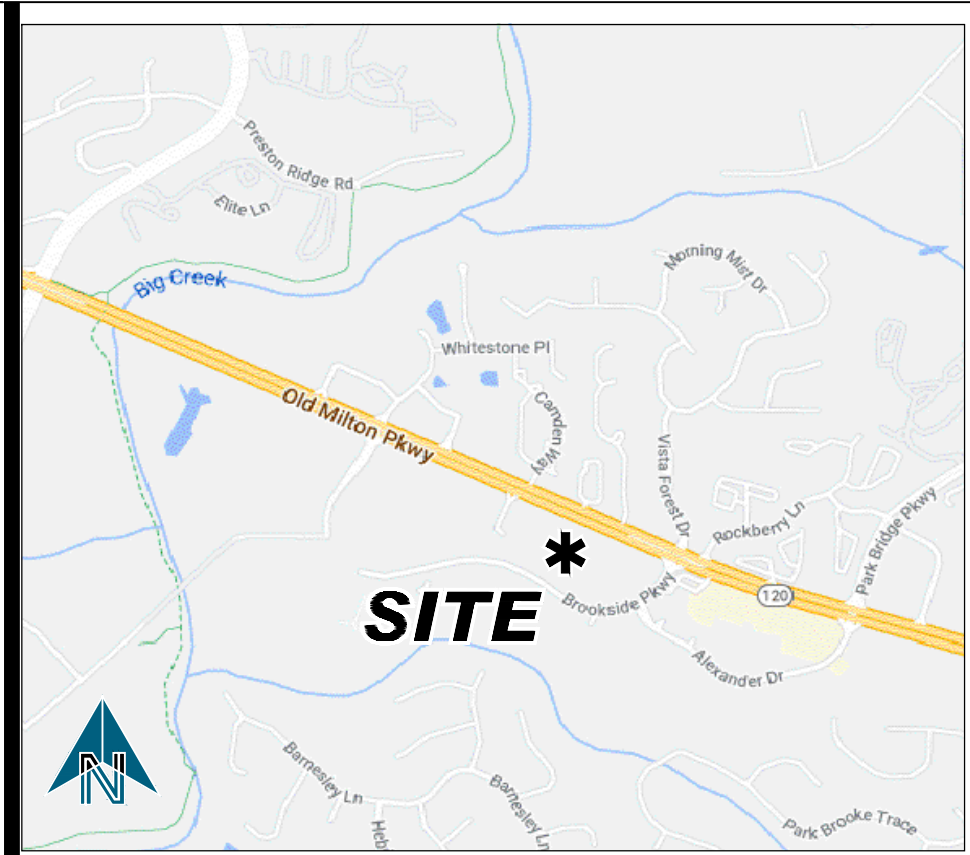
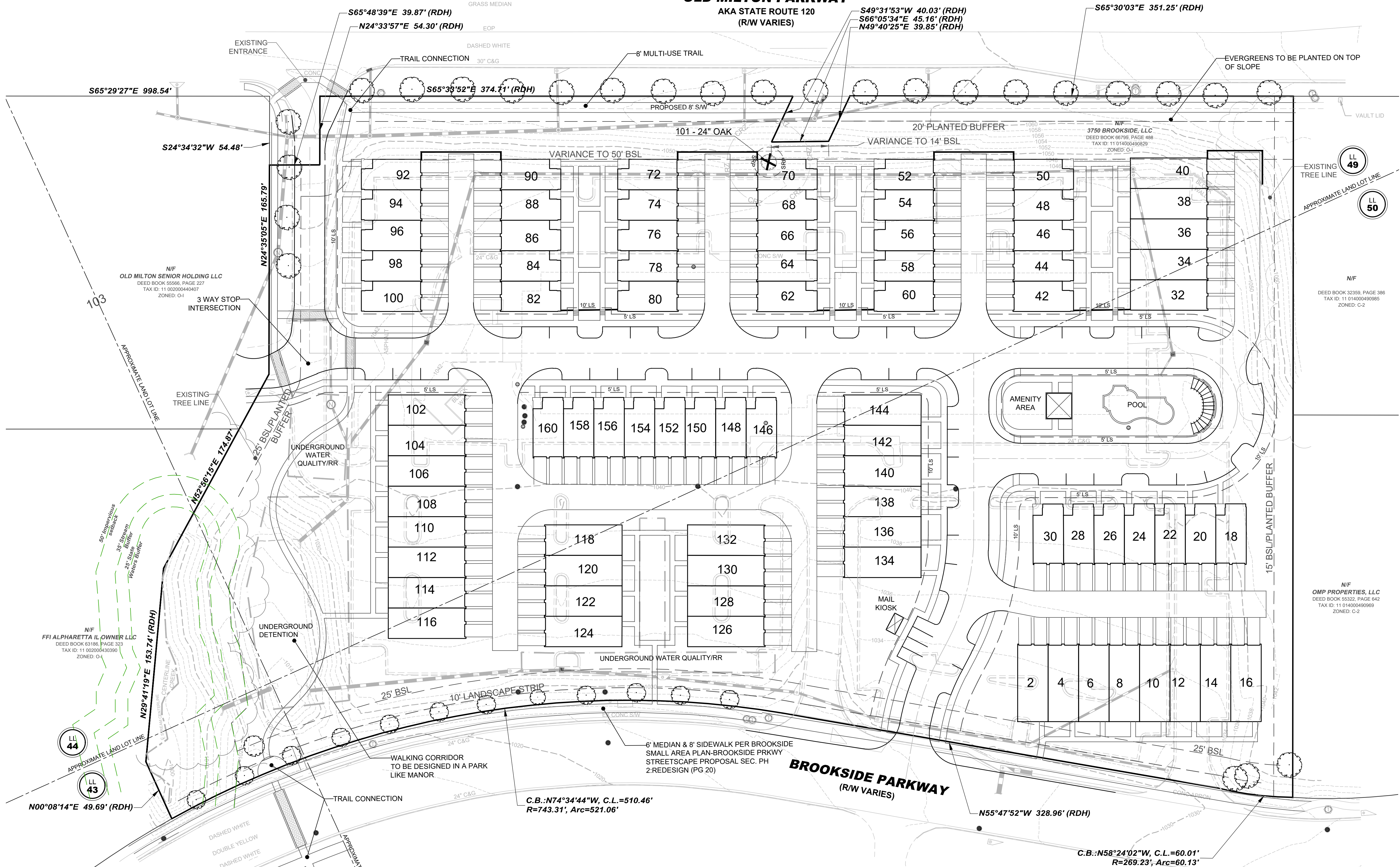


**OLD MILTON PARKWAY**

AKA STATE ROUTE 120  
(R/W VARIES)



**SITE**

VICINITY MAP  
not to scale

**SITE DATA:**

TOTAL SITE AREA	9.893 ACRES
POD "B" AREA	30 ACRES
FLOODPLAIN (APPROXIMATE)	0
<b>ZONING</b>	
EXISTING ZONING	O-1
PROPOSED ZONING	R-10M
ZONING JURISDICTION	CITY OF ALPHARETTA
<b>DEVELOPMENT TYPE</b>	
REAR ENTRY DUPLEX CONDOMINIUMS	160 UNITS
TOTAL SITE DENSITY	16.1 U/A
TOTAL DENSITY (POD "B")	5.33 U/A
<b>DEVELOPMENT STANDARDS</b>	
FRONT YARD	25' TO BROOKSIDE PKWY / 50' OLD MILTON PKWY
MINIMUM BUILDING SEPARATION	20 FEET
MAXIMUM BUILDING HEIGHT (TOWNHOMES)	4 STORIES
MINIMUM LOT WIDTH	20 FEET
MINIMUM LOT SIZE	NONE
MAXIMUM DENSITY	10 U/A
<b>PARKING</b>	
GARAGE DRIVEWAY	160
GUEST	44
TOTAL	364

- NOTES**
- SPEED LIMIT OF OLD MILTON PARKWAY IS 45 MPH. SPEED LIMIT OF OLD BROOKSIDE PARKWAY IS 35 MPH.
  - ACCORDING TO THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY - WETLANDS ARE NOT LOCATED ON THIS SITE.
  - ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP FOR FULTON COUNTY 13121C0078F and 13121C0086F, EFFECTIVE DATE 9/18/2013, THE PROPERTY DOES NOT FALL WITHIN A DESIGNATED FLOOD ZONE "A" (AREAS OF 100 YEAR FLOOD).
  - WATERS OF THE STATE ARE WITHIN 200' OF THIS PROPERTY.
  - THE CHATTAHOOCHEE RIVER IS NOT WITHIN 2000' OF THIS PROPERTY.
  - ALPHARETTA FIRE DEPARTMENT SHALL APPROVE ROAD LAYOUT AND ENTRANCES.
  - WATER SERVICE SHALL BE PROVIDED BY FULTON COUNTY. EXISTING WATER SERVICE WILL BE USED.
  - SANITARY SEWER SERVICE WILL BE PROVIDED BY FULTON COUNTY. EXISTING SEWER WILL BE TAPPED ON SITE.
  - SPECIMEN TREE LOCATIONS TAKEN FROM TREE STUDY PERFORMED BY ONEBARK ON 09-28-2023.

- VARIANCES**
- ALPHARETTA UDC § 2.2.10.D TO ALLOW A 4-STORY BUILDING HEIGHT.
  - ALPHARETTA UDC § 2.2.10.D TO REDUCE THE FRONT YARD SETBACK ALONG OLD MILTON PARKWAY FROM 65- FEET TO 50- FEET EXCEPT ALONG A 45-FOOT SECTION WHERE SETBACK SHALL BE 14- FEET.
  - ALPHARETTA UDC § 2.2.10.D TO ALLOW A 25-FOOT SETBACK ALONG BROOKSIDE PARKWAY PURSUANT TO THE SMALL AREA PLAN.
  - ALPHARETTA UDC § 3.2.8.B.1.A TO REDUCE THE 50-FOOT UNDISTURBED BUFFER TO A 15-FOOT PLANTED BUFFER.
  - ALPHARETTA UDC § 2.5.4 TO PROVIDE A MINIMUM OF TWO SPACES FOR EACH CONDOMINIUM UNIT TO BE LOCATED IN THE ASSOCIATED GARAGE AND DRIVEWAY.

**LEGAL DESCRIPTION TRACT I**

All that tract or parcel of land lying and being in Land Lots 43, 44, 49, and 50 of the 1st District, 1st Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:

**COMMENCING** at the northeasterly miter of the intersection of the Southerly right of line of Old Milton Parkway (R/W varies) and the Easterly right of way line of Brookside Parkway; **THENCE** proceeding along the Southerly right of way line of Old Milton Parkway the following courses and distances: South 65 degrees 29 minutes 27 seconds East a distance of 998.54 feet to a point; **THENCE** South 24 degrees 34 minutes 32 seconds West a distance of 54.48 feet to an iron pin set, said point being the **TRUE POINT OF BEGINNING**.

**THENCE** from said **TRUE POINT OF BEGINNING** continuing along the Southerly right of way line of Old Milton Parkway the following courses and distances: South 65 degrees 48 minutes 38 seconds East a distance of 39.87 feet to a nail set; **THENCE** North 24 degrees 33 minutes 57 seconds East a distance of 54.30 feet to a nail set; **THENCE** South 65 degrees 33 minutes 52 seconds East a distance of 374.71 feet to an iron pin set; **THENCE** South 49 degrees 31 minutes 53 seconds West a distance of 40.03 feet to an iron pin set; **THENCE** South 66 degrees 05 minutes 34 seconds East a distance of 45.16 feet to an iron pin set; **THENCE** North 49 degrees 40 minutes 25 seconds East a distance of 39.85 feet to an iron pin set; **THENCE** South 65 degrees 30 minutes 03 seconds East a distance of 351.25 feet to a 1/2 inch rebar found; **THENCE** departing said Southerly right of way line of Old Milton Parkway South 24 degrees 30 minutes 43 seconds West a distance of 555.45 feet to a 1/2 inch rebar found on the northerly right of way line of Brookside Parkway (right of way varies); **THENCE** proceeding along said right of way line the following courses and distances: along a curve to the left with a radius of 526.11 feet and an arc length of 60.04 feet, said curve having a chord bearing of North 58 degrees 24 minutes 02 seconds West and a chord distance of 60.01 feet to a nail found; **THENCE** North 55 degrees 47 minutes 52 seconds West a distance of 328.96 feet to a nail set; **THENCE** along a curve to the left with a radius of 743.31 feet and an arc length of 521.06 feet, said curve having a chord bearing of North 74 degrees 34 minutes 44 seconds West and a chord distance of 510.46 feet to a 1/2 inch rebar found; **THENCE** leaving said right of way line North 00 degrees 08 minutes 14 seconds East a distance of 49.69 feet to an iron pin set; **THENCE** North 29 degrees 41 minutes 19 seconds East a distance of 153.74 feet to an iron pin set; **THENCE** North 24 degrees 56 minutes 15 seconds East a distance of 174.87 feet to a nail set; **THENCE** North 24 degrees 35 minutes 05 seconds East a distance of 165.79 feet to a point, said point being the **TRUE POINT OF BEGINNING**.

Said tract contains 430,952 square feet or 9.893 acres.

**SURVEY NOTES:**

- This plat was prepared for the exclusive use of the person, persons, or entity named in the title block. Said use does not extend to any unnamed person without express permission by the surveyor naming said person.
- Unless otherwise specified, all distances shown are horizontal ground distances measured in U.S. survey feet (39.37 inches = 1 meter).
- The project horizontal datum is relative to the North American Datum 1983 (NAD83), 2011 adjustment, projected to the Georgia State Plane Coordinate System, West Zone. The vertical datum is relative to the North American Vertical Datum of 1988 (NAVD88) using the National Geodetic Survey (NGS) Geoid 12A.
- Exterior footprint of all buildings at ground level.
- By graphic plotting only this property Does Not lie within a 100 year flood hazard zone and is depicted as Zone X as defined by the F.E.M.A Flood Insurance Rate Map of Fulton County, Georgia and incorporated areas Map Number: 13121C0086F, effective date 9/18/2013 and Map Number 13121C0078F, effective date 9/18/2013.
- No common observable evidence of cemeteries, burial grounds or isolated gravesites were found during the course of the survey.
- No observable evidence that the site was used as a solid waste dump, sump or sanitary landfill.
- The Property has direct vehicular and pedestrian access to Old Milton Parkway and Brookside Parkway, dedicated public right of ways, as shown on the survey.
- No observable evidence of earth moving work, building construction or building additions at the time of the survey.
- No observable evidence or proposed changes in right of way made available to the surveyor.
- No observable evidence of recent street or sidewalk construction or repairs.
- There may be underground utilities not shown on this survey.
- Wetlands identification and flagging provided by Gaia Environmental Consulting dated 9/20/2023.

**OWNER/DEVELOPER**

**thePROVIDENCEgroup**

Clint Walters

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Fax: (770)416-6759  
www.travispruitt.com

Travis Pruitt & Associates, Inc.

**REFERENCE DOCUMENTS:**

- ALTA/CAS Land Title Survey for Brookside 300 Tract L-1-K prepared by J.D. Grace Land Surveyors, LLC dated 08/06/2015.
- Minor Plat for Old Milton Assisted Living prepared by Planners and Engineers Collaborative dated 03/15/2014.
- ALTA/CAS Land Title Survey for Alter Group, LTD Chicago Title Insurance Company prepared by Post, Buckley, Schuh & Jernigan, Inc. / PBS&J dated 10/26/1996, revised 01/29/1999.

**SURVEY NOTES:**

NOTE: Information regarding the reputed presence, size, character and location of existing underground utilities and structures is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and utilities and structures not shown may be encountered. The owner, his/her employees, his/her consultants and his/her contractors shall hereby distinctly understand that the engineer / surveyor is not responsible for the correctness or sufficiency of this information.

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**ZONING PLAN**

**Brookside Parkway Tract**

City of Alpharetta

Land Lot 43 44 49 50, 1st District

Fulton County, Georgia

DATE: 10-04-2024  
SCALE: 1" = 40'  
DN: 23D456EP13  
LSV:  
JN:  
FN:

1 of 2

**ZONING PLAN**

**Brookside Parkway Tract**

City of Alpharetta

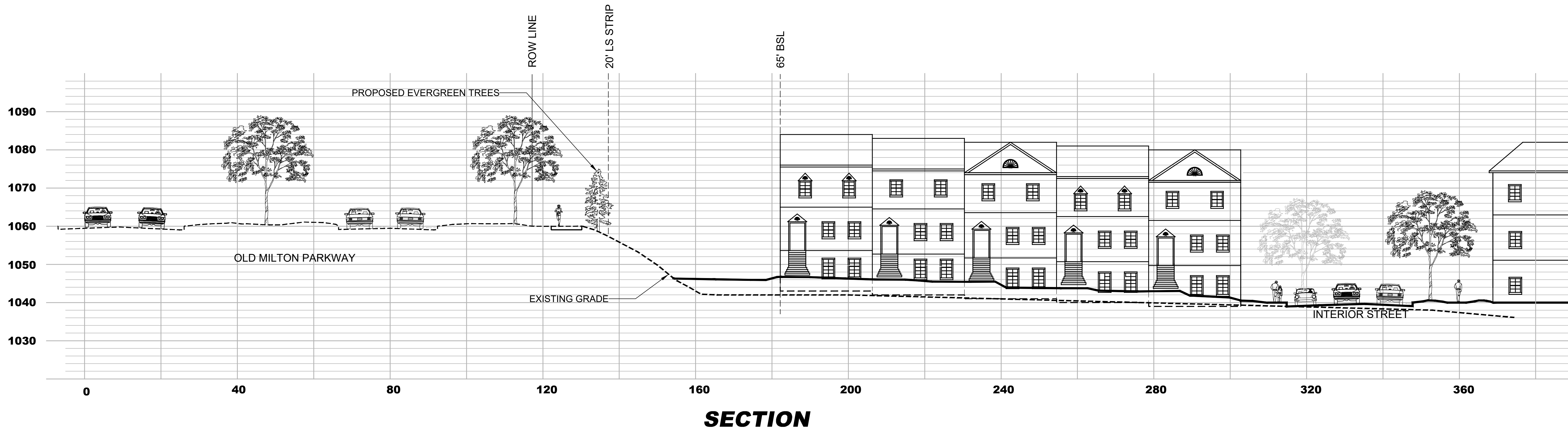
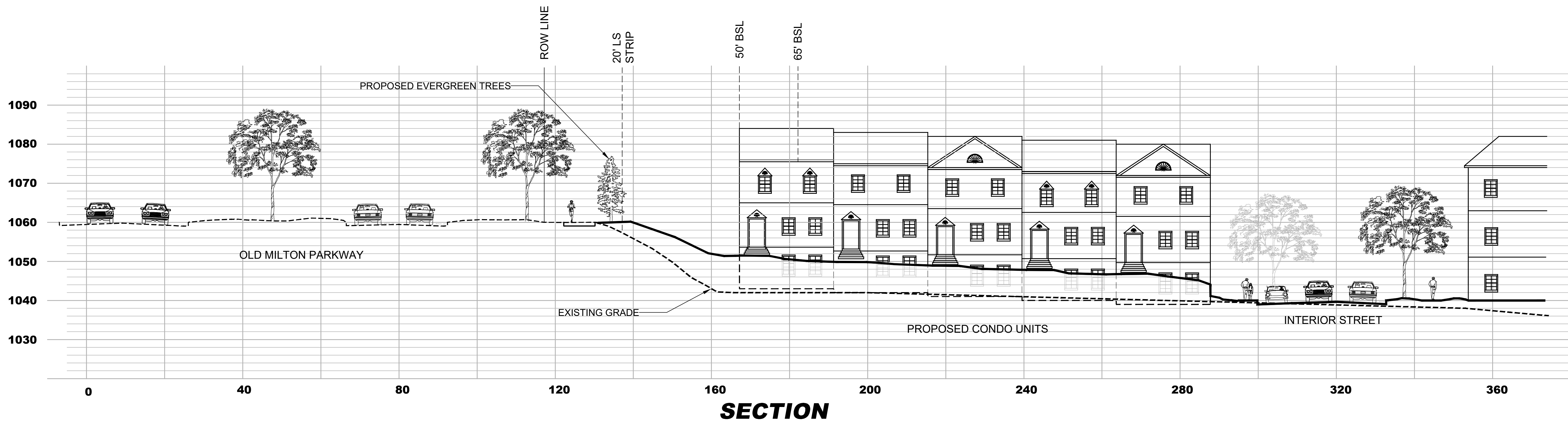
Land Lot 43 44 49 50, 1st District

Fulton County, Georgia

DATE: 10-04-2024  
SCALE: 1" = 40'  
DN: 23D456EP13  
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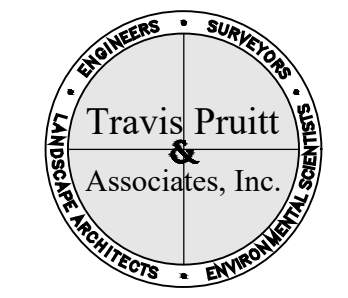
1 of 2





OWNER/DEVELOPER  
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<b>ZONING PLAN SECTION</b>	
<b>Brookside Parkway Tract</b>	
City of Alpharetta	
Land Lot 43 44 49 50 , 1st District	
Fulton County, Georgia	
DATE:	10-04-2024
SCALE:	NA
CN:	23D456EP13
LSV:	
JN:	
FN:	
For The Firm Travis Pruitt & Associates, Inc.	
<b>3 of 3</b>	