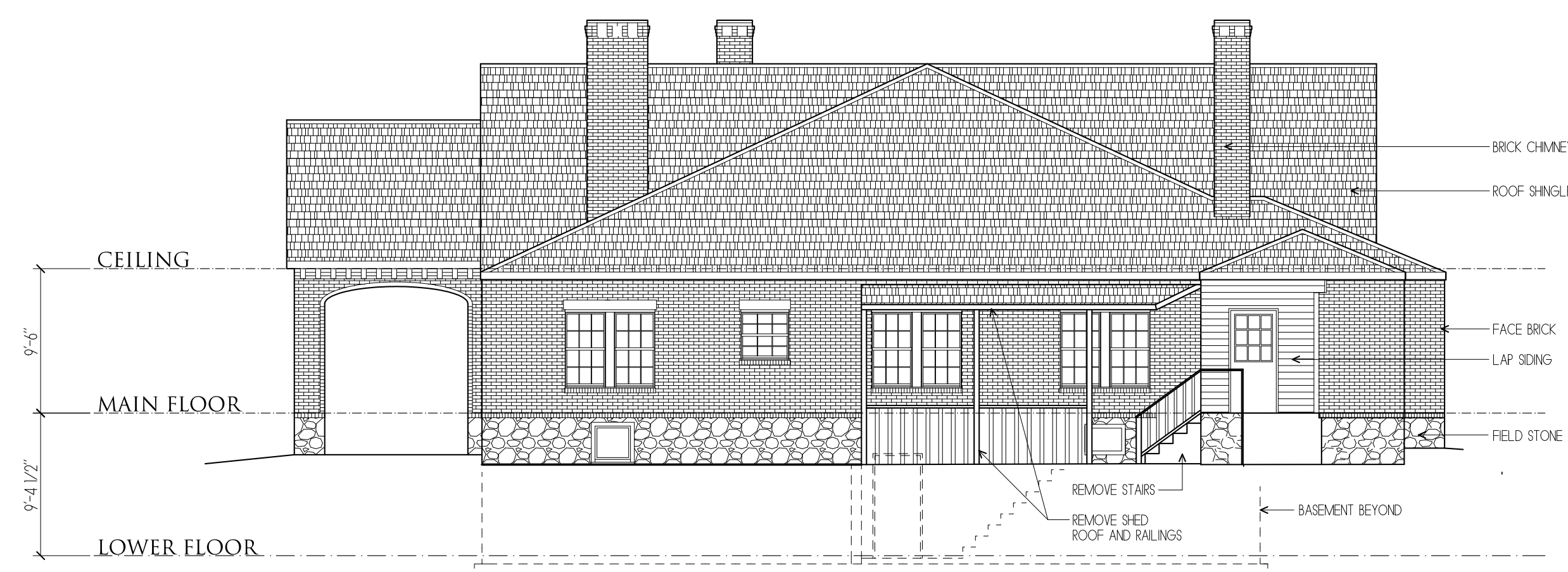
6 LONGITUDINAL SECTION
1/8" = 1'-0"



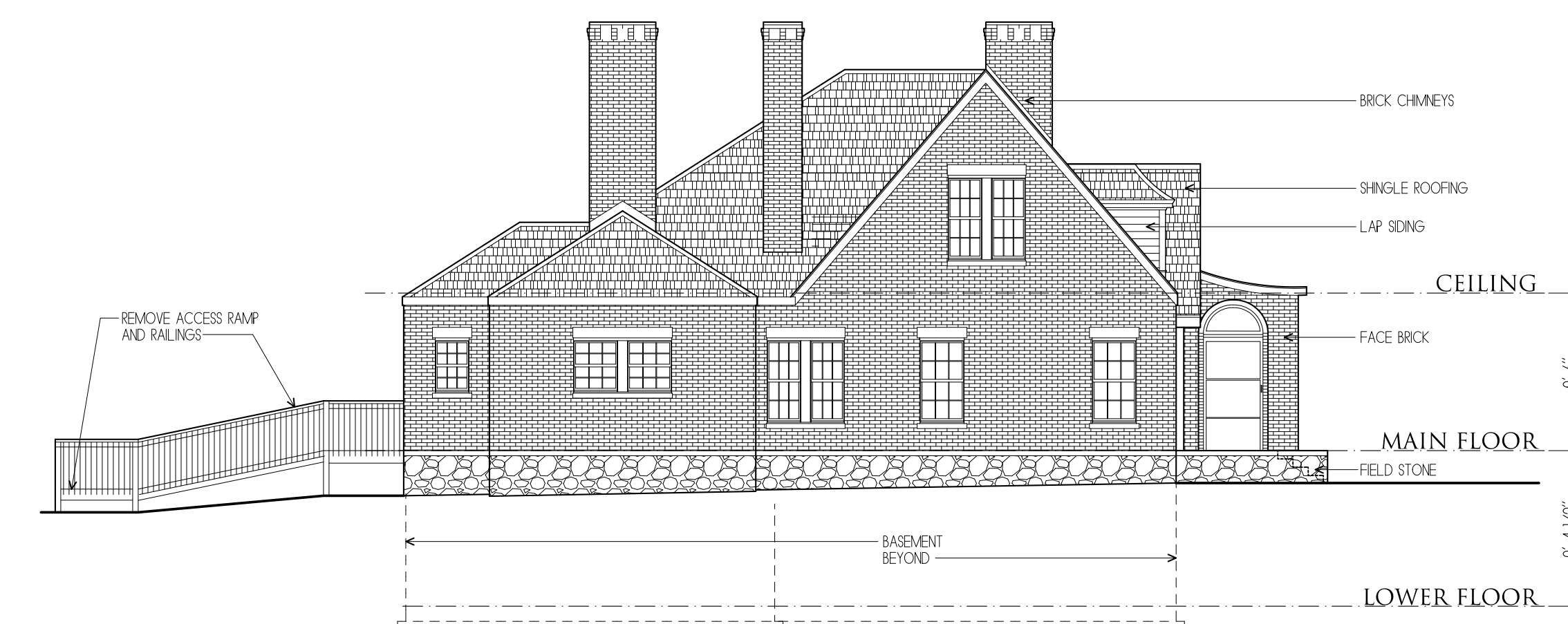
2 NORTH ELEVATION
1/8" = 1'-0"



5 CROSS SECTION
1/8" = 1'-0"



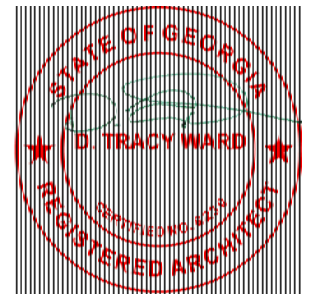
3 WEST ELEVATION
1/8" = 1'-0"



4 SOUTH ELEVATION
1/8" = 1'-0"

House Repurpose & Renovation

116 North Main Street
Alpharetta, GA



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02/29/2024	Shell Demo/Reno/Addition

Project Name 116 North Main Street

Project Number 19030

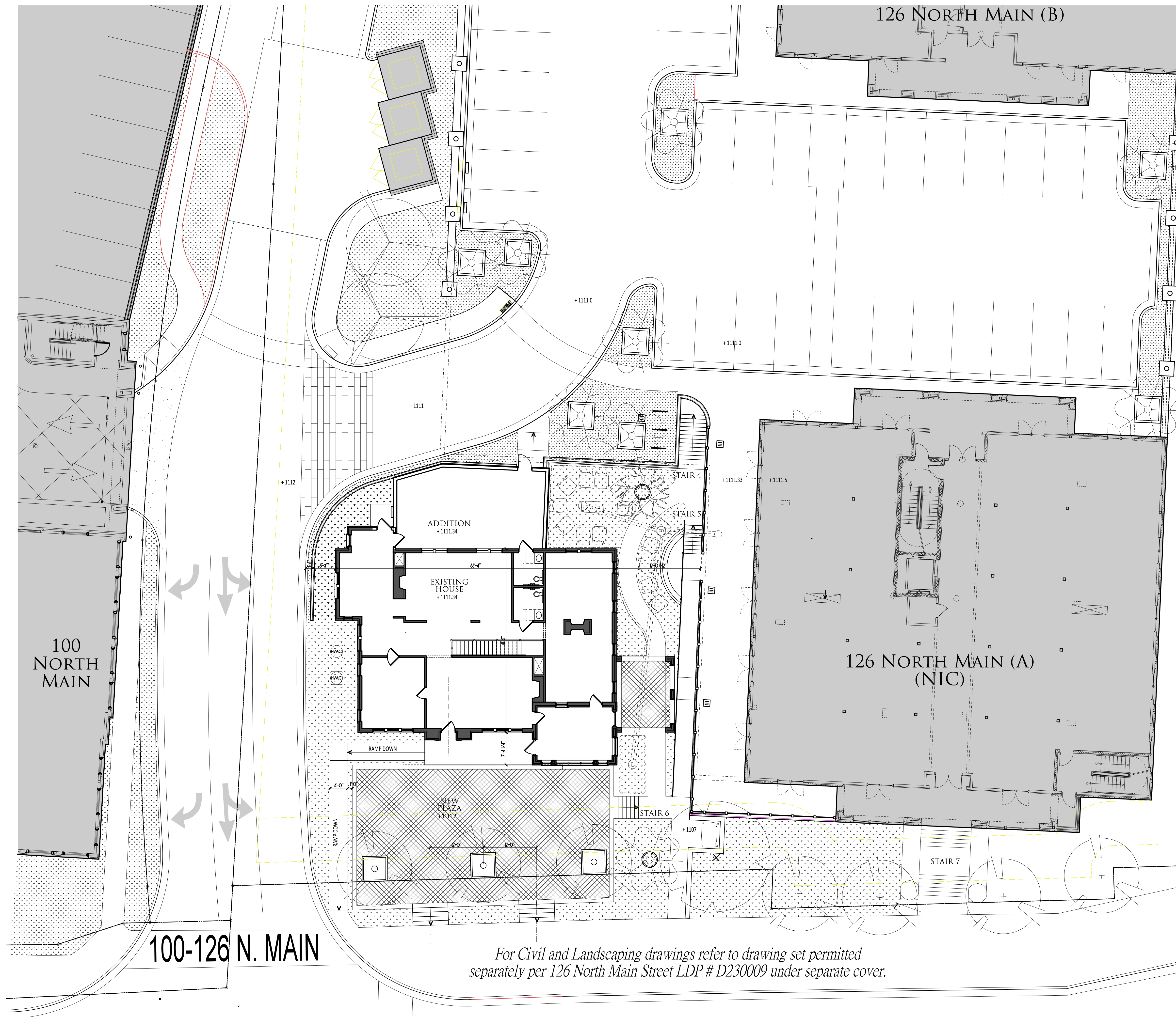
Drawn by JB/DTW

Designed by DTW

Checked by DTW

As Built Elevations & Sections
Description

Sheet Number **AB2.0**

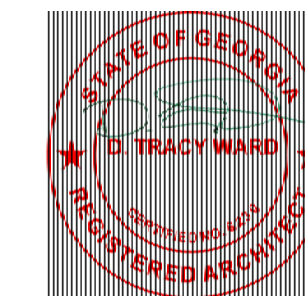


100-126 N. MAIN

For Civil and Landscaping drawings refer to drawing set permitted separately per 126 North Main Street LDP # D230009 under separate cover.

House Repurpose & Renovation

116 North Main Street
Alpharetta, GA



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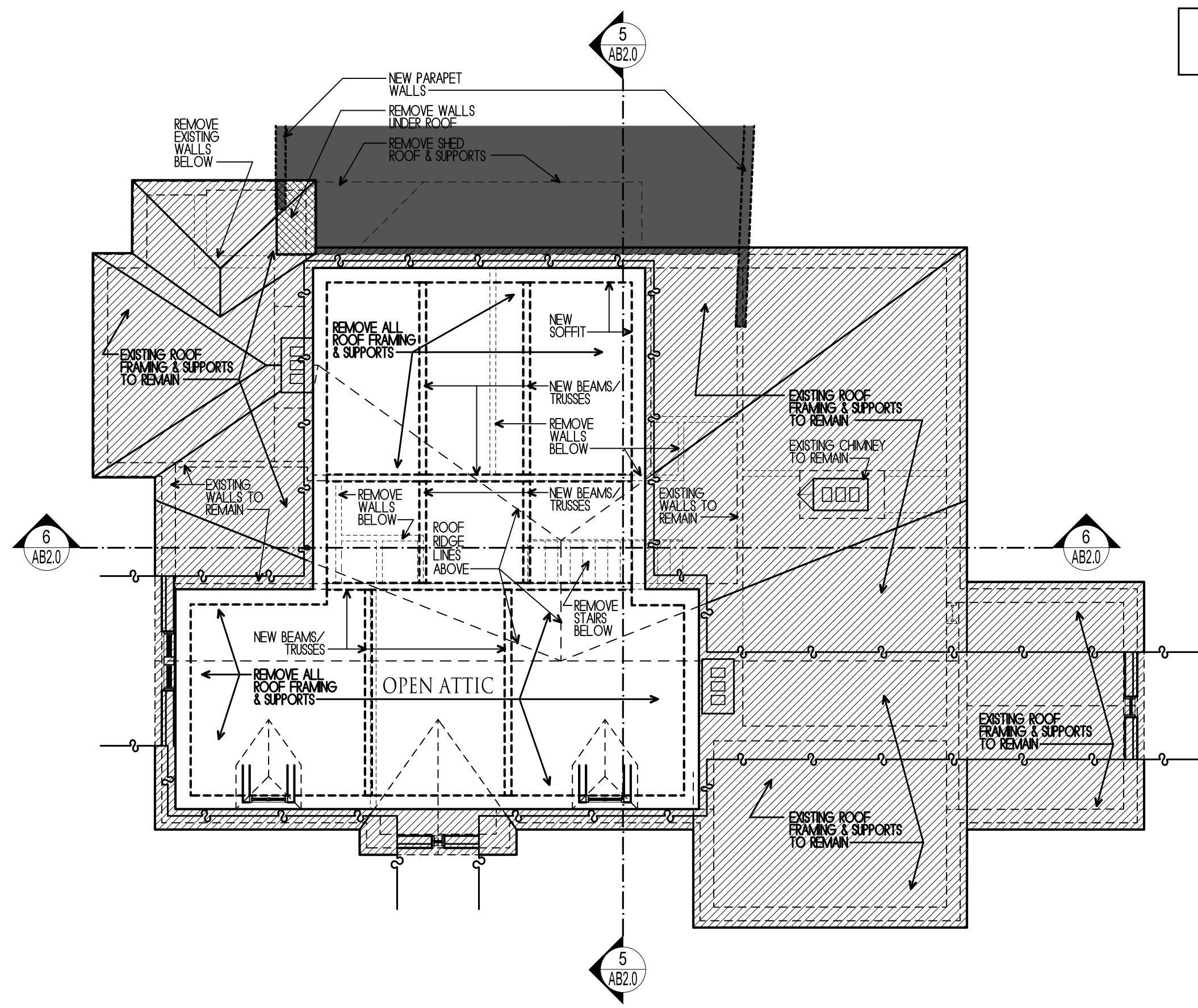
Designed by DTW

Checked by DTW

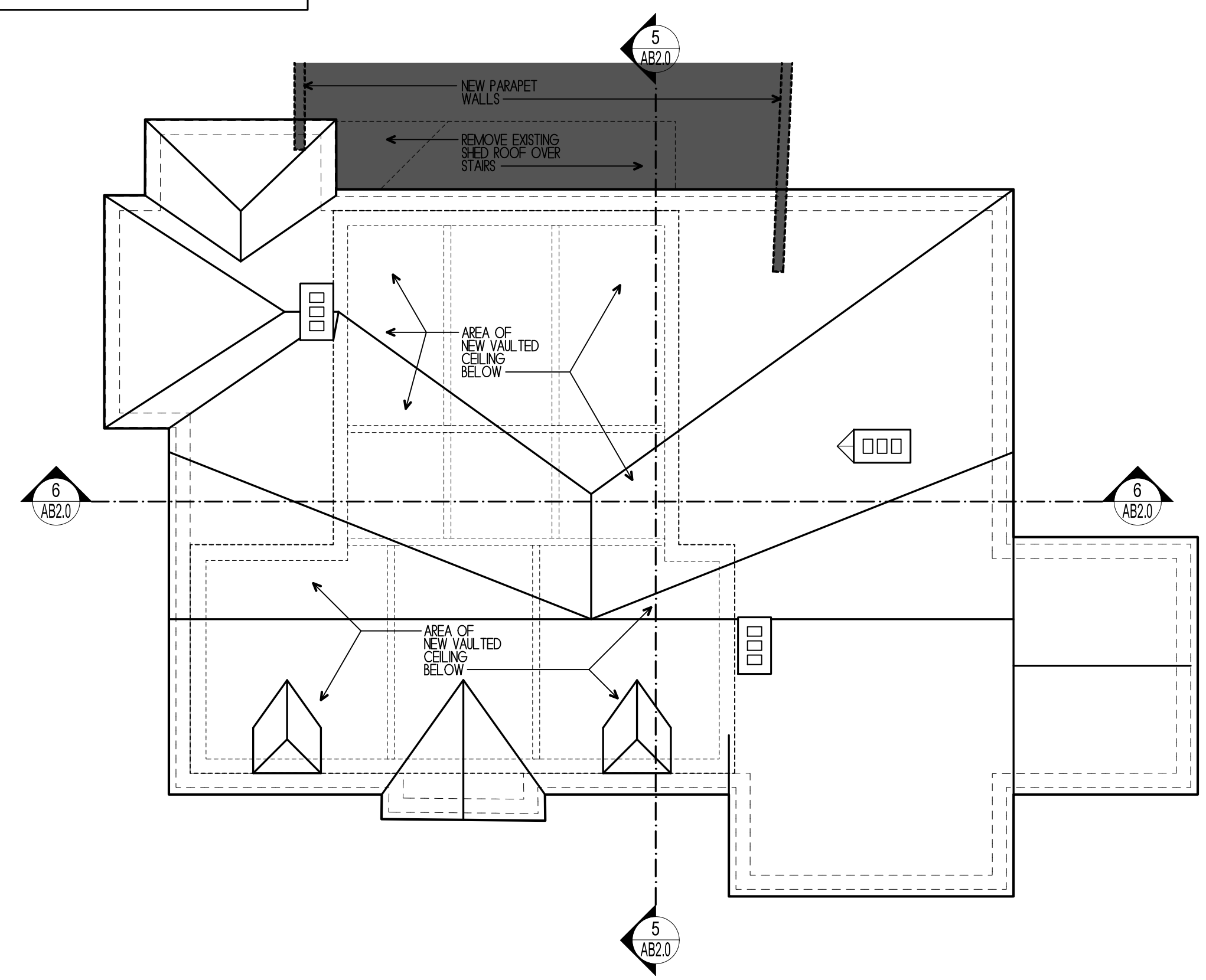
Description **Architectural Site Plan**

Sheet Number **AS1.0**

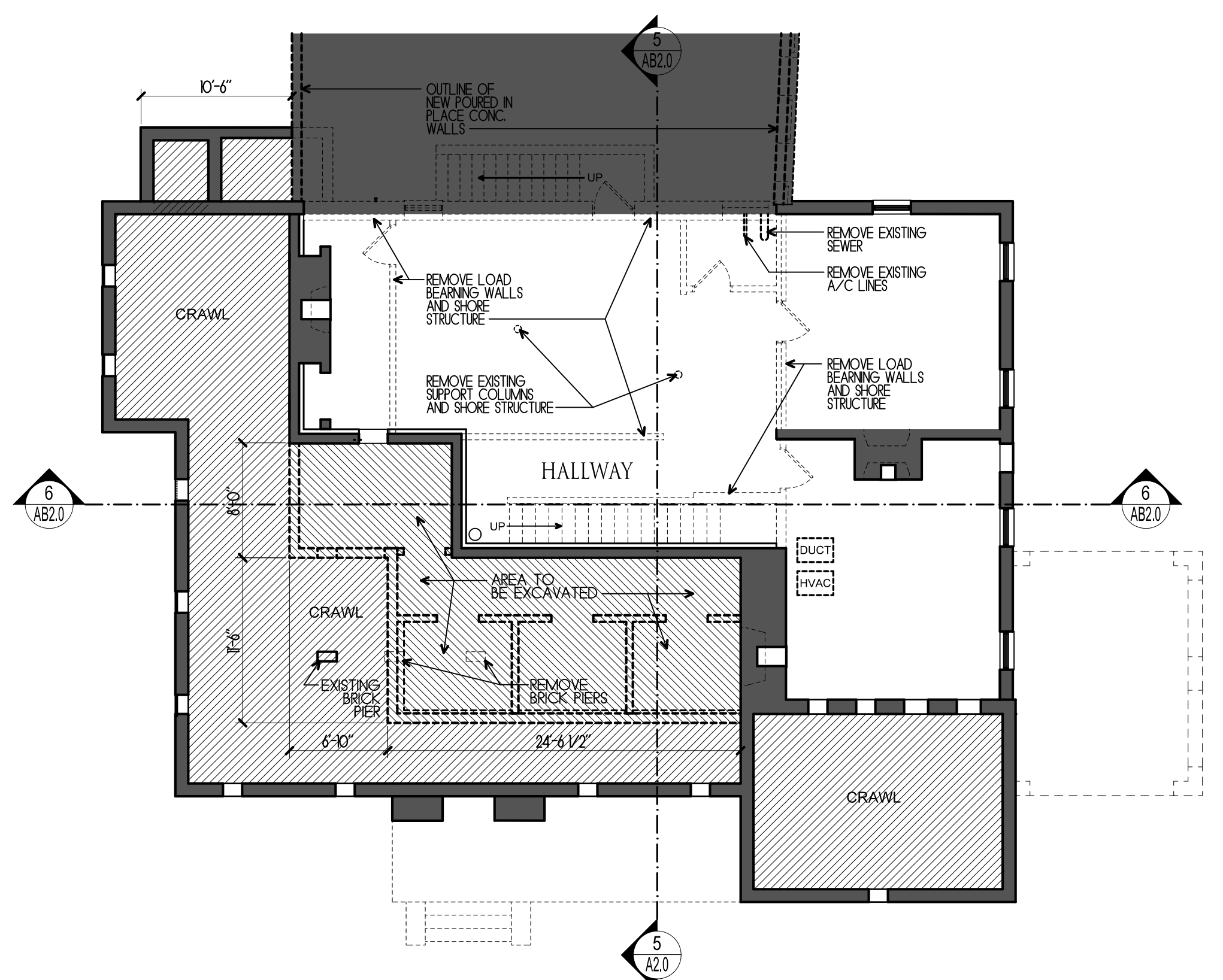
FIELD VERIFY ALL DIMENSIONS



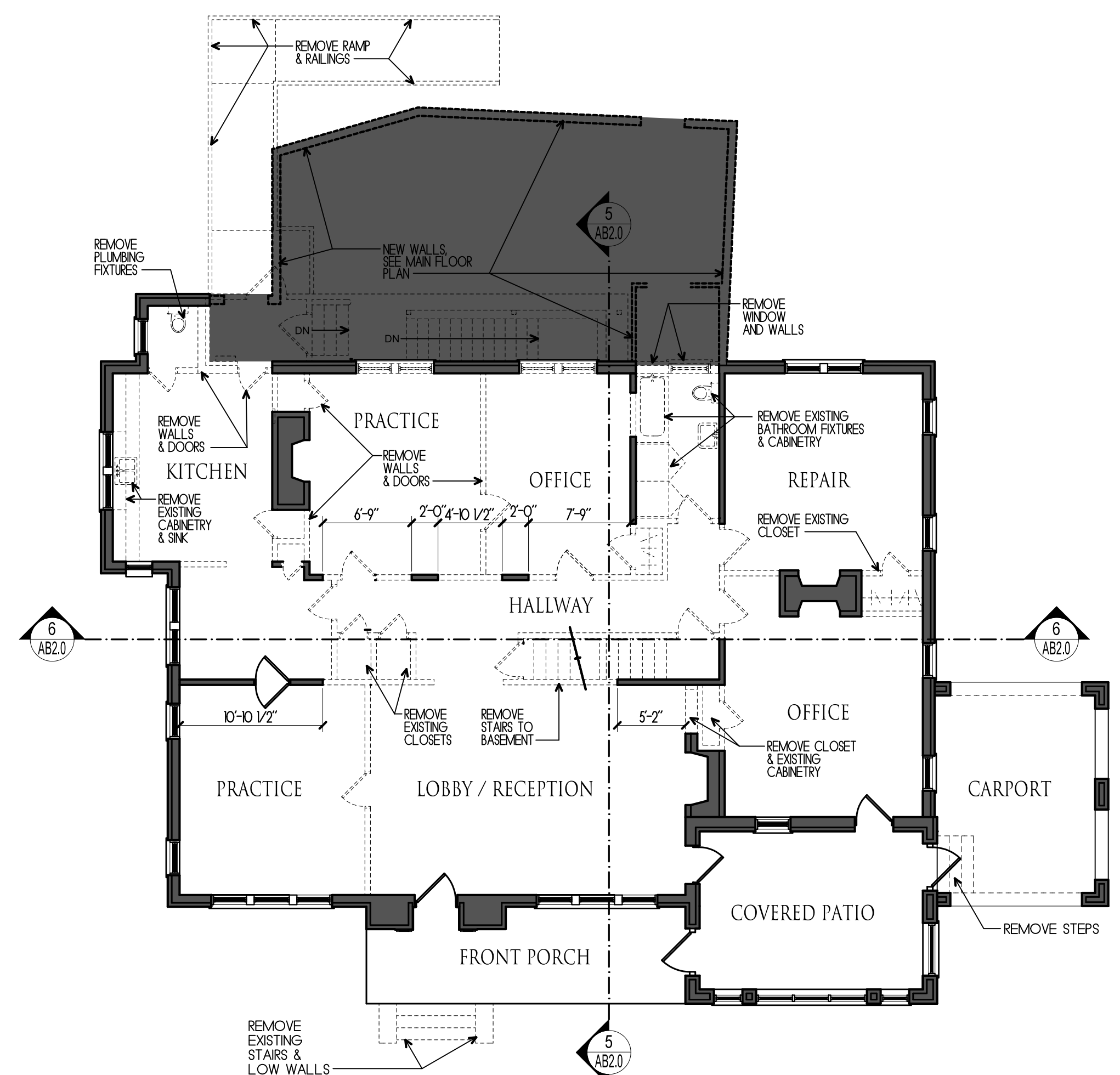
3 ATTIC PLAN
1/8" = 1'-0"



4 ROOF PLAN
1/8" = 1'-0"



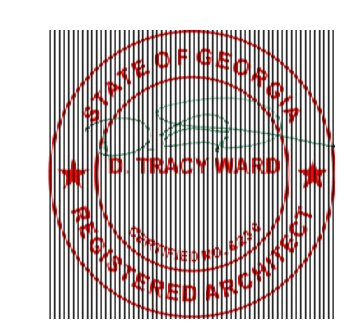
0 BASEMENT LEVEL FLOOR PLAN
1/8" = 1'-0"



1 MAIN LEVEL FLOOR PLAN
1/8" = 1'-0"

House Repurpose & Renovation

116 North Main Street
Alpharetta, GA



GENERAL NOTES:
1- This architect and/or architectural firm is not contracted to provide Construction Administration services for this project (unless otherwise noted).
2- This architect and/or architectural firm is not contracted to provide waterproofing details & specifications for this project (unless otherwise noted).

ARCHITECT
D. TRACY WARD
EST. 1992

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Design Professional D. Tracy Ward, GA #8230

Issue Date 02/29/2024

Date	Description
03/15/2023	Owner Review Progress
03/31/2023	Pricing
12/20/2023	Design Review/Pricing
01/15/2024	Preliminary Review
02/29/2024	Shell Demo/Reno/Addition

Project Name 116 North Main Street

Project Number 19030

Drawn by JB/DTW

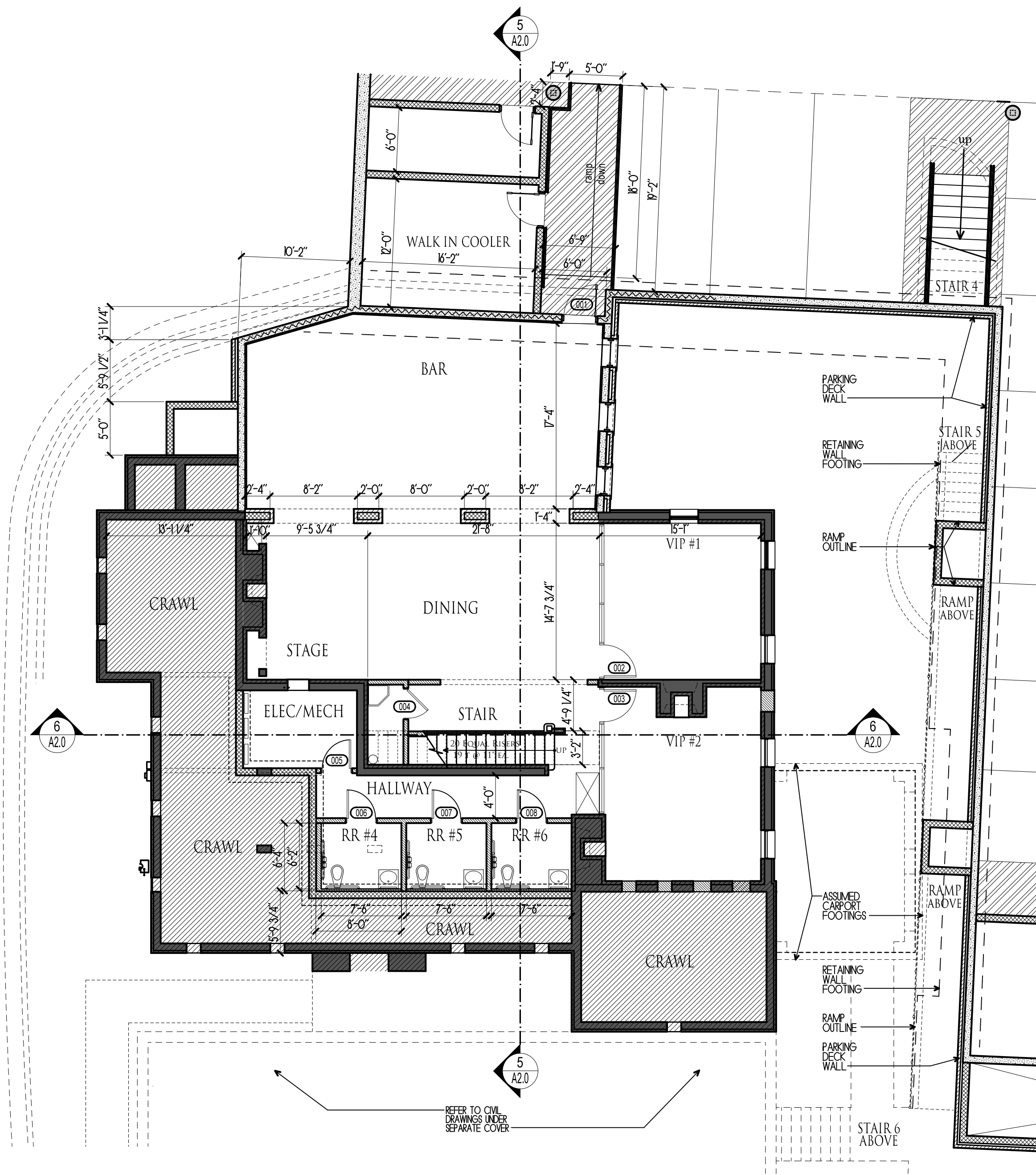
Designed by DTW

Checked by DTW

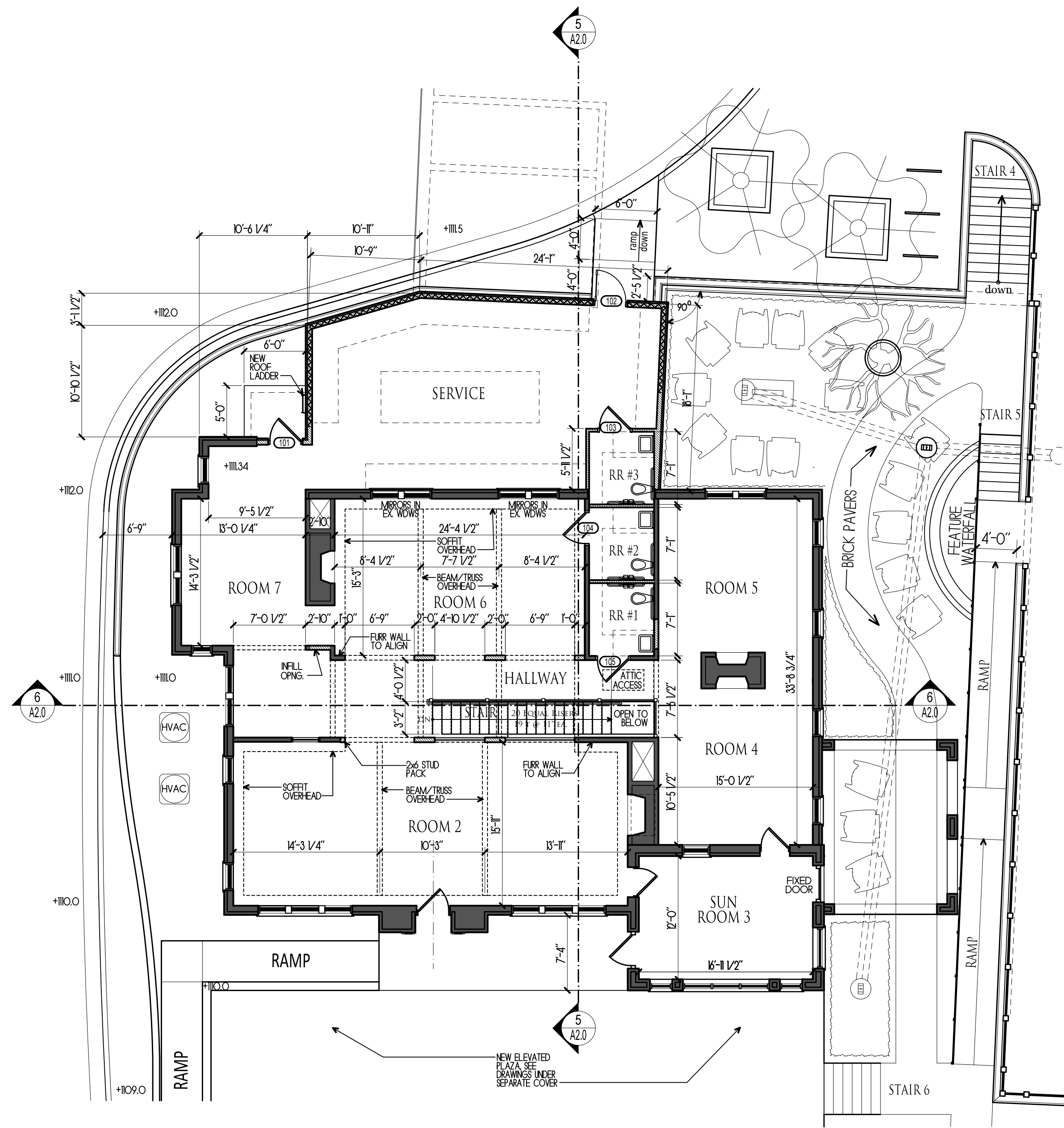
Description Demolition Floor Plans

Sheet Number A1.0

FIELD VERIFY ALL DIMENSIONS



0 BASEMENT LEVEL FLOOR PLAN
1/8" = 1'-0"



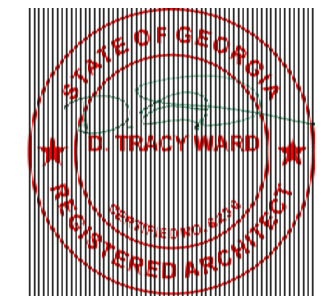
1 MAIN LEVEL FLOOR PLAN
1/8" = 1'-0"

WALL LEGEND

SYMBOL	RATED WALLS AS SHOWN
[Symbol]	2 HOUR WALL - UL 1419 6" MITL. STUDS - SEE AO.3
[Symbol]	CMU WALL SEE SHEET AO.3
[Symbol]	CMU WALL SEE SHEET AO.3
[Symbol]	2 HOUR CONC. WALL SEE SHEET AO.3
[Symbol]	SEE RATINGS LEGEND SHEET AO.2

House Repurpose & Renovation

116 North Main Street
Alpharetta, GA



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ARCHITECT
D. TRACY WARD
 EST. 1932

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 Architects & Planners

Design Professional D. Tracy Ward, GA #8230

Issue Date 02/29/2024

Date	Description
03/15/2023	Owner Review Progress
03/31/2023	Pricing
12/20/2023	Design Review/Pricing
01/15/2024	Preliminary Review
02/29/2024	Shell Demo/Reno/Addition

Project Name 116 North Main Street

Project Number 19030

Drawn by JB/DTW

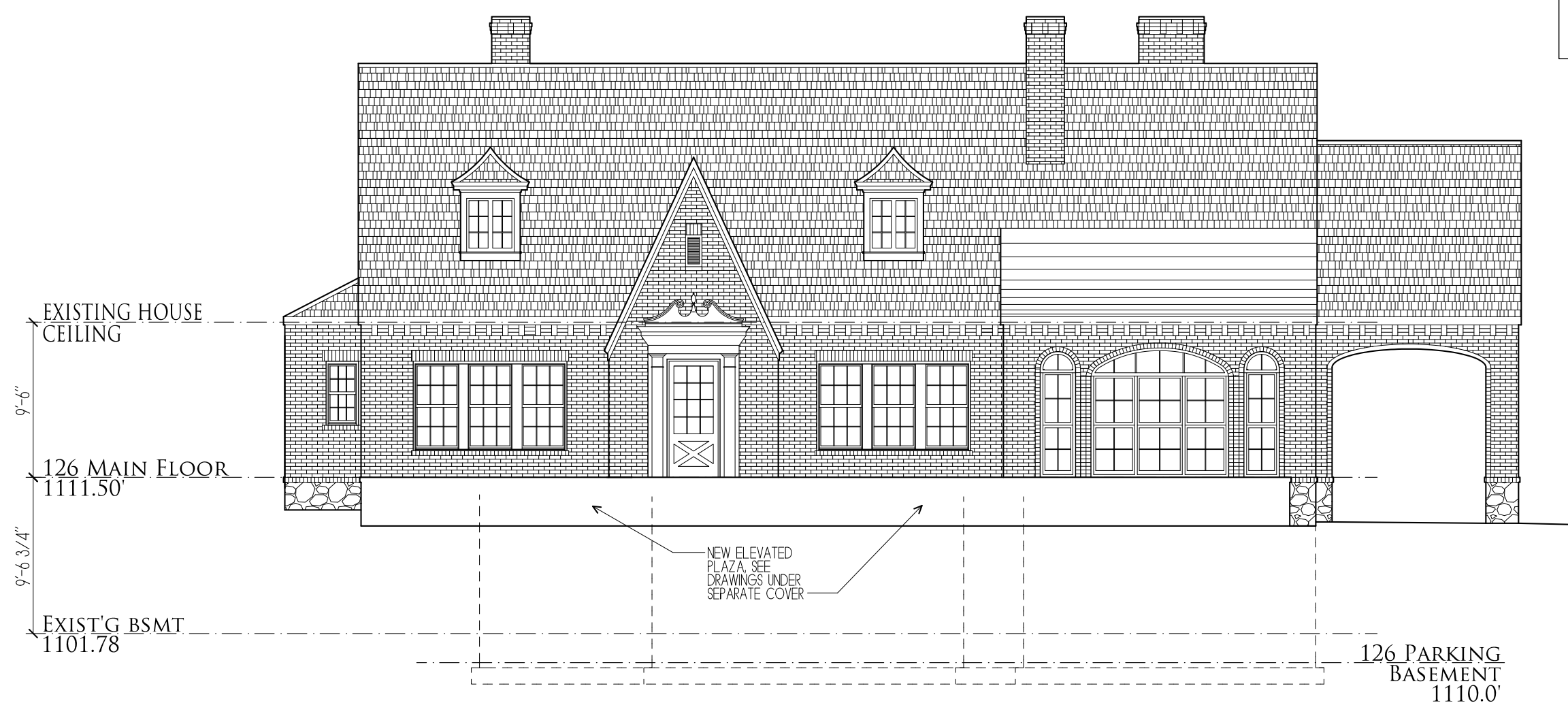
Designed by DTW

Checked by DTW

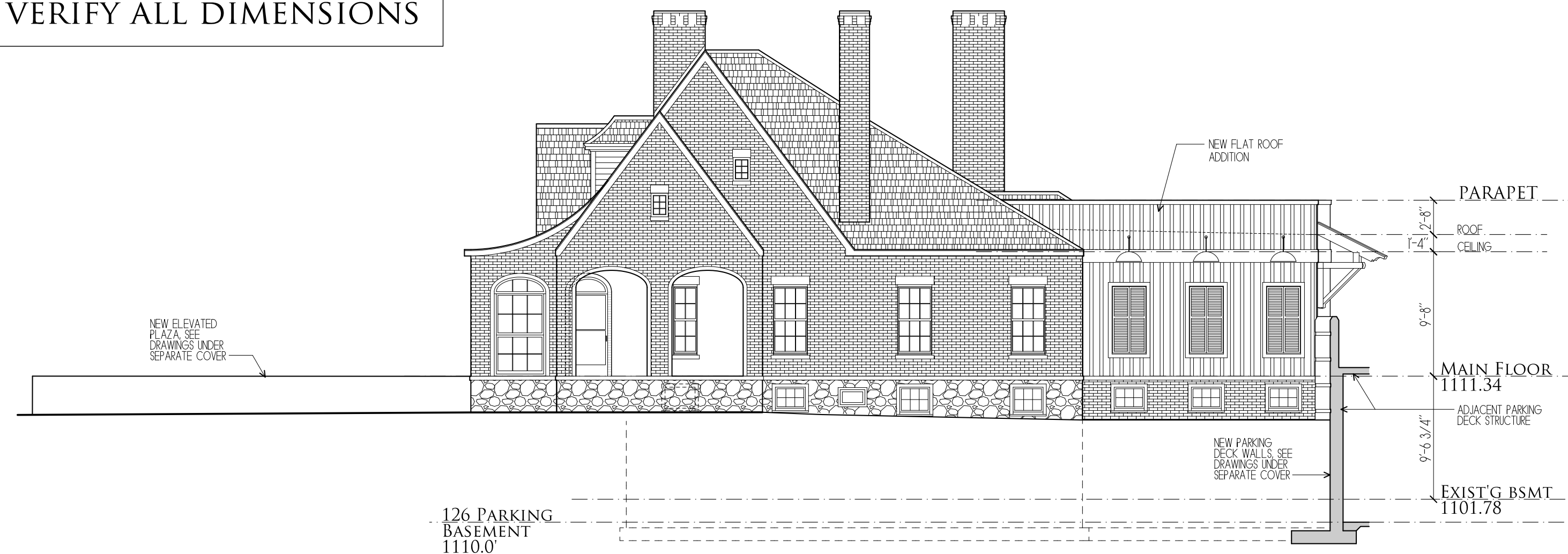
Description **New Floor Plans**

Sheet Number **A1.1**

FIELD VERIFY ALL DIMENSIONS



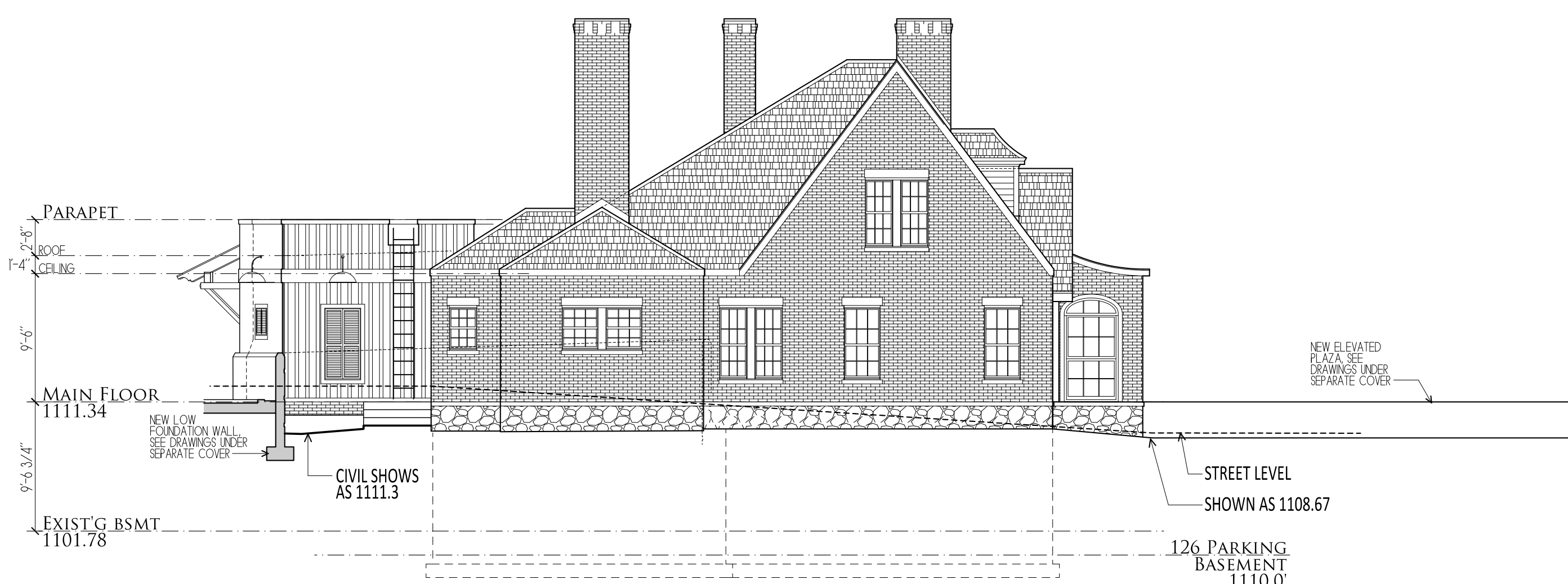
1 EAST ELEVATION
1/8" = 1'-0"



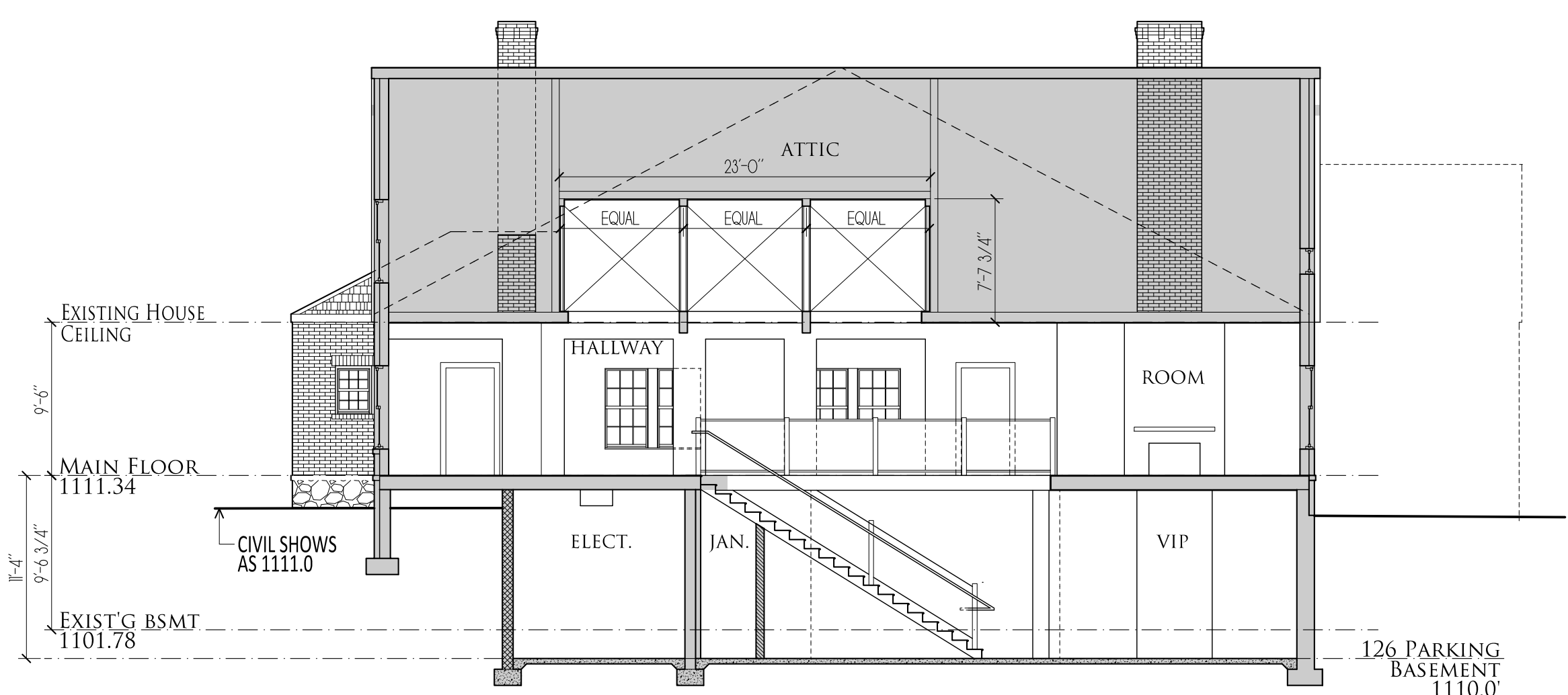
2 NORTH ELEVATION
1/8" = 1'-0"



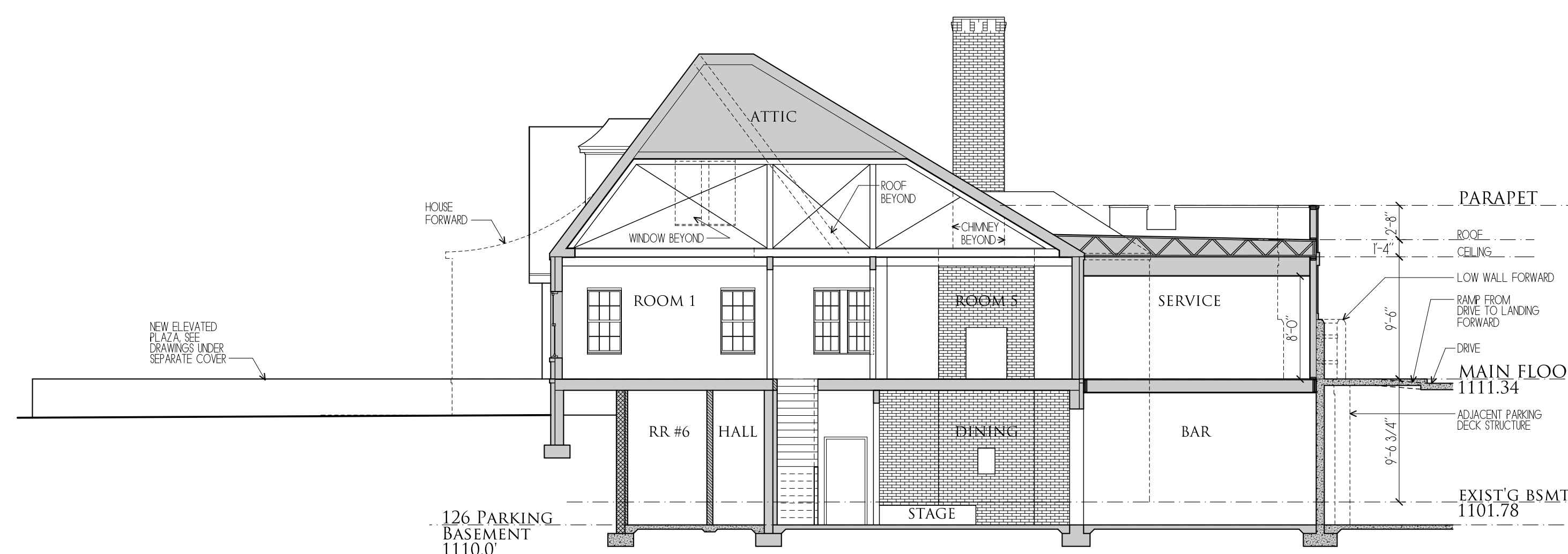
3 WEST ELEVATION
1/8" = 1'-0"



4 SOUTH ELEVATION
1/8" = 1'-0"



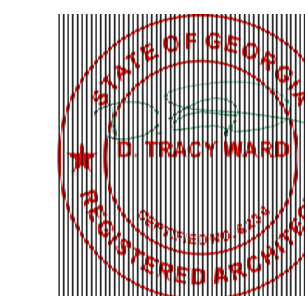
5 LONGITUDINAL SECTION
1/8" = 1'-0"



6 CROSS SECTION
1/8" = 1'-0"

House Repurpose & Renovation

116 North Main Street
Alpharetta, GA



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ARCHITECT
D. TRACY WARD
EST. 1993

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Architects & Planners

Design Professional D. Tracy Ward, GA #8230

Issue Date 02/29/2024

Date	Description
03/15/2023	Owner Review Progress
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02/29/2024	Shell Demo/Reno/Addition

Project Name 116 North Main Street

Project Number 19030

Drawn by JB/DTW

Designed by DTW

Checked by DTW

Description
New Elevations & Sections

Sheet Number A2.0

CERTIFICATE OF AUTHORIZATION NUMBER: LSF 001057

PREPARED BY
DES DAVIS
ENGINEERING & SURVEYING
133 PROMINENCE COURT
SUITE 210
DAWSONVILLE, GA 30534
PHONE: (706) 265-1234
DAVISENGINEERS.COM



~SURVEY NOTES~
FIELD MEASUREMENTS WERE TAKEN WITH A LEICA MS1 ROBOTIC INSTRUMENT.
FIELD DATA FOUND TO HAVE A CLOSURE PRECISION OF 1 FOOT IN 39,915 FEET, AND AN ANGULAR ERROR OF 10 SECOND PER ANGLE.
FIELD DATA ADJUSTED USING THE LEAST SQUARES METHOD.
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO HAVE A PRECISION OF 1 FOOT IN 129,496 FEET.
THIS PLAT DOES NOT CONSTITUTE AND SHALL NOT BE CONSTRUED AS A TITLE SEARCH OR REPORT, AND THUS MAY BE SUBJECT TO ANY EASEMENTS, RIGHT OF WAY OR RESTRICTIONS ONE MAY FIND.
THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED ON THIS PLAT.
THIS DOES NOT EXTEND TO ANY UNNAMED THIRD PARTY WITHOUT AN EXPRESSED RESTATEMENT BY THE SURVEYOR.
TYPE OF SURVEY: RETRACEMENT
SOURCE OF TITLE DESCRIPTION FOR PROPERTY SHOWN HEREON: DB 50753, PG 662; DB 60706, PG 129; DB 60706, PG 126
PROPERTY OWNERS AS OF SURVEY DATE: JAMES M. ROBERTS, ET AL ROY C. ROBERTS
PARCEL NUMBER: 22482212520773, 22482212520781 & 22482212520575

FLOOD NOTE:
BASED ON AN INTERPRETATION OF FLOOD INSURANCE RATE MAP NO. 13121C0058F, EFFECTIVE DATE 9/18/2013, THIS SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PRONE AREA. IF THE ACCURATE LOCATION AND/OR ELEVATION OF THE FLOOD HAZARD IS REQUIRED A DETAILED STUDY MAY BE NECESSARY.

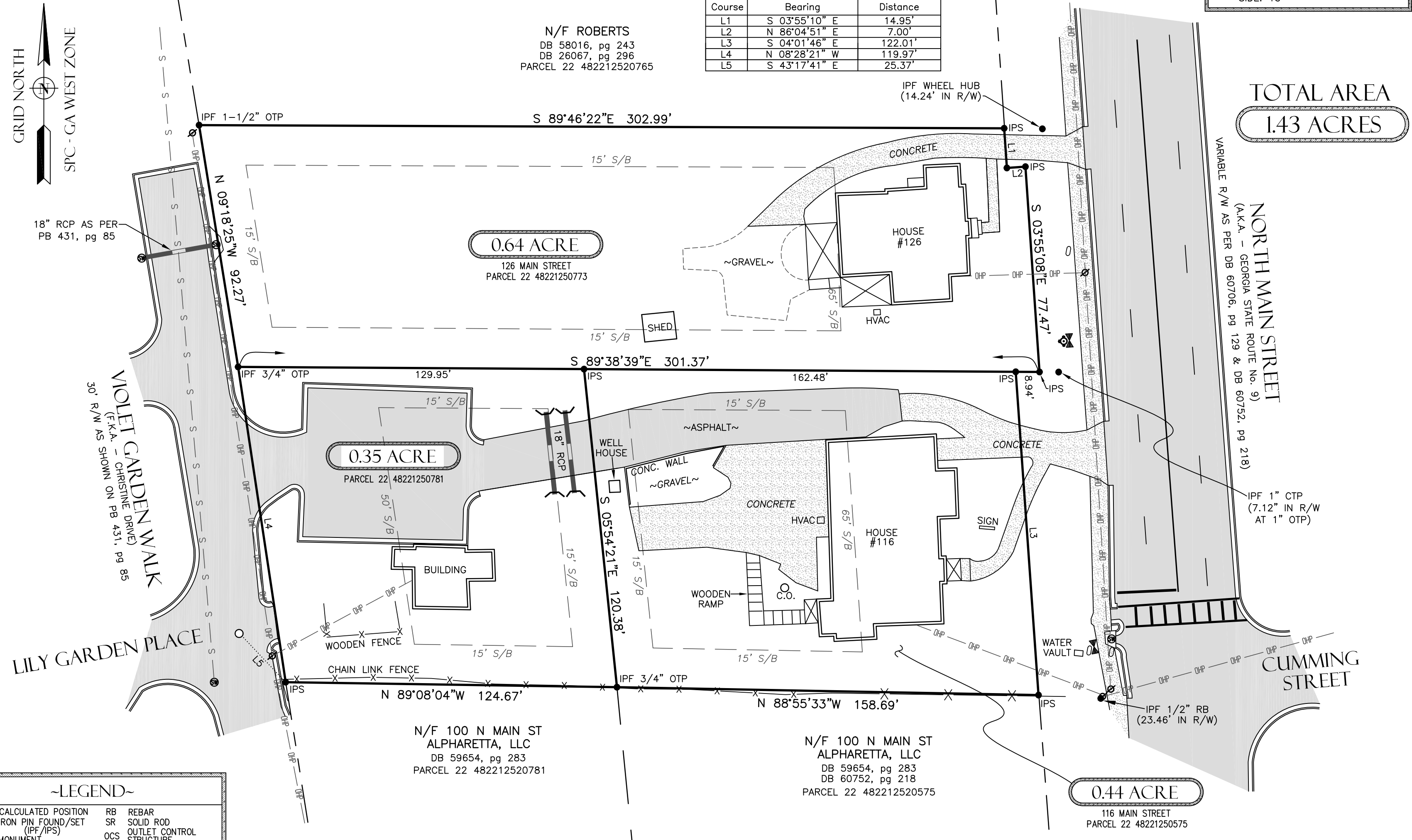
~ZONING INFORMATION~
COUNTY: FULTON/CITY OF ALPHARETTA
ZONE: C-1
SETBACK REQUIREMENTS:
FRONT: 50' (FROM R/W OF LOCAL STREET) OR 65' (FROM R/W OF OTHER STREET)
REAR: 15'
SIDE: 15'

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

Course	Bearing	Distance
L1	S 03°55'10" E	14.95'
L2	N 86°04'51" E	7.00'
L3	S 04°01'46" E	122.01'
L4	N 08°28'21" W	119.97'
L5	S 43°17'41" E	25.37'

N/F ROBERTS
DB 58016, pg 243
DB 26067, pg 296
PARCEL 22 482212520765

TOTAL AREA
1.43 ACRES



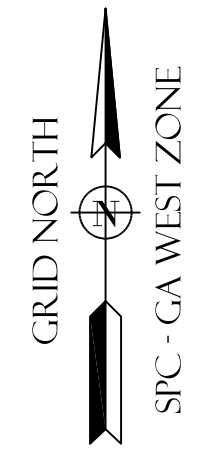
0.64 ACRE
126 MAIN STREET
PARCEL 22 48221250773

0.35 ACRE
PARCEL 22 48221250781

0.44 ACRE
116 MAIN STREET
PARCEL 22 48221250575

N/F 100 N MAIN ST
ALPHARETTA, LLC
DB 59654, pg 283
PARCEL 22 482212520781

N/F 100 N MAIN ST
ALPHARETTA, LLC
DB 59654, pg 283
DB 60752, pg 218
PARCEL 22 482212520575



18" RCP AS PER
PB 431, pg 85

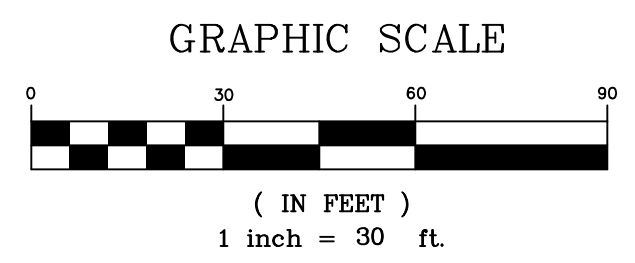
VIOLET GARDEN WALK
(F.K.A. - CHRISTINE DRIVE)
30' R/W AS SHOWN ON PB 431, pg 85

NORTH MAIN STREET
(A.K.A. - GEORGIA STATE ROUTE No. 9)
VARIABLE R/W AS PER DB 60706, pg 129 & DB 60752, pg 218

SURVEY FOR:
FOLIA GROUP
LAND LOT 1252
2nd DISTRICT, 1st SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA

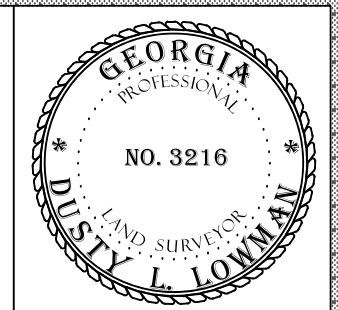
~LEGEND~

○	CALCULATED POSITION	RB	REBAR
●	IRON PIN FOUND/SET (IPF/IPS)	SR	SOLID ROD
⊗	MONUMENT	OCS	OUTLET CONTROL STRUCTURE
C/L	CENTERLINE	CPP	CORRUGATED PLASTIC PIPE
CTP	CRIMPED TOP PIPE	GI	GRATE INLET
DB	DEED BOOK	DI	DROP INLET
N/F	NOW OR FORMERLY	SI	SANITARY SEWER
OTP	OPEN TOP PIPE	⊗	MANHOLE (SSMH)
PB	PLAT BOOK	⊗	LIGHTPOLE
PG	PAGE	⊗	CLEANOUT
P/L	PROPERTY LINE		
⊗	TELEPHONE PED. (T.P.)	(ALL IPS ARE 1/2" RB "CAPPED" UNLESS OTHERWISE LABELED)	
⊗	FIRE HYDRANT (FH)	---	ADJOINER
⊗	WATER METER (WM)	---	LAND LOT LINE (L.L.L.)
⊗	WATER VALVE (WV)	---	RIGHT OF WAY (R/W)
⊗	POWER BOX (PBX)	---	FENCE
⊗	POWER POLE (PP)	---	OVERHEAD POWER



AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

~SURVEYOR CERTIFICATION~
DUSTY L. LOWMAN PLS# 3216



REVISIONS BY: -
REVISION DATE: -
DRAWN BY: DS
PLAT DATE: 12/13/2021
FIELD CREW: AM
FIELD DATE: 12/8/2021

SHEET NO.
1 OF 1
PROJECT NO.
21-513

116 North Main Street
(only)
Legal Description

All that tract or parcel of land lying and being in Land Lot 1252, 2nd District, 2nd Section, Fulton County, Georgia, and being more particularly described as follows:

Beginning at a point on the West side of N. Main Street, also known as State Highway #9, Three Hundred and Seventeen (317) feet North from the intersection of the North side of Church Street with the West side of N. Main Street, prior to widening to the Point of Beginning: thence departing the Right of Way of Highway 9 North 88 degrees 55 minutes 33 seconds West a distance of 158.69' to a point; thence North 5 degrees 54 minutes 21 seconds West a distance of 120.38' to a point; thence South 89 degrees 38 minutes 39 seconds East a distance of 162.48' to a point;

thence South 4 degrees 1 minute 46 seconds East a distance of 122.01' to a point, said point being the Point of Beginning.

Said tract contains 0.44 acres (19,166 square feet) more or less.