



DESIGN REVIEW BOARD OCTOBER 20, 2017

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

- I. WORKSHOP**
- II. CALL TO ORDER**
- III. ROLL CALL**
- IV. PLEDGE TO THE FLAG**
- V. ITEMS FROM STAFF**
- VI. ITEMS FROM BOARD MEMBERS**
 - 1. DRB Meeting Minutes of**
- VII. PUBLIC HEARING**
 - 1. 09:00 - 09:20 DRB170054 Synovus Bank 8025 Haynes Bridge Rd
review signage**
 - 2. 09:20 - 10:00 DRB170055 Volvo 1575 Mansell Rd
review new facade, site plan change, signage**
 - 3. 10:00 - 10:30 DRB170050 Northwinds Summit Haynes Bridge @ 400
review Design Guidelines**
 - 4. 10:30 - 12:00 DRB170051 Windward Point 375 North Point Parkway
review new construction buildings and landscape**
- VIII. ADJOURNMENT**



DESIGN REVIEW BOARD SUMMARY

August 18, 2017

PUBLISHED: Monday, August 21, 2017

Department of Community Development

WWW.ALPHARETTA.GA.US

678.297.6070

ALPHARETTA CITY HALL

COUNCIL CHAMBERS

8:30 AM

This summary is provided as a convenience and service to the public, media and staff. It is not the intent to record proceedings verbatim. Any reproduction of this summary must include this notice. Public comments are noted as heard by The Design Review Board, but not quoted or paraphrased. This document includes limited presentation by The Design Review Board and invited speakers in summary form. This is not an official record of the City of Alpharetta Design Review Board Meeting proceedings. Official Minutes are recorded and available for review.

- I. WORKSHOP 
- II. CALL TO ORDER 
- III. ROLL CALL
 - Design Review Board Members Present
 - o Richard Kramer(Chairman)
 - o Roger Brown (Vice- Chairman)
 - o Frank Schwing
 - o Scott Doll
 - o Tom Le Cain
 - o Dick Debban
 - o Kim Matherly
 - Design Review Board Members Absent
 - o Pat Corkill
- IV. PLEDGE TO THE FLAG 
- V. ITEMS FROM STAFF 
 1. Guideline additions 
- VI. ITEMS FROM BOARD MEMBERS 

VII. DRB Meeting Minutes of July 21, 2017 

- ❖ Board Member Schwing offered a motion to approve with corrections
- The motion received a second from Board Member Doll
- The motion was approved by a vote (6-0-1) (Debban)

VIII. PUBLIC HEARING

1. DRB 170034 Seven Seas 124 Devore Rd

Applicant presented review of signage. Applicant provided sky blue color sample. Building sign is face lit.

- ❖ Board Member Brown offered a motion to approve as presented
- The motion received a second from Board Member Matherly
- The motion was approved by a vote (6-0-1) (Kramer)

2. DRB170031 Ashley Pointe 5970 North Point Pkwy

Applicant presented:

- Review of sign package
- Actual samples of awning colors buttercup and jockey red

There was discussion from the Board:

- Awnings are solid
- Monument Sign is a Panel sign

- ❖ Board Member Schwing offered a motion to approve with the changes discussed today which include correcting the umbrella color for La Madeline to the jockey red, adding a statement that just clarifies that any signs, umbrellas, furniture, or awnings still require to meet City Code and come to City for approval and to clarify that umbrella and awning colors for an individual tenant must coordinate
- The motion received a second from Board Member Le Cain
- The motion was approved by a vote (4-0-1) (Kramer)

Board Member Matherly and Debban were not present for the vote.

3. DRB 170040 Cutter's Cigars 4915 Windward Pkwy

Russell Sutton presented review changes to approved patio.

After discussion:

- ❖ Board Member Le Cain offered a motion that the awning be replaced with what was previously recommended on the sunbrella terracotta
- The motion received a second from Board Member Matherly
- The motion was approved by a vote (4-0)

There was discussion during the motion that this was the existing awnings to the right. To get as close a match as possible.

- ❖ Board Member Le Cain offered a motion that we approve the current submitted columns presented today
- The motion received a second from Board Member Schwing
- The motion was approved by a vote (2-2)

Motion Failed

Applicant agreed to go back to what was originally approved for the columns.

There was discussion:

- Expand the bases as a pedestal
- Stucco the brick to match the building
- Add a water table feature to offset from the base
- Board Member Le Cain offered a motion to add a pedestal to the existing columns, with a water table, and stuccoing the remainder tops as recommended by the DRB today.
- The motion received a second from Board Member Matherly
- The motion was approved by a vote (4-0)

There was discussion during the motion that the stucco should match the lighter color (base color), one row base with same color brick, same brick water table solid course with stucco above that.

Applicant agreed to bring sample of awning.

Applicant discussed possible plastic enclosure for patio. Staff recommended they talk with the Fire Marshall and research then bring back to DRB.

vii. ADJOURNMENT

Chairman Schwing adjourned the meeting at 10:06 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 not to take advantage of this option, please print your responses in a clear, easily legible fashion.

Please complete this form in its entirety and verify that all information is true and accurate.

Your completed submittal package (see Instructions for details) should be delivered to:

City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

NOTE: All applicable fees must be included with the application. Applications will be accepted only on the dates reflected on the page of this form titled "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: The Fitts Company, Inc.

Location Address: 55 Sirens Lane, Gaston, SC 29053

Mailing Address: 55 Sirens Lane

City: Gaston State: SC Zip Code: 29053

Contact For All Notifications: Kathy Wood

Contact Telephone: 803 - 356 - 5,947 Mobile Telephone: _____

Fax: _____ Email: kwood@thefittscompany.com

Contact's Relation To Business: Permitting

This Application For (Check all that apply):

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

Application Fees:

Any review within the Central Business District	\$	100.00
Review of signs, satellite antennas, play yards, and improvements valued at less than \$10,000.	\$	200.00
All other reviews	\$	300.00
Total Due	\$	_____

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



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: Synovus

Physical Address: 500 East 11th Street, Columbus, GA 31901

Mailing Address: 500 East 11th Street

City: COLUMBUS State: GA Zip Code: 31901

Owner Telephone: 706 644 2056 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): John M. Mitchell Date: 5-23-2017

Owner Signature: [Signature]

Property Information:

Address (If Assigned): 8025 Westside Parkway, Alpharetta, GA 30009

Tax ID or Map Reference Number: FEIN# 57-1071326

Land Lot[s]: 12271007510383 District: Office Institutional Section:

Existing Zoning of Property: OI Existing Uses of Property: Financial Institution

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: Kathy Wood Date: 10-2-17 Print Form

Number 24441 Maintenance > Site Sign Book

Site Sign Book

[Back to Order Menu](#)[Print](#)

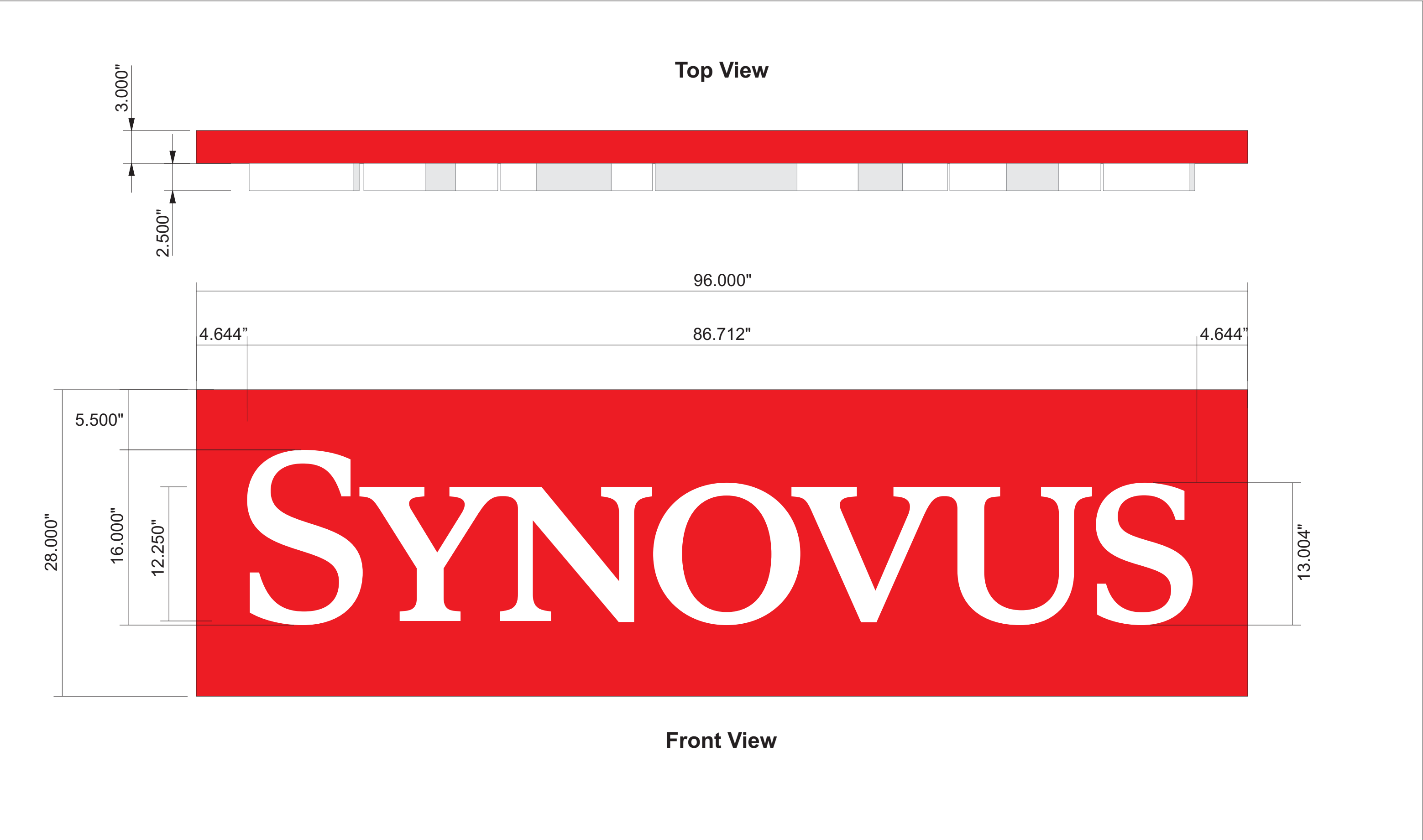
24441

8025 Westside Parkway
Alpharetta, GA 30009GUID: https://intranet.thefittscompany.com/signbooks/pr_site_signbook.asp?PO=24441&GUID=244411306237

Original Image

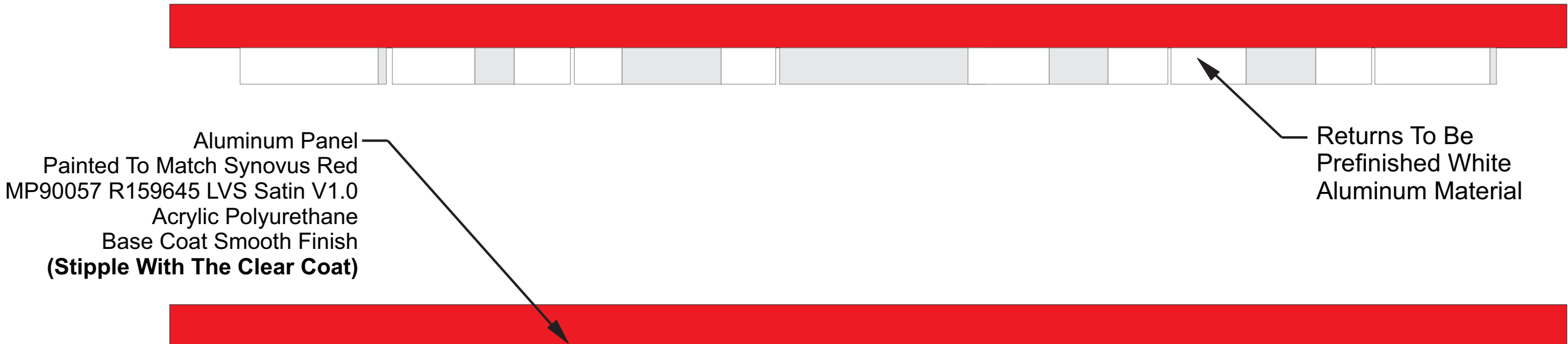
Proposed Image





Installation:
Letters To Be Furnished With 1/4-20 Aluminum Studs.
Panel To Be Installed With 10-32 Aluminum Studs.

Top View



Front View

Note:
Letters To Be Internally Illuminated With GEMM50-1 LEDs.
Letters To Have ACM Backs.
Letters To Have UL Labels.

3/16" Thick 7328 White Acrylic
With **NO** Vinyl
Applied To The First Surface

 THE FITTS COMPANY INCORPORATED 441 INDUSTRIAL DRIVE LEXINGTON, SC 29072 P: 803-356-5947 F: 803-356-5987	CUSTOMER: Synovus Bank	PRODUCT NUMBER: TFC #55356	DRAWN BY: JBK	DATE: 5/5/17	REVISIONS:	SCALE: 1 1/2" = 1'-0"	THE DESIGNS/INFORMATION CONTAINED IN THIS DRAWING ARE PROTECTED UNDER U.S. AND INTERNATIONAL TRADEMARK LAW AND ARE THE SOLE PROPERTY OF THE FITTS COMPANY, INC. ANY REPRODUCTION WITHOUT WRITTEN CONSENT IS STRICTLY PROHIBITED. THIS IS AN UNPUBLISHED DESIGN SUBMITTED FOR YOUR PERSONAL USE IN CONNECTION WITH THE PROJECT PLANNED FOR YOU BY THE FITTS COMPANY, INC. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE OF YOUR ORGANIZATION NOR IS IT TO BE USED, REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION. ALL OR ANY PART OF THIS DESIGN (EXCEPTING REGISTERED TRADEMARKS) REMAINS THE PROPERTY OF THE FITTS COMPANY, INC.	PAGE: 2 OF 2
	SITE ADDRESS: - - - - , -	PRODUCT TITLE: Lighted Letters With Background Panel (PLL-16)	CHECKED: ###	DATE: #####	1. #### Revision # 2. #### Revision # 3. #### Revision #	4. ###/## Revision # 5. ###/## Revision # 6. ###/## Revision #		
			APPROVED: ###	DATE: #####		PAPER SIZE: 11 x 17		

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: _____

☐ Fee Paid Initial: _____

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

Business Name: North Point Volvo

Location Address: 1570 Mansell Road, Alpharetta, GA 30009

Mailing Address: 100 Peachtree Street, NW, Suite 1450

City: Atlanta State: Ga Zip Code: 30303 - _____

Contact For All Notifications: Michael Hodge

Contact Telephone: 678 - 904 - 7426 Mobile Telephone: 770 - 235 - 0438

Fax: _____ - _____ - _____ Email: mhodge@praxis3.com

Contact's Relation To Business: Owner's Agent - Architect

This Application For (Check all that apply):

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

Application Fees:

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All other reviews	\$	300.00
Total Due	\$	100.00

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



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: Christman North Point Investments, LLC

Physical Address: 6031 Brookhaven Circle

Mailing Address: Same as above

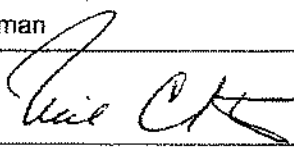
City: Johns Creek State: Ga Zip Code: 30097

Owner Telephone: 770 - 952 - 1800 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): Neil Christman Date: 9/29/2017

Owner Signature: 

Property Information:

Address (If Assigned): 1570 Mansell Road, Alpharetta, GA 30009

Tax ID or Map Reference Number:

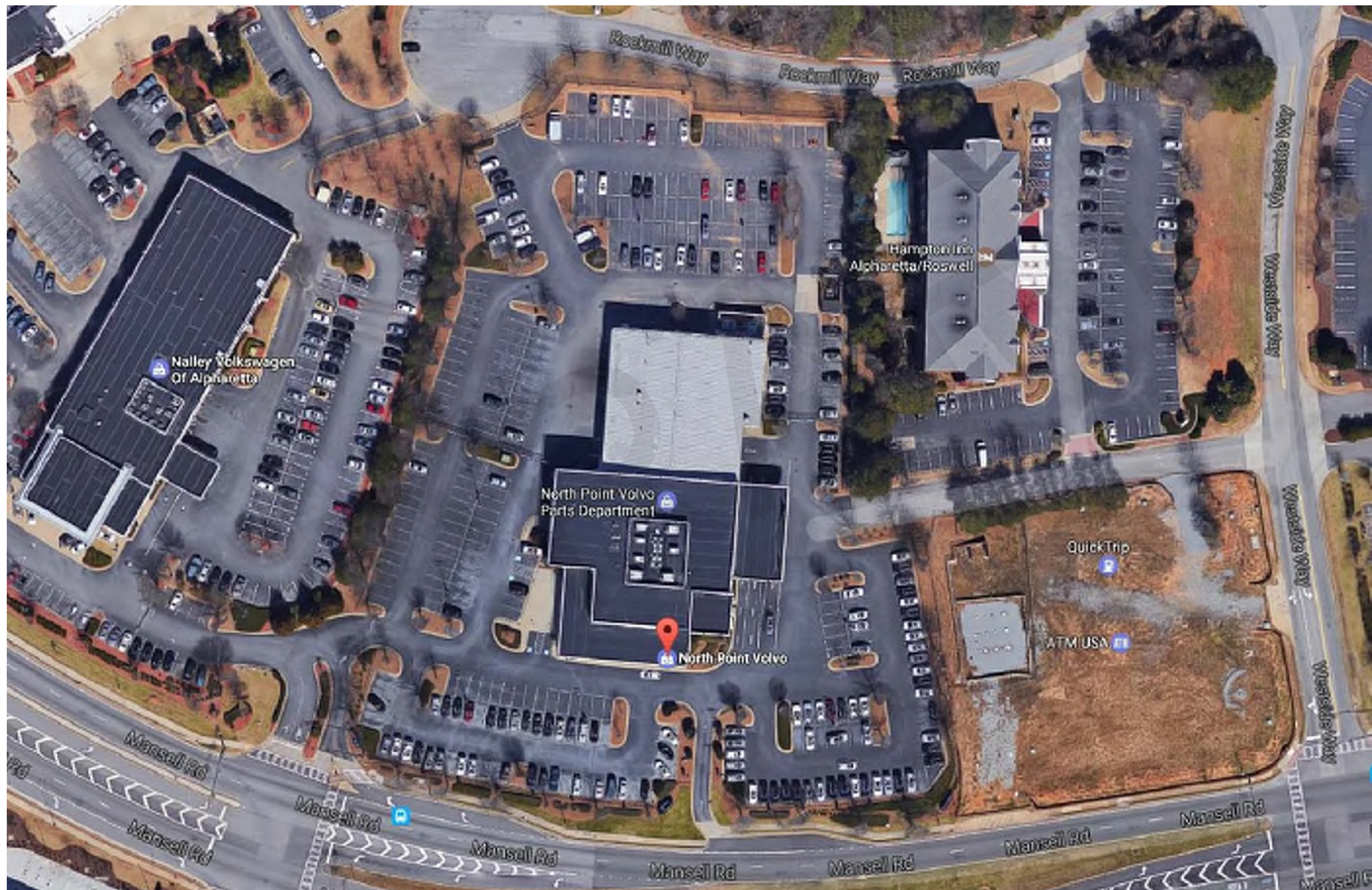
Land Lot(s): District: Section:

Existing Zoning of Property: PSC Existing Uses of Property: Automobile Dealership

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: 10/3/17 Print Form

SITE AERIAL PHOTO



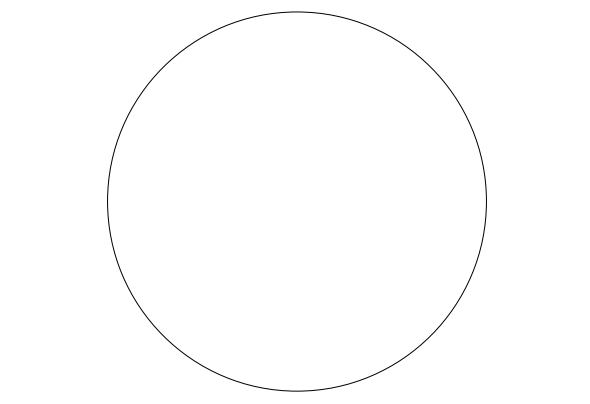
Location Map
NOT TO SCALE



1570 Mansell Rd
Alpharetta, GA 30009

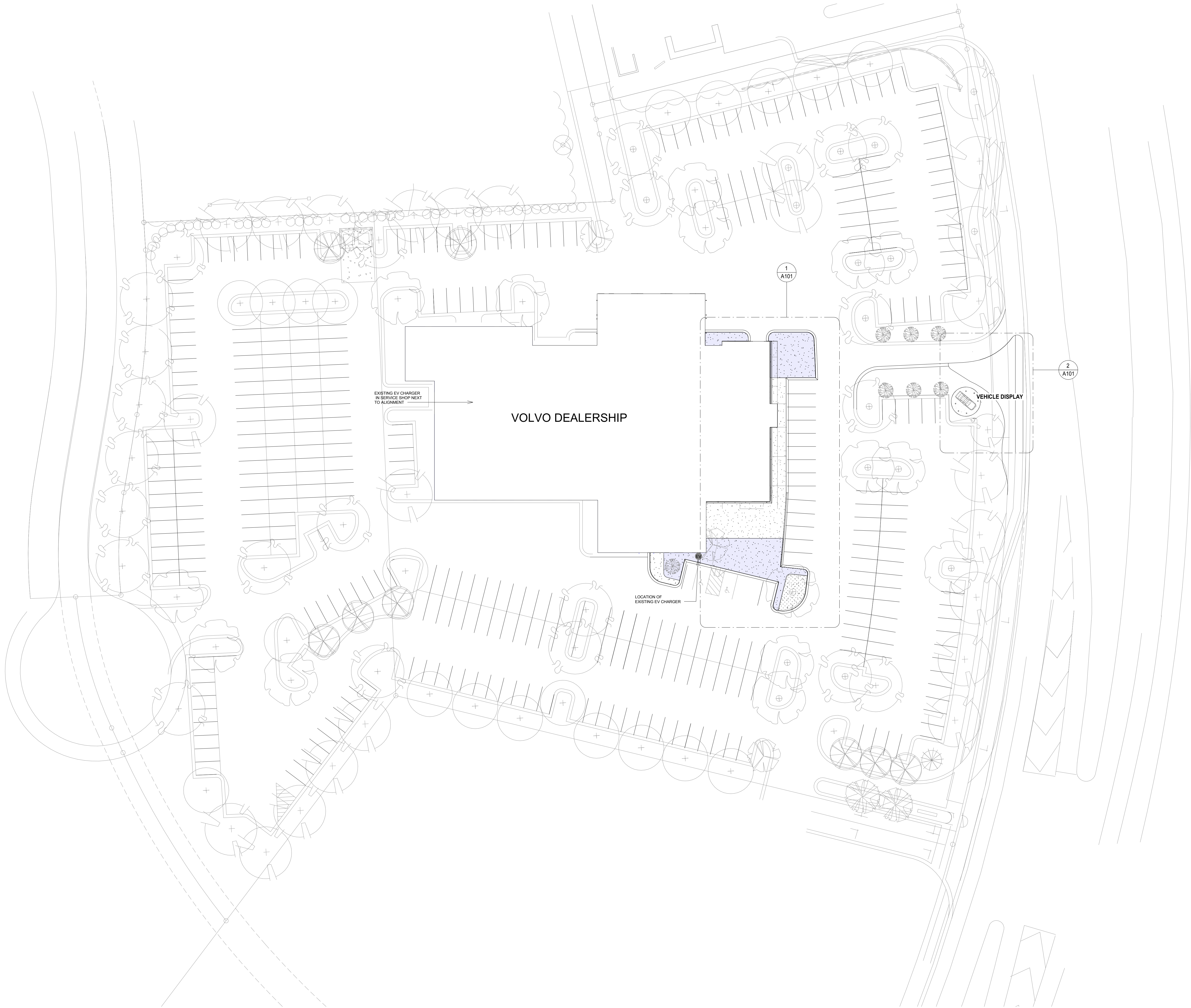
EXTERIOR PHOTOS





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Rev	Date	Comments
	07.05.17	30% Set
	08.04.17	60% Set
	08.25.17	90% Set
	09.12.17	Permit Set



TRUE NORTH
1 A100
Site
1" = 30'-0"

Client:
Christman North Point Investments
6031 Brookhaven Circle Johns Creek, GA 30097
Project Number: 17031
Project Name:
North Point Volvo
1570 Mansell Rd Alpharetta, GA 30009

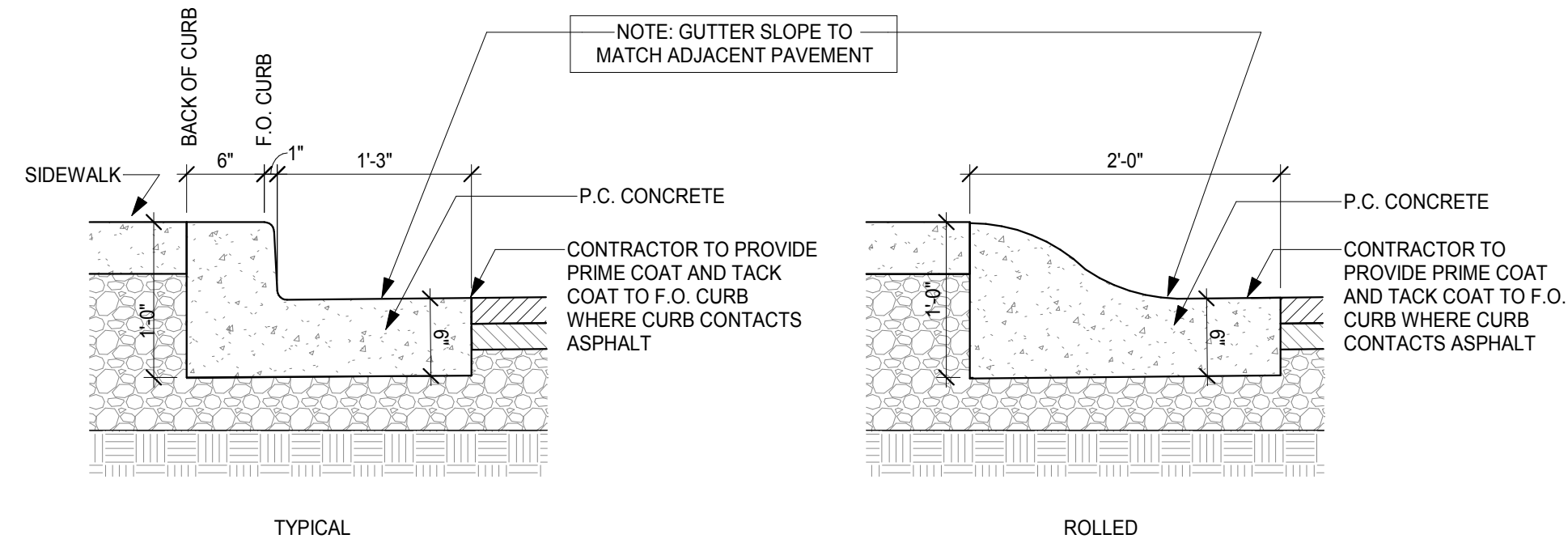
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Site Plan

Sheet Number:
A100

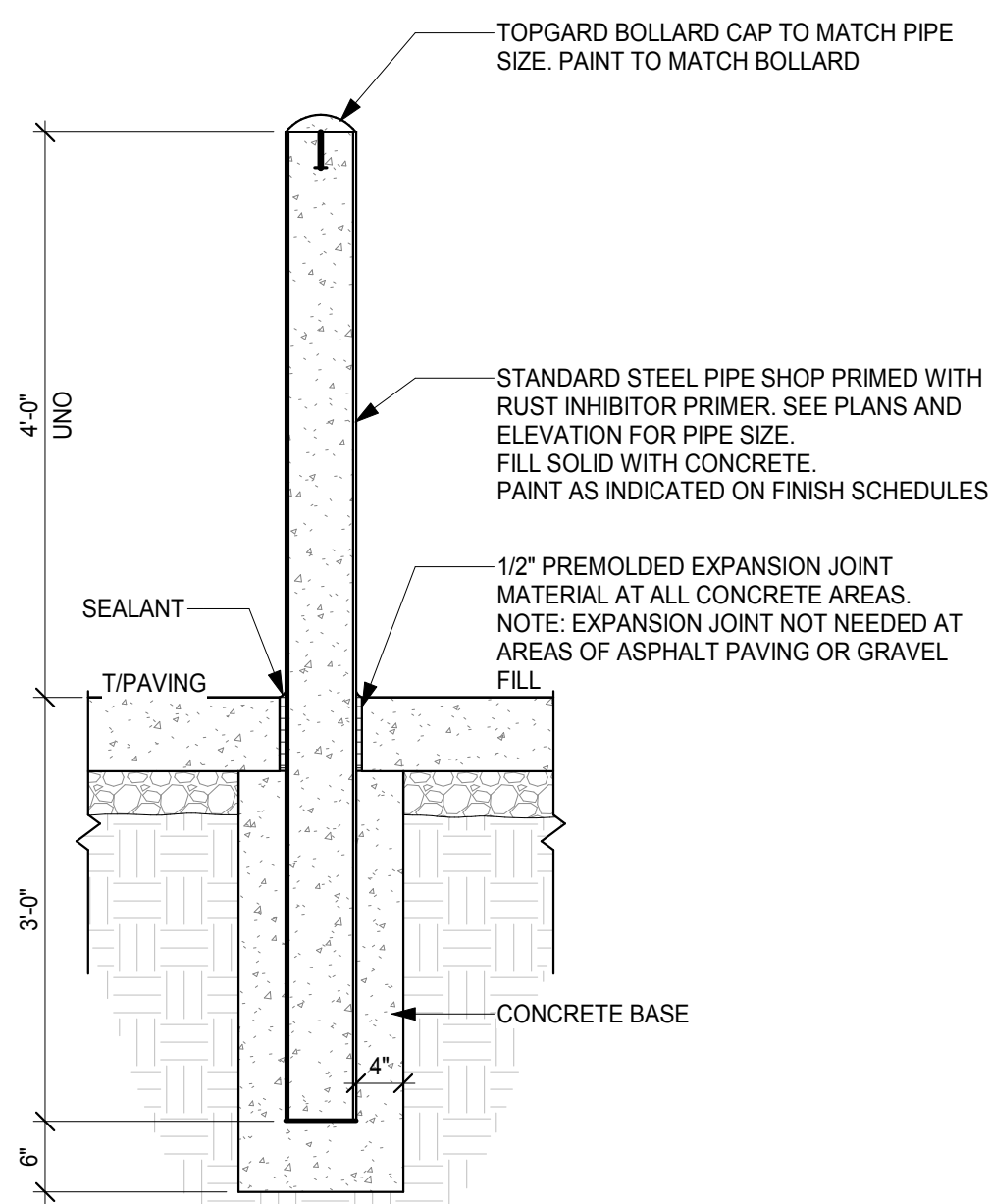
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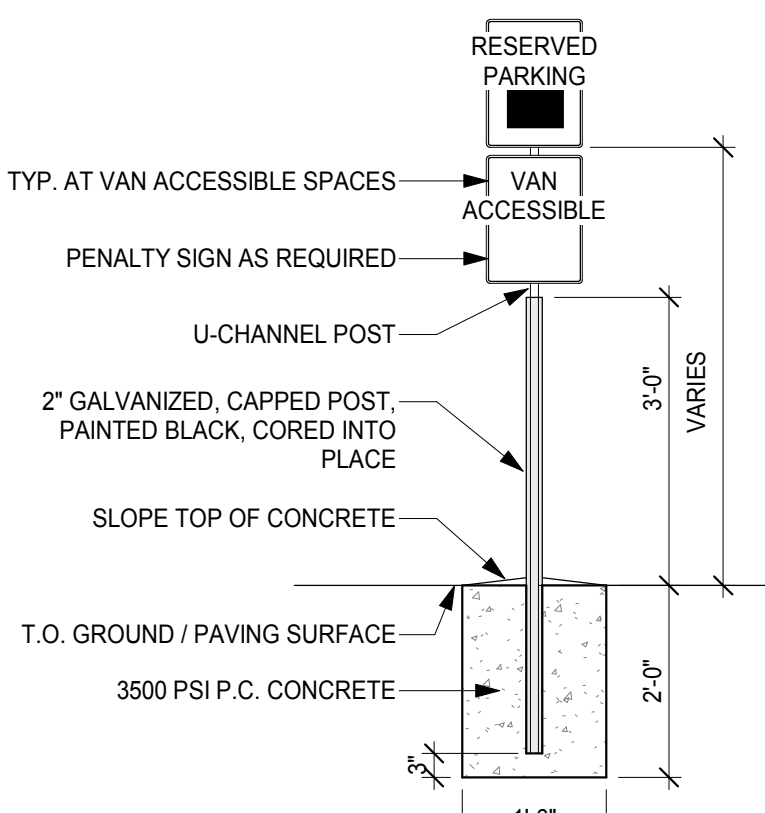
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	08.25.17	90% Set
	09.12.17	Permit Set



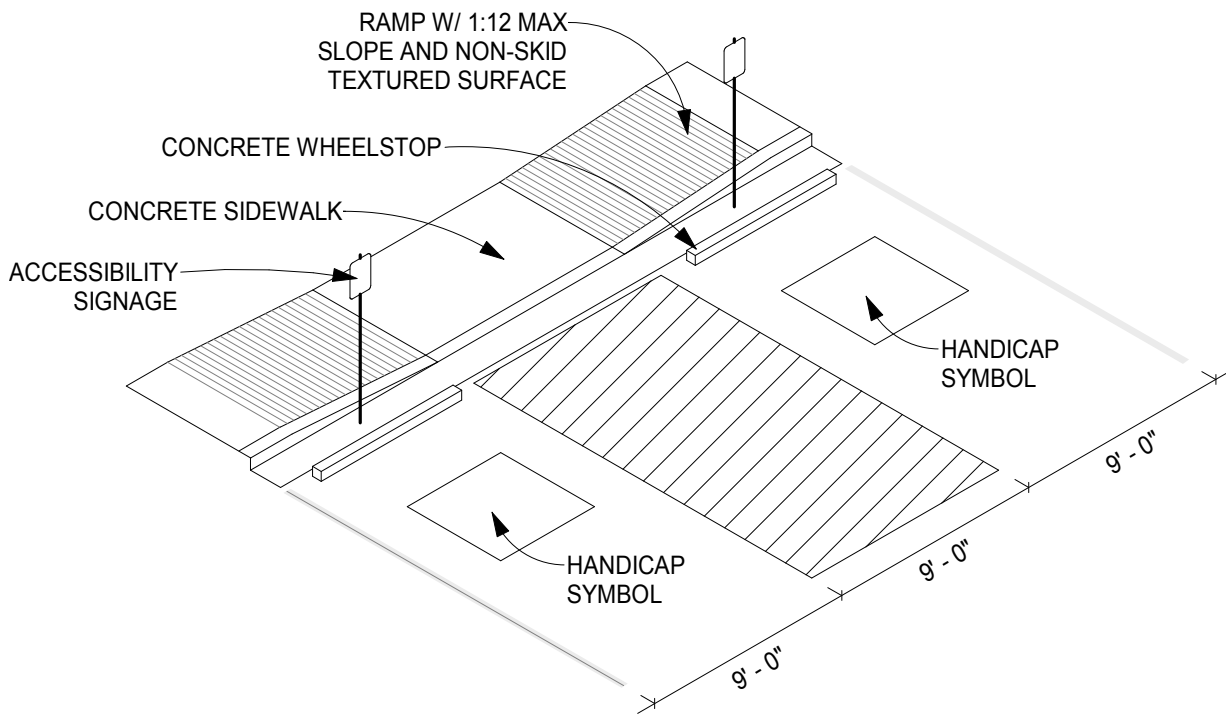
7 Concrete Curb Types
1" = 1'-0"



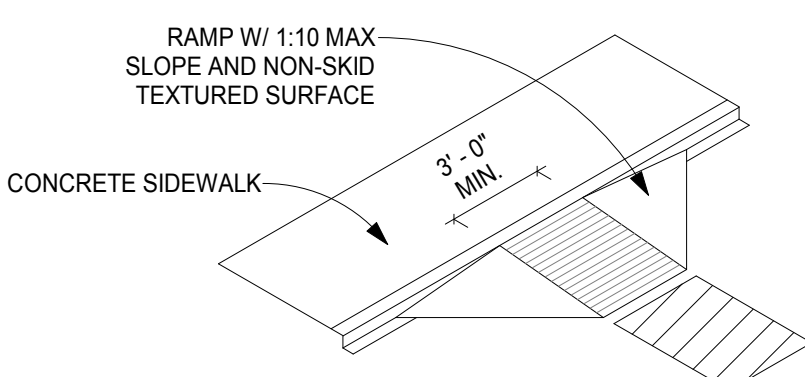
6 Typical Bollard
3/4" = 1'-0"



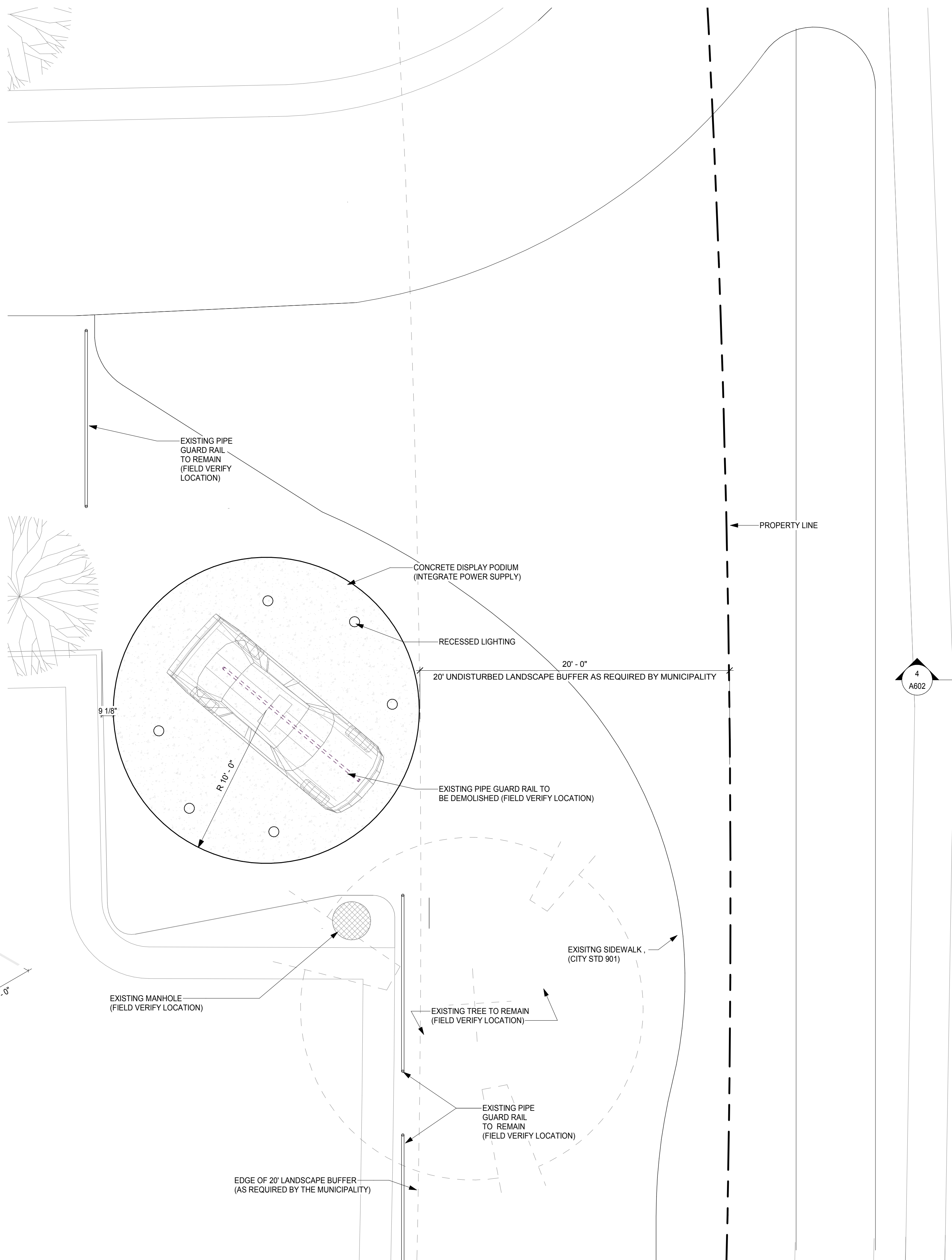
5 Accessible Parking Sign
1/2" = 1'-0"



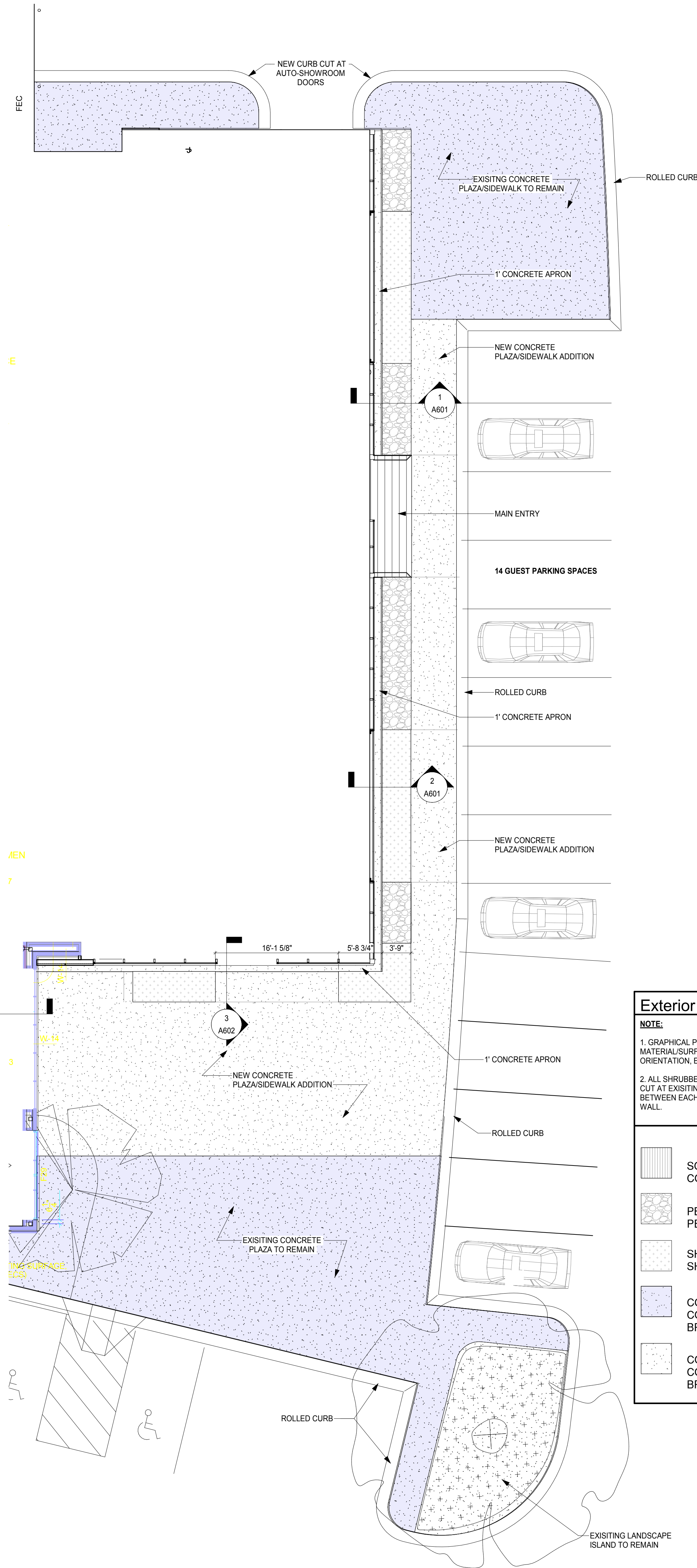
4 Accessible Parking Layout
1/8" = 1'-0"



3 Accessible Curb Ramp
1/8" = 1'-0"



2 Vehicle Display Podium
1/4" = 1'-0"



1 Enlarged Guest Parking Area
1/8" = 1'-0"

Exterior Site Plan Key

NOTE:

- GRAPHICAL PATTERNS ARE SHOWN TO INDICATE MATERIAL/SURFACE TYPE, NOT PATTERN OR ORIENTATION, EXCEPT FOR TILED AREAS
- ALL SHRUBBERY AND PEBBLE BEDS TO BE SAW CUT AT EXISTING CONCRETE WITH A 4" TRANSITION BETWEEN EACH BED AND OFFSET FROM CURTAIN WALL

	SC-1 : SCORED CONCRETE AT ENTRY
	PBL: SMOOTH WHITE SEA PEBBLE
	SHRB : LOW LYING SHRUBBERY
	CONC 3 : EXISTING CONCRETE WITH BRUSHED FINISH
	CONC 3 : LIGHT GREY CONCRETE WITH BRUSHED FINISH

Client: Christman North Point Investments

6031 Brookhaven Circle Johns Creek, GA 30097

Project Number: 17031
Project Name:

North Point Volvo

1570 Mansell Rd
Alpharetta, GA 30009

Sheet Title:
Site Details

Sheet Number:
A101

EXISTING EXTERIOR FACADE



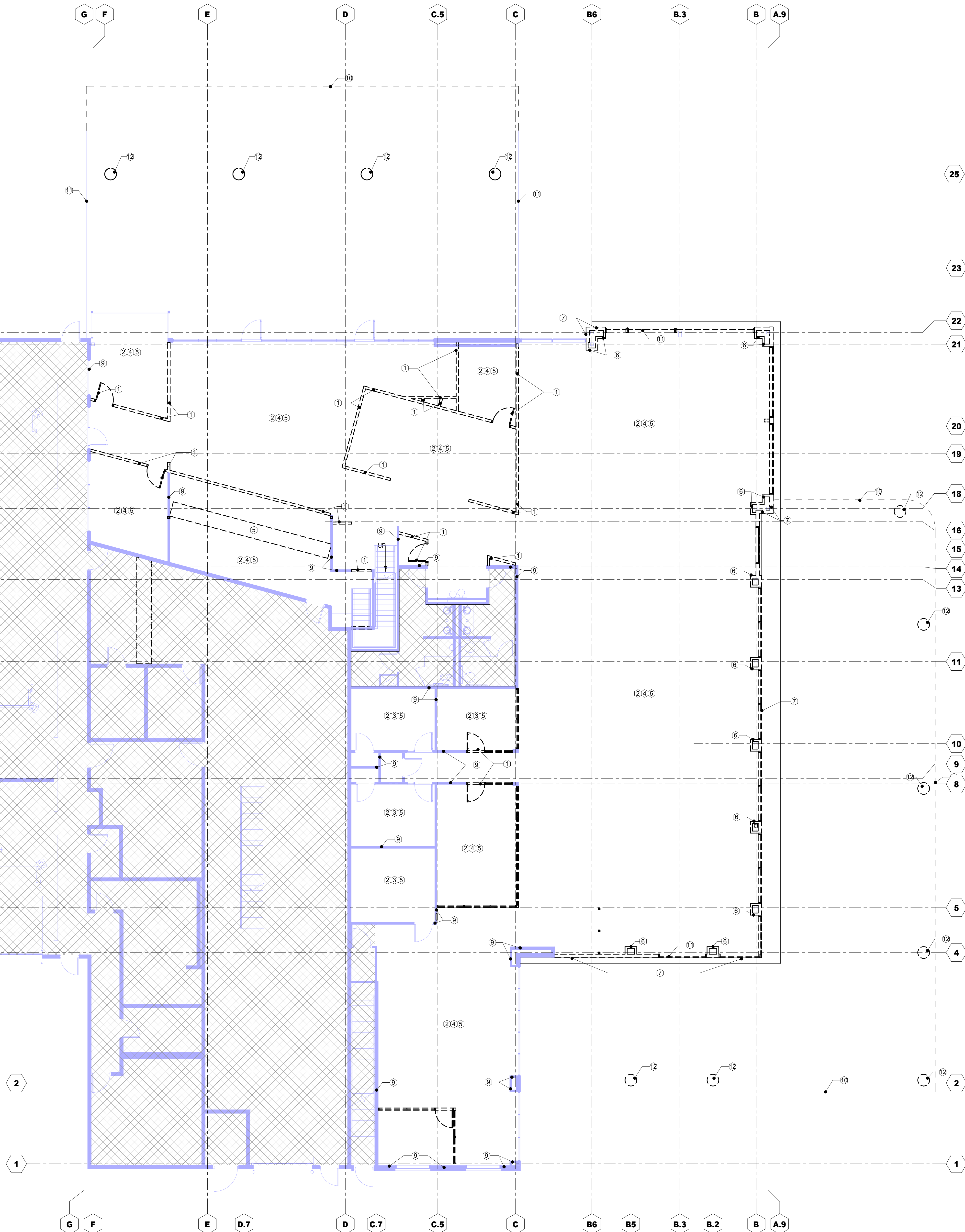
PROPOSED EXTERIOR FACADE



BEFORE AND AFTER COMPARISON



Rev	Date	Comments
	07.05.17	30% Set
	08.04.17	60% Set
	08.25.17	90% Set
	09.12.17	Permit Set



Partition Legend

SEE A550 FOR PARTITION TYPES
UNTAGGED STUD PARTITIONS ARE W300 (TYP)
UNTAGGED MASONRY PARTITIONS ARE W180 (TYP)
DIMENSIONS ARE TO FACE OF STUD OR MASONRY UNO.
--- DEMOLISHED PARTITION
--- EXISTING PARTITION

Demolition Notes-Floor Plan	
Keynote Number	Remarks
1	REMOVE PARTITION / DOOR
2	REMOVE FLOOR FINISHES & WALL BASE
3	REMOVE CEILING TILES, LIGHTS & DIFFUSERS (PAINT & REUSE CEILING GRID)
4	REMOVE CEILING TILES, LIGHTS & DIFFUSERS
5	REMOVE MILLWORK
6	REMOVE COLUMN WRAP; COLUMN TO REMAIN
7	REMOVE EXTERIOR WALL SYSTEM
9	WALL/PARTITION TO REMAIN; FINISH AS PER FINISH SCHEDULE
10	REMOVE CANOPY
11	EXISTING CANOPY/ROOF TO REMAIN
12	REMOVE EXISTING COLUMNS/RAIN LEADER
13	REMOVE CANOPY, ROOF AND STRUCTURE AT EXTERIOR DISPLAY
14	ROOF DRAIN TO REMAIN AND RELOCATE RAIN LEADER
15	REMOVE ROOF CRICKET(S); TO BE REPLACED BY NEW ROOF
16	REMOVE CLADDING STRUCTURE TO REMAIN FOR REUSE
17	REMOVE EXTERIOR CLADDING/WALL FRAMING
18	REMOVE PARAPET WALL AND PATCH ROOFING AT EXISTING STUD CONNECTIONS
19	PARAPET TO REMAIN FOR REUSE



1
AD200

1/8" = 1'-0"

Schematic Floor Plan - Level 1 Demo

Client:
Christman North Point Investments

6031 Brookhaven Circle Johns Creek, GA 30097

Project Number: 17031
Project Name:

North Point Volvo

1570 Mansell Rd
Alpharetta, GA 30009

Sheet Title:
Floor Plan - Demolition - Level 1

Sheet Number:

AD200

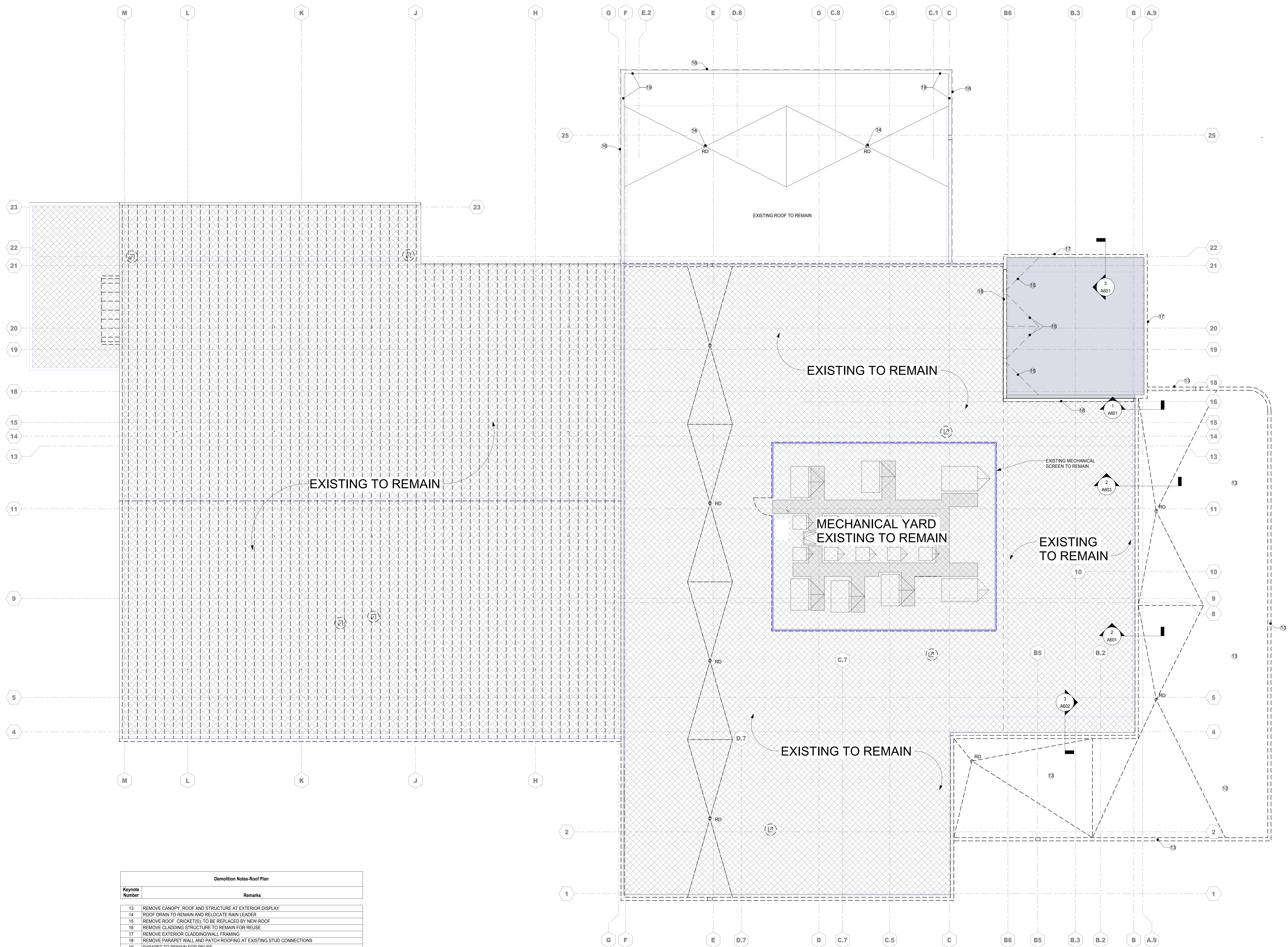
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Rev	Date	Comments
	07.05.17	30% Set
	08.04.17	60% Set
	08.25.17	90% Set
	09.12.17	Permit Set



Demolition Notes-Roof Plan	
Keynote Number	Remarks
13	REMOVE CANOPY, ROOF AND STRUCTURE AT EXTERIOR DISPLAY
14	ROOF DRAIN TO REMAIN AND RELOCATE RAIN LEADER
15	REMOVE ROOF CRICKET(S); TO BE REPLACED BY NEW ROOF
16	REMOVE CLADDING STRUCTURE TO REMAIN FOR REUSE
17	REMOVE EXTERIOR CLADDING/WALL FRAMING
18	REMOVE PARAPET WALL AND PATCH ROOFING AT EXISTING STUD CONNECTIONS
19	PARAPET TO REMAIN FOR REUSE

Client: Christman North Point Investments 6031 Brookhaven Circle Johns Creek, GA 30097	Project Number: 17031 Project Name: North Point Volvo
1570 Mansell Rd Alpharetta, GA 30009	

Sheet Title:
**Roof Plan-
Demolition**

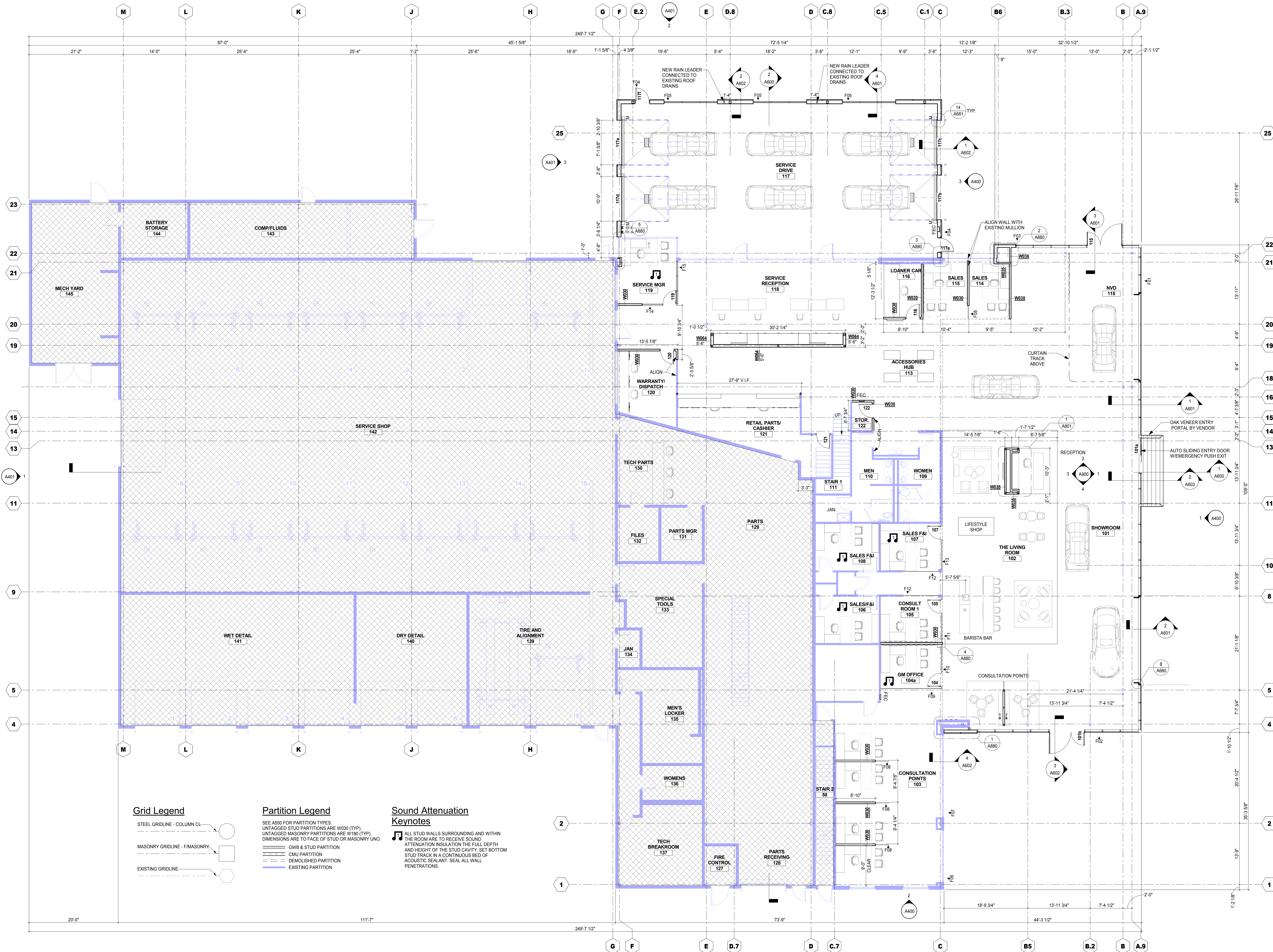
Sheet Number:

AD201

1 Roof Plan-Demolition
AD201 1/8" = 1'-0"

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Rev	Date	Comments
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08.04.17	60% Set	
08.25.17	90% Set	
09.12.17	Permit Set	



Grid Legend

- STEEL GRIDLINE - COLUMN CL
- MASONRY GRIDLINE - F/MASONRY
- EXISTING GRIDLINE

Partition Legend

- SEE A550 FOR PARTITION TYPES.
- UNTAGGED STUD PARTITIONS ARE W180 (TYP).
- UNTAGGED MASONRY PARTITIONS ARE W180 (TYP).
- DIMENSIONS ARE TO FACE OF STUD OR MASONRY UNO.
- GWB & STUD PARTITION
- CMU PARTITION
- DEMOLISHED PARTITION
- EXISTING PARTITION

Sound Attenuation Keynotes

- ALL STUD WALLS SURROUNDING AND WITHIN THE ROOM ARE TO RECEIVE SOUND ATTENUATION INSULATION THE FULL DEPTH AND HEIGHT OF THE STUD CAVITY. SET BOTTOM STUD TRACK IN A CONTINUOUS BED OF ACOUSTIC SEALANT. SEAL ALL WALL PENETRATIONS.

Client:
Christman North Point Investments

6031 Brookhaven Circle Johns Creek, GA 30097

Project Number: 17031
Project Name:

North Point Volvo

1570 Mansell Rd
Alpharetta, GA 30009

Sheet Title:
Floor Plan - Level 1

Sheet Number:
A201

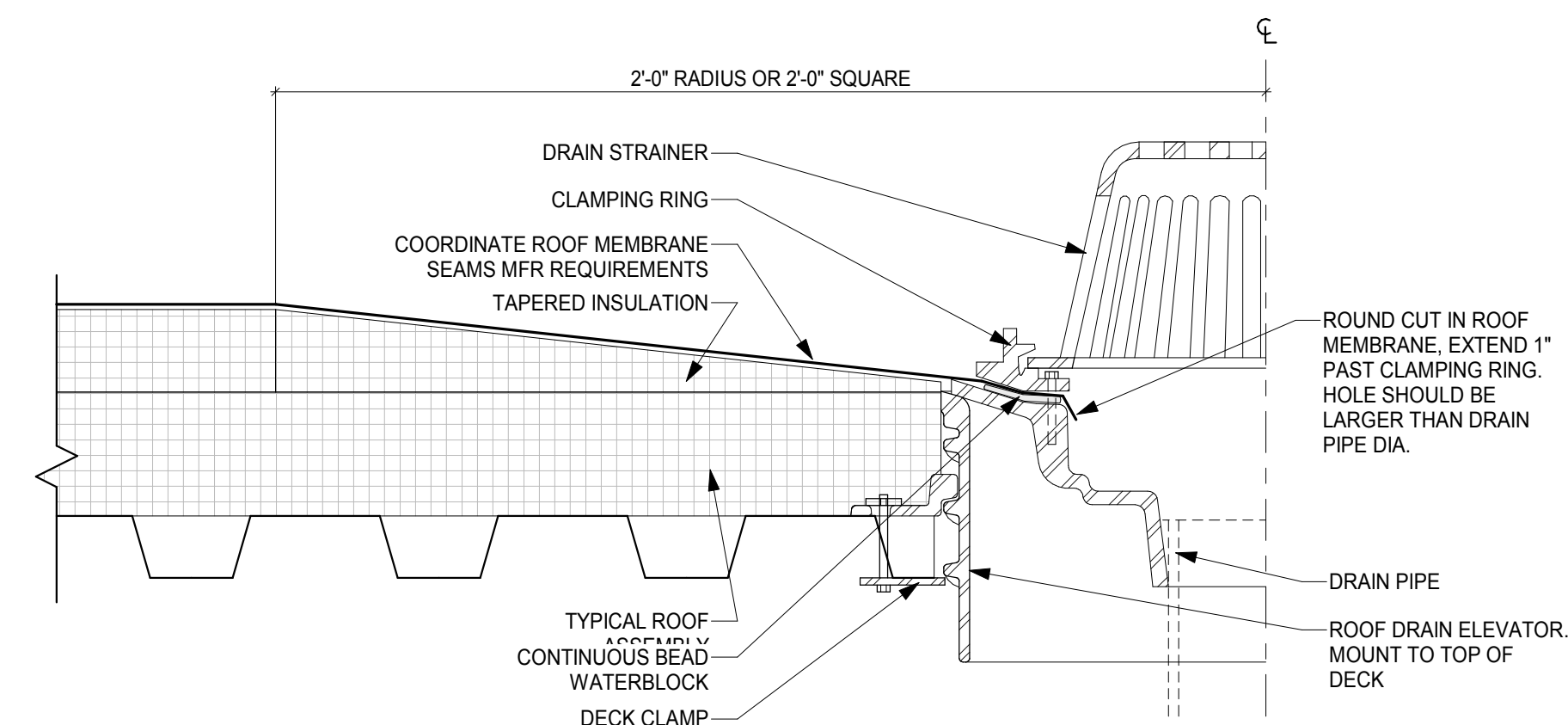
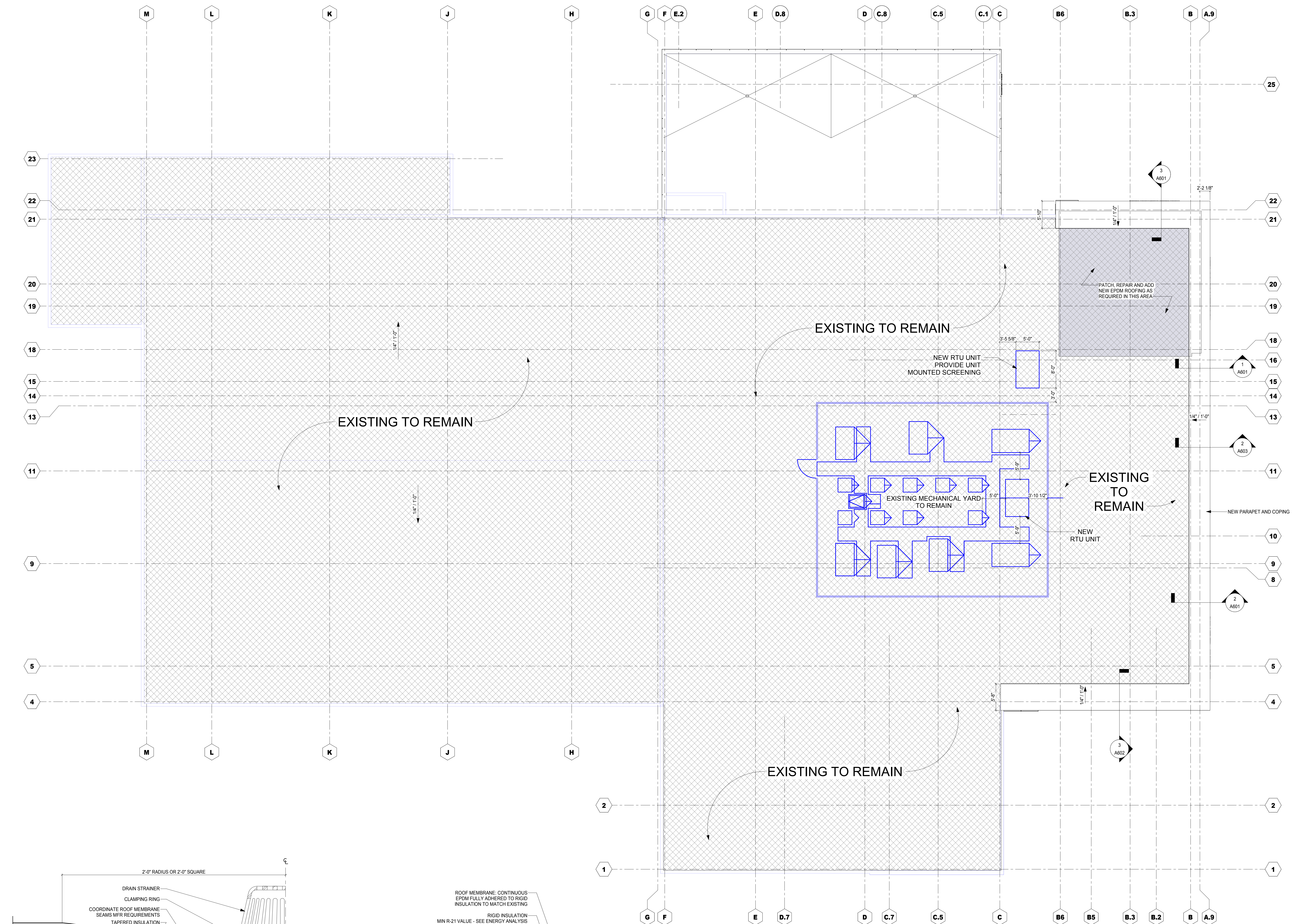
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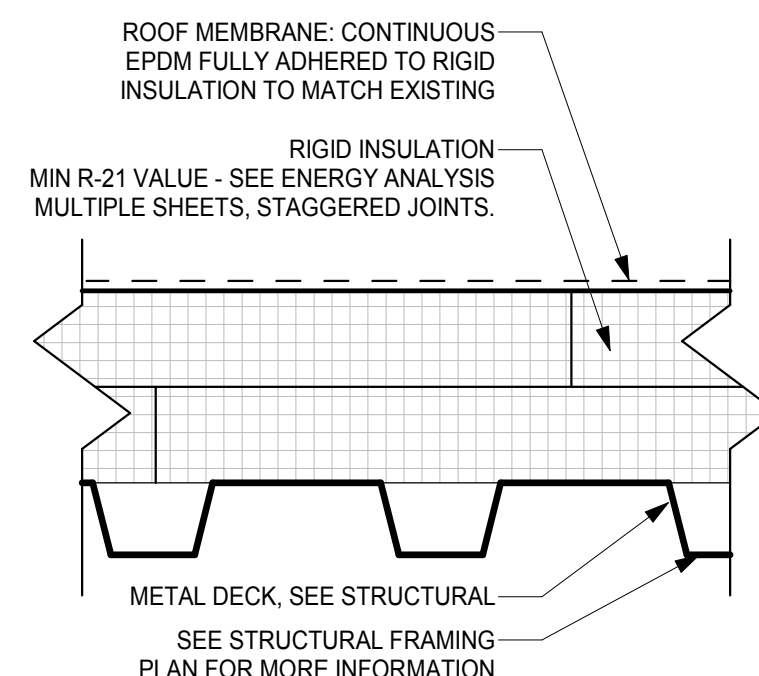
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Rev	Date	Comments
	08.25.17	90% Set



2 Roof Drain Typ.
A203 3" = 1'-0"



5 Typical Roof Assembly
A203 3" = 1'-0"



Roof Plan
 1/8" = 1'-0"

Client:

**Christman
North Point
Investments**

6031 Brookhaven Circle Johns
Creek, GA 30097

Project Number: 17031
Project Name:

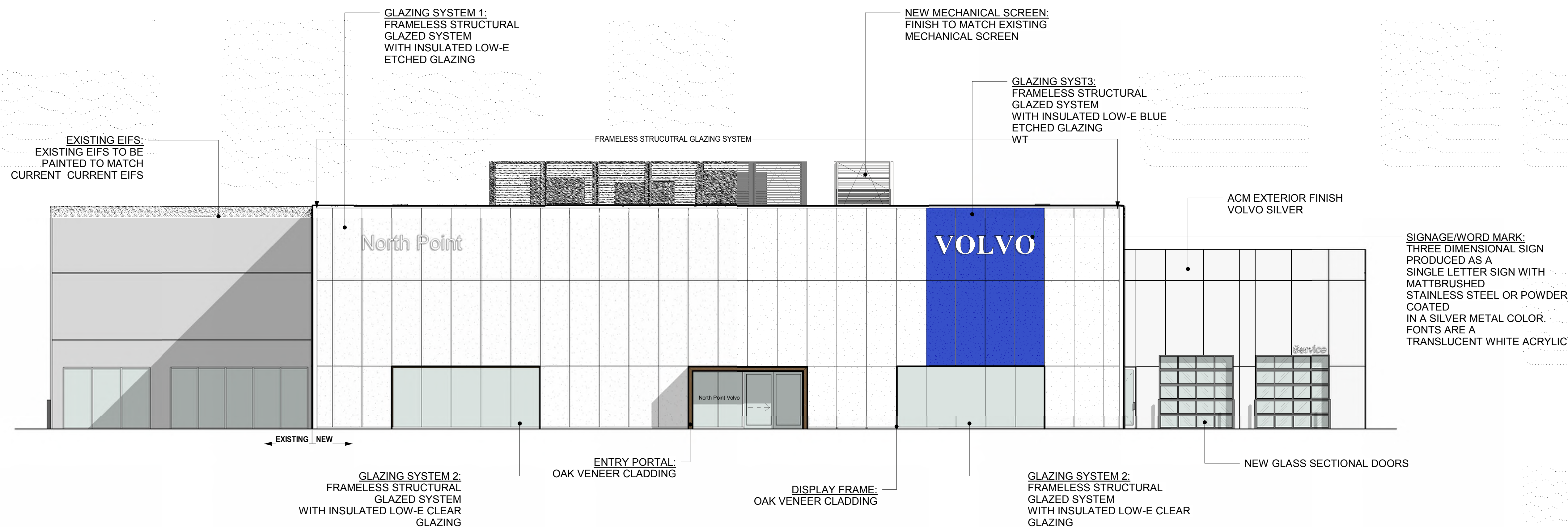
**North Point
Volvo**

1570 Mansell Rd
Alpharetta, GA 30009

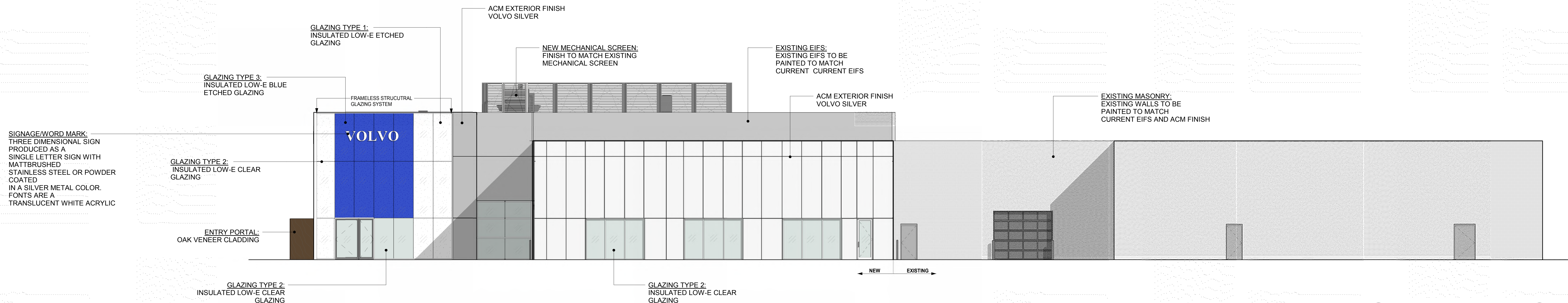
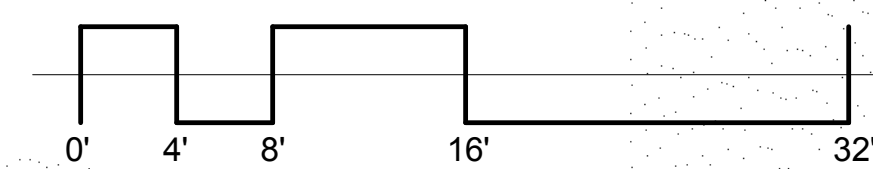
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Roof Plan

Sheet Number:

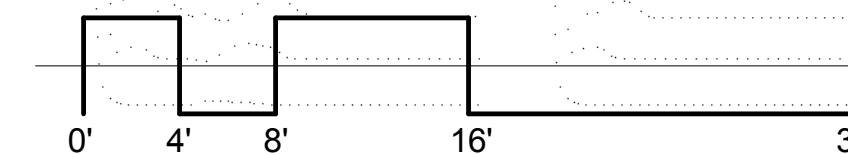
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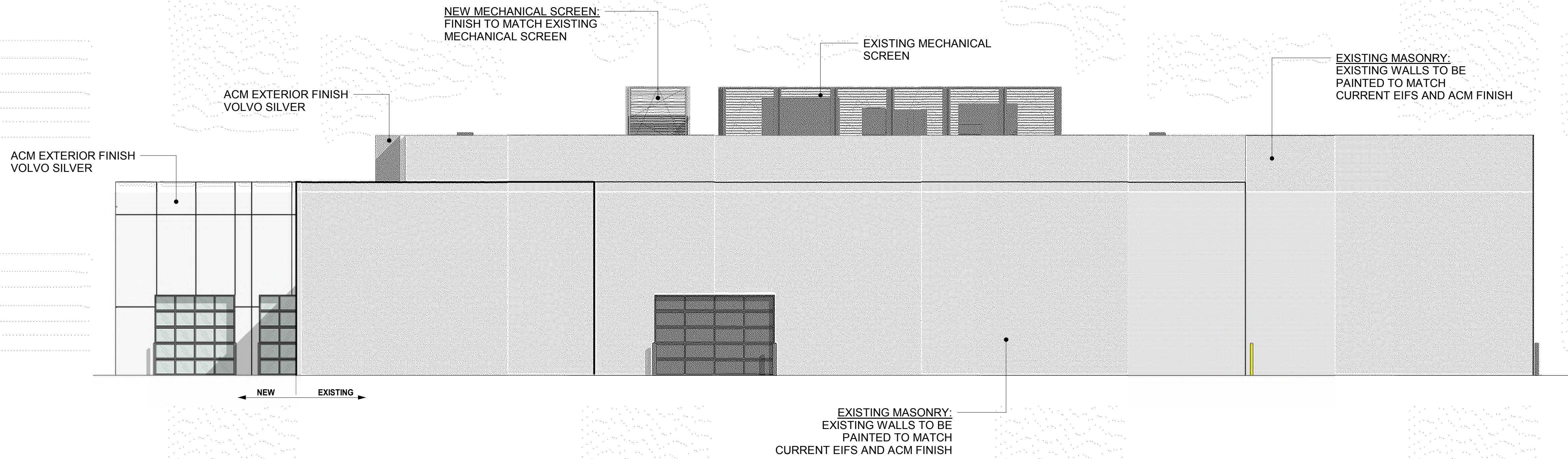


SOUTH ELEVATION

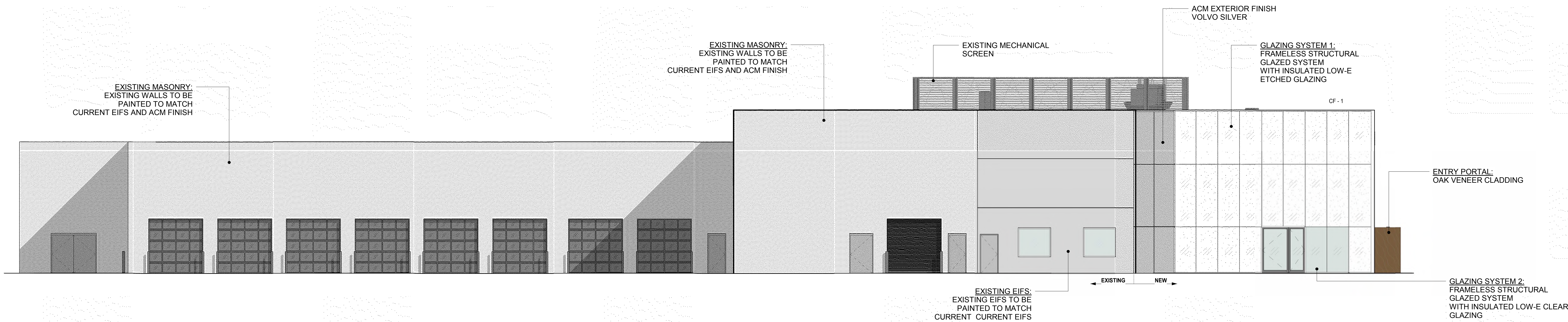
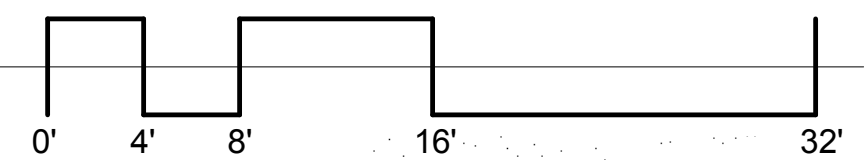


EAST ELEVATION

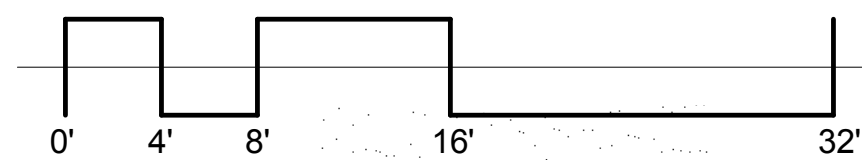




NORTH ELEVATION



WEST ELEVATION

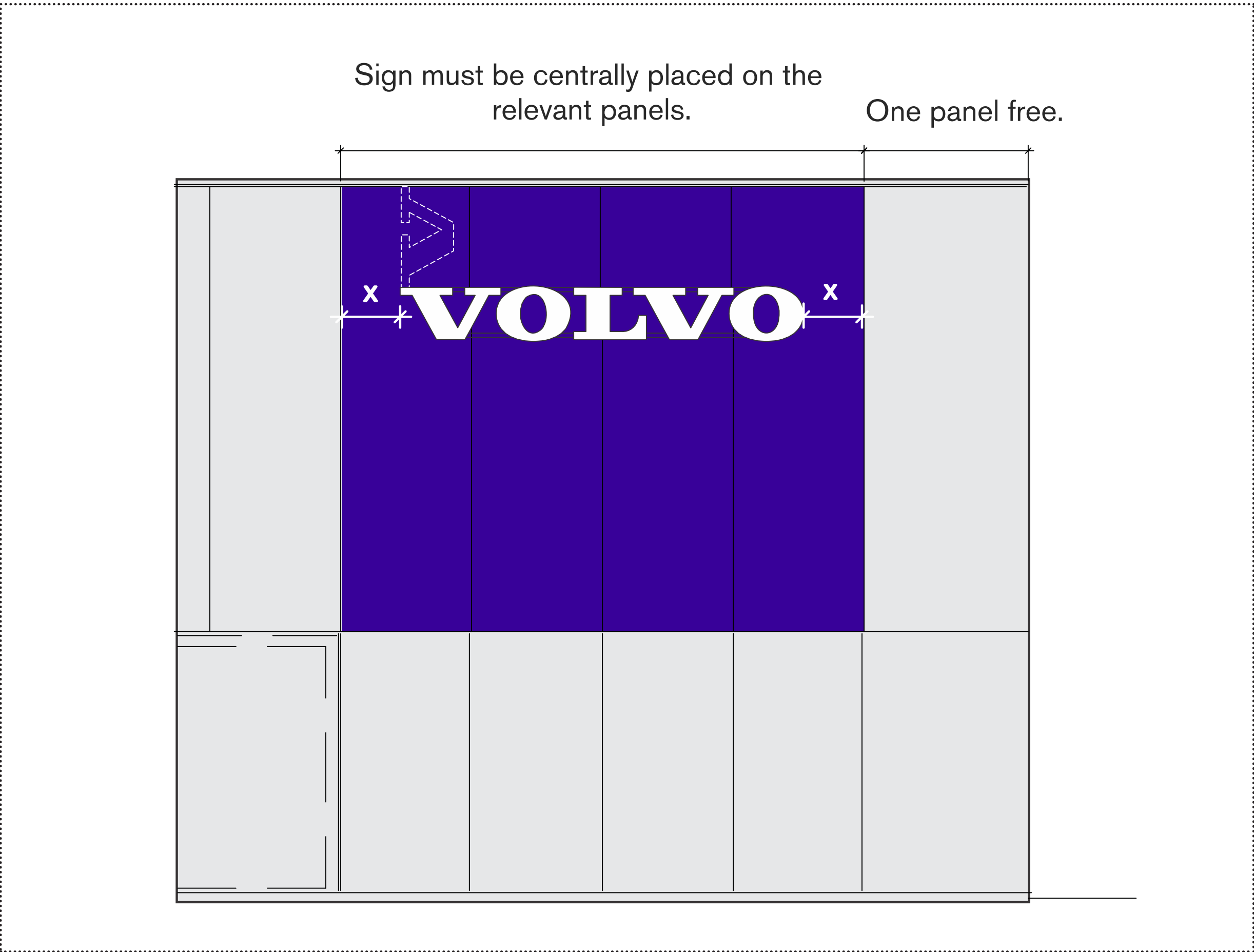


SIGNAGE DETAILS

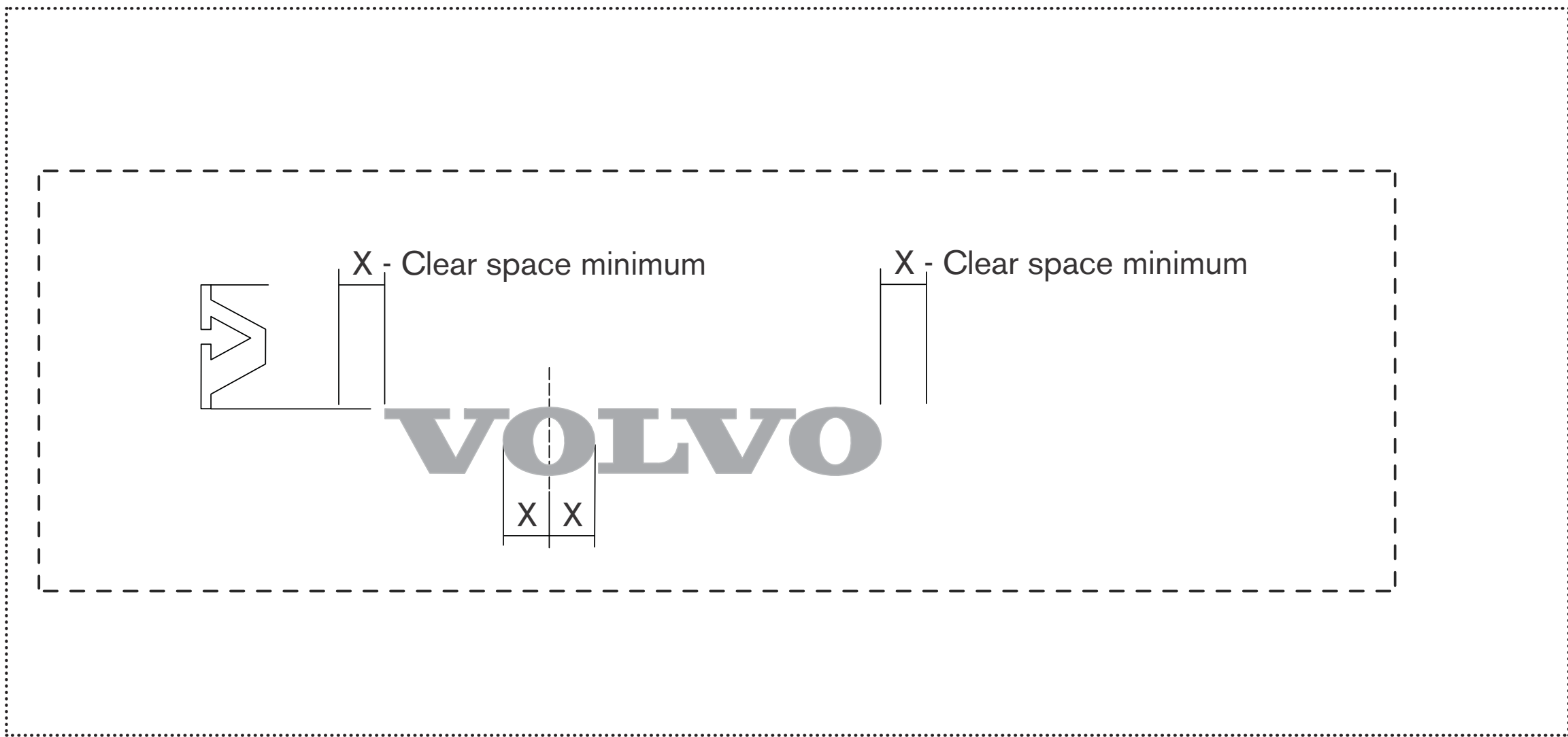
The minimum clear space surrounding the sign is defined by the width of the letter 'V' on top and half an "O" on the sides.

Consists of:

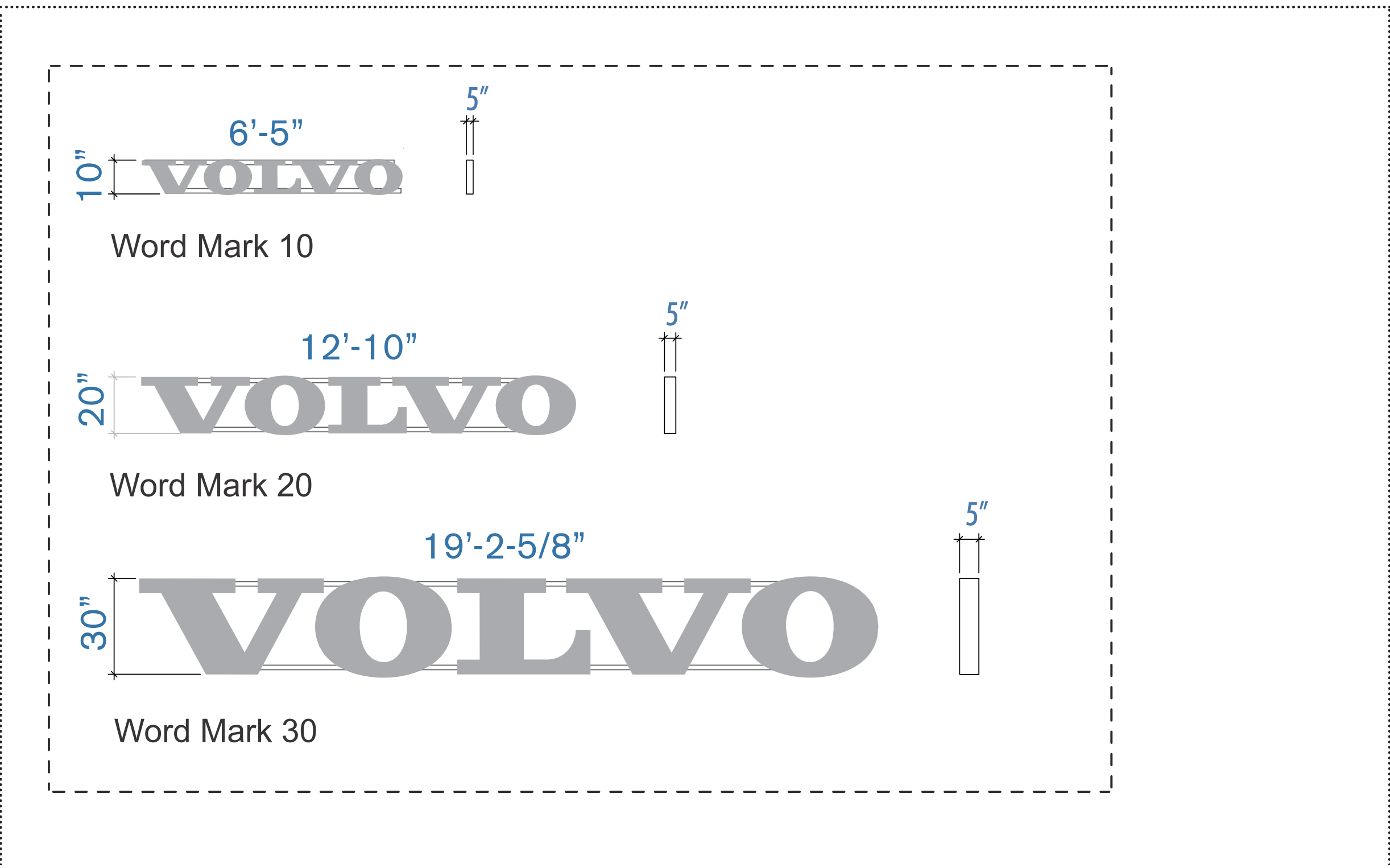
- White translucent acrylic fronts
- Stainless steel on returns
- Lighting fixtures



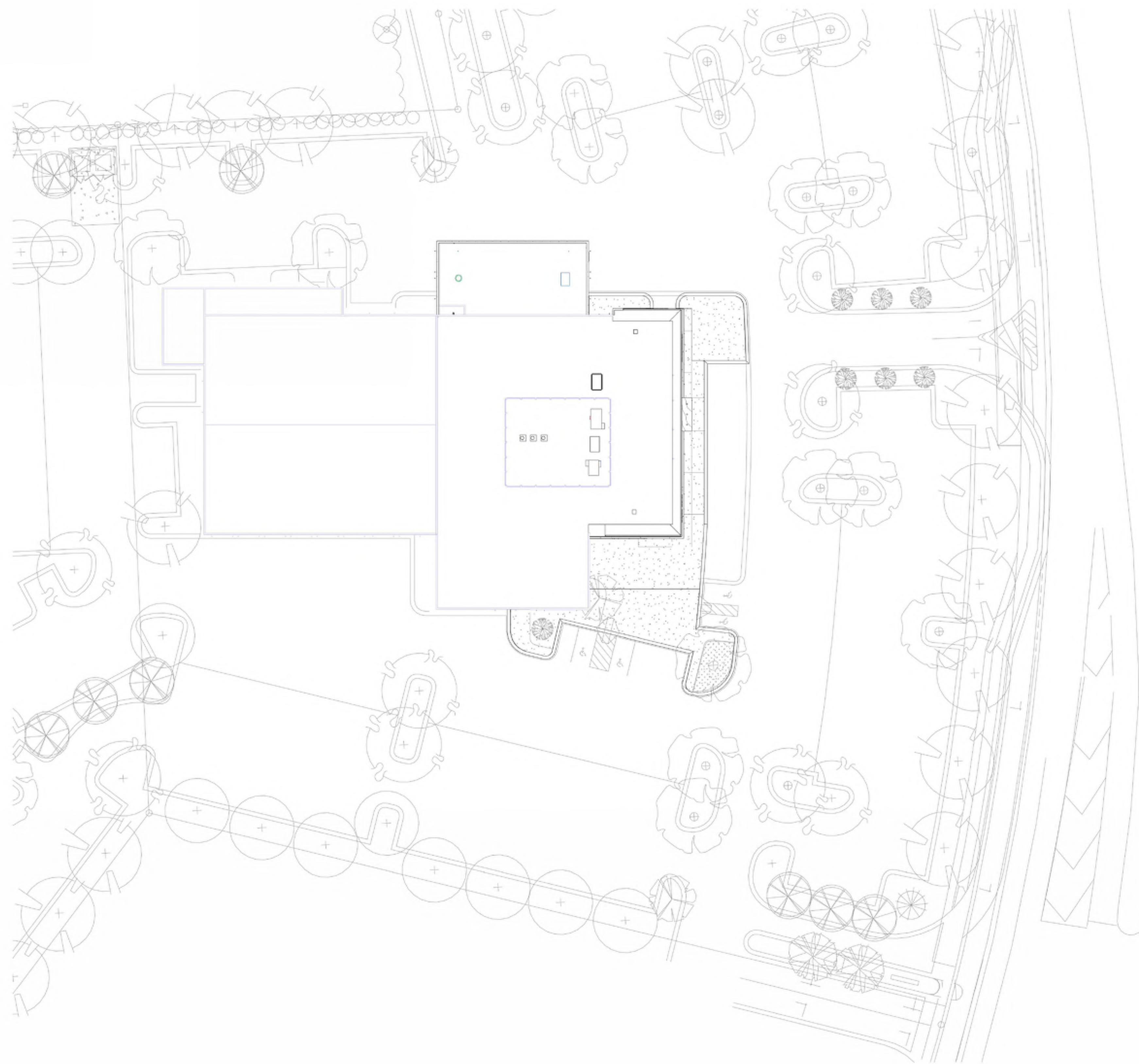
When the Word Mark is placed on panel clad fascia, always leave a minimum of one panel width clear before placing the sign.



Minimum clear blue space surrounding the sign is defined by the width of the letter "V" above, and half an "O" on the sides.



SIGHT LINE STUDY



CAMERA POSITION 3

CAMERA POSITION 2

CAMERA POSITION 1

PLAN SHOWING CAMERA LOCATIONS



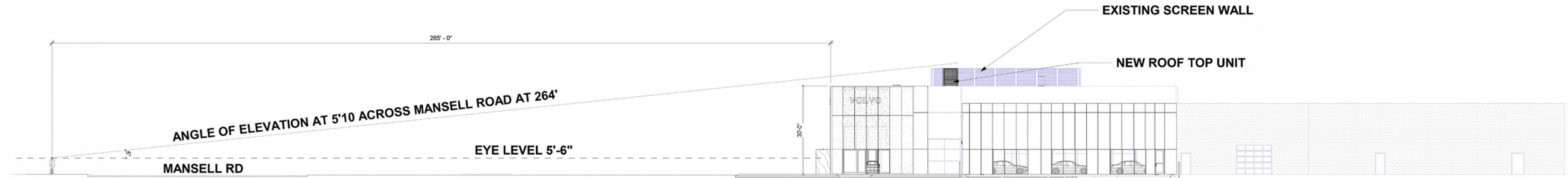
CAMERA POSITION 3



CAMERA POSITION 2



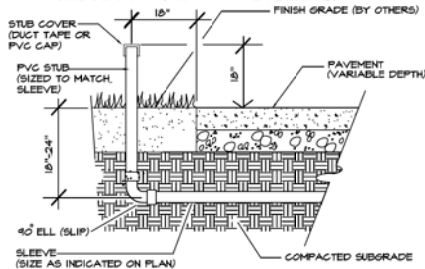
CAMERA POSITION 1



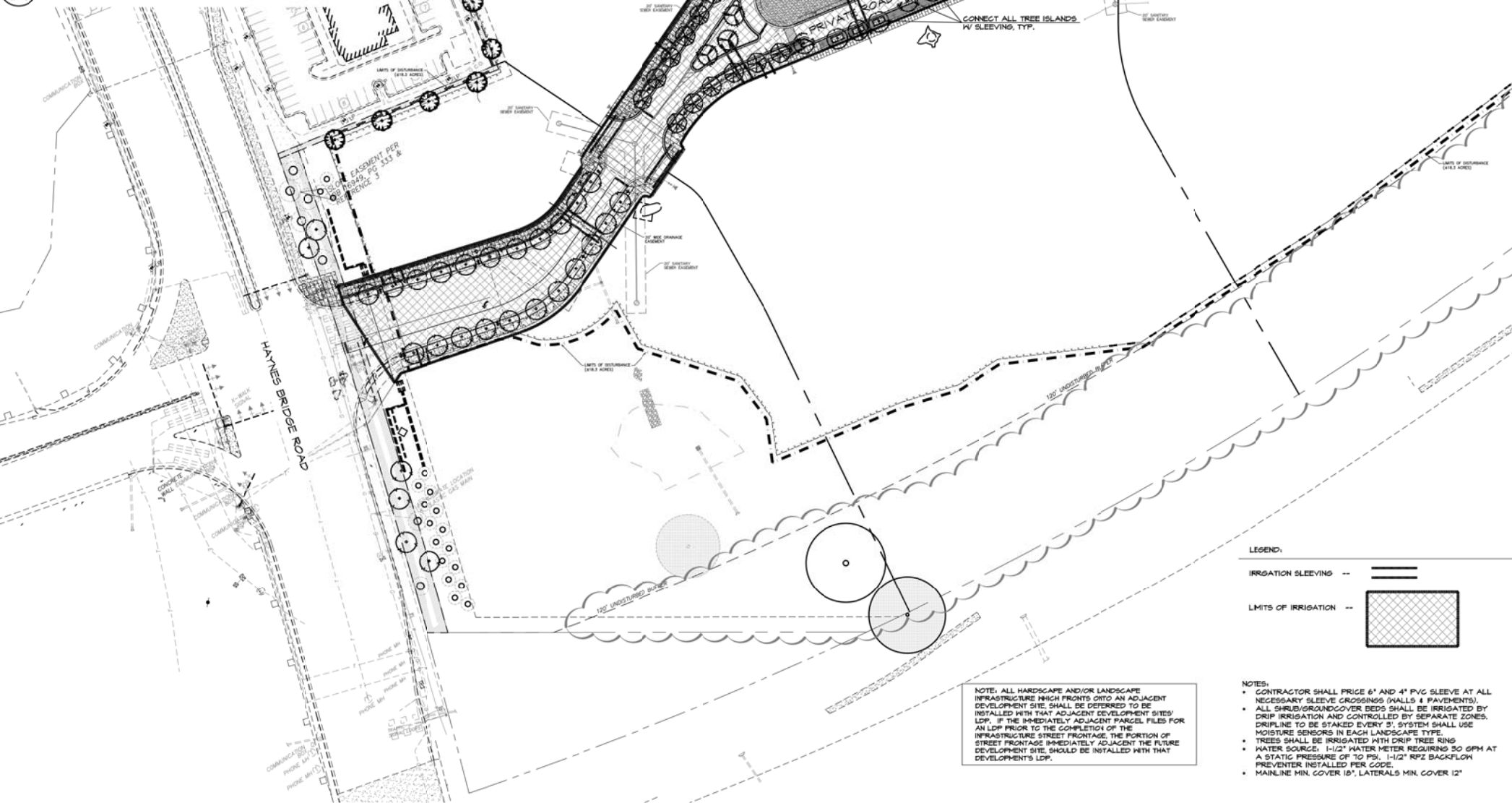
EAST ELEVATION

SLEEVING NOTES:

1. THE LOCATION OF SLEEVES, AS SHOWN ON THE DRAWINGS, ARE SCHEMATIC. SLEEVES SHALL BE STRAIGHT, LEVEL, AND THE SHORTEST LENGTH POSSIBLE. THE CONTRACTOR SHALL MAKE ANY ADJUSTMENT NECESSARY TO ACCOMMODATE EXISTING UTILITIES, UTILITIES, OR OTHER MAJOR CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES, STRUCTURES, OR OTHER CONSTRUCTION RESULTING FROM INSTALLATION OF SLEEVES.
3. WHERE A JOINT BETWEEN PIPE SECTIONS IS NECESSARY, THE INSIDE DIAMETER OF THE PIPE SHALL NOT BE REDUCED.
4. SLEEVES SHALL BE INSTALLED AT A DEPTH OF AT LEAST 24 INCHES BELOW PAVEMENT SURFACE, AND NO DEEPER THAN 36 INCHES. END OF THE SLEEVE SHALL EXTEND 18 INCHES BEYOND CURB OR PAVEMENT EDGE (SEE DETAILED).
5. THE CONTRACTOR SHALL INSTALL A VERTICAL STUD THAT IS AT LEAST 18 INCHES ABOVE GRADE AT EACH END OF THE SLEEVE TO MARK ITS EXACT LOCATION.
6. ONCE THE SLEEVING IS INSTALLED, THE CONTRACTOR SHALL INSTALL A TEMPORARY CAP ON EACH END OF THE SLEEVE TO MARK ITS EXACT LOCATION.
7. BACKFILL MATERIAL PLACED AROUND THE SLEEVES SHALL BE FREE OF ROCKS OR OTHER FOREIGN MATTER THAT MAY CAUSE DAMAGE TO THE PIPE. TRENCH BACKFILL SHALL BE THOROUGHLY COMPACTED SUCH THAT NO SETTLEMENT OF FINISHED GRADE OCCURS.
8. ANY MODIFICATIONS TO THE SLEEVING IS SUBJECT TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE.
9. THE CONTRACTOR SHALL PROVIDE AN "AS-BUILT" PLAN OF THE LOCATION OF ALL SLEEVES, PRIOR TO ACCEPTANCE OF THE WORK.
10. ALL SLEEVES SHALL BE GLASS 160 SOLVENT WELD PVC PIPE OR SCHEDULE 80 PVC PIPE, AS PER THE SPECIFICATIONS. SLEEVE SIZES ARE SHOWN ON THE DRAWINGS.
11. ALL SLEEVES SHALL BE INSTALLED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
12. THERE SHALL BE NO TURNS OR BENDS IN THE SLEEVES.
13. THE CONTRACTOR SHALL LOCATE AND UNCOVER THE ENDS OF ALL SLEEVES.



B SLEEVE INSTALLATION SECTION
IR-1 N.T.S. (FOR INFORMATION ONLY)



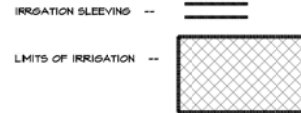
SITE IRRIGATION NOTES:

1. THE CONTRACTOR'S ATTENTION IS CALLED TO THE FACT THAT THERE ARE OTHER ACTIVE UTILITIES AND SERVICES IN AND AROUND THIS SITE. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING THESE TO AVOID DAMAGE TO THEM.
2. THE CONTRACTOR SHALL MAKE ANY NECESSARY ADJUSTMENTS IN THE PROPOSED IRRIGATION SYSTEM TO AVOID DAMAGE TO EXISTING STRUCTURES, PAVING AND UTILITIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES, STRUCTURES, PAVING, OR OTHER CONSTRUCTION RESULTING FROM IRRIGATION CONSTRUCTION.
4. THE CONTRACTOR SHALL COMPLY WITH ALL CODES, ORDINANCES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.
5. ALL WORK ADJUSTMENTS AND INSPECTIONS SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIALS AND LABOR TO FULLY EXECUTE AND GUARANTEE THE WORK AS REQUIRED. THE TOTAL WORK SHOWN ON THESE DRAWINGS SHALL BE IN ACCORDANCE WITH SPECIFICATIONS, AND ALSO AS PER INSTRUCTIONS OF THE LANDSCAPE ARCHITECT, AND THE OWNER.
7. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES TO ASSURE ADEQUATE INSTALLATION OF THE SYSTEM.
8. THE LOCATION OF THE CONTROL CLOCKS ARE GENERALLY INDICATED ON THE DRAWINGS AND WILL BE SPECIFICALLY LOCATED ON SITE BY THE LANDSCAPE ARCHITECT OR THE OWNER.
9. LINE LOCATIONS INDICATED ON THE DRAWINGS ARE SCHEMATIC. THE CONTRACTOR SHALL LOCATE ALL LINES IN SUCH A WAY AS TO CAUSE THE LEAST CONFLICT WITH THE LOCATION OF PROPOSED PLANT MATERIALS AND OTHER SITE IMPROVEMENTS.
10. ALL MAIN LINES SHALL BE INSTALLED A MAXIMUM OF 2 FEET FROM THE BACK OF CURB WHERE POSSIBLE. LATERAL LINES SHALL BE INSTALLED LIKEWISE WHERE POSSIBLE.
11. THE CONTRACTOR SHALL ADJUST THE RADIUS AND ARC OF EACH HEAD TO MINIMIZE "OVERTHROW" AND TO ELIMINATE "DRY SPOTS".
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SUPPLY AND INSTALLATION OF ADDITIONAL HEADS NEEDED TO COVER "DRY SPOTS". THE LOCATION AND ARRANGEMENT OF THESE HEADS SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT.
13. ALL VALVE BOXES ARE TO BE LOCATED IN PLANT BEDS OR NATURAL AREAS WHENEVER POSSIBLE. EXCEPTIONS WILL BE ALLOWED IF THERE IS NO SUCH AREA WITHIN A 40' RADIUS OF THE DESIGNATED CONTROL VALVE LOCATION. NO MORE THAN TWO VALVE BOXES ARE TO BE LOCATED IN ONE SPECIFIC AREA.
14. THE ELECTRICAL SERVICE WILL BE STUBBED OUT AT THE CONTROL CLOCK LOCATION BY THE OWNER. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ELECTRICAL CONNECTIONS FROM THE PROVIDED 120 VAC SERVICE TO THE CONTROL CLOCK AND THE 24 VOLT FIELD WIRING TO THE CONTROL VALVE.
15. EACH CONTROL CLOCK HAS STATIONS THAT ARE NOT BEING UTILIZED. FOR EVERY VACANT STATION THERE IS TO BE A FIELD WIRE INSTALLED TO THE FURTHEST CONTROL VALVE LOCATION IN ANY ONE DIRECTION FROM THE CONTROL CLOCK. ONE SPARE WIRE SHALL BE INSTALLED IN CASE OF A FAULTY WIRE.
16. THE NEWLY INSTALLED COMPONENTS OF THE SYSTEM SHALL BE UNCONDITIONALLY GUARANTEED BY THE IRRIGATION CONTRACTOR AGAINST ALL DEFECTIVE WORK AND MATERIALS FOR A PERIOD OF ONE YEAR FOLLOWING THE DATE OF SUBSTANTIAL COMPLETION.
17. THE CONTRACTOR SHALL BE RESPONSIBLE AT TIME OF COMPLETION FOR PROVIDING "AS BUILT" DRAWINGS, TO INCLUDE LOCATION OF VALVES (AUTOMATIC, MANUAL, AND WIRE SPLICES) WITH TRIANGULATED MEASUREMENTS TO EACH, AS WELL AS ANY DEVIATION IN LOCATION OF FIRST.
18. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO HAVE ALL PLANTING AREAS LAID OUT BY THE LANDSCAPE ARCHITECT OR LANDSCAPE CONTRACTOR PRIOR TO INSTALLATION.

GENERAL NOTES (CHECKLIST ITEMS J.1 - 20):

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 INAGGURANCES ARE FOUND ON-SITE A STOP WORK ORDER WILL BE ISSUED UNTIL REVISED PLANS ARE APPROVED AND PROCESSED BASED ON ACCURATE INFORMATION.
3. THE CITY ARBORIST MUST INSPECT AND APPROVE THE SITE BEFORE THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
4. TREES AGREED UPON TO BE SAVED ARE THE RESPONSIBILITY OF THE OWNER.
5. A 4" LAYER OF MULCH WILL BE REQUIRED FOR THE CRZ OF SPECIMEN TREES, TREES OF QUALITY, AND TREE GROUPINGS. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION AND SHALL NOT BE PLACED DIRECTLY AGAINST TREE TRUNKS.
6. A MINIMUM 2" LAYER OF MULCH WILL BE REQUIRED FOR ALL EXISTING, NON-SPECIMEN LANDSCAPE TREES INCLUDING STREET TREES AND PARKING LOT TREES. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION AND SHALL NOT BE PLACED DIRECTLY AGAINST TREE TRUNKS.
7. ALL MULCH MUST BE ORGANIC MULCH CONSISTING OF WOOD CHIPS, SHREDED BARK, FINE NEEDLES, OR SIMILAR. SYNTHETIC MULCH IS NOT APPROVED FOR USE IN THE CITY OF ALPHARETTA.
8. ALL NEWLY PLANTED TREES SHALL HAVE VISIBLE ROOT FLARES AT FINISHED GRADE. NO CURLING ROOTS SHALL BE ALLOWED ON PLANTED TREES. THE UPPER TWO RINGS OF THE WIRE BASKET, ALL BURLAP, AND STRAPPING MUST BE CUT AND REMOVED PRIOR TO BACKFILL.
9. TREES LESS THAN THE CALIPER INCH SHOWN WILL NOT BE ACCEPTED, I.E., 3 INCH CALIPER TREES MUST BE 3 INCHES OR LARGER.
10. PLANT HEIGHT MEASUREMENT IS TAKEN AT THE TOP OF THE MAIN BODY OF THE PLANT AND NOT AT THE TIP OF THE TOPMOST GROWTH.
11. ALL NEWLY PLANTED TREES SHALL BE EQUIVALENT IN QUALITY TO A FLORIDA #1 GRADE OR BETTER. ALL TREES OF LESSER QUALITY SHALL BE REJECTED BY THE CITY ARBORIST.
12. WATERING BAGS OR A DRIP IRRIGATION SYSTEM MUST BE PROVIDED FOR ALL TREES IMMEDIATELY AFTER PLANTING AND REMAIN THROUGH CERTIFICATE OF OCCUPANCY.
13. WHEN WATERING BAGS ARE USED MANUFACTURER'S RECOMMENDATIONS MUST BE FOLLOWED FOR PROPER SIZING AND WATERING SCHEDULES. BAGS WILL BE FILLED WEEKLY BY OWNER AND DURING DROUGHTS FOR A MINIMUM OF 18 MONTHS AFTER INSTALLATION.
14. NO TRENCHING ALLOWED IN TREE SAVE AREAS- INCLUDING IRRIGATION. TREE PIT DRAINAGE TESTING IS REQUIRED WHEN TREES ARE PLANTED IN PARKING LOT ISLANDS, SIDEWALK TREE PITS, ROADWAY MEDIANS, OR SIMILAR LOCATIONS. PLEASE REFER TO CITY DETAILS REGARDING PLANTING PIT OR LANDSCAPE ISLAND CONSTRUCTION. FILL EACH PIT WITH WATER. IF PERCOLATION IS LESS THAN 100% WITHIN A PERIOD OF 12 HOURS, USE AN AUGER TO DRILL A 10" INCH HOLE TO A DEPTH OF FOUR FEET BELOW THE BOTTOM OF THE PIT. FILL AUGER HOLE WITH DRAINAGE GRAVEL AND COVER WITH A SOIL SEPARATOR. RE-TEST PIT. IF DRAINAGE IS STILL UNSATISFACTORY, CITY ARBORIST AND/OR PROJECT ARBORIST MUST BE NOTIFIED IN WRITING OF THE LOCATIONS WITH UNSATISFACTORY DRAINAGE SO THAT A SOLUTION CAN BE ARRIVED AT BEFORE PLANTING. ALL TESTING RESULTS MUST BE PROVIDED TO THE CITY ARBORIST.
16. ALL BUFFERS SHALL BE REPLANTED WHERE SPARSE OR AS DIRECTED BY THE CITY OF ALPHARETTA IN ORDER TO CREATE A YEAR ROUND OF FOLIAGE SCREEN WITHIN 2 YEARS OF CONSTRUCTION. THIS MAY BE IN ADDITION TO WHAT IS SHOWN ON THE APPROVED LANDSCAPE PLAN.
17. ALL TREE ANCHORING DEVICES SHALL BE REMOVED FROM TREE AFTER ONE COMPLETE GROWING SEASON OR ONE YEAR AFTER PLANTING, WHICHEVER IS GREATER.
18. PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE CARE AND MAINTENANCE OF THE TREES AND LANDSCAPING THAT FRONT THEIR PROPERTY WITHIN THE ROW.
19. ALL LANDSCAPE CONTRACTORS ARE REQUIRED TO ATTEND THE CITY OF ALPHARETTA PRE-CONSTRUCTION CLASS PRIOR TO STARTING WORK ON ANY PROJECT. PLEASE CONTACT (678)241-6200 FOR INFORMATION AND TO RESERVE A SPOT.
20. NO TREES SHALL BE PLANTED ON ANY AREA OF AN EARTHEN DAM OR EMBANKMENT.

LEGEND:



NOTES:

- CONTRACTOR SHALL PRICE 6" AND 4" PVC SLEEVE AT ALL NECESSARY SLEEVE CROSSINGS (WALLS & PAVEMENTS).
- ALL SHRUBS/GROUND COVER BEDS SHALL BE IRRIGATED BY DRIP IRRIGATION AND CONTROLLED BY SEPARATE ZONES. DRIFTLINE TO BE STAKED EVERY 9'. SYSTEM SHALL USE MOISTURE SENSORS IN EACH LANDSCAPE TYPE.
- TREES SHALL BE IRRIGATED WITH DRIP TREE RING.
- WATER SOURCE: 1-1/2" WATER METER REQUIRING 50 GPM AT A STATIC PRESSURE OF 70 PSI. 1-1/2" RPZ BACKFLOW PREVENTER INSTALLED PER CODE.
- MAINLINE MIN. COVER 18"; LATERALS MIN. COVER 12"

NOTE: ALL LANDSCAPE AND/OR LANDSCAPE INFRASTRUCTURE WHICH FRONTS ONTO AN ADJACENT DEVELOPMENT SITE, SHALL BE DEFERRED TO BE INSTALLED WITH THAT ADJACENT DEVELOPMENT SITE'S LDP. IF THE IMMEDIATELY ADJACENT PARCEL FILES FOR AN LDP PRIOR TO THE COMPLETION OF THE INFRASTRUCTURE STREET FRONTAGE, THE PORTION OF STREET FRONTAGE IMMEDIATELY ADJACENT THE FUTURE DEVELOPMENT SITE SHOULD BE INSTALLED WITH THAT DEVELOPMENT'S LDP.

A IRRIGATION LIMITS PLAN
IR-1 SCALE: 1"=50'



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Suite 1425
Atlanta, Georgia 30326
www.hgor.com
p: 404-248-1160
f: 404-248-1092

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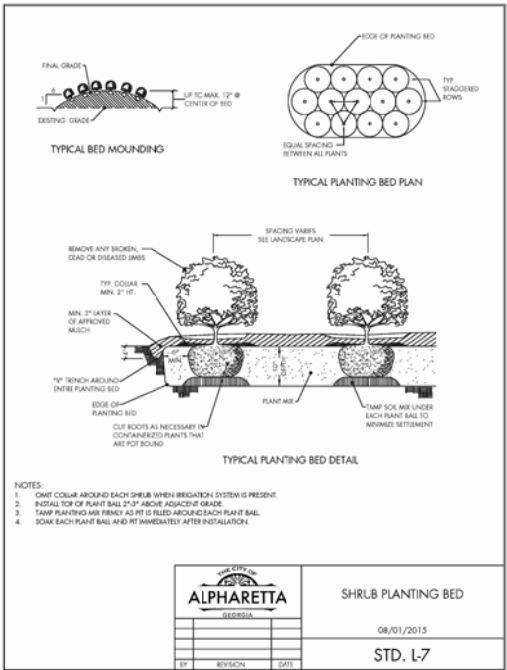
NORTHWINDS SUMMIT INFRASTRUCTURE

ALPHARETTA, GA
POPE & LAND ENTERPRISES, INC.
ATLANTA, GA

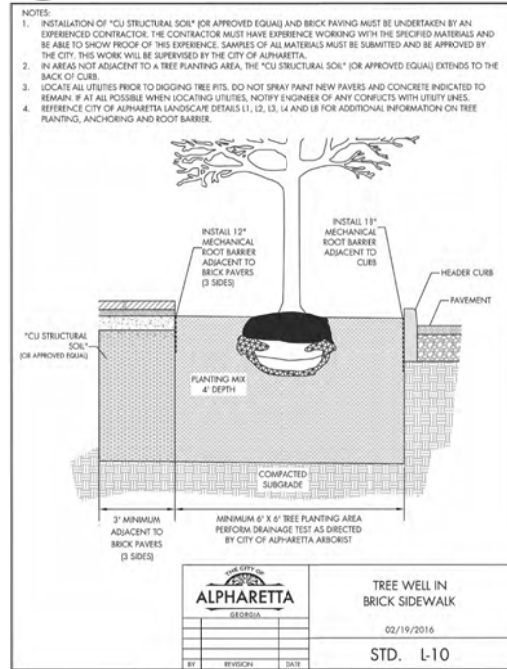
IR-1
IRRIGATION LIMITS PLAN

DATE	09/01/2017
JOB NO.	17048
DWG FILE	17048LW1
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CHECKED	CRM
SCALE	1"=50'
SHEET	IR - 1
22 OF 22	

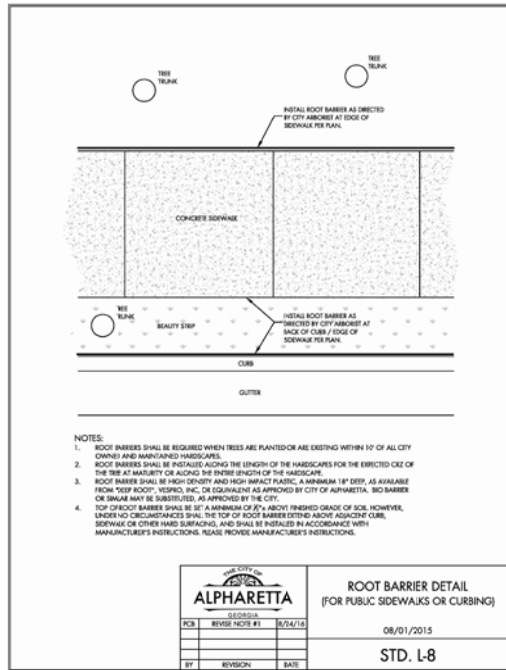
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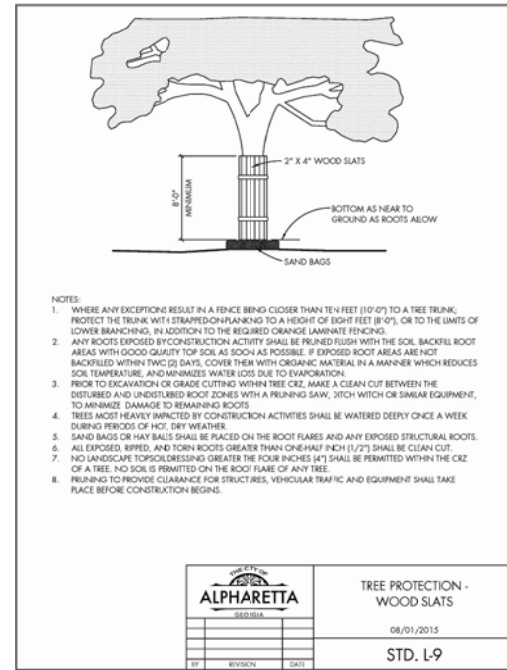
A SHRUB PLANTING BED-STD. L-7
LS-II SCALE: NTS.



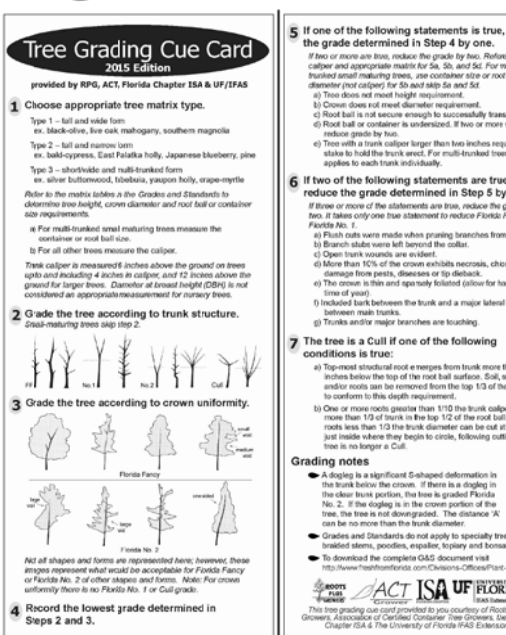
D TREE WELL IN SIDEWALK - STD. L-10
LS-II SCALE: NTS.



B ROOT BARRIER DETAIL-STD. L-8
LS-II SCALE: NTS.



C TREE PROTECTION WOOD SLATS-STD. L-9
LS-II SCALE: NTS.



E TREE GRADING CUE CARD
LS-II SCALE: NTS.



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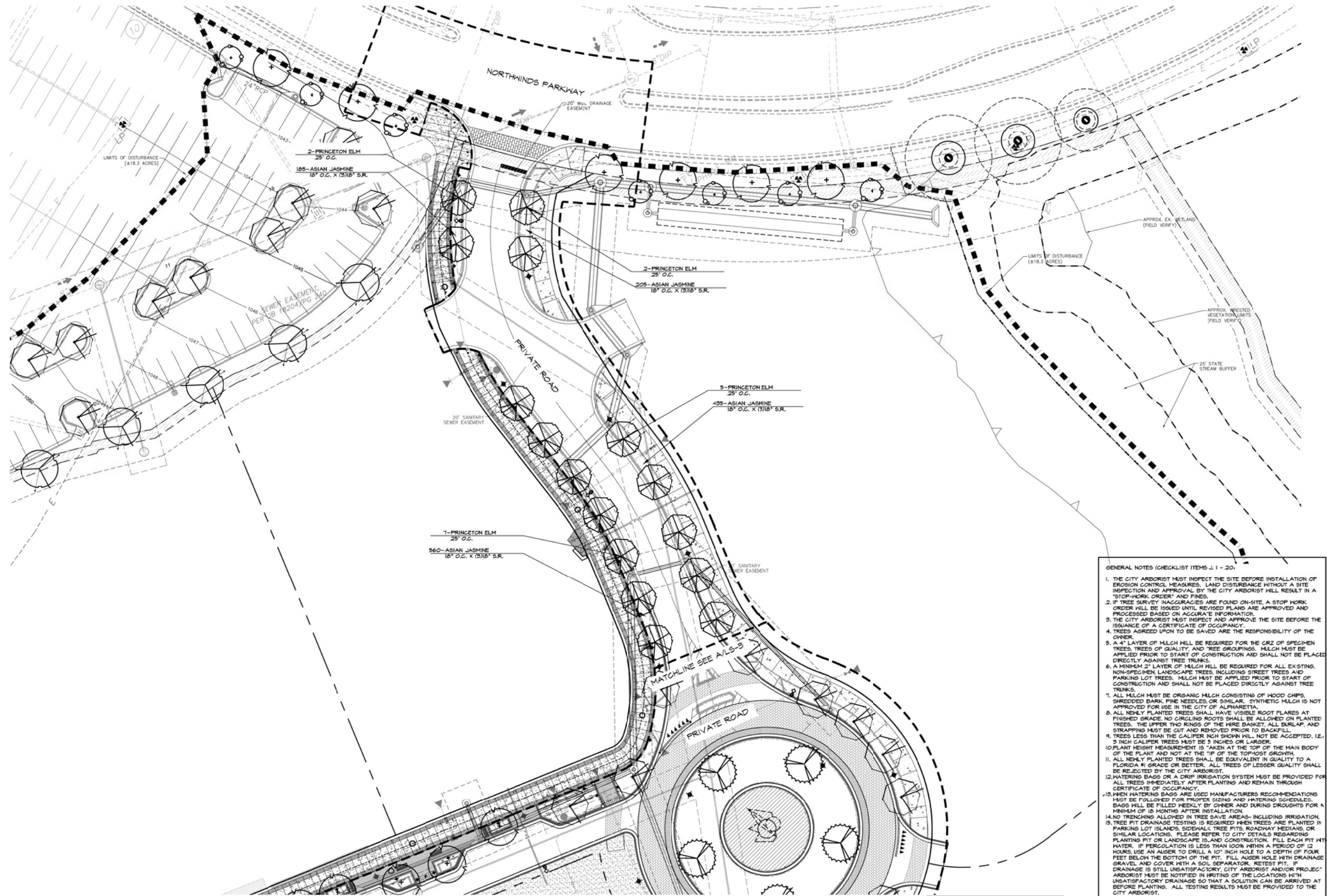


NORTHWINDS SUMMIT INFRASTRUCTURE
ALPHARETTA, GA
POPE & LAND ENTERPRISES, INC.
ATLANTA, GA

TITLE:
LANDSCAPE DEVELOPMENT DETAILS

DATE	09/01/2017
JOB NO.	17048
DWG FILE	17048LD1
DRAWN BY	STH
CHECKED	CRM
SCALE	AS NOTED
SHEET	LS-11
21	OF 22

NOT BE USED FOR CONSTRUCTION



A LANDSCAPE DEVELOPMENT PLAN
LS-4 SCALE: 1"=20'



REFER TO SHEET LS-10 FOR PLANT LIST

NOTE: ALL HARDSCAPE AND/OR LANDSCAPE INFRASTRUCTURE WHICH FRONTS ONTO AN ADJACENT DEVELOPMENT SITE SHALL BE DEFERRED TO BE INSTALLED WITH THAT ADJACENT DEVELOPMENT SITE'S LDP. IF THE IMMEDIATELY ADJACENT PARCEL FILES FOR AN LDP PRIOR TO THE COMPLETION OF THE INFRASTRUCTURE STREET FRONTAGE, THE PORTION OF STREET FRONTAGE IMMEDIATELY ADJACENT THE FUTURE DEVELOPMENT SITE SHOULD BE INSTALLED WITH THAT DEVELOPMENT'S LDP.

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LANDSCAPE DEVELOPMENT PLAN

DATE	09/01/2017
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DRAWN BY	STH
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SCALE	1"=20'
SHEET	LS-4
19 OF 22	

NOT RELEASED FOR CONSTRUCTION

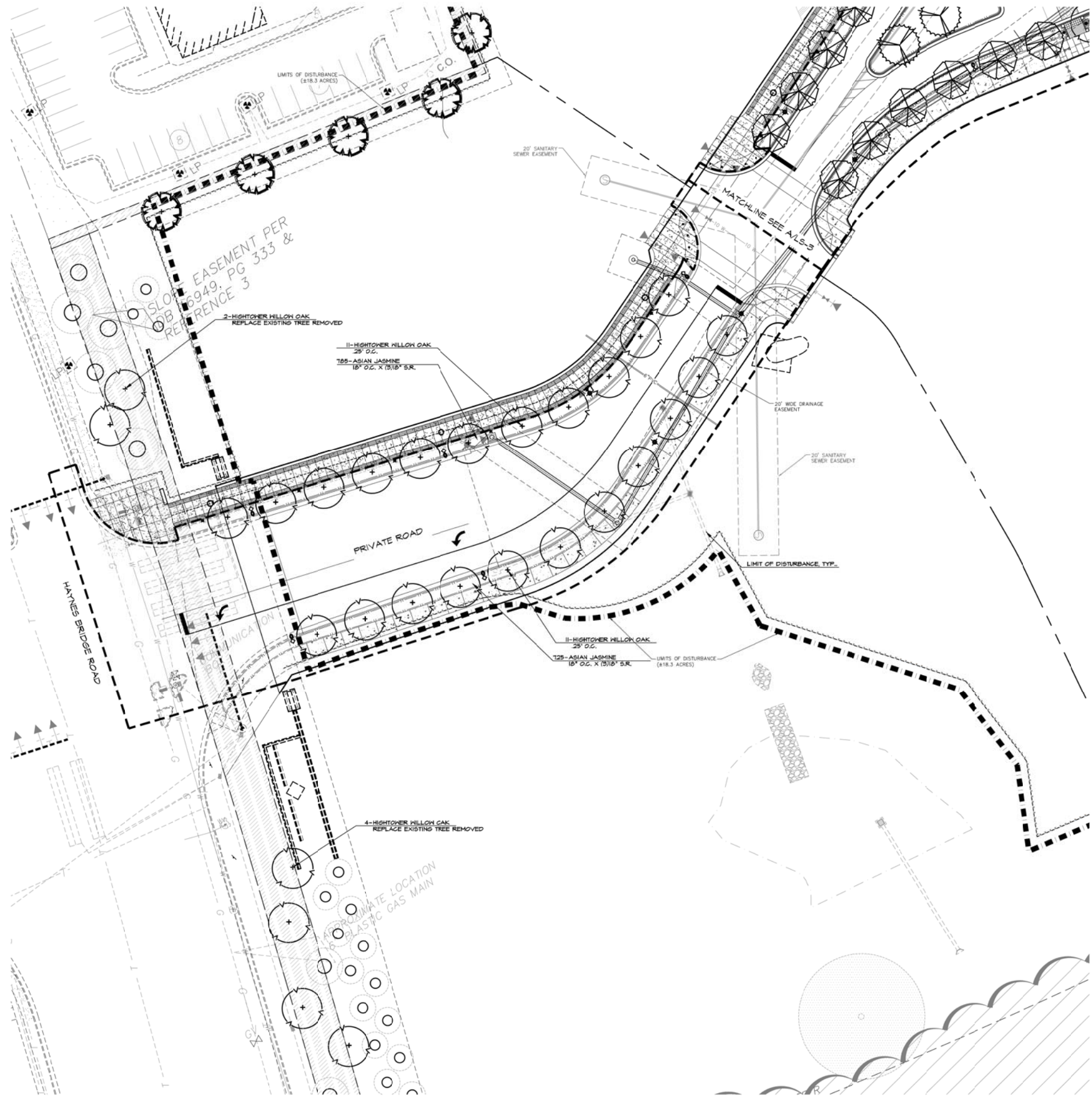


NOTE: ALL HARDSCAPE AND/OR LANDSCAPE INFRASTRUCTURE WHICH FRONTS ONTO AN ADJACENT DEVELOPMENT SITE, SHALL BE DEFERRED TO BE INSTALLED WITH THAT ADJACENT DEVELOPMENT SITES' LDP. IF THE IMMEDIATELY ADJACENT PARCEL FILES FOR AN LDP PRIOR TO THE COMPLETION OF THE INFRASTRUCTURE STREET FRONTAGE, THE PORTION OF STREET FRONTAGE IMMEDIATELY ADJACENT THE FUTURE DEVELOPMENT SITE, SHOULD BE INSTALLED WITH THAT DEVELOPMENT'S LDP.

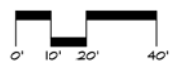
1. THE CITY ARBORIST MUST INSPECT THE SITE BEFORE INSTALLATION OF TROUSON CONTROL, MEASURES, LAND DISTURBANCE WITHOUT A SITE PLAN, AND BEFORE THE CITY ARBORIST MUST RESULT IN A "STOP-WORK ORDER" AND FINES.
2. IF TREE SURVEY INACCURACIES ARE FOUND ON-SITE, A STOP WORK ORDER WILL BE ISSUED AND THE CITY ARBORIST MUST BE RE-APPROVED AND PROCESSED BASED ON ACCURATE INFORMATION.
3. THE CITY ARBORIST MUST INSPECT AND APPROVE THE SITE BEFORE THE INSTALLATION OF A GEOTEXTILE BARRIER TO PREVENT TREE TRUNKS.
4. TREES AGREED UPON TO BE SAVED ARE THE RESPONSIBILITY OF THE OWNER.
5. 1" LAYER OF MULCH WILL BE REQUIRED FOR THE GRZ OF SPECIMEN TREES, TREES OF QUALITY, AND TREE GROUPINGS. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION AND SHALL NOT BE PLACED DIRECTLY AGAINST THE TRUNK.
6. A MINIMUM 2" LAYER OF MULCH WILL BE REQUIRED FOR ALL EXISTING, NON-SPECIMEN, LANDSCAPE TREES, INCLUDING STREET TREES AND PARKING LOT TREES, MULCH WILL BE APPLIED PRIOR TO START OF CONSTRUCTION AND SHALL NOT BE PLACED DIRECTLY AGAINST THE TREE TRUNKS.
7. ALL MULCH MUST BE ORGANIC MULCH CONSISTING OF WOOD CHIPS, SHAVINGS, BARK, FINE NEEDLES, OR SIMILAR. SYNTHETIC MULCH IS NOT APPROVED FOR USE IN THE CITY OF ALPHARETTA.
8. ALL NEWLY PLANTED TREES SHALL HAVE VISIBLE ROOT LAKES AT THE PLANTING SITE. PLANTING HOLES SHALL BE 100% FILLED WITH PLANTED TREES. THE UPPER TWO RINGS OF THE WIRE BASKET, ALL BURLAP, AND STRAPPING MUST BE CUT AND REMOVED PRIOR TO BACKFILL.
9. THE LESSER QUALITY TREES SHALL BE ACCEPTED, I.E.: 3" CALIPER TREES MUST BE 3" INCHES OR LARGER.
10. PLANT HEIGHT MEASUREMENT IS TAKEN AT THE TOP OF THE MAIN BODY OF THE TREE. THE LESSER QUALITY TREES SHALL BE ACCEPTED, I.E.: 3" CALIPER TREES MUST BE 3" INCHES OR LARGER.
11. ALL NEWLY PLANTED TREES SHALL BE EQUIVALENT IN QUALITY TO A FLORIDA B GRACE OR BETTER. ALL TREES OF LESSER QUALITY SHALL BE REPLANTED AT THE OWNER'S EXPENSE.
12. WATERING BAGS OR A DRIP IRRIGATION SYSTEM MUST BE PROVIDED FOR ALL TREES IMMEDIATELY AFTER PLANTING AND REMAIN THROUGH THE FIRST YEAR OF PLANTING.
13. WHEN WATERING BAGS ARE USED MANUFACTURER'S RECOMMENDATIONS MUST BE FOLLOWED FOR PROPER SIZING AND WATERING SCHEDULES. WATERING BAGS MUST BE REPLACED WHEN DRAINING DROUGHTS FOR A MINIMUM OF 10 MONTHS AFTER INSTALLATION.
14. NO TRENCING ALLOWED IN TREE SAVE AREAS, INCLUDING IRRIGATION, DRILLING, OR ANY OTHER ACTIVITIES THAT MAY CAUSE DAMAGE TO THE PARKING LOT ISLANDS, SIDEWALK, TREE PITS, ROADWAY MEDIANS, OR SIMILAR LOCATIONS. PLEASE REFER TO CITY DETAILS REGARDING TREE PITS. TREE PITS SHALL BE 12" INCHES DEEP AND 12" INCHES WIDE. IF PERCOLATION IS LESS THAN 100% WITHIN A PERIOD OF 12 HOURS USE AN AUGER TO DRILL A 2" INCH HOLE TO A DEPTH OF FOUR INCHES. IF PERCOLATION IS LESS THAN 100% WITHIN A PERIOD OF FOUR INCHES, THE PERCOLATION SHALL BE RE-EVALUATED. IF THE PERCOLATION IS LESS THAN 100% WITHIN A PERIOD OF FOUR INCHES, THE PERCOLATION SHALL BE RE-EVALUATED. IF THE PERCOLATION IS LESS THAN 100% WITHIN A PERIOD OF FOUR INCHES, THE PERCOLATION SHALL BE RE-EVALUATED. IF THE PERCOLATION IS LESS THAN 100% WITHIN A PERIOD OF FOUR INCHES, THE PERCOLATION SHALL BE RE-EVALUATED.
15. IF DRAINAGE IS STILL UNSATISFACTORY, CITY ARBORIST AND/OR PROJECT ENGINEER MUST BE NOTIFIED IMMEDIATELY. A SOLUTION MUST BE PROVIDED TO UNSATISFACTORY DRAINAGE SO THAT A SOLUTION CAN BE ARRIVED AT BEFORE PLANTING. ALL TESTING RESULTS MUST BE PROVIDED TO THE CITY ARBORIST.
16. ALL BUFFERS SHALL BE REPLANTED WHERE SPARSE OR AS DIRECTED BY THE CITY OF ALPHARETTA IN ORDER TO CREATE A YEAR ROUND OPAQUE BARRIER TO THE STREET. THE CITY ARBORIST MUST BE IN ADDITION TO WHAT IS SHOWN ON THE APPROVED LANDSCAPE PLAN.
17. ALL TREE ANCHORING DEVICES SHALL BE REMOVED FROM TREE AFTER PLANTING. COMPLETE TREE SEASON OR ONE YEAR AFTER PLANTING, WHICHEVER IS GREATER.
18. PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE CARE AND MAINTENANCE OF THE LANDSCAPING AND LANDSCAPING THAT FRONT THEIR PROPERTY WITHIN THE ROW.
19. ALL LANDSCAPE CONTRACTORS ARE REQUIRED TO ATTEND THE CITY OF ALPHARETTA'S TREE CARE TRAINING COURSE. IF A CONTRACTOR DOES NOT ATTEND ANY PROJECT, PLEASE CONTACT (770)291-6200 FOR INFORMATION AND TO RESERVE A SPOT.
20. THE CITY SHALL BE RESPONSIBLE FOR AN EARTHEN DAM OR EMBANKMENT.

18 OF 22

Last modified on: 09/09/17 by: AUC/08
File located in: S:\2017\17048\Graphics\CAD\Landscapes\17048LW1.dwg



A LANDSCAPE DEVELOPMENT PLAN
LS-2 SCALE: 1"=20'



- GENERAL NOTES (CHECKLIST ITEMS J.1 - 20):
1. THE CITY ARBORIST MUST INSPECT THE SITE BEFORE INSTALLATION OF EROSION CONTROL MEASURES, LAND DISTURBANCE WITHIN A SITE INSPECTION AND APPROVAL BY THE CITY ARBORIST WILL RESULT IN A "STOP-WORK ORDER" AND FINES.
 2. IF TREE SURVEY INACCURACIES ARE FOUND ON-SITE, A STOP WORK ORDER WILL BE ISSUED UNTIL REVISED PLANS ARE APPROVED AND PROCESSED BASED ON ACCURATE INFORMATION.
 3. THE CITY ARBORIST MUST INSPECT AND APPROVE THE SITE BEFORE THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 4. TREES AGREED UPON TO BE SAVED ARE THE RESPONSIBILITY OF THE OWNER.
 5. A 4" LAYER OF MULCH WILL BE REQUIRED FOR THE CRZ OF SPECIMEN TREES, TREES OF QUALITY, AND TREE GROUPINGS. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION AND SHALL NOT BE PLACED DIRECTLY AGAINST TREE TRUNKS.
 6. A MINIMUM 2" LAYER OF MULCH WILL BE REQUIRED FOR ALL EXISTING, NON-SPECIMEN LANDSCAPE TREES, INCLUDING STREET TREES AND PARKING LOT TREES. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION AND SHALL NOT BE PLACED DIRECTLY AGAINST TREE TRUNKS.
 7. ALL MULCH MUST BE ORGANIC MULCH CONSISTING OF WOOD CHIPS, SHREDDED BARK, PINE NEEDLES, OR SIMILAR. SYNTHETIC MULCH IS NOT APPROVED FOR USE 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 HIRE BASKET, ALL BURLAP AND STRAPPING MUST BE CUT AND REMOVED PRIOR TO BACKFILL.
 9. TREES LESS THAN THE CALIPER INCH SHOWN WILL NOT BE ACCEPTED, I.E., 3 INCH CALIPER TREES MUST BE 3 INCHES OR LARGER.
 10. PLANT HEIGHT MEASUREMENT IS TAKEN AT THE TOP OF THE MAIN BODY OF THE PLANT AND NOT AT THE TIP OF THE TOPMOST GROWTH.
 11. ALL NEWLY PLANTED TREES SHALL BE EQUIVALENT IN QUALITY TO A FLORIDA #1 GRADE OR BETTER. ALL TREES OF LESSER QUALITY SHALL BE REJECTED BY THE CITY ARBORIST.
 12. WATERING BAGS OR A DRIP IRRIGATION SYSTEM MUST BE PROVIDED FOR ALL TREES IMMEDIATELY AFTER PLANTING AND REMAIN THROUGH CERTIFICATE OF OCCUPANCY.
 13. WHEN WATERING BAGS ARE USED MANUFACTURERS RECOMMENDATIONS MUST BE FOLLOWED FOR PROPER SIZING AND WATERING SCHEDULES. BAGS WILL BE FILLED WEEKLY BY OWNER AND DURING DROUGHTS FOR A MINIMUM OF 18 MONTHS AFTER INSTALLATION.
 14. NO TRENCHING ALLOWED IN TREE SAVE AREAS-INCLUDING IRRIGATION.
 15. TREE PIT DRAINAGE TESTING IS REQUIRED WHEN TREES ARE PLANTED IN PARKING LOT ISLANDS, SIDEWALK TREE PITS, ROADWAY MEDIANS, OR SIMILAR LOCATIONS. PLEASE REFER TO CITY DETAILS REGARDING PLANTING PIT OR LANDSCAPE ISLAND CONSTRUCTION. FILL EACH PIT WITH WATER. IF PERCOLATION IS LESS THAN 100% WITHIN A PERIOD OF 12 HOURS, USE AN AUGER TO DRILL A 10" INCH HOLE TO A DEPTH OF FOUR FEET BELOW THE BOTTOM OF THE PIT. FILL AUGER HOLE WITH DRAINAGE GRAVEL AND COVER WITH A SOIL SEPARATOR. RETEST PIT. IF DRAINAGE IS STILL UNSATISFACTORY, CITY ARBORIST AND/OR PROJECT ARBORIST MUST BE NOTIFIED IN WRITING OF THE LOCATIONS WITH UNSATISFACTORY DRAINAGE SO THAT A SOLUTION CAN BE ARRIVED AT BEFORE PLANTING. ALL TESTING RESULTS MUST BE PROVIDED TO THE CITY ARBORIST.
 16. ALL BUFFERS SHALL BE REPLANTED WHERE SPARSE OR AS DIRECTED BY THE CITY OF ALPHARETTA IN ORDER TO CREATE A YEAR ROUND OPAQUE SCREEN WITHIN 2 YEARS OF CONSTRUCTION. THIS MAY BE IN ADDITION TO WHAT IS SHOWN ON THE APPROVED LANDSCAPE PLAN.
 17. ALL TREE ANCHORING DEVICES SHALL BE REMOVED FROM TREE AFTER ONE COMPLETE GROWING SEASON OR ONE YEAR AFTER PLANTING, WHICHEVER IS GREATER.
 18. PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE CARE AND MAINTENANCE OF THE TREES AND LANDSCAPING THAT FRONT THEIR PROPERTY WITHIN THE ROW.
 19. ALL LANDSCAPE CONTRACTORS ARE REQUIRED TO ATTEND THE CITY OF ALPHARETTA PRE-CONSTRUCTION CLASS PRIOR TO STARTING WORK ON ANY PROJECT. PLEASE CONTACT (678)241-6200 FOR INFORMATION AND TO RESERVE A SPOT.
 20. NO TREES SHALL BE PLANTED ON ANY AREA OF AN EARTHEN DAM OR EMBANKMENT.

REFER TO SHEET LS-10 FOR PLANT LIST

NOTE: ALL HARDSCAPE AND/OR LANDSCAPE INFRASTRUCTURE WHICH FRONTS ONTO AN ADJACENT DEVELOPMENT SITE, SHALL BE DEFERRED TO BE INSTALLED WITH THAT ADJACENT DEVELOPMENT SITE'S LDP. IF THE IMMEDIATELY ADJACENT PARCEL FILES FOR AN LDP PRIOR TO THE COMPLETION OF THE INFRASTRUCTURE STREET FRONTAGE, THE PORTION OF STREET FRONTAGE IMMEDIATELY ADJACENT THE FUTURE DEVELOPMENT SITE SHOULD BE INSTALLED WITH THAT DEVELOPMENT'S LDP.

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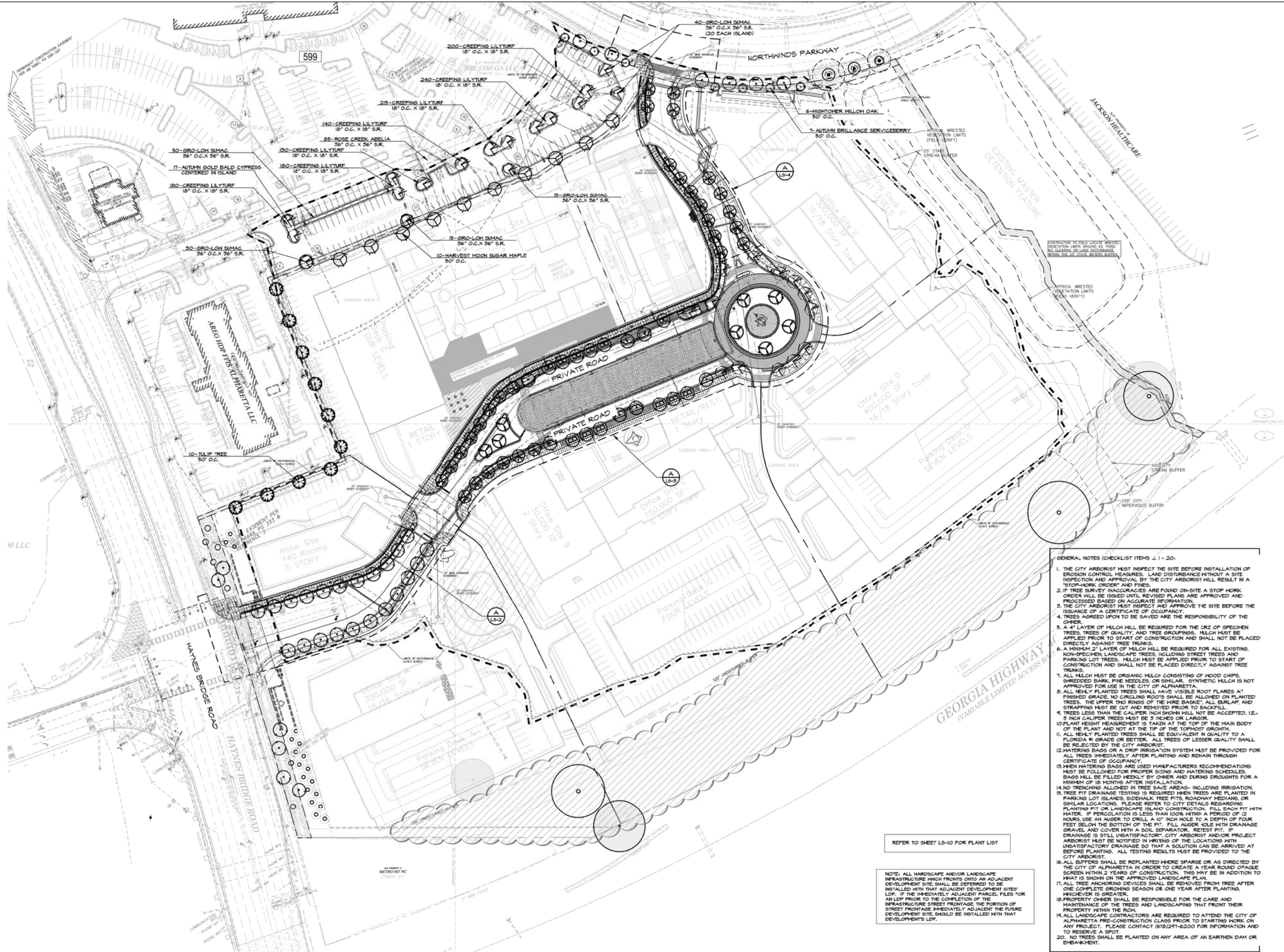


NORTHWINDS SUMMIT INFRASTRUCTURE
ALPHARETTA, GA
POPE & LAND ENTERPRISES, INC.
ATLANTA, GA

TITLE
LANDSCAPE DEVELOPMENT PLAN

DATE 09/01/2017
JOB NO. 17048
DWG FILE: 17048LW1
DRAWN BY: STH
CHECKED: CRM
SCALE: 1"=20'
SHEET
LS-2
17 OF 22

NOT RELEASED FOR CONSTRUCTION



LANDSCAPE DEVELOPMENT PLAN - OVERALL
LS-1 SCALE: 1"=50'

REFER TO SHEET LS-10 FOR PLANT LIST

NOTE: ALL HARDSCAPE AND/OR LANDSCAPE INFRASTRUCTURE WHICH FRONTS ONTO AN ADJACENT DEVELOPMENT SITE SHALL BE DEFERRED TO BE INSTALLED WITH THAT ADJACENT DEVELOPMENT SITE'S LOP. IF THE IMMEDIATELY ADJACENT PARCEL FILES FOR AN LOP PRIOR TO THE COMPLETION OF THE INFRASTRUCTURE STREET FRONTAGE, THE PORTION OF STREET FRONTAGE IMMEDIATELY ADJACENT THE FUTURE DEVELOPMENT SITE SHOULD BE INSTALLED WITH THAT DEVELOPMENT'S LOP.

GENERAL NOTES (CHECKLIST ITEMS J.1 - 20):

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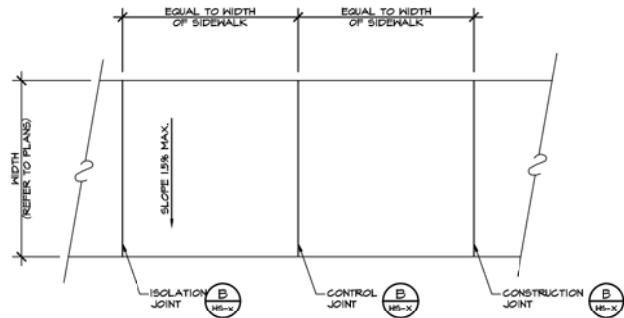


NORTHWINDS SUMMIT INFRASTRUCTURE

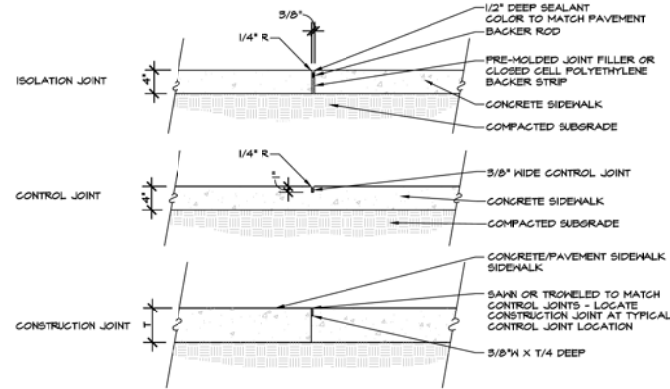
ALPHARETTA, GA
POPE & LAND ENTERPRISES, INC.
ATLANTA, GA

LANDSCAPE DEVELOPMENT PLAN - OVERALL

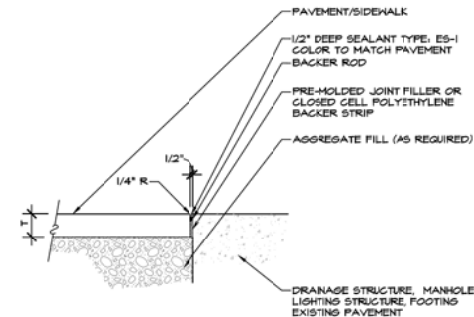
DATE: 09/01/2017
JOB NO: 17048
DWG FILE: 17048LW1
DRAWN BY: STH
CHECKED: CRM
SCALE: 1"=50'
SHEET: **LS-1**



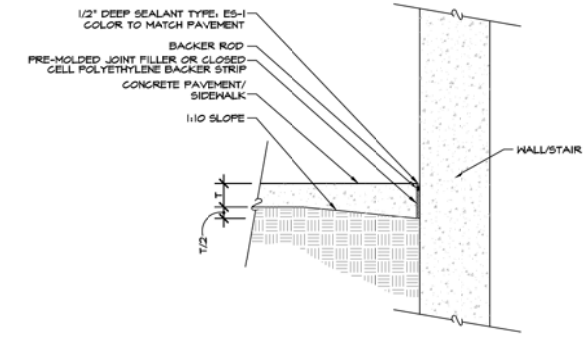
A CONCRETE SIDEWALK - PLAN
HS-12 SCALE: 1/2"=1'-0"
FILE NAME: PACPSE-001



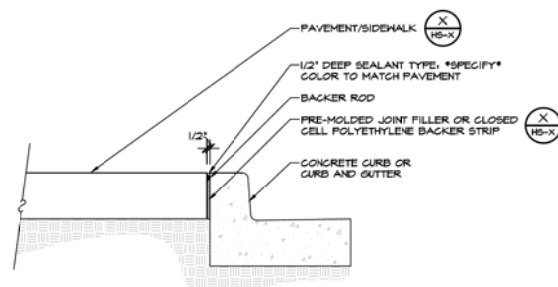
B CONCRETE PAVEMENT/SIDEWALK ISOLATION, CONTROL, AND CONSTRUCTION JOINT SECTIONS
HS-12 SCALE: 1/4"=1'-0"
FILE NAME: PACPSE-003



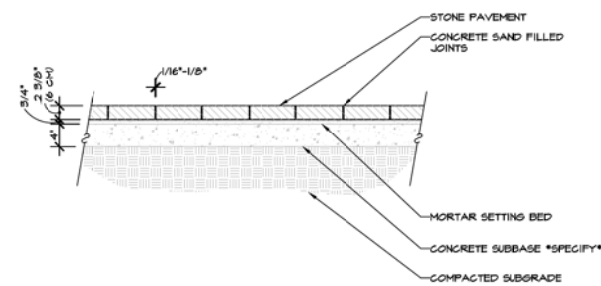
C PAVEMENT / SIDEWALK @ STRUCTURES - ISOLATION JOINT
HS-12 SCALE: 1/4"=1'-0"
FILE NAME: 12004-PACPSE-008



D CONCRETE PAVEMENT/SIDEWALK AT WALL / STRUCTURE - ISOLATION JOINT SECTION
HS-12 SCALE: 1/4"=1'-0"
FILE NAME: PACPSE-004



E PAVEMENT/SIDEWALK ISOLATION JOINT @ BACK OF CURB SECTION
HS-12 SCALE: 1/4"=1'-0"
FILE NAME: PACPSE-007



F STONE PAVER SECTION- ON CONCRETE SLAB-MORTAR SET
HS-12 SCALE: 1/4"=1'-0"
FILE NAME: PACPSE-009

PAVEMENT SCHEDULE	
SIDEWALKS	
C-1	INTEGRAL COLOR CONCRETE MIX W/ #2 COARSE AGGREGATE & BLACK BEAUTY ADDITIVE. MEDIUM RETARDANT FINISH
C-2	ALPHALOOP TRAIL - FIELD - INTEGRAL COLOR SCOTFIELD GRAY CONCRETE MIX W/ #2 COARSE AGGREGATE & BLACK BEAUTY ADDITIVE. I LARGE AGGREGATE ADDITIVE. MEDIUM RETARDANT FINISH
C-3	ALPHALOOP TRAIL - ACCENT BAND - INTEGRAL COLOR SCOTFIELD CHARCOAL CONCRETE MIX W/ #2 COARSE AGGREGATE & BLACK BEAUTY ADDITIVE. MEDIUM RETARDANT FINISH
P-1	HANDOVER - COBBLESTONE PAVER - ASHFORD WHITE, THERMAL/FLAME FINISH
P-2	HANDOVER - DETECTABLE WARNING PAVER-COLOR TBD

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.

G PAVEMENT SCHEDULE
HS-12 SCALE: 1/4"=1'-0"
FILE NAME: PACPSE-010

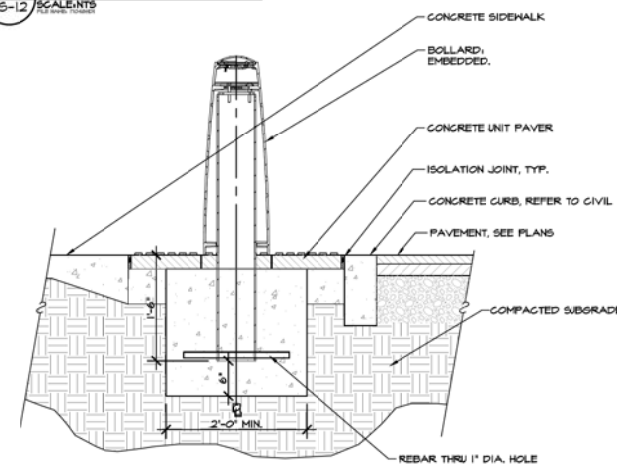
LIGHT FIXTURE SCHEDULE				
TYPE	SYMBOL	QUANTITY	MANUFACTURER/MODEL	REPRESENTATIVE
STREET LIGHT FIXTURE		TBD	GA POWER, INC. PRODUCT TBD	
PEDESTRIAN LIGHT FIXTURE		TBD	GA POWER, INC. PRODUCT TBD	
ALPHALOOP LIGHT BOLLARD		25	SYSTEMALUX REEF 180" BOLLARD LED	THOMAS NICHOLS SESCO LIGHTING, INC. PH. 770-444-7045
BOLLARD 'A'		14	BESA - LIGHT BOLLARD -TBD	WINFIELD LITTLETON ARDOWINTER PH. 770-968-2740
BOLLARD 'B'		25	ALPHA-LOOP CROSSING BOLLARD TYPE TBD	

H LIGHT FIXTURE SCHEDULE
HS-12 SCALE: 1/4"=1'-0"
FILE NAME: PACPSE-011

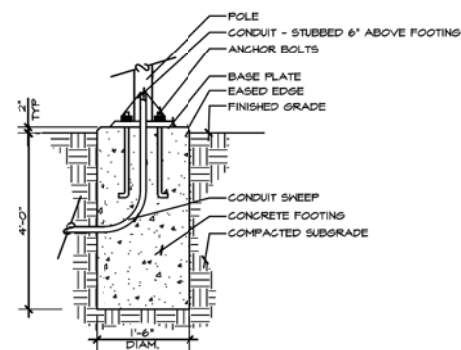
FURNITURE SCHEDULE			
QUANTITY	TYPE	MANUFACTURER/MODEL	REPRESENTATIVE
1	BENCH 'A'	TBD	
4	BENCH 'B'	TBD - BACKLESS	
2	TRASH RECEPTACLE 'A'	TBD	
TBD	BIKE RACK	BIKE RENTAL STATION TO BE COORDINATED W/ FUTURE ARCHITECTURE/SITE LDP	

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.
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I FURNITURE SCHEDULE
HS-12 SCALE: 1/4"=1'-0"
FILE NAME: PACPSE-012



M BOLLARD - SECTION
HS-12 SCALE: 1/4"=1'-0"
FILE NAME: PACPSE-004



N LIGHT FIXTURE FOOTING - SECTION
HS-12 SCALE: 1/4"=1'-0"
FILE NAME: PACPSE-013

REVISIONS		
NO.	DATE	ISSUE



NORTHWINDS SUMMIT INFRASTRUCTURE

ALPHARETTA, GA
POPE & LAND ENTERPRISES, INC.
ATLANTA, GA

TITLE:
HARDSCAPE IMPROVEMENT DETAILS

DATE: 09/01/2017
JOB NO.: 17048
DWG FILE: 17048HD1
DRAWN BY: STH
CHECKED: CRM
SCALE: AS NOTED
SHEET

HS-12
15 OF 22

REVISIONS		
NO.	DATE	ISSUE



NORTHWINDS SUMMIT INFRASTRUCTURE

ALPHARETTA, GA
POPE & LAND ENTERPRISES, INC.
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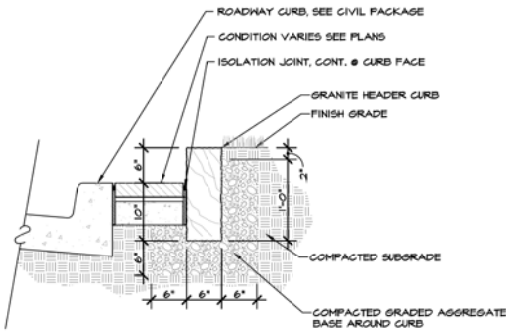
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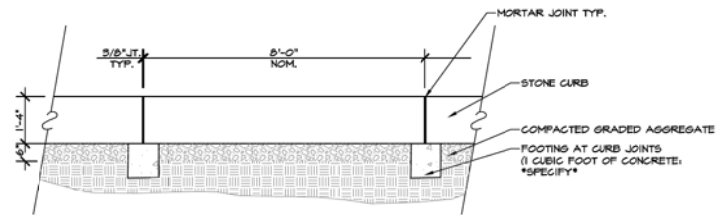
HS-11

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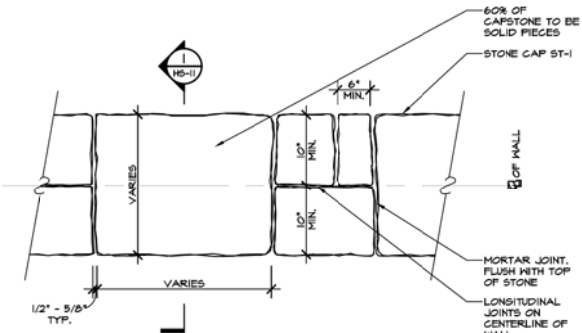
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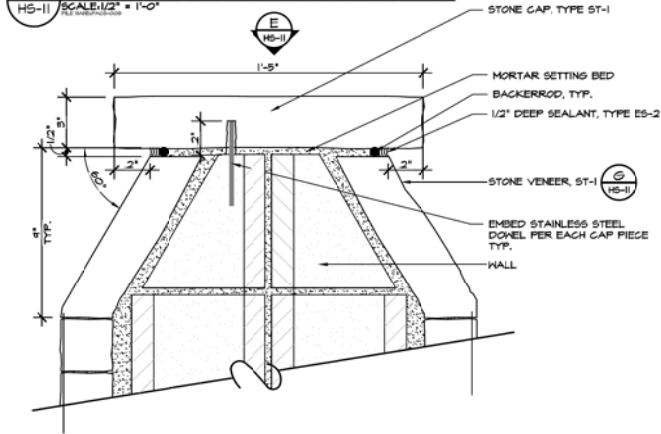
A STONE CURB SECTION- AGGREGATE FOOTING
HS-II SCALE: 1/4"=1'-0"
FILE NAME: P405001



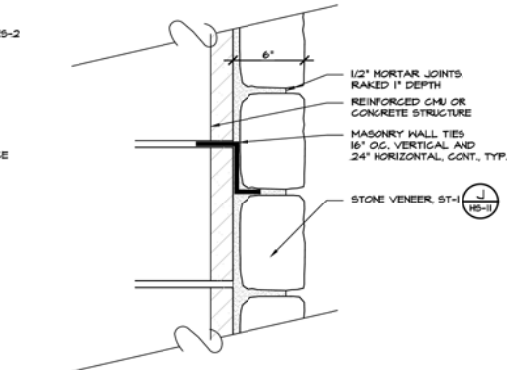
B STONE CURB LONGITUDINAL SECTION
HS-II SCALE: 1/2"=1'-0"
FILE NAME: P405002



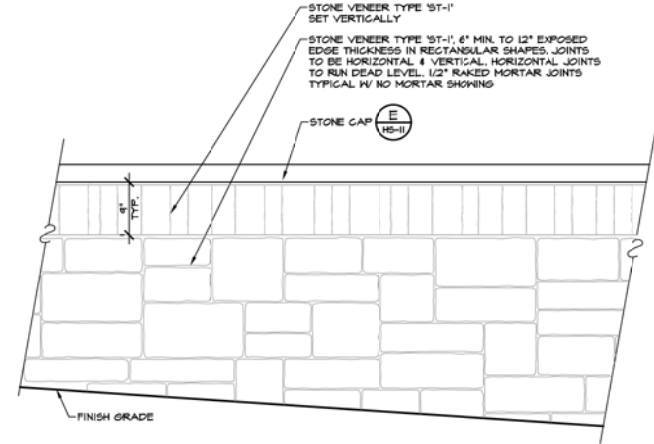
E STONE CAP ST-I - PARTIAL PLAN
HS-II SCALE: 1/4"=1'-0"
FILE NAME: P405003



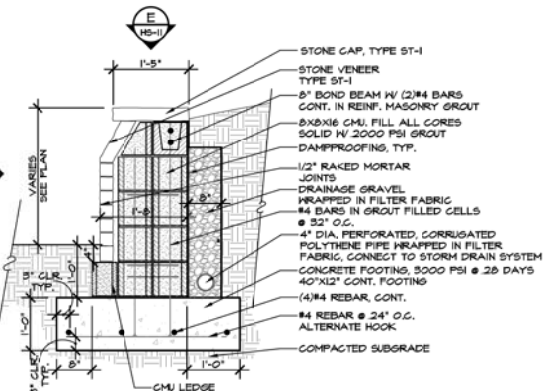
F STONE CAP - SECTION
HS-II SCALE: 3/4"=1'-0"
FILE NAME: P405004



G STONE VENEER - SECTION
HS-II SCALE: 3/4"=1'-0"
FILE NAME: P405005



H STONE VENEER - ELEVATION
HS-II SCALE: 1/4"=1'-0"
FILE NAME: P405006

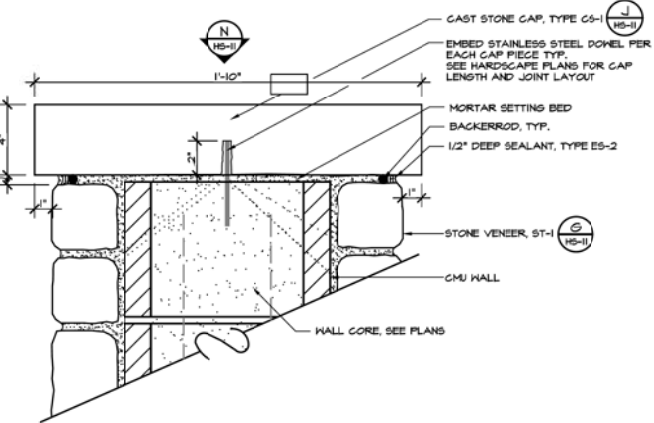


I WALL 'A' - SECTION
HS-II SCALE: 3/4"=1'-0"
FILE NAME: P405007

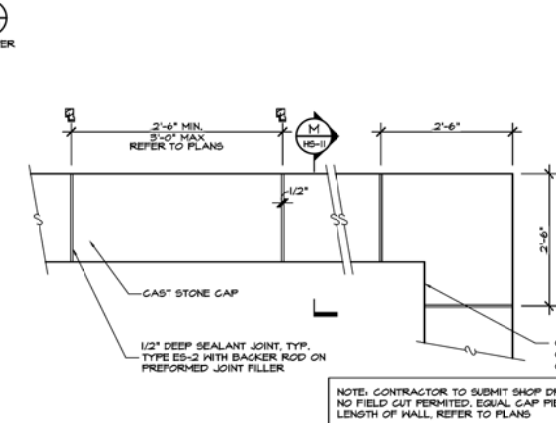
DESIGNATION	PRODUCT / SUPPLIER	SHAPE/PATTERN	SIZE	COLOR/VARIETY	FINISH
ST-I	CRAB ORCHARD STONE VENEER / SILVANA STONE COMPANY (TO MATCH EXISTING DEVELOPMENT WALLS)	RANDOM RECTANGULAR	VARIES, SEE DETAIL	CRAB ORCHARD	WEATHERED
CS-I	CAST STONE CAP / CONTINENTAL CAST STONE MFG. SOUTH	RECTANGULAR	SEE DETAIL	COLOR 1101 S	MFR. STANDARD FINISH

NOTES:
1. COLORS AND FINISHES AS DESIGNATED IDENTIFY ONE PRODUCER/SUPPLIER'S PRODUCTS.
2. ALTERNATE PRODUCERS/SUPPLIERS PRODUCTS SHALL MATCH EACH COLOR AND FINISH OF THE PRODUCER/SUPPLIER LISTED.
3. 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.

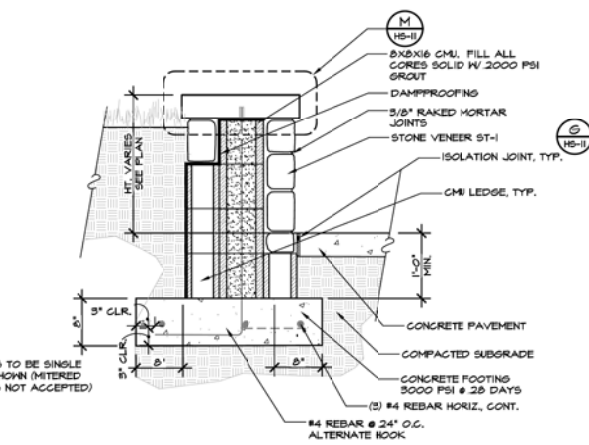
J STONE FINISH SCHEDULE
HS-II SCALE: 1/4"=1'-0"
FILE NAME: P405008



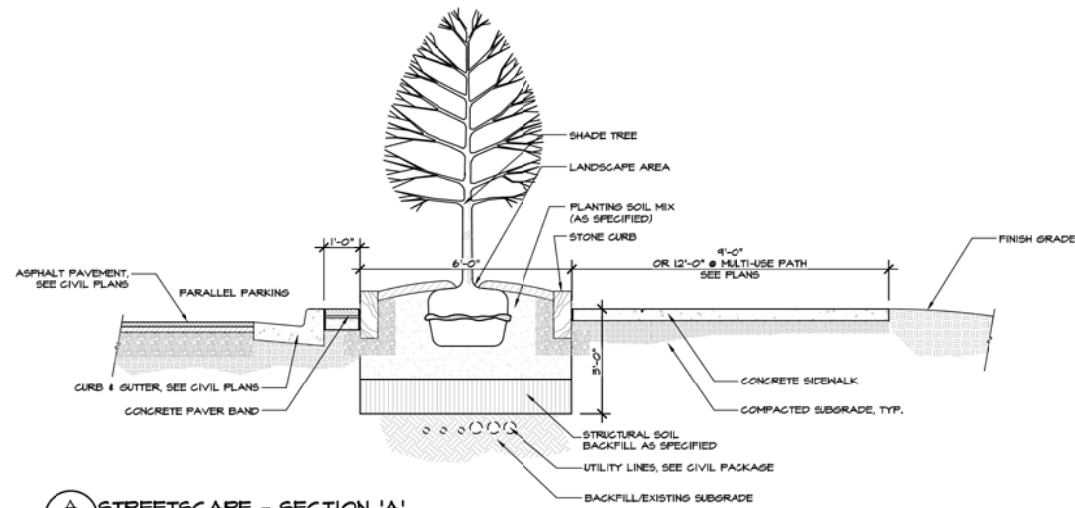
M CAST STONE CAP - SECTION
HS-II SCALE: 3/4"=1'-0"
FILE NAME: P405009



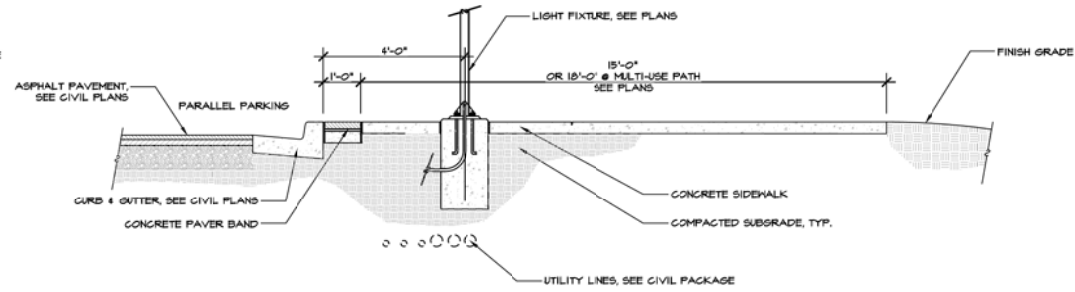
N WALL CAP - PARTIAL PLAN
HS-II SCALE: 3/4"=1'-0"
FILE NAME: P405010



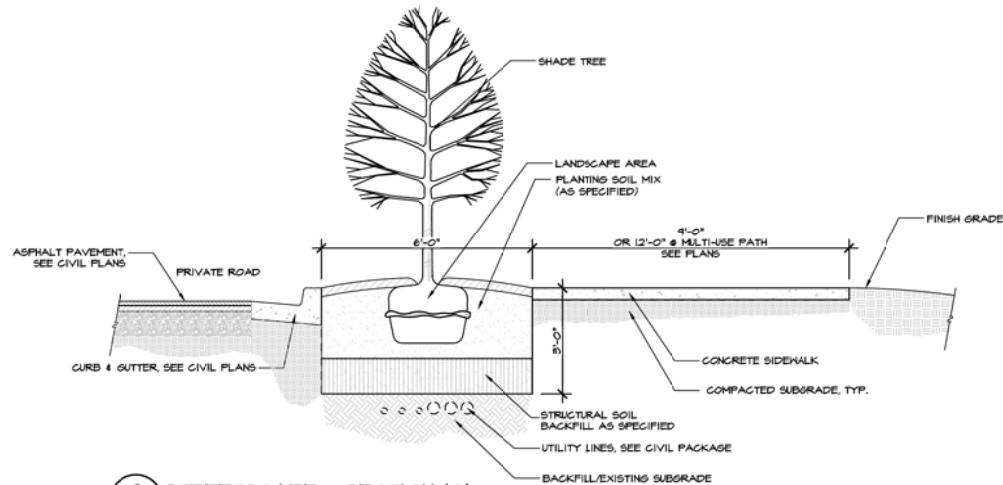
O RETAINING WALL - SECTION
HS-II SCALE: 1/4"=1'-0"
FILE NAME: P405011



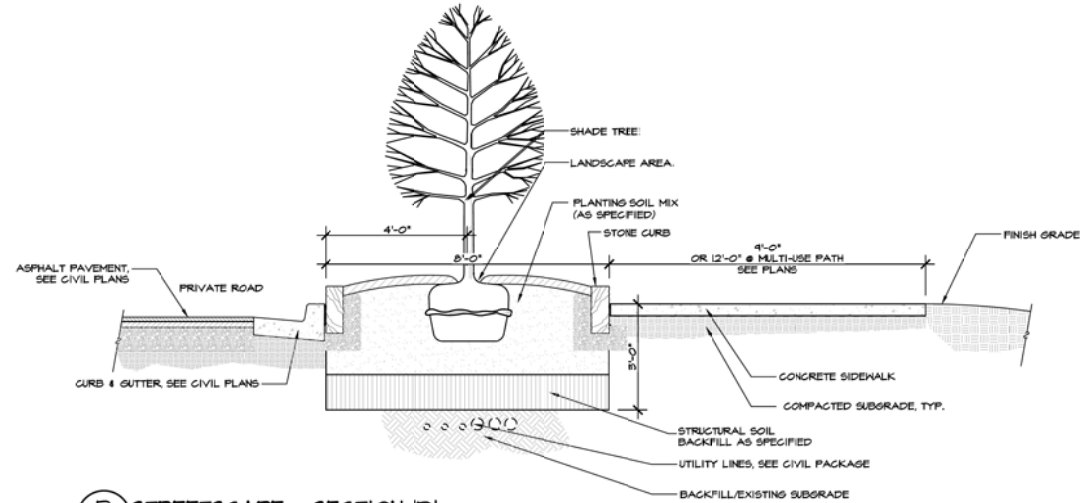
A STREETScape - SECTION 'A'
HS-10 SCALE: 1/2" = 1'-0"
FOR STREET TYPING



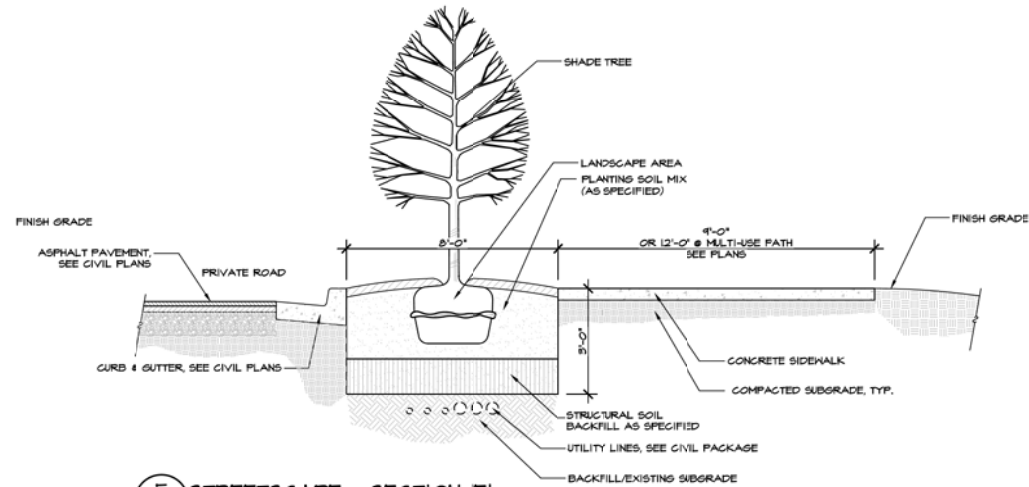
B STREETScape - SECTION 'B'
HS-10 SCALE: 1/2" = 1'-0"
FOR STREET TYPING



C STREETScape - SECTION 'C'
HS-10 SCALE: 1/2" = 1'-0"
FOR STREET TYPING



D STREETScape - SECTION 'D'
HS-10 SCALE: 1/2" = 1'-0"
FOR STREET TYPING



F STREETScape - SECTION 'F'
HS-10 SCALE: 1/2" = 1'-0"
FOR STREET TYPING

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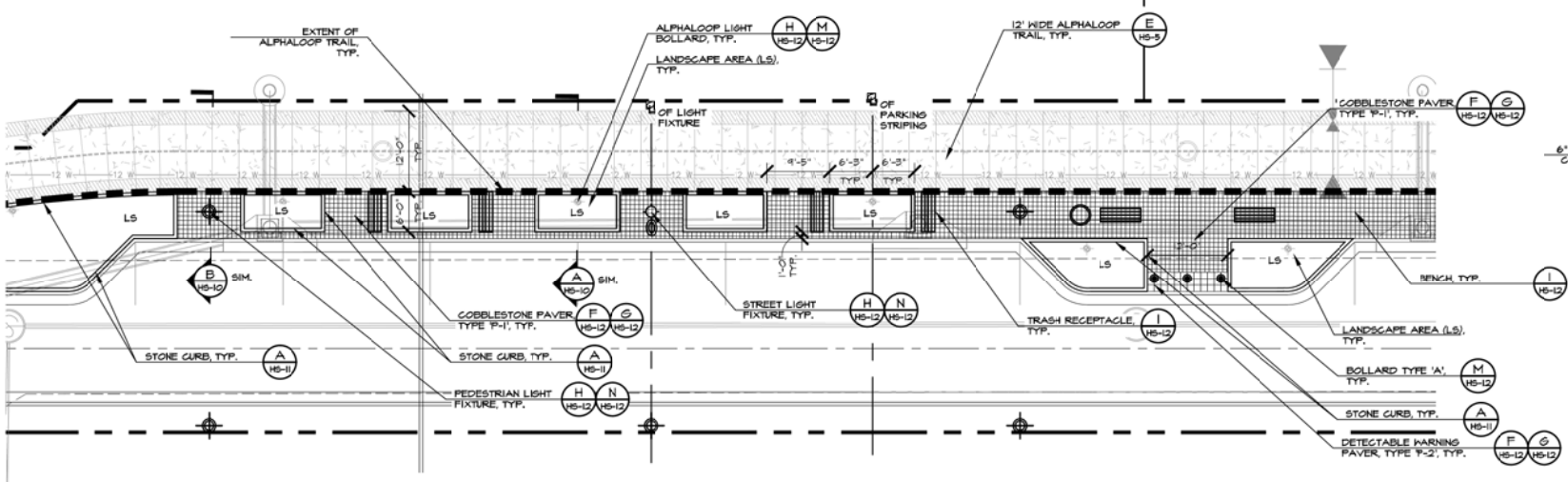
TITLE
HARDSCAPE IMPROVEMENT DETAILS

DATE: 09/01/2017
JOB NO.: 17048
DWG FILE: 17048HD1
DRAWN BY: STH
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SCALE: AS NOTED

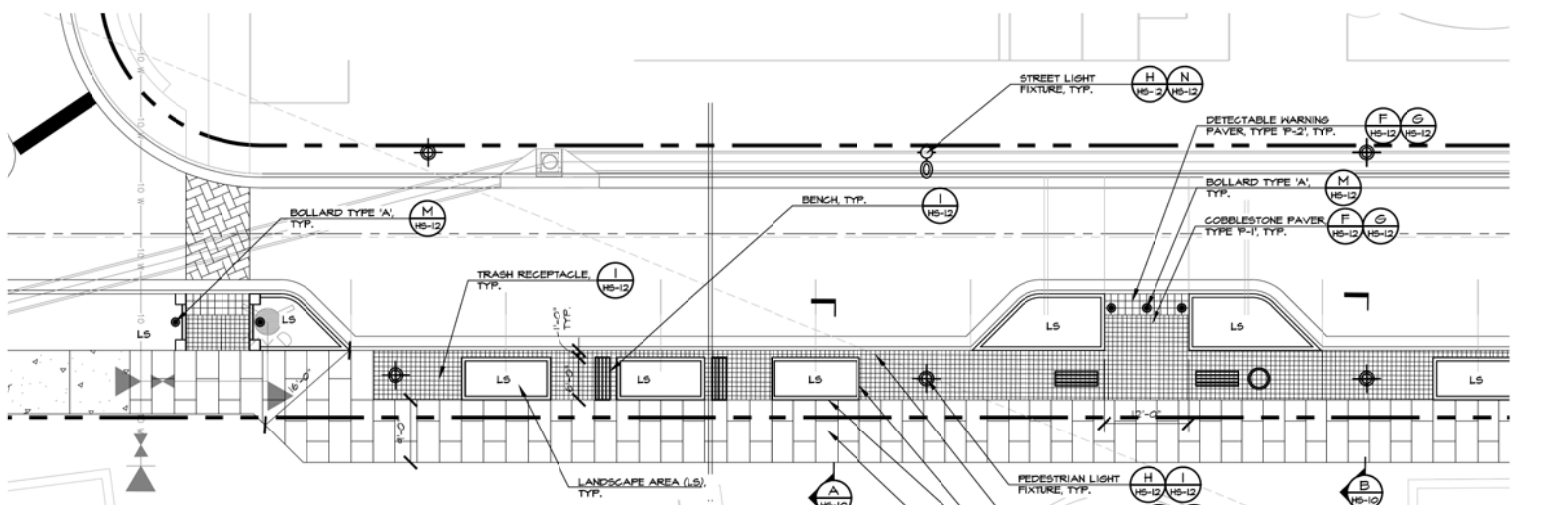
SHEET
HS-10

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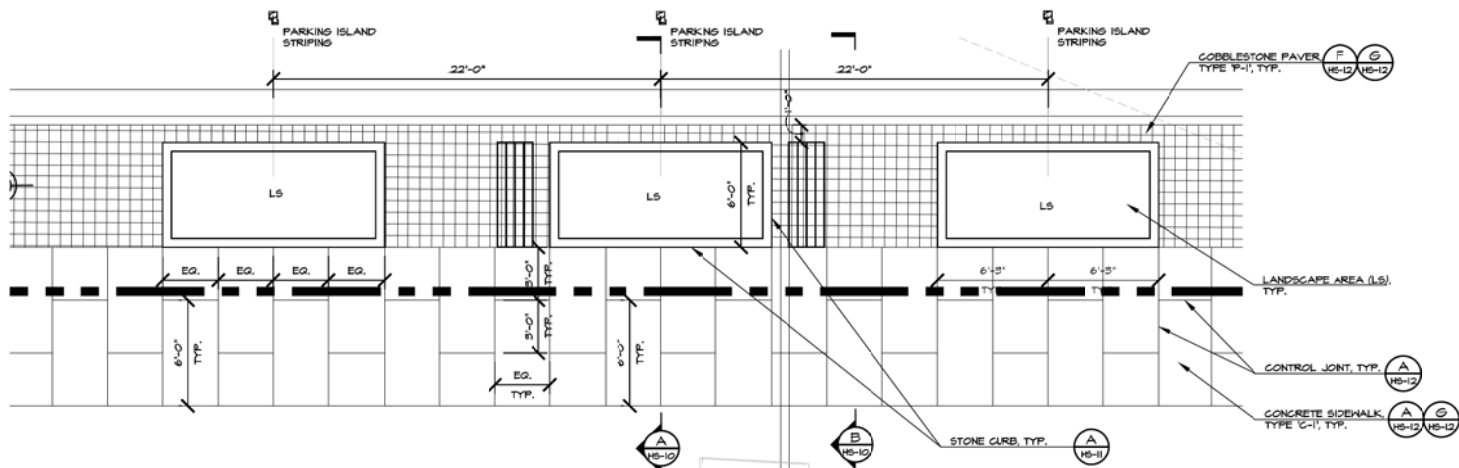
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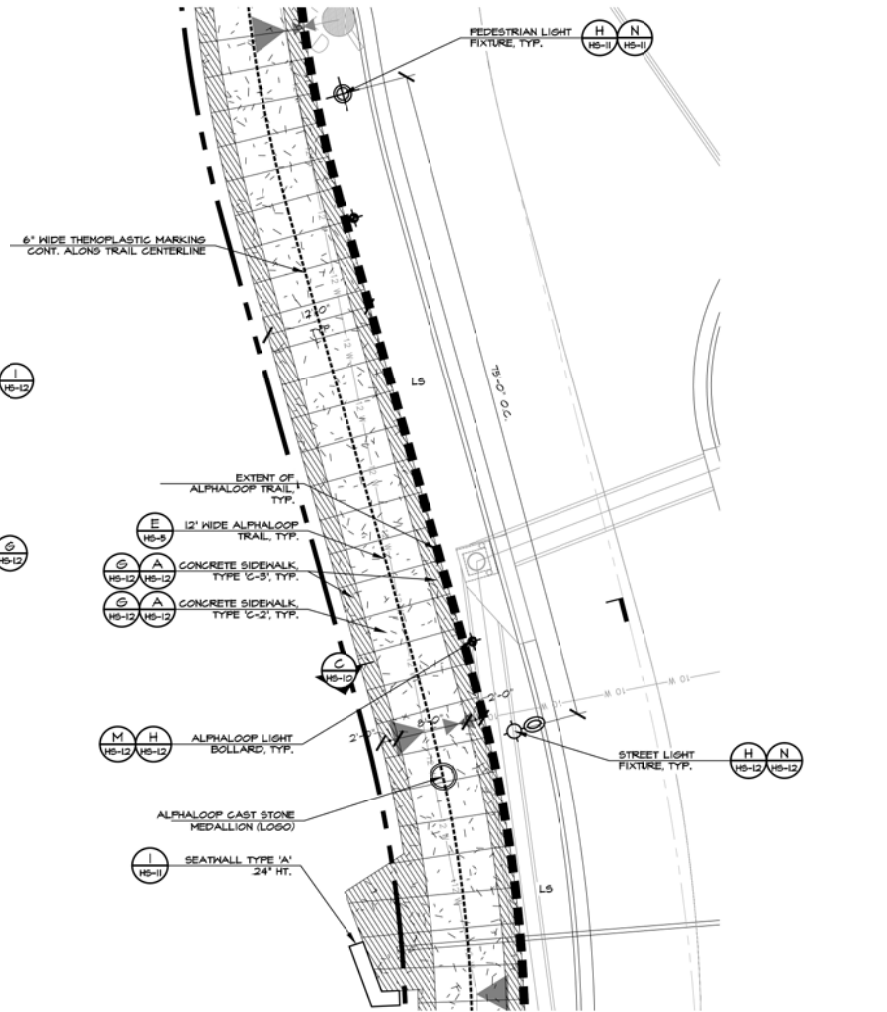
A HARDSCAPE IMPROVEMENT PLANS
HS-5 SCALE: 1/4"=1'-0"



B HARDSCAPE IMPROVEMENT PLANS
HS-5 SCALE: 1/4"=1'-0"



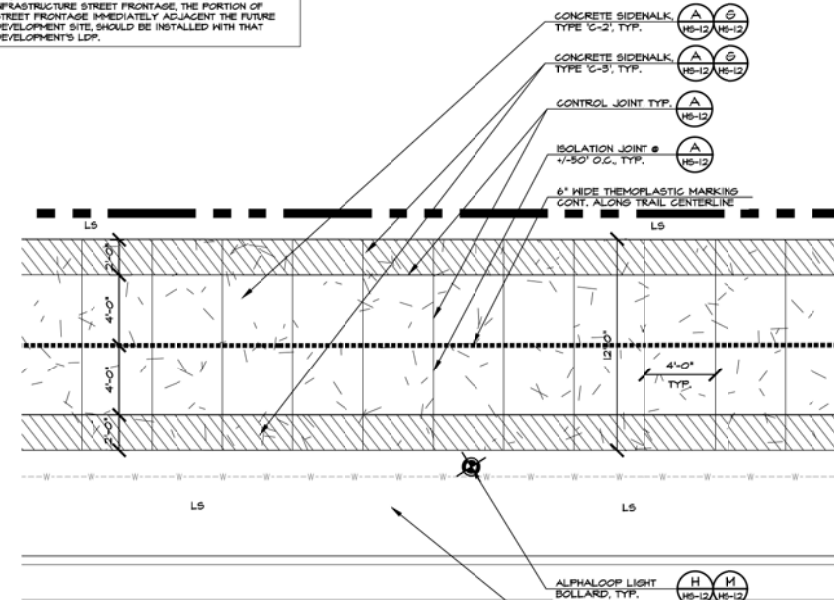
C HARDSCAPE IMPROVEMENT PLANS
HS-5 SCALE: 1/4"=1'-0"



D HARDSCAPE IMPROVEMENT PLANS
HS-5 SCALE: 1/8"=1'-0"



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E ALPHALOOP TRAIL - PARTIAL PLAN
HS-5 SCALE: 1/8"=1'-0"



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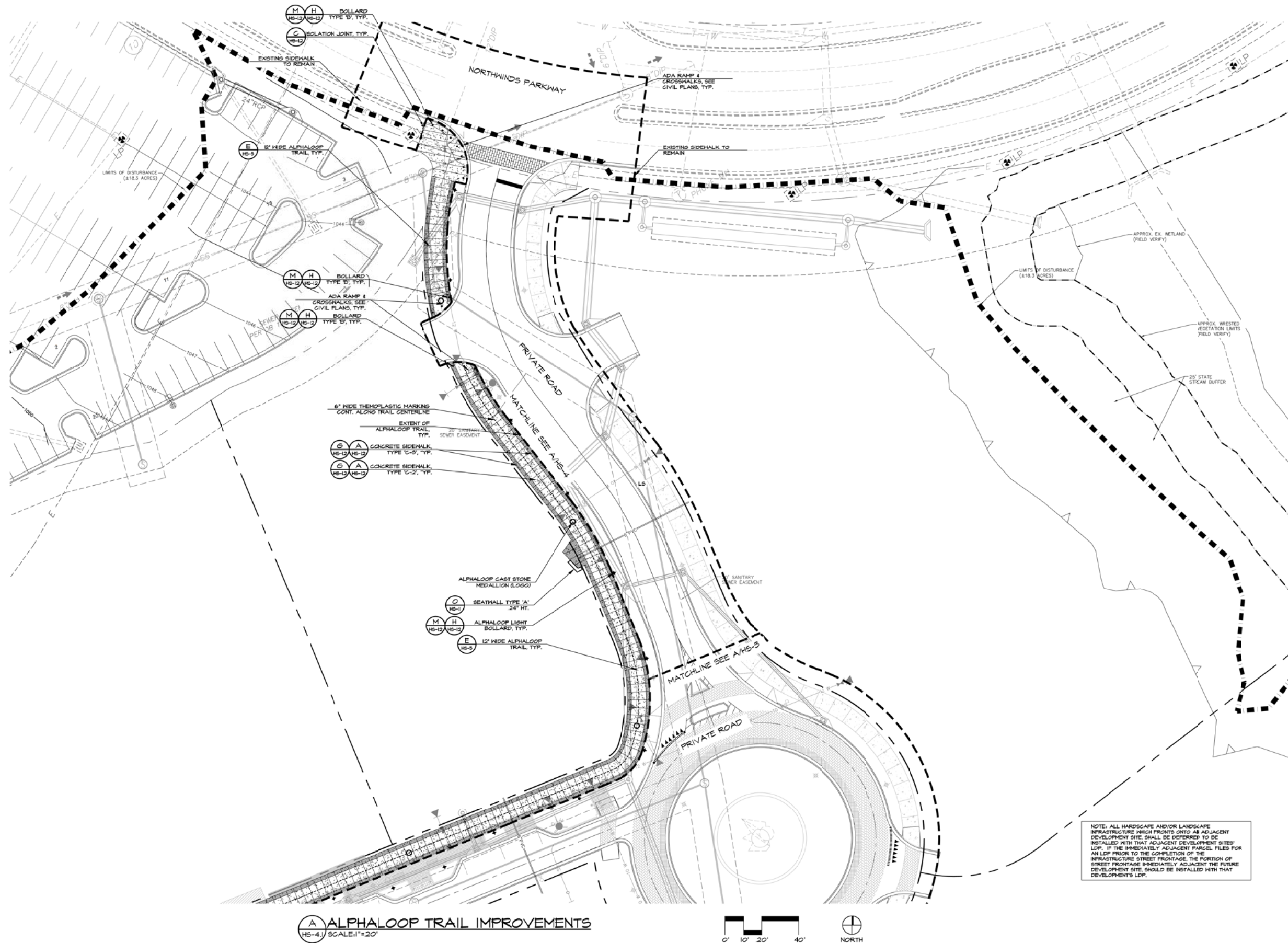
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JOB NO. 17048
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HS-5
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A ALPHALOOP TRAIL IMPROVEMENTS
HS-4.1 SCALE: 1"=20'



NOTE: ALL HARDSCAPE AND/OR LANDSCAPE INFRASTRUCTURE WHICH FRONTS ONTO AN ADJACENT DEVELOPMENT SITE SHALL BE DEFERRED TO BE INSTALLED WITH THAT ADJACENT DEVELOPMENT SITES' LDP. IF THE IMMEDIATELY ADJACENT PARCEL FILES FOR AN LDP PRIOR TO THE COMPLETION OF THE INFRASTRUCTURE STREET FRONTAGE, THE PORTION OF STREET FRONTAGE IMMEDIATELY ADJACENT THE FUTURE DEVELOPMENT SITE, SHOULD BE INSTALLED WITH THAT DEVELOPMENT'S LDP.

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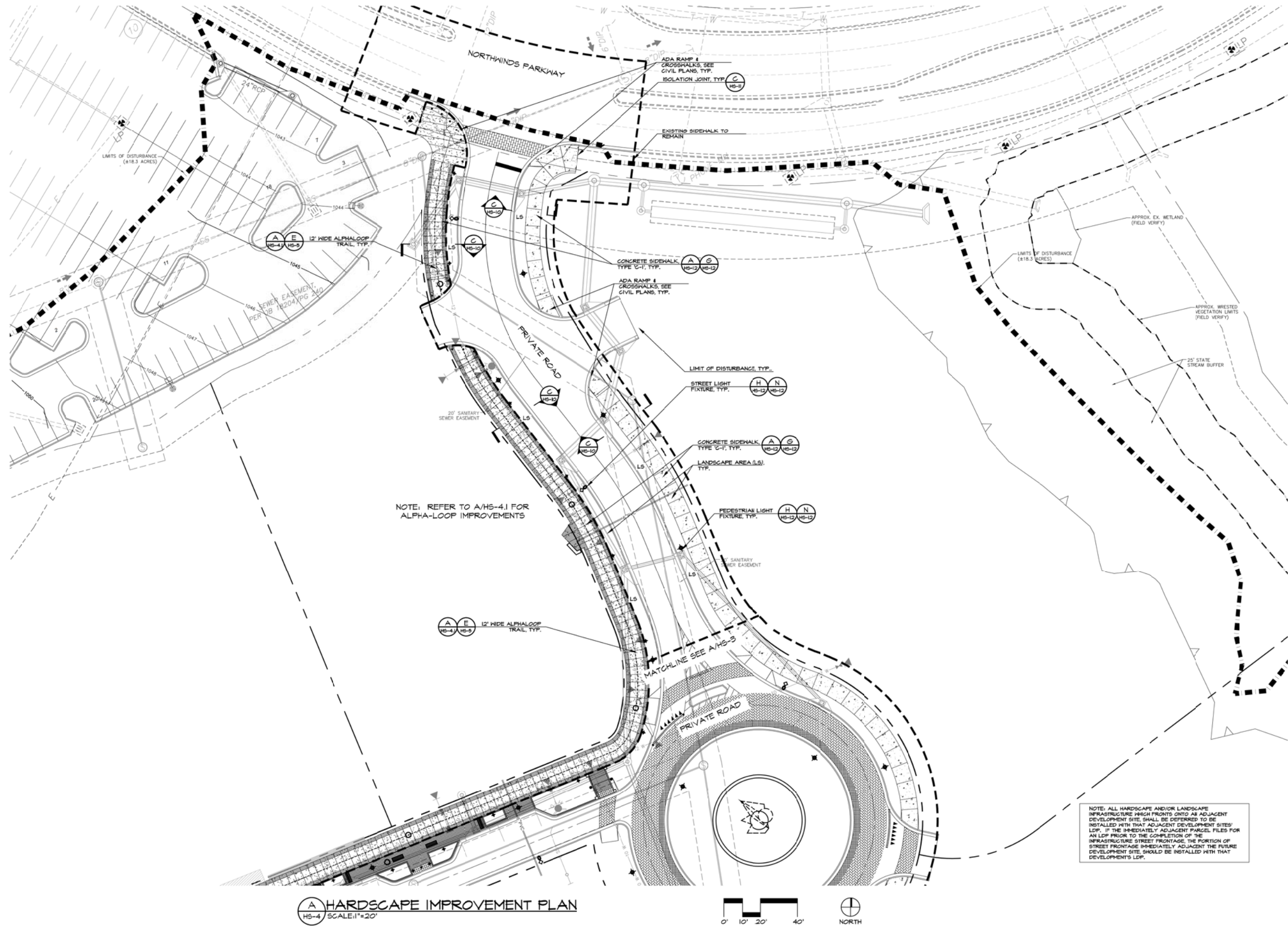
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JOB NO: 17048
DWG FILE: 17048HW1
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CHECKED: CRM
SCALE: 1"=20'
SHEET

HS-4.1

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A HARDSCAPE IMPROVEMENT PLAN
HS-4 SCALE: 1"=20'

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TITLE:
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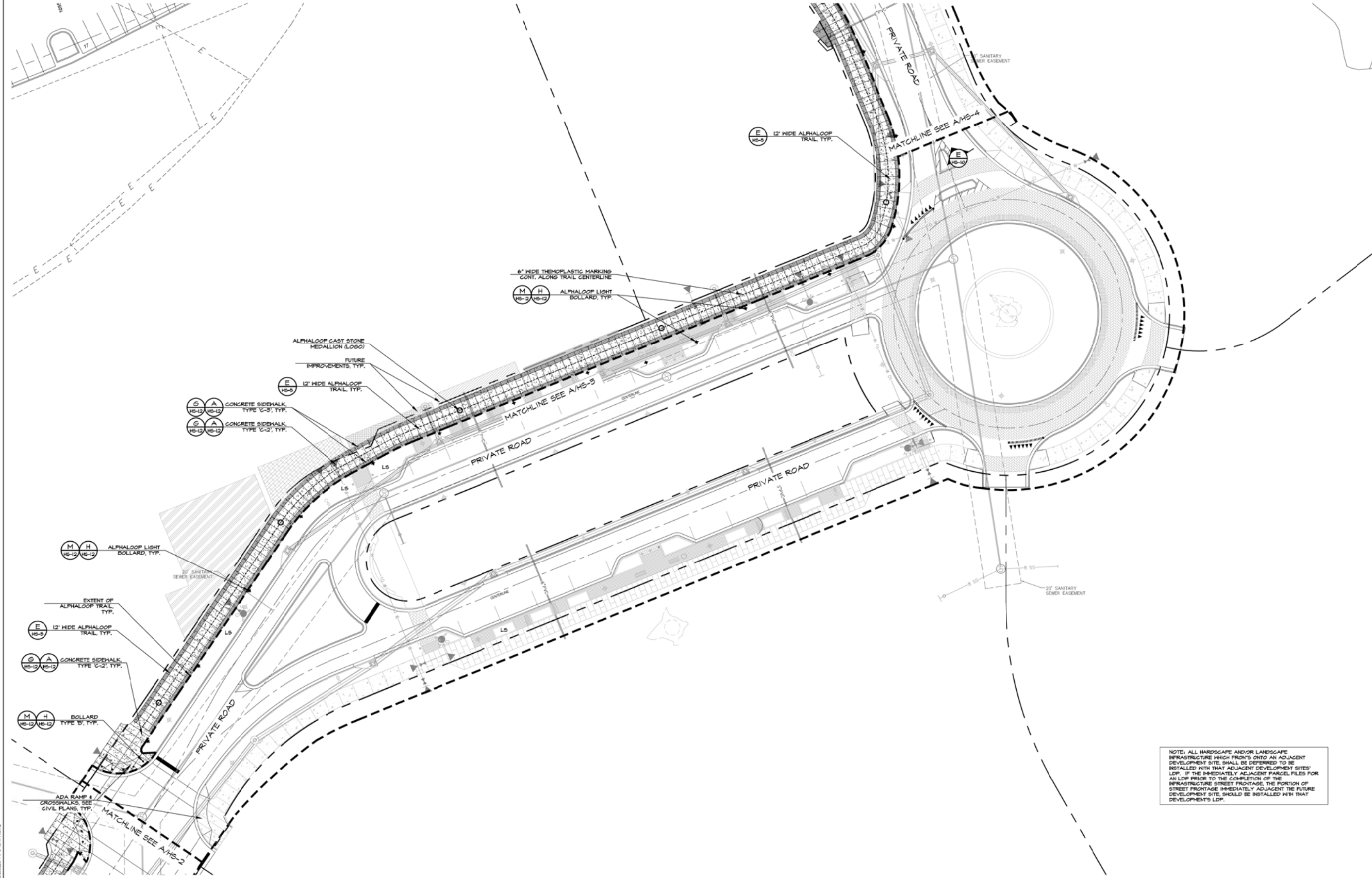
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JOB NO: 17048
DWG FILE: 17048HW1
DRAWN BY: STH
CHECKED: CRM
SCALE: 1"=20'
SHEET

HS-4

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A ALPHALOOP TRAIL IMPROVEMENTS
(HS-3.1) SCALE: 1"=20'



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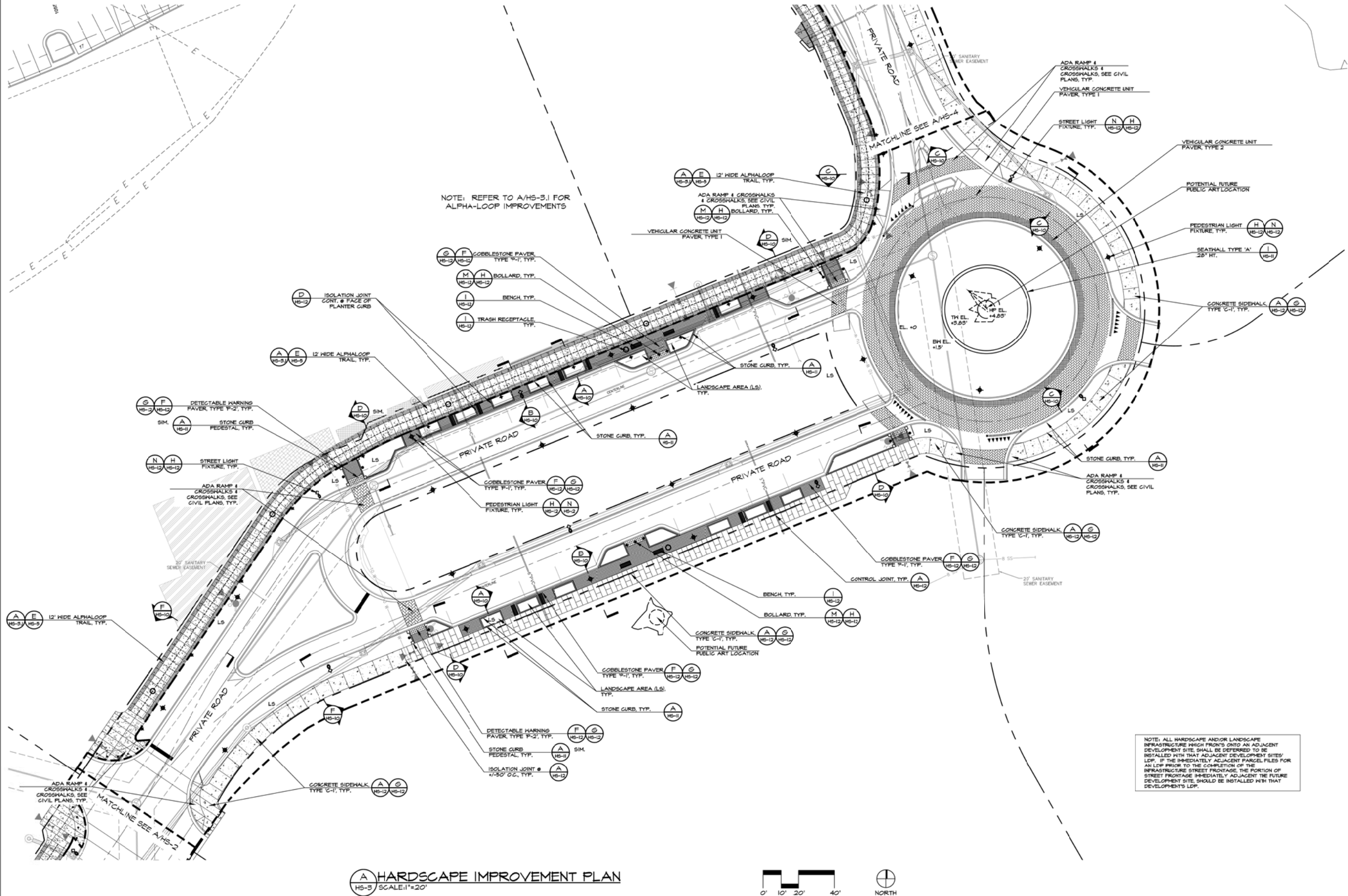
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TITLE
ALPHALOOP TRAIL IMPROVEMENTS

DATE 09/01/2017
JOB NO. 17048
DWG FILE: 17048HW1
DRAWN BY: STH
CHECKED: CRM
SCALE: 1"=20'
SHEET
HS-3.1
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A HARDSCAPE IMPROVEMENT PLAN
HS-3 SCALE: 1"=20'



NOTE: ALL HARDSCAPE AND/OR LANDSCAPE INFRASTRUCTURE WHICH FRONTS ONTO AN ADJACENT DEVELOPMENT SITE SHALL BE DEFERRED TO BE INSTALLED WITH THAT ADJACENT DEVELOPMENT SITE'S LDP. IF THE IMMEDIATELY ADJACENT PARCEL FILES FOR AN LDP PRIOR TO THE COMPLETION OF THE INFRASTRUCTURE STREET FRONTAGE, THE PORTION OF STREET FRONTAGE IMMEDIATELY ADJACENT THE FUTURE DEVELOPMENT SITE SHOULD BE INSTALLED WITH THAT DEVELOPMENT'S LDP.

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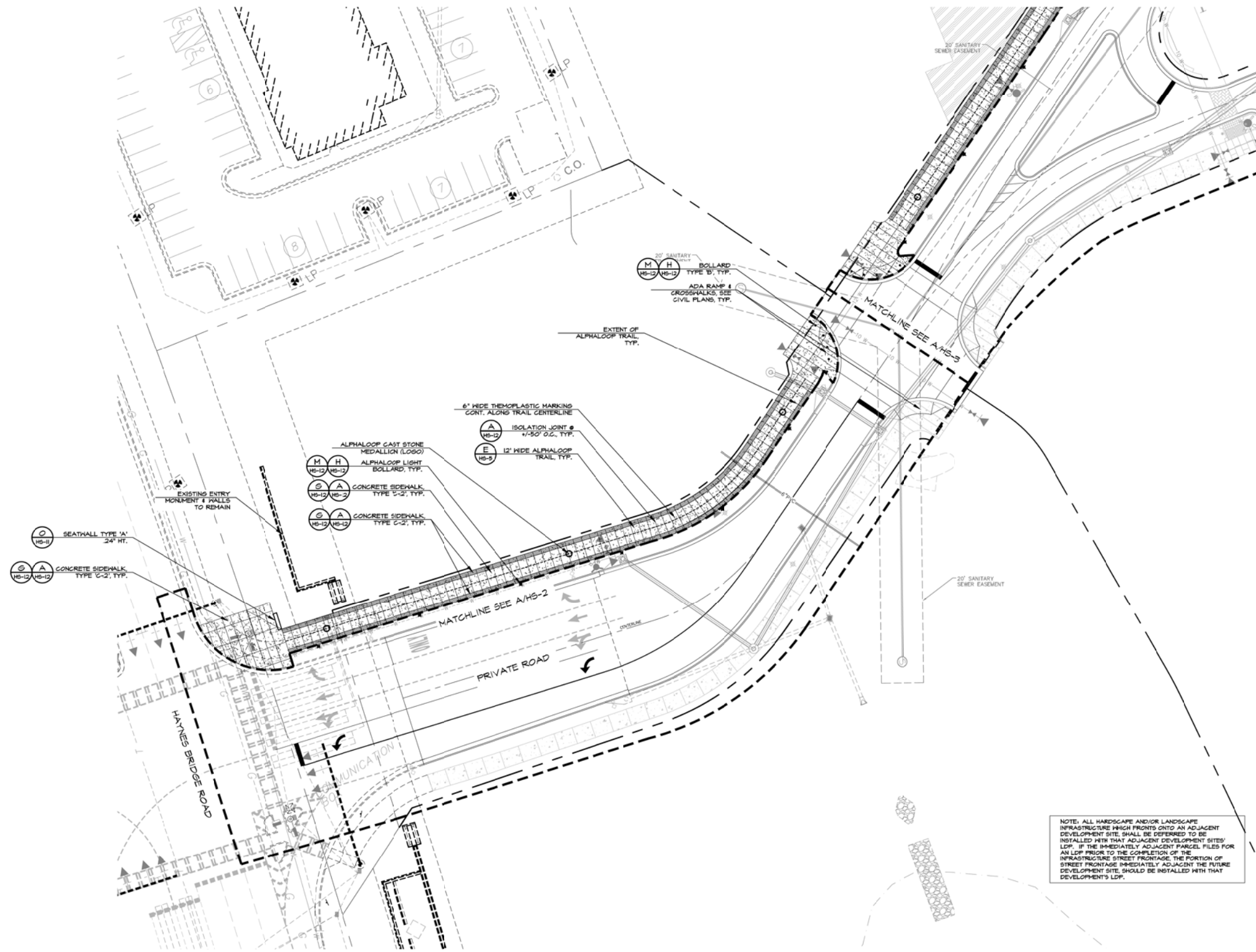
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TITLE
HARDSCAPE
IMPROVEMENT
PLAN

DATE	09/01/2017
JOB NO.	17048
DWG FILE	17048HW1
DRAWN BY	STH
CHECKED	CRM
SCALE	1"=20'
SHEET	HS-3
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A ALPHALOOP TRAIL IMPROVEMENTS
HS-2.1 SCALE: 1"=20'



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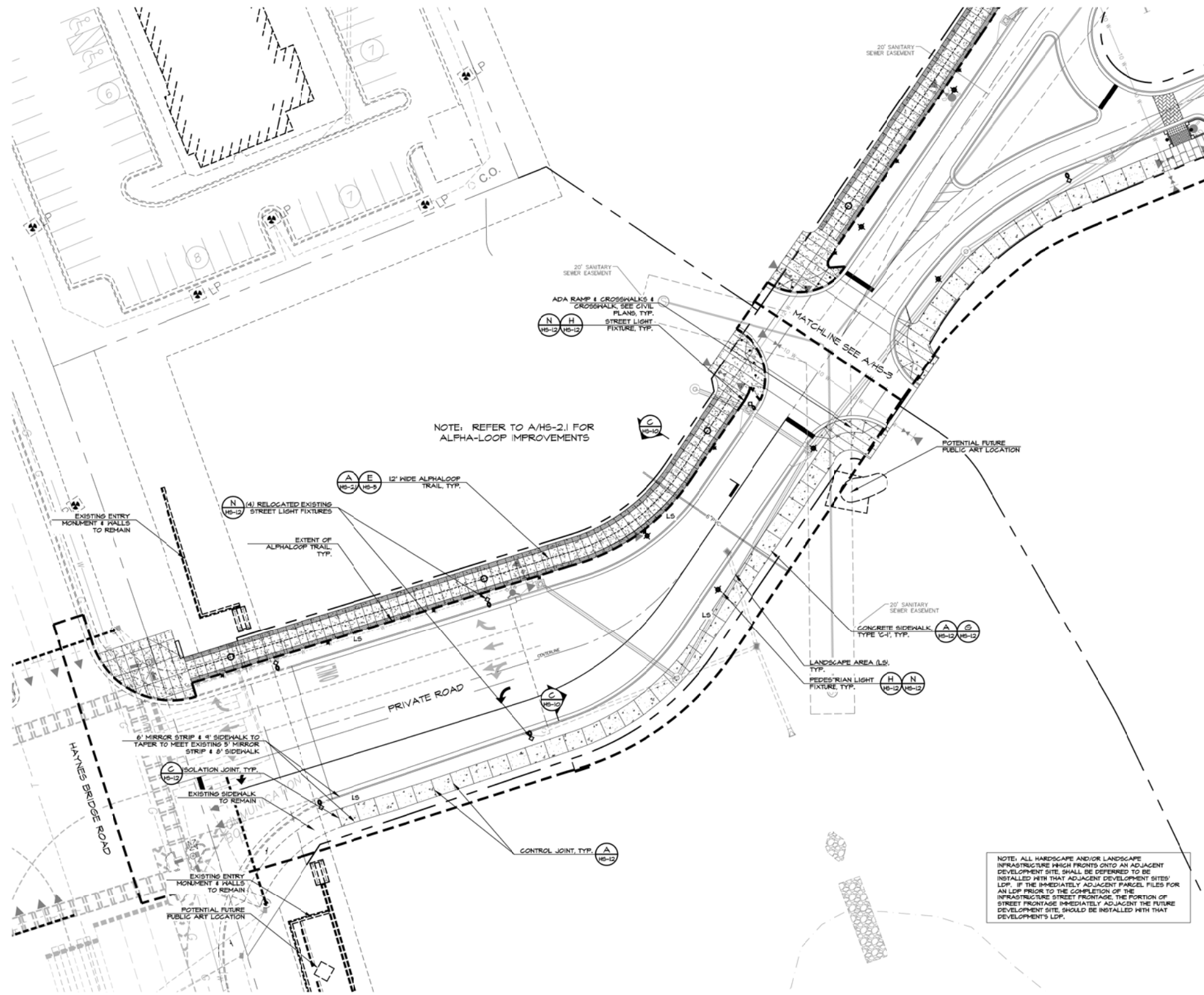
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DWG FILE: 17048HW1
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HS-2.1

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A HARDSCAPE IMPROVEMENT PLAN
HS-2 SCALE: 1"=20'

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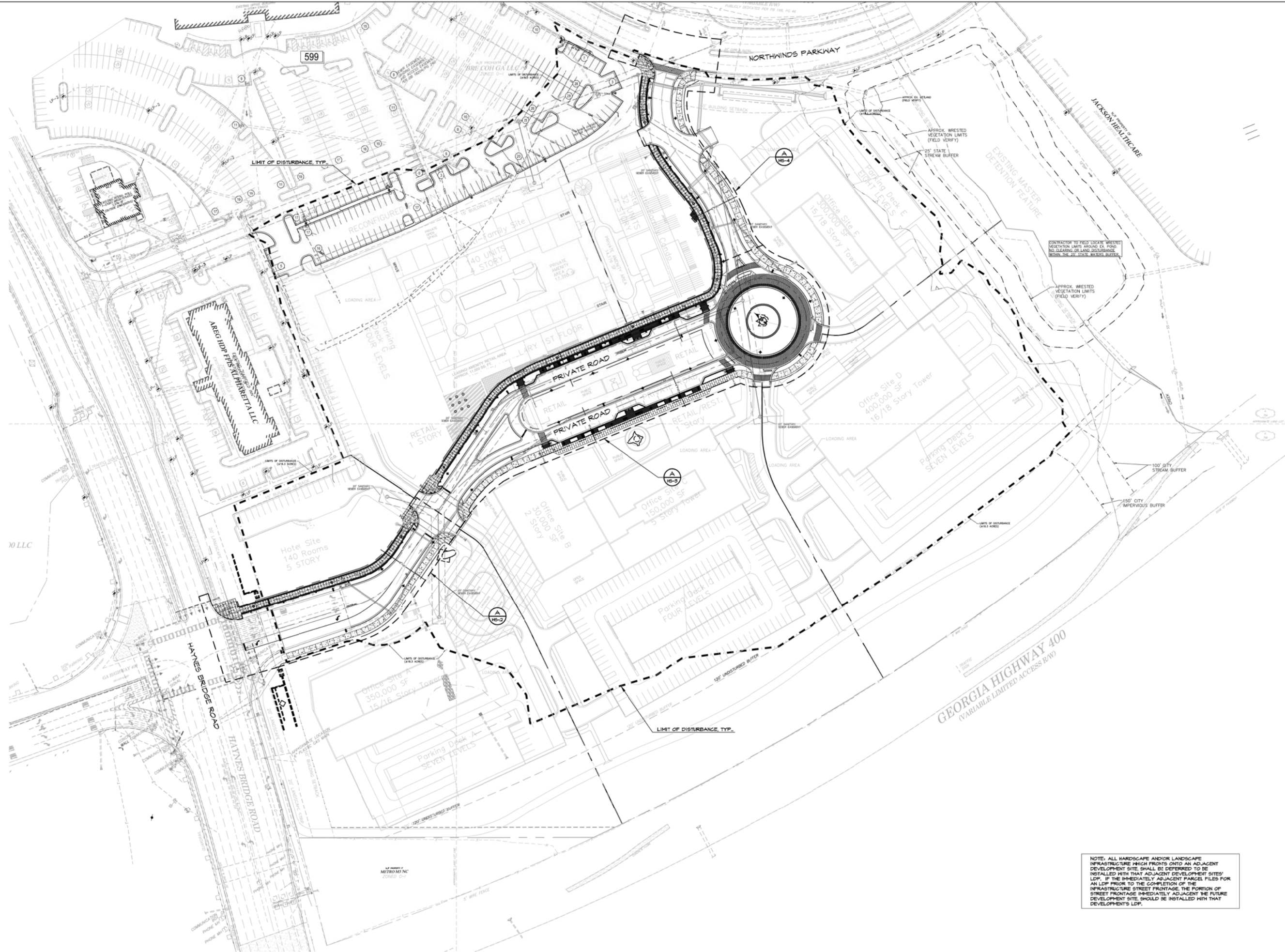
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HARDSCAPE IMPROVEMENT PLAN

DATE: 09/01/2017
JOB NO: 17048
DWG FILE: 17048HW1
DRAWN BY: STH
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SCALE: 1"=20'
SHEET: **HS-2**
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A HARDSCAPE IMPROVEMENT PLAN - OVERALL
HS-1 SCALE: 1"=50'



NOTE: ALL HARDSCAPE AND/OR LANDSCAPE INFRASTRUCTURE WHICH FRONTS ONTO AN ADJACENT DEVELOPMENT SITE, SHALL BE DEFERRED TO BE INSTALLED WITH THAT ADJACENT DEVELOPMENT SITE'S LDP. IF THE IMMEDIATELY ADJACENT PARCEL FILES FOR AN LDP PRIOR TO THE COMPLETION OF THE INFRASTRUCTURE STREET FRONTAGE, THE PORTION OF STREET FRONTAGE IMMEDIATELY ADJACENT THE FUTURE DEVELOPMENT SITE, SHOULD BE INSTALLED WITH THAT DEVELOPMENT'S LDP.

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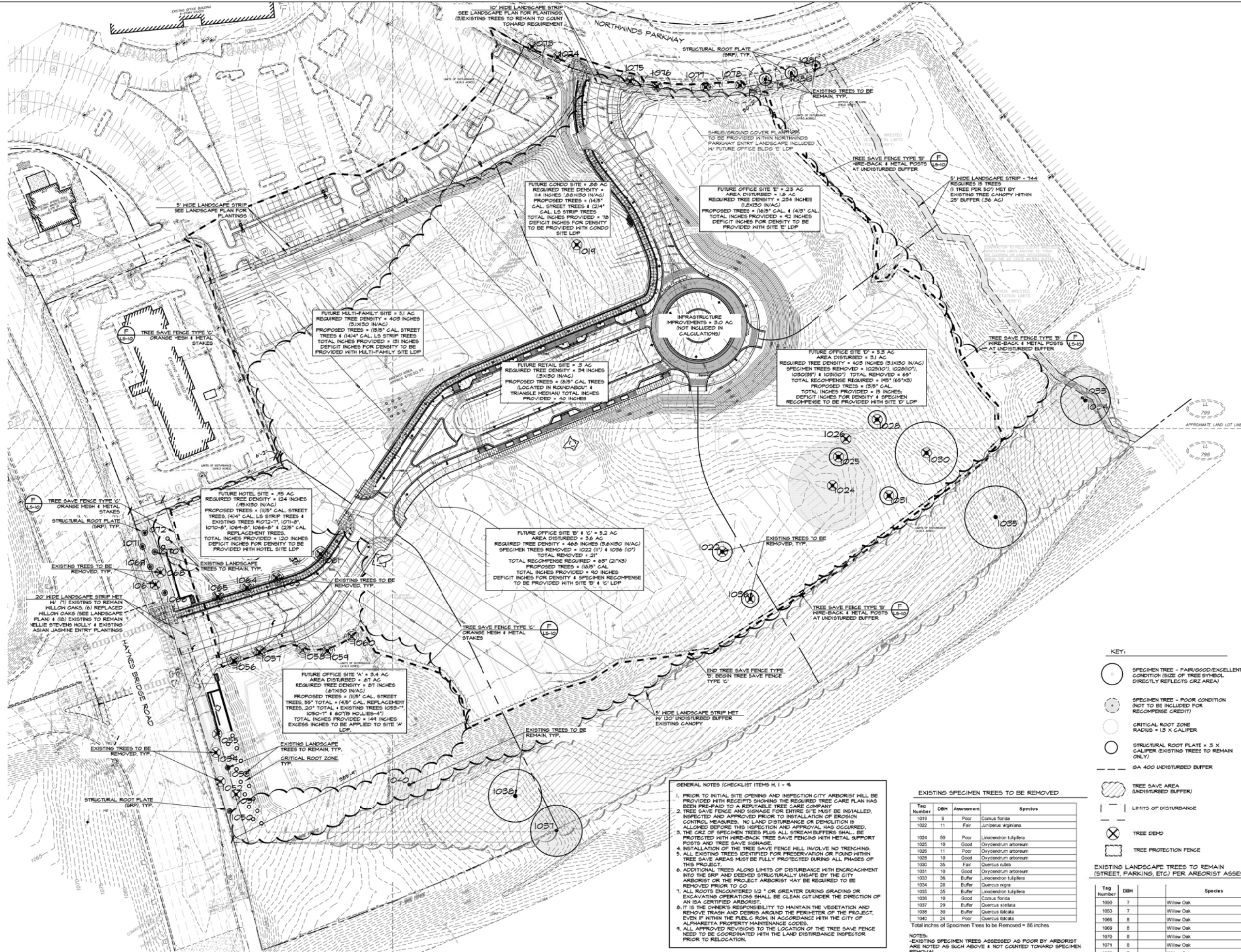


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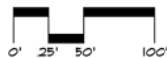
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HARDSCAPE IMPROVEMENT PLAN - OVERALL

DATE	09/01/2017
JOB NO.	17048
DWG FILE	17048HW1
DRAWN BY	STH
CHECKED	CRM
SCALE	1"=50'
SHEET	HS-1
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A TREE PROTECTION PLAN
TP-3 SCALE: 1"=50'



- GENERAL NOTES (CHECKLIST ITEMS H.1 - 4)**
- PRIOR TO INITIAL SITE OPENING AND INSPECTION CITY ARBORIST WILL BE PROVIDED WITH RECEIPT SHOWING THE REQUIRED TREE CARE PLAN HAS BEEN PRE-PAID TO A REPUTABLE TREE CARE COMPANY.
 - TREE SAVE FENCE AND SIGNAGE FOR ENTIRE SITE MUST BE INSTALLED, INSPECTED AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE OR DEMOLITION IS ALLOWED BEFORE THIS INSPECTION AND APPROVAL HAS OCCURRED.
 - THE CRZ OF SPECIMEN TREES PLUS ALL STREAM BUFFERS SHALL BE PROTECTED WITH WIRE-BACK TREE SAVE FENCING WITH METAL SUPPORT POSTS AND TREE SAVE SIGNAGE.
 - INSTALLATION OF THE TREE SAVE FENCE WILL INVOLVE NO TRENCING.
 - ALL EXISTING TREES IDENTIFIED FOR PRESERVATION OR FOUND WITHIN TREE SAVE AREAS MUST BE FULLY PROTECTED DURING ALL PHASES OF THIS PROJECT.
 - ADDITIONAL TREES ALONG 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 GO.
 - ALL ROOTS ENCOUNTERED 12" OR GREATER DURING GRADINGS OR EXCAVATING OPERATIONS SHALL BE CLEAN CUT UNDER THE DIRECTION OF AN ISA CERTIFIED ARBORIST.
 - IT IS THE OWNER'S RESPONSIBILITY TO MAINTAIN THE VEGETATION AND REMOVE TRASH AND DEBRIS AROUND THE PERIMETER OF THE PROJECT, EVEN IF WITHIN THE PUBLIC ROW, IN ACCORDANCE WITH THE CITY OF ALPHARETTA PROPERTY MAINTENANCE CODES.
 - ALL APPROVED REVISIONS TO THE LOCATION OF THE TREE SAVE FENCE NEED TO BE COORDINATED WITH THE LAND DISTURBANCE INSPECTOR PRIOR TO RELOCATION.

EXISTING SPECIMEN TREES TO BE REMOVED

Tag Number	DBH	Assessment	Species
1019	9	Poor	Cornus florida
1022	11	Fair	Juniperus virginiana
1024	50	Poor	Liriodendron tulipifera
1025	10	Good	Oxydendrum arborescens
1026	11	Poor	Oxydendrum arborescens
1028	10	Good	Oxydendrum arborescens
1030	35	Fair	Quercus rubra
1031	10	Good	Oxydendrum arborescens
1033	36	Buffer	Liriodendron tulipifera
1034	28	Buffer	Quercus nigra
1035	35	Buffer	Liriodendron tulipifera
1036	10	Good	Cornus florida
1037	29	Buffer	Quercus stellata
1038	30	Buffer	Quercus falcata
1040	24	Poor	Quercus falcata

Total inches of Specimen Trees to be Removed = 86 inches

NOTES:
-EXISTING SPECIMEN TREES ASSESSED AS POOR BY ARBORIST ARE NOTED AS SUCH ABOVE & NOT COUNTED TOWARD SPECIMEN REMOVAL.
-EXISTING SPECIMEN TREES LOCATED WITHIN THE UNDISTURBED BUFFER ARE NOTED AS SUCH ABOVE AND NOT COUNTED TOWARD SPECIMEN CALCULATIONS.

KEY:

- SPECIMEN TREE - FAIR/GOOD/EXCELLENT CONDITION (SIZE OF TREE SYMBOL DIRECTLY REFLECTS CRZ AREA)
- SPECIMEN TREE - POOR CONDITION (NOT TO BE INCLUDED FOR RECOMPENSE CREDIT)
- CRITICAL ROOT ZONE RADIUS = 1.5 X CALIPER
- STRUCTURAL ROOT PLATE = 5 X CALIPER (EXISTING TREES TO REMAIN ONLY)
- 6A 400 UNDISTURBED BUFFER
- TREE SAVE AREA (UNDISTURBED BUFFER)
- LIMITS OF DISTURBANCE
- TREE DEMO
- TREE PROTECTION FENCE

EXISTING LANDSCAPE TREES TO REMAIN (STREET, PARKING, ETC) PER ARBORIST ASSESSMENT

Tag Number	DBH	Species
1050	7	Willow Oak
1053	7	Willow Oak
1056	8	Willow Oak
1059	8	Willow Oak
1070	8	Willow Oak
1071	8	Willow Oak
1072	7	Willow Oak
1079	18	Willow Oak
1080	18	Willow Oak
1081	13	Willow Oak

Total Trees to Remain (EDF) = 102 inches



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ALPHARETTA, GA
POPE & LAND ENTERPRISES, INC.
ATLANTA, GA

TREE PROTECTION PLAN



708.333.8818
www.brookwoodga.com
PO BOX 2774
ATLANTA, GA 30337

Northwinds Summit Site -
Photos to Accompany
Tree Assessment - 11.15.16



Tree 1848 - Overall view of canopy with branch defects (red arrows)



Tree 1838 - Low split with included bark to 3' (red arrow)



Tree 1837 - Decay in base with large fungal fruiting body (red arrows)



Tree 1835 - Low split with included bark to 3' (red arrow)



Tree 1833 - Tulip poplar with signs of disease in base

Page 3



Tree 1836 - Low split with included bark to 3' (red arrow)



Tree 1825 - Cavity in trunk appears to extend from base to branch base near 4' (red arrow)



Tree 1822 - Low split with included bark (red arrow)



Tree 1824 - Multi stem tree with dead third trunk (red arrow)



Tree 1821 - Multi stem tree with dead third trunk (red arrow)

Page 3



Tree 1819 - Branch detatch in canopy

Page 4

SAMPLE AREA TREE INVENTORY:

Sample Area 1

Caliper	Loblolly pine	Sweetgum	Virgina pine	Total Trees =	Total Inches =
2	79			79	158
3	74		1	75	225
4	52		1	53	212
5	19			19	95
6	5			5	30
7	2			2	14
Sample Area				734	
Total inches =					

GENERAL NOTE:
SAMPLE AREA TREE INVENTORY NOTED
WAS COMPLETED ON 07/30/2017 BY
CERTIFIED ARBORIST CHRIS HUGHES @
BROOKWOOD TREE CONSULTING. THE (3)
LOCATIONS INVENTORIED ARE NOTED ON
TP-1. THE CORNERS OF THE SAMPLE AREAS
ARE MARKED ON SITE WITH STAKES WITH
ORANGE TAPE TIED ON TOP.

Sample Area 2

Caliper	Loblolly pine	Sweetgum	Water oak	Tulip poplar	Dogwood	Blackgum	Sourwood	Mockernut hickory	Northern red oak	Total Trees =	Total inches =
2		2			1			1	1	5	10
3		3						1	1	5	15
4		2		1	2			1		6	24
5		2		2	2					6	30
6		2	1	2	1					6	36
7				1						1	7
9					1					1	9
10					2					2	20
12		1		1					1	3	36
13		1								1	13
14	1				1					2	28
15	1				2					3	45
16	1	1				1				3	48
17	1									1	17
18					1					1	18
20	2									2	40
22	1									1	22
23		1								1	23
24	1									1	24
25					1					1	25
27					1					1	27
Sample Area										517	
Total inches =											

Sample Area
Total inches =

Sample Area 3

Caliper	Loblolly pine	Sweetgum	Water oak	Tulip poplar	Dogwood	Blackgum	Sourwood	Mockernut hickory	Northern red oak	Southern red oak	White oak	Black cherry	Red maple	Total Trees =	Total Inches =
2		1		1	1	1					2			6	12
3						1	2	1					1	5	15
4								3					1	4	16
5				2				1	2				5	10	50
6				2				1						3	18
7	1			1					1					3	21
8					1				1					2	16
9	1	1		1					2					5	45
10			1											1	10
12	2								1					3	36
13	3						1		1					5	65
14				1										1	14
15					1				1		1			3	45
16											1			1	16
17	1										1			2	34
18	3													3	54
20										1				1	20
21											1			1	21
25									1					1	35
Sample Area														543	
Total inches =															

Sample Area
Total inches =

3445 Peachtree RD NE
Suite 1425
Atlanta, Georgia 30326
www.hgor.com
p. 404-248-1160
f. 404-248-1092

HGOR

REVISIONS

NO.	DATE	ISSUE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		



NORTHWINDS SUMMIT INFRASTRUCTURE

ALPHARETTA, GA
POPE & LAND ENTERPRISES, INC.
ATLANTA, GA

TITLE:
EXISTING
TREE SURVEY
- ARBORIST
ASSESSMENT

DATE 09/01/2017

JOB NO. 17048

DWG FILE 17048GW1

DRAWN BY STH

CHECKED CRM

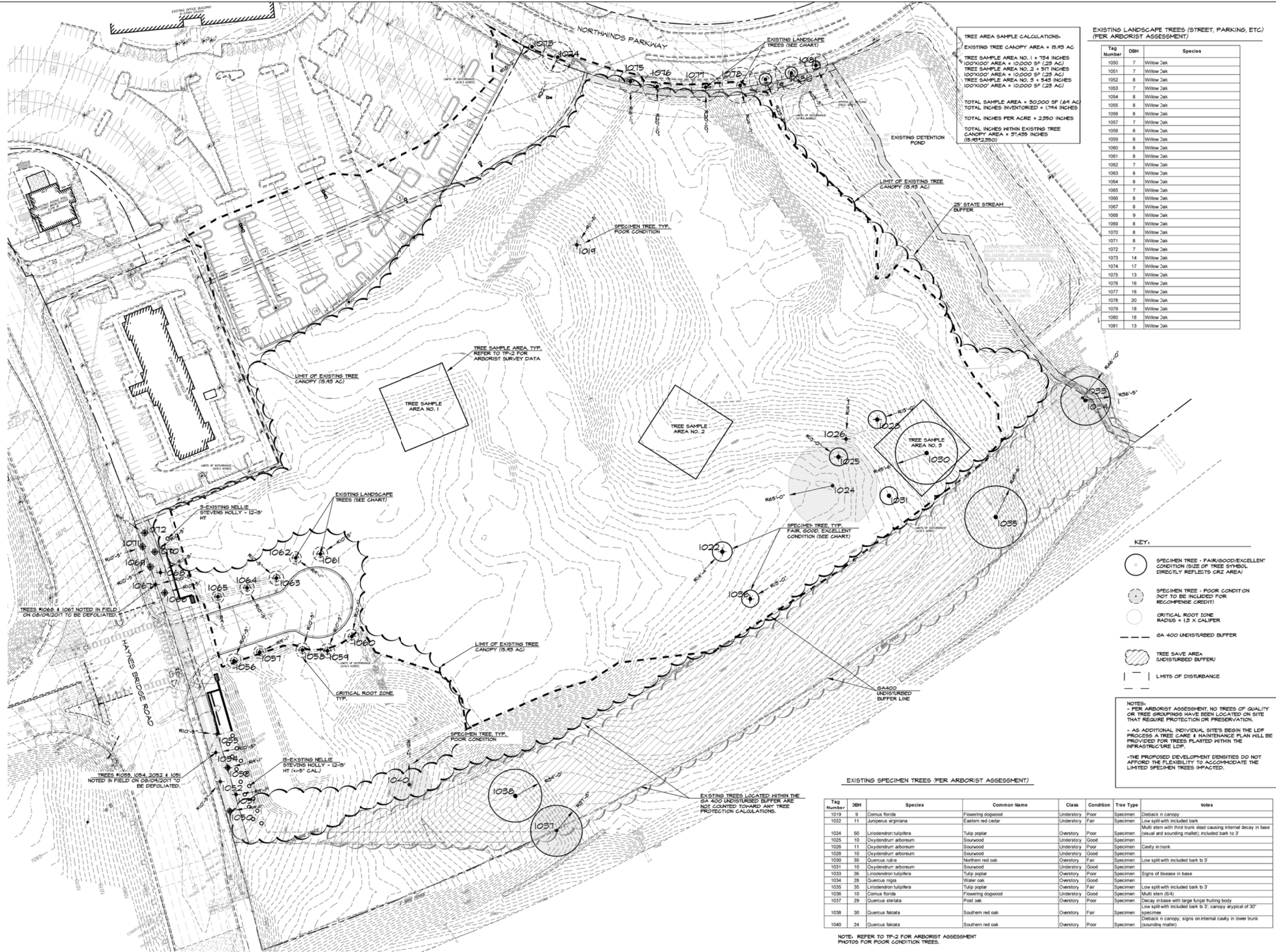
SCALE 1"=50'

SHEET

TP - 2

3 OF 22

NOT RELEASED FOR CONSTRUCTION



TREE AREA SAMPLE CALCULATIONS:
EXISTING TREE CANOPY AREA = 15.43 AC
TREE SAMPLE AREA NO. 1 = 134 INCHES
100'X100' AREA = 10,000 SF (23 AC)
TREE SAMPLE AREA NO. 2 = 511 INCHES
100'X100' AREA = 10,000 SF (23 AC)
TREE SAMPLE AREA NO. 3 = 545 INCHES
100'X100' AREA = 10,000 SF (23 AC)

TOTAL SAMPLE AREA = 30,000 SF (6.9 AC)
TOTAL INCHES INVENTORIED = 1,144 INCHES
TOTAL INCHES PER ACRE = 2,350 INCHES

TOTAL INCHES WITHIN EXISTING TREE CANOPY AREA = 31,435 INCHES
(15.43*2,350)

EXISTING LANDSCAPE TREES (STREET, PARKING, ETC.) (PER ARBORIST ASSESSMENT)

Tag Number	DBH	Species
1050	7	Willow Dork
1051	7	Willow Dork
1052	8	Willow Dork
1053	7	Willow Dork
1054	8	Willow Dork
1055	8	Willow Dork
1056	8	Willow Dork
1057	7	Willow Dork
1058	8	Willow Dork
1059	8	Willow Dork
1060	8	Willow Dork
1061	8	Willow Dork
1062	7	Willow Dork
1063	8	Willow Dork
1064	8	Willow Dork
1065	7	Willow Dork
1066	8	Willow Dork
1067	8	Willow Dork
1068	9	Willow Dork
1069	8	Willow Dork
1070	8	Willow Dork
1071	8	Willow Dork
1072	7	Willow Dork
1073	14	Willow Dork
1074	17	Willow Dork
1075	13	Willow Dork
1076	16	Willow Dork
1077	16	Willow Dork
1078	20	Willow Dork
1079	18	Willow Dork
1080	18	Willow Dork
1081	13	Willow Dork

3445 Peachtree RD NE
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f. 404.248.1092

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REVISIONS

NO.	DATE	ISSUE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

GEORGIA
REGISTERED
LANDSCAPE ARCHITECT
ROBERT T. WIGGINS
No. 902

NORTHWINDS SUMMIT INFRASTRUCTURE

ALPHARETTA, GA
POPE & LAND ENTERPRISES, INC.
ATLANTA, GA

TITLE:
EXISTING TREE SURVEY - ARBORIST ASSESSMENT

DATE: 09/01/2017
JOB NO: 17048
DWG FILE: 17048GW1
DRAWN BY: STH
CHECKED: CRM
SCALE: 1"=50'
SHEET:
TP-1
2 OF 22

NOT RELEASED FOR CONSTRUCTION



SHEET INDEX:

I. MASTER PLAN

II. INFRASTRUCTURE IMPROVEMENTS PLAN

A. STREETSCAPE SECTION KEY PLAN

1. ALPHA-LOOP - STREETSCAPE SECTION TYPE 'A'
2. STREETSCAPE SECTION TYPE 'B'
3. ALPHA-LOOP - STREETSCAPE SECTION TYPE 'C'
4. STREETSCAPE SECTION TYPE 'D'
5. ALPHA-LOOP - STREETSCAPE SECTION TYPE 'E'
6. STREETSCAPE SECTION TYPE 'F'

B. STREETSCAPE LAYOUT PLANS

1. PARALLEL PARKING ZONE NORTH
2. PARALLEL PARKING ZONE SOUTH
3. RAISED LANDSCAPE PLANTER ENLARGEMENT
4. ALPHA-LOOP PATH
5. ALPHA-LOOP PATH - DESIGN ELEMENTS

C. LIGHTING LAYOUT PLAN

1. STREET LIGHTING

D. SIGNAGE CHARACTER

E. SITE FURNISHINGS

F. HARDSCAPE FINISHES

G. LANDSCAPE PALETTE

1. SHADE & FLOWERING TREES
2. SHRUBS, PERENNIALS & GROUND COVERS

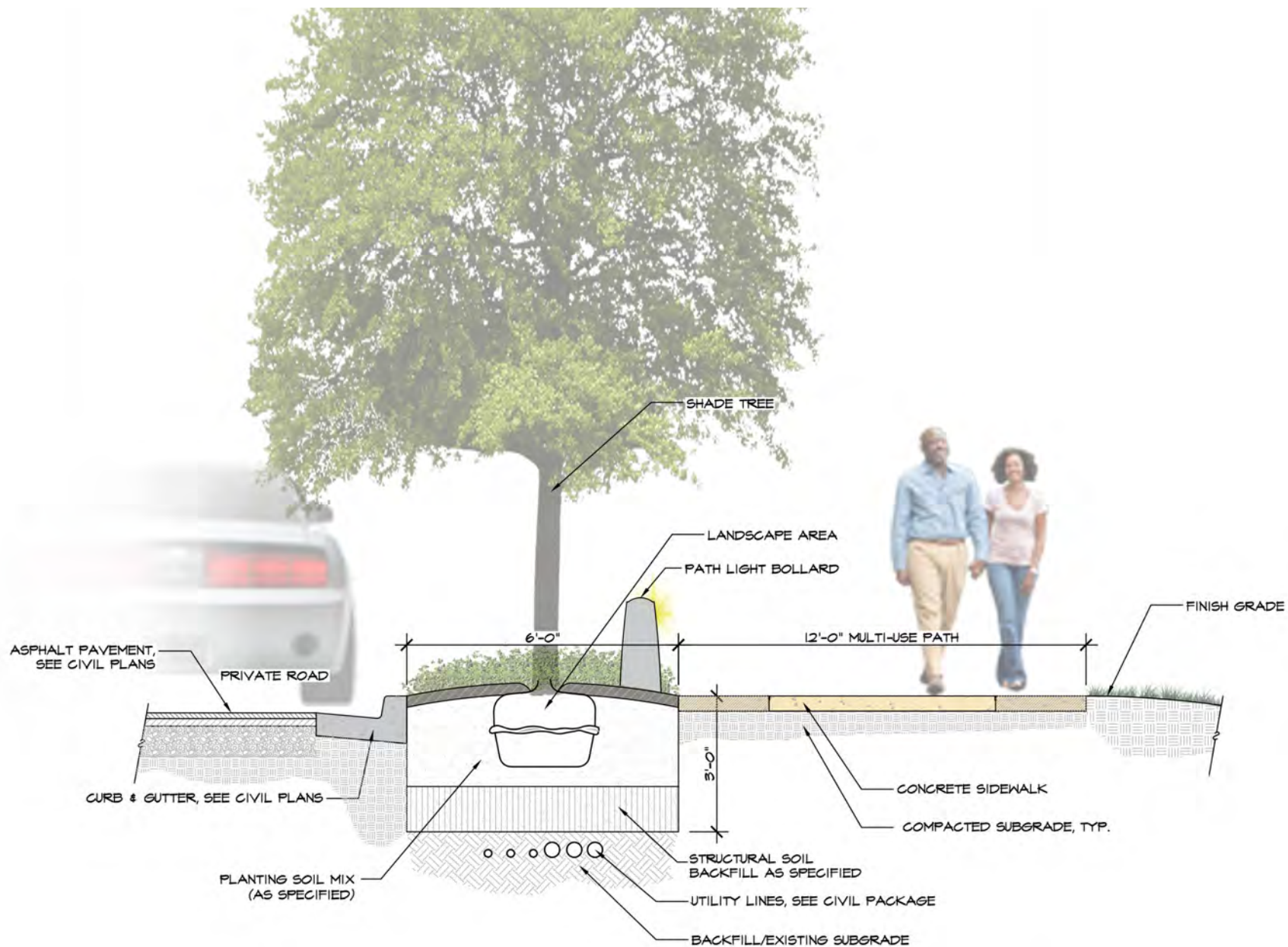
KEY LEGEND

- 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
- STACKED FLAT
CONDOMINIUMS - 32 UNITS F
- MULTIFAMILY - 140 UNITS G
- HOTEL - 140 ROOMS H
- RETAIL / RESTAURANT /
LEASING / AMENITY - 30,000 SF I





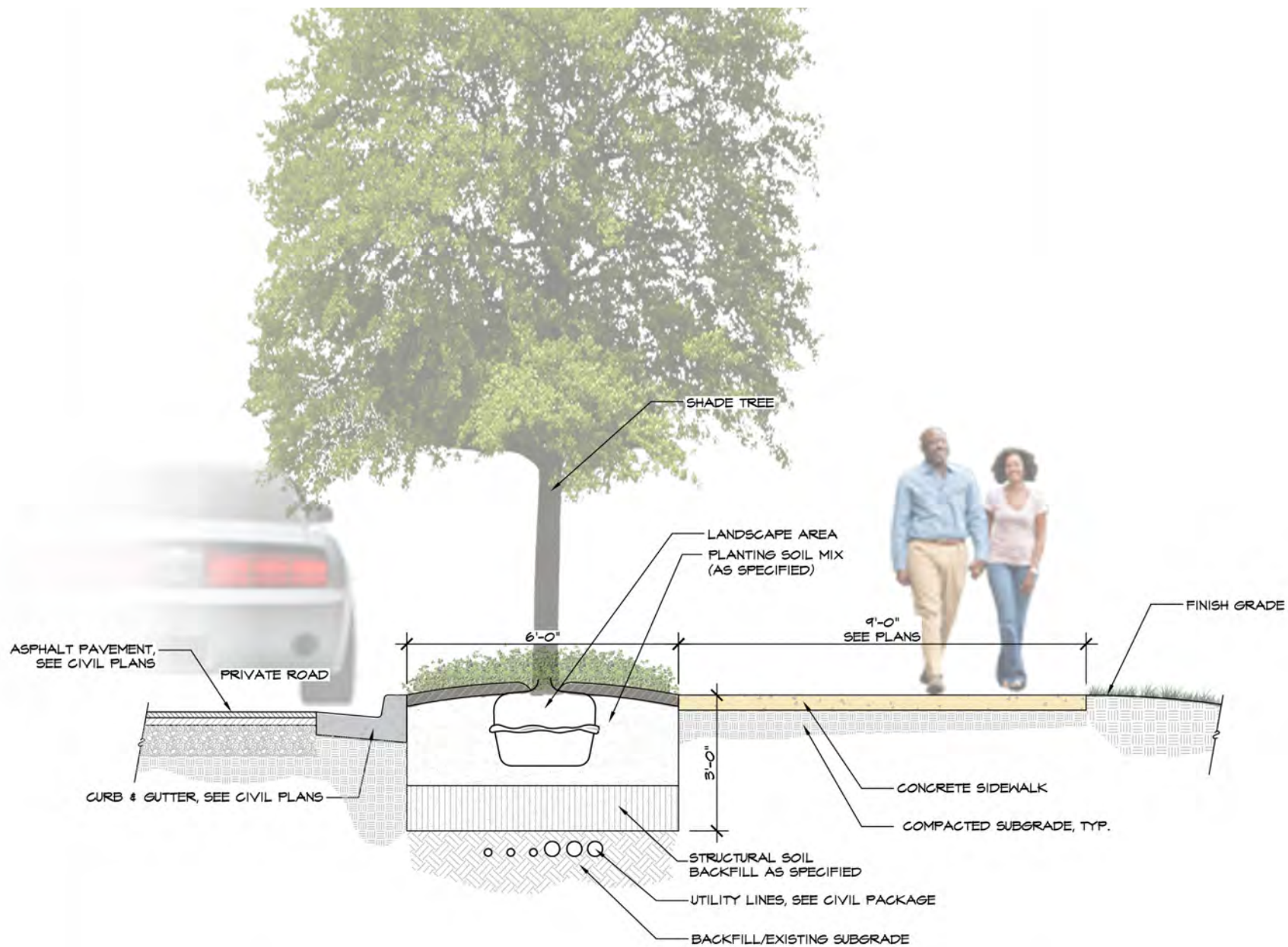


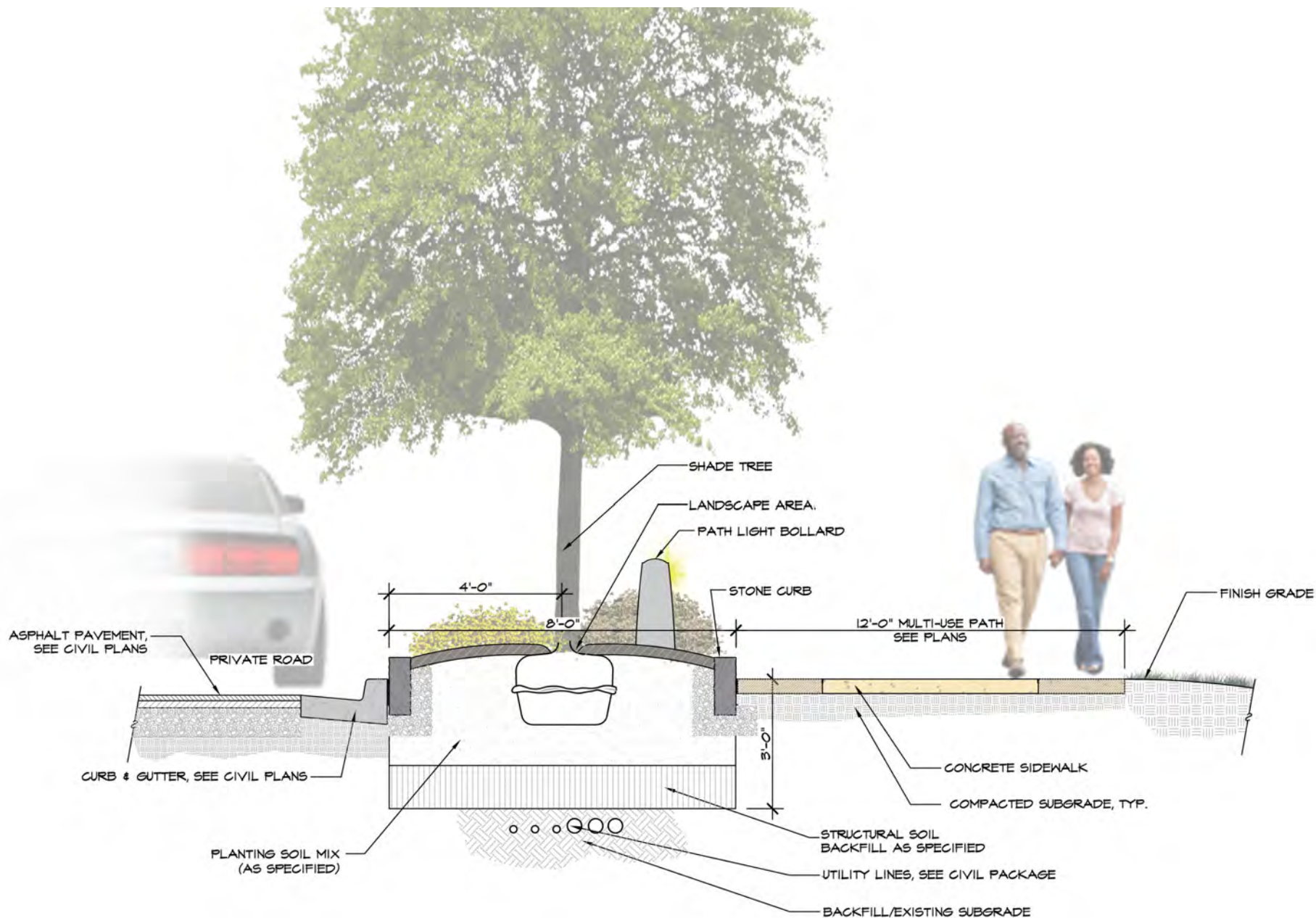


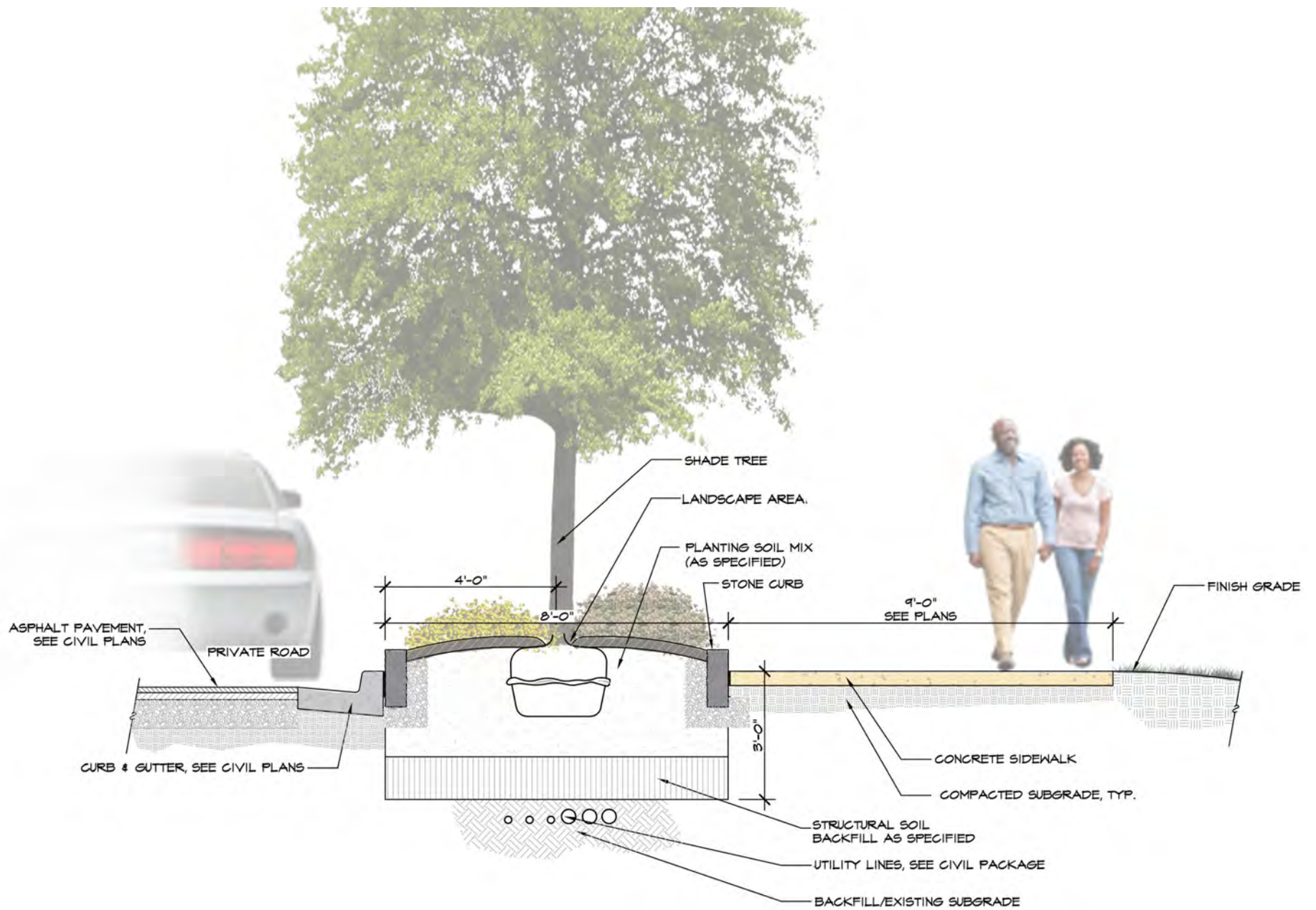
HGOR

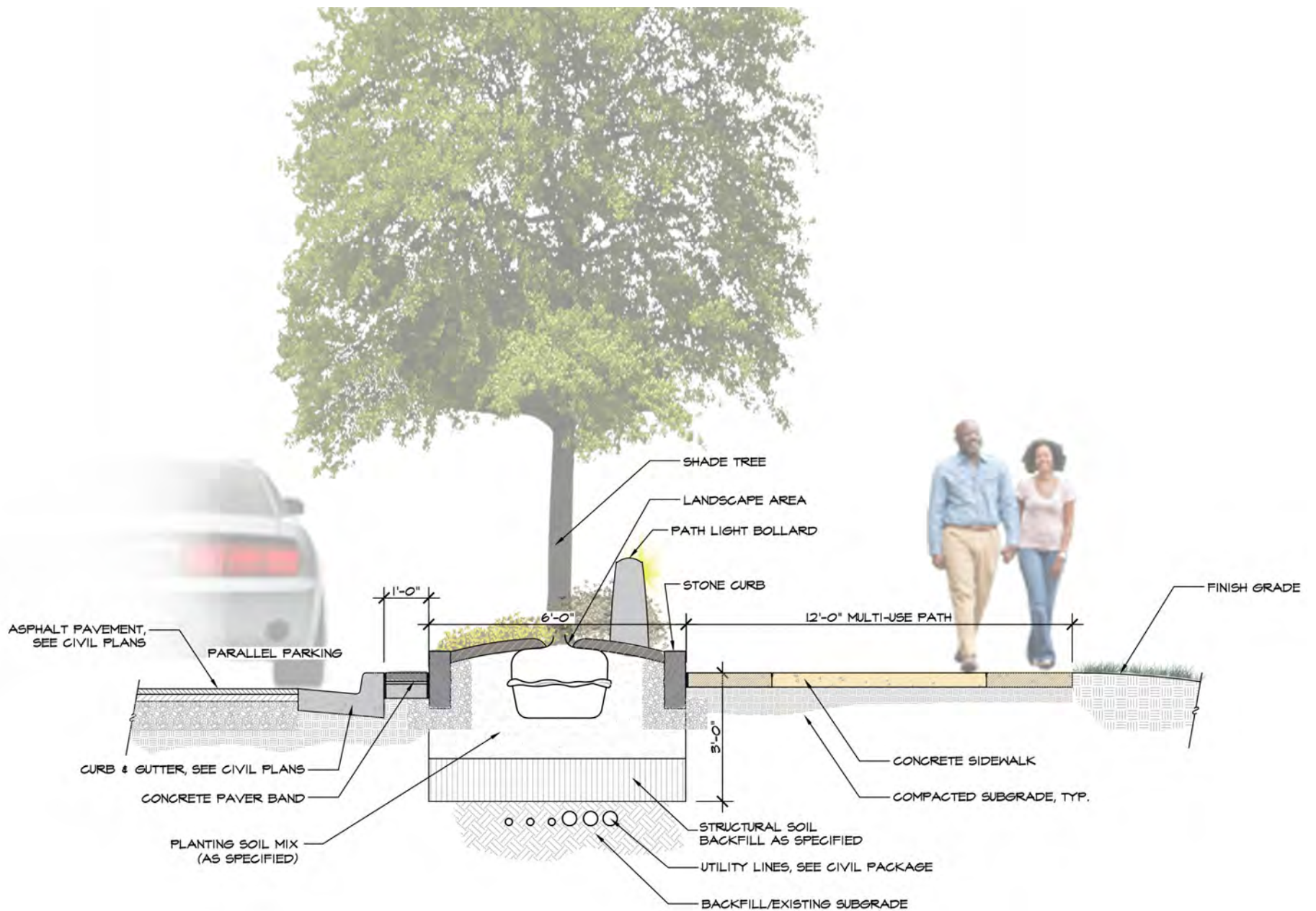


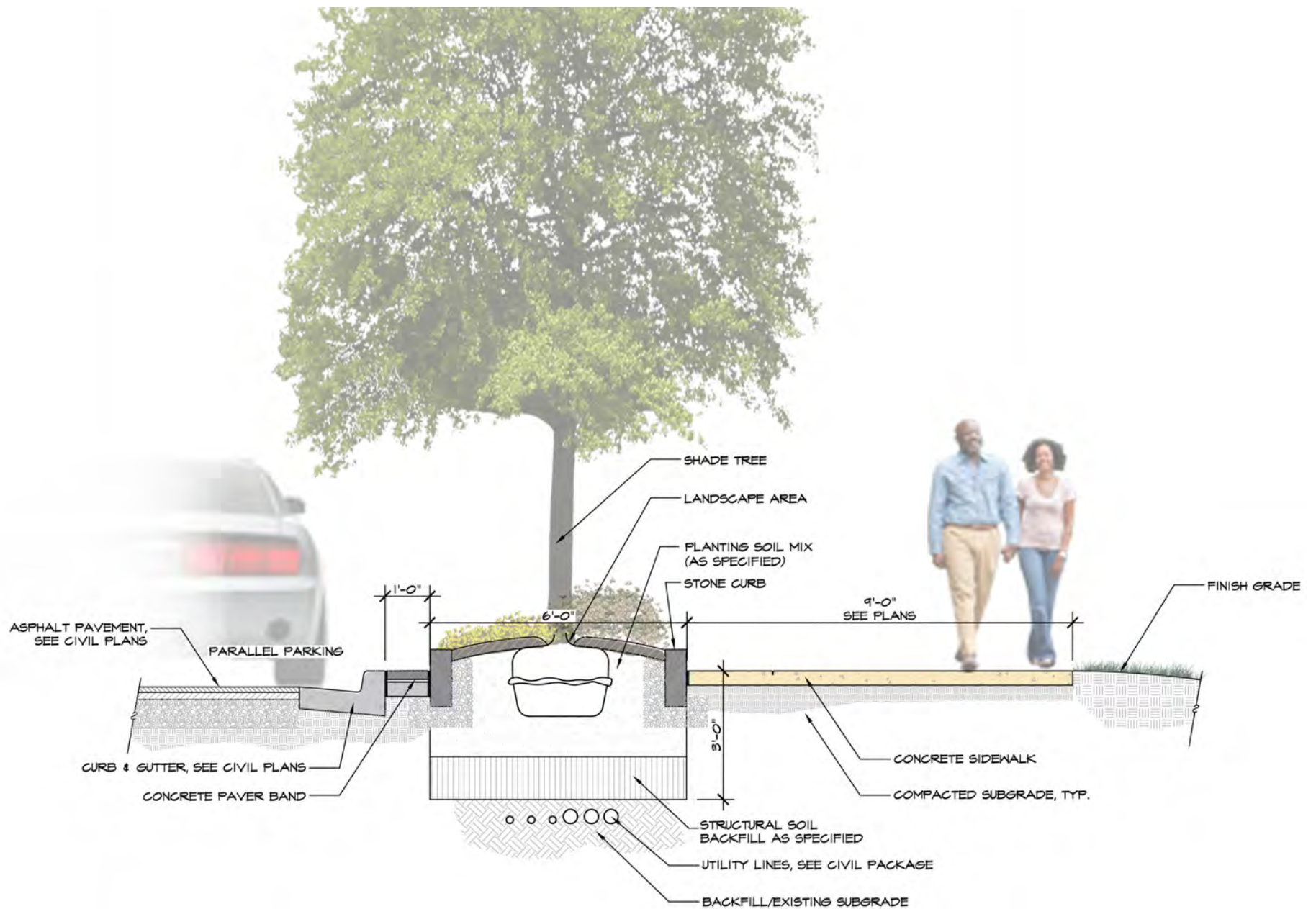
INFRASTRUCTURE IMPROVEMENTS
ALPHA-LOOP - STREETScape SECTION TYPE 'A'







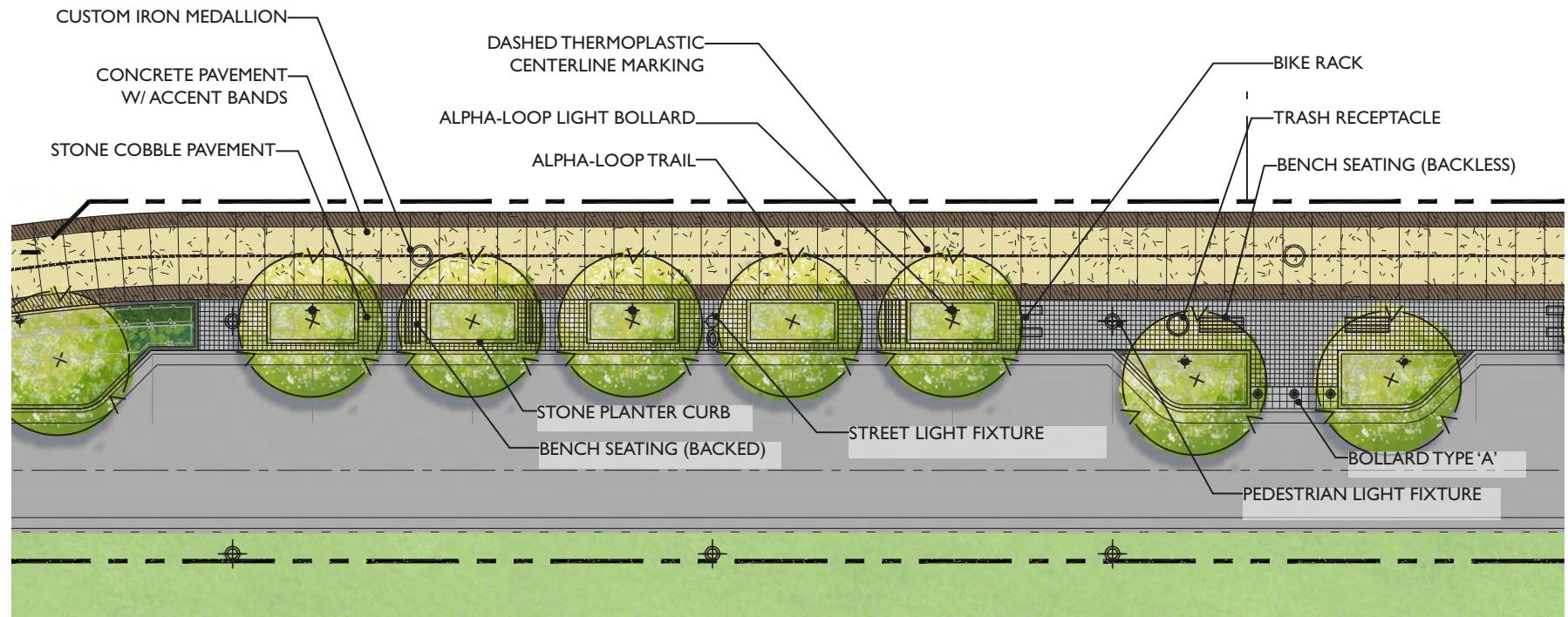




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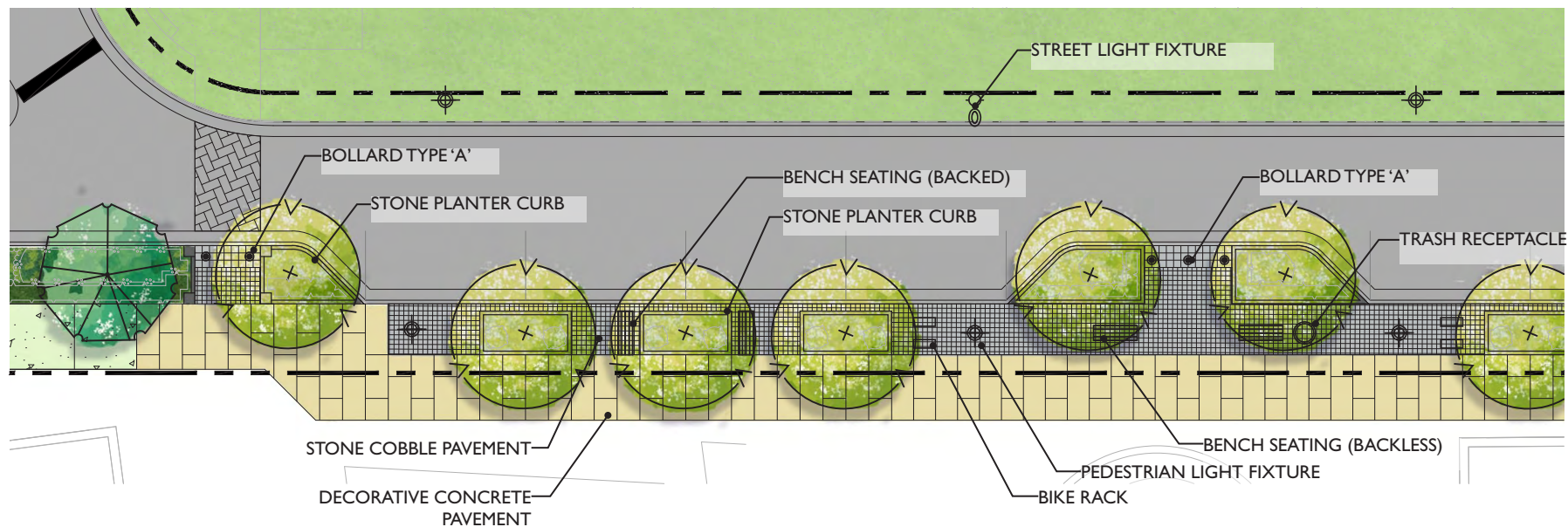
INFRASTRUCTURE IMPROVEMENTS
STREETSCAPE SECTION TYPE 'F'



SITE PLAN



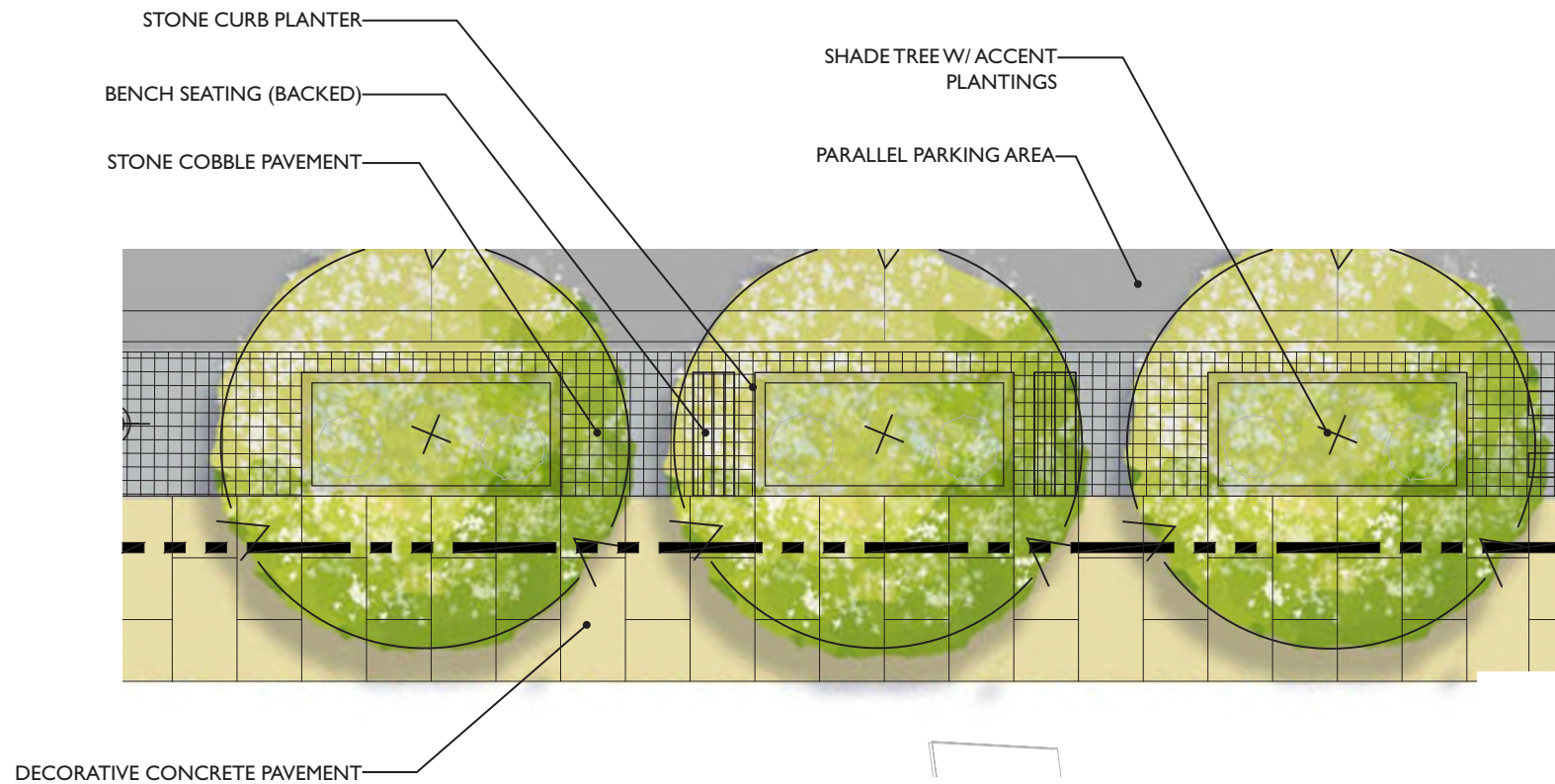
KEY PLAN



SITE PLAN



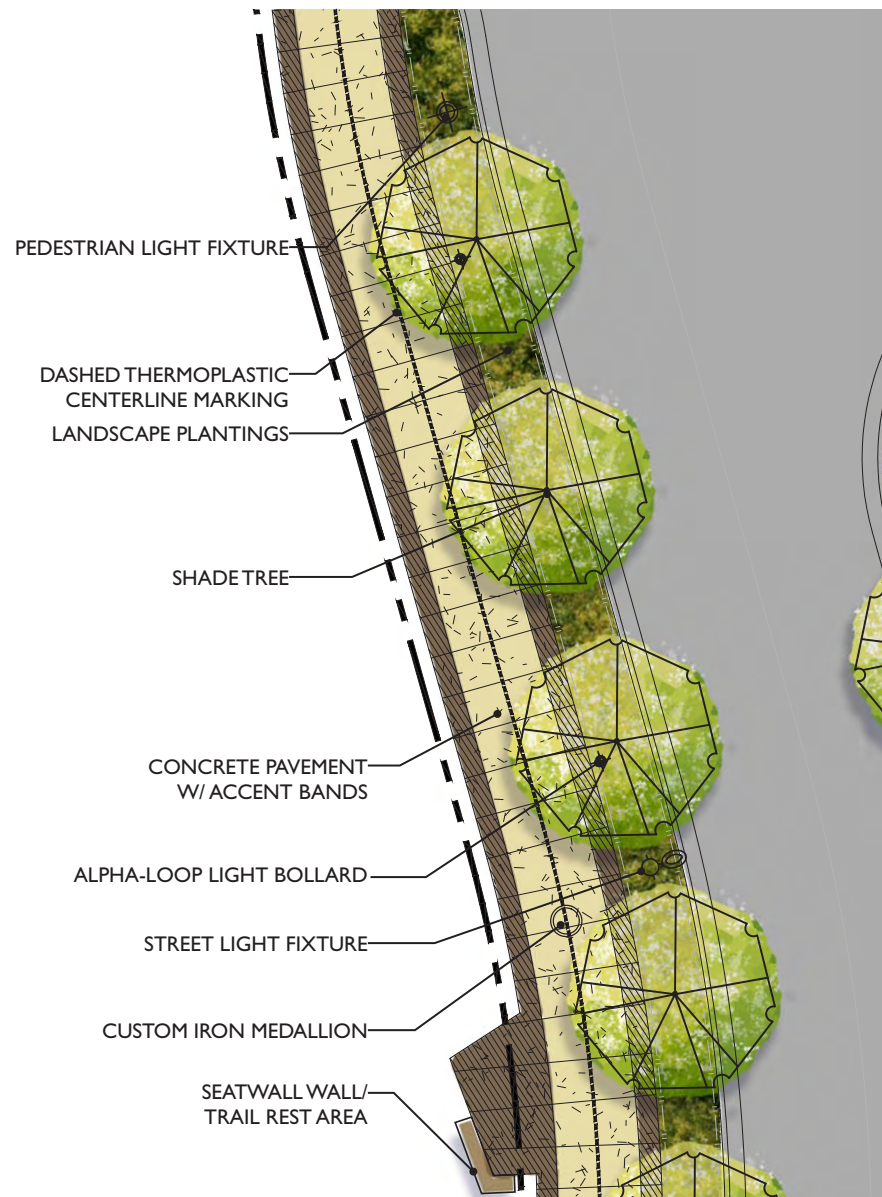
KEY PLAN



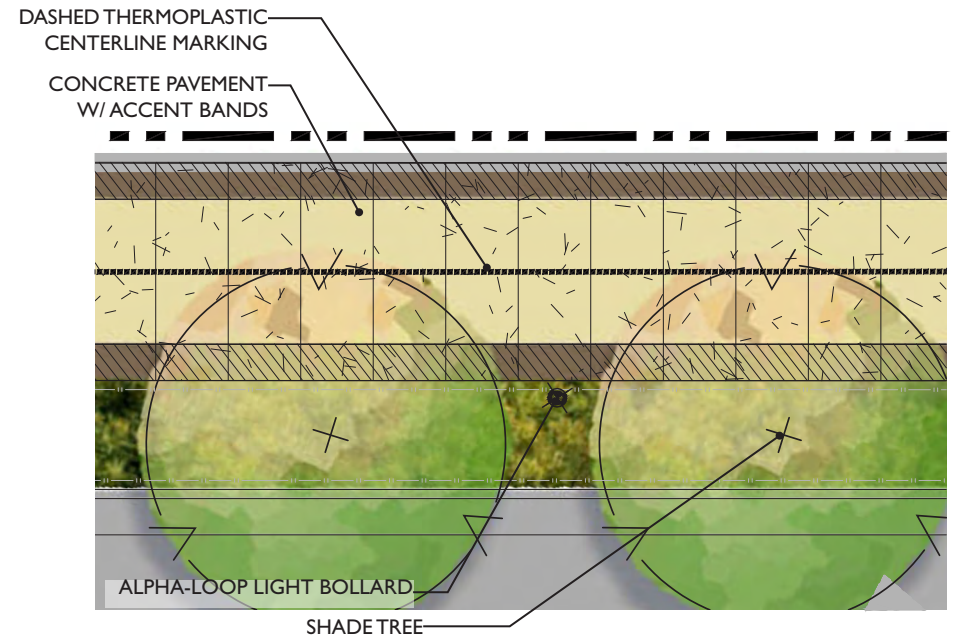
SITE PLAN



KEY PLAN



SITE PLAN



ALPHA-LOOP PARTIAL PLAN



KEY PLAN

ALPHA-LOOP LIGHT BOLLARD
SISTEMALUX - REEF 180 BOLLARD - 26" HT



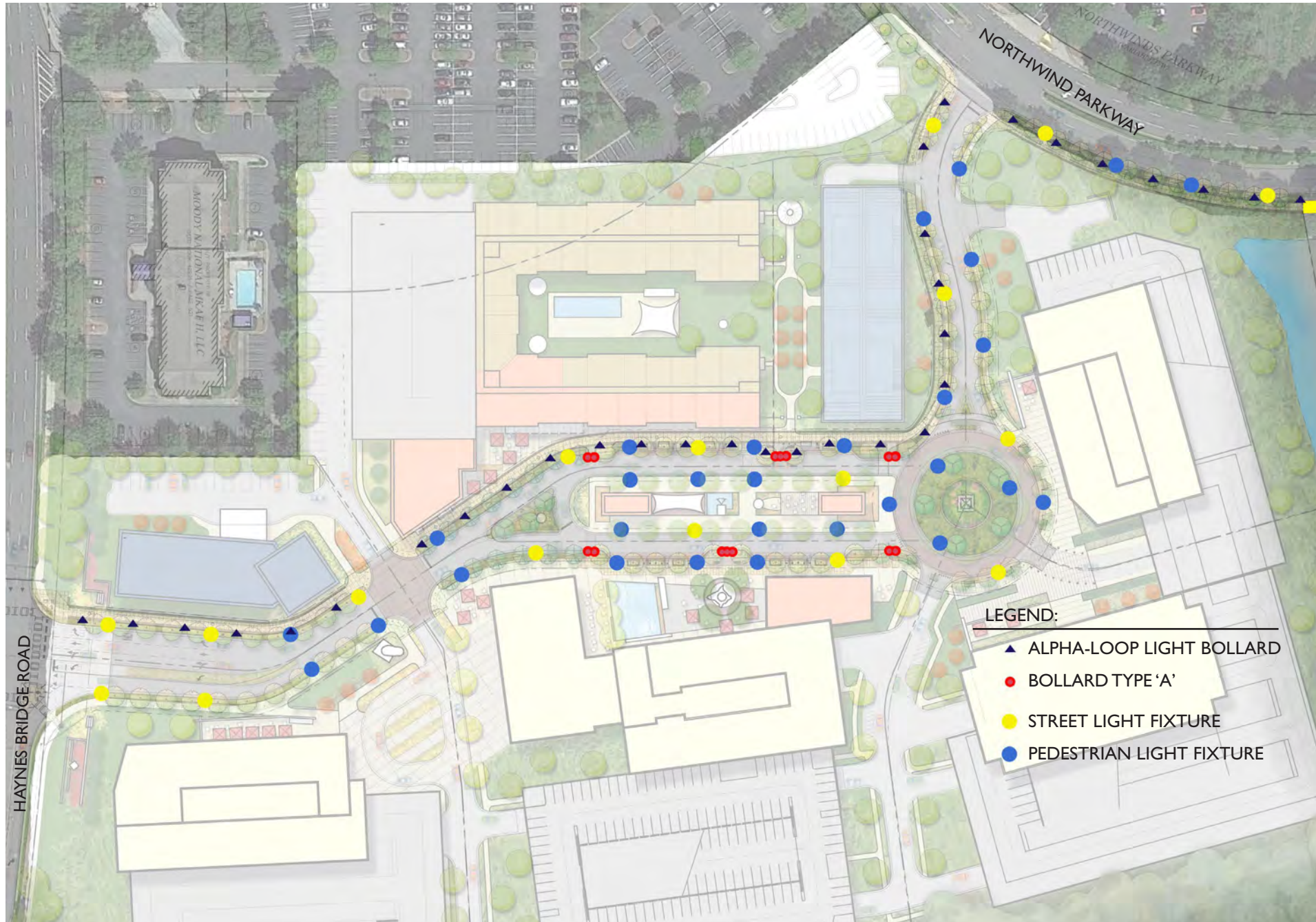
TRAIL MARKER:
CUSTOM IRON MEDALLION; ALPHA-LOOP LOGO
GRAPHIC: +/-24" DIA.



DECORATIVE CONCRETE:
INTEGRAL COLOR W/ BLACK BEAUTY AGG. & RETARDANT FINISH



*CONCRETE FINISH EXAMPLE; EXPOSED AGGREGATE MIX
TO BE A VARIETY OF INTEGRAL COLORS; CHARCOAL/GRAY
CEMENT AS SHOWN



PEDESTRIAN LIGHT FIXTURE:
GA POWER - GLANVILLE SERIES
CITY OF ALPHARETTA STANDARD

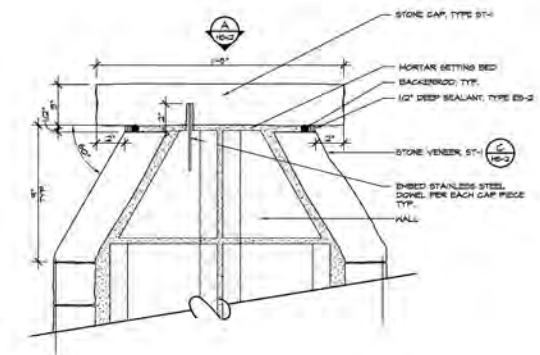
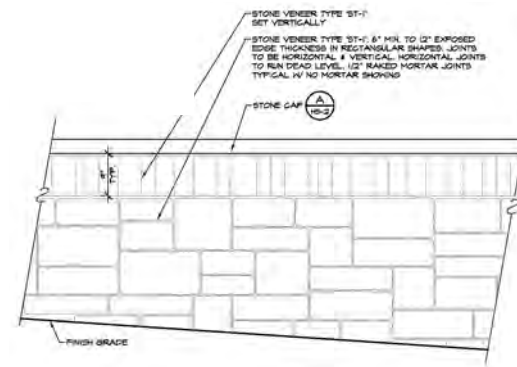
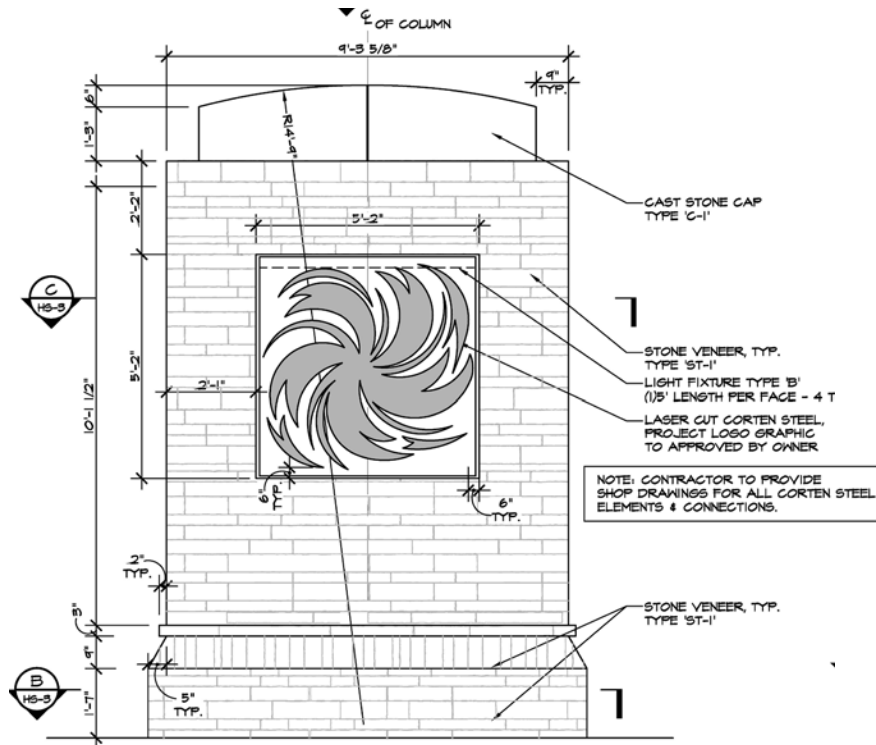


STREET LIGHT FIXTURE:
GA POWER - GLANVILLE SERIES
CITY OF ALPHARETTA STANDARD



MATERIALS:

- NATURAL STONE VENEER - CRAB ORCHARD / SILVARA STONE COMPANY)
- ALUMINUM METAL PANELS - OPTION SIGNS & ENVIRONMENTAL GRAPHICS - HEAVY RUST FINISH
- CAST STONE CAP - CONTINENTAL CAST STONE COLOR 1101 S
- LOGO/TEXT BY OWNER



BIKE RACK:
LANDSCAPE FORMS - LOOP BIKE RACK



BOLLARD:
FORMS & SURFACES - LIGHT COLUMN BOLLARD & NON-ILLUMINATED



BOLLARD TYPE 'A'



BOLLARD TYPE 'B'

BENCH:
FORMS & SURFACES - KNIGHT BENCH



BACKLESS



BACKED

TRASH RECEPTACLE:
FORMS & SURFACES - UNIVERSAL LITTER & RECYCLING



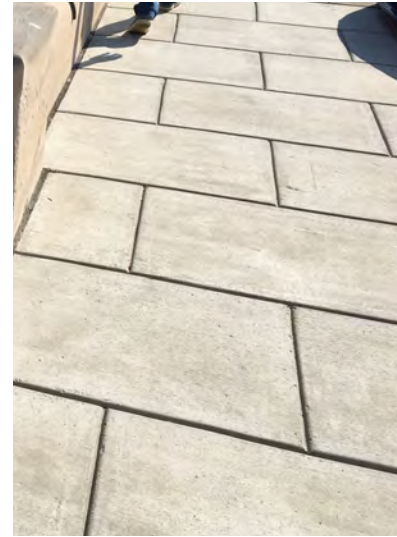
**PLANTER CURB:
6" WIDE X 6" HEIGHT GRANITE CURB**



**ACCENT PAVER:
COBBLESTONE PAVER - GEORGIA GRAY GRANITE**



**CONCRETE SIDEWALK:
INTEGRAL COLOR W/ BLACK BEAUTY AGG. & RETARDANT FINISH**



*SCORE PATTERN EXAMPLE;
3/4" TROWEL JOINT



*CONCRETE FINISH EXAMPLE;
EXPOSED AGGREGATE MIX TO BE
A VARIETY OF INTEGRAL COLORS;
CHARCOAL/GRAY CEMENT AS
SHOWN



UPRIGHT EUROPEAN HORNBEAM



HIGHTOWER WILLOW



AUTUMN GOLD BALD CYPRESS



AUTUMN GOLD GINKGO



PRINCETON ELM



AUTUMN BRILLIANCE SERVICEBERRY



WINTERGREEN BOXWOOD



DHARUMA HYDRANGEA



GOLDSTRUM BLACK-EYED SUSAN



MT.AIRY FOTHERGILLA



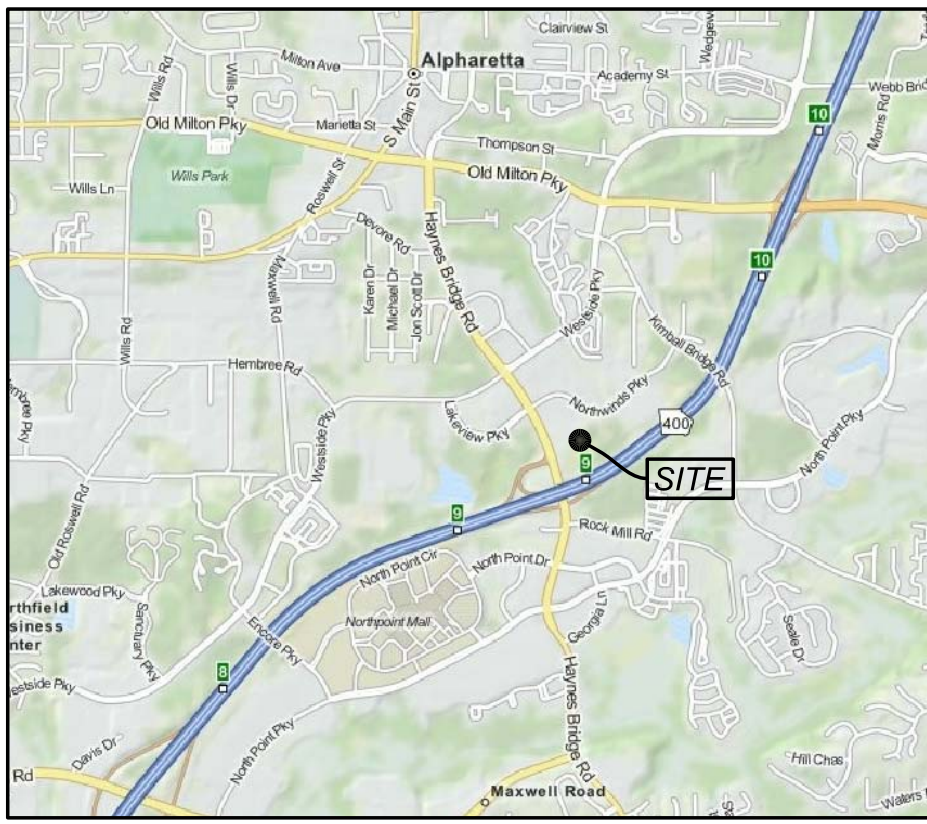
ARKANSAS BLUESTAR



ASIAN JASMINE



OGON SWEET FLAG



LOCATION MAP

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 BROOK ROAD AND GA 400, CITY OF ALPHARETTA, FULTON CO., GA.
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 SITE AREA= 24.48 AC; DISTURBED AREA= 10.3 AC; SITE IMPERVIOUS= 2.256 AC/9.2%.
4. SITE IS CURRENTLY IN REZONING FROM "O-1" OFFICE-INSTITUTIONAL TO "M-1" MIXED USE PENDING CITY COUNCIL APPROVAL. 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 83, HORIZONTAL DATUM NAD 83.
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. A PORTION OF THE SUBJECT PROPERTY DOES LIE WITHIN THE LIMITS OF 100-YR FLOODPLAIN AND/OR FLOODWAY PER FIRM 13120004P DATED 09/16/2013.
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 "TEXTAL" 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 CONTAMINATED DISTURBANCES SHALL FIRST BE TO THE ATTENTION OF THE MUNICIPALITY AND STATE OF GEORGIA WITH FORMAL APPROVAL SECURED PRIOR TO INITIATING ANY ACTIVITY WITHIN BUFFER AREAS.
21. CONTRACTOR RESPONSIBLE FOR COMPLIANCE OF ALL BEST MANAGEMENT PRACTICES (BMPs) AS REGARDED BY THE ENVIRONMENTAL PROTECTION AGENCY AND GEORGIA EPC/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 SIGNALS 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/V RAMP AND LANDINGS THAT MEET ADA REQUIREMENTS (ALPHARETTA STD 902).



Now what's below,
Call before you dig.

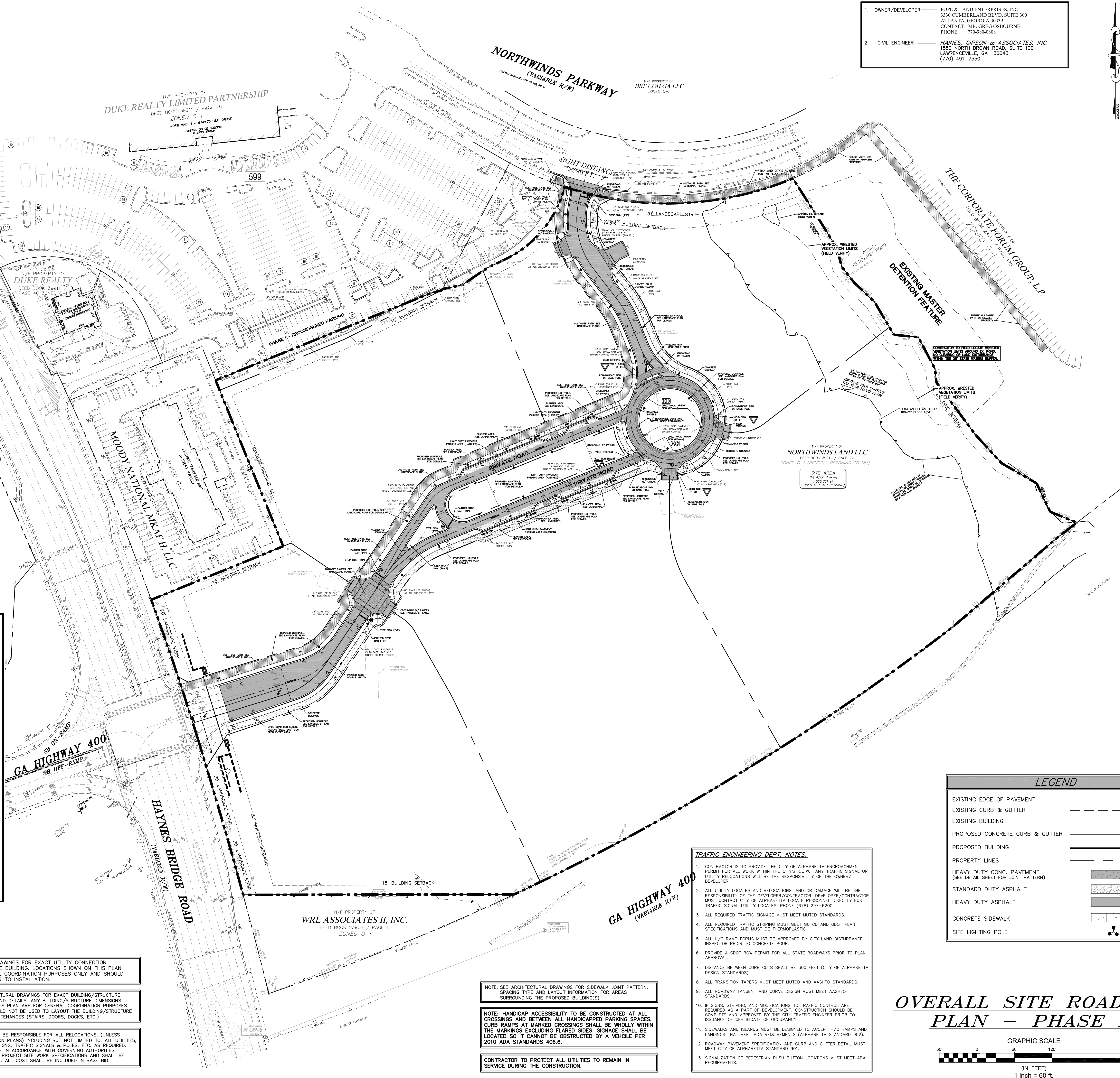
Dial 811
Or Call 800-282-7411

CAUTION-NOTE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION, DEPTH AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE ALPHARETTA UTILITY COMMISSION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF THE PROPERTY OR HIS AGENT AND/OR THE CONTRACTOR TO DETERMINE EXACT LOCATION OF EXISTING UTILITIES (WATER OR BELOW GROUND) & TO VERIFY EXISTING UTILITIES BEFORE BEGINNING ANY CONSTRUCTION.

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.



1. OWNER/DEVELOPER — POPE & LAND ENTERPRISES, INC.
3330 CUMBERLAND BLVD, SUITE 300
ATLANTA, GEORGIA 30339
CONTACT: MR. GREG OSBOURNE
PHONE: 770-980-0808
2. CIVIL ENGINEER — HAINES, GIPSON & ASSOCIATES, INC.
1550 NORTH BROWN ROAD, SUITE 100
LAWRENCEVILLE, GA 30043
(770) 491-7550



LEGEND	
EXISTING EDGE OF PAVEMENT	---
EXISTING CURB & GUTTER	==
EXISTING BUILDING	---
PROPOSED CONCRETE CURB & GUTTER	---
PROPOSED BUILDING	---
PROPERTY LINES	---
HEAVY DUTY CONC. PAVEMENT (SEE DETAIL SHEET FOR JOINT PATTERN)	---
STANDARD DUTY ASPHALT	---
HEAVY DUTY ASPHALT	---
CONCRETE SIDEWALK	---
SITE LIGHTING POLE	---

TRAFFIC ENGINEERING DEPT. NOTES:

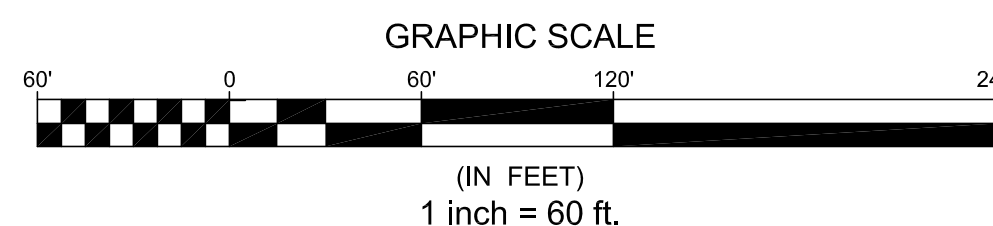
1. CONTRACTOR IS TO PROVIDE THE CITY OF ALPHARETTA ENCROACHMENT PERMIT FOR ALL WORK WITHIN THE CITY'S R.O.W. ANY TRAFFIC SIGNAL OR UTILITY RELOCATIONS WILL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER.
2. ALL UTILITY LOCATIONS AND RELOCATIONS, AND/OR DAMAGE WILL BE THE RESPONSIBILITY OF THE DEVELOPER/CONTRACTOR. DEVELOPER/CONTRACTOR MUST CONTACT CITY OF ALPHARETTA LOCATE PERSONNEL DIRECTLY FOR TRAFFIC SIGNAL UTILITY LOCATES. PHONE (678) 291-6200.
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/V RAMP FORMS MUST BE PROVIDED 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 COMPLETED AND APPROVED BY THE CITY TRAFFIC ENGINEER PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
11. SIDEWALKS AND ISLANDS MUST BE DESIGNED TO ACCEPT H/V RAMP AND LANDINGS THAT MEET ADA REQUIREMENTS (ALPHARETTA STANDARD 902).
12. ROADWAY PAVEMENT SPECIFICATION AND CURB AND GUTTER DETAIL MUST MEET CITY OF ALPHARETTA STANDARD 901.
13. SIGNALIZATION OF PEDESTRIAN PUSH BUTTON LOCATIONS MUST MEET ADA REQUIREMENTS.

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

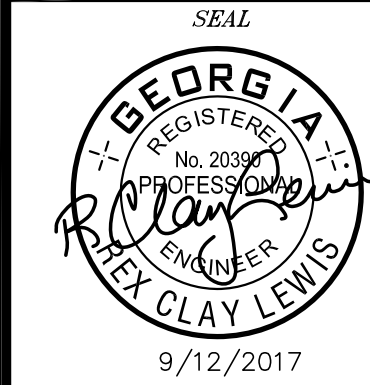
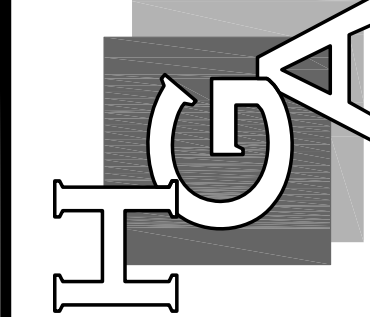
NOTE: HANDICAP ACCESSIBILITY TO BE CONSTRUCTED AT ALL CROSSINGS AND BETWEEN ALL HANDICAPPED PARKING SPACES. CURB RAMP AT MARKED CROSSINGS SHALL BE WHOLLY WITHIN THE MARKINGS EXCLUDING FLARED SIDES. SIGNAGE SHALL BE LOCATED SO IT CANNOT BE OBSTRUCTED BY A VEHICLE PER 2010 ADA STANDARDS 406.6.

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

OVERALL SITE ROADWAY PLAN - PHASE II



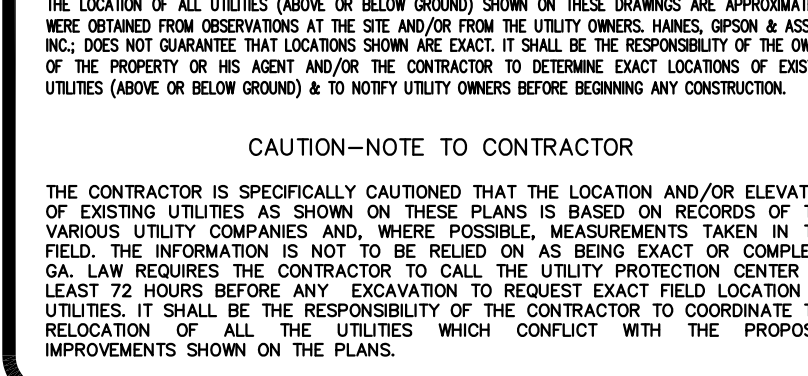
HAINES GIPSON & ASSOCIATES
CONSULTING ENGINEERS
CIVIL & STRUCTURAL SERVICES
1550 NORTH BROWN ROAD, SUITE 100
LAWRENCEVILLE, GEORGIA 30043
PHONE: (770) 491-7550
FAX: (770) 491-7750



POPE & LAND
ENTERPRISES, INC.
3330 CUMBERLAND BLVD, SUITE 300
ATLANTA, GEORGIA 30339

NORTHWINDS SUMMIT
GEORGIA HWY. 400 AT HAYNES BRIDGE ROAD
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA
ZONED O & I
L.I.# 752, 753, 798, 799 DISTRICT 1, SEC. 2

DESCRIPTION	
NO.	DATE
BY	
SES	
CHECKED BY	
RCL	
DATE	
9/12/2017	
SHEET TITLE	
SITE ROADWAY PLAN - PHASE II	
SHEET NUMBER	
C-1A	



N/F PROPERTY OF
WRL ASSOCIATES II, INC.
DEED BOOK 23908 / PAGE 1
ZONED O-1

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

HGA JOB No. 2016-33

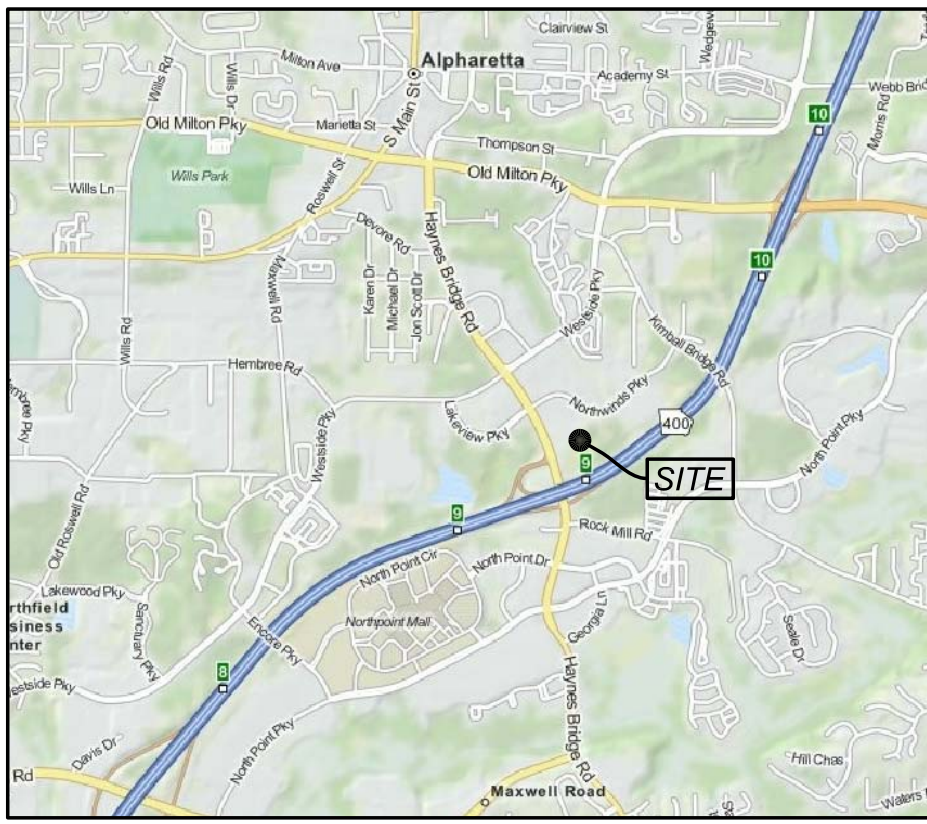


CAUTION-NOTE TO CONTRACTOR

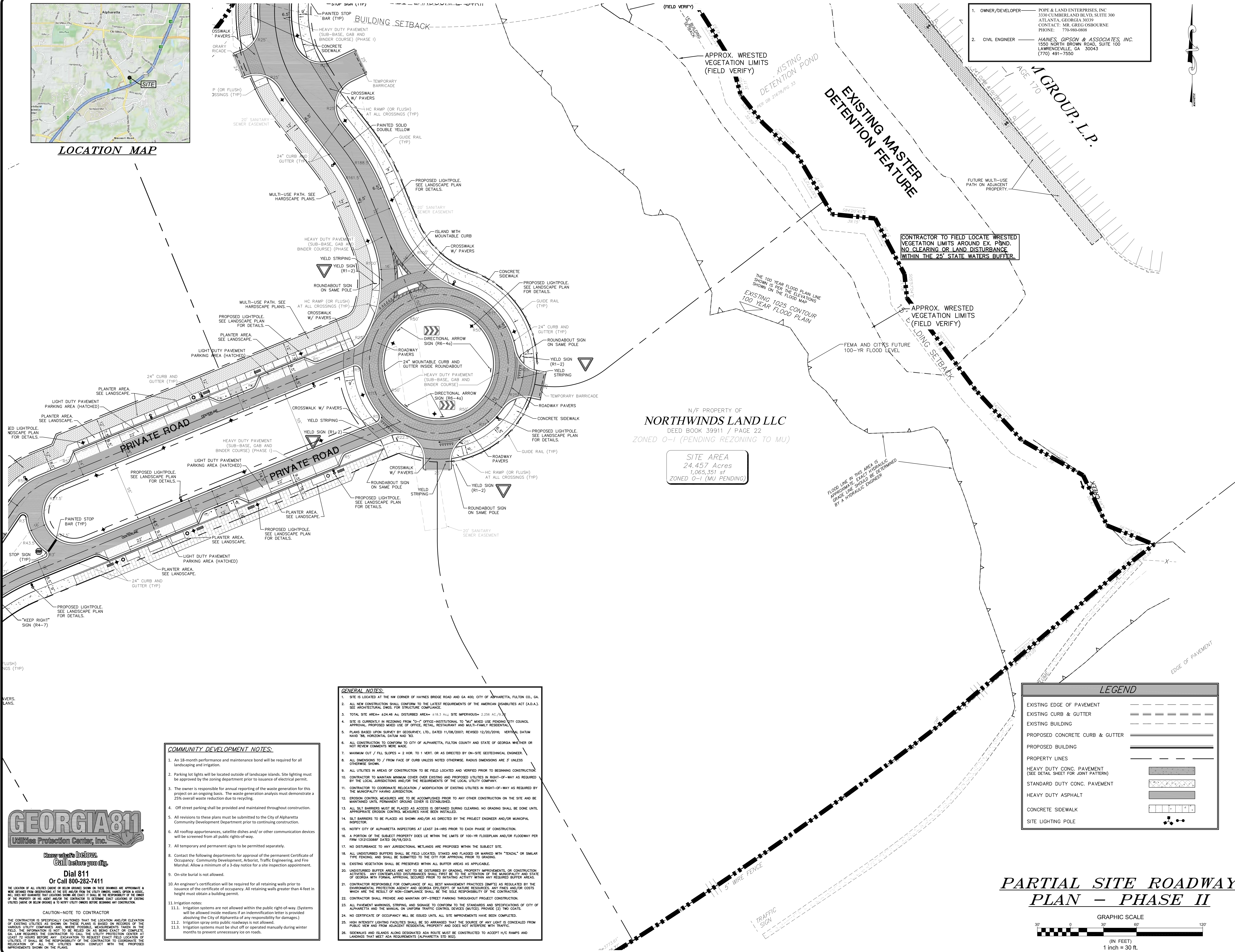
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETELY ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES. AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THE RELOCATION OF ALL THE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

- | | |
|--------------------------------|----------------|
| DRAWN BY | CHECKED |
| SES | RCL |
| DATE | |
| 9/12/2017 | |
| SHEET TITLE | |
| SITE ROADWAY
PLAN - PHASE I | |
| SHEET NUMBER | |
| C-1A.2 | |

HGA : IOR No. 2016-3



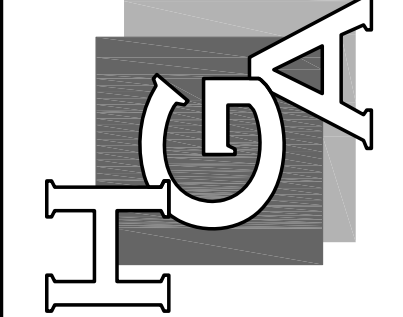
LOCATION MAP



1. OWNER/DEVELOPER POPE & LAND ENTERPRISES, INC.
3330 CUMBERLAND BLVD, SUITE 300
ATLANTA, GEORGIA 30339
CONTACT: MR. GREG OSBOURNE
PHONE: 770-980-0808

2. CIVIL ENGINEER HAINES GIPSON & ASSOCIATES, INC.
1550 NORTH BROWN ROAD, SUITE 100
LAWRENCEVILLE, GA 30043
PHONE: (770) 491-7650
FAX: (770) 491-7760

HAINES GIPSON & ASSOCIATES
CONSULTING ENGINEERS
CIVIL & STRUCTURAL SERVICES
1550 NORTH BROWN ROAD, SUITE 100
LAWRENCEVILLE, GEORGIA 30043
PHONE: (770) 491-7650
FAX: (770) 491-7760



POPE & LAND
ENTERPRISES, INC.
3330 CUMBERLAND BLVD, SUITE 300
ATLANTA, GEORGIA 30339

NORTHWINDS SUMMIT
GEORGIA HWY. 400 AT HAYNES BRIDGE ROAD
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA
ZONED O & I
LL's 752, 753, 798, 799 DISTRICT 1, SEC. 2

- GENERAL NOTES:**
- SITE IS LOCATED AT THE NW CORNER OF HAYNES BRIDGE ROAD AND GA 400, CITY OF ALPHARETTA, FULTON CO., GA.
 - ALL NEW CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE AMERICAN DISABILITIES ACT (A.D.A.). SEE ARCHITECTURAL DWGS FOR STRUCTURE COMPLIANCE.
 - TOTAL SITE AREA= 24.45 AC; DISTURBED AREA= 18.3 AC; SITE IMPERVIOUS= 2.256 AC/78.3%
 - SITE IS CURRENTLY IN REZONING FROM "O-1" OFFICE-INSTITUTIONAL TO "M1" MIXED USE PENDING CITY COUNCIL APPROVAL. PROPOSED MIXED USE OF OFFICE, RETAIL, RESTAURANT AND MULTI-FAMILY RESIDENTIAL.
 - PLANS BASED UPON SURVEY BY GEOSURVEY, LTD., DATED 11/06/2007, REVISED 12/20/2016. VERTICAL DATUM NAVD 83, HORIZONTAL DATUM NAD 83.
 - ALL CONSTRUCTION TO CONFORM TO CITY OF ALPHARETTA, FULTON COUNTY AND STATE OF GEORGIA WHETHER OR NOT REVIEW COMMENTS WERE MADE.
 - MAXIMUM CUT / FILL SLOPES = 2 HOR. TO 1 VERT. OR AS DIRECTED BY ON-SITE GEOTECHNICAL ENGINEER.
 - ALL DIMENSIONS TO / FROM FACE OF CURB UNLESS NOTED OTHERWISE. RADIUS DIMENSIONS ARE 3' UNLESS OTHERWISE SHOWN.
 - ALL UTILITIES IN AREAS OF CONSTRUCTION TO BE FIELD LOCATED AND VERIFIED PRIOR TO BEGINNING CONSTRUCTION.
 - 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.
 - CONTRACTOR TO COORDINATE RELOCATION / MODIFICATION OF EXISTING UTILITIES IN RIGHT-OF-WAY AS REQUIRED BY THE JURISDICTION HAVING JURISDICTION.
 - EROSION CONTROL MEASURES ARE TO BE ACCOMPLISHED PRIOR TO ANY OTHER CONSTRUCTION ON THE SITE AND BE MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
 - 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.
 - SILT BARRIERS TO BE PLACED AS SHOWN AND/OR AS DIRECTED BY THE PROJECT ENGINEER AND/OR MUNICIPAL INSPECTOR.
 - NOTIFY CITY OF ALPHARETTA INSPECTORS AT LEAST 24-HRS PRIOR TO EACH PHASE OF CONSTRUCTION.
 - A PORTION OF THE SUBJECT PROPERTY DOES LIE WITHIN THE LIMITS OF 100-YR FLOODPLAIN AND/OR FLOODWAY PER FIRM 13121C0068P DATED 09/18/2013.
 - NO DISTURBANCE TO ANY JURISDICTIONAL WETLANDS ARE PROPOSED WITHIN THE SUBJECT SITE.
 - 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.
 - EXISTING VEGETATION SHALL BE PRESERVED WITHIN ALL BUFFER AREAS AS APPLICABLE.
 - UNDISTURBED BUFFER AREAS ARE NOT TO BE DISTURBED BY GRADING, PROPERTY IMPROVEMENTS OR CONSTRUCTION ACTIVITIES. ANY CONTAINED 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.
 - CONTRACTOR RESPONSIBLE FOR COMPLIANCE OF ALL BEST MANAGEMENT PRACTICES (BMPs) AS REGULATED BY THE ENVIRONMENTAL PROTECTION AGENCY AND GEORGIA EXCEPT, OF NATURE RESOURCES. ANY FINES AND/OR COSTS WHICH ARE THE RESULT OF NON-COMPLIANCE SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
 - CONTRACTOR SHALL PROVIDE AND MAINTAIN OFF-STREET PARKING THROUGHOUT PROJECT CONSTRUCTION.
 - ALL PAYMENT 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.
 - NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED.
 - 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.
 - SIDEWALKS AND ISLANDS ALONG DESIGNATED ADA ROUTE MUST BE CONSTRUCTED TO ACCEPT H/W RAMP AND LANDINGS THAT MEET ADA REQUIREMENTS (ALPHARETTA STD 902).

- COMMUNITY DEVELOPMENT NOTES:**
- An 18-month performance and maintenance bond will be required for all landscaping and irrigation.
 - 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.
 - 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.
 - Off street parking shall be provided and maintained throughout construction.
 - All revisions to these plans must be submitted to the City of Alpharetta Community Development Department prior to continuing construction.
 - All rooftop appearances, satellite dishes and/ or other communication devices will be screened from all public rights-of-way.
 - All temporary and permanent signs to be permitted separately.
 - 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.
 - On-site burial is not allowed.
 - 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.
 - 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.

GEORGIA811
Utilities Protection Center, Inc.

Now what's below,
Call before you dig.

Dial 811
Or Call 800-282-7411

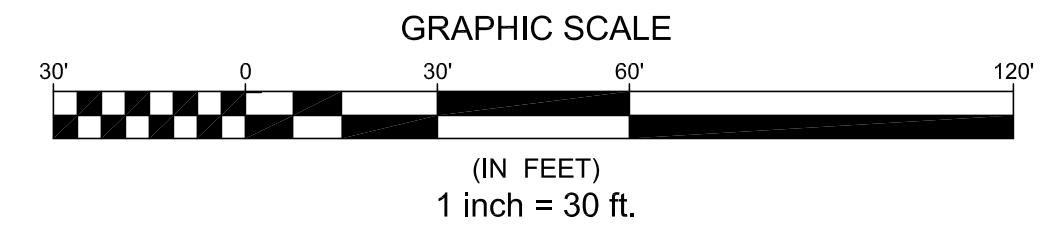
THE LOCATION OF ALL UTILITIES (ABOVE OR BELOW GROUND) SHOWN ON THESE DRAWINGS ARE APPROXIMATE & WERE OBTAINED FROM OBSERVATIONS AT THE SITE AND/OR FROM THE UTILITY OWNERS HAINES GIPSON & ASSOCIATES. HAINES GIPSON & ASSOCIATES DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY OR HIS AGENT AND/OR THE CONTRACTOR TO DETERMINE EXACT LOCATION OF EXISTING UTILITIES (ABOVE OR BELOW GROUND) & TO NOTIFY CITY ONCE BEFORE BEGINNING ANY CONSTRUCTION.

CAUTION-NOTE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. GA. LAW REQUIRES THE CONTRACTOR TO CALL THE UTILITY PROTECTION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THE RELOCATION OF ALL UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

LEGEND	
EXISTING EDGE OF PAVEMENT	---
EXISTING CURB & GUTTER	==
EXISTING BUILDING	---
PROPOSED CONCRETE CURB & GUTTER	---
PROPOSED BUILDING	---
PROPERTY LINES	---
HEAVY DUTY CONC. PAVEMENT (SEE DETAIL SHEET FOR JOINT PATTERN)	---
STANDARD DUTY CONC. PAVEMENT	---
HEAVY DUTY ASPHALT	---
CONCRETE SIDEWALK	---
SITE LIGHTING POLE	---

PARTIAL SITE ROADWAY
PLAN - PHASE II



DESCRIPTION	
NO.	DATE
BY	
SES	
RES	
DATE	9/12/2017
CHECKED BY	RCL
SHEET TITLE	SITE ROADWAY PLAN - PHASE II
SHEET NUMBER	C-1A.3

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 not to take advantage of this option, please print your responses in a clear, easily legible fashion.

Please complete this form in its entirety and verify that all information is true and accurate.

Your completed submittal package (see Instructions for details) should be delivered to:

City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

NOTE: All applicable fees must be included with the application. Applications will be accepted only on the dates reflected on the page of this form titled "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: Windward Village Partners, LLC

Location Address: Windward Parkway

Mailing Address: 4725 Peachtree Corners Circle, Suite 300

City: Norcross State: GA Zip Code: 30092 - _____

Contact For All Notifications: Parke Day

Contact Telephone: 678 - 642 - 8,539 Mobile Telephone: _____ - _____ - _____

Fax: 770 - 446 - 2,527 Email: parkeday@dayico.com

Contact's Relation To Business: Partner / Co-Developer

This Application For (Check all that apply):

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

Application Fees:

Any review within the Central Business District	\$	100.00
Review of signs, satellite antennas, play yards, and improvements valued at less than \$10,000.	\$	200.00
All other reviews	\$	300.00
Total Due	\$	_____

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



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: Windward Village Partners, LLC

Physical Address: Windward Parkway

Mailing Address: 4725 Peachtree Corners Circle, Suite 300

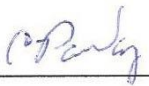
City: Norcross State: GA Zip Code: 30092 -

Owner Telephone: 678 - 642 - 8,539 Contact Fax: 770 - 446 - 2,527

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): C. Parke Day, Co-Manager Date: 10/02/2017

Owner Signature: 

Property Information:

Address (If Assigned) : Northpoint Parkway and Dryden Road

Tax ID or Map Reference Number: 22 545011880596

Land Lot(s): District: Section:

Existing Zoning of Property: C5 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:

[Print Form](#)



SW PERSPECTIVE



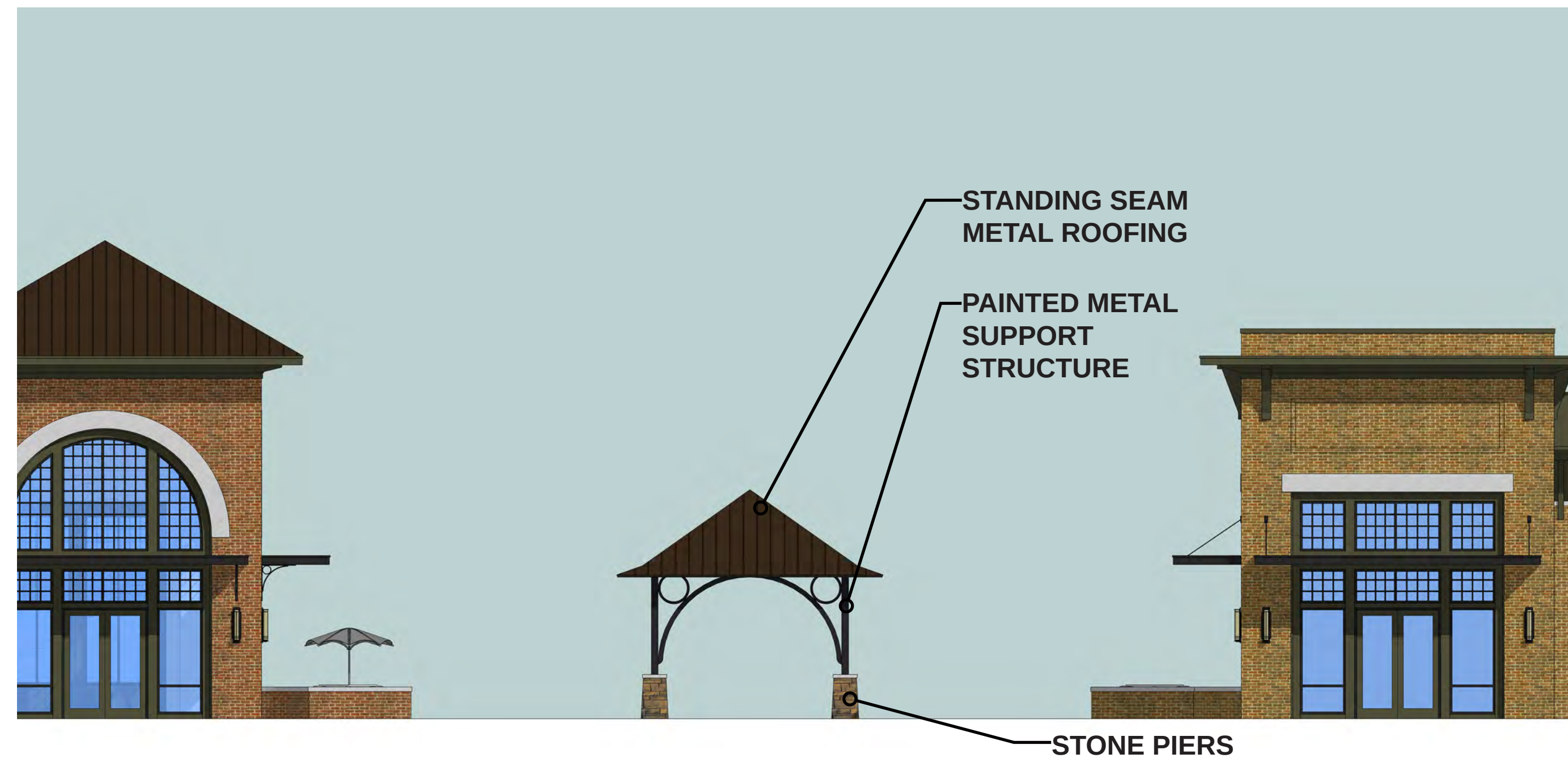
SW PERSPECTIVE



NE PERSPECTIVE



SE PERSPECTIVE



PAVILION ELEVATION



NE PERSPECTIVE

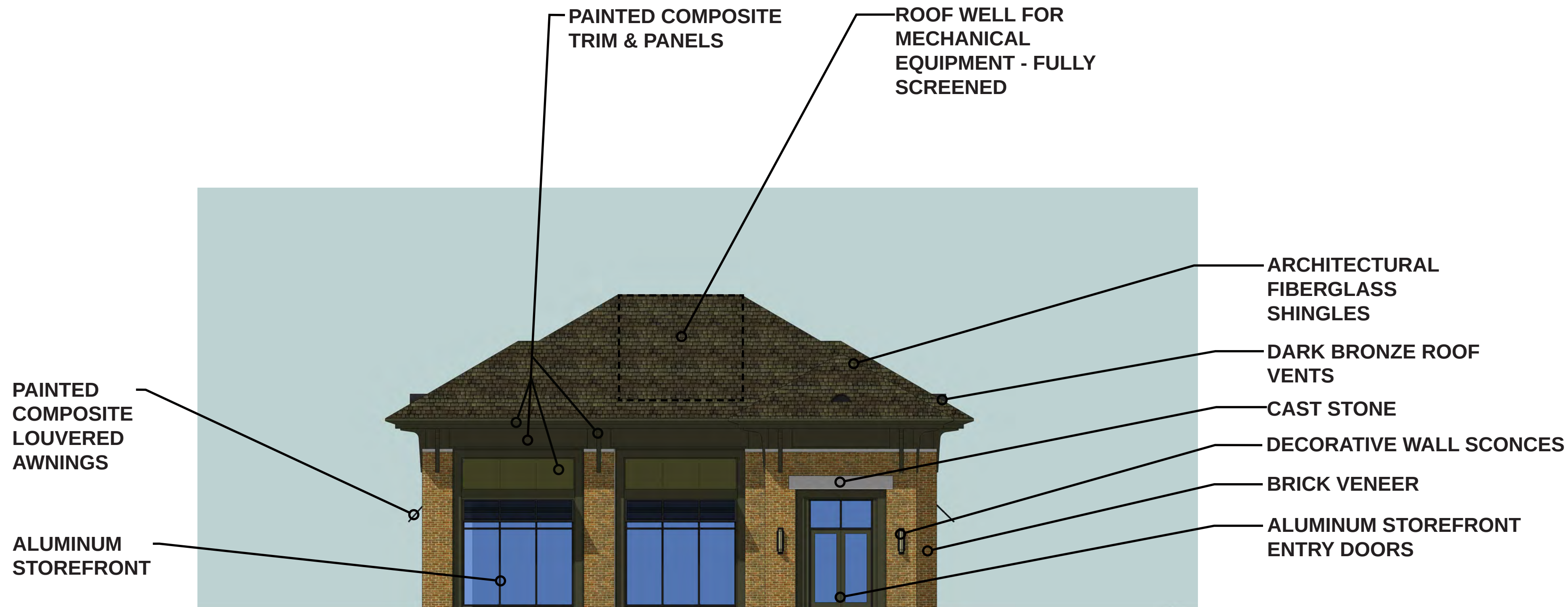


SW PERSPECTIVE

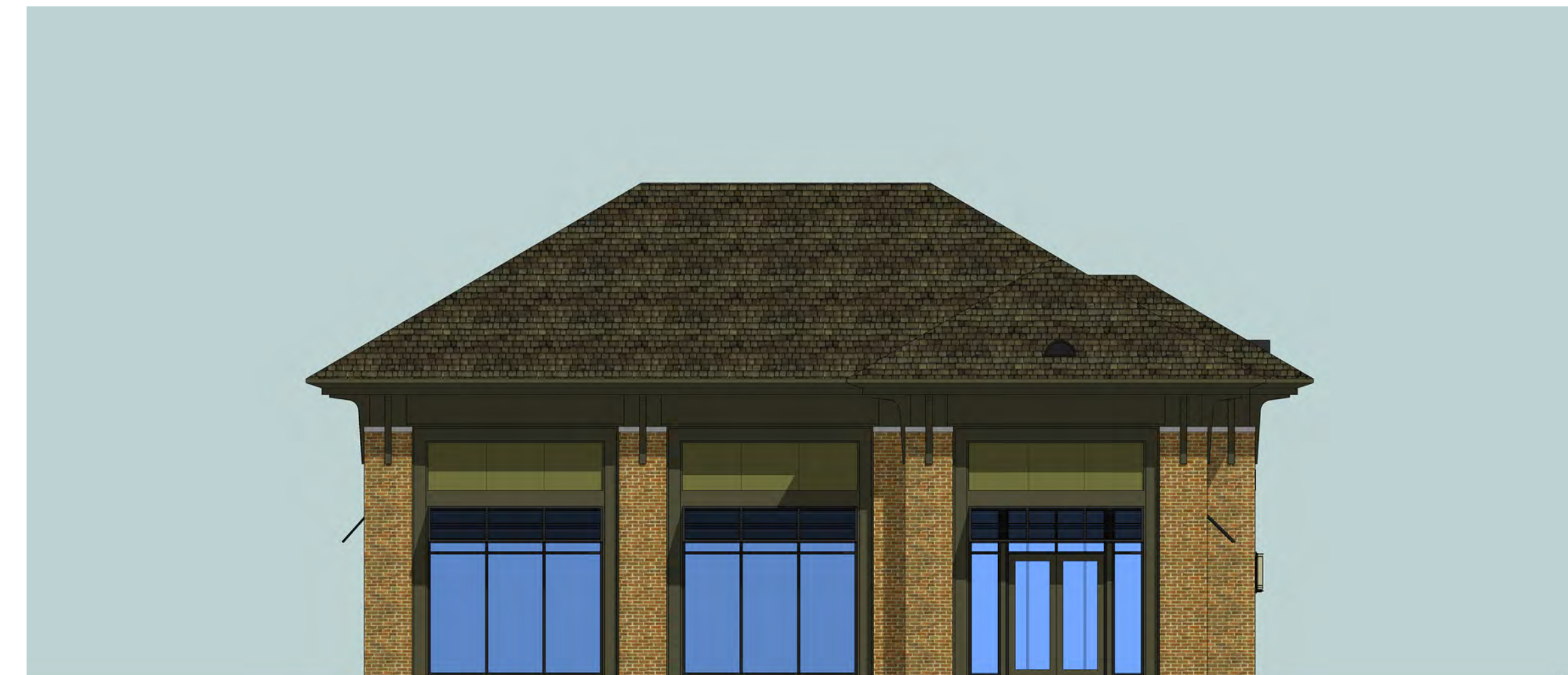


NW PERSPECTIVE

NOTE:
BUILDING 'F' IS MIRROR
IMAGE OF BUILDING 'A'



BUILDING 'A' NORTH ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING 'A' EAST ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING 'A' SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

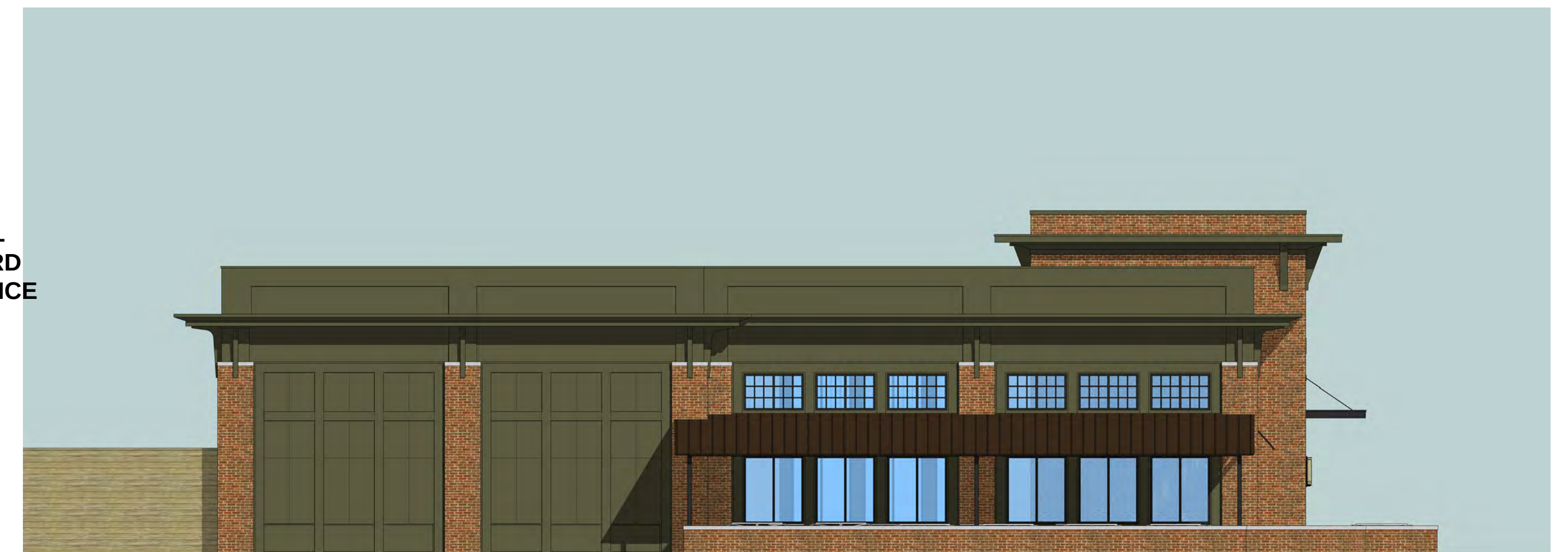


BUILDING 'A' WEST ELEVATION
SCALE: 1/8" = 1'-0"



HORIZONTAL
WOOD BOARD
SCREEN FENCE
AT SERVICE
YARD, TYP.

BUILDING 'B' FRONT ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING 'B' REAR ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING 'B' SIDE ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING 'B' PERSPECTIVE



BUILDING 'C' FRONT ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING 'C' REAR ELEVATION
SCALE: 1/8" = 1'-0"



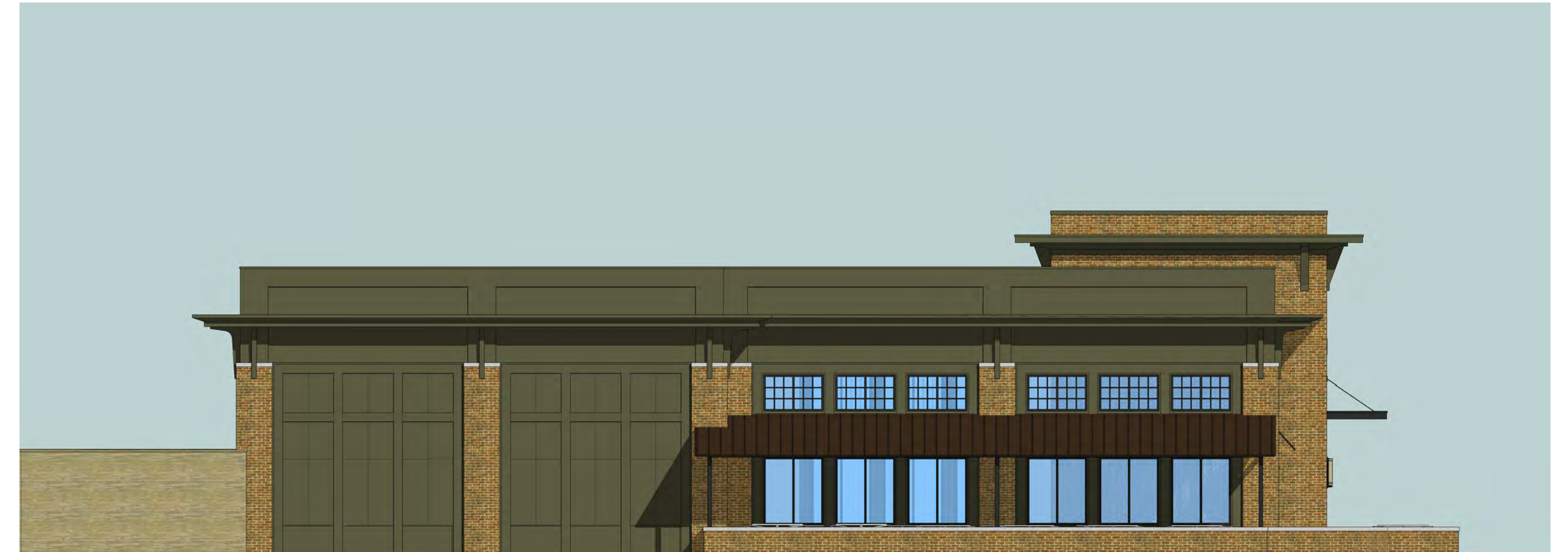
BUILDING 'C' SIDE ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING 'C' PERSPECTIVE



BUILDING 'D' FRONT ELEVATION
SCALE: 1/8" = 1'-0"



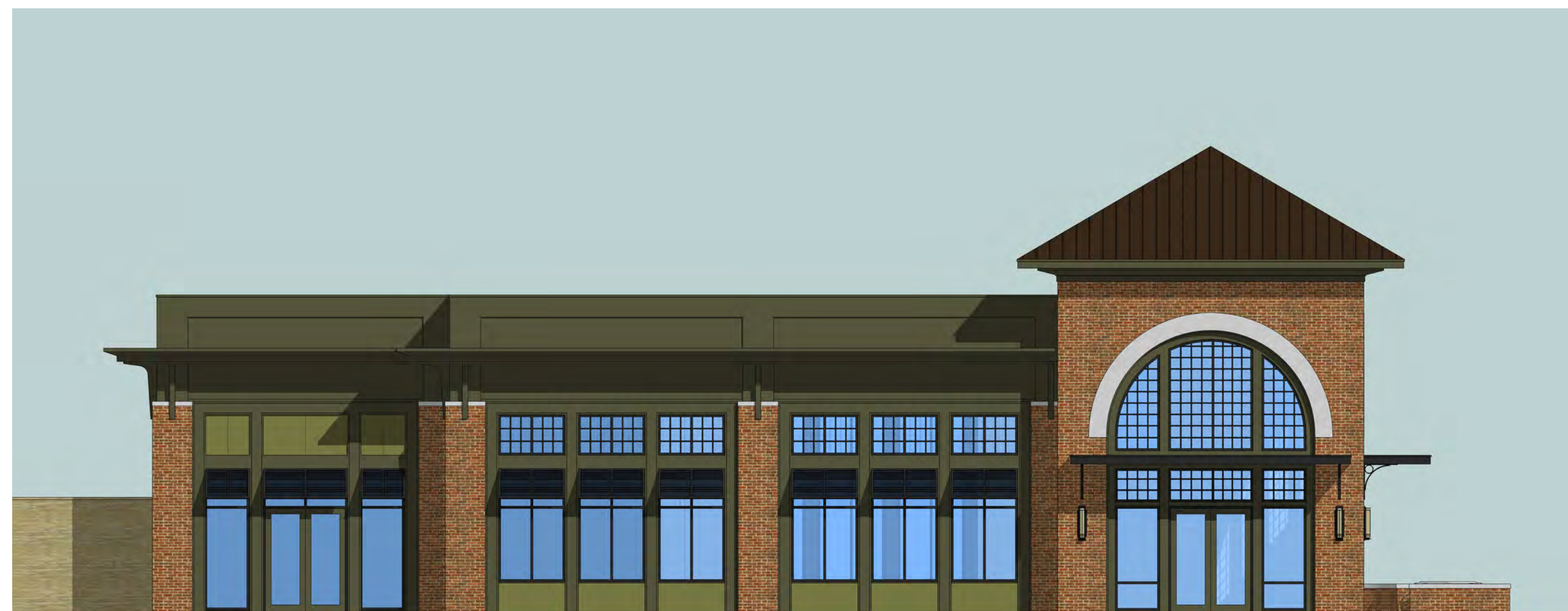
BUILDING 'D' REAR ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING 'D' SIDE ELEVATION
SCALE: 1/8" = 1'-0"



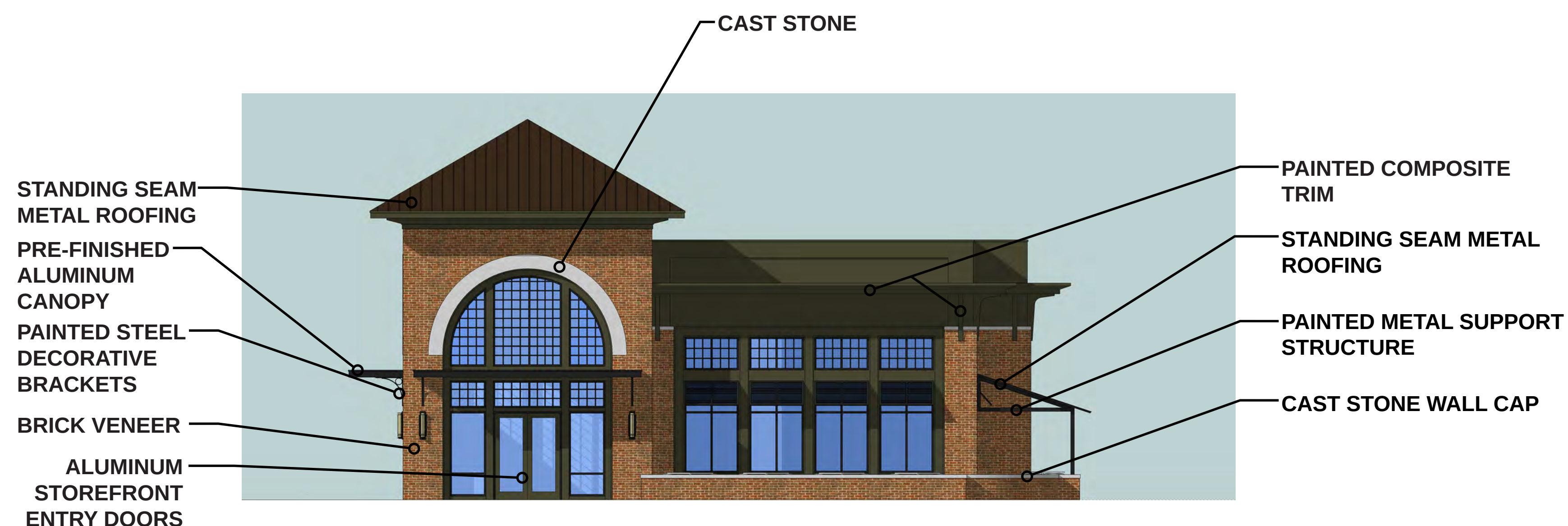
BUILDING 'D' PERSPECTIVE



BUILDING 'E' FRONT ELEVATION
SCALE: 1/8" = 1'-0"



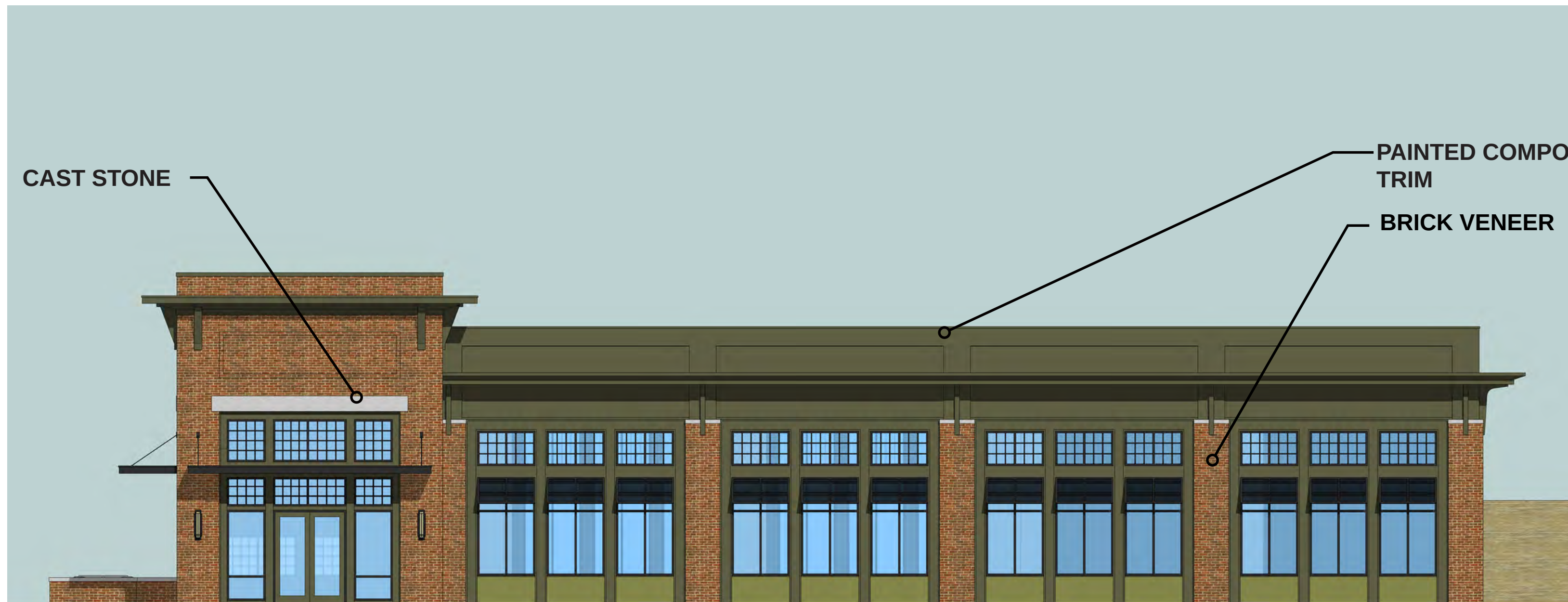
BUILDING 'E' REAR ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING 'E' SIDE ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING 'E' PERSPECTIVE



BUILDING 'G' FRONT ELEVATION
SCALE: 1/8" = 1'-0"



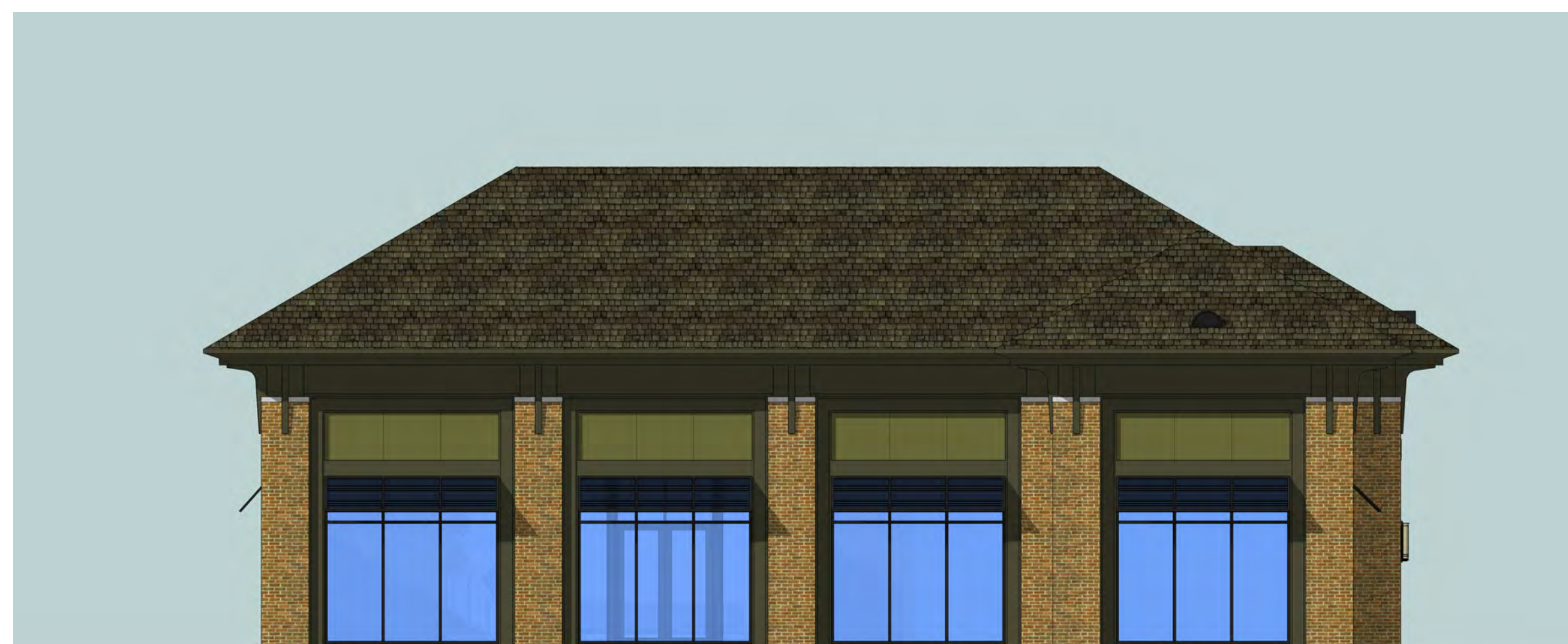
BUILDING 'G' REAR ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING 'G' SIDE ELEVATION
SCALE: 1/8" = 1'-0"



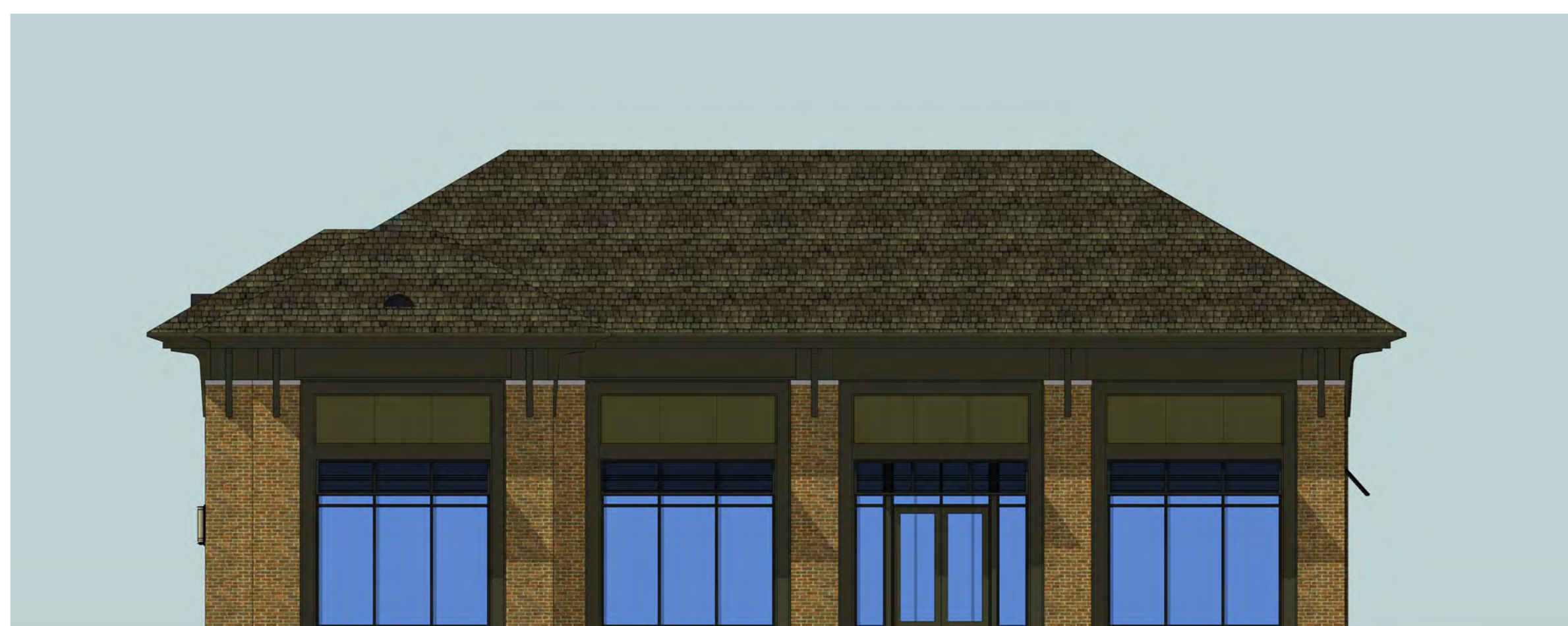
BUILDING 'G' PERSPECTIVE



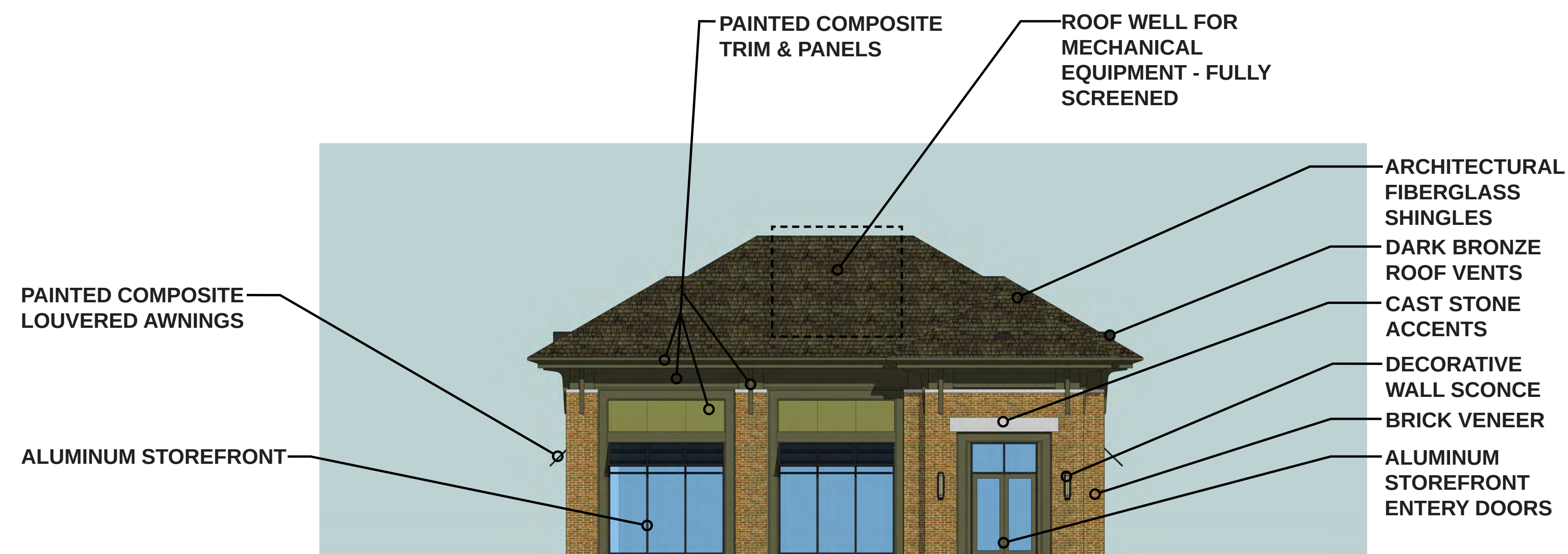
BUILDING 'H' NORTH ELEVATION
SCALE: 1/8" = 1'-0"



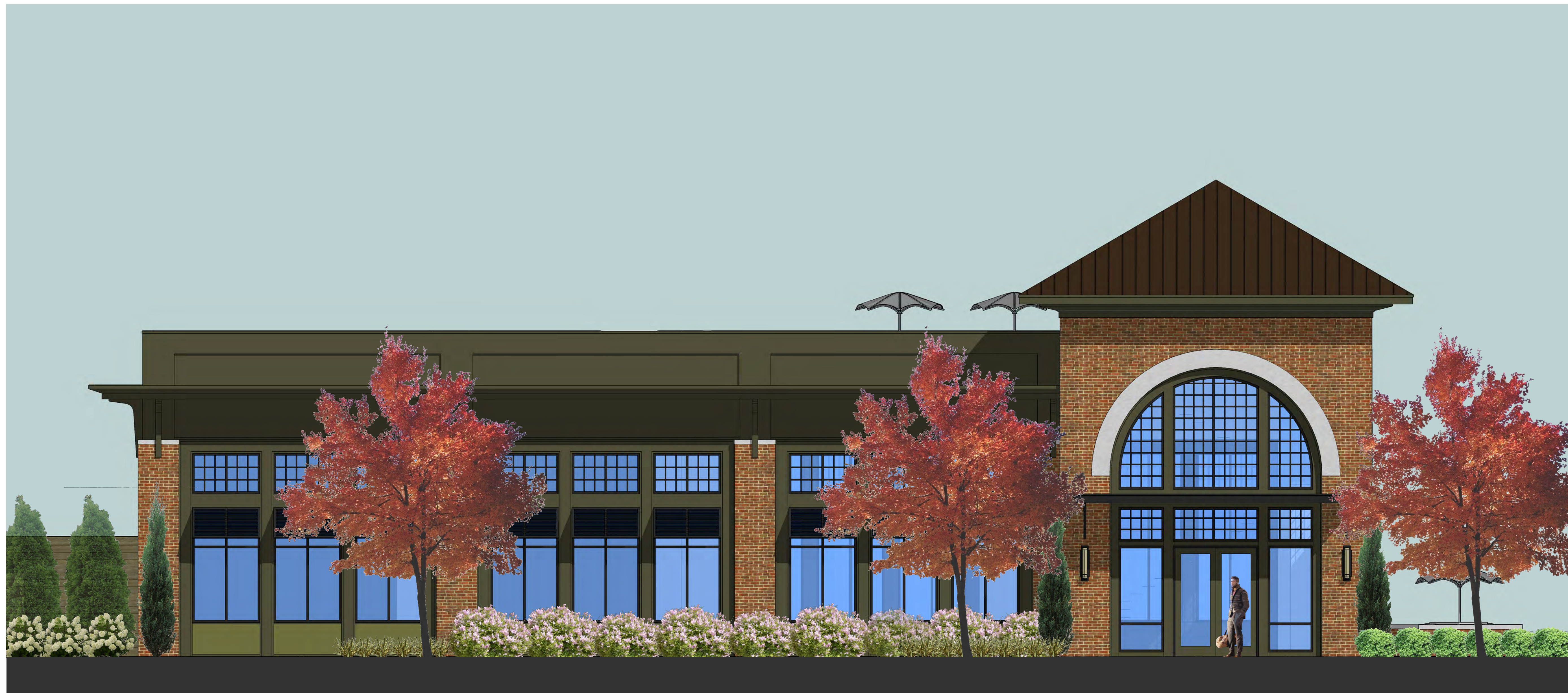
BUILDING 'H' EAST ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING 'H' SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING 'H' WEST ELEVATION
SCALE: 1/8" = 1'-0"

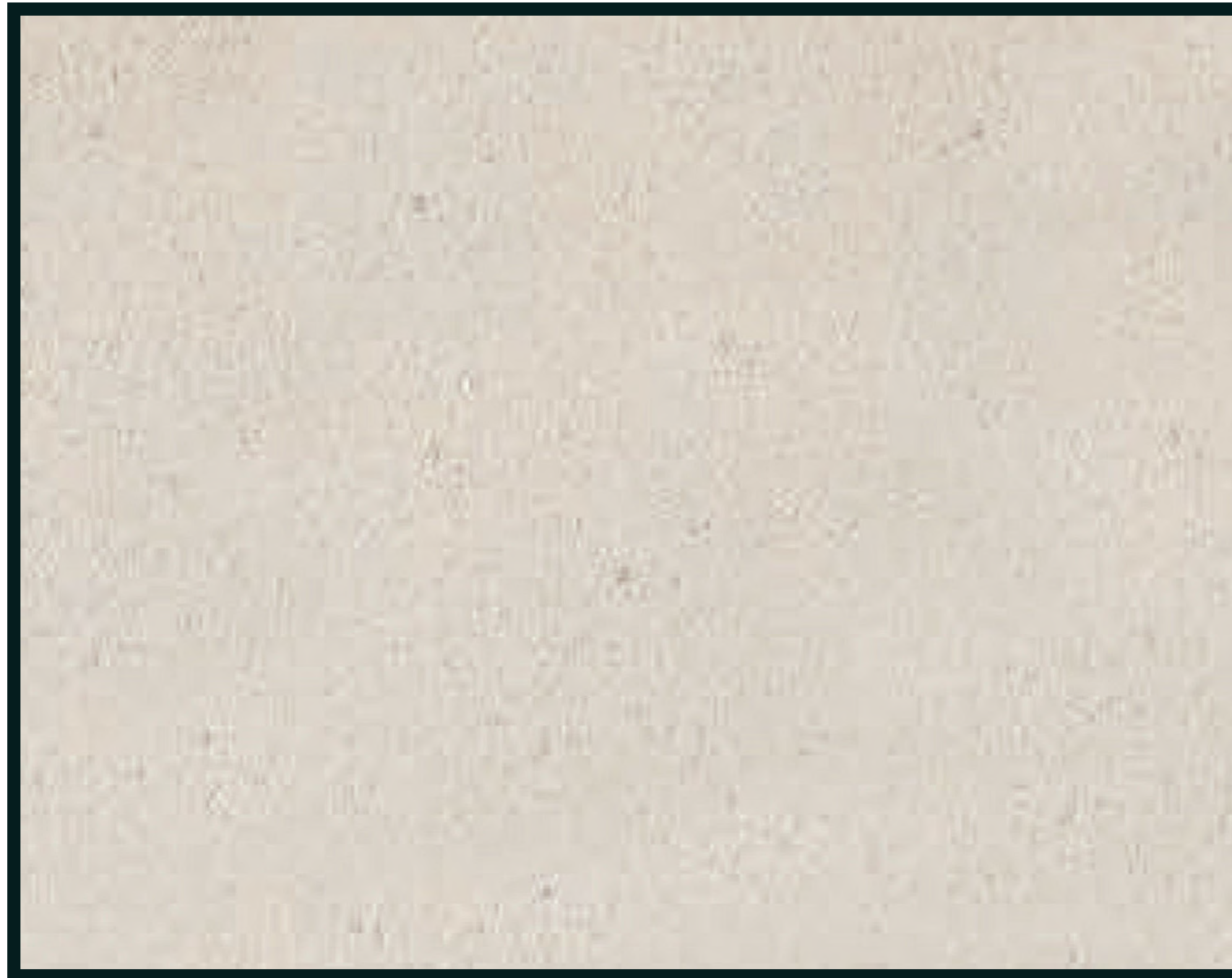


TYPICAL LANDSCAPE DESIGN CONCEPT
 SCALE: 1/4" = 1'-0"

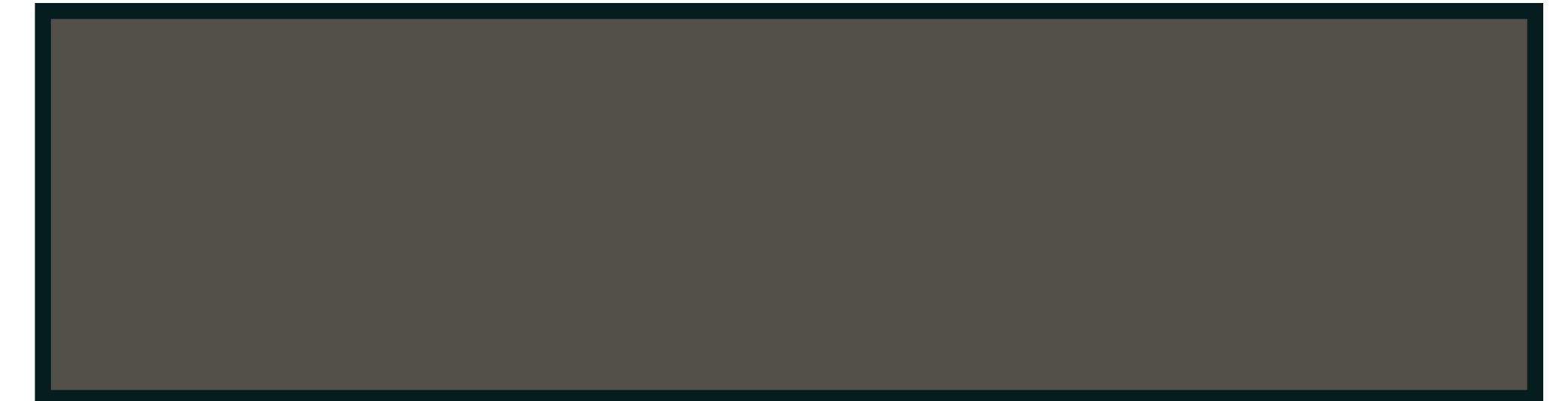
A RETAIL DEVELOPMENT AT
 • WINDWARD PARK •
 ALPHARETTA, GEORGIA
 10/02/17 PROJ# 1706



TYPICAL BRICK (B-1)
ACME BRICK - "SPANISH FORT"
STANDARD BRICK SIZE



TYPICAL CAST STONE / STUCCO (ST-1)
MATCH ARRISCRAFT - "LIMESTONE"



TYPICAL DOOR AND WINDOW FRAMES,
CANOPIES AND LOUVERED AWNINGS (PT-1)
SHERWIN WILLIAMS - URBANE BRONZE



BRICK (B-1) TYPICAL LIGHT ACCENT COLOR (PT-2)
SHERWIN WILLIAMS - HARDWARE



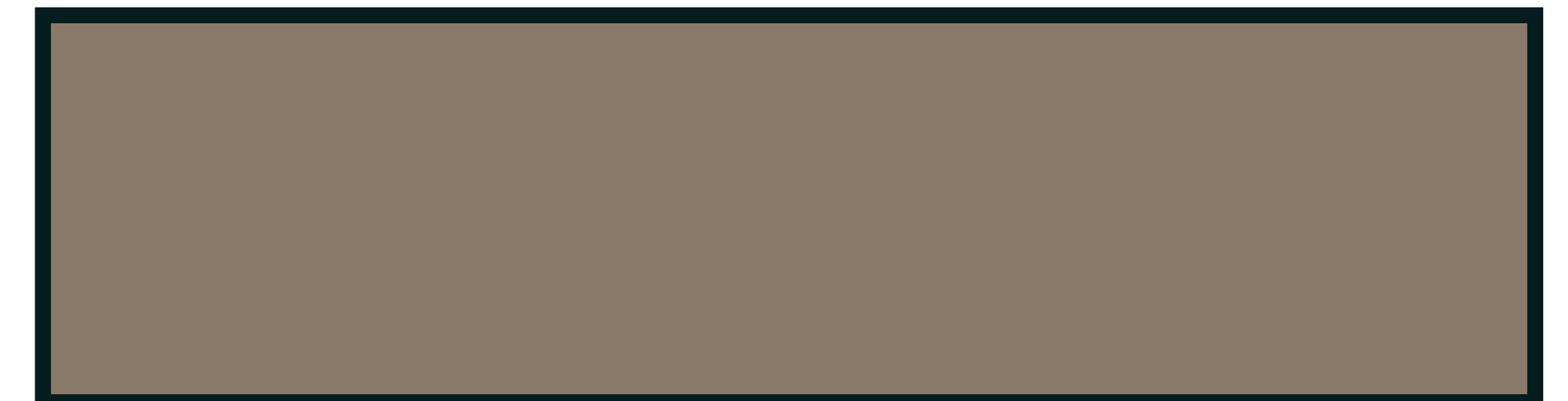
BRICK (B-1) TYPICAL DARK ACCENT COLOR (PT-3)
SHERWIN WILLIAMS - COCOON



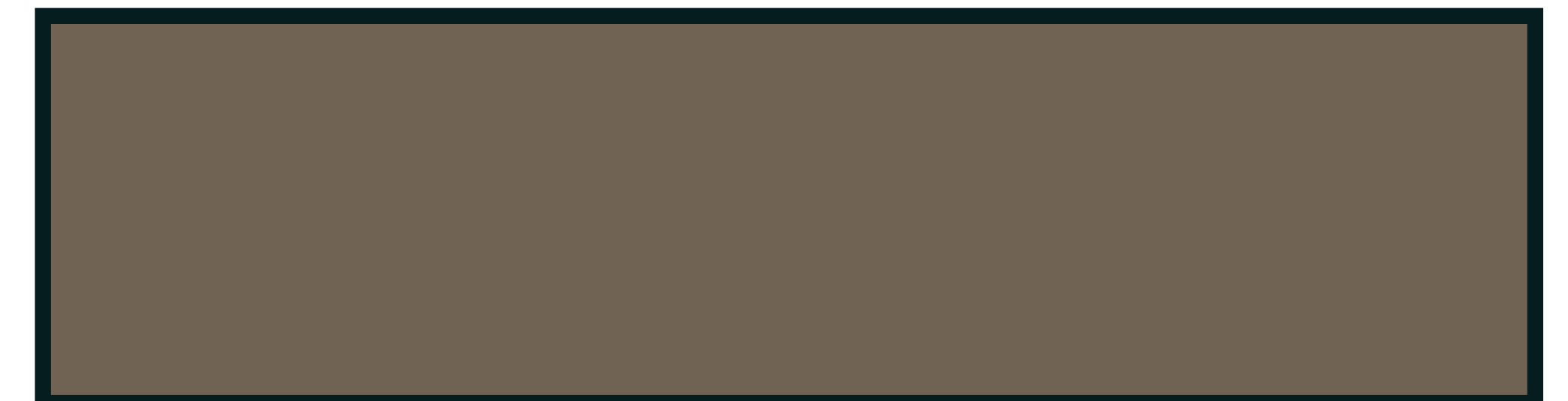
TYPICAL BRICK (B-2)
CHEROKEE BRICK - "BERKLEY"
STANDARD BRICK SIZE



TYPICAL STONE (ST-2)
AZTEC STONE EMPIRE - "TENNESSEE CRAB ORCHARD"



BRICK (B-2) TYPICAL LIGHT ACCENT COLOR (PT-4)
SHERWIN WILLIAMS - VIRTUAL TAUPE



BRICK (B-2) TYPICAL DARK ACCENT COLOR (PT-5)
SHERWIN WILLIAMS - SMOKEHOUSE

SITE LAYOUT NOTES

- ALL TEMPORARY AND PERMANENT SIGNS SHALL BE PERMITTED SEPARATELY. CONTACT THE FOLLOWING DEPARTMENTS FOR APPROVAL OF THE PERMANENT CERTIFICATE OF OCCUPANCY: COMMUNITY DEVELOPMENT, ENGINEERING, ARBORIST, TRAFFIC, FIRE, AND ENVIRONMENTAL SERVICES, ALLOW A MINIMUM OF 3 DAYS NOTICE FOR A SITE INSPECTION APPOINTMENT.
- NO WELLS OR SEPTIC SYSTEMS ARE PROPOSED OR EXIST ON SITE.
- ALL DIMENSIONS ARE TO BACK OF CURB, UNLESS OTHERWISE SPECIFIED.
- CHECK ALL SLOPES OF H/C FORMS FOR COMPLIANCE TO ADA PRIOR TO POURING.
- SEE SHEET D1.2 FOR PAVEMENT SPECIFICATIONS AND DETAILS.
- REFER TO SHEET C2.0 FOR BENCHMARK LOCATION.
- HEAVY DUTY PAVEMENT AT ALL DRIVE AISLES AND LIGHT DUTY PAVEMENT AT ALL PARKING SPACES.
- SEE SHEET D1.0 FOR ALPHARETTA STANDARD STREET SIGN DETAIL 900.

LEGEND

- BC BACK OF CURB
B.S.L. BUILDING SETBACK LINE
C&G CURB AND GUTTER
CP CAST IN PLACE
CONC. CONCRETE
CRZ CRITICAL ROOT ZONE
FC FACE OF CURB
H/C HANDICAP
HD HEAVY DUTY PAVEMENT
L LEVEL/LANDING
L/A LANDSCAPE AREA
LD LIGHT DUTY PAVEMENT
R RAMP
R.O.W. RIGHT OF WAY
SRP STRUCTURAL ROOT PLATE
S/W SIDEWALK
TYP. TYPICAL

SIGN LEGEND



"STOP"
R1-1

SITE LIGHTING NOTE

SITE AND STREET LIGHTING PLAN TO BE DESIGNED BY OTHERS.

CAUTION

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

CITY OF ALPHARETTA TRAFFIC NOTES

- CONTRACTOR IS TO PROVIDE THE CITY OF ALPHARETTA ENCROACHMENT PERMIT FOR ALL WORK WITHIN THE CITY'S R.O.W. ANY TRAFFIC SIGNAL OR UTILITY RELOCATION WILL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER.
- ALL UTILITY LOCATES AND RELOCATIONS, AND OR DAMAGE WILL BE THE RESPONSIBILITY OF THE DEVELOPER/CONTRACTOR. DEVELOPER/CONTRACTOR MUST CONTACT CITY OF ALPHARETTA LOCATE PERSONNEL DIRECTLY FOR TRAFFIC SIGNAL UTILITY LOCATES, PHONE (678) 297-6200.
- ALL REQUIRED TRAFFIC SIGNAGE MUST MEET MUTCD AND GDOT PLAN SPECIFICATION AND MUST BE THERMO-PLASTIC.
- ALL H/C RAMP FORMS MUST BE APPROVED BY CITY LAND DISTURBANCE INSPECTOR PRIOR TO CONCRETE POUR.
- IF SIGNS, STRIPING, AND MODIFICATIONS TO TRAFFIC CONTROL ARE REQUIRED AS A PART OF DEVELOPMENT, CONSTRUCTION SHOULD BE COMPLETE AND APPROVED BY THE CITY TRAFFIC ENGINEER PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- SIDEWALKS AND ISLANDS MUST BE DESIGNED TO ACCEPT H/C RAMPS AND LANDINGS THAT MEET ADA REQUIREMENTS (ALPHARETTA STANDARD 902).
- IF SIGNALIZATION OR SIGNAL MODIFICATIONS ARE REQUIRED AS PART OF DEVELOPMENT, CONSTRUCTION SHOULD BE COMPLETE AND APPROVED BY THE CITY TRAFFIC ENG. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

CITY OF ALPHARETTA TREE SAVE NOTES

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

CITY OF ALPHARETTA FIRE MARSHALL NOTES

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

WALL NOTES

- ALL WALLS 30" AND OVER IN HEIGHT REQUIRE A MINIMUM 42" HANDRAIL ON TOP.
- ALL WALLS DESIGNED AND PERMITTED BY OTHERS.
- FOR WALLS 4'-0" AND OVER A SEPARATE BUILDING PERMIT WILL BE REQUIRED. ALL WALLS OVER 4'-0" REQUIRED FENCING OR ACCEPTABLE DENSE VEGETATION AT THE TOP PER UDC ARTICLE IV 4.4.5I.

10% WATER CONSERVATION GOAL FOR SITE DESIGN

- Strategy 1 (RESPONSES IN CAPS IN PARENTHESES)
- Select vegetation and site design components that are adapted to the site's climatic conditions. (APPLIED)
 - Achieve multiple water uses simultaneously. Design infiltration basins that are attractive and provide habitat. (NOT APPLIED, RE-USE SITE)
 - Mulch planting beds to minimize evaporation and maximize water retention. Maintain 3 inch min. mulch layer to the dripline of trees and shrubs. (APPLIED)
 - Protect soils to optimize water retention and support healthy plants. Use soil improvement techniques to break compaction and increase infiltration rates. Protect soils and vegetation to enhance absorption, retention and infiltration of precipitation. (APPLIED)
 - Provide proper placement of plants to help keep urban environments cooler, reducing needs for air conditioning electricity and water use associated with electricity. (APPLIED)
 - Group plants with similar water needs together to maximize irrigation efficiency. (APPLIED)

- Strategy 2 (RESPONSES IN CAPS IN PARENTHESES)
- Maintain large areas of existing vegetation which provide shade and evapo-transpiration to cool buildings. Protect vegetation canopy and forest leaf litter. Install multi-layered planting schemes that replicate natural sites with both canopy and vegetative ground cover. Large areas must be 10% greater than code requirements. (NOT APPLICABLE TO THIS SITE DUE TO REDEVELOPMENT)
 - Limit turf areas. Where turf is desired, select drought tolerant, low nutrient lawn species that will reduce maintenance requirements (APPLIED)
 - Utilize water-efficient irrigation systems that use drip or subsurface delivery methods, tailor irrigation to weather conditions, and measure soil moisture. (APPLIED)

Strategy 3 (RESPONSES IN CAPS IN PARENTHESES)

(NOT APPLICABLE)

Strategy 4 (RESPONSES IN CAPS IN PARENTHESES)

- Use landscape-based water treatment methods such as dry wells, vegetated swales instead of curb and gutter systems, raised inlet rims, vegetated filter strips, and infiltration facilities. Install a rain garden of small vegetated catchment areas which filter rainwater and increase groundwater recharge by capturing excess water. Individual infiltration ponds on residential lots must be approved by Eng. Dept. (NOT APPLICABLE DUE TO OFF-SITE COMMON DETN. PROVIDED)
- Use pervious surfaces that allow water to infiltrate soil. (NOT APPLICABLE)
- Protect soils from compaction during site construction by restricting machinery to designated zones. Restore infiltration capacity and reduce compaction of soils by breaking up compaction, adding organic matter and planting vegetation. (NOT APPLICABLE)
- Raise stormwater inlets in planting areas to allow water to soak into soil. (NOT APPLICABLE)

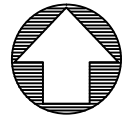
A SUMMARY OF 10% WATER CONSERVATION GOAL WILL BE ATTAINED BY THE FOLLOWING:

- LIMITING SOD AREAS (5-10% OF TOTAL SITE). PROVIDING MULCH AREAS IN LIEU OF SOD.
- USE XERISCAPE PLANT MATERIALS.
- EXISTING SHADE TREES THROUGHOUT THE ENTIRE SITE.
- MULCH ALL MULCHED AREAS, WITH AT LEAST 3" OR MORE. MULCH TO BE RE-PLENISHED ACCORDINGLY DURING THE YEAR.



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NORTH



Scale 1" = 50'

OVERALL SITE LAYOUT
PLAN

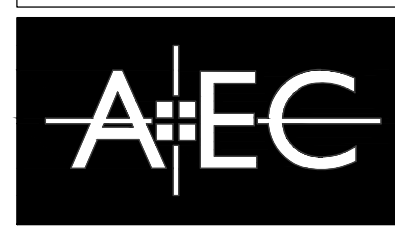
WINDWARD POINT
RESTAURANTS & RETAIL
ALPHARETTA, GEORGIA 30005

NO.	REVISIONS	DATE

PROJECT NO.: 17-3984
CIVIL DRAWN BY: BDR
CIVIL DESIGNED BY: BDR / MDA
LANDSCAPE DRAWN BY: BDR
LANDSCAPE DESIGNED BY: BDR
CHECKED BY: JWM
DATE: 6-10-2017

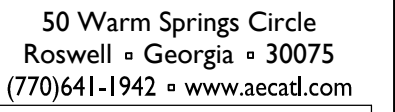
SHEET

C4.0



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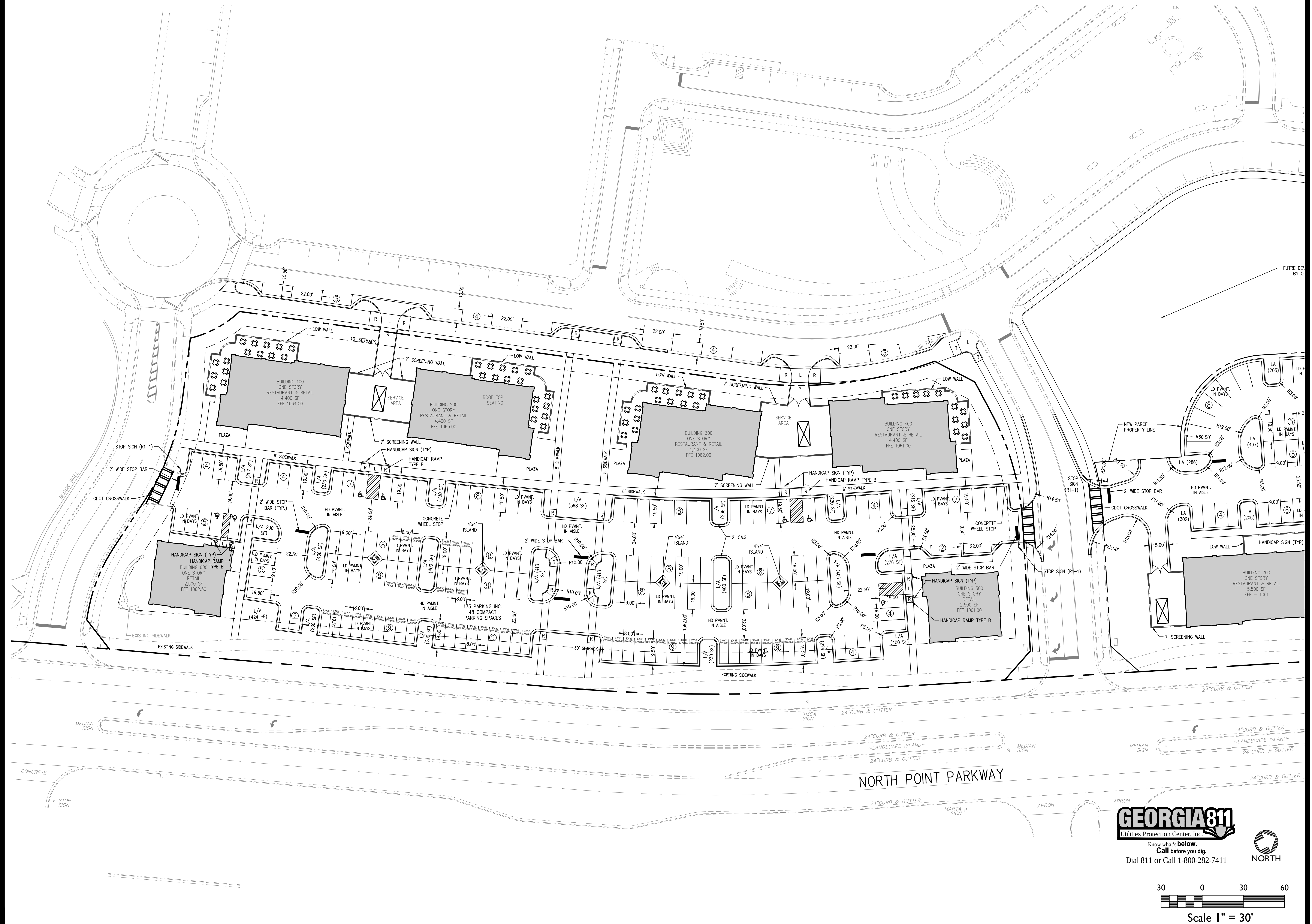
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RESTAURANTS & RETAIL**
ALPHARETTA, GEORGIA 30005

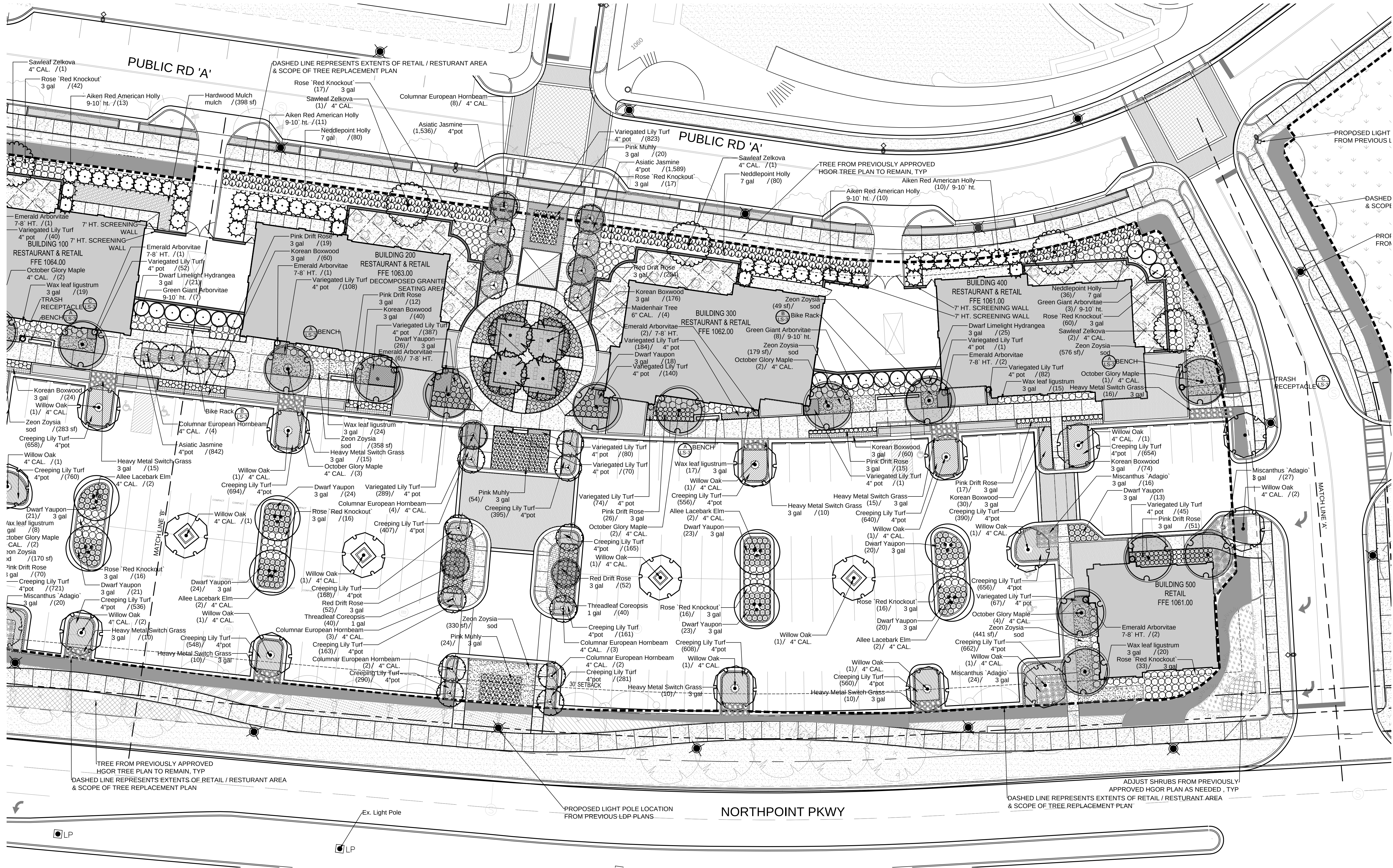
NO.	REVISIONS	DATE

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SHEET

C4.1





LANDSCAPE PLAN

SCALE: 1"=20'

CORE

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WINDWARD POINT

PARKE DAY PROPERTIES

ALPHARETTA, GA 30005



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CORE Landscape 2017

NO. DATE REMARKS
REVISIONS

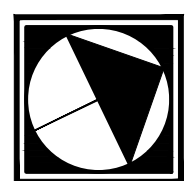
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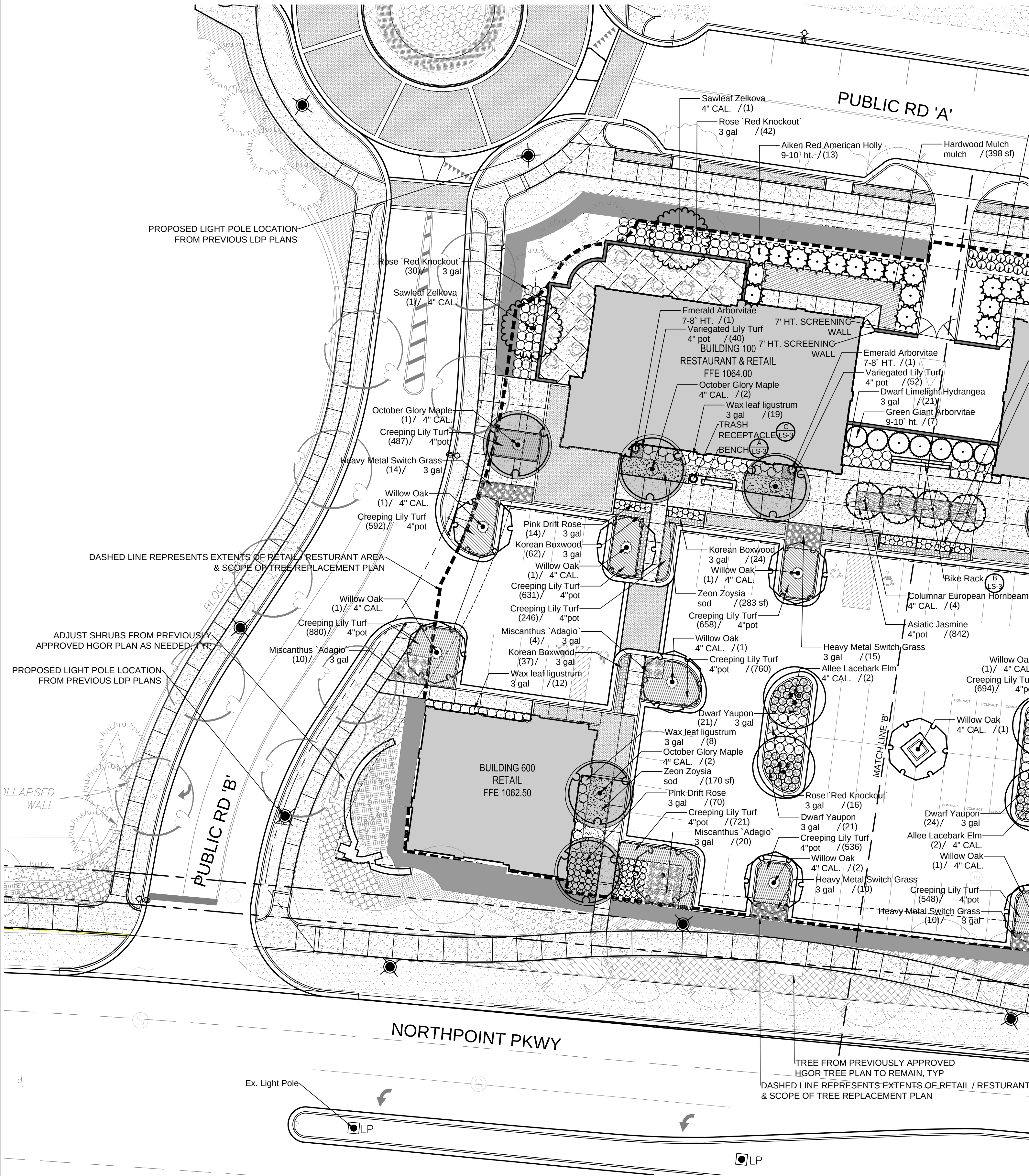
LANDSCAPE PLAN

PROJECT NO.: 97129
ISSUE DATE: 9-25-17
DRAWN BY: RB
SCALE: 1"=20'
SHEET NUMBER: LS-2

NOTES:

- There are no existing trees or landscaping located on this site.
- This site has been cleared per LDP #D160008.
- All landscaped areas shall be maintained with automatic irrigation systems and shall comply with the water conservation ordinance.
- Seasonal annual beds shall be maintained and watered as needed during the growing season. This includes weeding, fertilization, dead-heading and removal / replacement of dead plants.

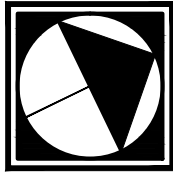




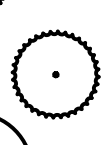
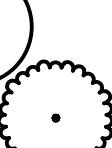
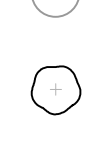
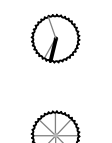
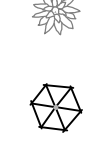
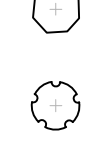
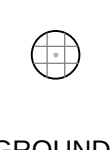
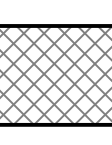
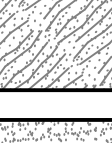
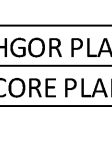
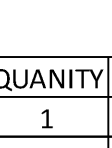
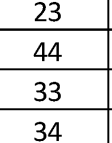
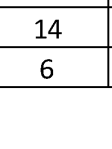
LANDSCAPE PLAN

SCALE: 1"=20'

- NOTES:
- There are no existing trees or landscaping located on this site.
 - This site has been cleared per LDP #D160008.
 - All landscaped areas shall be maintained with automatic irrigation systems and shall comply with the water conservation ordinance.
 - Seasonal annual beds shall be maintained and watered as needed during the growing season. This includes weeding, fertilization, dead-heading and removal / replacement of dead plants.



PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	QTY	
	Acer rubrum 'October Glory' TM / October Glory Maple	4" CAL.	31	
	Carpinus betulus 'Columnaris' / Columnar European Hornbeam	4" CAL.	30	
	Ginkgo biloba / Maidenhair Tree	6" CAL.	4	
	Ilex opaca Aiken Red / Aiken Red American Holly	9-10' ht.	44	
	Quercus phellos / Willow Oak	4" CAL.	37	
	Thuja occidentalis 'Emerald' / Emerald Arborvitae	7-8' HT.	27	
	Thuja standishii x plicata 'Green Giant' / Green Giant Arborvitae	9-10' ht.	34	
	Ulmus parvifolia 'Allee' / Allee Lacebark Elm	4" CAL.	14	
	Zelkova serrata 'Musashino' / Sawleaf Zelkova	4" CAL.	6	
SHRUBS	BOTANICAL NAME / COMMON NAME	CONT	QTY	
	Buxus microphylla koreana 'Wintergreen' / Korean Boxwood	3 gal	563	
	Hydrangea paniculata 'Little Limelight' / Dwarf Limelight Hydrangea	3 gal	85	
	Ilex cornuta 'Needlepoint' / Neddlepoint Holly	7 gal	196	
	Ilex vomitoria 'Nana' / Dwarf Yaupon	3 gal	466	
	Ligustrum japonicum 'Recurvifolium' / Wax leaf ligustrum	3 gal	157	
	Miscanthus sinensis 'Adagio' / Miscanthus 'Adagio'	3 gal	246	
	Muhlenbergia capillaris / Pink Muhly	3 gal	98	
	Panicum virgatum 'Heavy Metal' / Heavy Metal Switch Grass	3 gal	225	
	Rosa x 'Knockout' TM / Rose 'Red Knockout'	3 gal	350	
	Rosa x 'Pink Drift' / Pink Drift Rose	3 gal	357	
	Rosa x 'Red Drift' / Red Drift Rose	3 gal	308	
GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
	Coreopsis verticillata 'Moonbeam' / Threadleaf Coreopsis	1 gal	18" o.c.	80
	Hardwood Mulch / Hardwood Mulch	mulch		1,554 sf
	Liriope muscari 'Variegata' / Variegated Lily Turf	4" pot	6" o.c.	2,444
	Liriope spicata / Creeping Lily Turf	4"pot	6" o.c.	23,566
	Trachelospermum asiaticum 'Asiatic' / Asiatic Jasmine	4"pot	6" o.c.	8,121
	Zoysia x 'Zeon' / Zeon Zoysia	sod		2,873 sf
GENUS PERCENTAGES				

REQUIRED SITE DENSITY TREES			
	4" TREES	2" TREES	TOTAL INCHES
HGOR PLAN	63		252
CORE PLAN	77	78	464

SITE DENSITY TREES TREES									
QUANTITY	BOTANICAL NAME	COMMON NAME	MIN. CALIPER	HEIGHT	SPREAD	ROOT	COMMENTS		TOTAL INCHES
1	Acer rubrum 'October Glory'	October Glory Red Maple	4	18'-20'	9'-10'	B&B	Straight trunk, 7' clear trunk, dense branching, one central leader		4
23	Carpinus betulus 'Fastigiata'	European Hornbeam	4	18'-20'	9'-10'	B&B	Straight trunk, 7' clear trunk, dense branching, one central leader		92
44	Ilex opaca 'Aiken Red'	Aiken Red American Holly	2	9'-10'	5'-6'	B&B	Standard form, 4' clear bark, dense foliage, straight, tightly pruned		88
33	Quercus phellos	Willow Oak	4	18'-20'	9'-10'	B&B	Straight trunk, 7' clear trunk, dense branching, one central leader		132
34	Thuja plicata 'Green Giant'	Green Giant Arborvitae	2	9'-10'	5'-6'	B&B	Standard form, 4' clear bark, dense foliage, straight, tightly pruned		68
14	Ulmus parvifolia 'Allee'	Allee Chinese Elm	4	18'-20'	9'-10'	B&B	Straight trunk, 7' clear trunk, dense branching, one central leader		56
6	Zelkova serrata	Japanese Zelkova	4	18'-20'	9'-10'	B&B	Straight trunk, 7' clear trunk, dense branching, one central leader		24
									464

SPECIMEN RECOMPENSE TREES			
	4" TREES	6" TREES	TOTAL INCHES
HGOR PLAN	43	0	172
CORE PLAN	37	4	172

SPECIMEN RECOMPENSE TREES									
QUANTITY	BOTANICAL NAME	COMMON NAME	MIN. CALIPER	HEIGHT	SPREAD	ROOT	COMMENTS		TOTAL INCHES
30	Acer rubrum 'October Glory'	October Glory Red Maple	4	18'-20'	9'-10'	B&B	Straight trunk, 7' clear trunk, dense branching, one central leader		120
7	Carpinus betulus 'Fastigiata'	European Hornbeam	4	18'-20'	9'-10'	B&B	Straight trunk, 7' clear trunk, dense branching, one central leader		28
4	Ginkgo biloba (Male)	Maidenhair Tree (Ginko)	6	22'-24'	12'-14'	B&B	Straight trunk, 7' clear trunk, dense branching, one central leader		24
									172



A TYP. BENCH
LS-3 NTS



B TYP. BIKE RACK
LS-3 NTS



C TYP. TRASH RECEPTACLE
LS-3 NTS

PATIOS & REQUIRED TREES (+750 SQ=1 SHADE TREE)			
BUILDING #	PATIO SF	REQ'D TREES	TREES PROVIDED
100	1150	1	2 Zelkova
200	1124	1	1 Zelkova
300	1124	1	1 Zelkova
400	864	1	2 Zelkova
500	0	0	0
600	0	0	0
700 A	585	0	0
700 B	483	0	0
800 A	436	0	0
800 B	462	0	0

NATIVE SPECIES PERCENTAGES				
TREE SPECIES	QUANTITY	NATIVE	NATIVE %	NON-NATIVE %
Green Giant Arborvitae	34	No		17%
Alle Elm	14	No		7%
American Holly	44	Yes	22%	
European Hornbeam	30	No		15%
Ginko	4	No		2%
Red Maple	31	Yes	16%	
Willow Oak	33	Yes	17%	
Japanese Zelkova	6	No		3%
TOTAL	196		55%	45%

CORE

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WINDWARD POINT

PARKE DAY PROPERTIES

ALPHARETTA, GA 30005



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CORE Landscape 2017

NO. DATE: REMARKS:
REVISIONS:
DRAWING TITLE:

LANDSCAPE PLAN

PROJECT NO.: 97129
ISSUE DATE: 9-25-17
DRAWN BY: RB
SCALE: 1"=20'
SHEET NUMBER:

LS-3

CITY COUNCIL AGENDA ACTION SUMMARY

Public Hearing Date: July 27, 2015

Item#: MP-15-04/V-15-08 Windward Point/Pod 66

Consideration of a request to amend the Windward Master Plan within Pod 66 to permit for-sale attached and detached residential, office, retail and hotel use. A request for a variance to reduce the parking as well as a variance to the stream buffer is also requested. The property is legally described as being in Land Lots 1188 and 1189, 2nd District, 1st and 2nd Section, Fulton County, Georgia.

Motion: Approved with Conditions
Motion: Kennedy
Second: Cross
Vote: 5-0

Approve MP-15-04/V-15-08 Windward Point/Pod 66 subject to the following conditions.

*** Conditions that end with (GRTA) are conditions recommended by the Georgia Regional Transportation Authority. All GRTA recommendations are incorporated in a document entitled "Revised Notice of Decision" and attached to this report.**

General Conditions:

**Master plan shall be revised to reflect the conditions contained herein.
Development regulations shall be as follows:**

- 1. Commercial use and density**
 - a. Retail uses shall be limited to 31,400 square feet and shall be located within buildings that have at least one floor of non-retail uses or have a minimum front façade of 24 feet. The floor of non-retail uses shall be comparable in size to the retail use floor. Landscaping shall be provided at the corner of the retail area (intersection at North Point Parkway and new private road "B") in order to frame the corner and reduce the view of the retail parking lot. The allowed retail uses shall be those that are already permitted within Pod 66 of the Windward Master Plan and accessory retail uses, as follows:**

Art Gallery
 Bakery
 Barber Shop and Beauty Shop
 Book store
 Clinic
 Club, association or lodge
 Computer / computer supply store
 Copy center
 Day care center
 Dry Cleaning pickup station
 Fitness studio
 Florist
 News Stand
 Office supply store (not to exceed 1200 sq. ft.)
 Optometrist / Eye wear
 Package shipping / mail box store
 Phone store
 Print Shop
 Shop or studio, Craftsman/ Artist
 School, Commercial
 Staffing / personnel office
 Stationery / card store
 Stock brokerage / financial services office
 Tax preparation office
 Technology Sales (cell phones, computers, etc)
 Travel agency

The following uses are not required to be developed with at least one floor of non-retail uses as those uses shown above:

- Restaurant, sandwich shop, coffee shop, or similar without drive-through (except that one free standing coffee shop may have a drive-through). Up to three of these uses may be free-standing.
- Bank
- Gourmet food store (up to 12,000 square feet in size)
- Prohibited uses:
 - Liquor Store
 - Nail Salon
 - Tanning Salon (if not part of full service spa)

b. Office/Hotel use and density

- Office - 500,000 sq. ft. maximum office.
- Hotel – one, 250 room (minimum of 130 room) full service or select service hotel, excluding extended stay shall be permitted, which may be dual branded with a minimum of 3500 square feet of meeting space.

c. Residential use and density

- For-sale single family attached, condominiums and townhomes (for sale units -at least 90% shall be owner occupied). This restriction shall also be included in all recorded declarations; the declarations shall provide that the restriction may not be amended without the written consent of the City of Alpharetta.
 - 200 condominium units and 191 townhomes maximum and 24 live/work townhomes. Condominium unit size shall be a minimum of 800 sq. ft.
 - Live-work townhomes shall be rear loaded.
 - Live-work townhomes shall be limited to office uses only.

The townhome development portion of the master plan shall have the following regulations:

- No unfinished wood decks shall be visible from adjacent public or private rights-of-way.
- Side and rear elevations facing a public or private right-of-way shall have the same level of architectural detail as the front elevation.

d. Setbacks shall be as follows:

1. Building setbacks along North Point Parkway and Windward Parkway shall be 65' with a 20' landscape strip with the exception of the office retail buildings which shall be permitted a 30' setback along North Point Parkway.
2. Building setbacks along internal streets for non-residential buildings shall be 10' with a 5' landscape strip. Non-residential buildings shall be 20' with a 5' landscape strip.

e. Height shall be as follows:

1. Buildings located within the first 300 ft. of both Windward Parkway and North Point Parkway shall be a maximum of 6-stories, or 100 ft., whichever is less from grade of those roadways with the exception of the hotel which may have a maximum of 10 stories. The office building at the intersection of Windward and Northpoint Parkway may have a maximum of 10 stories above structured parking.
2. Buildings located within the second 300 ft. of both Windward Parkway and North Point Parkway shall be a maximum of 10 stories, or 145 ft., whichever is less from grade of those roadways.

f. Grading Condition:

Grading for the overall master infrastructure shall be permitted to the south and east of Dryden Road only. Grading and landscaping plan for the parcels south and east of Dryden

Road shall be approved by the Director of Community Development. Any parcels graded, but not considered to be under active development, shall be grassed and landscaped – as approved by the Director of Community Development – before the first Certificate of Occupancy. All grading activity between Dryden Road and Windward Parkway shall occur in accordance with UDC requirements.

g. Irrigation:

Site irrigation will incorporate and connect to water re-use lines for landscape, water features and similar uses as soon as available.

3. Maximum ground area coverage of all buildings, parking decks and surface parking lots (not including roads and driveways) shall not exceed 36% of the 47.65 acres per the Windward Master Plan.
4. No retail use (other than those contained within, and incidental to, the hotel) shall be located within 600 ft. of the GA 400 interchange.
5. Provide pedestrian connections between buildings and all uses to Windward Parkway and to North Point Parkway. Pedestrian crossings throughout development shall be ramped and the materials shall be brick pavers, cobblestones or architecturally treated concrete products as approved by Staff.
6. The corner of Windward Parkway and North Point Parkway shall be designed with a minimum 3,500 square foot green space area and shall incorporate a visible water feature as approved by DRB.
7. Gathering areas as depicted on the submitted plan shall be incorporated into the final plan and shall include open spaces and seating areas.
8. Prior to the first LDP, applicant shall submit a revised master plan to the City for the entire parcel which shall incorporate the approved conditions.
9. A master detention study and plan for the entire development shall be provided in order to identify possible combined detention pond areas. The developer shall strive toward the development of large, central detention facilities for the site. No detention facility shall be visible from North Point Parkway or Windward Parkway except as a decorative water feature approved by Staff. Plan shall be submitted prior to LDP for Townhouses.
10. All site plans and civil design plans hereafter submitted to the City of Alpharetta shall state as the first note:

*This plan reflects conditions stipulated through public hearing
regarding case MP-15-04/V-15-08 Windward Point/Windward Pod 66*

11. Each entrance off North Point Parkway and Windward Parkway shall be designed to incorporate a water feature, sculpture or similar focal point feature, as approved by Staff prior to a Land Disturbance Permit.
12. Required parking for residential units shall be the lesser of 2 spaces per unit or 1 space per bedroom. Hotel and Office parking may be reduced up to 25% by Staff contingent upon acceptance of a shared parking study analysis.
13. All non-residential buildings above 3 stories in height, excluding the hotel shall be designed to LEED (Leadership in Energy and Environmental Design) Certified standards or such equivalent standards as approved by Staff.

Landscape Conditions:

14. Detailed street planting shall be provided for North Point Parkway, Dryden Road and internal streets and Windward Parkway. Landscape plan shall be approved by Staff prior to a Land Disturbance Permit.
15. Landscaping areas shall not contain any parking, water detention area or buildings, or portion thereof, except that a detention pond or ponds may be located within the landscaping area if it is specifically designed as a water feature or park.
16. Parking lot islands shall be planted with trees, shrubs and or ground covers (not with mulch only).
17. Reasonable effort shall be made to incorporate the specimen trees identified as good and excellent condition per the arborist report dated March 16, 2015 into the design of the development and areas of greenspace. Special consideration shall be given to groupings of specimen trees as well as significant groupings of smaller trees. Staff shall review and approve removal of any specimen trees.

Design Conditions:

18. The proposed site plan includes a 1 acre active park and a 2.5 acre natural park. The natural park shall contain walking paths and pedestrian connectivity placed to maximize tree preservation. The active park will provide open lawn and seating as well as perimeter and cross pedestrian. The active park will also function as part of the project's storm water management by either or both water quality and storage. Stormwater Park shall be required subject to final approval by Staff.
19. Park/greenway trail shall be extended south to the roundabout and north to Dryden, including a pedestrian crossing (brick paver) at Dryden Rd to provide connectivity to the office and hotel uses.
20. In order to provide useable greenspaces and limit impervious surfaces, the majority of office parking shall be provided within a parking structure.

21. Prior to the first LDP, the applicant shall submit to DRB for approval a document to be entitled 'Windward Point'. This document shall identify the design guidelines for the development and shall include: elevations or architectural themes of buildings, specifications for street furniture including benches, trash receptacles, lighting, and bicycle racks, bus shelter, signage, landscaping themes, focal point features, and the list of all the approved zoning conditions. This document shall also be submitted to the Windward Business Association for review.
22. Decorative street lights, decorative cross walks, benches, planters, kiosks, trash receptacles, bicycle racks and other street furniture shall be incorporated throughout the development and shall maintain a coordinated appearance as approved in the Windward Point Design Standards document.
23. Free-standing signs shall not exceed ten (10) feet in height.
24. Buildings with retail uses facing Windward or North Point Parkways shall not exceed 200 ft. in length.
25. A minimum of 20 feet of heavily planted greenspace shall be provided on the north end of Private Road "A".
26. Buildings shall be architecturally compatible in style and scale. Applicant shall submit drawings to the Design Review Board for approval. Plans submitted to the DRB shall include building elevations, illumination standards, sign package and decorative fixture types to be used along roadways, pedestrian paths and parking lots.
27. Stand-alone parking decks that are not integrated into office or residential buildings shall be located internal to the site and shall not be placed along Windward or North Point Parkways.
28. Where parking decks are visible from public right-of-way, they shall be faced with similar materials as the primary use buildings incorporating similar architectural detail.
29. Both surface parking areas and structured parking buildings shall be screened from North Point and Windward Parkway views.
30. A bus drop-off area with shelter and dedicated lane shall be provided if requested by MARTA.
31. Applicant shall submit a sign package to be reviewed and approved by the Design Review Board. Sign package shall be incorporated into the Design Standards and shall include standards for ground signs, wall signs, awning signs, directional signs and miscellaneous signs. The Unified Development Code shall govern sizes and quantities of signs except that retail uses may not utilize window advertising. Instead, words can be used on the lip of the awning overhanging the retail establishment.
32. All buildings along Windward Parkway and North Point Parkway must face those streets or elevations facing those streets must contain the same materials as the front of the buildings. No backside of

- buildings, “back of house” functions (such as loading or dumpster area), or non-ornamental subdivision type walls or fences along the perimeter of development shall be allowed facing those streets.
33. All dumpsters, utility boxes, telecommunications equipment, and mechanical equipment shall be screened from ground view and public rights-of-way.
 34. Master plan approval pertains to the project concept only. As individual sites are developed, site standards regarding codes, stream buffers and other requirements will have to be met.

General Traffic:

35. Driveway #1 along Windward Parkway shall remain right-in only.
36. Proposed signalized intersections shall be evaluated at 80% of build out and constructed if warranted and approved by Engineering Department.
37. The DRI Traffic Study shall be revised as Directed by Department of Engineering.
38. Improve internal drive, Morris Road and Dryden Road with bike lanes, sidewalk and planting strip incorporating street trees. Typical section to be approved by staff based on available right of way and existing conditions.
39. All internal streets, excluding those in the townhome section, shall be public roadways; however, the Developer (and subsequent Property Owners' Association) shall be responsible for all roadways, landscaping and other common area maintenance within the Windward Point development.
40. The proposed roadway, intersection geometry, internal roadway network, curb cut locations and right-of-way for the project will be determined after final review of traffic study and final conditions of approval. The current site design shown in the application should be considered concept only.
41. The developer shall bear the responsibility for payment and installation for the necessary traffic signals and traffic regulatory devices, deceleration lanes and other improvements, which are necessitated by impact of the proposed development as identified by the Engineering Department. Any such improvements constituting system improvements shall result in impact fee credits for eligible portions of improvements.
42. Prior to the issuance of the first building permit, applicant shall submit a Roadway Improvement Phasing Plan. The Plan shall identify the required improvements to be made and the schedule for project development. Each roadway improvement project shall be tied to the issuance of a building Certificate of Occupancy so that improvements are made prior to, or concurrent with, development. The Roadway

Improvement Phasing Plan shall be reviewed and approved by the Community Development and Engineering Department Staff.

43. Developer shall submit a detailed long-term schedule for inspection and maintenance of the storm water facilities. The schedule should describe all maintenance and inspection requirements and person performing maintenance and inspection activities.
44. All proposed intersections shall align properly with existing and proposed new curb cuts as approved by Engineering Department Staff.
45. Signalized intersections shall not be designed as a split phase operation because of poor alignment or sight distance.
46. Un-signalized driveways shall provide a minimum throat length of 150 feet or as approved by the Engineering Department.
47. Certain conditions of this application related to the dedication and construction of roadway system improvements may be superseded by a more definitive private development agreement if the terms and conditions are agreed upon by the Community Development and Engineering Department Staff and applicant no more than 120 days after the rezoning.
48. The developer shall provide one (1) electric vehicle charging station per 100 parking spaces or a minimum of one (1) electric vehicle charging station for hotel, office, and commercial buildings requiring 25 or more parking spaces.
49. Developer shall use brick paver accents at key intersections and traffic circle as depicted on site plan.
50. The townhouse portion of the site may be vehicular gated only with no pedestrian restrictions.

GRTA Requirements:

Road Connectivity

51. Provide a direct vehicular connection from Northpoint Parkway to MARTA access driveway on Dryden Road constructed to local street standards and aligned with MARTA access.

52. At driveway 1, provide a right in only.

53. Pedestrian Facilities

- a. Provide bikes racks near entrances of each nonresidential building and residential recreation center.
- b. Provide for pedestrian and bike access on paved path along Northpoint Parkway southbound
- c. Provide pedestrian connections to all buildings
- d. Provide crosswalks at each intersection
- e. Provide sidewalks on both sides of all private roadways

Roadway Improvements as Conditions to GRTA Notice of Decision:

The following improvements are required on and adjacent to non-state routes:

54. Windward Parkway @ North Point Parkway (Intersection #3)

- Provide an additional westbound turn lane on Windward Parkway from Northpoint Parkway to GA 400 northbound ramp.

55. North Point Parkway at Dryden Road

- Install a traffic signal, when warranted.

56. North Point Parkway at Driveway #2

- Install a northbound left-turn lane along North Point Parkway.
- Install an eastbound shared left-turn / through lane and a separate right-turn lane along the proposed driveway #2.

57. North Point Parkway at Driveway #3

- Install a northbound left-turn lane along North Point Parkway.
- Install an eastbound shared left-turn / through lane and a separate right-turn lane along the proposed driveway #3.
- Install a traffic signal, when warranted.

58. North Point Parkway at Future Site Driveway/ Existing Median break/ Driveway D/ Opposing Driveway

- Install a northbound left-turn lane along North Point Parkway.
- Install an eastbound shared left-turn / through lane and a separate right-turn lane along the proposed driveway #4.

59. Dryden Road at Proposed Driveway #4

- Install a shared left-turn / through lane and separate right-turn lane southbound along driveway.

- Design Review Board Members Present
 - o Richard Kramer, Chairman
 - o Roger Brown, Vice- Chairman
 - o Pat Corkill
 - o Dick Debban
 - o Scott Doll
 - o Thomas LeCain
 - o Holly Palmer
 - o Frank Schwing

DRB160006 Windward Point Windward Pky@ North Point Pky

Applicant presented review of Site Plan for the Phase I 18 acre parcel, Landscape and entrances.

Phase I includes infrastructure improvements, and Storm Water Park.

Applicant presented:

- Brief history of the development.
- Site Plan includes 2.5 acres of Greenspace, 1.5 acre Storm Water amenity serving as active Park Space for the development. Retail, Office, LW component and Residential Condos are also on the Site Plan.
- Applicant will return to DRB for Gateway Monument Signage.
- Streetscape Improvements:
 - Screening along North Point Pky
 - 8ft wide Multi-Use Trail along North Point Pky
 - Pedestrian Scale Lighting along the Trail
 - Benches and Trash Receptacles
 - 25' Minimum Landscape width
 - Street Trees will be 25' apart per Zoning Condition
 - Residential section includes large Evergreens for dense screening
- Primary Entrances to the Site

- Intersection of Dryden and North Point Pky (Commercial)
 - Residential Entrance
- Interior Corridors
 - 5 ' wide Landscape Strip
 - 4" caliper minimum shade trees
 - Pedestrian and decorative Street Lighting
 - 5' wide sidewalk
 - Benches and Trash Receptacles
 - Layer of Plantings on back side of sidewalk to frame entrance
- Dryden Rd
 - 5 ' wide Landscape Strip
 - Pedestrian Scale Lighting
 - 5' wide sidewalk
- Bike Connections will be a shared travel lane with cars
- Focal Features will be brought back as part of Office Development
- Materials:
 - Presented enhanced poured in place concrete with decorative score joints and finishes as pavement at significant crossing areas including roundabout
 - Variety of colors and mixes
 - Applicant will consider Lighting based on alternate lighting fixtures Applicant received from Staff today
 - Victor Stanley modern design fixtures for Benches and Trash Receptacles
 - Bike Racks
- Stormwater Park for 18 Acre Parcel
 - Possible Enhancements in discussion with the City

➤ 2 Water Features

Director Cook stated that Applicant had presented concept plan to City Council with Water Features significantly larger than what is being presented today. Any Approval by DRB will be conceptual with Final Approval by Staff to allow Staff to go through Conditions, Renderings, Representations made at Public Hearings to ensure the Site Plan meets what was required by Council.

- Retaining Walls are no higher than 30"
 - Terraced Wall
 - Plaza Space
-
- Steve Rowe presented Function of 100 year Storm Water Park
 - Landscape Materials (1:03)

- Planting Plans

There was discussion from the Board on:

- Water Hickory as having a seed pod.
- Large amount of Perennials, deciduous shrubs and trees especially along North Point Pky. Concern is what will that look like in the winter as well as will those Perennials come back year after year. Applicant stated they would look at adding more Evergreen interest within that palette.
- Show areas of berming
- Reconsideration of Moule Grass due to previous failures in other spots within the City.
- Proposed Retaining wall not being visible from the street. Brown, Aluminum Railing wall system has not been finalized. It will be part of residential development.
- Nature Preserve will be rustic, natural, maintained by Business Assoc, HOA
- Specialize soil for Cut out Planters on Private Rd A
- Discussion of structural soils
- Grading Plan
 - Applicant would like to get infrastructure in first which will require a large

amount of grading

- Discussed Stockpiling of dirt and timing
- This Stockpiling will be a temporary short term useable park which will be grassed to look like rolling hills.
- Planting Treatment will be a turf grass.
- Temporary irrigation system if needed
- At this time Applicant is not asking for Site Plan Approval along Dryden Rd.
- Traffic signals

- ❖ Board Member Corkill offered a motion to approve the Site Plan as submitted today
 - The motion received a second from Board Member Brown
 - The motion was approved by a vote (6-0)

There was discussion that DRB was not approving entrances today.

- ❖ Board Member Corkill offered a motion to defer the Landscape Plan based on today's discussion on plantings, Site Furnishings, Gateway Features, Retaining Walls, Railings, Lighting, etc. until the next meeting.
 - The motion received a second from Board Member Le Cain
 - The motion was approved by a vote (6-0)