

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: E-24-07

PH #:

Property Taxes & Code Violations Verified

Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT

2 PARK PLAZA

ALPHARETTA, GA 30009

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

Contact Information:

Contact Name: Jeff Glover

Telephone: (404)391-6989

Address: 345 Dorris Road

Suite: _____

City: Milton

State: Ga

Zip: 30004

Fax: _____

Mobile Tel: (404)391-6989

Email: jcgland@comcast.net

Subject Property Information:

Address: 1175 Mid Broadwell Road

Current Zoning: R-15

District: 2nd

Section: 2nd

Land Lot: 1173

Parcel ID: 22 433011730519

Proposed Zoning: _____

Current Use: _____

Residential Single Family

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

Conditional Use

Master Plan Amendment

Comprehensive Plan Amendment

Rezoning

Master Plan Review

Variance

Public Hearing

Exception

Other *Specify:* _____

Exception

APPLICANT REQUEST AND INTENT

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

Single Family Residential

Applicant's Request (Please itemize the proposal):

To obtain a variance to reduce the distance between the entrance, driveway one, and exit, driveway two, from 300 feet to 150 feet. Additionally, to obtain a variance to allow the exit driveway two to remain gravel so as to match the existing entrance driveway one.

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

By obtaining these variances it would allow a much safer vehicular egress from the property by having the exit, driveway two, further away from the existing traffic circle located at Mid Broadwell and Bethany Road. The existing driveway is located in close proximity to the aforementioned traffic circle. This proximity not only creates traffic congestion when trying to back out of the existing driveway, but also creates a potential traffic safety hazard due to the limited site viability when trying to make a left exit via the existing driveway.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Ben Siebold Telephone: (816)400-3007
Address: 1175 Mid Broadwell Road 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.

- | | |
|-----------------------------------------------|------------------------------------------|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Special Use |
| <input type="checkbox"/> Rezoning | <input type="checkbox"/> Conditional Use |
| <input checked="" 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: Jeff Glover Telephone: (404)391-6989
Address: 345 Dorris Rd Suite: _____
City: Milton State: Ga Zip: 30004

So Sworn and Attested:

Owner Signature:  Date: 28 AUG 24

Notary:

Notary Signature:  Date: 8-28-24

Alexandra Callum
NOTARY PUBLIC
Fulton County, GEORGIA
My Comm. Expires
04/22/2025

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: Jeff Glover

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 has 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: 0

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

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

Signature:  Date: 8-29-24

BOARD OF ZONING APPEALS REVIEW CRITERIA

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

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

The subject property is a 5.28 acre parcel in a rural setting within the City of Alpharetta. The existing gravel driveway is in close proximity to the traffic circle located at the intersection of Mid Broadwell Road and Bethany Road. This close proximity creates a challenge and, potentially, a hazard for vehicular egress from the property.

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

The current Zoning Code of 300 feet between driveways on a single property would be impossible to obtain on this property due to the stream buffer on one side property line and a Georgia Power pole on the opposite frontage side. Likewise, the current Zone Code standards relating to gravel driveways would greatly detract from the curb appeal of the property due to the fact that the existing driveway is gravel and the cost to change both drives to concrete would be of great financial burden to the homeowner.

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

The close proximity of the current driveway to the round about at the intersection of Mid Broadwell Road and Bethany Road, coupled with the currently traffic flow through this intersection, creates a site visibility concern. Particularly in the case of trying to back out of their driveway.

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. To the contrary, by allowing the additional exit drive the public good and safety would be enhanced. Not only does it enhance the curb appeal of the property, but it also alleviates traffic problems and potential accidents.

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: 1175 Mid Broadwell Road

Contact Name: Ben Siebold Telephone: (816)400-3007

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.

| | |
|-------|-------|
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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.

SEE ATTACHED LIST

ROSENBERGER THOMAS F & MARIA R
115 BRIGHTON CIR
ALPHARETTA GA 30004-1169

SIEBOLD BENJAMIN FONS &
WENDY MICHELLE HIGGINS
1175 MID BROADWELL RD
ALPHARETTA GA 30004

SIMMS ERIC &
SIMMS CHRISTINA FALCONER
120 BRIGHTON CIR
ALPHARETTA GA 30004

PINDELL GLEN COMMUNITY
OWNERS ASSOCIATION INC
1235 HIGHTOWER TRL STE 300
ATLANTA GA 30350

THOMAS PIERRE
12450 PINDELL CIR
ALPHARETTA GA 30004

TEITELBAUM GREGORY ET AL
12455 PINDELL CIR
ALPHARETTA GA 30004

BRUNETTO SALVATORE A
& BRUNETTO TRACY
12460 PINDELL CIR
ALPHARETTA GA 30004

HOPE DOUGLAS A
12465 PINDELL CIR
ALPHARETTA GA 30004

MAHONEY TERRENCE E &
MAHONEY SARAH
12470 PINDELL CIR
ALPHARETTA GA 30004

DE HAAN LIVING TRUST THE
12480 PINDELL CIR
ALPHARETTA GA 30004

WERLY TIMOTHY JAMES &
WERLY ANDREA
12490 PINDELL CIR
ALPHARETTA GA 30004

SINGH MARC A & KELSEY M
125 BRIGHTON CIR
ALPHARETTA GA 30004

HUGHES CHADWICK E
12500 BETHANY RD
ALPHARETTA GA 30004

PRINCE VICTORIA LOPIANO & PRINCE
WILLIAM MORGAN
12500 NEEDHAM ST
ALPHARETTA GA 30004-1002

POTHINEEDU SRINIVASA R
& DEVARAPALI JAYA L
12500 PINDELL CIR
ALPHARETTA GA 30004

PARENT BRETT & ASHLEY
12505 NEEDHAM ST
ALPHARETTA GA 30004

LOUTON STEPHEN & GAIL
12510 BETHANY RD
ALPHARETTA GA 30004

SANDBROOK NANCY MARIE
12510 NEEDHAM ST
ALPHARETTA GA 30004

ABSAR & SAMAN MIRZA
REVOCABLE TRUST THE
12510 PINDELL CIR
ALPHARETTA GA 30004

TOMS RONALD JR & DEBRA A
12510 RUMSON CT
ALPHARETTA GA 30004

O PAIGE SUN
12515 NEEDHAM ST
ALPHARETTA GA 30004

MC NAMARA JAMES & SUSAN
12520 BETHANY RD
ALPHARETTA GA 30004

WADE CHADWICK L & STEPHANIE P
12520 PINDELL CIR
ALPHARETTA GA 30004

AMIR AWAN & AMINA AMIR
REVOCABLE TRUST THE
12520 RUMSON CT
ALPHARETTA GA 30004

HOPE BRADLEY K & KIMBERLY B
12525 NEEDHAM ST
ALPHARETTA GA 30004

KIM RYAN HYO & KIM HAILEY
12530 BETHANY RD
ALPHARETTA GA 30004

LECROY WARREN J &
MARY JANE MARGARET
12530 PINDELL CIR
ALPHARETTA GA 30004

MOUSS KHALID
12530 RUMSON CT
ALPHARETTA GA 30004

DALEY JAMES & SARAH
12535 NEEDHAM ST
ALPHARETTA GA 30004

NGUYEN DUSTIN P & LA LINH P
12535 RUMSON CT
ALPHARETTA GA 30004

ASSARI MICHELLE W & ASSARI KEVIN F
12540 BETHANY RD
ALPHARETTA GA 30004

KADIYALA HIMA & VANTIPALLI ASHOK
12560 PINDELL CIR
ALPHARETTA GA 30004

MEREDDY RAVIPRAKASH
12570 PINDELL CIR
ALPHARETTA GA 30004

SWAN WILLIAM LAWSON JR
1275 MID BROADWELL RD
ALPHARETTA GA 30004

HARDAGE EMMIE HUDGENS
1330 MID BROADWELL RD
ALPHARETTA GA 30004

WANG CHUNWEI & SONG LI
1340 RUMSON LANE
ALPHARETTA GA 30004

KOUTNIK BRETT M & JANICE A
135 BRIGHTON CIR
ALPHARETTA GA 30004-1169

BLUEPOINT CONSTRUCTION SE LLC
1370 RUMSON CT
ALPHARETTA GA 30004

FOREMAN TRAVIS & FOREMAN RAMECO
1375 RUMSON LANE
ALPHARETTA GA 30004

SCHNEIDER KEVIN & LYNDSEY
1380 RUMSON LANE
ALPHARETTA GA 30004

SHAYAN KHORSANDZADEH &
GLAREH GRAMI REVOCABLE TRUST THE
1385 RUMSON LANE
ALPHARETTA GA 30004

KRISHNA ABHISHEK &
VISHANA MAHARAJ
1390 RUMSON LANE
ALPHARETTA GA 30004

DOSHI AMAR ET AL
1395 RUMSON LANE
ALPHARETTA GA 30004

INGRAM CHRISTOPHER & ULRIKE
150 PRUITT DR
ALPHARETTA GA 30004

NAVA ALAN W & KATHERINE C
153 CROCKER WAY
ALPHARETTA GA 30004-1410

WEBB COLLIN & SAEED AMINA
155 BRIGHTON CIR
ALPHARETTA GA 30004

MASTERS GEORGE W & BLYNN H
155 PRUITT DR
ALPHARETTA GA 30004-1415

CAINES SARA G &
NAVA KATHERINE MARIE CO TRS
156 CROCKER WAY # F
ALPHARETTA GA 30004-1410

JAMES HAROLD E & JUNE S
160 PRUITT DR
ALPHARETTA GA 30004

HEARD JOSEPH B & PATRICIA T
165 BRIGHTON CIR
ALPHARETTA GA 30004

BONE KERRY J & LYNN L
165 PRUITT DR
ALPHARETTA GA 30004-1415

PESTO WILLIAM S & CAMELLIA A
170 PRUITT DR
ALPHARETTA GA 30004-1441

MARTIN JAMES & ADRIANA
175 BRIGHTON CIR
ALPHARETTA GA 30004

HOERNER FRANK K & BARBARA H
175 PRUITT DR
ALPHARETTA GA 30004-1415

HPA BORROWER 2017 1 ML LLC
180 N STETSON AVE STE 3650
CHICAGO IL 60601

HEINTZ JOSEPH GEORGE
180 PRUITT DR
ALPHARETTA GA 30004

KIRCHOFF ARLEN J JR &
MANGUM SUSAN C
1830 TURNBERRY AVE
SUWANEE GA 30024

BOGGS JOHN C & DEBORAH J
185 PRUITT DR
ALPHARETTA GA 30004

DEAN MICHAEL C & TERESIA A
200 PRUITT DR
ALPHARETTA GA 30004-1418

CHELSEY DEV L P
305 CHELSEY CT
ALPHARETTA GA 30004-1182

BEACH BRANDON L & SHUNTEL P
3100 BRIERFIELD RD
ALPHARETTA GA 30004-1159

LYNCH ROBERT H SR & THERESA
A LIVING TRUST
3110 BRIERFIELD RD
ALPHARETTA GA 30004

SAUTNER JASON & MC FADDEN RACHEL
3120 BRIERFIELD RD
ALPHARETTA GA 30004

CHUKOIAN LOIS E & NICHOLAS
3125 BRIERFIELD RD
ALPHARETTA GA 30004-1162

BRANDUS MARK E & LYNN C
3130 BRIERFIELD RD
ALPHARETTA GA 30004-1159

DAVIDSON TODD & SAMMANATHA
3135 BRIERFIELD RD
ALPHARETTA GA 30004

GANSEREIT JONATHAN F & MELISSA M
3140 BRIERFIELD RD
ALPHARETTA GA 30004

PETRILLO JENNIFER
405 BRIARS BND
ALPHARETTA GA 30004

HENNIG MATTHEW VINCENT & AMY E
410 BRIARS BND
ALPHARETTA GA 30004

KREITZ KARCH L & LAURA W
415 BRIARS BEND
ALPHARETTA GA 30004

BACICA CASEY A & MEGAN A
420 BRIARS BND
ALPHARETTA GA 30004

JAMES ANN M & OTIS ANTHONY
425 BRIARS BND
ALPHARETTA GA 30004

BLUE POINT CONSTRUCTION
SOUTHEAST LLC
4344 FITZPATRICK WAY
NORCROSS GA 30092

SMITTKAMP BLAKE ALAN &
SMITTKAMP LINDSEY
435 BRIARS BND
ALPHARETTA GA 30004-1155

PINNACLE HOMES OF GEORGIA INC
600 CALAVERAS DR
SANDY SPRINGS GA 30350

RUMSON POINT COMMUNITY
ASSOCIATION INC
600 CALAVERAS DR
SANDY SPRINGS GA 30350

ZEKAVATI SHAHRIAR
600 CALAVERAS DR
SANDY SPRINGS GA 30350-4022

OKWOCHÉ VERONICA ORIAKO
801 LOCUST GROVE CT
ALPHARETTA GA 30004-1157

SURVEYOR'S CERTIFICATE

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATES HEREON, RECORDATION OF THIS PLAT DOES NOT APPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGULATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67

Gerald H. Bernhard

GERALD H. BERNHARD GEORGIA RLS NO. 2688

FLOOD HAZARD STATEMENT

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

PANEL 13121C0054F EFFECTIVE DATE: 09/18/2013
ZONE 'X'

| CURVE | RADIUS | LENGTH | CHORD | CH.BEARING |
|-------|---------|--------------|---------|--------------|
| C1 | 770.00' | 337.32' | 334.63' | S 56°54'42"E |
| LINE | LENGTH | BEARING | | |
| L1 | 18.11' | S 67°05'23"E | | |
| L2 | 30.12' | N 20°05'53"E | | |
| L3 | 144.18' | S 55°55'59"W | | |
| L4 | 88.45' | S 17°21'47"W | | |
| L5 | 127.82' | S 12°19'34"E | | |
| L6 | 25.50' | S 12°19'34"E | | |

ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY PUBLIC OR PRIVATE. NOTE: PROPERTY LINES SHOWN ON THIS MAP/PLAT REPRESENT PHYSICAL FIELD CONDITIONS BY EVIDENCE OF APPARENT POSSESSION (IRON PINS FOUND, OLD & ESTABLISHED FENCE LINES, OLD WALL LINES, SHRUB & HEDGE LINE, HOUSE LOCATIONS, ETC.) THEY MAY DIFFER AND BE IN CONTENTION FROM EVIDENCE FOUND AT THE APPLICABLE COUNTY COURTHOUSE. THEY MAY ALSO DIFFER FROM OTHER SURVEYOR OPINIONS AND/OR NEIGHBORS SURVEYS/PLATS. A FULL LAND TITLE REPORT OPINION ON ALL PROPERTIES, INCLUDING ADJACENT AND CONTIGUOUS PROPERTIES MAY BE NEEDED TO RESOLVE ALL POSSIBLE PROPERTY LINE DISPUTES OR DISCREPANCIES.

THIS MAP/PLAT WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY. THIS MAP/PLAT IS SUBJECT TO REVISIONS AND UPDATE UPON RECEIPT OF SAID TITLE COMMITMENT.

BUILDING LINES SHOWN HEREON DERIVED FROM VARIOUS ONLINE SOURCES. THEY MAY BE IN CONTENTION WITH OR DIFFER FROM INTERPRETATIONS OF GOVERNING AUTHORITIES. IT IS THE CLIENT'S OBLIGATION TO CONFIRM WITH PERMITTING AGENCIES BASED ON THEIR SPECIFIC CONSTRUCTION PROJECTS.

~ THIS MAP/PLAT HAS BEEN FIELD RUN WITH ASSUMED ELEVATIONS, THEN ADJUSTED TO NAVD 88 BASED ON MULTIPLE OBSERVATIONS FROM GOOGLE EARTH SATELLITE IMAGERY OR OTHER ONLINE SOURCES. THE ELEVATIONS SHOWN HEREON ARE +/- 1' (± ONE FOOT).

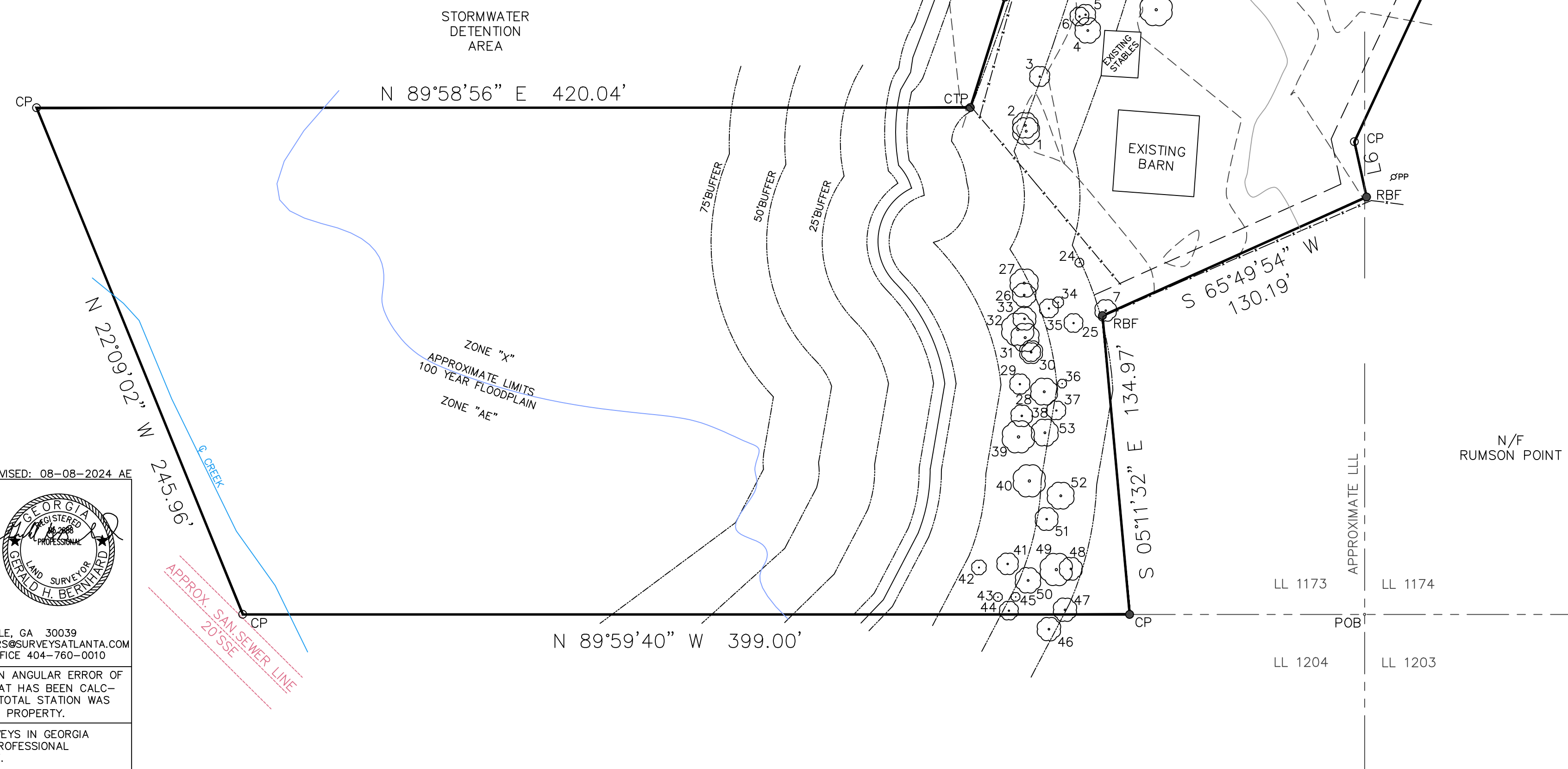
TREE SYMBOLS ARE NOT TO SCALE. TREE SYMBOLS REPRESENT POSITION OF TREE & ARE NOT THE CRITICAL ROOT ZONE (NOT DRIFLINE).

NOTE: ANY & ALL UNDERGROUND UTILITIES, I.E. SEWER, STORM, GAS, WATER, ETC., HAVE NOT BEEN FIELD LOCATED BY CONVENTIONAL SURVEY METHODS.

| IMPERVIOUS (IN SQUARE FEET) | |
|-----------------------------|--------------|
| HOUSE | 3106 |
| GARAGE | 985 |
| POOL HOUSE | 1173 |
| PAVER DW | 3803 |
| GRAVEL DW | 3439 |
| EXISTING BARN | 1333 |
| EXISTING STABLES | 338 |
| CONC. APRON | 94 |
| CONC. SW | 126 |
| PORCH | 244 |
| DECK | 168 |
| COV'D PATIO | 519 |
| STEPS | 177 |
| GRAVEL AREA | 157 |
| POOL PATIO | 1557 |
| HOT TUB | 107 |
| POOL | 784 |
| TOTAL IMPERVIOUS | 18110 |

| TREE TABLE | | |
|------------|----------|------|
| TR.NO. | DIAMETER | TYPE |
| 1 | 20 | OAK |
| 2 | 19 | OAK |
| 3 | 15 | OAK |
| 4 | 19 | OAK |
| 5 | 15 | OAK |
| 6 | 14 | OAK |
| 7 | 16 | OAK |
| 8 | 35 | OAK |
| 9 | 13 | OAK |
| 10 | 32 | PINE |
| 11 | 19 | OAK |
| 12 | 16X15X13 | OAK |
| 13 | 28 | OAK |
| 14 | 20 | OAK |
| 15 | 25 | OAK |
| 16 | 18X21 | OAK |
| 17 | 11 | OAK |
| 18 | 11 | OAK |
| 19 | 11 | OAK |
| 20 | 9 | OAK |
| 21 | 10 | OAK |
| 22 | 12 | OAK |
| 23 | 12 | OAK |
| 24 | 6 | OAK |
| 25 | 14 | OAK |
| 26 | 18 | OAK |

| TREE TABLE | | |
|------------|----------|------|
| TR.NO. | DIAMETER | TYPE |
| 27 | 21 | OAK |
| 28 | 20 | OAK |
| 29 | 15 | OAK |
| 30 | 17X14 | OAK |
| 31 | 22 | OAK |
| 32 | 24 | OAK |
| 33 | 17 | OAK |
| 34 | 8 | OAK |
| 35 | 14 | OAK |
| 36 | 6 | OAK |
| 37 | 14 | OAK |
| 38 | 16 | OAK |
| 39 | 25 | OAK |
| 40 | 26 | OAK |
| 41 | 16 | OAK |
| 42 | 11 | OAK |
| 43 | 6 | OAK |
| 44 | 14 | OAK |
| 45 | 6 | OAK |
| 46 | 18 | OAK |
| 47 | 18 | OAK |
| 48 | 17 | OAK |
| 49 | 36 | OAK |
| 50 | 19 | OAK |
| 51 | 17 | OAK |
| 52 | 20 | OAK |
| 53 | 20 | OAK |



IMPERVIOUS AREA TABULATION CHART:

| | |
|--------------------------------------------------------------------------|-----------|
| EXISTING IMPERVIOUS AREA THAT WAS REMOVED FROM THE SITE: | |
| EXISTING HOUSE: | 1170 S.F. |
| EXISTING DRIVEWAY (CONCRETE): | 1380 S.F. |
| EXISTING DRIVEWAY (GRAVEL): | 1423 S.F. |
| TOTAL EXISTING IMPERVIOUS THAT WAS REMOVED FROM SITE = 3,973 S.F. | |

| | |
|-----------------------------------------------------------------|-----------|
| EXISTING IMPERVIOUS AREA (AFTER DEMO): | |
| EXISTING DRIVEWAY (GRAVEL): | 1574 S.F. |
| EXISTING HOUSE: | 1128 S.F. |
| EXISTING BARN & STABLE: | 1670 S.F. |
| TOTAL EXISTING IMPERVIOUS AREA (AFTER DEMO) = 4,372 S.F. | |

| | |
|--------------------------------|------------|
| AS-BUILT IMPERVIOUS AREA: | |
| AS-BUILT ADDITION: | 3,690 S.F. |
| AS-BUILT GRAVEL DRIVE: | 1,647 S.F. |
| AS-BUILT DRIVEWAY (PAVERS): | 0 S.F. |
| AS-BUILT POOL HOUSE: | 1,173 S.F. |
| AS-BUILT POOL/SPA & POOL DECK: | 2,452 S.F. |

TOTAL AS-BUILT IMPERVIOUS AREA: 8,962 S.F.
TOTAL AS-BUILT IMPERVIOUS AREA (8,962) SUBTRACTED BY THE TOTAL EXISTING IMPERVIOUS AREA (3,973) THAT WAS REMOVED FROM SITE EQUALS

8,962 S.F. - 3,973 S.F. = 4,989 S.F.

- * LEGEND ***
NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT.
- AKA ALSO KNOWN AS
 - APD AS PER DEED
 - APP AS PER PLAT
 - BSL BUILDING (SETBACK) LINE
 - CP COMPUTED POINT
 - CTP CRIMP TOP PIPE FOUND
 - OTP OPEN TOP PIPE FOUND
 - D DEED (BOOK/PAGE)
 - DW DRIVEWAY
 - EP EDGE OF PAVEMENT
 - FFE FINISH FLOOR ELEVATION
 - FKA FORMERLY KNOWN AS
 - IPF IRON PIN FOUND
 - LL ARC LENGTH
 - LL LAND LOT
 - LLL LAND LOT LINE
 - N NEIGHBOR'S
 - N/F NOW OR FORMERLY
 - NAIL NAIL FOUND
 - P PLAT (BOOK/PAGE)
 - POB POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT
 - R RADIUS LENGTH
 - R/W RIGHT-OF-WAY
 - RBF REINFORCING BAR FOUND (1/2" UNO)
 - RBS 1/2" REINFORCING BAR SET
 - SW SIDEWALK
 - SSE SANITARY SEWER EASEMENT
 - SSCO SANITARY SEWER CLEANOUT
 - X- FENCE LINE
 - CB CATCH BASIN
 - SWCB STORM WATER CATCH BASIN
 - WALL

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| <p>PROPERTY ADDRESS: 1175 MID BROADWELL RD ALPHARETTA, GA 30004</p> <p>EXISTING AREA TRACT 1: 216997 SF= 4.982 AC ADD TRACT 2: 13,027 SF= 0.298 AC PROPOSED TOTAL: 230,024 SF= 5.28 AC</p> <p>IMPERVIOUS AREA: EXIST= 18,110 SF=7.9%</p> <p>ZONING: R-15</p> | <p>PLAT PREPARED FOR: 1175 MID BROADWELL ROAD</p> <p>PARCEL ID: 22 433011730519 & PORTION OF PARCEL ID: 22 433011740484</p> <p>LAND LOT 1173 & 1174 2nd DISTRICT 2nd SECTION BY: FULTON COUNTY, GEORGIA FIELD DATE: 12-02-2020 NS CITY OF ALPHARETTA DRAWN DATE: 12-03-2020 TW</p> <p>REFERENCE: PLAT BOOK XXXX, PAGE XXX ALL MATTERS OF TITLE ARE EXCEPTED, NOT TO BE RECORDED NOR USED TO CONVEY PROPERTY. REFERENCE: DEED BOOK XXXX, PAGE XXX</p> <p>THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10,000+ FEET, AN ANGULAR ERROR OF +/-1 SECOND PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 30,000+ FEET. AN ELECTRONIC TOTAL STATION WAS USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.</p> <p>THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.</p> | <p>REVISOR: 08-08-2024 AE</p> |
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