CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY
Case #: Z-24-08/V-24-08
PH #: PHA240003
☐ 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: Miles Hansford, LLC Telephone: 770-781-4100

Address 178 S. Main Street Suite: 310

City Alpharetta State: GA Zip 30009 Fax: 770-781-9191

Mobile Tel: Email: eunderwood@mileshansford.com / tfisher@mileshansford.com

Subject Property Information:

Address: 306 Thompson Street, Alpharetta, GA 30009 Current Zoning: R-12

District: 1 Section: 2 Land Lot: 802 Parcel ID: 12 284108020053

Proposed Zoning: DT-LW Current Use: Single Family Dwelling, Detached

This Application For *(Check All That Apply)*

- ☐ Conditional Use
- ☒ Rezoning
- ☒ Variance
- ☐ Exception
- ☐ Master Plan Amendment
- ☐ Master Plan Review
- ☐ Public Hearing
- ☐ Other *(Specify)*: _____
- ☐ Comprehensive Plan Amendment

APPLICANT REQUEST AND INTENT

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

The Applicant proposes to develop two single-family dwellings upon the Subject Property.

Applicant's Request (Please itemize the proposal):

The applicant requests to rezone the Subject Property from R-12 to DT-LW with the following variances:

1. Eliminate the requirement for a street facing garage to be recessed a minimum distance of 20 feet behind the building façade. (UDC § 2.4.6(C)).

2. Allow on-site parking between a building and a street. (UDC § 2.7.2).

3. Allow for Contemporary Style Single Family Detached Dwelling(s) to be constructed on the property. (UDC § 2.8.7 (C)).

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

Approval of the Applicant's Proposal will allow development aesthetically attractive residences that complement the surrounding Thompson Street Community.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: 306 Thompson Street, LLC - Galal "Jay" Farhat Telephone: 770-355-3847

Address: 203 N Esplanade 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.

- ☐ Annexation
- ☐ Special Use
- ☒ Rezoning
- ☐ Conditional Use
- ☒ Variance
- ☐ Master Plan
- ☐ Land Use Application
- ☐ Other

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: Miles Hansford, LLC Telephone: 770-781-4100

Address: 178 S. Main Street Suite: 310

City Alpharetta State: GA Zip: 30009

So Sworn and Attested:

Owner Signature: Galal "Jay" Farhat Date: 1/19/24

Notary: Katherine Mazzacano

Notary Signature: Katherine Mazzacano Date: January 19, 2024

KATHERINE B MAZZACANO NOTARY PUBLIC CHEROKEE COUNTY, GEORGIA MY COMMISSION EXPIRES SEPTEMBER 28, 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. 36-67A-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: Galal "Jay" Farhat

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. 36-67A-3.

Signature: _____ Date: 11/9/24

Galal "Jay" Farhat

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

This Proposal to rezone to DT-LW for two single-family dwellings on 1.148 acres is compatible with the surrounding properties because the surrounding properties are also zoned for residential development. The Future Development Map shows the Subject Property in the Mixed Use Live Work category within the Downtown Overlay District, where the DT-LW zoning classification is an appropriate category. The adjacent properties to the west, south, and east are in the Mixed Use Live Work category as well, and the adjacent property to the north is in the Medium Density Residential category. The Proposal to rezone to DT-LW is therefore consistent with the medium- to high-density residential development that either already exists or is anticipated on the surrounding properties.

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

This Proposal will positively affect the use and value of the surrounding residential properties. The use of the surrounding properties will be enhanced by the interconnectivity provided to the sidewalk along Thompson Street along the southern end of the Subject Property. The value of the surrounding properties will be enhanced by the Subject Property's high-end residences and premium site design.

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

No. The Subject Property cannot be developed for a reasonable economic use as currently zoned, because the current zoning, R-12, would yield half as many dwellings, making development cost-prohibitive based on current and anticipated development costs.

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

The increase to population if the Proposal were approved would be minor: approximately 5 people (assuming 2.5 people per residence). The increase to traffic would be minor as well: approximately 12 trips per 24 hours (2 residences multiplied by 5.75 vehicle trips per residence per 24 hours equals 12 vehicle trips per 24 hours). A Trip Generation Report analyzing the projected effects of the Proposal on traffic is submitted with this Application, and incorporated by reference.

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

The impact to schools would be minimal. The number of new students that will live at the Subject Property is estimated to be approximately 2 (assuming 0.75 students per residence) spread across all grades. With regard to public utilities, sanitary sewer, water, natural gas, electricity and cable are available to the Subject Property. The impact on public utilities will be in keeping with growth projected by utility providers.

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

The Proposal is consistent with the Alpharetta Comprehensive Plan and the Future Land Use Map/Future Development Map. The Future Development Map shows the Subject Property in the Mixed Use Live Work land use category within the Downtown Overlay District, where the proposed DT-LW zoning category is an approved category. Up to 8 residential units per acre is allowed in the DT-LW zoning category, and the Proposal calls for only 1.74 units per acre.

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

Yes. The Subject Property is located near the Avalon development, where high-quality, high-density residential products already exist and are being added. Also, several nearby properties have already been rezoned to the DT-LW zoning category. Presumably, other nearby and adjacent properties will also be rezoned to DT-LW. Thus, rezoning the Subject Property to the DT-LW zoning category will ensure that high-quality development consistent with nearby and adjacent properties continues as envisioned in the Alpharetta Comprehensive Plan.

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.

Variance #1

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

Yes, regarding City of Alpharetta UDC § 2.4.6(C). The narrow shape, size, and topography of the property, and the resulting setbacks and landscaping requirements along the boundary lines, substantially limit the buildable area of the subject property and necessitate placement of the structures in the locations proposed by the Applicant. Unless the proposed variance is approved, the narrowness of the Subject Property will not allow for construction of the proposed housing type and architectural designs.

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

Yes. The application of the UDC standards for the Downtown Overlay would create an unnecessary hardship for the Subject Property. Based upon the shape and size of the Subject Property, strict conformity to the requirement to offset garage doors 20 feet behind the front façade would prevent the reasonable economic development of the Subject Property (i.e. using the proposed housing type and architectural design).

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

Yes. The narrow shape, size, and topography of the property, and the resulting setbacks and landscaping requirements along the boundary lines, substantially limit the buildable area of the subject property and necessitate placement of the structures in the locations proposed by the Applicant.

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. The requested variance would not cause substantial detriment to the public good or impair the purpose and intent of the UDC. The variance is minimum necessary to facilitate the proposed project. The project will accomplish the intent of the UDC provision at issue, which is to provide superior aesthetic appeal, wall articulation (rather than monolithic facades), and encourage walkability within the project and surrounding area.

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.

Variance #2

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

Yes, regarding City of Alpharetta UDC § 2.7.2. The narrow shape, size, and topography of the property, and the resulting setbacks and landscaping requirements along the boundary lines, substantially limit the buildable area of the subject property and necessitate placement of the structures in the locations proposed by the Applicant. Unless the proposed variance is approved, the narrowness of the Subject Property will not allow for construction of the proposed housing type and architectural designs.

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

Yes. The application of the UDC standards for the Downtown Overlay would create an unnecessary hardship for the Subject Property. Based upon the shape and size of the Subject Property, strict conformity to the requirement of no on-site parking between the building and the street would prevent the reasonable economic development of the Subject Property (i.e. using the proposed housing type and architectural design).

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

Yes. The narrow shape, size, and topography of the property, and the resulting setbacks and landscaping requirements along the boundary lines, substantially limit the buildable area of the subject property and necessitate placement of the structures in the locations proposed by the Applicant.

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. The requested variance would not cause substantial detriment to the public good or impair the purpose and intent of the UDC. The variance is minimum necessary to facilitate the proposed project. The project will accomplish the intent of the UDC provision at issue, which is to provide superior aesthetic appeal, wall articulation (rather than monolithic facades), and encourage walkability within the project and surrounding area.

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.

Variance #3

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

Yes, regarding City of Alpharetta UDC § 2.8.7(C). The narrow shape, size, and topography of the property, and the resulting setbacks and landscaping requirements along the boundary lines, substantially limit the buildable area of the subject property and necessitate placement of the structures in the locations proposed by the Applicant. Unless the proposed variance is approved, the narrowness of the Subject Property will not allow for construction of the proposed housing type and architectural designs.

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

Yes. The application of the UDC standards for the Downtown Overlay would create an unnecessary hardship for the Subject Property. Based upon the shape and size of the Subject Property, strict conformity to the requirement of architectural styles between the building and the street would prevent the reasonable economic development of the Subject Property (i.e. using the proposed housing type and architectural design).

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

Yes. The narrow shape, size, and topography of the property, and the resulting setbacks and landscaping requirements along the boundary lines, substantially limit the buildable area of the subject property and necessitate placement of the structures in the locations proposed by the Applicant. Additionally, the Applicant is proposing architectural diversity while using high quality materials compatible with adjacent and surrounding properties.

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. The requested variance would not cause substantial detriment to the public good or impair the purpose and intent of the UDC. The variance is minimum necessary to facilitate the proposed project. The project will accomplish the intent of the UDC provision at issue, which is to provide superior aesthetic appeal, wall articulation (rather than monolithic facades), and encourage walkability within the project and surrounding area.

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

SIGN VARIANCE REVIEW CRITERIA

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

☐ Yes N/A

☐ No

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

☐ Yes N/A

☐ No

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

☐ Yes N/A

☐ No

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

N/A

☐ Yes

☐ No

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

☐ Yes N/A

☐ No

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

☐ Yes N/A

☐ No

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

☐ Yes ☐ No

CITIZEN PARTICIPATION FORM - PART A

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

Public Hearing or Project Name: 306 Thompson Street

Contact Name: Miles Hansford, LLC - J. Ethan Underwood Telephone: 770-781-4100

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.

Owners of Properties located within 500 ft. of the Subject Property	Affected government departments
City officials	Interested parties noted on any list provided by the City

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.*

☒	Letter	☐	Personal Visits
☐	Telephone	☒	Group Meeting
☐	Email	☒	Other *(Please Specify)* CZIM

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.

Individuals can contact Ethan Underwood via telephone at 770-781-4100 or via email eunderwood@mileshansford.com as well as during the public participation process.

LENKE MARK E & LAURIE L
12110 DNACLIFF TRCE
ALPHARETTA GA 30009

DUNNING MARINA & DUNNING TIMOTHY
11725 DANCLIFF TRC
ALPHARETTA GA 30009

DORSKY ROBERT B JR & DORSKY LYDIA T
11790 DANCLIFF TRC
ALPHARETTA GA 30009

KONKEL JOHN & STUMPE BEATE
12120 DANCLIFF TRCE
ALPHARETTA GA 30009

KROENKE STEVEN J
11735 DANCLIFF TRCE
ALPHARETTA GA 30009-8738

WHITAKER MALAIKA
11800 DANCLIFF TRC
ALPHARETTA GA 30009

GOULD DAVID S
11920 DANCLIFF TRCE
ALPHARETTA GA 30009

FELDER PATRICK W
11745 DANCLIFF TRCE
ALPHARETTA GA 30009

ALDORT HENRY A
11810 DANCLIFF TRCE
ALPHARETTA GA 30009

IRACE HENRY E JR & MARGARET M
11950 DANCLIFF TRCE
ALPHARETTA GA 30009-8737

HARTMAN DAVID P & MARY W
11785 DANCLIFF TRCE
ALPHARETTA GA 30009-8738

MC DONALD VIRGINIA O
11990 DANCLIFF TRC
ALPHARETTA GA 30009

EDWARDS THOMAS J & ALLISON
11960 DANCLIFF TRCE
ALPHARETTA GA 30009-8737

NEWTON TERRY & NEWTON WILLIAM
11795 DANCLIFF TRC
ALPHARETTA GA 30009

ROSNER MARK & JILL B
12000 DANCLIFF TRACE
ALPHARETTA GA 30004

MAGRUDER SAM W JR & CAROLYN J
11970 DANCLIFF TRC
ALPHARETTA GA 30009

REVOCABLE LIVING TRUST OF DIANE MA CIEIK
11740 DANCLIFF TRCE
ALPHARETTA GA 30009

COONEY ARTHUR COONEY JOAN
12010 DANCLIFF TRCE
ALPHARETTA GA 30009

MILLER DENISE A
11925 DANCLIFF TRCE
ALPHARETTA GA 30009-8740

COPMAN TERESA ANN & COPMAN MITCHEL L ALAN
11750 DANCLIFF TRC
ALPHARETTA GA 30009-8735

ROBERTON WALL KAREN K & RAINSFORD JAMES J
12020 DANCLIFF TRC
ALPHARETTA GA 30009

WOLF JEANNE ELIZABETH
11935 DANCLIFF TRC
ALPHARETTA GA 30009

DEWEERD GARY A
11760 DANCLIFF TRCE
ALPHARETTA GA 30009

RICHARD JOHN F & RICHARD KAREN A
11680 DANCLIFF TRC
ALPHARETTA GA 30005

MARTHA STROH REVOCABLE TRUST THE
11945 DANCLIFF TRCE
ALPHARETTA GA 30009

CLELAND DAVID C & CLELAND JOANNE W
11770 DANCLIFF TRC
ALPHARETTA GA 30009

CONTE RICHARD E & ROBERTA J
11690 DANCLIFF TRCE
ALPHARETTA GA 30009

RAY ANGELIA
11715 DANCLIFF TRCE
ALPHARETTA GA 30009

WEIRBACH STEPHEN J & PECK BRENDA J
11780 DANCLIFF TRC
ALPHARETTA GA 30009

SHAW JOHN
11700 DANCLIFF TRCE
ALPHARETTA GA 30009

FOWLER WILLIAM M & FOWLER PAMELA J
11710 DANCLIFF TRC
ALPHARETTA GA 30009

BREIER RUSSELL & RITA
11720 DANCLIFF TRCE
ALPHARETTA GA 30009

NORWOOD DARRIN
11830 DANCLIFF TRCE
ALPHARETTA GA 30009

HARRISON SCOTT W & HARRISON SARA J
11840 DANCLIFF TRC
ALPHARETTA GA 30009

MOORE CAROLYN MEREDITH
11850 DANCLIFF TRC
ALPHARETTA GA 30009

RIDLEY DAVID T & PEGGY J
11860 DANCLIFF TRCE
ALPHARETTA GA 30009

CUBIT III LLC
8740 ISLESWORTH CT
DULUTH GA 30097

SAHAR INVESTMENTS LLC
8740 RHAPSODY LANE
CUMMING GA 30041

DRM ESTATE LLC
12570 PINDELL CIR
ALPHARETTA GA 30004

EA HOMES LP
5775 GLENRIDGE DR BLDG/STE D350
ATLANTA GA 30328

EA HOMES LP
5757 GLENRIDGE DR BLDG/STE D350
ATLANTA GA 30328

EA HOMES LP
5757 GLENRIDGE DR BLDG/STE D350
ATLANTA GA 30328

SAHAR INVESTMENTS LLC
8740 RHAPSODY LANE
CUMMING GA 30041

306 THOMPSON STREET LLC
203 N ESPLANADE
ALPHARETTA GA 30009

EA HOMES LP
5757 GLENRIDGE DR BLDG/STE D350
ATLANTA GA 30328

EA HOMES LP
5757 GLENRIDGE DR BLDG/STE D350
ATLANTA GA 30328

EA HOMES LP
5757 GLENRIDGE DR BLDG/STE D350
ATLANTA GA 30328

PSV LLC
P O BOX 1385
ALPHARETTA GA 30009

PSV LLC
P O BOX 1385
ALPHARETTA GA 30009

EA HOMES LP
5775 GLENRIDGE DR BLDG/STE D350
ATLANTA GA 30328

EA HOMES LP
5775 GLENRIDGE DR BLDG/STE D350
ATLANTA GA 30328

EA HOMES LP
5775 GLENRIDGE DR BLDG/STE D350
ATLANTA GA 30328

CITY OF ALPHARETTA GEORGIA
2 S MAIN ST
ALPHARETTA GA 30009

EA HOMES LP
5775 GLENRIDGE DR BLDG/STE D350
ATLANTA GA 30328

ACADEMY PARK NEIGHBORHOOD ASSN INC
12102 DANCLIFF TRC
ALPHARETTA GA 30009

ACADEMY PARK NEIGHBORHOOD ASSOC INC
12102 DANCLIFF TRC
ALPHARETTA GA 30009

ACADEMY PARK NEIGHBORHOOD ASSOCIAT
ION INC
12102 DANCLIFF TRC
ALPHARETTA GA 30009

DEVELOPMENT AUTHORITY OF FULTON CO
UNTY
10525 VISTA SORRENTO PKWY STE 110
SAN DIEGO CA 92121

DUVALL FAMILY TRUST THE
128 GRAND CRESCENT
ALPHARETTA GA 30009

REFAI BASEL & KOUDSI NOURA
422 CONCORD ST
ALPHARETTA GA 30009

FANCHER JOE D & FANCHER THERESA B
432 CONCORD ST
ALPHARETTA GA 30009

FRAIL FAMILY LIVING TRUST THE
130 GRAND CRES
ALPHARETTA GA 30009

COFFEY BRUCE & SUSAN
424 CONCORD ST
ALPHARETTA GA 30009

MIRSKY BURT S & MIRSKY RUTH BARBARA
384 CONCORD ST
ALPHARETTA GA 30009

KIDD STEVE & VIKIRA
132 GRAND CRES
ALPHARETTA GA 30009

PATEL NIMISHA
408 CONCORD ST
ALPHARETTA GA 30009

BROWN KEVIN T & BROWN MICHELE R
416 CONCORD ST
ALPHARETTA GA 30009

CHUNARA SHEHZAAN & ZAINAB
120 GRAND CRES
ALPHARETTA GA 30009

KIRKUP DAVID C & JOSEPHINE KIM
426 CONCORD ST
ALPHARETTA GA 30009

RIGGINS BRIAN
386 CONCORD ST
ALPHARETTA GA 30009

DOZIER TERRY S & DOZIER CATHERINE R
142 GRAND CRES
ALPHARETTA GA 30009

STOKES MAYLON SCOTT & JANA BOYD
410 CONCORD ST
ALPHARETTA GA 30009

RUTLEDGE CINDI
418 CONCORD ST
ALPHARETTA GA 30009

HILL ANDREW CASEY & TERESA
136 GRAND CRES
ALPHARETTA GA 30022

SULLIVAN DANN P
428 CONCORD ST
ALPHARETTA GA 30009

FARMER MEGHAN & BOWLES COREY
388 CONCORD ST
ALPHARETTA GA 30009

LIU EDDIE C & KYEONG A
140 GRAND CRES
ALPHARETTA GA 30009

MABRY JAMES MICHAEL & NANCY LOU
412 CONCORD ST
ALPHARETTA GA 30009

ATKINSON TREVOR
420 CONCORD ST
ALPHARETTA GA 30009

WILSON RICHARD J & LYNN K
138 GRAND CRES
ALPHARETTA GA 30009

RANGANATHAN BALAMOUROUGAN & BALAMO UROUGAN USHA
430 CONCORD ST
ALPHARETTA GA 30009

PARKER MICHAEL K
390 CONCORD ST
ALPHARETTA GA 30009

HANDLER GARY & CYNTHIA W
144 GRAND CRES
ALPHARETTA GA 30009

GUO YUANTA & RUAN LAN
382 CONCORD ST
ALPHARETTA GA 30009

GUPTA MANISH K
372 CONCORD ST
ALPHARETTA GA 30009

MEREDITH MICHAEL R & MEREDITH KIMB ERLY J
1210 ANGEL POND E
GREENSBORO GA 30642

FERRARA DOMINICK JR & MELISSA HOLLY
414 CONCORD ST
ALPHARETTA GA 30009

FUSSELL THURMAN TROY & HYONHUI KWON
392 CONCORD ST
ALPHARETTA GA 30009

WERTZ JEFFREY KENNETH & LANA M
370 CONCORD ST
ALPHARETTA GA 30009

MALCOLM JEFFERY K & ONYEMA A
281 THOMPSON ST
ALPHARETTA GA 30009

PULTE HOME CORPORATION
2475 NORTHWINDS PKWY STE 600
ALPHARETTA GA 30009

KAELIN MELISSA JEANNE
297 THOMPSON ST
ALPHARETTA GA 30009

CARPENTER MICHAEL & CARPENTER MARY JO
277 THOMPSON ST
ALPHARETTA GA 30009

PULTE HOME CORPORATION
2475 NORTHWINDS PKWY STE 600
ALPHARETTA GA 30009

LIGHT GEOFFREY & DANA
368 CONCORD ST
ALPHARETTA GA 30009

SEXTON DANIEL LEE & SEXTON MARY JE AN
273 THOMPSON ST
ALPHARETTA GA 30009

MICHAELS PHILLIP
101 MEETING ST
ALPHARETTA GA 30009

BOYD GREGG WARREN & JOHANNA DEKKER
366 CONCORD ST
ALPHARETTA GA 30009

NIELSEN RENE G & WIGGINS PEGGY LAD ALE
269 THOMPSON ST
ALPHARETTA GA 30009

HART STEPHEN EUGENE & HART LORI F
156 GRAND CRES
ALPHARETTA GA 30009

JACOBSEN JOSEPH & JILL
364 CONCORD ST
ALPHARETTA GA 30009

ROBERT & SUSAN RUPPEL REVOCABLE LI VING TRUST THE
261 THOMPSON ST
ALPHARETTA GA 30009

HOLBROOK ALFRED SAMSON III
154 GRAND CRES
ALPHARETTA GA 30009

CORYER ERIC
293 THOMPSON ST
ALPHARETTA GA 30009

265 THOMPSON STREET LLC
2660 BETHANY CHURCH RD
ALPHARETTA GA 30004-4558

SMITH ADRIAN
4301 BRUNELLO PL
SUMMERFIELD NC 27358

MCCAULEY EDWARD F & MARY KAY
362 CONCORD ST
ALPHARETTA GA 30009

BEAM BRIAN KEITH & SONYA DENISE
257 THOMPSON ST
ALPHARETTA GA 30009

MINNICK MICHELE BROOM
150 GRAND CRES
ALPHARETTA GA 30009

PULTE HOME CORPORATION
2475 NORTHWINDS PKWY STE 600
ALPHARETTA GA 30009

CHAVARRIA FERNANDO & CHAVARRIA ROSA
253 THOMPSON ST
ALPHARETTA GA 30009

AVALON RESIDENTIAL COMMUNITY ASSOC IATION INC
1465 NORTHSIDE DR NW 128
ATLANTA GA 30318

AUBERT EDWARD & SHARON JEAN
289 THOMPSON ST
ALPHARETTA GA 30009

HODSDON PATRICIA & MARK
249 THOMPSON ST
ALPHARETTA GA 30009

DEVELOPMENT AUTHORITY OF FULTON CO UNTY
2200 AVALON BLVD
ALPHARETTA GA 30009

PECQUEUR ANDRE JUSTIN & FU KING FEI
285 THOMPSON ST
ALPHARETTA GA 30009

STIMSON JOHN H
245 THOMPSON ST
ALPHARETTA GA 30009

LIBERTY PARK VILLAGE LLC
5100 PEACHTREE PKWY STE 200
NORCROSS GA 30092

LIBERTY PARK VILLAGE LLC
5100 PEACHTREE PKWY STE 200
NORCROSS GA 30092

STEVEN & SHELLY SHIFFMAN REVOCABLE TRUST THE
376 CONCORD ST
ALPHARETTA GA 30009

BATISTA CARLOS M & BATISTA ALMA
394 CONCORD ST
ALPHARETTA GA 30009

LATHAM KIMBERLY J
378 CONCORD ST
ALPHARETTA GA 30009

LUXURY PROPERTIES INVESTMENT LLC
510 BROOK MANOR DR
ALPHARETTA GA 30022

WILSON JAMES M & RISA
380 CONCORD ST
ALPHARETTA GA 30009

WECONNECT LLC
398 CONCORD ST
ALPHARETTA GA 30009

FOUNDRY NEIGHBORHOOD ASSOCIATION I NC
675 PACES FERRY RD SE STE 125
ATLANTA GA 30339

WEIS EDWARD H & ELAINE JOYCE
400 CONCORD ST
ALPHARETTA GA 30009

EA HOMES LP
5775 GLENRIDGE DR BLDG/STE D 350
ATLANTA GA 30328

ANNAPRAGADA SUBRAMANYARAVI & PADMA VATHI
402 CONCORD ST
ALPHARETTA GA 30009

EA HOMES LP
131 ROSWELL ST
ALPHARETTA GA 30009

WANG XIUYING
404 CONCORD ST
ALPHARETTA GA 30009

KENNETT KELLY B & MARY H
406 CONCORD ST
ALPHARETTA GA 30009

FOUNDRY NEIGHBORHOOD ASSOCIATION I NC
675 PACES FERRY RD SE STE 125
ATLANTA GA 30339

CABRERA GREG R & LISA
374 CONCORD ST
ALPHARETTA GA 30009

DETAILED TAX SUMMARY

City of Alpharetta

TAX YEAR: 2023

Owner Name
306 THOMPSON STREET LLC

Parcel Identification
12 -2841-0802-005-3

Account Number
0712396

Property Location
306 THOMPSON STREET

Tax District
10 - ALPHARETTA

Fair Market Value
438,900

Assessed Value
175,560

Temporary Assessment
Not Found

City Exemption:
County Exemption:

Levies	Assessment	Exemptions	Net Assessment	X	Net Rate	State Credit	TAX
Fulton Cycle							
FULTON BONDS	175,560	0	175,560	X	.000180	$0.00	$31.60
FULTON OPER	175,560	0	175,560	X	.008870	$0.00	$1,557.22
FULTON SCHOOL GEN	175,560	0	175,560	X	.017140	$0.00	$3,009.10
INTEREST							$0.00
PENALTIES/FEES							$0.00
Last Payment: 10/17/2023			**Total Amount Billed**				**$4,597.92**
			Less Amount Paid				**$4,597.92**
			Total Due				**$0.00**
City of Alpharetta Cycle							
INTEREST							$0.00
PENALTIES/FEES							$0.00
Last Payment: Not Found			**Total Amount Billed**				**$0.00**
			Less Amount Paid				**$0.00**
			Total Due				**$0.00**

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).

Return to Tax Bill | Return to Search Results

Real Estate

View Bill

As of	12/27/2023
Bill Year	2023
Bill	2307861
Owner	306 THOMPSON STREET LLC
Parcel ID	12 -2841-0802-005-3

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	12/1/2023	$1,009.47	$1,009.47	$0.00	$0.00	$0.00
TOTAL		$1,009.47	$1,009.47	$0.00	$0.00	$0.00

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Miles Hansford, LLC
ATTORNEYS AT LAW

202 Tribble Gap Road · Suite 200 · Cumming, GA 30040
178 S Main Street · Suite 310 · Alpharetta, GA 30009
Phone 770.781.4100

MilesHansford.com

J. Ethan Underwood
eunderwood@MilesHansford.com

February 1, 2024

CAMPAIGN DISCLOSURE

Applicant:	**Galal "Jay" Farhat**
Subject Property:	**306 Thompson Street, Alpharetta, GA 30009, Designated as Fulton County Parcel ID No. 12 284108020053**
Proposed Action:	**Rezoning with Variances**
Current Zoning:	**R-12 – Dwelling, 'For-Sale', Detached Residential**
Proposed Zoning:	**DT-LW – Downtown Live-Work**
Proposed Use:	**2 Single Family Dwellings, Detached**
ROW Access:	**Thompson Street**

To Whom It May Concern:

Pursuant to Section 36-67A-3 of the Official Code of Georgia Annotated, adopted by the Georgia General Assembly, effective July 1, 1986, please be advised that as of the date of this letter, Miles Hansford, LLC has made the following campaign contributions to local officials of the Governing Jurisdiction:

- **January 3, 2022 - $500 to Councilman Donald Mitchell**
- **April 26, 2023 - $500 to Councilman Fergal Brady**
- **May 3, 2023 - $500 to City Councilman John Hipes**

This letter constitutes the disclosure of campaign contributions with respect to the above-referenced application.

Sincerely,

Ethan Underwood
Attorney for Applicant

Miles Hansford, LLC
ATTORNEYS AT LAW

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178 S Main Street · Suite 310 · Alpharetta, GA 30009
Phone 770.781.4100

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J. Ethan Underwood
eunderwood@MilesHansford.com

RESERVATION OF CONSTITUTIONAL AND OTHER LEGAL RIGHTS

Applicant:	**Galal "Jay" Farhat**
Subject Property:	**306 Thompson Street, Alpharetta, GA 30009, Designated as Fulton County Parcel ID No. 12 284108020053**
Proposed Action:	**Rezoning with Variances**
Current Zoning:	**R-12 – Dwelling, 'For-Sale', Detached Residential**
Proposed Zoning:	**DT-LW – Downtown Live-Work**
Proposed Use:	**2 Single Family Dwellings, Detached**
ROW Access:	**Thompson Street**

This Reservation of Constitutional and Other Legal Rights ("the Reservation") is intended to supplement and form a part of the land use application (including any request for zoning, conditional use permit, site plan approval, and variances) (collectively, the "Application") of the Applicant and the owners of the Subject Property (collectively, the "Owner") and to put the Governing Jurisdiction on notice of the Applicant's assertion of its constitutional and legal rights.

The Applicant has filed a timely application, has provided all required information and has submitted the appropriate application fees. The Application meets all judicial and statutory requirements for approval.

The Applicant objects to the standing of any opponents who are not owners of land adjoining the Subject Property and to the consideration by the Governing Jurisdiction of testimony or evidence presented by any party without standing in making its decision regarding the Application. The Applicant also objects to the consideration of testimony or evidence that is hearsay, violates any applicable rules of procedure or evidence, or that is presented by any party who fails to comply with notice and campaign disclosure requirements.

The Current Zoning (and/or zoning conditions) of the Subject Property is unconstitutional and deprives the Subject Property and all viable economic use thereof. The Proposed Use is the only viable economic use of the Subject Property, and the Governing Jurisdiction has deemed this Application necessary to allow the Proposed Use. As such, the Applicant and Owner file this Application for the purpose of changing the Current Zoning (and/or zoning conditions and requesting variances) to facilitate the Proposed Use, and to exhaust administrative remedies in the event the Application is denied. As such, the filing of this application is not an admission of the need for any such approval of the Applicant's right to develop the property. The Applicant and Owner reserve the right to challenge the Current Zoning and any zoning conditions and other restrictions affecting the Subject Property.

Denial of the Application or approval of the Application in any form that is different than as requested by the Applicant will impose a disproportionate hardship on the Applicant and Owner of the Subject Property without benefiting any surrounding property owners. There is no reasonable use of the Subject Property

other than as proposed by the Application and no resulting benefit to the public from denial of or modification to the Application.

Any provisions in the applicable land use, subdivision, and /or zoning ordinances (collectively the "Zoning Ordinance") that classify, or may classify, the Subject Property into any of the non-requested zoning or use classifications, including the Proposed Zoning District and Proposed Use at a density or intensity less than that requested by the Applicant, are unconstitutional in that they constitute a taking of the Applicant's and Owner's property rights without first paying fair, adequate, and just compensation for such rights in violation of Article I, Section III, Paragraph I of the Georgia Constitution of 1983, as amended and the Fifth and Fourteenth Amendments to the Constitution of the United States.

The Subject Property is suitable for development as proposed in the Application and it is not suitable for development under any other zoning classification, use, or at a density or intensity less than that requested by the Applicant. Failure to approve the Application as requested by the Applicant would be an unreasonable application of local land use authority, which bears no relationship to the public health, safety, morality or general welfare of the public and would constitute an arbitrary and capricious abuse of discretion in violation of Article I, Section I, Paragraph I of the Georgia Constitution of 1983, as amended and the Due Process Clause of the Fifth and Fourteenth Amendments to the Constitution of the United States.

A refusal by the Governing Jurisdiction to approve the Application as requested by the Applicant will prohibit the only viable economic use of the Subject Property, will be unconstitutional and will discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and Owner and the owners of similarly situated properties in violation of Article I, Section I, Paragraph II of the Georgia Constitution of 1983, as amended, and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States.

A refusal by the Governing Jurisdiction to approve the Application as requested by the Applicant without the consent of persons elected to the governing body of the Governing Jurisdiction will amount to an unlawful delegation of the Governing Jurisdiction's authority, in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution of 1983, as amended.

Furthermore, the Governing Jurisdiction cannot lawfully impose more restrictive standards on the Subject Property's development than are presently set forth in the Zoning Ordinance. Any conditions or other restrictions imposed on the Subject Property without the consent of the Applicant and Owner that do not serve to reasonably ameliorate the negative impacts of the development are invalid and void. The imposition of improvements or design requirements unnecessary to facilitate the proposed development constitute an illegal impact fee, an unconstitutional condemnation, or both. As such, the Applicant and Owner reserve the right to challenge any such conditions, restrictions, or design requirements.

The Applicant and Owner assert that each has expended substantial sums and significantly changed its economic position in reliance upon versions of the Zoning Ordinance that allow the development of the Subject Property as proposed by the Applicant. As such, the Applicant has acquired vested rights to develop the property and the filing of this Application shall not constitute a waiver of those vested rights.

Finally, the Applicant and Owner assert that the current Zoning Ordinance, Character Area Map, Future Development Map and Comprehensive Plan were not adopted in compliance with the laws or constitutions of the State of Georgia or of the United States, and a denial of the Applicant's request based upon provisions illegally adopted will deprive the Applicant and Owner of due process under the law.

This Reservation constitutes an Ante Litem Notice pursuant to O.C.G.A. § 36-11-1, which places the Governing Jurisdiction and all other agents of the Governing Jurisdiction, in their official and individual capacities, on notice of the Applicant's and Owner's intent to seek monetary damages and attorney's fees against the Governing Jurisdiction for any rezoning action, zoning condition, illegal impact fee, and any other unlawful restrictions and exactions that are imposed upon the Subject Property, the Applicant, or the Owner.

By filing this Reservation, the Applicant reserves all rights and remedies available to it under the United States Constitution, the Georgia Constitution, all applicable federal, state, and local laws and ordinances, and in equity.

The Applicant and Owner respectfully request that the Application be approved as requested by the Applicant and in the manner shown on the Application, which is incorporated herein by reference. This Reservation forms an integral part of the Application, and we ask that this Reservation be included with the Applicant's other Application materials. The Applicant and Owner reserve the right to amend and supplement this Reservation at any time.

Sincerely,

Ethan Underwood
Attorney for Applicant

Miles Hansford, LLC
ATTORNEYS AT LAW

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178 S Main Street · Suite 310 · Alpharetta, GA 30009
Phone 770.781.4100

MilesHansford.com

J. Ethan Underwood
eunderwood@MilesHansford.com

LETTER OF INTENT

Applicant:	**Galal "Jay" Farhat**
Subject Property:	**306 Thompson Street, Alpharetta, GA 30009, Designated as Fulton County Parcel ID No. 12 284108020053**
Proposed Action:	**Rezoning with Variances**
Current Zoning:	**R-12 – Dwelling, 'For-Sale', Detached Residential**
Proposed Zoning:	**DT-LW – Downtown Live-Work**
Proposed Use:	**2 Single Family Dwellings, Detached**
ROW Access:	**Thompson Street**

This Letter of Intent is intended to comply with the application procedures established by The City of Alpharetta, GA for submittal of land use applications, as required by the City of Alpharetta Unified Development Code (the "UDC"), City of Alpharetta Public Hearing Application Requirements, and other City of Alpharetta Ordinances and Standards.

The Applicant has submitted contemporaneously with this Letter of Intent the Public Hearing Application package for a variance, as may be amended (the "Application"). With regard to any zoning, conditional use permit, and variances requested in the Application (as applicable), the Applicant incorporates all statements made in the Public Hearing Application as part of this Letter of Intent.

Specifically, the Applicant requests the following:

1) **Rezone the Subject Property from Dwelling, 'For-Sale', Detached Residential District (R-12) to Downtown Live-Work (DT-LW)**
2) **Variances:**
    1. **Eliminate the requirement for a street facing garage to be recessed a minimum distance of 20 feet behind the building façade. (UDC § 2.4.6(C)).**
    2. **Allow on-site parking between a building and a street. (UDC § 2.7.2).**
    3. **Allow for Contemporary Style Single Family Detached Dwelling(s) to be constructed on the property. (UDC § 2.8.7 (C)).**

The Proposed Action is consistent with the Alpharetta Comprehensive Plan and the Future Land Use Map/Future Development Map. The Future Development Map shows the Subject Property in the Mixed Use Live Work land use category within the Downtown Overlay District, where the proposed DT-LW zoning category is an approved category. Up to 8 residential units per acre is allowed in the DT-LW zoning category, and the Proposal calls for only 1.74 units per acre.

This Proposed Action to rezone to DT-LW for two single-family dwellings on 1.148 acres is compatible with the surrounding properties because the surrounding properties are also zoned for residential development. The Future Development Map shows the Subject Property in the Mixed Use Live Work

category within the Downtown Overlay District, where the DT-LW zoning classification is an appropriate category. The adjacent properties to the west, south, and east are in the Mixed Use Live Work category as well, and the adjacent property to the north is in the Medium Density Residential category. The Proposal to rezone to DT-LW is therefore consistent with the medium- to high-density residential development that either already exists or is anticipated on the surrounding properties.

This Proposal will positively affect the use and value of the surrounding residential properties. The use of the surrounding properties will be enhanced by the interconnectivity provided to the Alpha Loop trail on the northern end of the Subject Property and by the interconnectivity provided to the sidewalk along Thompson Street along the southern end of the Subject Property. The value of the surrounding properties will be enhanced by the Subject Property's high-end residences and premium site design.

The impact to schools would be minimal. The number of new students that will live at the Subject Property is estimated to be approximately 2 (assuming 0.75 students per residence) spread across all grades. With regard to public utilities, sanitary sewer, water, natural gas, electricity and cable are available to the Subject Property. The impact on public utilities will be in keeping with growth projected by utility providers.

The increase to population if the Proposal were approved would be minor: approximately 5 people (assuming 2.5 people per residence). The increase to traffic would be minor as well: approximately 12 trips per 24 hours (2 residences multiplied by 5.75 vehicle trips per residence per 24 hours equals 12 vehicle trips per 24 hours). A Trip Generation Report analyzing the projected effects of the Proposal on traffic is submitted with this Application, and incorporated by reference.

CONCLUSION

Because the Applicant's Proposal complies with all criteria appropriate for consideration for the Application, the Applicant respectfully requests that this Application, which is incorporated herein by reference, be approved as requested. The Applicant and owner reserve the right to amend and supplement this Letter of Intent at any time.

Sincerely,

Ethan Underwood
Attorney for Applicant

Trip Generation Report

			A.M. Peak			P.M. Peak		
Land Use	**Intensity (Number of Homes)**	**Daily Total**	**In**	**Out**	**Total**	**In**	**Out**	**Total**
Single Family Dwelling, Detached (210)	2 Units	12	2	4	6	3	2	6

Legal Description

All that tract or parcel of land lying and being in in Land Lot 802 of the 1st Land District, 2nd Section, Fulton County, Georgia, containing approximately 1.148 acres, more or less, according to a plat of survey dated June 25, 2021, prepared for Galal Farhat, Truist Bank, and First American Title Insurance Company by Engineering 303, certified by Matt G. Forte, Georgia Registered Land Surveyor No. 2721 and, according to such plat of survey, being more particularly described as follows:

Beginning at a ¾ inch open top pipe located at the corner common to the lands now or formerly held by Joshua Avren and the land common to the land now or formerly held by Academy Park Neighborhood Association Inc., which is the True Point of Beginning; run

Thence along the line common to the lands now or formerly held by Joshua Avren, South 00 degrees 21 minutes 10 seconds West a distance of 98.26 feet to the corner common to the lands now or formerly held by Regina Garrett, said corner being monumented by a ½" rebar 0.55 feet West; run

Thence along the line common to the lands now or formerly held by Regina Garrett, South 00 degrees 21 minutes 10 seconds West a distance of 11.86 feet to a ½" rebar at the corner common to the lands now or formerly held by JMC Lender, LLC;

Thence along said right of way of Thompson Street, along said line, North 00 degrees 19 minutes 45 seconds East a distance of 494.65 feet to a ½" rebar with blue cap (LSF #1121) at the line common to the lands now or formerly held by PSV, LLC; run

Thence along said line North 89 degrees 59 minutes 07 seconds East a distance of 99.93 feet to a ¾" open top pipe, said open top being the True Point of Beginning.

Said property is more fully described according to the above reference plat, which is incorporated herein by this refence.

This legal description is prepared solely for the purpose of facilitating a land use application and should not be relied upon for any other purpose.

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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
TSB = traffic signal box
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

PARCEL INFORMATION:

Parcel Id No.: 12 284108020053
Owner: N/F The Jody Avren Living Trust
Reference: DB 52339, Pg 108

Properties are Zoned R-12, City of Alpharetta
Building Setback Lines based on Zoning
Front: 30 feet
Side: 10 feet
Rear: 30 feet

Tract Area:
1.148 Acres
50,002 SF

Location Map N.T.S.

"Academy Park Townhomes"

N/F Academy Park Neighborhood Assn. Inc
DB 46157, Pg 16
Parcel 22 514212670503
Zoned R-4A

N/F Academy Park Neighborhood Assn. Inc
DB 47666, Pg 31
Parcel 22 514212660108
Zoned R-4A

1/2" RB — 196.60' — 1/2" OT N 89°59'07" E 299.79' 1/2" RB N 89°59'07" E 199.86' 1/2" RB 99.93' 1/2" RB — N 89°59'07" E 99.93' — 1/2" RB

ROB 3/4" OT

SURVEY NOTES:

1. Certain interior improvements may not be shown hereon, i.e. fence lines, guy wires, etc.
2. Matters of record not shown hereon are excepted.
3. Bearing basis derived from 2 control points set with Leica GS14 GPS System and SmartNet network. All other work performed with methods described below.
4. Measurements shown are US Survey Feet (ground).
5. Field angles and linear distances measured using a Sokkia iX Robotic Total Station and Leica T12 Robotic Total Station.
6. The field data upon which this plat is based has a field closure of one foot in 56,590 feet and an angular error of 1 second per angle point and was adjusted using Compass Rule. Fieldwork Completed on 6/23/21.
7. 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.
8. No surface evidence of human burials or cemeteries was observed on site during the course of the fieldwork.
9. Riparian boundaries subject to change due to natural forces and may not represent the actual limit of title.
10. This plat has been calculated for closure and is found to be accurate within one foot in 145,564 feet.

Updated Tree Data:
(Incorporating Adjacent Tree Surveys)

Tree #	*CHISWICK #	Species	DBH	CRZ RADIUS	% CRZ IMPACT	DENSITY INCHES	BOUNDARY	STATUS	ACTION	CONDITION	Arborist Comments
1b		YP	12	15.6	>20 & SRP			REMOVE			
2b		YP	5	6.5	>20 & SRP		BOUNDARY	REMOVE	LETTER-REMOVAL		
3b		YP	10	13.0	>20 & SRP			REMOVE			
4b		YP	28	36.4	>20 & SRP			REMOVE			
5b		YP	8	10.4	>20 & SRP			REMOVE			
6b	3530	LLP	25	n/a	n/a		BOUNDARY	REMOVED	**Chiswick Removal		
7b	3532	AB	9	11.7	>20 & SRP		BOUNDARY	REMOVE	LETTER-REMOVAL		
8b		YP	23	n/a	n/a		BOUNDARY	REMOVED	**Chiswick Removal		
9b	3482	YP	29	n/a	n/a		BOUNDARY	REMOVED	**Chiswick Removal		
10b		YP	24	31.2	>20 & SRP			REMOVE		POOR	P DOUBLE INCL
11b		RO	11	14.3	>20 & SRP			REMOVE			
12b		RO	11	14.3	>20 & SRP		BOUNDARY	REMOVE	LETTER-REMOVAL		
13b		SG	10	13.0	14.3		BOUNDARY	PROTECT	LETTER- TREE CARE		
14b		BW	11	14.3	6.1		BOUNDARY	PROTECT		POOR	P ROT
15b		SG	13	16.9	11.8		BOUNDARY	PROTECT	LETTER- TREE CARE		
16b		SG	10	13.0	0.5		BOUNDARY	PROTECT			
17b		YP	18	23.4	>20 & SRP			REMOVE			
18b		RO	18	23.4	>20 & SRP			REMOVE			
19b		YP	7	9.1	>20 & SRP			REMOVE			
20b		LLP	24	31.2	>20 & SRP			REMOVE			
21b		LLP	21	27.3	>20 & SRP			REMOVE			
22b		RP	20	26.0	>20 & SRP			REMOVE			F DIE BACK
23b		SAS	11	14.3	>20 & SRP			REMOVE			
24b		RP	17	22.1	>20 & SRP			REMOVE			
25b		YP	25	32.5	>20 & SRP			REMOVE			
26b		WO	13	16.9	>20 & SRP			REMOVE			
27b	3538	YP	15	19.5	>20 & SRP		BOUNDARY	REMOVE	LETTER-REMOVAL	POOR	P UP HEAVE
28b		YP	22	28.6	>20 & SRP			REMOVE		POOR	P UP HEAVE
29b		BC	11	14.3	>20 & SRP			REMOVE		POOR	P CROWN
30b		BC	14	n/a	n/a			REMOVED	TRE211507		
31b		WAO	18	n/a	n/a			REMOVED	TRE211507		
32b		RP	15	19.5	>20 & SRP			REMOVE			
33b		YP	17	22.1	>20 & SRP		BOUNDARY	REMOVE	LETTER-REMOVAL	POOR	P CROWN
34b		LLP	20	26.0	17.2		BOUNDARY	PROTECT	LETTER- TREE CARE		
35b		YP	19	24.7	13.9		BOUNDARY	PROTECT	LETTER- TREE CARE		
36b		ASH	8	10.4	24.4		BOUNDARY	REMOVE	LETTER-REMOVAL		
37b		BW	19	24.7	>20 & SRP		BOUNDARY	REMOVE	LETTER-REMOVAL	POOR	P UP HEAVE
38		YP	25	32.5	>20 & SRP			REMOVE			
38b		YP	8	10.4	>20 & SRP			REMOVE			
39		YP	23	29.9	>20 & SRP			REMOVE			F-OLD WOUND
39b		MB	6	7.8	>20 & SRP			REMOVE		POOR	P CROWN
***40	3476	YP	31	40.3	>20 & SRP		SPECIMEN	REMOVE	RECOMPENSE		
40b		YP	16	20.8	>20 & SRP			REMOVE			
41		YP	22	28.6	>20 & SRP			REMOVE		POOR	P ROT
41b		SAS	8	10.4	>20 & SRP			REMOVE			
42		YP	25	32.5	>20 & SRP			REMOVE			
42b		RP	14	18.2	>20 & SRP			REMOVE			
43	3477	YP	22	28.6	>20 & SRP			REMOVE			
43b		MB	6	7.8	>20 & SRP			REMOVE			
***44	3479	YP	30	39.0	>20 & SRP		SPECIMEN	REMOVE	RECOMPENSE		
44b		MB	15	19.5	>20 & SRP			REMOVE		POOR	P DECLINE
45		YP	26	33.8	>20 & SRP			REMOVE			
45b		WAO	7	9.1	2.2		BOUNDARY	PROTECT			
46	3480	YP	25	32.5	>20 & SRP			REMOVE			
46b		BC	14	18.2	>20 & SRP			REMOVE			F
47b		WIL OAK	8	10.4	>20 & SRP			REMOVE		POOR	POOR CROWN
48b		BC	7	9.1	>20 & SRP			REMOVE		POOR	P CROWN
49b		WAO	6	7.8	>20 & SRP			REMOVE		POOR	P CROWN
50b	ag 202/348	WAO	33	n/a	n/a			REMOVED	TRE211507		
197		HWD	<20	24.7 max	0.0			PROTECT	Need Arborist Assessment		
198		HY	14	18.2	0.0		BOUNDARY	PROTECT			
200		HY	7	9.1	0.0		BOUNDARY	PROTECT			
211	3481	YP	30	n/a	n/a		BOUNDARY	REMOVED	**Chiswick Removal		
223		HY	28	36.4	0.0		BOUNDARY	PROTECT			
226		RO	26	33.8	9.5		BOUNDARY	PROTECT			
227	3460	RO	29	37.7	0.0		BOUNDARY	PROTECT	Beyond 30' from LOD		
229		RO	26	33.8	11.7		BOUNDARY	PROTECT			
254	225	RO	26	33.8	7.9		BOUNDARY	PROTECT			
255		AB	5	6.5	0.0		BOUNDARY	PROTECT			
256		RO	23	29.9	0.0		BOUNDARY	PROTECT			
257		WO	17	22.1	0.0	17		PROTECT			
258		RO	20	26.0	0.0		BOUNDARY	PROTECT		DEAD	DEAD
260		YP	12	15.6	>20 & SRP			REMOVE			
261		RO	9	11.7	>20 & SRP			REMOVE	Incorrectly labeled as duplicate #262 on Moore		
262		YP	18	23.4	>20 & SRP			REMOVE			
263		YP	7	9.1	>20 & SRP			REMOVE			
264		RO	18	23.4	>20 & SRP			REMOVE			
265		RO	7	9.1	2.8	7		PROTECT			
266		RO	10	13.0	0.9	10		PROTECT			
267		RO	8	10.4	>20 & SRP			REMOVE			
268		YP	20	26.0	>20 & SRP			REMOVE			
269		YP	14	18.2	>20 & SRP			REMOVE			
270		YP	22	28.6	>20 & SRP			REMOVE			
271		YP	7	9.1	>20 & SRP			REMOVE			
272		RM	10	13.0	>20 & SRP			REMOVE			
273	3470	YP	20	n/a	n/a		BOUNDARY	REMOVED	**Chiswick Removal	POOR	P ROT
274		YP	12	15.6	>20 & SRP			REMOVE			
275		YP	13	16.9	>20 & SRP			REMOVE			
276		YP	6	7.8	>20 & SRP			REMOVE			
277		YP	18	23.4	0.0		BOUNDARY	PROTECT		POOR	P ROT
278		RM	9	11.7	>20 & SRP			REMOVE			
279		YP	9	11.7	>20 & SRP		BOUNDARY	REMOVE	LETTER-REMOVAL	POOR	P ROT
280		RO	8	10.4	>20 & SRP			REMOVE			
281		YP	21	27.3	>20 & SRP			REMOVE			
282		SG	8	10.4	>20 & SRP			REMOVE			
283		RM	10	13.0	>20 & SRP			REMOVE			
284		YP	10	13.0	>20 & SRP			REMOVE			
285	2583	YP	27	35.1	>20 & SRP		BOUNDARY	REMOVE	LETTER-REMOVAL	POOR	P BARBED WIRE
286	3533	YP	25	32.5			BOUNDARY	REMOVED	**Chiswick Removal	POOR	P DOUBLE INCL SPARSE C
287		YP	20	26.0	>20 & SRP			REMOVE			
288		YP	11	14.3	>20 & SRP			REMOVE			
290		YP	27	35.1	>20 & SRP			REMOVE		POOR	P DOUBLE INCL
291		RO	6	7.8	>20 & SRP			REMOVE			
292		YP	10	13.0				REMOVE			
293	NOT SHOW	YP	20	26.0	>20 & SRP		BOUNDARY	REMOVE	LETTER-REMOVAL		
294		RO	7	9.1	>20 & SRP			REMOVE			
295		YP	7	9.1	>20 & SRP			REMOVE			
296		YP	21	27.3				REMOVE			
297		YP	21	27.3				REMOVE		POOR	P ROT
298		YP	12	15.6	>20 & SRP			REMOVE		POOR	P ROT
299		YP	16	20.8	>20 & SRP			REMOVE		POOR	P ROT
300		YP	6	7.8	>20 & SRP			REMOVE		POOR	P ROT
403		YP	30	39.0	6.6		BOUNDARY	PROTECT			
404		HY	15	19.5	0.0		BOUNDARY	PROTECT			
818		WAO	27	35.1	11.8		BOUNDARY	PROTECT	LETTER- TREE CARE		
819		LLP	21	27.3	>20 & SRP		BOUNDARY	REMOVE	LETTER-REMOVAL		
820		LLP	28	36.4	>20 & SRP			REMOVE			
822		YP	26	33.8	6.2		BOUNDARY	PROTECT			
823		YP	24	31.2	14.5		BOUNDARY	REMOVE	LETTER-REMOVAL		
824		YP	28	36.4	>20 & SRP		BOUNDARY	REMOVE	LETTER-REMOVAL		
825		SG	22	28.6	10.8		BOUNDARY	PROTECT	LETTER- TREE CARE		
826		YP	32	41.6	>20 & SRP		BOUNDARY	REMOVE	LETTER-REMOVAL	POOR	P DOUBLE INCL
958		RM	15	19.5	3.0		BOUNDARY	PROTECT			
959		YP	11	14.3	19.3		BOUNDARY	PROTECT	LETTER- TREE CARE		
#XX	201/3483	WAO	48	n/a	n/a			REMOVED	**Chiswick Removal	POOR	P

Notes:
* Tree number per Chiswick/Empire Development Tree Protection Plan Sheets
** Tree was removed per Chiswick/Empire Development Plan
*** Specimen Size Tree in Moore Forestry Tree Report should list Trees 40 and 44 as Specimen Sized Tree per arborist data excel and coordinates; 40b/44b were erroneously listed instead

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. 13121 C0058F of Fulton County, GA. (Community Panel No. 130084 0058F), most recently revised 09/18/2013.

REFERENCES:

1. Quitclaim Deed to Jody Garten, aka Jody Avre, recorded in Deed Book 52339, Page 108
2. Subdivision Plat of the I.N. Thompson Property recorded in Plat Book 41, Page 19.
3. Boundary Survey for AlphaDEV LLC date 12/9/12, prepared by Engineering 303, LLC.
4. ALTA/NSPS Land Title Survey dated 7/1/21, prepared for Galal Farhat, Truist Bank, and First American Title Insurance Company, prepared by Engineering 303, LLC.

TOPOGRAPHIC SURVEY NOTES:

1. 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.
2. Boundary lines shown per reference 4, this map is not meant for recording.
3. Contours displayed at a 2-foot interval.
4. Measurements shown are US Survey Feet (ground).
5. Vertical accuracy complies with 180-7-.04 (3) - measurements vertical.

17
I.N. Thompson Property Subdivision

N/F
PSV LLC
DB 61041, Pg 340
Parcel 12 284108020046
Zoned DT-LW

18

N/F
EA Homes LP
DB 64380, Pg 78
Parcel 12 284108020830
Zoned DT-LW

N/F
EA Homes LP
DB 64379, PG 497
Parcel 12 284108020475
Zoned DT-LW

N/F
EA Homes LP
DB 64379, Pg 479
Parcel 12 284108020061
Zoned DT-LW

#6b (3530) REMOVED BY EMPIRE/ CHISWICK DEVELOPMENT PER SEPARATE TPP

TREES 30b, 31b, and 50b were removed with permit TRE211507

#306
1 Story Frame Home w/ Crawl Space
FFE 1126.46

Garage
Porch
Sat. Dish
Tree line

TBM (60 D Nail)
Elev: 1121.07

1/2" RB — N 81°31'28" W 100.47' — Mag Nail — N 82°52'43" W 100.42' — 1/2" RB

N 00°19'45" E 494.65'
S 00°21'10" W 507.13'
N 82°52'51" W 100.42'
S 81°15'24" E 100.21'
133.86'
275.01'
68.3'
18.1'
19.8'
19.9'
26.6'
× 1115.08
× EG: 1114.94

Thompson Street
(15' R/W off CL & Varies)
(20'+ Asphalt Surface)
(PB 402, Pg 134)

0' 30' 60' 90' 120'
Scale: 1"= 30' (22"x34 Prints) 1"= 60' (11"x17" Prints)

Not For Recording

ENVIRONMENTAL NOTES:

1. Trees indicated on this map are specimen trees as defined by the jurisdictional Tree Ordinance in effect as of the date of fieldwork.
2. Trees Identified per Arborist Report prepared by Moore Urban Forestry for The City of Alpharetta
3. Tree size indicated is DBH (diameter breast height) in inches.
4. Certification applies to the location of trees, but does not extend to the identification of species.

REVISIONS:

NO.	DESCRIPTION	DATE
1	Revised trees based off of arborist report	7/14/21
2	Update Tree Survey	3/3/23
3	Update Tree Data to include adjacent tree data	1/29/24

GENERAL NOTES:

1. 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.
2. 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.
3. 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.
4. 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.
5. All building ties are perpendicular to the property lines unless otherwise noted.
6. Only surface observable utilities were located. Prior to any digging or construction, contact Georgia One Call (811) for utilities marking.

Drawn by: KFT
Date: 6/25/21
B & T
Job: 21-4845

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

GEORGIA REGISTERED LAND SURVEYOR NO. 2721 3/3/23 MARIO G. FORTE
GA Cert. of Auth. LSF 1121

Boundary, Topographic, & Tree Survey
306 Thompson Street
Alpha villas
Land Lot 802 City of Alpharetta 1st District - 2nd Section Fulton County, Georgia

Engineering 303

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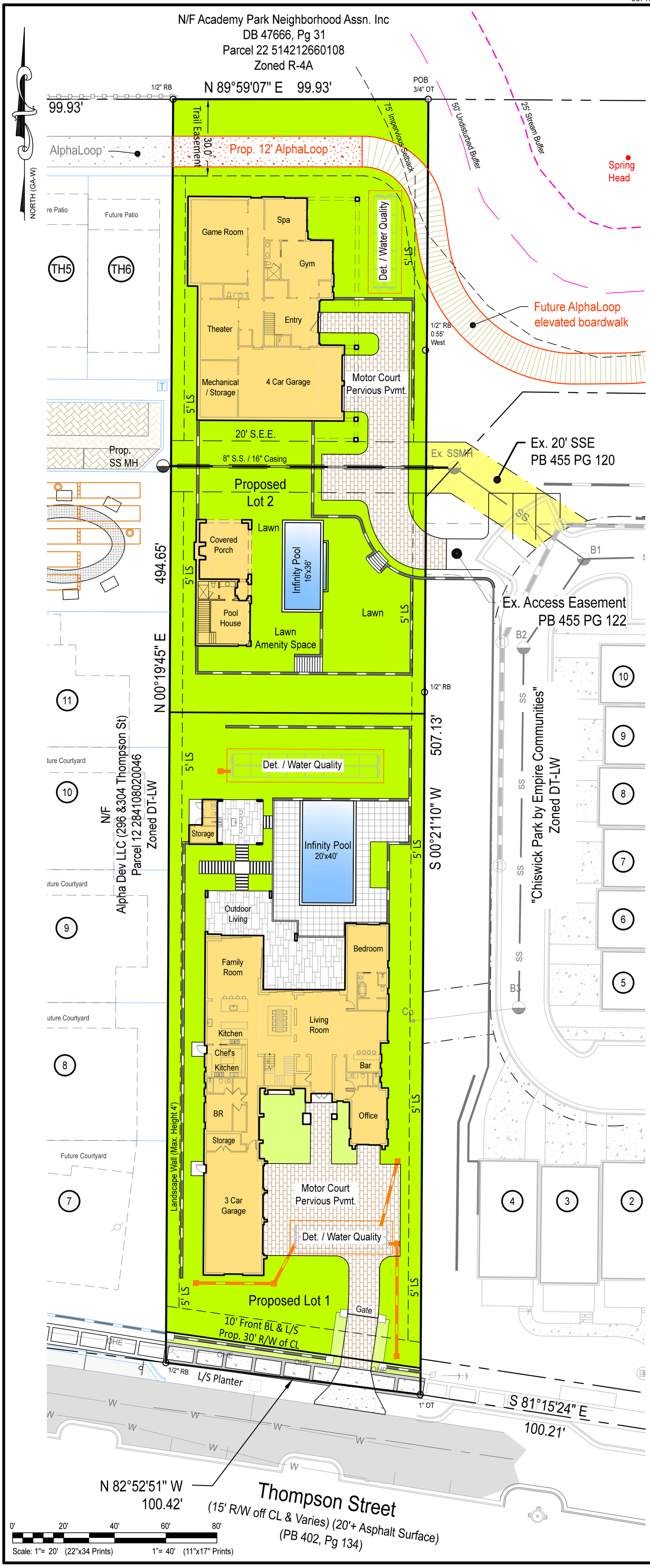


Existing Site Information

Address: 306 Thompson Street
Parcel ID: 12 284108020053
Deed Book 64285, Page 213
A.K.A. Lot 18

Zoning: R-12, Downtown Overlay
Building Setbacks:
Front: 30'
Side, Interior: 10'
Rear: 30'

Proposed Lots:

Lot 1: 26,002 Sq. Ft.
Lot 2: 24,000 Sq. Ft.

Area this Tract:

1.148 Ac. (50,002 S.F.)

Engineer

Engineering303, LLC
108 Allen Street
Cumming, Ga. 30040
Project Engineer: Brian King, PE
brian@engineering303.com
Phone (O): 770.442.0500

Owner / Developer

Galal Farhat
203 N. Esplanade
Alpharetta, Ga 30009

Sidewalk Note:

The proposed sidewalk across the property frontage to match the Thompson Street standard (brick with concrete bands).
Planted planter strip to be installed between pavement and sidewalk. See Landscape Plans.

Retaining Wall Note:

If retaining wall is proposed over 4 feet in revealed height, structural design plans signed, dated and sealed by a Georgia PE is required. A separate building permit will be required.
Walls visible from public right-of-way must have exterior of brick, stacked stone or granite.

Site Information

Owner: Galal Farhat
Contact: Galal (Jay) Farhat
Phone: 770 355 3847
Email: Jay@bravofenceteam.com

Addresses: 306 Thompson Street

Current Zoning: R-12
Overlay District: Downtown
Future Land Use: Two Residential Lots

Proposed Use: DT-LW (Downtown Live-Work)

Building Setbacks (DT-LW):

Front:	10’
Side:	None, 10’ between structures
Rear (No Alley):	3’
Rear (Alley):	10’

District Density:	8 units/acre
Proposed Density:	1.7 units/acre
Proposed Units:	2 Detached Houses

Lot Standard Requirements:

Detached Houses	2,500 SF (Min. Lot Size)
Min. Lot Width	25’ Width

Proposed Houses:

Lot 1:	5,871 s.f. (footprint)
Lot 2:	5,700 s.f. (footprint)

Lot Coverage (Buildings):	70% max
Max. Building Coverage:	10,000 S.F.
Maximum Building Height:	3 stories/40 feet
Required Parking:	2.5 spaces per unit or 5 spaces
Proposed Parking:	8 Indoor + 4 driveway = 12 spaces proposed

Required Amenity Space: 10.00% or 5,000 SF
Proposed Amenity Space: 13.30% or 6,650 S.F.

SITE CALCULATIONS

BUILDING COVERAGE		
Total Original Site Area	50,002 S.F.	
Allowable Building Coverage	35,001 SF (70.0%)	
Proposed Building Coverage	13,242 SF (26.5%)	
IMPERVIOUS AREA	Lot 1	Lot 2
Total Site Area	26,002 SF	24,000 SF
Allowable Impervious	18,201 SF (70%)	16,800 SF (70%)
Proposed Impervious		
Proposed Building (Heated) Coverage	5,871 SF	5,146 SF
Proposed Covered Porch/Cabana	1,526 SF	554 SF
Proposed Pool and Deck	2,217 SF	616 SF
Total Proposed Impervious	9,614 SF (37.0%)	6,316 SF (26.3%)
Proposed Drive & S/W (Pervious Pavers)	2,859 SF	2,260 SF
Proposed Misc, Impervious (S/W, Walls etc.)	623 SF	459 SF
Total Lot Coverage	13,096 SF (50.4%)	9,035 SF (37.7%)

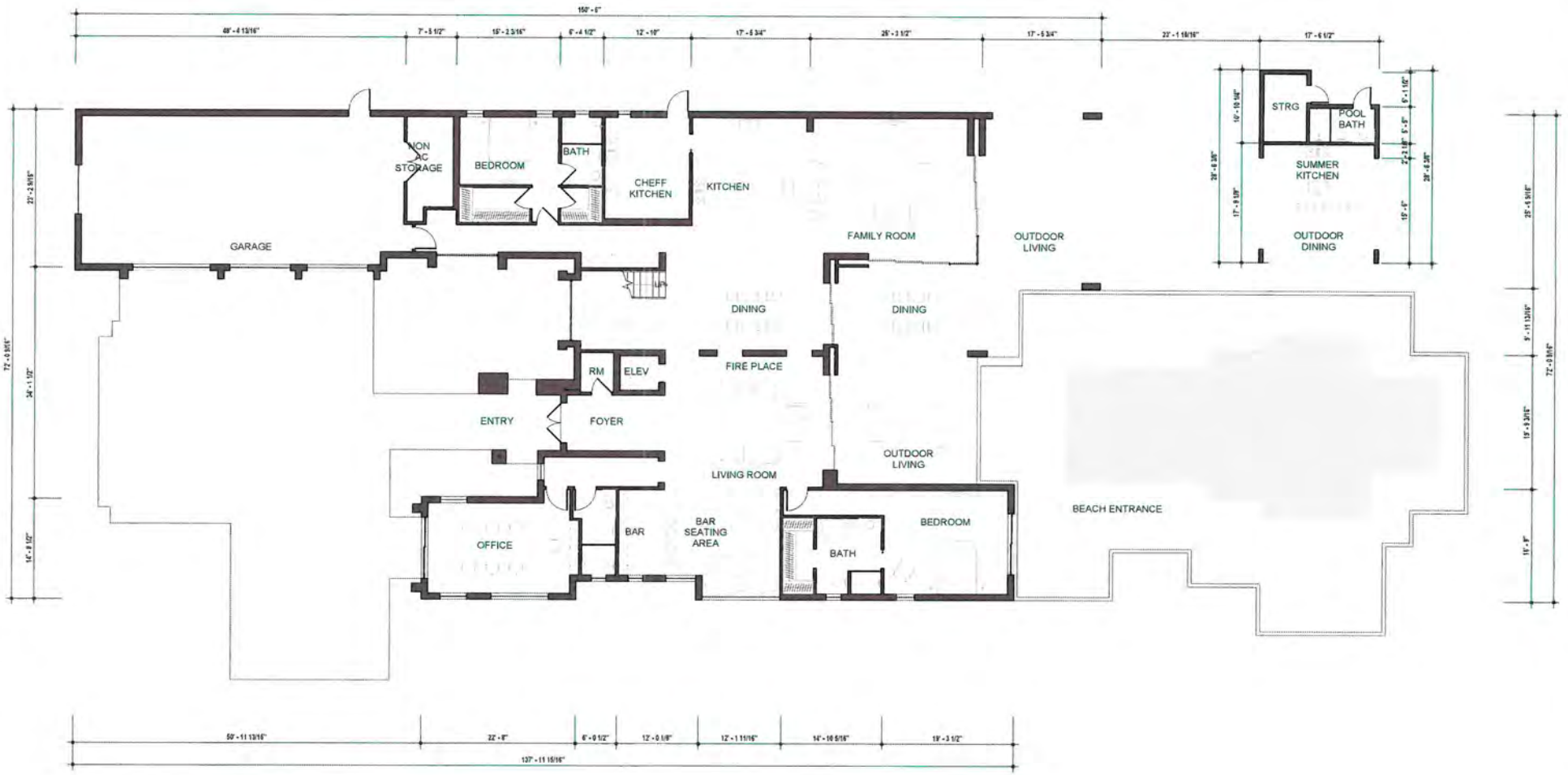
Drawn by: BJK
Date: 5-1-2024
Site
Project Number
21-4845

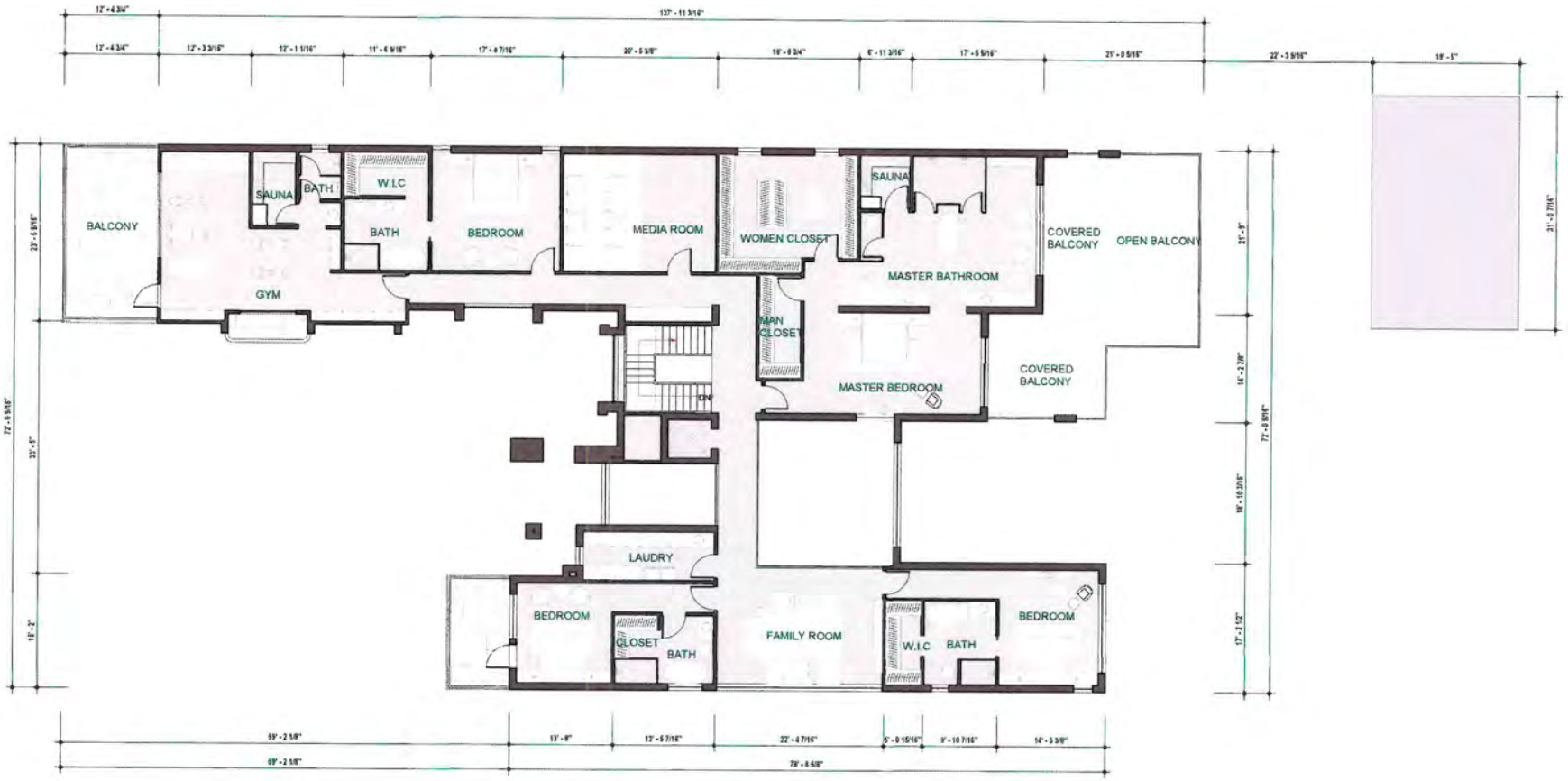
Civil Engineering, Land Surveying,
Stream and Wetland Restoration
108 Allen Street Cumming, Georgia 30040
Phone: 770-442-0500 www.engineering303.com

GEORGIA REGISTERED ATLANTA NO. 23747 5-1-2024 PROFESSIONAL ENGINEER BRIAN J. KING
GSWCC Level II #: 13084

Two Lot Zoning Exhibit Site Plan for:
306 Thompson Street
ALPHA villas
Land Lot 802 City of Alpharetta 1st District - 2nd Section Fulton County, Georgia

Engineering 303


NON AC STORAGE
BEDROOM
BATH
CHEFF KITCHEN
KITCHEN
GARAGE
FAMILY ROOM
OUTDOOR LIVING
STRG
POOL BATH
SUMMER KITCHEN
OUTDOOR DINING
DINING
DINING
RM
ELEV
FIRE PLACE
ENTRY
FOYER
OUTDOOR LIVING
LIVING ROOM
BEACH ENTRANCE
OFFICE
BAR
BAR SEATING AREA
BEDROOM
BATH


BALCONY
SAUNA
BATH
W.I.C
BATH
BEDROOM
MEDIA ROOM
WOMEN CLOSET
SAUNA
COVERED BALCONY
OPEN BALCONY
GYM
MASTER BATHROOM
MAN CLOSET
MASTER BEDROOM
COVERED BALCONY
LAUNDRY
BEDROOM
CLOSET
BATH
FAMILY ROOM
W.I.C
BATH
BEDROOM

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
		TREES
	AO	Acer rubrum 'October Glory' October Glory Red Maple
	AG	Amelanchier x grandiflora `Autumn Brilliance` Autumn Brilliance Apple Serviceberry
	CCP	Carpinus caroliniana 'Palisade CCSQU' Palisade American Hornbeam
	CV	Chionanthus virginicus White Fringetree
	CR	Cornus x `Rutgan` Stellar Pink® Dogwood
	ILE	Ilex x `Emily Bruner` Emily Bruner Holly
	JB	Juniperus virginiana `Brodie` Brodie Eastern Redcedar
	MAG	Magnolia grandiflora 'Little Gem' Little Gem Dwarf Southern Magnolia
	NS	Nyssa sylvatica 'Firestarter JFS-red' Firestarter Black Tupelo
	QUE	Quercus texana Nuttall Oak
	TI	Thuja x 'Green Giant' Green Giant Arborvitae
	VIT	Vitex agnus-castus Chaste Tree
		SHRUBS
	CAM	Camellia japonica Camellia
	DV	Distylium x `Vintage Jade` Vintage Jade Distylium
	DC	Distylium x 'PIIDIST-III' TM Coppertone Distylium
	BUR	Ilex cornuta `Dwarf Burford` Dwarf Burford Holly
	IS2	Ilex vomitoria 'Stokes Dwarf' Stokes Dwarf Yaupon Holly
	IF	Illicium parviflorum 'Florida Sunshine' Florida Sunshine Anise
	IV	Itea virginica 'Henry's Garnet' Henry's Garnet Sweetspire
	LB	Loropetalum chinense `Blush` Blush Fringe Flower
	LS	Loropetalum chinense rubrum 'Shang-lo' Purple Pixie® Fringe Flower
	ML	Muhlenbergia sericea `White Cloud` White Cloud Dune Hairgrass
	OF	Osmanthus fragrans Sweet Olive
		VINE/ESPALIER
	FP	Ficus pumila Creeping Fig
		GROUND COVERS
	CARX	Carex cherokeensis Cherokee Sedge
	PHL	Phlox stolonifera Creeping Phlox

ENHANCED LANDSCAPE PLAN

LEGEND:

FOUNDATION PLANTINGS

LAWN/GROUNDCOVER

SCALE:

0 20' 30' 40' 60' 80'

SCALE: 1"=20'(22"x34" PRINTS) 1"=40'(11"x17" PRINTS)

NORTH:

N

REVISIONS:

DATE	#	DATE	#

SCALE: AS SHOWN

DATE: 05/03/2024

PROJECT: FA-23022

SHEET L-1

SHEET 1 OF 9

RESIDENTIAL LANDSCAPE ZONING CONCEPT
ALPHA VILLAS

306 THOMPSON STREET
ALPHARETTA, GEORGIA

FRAWLEY ASSOCIATES, LLC.
LANDSCAPE ARCHITECTS
675 SEMINOLE AVE (SUITE 101)
ATLANTA, GA 30307 (404) 874-5091

STATE OF GEORGIA
PETER J. FRAWLEY
766
REGISTERED
LANDSCAPE ARCHITECT

SCALE: AS SHOWN
DATE: 05/03/2024
PROJECT: FA-23022
SHEET L-2
SHEET 2 OF 9

RESIDENTIAL LANDSCAPE ZONING CONCEPT
ALPHA VILLAS

306 THOMPSON STREET
ALPHARETTA, GEORGIA

FRAWLEY ASSOCIATES, LLC.
LANDSCAPE ARCHITECTS
575 SEMINOLE AVE. (SUITE 101)
ATLANTA, GA 30307 (404) 874-3091

STATE OF GEORGIA
PETER FRAWLEY
No. 000
REGISTERED LANDSCAPE ARCHITECT

SCALE: AS SHOWN
DATE: 05/03/2024
PROJECT: FA-23022
SHEET L-3
SHEET 3 OF 9

RESIDENTIAL LANDSCAPE ZONING CONCEPT
ALPHA VILLAS

306 THOMPSON STREET
ALPHARETTA, GEORGIA

FRAWLEY
ASSOCIATES, LLC.
LANDSCAPE ARCHITECTS
675 SEMINOLE AVE (SUITE 101)
ATLANTA, GA 30307 (404) 874-5091

REVISIONS:

DATE	#	DATE	#

LANDSCAPE AND SITE CALCULATIONS:
SITE DATA
CURRENT ZONING: R-12, DOWNTOWN OVERLAY
PROPOSED ZONING: DT-LW, DOWNTOWN OVERLAY
ADJACENT ZONING, LAND USE:
NORTH: R-4A, RESIDENTIAL
EAST: DT-LW
SOUTH: THOMPSON STREET
WEST: DT-LW

SPECIMEN TREES (SEE TREE PROTECTION PLAN FOR DATA TABLES):
RECOMPENSE:
4 TOTAL SPECIMEN TREES (122 INCHES) TO BE REMOVED.
- 3 ON-SITE SPECIMEN TREES TO BE REMOVED (92 INCHES)
  92 x 3 = 276 RECOMPENSE INCHES = 69, 4" CAL. TREES
  276 RECOMPENSE INCHES PROPOSED (COMPLIES)

- 1 OFF-SITE SPECIMEN TREE TO BE REMOVED (30 INCHES)
  30 x 3 = 90 RECOMPENSE INCHES = 23, 4" CAL. TREES
  REPLANTING AND/OR TREE FUND PAYMENT VIA FUTURE BOUNDARY AGREEMENT.

TREE SAVE AREA, DENSITY CREDIT (EDF):
SPECIMEN DENSITY CREDIT:
2 SPECIMEN TREES (59 INCHES) TO BE PROTECTED.
DENSITY CREDIT: 59 INCHES x 2 = 118 INCHES

NON-SPECIMEN:
2 PROTECTED NON-SPECIMEN TREES FOR 27 INCHES TOTAL.

TOTAL EDF: 145 DENSITY INCHES

SITE DENSITY
OVERALL SITE AREA= 1.148 ac - 0.046 ac (utility easement) = 1.102 ac
SDF = 1.102 ac X 130 CALIPER INCHES = 143.26 INCHES
RDF = 143.26 - 145 = -1.74 INCHES REQUIRED FOR DENSITY

10' LANDSCAPE STRIP, THOMPSON STREET:
1 UNDERSTORY AND 1 LARGE CANOPY SHADE TREE LOCATED BEHIND THOMPSON STREET LANDSCAPE
STRIP TO ALLOW FOR REQUIRED CLEARANCE OF 30' FROM OVERHEAD POWER LINES, PER SAWNEE ELECTRIC GUIDELINES.

4 UNDERSTORY TREES PLANTED WITHIN 10' LS; MAX MATURE HEIGHT IS 15 FEET.

5' LANDSCAPE STRIPS:
1, 4" CAL., SHADE TREE PER 50 LF, SHRUBS WITHIN LANDSCAPE STRIP TO BE MIN. 2' HT. AT TIME OF PLANTING.

NORTH: 99.93'/50= 2 SHADE TREES
- COMPLIES WITH 2 PROTECTED TREES AND 1 PROPOSED SHADE TREE

EAST: 436 LF (EXCLUDING 20' SSE)/50 = 8.7 OR 9 SHADE TREES
- COMPLIES WITH 1 SAVED TREE AND 13 PROPOSED SHADE TREES

WEST: 423.2 (EXCLUD. 20' SSE)/50 = 8.5 OR 9 SHADE TREES
- COMPLIES WITH 11 PROPOSED SHADE TREES

CITY OF ALPHARETTA LANDSCAPE NOTES

THE CITY ARBORIST MUST INSPECT THE SITE BEFORE INSTALLATION OF EROSION CONTROL MEASURES. LAND DISTURBANCE WITHOUT A SITE INSPECTION AND APPROVAL BY THE CITY ARBORIST WILL RESULT IN A "STOP-WORK ORDER" AND FINES.

IF TREE SURVEY INACCURACIES ARE FOUND ON-SITE, A STOP WORK ORDER WILL BE ISSUED UNTIL REVISED PLANS ARE APPROVED AND PROCESSED BASED ON ACCURATE INFORMATION.

DESIGN LANDSCAPE ARCHITECT OR PROJECT ARBORIST WILL INSPECT, VERIFY AND APPROVE THE LANDSCAPE HAS BEEN PLANTED PER THE APPROVED PLANS AND CITY STANDARDS PRIOR TO CONTACTING THE CITY ARBORIST FOR A CO INSPECTION.

TREES AGREED UPON TO BE SAVED ARE THE RESPONSIBILITY OF THE OWNER.

A 4" LAYER OF MULCH WILL BE REQUIRED FOR THE CRZ (CRITICAL ROOT ZONE) OF SPECIMEN TREES, TREES OF QUALITY, AND TREE GROUPINGS. MULCH MUST BE APPLIED TO TREES PRIOR TO START OF CONSTRUCTION AND SHALL NOT TOUCH THE TRUNKS OF THE TREE(S).

A MIN. 2" LAYER OF MULCH WILL BE REQUIRED FOR ALL EXISTING, NON-SPECIMEN, LANDSCAPE TREES, INCLUDING STREET AND PARKING LOT TREES. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION. MULCH SHALL NOT TOUCH THE TRUNKS OF THE TREE(S).

ALL MULCH MUST BE ORGANIC MULCH CONSISTING OF WOOD CHIPS, SHREDDED BARK, PINE NEEDLES, OR SIMILAR. SYNTHETIC MULCH OR ROCKS ARE NOT APPROVED FOR USE IN THE CITY OF ALPHARETTA.

ALL NEWLY PLANTED TREES SHALL HAVE VISIBLE ROOT FLARES AT FINISHED GRADE. NO CIRCLING ROOTS SHALL BE ALLOWED ON PLANTED TREES. THE UPPER TWO RINGS OF THE WIRE BASKET, ALL BURLAP, AND STRAPPING MUST BE CUT AND REMOVED PRIOR TO BACKFILL.

PLANT SIZES (CALIPER AND HEIGHT) MUST MATCH THE SIZES SHOWN ON THE PLANS. PLANTS THAT DO NOT MEET THESE MINIMUMS WILL NOT BE ACCEPTED. E.G. 3 INCH CALIPER TREES MUST BE 3 INCHES OR LARGER. PLANT HEIGHT MEASUREMENT IS TAKEN AT THE TOP OF THE MAIN BODY OF THE PLANT AND NOT AT THE TIP OF THE TOPMOST GROWTH.

ALL NEWLY PLANTED TREES SHALL BE EQUIVALENT IN QUALITY TO FLORIDA #1 GRADE OR BETTER. ALL TREES OF LESSER QUALITY SHALL BE REJECTED BY THE CITY ARBORIST.

WATERING BAGS OR A DRIP IRRIGATION SYSTEM MUST BE PROVIDED FOR ALL TREES IMMEDIATELY AFTER PLANTING AND REMAIN THROUGH ESTABLISHMENT.

WHEN WATERING BAGS ARE USED MANUFACTURERS RECOMMENDATIONS MUST BE FOLLOWED FOR PROPER SIZING AND WATERING SCHEDULES. BAGS WILL BE FILLED WEEKLY BY OWNER AND DURING DROUGHTS FOR A MINIMUM OF 18 MONTHS AFTER INSTALLATION.

NO TRENCHING ALLOWED IN TREE SAVE AREAS INCLUDING IRRIGATION.

TREE PIT DRAINAGE TESTING IS REQUIRED WHEN TREES ARE PLANTED IN PARKING LOT ISLANDS, SIDEWALK TREE PITS, ROADWAY MEDIAN, OR SIMILAR LOCATIONS. PLEASE REFER TO CITY DETAILS REGARDING PLANTING PIT OR LANDSCAPE ISLAND CONSTRUCTION. FILL EACH PIT WITH WATER. IF PERCOLATION IS LESS THAN 100% WITHIN A PERIOD OF 12 HOURS, USE AN AUGER TO DRILL A 10" INCH HOLE TO A DEPTH OF FOUR FEET BELOW THE BOTTOM OF THE PIT. FILL HOLE WITH DRAINAGE GRAVEL AND COVER WITH A SOIL SEPARATOR. RETEST PIT. IF DRAINAGE IS STILL UNSATISFACTORY, CITY ARBORIST AND PROJECT ARBORIST MUST BE NOTIFIED IN WRITING OF THE LOCATIONS WITH POOR DRAINAGE TO PROVIDE A SOLUTION BEFORE PLANTING. TESTING RESULTS MUST BE PROVIDED TO THE CITY ARBORIST.

ALL BUFFERS SHALL BE REPLANTED WHERE SPARSE AND CODE REQUIRED SCREENING SHALL BE INSTALLED IN ORDER TO CREATE A YEAR ROUND OPAQUE SCREEN WITH 2 YEARS OF CONSTRUCTION OR AS DIRECTED BY THE CITY OF ALPHARETTA. DURING CONSTRUCTION OR AT THE TIME OF CO THE CITY MAY REQUIRE ADDITIONAL PLANTINGS TO MEET THESE REQUIREMENTS ABOVE WHAT IS SHOWN ON THE APPROVED LANDSCAPE PLAN.

ALL TREE ANCHORING DEVICES SHALL BE REMOVED FROM TREE AFTER ONE COMPLETE GROWING SEASON OR ONE YEAR AFTER PLANTING, WHICHEVER IS GREATER.

PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE CARE AND MAINTENANCE OF THE TREES AND LANDSCAPING THAT FRONT THEIR PROPERTY WITHIN THE ROW.

LANDSCAPE CONTRACTORS ARE REQUIRED TO ATTEND THE CITY OF ALPHARETTA PRE-CONSTRUCTION CLASS PRIOR TO BEGINNING WORK ON ANY PROJECT. PLEASE CALL (678)297-6070 FOR INFORMATION AND TO RESERVE A SPOT.

NO TREES SHALL BE PLANTED ON ANY AREA OF AN EARTHEN DAM OR EMBANKMENT.

A CITY OF ALPHARETTA APPROVED ROOT BARRIER WILL BE REQUIRED FOR ANY TREE LOCATED WITHIN 10' OF PAVEMENT. CONTRACTOR SHALL VERIFY WITH CITY ARBORIST.

OVERALL TREE SCHEDULE

SYMBOL	SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	DENSITY INCHES	RECOMPENSE INCHES	% OVERSTORY	% NATIVE	% GENUS
		AO	Acer rubrum 'October Glory' October Glory Red Maple	4" Cal.	7		28	7	7	9.59
		AG	Amelanchier x grandiflora `Autumn Brilliance` Autumn Brilliance Apple Serviceberry	3" Cal.	4	12			4	5.48
		CCP	Carpinus caroliniana 'Palisade CCSQU' Palisade American Hornbeam	4" Cal.	10		40	10	10	13.70
		CV	Chionanthus virginicus White Fringetree	4" Cal.	2		8		2	2.74
		CR	Cornus x `Rutgan` Stellar Pink® Dogwood	4" Cal.	4		16			5.48
		ILE	Ilex x `Emily Bruner` Emily Bruner Holly	13`-14` HT.	13		52			17.81
		JB	Juniperus virginiana `Brodie` Brodie Eastern Redcedar	13`-14` HT.	6		24		6	8.22
		MAG	Magnolia grandiflora 'Little Gem' Little Gem Dwarf Southern Magnolia	13`-14` HT.	5		20		5	6.85
		NS	Nyssa sylvatica 'Firestarter JFS-red' Firestarter Black Tupelo	4" Cal.	8		32	8	8	10.96
		QUE	Quercus texana Nuttall Oak	4" Cal.	7		28	7	7	9.59
		TI	Thuja x 'Green Giant' Green Giant Arborvitae	13`-14` HT.	5		20			6.85
		VIT	Vitex agnus-castus Chaste Tree	4" Cal.	2		8			2.74
	TOTALS				73	12	276	32	49	
								43.84%	67.12%	100.00%
								MAX % GENUS	ILEX	17.81%

PLANT SCHEDULE - OVERALL CONCEPT

SYMBOL	SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE		QTY	NATIVE
	SHRUBS						
		CAM	Camellia japonica Camellia	7 gal.		14	
		DV	Distylium x `Vintage Jade` Vintage Jade Distylium	3 gal.		13	
		DC	Distylium x 'PIIDIST-III' TM Coppertone Distylium	2` Ht.		21	
		BUR	Ilex cornuta `Dwarf Burford` Dwarf Burford Holly	2` Ht.		20	
			Ilex vomitoria 'Stokes Dwarf' Stokes Dwarf Yaupon Holly	2` Ht.		26	26
		IF	Illicium parviflorum 'Florida Sunshine' Florida Sunshine Anise	2` Ht.		23	23
		IV	Itea virginica 'Henry's Garnet' Henry's Garnet Sweetspire	2` Ht.		8	8
		LB	Loropetalum chinense `Blush` Blush Fringe Flower	3` Ht.		37	
			Loropetalum chinense rubrum 'Shang-lo' Purple Pixie® Fringe Flower	3 gal.		18	
		ML	Muhlenbergia sericea `White Cloud` White Cloud Dune Hairgrass	2` Ht.		47	47
		OF	Osmanthus fragrans Sweet Olive	4` Ht.		32	
	VINE/ESPALIER						
		FP	Ficus pumila Creeping Fig	1 gal.		15	
	SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY	NATIVE
	GROUND COVERS						
		CARX	Carex cherokeensis Cherokee Sedge	4"	12" o.c.	255	255
		PHL	Phlox stolonifera Creeping Phlox	4"	12" o.c.	97	97
	TOTALS					529	359

CITY OF ALPHARETTA PLANT CALCULATIONS:

%	MAX GENUS ALLOWED:	25%	PROPOSED MAX GENUS:	17.81%, ILEX
%	NATIVE TREES:	50%	PROPOSED NATIVE TREES:	67.12%
%	OVERSTORY TREES:	40%	PROPOSED OVERSTORY TREES:	43.84%
%	NATIVE LANDSCAPING:	40%	PROPOSED NATIVE PLANTING	67.77% (408 OF 602)

ENHANCED LANDSCAPE PLAN LEGEND:

FOUNDATION PLANTINGS

LAWN/GROUNDCOVER

SCALE: AS SHOWN

DATE: 05/03/2024

PROJECT: FA-23022

SHEET L-4

SHEET 4 OF 9

RESIDENTIAL LANDSCAPE ZONING CONCEPT
ALPHA VILLAS

306 THOMPSON STREET
ALPHARETTA, GEORGIA

FRAWLEY ASSOCIATES, LLC.
LANDSCAPE ARCHITECTS
675 SEMINOLE AVE (SUITE 101)
ATLANTA, GA 30307 (404) 874-5091

STATE OF GEORGIA
PETER J. FRAWLEY
766
REGISTERED LANDSCAPE ARCHITECT

REVISIONS:

DATE	#	DATE	#

N/F Academy Park Neighborhood Assn. Inc
DB 47666, Pg 31
Parcel 22 514212660108
Zoned R-4A

Phase III
Phase IV

N 89°59'07" E 99.93'
199.86'
99.93'
1/2" RB
POB 3/4" OT
(4) CR
Future AlphaLoop
Prop. 12' AlphaLoop
Trail Easement
30.0'
75' Impervious Setback
25' Stream Buffer
50' Undisturbed Buffer
Det. / Water Quality
Spring Head
25' State Waters Buffer
50' Undisturbed Buffer
75' Impervious Setback
Future AlphaLoop elevated boardwalk
Ex. 20' SSE PB 455 PG 120
Ex. Access Easement PB 455 PG 122
"Chiswick Park by Empire Communities" Zoned DT-LW
Prop. SS MH
8" S.S. / 16" Casing
LOT 2 "The Oasis"
LOT 1 "Salma"
Covered Porch
Pool House
Infinity Pool 16'x36'
Infinity Pool 20'x40'
Outdoor Living
Det. / Water Quality
Gate
10' Front BL & U/S
Prop. 30' R/W of CL
1/S Planter
N 82°52'51" W
Thompson Street
100.42' (15' R/W off CL & Varies) (20'+ Asphalt Surface)
(PB 402, Pg 134)
S 81°15'24" E
100.21'
N/F Alpha Dev LLC (296 &304 Thompson St)
Parcel 12 28410802046
Zoned DT-LW
N 00°19'45" E 494.65'
S 00°21'10" W 507.13'
Future Patio
Future Courtyard
Mag Nail
OHE
1" OT
4" HORNBEAM
FA 1

(1) VIT
(13) ILE
(5) MAG
(23) IF
(7) AO
(8) NS
(14) CAM
(1) VIT
(10) CCP
(32) OF
(7) QUE
(1) CV
(4) AG
(8) IV
(97) PHL
(47) ML
(18) LS
(26) IS2
(37) LB
(255) CARX
(21) DC
(15) FP
(13) DV
(5) TI
(20) BUR
(6) JB
LAWN/GROUNDCOVER (368 sf)
FOUNDATION PLANTINGS (2,050 sf)

#43(225) 27" OAK
#34 (224) 32" OAK
#32 28" HY
#30 32" TP
#31(255) 5" AB
#33
#28(3398)
#36 10" RO
#27 30" RO
#25 27" RO
#26 (228) 30" RO
#24 26" RO
#22(230) 35" RO
#28 (3405) 25" RO
#19(273) 21" TP
#21 22" PINE
#46 23" OAK
#47 17" HY
#44 8" HY
#41 16" OAK
#45 15" HY
#42
#49 29" TP
#67 24" TP
#82 24" TP
#84 18" TP
#86 12" TP
#88 10" TP
#87 13" SG
#89 12" SG
#90 13" TP
#107 28" WAO
#108 10" OAK

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
		TREES
	AO	Acer rubrum 'October Glory' October Glory Red Maple
	AG	Amelanchier x grandiflora `Autumn Brilliance` Autumn Brilliance Apple Serviceberry
	CCP	Carpinus caroliniana 'Palisade CCSQU' Palisade American Hornbeam
	CV	Chionanthus virginicus White Fringetree
	CR	Cornus x `Rutgan` Stellar Pink® Dogwood
	ILE	Ilex x `Emily Bruner` Emily Bruner Holly
	JB	Juniperus virginiana `Brodie` Brodie Eastern Redcedar
	MAG	Magnolia grandiflora 'Little Gem' Little Gem Dwarf Southern Magnolia
	NS	Nyssa sylvatica 'Firestarter JFS-red' Firestarter Black Tupelo
	QUE	Quercus texana Nuttall Oak
	TI	Thuja x 'Green Giant' Green Giant Arborvitae
	VIT	Vitex agnus-castus Chaste Tree
		SHRUBS
	CAM	Camellia japonica Camellia
	DV	Distylium x `Vintage Jade` Vintage Jade Distylium
	DC	Distylium x 'PIIDIST-III' TM Coppertone Distylium
	BUR	Ilex cornuta `Dwarf Burford` Dwarf Burford Holly
	IS2	Ilex vomitoria 'Stokes Dwarf' Stokes Dwarf Yaupon Holly
	IF	Illicium parviflorum 'Florida Sunshine' Florida Sunshine Anise
	IV	Itea virginica 'Henry's Garnet' Henry's Garnet Sweetspire
	LB	Loropetalum chinense `Blush` Blush Fringe Flower
	LS	Loropetalum chinense rubrum 'Shang-lo' Purple Pixie® Fringe Flower
	ML	Muhlenbergia sericea `White Cloud` White Cloud Dune Hairgrass
	OF	Osmanthus fragrans Sweet Olive
		VINE/ESPALIER
	FP	Ficus pumila Creeping Fig
		GROUND COVERS
	CARX	Carex cherokeensis Cherokee Sedge
	PHL	Phlox stolonifera Creeping Phlox

ENHANCED LANDSCAPE PLAN
LEGEND:
FOUNDATION PLANTINGS
LAWN/GROUNDCOVER

SCALE:
0 20' 30' 40' 60' 80'
SCALE: 1"=20'(22"x34" PRINTS) 1"=40'(11"x17" PRINTS)

NORTH:

REVISIONS:

DATE	#	DATE	#

SCALE: AS SHOWN
DATE: 05/03/2024
PROJECT: FA-23022
SHEET L-5
SHEET 5 OF 9

RESIDENTIAL LANDSCAPE ZONING CONCEPT
ALPHA VILLAS

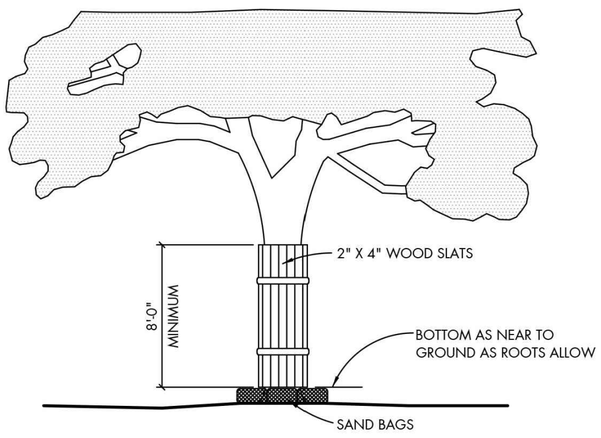
306 THOMPSON STREET
ALPHARETTA, GEORGIA

FRAWLEY ASSOCIATES, LLC.
LANDSCAPE ARCHITECTS
675 SEMINOLE AVE (SUITE 101)
ATLANTA, GA 30307 (404) 874-5091

STATE OF GEORGIA
PETER J. FRAWLEY
766
REGISTERED LANDSCAPE ARCHITECT

SPECIMEN SIZE TREES											
Tree #	***CHISWICK #**	**Species**	**DBH**	**CRZ RADIUS**	**% CRZ IMPACT**	**SPECIMEN CONDITION**	**BOUNDARY: DIRECTION-OWNER**	**STATUS**	**ACTION**	**RECOMPENSE**	**DENSITY**
8	3479	Tulip Poplar	30	39.0	>20 & SRP	Y		**REMOVE**	**RECOMPENSE**	30	
22		Oak	35	45.5	0.0	Y	E-EA HOMES	PROTECT			
23	3405	Oak	25	32.5	0.0	Y	E-EA HOMES	PROTECT			
24		Oak	26	33.8	11.7	Y	E-EA HOMES	PROTECT	**LETTER- TREE CARE**		
25		Oak	27	35.1	10.3	Y	E-EA HOMES	PROTECT	**LETTER- TREE CARE**		
26		Oak	30	39.0	0.0	Y	E-EA HOMES	PROTECT			
27		Oak	30	39.0	0.0	Y	E-EA HOMES	PROTECT			
30	403	Tulip Poplar	32	41.6	7.8	Y		PROTECT			32
32		Hickory	29	37.7	0.0	N	N-ACADEMY	PROTECT			
34		Oak	32	41.6	0.0	N	N-ACADEMY	PROTECT			
43	225	Oak	27	35.1	9.9	Y		PROTECT			27
48		Oak	29	37.7	4.0	N	N-ACADEMY	**REMOVE**	**LETTER-REMOVAL**	DEAD	
68		Tulip Poplar	30	39.0	>20 & SRP	Y	W/PSV LLC	**REMOVE**	**LETTER-REMOVAL**	30	
79	3476	Tulip Poplar	32	41.6	>20 & SRP	Y		**REMOVE**	**RECOMPENSE**	32	
80		Tulip Poplar	30	39.0	>20 & SRP	Y		**REMOVE**	**RECOMPENSE**	30	
99		Tulip Poplar	32	41.6	>20 & SRP	N	W/PSV LLC	**REMOVE**	**LETTER-REMOVAL**		
107		Oak	28	36.4	12.0	Y	W/PSV LLC	PROTECT	**LETTER- TREE CARE**		
TOTAL SPECIMEN SIZED TREES PER ARBORIST REPORT:					**17**						
TOTAL SPECIMEN INCHES REMOVED (FOR RECOMPENSE):										**122**	
TOTAL PROTECTED, NON-IMPACTED SPECIMEN SIZED BOUNDARY TREES					6						
TOTAL BOUNDARY TREES TO BE IMPACTED AND/OR REMOVED, PER AGREEMENT					6						
	TOTAL INCHES REMOVED (NON-SPECIMEN CONDITION)					61					
	TOTAL OFF-SITE SPECIMEN INCHES REMOVED (RECOMPENSE)									**30**	
TOTAL ON-SITE SPECIMEN TREES TO BE PROTECTED					2						
	TOTAL INCHES PROTECTED (DENSITY)										**59**
TOTAL ON-SITE SPECIMEN TREES TO BE REMOVED					3						
	TOTAL ON-SITE SPECIMEN INCHES REMOVED (RECOMPENSE)									**92**	
Notes:											
*	Tree number per Chiswick/Empire Development Tree Protection Plan Sheets. Tree numbers are within () on tree protection plan.										

BOUNDARY TREES - NON-SPECIMEN SIZE								
Tree #	***CHISWICK #**	**Species**	**DBH**	**CRZ RADIUS**	**% CRZ IMPACT**	**CONDITION**	**STATUS**	**DIRECTION/ OWNER**	**ACTION**
18	**289**	**Tulip Poplar**	**11**	**14.3**	**>20 & SRP**	**FAIR**	**REMOVE**	**E/EA HOMES**	**LETTER-REMOVAL**
19	273	Tulip Poplar	21	27.3	3.3	GOOD	PROTECT	E/EA HOMES	
20	**2583**	**Tulip Poplar**	**28**	**36.4**	**>20 & SRP**	**FAIR**	**REMOVE**	**E/EA HOMES**	**LETTER-REMOVAL**
21		Pine	22	28.6	0.0	GOOD	PROTECT	E/EA HOMES	
28	3398	Oak	13	16.9	0.0	GOOD	PROTECT	E/EA HOMES	
29		**Sweetgum**	**6**	**7.8**	**>20 & SRP**	**GOOD**	**REMOVE**	**E/EA HOMES**	**LETTER-REMOVAL**
31	255	Beech	5	6.5	0.0	GOOD	PROTECT	N/ACADEMY	
33		Oak	15	19.5	0.0	GOOD	PROTECT	N/ACADEMY	
41		Oak	16	20.8	6.1	FAIR	PROTECT	N/ACADEMY	
44		Hickory	8	10.4	11.8	FAIR	PROTECT	N/ACADEMY	**LETTER- TREE CARE**
45		Hickory	15	19.5	0.5	FAIR	PROTECT	N/ACADEMY	
46		Oak	23	29.9	0.0	FAIR	PROTECT	N/ACADEMY	
47		Hickory	17	22.1	0.0	FAIR	PROTECT	W/PSV LLC	
49		Tulip Poplar	29	37.7	8.1	FAIR	PROTECT	W/PSV LLC	
50		**Tulip Poplar**	**19**	**24.7**	**21.6**	**FAIR**	**REMOVE**	**W/PSV LLC**	**LETTER-REMOVAL**
66		**Tulip Poplar**	**10**	**13.0**	**>20 & SRP**	**FAIR**	**REMOVE**	**W/PSV LLC**	**LETTER-REMOVAL**
67		Tulip Poplar	24	31.2	14.5	GOOD	PROTECT	W/PSV LLC	**LETTER- TREE CARE**
69		Tulip Poplar	6	7.8	2.2	GOOD	PROTECT	W/PSV LLC	
82		Tulip Poplar	24	31.2	13.6	FAIR	PROTECT	W/PSV LLC	**LETTER- TREE CARE**
83		**Tulip Poplar**	**12**	**15.6**	**>20 & SRP**	**FAIR**	**REMOVE**	**W/PSV LLC**	**LETTER-REMOVAL**
84		Tulip Poplar	18	23.4	8.8	FAIR	PROTECT	W/PSV LLC	
86		Tulip Poplar	12	15.6	19.1	FAIR	PROTECT	W/PSV LLC	**LETTER- TREE CARE**
87		Sweetgum	13	16.9	10.1	FAIR	PROTECT	W/PSV LLC	**LETTER- TREE CARE**
88		Tulip Poplar	10	n/a	0.0	FAIR	PROTECT	W/PSV LLC	
89		Sweetgum	12	15.6	18.6	FAIR	PROTECT	W/PSV LLC	**LETTER- TREE CARE**
90		Tulip Poplar	13	16.9	3.3	FAIR	PROTECT	W/PSV LLC	
98		**Ash**	**9**	**11.7**	**>20 & SRP**	**POOR**	**REMOVE**	**W/PSV LLC**	**LETTER-REMOVAL**
101		**Tulip Poplar**	**19**	**24.7**	**>20 & SRP**	**FAIR**	**REMOVE**	**W/PSV LLC**	**LETTER-REMOVAL**
106		**Pine**	**29**	**37.7**	**>20 & SRP**	**FAIR**	**REMOVE**	**W/PSV LLC**	**LETTER-REMOVAL**
108		Oak	10	13.0	12.9	FAIR	PROTECT	W/PSV LLC	**LETTER- TREE CARE**
TOTALS:									
TOTAL NUMBER OF NON-SPECIMEN SIZED BOUNDARY TREES:					30.0				
TOTAL NUMBER OF BOUNDARY TREES, PROPOSED REMOVAL:					9.0	INCHES REMOVED:		143.0	
TOTAL NUMBER OF BOUNDARY TREES, PROTECTED, TREE CARE PLAN:					7.0	INCHES, TREE CARE:		103.0	
Notes:									
	Owner/Developer of 306 Thompson Street to obtain boundary tree agreement letters for offered tree care and/or removal prior to 2nd submittal of LDP								
*	Tree number per Chiswick/Empire Development Tree Protection Plan Sheets. Tree numbers are within () on tree protection plan.								



NOTES:
1. WHERE ANY EXCEPTIONS RESULT IN A FENCE BEING CLOSER THAN TEN FEET (10'-0") TO A TREE TRUNK; PROTECT THE TRUNK WITH STRAPPED-ON-PLANKING TO A HEIGHT OF EIGHT FEET (8'-0"), OR TO THE LIMITS OF LOWER BRANCHING, IN ADDITION TO THE REQUIRED ORANGE LAMINATE FENCING.
2. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL. BACKFILL ROOT AREAS WITH GOOD QUALITY TOP SOIL AS SOON AS POSSIBLE. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN TWO (2) DAYS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE, AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
3. PRIOR TO EXCAVATION OR GRADE CUTTING WITHIN TREE CRZ, MAKE A CLEAN CUT BETWEEN THE DISTURBED AND UNDISTURBED ROOT ZONES WITH A PRUNING SAW, DITCH WITCH OR SIMILAR EQUIPMENT, TO MINIMIZE DAMAGE TO REMAINING ROOTS.
4. TREES MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES SHALL BE WATERED DEEPLY ONCE A WEEK DURING PERIODS OF HOT, DRY WEATHER.
5. SAND BAGS OR HAY BALES SHALL BE PLACED ON THE ROOT FLARES AND ANY EXPOSED STRUCTURAL ROOTS.
6. ALL EXPOSED, RIPPED, AND TORN ROOTS GREATER THAN ONE-HALF INCH (1/2") SHALL BE CLEAN CUT.
7. NO LANDSCAPE TOPSOIL DRESSING GREATER THE FOUR INCHES (4") SHALL BE PERMITTED WITHIN THE CRZ OF A TREE. NO SOIL IS PERMITTED ON THE ROOT FLARE OF ANY TREE.
8. PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC AND EQUIPMENT SHALL TAKE PLACE BEFORE CONSTRUCTION BEGINS.

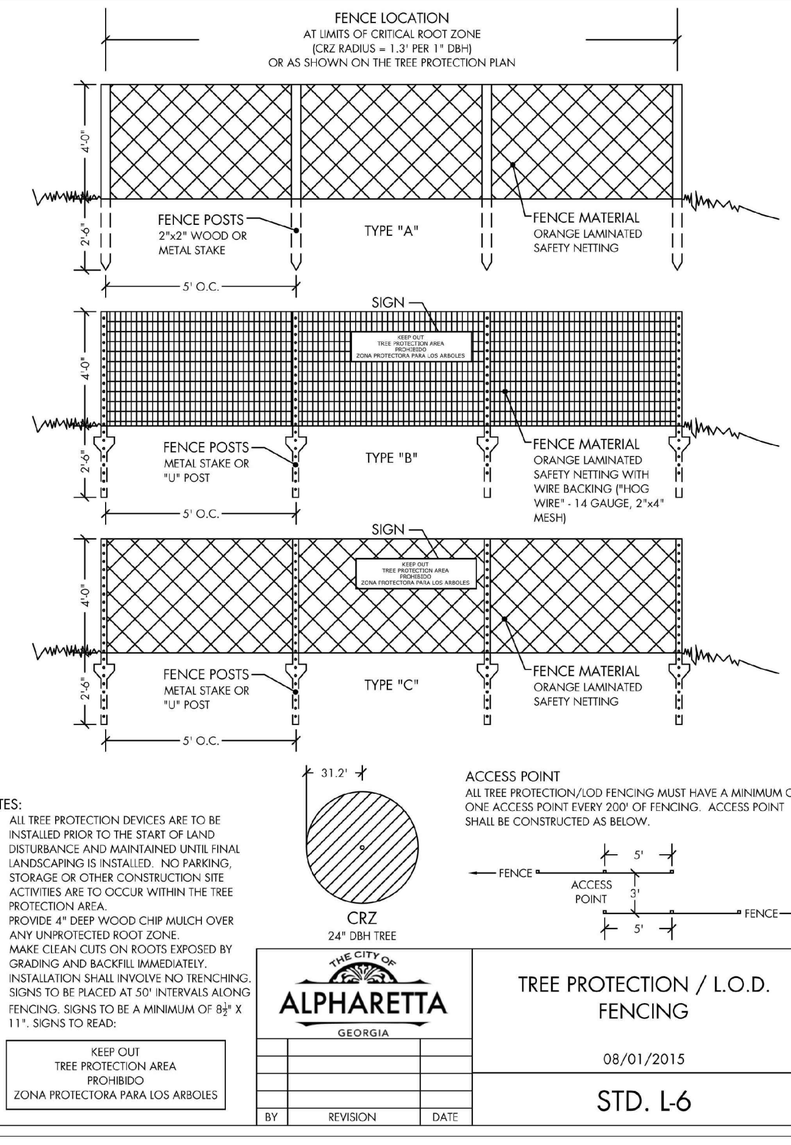
THE CITY OF ALPHARETTA GEORGIA

BY	REVISION	DATE

TREE PROTECTION - WOOD SLATS

08/01/2015

STD. L-9



NOTES:
1. ALL TREE PROTECTION DEVICES ARE TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING IS INSTALLED. NO PARKING, STORAGE OR OTHER CONSTRUCTION SITE ACTIVITIES ARE TO OCCUR WITHIN THE TREE PROTECTION AREA.
2. PROVIDE 4" DEEP WOOD CHIP MULCH OVER ANY UNPROTECTED ROOT ZONE.
3. MAKE CLEAN CUTS ON ROOTS EXPOSED BY GRADING AND BACKFILL IMMEDIATELY.
4. INSTALLATION SHALL INVOLVE NO TRENCHING.
5. SIGNS TO BE PLACED AT 50' INTERVALS ALONG FENCING. SIGNS TO BE A MINIMUM OF 8½" X 11". SIGNS TO READ:

KEEP OUT
TREE PROTECTION AREA
PROHIBIDO
ZONA PROTECTORA PARA LOS ARBOLES

THE CITY OF ALPHARETTA GEORGIA

BY	REVISION	DATE

TREE PROTECTION / L.O.D. FENCING

08/01/2015

STD. L-6

ON-SITE NON-SPECIMEN SIZE TREES								
Tree #	***CHISWICK #**	**Species**	**DBH**	**CRZ RADIUS**	**% CRZ IMPACT**	**DENSITY INCHES**	**CONDITION**	**STATUS**
1		Black Cherry	15	19.5	>20 & SRP		POOR	REMOVE
2		Oak	12	15.6	>20 & SRP		FAIR	REMOVE
3		Black Cherry	9	11.7	>20 & SRP		POOR	REMOVE
4		Oak	8	10.4	>20 & SRP		FAIR	REMOVE
5		Oak	8	10.4	>20 & SRP		FAIR	REMOVE
6		Oak	6	7.8	>20 & SRP		FAIR	REMOVE
7		Tulip Poplar	26	33.8	>20 & SRP		FAIR	REMOVE
9		Tulip Poplar	28	36.4	>20 & SRP		FAIR	REMOVE
10		Hickory	6	7.8	>20 & SRP		GOOD	REMOVE
11		Tulip Poplar	22	28.6	>20 & SRP		FAIR	REMOVE
12		Beech	6	7.8	>20 & SRP		GOOD	REMOVE
13		Sweetgum	7	9.1	>20 & SRP		GOOD	REMOVE
14		Tulip Poplar	27	35.1	>20 & SRP		FAIR	REMOVE
15		Tulip Poplar	12	15.6	>20 & SRP		FAIR	REMOVE
16		Tulip Poplar	26	33.8	>20 & SRP		FAIR	REMOVE
17		Tulip Poplar	21	27.3	>20 & SRP		FAIR	REMOVE
35		Oak	8	10.4	>20 & SRP		GOOD	REMOVE
36		**Oak**	**10**	**13.0**	****0.9**	**10**	**GOOD**	**PROTECT**
37		Oak	19	24.7	>20 & SRP		FAIR	REMOVE
38		Oak	7	9.1	>20 & SRP		FAIR	REMOVE
39		Oak	21	27.3	>20 & SRP		FAIR	REMOVE
40		Oak	15	19.5	>20 & SRP		FAIR	REMOVE
42		**Oak**	**17**	**22.1**	****<18.7**	**17**	**FAIR**	**PROTECT**
51		Oak	10	13.0	>20 & SRP		GOOD	REMOVE
52		Tulip Poplar	14	18.2	>20 & SRP		GOOD	REMOVE
53		Tulip Poplar	8	10.4	>20 & SRP		GOOD	REMOVE
54		Tulip Poplar	15	19.5	>20 & SRP		GOOD	REMOVE
55		Tulip Poplar	6	7.8	>20 & SRP		GOOD	REMOVE
56		Tulip Poplar	13	16.9	>20 & SRP		GOOD	REMOVE
57	3477	Tulip Poplar	19	24.7	>20 & SRP		GOOD	REMOVE
58		Tulip Poplar	8	10.4	>20 & SRP		GOOD	REMOVE
59		Tulip Poplar	11	14.3	>20 & SRP		GOOD	REMOVE
60		Tulip Poplar	23	29.9	>20 & SRP		GOOD	REMOVE
61	3480	Tulip Poplar	8	10.4	>20 & SRP		GOOD	REMOVE
62		Tulip Poplar	22	28.6	>20 & SRP		GOOD	REMOVE
63		Tulip Poplar	9	11.7	>20 & SRP		GOOD	REMOVE
64		Tulip Poplar	22	28.6	>20 & SRP		GOOD	REMOVE
65		Oak	8	10.4	>20 & SRP		GOOD	REMOVE
70		Tulip Poplar	13	16.9	>20 & SRP		GOOD	REMOVE
71		Tulip Poplar	7	9.1	>20 & SRP		GOOD	REMOVE
72		Tulip Poplar	17	22.1	>20 & SRP		FAIR	REMOVE
73		Tulip Poplar	12	15.6	>20 & SRP		FAIR	REMOVE
74		Tulip Poplar	22	28.6	>20 & SRP		FAIR	REMOVE
75		Tulip Poplar	24	31.2	>20 & SRP		FAIR	REMOVE
76		Tulip Poplar	9	11.7	>20 & SRP		FAIR	REMOVE
77		Tulip Poplar	27	35.1	>20 & SRP		FAIR	REMOVE
78		Tulip Poplar	23	29.9	>20 & SRP		FAIR	REMOVE
81		Tulip Poplar	11	14.3	>20 & SRP		FAIR	REMOVE
85		Oak	12	15.6	>20 & SRP		FAIR	REMOVE
91		Tulip Poplar	19	24.7	>20 & SRP		FAIR	REMOVE
92		Oak	20	26.0	>20 & SRP		FAIR	REMOVE
93		Tulip Poplar	8	10.4	>20 & SRP		GOOD	REMOVE
94		Tulip Poplar	24	31.2	>20 & SRP		FAIR	REMOVE
95		Tulip Poplar	7	9.1	>20 & SRP		GOOD	REMOVE
96		Tulip Poplar	7	9.1	>20 & SRP		GOOD	REMOVE
97		Pine	24	31.2	>20 & SRP		FAIR	REMOVE
100		Tulip Poplar	24	31.2	>20 & SRP		FAIR	REMOVE
102		Pine	21	27.3	>20 & SRP		FAIR	REMOVE
103		Tulip Poplar	10	13.0	>20 & SRP		FAIR	REMOVE
104		Tulip Poplar	6	7.8	>20 & SRP		FAIR	REMOVE
105		Tulip Poplar	17	22.1	>20 & SRP		FAIR	REMOVE
TOTALS:								
TOTAL ON-SITE NON-SPECIMEN SIZE TREES:				61				
	TOTAL REMOVED:			59	REMOVED INCHES:		869	
	TOTAL PROTECTED:			**2**	PROTECTED INCHES:		**27**	
Notes:								
	**CRZ Impact Calculated on Known Grading Disturbance; Alpha Loop to be constructed by root bridging and boardwalk construction techniques to minimize CRZ disturbance. To be finalized during LDP plan development.							

SCALE: AS SHOWN

DATE: 05/03/2024

PROJECT: FA-23022

SHEET L-6

SHEET 6 OF 9

RESIDENTIAL LANDSCAPE ZONING CONCEPT
ALPHA VILLAS

306 THOMPSON STREET
ALPHARETTA, GEORGIA

FRAWLEY ASSOCIATES, LLC.
LANDSCAPE ARCHITECTS
675 SEMINOLE AVE (SUITE 101)
ATLANTA, GA 30307 (404) 874-5091

STATE OF GEORGIA
PETER J. FRAWLEY
766
REGISTERED LANDSCAPE ARCHITECT

REVISIONS:

DATE	#	DATE	#

57, Pg 16
14212670503
d R-4A

N/F Academy Park Neighborhood Assn. Inc
DB 47666, Pg 31
Parcel 22 514212660108
Zoned R-4A

Phase III / Phase IV

N 89°59'07" E 199.86'

9.93'

99.93'

N 89°59'07" E 99.93'

1/2" RB

Trail Easement 30.0'

Future AlphaLoop

TYPE-B TREE PROTECTION FENCE TO BE INSTALLED FOR "ALPHA LOOP" CONSTRUCTION PHASE. SECTION OF ALPHA LOOP TO BE CONSTRUCTED WITH ROOT-BRIDGING TECHNIQUE AND FIELD LOCATED PIERS FOR BOARDWALK IN EFFORT TO MINIMIZE DISTURBANCE TO TREE SAVE AREA.

Future Patio

Future Courtyard

Spring Head

25' State Waters Buffer

50' Undisturbed Buffer

75' Impervious Setback

50' Undisturbed Buffer

25' Stream Buffer

POB 3/4" OT

#46 23" OAK
#47 17" HY
#48 29" OAK, DEAD
#49 29" TP 8.1%
#50 19" TP
#41 16" OAK
#42 17" WO
#43(225) 27" OAK 9.9%
#30 32" TP 7.8%
#31(255) 5" AB
#34 (224) 32" OAK
#32 28" HY
#33
#28(3398)
#36 10" RO 0.9%
#35
#37
#38
#39
#40
#27 30" RO
#25 27" RO 10.3%
#26 (228) 30" RO
#24 26" RO 11.7%
#29 6" SG
#22(230) 35" RO
#23 (3405) 25" RO
#20 (2583) 28" TP
#19(273) 21" TP 3.3%
#18 (289) 11" TP
#21 22" PINE
#51
#52
#53
#54
#55
#56
#57
#58
#59
#60
#61
#62
#63
#64
#65
#66 9" TP
#67 24" TP 14.5%
#68 30" TP
#69 6" TP
#70
#71
#72
#74
#75
#76
#77
#78
#79 (3476) 32" TP
#80 30" TP
#81
#82 24" TP 13.6%
#83 12" TP
#84 18" TP 8.8%
#85
#86 12" TP 19.1%
#87 13" SG 10.1%
#88 10" TP
#89 12" SG 18.6%
#90 13" TP 3.3%
#91
#92
#93
#94
#95
#96
#97
#98 9" ASH
#99 32" TP
#100
#101 19" TP
#102
#103 8" TP
#104
#105
#106 29" LLP
#107 28" WAO 12.0%
#108 10" OAK 12.9%
#278
#1
#2
#3
#4
#5
#6
#7
#8 (3479) 30" TP
#9
#10
#11
#12
#13
#14
#15
#16
#17

Ex. SSMH

Ex. 20' SSE
PB 455 PG 120

EX. EVERGREEN TREE, TO REMAIN

EX. OVERSTORY TREE, TO BE RELOCATED

EX. EVERGREEN TREE, TO BE RELOCATED

EX. OVERSTORY TREE, TO BE RELOCATED

CHAIN LINK FENCE AND GATE AT CONSTRUCTION ENTRANCE.

Ex. Access Easement
PB 455 PG 122

TYPE-B TREE PROTECTION FENCE ABOVE AND BELOW EX. RETAINING WALL.

TREE PROTECTION PLAN NOTES:
RECENTLY PLANTED TREES, LESS THAN 6" DBH, LOCATED FROM GOOGLE EARTH AERIAL IMAGE AND SITE VISIT NOTES. TO BE FIELD VERIFIED DURING LDP PROCESS.

N/F
EA HOMES LP
DB 64379, Pg 497
Parcels 12 284108020061
12 284108020475 & 12 284108020830
Zoned DT-LW

"Chiswick Park by Empire Communities"
Zoned DT-LW

N/F
Alpha Dev LLC (296 &304 Thompson St)
Parcel 12 284108020046
Zoned DT-LW

Proposed Lot 2

Proposed Lot 1

Garage
#306
1 Story Frame Home w/ Crawl Space
FFE 1126.46
Porch

3' Chicken Wire Fence

TYPE-B TREE PROTECTION FENCE TO BE INSTALLED ALONG ALL BOUNDARIES AND LOD FOR TREE PROTECTION AND SITE ENCLOSURE.

CHAIN LINK FENCE AND GATE AT CONSTRUCTION ENTRANCE AND ALONG THOMPSON STREET FRONTAGE FOR SITE SECURITY AND ENCLOSURE.

START/STOP TYPE-B TREE PROTECTION FENCE TO BE INSTALLED ALONG ALL BOUNDARIES AND LOD FOR TREE PROTECTION AND SITE ENCLOSURE.

N 82°52'51" W
100.42' (15' R/W off CL & Varies) (20'+ Asphalt Surface)
(PB 402, Pg 134)
Thompson Street

S 81°15'24" E
100.21'

N 00°19'45" E 394.65'

S 00°21'10" W 507.13'

OHE
Mag Nail
W
SS
Co
1" OT
FA 1
4" HORNBEAM

1060 1070 1080 1090 1100 1110 1120 1114 1116 1118 1124

SCALE:

0 20' 30' 40' 60' 80'
SCALE: 1"=20'(22"x34" PRINTS) 1"=40'(11"x17" PRINTS)

NORTH:

REVISIONS:

DATE	#	DATE	#

SCALE: AS SHOWN

DATE: 05/03/2024

PROJECT: FA-23022

SHEET L-7

SHEET 7 OF 9

RESIDENTIAL LANDSCAPE ZONING CONCEPT
ALPHA VILLAS

306 THOMPSON STREET
ALPHARETTA, GEORGIA

FRAWLEY ASSOCIATES, LLC.
LANDSCAPE ARCHITECTS
675 SEMINOLE AVE (SUITE 101)
ATLANTA, GA 30307 (404) 874-5091

STATE OF GEORGIA
PETER J. FRAWLEY
766
REGISTERED LANDSCAPE ARCHITECT

CITY OF ALPHARETTA TREE PROTECTION NOTES:

IF THERE ARE INCONSISTENCIES BETWEEN ANY ITEMS ON THESE PLANS THE MORE STRICT INTERPRETATION OF THOSE REQUIREMENTS SHALL BE FOLLOWED. PLEASE CONTACT THE CITY ARBORIST FOR ANY INTERPRETATION.

PRIOR TO THE TREE SAVE FENCE INSPECTION PROVIDE THE CITY ARBORIST WITH PROOF OF PRE-PAYMENT OF THE REQUIRED TREE CARE PLAN TO A REPUTABLE TREE CARE COMPANY.

TREE SAVE FENCE FOR THE ENTIRE SITE MUST BE INSTALLED, INSPECTED AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE OR DEMOLITION IS ALLOWED BEFORE TREE SAVE FENCING HAS BEEN INSPECTED AND APPROVED BY CITY ARBORIST.

THE CRZ OF SPECIMEN TREES PLUS ALL BUFFERS SHALL BE PROTECTED WITH WIRE-BACK TREE SAVE FENCING WITH METAL SUPPORT POSTS OR CHAIN LINK AND TREE SAVE SIGNAGE.

INSTALLATION OF THE TREE SAVE FENCE WILL INVOLVE NO TRENCHING.

ALL EXISTING TREES IDENTIFIED FOR PRESERVATION OR FOUND WITHIN TREE SAVE AREAS MUST BE FULLY PROTECTED WITHIN TREE SAVE AREAS MUST BE FULLY PROTECTED DURING ALL PHASES OF THIS PROJECT.

ADDITIONAL TREES ALONG THE LIMITS OF DISTURBANCE WITH ENCROACHMENT INTO THE SRP AND DEEMED STRUCTURALLY UNSAFE BY THE CITY ARBORIST OR THE PROJECT ARBORIST MAY BE REQUIRED TO BE REMOVED PRIOR TO CO.

ALL ROOTS ENCOUNTERED 1/2" OR GREATER DURING GRADING OR EXCAVATING OPERATIONS SHALL BE CLEAN CUT UNDER THE DIRECTION OF AN ISA CERTIFIED ARBORIST.

ANY LIMBS OVERHANGING THE LOD THAT MAY BE RIPPED, TORN, OR DAMAGED DURING CONSTRUCTION SHALL BE PROPERLY PRUNED UNDER DIRECTION OF AN ISA CERTIFIED ARBORIST.

IT IS THE OWNER'S RESPONSIBILITY TO MAINTAIN THE VEGETATION AND REMOVE TRASH AND DEBRIS AROUND THE PERIMETER OF THE PROJECT, EVEN IF WITHIN THE PUBLIC ROW, IN ACCORDANCE WITH THE CITY OF ALPHARETTA PROPERTY MAINTENANCE CODES.

ALL APPROVED REVISIONS TO THE LOCATION OF THE TREE SAVE FENCE NEED TO BE COORDINATED WITH THE LAND DISTURBANCE INSPECTOR PRIOR TO RELOCATION.

His Hands Tree Preservation, LLC.
PO Box. 441241
Kennesaw, GA. 30160
Phone: (404) 661-2700
Email: HisHandsTP@gmail.com
ISA Certified Arborist WI-0338AT
ISA Certified Tree Worker
ISA Qualified Tree Risk Assessor

SPECIMEN TREE REPORT

Tree Inventory
Alpha Villas
306 Thompson Street
Alpharetta, GA

Prepared For:
Jay Farat
Bravo Fence
125 TownPark Drive
Suite 300

Assessor:
Robert Brettschneider
His Hands Tree Preservation, LLC
Owner
ISA Certified Arborist #WI-0338AT
ISA Certified Tree Worker
ISA Qualified Tree Risk Assessor

March 16, 2024

On March 16, 2024, Robert Brettschneider, Owner of His Hands Tree Preservation and an International Society of Arboriculture (ISA) Certified Arborist, conducted the onsite tree assessment, inventory, and review of the survey. The inventory and assessment aimed to verify sizes and evaluate the biological and structural health of the specimen and boundary/shared trees in the last inventory report completed by past Arboriculture Consulting Firms.
All specimen-sized trees were assessed for insect infestations, disease pressures, structural defects, biological decline, and overall health. An updated health and structural assessment was performed as a visual ground assessment and documented in the report.

The following criteria per the City of Alpharetta Unified Development Code were used to determine Boundary/Shared Trees or Specimen Tree statuses. Determining a tree's specimen status is ultimately up to the City of Alpharetta Arborist and staff.

Specimen Tree: any tree that 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.

- *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 feet, 24-inch diameter or larger for trees in all other genera.
- *Understory Trees:* 8-inch diameter or larger genera and 10-inch diameter or larger for Oxydendron arboretum (Sourwood).

Trees of Quality and *Tree Groupings or Groves:* are trees that warrant protection or preservation based upon the size, condition, special interest, character, etc.

Table and Report:
The table below summarizes the inventory and assessment of the Specimen, Boundary, Trees of Quality, Tree Groupings, and EDF Trees
The table contents contain the following information.

Tree ID: The specific metal identification tag on the tree.
Tree Size: The size of the tree measured at 4.5 feet on the trunk gives the diameter size.
Tree Species: Identifies the genus and species of each tree.

Condition Rating: The condition rating is composed of three distinct qualities: health, structure, and form.

- *Health*: Tree health (vigor) includes evaluation of the crown density, foliage color, leaf size, annual shoot growth, disease infections, insect infestations, the presence of injuries, and shoot dieback symptoms.
- *Structural*: The tree structural evaluation includes assessing tree features impacting the structural integrity. These conditions may include the presence of codominant stems, weak branch attachments, decay indicators, root collar burial, dead and dying branches, low live crown ratio, visual cavities, and other conditions of concern.
- *Form*: The tree form considers the tree's growth habit – its symmetry, shape, or silhouette. The form is also based on the tree species, site conditions, proximity to other trees or structures, and management history.
  The condition ratings are categorized as good, fair, and poor.
  - *Good*: The vigor is normal for the species. There is no significant damage due to diseases or pests. Any twig dieback, defoliation, or discoloration is minor. Has a well-developed structure. The defects are minor and can be corrected. There are minor asymmetries/deviations from species norm.
  - *Fair*: The tree has a reduced vigor. Damage from insects or diseases is significant and associated with defoliation but is not likely fatal. Twig dieback, defoliation, discoloration, and/or dead branches may comprise up to 50% of the crown. The tree has a single defect of a significant nature or multiple moderate defects. The defects are not practical to correct or would require multiple treatments over several years. The tree form has major asymmetries/deviations from species norm and/or intended use. The functions and/or aesthetics are compromised.
  - *Poor*: The tree is unhealthy and declining in appearance. Poor vigor. Low foliage density and poor foliage color are present. The tree has a potentially fatal pest infestation. Has an extensive twig and/or branch dieback. The tree has a single serious defect or multiple significant defects. Recent change in tree orientation. The structural problems cannot be corrected and may fail at any time. The tree form is largely asymmetric/abnormal and distracts from the intended use and/or aesthetics significantly.

Specimen Tree: An "X" identifies that the City of Alpharetta Arborist would consider the specimen tree a non-recompense
Suitability for Preservation: This categorizes a tree's potential to be an asset to the project following development. While this rating is future-focused, it is based on the species, current size, current condition, and species tolerance to construction. This rating is not based on specific construction plans or anticipated impacts on the tree.
The preservation ratings are categorized as high, medium, and low.

- *High*: A tree that is in good condition, has a long remaining lifespan, is desirable, and a species that can tolerate construction damage.

- *Moderate:* A tree with a moderate rating is between the High and Low ratings. It has conditions or qualities that could be mitigated with arboriculture treatments (pruning, pest management, soil management, or supplemental irrigation).
- *Low*: A tree in poor condition, has a short remaining lifespan, has poor aesthetics, is intolerant of construction damage, or is an invasive species tree.

The species tolerance ratings were taken from Coder, Kim D. 2021. Tree Tolerance of Site Development Activities. University of Georgia, Warnell School of Forestry & Natural Resources Outreach Publication WSFNR21-45C. Pp.6

Table Key and Results:
The bold type highlighted in yellow indicated a specimen tree.
The italic type highlighted in blue indicates a boundary or shared tree.
Tree Groupings are highlighted in gray.

Table: Trees on site

Tree ID	Diameter	Tree Species	Condition			Specimen Tree	Boundary Tree	Suitability for Preservation	Comments
#	Inches	Common Name	Biological Health (Vigor)	Structural	Form			To be considered in design. (Y/N)	Main problems
1	*15*	*BLACK CHERRY*	*POOR*	*POOR*	*POOR*	*NO*	*YES R.O.W.*	*LOW NO*	*SEVERAL CAVITIES WITH DECAY. CANOPY DECLINE.*
2	12	OAK	FAIR	POOR	POOR	NO	NO	LOW NO	POOR FORM.
3	9	BLACK CHERRY	POOR	POOR	POOR	NO	NO	LOW NO	SEVERE CANOPY DECLINE
4	8	OAK	FAIR	FAIR	FAIR	NO	NO	HIGH NO	
5	8	OAK	FAIR	FAIR	FAIR	NO	NO	HIGH NO	
6	6	OAK	FAIR	FAIR	FAIR	NO	NO	HIGH NO	
7	26	TULIP POPLAR	FAIR	FAIR	FAIR	NO	NO	MODERATE NO	

Tree ID	Diameter	Tree Species	Condition			Specimen Tree	Boundary Tree	Suitability for Preservation	Comments
#	Inches	Common Name	Biological Health (Vigor)	Structural	Form			To be considered in design. (Y/N)	Main problems
8	**30**	**TULIP POPLAR**	**FAIR**	**FAIR**	**FAIR**	**YES**	**NO**	**MODERATE NO**	**RECOMPENSE**
9	28	TULIP POPLAR	FAIR	FAIR	FAIR	NO	NO	MODERATE NO	
10	6	HICKORY	GOOD	GOOD	GOOD	NO	NO	HIGH YES	
11	22	TULIP POPLAR	FAIR	FAIR	FAIR	NO	NO	MODERATE NO	
12	6	BEECH	GOOD	GOOD	GOOD	NO	NO	HIGH YES	
13	7	SWEETGUM	GOOD	GOOD	GOOD	NO	NO	HIGH YES	
14	27	TULIP POPLAR	FAIR	POOR	POOR	NO	NO	LOW NO	V-UNION INCLUDED BARK
15	12	TULIP POPLAR	FAIR	FAIR	FAIR	NO	NO	HIGH NO	
16	26	TULIP POPLAR	FAIR	FAIR	FAIR	NO	NO	MODERATE NO	
17	21	TULIP POPLAR	FAIR	FAIR	FAIR	NO	NO	MODERATE NO	
18	*11*	*TULIP POPLAR*	*FAIR*	*FAIR*	*FAIR*	*NO*	*YES*	*MODERATE NO*	*BOUNDARY REMOVAL LETTER*
19	*21*	*TULIP POPLAR*	*GOOD*	*GOOD*	*GOOD*	*NO*	*YES*	*MODERATE YES*	*BOUNDARY PROTECT LETTER*
20	*28*	*TULIP POPLAR*	*FAIR*	*FAIR*	*FAIR*	*NO*	*YES*	*MODERATE NO*	*BOUNDARY REMOVAL LETTER*

Tree ID	Diameter	Tree Species	Condition			Specimen Tree	Boundary Tree	Suitability for Preservation	Comments
#	Inches	Common Name	Biological Health (Vigor)	Structural	Form			To be considered in design. (Y/N)	Main problems
21	*22*	*PINE*	*GOOD*	*GOOD*	*GOOD*	*NO*	*YES*	*MODERATE YES*	*BOUNDARY PROTECT LETTER*
22	*35*	*OAK*	*GOOD*	*GOOD*	*GOOD*	*YES*	*YES*	*MODERATE YES*	*BOUNDARY PROTECT LETTER*
23	*25*	*OAK*	*GOOD*	*GOOD*	*GOOD*	*YES*	*YES*	*MODERATE YES*	*BOUNDARY PROTECT LETTER*
24	*26*	*OAK*	*GOOD*	*GOOD*	*GOOD*	*YES*	*YES*	*MODERATE YES*	*BOUNDARY PROTECT LETTER*
25	*27*	*OAK*	*GOOD*	*GOOD*	*GOOD*	*YES*	*YES*	*MODERATE YES*	*BOUNDARY PROTECT LETTER*
26	*30*	*OAK*	*GOOD*	*GOOD*	*GOOD*	*YES*	*YES*	*MODERATE YES*	*BOUNDARY PROTECT LETTER*
27	*30*	*OAK*	*GOOD*	*GOOD*	*GOOD*	*YES*	*YES*	*MODERATE YES*	*BOUNDARY PROTECT LETTER*
28	*13*	*OAK*	*GOOD*	*GOOD*	*GOOD*	*NO*	*YES*	*HIGH YES*	*BOUNDARY PROTECT LETTER*
29	*6*	*SWEETGUM*	*GOOD*	*GOOD*	*GOOD*	*NO*	*YES*	*HIGH YES*	*BOUNDARY PROTECT LETTER*
30	**32**	**TULIP POPLAR**	**GOOD**	**GOOD**	**GOOD**	**YES**	**NO**	**MODERATE YES**	**TREE CARE PRECRIPTION**
31	*5*	*BEECH*	*GOOD*	*GOOD*	*GOOD*	*NO*	*YES*	*HIGH YES*	*BOUNDARY PROTECT LETTER*

Tree ID	Diameter	Tree Species	Condition			Specimen Tree	Boundary Tree	Suitability for Preservation	Comments
#	Inches	Common Name	Biological Health (Vigor)	Structural	Form			To be considered in design. (Y/N)	Main problems
32	*29*	*HICKORY*	*GOOD*	*GOOD*	*FAIR*	*NO*	*YES*	*MODERATE YES*	*BOUNDARY PROTECT LETTER*
33	*15*	*OAK*	*GOOD*	*GOOD*	*GOOD*	*NO*	*YES*	*HIGH YES*	*BOUNDARY PROTECT LETTER*
34	*32*	*OAK*	*FAIR*	*FAIR*	*FAIR*	*NO*	*YES*	*MODERATE YES*	*BOUNDARY PROTECT LETTER*
35	8	OAK	GOOD	GOOD	GOOD	NO	NO	HIGH YES	
36	10	OAK	GOOD	GOOD	GOOD	NO	NO	HIGH YES	
37	19	OAK	FAIR	FAIR	FAIR	NO	NO	HIGH NO	
38	7	OAK	FAIR	FAIR	FAIR	NO	NO	MODERATE NO	
39	21	OAK	FAIR	FAIR	FAIR	NO	NO	MODERATE NO	
40	15	OAK	FAIR	FAIR	FAIR	NO	NO	MODERATE NO	
41	*16*	*OAK*	*FAIR*	*FAIR*	*FAIR*	*NO*	*YES*	*MODERATE YES*	*BOUNDARY PROTECT LETTER*
42	17	OAK	FAIR	FAIR	FAIR	NO	NO	MODERATE YES	
43	**27**	**OAK**	**FAIR**	**FAIR**	**FAIR**	**YES**	**NO**	**MODERATE YES**	**TREE CARE PRECRIPTION**
44	*8*	*HICKORY*	*FAIR*	*FAIR*	*FAIR*	*NO*	*YES*	*HIGH YES*	

Tree ID	Diameter	Tree Species	Condition			Specimen Tree	Boundary Tree	Suitability for Preservation	Comments
#	Inches	Common Name	Biological Health (Vigor)	Structural	Form			To be considered in design. (Y/N)	Main problems
45	*15*	*HICKORY*	*FAIR*	*FAIR*	*FAIR*	*NO*	*YES*	*HIGH YES*	
46	*23*	*OAK*	*FAIR*	*FAIR*	*FAIR*	*NO*	*YES*	*MODERATE YES*	
47	*17*	*HICKORY*	*FAIR*	*FAIR*	*FAIR*	*NO*	*YES*	*MODERATE YES*	
48	*29*	*OAK*	*POOR*	*POOR*	*POOR*	*NO*	*YES*	*LOW NO*	*DEAD REMOVE*
49	*29*	*TULIP POPLAR*	*FAIR*	*FAIR*	*FAIR*	*NO*	*YES*	*MODERATE YES*	*BOUNDARY PROTECT LETTER*
50	*19*	*TULIP POPLAR*	*FAIR*	*FAIR*	*FAIR*	*NO*	*YES*	*MODERATE YES*	*BOUNDARY PROTECT LETTER*
51	10	OAK	GOOD	GOOD	GOOD	NO	NO	HIGH NO	TREE GROUPING
52	14	TULIP POPLAR	GOOD	GOOD	GOOD	NO	NO	HIGH NO	TREE GROUPING
53	8	TULIP POPLAR	GOOD	GOOD	GOOD	NO	NO	HIGH NO	TREE GROUPING
54	15	TULIP POPLAR	GOOD	GOOD	GOOD	NO	NO	HIGH NO	TREE GROUPING
55	6	TULIP POPLAR	GOOD	GOOD	GOOD	NO	NO	HIGH NO	TREE GROUPING
56	13	TULIP POPLAR	GOOD	GOOD	GOOD	NO	NO	HIGH NO	TREE GROUPING
57	19	TULIP POPLAR	GOOD	GOOD	GOOD	NO	NO	HIGH NO	TREE GROUPING
58	8	TULIP POPLAR	GOOD	GOOD	GOOD	NO	NO	HIGH NO	TREE GROUPING

Tree ID	Diameter	Tree Species	Condition			Specimen Tree	Boundary Tree	Suitability for Preservation	Comments
#	Inches	Common Name	Biological Health (Vigor)	Structural	Form			To be considered in design. (Y/N)	Main problems
59	11	TULIP POPLAR	GOOD	GOOD	GOOD	NO	NO	HIGH NO	TREE GROUPING
60	23	TULIP POPLAR	GOOD	GOOD	GOOD	NO	NO	MODERATE NO	
61	8	TULIP POPLAR	GOOD	GOOD	GOOD	NO	NO	HIGH NO	
62	22	TULIP POPLAR	GOOD	GOOD	GOOD	NO	NO	MODERATE NO	
63	9	TULIP POPLAR	GOOD	GOOD	GOOD	NO	NO	HIGH NO	
64	22	TULIP POPLAR	GOOD	GOOD	GOOD	NO	NO	MODERATE NO	
65	8	OAK	GOOD	GOOD	GOOD	NO	NO	HIGH NO	
66	*10*	*TULIP POPLAR*	*FAIR*	*POOR*	*FAIR*	*NO*	*YES*	*LOW NO*	*SEVERE DECAY IN ROOT CROWN*
67	*24*	*TULIP POPLAR*	*GOOD*	*FAIR*	*GOOD*	*NO*	*YES*	*MODERATE NO*	*BOUNDARY REMOVAL LETTER*
68	*30*	*TULIP POPLAR*	*FAIR*	*FAIR*	*GOOD*	*YES*	*YES*	*MODERATE NO*	*BOUNDARY REMOVAL LETTER*
69	*6*	*TULIP POPLAR*	*GOOD*	*GOOD*	*GOOD*	*NO*	*YES*	*HIGH NO*	*BOUNDARY REMOVAL LETTER*
70	13	TULIP POPLAR	GOOD	GOOD	GOOD	NO	NO	HIGH NO	
71	7	TULIP POPLAR	GOOD	GOOD	GOOD	NO	NO	HIGH NO	
72	17	TULIP POPLAR	FAIR	GOOD	GOOD	NO	NO	MODERATE NO	

FRAWLEY ASSOCIATES, LLC. LANDSCAPE ARBORIST REPORT NOTES:
IMPACT PERCENTAGES FOR BOUNDARY LETTERS, TREE CARE, AND/OR REMOVAL HAD NOT BEEN FINALIZED WHEN PROJECT ARBORIST ADDED COMMENTS TO DATA TABLE IN REPORT. TO BE FINALIZED AS PLAN IS DEVELOPED FOR FINAL PERMIT APPLICATION.

PROJECT ARBORIST TO SUPPLY PHOTOGRAPHS OF NON-SPECIMEN CONDITION TREES AS REQUESTED AND REQUIRED BY CITY ARBORIST DURING LAND DISTURBANCE PERMIT (LDP) PROCESS.

SCALE: AS SHOWN

DATE: 05/03/2024

PROJECT: FA-23022

SHEET L-8

SHEET 8 OF 9

RESIDENTIAL LANDSCAPE ZONING CONCEPT
ALPHA VILLAS

306 THOMPSON STREET
ALPHARETTA, GEORGIA

FRAWLEY ASSOCIATES, LLC.
LANDSCAPE ARCHITECTS
675 SEMINOLE AVE (SUITE 101)
ATLANTA, GA 30307 (404) 874-5091

STATE OF GEORGIA PETER J. FRAWLEY 766 REGISTERED LANDSCAPE ARCHITECT

REVISIONS:

DATE	#	DATE	#

Tree ID	Diameter	Tree Species	Condition			Specimen Tree	Boundary Tree	Suitability for Preservation	Comments
#	Inches	Common Name	Biological Health (Vigor)	Structural	Form			To be considered in design. (Y/N)	Main problems
73	12	TULIP POPLAR	FAIR	GOOD	GOOD	NO	NO	HIGH NO	
74	22	TULIP POPLAR	FAIR	FAIR	GOOD	NO	NO	MODERATE NO	
75	24	TULIP POPLAR	FAIR	FAIR	GOOD	NO	NO	MODERATE NO	
76	9	TULIP POPLAR	FAIR	GOOD	GOOD	NO	NO	HIGH NO	
77	27	TULIP POPLAR	FAIR	FAIR	FAIR	NO	NO	MODERATE NO	
78	23	TULIP POPLAR	FAIR	POOR	FAIR	NO	NO	LOW NO	SEVERE DECAY CAVITY
79	**32**	**TULIP POPLAR**	**FAIR**	**FAIR**	**FAIR**	**YES**	**NO**	**MODERATE NO**	**RECOMPENSE**
80	**30**	**TULIP POPLAR**	**FAIR**	**FAIR**	**FAIR**	**YES**	**NO**	**MODERATE NO**	**RECOMPENSE**
81	11	TULIP POPLAR	FAIR	FAIR	FAIR	NO	NO	HIGH NO	
82	*24*	*TULIP POPLAR*	*FAIR*	*FAIR*	*FAIR*	*NO*	*YES*	*MODERATE YES*	*BOUNDARY PROTECT LETTER*
83	*12*	*TULIP POPLAR*	*FAIR*	*GOOD*	*GOOD*	*NO*	*YES*	*HIGH NO*	*BOUNDARY REMOVAL LETTER*
84	*18*	*TULIP POPLAR*	*FAIR*	*FAIR*	*FAIR*	*NO*	*YES*	*MODERATE YES*	*BOUNDARY PROTECT LETTER*
85	12	OAK	FAIR	FAIR	FAIR	NO	NO	HIGH NO	

Tree ID	Diameter	Tree Species	Condition			Specimen Tree	Boundary Tree	Suitability for Preservation	Comments
#	Inches	Common Name	Biological Health (Vigor)	Structural	Form			To be considered in design. (Y/N)	Main problems
86	*12*	*TULIP POPLAR*	*FAIR*	*FAIR*	*FAIR*	*NO*	*YES*	*HIGH YES*	*BOUNDARY PROTECT LETTER*
87	*13*	*SWEETGUM*	*FAIR*	*FAIR*	*FAIR*	*NO*	*YES*	*MODERATE YES*	*BOUNDARY PROTECT LETTER*
88	*10*	*TULIP POPLAR*	*FAIR*	*FAIR*	*FAIR*	*NO*	*YES*	*HIGH YES*	*BOUNDARY PROTECT LETTER*
89	*12*	*SWEETGUM*	*FAIR*	*FAIR*	*FAIR*	*NO*	*YES*	*MODERATE YES*	*BOUNDARY PROTECT LETTER*
90	*13*	*TULIP POPLAR*	*FAIR*	*FAIR*	*FAIR*	*NO*	*YES*	*HIGH YES*	*BOUNDARY PROTECT LETTER*
91	19	TULIP POPLAR	FAIR	FAIR	FAIR	NO	NO	HIGH NO	
92	20	OAK	FAIR	FAIR	FAIR	NO	NO	MODERATE NO	
93	8	TULIP POPLAR	GOOD	GOOD	GOOD	NO	NO	HIGH NO	
94	24	TULIP POPLAR	FAIR	POOR	POOR	NO	NO	LOW NO	V-UNION DECAY
95	7	TULIP POPLAR	GOOD	GOOD	GOOD	NO	NO	HIGH NO	
96	7	TULIP POPLAR	GOOD	GOOD	GOOD	NO	NO	HIGH NO	
97	24	PINE	FAIR	FAIR	FAIR	NO	NO	MODERATE NO	
98	*9*	*ASH*	*POOR*	*FAIR*	*POOR*	*NO*	*YES*	*LOW NO*	*BOUNDARY REMOVAL LETTER*

Tree ID	Diameter	Tree Species	Condition			Specimen Tree	Boundary Tree	Suitability for Preservation	Comments
#	Inches	Common Name	Biological Health (Vigor)	Structural	Form			To be considered in design. (Y/N)	Main problems
99	*32*	*TULIP POPLAR*	*FAIR*	*FAIR*	*GOOD*	*NO*	*YES*	*MODERATE NO*	*BOUNDARY REMOVAL LETTER*
100	24	TULIP POPLAR	FAIR	FAIR	FAIR	NO	NO	MODERATE NO	
101	*19*	*TULIP POPLAR*	*FAIR*	*FAIR*	*FAIR*	*NO*	*YES*	*LOW NO*	*BOUNDARY REMOVAL LETTER*
102	*21*	*PINE*	*FAIR*	*FAIR*	*GOOD*	*NO*	*YES*	*MODERATE NO*	*BOUNDARY REMOVAL LETTER*
103	*10*	*TULIP POPLAR*	*FAIR*	*FAIR*	*GOOD*	*NO*	*YES*	*MODERATE NO*	*BOUNDARY REMOVAL LETTER*
104	6	TULIP POPLAR	FAIR	FAIR	GOOD	NO	NO	MODERATE NO	
105	17	TULIP POPLAR	FAIR	FAIR	GOOD	NO	NO	MODERATE NO	
106	29	PINE	FAIR	FAIR	GOOD	NO	NO	MODERATE NO	BOUNDARY REMOVAL LETTER
107	*28*	*OAK*	*FAIR*	*FAIR*	*FAIR*	*YES*	*YES*	*MODERATE YES*	*BOUNDARY PROTECT LETTER*
108	10	OAK	FAIR	FAIR	POOR	NO	NO	MODERATE YES	

The above observations, discussion, and recommendations are based on my professional experience and education. It is important to note that trees are natural living things, and it is impossible to predict when a tree may die or fail, especially when impacted by construction, human intervention, natural causes, or other means.

Thank you for the opportunity to assist you with this project. Please let me know if you have any questions. I can be contacted by email at hishandstp@gmail.com.

Robert D. Brettschneider
His Hands Tree Preservation, LLC.
Owner
ISA Certified Arborist WI-0338 AT
ISA Certified Tree Worker
ISA Qualified Tree Risk Assessor
Certified Pesticide Applicator GA #04207

SCALE: AS SHOWN

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SHEET L-9

SHEET 9 OF 9

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