

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: _____

PH #: _____

Property Taxes & Code Violations Verified

Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT

2 PARK PLAZA

ALPHARETTA, GA 30009

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

Contact Information:

Contact Name: Daniel Connor Telephone: 404.419.9418

Address: 1819 Peachtree Road Suite: Suite 575

City: Atlanta State: GA Zip: 30309 Fax: _____

Mobile Tel: _____ Email: Dan@kimking.com

Subject Property Information:

Address: 32, 38 & 44 Old Canton Street Current Zoning: C-2

District: 1 Section: 2 Land Lot: 1269 Parcel ID: 22-482312690062

Proposed Zoning: DT-R Current Use: Vacant

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 checked="" 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?

Ground up new condominium building with ground floor retail.

Applicant's Request (Please itemize the proposal):

Rezoning of subject property from C-2 to DT-C

DT-C SECTION 3.5.5 - TO INCREASE THE MAXIMUM HEIGHT OF THE BUILDING FROM 60' TO 66'

DT-C SECTION 3.5.5 - INCREASE THE BUILDING FOOTPRINT SQUARE FOOTAGE FROM 20,000 SF TO 27,444 SF

4 SPACES TO BE PAID FOR USING THE PARKING-IN-LIEU FUND.

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

Development of a 36-unit residential building over retail and amenity space.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Alpharetta Town Commons II, LLC Telephone: 404.419.9418
Address: 1819 Peachtree Street Suite: Suite 575
City Atlanta State: GA Zip: 30319

Authorization:

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

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

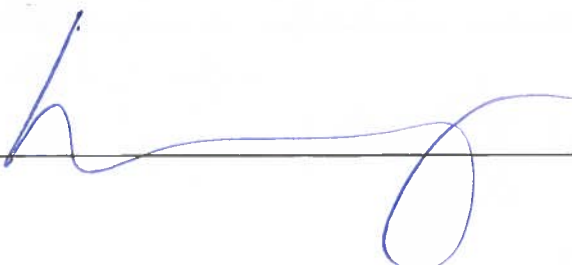
- | | |
|---|--|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Special Use |
| <input checked="" type="checkbox"/> Rezoning | <input type="checkbox"/> Conditional Use |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Master Plan |
| <input type="checkbox"/> Land Use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

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: Daniel Connor Telephone: 678.910.3713
Address: _____ Suite: _____
City Atlanta State: GA Zip: 30309

So Sworn and Attested:

Owner Signature:  Date: 11/2/24

Notary: _____
Notary Signature:  Date: 11/2/24

DISCLOSURE FORM

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

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

Name of Applicant or Opponent: Daniel Connor

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: N/A

Description of Contribution: N/A Value: N/A

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: _____

1/2/24

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

The architecture and proposed use are compatible with all surrounding properties. This will be a high end condo/retail project that will fill out the vacant block next to the Hamilton Hotel.

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

With this attractive building at a high price point, the development will increase surrounding property values and not diminish any uses.

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

~~_____~~.

No. In order to overcome the current cost of construction and capital the site needs to be rezoned.

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

With ³⁶~~26~~ units and several thousand square feet of retail, the population and traffic increases will be marginal.

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

Utility usage would increase modestly in the community and there should not be a major impact on schools as we don't anticipate many families moving into the new building.

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

This has been vetted by our architect and he feels it fits well into these plans and maps.

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

~~_____~~ The sites irregular shape and very high ground water table make it very challenging to develop. Underground parking is nearly twice the cost of similarly sized parcels, and we cannot go any lower into the ground table without adversely affecting neighboring properties.

We have met the parking requirements for the residential (1/bedroom) and commercial (1/500SF) spaces, we are just seeking relief from 22 visitor spaces down to 18. It is our belief that 18 spaces will be more than sufficient to accommodate the 36 residential units.

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

BOARD OF ZONING APPEALS REVIEW CRITERIA

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

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

The irregular shape and topography of the site make it very challenging to develop. The use of various materials and articulation of facades is intended to make the building look like several smaller buildings. The topography and very shallow water table impact our ability to hold the building at the 60' height on all sides.

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

Yes - The shallow water table makes parking a project very challenging. Without the increased footplate and slightly relief on building height, the project would not be feasible.

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

Yes - The triangular shape and the shallow water table are peculiar to the subject property.

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

No. Our belief is that the relief will allow us to construct a building that will be an excellent addition to Alpharetta's Downtown.

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: _____

Contact Name: Daniel Connor Telephone: 678.910.3713

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

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

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

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

Please describe the method(s) by which these individuals will have the opportunity to respond or contact the applicant with questions or concerns about the proposal.

TO WHOM IT MAY CONCERN
32 CANTON ST
ALPHARETTA GA 30009

TO WHOM IT MAY CONCERN
38 CANTON ST
ALPHARETTA GA 30009

TO WHOM IT MAY CONCERN
44 CANTON ST
ALPHARETTA GA 30009

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

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

HASKINS RICHARD A & AMY S
10945 STATE BRIDGE RD STE 401 336
ALPHARETTA GA 30022

LATONA CHARLES & MC NULTY ROBERT
DENNIS
110 ROSE GARDEN LANE
ALPHARETTA GA 30009

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

ALPHARETTA LOFTS RETAIL LLC
11785 NORTHFALL LANE STE 510
ALPHARETTA GA 30009

ALPHARETTA LOFTS RETAIL LLC
11785 NORTHFALL LN STE 510
ALPHARETTA GA 30009

KUELBS JAMES & JUDITH
119 LILY GARDEN PL
ALPHARETTA GA 30009

DUGGINS TYLER LEIGH
120 ROSE GARDEN LANE
ALPHARETTA GA 30009

LAMONTE DAVID & REGINA
121 LILY GARDEN PL
ALPHARETTA GA 30009

RICK DOUGLAS ALAN & CHRISTINE S
130 ROSE GARDEN LN
ALPHARETTA GA 30009

MARUS KENNETH & MARUS ANDREA
135 ROSE GARDEN LANE
ALPHARETTA GA 30009

HAPPE JAMES H & HAPPE KERRY F
140 ROSE GARDEN LANE
ALPHARETTA GA 30009

61 OLD CANTON LLC
14195 HOPEWELL RD
ALPHARETTA GA 30004

RAM DEVELOPMENT PARTNERS LLC
14195 HOPEWELL RD
ALPHARETTA GA 30004

ROUZER KYLE DAVID & ROUZER KAY L
155 ROSE GARDEN LANE
ALPHARETTA GA 30009

DEMAND & ESCROW LLC
1630 RANDALL MILL PL
ATLANTA GA 30327

GOLDSHOLL CHRISTOPHER & MARIA
165 ROSE GARDEN LANE
ALPHARETTA GA 30009

CITY OF ALPHARETTA
2 PARK PLZ
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

ROBERTSON NEIL A II & JAYNA N
210 ROSE GARDEN LANE
ALPHARETTA GA 30009

BITTING SEAN CHRISTOPHER & RENEE
SPALDING
220 ROSE GARDEN LN
ALPHARETTA GA 30009

NATURES VERANDA LLC
225 OAKMERE DR
ALPHARETTA GA 30009

OWENS LAURIE B
230 ROSE GARDEN LANE
ALPHARETTA GA 30009

BEANIES PROP LLC
231 VAUGHAN DR
ALPHARETTA GA 30009

TWENTY NORTH MAIN LLC
233 CANTON ST
ALPHARETTA GA 30004

LANIER PATRICE MARIE & GARY ALLEN
240 ROSE GARDEN LANE
ALPHARETTA GA 30009

LUNSFORD SARA H
245 CHINABERRY DR
ROSWELL GA 30076

OUTLAND GEORGE & SHOBHA
250 ROSE GARDEN LANE
ALPHARETTA GA 30009

MF COTTON HOUSE DEVELOPMENT LLC
26 MILTON AVE
ALPHARETTA GA 30009

HARRISON DAVID & SIMONE M
260 ROSE GARDEN LANE
ALPHARETTA GA 30009

GCKR REALTY LLC
2627 VINTAGE DR
ALPHARETTA GA 30009

ALPHARETTA TOWN COMMONS II LLC
2660 PEACHTREE RD UNIT 32G
ATLANTA GA 30305

MOORE JAMES CALHOUN & TRACY LYNNE
27 W SHADOW CREEK VILLAS LOOP
SPRING TX 77389

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

DONOHO LANNY
31 CHURCH ST
ALPHARETTA GA 30009

MARIE DAWN
315 ROSE GARDEN LANE
ALPHARETTA GA 30009

MROZIK WALTER R & MROZIK JANET L
320 ROSE GARDEN LANE
ALPHARETTA GA 30009

SWOPE DARRELL & ELKET
325 NORTH COLEMAN RD
ROSWELL GA 30075

DELSON STORES INC
3270 COCHISE DR
ATLANTA GA 30339

28 NORTH MAIN STREET LLC
3270 COCHISE DR SE
ATLANTA GA 30339-4319

GALLEGOS ENRIGUE HERRERA
& HERRERA MARGARITA
330 ROSE GARDEN LANE
ALPHARETTA GA 30009

WILKERSON PETER & JULIETTE
340 ROSE GARDEN LANE
ALPHARETTA GA 30004

HYPERCHATTER LLC
35 OLD CANTON ST
ALPHARETTA GA 30009

CUSICK RICHARD & LAURA M
350 ROSE GARDEN LANE
ALPHARETTA GA 30009

WASHBOURNE JAMES F & LUCINDA
360 ROSE GARDEN LANE
ALPHARETTA GA 30009

TROTTER HOLDINGS INC
37 CHURCH ST
ALPHARETTA GA 30004

PAYNE JOHN MARTIN
370 ROSE GARDEN LANE
ALPHARETTA GA 30009

TURPEN DAVID REED &
HUSSMANN EDNA MILLER
380 ROSE GARDEN LANE
ALPHARETTA GA 30009

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

ANTHONY WILLIAM PARKER FAMILY
PROTECTION TRUST THE
4465 S JONES BLVD
LAS VEGAS NV 89103

9 S MAIN STREET LLC
5 S MAIN ST
ALPHARETTA GA 30009

ZAGORIA FAMILY TRUST THE
50 CANTON ST # 202
ALPHARETTA GA 30009

RADOV STEPHANIE
50 CANTON ST # 203
ALPHARETTA GA 30009

MUELLER HERBERT M & CATHY J
50 CANTON ST 201
ALPHARETTA GA 30009

SHUSTER MICHAEL H & HELAINE G
50 CANTON ST UNIT 204
ALPHARETTA GA 30009

COHEN FAMILY LIVING TRUST THE
50 CANTON ST UNIT 205
ALPHARETTA GA 30009

VILLOUTREIX EILEEN
50 CANTON ST UNIT 208
ALPHARETTA GA 30005

PAGANO RAY & CYNTHIA
50 CANTON ST UNIT 301
ALPHARETTA GA 30009

NEIBERT JOSEPH KYLE & KAREN DENISE
50 CANTON ST UNIT 302
ALPHARETTA GA 30009

FENNELL ROBERT P & PATRICIA
50 CANTON ST UNIT 303
ALPHARETTA GA 30009

CURRY EDDIE W & DEBRA V
50 CANTON ST UNIT 305
ALPHARETTA GA 30009

HAI SLIP WALLACE G & HAI SLIP LINDA R
50 CANTON ST UNIT 306
ALPHARETTA GA 30009

IVIE DAVID A & SUSAN H
50 CANTON ST UNIT 307
ALPHARETTA GA 30009

NORRIS MICHAEL E & BEVERLY W
50 CANTON ST UNIT 401
ALPHARETTA GA 30009

PRATT SETH K & HANNAN REBECCA LYNN
50 CANTON ST UNIT 402
ALPHARETTA GA 30009

MARY ANN SLAVIK
REVOCABLE LIVING TRUST THE
50 CANTON ST UNIT 403
ALPHARETTA GA 30009

HAMBY MICHAEL & HAMBY MALINDA
50 CANTON ST UNIT 404
ALPHARETTA GA 30009

MOORCONES JOEPH J & DAWN L
50 CANTON ST UNIT 405
ALPHARETTA GA 30009

SCHUSTER FRANK KENNETH
& SUSAN MARIE
50 CANTON ST UNIT 406
ALPHARETTA GA 30009

BUTCHART JAMES D & HANSEN WAYNE E
50 CANTON ST UNIT 407
ALPHARETTA GA 30009

STEPHEN F BYRON & JULIE C BYRON
REVOCABLE TRUST THE
50 CANTON ST UNIT 408
ALPHARETTA GA 30009

BDS REVOCABLE TRUST THE
51 CHURCH ST
ALPHARETTA GA 30009

CLARK TRUST
5155 SOUTHLAKE DR
ALPHARETTA GA 30005

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

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

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

AVON MICHAEL V & DENISE
57 CHURCH ST
ALPHARETTA GA 30009

VALLE PEDRO L & VALLE WANDA I
58 CANTON ST
ALPHARETTA GA 30009

MARILYN LEVIN REVOCABLE TRUST THE
58 CANTON ST # 204
ALPHARETTA GA 30009

RICHEY ROGER A & RICHEY JANE M
58 CANTON ST # 207
ALPHARETTA GA 30009

LORETTA DOLORES CAUDILL REVOCABLE
TRUST OF 1992 THE
58 CANTON ST # 310
ALPHARETTA GA 30009

FRADY JAMES W & MYRA J
58 CANTON ST # 311
ALPHARETTA GA 30009

PENICK SUSAN
58 CANTON ST # 411
ALPHARETTA GA 30009

JOHNSON TONYA
58 CANTON ST # 412
ALPHARETTA GA 30009

ALPHARETTA LOFTS RETAIL LLC
58 CANTON ST STE 204
ALPHARETTA GA 30009

FRANCESCHI CARLOS A & HELGA L
58 CANTON ST UNIT 201
ALPHARETTA GA 30009

CHRISMER SCOTT EDWARD
58 CANTON ST UNIT 202
ALPHARETTA GA 30009

HARTY LINDA BEASLEY
58 CANTON ST UNIT 203
ALPHARETTA GA 30009

NORMAN GOLDBABER TRUST THE
58 CANTON ST UNIT 205
ALPHARETTA GA 30009

HOFFMAN CAROL D
58 CANTON ST UNIT 206
ALPHARETTA GA 30009-3684

KLEIN ROBERT EDWARD & GAIL KATHRYN
58 CANTON ST UNIT 208 209
ALPHARETTA GA 30009

SALERNO SANDEI E
58 CANTON ST UNIT 211
ALPHARETTA GA 30009

RITTER STEVEN R & ELIZABETH A
58 CANTON ST UNIT 301
ALPHARETTA GA 30009

CIULLA JOHN J
58 CANTON ST UNIT 302
ALPHARETTA GA 30009

LOOBY THOMAS F & KIMBERLY H
58 CANTON ST UNIT 304
ALPHARETTA GA 30009

WICKS MARY ANN
58 CANTON ST UNIT 306
ALPHARETTA GA 30009

O TOOLE WILLIAM S & KATHY S
58 CANTON ST UNIT 307
ALPHARETTA GA 30009

CAROLYN JANET PALMER
REVOCABLE TRUST
58 CANTON ST UNIT 401
ALPHARETTA GA 30009

WHYTE FRANCIS XAVIER &
WHYTE ANNE TERESA
58 CANTON ST UNIT 402
ALPHARETTA GA 30004

FRYMAN KATHLEEN A
58 CANTON ST UNIT 403
ALPHARETTA GA 30009

MARCOUX ROBERT H
58 CANTON ST UNIT 404
ALPHARETTA GA 30009

ARANGO ALBERTO & HELGA
58 CANTON ST UNIT 406
ALPHARETTA GA 30009

LINDA ARTUSIO LIVING TRUST THE
58 CANTON ST UNIT 407
ALPHARETTA GA 30009

HARBOUR KENNETH DALE & HARBOUR
ISABEL MERIE
58 CANTON ST UNIT 408
ALPHARETTA GA 30009

SEABURY BARBARA K
58 CANTON ST UNIT 409
ALPHARETTA GA 30009

DONNER SHEILA B & DONNER GARY W
58 CANTON ST UNIT 410
ALPHARETTA GA 30009

JOHANSSON WENDY E
58 S CANTON ST 305
ALPHARETTA GA 30009

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

H SMITH HOLDINGS LLC
614 W CROSSVILLE RD
ROSWELL GA 30075

WEST MAIN I LLC
6400 LILY GARDEN PL
ATLANTA GA 30339

O'DONNELL DEREK &
ROZEBOOM SHARON
665 WILLOW OAK WAY
ROSWELL GA 30076-6423

TROTTER HOLDINGS INC
690 E MAIN ST
CANTON GA 30114

MILTON CAPITAL FUND LLC
705 WINDWALK DR
ROSWELL GA 30076

ONE SOUTH MAIN LLC
710 COOPER SANDY CV
ALPHARETTA GA 30004

TEASLEY PLACE RETAIL LLC
766 BLACKFOOT TRL
SUWANEE GA 30024

JCH PROPERTIES LLC
80 MILTON AVE
ALPHARETTA GA 30009-1508

GOSSAMER HOMES INC
8400 HIGH TARN
SANDY SPRINGS GA 30350

TRUCK & TAP ALPHARETTA LLC
8640 MAIN ST
WOODSTOCK GA 30188

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

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

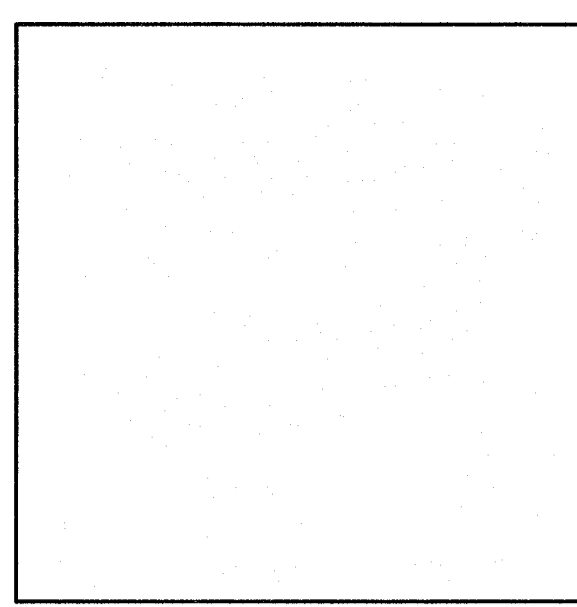
D & R MILLER HOLDINGS LLC
980 BIRMINGHAM RD STE 501-391
ALPHARETTA GA 30004

DALE L LOWELL
REVOCABLE TRUST THE
P O BOX 611183
SUNNYSIDE FL 32461

GEORGIA FED SAV & LOAN ASSN
P.O. BOX 2609
CARLSBAD CA 92018-2609

CITY OF ALPHARETTA
P.O. BOX 33275
DECATUR GA 30033

ACADEMY & MAIN LLC
PO BOX 1081
ALPHARETTA GA 30009



VICINITY MAP (N.T.S.)

LOT COVERAGE CALCULATIONS TRACT A:

GRAVEL DRIVE = 9,213 S.F.
 TOTAL 9,213 S.F. ± OF 36,001 = 25.6% TOTAL LOT COVERAGE

LOT COVERAGE CALCULATIONS TRACT B:

BUILDING = 1,118 S.F.
 STEPS = 45 S.F.
 WALK = 78 S.F.
 ASPHALT DRIVE = 1975 S.F.
 CONC DRIVE = 1024 S.F.
 TOTAL 4,240 S.F. ± OF 8,452 = 50.2% TOTAL LOT COVERAGE

UNDERGROUND UTILITY LEGEND

— G — GAS LINE
 — COM — UNDERGROUND COMMUNICATION
 — UE — UNDERGROUND ELECTRIC
 — P — UNDERGROUND POWER FOR LIGHT POLES
 — SS — SANITARY SEWER
 — W — WATER LINE

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED IN 2017 BY: UTILISURVEY, LLC 154 GRANT ROAD FAYETTEVILLE, GA 30215 PHONE: 404-312-6912

BARTON SURVEYING MAKES NO WARRANTY AS TO THE ACCURACY OR COMPLETION OF THIS INFORMATION.

THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.

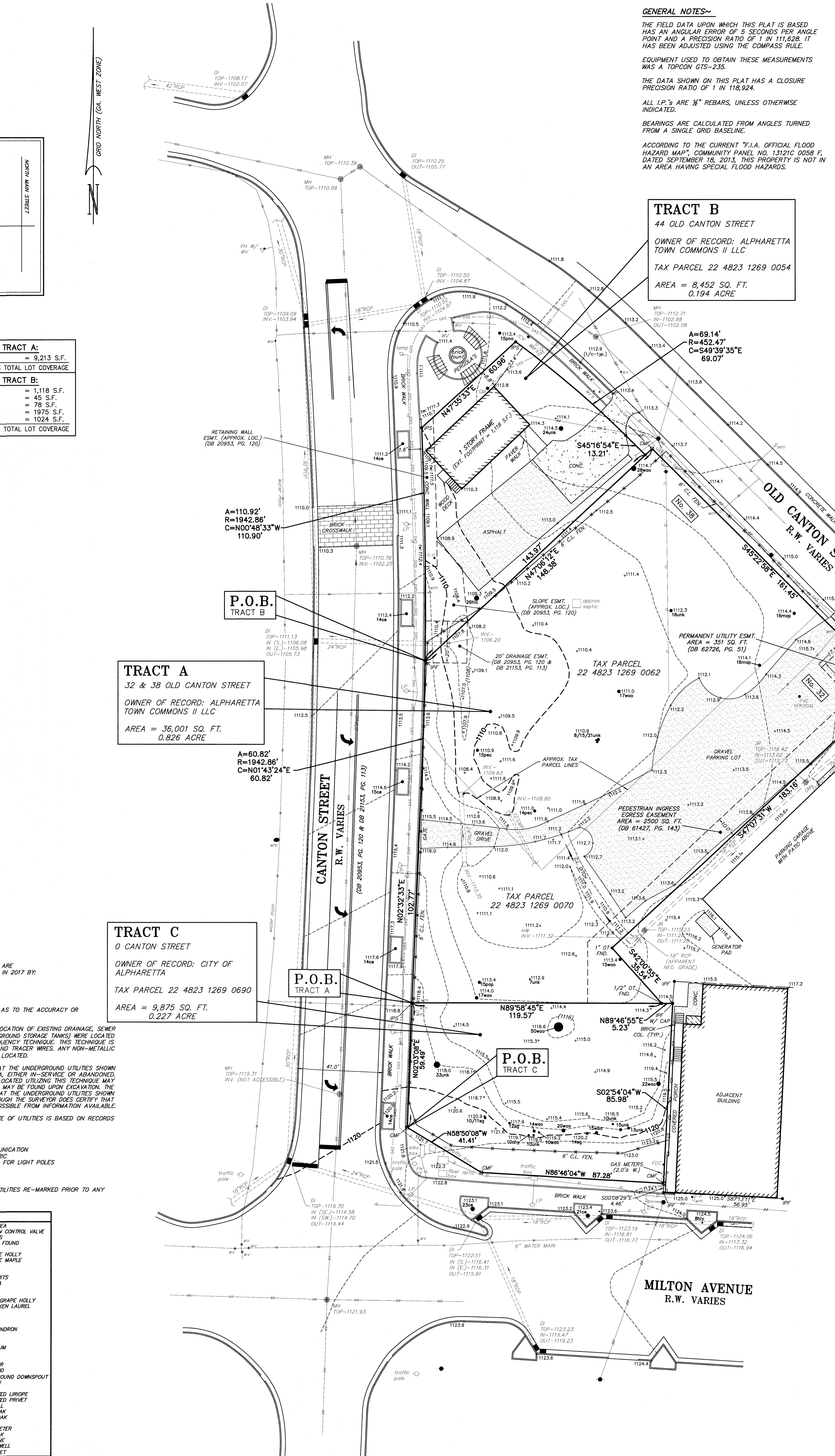
CONTRACTOR SHALL HAVE UNDERGROUND UTILITIES RE-MARKED PRIOR TO ANY EARTH DISTURBING ACTIVITIES.

ABBREVIATIONS ~

ABL = ABELIA
 AUC = AUCUBA
 AMH = AMERICAN HOLLY
 AZ = AZALEA
 BB = BARBERRY
 BEC = BEECH
 BEG = BEGONIA
 BHV = BURFORD HOLLY
 BIR = BIRCH
 BRP = BRADFORD PEAR
 BW = BUIWOOD
 CAL = CALADUM
 CAM = CAMELLIA
 CE = CHINESE ELM
 CED = CEDAR
 CHY = CHERRY
 CHH = CHINESE HOLLY
 CHS = CHESTNUT
 CHD = CHESTNUT OAK
 CJ = CRYPTOMERIA JAPONICA
 CL = CHERRY LAUREL
 CO = CLEAN OIL
 CM = CRAPE MYRTLE
 DG = DWARF GARDENIA
 DS = DOWNSPOUT
 DOW = DOGWOOD
 EL = ELAEAGNUS
 EM = ELECTRIC METER
 ET = EXTERIOR THRESHOLD
 FF = FINISH FLOOR
 FOR = FORSYTHIA
 GE = GOLDEN EUONYMUS
 GLF = GROUND LIGHT FIXTURE
 GM = GAS METER
 HB = HACKBERRY
 HEM = HEMLOCK
 HIC = HICKORY
 HLL = HELLER HOLLY
 HOS = HOSTA
 HLY = HOLLY

LEGEND

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



TRACT A
 32 & 38 OLD CANTON STREET
 OWNER OF RECORD: ALPHARETTA TOWN COMMONS II LLC
 AREA = 36,001 SQ. FT.
 0.826 ACRE

TRACT B
 44 OLD CANTON STREET
 OWNER OF RECORD: ALPHARETTA TOWN COMMONS II LLC
 TAX PARCEL 22 4823 1269 0054
 AREA = 8,452 SQ. FT.
 0.194 ACRE

TRACT C
 0 CANTON STREET
 OWNER OF RECORD: CITY OF ALPHARETTA
 TAX PARCEL 22 4823 1269 0690
 AREA = 9,875 SQ. FT.
 0.227 ACRE

P.O.B. TRACT A

P.O.B. TRACT B

P.O.B. TRACT C

BENCHMARK
 TOP OF #5 REBAR
 ELEV. = 1117.00

RETAINING WALL
 ESMT. (APPROX. LOC.)
 (DB 20953, PG. 120)

PERMANENT UTILITY ESMT.
 AREA = 351 SQ. FT.
 (DB 62726, PG. 51)

PEDESTRIAN INGRESS EGRESS EASEMENT
 AREA = 2500 SQ. FT.
 (DB 61427, PG. 143)

ADJACENT BUILDING

MILTON AVENUE
 R.W. VARIES

OLD CANTON STREET
 R.W. VARIES

GENERAL NOTES~

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN ANGULAR ERROR OF 5 SECONDS PER ANGLE POINT AND A PRECISION RATIO OF 1 IN 111,628. IT HAS BEEN ADJUSTED USING THE COMPASS RULE.

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

THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRECISION RATIO OF 1 IN 118,924.

ALL I.P.'s ARE "X" REBARS, UNLESS OTHERWISE INDICATED.

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

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

ALL MATTERS OF TITLE ARE EXCEPTED.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES NOT SHOWN.

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

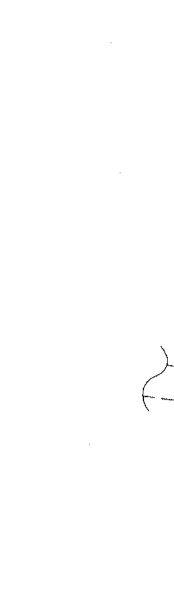
REFERENCES:
 1) DB 61731, PG. 50
 2) DB 61731, PG. 55
 3) DB 61732, PG. 18
 4) DB 20953, PG. 120
 5) DB 21153, PG. 113
 6) DB 62726, PG. 51
 7) DB 61427, PG. 143

THIS PROPERTY IS CURRENTLY ZONED C-2 PER THE CITY OF ALPHARETTA G.I.S. DEPT.

SETBACKS: FRONT = CONDITIONAL
 SIDE = CONDITIONAL
 REAR = 10 FEET

TOTAL AREA = 54,328 SQ. FT.
 1.247 ACRES

Now of Family MF Cotton (DB 60098, PG. 437)



GRID NORTH (GA. WEST ZONE)

SCALE IN FEET
 CONTOUR INTERVAL = 2 FT.
 VERTICAL DATUM = NAVD 1988

7-18-23: ADDED LOCATIONS OF GAS METERS AT ADJACENT BUILDING WITH NOTATION.

REGISTERED PROFESSIONAL SURVEYOR
 No. 3147
 NATHAN H. JOHNSTON

7-18-2023

JOB # 17-168 DRAWN BY: PW FIELD CREW: JE
 FIELD DATE: 7-11-23 PLAT PREPARED: 7-17-23

BARTON SURVEYING INC.
 3005 HOLLY SPRINGS PARKWAY, SUITE 101
 CANTON, GEORGIA 30115
 (770) 345-2810
 (LICENSE No. LSP 000151)

RETRACEMENT & TOPOGRAPHIC SURVEY FOR
ALPHARETTA TOWN COMMONS II, LLC

LOCATED IN LAND LOT 1269
 2nd DISTRICT, 2nd SECTION
 CITY OF ALPHARETTA
 FULTON COUNTY, GEORGIA
 JULY 11, 2023 1"=20'

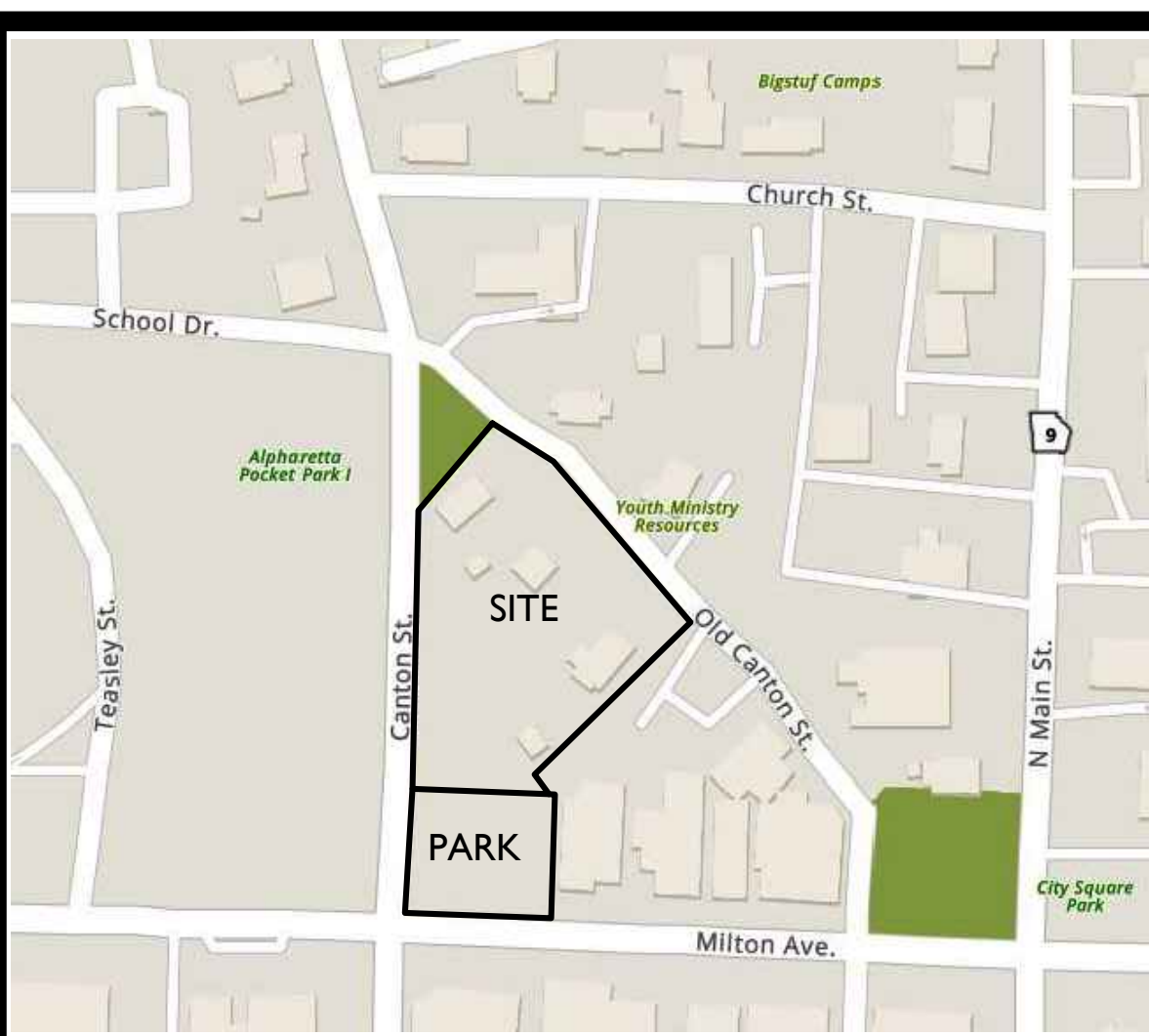
ADDRESS:
 32, 38 & 44 OLD CANTON STREET
 ALPHARETTA, GA 30009

Written Description

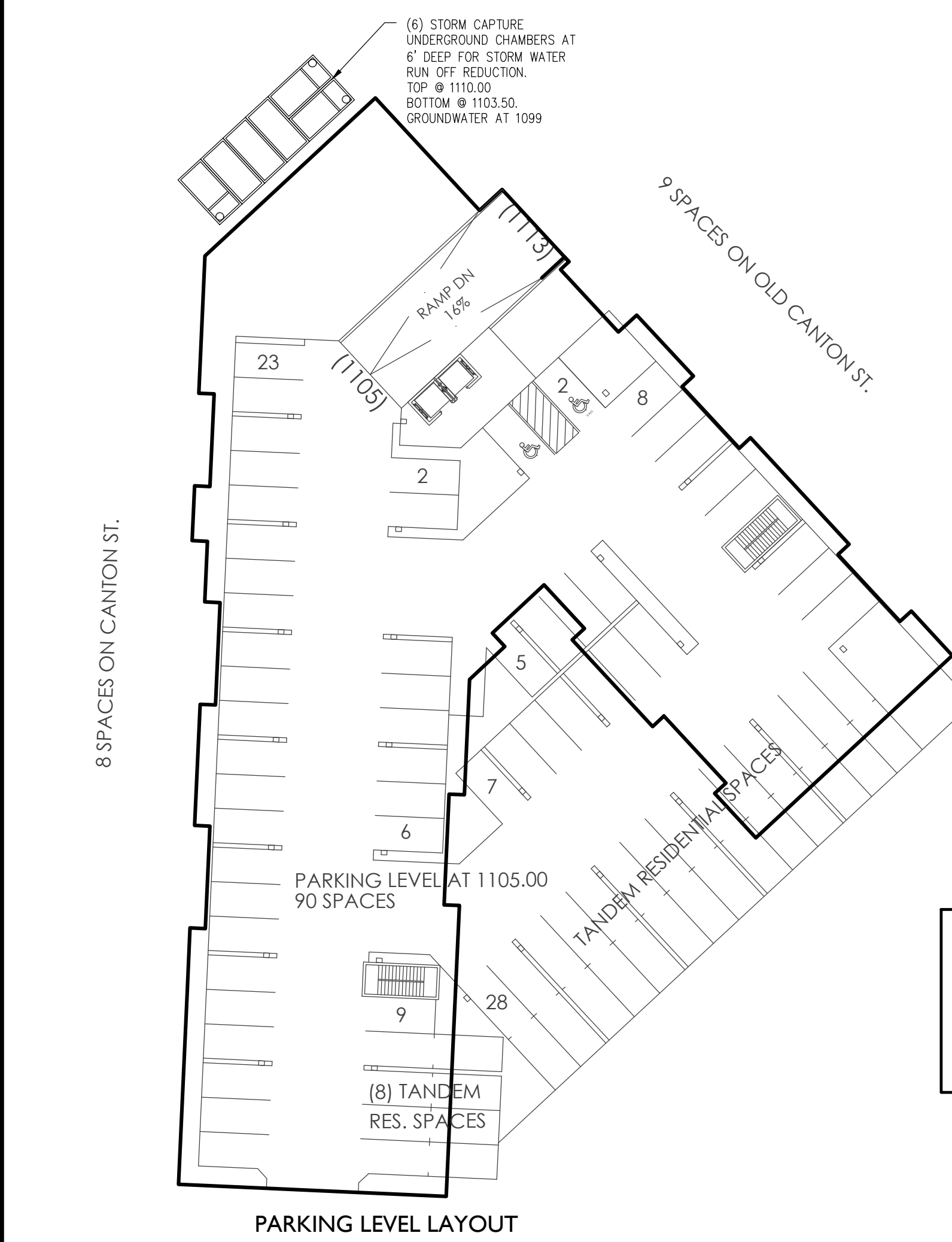
32, 38 & 44 Old Canton Street

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

BEGINNING at a concrete monument found at the northwest end of the mitered intersection between the northerly right of way of Milton Avenue (right of way varies) and the easterly right of way of Canton Street (right of way varies); thence continuing along said easterly right of way of Canton Street for the following courses and distances: N02°03'08"E a distance of 59.49 feet to an iron pin set; thence N02°32'33"E a distance of 102.77 feet to a point; thence along a curve to the left, following the curvature thereof for an arc distance of 60.82 feet, said curve having a radius of 1,942.86 feet and being subtended by a chord of N01°43'24"E 60.82 feet, to an iron pin found; thence along a curve to the left, following the curvature thereof for an arc distance of 110.92 feet, said curve having a radius of 1,942.86 feet and being subtended by a chord of N00°48'33"W 110.90 feet, to an iron pin set at the southwest end of the mitered intersection between said easterly right of way of Canton Street and the southwesterly right of way of Old Canton Street (right of way varies); thence along said mitered intersection line N47°35'33"E a distance of 60.96 feet to an iron pin set at the northeast end of said mitered line; thence continuing along said southwesterly right of way of Old Canton Street for the following courses and distances: along a curve to the right, following the curvature thereof for an arc distance of 69.14 feet, said curve having a radius of 452.47 feet and being subtended by a chord of S49°39'35"E 69.07 feet, to a point; thence S45°16'54"E a distance of 13.21 feet to a point; thence N47°06'12"E a distance of 4.41 feet to a concrete monument found; thence S45°22'58"E a distance of 161.45 feet to a number 5 rebar found; thence leaving said right of way of Old Canton Street S47°07'31"W a distance of 183.16 feet to a 1 inch open top found; thence S42°00'55"E a distance of 35.54 feet to a 1/2 inch open top found; thence N89°46'55"E a distance of 5.23 feet to an iron pin found with cap; thence S02°54'04"W a distance of 85.98 feet to a concrete monument found on the northerly right of way of Milton Avenue; thence continuing along said northerly right of way of Milton Avenue N86°46'04"W a distance of 87.28 feet to a concrete monument found at the southeast end of the mitered intersection between said northerly right of way of Milton Avenue and the easterly right of way of Canton Street; thence continuing along said mitered intersection line N58°50'08"W a distance of 41.41 feet to the POINT OF BEGINNING. Said tract contains 54,328 square feet or 1.247 acres and is shown on a retracement & topographic survey for Alpharetta Town Commons II, LLC, prepared by Barton Surveying, Inc., dated July 11, 2023, revised July 18, 2023.



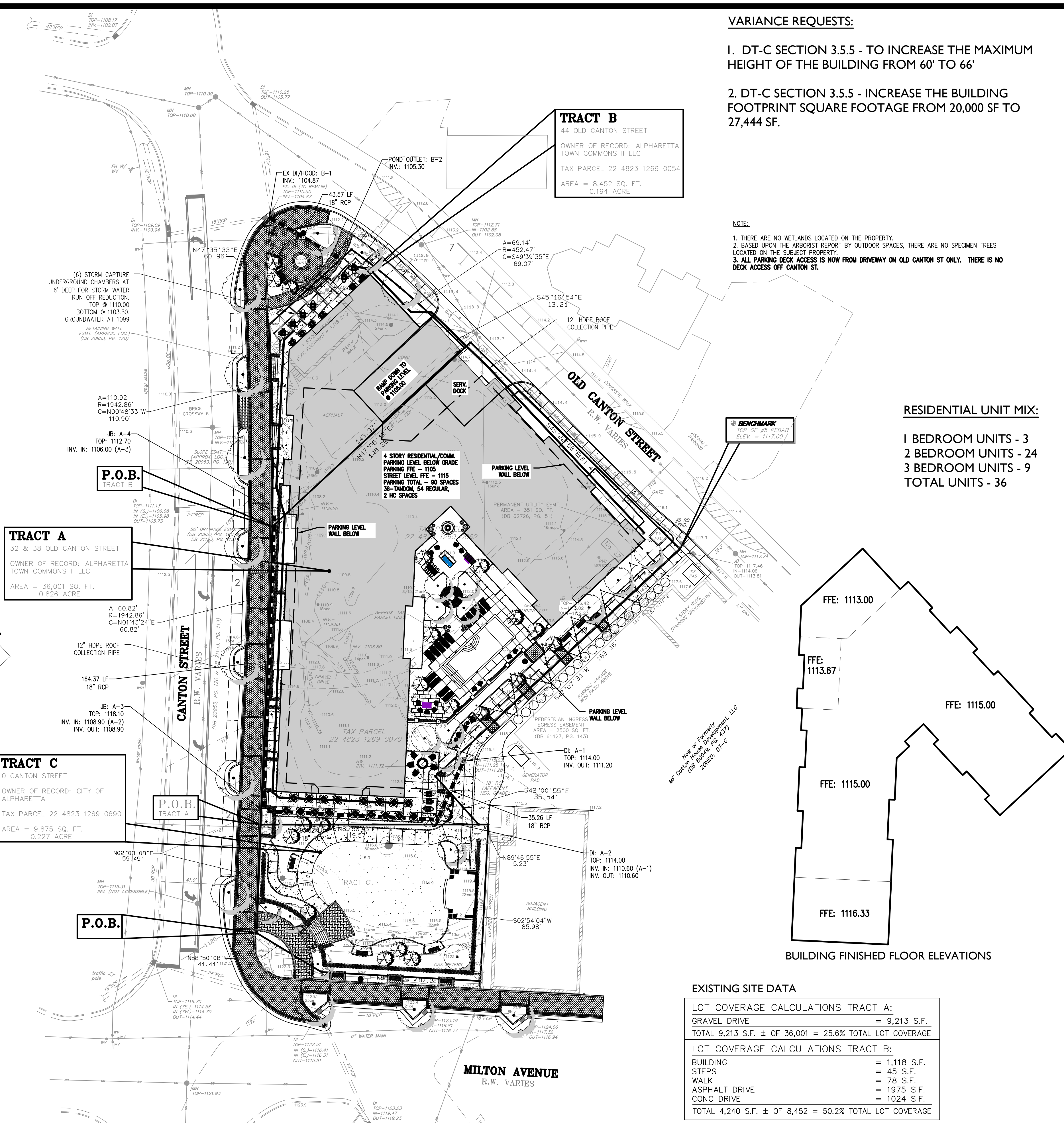
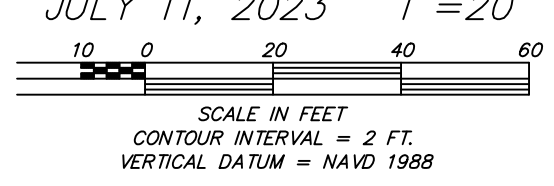
LOCATION MAP



PARKING LEVEL LAYOUT

RETRACEMENT & TOPOGRAPHIC SURVEY FOR ALPHARETTA TOWN COMMONS II, LLC

LOCATED IN LAND LOT 1269
2nd DISTRICT, 2nd SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA
JULY 11, 2023 1"=20'



VARIANCE REQUESTS:

1. DT-C SECTION 3.5.5 - TO INCREASE THE MAXIMUM HEIGHT OF THE BUILDING FROM 60' TO 66'
2. DT-C SECTION 3.5.5 - INCREASE THE BUILDING FOOTPRINT SQUARE FOOTAGE FROM 20,000 SF TO 27,444 SF.

MIXED USE SITE DATA:

32, 38 & 44 OLD CANTON ST.
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA
LAND LOT 1269 1st DISTRICT 2nd SECTION
PARCEL ID - 22 4823 12690062, 22 4823 12690054, 22 4823 12690070

TOTAL ACREAGE: 1.02 OR 44,431.2 SF
CURRENT ZONING: C-2
FUTURE LAND USE: CBD
PROPOSED ZONING: DT-C

PROPOSED USE:

- RETAIL/RESTAURANT: 7,303 SF
- RESIDENTIAL: 36 UNITS

BELOW GRADE: PARKING
GROUND FLOOR: RETAIL, RESTAURANT & RESIDENTIAL
FLOORS 2-4: RESIDENTIAL

PARKING:

- REQUIRED PARKING RATIOS
- RETAIL/RESTAURANT: 1/500 SF (15 SPACES)
 - RESIDENTIAL: 1/BDRM UP TO 2/UN. (69 SPACES)
 - GUEST PARKING: .5/UN. (18 SPACES)
- TOTAL REQUIRED PARKING: 102 SPACES

TOTAL STRUCTURED PARKING PROVIDED: 90 SPACES
TOTAL STREET PARKING PROVIDED: 8 SPACES
TOTAL PROJECT PARKING PROVIDED: 98 SPACES
*4 ADDITIONAL SPACES PROVIDED VIA PARKING IN-LIEU FEE @ \$4,500/SPACE

SITE STANDARDS:

- MIN. OPEN SPACE AREA 5% OF SITE (2,221.50 SF)
PROP. OPEN SPACE AREA 32.2% (14,448 SF)
- 14,448 SF - INC.: POOL/AMENITY AREA, OUTDOOR RESTAURANT SEATING AREAS AND SIDEWALKS/PLAZAS ALONG BOTH ROADS (ALL AREA OUTSIDE OF BLDG. FOOTPRINT)
- MAX. LOT BUILDING COVERAGE 90% (39,988 S.F.)
PROP. LOT BUILDING & DECK COVERAGE 64% (28,408 SF)
MAX. STORIES: 4, PROPOSED STORIES: 4
MAX. BLDG. FOOTPRINT: 20,000 SF
PROP. BLDG. FOOTPRINT: 28,048 SF (VARIANCE REQUESTED)
ALLOWABLE DENSITY: 10 UN./AC.
PROP. DENSITY: 35.29 UN./AC.

SETBACKS

FRONT 0' MIN / 10' MAX
SIDE 0'
REAR 6' NO ALLEY
REAR 3' ALLEY

DETENTION PROVIDED IN COMMON OFF SITE POND. WATER QUALITY/RUN OFF REDUCTION WILL BE HANDLED UNDERGROUND UNDER THE PLAZA AT THE NORTH POCKET PARK.

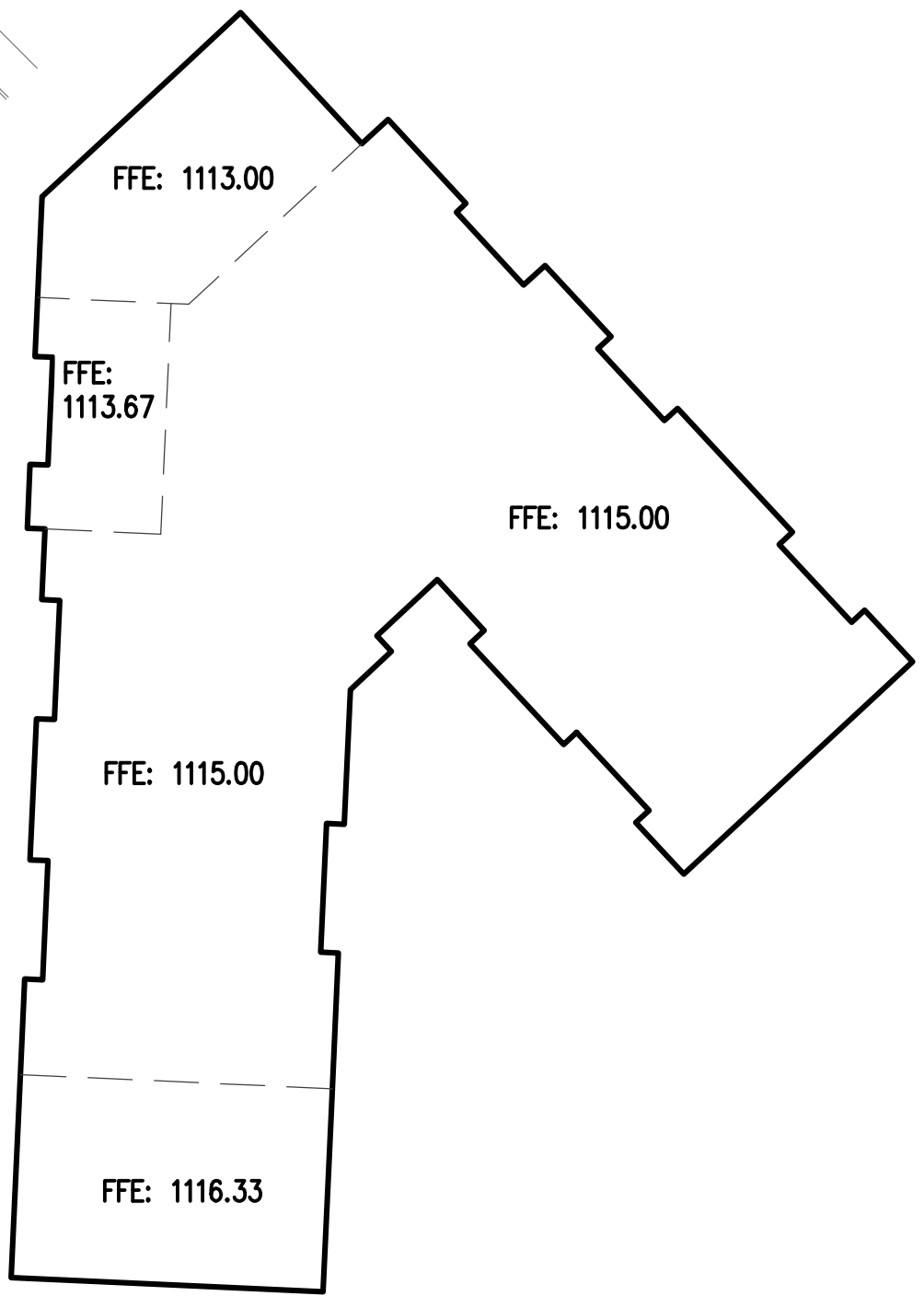
PARK SITE DATA:

0 CANTON ST.
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA
LAND LOT 1269 1st DISTRICT 2nd SECTION
PARCEL ID - 22 4823 12690690

TOTAL ACREAGE: 0.227
CURRENT ZONING: C-2 (TO REMAIN)

RESIDENTIAL UNIT MIX:

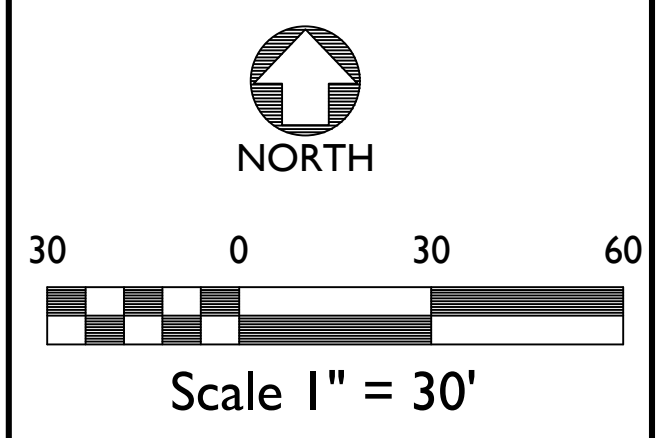
1 BEDROOM UNITS - 3
2 BEDROOM UNITS - 24
3 BEDROOM UNITS - 9
TOTAL UNITS - 36



BUILDING FINISHED FLOOR ELEVATIONS

EXISTING SITE DATA

LOT COVERAGE CALCULATIONS TRACT A:	
GRAVEL DRIVE	= 9,213 S.F.
TOTAL 9,213 S.F. ± OF 36,001 = 25.6% TOTAL LOT COVERAGE	
LOT COVERAGE CALCULATIONS TRACT B:	
BUILDING	= 1,118 S.F.
STEPS	= 45 S.F.
WALK	= 78 S.F.
ASPHALT DRIVE	= 1975 S.F.
CONC DRIVE	= 1024 S.F.
TOTAL 4,240 S.F. ± OF 8,452 = 50.2% TOTAL LOT COVERAGE	



REZONING SITE PLAN

55 CANTON
MIXED USE BUILDING
ALPHARETTA, GEORGIA

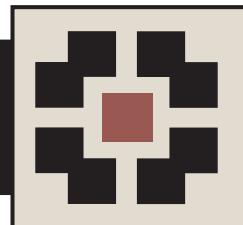
PROJECT INFORMATION

PROJECT NO.: 23 - 4905
DATE: I - 10 - 2024
SCALE: 1" = 30'
DESIGN/DRAWN: PLACE MAKER DESIGN, B+C STUDIOS & AEC



#23009

01/22/24



PLACE MAKER DESIGN

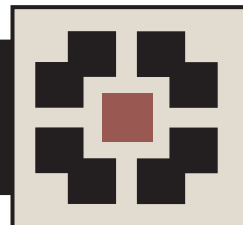
280 Interstate North Circle - Suite 510 - Atlanta, Georgia 30339

55 Canton St
Alpharetta, GA



#23009

01/22/24



PLACE MAKER DESIGN

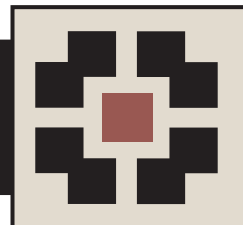
280 Interstate North Circle - Suite 510 - Atlanta, Georgia 30339

55 Canton St
Alpharetta, GA



#23009

01/22/24



PLACE MAKER DESIGN

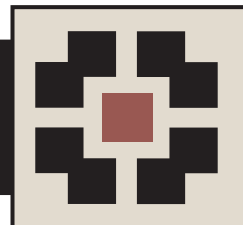
280 Interstate North Circle - Suite 510 - Atlanta, Georgia 30339

55 Canton St
Alpharetta, GA



#23009

01/22/24



PLACE MAKER DESIGN

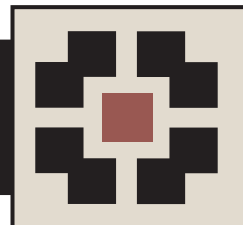
280 Interstate North Circle - Suite 510 - Atlanta, Georgia 30339

55 Canton St
Alpharetta, GA



#23009

01/22/24



PLACE MAKER DESIGN

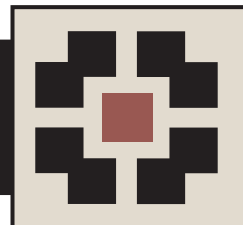
280 Interstate North Circle - Suite 510 - Atlanta, Georgia 30339

55 Canton St
Alpharetta, GA



#23009

01/22/24



PLACE MAKER DESIGN

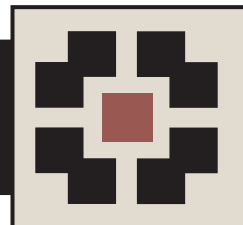
280 Interstate North Circle - Suite 510 - Atlanta, Georgia 30339

55 Canton St
Alpharetta, GA



#23009

01/22/24



PLACE MAKER DESIGN

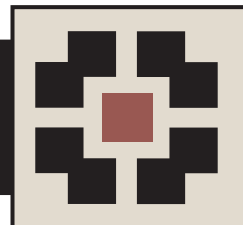
280 Interstate North Circle - Suite 510 - Atlanta, Georgia 30339

55 Canton St
Alpharetta, GA



#23009

01/22/24



PLACE MAKER DESIGN

280 Interstate North Circle - Suite 510 - Atlanta, Georgia 30339

55 Canton St
Alpharetta, GA

23-10-24-01 Canton St Arborist Report Alpharetta

Reference UDC
Alpharetta, Georgia
(Updated June 18, 2021)



Location Map



North

All of the following information is based upon visual field observations and 30 years of practical horticultural experience. No scientific or lab tests have been performed. I certify that all information in this report is true and inclusive to the best of my knowledge and is prepared in good faith.

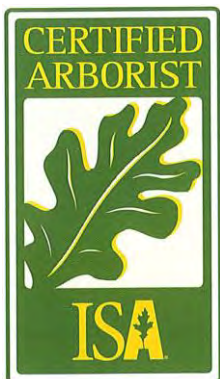
Outdoor Spaces, LLC

By Scott Hall, Owner

On Site Specimen Evaluation Date: October 26, 2023

Report Date: October 27, 2023

Revised Date:



Outdoor Spaces, LLC
Scott Hall, Owner
RLA, Certified Arborist
Certificate Number: SO-5434A
404-328-6561 Cell
678-965-4784 Fax
scottandcyrena@bellsouth.net

SECTION 3.2 - TREE CONSERVATION, LANDSCAPE, AND BUFFER REQUIREMENTS
(Adopted 05-15-17)

3.2.2 Definitions.

For the purposes of this Section, unless the context indicates otherwise, the following terms shall have the meaning set forth below:

Boundary Tree: Any tree located on adjacent property with a critical root zone that will be impacted by proposed land disturbance activity.

Caliper: A standard of trunk measurement for replacement trees. Caliper inches are measured at the height of 6 inches above the ground for trees up to and including 4 inch caliper and 12 inches above the ground for trees larger than 4 inch caliper.

Conifer Tree: Any tree with needle leaves and a woody cone fruit including, but not limited to, pine, juniper and cedar species.

Critical Root Zone (CRZ): The minimum area beneath a tree which must be left undisturbed in order to preserve a sufficient root mass to give a tree a reasonable chance of survival. The Critical Root Zone will typically be represented by a concentric circle centering on the tree's trunk with a radius equal in feet to one and three-tenths times the number of inches of the trunk diameter. EXAMPLE: The CRZ radius of a twenty (20) inch diameter tree is twenty-six (26) feet.

Dead Tree: Any standing tree which is no longer alive or has the ability to sustain itself through natural processes as determined by a qualified professional.

Diameter Breast-Height (DBH): The standard measure of tree size (for trees existing on a site). The tree trunk is measured at a height of 4 1/2 feet above the ground. If a tree splits into multiple trunks below 4 1/2 feet, the trunk is measured at its most narrow point beneath the split.

Guidance Document: A document maintained by the City of Alpharetta Arborist that includes clarifications to requirements with examples and additional technical standards about tree protection, tree planting, species selection, and other information relevant to the protection and replanting of trees in the City of Alpharetta. The document may be revised by the City Arborist as conditions and technical standards evolve.

Hardwood Tree: Any tree that is not coniferous (cone bearing). This definition is based on the colloquialism, and does not necessarily reflect any true qualities of the tree.

International Society of Arboriculture (ISA): A professional organization that promotes the professional practice of arboriculture, sets standards for obtaining professional credentials for arborist, and establishes best practices for tree care, pruning, and protection.

Landscape Tree: A tree or trees that were planted or retained on a developed or previously developed site.

Ornamental Tree: A tree that provides a visual impact in the landscape. The impact may be provided through form, bark, branching structure, leaf color, and / or flower color. Typically a small or medium size tree.

Overstory Tree: Those trees that compose the top layer or canopy of vegetation and will generally reach a mature height greater than 40 feet and typically have a spreading canopy.

Pine Tree: An evergreen coniferous tree that has clusters of needle-shaped leaves.

Pruning (Tree Pruning): To cut away dead, overgrown, or undesirable branches or stems. Pruning of trees to be done in compliance with standard arboricultural practices as outlined in ANSI A300 and shall maintain the trees natural form and structure.

Qualified Professional: An International Society of Arboriculture (ISA) Certified Arborist; an American Society of Consulting Arborists (ASCA) Registered Consulting Arborist, or a Registered Forester.

Shade Tree: Any tree that has a spreading canopy that provides partial to full shade to the ground with a minimum height of 20 feet.

Softwood Tree: Any coniferous (cone bearing) tree. This definition is based on the colloquialism, and does not necessarily reflect any true qualities of the tree.

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

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).

See additional requirements for Specimen Trees in The Guidance Document

Street/Streetscape Tree: Any tree located or proposed to be located along a public or private street. The actual location will be determined by the specific zoning district or overlay. In situations where there is limited planting space in the right of way and or safety concerns, street trees may be located at the back of the sidewalk or within the landscape strip on private property and the discretion of the Director.

Structural Root Plate: The zone of rapid root taper that provides the tree stability against wind throw. The radius of the structural root plate is equal to 0.5 feet per inch of DBH.

Tree: Any living, self-supporting woody or fibrous plant which normally obtains a diameter breast height of at least three (3) inches and typically has one (1) main stem or trunk and many branches.

Tree Care Plan: A plan developed to provide an impacted tree the best possible chance of survival. A tree care plan should be prepared by a qualified professional and conform to the requirements of ANSI A300 and the Guidance Document

Tree Grouping: A community of trees as determined by the Director to merit special consideration as an ecological feature based upon species composition, form, structure, age, and condition. Specimen trees and trees of quality may be included in tree groupings

and every alternative should be evaluated to save these trees. Except as otherwise provided in Section 3.2., Tree Groupings will be treated as specimen trees for preservation credits and every alternative should be evaluated to save these trees.

Tree of Quality: A tree that merits special consideration due to historical significance, ideal shape and structure, or uniqueness of the species as determined by the Director. Except as otherwise provided in Section 3.2., Trees of Quality will be treated as specimen trees for preservation credits and every alternative should be evaluated to save these trees.

Tree Planting List: List of preferred tree species for use in the City of Alpharetta. Species not included on this list may be approved at the discretion of the Director. The Tree Planting List is included in the Arborist Guidance Document.

Tree Protection Area: An area encompassing the critical root zone of a tree that shall remain in a previous state.

Tree Save Area: An area designated for the purpose of meeting tree density requirements, saving natural trees, and/or preserving natural buffers that shall remain in a previous state.

Understory Trees: Those trees that grow beneath the overstory, and will generally reach a mature height less than 40 feet. Understory trees may include coniferous trees that meet these same height characteristics.

Outdoor Spaces interpretations and fact findings:

Warranty Disclaimer:

Although, this report will determine whether or not a tree is a Specimen/ Tree of Quality; it is provided as best judgment opinion. Ultimately, the governing body's (City of Alpharetta) arborist or representative shall determine whether a tree is classified as a Specimen/ Tree of Quality or not.

All tree locations shall be approximate. The provided tree locations shall NOT be GPS located and in no manner shall the provided tree location plan be used or represented as a tree survey. It is the sole responsibility of the OWNER to have all tagged Specimen trees located by a Certified Land Surveyor.

No warranties express or implied are made with respect to the report of aforementioned Specimen/ Tree of Quality trees. It is understood the OWNER makes use of this report by the ARBORIST at OWNER's sole risk and that the report is provided as best judgment opinion. In no manner does this report guarantee the life or imply any length of life span of the trees that are determined to be Specimen/ Tree of Quality.

Arborist Note:

Due to certain species and undesirable traits, some trees shall be considered in poor condition if the following is true. Numerous trees grown in a native setting may appear to grow as multi-trunk; however this is not desirable in most trees. Most trees that have multi-trunks at the base are usually created when two separate trees grow together or the tree branches off at an early age and they become Co-Dominate Leaders. Either scenario is an undesirable condition for most trees because they both create weak crotches, included bark and/or a prime place for debris and water to get trapped that will always cause decay. In this case these trees become a life safety issue and cannot be considered specimen trees.

Some trees are an exception to this rule, such as, but not limited to:

Crape Myrtles, Birches, Wax Myrtles, Red Buds, Fringe Trees, Dogwoods, Hollies, Cedars, Sourwoods, Sweet Bay Magnolias, Red Bays and Live Oaks.

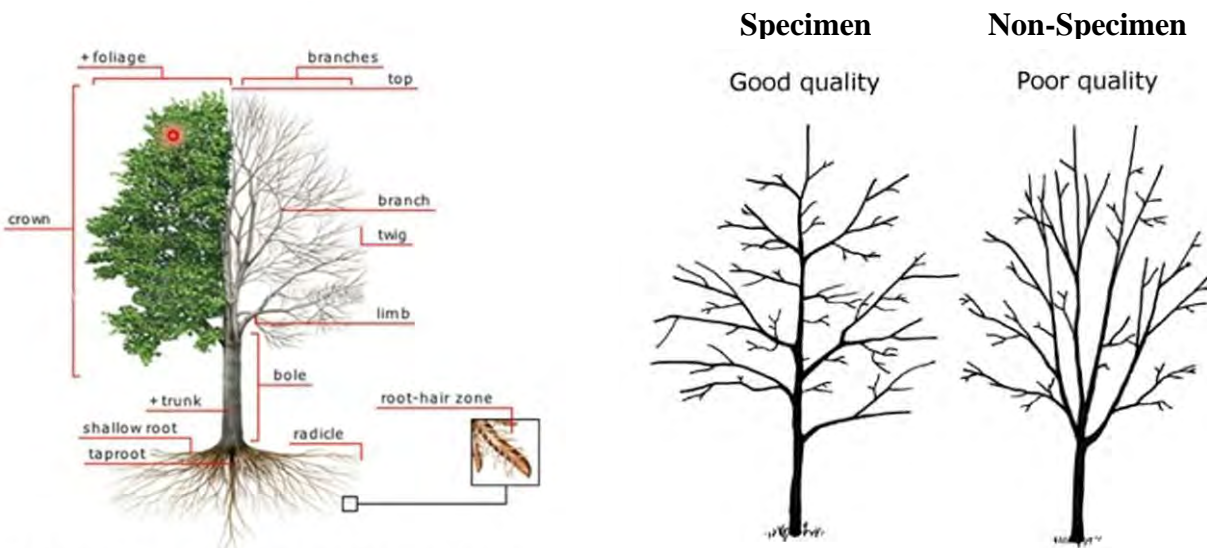
These are an exception because they naturally create sucker growth from the roots and/or trunk or do not typically have the life safety issues because they are not large growing trees.

Co-Dominate Leaders:

One of the most common locations for the aboveground portion of a tree to fail is at the junction of two or more codominant stems. Due to the frequency of failures at this point, a study was undertaken to get a better understanding of the mechanical strength of this point and to determine if included bark reduces the strength of the union. Eighty-four codominant stems were removed from 26 felled maple trees. These crotches were securely anchored and split apart using measured force. Breaking force varied from 64 to 2,363 kg. The regression line produced from the comparison of stem diameter and force required for breaking the union when there was no included bark was $\text{Force} = \text{Diameter} * 613 - 1388$, $r^2 = 0.92$. When only those unions with included bark were analyzed, the regression line was $\text{Force} = \text{Diameter} * 537 - 1285$, $r^2 = 0.76$. There was a specimen difference between the regression lines ($p < 0.05$). Codominant stems that have bark trapped in the union are significantly weaker than those that do not have bark included. The differences appear to be greater with smaller-diameter stems than with larger stems.

Reference: Smiley, E.. (2003). Does included bark reduce the strength of codominant stems?. Journal of Arboriculture 29.

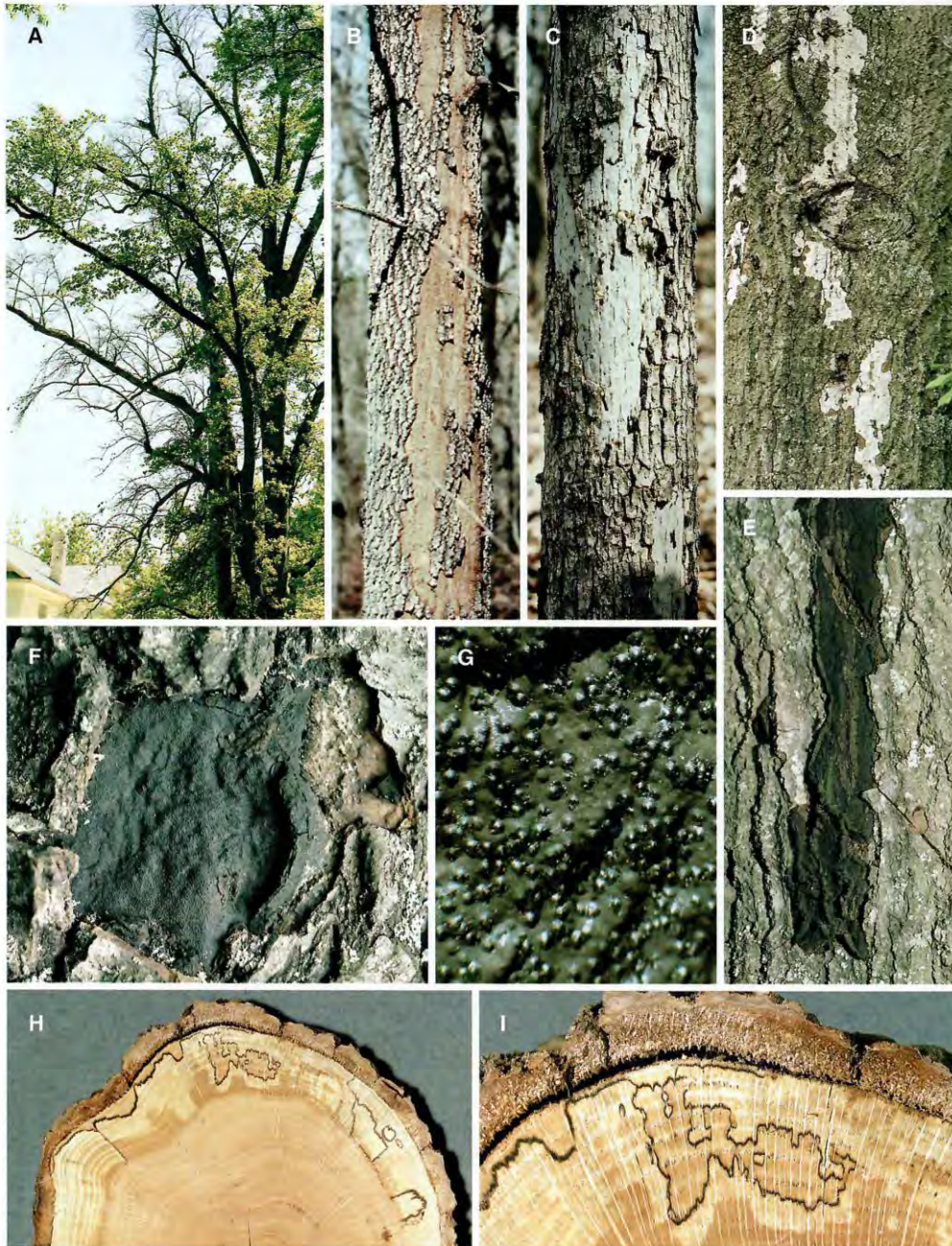
Tree Structure Examples:



2022: ISA Certified Arborist® Exam Review Course.
Rob Swanson, Kay Evanovich, January 2022

The following are images of examples of diseases, fungus and other health/ structural issues that are found on site. The following examples are referenced from Diseases of Trees and Shrubs by Sinclair and Lyon.

Hypoxylon Canker Examples



A. Dieback of a large *Quercus nigra* (water oak) (MS, Apr).
 B–E. *Biscogniauxia atropunctata*. B. A tan conidial stroma on *Quercus velutina* (black oak) (AR, winter). C. A silver gray perithecial stroma on *Q. alba* (white oak) (AR, winter). D, E. Young and old mature perithecial stromata, respectively, on *Q. nigra* (MS, Apr).
 F, G. *B. mediterranea* on *Q. texana* (Texas red oak). Close (F) and magnified (G) views of a perithecial stroma. Black pimplelike projections are the tips of perithecia (TX, Mar).
 H, I. Sapwood of *Q. texana* colonized by *B. atropunctata*. Black zone lines (pseudosclerotial plates) are typical (TX, Mar).
 Photo credits: B, C—P. Fenn

Reference: Sinclair, Wayne A., 1936. Diseases of Trees and Shrubs / Wayne A. Sinclair and Howard H. Lyon.-2nd Ed. Published 2005

Trunk Canker Examples



A–E. Hispidus canker on *Quercus* species (oaks). A. A large canker on *Q. nigra* (water oak) bears the dark remains of basidiocarps of *Inonotus hispidus* that formed the previous year (GA, May). B. Large woundwood ridges flank a canker on *Q. phellos* (willow oak). A rust-brown basidiocarp remains from the previous autumn (MS, Apr). C. Large basidiocarps on a young canker not yet delimited by woundwood ridges on *Q. phellos* (MS, Aug). D. A canker on *Q. phellos* nearly enclosed by woundwood, appearing as a fissure (MS, Apr). E. A blackened dead basidiocarp at the base of a diseased *Q. laurifolia* (laurel oak) (FL, Apr).

F, G. Canker-rot of *Quercus douglasii* (blue oak) caused by *Inonotus andersonii*. F. A partly killed tree with the dead top removed, showing white heart rot and a large brown basidiocarp that has caused the bark to fall away. G. Close view of part of the basidiocarp (AZ, Apr).

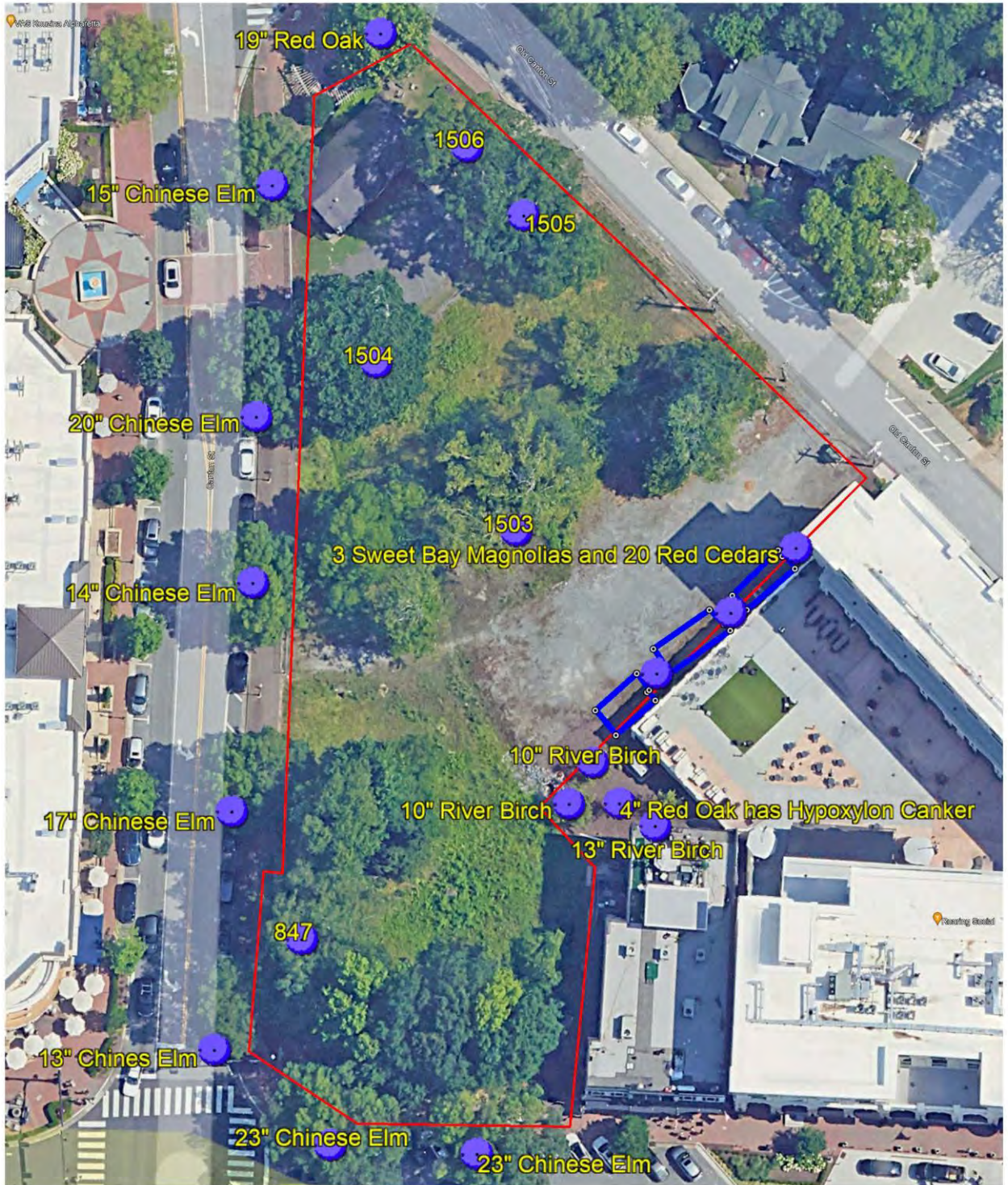
H, I. *Fagus grandifolia* (American beech) with trunk rot caused by *Inonotus glomeratus*. Black sterile conks protruding at the locations of former branch stubs are diagnostic. H. An elongate wound probably made by a falling tree, now evident only as a seam beside a large woundwood ridge on the trunk, was possibly the site of infection. I. Close view of a sterile conk (NY, Aug).

Photo credit: C–I. A. Matteoni

A, E. Spiculosa canker and associated trunk rot in *Quercus nigra* (water oak). A. A perennial targetlike canker, prominently raised because of woundwood formation around the margin, has developed at the site of a former branch stub. E. A section through the trunk several centimeters below the canker reveals advanced white crumbly rot throughout the heart of the tree, plus spokelike extensions of decay into outer sapwood. The extensions are the tips of secondary columns of decay that began as the canker enlarged. They would eventually have merged. The column of advanced decay in this tree was 3 m long (GA, May).

B, D. Spiculosa cankers on *Q. texana* (Texas red oak) and *Q. phellos* (willow oak), respectively. Sterile brown fungal structures (punk knots) occupy the locations of former branch stubs; brown interior tissue is revealed by cutting into the raised knots (MS, Apr).

C, F, G. Dissection of the *Q. texana* shown in B. C. The brown punk knot has grown out from a central column of advanced white rot bounded by a thin purple-brown zone of discolored wood. The decay column has expanded periodically and involves sapwood as the result of canker enlargement adjacent to the punk knot. F. The decay column also expands as a result of boring by insects that breach the barrier zone between decayed and sound sapwood. Two such extensions of decay into the sapwood zone are shown. G. The butt log, approximately 4 m long, with the canker at the midpoint and advanced decay throughout the heart of the log (MS, Apr).



Notes:

- All specimen tree locations shall be approximate.
- The provided tree locations are GPS located (+/- 30' Accuracy) and in no manner shall this Specimen Location Plan be used or represented as a tree survey.
- It is the sole responsibility of the OWNER to have all tagged specimen trees located by a Certified Land Surveyor.

 Specimen/ Non-Specimen/
Landscape Tree

 North

Not To Scale

**Tree
Location Plan**

23-10-24-01 Canton St Arborist Report Alpharetta
 (*) Unable to get a good or clear picture. There were no 'Trees of Quality' Found on site.

Tree #	Size/ Species	Health Condition	Structural Condition	Specimen Tree	Comments	Photo # (See Attached)
847	31" Hickory	Poor	Poor	No	Signs of Hypoxylon Canker with limb loss and/or visible cankers. 2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem is undesirable and could be a life safety issue.	1-2
1503	28" Winged Elm	Poor	Poor	No	More than one main limb and several minor limbs dead/gone. Decay in main trunk from missing limbs. 2 Co-Dominate Leaders with decay in union, weak crotches and included bark. Due the species, a multi-stem is undesirable and could be a life safety issue.	3-4
1504	27" Red Elm	Poor	Poor	No	Signs of Hypoxylon Canker with limb loss and/or visible cankers. Root compaction and damage from vehicular traffic.	5
1505	32" Water Oak	Poor	Poor	No	Signs of Hypoxylon Canker with limb loss and/or visible cankers. Root compaction and damage from vehicular traffic. 2 Co-Dominate Leaders 20' up with weak crotches and included bark. Due the species, a multi-stem is undesirable and could be a life safety issue.	6
1506	24" Red Elm	Poor	Poor	No	Signs of Hypoxylon Canker with limb loss and/or visible cankers. Trunk Galls; an indication of possible trunk rot. Multiple Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem is undesirable and could be a life safety issue.	7



Photo 1



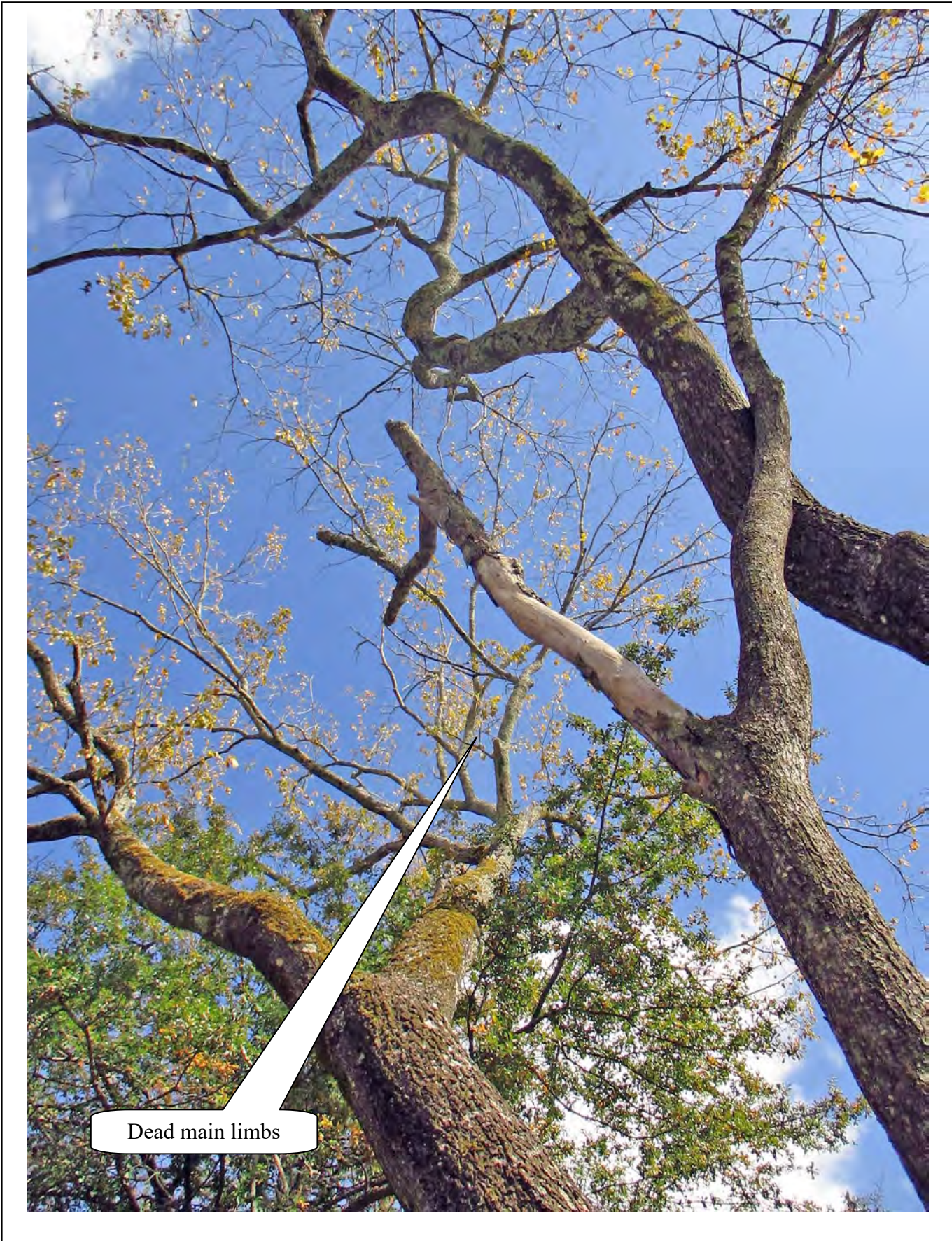
Hypoxylon Canker

Photo 2



Poor Union with
cavity at union

Photo 3



Dead main limbs

Photo 4



Hypoxylon Canker

Photo 5



Photo 6

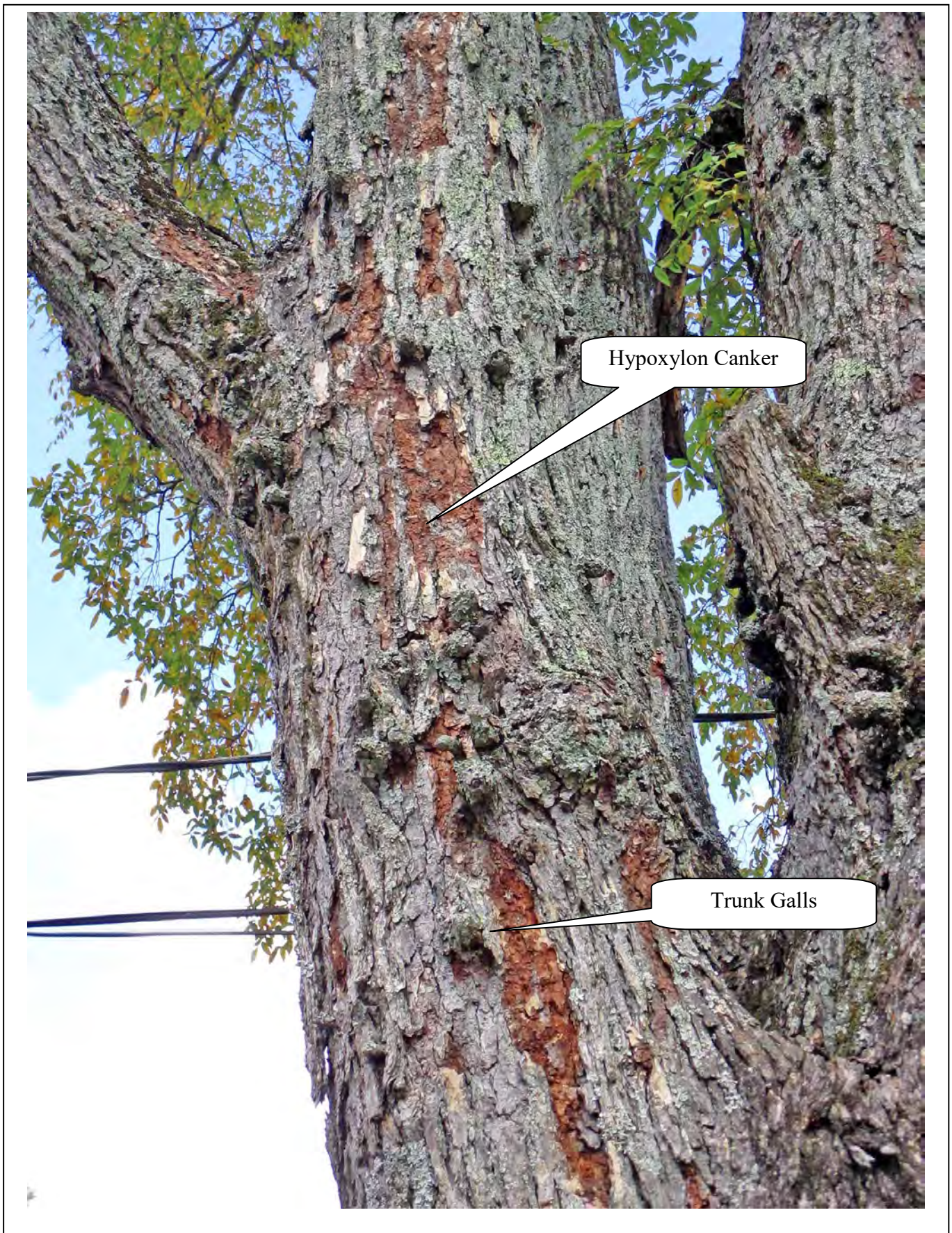


Photo 7



Arthur E. Ferdinand
Tax Commissioner
Fulton County, Georgia

TAX BILL

141 Pryor Street
 Atlanta, Georgia 30303
 (404) 613-6100

Property Owner	Parcel Identification	Description	User ID
ALPHARETTA TOWN COMMONS II LLC	22 -4823-1269-007-0	Real Estate	IWR

Tax District: 10 - ALPHARETTA

Property Address	Account Number	Current Fair Market Value	Current Assessed Value
32 OLD CANTON STREET	2474483	856,900	342,760

City Exemption:

County Exemption:

City Sales Tax Credit: \$0.00

County Sales Tax Credit: \$69.24

Tax Year	Cycle	Principal Amount	Interest	Penalties/Fees	Paid	Total	Due Date
2023	County	8,976.89	0.00	0.00	8,976.89	0.00	11/15/2023
2022	County	9,018.01	0.00	0.00	9,018.01	0.00	11/15/2022
2021	County	6,848.70	0.00	0.00	6,848.70	0.00	11/15/2021
2020	County	7,593.88	0.00	0.00	7,593.88	0.00	11/15/2020
2019	County	3,163.32	0.00	0.00	3,163.32	0.00	10/15/2019
2018	County	3,121.80	83.24	0.00	3,205.04	0.00	10/31/2018
2017	County	1,247.57	0.00	0.00	1,247.57	0.00	1/15/2018

Grand Total Due: \$0.00

Mailing Address:

ALPHARETTA TOWN COMMONS II LLC
 2660 PEACHTREE RD UNIT 32G
 ATLANTA GA 30305

Property owners with current legal matters, such as bankruptcy or foreclosure, must contact the Tax Commissioner's office at (404) 613-6100 for the official balance due on their parcel(s).

[Sign up For E-Billing](#)



Arthur E. Ferdinand
Tax Commissioner
Fulton County, Georgia

TAX BILL

141 Pryor Street
 Atlanta, Georgia 30303
 (404) 613-6100

Property Owner	Parcel Identification	Description	User ID
ALPHARETTA TOWN COMMONS II LLC	22 -4823-1269-006-2	Real Estate	IWR

Tax District: 10 - ALPHARETTA

Property Address	Account Number	Current Fair Market Value	Current Assessed Value
38 OLD CANTON STREET	2474475	125,500	50,200

City Exemption:

County Exemption:

City Sales Tax Credit: \$0.00

County Sales Tax Credit: \$10.14

Tax Year	Cycle	Principal Amount	Interest	Penalties/Fees	Paid	Total	Due Date
2023	County	1,314.74	0.00	0.00	1,314.74	0.00	11/15/2023
2022	County	380.98	0.00	0.00	380.98	0.00	11/15/2022
2021	County	392.84	0.00	0.00	392.84	0.00	11/15/2021
2020	County	6,904.65	0.00	0.00	6,904.65	0.00	11/15/2020
2019	County	2,670.91	0.00	0.00	2,670.91	0.00	10/15/2019
2018	County	2,637.44	68.71	0.00	2,706.15	0.00	10/31/2018
2017	County	1,017.65	0.00	0.00	1,017.65	0.00	1/15/2018

Grand Total Due: \$0.00

Mailing Address:

ALPHARETTA TOWN COMMONS II LLC
 2660 PEACHTREE RD UNIT 32G
 ATLANTA GA 30305

Property owners with current legal matters, such as bankruptcy or foreclosure, must contact the Tax Commissioner's office at (404) 613-6100 for the official balance due on their parcel(s).

[Sign up For E-Billing](#)



Arthur E. Ferdinand
Tax Commissioner
Fulton County, Georgia

TAX BILL

141 Pryor Street
 Atlanta, Georgia 30303
 (404) 613-6100

Property Owner	Parcel Identification	Description	User ID
ALPHARETTA TOWN COMMONS II LLC	22 -4823-1269-005-4	Real Estate	IWR

Tax District: 10 - ALPHARETTA

Property Address	Account Number	Current Fair Market Value	Current Assessed Value
44 OLD CANTON STREET	2474467	335,900	134,360

City Exemption:

County Exemption:

City Sales Tax Credit: \$0.00

County Sales Tax Credit: \$27.14

Tax Year	Cycle	Principal Amount	Interest	Penalties/Fees	Paid	Total	Due Date
2023	County	3,518.88	0.00	0.00	3,518.88	0.00	11/15/2023
2022	County	3,535.01	0.00	0.00	3,535.01	0.00	11/15/2022
2021	County	3,645.19	0.00	0.00	3,645.19	0.00	11/15/2021
2020	County	3,734.13	0.00	0.00	3,734.13	0.00	11/15/2020
2019	County	3,757.36	0.00	0.00	3,757.36	0.00	10/15/2019
2018	County	3,799.22	103.57	0.00	3,902.79	0.00	10/31/2018
2017	County	3,927.09	0.00	0.00	3,927.09	0.00	1/15/2018

Grand Total Due: \$0.00

Mailing Address:

ALPHARETTA TOWN COMMONS II LLC
 2660 PEACHTREE RD UNIT 32G
 ATLANTA GA 30305

Property owners with current legal matters, such as bankruptcy or foreclosure, must contact the Tax Commissioner's office at (404) 613-6100 for the official balance due on their parcel(s).

[Sign up For E-Billing](#)