

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: Z-24-11
PH #: PHA240016

Property Taxes & Code Violations Verified
 Fee Paid Initial: JIC

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: Jean Chapman Telephone: 404-664-7086
Address: 1218 Basnett Dr. Suite: _____
City: Milton State: GA Zip: 30004 Fax: _____
Mobile Tel: 404-664-7086 Email: _____

Subject Property Information:

Address: 152 Marietta St. Alpharetta, GA 30009 Current Zoning: C2
District: 1st Section: 2nd Land Lot: 694 Parcel ID: 12 258306940437
Proposed Zoning: DT-MU Current Use: Residential

This Application For (Check All That Apply):

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

APPLICANT REQUEST AND INTENT

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

It is currently zoned C2 although it's only been used as residential for the last 60+ years.

I would like to build a 2 story mixed use building with a retail and office spaces in the first floor and a single family residential condo for the second floor.

Applicant's Request (Please itemize the proposal):

I would like to request the C2 zoning to be changed to DT-MU so I can build a building for mixed use.

I am intending to move my existing medical practice to the first floor of the building and also to have a retail and a residential tenant.

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

This project would be a 2 story mixed use building with a retail tenant in the first floor that would compliment my vein and aesthetic medical practice I am intending to move from its current location in Alpharetta.

This would also allow a residential tenant, it could be myself and my family, to occupy upstairs residential condo unit.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Jean Chapman Telephone: 404-664-7086
Address: 1218 Basnett Dr. Suite: _____
City: Milton State: GA Zip: 30004 - 0882

Authorization:

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

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

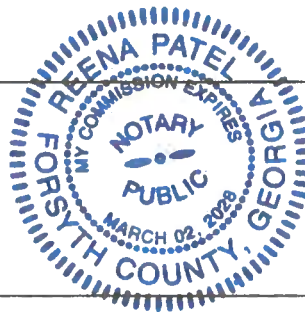
- | | |
|---|--|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Special Use |
| <input checked="" type="checkbox"/> Rezoning | <input type="checkbox"/> Conditional Use |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Master Plan |
| <input type="checkbox"/> Land Use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

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: Same as Property Owner Telephone: _____
Address: _____ Suite: _____
City: _____ State: _____ Zip: _____

So Sworn and Attested:

Owner Signature: Jean Chapman Date: 3/27/2024
Notary: _____
Notary Signature: Reena Patel Date: 03/27/2024



DISCLOSURE FORM

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

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

Name of Applicant or Opponent: Jean Chapman

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: N/A Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

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

Signature: Jean Chapman

Date: 3/15/24

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

Downtown Alpharetta is booming with mixed use buildings. There are businesses, restaurants and townhomes surrounding this property which makes the requested zoning perfect for its future use.

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

There are several restaurants and small businesses as well as multiple townhomes on Marietta street. Brand new mixed use building will improve the use and value to the street.

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

This property has a small lot which prevents it from having multi story retail/office spaces due to limitations in parking. A single family residential Condo upstairs will not require much parking but would significantly improve economic use and

What would be the increase to population and traffic if the proposal were approved? add value to the property,

The project without the zoning change would bring customers patients and mild increase in traffic to its location.

The requested zoning change with added single unit residential Condo upstairs would have minimal increase to population and traffic.

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

Minimal to no change as most residents in downtown outlay would not have school age kids and utilities will already be installed for all commercial use anyways.

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

Completely in line with downtown Alpharetta Comprehensive Plan.

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

The development of the current project as a commercial building is not fully utilizing the property as it is limited by the parking requirement. Adding a residential unit upstairs to this project will fully maximize the potential for the use of the property without increasing the traffic or parking needed.

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

CITIZEN PARTICIPATION FORM - PART A

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

Public Hearing or Project Name: _____

Contact Name: Jean Chapman Telephone: 404-664-7086

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

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

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

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

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

They will be given my contact information so that they can call, email me with any concerns, comments or questions

Legal Description of

Deed Book 64444 Page 443
CATHELENE ROBINSON
Clerk of Superior Court

152 Marietta St

Alpharetta, GA 30009

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 694 OF THE 1ST DISTRICT, 2ND SECTION OF FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT THE X-SCRIBE LOCATED ON THE NORTHERN CORNER OF THE MITERED INTERSECTION FORMED BY THE WESTERLY RIGHT-OF-WAY LINE OF ROSWELL STREET (A PUBLIC RIGHT-OF-WAY OF VARYING WIDTH) AND THE SOUTHERLY RIGHT-OF-WAY LINE OF MARIETTA STREET (A PUBLIC RIGHT-OF-WAY OF HAVING AN APPARENT WIDTH OF 40 FEET); THENCE, PROCEED WESTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF MARIETTA STREET, AND FOLLOWING THE CURVATURE THEREOF, A DISTANCE OF 394.25 FEET TO AN IRON PIN FOUND, WHICH IS THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING AND LEAVING SAID RIGHT-OF-WAY LINE, PROCEED SOUTH 2 DEGREES, 33 MINUTES, 13 SECONDS WEST A DISTANCE OF 198.07 FEET TO A #4 REBAR FOUND; THENCE, PROCEED SOUTH 88 DEGREES, 5 MINUTES, 41 SECONDS WEST A DISTANCE OF 100.0 FEET TO A #4 CAPPED REBAR SET; THENCE, PROCEED NORTH 2 DEGREES, 49 MINUTES, 52 SECONDS EAST A DISTANCE OF 200.58 FEET TO A #4 REBAR FOUND ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MARIETTA STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE, PROCEED NORTH 89 DEGREES, 30 MINUTES, 5 SECONDS EAST A DISTANCE OF 98.87 FEET TO A #4 REBAR FOUND, THE POINT OF BEGINNING.

CONTAINING 0.45 OF AN ACRE, AS PER THE SURVEY, WHICH IS HEREBY REFERRED TO AND MADE A PART OF THIS DESCRIPTION, PREPARED FOR A & A CHAPMAN HOLDING, LLC AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY BY THOMAS EDWARD PEAY, JR., REGISTERED LAND SURVEYOR NO. 2402 OF FRONTLINE SURVEYING & MAPPING, INC., DATED JULY 12, 2021.

CITY OF ALPHARETTA DESIGN REVIEW BOARD

ACTION STATEMENT

Date: 10-20-2023 Case# DRB230043

Name: A: A Chapman Holding, LLC

Location: 152 Manetta St

Request: New Construction

Action Taken: Approved: _____ Denied: _____
Approved with conditions listed below:
Deferred: _____

Approve Elevation & Materials T cording
that RTU'S ARE NOT VISIBLE

Approve Site Plan

Approve Landscaping CR1 dated 10-6-23

Authorized by: 

CURRENT OCCUPANT
152 MARIETTA ST
ALPHARETTA GA 30009

PURE TAQUERIA LLC
103 ROSWELL ST
ALPHARETTA GA 30009

122 MARIETTA STREET LLC
119 ROSWELL ST
ALPHARETTA GA 30009

RATTARY DEBRA ANN
12002 ORCHID LANE
ALPHARETTA GA 30009

KOVALEV ANDREY & KAVALIOVA MARYIA
12003 ORCHID LANE
ALPHARETTA GA 30009

FOWLER SAMUEL WREN
12004 ORCHID LN
ALPHARETTA GA 30009

BUONOCORE JENNIFER
12005 ORCHID LANE
ALPHARETTA GA 30009

WALDORF WILLIAM
12006 ORCHID LANE
ALPHARETTA GA 30009

HICKS MARJORIE LYNNE
12007 ORCHID LN
ALPHARETTA GA 30004

SANDER ANN P
12008 ORCHID LN
ALPHARETTA GA 30009

CIACCIA LOUIS & MARYANNE
12009 ORCHID LANE
ALPHARETTA GA 30009

CARTER JOHN HARRISON III
12011 ORCHID LN
ALPHARETTA GA 30009

BRUGNOLI ANDREW & CATHERINE A
12012 ORCHID LANE
ALPHARETTA GA 30009

PAUL DAVID A & AMY L
12020 ORCHID LN
ALPHARETTA GA 30009-7989

FRIEL TODD & FRIEL SUSAN
12021 ORCHID LANE
ALPHARETTA GA 30009

FOX LYDIA
12022 ORCHID LN
ALPHARETTA GA 30004

PRANA VIDA LLC
12023 ORCHID LANE
ALPHARETTA GA 30009

DEMETRIOU CLINTON A
& DEMETRIOU JOY D
12024 ORCHID LANE
ALPHARETTA GA 30009

WATSON DAVID E & HAMLIN MARK S
12025 ORCHID LN
ALPHARETTA GA 30004

MICHAEL J REINHARDT TRUST THE
12026 ORCHID LANE
ALPHARETTA GA 30009

BALSANO DEBORAH
12028 ORCHID LANE
ALPHARETTA GA 30009

MANTHEY CATHERINE J
12032 ORCHID LN
ALPHARETTA GA 30009

BARRANCA JOHN P & BARRANCA LISA A
12034 ORCHID LANE
ALPHARETTA GA 30009

GANT STEPHEN
12036 ORCHID LANE
ALPHARETTA GA 30009

PEYSER TED & PEYSER TERESA
12038 ORCHID LN
ALPHARETTA GA 30009

PARK JOAN H
12040 ORCHID LN
ALPHARETTA GA 30009

SAUNDERS JEREMIE A
SAUNDERS MARCELLA M
12042 ORCHID LN
ALPHARETTA GA 30009-7989

CLARK LOUISE
12044 ORCHID LANE
ALPHARETTA GA 30009

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

BAILEY DIANE C
12084 COTTON ALY
ALPHARETTA GA 30009

A & A CHAPMAN HOLDING LLC
1218 BASNETT DR
ALPHARETTA GA 30004-0882

TKB2 PROPERTIES LLC
125 N CHRISTOPHERS RUN
ALPHARETTA GA 30004

SEDG INVESTMENTS LLC
13050 BETHANY RD
ALPHARETTA GA 30009

ALPHARETTA BEACH HOUSE LLC
131 ROSWELL ST # B201
ALPHARETTA GA 30009

HOLMES LAUREN L & MARK J
13900 HAGOOD RD
ALPHARETTA GA 30004

WINDSONG TOWNHOME COMMUNITY
ASSOCIATION INC
1418 DRESDEN DR STE 200
ATLANTA GA 30319

HAIGLER CAPITAL LLC
164 ROSWELL ST
ALPHARETTA GA 30009

172 MARIETTA ST LLC
172 MARIETTA ST
ALPHARETTA GA 30009-1534

WEXLER ANDREW J & KOURTNEY H
182 MARIETTA ST
ALPHARETTA GA 30009

DIVERSIFIED INVESTMENT GROUP LLC
1865 BETHANY WAY
ALPHARETTA GA 30004

CITY OF ALPHARETTA
2 PARK PLAZA
ALPHARETTA GA 30009

VANCE DAVID A
2000 HIDDEN ALLEY
ALPHARETTA GA 30009-7986

HAIGLER CAPITAL LLC
2005 OLD MILTON PKWY
ALPHARETTA GA 30009

GRANGER STUART A
2006 HIDDEN ALY
ALPHARETTA GA 30009

HINTON MICHAEL E
2007 HIDDEN ALY
ALPHARETTA GA 30009

EDGE JULIAN D III
2008 HIDDEN ALY
ALPHARETTA GA 30009

MOHAMED M YUSUF M
& KHEDR SHEREEN M
2009 HIDDEN ALLEY
ALPHARETTA GA 30009

YACKEL STEFFANIE
2010 HIDDEN ALY
ALPHARETTA GA 30009

DEATCHON TRACI L
2011 HIDDEN ALY
ALPHARETTA GA 30009

MINICHELLO DONALD & MARILYN
2012 HIDDEN ALLEY
ALPHARETTA GA 30004

RUDD NICOLE M
2013 HIDDEN ALY
ALPHARETTA GA 30009

THOMSON KENNETH JAMES
& TAMATHA REA
2014 HIDDEN ALY
ALPHARETTA GA 30009

BONIFACE JOHN LAWRENCE JR &
BONIFACE DORY ANNA
2015 HIDDEN ALY
ALPHARETTA GA 30009

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

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

PROVIDENCE PARTNERS GROUP LLC
204 MARIETTA ST
ALPHARETTA GA 30004

LANDRY CHRISTINA KAY
205 MARJEAN WAY
ALPHARETTA GA 30009

BROWN MICHAEL & RITA K
205 N ESPLANADE
ALPHARETTA GA 30009

GEER WALTER I III
210 MARJEAN WAY
ALPHARETTA GA 30009

VANSANT ROBERT SCOTT & STACEY O
215 MARJEAN WAY
ALPHARETTA GA 30009

PEREIRA ROBERTO F
& ROSA MAGDA DE FARIAS
220 MARJEAN WAY
ALPHARETTA GA 30009

GOOD MICHAEL & ZARRINA
225 MARJEAN WAY
ALPHARETTA GA 30009

REED LANCE PATRICK
& REED KIMBERLY SCHMITZ
230 MARJEAN WAY
ALPHARETTA GA 30009-7980

HARRIS JEFFREY ROBERT & MARY S
240 MARJEAN WAY
ALPHARETTA GA 30009

GOODYEAR MARION DAN & TERESA O
245 MARJEAN WAY
ALPHARETTA GA 30009

HOLLEY WILLIAM & PHYLLIS
250 MARJEAN WAY
ALPHARETTA GA 30009

MC MANES ALBERT S JR & LORI
255 MARJEAN WAY
ALPHARETTA GA 30009

ARTHUR L ABBEY & BARBARA L LIVING
TRUST THE
260 MARJEAN WAY
ALPHARETTA GA 30009

ANDERSON RICK
265 MARJEAN WAY
ALPHARETTA GA 30009

KEITH E LINCH REVOCABLE TRUST THE
270 MARJEAN WAY
ALPHARETTA GA 30009

SIEGEL FAMILY REVOCABLE TRUST THE
275 MARJEAN WAY
ALPHARETTA GA 30009

KRITEMAN LEWIS S & LAURA H
280 MARJEAN WAY
ALPHARETTA GA 30009

BOONE RICHARD A JR & GRETCHEN M
285 MARJEAN WAY
ALPHARETTA GA 30009

HELLRIEGEL JOHN EDWARD & JUDITH
TOWER
290 MARJEAN WAY
ALPHARETTA GA 30009

MICHAEL & DEBRA KOPEC JOINT
REVOCABLE TRUST THE
295 MARJEAN WAY
ALPHARETTA GA 30009

KEITH ELIZABETH
300 MARJEAN WAY
ALPHARETTA GA 30009

SMITH WILLINGHAM III & SMITH IRENE
305 MARJEAN WAY
ALPHARETTA GA 30009

FAY JAMES PATRICK & ELLEN TEDESCO
310 MARJEAN WAY
ALPHARETTA GA 30009

RULAND MICHAEL & ELISA STEVENSON
320 MARJEAN WAY
ALPHARETTA GA 30009

JOHNSTON DOUGLAS S
330 MARJEAN WAY
ALPHARETTA GA 30009

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

CEMETERY
3693 STEWART ROAD
ATLANTA GA 30340

BERG JOHANN
4951 MARK JOHN WAY
CUMMING GA 30040

BRADY FERGAL
511 VERANDA CT
ALPHARETTA GA 30009

SPIEGEL AMY SUE
6 SANDY HOOD RD N
SARASOTA FL 34242

DAWSON JERRY W & GRACE
738 MUSTANG DR
HARTWELL GA 30643

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

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

BUR ROG INC
PO BOX 642
ALPHARETTA GA 30009

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

152 MARIETTA ST.

*Tree Study
152 Marietta Street
Alpharetta, GA 30009*

Prepared For:
Dr. Jean Chapman
jkchapma@bellsouth.net
404-664-7086

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

March 29, 2022
Revised February 7, 2023

Thank you for contacting His Hands Tree Preservation LLC. to help you protect the trees around the property during the construction project.

On March 29, 2022, the onsite assessment was conducted by Robert Brettschneider, Owner of His Hands Tree Preservation and an International Society of Arboriculture (ISA) Certified Arborist. This assessment aimed to verify sizes and evaluate the biological and structural health of the trees potentially impacted during the construction.

All corrections identified in the previous report were completed in February 2023. To make the necessary correction for the official plan submittal. The trees were assessed for insect infestations, disease pressures, structural defects, biological decline, and overall health. This assessment was performed as a visual tree assessment, along with exploratory air tilling for structural roots for tree 9B.

The following criteria per the City of Alpharetta Unified Development Code were used to determine Boundary/Shared Tree or Specimen status. The potential impacts and necessary treatments were based on the critical root zone impacts.

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

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

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).

Structural Root Plate (SRP): The zone of rapid root taper that provides the tree stability against windthrow. The radius of the structural root plate is equal to 0.5 feet per inch of the trunk diameter measured at 4.5 feet (DBH).

The table below summarizes the updated tree inventory and assessment of the trees on this site.

All the trees have been assigned a condition rating of good, fair, or poor, and comments on why. We understand that determining a tree's specimen status is ultimately up to the City of Alpharetta Arborist and staff.

A Tree Care Prescription will be written based on the updated plan set for the saved Specimen, Boundary, and Non-Specimen trees and new landscape trees planted on-site.

Table: Trees on site

Tree ID	Dbh	Tree	Condition		Specimen	Comments
			Biological	Structural		
#	Inches	Common Name				
1	46	Water Oak	Good	Good	Yes	Marked to be removed.
2	22	Pecan	Good	Good	No	Marked to be removed.
3	17	Magnolia	Good	Good	No	Marked to be removed.
4	19	Pecan	Good	Good	No	Marked to be removed.
5	44	Water Oak	Good	Good	Yes	Marked to be removed.
6	15	Southern Hackberry	Poor	Fair	No	Preserved. Tree Care Prescription
7	31	Water Oak	Fair	Fair	Yes	Preserved. Tree Care Prescription
8	21	Pecan	Good	Good	No	Marked to be removed.
9-B	61	Water Oak	Fair	Good	Yes	Boundary Tree Preserved. Tree Care Prescription.
10-B	19	Sweetgum	Good	Good	No	Boundary Tree Preserved. Tree Care Prescription.
11	10	Southern Hackberry	Good	Good	No	Preserved. Tree Care Prescription

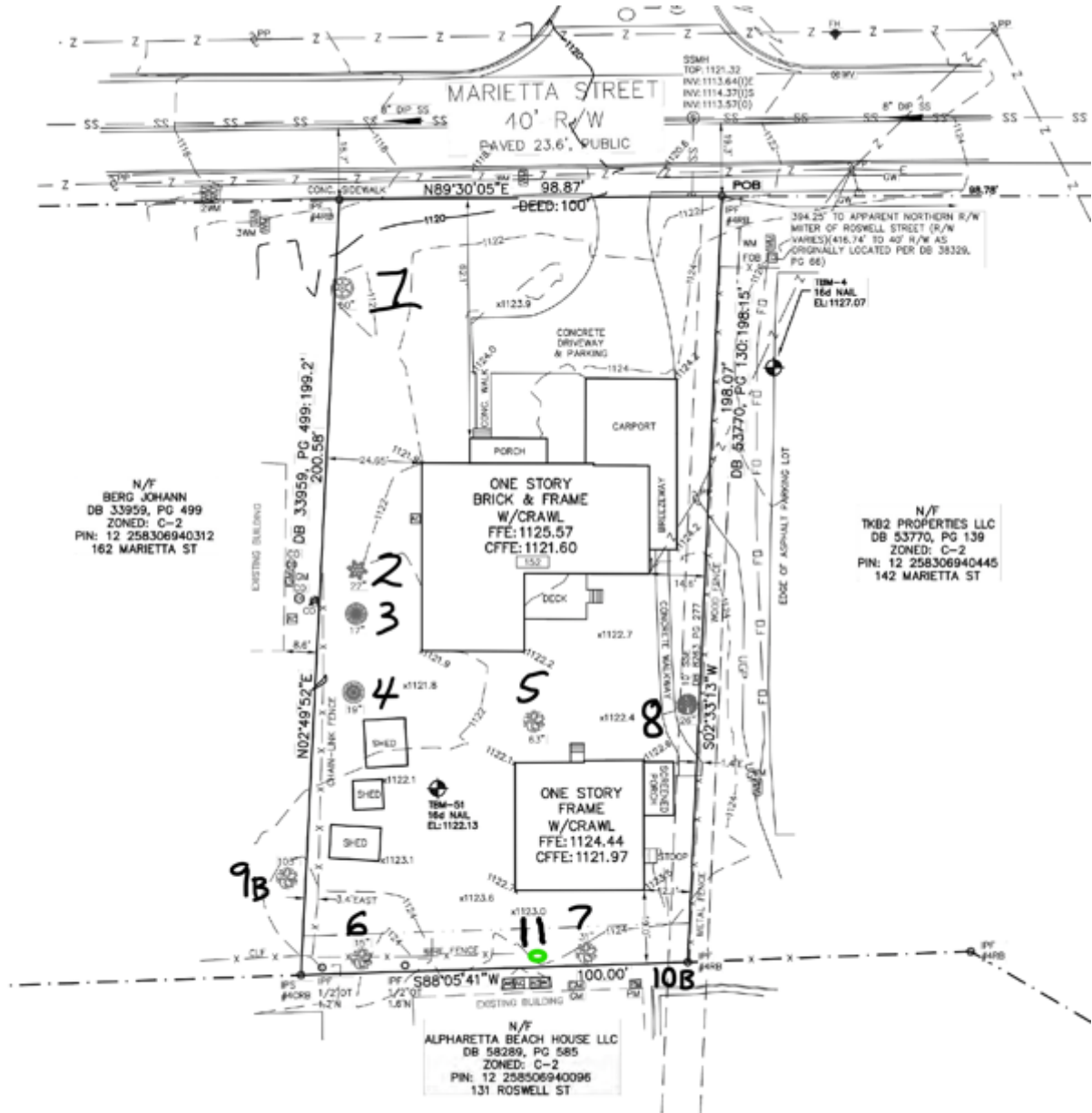
The observations, discussion, and recommendations above are based on my professional experience and education. It is important to note that trees are natural living things, and it is impossible to predict when a tree may die or fail, especially when impacted by construction, human intervention, natural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

Tree Location



Air Tilling Photos Tree 9B
Completed February 2023















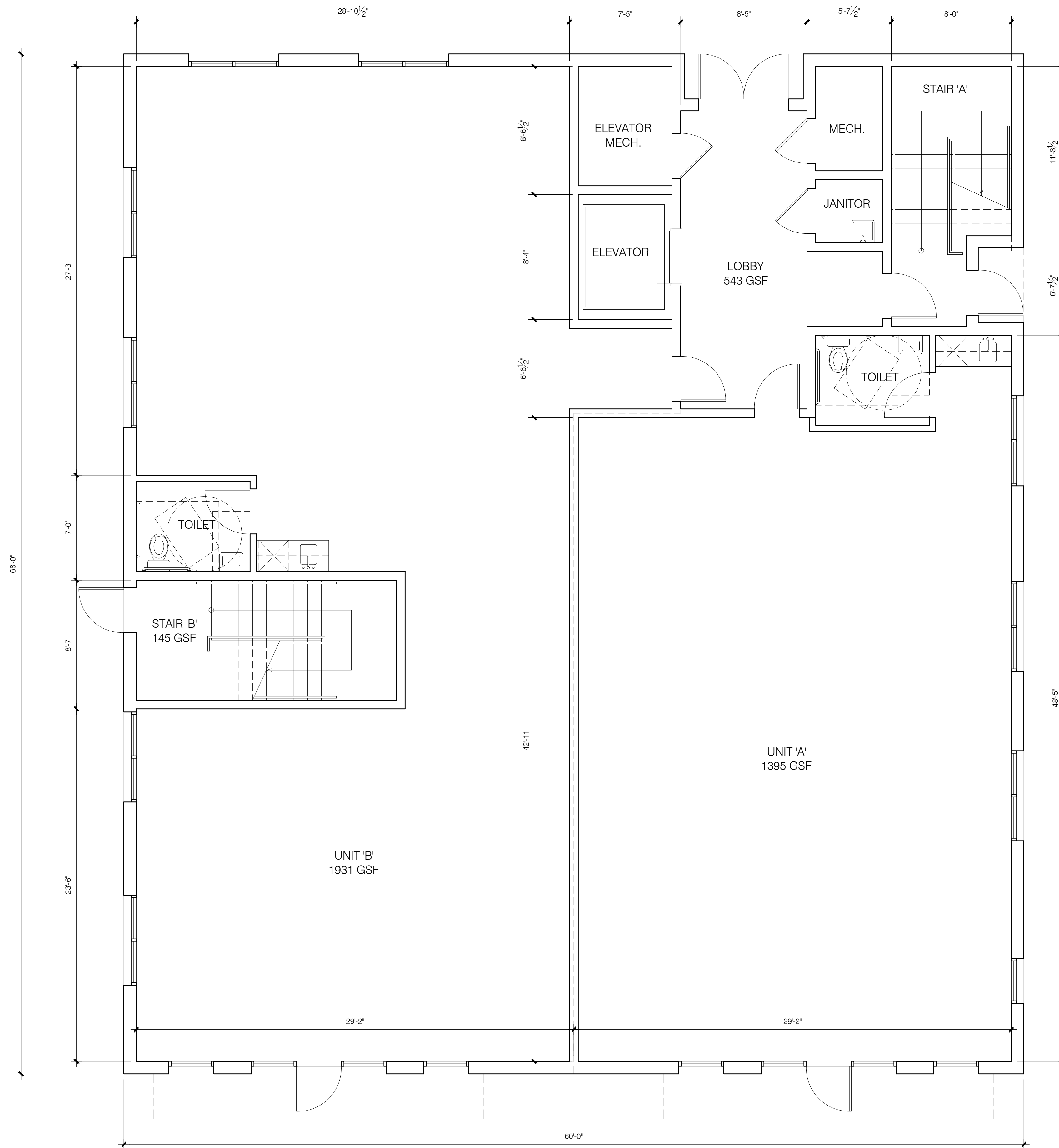












1 floor plan - 1st floor
 A2.1 SCALE: 1/4" = 1'-0"

**Commercial
 Building**

152 Marietta Street
 Alpharetta, GA 30009

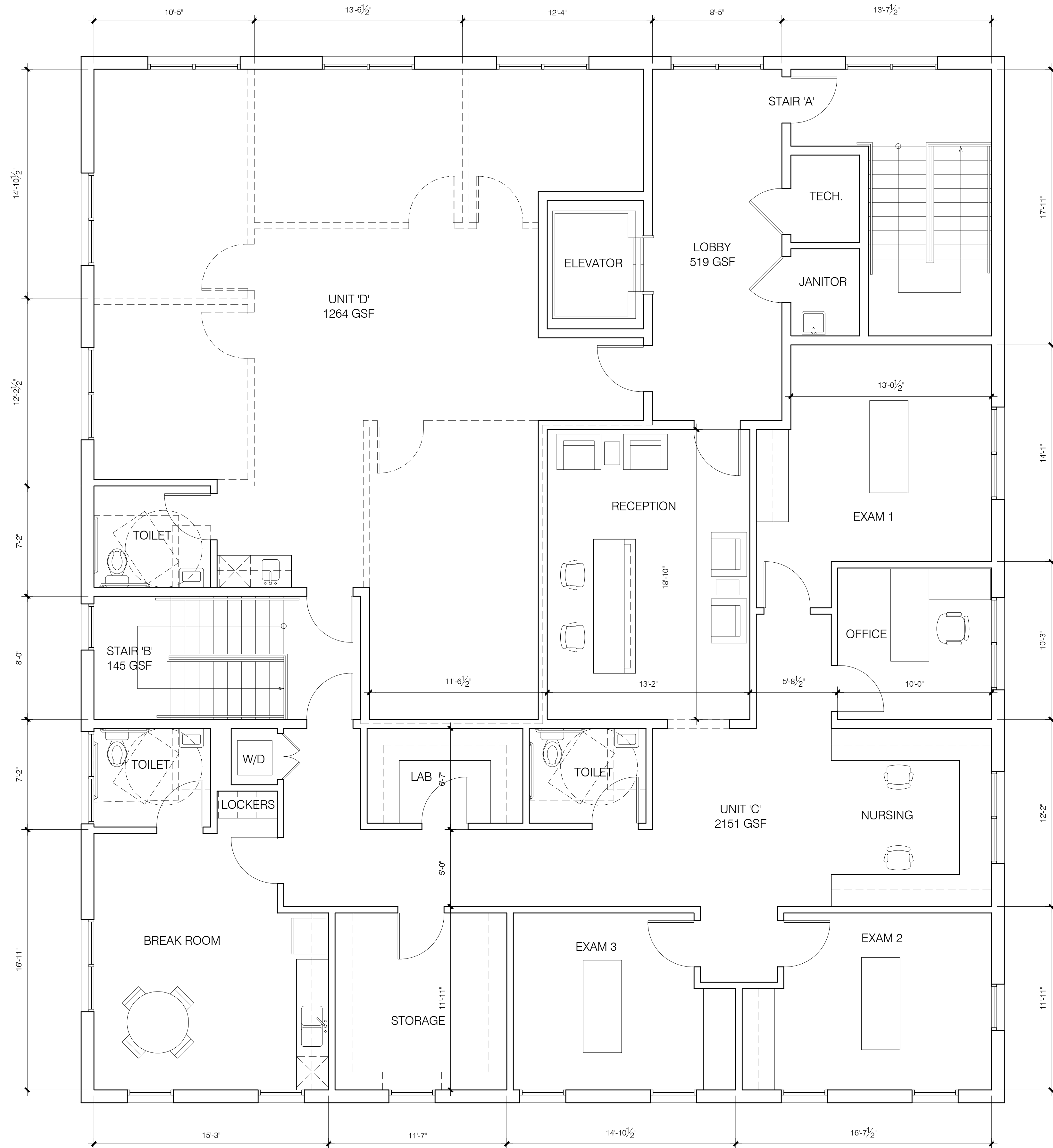
For:
 Jean Chapman
 404-664-7086

submittal
 06-06-2022 ARC REVIEW

NOT for construction

Date: 06-06-2022
 Project No.: 21072

Floor Plan
 1st Floor



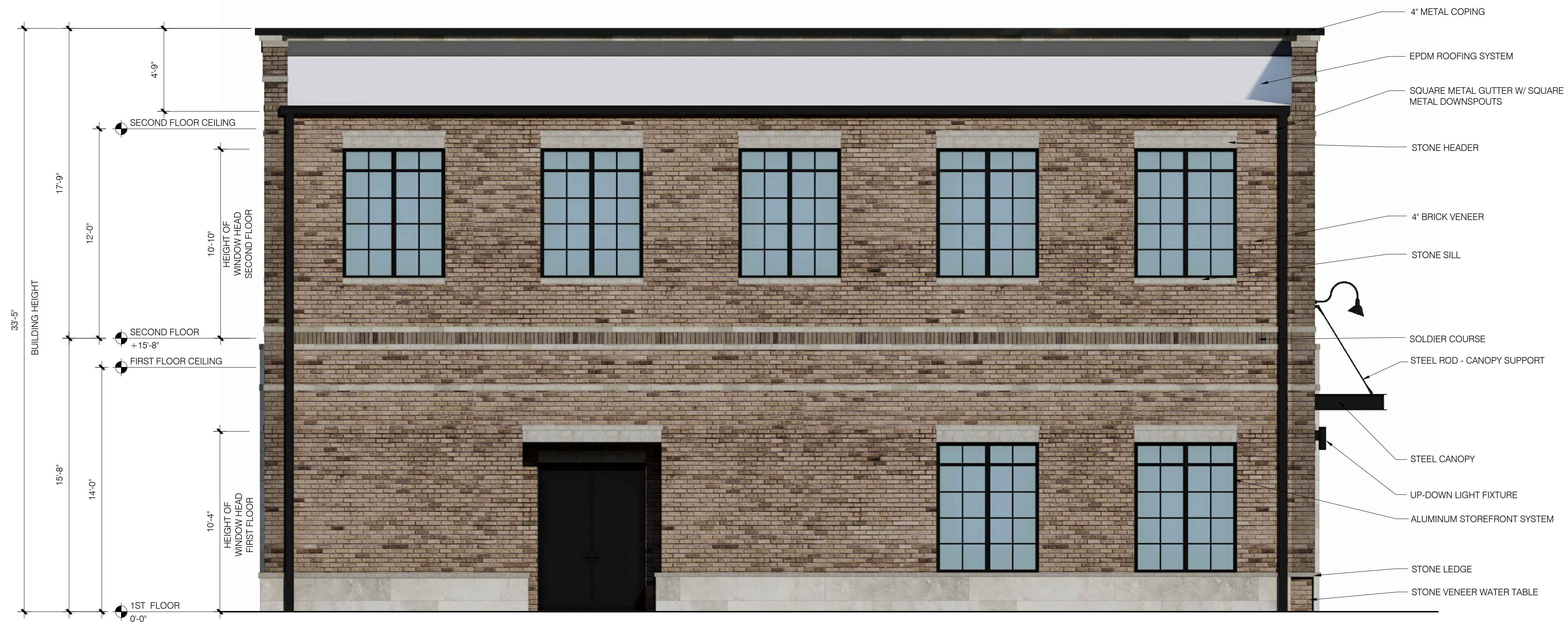
1 floor plan - 2nd floor
 A2.2 SCALE: 1/4" = 1'-0"



1 front elevation
A4.1 SCALE: 1/4" = 1'-0"



2 right elevation
A4.1 SCALE: 1/4" = 1'-0"



1 rear elevation
A4.2 SCALE: 1/4" = 1'-0"



2 left elevation
A4.2 SCALE: 1/4" = 1'-0"



REAR FACADE



FRONT FACADE
CORNER VIEW



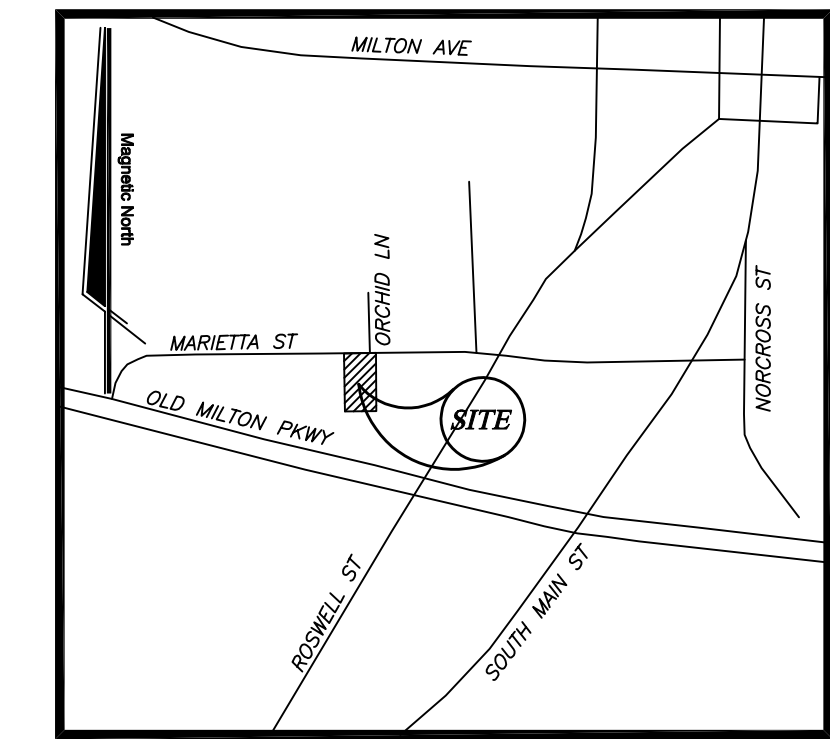
FRONT FACADE
STREET VIEW



ALTERNATE
MATERIAL PALETTE

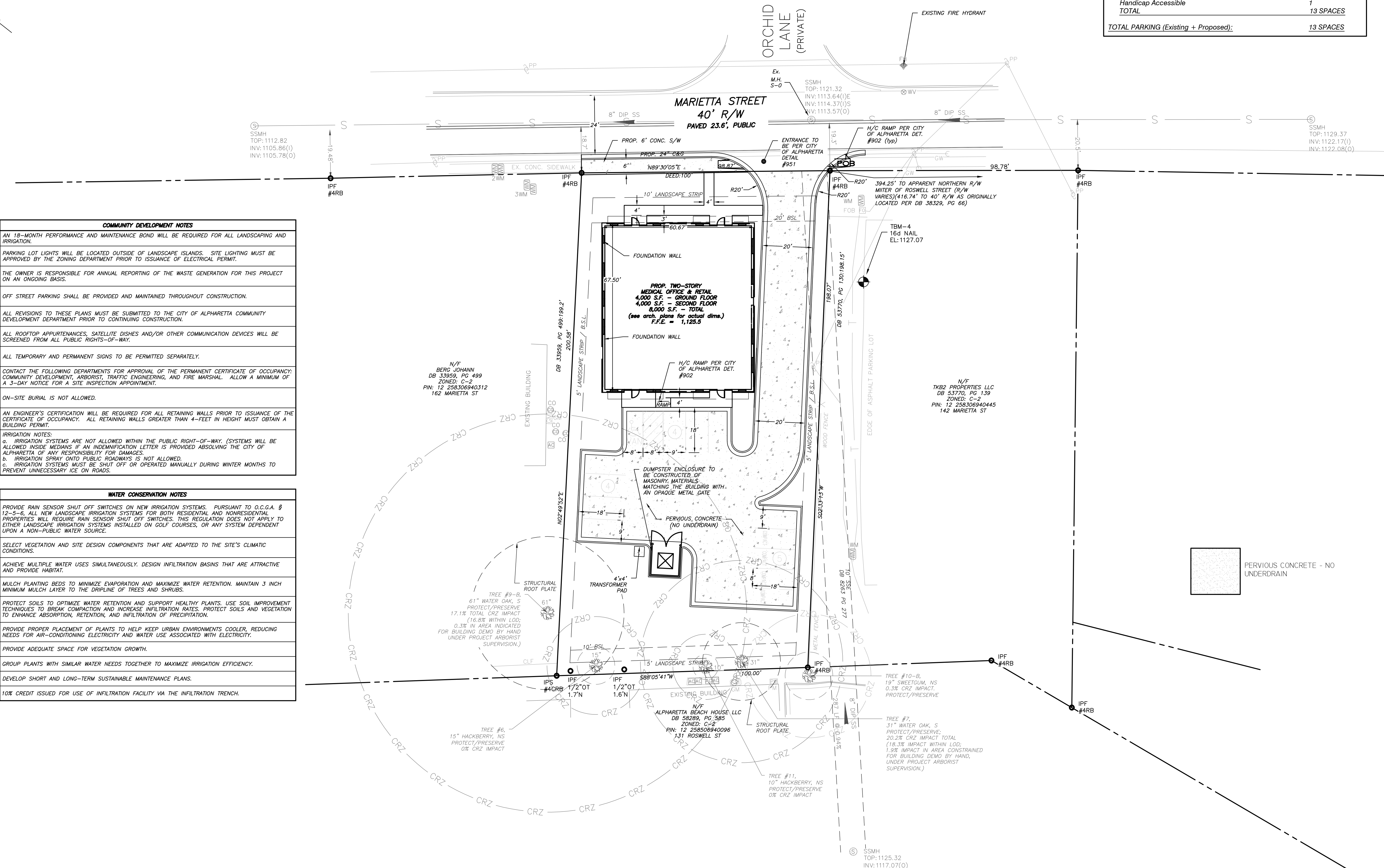
Magnetic North

PARKING:		
EXISTING PARKING:		0 SPACES
REQUIRED PARKING:		
Retail (1st Floor)	1 Space / 500 S.F. =	5 Spaces
Medical (1st Floor)	3 Spaces / 1,000 S.F. =	5 Spaces
Residential (2nd Floor)	2 Spaces / Unit =	2 Spaces
		12 Spaces Total
PROPOSED PARKING:		
Regular (9 x 18')		8
Compact (8 x 16')		4
Handicap Accessible		1
TOTAL		13 SPACES
TOTAL PARKING (Existing + Proposed):		13 SPACES



LOCATION MAP NOT TO SCALE

- PROJECT NOTES:**
- Owner:** ADA Chapman Holding, LLC
152 Marietta St, Alpharetta, GA 30009
Developer: ADA Chapman Holding, LLC
152 Marietta St, Alpharetta, GA 30009
- CONTACT:** Jean Chapman
PHONE: 404-664-7086
CONTACT: Jean Chapman
PHONE: 404-664-7086
- ENGINEER:** WOODRUFF DESIGN ASSOCIATES
3301 STEWART LAKE ROAD
MONROE, GA 30655
PHONE: (404) 530-9218
CONTACT: Michael J. Woodruff
E-MAIL ADDRESS: michael@woodruffda.com
- Property located in L.L. 694, 1st district ~ 2nd section, Fulton Co. Parcel No. 12-258306940437.
 - Zoning: C-2 (Downtown Overlay).
 - Building Setbacks:
Front- Conditional
Side- Conditional
Rear- 10 feet
 - Proposed Bldg use is Commercial.
 - New building height: 40 feet (max).
 - Total tract contains 0.45 acres/disturbed area=0.45 acres ± including R-O-W.
 - Boundary information obtained from survey by Frontline Surveying & Mapping, Inc. dated 7/12/2021.
 - Topographical information obtained from Frontline Surveying & Mapping, Inc. dated 7/12/2021.
 - Vertical datum for topography is based on NAVD83.
 - Contour interval is two feet feet.
 - This property is shown on F.I.R.M. panel number 13121C0058F, dated 9/18/2013 and is not located within a special flood hazard zone.
 - Utilities:
Water - Fulton County
Sanitary Sewer - Fulton County
 - The location of underground utilities shown is approximate based on surface field evidence and information supplied by utility agencies. The survey makes no certification as to the completeness of the locations shown hereon. Appropriate utility companies should be contacted for verification of locations prior to any construction activity.
 - The contractor shall verify the invert elevations of all existing storm and sanitary sewer structures prior to commencement of storm and sanitary sewer construction.
 - Contractor shall notify the engineer and owner/developer of any information found in the field that is different from what is shown on these design plans.
 - There are no drive-up window(s) to be installed.
 - No billboards are permitted.
 - There is one dumpster(s) associated with this project.
 - There are no overhead doors on this project.
 - No outside storage proposed, this includes supplies equipment, vehicles, products, etc.
 - All new utility lines shall be located underground.



COMMUNITY DEVELOPMENT NOTES

AN 18-MONTH PERFORMANCE AND MAINTENANCE BOND WILL BE REQUIRED FOR ALL LANDSCAPING AND IRRIGATION.

PARKING LOT LIGHTS WILL BE LOCATED OUTSIDE OF LANDSCAPE ISLANDS. SITE LIGHTING MUST BE APPROVED BY THE ZONING DEPARTMENT PRIOR TO ISSUANCE OF ELECTRICAL PERMIT.

THE OWNER IS RESPONSIBLE FOR ANNUAL REPORTING OF THE WASTE GENERATION FOR THIS PROJECT ON AN ONGOING BASIS.

OFF STREET PARKING SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION.

ALL REVISIONS TO THESE PLANS MUST BE SUBMITTED TO THE CITY OF ALPHARETTA COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO CONTINUING CONSTRUCTION.

ALL ROOFTOP APPURTENANCES, SATELLITE DISHES AND/OR OTHER COMMUNICATION DEVICES WILL BE SCREENED FROM ALL PUBLIC RIGHTS-OF-WAY.

ALL TEMPORARY AND PERMANENT SIGNS TO BE PERMITTED SEPARATELY.

CONTACT THE FOLLOWING DEPARTMENTS FOR APPROVAL OF THE PERMANENT CERTIFICATE OF OCCUPANCY: COMMUNITY DEVELOPMENT, ARBORIST, TRAFFIC ENGINEERING, AND FIRE MARSHAL. ALLOW A MINIMUM OF A 3-DAY NOTICE FOR A SITE INSPECTION APPOINTMENT.

ON-SITE BURIAL IS NOT ALLOWED.

AN ENGINEER'S CERTIFICATION WILL BE REQUIRED FOR ALL RETAINING WALLS PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. ALL RETAINING WALLS GREATER THAN 4- FEET IN HEIGHT MUST OBTAIN A BUILDING PERMIT.

IRRIGATION NOTES:

- IRRIGATION SYSTEMS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY. (SYSTEMS WILL BE ALLOWED INSIDE MEDIANS IF AN INDEMNIFICATION LETTER IS PROVIDED ABSOLVING THE CITY OF ALPHARETTA OF ANY RESPONSIBILITY FOR DAMAGES.
- IRRIGATION SPRAY ONTO PUBLIC ROADWAYS IS NOT ALLOWED.
- IRRIGATION SYSTEMS MUST BE SHUT OFF OR OPERATED MANUALLY DURING WINTER MONTHS TO PREVENT UNNECESSARY ICE ON ROADS.

WATER CONSERVATION NOTES

PROVIDE RAIN SENSOR SHUT OFF SWITCHES ON NEW IRRIGATION SYSTEMS. PURSUANT TO O.C.G.A. § 12-5-6, ALL NEW LANDSCAPE IRRIGATION SYSTEMS FOR BOTH RESIDENTIAL AND NONRESIDENTIAL PROPERTIES WILL REQUIRE RAIN SENSOR SHUT OFF SWITCHES. THIS REGULATION DOES NOT APPLY TO EITHER LANDSCAPE IRRIGATION SYSTEMS INSTALLED ON GOLF COURSES, OR ANY SYSTEM DEPENDENT UPON A NON-PUBLIC WATER SOURCE.

SELECT VEGETATION AND SITE DESIGN COMPONENTS THAT ARE ADAPTED TO THE SITE'S CLIMATIC CONDITIONS.

ACHIEVE MULTIPLE WATER USES SIMULTANEOUSLY. DESIGN INFILTRATION BASINS THAT ARE ATTRACTIVE AND PROVIDE HABITAT.

MULCH PLANTING BEDS TO MINIMIZE EVAPORATION AND MAXIMIZE WATER RETENTION. MAINTAIN 3 INCH MINIMUM MULCH LAYER TO THE DROPLINE OF TREES AND SHRUBS.

PROTECT SOILS TO OPTIMIZE WATER RETENTION AND SUPPORT HEALTHY PLANTS. USE SOIL IMPROVEMENT TECHNIQUES TO BREAK COMPACTION AND INCREASE INFILTRATION RATES. PROTECT SOILS AND VEGETATION TO ENHANCE ABSORPTION, RETENTION, AND INFILTRATION OF PRECIPITATION.

PROVIDE PROPER PLACEMENT OF PLANTS TO HELP KEEP URBAN ENVIRONMENTS COOLER, REDUCING NEEDS FOR AIR-CONDITIONING ELECTRICITY AND WATER USE ASSOCIATED WITH ELECTRICITY.

PROVIDE ADEQUATE SPACE FOR VEGETATION GROWTH.

GROUP PLANTS WITH SIMILAR WATER NEEDS TOGETHER TO MAXIMIZE IRRIGATION EFFICIENCY.

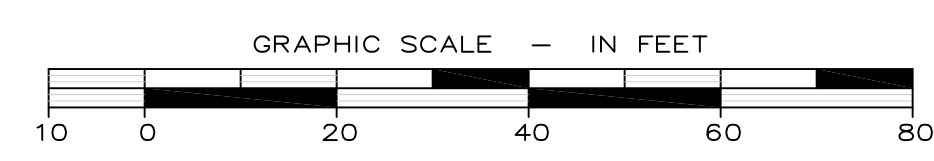
DEVELOP SHORT AND LONG-TERM SUSTAINABLE MAINTENANCE PLANS.

10% CREDIT ISSUED FOR USE OF INFILTRATION FACILITY VIA THE INFILTRATION TRENCH.



24-HOUR EMERGENCY CONTACT:

Michael J. Woodruff
PH: 404-285-2322



WOODRUFF Design Associates
3301 Stewart Lake Road
Montrose, GA 30655

LAND LOT 694, 1ST DISTRICT ~ 2ND SECTION, FULTON COUNTY, GA

SITE PLAN FOR
CHAPMAN CLINIC & OFFICE
152 MARIETTA ST.

REGISTERED PROFESSIONAL ENGINEER
MICHAEL J. WOODRUFF
No. 33985
7/25/2022

DATE: 8/19/2022
SCALE: 1" = 20'
JOB: 2022-LOT-25
ISSUE: E.0
SHEET 6 OF 29

