

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: _____

PH #: _____

☐ Property Taxes & Code Violations Verified

☐ Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT

2 PARK PLAZA

ALPHARETTA, GA 30009

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

Contact Information:

Contact Name: _____ Telephone: _____

Address: _____ Suite: _____

City: _____ State: _____ Zip: _____ Fax: _____

Mobile Tel: _____ Email: _____

Subject Property Information:

Address: _____ Current Zoning: _____

District: _____ Section: _____ Land Lot: _____ Parcel ID: _____

Proposed Zoning: _____ Current Use: _____

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): _____ | |

APPLICANT REQUEST AND INTENT

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

Applicant's Request (Please itemize the proposal):

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

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Pickle & Social Alpharetta LLC - W. Neal Freeman, Managing Member

Telephone: 404-626-1958

Address: 959 Middle Fork Trail

Suite: _____

City: Suwanee

State: GA

Zip: 30024

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/Exception | ☒ Master Plan |
| ☐ Comprehensive Land | ☐ Other |

Use Plan Amendment

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: W. Neal Freeman

Telephone: 404-626-1958

Address: _____

Suite: _____

City: Suwanee

State: GA

Zip: 30024

So Sworn and Attested:

Owner Signature: _____

W. Neal Freeman
W. Neal Freeman

Notary: _____

Notary Signature: _____



Date: _____

4/22/2026
4/22/2026

Date: _____

04/28/2026

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: _____

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: _____ 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. 36-67 A-1.

Signature: W. Neal Freeman

Date: _____

REZONING & MASTER PLAN AMENDMENT REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

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

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

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

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

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

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

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.

VARIANCE & EXCEPTION REVIEW CRITERIA

Please respond to the following ONLY if you are applying for a variance or exception. Respond to 1-3 for a variance and 1-4 for an exception.

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

The 6.24-acre property is bordered to the south by Haynes Bridge Road and to the west by GA 400 which requires a 60' undisturbed buffer. The site also falls in topography towards towards the northeast corner. There is an existing curb cut off Rock mill Raod to the east. The variance for setbacks off Haynes Bridge Road and Rock Mill Road are needed due to the fire safety requirement for circulation around a building the size of the one proposed.

The site had received a previous variance for parking between a proposed building and Rock Mill Road.

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

Yes, as mentioned in #1, the setback off Rock Mill Road is needed to meet fire safety standards. The setback variance off Haynes Bridge Road is needed because without the variance the fitness facility is forced to face the "back of the facility" to Haynes Bridge. Not ideal for the fitness facility or the City. The curb cut off Rock Mill Road would be impacted as well if the setback variance from Haynes Bridge Road was not obtained.

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

Yes, as mentioned in #1 & #2, the 60' undisturbed buffers and the existing curb cut cause some impediments in site design flexibility. The other factor is how much higher the site is near Haynes Bridge versus the east and north sides of the property. Moving the building closer to Haynes Bridge is not achievable due to these constraints.

4. 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.

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: NEC GA 400 & Haynes Bridge Road (Physical Fitness Facility)

Contact Name: Neal Freeman Telephone: 404-626-1958

The following people will be notified of this application and provided information describing the subject proposal. All properties within 500' or adjoining properties and the HOA MUST be notified. Notification requirements to be established by the City. Attach mailing list, as needed.

See attached list

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) |

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.

I will be mailing the notice to the surrounding neighbors and including my phone number and email address. They can communicate any concerns or questions to me. I will meet them in person if a digital response is not adequate.

HAYNES ROCK LLC
11190 HAYNES BRIDGE RD
ALPHARETTA GA 30022

AVENUE 26 HOLDINGS LLC ET AL
11911 SAN VICENTE BLVD STE 310
LOS ANGELES CA 90049

12915 HIGHWAY 9 LLC
12915 HIGHWAY 9
ALPHARETTA GA 30004

BANGSIK & SHOOKJA
REVOCABLE LIVING TRUST THE
1511 REAGAN CIR NW
CONYERS GA 30012

NORTHWINDS SUMMIT L P
3330 CUMBERLAND BLVD
ATLANTA GA 30339

P&L SUMMIT BCI L P
3330 CUMBERLAND BLVD STE 300
ATLANTA GA 30339

NATIONAL RETAIL PROPERTIES LP
450 SOUTH ORANGE AVE STE 900
ORLANDO FL 32801

USR REAL ESTATE HOLDINGS LLC
500 STAPLES DR
FRAMINGHAM MA 01702

BFC PROPERTIES INC ET AL
515 LYELL DR STE 101
MODESTO CA 95356

COLE JO ALPHARETTA GA LLC
5555 DARROW RD
HUDSON OH 44236

VIRTUE REALTY GROUP LLC
5755 N POINT PKWY #262
ALPHARETTA GA 30022

NORTHPOINT PARK BUILDERS LLC
5755 N POINT PKY STE 85
ALPHARETTA GA 30022

DC KRS NORTHPOINT LLC
5755 NORTH POINT PKWY 261
ALPHARETTA GA 30022-1174

COORDINATING RESEARCH COUNCIL INC
5755 NORTH POINT PKWY STE 265
ALPHARETTA GA 30022

FULTON COUNTY BOARD OF EDUCATION
6201 POWERS FERRY RD NW
ATLANTA GA 30339

TRAMELL PROPERTIES LLC
811 3RD AVE
WEST POINT GA 31833-1528

PICKLE & SOCIAL ALPHARETTA LLC
959 MIDDLE FORK TRL
SUWANEE GA 30024

BRE/ESA P PORTFOLIO LLC
P.O. BOX 49550 - PROP TAX
CHARLOTTE NC 28277-9550

April 27, 2026

LETTER OF INTENT
NEC of GA 400 & Haynes Bridge Road on Rock Mill Road

Proposed Use: To develop the 6.24-acre site for an approximately 55,000 square feet physical fitness facility

Name of Business. One Life Fitness

Description of Operations. To utilize the site as a physical fitness facility with two floors with a cumulative square footage of 55,000 indoors and 15,000 square feet of outdoor amenity space which is presently planned for at least 4 pickleball courts and some outdoor training area. There are plans for 286 parking spaces adjacent to the facility as shown on the attached site plan.

Premises. Two floors with a cumulative square footage of 55,000 indoors and 15,000 square feet of outdoor amenity space which is presently planned for at least 4 pickleball courts and some outdoor training area

Hours of Operation. Monday – Sunday: 5AM-11PM

Estimated Number of Employees. 75-100

Sincerely,

W. Neal Freeman
Managing Member
Pickle & Social Alpharetta, LLC
959 Middle Fork Trail
Suwanee, GA 30024

Physical Fitness Facility

6.24 acre property

NEC of GA 400 & Haynes Bridge Road at Rock Mill Road

Applicant: Neal Freeman

DESCRIPTION OF EXTERIOR MATERIALS AND ARCHITECTURE

The building and its related design WILL BE COMPATIBLE with the North Point Design Guidelines.

The exterior materials will be a mixture of brick, masonry products (split face block if allowed), pre-cast panels, glazing, wood slats, metal canopies and decorative sconces.

Because of the two-story design, the building will feature various vertical columns of brick, other masonry materials, windows trimmed with wood slats and vertical style sconces that will accent the building with light in a subtle but elegant manner.

The entry will feature a metal suspended canopy over the double door entrance.

The coping will be a nice design element creating a clean but attractive roof line.

The landscaping will meet all City and North Point Design Guideline requirements and will accent the clean and vertical line of the building design.

UDC 4.2.3(B) Conditional Use Standards. A conditional use otherwise permitted within a zoning district shall be considered to be compatible with other uses permitted in the district, provided that due consideration is given to the following objective criteria at a public hearing and satisfactory provisions or arrangements are made for:

1. Access into and out of the property with regard to traffic and pedestrian safety, volume of traffic flow, and emergency vehicles, as well as the type of street providing access;

A traffic generation report was ordered and reflected enough trip generation to warrant an additional traffic study. Based upon the final findings, any needed improvements to Rock Mill Road and the internal site to properly handle the added trip generation will be completed.

2. The extent to which refuse areas, loading and service areas, off street parking, and buffers and screening are provided on the property;

The site plan will be designed to properly handle refuse areas (with City-approved enclosures), loading and service areas, and buffers and screening.

3. Ensuring that the conditional use will not be injurious to the use and enjoyment of the environment or of other property in the immediate vicinity or diminish and impair property values within the surrounding neighborhood;

The use of a physical training facility will not be injurious to the use and enjoyment of the environment and will not diminish any surrounding property values.

4. Ensuring that the conditional use will not increase local or state expenditures in relation to the cost of servicing or maintaining neighboring properties;

There will be no increase in local or state expenditures in servicing or maintaining neighboring properties.

5. Ensuring that the conditional use will not impede the normal and orderly development of surrounding property for uses predominant in the area;

The use will not be an impediment to the normal and orderly development of the surrounding property.

6. Ensuring that the location and character of the conditional use is considered to be consistent with a desirable pattern of development for the city, in general;

A physical fitness facility and this location at the busy corner of GA 400 and Haynes Bridge Road and Rock Mill Road are consistent with the pattern of development of the city.

7. Ensuring that the conditional use is appropriately separated from similar uses and conflicting uses, such as residences, government buildings, parks, churches or schools.

Our location is adjacent to a commercial, big box development to the east, GA 400 to the west, Haynes Bridge Road to the south. It is also adjacent to the Fulton County Maintenance Building to the north. The machinery related to the County's maintenance is directly adjacent to our proposed physical fitness facility. There is sufficient separation from this County building and its maintenance use.

(CLERK OF COURT RECORDING INFORMATION)

NORTH (SEE GENERAL NOTES)

GeoSurvey

AERIAL IMAGE



IF YOU DIG



Know what's below.
Call before you dig.
Dial 811
Or Call 800-282-7411

UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY:

UTILISURVEY, LLC
154 GRANT ROAD
FAYETTEVILLE, GEORGIA 30215

THE UNDERGROUND UTILITIES (EXCEPT THE LOCATION OF EXISTING DRAINAGE, SEWER AND IRRIGATION UTILITIES AS WELL AS UNDERGROUND STORAGE TANKS) WERE LOCATED BY UTILISURVEY, LLC. UTILIZING RADIO FREQUENCY TECHNIQUE. THIS TECHNIQUE IS CAPABLE OF LOCATING METALLIC UTILITIES AND TRACER WIRES. ANY NON-METALLIC UTILITIES (WITHOUT TRACER WIRE) ARE NOT LOCATED.

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

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

LEGEND

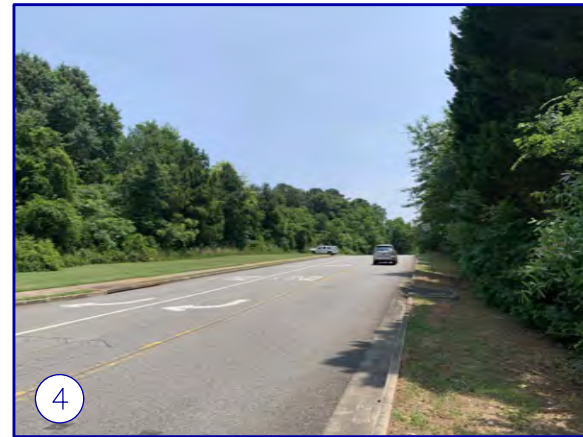
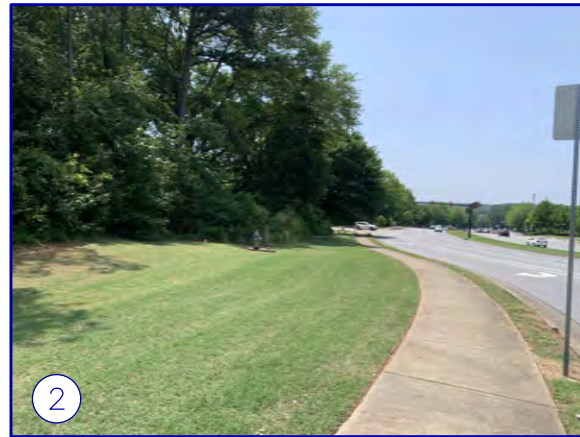
STANDARD ABBREVIATIONS

AC	AIR CONDITIONER	JB	JUNCTION BOX
BH	BORE HOLE	MH	MANHOLE
BSL	BUILDING SETBACK LINE	NT	NAIL FOUND
CI	CURB INLET	QCS	OUTLET CONTROL STRUCTURE
CMF	CORRUGATED METAL PIPE	OTF	OPEN TOP PIPE
CMF	CONCRETE MONUMENT FND	PM	POWER METER
CS	SANITARY CLEANOUT	POB	POINT OF BEGINNING
CPED	COMMUNICATION PEDESTAL	POC	POINT OF COMMENCEMENT
CTP	CRIMPED TOP PIPE	RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE	RFB	IRON REINFORCING BAR
DWCB	DOUBLE WING CATCH BASIN	RSS	5/8" RBR SET CAPPED LSF 621
FND	FOUND	SS	SANITARY SEWER
GM	GAS METER	SWCB	SINGLE WING CATCH BASIN
INV	INVERT	TRANS	ELECTRIC TRANSFORMER

STANDARD SYMBOLS

	POWER POLE		FIRE HYDRANT
	GUY WIRE		UNDERGROUND ELECTRIC LINE
	LIGHT POLE		UNDERGROUND GAS LINE
	ELECTRIC TRANSFORMER		UNDERGROUND WATER LINE
	WATER VAULT		PHOTO POSITION INDICATOR
	GAS VALVE		REGULAR PARKING SPACE
	WATER VALVE		HANDICAP PARKING SPACE
	WATER METER		TREE POSITION INDICATOR

SITE PHOTOGRAPHS



PROPERTY DESCRIPTION

All that tract or parcel of land lying and being in Land Lots 753, 754, 797 and 798 of the 1st District, 2nd Section, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at a 1/2-inch rebar found at the intersection of the Eastern right-of-way of Haynes Bridge Road (variable right-of-way) with the Southern right-of-way of U.S. Highway 19 (a.k.a. Georgia 400) (variable right-of-way); Thence along said right-of-way of U.S. Highway 19 the following courses and distances: North 55 degrees 08 minutes 58 seconds East a distance of 317.73 feet to a 5/8-inch rebar found (capped #1901); North 55 degrees 08 minutes 58 seconds East a distance of 430.03 feet to a 5/8-inch rebar set; Thence leaving said right-of-way, South 00 degrees 22 minutes 21 seconds West a distance of 701.24 feet to a PK nail set on the northern right-of-way of Rock Mill Road (variable right-of-way); Thence along said right-of-way the following courses and distances: along a curve to the left having a radius of 627.73 feet and an arc length of 247.27 feet, being subtended by a chord bearing of North 79 degrees 29 minutes 18 seconds West for a distance of 245.67 feet to a 5/8-inch rebar set; South 89 degrees 13 minutes 47 seconds West a distance of 38.45 feet to a 5/8-inch rebar found (capped #1901); South 89 degrees 13 minutes 47 seconds West a distance of 267.96 feet to a 5/8-inch rebar found (capped #1901); along a curve to the right having a radius of 772.00 feet and an arc length of 36.88 feet, being subtended by a chord bearing of North 89 degrees 24 minutes 06 seconds West for a distance of 36.87 feet to a point; thence with a compound curve to the right having a radius of 42.00 feet and an arc length of 11.01 feet, being subtended by a chord bearing of North 71 degrees 54 minutes 50 seconds West for a distance of 10.98 feet to a 5/8-inch rebar found at the intersection of the Eastern right-of-way of Haynes Bridge Road with the northern right-of-way of Rock Mill Road; Thence along said right-of-way of Haynes Bridge Road the following courses and distances: North 10 degrees 18 minutes 18 seconds West a distance of 127.66 feet to a 5/8-inch rebar found (capped #1901); North 07 degrees 22 minutes 22 seconds West a distance of 102.63 feet to a 1/2-inch rebar found at the intersection of the Eastern right-of-way of Haynes Bridge Road (variable right-of-way) with the Southern right-of-way of U.S. Highway 19 (a.k.a. Georgia 400), said 1/2-inch rebar found being the POINT OF BEGINNING.

Said tract of land contains 6.248 acres.

U.S. HWY 19 A.K.A. GA. 400
(VARIABLE R/W)

HAYNES BRIDGE ROAD
(VARIABLE R/W)

FULTON COUNTY BOARD OF EDUCATION
DEED BOOK 57536 / PAGE 140

ROCK MILL ROAD
(VARIABLE R/W)

GRAPHIC SCALE

0 30 60 150 300

1" = 60'

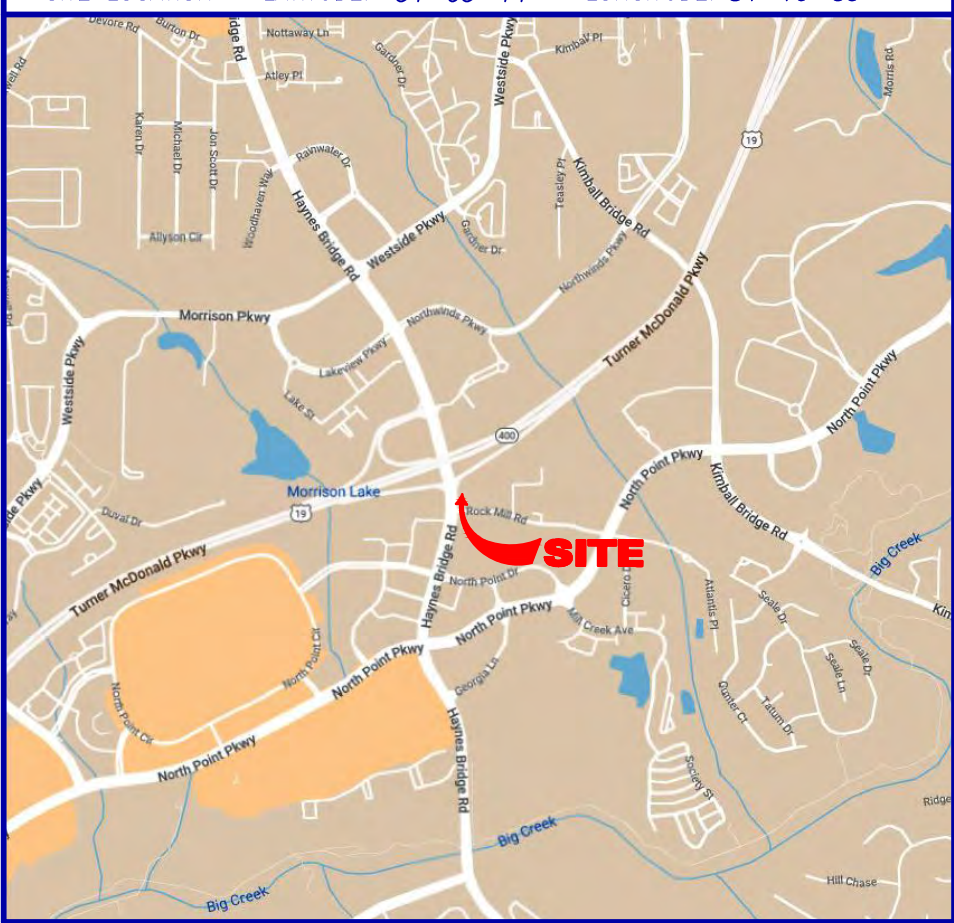
CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 24,861, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE 5-6 TOTAL STATION AND TRIMBLE TSC-3 DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 335,141 FEET. DLH: INVIT.

VICINITY MAP

SITE LOCATION - LATITUDE: 34° 03' 14" LONGITUDE: 84° 16' 59"



GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.

THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13121C 0066 F AND THE DATE OF SAID MAPS IS SEPTEMBER 18, 2013. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED ON SURVEY REFERENCE 1.

THE VERTICAL DATUM FOR THIS SURVEY IS BASED ON THE NORTH AMERICAN DATUM OF 1988 (NAVD'88) FROM GPS OBSERVATIONS PERFORMED BY GEOSURVEY, LTD.

PLEASE NOTE: TREES 10-INCH DBH (DIAMETER AT BREAST HEIGHT) AND LARGER WERE LOCATED FOR THIS SURVEY.

THE SITE IS ZONED "O-1" (OFFICE-INSTITUTIONAL DISTRICT).

MINIMUM LOT AREA-THE DEVELOPMENT SHALL OCCUPY A TOTAL OF NOT LESS THAN 25 ACRES. NO MINIMUM LOT SIZE IS REQUIRED FOR EACH BUILDING WITHIN THE DEVELOPMENT.

MINIMUM LOT WIDTH-NONE.

MINIMUM SETBACKS.

FRONT YARD-FROM ALL STREET FRONTS:

FROM RIGHT-OF-WAY OF LOCAL STREET-50 FEET.

FROM RIGHT-OF-WAY OF ALL OTHER STREETS-65 FEET.

SIDE YARD-15 FEET.

REAR YARD-15 FEET.

MAXIMUM COVERAGE BY PRINCIPAL BUILDINGS-40%

MAXIMUM BUILDING HEIGHT-40 FEET.

PLEASE NOTE: ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

SURVEY REFERENCES

- 1> ALTA/ACSM LAND TITLE SURVEY FOR WRL ASSOCIATES II, INC.; DELTA COMMUNITY CREDIT UNION PREPARED BY ARMSTRONG LAND SURVEYING, INC. DATED JULY 23, 2006, JOB NO. 06-164.
- 2> BOUNDARY & TOPOGRAPHIC SURVEY FOR DELTA COMMUNITY CREDIT UNION PREPARED BY GEOSURVEY, LTD. DATED MAY 17, 2018. GS JOB NO. 20165396-05.
- 3> COMBINATION PLAT FOR FULTON COUNTY BOARD OF EDUCATION OF NORTH FULTON MAINTENANCE FACILITY PREPARED BY GEOSURVEY, LTD. DATED DECEMBER 27, 2018.
- 4> FINAL PLAT OF ROCK MILL ROAD, PREPARED BY ARMSTRONG LAND SURVEYING, INC., DATED 4/26/09, LAST REVISED 8/3/09, RECORDED IN PLAT BOOK 346, PAGE 139-143, FULTON COUNTY RECORDS.

SURVEYOR CERTIFICATION

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 property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY 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 Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.



David L. Hester
Georgia Registered
Land Surveyor # 3042

GeoSurvey

Land Surveying • 3D Laser Scanning

1660 Barnes Mill Road
Marietta, Georgia 30062

Phone: (770) 795-9900
Fax: (770) 795-8880

www.geosurvey.com
EMAIL: info@geosurvey.com
Certificate of Authorization #LSF-000621

BOUNDARY & TOPOGRAPHIC SURVEY

ROCK MILL ROAD @ HAYNES BRIDGE ROAD

FOR



CS VENTURES

GS JOB NO:	20165396	DRAWING SCALE:	1" = 60'	SURVEY DATE:	05-23-2023
FIELD WORK:	SSA	CITY:	ALPHARETTA	STATE:	GA
PROJ MGR:	CAB	COUNTY:	FULTON		
REVIEWED:	DLH	LAND LOT:	753, 754, 797 & 798		
DWG FILE:	20165396-08.dwg	DISTRICT:	1st	SECTION:	2nd

LEGEND

EXISTING LIGHT POLE
EXISTING MOVEMENT
PROPERTY LINE
EX. MODULAR BLOCK WALL
EX. POURED CONCRETE WALL
PROP. MODULAR BLOCK WALL
PROP. POURED CONCRETE WALL
PROPOSED CURB & GUTTER
EXISTING CURB & GUTTER
PROPOSED SIDEWALK
EXISTING SIDEWALK
CRZ CRITICAL ROOT ZONE

TRAFFIC ENGR. NOTES

- Per the Public Works Department, a contractor is to seek the City of Alpharetta ROW Encroachment Permit for work within the City's ROW when closing more than 1 travel lane and/or when working before 9 AM or after 4 PM. Additionally, all submitted traffic control plans and safety measures are to meet current MUTCD standards. Any traffic control device and/or utility relocation(s) will be the responsibility of the owner/developer.
- All utility locates and relocations, and/or damage will be the responsibility of the developer/contractor. Developer/contractor must contact City of Alpharetta Locate Personnel with the Public Works Department directly for traffic signal and utility locates. Phone (678) 297-6200.
- All required traffic signage must meet current MUTCD Standards.
- All required traffic striping must meet current MUTCD Standards and GDOT Plan Specifications and must be thermo-plastic.
- All H/C ramp forms, roadway(s), and/or adjacent sidewalk forms must meet current ADA Standards and must be approved by City Land Disturbance Inspector prior to concrete pour.
- All transition tapers must meet current MUTCD and AASHTO Standards.
- All roadway tangent and curve designs must meet current AASHTO Standards.
- If signs, striping, and/or traffic control device modifications are required as a part of development, associated construction should be complete and approved by the City Transportation Engineer prior to issuance of Certificate of Occupancy (CO).
- If signalization and/or signal modifications are required as a part of development, minimum sight distance left and sight distance right measurements calculated and provided must adhere to current GDOT requirements for intersection sight distance. Minimum sight distance measurements should be provided in submitted landscape plans and approved by the City Transportation Engineer prior to issuance of CO.
- If unsignalized traffic control device modifications are required as a part of development, minimum sight distance left and sight distance right measurements calculated and provided must adhere to current GDOT requirements for intersection sight distance. Minimum sight distance measurements should be provided in submitted landscape plans and approved by the City Transportation Engineer prior to issuance of CO.
- Minimum sight distance calculations provided at the proposed driveway location(s) are based on the posted speed limits.
- All parking and loading requirements for the proposed development must meet and adhere to design criteria provided in Alpharetta UOC Article II Section 2.5.
- Geotechnical Engineer reports are required for all public and/or private roadway installations. Testing requirements provided in Alpharetta Code of Ordinances Chapter 40 Article IV Section 40-104 shall be used for submitted reports.
- Any constructed installations that do not meet the necessary approval(s) required prior to an issuance of CO must be demolished, relocated, and/or rebuilt at the sole responsibility of the owner/developer until the necessary approval(s) are met.

SIGHT DISTANCE

I, W. BARRY DUNLOP, A PROFESSIONAL ENGINEER IN THE STATE OF GEORGIA, HEREBY CERTIFY THE PROPOSED ENTRANCE FOR THE ALPHARETTA PICKLE & SOCIAL PROJECT ON ROCK MILL ROAD IS DESIGNED WITH ADEQUATE SIGHT DISTANCE IN EACH DIRECTION. THE REGULATED SPEED LIMIT ON THE APPROACHING THOROUGHFARE IS 35 MPH. THE DESIGNED SIGHT DISTANCE PROVIDES VISIBILITY OF +300 FEET TO THE RIGHT AND +300 FEET TO THE LEFT. THE SIGHT DISTANCE SHALL BE MEASURED FROM A POINT OF 15 FEET FROM THE EDGE OF THE NEAREST TRAVEL LANE TO THE CENTER OF EACH TRAVEL LANE AND WITH A DRIVER'S EYE HEIGHT OF 3.5 FEET ABOVE THE ROADWAY.

TRAFFIC NOTES

- ALL REQUIRED TRAFFIC SIGNAGE MUST MEET MUTCD STANDARDS.
- ALL REQUIRED TRAFFIC STRIPING MUST MEET MUTCD & GDOT PLAN SPECIFICATIONS AND MUST BE THERMO-PLASTIC.
- ALL UTILITY LOCATES AND RELOCATIONS, AND/OR DAMAGE WILL BE THE RESPONSIBILITY OF THE DEVELOPER/CONTRACTOR. DEVELOPER/CONTRACTOR MUST CONTACT CITY OF ALPHARETTA LOCATE PERSONNEL DIRECTLY FOR TRAFFIC SIGNAL UTILITY LOCATES. PHONE (678) 297-6200.
- IF SIGNS, STRIPING, AND MODIFICATIONS TO TRAFFIC CONTROL ARE REQUIRED AS PART OF THE DEVELOPMENT, CONSTRUCTION SHOULD BE COMPLETED AND APPROVED BY CITY TRAFFIC ENGINEER PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

ECODISTRICT POINTS

Enhanced Bicycle Amenities

Provided Measures: Shower facilities will be provided at the Pickle & Social locker rooms and a bicycle repair center will be provided at the required bicycle racks.

Provided EcoDistrict Points: 2 Points

Alternative Transportation

Provided Measures: One pick-up/drop-off zone will be located at the Pickle & Social facility, and one will be provided at the Restaurant. One van pool space will be provided and marked at the Pickle & Social facility.

Provided EcoDistrict Points: 2 Points

Additional Landscaped Civic Space (13% Civic Space = 3 points).

Provided Measures: The minimum required site Civic Space is 10%. The proposed development will provide a Civic Space at the Pickle & Social facility and a Civic Space at the Restaurant that will total 13% of the parcel area. This is 3% greater than the minimum.

Provided EcoDistrict Points: 3 Points

Total EcoDistrict Points: 7 Points

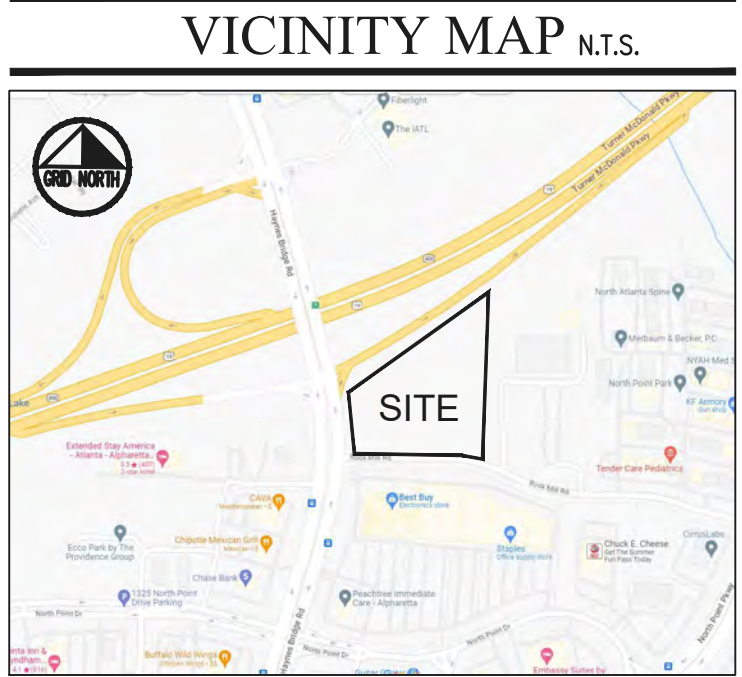
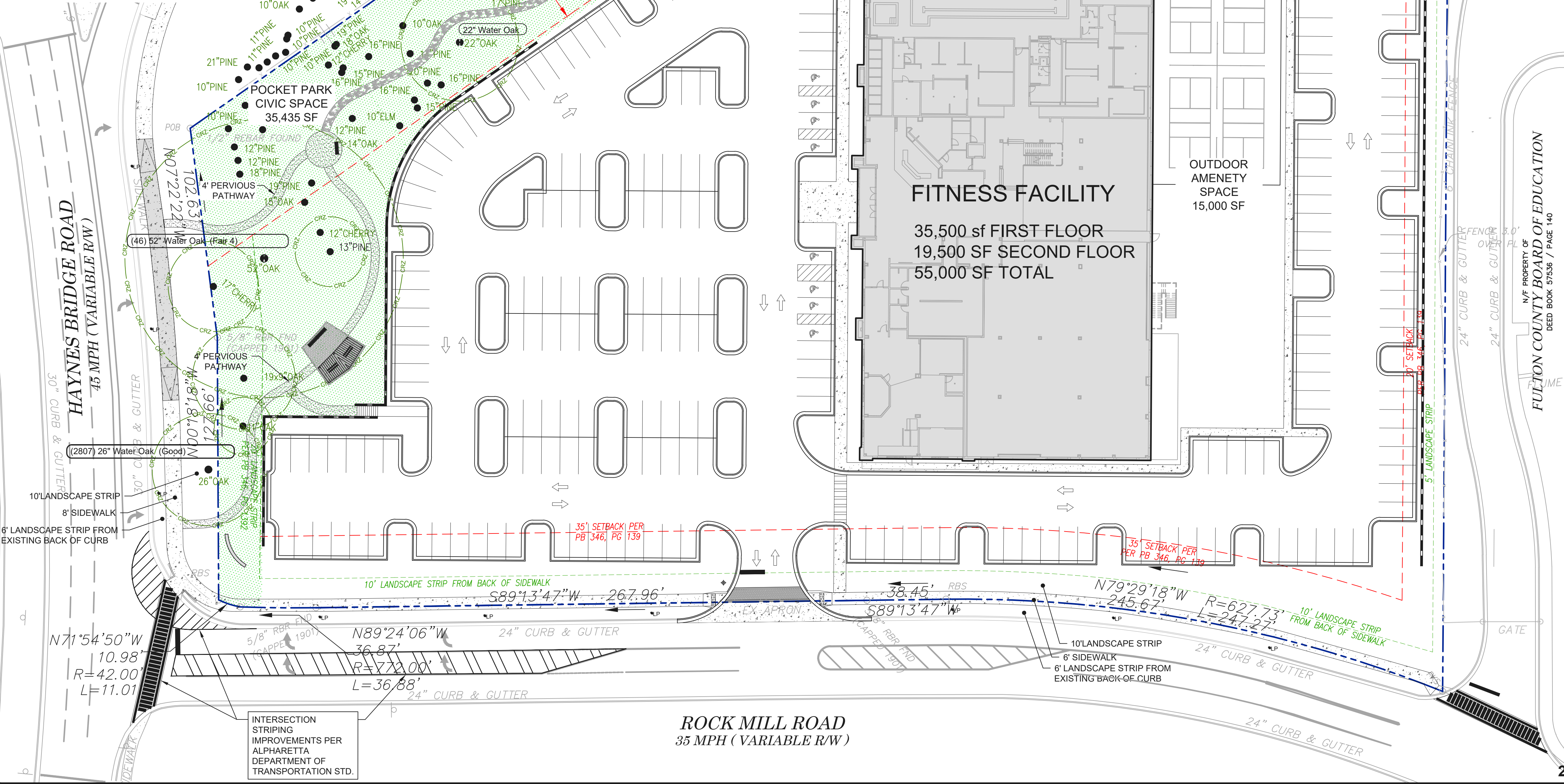
UTILITY PROVIDER

- WATER SERVICE PROVIDED BY FULTON COUNTY WATER
- SEWER SERVICE PROVIDED BY FULTON COUNTY SEWER
- POWER SERVICE PROVIDED BY GA POWER
- GAS SERVICE PROVIDED BY GAS SOUTH

GAS SOUTH (877) 332-5442
GEORGIA POWER (888) 660-5890
FULTON COUNTY WATER & SEWER (404) 612-4244

CONTRACTOR NOTE

CONTRACTOR IS TO PROVIDE THE CITY OF ALPHARETTA ENCROACHMENT PERMIT FOR ALL WORK WITHIN THE CITY'S R.O.W. ANY TRAFFIC SIGNAL OR UTILITY RELOCATIONS WILL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER.



GENERAL NOTES

- EXISTING CONDITIONS FROM FROM GEO SURVEY, DATED MAY 23, 2023.
- NO WELLS OR SEPTIC SYSTEMS ARE PROPOSED OR EXIST ON SITE.
- ALL HANDICAP RAMP FORMS MUST BE APPROVED BY CITY LAND DISTURBANCE INSPECTOR PRIOR TO CONCRETE POUR.
- ALL PROPOSED PAVING (TYPE 1) AND CURB PER ALPHARETTA STANDARD 901.
- ADD STREET NAME SIGN TO STOP SIGN POST.
- ALL REQUIRED TRAFFIC STRIPING MUST BE THERMOPLASTIC AND MEET MUTCD AND GDOT PLAN SPECIFICATIONS.
- ALL PROPOSED CONCRETE SIDEWALKS WITHIN DOWNTOWN OVERLAY ARE TO COMPRISE OF A LIGHT-COLORED CONCRETE MATERIAL MIXTURE.
- ALL PROPOSED CURBED RAMPS WITHIN DOWNTOWN OVERLAY ARE TO COMPRISE OF DARK RED OR COLONIAL RED TRUNCATED DOMES PER CURRENT ADAAG/PROWAG STANDARDS.
- IT WILL BE THE RESPONSIBILITY OF THE HOA TO MAINTAIN TRASH RECEPTACLES ALONG LOOP AS SHOWN ON PLANS.

SITE DATA

ADDRESS: 0 NORTH FULTON EXPRESSWAY
PARCEL NO. 12-2860-0798-1871 (2.45 AC)
PARCEL NO. 12-2860-0798-1889 (3.79 AC)

GROSS SITE AREA: 272,142 SF (6.25 ACRES)

ZONING: C-4 COMMERCIAL SMALL TRACTS
ZONING JURISDICTION: CITY OF ALPHARETTA, GEORGIA

PROPOSED USE: 55,000 SF FITNESS FACILITY

MAXIMUM COVERAGE BY PRINCIPAL BUILDINGS: 90% (244,927 SF)
PROPOSED BUILDING COVERAGE: 13% (35,500 SF)

MAXIMUM BUILDING HEIGHT: 40 FEET
PROPOSED BUILDING HEIGHT: 38 FEET

MINIMUM CIVIC SPACE: 13% (35,378 SF)
CIVIC AREA AS POCKET PARK: 35,435 SF
TOTAL PROPOSED CIVIC AREA: 13% (35,435 SF)

MINIMUM AMENITY SPACE: 5% (13,607 SF)
TOTAL AMENITY: 5.5% (15,000 SF)

SETBACKS:
HAYNES BRIDGE ROAD: 20' LANDSCAPE STRIP
ROCK MILL ROAD: 35' BUILDING SETBACK, 10' LANDSCAPE STRIP
U.S. HWY 19 (A.K.A. GA 400): 60' UNDISTURBED BUFFER
SITE YARD: 20' SETBACK

PARKING DATA

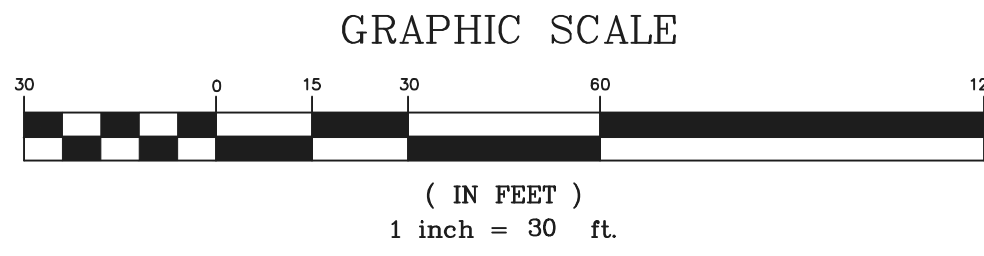
PARKING SPACE REQUIRED			
Fitness Facility	Area Square Footage	Number of Spaces Per 1000 sf	Required Parking
Fitness Facility	55,000	5	275
Total Required Parking			275

PARKING SPACE PROVIDED	
Regular Parking Spaces	Handicap Parking Spaces
280	8
TOTAL PROVIDED PARKING	
288	

GEORGIA811
Utilities Protection Center, Inc.

Know what's below
Call 811 or (800) 282-7411
Before You Dig

CAUTION
THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



24 HOUR CONTACT: NEAL FREEMAN (404) 626-1958

GEORGIA REGISTERED PROFESSIONAL ENGINEER
No. 24527
WILLIAM B. DUNLOP

paradigm Engineering Services, Inc.
903 Bombay Lane
Roswell, GA 30076
(770) 605-6030
www.paradigmeng.net

Project No. P-2314
Design By: WBD
Drawn By: LBF
Checked By: WBD
Date: 4/19/2026
Scale: 1" = 30'

Date
Revision
No

US Fitness Holdings, LLC
8025 Sudley Road
Manassas, VA 20109

OVERALL SITE PLAN
OneLife Fitness Alpharetta
0 NORTH FULTON EXPRESSWAY
LAND LOT 753,754,797,798; 12TH DISTRICT
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

Drawing No. C2.0











Memorandum

Date: April 29, 2026

Subject: Trip Generation Study for Proposed OnLife Fitness Facility
Rock Mill Road at Haynes Bridge Road, City of Alpharetta, Georgia

The trip generation was calculated for a proposed OnLife fitness facility in the City of Alpharetta. The site is located on the north side of Rock Mill Road east of Haynes Bridge Road, as shown in Figure 1.



Figure 1 – Site Location Map

The proposed development will consist of a 55,000 square foot fitness facility. Vehicular access will be provided at one new full-movement driveway on Rock Mill Road. The site plan is presented in Figure 2.

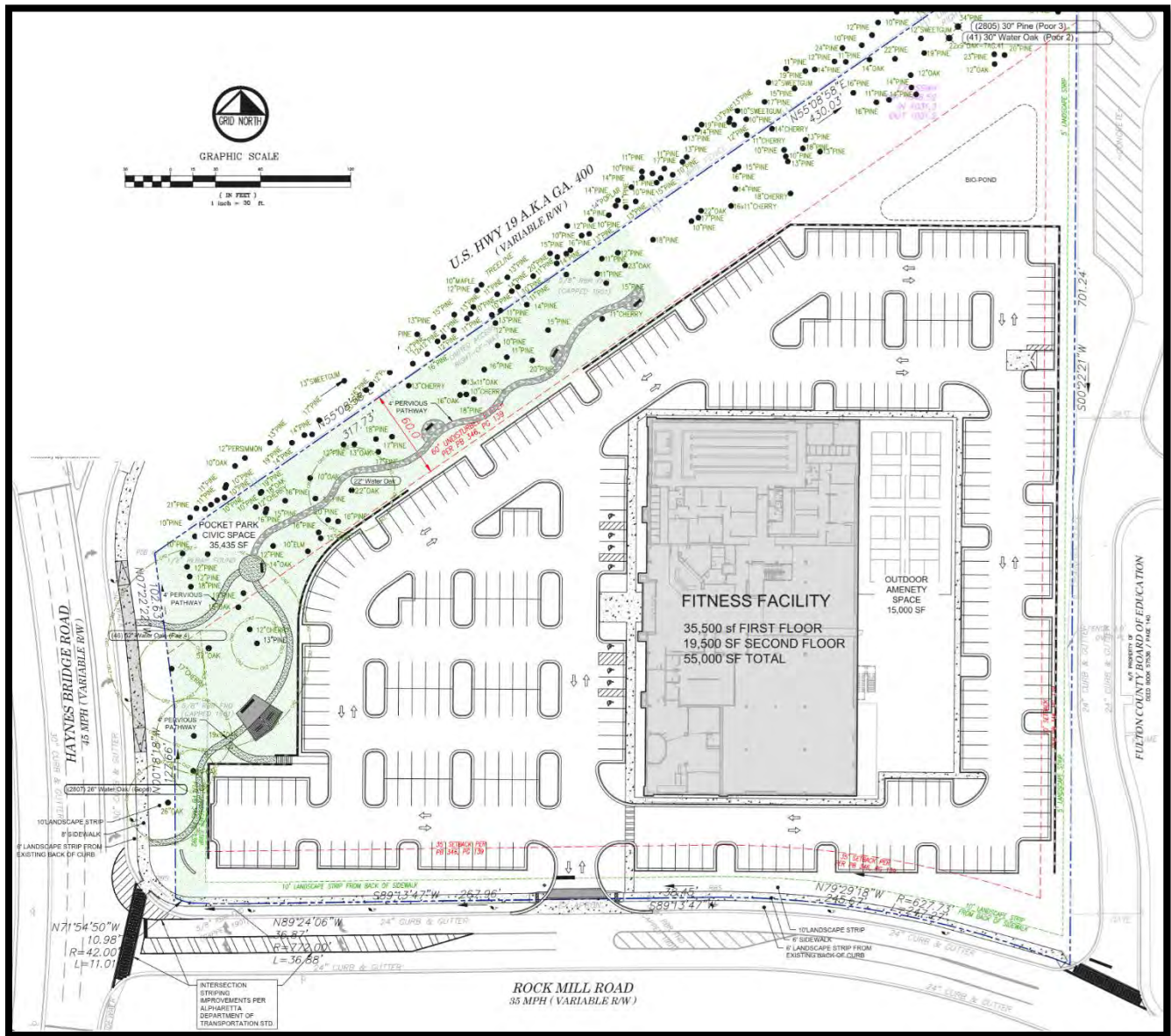


Figure 2 – Proposed Site Plan

The volume of traffic that will be generated by the proposed fitness facility was calculated using the equations and rates in the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 12th Edition*. ITE Land Use 493 – Athletic Club was chosen as representative of the proposed facility. The ITE description for that use is as follows:

An athletic club is a privately-owned facility that offers comprehensive athletic facilities. An athletic club typically has courts for racquet sports (e.g., tennis, racquetball, pickleball, squash, handball); a basketball court; a sauna or spa; and fitness, exercise, and weightlifting rooms. They often provide a swimming pool

or whirlpool. Athletic clubs typically offer diverse, competitive team sport activities and social facilities. These facilities are membership clubs that may allow access to the public for a fee. The primary difference between Health/Fitness Club (Land Use 492) and Athletic Club (Land Use 493) is that a Health/Fitness Club primarily focuses on individual fitness or training whereas an Athletic Club also includes competitive team sport activities and social facilities.

The ITE data for this land use did not include any information about daily trips. Therefore, to estimate the daily trip generation, the data for a similar land use – ITE Land Use 492 – Health/Fitness Club was used. The description of this land use is similar to athletic club, but did not match the proposed facility as well as athletic club and the average size of the facilities for Land Use 492 was much smaller than the proposed 55,000 ft² facility, with the average facility size being only 6,000 ft². Therefore, the average trip rate for Land Use 492 was used to calculate the 24-hour trip numbers. It is advised that this data represents the best data available but may not be as accurate for the proposed facility as the data used for the peak hours.

The trip generation for the project is summarized in Table 1.

Table 1 – Proposed Fitness Facility Trip Generation

Land Use	ITE Code	Size	A.M. Peak Hour			P.M. Peak Hour			24-Hour*		
			In	Out	Total	In	Out	Total	In	Out	Total
Health/Fitness Club	492	55,000 ft ²	63	45	108	117	69	186	826	826	1,652

*24 hour data is from slightly different land use, see text.

The proposed fitness facility will generate 108 new trips in the morning peak hour, 186 new trips in the evening peak hour, and 1,652 new daily trips.



Real Estate

View Bill

As of	5/14/2026
Bill Year	2025
Bill	2508471
Owner	PICKLE & SOCIAL ALPHARETTA LLC
Parcel ID	12 -2860-0798-187-1

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	12/1/2025	\$1,399.09	\$1,399.09	\$0.00	\$0.00	\$0.00
Interest			\$38.19			\$0.00
TOTAL		\$1,399.09	\$1,399.09	\$0.00	\$0.00	\$0.00