



DESIGN REVIEW BOARD JANUARY 16, 2026

ALPHARETTA CITY HALL
COUNCIL CHAMBERS
2 PARK PLAZA
8:30 AM

1. MEETING ANNOUNCEMENTS

Today's Design Review Board meeting will commence at 8:30 a.m. and a break is scheduled at 12:00 p.m. The meeting will resume at 12:30 p.m.

2. WORK SESSION ITEMS

3. CALL TO ORDER

1. Election of Chair and Vice Chair 2026
2. Welcome new Board Member - Chris Behm

4. ROLL CALL

5. PLEDGE TO THE FLAG

6. ITEMS FROM STAFF

7. ITEMS FROM BOARD MEMBERS

1. DRB Meeting Minutes of 12-19-2025
2. DRB Meeting Minutes of 11/21/2025
3. DRB Meeting Minutes of 10/17/2025

8. PUBLIC HEARING

1. Public Hearing Procedure
2. DRB250042 272 SEED Thompson LLC
review new construction

9. ADJOURNMENT



Design Review Board Meeting

UNOFFICIAL Minutes

December 19, 2025

Department of Community Development

ALPHARETTA CITY HALL | 2 PARK PLAZA

9:00AM

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I. MEETING ANNOUNCEMENTS

Today's Design Review Board meeting will commence at 8:30 AM and a break is scheduled at 12:00 PM, if needed. The meeting will resume at 12:30 PM.

II. WORKSHOP

- Chair Kramer called the workshop to order at 8:31 a.m.
- Chair Schwing adjourned the workshop at 9:03 a.m.

III. CALL TO ORDER

- Chair Kramer called the meeting to order at 9:09 a.m.

IV. ROLL CALL

A. Board Members Present

- Richard Kramer
- Frank Schwing (Vice Chair)
- Pat Corkill
- Jennifer Sprayberry
- Erik Rowen
- Holly Palmer
- Richard Owen

B. Staff Present:

- Bret Schroeder, Code Enforcement Manager
- Joel Carnow, GIS Specialist/Special Projects Manager

- Erin Cobb, Administrative Office Coordinator

V. **PLEDGE TO THE FLAG**

VI. Items from Board Members

1. DRB Meeting Minutes of 11-21-2025 **No action taken.**
2. DRB Meeting Minutes of 10-17-2025 **No action taken.**

VII. **PUBLIC HEARINGS**

- A. **DRB250041 PNC Bank 4195 Old Milton Parkway** Applicant presented review of minor exterior changes.

There was no Public Comment. After

presentation and discussion:

- ❖ Vice--Chair Schwing offered a motion to approve the exterior Elevations and Materials as presented with the following conditions:
 1. IF the windows are replaced, the new windows would either have mullions the same as the current windows or 2 over 1 mullions.
 2. If the brick cannot be matched to infill the door on the west façade, the door will be replaced with a storefront window.
 3. And Staff will have prior approval of the brick selection, before any infill occurs.
- Board Member Owens seconded the motion
- Rowen offered a friendly amendment with respect to the brick infill , if the brick is replaced, it will be replaced from pilaster to pilaster the central bay façade.
- Vice Chair Schwing and Board Member Owens accepted the friendly amendment
- The motion was approved unanimously (7-0)
 - Chairman Kramer called a recess at 11:03 a.m.
 - Chairman Kramer called the meeting back to order at 11:17 a.m.

- B. **DRB250039 Portman Brookside**

- C. 3625 Brookside Pkwy Applicant presented review of new development.

There was no public comment. After

presentation and discussion:

- ❖ Vice Chairman Schwing offered a motion to approve site plan and photometrics with the condition that applicant work with Staff on the specifics of connection to the Green.

- ❖ Board Member Owens seconded the motion.
 - ❖ The motion was approved unanimously (7-0)

- ❖ Board Member Sprayberry offered a motion to approve landscape with the following conditions:

1. That landscape material is added to screen the pond from Old Milton Pkwy to the North and East side of the pond wall.
2. Reconsider the red bud trees along Old Milton Parkway under the existing canopy.
3. Consider a different understory tree to tolerate the shade in that area on the north side of the building.
4. To add landscape along Brookside to be more layered along the landscape strip and less blocky.
5. To provide screening to the fire lance through the site in that view corridor from Brookside Parkway.
6. To consider changing the Green Giant Arber to an Evergreen shrub along the north side of C-4 and C-5.
7. To avoid geogrid impacts and potential wall failure in the future, adjust the Landscape Plan to accommodate bioswales that have been designed on site.
8. Lastly, at the south side of the multifamily building, building in pool area, reevaluate the area available for planting between the walls and sidewalk for the tree plantings in that area.
 - Board Member Owens seconded the motion.
 - The motion was approved unanimously (7-0)

- ❖ Board Member Sprayberry offered a motion to approve landscape subject to conditions

1. Entrances should mirror each other and look at roundabout.
 - Board Member Owens seconded the motion
 - The motion was approved unanimously (7-0)

- ❖ Board Member Rowen offered a motion to approve the exterior elevations and materials as submitted with the following exception:

1. Applicant will return to the Design Review Board to resubmit the North Elevation in its entirety but specifically focused on part one of the North Elevation and will also provide a three dimensional rendering of the elevation in its entirety.
2. Applicant will return to the Design Review Board to present a design for the multi-family unit dryer and bathroom vents with a design solution that doesn't adversely impact the façade architecture.
 - Board Member Palmer seconded the motion
 - Vice-Chair Schwing made a friendly amendment that building lighting be

- submitted to Staff for final approval.
- Board Member Rowen and Board Member Palmer accepted the friendly amendment.
- The motion was approved unanimously (7-0) Board

Member Sprayberry left the meeting at 12:28 p.m.

2. **DRB250040 LGE-US 4300 North Point Pkwy** Applicant presented review of new construction.

There was no public comment.

After presentation and discussion:

- ❖ Board Member Owens offered a motion to approve the civil and landscape as presented with the following conditions.
 - Board Member Rowen seconded the motion.
 - Board Member Corkill offered a friendly amendment:
 1. The plantings need to mirror on both sides of the entrance and the roundabout notably where damaged or destroyed by work.
 - Board Member Owens and Board Member Rowen accepted the friendly amendment
 - The motion was approved unanimously (6-0)
- ❖ Vice Chairman Schwing made a motion to approve elevation and material as presented with conditions:
 1. The materials for the dumpster enclosure, once selected, will be submitted to Staff for final approval.
 2. The terracotta colored rain screen panel will match the brick on the existing building, which may require a custom color match.
 3. A sample will be field approved by Staff for final approval.
 - Board Member Palmer seconded the motion
 - The motion was approved unanimously (6-0)

VIII. ADJOURNMENT

- ❖ Chairman Kramer adjourned the meeting at 1:12 p.m.



Design Review Board Meeting

Unofficial Minutes

November 21, 2025

Department of Community Development
ALPHARETTA CITY HALL | 2 PARK
PLAZA | 9:00AM

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II. WORKSHOP

- Chairman Schwing called the workshop to order at 8:31 a.m.
- Chairman Schwing adjourned the workshop at 8:48 a.m.

III. CALL TO ORDER

- Chairman Schwing called the meeting to order at 9:00 a.m.

IV. ROLL CALL

A. Board Members Present

- Frank Schwing (Chairman)
- Pat Corkill
- Jennifer Sprayberry
- Erik Rowen
- Holly Palmer
- Kim Matherly

B. Staff Present:

- Bret Schroeder, Code Enforcement Manager
- Joel Carnow, GIS Specialist/Special Projects Manager
- Erin Cobb, Administrative Office Coordinator

V. PLEDGE TO THE FLAG

VI. PUBLIC HEARINGS

A. DRB250036 Dave's Hot Chicken 11760 Haynes Bridge Road review signage

- The representative from Black Dog Sign Company, Mark Cammarota, 5510 McGinnis Ferry Road, Alpharetta, GA 30005 came forward to present this item.
- The applicant's proposed signage will be halo lit on the corner building with reversed channel letters, metal face and metal sides, under 30 square feet.
- The franchise's standard is a red backer but knowing that red would not be acceptable in this location they pulled that all together. They considered a black backer however the franchise would not approve of it.
- The board discussed concerns regarding the Dave's Hot Chicken red back light and the night illumination.
- Public Comment:
 - No Public Comment

❖ Board Member Rowen offered a motion to approve DRB250036 Dave's Hot Chicken, 11760 Haynes Bridge Road, building and monument sign with the following condition:

1. The halo LED illumination will be the color white in lieu of what was specified in the drawings
 - Board Member Palmer seconded the motion
 - The motion was approved unanimously (6-0)

B. DRB250037 Shipping Post 175 North Main St Review Signage

- All South Printing & Signs representative, Sterling Hileman, 75 Oak Street Roswell, GA 30075, and the applicant, Siva Doraisamy, 2143 McFarlin Lane Alpharetta, GA 30004, came forward to present this item.
- The applicant's proposed signage is a two-sided "farmhouse" design style with a blond stain on the posts, burgundy paint on the sign background, white laminated vinyl letters, and black metal numbers/letters for the address. The proposed sign footing is rebar and concrete. The main structure will be cedar beams and pressure

treated lumber.

- The board discussed concerns regarding the false planter at the base of the sign.
- The applicant stated he was open to filling the planter with shrubs or flowers.
- Public Comment:
 - No Public Comment
- ❖ Board Member Sprayberry offered a motion to approve DRB250037 Shipping Post, 175 North Main St, monument sign with the following conditions:
 1. Approve barn red color with the white stain ST-211
 2. Substitute the diamond point copper caps instead of the colony balls on the top posts
 3. Final placement and height of the sign to be approved by staff at installation
 4. The planter around the base shall be at least 12 inches above ground on the high side of the site and made even on the low side, with the planter to be planted with evergreen shrubs and be hand watered if there is no irrigation to keep the material alive and the inside of the planter to remain pervious in order to drain well
 - Board Member Rowen seconded the motion.
 - The motion failed; three in support; Chairman Schwing, Board Member Sprayberry and Board Member Rowen; three in opposition; Board Member Corkill, Board Member Matherly, and Board Member Palmer
- ❖ Board Member Rowen offered a motion to approve DRB250037 Shipping Post, 175 North Main St, monument sign with the following conditions:
 1. The applicant will provide a masonry base two feet in depth that extends the full length of the sign which will be painted to match the white ST211 color that was presented for the cedar stain
 2. The color of the sign will be barn red 201
 3. The caps on top of the posts will be revised to copper diamond top cops
 4. The final sign position and height will be approved by staff
 5. The masonry base will extend to the bottom of the sign
 6. The applicant will provide landscaping around the sign, preferably evergreens that will be hand watered as needed
 - Board Member Sprayberry seconded the motion.
 - The motion was approved unanimously (6-0)

C. DRB250038 Lava Island 7331 North Point Pkwy Review landscape

- Lava Island's representative, Glen Kroger, came forward to present this item.
- The applicant stated that his understanding is that the city is requesting that the grass in front of the building be replaced with bushes.
- The applicant confirmed that there is existing irrigation.
- Public Comment:
 - No Public Comment

❖ Board Member Sprayberry offered a motion to approve DRB250038 Lava Island, 7331 North Point Pkwy, landscape as presented with the following conditions:

1. In the larger bed to the back of the building eliminate the muhly grass in the bed and continue the dwarf yaupon holly shrub to line the front side of the bed with the interior to remain unplanted to allow the roots to thrive
2. At the front of the building the existing stone is to be removed and replaced with mulch that matches the rest of the site

- Board Member Corkill seconded the motion.
- The motion was approved unanimously (6-0)

VIII. ADJOURNMENT

- ❖ With there being no further items to consider or discuss, Chairman Schwing adjourned the meeting at 10:38 AM



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2. WORK SESSION ITEMS

- Chairman Kramer called the workshop to order at 8:30 a.m.
- Chairman Kramer adjourned the workshop at 8:55 a.m.

3. CALL TO ORDER

- Chairman Kramer called the meeting to order at 9:05 a.m.

4. ROLL CALL

- **Design Review Board Members present:**
 - o Richard Kramer (Chairman)
 - o Frank Schwing (Vice Chairman)
 - o Pat Corkill
 - o Richard Owens
 - o Jennifer Sprayberry
 - o Erik Rowen
 - o Tom LeCain
 - o Kim Matherly
- **Staff Present:**
 - o Bret Schroeder, Code Enforcement Manager
 - o Joel Carnow, GIS Specialist/Special Projects Manager
 - o Elle Taylor, Planning & Zoning Coordinator

5. PLEDGE TO THE FLAG

6. ITEMS FROM STAFF

7. ITEMS FROM BOARD MEMBERS

1. DRB Meeting Minutes of September 19, 2025

- ❖ Board Member Owens offered a motion to approve meeting minutes from September 19, 2025.

- Board Member Rowen seconded the motion.
- The motion was approved unanimously (7-0)

8. PUBLIC HEARING

1. Public Hearing Procedure

Elle Taylor, Planning & Zoning Coordinator read public hearing procedure.

2. DRB240027 Super Golden Buffet 915 North Point Drive

This item was deferred by the Applicant and was not considered at this meeting.

Consideration of new addition. The property is located at 915 North Point Dr and is legally described as being in Land Lot 0797 & 0808, 1st District, 2nd Section, Fulton County, Georgia.

3. DRB250035 New Vitality/Heritage Closing 131 Roswell St #C

Applicants presented review of signage.

Applicant presented:

- Vinyl Channel, backlit Letters with continuous Raceway behind.
- Design.
- Scale.
- Two layouts for location of sign.
- Preference is in the middle.
- Green and Blue colors.

There was discussion:

Location of sign on the building.

No place on the façade for a sign.

Identification as two separate businesses.

Will use one font.

- ❖ Vice Chairman Schwing offered a motion to deny the application as submitted and delegate final approval back to Staff considering the comments from the Board today.

- Board Member Corkill seconded the motion.
- The motion was approved unanimously (7-0)

4. DRB250024 Parrish Construction 7905 Westside Pkwy

Applicant presented review of exterior changes.

Board Members Owens, Palmer, and Matherly did not participate as they were not present for July vote.

Board Member LeCain joined the Board.

After presentation and discussion from the Board:

- ❖ Board Member Rowen offered a motion to approve the exterior revisions with the following conditions:

The East and West side elevations will bring the iron ore color down to the canopy level and on the loading dock elevation the canopy will be reduced in size by one window bay.

- Board Member LeCain seconded the motion.
- The motion was approved unanimously (6-0).

There was discussion that this is alternate 2, presented by the Applicant.

Chair Kramer called a recess.

Chair Kramer reconvened the meeting.

Board Member Matherly joined the meeting.

5. DRB250032 Alpharetta District Places Phase I 126 Roswell St

Applicant presented a review of new construction.

Board Member Rowen and Board Member Sprayberry did not participate.

- Walkthrough video.
- Site Plan.
- Site Grading Plan.
- Tree Replacement Plan.
- Landscape Plan.
- Hardscape Plan.
- Overall Renderings of Architecture.
- Building Materials.
- Building A (North Elevation) (Facing City Park)
- Building A (East Elevation)
- Building B (East Elevation)

- Building B (North Elevation)
- ❖ Vice-Chair Schwing offered a motion to approve the site plan as presented with final approval of photometrics by Staff.
 - Board Member Corkill seconded the motion.
 - The motion was approved unanimously (6-0).
- ❖ Vice-Chair Schwing offered a motion to approve the Elevations and materials as presented with final selection of awnings to be approved by Staff.
 - Board Member Palmer seconded the motion.
 - The motion was approved unanimously (6-0).
- ❖ Board Member Corkill offered a motion to approve Landscape and Hardscape with the following conditions:
 1. That the landscaping around the parking spaces be considered for clearance of door swings, pedestrians to get in/out of cars.
 2. Planting along Marietta other than just turf, may be ground cover.
 3. Stamped concrete as presented that is facing or leading to or from the right of way sidewalks shall be pavers or natural stone .
 4. The crosswalks shall be city standard pavers.
 5. The eastern wall between phases shall be faced either with brick, stone veneer, or lithocrete stamped pattern per Staff's direction and with a time frame to be determined by Staff.
 - Vice-Chair Schwing seconded the motion.
 - The motion was approved unanimously (6-0).

Board Member LeCain left the meeting before the vote.

9. ADJOURNMENT

Chairman Kramer adjourned the meeting at 12:15 p.m.

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: _____

☐ Fee Paid Initial: _____

For your convenience, this form may be completed electronically and printed upon completion. If you choose to handwrite your responses, please print in a clear, easily legible fashion.

Please complete this form and the submittal package in its entirety. See Page 2 "Instructions and Required Materials" for details. Lastly, verify that all information is true and accurate.

Your completed submittal package should be delivered to:

City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

NOTE: All applicable fees must be included with the application. Please note that a 3% convenience fee will be added to all credit card transactions. Applications will be accepted only on the dates reflected on the page of this form titled "Filing Deadlines and Meeting Schedule" and only between the hours of 8:30 AM and 3:30 PM.

If you have questions regarding this application or the design review process, please contact [Bret Schroeder](#) by calling 678-297-6088.

Business Name: 272 Seed Thompson, LLC

Location Address: 272 Thompson Street and 276 Thompson Street, Alpharetta, GA

Mailing Address: 3112 Main Street Suite 200

City: Duluth State: GA Zip Code: 30096 - _____

Contact for All Notifications: Steven Rowe

Contact Telephone: 678 - 990 - 2380 Mobile Telephone: 404 - 906 - 1639

Fax: _____ - _____ - _____ Email: slr@aecatl.com

Contact's Relation to Business: Engineer/Landscape Architect

This Application For (Check all that apply):

- | | |
|--|--|
| ☐ Addition | ☐ Modification to Exterior |
| ☐ Auxiliary Structure | ☒ New Construction |
| ☐ Color Selection | ☐ Signage |
| ☐ Material Selection | |

Application Fees:

Reviews \$350.00

Signs Review Only \$175.00

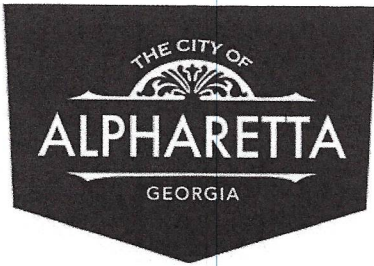
Legal Advertising Requirement \$175.00

Reapplication Fee \$100.00

Readvertising Fee \$175.00

This page will be the first page of your completed submittal packet.

Total Due



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: 272 Seed Thompson, LLC

Physical Address: 3112 Main Street Suite 200

Mailing Address: 3112 Main Street Suite 200

City: Cumming State: GA Zip Code: 30096 -

Owner Telephone: 404-274-1123 Contact Fax: - -

Property Owner Authorization *(Must be completed if the applicant is not the legal owner of the subject property):*

I, the undersigned, do hereby swear and attest, under penalty of law for false swearing, that I am the legal owner, as shown in the records of Fulton County, Georgia, of the property described herein and that I authorize the person identified herein as "Applicant" to act on my behalf in pursuit of this request.

Owner Name (Printed): Casey Hill Date: 12/2/25

Owner Signature: _____

Property Information:

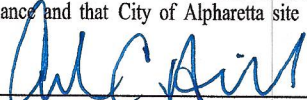
Address (If Assigned) : 272 & 276 Thompson Street, Alpharetta, GA

Tax ID or Map Reference Number: 12 270407490121, & 12 284108020012

Land Lot(s): 0749 & 0802 District: 1st Section: 2nd

Existing Zoning of Property: R12 Existing Uses of Property: Single-family Residential

This form is to be executed under oath. I, the person identified herein as "Applicant," do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Design Review Board Application is true and correct and contains no misleading information. I also understand that Design Review Board review and/or approval does not include review or approval for code compliance and that City of Alpharetta site and building plan review staff should be contacted with respect to code compliance issues and permitting procedures.

Applicant Signature:  Date: 12/2/25

Print Form

DESIGN REVIEW BOARD REVIEW CRITERIA

How will this proposal be visually compatible with the character of the surrounding areas?

Pedestrian paths within the site will echo the character of surrounding developments, ensuring a seamless visual transition. Along Thompson Street, multiple hardscaped seating areas with coordinated street furniture enhance sidewalk activity and match the aesthetic across the street.

In your submittal package, have you included a site line study from the public right of way, which shows the location of rooftop structures? If not, please explain below.

☐ Yes

☒ No

Site line study to be submitted separately with architectural drawings.

DESIGN REVIEW BOARD REVIEW CRITERIA

Please respond to the following ONLY if your application is within the North Point Overlay.

~~Explain how your application meets the site design and streetscape standards required for the North Point Overlay. *Site Design and Streetscape standards for the North Point Overlay can be found at this link: [Unified Development Code §2.10.3\(B\)](#).*~~

~~Explain how your application meets the fenestration, pedestrian access, building materials, building facade, and building massing standards required for the North Point Overlay.~~

~~Building design standards for the North Point Overlay can be found at this link: [Unified Development Code §2.10.8](#).~~

~~Describe the type of Civic Spaces and/or Amenity Spaces that your application includes.~~

~~Open Space requirements for the North Point Overlay can be found at this link: [Unified Development Code §2.10.10](#).~~

~~Please list and describe the Eco District measures that your application includes.~~

~~Eco District Measures for the North Point Overlay can be found at this link: [Unified Development Code §2.10.11](#).~~

DESIGN REVIEW BOARD REVIEW CRITERIA

Please respond to the following ONLY if your application is within the Downtown Overlay.

Which of the following architectural design styles does your application include?

- | | | |
|---|---|---|
| ☐ Georgian | ☐ Shingle | ☐ French Colonial |
| ☐ Federal / Adam | ☐ Folk Victorian | ☐ French Eclectic |
| ☐ Greek Revival | ☐ Romanesque | ☐ French New Traditional |
| ☐ Neoclassical | ☐ Italianate | |
| ☐ Stick | ☐ Tudor Eclectic | |
| ☐ Queen Anne | ☐ Beaux Arts | |

Please review the Downtown Overlay Architectural Style Requirements at this link: [Unified Development Code § 2.8.7\(D\)-\(R\)](#)

Describe how your application meets one (or more) of the above architectural design styles.

Please review the Alpharetta Downtown Design Guidelines at this link: [Alpharetta Downtown Design Guidelines](#)

List how your application aligns with or compliments the Alpharetta Downtown Design Guidelines.

This design reflects the Downtown Design Guidelines by emphasizing strong pedestrian connectivity throughout the site. Pathways link the development to the Alpha Loop, Thompson Street Park, nearby projects, and Avalon, creating a cohesive network of walkable connections. The plan also incorporates a passive park atop a stormwater detention area, maximizing the use of open space while integrating sustainable practices to provide meaningful amenities for the community.

Pedestrian paths within the site will echo the character of surrounding developments, ensuring a seamless visual transition. Along Thompson Street, multiple hardscaped seating areas with coordinated street furniture enhance sidewalk activity and match the aesthetic across the street. Additionally, an abundance of proposed shade trees along the Thompson Street frontage will help create a comfortable and inviting pedestrian experience.

Thompson Street Residential Property (proposed)

Legal Description

All that tract or parcel of land lying and being in Land Lots 0749 and 0802, 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia and being more particularly described as follows:

Beginning at the southeast corner of the property, along right of way of Thompson Street, at a 1" iron pin, said point being the True Point of Beginning

Thence, N 81°25'27" W for a distance of 100.00 feet to a point along right of way of Thompson Street;

Thence, N81°25'27" W for a distance of 100.00 feet to a point along right of way of Thompson Street;

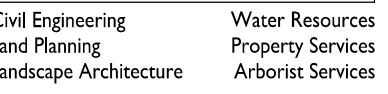
Thence, N 00°21'57" W for a distance of 422.82 feet to a point;

Thence, S 89°56'19" E for a distance of 99.66 feet to a point;

Thence, S 89°56'19" E for a distance of 100.00 feet to a point;

Thence, S 00°06'09" E for a distance of 452.42 feet to a 1" iron pin found said point being True Point of Beginning

Said Tract contains 2.03 acres (88,426.8 square feet) more or less.



TOPOGRAPHIC AND BOUNDARY SURVEY

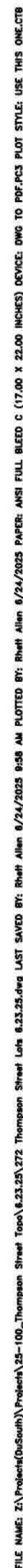
THOMPSON STREET
272 THOMPSON STREET,
ALPHARETTA, GA 30009

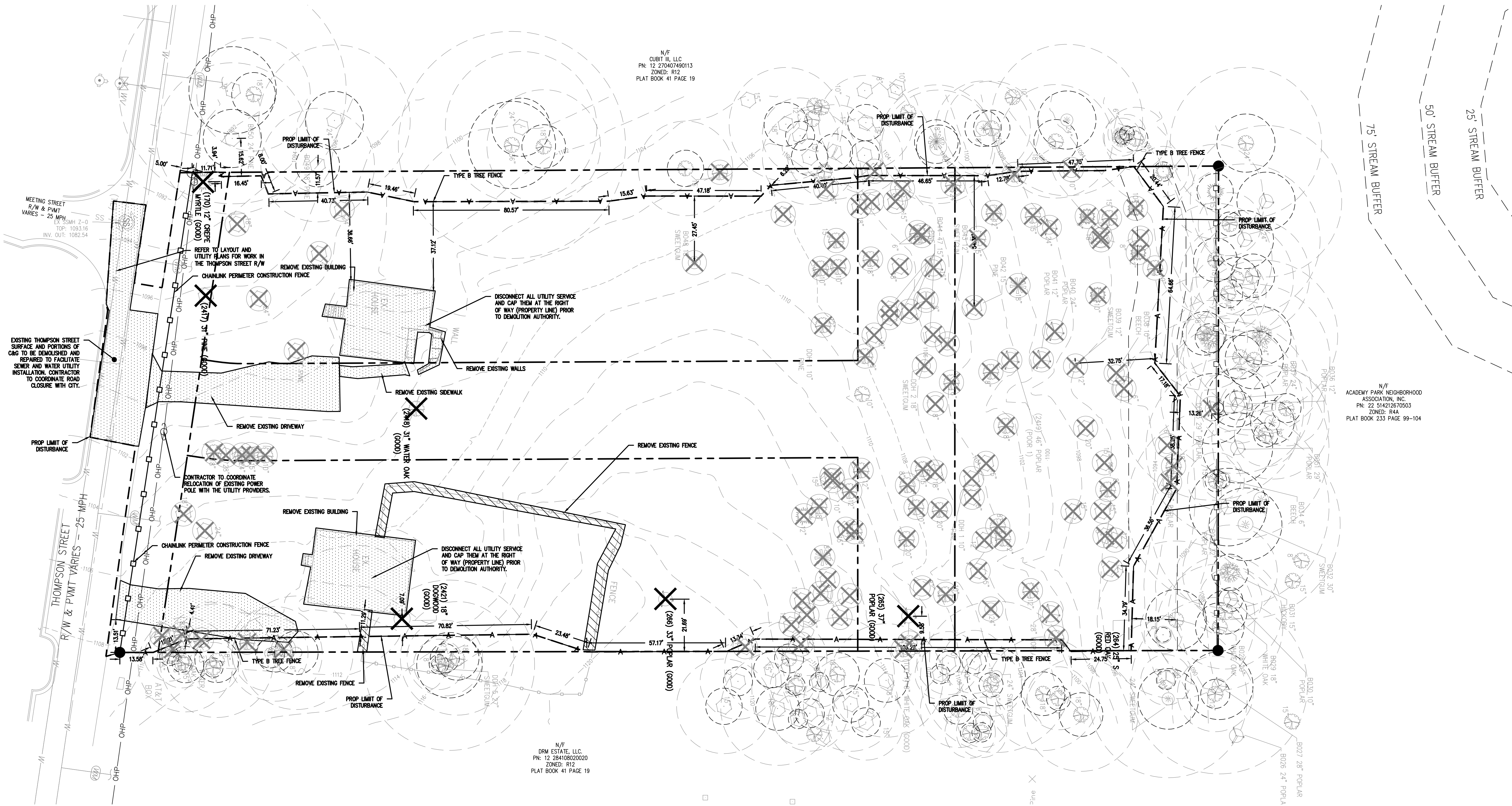
NO.	REVISIONS	DATE

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SHEET

C2.0





N/F
CUBIT III, LLC
PN: 12 270407490113
ZONED: R12
PLAT BOOK 41 PAGE 19

N/F
ACADEMY PARK NEIGHBORHOOD
ASSOCIATION, INC.
PN: 22 514212670503
ZONED: R4A
PLAT BOOK 233 PAGE 99-104

N/F
DRW ESTATE, LLC
PN: 12 284108020020
ZONED: R12
PLAT BOOK 41 PAGE 19

DEMOLITION NOTES

1. ALL PHASE 1 EROSION CONTROL BMPs MUST BE INSTALLED PRIOR TO DEMOLITION WORK.
2. ALL DEMOLITION DEBRIS MUST BE REMOVED FROM THE SITE. CONTRACTOR SHALL DISPOSE OF DEBRIS PER ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.
3. INSTALL TRAFFIC CONTROL DEVICES PER MUTCD (LATEST EDITION) STANDARDS FOR ALL ROADWORK.
4. REMOVE EXISTING SEPTIC TANK PER FULTON HEALTH DEPARTMENT REGULATIONS.
5. IF BUILDING DEMOLITION OCCURS PRIOR TO THE ISSUANCE OF THE LDP, A SEPARATE TREE PROTECTION AND SEDIMENT AND EROSION CONTROL PLAN SHALL BE PROVIDED.

UTILITY PROVIDERS

TELEPHONE & DSL	AT&T, INC.	(678) 624-7143
POWER	GEORGIA POWER	(877) 365-3276
WATER & SEWER	FULTON COUNTY WATER & SEWER	(404) 612-7470
GAS	ATLANTA GAS & LIGHT	(404) 391-7561

CAUTION

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF 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.

CITY OF ALPHARETTA TREE SAVE NOTES

1. IF THERE ARE INCONSISTENCIES BETWEEN ANY ITEMS ON THESE PLANS THE MORE STRICT INTERPRETATION OF THOSE REQUIREMENTS SHALL BE FOLLOWED. PLEASE CONTACT THE CITY ARBORIST FOR ANY INTERPRETATION.
2. PRIOR TO INITIAL SITE OPENING AND INSPECTION CITY ARBORIST WILL BE PROVIDED WITH RECEIPTS SHOWING THE REQUIRED TREE CARE PLAN HAS BEEN PRE-PAID TO A REPUTABLE TREE CARE COMPANY.
3. TREE SAVE FENCE AND SIGNAGE FOR ENTIRE SITE MUST BE INSTALLED, INSPECTED AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE OR DEMOLITION IS ALLOWED BEFORE THIS INSPECTION AND APPROVAL HAS OCCURRED.
4. THE CRZ OR SPECIMEN TREES PLUS ALL STREAM BUFFERS SHALL BE PROTECTED WITH WIRE-BACK TREE SAVE FENCING WITH METAL SUPPORT POSTS AND TREE SAVE SIGNAGE.
5. INSTALLATION OF THE TREE SAVE FENCE WILL INVOLVE NO TRENCHING.
6. ALL EXISTING TREES IDENTIFIED FOR PRESERVATION OR FOUND WITHIN TREE SAVE AREAS MUST BE FULLY PROTECTED DURING ALL PHASES OF THIS PROJECT.
7. ADDITIONAL TREES ALONG THE LIMITS OF DISTURBANCE WITH ENCROACHMENT INTO THE SRP AND DEEMED STRUCTURALLY UNSAFE BY THE CITY ARBORIST OR THE PROJECT ARBORIST MAY BE REQUIRED TO BE REMOVED PRIOR TO CO.
8. ALL ROOTS ENCOUNTERED 1/2" OR GREATER DURING GRADING OR EXCAVATING OPERATIONS SHALL BE CLEAN CUT UNDER THE DIRECTION OF AN ISA CERTIFIED ARBORIST.
9. ANY LIMBS OVERHANGING THE LOD THAT MAY BE RIPPED, TORN, OR DAMAGED DURING CONSTRUCTION SHALL BE PROPERLY PRUNED UNDER THE DIRECTION OF AN ISA CERTIFIED ARBORIST.
10. IT IS THE OWNER'S RESPONSIBILITY TO MAINTAIN THE VEGETATION AND REMOVE TRASH AND DEBRIS AROUND THE PERIMETER OF THE PROJECT, EVEN IF WITHIN THE PUBLIC ROW, IN ACCORDANCE WITH THE CITY OF ALPHARETTA PROPERTY MAINTENANCE CODES.
11. ALL APPROVED REVISIONS TO THE LOCATION OF THE TREE SAVE FENCE NEED TO BE COORDINATED WITH THE LAND DISTURBANCE INSPECTOR PRIOR TO RELOCATION.

DEMOLITION LEGEND

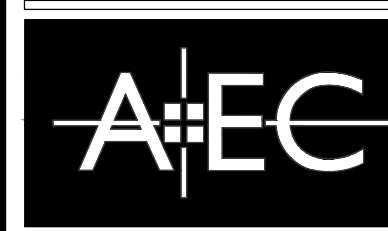
- | | |
|--|----------|
| EXISTING CURB | --- |
| SETBACKS | --- |
| EXISTING WATERLINE | ---W--- |
| EXISTING SEWERLINE | ---SS--- |
| EXISTING STORMLINE | ---S--- |
| PROPERTY LINES | --- |
| LIMITS OF DISTURBANCE (LOD) | --- |
| STREAM BUFFER | --- |
| STREAM CENTERLINE | --- |
| STEEL POST TYPE "B" TREE FENCE | ---A--- |
| CONSTRUCTION FENCE | --- |
| LARGE NON-SPECIMEN TREES TO BE REMOVED | ⊗ |
| SPECIMEN TREES TO BE REMOVED | × |
| DEMOLITION AREA | ▨ |
| CRZ (CRITICAL ROOT ZONE) | ○ |
| STRUCTURAL ROOT PLATE | ○ |



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SITE DEMOLITION PLAN

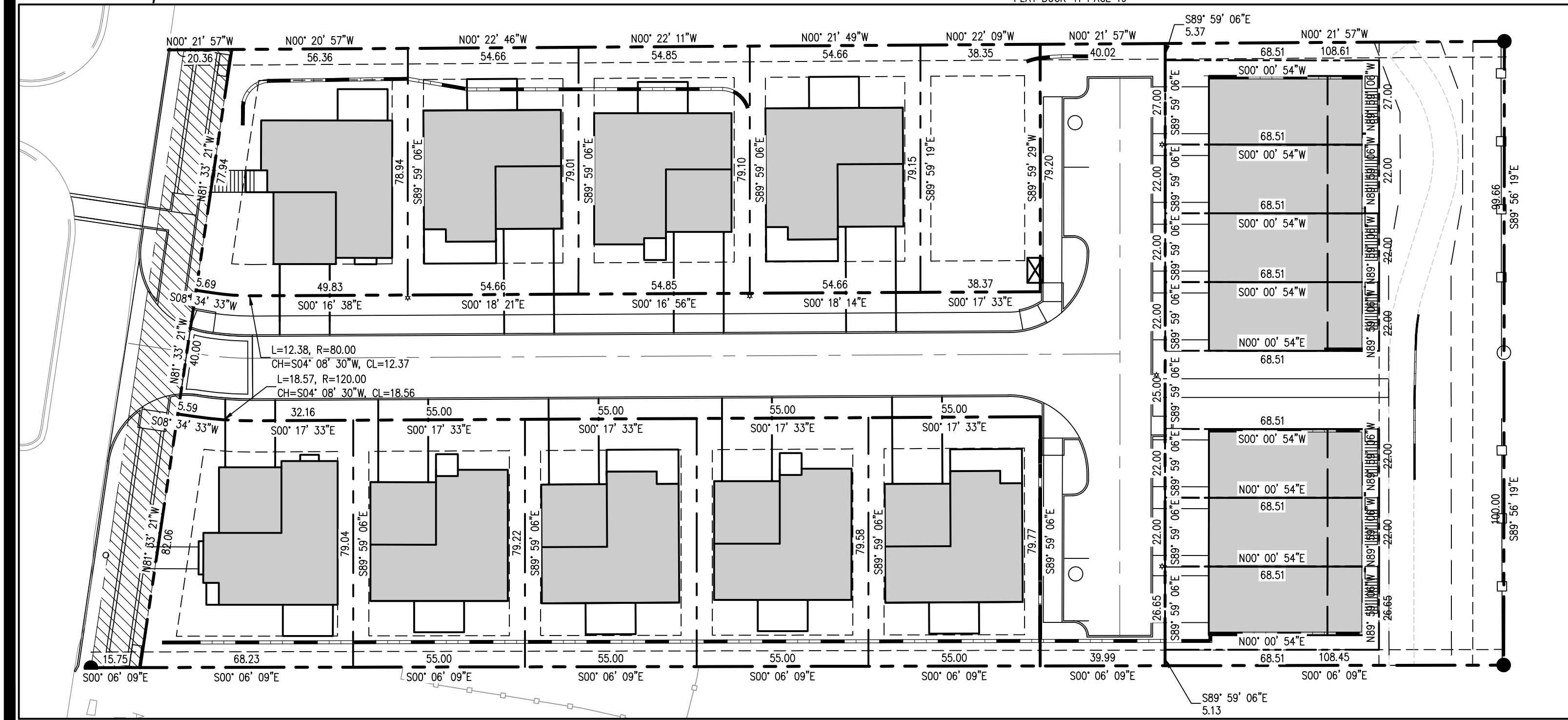
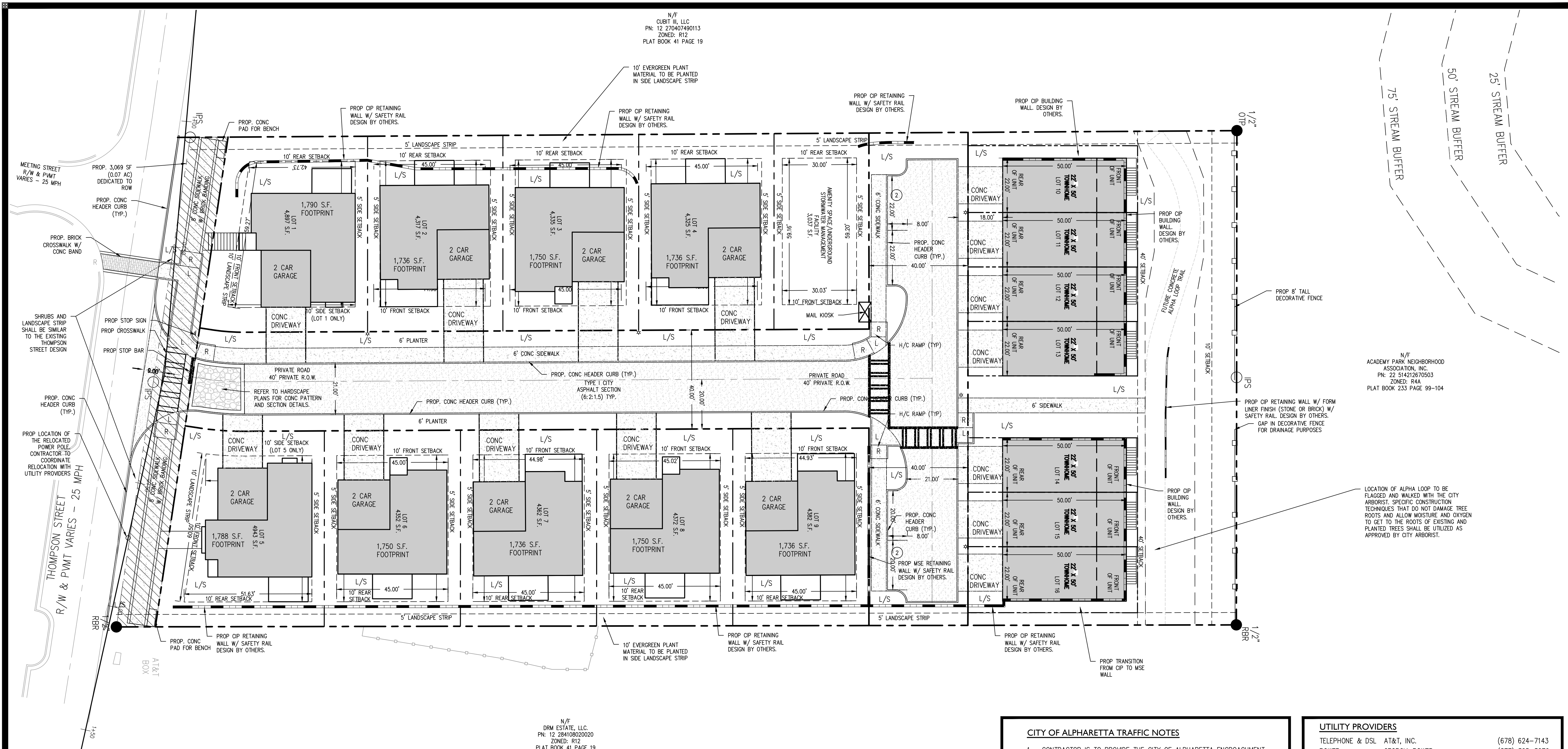
THOMPSON STREET
272 THOMPSON STREET,
ALPHARETTA, GA 30009

NO.	REVISIONS	DATE

PROJECT NO: 23-5306
CIVIL DRAWN BY: JLM
LANDSCAPE DRAWN BY: NGH
LANDSCAPE DESIGNED BY: JPS
CHECKED BY:
DATE: 11/14/2023

SHEET

C3.0



CITY OF ALPHARETTA TRAFFIC NOTES

- 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 RELOCATION 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 DIRECTLY FOR TRAFFIC SIGNAL UTILITY LOCATES. PHONE (678) 297-6200.
- ALL REQUIRED TRAFFIC SIGNAGE MUST MEET MUTCD STANDARDS.
- ALL REQUIRED TRAFFIC STRIPING MUST MEET MUTCD AND GDOT PLAN SPECIFICATION AND MUST BE THERMO-PLASTIC.
- ALL H/C RAMP FORMS MUST BE APPROVED BY CITY LAND DISTURBANCE INSPECTOR PRIOR TO CONCRETE POUR.
- IF SIGNS, STRIPING, AND MODIFICATIONS TO TRAFFIC CONTROL ARE REQUIRED AS A PART OF DEVELOPMENT, CONSTRUCTION SHOULD BE COMPLETE AND APPROVED BY THE CITY TRAFFIC ENGINEER PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- SIDEWALKS AND ISLANDS MUST BE DESIGNED TO ACCEPT H/C RAMPS AND LANDINGS THAT MEET ADA REQUIREMENTS (ALPHARETTA STANDARD 902).
- IF SIGNALIZATION OR SIGNAL MODIFICATIONS ARE REQUIRED AS PART OF DEVELOPMENT, CONSTRUCTION SHOULD BE COMPLETE AND APPROVED BY THE CITY TRAFFIC ENG. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

CITY OF ALPHARETTA FIRE MARSHALL NOTES

- A GEORGIA CERTIFICATE OF COMPETENCY HOLDER FOR AUTOMATIC FIRE SPRINKLER SYSTEMS WILL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF THE UNDERGROUND SUPPLY PIPING.
- DURING CONSTRUCTION AND FOR PERMANENT ACCESS, ROADWAYS CONSTRUCTED OF AN ALL-WEATHER SURFACE CAPABLE OF SUPPORTING 75,000 POUNDS GROSS WEIGHT SHALL BE PROVIDED PER INTERNATIONAL FIRE CODE, CHAPTER 5, SECTION 503.2.3, 2006 EDITION.

CAUTION
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UTILITY PROVIDERS

TELEPHONE & DSL	AT&T, INC.	(678) 624-7143
POWER	GEORGIA POWER	(877) 365-3276
WATER & SEWER	FULTON COUNTY WATER & SEWER	(404) 612-7470
GAS	ATLANTA GAS & LIGHT	(404) 391-7561

LAYOUT NOTES

- ALL DIMENSIONS ARE TO BACK OF CURB UNLESS NOTED OTHERWISE.
- ALL STRIPING TO BE THERMOPLASTIC WITHIN CITY AND GDOT RIGHT-OF-WAY.
- ALL PROPOSED ROADWAYS ARE TO BE TYPE II PAVEMENT SECTION, PER CITY OF ALPHARETTA STANDARD 901.
- ALL PAVING OUTSIDE OF PUBLIC RIGHT-OF-WAY TO BE 6:2:1 ASPHALT PAVING.

LEGEND

BC	BACK OF CURB
B.S.L.	BUILDING SETBACK LINE
C&G	CURB AND GUTTER
CIP	CAST IN PLACE
CONC.	CONCRETE
FC	FACE OF CURB
H/C	HANDICAP
L/S	LANDSCAPE AREA
L	LEVEL/LANDING
R	RAMP
S/W	SIDEWALK
LD	LIGHT DUTY PAVEMENT
HD	HEAVY DUTY PAVEMENT
R/W	RIGHT OF WAY
FOC	FACE OF CURB
COA	CITY OF ALPHARETTA
S	ACORN PED LIGHT POLE

TRASH NOTE:
TRASH TO BE COLLECTED VIA INDIVIDUAL ROLLING BINS.

LINETYPE LEGEND

PROPOSED CURB	---
EXISTING CURB	---
SETBACKS	---
PROPERTY LINES	---
LIMITS OF DISTURBANCE (LOD)	---

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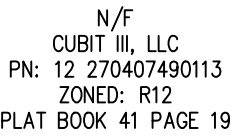
SITE LAYOUT PLAN

THOMPSON STREET
272 THOMPSON STREET,
ALPHARETTA, GA 30009

DATE _____
REVISIONS _____
NO. _____

PROJECT NO: 23-5306
CIVIL DRAWN BY: JLM
LANDSCAPE DRAWN BY: NGH
LANDSCAPE DESIGNED BY: JPS
CHECKED BY: _____
DATE: 11/14/2023

SHEET
C4.0



N/F
DRM ESTATE, LLC.
PN: 12 284108020020
ZONED: R12
PLAT BOOK 41 PAGE 19

1. ALL PUBLIC WATER LINES SHALL BE MARKED WITH A CONTINUOUS ELECTRONIC MARKING SYSTEM (EMS). CAUTION TAPE, AT A MAXIMUM BURIAL DEPTH OF 2- FEET DIRECTLY ABOVE THE WATER LINE LOCATED BELOW THE TAPE (30 INCH PATH MARKING TAPE) M00 #816 (16220 7613).

2. WATER VALVE MARKERS SHALL BE PLACED AT ALL LOCATIONS WHERE WATER VALVES ARE NOT IN THE STREETS. WATER VALVES LOCATED ON THE STREET WILL BE MARKED WITH AN ENGRAVED "V" ON TOP OF CURB AND ON THE CURB OUTSIDE THE OPENING OF EACH Y- WELL FACE. THE VALVE SHALL BE IDENTIFIED BY THE SERVICE LINE COLOR AND THE VALVE SHALL BE IDENTIFIED BY THE SERVICE LINE COLOR.

3. ALL TEMPORARY AND PERMANENT WATER EASEMENTS MUST BE DRESSED AND GRASSED TO CONTROL EROSION PRIOR TO ACCEPTANCE. NO TREES WILL BE ALLOWED TO BE PLANTED IN UTILITY EASEMENTS OR WITHIN 10- FEET OF A PUBLIC WATER MAIN.

4. AS-BUILT DRAWINGS AND MAINTENANCE BOND(S) MUST BE SUBMITTED AND ARE REQUIRED PRIOR TO INSPECTION AND ACCEPTANCE. NOTE THAT DIGITAL AS-BUILTS WILL BE REQUIRED AT THE COMPLETION OF THE PROJECT. PLEASE SEE FOR THE REQUIREMENTS: <https://www.fultoncountynyga.gov/services/water-services/development-permitting/inspection>

5. ALL DISTRIBUTION PIPING AND APPURTENANCE MATERIALS USED IN THE FULTON COUNTY WATER SYSTEM MUST BE MADE OF DUCTILE IRON AND COMPLY IN RESPECT TO AWWA/M21.11/C111-85 STANDARD SPECIFICATIONS. PLANS THAT DO NOT MEET THE SPECIFICATIONS IN ALL RESPECTS WILL NOT BE ACCEPTED. ALL LINES SHOULD BE CLASS 51, (OR GREATER THAN REQUESTED BY THE COUNTY).

6. CONTRACTOR IS RESPONSIBLE TO VERIFY THE LOCATION AND DEPTH OF THE EXISTING WATER LINES PRIOR TO CONSTRUCTION.

7. ALL 18-INCH VERTICAL SEPARATION BETWEEN EXISTING WATER LINES AND OTHER EXISTING AND PROPOSED UTILITIES LINES SHALL BE VERIFIED DURING CONSTRUCTION.

8. IF EXISTING WATER SERVICE LINE IS TO BE REMOVED AND ABANDONED, THE SERVICE SHALL BE REMOVED BACK TO THE CORPORATION STOP AND CAPPED AT THE WATER MAIN LINE IN THE PRESENCE OF THE INSPECTOR. OTHER EXISTING AND ABANDONED WATER SERVICE STRUCTURES WILL BE REMOVED IN THE PRESENCE OF THE INSPECTOR.

9. WATER METER BOXES ARE TO HAVE 1-INCH TYPE "K" COPPER SERVICE LINE; DEVELOPER IS RESPONSIBLE FOR PROPERLY SIZING SERVICE LINE AND METER. THE SERVICE LINE MUST BE ORIGINATED FROM THE MAIN LINE AND BE IDENTIFIED BY THE SERVICE LINE COLOR. ALL JOINTS SHALL BE FLARED. THE SERVICE LINE SHALL YOCK TO THE MAIN LINE WITH A DIRECT TAP WITH A CORPORATION COCK WITH A MINIMUM OF 18-INCHES BETWEEN TAPS.

10. WATER METER BOX SHALL BE A POLYETHYLENE METER BOX (M00 1219-18-INCH DEEP) WITH POLYETHYLENE LID (M00 1219-1-18INCH DEEP) LID FOR STRETCH YOCK BOX SHALL BE DFW M00 6514-1-18INCH DEEP) WITH OBLONG NOCK OUT AND 1/4-INCH RECESS FOR METER ANTENNAE WITH A FERROUS MAGNET IN THE LID AND A PLASTIC LOGGING MECHANISM.

11. FOR RESIDENTIAL SUBDIVISIONS: NO INDIVIDUAL METERS ARE TO BE PLACED IN A CONCRETE SIDEWALK OR DRIVEWAY. METERS MUST BE MAINTAINED IN GRASS AREAS.

12. FOR COMMERCIAL PROJECTS: ALL WATER SERVICE LINES INCLUDING CUL-DE-SACS, 5/8" X 1/2" METERS ARE TO BE PLACED IN A CONCRETE SIDEWALK OR DRIVEWAY.

13. THE STANDARD SIZE FOR A RESIDENTIAL HOME, HOWEVER DEVELOPER IS RESPONSIBLE FOR PROPERLY SIZING SERVICE LINE AND METER

14. LOT LINES WILL BE CLEARLY IDENTIFIED AND MARKED ON TOP OF CURBS BEFORE THE WATER MAIN IS INSTALLED.

15. A 6-INCHES P.V.C. CONDUIT WILL BE USED TO ACCESS ALL FIELDS ON OPPOSITE SIDES OF THE STREET, EXCEPT IN CUL-DE-SACS.

16. FIRE HYDRANTS SHALL BE IDENTIFIED BY THE SERVICE LINE COLOR, REVERSE FLANGES, TEES, AND FIRE HYDRANTS.

17. FIRE HYDRANTS SHOWN IN THE RADIIUS OF A CURVE SHALL BE POSITION ADJUSTED SO THAT THE ACTUAL INSTALLATION OF FIRE HYDRANTS WILL BE OUTSIDE OF CURVE RADIIUS.

18. ALL SAMPLING STATIONS AND AUTOMATIC FLUSHING STATIONS SHALL BE METERED AND INSTALLED PER FULTON COUNTY SPECIFICATIONS. FULTON COUNTY TO OWN AND MAINTAIN SAMPLING STATIONS AND FLUSHING UNITS.

19. ALL LINES, 6-INCHES DIAMETER OR GREATER MUST BE PRESSURE TESTED AT 250 PSI FOR A MINIMUM OF TWO (2) HOURS.

20. ALL WATER SERVICE LINES, AND NO INDIVIDUAL SUBDIVISIONS WILL BE INSTALLED BY THE DEVELOPER PER CURRENT FULTON COUNTY SPECIFICATIONS.

21. ALL REQUIRED OFF SITE EASEMENTS SHALL BE DEDICATED TO FULTON COUNTY PRIOR TO UTILITY PERMITTING. ALL PUBLIC ON- SITE EASEMENTS FOR OTHER THAN SINGLE FAMILY RESIDENTIAL PROJECTS THAT WILL BE FINAL PLATTED SHALL BE DEDICATED TO FULTON COUNTY PRIOR TO WATER RESOURCES PERMIT APPROVAL.

22. FOR RESIDENTIAL PROJECTS WHERE ONSITE WATER EASEMENTS ARE TO BE DEDICATED TO FULTON COUNTY, WATER EASEMENT INSIDE PROPERTY LINE TO BE SHOWN IN FINAL PLAT FOR RECORDING.

23. ANY CHANGES TO THE WATER DRAWINGS MUST BE APPROVED BY FULTON COUNTY.

24. NOTIFY FULTON COUNTY INSPECTOR 3-DAYS PRIOR TO CONSTRUCTION.

1. ALL WASTEWATER PIPE CONSTRUCTION SHOWN ON THESE PLANS MUST CONFORM TO FULTON COUNTY'S STANDARDS AND SPECIFICATIONS. STANDARD DETAILS 100 SERIES - 800 SERIES.
2. SANITARY SEWER SHALL BE LOCATED AT LEAST 10' FROM THE COUNTRY WITHOUT AN AS-BUILT DRAWING SHOWING THE HORIZONTAL AND VERTICAL ALIGNMENT OF THE SEWER SYSTEM, THE LOCATION OF ALL MANHOLES, SEWER CONNECTIONS, PIPING MATERIALS, REQUIRED EASEMENT LIMITS AND JUNCTIONS, AND PROPERTY LINES.
3. CONTRACTOR MUST VERIFY THE LOCATION AND ELEVATION OF ALL KNOWN AND UNKNOWN UNDERGROUND UTILITIES.
4. ALL TREE CANOPIES AND BRANCHING WASTEWATER EASEMENTS MUST BE DRESSED AND GRASSED TO CONTROL EROSION PRIOR TO ACCEPTANCE. TREES SHALL NOT BE PLANTED IN THE PERMANENT EASEMENT AREA, OR WITHIN 10'-FEET OF A FULTON COUNTY SEWER MAIN, ACCEPTANCE DETAIL 704.
5. AS-BUILT DRAWINGS AND MAINTENANCE BOND(S) MUST BE SUBMITTED AND ARE REQUIRED PRIOR TO INSPECTION AND ACCEPTANCE. DIGITAL AS-BUILT MUST BE REQUIRED. NOTE THAT DIGITAL AS-BUILTS WILL BE REQUIRED AT THE COMPLETION OF THE PROJECT. PLEASE SEE: <https://www.fultoncountyga.gov/Assets/Development/Permitting/Inspection/Requirements/MaintenanceBonds.pdf>
6. MAXIMATOR SEWER REPAIR UNIVERSAL COUPLINGS ARE REQUIRED FOR JOINING DIFFERENT TYPES OF SANITARY SEWER PIPES.
7. POOLS SHALL NOT DRAIN INTO FULTON COUNTY SEWER SYSTEM, UNLESS AUTHORIZED BY THE DIRECTOR. A VARIANCE MAY BE GRANTED. A BACKFLOW PREVENTER SHALL BE INSTALLED ON ALL POOL DISCHARGES.
8. LOW PRESSURE AIR TESTING REQUIRED FOR ALL WASTEWATER PIPE SYSTEMS. THIS TEST MUST MEET ALL REQUIREMENTS AS OUTLINED IN UNI-B-06 OR CURRENT REVISION. A FULTON COUNTY INSPECTOR MUST BE PRESENT DURING TESTING.
9. CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND INVERT ELEVATIONS OF WASTEWATER PIPES FOR A CONNECTION TO EXISTING WASTEWATER SYSTEMS.
10. PLEASE ADD THE FOLLOWING NOTES FOR ALL APPLICATE MANHOLES.
 - 10.1. ADD NOTES TO THE EXISTING MANHOLES
 - 10.1.1. CONTRACTOR TO FIELD VERIFY THE LOCATION AND INVERT OF THE EXISTING WASTEWATER LINE PRIOR TO CONSTRUCTION.
 - 10.1.2. REMOVE OR REPLACE THE EXISTING INVERT TO ACCEPT THE NEW LINE AS REQUIRED IN THE FIELD.
 - 10.1.3. CORE FOR NEW LATERAL FROM THE INSIDE OF THE MANHOLE IN THE PRESENCE OF THE INSPECTOR.
 - 10.1.4. NEW DROP LINE TO ENTER MANHOLE AT 0.44'-FEET ABOVE THE EFFLUENT INVERT.
 - 10.1.5. REBUILD THE WATER TABLE AND INVERT WITH ROWLOCK BRICKS TO DIRECT THE RUNOFF FROM THE NEW LINE TO EXISTING EFFLUENT INVERT.
 - 10.1.6. REHAUSITATE EXISTING MANHOLE AS REQUIRED WITH FIELD TO BRING MANHOLE INTO COMPLIANCE WITH FULTON COUNTY STANDARDS AND REGULATIONS.
 - 10.2. ADD NOTES TO DOGHOUSE MANHOLES.
 - 10.2.1. CONTRACTOR TO FIELD VERIFY THE LOCATION AND INVERT OF THE EXISTING WASTEWATER LINE PRIOR TO CONSTRUCTION.
 - 10.2.2. THE CONTRACTOR IS TO CUT AND REMOVE THE TOP HALF OF THE PIPE ONLY PRIOR APPROVAL BY THE FULTON COUNTY INSPECTOR.
 - 10.2.3. THE NEW INFLUENT LINE IS TO ENTER THE STRUCTURE A MINIMUM OF 0.53'-FEET ABOVE THE EFFLUENT ELEVATION TO ALLOW NEW WATER TABLE TO BE BUILT.
 - 10.2.4. BUILD THE WATER TABLE AND INVERT WITH ROWLOCK BRICKS TO DIRECT THE RUNOFF FROM THE NEW LINES TO EXISTING EFFLUENT INVERT.
11. CONTRACTOR IS TO CUT AND REMOVE THE EXISTING LINE ONLY PRIOR APPROVAL BY THE FULTON COUNTY INSPECTOR.
12. ALL WASTEWATER LINES AND LATERALS SHALL BE LESS THAN 18-INCHES OF CLEARANCE TO ANOTHER UTILITY LINE SHALL BE CONSTRUCTED OF A MINIMUM OF DIRT HOPE PIPE IN SIPS (DUCITILE RCP PIPE SIZE).
13. NO FILL SHALL BE PLACED ON A SANITARY SEWER EASEMENT WITHOUT APPROVAL BY THE DEPUTY DIRECTOR OF SEWER.

14. ALL SANITARY MANHOLES MUST EXTEND TO THE GROUND SURFACE. ALL MANHOLES OUTSIDE OF ROADWAYS AND ROW SHALL BE A MINIMUM 18-INCHES ABOVEGROUND AND SHALL BE SHOWN IN SANITARY SEWER PROFILE. IF A MANHOLE IS IN A FLOOD PLANE OR HIGH WATER AREA, THEY SHALL HAVE WATERLOGGING COVERS AND EXTEND ABOVE THE 25-YEAR FLOODPLAIN LEVEL (CLEARLY INDICATE AND PROVIDE DETAILS). MANHOLES FLASH WITH THIS GROUND MAY BE APPROVED ON AN APPROVED BASIS.
15. FOR ALL PROJECTS UTILIZING INDIVIDUAL ON-SITE WASTEWATER MANAGEMENT (SEPTIC) SYSTEMS DESIGN AND PROVISIONS SHALL BE IN CONFORMANCE WITH FULTON COUNTY BOARD OF HEALTH REGULATIONS.
16. 8-INCHES OR LARGER PIPE LINES SHALL BE CCTV INSPECTED. A VIRUS FREE PORTABLE STORAGE DRIVE (USB FLASH DRIVE) AND WRITTEN INSPECTION LOG SHALL BE PROVIDED WHEN 45'-BUILTS ARE SUBMITTED.
17. USE OF SURVEYED POINTS IN PAVED AREAS SHALL BE IN ACCORDANCE WITH PER FULTON COUNTY STANDARD DETAIL 709.
18. COMPACTION OF THE BACK FILL OF ALL TRENCHES SHALL BE COMPACTED TO AT LEAST 90% STANDARD PROCTOR DENSITY. BACKFILL MATERIAL SHALL BE FREE FROM ROOTS, STUMPS, OR OTHER FOREIGN DEBRIS, AND SHALL BE PLACED AT OR NEAR OPTIMUM MOISTURE CONTENT. CORRECTION OF ANY TRENCH SETTLEMENT WITHIN 36 MONTHS FROM THE EFFECTIVE DATE THE BOND ACCEPTANCE WILL BE THE RESPONSIBILITY OF THE OWNER. THE BACKFILL OF THE BACK FILL OF ALL TRENCHES LOCATED UNDER PAVEMENT SHALL BE COMPACTED TO AT LEAST 95% STANDARD PROCTOR DENSITY.
19. SANITARY SEWER LATERALS SHOULD BE MARKED WITH 4"x4" POSTS WITH MIN. 4'-FEET ABOVE GROUND. THE TOP 1'-FOOT SHOULD BE PAINTED GREEN. EACH LATERAL IS TO BE BROUGHT TO THE GROUND SURFACE IN ACCORDANCE WITH FULTON COUNTY STANDARD DETAIL 711.
20. ALL REQUIRED OFF-SITE EASEMENTS SHALL BE DEDICATED TO FULTON COUNTY PRIOR TO UTILITY PERMITTING.
21. FILL PUBLIC ON-SITE EASEMENTS FOR OTHER THAN SINGLE FAMILY RESIDENTIAL PROJECTS THAT WILL BE FINAL PLATTED SHALL BE DEDICATED TO FULTON COUNTY PRIOR TO PLAT APPROVAL.
22. FOR RESIDENTIAL PROJECTS WHERE ON-SITE SANITARY SEWER EASEMENTS ARE TO BE DEDICATED TO FULTON COUNTY, THE FOLLOWING NOTES APPLY: SANITARY SEWER EASEMENTS SHALL BE DEDICATED TO FULTON COUNTY PRIOR TO PLAT FOR RECORDING.
23. FOR ALL PROJECTS CONTAINING PWC WASTEWATER PIPES, ALSO INCLUDE THE FOLLOWING NOTES:
 - 23.1. PIPE SHALL BE ASTM D3334, SDR11 IN 12.5 FOOT LENGTHS WITH ELASTOMERIC SEALED JOINTS IN ACCORDANCE WITH ASTM D3212.
 - 23.2. BEDDING SHALL BE #57, SAND, ANGULAR, CRUSHED STONE. BEDDING SHALL EXTEND A MINIMUM OF 4-INCHES BELOW THE PIPE AND EXTEND TO THE TOP OF THE PIPE. THE BEDDING SHALL BE COMPACTED BY "SLICING WITH A FLAT SHOVEL". THE WIDTH OF THE DITCH MUST BE IN ACCORDANCE WITH OSHA SAFETY STANDARDS.
 - 23.3. INITIAL BACKFILL AFTER BEDDING, COMPLETE INITIAL BACKFILL WITH #57 STONE. IF NO ROCK IS ENCOUNTERED, INITIAL BACKFILL SHALL EXTEND TO A MINIMUM 6-INCHES ABOVE THE TOP OF THE PIPE, OTHERWISE INITIAL BACKFILL SHALL EXTEND TO 12-INCHES ABOVE THE TOP OF THE PIPE.
 - 23.4. FITTINGS FOR LATERAL CONNECTIONS SHALL BE 45° WYES AND BENDS. PROVIDE PORE PIPE STOPPERS FOR EACH LATERAL. PROVIDE SPECIAL WATERIGHT CONNECTIONS AT MANHOLES AND TRANSITIONS TO DUCTILE IRON PIPE AS RECOMMENDED BY THE PIPE MANUFACTURER.
 - 23.5. AFTER INSTALLATION, A DEFLECTION TEST IS REQUIRED. INITIAL DEFLECTION SHALL BE LIMITED TO 3% OF THE UNDEFLECTED DIAMETER. A SECOND TEST SHALL BE MADE AT LEAST 8 MONTHS AFTER THE INSTALLATION BUT BEFORE FINAL ACCEPTANCE. AT THAT TIME DEFLECTION SHALL BE LIMITED TO 5% OF THE UNDEFLECTED DIAMETER.
24. ALL MANHOLES LOCATED WITHIN A FLOOD PLANE SHALL HAVE CONCENTRIC CONE SECTIONS AND FLANGE DOWN FRAMES AND COVERS. ALL MANHOLES LOCATED WITHIN AN UNPAVED AREA SHALL HAVE CONCENTRIC CONE SECTIONS AND BOLT DOWN FLANGE UP COMPOSITE FRAME AND COVERS. ALL MANHOLES LOCATED WITHIN A FLOOD PLANE AREA SHALL HAVE ECCENTRIC CONE SECTIONS AND WATERIGHT COMPOSITE RING AND COVER. WITH BOLT DOWN GASKETED FLANGE UP FRAME AND COVERS. RAISE TOP OF MANHOLES IN LANDSCAPE AREAS TO 0.5'-FEET ABOVE GRADE.
25. ANY CHANGES TO THE SEWER DRAWINGS MUST BE APPROVED BY FULTON COUNTY.
26. NOTIFY FULTON COUNTY INSPECTOR 3-DAYS PRIOR TO CONSTRUCTION.

ALL MANHOLES LOCATED WITHIN A FLOOD PRONE AREA SHALL HAVE CONCENTRIC CORE SECTIONS AND FLANGE DOWN FRAMES AND COVERS. ALL MANHOLES LOCATED WITHIN AN UNPAVED AREA SHALL HAVE ECCENTRIC CORE SECTIONS WITH BOLT DOWN FLANGE UP FRAME COVERS. ALL MANHOLES LOCATED WITHIN A FLOOD PRONE AREA SHALL HAVE ECCENTRIC CORE SECTIONS WITH BOLT DOWN GASKETED FLANGE UP FRAME AND COVERS. RAISE TOP OF MANHOLES IN LANDSCAPE AREAS TO 0.5 FEET ABOVE GRADE.

1. CONTRACTOR IS TO CUT AND REMOVE THE PIPE ONLY UPON FINAL APPROVAL BY THE FULTON COUNTY INSPECTOR.
2. ALL WASTEWATER LINES AND LATERALS WITH LESS THAN ONE-FOOT OF CLEARANCE TO ANOTHER UTILITY LINE SHALL BE CONSTRUCTED WITH A CONCRETE SADDLE TO MAINTAIN SEPARATION.
3. WAIVER EASEMENT INSIDE PROPERTY LINE TO BE SHOWN ON FINAL PLAT FOR RECORDING.
4. A MINIMUM OF 10 FEET SHALL BE KEPT BETWEEN THE COUNTRY WATER AND SEWER LINES, AND THE FACE OF ANY IMPROVEMENTS.
5. ALL TREES MUST BE PLANTED OUTSIDE OF ANY UTILITY EASEMENTS, UNLESS APPROVED BY THE CITY ARBORIST OR UTILITY PROVIDER.

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1. NO TRESS SHALL BE PLANTED IN UTILITY EASEMENTS OR WITHIN 10- FEET OF ANY UTILITY LINES.
2. THIS IS A SANITARY SEWER PRIVATE SYSTEM. FULTON COUNTY'S MAINTENANCE RESPONSIBILITY STARTS AND ENDS AT PROPOSED CLEANOUT (CO) S-1.
3. REPLACE COVERS ON EXISTING MANHOLES WITH NEW (LANDSCAPE AND/OR PAVEMENT) MANHOLE COVER (DETAILS ATTACHED).
4. ALL WASTEWATER LINE AND LATERALS WITH LESS THAN ONE-FOOT CLEARANCE TO ANOTHER UTILITY LINE SHALL BE CONSTRUCTED WITH A CONCRETE SADDLE TO MAINTAIN SEPARATION.

1. REFER TO SHEET 03.3 FOR ALPHARETTA STANDARD DETAILS 400 & 401 (UTILITY CROSS SECTION AND STRUCTURE ADJUSTMENT).
2. ALL SANITARY SEWER MANHOLES TO BE F.C. STD. 113, 114, AND 115.
3. ALL CLEANOUTS TO HAVE US7 7035 SEWER VALVE BOX AND COVER.
4. ALL DUMPSHEDS TO BE F.C. STD. 703.
5. PROP FIRE HYDRANTS SHOWN ON PLAN SHALL INCLUDE FULL ASSEMBLY INCLUDING FH VALVE.
6. BRIGADE SYSTEMS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY.
7. CITY OF ALPHARETTA APPROVAL REQUIRED BEFORE CONNECTIONS ARE MADE TO THE EXISTING WATER AND SANITARY SEWER LINES WITHIN CANTON STREET, LYLE GARDEN PLACE.
8. NO SEPTIC SYSTEMS ARE PROPOSED OR EXIST ON SITE.
9. ALL WASTEWATER LINES AND LATERALS WITH LESS THAN ONE-FOOT OF CLEARANCE TO ANOTHER UTILITY LINE SHALL BE CONSTRUCTED WITH A CONCRETE SADDLE TO MAINTAIN SEPARATION.
10. REPLACE COVERS ON EXISTING MANHOLE WITH NEW MANHOLE COVERS.
11. ACCEPTABLE MATERIALS FOR WATER LINES WITHIN FULTON COUNTY ARE EITHER TYPE "K" COPPER FOR LINES UP TO 4-INCHES OR CLASS 51 ACP DWMA C151 FOR LINES 4-INCHES AND LARGER.
12. 1" TYP K COPPER SERVICE AND CAST IRON WATER METER BOXES WILL BE INSTALLED FOR ALL LOTS.
13. CURB STOP ARE TO BE 12" DIA. ANGULAR BALL BEARING CURB STOP. THE CENTER OF THE CURB STOPS ARE TO BE SET 10-INCHES BELOW GRADE. THE SHOULDERS ARE TO BE GRADED TO FINISHED GRADE PRIOR TO SETTING THE WATER METER BOXES.

1. ALL WATER SERVICE IS PROVIDED BY FULTON COUNTY.
2. THE MINIMUM DEPTH OF WATER LINES IS FOUR (4) FEET.
3. A MINIMUM OF 18 INCHES OF VERTICAL CLEARANCE MUST BE OBTAINED AT ALL CROSSINGS OF OTHER UTILITIES.
4. REFER TO M/E/P DRAWINGS FOR BUILDING CONNECTION DETAILS.
5. WATER MAINS/PIPES ARE TO BE CAST IRON "ROME" STYLE METAL PIPE WITH A CAST IRON LID. LIDS ARE TO HAVE PRE-DRILLED HOLES FOR 1/2" V-BOLTS FOR EASY REMOVAL.
6. THE CONTRACTOR SHALL VERIFY ALL WATERLINE SIZES PRIOR TO PURCHASE AND INSTALLATION.
7. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH FULTON COUNTY DEPARTMENT OF WATER & SEWER STANDARDS AND SPECIFICATIONS. BLOCKING SHALL BE INSTALLED PER FULTON COUNTY DETAILS ON SHEET 0620.
8. COORDINATE WITH POWER COMPANY FOR PROPOSED ELECTRICAL SERVICE.
9. COORDINATE WITH ATLANTA GAS LIGHT COMPANY FOR TYPED PROPOSED GAS LINE INTO EXISTING GAS LINE (770-205-3610).
10. NOTIFY FULTON COUNTY WATER & SEWER DEPARTMENT FOR ALL WATER LINE WORK PRIOR TO CONSTRUCTION.
11. ALL WORK SHALL BE COMPLETED PRIOR TO STARTING ANY OTHER WORK BEFORE STARTING ANY OTHER WORK.
12. THE CONTRACTOR MAY BE REQUIRED TO INSTALL CONDUITS FROM THE BUILDING TO THE UTILITY, COORDINATION WITH THE GAS, PHONE, AND ELECTRIC COMPANY WILL BE REQUIRED BY THE CONTRACTOR.
13. CONTRACTOR TO COORDINATE TO ELECTRICAL HARDWARE TO PARKING LOT LIGHTS AND ROAD SIGN.
14. CONTRACTOR TO FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF WASTEWATER PIPES FOR A CONNECTION TO EXISTING WASTEWATER PIPES.
15. RCP WITH PUBLIC G.O.W.
16. ALL METAL PIPES MUST BITUMINOUS, ASPHALT OR ALUMINUM COATED WITH PAVED INVERTS, UNLESS NOTED OTHERWISE.
17. ALL STORM DRAINS AND DROP INVERTS WILL HAVE 4" PERMANENT POLLUTION PREVENTION MARKERS INSTALLED PRIOR TO ANY MARKING OF THE ALPHABETICALLY NUMBERING/PUBLIC WORKS DEPARTMENT 678-297-6200.
18. IRRIGATION SYSTEMS ARE NOT ALLOWED WITHIN THE PULL-OUT-OF-WAY.
19. ALL PIPES TO HAVE PAVED INVERTS.
20. ALL FIRE HYDRANTS SHALL BE 12" FLOOT BURY HYDRANTS WITH A MAXIMUM DISTANCE OF 400 FEET BETWEEN EACH. FIRE HYDRANTS SHOULD BE LOCATED WITHIN RIGHT-OF-WAY.
21. ALL WASTEWATER LINES AND LATERALS WITH LESS THAN ONE-FOOT OF CLEARANCE TO ANOTHER UTILITY LINE SHALL BE CONSTRUCTED WITH A CONCRETE SADDLE TO MAINTAIN SEPARATION.
22. BUILDING TO HAVE 13R FIRE SPRINKLER SYSTEM.

1. CONTRACTOR IS RESPONSIBLE TO VERIFY THE LOCATION AND DEPTH OF THE EXISTING WATER LINES PRIOR TO CONSTRUCTION.
2. IF EXISTING WATER SERVICE LINE IS TO BE REMOVED AND ABANDONED, THE SERVICE SHALL BE REMOVED BACK TO THE CORPORATION STOP AND CAPPED AT THE WATER MAIN LINE IN THE PRESENCE OF THE INSPECTOR. OTHER EXISTING AND ABANDONED WATER SERVICE STRUCTURES WILL BE REMOVED IN THE PRESENCE OF THE INSPECTOR.
3. ACCEPTABLE MATERIALS FOR WATER LINES WITHIN FULTON COUNTY ARE EITHER TYPE "K" COPPER FOR LINES UP TO 4" OR CLASS 51 DIP AWWA C151 FOR LINES 4" AND LARGER.

TELEPHONE & DSL	AT&T, INC.	(678) 624-7143
POWER	GEORGIA POWER	(877) 365-3276
WATER & SEWER	FULTON COUNTY WATER & SEWER	(404) 612-7470
GAS	ATLANTA GAS & LIGHT	(404) 391-7561

CLEANOUT (CO)
 SANITARY SEWER MANHOLE (SSMH)
 FACE OF CURB (FOC)
 CITY OF ALPHARETTA (COA)
 EXISTING CURB
 SETBACKS
 EXISTING WATERLINE
 EXISTING SEWERLINE
 EXISTING STORMLINE
 PROPOSED WATERLINE
 PROPOSED SEWERLINE
 PROPERTY LINES
 LIMITS OF DISTURBANCE (LOD)
 SEWER EASEMENT
 WATER EASEMENT
 POWER TRANSFORMER
 THRUST BLOCK



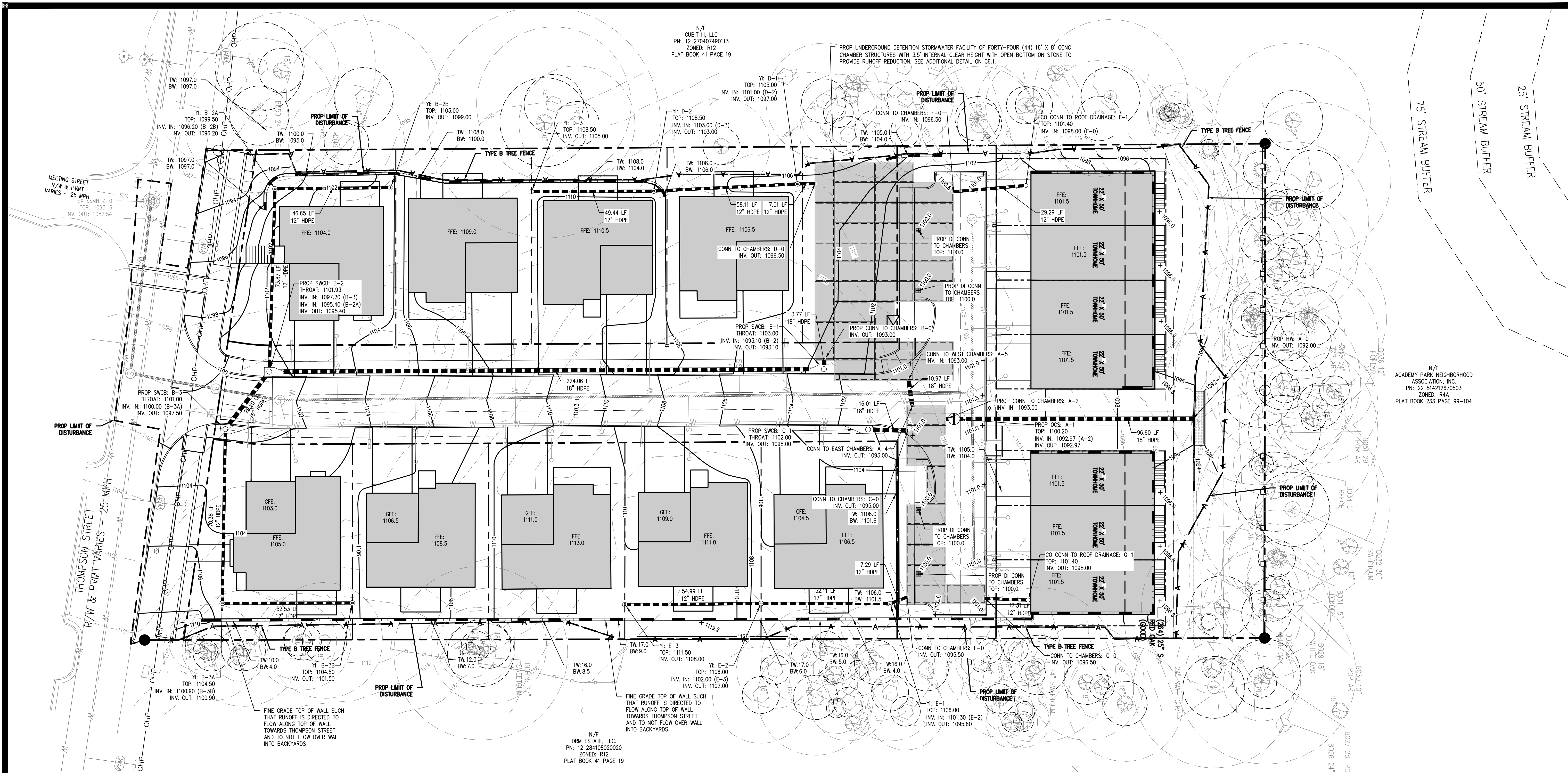
SITE UTILITY PLAN

THOMPSON STREET
272 THOMPSON STREET,
ALPHARETTA, GA 30009

[illegible]

PROJECT NO.: 25-5206
CIVIL DRAWN BY: JLM
CIVIL DESIGNED BY: CJF
LANDSCAPE DRAWN BY: NGH
LANDSCAPE DESIGNED BY: JPS
CHECKED BY:
DATE - 11/14/2025

C5.0



WALL NOTES

- ALL WALLS 30" AND OVER IN HEIGHT REQUIRE A MINIMUM 42" HANDRAIL ON TOP.
- ALL WALLS DESIGNED AND PERMITTED BY OTHERS.
- FOR WALLS 4'-0" AND OVER A SEPARATE BUILDING PERMIT WILL BE REQUIRED. ALL WALLS OVER 4'-0" REQUIRED FENCING OR ACCEPTABLE DENSE VEGETATION AT THE TOP PER UDC ARTICLE IV 4.4.5.J.
- POURED CONCRETE WALLS AND BLOCK WALLS MUST BE CLAD IN BRICK OR NATURAL STONE. FACING OF SUCH WALLS SHALL BE APPROVED BY THE CITY ARCHITECT.

CAUTION

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF 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.

FILL NOTES

- ALL AREAS TO RECEIVE STRUCTURAL FILL TO BE CLEARED, STRIPPED AND FREE OF TOPSOIL, ROOTS, STUMPS, AND ALL OTHER DELETERIOUS MATERIAL. STRUCTURAL FILL TO BE CLEAN FROM ORGANICS AND ALL OTHER DELETERIOUS MATERIAL.
- FILL TO BE PLACED IN MAXIMUM 8" LIFTS AND COMPACTED TO AT LEAST 95% STANDARD PROCTOR MAXIMUM DENSITY AND TO WITHIN ±3% OF THE OPTIMUM MOISTURE CONTENT, UNLESS OTHERWISE SPECIFIED IN THE PROJECT GEOTECHNICAL REPORT OR BY THE PROJECT GEOTECHNICAL ENGINEER.
- ALL FILL SOILS TO BE PLACED UNDER THE OBSERVATION OF THE PROJECT GEOTECHNICAL ENGINEER.
- DOCUMENTATION OF COMPACTION TESTING SHALL BE PROVIDED TO LAND DISTURBANCE ACTIVITY INSPECTOR FOR ALL ROADWAY CONSTRUCTION IN RIGHT-OF-WAY, (INCLUDING DECELERATION LANES) CONTACT LAND DISTURBANCE ACTIVITY INSPECTOR PRIOR TO CONSTRUCTION FOR FURTHER TESTING REQUIREMENTS.

ROOF DRAINAGE NOTES

- ALL ROOF DRAINAGE TO THE DIRECTLY INTO NEARBY STORM STRUCTURES.

EARTHWORK

CUT: 8,883 CY
FILL: 3,155 CY
NET: 5,648 (OUT)

- CITY OF ALPHARETTA TREE SAVE NOTES**
- IF THERE ARE INCONSISTENCIES BETWEEN ANY ITEMS ON THESE PLANS THE MORE STRICT INTERPRETATION OF THOSE REQUIREMENTS SHALL BE FOLLOWED. PLEASE CONTACT THE CITY ARBORIST FOR ANY INTERPRETATION.
 - PRIOR TO INITIAL SITE OPENING AND INSPECTION CITY ARBORIST WILL BE PROVIDED WITH RECEIPTS SHOWING THE REQUIRED TREE CARE PLAN HAS BEEN PRE-PAYED TO A REPUTABLE TREE CARE COMPANY.
 - TREE SAVE FENCE AND SIGNAGE FOR ENTIRE SITE MUST BE INSTALLED, INSPECTED AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE OR DEMOLITION IS ALLOWED BEFORE THIS INSPECTION AND APPROVAL HAS OCCURRED.
 - THE CRZ OF SPECIMEN TREES PLUS ALL STREAM BUFFERS SHALL BE PROTECTED WITH WIRE-BACK TREE SAVE FENCING WITH METAL SUPPORT POSTS AND TREE SAVE SIGNAGE.
 - INSTALLATION OF THE TREE SAVE FENCE WILL INVOLVE NO TRENCHING.
 - ALL EXISTING TREES IDENTIFIED FOR PRESERVATION OR FOUND WITHIN TREE SAVE AREAS MUST BE FULLY PROTECTED DURING ALL PHASES OF THIS PROJECT.
 - ADDITIONAL TREES ALONG THE LIMITS OF DISTURBANCE WITH ENCROACHMENT INTO THE SRP AND DEEMED STRUCTURALLY UNSAFE BY THE CITY ARBORIST OR THE PROJECT ARBORIST MAY BE REQUIRED TO BE REMOVED PRIOR TO CO.
 - ALL ROOTS ENCOUNTERED 1/2" OR GREATER DURING GRADING OR EXCAVATING OPERATIONS SHALL BE CLEAN CUT UNDER THE DIRECTION OF AN ISA CERTIFIED ARBORIST.
 - ANY LIMBS OVERHANGING THE LOD THAT MAY BE RIPPED, TORN, OR DAMAGED DURING CONSTRUCTION SHALL BE PROPERLY PRUNED UNDER THE DIRECTION OF AN ISA CERTIFIED ARBORIST.
 - IT IS THE OWNER'S RESPONSIBILITY TO MAINTAIN THE VEGETATION AND REMOVE TRASH AND DEBRIS AROUND THE PERIMETER OF THE PROJECT, EVEN IF WITHIN THE PUBLIC ROW, IN ACCORDANCE WITH THE CITY OF ALPHARETTA PROPERTY MAINTENANCE CODES.
 - ALL APPROVED REVISIONS TO THE LOCATION OF THE TREE SAVE FENCE NEED TO BE COORDINATED WITH THE LAND DISTURBANCE INSPECTOR PRIOR TO RELOCATION.

STORM DRAINAGE LEGEND

	DI	DROP INLET GDOT STD 1019
	DWCB	DOUBLE WING CATCH BASIN GDOT STD 1034
	HOPE	HIGH-DENSITY POLYETHYLENE PIPE (N-12 SMOOTH INTERIOR PIPE BY NYLOPLAST)
	HW	HEADWALL
	JB	JUNCTION BOX GDOT STD 1011
	OCS	OUTLET CONTROL STRUCTURE
	RCP	REINFORCED CONCRETE PIPE (CLASS 5)
	SWCB	SINGLE WING CATCH BASIN GDOT STD 1033
	STORM PIPE	
	RETAINING WALL	
	ACTIVE TREE PROTECTION FENCING	
	LIMITS OF DISTURBANCE	
	EXISTING GRADE	
	PROPOSED GRADE	
	PVC SANITARY SEWER LINE	
	DIP SANITARY SEWER LINE	
	STORM DRAINAGE EASEMENT	
	+ XX.X	SPOT GRADES

GEORGIA811
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Dial 811 or Call 1-800-282-7411

NORTH

20 0 20 40
Scale 1" = 20'

AEC
Civil Engineering Land Planning Landscape Architecture
Water Resources Property Services Arborist Services
50 Warm Springs Circle
Roswell • Georgia • 30075
(770)641-1942 • www.aecad.com

SITE GRADING PLAN

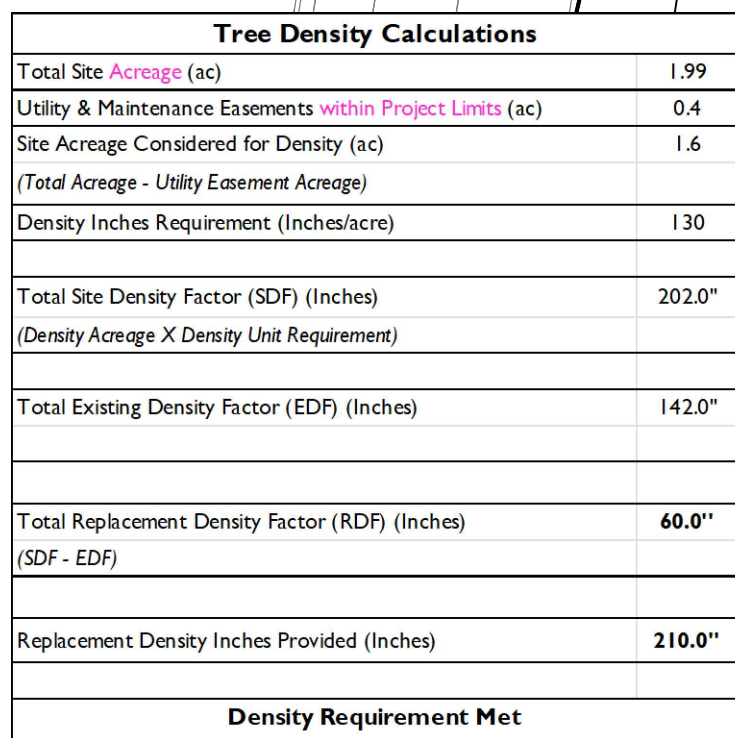
THOMPSON STREET
272 THOMPSON STREET,
ALPHARETTA, GA 30009

DATE	REVISIONS	NO.

PROJECT NO.: 23-5306
CIVIL DRAWN BY: JLM
LANDSCAPE DRAWN BY: NGH
CHECKED BY: JPS
DATE: 11/14/2023

SHEET
C6.0

Page 24 of 51



Landscape Strip Calculations		
Requirements:		
1 Tree / 30 LF of LS Strip		
East Property Line		
LS Strip Length (LF) (excluding tree save and existing CR2s)		77.8
Trees Required		2
(Frontage Length X 1 Tree / 30 LF)		
Trees Provided		5
West Property Line		
LS Strip Length (LF) (excluding tree save and existing CR2s)		95.9
Trees Required		2
(Frontage Length X 1 Tree / 50 LF)		
Trees Provided		7
Landscape Strip Requirements Met		
Landscape Strip Calculations		
Requirements:		
1 Overstory Tree / 40 LF of Frontage with 1 Understory Between Trees		
Shrubs 2' HT and Trees at 6" caliper at Time of Planting		
Thompson Street Frontage		
Frontage Length (LF)		145.0
Trees Required		4
(Frontage Length X 1 Tree / 40 LF)		
Evergreen Shrubs Required		
(Frontage Length X 1 Shrub / 4 LF)		37
Overstory Trees Provided		4
Understory Trees Provided		4
Evergreen Shrubs Provided		108
Landscape Strip Requirements Met		

Planter Strip Calculations		
Requirements:		
1 Tree / 40 LF of Frontage		
Trees at 6" caliper at time of planting		
Internal Road - West		
Frontage Length (LF) (excluding easements & driveways)		237.0
Trees Required		6
(Frontage Length X 1 Tree / 40 LF)		
Trees Provided		6
Thompson Street Frontage		
Frontage Length (LF) (excluding easements & driveways)		137.5
Trees Required		4
(Frontage Length X 1 Tree / 40 LF)		
Trees Provided		4
Planter Strip Requirements Met		

Density & Specimen Replacement Trees										
Density Replacement Qty	Specimen Replacement Qty	Botanical Name	Common Name	Min. Size	Unit Value	Total Density Inches (60.02 Required)	Total Specimen Inches (162 Required)	% Of Total*	Overstory**	Native to GA Piedmont***
11	1	Ulmus americana 'Princeton'	Princeton American Elm	6" Cal.	6.0	66.0"	6.0"	20.0%	20.0%	20.0%
4		Pistacia chinensis	Chinese Pistache	6" Cal.	6.0	24.0"		6.7%	6.7%	
9	4	Quercus x Nadler	Kindred Spirit Oak	4" Cal.	4.0	36.0"	16.0"	21.7%		21.7%
1	3	Juniperus virginiana 'Brodie'	Brodie Eastern Red Cedar	13-14' HT	4.0	4.0"	12.0"	6.7%		6.7%
4		Prunus x yedoensis	Yoshino Cherry	2" Cal.	2.0	8.0"		6.7%		
4		Arenälanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2" Cal.	2.0	8.0"		6.7%		6.7%
5		Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	9-10' HT	2.0	10.0"		8.3%		
9	2	Nyssa sylvatica 'Green Gable'	Green Gable Black Gum	6" Cal.	6.0	54.0"	12.0"	18.3%	18.3%	18.3%
	1	Acer rubrum 'JKS-KW78'	Armstrong Gold Red Maple	4" Cal.	4.0		4.0"	1.7%		1.7%
	2	Taxodium distichum 'Skyward' PP 22812	Lindsey's Skyward Bald Cypress	4" Cal.	4.0		8.0"	3.3%		3.3%
47	13	Total Tree Inches Replaced				210.0"	58.0"	100.0%	45.0%	78.3%
*NO MORE THAN 25% OF ALL TREES PLANTED ARE OF ANY ONE GENUS										
**NO LESS THAN 40% OF ALL TREES PLANTED ARE OVERSTORY TREES										
***NO LESS THAN 50% OF ALL TREES PLANTED ARE NATIVE/ADAPTED TO GA PIEDMONT										

Native Planting	
Total Trees	60
Native Trees	47
Percent Native	78%
Total Shrubs & Grasses	289
Native Shrubs & Grasses	171
Percent Native	59%
Total Percent Native Plantings	62%

1. THE CITY ARBORIST MUST INSPECT THE SITE BEFORE INSTALLATION OF EROSION CONTROL MEASURES. LAND DISTURBANCE WITHOUT A SITE INSPECTION AND APPROVAL BY THE CITY ARBORIST WILL RESULT IN A "STOP-WORK ORDER" AND FINES.
2. IF TREE SURVEY INACCURACIES ARE FOUND ON-SITE, A STOP WORK ORDER WILL BE ISSUED UNTIL REVISED PLANS ARE APPROVED AND PROCESSED BASED ON ACCURATE INFORMATION.
3. THE CITY ARBORIST MUST INSPECT AND APPROVE THE SITE BEFORE THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
4. TREES AGREED UPON TO BE SAVED ARE THE RESPONSIBILITY OF THE OWNER.
5. A 4" LAYER OF MULCH WILL BE REQUIRED FOR THE CRZ OF SPECIES TREES. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION. MULCH SHALL NOT BE PLACED DIRECTLY AGAINST TREE TRUNKS.
6. A MINIMUM 4" LAYER OF MULCH WILL BE REQUIRED FOR ALL EXISTING, NON SPECIMEN, LANDSCAPE TREES, INCLUDING STREET TREES AND PARKING LOT TREES. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION. MULCH SHALL NOT BE PLACED DIRECTLY AGAINST TREE TRUNKS.
7. ALL MULCH MUST BE ORGANIC MULCH CONSISTING OF WOOD CHIPS, SHREDDED BARK, PINE NEEDLES, OR SIMILAR. SYNTHETIC MULCH IS NOT APPROVED FOR USE BY THE CITY ARBORIST.
8. ALL NEWLY PLANTED TREES SHALL HAVE VISIBLE ROOT FLARES AT PLANTING GRADE. NO CIRCUMS ROOTS SHALL BE ALLOWED ON PLANTED TREES. THE UPPER TWO RINGS OF THE WIRE BASKET, ALL BURLAP, AND STRAPPING MUST BE CUT AND REMOVED PRIOR TO BACKFILL.
9. TREES LESS THAN THE CALIPER INCH SHOWN WILL NOT BE ACCEPTED. I.E.: 3 INCH CALIPER TREES MUST BE 3 INCHES OR LARGER.
10. PLANT HEIGHT MEASUREMENT IS TAKEN AT THE TOP OF THE MAIN BODY OF THE PLANT AND NOT AT THE TIP OF THE TOPMOST GROWTH.
11. ALL NEWLY PLANTED TREES SHALL BE EQUIVALENT IN QUALITY TO A FLORIDA #1 GRADE OR BETTER. ALL TREES OF LESSER QUALITY SHALL BE REJECTED BY THE CITY ARBORIST.
12. WATERING BAGS OR A DRIP IRRIGATION SYSTEM MUST BE PROVIDED FOR ALL TREES PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
13. WHEN WATERING BAGS ARE USED MANUFACTURERS RECOMMENDATIONS MUST BE FOLLOWED FOR PROPER SIZING AND WATERING SCHEDULES. BAGS WILL BE FILLED WEEKLY BY OWNER AND DURING DROUGHTS FOR A MINIMUM OF 18 MONTHS AFTER INSTALLATION.
14. NO TRENCHING ALLOWED IN TREE SAVE AREAS- INCLUDING IRRIGATION.
15. TREE PIT DRAINAGE TESTING IS REQUIRED WHEN TREES ARE PLANTED IN PARKING LOT ISLANDS, SIDEWALK TREE PITS, ROADWAY MEDIANS, OR SIMILAR LOCATIONS. PLEASE REFER TO CITY DETAILS REGARDING PLANTING PIT OR LANDSCAPE ISLAND WATER DRAINAGE. FILL EACH PIT WITH WATER. IF PERCOLATION IS LESS THAN 100" WITHIN A PERIOD OF 12 HOURS, USE AN AUGER TO DRILL A 10"X1" HOLE TO A DEPTH OF FOUR FEET BELOW THE BOTTOM OF THE PIT. FILL AUGER HOLE WITH DRAINAGE GRAVEL AND COVER WITH A SOIL SEPARATOR. RETEST PIT. IF DRAINAGE IS STILL UNSATISFACTORY, CITY ARBORIST AND/OR PROJECT ARBORIST MUST BE NOTIFIED IN WRITING OF THE LOCATIONS WITH UNSATISFACTORY DRAINAGE SO THAT A SOLUTION CAN BE ARRIVED AT BEFORE PLANTING. ALL TESTING RESULTS MUST BE PROVIDED TO THE CITY ARBORIST.
16. ALL BUFFER AREAS MUST BE PLANTED WHERE SPARSE OR AS DIRECTED BY THE CITY OF ALPHARETTA IN ORDER TO CREATE A YEAR ROUND OPAQUE SCREEN WITHIN 2 YEARS OF CONSTRUCTION. THIS MAY BE IN ADDITION TO WHAT IS SHOWN ON THE APPROVED LANDSCAPE PLAN.
17. ALL TREE ANCHORING DEVICES SHALL BE REMOVED FROM TREE AFTER ONE COMPLETE GROWING SEASON OR ONE YEAR AFTER PLANTING, WHICHEVER IS GREATER.
18. PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE CARE AND MAINTENANCE OF TREES AND LANDSCAPING THAT FRONT THEIR PROPERTY WITHIN THE ROW.
19. ALL LANDSCAPE CONTRACTORS ARE REQUIRED TO ATTEND THE CITY OF ALPHARETTA PRE-CONSTRUCTION CLASS PRIOR TO STARTING WORK ON ANY PROJECT. PLEASE CONTACT (678)297-6200 FOR INFORMATION AND TO RESERVE A SPOT.

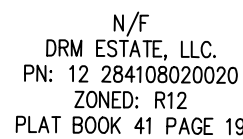
ALL TREES MUST BE PLANTED A MINIMUM OF 5 FEET FROM ANY UTILITY LINE AND OR EASEMENTS.

The diagram illustrates the components of a Type B Tree Protection Fence with Wire Back. It shows a cross-section of the fence structure, including the specimen tree, the critical root zone, the drip line, and the chainlink construction fence.

- SPECIMEN TREE REMOVED**: Indicated by a large 'X' over a tree silhouette.
- NON-SPECIMEN TREE REMOVED**: Indicated by a smaller 'X' over a tree silhouette.
- CRITICAL ROOT ZONE**: Indicated by a dashed circle around the tree base.
- D RIP LINE / ROOT PLATE**: Indicated by a solid circle around the tree base.
- SPECIMEN TREE REPLACEMENT**: Indicated by a solid circle representing the new tree.
- TYPE B TREE PROTECTION FENCE WITH WIRE BACK**: Indicated by a horizontal line with two 'A' markers.
- CHAINLINK CONSTRUCTION FENCE**: Indicated by a horizontal line with three square markers.

THOMPSON STREET
272 THOMPSON STREET,
ALPHARETTA, GA 30009

[illegible]



SHRUB AND GROUNDCOVER KEY	
	NELLIE R STEVENS HOLLY
	TEA OLIVE
	EVER RED FRINGE FLOWER
	RECURVE LIGUSTRUM
	COMPACTA HOLLY
	LITTLE LIME HYDRANGEA
	SHAMROCK INKBERRY
	CERISE CHARM FRINGE FLOWER
	HENRY'S GARNET SWEETSPIRE
	STOKE'S DWARF YAUPOIN HOLLY
	PINK MUHLY GRASS
	KALEIDOSCOPE ABELIA
	SHENANDOAH SWITCHGRASS
	MADISON STAR JASMINE
	CREeping FIG
	STELLA DE ORO DAYLILY
	RIG BLUE LIROPE

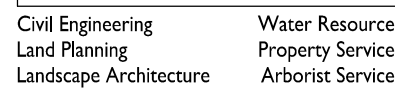
Native Planting		
Total Trees		60
Native Trees		47
Percent Native		78%
Total Shrubs & Grasses		289
Native Shrubs & Grasses		171
Percent Native		59%
Total Percent Native Plantings		62%

Ornamental Plant List						
Qty	Botanical Name	Common Name	Min. Size	Spacing	Specifications	
Ornamental Trees						
2	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly (Full to Ground)	6-8' HT	As Shown	Full to Ground, Free of Pests and	
Shrubs						
2	Osmanthus fragrans	Fragrant Tea Olive	7 Gal	As Shown	Free of Pests and Disease	
26	Ilex crenata 'Compacta'	Compacta Holly	2" HT	As Shown	Free of Pests and Disease	
12	Hydrangea paniculata 'Jance'	Little Leaf Hardy Hydrangea	7 Gal	As Shown	Free of Pests and Disease	
16	Loropetalum chinese 'Ever Red'	Ever Red Fringe Flower	7 Gal	As Shown	Free of Pests and Disease	
16	Loropetalum chinese 'Kurobinji'	Cerise Charm Fringe Flower	2" HT	As Shown	Free of Pests and Disease	
6	Itea virginica 'Henry's Garnet'	Henry's Garnet Virginia Sweetpire	3 Gal	As Shown	Free of Pests and Disease	
16	Ilex glabra 'Shamrock'	Shamrock Inkberry	2" HT	As Shown	Free of Pests and Disease	
41	Ilex vomitoria 'Stoke's Dwarf'	Stoke's Dwarf Yaupon Holly	3 Gal	As Shown	Free of Pests and Disease	
5	Ligustrum japonicum 'Recurvifolium'	Recurve Waxleaf Ligustrum	7 Gal	As Shown	Free of Pests and Disease	
34	Abelia x grandiflora 'Kaledoscope'	Kaledoscope Abelia	3 Gal	As Shown	Free of Pests and Disease	
Ferns/Grasses						
30	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	3 Gal	As Shown	Free of Pests and Disease	
66	Muhlenbergia capillaris	Pink Muhly Grass	3 Gal	As Shown	Free of Pests and Disease	
Perennial/Groundcover						
41	Heemerocallis x 'Happy Returns'	Happy Returns Daylily	4" Pot	18" OC x 18" Stag. Rows	Free of Pests and Disease	
12	Trachelospermum jasminoides 'Madison'	Madison Star Jasmine	4" Pot	As Shown	Free of Pests and Disease	
20	Ficus pumila	Creeeping Fig	4" Pot	As Shown	Free of Pests and Disease	
71	Liriope muscari 'Big Blue'	Big Blue Liriope	4" Pot	18" OC x 18" Stag. Rows	Free of Pests and Disease	

*CONTRACTOR TO FIELD VERIFY SOD & MULCH/PINESTRAW QUANTITIES BASED ON DISTURBED LIMITS

CITY OF ALPHARETTA LANDSCAPE NOTES

1. THE CITY ARBORIST MUST INSPECT THE SITE BEFORE INSTALLATION OF EROSION CONTROL MEASURES. LAND DISTURBANCE WITHOUT A SITE INSPECTION AND APPROVAL BY THE CITY ARBORIST WILL RESULT IN A "STOP-WORK ORDER" AND FINES.
2. IF TREE SURVEY INACCURACIES ARE FOUND ON-SITE, A STOP WORK ORDER WILL BE ISSUED UNTIL REVISED PLANS ARE PROVIDED AND PROCESSED BASED ON ACCURATE INFORMATION.
3. THE CITY ARBORIST MUST INSPECT AND APPROVE THE SITE BEFORE THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
4. TREES AGREED UPON TO BE SAVED ARE THE RESPONSIBILITY OF THE OWNER.
5. A 4" LAYER OF MULCH WILL BE REQUIRED FOR THE CRZ OF SPECIMEN TREES. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION. MULCH SHALL NOT BE PLACED DIRECTLY AGAINST TREE TRUNKS.
6. A MINIMUM 2" LAYER OF MULCH WILL BE REQUIRED FOR ALL EXISTING, NON-SPECIMEN, LANDSCAPE TREES, INCLUDING STREET TREES AND PARKING LOT TREES. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION. MULCH SHALL NOT BE PLACED DIRECTLY AGAINST TREE TRUNKS.
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9. TREES LESS THAN THE CALIPER INCH SHOWN WILL NOT BE ACCEPTED. I.E.: 3 INCH CALIPER TREES MUST BE 3 INCHES OR LARGER.
10. PLANT HEIGHT MEASUREMENT IS TAKEN AT THE TOP OF THE MAIN BODY OF THE PLANT AND NOT AT THE TIP OF THE TOPMOST GROWTH.
11. ALL NEWLY PLANTED TREES SHALL BE EQUIVALENT IN QUALITY TO A FLORIDA #1 GRADE OR BETTER. ALL TREES OF LESSER QUALITY SHALL BE REJECTED BY THE CITY ARBORIST.
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14. NO TREENCHING ALLOWED IN TREE SAVE AREAS- INCLUDING IRRIGATION.
15. TREE PIT DRAINAGE TESTING IS REQUIRED WHEN TREES ARE PLANTED IN PARKING LOT ISLANDS, SIDEWALK TREE PITS, ROADWAY MEDIANS, OR SIMILAR LOCATIONS. PLEASE REFER TO CITY DETAILS REGARDING PLANTING PIT OR LANDSCAPE ISLAND CONSTRUCTION. FILL EACH PIT WITH WATER. IF PERCOLATION IS LESS THAN 100% WITHIN A PERIOD OF 12 HOURS, USE AN AUGER TO DRILL A 10" INCH HOLE TO A DEPTH OF FOUR FEET BELOW THE BOTTOM OF THE PIT. FILL AUGER HOLE WITH DRAINAGE GRAVEL AND COVER WITH A SOIL SEPARATOR. RETEST PIT. IF DRAINAGE IS STILL UNSATISFACTORY, CITY ARBORIST AND/OR PROJECT ARBORIST MUST BE NOTIFIED IN WRITING OF THE LOCATIONS WITH UNSATISFACTORY DRAINAGE SO THAT A SOLUTION CAN BE ARRIVED AT BEFORE PLANTING. ALL TESTING RESULTS MUST BE PROVIDED TO THE CITY ARBORIST.
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19. ALL LANDSCAPE CONTRACTORS ARE REQUIRED TO ATTEND THE CITY OF ALPHARETTA PRE-CONSTRUCTION CLASS PRIOR TO STARTING WORK ON ANY PROJECT. PLEASE CONTACT (678)297-6200 FOR INFORMATION AND TO RESERVE A SPOT.



50 Warm Springs Circle
Roswell • Georgia • 30075
(770)641-1942 • www.aecat1.com

ORNAMENTAL LANDSCAPE PLAN

THOMPSON STREET
272 THOMPSON STREET,
ALPHARETTA, GA 30009

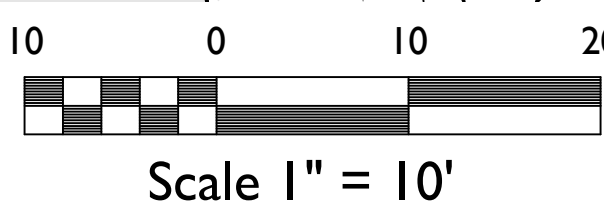
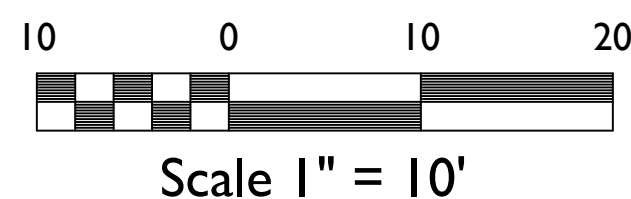
NO.	REVISIONS	DATE

COPYRIGHT BY AEC INC.

PROJECT NO.: 25-5206
CIVIL DRAWN BY: JLM
CIVIL DESIGNED BY: CJF
LANDSCAPE DRAWN BY: NGH
LANDSCAPE DESIGNED BY: JPS
CHECKED BY:
DATE - 11/14/2025

SHEET

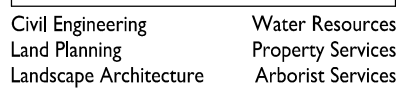
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	PRINCETON ELM		BRODIE CEDAR
	BLACK GUM		YOSHINO CHERRY
	CHINESE PISTACHE		AUTUMN BRILLIANCE SERVICEBERRY
			KINDRED SPIRIT OAK
			LINDESEY'S SKYWARD BALD CYPRESS
			ARMSTRONG GOLD RED MAPLE

	NELLIE R STEVENS HOLLY
	TEA OLIVE
	EVER RED FRINGE FLOWER
	RECURVE LIGUSTRUM
	COMPACTA HOLLY
	LITTLE LIME HYDRANGEA
	SHAMROCK INKBERRY
	CERISE CHARM FRINGE FLOWER
	HENRY'S GARNET SWEETSHRUB
	STOKE'S DWARF YAUPOON HOLLY
	PINK MUHLY GRASS
	KALEIDOSCOPE ABELIA
	SHENANDOAH SWITCHGRASS
	STELLA DE ORO DAYLILY
	BIG BLUE LIRIOPE

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THOMPSON STREET
272 THOMPSON STREET,
ALPHARETTA, GA 30009

NO.	REVISIONS	DATE
	CORRECTED BY A&E INC.	

PROJECT NO.: 25-5206
CIVIL DRAWN BY: JLM
CIVIL DESIGNED BY: CJF
LANDSCAPE DRAWN BY: NGH
LANDSCAPE DESIGNED BY: JPS
CHECKED BY:
DATE - 11/14/2025

SHEET

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CITY OF ALPHARETTA UTILITY LANDSCAPE NOTE

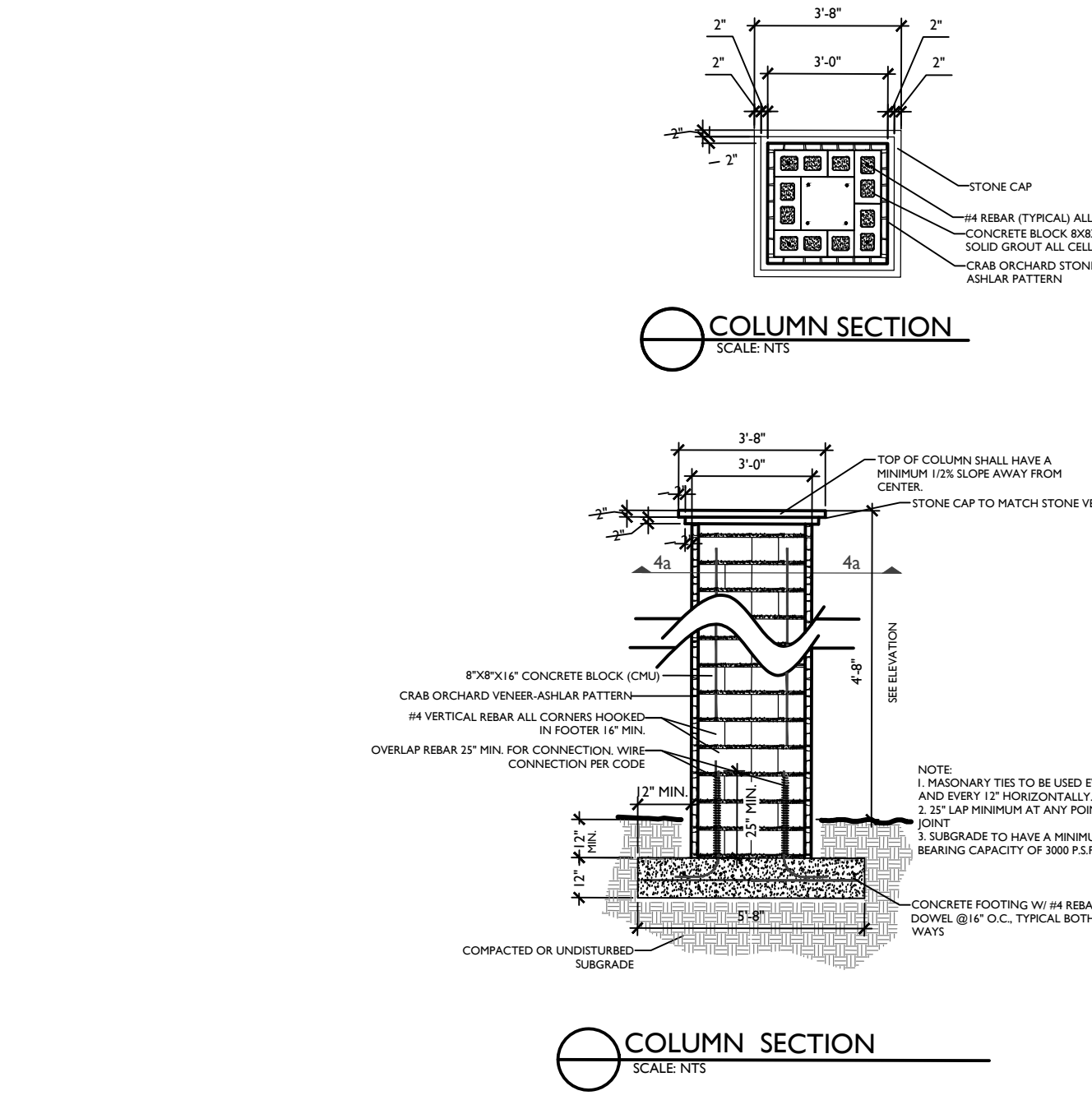
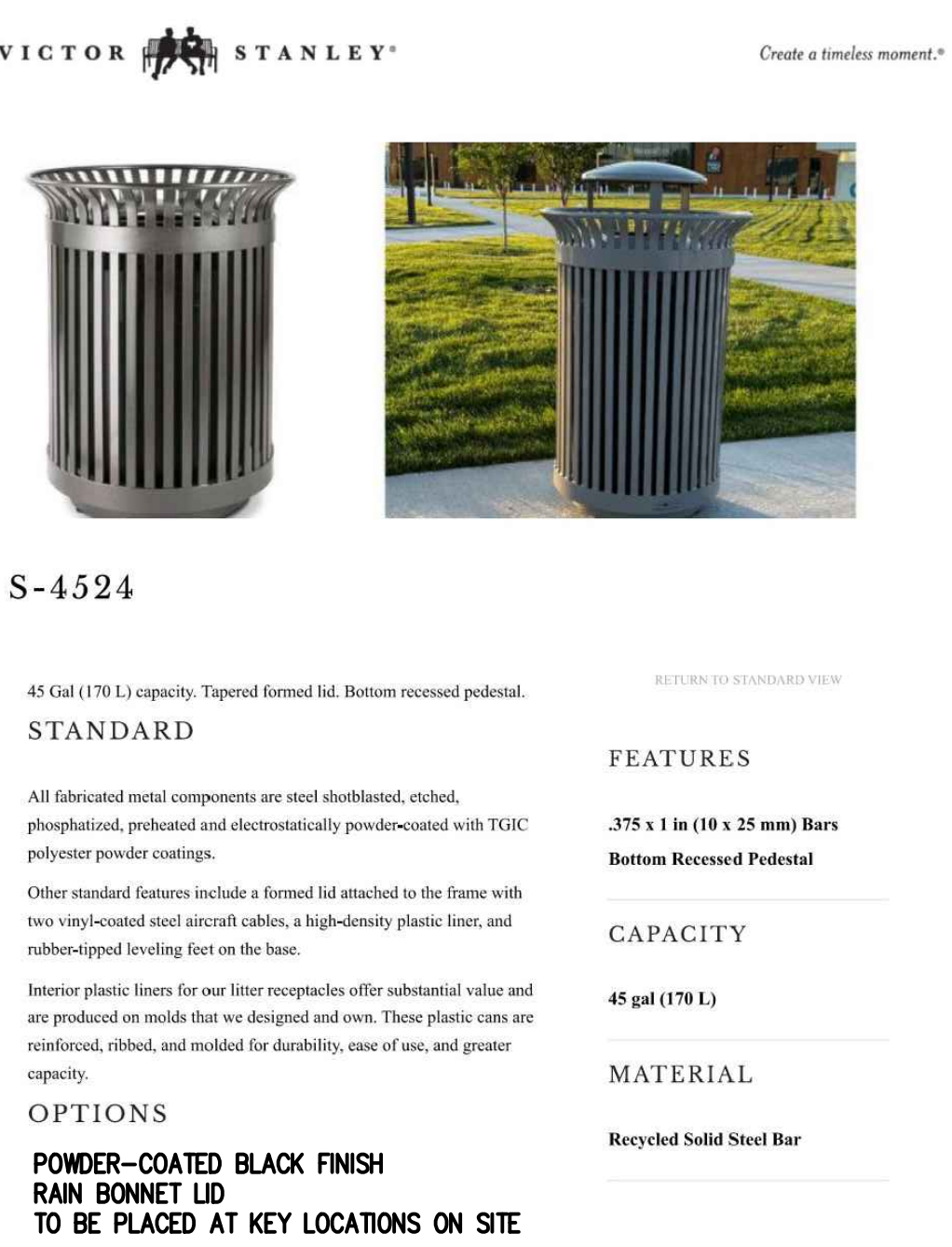
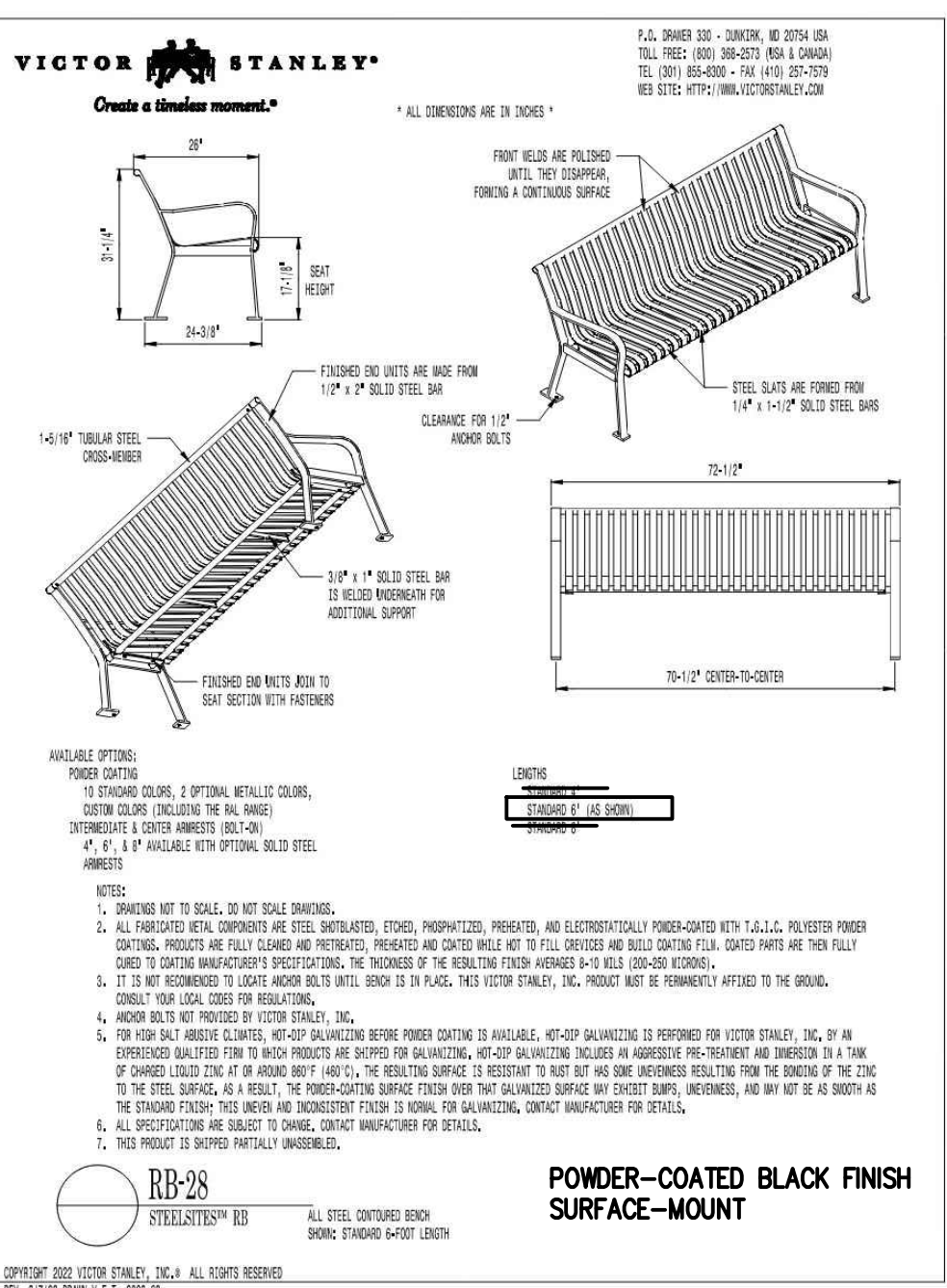
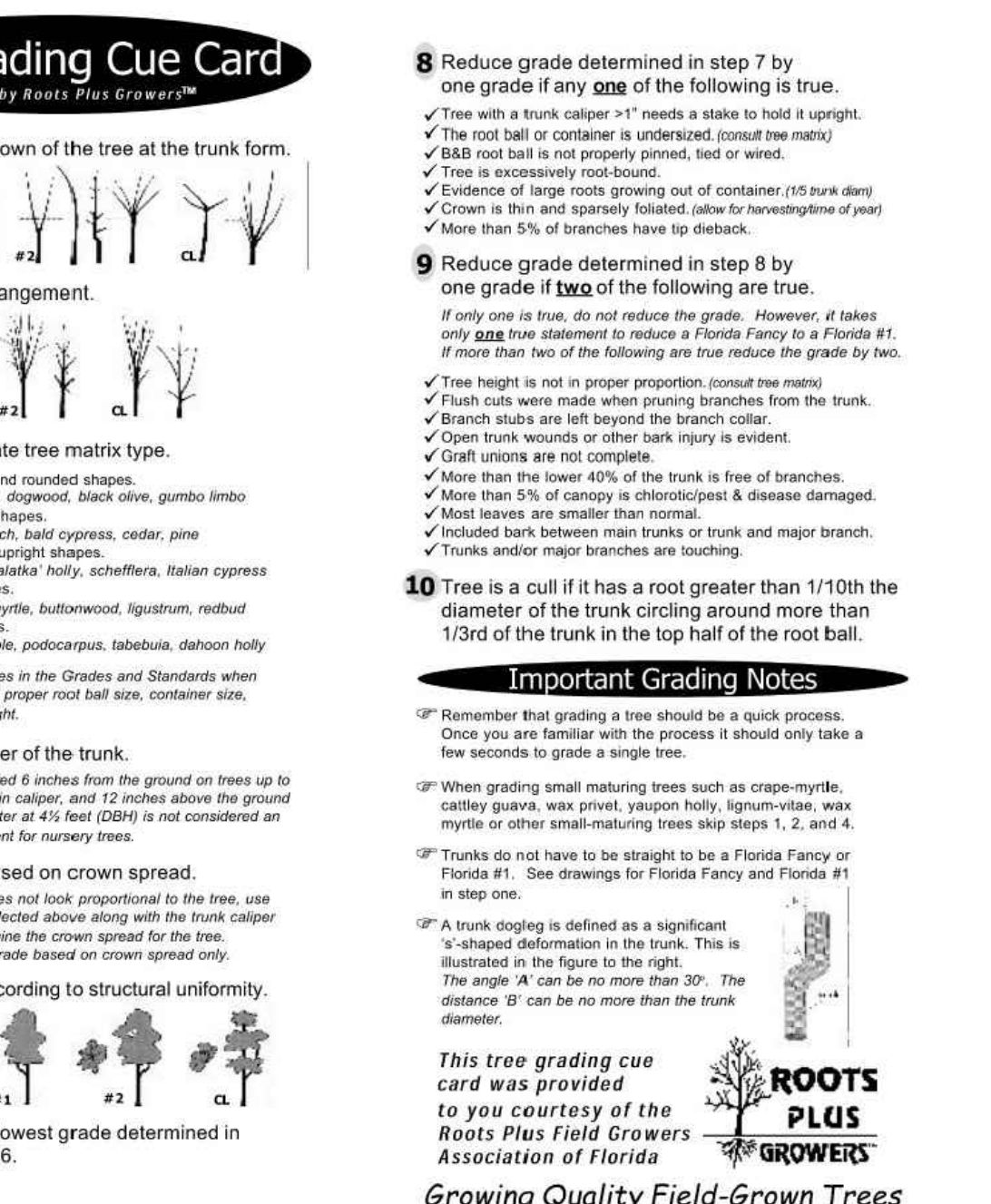
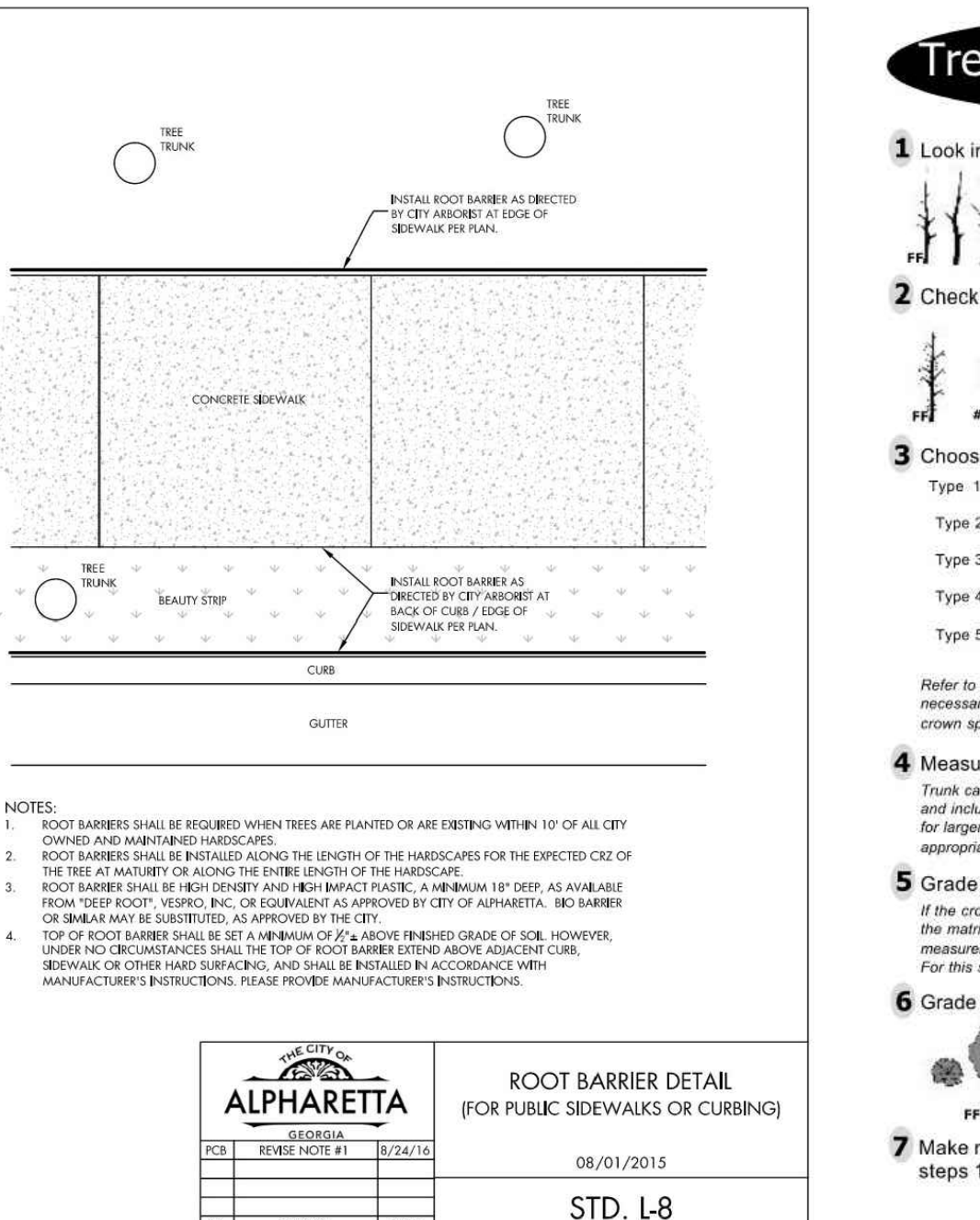
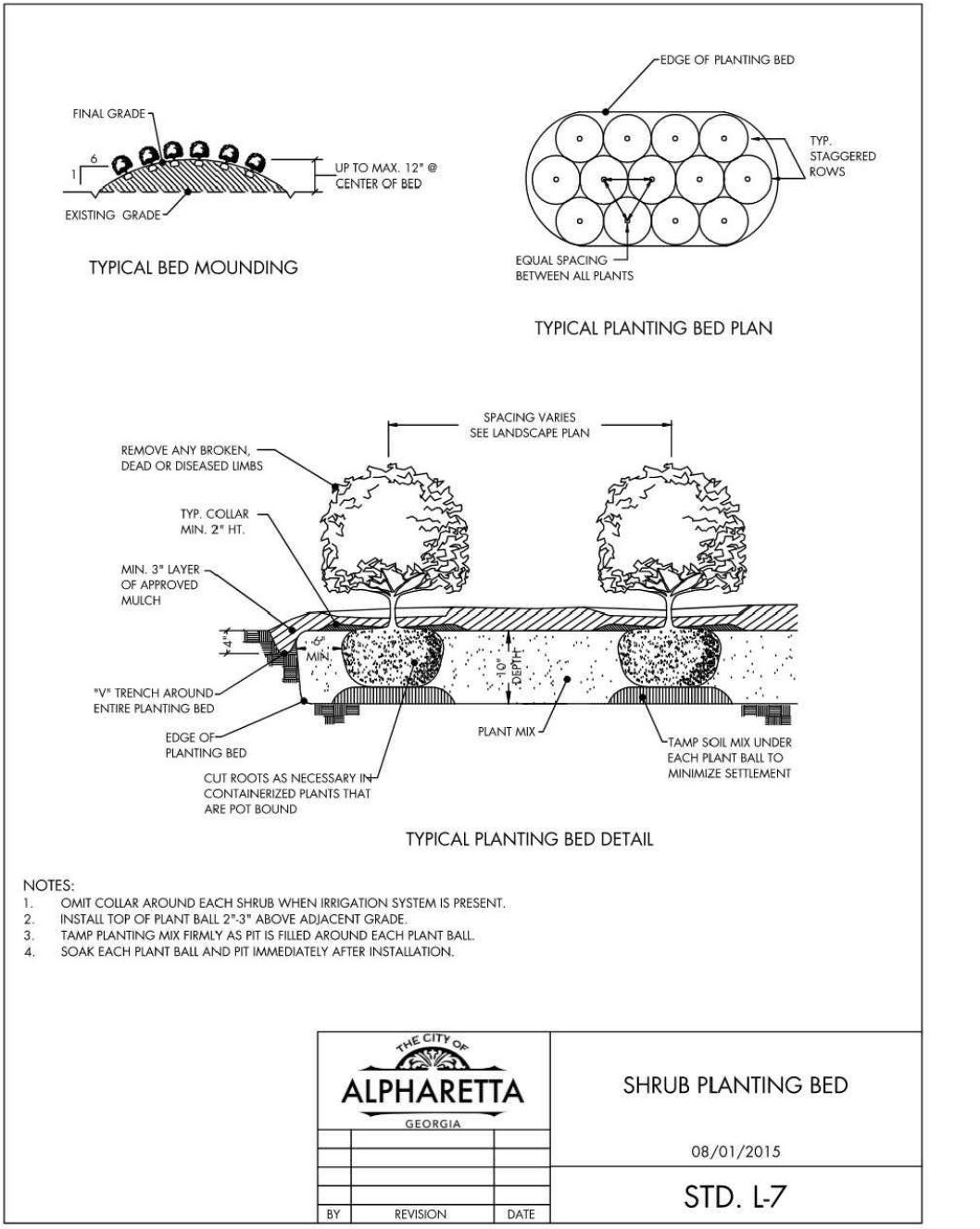
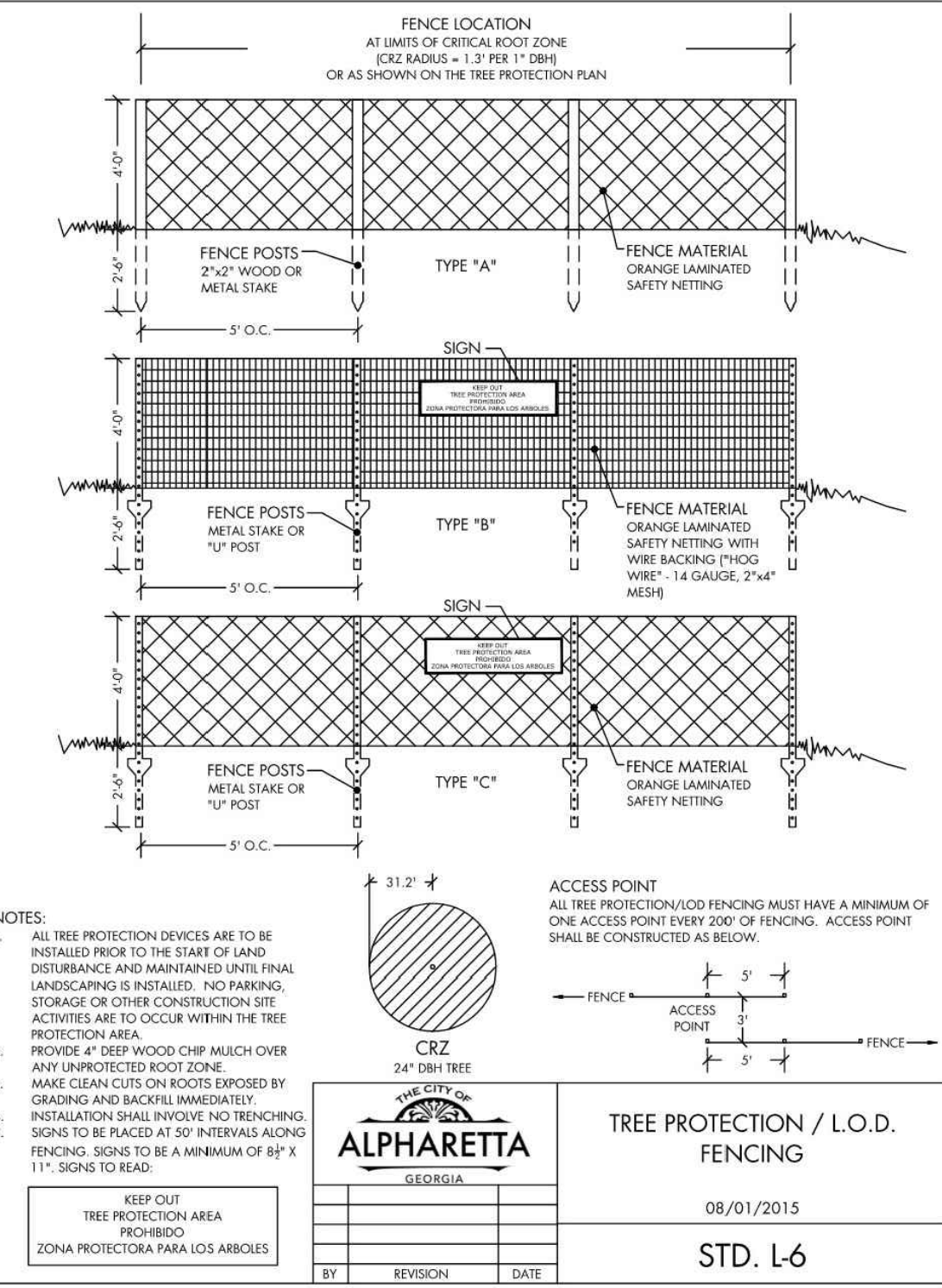
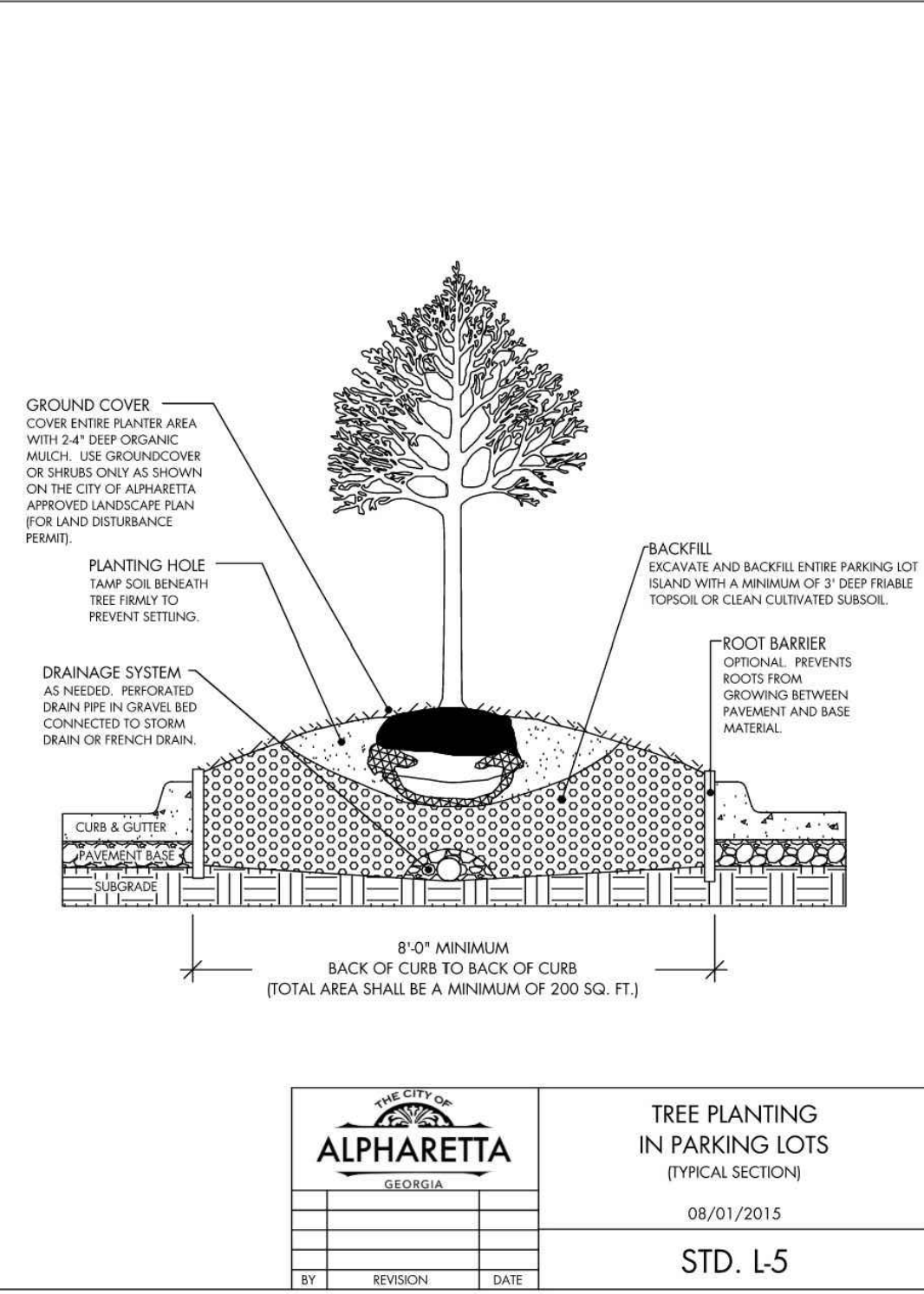
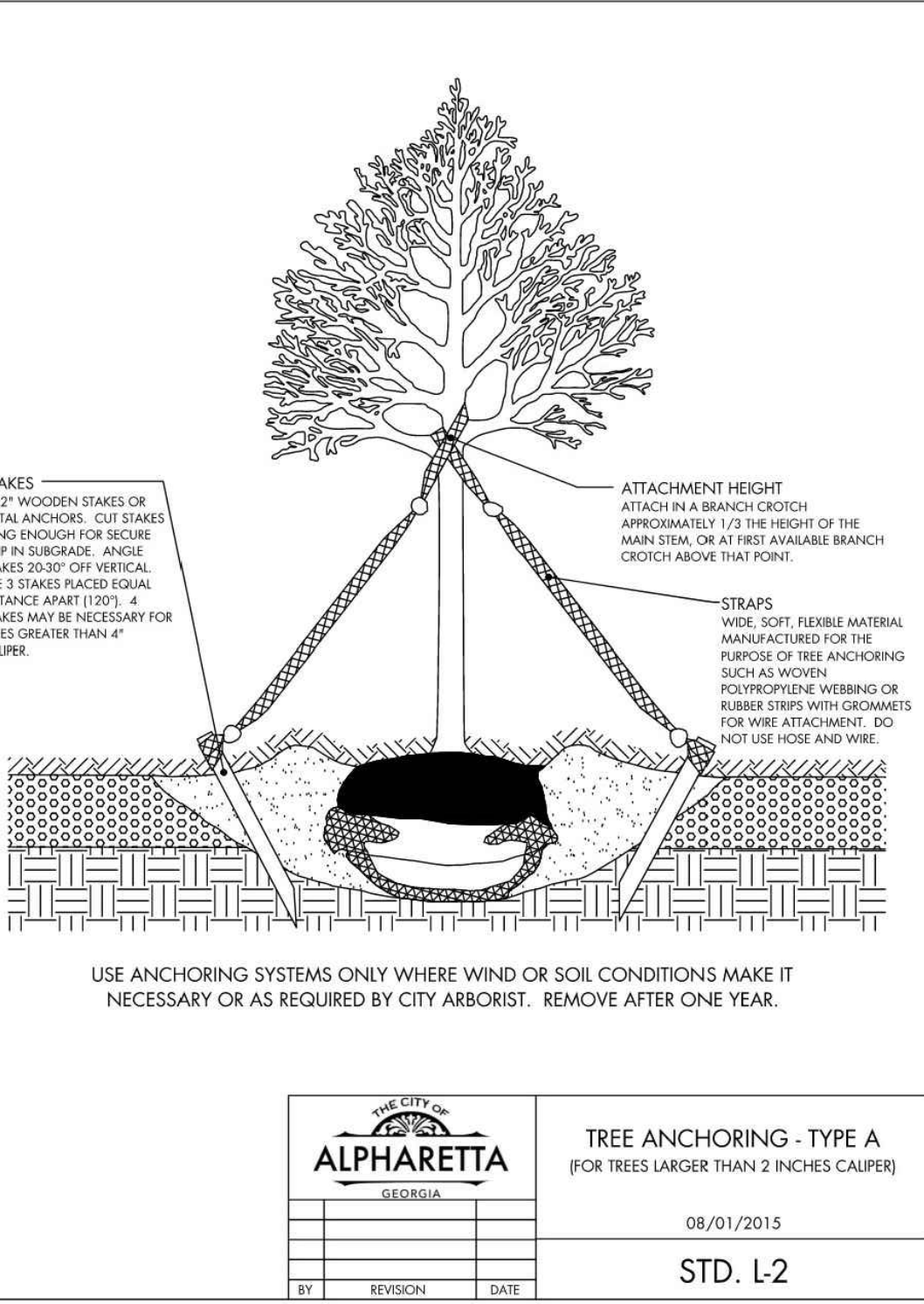
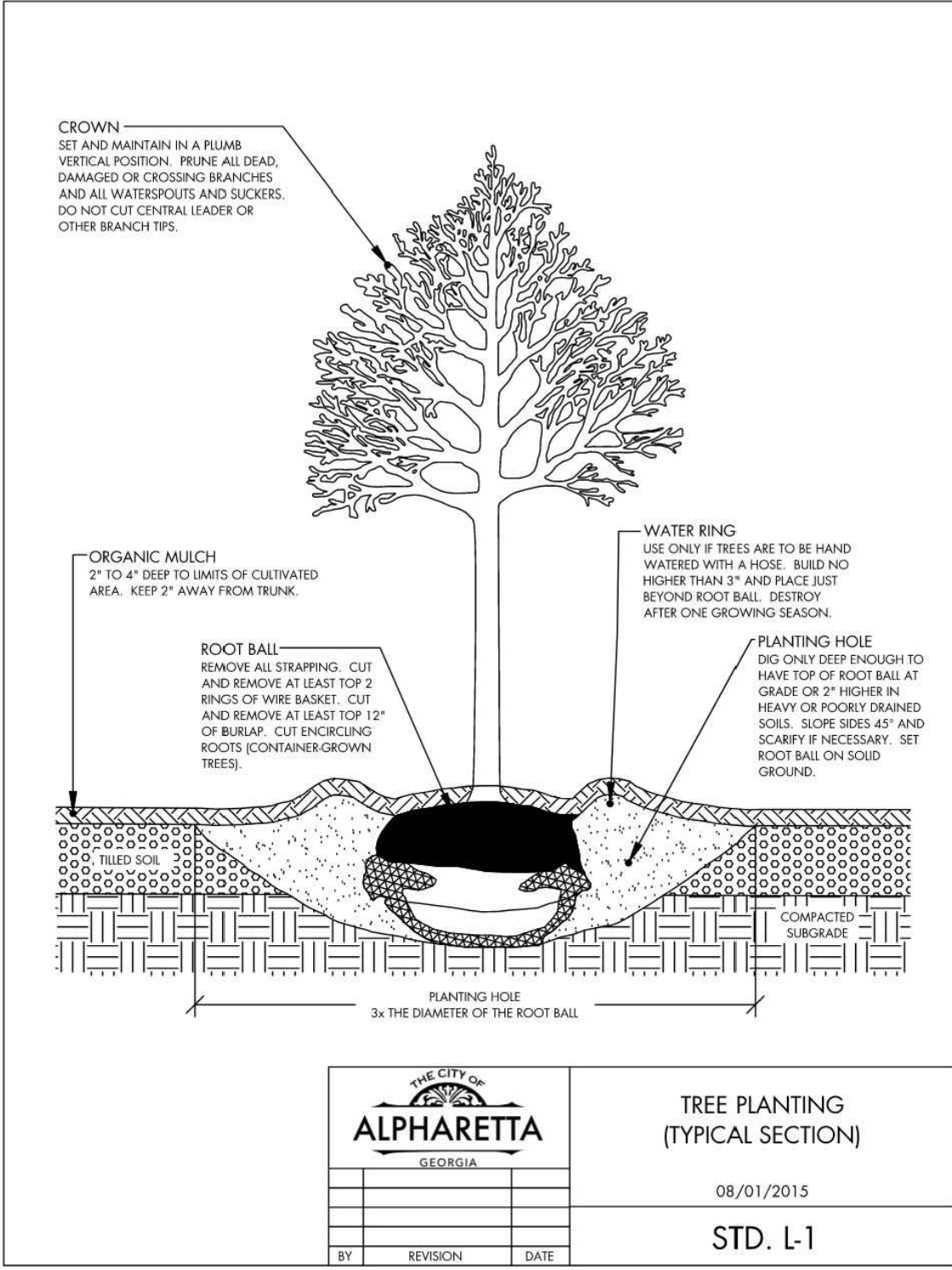
ALL TREES MUST BE PLANTED A MINIMUM OF 5 FEET FROM ANY UTILITY LINE AND OR EASEMENTS.

CITY OF ALPHARETTA DAM NOTE

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

CITY OF ALPHARETTA TREE SAVE NOTES

1. PRIOR TO INITIAL SITE OPENING AND INSPECTION CITY ARBORIST WILL BE PROVIDED WITH RECEIPTS SHOWING THE REQUIRED TREE CARE PLAN HAS BEEN PRE-PAID TO A REPUTABLE TREE CARE COMPANY.
2. TREE SAVE FENCE AND SIGNAGE FOR ENTIRE SITE MUST BE INSTALLED, INSPECTED AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE OR DEMOLITION IS ALLOWED BEFORE THIS INSPECTION AND APPROVAL HAS OCCURRED.
3. THE CRZ OF SPECIMEN TREES PLUS ALL STREAM BUFFERS SHALL BE PROTECTED WITH WIRE-BACK TREE SAVE FENCING WITH METAL SUPPORT POSTS AND TREE SAVE SIGNAGE.
4. INSTALLATION OF THE TREE SAVE FENCE WILL INVOLVE NO TRENCHING.
5. ALL EXISTING TREES IDENTIFIED FOR PRESERVATION OR FOUND WITHIN TREE SAVE AREAS MUST BE FULLY PROTECTED DURING ALL PHASES OF THIS PROJECT.
6. ADDITIONAL TREES ALONG THE LIMITS OF DISTURBANCE WITH ENCRoACHMENT INTO THE SRP AND DEEMED STRUCTURALLY UNSAFE BY THE CITY ARBORIST OR THE PROJECT ARBORIST MAY BE REQUIRED TO BE REMOVED PRIOR TO CO.
7. ALL ROOTS ENCOUNTERED 1/2" OR GREATER DURING GRADING OR EXCAVATING OPERATIONS SHALL BE CLEAN CUT UNDER THE DIRECTION OF AN ISA CERTIFIED ARBORIST.
8. IT IS THE OWNER'S RESPONSIBILITY TO MAINTAIN THE VEGETATION AND REMOVE TRASH AND DEBRIS AROUND THE PERIMETER OF THE PROJECT, EVEN IF WITHIN THE PUBLIC ROW, IN ACCORDANCE WITH THE CITY OF ALPHARETTA PROPERTY MAINTENANCE CODES.
9. ALL APPROVED REVISIONS TO THE LOCATION OF THE TREE SAVE FENCE NEED TO BE COORDINATED WITH THE LAND DISTURBANCE INSPECTOR PRIOR TO RELOCATION.



THOMPSON STREET
272 THOMPSON STREET,
ALPHARETTA, GA 30009

DATE	
REVISIONS	
NO.	
PROJECT NO: 23-0306	
CIVIL DRAWN BY: JLM	
LANDSCAPE DRAWN BY: NGH	
LANDSCAPE DESIGNED BY: JPS	
CHECKED BY:	
DATE - 11/14/2023	
SHEET	
L5.0	





Armstrong Gold Red Maple



Green Gable Black Gum



Brodie Eastern Red Cedar



Chinese Pistache



Emerald Green Arborvitae

Thompson Street Residential - Plant Palette - Replacement Trees



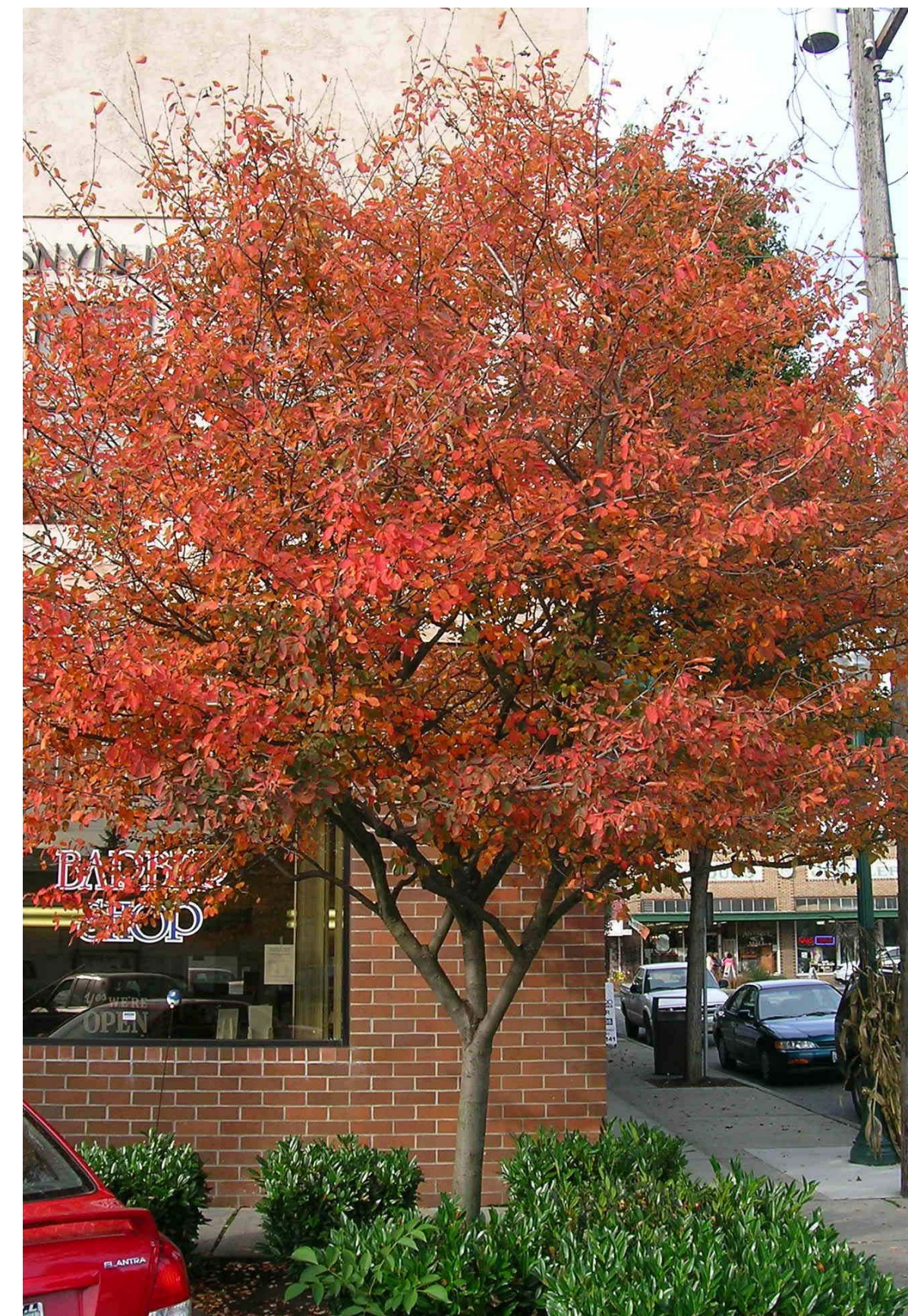
Kindred Spirit Oak



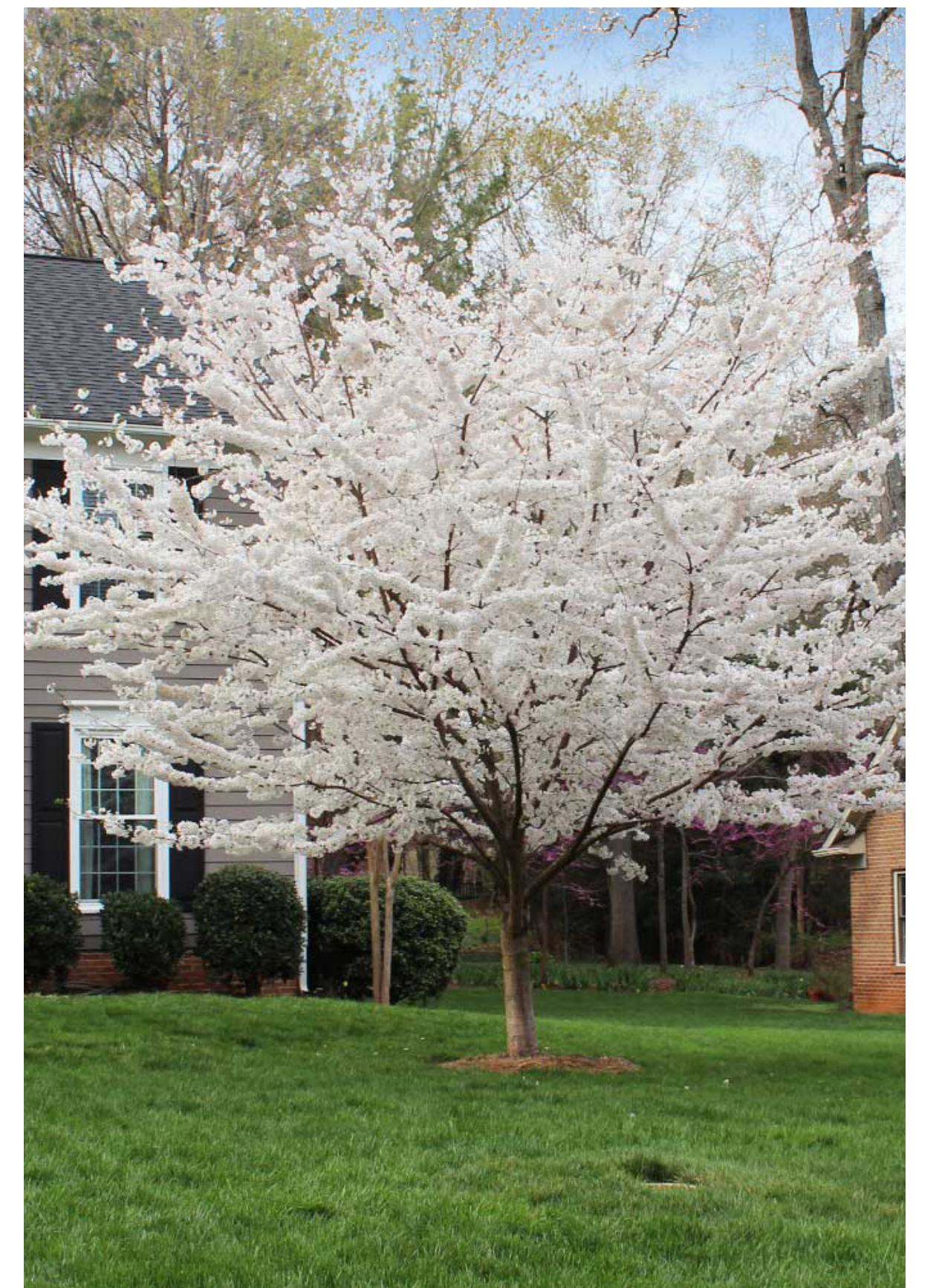
Lindsey's Skyward Bald Cypress



Princeton Elm



Autumn Brilliance Serviceberry



Yoshino Cherry



Cerise Charm Fringe Flower



Compacta Holly



Ever Red Finge Flower



Fragrant Tea Olive



Henry's Garnet Sweetspire

Thompson Street Residential - Plant Palette - Ornamental Trees and Shrubs



Kaleidoscope Abelia



Little Lime Hydrangea



Nellie R. Stevens Holly



Recurve Ligustrum



Stoke's Dwarf Yaupon Holly



Shamrock Inkberry Holly



Pink Muhly Grass

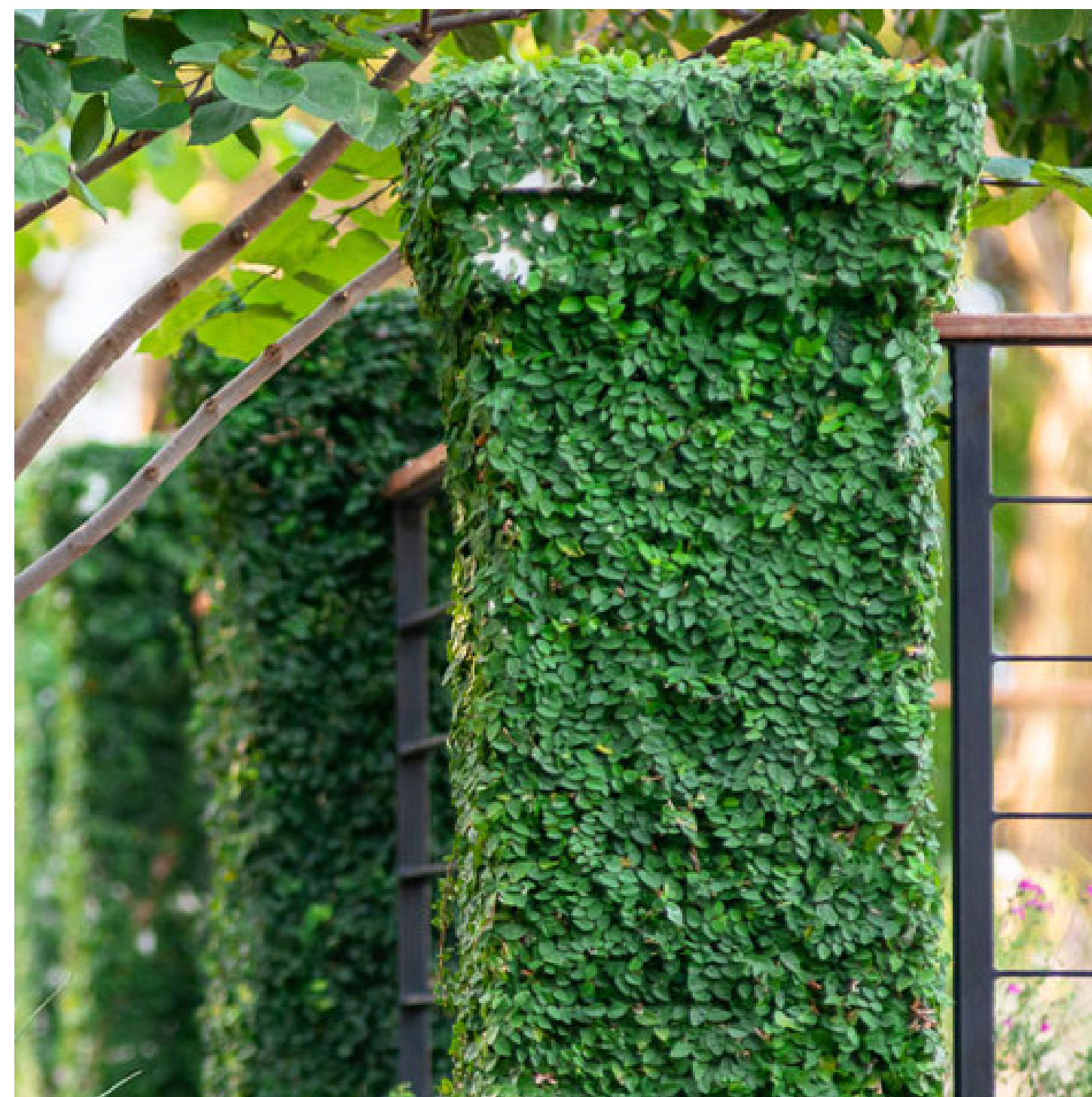


Shenandoah Switchgrass

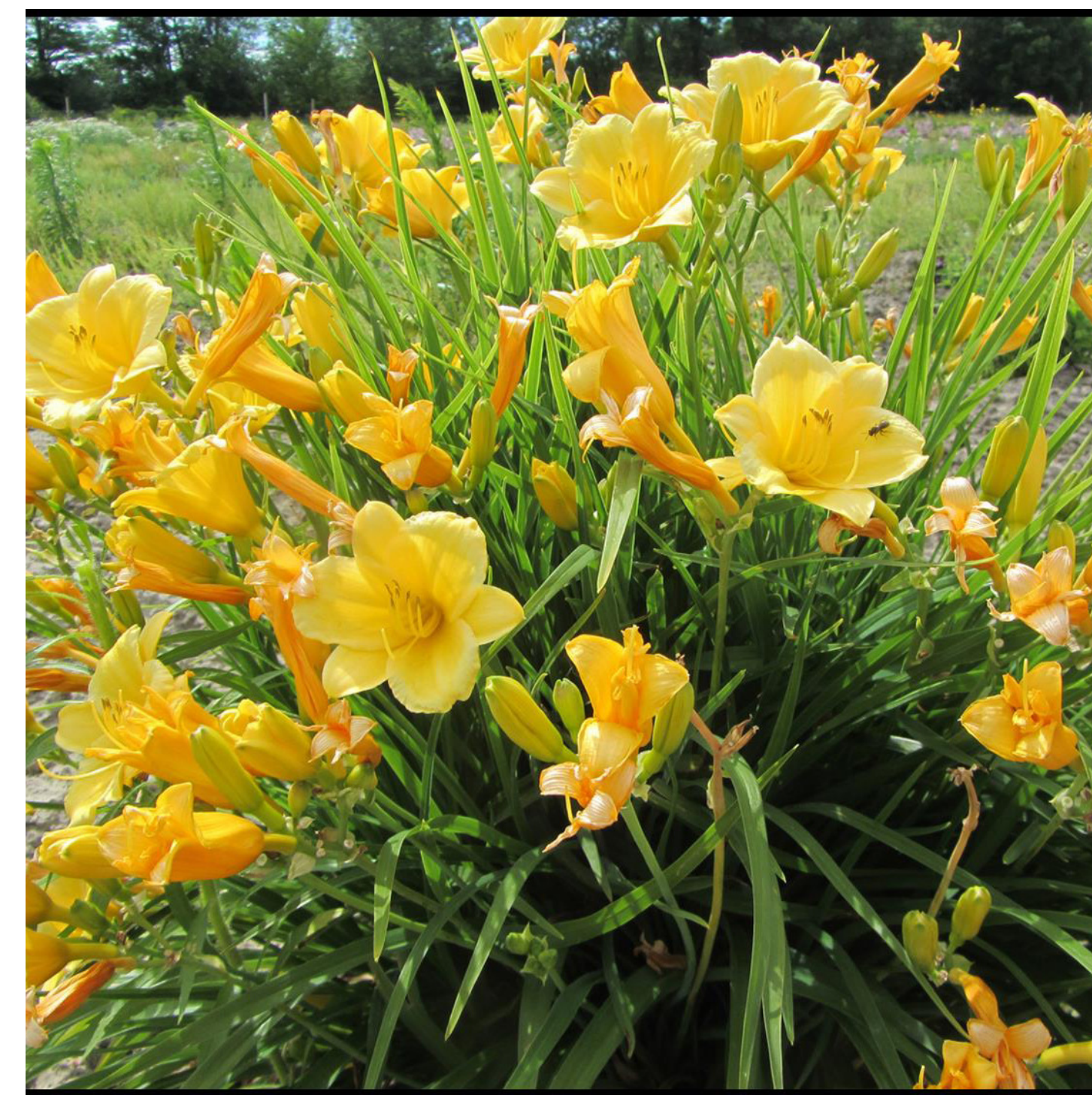
Thompson Street Residential - Plant Palette - Grasses and Groundcovers



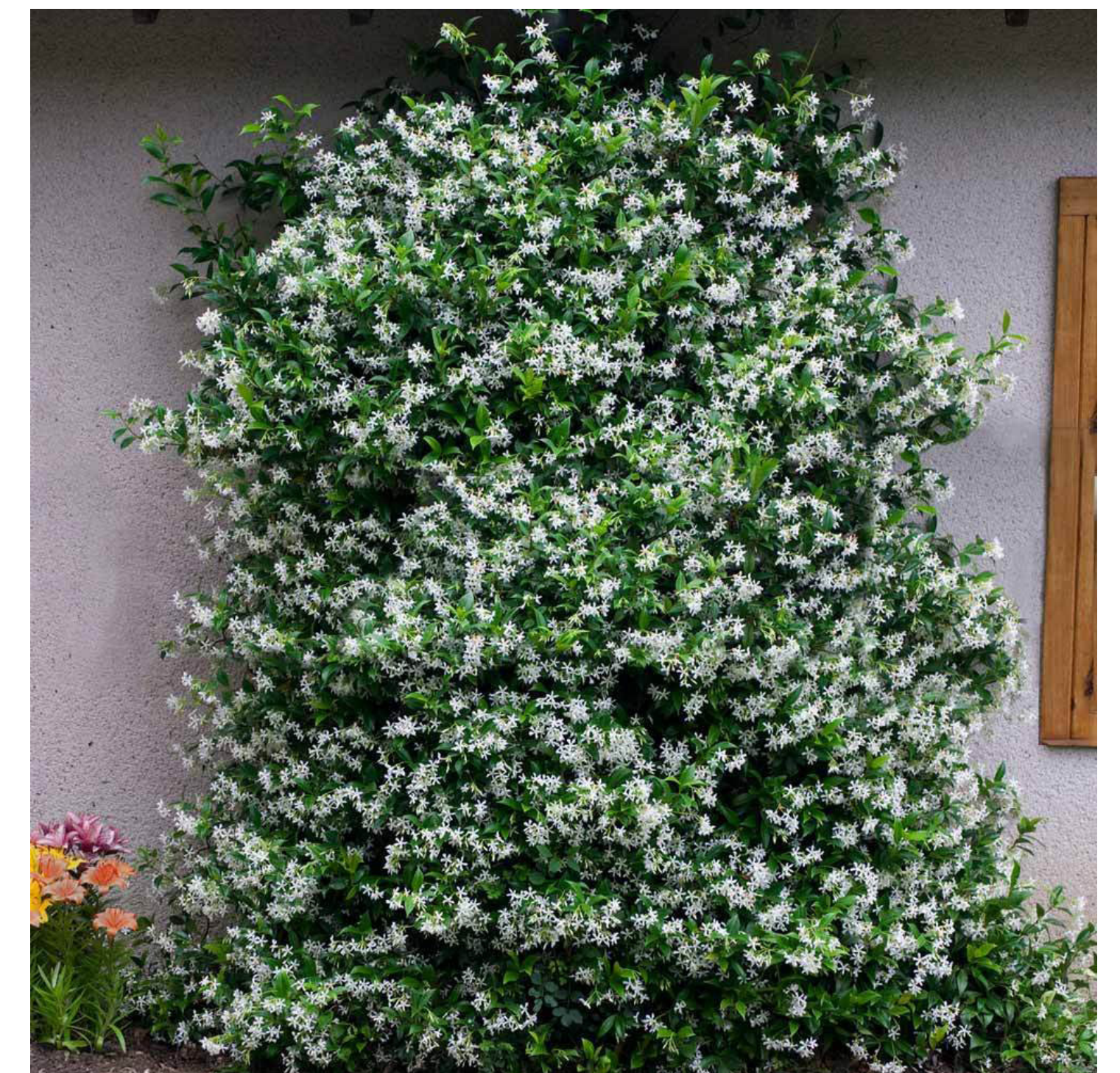
Big Blue Liriope



Creeping Fig



Happy Returns Daylily



Madison Star Jasmine



Bench



Trash Receptacle



Crosswalk-Brick Pavers with Concrete Band



Sidewalk (to match existing)

Thompson Street Residential - Hardscape Palette



Hedgerow with Columns



Ashlar Cut Stone Veneer



Brick Veneer



Belgard Quarry Stone Pavers - For use in Decorative Stone Apron

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: _____

☐ Fee Paid Initial: _____

For your convenience, this form may be completed electronically and printed upon completion. If you choose to handwrite your responses, please print in a clear, easily legible fashion.

Please complete this form and the submittal package in its entirety. See Page 2 "Instructions and Required Materials" for details. Lastly, verify that all information is true and accurate.

Your completed submittal package should be delivered to:

City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

NOTE: All applicable fees must be included with the application. Please note that a 3% convenience fee will be added to all credit card transactions. Applications will be accepted only on the dates reflected on the page of this form titled "Filing Deadlines and Meeting Schedule" and only between the hours of 8:30 AM and 3:30 PM.

If you have questions regarding this application or the design review process, please contact [Bret Schroeder](#) by calling 678-297-6088.

Business Name: 272 Seed Thompson, LLC

Location Address: 272 Thompson Street and 276 Thompson Street, Alpharetta, GA

Mailing Address: 3112 Main Street Suite 200

City: Duluth State: GA Zip Code: 30096 - _____

Contact for All Notifications: Steven Rowe

Contact Telephone: 678 - 990 - 2380 Mobile Telephone: 404 - 906 - 1639

Fax: _____ - _____ - _____ Email: slr@aecatl.com

Contact's Relation to Business: Engineer/Landscape Architect

This Application For (Check all that apply):

- | | |
|--|--|
| ☐ Addition | ☐ Modification to Exterior |
| ☐ Auxiliary Structure | ☒ New Construction |
| ☐ Color Selection | ☐ Signage |
| ☐ Material Selection | |

Application Fees:

Reviews \$350.00

Signs Review Only \$175.00

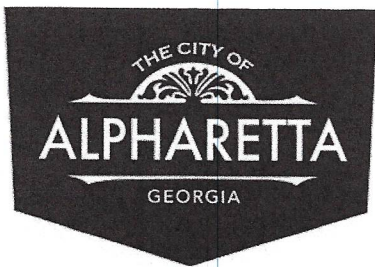
Legal Advertising Requirement \$175.00

Reapplication Fee \$100.00

Readvertising Fee \$175.00 _____

This page will be the first page of your completed submittal packet.

Total Due



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: 272 Seed Thompson, LLC

Physical Address: 3112 Main Street Suite 200

Mailing Address: 3112 Main Street Suite 200

City: Cumming State: GA Zip Code: 30096 -

Owner Telephone: 404-274-1123 Contact Fax: - -

Property Owner Authorization *(Must be completed if the applicant is not the legal owner of the subject property):*

I, the undersigned, do hereby swear and attest, under penalty of law for false swearing, that I am the legal owner, as shown in the records of Fulton County, Georgia, of the property described herein and that I authorize the person identified herein as "Applicant" to act on my behalf in pursuit of this request.

Owner Name (Printed): Casey Hill Date: 12/2/25

Owner Signature: _____

Property Information:

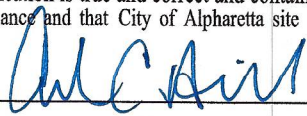
Address (If Assigned) : 272 & 276 Thompson Street, Alpharetta, GA

Tax ID or Map Reference Number: 12 270407490121, & 12 284108020012

Land Lot(s): 0749 & 0802 District: 1st Section: 2nd

Existing Zoning of Property: R12 Existing Uses of Property: Single-family Residential

This form is to be executed under oath. I, the person identified herein as "Applicant," do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Design Review Board Application is true and correct and contains no misleading information. I also understand that Design Review Board review and/or approval does not include review or approval for code compliance and that City of Alpharetta site and building plan review staff should be contacted with respect to code compliance issues and permitting procedures.

Applicant Signature:  Date: 12/2/25

Print Form

DESIGN REVIEW BOARD REVIEW CRITERIA

How will this proposal be visually compatible with the character of the surrounding areas?

Pedestrian paths within the site will echo the character of surrounding developments, ensuring a seamless visual transition. Along Thompson Street, multiple hardscaped seating areas with coordinated street furniture enhance sidewalk activity and match the aesthetic across the street.

In your submittal package, have you included a site line study from the public right of way, which shows the location of rooftop structures? If not, please explain below.

☐ Yes

☒ No

Site line study to be submitted separately with architectural drawings.

DESIGN REVIEW BOARD REVIEW CRITERIA

Please respond to the following ONLY if your application is within the North Point Overlay.

~~Explain how your application meets the site design and streetscape standards required for the North Point Overlay. *Site Design and Streetscape standards for the North Point Overlay can be found at this link: [Unified Development Code §2.10.3\(B\)](#).*~~

~~Explain how your application meets the fenestration, pedestrian access, building materials, building facade, and building massing standards required for the North Point Overlay.~~

~~Building design standards for the North Point Overlay can be found at this link: [Unified Development Code §2.10.8](#).~~

~~Describe the type of Civic Spaces and/or Amenity Spaces that your application includes.~~

~~Open Space requirements for the North Point Overlay can be found at this link: [Unified Development Code §2.10.10](#).~~

~~Please list and describe the Eco District measures that your application includes.~~

~~Eco District Measures for the North Point Overlay can be found at this link: [Unified Development Code §2.10.11](#).~~

DESIGN REVIEW BOARD REVIEW CRITERIA

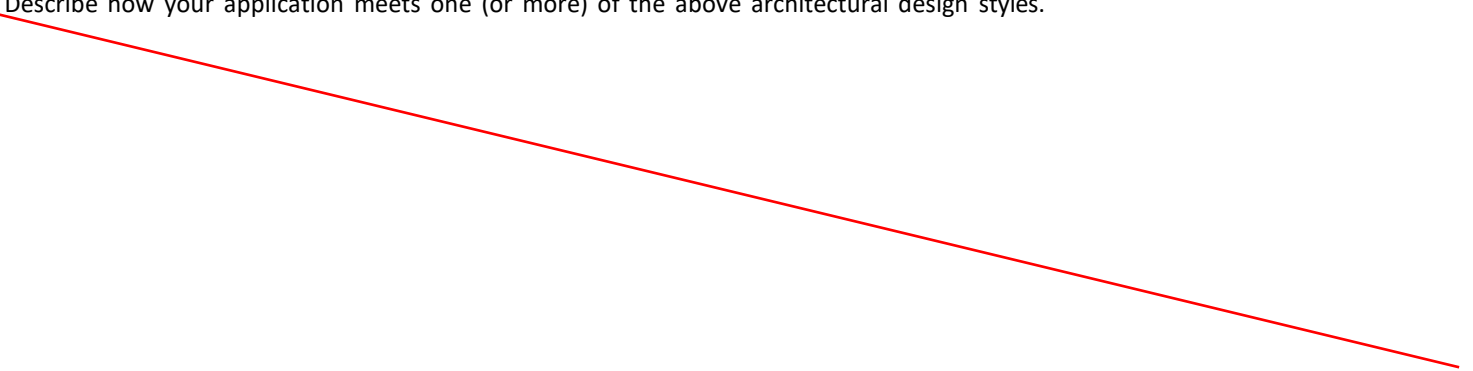
Please respond to the following ONLY if your application is within the Downtown Overlay.

Which of the following architectural design styles does your application include?

- | | | |
|---|---|---|
| ☐ Georgian | ☐ Shingle | ☐ French Colonial |
| ☐ Federal / Adam | ☐ Folk Victorian | ☐ French Eclectic |
| ☐ Greek Revival | ☐ Romanesque | ☐ French New Traditional |
| ☐ Neoclassical | ☐ Italianate | |
| ☐ Stick | ☐ Tudor Eclectic | |
| ☐ Queen Anne | ☐ Beaux Arts | |

Please review the Downtown Overlay Architectural Style Requirements at this link: [Unified Development Code § 2.8.7\(D\)-\(R\)](#)

Describe how your application meets one (or more) of the above architectural design styles.



Please review the Alpharetta Downtown Design Guidelines at this link: [Alpharetta Downtown Design Guidelines](#)

List how your application aligns with or compliments the Alpharetta Downtown Design Guidelines.

This design reflects the Downtown Design Guidelines by emphasizing strong pedestrian connectivity throughout the site. Pathways link the development to the Alpha Loop, Thompson Street Park, nearby projects, and Avalon, creating a cohesive network of walkable connections. The plan also incorporates a passive park atop a stormwater detention area, maximizing the use of open space while integrating sustainable practices to provide meaningful amenities for the community.

Pedestrian paths within the site will echo the character of surrounding developments, ensuring a seamless visual transition. Along Thompson Street, multiple hardscaped seating areas with coordinated street furniture enhance sidewalk activity and match the aesthetic across the street. Additionally, an abundance of proposed shade trees along the Thompson Street frontage will help create a comfortable and inviting pedestrian experience.

Thompson Street Residential Property (proposed)

Legal Description

All that tract or parcel of land lying and being in Land Lots 0749 and 0802, 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia and being more particularly described as follows:

Beginning at the southeast corner of the property, along right of way of Thompson Street, at a 1" iron pin, said point being the True Point of Beginning

Thence, N 81°25'27" W for a distance of 100.00 feet to a point along right of way of Thompson Street;

Thence, N81°25'27" W for a distance of 100.00 feet to a point along right of way of Thompson Street;

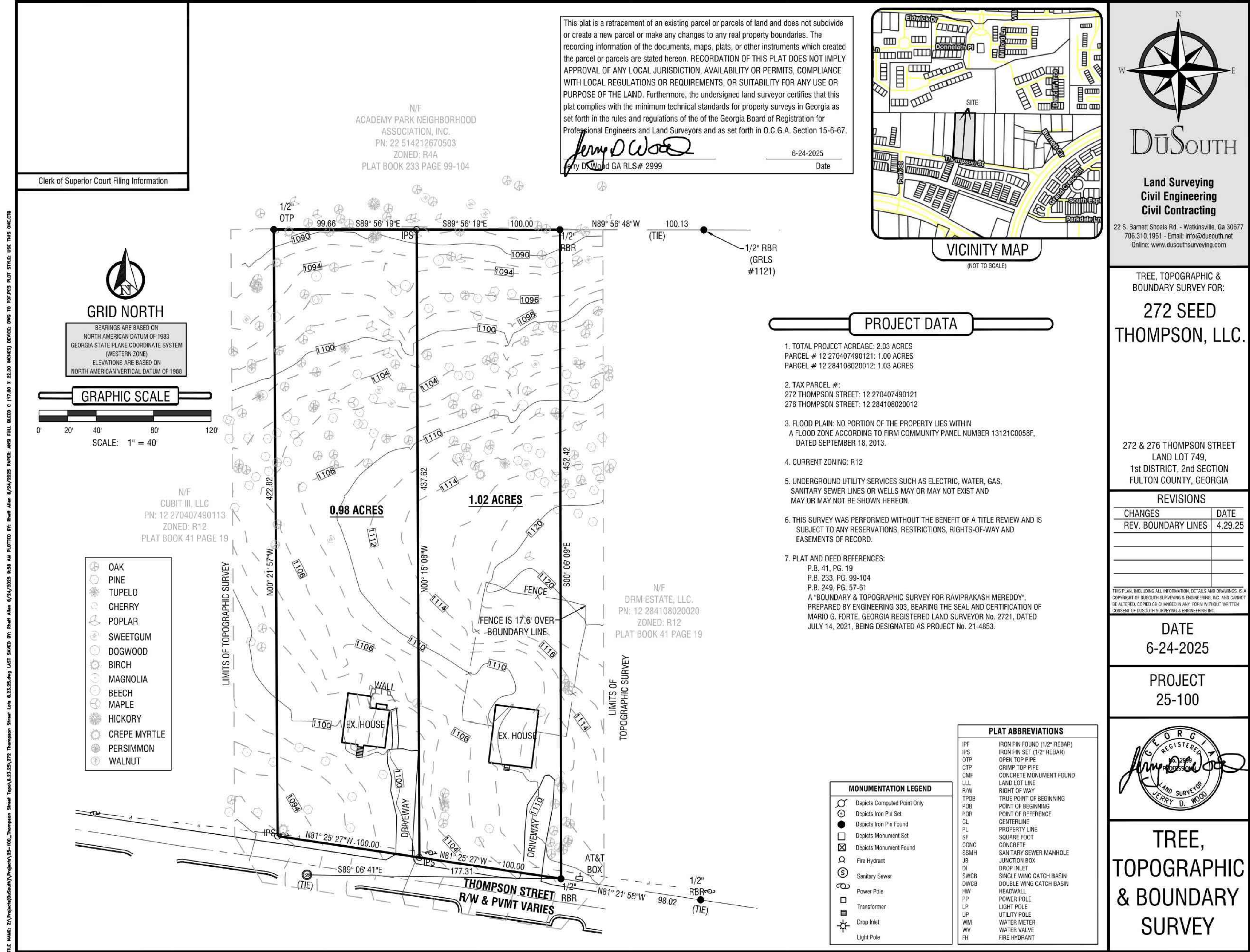
Thence, N 00°21'57" W for a distance of 422.82 feet to a point;

Thence, S 89°56'19" E for a distance of 99.66 feet to a point;

Thence, S 89°56'19" E for a distance of 100.00 feet to a point;

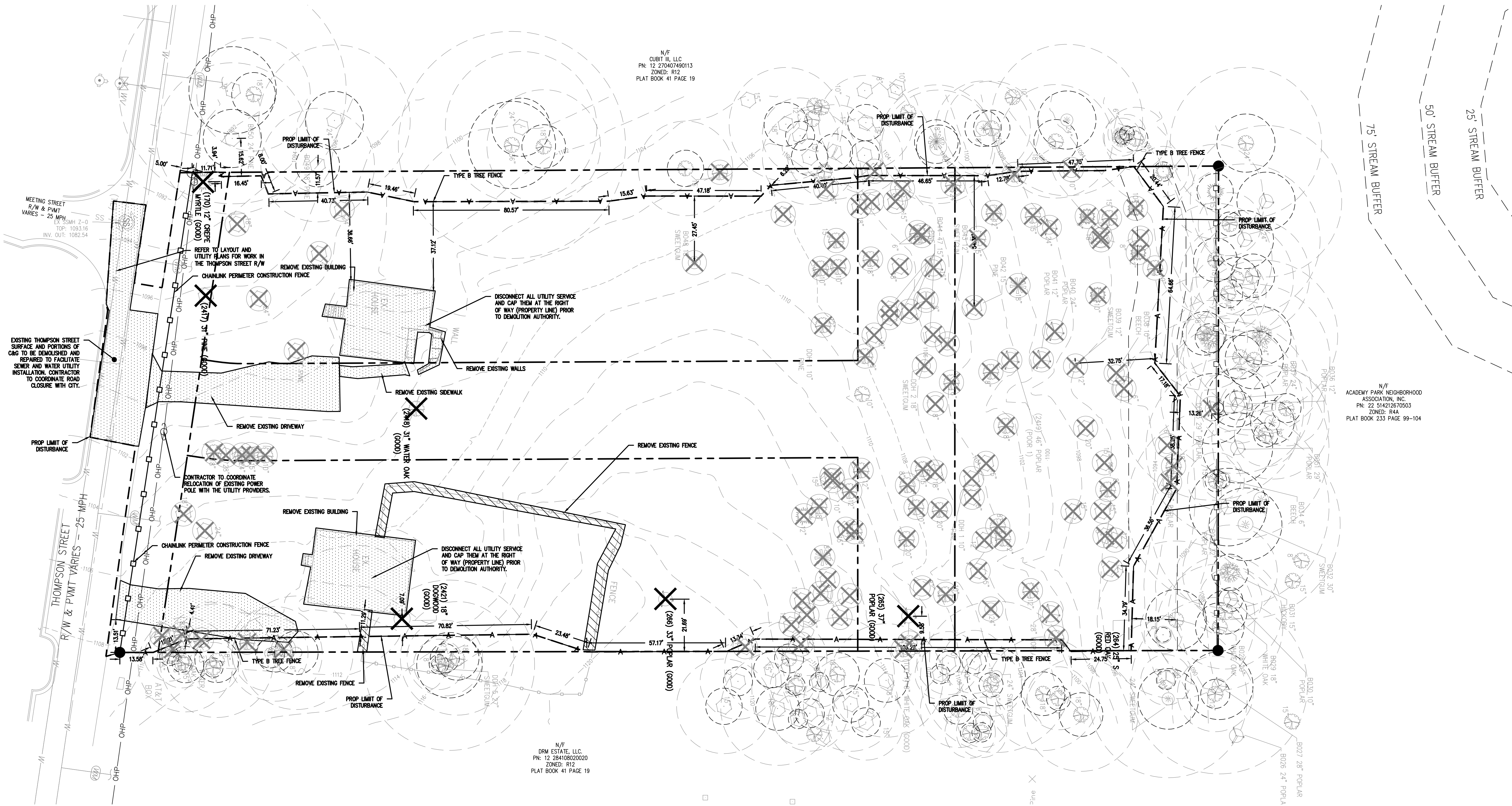
Thence, S 00°06'09" E for a distance of 452.42 feet to a 1" iron pin found said point being True Point of Beginning

Said Tract contains 2.03 acres (88,426.8 square feet) more or less.



DATE	REVISIONS
NO.	

PROJECT NO.: 25-5306
CIVIL DRAWN BY: JLM
CIVIL DESIGNED BY: CJF
LANDSCAPE DRAWN BY: NGH
LANDSCAPE DESIGNED BY: JPS
CHECKED BY:
DATE - 11/14/2025



N/F
CUBIT III, LLC
PN: 12 270407490113
ZONED: R12
PLAT BOOK 41 PAGE 19

N/F
ACADEMY PARK NEIGHBORHOOD
ASSOCIATION, INC.
PN: 22 514212670503
ZONED: R4A
PLAT BOOK 233 PAGE 99-104

N/F
DRW ESTATE, LLC
PN: 12 284108020020
ZONED: R12
PLAT BOOK 41 PAGE 19

DEMOLITION NOTES

- ALL PHASE 1 EROSION CONTROL BMPs MUST BE INSTALLED PRIOR TO DEMOLITION WORK.
- ALL DEMOLITION DEBRIS MUST BE REMOVED FROM THE SITE. CONTRACTOR SHALL DISPOSE OF DEBRIS PER ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.
- INSTALL TRAFFIC CONTROL DEVICES PER MUTCD (LATEST EDITION) STANDARDS FOR ALL ROADWORK.
- REMOVE EXISTING SEPTIC TANK PER FULTON HEALTH DEPARTMENT REGULATIONS.
- IF BUILDING DEMOLITION OCCURS PRIOR TO THE ISSUANCE OF THE LDP, A SEPARATE TREE PROTECTION AND SEDIMENT AND EROSION CONTROL PLAN SHALL BE PROVIDED.

UTILITY PROVIDERS

TELEPHONE & DSL	AT&T, INC.	(678) 624-7143
POWER	GEORGIA POWER	(877) 365-3276
WATER & SEWER	FULTON COUNTY WATER & SEWER	(404) 612-7470
GAS	ATLANTA GAS & LIGHT	(404) 391-7561

CAUTION

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF 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.

CITY OF ALPHARETTA TREE SAVE NOTES

- IF THERE ARE INCONSISTENCIES BETWEEN ANY ITEMS ON THESE PLANS THE MORE STRICT INTERPRETATION OF THOSE REQUIREMENTS SHALL BE FOLLOWED. PLEASE CONTACT THE CITY ARBORIST FOR ANY INTERPRETATION.
- PRIOR TO INITIAL SITE OPENING AND INSPECTION CITY ARBORIST WILL BE PROVIDED WITH RECEIPTS SHOWING THE REQUIRED TREE CARE PLAN HAS BEEN PRE-PAID TO A REPUTABLE TREE CARE COMPANY.
- TREE SAVE FENCE AND SIGNAGE FOR ENTIRE SITE MUST BE INSTALLED, INSPECTED AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE OR DEMOLITION IS ALLOWED BEFORE THIS INSPECTION AND APPROVAL HAS OCCURRED.
- THE CRZ OR SPECIMEN TREES PLUS ALL STREAM BUFFERS SHALL BE PROTECTED WITH WIRE-BACK TREE SAVE FENCING WITH METAL SUPPORT POSTS AND TREE SAVE SIGNAGE.
- INSTALLATION OF THE TREE SAVE FENCE WILL INVOLVE NO TRENCHING.
- ALL EXISTING TREES IDENTIFIED FOR PRESERVATION OR FOUND WITHIN TREE SAVE AREAS MUST BE FULLY PROTECTED DURING ALL PHASES OF THIS PROJECT.
- ADDITIONAL TREES ALONG THE LIMITS OF DISTURBANCE WITH ENCROACHMENT INTO THE SRP AND DEEMED STRUCTURALLY UNSAFE BY THE CITY ARBORIST OR THE PROJECT ARBORIST MAY BE REQUIRED TO BE REMOVED PRIOR TO CO.
- ALL ROOTS ENCOUNTERED 1/2" OR GREATER DURING GRADING OR EXCAVATING OPERATIONS SHALL BE CLEAN CUT UNDER THE DIRECTION OF AN ISA CERTIFIED ARBORIST.
- ANY LIMBS OVERHANGING THE LOD THAT MAY BE RIPPED, TORN, OR DAMAGED DURING CONSTRUCTION SHALL BE PROPERLY PRUNED UNDER THE DIRECTION OF AN ISA CERTIFIED ARBORIST.
- IT IS THE OWNER'S RESPONSIBILITY TO MAINTAIN THE VEGETATION AND REMOVE TRASH AND DEBRIS AROUND THE PERIMETER OF THE PROJECT, EVEN IF WITHIN THE PUBLIC ROW, IN ACCORDANCE WITH THE CITY OF ALPHARETTA PROPERTY MAINTENANCE CODES.
- ALL APPROVED REVISIONS TO THE LOCATION OF THE TREE SAVE FENCE NEED TO BE COORDINATED WITH THE LAND DISTURBANCE INSPECTOR PRIOR TO RELOCATION.

DEMOLITION LEGEND

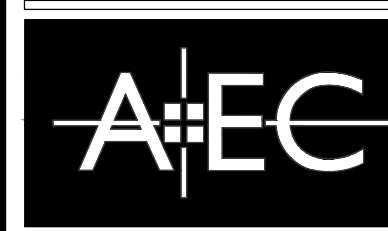
- | | |
|--|----------|
| EXISTING CURB | --- |
| SETBACKS | --- |
| EXISTING WATERLINE | W W W |
| EXISTING SEWERLINE | SS SS SS |
| EXISTING STORMLINE | --- |
| PROPERTY LINES | --- |
| LIMITS OF DISTURBANCE (LOD) | --- |
| STREAM BUFFER | --- |
| STREAM CENTERLINE | --- |
| STEEL POST TYPE "B" TREE FENCE | —A—A—A— |
| CONSTRUCTION FENCE | —X—X—X— |
| LARGE NON-SPECIMEN TREES TO BE REMOVED | ⊗ |
| SPECIMEN TREES TO BE REMOVED | × |
| DEMOLITION AREA | ▨ |
| CRZ (CRITICAL ROOT ZONE) | ○ |
| STRUCTURAL ROOT PLATE | ○ |



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Scale 1" = 20'



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SITE DEMOLITION PLAN

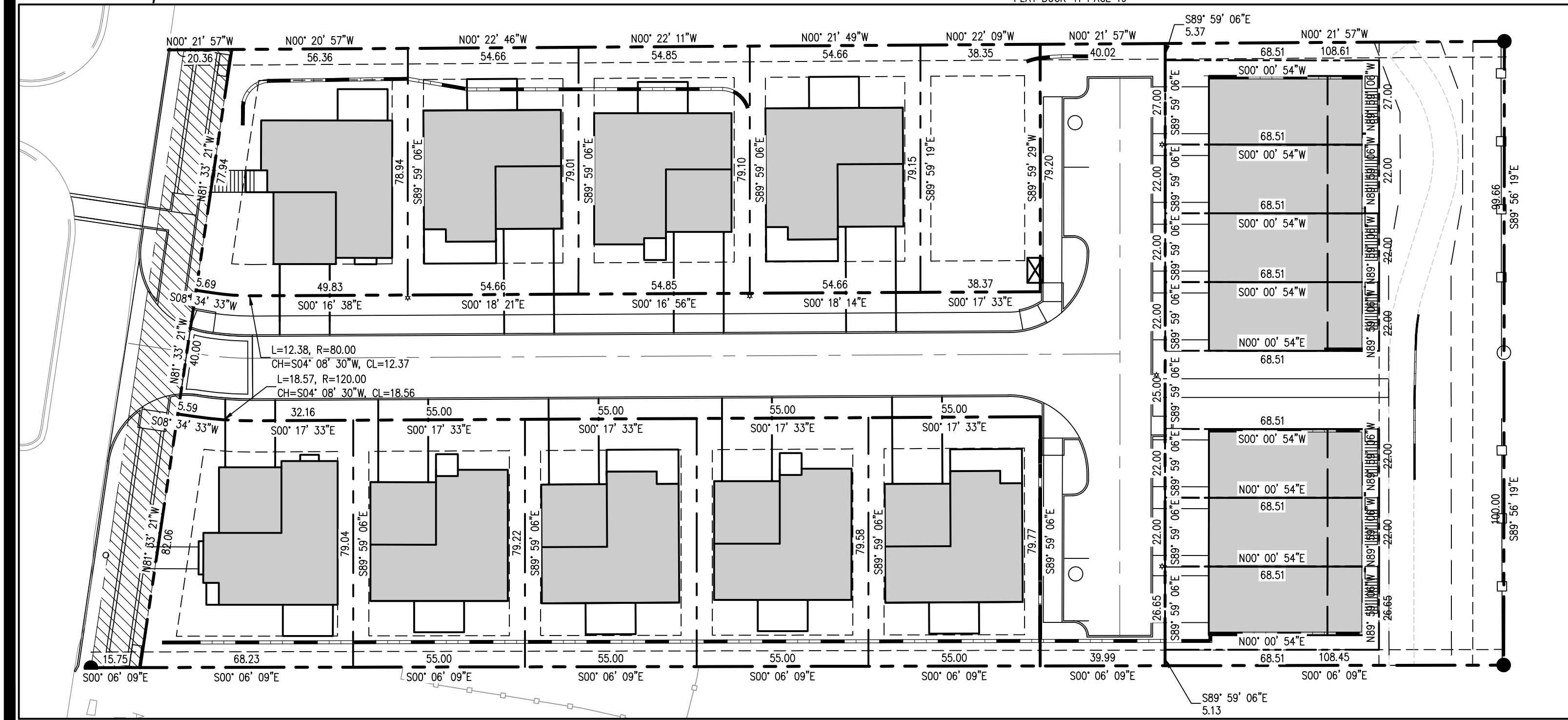
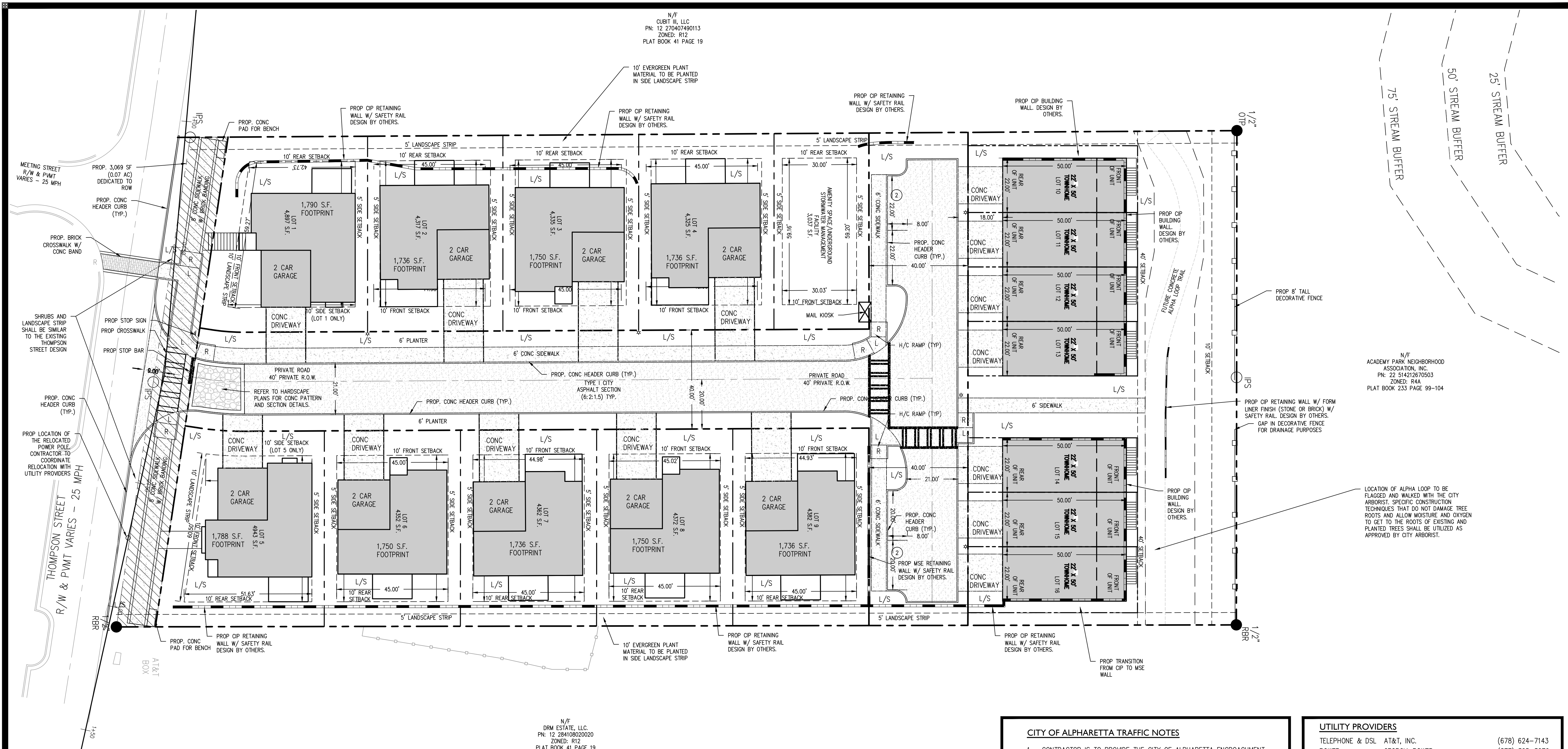
THOMPSON STREET
272 THOMPSON STREET,
ALPHARETTA, GA 30009

NO.	REVISIONS	DATE

PROJECT NO: 23-5306
CIVIL DRAWN BY: JLM
LANDSCAPE DRAWN BY: NGH
LANDSCAPE DESIGNED BY: JPS
CHECKED BY:
DATE: 11/14/2023

SHEET

C3.0



CITY OF ALPHARETTA TRAFFIC NOTES

- 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 RELOCATION 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 DIRECTLY FOR TRAFFIC SIGNAL UTILITY LOCATES. PHONE (678) 297-6200.
- ALL REQUIRED TRAFFIC SIGNAGE MUST MEET MUTCD STANDARDS.
- ALL REQUIRED TRAFFIC STRIPING MUST MEET MUTCD AND GDOT PLAN SPECIFICATION AND MUST BE THERMO-PLASTIC.
- ALL H/C RAMP FORMS MUST BE APPROVED BY CITY LAND DISTURBANCE INSPECTOR PRIOR TO CONCRETE POUR.
- IF SIGNS, STRIPING, AND MODIFICATIONS TO TRAFFIC CONTROL ARE REQUIRED AS A PART OF DEVELOPMENT, CONSTRUCTION SHOULD BE COMPLETE AND APPROVED BY THE CITY TRAFFIC ENGINEER PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- SIDEWALKS AND ISLANDS MUST BE DESIGNED TO ACCEPT H/C RAMPS AND LANDINGS THAT MEET ADA REQUIREMENTS (ALPHARETTA STANDARD 902).
- IF SIGNALIZATION OR SIGNAL MODIFICATIONS ARE REQUIRED AS PART OF DEVELOPMENT, CONSTRUCTION SHOULD BE COMPLETE AND APPROVED BY THE CITY TRAFFIC ENG. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

CITY OF ALPHARETTA FIRE MARSHALL NOTES

- A GEORGIA CERTIFICATE OF COMPETENCY HOLDER FOR AUTOMATIC FIRE SPRINKLER SYSTEMS WILL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF THE UNDERGROUND SUPPLY PIPING.
- DURING CONSTRUCTION AND FOR PERMANENT ACCESS, ROADWAYS CONSTRUCTED OF AN ALL-WEATHER SURFACE CAPABLE OF SUPPORTING 75,000 POUNDS GROSS WEIGHT SHALL BE PROVIDED PER INTERNATIONAL FIRE CODE, CHAPTER 5, SECTION 503.2.3, 2006 EDITION.

CAUTION
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UTILITY PROVIDERS

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WATER & SEWER	FULTON COUNTY WATER & SEWER	(404) 612-7470
GAS	ATLANTA GAS & LIGHT	(404) 391-7561

LAYOUT NOTES

- ALL DIMENSIONS ARE TO BACK OF CURB UNLESS NOTED OTHERWISE.
- ALL STRIPING TO BE THERMOPLASTIC WITHIN CITY AND GDOT RIGHT-OF-WAY.
- ALL PROPOSED ROADWAYS ARE TO BE TYPE II PAVEMENT SECTION, PER CITY OF ALPHARETTA STANDARD 901.
- ALL PAVING OUTSIDE OF PUBLIC RIGHT-OF-WAY TO BE 6:2:1 ASPHALT PAVING.

LEGEND

BC	BACK OF CURB
B.S.L.	BUILDING SETBACK LINE
C&G	CURB AND GUTTER
CIP	CAST IN PLACE
CONC.	CONCRETE
FC	FACE OF CURB
H/C	HANDICAP
L/S	LANDSCAPE AREA
L	LEVEL/LANDING
R	RAMP
S/W	SIDEWALK
LD	LIGHT DUTY PAVEMENT
HD	HEAVY DUTY PAVEMENT
R/W	RIGHT OF WAY
FOC	FACE OF CURB
COA	CITY OF ALPHARETTA
S	ACORN PED LIGHT POLE

TRASH NOTE:
TRASH TO BE COLLECTED VIA INDIVIDUAL ROLLING BINS.

LINETYPE LEGEND

PROPOSED CURB	---
EXISTING CURB	---
SETBACKS	---
PROPERTY LINES	---
LIMITS OF DISTURBANCE (LOD)	---

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LEGEND

BC	BACK OF CURB
B.S.L.	BUILDING SETBACK LINE
C&G	CURB AND GUTTER
CIP	CAST IN PLACE
CONC.	CONCRETE
FC	FACE OF CURB
H/C	HANDICAP
L/S	LANDSCAPE AREA
L	LEVEL/LANDING
R	RAMP
S/W	SIDEWALK
LD	LIGHT DUTY PAVEMENT
HD	HEAVY DUTY PAVEMENT
R/W	RIGHT OF WAY
FOC	FACE OF CURB
COA	CITY OF ALPHARETTA
S	ACORN PED LIGHT POLE

Scale 1" = 20'

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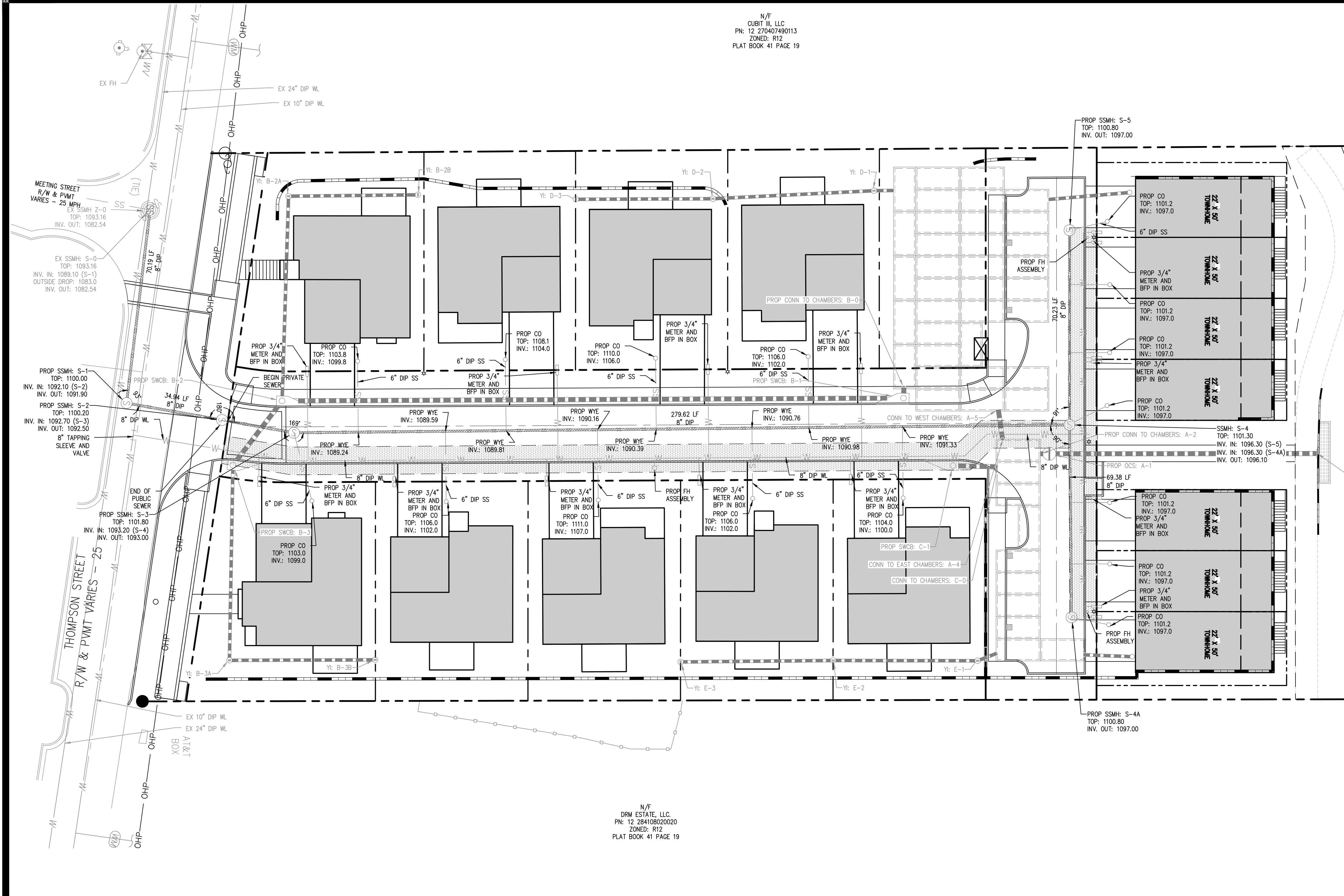
SITE LAYOUT PLAN

THOMPSON STREET
272 THOMPSON STREET,
ALPHARETTA, GA 30009

DATE _____
REVISIONS _____
NO. _____

PROJECT NO: 23-5306
CIVIL DRAWN BY: JLM
LANDSCAPE DRAWN BY: NGH
LANDSCAPE DESIGNED BY: JPS
CHECKED BY: _____
DATE: 11/14/2023

SHEET
C4.0



N/F
CUBIT III, LLC
PN: 12 270407490113
ZONED: R12
PLAT BOOK 41 PAGE 19

N/F
DRM ESTATE, LLC
PN: 12 28410820020
ZONED: R12
PLAT BOOK 41 PAGE 19

FULTON COUNTY WATER NOTE:

- ALL PUBLIC WATER LINES SHALL BE MARKED WITH A CONTINUOUS ELECTRONIC MARKING SYSTEM (EMS) CAUTION TAPE, AT A MAXIMUM BURIAL DEPTH OF 2- FEET DIRECTLY ABOVE THE WATER LINE LOCATED BELOW THE TAPE (3M PATH MARKING TAPE MODEL #80 6116 16220 7613).
- WATER VALVE MARKERS SHALL BE PLACED AT ALL LOCATIONS WHERE WATER VALVES ARE NOT IN THE STREETS. WATER VALVES LOCATED ON THE STREET WILL BE MARKED WITH AN ENGRAVED "V" ON TOP OF CURB AND ON THE CURB OUTER. THE OPENING OF THE "V" WILL FACE THE VALVE.
- ALL TEMPORARY AND PERMANENT WATER EASEMENTS MUST BE DRESSED AND GRASSED TO CONTROL EROSION PRIOR TO ACCEPTANCE. NO TREES WILL BE ALLOWED TO BE PLANTED IN UTILITY EASEMENTS OR WITHIN 10- FEET OF A PUBLIC WATER MAIN.
- AS-BUILT DRAWINGS AND MAINTENANCE BOND(S) MUST BE SUBMITTED AND ARE REQUIRED PRIOR TO INSPECTION AND ACCEPTANCE. NOTE THAT DIGITAL AS-BUILTS WILL BE REQUIRED AT THE COMPLETION OF THE PROJECT. PLEASE SEE FOR THE REQUIREMENTS: <https://www.fultoncountygga.gov/services/water-services/development-permitting-inspection>
- ALL DISTRIBUTION PIPING AND APPURTENANCE MATERIALS USED IN THE FULTON COUNTY WATER SYSTEM MUST BE MADE OF DUCTILE IRON AND COMPLY IN RESPECT TO ANS/AWWA21.11/C111-85 STANDARD SPECIFICATIONS. PLANS THAT DO NOT MEET THE SPECIFICATIONS IN ALL RESPECTS WILL NOT BE ACCEPTED. ALL LINES SHOULD BE CLASS 51, (OR GREATER WHEN REQUESTED BY THE COUNTY).
- CONTRACTOR IS RESPONSIBLE TO VERIFY THE LOCATION AND DEPTH OF THE EXISTING WATER LINES PRIOR TO CONSTRUCTION.
- REQUIRED 18-INCHES VERTICAL SEPARATION BETWEEN PROPOSED WATER LINES AND OTHER EXISTING AND PROPOSED UTILITIES LINES SHALL BE VERIFIED DURING CONSTRUCTION.
- IF EXISTING WATER SERVICE LINE IS TO BE REMOVED AND ABANDONED, THE SERVICE SHALL BE REMOVED BACK TO THE CORPORATION STOP AND CAPPED AT THE WATER MAIN LINE IN THE PRESENCE OF THE INSPECTOR. OTHER EXISTING AND ABANDONED WATER SERVICE STRUCTURES WILL BE REMOVED IN THE PRESENCE OF THE INSPECTOR.
- WATER METER BOXES ARE TO HAVE 1-INCH TYPE "K" COPPER SERVICE LINE. DEVELOPER IS RESPONSIBLE FOR PROPERLY SIZING SERVICE LINE AND METER. THE SERVICE LINE MUST BE CONTINUOUS FROM THE MAIN TO THE WATER METER AND SHALL HAVE A MINIMUM COVER OF 48-INCHES. ALL JOINTS SHALL BE FLARED. THE SERVICE LINE SHALL CONNECT TO THE MAIN LINE WITH A DIRECT TAP WITH A CORPORATION COCK WITH A MINIMUM OF 18-INCHES BETWEEN TAPS.
- WATER METER BOX SHALL BE A POLYETHYLENE METER BOX (MODEL 1219-18-MKF DEEP) WITH POLYETHYLENE LID (MODEL 1219-1-MKF DEEP). LID FOR STRETCH YOKE BOX SHALL BE DFM MODEL 6514-1-MKF DEEP WITH OBLONG KNOCK OUT AND 3/8-INCH RECESS FOR METER ANTENNAE WITH A FERROUS MAGNET IN THE LID AND A PLASTIC LOCKING MECHANISM.
- FOR RESIDENTIAL SUBDIVISIONS: NO INDIVIDUAL METERS ARE TO BE PLACED IN A CONCRETE SIDEWALK OR DRIVEWAY. METERS MUST BE MAINTAINED IN GRASS AREAS.
- THE CONTRACTOR SHALL INSTALL POLYETHYLENE WATER METER BOXES AND 1-INCH TYPE "K" COPPER SERVICE LINES FOR ALL SERVICES INCLUDING CUL-DE-SACS. 5/8" X 1/2" METERS ARE THE STANDARD SIZE FOR A RESIDENTIAL HOUSE. HOWEVER DEVELOPER IS RESPONSIBLE FOR PROPERLY SIZING SERVICE LINE AND METER.
- LOT LINES WILL BE CLEARLY IDENTIFIED AND MARKED ON TOP OF CURBS BEFORE THE WATER MAIN IS INSTALLED.
- A 6-INCHES P.V.C. CONDUIT WILL BE USED TO ACCESS ALL LOTS ON OPPOSITE SIDES OF THE STREET, EXCEPT IN CUL-DE-SACS.
- THRUST BLOCKING OR RESTRAINT WILL BE USED AT ALL BENDS, PLUGS, TEES, AND FIRE HYDRANTS.
- FIRE HYDRANTS SHOWN IN THE RADIIUS OF A CURVE SHALL BE FIELD ADJUSTED SO THAT THE ACTUAL INSTALLATION OF FIRE HYDRANTS WILL BE OUTSIDE OF CURVE RADIIUS.
- ALL SAMPLING STATIONS AND AUTOMATIC FLUSHING STATIONS SHALL BE METERED AND INSTALLED PER FULTON COUNTY SPECIFICATIONS. FULTON COUNTY TO OWN AND MAINTAIN SAMPLING STATIONS AND FLUSHING UNITS.
- ALL LINES 6-INCHES DIAMETER OR GREATER MUST BE PRESSURE TESTED AT 250 PSF FOR A MINIMUM OF TWO (2) HOURS.
- WATER TAPS, SERVICE LINES, AND METER BOXES IN RESIDENTIAL SUBDIVISIONS WILL BE INSTALLED BY THE DEVELOPER PER CURRENT FULTON COUNTY SPECIFICATIONS.
- ALL REQUIRED OFF SITE EASEMENTS SHALL BE DEDICATED TO FULTON COUNTY PRIOR TO UTILITY PERMITTING. ALL PUBLIC ON- SITE EASEMENTS FOR OTHER THAN SINGLE FAMILY RESIDENTIAL PROJECTS THAT WILL BE FINAL PLATTED SHALL BE DEDICATED TO FULTON COUNTY PRIOR TO WATER RESOURCES PERMIT APPROVAL.
- FOR RESIDENTIAL PROJECTS WHERE ON-SITE WATER EASEMENTS ARE TO BE DEDICATED TO FULTON COUNTY, WATER EASEMENT INSIDE PROPERTY LINE TO BE SHOWN IN FINAL PLAT FOR RECORDING.
- ANY CHANGES TO THE WATER DRAWINGS MUST BE APPROVED BY FULTON COUNTY.
- NOTIFY FULTON COUNTY INSPECTOR 3-DAYS PRIOR TO CONSTRUCTION.

FULTON COUNTY WASTEWATER NOTES:

- ALL WASTEWATER PIPE CONSTRUCTION SHOWN ON THESE PLANS MUST CONFORM TO FULTON COUNTY'S STANDARDS AND SPECIFICATIONS. STANDARD DETAILS 100 SERIES - 800 SERIES.
- NO SANITARY SEWER SHALL BE ACCEPTED BY THE COUNTY WITHOUT AN AS-BUILT DRAWING SHOWING THE HORIZONTAL AND VERTICAL ALIGNMENT OF THE SEWER SYSTEM, THE LOCATION OF ALL MANHOLES, SEWER CONNECTIONS, PIPING MATERIALS, REQUIRED EASEMENT LIMITS AND JUNCTIONS, AND PROPERTY LINES.
- CONTRACTOR MUST FIELD VERIFY THE LOCATION AND ELEVATION OF ALL KNOWN AND UNKNOWN UNDERGROUND UTILITIES.
- ALL TEMPORARY AND PERMANENT WASTEWATER EASEMENTS MUST BE DRESSED AND GRASSED TO CONTROL EROSION PRIOR TO ACCEPTANCE. TREES SHALL NOT BE PLANTED IN THE PERMANENT EASEMENT AREA, OR WITHIN 10- FEET OF A FULTON COUNTY SEWER MAIN. STANDARD DETAIL 704.
- AS-BUILT DRAWINGS AND MAINTENANCE BOND(S) MUST BE SUBMITTED AND ARE REQUIRED PRIOR TO INSPECTION AND ACCEPTANCE. DIGITAL AS-BUILT WILL BE REQUIRED. NOTE THAT DIGITAL AS-BUILTS WILL BE REQUIRED AT THE COMPLETION OF THE PROJECT. PLEASE SEE: <https://www.fultoncountygga.gov/services/water-services/development-permitting-inspection>
- MANDAPTOR SEWER REPAIR UNIVERSAL COUPLINGS ARE REQUIRED FOR JOINING DIFFERENT TYPES OF SANITARY SEWER PIPES.
- POOLS SHALL NOT DRAIN INTO FULTON COUNTY SEWER SYSTEM, UNLESS AUTHORIZED BY THE DIRECTOR. A VARIANCE MAY BE GRANTED, WITH A BACKWASH OR DRAINAGE DISCHARGE LIMIT OF 50GPM.
- LOW PRESSURE AIR TESTING REQUIRED FOR ALL WASTEWATER PIPE SYSTEMS. THIS TEST MUST MEET ALL REQUIREMENTS AS OUTLINED IN UNI-B-06 OR CURRENT REVISION. A FULTON COUNTY INSPECTOR MUST BE PRESENT DURING TESTING.
- CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND INVERT ELEVATIONS OF WASTEWATER PIPES FOR A CONNECTION TO EXISTING WASTEWATER SYSTEMS.
- PLEASE ADD THE FOLLOWING NOTES FOR ALL APPLICABLE MANHOLES.
 - ADD NOTES TO THE EXISTING MANHOLES
 - CONTRACTOR TO FIELD VERIFY THE LOCATION AND INVERT OF THE EXISTING WASTEWATER LINE PRIOR TO CONSTRUCTION.
 - REMOVE AND REPLACE THE EXISTING INVERT TO ACCEPT THE NEW LINE AS REQUIRED IN THE FIELD.
 - CORE FOR NEW LATERAL FROM THE INSIDE OF THE MANHOLE IN THE PRESENCE OF THE INSPECTOR.
 - NEW DROP LINE TO ENTER MANHOLE AT 0.44- FEET ABOVE THE EFFLUENT INVERT.
 - REBUILD THE WATER TABLE AND INVERT WITH ROWLOCK BRICKS TO DIRECT THE RUNOFF FROM THE NEW LINE TO EXISTING EFFLUENT INVERT.
 - REHABILITATE EXISTING MANHOLE AS REQUIRED IN FIELD TO BRING MANHOLE INTO COMPLIANCE WITH FULTON COUNTY STANDARDS AND REGULATIONS.
- ADD NOTES TO DOORHOUSE MANHOLES.
 - CONTRACTOR TO FIELD VERIFY THE LOCATION AND INVERT OF THE EXISTING WASTEWATER LINE PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR IS TO CUT AND REMOVE THE TOP HALF OF THE PIPE ONLY UPON FINAL APPROVAL BY THE FULTON COUNTY INSPECTOR.
- THE NEW INFLUENT LINE IS TO ENTER THE STRUCTURE A MINIMUM OF 0.53- FEET ABOVE THE EFFLUENT ELEVATION TO ALLOW NEW WATER TABLE TO BE BUILT.
- BUILD THE WATER TABLE AND INVERT WITH ROWLOCK BRICKS TO DIRECT THE RUNOFF FROM THE NEW LINES TO EXISTING EFFLUENT INVERT.
- CONTRACTOR IS TO CUT AND REMOVE THE PIPE ONLY UPON FINAL APPROVAL BY THE FULTON COUNT INSPECTOR.
- ALL WASTEWATER LINES AND LATERALS WITH LESS THAN 18-INCHES OF CLEARANCE TO ANOTHER UTILITY LINE SHALL BE CONSTRUCTED OF A MINIMUM OF DR17 HDPE PIPE IN DIPS (DUCTILE IRON PIPE SIZE).
- NO FILL SHALL BE PLACED ON A SANITARY SEWER EASEMENT WITHOUT APPROVAL BY THE DEPUTY DIRECTOR OF SEWER.

- ALL SANITARY MANHOLES MUST EXTEND TO THE GROUND SURFACE. ALL MANHOLES OUTSIDE OF ROADWAYS AND ROW SHALL BE A MINIMUM 18-INCHES ABOVEGROUND AND SHALL BE SHOWN IN SANITARY SEWER PROFILE. IF A MANHOLE IS IN A FLOOD PLAIN OR HIGH WATER AREA, THEY SHALL HAVE WATER TIGHT COVERS AND EXTEND ABOVE THE 25-YEAR FLOODPLAIN LEVEL (CLEARLY INDICATE AND PROVIDE DETAILS).
- MANHOLES FLUSH WITH THE GROUND MAY BE ALLOWED, ON A PRE-APPROVED BASIS.
- FOR ALL PROJECTS UTILIZING INDIVIDUAL ON-SITE WASTEWATER MANAGEMENT (SEPTIC) SYSTEMS DESIGN AND PROVISIONS SHALL BE IN CONFORMANCE WITH FULTON COUNTY BOARD OF HEALTH REGULATIONS.
- 8-INCHES OR LARGER PIPE LINES SHALL BE OCTV INSPECTED. A VIRUS FREE PORTABLE STORAGE DRIVE (USB FLASH DRIVE) AND WRITTEN INSPECTION LOG SHALL BE PROVIDED WHEN AS- BUILTS ARE SUBMITTED.
- USF 7635 BOX REQUIRED FOR WASTEWATER CLEANOUTS IN PAVED AREA PER FULTON COUNTY STANDARD DETAIL 709.
- COMPACTION OF THE BACK FILL OF ALL TRENCHES SHALL BE COMPACTED TO AT LEAST 90% STANDARD PROCTOR DENSITY. BACKFILL MATERIAL SHALL BE FREE FROM ROOTS, STUMPS, OR OTHER FOREIGN DEBRIS, AND SHALL BE PLACED AT OR NEAR OPTIMUM MOISTURE INITIAL BACKFILL: AFTER BEDDING, COMPLETE INITIAL BACKFILL WITH #57 STONE. IF NO ROCK IS ENCOUNTERED, INITIAL BACKFILL SHALL EXTEND TO A HEIGHT 6-INCHES ABOVE OF THE TOP OF THE PIPE, OTHERWISE INITIAL BACKFILL SHALL EXTEND TO 12-INCHES ABOVE THE TOP OF THE PIPE.
- FITTINGS FOR LATERAL CONNECTIONS SHALL BE 45° WYES AND BENDS. PROVIDE PVC PIPE STOPPERS FOR EACH LATERAL. PROVIDE SPECIAL WATER TIGHT CONNECTIONS AT MANHOLES AND TRANSITIONS TO DUCTILE IRON PIPE AS RECOMMENDED BY THE PIPE MANUFACTURER.
- AFTER INSTALLATION, A DEFLECTION TEST IS REQUIRED. INITIAL DEFLECTION SHALL BE LIMITED TO 3% OF THE UNDEFLECTED DIAMETER. A SECOND TEST SHALL BE MADE AT LEAST 8 MONTHS AFTER THE INSTALLATION BUT BEFORE FINAL ACCEPTANCE. AT THAT TIME DEFLECTION SHALL BE LIMITED TO 1% OF THE UNDEFLECTED DIAMETER.
- ALL MANHOLES LOCATED WITHIN A PAVED AREA SHALL HAVE CONCENTRIC CONE SECTIONS AND FLANGE DOWN FRAMES AND COVERS. ALL MANHOLES LOCATED WITHIN AN UNPAVED AREA SHALL HAVE ECCENTRIC CON SECTIONS WITH BOLT DOWN FLANGE UP COMPOSITE FRAME AND COVERS. ALL MANHOLES LOCATED WITHIN A FLOOD PRONE AREA SHALL HAVE ECCENTRIC CONE SECTIONS AND WATER TIGHT COMPOSITE RING AND COVER. WITH BOLT DOWN GASKETED FLANGE UP FRAME AND COVERS. RAISE TOP OF MANHOLES IN LANDSCAPE AREAS TO 0.5- FEET ABOVE GRADE.
- ANY CHANGES TO THE SEWER DRAWINGS MUST BE APPROVED BY FULTON COUNTY.
- NOTIFY FULTON COUNTY INSPECTOR 3-DAYS PRIOR TO CONSTRUCTION.

MISC. WASTEWATER NOTES

ALL MANHOLES LOCATED WITHIN A PAVED AREA SHALL HAVE CONCENTRIC CONE SECTIONS AND FLANGE DOWN FRAMES AND COVERS. ALL MANHOLES LOCATED WITHIN AN UNPAVED AREA SHALL HAVE ECCENTRIC CONE SECTIONS WITH BOLT DOWN FLANGE UP FRAME COVERS. ALL MANHOLES LOCATED WITHIN A FLOOD PRONE AREA SHALL HAVE ECCENTRIC CONE SECTIONS WITH BOLT DOWN GASKETED FLANGE UP FRAME AND COVERS. RAISE TOP OF MANHOLES IN LANDSCAPE AREAS TO 0.5 FEET ABOVE GRADE.

UTILITY NOTES

- CONTRACTOR IS TO CUT AND REMOVE THE PIPE ONLY UPON FINAL APPROVAL BY THE FULTON COUNTY INSPECTOR.
- ALL WASTEWATER LINES AND LATERALS WITH LESS THAN ONE-FOOT OF CLEARANCE TO ANOTHER UTILITY LINE SHALL BE CONSTRUCTED WITH A CONCRETE SADDLE TO MAINTAIN SEPARATION.
- WATER EASEMENT INSIDE PROPERTY LINE TO BE SHOWN IN FINAL PLAT FOR RECORDING.
- A MINIMUM OF 10 FEET SHALL BE KEPT BETWEEN THE COUNTY WATER AND SEWER LINES, AND THE FACE OF ANY IMPROVEMENTS.
- ALL TREES MUST BE PLANTED OUTSIDE OF ANY UTILITY EASEMENTS, UNLESS APPROVED BY THE CITY ARBORIST OR UTILITY PROVIDER.

CAUTION

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF 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.

UTILITY NOTES

- NO TREES SHALL BE PLANTED IN UTILITY EASEMENTS OR WITHIN 10- FEET OF ANY UTILITY LINES.
- THIS IS A SANITARY SEWER PRIVATE SYSTEM. FULTON COUNTY'S MAINTENANCE RESPONSIBILITY STARTS AND ENDS AT PROPOSED CLEANOUT (CO) S-1.
- REPLACE COVERS ON EXISTING MANHOLES WITH NEW (LANDSCAPE AND/OR PAVEMENT) MANHOLE COVER (DETAILS ATTACHED).
- ALL WASTEWATER LINE AND LATERALS WITH LESS THAN ONE-FOOT CLEARANCE TO ANOTHER UTILITY LINE SHALL BE CONSTRUCTED WITH A CONCRETE SADDLE TO MAINTAIN SEPARATION.

UTILITY DETAIL NOTES

- REFER TO SHEET D3.3 FOR ALPHARETTA STANDARD DETAILS 400 & 401 (UTILITY CROSS SECTION AND STRUCTURE ADJUSTMENT).
- ALL SANITARY SEWER MANHOLES TO BE F.C. STD. 113, 114, AND 115.
- ALL CLEANOUTS TO HAVE USF 7635 SEWER VALVE BOX AND COVER.
- ALL DUMPSTERS TO BE F.C. STD. 703.
- PROFIRE HYDRANTS SHOWN ON PLAN SHALL INCLUDE FULL ASSEMBLY INCLUDING FH VALVE.
- IRRIGATION SYSTEMS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY.
- CITY OF ALPHARETTA APPROVAL REQUIRED BEFORE CONNECTIONS ARE MADE TO THE EXISTING WATER AND SANITARY SEWER LINES WITHIN CANTON STREET, LULY GARDEN PLACE.
- NO SEPTIC SYSTEMS ARE PROPOSED OR EXIST ON SITE.
- ALL WASTEWATER LINES AND LATERALS WITH LESS THAN ONE-FOOT OF CLEARANCE TO ANOTHER UTILITY LINE SHALL BE CONSTRUCTED WITH A CONCRETE SADDLE TO MAINTAIN SEPARATION.
- REPLACE COVERS ON EXISTING MANHOLE WITH NEW MANHOLE COVERS.
- ACCEPTABLE MATERIALS FOR WATER LINES WITHIN FULTON COUNTY ARE EITHER TYPE "K" COPPER FOR LINES UP TO 4-INCHES OR CLASS 51 DIP ANWIA C151 FOR LINES 4-INCHES AND LARGER.
- TYPE K COPPER SERVICE LINE AND CAST IRON METER BOXES WILL BE INSTALLED FOR ALL LOTS.
- CURB STOPS ARE TO BE FORD ANGLE BALL SERVICE VALVE BA21-344W-NL. THE CENTER OF THE CURB STOPS ARE TO BE SET 10-INCHES BELOW GRADE. THE SHOULDERS ARE TO BE GRADED TO FINISHED GRADE PRIOR TO SETTING THE WATER METER BOXES.

UTILITY NOTES

- ALL WATER SERVICE IS PROVIDED BY FULTON COUNTY.
- THE MINIMUM DEPTH OF WATER LINES IS FOUR (4) FEET.
- A MINIMUM OF 18 INCHES OF VERTICAL CLEARANCE MUST BE OBTAINED AT ALL CROSSINGS OF OTHER UTILITIES.
- REFER TO M/E/P DRAWINGS FOR BUILDING CONNECTION POINTS.
- WATER METER BOXES ARE TO BE CAST IRON "ROME" STYLE METER BOX WITH A CAST IRON LID. LIDS ARE TO HAVE PRE-DRILLED 3/8" HOLES FOR AIR.
- THE CONTRACTOR SHALL VERIFY ALL WATERLINE SIZES PRIOR TO PURCHASE AND INSTALLATION.
- ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH FULTON COUNTY DEPARTMENT OF WATER & SEWER STANDARDS AND SPECIFICATIONS. THRUST BLOCKING SHALL BE INSTALLED PER FULTON COUNTY DETAILS ON SHEET C620.
- COORDINATE WITH POWER COMPANY FOR PROPOSED ELECTRICAL SERVICE.
- COORDINATE WITH ATLANTA GAS LIGHT COMPANY FOR TYING PROPOSED GAS LINE INTO EXISTING GAS LINE (770-205-3610).
- NOTIFY FULTON COUNTY WATER & SEWER DEPARTMENT FOR ALL WATER LINE WORK PRIOR TO CONSTRUCTION.
- CONTACT AT&T AT (770-493-2040) BEFORE STARTING CONSTRUCTION.
- THE CONTRACTOR MAY BE COURED TO INSTALL CONDUITS FROM THE BUILDING TO THE UTILITY. COORDINATION WITH THE GAS, PHONE, AND ELECTRIC COMPANY WILL BE REQUIRED BY THE CONTRACTOR.
- CONTRACTOR TO PROVIDE CONDUIT AND ELECTRICAL HARDWARE TO PARKING LOT LIGHTS AND ROAD SIGN.
- CONTRACTOR TO FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF WASTEWATER PIPES FOR A CONNECTION TO EXISTING WASTEWATER PIPES.
- ROP WITHIN PUBLIC R.O.W.
- ALL METAL PIPES FULLY BITUMINOUS, ASPHALT OR ALUMINUM COATED WITH PAVED INVERTS, UNLESS NOTED OTHERWISE.
- ALL STORM DRAINS AND DROP INLETS WILL HAVE 4" PERMANENT POLLUTION PREVENTION MARKERS INSTALLED PRIOR TO INSPECTION. MARKERS ARE AVAILABLE AT CITY OF ALPHARETTA ENGINEERING/PUBLIC WORKS DEPARTMENT 678-297-6200.
- IRRIGATION SYSTEMS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY.
- ALL PIPES TO HAVE PAVED INVERTS.
- ALL FIRE HYDRANTS SHALL BE 3.5 FOOT BURY HYDRANTS WITH A MAXIMUM DISTANCE OF 400 FEET BETWEEN EACH. FIRE HYDRANTS SHOULD BE LOCATED WITHIN RIGHT-OF-WAY.
- ALL WASTEWATER LINES AND LATERALS WITH LESS THAN ONE-FOOT OF CLEARANCE TO ANOTHER UTILITY LINE SHALL BE CONSTRUCTED WITH A CONCRETE SADDLE TO MAINTAIN SEPARATION.
- BUILDING TO HAVE 13R FIRE SPRINKLER SYSTEM

UTILITY NOTES

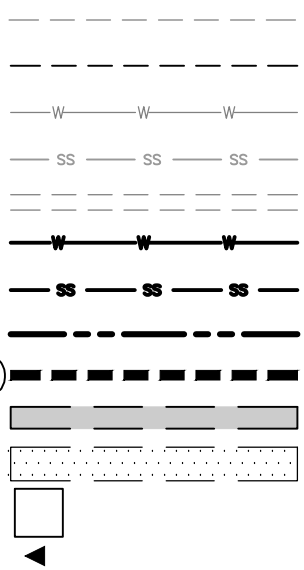
- CONTRACTOR IS RESPONSIBLE TO VERIFY THE LOCATION AND DEPTH OF THE EXISTING WATER LINES PRIOR TO CONSTRUCTION.
- IF EXISTING WATER SERVICE LINE IS TO BE REMOVED AND ABANDONED, THE SERVICE SHALL BE REMOVED BACK TO THE CORPORATION STOP AND CAPPED AT THE WATER MAIN LINE IN THE PRESENCE OF THE INSPECTOR. OTHER EXISTING AND ABANDONED WATER SERVICE STRUCTURES WILL BE REMOVED IN THE PRESENCE OF THE INSPECTOR.
- ACCEPTABLE MATERIALS FOR WATER LINES WITHIN FULTON COUNTY ARE EITHER TYPE "K" COPPER FOR LINES UP TO 4" OR CLASS 51 DIP ANWIA C151 FOR LINES 4" AND LARGER.

UTILITY PROVIDERS

TELEPHONE & DSL	AT&T, INC.	(678) 624-7143
POWER	GEORGIA POWER	(877) 365-3276
WATER & SEWER	FULTON COUNTY WATER & SEWER	(404) 612-7470
GAS	ATLANTA GAS & LIGHT	(404) 391-7561

UTILITY LEGEND

CLEANOUT (CO)
SANITARY SEWER MANHOLE (SSMH)
FACE OF CURB (FOC)
CITY OF ALPHARETTA (COA)
EXISTING CURB
SETBACKS
EXISTING WATERLINE
EXISTING SEWERLINE
EXISTING STORMLINE
PROPOSED WATERLINE
PROPOSED SEWERLINE
PROPERTY LINES
LIMITS OF DISTURBANCE (LOD)
SEWER EASEMENT
WATER EASEMENT
POWER TRANSFORMER
THRUST BLOCK



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THOMPSON STREET
272 THOMPSON STREET,
ALPHARETTA, GA 30009

SITE UTILITY PLAN

DATE					
REVISIONS					
NO.					

PROJECT NO: 23-5206

CIVIL DRAWN BY: JLM

LANDSCAPE DRAWN BY: NGH

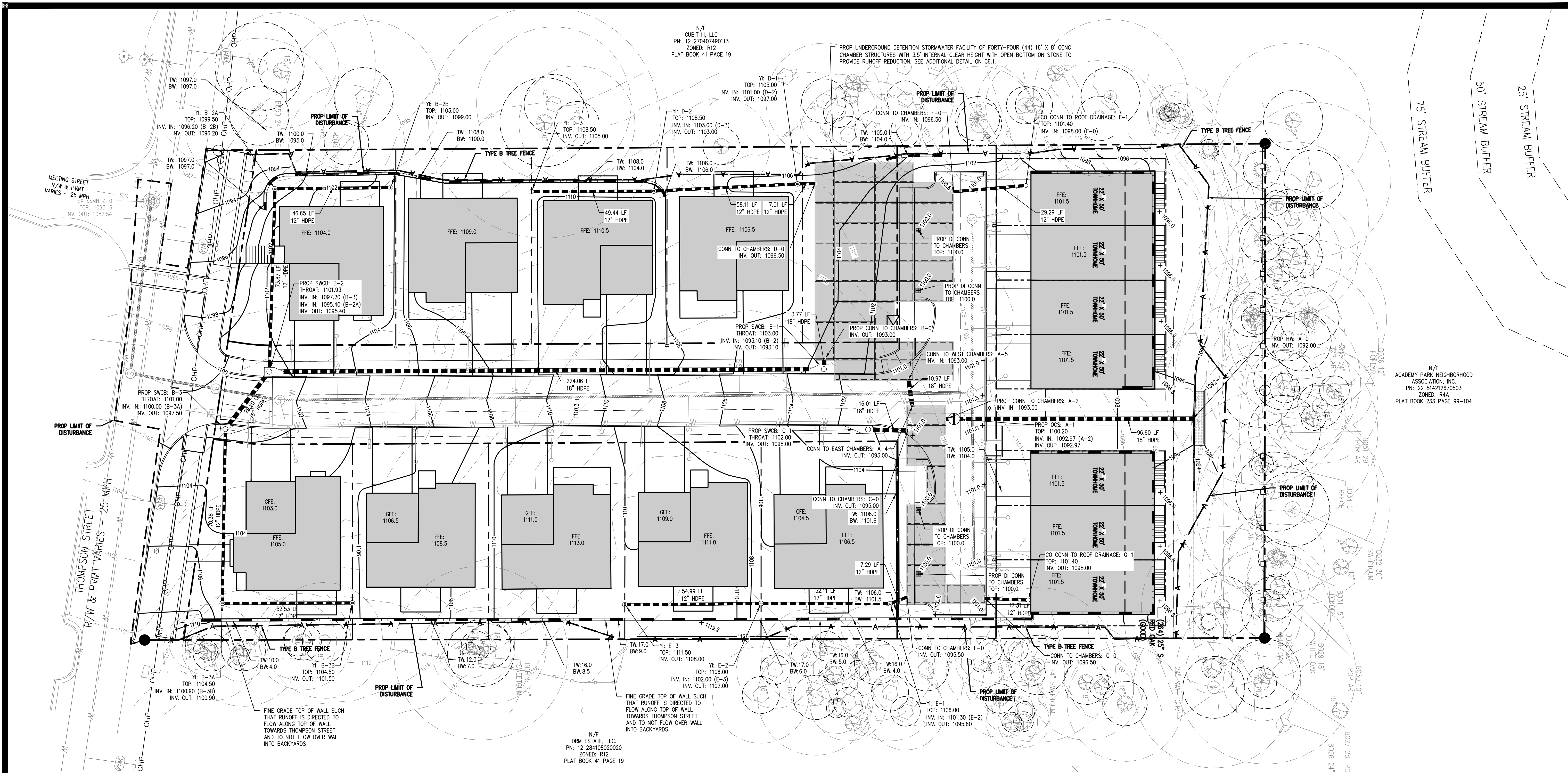
LANDSCAPE DESIGNED BY: JPS

CHECKED BY:

DATE: 11/14/2023

SHEET

C5.0



WALL NOTES

- ALL WALLS 30" AND OVER IN HEIGHT REQUIRE A MINIMUM 42" HANDRAIL ON TOP.
- ALL WALLS DESIGNED AND PERMITTED BY OTHERS.
- FOR WALLS 4'-0" AND OVER A SEPARATE BUILDING PERMIT WILL BE REQUIRED. ALL WALLS OVER 4'-0" REQUIRED FENCING OR ACCEPTABLE DENSE VEGETATION AT THE TOP PER UDC ARTICLE IV 4.4.5.J.
- POURED CONCRETE WALLS AND BLOCK WALLS MUST BE CLAD IN BRICK OR NATURAL STONE. FACING OF SUCH WALLS SHALL BE APPROVED BY THE CITY ARCHITECT.

CAUTION

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF 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.

FILL NOTES

- ALL AREAS TO RECEIVE STRUCTURAL FILL TO BE CLEARED, STRIPPED AND FREE OF TOPSOIL, ROOTS, STUMPS, AND ALL OTHER DELETERIOUS MATERIAL. STRUCTURAL FILL TO BE CLEAN FROM ORGANICS AND ALL OTHER DELETERIOUS MATERIAL.
- FILL TO BE PLACED IN MAXIMUM 8" LIFTS AND COMPACTED TO AT LEAST 95% STANDARD PROCTOR MAXIMUM DENSITY AND TO WITHIN ±3% OF THE OPTIMUM MOISTURE CONTENT, UNLESS OTHERWISE SPECIFIED IN THE PROJECT GEOTECHNICAL REPORT OR BY THE PROJECT GEOTECHNICAL ENGINEER.
- ALL FILL SOILS TO BE PLACED UNDER THE OBSERVATION OF THE PROJECT GEOTECHNICAL ENGINEER.
- DOCUMENTATION OF COMPACTION TESTING SHALL BE PROVIDED TO LAND DISTURBANCE ACTIVITY INSPECTOR FOR ALL ROADWAY CONSTRUCTION IN RIGHT-OF-WAY, (INCLUDING DECELERATION LANES) CONTACT LAND DISTURBANCE ACTIVITY INSPECTOR PRIOR TO CONSTRUCTION FOR FURTHER TESTING REQUIREMENTS.

ROOF DRAINAGE NOTES

- ALL ROOF DRAINAGE TO THE DIRECTLY INTO NEARBY STORM STRUCTURES.

EARTHWORK

CUT: 8,893 CY
FILL: 3,155 CY
NET: 5,648 (OUT)

- CITY OF ALPHARETTA TREE SAVE NOTES**
- IF THERE ARE INCONSISTENCIES BETWEEN ANY ITEMS ON THESE PLANS THE MORE STRICT INTERPRETATION OF THOSE REQUIREMENTS SHALL BE FOLLOWED. PLEASE CONTACT THE CITY ARBORIST FOR ANY INTERPRETATION.
 - PRIOR TO INITIAL SITE OPENING AND INSPECTION CITY ARBORIST WILL BE PROVIDED WITH RECEIPTS SHOWING THE REQUIRED TREE CARE PLAN HAS BEEN PRE-PAYED TO A REPUTABLE TREE CARE COMPANY.
 - TREE SAVE FENCE AND SIGNAGE FOR ENTIRE SITE MUST BE INSTALLED, INSPECTED AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE OR DEMOLITION IS ALLOWED BEFORE THIS INSPECTION AND APPROVAL HAS OCCURRED.
 - THE CRZ OF SPECIMEN TREES PLUS ALL STREAM BUFFERS SHALL BE PROTECTED WITH WIRE-BACK TREE SAVE FENCING WITH METAL SUPPORT POSTS AND TREE SAVE SIGNAGE.
 - INSTALLATION OF THE TREE SAVE FENCE WILL INVOLVE NO TRENCHING.
 - ALL EXISTING TREES IDENTIFIED FOR PRESERVATION OR FOUND WITHIN TREE SAVE AREAS MUST BE FULLY PROTECTED DURING ALL PHASES OF THIS PROJECT.
 - ADDITIONAL TREES ALONG THE LIMITS OF DISTURBANCE WITH ENCROACHMENT INTO THE SRP AND DEEMED STRUCTURALLY UNSAFE BY THE CITY ARBORIST OR THE PROJECT ARBORIST MAY BE REQUIRED TO BE REMOVED PRIOR TO CO.
 - ALL ROOTS ENCOUNTERED 1/2" OR GREATER DURING GRADING OR EXCAVATING OPERATIONS SHALL BE CLEAN CUT UNDER THE DIRECTION OF AN ISA CERTIFIED ARBORIST.
 - ANY LIMBS OVERHANGING THE LOD THAT MAY BE RIPPED, TORN, OR DAMAGED DURING CONSTRUCTION SHALL BE PROPERLY PRUNED UNDER THE DIRECTION OF AN ISA CERTIFIED ARBORIST.
 - IT IS THE OWNER'S RESPONSIBILITY TO MAINTAIN THE VEGETATION AND REMOVE TRASH AND DEBRIS AROUND THE PERIMETER OF THE PROJECT, EVEN IF WITHIN THE PUBLIC ROW, IN ACCORDANCE WITH THE CITY OF ALPHARETTA PROPERTY MAINTENANCE CODES.
 - ALL APPROVED REVISIONS TO THE LOCATION OF THE TREE SAVE FENCE NEED TO BE COORDINATED WITH THE LAND DISTURBANCE INSPECTOR PRIOR TO RELOCATION.

STORM DRAINAGE LEGEND

	DI	DROP INLET GDOT STD 1019
	DWCB	DOUBLE WING CATCH BASIN GDOT STD 1034
	HOPE	HIGH-DENSITY POLYETHYLENE PIPE (N-12 SMOOTH INTERIOR PIPE BY NYLOPLAST)
	HW	HEADWALL
	JB	JUNCTION BOX GDOT STD 1011
	OCS	OUTLET CONTROL STRUCTURE
	RCP	REINFORCED CONCRETE PIPE (CLASS 5)
	SWCB	SINGLE WING CATCH BASIN GDOT STD 1033
	STORM PIPE	
	RETAINING WALL	
	ACTIVE TREE PROTECTION FENCING	
	LIMITS OF DISTURBANCE	
	EXISTING GRADE	
	PROPOSED GRADE	
	PVC SANITARY SEWER LINE	
	DIP SANITARY SEWER LINE	
	STORM DRAINAGE EASEMENT	
	+ XX.X	SPOT GRADES

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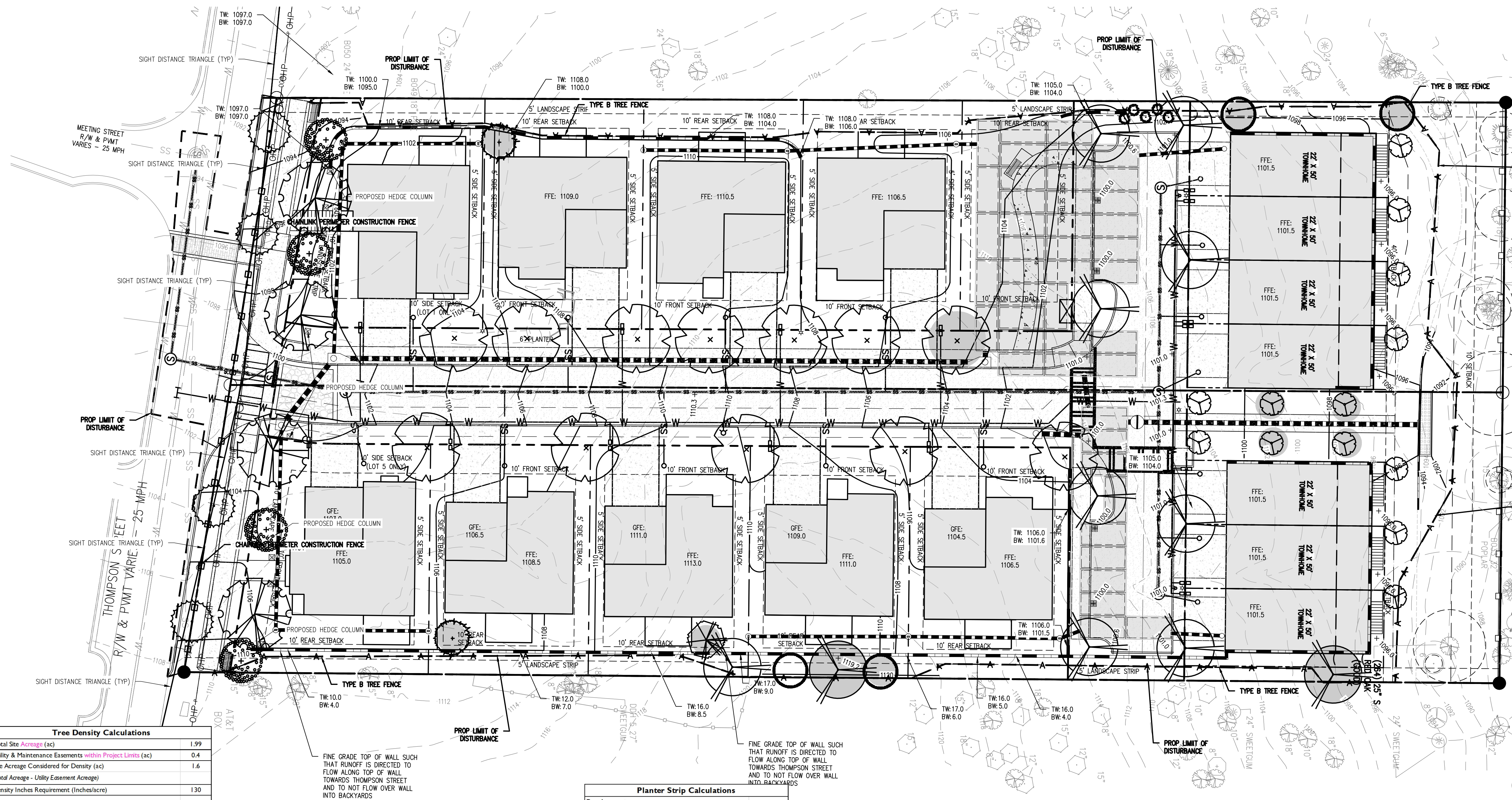
THOMPSON STREET
272 THOMPSON STREET,
ALPHARETTA, GA 30009

SITE GRADING PLAN

DATE	
REVISIONS	
NO.	

PROJECT NO: 23-5306
CIVIL DRAWN BY: JLM
LANDSCAPE DRAWN BY: JPS
CHECKED BY:
DATE: 11/14/2023

SHEET
C6.0



Tree Density Calculations	
Total Site Acreage (ac)	1.99
Utility & Maintenance Easements within Project Limits (ac)	0.4
Site Acreage Considered for Density (ac)	1.6
(Total Acreage - Utility Easement Acreage)	
Density Inches Requirement (Inches/acre)	130
Total Site Density Factor (SDF) (Inches)	202.0"
(Density Acreage X Density Unit Requirement)	
Total Existing Density Factor (EDF) (Inches)	142.0"
Total Replacement Density Factor (RDF) (Inches)	60.0"
(SDF - EDF)	
Replacement Density Inches Provided (Inches)	210.0"
Density Requirement Met	

TREE SYMBOL KEY	
	PRINCETON ELM
	BRODIE CEDAR
	YOSHINO CHERRY
	BLACK GUM
	AUTUMN BRILLIANCE SERVICEBERRY
	KINDRED SPIRIT OAK
	LINDSEY'S SKYWARD BALD CYPRESS
	CHINESE PISTACHE
	ARMSTRONG COLD RED MAPLE

Landscape Strip Calculations	
Requirements:	
1 Tree / 50 LF of LS Strip	
East Property Line	
LS Strip Length (LF) (excluding tree save and existing CRZs)	77.8
Trees Required (Frontage Length X 1 Tree / 50 LF)	2
Trees Provided	5
West Property Line	
LS Strip Length (LF) (excluding tree save and existing CRZs)	95.9
Trees Required (Frontage Length X 1 Tree / 50 LF)	2
Trees Provided	7
Landscape Strip Requirements Met	
Requirements:	
1 Overstory Tree / 40 LF of Frontage with 1 Understory Between Trees	
Shrubs 2' HT and Trees at 6" caliper at Time of Planting	
Thompson Street Frontage	
Frontage Length (LF)	145.0
Trees Required (Frontage Length X 1 Tree / 40 LF)	4
Evergreen Shrubs Required (Frontage Length X 1 Shrub / 4 LF)	37
Overstory Trees Provided	4
Understory Trees Provided	4
Evergreen Shrubs Provided	108
Landscape Strip Requirements Met	

Planter Strip Calculations	
Requirements:	
1 Tree / 40 LF of Frontage	
Trees at 6" caliper at time of planting	
Internal Road - West	
Frontage Length (LF) (excluding easements & driveways)	237.0
Trees Required (Frontage Length X 1 Tree / 40 LF)	6
Trees Provided	6
Thompson Street Frontage	
Frontage Length (LF) (excluding easements & driveways)	137.5
Trees Required (Frontage Length X 1 Tree / 40 LF)	4
Trees Provided	4
Planter Strip Requirements Met	

Density & Specimen Replacement Trees											
Density Replacement Qty	Specimen Replacement Qty	Botanical Name	Common Name	Min. Size	Unit Value	Total Density Inches (60.02 Required)	Total Specimen Inches (162 Required)	% Of Total*	Overstory**	Native to GA Piedmont***	
11	1	Ulmus americana 'Princeton'	Princeton American Elm	6" Cal.	6.0	66.0"	6.0"	20.0%	20.0%	20.0%	
4		Pistacia chinensis	Chinese Pistache	6" Cal.	6.0	24.0"		6.7%	6.7%		
9	4	Quercus x Nadler	Kindred Spirit Oak	4" Cal.	4.0	36.0"	16.0"	21.7%		21.7%	
1	3	Juniperus virginiana 'Brodie'	Brodie Eastern Red Cedar	13-14' HT	4.0	4.0"	12.0"	6.7%		6.7%	
4		Prunus x yedoensis	Yoshino Cherry	2" Cal.	2.0	8.0"		6.7%			
4		Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2" Cal.	2.0	8.0"		6.7%		6.7%	
5		Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	9-10' HT	2.0	10.0"		8.3%			
9	2	Nyssa sylvatica 'Green Gable'	Green Gable Black Gum	6" Cal.	6.0	54.0"	12.0"	18.3%	18.3%	18.3%	
	1	Acer rubrum 'JKS-KW78'	Armstrong Gold Red Maple	4" Cal.	4.0		4.0"	1.7%		1.7%	
	2	Taxodium distichum 'Skyward' PP 22812	Lindsey's Skyward Bald Cypress	4" Cal.	4.0		8.0"	3.3%		3.3%	
47	13	Total Tree Inches Replaced				210.0"	58.0"	100.0%	45.0%	78.3%	
*NO MORE THAN 25% OF ALL TREES PLANTED ARE OF ANY ONE GENUS											
**NO LESS THAN 40% OF ALL TREES PLANTED ARE OVERSTORY TREES											
***NO LESS THAN 50% OF ALL TREES PLANTED ARE NATIVE/ADAPTED TO GA PIEDMONT											

Native Planting	
Total Trees	60
Native Trees	47
Percent Native	78%
Total Shrubs & Grasses	289
Native Shrubs & Grasses	171
Percent Native	59%
Total Percent Native Plantings	
	62%

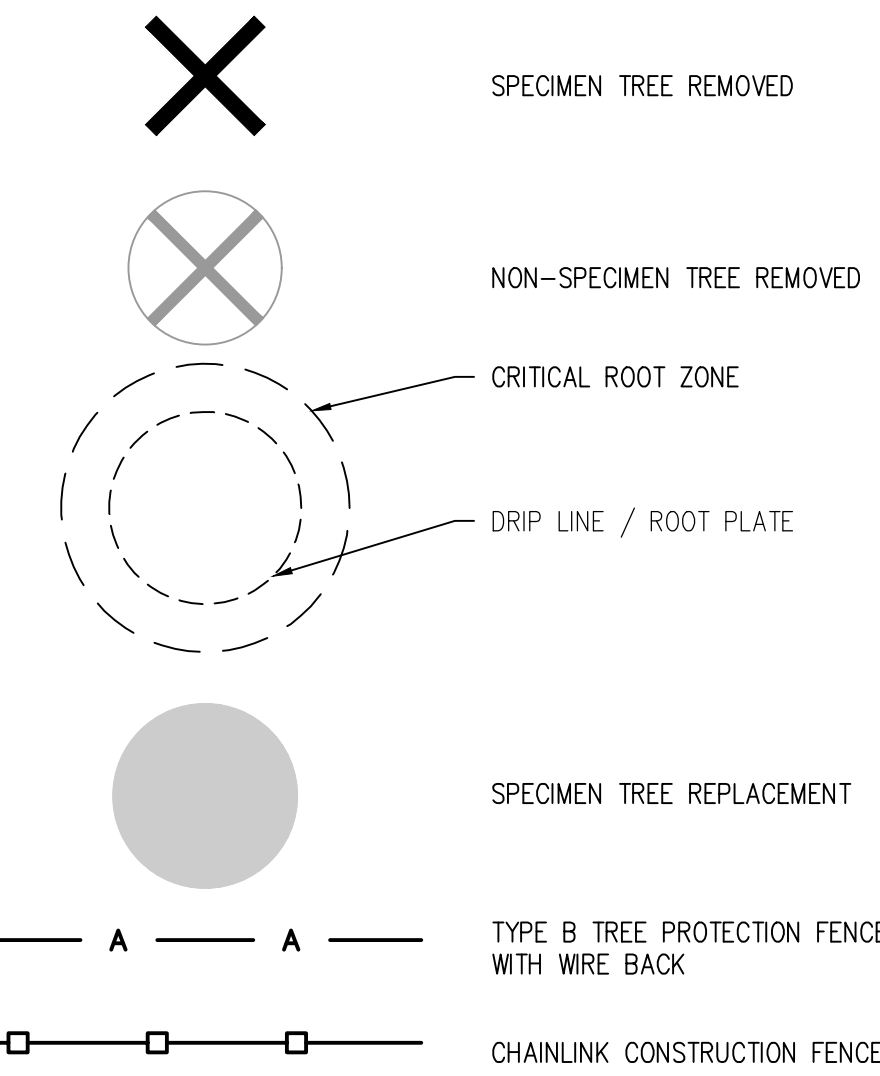
CITY OF ALPHARETTA LANDSCAPE NOTES

- THE CITY ARBORIST MUST INSPECT THE SITE BEFORE INSTALLATION OF EROSION CONTROL MEASURES. LAND DISTURBANCE WITHOUT A SITE INSPECTION AND APPROVAL BY THE CITY ARBORIST WILL RESULT IN A "STOP-WORK ORDER" AND FINES.
- IF TREE SURVEY INACCURACIES ARE FOUND ON-SITE, A STOP WORK ORDER WILL BE ISSUED UNTIL REVISED PLANS ARE APPROVED AND PROCESSED BASED ON ACCURATE INFORMATION.
- THE CITY ARBORIST MUST INSPECT AND APPROVE THE SITE BEFORE THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- TREES AGREED UPON TO BE SAVED ARE THE RESPONSIBILITY OF THE OWNER.
- A 4" LAYER OF MULCH WILL BE REQUIRED FOR THE CRZ OF SPECIMEN TREES. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION. MULCH SHALL NOT BE PLACED DIRECTLY AGAINST TREE TRUNKS.
- A MINIMUM 2" LAYER OF MULCH WILL BE REQUIRED FOR ALL EXISTING, NON SPECIMEN, LANDSCAPE TREES, INCLUDING STREET TREES AND PARKING LOT TREES. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION. MULCH SHALL NOT BE PLACED DIRECTLY AGAINST TREE TRUNKS.
- ALL MULCH MUST BE ORGANIC MULCH CONSISTING OF WOOD CHIPS, SHREDDED BARK, PINE NEEDLES, OR SIMILAR. SYNTHETIC MULCH IS NOT APPROVED FOR USE BY THE CITY ARBORIST.
- ALL NEWLY PLANTED TREES SHALL HAVE VISIBLE ROOT FLARES AT FINISHED GRADE. NO CIRCLING ROOTS SHALL BE ALLOWED ON PLANTED TREES. THE UPPER TWO RINGS OF THE WIRE BASKET, ALL BURLAP, AND STRAPPING MUST BE CUT AND REMOVED PRIOR TO BACKFILL.
- TREES LESS THAN THE CALIPER INCH SHOWN WILL NOT BE ACCEPTED. I.E.: 3 INCH CALIPER TREES MUST BE 3 INCHES OR LARGER.
- PLANT HEIGHT MEASUREMENT IS TAKEN AT THE TOP OF THE MAIN BODY OF THE PLANT AND NOT AT THE TIP OF THE TOPMOST GROWTH.
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CITY OF ALPHARETTA UTILITY LANDSCAPE NOTE

ALL TREES MUST BE PLANTED A MINIMUM OF 5 FEET FROM ANY UTILITY LINE AND OR EASEMENTS.

TREE PROTECTION & REPLACEMENT KEY



THOMPSON STREET
272 THOMPSON STREET,
ALPHARETTA, GA 30009

NO.	REVISIONS	DATE

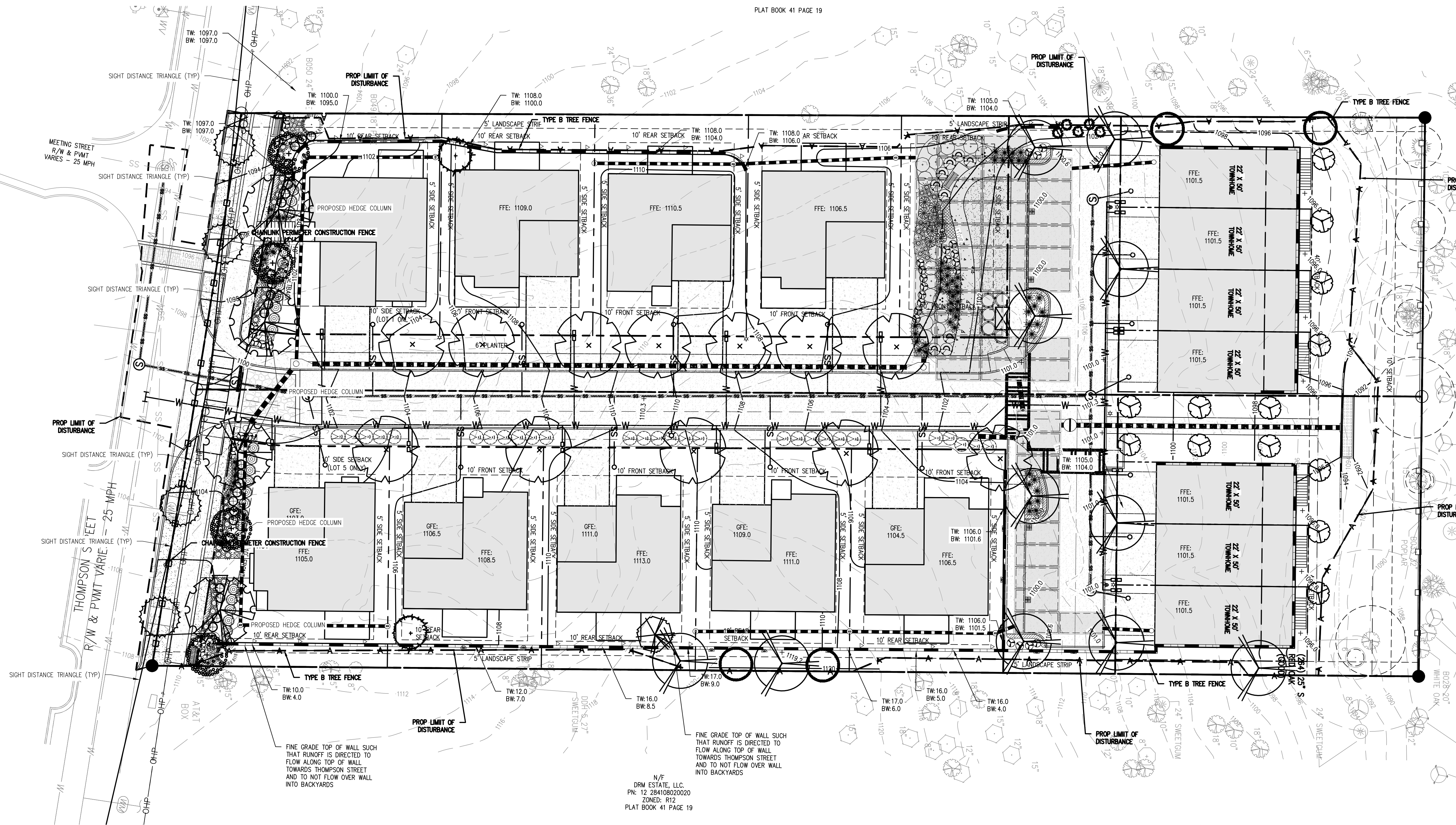
PROJECT NO: 23-5306
CIVIL DRAWN BY: JLM
LANDSCAPE DRAWN BY: NGH
LANDSCAPE DESIGNED BY: JPS
CHECKED BY:
DATE: 11/14/2023

SHEET

L3.0



PLAT BOOK 41 PAGE 19



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ORNAMENTAL
LANDSCAPE PLAN

THOMPSON STREET
272 THOMPSON STREET,
ALPHARETTA, GA 30009

DATE

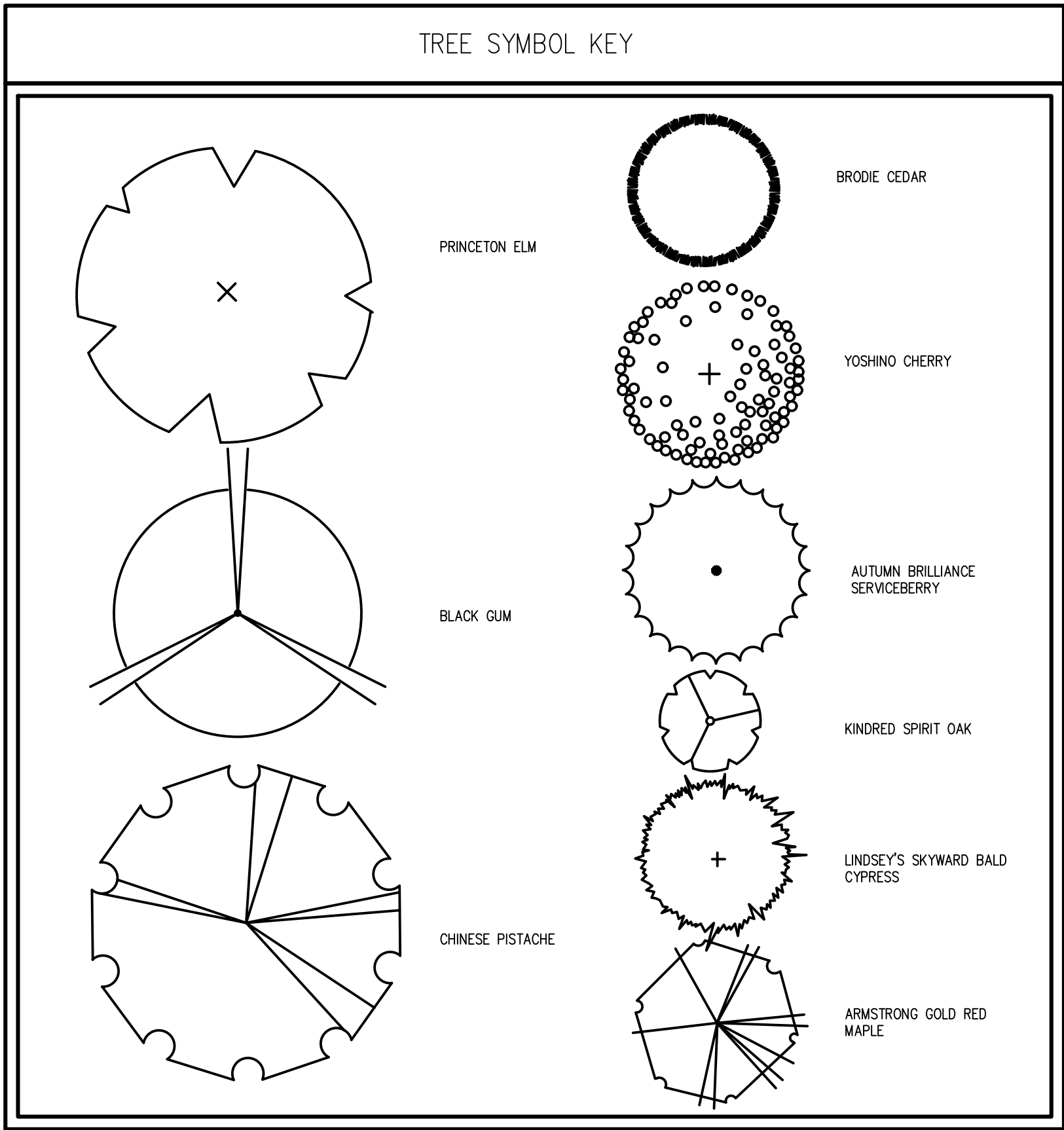
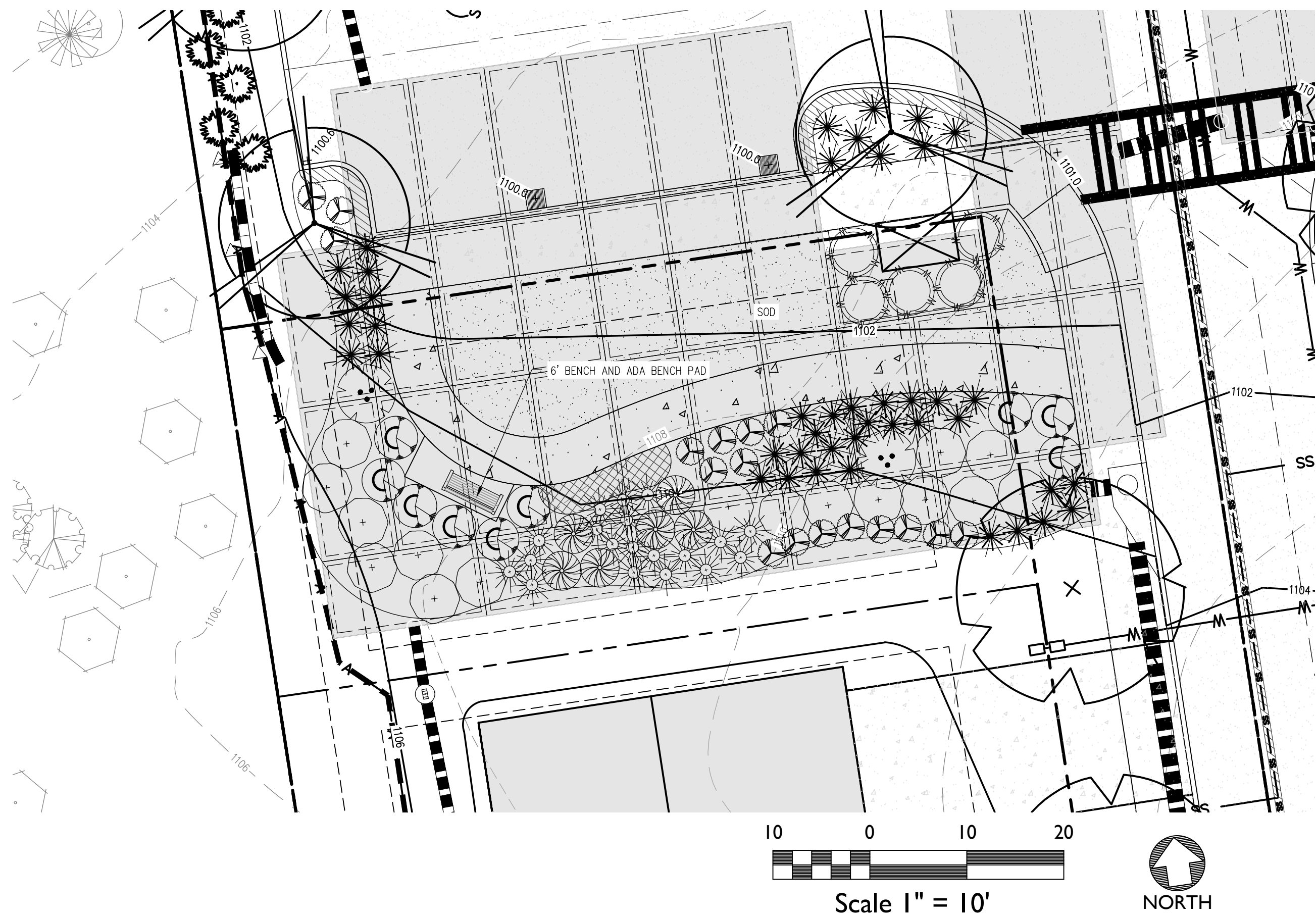
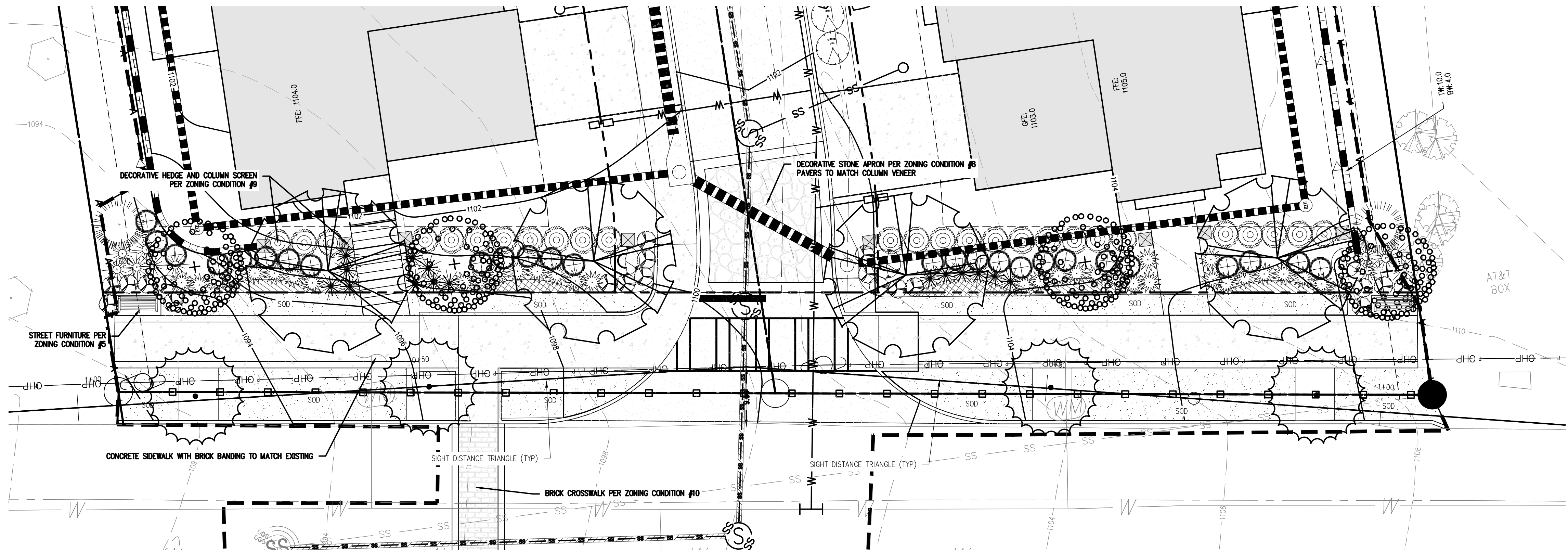
REVISIONS

NO.

PROJECT NO: 23-0306
CIVIL DRAWN BY: JLM
LANDSCAPE DRAWN BY: NGH
CHECKED BY:
DATE: 11/14/2023

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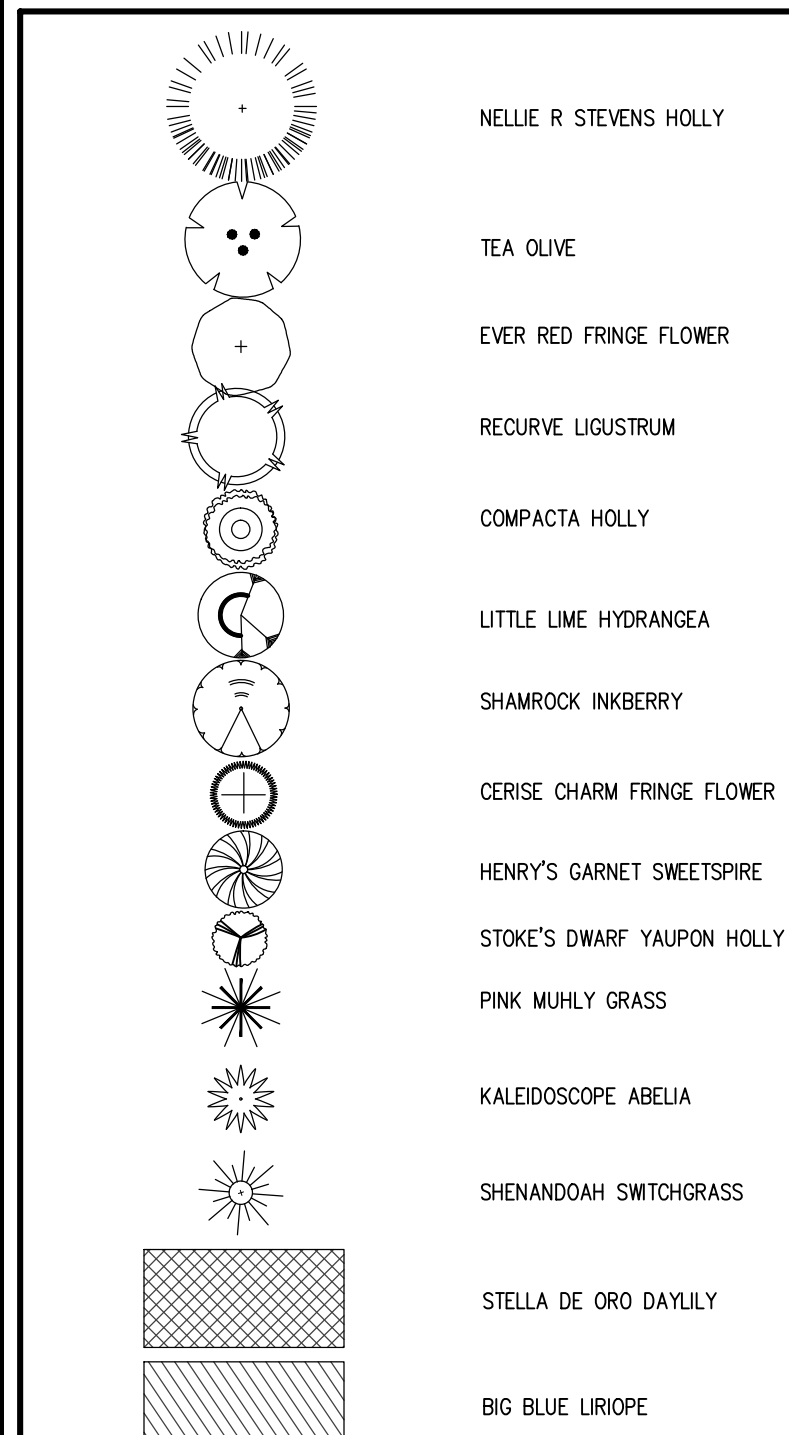
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SHRUB AND GROUNDCOVER KEY



LANDSCAPE
ENLARGMENT

THOMPSON STREET
272 THOMPSON STREET,
ALPHARETTA, GA 30009

DATE	
REVISIONS	
NO.	

PROJECT NO.: 23-5206
CIVIL DRAWN BY: JLM
CIVIL DESIGNED BY: CJF
LANDSCAPE DRAWN BY: NGH
LANDSCAPE DESIGNED BY: JPS
CHECKED BY:
DATE: 11/14/2023

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CITY OF ALPHARETTA UTILITY LANDSCAPE NOTE

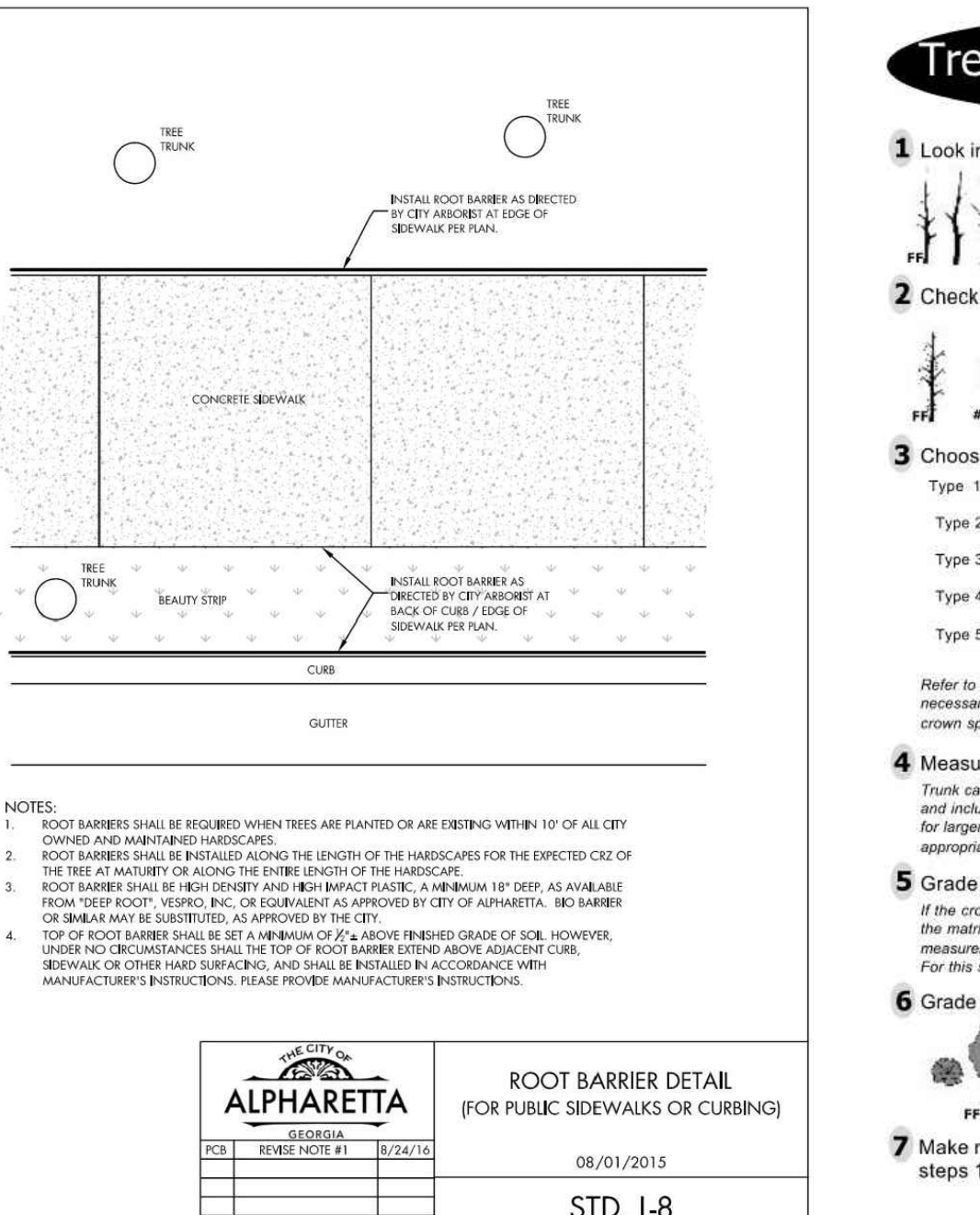
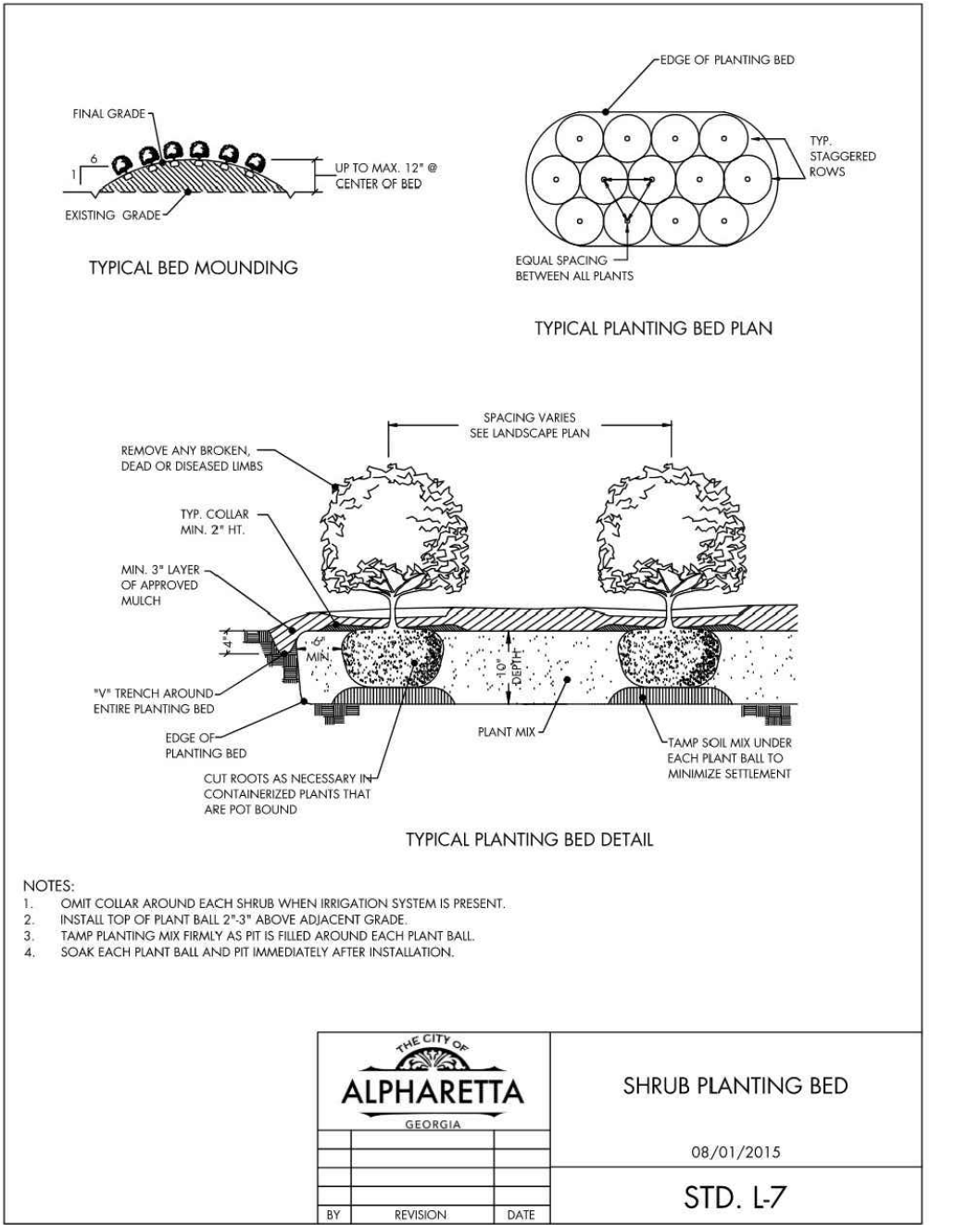
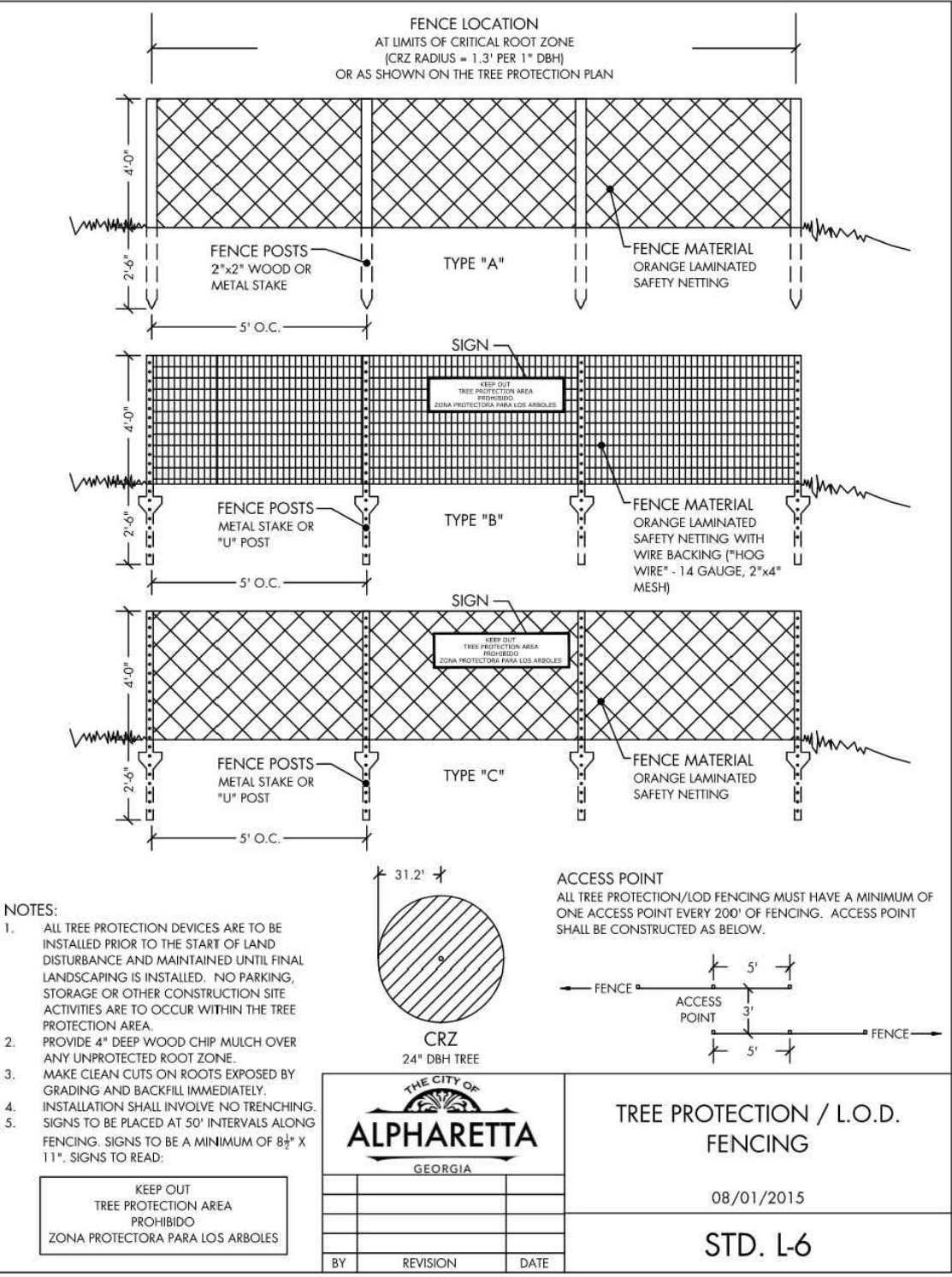
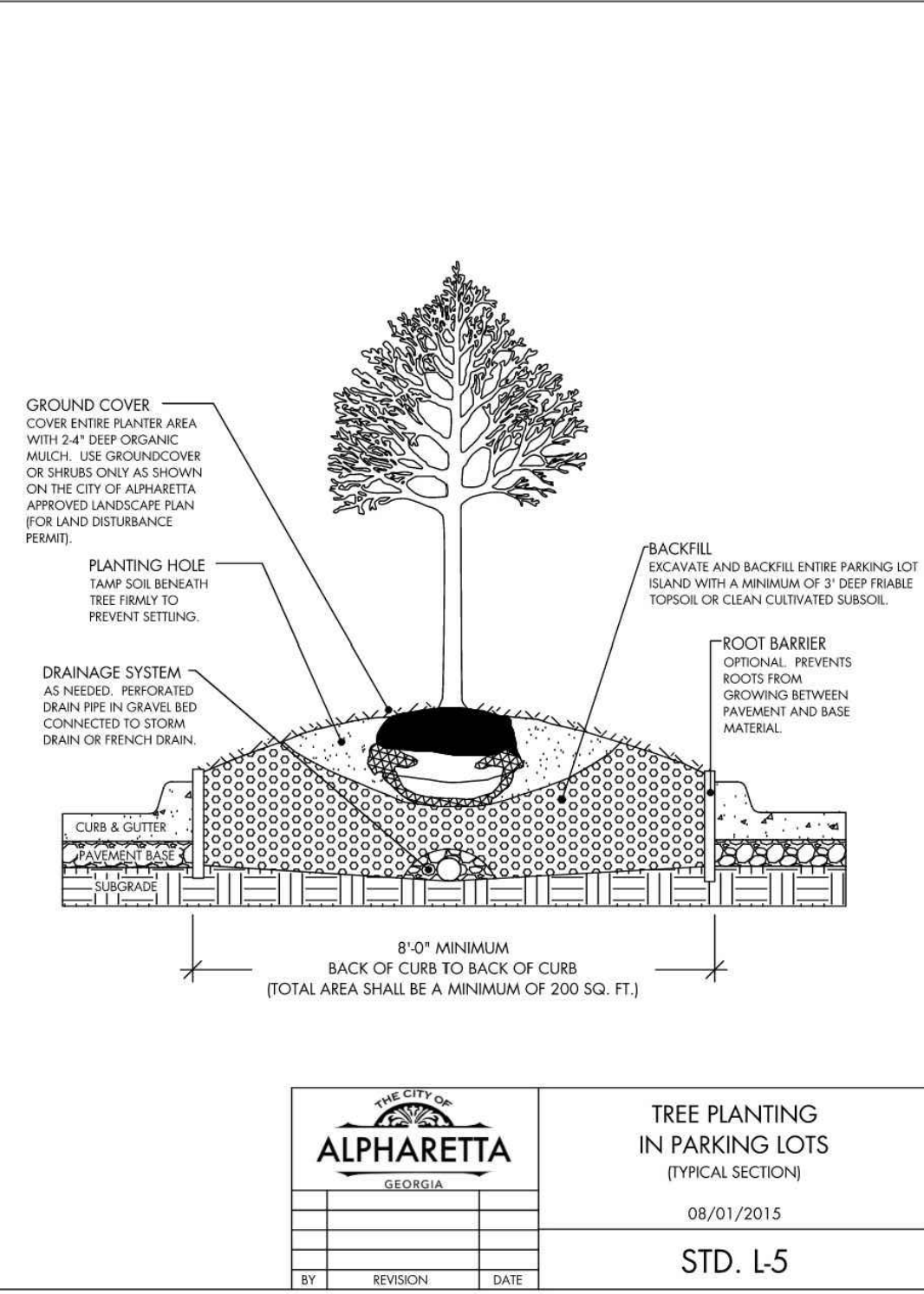
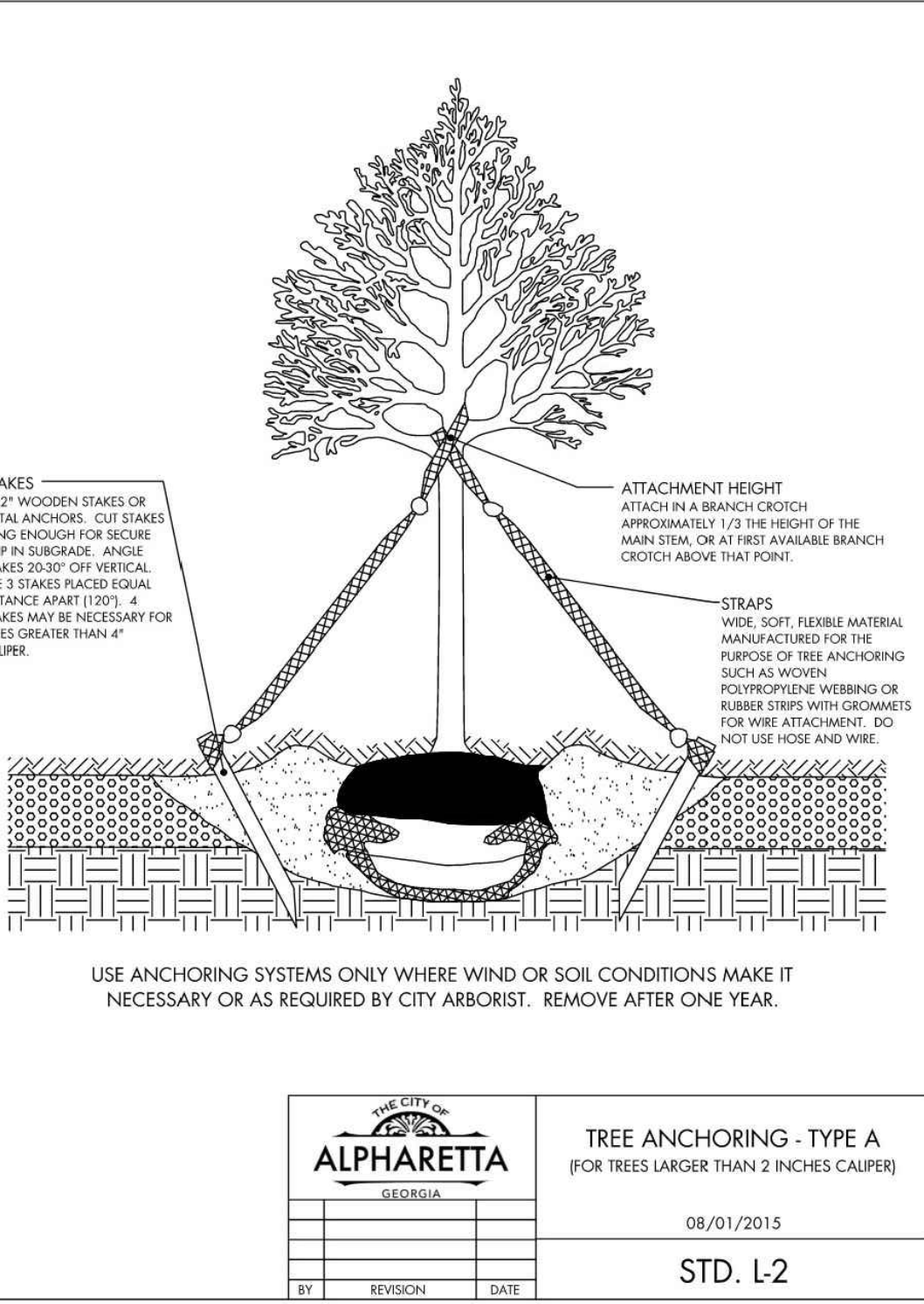
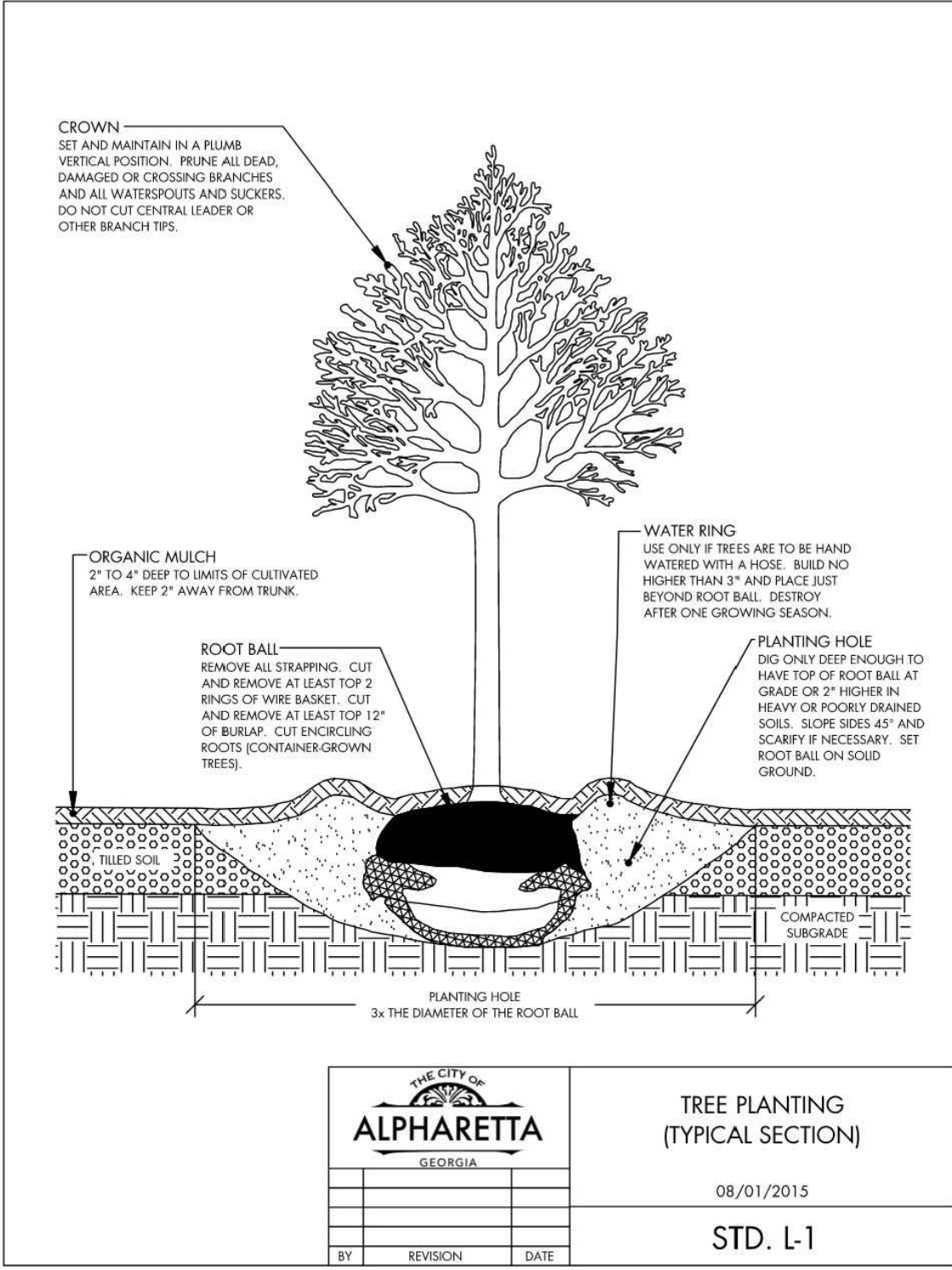
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CITY OF ALPHARETTA DAM NOTE

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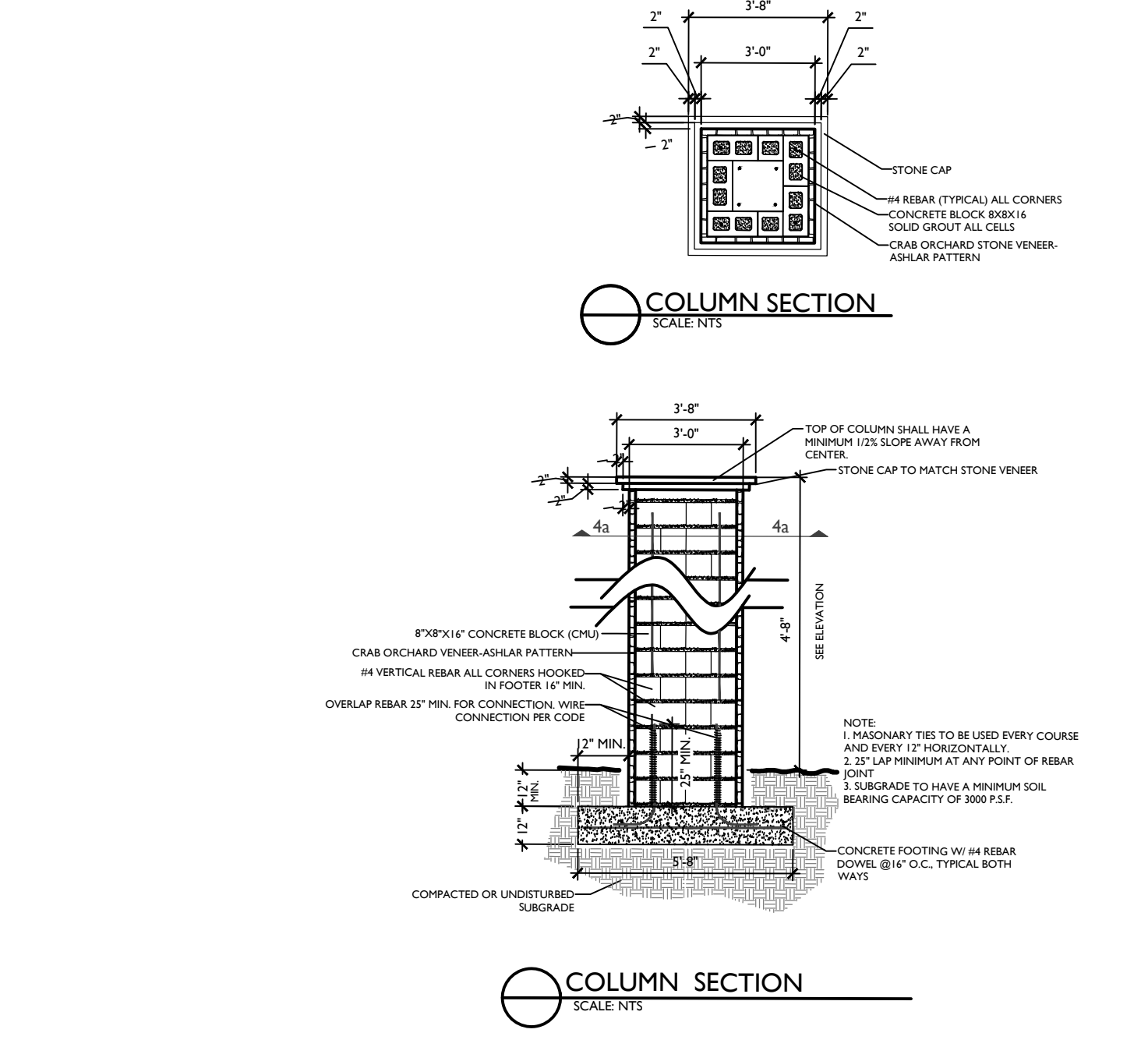
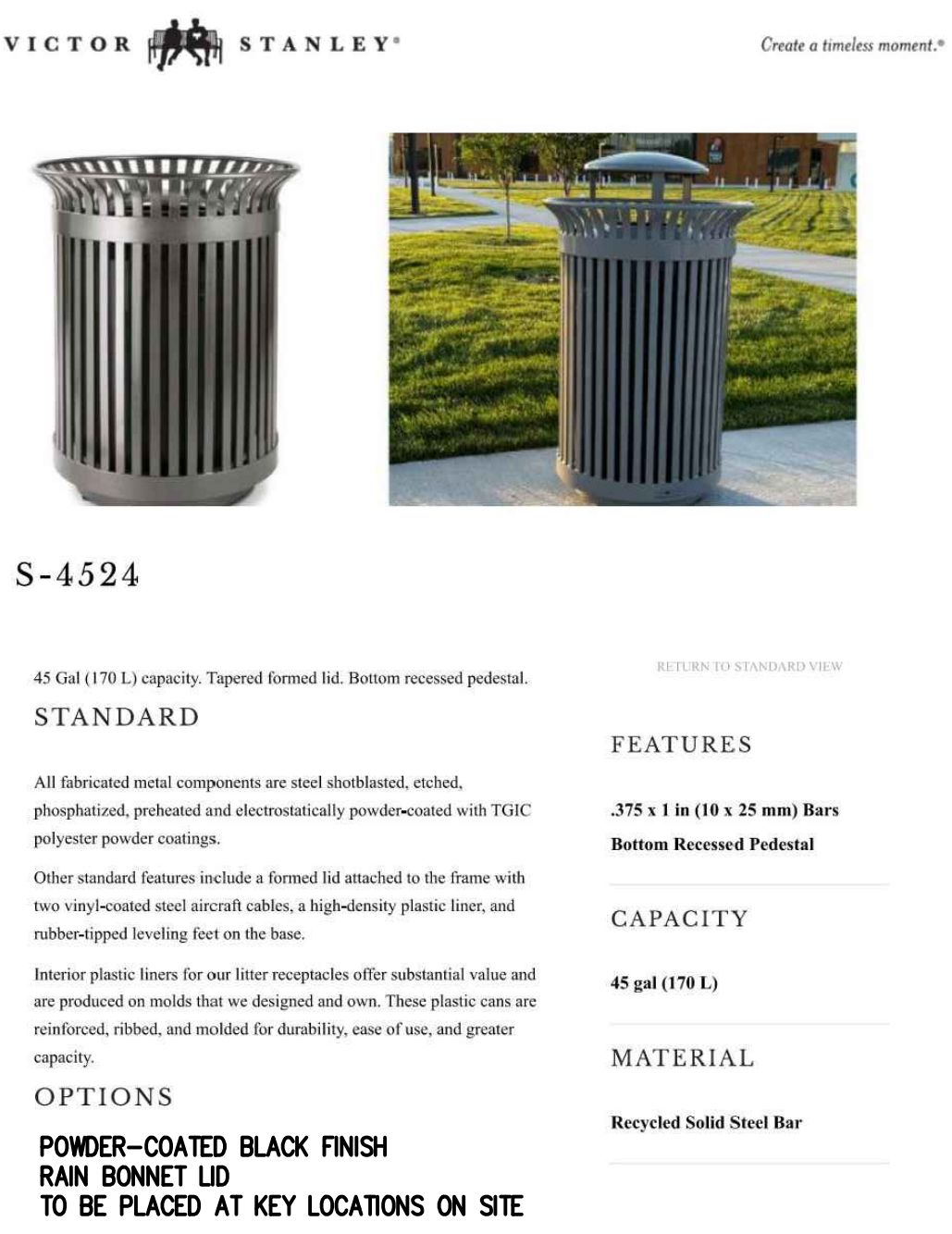
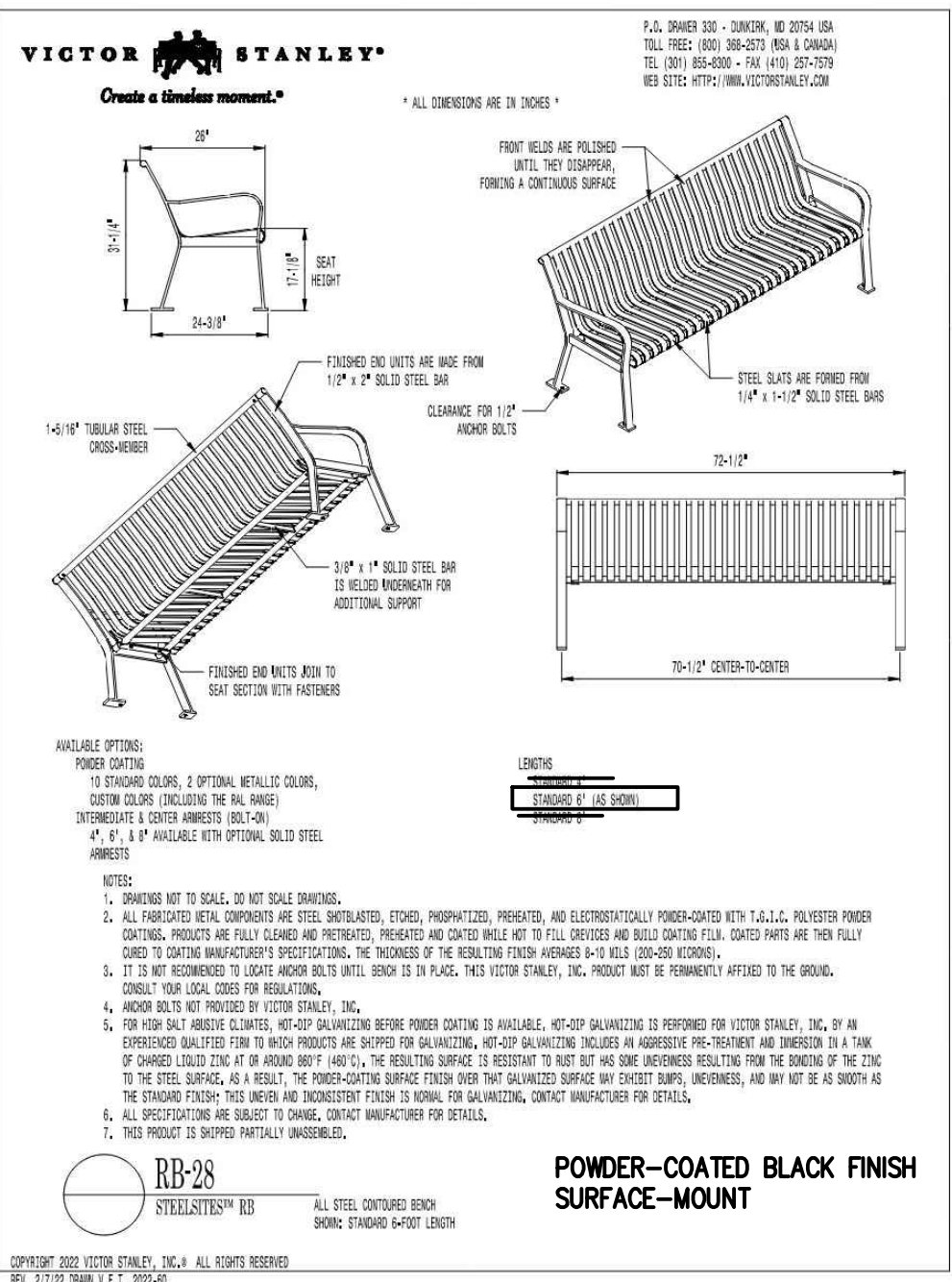
CITY OF ALPHARETTA TREE SAVE NOTES

- PRIOR TO INITIAL SITE OPENING AND INSPECTION CITY ARBORIST WILL BE PROVIDED WITH RECEIPTS SHOWING THE REQUIRED TREE CARE PLAN HAS BEEN PRE-PAID TO A REPUTABLE TREE CARE COMPANY.
- TREE SAVE FENCE AND SIGNAGE FOR ENTIRE SITE MUST BE INSTALLED, INSPECTED AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE OR DEMOLITION IS ALLOWED BEFORE THIS INSPECTION AND APPROVAL HAS OCCURRED.
- THE CRZ OF SPECIMEN TREES PLUS ALL STREAM BUFFERS SHALL BE PROTECTED WITH WIRE-BACK TREE SAVE FENCING WITH METAL SUPPORT POSTS AND TREE SAVE SIGNAGE.
- INSTALLATION OF THE TREE SAVE FENCE WILL INVOLVE NO TRENCHING.
- ALL EXISTING TREES IDENTIFIED FOR PRESERVATION OR FOUND WITHIN TREE SAVE AREAS MUST BE FULLY PROTECTED DURING ALL PHASES OF THIS PROJECT.
- ADDITIONAL TREES ALONG THE LIMITS OF DISTURBANCE WITH ENCRoACHMENT INTO THE SRP AND DEEMED STRUCTURALLY UNSAFE BY THE CITY ARBORIST OR THE PROJECT ARBORIST MAY BE REQUIRED TO BE REMOVED PRIOR TO CO.
- ALL ROOTS ENCOUNTERED 1/2" OR GREATER DURING GRADING OR EXCAVATING OPERATIONS SHALL BE CLEAN CUT UNDER THE DIRECTION OF AN ISA CERTIFIED ARBORIST.
- IT IS THE OWNER'S RESPONSIBILITY TO MAINTAIN THE VEGETATION AND REMOVE TRASH AND DEBRIS AROUND THE PERIMETER OF THE PROJECT, EVEN IF WITHIN THE PUBLIC ROW, IN ACCORDANCE WITH THE CITY OF ALPHARETTA PROPERTY MAINTENANCE CODES.
- ALL APPROVED REVISIONS TO THE LOCATION OF THE TREE SAVE FENCE NEED TO BE COORDINATED WITH THE LAND DISTURBANCE INSPECTOR PRIOR TO RELOCATION.



Tree Grading Cue Card

- Look inside the crown of the tree at the trunk form.
- Check branch arrangement.
- Choose appropriate tree matrix type.
- Measure the caliper of the trunk.
- Grade the tree based on crown spread.
- Grade the tree according to structural uniformity.
- Make note of the lowest grade determined in steps 1, 2, 5, and 6.
- Reduce grade determined in step 7 by one grade if any one of the following is true.
- Reduce grade determined in step 8 by one grade if two of the following are true.
- Tree is a cull if it has a root greater than 1/10th the diameter of the trunk circling around more than 1/3rd of the trunk in the top half of the root ball.



THOMPSON STREET
272 THOMPSON STREET,
ALPHARETTA, GA 30009

DATE	
REVISIONS	
NO.	
PROJECT NO.: 23-0306	
CIVIL DRAWN BY: JLM	
LANDSCAPE DRAWN BY: NGH	
LANDSCAPE DESIGNED BY: JPS	
CHECKED BY:	
DATE: 11/14/2023	
SHEET	
L5.0	



Armstrong Gold Red Maple



Green Gable Black Gum



Brodie Eastern Red Cedar



Chinese Pistache



Emerald Green Arborvitae

Thompson Street Residential - Plant Palette - Replacement Trees



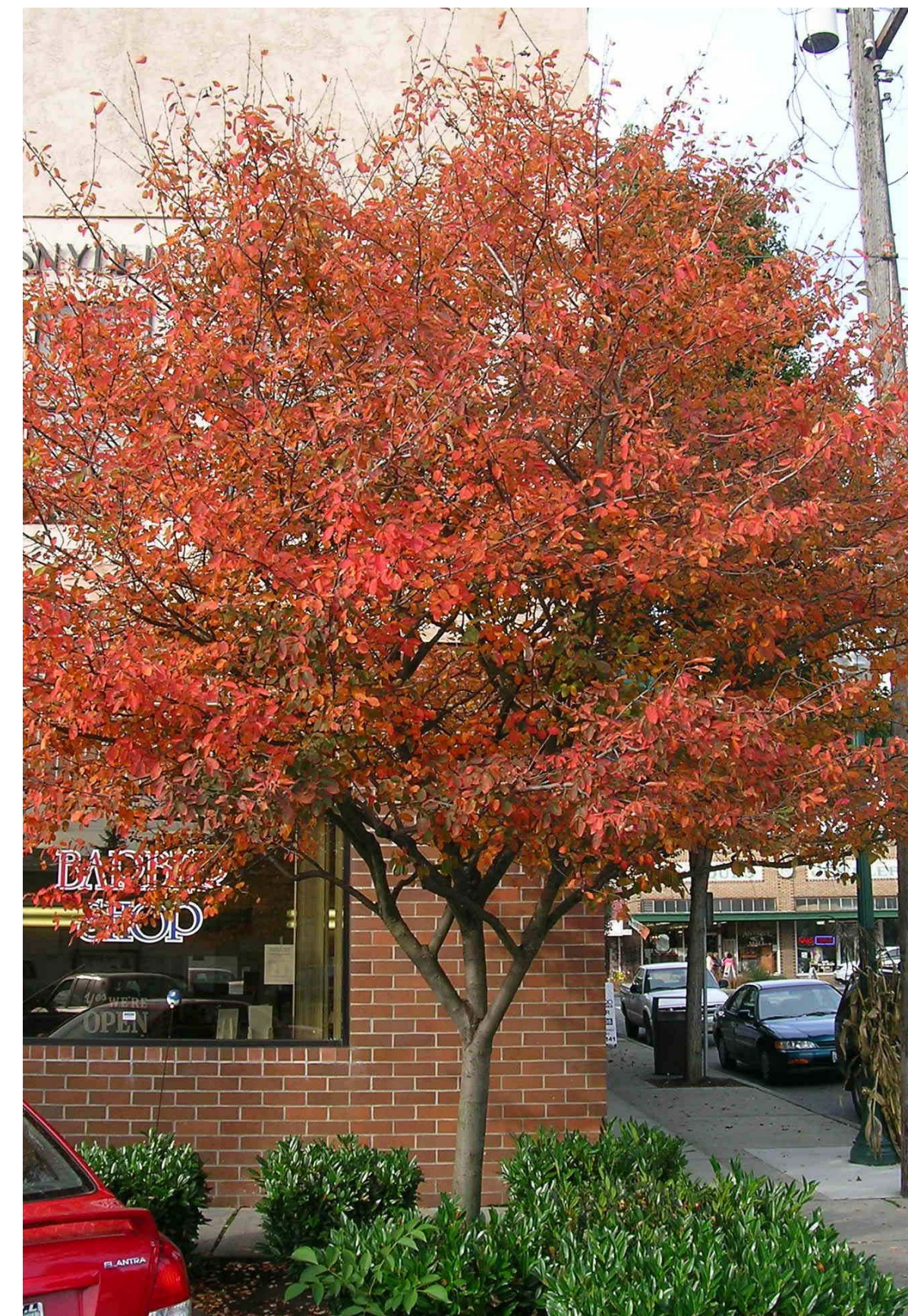
Kindred Spirit Oak



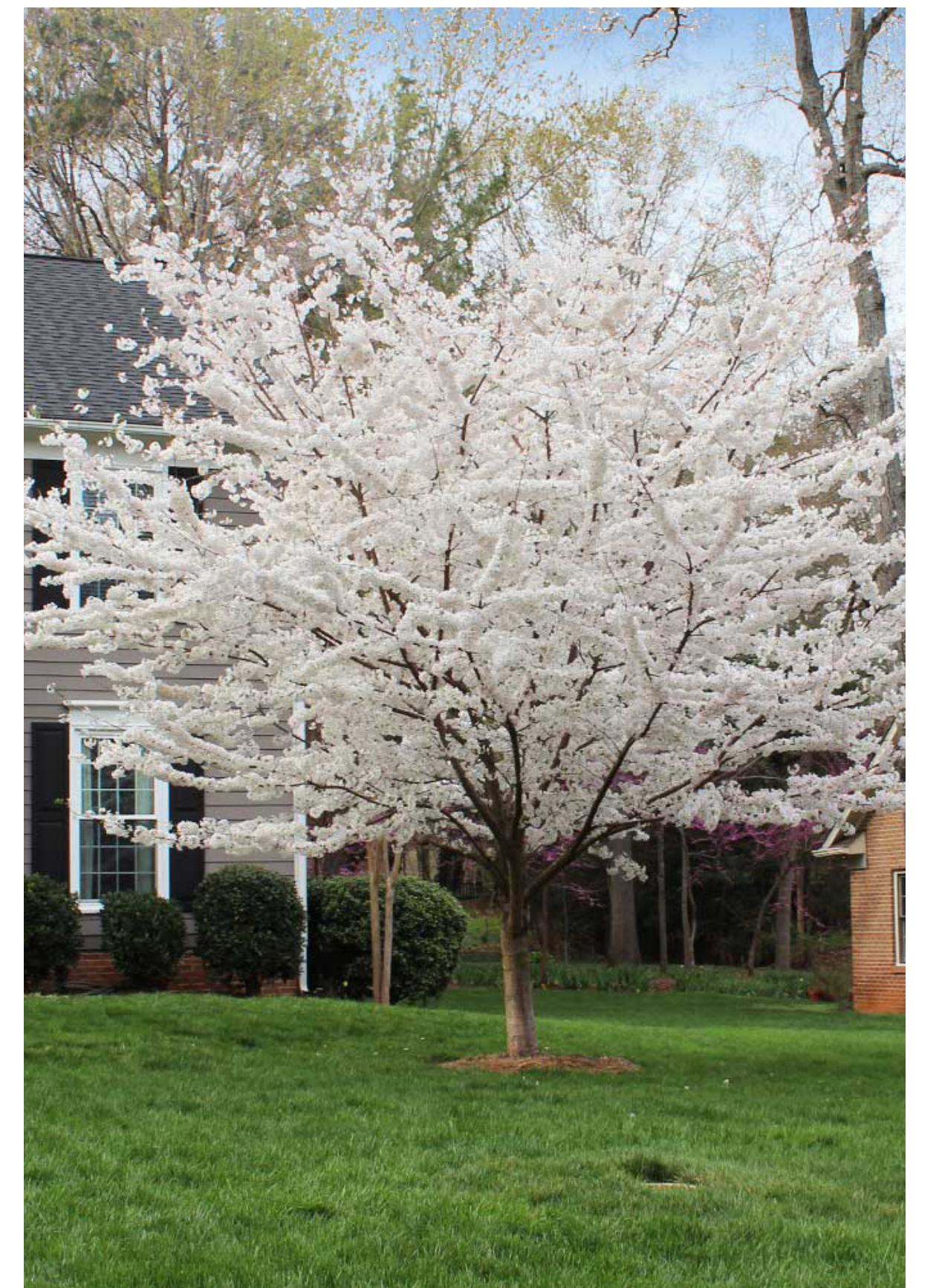
Lindsey's Skyward Bald Cypress



Princeton Elm



Autumn Brilliance Serviceberry



Yoshino Cherry



Cerise Charm Fringe Flower



Compacta Holly



Ever Red Finge Flower



Fragrant Tea Olive



Henry's Garnet Sweetspire

Thompson Street Residential - Plant Palette - Ornamental Trees and Shrubs



Kaleidoscope Abelia



Little Lime Hydrangea



Nellie R. Stevens Holly



Recurve Ligustrum



Stoke's Dwarf Yaupon Holly



Shamrock Inkberry Holly



Pink Muhly Grass

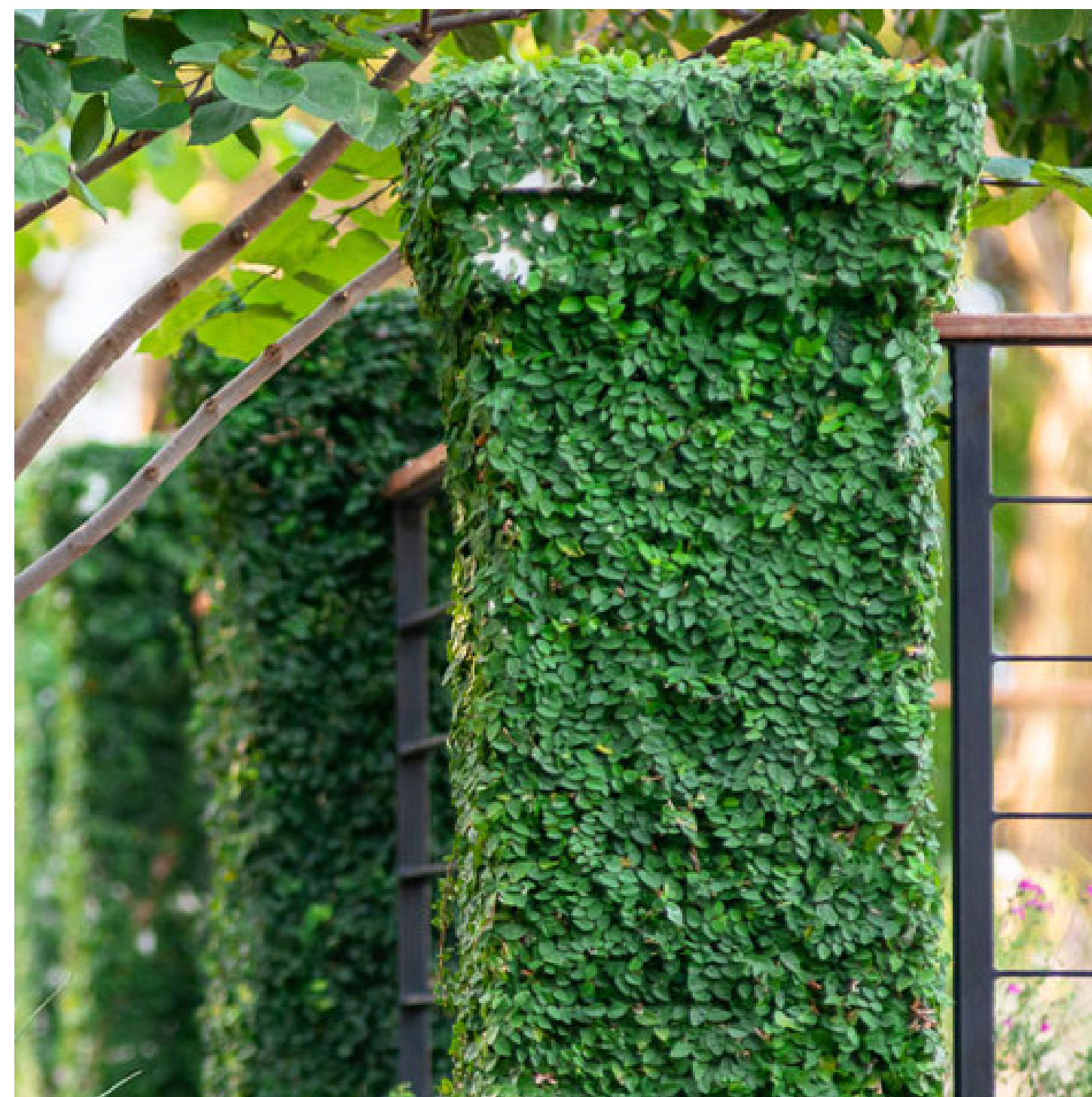


Shenandoah Switchgrass

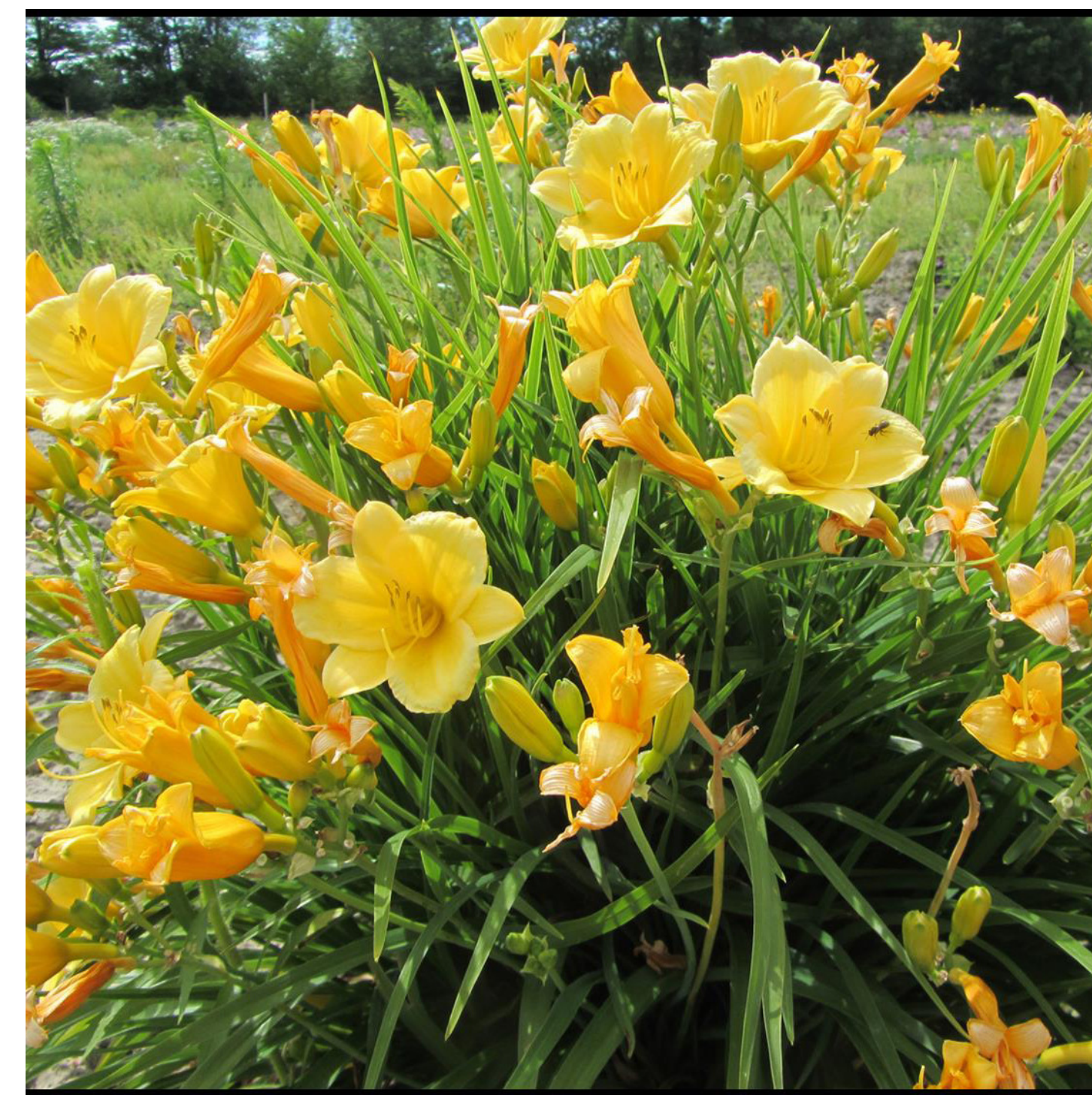
Thompson Street Residential - Plant Palette - Grasses and Groundcovers



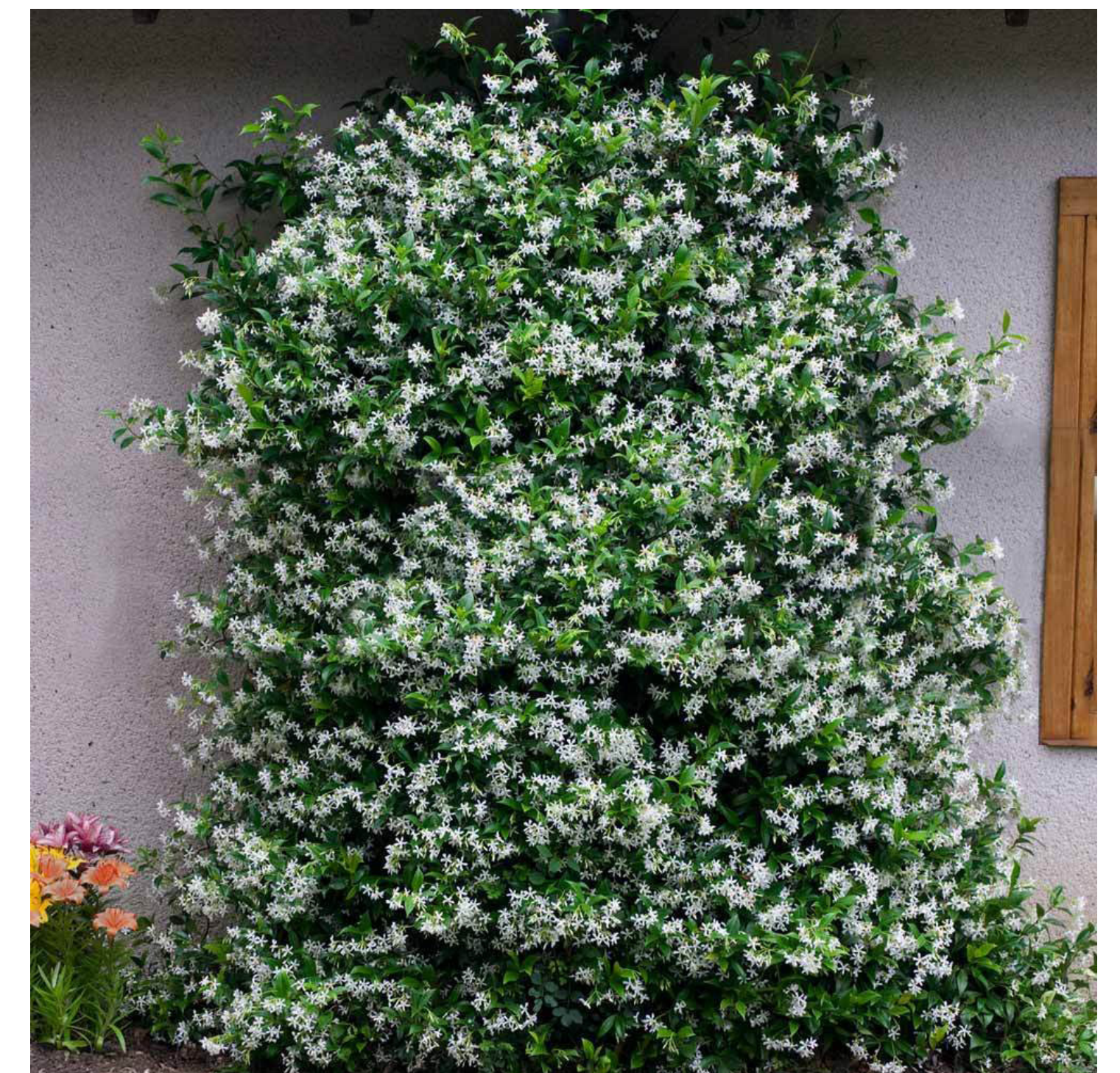
Big Blue Liriope



Creeping Fig



Happy Returns Daylily



Madison Star Jasmine



Bench



Trash Receptacle



Crosswalk-Brick Pavers with Concrete Band



Sidewalk (to match existing)

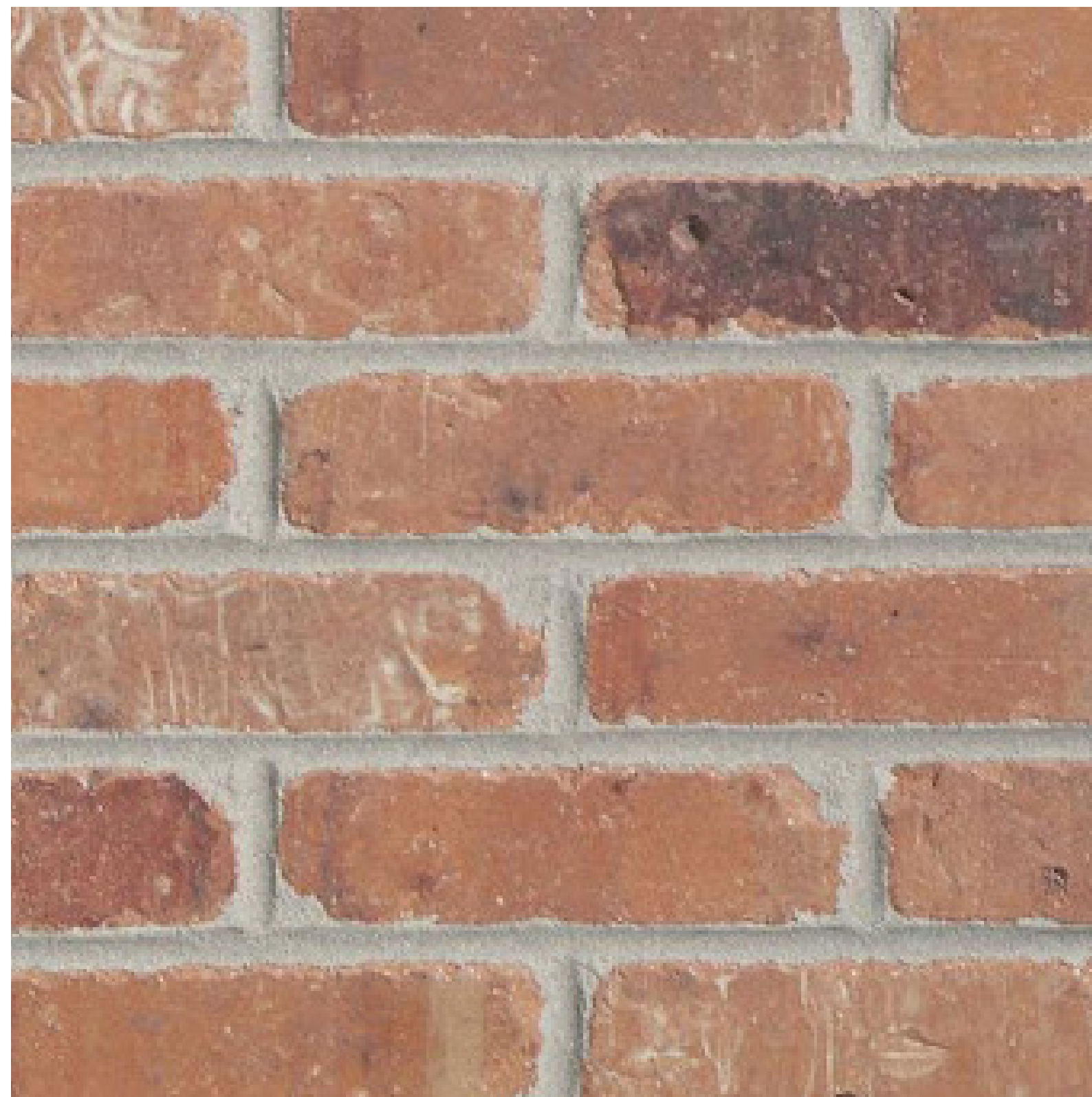
Thompson Street Residential - Hardscape Palette



Hedgerow with Columns



Ashlar Cut Stone Veneer



Brick Veneer



Belgard Quarry Stone Pavers - For use in Decorative Stone Apron