DESIGN REVIEW BOARD
APRIL 17, 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

4. ROLL CALL

5. PLEDGE TO THE FLAG

6. ITEMS FROM STAFF

7. ITEMS FROM BOARD MEMBERS

1. **DRB Meeting Minutes of March 20, 2026**

8. PUBLIC HEARING

1. **Public Hearing Procedure**
2. **DRB260004 SAJ 58 Canton Street**
   review exterior changes
3. **DRB260005 Dolce Spoon 64 North Main St**
   review signage
4. **DRB260006 Chevron 3955 Old Milton**
   review exterior modifications
5. **DRB260007 AC Hotel Northwinds 2000 Summit Place**
   review new construction

9. ADJOURNMENT

DESIGN REVIEW BOARD
UNOFFICIAL MINUTES
MARCH 20, 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

Chair Kramer called the workshop to order at 8:31 a.m.
Chair Kramer adjourned the workshop at 9:00 a.m..

3. CALL TO ORDER

Chair Kramer called the meeting to order at 9:00 a.m.

4. ROLL CALL

A. Board Members Present

- Richard Kramer (Chair)
- Frank Schwing (Vice- Chair)
- Pat Corkill
- Holly Palmer
- Richard Owens
- Kim Matherly

B. Staff Members Present

- Bret Schroeder, Code Enforcement Manager
- Joel Carnow, GIS Specialist , Special Projects Planner
- Elle Taylor. Planning & Zoning Coordinator

5. PLEDGE TO THE FLAG

6. ITEMS FROM STAFF

7. ITEMS FROM BOARD MEMBERS

1. DRB Meeting Minutes of February 20. 2026

- Board Member Palmer offered a motion to approve.
  - Board Member Owens seconded the motion.
  - Motion carried (6-0).

8. PUBLIC HEARING

1. Public Hearing Procedure

Elle Taylor, Planning & Zoning Coordinator read procedure.

2. DRB260003 One Day in Paris 35 Milton Ave

Applicant presented review of exterior improvements.

- Accordion Windows.
- Existing main entrance.
- Soft seating outside.
- Shade sail system.
- Umbrellas.
- System of planters and plants.
- Clearance of 5 ' path.
- Furniture in Alley way to courtyard.
- Location of planters and bollards.
- Presented rendering.
- Accordion doors will match color of existing doors.
- Faux plants against the hostess stand doors.
- Did not have a location plan or samples.
- Lighting.
- Size of Wall Sconces.
- Tan/Beige Awnings.
- Location and maintenance of awnings.
- Blade Sign.
- Gold address letters.
- Evergreen real plants
- Birdcage lantern.
- Consistency in colors of umbrellas and awnings.
- Color pallet.
- Safety of the site.

There was no public comment.

There was discussion from the Board that they liked concept.

- ❖ Vice-Chair Schwing offered a motion to approve the exterior improvements as presented today with the following conditions:

  The faux vines, awning, fabric umbrellas, sunshade furniture, fabric, rug and sconces will be reviewed and approved with final approval by Staff, potentially a site review, including a couple of Board Members, at the discretion of Staff.

  - Board Member Corkill seconded the motion.
  - Board Member Palmer offered a Friendly Amendment that items mentioned in the motion get an annual review by Staff, all the items that were mentioned in the motion as well as faux vines.
  - Vice-Chair Schwing Board Member Corkill accepted the Friendly Amendment.
  - Motion carried with the Friendly Amendment (6-0).

9. **DRB250039** **Portman Residential** 3625 Brookside Pkwy Applicant presented review of exterior updates

- Brookside Village Multi-family Building.
- Previously presented on 12.19.25.
- Seeking Final Approval on the North Elevation as well as design for the multi-family unit dryer and bathroom vents.
- Renderings.
- Scaled down and broke up buildings.
- 3 bay smaller scale row house facades.
- Still using larger length of the building on Brookside Pkwy side.
- Using materials that have already been presented and approved.
- Recessed theme similar to Townhomes.
- Industrial feel windows.
- Active Balconies.
- Proposed intake and Exhaust Vent locations.
- Intake and Exhaust Vent Visualization.
- Vent Color Matching Information and Examples.

There was no public comment.

After discussion from the Board:

- ❖ Vice- Chair Schwing offered a motion to approve the North façade elevation of materials and the proposed venting solution as presented in the motion.
  - Board Member Corkill seconded the motion.
  - Motion carried (6-0).

Chair Kramer called a 5 minute recess at 10:20 a.m.

Chair Kramer reconvened the meeting at 10:25 a.m. .

10. **DRB260002** **Mayfair at Haynes Bridge** 340 Jon Scott

Applicant presented review of exterior elevations.

- Site Plan.
- Google Maps Location.
- Color Selections.
- Perspective Rendering.
- Lots 1-17 Proposed Materials.
- Material Palette.
- Showed different Plans & Elevations.

There was discussion:

- City Council required 8 elevations.
- Condition # 27
- 4 difference elevations on Lots 1-6.
- Locations of different elevations.
- Focus on the homes on the Devore Haynes corner.
- Topography.
- Entrance at Jon Scott Drive.
- All four sides of Elevations.
- "Oddball plan" is different shaped lot.
- Materials Board.
- Need more details and specifics.
- Materials should be identified on Elevations.
- Chimneys.

- ❖ Board Member Palmer offered a motion to defer.
  - Board Member Owens seconded the motion.

- Motion carried (6-0).

11. ADJOURNMENT

Chair Kramer adjourned the meeting at 11:31 a.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
Community Development/Bret
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: Saj

Location Address: 58 Canton St (Suite 104), Alpharetta, GA 30009

Mailing Address: 58 Canton St (Suite 104)

City: Alpharetta State: GA Zip Code: 30009 -

Contact for All Notifications: Sameh Matar

Contact Telephone: 603 - 843 - 7779 Mobile Telephone: 603 - 843 - 7779

Fax: - - Email: sajalpharetta@gmail.com

Contact's Relation to Business: Business Owner

This Application For (Check all that apply):

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

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

Application Fees:

Reveiws $350.00 ✓

Signs Review Only $175.00

Legal Advertising Requirement $175.00

Reapplication Fee $100.00

Readvertising Fee $175.00

Total Due $350.00

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: Alpharetta Lofts Retail, LLC

Physical Address: 58 Canton Street, Alpharetta, GA 30009

Mailing Address: 800 Mount Vernon Highway NE, Suite

City: Atlanta State: GA Zip Code: 30328 -

Owner Telephone: 404 - 812 - 8922 Contact Fax: 678 - 916 - 4149

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): George Jackson Date: 02/25/2026

Owner Signature: George Jackson IV

Property Information:

Address (If Assigned) :

Tax ID or Map Reference Number: 37-1787721

Land Lot(s): S 21 District: 10 Section: C103

Existing Zoning of Property: C-2 Existing Uses of Property: C-3 Commercial Lots (Restaurant)

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: _____ Print Form

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

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.

The existing building is a contemporary mixed-use development incorporating simplified classical elements rather than a pure historic architectural style. The scope of this application does not propose any architectural modifications, only storefront paint and awning color changes. Therefore, no specific architectural style is being introduced or altered as part of this request.

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 proposal aligns with the Alpharetta Downtown Design Guidelines by preserving the existing storefront's architectural character while introducing a refined emerald green color that complements traditional downtown materials and detailing. The project does not alter the structure, proportions, or storefront configuration, and maintains transparency and pedestrian-scale appeal. The updated color enhances the visual quality of the façade while remaining compatible with the surrounding streetscape and established downtown character.

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

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

The proposed emerald green storefront and awning color has been selected to complement the existing warm brick masonry and neutral stucco façade of the building. The tone is deep and muted rather than bright, allowing it to harmonize with the surrounding materials while providing a refined accent at the pedestrian level. The proposal preserves the architectural integrity of the building and contributes positively to the cohesive, upscale character of the area.

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

A site line study from the public right of way has not been included, as the scope of this application is limited to storefront paint and awning color modifications only. No changes are proposed to rooftop structures, mechanical equipment, or building height. Therefore, visibility conditions from the public right of way will remain unchanged.


Saj
Saj

EXISTING ROUND BLADE SIGN

V1

DAY VIEW



48”

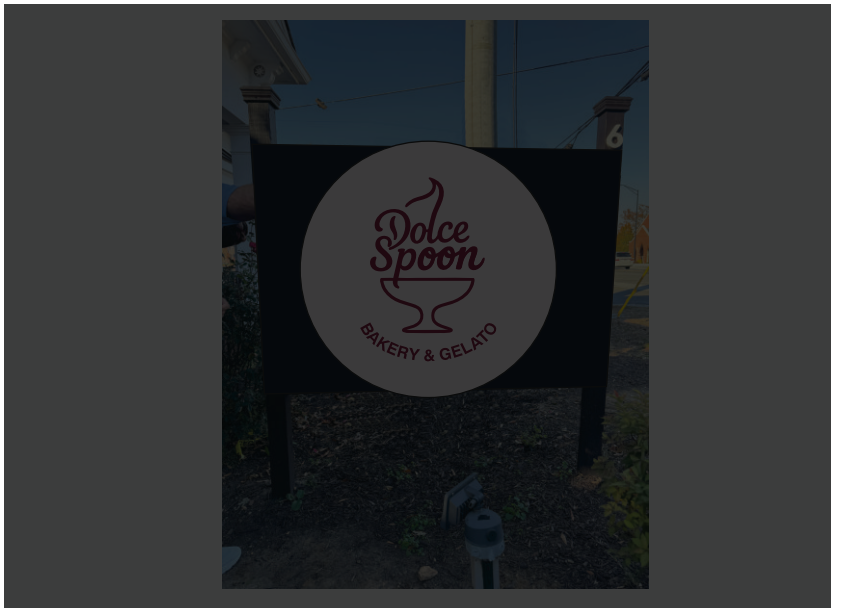
48”



48”

48”

NIGT VIEW



TAL SQ FT:

FEATURES EVERYONE LOVES

1 YEAR
WARRANTY

Non-illuminated – visible by ambient lighting only

emta signs
Design – Production – Installation

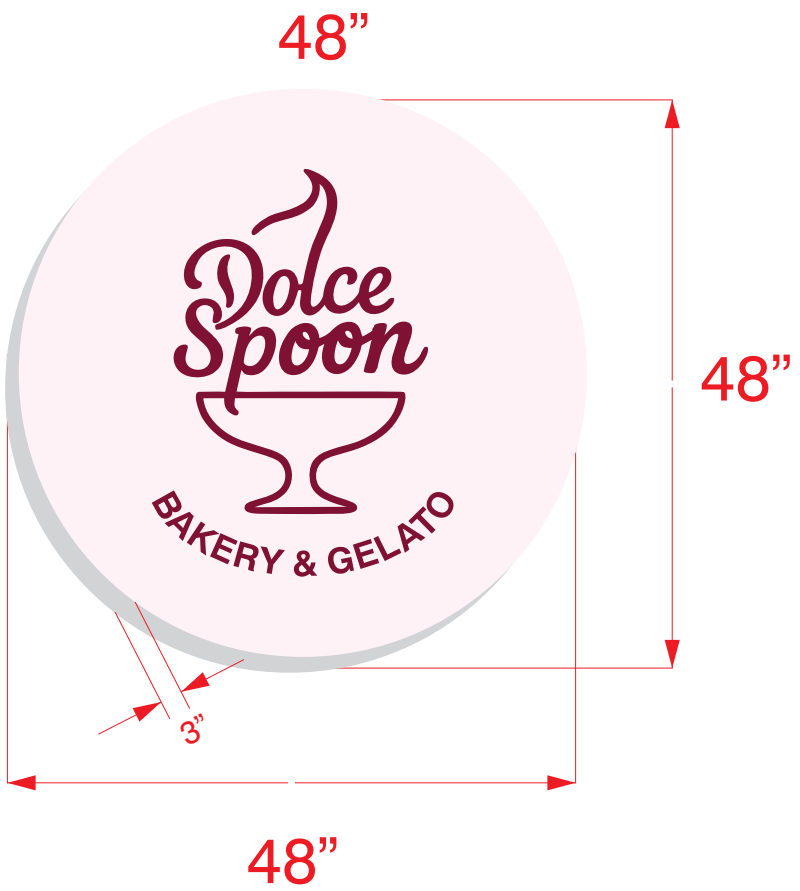
JOB LOCATION: 64 N MAIN ST ALPHARETTA,GA

JOB DESCRIPTION: Existing non-illuminated round blade sign (48” diameter)

DO NOT SHARE DESIGNS. Design copyright under EMTA SIGNS. All Design are intellectual property of EMTA SIGNS and con not be shared or used others. Distribution of design is subject to fee.

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emtasigns.com
info@emtasigns.com
emtasigns@gmail.com

ROUND BLADE SIGN – NON-ILLUMINATED PROPOSED 3" THICK ROUTED HDU BLADE SIGN V2



DRAWING

SIGN TYPE:

- Front elevation
- Side section (3" thickness gösteren kesit)
- Material: 3" HDU
- Finish: Exterior matte acrylic
- Mount: Existing steel bracket retained

Duna CORAFOAM HDU (15 lb High Density Urethane (Exterior Grade)

Primed and painted with exterior acrylic latex systemUV resistant coating applied

V-Carve depth: 0.75"

45° Chamfered edge profile

Approximate weight: 40 lbsMounted to existing steel bracket rated for existing load.

INSTALLATION:

Installation of a new 3" thick routed HDU blade sign panel mounted to existing steel bracket. No change to size, location, or illumination.

COLORS

WHITE

Duna CORAFOAM HDU

REVIEW & APPROVE

☐ CORRECT SPELLING ☐ CORRECT LOCATION

☐ CORRECT COLOR ☐ CORRECT SIZE

TERMS OF SERVICE

*50% non-refundable upfront deposit

*Approved designs are final changes to design after production begins may result in additional charges.

*By signing you agree to all terms and condtions with in our terms & condtions documents not just the terms listed above.

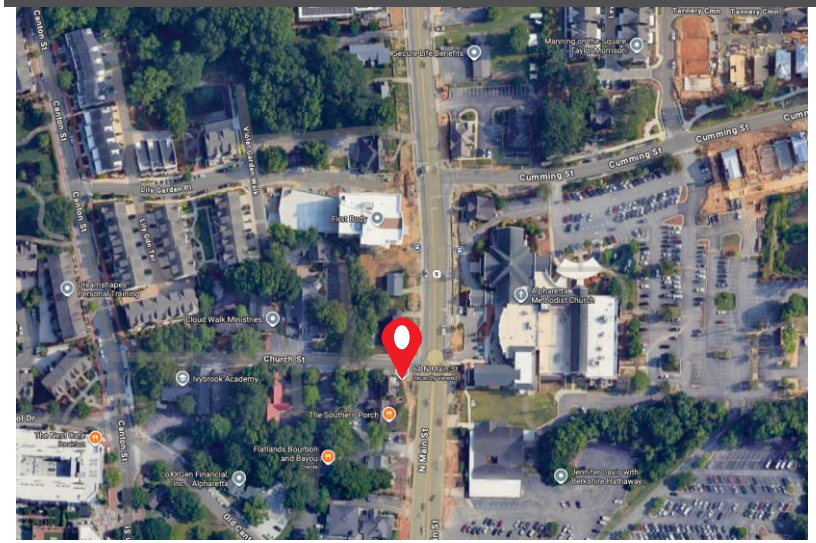
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emtasigns@gmail.com

SITE MAP

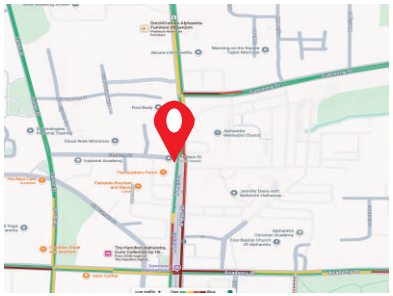
V3

SATELLITE VIEW



LOCATION 1	3" Thick Routed HDU Blade Sign Installation

TRAFFIC MAP



STREET VIEW



OTHER

DO NOT SHARE DESIGNS. Design copyright under EMTA SIGNS. All Design are intellectual property of EMTA SIGNS and con not be shared or used others. Distribution of design is subject to fee.

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emtasigns@gmail.com

INSTRUCTIONS AND REQUIRED MATERIALS

The City of Alpharetta Design Review Board Hearing Application has been designed to allow you the ease of completing the form electronically and printing the completed form for submittal. Please note, however, that the form cannot be saved so as to include the information that you input.

Required Materials:

In order to allow the Design Review Board to adequately and effectively understand and consider the nature of your request it is required that certain materials be included with your submittal. These required items are described below along with the type(s) of review for which they would be needed. Submittals not including the appropriate materials, as indicated below, will not be accepted for review.

Site Plan Review

- ☐ Legal description of the property
- ☐ Site plan(s) showing locations of all site features, including but not limited to
  - Buildings
  - Roads
  - Parking Areas
  - Specimen trees
  - Detention / retention areas
  - Dumpster / refuse locations (screening and materials)
  - HVAC / electrical equipment locations
- ☐ Site lighting with photometric drawings and compatibility to neighboring buildings and property
- ☐ Retaining wall(s) location and materials

Landscape Review

- ☐ Landscape drawing(s) prepared by landscape architect showing locations of all landscape features, including but not limited to
  - Size and type of all plant material; including ground covers
  - Seasonal beds

Signage Review

- ☑ Overall site plan drawing indicating locations of ground signs and required setbacks
- ☑ Exterior elevations indicating locations of all wall signs
- ☑ Individual color drawings of each sign indicated
  - Dimensions
  - Materials
  - Lighting
  - Construction
  - Colors

Exterior Elevation Review

- ☐ Colored exterior elevations with materials notes of all facades of the building(s)
- ☐ All exterior material and color samples (Shall be brought to the scheduled meeting)
- ☐ Provide site line study from the public right of way showing locations of roof-top equipment
  - Vents
  - Satellite dishes
  - Exhaust pipes
  - Antennas
- ☐ Locations of building lighting
- ☐ Perspective drawings and renderings

Submittal Procedure:

One (1) original plus one (1) copy of a completed Hearing application and supporting documents are to be filed by the deadline dates reflected on the following page. Completed applications received after the deadline dates shall be placed on the next available agenda. All renderings attached to the application must be in color.

An electronic file in Adobe format, containing the entire application; including all documents, plans, and drawings; must be included with the application. Each component of your submittal must be saved as a separate file document (for example, all of your individual documents relating to the Exterior Elevation Review (site plan, site line study, and lighting and material cut sheet) should all be saved into one PDF document.

Any oversized materials may be attached to the original application. All collated sets shall be submitted on paper no greater than 11 inches by 17 inches in size and folded to 8.5 inches x 11 inches. Two (2) sets of all landscape plans shall be submitted full-size.

Drawings submitted must be accurate and labeled.

Technical drawings (i.e., signs, elevations, site plans) must be drawn to scale).

Photos shall be mounted on 8.5 inch by 11-inch paper and labeled.
Presentation materials (including actual materials, sample boards, or mounted drawings) should not be submitted, but brought by the Applicant to the scheduled Design Review Board meeting.

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: Chevron

Location Address: 3955 Old Milton Pkwy, Alpharetta, GA 30005

Mailing Address: same as above

City: _____ State: _____ Zip Code: _____ - _____

Contact for All Notifications: erika@theamazingenergy.com

Contact Telephone: 404 - 455 - 0248 Mobile Telephone: _____ - _____ - _____

Fax: _____ - _____ - _____ Email: erika@theamazingenergy.com

Contact's Relation to Business: Owner Representative

This Application For (Check all that apply):

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

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

Application Fees:

Reveiws $350.00

Signs Review Only $175.00

Legal Advertising Requirement $175.00

Reapplication Fee $100.00

Readvertising Fee $175.00 _____

Total Due

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: 194 Old Milton Inc

Physical Address: 1575 Northside Dr NW Bldg 400

Mailing Address: same as above

City: Atlanta State: GA Zip Code: 30318 -

Owner Telephone: - - 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): GAS EXPRESS LLC | AMIN Chityalwala Date:

Owner Signature:

Property Information:

Address (If Assigned) : 3955 Old Milton Pkwy, Alpharetta, GA 30005

Tax ID or Map Reference Number: 11 014000830792

Land Lot(s): 11 District: 014 Section: 008

Existing Zoning of Property: c-2 Existing Uses of Property: c-2

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: 4.7.26

Print Form

DESIGN REVIEW BOARD REVIEW CRITERIA

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

We have designed the Site to Code. Canopy will be green now & blend more with area. Signs will only be Halo Lit. We feel the BP Branding goes better than current Chevron Branding & Colors

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

We have included a Site Plan.

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

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.

We are keeping the existing steps for the ground sign, just refreshing it and staying in line with design style.

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.

- We meet all sign standards of the Alpharetta downtown design guidelines.

3955 Old Milton Parkway
Alpharetta, GA





Customer Approval:

____/____/____
Date

Print Name

Signature

I understand that by signing this drawing I am giving my approval for TII to proceed with this layout for my site as drawn for permitting & material procurement. I understand that any changes necessary due to permitting or Fuel Brand requirements will be communicated to me by TII and may require additional revisions.

811 Know what's **below.** **Call** before you dig.

TOTAL IMAGING
IMAGING THE PETROLEUM INDUSTRY FOR OVER 30 YEARS
1-866-246-1985

Revisions:	
Rev. 0 - Original Drawing	03/19/2024
Rev. 1 - brand is changing to BP	04/01/2024

Address: **3955 Old Milton Pkwy Alpharetta, GA**

Customer: GAS EXPRESS

Drawn by: JH

Job Number: GAE-23833-BP

Date: 03/19/2024

Customer Approval: _____

This original drawing is property of T.I. and is not to be exhibited, copied, or reproduced without permission.

<---------- Please initial here

Main ID Sign

811 Know what's below. Call before you dig.

SCOPE OF WORK

2.000	Remove and dispose of entire Main ID sign and sign base.	1	EA
2.004	Auger for Main ID sign footer(s)	1	EA
2.005	Install new Main ID sign footer(s).	1	EA
2.019	Install new BP specification monument sign	1	EA
2.086	Supply & install ground mounted flood lights	4	EA

SIGN MUST BE EXTERNALLLY ILLUMINATED

Square Footage Totals:

Existing:
27 sq ft

Proposed:
30 sq ft

Sign to receive manual font style scrolling digit price sign as LED pricers are not allowed any longer due to code restrictions.



Vertically scrolling digits (example photo)

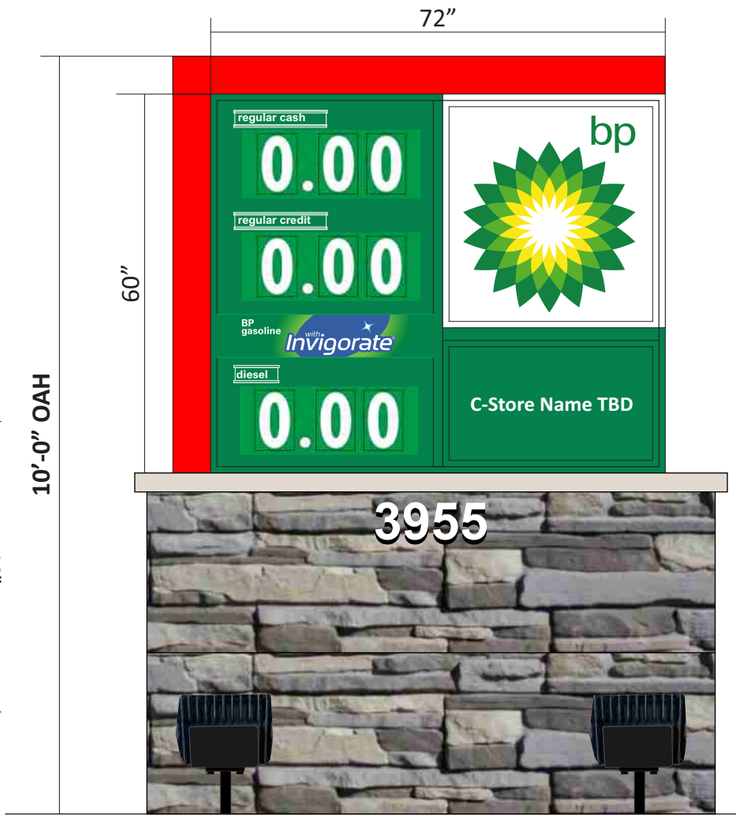


Final sign layout/design to be confirmed via production drawings from sign manufacturers. Estimated font size on proposed layout below is 12".

STREET SIDE

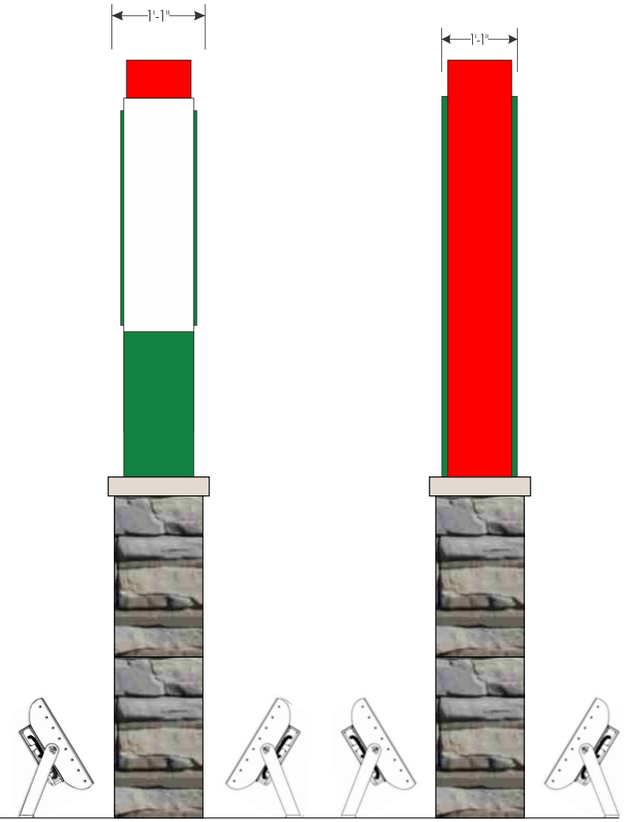


Existing MID



FRONT VIEW

PROPOSED MID



SIDE VIEW

SIDE VIEW

TOTAL IMAGING
IMAGING THE PETROLEUM INDUSTRY FOR OVER 30 YEARS
1-866-246-1985

Revisions:	
Rev. 0 - Original Drawing	03/19/2024
Rev. 1 - brand is changing to BP	04/01/2024
Rev. 2 - C-store will no longer be Circle K	10/30/2024
Rev. 3 - changed to custom monument sign	03/24/2025

Address: **3955 Old Milton Pkwy Alpharetta, GA**

Customer: GAS EXPRESS

Drawn by: JH

Job Number: GAE-23833-BP

Date: 03/19/2024

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Customer Approval: _____ <---------- *Please initial here*

AERIAL VIEW



811 Know what's below. Call before you dig.

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1-866-246-1985

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Rev. 0 - Original Drawing	03/19/2024
Rev. 1 - brand is changing to BP	04/01/2024

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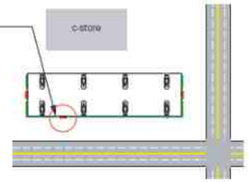
Customer Approval: _____ *<---------- Please initial here*

B-Level BGB Canopy w/ Dim. Bullnose NO LED LIGHT BARS

Scope of Work:

9.000	Remove and dispose of illuminated channel letters.	1	LS
9.001	Remove and dispose of illuminated box signs/logos.	1	EA
9.002	Remove and dispose of illuminated light bar or hood.	160	LF
9.004	Remove and dispose of existing Level 1/2 Beveled fascia panels on right elevation.	44	LF
9.029	"C" Level fascia image: Install new PRE-IMAGED ACM fascia panels with Bullnose decals.	160	LF
9.030	"C" Level fascia image: Install new Dimensional Bullnose fascia system w/o LED lightbar.	248	LF
9.033	Install new BGB specification illuminated Helios without top & bottom "Arcs".	3	EA
9.174	Install Gas Canopy Clearance Decals	2	SET

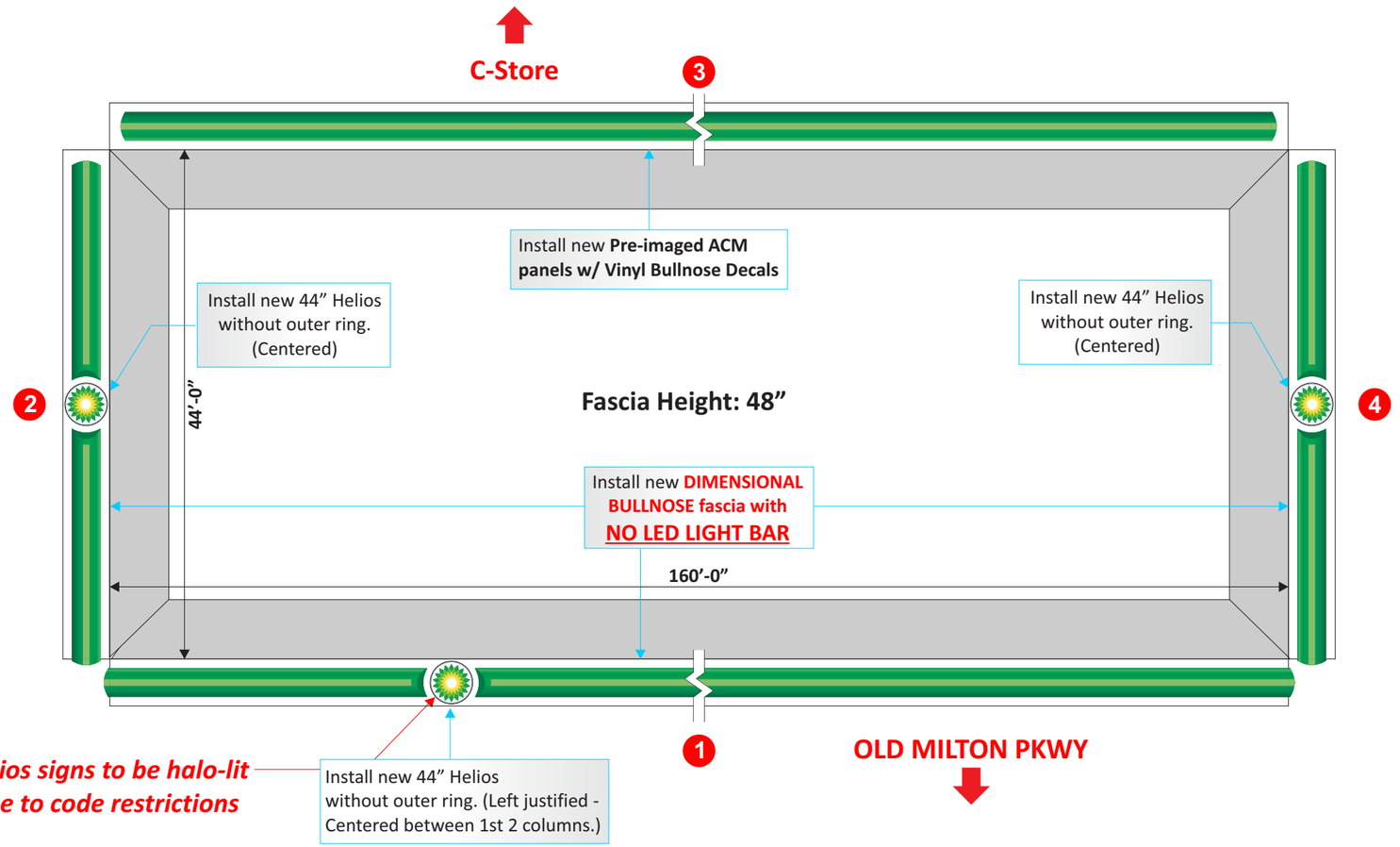
For canopies greater than 40' with 3 or more columns, position the Helios equidistant between 1st and 2nd canopy column from the left.



Existing Gas Canopy







TOTAL IMAGING
IMAGING THE PETROLEUM INDUSTRY FOR OVER 30 YEARS
1-866-246-1985

Revisions:	
Rev. 0 - Original Drawing	03/19/2024
Rev. 1 - brand is changing to BP	04/01/2024
Rev. 2 - Helios signs to be halo-lit due to code restrictions	10/30/2024
Rev. 3 - signs only allowed on street fronting elevations	01/21/2025

Address: **3955 Old Milton Pkwy Alpharetta, GA**

Customer: GAS EXPRESS

Drawn by: JH

Job Number: GAE-23833-BP

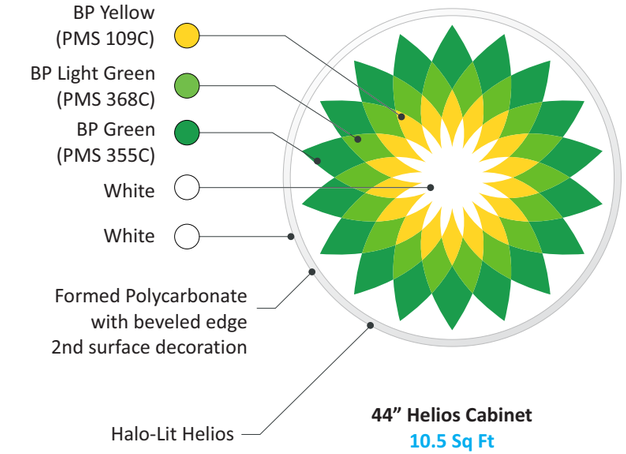
Date: 03/19/2024

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B-Level BGB Canopy w/ Dim. Bullnose
NO LED LIGHT BARS

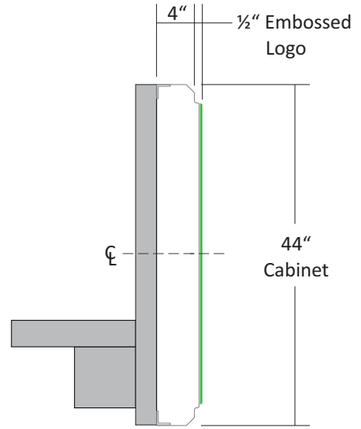
Scale: 3/4" =1'



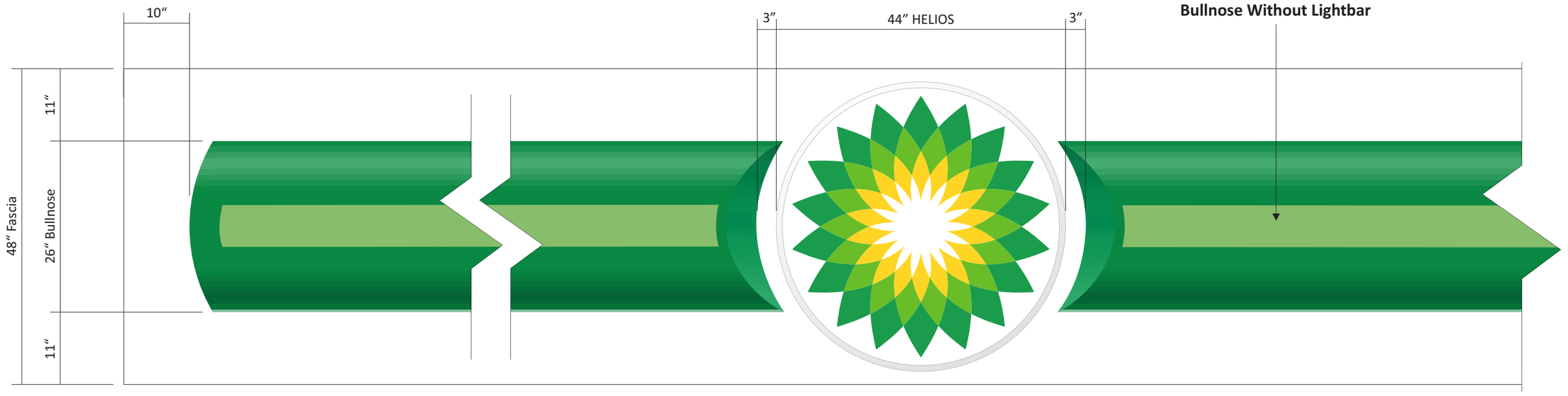
44" Helios Cabinet
10.5 Sq Ft



Halo-Lit Illumination



Section View



Bullnose Without Lightbar

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1-866-246-1985

Revisions:	
Rev. 0 - Original Drawing	03/19/2024
Rev. 1 - brand is changing to BP	04/01/2024
Rev. 5 - Halo-Lit Helios / No lightbar on bullnose.	02/05/2026

Address: **3955 Old Milton Pkwy**
Alpharetta, GA

Customer: GAS EXPRESS

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Job Number: GAE-23833-BP

Date: 03/19/2024

Customer Approval: _____

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<---------- Please initial here

C-Store Imaging

Scope of Work:

No C-Storte Image Work

3.075	Install front door trash can for C-store	2	EA

******C-store will now longer ber Circle K. Existing Circle K sign(s), to be removed by others if they haven't already******



Existing C-Store Building



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BP Standard Colors

EXTERIOR PAINT SPECIFICATIONS

01 BP Pearl
- **Glidden Professional**, Order #A0083, Spec #38YY 72/117, "Indian Legend"
- **Sherwin Williams**, SW6119, "Antique White"
- **Benjamin Moore**, OC-8, "Elephant Tusk" - P28 DTM (Gallon)
- **Anchor Paint**, BP Pearl - CC3065 (Acrylic), CC3112 (Oil)

02 BP Warm Gray
- **Glidden Professional**, Order #A1860, Spec #40YY 25/074, "Grey Mountain"
- **Sherwin Williams**, SW7053, "Adaptive Shade"
- **Benjamin Moore**, 2137-40, "Desert Twilight" - P28 DTM (Gallon)
- **Anchor Paint**, BP Warm Gray - CC3068 (Acrylic), CC3115 (Oil)

03 BP Yellow (Paint)
- **Glidden Professional**, Order #A0775, Spec #37YY 61/867, "Omega Yellow"
- **Sherwin Williams**, SW6903, "Cheerful"
- **Benjamin Moore**, 2022-10, "Yellow" - P28 DTM (Gallon)
- **Anchor Paint**, BP Yellow - CC3066 (Acrylic), CC3113 (Oil)

BP Yellow (ACM) - Reynobond, "Program Yellow"

04 White (Canopy Deck, Canopy Columns)
- **Glidden Professional**, Order #A0128, Spec #50GY 83/010, "White Wing"
- **Sherwin Williams**, SW7006, "Extra White"
- **Benjamin Moore**, OC-67, "Ice Mist" - P28 DTM (Gallon)
- **Anchor Paint**, BP White - 4900 (Acrylic), 900 (Oil)

05 BP Dark Pearl
- **Glidden Professional**, Order #A0767, Spec #30YY 52/207, "Desert Valley"
- **Sherwin Williams**, SW6121, "Whole Wheat"
- **Benjamin Moore**, HC-24, "Pittsfield Buff" - P28 DTM (Gallon)

06 BP Bright Green (to go fascia paint)
- **Benjamin Moore**, 2030-10, "Lizard Green"
- **Anchor Paint**, BP White - CC3107 (Acrylic), CC3116 (Oil)

BP Bright Green (to go ACM)
- **Duragloss 3000**, CMR# 071013-D, 497G11281 H/G SR Green

09 BP Retail Green
- **Glidden Professional**, Custom Color "BP Retail Green"
- **Sherwin Williams**, Hydrogloss B65GW180, Custom Color
- **Benjamin Moore**, BP Retail Green - PMS 348c, Custom Color
- **Anchor Paint**, BP Retail Green - CC3067 (Acrylic), CC3114 (Oil)

ADA BLUE

10 ADA/Handicap Blue~
- **Glidden Professional**, "Handicap Blue", 25524 traffic paint
- **Sherwin Williams**, TM2133, "Setfast Blue", Setfast marking latex
- **Benjamin Moore**, P58-30, "Handicap Blue", Safety/Zone marking latex

~Handicap Blue paint is used for pavement striping and marking on site (as required).

BP EXTERIOR SIGNAGE

- **BP Yellow - PMS 109**
- **BP Super Bright Green (to go) - PMS 382**
- **BP Extra Light Green (to go) - PMS 376**
- **BP Light Green - PMS 368**
- **BP Bright Green (to go) - PMS 361**
- **BP Green - PMS 355**
- **BP Retail Green - PMS 358**
- **BP Dark Green (to go) - PMS 356**

For all paint inquiries, contact:

Benjamin Moore
877-626-5678
www.benjaminmoore.com

Glidden Professional
888-615-8169 Opt. 2
www.gliddenprofessional.com

Sherwin Williams
847-330-6262
www.sherwin-williams.com

Anchor Paint
405-831-9446
www.anchorpaint.com

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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
Community Development/Bret
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: AGANWKH, LLC

Location Address: 2000 Summit Place, Lot #1

Mailing Address: 361 Township Ave, Suite 200

City: Ridgeland State: MS Zip Code: 39157 -

Contact for All Notifications: Gabriel Herring, P.E.

Contact Telephone: 601 - 368 - 9950 Mobile Telephone: 601 - 955 - 6198

Fax: 601 - 368 - 9975 Email: gcherring@kerioth.com

Contact's Relation to Business: Operations and Development Manager

This Application For (Check all that apply):

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

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

Application Fees:

Reveiws $350.00

Signs Review Only $175.00

Legal Advertising Requirement $175.00

Reapplication Fee $100.00

Readvertising Fee $175.00

Total Due _____

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CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: AGANWKH, LLC

Physical Address: 361 Township Ave. Suite 200

Mailing Address: 361 Township Ave. Suite 200

City: Ridgeland State: MS Zip Code: 39157 - 8671

Owner Telephone: 601 - 368 - 9950 Contact Fax: 601 - 368 - 9975

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): Clinton G. Herring, Jr. Date: 03/02/2026

Owner Signature:

Property Information:

Address (If Assigned) : 2000 Summit Place, Lot #1 - Northwinds Summit

Tax ID or Map Reference Number:

Land Lot(s): 753 District: 1 st Section: 2nd Section

Existing Zoning of Property: MU Existing Uses of Property: undeveloped

---

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.

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Print Form

CITY OF ALPHARETTA

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DESIGN REVIEW BOARD REVIEW CRITERIA

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

It is consistent in appearance and architectural character to other properties in the Northwind Summit Mixed Use Development and reflects the design requirements of the associated Overlay District requirements.

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.

- [x] Yes
- [ ] No

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.

CITY OF ALPHARETTA

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Tax ID or Map Reference Number:

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- [ ] No

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

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.

Site Plan
Review Section

SITE PHOTOGRAPHS


1

2


3

4


5

6

RESERVED FOR CLERK OF COURTS RECORDING INFORMATION

TITLE EXCEPTIONS

THE FOLLOWING EXCEPTIONS ARE LISTED IN SCHEDULE B, PART II, OF A COMMITMENT FOR TITLE INSURANCE, AS PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER NCS-973251-ATL, EFFECTIVE DATE JULY 6, 2023.

12. *THIS ITEM HAS BEEN INTENTIONALLY DELETED.*
13. *THIS ITEM HAS BEEN INTENTIONALLY DELETED.*

14. Easement from J. H. Alexander to Georgia Power Company dated July 14, 1936, filed for record July 28, 1936, and recorded in Deed Book 1589, Page 540, aforesaid records.
AFFECTS SITE – BLANKET EASEMENT.

15. Easement from J. H. Alexander to Georgia Power Company dated June 5, 1947, filed for record June 10, 1947, and recorded in Deed Book 2209, Page 38, aforesaid records.
AFFECTS SITE – BLANKET EASEMENT.

16. Easement from J. H. Alexander to Georgia Power Company dated January 11, 1951, filed for record February 12, 1951, and recorded in Deed Book 2608, Page 560, aforesaid records.
AFFECTS SITE – BLANKET EASEMENT.

17. Easement from J. H. Alexander to Georgia Power Company dated January 11, 1951, filed for record February 12, 1951, and recorded in Deed Book 2608, Page 561, aforesaid records.
AFFECTS SITE – BLANKET EASEMENT.

18. *THIS ITEM HAS BEEN INTENTIONALLY DELETED.*
19. *THIS ITEM HAS BEEN INTENTIONALLY DELETED.*
20. *THIS ITEM HAS BEEN INTENTIONALLY DELETED.*
21. *THIS ITEM HAS BEEN INTENTIONALLY DELETED.*
22. *THIS ITEM HAS BEEN INTENTIONALLY DELETED.*

23. Easements as conveyed in Right-of-Way Deed from Northwind Realty Corporation to Fulton County through which the Haynes Bridge RD. Widening dated June 3, 1993, filed for record June 23, 1993 and recorded in Deed Book 16949, Page 333, aforesaid records.
AFFECTS SITE – NOT ABLE TO PLOT.

24. Terms and provisions of that certain Declaration of Covenants, Conditions and Restrictions, by Northwind Realty Corporation, a Delaware corporation dated April 29, 1994, filed for record May 2, 1994, and recorded in Deed Book 18204, Page 151, aforesaid records; as assigned and assumed by that certain Assignment and Assumption Agreement, dated March 17, 1995, filed for record November 29, 1995, and recorded in Deed Book 20291, Page 176, aforesaid records; as affected by that certain First Supplementary Declaration of Covenants, Conditions and Restrictions for Northwind Business Association, dated January 24, 1996, filed for record January 30, 1996, and recorded in Deed Book 20582, Page 175, aforesaid records; as affected by that certain Second Supplementary Declaration of Covenants, Conditions and Restrictions for Northwind Business Association, dated February 27, 1996, filed for record March 1, 1996, and recorded in Deed Book 20688, Page 78, aforesaid records; as affected by that certain Third Supplementary Declaration of Covenants, Conditions and Restrictions for Northwind Business Association, dated May 28, 1996, filed for record June 7, 1996, and recorded in Deed Book 21045, Page 93, aforesaid records; as affected by that certain Fourth Supplementary Declaration of Covenants, Conditions and Restrictions for Northwind Business Association, dated October 15, 1996, filed for record October ____, 1996, and recorded in Deed Book 21678, Page 30, aforesaid records; as affected by that certain Amendment to Fourth Supplementary Declaration of Covenants, Conditions and Restrictions for Northwind Business Association, dated July 24, 1997, filed for record July 28, 1997, and recorded in Deed Book 22879, Page 335, aforesaid records; as affected by that certain Fifth Supplementary Declaration of Covenants, Conditions and Restrictions for Northwind Business Association, dated July 24, 1997, filed for record July 28, 1997, and recorded in Deed Book 22879, Page 331, aforesaid records; as affected by that certain Sixth Supplementary Declaration of Covenants, Conditions and Restrictions for Northwind Business Association, dated October 28, 2002, filed for record November 22, 2002, and recorded in Deed Book 33607, Page 308, aforesaid records; as affected by that certain Seventh Supplementary Declaration of Covenants, Conditions and Restrictions for Northwind Business Association, dated July 30, 2004, filed for record August 4, 2004, and recorded in Deed Book 38160, Page 315, aforesaid records; as affected by that certain Eighth Supplementary Declaration of Covenants, Conditions and Restrictions for Northwind Business Association, dated July 30, 2004, filed for record August 4, 2004, and recorded in Deed Book 38160, Page 319, aforesaid records; as assigned by that certain Assignment of Declarant's Interest Under Declaration of Covenants, Conditions, and Restrictions for Northwind Business Association, dated July 30, 2004, filed for record August 4, 2004, and recorded in Deed Book 38160, Page 324, aforesaid records; as assigned by that certain Assignment of Declarant's Interest Under Declaration of Covenants, Conditions, and Restrictions for Northwind Business Association, dated December 11, 2011, filed for record December 15, 2011, and recorded in Deed Book 50701, Page 623, aforesaid records; and as further amended by Assignment of Declarant's Internet Under Declaration of Covenants, Conditions, and Restrictions for Northwind Business Association, by and between BRE/CCH GA LLC, a Delaware limited liability company and F7 NOW LLC, a Georgia limited liability company, dated July 11, 2016, filed for record July 21, 2016, and recorded in Deed Book 56414, Page 607, aforesaid records; as further affected by that certain Amendment to Withdraw Property From the Declaration of Covenants, Conditions and Restrictions for Northwind Business Association Subject to Certain Continuing Covenants and Obligations, dated September 21, 2018, filed for record September 25, 2018, recorded in Deed Book 59259, Page 162, aforesaid records.(Affects Parcel 1 and Parcel 2), as affected by Withdrawal Of Property From Declaration Of Covenants, Conditions and Restrictions For Northwind Business Association by F7 NOW, LLC and Georgia Power Company dated January 24, 2019, filed for record March 4, 2019 and recorded in Deed Book 59764, Page 279, aforesaid records.
AFFECTS SITE – NOT ABLE TO PLOT.

25. *THIS ITEM HAS BEEN INTENTIONALLY DELETED.*

26. Terms and provisions of that certain Easement Agreement, by and between Northwind Realty Corporation, as Agent for Glatfelra Investments limited and Northpoint Partners, Inc., dated April 29, 1994, filed for record May 2, 1994, and recorded in Deed Book 18204, Page 240, aforesaid records.
AFFECTS SITE – NOT ABLE TO PLOT.

27. *THIS ITEM HAS BEEN INTENTIONALLY DELETED.*
28. *THIS ITEM HAS BEEN INTENTIONALLY DELETED.*

29. Terms and provisions of that certain Declaration of Restrictive Covenants, by and between Pope & Land Northwind, L.L.C., a Georgia limited liability company and Duke Realty Limited Partnership, an Indiana limited partnership dated July 30, 2004, filed for record August 4, 2004, and recorded in Deed Book 38160, Page 455, aforesaid records.
AFFECTS SITE – NOT ABLE TO PLOT.

30. *THIS ITEM HAS BEEN INTENTIONALLY DELETED.*
31. *THIS ITEM HAS BEEN INTENTIONALLY DELETED.*

32. A portion of the eastern lot line of subject property adjoins Haynes Bridge Road, a limited access highway, with rights of access limited to those points designated by the Department of Transportation; as may be affected by Quitclaim Deed of Access Rights from Department of Transportation, an agency of the State of Georgia to Northwinds Land, LP, dated January 9, 2013, filed for record January 17, 2013, and recorded in Deed Book 52153, Page 7, aforesaid records.
AFFECTS SITE – NOT ABLE TO PLOT. SUBJECT DOES NOT HAVE DIRECT DRIVEWAY ACCESS TO HAYNES BRIDGE ROAD.

33. *THIS ITEM HAS BEEN INTENTIONALLY DELETED.*
34. *THIS ITEM HAS BEEN INTENTIONALLY DELETED.*
35. *THIS ITEM HAS BEEN INTENTIONALLY DELETED.*

36. Matters as shown on that certain plat recorded in Plat Book 414, Page 72, aforesaid records.
SUPERCEDED BY PLAT BOOK 414, PAGE 78 (EXCEPTION 37).

37. Matters as shown on that certain plat recorded in Plat Book 414, Page 78, aforesaid records.
AFFECTS SITE – AS PLOTTED. THIS PLAT CREATES THE PARCELS AND ACCESS ROAD.

38. Water Line Easement from Northwinds Land, L.P., a Georgia limited partnership to Fulton County, a Political Subdivision of the State of Georgia, dated October 18, 2018, filed for record November 08, 2018, and recorded in Deed Book 59384, Page 6, aforesaid records.
AFFECTS SITE – AS PLOTTED.

39. Sewer Easement from Northwinds Land, L.P., a Georgia limited partnership to Fulton County, a Political Subdivision of the State of Georgia, dated October 18, 2018, filed for record November 08, 2018, and recorded in Deed Book 59384, Page 12, aforesaid records.
AFFECTS SITE – AS PLOTTED.

40. Terms and provisions of that certain Conduit Facilities Easement Agreement, by and between Northwinds Land, L.P. a Georgia limited partnership and PBL Conduit Holdings 1, LLC, a Georgia limited liability company, dated October 8, 2018, filed for record November 27, 2018, and recorded in Deed Book 59470, Page 347, aforesaid records.
AFFECTS SITE – BLANKET EASEMENT (EASEMENTS RUNS ALONG PRIVATE ROAD AND NOT LOCATED ON SUBJECT PROPERTY BUT ALLOWS FOR ACCESS TO ADJACENT LANDS FOR INSTALLATION, MAINTENANCE AND REPAIR WHICH MAY EXTEND ONTO SUBJECT PROPERTY.

41. Terms and provisions of that certain Permanent Greenway Easement and Agreement (Apiha Loop), by and between Northwinds Land, L.P. a Georgia limited partnership and City of Alpharetta, Georgia, dated December 20, 2018, filed for record December 28, 2018, and recorded in Deed Book 59564, Page 175, aforesaid records.
AFFECTS SITE – AS PLOTTED.

42. Terms and provisions of that certain Master Declaration of Covenants, Conditions, Restrictions and Easements for Northwinds Summit by Northwinds Land, L.P. a Georgia limited partnership, dated February 8, 2019, filed for record February 12, 2019, and recorded in Deed Book 59693, Page 183, aforesaid records; as affected by that Supplemental Declaration of Covenants, Conditions, Restrictions and Easements for Northwinds Summit, dated February 8, 2019 and recorded February 13, 2019 in Deed Book 59697, Page 419; as affected by that certain Supplemental Declaration of Covenants, Conditions, Restrictions and Easements for Northwinds Summit dated August 30, 2019, filed for September 04, 2019, and recorded in Deed Book 60484, Page 97, aforesaid records.
AFFECTS SITE – NOT ABLE TO PLOT.

43. The following matters disclosed by ALTA/NSPS Land Title Survey prepared by GeoSurvey, Ltd., dated
September 18, 2019, last revised _____ 2020, being Job No. 20042059:

a. Evidence of current of current earth moving work, clearing and grading;
b. Street right-of-way under construction;
c. 8" sewer line and 18" RCP crossing the easterly boundary; and
d. Water lines and two 18" RCPs crossing the southerly boundary.
Note: With respect to the endorsements attached hereto and referring to the "Land", the "Land" shall refer to the fee simple parcel, excluding and not referring to the easement parcel which is set forth Schedule A.
AFFECTS SITE – AS PLOTTED.

44. Terms and provisions of that certain Office Parking Easement Agreement, by and between Northwinds Land, L.P., a Georgia limited partnership and PBL Summit BCI, L.P. a Georgia limited partnership, dated February 8, 2019, filed for record February 26, 2019, and recorded in Deed Book 59746, Page 600, aforesaid records.
DOES NOT AFFECT.

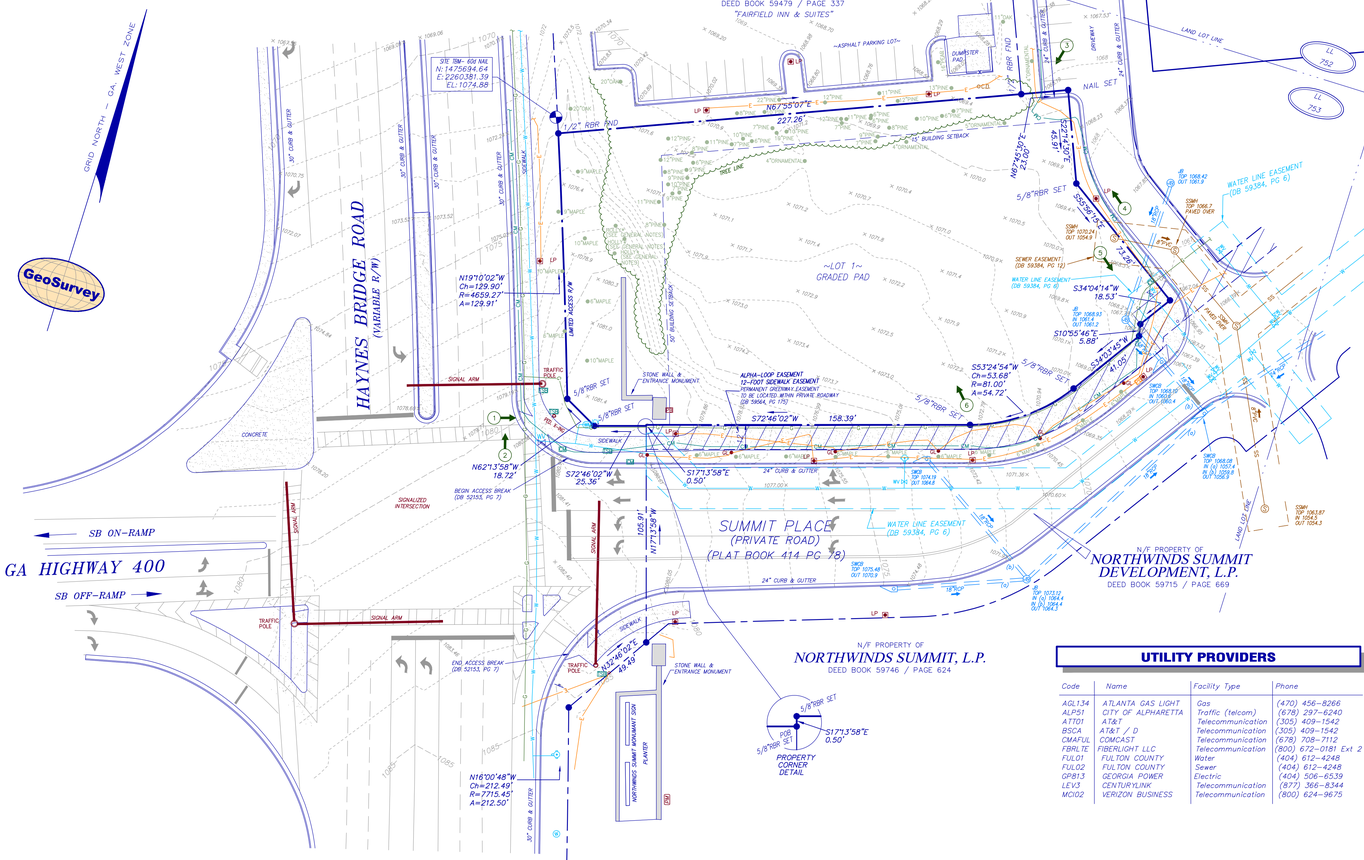
LEGEND

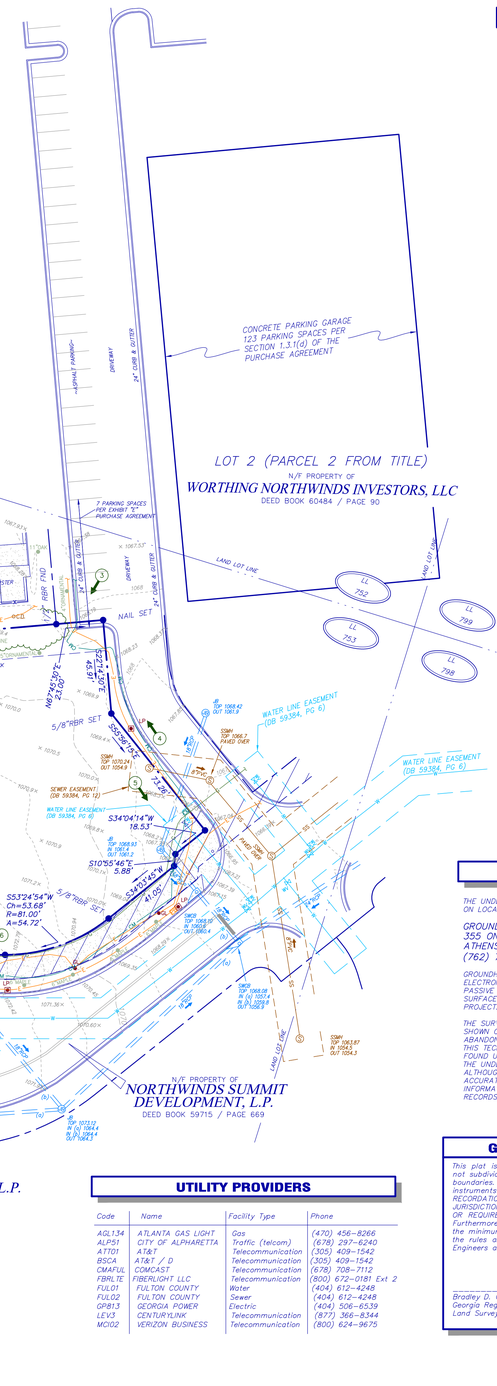
STANDARD ABBREVIATIONS

AC	AIR CONDITIONER
BH	BORE HOLE
BSL	BUILDING SETBACK LINE
CI	CURB INLET
CMP	CORRUGATED METAL PIPE
CMF	CONCRETE MONUMENT FND
CO	SANITARY CLEANOUT
CPED	COMMUNICATION PEDESTAL
CTP	CRIMPED TOP PIPE
DI	DROP INLET
DIP	DUCTILE IRON PIPE
DWCB	DOUBLE WING CATCH BASIN
FNC	FENCE
FND	FOUND
GL	GROUND LIGHT
GM	GAS METER
INV	INVERT
JB	JUNCTION BOX
MH	MANHOLE
OHP	OVERHEAD POWER
OTP	OPEN TOP PIPE
PM	POWER METER
PKS	PK NAIL SET
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
RCP	REINFORCED CONCRETE PIPE
RBR	IRON REINFORCING BAR
RBS	5/8"RBR SET CAPPED LSF 621
SS	SANITARY SEWER
SWCB	SINGLE WING CATCH BASIN
TRANS	ELECTRIC TRANSFORMER

STANDARD SYMBOLS

	OVERHEAD TRAFFIC SIGNAL LIGHT
	POWER POLE
	GUY WIRE
LP	POWER LINE
	LIGHT POLE
	ELECTRIC TRANSFORMER
	WATER VAULT
GV	GAS VALVE
GM	GAS METER
WV	WATER VALVE
WM	WATER METER
	FIRE HYDRANT
E	UNDERGROUND ELECTRIC LINE
G	UNDERGROUND GAS LINE
CM	UNDERGROUND COMMUNICATION LINE
W	UNDERGROUND WATER LINE
1	PHOTO POSITION INDICATOR
XX	REGULAR PARKING SPACE COUNT
HP	HANDICAP PARKING SPACE
	TREE POSITION INDICATOR
	SIGN
	SOIL TEST BORE HOLE





PROPERTY DESCRIPTION

Lot 1, Northwinds Summit

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

Commencing at a concrete monument found at the intersection of the Northerly right-of-way of Georgia Highway 400 (variable right-of-way) and the Easterly right-of-way of Haynes Bridge Road (variable right-of-way); Thence along said right-of-way line of Haynes Bridge Road and following along a curve to the left having an arc length of 162.84 feet, with a radius of 7715.45 feet, being subtended by a chord bearing of North 14 degrees 37 minutes 11 seconds West, for a distance of 162.84 feet to a 1/2-inch rebar found; Thence along a curve to the left having an arc length of 212.50 feet, with a radius of 7715.45 feet, being subtended by a chord bearing of North 16 degrees 00 minutes 48 seconds West, for a distance of 212.49 feet to a point; Thence North 32 degrees 46 minutes 02 seconds East, a distance of 49.49 feet to point; Thence North 17 degrees 13 minutes 58 seconds West, a distance of 105.91 feet to point, said point being the TRUE POINT OF BEGINNING; Thence continue along said right-of-way line South 72 degrees 46 minutes 02 seconds West, a distance of 25.36 feet to a point; Thence North 62 degrees 13 minutes 58 seconds West, a distance of 18.72 feet to a point; Thence along a curve to the left having an arc length of 129.91 feet, with a radius of 4659.27 feet, being subtended by a chord bearing of North 19 degrees 10 minutes 02 seconds West, for a distance of 129.90 feet to a 1/2-inch rebar found; Thence departing said right-of-way line North 67 degrees 55 minutes 07 seconds East, a distance of 227.26 feet to a 1/2-inch rebar found; Thence North 67 degrees 45 minutes 30 seconds East, a distance of 23.00 feet to a point; Thence South 22 degrees 14 minutes 30 seconds East, a distance of 45.91 feet to a point; Thence South 55 degrees 56 minutes 15 seconds East, a distance of 73.26 feet to a point; Thence South 34 degrees 04 minutes 14 seconds West, a distance of 18.53 feet to a point; Thence South 10 degrees 55 minutes 46 seconds East, a distance of 5.88 feet to a point; Thence South 34 degrees 03 minutes 45 seconds West, a distance of 41.05 feet to a point; Thence along a curve to the right having an arc length of 54.72 feet, with a radius of 81.00 feet, being subtended by a chord bearing of South 53 degrees 24 minutes 54 seconds West, for a distance of 53.68 feet to a point; Thence South 72 degrees 46 minutes 02 seconds West, a distance of 158.39 feet to a point; Thence South 17 degrees 13 minutes 58 seconds East, a distance of 0.50 feet to a point, said point being the TRUE POINT OF BEGINNING.

Said tract of land contains 0.925 acres.

POSSIBLE ENCROACHMENTS

a. UNDERGROUND COMMUNICATION LINE CROSSES N.E. AND S.E. PROPERTY LINE.
b. UNDERGROUND ELECTRIC LINE CROSSES S.E. CORNER OF PROPERTY.
c. STORM DRAINAGE PIPE AND STRUCTURE CROSSES S.E. CORNER OF PROPERTY.
d. GAS LINE CROSSES S.E. CORNER OF PROPERTY.
e. MONUMENT WALL AND POWER BOX LOCATED AT S.W. CORNER OF PROPERTY.

UTILITY NOTE

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

GROUNDHAWK
355 ONETA STREET – SUITE D200
ATHENS, GEORGIA 30601
(762) 728-9155

GROUNDHAWK UTILIZED SEVERAL TECHNIQUES INCLUDING, BUT NOT LIMITED TO, ELECTROMAGNETIC, MAGNETIC LOCATION FOR FERROUS METALS, ACOUSTIC AND PASSIVE FREQUENCIES TO DESIGNATE AND MARK BURIED UTILITIES ON THE SURFACE WITH PAINT AND FLAGS COVERING THE ENTIRE AREA OF THE PROJECT.

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

GEORGIA SURVEYOR CERTIFICATION

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plots, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS SURVEY PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the State Board of Registration for Professional Engineers and Land Surveyors as set forth in O.C.G.A. Section 15-6-67.

Bradley D. Cash
Georgia Registered
Land Surveyor # 2840

GEORGIA REGISTERED P.L.S. No. 2840 PROFESSIONAL LAND SURVEYOR BRADLEY D. CASH

UTILITY PROVIDERS

Code	Name	Facility Type	Phone
AGL134	ATLANTA GAS LIGHT	Gas	(470) 456-8266
ALPH51	CITY OF ALPHARETTA	Traffic (telcom)	(678) 297-6240
ATT01	AT&T	Telecommunication	(305) 409-1542
BSCA	AT&T / D	Telecommunication	(305) 409-1542
CMAFUL	COMCAST	Telecommunication	(678) 708-7112
FBRLTE	FIBERLIGHT LLC	Telecommunication	(800) 672-0181 Ext 2
FUL01	FULTON COUNTY	Water	(404) 612-4248
FUL02	FULTON COUNTY	Sewer	(404) 612-4248
GP813	GEORGIA POWER	Electric	(404) 506-6539
LEV3	CENTURYLINK	Telecommunication	(877) 366-8344
MCI02	VERIZON BUSINESS	Telecommunication	(800) 624-9675

IF YOU DIG

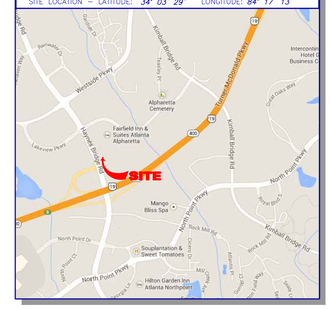
811 Know what's **below.** **Call** before you dig. Dial 811 Or Call 800-282-7411

GRAPHIC SCALE

0 15 30 75 150
1" = 30'

VICINITY MAP

SITE LOCATION – LATITUDE: 34° 03' 29" LONGITUDE: 84° 17' 13"



GENERAL NOTES

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

REVISIONS LISTED ON THIS SURVEY APPLY ONLY TO THE SPECIFIC CHANGES REFERENCED, AND DO NOT CONSTITUTE AN UPDATE OF OTHER DATA ON THIS SURVEY. THE "SURVEY DATE" SHOWN HEREON IS THE APPLICABLE DATE AS RELATED TO PROVISIONS OF STATUTES OF LIMITATION UNLESS SPECIFICALLY NOTED OTHERWISE.

THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13121C0066F, AND THE DATE OF SAID MAP IS 09-18-2013. THE PROPERTY LIES WITHIN "ZONE X". THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY eGPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983(2011) – STATE PLANE COORDINATE SYSTEM OF GEORGIA–WEST ZONE. THE VERTICAL DATUM FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

★HOLLY TREE WITH MULTIPLE TRUNKS, 5 TO 9 INCHES.

ZONING

THE SITE IS ZONED "MU" (MULTI-USE DISTRICT) AS PER THE ZONING COMPLIANCE REPORT PREPARED BY CDS COMMERCIAL DUE DILIGENCE SERVICE FOR HWY 400 & HAYNES BRIDGE ROAD, JOB # 18-08-0650, DATED 11/28/2018. THE FOLLOWING INFORMATION WAS TAKEN FROM REPORT:

FRONT SETBACK ALONG INTERNAL STREETS: 0 feet for the first 60 feet of building height; 10 feet above 60 feet
SIDE SETBACK: 15 feet
REAR SETBACK: 15 feet

MAXIMUM BUILDING HEIGHT: Per the Northwinds Master Plan:
Residential: 4 stories and 50 feet;
Hotel: 5 stories;
Office: 20 stories;
Parking: 8 levels

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

THERE ARE NO EXISTING BUILDINGS ON THIS SITE.
THERE ARE NO EXISTING PARKING SPACES ON THIS SITE.

ACCESS TO PUBLIC RIGHT-OF-WAY OF HAYNES BRIDGE ROAD AND NORTHWINDS PARKWAY IS BY WAY OF PRIVATE DRIVEWAY EASEMENT.
SEE SHEET 2 FOR DIRECTION OF ACCESS DRIVEWAY.

SOIL BORING LOCATIONS AND ELEVATIONS SHOWN ARE FROM SURVEY DATED 02/03/2020.

SPOT ELEVATIONS ALONG CURB LINES ARE GUTTER LINE ELEVATIONS.

SURVEY REFERENCES

1> BOUNDARY AND TOPOGRAPHIC SURVEY FOR NORTHWINDS LAND LLC AND DUKE REALTY LIMITED PARTNERSHIP, PREPARED BY GEOSURVEY, LTD, DATED 11-08-2007 AND REVISED 11-27-2012.

2> SUBDIVISION PLAT OF NORTHWINDS SUMMIT, FOR NORTHWINDS LAND LLC, PREPARED BY GEOSURVEY, LTD, DATED 06/25/2018. RECORDED IN PLAT BOOK 414, PAGE 78.

3> ZONING SITE PLAN FOR NORTHWINDS SUMMIT, PREPARED BY HAINES GIPSON AND ASSOCIATES, DATED 8/7/2018.

4> ALTA/NSPS LAND TITLE SURVEY FOR LOT 1, NORTHWINDS LAND LLC, PREPARED BY GEOSURVEY, LTD, DATED 08/24/2018.

5> ALTA/NSPS LAND TITLE SURVEY FOR LOT 1, KERIOTH REALTY COMPANY, LLC, PREPARED BY GEOSURVEY, LTD, DATED 09/18/2019 AND LAST REVISED 03/19/2020.

CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 100,026+, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE S-6 TOTAL STATION AND TDS RANGER DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 267,862+ FEET. ONE INT.

ALTA CERTIFICATION TABLE "A" NOTES:
Item 16 – No evidence of current earth moving work, building construction or building additions was observed at the date of survey. Site is a vacant graded pad.
Item 17 – No evidence was observed indicated changes in street right of way lines which are under construction.

ALTA SURVEYOR CERTIFICATION

To: Keriotth Realty Company, LLC
AGANWKH, LLC
Northwinds Land, L.P.
First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 6(b) 7(a), 7(b1), 7(c), 8, 9, 10, 11(b), 12, 13, 14, 16, 17, 18, and 19 of Table A thereof. The fieldwork was completed on July 14, 2023.

Date: July 14, 2023

Bradley D. Cash
Georgia Registered
Land Surveyor # 2840

TITLE EXCEPTIONS (continued)

45. Easement from Worthing Northwinds, LLC to Georgia Power Company, dated April 23, 2020, filed for record June 17, 2020, and recorded in Deed Book 61768, Page 167, aforesaid records. (Parcel 2)
AFFECTS PARCEL 2– AS PLOTTED ON SHEET 2.

46. Grant of Easement from Worthing Northwinds, LLC to Comcast Cable Communications Management, LLC, dated August 6, 2020, filed for record January 21, 2021, and recorded in Deed Book 63019, Page 59, aforesaid records. (Parcel 2)
AFFECTS PARCEL 2– NOT ABLE TO PLOT.

47. Terms and provisions of that certain Declaration of Condominium by Worthing Northwoods, LLC, dated December 15, 2021, filed for record December 30, 2021, and recorded in Deed Book 65061, Page 77, aforesaid records; as amended by First Amendment to Declaration of Condominium for Northwinds Summit Mixed-Use, a Master Condominium by Worthing Northwinds LLC, a Delaware limited liability company and PBL Summit BCI, L.P., a Georgia limited partnership, dated April 15, 2022, filed for record April 20, 2022, and recorded in Deed Book 65581, Page 498, aforesaid records; as affected by Assignment of Declarant's Rights and Duties by Worthing Northwinds LLC, a Delaware limited liability company and The Realty Associates Funds XII Portfolio, L.P., a Delaware limited partnership, dated April 15, 2022, filed for record April 20, 2022, and recorded in Deed Book 65581, Page 513, aforesaid records. (As to Parcel 1 and Parcel 2)
AFFECTS PARCEL 2– NOT ABLE TO PLOT.

48. Terms and provisions of that certain Underground Easement to Georgia Power Company from Northwinds Land, LLC dated May 6, 2020, filed for record June 17, 2020 and recorded in Deed Book 61768, Page 176, aforesaid records. (Tax parcel number does not match, but possibly could affect subject property, please review)
AFFECTS PARCEL 2– AS PLOTTED ON SHEET 2. (SAME AS EXCEPTION 45)

N/F PROPERTY OF
NORTHWINDS LAND, LLC
DEED BOOK 39911 / PAGE 22
LOT 1
0.925 Acres
40,311 SF
(PARCEL 1 FROM TITLE)

SHEET 1 OF 2

SEE SHEET 2 FOR ACCESS TO NORTHWINDS PARKWAY

GeoSurvey
Land Surveying • 3D Laser Scanning
1660 Barnes Mill Road
Marietta, Georgia 30062
Phone: (770) 795-9900
Fax: (770) 795-8880
www.geosurvey.com
EMAIL: info@geosurvey.com
Certificate of Authorization #LSF-000621

ALTA/NSPS LAND TITLE SURVEY OF

Lot 1 - Northwinds Summit

FOR

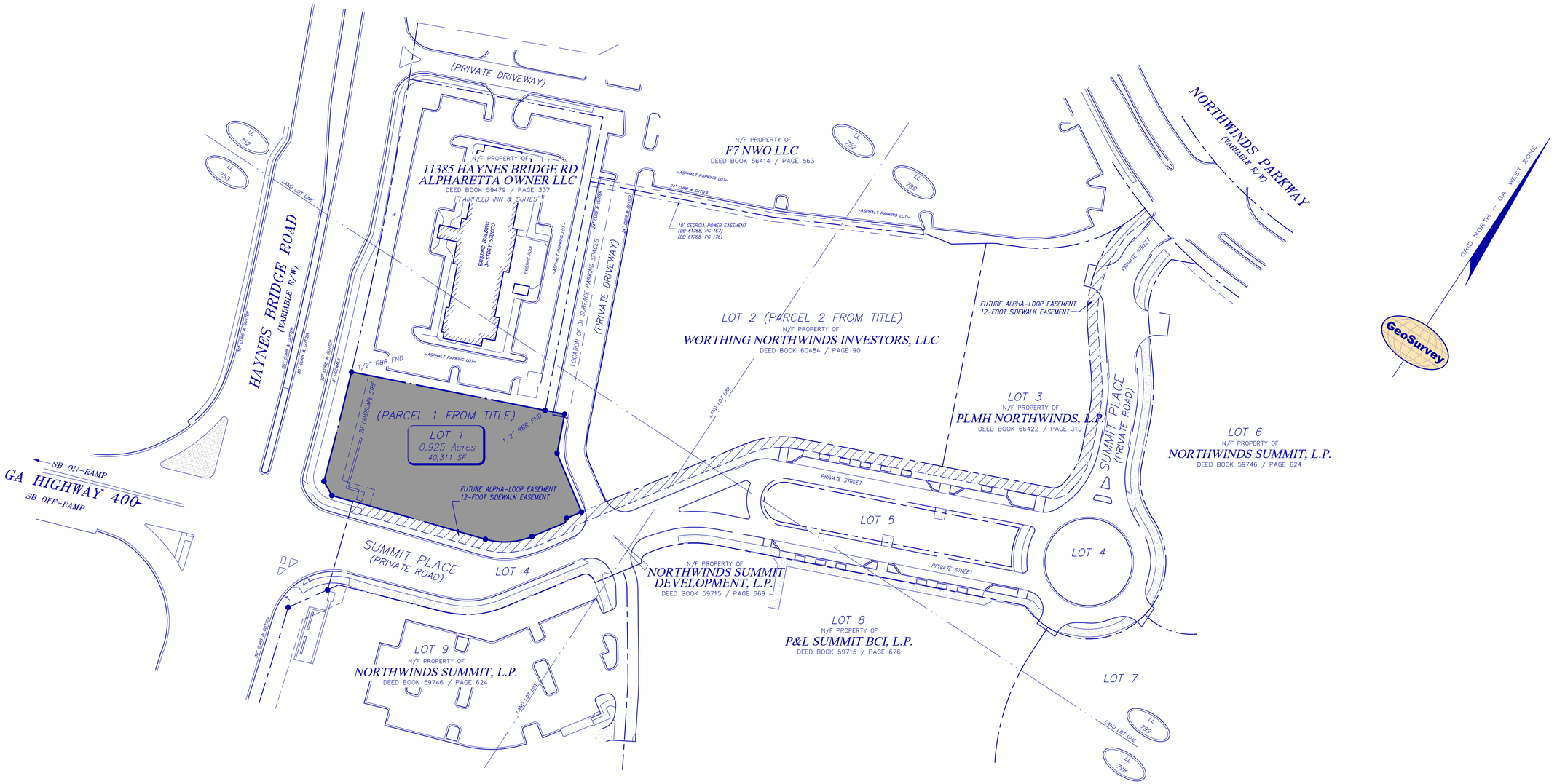
Keriotth Realty Company, LLC
AGANWKH, LLC
Northwinds Land, L.P.
First American Title Insurance Company

GS JOB NO:	20042059	DRAWING SCALE:	1" = 30'
FIELD WORK:	TB	CITY: ALPHARETTA	STATE: GA
PROJ MGR:	BDC	COUNTY: FULTON	
REVIEWED:	JRC	LAND LOT: 753	
DWG FILE:	20042059-24.dwg	DISTRICT: 1ST	SECTION: 2ND
SURVEY DATE:	07/14/2023		

REVISIONS (SEE GENERAL NOTES)

No.	Date	Description
1.	01/19/2024	Revised Per Client.

RESERVED FOR CLERK OF COURTS RECORDING INFORMATION



LEGEND

STANDARD ABBREVIATIONS

AC	AIR CONDITIONER
BH	BORE HOLE
BSL	BUILDING SETBACK LINE
CI	CURB INLET
CMP	CORRUGATED METAL PIPE
CMF	CONCRETE MONUMENT FND
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CPED	COMMUNICATION PEDESTAL
CTP	CRIMPED TOP PIPE
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JB	JUNCTION BOX
MH	MANHOLE
OHP	OVERHEAD POWER
OTP	OPEN TOP PIPE
PM	POWER METER
PKS	PK NAIL SET
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
RCP	REINFORCED CONCRETE PIPE
RBR	IRON REINFORCING BAR
RBS	5/8"RBR SET CAPPED LSF 621
SS	SANITARY SEWER
SWCB	SINGLE WING CATCH BASIN
TRANS	ELECTRIC TRANSFORMER

STANDARD SYMBOLS

- OVERHEAD TRAFFIC SIGNAL LIGHT
- POWER POLE
- GUY WIRE
- POWER LINE
- LIGHT POLE
- ELECTRIC TRANSFORMER
- WATER VAULT
- GAS VALVE
- GAS METER
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND GAS LINE
- UNDERGROUND COMMUNICATION LINE
- UNDERGROUND WATER LINE
- PHOTO POSITION INDICATOR
- REGULAR PARKING SPACE COUNT
- HANDICAP PARKING SPACE
- TREE POSITION INDICATOR
- SIGN

IF YOU DIG

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

GRAPHIC SCALE

0 30 60 150 300
1" = 60'

GeoSurvey
Land Surveying • 3D Laser Scanning
1660 Barnes Mill Road
Marietta, Georgia 30062
Phone: (770) 795-9900
Fax: (770) 795-8880
www.geosurvey.com
EMAIL: info@geosurvey.com
Certificate of Authorization #LSF-000621

SHEET 2 OF 2

ALTA/NSPS LAND TITLE SURVEY (EXHIBIT)

Lot 1 – Northwinds Summit
Access to Haynes Bridge road and Northwinds Parkway

FOR

Kerioth Realty Company, LLC
AGANWKH, LLC
Northwinds Land, L.P.
First American Title Insurance Company

GS JOB NO:	20042059	DRAWING SCALE:	1"= 60'
FIELD WORK:	TB	CITY: ALPHARETTA	STATE: GA
PROJ MGR:	BDC	COUNTY: FULTON	
REVIEWED:	JRC	LAND LOT: 753	
DWG FILE: 20042059-24.dwg		DISTRICT: 1ST	SECTION: 2ND

SURVEY DATE: 07/14/2023

REVISIONS

No.	Date	Description
1.	01/19/2024	Revised Per Client.

SITE DATA CHART

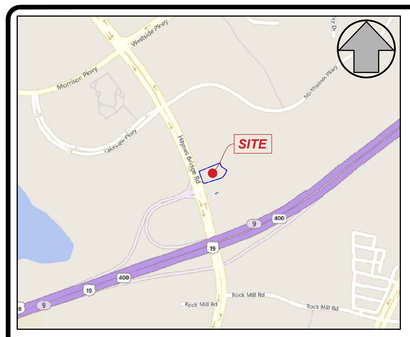
Building	Use	Area (sq. ft.)	Room Count (i.e. Unit)	Required Parking Total	Required Parking Ratio	20% Reduction* Total	Provided Parking** Total	Total Tract Area (acre)
Hotel	Guest Rooms	95,310	165	165	1 space / 1 unit	132		
	Employees	-	-	9	1 employee space / 20 units	7		
	Convention Rooms, Conference Rooms, Ballrooms, Restaurant, etc.	4,595		10	1 space / 500 sq.ft.	8		
TOTAL				184	-	147	156	0.93

*Note: This site is located within the "North Point Overlay". Per Section 2.10.6.A.1 of the Approved Overlay Code, "Minimum parking requirements are 20% less than otherwise required by the UDC".

**Note: 26-spaces provided onsite, 7-spaces provided with adjacent on-street parking, and 123-spaces located within parking garage. Please refer to Sheet C-0.2 for the location of offsite parking and note pertaining to the agreement for which this parking will be permitted.

1. Developer: KERIOTH CORPORATION
361 TOWNSHIP AVENUE, SUITE 200
RIDGELAND, MISSISSIPPI 39157
CONTACT: MR. BRIAN W. NETTLES
PHONE: 601-368-9950

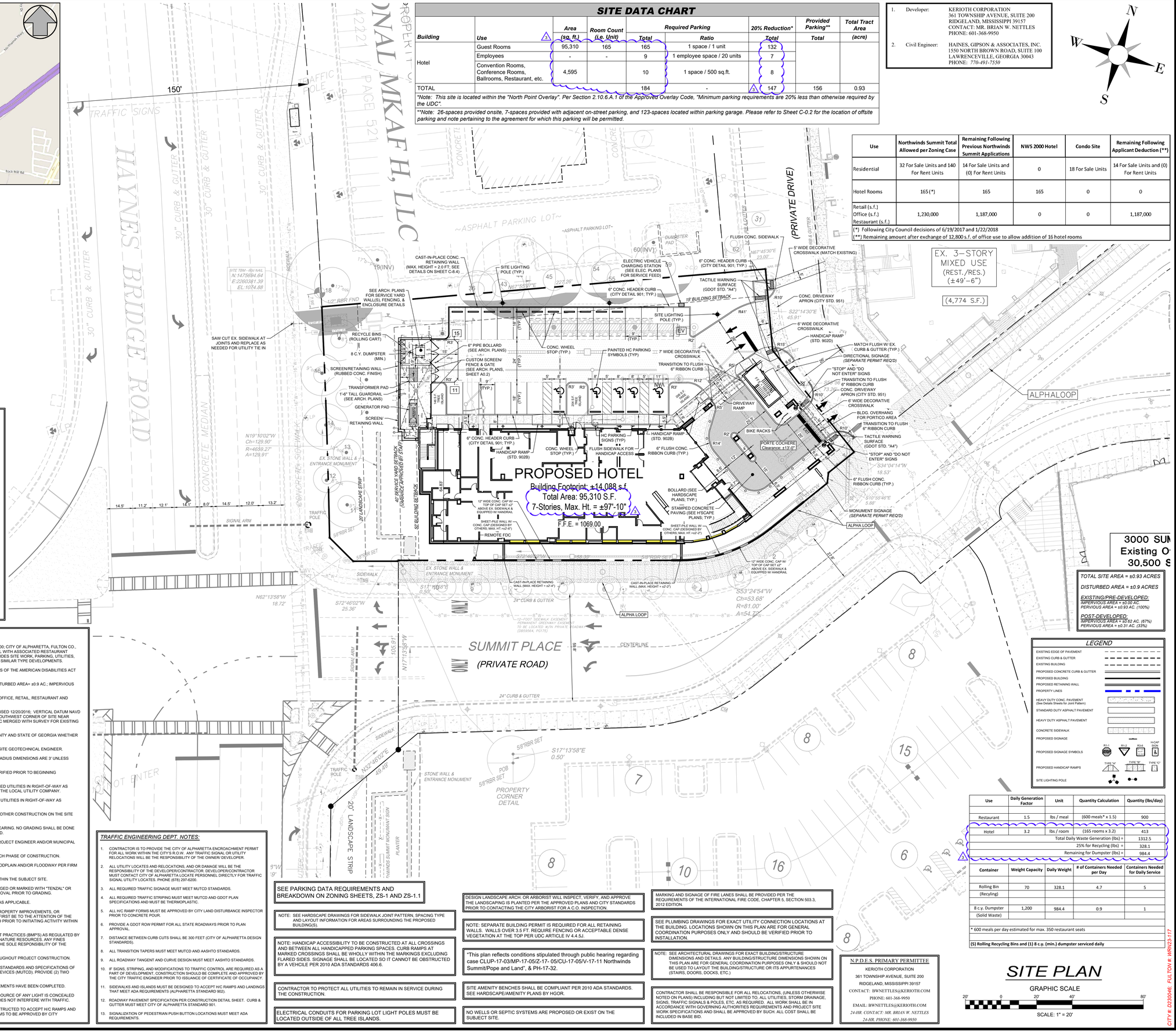
2. Civil Engineer: HAINES, GIPSON & ASSOCIATES, INC.
1550 NORTH BROWN ROAD, SUITE 100
LAWRENCEVILLE, GEORGIA 30043
PHONE: *770-491-7550*



LOCATION MAP

Use	Northwinds Summit Total Allowed per Zoning Case	Remaining Following Previous Northwinds Summit Applications	NWS 2000 Hotel	Condo Site	Remaining Following Applicant Deduction (**)
Residential	32 For Sale Units and 140 For Rent Units	14 For Sale Units and (0) For Rent Units	0	18 For Sale Units	14 For Sale Units and (0) For Rent Units
Hotel Rooms	165 (*)	165	165	0	0
Retail (s.f.) Office (s.f.) Restaurant (s.f.)	1,230,000	1,187,000	0	0	1,187,000

(*) Following City Council decisions of 6/19/2017 and 1/22/2018
(**) Remaining amount after exchange of 12,800 s.f. of office use to allow addition of 16 hotel rooms



COMMUNITY DEVELOPMENT NOTES:

1. An 18-month performance and maintenance bond will be required for all landscaping and irrigation.
2. Parking lot lights will be located outside of landscape islands. Site lighting must be approved by the zoning department prior to issuance of electrical permit.
3. The owner is responsible for annual reporting of the waste generation for this project on an ongoing basis. The waste generation analysis must demonstrate a 25% overall waste reduction due to recycling.
4. Off street parking shall be provided and maintained throughout construction.
5. All revisions to these plans must be submitted to the City of Alpharetta Community Development Department prior to continuing construction.
6. All rooftop appurtenances, satellite dishes and/ or other communication devices will be screened from all public rights-of-way.
7. All temporary and permanent signs to be permitted separately.
8. Contact the following departments for approval of the permanent Certificate of Occupancy: Community Development, Arborist, Traffic Engineering, and Fire Marshal. Allow a minimum of a 3-day notice for a site inspection appointment.
9. On-site burial is not allowed.
10. An engineer's certification will be required for all retaining walls prior to issuance of the certificate of occupancy. All retaining walls greater than 4-feet in height must obtain a building permit.
11. Irrigation notes:
    - 11.1. Irrigation systems are not allowed within the public right-of-way. (Systems will be allowed inside medians if an indemnification letter is provided absolving the City of Alpharetta of any responsibility for damages.)
    - 11.2. Irrigation spray onto public roadways is not allowed.
    - 11.3. Irrigation systems must be shut off or operated manually during winter months to prevent unnecessary ice on roads.

GENERAL NOTES:

1. SITE IS LOCATED AT THE NW CORNER OF HAYNES BRIDGE ROAD AND GA 400; CITY OF ALPHARETTA, FULTON CO., GA. ADDRESS IS 2000 SUMMIT PLACE. SCOPE IS FOR A (6) SIX-STORY HOTEL WITH ASSOCIATED RESTAURANT SPACE, CONFERENCE ROOMS AND 140 HOTEL ROOMS. SCOPE ALSO INCLUDES SITE WORK, PARKING, UTILITIES, STORM DRAINAGE, LANDSCAPING, ETC. AS IS NORMALLY ASSOCIATED WITH SIMILAR TYPE DEVELOPMENTS.
2. ALL NEW CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE AMERICAN DISABILITIES ACT (A.D.A.). SEE ARCHITECTURAL DWGS. FOR STRUCTURE COMPLIANCE.
3. TOTAL NORTHWINDS SUMMIT AREA= 24.46 AC. HOTEL TRACT= ±0.93 Ac; DISTURBED AREA= ±0.9 AC.; IMPERVIOUS AREA= 0.62 AC.
4. OVERALL SITE IS ZONED "MU" MIXED USE WITH PROPOSED MIXED USE OF OFFICE, RETAIL, RESTAURANT AND MULTI-FAMILY RESIDENTIAL.
5. PLANS BASED UPON SURVEY BY GEOSURVEY, LTD., DATED 11/08/2007, REVISED 12/20/2016; VERTICAL DATUM NAVD '88, HORIZONTAL DATUM NAD '83. TBM IS 5/8" REBAR AT ELEV. 1085.72 AT SOUTHWEST CORNER OF SITE NEAR HAYNES BRIDGE ROAD (SEE SURVEY). CAD FILE OF ENTRANCE CUL-DE-SAC MERGED WITH SURVEY FOR EXISTING CONDITIONS.
6. ALL CONSTRUCTION TO CONFORM TO CITY OF ALPHARETTA, FULTON COUNTY AND STATE OF GEORGIA WHETHER OR NOT REVIEW COMMENTS WERE MADE.
7. MAXIMUM CUT / FILL SLOPES = 2 HOR. TO 1 VERT. OR AS DIRECTED BY ON-SITE GEOTECHNICAL ENGINEER.
8. ALL DIMENSIONS TO / FROM FACE OF CURB UNLESS NOTED OTHERWISE. RADIUS DIMENSIONS ARE 3' UNLESS OTHERWISE SHOWN.
9. ALL UTILITIES IN AREAS OF CONSTRUCTION TO BE FIELD LOCATED AND VERIFIED PRIOR TO BEGINNING CONSTRUCTION.
10. CONTRACTOR TO MAINTAIN MINIMUM COVER OVER EXISTING AND PROPOSED UTILITIES IN RIGHT-OF-WAY AS REQUIRED BY THE LOCAL JURISDICTIONS AND/OR THE REQUIREMENTS OF THE LOCAL UTILITY COMPANY.
11. CONTRACTOR TO COORDINATE RELOCATION / MODIFICATION OF EXISTING UTILITIES IN RIGHT-OF-WAY AS REQUIRED BY THE MUNICIPALITY HAVING JURISDICTION.
12. EROSION CONTROL MEASURES ARE TO BE ACCOMPLISHED PRIOR TO ANY OTHER CONSTRUCTION ON THE SITE AND BE MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
13. ALL SILT BARRIERS MUST BE PLACED AS ACCESS IS OBTAINED DURING CLEARING. NO GRADING SHALL BE DONE UNTIL APPROPRIATE EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
14. SILT BARRIERS TO BE PLACED AS SHOWN AND/OR AS DIRECTED BY THE PROJECT ENGINEER AND/OR MUNICIPAL INSPECTOR.
15. NOTIFY CITY OF ALPHARETTA INSPECTORS AT LEAST 24-HRS PRIOR TO EACH PHASE OF CONSTRUCTION.
16. THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE LIMITS OF 100-YR FLOODPLAIN AND/OR FLOODWAY PER FIRM 13121C0066F DATED SEPTEMBER 18, 2013.
17. NO DISTURBANCE TO ANY JURISDICTIONAL WETLANDS ARE PROPOSED WITHIN THE SUBJECT SITE.
18. ALL UNDISTURBED BUFFERS SHALL BE FIELD LOCATED; STAKED AND FLAGGED OR MARKED WITH "TENZAL" OR SIMILAR TYPE FENCING; AND SHALL BE SUBMITTED TO THE CITY FOR APPROVAL PRIOR TO GRADING.
19. EXISTING VEGETATION SHALL BE PRESERVED WITHIN ALL BUFFER AREAS AS APPLICABLE.
20. UNDISTURBED BUFFER AREAS ARE NOT TO BE DISTURBED BY GRADING, PROPERTY IMPROVEMENTS, OR CONSTRUCTION ACTIVITIES. ANY CONTEMPLATED DISTURBANCES SHALL FIRST BE TO THE ATTENTION OF THE MUNICIPALITY AND STATE OF GEORGIA WITH FORMAL APPROVAL SECURED PRIOR TO INITIATING ACTIVITY WITHIN ANY REQUIRED BUFFER AREAS.
21. CONTRACTOR RESPONSIBLE FOR COMPLIANCE OF ALL BEST MANAGEMENT PRACTICES (BMP'S) AS REGULATED BY THE ENVIRONMENTAL PROTECTION AGENCY AND GEORGIA EPD/DEPT. OF NATURE RESOURCES. ANY FINES AND/OR COSTS WHICH ARE THE RESULT OF NON-COMPLIANCE SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
22. CONTRACTOR SHALL PROVIDE AND MAINTAIN OFF-STREET PARKING THROUGHOUT PROJECT CONSTRUCTION.
23. ALL PAVEMENT MARKINGS, STRIPING, AND SIGNAGE TO CONFORM TO THE STANDARDS AND SPECIFICATIONS OF CITY OF ALPHARETTA AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). PROVIDE (2) TWO COATS.
24. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED.
25. HIGH INTENSITY LIGHTING FACILITIES SHALL BE SO ARRANGED THAT THE SOURCE OF ANY LIGHT IS CONCEALED FROM PUBLIC VIEW AND FROM ADJACENT RESIDENTIAL PROPERTY AND DOES NOT INTERFERE WITH TRAFFIC.
26. SIDEWALKS AND ISLANDS ALONG DESIGNATED ADA ROUTE MUST BE CONSTRUCTED TO ACCEPT H/C RAMPS AND LANDINGS THAT MEET ADA REQUIREMENTS (CITY STD 902). H/C RAMP FORMS TO BE APPROVED BY CITY INSPECTOR PRIOR TO CONCRETE POUR.

TRAFFIC ENGINEERING DEPT. NOTES:

1. CONTRACTOR IS TO PROVIDE THE CITY OF ALPHARETTA ENCROACHMENT PERMIT FOR ALL WORK WITHIN THE CITY'S R.O.W. ANY TRAFFIC SIGNAL OR UTILITY RELOCATIONS WILL BE THE RESPONSIBILITY OF THE OWNER/ DEVELOPER.
2. 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.
3. ALL REQUIRED TRAFFIC SIGNAGE MUST MEET MUTCD STANDARDS.
4. ALL REQUIRED TRAFFIC STRIPING MUST MEET MUTCD AND GDOT PLAN SPECIFICATIONS AND MUST BE THERMOPLASTIC.
5. ALL H/C RAMP FORMS MUST BE APPROVED BY CITY LAND DISTURBANCE INSPECTOR PRIOR TO CONCRETE POUR.
6. PROVIDE A GDOT ROW PERMIT FOR ALL STATE ROADWAYS PRIOR TO PLAN APPROVAL.
7. DISTANCE BETWEEN CURB CUTS SHALL BE 300 FEET (CITY OF ALPHARETTA DESIGN STANDARDS).
8. ALL TRANSITION TAPERS MUST MEET MUTCD AND AASHTO STANDARDS.
9. ALL ROADWAY TANGENT AND CURVE DESIGN MUST MEET AASHTO STANDARDS.
10. 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.
11. SIDEWALKS AND ISLANDS MUST BE DESIGNED TO ACCEPT H/C RAMPS AND LANDINGS THAT MEET ADA REQUIREMENTS (ALPHARETTA STANDARD 902).
12. ROADWAY PAVEMENT SPECIFICATION PER CONSTRUCTION DETAIL SHEET. CURB & GUTTER MUST MEET CITY OF ALPHARETTA STANDARD 901.
13. SIGNALIZATION OF PEDESTRIAN PUSH BUTTON LOCATIONS MUST MEET ADA REQUIREMENTS.

SEE PARKING DATA REQUIREMENTS AND BREAKDOWN ON ZONING SHEETS, ZS-1 AND ZS-1.1

NOTE: SEE HARDSCAPE DRAWINGS FOR SIDEWALK JOINT PATTERN, SPACING TYPE AND LAYOUT INFORMATION FOR AREAS SURROUNDING THE PROPOSED BUILDING(S).

NOTE: HANDICAP ACCESSIBILITY TO BE CONSTRUCTED AT ALL CROSSINGS AND BETWEEN ALL HANDICAPPED PARKING SPACES. CURB RAMPS AT MARKED CROSSINGS SHALL BE WHOLLY WITHIN THE MARKINGS EXCLUDING FLARED SIDES. SIGNAGE SHALL BE LOCATED SO IT CANNOT BE OBSTRUCTED BY A VEHCILE PER 2010 ADA STANDARDS 406.6.

CONTRACTOR TO PROTECT ALL UTILITIES TO REMAIN IN SERVICE DURING THE CONSTRUCTION.

ELECTRICAL CONDUITS FOR PARKING LOT LIGHT POLES MUST BE LOCATED OUTSIDE OF ALL TREE ISLANDS.

DESIGN LANDSCAPE ARCH. OR ARBORIST WILL INSPECT, VERIFY, AND APPROVE THE LANDSCAPING IS PLANTED PER THE APPROVED PLANS AND CITY STANDARDS PRIOR TO CONTACTING THE CITY ARBORIST FOR A C.O. INSPECTION.

NOTE: SEPARATE BUILDING PERMIT IS REQUIRED FOR ALL RETAINING WALLS. WALLS OVER 3.5 FT. REQUIRE FENCING OR ACCEPTABLE DENSE VEGETATION AT THE TOP PER UDC ARTICLE IV 4.4.5J.

"This plan reflects conditions stipulated through public hearing regarding case CLUP-17-03/MP-17-05/Z-17- 05/CU-17-05/V-17-11 Northwinds Summit/Pope and Land", & PH-17-32.

SITE AMENITY BENCHES SHALL BE COMPLIANT PER 2010 ADA STANDARDS. SEE HARDSCAPE/AMENITY PLANS BY HGOR.

NO WELLS OR SEPTIC SYSTEMS ARE PROPOSED OR EXIST ON THE SUBJECT SITE.

MARKING AND SIGNAGE OF FIRE LANES SHALL BE PROVIDED PER THE REQUIREMENTS OF THE INTERNATIONAL FIRE CODE, CHAPTER 5, SECTION 503.3, 2012 EDITION.

SEE PLUMBING DRAWINGS FOR EXACT UTILITY CONNECTION LOCATIONS AT THE BUILDING. LOCATIONS SHOWN ON THIS PLAN ARE FOR GENERAL COORDINATION PURPOSES ONLY AND SHOULD BE VERIFIED PRIOR TO INSTALLATION.

NOTE: SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING/STRUCTURE DIMENSIONS AND DETAILS. ANY BUILDING/STRUCTURE DIMENSIONS SHOWN ON THIS PLAN ARE FOR GENERAL COORDINATION PURPOSES ONLY & SHOULD NOT BE USED TO LAYOUT THE BUILDING/STRUCTURE OR ITS APPURTENANCES (STAIRS, DOORS, DOCKS, ETC.)

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.

Use	Daily Generation Factor	Unit	Quantity Calculation	Quantity (lbs/day)
Restaurant	1.5	lbs / meal	(600 meals* x 1.5)	900
Hotel	3.2	lbs / room	(165 rooms x 3.2)	413
			Total Daily Waste Generation (lbs) =	1312.5
			25% for Recycling (lbs) =	328.1
			Remaining for Dumpster (lbs) =	984.4

Container	Weight Capacity	Daily Weight	# of Containers Needed per Day	Containers Needed for Daily Service
Rolling Bin (Recycling)	70	328.1	4.7	5
8 c.y. Dumpster (Solid Waste)	1,200	984.4	0.9	1

* 600 meals per day estimated for max. 350 restaurant seats

(5) Rolling Recycling Bins and (1) 8 c.y. (min.) dumpster serviced daily

N.P.D.E.S. PRIMARY PERMITTEE
KERIOTH CORPORATION
361 TOWNSHIP AVENUE, SUITE 200
RIDGELAND, MISSISSIPPI 39157
CONTACT: BWNETTLES@KERIOTH.COM
PHONE: 601-368-9950
EMAIL: BWNETTLES@KERIOTH.COM
24-HR. CONTACT: MR. BRIAN W. NETTLES
24-HR. PHONE: 601-368-9950

SITE PLAN

GRAPHIC SCALE
20' 0 20' 40' 80'
SCALE: 1" = 20'

LEGEND

- EXISTING EDGE OF PAVEMENT
- EXISTING CURB & GUTTER
- EXISTING BUILDING
- PROPOSED CONCRETE CURB & GUTTER
- PROPOSED BUILDING
- PROPOSED RETAINING WALL
- PROPERTY LINES
- HEAVY DUTY CONC. PAVEMENT (See Details Sheets for Joint Pattern)
- STANDARD DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- PROPOSED SIGNAGE
- PROPOSED SIGNAGE SYMBOLS (R1-1 STOP, R1-2, R1-6, H-CAP SIGN)
- PROPOSED HANDICAP RAMPS (TYPE 'A', TYPE 'B', TYPE 'C')
- SITE LIGHTING POLE

NO.	BY	DATE	DESCRIPTION
3	TLF	02/17/2025	Change of Conditions Request

NO.	BY	DATE	DESCRIPTION
-	TLF	09/06/2024	Design Development
-	TLF	09/26/2024	65% Marriott Submission
-	TLF	11/20/2024	Permit Issue
-	TLF	01/24/2025	90% Marriott Submission
-	TLF	03/20/2025	Design Team Coordination
1	TLF	04/14/2025	90% Marriott Review - Owner Response Submission
-	TLF	04/14/2025	90% Marriott Review - Owner Response Submission

DRAWN BY: TLF
CHECKED BY: RCL
DATE: 12/08/2023
SHEET TITLE: SITE PLAN
SHEET NUMBER: C-1.0

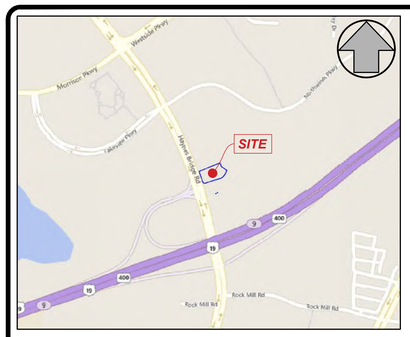
CITY # 0330046, FULTON # WRN23417

HAINES GIPSON & ASSOCIATES
Civil • Structural • Bridge

SEAL
GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 20390 Ryan Lewis
11/03/2025

KERIOTH Creating Special Places™
A PROJECT OF:
361 TOWNSHIP AVENUE, SUITE 200
RIDGELAND, MISSISSIPPI 39157
PHONE: 601-368-9950

A.C. ALPHARETTA HOTEL
NORTHWINDS SUMMIT
2000 SUMMIT PLACE, LOT #1 - NORTHWINDS SUMMIT
CITY OF ALPHARETTA, FULTON COUNTY, GA
L.L. 753, 1st DIST, 2nd SEC, ZONED "MU"



LOCATION MAP

NOTE: ALL TREES MUST BE PLANTED OUTSIDE OF ANY UTILITY EASEMENTS, UNLESS APPROVED BY THE CITY ARBORIST AND UTILITY PROVIDER. THIS PERTAINS TO ALL UTILITIES (WATER, SEWER, GAS, FIBER OPTIC, POWER, ETC.)

A MINIMUM OF EIGHTEEN (18) INCHES OF VERTICAL CLEARANCE BETWEEN WATER LINES AND OTHER UTILITIES CROSSING MUST BE OBTAINED. A MINIMUM OF TEN (10) FEET (EDGE-TO-EDGE) OF HORIZONTAL CLEARANCE BETWEEN PIPES AND STRUCTURES MUST BE OBTAINED. WHEN LOCAL CONDITIONS PREVENT A HORIZONTAL SEPARATION OF 10-FEET, PARALLEL INSTALLATION OF WATER MAINS SHALL CONFORM TO STATE REGULATIONS.

PROJECT IS SERVED BY FULTON COUNTY WATER AND SEWER. CONTACT IS FULTON COUNTY DEPARTMENT OF PUBLIC WORKS, 770-640-3040.

NO WELLS OR SEPTIC SYSTEMS ARE PROPOSED OR EXIST ONSITE.

FIRE HYDRANTS AND WATER MAINS ARE TO BE INSTALLED, FLUSHED AND UNDER PRESSURE BEFORE ANY COMBUSTIBLE CONSTRUCTION IS STARTED.

ALL PAVEMENT REPAIRS AS NEEDED TO BE REPAIRED TO LOCAL CITY STANDARDS.

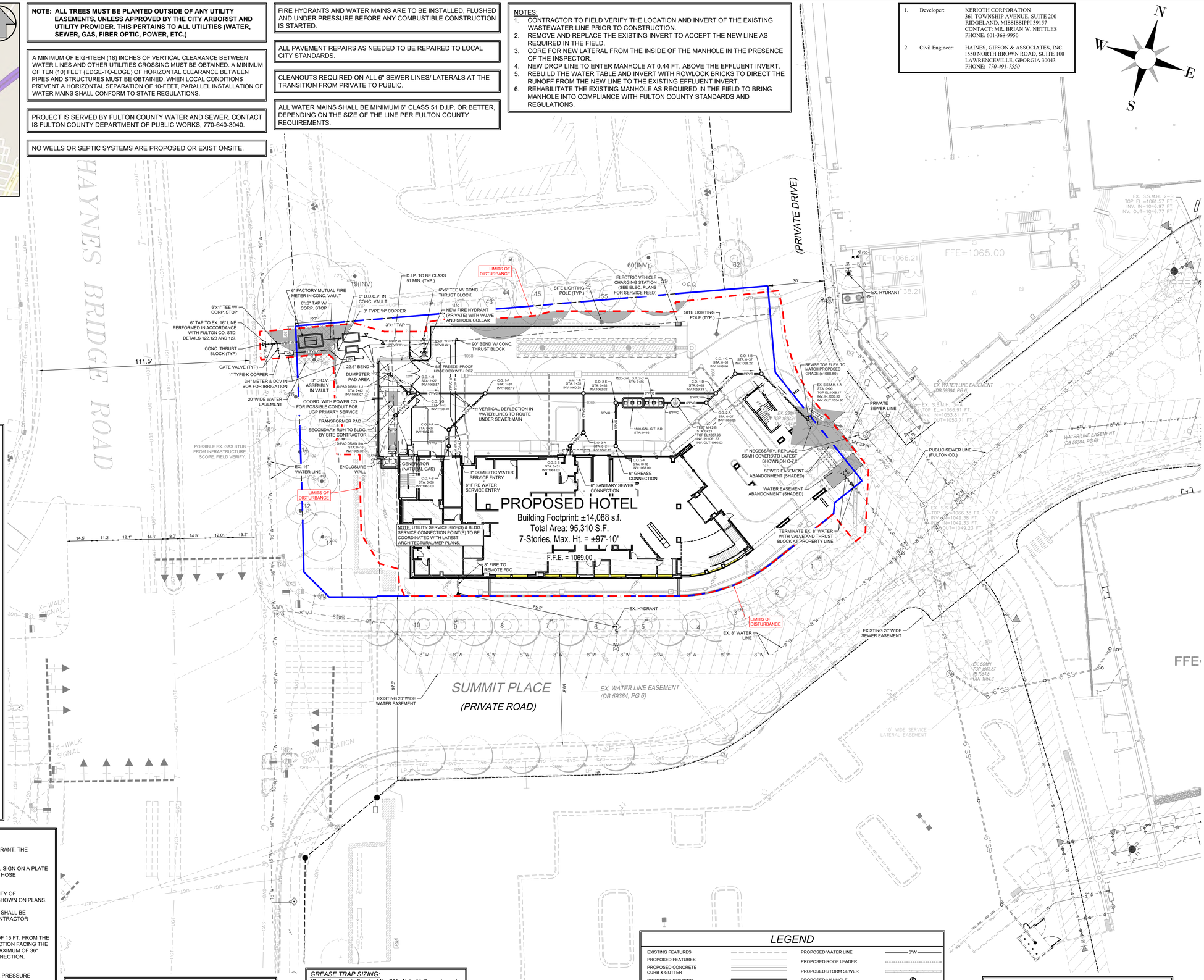
CLEANOUTS REQUIRED ON ALL 6" SEWER LINES/ LATERALS AT THE TRANSITION FROM PRIVATE TO PUBLIC.

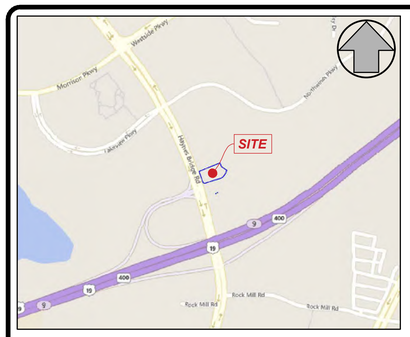
ALL WATER MAINS SHALL BE MINIMUM 6" CLASS 51 D.I.P. OR BETTER, DEPENDING ON THE SIZE OF THE LINE PER FULTON COUNTY REQUIREMENTS.

NOTES:
1. CONTRACTOR TO FIELD VERIFY THE LOCATION AND INVERT OF THE EXISTING WASTEWATER LINE PRIOR TO CONSTRUCTION.
2. REMOVE AND REPLACE THE EXISTING INVERT TO ACCEPT THE NEW LINE AS REQUIRED IN THE FIELD.
3. CORE FOR NEW LATERAL FROM THE INSIDE OF THE MANHOLE IN THE PRESENCE OF THE INSPECTOR.
4. NEW DROP LINE TO ENTER MANHOLE AT 0.44 FT. ABOVE THE EFFLUENT INVERT.
5. REBUILD THE WATER TABLE AND INVERT WITH ROWLOCK BRICKS TO DIRECT THE RUNOFF FROM THE NEW LINE TO THE EXISTING EFFLUENT INVERT.
6. REHABILITATE THE EXISTING MANHOLE AS REQUIRED IN THE FIELD TO BRING MANHOLE INTO COMPLIANCE WITH FULTON COUNTY STANDARDS AND REGULATIONS.

1. Developer: KERIOTH CORPORATION
361 TOWNSHIP AVENUE, SUITE 200
RIDGELAND, MISSISSIPPI 39157
CONTACT: MR. BRIAN W. NETTLES
PHONE: 601-368-9950

2. Civil Engineer: HAINES, GIPSON & ASSOCIATES, INC.
1550 NORTH BROWN ROAD, SUITE 100
LAWRENCEVILLE, GEORGIA 30043
PHONE: *770-491-7550*


HAYNES BRIDGE ROAD
(PRIVATE DRIVE)
SUMMIT PLACE
(PRIVATE ROAD)
PROPOSED HOTEL
Building Footprint: ±14,088 s.f.
Total Area: 95,310 S.F.
7-Stories, Max. Ht. = ±97'-10"
F.F.E. = 1069.00
LIMITS OF DISTURBANCE
111.5'
6" FACTORY MUTUAL FIRE METER IN CONC. VAULT
6"x3" TAP W/ CORP. STOP
6"x1" TEE W/ CORP. STOP
6" TAP TO EX. 16" LINE PERFORMED IN ACCORDANCE WITH FULTON CO. STD. DETAILS 122,123 AND 127.
CONC. THRUST BLOCK (TYP)
GATE VALVE (TYP)
1" TYPE-K COPPER
3/4" METER & DCV IN BOX FOR IRRIGATION
20' WIDE WATER EASEMENT
6" D.D.C.V. IN CONC. VAULT
3" TYPE "K" COPPER
3"x1" TAP
D.I.P. TO BE CLASS 51 MIN. (TYP.)
6"x6" TEE W/ CONC. THRUST BLOCK
NEW FIRE HYDRANT (PRIVATE) WITH VALVE AND SHOCK COLLAR
90° BEND W/ CONC. THRUST BLOCK
3/4" FREEZE- PROOF HOSE BIBB WITH RPZ
22.5° BEND
DUMPSTER PAD AREA
3" D.C.V. ASSEMBLY IN VAULT
COORD. WITH POWER CO. FOR POSSIBLE CONDUIT FOR UGP PRIMARY SERVICE
TRANSFORMER PAD
SECONDARY RUN TO BLDG. BY SITE CONTRACTOR
ENCLOSURE WALL
GENERATOR (NATURAL GAS)
VERTICAL DEFLECTION IN WATER LINES TO ROUTE UNDER SEWER MAIN
3" DOMESTIC WATER SERVICE ENTRY
6" FIRE WATER SERVICE ENTRY
6" SANITARY SEWER CONNECTION
6" GREASE CONNECTION
8" FIRE TO REMOTE FDC
NOTE: UTILITY SERVICE SIZE(S) & BLDG. SERVICE CONNECTION POINT(S) TO BE COORDINATED WITH LATEST ARCHITECTURAL/MEP PLANS.
SITE LIGHTING POLE (TYP.)
ELECTRIC VEHICLE CHARGING STATION (SEE ELEC. PLANS FOR SERVICE FEED)
SITE LIGHTING POLE (TYP.)
EX. HYDRANT
REVISE TOP ELEV. TO MATCH PROPOSED GRADE (±1068.50)
PRIVATE SEWER LINE
IF NECESSARY, REPLACE SSMH COVERS TO LATEST SHOWN ON C-7.2
SEWER EASEMENT ABANDONMENT (SHADED)
WATER EASEMENT ABANDONMENT (SHADED)
TERMINATE EX. 6" WATER WITH VALVE AND THRUST BLOCK AT PROPERTY LINE
PUBLIC SEWER LINE (FULTON CO.)
EX. WATER LINE EASEMENT (DB 59384, PG 6)
WATERLINE EASEMENT (DB 59384, PG 6)
EXISTING 20' WIDE SEWER EASEMENT
EXISTING 20' WIDE WATER EASEMENT
10' WIDE SERVICE LATERAL EASEMENT
EX. 16" WATER LINE
POSSIBLE EX. GAS STUB FROM INFRASTRUCTURE SCOPE. FIELD VERIFY.
EX. 8" WATER LINE
FFE=1068.21
FFE=1065.00
FFE=1069.00
EX. S.S.M.H. 2=B
TOP EL.=1061.57 FT.
INV. IN=1046.97 FT.
INV. OUT=1046.77 FT.
EX. S.S.M.H. 3=A
TOP EL.=1066.91 FT.
INV. IN=1053.81 FT.
INV. OUT=1053.71 FT.
EX. S.S.M.H. 4=A
TOP EL.=1068.18 FT.
INV. IN=1049.38 FT.
INV. OUT=1049.33 FT.
EX. S.S.M.H. 5=A
TOP EL.=1063.87 FT.
INV. IN=1054.5 FT.
INV. OUT=1054.3 FT.
EX. SSMH TOP 1072.74 INV. IN 1061.53 INV. OUT 1060.03
TEE MH 2-4 STA=0+23 TOP EL 1067.96 INV. IN 1061.53 INV. OUT 1060.03
C.O. 1-A STA: 0+27 INV: 1065.80
C.O. 1-B STA: 0+37 INV: 1058.22
C.O. 1-C STA: 0+51 INV: 1058.86
C.O. 1-D STA: 0+63 INV: 1059.33
C.O. 1-E STA: 1+35 INV: 1060.38
C.O. 1-F STA: 1+87 INV: 1062.17
C.O. 2-A STA: 0+47 INV: 1059.55
C.O. 2-E STA: 0+55 INV: 1062.02
C.O. 3-A STA: 0+01 INV: 1062.15
C.O. 3-F STA: 0+78 INV: 1063.00
C.O. 4-A STA: 0+27 INV: 1063.00
C.O. 4-B STA: 0+36 INV: 1063.00
C.O. 5 STA: 0+31 INV: 1063.00
D-PAD DRAIN 1-J STA: 2+42 INV: 1064.07
D-PAD DRAIN 5-A STA: 0+16 INV: 1065.32
1500-GAL. G.T. 2-C STA: 0+35
1500-GAL. G.T. 2-D STA: 0+46
14.5' 11.2' 12.1' 14.1' 8.0' 14.5' 12.0' 13.2'
85.2'
97.3'
39.8'
141'-03.18"
EX. HYDRANT
EX. 8" WATER LINE
LIMITS OF DISTURBANCE
EXISTING 20' WIDE WATER EASEMENT
EX. WATER LINE EASEMENT (DB 59384, PG 6)
SUMMIT PLACE
(PRIVATE ROAD)
FFE
WALK SIGNAL
COMMUNICATION BOX
EX. 8"W
EX. 6"SS
EX. 16"W
EX. 12"W
EX. 8"SS
EX. 6"W
EX. 8"W
EX. 6"W
EX. 8"W
EX. 8"W
EX. 8



LOCATION MAP

ADDITIONAL NOTES:

1. EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
2. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
3. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
4. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".
5. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
6. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
7. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
8. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
9. WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS.

CONTRACTOR TO PROVIDE AS-BUILTS OF ALL STORMWATER MANAGEMENT FACILITIES TAKEN DURING INSTALLATION VERIFYING ALL MATERIAL QUANTITIES HAVE BEEN INSTALLED IN ADDITION TO AS-BUILT LOCATION, ELEVATIONS, ETC. TO MATCH DESIGN. ALLOW JURISDICTIONAL REVIEW TIME IN CONSIDERATION OF ATTEMPTING TO OBTAIN CERTIFICATE OF OCCUPANCY AND/OR LDP CLOSEOUT.

SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS. ANY BUILDING DIMENSIONS SHOWN ON THIS PLAN ARE FOR GENERAL COORDINATION PURPOSES AND SHALL NOT BE USED TO LAYOUT THE BUILDING OR ITS APPURTENANCES (STAIRS, DOORS, DOCKS, ETC.)

DISTURBED AREAS LEFT IDLE FOR 7-DAYS, AND NOT TO FINAL GRADE, SHALL BE STABILIZED TO TEMPORARY VEGETATION (Ds2). MULCH, TEMPORARY VEGETATION, OR PERMANENT VEGETATION SHALL BE COMPLETED ON ALL EXPOSED AREAS WITHIN 14-DAYS AFTER DISTURBANCE. ALL AREAS AT FINAL GRADE SHALL BE STABILIZED TO PERMANENT VEGETATION UPON COMPLETION.

MINIMUM 20' WIDE EMERGENCY DRAINAGE EASEMENT SHALL BE GIVEN ON ALL DRAINAGE SYSTEMS (OPEN/CLOSED) WHICH LIE OUTSIDE THE NORMAL RIGHT OF WAY.

STORM LINES WITH PROPOSED TREES PLANTED ABOVE MUST HAVE A MINIMUM OF 4 FT. OF COVER TO FINISHED GRADE.

SEE TREE PLANTING DETAIL "STD. L-5" ON LANDSCAPE ARCHITECT PLANS (E/LS-2) FOR TREE PLANTING EXCAVATION AND SOIL REPLACEMENT.

18" MINIMUM PIPE SIZE NOT APPLICABLE AS THE PROPOSED DRAINAGE SYSTEM IS PRIVATE. ALL MAINTENANCE IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

COORD. ALL SITE WALLS WITH UTILITIES AND TREES/LANDSCAPING TO AVOID GEOGRID CONFLICTS.

NO WELLS OR SEPTIC SYSTEMS ARE PROPOSED OR EXIST ONSITE.

SEE ES&PC PLANS FOR ALL SILT & TREE SAVE FENCE LOCATIONS, AS WELL AS ANY ADDITIONAL EROSION AND SEDIMENT POLLUTION CONTROL MEASURES.

IF ENCOUNTEREED, UNSUITABLE SOIL REMOVAL AND SOME IMPORT MAY BE REQUIRED. REFER TO SITE GEOTECH REPORT. ALL SOILS HAULED IN OR OFF THE SITE MUST MEET ALL LOCAL AND STATE PERMITTING REQUIREMENTS.

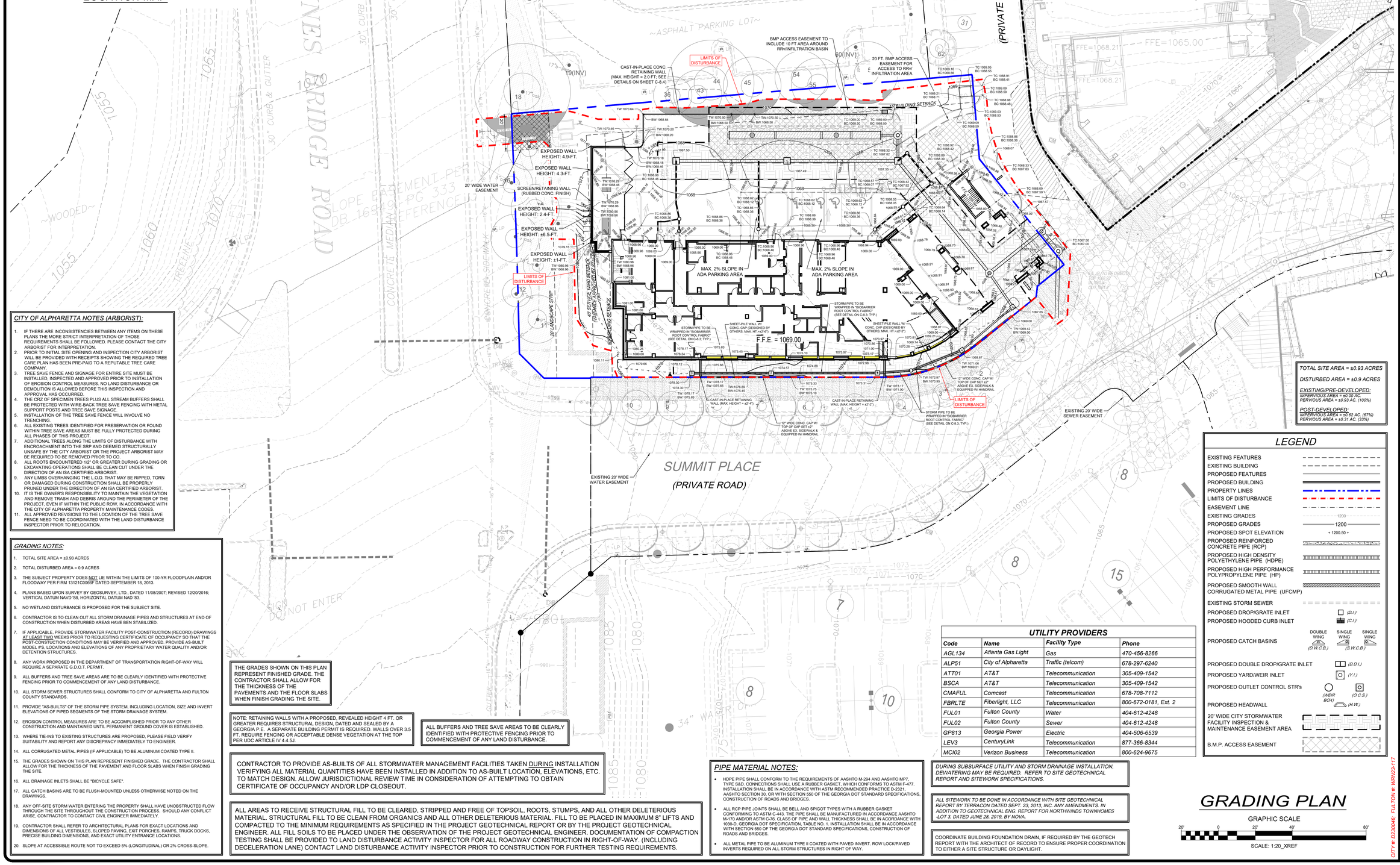
Earthwork Results

2d Area	Cut	Fill		Adj. Fill	Net
(sq.ft.)	*(cu.yd.)*	*(cu.yd.)*	Fill Factor	(cu.ft.)	*(cu.yd.)*
33,746	1,260	143	1.15	164	**-1096 (F)**

***Site is balanced within 10.52-in**

1. Developer: KERIOTH CORPORATION
361 TOWNSHIP AVENUE, SUITE 200
RIDGELAND, MISSISSIPPI 39157
CONTACT: MR. BRIAN W. NETTLES
PHONE: 601-368-9950

2. Civil Engineer: HAINES, GIPSON & ASSOCIATES, INC.
1550 NORTH BROWN ROAD, SUITE 100
LAWRENCEVILLE, GEORGIA 30043
PHONE: *770-491-7550*



CITY OF ALPHARETTA NOTES (ARBORIST):

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 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 OF 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 L.O.D. 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.

GRADING NOTES:

1. TOTAL SITE AREA = ±0.93 ACRES
2. TOTAL DISTURBED AREA = 0.9 ACRES
3. THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE LIMITS OF 100-YR FLOODPLAIN AND/OR FLOODWAY PER FIRM 13121C0069F DATED SEPTEMBER 18, 2013.
4. PLANS BASED UPON SURVEY BY GEOSURVEY, LTD., DATED 11/08/2007; REVISED 12/20/2016; VERTICAL DATUM NAVD '88, HORIZONTAL DATUM NAD '83.
5. NO WETLAND DISTURBANCE IS PROPOSED FOR THE SUBJECT SITE.
6. CONTRACTOR IS TO CLEAN OUT ALL STORM DRAINAGE PIPES AND STRUCTURES AT END OF CONSTRUCTION WHEN DISTURBED AREAS HAVE BEN STABILIZED.
7. IF APPLICABLE, PROVIDE STORMWATER FACILITY POST-CONSTRUCTION (RECORD) DRAWINGS AT LEAST TWO WEEKS PRIOR TO REQUESTING CERTIFICATE OF OCCUPANCY SO THAT THE POST-CONSTRUCTION CONDITIONS MAY BE VERIFIED AND APPROVED. PROVIDE AS-BUILT MODEL #'S, LOCATIONS AND ELEVATIONS OF ANY PROPRIETARY WATER QUALITY AND/OR DETENTION STRUCTURES.
8. ANY WORK PROPOSED IN THE DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY WILL REQUIRE A SEPARATE G.D.O.T. PERMIT.
9. ALL BUFFERS AND TREE SAVE AREAS ARE TO BE CLEARLY IDENTIFIED WITH PROTECTIVE FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
10. ALL STORM SEWER STRUCTURES SHALL CONFORM TO CITY OF ALPHARETTA AND FULTON COUNTY STANDARDS.
11. PROVIDE "AS-BUILTS" OF THE STORM PIPE SYSTEM, INCLUDING LOCATION, SIZE AND INVERT ELEVATIONS OF PIPED SEGMENTS OF THE STORM DRAINAGE SYSTEM.
12. EROSION CONTROL MEASURES ARE TO BE ACCOMPLISHED PRIOR TO ANY OTHER CONSTRUCTION AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
13. WHERE TIE-INS TO EXISTING STRUCTURES ARE PROPOSED, PLEASE FIELD VERIFY SUITABILITY AND REPORT ANY DISCREPANCY IMMEDIATELY TO ENGINEER.
14. ALL CORRUGATED METAL PIPES (IF APPLICABLE) TO BE ALUMINUM COATED TYPE II.
15. THE GRADES SHOWN ON THIS PLAN REPRESENT FINISHED GRADE. THE CONTRACTOR SHALL ALLOW FOR THE THICKNESS OF THE PAVEMENT AND FLOOR SLABS WHEN FINISH GRADING THE SITE.
16. ALL DRAINAGE INLETS SHALL BE "BICYCLE SAFE".
17. ALL CATCH BASINS ARE TO BE FLUSH-MOUNTED UNLESS OTHERWISE NOTED ON THE DRAWINGS.
18. ANY OFF-SITE STORM WATER ENTERING THE PROPERTY SHALL HAVE UNOBSTRUCTED FLOW THROUGH THE SITE THROUGHOUT THE CONSTRUCTION PROCESS. SHOULD ANY CONFLICT ARISE, CONTRACTOR TO CONTACT CIVIL ENGINEER IMMEDIATELY.
19. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ALL VESTIBULES, SLOPED PAVING, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, AND EXACT UTILITY ENTRANCE LOCATIONS.
20. SLOPE AT ACCESSIBLE ROUTE NOT TO EXCEED 5% (LONGITUDINAL) OR 2% CROSS-SLOPE.

THE GRADES SHOWN ON THIS PLAN REPRESENT FINISHED GRADE. THE CONTRACTOR SHALL ALLOW FOR THE THICKNESS OF THE PAVEMENTS AND THE FLOOR SLABS WHEN FINISH GRADING THE SITE.

NOTE: RETAINING WALLS WITH A PROPOSED, REVEALED HEIGHT 4 FT. OR GREATER REQUIRES STRUCTURAL DESIGN, DATED AND SEALED BY A GEORGIA P.E. A SEPARATE BUILDING PERMIT IS REQUIRED. WALLS OVER 3.5 FT. REQUIRE FENCING OR ACCEPTABLE DENSE VEGETATION AT THE TOP PER UDC ARTICLE IV 4.5.J.

ALL BUFFERS AND TREE SAVE AREAS TO BE CLEARLY IDENTIFIED WITH PROTECTIVE FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.

CONTRACTOR TO PROVIDE AS-BUILTS OF ALL STORMWATER MANAGEMENT FACILITIES TAKEN DURING INSTALLATION VERIFYING ALL MATERIAL QUANTITIES HAVE BEEN INSTALLED IN ADDITION TO AS-BUILT LOCATION, ELEVATIONS, ETC. TO MATCH DESIGN. ALLOW JURISDICTIONAL REVIEW TIME IN CONSIDERATION OF ATTEMPTING TO OBTAIN CERTIFICATE OF OCCUPANCY AND/OR LDP CLOSEOUT.

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 THE MINIMUM REQUIREMENTS AS 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 LANE) CONTACT LAND DISTURBANCE ACTIVITY INSPECTOR PRIOR TO CONSTRUCTION FOR FURTHER TESTING REQUIREMENTS.

TOTAL SITE AREA = ±0.93 ACRES

DISTURBED AREA = ±0.9 ACRES

EXISTING/PRE-DEVELOPED:
IMPERVIOUS AREA = ±0.00 AC. (0%)
PERVIOUS AREA = ±0.93 AC. (100%)

POST-DEVELOPED:
IMPERVIOUS AREA = ±0.62 AC. (67%)
PERVIOUS AREA = ±0.31 AC. (33%)

LEGEND

- EXISTING FEATURES
- EXISTING BUILDING
- PROPOSED FEATURES
- PROPOSED BUILDING
- PROPERTY LINES
- LIMITS OF DISTURBANCE
- EASEMENT LINE
- EXISTING GRADES — 1200 —
- PROPOSED GRADES — 1200 —
- PROPOSED SPOT ELEVATION + 1200.50 +
- PROPOSED REINFORCED CONCRETE PIPE (RCP)
- PROPOSED HIGH DENSITY POLYETHYLENE PIPE (HDPE)
- PROPOSED HIGH PERFORMANCE POLYPROPYLENE PIPE (HP)
- PROPOSED SMOOTH WALL CORRUGATED METAL PIPE (UFCMP)
- EXISTING STORM SEWER
- PROPOSED DROP/GRATE INLET (D.I.)
- PROPOSED HOODED CURB INLET (C.I.)
- PROPOSED CATCH BASINS: DOUBLE WING (D.W.C.B.); SINGLE WING (S.W.C.B.); SINGLE WING
- PROPOSED DOUBLE DROP/GRATE INLET (D.D.I.)
- PROPOSED YARD/WEIR INLET (Y.I.)
- PROPOSED OUTLET CONTROL STR's (WEIR BOX); (O.C.S.)
- PROPOSED HEADWALL (H.W.)
- 20' WIDE CITY STORMWATER FACILITY INSPECTION & MAINTENANCE EASEMENT AREA
- B.M.P. ACCESS EASEMENT

UTILITY PROVIDERS

Code	Name	Facility Type	Phone
AGL134	Atlanta Gas Light	Gas	470-456-8266
ALP51	City of Alpharetta	Traffic (telcom)	678-297-6240
ATT01	AT&T	Telecommunication	305-409-1542
BSCA	AT&T	Telecommunication	305-409-1542
CMAFUL	Comcast	Telecommunication	678-708-7112
FBRLTE	Fiberlight, LLC	Telecommunication	800-672-0181, Ext. 2
FUL01	Fulton County	Water	404-612-4248
FUL02	Fulton County	Sewer	404-612-4248
GP813	Georgia Power	Electric	404-506-6539
LEV3	CenturyLink	Telecommunication	877-366-8344
MCI02	Verizon Business	Telecommunication	800-624-9675

PIPE MATERIAL NOTES:

- HDPE PIPE SHALL CONFORM TO THE REQUIREMENTS OF AASHTO M-294 AND AASHTO MP7, TYPE S&D. CONNECTIONS SHALL USE A RUBBER GASKET, WHICH CONFORMS TO ASTM F-477. INSTALLATION SHALL BE IN ACCORDANCE WITH ASTM RECOMMENDED PRACTICE D-2321, AASHTO SECTION 30, OR WITH SECTION 550 OF THE GEORGIA DOT STANDARD SPECIFICATIONS CONSTRUCTION OF ROADS AND BRIDGES.
- ALL RCP PIPE JOINTS SHALL BE BELL AND SPIGOT TYPES WITH A RUBBER GASKET CONFORMING TO ASTM C-443. THE PIPE SHALL BE MANUFACTURED IN ACCORDANCE AASHTO M-170 AND/OR ASTM C-76, CLASS OF PIPE AND WALL THICKNESS SHALL BE IN ACCORDANCE WITH 1030-D, GEORGIA DOT SPECIFICATION, TABLE NO. 1. INSTALLATION SHALL BE IN ACCORDANCE WITH SECTION 550 OF THE GEORGIA DOT STANDARD SPECIFICATIONS, CONSTRUCTION OF ROADS AND BRIDGES.
- ALL METAL PIPE TO BE ALUMINUM TYPE II COATED WITH PAVED INVERT. ROW LOCK/PAVED INVERTS REQUIRED ON ALL STORM STRUCTURES IN RIGHT OF WAY.

DURING SUBSURFACE UTILITY AND STORM DRAINAGE INSTALLATION, DEWATERING MAY BE REQUIRED. REFER TO SITE GEOTECHNICAL REPORT AND SITEWORK SPECIFICATIONS.

ALL SITEWORK TO BE DONE IN ACCORDANCE WITH SITE GEOTECHNICAL REPORT BY TERRACON DATED SEPT. 23, 2013, INC. ANY AMENDMENTS. IN ADDITION TO GEOTECHNICAL ENG. REPORT FOR NORTHWINDS TOWNHOMES -LOT 3, DATED JUNE 28, 2019, BY NOVA.

COORDINATE BUILDING FOUNDATION DRAIN, IF REQUIRED BY THE GEOTECH REPORT WITH THE ARCHITECT OF RECORD TO ENSURE PROPER COORDINATION TO EITHER A SITE STRUCTURE OR DAYLIGHT.

GRADING PLAN

GRAPHIC SCALE
20' 0 20' 40' 80'
SCALE: 1:20_XREF

CITY #: D230046; FULTON #: WRN23-117

HAINES GIPSON & ASSOCIATES
Civil • Structural • Bridge

GEORGIA REGISTERED No. 20390 PROFESSIONAL ENGINEER RHEN CLAY LENIS
11/03/2025

A PROJECT OF:
KERIOTH Creating Special Places™
361 TOWNSHIP AVENUE, SUITE 200
RIDGELAND, MISSISSIPPI 39157
PHONE: 601-368-9950

A.C. ALPHARETTA HOTEL
NORTHWINDS SUMMIT
2000 SUMMIT PLACE, LOT #1 - NORTHWINDS SUMMIT
CITY OF ALPHARETTA, FULTON COUNTY, GA
L.L. 753, 1st DIST, 2nd SEC, ZONED "MU"

NO	BY	DATE	DESCRIPTION
3	TLF	02/17/2026	Change of Conditions Request

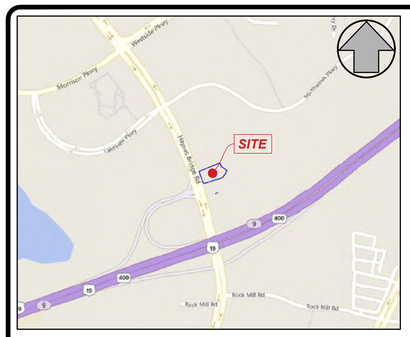
NO	BY	DATE	DESCRIPTION
-	TLF	09/06/2024	Design Development
-	TLF	09/26/2024	60% Marriott Submission
-	TLF	11/20/2024	Permit Issue
-	TLF	01/24/2025	90% Marriott Submission
1	TLF	03/20/2025	Design Team Coordination
2	TLF	03/27/2025	Alpharetta Comments & Approval
-	TLF	04/14/2025	95% Marriott Review - Owner Resources Submission

DRAWN BY: TLF
CHECKED BY: RCL

DATE: 12/08/2023

SHEET TITLE: GRADING PLAN

SHEET NUMBER: C-3.0



LOCATION MAP

ADDITIONAL NOTES:

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8. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
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STORM LINES WITH PROPOSED TREES PLANTED ABOVE MUST HAVE A MINIMUM OF 4 FT. OF COVER TO FINISHED GRADE.

18" MINIMUM PIPE SIZE NOT APPLICABLE AS THE PROPOSED DRAINAGE SYSTEM IS PRIVATE. ALL MAINTENANCE IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

MINIMUM 20' WIDE EMERGENCY DRAINAGE EASEMENT SHALL BE GIVEN ON ALL DRAINAGE SYSTEMS (OPEN/CLOSED) WHICH LIE OUTSIDE THE NORMAL RIGHT OF WAY.

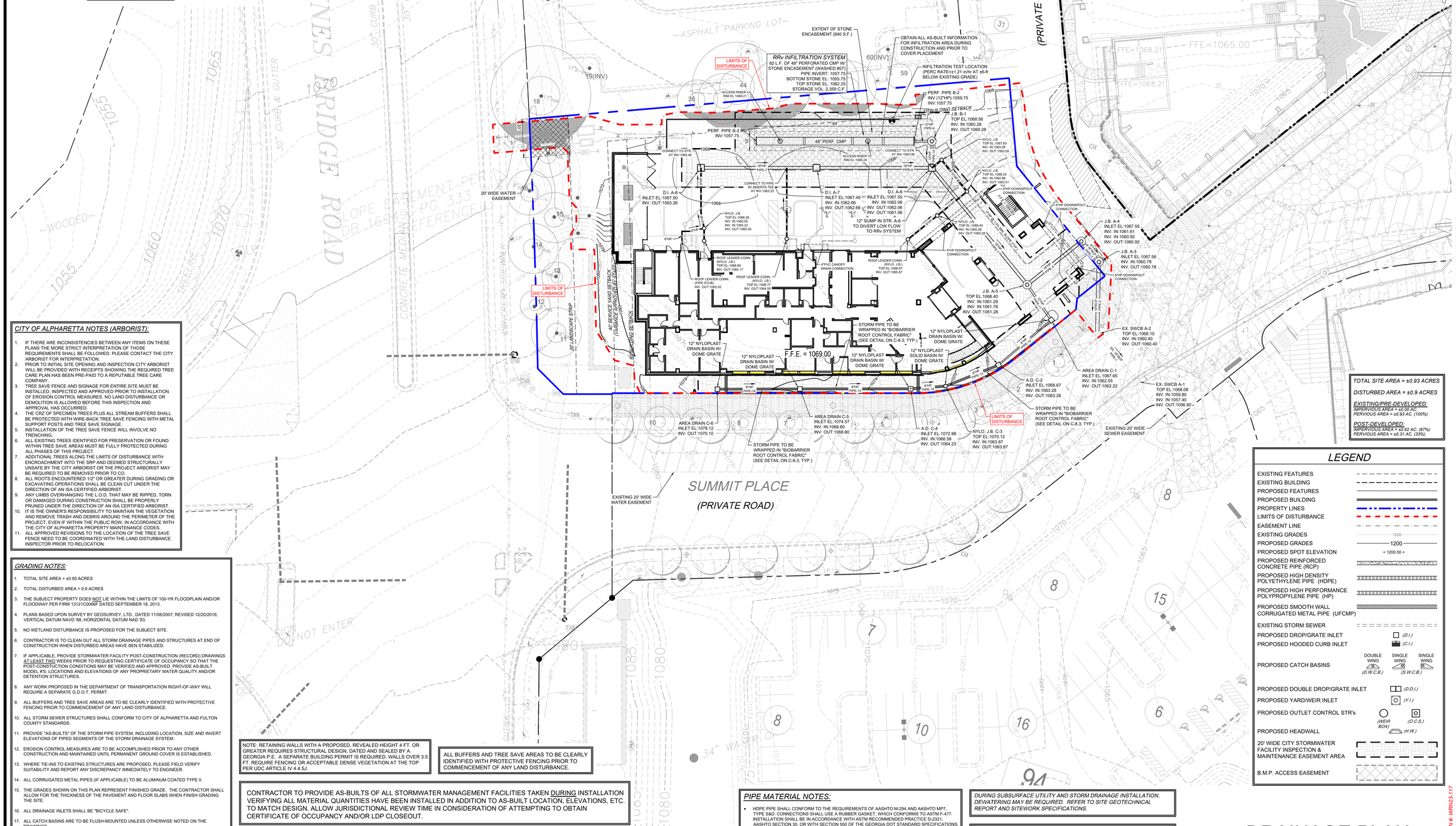
SEE TREE PLANTING DETAIL "STD. L-5" ON LANDSCAPE ARCHITECT PLANS (ELS-2) FOR TREE PLANTING EXCAVATION AND SOIL REPLACEMENT.

SEE ES&PC PLANS FOR ALL SILT & TREE SAVE FENCE LOCATIONS, AS WELL AS ANY ADDITIONAL EROSION AND SEDIMENT POLLUTION CONTROL MEASURES.

IF ENCOUNTEREED, UNSUITABLE SOIL REMOVAL AND SOME IMPORT MAY BE REQUIRED. REFER TO SITE GEOTECH REPORT. ALL SOILS HAULED IN OR OFF THE SITE MUST MEET ALL LOCAL AND STATE PERMITTING REQUIREMENTS.

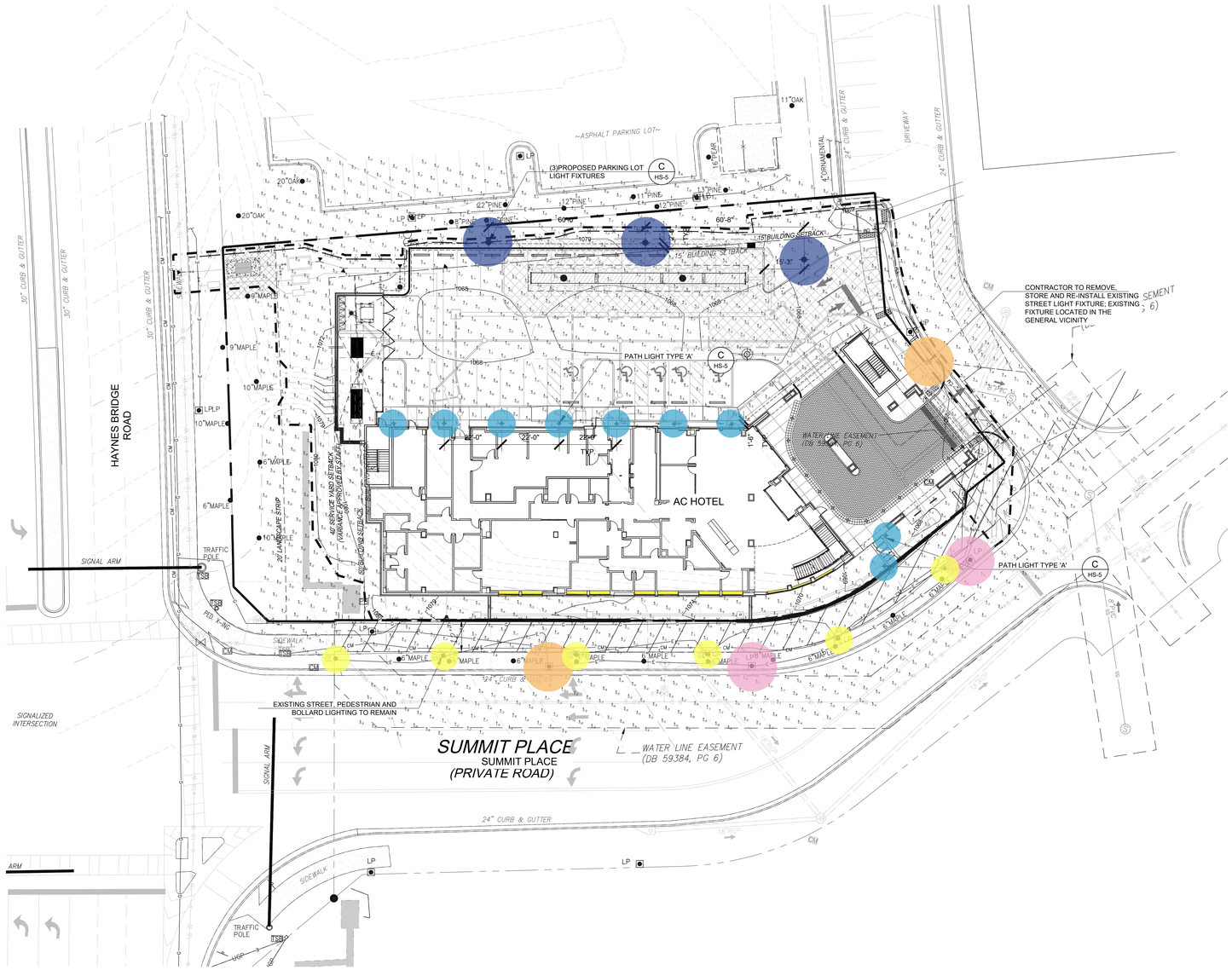
1. Developer: KERIOTH CORPORATION
361 TOWNSHIP AVENUE, SUITE 200
RIDGELAND, MISSISSIPPI 39157
CONTACT: MR. BRIAN W. NETTLES
PHONE: 601-368-9950

2. Civil Engineer: HAINES, GIPSON & ASSOCIATES, INC.
1550 NORTH BROWN ROAD, SUITE 100
LAWRENCEVILLE, GEORGIA 30043
PHONE: *770-491-7550*


RRv INFILTRATION SYSTEM
82 L.F. OF 48" PERFORATED CMP W/ STONE ENCASEMENT (WASHED #57)
PIPE INVERT: 1057.75
BOTTOM STONE EL: 1055.75
TOP STONE EL: 1062.25
STORAGE VOL: 2,359 C.F.
EXTENT OF STONE ENCASEMENT (840 S.F.)
OBTAIN ALL AS-BUILT INFORMATION FOR INFILTRATION AREA DURING CONSTRUCTION AND PRIOR TO COVER PLACEMENT
INFILTRATION TEST LOCATION (PERC RATE=±1.21 in/hr AT ±5-ft BELOW EXISTING GRADE)
LIMITS OF DISTURBANCE
PERF. PIPE B-2 INV (12"HP):1059.75 INV:1057.75
PERF. PIPE B-3 INV:1057.75
48" PERF. CMP
J.B. B-1 TOP EL:1068.56 INV. IN:1060.28 INV. OUT:1060.28
ACCESS RISER RIM EL:1068.21
ACCESS RISER RIM EL:1068.24
CONNECT TO STR. AT INV:1064.46
CONNECT TO STR. AT INV:1062.96
CONNECT TO PIPE W/ INSERTA TEE AT INV:1063.23
D.I. A-8 INLET EL:1067.50 INV. OUT:1063.26
D.I. A-7 INLET EL:1067.49 INV. IN:1062.66 INV. OUT:1062.66
D.I. A-6 INLET EL:1067.55 INV. IN:1062.06 INV. OUT:1062.06 INV. OUT:1061.06
12" SUMP IN STR. A-6 TO DIVERT LOW FLOW TO RRv SYSTEM
NYLO. J.B. TOP EL:1068.29 INV. IN:1065.05 INV. IN:1065.22 INV. OUT:1065.05
NYLO. J.B. TOP EL:1068.40 INV. IN:1065.28 INV. OUT:1065.28
NYLO. J.B. TOP EL:1068.25 INV. IN:1064.88 INV. OUT:1063.51
6"HP DOWNSPOUT CONNECTION
J.B. A-4 INLET EL:1067.55 INV. IN:1061.61 INV. IN:1060.92 INV. OUT:1060.92
J.B. A-3 INLET EL:1067.56 INV. IN:1060.78 INV. OUT:1060.78
J.B. A-5 TOP EL:1068.40 INV. IN:1061.28 INV. IN:1061.78 INV. OUT:1061.28
ROOF LEADER CONN. (NYLO. J.B.) TOP EL:1068.89 INV. OUT:1065.17
ROOF LEADER CONN. (PIPE STUB) INV. OUT:1065.55
ROOF LEADER CONN. (NYLO. J.B.) TOP EL:1068.77 INV. OUT:1064.55
ROOF LEADER CONN. (NYLO. J.B.) TOP EL:1068.87 INV. OUT:1065.67
4"PVC CANOPY DRAIN CONNECTION
STORM PIPE TO BE WRAPPED IN "BIOBARRIER ROOT CONTROL FABRIC" (SEE DETAIL ON C-8.3, TYP.)
12" NYLOPLAST DRAIN BASIN W/ DOME GRATE
12" NYLOPLAST SOLID BASIN W/ DOME GRATE
F.F.E. = 1069.00
EX. SWCB A-2 TOP EL:1068.10 INV. IN:1060.40 INV. OUT:1060.40
AREA DRAIN C-1 INLET EL:1067.65 INV. IN:1062.55 INV. OUT:1062.22
A.D. C-2 INLET EL:1068.67 INV. IN:1063.28 INV. OUT:1063.28
EX. SWCB A-1 TOP EL:1068.08 INV. IN:1059.80 INV. IN:1057.40 INV. OUT:1056.90
EXISTING 20' WIDE SEWER EASEMENT
AREA DRAIN C-6 INLET EL:1078.12 INV. OUT:1070.10
AREA DRAIN C-5 INLET EL:1074.57 INV. IN:1068.60 INV. OUT:1068.60
A.D. C-4 INLET EL:1072.98 INV. IN:1066.58 INV. OUT:1064.23
NYLO. J.B. C-3 TOP EL:1070.12 INV. IN:1063.87 INV. OUT:1063.87
STORM PIPE TO BE WRAPPED IN "BIOBARRIER ROOT CONTROL FABRIC" (SEE DETAIL ON C-8.3, TYP.)
20' WIDE WATER EASEMENT
40' SERVICE YARD SETBACK (VARIANCE APPROVED 5/6/24)
30' LANDSCAPE STRIP
50' BUILDING SETBACK
SUMMIT PLACE
(PRIVATE DRIVE)
EXISTING 20' WIDE WATER EASEMENT
SUMMIT PLACE
(PRIVATE ROAD)
DO NOT ENTER
ONE WAY
ASPHALT PARKING LOT
CONCRETE SIDEWALK
24" CURB
30" CURB & GUTTER
WOODED
TREELINE
CONCRETE MEDIAN
DB 16950 PG 3
DB 16950 PG 3
DB 16950 PG 3

LIGHT FIXTURE SCHEDULE				
TYPE	SYMBOL	QUANTITY	MANUFACTURER/MODEL	REPRESENTATIVE
LIGHT FIXTURE TYPE 'A'		9	LOW LEVEL PATH LIGHT: SISTEMALUX - MINIREEF BOLLARD - LED, 2,700K - COLOR: ALUMINUM GRAY (S5263H-UNV-14-D10) FOOTING PER MANUFACTUER'S SPECIFICATIONS	SESCO LIGHTING CONTACT: THOMAS NICHOLS 770-449-7045
PARKING LIGHT FIXTURE		3	KING LUMINAIRE: K800-P4FL-111-10(SSL) - 8060; KING LED TECH-K806 SATELLITE SR, SHALLOW GLASS; HAPCO DECORATIVE ARM: ARH43300; ARLEN POLE & BASE W/ 6" POLE (TO MATCH INSTALLED NORTHWINDS STREET LIGHT)	ARRD+WINTER CONTACT: WINFIELD LITTLETON 770-368-2740

B HS-2 LIGHT FIXTURE SCHEDULE
SCALE:NTS


~ASPHALT PARKING LOT~
(3)PROPOSED PARKING LOT LIGHT FIXTURES
C HS-5
PATH LIGHT TYPE 'A'
C HS-5
AC HOTEL
CONTRACTOR TO REMOVE, STORE AND RE-INSTALL EXISTING STREET LIGHT FIXTURE; EXISTING FIXTURE LOCATED IN THE GENERAL VICINITY
HAYNES BRIDGE ROAD
SIGNAL ARM
TRAFFIC POLE
SIGNALIZED INTERSECTION
EXISTING STREET, PEDESTRIAN AND BOLLARD LIGHTING TO REMAIN
SUMMIT PLACE
SUMMIT PLACE
(PRIVATE ROAD)
WATER LINE EASEMENT (DB 59384, PG 6)
15' BUILDING SETBACK
40' SERVICE YARD SETBACK (WALK AND PROVIDE SCREEN)
20' LANDSCAPE STRIP
SIDEWALK
24" CURB & GUTTER
30" CURB & GUTTER
DRIVEWAY
ORNAMENTAL
LIFT BAR
PATH LIGHT TYPE 'A'
C HS-5
20"OAK
11"OAK
22"PINE
12"PINE
11"PINE
17"PINE
8"PINE
9"MAPLE
10"MAPLE
6"MAPLE
LP
LPLP
LPEP
LPRP
LPRB
CM
60'-8"
19'-3"
25'-0"
22'-0"
TYP.
1076'
1068'
1070'
1072'
1074'
1078'
1080'
1082'
1084'
1086'
1088'
1090'
1092'
1094'
1096'
1098'
1100'
1102'
1104'
1106'
1108'
1110'
1112'
1114'
1116'
1118'
1120'
1122'
1124'
1126'
1128'
1130'
1132'
1134'
1136'
1138'
1140'
1142'
1144'
1146'
1148'
1150'
1152'
1154'
1156'

Landscape
Review Section

KEY LEGEND

- OFFICE - 350,000 SF — A
- FLEX OFFICE - 30,000 SF — B
- OFFICE - 150,000 SF — C
- OFFICE - 400,000 SF — D
- OFFICE - 300,000 — E
- FOR SALE RESIDENTIAL — F
- MULTIFAMILY - 140 UNITS — G
- HOTEL - 165 ROOMS — H
- RETAIL / RESTAURANT / LEASING / AMENITY - 30,000 SF — I



KERIOTH CORPORATION

HGOR

0 50’ 100’

Alpharetta, GA
March 2nd 2026

NORTHWINDS SUMMIT
MASTER PLAN UPDATE



LEGAL DESCRIPTION OF PROPERTY - HOTEL SITE

Lot 1, Northwinds Summit
All that tract or parcel of land lying and being in Land Lot 753 of the 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows: Commencing at a concrete monument found at the intersection of the Northerly right-of-way of Georgia Highway 400 (variable right-of-way) and the Easterly right-of-way of Haynes Bridge Road (variable right-of-way); Thence along said right-of-way line of Haynes Bridge Road and following along a curve to the left along a curve to the left having an arc length of 162.84 feet, with a radius of 7715.45 feet, being subtended by a chord bearing of North 14 degrees 37 minutes 11 seconds West, for a distance of 162.84 feet to a 1/2-inch rebar found; Thence along a curve to the left having an arc length of 212.50 feet, with a radius of 7715.45 feet, being subtended by a chord bearing of North 16 degrees 00 minutes 48 seconds West, for a distance of 212.49 feet to a point; Thence North 32 degrees 46 minutes 02 seconds East, a distance of 49.49 Thence North 32 degrees 46 minutes 02 seconds East, a distance of 49.49 feet to point; Thence North 17 degrees 13 minutes 58 seconds West, a distance of 105.91 feet to point, said point being the TRUE POINT OF BEGINNING; Thence continue along said right-of-way line South 72 degrees 46 minutes 02 seconds West, a distance of 25.36 feet to a point; Thence North 62 degrees 13 minutes 58 seconds West, a distance of 18.72 feet to a point; Thence along a curve to the left having an arc length of 129.91 feet, with a radius of 4659.27 feet, being subtended by a chord bearing of North 19 degrees 10 minutes 02 seconds West, for a distance of 129.90 feet to a 1/2-inch rebar found; Thence departing said right-of-way line North 67 degrees 55 minutes 07 seconds East, a distance of 227.26 feet to a 1/2-inch rebar found; Thence North 67 degrees 45 minutes 30 seconds East, a distance of 23.00 feet to a point; Thence South 22 degrees 14 minutes 30 seconds East, a distance of 45.91 feet to a point; Thence South 55 degrees 56 minutes 15 seconds East, a distance of 73.26 feet to a point; Thence South 34 degrees 04 minutes 14 seconds West, a distance of 18.53 feet to a point; Thence South 10 degrees 55 minutes 46 seconds East, a distance of 5.88 feet to a point; Thence South 34 degrees 03 minutes 45 seconds West, a distance of 41.05 feet to a point; Thence along a curve to the right having an arc length of 54.72 feet, with a radius of 81.00 feet, being subtended by a chord bearing of South 53 degrees 24 minutes 54 seconds West, for a distance of 53.68 feet to a point; Thence South 72 degrees 46 minutes 02 seconds West, a distance of 158.39 feet to a point; Thence South 17 degrees 13 minutes 58 seconds East, a distance of 0.50 feet to a point, said point being the TRUE POINT OF BEGINNING.
Said tract of land contains 0.925 acres.

FURNITURE SCHEDULE			
QUANTITY	TYPE	MANUFACTURER/MODEL	REPRESENTATIVE
2	BIKE RACK	LANDSCAPE FORMS: LOOP BIKE RACK; TITANIUM FINISH MOUNTED PER MANUFACTURER'S SPECIFICATIONS	JILLIAN VANDERMEEDEN PH:269-337-1206

NOTES:
- COLORS AND FINISHES AS DESIGNATED IDENTIFY ONE PRODUCER'S/SUPPLIER'S PRODUCTS.

- ALTERNATE PRODUCERS/SUPPLIERS PRODUCT SHALL MATCH EACH COLOR AND FINISH OF THE PRODUCER/SUPPLIER LISTED.

- PRODUCT SUBSTITUTION REQUESTS SHALL BE SUBMITTED BY THE CONTRACTOR WITHIN 15 DAYS AFTER THE COMMENCEMENT OF WORK. SUBMIT PRODUCT DATA AND FULL SIZE SAMPLES TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO ORDERING, PURCHASING, AND INSTALLATION OF THE PRODUCT.

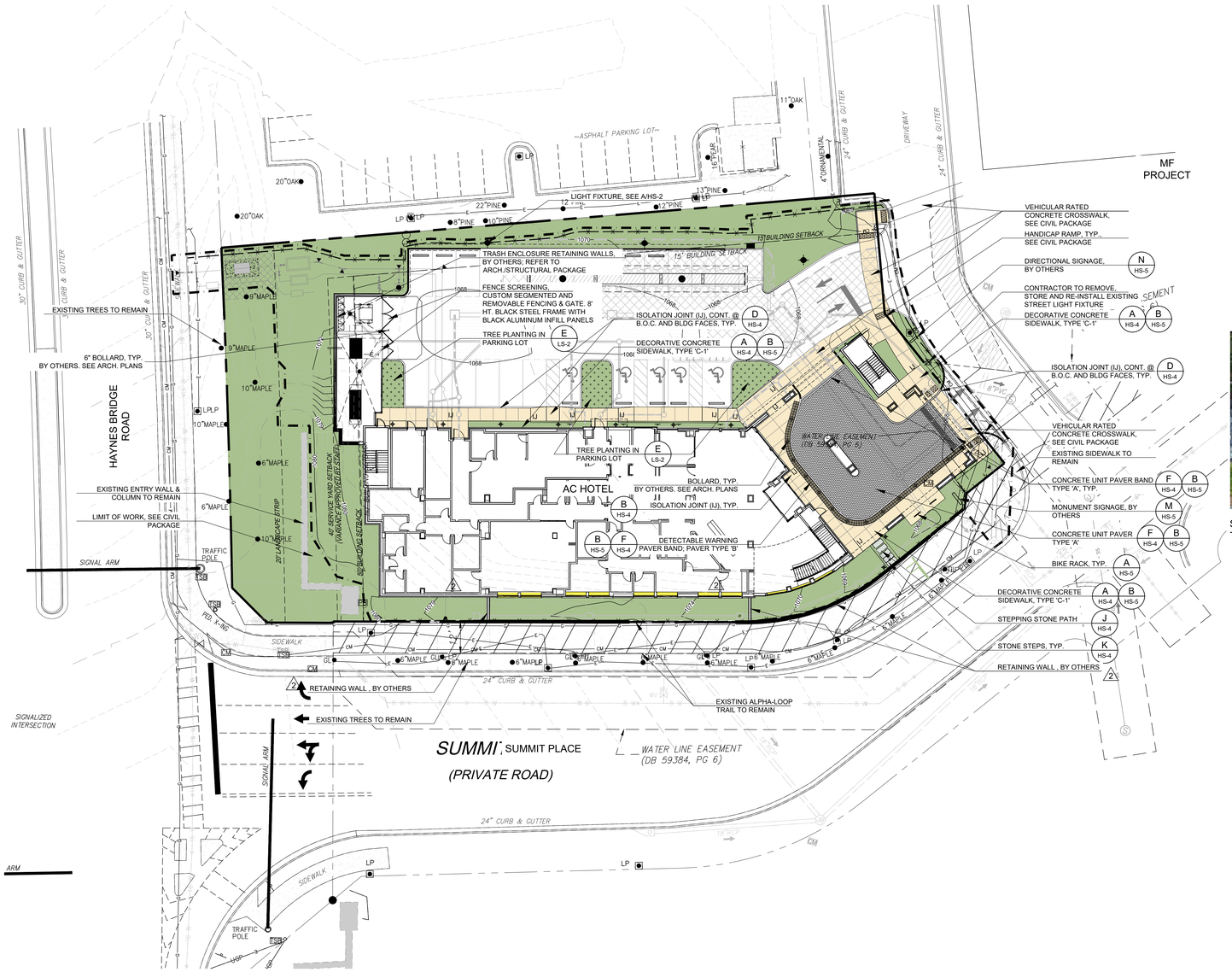
PAVEMENT SCHEDULE	
SIDEWALKS	
C-1	ARGOS READYMIX 40SAPG148 W/ #2 COARSE AGGREGATE & BLACK BEAUTY ADDITIVE (50 LBS/CY. TOP CAST RETARDER FINISH NO. 5
P-1	HANOVER ARCH. PRODUCTS - PREST BRICK TRADITIONAL 6"X9"X3" THICKNESS; PAVER; COLOR: MATRIX #B92620; FINISH: TUDOR
P-2	HANOVER ARCH. PRODUCTS - 12"X12"X2" THICKNESS; PAVER; COLOR: CHARCOAL; FINISH: DETECTABLE WARNING

NOTES:
- COLORS AND FINISHES AS DESIGNATED IDENTIFY ONE PRODUCER'S/SUPPLIER'S PRODUCTS.

- ALTERNATE PRODUCERS/SUPPLIERS PRODUCT SHALL MATCH EACH COLOR AND FINISH OF THE PRODUCER/SUPPLIER LISTED.

- PRODUCT SUBSTITUTION REQUESTS SHALL BE SUBMITTED BY THE CONTRACTOR WITHIN 15 DAYS AFTER THE COMMENCEMENT OF WORK. SUBMIT PRODUCT DATA AND FULL SIZE SAMPLES TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO ORDERING, PURCHASING, AND INSTALLATION OF THE PRODUCT.

ARBORIST CHECKLIST NOTES - H.1-H.11
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 the tree save fence inspection provide the City Arborist with proof of pre-payment of the required tree care plan 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 of Specimen Trees plus all buffers shall be protected with wire-back tree save fencing with metal support posts or chain link 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



NOTE: REFER TO CIVIL PACKAGE FOR SITE GRADING PLAN

A HS-1 HARDSCAPE IMPROVEMENT PLAN
SCALE: 1"=20'

0' 10' 20' 40'

NORTH



DECORATIVE CONCRETE SIDEWALK
(INTEGRAL COLOR W/ BLACK BEAUTY SAND & LIGHT TOP CAST)



CONCRETE UNIT PAVER
PAVER TYPE 'A' - HANOVER ARCH. PRODUCTS- PREST BRICK TRADITIONAL 6"X9"X3" THICKNESS- HERRINGBONE PATTERN WITH (2)ROWS - STACKED BOND - COLOR: MATRIX#B92620 - FINISH: TUDOR;

PAVER TYPE 'B' - HANOVER ARCH. PRODUCTS - 12"X12'X12" THICKNESS- COLOR: CHARCOAL - FINISH: DETECTABLE WARNING (COLOR MATCHES DETECTABLE WARNING PAVER IN ABOVE IMAGE)



STEPPING STONE PATHWAY
THERMAL FINISH GRANITE PAVER (JET MIST)



BIKE RACK:
LANDSCAPE FORMS - LOOP BIKE RACK

REESE VANDERBILT & ASSOCIATES
6600 PEACHTREE DUNWOODY RD.
600 EMBASSY ROW
SUITE 200
ATLANTA, GEORGIA 30328
T. 404.879.2001
www.reesevanderbilt.com

KERIOTH
361 Township Avenue, Suite 200 Ridgeland, MS 39157

HGOR
3445 Peachtree RD NE
Suite 1425
Atlanta, Georgia 30326
www.hgor.com
p. 404-248-1960
f. 404-248-1092

GEORGIA REGISTERED No. 902 LANDSCAPE ARCHITECT ROBERT T. HUBBER

AC MARRIOTT HOTEL

NORTHWINDS SUMMIT
2000 SUMMIT PLACE
ALPHARETTA, GA. 30009

No.	Description	Date
	DRB Submission	03/02/2026

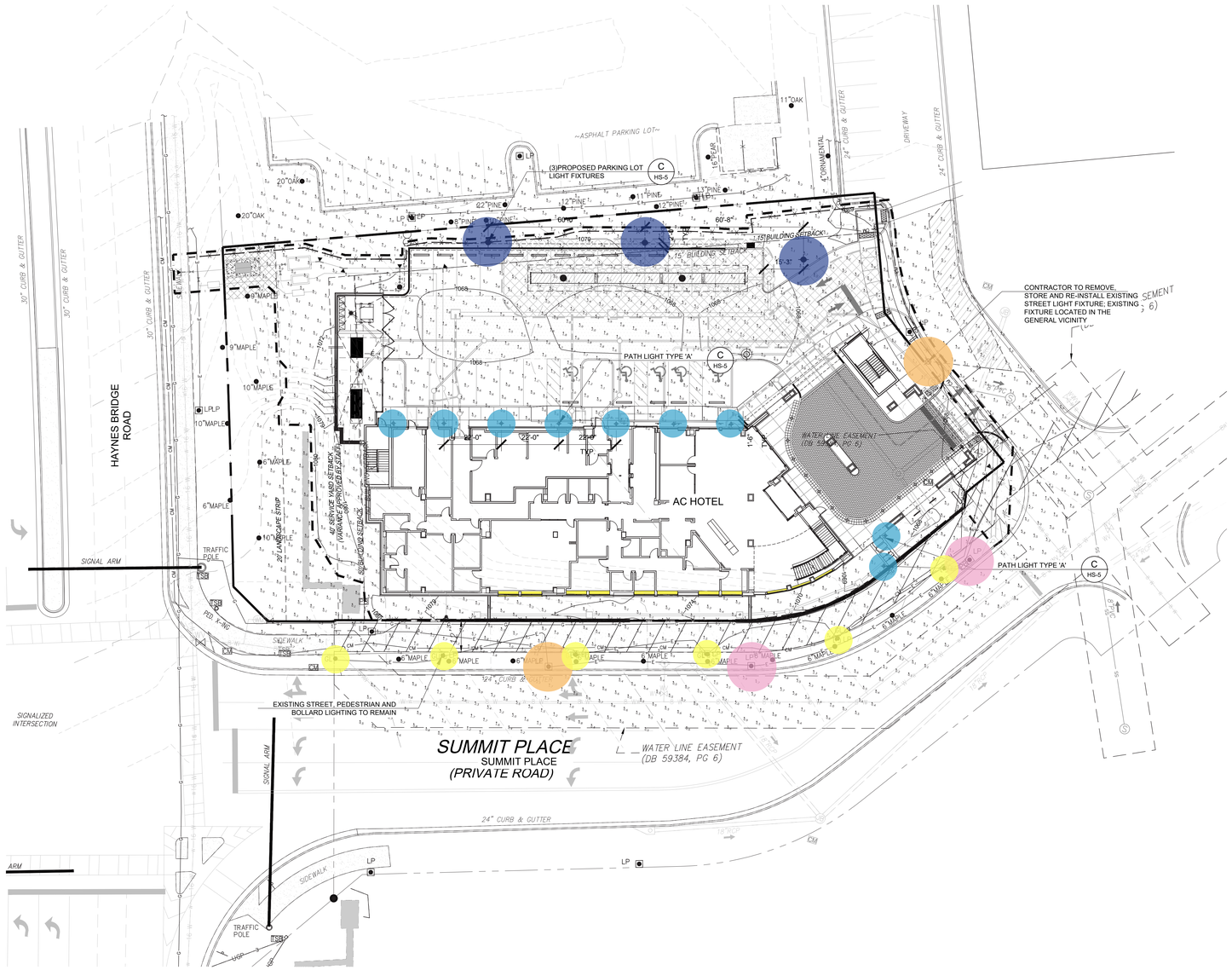
HARDSCAPE IMPROVEMENT PLAN

CM Principal-in-Charge	20011 Project No.	NOT ISSUED FOR CONSTRUCTION
BC Project Designer	AS SHOWN Scale:	
BC Project Manager	HS-1	
Drawn By: BC	Drawing No.	

Last modified on 02/19/26 by JSHAH
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LIGHT FIXTURE SCHEDULE				
TYPE	SYMBOL	QUANTITY	MANUFACTURER/MODEL	REPRESENTATIVE
LIGHT FIXTURE TYPE 'A'		9	LOW LEVEL PATH LIGHT: SISTEMALUX - MINIREEF BOLLARD - LED, 2,700K - COLOR: ALUMINUM GRAY (S5263H-UNV-14-D10) FOOTING PER MANUFACTUER'S SPECIFICATIONS	SESCO LIGHTING CONTACT: THOMAS NICHOLS 770-449-7045
PARKING LIGHT FIXTURE		3	KING LUMINAIRE: K800-P4FL-111-10(SSL) - 8060; KING LED TECH-K806 SATELLITE SR, SHALLOW GLASS; HAPCO DECORATIVE ARM: ARH43300; ARLEN POLE & BASE W/ 6" POLE (TO MATCH INSTALLED NORTHWINDS STREET LIGHT)	ARRD+WINTER CONTACT: WINFIELD LITTLETON 770-368-2740

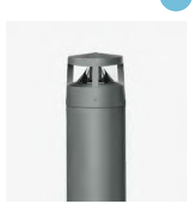
B HS-2 LIGHT FIXTURE SCHEDULE
SCALE:NTS



A HS-2 SITE LIGHTING LAYOUT PLAN
SCALE: 1"=20'

GENERAL LIGHTING NOTES:

1. THIS DRAWING IS FOR LAYOUT OF FIXTURES ONLY.
2. THE DRAWINGS INDICATE DESIGN INTENT ONLY. THEY DO NOT REFLECT AND/OR DEPICT ELECTRICAL DESIGN. THEY ARE NOT INTENDED TO SHOW THE EXACT LOCATION OF ELECTRICAL COMPONENTS, ETC. OR THE ROUTING OF CONDUIT.
3. NOTIFY THE LANDSCAPE ARCHITECT IN WRITING OF CONDITIONS ENCOUNTERED IN THE FIELD CONTRADICTORY TO THOSE SHOWN ON THE DRAWINGS.
4. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION ACTIVITIES RELATED TO THIS LIGHTING LAYOUT.
5. THE CONTRACTOR IS RESPONSIBLE FOR ELECTRICAL WORK THAT COMPLIES WITH ALL STATE OF GEORGIA , FULTON COUNTY, OTHER LOCAL BUILDING CODES HAVING JURISDICTION, AND THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE.
6. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND LISCENCES AND PAY ALL FEES REQUIRED BY LOCAL AUTHORITIES. ARRANGE FOR ALL NECESSARY INSPECTIONS REQUIRED BY THE AUTHORITIES HAVING JURISDICTION AND PROVIDE WRITTEN CERTIFICATES OF APPROVAL TO THE OWNER.
7. ALL SYSTEMS, EQUIPMENT, COMPONENTS, WORK, ETC. SHALL BE COVERED BY A ONE (1) YEAR GUARANTEE BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION. THE GUARANTEE SHALL INCLUDE PROVIDING ALL NECESSARY CUTTING, PATCH WORK, REPAINTING, ETC. TO MAKE THE WORK COMPLETE AND NEW.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO EXISTING UTILITIES, STRUCTURES, PAVING , LANDSCAPE MATERIALS AND/OR WORK OF OTHER TRADES RESULTING FROM ELECTRICAL WORK.
9. SOURCE OF POWER SHALL BE DETERMINED BY OWNER. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ELECTRICAL CONNECTION AND WIRING TO THE SOURCE WITH THE OWNER PRIOR TO CONSTRUCTION AND PRIOR TO ORDERING MATERIALS. ALL MATERIALS USED SHALL BE NEW AND SHALL BE STAMPED WITH THE LABEL OF UNDERWRITERS LABORATORIES, INC. (UL).
10. REFER TO LIGHT FIXTURE SCHEDULE FOR FIXTURE TYPE INDICATION (LETTER) AND SYMBOL DESCRIPTION.
11. CONTRACTORS SHALL PROVIDE AND INSTALL ALL FIXTURES, WIRING TO POWER SOURCE, ELECTRICAL CONNECTION, AND OTHER NECESSARY ELECTRICAL HARDWARE FOR A COMPLETE AND OPERABLE LIGHTING SYSTEM.
12. PROVIDE AND INSTALL GROUND MOUNTED PULL BOXES EVERY 200 FEET IN HOMERUN CIRCUITS. LOCATIONS SHALL BE COORDINATED WITH OTHER SITE IMPROVEMENTS AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
13. PROVIDE LOOPED SLACK EQUAL TO THREE (3) FEET, IN WIRE RUNS TO LANDSCAPE LIGHTING FIXTURES TO ALLOW FOR ADJUSTMENTS ONCE PLANT MATERIAL IS INSTALLED.
14. THE CONTRACTOR SHALL MAKE ADJUSTMENTS IN FIXTURE LAYOUT, AIM FIXTURES AND LOCK DOWN ANY ADJUSTING FASTENERS ON FIXTURES SUBJECT TO THE FINAL APPROVAL OF LAYOUT AND AIMING BY THE LANDSCAPE ARCHITECT.
15. PROTECT ALL EQUIPMENT, COMPONENTS, ETC. DURING CONSTRUCTION FROM DIRT, CHEMICAL, AND MECHANICAL DAMAGE, ETC.. PROTECT ALL CONDUIT OPENINGS SO THAT NO FOREIGN MATERIAL WILL ENTER THE CONDUIT.




LOW LEVEL PATH LIGHT TYPE 'A':
SISTEMALUX-MINIREEF BOLLARD -LED,2700K - COLOR: ALUMINUM GRAY (S5263H-UNV-14-D10) FOOTING PER MANUFACTURER'S SPECIFICATIONS




ALPHA-LOOP PATH LIGHTING
INSTALLED W/ INFRASTRUCTURE PROJECT LDP

PROPOSED HOTEL PARKING LOT FIXTURES (25' MOUNTING HT)



STREET LIGHT FIXTURE
20' MOUNTING HT.

EXISTING STREET FIXTURES INSTALLED W/ INFRASTRUCTURE PROJECT LDP

EXISTING PEDESTRIAN FIXTURES INSTALLED W/ INFRASTRUCTURE PROJECT LDP



PEDESTRIAN LIGHT FIXTURE
14' MOUNTING HT.

0' 10' 20' 40'

NORTH

REESE VANDERBILT & ASSOCIATES
6600 PEACHTREE DUNWOODY RD.
600 EMBASSY ROW
SUITE 200
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p. 404-248-1960
f. 404-248-1092

GEORGIA REGISTERED No. 302 LANDSCAPE ARCHITECT ROBERT T. HUGHES

AC MARRIOTT HOTEL

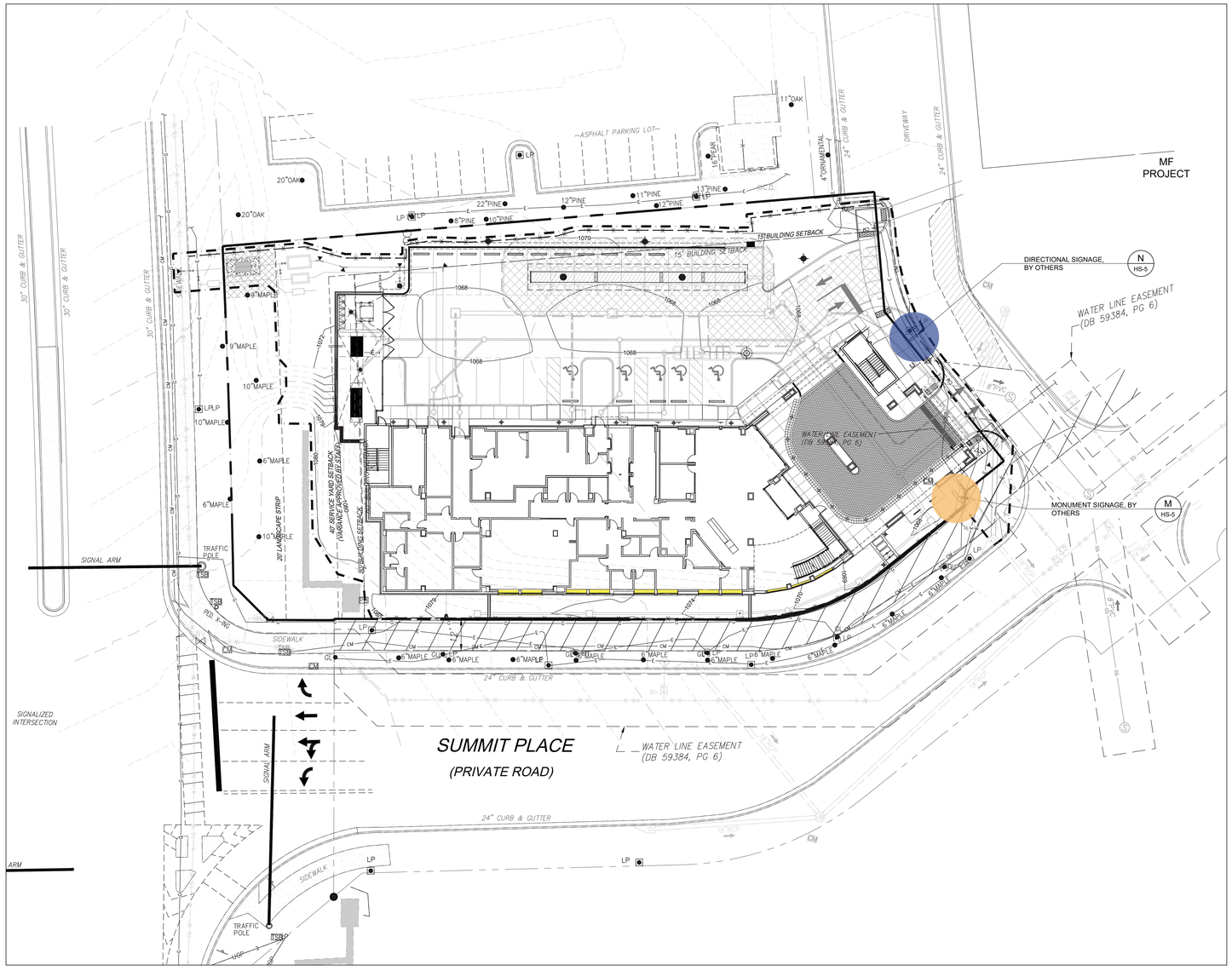
NORTHWINDS SUMMIT
2000 SUMMIT PLACE
ALPHARETTA, GA. 30009

No.	Description	Date
	DRB Submission	03/02/2026

SITE LIGHTING LAYOUT PLAN

CM Principal-in-Charge
BC Project Designer
BC Project Manager
Drawn By: BC
20011 Project No.
AS SHOWN Scale
HS-2 Drawing No.
NOT ISSUED FOR CONSTRUCTION

Last modified on 02/19/26 by JSHAH
File located in S:\2020\20011\Graphics\C - CAD\06 - Regulatory\ 20011HW1-DRB.dwg

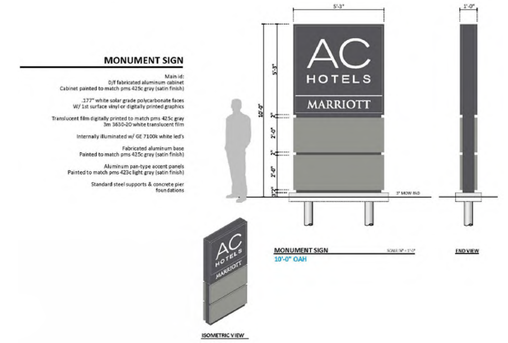


A HS-3 SIGN LAYOUT PLAN
SCALE: 1"=20'

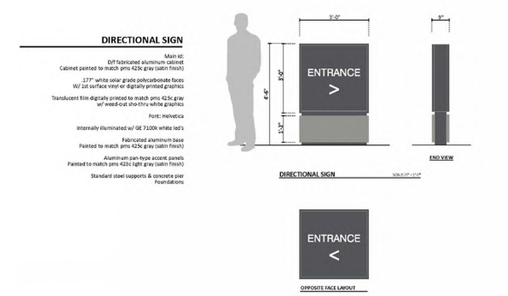
0' 10' 20' 40'

NORTH

SIGN TYPE 'A'



SIGN TYPE 'B'



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AC MARRIOTT HOTEL

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2000 SUMMIT PLACE,
ALPHARETTA, GA. 30009

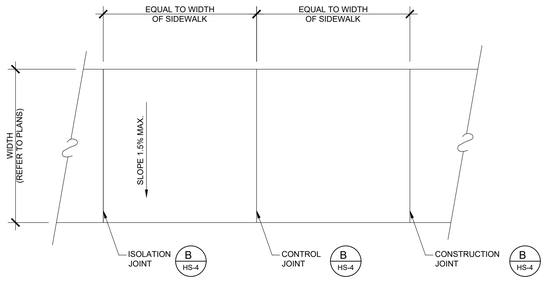
No.	Description	Date
	DRB Submission	03/02/2026

SIGN LAYOUT PLAN

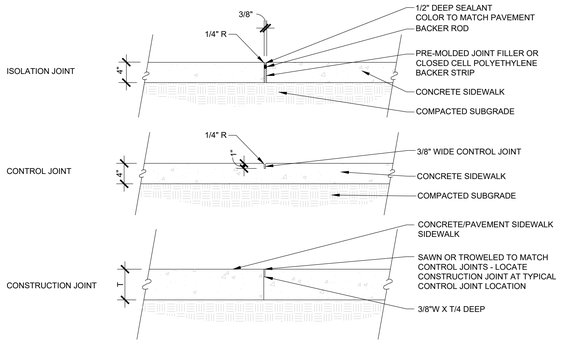
CM Principal-in-Charge	20011 Project No.
BC Project Designer	AS SHOWN Scale:
BC Project Manager	HS-3
Drawn By: BC	Drawing No.

NOT ISSUED FOR CONSTRUCTION

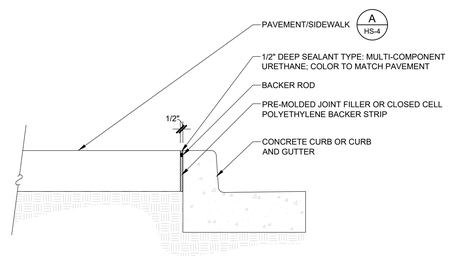
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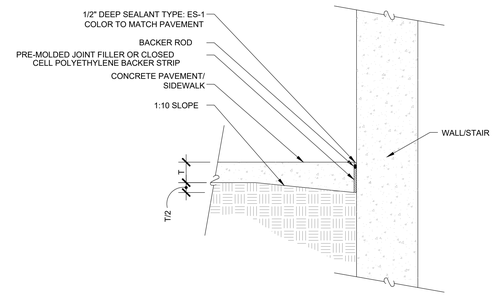
A HS-4 CONCRETE SIDEWALK - PLAN
SCALE: 1/2"=1'-0"
FILE NAME: PACPPL-001



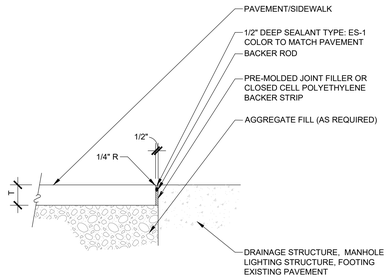
B HS-4 CONCRETE PAVEMENT/SIDEWALK ISOLATION, CONTROL, AND CONSTRUCTION JOINT SECTIONS
SCALE: 1"=1'-0"
FILE NAME: PACPSE-005



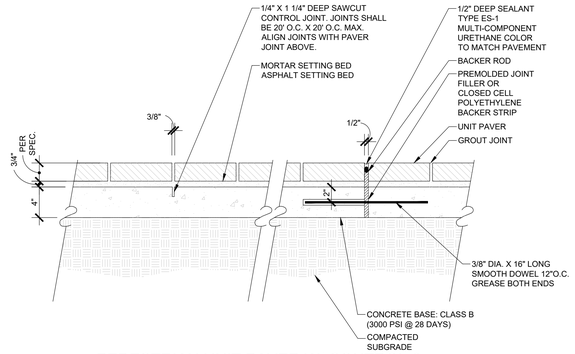
C HS-4 PAVEMENT/SIDEWALK ISOLATION JOINT @ BACK OF CURB SECTION
SCALE: 1"=1'-0"
FILE NAME: PACPSE-007



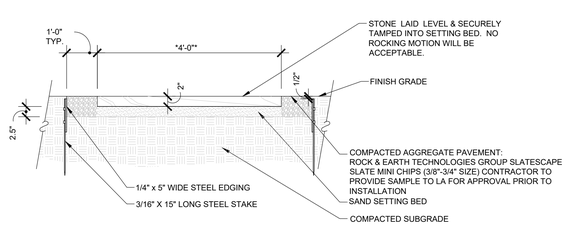
D HS-4 CONCRETE PAVEMENT/SIDEWALK AT WALL / STRUCTURE - ISOLATION JOINT SECTION
SCALE: 1"=1'-0"
FILE NAME: PACPSE-009



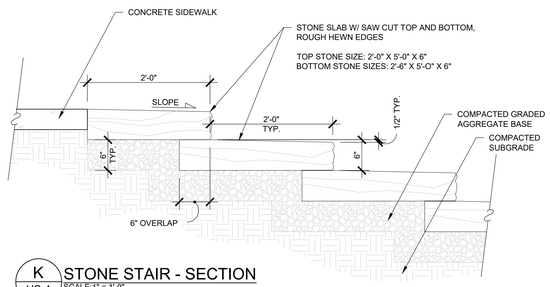
E HS-4 PAVEMENT / SIDEWALK @ STRUCTURES - ISOLATION JOINT
SCALE: 1"=1'-0"
FILE NAME: 12006-PACPSE-008



F HS-4 PEDESTRIAN UNIT PAVER W/ CONTROL & EXPANSION JOINTS MORTARED - SECTION
SCALE: 1-1/2"=1'-0"



J HS-4 CONCRETE STEPPERS IN AGGREGATE - SECTION
SCALE: 1"=1'-0"



K HS-4 STONE STAIR - SECTION
SCALE:1" = 1'-0"
FILE NAME: 20011HW1-DRB

REESE VANDERBILT & ASSOCIATES
6600 PEACHTREE DUNWOODY RD.
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www.hgor.com
p. 404-248-1960
f. 404-248-1092

GEORGIA REGISTERED No. 902 LANDSCAPE ARCHITECT ROBERT T. HUBBARD

AC MARRIOTT HOTEL

NORTHWINDS SUMMIT
2000 SUMMIT PLACE
ALPHARETTA, GA. 30009

No.	Description	Date
	DRB Submission	03/02/2026

HARDSCAPE IMPROVEMENT DETAILS

CM Principal-in-Charge
BC Project Designer
BC Project Manager
Drawn By: BC
Project No. 20011
Scale: AS SHOWN
Drawing No. HS-4
NOT ISSUED FOR CONSTRUCTION

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FURNITURE SCHEDULE			
QUANTITY	TYPE	MANUFACTURER/MODEL	REPRESENTATIVE
2	BIKE RACK	LANDSCAPE FORMS: LOOP BIKE RACK; TITANIUM FINISH MOUNTED PER MANUFACTURER'S SPECIFICATIONS	JILLIAN VANDERMEEDEN PH:269-337-1206

NOTES:
- COLORS AND FINISHES AS DESIGNATED IDENTIFY ONE PRODUCER'S/SUPPLIER'S PRODUCTS.

- ALTERNATE PRODUCERS/SUPPLIERS PRODUCT SHALL MATCH EACH COLOR AND FINISH OF THE PRODUCER/SUPPLIER LISTED.

- PRODUCT SUBSTITUTION REQUESTS SHALL BE SUBMITTED BY THE CONTRACTOR WITHIN 15 DAYS AFTER THE COMMENCEMENT OF WORK. SUBMIT PRODUCT DATA AND FULL SIZE SAMPLES TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO ORDERING, PURCHASING, AND INSTALLATION OF THE PRODUCT.

A HS-5 FURNITURE SCHEDULE
SCALE:NTS

PAVEMENT SCHEDULE	
SIDEWALKS	
C-1	ARGOS READYMIX 40SAPG148 W/ #2 COARSE AGGREGATE & BLACK BEAUTY ADDITIVE (50 LBS/CY. TOP CAST RETARDER FINISH NO. 5
P-1	HANOVER ARCH. PRODUCTS - PREST BRICK TRADITIONAL 6"X9"X3" THICKNESS; PAVER; COLOR: MATRIX #B92620; FINISH: TUDOR
P-2	HANOVER ARCH. PRODUCTS - 12"X12"X2" THICKNESS; PAVER; COLOR: CHARCOAL; FINISH: DETECTABLE WARNING

NOTES:
- COLORS AND FINISHES AS DESIGNATED IDENTIFY ONE PRODUCER'S/SUPPLIER'S PRODUCTS.

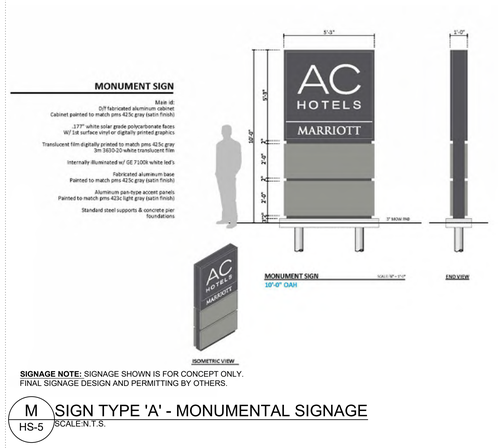
- ALTERNATE PRODUCERS/SUPPLIERS PRODUCT SHALL MATCH EACH COLOR AND FINISH OF THE PRODUCER/SUPPLIER LISTED.

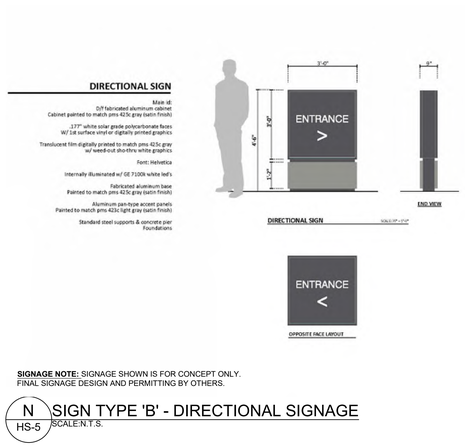
- PRODUCT SUBSTITUTION REQUESTS SHALL BE SUBMITTED BY THE CONTRACTOR WITHIN 15 DAYS AFTER THE COMMENCEMENT OF WORK. SUBMIT PRODUCT DATA AND FULL SIZE SAMPLES TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO ORDERING, PURCHASING, AND INSTALLATION OF THE PRODUCT.

B HS-5 PAVEMENT SCHEDULE
SCALE:NTS

LIGHT FIXTURE SCHEDULE				
TYPE	SYMBOL	QUANTITY	MANUFACTURER/MODEL	REPRESENTATIVE
LIGHT FIXTURE TYPE 'A'	⌖	9	'LOW LEVEL' PATH LIGHT: SISTEMALUX - MINIREEF BOLLARD - LED, 2,700K - COLOR: ALUMINIUM GRAY (S5263H-UNV-14-D10) FOOTING PER MANUFACTUER'S SPECIFICATIONS	SESCO LIGHTING CONTACT: THOMAS NICHOLS 770-449-7045
PARKING LIGHT FIXTURE	✸	3	KING LUMINAIRE: K800-P4FL-111-10(SSL) - 8060; KING LED TECH-K806 SATELLITE SR SHALLOW GLASS; HAPCO DECORATIVE ARM: ARH43300; ARLEN POLE & BASE W/ 6" POLE (TO MATCH INSTALLED NORTHWINDS STREET LIGHT)	ARRD+WINTER CONTACT: WINFIELD LITTLETON 770-368-2740

C HS-5 LIGHT FIXTURE SCHEDULE
SCALE:NTS





SIGNAGE NOTE: SIGNAGE SHOWN IS FOR CONCEPT ONLY.
FINAL SIGNAGE DESIGN AND PERMITTING BY OTHERS.

M HS-5 SIGN TYPE 'A' - MONUMENTAL SIGNAGE
SCALE:N.T.S.

SIGNAGE NOTE: SIGNAGE SHOWN IS FOR CONCEPT ONLY.
FINAL SIGNAGE DESIGN AND PERMITTING BY OTHERS.

N HS-5 SIGN TYPE 'B' - DIRECTIONAL SIGNAGE
SCALE:N.T.S.

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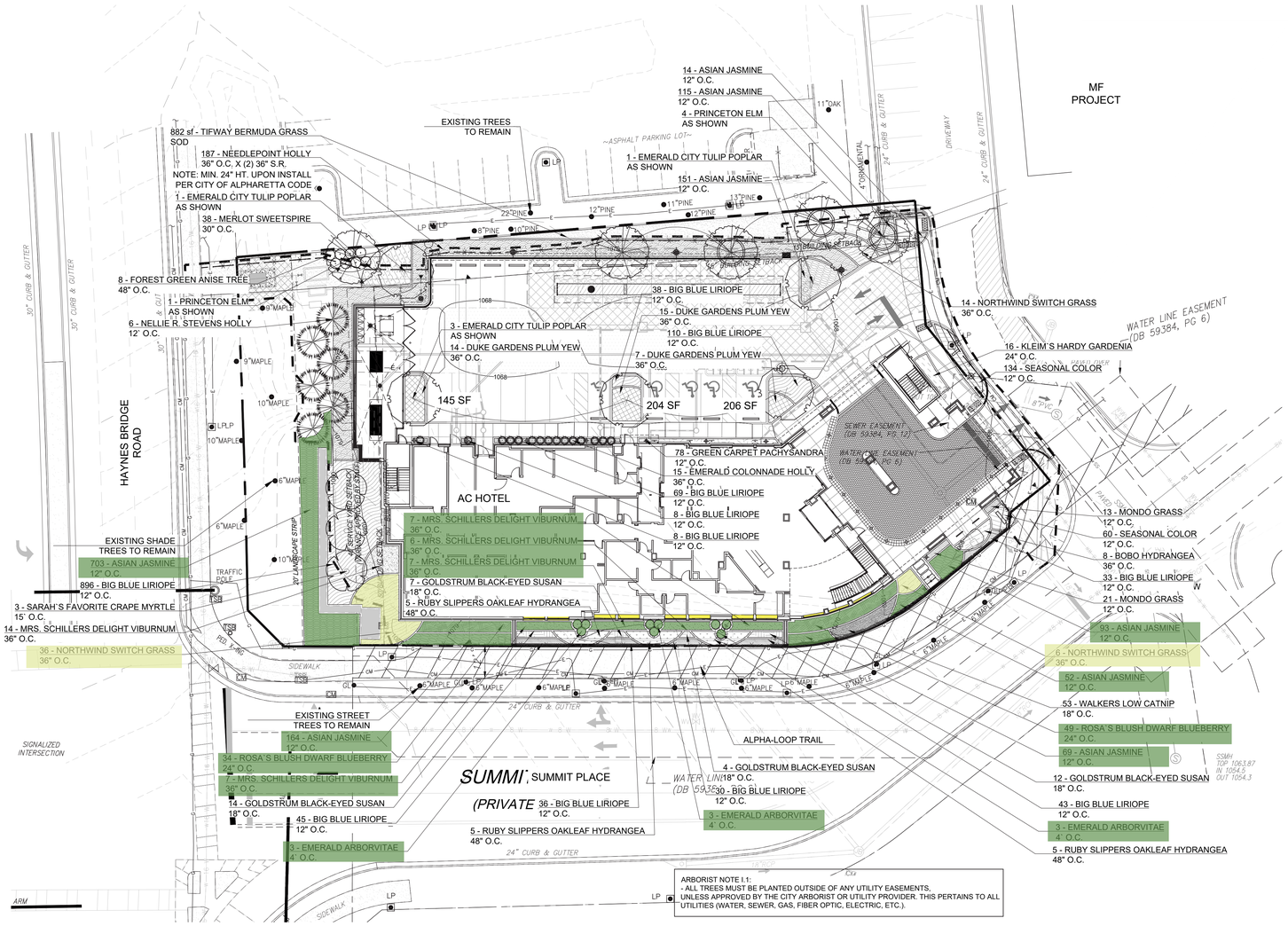
HARDSCAPE IMPROVEMENT DETAILS

CM
Principal-in-Charge
BC
Project Designer
BC
Project Manager
Drawn By: BC

20011
Project No.
AS SHOWN
Scale:
HS-5
Drawing No.

NOT ISSUED FOR CONSTRUCTION

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PLANT LIST:

QUANTITY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	ROOT	COMMENT
6	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	4-4.5"	12-14'	6-7'	B&B	Full to ground; dense foliage; straight, tightly pruned pyramidal form
15	Ilex x 'RutHol1'	Emerald Colonnade Holly		4-5'	18-24"	10 gal	Full to ground; dense foliage; straight, tightly pruned pyramidal form
3	Lagerstroemia x 'Sarah's Favorite'	Sarah's Favorite Crape Myrtle	2.5-3"	10-12'	7-8'	B&B	Multi-trunk (3-5 trunks); well pruned (no straight-whip trunks)
5	Liriodendron tulipifera 'JSN-OZ'	Emerald City® Tulip Poplar	4-4.5"	20-22'	8-9'	B&B	Single straight trunk; dense, uniform branching; single central leader
9	Thuja occidentalis 'Emerald'	Emerald Arborvitae	2.5-3"	9-10'	3-4'	B&B	Full to ground; dense foliage; straight, tightly pruned pyramidal form
5	Ulmus americana 'Princeton'	Princeton Elm	4-4.5"	20-22'	9-10'	B&B	Straight trunk; 7 clear trunk; dense branching; one central leader
10	Buxus microphylla 'Wintergreen'	Wintergreen Boxwood		12-15"	12-15"	3 gal	Densely pruned form; healthy color; well rooted in pot
36	Cephalotaxus harringtonia 'Duke Gardens'	Duke Gardens Plum Yew			9-12"	12-15"	3 gal Densely pruned form; healthy color; well rooted in pot
16	Gardenia jasminoides 'Kleim's Hardy'	Kleim's Hardy Gardenia			12-15"	15-18"	3 gal Densely pruned form; healthy color; well rooted in pot
8	Hydrangea paniculata 'ILVOBO'	Bobo Hydrangea			15-18"	18-24"	3 gal Dense branching; well rooted in pot; self supporting stems
15	Hydrangea quercifolia 'Ruby Slippers'	Ruby Slippers Oakleaf Hydrangea			18-24"	12-15"	3 gal Dense branching; well rooted in pot; self supporting stems
187	Ilex cornuta 'Needlepoint'	Needlepoint Holly			24-30"	18-24"	5 gal Densely pruned form; healthy color; well rooted in pot
8	Illicium parviflorum 'Forest Green'	Forest Green Ocala Anise			30-36"	24-30"	7 gal Densely pruned form; healthy color; well rooted in pot
38	Itea virginica 'Merlot'	Merlot Sweetspire			18-24"	18-24"	3 gal Dense branching; well rooted in pot; self supporting stems
98	Vaccinium darrowii 'Rosa's Blush'	Rosa's Blush Dwarf Blueberry			12-15"	12-15"	3 gal Densely pruned form; healthy color; well rooted in pot
41	Viburnum obovatum 'Ms. Schiller's Delight'	Ms. Schiller's Delight Viburnum			12-15"	15-18"	3 gal Densely pruned form; healthy color; well rooted in pot
1316	Liriope muscari 'Big Blue'	Big Blue Liriope					4" pot (1 pint) Full in pot; good color; dense foliage mass
34	Ophiopogon japonicus	Mondo Grass					4" pot (1 pint) Full in pot; good color; dense foliage mass
78	Pachysandra terminalis 'Green Carpet'	Green Carpet Pachysandra					4" pot (1 pint) Full in pot; good color; dense foliage mass
1369	Trachelospermum asiaticum	Asian Jasmine					4" pot (1 pint) Full in pot; 3 runners min., each 8" min. in length
53	Nepeta x faassenii 'Walkers Low'	Walkers Low Catnip				1 gal	Fully rooted in pot; dense compact growth
37	Rudbeckia fulgida 'Goldsturm'	Goldstrum Black-Eyed Susan					4" pot (1 pint) Fully rooted in pot; dense compact growth
56	Panicum virgatum 'Northwind'	Northwind Switch Grass				3 gal	Full in pot; well rooted; dense clump
194		SEASONAL COLOR					4" pot (1 pint) Full in pot; free of rot & disease
882	Cynadon dactylon 'Tifway'	Tifway Bermuda Grass				Sod	Certified pure; free of weeds; good color

KEY LEGEND

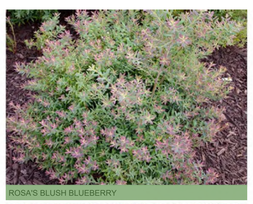
- EVERGREEN SHRUBS & GROUNDCOVER ALONG SUMMIT PLACE
- ORNAMENTAL GRASS (PRUNED TO GROUND IN LATE WINTER)

ARBORIST NOTES J.1 - J.19
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. DESIGN LANDSCAPE ARCHITECT OR PROJECT ARBORIST WILL INSPECT, VERIFY, AND APPROVE THE LANDSCAPE HAS BEEN PLANTED PER THE APPROVED PLANS AND CITY STANDARDS PRIOR TO CONTACTING THE CITY ARBORIST FOR A CO INSPECTION.
4. TREES AGREED UPON TO BE SAVED ARE THE RESPONSIBILITY OF THE OWNER.
5. A 4" LAYER OF MULCH IS REQUIRED FOR THE CRZ OF SPECIMEN TREES, TREES OF QUALITY, AND TREE GROUPINGS. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION AND SHALL NOT TOUCH THE TRUNKS OF THE TREE(S).
6. A MINIMUM 2" LAYER OF MULCH IS REQUIRED FOR ALL EXISTING, NON-SPECIMEN, LANDSCAPE TREES, INCLUDING STREET AND PARKING LOT TREES. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION AND SHALL NOT TOUCH THE TRUNKS OF THE TREE(S).
7. ALL MULCH MUST BE ORGANIC MULCH CONSISTING OF WOOD CHIPS, SHREDDED BARK, PINE NEEDLES, OR SIMILAR. SYNTHETIC MULCH OR ROCKS ARE NOT APPROVED FOR USE IN THE CITY OF ALPHARETTA.
8. 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.
9. PLANT SIZES (CALIPER AND HEIGHT) MUST MATCH THE SIZES SHOWN ON THE PLANS. PLANTS THAT DO NOT MEET THESE MINIMUMS WILL NOT BE ACCEPTED. E.G. 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.
10. 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.
11. WATERING BAGS OR A DRIP IRRIGATION SYSTEM MUST BE PROVIDED FOR ALL TREES IMMEDIATELY AFTER PLANTING AND REMAIN THROUGH ESTABLISHMENT.
12. 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.
13. NO TRENCHING ALLOWED IN TREE SAVE AREAS- INCLUDING IRRIGATION.
14. 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 12 HOUR PERIOD, USE AN AUGER TO DRILL A 10" INCH HOLE TO A DEPTH OF FOUR FEET BELOW THE BOTTOM OF THE PIT. FILL HOLE WITH DRAINAGE GRAVEL AND COVER WITH A SOIL SEPARATOR. RETEST PIT. IF DRAINAGE IS STILL UNSATISFACTORY, CITY ARBORIST AND PROJECT ARBORIST MUST BE NOTIFIED IN WRITING OF THE LOCATIONS WITH POOR DRAINAGE TO PROVIDE A SOLUTION
BEFORE PLANTING. TESTING RESULTS MUST BE PROVIDED TO THE CITY ARBORIST.
- ALL BUFFERS SHALL BE PLANTED WHERE SPARSE AND CODE REQUIRED SCREENING SHALL BE INSTALLED IN ORDER TO CREATE A YEAR ROUND OPAQUE SCREEN WITHIN 2 YEARS OF CONSTRUCTION OR AS DIRECTED BY THE CITY OF ALPHARETTA. DURING CONSTRUCTION OR AT THE TIME OF CO THE CITY MAY REQUIRE ADDITIONAL PLANTINGS TO MEET THESE REQUIREMENTS ABOVE WHAT IS SHOWN ON THE APPROVED LANDSCAPE PLAN.
15. ALL TREE ANCHORING DEVICES SHALL BE REMOVED FROM TREE AFTER ONE COMPLETE
GROWING SEASON OR ONE YEAR AFTER PLANTING, WHICHEVER IS GREATER.
16. PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE CARE AND MAINTENANCE OF THE TREES
AND LANDSCAPING THAT FRONT THEIR PROPERTY WITHIN THE ROW.
17. LANDSCAPE CONTRACTORS ARE REQUIRED TO ATTEND THE CITY OF ALPHARETTA PRE-CONSTRUCTION CLASS PRIOR TO BEGINNING WORK ON ANY PROJECT. PLEASE CALL (678)297-6070 FOR INFORMATION AND TO RESERVE A SPOT.
18. NO TREES SHALL BE PLANTED ON ANY AREA OF AN EARTHEN DAM OR EMBANKMENT. MAKE SURE THIS NOTE IS BOLD AND LOCATED IN A PROMINENT PLACE NEAR THE DAM.


WINTERGREEN BOXWOOD


KLEIM'S HARDY GARDENIA


MERLOT SWEETSPIRE


ROSA'S BLUSH BLUEBERRY


ASIAN JASMINE


SIBERIAN IRIS


MT. AIRY FOTHERGILLA


LITTLE LIME HYDRANGEA


BIG BLUE LIRIOPE


WALKERS LOW CATNIP


DUKE GARDENS PLUM YEW


EMERALD ARBORVITAE


OAKLEAF HYDRANGEA


NEEDLEPOINT HOLLY


NORTHWINDS SWITCH GRASS


MRS. SCHILLER'S DELIGHT VIBURNUM


MONDO GRASS


SARAH'S FAVORITE CRAPE MYRTLE


PRINCETON ELM


EMERALD CITY TULIP POPLAR

A LS-1 LANDSCAPE DEVELOPMENT PLAN
SCALE: 1"=20'

0' 10' 20' 40'

NORTH

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GEORGIA REGISTERED LANDSCAPE ARCHITECT ROBERT T. HUBBER

AC MARRIOTT HOTEL

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2000 SUMMIT PLACE
ALPHARETTA, GA. 30009

No.	Description	Date
	DRB Submission	03/02/2026

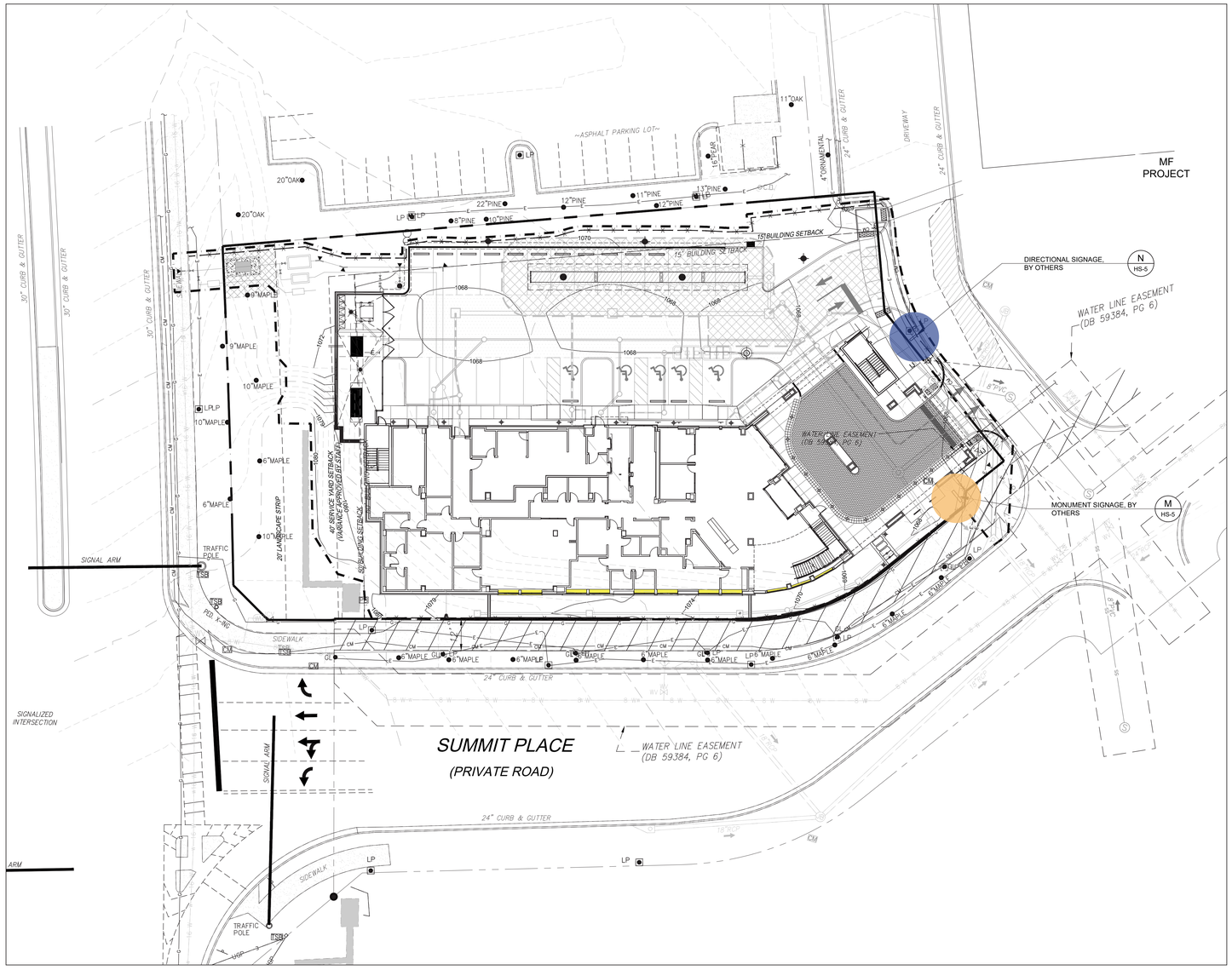
LANDSCAPE DEVELOPMENT PLAN

CM Principal-in-Charge
BC Project Designer
BC Project Manager
Drawn By: BC
20011 Project No.
AS SHOWN Scale:
LS-1 Drawing No.
NOT ISSUED FOR CONSTRUCTION

Last modified on 02/19/26 by JSHAH
File located in S:\2020\20011\Graphics\C - CAD\06 - Regulatory\ 20011HW1-DRB.dwg

Signage
Review Section

NOTE: Section Provided for General Approval Only. Owner anticipates full signage review to require shop drawings from sign vendor, sizing according to overlay district requirements, etc.



A HS-3 SIGN LAYOUT PLAN
SCALE: 1"=20'

SIGN TYPE 'A'

MONUMENT SIGN

Main id:
D/f fabricated aluminum cabinet
Cabinet painted to match pms 423c gray (satin finish)

.177" white solar grade polycarbonate faces
W/ 1st surface vinyl or digitally printed graphics

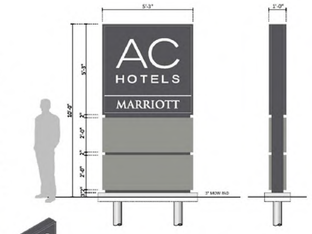
Translucent film digitally printed to match pms 423c gray
3m 3630-22 white translucent film

Internally illuminated w/ GE 7100k white led's

Fabricated aluminum base
Painted to match pms 423c gray (satin finish)

Aluminum pan-type accent panels
Painted to match pms 420c light gray (satin finish)

Standard steel supports & concrete pier foundations



MONUMENT SIGN
10'-0" OAH
SCALE: 1/2" = 1'-0"

END VIEW



ISOMETRIC VIEW

SIGN TYPE 'B'

DIRECTIONAL SIGN

Main id:
D/f fabricated aluminum cabinet
Cabinet painted to match pms 423c gray (satin finish)

Translucent film digitally printed to match pms 423c gray
w/ weed-cut sha-thru white graphics

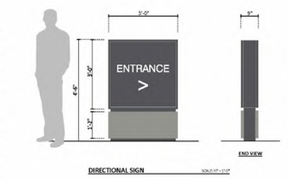
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Internally illuminated w/ GE 7100k white led's

Fabricated aluminum base
Painted to match pms 423c gray (satin finish)

Aluminum pan-type accent panels
Painted to match pms 423c light gray (satin finish)

Standard steel supports & concrete pier foundations



DIRECTIONAL SIGN
SCALE: 3/4" = 1'-0"



OPPOSITE FACE LAYOUT

0' 10' 20' 40'

NORTH

REESE VANDERBILT & ASSOCIATES
6600 PEACHTREE DUNWOODY RD.
600 EMBASSY ROW
SUITE 200
ATLANTA, GEORGIA 30328
T. 404.879.2001
www.reesevanderbilt.com

KERIOTH
361 Township Avenue, Suite 200 Ridgeland, MS 39157

HGOR
3445 Peachtree RD NE
Suite 1425
Atlanta, Georgia 30326
www.hgor.com
p. 404-248-1960
f. 404-248-1092

GEORGIA REGISTERED 702 LANDSCAPE ARCHITECT ROBERT T. HUGHES

AC MARRIOTT HOTEL

NORTHWINDS SUMMIT
2000 SUMMIT PLACE,
ALPHARETTA, GA. 30009

No.	Description	Date
	DRB Submission	03/02/2026

SIGN LAYOUT PLAN

CM Principal-in-Charge
BC Project Designer
BC Project Manager
Drawn By: BC
20011 Project No.
AS SHOWN Scale:
HS-3 Drawing No.

NOT ISSUED FOR CONSTRUCTION

Last modified on 02/19/26 by JSHAH
File located in S:\2020\20011\Graphics\C - CAD\06 - Regulatory\ 20011HW1-DRB.dwg

FURNITURE SCHEDULE			
QUANTITY	TYPE	MANUFACTURER/MODEL	REPRESENTATIVE
2	BIKE RACK	LANDSCAPE FORMS: LOOP BIKE RACK; TITANIUM FINISH MOUNTED PER MANUFACTURER'S SPECIFICATIONS	JILLIAN VANDERMEEDEN PH:269-337-1206

NOTES:
- COLORS AND FINISHES AS DESIGNATED IDENTIFY ONE PRODUCER'S/SUPPLIER'S PRODUCTS.

- ALTERNATE PRODUCERS/SUPPLIERS PRODUCT SHALL MATCH EACH COLOR AND FINISH OF THE PRODUCER/SUPPLIER LISTED.

- PRODUCT SUBSTITUTION REQUESTS SHALL BE SUBMITTED BY THE CONTRACTOR WITHIN 15 DAYS AFTER THE COMMENCEMENT OF WORK. SUBMIT PRODUCT DATA AND FULL SIZE SAMPLES TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO ORDERING, PURCHASING, AND INSTALLATION OF THE PRODUCT.

A HS-5 FURNITURE SCHEDULE
SCALE:NTS

PAVEMENT SCHEDULE	
SIDEWALKS	
C-1	ARGOS READYMIX 40SAPG148 W/ #2 COARSE AGGREGATE & BLACK BEAUTY ADDITIVE (50 LBS/CY. TOP CAST RETARDER FINISH NO. 5
P-1	HANOVER ARCH. PRODUCTS - PREST BRICK TRADITIONAL 6"X9"X3" THICKNESS; PAVER; COLOR: MATRIX #B92620; FINISH: TUDOR
P-2	HANOVER ARCH. PRODUCTS - 12"X12"X2" THICKNESS; PAVER; COLOR: CHARCOAL; FINISH: DETECTABLE WARNING

NOTES:
- COLORS AND FINISHES AS DESIGNATED IDENTIFY ONE PRODUCER'S/SUPPLIER'S PRODUCTS.

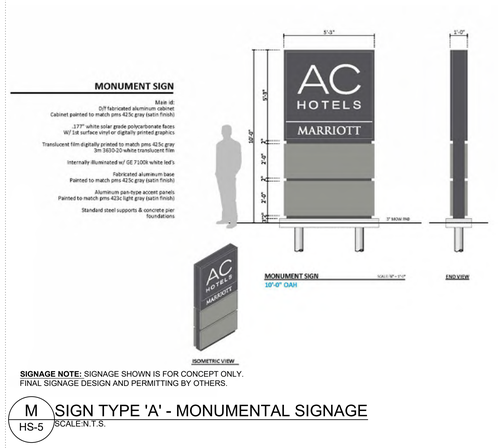
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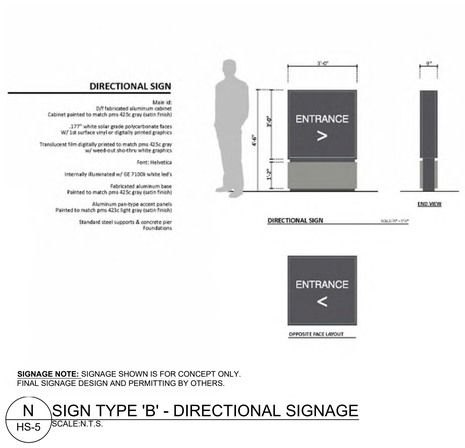
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B HS-5 PAVEMENT SCHEDULE
SCALE:NTS

LIGHT FIXTURE SCHEDULE				
TYPE	SYMBOL	QUANTITY	MANUFACTURER/MODEL	REPRESENTATIVE
LIGHT FIXTURE TYPE 'A'	⌖	9	'LOW LEVEL' PATH LIGHT: SISTEMALUX - MINIREEF BOLLARD - LED, 2,700K - COLOR: ALUMINIUM GRAY (S5263H-UNV-14-D10) FOOTING PER MANUFACTUER'S SPECIFICATIONS	SESCO LIGHTING CONTACT: THOMAS NICHOLS 770-449-7045
PARKING LIGHT FIXTURE	✸	3	KING LUMINAIRE: K800-P4FL-111-10(SSL) - 8060; KING LED TECH-K806 SATELLITE SR SHALLOW GLASS; HAPCO DECORATIVE ARM: ARH43300; ARLEN POLE & BASE W/ 6" POLE (TO MATCH INSTALLED NORTHWINDS STREET LIGHT)	ARRD+WINTER CONTACT: WINFIELD LITTLETON 770-368-2740

C HS-5 LIGHT FIXTURE SCHEDULE
SCALE:NTS





ISOMETRIC VIEW

SIGNAGE NOTE: SIGNAGE SHOWN IS FOR CONCEPT ONLY.
FINAL SIGNAGE DESIGN AND PERMITTING BY OTHERS.

M HS-5 SIGN TYPE 'A' - MONUMENTAL SIGNAGE
SCALE:N.T.S.

SIGNAGE NOTE: SIGNAGE SHOWN IS FOR CONCEPT ONLY.
FINAL SIGNAGE DESIGN AND PERMITTING BY OTHERS.

N HS-5 SIGN TYPE 'B' - DIRECTIONAL SIGNAGE
SCALE:N.T.S.

REESE VANDERBILT & ASSOCIATES
6600 PEACHTREE DUNWOODY RD.
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SUITE 200
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Atlanta, Georgia 30326
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p. 404-248-1960
f. 404-248-1092

GEORGIA REGISTERED No. 902 LANDSCAPE ARCHITECT ROBERT T. HUGHES

AC MARRIOTT HOTEL

NORTHWINDS SUMMIT
2000 SUMMIT PLACE
ALPHARETTA, GA. 30009

No.	Description	Date
	DRB Submission	03/02/2026

HARDSCAPE IMPROVEMENT DETAILS

CM
Principal-in-Charge
BC
Project Designer
BC
Project Manager
Drawn By: BC

20011
Project No.
AS SHOWN
Scale:
HS-5
Drawing No.

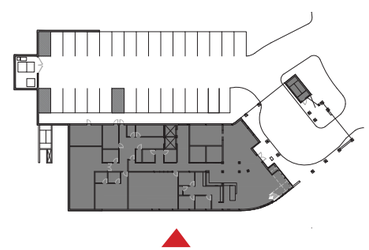
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Last modified on 02/19/26 by JSHAH
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MATERIALS LEGEND - MODIFIED

- STUCCO OR EIFS SYSTEM (AS APPROVED) COLOR : URBANE BRONZE LINES REPRESENT REVEALS AT SAME MATERIAL AND COLOR
- COMPOSITE METAL PANEL SYSTEM ALUCOBOND PLUS COLOR: BRUSHED CARBON
- COMPOSITE METAL PANEL SYSTEM ALUCOBOND PLUS CUSTOM COLOR TO MATCH: SW 6222 RIVERWAY
- COMPOSITE METAL PANEL ALUCOBOND PLUS COLOR: OYSTER
- COMPOSITE METAL PANEL ALUCOBOND PLUS COLOR: BEIGE
- BRICK VENEER SYSTEM PALMETTO: WHITE STONE OR EQUAL GROUT: CEMEX LIGHT SAND 1152
- BRICK VENEER SYSTEM ACME: SLATE GRAY OR EQUAL GROUT: CEMEX MAGNOLIA DARK
- GLASS VIRACON VE1-2M OR EQUAL
- SPANDREL GLASS



SOUTH ELEVATION

KERIOTH

AC HOTELS MARRIOTT

AC ALPHARETTA

NORTHWINDS SUMMIT

SC: 1/16"=1'-0"

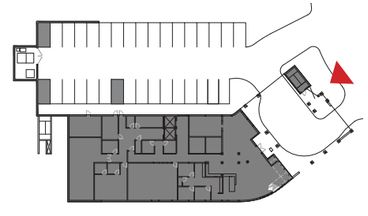
DATE: 03.02.2026

REESE VANDERBILT ARCHITECTS PC



MATERIALS LEGEND - MODIFIED

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  COLOR : URBANE BRONZE
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  PALMETTO: WHITE STONE OR EQUAL
  GROUT: CEMEX LIGHT SAND 1152
- BRICK VENEER SYSTEM
  ACME: SLATE GRAY OR EQUAL
  GROUT: CEMEX MAGNOLIA DARK
- GLASS
  VIRACON VE1-2M OR EQUAL
- SPANDREL GLASS



EAST ELEVATION

KERIOTH

AC HOTELS MARRIOTT

AC ALPHARETTA

NORTHWINDS SUMMIT

SC: 1/16"=1'-0"

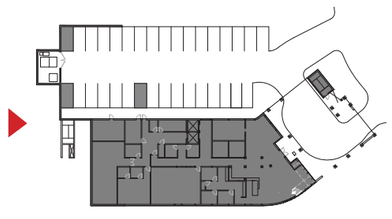
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REESE VANDERBILT ARCHITECTS PC



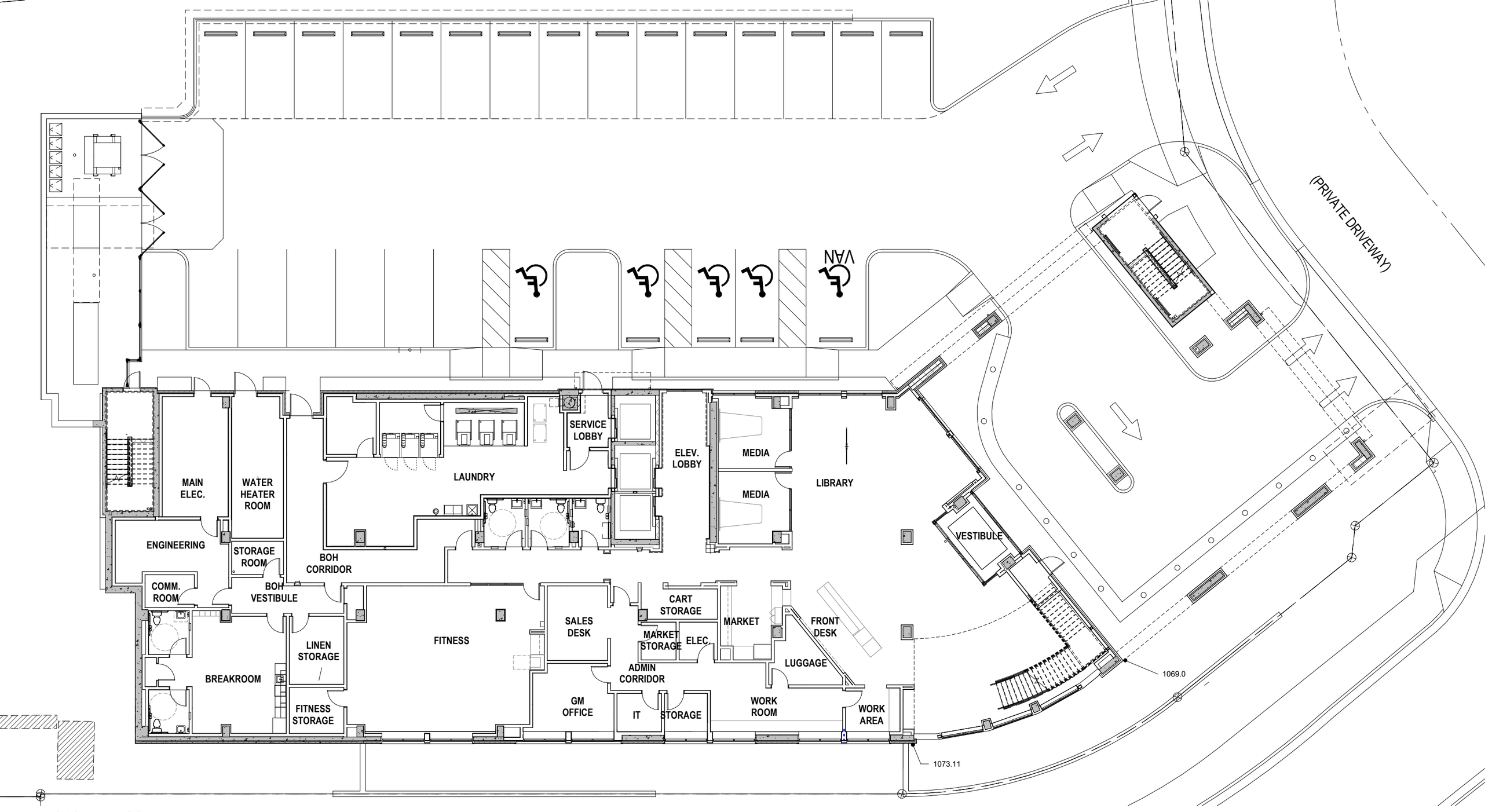
MATERIALS LEGEND - MODIFIED

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  COLOR : URBANE BRONZE
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  COLOR: BRUSHED CARBON
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  ALUCOBOND PLUS
  CUSTOM COLOR TO MATCH: SW 6222 RIVERWAY
- COMPOSITE METAL PANEL
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  COLOR: OYSTER
- COMPOSITE METAL PANEL
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  COLOR: BEIGE
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  PALMETTO: WHITE STONE OR EQUAL
  GROUT: CEMEX LIGHT SAND 1152
- BRICK VENEER SYSTEM
  ACME: SLATE GRAY OR EQUAL
  GROUT: CEMEX MAGNOLIA DARK
- GLASS
  VIRACON VE1-2M OR EQUAL
- SPANDREL GLASS



SOUTH ELEVATION

Exterior Elevation
Review Section



GROUND FLOOR PLAN

*PLEASE REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR SITE LAYOUT

KERIOTH

AC HOTELS MARRIOTT

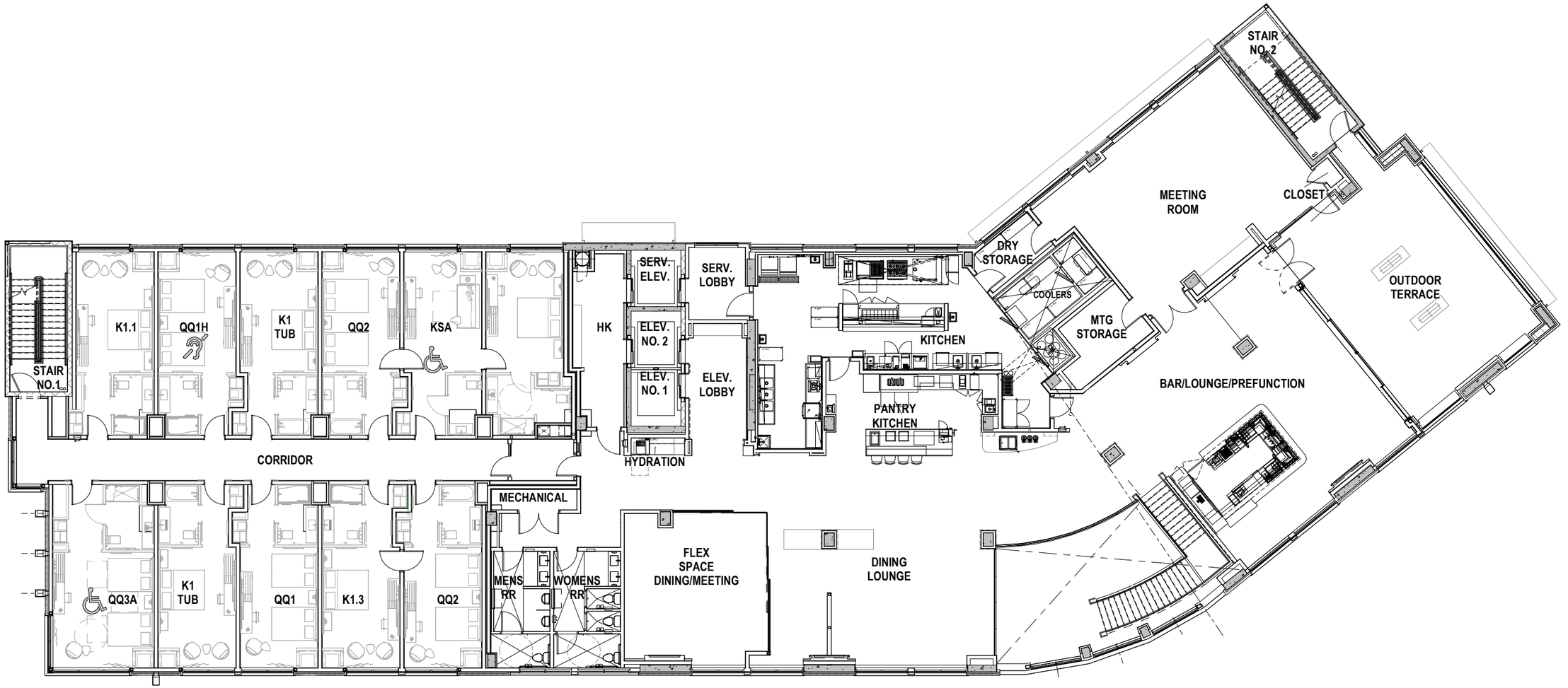
AC ALPHARETTA

NORTHWINDS SUMMIT

SC: 1/16"= 1'-0"

DATE: 03.02.2026

REESE VANDERBILT ARCHITECTS PC



2ND FLOOR PLAN

SHEET 2 OF 20

KERIOTH

AC HOTELS MARRIOTT

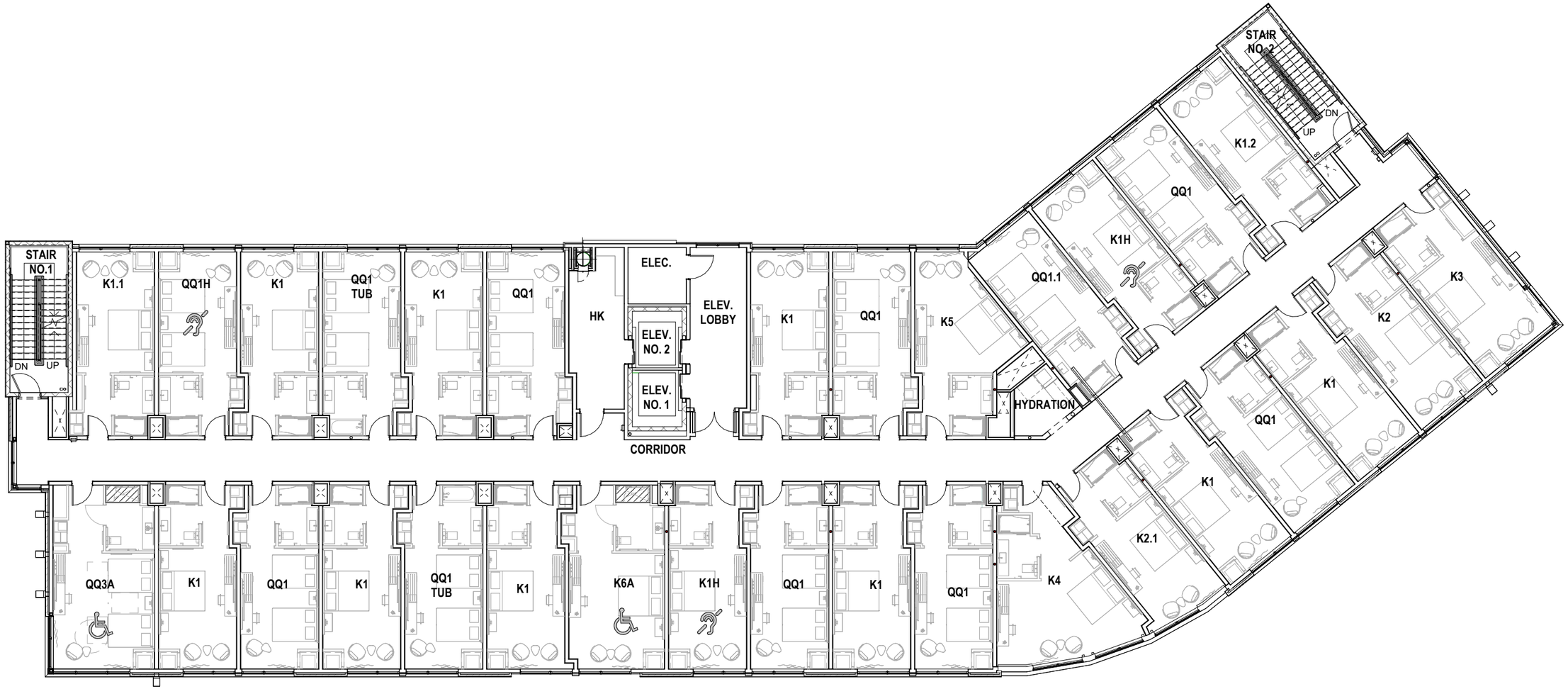
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NORTHWINDS SUMMIT

SC: 1/16"=1'-0"

DATE: 03.02.2026

REESE VANDERBILT ARCHITECTS PC



3RD - 7TH FLOOR PLAN

KERIOTH

AC HOTELS MARRIOTT

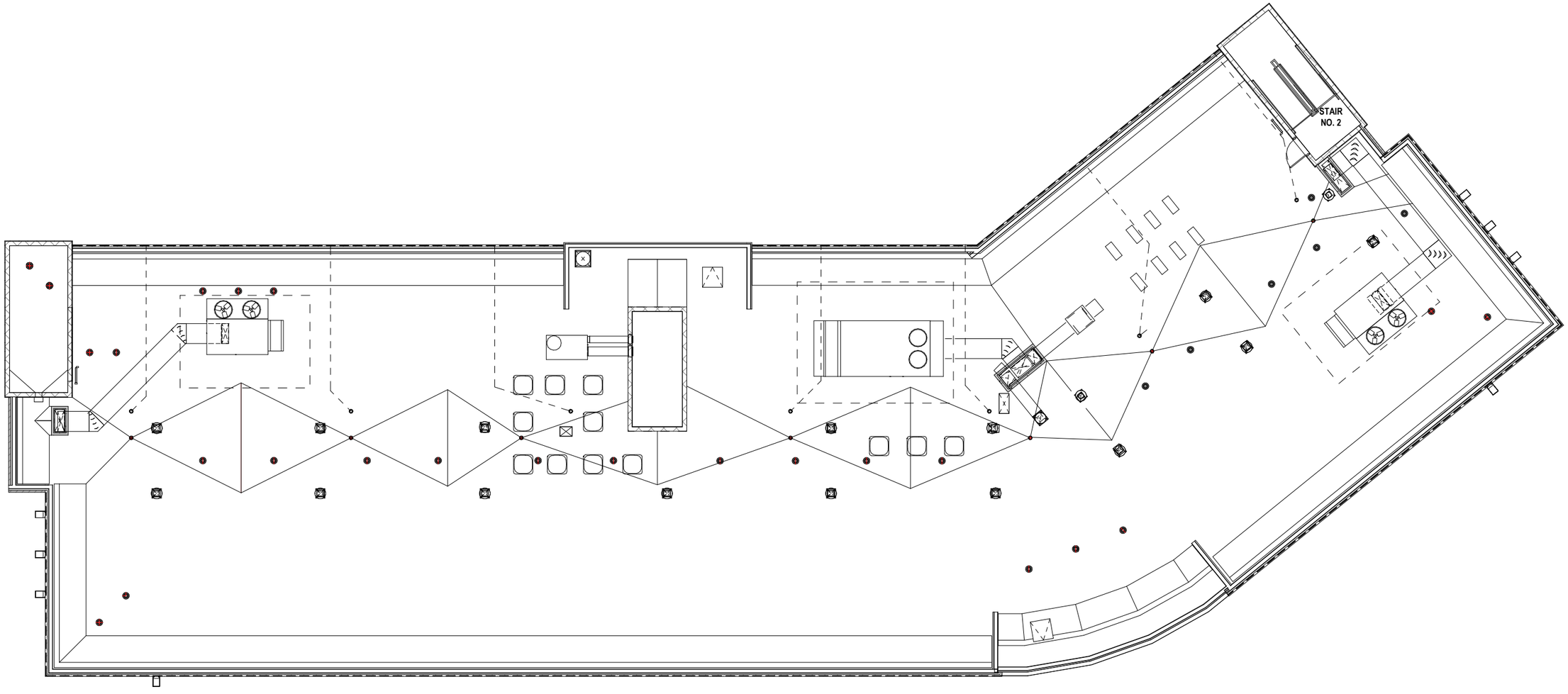
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NORTHWINDS SUMMIT

SC: 1/16"=1'-0"

DATE: 03.02.2026

REESE VANDERBILT ARCHITECTS PC



ROOF PLAN

AC ALPHARETTA

NORTHWINDS SUMMIT

SC: 1/16"=1'-0"

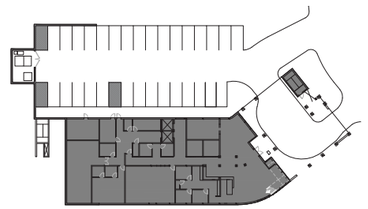
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MATERIALS LEGEND - MODIFIED

- STUCCO OR EIFS SYSTEM (AS APPROVED) — COLOR : URBANE BRONZE; LINES REPRESENT REVEALS AT SAME MATERIAL AND COLOR
- COMPOSITE METAL PANEL SYSTEM — ALUCOBOND PLUS; COLOR: BRUSHED CARBON
- COMPOSITE METAL PANEL SYSTEM — ALUCOBOND PLUS; CUSTOM COLOR TO MATCH: SW 6222 RIVERWAY
- COMPOSITE METAL PANEL — ALUCOBOND PLUS; COLOR: OYSTER
- COMPOSITE METAL PANEL — ALUCOBOND PLUS; COLOR: BEIGE
- BRICK VENEER SYSTEM — PALMETTO: WHITE STONE OR EQUAL; GROUT: CEMEX LIGHT SAND 1152
- BRICK VENEER SYSTEM — ACME: SLATE GRAY OR EQUAL; GROUT: CEMEX MAGNOLIA DARK
- GLASS — VIRACON VE1-2M OR EQUAL
- SPANDREL GLASS

SOUTH ELEVATION



SHEET 5 OF 20

AC ALPHARETTA

NORTHWINDS SUMMIT

SC: 1/16"=1'-0"

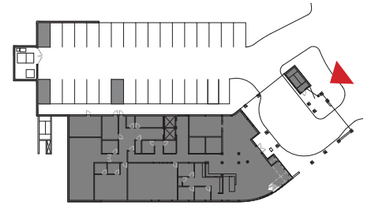
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REESE VANDERBILT ARCHITECTS PC



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  ALUCOBOND PLUS
  COLOR: OYSTER
- COMPOSITE METAL PANEL
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  COLOR: BEIGE
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  GROUT: CEMEX LIGHT SAND 1152
- BRICK VENEER SYSTEM
  ACME: SLATE GRAY OR EQUAL
  GROUT: CEMEX MAGNOLIA DARK
- GLASS
  VIRACON VE1-2M OR EQUAL
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EAST ELEVATION

KERIOTH

AC HOTELS MARRIOTT

AC ALPHARETTA

NORTHWINDS SUMMIT

SC: 1/16"=1'-0"

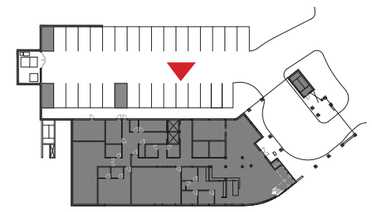
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REESE VANDERBILT ARCHITECTS PC



MATERIALS LEGEND - MODIFIED

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NORTH ELEVATION

KERIOTH

AC HOTELS MARRIOTT

AC ALPHARETTA

NORTHWINDS SUMMIT

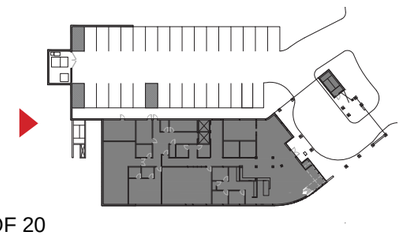
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DATE: 03.02.2026

REESE VANDERBILT ARCHITECTS PC



MATERIALS LEGEND - MODIFIED

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SOUTH ELEVATION

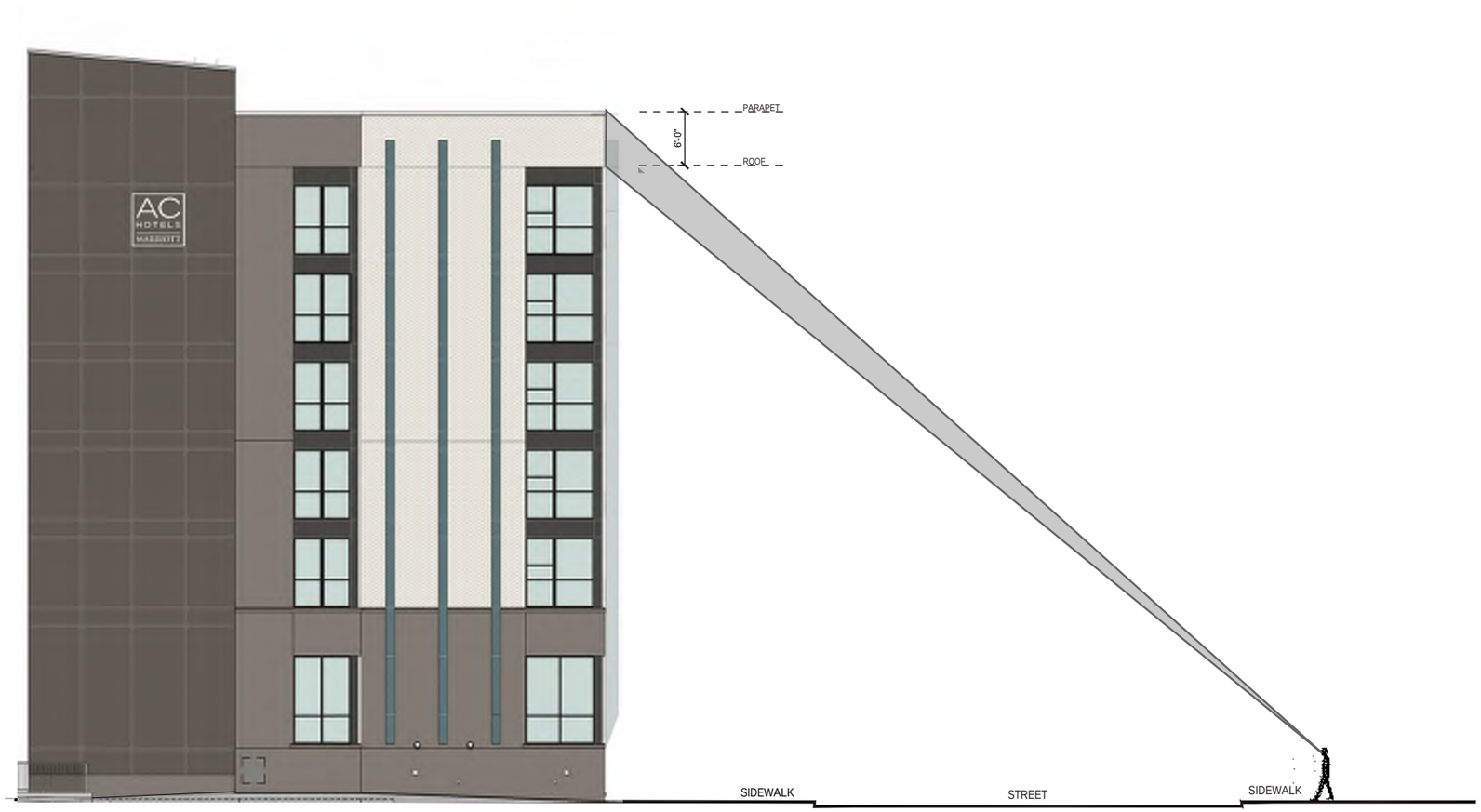
SHEET 8 OF 20

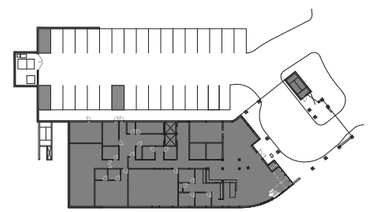
AC ALPHARETTA

NORTHWINDS SUMMIT

SC: 1/16"=1'-0"

DATE: 03.02.2026





SITELINE STUDY

SHEET 9 OF 20

KERIOTH

AC HOTELS MARRIOTT

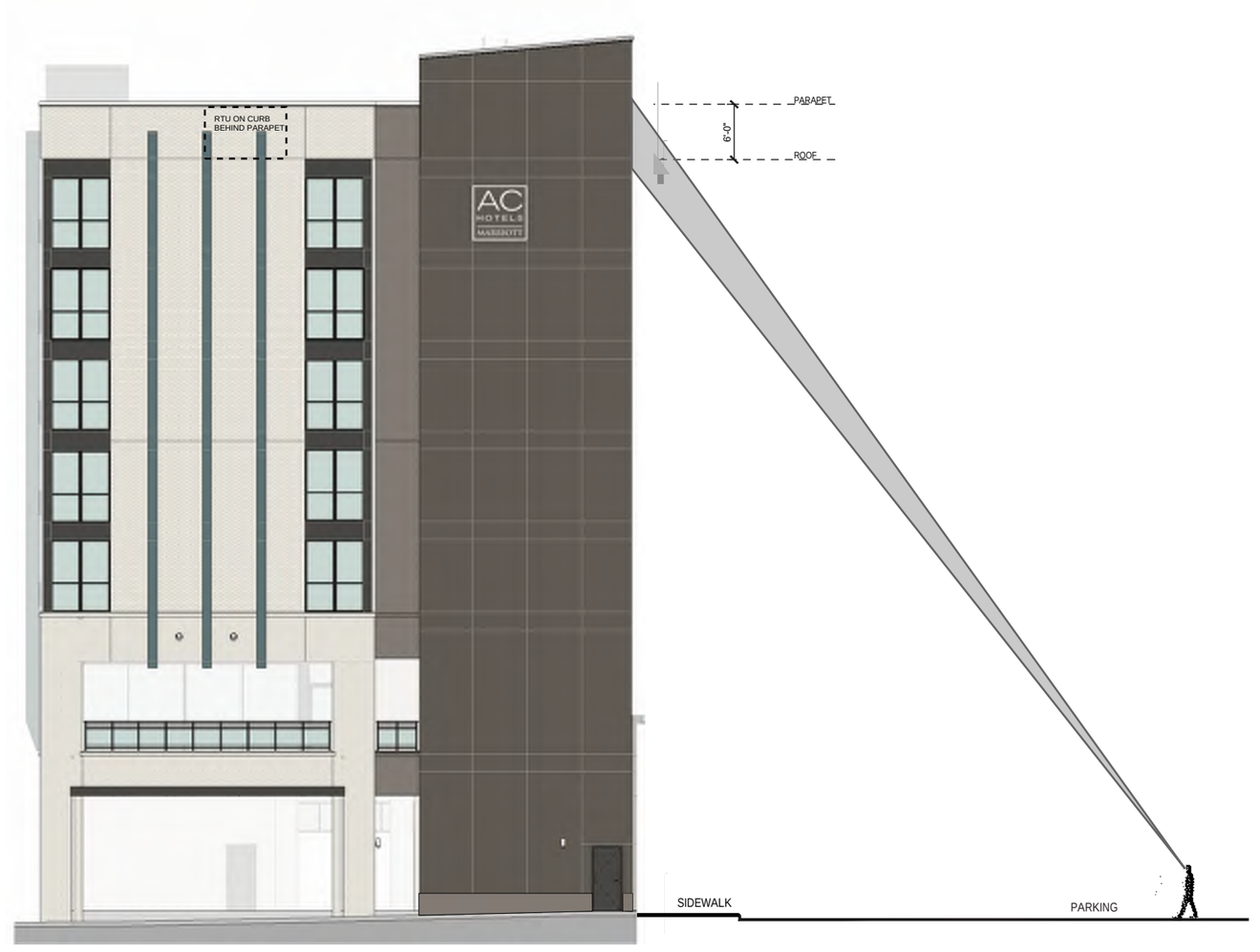
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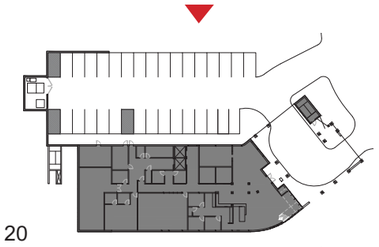
NORTHWINDS SUMMIT

SC: 1/16"=1'-0"

DATE: 03.02.2026

REESE VANDERBILT ARCHITECTS PC





SITELINE STUDY

SHEET 10 OF 20

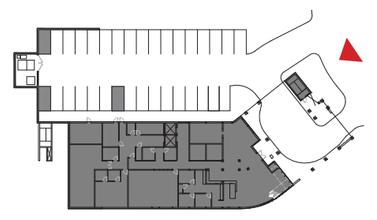
AC ALPHARETTA

NORTHWINDS SUMMIT

SC: 1/16"=1'-0"

DATE: 03.02.2026





SITELINE STUDY

SHEET 11 OF 20

KERIOTH

AC HOTELS MARRIOTT

AC ALPHARETTA

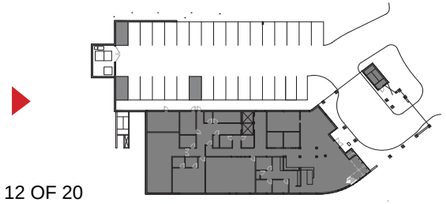
NORTHWINDS SUMMIT

SC: 1/16"=1'-0"

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REESE VANDERBILT ARCHITECTS PC





SITELINE STUDY

AC ALPHARETTA

NORTHWINDS SUMMIT

SC: 1/16"=1'-0"

DATE: 03.02.2026

REESE VANDERBILT ARCHITECTS PC

BRICK COLOR 1
PALMETTO -WHITESTONE
MORTAR- CEMEX LIGHT SAND 1152



BRICK COLOR 2
ACME - SLATE GRAY
MORTAR-CEMEX MAGNOLIA DARK



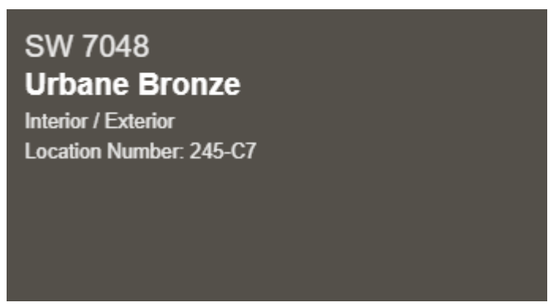
ALUCABOND COLOR/WINDOW MULLION COLOR
STATUARY BRONZE

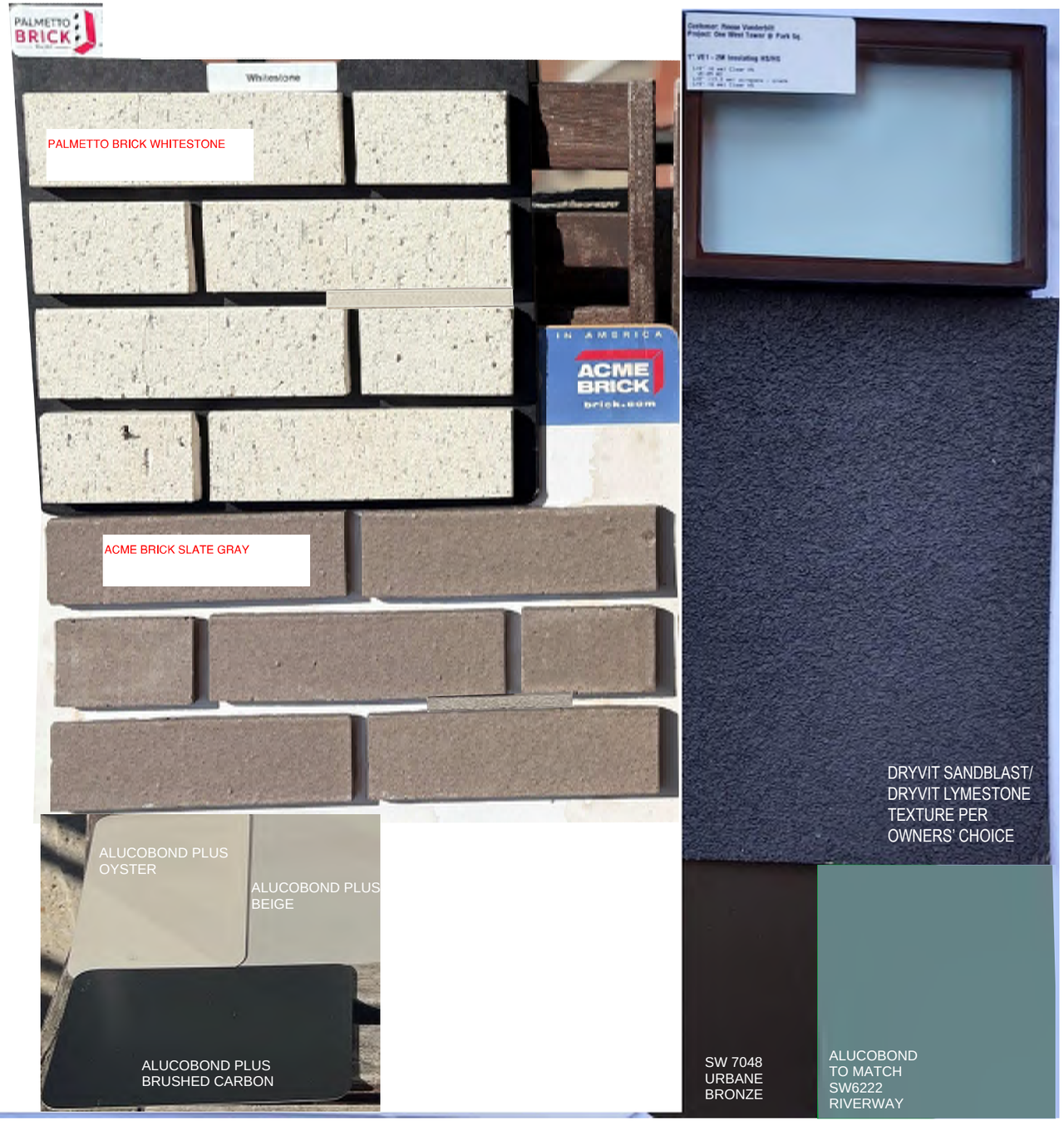


ACCENT FIN COLOR
SWERWIN WILLIAMS - SW6222 RIVERWAY



STUCCO COLOR/CEMENTITIOUS PANEL COLOR
SWERWIN WILLIAMS - URBANE BRONZE





MATERIAL BOARD

KERIOTH

AC HOTELS MARRIOTT

AC ALPHARETTA

NORTHWINDS SUMMIT

SC: NTS
DATE: 03.02.2026

REESE VANDERBILT ARCHITECTS PC



NORTHEAST PERSPECTIVE

KERIOTH

AC HOTELS MARRIOTT

AC ALPHARETTA

NORTHWINDS SUMMIT

SC: NTS

DATE: 03.02.2026

REESE VANDERBILT ARCHITECTS PC



NORTHEAST PERSPECTIVE

KERIOTH

AC HOTELS MARRIOTT

AC ALPHARETTA

NORTHWINDS SUMMIT

SC: NTS

DATE: 03.02.2026

REESE VANDERBILT ARCHITECTS PC



SOUTHWEST PERSPECTIVE

KERIOTH

AC HOTELS MARRIOTT

AC ALPHARETTA

NORTHWINDS SUMMIT

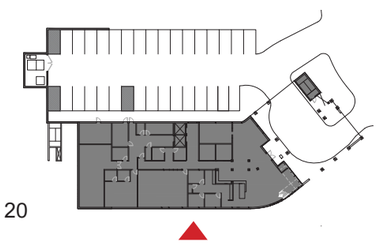
SC:

DATE: 03.02.2026

REESE VANDERBILT ARCHITECTS PC



SOUTH WALL AREA: 20,651
TOTAL WINDOW AREA: 8,253 SF
FEENSTRATION TOTAL 39.9%



FENESTRATION CALCULATIONS

SHEET 17 OF 20

KERIOTH

AC HOTELS MARRIOTT

AC ALPHARETTA

NORTHWINDS SUMMIT

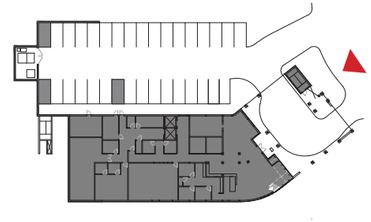
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DATE: 03.02.2026

REESE VANDERBILT ARCHITECTS PC



EAST WALL AREA: 5263 SF
EAST WINDOW AREA: 520 SF
FENESTRATION TOTAL 9.9%



FENESTRATION CALCULATIONS
SHEET 18 OF 20

SHEET 18 OF 20

KERIOTH

AC HOTELS MARRIOTT

AC ALPHARETTA

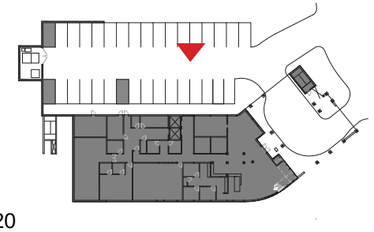
NORTHWINDS SUMMIT

SC: 1/16"=1'-0"
DATE: 03.02.2026

REESE VANDERBILT ARCHITECTS PC



NORTH WALL AREA: 18,336 SF
NORTH WINDOW AREA: 5,793 SF
FEENSTRATION TOTAL 31.6%



FENESTRATION CALCULATIONS
SHEET 19 OF 20

SHEET 19 OF 20

KERIOTH

AC HOTELS MARRIOTT

AC ALPHARETTA

NORTHWINDS SUMMIT

SC: 1/16"=1'-0"

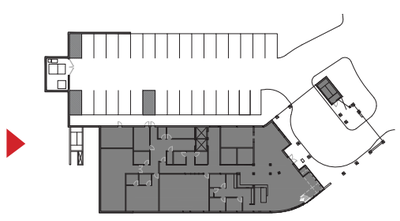
DATE: 03.02.2026

REESE VANDERBILT ARCHITECTS PC



WEST WALL AREA: 5,215 SF
WEST WINDOW AREA: 717 SF
FEENSTRATION TOTAL 13.7%

FENESTRATION CALCULATIONS



SHEET 20 OF 20

KERIOTH

AC HOTELS MARRIOTT

AC ALPHARETTA

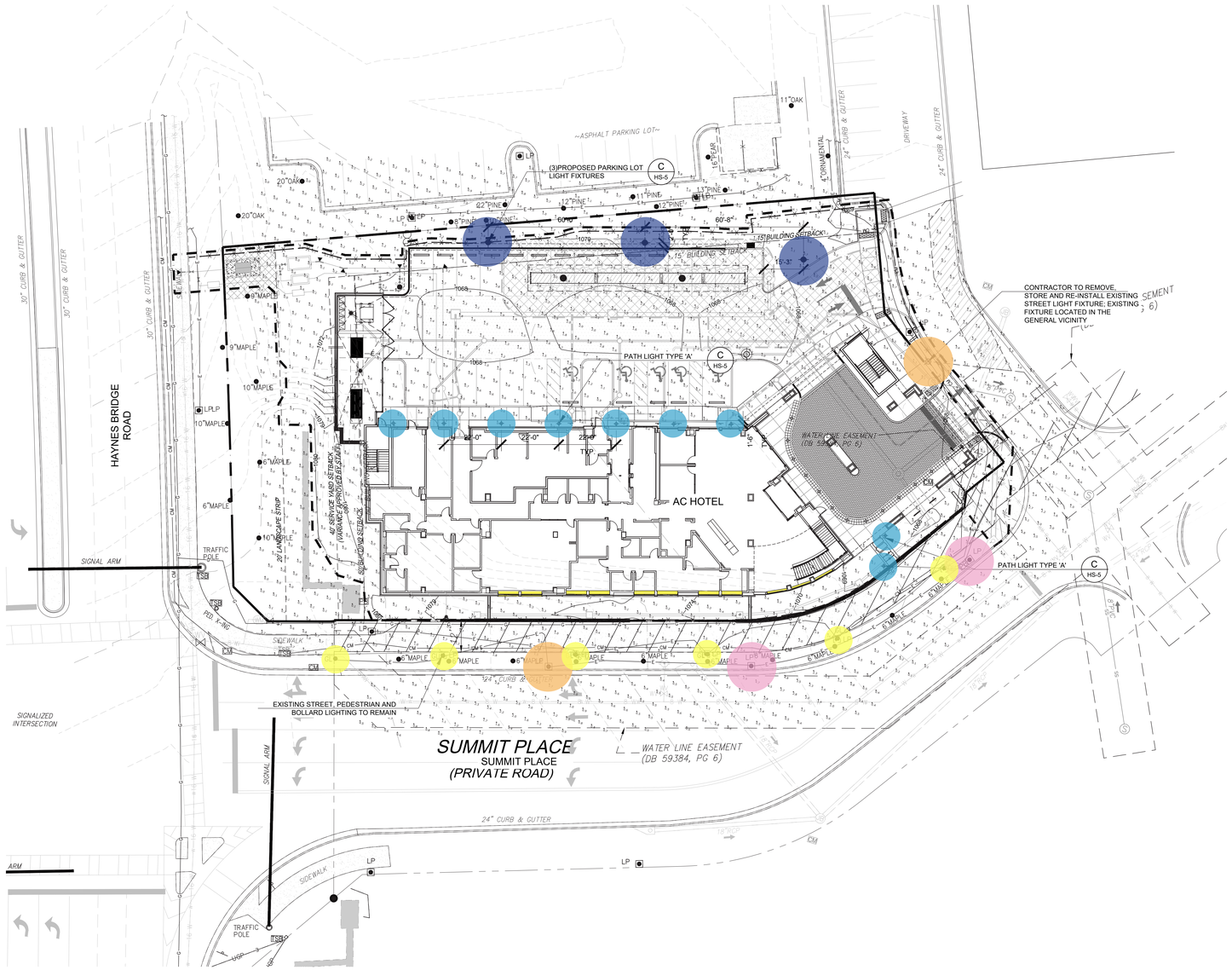
NORTHWINDS SUMMIT

SC: 1/16"=1'-0"
DATE: 03.02.2026

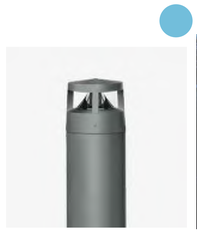
REESE VANDERBILT ARCHITECTS PC

LIGHT FIXTURE SCHEDULE				
TYPE	SYMBOL	QUANTITY	MANUFACTURER/MODEL	REPRESENTATIVE
LIGHT FIXTURE TYPE 'A'		9	LOW LEVEL PATH LIGHT: SISTEMALUX - MINIREEF BOLLARD - LED, 2,700K - COLOR: ALUMINUM GRAY (S5263H-UNV-14-D10) FOOTING PER MANUFACTUER'S SPECIFICATIONS	SESCO LIGHTING CONTACT: THOMAS NICHOLS 770-449-7045
PARKING LIGHT FIXTURE		3	KING LUMINAIRE: K800-P4FL-111-10(SSL) - 8060; KING LED TECH-K806 SATELLITE SR, SHALLOW GLASS; HAPCO DECORATIVE ARM: ARH43300; ARLEN POLE & BASE W/ 6" POLE (TO MATCH INSTALLED NORTHWINDS STREET LIGHT)	ARRD+WINTER CONTACT: WINFIELD LITTLETON 770-368-2740

B HS-2 LIGHT FIXTURE SCHEDULE
SCALE:NTS



A HS-2 SITE LIGHTING LAYOUT PLAN
SCALE: 1"=20'



LOW LEVEL PATH LIGHT TYPE 'A':
SISTEMALUX-MINIREEF BOLLARD -LED,2700K - COLOR: ALUMINUM GRAY (S5263H-UNV-14-D10) FOOTING PER MANUFACTURER'S SPECIFICATIONS





ALPHA-LOOP PATH LIGHTING
INSTALLED W/ INFRASTRUCTURE PROJECT LDP





STREET LIGHT FIXTURE
20' MOUNTING HT.



PEDESTRIAN LIGHT FIXTURE
14' MOUNTING HT.

0' 10' 20' 40'

NORTH

GENERAL LIGHTING NOTES:

1. THIS DRAWING IS FOR LAYOUT OF FIXTURES ONLY.
2. THE DRAWINGS INDICATE DESIGN INTENT ONLY. THEY DO NOT REFLECT AND/OR DEPICT ELECTRICAL DESIGN. THEY ARE NOT INTENDED TO SHOW THE EXACT LOCATION OF ELECTRICAL COMPONENTS, ETC. OR THE ROUTING OF CONDUIT.
3. NOTIFY THE LANDSCAPE ARCHITECT IN WRITING OF CONDITIONS ENCOUNTERED IN THE FIELD CONTRADICTORY TO THOSE SHOWN ON THE DRAWINGS.
4. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION ACTIVITIES RELATED TO THIS LIGHTING LAYOUT.
5. THE CONTRACTOR IS RESPONSIBLE FOR ELECTRICAL WORK THAT COMPLIES WITH ALL STATE OF GEORGIA , FULTON COUNTY, OTHER LOCAL BUILDING CODES HAVING JURISDICTION, AND THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE.
6. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND LISCENCES AND PAY ALL FEES REQUIRED BY LOCAL AUTHORITIES. ARRANGE FOR ALL NECESSARY INSPECTIONS REQUIRED BY THE AUTHORITIES HAVING JURISDICTION AND PROVIDE WRITTEN CERTIFICATES OF APPROVAL TO THE OWNER.
7. ALL SYSTEMS, EQUIPMENT, COMPONENTS, WORK, ETC. SHALL BE COVERED BY A ONE (1) YEAR GUARANTEE BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION. THE GUARANTEE SHALL INCLUDE PROVIDING ALL NECESSARY CUTTING, PATCH WORK, REPAINTING, ETC. TO MAKE THE WORK COMPLETE AND NEW.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO EXISTING UTILITIES, STRUCTURES, PAVING , LANDSCAPE MATERIALS AND/OR WORK OF OTHER TRADES RESULTING FROM ELECTRICAL WORK.
9. SOURCE OF POWER SHALL BE DETERMINED BY OWNER. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ELECTRICAL CONNECTION AND WIRING TO THE SOURCE WITH THE OWNER PRIOR TO CONSTRUCTION AND PRIOR TO ORDERING MATERIALS. ALL MATERIALS USED SHALL BE NEW AND SHALL BE STAMPED WITH THE LABEL OF UNDERWRITERS LABORATORIES, INC. (UL).
10. REFER TO LIGHT FIXTURE SCHEDULE FOR FIXTURE TYPE INDICATION (LETTER) AND SYMBOL DESCRIPTION.
11. CONTRACTORS SHALL PROVIDE AND INSTALL ALL FIXTURES, WIRING TO POWER SOURCE, ELECTRICAL CONNECTION, AND OTHER NECESSARY ELECTRICAL HARDWARE FOR A COMPLETE AND OPERABLE LIGHTING SYSTEM.
12. PROVIDE AND INSTALL GROUND MOUNTED PULL BOXES EVERY 200 FEET IN HOMERUN CIRCUITS. LOCATIONS SHALL BE COORDINATED WITH OTHER SITE IMPROVEMENTS AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
13. PROVIDE LOOPED SLACK EQUAL TO THREE (3) FEET, IN WIRE RUNS TO LANDSCAPE LIGHTING FIXTURES TO ALLOW FOR ADJUSTMENTS ONCE PLANT MATERIAL IS INSTALLED.
14. THE CONTRACTOR SHALL MAKE ADJUSTMENTS IN FIXTURE LAYOUT, AIM FIXTURES AND LOCK DOWN ANY ADJUSTING FASTENERS ON FIXTURES SUBJECT TO THE FINAL APPROVAL OF LAYOUT AND AIMING BY THE LANDSCAPE ARCHITECT.
15. PROTECT ALL EQUIPMENT, COMPONENTS, ETC. DURING CONSTRUCTION FROM DIRT, CHEMICAL, AND MECHANICAL DAMAGE, ETC.. PROTECT ALL CONDUIT OPENINGS SO THAT NO FOREIGN MATERIAL WILL ENTER THE CONDUIT.

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f. 404-248-1092

GEORGIA REGISTERED No. 902 LANDSCAPE ARCHITECT ROBERT T. HUBBER

AC MARRIOTT HOTEL

NORTHWINDS SUMMIT
2000 SUMMIT PLACE
ALPHARETTA, GA. 30009

No.	Description	Date
	DRB Submission	03/02/2026

SITE LIGHTING LAYOUT PLAN

CM Principal-in-Charge
BC Project Designer
BC Project Manager
Drawn By: BC
20011 Project No.
AS SHOWN Scale
HS-2 Drawing No.
NOT ISSUED FOR CONSTRUCTION

Last modified on 02/19/26 by JSHAH
File located in S:\2020\20011\Graphics\C - CAD\06 - Regulatory\ 20011HW1-DRB.dwg

Landscape
Review Section

KEY LEGEND

- OFFICE - 350,000 SF — A
- FLEX OFFICE - 30,000 SF — B
- OFFICE - 150,000 SF — C
- OFFICE - 400,000 SF — D
- OFFICE - 300,000 — E
- FOR SALE RESIDENTIAL — F
- MULTIFAMILY - 140 UNITS — G
- HOTEL - 165 ROOMS — H
- RETAIL / RESTAURANT / LEASING / AMENITY - 30,000 SF — I

NORTHWINDS PARKWAY

PRIVATE ROAD

PRIVATE ROAD

HAYNES BRIDGE ROAD

GEORGIA HIGHWAY 400

KERIOTH CORPORATION

HGOR

0 50’ 100’

Alpharetta, GA
March 2nd 2026

NORTHWINDS SUMMIT
MASTER PLAN UPDATE



LEGAL DESCRIPTION OF PROPERTY - HOTEL SITE

Lot 1, Northwinds Summit
All that tract or parcel of land lying and being in Land Lot 753 of the 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows: Commencing at a concrete monument found at the intersection of the Northerly right-of-way of Georgia Highway 400 (variable right-of-way) and the Easterly right-of-way of Haynes Bridge Road (variable right-of-way); Thence along said right-of-way line of Haynes Bridge Road and following along a curve to the left along a curve to the left having an arc length of 162.84 feet, with a radius of 7715.45 feet, being subtended by a chord bearing of North 14 degrees 37 minutes 11 seconds West, for a distance of 162.84 feet to a 1/2-inch rebar found; Thence along a curve to the left having an arc length of 212.50 feet, with a radius of 7715.45 feet, being subtended by a chord bearing of North 16 degrees 00 minutes 48 seconds West, for a distance of 212.49 feet to a point; Thence North 32 degrees 46 minutes 02 seconds East, a distance of 49.49 Thence North 32 degrees 46 minutes 02 seconds East, a distance of 49.49 feet to point; Thence North 17 degrees 13 minutes 58 seconds West, a distance of 105.91 feet to point, said point being the TRUE POINT OF BEGINNING; Thence continue along said right-of-way line South 72 degrees 46 minutes 02 seconds West, a distance of 25.36 feet to a point; Thence North 62 degrees 13 minutes 58 seconds West, a distance of 18.72 feet to a point; Thence along a curve to the left having an arc length of 129.91 feet, with a radius of 4659.27 feet, being subtended by a chord bearing of North 19 degrees 10 minutes 02 seconds West, for a distance of 129.90 feet to a 1/2-inch rebar found; Thence departing said right-of-way line North 67 degrees 55 minutes 07 seconds East, a distance of 227.26 feet to a 1/2-inch rebar found; Thence North 67 degrees 45 minutes 30 seconds East, a distance of 23.00 feet to a point; Thence South 22 degrees 14 minutes 30 seconds East, a distance of 45.91 feet to a point; Thence South 55 degrees 56 minutes 15 seconds East, a distance of 73.26 feet to a point; Thence South 34 degrees 04 minutes 14 seconds West, a distance of 18.53 feet to a point; Thence South 10 degrees 55 minutes 46 seconds East, a distance of 5.88 feet to a point; Thence South 34 degrees 03 minutes 45 seconds West, a distance of 41.05 feet to a point; Thence along a curve to the right having an arc length of 54.72 feet, with a radius of 81.00 feet, being subtended by a chord bearing of South 53 degrees 24 minutes 54 seconds West, for a distance of 53.68 feet to a point; Thence South 72 degrees 46 minutes 02 seconds West, a distance of 158.39 feet to a point; Thence South 17 degrees 13 minutes 58 seconds East, a distance of 0.50 feet to a point, said point being the TRUE POINT OF BEGINNING.
Said tract of land contains 0.925 acres.

FURNITURE SCHEDULE			
QUANTITY	TYPE	MANUFACTURER/MODEL	REPRESENTATIVE
2	BIKE RACK	LANDSCAPE FORMS: LOOP BIKE RACK; TITANIUM FINISH MOUNTED PER MANUFACTURER'S SPECIFICATIONS	JILLIAN VANDERMEEDEN PH:269-337-1206

NOTES:
- COLORS AND FINISHES AS DESIGNATED IDENTIFY ONE PRODUCER'S/SUPPLIER'S PRODUCTS.

- ALTERNATE PRODUCERS/SUPPLIERS PRODUCT SHALL MATCH EACH COLOR AND FINISH OF THE PRODUCER/SUPPLIER LISTED.

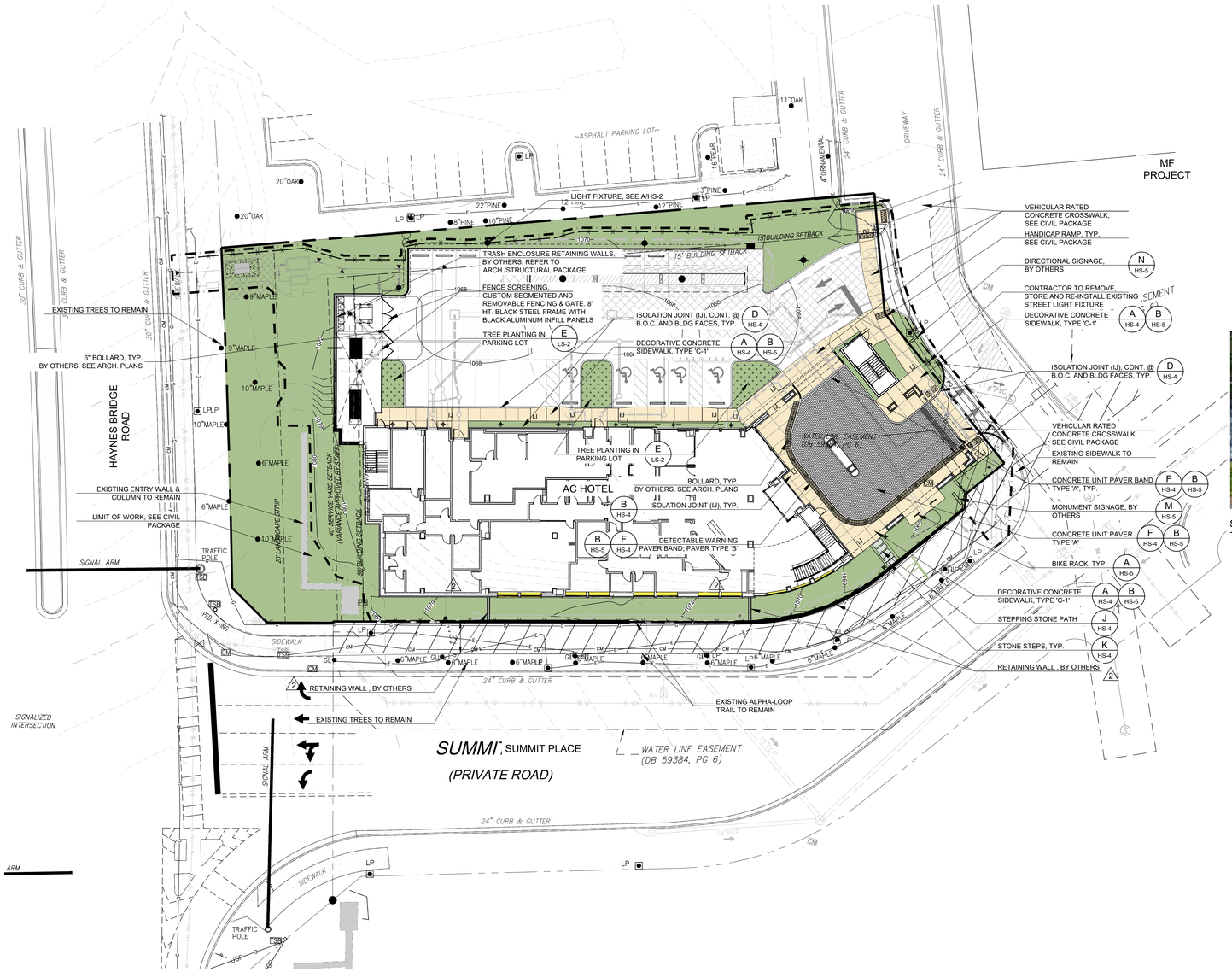
- PRODUCT SUBSTITUTION REQUESTS SHALL BE SUBMITTED BY THE CONTRACTOR WITHIN 15 DAYS AFTER THE COMMENCEMENT OF WORK. SUBMIT PRODUCT DATA AND FULL SIZE SAMPLES TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO ORDERING, PURCHASING, AND INSTALLATION OF THE PRODUCT.

PAVEMENT SCHEDULE	
SIDEWALKS	
C-1	ARGOS READYMIX 40SAPG148 W/ #2 COARSE AGGREGATE & BLACK BEAUTY ADDITIVE (50 LBS/CY. TOP CAST RETARDER FINISH NO. 5
P-1	HANOVER ARCH. PRODUCTS - PREST BRICK TRADITIONAL 6"X9"X3" THICKNESS; PAVER; COLOR: MATRIX #B92620; FINISH: TUDOR
P-2	HANOVER ARCH. PRODUCTS - 12"X12"X2" THICKNESS; PAVER; COLOR: CHARCOAL; FINISH: DETECTABLE WARNING

NOTES:
- COLORS AND FINISHES AS DESIGNATED IDENTIFY ONE PRODUCER'S/SUPPLIER'S PRODUCTS.

- ALTERNATE PRODUCERS/SUPPLIERS PRODUCT SHALL MATCH EACH COLOR AND FINISH OF THE PRODUCER/SUPPLIER LISTED.

- PRODUCT SUBSTITUTION REQUESTS SHALL BE SUBMITTED BY THE CONTRACTOR WITHIN 15 DAYS AFTER THE COMMENCEMENT OF WORK. SUBMIT PRODUCT DATA AND FULL SIZE SAMPLES TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO ORDERING, PURCHASING, AND INSTALLATION OF THE PRODUCT.



A HS-1 HARDSCAPE IMPROVEMENT PLAN
SCALE: 1"=20'

NOTE: REFER TO CIVIL PACKAGE FOR SITE GRADING PLAN



DECORATIVE CONCRETE SIDEWALK
(INTEGRAL COLOR W/ BLACK BEAUTY SAND & LIGHT TOP CAST)



CONCRETE UNIT PAVER
PAVER TYPE 'A' - HANOVER ARCH. PRODUCTS- PREST BRICK TRADITIONAL 6"X9"X3" THICKNESS- HERRINGBONE PATTERN WITH (2)ROWS - STACKED BOND - COLOR: MATRIX#B92620 - FINISH: TUDOR;

PAVER TYPE 'B' - HANOVER ARCH. PRODUCTS - 12"X12'X12" THICKNESS- COLOR: CHARCOAL - FINISH: DETECTABLE WARNING (COLOR MATCHES DETECTABLE WARNING PAVER IN ABOVE IMAGE)



STEPPING STONE PATHWAY
THERMAL FINISH GRANITE PAVER (JET MIST)



BIKE RACK:
LANDSCAPE FORMS - LOOP BIKE RACK

ARBORIST CHECKLIST NOTES - H.1-H.11
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 the tree save fence inspection provide the City Arborist with proof of pre-payment of the required tree care plan 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 of Specimen Trees plus all buffers shall be protected with wire-back tree save fencing with metal support posts or chain link 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

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AC MARRIOTT HOTEL

NORTHWINDS SUMMIT
2000 SUMMIT PLACE
ALPHARETTA, GA. 30009

No.	Description	Date
	DRB Submission	03/02/2026

HARDSCAPE IMPROVEMENT PLAN

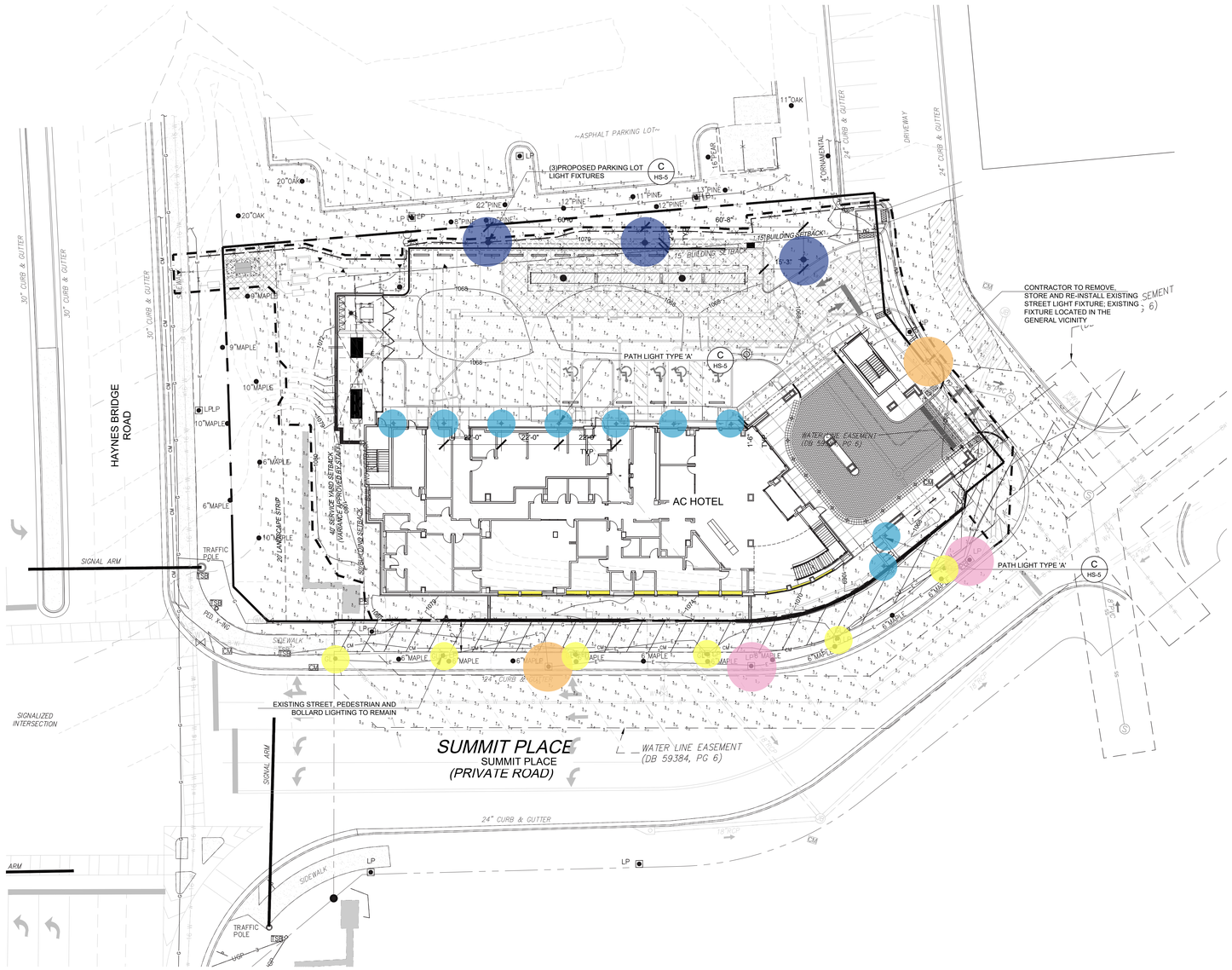
CM Principal-in-Charge
BC Project Designer
BC Project Manager
Drawn By: BC
20011 Project No.
AS SHOWN Scale:
HS-1 Drawing No.
NOT ISSUED FOR CONSTRUCTION

0' 10' 20' 40'
NORTH

Last modified on 02/19/26 by JSHAH
File located in S:\2020\20011\Graphics\C - CAD\06 - Regulatory\ 20011HWI-DRB.dwg

LIGHT FIXTURE SCHEDULE				
TYPE	SYMBOL	QUANTITY	MANUFACTURER/MODEL	REPRESENTATIVE
LIGHT FIXTURE TYPE 'A'		9	LOW LEVEL PATH LIGHT: SISTEMALUX - MINIREEF BOLLARD - LED, 2,700K - COLOR: ALUMINUM GRAY (S5263H-UNV-14-D10) FOOTING PER MANUFACTUER'S SPECIFICATIONS	SESCO LIGHTING CONTACT: THOMAS NICHOLS 770-449-7045
PARKING LIGHT FIXTURE		3	KING LUMINAIRE: K800-P4FL-111-10(SSL) - 8060; KING LED TECH-K806 SATELLITE SR, SHALLOW GLASS; HAPCO DECORATIVE ARM: ARH43300; ARLEN POLE & BASE W/ 6" POLE (TO MATCH INSTALLED NORTHWINDS STREET LIGHT)	ARRD+WINTER CONTACT: WINFIELD LITTLETON 770-368-2740

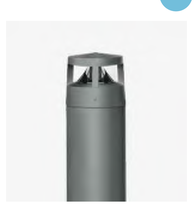
B HS-2 LIGHT FIXTURE SCHEDULE
SCALE:NTS



A HS-2 SITE LIGHTING LAYOUT PLAN
SCALE: 1"=20'

GENERAL LIGHTING NOTES:

1. THIS DRAWING IS FOR LAYOUT OF FIXTURES ONLY.
2. THE DRAWINGS INDICATE DESIGN INTENT ONLY. THEY DO NOT REFLECT AND/OR DEPICT ELECTRICAL DESIGN. THEY ARE NOT INTENDED TO SHOW THE EXACT LOCATION OF ELECTRICAL COMPONENTS, ETC. OR THE ROUTING OF CONDUIT.
3. NOTIFY THE LANDSCAPE ARCHITECT IN WRITING OF CONDITIONS ENCOUNTERED IN THE FIELD CONTRADICTORY TO THOSE SHOWN ON THE DRAWINGS.
4. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION ACTIVITIES RELATED TO THIS LIGHTING LAYOUT.
5. THE CONTRACTOR IS RESPONSIBLE FOR ELECTRICAL WORK THAT COMPLIES WITH ALL STATE OF GEORGIA , FULTON COUNTY, OTHER LOCAL BUILDING CODES HAVING JURISDICTION, AND THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE.
6. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND LISCENCES AND PAY ALL FEES REQUIRED BY LOCAL AUTHORITIES. ARRANGE FOR ALL NECESSARY INSPECTIONS REQUIRED BY THE AUTHORITIES HAVING JURISDICTION AND PROVIDE WRITTEN CERTIFICATES OF APPROVAL TO THE OWNER.
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8. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO EXISTING UTILITIES, STRUCTURES, PAVING , LANDSCAPE MATERIALS AND/OR WORK OF OTHER TRADES RESULTING FROM ELECTRICAL WORK.
9. SOURCE OF POWER SHALL BE DETERMINED BY OWNER. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ELECTRICAL CONNECTION AND WIRING TO THE SOURCE WITH THE OWNER PRIOR TO CONSTRUCTION AND PRIOR TO ORDERING MATERIALS. ALL MATERIALS USED SHALL BE NEW AND SHALL BE STAMPED WITH THE LABEL OF UNDERWRITERS LABORATORIES, INC. (UL).
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11. CONTRACTORS SHALL PROVIDE AND INSTALL ALL FIXTURES, WIRING TO POWER SOURCE, ELECTRICAL CONNECTION, AND OTHER NECESSARY ELECTRICAL HARDWARE FOR A COMPLETE AND OPERABLE LIGHTING SYSTEM.
12. PROVIDE AND INSTALL GROUND MOUNTED PULL BOXES EVERY 200 FEET IN HOMERUN CIRCUITS. LOCATIONS SHALL BE COORDINATED WITH OTHER SITE IMPROVEMENTS AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
13. PROVIDE LOOPED SLACK EQUAL TO THREE (3) FEET, IN WIRE RUNS TO LANDSCAPE LIGHTING FIXTURES TO ALLOW FOR ADJUSTMENTS ONCE PLANT MATERIAL IS INSTALLED.
14. THE CONTRACTOR SHALL MAKE ADJUSTMENTS IN FIXTURE LAYOUT, AIM FIXTURES AND LOCK DOWN ANY ADJUSTING FASTENERS ON FIXTURES SUBJECT TO THE FINAL APPROVAL OF LAYOUT AND AIMING BY THE LANDSCAPE ARCHITECT.
15. PROTECT ALL EQUIPMENT, COMPONENTS, ETC. DURING CONSTRUCTION FROM DIRT, CHEMICAL, AND MECHANICAL DAMAGE, ETC.. PROTECT ALL CONDUIT OPENINGS SO THAT NO FOREIGN MATERIAL WILL ENTER THE CONDUIT.





LOW LEVEL PATH LIGHT TYPE 'A':
SISTEMALUX-MINIREEF BOLLARD -LED,2700K - COLOR: ALUMINUM GRAY (S5263H-UNV-14-D10) FOOTING PER MANUFACTURER'S SPECIFICATIONS





ALPHA-LOOP PATH LIGHTING
INSTALLED W/ INFRASTRUCTURE PROJECT LDP

PROPOSED HOTEL PARKING LOT FIXTURES (25' MOUNTING HT)



STREET LIGHT FIXTURE
20' MOUNTING HT.

EXISTING PEDESTRIAN FIXTURES INSTALLED W/ INFRASTRUCTURE PROJECT LDP

EXISTING STREET FIXTURES INSTALLED W/ INFRASTRUCTURE PROJECT LDP



PEDESTRIAN LIGHT FIXTURE
14' MOUNTING HT.

0' 10' 20' 40'

NORTH

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HGOR
3445 Peachtree RD NE
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GEORGIA REGISTERED No. 302 LANDSCAPE ARCHITECT ROBERT T. HUBBER

AC MARRIOTT HOTEL

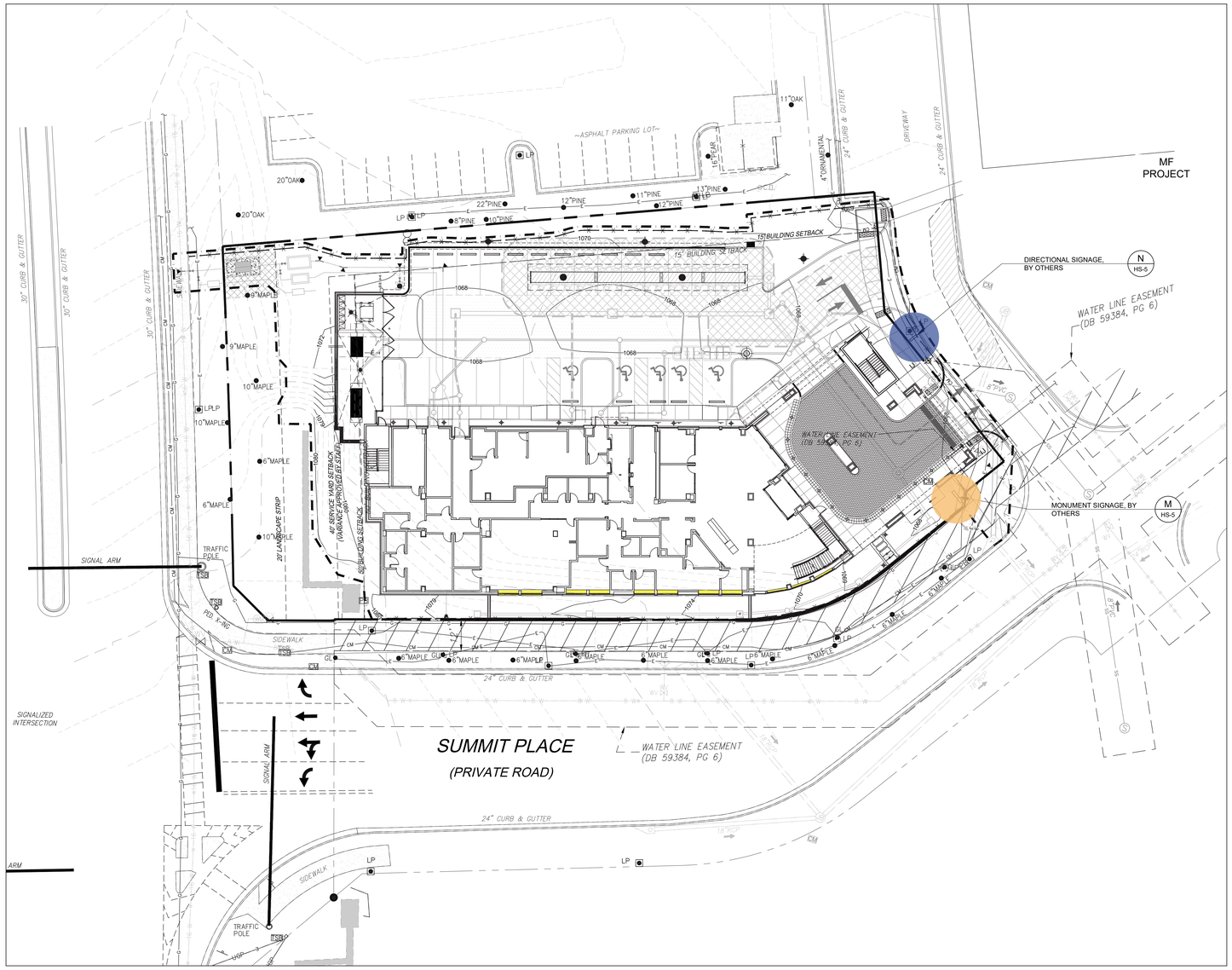
NORTHWINDS SUMMIT
2000 SUMMIT PLACE
ALPHARETTA, GA. 30009

No.	Description	Date
	DRB Submission	03/02/2026

SITE LIGHTING LAYOUT PLAN

CM Principal-in-Charge
BC Project Designer
BC Project Manager
Drawn By: BC
20011 Project No.
AS SHOWN Scale
HS-2 Drawing No.
NOT ISSUED FOR CONSTRUCTION

Last modified on 02/19/26 by JSHAH
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A HS-3 SIGN LAYOUT PLAN
SCALE: 1"=20'

SIGN TYPE 'A'

MONUMENT SIGN

Main id:
D/f fabricated aluminum cabinet
Cabinet painted to match pms 423c gray (satin finish)

.177" white solar grade polycarbonate faces
W/ 1st surface vinyl or digitally printed graphics

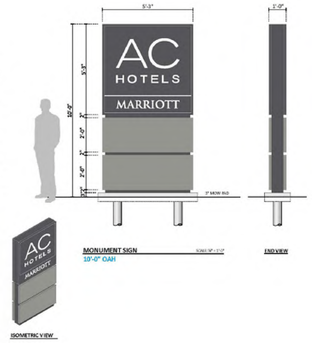
Translucent film digitally printed to match pms 423c gray
3m 3630-22 white translucent film

Internally illuminated w/ GE 7100k white led's

Fabricated aluminum base
Painted to match pms 423c gray (satin finish)

Aluminum pan-type accent panels
Painted to match pms 420c light gray (satin finish)

Standard steel supports & concrete pier foundations



MONUMENT SIGN
10'-0" OAH
SCALE: 1/2" = 1'-0"

ISOMETRIC VIEW

SIGN TYPE 'B'

DIRECTIONAL SIGN

Main id:
D/f fabricated aluminum cabinet
Cabinet painted to match pms 423c gray (satin finish)

Translucent film digitally printed to match pms 423c gray
w/ weed-cut sha-thru white graphics

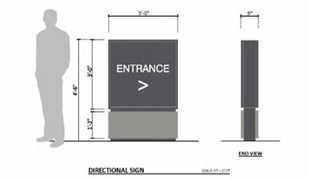
Font: Helvetica

Internally illuminated w/ GE 7100k white led's

Fabricated aluminum base
Painted to match pms 423c gray (satin finish)

Aluminum pan-type accent panels
Painted to match pms 423c light gray (satin finish)

Standard steel supports & concrete pier foundations



DIRECTIONAL SIGN
SCALE: 3/4" = 1'-0"



OPPOSITE FACE LAYOUT

0' 10' 20' 40'

NORTH

REESE VANDERBILT & ASSOCIATES
6600 PEACHTREE DUNWOODY RD.
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SUITE 200
ATLANTA, GEORGIA 30328

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www.reesevanderbilt.com

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HGOR
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GEORGIA REGISTERED No. 902 LANDSCAPE ARCHITECT ROBERT T. HUGHES

AC MARRIOTT HOTEL

NORTHWINDS SUMMIT
2000 SUMMIT PLACE,
ALPHARETTA, GA. 30009

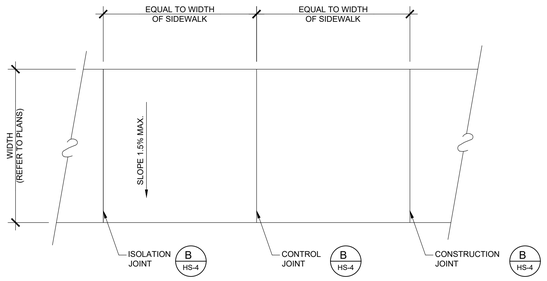
No.	Description	Date
	DRB Submission	03/02/2026

SIGN LAYOUT PLAN

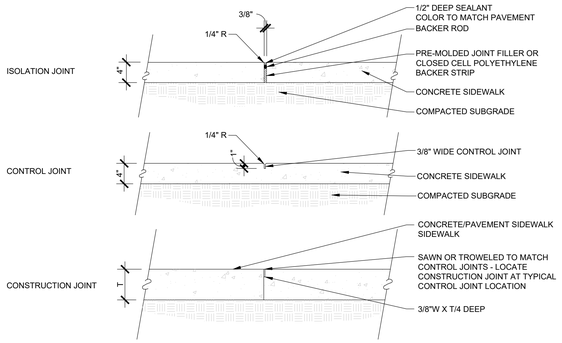
CM Principal-in-Charge	20011 Project No.
BC Project Designer	AS SHOWN Scale:
BC Project Manager	HS-3
Drawn By: BC	Drawing No.

NOT ISSUED FOR CONSTRUCTION

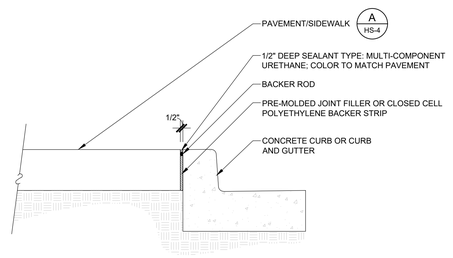
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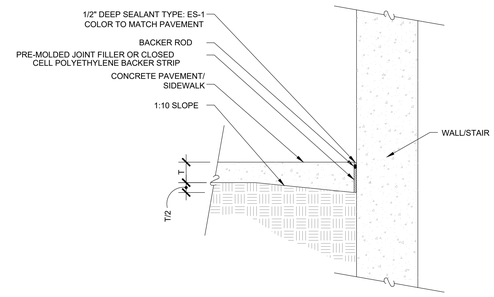
A HS-4 CONCRETE SIDEWALK - PLAN
SCALE: 1/2"=1'-0"
FILE NAME: PACPPL-001



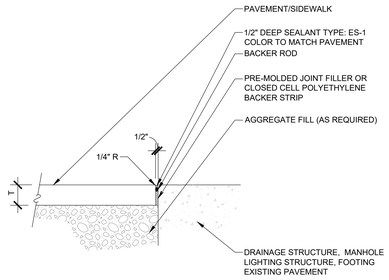
B HS-4 CONCRETE PAVEMENT/SIDEWALK ISOLATION, CONTROL, AND CONSTRUCTION JOINT SECTIONS
SCALE: 1"=1'-0"
FILE NAME: PACPSE-005



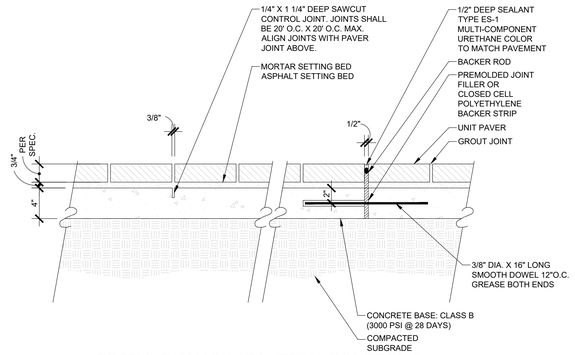
C HS-4 PAVEMENT/SIDEWALK ISOLATION JOINT @ BACK OF CURB SECTION
SCALE: 1"=1'-0"
FILE NAME: PACPSE-007



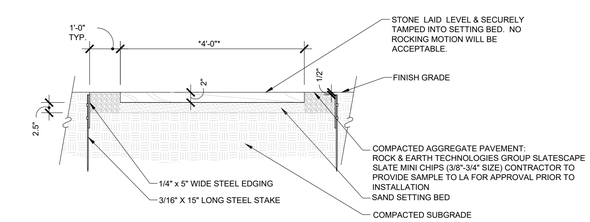
D HS-4 CONCRETE PAVEMENT/SIDEWALK AT WALL / STRUCTURE - ISOLATION JOINT SECTION
SCALE: 1"=1'-0"
FILE NAME: PACPSE-009



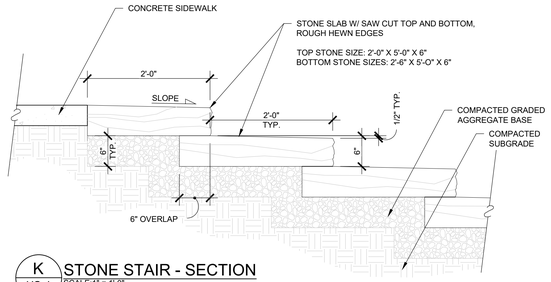
E HS-4 PAVEMENT / SIDEWALK @ STRUCTURES - ISOLATION JOINT
SCALE: 1"=1'-0"
FILE NAME: 12006-PACPSE-008



F HS-4 PEDESTRIAN UNIT PAVER W/ CONTROL & EXPANSION JOINTS MORTARED - SECTION
SCALE: 1-1/2"=1'-0"



J HS-4 CONCRETE STEPPERS IN AGGREGATE - SECTION
SCALE: 1"=1'-0"



K HS-4 STONE STAIR - SECTION
SCALE:1" = 1'-0"
FILE NAME: 20011HW1-DRB

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GEORGIA REGISTERED No. 902 LANDSCAPE ARCHITECT ROBERT T. HUBBER

AC MARRIOTT HOTEL

NORTHWINDS SUMMIT
2000 SUMMIT PLACE
ALPHARETTA, GA. 30009

No.	Description	Date
	DRB Submission	03/02/2026

HARDSCAPE IMPROVEMENT DETAILS

CM Principal-in-Charge
BC Project Designer
BC Project Manager
Drawn By: BC
Project No. 20011
Scale: AS SHOWN
Drawing No. HS-4
NOT ISSUED FOR CONSTRUCTION

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FURNITURE SCHEDULE			
QUANTITY	TYPE	MANUFACTURER/MODEL	REPRESENTATIVE
2	BIKE RACK	LANDSCAPE FORMS: LOOP BIKE RACK; TITANIUM FINISH MOUNTED PER MANUFACTURER'S SPECIFICATIONS	JILLIAN VANDERMEEDEN PH:269-337-1206

NOTES:
- COLORS AND FINISHES AS DESIGNATED IDENTIFY ONE PRODUCER'S/SUPPLIER'S PRODUCTS.

- ALTERNATE PRODUCERS/SUPPLIERS PRODUCT SHALL MATCH EACH COLOR AND FINISH OF THE PRODUCER/SUPPLIER LISTED.

- PRODUCT SUBSTITUTION REQUESTS SHALL BE SUBMITTED BY THE CONTRACTOR WITHIN 15 DAYS AFTER THE COMMENCEMENT OF WORK. SUBMIT PRODUCT DATA AND FULL SIZE SAMPLES TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO ORDERING, PURCHASING, AND INSTALLATION OF THE PRODUCT.

A HS-5 FURNITURE SCHEDULE
SCALE:NTS

PAVEMENT SCHEDULE	
SIDEWALKS	
C-1	ARGOS READYMIX 40SAPG148 W/ #2 COARSE AGGREGATE & BLACK BEAUTY ADDITIVE (50 LBS/CY. TOP CAST RETARDER FINISH NO. 5
P-1	HANOVER ARCH. PRODUCTS - PREST BRICK TRADITIONAL 6"X9"X3" THICKNESS; PAVER; COLOR: MATRIX #B92620; FINISH: TUDOR
P-2	HANOVER ARCH. PRODUCTS - 12"X12"X2" THICKNESS; PAVER; COLOR: CHARCOAL; FINISH: DETECTABLE WARNING

NOTES:
- COLORS AND FINISHES AS DESIGNATED IDENTIFY ONE PRODUCER'S/SUPPLIER'S PRODUCTS.

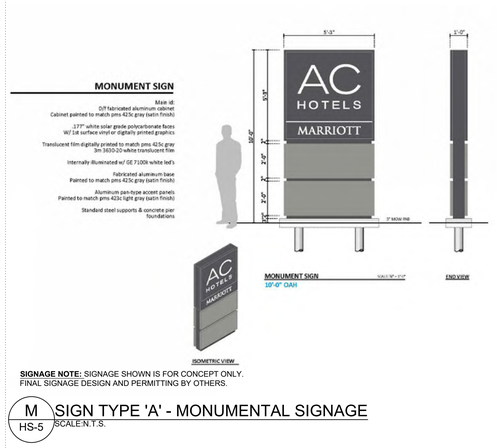
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B HS-5 PAVEMENT SCHEDULE
SCALE:NTS

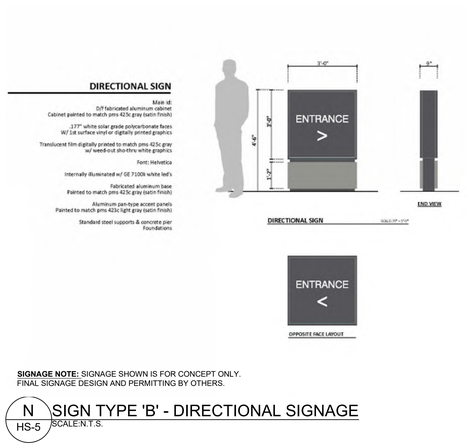
LIGHT FIXTURE SCHEDULE				
TYPE	SYMBOL	QUANTITY	MANUFACTURER/MODEL	REPRESENTATIVE
LIGHT FIXTURE TYPE 'A'	⌖	9	'LOW LEVEL' PATH LIGHT: SISTEMALUX - MINIREEF BOLLARD - LED, 2,700K - COLOR: ALUMINIUM GRAY (S5263H-UNV-14-D10) FOOTING PER MANUFACTUER'S SPECIFICATIONS	SESCO LIGHTING CONTACT: THOMAS NICHOLS 770-449-7045
PARKING LIGHT FIXTURE	✸	3	KING LUMINAIRE: K800-P4FL-111-10(SSL) - 8060; KING LED TECH-K806 SATELLITE SR SHALLOW GLASS; HAPCO DECORATIVE ARM: ARH43300; ARLEN POLE & BASE W/ 6" POLE (TO MATCH INSTALLED NORTHWINDS STREET LIGHT)	ARRD+WINTER CONTACT: WINFIELD LITTLETON 770-368-2740

C HS-5 LIGHT FIXTURE SCHEDULE
SCALE:NTS



SIGNAGE NOTE: SIGNAGE SHOWN IS FOR CONCEPT ONLY.
FINAL SIGNAGE DESIGN AND PERMITTING BY OTHERS.

M HS-5 SIGN TYPE 'A' - MONUMENTAL SIGNAGE
SCALE:N.T.S.



SIGNAGE NOTE: SIGNAGE SHOWN IS FOR CONCEPT ONLY.
FINAL SIGNAGE DESIGN AND PERMITTING BY OTHERS.

N HS-5 SIGN TYPE 'B' - DIRECTIONAL SIGNAGE
SCALE:N.T.S.

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GEORGIA REGISTERED No. 902 LANDSCAPE ARCHITECT ROBERT T. HUGHES

AC MARRIOTT HOTEL

NORTHWINDS SUMMIT
2000 SUMMIT PLACE
ALPHARETTA, GA. 30009

No.	Description	Date
	DRB Submission	03/02/2026

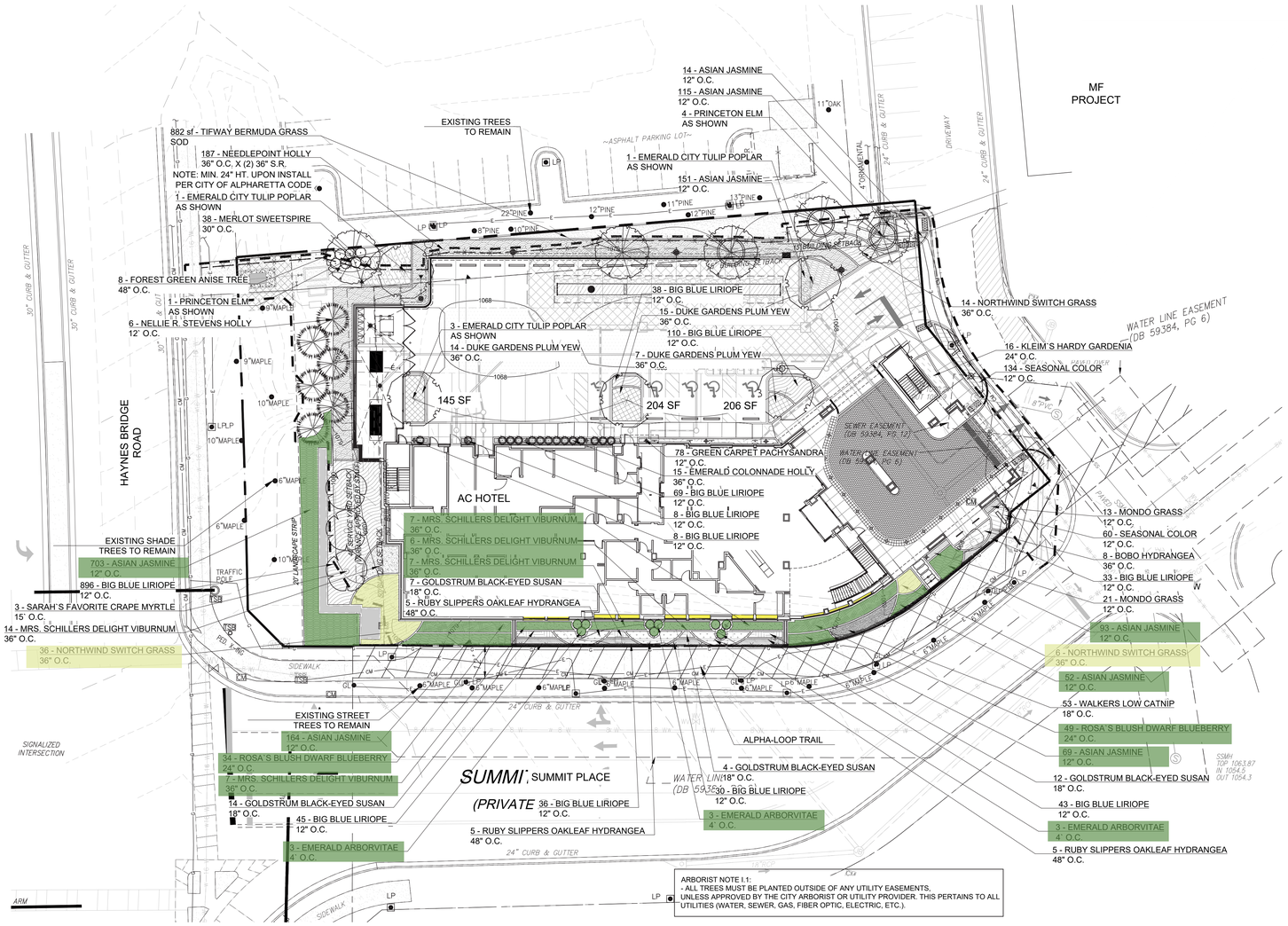
HARDSCAPE IMPROVEMENT DETAILS

CM
Principal-in-Charge
BC
Project Designer
BC
Project Manager
Drawn By: BC

20011
Project No.
AS SHOWN
Scale:
HS-5
Drawing No.

NOT ISSUED FOR CONSTRUCTION

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PLANT LIST:

QUANTITY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	ROOT	COMMENT
6	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	4-4.5"	12-14'	6-7'	B&B	Full to ground; dense foliage; straight, tightly pruned pyramidal form
15	Ilex x 'RutHol1'	Emerald Colonnade Holly		4-5'	18-24"	10 gal	Full to ground; dense foliage; straight, tightly pruned pyramidal form
3	Lagerstroemia x 'Sarah's Favorite'	Sarah's Favorite Crape Myrtle	2.5-3"	10-12'	7-8'	B&B	Multi-trunk (3-5 trunks); well pruned (no straight-whip trunks)
5	Liriodendron tulipifera 'JSN-OZ'	Emerald City® Tulip Poplar	4-4.5"	20-22'	8-9'	B&B	Single straight trunk; dense, uniform branching; single central leader
9	Thuja occidentalis 'Emerald'	Emerald Arborvitae	2.5-3"	9-10'	3-4'	B&B	Full to ground; dense foliage; straight, tightly pruned pyramidal form
5	Ulmus americana 'Princeton'	Princeton Elm	4-4.5"	20-22'	9-10'	B&B	Straight trunk; 7 clear trunk; dense branching; one central leader
10	Buxus microphylla 'Wintergreen'	Wintergreen Boxwood		12-15"	12-15"	3 gal	Densely pruned form; healthy color; well rooted in pot
36	Cephalotaxus harringtonia 'Duke Gardens'	Duke Gardens Plum Yew			9-12"	12-15"	3 gal Densely pruned form; healthy color; well rooted in pot
16	Gardenia jasminoides 'Kleim's Hardy'	Kleim's Hardy Gardenia			12-15"	15-18"	3 gal Densely pruned form; healthy color; well rooted in pot
8	Hydrangea paniculata 'ILVOBO'	Bobo Hydrangea			15-18"	18-24"	3 gal Dense branching; well rooted in pot; self supporting stems
15	Hydrangea quercifolia 'Ruby Slippers'	Ruby Slippers Oakleaf Hydrangea			18-24"	12-15"	3 gal Dense branching; well rooted in pot; self supporting stems
187	Ilex cornuta 'Needlepoint'	Needlepoint Holly			24-30"	18-24"	5 gal Densely pruned form; healthy color; well rooted in pot
8	Illicium parviflorum 'Forest Green'	Forest Green Ocala Anise			30-36"	24-30"	7 gal Densely pruned form; healthy color; well rooted in pot
38	Itea virginica 'Merlot'	Merlot Sweetspire			18-24"	18-24"	3 gal Dense branching; well rooted in pot; self supporting stems
98	Vaccinium darrowii 'Rosa's Blush'	Rosa's Blush Dwarf Blueberry			12-15"	12-15"	3 gal Densely pruned form; healthy color; well rooted in pot
41	Viburnum obovatum 'Ms. Schiller's Delight'	Ms. Schiller's Delight Viburnum			12-15"	15-18"	3 gal Densely pruned form; healthy color; well rooted in pot
1316	Liriope muscari 'Big Blue'	Big Blue Liriope					4" pot (1 pint) Full in pot; good color; dense foliage mass
34	Ophiopogon japonicus	Mondo Grass					4" pot (1 pint) Full in pot; good color; dense foliage mass
78	Pachysandra terminalis 'Green Carpet'	Green Carpet Pachysandra					4" pot (1 pint) Full in pot; good color; dense foliage mass
1369	Trachelospermum asiaticum	Asian Jasmine					4" pot (1 pint) Full in pot; 3 runners min., each 8" min. in length
53	Nepeta x faassenii 'Walkers Low'	Walkers Low Catnip				1 gal	Fully rooted in pot; dense compact growth
37	Rudbeckia fulgida 'Goldsturm'	Goldstrum Black-Eyed Susan					4" pot (1 pint) Fully rooted in pot; dense compact growth
56	Panicum virgatum 'Northwind'	Northwind Switch Grass				3 gal	Full in pot; well rooted; dense clump
194		SEASONAL COLOR					4" pot (1 pint) Full in pot; free of rot & disease
882	Cynadon dactylon 'Tifway'	Tifway Bermuda Grass				Sod	Certified pure; free of weeds; good color

KEY LEGEND

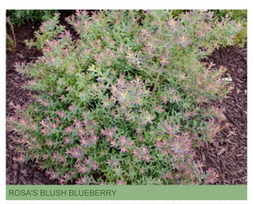
- EVERGREEN SHRUBS & GROUNDCOVER ALONG SUMMIT PLACE
- ORNAMENTAL GRASS (PRUNED TO GROUND IN LATE WINTER)

ARBORIST NOTES J.1 - J.19
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. DESIGN LANDSCAPE ARCHITECT OR PROJECT ARBORIST WILL INSPECT, VERIFY, AND APPROVE THE LANDSCAPE HAS BEEN PLANTED PER THE APPROVED PLANS AND CITY STANDARDS PRIOR TO CONTACTING THE CITY ARBORIST FOR A CO INSPECTION.
4. TREES AGREED UPON TO BE SAVED ARE THE RESPONSIBILITY OF THE OWNER.
5. A 4" LAYER OF MULCH IS REQUIRED FOR THE CRZ OF SPECIMEN TREES, TREES OF QUALITY, AND TREE GROUPINGS. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION AND SHALL NOT TOUCH THE TRUNKS OF THE TREE(S).
6. A MINIMUM 2" LAYER OF MULCH IS REQUIRED FOR ALL EXISTING, NON-SPECIMEN, LANDSCAPE TREES, INCLUDING STREET AND PARKING LOT TREES. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION AND SHALL NOT TOUCH THE TRUNKS OF THE TREE(S).
7. ALL MULCH MUST BE ORGANIC MULCH CONSISTING OF WOOD CHIPS, SHREDDED BARK, PINE NEEDLES, OR SIMILAR. SYNTHETIC MULCH OR ROCKS ARE NOT APPROVED FOR USE IN THE CITY OF ALPHARETTA.
8. 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.
9. PLANT SIZES (CALIPER AND HEIGHT) MUST MATCH THE SIZES SHOWN ON THE PLANS. PLANTS THAT DO NOT MEET THESE MINIMUMS WILL NOT BE ACCEPTED. E.G. 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.
10. 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.
11. WATERING BAGS OR A DRIP IRRIGATION SYSTEM MUST BE PROVIDED FOR ALL TREES IMMEDIATELY AFTER PLANTING AND REMAIN THROUGH ESTABLISHMENT.
12. 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.
13. NO TRENCHING ALLOWED IN TREE SAVE AREAS- INCLUDING IRRIGATION.
14. 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 12 HOUR PERIOD, USE AN AUGER TO DRILL A 10" INCH HOLE TO A DEPTH OF FOUR FEET BELOW THE BOTTOM OF THE PIT. FILL HOLE WITH DRAINAGE GRAVEL AND COVER WITH A SOIL SEPARATOR. RETEST PIT. IF DRAINAGE IS STILL UNSATISFACTORY, CITY ARBORIST AND PROJECT ARBORIST MUST BE NOTIFIED IN WRITING OF THE LOCATIONS WITH POOR DRAINAGE TO PROVIDE A SOLUTION
BEFORE PLANTING. TESTING RESULTS MUST BE PROVIDED TO THE CITY ARBORIST.
- ALL BUFFERS SHALL BE PLANTED WHERE SPARSE AND CODE REQUIRED SCREENING SHALL BE INSTALLED IN ORDER TO CREATE A YEAR ROUND OPAQUE SCREEN WITHIN 2 YEARS OF CONSTRUCTION OR AS DIRECTED BY THE CITY OF ALPHARETTA. DURING CONSTRUCTION OR AT THE TIME OF CO THE CITY MAY REQUIRE ADDITIONAL PLANTINGS TO MEET THESE REQUIREMENTS ABOVE WHAT IS SHOWN ON THE APPROVED LANDSCAPE PLAN.
15. ALL TREE ANCHORING DEVICES SHALL BE REMOVED FROM TREE AFTER ONE COMPLETE
GROWING SEASON OR ONE YEAR AFTER PLANTING, WHICHEVER IS GREATER.
16. PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE CARE AND MAINTENANCE OF THE TREES
AND LANDSCAPING THAT FRONT THEIR PROPERTY WITHIN THE ROW.
17. LANDSCAPE CONTRACTORS ARE REQUIRED TO ATTEND THE CITY OF ALPHARETTA PRE-CONSTRUCTION CLASS PRIOR TO BEGINNING WORK ON ANY PROJECT. PLEASE CALL (678)297-6070 FOR INFORMATION AND TO RESERVE A SPOT.
18. NO TREES SHALL BE PLANTED ON ANY AREA OF AN EARTHEN DAM OR EMBANKMENT. MAKE SURE THIS NOTE IS BOLD AND LOCATED IN A PROMINENT PLACE NEAR THE DAM.


WINTERGREEN BOXWOOD


KLEIM'S HARDY GARDENIA


MERLOT SWEETSPIRE


ROSA'S BLUSH BLUEBERRY


ASIAN JASMINE


SIBERIAN IRIS


MT. AIRY FOTHERGILLA


LITTLE LIME HYDRANGEA


BIG BLUE LIRIOPE


WALKERS LOW CATNIP


DUKE GARDENS PLUM YEW


EMERALD ARBORVITAE


SARAH'S FAVORITE CRAPE MYRTLE


OAKLEAF HYDRANGEA


NEEDLEPOINT HOLLY


NORTHWINDS SWITCH GRASS


MRS. SCHILLER'S DELIGHT VIBURNUM


MONDO GRASS


PRINCETON ELM


EMERALD CITY TULIP POPLAR

A LS-1 LANDSCAPE DEVELOPMENT PLAN
SCALE: 1"=20'

0' 10' 20' 40'

NORTH

REESE VANDERBILT & ASSOCIATES
6600 PEACHTREE DUNWOODY RD.
600 EMBASSY ROW
SUITE 200
ATLANTA, GEORGIA 30328
T. 404.879.2001
www.reesevanderbilt.com

KERIOTH
361 Township Avenue, Suite 200 Ridgeland, MS 39157

HGOR
3445 Peachtree RD NE Suite 1425
Atlanta, Georgia 30326
www.hgor.com
p. 404-248-1960
f. 404-248-1092

GEORGIA REGISTERED LANDSCAPE ARCHITECT ROBERT T. HUBBER

AC MARRIOTT HOTEL

NORTHWINDS SUMMIT
2000 SUMMIT PLACE
ALPHARETTA, GA. 30009

No.	Description	Date
	DRB Submission	03/02/2026

LANDSCAPE DEVELOPMENT PLAN

CM Principal-in-Charge
20011 Project No.
BC Project Designer
AS SHOWN Scale:
BC Project Manager
Drawn By: BC
LS-1 Drawing No.
NOT ISSUED FOR CONSTRUCTION

Last modified on 02/19/26 by JSHAH
File located in S:\2020\20011\Graphics\C - CAD\06 - Regulatory\ 20011HW1-DRB.dwg

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
Community Development/Bret
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: AGANWKH, LLC

Location Address: 2000 Summit Place, Lot #1

Mailing Address: 361 Township Ave, Suite 200

City: Ridgeland State: MS Zip Code: 39157 -

Contact for All Notifications: Gabriel Herring, P.E.

Contact Telephone: 601 - 368 - 9950 Mobile Telephone: 601 - 955 - 6198

Fax: 601 - 368 - 9975 Email: gcherring@kerioth.com

Contact's Relation to Business: Operations and Development Manager

This Application For (Check all that apply):

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

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

Application Fees:

Reveiws $350.00

Signs Review Only $175.00

Legal Advertising Requirement $175.00

Reapplication Fee $100.00

Readvertising Fee $175.00

Total Due _____

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: _____

☐ Fee Paid Initial: _____

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Legal Advertising Requirement $175.00

Reapplication Fee $100.00

Readvertising Fee $175.00

Total Due _____

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: AGANWKH, LLC

Physical Address: 361 Township Ave. Suite 200

Mailing Address: 361 Township Ave. Suite 200

City: Ridgeland State: MS Zip Code: 39157 - 8671

Owner Telephone: 601 - 368 - 9950 Contact Fax: 601 - 368 - 9975

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): Clinton G. Herring, Jr. Date: 03/02/2026

Owner Signature:

Property Information:

Address (If Assigned) : 2000 Summit Place, Lot #1 - Northwinds Summit

Tax ID or Map Reference Number:

Land Lot(s): 753 District: 1 st Section: 2nd Section

Existing Zoning of Property: MU Existing Uses of Property: undeveloped

---

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: 03/02/2026

Print Form

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: AGANWKH, LLC

Physical Address: 361 Township Ave. Suite 200

Mailing Address: 361 Township Ave. Suite 200

City: Ridgeland State: MS Zip Code: 39157 - 8671

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Applicant Signature: Date: 03/02/2026

Print Form

DESIGN REVIEW BOARD REVIEW CRITERIA

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

It is consistent in appearance and architectural character to other properties in the Northwind Summit Mixed Use Development and reflects the design requirements of the associated Overlay District requirements.

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.

- [x] Yes
- [ ] No

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

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.

Site Plan
Review Section

SITE PHOTOGRAPHS


1

2


3

4


5

6

RESERVED FOR CLERK OF COURTS RECORDING INFORMATION

TITLE EXCEPTIONS

THE FOLLOWING EXCEPTIONS ARE LISTED IN SCHEDULE B, PART II, OF A COMMITMENT FOR TITLE INSURANCE, AS PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER NCS-973251-ATL, EFFECTIVE DATE JULY 6, 2023.

12. *THIS ITEM HAS BEEN INTENTIONALLY DELETED.*
13. *THIS ITEM HAS BEEN INTENTIONALLY DELETED.*

14. Easement from J. H. Alexander to Georgia Power Company dated July 14, 1936, filed for record July 28, 1936, and recorded in Deed Book 1589, Page 540, aforesaid records.
AFFECTS SITE – BLANKET EASEMENT.

15. Easement from J. H. Alexander to Georgia Power Company dated June 5, 1947, filed for record June 10, 1947, and recorded in Deed Book 2209, Page 38, aforesaid records.
AFFECTS SITE – BLANKET EASEMENT.

16. Easement from J. H. Alexander to Georgia Power Company dated January 11, 1951, filed for record February 12, 1951, and recorded in Deed Book 2608, Page 560, aforesaid records.
AFFECTS SITE – BLANKET EASEMENT.

17. Easement from J. H. Alexander to Georgia Power Company dated January 11, 1951, filed for record February 12, 1951, and recorded in Deed Book 2608, Page 561, aforesaid records.
AFFECTS SITE – BLANKET EASEMENT.

18. *THIS ITEM HAS BEEN INTENTIONALLY DELETED.*
19. *THIS ITEM HAS BEEN INTENTIONALLY DELETED.*
20. *THIS ITEM HAS BEEN INTENTIONALLY DELETED.*
21. *THIS ITEM HAS BEEN INTENTIONALLY DELETED.*
22. *THIS ITEM HAS BEEN INTENTIONALLY DELETED.*

23. Easements as conveyed in Right-of-Way Deed from Northwind Realty Corporation to Fulton County through which the Haynes Bridge RD. Widening dated June 3, 1993, filed for record June 23, 1993 and recorded in Deed Book 16949, Page 333, aforesaid records.
AFFECTS SITE – NOT ABLE TO PLOT.

24. Terms and provisions of that certain Declaration of Covenants, Conditions and Restrictions, by Northwind Realty Corporation, a Delaware corporation dated April 29, 1994, filed for record May 2, 1994, and recorded in Deed Book 18204, Page 151, aforesaid records; as assigned and assumed by that certain Assignment and Assumption Agreement, dated March 17, 1995, filed for record November 29, 1995, and recorded in Deed Book 20291, Page 176, aforesaid records; as affected by that certain First Supplementary Declaration of Covenants, Conditions and Restrictions for Northwind Business Association, dated January 24, 1996, filed for record January 30, 1996, and recorded in Deed Book 20582, Page 175, aforesaid records; as affected by that certain Second Supplementary Declaration of Covenants, Conditions and Restrictions for Northwind Business Association, dated February 27, 1996, filed for record March 1, 1996, and recorded in Deed Book 20688, Page 78, aforesaid records; as affected by that certain Third Supplementary Declaration of Covenants, Conditions and Restrictions for Northwind Business Association, dated May 28, 1996, filed for record June 7, 1996, and recorded in Deed Book 21045, Page 93, aforesaid records; as affected by that certain Fourth Supplementary Declaration of Covenants, Conditions and Restrictions for Northwind Business Association, dated October 15, 1996, filed for record October ____, 1996, and recorded in Deed Book 21678, Page 30, aforesaid records; as affected by that certain Amendment to Fourth Supplementary Declaration of Covenants, Conditions and Restrictions for Northwind Business Association, dated July 24, 1997, filed for record July 28, 1997, and recorded in Deed Book 22879, Page 335, aforesaid records; as affected by that certain Fifth Supplementary Declaration of Covenants, Conditions and Restrictions for Northwind Business Association, dated July 24, 1997, filed for record July 28, 1997, and recorded in Deed Book 22879, Page 331, aforesaid records; as affected by that certain Sixth Supplementary Declaration of Covenants, Conditions and Restrictions for Northwind Business Association, dated October 28, 2002, filed for record November 22, 2002, and recorded in Deed Book 33607, Page 308, aforesaid records; as affected by that certain Seventh Supplementary Declaration of Covenants, Conditions and Restrictions for Northwind Business Association, dated July 30, 2004, filed for record August 4, 2004, and recorded in Deed Book 38160, Page 315, aforesaid records; as affected by that certain Eighth Supplementary Declaration of Covenants, Conditions and Restrictions for Northwind Business Association, dated July 30, 2004, filed for record August 4, 2004, and recorded in Deed Book 38160, Page 319, aforesaid records; as assigned by that certain Assignment of Declarant's Interest Under Declaration of Covenants, Conditions, and Restrictions for Northwind Business Association, dated July 30, 2004, filed for record August 4, 2004, and recorded in Deed Book 38160, Page 324, aforesaid records; as assigned by that certain Assignment of Declarant's Interest Under Declaration of Covenants, Conditions, and Restrictions for Northwind Business Association, dated December 11, 2011, filed for record December 15, 2011, and recorded in Deed Book 50701, Page 623, aforesaid records; and as further amended by Assignment of Declarant's Internet Under Declaration of Covenants, Conditions, and Restrictions for Northwind Business Association, by and between BRE/CCH GA LLC, a Delaware limited liability company and F7 NOW LLC, a Georgia limited liability company, dated July 11, 2016, filed for record July 21, 2016, and recorded in Deed Book 56414, Page 607, aforesaid records; as further affected by that certain Amendment to Withdraw Property From the Declaration of Covenants, Conditions and Restrictions for Northwind Business Association Subject to Certain Continuing Covenants and Obligations, dated September 21, 2018, filed for record September 25, 2018, recorded in Deed Book 59259, Page 162, aforesaid records.(Affects Parcel 1 and Parcel 2), as affected by Withdrawal Of Property From Declaration Of Covenants, Conditions and Restrictions For Northwind Business Association by F7 NOW, LLC and Georgia Power Company dated January 24, 2019, filed for record March 4, 2019 and recorded in Deed Book 59764, Page 279, aforesaid records.
AFFECTS SITE – NOT ABLE TO PLOT.

25. *THIS ITEM HAS BEEN INTENTIONALLY DELETED.*

26. Terms and provisions of that certain Easement Agreement, by and between Northwind Realty Corporation, as Agent for Glatfelra Investments limited and Northpoint Partners, Inc., dated April 29, 1994, filed for record May 2, 1994, and recorded in Deed Book 18204, Page 240, aforesaid records.
AFFECTS SITE – NOT ABLE TO PLOT.

27. *THIS ITEM HAS BEEN INTENTIONALLY DELETED.*
28. *THIS ITEM HAS BEEN INTENTIONALLY DELETED.*

29. Terms and provisions of that certain Declaration of Restrictive Covenants, by and between Pope & Land Northwind, L.L.C., a Georgia limited liability company and Duke Realty Limited Partnership, an Indiana limited partnership dated July 30, 2004, filed for record August 4, 2004, and recorded in Deed Book 38160, Page 455, aforesaid records.
AFFECTS SITE – NOT ABLE TO PLOT.

30. *THIS ITEM HAS BEEN INTENTIONALLY DELETED.*
31. *THIS ITEM HAS BEEN INTENTIONALLY DELETED.*

32. A portion of the eastern lot line of subject property adjoins Haynes Bridge Road, a limited access highway, with rights of access limited to those points designated by the Department of Transportation; as may be affected by Quitclaim Deed of Access Rights from Department of Transportation, an agency of the State of Georgia to Northwinds Land, LP, dated January 9, 2013, filed for record January 17, 2013, and recorded in Deed Book 52153, Page 7, aforesaid records.
AFFECTS SITE – NOT ABLE TO PLOT. SUBJECT DOES NOT HAVE DIRECT DRIVEWAY ACCESS TO HAYNES BRIDGE ROAD.

33. *THIS ITEM HAS BEEN INTENTIONALLY DELETED.*
34. *THIS ITEM HAS BEEN INTENTIONALLY DELETED.*
35. *THIS ITEM HAS BEEN INTENTIONALLY DELETED.*

36. Matters as shown on that certain plat recorded in Plat Book 414, Page 72, aforesaid records.
SUPERCEDED BY PLAT BOOK 414, PAGE 78 (EXCEPTION 37).

37. Matters as shown on that certain plat recorded in Plat Book 414, Page 78, aforesaid records.
AFFECTS SITE – AS PLOTTED. THIS PLAT CREATES THE PARCELS AND ACCESS ROAD.

38. Water Line Easement from Northwinds Land, L.P., a Georgia limited partnership to Fulton County, a Political Subdivision of the State of Georgia, dated October 18, 2018, filed for record November 08, 2018, and recorded in Deed Book 59384, Page 6, aforesaid records.
AFFECTS SITE – AS PLOTTED.

39. Sewer Easement from Northwinds Land, L.P., a Georgia limited partnership to Fulton County, a Political Subdivision of the State of Georgia, dated October 18, 2018, filed for record November 08, 2018, and recorded in Deed Book 59384, Page 12, aforesaid records.
AFFECTS SITE – AS PLOTTED.

40. Terms and provisions of that certain Conduit Facilities Easement Agreement, by and between Northwinds Land, L.P. a Georgia limited partnership and PBL Conduit Holdings 1, LLC, a Georgia limited liability company, dated October 8, 2018, filed for record November 27, 2018, and recorded in Deed Book 59470, Page 347, aforesaid records.
AFFECTS SITE – BLANKET EASEMENT (EASEMENTS RUNS ALONG PRIVATE ROAD AND NOT LOCATED ON SUBJECT PROPERTY BUT ALLOWS FOR ACCESS TO ADJACENT LANDS FOR INSTALLATION, MAINTENANCE AND REPAIR WHICH MAY EXTEND ONTO SUBJECT PROPERTY.

41. Terms and provisions of that certain Permanent Greenway Easement and Agreement (Apiha Loop), by and between Northwinds Land, L.P. a Georgia limited partnership and City of Alpharetta, Georgia, dated December 20, 2018, filed for record December 28, 2018, and recorded in Deed Book 59564, Page 175, aforesaid records.
AFFECTS SITE – AS PLOTTED.

42. Terms and provisions of that certain Master Declaration of Covenants, Conditions, Restrictions and Easements for Northwinds Summit by Northwinds Land, L.P. a Georgia limited partnership, dated February 8, 2019, filed for record February 12, 2019, and recorded in Deed Book 59693, Page 183, aforesaid records; as affected by that Supplemental Declaration of Covenants, Conditions, Restrictions and Easements for Northwinds Summit, dated February 8, 2019 and recorded February 13, 2019 in Deed Book 59697, Page 419; as affected by that certain Supplemental Declaration of Covenants, Conditions, Restrictions and Easements for Northwinds Summit dated August 30, 2019, filed for September 04, 2019, and recorded in Deed Book 60484, Page 97, aforesaid records.
AFFECTS SITE – NOT ABLE TO PLOT.

43. The following matters disclosed by ALTA/NSPS Land Title Survey prepared by GeoSurvey, Ltd., dated September 18, 2019, last revised _____ 2020, being Job No. 20042059:

a. Evidence of current of current earth moving work, clearing and grading;
b. Street right-of-way under construction;
c. 8" sewer line and 18" RCP crossing the easterly boundary; and
d. Water lines and two 18" RCPs crossing the southerly boundary.

Note: With respect to the endorsements attached hereto and referring to the "Land", the "Land" shall refer to the fee simple parcel, excluding and not referring to the easement parcel which is set forth Schedule A.
AFFECTS SITE – AS PLOTTED.

44. Terms and provisions of that certain Office Parking Easement Agreement, by and between Northwinds Land, L.P., a Georgia limited partnership and PBL Summit BCI, L.P. a Georgia limited partnership, dated February 8, 2019, filed for record February 26, 2019, and recorded in Deed Book 59746, Page 600, aforesaid records.
DOES NOT AFFECT.

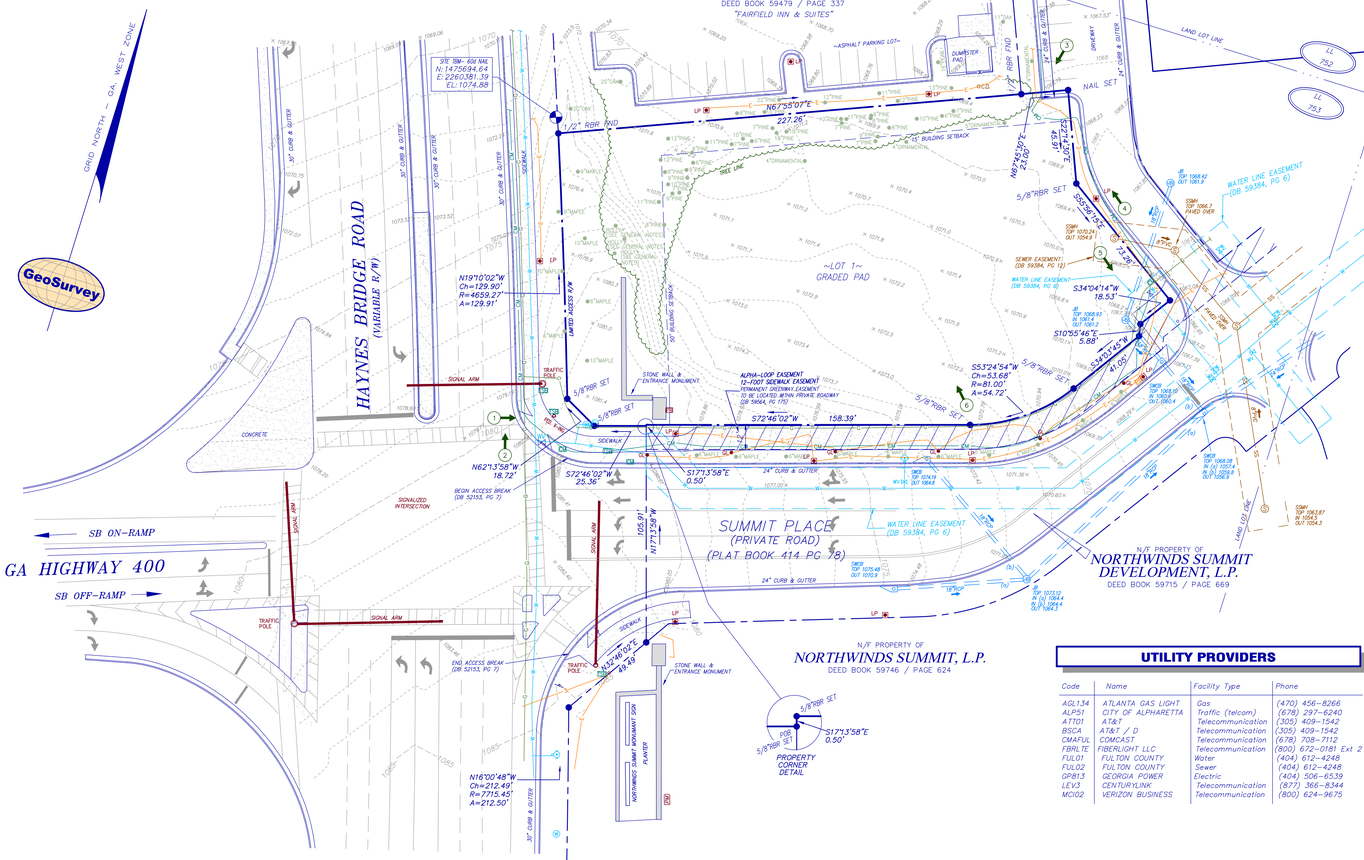
LEGEND

STANDARD ABBREVIATIONS

AC	AIR CONDITIONER
BH	BORE HOLE
BSL	BUILDING SETBACK LINE
CI	CURB INLET
CMP	CORRUGATED METAL PIPE
CMF	CONCRETE MONUMENT FND
CO	SANITARY CLEANOUT
CPED	COMMUNICATION PEDESTAL
CTP	CRIMPED TOP PIPE
DI	DROP INLET
DIP	DUCTILE IRON PIPE
DWCB	DOUBLE WING CATCH BASIN
FNC	FENCE
FND	FOUND
GL	GROUND LIGHT
GM	GAS METER
INV	INVERT
JB	JUNCTION BOX
MH	MANHOLE
OHP	OVERHEAD POWER
OTP	OPEN TOP PIPE
PM	POWER METER
PKS	PK NAIL SET
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
RCP	REINFORCED CONCRETE PIPE
RBR	IRON REINFORCING BAR
RBS	5/8"RBR SET CAPPED LSF 621
SS	SANITARY SEWER
SWCB	SINGLE WING CATCH BASIN
TRANS	ELECTRIC TRANSFORMER

STANDARD SYMBOLS

	OVERHEAD TRAFFIC SIGNAL LIGHT
	POWER POLE
	GUY WIRE
LP	POWER LINE
	LIGHT POLE
	ELECTRIC TRANSFORMER
	WATER VAULT
GV	GAS VALVE
GM	GAS METER
WV	WATER VALVE
WM	WATER METER
	FIRE HYDRANT
E	UNDERGROUND ELECTRIC LINE
G	UNDERGROUND GAS LINE
CM	UNDERGROUND COMMUNICATION LINE
W	UNDERGROUND WATER LINE
1	PHOTO POSITION INDICATOR
XX	REGULAR PARKING SPACE COUNT
HP	HANDICAP PARKING SPACE
	TREE POSITION INDICATOR
	SIGN
	SOIL TEST BORE HOLE



TITLE EXCEPTIONS (continued)

45. Easement from Worthing Northwinds, LLC to Georgia Power Company, dated April 23, 2020, filed for record June 17, 2020, and recorded in Deed Book 61768, Page 167, aforesaid records. (Parcel 2)
AFFECTS PARCEL 2– AS PLOTTED ON SHEET 2.

46. Grant of Easement from Worthing Northwinds, LLC to Comcast Cable Communications Management, LLC, dated August 6, 2020, filed for record January 21, 2021, and recorded in Deed Book 63019, Page 59, aforesaid records. (Parcel 2)
AFFECTS PARCEL 2– NOT ABLE TO PLOT.

47. Terms and provisions of that certain Declaration of Condominium by Worthing Northwoods, LLC, dated December 15, 2021, filed for record December 30, 2021, and recorded in Deed Book 65061, Page 77, aforesaid records; as amended by First Amendment to Declaration of Condominium for Northwinds Summit Mixed-Use, a Master Condominium by Worthing Northwinds LLC, a Delaware limited liability company and PBL Summit BCI, L.P., a Georgia limited partnership, dated April 15, 2022, filed for record April 20, 2022, and recorded in Deed Book 65581, Page 498, aforesaid records; as affected by Assignment of Declarant's Rights and Duties by Worthing Northwinds LLC, a Delaware limited liability company and The Realty Associates Funds XII Portfolio, L.P., a Delaware limited partnership, dated April 15, 2022, filed for record April 20, 2022, and recorded in Deed Book 65581, Page 513, aforesaid records. (As to Parcel 1 and Parcel 2)
AFFECTS PARCEL 2– NOT ABLE TO PLOT.

48. Terms and provisions of that certain Underground Easement to Georgia Power Company from Northwinds Land, LLC dated May 6, 2020, filed for record June 17, 2020 and recorded in Deed Book 61768, Page 176, aforesaid records. (Tax parcel number does not match, but possibly could affect subject property, please review)
AFFECTS PARCEL 2– AS PLOTTED ON SHEET 2. (SAME AS EXCEPTION 45)

UTILITY PROVIDERS

Code	Name	Facility Type	Phone
AGL134	ATLANTA GAS LIGHT	Gas	(470) 456-8266
ALP51	CITY OF ALPHARETTA	Traffic (telcom)	(678) 297-6240
ATT01	AT&T	Telecommunication	(305) 409-1542
BSCA	AT&T / D	Telecommunication	(305) 409-1542
CMAFUL	COMCAST	Telecommunication	(678) 708-7112
FBRLTE	FIBERLIGHT LLC	Telecommunication	(800) 672-0181 Ext 2
FUL01	FULTON COUNTY	Water	(404) 612-4248
FUL02	FULTON COUNTY	Sewer	(404) 612-4248
GPB13	GEORGIA POWER	Electric	(404) 506-6539
LEV3	CENTURYLINK	Telecommunication	(877) 366-8344
MCI02	VERIZON BUSINESS	Telecommunication	(800) 624-9675

IF YOU DIG

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

GRAPHIC SCALE

0 15 30 75 150
1" = 30'

PROPERTY DESCRIPTION

Lot 1, Northwinds Summit

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

Commencing at a concrete monument found at the intersection of the Northerly right-of-way of Georgia Highway 400 (variable right-of-way) and the Easterly right-of-way of Haynes Bridge Road (variable right-of-way); Thence along said right-of-way line of Haynes Bridge Road and following along a curve to the left having an arc length of 162.84 feet, with a radius of 7715.45 feet, being subtended by a chord bearing of North 14 degrees 37 minutes 11 seconds West, for a distance of 162.84 feet to a 1/2-inch rebar found; Thence along a curve to the left having an arc length of 212.50 feet, with a radius of 7715.45 feet, being subtended by a chord bearing of North 16 degrees 00 minutes 48 seconds West, for a distance of 212.49 feet to a point; Thence North 32 degrees 46 minutes 02 seconds East, a distance of 49.49 feet to point; Thence North 17 degrees 13 minutes 58 seconds West, a distance of 105.91 feet to point, said point being the TRUE POINT OF BEGINNING; Thence continue along said right-of-way line South 72 degrees 46 minutes 02 seconds West, a distance of 25.36 feet to a point; Thence North 62 degrees 13 minutes 58 seconds West, a distance of 18.72 feet to a point; Thence along a curve to the left having an arc length of 129.91 feet, with a radius of 4659.27 feet, being subtended by a chord bearing of North 19 degrees 10 minutes 02 seconds West, for a distance of 129.90 feet to a 1/2-inch rebar found; Thence departing said right-of-way line North 67 degrees 55 minutes 07 seconds East, a distance of 227.26 feet to a 1/2-inch rebar found; Thence North 67 degrees 45 minutes 30 seconds East, a distance of 23.00 feet to a point; Thence South 22 degrees 14 minutes 30 seconds East, a distance of 45.91 feet to a point; Thence South 55 degrees 56 minutes 15 seconds East, a distance of 73.26 feet to a point; Thence South 34 degrees 04 minutes 14 seconds West, a distance of 18.53 feet to a point; Thence South 10 degrees 55 minutes 46 seconds East, a distance of 5.88 feet to a point; Thence South 34 degrees 03 minutes 45 seconds West, a distance of 41.05 feet to a point; Thence along a curve to the right having an arc length of 54.72 feet, with a radius of 81.00 feet, being subtended by a chord bearing of South 53 degrees 24 minutes 54 seconds West, for a distance of 53.68 feet to a point; Thence South 72 degrees 46 minutes 02 seconds West, a distance of 158.39 feet to a point; Thence South 17 degrees 13 minutes 58 seconds East, a distance of 0.50 feet to a point, said point being the TRUE POINT OF BEGINNING.

Said tract of land contains 0.925 acres.

POSSIBLE ENCROACHMENTS

a. UNDERGROUND COMMUNICATION LINE CROSSES N.E. AND S.E. PROPERTY LINE.
b. UNDERGROUND ELECTRIC LINE CROSSES N.E. CORNER OF PROPERTY.
c. STORM DRAINAGE PIPE AND STRUCTURE CROSSES S.E. CORNER OF PROPERTY.
d. GAS LINE CROSSES S.E. CORNER OF PROPERTY.
e. MONUMENT WALL AND POWER BOX LOCATED AT S.W. CORNER OF PROPERTY.

UTILITY NOTE

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

GROUNDHAWK
355 ONETA STREET – SUITE D200
ATHENS, GEORGIA 30601
(762) 728-9155

GROUNDHAWK UTILIZED SEVERAL TECHNIQUES INCLUDING, BUT NOT LIMITED TO, ELECTROMAGNETIC, MAGNETIC LOCATION FOR FERROUS METALS, ACOUSTIC AND PASSIVE FREQUENCIES TO DESIGNATE AND MARK BURIED UTILITIES ON THE SURFACE WITH PAINT AND FLAGS COVERING THE ENTIRE AREA OF THE PROJECT.

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

GEORGIA SURVEYOR CERTIFICATION

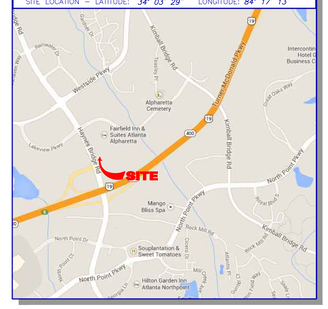
This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plots, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS SURVEY PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the State Board of Registration for Professional Engineers and Land Surveyors as set forth in O.C.G.A. Section 15-6-67.

GEORGIA REGISTERED LAND SURVEYOR No. 2840 PROFESSIONAL BRADLEY D. CASH

Bradley D. Cash
Georgia Registered
Land Surveyor # 2840

VICINITY MAP

SITE LOCATION – LATITUDE: 34° 03' 29" LONGITUDE: 84° 17' 13"



GENERAL NOTES

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

REVISIONS LISTED ON THIS SURVEY APPLY ONLY TO THE SPECIFIC CHANGES REFERENCED, AND DO NOT CONSTITUTE AN UPDATE OF OTHER DATA ON THIS SURVEY. THE "SURVEY DATE" SHOWN HEREON IS THE APPLICABLE DATE AS RELATED TO PROVISIONS OF STATUTES OF LIMITATION UNLESS SPECIFICALLY NOTED OTHERWISE.

THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13121C0066F, AND THE DATE OF SAID MAP IS 09-18-2013. THE PROPERTY LIES WITHIN "ZONE X". THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY eGPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983(2011) – STATE PLANE COORDINATE SYSTEM OF GEORGIA–WEST ZONE. THE VERTICAL DATUM FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

★HOLLY TREE WITH MULTIPLE TRUNKS, 5 TO 9 INCHES.

ZONING

THE SITE IS ZONED "MX" (MULTI-USE DISTRICT) AS PER THE ZONING COMPLIANCE REPORT PREPARED BY P.C.D. COMMERCIAL DUE DILIGENCE SERVICE FOR HWY 400 & HAYNES BRIDGE ROAD, JOB # 18-08-0650, DATED 11/28/2018. THE FOLLOWING INFORMATION WAS TAKEN FROM REPORT:

FRONT SETBACK ALONG INTERNAL STREETS: 0 feet for the first 60 feet of building height; 10 feet above 60 feet
SIDE SETBACK: 15 feet
REAR SETBACK: 15 feet

MAXIMUM BUILDING HEIGHT: Per the Northwinds Master Plan:
Residential: 4 stories and 50 feet;
Hotel: 5 stories;
Office: 20 stories;
Parking: 8 levels

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

THERE ARE NO EXISTING BUILDINGS ON THIS SITE.
THERE ARE NO EXISTING PARKING SPACES ON THIS SITE.

ACCESS TO PUBLIC RIGHT-OF-WAY OF HAYNES BRIDGE ROAD AND NORTHWINDS PARKWAY IS BY WAY OF PRIVATE DRIVEWAY EASEMENT.
SEE SHEET 2 FOR DIRECTION OF ACCESS DRIVEWAY.

SOIL BORING LOCATIONS AND ELEVATIONS SHOWN ARE FROM SURVEY DATED 02/03/2020.

SPOT ELEVATIONS ALONG CURB LINES ARE GUTTER LINE ELEVATIONS.

SURVEY REFERENCES

1> BOUNDARY AND TOPOGRAPHIC SURVEY FOR NORTHWINDS LAND LLC AND DUKE REALTY LIMITED PARTNERSHIP, PREPARED BY GEOSURVEY, LTD, DATED 11-08-2007 AND REVISED 11-27-2012.

2> SUBDIVISION PLAT OF NORTHWINDS SUMMIT, FOR NORTHWINDS LAND LLC, PREPARED BY GEOSURVEY, LTD, DATED 06/25/2018. RECORDED IN PLAT BOOK 414, PAGE 78.

3> ZONING SITE PLAN FOR NORTHWINDS SUMMIT, PREPARED BY HAINES GIPSON AND ASSOCIATES, DATED 8/7/2018.

4> ALTA/NSPS LAND TITLE SURVEY FOR LOT 1, NORTHWINDS LAND LLC, PREPARED BY GEOSURVEY, LTD, DATED 08/24/2018.

5> ALTA/NSPS LAND TITLE SURVEY FOR LOT 1, KERIOTH REALTY COMPANY, LLC, PREPARED BY GEOSURVEY, LTD, DATED 09/18/2019 AND LAST REVISED 03/19/2020.

CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 100,026+, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE S-6 TOTAL STATION AND TDS RANGER DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 267,862+ FEET. ONE INT.

ALTA CERTIFICATION TABLE "A" NOTES:
Item 16 – No evidence of current earth moving work, building construction or building additions was observed at the date of survey. Site is a vacant graded pad.
Item 17 – No evidence was observed indicated changes in street right of way lines which are under construction.

ALTA SURVEYOR CERTIFICATION

To: Keriotth Realty Company, LLC
AGANWKH, LLC
Northwinds Land, L.P.
First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 6(b) 7(a), 7(b1), 7(c), 8, 9, 10, 11(b), 12, 13, 14, 16, 17, 18, and 19 of Table A thereof. The fieldwork was completed on July 14, 2023.

Date: July 14, 2023

Bradley D. Cash
Georgia Registered
Land Surveyor # 2840

SHEET 1 OF 2

SEE SHEET 2 FOR ACCESS TO NORTHWINDS PARKWAY

GeoSurvey

Land Surveying • 3D Laser Scanning
1660 Barnes Mill Road
Marietta, Georgia 30062
Phone: (770) 795-9900
Fax: (770) 795-8880
www.geosurvey.com
EMAIL: info@geosurvey.com
Certificate of Authorization #LSF-000621

ALTA/NSPS LAND TITLE SURVEY OF

Lot 1 - Northwinds Summit

FOR

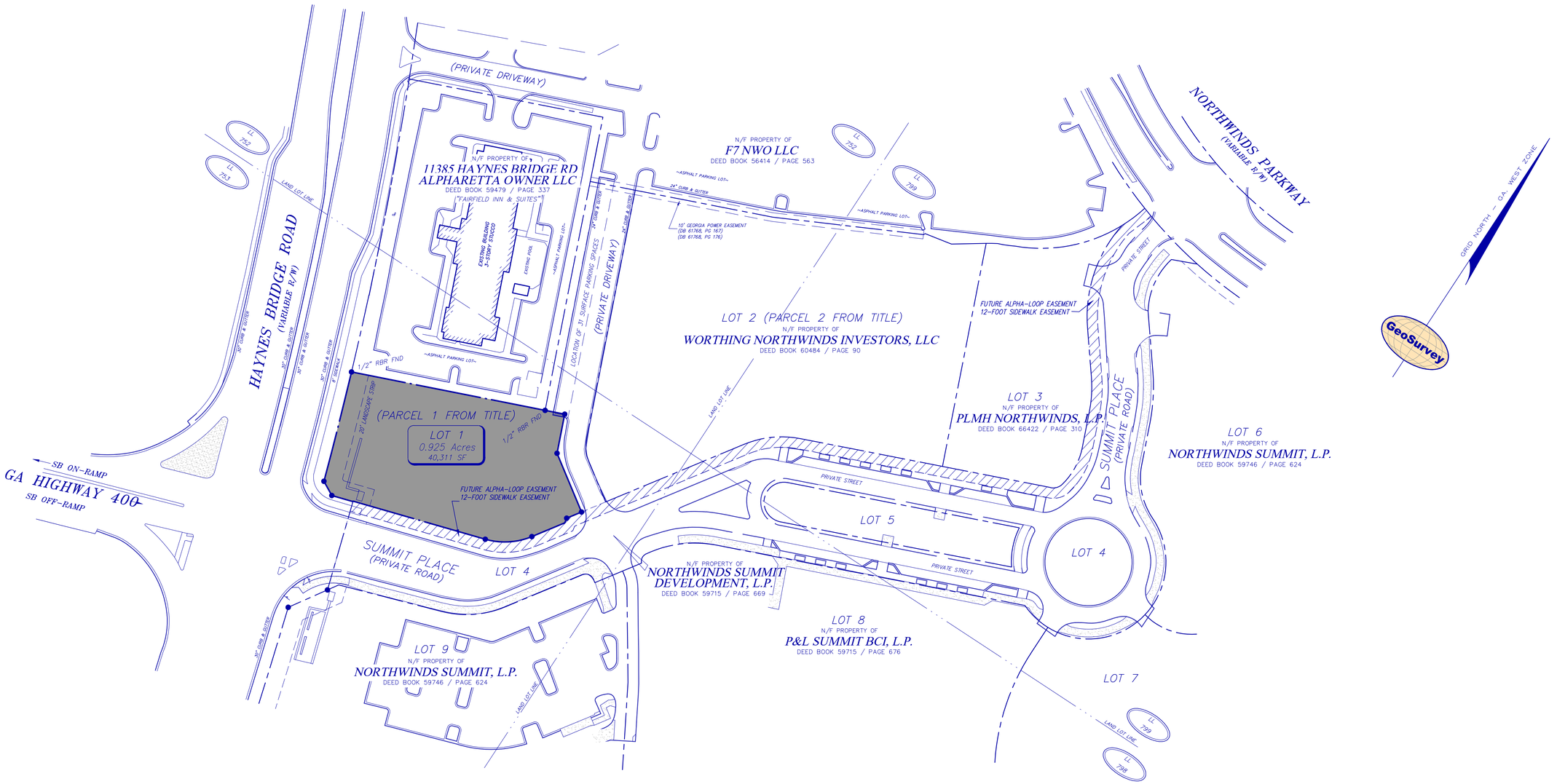
Keriotth Realty Company, LLC
AGANWKH, LLC
Northwinds Land, L.P.
First American Title Insurance Company

GS JOB NO:	20042059	DRAWING SCALE:	1" = 30'
FIELD WORK:	TB	CITY: ALPHARETTA	STATE: GA
PROJ MGR:	BDC	COUNTY: FULTON	
REVIEWED:	JRC	LAND LOT: 753	
DWG FILE: 20042059-24.dwg		DISTRICT: 1ST	SECTION: 2ND
SURVEY DATE:	07/14/2023		

REVISIONS (SEE GENERAL NOTES)

No.	Date	Description
1:	01/19/2024	Revised Per Client.

RESERVED FOR CLERK OF COURTS RECORDING INFORMATION



SHEET 2 OF 2

LEGEND

STANDARD ABBREVIATIONS

AC	AIR CONDITIONER
BH	BORE HOLE
BSL	BUILDING SETBACK LINE
CI	CURB INLET
CMP	CORRUGATED METAL PIPE
CMF	CONCRETE MONUMENT FND
CO	SANITARY CLEANOUT
CPED	COMMUNICATION PEDESTAL
CTP	CRIMPED TOP PIPE
DI	DROP INLET
DIP	DUCTILE IRON PIPE
DWCB	DOUBLE WING CATCH BASIN
FNC	FENCE
FND	FOUND
GM	GAS METER
INV	INVERT
JB	JUNCTION BOX
MH	MANHOLE
OHP	OVERHEAD POWER
OTP	OPEN TOP PIPE
PM	POWER METER
PKS	PK NAIL SET
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
RCP	REINFORCED CONCRETE PIPE
RBR	IRON REINFORCING BAR
RBS	5/8"RBR SET CAPPED LSF 621
SS	SANITARY SEWER
SWCB	SINGLE WING CATCH BASIN
TRANS	ELECTRIC TRANSFORMER

STANDARD SYMBOLS

- OVERHEAD TRAFFIC SIGNAL LIGHT
- POWER POLE
- GUY WIRE
- POWER LINE
- LIGHT POLE
- ELECTRIC TRANSFORMER
- WATER VAULT
- GAS VALVE
- GAS METER
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND GAS LINE
- UNDERGROUND COMMUNICATION LINE
- UNDERGROUND WATER LINE
- PHOTO POSITION INDICATOR
- REGULAR PARKING SPACE COUNT
- HANDICAP PARKING SPACE
- TREE POSITION INDICATOR
- SIGN

IF YOU DIG

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

GRAPHIC SCALE

0 30 60 150 300

1" = 60'

GeoSurvey

Land Surveying • 3D Laser Scanning

1660 Barnes Mill Road
Marietta, Georgia 30062

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

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

ALTA/NSPS LAND TITLE SURVEY (EXHIBIT)

Lot 1 – Northwinds Summit
Access to Haynes Bridge road and Northwinds Parkway

FOR

Kerioth Realty Company, LLC
AGANWKH, LLC
Northwinds Land, L.P.
First American Title Insurance Company

GS JOB NO:	20042059	DRAWING SCALE:	1"= 60'
FIELD WORK:	TB	CITY: ALPHARETTA	STATE: GA
PROJ MGR:	BDC	COUNTY: FULTON	
REVIEWED:	JRC	LAND LOT: 753	
DWG FILE: 20042059-24.dwg		DISTRICT: 1ST	SECTION: 2ND

SURVEY DATE: 07/14/2023

REVISIONS

No.	Date	Description
1.	01/19/2024	Revised Per Client.

SITE DATA CHART

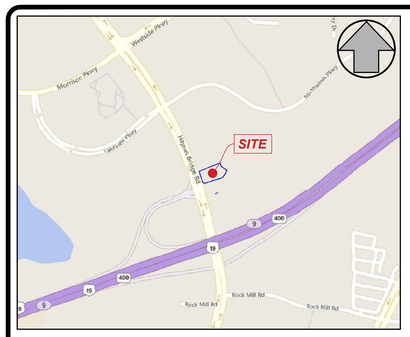
Building	Use	Area (sq. ft.)	Room Count (i.e. Unit)	Required Parking Total	Required Parking Ratio	20% Reduction* Total	Provided Parking** Total	Total Tract Area (acre)
Hotel	Guest Rooms	95,310	165	165	1 space / 1 unit	132		
	Employees	-	-	9	1 employee space / 20 units	7		
	Convention Rooms, Conference Rooms, Ballrooms, Restaurant, etc.	4,595		10	1 space / 500 sq.ft.	8		
TOTAL				184	-	147	156	0.93

*Note: This site is located within the "North Point Overlay". Per Section 2.10.6.A.1 of the Approved Overlay Code, "Minimum parking requirements are 20% less than otherwise required by the UDC".

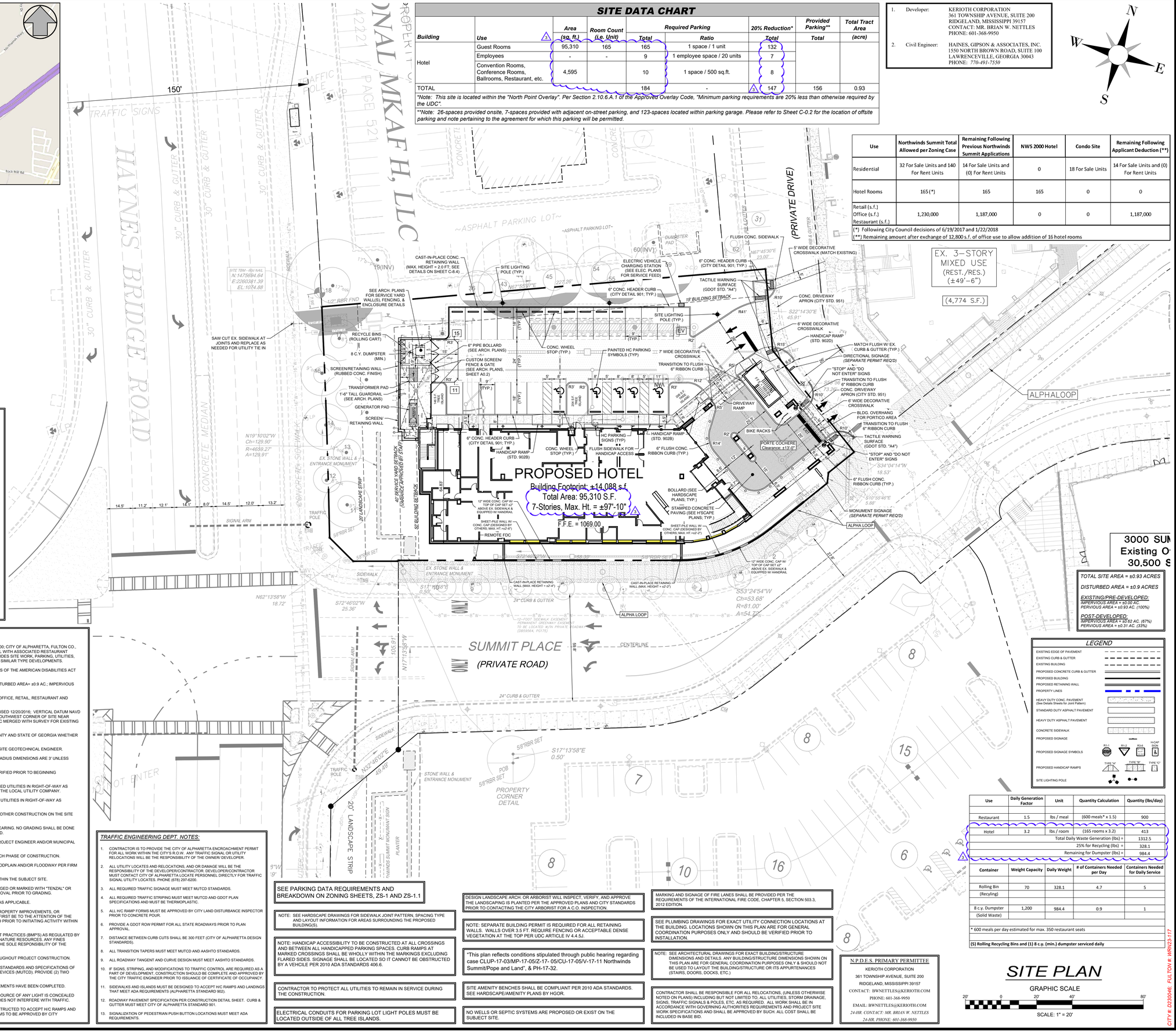
**Note: 26-spaces provided onsite, 7-spaces provided with adjacent on-street parking, and 123-spaces located within parking garage. Please refer to Sheet C-0.2 for the location of offsite parking and note pertaining to the agreement for which this parking will be permitted.

1. Developer: KERIOTH CORPORATION
361 TOWNSHIP AVENUE, SUITE 200
RIDGELAND, MISSISSIPPI 39157
CONTACT: MR. BRIAN W. NETTLES
PHONE: 601-368-9950

2. Civil Engineer: HAINES, GIPSON & ASSOCIATES, INC.
1550 NORTH BROWN ROAD, SUITE 100
LAWRENCEVILLE, GEORGIA 30043
PHONE: *770-491-7550*



LOCATION MAP



Use	Northwinds Summit Total Allowed per Zoning Case	Remaining Following Previous Northwinds Summit Applications	NWS 2000 Hotel	Condo Site	Remaining Following Applicant Deduction (**)
Residential	32 For Sale Units and 140 For Rent Units	14 For Sale Units and (0) For Rent Units	0	18 For Sale Units	14 For Sale Units and (0) For Rent Units
Hotel Rooms	165 (*)	165	165	0	0
Retail (s.f.) Office (s.f.) Restaurant (s.f.)	1,230,000	1,187,000	0	0	1,187,000

(*) Following City Council decisions of 6/19/2017 and 1/22/2018
(**) Remaining amount after exchange of 12,800 s.f. of office use to allow addition of 16 hotel rooms

Use	Daily Generation Factor	Unit	Quantity Calculation	Quantity (lbs/day)
Restaurant	1.5	lbs / meal	(600 meals* x 1.5)	900
Hotel	3.2	lbs / room	(165 rooms x 3.2)	413
			Total Daily Waste Generation (lbs) =	1312.5
			25% for Recycling (lbs) =	328.1
			Remaining for Dumpster (lbs) =	984.4

Container	Weight Capacity	Daily Weight	# of Containers Needed per Day	Containers Needed for Daily Service
Rolling Bin (Recycling)	70	328.1	4.7	5
8 c.y. Dumpster (Solid Waste)	1,200	984.4	0.9	1

* 600 meals per day estimated for max. 350 restaurant seats

(5) Rolling Recycling Bins and (1) 8 c.y. (min.) dumpster serviced daily

COMMUNITY DEVELOPMENT NOTES:

1. An 18-month performance and maintenance bond will be required for all landscaping and irrigation.
2. Parking lot lights will be located outside of landscape islands. Site lighting must be approved by the zoning department prior to issuance of electrical permit.
3. The owner is responsible for annual reporting of the waste generation for this project on an ongoing basis. The waste generation analysis must demonstrate a 25% overall waste reduction due to recycling.
4. Off street parking shall be provided and maintained throughout construction.
5. All revisions to these plans must be submitted to the City of Alpharetta Community Development Department prior to continuing construction.
6. All rooftop appurtenances, satellite dishes and/ or other communication devices will be screened from all public rights-of-way.
7. All temporary and permanent signs to be permitted separately.
8. Contact the following departments for approval of the permanent Certificate of Occupancy: Community Development, Arborist, Traffic Engineering, and Fire Marshal. Allow a minimum of a 3-day notice for a site inspection appointment.
9. On-site burial is not allowed.
10. An engineer's certification will be required for all retaining walls prior to issuance of the certificate of occupancy. All retaining walls greater than 4-feet in height must obtain a building permit.
11. Irrigation notes:
    - 11.1. Irrigation systems are not allowed within the public right-of-way. (Systems will be allowed inside medians if an indemnification letter is provided absolving the City of Alpharetta of any responsibility for damages.)
    - 11.2. Irrigation spray onto public roadways is not allowed.
    - 11.3. Irrigation systems must be shut off or operated manually during winter months to prevent unnecessary ice on roads.

GENERAL NOTES:

1. SITE IS LOCATED AT THE NW CORNER OF HAYNES BRIDGE ROAD AND GA 400; CITY OF ALPHARETTA, FULTON CO., GA. ADDRESS IS 2000 SUMMIT PLACE. SCOPE IS FOR A (6) SIX-STORY HOTEL WITH ASSOCIATED RESTAURANT SPACE, CONFERENCE ROOMS AND 140 HOTEL ROOMS. SCOPE ALSO INCLUDES SITE WORK, PARKING, UTILITIES, STORM DRAINAGE, LANDSCAPING, ETC. AS IS NORMALLY ASSOCIATED WITH SIMILAR TYPE DEVELOPMENTS.
2. ALL NEW CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE AMERICAN DISABILITIES ACT (A.D.A.). SEE ARCHITECTURAL DWGS. FOR STRUCTURE COMPLIANCE.
3. TOTAL NORTHWINDS SUMMIT AREA= 24.46 AC. HOTEL TRACT= ±0.93 Ac; DISTURBED AREA= ±0.9 AC.; IMPERVIOUS AREA= 0.62 AC.
4. OVERALL SITE IS ZONED "MU" MIXED USE WITH PROPOSED MIXED USE OF OFFICE, RETAIL, RESTAURANT AND MULTI-FAMILY RESIDENTIAL.
5. PLANS BASED UPON SURVEY BY GEOSURVEY, LTD., DATED 11/08/2007, REVISED 12/20/2016; VERTICAL DATUM NAVD '88, HORIZONTAL DATUM NAD '83. TBM IS 5/8" REBAR AT ELEV. 1085.72 AT SOUTHWEST CORNER OF SITE NEAR HAYNES BRIDGE ROAD (SEE SURVEY). CAD FILE OF ENTRANCE CUL-DE-SAC MERGED WITH SURVEY FOR EXISTING CONDITIONS.
6. ALL CONSTRUCTION TO CONFORM TO CITY OF ALPHARETTA, FULTON COUNTY AND STATE OF GEORGIA WHETHER OR NOT REVIEW COMMENTS WERE MADE.
7. MAXIMUM CUT / FILL SLOPES = 2 HOR. TO 1 VERT. OR AS DIRECTED BY ON-SITE GEOTECHNICAL ENGINEER.
8. ALL DIMENSIONS TO / FROM FACE OF CURB UNLESS NOTED OTHERWISE. RADIUS DIMENSIONS ARE 3' UNLESS OTHERWISE SHOWN.
9. ALL UTILITIES IN AREAS OF CONSTRUCTION TO BE FIELD LOCATED AND VERIFIED PRIOR TO BEGINNING CONSTRUCTION.
10. CONTRACTOR TO MAINTAIN MINIMUM COVER OVER EXISTING AND PROPOSED UTILITIES IN RIGHT-OF-WAY AS REQUIRED BY THE LOCAL JURISDICTIONS AND/OR THE REQUIREMENTS OF THE LOCAL UTILITY COMPANY.
11. CONTRACTOR TO COORDINATE RELOCATION / MODIFICATION OF EXISTING UTILITIES IN RIGHT-OF-WAY AS REQUIRED BY THE MUNICIPALITY HAVING JURISDICTION.
12. EROSION CONTROL MEASURES ARE TO BE ACCOMPLISHED PRIOR TO ANY OTHER CONSTRUCTION ON THE SITE AND BE MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
13. ALL SILT BARRIERS MUST BE PLACED AS ACCESS IS OBTAINED DURING CLEARING. NO GRADING SHALL BE DONE UNTIL APPROPRIATE EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
14. SILT BARRIERS TO BE PLACED AS SHOWN AND/OR AS DIRECTED BY THE PROJECT ENGINEER AND/OR MUNICIPAL INSPECTOR.
15. NOTIFY CITY OF ALPHARETTA INSPECTORS AT LEAST 24-HRS PRIOR TO EACH PHASE OF CONSTRUCTION.
16. THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE LIMITS OF 100-YR FLOODPLAIN AND/OR FLOODWAY PER FIRM 13121C0066F DATED SEPTEMBER 18, 2013.
17. NO DISTURBANCE TO ANY JURISDICTIONAL WETLANDS ARE PROPOSED WITHIN THE SUBJECT SITE.
18. ALL UNDISTURBED BUFFERS SHALL BE FIELD LOCATED; STAKED AND FLAGGED OR MARKED WITH "TENZAL" OR SIMILAR TYPE FENCING; AND SHALL BE SUBMITTED TO THE CITY FOR APPROVAL PRIOR TO GRADING.
19. EXISTING VEGETATION SHALL BE PRESERVED WITHIN ALL BUFFER AREAS AS APPLICABLE.
20. UNDISTURBED BUFFER AREAS ARE NOT TO BE DISTURBED BY GRADING, PROPERTY IMPROVEMENTS, OR CONSTRUCTION ACTIVITIES. ANY CONTEMPLATED DISTURBANCES SHALL FIRST BE TO THE ATTENTION OF THE MUNICIPALITY AND STATE OF GEORGIA WITH FORMAL APPROVAL SECURED PRIOR TO INITIATING ACTIVITY WITHIN ANY REQUIRED BUFFER AREAS.
21. CONTRACTOR RESPONSIBLE FOR COMPLIANCE OF ALL BEST MANAGEMENT PRACTICES (BMP'S) AS REGULATED BY THE ENVIRONMENTAL PROTECTION AGENCY AND GEORGIA EPD/DEPT. OF NATURE RESOURCES. ANY FINES AND/OR COSTS WHICH ARE THE RESULT OF NON-COMPLIANCE SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
22. CONTRACTOR SHALL PROVIDE AND MAINTAIN OFF-STREET PARKING THROUGHOUT PROJECT CONSTRUCTION.
23. ALL PAVEMENT MARKINGS, STRIPING, AND SIGNAGE TO CONFORM TO THE STANDARDS AND SPECIFICATIONS OF CITY OF ALPHARETTA AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). PROVIDE (2) TWO COATS.
24. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED.
25. HIGH INTENSITY LIGHTING FACILITIES SHALL BE SO ARRANGED THAT THE SOURCE OF ANY LIGHT IS CONCEALED FROM PUBLIC VIEW AND FROM ADJACENT RESIDENTIAL PROPERTY AND DOES NOT INTERFERE WITH TRAFFIC.
26. SIDEWALKS AND ISLANDS ALONG DESIGNATED ADA ROUTE MUST BE CONSTRUCTED TO ACCEPT H/C RAMPS AND LANDINGS THAT MEET ADA REQUIREMENTS (CITY STD 902). H/C RAMP FORMS TO BE APPROVED BY CITY INSPECTOR PRIOR TO CONCRETE POUR.

TRAFFIC ENGINEERING DEPT. NOTES:

1. CONTRACTOR IS TO PROVIDE THE CITY OF ALPHARETTA ENCROACHMENT PERMIT FOR ALL WORK WITHIN THE CITY'S R.O.W. ANY TRAFFIC SIGNAL OR UTILITY RELOCATIONS WILL BE THE RESPONSIBILITY OF THE OWNER/ DEVELOPER.
2. 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.
3. ALL REQUIRED TRAFFIC SIGNAGE MUST MEET MUTCD STANDARDS.
4. ALL REQUIRED TRAFFIC STRIPING MUST MEET MUTCD AND GDOT PLAN SPECIFICATIONS AND MUST BE THERMOPLASTIC.
5. ALL H/C RAMP FORMS MUST BE APPROVED BY CITY LAND DISTURBANCE INSPECTOR PRIOR TO CONCRETE POUR.
6. PROVIDE A GDOT ROW PERMIT FOR ALL STATE ROADWAYS PRIOR TO PLAN APPROVAL.
7. DISTANCE BETWEEN CURB CUTS SHALL BE 300 FEET (CITY OF ALPHARETTA DESIGN STANDARDS).
8. ALL TRANSITION TAPERS MUST MEET MUTCD AND AASHTO STANDARDS.
9. ALL ROADWAY TANGENT AND CURVE DESIGN MUST MEET AASHTO STANDARDS.
10. 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.
11. SIDEWALKS AND ISLANDS MUST BE DESIGNED TO ACCEPT H/C RAMPS AND LANDINGS THAT MEET ADA REQUIREMENTS (ALPHARETTA STANDARD 902).
12. ROADWAY PAVEMENT SPECIFICATION PER CONSTRUCTION DETAIL SHEET. CURB & GUTTER MUST MEET CITY OF ALPHARETTA STANDARD 901.
13. SIGNALIZATION OF PEDESTRIAN PUSH BUTTON LOCATIONS MUST MEET ADA REQUIREMENTS.

SEE PARKING DATA REQUIREMENTS AND BREAKDOWN ON ZONING SHEETS, ZS-1 AND ZS-1.1

NOTE: SEE HARDSCAPE DRAWINGS FOR SIDEWALK JOINT PATTERN, SPACING TYPE AND LAYOUT INFORMATION FOR AREAS SURROUNDING THE PROPOSED BUILDING(S).

NOTE: HANDICAP ACCESSIBILITY TO BE CONSTRUCTED AT ALL CROSSINGS AND BETWEEN ALL HANDICAPPED PARKING SPACES. CURB RAMPS AT MARKED CROSSINGS SHALL BE WHOLLY WITHIN THE MARKINGS EXCLUDING FLARED SIDES. SIGNAGE SHALL BE LOCATED SO IT CANNOT BE OBSTRUCTED BY A VEHCILE PER 2010 ADA STANDARDS 406.6.

CONTRACTOR TO PROTECT ALL UTILITIES TO REMAIN IN SERVICE DURING THE CONSTRUCTION.

ELECTRICAL CONDUITS FOR PARKING LOT LIGHT POLES MUST BE LOCATED OUTSIDE OF ALL TREE ISLANDS.

DESIGN LANDSCAPE ARCH. OR ARBORIST WILL INSPECT, VERIFY, AND APPROVE THE LANDSCAPING IS PLANTED PER THE APPROVED PLANS AND CITY STANDARDS PRIOR TO CONTACTING THE CITY ARBORIST FOR A C.O. INSPECTION.

NOTE: SEPARATE BUILDING PERMIT IS REQUIRED FOR ALL RETAINING WALLS. WALLS OVER 3.5 FT. REQUIRE FENCING OR ACCEPTABLE DENSE VEGETATION AT THE TOP PER UDC ARTICLE IV 4.4.5J.

"This plan reflects conditions stipulated through public hearing regarding case CLUP-17-03/MP-17-05/Z-17- 05/CU-17-05/V-17-11 Northwinds Summit/Pope and Land", & PH-17-32.

SITE AMENITY BENCHES SHALL BE COMPLIANT PER 2010 ADA STANDARDS. SEE HARDSCAPE/AMENITY PLANS BY HGOR.

NO WELLS OR SEPTIC SYSTEMS ARE PROPOSED OR EXIST ON THE SUBJECT SITE.

MARKING AND SIGNAGE OF FIRE LANES SHALL BE PROVIDED PER THE REQUIREMENTS OF THE INTERNATIONAL FIRE CODE, CHAPTER 5, SECTION 503.3, 2012 EDITION.

SEE PLUMBING DRAWINGS FOR EXACT UTILITY CONNECTION LOCATIONS AT THE BUILDING. LOCATIONS SHOWN ON THIS PLAN ARE FOR GENERAL COORDINATION PURPOSES ONLY AND SHOULD BE VERIFIED PRIOR TO INSTALLATION.

NOTE: SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING/STRUCTURE DIMENSIONS AND DETAILS. ANY BUILDING/STRUCTURE DIMENSIONS SHOWN ON THIS PLAN ARE FOR GENERAL COORDINATION PURPOSES ONLY & SHOULD NOT BE USED TO LAYOUT THE BUILDING/STRUCTURE OR ITS APPURTENANCES (STAIRS, DOORS, DOCKS, ETC.)

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.

N.P.D.E.S. PRIMARY PERMITTEE
KERIOTH CORPORATION
361 TOWNSHIP AVENUE, SUITE 200
RIDGELAND, MISSISSIPPI 39157
CONTACT: BWNETTLES@KERIOTH.COM
PHONE: 601-368-9950
EMAIL: BWNETTLES@KERIOTH.COM
24-HR. CONTACT: MR. BRIAN W. NETTLES
24-HR. PHONE: 601-368-9950

TOTAL SITE AREA = ±0.93 ACRES

DISTURBED AREA = ±0.9 ACRES

EXISTING/PRE-DEVELOPED:
IMPERVIOUS AREA = ±0.00 AC.
PERVIOUS AREA = ±0.93 AC. (100%)

POST-DEVELOPED:
IMPERVIOUS AREA = ±0.62 AC. (67%)
PERVIOUS AREA = ±0.31 AC. (33%)

LEGEND

EXISTING EDGE OF PAVEMENT
EXISTING CURB & GUTTER
EXISTING BUILDING
PROPOSED CONCRETE CURB & GUTTER
PROPOSED BUILDING
PROPOSED RETAINING WALL
PROPERTY LINES
HEAVY DUTY CONC. PAVEMENT (See Details Sheets for Joint Pattern)
STANDARD DUTY ASPHALT PAVEMENT
HEAVY DUTY ASPHALT PAVEMENT
CONCRETE SIDEWALK
PROPOSED SIGNAGE
PROPOSED SIGNAGE SYMBOLS (R1-1 STOP, R1-2, R3-5, H-CAP SIGN)
PROPOSED HANDICAP RAMPS (TYPE 'A', TYPE 'B', TYPE 'C')
SITE LIGHTING POLE

3000 SUM
Existing O
30,500 S

SITE PLAN

GRAPHIC SCALE
20' 0 20' 40' 80'
SCALE: 1" = 20'

CITY # 0233046, FULTON # WRN23417

HAINES GIPSON & ASSOCIATES
Civil • Structural • Bridge

STATE OF GEORGIA
REGISTERED PROFESSIONAL ENGINEER
No. 20390
Rhen Clay Lewis
11/03/2025

KERIOTH
Creating Special Places™
A PROJECT OF:
361 TOWNSHIP AVENUE, SUITE 200
RIDGELAND, MISSISSIPPI 39157
PHONE: 601-368-9950

A.C. ALPHARETTA HOTEL
NORTHWINDS SUMMIT
2000 SUMMIT PLACE, LOT #1 - NORTHWINDS SUMMIT
CITY OF ALPHARETTA, FULTON COUNTY, GA
L.L. 753, 1st DIST, 2nd SEC, ZONED "MU"

NO.	BY	DATE	DESCRIPTION
3	TLF	02/17/2025	Change of Conditions Request

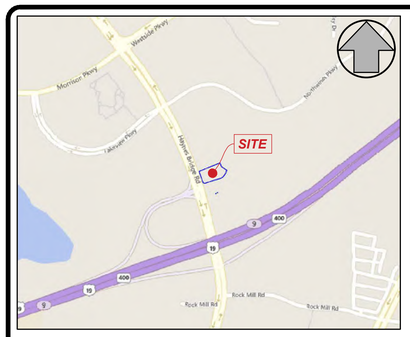
NO.	BY	DATE	DESCRIPTION
-	TLF	09/06/2024	Design Development
-	TLF	09/26/2024	60% Marriott Submission
-	TLF	11/20/2024	Permit Issue
-	TLF	01/24/2025	90% Marriott Submission
-	TLF	03/20/2025	Design Team Coordination
1	TLF	04/14/2025	90% Marriott Review - Owner Response Submission
-	TLF	04/14/2025	90% Marriott Review - Owner Response Submission

DRAWN BY: TLF
CHECKED BY: RCL

DATE
12/08/2023

SHEET TITLE
SITE PLAN

SHEET NUMBER
C-1.0



LOCATION MAP

NOTE: ALL TREES MUST BE PLANTED OUTSIDE OF ANY UTILITY EASEMENTS, UNLESS APPROVED BY THE CITY ARBORIST AND UTILITY PROVIDER. THIS PERTAINS TO ALL UTILITIES (WATER, SEWER, GAS, FIBER OPTIC, POWER, ETC.)

A MINIMUM OF EIGHTEEN (18) INCHES OF VERTICAL CLEARANCE BETWEEN WATER LINES AND OTHER UTILITIES CROSSING MUST BE OBTAINED. A MINIMUM OF TEN (10) FEET (EDGE-TO-EDGE) OF HORIZONTAL CLEARANCE BETWEEN PIPES AND STRUCTURES MUST BE OBTAINED. WHEN LOCAL CONDITIONS PREVENT A HORIZONTAL SEPARATION OF 10-FEET, PARALLEL INSTALLATION OF WATER MAINS SHALL CONFORM TO STATE REGULATIONS.

PROJECT IS SERVED BY FULTON COUNTY WATER AND SEWER. CONTACT IS FULTON COUNTY DEPARTMENT OF PUBLIC WORKS, 770-640-3040.

NO WELLS OR SEPTIC SYSTEMS ARE PROPOSED OR EXIST ONSITE.

FIRE HYDRANTS AND WATER MAINS ARE TO BE INSTALLED, FLUSHED AND UNDER PRESSURE BEFORE ANY COMBUSTIBLE CONSTRUCTION IS STARTED.

ALL PAVEMENT REPAIRS AS NEEDED TO BE REPAIRED TO LOCAL CITY STANDARDS.

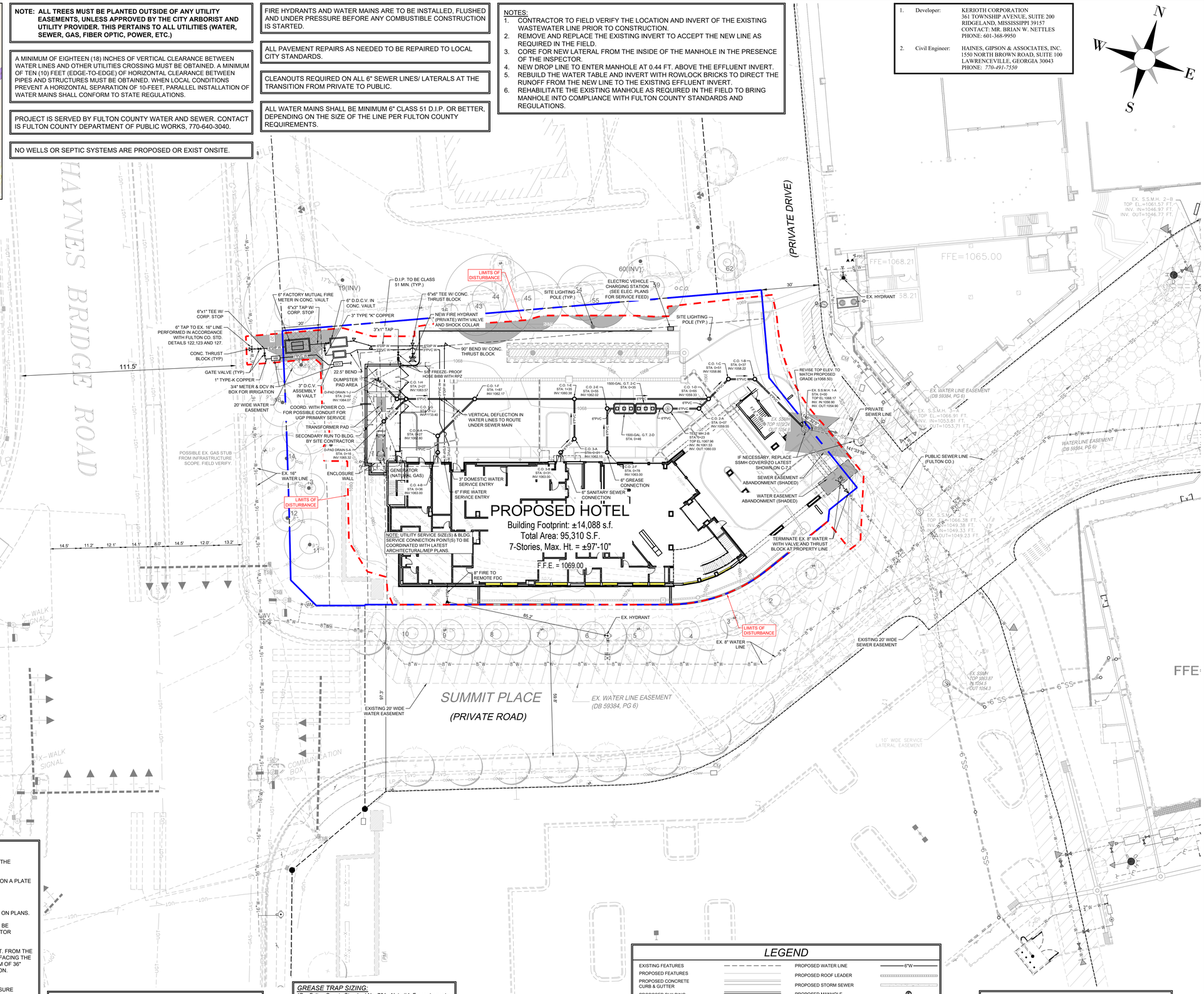
CLEANOUTS REQUIRED ON ALL 6" SEWER LINES/ LATERALS AT THE TRANSITION FROM PRIVATE TO PUBLIC.

ALL WATER MAINS SHALL BE MINIMUM 6" CLASS 51 D.I.P. OR BETTER, DEPENDING ON THE SIZE OF THE LINE PER FULTON COUNTY REQUIREMENTS.

NOTES:
1. CONTRACTOR TO FIELD VERIFY THE LOCATION AND INVERT OF THE EXISTING WASTEWATER LINE PRIOR TO CONSTRUCTION.
2. REMOVE AND REPLACE THE EXISTING INVERT TO ACCEPT THE NEW LINE AS REQUIRED IN THE FIELD.
3. CORE FOR NEW LATERAL FROM THE INSIDE OF THE MANHOLE IN THE PRESENCE OF THE INSPECTOR.
4. NEW DROP LINE TO ENTER MANHOLE AT 0.44 FT. ABOVE THE EFFLUENT INVERT.
5. REBUILD THE WATER TABLE AND INVERT WITH ROWLOCK BRICKS TO DIRECT THE RUNOFF FROM THE NEW LINE TO THE EXISTING EFFLUENT INVERT.
6. REHABILITATE THE EXISTING MANHOLE AS REQUIRED IN THE FIELD TO BRING MANHOLE INTO COMPLIANCE WITH FULTON COUNTY STANDARDS AND REGULATIONS.

1. Developer: KERIOTH CORPORATION
361 TOWNSHIP AVENUE, SUITE 200
RIDGELAND, MISSISSIPPI 39157
CONTACT: MR. BRIAN W. NETTLES
PHONE: 601-368-9950

2. Civil Engineer: HAINES, GIPSON & ASSOCIATES, INC.
1550 NORTH BROWN ROAD, SUITE 100
LAWRENCEVILLE, GEORGIA 30043
PHONE: *770-491-7550*



GENERAL UTILITY NOTES :

1. UNLESS SPECIFICALLY DENOTED IN CONTRACT DOCUMENTS, CONTRACTOR TO RETAIN AND PROTECT ALL EXISTING UTILITIES, IF CONFLICT OCCURS, CONTACT CIVIL ENGINEER IMMEDIATELY.
2. CONTRACTOR TO COORDINATE POWER, TELEPHONE, AND GAS SERVICE WITH INDIVIDUAL UTILITY PROVIDER. CONTACT PRIOR TO START OF CONSTRUCTION.
3. CONTRACTOR TO SEE SITE ELECTRICAL PLANS BY OTHERS FOR SITE LIGHTING LOCATIONS, SERVICE, AND DETAILS.
4. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, SIZES, MATERIAL TYPES, AND INVERT ELEVATIONS OF ALL EXISTING SANITARY SEWER AND STORM DRAINAGE STRUCTURES AND PIPES PRIOR TO CONSTRUCTION, AND NOTIFY THE OWNER AND CIVIL ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE NOTED.
5. CONTRACTOR SHALL CONSTRUCT ALL TEMPORARY EROSION CONTROL SYSTEMS AS DIRECTED BY THE ENGINEER OR MUNICIPAL INSPECTOR TO PROTECT ADJACENT PROPERTIES AND WATER RESOURCES FROM EROSION AND SEDIMENTATION.
6. VARIATIONS TO CONDITIONS OR DISCREPANCY IN ACTUAL CONDITIONS AS THEY APPLY TO THE DEMOLITION OR SITE DEVELOPMENT WORK ARE TO BE BROUGHT TO THE ATTENTION OF THE OWNER OR OWNER'S REPRESENTATIVE AND ENGINEER PRIOR TO THE COMMENCEMENT OF ANY SITE WORK.
7. CONTRACTOR SHALL LOCATE AND IDENTIFY ALL EXISTING UTILITIES THAT ARE TO REMAIN AND PROTECT THEM FROM DAMAGE.
8. CONTRACTOR TO CONDUCT ALL DEMOLITION OPERATIONS WITH MINIMUM INTERFERENCE TO PUBLIC OR PRIVATE ACCESSES AND FACILITIES.
9. PROTECT BENCH MARKS, PROPERTY CORNERS AND ALL OTHER SURVEY MONUMENTS FROM DAMAGE OR DISPLACEMENT. IF A MARKER NEEDS TO BE REMOVED, IT SHALL BE REFERENCED BY A LICENSED LAND SURVEYOR AND REPLACED.
10. PROVIDE TRAFFIC CONTROL AS REQUIRED, IN ACCORDANCE WITH THE U.S. DEPT. OF TRANSPORTATION "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" AND GOVERNING MUNICIPALITY REQUIREMENTS.
11. DEPRESSIONS AND VOID AREAS CAUSED BY DEMOLITION WORK ARE TO BE FILLED TO SUBGRADE ELEVATION TO AVOID WATER PONDING.
12. ALL CONSTRUCTION/DEMOLITION DEBRIS SHALL BE DISPOSED OF OFFSITE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS.
13. LOCATIONS OF THE EXISTING UTILITY LINES ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY EXACT LOCATION PRIOR TO BEGINNING CONSTRUCTION.
14. CONTRACTOR IS ADVISED TO VISIT THE SITE AND MAKE HIMSELF FAMILIAR WITH THE EXISTING SITE CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
15. SEE PLUMBING DRAWINGS FOR EXACT UTILITY CONNECTION LOCATION AT THE BUILDING. LOCATIONS SHOWN ON THIS PLAN ARE FOR GENERAL COORDINATION PURPOSES ONLY AND SHOULD BE VERIFIED PRIOR TO INSTALLATION.
15. HIGH INTENSITY LIGHTING FACILITIES SHALL BE SO ARRANGED THAT THE SOURCE OF LIGHT IS CONCEALED FROM PUBLIC VIEW AND FROM ADJACENT PROPERTY AND DOES NOT INTERFERE WITH TRAFFIC.
16. CONTRACTOR TO COORDINATE GAS LINE INSTALLATION WITH UTILITY PROVIDER.
17. NO TREES SHALL BE PLANTED IN A UTILITY EASEMENT OR WITHIN 10 FEET OF ANY PUBLIC/FULTON COUNTY UTILITY LINE. ALL SECONDARY AND PRIVATE UTILITIES (PRIVATE LATERALS, GAS, FIBER OPTIC, ETC.) MUST BE INSTALLED AT LEAST FIVE (5) FEET FROM REQUIRED TREE PLANTING ISLANDS OR LANDSCAPE AREAS.
18. ELECTRICAL CONDUITS FOR PARKING LOT LIGHT POLES MUST BE LOCATED OUTSIDE OF ALL TREE ISLANDS.
19. CONTRACTOR TO SEE ELECTRICAL DWGS. FOR COORDINATION WITH SITE LIGHTING AND TELECOMMUNICATIONS REQUIREMENTS.
20. THE CONTRACTOR SHALL MAINTAIN A MINIMUM SEPARATION DISTANCE OF 10' HORIZONTAL AND 18" VERTICAL BETWEEN ALL WATER LINES AND OTHER UTILITY LINES (SANITARY SEWER, SANITARY FORCE MAIN, STORM DRAINAGE LINES, ETC.
21. ALL EXISTING IMPROVEMENT DATA WAS TAKEN FROM TOPOGRAPHIC SURVEY PREPARED BY OTHERS ALONG WITH DESIGN FILE OVERLAY (NO AS-BUILT INFO. AVAILABLE). CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND EXTENT OF ALL IMPROVEMENTS WITHIN THE PROPOSED DISTURBANCE AREA PRIOR TO BEGINNING ANY LAND DISTURBANCE OR UTILITY CONSTRUCTION.

FIRE MARSHAL'S OFFICE REQUIREMENTS/NOTES:

FIRE DEPT. CONNECTION (FDC) IS TO BE A MAXIMUM OF 100 FT. FROM A FIRE HYDRANT. THE CONNECTION SHALL BE BETWEEN 18" AND 48" ABOVE GROUND LEVEL.

UNDERGROUND FDCs SHALL HAVE A LISTED CHECK VALVE, AN AUTO-DRIP VALVE, SIGN ON A PLATE OR FITTING READING "AUTO-SPRINKLER OR AUTO-SPRINKLER/STANDPIPES", AND HOSE CONNECTIONS SHALL HAVE STANDARD THREADS AS SPECIFIED IN NFPA 1963.

FIRE SPRINKLER SYSTEMS FOR MULTI-FAMILY BUILDINGS SHALL COMPLY WITH CITY OF ALPHARETTA SPRINKLER ORDINANCE #220. A MINIMUM 2" WATER LINE MUST BE SHOWN ON PLANS.

INSTALLATION OR REPAIR OF UNDERGROUND FIRE SPRINKLER WATER SUPPLIES SHALL BE PERFORMED BY AN UTILITY OR FIRE SPRINKLER CONTRACTOR OR PLUMBING CONTRACTOR LICENSED UNDER 2010 GEORGIA CODE TITLE 25, CHAPTER 11, SECTION 25-11-7.

PLACEMENT OF FIRE HYDRANTS SHALL BE A MINIMUM OF 3 FT. AND A MAXIMUM OF 15 FT. FROM THE BACK OF THE CURB OR ROAD EDGE WITH THE LARGE FIRE DEPARTMENT CONNECTION FACING THE NEAREST FIRE DEPARTMENT ACCESS POINT AND SET A MINIMUM OF 18" AND A MAXIMUM OF 36" ABOVE FINISHED GRADE TO THE CENTER OF THE LARGE FIRE DEPARTMENT CONNECTION. AUTHORITY HAVING JURISDICTION.

FIRE HYDRANTS AND WATER MAINS ARE TO BE INSTALLED, FLUSHED AND UNDER PRESSURE BEFORE ANY COMBUSTIBLE CONSTRUCTION IS STARTED. [IFC 1412.1]

MARKING AND SIGNAGE OF FIRE LANES SHALL BE PROVIDED PER THE REQUIREMENTS OF THE INTERNATIONAL FIRE CODE, CHAPTER 5, SECTION 503.3, 2018 EDITION.

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, 2018 EDITION.

APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING OR PORTION OF A BUILDING. THE FIRE APPARATUS ACCESS ROAD SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE FACILITY OR ANY PORTION OF THE EXTERIOR WALL OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY. INTERNATIONAL FIRE CODE, CHAPTER 5, SECTION 503.1.1, 2018 EDITION.

EMERGENCY RESPONDER RADIO COVERAGE SHALL BE COMPLIANT WITH 2018 IFC SECTION 510 FOR ALL NEW BUILDINGS.

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

NOTE: 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.

GREASE TRAP SIZING:
**Per Fulton County Standard No. 701, Note #4, For restaurants use min. one (1) 1,515 Gal. Tank per 100 seats.*

NO. OF RESTAURANT SEATS = 195

195-seats / 100-seats = 1.95

1.95 x 1,515-Gal = 2,954-Gal, or two (2) 1,500-Gal Grease Traps in Series.

THE DEVELOPER OR DEVELOPER'S CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING THE EXACT LOCATION, SIZE, AND MATERIAL OF ANY EXISTING WATER OR SEWER FACILITY PROPOSED FOR CONNECTION OR USE BY THIS PROJECT. THE RELOCATION OF ANY WATER/SEWER FACILITY REQUIRED TO AVOID ANY PART OF THIS DEVELOPMENT IS THE RESPONSIBILITY OF THE DEVELOPER.

FIRE FLOW TEST INFORMATION

TESTING DATE:	11/22/2023
STATIC PRESSURE:	94 PSI
RESIDUAL PRESSURE:	75 PSI
TOTAL FLOW:	(Not Provided) GPM
FLOW @ 20 PSI:	2,481 GPM

**NOTE: SEE SHEET C-2.0 FOR OFFICIAL FIRE FLOW TEST SHEETS & MAP DEPICTING TEST HYDRANT LOCATION*

LEGEND

EXISTING FEATURES
PROPOSED FEATURES
PROPOSED CONCRETE CURB & GUTTER
PROPOSED BUILDING
PROPERTY LINES
PROPOSED SANITARY SEWER — 8"SS —
PROPOSED GATE VALVE
CONCRETE THRUST BLOCK
PROPOSED UTILITY EASEMENT
EXISTING STORM SYSTEM
PROPOSED ELECTRIC — E — E —
PROPOSED GAS — G — G —
PROPOSED WATER LINE — 6"W —
PROPOSED ROOF LEADER
PROPOSED STORM SEWER
PROPOSED MANHOLE
PROPOSED CLEANOUT
PROPOSED FIRE HYDRANT
EX. OVERHEAD UTILITY — OHP — OHP —
EXISTING WATER LINE — W —
EXISTING NATURAL GAS — GAS — GAS —
EXISTING FIRE HYDRANT
EXISTING UTILITY POLE
EXISTING SEWER MANHOLE
EX. UNDERGROUND CABLE — COMM — COMM —
EX. UNDERGROUND POWER — UGP — UGP —

SEE ADDITIONAL UTILITY NOTES ON SHEET C-2.0.

UTILITY PLAN

GRAPHIC SCALE
20' 0 20' 40' 80'
SCALE: 1" = 20'

CITY # D23004S; FULTON # WRW23-117

HAINES GIPSON & ASSOCIATES
Civil • Structural • Bridge

GEORGIA REGISTERED No. 20390 PROFESSIONAL ENGINEER RHEN CLAY LEWIS
11/03/2025

KERIOTH Creating Special Places™
A PROJECT OF:
361 TOWNSHIP AVENUE, SUITE 200
RIDGELAND, MISSISSIPPI 39157
PHONE: 601-368-9950

A.C. ALPHARETTA HOTEL
NORTHWINDS SUMMIT
2000 SUMMIT PLACE, LOT #1 - NORTHWINDS SUMMIT
CITY OF ALPHARETTA, FULTON COUNTY, GA
L.L. 753, 1st DIST, 2nd SEC, ZONED "MU"

NO.	BY	DATE	DESCRIPTION

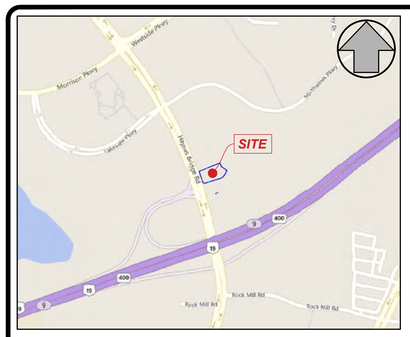
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-	TLF	01/24/2025	90% Marriott Submission
-	TLF	04/14/2025	95% Marriott Review + Owner Response Submission
3	TLF	02/17/2026	Change of Conditions Request

DRAWN BY	CHECKED BY
TLF	RCL

DATE
12/08/2023

SHEET TITLE
UTILITY PLAN

SHEET NUMBER
C-2.1



LOCATION MAP

ADDITIONAL NOTES:

1. EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
2. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
3. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
4. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".
5. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
6. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
7. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
8. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
9. WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS.

CONTRACTOR TO PROVIDE AS-BUILTS OF ALL STORMWATER MANAGEMENT FACILITIES TAKEN DURING INSTALLATION VERIFYING ALL MATERIAL QUANTITIES HAVE BEEN INSTALLED IN ADDITION TO AS-BUILT LOCATION, ELEVATIONS, ETC. TO MATCH DESIGN. ALLOW JURISDICTIONAL REVIEW TIME IN CONSIDERATION OF ATTEMPTING TO OBTAIN CERTIFICATE OF OCCUPANCY AND/OR LDP CLOSEOUT.

SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS. ANY BUILDING DIMENSIONS SHOWN ON THIS PLAN ARE FOR GENERAL COORDINATION PURPOSES AND SHALL NOT BE USED TO LAYOUT THE BUILDING OR ITS APPURTENANCES (STAIRS, DOORS, DOCKS, ETC.)

DISTURBED AREAS LEFT IDLE FOR 7-DAYS, AND NOT TO FINAL GRADE, SHALL BE STABILIZED TO TEMPORARY VEGETATION (Ds2). MULCH, TEMPORARY VEGETATION, OR PERMANENT VEGETATION SHALL BE COMPLETED ON ALL EXPOSED AREAS WITHIN 14-DAYS AFTER DISTURBANCE. ALL AREAS AT FINAL GRADE SHALL BE STABILIZED TO PERMANENT VEGETATION UPON COMPLETION.

MINIMUM 20' WIDE EMERGENCY DRAINAGE EASEMENT SHALL BE GIVEN ON ALL DRAINAGE SYSTEMS (OPEN/CLOSED) WHICH LIE OUTSIDE THE NORMAL RIGHT OF WAY.

STORM LINES WITH PROPOSED TREES PLANTED ABOVE MUST HAVE A MINIMUM OF 4 FT. OF COVER TO FINISHED GRADE.

SEE TREE PLANTING DETAIL "STD. L-5" ON LANDSCAPE ARCHITECT PLANS (E/LS-2) FOR TREE PLANTING EXCAVATION AND SOIL REPLACEMENT.

18" MINIMUM PIPE SIZE NOT APPLICABLE AS THE PROPOSED DRAINAGE SYSTEM IS PRIVATE. ALL MAINTENANCE IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

COORD. ALL SITE WALLS WITH UTILITIES AND TREES/LANDSCAPING TO AVOID GEOGRID CONFLICTS.

NO WELLS OR SEPTIC SYSTEMS ARE PROPOSED OR EXIST ONSITE.

SEE ES&PC PLANS FOR ALL SILT & TREE SAVE FENCE LOCATIONS, AS WELL AS ANY ADDITIONAL EROSION AND SEDIMENT POLLUTION CONTROL MEASURES.

IF ENCOUNTEREED, UNSUITABLE SOIL REMOVAL AND SOME IMPORT MAY BE REQUIRED. REFER TO SITE GEOTECH REPORT. ALL SOILS HAULED IN OR OFF THE SITE MUST MEET ALL LOCAL AND STATE PERMITTING REQUIREMENTS.

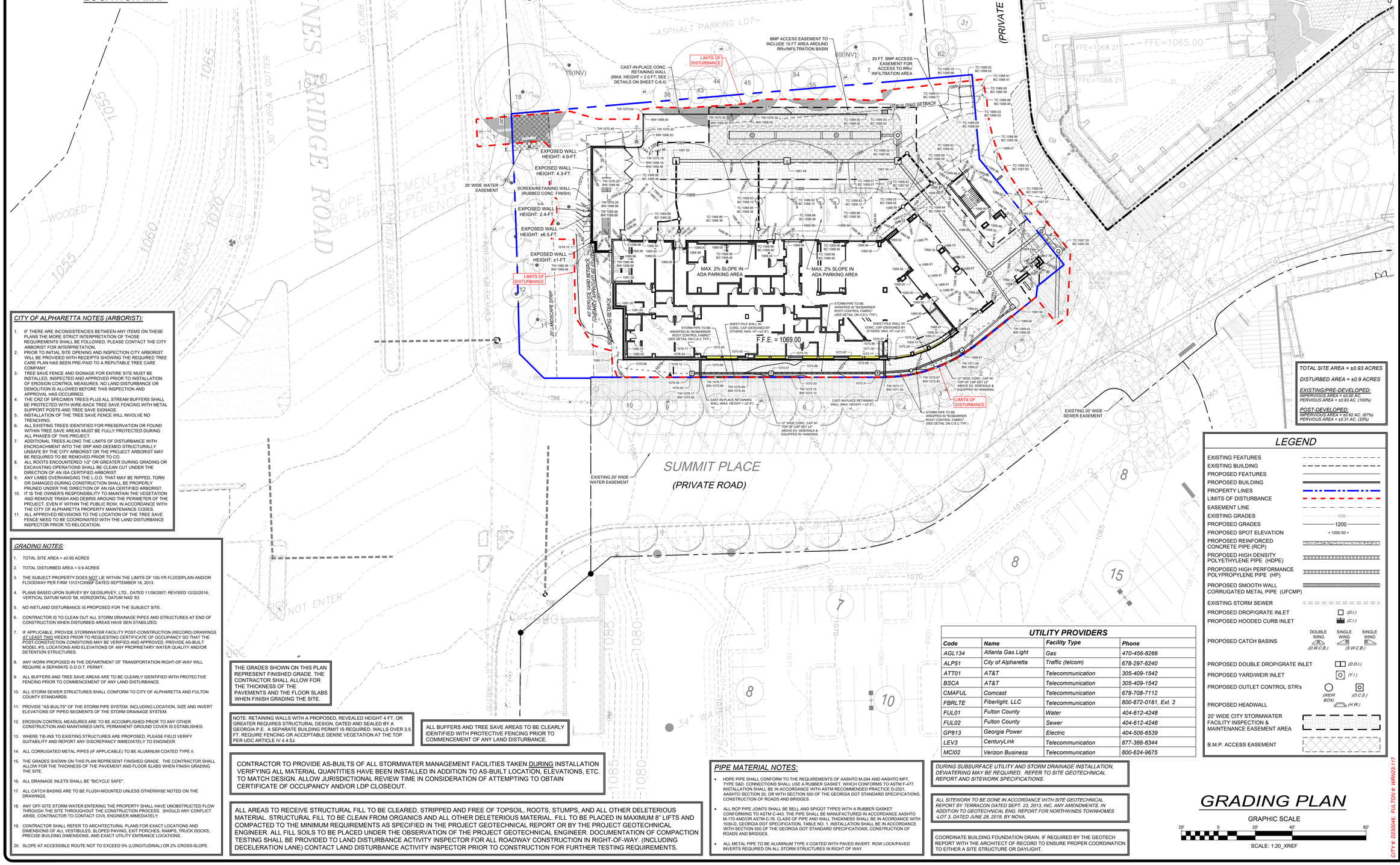
Earthwork Results

2d Area	Cut	Fill		Adj. Fill	Net
(sq.ft.)	*(cu.yd.)*	*(cu.yd.)*	Fill Factor	(cu.ft.)	*(cu.yd.)*
33,746	1,260	143	1.15	164	**-1096 (F)**

***Site is balanced within 10.52-in**

1. Developer: KERIOTH CORPORATION
361 TOWNSHIP AVENUE, SUITE 200
RIDGELAND, MISSISSIPPI 39157
CONTACT: MR. BRIAN W. NETTLES
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2. Civil Engineer: HAINES, GIPSON & ASSOCIATES, INC.
1550 NORTH BROWN ROAD, SUITE 100
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PHONE: *770-491-7550*



CITY OF ALPHARETTA NOTES (ARBORIST):

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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 OF SPECIMEN TREES PLUS ALL STREAM BUFFERS SHALL BE PROTECTED WITH WIRE-BACK TREE SAVE FENCING WITH METAL SUPPORT POSTS AND TREE SAVE SIGNAGE.
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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.
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GRADING NOTES:

1. TOTAL SITE AREA = ±0.93 ACRES
2. TOTAL DISTURBED AREA = 0.9 ACRES
3. THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE LIMITS OF 100-YR FLOODPLAIN AND/OR FLOODWAY PER FIRM 13121C0069F DATED SEPTEMBER 18, 2013.
4. PLANS BASED UPON SURVEY BY GEOSURVEY, LTD., DATED 11/08/2007; REVISED 12/20/2016; VERTICAL DATUM NAVD '88, HORIZONTAL DATUM NAD '83.
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7. IF APPLICABLE, PROVIDE STORMWATER FACILITY POST-CONSTRUCTION (RECORD) DRAWINGS AT LEAST TWO WEEKS PRIOR TO REQUESTING CERTIFICATE OF OCCUPANCY SO THAT THE POST-CONSTRUCTION CONDITIONS MAY BE VERIFIED AND APPROVED. PROVIDE AS-BUILT MODEL #'S, LOCATIONS AND ELEVATIONS OF ANY PROPRIETARY WATER QUALITY AND/OR DETENTION STRUCTURES.
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19. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ALL VESTIBULES, SLOPED PAVING, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, AND EXACT UTILITY ENTRANCE LOCATIONS.
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NOTE: RETAINING WALLS WITH A PROPOSED, REVEALED HEIGHT 4 FT. OR GREATER REQUIRES STRUCTURAL DESIGN, DATED AND SEALED BY A GEORGIA P.E. A SEPARATE BUILDING PERMIT IS REQUIRED. WALLS OVER 3.5 FT. REQUIRE FENCING OR ACCEPTABLE DENSE VEGETATION AT THE TOP PER UDC ARTICLE IV 4.5.J.

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UTILITY PROVIDERS

Code	Name	Facility Type	Phone
AGL134	Atlanta Gas Light	Gas	470-456-8266
ALP51	City of Alpharetta	Traffic (telcom)	678-297-6240
ATT01	AT&T	Telecommunication	305-409-1542
BSCA	AT&T	Telecommunication	305-409-1542
CMAFUL	Comcast	Telecommunication	678-708-7112
FBRLTE	Fiberlight, LLC	Telecommunication	800-672-0181, Ext. 2
FUL01	Fulton County	Water	404-612-4248
FUL02	Fulton County	Sewer	404-612-4248
GP813	Georgia Power	Electric	404-506-6539
LEV3	CenturyLink	Telecommunication	877-366-8344
MCI02	Verizon Business	Telecommunication	800-624-9675

PIPE MATERIAL NOTES:

- HDPE PIPE SHALL CONFORM TO THE REQUIREMENTS OF AASHTO M-294 AND AASHTO MP7, TYPE S&D. CONNECTIONS SHALL USE A RUBBER GASKET, WHICH CONFORMS TO ASTM F-477. INSTALLATION SHALL BE IN ACCORDANCE WITH ASTM RECOMMENDED PRACTICE D-2321, AASHTO SECTION 30, OR WITH SECTION 550 OF THE GEORGIA DOT STANDARD SPECIFICATIONS CONSTRUCTION OF ROADS AND BRIDGES.
- ALL RCP PIPE JOINTS SHALL BE BELL AND SPIGOT TYPES WITH A RUBBER GASKET CONFORMING TO ASTM C-443. THE PIPE SHALL BE MANUFACTURED IN ACCORDANCE AASHTO M-170 AND/OR ASTM C-76, CLASS OF PIPE AND WALL THICKNESS SHALL BE IN ACCORDANCE WITH 1030-D, GEORGIA DOT SPECIFICATION, TABLE NO. 1. INSTALLATION SHALL BE IN ACCORDANCE WITH SECTION 550 OF THE GEORGIA DOT STANDARD SPECIFICATIONS, CONSTRUCTION OF ROADS AND BRIDGES.
- ALL METAL PIPE TO BE ALUMINUM TYPE II COATED WITH PAVED INVERT. ROW LOCK/PAVED INVERTS REQUIRED ON ALL STORM STRUCTURES IN RIGHT OF WAY.

DURING SUBSURFACE UTILITY AND STORM DRAINAGE INSTALLATION, DEWATERING MAY BE REQUIRED. REFER TO SITE GEOTECHNICAL REPORT AND SITEWORK SPECIFICATIONS.

ALL SITEWORK TO BE DONE IN ACCORDANCE WITH SITE GEOTECHNICAL REPORT BY TERRACON DATED SEPT. 23, 2013, INC. ANY AMENDMENTS. IN ADDITION TO GEOTECHNICAL ENG. REPORT FOR NORTHWINDS TOWNHOMES -LOT 3, DATED JUNE 28, 2019, BY NOVA.

COORDINATE BUILDING FOUNDATION DRAIN, IF REQUIRED BY THE GEOTECH REPORT WITH THE ARCHITECT OF RECORD TO ENSURE PROPER COORDINATION TO EITHER A SITE STRUCTURE OR DAYLIGHT.

TOTAL SITE AREA = ±0.93 ACRES

DISTURBED AREA = ±0.9 ACRES

EXISTING/PRE-DEVELOPED:
IMPERVIOUS AREA = ±0.00 AC.
PERVIOUS AREA = ±0.93 AC. (100%)

POST-DEVELOPED:
IMPERVIOUS AREA = ±0.62 AC. (67%)
PERVIOUS AREA = ±0.31 AC. (33%)

LEGEND

- EXISTING FEATURES
- EXISTING BUILDING
- PROPOSED FEATURES
- PROPOSED BUILDING
- PROPERTY LINES
- LIMITS OF DISTURBANCE
- EASEMENT LINE
- EXISTING GRADES — 1200 —
- PROPOSED GRADES — 1200 —
- PROPOSED SPOT ELEVATION + 1200.50 +
- PROPOSED REINFORCED CONCRETE PIPE (RCP)
- PROPOSED HIGH DENSITY POLYETHYLENE PIPE (HDPE)
- PROPOSED HIGH PERFORMANCE POLYPROPYLENE PIPE (HP)
- PROPOSED SMOOTH WALL CORRUGATED METAL PIPE (UFCMP)
- EXISTING STORM SEWER
- PROPOSED DROP/GRATE INLET (D.I.)
- PROPOSED HOODED CURB INLET (C.I.)
- PROPOSED CATCH BASINS: DOUBLE WING (D.W.C.B.); SINGLE WING (S.W.C.B.); SINGLE WING
- PROPOSED DOUBLE DROP/GRATE INLET (D.D.I.)
- PROPOSED YARD/WEIR INLET (Y.I.)
- PROPOSED OUTLET CONTROL STR's (WEIR (E/OX); (O.C.S.)
- PROPOSED HEADWALL (H.W.)
- 20' WIDE CITY STORMWATER FACILITY INSPECTION & MAINTENANCE EASEMENT AREA
- B.M.P. ACCESS EASEMENT

GRADING PLAN

GRAPHIC SCALE
20' 0 20' 40' 80'
SCALE: 1:20_XREF

CITY #: D230046; FULTON #: WRN23-117

HAINES GIPSON & ASSOCIATES
Civil • Structural • Bridge

GEORGIA REGISTERED No. 20390 PROFESSIONAL ENGINEER RHEN CLAY LENIS
11/03/2025

A PROJECT OF: KERIOTH Creating Special Places™
361 TOWNSHIP AVENUE, SUITE 200
RIDGELAND, MISSISSIPPI 39157
PHONE: 601-368-9950

A.C. ALPHARETTA HOTEL
NORTHWINDS SUMMIT
2000 SUMMIT PLACE, LOT #1 - NORTHWINDS SUMMIT
CITY OF ALPHARETTA, FULTON COUNTY, GA
L.L. 753, 1st DIST, 2nd SEC, ZONED "MU"

NO	BY	DATE	DESCRIPTION
3	TLF	02/17/2026	Change of Conditions Request

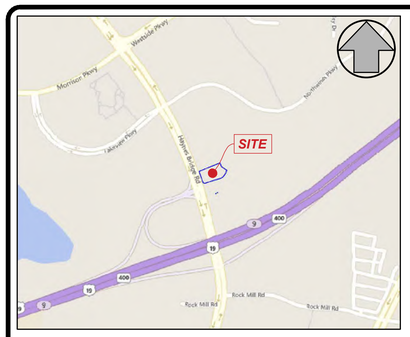
NO	BY	DATE	DESCRIPTION
-	TLF	09/06/2024	Design Development
-	TLF	09/26/2024	60% Marcott Submission
-	TLF	11/20/2024	Permit Issue
-	TLF	01/24/2025	90% Marcott Submission
1	TLF	03/20/2025	Design Team Coordination
2	TLF	03/27/2025	Alpharetta Comments & Approval
-	TLF	04/14/2025	95% Marcott Review - Owner Resources Submission

DRAWN BY: TLF
CHECKED BY: RCL

DATE: 12/08/2023

SHEET TITLE: GRADING PLAN

SHEET NUMBER: C-3.0



LOCATION MAP

ADDITIONAL NOTES:

1. EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
2. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
3. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
4. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".
5. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
6. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
7. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
8. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
9. WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS.

CONTRACTOR TO PROVIDE AS-BUILTS OF ALL STORMWATER MANAGEMENT FACILITIES TAKEN DURING INSTALLATION VERIFYING ALL MATERIAL QUANTITIES HAVE BEEN INSTALLED IN ADDITION TO AS-BUILT LOCATION, ELEVATIONS, ETC. TO MATCH DESIGN. ALLOW JURISDICTIONAL REVIEW TIME IN CONSIDERATION OF ATTEMPTING TO OBTAIN CERTIFICATE OF OCCUPANCY AND/OR LDP CLOSEOUT.

SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS. ANY BUILDING DIMENSIONS SHOWN ON THIS PLAN ARE FOR GENERAL COORDINATION PURPOSES AND SHALL NOT BE USED TO LAYOUT THE BUILDING OR ITS APPURTENANCES (STAIRS, DOORS, DOCKS, ETC.)

DISTURBED AREAS LEFT IDLE FOR 7-DAYS, AND NOT TO FINAL GRADE, SHALL BE STABILIZED TO TEMPORARY VEGETATION (Ds2). MULCH, TEMPORARY VEGETATION, OR PERMANENT VEGETATION SHALL BE COMPLETED ON ALL EXPOSED AREAS WITHIN 14-DAYS AFTER DISTURBANCE. ALL AREAS AT FINAL GRADE SHALL BE STABILIZED TO PERMANENT VEGETATION UPON COMPLETION.

STORM LINES WITH PROPOSED TREES PLANTED ABOVE MUST HAVE A MINIMUM OF 4 FT. OF COVER TO FINISHED GRADE.

18" MINIMUM PIPE SIZE NOT APPLICABLE AS THE PROPOSED DRAINAGE SYSTEM IS PRIVATE. ALL MAINTENANCE IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

MINIMUM 20' WIDE EMERGENCY DRAINAGE EASEMENT SHALL BE GIVEN ON ALL DRAINAGE SYSTEMS (OPEN/CLOSED) WHICH LIE OUTSIDE THE NORMAL RIGHT OF WAY.

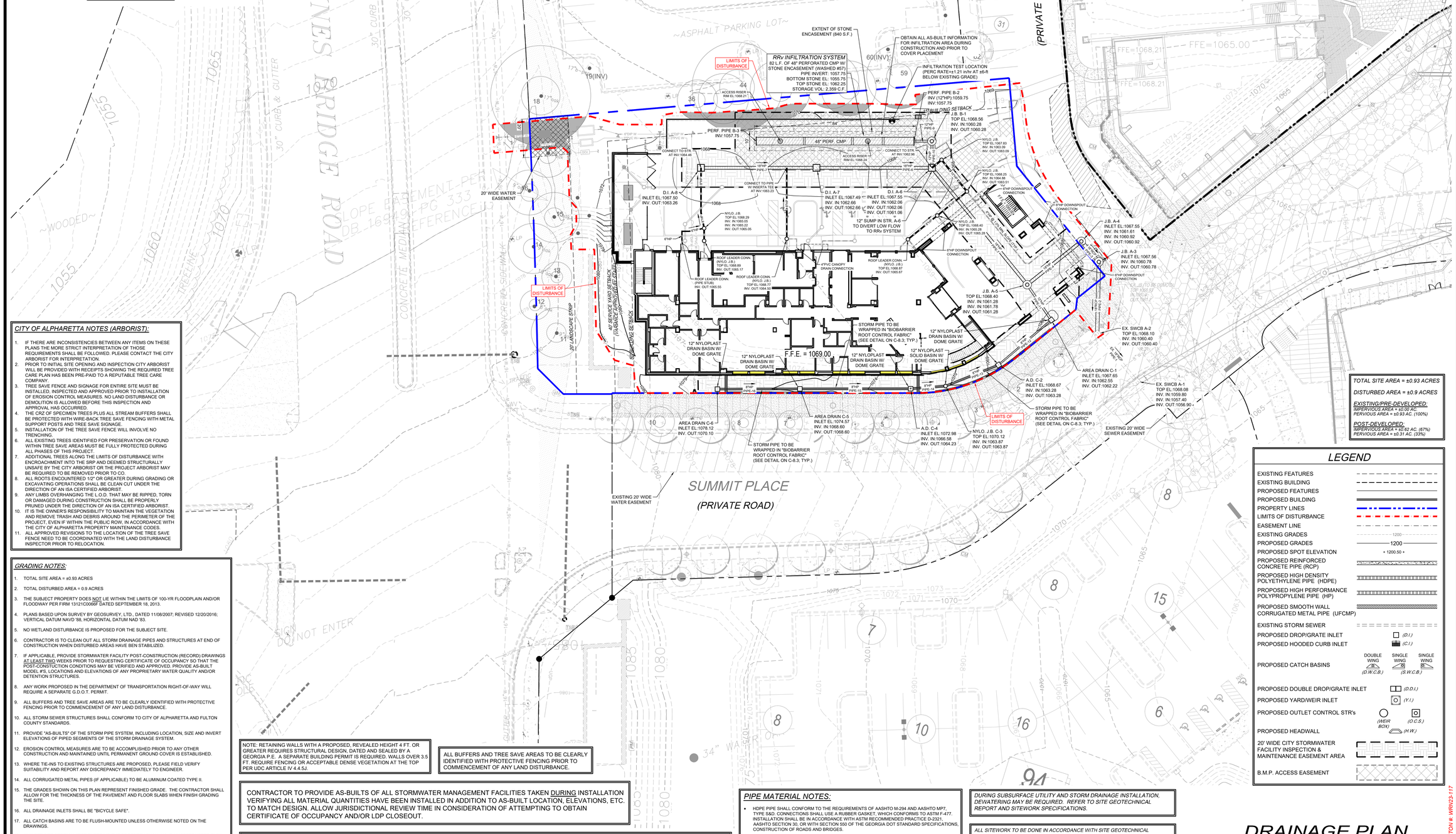
SEE TREE PLANTING DETAIL "STD. L-5" ON LANDSCAPE ARCHITECT PLANS (ELS-2) FOR TREE PLANTING EXCAVATION AND SOIL REPLACEMENT.

SEE ES&PC PLANS FOR ALL SILT & TREE SAVE FENCE LOCATIONS, AS WELL AS ANY ADDITIONAL EROSION AND SEDIMENT POLLUTION CONTROL MEASURES.

IF ENCOUNTEREED, UNSUITABLE SOIL REMOVAL AND SOME IMPORT MAY BE REQUIRED. REFER TO SITE GEOTECH REPORT. ALL SOILS HAULED IN OR OFF THE SITE MUST MEET ALL LOCAL AND STATE PERMITTING REQUIREMENTS.

1. Developer: KERIOTH CORPORATION
361 TOWNSHIP AVENUE, SUITE 200
RIDGELAND, MISSISSIPPI 39157
CONTACT: MR. BRIAN W. NETTLES
PHONE: 601-368-9950

2. Civil Engineer: HAINES, GIPSON & ASSOCIATES, INC.
1550 NORTH BROWN ROAD, SUITE 100
LAWRENCEVILLE, GEORGIA 30043
PHONE: *770-491-7550*



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- ALL METAL PIPE TO BE ALUMINUM TYPE II COATED WITH PAVED INVERT. ROW LOCK/PAVED INVERTS REQUIRED ON ALL STORM STRUCTURES IN RIGHT OF WAY.

DURING SUBSURFACE UTILITY AND STORM DRAINAGE INSTALLATION, DEWATERING MAY BE REQUIRED. REFER TO SITE GEOTECHNICAL REPORT AND SITEWORK SPECIFICATIONS.

ALL SITEWORK TO BE DONE IN ACCORDANCE WITH SITE GEOTECHNICAL REPORT BY TERRACON DATED SEPT. 23, 2013, INC. ANY AMENDMENTS. IN ADDITION TO GEOTECHNICAL ENG. REPORT FOR NORTHWINDS TOWNHOMES -LOT 3, DATED JUNE 28, 2019, BY NOVA.

COORDINATE BUILDING FOUNDATION DRAIN, IF REQUIRED BY THE GEOTECH REPORT WITH THE ARCHITECT OF RECORD TO ENSURE PROPER COORDINATION TO EITHER A SITE STRUCTURE OR DAYLIGHT.

TOTAL SITE AREA = ±0.93 ACRES

DISTURBED AREA = ±0.9 ACRES

EXISTING/PRE-DEVELOPED:
IMPERVIOUS AREA = ±0.00 AC.
PERVIOUS AREA = ±0.93 AC. (100%)

POST-DEVELOPED:
IMPERVIOUS AREA = ±0.62 AC. (67%)
PERVIOUS AREA = ±0.31 AC. (33%)

LEGEND

- EXISTING FEATURES
- EXISTING BUILDING
- PROPOSED FEATURES
- PROPOSED BUILDING
- PROPERTY LINES
- LIMITS OF DISTURBANCE
- EASEMENT LINE
- EXISTING GRADES — 1200
- PROPOSED GRADES — 1200
- PROPOSED SPOT ELEVATION — + 1200.50 +
- PROPOSED REINFORCED CONCRETE PIPE (RCP)
- PROPOSED HIGH DENSITY POLYETHYLENE PIPE (HDPE)
- PROPOSED HIGH PERFORMANCE POLYPROPYLENE PIPE (HP)
- PROPOSED SMOOTH WALL CORRUGATED METAL PIPE (UFCMP)
- EXISTING STORM SEWER
- PROPOSED DROP/GRATE INLET — (D.I.)
- PROPOSED HOODED CURB INLET — (C.I.)
- PROPOSED CATCH BASINS — DOUBLE WING (D.W.C.B.) / SINGLE WING (S.W.C.B.) / SINGLE WING
- PROPOSED DOUBLE DROP/GRATE INLET — (D.D.I.)
- PROPOSED YARD/WEIR INLET — (Y.I.)
- PROPOSED OUTLET CONTROL STR's — (WEIR BOX) / (O.C.S.)
- PROPOSED HEADWALL — (H.W.)
- 20' WIDE CITY STORMWATER FACILITY INSPECTION & MAINTENANCE EASEMENT AREA
- B.M.P. ACCESS EASEMENT

DRAINAGE PLAN

GRAPHIC SCALE
20' 0 20' 40' 80'
SCALE: 1:20_XREF

CITY # D2300145; FULTON # WRK23-117

HGA JOB No. 2020-054.20
Page 106 of 158

HAINES GIPSON & ASSOCIATES
Civil • Structural • Bridge

GEORGIA REGISTERED No. 20390 PROFESSIONAL ENGINEER RHEN CLAY LEWIS
11/03/2025

A PROJECT OF:
KERIOTH Creating Special Places™
361 TOWNSHIP AVENUE, SUITE 200
RIDGELAND, MISSISSIPPI 39157
PHONE: 601-368-9950

A.C. ALPHARETTA HOTEL
NORTHWINDS SUMMIT

2000 SUMMIT PLACE, LOT #1 - NORTHWINDS SUMMIT
CITY OF ALPHARETTA, FULTON COUNTY, GA
L.L. 753, 1st DIST, 2nd SEC; ZONED "MU"

NO.	BY	DATE	DESCRIPTION
3	TLF	02/17/2026	Change of Conditions Request

NO.	BY	DATE	DESCRIPTION
-	TLF	09/06/2024	Design Development
-	TLF	09/26/2024	60% Marriott Submission
-	TLF	11/20/2024	Permit Issue
-	TLF	01/24/2025	90% Marriott Submission
1	TLF	03/20/2025	Design Team Coordination
2	TLF	02/27/2025	Alpharetta Comments & Approval
-	TLF	04/14/2025	90% Marriott Review / Owner Response Submission

DRAWN BY: TLF
CHECKED BY: RCL

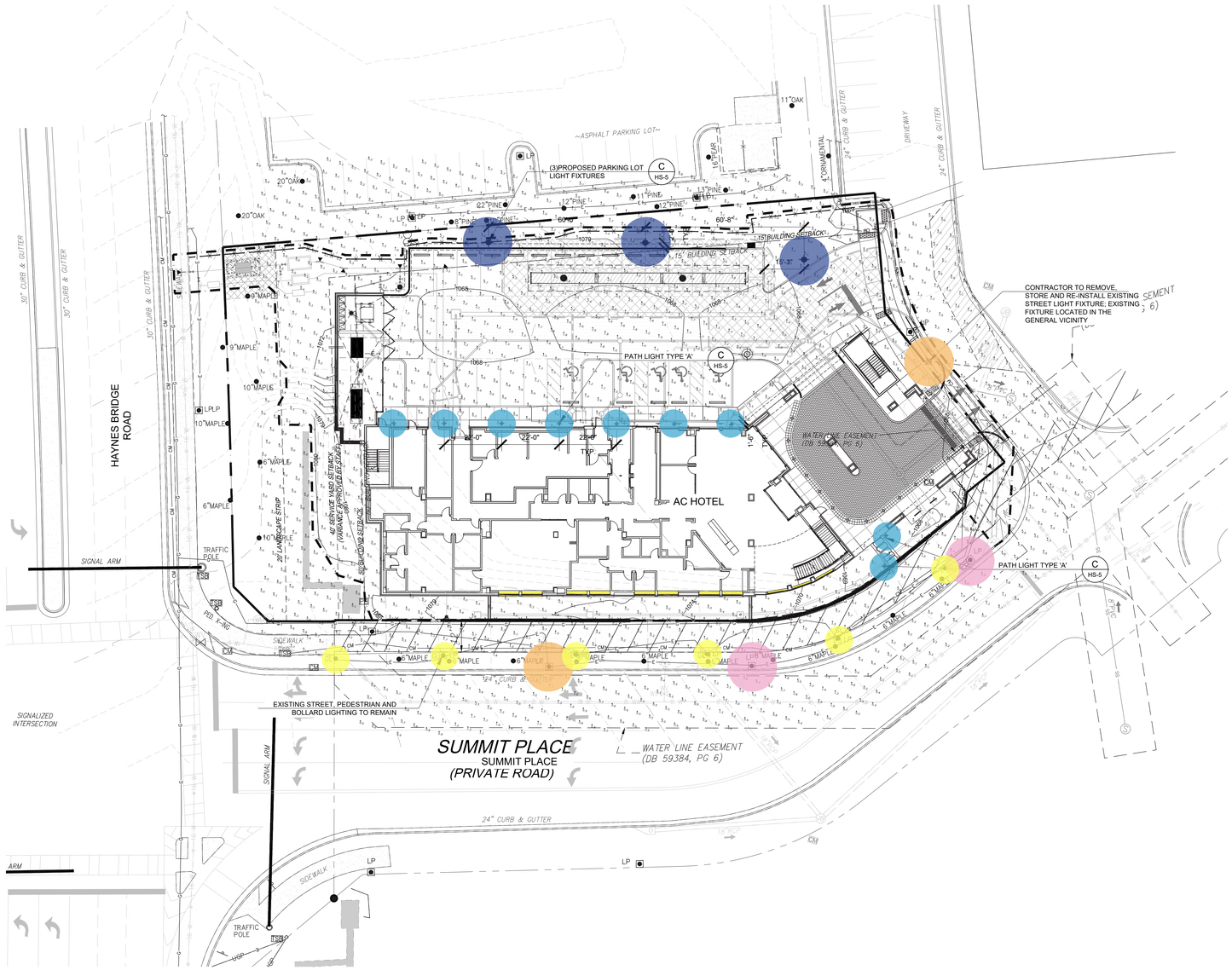
DATE: 12/08/2023

SHEET TITLE: DRAINAGE PLAN

SHEET NUMBER: C-3.1

LIGHT FIXTURE SCHEDULE				
TYPE	SYMBOL	QUANTITY	MANUFACTURER/MODEL	REPRESENTATIVE
LIGHT FIXTURE TYPE 'A'		9	LOW LEVEL PATH LIGHT: SISTEMALUX - MINIREEF BOLLARD - LED, 2,700K - COLOR: ALUMINUM GRAY (S5263H-UNV-14-D10) FOOTING PER MANUFACTUER'S SPECIFICATIONS	SESCO LIGHTING CONTACT: THOMAS NICHOLS 770-449-7045
PARKING LIGHT FIXTURE		3	KING LUMINAIRE: K806-P4FL-111-10(SSL) - 8060; KING LED TECH-K806 SATELLITE SR, SHALLOW GLASS; HAPCO DECORATIVE ARM: ARH43300; ARLEN POLE & BASE W/ 6" POLE (TO MATCH INSTALLED NORTHWINDS STREET LIGHT)	ARRD+WINTER CONTACT: WINFIELD LITTLETON 770-368-2740

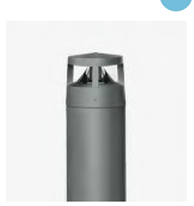
B HS-2 LIGHT FIXTURE SCHEDULE
SCALE:NTS



A HS-2 SITE LIGHTING LAYOUT PLAN
SCALE: 1"=20'

GENERAL LIGHTING NOTES:

1. THIS DRAWING IS FOR LAYOUT OF FIXTURES ONLY.
2. THE DRAWINGS INDICATE DESIGN INTENT ONLY. THEY DO NOT REFLECT AND/OR DEPICT ELECTRICAL DESIGN. THEY ARE NOT INTENDED TO SHOW THE EXACT LOCATION OF ELECTRICAL COMPONENTS, ETC. OR THE ROUTING OF CONDUIT.
3. NOTIFY THE LANDSCAPE ARCHITECT IN WRITING OF CONDITIONS ENCOUNTERED IN THE FIELD CONTRADICTORY TO THOSE SHOWN ON THE DRAWINGS.
4. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION ACTIVITIES RELATED TO THIS LIGHTING LAYOUT.
5. THE CONTRACTOR IS RESPONSIBLE FOR ELECTRICAL WORK THAT COMPLIES WITH ALL STATE OF GEORGIA , FULTON COUNTY, OTHER LOCAL BUILDING CODES HAVING JURISDICTION, AND THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE.
6. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND LISCENCES AND PAY ALL FEES REQUIRED BY LOCAL AUTHORITIES. ARRANGE FOR ALL NECESSARY INSPECTIONS REQUIRED BY THE AUTHORITIES HAVING JURISDICTION AND PROVIDE WRITTEN CERTIFICATES OF APPROVAL TO THE OWNER.
7. ALL SYSTEMS, EQUIPMENT, COMPONENTS, WORK, ETC. SHALL BE COVERED BY A ONE (1) YEAR GUARANTEE BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION. THE GUARANTEE SHALL INCLUDE PROVIDING ALL NECESSARY CUTTING, PATCH WORK, REPAINTING, ETC. TO MAKE THE WORK COMPLETE AND NEW.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO EXISTING UTILITIES, STRUCTURES, PAVING , LANDSCAPE MATERIALS AND/OR WORK OF OTHER TRADES RESULTING FROM ELECTRICAL WORK.
9. SOURCE OF POWER SHALL BE DETERMINED BY OWNER. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ELECTRICAL CONNECTION AND WIRING TO THE SOURCE WITH THE OWNER PRIOR TO CONSTRUCTION AND PRIOR TO ORDERING MATERIALS. ALL MATERIALS USED SHALL BE NEW AND SHALL BE STAMPED WITH THE LABEL OF UNDERWRITERS LABORATORIES, INC. (UL).
10. REFER TO LIGHT FIXTURE SCHEDULE FOR FIXTURE TYPE INDICATION (LETTER) AND SYMBOL DESCRIPTION.
11. CONTRACTORS SHALL PROVIDE AND INSTALL ALL FIXTURES, WIRING TO POWER SOURCE, ELECTRICAL CONNECTION, AND OTHER NECESSARY ELECTRICAL HARDWARE FOR A COMPLETE AND OPERABLE LIGHTING SYSTEM.
12. PROVIDE AND INSTALL GROUND MOUNTED PULL BOXES EVERY 200 FEET IN HOMERUN CIRCUITS. LOCATIONS SHALL BE COORDINATED WITH OTHER SITE IMPROVEMENTS AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
13. PROVIDE LOOPED SLACK EQUAL TO THREE (3) FEET, IN WIRE RUNS TO LANDSCAPE LIGHTING FIXTURES TO ALLOW FOR ADJUSTMENTS ONCE PLANT MATERIAL IS INSTALLED.
14. THE CONTRACTOR SHALL MAKE ADJUSTMENTS IN FIXTURE LAYOUT, AIM FIXTURES AND LOCK DOWN ANY ADJUSTING FASTENERS ON FIXTURES SUBJECT TO THE FINAL APPROVAL OF LAYOUT AND AIMING BY THE LANDSCAPE ARCHITECT.
15. PROTECT ALL EQUIPMENT, COMPONENTS, ETC. DURING CONSTRUCTION FROM DIRT, CHEMICAL, AND MECHANICAL DAMAGE, ETC.. PROTECT ALL CONDUIT OPENINGS SO THAT NO FOREIGN MATERIAL WILL ENTER THE CONDUIT.





LOW LEVEL PATH LIGHT TYPE 'A':
SISTEMALUX-MINIREEF BOLLARD -LED,2700K - COLOR: ALUMINUM GRAY (S5263H-UNV-14-D10) FOOTING PER MANUFACTURER'S SPECIFICATIONS





ALPHA-LOOP PATH LIGHTING
INSTALLED W/ INFRASTRUCTURE PROJECT LDP

PROPOSED HOTEL PARKING LOT FIXTURES (25' MOUNTING HT)

EXISTING STREET FIXTURES INSTALLED W/ INFRASTRUCTURE PROJECT LDP



STREET LIGHT FIXTURE
20' MOUNTING HT.

EXISTING PEDESTRIAN FIXTURES INSTALLED W/ INFRASTRUCTURE PROJECT LDP



PEDESTRIAN LIGHT FIXTURE
14' MOUNTING HT.

0' 10' 20' 40'

NORTH

REESE VANDERBILT & ASSOCIATES
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f. 404-248-1092

GEORGIA REGISTERED No. 002 LANDSCAPE ARCHITECT ROBERT T. HUBBER

AC MARRIOTT HOTEL

NORTHWINDS SUMMIT
2000 SUMMIT PLACE
ALPHARETTA, GA. 30009

No.	Description	Date
	DRB Submission	03/02/2026

SITE LIGHTING LAYOUT PLAN

CM Principal-in-Charge
BC Project Designer
BC Project Manager
Drawn By: BC
20011 Project No.
AS SHOWN Scale
HS-2 Drawing No.
NOT ISSUED FOR CONSTRUCTION

Last modified on 02/19/26 by JSHAH
File located in S:\2020\20011\Graphics\C - CAD\06 - Regulatory\ 20011HW1-DRB.dwg

Landscape
Review Section

KEY LEGEND

- OFFICE - 350,000 SF — A
- FLEX OFFICE - 30,000 SF — B
- OFFICE - 150,000 SF — C
- OFFICE - 400,000 SF — D
- OFFICE - 300,000 — E
- FOR SALE RESIDENTIAL — F
- MULTIFAMILY - 140 UNITS — G
- HOTEL - 165 ROOMS — H
- RETAIL / RESTAURANT / LEASING / AMENITY - 30,000 SF — I

NORTHWINDS PARKWAY

PRIVATE ROAD

PRIVATE ROAD

HAYNES BRIDGE ROAD

GEORGIA HIGHWAY 400

KERIOTH CORPORATION

HGOR

0 50’ 100’

Alpharetta, GA
March 2nd 2026

NORTHWINDS SUMMIT
MASTER PLAN UPDATE



LEGAL DESCRIPTION OF PROPERTY - HOTEL SITE

Lot 1, Northwinds Summit
All that tract or parcel of land lying and being in Land Lot 753 of the 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows: Commencing at a concrete monument found at the intersection of the Northerly right-of-way of Georgia Highway 400 (variable right-of-way) and the Easterly right-of-way of Haynes Bridge Road (variable right-of-way); Thence along said right-of-way line of Haynes Bridge Road and following along a curve to the left along a curve to the left having an arc length of 162.84 feet, with a radius of 7715.45 feet, being subtended by a chord bearing of North 14 degrees 37 minutes 11 seconds West, for a distance of 162.84 feet to a 1/2-inch rebar found; Thence along a curve to the left having an arc length of 212.50 feet, with a radius of 7715.45 feet, being subtended by a chord bearing of North 16 degrees 00 minutes 48 seconds West, for a distance of 212.49 feet to a point; Thence North 32 degrees 46 minutes 02 seconds East, a distance of 49.49 Thence North 32 degrees 46 minutes 02 seconds East, a distance of 49.49 feet to point; Thence North 17 degrees 13 minutes 58 seconds West, a distance of 105.91 feet to point, said point being the TRUE POINT OF BEGINNING; Thence continue along said right-of-way line South 72 degrees 46 minutes 02 seconds West, a distance of 25.36 feet to a point; Thence North 62 degrees 13 minutes 58 seconds West, a distance of 18.72 feet to a point; Thence along a curve to the left having an arc length of 129.91 feet, with a radius of 4659.27 feet, being subtended by a chord bearing of North 19 degrees 10 minutes 02 seconds West, for a distance of 129.90 feet to a 1/2-inch rebar found; Thence departing said right-of-way line North 67 degrees 55 minutes 07 seconds East, a distance of 227.26 feet to a 1/2-inch rebar found; Thence North 67 degrees 45 minutes 30 seconds East, a distance of 23.00 feet to a point; Thence South 22 degrees 14 minutes 30 seconds East, a distance of 45.91 feet to a point; Thence South 55 degrees 56 minutes 15 seconds East, a distance of 73.26 feet to a point; Thence South 34 degrees 04 minutes 14 seconds West, a distance of 18.53 feet to a point; Thence South 10 degrees 55 minutes 46 seconds East, a distance of 5.88 feet to a point; Thence South 34 degrees 03 minutes 45 seconds West, a distance of 41.05 feet to a point; Thence along a curve to the right having an arc length of 54.72 feet, with a radius of 81.00 feet, being subtended by a chord bearing of South 53 degrees 24 minutes 54 seconds West, for a distance of 53.68 feet to a point; Thence South 72 degrees 46 minutes 02 seconds West, a distance of 158.39 feet to a point; Thence South 17 degrees 13 minutes 58 seconds East, a distance of 0.50 feet to a point, said point being the TRUE POINT OF BEGINNING.
Said tract of land contains 0.925 acres.

FURNITURE SCHEDULE			
QUANTITY	TYPE	MANUFACTURER/MODEL	REPRESENTATIVE
2	BIKE RACK	LANDSCAPE FORMS: LOOP BIKE RACK; TITANIUM FINISH MOUNTED PER MANUFACTURER'S SPECIFICATIONS	JILLIAN VANDERMEEDEN PH:269-337-1206

NOTES:
- COLORS AND FINISHES AS DESIGNATED IDENTIFY ONE PRODUCER'S/SUPPLIER'S PRODUCTS.

- ALTERNATE PRODUCERS/SUPPLIERS PRODUCT SHALL MATCH EACH COLOR AND FINISH OF THE PRODUCER/SUPPLIER LISTED.

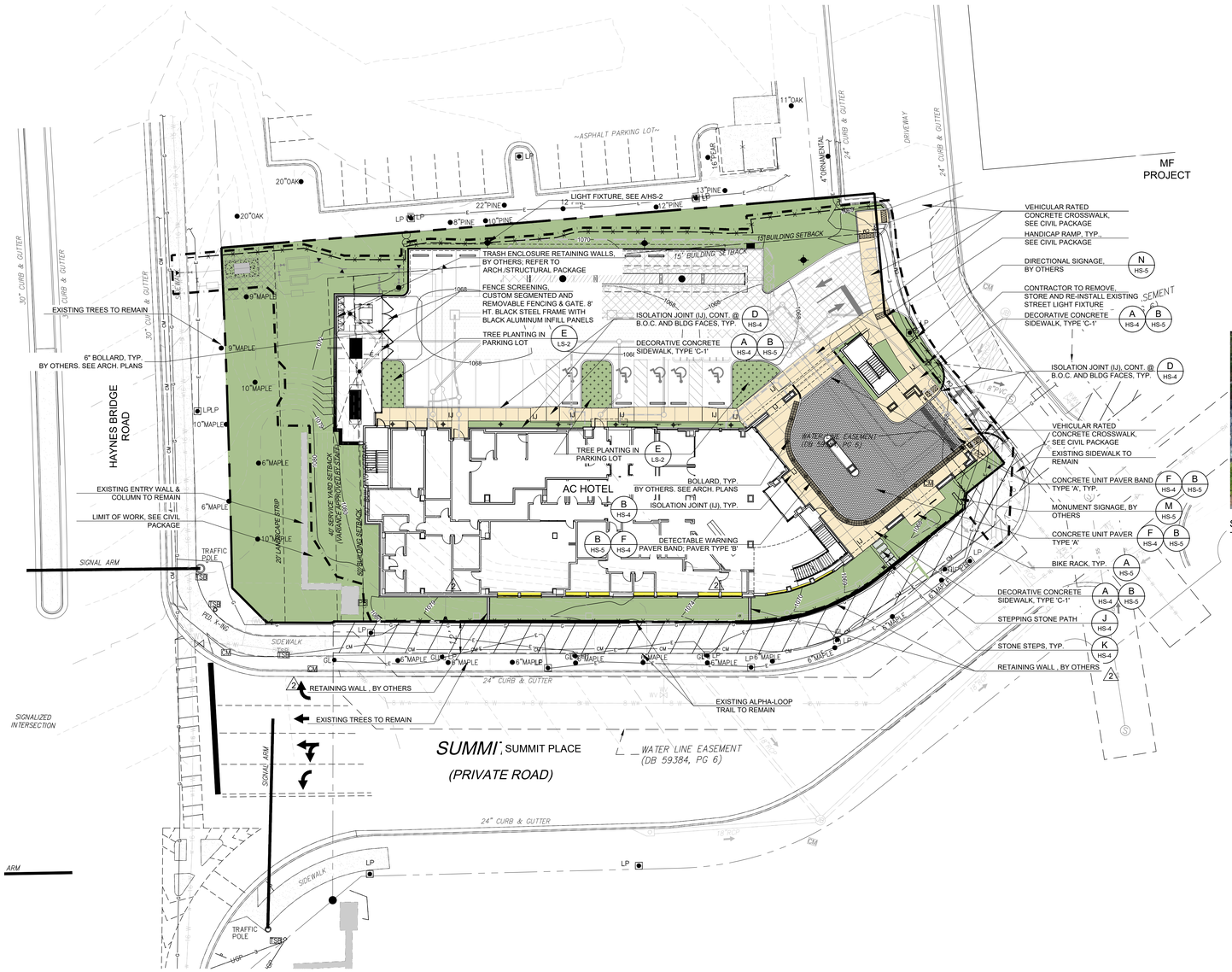
- PRODUCT SUBSTITUTION REQUESTS SHALL BE SUBMITTED BY THE CONTRACTOR WITHIN 15 DAYS AFTER THE COMMENCEMENT OF WORK. SUBMIT PRODUCT DATA AND FULL SIZE SAMPLES TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO ORDERING, PURCHASING, AND INSTALLATION OF THE PRODUCT.

PAVEMENT SCHEDULE	
SIDEWALKS	
C-1	ARGOS READYMIX 40SAPG148 W/ #2 COARSE AGGREGATE & BLACK BEAUTY ADDITIVE (50 LBS/CY. TOP CAST RETARDER FINISH NO. 5
P-1	HANOVER ARCH. PRODUCTS - PREST BRICK TRADITIONAL 6"X9"X3" THICKNESS; PAVER; COLOR: MATRIX #B92620; FINISH: TUDOR
P-2	HANOVER ARCH. PRODUCTS - 12"X12"X2" THICKNESS; PAVER; COLOR: CHARCOAL; FINISH: DETECTABLE WARNING

NOTES:
- COLORS AND FINISHES AS DESIGNATED IDENTIFY ONE PRODUCER'S/SUPPLIER'S PRODUCTS.

- ALTERNATE PRODUCERS/SUPPLIERS PRODUCT SHALL MATCH EACH COLOR AND FINISH OF THE PRODUCER/SUPPLIER LISTED.

- PRODUCT SUBSTITUTION REQUESTS SHALL BE SUBMITTED BY THE CONTRACTOR WITHIN 15 DAYS AFTER THE COMMENCEMENT OF WORK. SUBMIT PRODUCT DATA AND FULL SIZE SAMPLES TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO ORDERING, PURCHASING, AND INSTALLATION OF THE PRODUCT.



NOTE: REFER TO CIVIL PACKAGE FOR SITE GRADING PLAN

A HS-1 HARDSCAPE IMPROVEMENT PLAN
SCALE: 1"=20'

0' 10' 20' 40'

NORTH



DECORATIVE CONCRETE SIDEWALK
(INTEGRAL COLOR W/ BLACK BEAUTY SAND & LIGHT TOP CAST)



CONCRETE UNIT PAVER
PAVER TYPE 'A' - HANOVER ARCH. PRODUCTS- PREST BRICK TRADITIONAL 6"X9"X3" THICKNESS- HERRINGBONE PATTERN WITH (2)ROWS - STACKED BOND - COLOR: MATRIX#B92620 - FINISH: TUDOR;

PAVER TYPE 'B' - HANOVER ARCH. PRODUCTS - 12"X12'X12" THICKNESS- COLOR: CHARCOAL - FINISH: DETECTABLE WARNING (COLOR MATCHES DETECTABLE WARNING PAVER IN ABOVE IMAGE)



STEPPING STONE PATHWAY
THERMAL FINISH GRANITE PAVER (JET MIST)



BIKE RACK:
LANDSCAPE FORMS - LOOP BIKE RACK

ARBORIST CHECKLIST NOTES - H.1-H.11
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 the tree save fence inspection provide the City Arborist with proof of pre-payment of the required tree care plan 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 of Specimen Trees plus all buffers shall be protected with wire-back tree save fencing with metal support posts or chain link 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

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GEORGIA REGISTERED No. 902 LANDSCAPE ARCHITECT ROBERT T. HUBBER

AC MARRIOTT HOTEL

NORTHWINDS SUMMIT
2000 SUMMIT PLACE
ALPHARETTA, GA. 30009

No.	Description	Date
	DRB Submission	03/02/2026

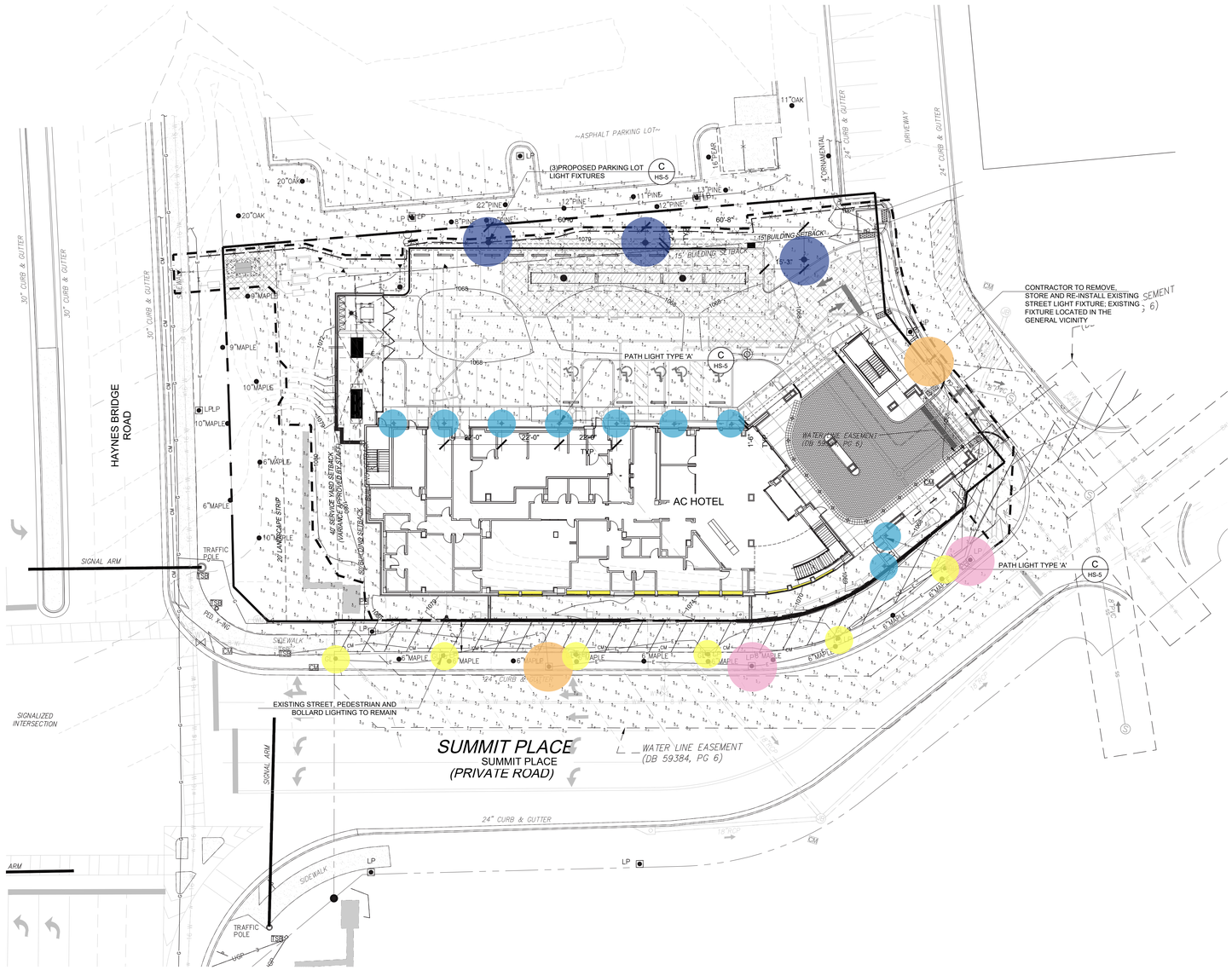
HARDSCAPE IMPROVEMENT PLAN

CM Principal-in-Charge	20011 Project No.	NOT ISSUED FOR CONSTRUCTION
BC Project Designer	AS SHOWN Scale:	
BC Project Manager	HS-1	
Drawn By: BC	Drawing No.	

Last modified on 02/19/26 by JSHAH
File located in S:\2020\20011\Graphics\C - CAD\06 - Regulatory\ 20011HWI-DRB.dwg

LIGHT FIXTURE SCHEDULE				
TYPE	SYMBOL	QUANTITY	MANUFACTURER/MODEL	REPRESENTATIVE
LIGHT FIXTURE TYPE 'A'		9	LOW LEVEL PATH LIGHT: SISTEMALUX - MINIREEF BOLLARD - LED, 2,700K - COLOR: ALUMINUM GRAY (S5263H-UNV-14-D10) FOOTING PER MANUFACTUER'S SPECIFICATIONS	SESCO LIGHTING CONTACT: THOMAS NICHOLS 770-449-7045
PARKING LIGHT FIXTURE		3	KING LUMINAIRE: K806-P4FL-111-10(SSL) - 8060; KING LED TECH-K806 SATELLITE SR, SHALLOW GLASS; HAPCO DECORATIVE ARM: ARH43300; ARLEN POLE & BASE W/ 6" POLE (TO MATCH INSTALLED NORTHWINDS STREET LIGHT)	ARRD+WINTER CONTACT: WINFIELD LITTLETON 770-368-2740

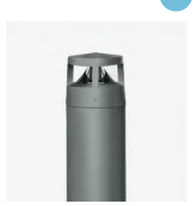
B HS-2 LIGHT FIXTURE SCHEDULE
SCALE:NTS



A HS-2 SITE LIGHTING LAYOUT PLAN
SCALE: 1"=20'

GENERAL LIGHTING NOTES:

1. THIS DRAWING IS FOR LAYOUT OF FIXTURES ONLY.
2. THE DRAWINGS INDICATE DESIGN INTENT ONLY. THEY DO NOT REFLECT AND/OR DEPICT ELECTRICAL DESIGN. THEY ARE NOT INTENDED TO SHOW THE EXACT LOCATION OF ELECTRICAL COMPONENTS, ETC. OR THE ROUTING OF CONDUIT.
3. NOTIFY THE LANDSCAPE ARCHITECT IN WRITING OF CONDITIONS ENCOUNTERED IN THE FIELD CONTRADICTORY TO THOSE SHOWN ON THE DRAWINGS.
4. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION ACTIVITIES RELATED TO THIS LIGHTING LAYOUT.
5. THE CONTRACTOR IS RESPONSIBLE FOR ELECTRICAL WORK THAT COMPLIES WITH ALL STATE OF GEORGIA , FULTON COUNTY, OTHER LOCAL BUILDING CODES HAVING JURISDICTION, AND THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE.
6. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND LISCENCES AND PAY ALL FEES REQUIRED BY LOCAL AUTHORITIES. ARRANGE FOR ALL NECESSARY INSPECTIONS REQUIRED BY THE AUTHORITIES HAVING JURISDICTION AND PROVIDE WRITTEN CERTIFICATES OF APPROVAL TO THE OWNER.
7. ALL SYSTEMS, EQUIPMENT, COMPONENTS, WORK, ETC. SHALL BE COVERED BY A ONE (1) YEAR GUARANTEE BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION. THE GUARANTEE SHALL INCLUDE PROVIDING ALL NECESSARY CUTTING, PATCH WORK, REPAINTING, ETC. TO MAKE THE WORK COMPLETE AND NEW.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO EXISTING UTILITIES, STRUCTURES, PAVING , LANDSCAPE MATERIALS AND/OR WORK OF OTHER TRADES RESULTING FROM ELECTRICAL WORK.
9. SOURCE OF POWER SHALL BE DETERMINED BY OWNER. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ELECTRICAL CONNECTION AND WIRING TO THE SOURCE WITH THE OWNER PRIOR TO CONSTRUCTION AND PRIOR TO ORDERING MATERIALS. ALL MATERIALS USED SHALL BE NEW AND SHALL BE STAMPED WITH THE LABEL OF UNDERWRITERS LABORATORIES, INC. (UL).
10. REFER TO LIGHT FIXTURE SCHEDULE FOR FIXTURE TYPE INDICATION (LETTER) AND SYMBOL DESCRIPTION.
11. CONTRACTORS SHALL PROVIDE AND INSTALL ALL FIXTURES, WIRING TO POWER SOURCE, ELECTRICAL CONNECTION, AND OTHER NECESSARY ELECTRICAL HARDWARE FOR A COMPLETE AND OPERABLE LIGHTING SYSTEM.
12. PROVIDE AND INSTALL GROUND MOUNTED PULL BOXES EVERY 200 FEET IN HOMERUN CIRCUITS. LOCATIONS SHALL BE COORDINATED WITH OTHER SITE IMPROVEMENTS AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
13. PROVIDE LOOPED SLACK EQUAL TO THREE (3) FEET, IN WIRE RUNS TO LANDSCAPE LIGHTING FIXTURES TO ALLOW FOR ADJUSTMENTS ONCE PLANT MATERIAL IS INSTALLED.
14. THE CONTRACTOR SHALL MAKE ADJUSTMENTS IN FIXTURE LAYOUT, AIM FIXTURES AND LOCK DOWN ANY ADJUSTING FASTENERS ON FIXTURES SUBJECT TO THE FINAL APPROVAL OF LAYOUT AND AIMING BY THE LANDSCAPE ARCHITECT.
15. PROTECT ALL EQUIPMENT, COMPONENTS, ETC. DURING CONSTRUCTION FROM DIRT, CHEMICAL, AND MECHANICAL DAMAGE, ETC.. PROTECT ALL CONDUIT OPENINGS SO THAT NO FOREIGN MATERIAL WILL ENTER THE CONDUIT.





LOW LEVEL PATH LIGHT TYPE 'A':
SISTEMALUX-MINIREEF BOLLARD -LED,2700K - COLOR: ALUMINUM GRAY (S5263H-UNV-14-D10) FOOTING PER MANUFACTURER'S SPECIFICATIONS





ALPHA-LOOP PATH LIGHTING
INSTALLED W/ INFRASTRUCTURE PROJECT LDP

PROPOSED HOTEL PARKING LOT FIXTURES (25' MOUNTING HT)



STREET LIGHT FIXTURE
20' MOUNTING HT.

EXISTING PEDESTRIAN FIXTURES INSTALLED W/ INFRASTRUCTURE PROJECT LDP

EXISTING STREET FIXTURES INSTALLED W/ INFRASTRUCTURE PROJECT LDP



PEDESTRIAN LIGHT FIXTURE
14' MOUNTING HT.

0' 10' 20' 40'

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p. 404-248-1960
f. 404-248-1092

GEORGIA REGISTERED No. 302 LANDSCAPE ARCHITECT ROBERT T. HUBBER

AC MARRIOTT HOTEL

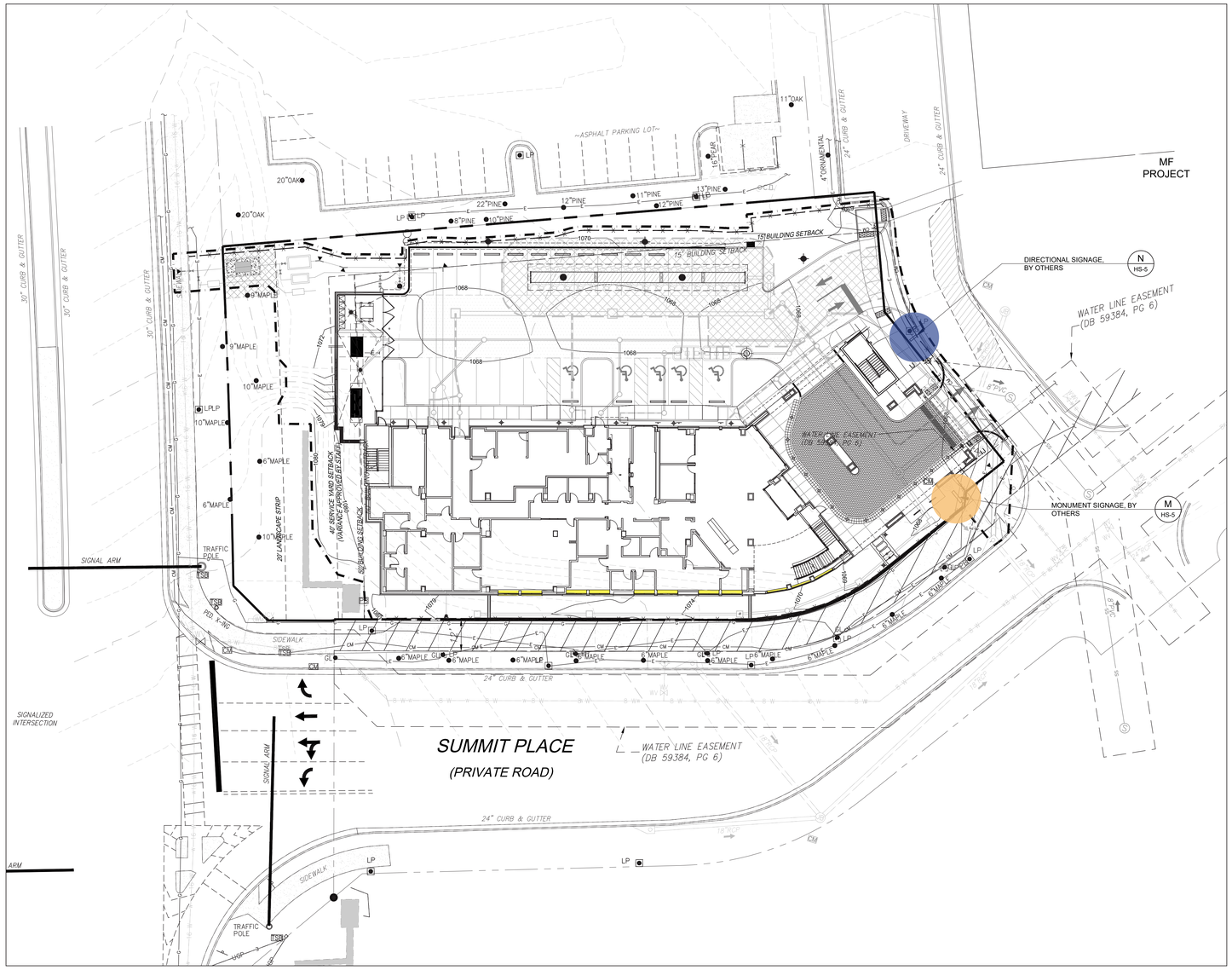
NORTHWINDS SUMMIT
2000 SUMMIT PLACE
ALPHARETTA, GA. 30009

No.	Description	Date
	DRB Submission	03/02/2026

SITE LIGHTING LAYOUT PLAN

CM Principal-in-Charge
BC Project Designer
BC Project Manager
Drawn By: BC
20011 Project No.
AS SHOWN Scale
HS-2 Drawing No.
NOT ISSUED FOR CONSTRUCTION

Last modified on 02/19/26 by JSHAH
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A HS-3 SIGN LAYOUT PLAN
SCALE: 1"=20'

0' 10' 20' 40'

NORTH

SIGN TYPE 'A'

MONUMENT SIGN

Main id:
D/f fabricated aluminum cabinet
Cabinet painted to match pms 423c gray (satin finish)

.177" white solar grade polycarbonate faces
W/ 1st surface vinyl or digitally printed graphics

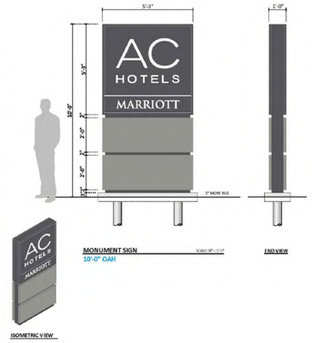
Translucent film digitally printed to match pms 423c gray
3m 3630-20 white translucent film

Internally illuminated w/ GE 7100k white led's

Fabricated aluminum base
Painted to match pms 423c gray (satin finish)

Aluminum pan-type accent panels
Painted to match pms 420c light gray (satin finish)

Standard steel supports & concrete pier foundations



SIGN TYPE 'B'

DIRECTIONAL SIGN

Main id:
D/f fabricated aluminum cabinet
Cabinet painted to match pms 423c gray (satin finish)

Translucent film digitally printed to match pms 423c gray
w/ weed-cut sho-thru white graphics

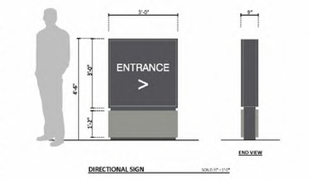
Font: Helvetica

Internally illuminated w/ GE 7100k white led's

Fabricated aluminum base
Painted to match pms 423c gray (satin finish)

Aluminum pan-type accent panels
Painted to match pms 423c light gray (satin finish)

Standard steel supports & concrete pier foundations





REESE VANDERBILT & ASSOCIATES
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600 EMBASSY ROW
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ATLANTA, GEORGIA 30328

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GEORGIA REGISTERED No. 902 LANDSCAPE ARCHITECT ROBERT T. HUGHES

AC MARRIOTT HOTEL

NORTHWINDS SUMMIT
2000 SUMMIT PLACE,
ALPHARETTA, GA. 30009

No.	Description	Date
	DRB Submission	03/02/2026

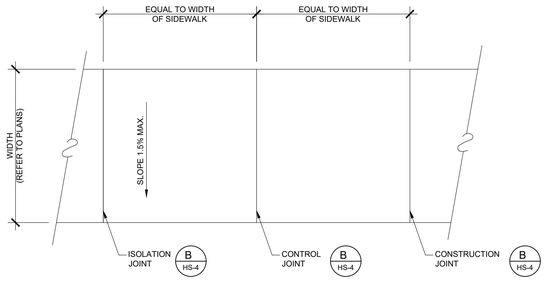
SIGN LAYOUT PLAN

CM Principal-in-Charge
BC Project Designer
BC Project Manager
Drawn By: BC

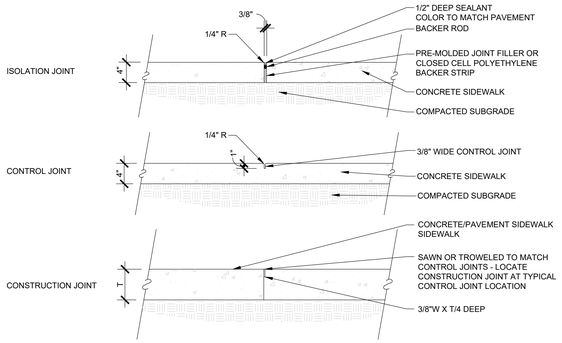
20011 Project No.
AS SHOWN Scale:
HS-3 Drawing No.

NOT ISSUED FOR CONSTRUCTION

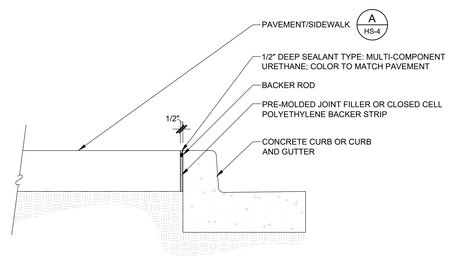
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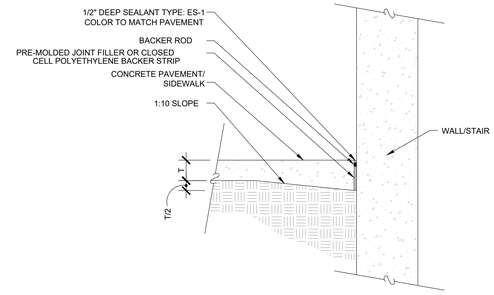
A HS-4 CONCRETE SIDEWALK - PLAN
SCALE: 1/2"=1'-0"
FILE NAME: PACPPL-001



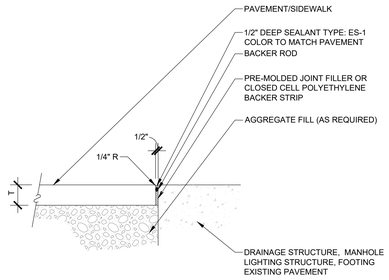
B HS-4 CONCRETE PAVEMENT/SIDEWALK ISOLATION, CONTROL, AND CONSTRUCTION JOINT SECTIONS
SCALE: 1"=1'-0"
FILE NAME: PACPSE-005



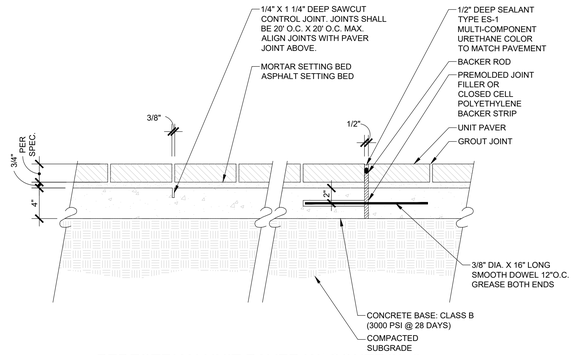
C HS-4 PAVEMENT/SIDEWALK ISOLATION JOINT @ BACK OF CURB SECTION
SCALE: 1"=1'-0"
FILE NAME: PACPSE-007



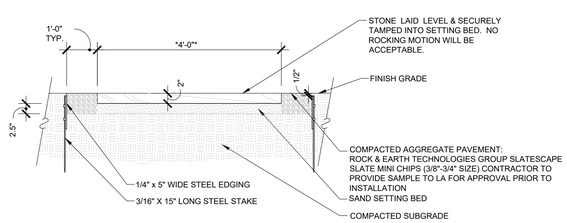
D HS-4 CONCRETE PAVEMENT/SIDEWALK AT WALL / STRUCTURE - ISOLATION JOINT SECTION
SCALE: 1"=1'-0"
FILE NAME: PACPSE-009



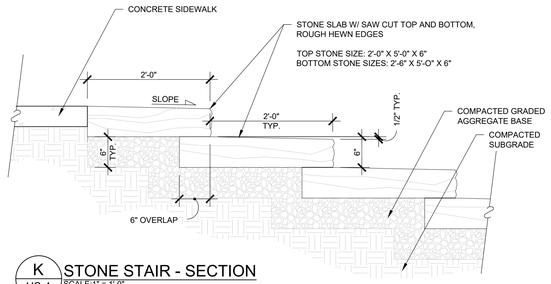
E HS-4 PAVEMENT / SIDEWALK @ STRUCTURES - ISOLATION JOINT
SCALE: 1"=1'-0"
FILE NAME: 12006-PACPSE-008



F HS-4 PEDESTRIAN UNIT PAVER W/ CONTROL & EXPANSION JOINTS MORTARED - SECTION
SCALE: 1-1/2"=1'-0"



J HS-4 CONCRETE STEPPERS IN AGGREGATE - SECTION
SCALE: 1"=1'-0"



K HS-4 STONE STAIR - SECTION
SCALE:1" = 1'-0"

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f. 404-248-1092

GEORGIA REGISTERED No. 902 LANDSCAPE ARCHITECT ROBERT T. HUBBER

AC MARRIOTT HOTEL

NORTHWINDS SUMMIT
2000 SUMMIT PLACE
ALPHARETTA, GA. 30009

No.	Description	Date
	DRB Submission	03/02/2026

HARDSCAPE IMPROVEMENT DETAILS

CM Principal-in-Charge
BC Project Designer
BC Project Manager
Drawn By: BC
Project No. 20011
Scale: AS SHOWN
Drawing No. HS-4
NOT ISSUED FOR CONSTRUCTION

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FURNITURE SCHEDULE			
QUANTITY	TYPE	MANUFACTURER/MODEL	REPRESENTATIVE
2	BIKE RACK	LANDSCAPE FORMS: LOOP BIKE RACK; TITANIUM FINISH MOUNTED PER MANUFACTURER'S SPECIFICATIONS	JILLIAN VANDERMEEDEN PH:269-337-1206

NOTES:
- COLORS AND FINISHES AS DESIGNATED IDENTIFY ONE PRODUCER'S/SUPPLIER'S PRODUCTS.

- ALTERNATE PRODUCERS/SUPPLIERS PRODUCT SHALL MATCH EACH COLOR AND FINISH OF THE PRODUCER/SUPPLIER LISTED.

- PRODUCT SUBSTITUTION REQUESTS SHALL BE SUBMITTED BY THE CONTRACTOR WITHIN 15 DAYS AFTER THE COMMENCEMENT OF WORK. SUBMIT PRODUCT DATA AND FULL SIZE SAMPLES TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO ORDERING, PURCHASING, AND INSTALLATION OF THE PRODUCT.

A HS-5 FURNITURE SCHEDULE
SCALE:NTS

PAVEMENT SCHEDULE	
SIDEWALKS	
C-1	ARGOS READYMIX 40SAPG148 W/ #2 COARSE AGGREGATE & BLACK BEAUTY ADDITIVE (50 LBS/CY. TOP CAST RETARDER FINISH NO. 5
P-1	HANOVER ARCH. PRODUCTS - PREST BRICK TRADITIONAL 6"X9"X3" THICKNESS; PAVER; COLOR: MATRIX #B92620; FINISH: TUDOR
P-2	HANOVER ARCH. PRODUCTS - 12"X12"X2" THICKNESS; PAVER; COLOR: CHARCOAL; FINISH: DETECTABLE WARNING

NOTES:
- COLORS AND FINISHES AS DESIGNATED IDENTIFY ONE PRODUCER'S/SUPPLIER'S PRODUCTS.

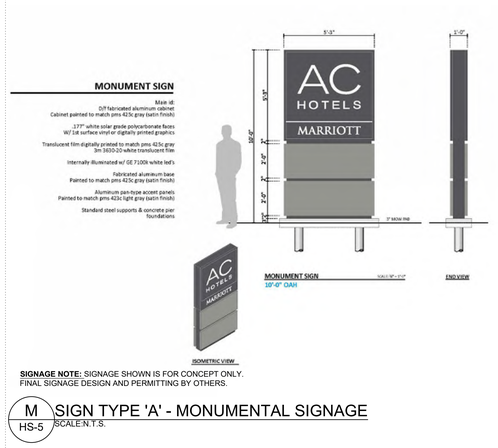
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- PRODUCT SUBSTITUTION REQUESTS SHALL BE SUBMITTED BY THE CONTRACTOR WITHIN 15 DAYS AFTER THE COMMENCEMENT OF WORK. SUBMIT PRODUCT DATA AND FULL SIZE SAMPLES TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO ORDERING, PURCHASING, AND INSTALLATION OF THE PRODUCT.

B HS-5 PAVEMENT SCHEDULE
SCALE:NTS

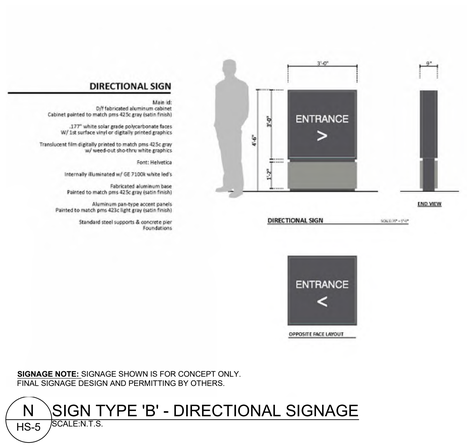
LIGHT FIXTURE SCHEDULE				
TYPE	SYMBOL	QUANTITY	MANUFACTURER/MODEL	REPRESENTATIVE
LIGHT FIXTURE TYPE 'A'	⌖	9	'LOW LEVEL' PATH LIGHT: SISTEMALUX - MINIREEF BOLLARD - LED, 2,700K - COLOR: ALUMINIUM GRAY (S5263H-UNV-14-D10) FOOTING PER MANUFACTUER'S SPECIFICATIONS	SESCO LIGHTING CONTACT: THOMAS NICHOLS 770-449-7045
PARKING LIGHT FIXTURE	✸	3	KING LUMINAIRE: K800-P4FL-111-10(SSL) - 8060; KING LED TECH-K806 SATELLITE SR SHALLOW GLASS; HAPCO DECORATIVE ARM: ARH43300; ARLEN POLE & BASE W/ 6" POLE (TO MATCH INSTALLED NORTHWINDS STREET LIGHT)	ARRD+WINTER CONTACT: WINFIELD LITTLETON 770-368-2740

C HS-5 LIGHT FIXTURE SCHEDULE
SCALE:NTS



SIGNAGE NOTE: SIGNAGE SHOWN IS FOR CONCEPT ONLY.
FINAL SIGNAGE DESIGN AND PERMITTING BY OTHERS.

M HS-5 SIGN TYPE 'A' - MONUMENTAL SIGNAGE
SCALE:N.T.S.



SIGNAGE NOTE: SIGNAGE SHOWN IS FOR CONCEPT ONLY.
FINAL SIGNAGE DESIGN AND PERMITTING BY OTHERS.

N HS-5 SIGN TYPE 'B' - DIRECTIONAL SIGNAGE
SCALE:N.T.S.

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GEORGIA REGISTERED No. 902 LANDSCAPE ARCHITECT ROBERT T. HUGHES

AC MARRIOTT HOTEL

NORTHWINDS SUMMIT
2000 SUMMIT PLACE
ALPHARETTA, GA. 30009

No.	Description	Date
	DRB Submission	03/02/2026

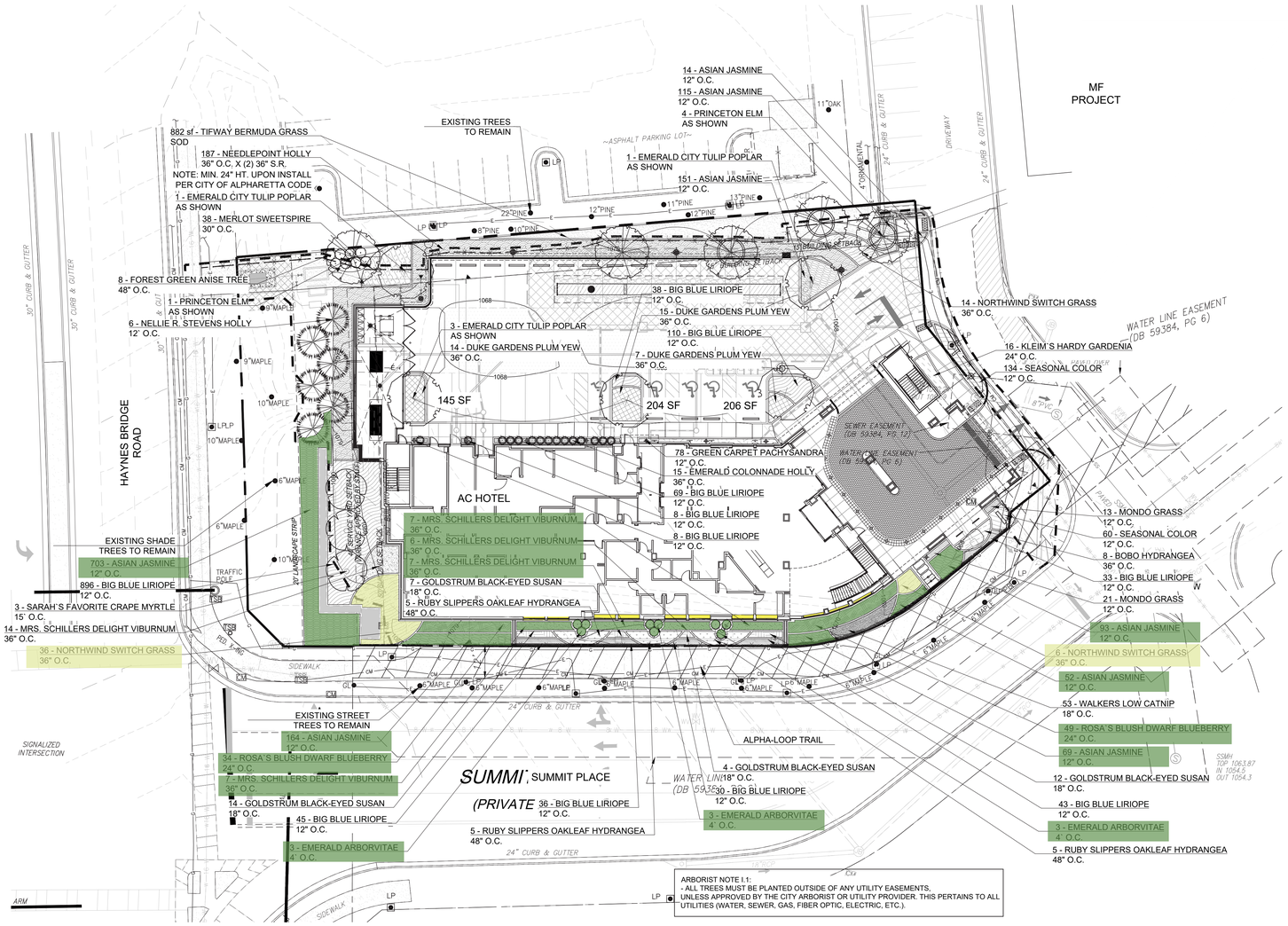
HARDSCAPE IMPROVEMENT DETAILS

CM
Principal-in-Charge
BC
Project Designer
BC
Project Manager
Drawn By: BC

20011
Project No.
AS SHOWN
Scale:
HS-5
Drawing No.

NOT ISSUED FOR CONSTRUCTION

Last modified on 02/19/26 by JSHAH
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PLANT LIST:

QUANTITY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	ROOT	COMMENT
6	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	4-4.5"	12-14'	6-7'	B&B	Full to ground; dense foliage; straight, tightly pruned pyramidal form
15	Ilex x 'RutHol1'	Emerald Colonnade Holly		4-5'	18-24"	10 gal	Full to ground; dense foliage; straight, tightly pruned pyramidal form
3	Lagerstroemia x 'Sarah's Favorite'	Sarah's Favorite Crape Myrtle	2.5-3"	10-12'	7-8'	B&B	Multi-trunk (3-5 trunks); well pruned (no straight-whip trunks)
5	Liriodendron tulipifera 'JSN-OZ'	Emerald City® Tulip Poplar	4-4.5"	20-22'	8-9'	B&B	Single straight trunk; dense, uniform branching; single central leader
9	Thuja occidentalis 'Emerald'	Emerald Arborvitae	2.5-3"	9-10'	3-4'	B&B	Full to ground; dense foliage; straight, tightly pruned pyramidal form
5	Ulmus americana 'Princeton'	Princeton Elm	4-4.5"	20-22'	9-10'	B&B	Straight trunk; 7 clear trunk; dense branching; one central leader
10	Buxus microphylla 'Wintergreen'	Wintergreen Boxwood		12-15"	12-15"	3 gal	Densely pruned form; healthy color; well rooted in pot
36	Cephalotaxus harringtonia 'Duke Gardens'	Duke Gardens Plum Yew			9-12"	12-15"	3 gal Densely pruned form; healthy color; well rooted in pot
16	Gardenia jasminoides 'Kleim's Hardy'	Kleim's Hardy Gardenia			12-15"	15-18"	3 gal Densely pruned form; healthy color; well rooted in pot
8	Hydrangea paniculata 'ILVOBO'	Bobo Hydrangea			15-18"	18-24"	3 gal Dense branching; well rooted in pot; self supporting stems
15	Hydrangea quercifolia 'Ruby Slippers'	Ruby Slippers Oakleaf Hydrangea			18-24"	12-15"	3 gal Dense branching; well rooted in pot; self supporting stems
187	Ilex cornuta 'Needlepoint'	Needlepoint Holly			24-30"	18-24"	5 gal Densely pruned form; healthy color; well rooted in pot
8	Illicium parviflorum 'Forest Green'	Forest Green Ocala Anise			30-36"	24-30"	7 gal Densely pruned form; healthy color; well rooted in pot
38	Itea virginica 'Merlot'	Merlot Sweetspire			18-24"	18-24"	3 gal Dense branching; well rooted in pot; self supporting stems
98	Vaccinium darrowii 'Rosa's Blush'	Rosa's Blush Dwarf Blueberry			12-15"	12-15"	3 gal Densely pruned form; healthy color; well rooted in pot
41	Viburnum obovatum 'Ms. Schiller's Delight'	Ms. Schiller's Delight Viburnum			12-15"	15-18"	3 gal Densely pruned form; healthy color; well rooted in pot
1316	Liriope muscari 'Big Blue'	Big Blue Liriope					4" pot (1 pint) Full in pot; good color; dense foliage mass
34	Ophiopogon japonicus	Mondo Grass					4" pot (1 pint) Full in pot; good color; dense foliage mass
78	Pachysandra terminalis 'Green Carpet'	Green Carpet Pachysandra					4" pot (1 pint) Full in pot; good color; dense foliage mass
1369	Trachelospermum asiaticum	Asian Jasmine					4" pot (1 pint) Full in pot; 3 runners min., each 8" min. in length
53	Nepeta x faassenii 'Walkers Low'	Walkers Low Catnip				1 gal	Fully rooted in pot; dense compact growth
37	Rudbeckia fulgida 'Goldsturm'	Goldstrum Black-Eyed Susan					4" pot (1 pint) Fully rooted in pot; dense compact growth
56	Panicum virgatum 'Northwind'	Northwind Switch Grass				3 gal	Full in pot; well rooted; dense clump
194		SEASONAL COLOR					4" pot (1 pint) Full in pot; free of rot & disease
882	Cynadon dactylon 'Tifway'	Tifway Bermuda Grass				Sod	Certified pure; free of weeds; good color

KEY LEGEND

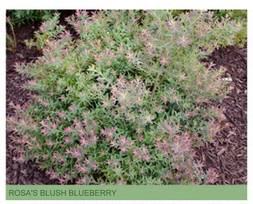
- EVERGREEN SHRUBS & GROUNDCOVER ALONG SUMMIT PLACE
- ORNAMENTAL GRASS (PRUNED TO GROUND IN LATE WINTER)

ARBORIST NOTES J.1 - J.19
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. DESIGN LANDSCAPE ARCHITECT OR PROJECT ARBORIST WILL INSPECT, VERIFY, AND APPROVE THE LANDSCAPE HAS BEEN PLANTED PER THE APPROVED PLANS AND CITY STANDARDS PRIOR TO CONTACTING THE CITY ARBORIST FOR A CO INSPECTION.
4. TREES AGREED UPON TO BE SAVED ARE THE RESPONSIBILITY OF THE OWNER.
5. A 4" LAYER OF MULCH IS REQUIRED FOR THE CRZ OF SPECIMEN TREES, TREES OF QUALITY, AND TREE GROUPINGS. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION AND SHALL NOT TOUCH THE TRUNKS OF THE TREE(S).
6. A MINIMUM 2" LAYER OF MULCH IS REQUIRED FOR ALL EXISTING, NON-SPECIMEN, LANDSCAPE TREES, INCLUDING STREET AND PARKING LOT TREES. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION AND SHALL NOT TOUCH THE TRUNKS OF THE TREE(S).
7. ALL MULCH MUST BE ORGANIC MULCH CONSISTING OF WOOD CHIPS, SHREDDED BARK, PINE NEEDLES, OR SIMILAR. SYNTHETIC MULCH OR ROCKS ARE NOT APPROVED FOR USE IN THE CITY OF ALPHARETTA.
8. 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.
9. PLANT SIZES (CALIPER AND HEIGHT) MUST MATCH THE SIZES SHOWN ON THE PLANS. PLANTS THAT DO NOT MEET THESE MINIMUMS WILL NOT BE ACCEPTED. E.G. 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.
10. 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.
11. WATERING BAGS OR A DRIP IRRIGATION SYSTEM MUST BE PROVIDED FOR ALL TREES IMMEDIATELY AFTER PLANTING AND REMAIN THROUGH ESTABLISHMENT.
12. 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.
13. NO TRENCHING ALLOWED IN TREE SAVE AREAS- INCLUDING IRRIGATION.
14. 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 12 HOUR PERIOD, USE AN AUGER TO DRILL A 10" INCH HOLE TO A DEPTH OF FOUR FEET BELOW THE BOTTOM OF THE PIT. FILL HOLE WITH DRAINAGE GRAVEL AND COVER WITH A SOIL SEPARATOR. RETEST PIT. IF DRAINAGE IS STILL UNSATISFACTORY, CITY ARBORIST AND PROJECT ARBORIST MUST BE NOTIFIED IN WRITING OF THE LOCATIONS WITH POOR DRAINAGE TO PROVIDE A SOLUTION
BEFORE PLANTING. TESTING RESULTS MUST BE PROVIDED TO THE CITY ARBORIST.
- ALL BUFFERS SHALL BE PLANTED WHERE SPARSE AND CODE REQUIRED SCREENING SHALL BE INSTALLED IN ORDER TO CREATE A YEAR ROUND OPAQUE SCREEN WITHIN 2 YEARS OF CONSTRUCTION OR AS DIRECTED BY THE CITY OF ALPHARETTA. DURING CONSTRUCTION OR AT THE TIME OF CO THE CITY MAY REQUIRE ADDITIONAL PLANTINGS TO MEET THESE REQUIREMENTS ABOVE WHAT IS SHOWN ON THE APPROVED LANDSCAPE PLAN.
15. ALL TREE ANCHORING DEVICES SHALL BE REMOVED FROM TREE AFTER ONE COMPLETE
GROWING SEASON OR ONE YEAR AFTER PLANTING, WHICHEVER IS GREATER.
16. PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE CARE AND MAINTENANCE OF THE TREES
AND LANDSCAPING THAT FRONT THEIR PROPERTY WITHIN THE ROW.
17. LANDSCAPE CONTRACTORS ARE REQUIRED TO ATTEND THE CITY OF ALPHARETTA PRE-CONSTRUCTION CLASS PRIOR TO BEGINNING WORK ON ANY PROJECT. PLEASE CALL (678)297-6070 FOR INFORMATION AND TO RESERVE A SPOT.
18. NO TREES SHALL BE PLANTED ON ANY AREA OF AN EARTHEN DAM OR EMBANKMENT. MAKE SURE THIS NOTE IS BOLD AND LOCATED IN A PROMINENT PLACE NEAR THE DAM.


WINTERGREEN BOXWOOD


KLEIM'S HARDY GARDENIA


MERLOT SWEETSPIRE


ROSA'S BLUSH BLUEBERRY


ASIAN JASMINE


SIBERIAN IRIS


MT. AIRY FOTHERGILLA


LITTLE LIME HYDRANGEA


BIG BLUE LIRIOPE


WALKERS LOW CATNIP


DUKE GARDENS PLUM YEW


EMERALD ARBORVITAE


SARAH'S FAVORITE CRAPE MYRTLE


PRINCETON ELM


EMERALD CITY TULIP POPLAR


OAKLEAF HYDRANGEA


NEEDLEPOINT HOLLY


NORTHWINDS SWITCH GRASS


MRS. SCHILLER'S DELIGHT VIBURNUM


MONDO GRASS

A LS-1 LANDSCAPE DEVELOPMENT PLAN
SCALE: 1"=20'

0' 10' 20' 40'

NORTH

REESE VANDERBILT & ASSOCIATES
6600 PEACHTREE DUNWOODY RD.
600 EMBASSY ROW
SUITE 200
ATLANTA, GEORGIA 30328
T. 404.879.2001
www.reesevanderbilt.com

KERIOTH
361 Township Avenue, Suite 200 Ridgeland, MS 39157

HGOR
3445 Peachtree RD NE Suite 1425
Atlanta, Georgia 30326
www.hgor.com
p. 404-248-1960
f. 404-248-1092

GEORGIA REGISTERED LANDSCAPE ARCHITECT ROBERT T. HUBBER

AC MARRIOTT HOTEL

NORTHWINDS SUMMIT
2000 SUMMIT PLACE
ALPHARETTA, GA. 30009

No.	Description	Date
	DRB Submission	03/02/2026

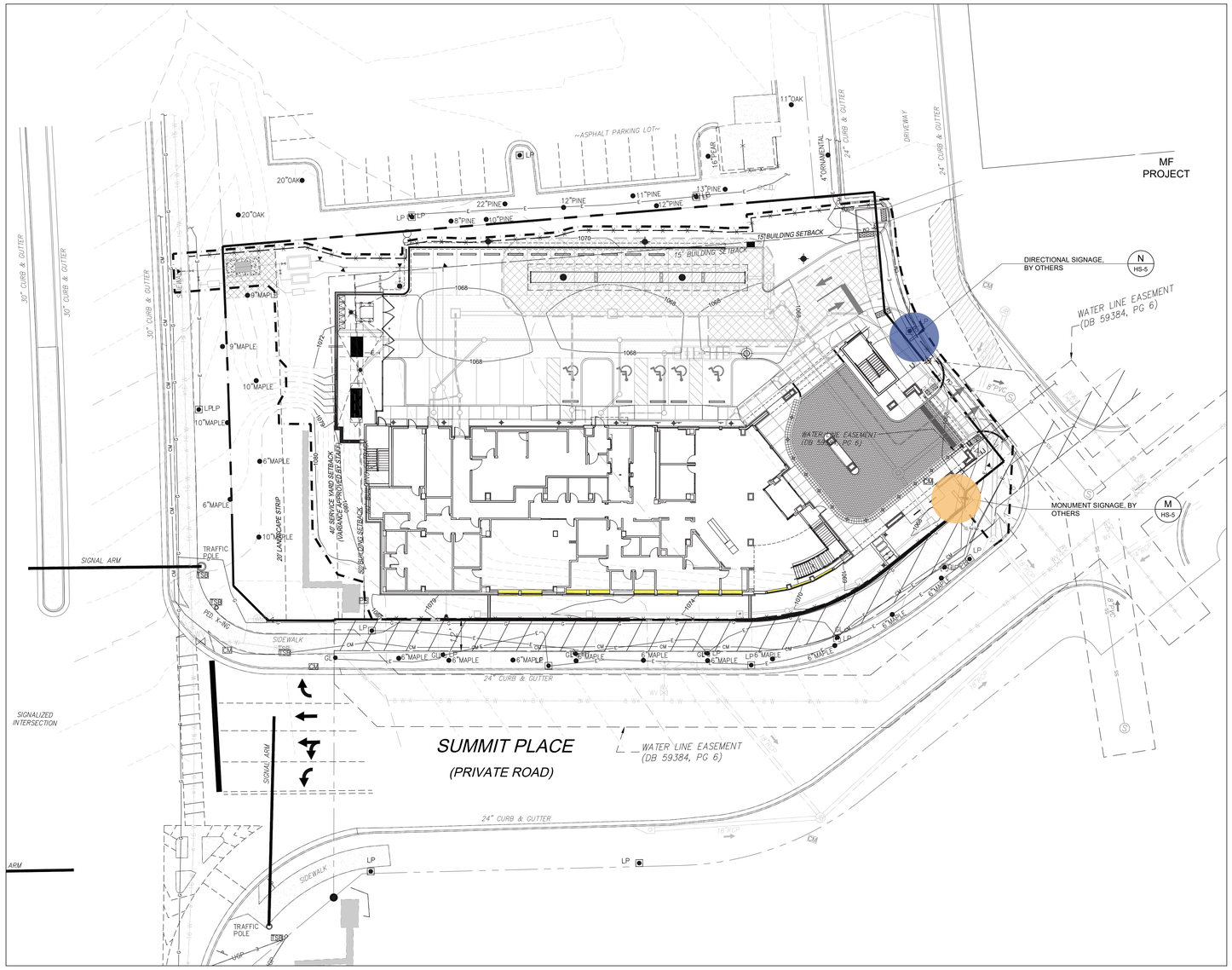
LANDSCAPE DEVELOPMENT PLAN

CM Principal-in-Charge
BC Project Designer
BC Project Manager
Drawn By: BC
20011 Project No.
AS SHOWN Scale:
LS-1 Drawing No.
NOT ISSUED FOR CONSTRUCTION

Last modified on 02/19/26 by JSHAH
File located in S:\2020\20011\Graphics\C - CAD\06 - Regulatory\ 20011HWI-DRB.dwg

Signage
Review Section

NOTE: Section Provided for General Approval Only. Owner anticipates full signage review to require shop drawings from sign vendor, sizing according to overlay district requirements, etc.



A HS-3 SIGN LAYOUT PLAN
SCALE: 1"=20'

SIGN TYPE 'A'

MONUMENT SIGN

Main id:
D/f fabricated aluminum cabinet
Cabinet painted to match pms 423c gray (satin finish)

.177" white solar grade polycarbonate faces
W/ 1st surface vinyl or digitally printed graphics

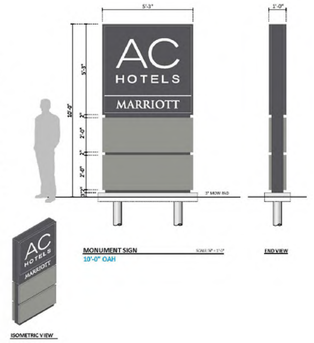
Translucent film digitally printed to match pms 423c gray
3m 3630-20 white translucent film

Internally illuminated w/ GE 7100k white led's

Fabricated aluminum base
Painted to match pms 423c gray (satin finish)

Aluminum pan-type accent panels
Painted to match pms 420c light gray (satin finish)

Standard steel supports & concrete pier foundations



SIGN TYPE 'B'

DIRECTIONAL SIGN

Main id:
D/f fabricated aluminum cabinet
Cabinet painted to match pms 423c gray (satin finish)

Translucent film digitally printed to match pms 423c gray
w/ weed-cut sho-thru white graphics

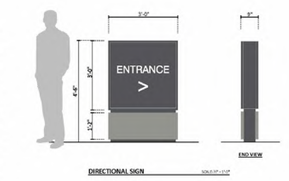
Font: Helvetica

Internally illuminated w/ GE 7100k white led's

Fabricated aluminum base
Painted to match pms 423c gray (satin finish)

Aluminum pan-type accent panels
Painted to match pms 423c light gray (satin finish)

Standard steel supports & concrete pier foundations





OPPOSITE FACE LAYOUT

0' 10' 20' 40'

NORTH

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GEORGIA REGISTERED No. 902 LANDSCAPE ARCHITECT ROBERT T. HUGHES

AC MARRIOTT HOTEL

NORTHWINDS SUMMIT
2000 SUMMIT PLACE,
ALPHARETTA, GA. 30009

No.	Description	Date
	DRB Submission	03/02/2026

SIGN LAYOUT PLAN

CM Principal-in-Charge
BC Project Designer
BC Project Manager
Drawn By: BC
20011 Project No.
AS SHOWN Scale:
HS-3 Drawing No.
NOT ISSUED FOR CONSTRUCTION

Last modified on 02/19/26 by JSHAH
File located in S:\2020\20011\Graphics\C - CAD\06 - Regulatory\ 20011HW1-DRB.dwg

FURNITURE SCHEDULE			
QUANTITY	TYPE	MANUFACTURER/MODEL	REPRESENTATIVE
2	BIKE RACK	LANDSCAPE FORMS: LOOP BIKE RACK; TITANIUM FINISH MOUNTED PER MANUFACTURER'S SPECIFICATIONS	JILLIAN VANDERMEEDEN PH:269-337-1206

NOTES:
- COLORS AND FINISHES AS DESIGNATED IDENTIFY ONE PRODUCER'S/SUPPLIER'S PRODUCTS.

- ALTERNATE PRODUCERS/SUPPLIERS PRODUCT SHALL MATCH EACH COLOR AND FINISH OF THE PRODUCER/SUPPLIER LISTED.

- PRODUCT SUBSTITUTION REQUESTS SHALL BE SUBMITTED BY THE CONTRACTOR WITHIN 15 DAYS AFTER THE COMMENCEMENT OF WORK. SUBMIT PRODUCT DATA AND FULL SIZE SAMPLES TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO ORDERING, PURCHASING, AND INSTALLATION OF THE PRODUCT.

A HS-5 FURNITURE SCHEDULE
SCALE:NTS

PAVEMENT SCHEDULE	
SIDEWALKS	
C-1	ARGOS READYMIX 40SAPG148 W/ #2 COARSE AGGREGATE & BLACK BEAUTY ADDITIVE (50 LBS/CY. TOP CAST RETARDER FINISH NO. 5
P-1	HANOVER ARCH. PRODUCTS - PREST BRICK TRADITIONAL 6"X9"X3" THICKNESS; PAVER; COLOR: MATRIX #B92620; FINISH: TUDOR
P-2	HANOVER ARCH. PRODUCTS - 12"X12"X2" THICKNESS; PAVER; COLOR: CHARCOAL; FINISH: DETECTABLE WARNING

NOTES:
- COLORS AND FINISHES AS DESIGNATED IDENTIFY ONE PRODUCER'S/SUPPLIER'S PRODUCTS.

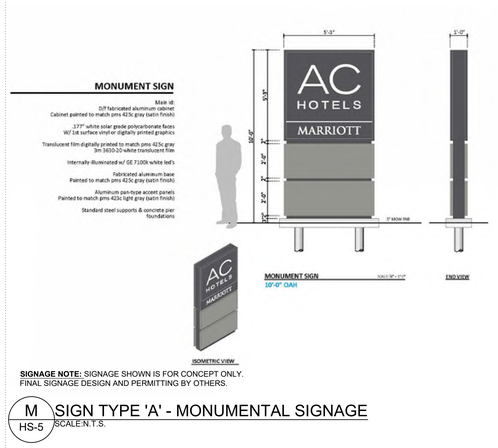
- ALTERNATE PRODUCERS/SUPPLIERS PRODUCT SHALL MATCH EACH COLOR AND FINISH OF THE PRODUCER/SUPPLIER LISTED.

- PRODUCT SUBSTITUTION REQUESTS SHALL BE SUBMITTED BY THE CONTRACTOR WITHIN 15 DAYS AFTER THE COMMENCEMENT OF WORK. SUBMIT PRODUCT DATA AND FULL SIZE SAMPLES TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO ORDERING, PURCHASING, AND INSTALLATION OF THE PRODUCT.

B HS-5 PAVEMENT SCHEDULE
SCALE:NTS

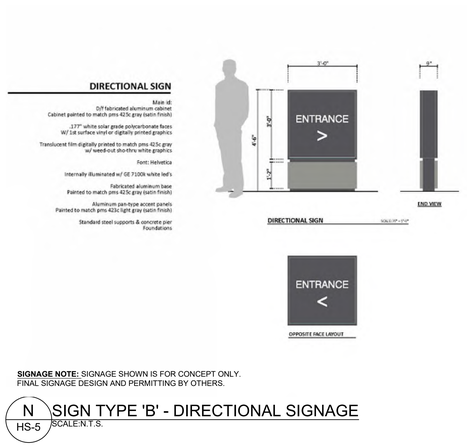
LIGHT FIXTURE SCHEDULE				
TYPE	SYMBOL	QUANTITY	MANUFACTURER/MODEL	REPRESENTATIVE
LIGHT FIXTURE TYPE 'A'		9	'LOW LEVEL' PATH LIGHT: SISTEMALUX - MINIREEF BOLLARD - LED, 2,700K - COLOR: ALUMINIUM GRAY (S5263H-UNV-14-D10) FOOTING PER MANUFACTUER'S SPECIFICATIONS	SESCO LIGHTING CONTACT: THOMAS NICHOLS 770-449-7045
PARKING LIGHT FIXTURE		3	KING LUMINAIRE: K800-P4FL-111-10(SSL) - 8060; KING LED TECH-K806 SATELLITE SR SHALLOW GLASS; HAPCO DECORATIVE ARM: ARH43300; ARLEN POLE & BASE W/ 6" POLE (TO MATCH INSTALLED NORTHWINDS STREET LIGHT)	ARRD+WINTER CONTACT: WINFIELD LITTLETON 770-368-2740

C HS-5 LIGHT FIXTURE SCHEDULE
SCALE:NTS



SIGNAGE NOTE: SIGNAGE SHOWN IS FOR CONCEPT ONLY.
FINAL SIGNAGE DESIGN AND PERMITTING BY OTHERS.

M HS-5 SIGN TYPE 'A' - MONUMENTAL SIGNAGE
SCALE:N.T.S.



SIGNAGE NOTE: SIGNAGE SHOWN IS FOR CONCEPT ONLY.
FINAL SIGNAGE DESIGN AND PERMITTING BY OTHERS.

N HS-5 SIGN TYPE 'B' - DIRECTIONAL SIGNAGE
SCALE:N.T.S.

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GEORGIA REGISTERED No. 902 LANDSCAPE ARCHITECT ROBERT T. HUGHES

AC MARRIOTT HOTEL

NORTHWINDS SUMMIT
2000 SUMMIT PLACE
ALPHARETTA, GA. 30009

No.	Description	Date
	DRB Submission	03/02/2026

HARDSCAPE IMPROVEMENT DETAILS

CM
Principal-in-Charge
BC
Project Designer
BC
Project Manager
Drawn By: BC

20011
Project No.
AS SHOWN
Scale:
HS-5
Drawing No.

NOT ISSUED FOR CONSTRUCTION

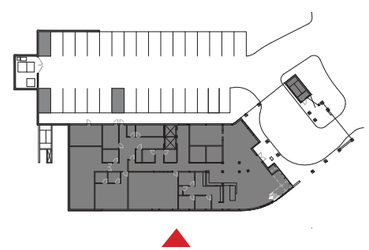
Last modified on 02/19/26 by JSHAH
File located in S:\2020\20011\Graphics\C - CAD\06 - Regulatory\ 20011HWI-DRB.dwg



MATERIALS LEGEND - MODIFIED

- STUCCO OR EIFS SYSTEM (AS APPROVED) COLOR : URBANE BRONZE LINES REPRESENT REVEALS AT SAME MATERIAL AND COLOR
- COMPOSITE METAL PANEL SYSTEM ALUCOBOND PLUS COLOR: BRUSHED CARBON
- COMPOSITE METAL PANEL SYSTEM ALUCOBOND PLUS CUSTOM COLOR TO MATCH: SW 6222 RIVERWAY
- COMPOSITE METAL PANEL ALUCOBOND PLUS COLOR: OYSTER
- COMPOSITE METAL PANEL ALUCOBOND PLUS COLOR: BEIGE
- BRICK VENEER SYSTEM PALMETTO: WHITE STONE OR EQUAL GROUT: CEMEX LIGHT SAND 1152
- BRICK VENEER SYSTEM ACME: SLATE GRAY OR EQUAL GROUT: CEMEX MAGNOLIA DARK
- GLASS VIRACON VE1-2M OR EQUAL
- SPANDREL GLASS

SOUTH ELEVATION



KERIOTH

AC HOTELS MARRIOTT

AC ALPHARETTA

NORTHWINDS SUMMIT

SC: 1/16"=1'-0"

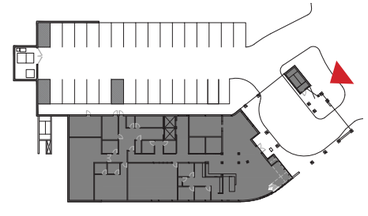
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REESE VANDERBILT ARCHITECTS PC



MATERIALS LEGEND - MODIFIED

- STUCCO OR EIFS SYSTEM (AS APPROVED)
  COLOR : URBANE BRONZE
  LINES REPRESENT REVEALS
  AT SAME MATERIAL AND COLOR
- COMPOSITE METAL PANEL SYSTEM
  ALUCOBOND PLUS
  COLOR: BRUSHED CARBON
- COMPOSITE METAL PANEL SYSTEM
  ALUCOBOND PLUS
  CUSTOM COLOR TO MATCH: SW 6222 RIVERWAY
- COMPOSITE METAL PANEL
  ALUCOBOND PLUS
  COLOR: OYSTER
- COMPOSITE METAL PANEL
  ALUCOBOND PLUS
  COLOR: BEIGE
- BRICK VENEER SYSTEM
  PALMETTO: WHITE STONE OR EQUAL
  GROUT: CEMEX LIGHT SAND 1152
- BRICK VENEER SYSTEM
  ACME: SLATE GRAY OR EQUAL
  GROUT: CEMEX MAGNOLIA DARK
- GLASS
  VIRACON VE1-2M OR EQUAL
- SPANDREL GLASS



EAST ELEVATION

KERIOTH

AC HOTELS MARRIOTT

AC ALPHARETTA

NORTHWINDS SUMMIT

SC: 1/16"=1'-0"

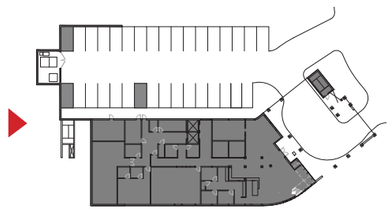
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REESE VANDERBILT ARCHITECTS PC



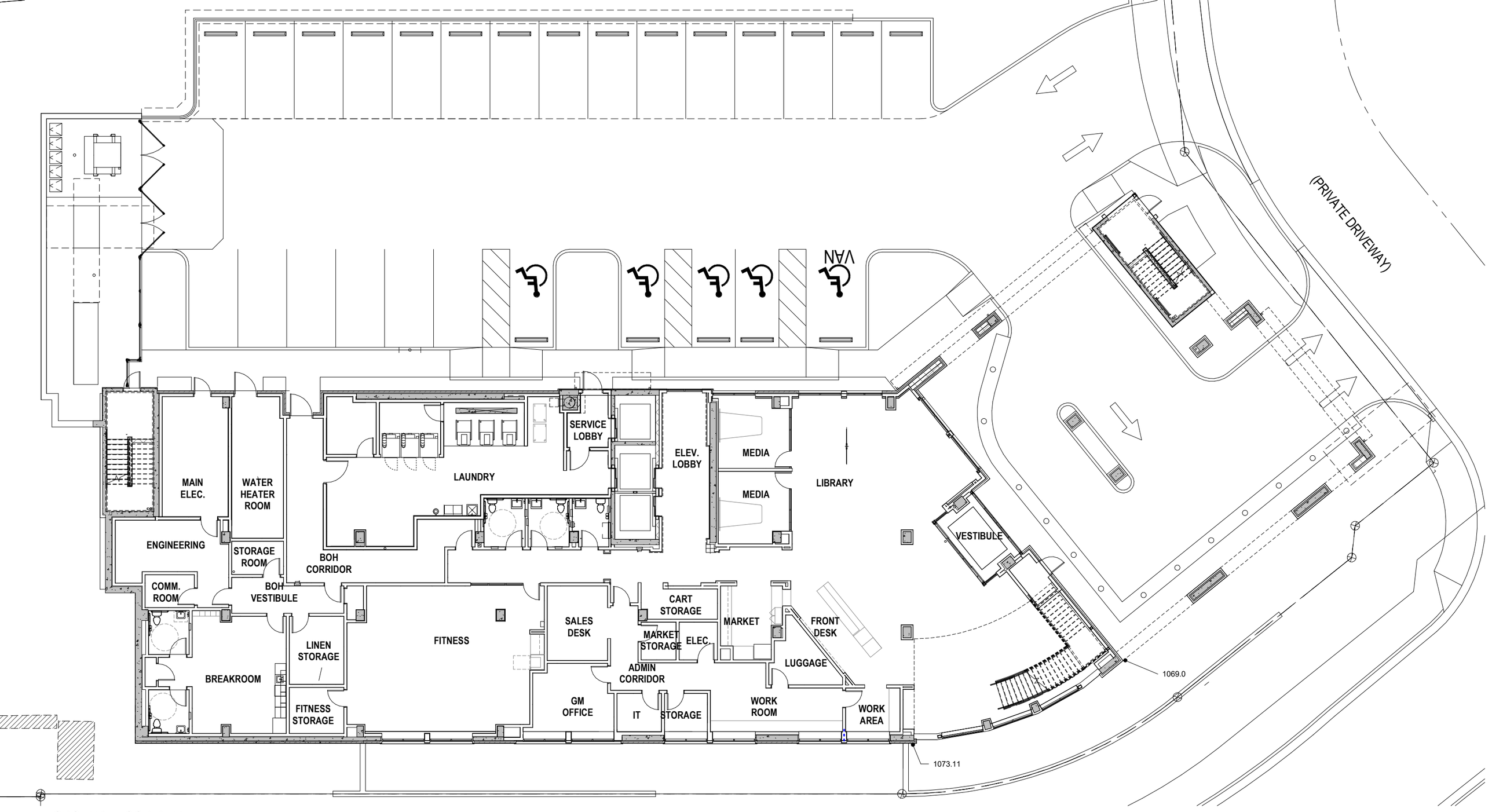
MATERIALS LEGEND - MODIFIED

- STUCCO OR EIFS SYSTEM (AS APPROVED)
  COLOR : URBANE BRONZE
  LINES REPRESENT REVEALS
  AT SAME MATERIAL AND COLOR
- COMPOSITE METAL PANEL SYSTEM
  ALUCOBOND PLUS
  COLOR: BRUSHED CARBON
- COMPOSITE METAL PANEL SYSTEM
  ALUCOBOND PLUS
  CUSTOM COLOR TO MATCH: SW 6222 RIVERWAY
- COMPOSITE METAL PANEL
  ALUCOBOND PLUS
  COLOR: OYSTER
- COMPOSITE METAL PANEL
  ALUCOBOND PLUS
  COLOR: BEIGE
- BRICK VENEER SYSTEM
  PALMETTO: WHITE STONE OR EQUAL
  GROUT: CEMEX LIGHT SAND 1152
- BRICK VENEER SYSTEM
  ACME: SLATE GRAY OR EQUAL
  GROUT: CEMEX MAGNOLIA DARK
- GLASS
  VIRACON VE1-2M OR EQUAL
- SPANDREL GLASS



SOUTH ELEVATION

Exterior Elevation
Review Section



GROUND FLOOR PLAN

*PLEASE REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR SITE LAYOUT

KERIOTH

AC HOTELS MARRIOTT

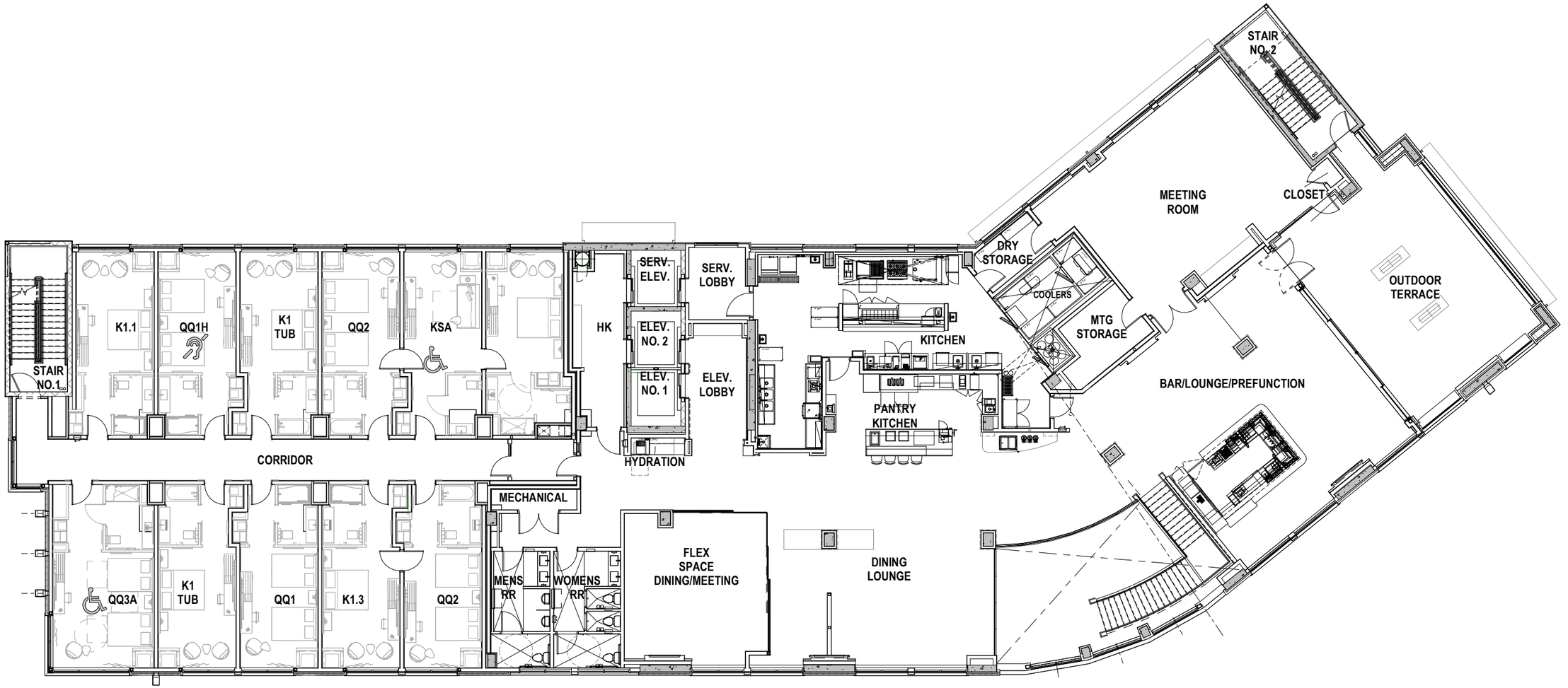
AC ALPHARETTA

NORTHWINDS SUMMIT

SC: 1/16"= 1'-0"

DATE: 03.02.2026

REESE VANDERBILT ARCHITECTS PC



2ND FLOOR PLAN

SHEET 2 OF 20

KERIOTH

AC HOTELS MARRIOTT

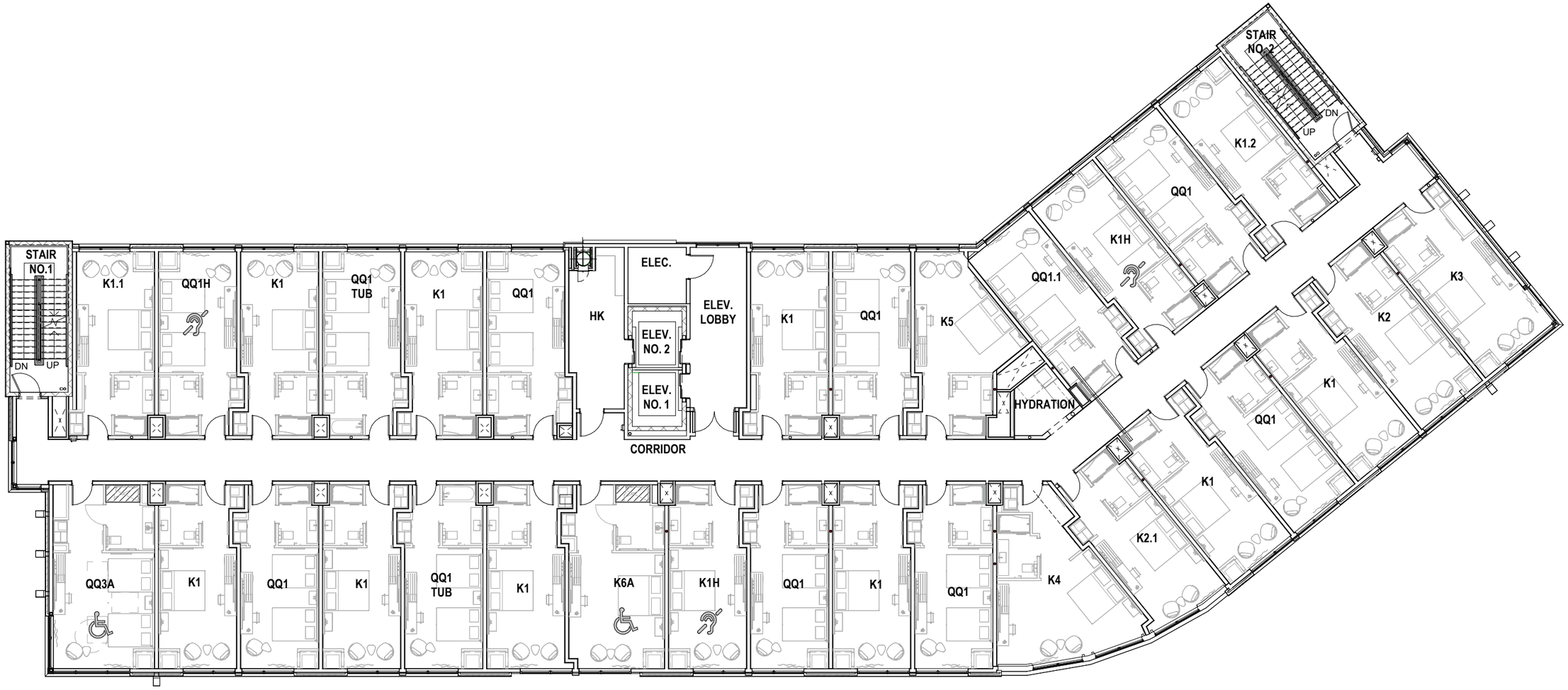
AC ALPHARETTA

NORTHWINDS SUMMIT

SC: 1/16"=1'-0"

DATE: 03.02.2026

REESE VANDERBILT ARCHITECTS PC



3RD - 7TH FLOOR PLAN

KERIOTH

AC HOTELS MARRIOTT

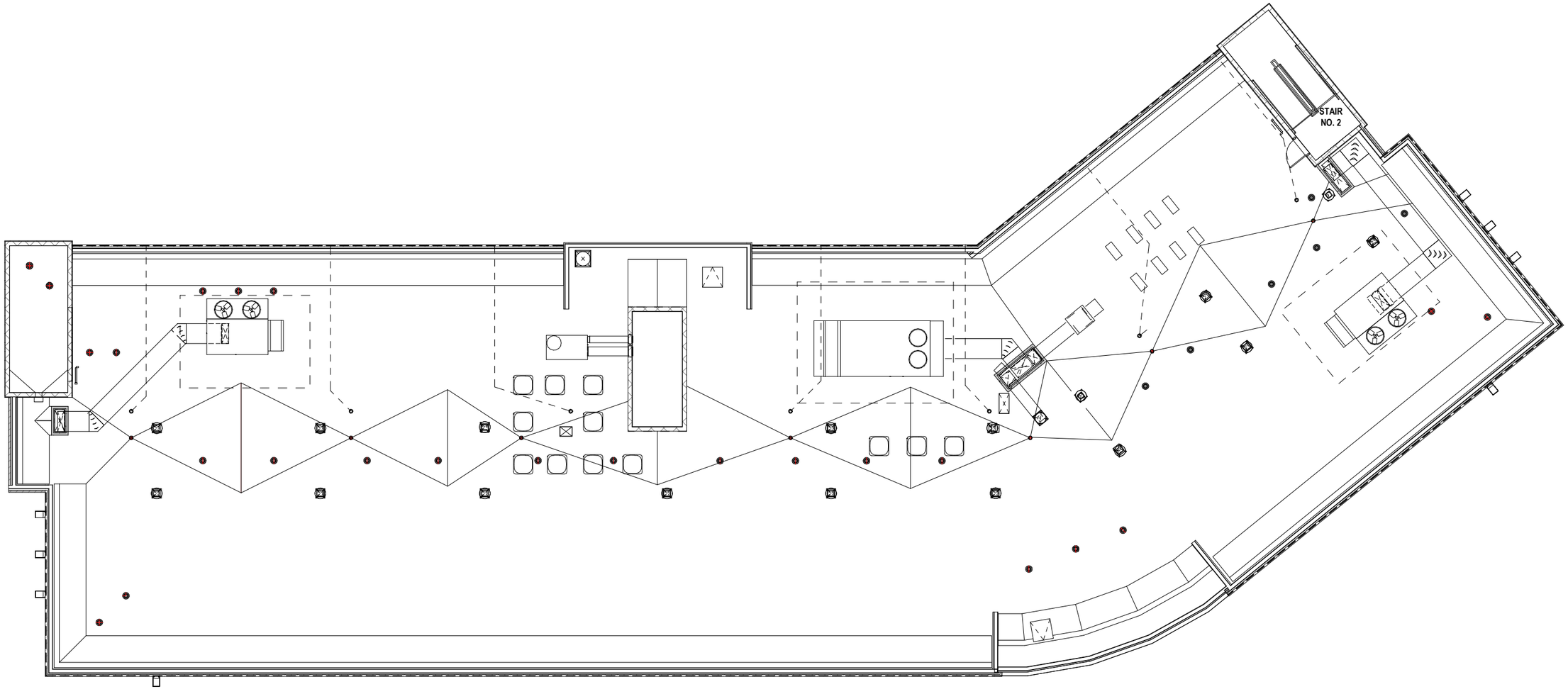
AC ALPHARETTA

NORTHWINDS SUMMIT

SC: 1/16"=1'-0"

DATE: 03.02.2026

REESE VANDERBILT ARCHITECTS PC



ROOF PLAN

AC ALPHARETTA

NORTHWINDS SUMMIT

SC: 1/16"=1'-0"

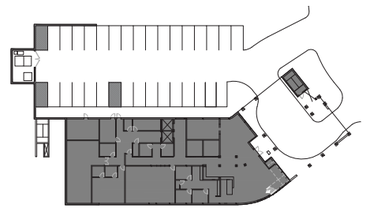
DATE: 03.02.2026



MATERIALS LEGEND - MODIFIED

- STUCCO OR EIFS SYSTEM (AS APPROVED) — COLOR : URBANE BRONZE; LINES REPRESENT REVEALS AT SAME MATERIAL AND COLOR
- COMPOSITE METAL PANEL SYSTEM — ALUCOBOND PLUS; COLOR: BRUSHED CARBON
- COMPOSITE METAL PANEL SYSTEM — ALUCOBOND PLUS; CUSTOM COLOR TO MATCH: SW 6222 RIVERWAY
- COMPOSITE METAL PANEL — ALUCOBOND PLUS; COLOR: OYSTER
- COMPOSITE METAL PANEL — ALUCOBOND PLUS; COLOR: BEIGE
- BRICK VENEER SYSTEM — PALMETTO: WHITE STONE OR EQUAL; GROUT: CEMEX LIGHT SAND 1152
- BRICK VENEER SYSTEM — ACME: SLATE GRAY OR EQUAL; GROUT: CEMEX MAGNOLIA DARK
- GLASS — VIRACON VE1-2M OR EQUAL
- SPANDREL GLASS

SOUTH ELEVATION



SHEET 5 OF 20

KERIOTH

AC HOTELS MARRIOTT

AC ALPHARETTA

NORTHWINDS SUMMIT

SC: 1/16"=1'-0"

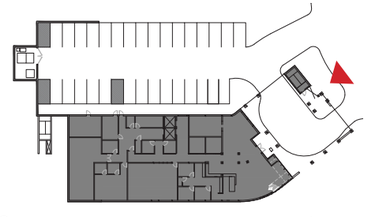
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REESE VANDERBILT ARCHITECTS PC



MATERIALS LEGEND - MODIFIED

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  LINES REPRESENT REVEALS
  AT SAME MATERIAL AND COLOR
- COMPOSITE METAL PANEL SYSTEM
  ALUCOBOND PLUS
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  COLOR: OYSTER
- COMPOSITE METAL PANEL
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  COLOR: BEIGE
- BRICK VENEER SYSTEM
  PALMETTO: WHITE STONE OR EQUAL
  GROUT: CEMEX LIGHT SAND 1152
- BRICK VENEER SYSTEM
  ACME: SLATE GRAY OR EQUAL
  GROUT: CEMEX MAGNOLIA DARK
- GLASS
  VIRACON VE1-2M OR EQUAL
- SPANDREL GLASS



EAST ELEVATION

KERIOTH

AC HOTELS MARRIOTT

AC ALPHARETTA

NORTHWINDS SUMMIT

SC: 1/16"=1'-0"

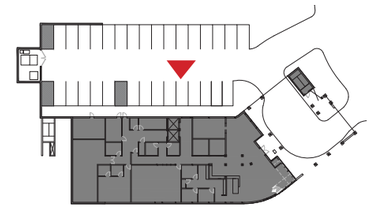
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REESE VANDERBILT ARCHITECTS PC



MATERIALS LEGEND - MODIFIED

- STUCCO OR EIFS SYSTEM (AS APPROVED) COLOR : URBANE BRONZE LINES REPRESENT REVEALS AT SAME MATERIAL AND COLOR
- COMPOSITE METAL PANEL SYSTEM ALUCOBOND PLUS COLOR: BRUSHED CARBON
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- SPANDREL GLASS



NORTH ELEVATION

KERIOTH

AC HOTELS MARRIOTT

AC ALPHARETTA

NORTHWINDS SUMMIT

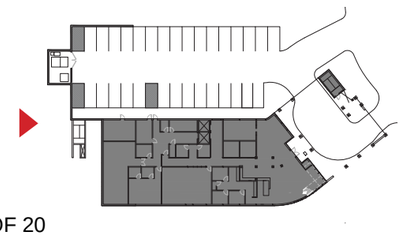
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DATE: 03.02.2026

REESE VANDERBILT ARCHITECTS PC



MATERIALS LEGEND - MODIFIED

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  COLOR : URBANE BRONZE
  LINES REPRESENT REVEALS
  AT SAME MATERIAL AND COLOR
- COMPOSITE METAL PANEL SYSTEM
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- BRICK VENEER SYSTEM
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  GROUT: CEMEX LIGHT SAND 1152
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  ACME: SLATE GRAY OR EQUAL
  GROUT: CEMEX MAGNOLIA DARK
- GLASS
  VIRACON VE1-2M OR EQUAL
- SPANDREL GLASS



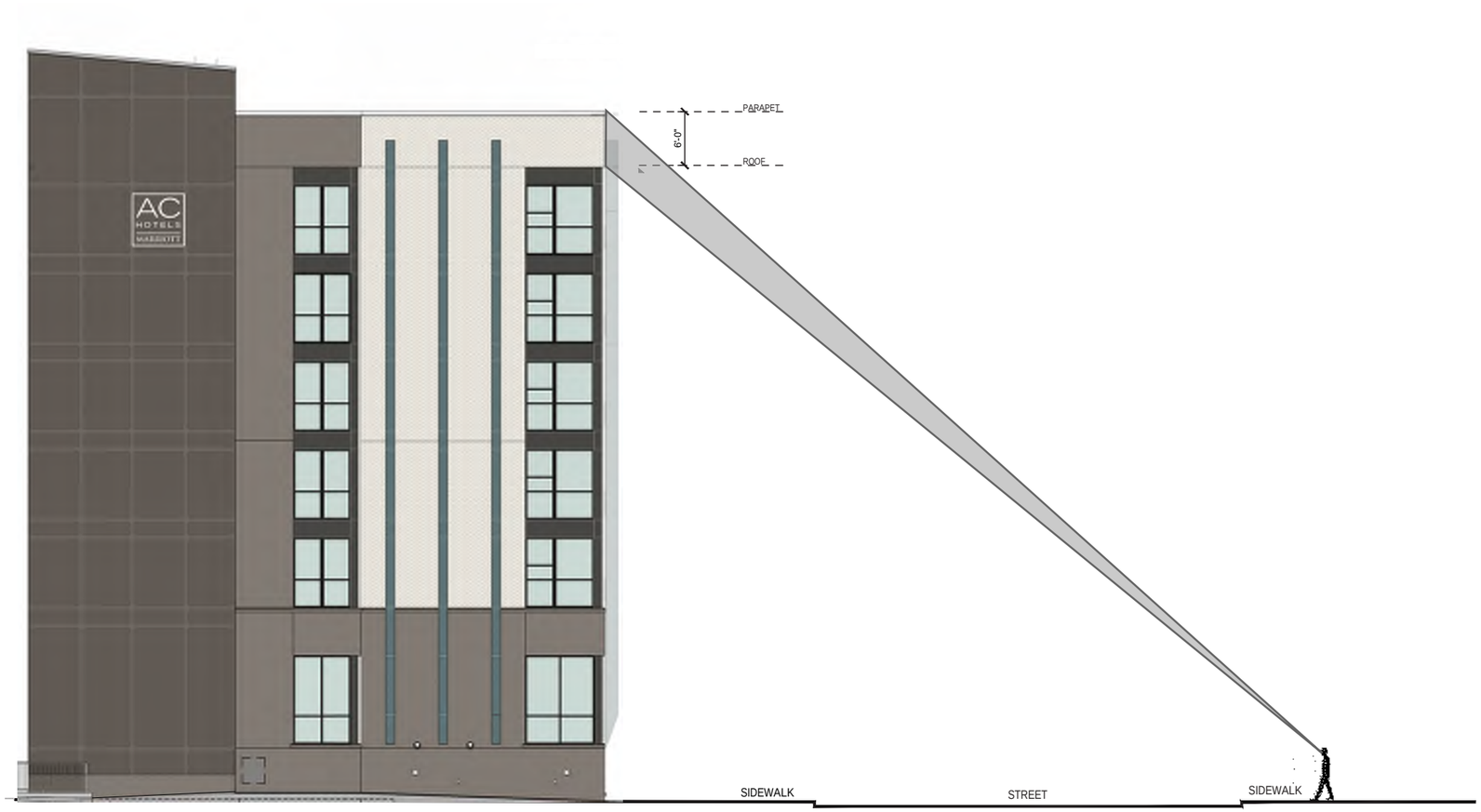
SOUTH ELEVATION

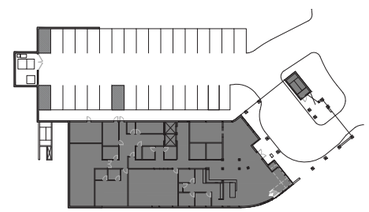
AC ALPHARETTA

NORTHWINDS SUMMIT

SC: 1/16"=1'-0"

DATE: 03.02.2026





SITELINE STUDY

SHEET 9 OF 20

KERIOTH

AC HOTELS MARRIOTT

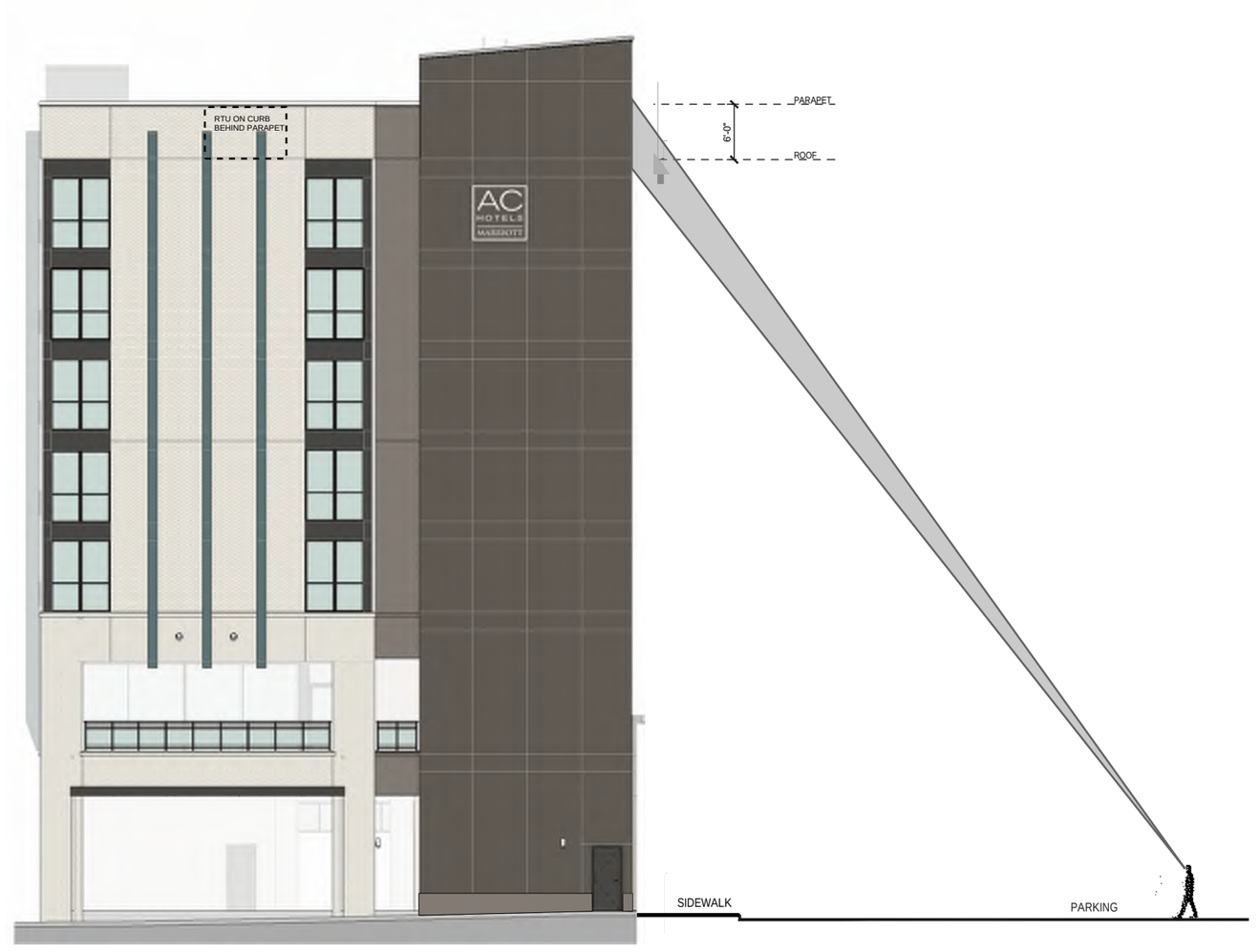
AC ALPHARETTA

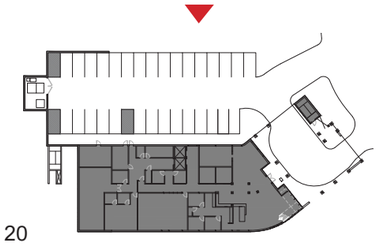
NORTHWINDS SUMMIT

SC: 1/16"=1'-0"

DATE: 03.02.2026

REESE VANDERBILT ARCHITECTS PC





SITELINE STUDY

SHEET 10 OF 20

KERIOTH

AC HOTELS MARRIOTT

AC ALPHARETTA

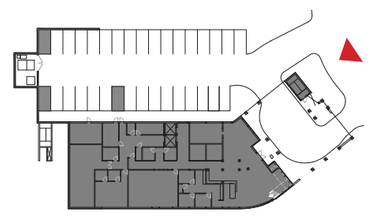
NORTHWINDS SUMMIT

SC: 1/16"=1'-0"

DATE: 03.02.2026

REESE VANDERBILT ARCHITECTS PC





SITELINE STUDY

SHEET 11 OF 20

KERIOTH

AC HOTELS MARRIOTT

AC ALPHARETTA

NORTHWINDS SUMMIT

SC: 1/16"=1'-0"

DATE: 03.02.2026

REESE VANDERBILT ARCHITECTS PC



SITELINE STUDY

AC ALPHARETTA

NORTHWINDS SUMMIT

SC: 1/16"=1'-0"

DATE: 03.02.2026

BRICK COLOR 1
PALMETTO -WHITESTONE
MORTAR- CEMEX LIGHT SAND 1152



BRICK COLOR 2
ACME - SLATE GRAY
MORTAR-CEMEX MAGNOLIA DARK



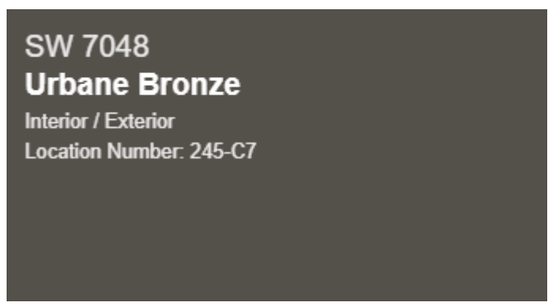
ALUCABOND COLOR/WINDOW MULLION COLOR
STATUARY BRONZE

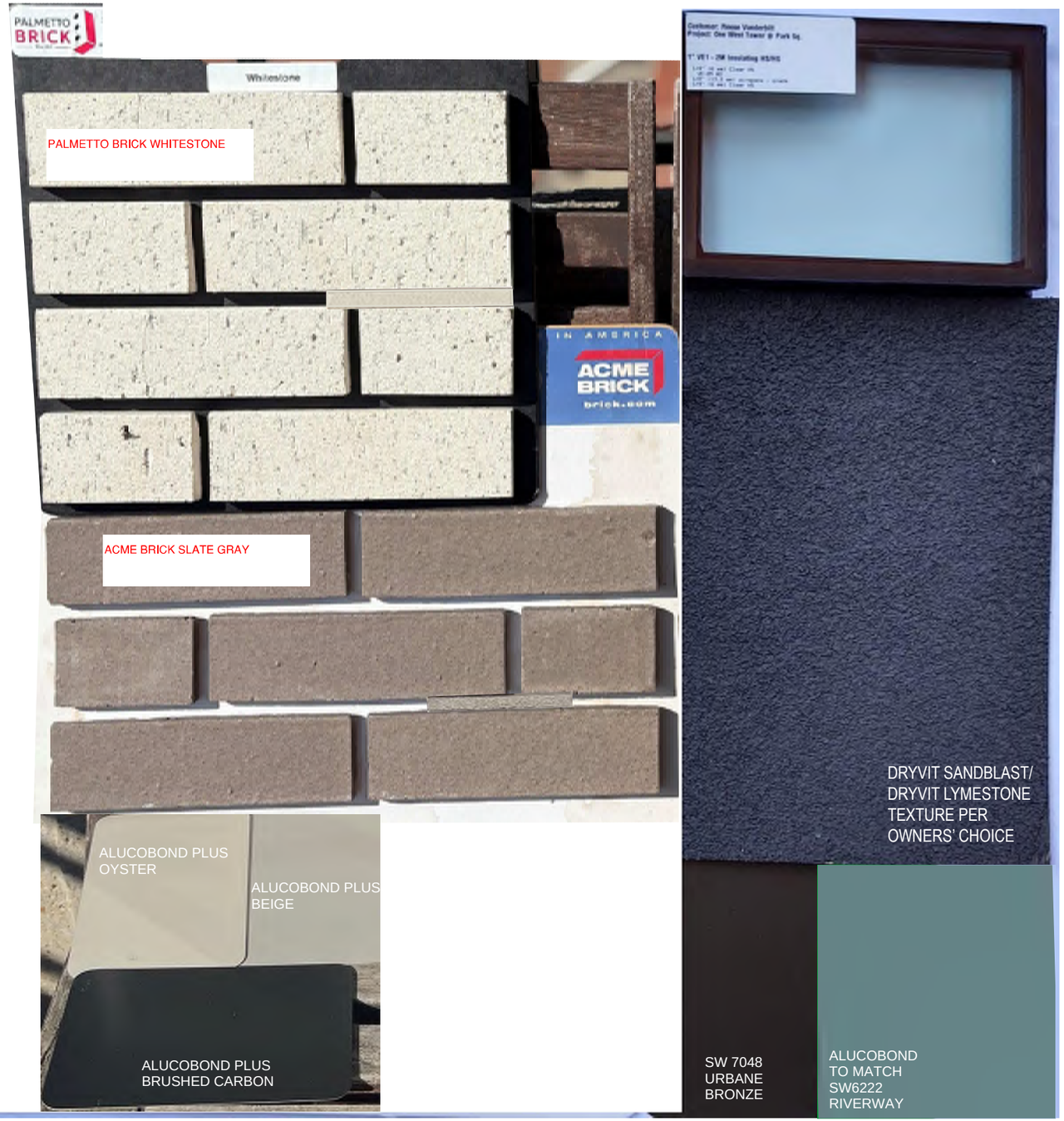


ACCENT FIN COLOR
SWERWIN WILLIAMS - SW6222 RIVERWAY



STUCCO COLOR/CEMENTITIOUS PANEL COLOR
SWERWIN WILLIAMS - URBANE BRONZE





MATERIAL BOARD

KERIOTH
AC HOTELS MARRIOTT

AC ALPHARETTA

NORTHWINDS SUMMIT

SC: NTS
DATE: 03.02.2026

REESE VANDERBILT ARCHITECTS PC



NORTHEAST PERSPECTIVE

KERIOTH

AC HOTELS MARRIOTT

AC ALPHARETTA

NORTHWINDS SUMMIT

SC: NTS

DATE: 03.02.2026

REESE VANDERBILT ARCHITECTS PC



NORTHEAST PERSPECTIVE

KERIOTH

AC HOTELS MARRIOTT

AC ALPHARETTA

NORTHWINDS SUMMIT

SC: NTS

DATE: 03.02.2026

REESE VANDERBILT ARCHITECTS PC



SOUTHWEST PERSPECTIVE

KERIOTH

AC HOTELS MARRIOTT

AC ALPHARETTA

NORTHWINDS SUMMIT

SC:

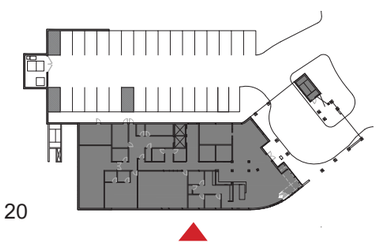
DATE: 03.02.2026

REESE VANDERBILT ARCHITECTS PC



SOUTH WALL AREA: 20,651
TOTAL WINDOW AREA: 8,253 SF
FEENSTRATION TOTAL 39.9%

FENESTRATION CALCULATIONS



SHEET 17 OF 20

KERIOTH

AC HOTELS MARRIOTT

AC ALPHARETTA

NORTHWINDS SUMMIT

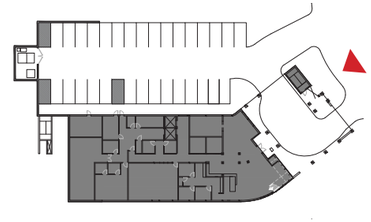
SC: 1/16"=1'-0"

DATE: 03.02.2026

REESE VANDERBILT ARCHITECTS PC



EAST WALL AREA: 5263 SF
EAST WINDOW AREA: 520 SF
FENESTRATION TOTAL 9.9%



FENESTRATION CALCULATIONS
SHEET 18 OF 20

SHEET 18 OF 20

KERIOTH

AC HOTELS MARRIOTT

AC ALPHARETTA

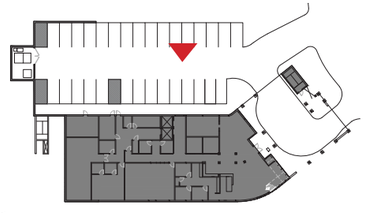
NORTHWINDS SUMMIT

SC: 1/16"=1'-0"
DATE: 03.02.2026

REESE VANDERBILT ARCHITECTS PC



NORTH WALL AREA: 18,336 SF
NORTH WINDOW AREA: 5,793 SF
FEENSTRATION TOTAL 31.6%



FENESTRATION CALCULATIONS
SHEET 19 OF 20

SHEET 19 OF 20

KERIOTH

AC HOTELS MARRIOTT

AC ALPHARETTA

NORTHWINDS SUMMIT

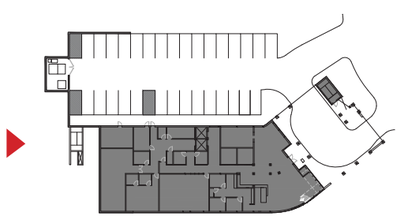
SC: 1/16"=1'-0"

DATE: 03.02.2026

REESE VANDERBILT ARCHITECTS PC



WEST WALL AREA: 5,215 SF
WEST WINDOW AREA: 717 SF
FEENSTRATION TOTAL 13.7%



FENESTRATION CALCULATIONS

SHEET 20 OF 20

KERIOTH

AC HOTELS MARRIOTT

AC ALPHARETTA

NORTHWINDS SUMMIT

SC: 1/16"=1'-0"
DATE: 03.02.2026

REESE VANDERBILT ARCHITECTS PC

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
Community Development/Bret
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: AGANWKH, LLC

Location Address: 2000 Summit Place, Lot #1

Mailing Address: 361 Township Ave, Suite 200

City: Ridgeland State: MS Zip Code: 39157 -

Contact for All Notifications: Gabriel Herring, P.E.

Contact Telephone: 601 - 368 - 9950 Mobile Telephone: 601 - 955 - 6198

Fax: 601 - 368 - 9975 Email: gcherring@kerioth.com

Contact's Relation to Business: Operations and Development Manager

This Application For (Check all that apply):

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

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

Application Fees:

Reveiws $350.00

Signs Review Only $175.00

Legal Advertising Requirement $175.00

Reapplication Fee $100.00

Readvertising Fee $175.00

Total Due _____

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: _____

☐ Fee Paid Initial: _____

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Legal Advertising Requirement $175.00

Reapplication Fee $100.00

Readvertising Fee $175.00

Total Due _____

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: AGANWKH, LLC

Physical Address: 361 Township Ave. Suite 200

Mailing Address: 361 Township Ave. Suite 200

City: Ridgeland State: MS Zip Code: 39157 - 8671

Owner Telephone: 601 - 368 - 9950 Contact Fax: 601 - 368 - 9975

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): Clinton G. Herring, Jr. Date: 03/02/2026

Owner Signature:

Property Information:

Address (If Assigned) : 2000 Summit Place, Lot #1 - Northwinds Summit

Tax ID or Map Reference Number:

Land Lot(s): 753 District: 1 st Section: 2nd Section

Existing Zoning of Property: MU Existing Uses of Property: undeveloped

---

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: 03/02/2026

Print Form

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: AGANWKH, LLC

Physical Address: 361 Township Ave. Suite 200

Mailing Address: 361 Township Ave. Suite 200

City: Ridgeland State: MS Zip Code: 39157 - 8671

Owner Telephone: 601 - 368 - 9950 Contact Fax: 601 - 368 - 9975

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Applicant Signature: Date: 03/02/2026

Print Form

DESIGN REVIEW BOARD REVIEW CRITERIA

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

It is consistent in appearance and architectural character to other properties in the Northwind Summit Mixed Use Development and reflects the design requirements of the associated Overlay District requirements.

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.

- [x] Yes
- [ ] No

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

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.

Site Plan
Review Section

SITE PHOTOGRAPHS


1

2


3


4


5


6

RESERVED FOR CLERK OF COURTS RECORDING INFORMATION

TITLE EXCEPTIONS

THE FOLLOWING EXCEPTIONS ARE LISTED IN SCHEDULE B, PART II, OF A COMMITMENT FOR TITLE INSURANCE, AS PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER NCS-973251-ATL, EFFECTIVE DATE JULY 6, 2023.

12. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
13. THIS ITEM HAS BEEN INTENTIONALLY DELETED.

14. Easement from J. H. Alexander to Georgia Power Company dated July 14, 1936, filed for record July 28, 1936, and recorded in Deed Book 1589, Page 540, aforesaid records.
AFFECTS SITE – BLANKET EASEMENT.

15. Easement from J. H. Alexander to Georgia Power Company dated June 5, 1947, filed for record June 10, 1947, and recorded in Deed Book 2209, Page 38, aforesaid records.
AFFECTS SITE – BLANKET EASEMENT.

16. Easement from J. H. Alexander to Georgia Power Company dated January 11, 1951, filed for record February 12, 1951, and recorded in Deed Book 2608, Page 560, aforesaid records.
AFFECTS SITE – BLANKET EASEMENT.

17. Easement from J. H. Alexander to Georgia Power Company dated January 11, 1951, filed for record February 12, 1951, and recorded in Deed Book 2608, Page 561, aforesaid records.
AFFECTS SITE – BLANKET EASEMENT.

18. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
19. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
20. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
21. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
22. THIS ITEM HAS BEEN INTENTIONALLY DELETED.

23. Easements as conveyed in Right-of-Way Deed from Northwind Realty Corporation to Fulton County through which the Haynes Bridge RD. Widening dated June 3, 1993, filed for record June 23, 1993 and recorded in Deed Book 16949, Page 333, aforesaid records.
AFFECTS SITE – NOT ABLE TO PLOT.

24. Terms and provisions of that certain Declaration of Covenants, Conditions and Restrictions, by Northwind Realty Corporation, a Delaware corporation dated April 29, 1994, filed for record May 2, 1994, and recorded in Deed Book 18204, Page 151, aforesaid records; as assigned and assumed by that certain Assignment and Assumption Agreement, dated March 17, 1995, filed for record November 29, 1995, and recorded in Deed Book 20291, Page 176, aforesaid records; as affected by that certain First Supplementary Declaration of Covenants, Conditions and Restrictions for Northwind Business Association, dated January 24, 1996, filed for record January 30, 1996, and recorded in Deed Book 20582, Page 175, aforesaid records; as affected by that certain Second Supplementary Declaration of Covenants, Conditions and Restrictions for Northwind Business Association, dated February 27, 1996, filed for record March 1, 1996, and recorded in Deed Book 20688, Page 78, aforesaid records; as affected by that certain Third Supplementary Declaration of Covenants, Conditions and Restrictions for Northwind Business Association, dated May 28, 1996, filed for record June 7, 1996, and recorded in Deed Book 21045, Page 93, aforesaid records; as affected by that certain Fourth Supplementary Declaration of Covenants, Conditions and Restrictions for Northwind Business Association, dated October 15, 1996, filed for record October ___, 1996, and recorded in Deed Book 21678, Page 30, aforesaid records; as affected by that certain Amendment to Fourth Supplementary Declaration of Covenants, Conditions and Restrictions for Northwind Business Association, dated July 24, 1997, filed for record July 28, 1997, and recorded in Deed Book 22879, Page 335, aforesaid records; as affected by that certain Fifth Supplementary Declaration of Covenants, Conditions and Restrictions for Northwind Business Association, dated July 24, 1997, filed for record July 28, 1997, and recorded in Deed Book 22879, Page 331, aforesaid records; as affected by that certain Sixth Supplementary Declaration of Covenants, Conditions and Restrictions for Northwind Business Association, dated October 28, 2002, filed for record November 22, 2002, and recorded in Deed Book 33607, Page 308, aforesaid records; as affected by that certain Seventh Supplementary Declaration of Covenants, Conditions and Restrictions for Northwind Business Association, dated July 30, 2004, filed for record August 4, 2004, and recorded in Deed Book 38160, Page 315, aforesaid records; as affected by that certain Eighth Supplementary Declaration of Covenants, Conditions and Restrictions for Northwind Business Association, dated July 30, 2004, filed for record August 4, 2004, and recorded in Deed Book 38160, Page 319, aforesaid records; as assigned by that certain Assignment of Declarant's Interest Under Declaration of Covenants, Conditions, and Restrictions for Northwind Business Association, dated July 30, 2004, filed for record August 4, 2004, and recorded in Deed Book 38160, Page 324, aforesaid records; as assigned by that certain Assignment of Declarant's Interest Under Declaration of Covenants, Conditions, and Restrictions for Northwind Business Association, dated December 11, 2011, filed for record December 15, 2011, and recorded in Deed Book 50701, Page 623, aforesaid records; and as further amended by Assignment of Declarant's Internet Under Declaration of Covenants, Conditions, and Restrictions for Northwind Business Association, by and between BRE/CCH GA LLC, a Delaware limited liability company and F7 NOW LLC, a Georgia limited liability company, dated July 11, 2016, filed for record July 21, 2016, and recorded in Deed Book 56414, Page 607, aforesaid records; as further affected by that certain Amendment to Withdraw Property From the Declaration of Covenants, Conditions and Restrictions for Northwind Business Association Subject to Certain Continuing Covenants and Obligations, dated September 21, 2018, filed for record September 25, 2018, recorded in Deed Book 59259, Page 162, aforesaid records.(Affects Parcel 1 and Parcel 2), as affected by Withdrawal Of Property From Declaration Of Covenants, Conditions and Restrictions For Northwind Business Association by F7 NOW, LLC and Georgia Power Company dated January 24, 2019, filed for record March 4, 2019 and recorded in Deed Book 59764, Page 279, aforesaid records.
AFFECTS SITE – NOT ABLE TO PLOT.

25. THIS ITEM HAS BEEN INTENTIONALLY DELETED.

26. Terms and provisions of that certain Easement Agreement, by and between Northwind Realty Corporation, as Agent for Glatfera Investments limited and Northpoint Partners, Inc., dated April 29, 1994, filed for record May 2, 1994, and recorded in Deed Book 18204, Page 240, aforesaid records.
AFFECTS SITE – NOT ABLE TO PLOT.

27. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
28. THIS ITEM HAS BEEN INTENTIONALLY DELETED.

29. Terms and provisions of that certain Declaration of Restrictive Covenants, by and between Pope & Land Northwind, L.L.C., a Georgia limited liability company and Duke Realty Limited Partnership, an Indiana limited partnership dated July 30, 2004, filed for record August 4, 2004, and recorded in Deed Book 38160, Page 455, aforesaid records.
AFFECTS SITE – NOT ABLE TO PLOT.

30. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
31. THIS ITEM HAS BEEN INTENTIONALLY DELETED.

32. A portion of the eastern lot line of subject property adjoins Haynes Bridge Road, a limited access highway, with rights of access limited to those points designated by the Department of Transportation; as may be affected by Quitclaim Deed of Access Rights from Department of Transportation, an agency of the State of Georgia to Northwinds Land, LP, dated January 9, 2013, filed for record January 17, 2013, and recorded in Deed Book 52153, Page 7, aforesaid records.
AFFECTS SITE – NOT ABLE TO PLOT. SUBJECT DOES NOT HAVE DIRECT DRIVEWAY ACCESS TO HAYNES BRIDGE ROAD.

33. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
34. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
35. THIS ITEM HAS BEEN INTENTIONALLY DELETED.

36. Matters as shown on that certain plat recorded in Plat Book 414, Page 72, aforesaid records.
SUPERCEDED BY PLAT BOOK 414, PAGE 78 (EXCEPTION 37).

37. Matters as shown on that certain plat recorded in Plat Book 414, Page 78, aforesaid records.
AFFECTS SITE – AS PLOTTED. THIS PLAT CREATES THE PARCELS AND ACCESS ROAD.

38. Water Line Easement from Northwinds Land, L.P., a Georgia limited partnership to Fulton County, a Political Subdivision of the State of Georgia, dated October 18, 2018, filed for record November 08, 2018, and recorded in Deed Book 59384, Page 6, aforesaid records.
AFFECTS SITE – AS PLOTTED.

39. Sewer Easement from Northwinds Land, L.P., a Georgia limited partnership to Fulton County, a Political Subdivision of the State of Georgia, dated October 18, 2018, filed for record November 08, 2018, and recorded in Deed Book 59384, Page 12, aforesaid records.
AFFECTS SITE – AS PLOTTED.

40. Terms and provisions of that certain Conduit Facilities Easement Agreement, by and between Northwinds Land, L.P. a Georgia limited partnership and P&L Conduit Holdings 1, LLC, a Georgia limited liability company, dated October 8, 2018, filed for record November 27, 2018, and recorded in Deed Book 59470, Page 347, aforesaid records.
AFFECTS SITE – BLANKET EASEMENT (EASEMENTS RUNS ALONG PRIVATE ROAD AND NOT LOCATED ON SUBJECT PROPERTY BUT ALLOWS FOR ACCESS TO ADJACENT LANDS FOR INSTALLATION, MAINTENANCE AND REPAIR WHICH MAY EXTEND ONTO SUBJECT PROPERTY.

41. Terms and provisions of that certain Permanent Greenway Easement and Agreement (Apiha Loop), by and between Northwinds Land, L.P. a Georgia limited partnership and City of Alpharetta, Georgia, dated December 20, 2018, filed for record December 28, 2018, and recorded in Deed Book 59564, Page 175, aforesaid records.
AFFECTS SITE – AS PLOTTED.

42. Terms and provisions of that certain Master Declaration of Covenants, Conditions, Restrictions and Easements for Northwinds Summit by Northwinds Land, L.P. a Georgia limited partnership, dated February 8, 2019, filed for record February 12, 2019, and recorded in Deed Book 59693, Page 183, aforesaid records; as affected by that Supplemental Declaration of Covenants, Conditions, Restrictions and Easements for Northwinds Summit, dated February 8, 2019 and recorded February 13, 2019 in Deed Book 59697, Page 419; as affected by that certain Supplemental Declaration of Covenants, Conditions, Restrictions and Easements for Northwinds Summit dated August 30, 2019, filed for September 04, 2019, and recorded in Deed Book 60484, Page 97, aforesaid records.
AFFECTS SITE – NOT ABLE TO PLOT.

43. The following matters disclosed by ALTA/NSPS Land Title Survey prepared by GeoSurvey, Ltd., dated September 18, 2019, last revised _____ 2020, being Job No. 20042059:

a. Evidence of current of current earth moving work, clearing and grading;
b. Street right-of-way under construction;
c. 8" sewer line and 18" RCP crossing the easterly boundary; and
d. Water lines and two 18" RCPs crossing the southerly boundary.
Note: With respect to the endorsements attached hereto and referring to the "Land", the "Land" shall refer to the fee simple parcel, excluding and not referring to the easement parcel which is set forth Schedule A.
AFFECTS SITE – AS PLOTTED.

44. Terms and provisions of that certain Office Parking Easement Agreement, by and between Northwinds Land, L.P., a Georgia limited partnership and P&L Summit BCI, L.P. a Georgia limited partnership, dated February 8, 2019, filed for record February 26, 2019, and recorded in Deed Book 59746, Page 600, aforesaid records.
DOES NOT AFFECT.

LEGEND

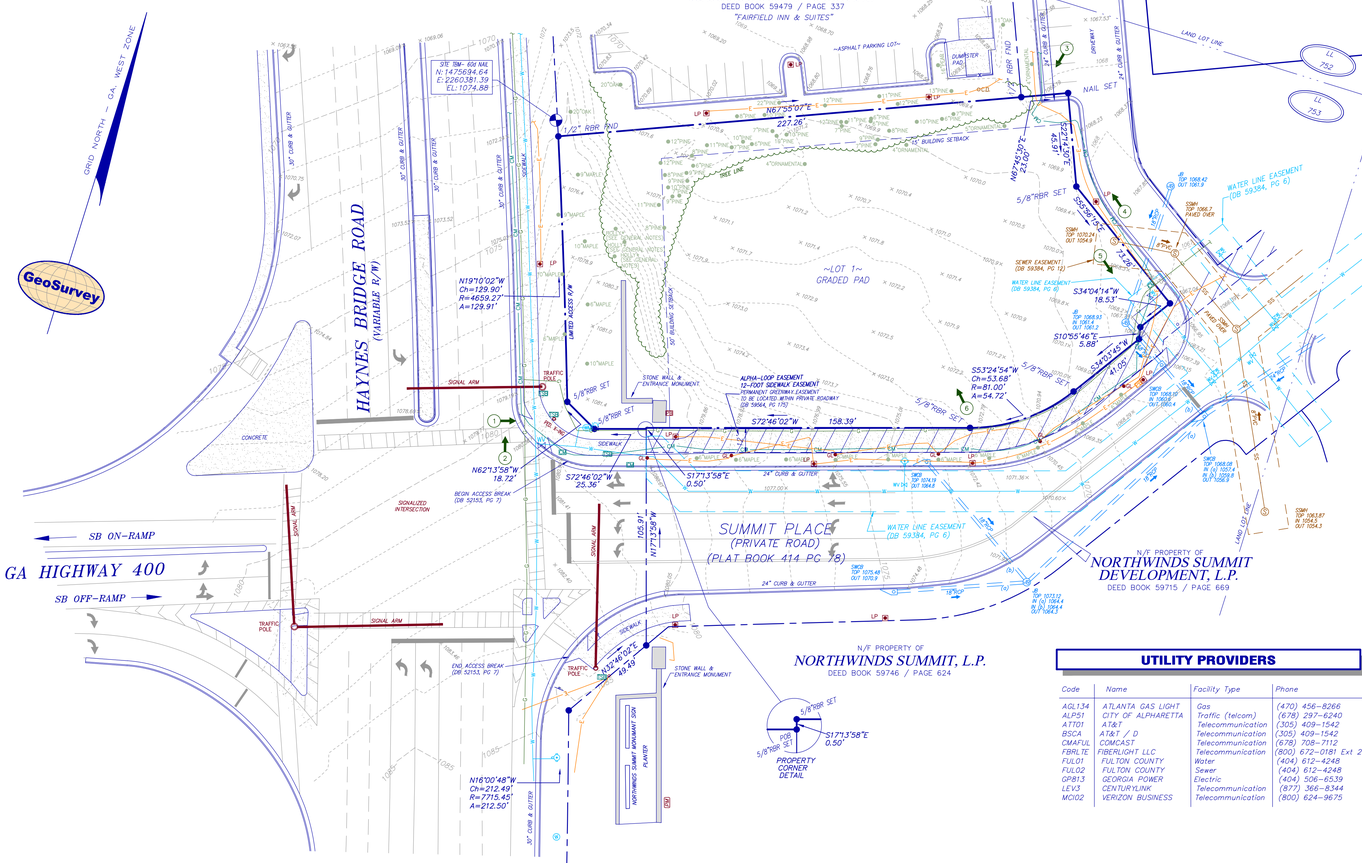
STANDARD ABBREVIATIONS

AC	AIR CONDITIONER
BH	BORE HOLE
BSL	BUILDING SETBACK LINE
CI	CURB INLET
CMP	CORRUGATED METAL PIPE
CMF	CONCRETE MONUMENT FND
CO	SANITARY CLEANOUT
CPED	COMMUNICATION PEDESTAL
CTP	CRIMPED TOP PIPE
DI	DROP INLET
DIP	DUCTILE IRON PIPE
DWCB	DOUBLE WING CATCH BASIN
FNC	FENCE
FND	FOUND
GL	GROUND LIGHT
GM	GAS METER
INV	INVERT
JB	JUNCTION BOX
MH	MANHOLE
OHP	OVERHEAD POWER
OTP	OPEN TOP PIPE
PM	POWER METER
PKS	PK NAIL SET
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
RCP	REINFORCED CONCRETE PIPE
RBR	IRON REINFORCING BAR
RBS	5/8"RBR SET CAPPED LSF 621
SS	SANITARY SEWER
SWCB	SINGLE WING CATCH BASIN
TRANS	ELECTRIC TRANSFORMER

STANDARD SYMBOLS

- OVERHEAD TRAFFIC SIGNAL LIGHT
- POWER POLE
- GUY WIRE
- POWER LINE
- LIGHT POLE
- ELECTRIC TRANSFORMER
- WATER VAULT
- GAS VALVE
- GAS METER
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND GAS LINE
- UNDERGROUND COMMUNICATION LINE
- UNDERGROUND WATER LINE
- PHOTO POSITION INDICATOR
- REGULAR PARKING SPACE COUNT
- HANDICAP PARKING SPACE
- TREE POSITION INDICATOR
- SOIL TEST BORE HOLE

LEGEND



PROPERTY DESCRIPTION

Lot 1, Northwinds Summit

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

Commencing at a concrete monument found at the intersection of the Northerly right-of-way of Georgia Highway 400 (variable right-of-way) and the Easterly right-of-way of Haynes Bridge Road (variable right-of-way); Thence along said right-of-way line of Haynes Bridge Road and following along a curve to the left having an arc length of 162.84 feet, with a radius of 7715.45 feet, being subtended by a chord bearing of North 14 degrees 37 minutes 11 seconds West, for a distance of 162.84 feet to a 1/2-inch rebar found; Thence along a curve to the left having an arc length of 212.50 feet, with a radius of 7715.45 feet, being subtended by a chord bearing of North 16 degrees 00 minutes 48 seconds West, for a distance of 212.49 feet to a point; Thence North 32 degrees 46 minutes 02 seconds East, a distance of 49.49 feet to point; Thence North 17 degrees 13 minutes 58 seconds West, a distance of 105.91 feet to point, said point being the TRUE POINT OF BEGINNING; Thence continue along said right-of-way line South 72 degrees 46 minutes 02 seconds West, a distance of 25.36 feet to a point; Thence North 62 degrees 13 minutes 58 seconds West, a distance of 18.72 feet to a point; Thence along a curve to the left having an arc length of 129.91 feet, with a radius of 4659.27 feet, being subtended by a chord bearing of North 19 degrees 10 minutes 02 seconds West, for a distance of 129.90 feet to a 1/2-inch rebar found; Thence departing said right-of-way line North 67 degrees 55 minutes 07 seconds East, a distance of 227.26 feet to a 1/2-inch rebar found; Thence North 67 degrees 45 minutes 30 seconds East, a distance of 23.00 feet to a point; Thence South 22 degrees 14 minutes 30 seconds East, a distance of 45.91 feet to a point; Thence South 55 degrees 56 minutes 15 seconds East, a distance of 73.26 feet to a point; Thence South 34 degrees 04 minutes 14 seconds West, a distance of 18.53 feet to a point; Thence South 10 degrees 55 minutes 46 seconds East, a distance of 5.88 feet to a point; Thence South 34 degrees 03 minutes 45 seconds West, a distance of 41.05 feet to a point; Thence along a curve to the right having an arc length of 54.72 feet, with a radius of 81.00 feet, being subtended by a chord bearing of South 53 degrees 24 minutes 54 seconds West, for a distance of 53.68 feet to a point; Thence South 72 degrees 46 minutes 02 seconds West, a distance of 158.39 feet to a point; Thence South 17 degrees 13 minutes 58 seconds East, a distance of 0.50 feet to a point, said point being the TRUE POINT OF BEGINNING.

Said tract of land contains 0.925 acres.

POSSIBLE ENCROACHMENTS

a. UNDERGROUND COMMUNICATION LINE CROSSES N.E. AND S.E. PROPERTY LINE.
b. UNDERGROUND ELECTRIC LINE CROSSES N.E. CORNER OF PROPERTY.
c. STORM DRAINAGE PIPE AND STRUCTURE CROSSES S.E. CORNER OF PROPERTY.
d. GAS LINE CROSSES S.E. CORNER OF PROPERTY.
e. MONUMENT WALL AND POWER BOX LOCATED AT S.W. CORNER OF PROPERTY.

UTILITY NOTE

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

GROUNDHAWK
355 ONETA STREET – SUITE D200
ATHENS, GEORGIA 30601
(762) 728-9155

GROUNDHAWK UTILIZED SEVERAL TECHNIQUES INCLUDING, BUT NOT LIMITED TO, ELECTROMAGNETIC, MAGNETIC LOCATION FOR FERROUS METALS, ACOUSTIC AND PASSIVE FREQUENCIES TO DESIGNATE AND MARK BURIED UTILITIES ON THE SURFACE WITH PAINT AND FLAGS COVERING THE ENTIRE AREA OF THE PROJECT.

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

GEORGIA SURVEYOR CERTIFICATION

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS SURVEY PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors as set forth in O.C.G.A. Section 15-6-67.

Bradley D. Cash
Georgia Registered
Land Surveyor # 2840

REGISTERED
No. 2840
PROFESSIONAL
LAND SURVEYOR
BRADLEY D. CASH

UTILITY PROVIDERS

Code	Name	Facility Type	Phone
AGL134	ATLANTA GAS LIGHT	Gas	(470) 456-8266
ALPH51	CITY OF ALPHARETTA	Traffic (telcom)	(678) 297-6240
ATT01	AT&T	Telecommunication	(305) 409-1542
BSCA	AT&T / D	Telecommunication	(305) 409-1542
CMAFUL	COMCAST	Telecommunication	(678) 708-7112
FBRLTE	FIBERLIGHT LLC	Telecommunication	(800) 672-0181 Ext 2
FUL01	FULTON COUNTY	Water	(404) 612-4248
FUL02	FULTON COUNTY	Sewer	(404) 612-4248
GP813	GEORGIA POWER	Electric	(404) 506-6539
LEV3	CENTURYLINK	Telecommunication	(877) 366-8344
MCI02	VERIZON BUSINESS	Telecommunication	(800) 624-9675

IF YOU DIG

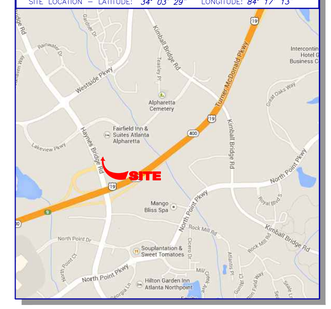
811
Know what's **below.**
Call before you dig.
Dial 811
Or Call 800-282-7411

GRAPHIC SCALE

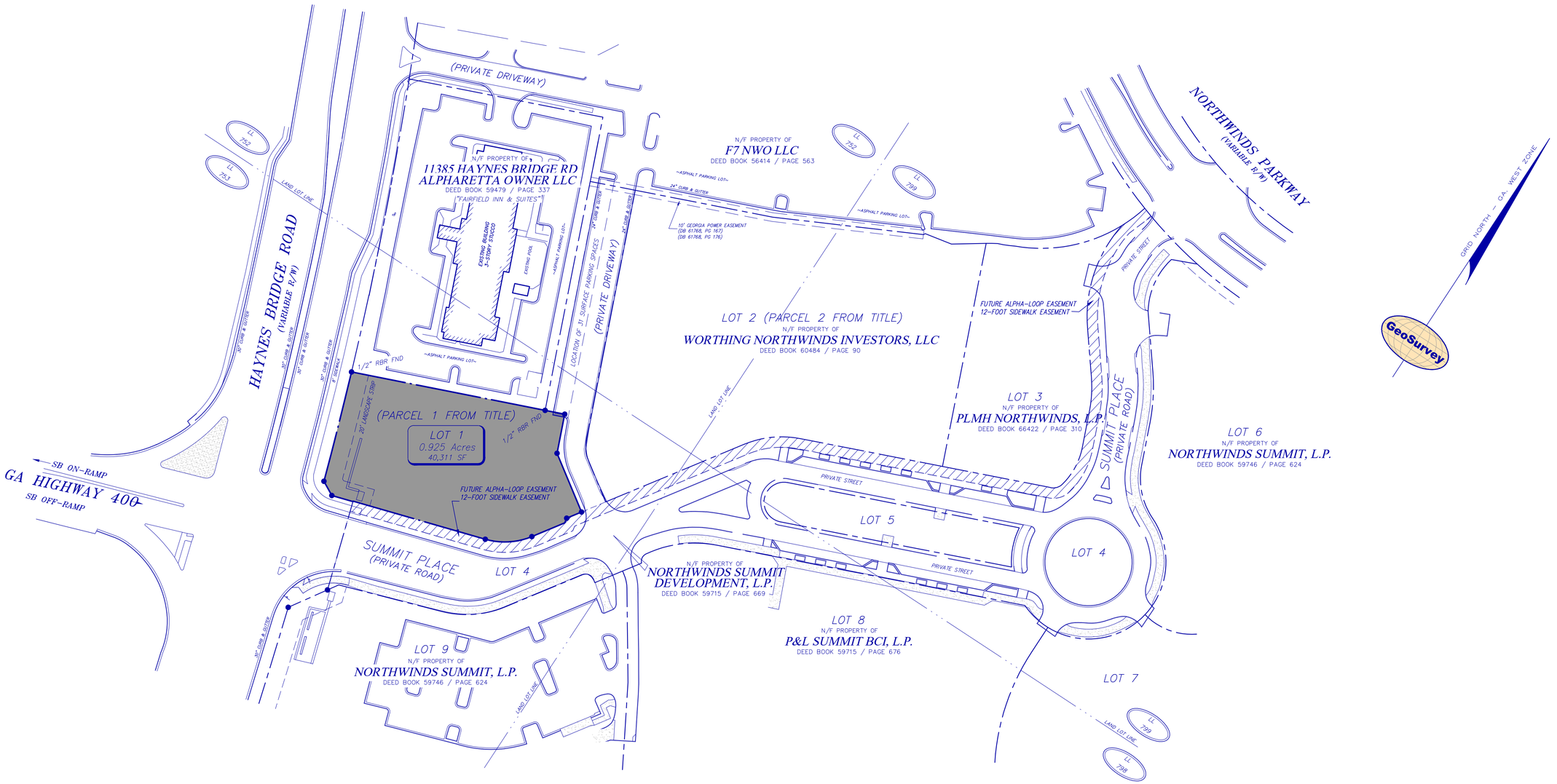
0 15 30 75 150
1" = 30'

VICINITY MAP

SITE LOCATION – LATITUDE: 34° 03' 29" LONGITUDE: 84° 17' 13"


Kimball Bridge Rd
Alpharetta Hwy
Intercontinental Hotel Group Business Center
Alpharetta Cemetery
Fairfield Inn & Suites Atlanta Alpharetta
Haynes Bridge Rd
SITE
Mango Bliss Spa
Souplantation & Sweet Tomatoes
Hilton Garden Inn Atlanta Northpoint
North Point Pkwy
Westside Pkwy
Old Alabama Rd
Kimball Bridge Rd
Jones Bridge Rd
Mansell Rd
Morris Rd
Rucker Rd
Lakefield Dr
Lakewood Pkwy
Preston Pkwy
Old Milton Pkwy
Crabapple Rd
Cogburn Rd
Mid Broadwell Rd
Hembree Rd
Nesbit Ferry Rd
Old Alabama Rd
Windward Pkwy

RESERVED FOR CLERK OF COURTS RECORDING INFORMATION



LEGEND

STANDARD ABBREVIATIONS

AC	AIR CONDITIONER
BH	BORE HOLE
BSL	BUILDING SETBACK LINE
CI	CURB INLET
CMP	CORRUGATED METAL PIPE
CMF	CONCRETE MONUMENT FND
CO	SANITARY CLEANOUT
CPED	COMMUNICATION PEDESTAL
CTP	CRIMPED TOP PIPE
DI	DROP INLET
DIP	DUCTILE IRON PIPE
DWCB	DOUBLE WING CATCH BASIN
FNC	FENCE
FND	FOUND
GM	GAS METER
INV	INVERT
JB	JUNCTION BOX
MH	MANHOLE
OHP	OVERHEAD POWER
OTP	OPEN TOP PIPE
PM	POWER METER
PKS	PK NAIL SET
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
RCP	REINFORCED CONCRETE PIPE
RBR	IRON REINFORCING BAR
RBS	5/8"RBR SET CAPPED LSF 621
SS	SANITARY SEWER
SWCB	SINGLE WING CATCH BASIN
TRANS	ELECTRIC TRANSFORMER

STANDARD SYMBOLS

- OVERHEAD TRAFFIC SIGNAL LIGHT
- POWER POLE
- GUY WIRE
- POWER LINE
- LP — LIGHT POLE
- ELECTRIC TRANSFORMER
- WATER VAULT
- GAS VALVE
- GAS METER
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- E — UNDERGROUND ELECTRIC LINE
- G — UNDERGROUND GAS LINE
- CM — UNDERGROUND COMMUNICATION LINE
- W — UNDERGROUND WATER LINE
- 1 — PHOTO POSITION INDICATOR
- XX — REGULAR PARKING SPACE COUNT
- HANDICAP PARKING SPACE
- TREE POSITION INDICATOR
- SIGN

IF YOU DIG

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

GRAPHIC SCALE

0 30 60 150 300

1" = 60'

GeoSurvey

Land Surveying • 3D Laser Scanning

1660 Barnes Mill Road
Marietta, Georgia 30062

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

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

SHEET 2 OF 2

ALTA/NSPS LAND TITLE SURVEY (EXHIBIT)

Lot 1 – Northwinds Summit
Access to Haynes Bridge road and Northwinds Parkway

FOR

Kerioth Realty Company, LLC
AGANWKH, LLC
Northwinds Land, L.P.
First American Title Insurance Company

GS JOB NO:	20042059	DRAWING SCALE:	1"= 60'
FIELD WORK:	TB	CITY: ALPHARETTA	STATE: GA
PROJ MGR:	BDC	COUNTY: FULTON	
REVIEWED:	JRC	LAND LOT: 753	
DWG FILE: 20042059-24.dwg		DISTRICT: 1ST	SECTION: 2ND

SURVEY DATE: 07/14/2023

REVISIONS

No.	Date	Description
1.	01/19/2024	Revised Per Client.

SITE DATA CHART

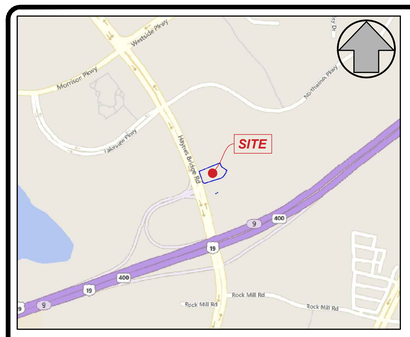
Building	Use	Area (sq. ft.)	Room Count (i.e. Unit)	Required Parking Total	Required Parking Ratio	20% Reduction* Total	Provided Parking** Total	Total Tract Area (acre)
Hotel	Guest Rooms	95,310	165	165	1 space / 1 unit	132		
	Employees	-	-	9	1 employee space / 20 units	7		
	Convention Rooms, Conference Rooms, Ballrooms, Restaurant, etc.	4,595		10	1 space / 500 sq.ft.	8		
TOTAL				184	-	147	156	0.93

*Note: This site is located within the "North Point Overlay". Per Section 2.10.6.A.1 of the Approved Overlay Code, "Minimum parking requirements are 20% less than otherwise required by the UDC".

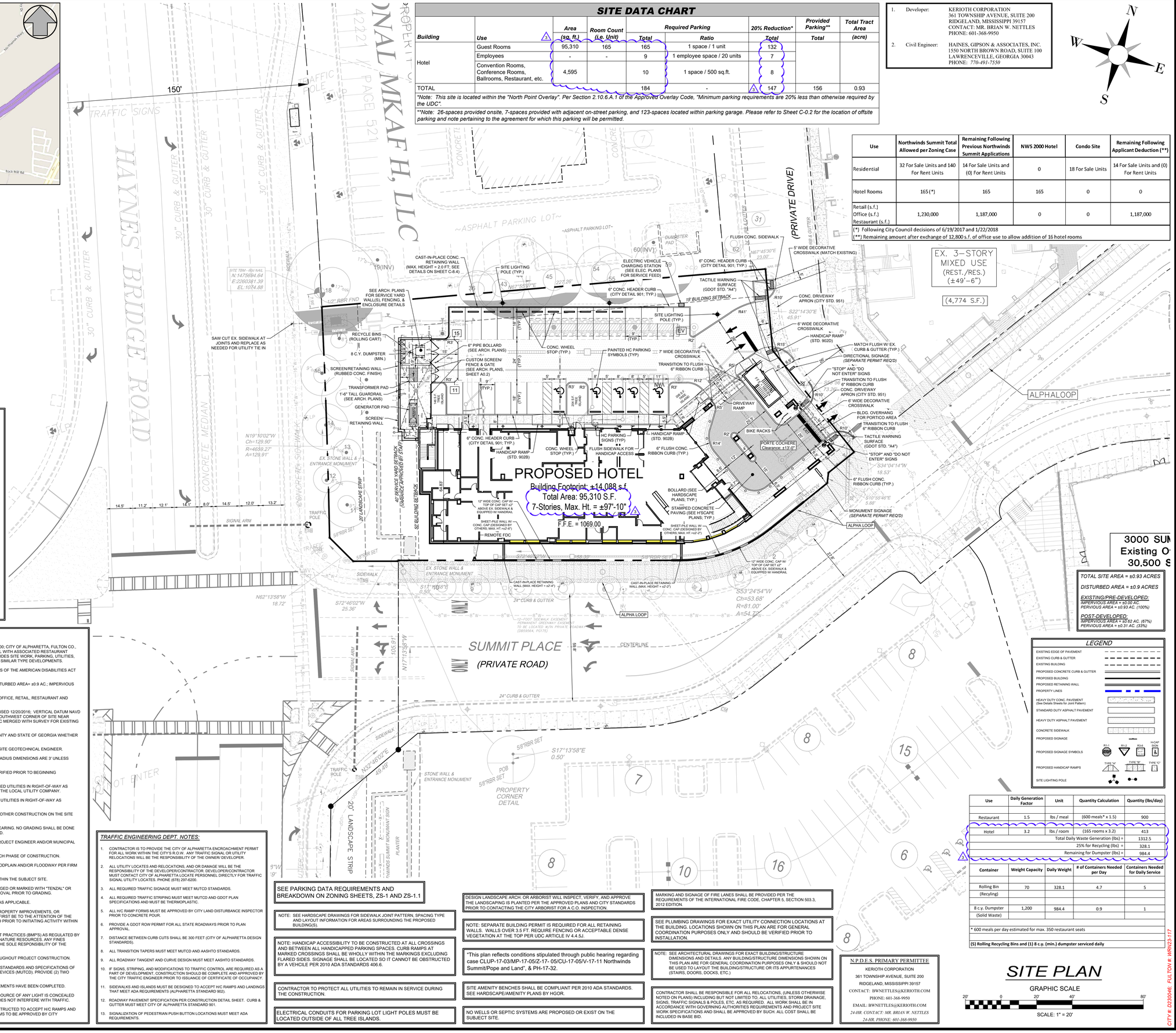
**Note: 26-spaces provided onsite, 7-spaces provided with adjacent on-street parking, and 123-spaces located within parking garage. Please refer to Sheet C-0.2 for the location of offsite parking and note pertaining to the agreement for which this parking will be permitted.

1. Developer: KERIOTH CORPORATION
361 TOWNSHIP AVENUE, SUITE 200
RIDGELAND, MISSISSIPPI 39157
CONTACT: MR. BRIAN W. NETTLES
PHONE: 601-368-9950

2. Civil Engineer: HAINES, GIPSON & ASSOCIATES, INC.
1550 NORTH BROWN ROAD, SUITE 100
LAWRENCEVILLE, GEORGIA 30043
PHONE: *770-491-7550*



LOCATION MAP



Use	Northwinds Summit Total Allowed per Zoning Case	Remaining Following Previous Northwinds Summit Applications	NWS 2000 Hotel	Condo Site	Remaining Following Applicant Deduction (**)
Residential	32 For Sale Units and 140 For Rent Units	14 For Sale Units and (0) For Rent Units	0	18 For Sale Units	14 For Sale Units and (0) For Rent Units
Hotel Rooms	165 (*)	165	165	0	0
Retail (s.f.) Office (s.f.) Restaurant (s.f.)	1,230,000	1,187,000	0	0	1,187,000

(*) Following City Council decisions of 6/19/2017 and 1/22/2018
(**) Remaining amount after exchange of 12,800 s.f. of office use to allow addition of 16 hotel rooms

TOTAL SITE AREA = ±0.93 ACRES

DISTURBED AREA = ±0.9 ACRES

EXISTING/PRE-DEVELOPED:
IMPERVIOUS AREA = ±0.00 AC.
PERVIOUS AREA = ±0.93 AC. (100%)

POST-DEVELOPED:
IMPERVIOUS AREA = ±0.62 AC. (67%)
PERVIOUS AREA = ±0.31 AC. (33%)

LEGEND

EXISTING EDGE OF PAVEMENT
EXISTING CURB & GUTTER
EXISTING BUILDING
PROPOSED CONCRETE CURB & GUTTER
PROPOSED BUILDING
PROPOSED RETAINING WALL
PROPERTY LINES
HEAVY DUTY CONC. PAVEMENT (See Details Sheets for Joint Pattern)
STANDARD DUTY ASPHALT PAVEMENT
HEAVY DUTY ASPHALT PAVEMENT
CONCRETE SIDEWALK
PROPOSED SIGNAGE
PROPOSED SIGNAGE SYMBOLS (R1-1 STOP, R1-2, R3-5, H-CAP SIGN)
PROPOSED HANDICAP RAMPS (TYPE 'A', TYPE 'B', TYPE 'C')
SITE LIGHTING POLE

Use	Daily Generation Factor	Unit	Quantity Calculation	Quantity (lbs/day)
Restaurant	1.5	lbs / meal	(600 meals* x 1.5)	900
Hotel	3.2	lbs / room	(165 rooms x 3.2)	413
			Total Daily Waste Generation (lbs) =	1312.5
			25% for Recycling (lbs) =	328.1
			Remaining for Dumpster (lbs) =	984.4

Container	Weight Capacity	Daily Weight	# of Containers Needed per Day	Containers Needed for Daily Service
Rolling Bin (Recycling)	70	328.1	4.7	5
8 c.y. Dumpster (Solid Waste)	1,200	984.4	0.9	1

* 600 meals per day estimated for max. 350 restaurant seats

(5) Rolling Recycling Bins and (1) 8 c.y. (min.) dumpster serviced daily

COMMUNITY DEVELOPMENT NOTES:

1. An 18-month performance and maintenance bond will be required for all landscaping and irrigation.
2. Parking lot lights will be located outside of landscape islands. Site lighting must be approved by the zoning department prior to issuance of electrical permit.
3. The owner is responsible for annual reporting of the waste generation for this project on an ongoing basis. The waste generation analysis must demonstrate a 25% overall waste reduction due to recycling.
4. Off street parking shall be provided and maintained throughout construction.
5. All revisions to these plans must be submitted to the City of Alpharetta Community Development Department prior to continuing construction.
6. All rooftop appurtenances, satellite dishes and/ or other communication devices will be screened from all public rights-of-way.
7. All temporary and permanent signs to be permitted separately.
8. Contact the following departments for approval of the permanent Certificate of Occupancy: Community Development, Arborist, Traffic Engineering, and Fire Marshal. Allow a minimum of a 3-day notice for a site inspection appointment.
9. On-site burial is not allowed.
10. An engineer's certification will be required for all retaining walls prior to issuance of the certificate of occupancy. All retaining walls greater than 4-feet in height must obtain a building permit.
11. Irrigation notes:
    - 11.1. Irrigation systems are not allowed within the public right-of-way. (Systems will be allowed inside medians if an indemnification letter is provided absolving the City of Alpharetta of any responsibility for damages.)
    - 11.2. Irrigation spray onto public roadways is not allowed.
    - 11.3. Irrigation systems must be shut off or operated manually during winter months to prevent unnecessary ice on roads.

GENERAL NOTES:

1. SITE IS LOCATED AT THE NW CORNER OF HAYNES BRIDGE ROAD AND GA 400; CITY OF ALPHARETTA, FULTON CO., GA. ADDRESS IS 2000 SUMMIT PLACE. SCOPE IS FOR A (6) SIX-STORY HOTEL WITH ASSOCIATED RESTAURANT SPACE, CONFERENCE ROOMS AND 140 HOTEL ROOMS. SCOPE ALSO INCLUDES SITE WORK, PARKING, UTILITIES, STORM DRAINAGE, LANDSCAPING, ETC. AS IS NORMALLY ASSOCIATED WITH SIMILAR TYPE DEVELOPMENTS.
2. ALL NEW CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE AMERICAN DISABILITIES ACT (A.D.A.). SEE ARCHITECTURAL DWGS. FOR STRUCTURE COMPLIANCE.
3. TOTAL NORTHWINDS SUMMIT AREA= 24.46 AC. HOTEL TRACT= ±0.93 Ac; DISTURBED AREA= ±0.9 AC.; IMPERVIOUS AREA= 0.62 AC.
4. OVERALL SITE IS ZONED "MU" MIXED USE WITH PROPOSED MIXED USE OF OFFICE, RETAIL, RESTAURANT AND MULTI-FAMILY RESIDENTIAL.
5. PLANS BASED UPON SURVEY BY GEOSURVEY, LTD., DATED 11/08/2007, REVISED 12/20/2016; VERTICAL DATUM NAVD '88, HORIZONTAL DATUM NAD '83. TBM IS 5/8" REBAR AT ELEV. 1085.72 AT SOUTHWEST CORNER OF SITE NEAR HAYNES BRIDGE ROAD (SEE SURVEY). CAD FILE OF ENTRANCE CUL-DE-SAC MERGED WITH SURVEY FOR EXISTING CONDITIONS.
6. ALL CONSTRUCTION TO CONFORM TO CITY OF ALPHARETTA, FULTON COUNTY AND STATE OF GEORGIA WHETHER OR NOT REVIEW COMMENTS WERE MADE.
7. MAXIMUM CUT / FILL SLOPES = 2 HOR. TO 1 VERT. OR AS DIRECTED BY ON-SITE GEOTECHNICAL ENGINEER.
8. ALL DIMENSIONS TO / FROM FACE OF CURB UNLESS NOTED OTHERWISE. RADIUS DIMENSIONS ARE 3' UNLESS OTHERWISE SHOWN.
9. ALL UTILITIES IN AREAS OF CONSTRUCTION TO BE FIELD LOCATED AND VERIFIED PRIOR TO BEGINNING CONSTRUCTION.
10. CONTRACTOR TO MAINTAIN MINIMUM COVER OVER EXISTING AND PROPOSED UTILITIES IN RIGHT-OF-WAY AS REQUIRED BY THE LOCAL JURISDICTIONS AND/OR THE REQUIREMENTS OF THE LOCAL UTILITY COMPANY.
11. CONTRACTOR TO COORDINATE RELOCATION / MODIFICATION OF EXISTING UTILITIES IN RIGHT-OF-WAY AS REQUIRED BY THE MUNICIPALITY HAVING JURISDICTION.
12. EROSION CONTROL MEASURES ARE TO BE ACCOMPLISHED PRIOR TO ANY OTHER CONSTRUCTION ON THE SITE AND BE MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
13. ALL SILT BARRIERS MUST BE PLACED AS ACCESS IS OBTAINED DURING CLEARING. NO GRADING SHALL BE DONE UNTIL APPROPRIATE EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
14. SILT BARRIERS TO BE PLACED AS SHOWN AND/OR AS DIRECTED BY THE PROJECT ENGINEER AND/OR MUNICIPAL INSPECTOR.
15. NOTIFY CITY OF ALPHARETTA INSPECTORS AT LEAST 24-HRS PRIOR TO EACH PHASE OF CONSTRUCTION.
16. THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE LIMITS OF 100-YR FLOODPLAIN AND/OR FLOODWAY PER FIRM 13121C0066F DATED SEPTEMBER 18, 2013.
17. NO DISTURBANCE TO ANY JURISDICTIONAL WETLANDS ARE PROPOSED WITHIN THE SUBJECT SITE.
18. ALL UNDISTURBED BUFFERS SHALL BE FIELD LOCATED; STAKED AND FLAGGED OR MARKED WITH "TENZAL" OR SIMILAR TYPE FENCING; AND SHALL BE SUBMITTED TO THE CITY FOR APPROVAL PRIOR TO GRADING.
19. EXISTING VEGETATION SHALL BE PRESERVED WITHIN ALL BUFFER AREAS AS APPLICABLE.
20. UNDISTURBED BUFFER AREAS ARE NOT TO BE DISTURBED BY GRADING, PROPERTY IMPROVEMENTS, OR CONSTRUCTION ACTIVITIES. ANY CONTEMPLATED DISTURBANCES SHALL FIRST BE TO THE ATTENTION OF THE MUNICIPALITY AND STATE OF GEORGIA WITH FORMAL APPROVAL SECURED PRIOR TO INITIATING ACTIVITY WITHIN ANY REQUIRED BUFFER AREAS.
21. CONTRACTOR RESPONSIBLE FOR COMPLIANCE OF ALL BEST MANAGEMENT PRACTICES (BMP'S) AS REGULATED BY THE ENVIRONMENTAL PROTECTION AGENCY AND GEORGIA EPD/DEPT. OF NATURE RESOURCES. ANY FINES AND/OR COSTS WHICH ARE THE RESULT OF NON-COMPLIANCE SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
22. CONTRACTOR SHALL PROVIDE AND MAINTAIN OFF-STREET PARKING THROUGHOUT PROJECT CONSTRUCTION.
23. ALL PAVEMENT MARKINGS, STRIPING, AND SIGNAGE TO CONFORM TO THE STANDARDS AND SPECIFICATIONS OF CITY OF ALPHARETTA AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). PROVIDE (2) TWO COATS.
24. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED.
25. HIGH INTENSITY LIGHTING FACILITIES SHALL BE SO ARRANGED THAT THE SOURCE OF ANY LIGHT IS CONCEALED FROM PUBLIC VIEW AND FROM ADJACENT RESIDENTIAL PROPERTY AND DOES NOT INTERFERE WITH TRAFFIC.
26. SIDEWALKS AND ISLANDS ALONG DESIGNATED ADA ROUTE MUST BE CONSTRUCTED TO ACCEPT H/C RAMPS AND LANDINGS THAT MEET ADA REQUIREMENTS (CITY STD 902). H/C RAMP FORMS TO BE APPROVED BY CITY INSPECTOR PRIOR TO CONCRETE POUR.

TRAFFIC ENGINEERING DEPT. NOTES:

1. CONTRACTOR IS TO PROVIDE THE CITY OF ALPHARETTA ENCROACHMENT PERMIT FOR ALL WORK WITHIN THE CITY'S R.O.W. ANY TRAFFIC SIGNAL OR UTILITY RELOCATIONS WILL BE THE RESPONSIBILITY OF THE OWNER/ DEVELOPER.
2. 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.
3. ALL REQUIRED TRAFFIC SIGNAGE MUST MEET MUTCD STANDARDS.
4. ALL REQUIRED TRAFFIC STRIPING MUST MEET MUTCD AND GDOT PLAN SPECIFICATIONS AND MUST BE THERMOPLASTIC.
5. ALL H/C RAMP FORMS MUST BE APPROVED BY CITY LAND DISTURBANCE INSPECTOR PRIOR TO CONCRETE POUR.
6. PROVIDE A GDOT ROW PERMIT FOR ALL STATE ROADWAYS PRIOR TO PLAN APPROVAL.
7. DISTANCE BETWEEN CURB CUTS SHALL BE 300 FEET (CITY OF ALPHARETTA DESIGN STANDARDS).
8. ALL TRANSITION TAPERS MUST MEET MUTCD AND AASHTO STANDARDS.
9. ALL ROADWAY TANGENT AND CURVE DESIGN MUST MEET AASHTO STANDARDS.
10. 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.
11. SIDEWALKS AND ISLANDS MUST BE DESIGNED TO ACCEPT H/C RAMPS AND LANDINGS THAT MEET ADA REQUIREMENTS (ALPHARETTA STANDARD 902).
12. ROADWAY PAVEMENT SPECIFICATION PER CONSTRUCTION DETAIL SHEET. CURB & GUTTER MUST MEET CITY OF ALPHARETTA STANDARD 901.
13. SIGNALIZATION OF PEDESTRIAN PUSH BUTTON LOCATIONS MUST MEET ADA REQUIREMENTS.

SEE PARKING DATA REQUIREMENTS AND BREAKDOWN ON ZONING SHEETS, ZS-1 AND ZS-1.1

NOTE: SEE HARDSCAPE DRAWINGS FOR SIDEWALK JOINT PATTERN, SPACING TYPE AND LAYOUT INFORMATION FOR AREAS SURROUNDING THE PROPOSED BUILDING(S).

NOTE: HANDICAP ACCESSIBILITY TO BE CONSTRUCTED AT ALL CROSSINGS AND BETWEEN ALL HANDICAPPED PARKING SPACES. CURB RAMPS AT MARKED CROSSINGS SHALL BE WHOLLY WITHIN THE MARKINGS EXCLUDING FLARED SIDES. SIGNAGE SHALL BE LOCATED SO IT CANNOT BE OBSTRUCTED BY A VEHCILE PER 2010 ADA STANDARDS 406.6.

CONTRACTOR TO PROTECT ALL UTILITIES TO REMAIN IN SERVICE DURING THE CONSTRUCTION.

ELECTRICAL CONDUITS FOR PARKING LOT LIGHT POLES MUST BE LOCATED OUTSIDE OF ALL TREE ISLANDS.

DESIGN LANDSCAPE ARCH. OR ARBORIST WILL INSPECT, VERIFY, AND APPROVE THE LANDSCAPING IS PLANTED PER THE APPROVED PLANS AND CITY STANDARDS PRIOR TO CONTACTING THE CITY ARBORIST FOR A C.O. INSPECTION.

NOTE: SEPARATE BUILDING PERMIT IS REQUIRED FOR ALL RETAINING WALLS. WALLS OVER 3.5 FT. REQUIRE FENCING OR ACCEPTABLE DENSE VEGETATION AT THE TOP PER UDC ARTICLE IV 4.4.5J.

"This plan reflects conditions stipulated through public hearing regarding case CLUP-17-03/MP-17-05/Z-17- 05/CU-17-05/V-17-11 Northwinds Summit/Pope and Land", & PH-17-32.

SITE AMENITY BENCHES SHALL BE COMPLIANT PER 2010 ADA STANDARDS. SEE HARDSCAPE/AMENITY PLANS BY HGOR.

NO WELLS OR SEPTIC SYSTEMS ARE PROPOSED OR EXIST ON THE SUBJECT SITE.

MARKING AND SIGNAGE OF FIRE LANES SHALL BE PROVIDED PER THE REQUIREMENTS OF THE INTERNATIONAL FIRE CODE, CHAPTER 5, SECTION 503.3, 2012 EDITION.

SEE PLUMBING DRAWINGS FOR EXACT UTILITY CONNECTION LOCATIONS AT THE BUILDING. LOCATIONS SHOWN ON THIS PLAN ARE FOR GENERAL COORDINATION PURPOSES ONLY AND SHOULD BE VERIFIED PRIOR TO INSTALLATION.

NOTE: SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING/STRUCTURE DIMENSIONS AND DETAILS. ANY BUILDING/STRUCTURE DIMENSIONS SHOWN ON THIS PLAN ARE FOR GENERAL COORDINATION PURPOSES ONLY & SHOULD NOT BE USED TO LAYOUT THE BUILDING/STRUCTURE OR ITS APPURTENANCES (STAIRS, DOORS, DOCKS, ETC.)

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.

N.P.D.E.S. PRIMARY PERMITTEE
KERIOTH CORPORATION
361 TOWNSHIP AVENUE, SUITE 200
RIDGELAND, MISSISSIPPI 39157
CONTACT: BWNETTLES@KERIOTH.COM
PHONE: 601-368-9950
EMAIL: BWNETTLES@KERIOTH.COM
24-HR. CONTACT: MR. BRIAN W. NETTLES
24-HR. PHONE: 601-368-9950

SITE PLAN

GRAPHIC SCALE
20' 0 20' 40' 80'
SCALE: 1" = 20'

CITY # D330046, FULTON # WRN23417

HAINES GIPSON & ASSOCIATES
Civil • Structural • Bridge

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 20390 — Rhett Clay Lewis — 11/03/2025

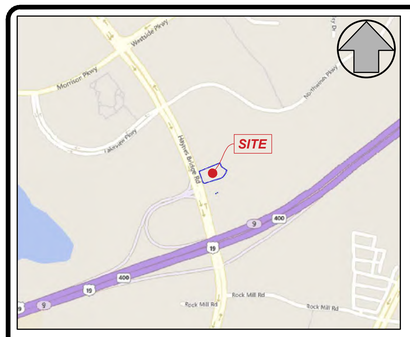
KERIOTH Creating Special Places™
A PROJECT OF:
361 TOWNSHIP AVENUE, SUITE 200
RIDGELAND, MISSISSIPPI 39157
PHONE: 601-368-9950

A.C. ALPHARETTA HOTEL
NORTHWINDS SUMMIT
2000 SUMMIT PLACE, LOT #1 - NORTHWINDS SUMMIT
CITY OF ALPHARETTA, FULTON COUNTY, GA
L.L. 753, 1st DIST, 2nd SEC, ZONED "MU"

NO.	BY	DATE	DESCRIPTION
3	TLF	02/17/2025	Change of Conditions Request

NO.	BY	DATE	DESCRIPTION
-	TLF	09/06/2024	Design Development
-	TLF	09/26/2024	65% Marriott Submission
-	TLF	11/20/2024	Permit Issue
-	TLF	01/24/2025	90% Marriott Submission
-	TLF	03/20/2025	Design Team Coordination
1	TLF	04/14/2025	90% Marriott Review - Owner Response Submission
-	TLF	04/14/2025	90% Marriott Review - Owner Response Submission

DRAWN BY: TLF
CHECKED BY: RCL
DATE: 12/08/2023
SHEET TITLE: SITE PLAN
SHEET NUMBER: C-1.0



LOCATION MAP

NOTE: ALL TREES MUST BE PLANTED OUTSIDE OF ANY UTILITY EASEMENTS, UNLESS APPROVED BY THE CITY ARBORIST AND UTILITY PROVIDER. THIS PERTAINS TO ALL UTILITIES (WATER, SEWER, GAS, FIBER OPTIC, POWER, ETC.)

A MINIMUM OF EIGHTEEN (18) INCHES OF VERTICAL CLEARANCE BETWEEN WATER LINES AND OTHER UTILITIES CROSSING MUST BE OBTAINED. A MINIMUM OF TEN (10) FEET (EDGE-TO-EDGE) OF HORIZONTAL CLEARANCE BETWEEN PIPES AND STRUCTURES MUST BE OBTAINED. WHEN LOCAL CONDITIONS PREVENT A HORIZONTAL SEPARATION OF 10-FEET, PARALLEL INSTALLATION OF WATER MAINS SHALL CONFORM TO STATE REGULATIONS.

PROJECT IS SERVED BY FULTON COUNTY WATER AND SEWER. CONTACT IS FULTON COUNTY DEPARTMENT OF PUBLIC WORKS, 770-640-3040.

NO WELLS OR SEPTIC SYSTEMS ARE PROPOSED OR EXIST ONSITE.

FIRE HYDRANTS AND WATER MAINS ARE TO BE INSTALLED, FLUSHED AND UNDER PRESSURE BEFORE ANY COMBUSTIBLE CONSTRUCTION IS STARTED.

ALL PAVEMENT REPAIRS AS NEEDED TO BE REPAIRED TO LOCAL CITY STANDARDS.

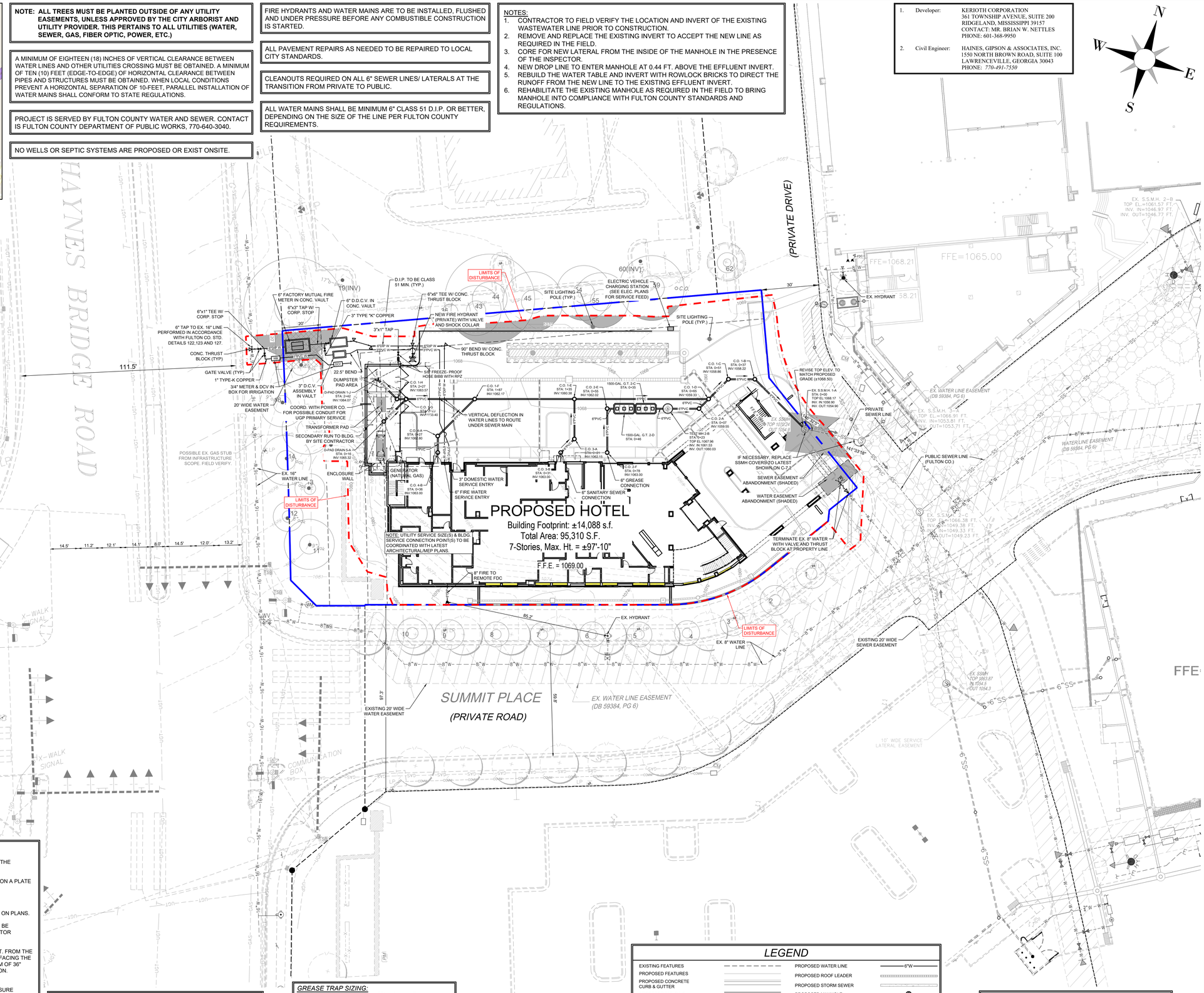
CLEANOUTS REQUIRED ON ALL 6" SEWER LINES/ LATERALS AT THE TRANSITION FROM PRIVATE TO PUBLIC.

ALL WATER MAINS SHALL BE MINIMUM 6" CLASS 51 D.I.P. OR BETTER, DEPENDING ON THE SIZE OF THE LINE PER FULTON COUNTY REQUIREMENTS.

NOTES:
1. CONTRACTOR TO FIELD VERIFY THE LOCATION AND INVERT OF THE EXISTING WASTEWATER LINE PRIOR TO CONSTRUCTION.
2. REMOVE AND REPLACE THE EXISTING INVERT TO ACCEPT THE NEW LINE AS REQUIRED IN THE FIELD.
3. CORE FOR NEW LATERAL FROM THE INSIDE OF THE MANHOLE IN THE PRESENCE OF THE INSPECTOR.
4. NEW DROP LINE TO ENTER MANHOLE AT 0.44 FT. ABOVE THE EFFLUENT INVERT.
5. REBUILD THE WATER TABLE AND INVERT WITH ROWLOCK BRICKS TO DIRECT THE RUNOFF FROM THE NEW LINE TO THE EXISTING EFFLUENT INVERT.
6. REHABILITATE THE EXISTING MANHOLE AS REQUIRED IN THE FIELD TO BRING MANHOLE INTO COMPLIANCE WITH FULTON COUNTY STANDARDS AND REGULATIONS.

1. Developer: KERIOTH CORPORATION
361 TOWNSHIP AVENUE, SUITE 200
RIDGELAND, MISSISSIPPI 39157
CONTACT: MR. BRIAN W. NETTLES
PHONE: 601-368-9950

2. Civil Engineer: HAINES, GIPSON & ASSOCIATES, INC.
1550 NORTH BROWN ROAD, SUITE 100
LAWRENCEVILLE, GEORGIA 30043
PHONE: *770-491-7550*



GENERAL UTILITY NOTES :

1. UNLESS SPECIFICALLY DENOTED IN CONTRACT DOCUMENTS, CONTRACTOR TO RETAIN AND PROTECT ALL EXISTING UTILITIES, IF CONFLICT OCCURS, CONTACT CIVIL ENGINEER IMMEDIATELY.
2. CONTRACTOR TO COORDINATE POWER, TELEPHONE, AND GAS SERVICE WITH INDIVIDUAL UTILITY PROVIDER. CONTACT PRIOR TO START OF CONSTRUCTION.
3. CONTRACTOR TO SEE SITE ELECTRICAL PLANS BY OTHERS FOR SITE LIGHTING LOCATIONS, SERVICE, AND DETAILS.
4. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, SIZES, MATERIAL TYPES, AND INVERT ELEVATIONS OF ALL EXISTING SANITARY SEWER AND STORM DRAINAGE STRUCTURES AND PIPES PRIOR TO CONSTRUCTION, AND NOTIFY THE OWNER AND CIVIL ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE NOTED.
5. CONTRACTOR SHALL CONSTRUCT ALL TEMPORARY EROSION CONTROL SYSTEMS AS DIRECTED BY THE ENGINEER OR MUNICIPAL INSPECTOR TO PROTECT ADJACENT PROPERTIES AND WATER RESOURCES FROM EROSION AND SEDIMENTATION.
6. VARIATIONS TO CONDITIONS OR DISCREPANCY IN ACTUAL CONDITIONS AS THEY APPLY TO THE DEMOLITION OR SITE DEVELOPMENT WORK ARE TO BE BROUGHT TO THE ATTENTION OF THE OWNER OR OWNER'S REPRESENTATIVE AND ENGINEER PRIOR TO THE COMMENCEMENT OF ANY SITE WORK.
7. CONTRACTOR SHALL LOCATE AND IDENTIFY ALL EXISTING UTILITIES THAT ARE TO REMAIN AND PROTECT THEM FROM DAMAGE.
8. CONTRACTOR TO CONDUCT ALL DEMOLITION OPERATIONS WITH MINIMUM INTERFERENCE TO PUBLIC OR PRIVATE ACCESSES AND FACILITIES.
9. PROTECT BENCH MARKS, PROPERTY CORNERS AND ALL OTHER SURVEY MONUMENTS FROM DAMAGE OR DISPLACEMENT. IF A MARKER NEEDS TO BE REMOVED, IT SHALL BE REFERENCED BY A LICENSED LAND SURVEYOR AND REPLACED.
10. PROVIDE TRAFFIC CONTROL AS REQUIRED, IN ACCORDANCE WITH THE U.S. DEPT. OF TRANSPORTATION "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" AND GOVERNING MUNICIPALITY REQUIREMENTS.
11. DEPRESSIONS AND VOID AREAS CAUSED BY DEMOLITION WORK ARE TO BE FILLED TO SUBGRADE ELEVATION TO AVOID WATER PONDING.
12. ALL CONSTRUCTION/DEMOLITION DEBRIS SHALL BE DISPOSED OF OFFSITE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS.
13. LOCATIONS OF THE EXISTING UTILITY LINES ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY EXACT LOCATION PRIOR TO BEGINNING CONSTRUCTION.
14. CONTRACTOR IS ADVISED TO VISIT THE SITE AND MAKE HIMSELF FAMILIAR WITH THE EXISTING SITE CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
15. SEE PLUMBING DRAWINGS FOR EXACT UTILITY CONNECTION LOCATION AT THE BUILDING. LOCATIONS SHOWN ON THIS PLAN ARE FOR GENERAL COORDINATION PURPOSES ONLY AND SHOULD BE VERIFIED PRIOR TO INSTALLATION.
15. HIGH INTENSITY LIGHTING FACILITIES SHALL BE SO ARRANGED THAT THE SOURCE OF LIGHT IS CONCEALED FROM PUBLIC VIEW AND FROM ADJACENT PROPERTY AND DOES NOT INTERFERE WITH TRAFFIC.
16. CONTRACTOR TO COORDINATE GAS LINE INSTALLATION WITH UTILITY PROVIDER.
17. NO TREES SHALL BE PLANTED IN A UTILITY EASEMENT OR WITHIN 10 FEET OF ANY PUBLIC/FULTON COUNTY UTILITY LINE. ALL SECONDARY AND PRIVATE UTILITIES (PRIVATE LATERALS, GAS, FIBER OPTIC, ETC.) MUST BE INSTALLED AT LEAST FIVE (5) FEET FROM REQUIRED TREE PLANTING ISLANDS OR LANDSCAPE AREAS.
18. ELECTRICAL CONDUITS FOR PARKING LOT LIGHT POLES MUST BE LOCATED OUTSIDE OF ALL TREE ISLANDS.
19. CONTRACTOR TO SEE ELECTRICAL DWGS. FOR COORDINATION WITH SITE LIGHTING AND TELECOMMUNICATIONS REQUIREMENTS.
20. THE CONTRACTOR SHALL MAINTAIN A MINIMUM SEPARATION DISTANCE OF 10' HORIZONTAL AND 18" VERTICAL BETWEEN ALL WATER LINES AND OTHER UTILITY LINES (SANITARY SEWER, SANITARY FORCE MAIN, STORM DRAINAGE LINES, ETC.
21. ALL EXISTING IMPROVEMENT DATA WAS TAKEN FROM TOPOGRAPHIC SURVEY PREPARED BY OTHERS ALONG WITH DESIGN FILE OVERLAY (NO AS-BUILT INFO. AVAILABLE). CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND EXTENT OF ALL IMPROVEMENTS WITHIN THE PROPOSED DISTURBANCE AREA PRIOR TO BEGINNING ANY LAND DISTURBANCE OR UTILITY CONSTRUCTION.

FIRE MARSHAL'S OFFICE REQUIREMENTS/NOTES:

FIRE DEPT. CONNECTION (FDC) IS TO BE A MAXIMUM OF 100 FT. FROM A FIRE HYDRANT. THE CONNECTION SHALL BE BETWEEN 18" AND 48" ABOVE GROUND LEVEL.

UNDERGROUND FDCs SHALL HAVE A LISTED CHECK VALVE, AN AUTO-DRIP VALVE, SIGN ON A PLATE OR FITTING READING "AUTO-SPRINKLER OR AUTO-SPRINKLER/STANDPIPES", AND HOSE CONNECTIONS SHALL HAVE STANDARD THREADS AS SPECIFIED IN NFPA 1963.

FIRE SPRINKLER SYSTEMS FOR MULTI-FAMILY BUILDINGS SHALL COMPLY WITH CITY OF ALPHARETTA SPRINKLER ORDINANCE #220. A MINIMUM 2" WATER LINE MUST BE SHOWN ON PLANS.

INSTALLATION OR REPAIR OF UNDERGROUND FIRE SPRINKLER WATER SUPPLIES SHALL BE PERFORMED BY AN UTILITY OR FIRE SPRINKLER CONTRACTOR OR PLUMBING CONTRACTOR LICENSED UNDER 2010 GEORGIA CODE TITLE 25, CHAPTER 11, SECTION 25-11-7.

PLACEMENT OF FIRE HYDRANTS SHALL BE A MINIMUM OF 3 FT. AND A MAXIMUM OF 15 FT. FROM THE BACK OF THE CURB OR ROAD EDGE WITH THE LARGE FIRE DEPARTMENT CONNECTION FACING THE NEAREST FIRE DEPARTMENT ACCESS POINT AND SET A MINIMUM OF 18" AND A MAXIMUM OF 36" ABOVE FINISHED GRADE TO THE CENTER OF THE LARGE FIRE DEPARTMENT CONNECTION. AUTHORITY HAVING JURISDICTION.

FIRE HYDRANTS AND WATER MAINS ARE TO BE INSTALLED, FLUSHED AND UNDER PRESSURE BEFORE ANY COMBUSTIBLE CONSTRUCTION IS STARTED. [IFC 1412.1]

MARKING AND SIGNAGE OF FIRE LANES SHALL BE PROVIDED PER THE REQUIREMENTS OF THE INTERNATIONAL FIRE CODE, CHAPTER 5, SECTION 503.3, 2018 EDITION.

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, 2018 EDITION.

APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING OR PORTION OF A BUILDING. THE FIRE APPARATUS ACCESS ROAD SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE FACILITY OR ANY PORTION OF THE EXTERIOR WALL OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY. INTERNATIONAL FIRE CODE, CHAPTER 5, SECTION 503.1.1, 2018 EDITION.

EMERGENCY RESPONDER RADIO COVERAGE SHALL BE COMPLIANT WITH 2018 IFC SECTION 510 FOR ALL NEW BUILDINGS.

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

NOTE: 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.

GREASE TRAP SIZING:
**Per Fulton County Standard No. 701, Note #4, For restaurants use min. one (1) 1,515 Gal. Tank per 100 seats.*

NO. OF RESTAURANT SEATS = 195

195-seats / 100-seats = 1.95

1.95 x 1,515-Gal = 2,954-Gal, or two (2) 1,500-Gal Grease Traps in Series.

THE DEVELOPER OR DEVELOPER'S CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING THE EXACT LOCATION, SIZE, AND MATERIAL OF ANY EXISTING WATER OR SEWER FACILITY PROPOSED FOR CONNECTION OR USE BY THIS PROJECT. THE RELOCATION OF ANY WATER/SEWER FACILITY REQUIRED TO AVOID ANY PART OF THIS DEVELOPMENT IS THE RESPONSIBILITY OF THE DEVELOPER.

FIRE FLOW TEST INFORMATION

TESTING DATE:	11/22/2023
STATIC PRESSURE:	94 PSI
RESIDUAL PRESSURE:	75 PSI
TOTAL FLOW:	(Not Provided) GPM
FLOW @ 20 PSI:	2,481 GPM

**NOTE: SEE SHEET C-2.0 FOR OFFICIAL FIRE FLOW TEST SHEETS & MAP DEPICTING TEST HYDRANT LOCATION*

LEGEND

EXISTING FEATURES
PROPOSED FEATURES
PROPOSED CONCRETE CURB & GUTTER
PROPOSED BUILDING
PROPERTY LINES
PROPOSED SANITARY SEWER — 8"SS —
PROPOSED GATE VALVE
CONCRETE THRUST BLOCK
PROPOSED UTILITY EASEMENT
EXISTING STORM SYSTEM
PROPOSED ELECTRIC — E — E —
PROPOSED GAS — G — G —
PROPOSED WATER LINE — 6"W —
PROPOSED ROOF LEADER
PROPOSED STORM SEWER
PROPOSED MANHOLE
PROPOSED CLEANOUT
PROPOSED FIRE HYDRANT
EX. OVERHEAD UTILITY — OHP — OHP —
EXISTING WATER LINE — W —
EXISTING NATURAL GAS — GAS — GAS —
EXISTING FIRE HYDRANT
EXISTING UTILITY POLE
EXISTING SEWER MANHOLE
EX. UNDERGROUND CABLE — COMM — COMM —
EX. UNDERGROUND POWER — UGP — UGP —

SEE ADDITIONAL UTILITY NOTES ON SHEET C-2.0.

UTILITY PLAN

GRAPHIC SCALE
20' 0 20' 40' 80'
SCALE: 1" = 20'

CITY # D23004S; FULTON # WRW23-117

HAINES GIPSON & ASSOCIATES
Civil • Structural • Bridge

GEORGIA REGISTERED No. 20390 PROFESSIONAL ENGINEER RHEN CLAY LEWIS
11/03/2025

A PROJECT OF: KERIOTH Creating Special Places™
361 TOWNSHIP AVENUE, SUITE 200
RIDGELAND, MISSISSIPPI 39157
PHONE: 601-368-9950

A.C. ALPHARETTA HOTEL
NORTHWINDS SUMMIT
2000 SUMMIT PLACE, LOT #1 - NORTHWINDS SUMMIT
CITY OF ALPHARETTA, FULTON COUNTY, GA
L.L. 753, 1st DIST, 2nd SEC, ZONED "MU"

NO.	BY	DATE	DESCRIPTION

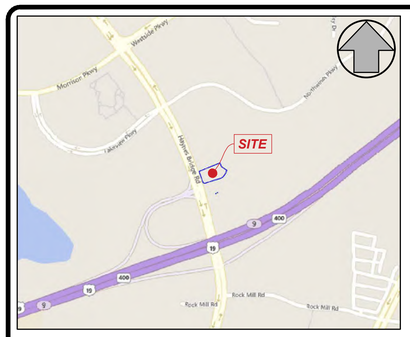
NO.	BY	DATE	DESCRIPTION
-	TLF	09/06/2024	Design Development
-	TLF	09/26/2024	60% Marriott Submission
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-	TLF	01/24/2025	90% Marriott Submission
-	TLF	04/14/2025	95% Marriott Review + Owner Response Submission
3	TLF	02/17/2026	Change of Conditions Request

DRAWN BY	CHECKED BY
TLF	RCL

DATE
12/08/2023

SHEET TITLE
UTILITY PLAN

SHEET NUMBER
C-2.1



LOCATION MAP

ADDITIONAL NOTES:

1. EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
2. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
3. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
4. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".
5. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
6. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
7. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
8. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
9. WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS.

CONTRACTOR TO PROVIDE AS-BUILTS OF ALL STORMWATER MANAGEMENT FACILITIES TAKEN DURING INSTALLATION VERIFYING ALL MATERIAL QUANTITIES HAVE BEEN INSTALLED IN ADDITION TO AS-BUILT LOCATION, ELEVATIONS, ETC. TO MATCH DESIGN. ALLOW JURISDICTIONAL REVIEW TIME IN CONSIDERATION OF ATTEMPTING TO OBTAIN CERTIFICATE OF OCCUPANCY AND/OR LDP CLOSEOUT.

SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS. ANY BUILDING DIMENSIONS SHOWN ON THIS PLAN ARE FOR GENERAL COORDINATION PURPOSES AND SHALL NOT BE USED TO LAYOUT THE BUILDING OR ITS APPURTENANCES (STAIRS, DOORS, DOCKS, ETC.)

DISTURBED AREAS LEFT IDLE FOR 7-DAYS, AND NOT TO FINAL GRADE, SHALL BE STABILIZED TO TEMPORARY VEGETATION (Ds2). MULCH, TEMPORARY VEGETATION, OR PERMANENT VEGETATION SHALL BE COMPLETED ON ALL EXPOSED AREAS WITHIN 14-DAYS AFTER DISTURBANCE. ALL AREAS AT FINAL GRADE SHALL BE STABILIZED TO PERMANENT VEGETATION UPON COMPLETION.

MINIMUM 20' WIDE EMERGENCY DRAINAGE EASEMENT SHALL BE GIVEN ON ALL DRAINAGE SYSTEMS (OPEN/CLOSED) WHICH LIE OUTSIDE THE NORMAL RIGHT OF WAY.

STORM LINES WITH PROPOSED TREES PLANTED ABOVE MUST HAVE A MINIMUM OF 4 FT. OF COVER TO FINISHED GRADE.

SEE TREE PLANTING DETAIL "STD. L-5" ON LANDSCAPE ARCHITECT PLANS (E/LS-2) FOR TREE PLANTING EXCAVATION AND SOIL REPLACEMENT.

18" MINIMUM PIPE SIZE NOT APPLICABLE AS THE PROPOSED DRAINAGE SYSTEM IS PRIVATE. ALL MAINTENANCE IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

COORD. ALL SITE WALLS WITH UTILITIES AND TREES/LANDSCAPING TO AVOID GEOGRID CONFLICTS.

NO WELLS OR SEPTIC SYSTEMS ARE PROPOSED OR EXIST ONSITE.

SEE ES&PC PLANS FOR ALL SILT & TREE SAVE FENCE LOCATIONS, AS WELL AS ANY ADDITIONAL EROSION AND SEDIMENT POLLUTION CONTROL MEASURES.

IF ENCOUNTEREED, UNSUITABLE SOIL REMOVAL AND SOME IMPORT MAY BE REQUIRED. REFER TO SITE GEOTECH REPORT. ALL SOILS HAULED IN OR OFF THE SITE MUST MEET ALL LOCAL AND STATE PERMITTING REQUIREMENTS.

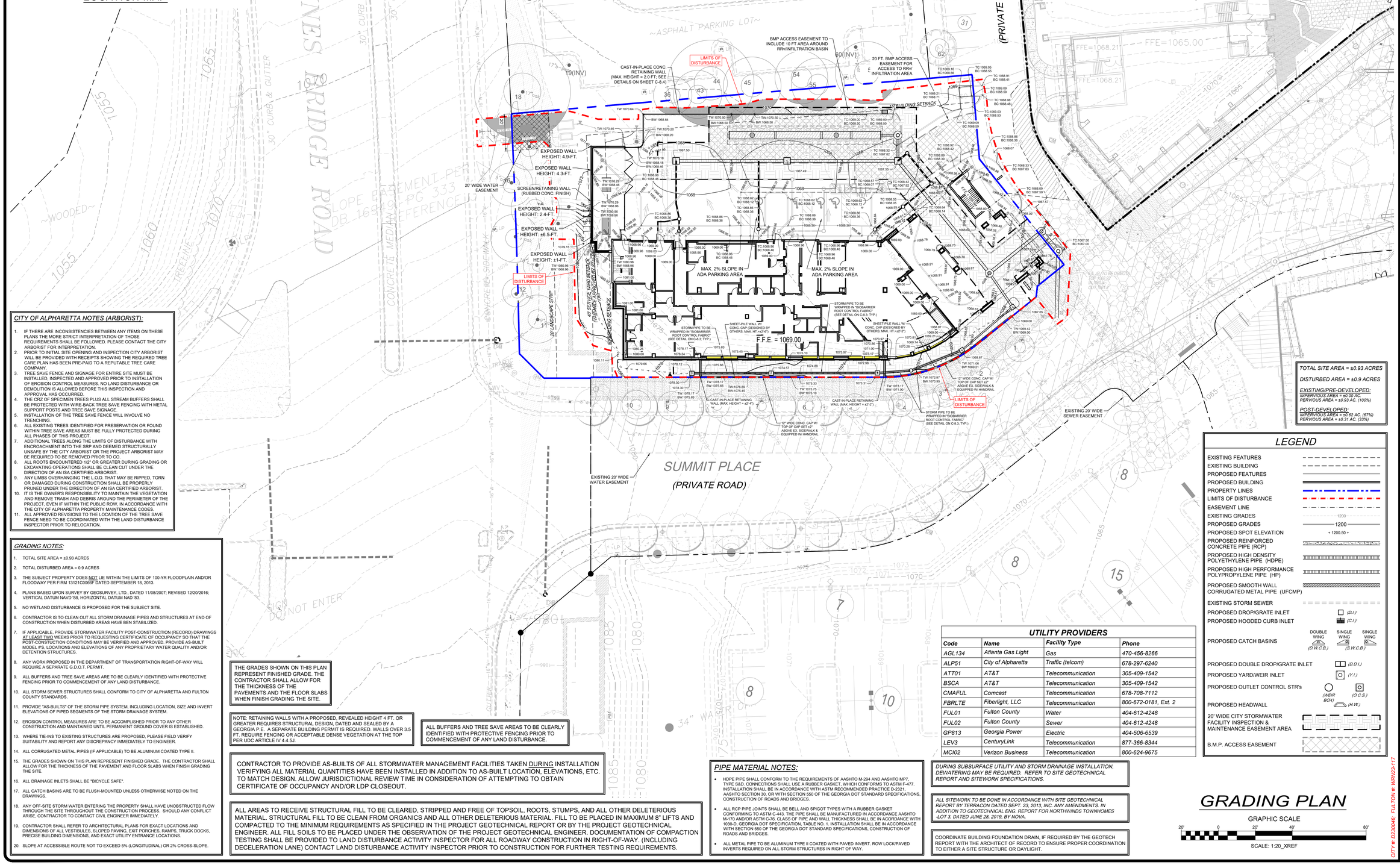
Earthwork Results

2d Area	Cut	Fill		Adj. Fill	Net
(sq.ft.)	*(cu.yd.)*	*(cu.yd.)*	Fill Factor	(cu.ft.)	*(cu.yd.)*
33,746	1,260	143	1.15	164	**-1096 (F)**

***Site is balanced within 10.52-in**

1. Developer: KERIOTH CORPORATION
361 TOWNSHIP AVENUE, SUITE 200
RIDGELAND, MISSISSIPPI 39157
CONTACT: MR. BRIAN W. NETTLES
PHONE: 601-368-9950

2. Civil Engineer: HAINES, GIPSON & ASSOCIATES, INC.
1550 NORTH BROWN ROAD, SUITE 100
LAWRENCEVILLE, GEORGIA 30043
PHONE: *770-491-7550*



CITY OF ALPHARETTA NOTES (ARBORIST):

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 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 OF 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 L.O.D. 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.

GRADING NOTES:

1. TOTAL SITE AREA = ±0.93 ACRES
2. TOTAL DISTURBED AREA = 0.9 ACRES
3. THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE LIMITS OF 100-YR FLOODPLAIN AND/OR FLOODWAY PER FIRM 13121C0069F DATED SEPTEMBER 18, 2013.
4. PLANS BASED UPON SURVEY BY GEOSURVEY, LTD., DATED 11/08/2007; REVISED 12/20/2016; VERTICAL DATUM NAVD '88, HORIZONTAL DATUM NAD '83.
5. NO WETLAND DISTURBANCE IS PROPOSED FOR THE SUBJECT SITE.
6. CONTRACTOR IS TO CLEAN OUT ALL STORM DRAINAGE PIPES AND STRUCTURES AT END OF CONSTRUCTION WHEN DISTURBED AREAS HAVE BEN STABILIZED.
7. IF APPLICABLE, PROVIDE STORMWATER FACILITY POST-CONSTRUCTION (RECORD) DRAWINGS AT LEAST TWO WEEKS PRIOR TO REQUESTING CERTIFICATE OF OCCUPANCY SO THAT THE POST-CONSTRUCTION CONDITIONS MAY BE VERIFIED AND APPROVED. PROVIDE AS-BUILT MODEL #'S, LOCATIONS AND ELEVATIONS OF ANY PROPRIETARY WATER QUALITY AND/OR DETENTION STRUCTURES.
8. ANY WORK PROPOSED IN THE DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY WILL REQUIRE A SEPARATE G.D.O.T. PERMIT.
9. ALL BUFFERS AND TREE SAVE AREAS ARE TO BE CLEARLY IDENTIFIED WITH PROTECTIVE FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
10. ALL STORM SEWER STRUCTURES SHALL CONFORM TO CITY OF ALPHARETTA AND FULTON COUNTY STANDARDS.
11. PROVIDE "AS-BUILTS" OF THE STORM PIPE SYSTEM, INCLUDING LOCATION, SIZE AND INVERT ELEVATIONS OF PIPED SEGMENTS OF THE STORM DRAINAGE SYSTEM.
12. EROSION CONTROL MEASURES ARE TO BE ACCOMPLISHED PRIOR TO ANY OTHER CONSTRUCTION AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
13. WHERE TIE-INS TO EXISTING STRUCTURES ARE PROPOSED, PLEASE FIELD VERIFY SUITABILITY AND REPORT ANY DISCREPANCY IMMEDIATELY TO ENGINEER.
14. ALL CORRUGATED METAL PIPES (IF APPLICABLE) TO BE ALUMINUM COATED TYPE II.
15. THE GRADES SHOWN ON THIS PLAN REPRESENT FINISHED GRADE. THE CONTRACTOR SHALL ALLOW FOR THE THICKNESS OF THE PAVEMENT AND FLOOR SLABS WHEN FINISH GRADING THE SITE.
16. ALL DRAINAGE INLETS SHALL BE "BICYCLE SAFE".
17. ALL CATCH BASINS ARE TO BE FLUSH-MOUNTED UNLESS OTHERWISE NOTED ON THE DRAWINGS.
18. ANY OFF-SITE STORM WATER ENTERING THE PROPERTY SHALL HAVE UNOBSTRUCTED FLOW THROUGH THE SITE THROUGHOUT THE CONSTRUCTION PROCESS. SHOULD ANY CONFLICT ARISE, CONTRACTOR TO CONTACT CIVIL ENGINEER IMMEDIATELY.
19. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ALL VESTIBULES, SLOPED PAVING, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, AND EXACT UTILITY ENTRANCE LOCATIONS.
20. SLOPE AT ACCESSIBLE ROUTE NOT TO EXCEED 5% (LONGITUDINAL) OR 2% CROSS-SLOPE.

THE GRADES SHOWN ON THIS PLAN REPRESENT FINISHED GRADE. THE CONTRACTOR SHALL ALLOW FOR THE THICKNESS OF THE PAVEMENTS AND THE FLOOR SLABS WHEN FINISH GRADING THE SITE.

NOTE: RETAINING WALLS WITH A PROPOSED, REVEALED HEIGHT 4 FT. OR GREATER REQUIRES STRUCTURAL DESIGN, DATED AND SEALED BY A GEORGIA P.E. A SEPARATE BUILDING PERMIT IS REQUIRED. WALLS OVER 3.5 FT. REQUIRE FENCING OR ACCEPTABLE DENSE VEGETATION AT THE TOP PER UDC ARTICLE IV 4.5.J.

ALL BUFFERS AND TREE SAVE AREAS TO BE CLEARLY IDENTIFIED WITH PROTECTIVE FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.

CONTRACTOR TO PROVIDE AS-BUILTS OF ALL STORMWATER MANAGEMENT FACILITIES TAKEN DURING INSTALLATION VERIFYING ALL MATERIAL QUANTITIES HAVE BEEN INSTALLED IN ADDITION TO AS-BUILT LOCATION, ELEVATIONS, ETC. TO MATCH DESIGN. ALLOW JURISDICTIONAL REVIEW TIME IN CONSIDERATION OF ATTEMPTING TO OBTAIN CERTIFICATE OF OCCUPANCY AND/OR LDP CLOSEOUT.

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 THE MINIMUM REQUIREMENTS AS 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 LANE) CONTACT LAND DISTURBANCE ACTIVITY INSPECTOR PRIOR TO CONSTRUCTION FOR FURTHER TESTING REQUIREMENTS.

UTILITY PROVIDERS

Code	Name	Facility Type	Phone
AGL134	Atlanta Gas Light	Gas	470-456-8266
ALP51	City of Alpharetta	Traffic (telcom)	678-297-6240
ATT01	AT&T	Telecommunication	305-409-1542
BSCA	AT&T	Telecommunication	305-409-1542
CMAFUL	Comcast	Telecommunication	678-708-7112
FBRLTE	Fiberlight, LLC	Telecommunication	800-672-0181, Ext. 2
FUL01	Fulton County	Water	404-612-4248
FUL02	Fulton County	Sewer	404-612-4248
GP813	Georgia Power	Electric	404-506-6539
LEV3	CenturyLink	Telecommunication	877-366-8344
MCI02	Verizon Business	Telecommunication	800-624-9675

PIPE MATERIAL NOTES:

- HDPE PIPE SHALL CONFORM TO THE REQUIREMENTS OF AASHTO M-294 AND AASHTO MP7, TYPE S&D. CONNECTIONS SHALL USE A RUBBER GASKET, WHICH CONFORMS TO ASTM F-477. INSTALLATION SHALL BE IN ACCORDANCE WITH ASTM RECOMMENDED PRACTICE D-2321, AASHTO SECTION 30, OR WITH SECTION 550 OF THE GEORGIA DOT STANDARD SPECIFICATIONS CONSTRUCTION OF ROADS AND BRIDGES.
- ALL RCP PIPE JOINTS SHALL BE BELL AND SPIGOT TYPES WITH A RUBBER GASKET CONFORMING TO ASTM C-443. THE PIPE SHALL BE MANUFACTURED IN ACCORDANCE AASHTO M-170 AND/OR ASTM C-76, CLASS OF PIPE AND WALL THICKNESS SHALL BE IN ACCORDANCE WITH 1030-D, GEORGIA DOT SPECIFICATION, TABLE NO. 1. INSTALLATION SHALL BE IN ACCORDANCE WITH SECTION 550 OF THE GEORGIA DOT STANDARD SPECIFICATIONS, CONSTRUCTION OF ROADS AND BRIDGES.
- ALL METAL PIPE TO BE ALUMINUM TYPE II COATED WITH PAVED INVERT. ROW LOCK/PAVED INVERTS REQUIRED ON ALL STORM STRUCTURES IN RIGHT OF WAY.

DURING SUBSURFACE UTILITY AND STORM DRAINAGE INSTALLATION, DEWATERING MAY BE REQUIRED. REFER TO SITE GEOTECHNICAL REPORT AND SITEWORK SPECIFICATIONS.

ALL SITEWORK TO BE DONE IN ACCORDANCE WITH SITE GEOTECHNICAL REPORT BY TERRACON DATED SEPT. 23, 2013, INC. ANY AMENDMENTS. IN ADDITION TO GEOTECHNICAL ENG. REPORT FOR NORTHWINDS TOWNHOMES -LOT 3, DATED JUNE 28, 2019, BY NOVA.

COORDINATE BUILDING FOUNDATION DRAIN, IF REQUIRED BY THE GEOTECH REPORT WITH THE ARCHITECT OF RECORD TO ENSURE PROPER COORDINATION TO EITHER A SITE STRUCTURE OR DAYLIGHT.

TOTAL SITE AREA = ±0.93 ACRES

DISTURBED AREA = ±0.9 ACRES

EXISTING/PRE-DEVELOPED:
IMPERVIOUS AREA = ±0.00 AC.
PERVIOUS AREA = ±0.93 AC. (100%)

POST-DEVELOPED:
IMPERVIOUS AREA = ±0.62 AC. (67%)
PERVIOUS AREA = ±0.31 AC. (33%)

LEGEND

- EXISTING FEATURES
- EXISTING BUILDING
- PROPOSED FEATURES
- PROPOSED BUILDING
- PROPERTY LINES
- LIMITS OF DISTURBANCE
- EASEMENT LINE
- EXISTING GRADES — 1200 —
- PROPOSED GRADES — 1200 —
- PROPOSED SPOT ELEVATION + 1200.50 +
- PROPOSED REINFORCED CONCRETE PIPE (RCP)
- PROPOSED HIGH DENSITY POLYETHYLENE PIPE (HDPE)
- PROPOSED HIGH PERFORMANCE POLYPROPYLENE PIPE (HP)
- PROPOSED SMOOTH WALL CORRUGATED METAL PIPE (UFCMP)
- EXISTING STORM SEWER
- PROPOSED DROP/GRATE INLET (D.I.)
- PROPOSED HOODED CURB INLET (C.I.)
- PROPOSED CATCH BASINS: DOUBLE WING (D.W.C.B.) / SINGLE WING (S.W.C.B.) / SINGLE WING
- PROPOSED DOUBLE DROP/GRATE INLET (D.D.I.)
- PROPOSED YARD/WEIR INLET (Y.I.)
- PROPOSED OUTLET CONTROL STR's (WEIR BOX) (O.C.S.)
- PROPOSED HEADWALL (H.W.)
- 20' WIDE CITY STORMWATER FACILITY INSPECTION & MAINTENANCE EASEMENT AREA
- B.M.P. ACCESS EASEMENT

GRADING PLAN

GRAPHIC SCALE
20' 0 20' 40' 80'
SCALE: 1:20_XREF

CITY #: D230046; FULTON #: WRN23-117

HGA JOB No. 2020-054.20

HAINES GIPSON & ASSOCIATES
Civil • Structural • Bridge

GEORGIA REGISTERED No. 29390 PROFESSIONAL ENGINEER RHEN CLAY LENIS
11/03/2025

A PROJECT OF:
KERIOTH Creating Special Places™
361 TOWNSHIP AVENUE, SUITE 200
RIDGELAND, MISSISSIPPI 39157
PHONE: 601-368-9950

A.C. ALPHARETTA HOTEL
NORTHWINDS SUMMIT
2000 SUMMIT PLACE, LOT #1 - NORTHWINDS SUMMIT
CITY OF ALPHARETTA, FULTON COUNTY, GA
L.L. 753, 1st DIST, 2nd SEC, ZONED "MU"

NO	BY	DATE	DESCRIPTION
3	TLF	02/17/2026	Change of Conditions Request

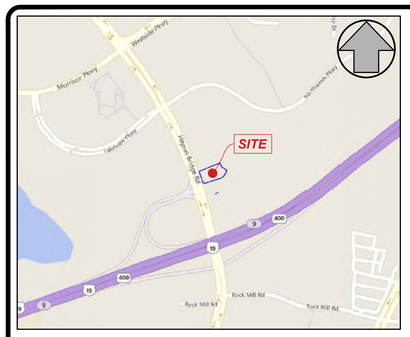
NO	BY	DATE	DESCRIPTION
-	TLF	09/06/2024	Design Development
-	TLF	09/26/2024	60% Marriott Submission
-	TLF	11/20/2024	Permit Issue
-	TLF	01/24/2025	90% Marriott Submission
1	TLF	03/20/2025	Design Team Coordination
2	TLF	03/27/2025	Alpharetta Comments & Approval
-	TLF	04/14/2025	95% Marriott Review - Owner Resources Submission

DRAWN BY: TLF
CHECKED BY: RCL

DATE: 12/08/2023

SHEET TITLE: GRADING PLAN

SHEET NUMBER: C-3.0



LOCATION MAP

ADDITIONAL NOTES:

1. EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
2. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
3. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
4. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".
5. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
6. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
7. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
8. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
9. WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS.

CONTRACTOR TO PROVIDE AS-BUILTS OF ALL STORMWATER MANAGEMENT FACILITIES TAKEN DURING INSTALLATION VERIFYING ALL MATERIAL QUANTITIES HAVE BEEN INSTALLED IN ADDITION TO AS-BUILT LOCATION, ELEVATIONS, ETC. TO MATCH DESIGN. ALLOW JURISDICTIONAL REVIEW TIME IN CONSIDERATION OF ATTEMPTING TO OBTAIN CERTIFICATE OF OCCUPANCY AND/OR LDP CLOSEOUT.

SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS. ANY BUILDING DIMENSIONS SHOWN ON THIS PLAN ARE FOR GENERAL COORDINATION PURPOSES AND SHALL NOT BE USED TO LAYOUT THE BUILDING OR ITS APPURTENANCES (STAIRS, DOORS, DOCKS, ETC.)

DISTURBED AREAS LEFT IDLE FOR 7-DAYS, AND NOT TO FINAL GRADE, SHALL BE STABILIZED TO TEMPORARY VEGETATION (Ds2). MULCH, TEMPORARY VEGETATION, OR PERMANENT VEGETATION SHALL BE COMPLETED ON ALL EXPOSED AREAS WITHIN 14-DAYS AFTER DISTURBANCE. ALL AREAS AT FINAL GRADE SHALL BE STABILIZED TO PERMANENT VEGETATION UPON COMPLETION.

STORM LINES WITH PROPOSED TREES PLANTED ABOVE MUST HAVE A MINIMUM OF 4 FT. OF COVER TO FINISHED GRADE.

18" MINIMUM PIPE SIZE NOT APPLICABLE AS THE PROPOSED DRAINAGE SYSTEM IS PRIVATE. ALL MAINTENANCE IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

MINIMUM 20' WIDE EMERGENCY DRAINAGE EASEMENT SHALL BE GIVEN ON ALL DRAINAGE SYSTEMS (OPEN/CLOSED) WHICH LIE OUTSIDE THE NORMAL RIGHT OF WAY.

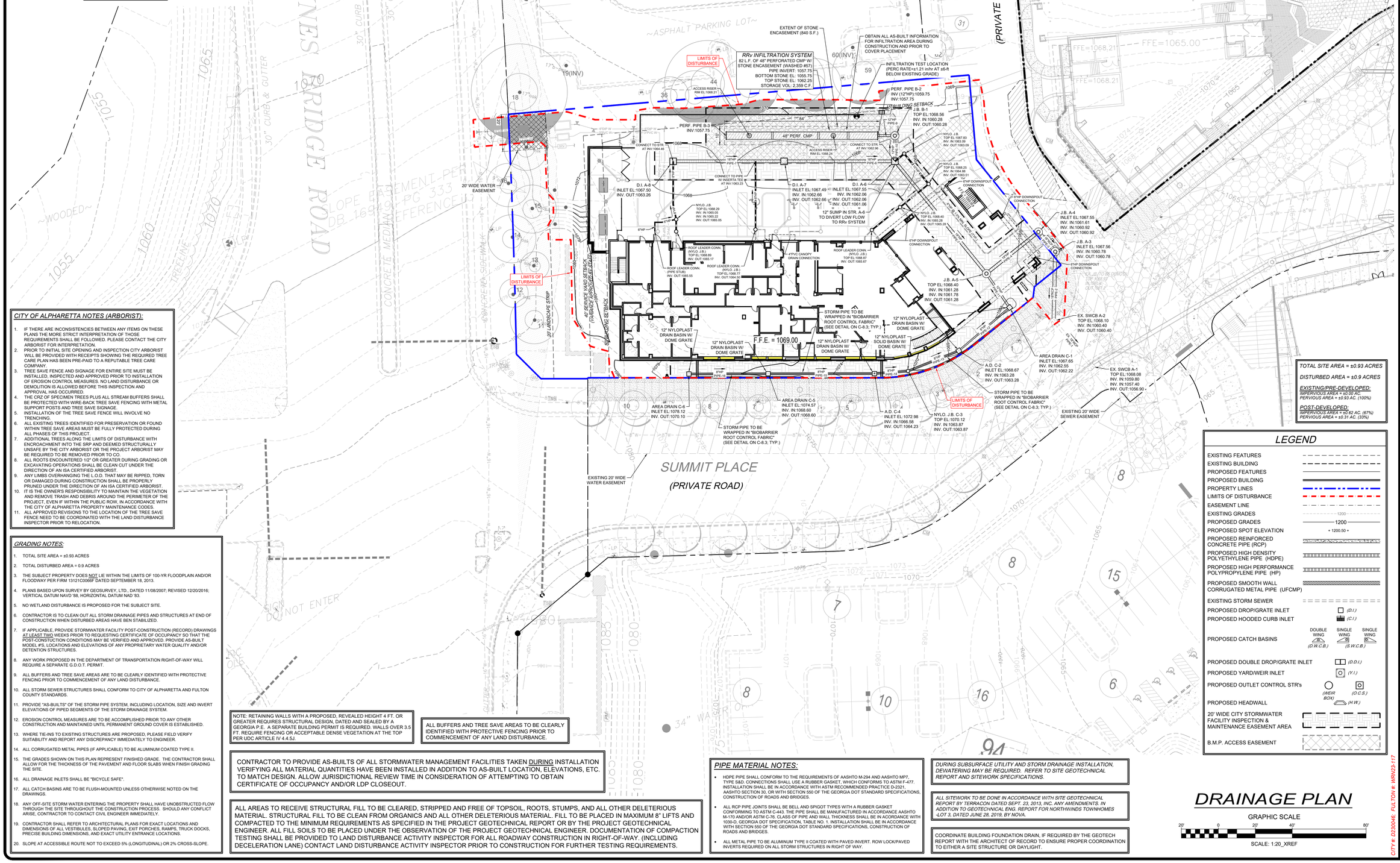
SEE TREE PLANTING DETAIL "STD. L-5" ON LANDSCAPE ARCHITECT PLANS (ELS-2) FOR TREE PLANTING EXCAVATION AND SOIL REPLACEMENT.

SEE ES&PC PLANS FOR ALL SILT & TREE SAVE FENCE LOCATIONS, AS WELL AS ANY ADDITIONAL EROSION AND SEDIMENT POLLUTION CONTROL MEASURES.

IF ENCOUNTEREED, UNSUITABLE SOIL REMOVAL AND SOME IMPORT MAY BE REQUIRED. REFER TO SITE GEOTECH REPORT. ALL SOILS HAULED IN OR OFF THE SITE MUST MEET ALL LOCAL AND STATE PERMITTING REQUIREMENTS.

1. Developer: KERIOTH CORPORATION
361 TOWNSHIP AVENUE, SUITE 200
RIDGELAND, MISSISSIPPI 39157
CONTACT: MR. BRIAN W. NETTLES
PHONE: 601-368-9950

2. Civil Engineer: HAINES, GIPSON & ASSOCIATES, INC.
1550 NORTH BROWN ROAD, SUITE 100
LAWRENCEVILLE, GEORGIA 30043
PHONE: *770-491-7550*



CITY OF ALPHARETTA NOTES (ARBORIST):

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 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 OF 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 L.O.D. 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.

GRADING NOTES:

1. TOTAL SITE AREA = ±0.93 ACRES
2. TOTAL DISTURBED AREA = 0.9 ACRES
3. THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE LIMITS OF 100-YR FLOODPLAIN AND/OR FLOODWAY PER FIRM 13121C0066F DATED SEPTEMBER 18, 2013.
4. PLANS BASED UPON SURVEY BY GEOSURVEY, LTD., DATED 11/08/2007; REVISED 12/20/2016; VERTICAL DATUM NAVD '88, HORIZONTAL DATUM NAD '83.
5. NO WETLAND DISTURBANCE IS PROPOSED FOR THE SUBJECT SITE.
6. CONTRACTOR IS TO CLEAN OUT ALL STORM DRAINAGE PIPES AND STRUCTURES AT END OF CONSTRUCTION WHEN DISTURBED AREAS HAVE BEN STABILIZED.
7. IF APPLICABLE, PROVIDE STORMWATER FACILITY POST-CONSTRUCTION (RECORD) DRAWINGS AT LEAST TWO WEEKS PRIOR TO REQUESTING CERTIFICATE OF OCCUPANCY SO THAT THE POST-CONSTUCTION CONDITIONS MAY BE VERIFIED AND APPROVED. PROVIDE AS-BUILT MODEL #'S, LOCATIONS AND ELEVATIONS OF ANY PROPRIETARY WATER QUALITY AND/OR DETENTION STRUCTURES.
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LEGEND

- EXISTING FEATURES
- EXISTING BUILDING
- PROPOSED FEATURES
- PROPOSED BUILDING
- PROPERTY LINES
- LIMITS OF DISTURBANCE
- EASEMENT LINE
- EXISTING GRADES — 1200
- PROPOSED GRADES — 1200
- PROPOSED SPOT ELEVATION — + 1200.50 +
- PROPOSED REINFORCED CONCRETE PIPE (RCP)
- PROPOSED HIGH DENSITY POLYETHYLENE PIPE (HDPE)
- PROPOSED HIGH PERFORMANCE POLYPROPYLENE PIPE (HP)
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- PROPOSED HEADWALL — (H.W.)
- 20' WIDE CITY STORMWATER FACILITY INSPECTION & MAINTENANCE EASEMENT AREA
- B.M.P. ACCESS EASEMENT

DRAINAGE PLAN

GRAPHIC SCALE
20' 0 20' 40' 80'
SCALE: 1:20_XREF

CITY # D2300145; FULTON # WRK23-117

HGA JOB No. 2020-054.20
Page 157 of 158

HAINES GIPSON & ASSOCIATES
Civil • Structural • Bridge

GEORGIA REGISTERED No. 20390 PROFESSIONAL ENGINEER RHEN CLAY LEWIS
11/03/2025

A PROJECT OF:
KERIOTH Creating Special Places™
361 TOWNSHIP AVENUE, SUITE 200
RIDGELAND, MISSISSIPPI 39157
PHONE: 601-368-9950

A.C. ALPHARETTA HOTEL
NORTHWINDS SUMMIT
2000 SUMMIT PLACE, LOT #1 - NORTHWINDS SUMMIT
CITY OF ALPHARETTA, FULTON COUNTY, GA
L.L. 753, 1st DIST, 2nd SEC; ZONED "MU"

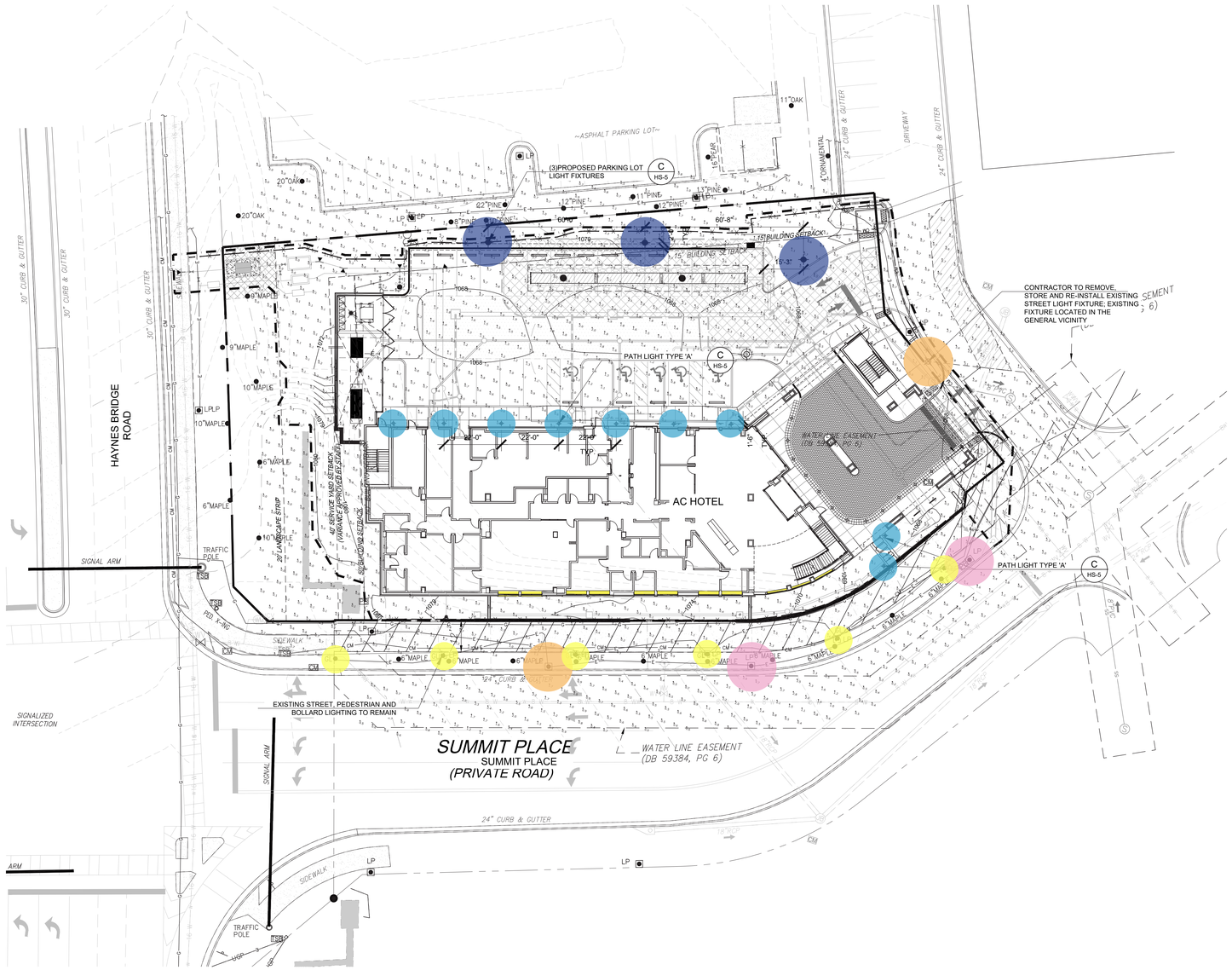
NO.	BY	DATE	DESCRIPTION
3	TLF	02/17/2026	Change of Conditions Request

NO.	BY	DATE	DESCRIPTION
-	TLF	09/06/2024	Design Development
-	TLF	09/26/2024	60% Marriott Submission
-	TLF	11/20/2024	Permit Issue
-	TLF	01/24/2025	90% Marriott Submission
1	TLF	03/20/2025	Design Team Coordination
2	TLF	02/27/2026	Alpharetta Comments & Approval
-	TLF	04/14/2025	90% Marriott Review / Owner Response Submission

DRAWN BY: TLF
CHECKED BY: RCL
DATE: 12/08/2023
SHEET TITLE: DRAINAGE PLAN
SHEET NUMBER: C-3.1

LIGHT FIXTURE SCHEDULE				
TYPE	SYMBOL	QUANTITY	MANUFACTURER/MODEL	REPRESENTATIVE
LIGHT FIXTURE TYPE 'A'		9	LOW LEVEL PATH LIGHT: SISTEMALUX - MINIREEF BOLLARD - LED, 2,700K - COLOR: ALUMINUM GRAY (S5263H-UNV-14-D10) FOOTING PER MANUFACTUER'S SPECIFICATIONS	SESCO LIGHTING CONTACT: THOMAS NICHOLS 770-449-7045
PARKING LIGHT FIXTURE		3	KING LUMINAIRE: K800-P4FL-111-10(SSL) - 8060; KING LED TECH-K806 SATELLITE SR, SHALLOW GLASS; HAPCO DECORATIVE ARM: ARH43300; ARLEN POLE & BASE W/ 6" POLE (TO MATCH INSTALLED NORTHWINDS STREET LIGHT)	ARRD+WINTER CONTACT: WINFIELD LITTLETON 770-368-2740

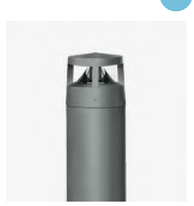
B HS-2 LIGHT FIXTURE SCHEDULE
SCALE:NTS



A HS-2 SITE LIGHTING LAYOUT PLAN
SCALE: 1"=20'

GENERAL LIGHTING NOTES:

1. THIS DRAWING IS FOR LAYOUT OF FIXTURES ONLY.
2. THE DRAWINGS INDICATE DESIGN INTENT ONLY. THEY DO NOT REFLECT AND/OR DEPICT ELECTRICAL DESIGN. THEY ARE NOT INTENDED TO SHOW THE EXACT LOCATION OF ELECTRICAL COMPONENTS, ETC. OR THE ROUTING OF CONDUIT.
3. NOTIFY THE LANDSCAPE ARCHITECT IN WRITING OF CONDITIONS ENCOUNTERED IN THE FIELD CONTRADICTORY TO THOSE SHOWN ON THE DRAWINGS.
4. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION ACTIVITIES RELATED TO THIS LIGHTING LAYOUT.
5. THE CONTRACTOR IS RESPONSIBLE FOR ELECTRICAL WORK THAT COMPLIES WITH ALL STATE OF GEORGIA , FULTON COUNTY, OTHER LOCAL BUILDING CODES HAVING JURISDICTION, AND THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE.
6. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND LISCENCES AND PAY ALL FEES REQUIRED BY LOCAL AUTHORITIES. ARRANGE FOR ALL NECESSARY INSPECTIONS REQUIRED BY THE AUTHORITIES HAVING JURISDICTION AND PROVIDE WRITTEN CERTIFICATES OF APPROVAL TO THE OWNER.
7. ALL SYSTEMS, EQUIPMENT, COMPONENTS, WORK, ETC. SHALL BE COVERED BY A ONE (1) YEAR GUARANTEE BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION. THE GUARANTEE SHALL INCLUDE PROVIDING ALL NECESSARY CUTTING, PATCH WORK, REPAINTING, ETC. TO MAKE THE WORK COMPLETE AND NEW.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO EXISTING UTILITIES, STRUCTURES, PAVING , LANDSCAPE MATERIALS AND/OR WORK OF OTHER TRADES RESULTING FROM ELECTRICAL WORK.
9. SOURCE OF POWER SHALL BE DETERMINED BY OWNER. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ELECTRICAL CONNECTION AND WIRING TO THE SOURCE WITH THE OWNER PRIOR TO CONSTRUCTION AND PRIOR TO ORDERING MATERIALS. ALL MATERIALS USED SHALL BE NEW AND SHALL BE STAMPED WITH THE LABEL OF UNDERWRITERS LABORATORIES, INC. (UL).
10. REFER TO LIGHT FIXTURE SCHEDULE FOR FIXTURE TYPE INDICATION (LETTER) AND SYMBOL DESCRIPTION.
11. CONTRACTORS SHALL PROVIDE AND INSTALL ALL FIXTURES, WIRING TO POWER SOURCE, ELECTRICAL CONNECTION, AND OTHER NECESSARY ELECTRICAL HARDWARE FOR A COMPLETE AND OPERABLE LIGHTING SYSTEM.
12. PROVIDE AND INSTALL GROUND MOUNTED PULL BOXES EVERY 200 FEET IN HOMERUN CIRCUITS. LOCATIONS SHALL BE COORDINATED WITH OTHER SITE IMPROVEMENTS AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
13. PROVIDE LOOPED SLACK EQUAL TO THREE (3) FEET, IN WIRE RUNS TO LANDSCAPE LIGHTING FIXTURES TO ALLOW FOR ADJUSTMENTS ONCE PLANT MATERIAL IS INSTALLED.
14. THE CONTRACTOR SHALL MAKE ADJUSTMENTS IN FIXTURE LAYOUT, AIM FIXTURES AND LOCK DOWN ANY ADJUSTING FASTENERS ON FIXTURES SUBJECT TO THE FINAL APPROVAL OF LAYOUT AND AIMING BY THE LANDSCAPE ARCHITECT.
15. PROTECT ALL EQUIPMENT, COMPONENTS, ETC. DURING CONSTRUCTION FROM DIRT, CHEMICAL, AND MECHANICAL DAMAGE, ETC.. PROTECT ALL CONDUIT OPENINGS SO THAT NO FOREIGN MATERIAL WILL ENTER THE CONDUIT.





LOW LEVEL PATH LIGHT TYPE 'A':
SISTEMALUX-MINIREEF BOLLARD -LED,2700K - COLOR: ALUMINUM GRAY (S5263H-UNV-14-D10) FOOTING PER MANUFACTURER'S SPECIFICATIONS





ALPHA-LOOP PATH LIGHTING
INSTALLED W/ INFRASTRUCTURE PROJECT LDP

PROPOSED HOTEL PARKING LOT FIXTURES (25' MOUNTING HT)



STREET LIGHT FIXTURE
20' MOUNTING HT.

EXISTING STREET FIXTURES INSTALLED W/ INFRASTRUCTURE PROJECT LDP

EXISTING PEDESTRIAN FIXTURES INSTALLED W/ INFRASTRUCTURE PROJECT LDP



PEDESTRIAN LIGHT FIXTURE
14' MOUNTING HT.

0' 10' 20' 40'

NORTH

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f. 404-248-1092

GEORGIA REGISTERED No. 002 LANDSCAPE ARCHITECT ROBERT T. HUGHES

AC MARRIOTT HOTEL

NORTHWINDS SUMMIT
2000 SUMMIT PLACE
ALPHARETTA, GA. 30009

No.	Description	Date
	DRB Submission	03/02/2026

SITE LIGHTING LAYOUT PLAN

CM Principal-in-Charge
BC Project Designer
BC Project Manager
Drawn By: BC
20011 Project No.
AS SHOWN Scale
HS-2 Drawing No.
NOT ISSUED FOR CONSTRUCTION

Last modified on 02/19/26 by JSHAH
File located in S:\2020\20011\Graphics\C - CAD\06 - Regulatory\ 20011HW1-DRB.dwg