



DESIGN REVIEW BOARD JANUARY 15, 2016

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

1. Welcome new Design Review Board Member Frank Schwing
2. Election of Officers for 2016

VI. ITEMS FROM BOARD MEMBERS

1. DRB Meeting Minutes of December 18, 2015

VII. PUBLIC HEARING

1. 9:00 - 9:30 Hotel Avalon and Conference Center
review material details
2. 9:30 - 10:15 Chick fil a Avalon
review site plan, lighting, landscape
3. 10:15 - 10:45 Home 2 Suites Morris Rd @ Webb Bridge
review site and landscape details
4. 10:45 - 11:10 Fuzzy's Taco Shop 5325 Windward Parkway
review elevations and signage
5. 11:10 - 11:20 Starbucks 5325 Windward Parkway
review signage
6. 11:20 - 11:40 Avis 245 South Main St
review monument resubmittal
7. 11:40 - 11:50 Sausalito 1055 Mansell Rd
review signage
8. 11:50 - 12:30 *Lunch*
9. 12:30 - 1:15 Windward Point Windward Parkway @ North Point Pky
review site, landscape, entrances
10. 1:15 - 1:30 Starbucks 2705 Old Milton Parkway
review signage
11. 1:30 - 1:40 Firebirds 2665 Old Milton Parkway
review signage and retracting awning cover
12. 1:40 - 1:50 AT&T 2685 Old Milton Pkwy

- 13. 1:50 - 2:00 Mattress Firm 2685 Old Milton Parkway
review signage
- 14. 2:00 - 2:10 America's Best 7661 North Point Pkwy
review signage

VIII. ADJOURNMENT



DESIGN REVIEW BOARD MEETING SUMMARY OF DECEMBER 18, 2015

ALPHARETTA CITY HALL
COUNCIL CHAMBERS
2 PARK PLAZA
8:30 AM
PUBLISHED: JANUARY 8, 2016
BY: ELLE

TAYLOR

I. WORKSHOP

II. CALL TO ORDER

III. ROLL CALL

- Design Review Board Members Present
 - Richard Kramer, Chairman
 - Roger Brown, Vice- Chairman
 - Pat Corkill
 - Scott Doll
 - Holly Palmer
 - Thomas LeCain
- Staff Present
 - Bret Schroeder, Zoning Enforcement Manager
 - Elle Taylor, Boards Assistant
 - Richard Mcleod, Senior Planner

IV. PLEDGE TO THE FLAG

V. ITEMS FROM STAFF

VI. ITEMS FROM BOARD MEMBERS

VII. DRB Meeting Minutes of November 20, 2015

- Board Member Brown offered a motion to approve the Minutes from November 20, 2015
- The motion received a second from Board Member Palmer
- The motion was approved by a vote (6-0)

VIII. PUBLIC HEARING

1. DRB - 13-30 Monte Hewett Homes

Monte Hewett and Adam Brown presented architectural change to product facing Westside Pky. Applicant showed original plan vs. new concept which meets the condition of no garages facing Westside Pky with the same materials. Applicant stated the imbedded cost of detaching garage is cost prohibitive.

There was discussion from the Board concerning:

- Courtyards in between townhomes
 - 18 units will not have attached garages
 - Flat Roofs
 - Materials/Colors are exactly the same
 - Site Line from Westside Pky
 - Elevation looking too much like a box on the end of the building that was added on
 - Proposed Landscaping
 - Removal of Courtyard
 - Delineation between house and garage
 - Height of garage is the same
 - Windows
- Board Member Brown offered a motion to approve the revised architecture as presented today
 - The motion received a second from Board Member Palmer
 - The motion was approved by a unanimous vote (4-1)(LeCain, Doll, Brown, Palmer)(Corkill)

2. DRB - 15-32 AT&T Store

Applicant presented signage with logo colors of blue, orange, white for wall sign and monument sign at Atwater Center. Applicant presented material samples.

There was discussion from the Board concerning:

- Typically allowing four colors in a Retail Center without an approved Sign Package.

- Challenge is that Mattress Firm came last month with a yellow and red sign and were denied.
 - Other locations of ATT with signage in blue and white with no orange
 - Individual Channel Letters mounted on orange aluminum panel
 - Approval of Blue but not orange color in order to remain consistent in allowing 4 colors.
 - This is only the 2nd tenant to come to DRB
 - Black backer and possibility of white letters for wall sign
- ❖ Board Member Brown offered a motion to defer the application having given the Applicant guidance that the building sign would have a black background with white lettering and the logo would be blue and white with Applicant bringing samples to next meeting.
 - The motion received a second from Board Member Le Cain
 - The motion was approved by a unanimous vote (5-0)

3. DRB 15-33 Moops

George Jackson presented signage for business at the Alpharetta Lofts Retail

There was discussion from the Board concerning:

- Mounting of sign on brick
 - Unlit sign
 - Awnings going to top of window height not to wall
- ❖ Board Member Brown offered a motion to approve signage as presented today
 - The motion received a second from Board Member Palmer
 - The motion was approved by a unanimous vote (5-0)

4. DRB-95-66 Rio Balsas

Applicant presented signage and building colors where building has already been painted

There was discussion from the Board concerning:

- They would not have approved these colors but appreciate the fresh coat of paint
- Desire for building colors to match the sign
- Nearby Businesses Elevations
- Staff stated Code Enforcement appreciates significant improvements to the property
- Mounting Sign to white or stainless steel background instead of yellow

- ❖ Board Member Brown offered a motion to approve the building colors as already painted and that with regard to the sign we approve the sign with the two Conditions that the yellow background will now be a white background to match the white trim on the building and the reddish color would be the color of the arbor
- The motion received a second from Board Member Kramer
- The motion was approved by a unanimous vote (4-0-1)
-

Board Member Le Cain abstained as he was not present for vote at previous meeting.

Chairman Kramer called a recess at 10:00 a.m.

Chairman Kramer reconvened the meeting at 10:06 a.m.

5. DRB 15-25 Alpharetta Conference Center and Hotel @ Avalon

John Kelley, Lamar Wakefield, Brain Martin with Kimley-Horn, David Floyd and Rick Norton presented for the Applicant.

- History of Joint Venture Project with the City of Alpharetta and Stormont Hospitality Group
- Presentation dated December 18, 2015 replaces December 1, 2015 Application.
- Presentation was different than the submission update dated December 18, 2015
- Discussed meetings with Cooper Carey to reach this design to create a high quality image
- Presented site plan and grading plan.
- Presented proposed berm to screen parking deck
- Presented site sections
- 4 Level Parking deck
- Presented Landscaping for net 8 acres
 - Significant reforestation on north and east property lines
 - City Arborist has allowed Applicant to look at the site as an aggregate
 - Applicant is preparing a Master Plan to give to City Arborist to show all requirements have been met for entire site
 - Mix of deciduous & evergreen trees on top of berm to screen deck
 - Porte Cochere area of deck
 - Landscape Strip Planting
 - Utility Easement

- Hardscape
 - Same materials as in Phase I
 - Paving at Porte- Cocheres to match Concierge building
 - Same light fixtures as in Phase I
 - Amenity Center is still being finalized
 - Enhanced paving around the guest drop off
 - Enhanced large format paving around Conference Center Entry
 - Street trees and pots at Conference Center Entry
 - Material Images
- Views From Westside Pky
- Overall landscape Plan showing revised dimensions of the Parking Deck
- Parking Plan
- Allowance for Plan to expand Conference Center as requested by the City of Alpharetta

Rick Norton stated that goal is to receive landscape and site approval.

- Discussion from Architect
 - Hotel Tower
 - Different Views of building
 - Overall Plan layout of the building
 - Consideration of Pool accessed from second floor
 - 22,000 sf ballroom
 - Verticality of Tower as Pinnacle of Avalon
 - GA400 buffer is not part of the Hotel parcel. NAP owns buffer and detention pond. Detention Pond is owned by both City and NAP.
- Elevations
 - History of Elevations
 - Different Perspectives of the Building
 - Current Design Proposal
 - Conf Ctr Brick
 - Metal at Top
 - Glow
 - Entrances
 - Height
 - Bump up for Exhale Spa
 - Hotel punched glass façade
 - West end rooms turned to look down West End Blvd to allow glass instead of a blank wall
 - Top is an oval shape to recall the oval shape of the Conf Ctr
 - Signage/Logo
 - West façade depth, metal screen
 - Brick on lower portion of Hotel
 - Area on low rise will be designed as storefront for restaurant and will be brought back to DRB
 - Perspective at Parking Deck for placement of trees showing height of deck
 - Rendering Comparison of Master Development Elevation vs. Current Design Proposal
 - Curb to curb width of street 50' wide between two lanes of travel where tower is located
 - Grade on South Elevation – intent is break building to appear to be separate structures
 - North Elevation – Parking structure will block this elevation
 - Signage on North Elevation and measurements. Staff stated Applicant may need a Variance
 - Entire East Elevation
 - Parking Deck Elevations intended to mimic existing decks

- Presented proposed Material Samples and Colors of Brick, EPHIS and glass
- Presented neutral glass that reflects whatever material is near it
- In Middle Phase of Design Development. Intent for Full Design Development by February 13, 2016.
- Request for Approval to develop what presented today
- Intent to break ground in May

There was discussion by the Board concerning:

- Existing grade
- Height of building
- Amount of trees being reforested
- Street trees on Westside Pky
- Guest drop off area
- Materials for Columns that intersect the median will be exposed concrete.
- Trees as depicted are size as planted
- Pedestrian Access from Parking Deck to Conference Center
- Users of Parking Deck
- Plans for Deck expansion
- First floor of building and how it works with the Site
- Outline of High Rise portion of the Hotel
- Conference Center is one story with exception of Exhibition Hall
- Service Area Location
- City Council Conditions. Director Cook stated there are no specific conditions. She discussed concept plan attached to the development agreement as well as trails required of Avalon that will not have a connection to the Conference Center due to topography.
- North Detention Pond
- Conference Center, Hotel and Parking anticipated to be built simultaneously
- Tower width (60')
- Metal Banding on top of Hotel to match banding at Conf Ctr. It will most likely be a small glow.
- Signage Guidelines with regard to predominant roofline. Director Cook stated Applicant could request a Variance if necessary
- Height of Hotel – 11 guest room floors in addition to main floor. Applicant stated highest point is approximately 137' but majority 127'.
- Height of previously approved office building is 113'
- How much each area of South Elevation blocks out
- Vehicular cable rail on North Elevation
- Parking Deck North Elevation faces West Side Pky
- Architecture proposed for newest deck.
- Description of Location of proposed materials
- Discussion of Mortar color not matching brick but will be a little lighter
- Official Name of Conf Ctr
- Proposed 4 major signs, no monument sign
- Porte- Cochere materials
- Need to see a few more details such as lighting, mortar colors, location of pool
- Call outs on Elevation drawings for January Meeting

- Staff stated restaurant and Signage could fall under Avalon Design Guidelines

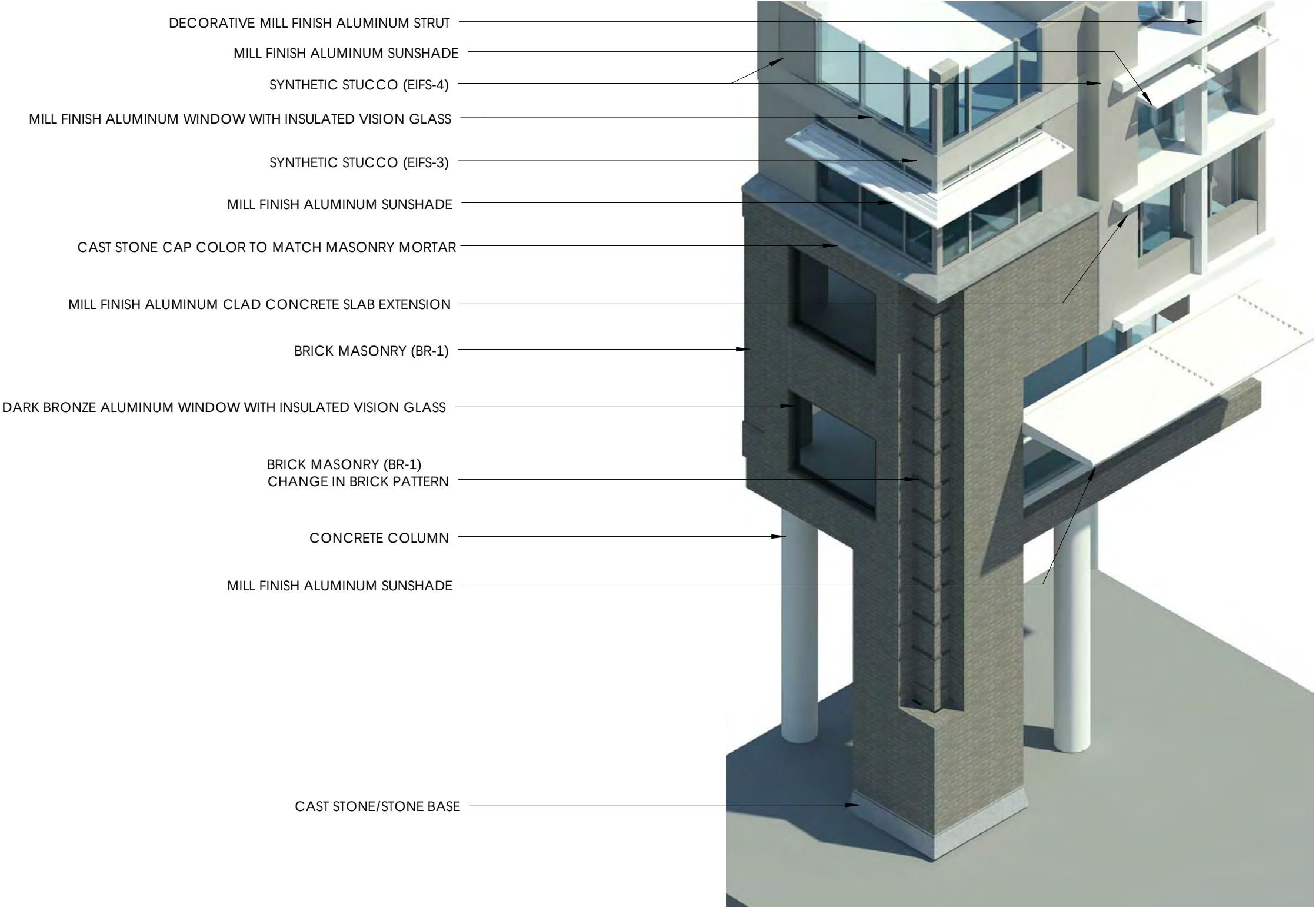
- ❖ Board Member Brown offered a motion to approve the Site Plan as presented today.
 - The motion received a second from Board Member Doll
 - The motion was approved by a unanimous vote (5-0)
- ❖ Board Member Brown offered a motion to approve the Landscape and Hardscape as presented today.
 - The motion received a second from Board Member Le Cain
 - The motion was approved by a unanimous vote (5-0)

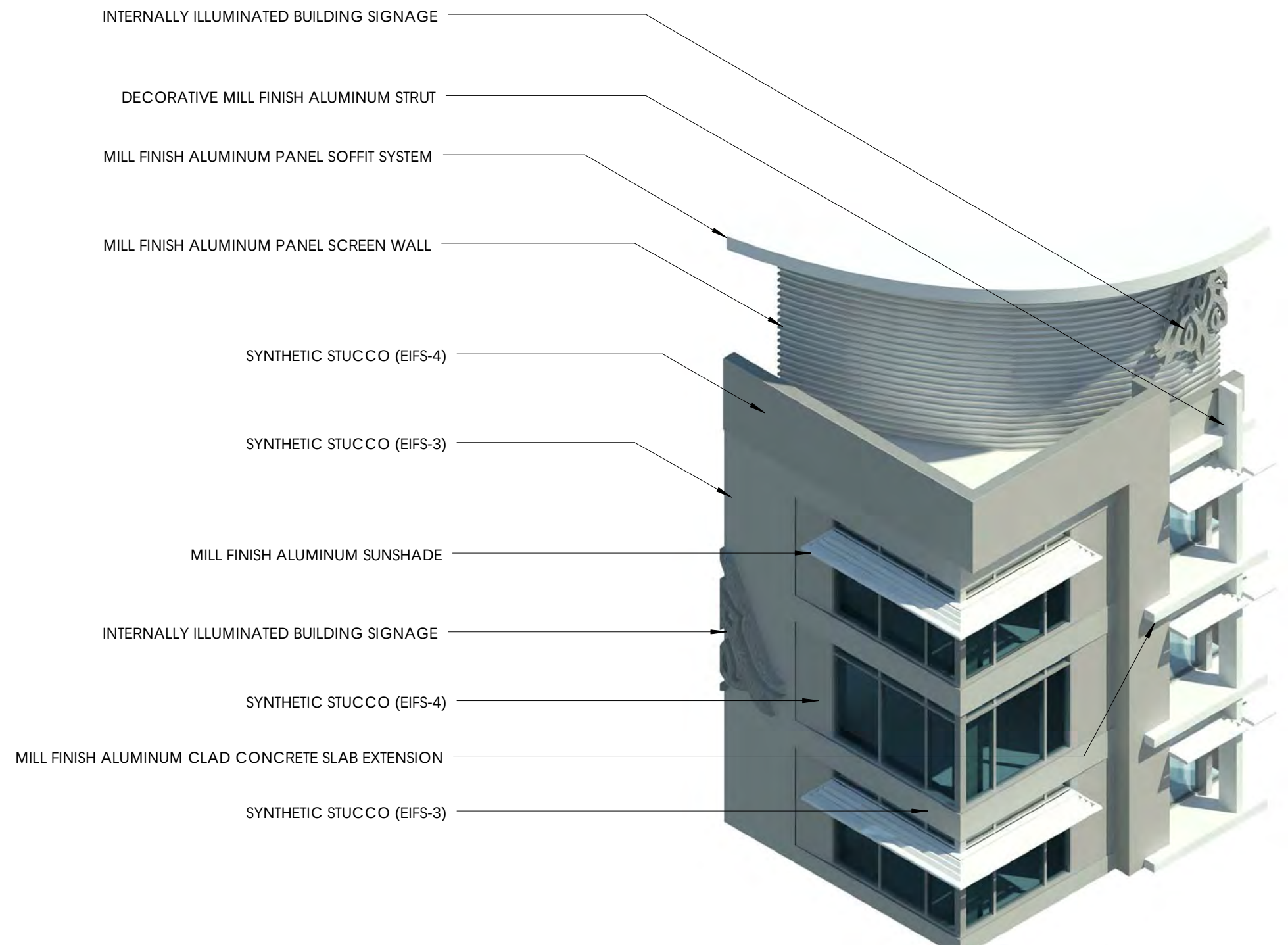
There was discussion before vote that majority of the planting on the north side of the deck not counting street trees be evergreen in order to screen the deck. Staff will pass comment on to the Arborist.

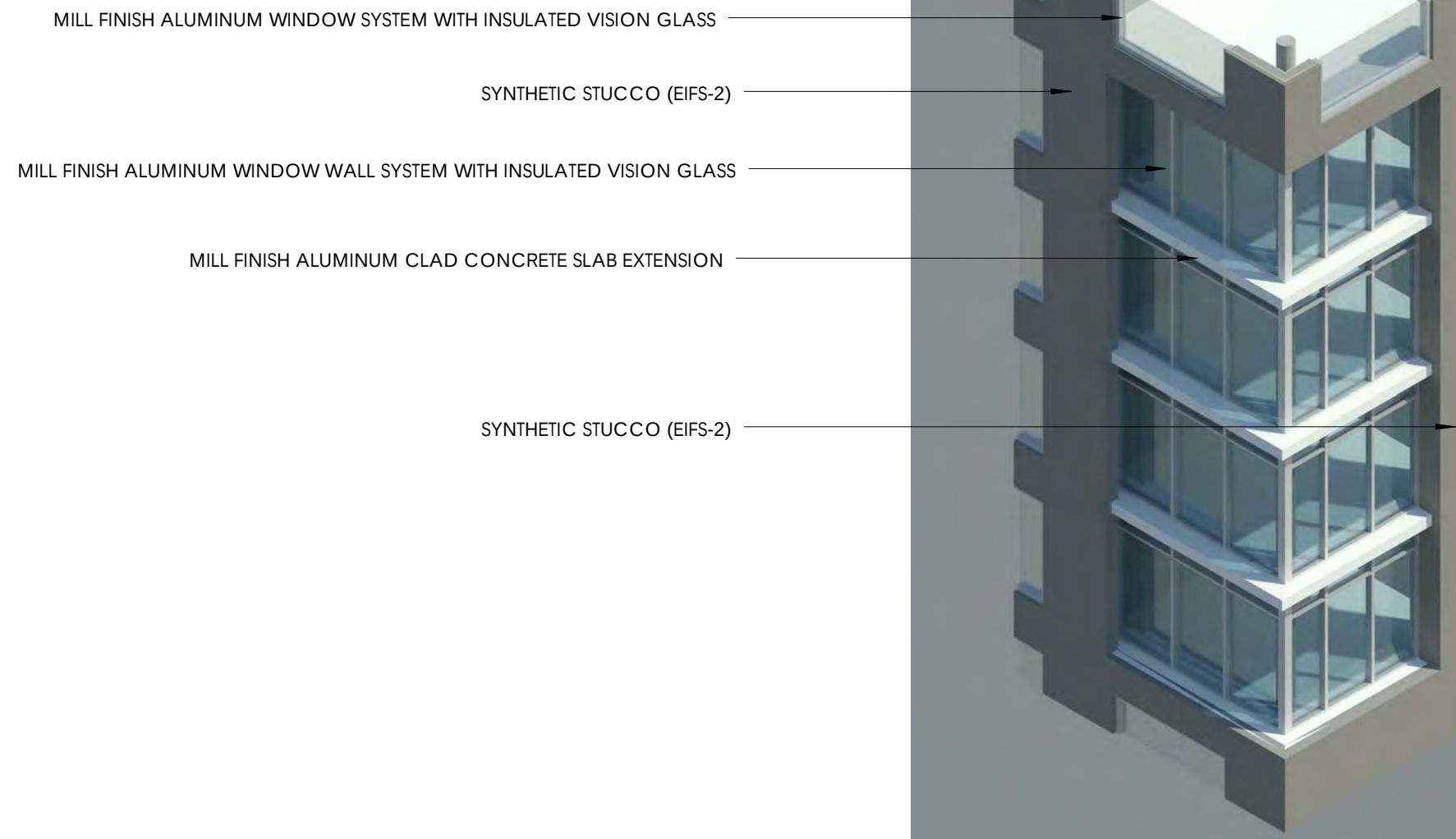
- ❖ Board Member Brown offered a motion to approve the Landscape and Hardscape as presented today.
 - The motion received a second from Board Member Le Cain
 - The motion was approved by a unanimous vote (5-0)
- ❖ Board Member Brown offered a motion to conceptually approve the materials, colors and elevations with the condition that Applicant will come back at the nearest meeting with specifics on colors, samples, building and the metal top, those types of specifics for actual final approval
 - The motion received a second from Board Member Corkill
 - The motion was approved by a unanimous vote (5-0)

IX. ADJOURNMENT

Chairman Kramer adjourned the meeting at 11:38 a.m.

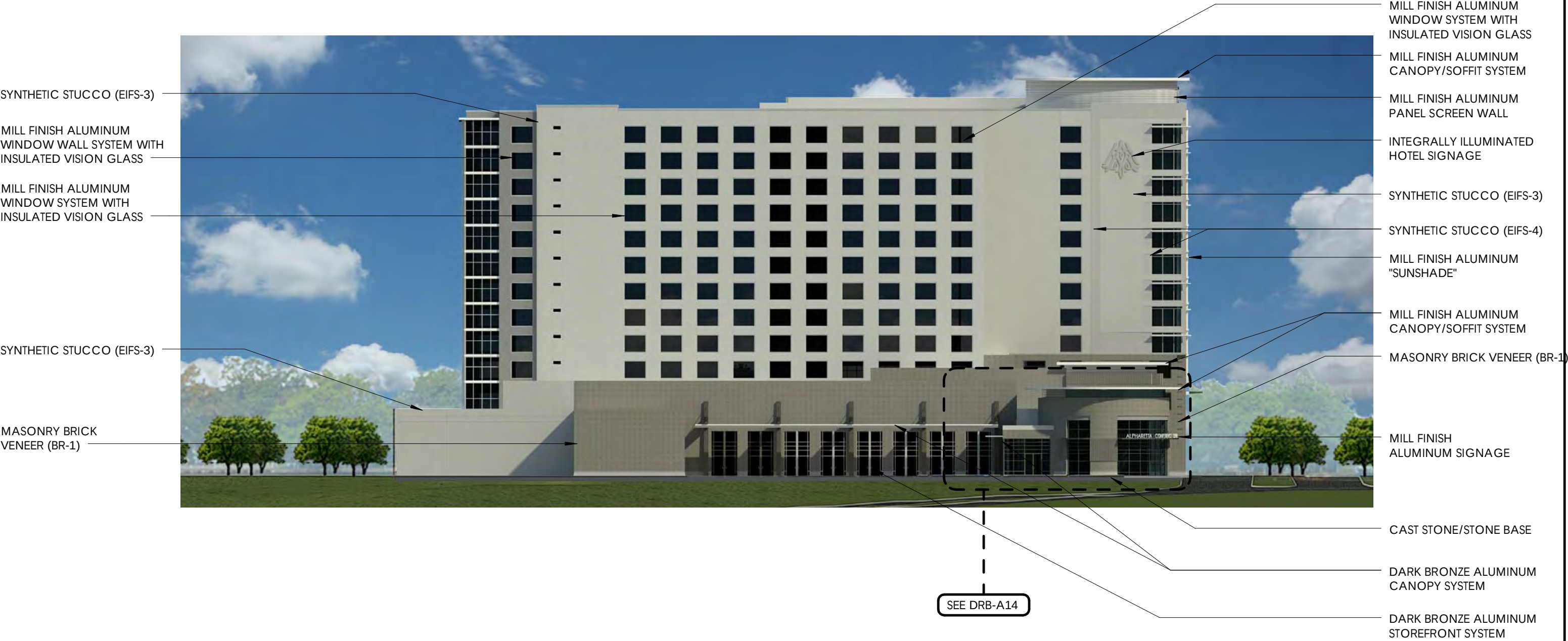


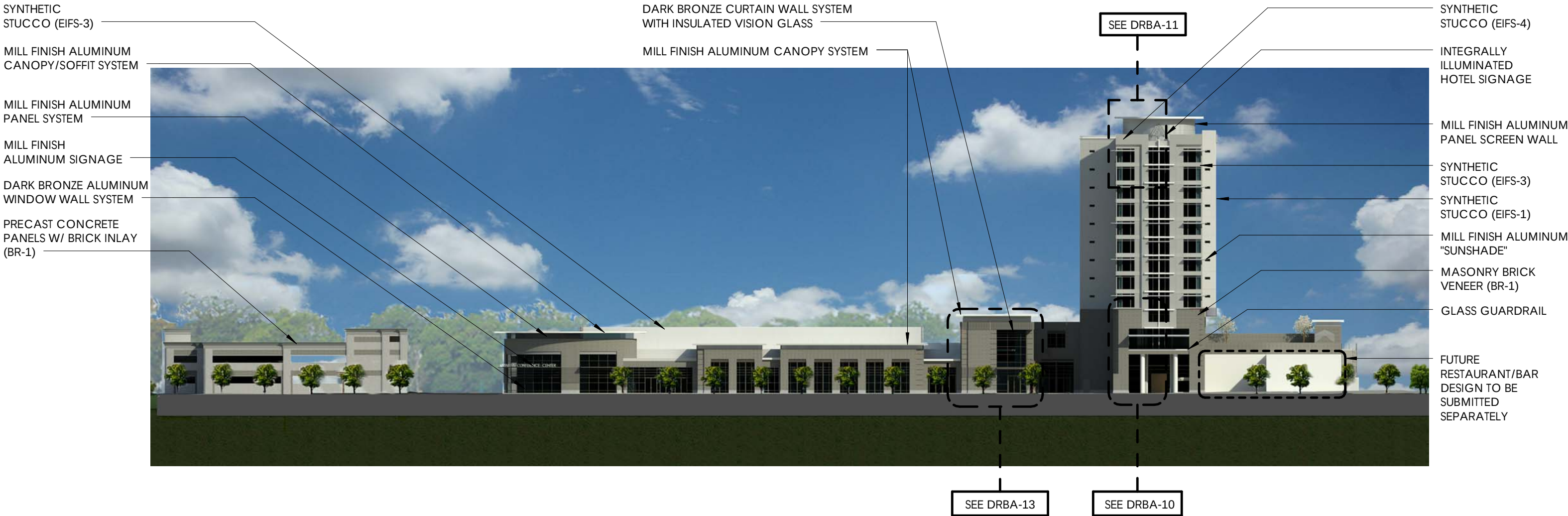














SYNTHETIC
STUCCO (EIFS-1)

MILL FINISH ALUMINUM
WINDOW SYSTEM

MILL FINISH ALUMINUM
PANEL SCREEN WALL

MILL FINISH ALUMINUM
WINDOW WALL

MILL FINISH ALUMINUM
"SUNSHADE"

SYNTHETIC
STUCCO (EIFS-3)

SYNTHETIC
STUCCO (EIFS-4)

CAST STONE

MASONRY BRICK
VENEER (BR-1)

MILL FINISH ALUMINUM
CURTAINWALL SYSTEM

SYNTHETIC
STUCCO (EIFS-3)

FUTURE RESTAURANT/BAR
DESIGN TO BE SUBMITTED
SEPARATELY



INTEGRALLY
ILLUMINATED
HOTEL SIGNAGE

SYNTHETIC
STUCCO (EIFS-2)

MILL FINISH ALUMINUM
WINDOWWALL SYSTEM

SYNTHETIC
STUCCO (EIFS-3)

PROJECT N° 20130026 | 12" = 1'-0" | 01/04/16

SOUTH ELEVATION - BUILDING

DRB-A09

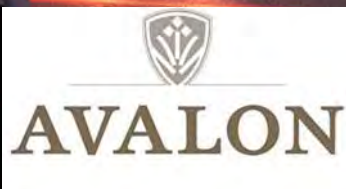
ALPHARETTA CONFERENCE CENTER & THE HOTEL AT AVALON
9000 AVALON BOULEVARD / ALPHARETTA, GEORGIA 30009

ALPHARETTA CONFERENCE CENTER
AND HOTEL AT AVALON

ALPHARETTA DESIGN REVIEW BOARD
SUBMISSION ADDENDUM
DRB-15-25

JANUARY 04, 2016

ALPHARETTA CONFERENCE CENTER



COOPER CARRY
THE CENTER FOR CONNECTIVE ARCHITECTURE



HOTELS
CONNECTING

INNOVATIVE/THOUGHTFUL

COOPERCARRY.COM



EIFS-1



EIFS-2



EIFS-3



EIFS-4



BR-1



MORTAR



CAST STONE



MILL FINISH
ALUMINUM



BRONZE
ALUMINUM



DESIGN REVIEW BOARD HEARING APPLICATION AND FILING PROCEDURES

UPDATED: November 2015

DEPARTMENT OF COMMUNITY DEVELOPMENT

2 PARK PLAZA
ALPHARETTA, GA 30009
WWW.ALPHARETTA.GA.US

TEL: 678.297.6070
FAX: 678.297.6071

INSTRUCTIONS AND REQUIRED MATERIALS

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

Required Materials:

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

Site Plan Review

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

Landscape Review

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

Signage Review

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

Exterior Elevation Review

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

Submittal Procedure:

One original plus five (5) collated sets of a completed Hearing Application Form and supporting documents are to be filed by the deadline dates reflected on the following page. Completed applications received after the deadline shall be placed on the next available agenda. All renderings attached to the application must be in color.

An electronic file in .PDF format containing the entire applications; including all documents, plans, and drawings; must be included with the application. The full packet must be saved as a single file.

Any oversized materials may be attached to the original application. All collated sets shall be submitted on paper no greater than 11 inches by 17 inches in size and folded to 8.5 inches x 11 inches. Five (5) sets of all landscape plans shall be submitted full-size.

Drawings submitted must be accurate and labeled.

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

Photos shall be mounted on 8.5 inch by 11 inch paper and labeled.

Presentation materials, including actual materials / samples boards and mounted drawings, should not be submitted but brought by the applicant to the scheduled review meeting.

FILING DEADLINES AND MEETING SCHEDULE

Completed applications are accepted only on, or prior to, the dates indicated as filing deadlines and only between the hours of 8:30 AM and 3:30 PM. Applications will not be accepted on any other dates or times. Incomplete applications will not be accepted. All fees must be paid at the time of application.

The Design Review Board convenes at 8:30 AM on the meeting dates indicated. All meetings are held at Alpharetta City Hall, which is located at 2 Park Plaza. Applicants will be contacted on the Wednesday prior to the date on which their application is to be considered and provided with the time for which their hearing has been scheduled. Applicants are instructed to arrive at least 20 minutes prior to their scheduled hearing time.

Filing Deadlines

January 04, 2016

February 01, 2016

March 01, 2016

April 01, 2016

May 02, 2016

June 01, 2016

July 01, 2016

August 01, 2016

September 01, 2016

October 03, 2016

November 01, 2016

December 01, 2016

Meeting Schedule

January 15, 2016

February 19, 2016

March 18, 2016

April 15, 2016

May 20, 2016

June 16, 2016

July 21, 2016

August 19, 2016

September 16, 2016

October 21, 2016

November 18, 2016

December 16, 2016

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: Chick-fil-A

Location Address: Old Milton Parkway, Alpharetta, GA 30009

Mailing Address: 2106 Macy Dr.

City: Roswell State: GA Zip Code: 30076 - _____

Contact For All Notifications: Greyden Engineering c/o Todd Rogers

Contact Telephone: 770 - 573 - 4,801 Mobile Telephone: 770 - 778 - 8,793

Fax: 678 - 302 - 6,362 Email: tmrogers@greydenllc.com

Contact's Relation To Business: Consulting Civil Engineer

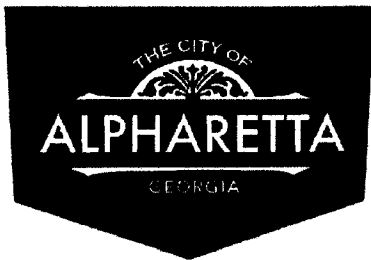
This Application For (Check all that apply):

- | | |
|--|--|
| ☐ 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: Robert J Shaw, Chairman, Development Authority of Fulton County

Physical Address: 141 Pryor Street, Suite 1031

Mailing Address: 141 Pryor Street, Suite 1031

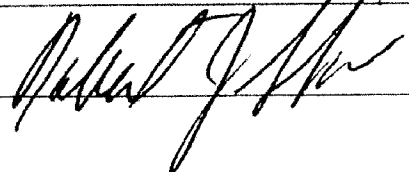
City: Atlanta State: GA Zip Code: 30303

Owner Telephone: 404 - 612 - 8,101 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): Robert J. Shaw, Chairman Date: 1/5/16

Owner Signature: 

Property Information:

Address (If Assigned):

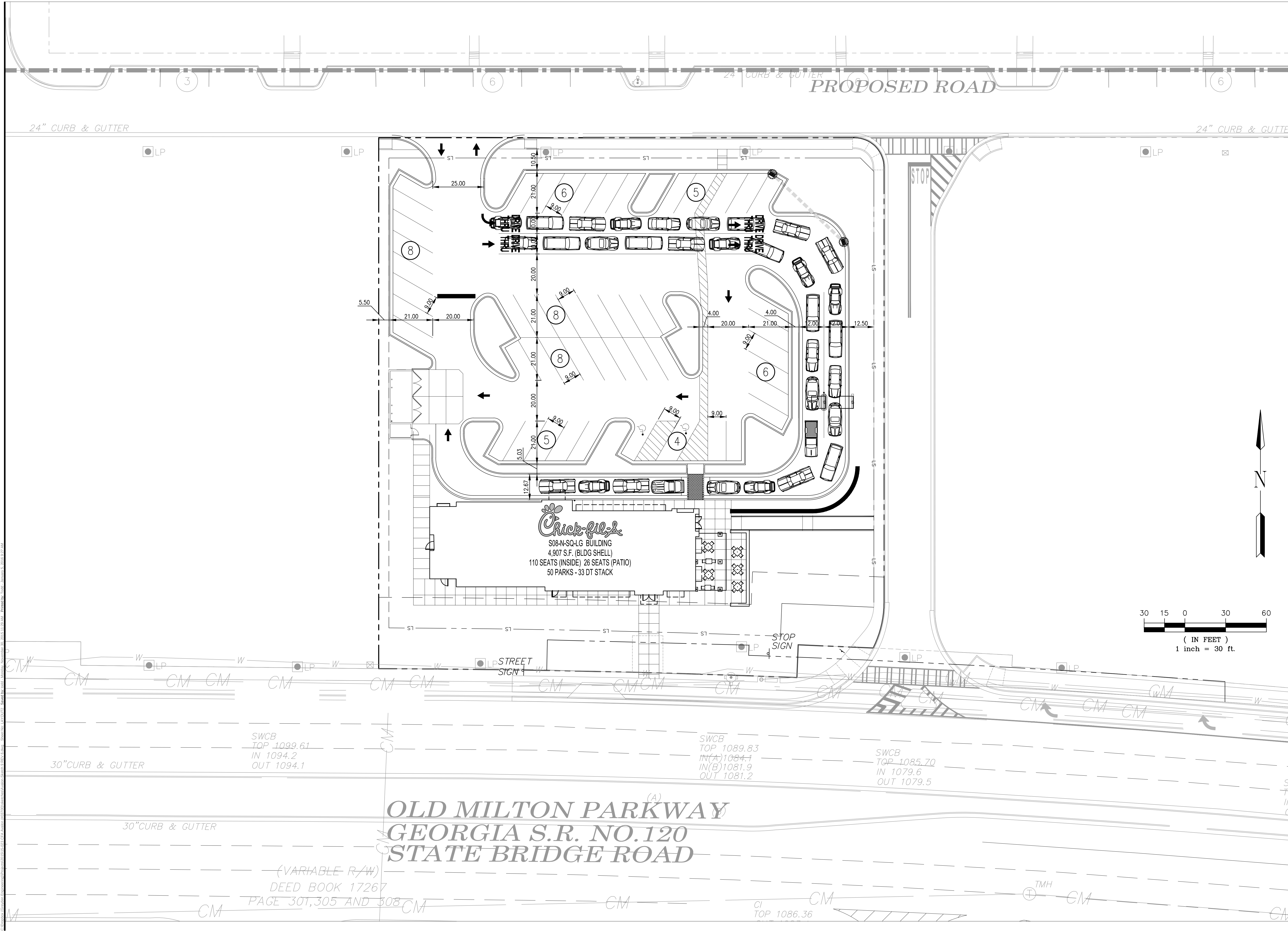
Tax ID or Map Reference Number:

Land Lot(s): 802 District: 1st Section: 2nd

Existing Zoning of Property: MU Existing Uses of Property: vacant

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:  - TODD ROGERS Date: 1-5-16 Print Form





Chick-fil-A

5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:

Mark	Date	By
△		
△		
△		

GREYDEN
ENGINEERING

2106 Mary Drive
Roswell, GA 30076
PH: 770-573-4801 FAX: 678-302-6362

STORE
AVALON
ALPHARETTA, GA

SHEET TITLE

**SKETCH 9
REV 6**

VERSION: V1
ISSUE DATE: 7-2014

Job No. : 15-023
Store : 3700
Date : 11/30/15
Drawn By : TMR
Checked By: RAD

Sheet

S9R4

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lots 802 & 803 of the 1st District, 2nd Section, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at a concrete monument found at the intersection of the northern right-of-way of Old Milton Parkway (aka Georgia State Route 120 and State Bridge Road) (variable right-of-way) with the eastern right-of-way of Westside Parkway (variable right-of-way); Thence along said right-of-way of Old Milton Parkway the following courses and distances: South 89 degrees 42 minutes 08 seconds East a distance of 245.00 feet to a point; South 00 degrees 17 minutes 52 seconds West a distance of 11.56 feet to a point; South 89 degrees 20 minutes 33 seconds East a distance of 139.89 feet to a point; , along a curve to the right having a radius of 5794.65 feet and an arc length of 6.37 feet, being subtended by a chord bearing of South 89 degrees 49 minutes 37 seconds East for a distance of 6.37 feet to a point; said point being the TRUE POINT OF BEGINNING. Thence North 00 degrees 00 minutes 00 seconds West a distance of 260.55 feet to a point; Thence North 89 degrees 59 minutes 53 seconds East a distance of 233.70 feet to a point; Thence along a curve to the right having a radius of 14.50 feet and an arc length of 22.54 feet, being subtended by a chord bearing of South 44 degrees 32 minutes 29 seconds East for a distance of 20.34 feet to a point; Thence South 00 degrees 00 minutes 00 seconds East a distance of 213.57 feet to a point; Thence along a curve to the right having a radius of 49.50 feet and an arc length of 23.20 feet, being subtended by a chord bearing of South 13 degrees 25 minutes 27 seconds West for a distance of 22.98 feet to a point located on the proposed right-of-way of Old Milton Parkway (aka Georgia State Route 120 and State Bridge Road); Thence along said proposed right-of-way the following courses and distances: North 87 degrees 35 minutes 03 seconds West a distance of 36.82 feet to a point; South 02 degrees 14 minutes 09 seconds West a distance of 16.06 feet to a point on the existing right-of-way Old Milton Parkway (aka Georgia State Route 120 and State Bridge Road); Thence along said existing right-of-way, along a curve to the left having a radius of 5794.65 feet and an arc length of 205.28 feet, being subtended by a chord bearing of North 88 degrees 46 minutes 50 seconds West for a distance of 205.27 feet to a point; said point being the TRUE POINT OF BEGINNING.

Said tract of land contains 1.478 acres.

Qty	Botanical Name	Common Name	Scheduled Size	Remarks
	Trees			
6	Acer rubrum 'Red Point'	Red Point Maple	Min. 4" Cal.; 14'-16' Hgt	B & B
11	Cedrus deodara 'Bracken's'	Bracken's Best Deodar Cedar	Min. 5" Cal.; 16' Hgt Min.	B & B
4	Ginkgo biloba	Maidenhair Tree	Min. 4" Cal; 12'-14' Hgt	B & B
6	Ilex x 'Nellie R. Stevens'	Nellie Stevens Holly	Min. 2" Cal.; 9'-10' Hgt	B & B
3	Lagerstroemia x 'Tonto'	Tonto Crepe Myrtle	Min. 2" Cal; 9'-10' Hgt	B & B; Standard
6	Quercus phellos	Willow Oak	Min. 4" Cal; 12'-14' Hgt	B & B
7	Quercus shumardii	Shumard Oak	Min. 4" Cal.; 14'-16' Hgt	B & B
10	Ulmus americana 'Princeton'	Princeton Elm	Min. 4" Cal; 12'-14' Hgt	B & B
	Shrubs			
75	Chamaecyparis pisifera 'Golden Mop'	Golden Mop	3 Gal.; 12'-15" Hgt	
150	Distylium Blue Cascade	Blue Cascade Distylium	3 Gal.; 12'-15" Hgt	
20	Hydrangea paniculata 'Limelight'	Limelight Hydrangea	3 Gal.; 15'-18" Hgt	
103	Ilex cornuta 'Needlepoint'	Needlepoint Holly	3 Gal.; 24" Hgt Min.	
25	Illicium parviflorum	Florida Anise	7 Gal.; 30" Hgt	
219	Ligustrum japonicum 'Recurvifolium'	Wax/Leat Ligustrum	3 Gal.; 24" Hgt Min.	
92	Loropetalum chinense 'Ruby'	Ruby Loropetalum	3 Gal.; 15'-18" Hgt	
24	Miscanthus sinensis 'Gracillimus'	Maiden Grass	3 Gal.	
14	Thuja x plicata 'Emerald'	Emerald Arborvitae	6'-7' Hgt	
	Groundcovers			
117	Heimerocallis 'Stella De Oro'	Stella De Oro Daylily	1 Gal.	Plant 18" O.C.
1125	Liriope muscari 'Big Blue'	Big Blue Liriope	4" Pot	Plant 15" O.C.
3448	Cynodon dactylon	Hybrid Bermuda Grass	SF; Sod	
148	Color Bed	Annual Color Bed	SF; Prep & Plant	

A. SITE DENSITY	
-----------------	--

REQUIRED 1. $SDF - EDF = RDF$

1. $SDF - EDF = RDF$
 $SDF = 1.48 \text{ ac.} \times 20 = 29.6$
 $EDF = 0$
 $29.6 - 0 = 29.6$ 29.6 Density Units Required

1.	29.8 Density Units Provided		
6	Maple @ 4" cal.	=	3.6
11	Cedar @ 5" cal.	=	7.7
4	Ginkgo @ 4" cal.	=	2.4
6	Holly @ 2" cal.	=	2.4
3	Crepe Myrtle @ 2" cal.	=	1.2
6	Willow Oak @ 4" cal.	=	3.6
7	Shumard Oak @ 4" cal.	=	4.2
10	Elm @ 4" cal.	=	6
		31.1	Total Density Units

REQUIRED 1. A min. 200 SF wide landscape island is required at the end of each parking bay.

1. A min. 200 SF wide landscape island is required at the end of each parking bay.
2. A 200 SF parking island shall be located each 72' of a single parking length.
3. Each parking island shall have 1 shade tree.

1. The landscape islands meet the requirement.
2. There is a parking island every 72' of parking spaces.
3. Each parking island has 1 shade tree.

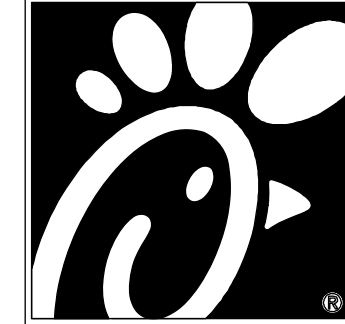
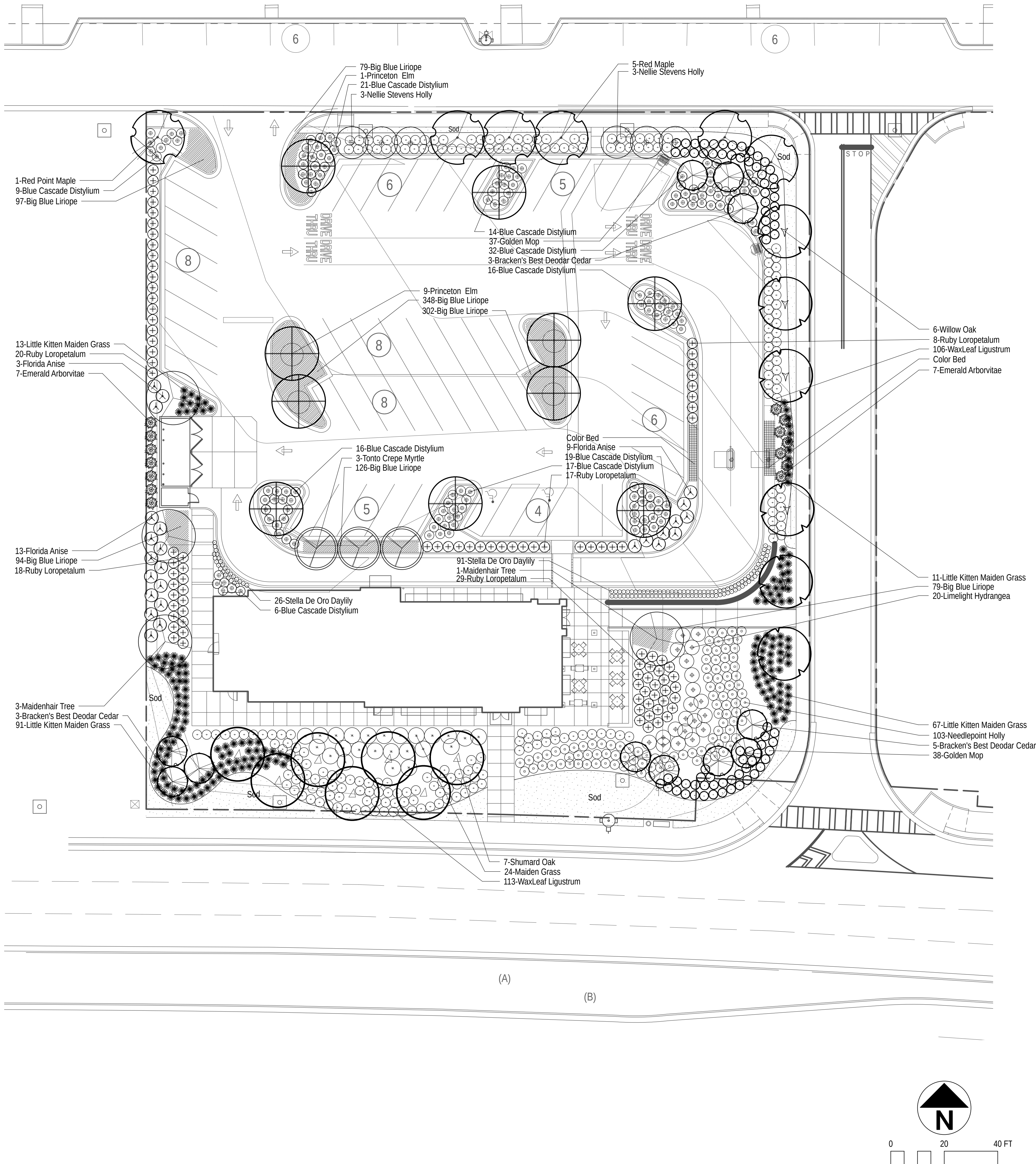
REQUIRED 1. A 20' wide landscape strip is required along Old Milton Parkway.

1. A 20' wide landscape strip is required along Old Milton Parkway.
There must be 1 shade tree with a min. 4" cal. per 25 LF in the landscape strip.
There must be a 2' hgt. double row of shrubs to screen paved areas and parking along any public ROW.
2. A min. 5' wide landscape strip is required along all property lines not adjoined by a public ROW.
There must be 1 shade tree per 50 LF.

1. Old Milton Parkway:	222.1 LF / 25 LF	= 9 Trees	7 Shumard Oak; 2 Cedar; Double row of shrubs
2. East:	241.8 LF / 50 LF	= 5 Trees	5 Willow Oak
North:	193.2 LF / 50 LF	= 4 Trees	4 Maple
West:	259.1 LF / 50 LF	= 5 Trees	3 Ginkgo; 2 Cedar

1. Contractor responsible for locating and protecting all underground utilities prior to digging.

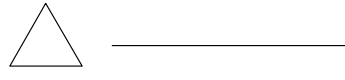
2. Contractor responsible for locating and protecting all underground utilities prior to digging.
3. Contractor responsible for protecting existing trees from damage during construction.
3. All shrubs beds (existing and new) to be mulched with a 3 inch minimum layer of double shredded hardwood mulch.
4. All annual and perennial beds to be tilled to a minimum depth of 12 inches and amended with 4 inches of organic material. Mulch planted annual and perennial beds with 2 inch depth of fine mulch nuggets.
5. Planter holes to be dug a minimum of twice the width of the size of the root ball of both shrub and tree. Back to be a mix of 4 parts topsoil and 1 part organic soil conditioner (ie. Nature's Helper or Pro Mix). Backfill and tamp bottom of hole prior to planting so top of root ball does not settle below surrounding grade.
6. Existing grass in proposed planting areas to be killed and removed and area to be hand raked to remove all rocks and debris larger than 1 inch in diameter prior to planting shrubs.
7. Any existing grass disturbed during construction to be fully removed, regraded and replaced. All tire marks and indentations to be repaired.
8. Soil to be tested to determine fertilizer and lime requirements and distributed prior to laying sod.
9. Sod to be delivered fresh (Cut less than 24 hours prior to arriving on site), laid immediately, rolled, and watered thoroughly immediately after planting. Edge of sod is to be "trenched."
10. All signs or designs or substitutions are to be authorized by the Landscape Architect.
11. All landscaping shall be installed in conformance with ANSI Z60.1 the "American Standard for Nursery Stock" and the accepted Standards of the American Association of Nurserymen.
12. The Landscape Contractor shall guarantee all plants installed for one full year from date of acceptance by the owner. All plants shall be alive and at a vigorous rate of growth at the end of the guarantee period. The Landscape Contractor shall not be responsible for acts of God or vandalism.
13. Any plant that is determined dead, in an unhealthy or unsightly condition, lost its shape due to dead branches or other symptoms of poor, non-vigorous growth shall be replaced by the Landscape Contractor.
14. General Contractor is responsible for adding a min of 4" of clean friable topsoil in all planting beds and all grassed areas. Graded areas to be held down the appropriate elevation to account for topsoil. See specifications for required topsoil characteristics.
15. General Contractor to mound all parking islands 6" - 10" w/lt clean friable topsoil.
16. Prior to beginning work, the Landscape Contractor shall inspect the subgrade, general site conditions, verify elevations, utility locations, irrigation, approve topsoil provided by General Contractor and observe the site conditions under which the work is to be done. Notify General Contractor of any unsatisfactory conditions, and work shall not proceed until such conditions have been corrected and are acceptable to the Landscape Contractor.
17. Stake all evergreen and deciduous trees as shown in the details this sheet.
18. Remove all stakes and guying from all trees after one year from planting.
19. Water thoroughly twice in first 24 hours and apply mulch immediately.
20. Site to be 100% irrigated in all planting beds and grass area by an automatic underground Irrigation System. See Irrigation Plan L-2.0 for design.
21. All tree protection devices to be installed prior to the start of land disturbance, and maintained until final landscaping.
22. All tree protection areas to be protected from sedimentation.
23. All tree protection fencing to be inspected daily, and repaired or replaced as needed.
24. No parking, storage or other construction activities are to occur within tree protection areas.



5200 Buffington Rd.
Atlanta, Georgia
30349-2998

Revisions:

Mark Date By

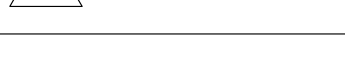


Mark Date By

 _____



Mark Date By



Seal



770.442.8171 **tel**
770.442.1123 **fax**

Manley Land Design, Inc.
54 Old Country Street

Alpharetta, Georgia 30009



STORE

Avalon

Old Milton Parkway
Alpharetta, GA

SHEET TITLE

Landscape Plan

VERSION:
ISSUE DATE:

Job No. : 2015023

Store : 3700

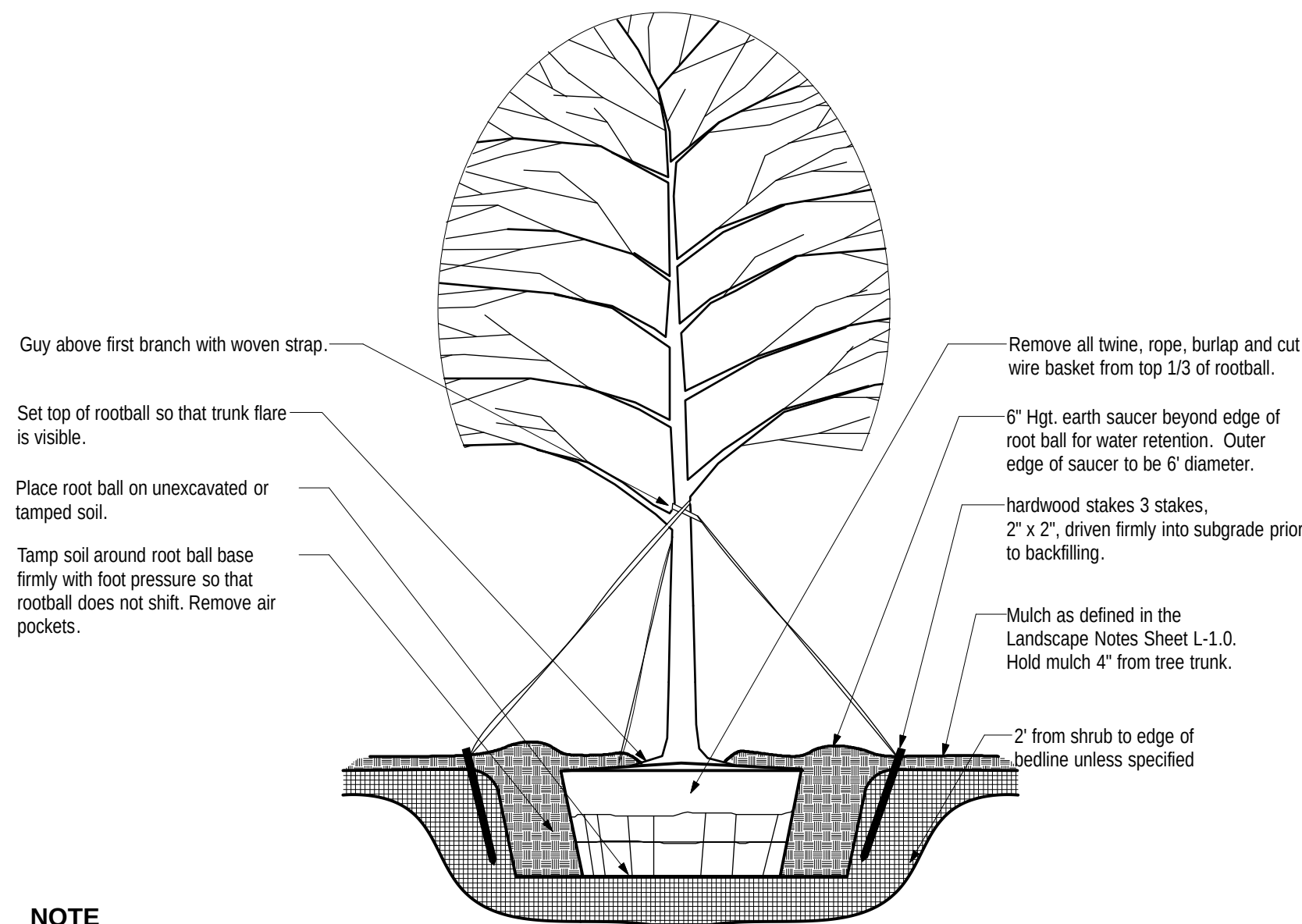
Date : 1.7.16

Drawn By : SLM

Checked By: SJM

Sheet

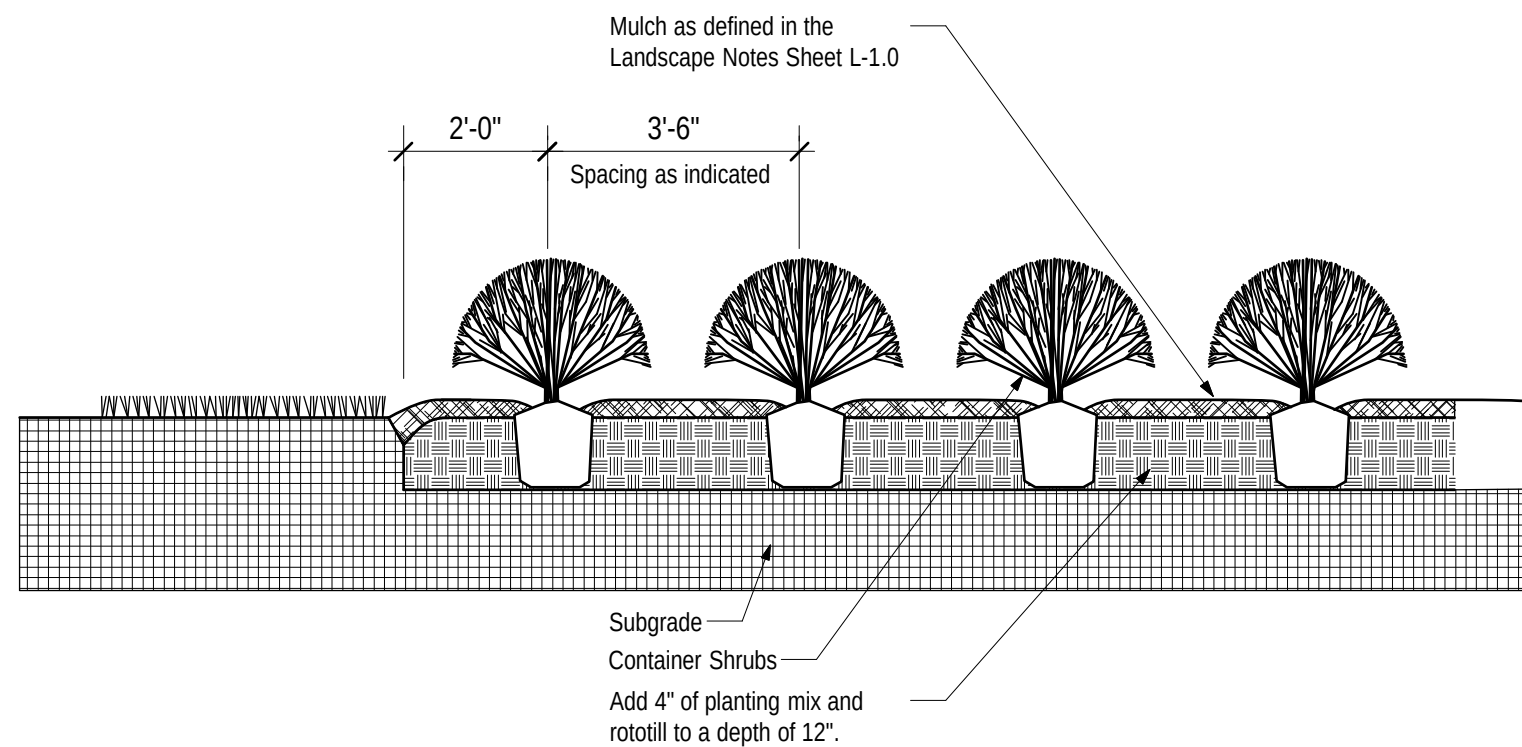
L-1.0



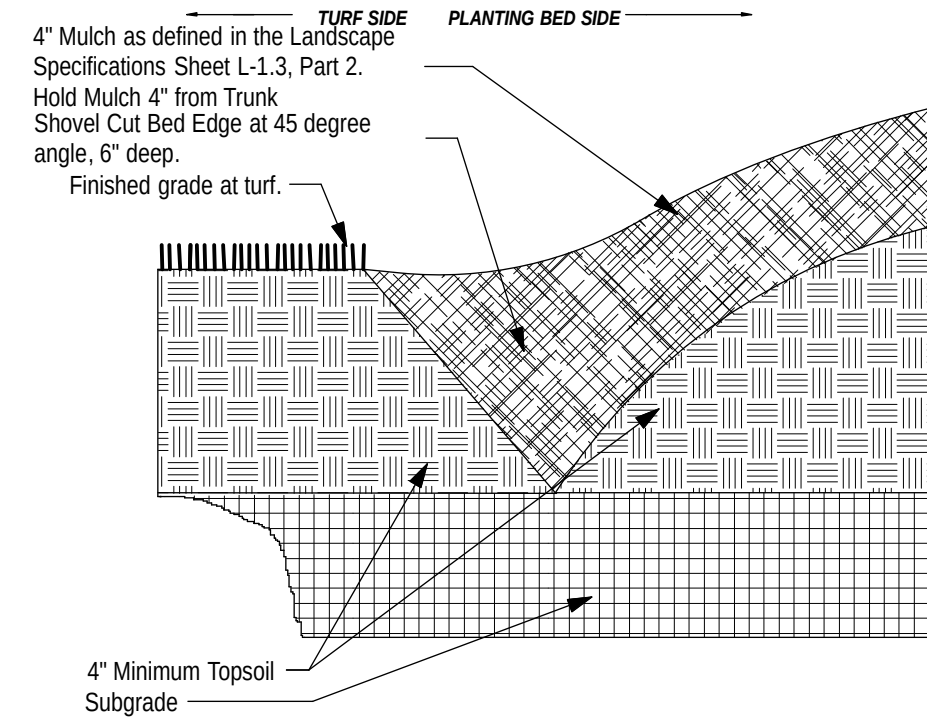
NOTE

1. Hole to be twice the size of the rootball.
2. Do not heavily prune the tree at planting. Prune only crossover limbsv and broken or dead branches; Do not remove the terminal buds of branches that extend to the edge of the crown.
3. Each tree must be planted such that the trunk flare is visible at the top of the root ball. Trees where the trunk flare is not visible shall be rejected. Do not cover the top of the rootball with soil or mulch.

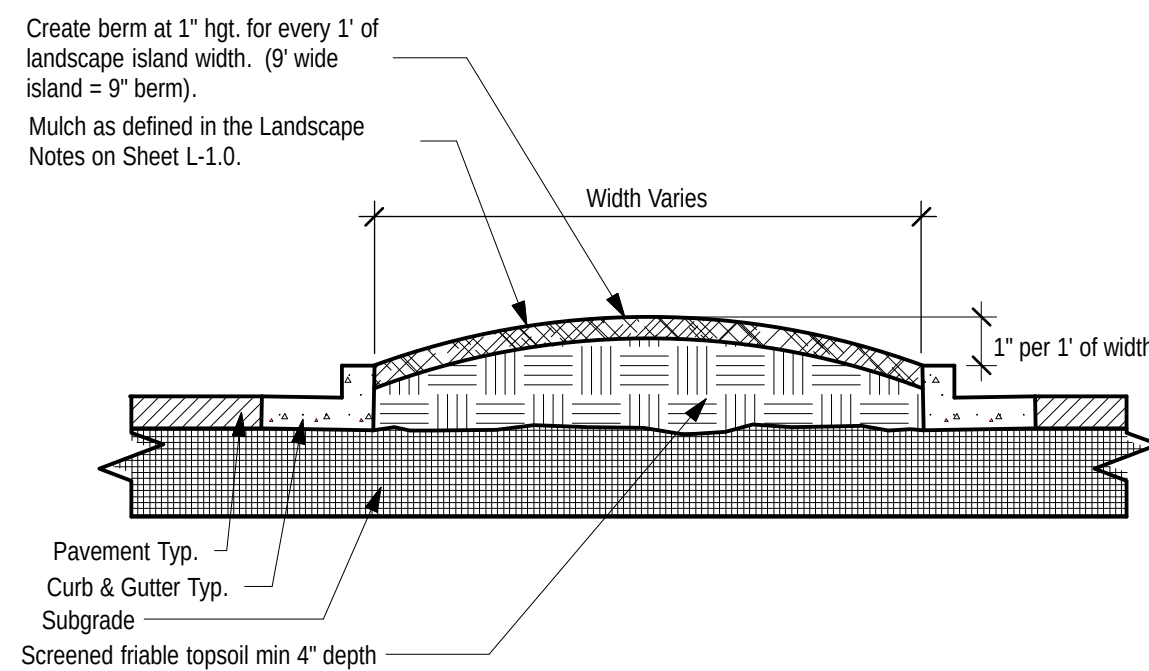
1 TREE PLANTING & STAKING
SCALE: NTS



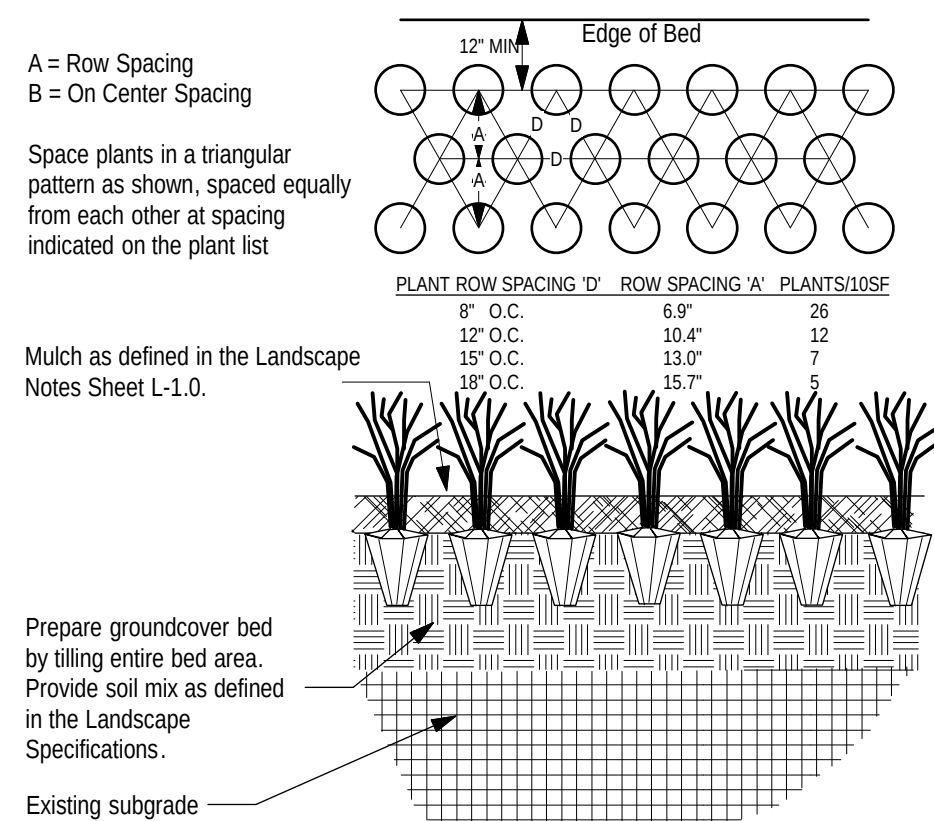
2 SHRUB BED PLANTING DETAIL
SCALE: NTS



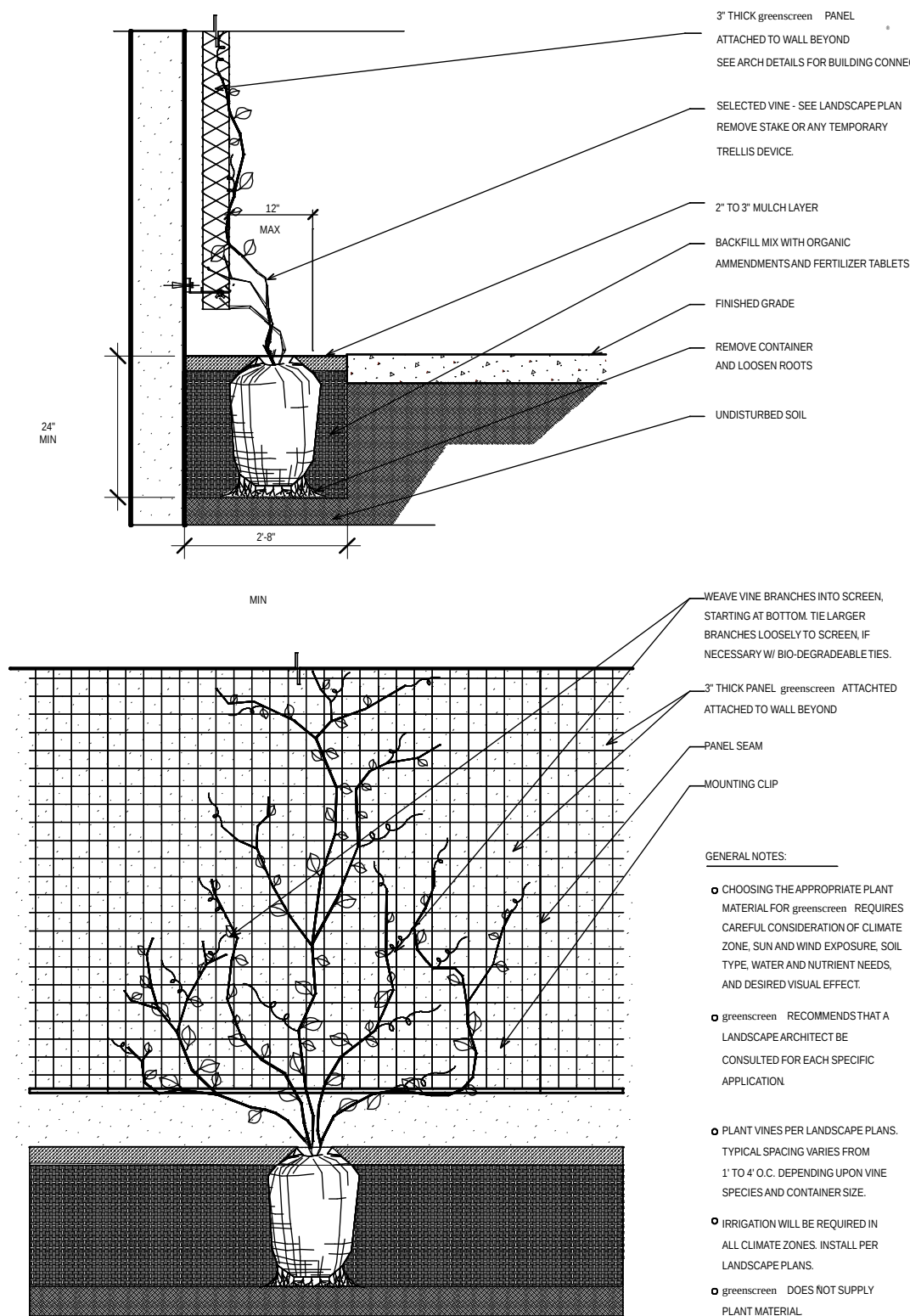
3 "V" TRENCH BED EDGING
SCALE: NTS



4 PARKING ISLAND DETAIL
SCALE: NTS



5 GROUNDCOVER PLANTING DETAIL
SCALE: NTS



6 GREENSCREEN TRELLIS PLANTING DETAIL
SCALE: NTS



Chick-fil-A

5200 Buffington Rd.
Atlanta, Georgia
30349-2998

Revisions:

Mark Date By

△

Mark Date By

△

Mark Date By

△

Seal



770.442.8171 tel
770.442.1123 fax

Manley Land Design, Inc.
51 Old Canton Street
Alpharetta, Georgia 30009

manleylanddesign.com

STORE
Avalon

Old Milton Parkway
Alpharetta, GA

SHEET TITLE
Landscape Details

VERSION:
ISSUE DATE:

Job No. : 2015023

Store : 3700

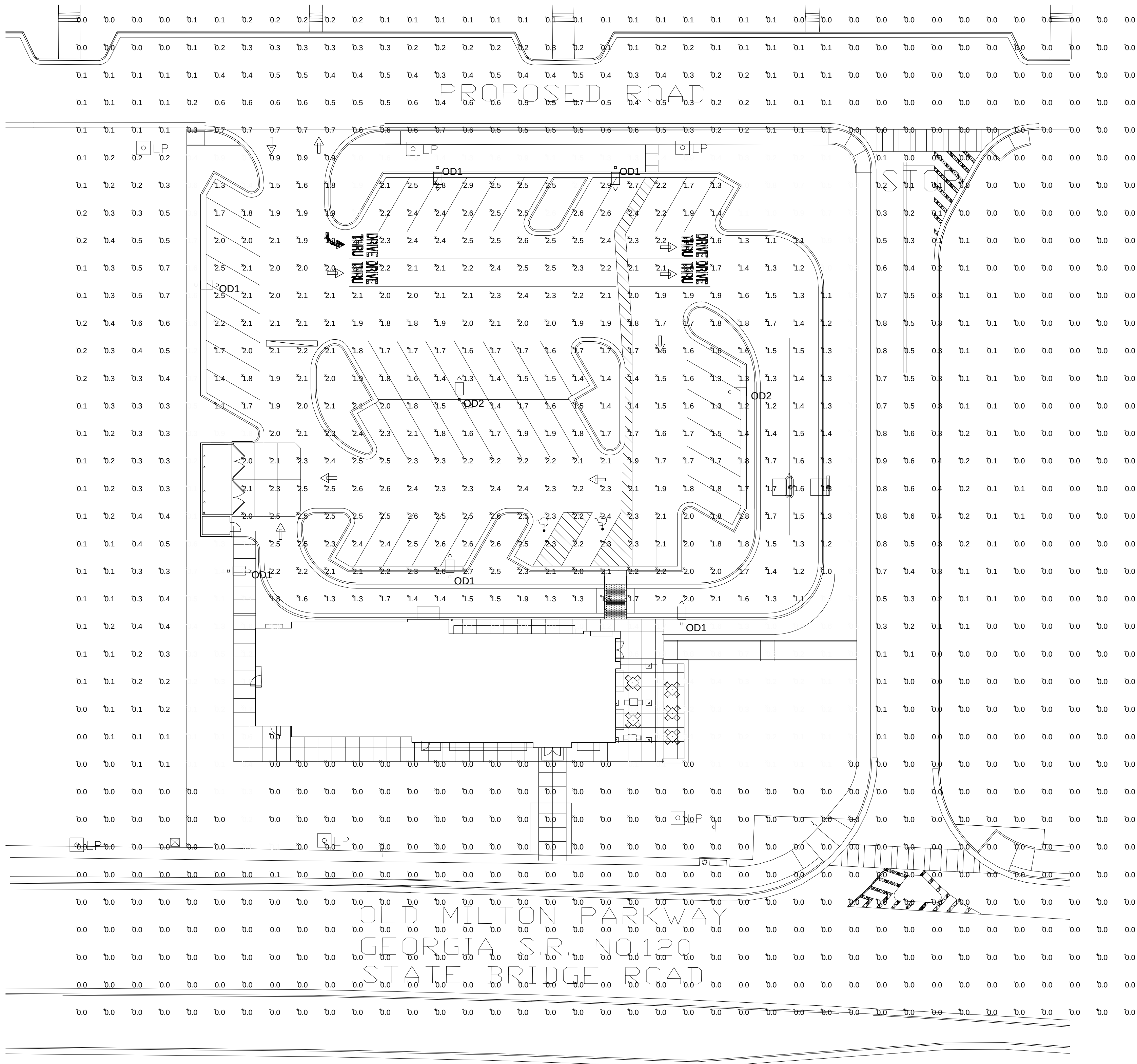
Date : 1.5.16

Drawn By : SLM

Checked By: SLM

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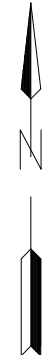
L-1.1



LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
☐	OD1	6	LITHONIA LIGHTING DSX0- LED-40C-1000- 40K-TSM-MVOLT	DSX0 LED WITH (2) 20 LED LIGHT ENGINE, TYPE TSM OPTIC, 4000K, @ 1000mA	LED	DSX0_LED_40 C_1000_40K_T 3M_MVOLT.i e s	Absolute	0.94	138
☐	OD2	2	LITHONIA LIGHTING DSX0- LED-40C-1000- 40K-TSM-MVOLT	DSX0 LED WITH (2) 20 LED LIGHT ENGINES, TYPE TSM OPTIC, 4000K, @ 1000mA	LED	DSX0_LED_40 C_1000_40K_T 5M_MVOLT.i e s	Absolute	0.94	137.49

STATISTICS							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Max/Avg
		1.3 fc	2.9 fc	0.0 fc	N / A	N / A	2.23
Parking Lot Summary	✕	1.9 fc	2.9 fc	0.9 fc	3.2:1	2.1:1	1.53

LUMINAIRE LOCATIONS			
No.	Label	MH	Tilt
1	OD1	25.5	0.0
2	OD1	25.5	0.0
3	OD2	25.5	0.0
4	OD1	25.5	0.0
5	OD1	25.5	0.0
6	OD1	25.5	0.0
7	OD1	25.5	0.0
8	OD2	27.0	0.0



CHICK-FIL-A-PHOTOMETRIC PLAN

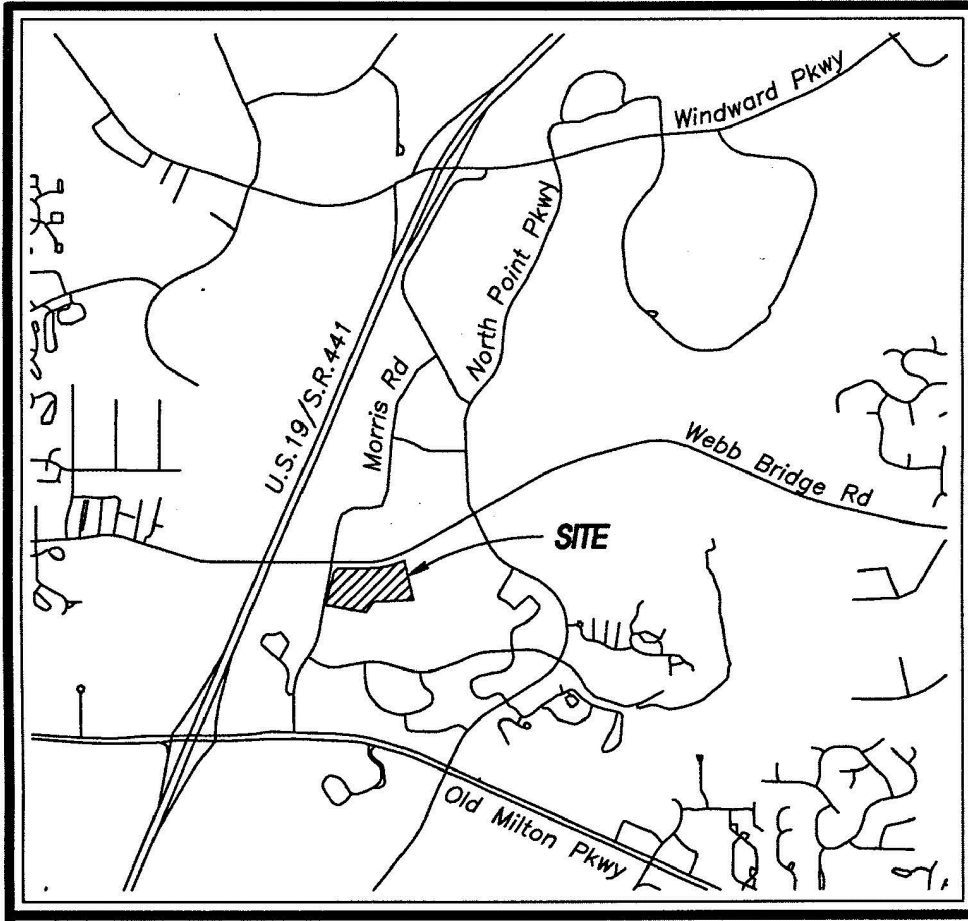
Avalon FSU
Alpharetta, GA

Designer

Date

Scale

Drawing No.



VICINITY MAP

AREA
10.716 ACRES

LEGEND

ABBREVIATIONS

- AI - ANGLE IRON
- BL - BUILDING SETBACK LINE
- BWF - BARB WIRE FENCE
- CD - CURE INLET
- C&G - CURB & GUTTER
- CLF - CENTERLINE
- CLF - CHAIN LINK FENCE
- CMF - CONCRETE MONUMENT FOUND
- CMF - CORRUGATED METAL PIPE
- CNC - CONCRETE
- CTP - CRIMP TOP PIPE
- D - DEPTH
- DB - DEED BOOK
- DE - DRAINAGE EASEMENT
- DI - DROP INLET
- DIP - DUCTILE IRON PIPE
- DIST - DISTURBED
- DWCB - DOUBLE WING CATCH BASIN
- E - EAST
- EA - EDGE OF ASPHALT
- EC - EDGE OF CONCRETE
- EG - EDGE OF GRAVEL
- FDC - FIRE DEPARTMENT CONNECTION
- FPE - FINISHED FLOOR ELEVATION
- FI - FIRE HYDRANT
- FP - FLAG POLE
- G - GAS
- GM - GAS METER
- GW - GUY WIRE
- HMF - HOG WIRE FENCE
- ICB - IRRIGATION CONTROL BOX
- IM - IRRIGATION METER
- IPS - IRON PIN SET
- IV - IRRIGATION VALVE
- JB - JUNCTION BOX
- LLL - LAND LOT LINE
- MH - MANHOLE
- MW - MONITORING WELL
- N - NORTH
- N/F - NOW OR FORMERLY
- OTP - OPEN TOP PIPE
- PB - PLAT BOOK
- PBX - POWER BOX
- PS - PAGE
- PKN - SURVEY NAIL (PARKER-KALON)
- PL - PROPERTY LINE
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- PS - PLAT SLIDE
- PSO - POWER SUB OUT
- PVC - POLYVINYL CHLORIDE PIPE
- RB - REBAR
- RCP - REINFORCED CONCRETE PIPE
- REC - RECORDED
- R/W - RIGHT-OF-WAY
- S - SOUTH
- SD - SLOTTED DRAIN
- SOV - WATER SHUT OFF VALVE
- SR - SOLID STEEL ROD
- SSE - SANITARY SEWER EASEMENT
- SW - SIDEWALK
- SWCB - SINGLE WING CATCH BASIN
- TSB - TRAFFIC SIGNAL BOX
- TSP - TRAFFIC SIGNAL POLE
- TYP - TYPICAL
- UC - UNDERGROUND CABLE
- UP - UNDERGROUND POWER
- UT - UNDERGROUND TELEPHONE
- VCP - VITRIFIED CLAY PIPE
- W - WEST
- WE - WATER LINE
- WE - WATER EASEMENT
- WI - WEIR INLET
- WIF - WROUGHT IRON FENCE
- WSE - WATER SURFACE ELEVATION
- WVT - WATER VAULT

SYMBOLS

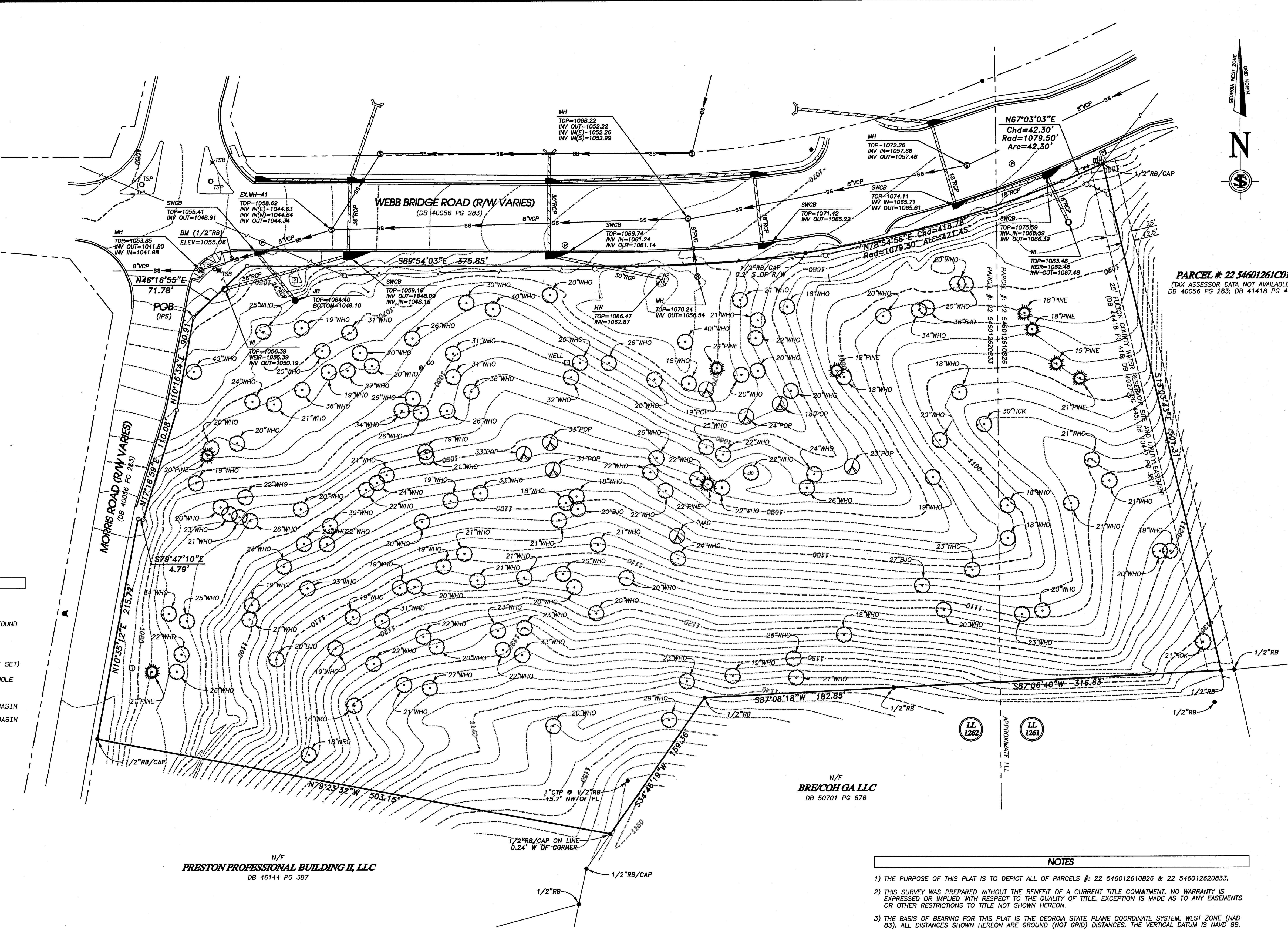
- IRON PIN FOUND
- CONCRETE MONUMENT FOUND
- ▲ ROCK FOUND
- IRON PIN SET
- ⊙ COMPUTED POINT (NOT SET)
- ⊙ SANITARY SEWER MANHOLE
- ⊙ JUNCTION BOX
- ⊙ DOUBLE-WING CATCH BASIN
- ⊙ SINGLE-WING CATCH BASIN
- ⊙ DROP INLET
- ⊙ CURB INLET
- ⊙ FIRE HYDRANT
- ⊙ WATER VALVE
- ⊙ WATER METER
- ⊙ UTILITY POLE
- ⊙ GUY WIRE
- ⊙ GUY POLE
- ⊙ LIGHT POLE
- ⊙ POWER BOX
- ⊙ POWER MANHOLE
- ⊙ POWER METER
- ⊙ TELEPHONE BOX
- ⊙ TELEPHONE MANHOLE
- ⊙ GAS METER
- ⊙ GAS VALVE

LINE TYPES

- X — WIRE FENCE
- O — WOODEN FENCE
- — CHAIN LINK FENCE
- — IRON FENCE
- — ROAD CENTERLINE
- — RIGHT-OF-WAY LINE
- — STREAM CENTERLINE
- — OVERHEAD UTILITY LINE
- — WETLANDS
- — STORM PIPE
- — GUARD RAIL
- — EDGE OF WOODS

TREE ABBREVIATIONS

- BJO - BLACKJACK OAK
- BKO - BLACK OAK
- NRO - NORTHERN RED OAK
- PO - POPLAR
- PO - POST OAK
- PM - RED MAPLE
- SCO - SCARLET OAK
- SRO - SOUTHERN RED OAK
- SUS - SUGAR MAPLE
- SY - SYCAMORE
- WAO - WATER OAK
- WHO - WHITE OAK



PARCEL # 22 54601261C01
(TAX ASSESSOR DATA NOT AVAILABLE)
DB 40056 PG 283; DB 41418 PG 416



BOUNDARY & TOPOGRAPHIC SURVEY
OF
PARCELS # 22 546012610826 & 22 546012620833
FOR
THE LASALLE GROUP
LOCATED IN
LAND LOTS 1261 & 1262, 2ND DISTRICT, 2ND SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA



2180 SATELLITE BOULEVARD
SUITE 500
FARMINGTON, CT 06030
PHONE: 860-442-8888
FAX: 860-442-8889
EMAIL: BEN@INLANDSURVEYING.COM

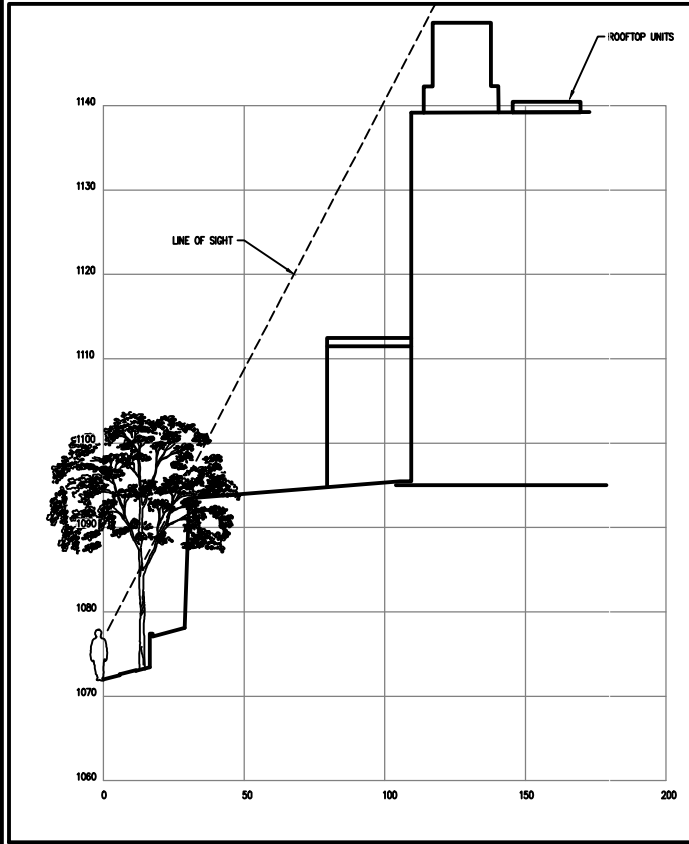
© 2014 INLAND SURVEYING, LLC

NOTES

- 1) THE PURPOSE OF THIS PLAT IS TO DEPICT ALL OF PARCELS # 22 546012610826 & 22 546012620833.
- 2) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. NO WARRANTY IS EXPRESSED OR IMPLIED WITH RESPECT TO THE QUALITY OF TITLE. EXCEPTION IS MADE AS TO ANY EASEMENTS OR OTHER RESTRICTIONS TO TITLE NOT SHOWN HEREON.
- 3) THE BASIS OF BEARING FOR THIS PLAT IS THE GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE (NAD 83). ALL DISTANCES SHOWN HEREON ARE GROUND (NOT GRID) DISTANCES. THE VERTICAL DATUM IS NAVD 88.
- 4) ALL IRON PINS SET (IPS) ARE 1/2" REBAR UNLESS OTHERWISE NOTED. ALL OTHER MONUMENTATION CALLED FOR HEREON WAS FOUND IN PLACE.
- 5) THE UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND EVIDENCE VISIBLE AT THE TIME OF FIELDWORK, AND/OR AVAILABLE MAPS OR PLATS, AND ARE SHOWN AS ACCURATELY AS POSSIBLE FOR REFERENCE ONLY. NO WARRANTY IS EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY OF UTILITY LOCATIONS, WHICH SHOULD BE INDEPENDENTLY VERIFIED.
- 6) NO PORTION OF THE PROPERTY DEPICTED HEREON LIES WITHIN A FLOOD HAZARD ZONE PER FEMA FIRM MAP NUMBER 131210059F, EFFECTIVE DATE 9/18/13.
- 7) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.07 FEET + 50 PPM FOR THE SUBJECT PROPERTY CORNER MONUMENTS AND WAS ADJUSTED USING LEAST SQUARES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS A LEICA TCPR1203R ROBOTIC TOTAL STATION.
- 8) THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 291,743 FEET.
- 9) THIS PLAT DOES NOT CONSTITUTE A PLAT OF SUBDIVISION AND DOES NOT REQUIRE APPROVAL BY THE LOCAL GOVERNING AUTHORITY FOR RECORDING ACCORDING TO O.C.G.A. 15-6-67(d).
- 10) A LEICA GPS 1200 (GX1230) DUAL FREQUENCY RTK SYSTEM WAS USED IN THE COLLECTION OF TOPOGRAPHIC/PLANIMETRIC DATA FOR THIS SURVEY. RELATIVE POSITIONAL TOLERANCE FOR TOPOGRAPHIC/PLANIMETRIC FEATURES IS 0.10'; RELATIVE POSITIONAL TOLERANCE WAS CALCULATED AT 95% CONFIDENCE LEVEL BASED ON 2-SIGMA STATISTICAL VALUE OF OBSERVATION RESIDUALS.

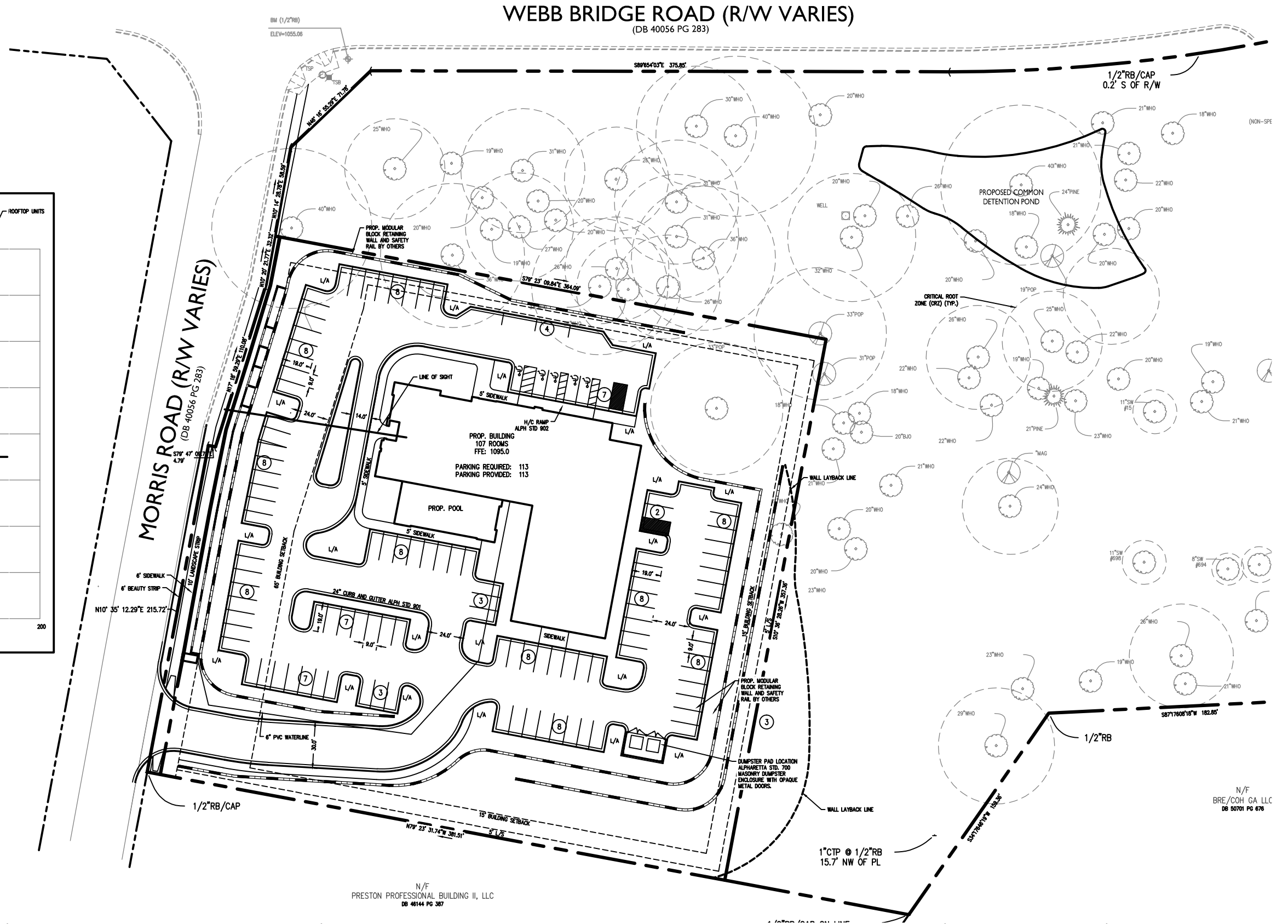
SITE DATA:

HOME 2 SUITES
LL 1262, 2ND DISTRICT, 2ND SECTION
CITY OF ALPHARETTA, FULTON COUNTY
ZONING: CUP
ACREAGE: 2.08
PROP. ROOMS: 107
PROP. PARKING: 113 INCLUDING 5 H/C
PROP. HEIGHT: 44'



LINE OF SIGHT TO ROOF TOP UNITS

SCALE: 1"=10' H
1"=30' V



AEC

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PRELIMINARY SITE PLAN

HOME 2 SUITES

Alpharetta, GA

PROJECT INFORMATION

PROJECT NO.: 15-3824.10
DATE: 12-16-15
SCALE: 1" = 30'
FILE NAME: 15-3824p04.dwg
DESIGN/DRAWN: slr/sch

15-10-26-01 Webb
Bridge Morris Rd
Arborist Report

Reference UDC
Alpharetta, Georgia



Location Map

All of the following information is based upon visual field observations and 25 years of practical horticultural experience. No scientific or lab tests have been performed. I certify that all information in this report is true and inclusive to the best of my knowledge and is prepared in good faith.

Outdoor Spaces, LLC



By Scott Hall, Owner

On Site Specimen Evaluation Date: November 5& 12, 2015
Report Date: November 12, 2015
Revised Date: November 22, 2015 (Tree Number Clarification)



Outdoor Spaces, LLC
Scott Hall, Owner
RLA, Certified Arborist
Certificate Number: SO-5434A
404-328-6561 Cell
678-965-4784 Fax
scottandxyrena@bellsouth.net

Warranty Disclaimer:

No warranties express or implied are made with respect to the report of aforementioned specimen trees. It is understood the OWNER makes use of this report by the ARBORIST at OWNER's sole risk and that the report is provided as best judgment opinion. In no manner does this report guarantee the life or imply any length of life span of the trees that are determined to be specimens.

Arborist Note:

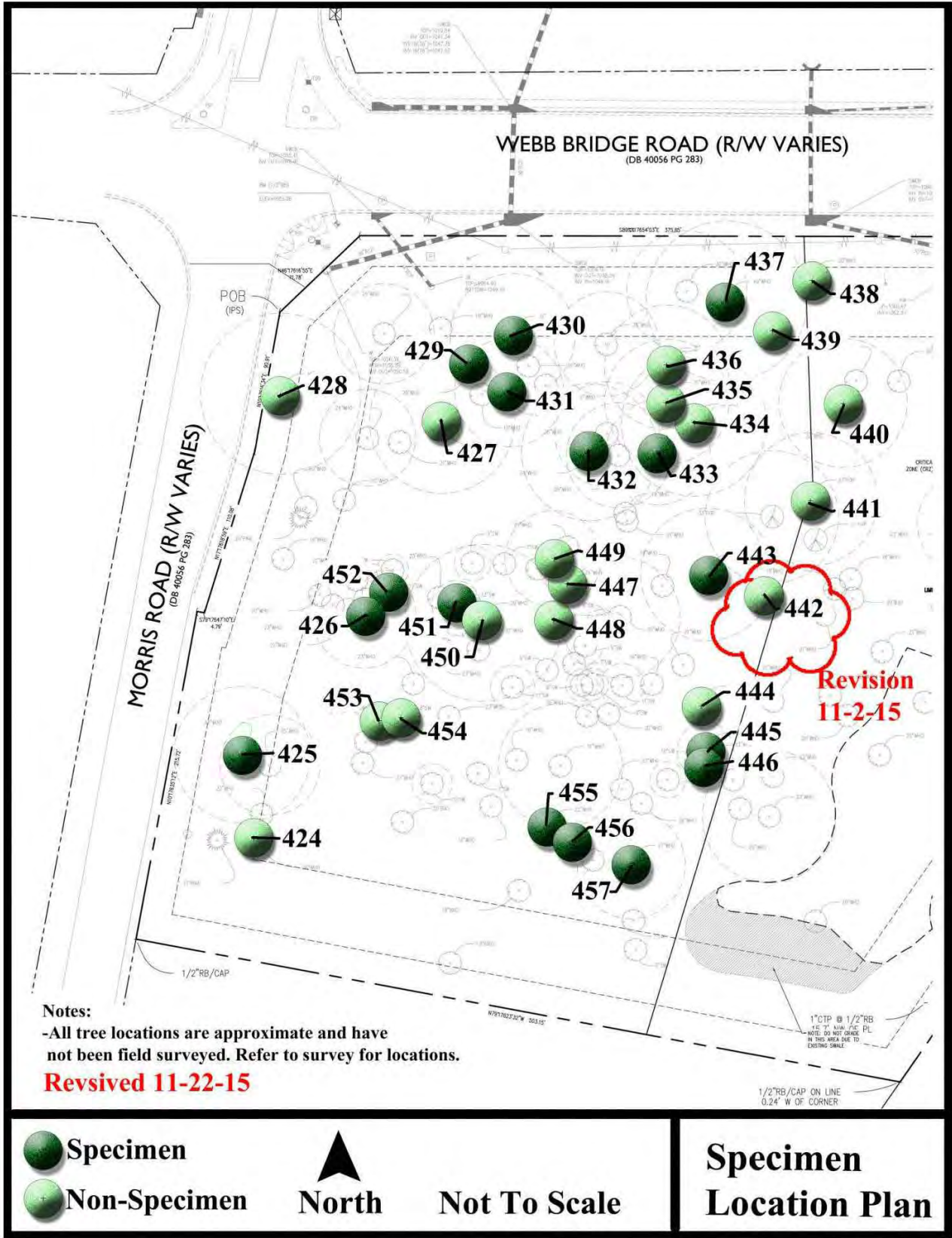
Due to certain species and undesirable traits, some trees shall be considered in poor condition if the following is true. Numerous trees grown in a native setting may appear to grow as multi-trunk; however this is not desirable in most trees. Most trees that have multi-trunks at the base are usually created when two separate trees grow together or the tree branches off at an early age and they become Co-Dominate Leaders. Either scenario is an undesirable condition for most trees because they both create weak crotches, included bark and/or a prime place for debris and water to get trapped that will always cause decay. In this case these trees become a life safety issue and can not be considered specimen trees.

Some trees are an exception to this rule, such as, but not limited to:

Crape Myrtles, Birches, Wax Myrtles, Red Buds, Fringe Trees, Dogwoods, Hollies, Cedars, Sourwoods, Sweet Bay Magnolias, Red Bays and Live Oaks.

These are an exception because they naturally create sucker growth from the roots and/or trunk or do not typically have the life safety issues because they are not large growing trees.

Reference: Sinclair, Wayne A., 1936. Diseases of Trees and Shrubs / Wayne A. Sinclair and Howard H. Lyon.-2nd ed. Published 2005



Appendix A						
Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)
424	26" White Oak	Dead	Poor	No		1
425	28" Southern Red Oak	Fair	Good	Yes		
426	25" White Oak	Good	Good	Yes		
427	39" White Oak	Good	Poor	No	2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	2
428	40" Sweet Gum	Fair	Poor	No	Two trees grown together to create 3Co-Dominate Leaders with decay, weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	3
429	26" White Oak	Good	Good	Yes		
430	35" White Oak	Good	Good	Yes		
431	29" White Oak	Good	Good	Yes		
432	31" White Oak	Good	Good	Yes		
433	25" White Oak	Fair	Fair	Yes	Wire fence grown into trunk.	
434	35" White Oak	Poor	Poor	No	Trunk sounds hollow.	
435	31" White Oak	Poor	Poor	No	Several large cavities with decay.	4-5
436	32" White Oak	Poor	Poor	No	Several large cavities including at base.	6
437	36" White Oak	Good	Good	Yes		
438	37" Tulip Poplar	Fair	Poor	No	2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	7
439	14" Dogwood	Poor	Poor	No	3 Co-Dominate leaders with 2 dead.	
440	25" Southern Red Oak	Dead	Poor	No		8
441	33" Sweet Gum	Poor	Poor	No	2 Co-Dominate Leaders with 1 dead creating a large cavity with decay in remaining leader. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	9
442	25" Hackberry	Fair	Poor	No	2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	
443	33" White Oak	Good	Good	Yes		
444	25" Southern Red Oak	Fair	Poor	No	Large 25' long cavity with decay.	10
445	12" Sourwood	Good	Good	Yes		
446	11" Sourwood	Good	Good	Yes		
447	12" Sourwood	Poor	Poor	No	3 Co-Dominate leaders with 1 dead creating cavity with decay and termites in trunk.	11
448	12" Sourwood	Poor	Poor	No	Deep cavity with decay	12

Appendix A						
Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)
449	26" White Oak	Fair	Poor	No	Large deep cavity with decay	13
450	30" Southern Red Oak	Good	Poor	No	2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	14
451	11" Sourwood	Good	Good	Yes		
452	8" Sourwood	Good	Good	Yes		
453	10" Sourwood	Dead	Poor	No		
454	8" Sourwood	Dead	Poor	No		
455	26" Southern Red Oak	Good	Good	Yes		
456	10" Sourwood	Good	Good	Yes		
457	24" White Oak	Good	Good	Yes		



Photo 1



Photo 2

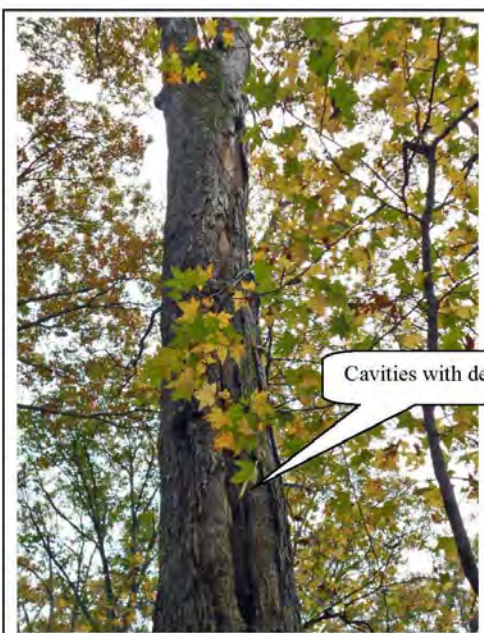


Photo 5

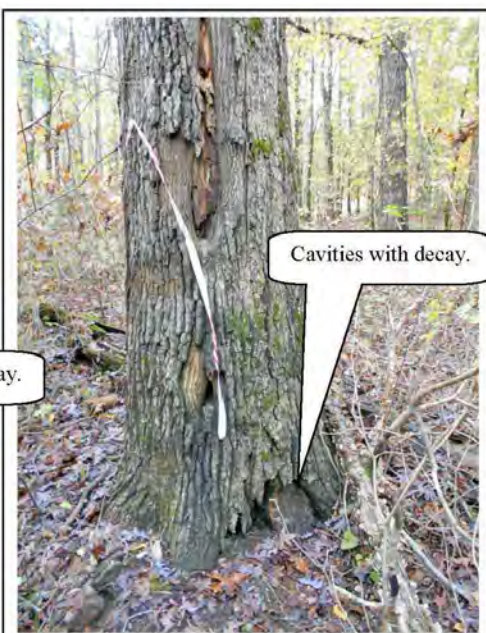


Photo 6



Photo 3



Photo 4



Photo 7

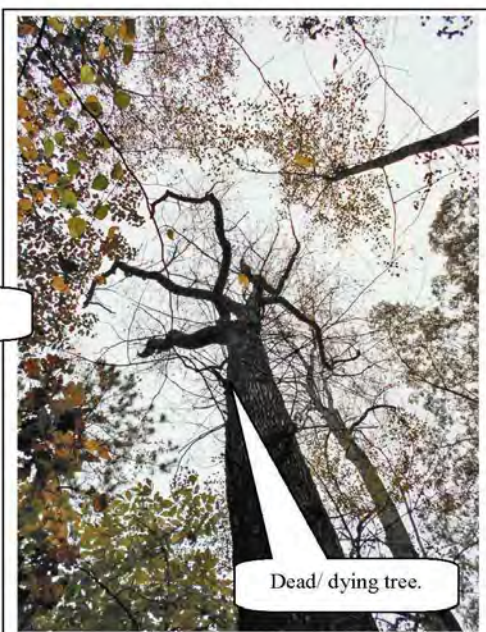


Photo 8



Photo 9



Photo 10



Photo 12



Photo 14

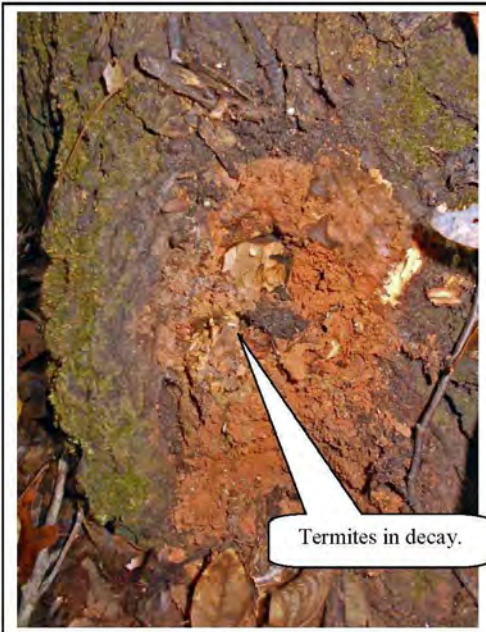


Photo 11



Photo 12

ARTICLE III. LAND DEVELOPMENT ACTIVITIES

SECTION 3.2 TREE PROTECTION

3.2.1 DEFINITIONS

Caliper. A standard of trunk measurement for understory or replacement trees. Caliper inches are measured at the height of 6 inches above the ground for trees up to and including 4 inch caliper and 12 inches above the ground for trees larger than 4 inch caliper.

Diameter Breast-Height (DBH). The standard measure of overstory tree size (for trees existing on a site). The tree trunk is measured at a height of 4 ½ feet above the ground. If a tree splits into multiple trunks below 4 ½ feet, measure the trunk at its most narrow point beneath the split.

Hardwood Tree. Any tree that is not coniferous (cone bearing). This definition is based on the colloquialism, and does not necessarily reflect any true qualities of the tree.

Softwood Tree. Any coniferous (cone bearing) tree. This definition is based on the colloquialism, and does not necessarily reflect any true qualities of the tree.

Specimen Tree. Any tree which qualifies for special consideration for preservation due to its size, type, condition, location or historical significance. See additional requirements for Specimen Trees in Appendix B.

Tree. Any living, self-supporting woody or fibrous plant which normally obtains a diameter breast height of at least three (3) inches, and typically has one (1) main stem or trunk and many branches.

Understory. Those trees that grow beneath the overstory, and will generally reach a mature height of under 40 feet.

APPENDIX B

SPECIMEN TREES

Some trees on a site warrant special consideration and encouragement for conservation. These trees are referred to as Specimen Trees.

The following criteria are used by the Director to identify specimen trees.

A Specimen Tree is any tree which qualifies for special consideration for preservation due to its size, type, condition, location, or historical significance and is determined by the City Arborist, prior to development, to be in overall good health without the aid of a specialized care plan according to accepted ISA practices, and which also meets the minimum size criteria set forth below.

Size Criteria

Pine Trees: 30-inch (30") diameter or larger Overstory Trees: 24-inch (24") diameter or larger Understory Trees: 8-inch (8") diameter or larger

In order to encourage the conservation of Specimen Trees and the incorporation of these trees into the design of projects, additional density credit will be given for Specimen Trees, which are successfully saved by a design feature specifically designated for such purpose. Credit for any Specimen Tree thus saved would be two (2) times the assigned unit value shown in Table 3.4. The Critical Root Zone of Specimen Trees will be protected with hog-back/wire-back tree save fencing with metal support poles.

If a Specimen Tree is to be removed, a plan or written document indicating the reason for the removal must be submitted to the Director.

Specimen Trees that cannot be saved (see Section 3.2.13) must be replaced with trees having three (3) times the unit value of the tree removed with a minimum four-inch (4") tree caliper by species with potentials for comparable size and quality.

Any Specimen Tree which is removed without the appropriate review and approval of the Director must be replaced by trees with a total density equal to eight (8) times the unit value of the tree removed with a minimum four-inch (4") tree caliper. Size alone will determine whether a tree was a specimen quality if the tree is removed without approval and there is no evidence of its condition. Violations will be subject to the applicable penalties as described in Section 3.2.19.



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TREE SURVEY

HOME 2 SUITES

Alpharetta, GA

PROJECT INFORMATION

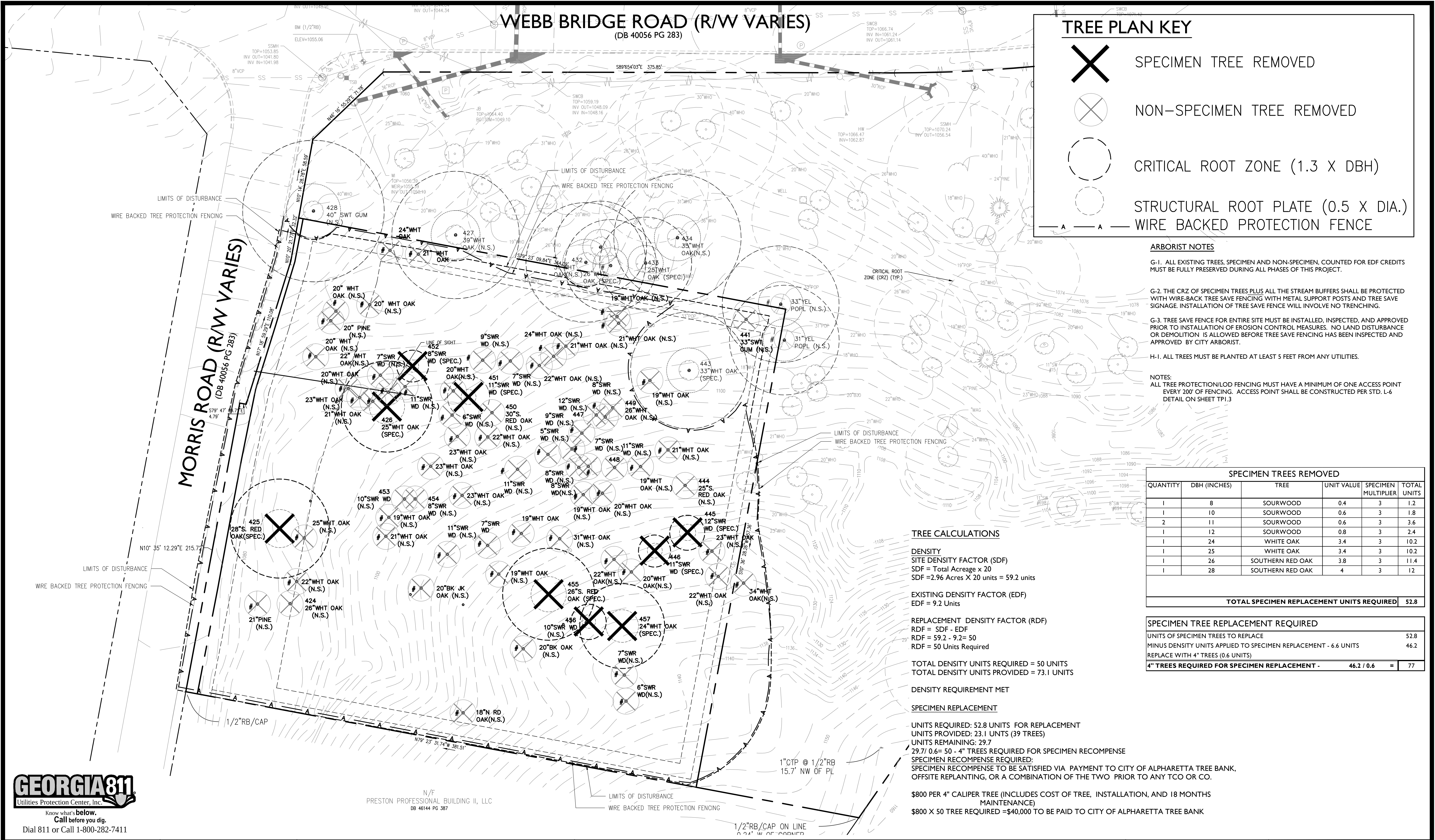
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DATE: 11-24-15

SCALE: NO SCALE

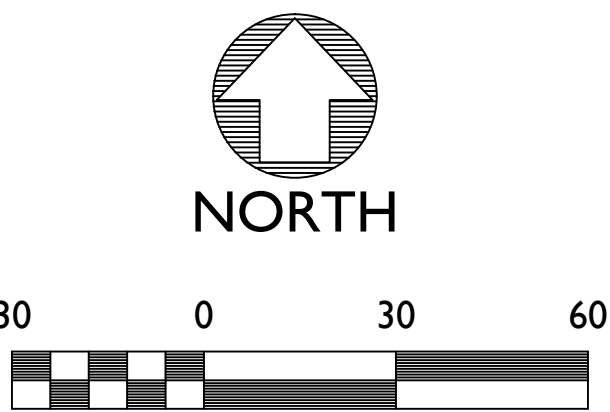
FILE NAME: 15-3824p04.dwg

DESIGN/DRAWN: slr/sch/bcg



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TREE PROTECTION PLAN

HOME 2 SUITES

Alpharetta, GA

PROJECT INFORMATION

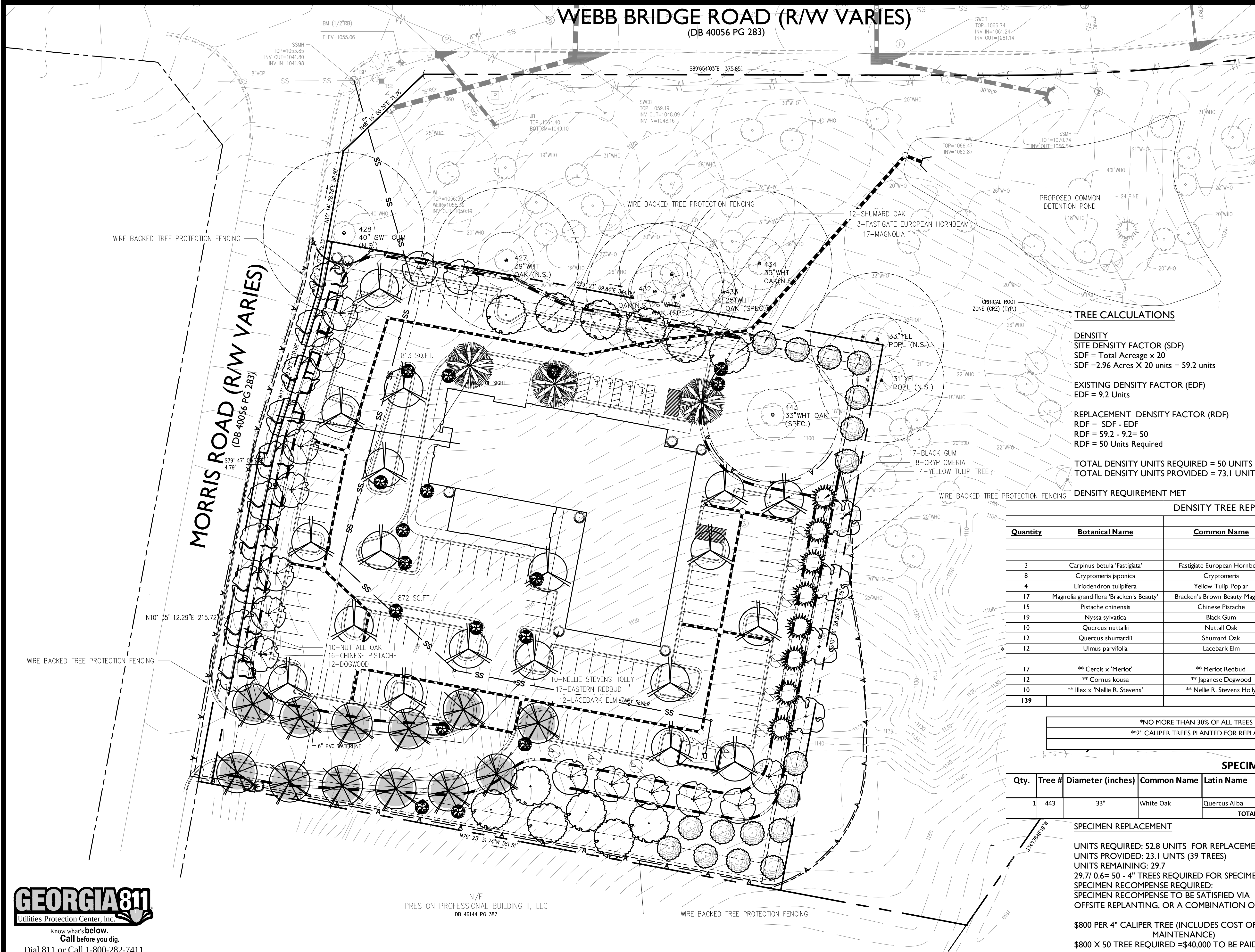
PROJECT NO.: 15-3824.10

DATE: 11-24-15

SCALE: 1" = 30'

FILE NAME: 15-3824p04.dwg

DESIGN/DRAWN: slr/sch/bcg



ARBORIST NOTES:

- A1. The City Arborist must inspect the site before installation of erosion control measures. Land disturbance without a site inspection and approval by the Arborist will result in a "Stop-Work Order" and fines.
- A2. 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.
- A3. The City Arborist must inspect and approve the site before the issuance of a Certificate of Occupancy.
- A4. Trees agreed upon to be saved are the responsibility of the owner.
- A5. A 4" layer of mulch will be required for the CRZ of specimen trees. Mulch must be applied prior to start of construction. Mulch shall not be placed directly against tree trunk.
- A6. A minimum 2" layer of mulch will be required for all existing, non-specimen, landscape trees, including street trees and parking lots. Mulch must be applied prior to start of construction. Mulch shall not be placed directly against tree trunk.
- A7. All newly planted trees shall have visible root flares at finished grade. No circling roots shall be allowed on planted trees. The upper two rings of the wire basket, burlap, and strapping shall be cut and removed prior to backfill.
- A8. Trees less than the caliper inch shown will not be accepted. I.e.: 3 inch caliper trees must be 3 inches or larger.
- A9. Plant height measurement is taken at the top of the main body of the plant and not at the tip of the topmost growth.
- A10. 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.
- A11. Watering bags or a drip irrigation system will be provided for all trees prior to issuance of the certificate of occupancy. During first year, bags will be refilled weekly by owner and refilled during droughts for a minimum of 3 years after installation.
- A12. NO TRENCHING ALLOWED IN TREE SAVE AREAS - INCLUDING IRRIGATION.
- A13. All tree guys and stakes shall be removed from tree one year after planting or before.
- A14. NO TREES SHALL BE PLANTED ON ANY AREA OF AN EARTHEN DAM OR EMBANKMENT.
- A15. Contractor shall add to backfill dirt an approved mix of endo and ecto-mycorrhizal fungi plus 12-10-7 slow release fertilizer pellets (#3 N/1000 sq ft).

ARBORIST NOTES

- G-1. ALL EXISTING TREES, SPECIMEN AND NON-SPECIMEN, COUNTED FOR EDF CREDITS MUST BE FULLY PRESERVED DURING ALL PHASES OF THIS PROJECT.
- G-2. THE CRZ OF SPECIMEN TREES PLUS ALL THE STREAM BUFFERS SHALL BE PROTECTED WITH WIRE-BACK TREE SAVE FENCING WITH METAL SUPPORT POSTS AND TREE SAVE SIGNAGE. INSTALLATION OF TREE SAVE FENCE WILL INVOLVE NO TRENCHING.
- G-3. 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.
- H-1. ALL TREES MUST BE PLANTED AT LEAST 5 FEET FROM ANY UTILITIES.

TREE CALCULATIONS

DENSITY
SITE DENSITY FACTOR (SDF)
SDF = Total Acreage x 20
SDF = 2.96 Acres X 20 units = 59.2 units

EXISTING DENSITY FACTOR (EDF)
EDF = 9.2 Units

REPLACEMENT DENSITY FACTOR (RDF)
RDF = SDF - EDF
RDF = 59.2 - 9.2 = 50
RDF = 50 Units Required

TOTAL DENSITY UNITS REQUIRED = 50 UNITS
TOTAL DENSITY UNITS PROVIDED = 73.1 UNITS

DENSITY REQUIREMENT MET

DENSITY TREE REPLACEMENT UNITS

Quantity	Botanical Name	Common Name	Size	UNITS	TOTAL UNITS	% OF TOTAL*	% 2" UNDERSTORY **
3	Carpinus betula 'Fastigiata'	Fastigate European Hornbeam	4" Cal.	0.6	1.8	2.16%	
8	Cryptomeria japonica	Cryptomeria	3" Cal. (13-14' HT)	0.5	4	5.76%	
4	Liriodendron tulipifera	Yellow Tulip Poplar	4" Cal.	0.6	2.4	2.88%	
17	Magnolia grandiflora 'Bracken's Beauty'	Bracken's Brown Beauty Magnolia	3" Cal. (13-14' HT)	0.5	8.5	12.23%	
15	Pistache chinensis	Chinese Pistache	4" Cal.	0.6	9	10.79%	
19	Nyssa sylvatica	Black Gum	4" Cal.	0.6	11.4	13.67%	
10	Quercus nuttallii	Nuttall Oak	4" Cal.	0.6	6	15.83%	
12	Quercus shumardii	Shumard Oak	4" Cal.	0.6	7.2		
12	Ulmus parvifolia	Lacebark Elm	4" Cal.	0.6	7.2	8.63%	
17	** Cercis x 'Merlot'	** Merlot Redbud	** 2" Cal.(9-10' HT)	0.4	6.8	12.23%	
12	** Cornus kousa	** Japanese Dogwood	** 2" Cal.(9-10' HT)	0.4	4.8	8.63%	
10	** Illex x 'Nellie R. Stevens'	** Nellie R. Stevens Holly	** 2" Cal.	0.4	4	7.19%	
139	TOTAL UNITS REPLACED			73.1	100.00%		

*NO MORE THAN 30% OF ALL TREES PLANTED FOR REPLACEMENT DENSITY CREDIT ARE OF ANY ONE SPECIES

**2" CALIPER TREES PLANTED FOR REPLACEMENT DENSITY CREDIT COMPRISE LESS THAN 20% OF TOTAL QUANTITY

SPECIMEN TREES TO REMAIN

Qty.	Tree #	Diameter (inches)	Common Name	Latin Name	Unit Value	Specimen Multiplier	Total Units	Arborist Notes
1	443	33"	White Oak	Quercus Alba	4.6	2	9.2	
TOTAL TREE UNITS PRESERVED (EDF)							9.2	

SPECIMEN REPLACEMENT

UNITS REQUIRED: 52.8 UNITS FOR REPLACEMENT
UNITS PROVIDED: 23.1 UNITS (39 TREES)
UNITS REMAINING: 29.7
29.7/ 0.6= 50 - 4" TREES REQUIRED FOR SPECIMEN RECOMPENSE
SPECIMEN RECOMPENSE REQUIRED:
SPECIMEN RECOMPENSE TO BE SATISFIED VIA PAYMENT TO CITY OF ALPHARETTA TREE BANK, OFFSITE REPLANTING, OR A COMBINATION OF THE TWO PRIOR TO ANY TCO OR CO.

\$800 PER 4" CALIPER TREE (INCLUDES COST OF TREE, INSTALLATION, AND 18 MONTHS MAINTENANCE)
\$800 X 50 TREE REQUIRED =\$40,000 TO BE PAID TO CITY OF ALPHARETTA TREE BANK



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TREE REPLACEMENT PLAN

HOME 2 SUITES

Alpharetta, GA

PROJECT INFORMATION

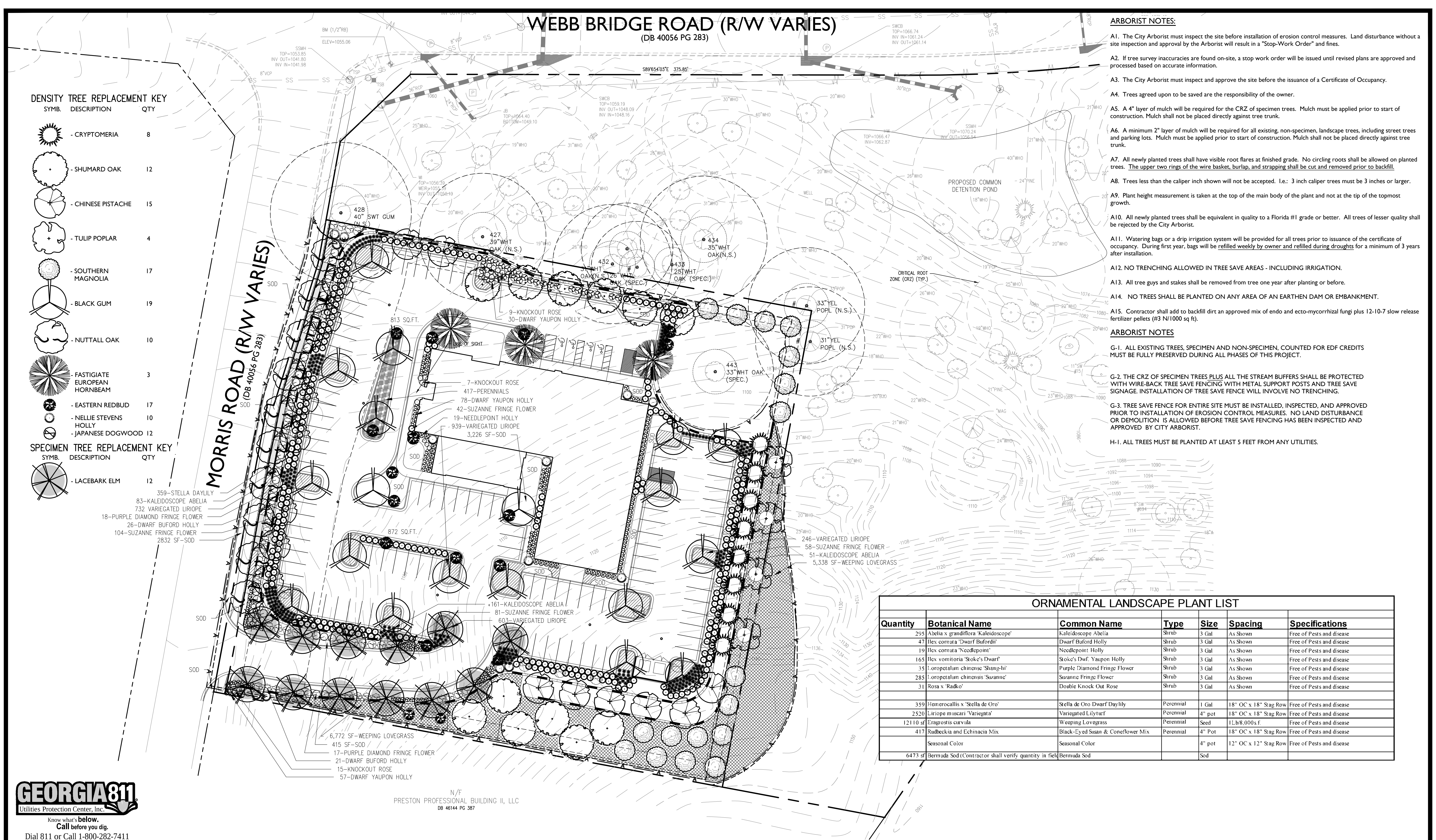
PROJECT NO.: 15-3824.10

DATE: 11-24-15

SCALE: 1" = 30'

FILE NAME: 15-3824p04.dwg

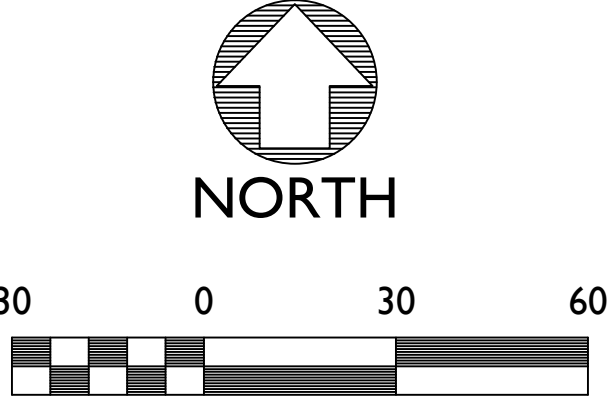
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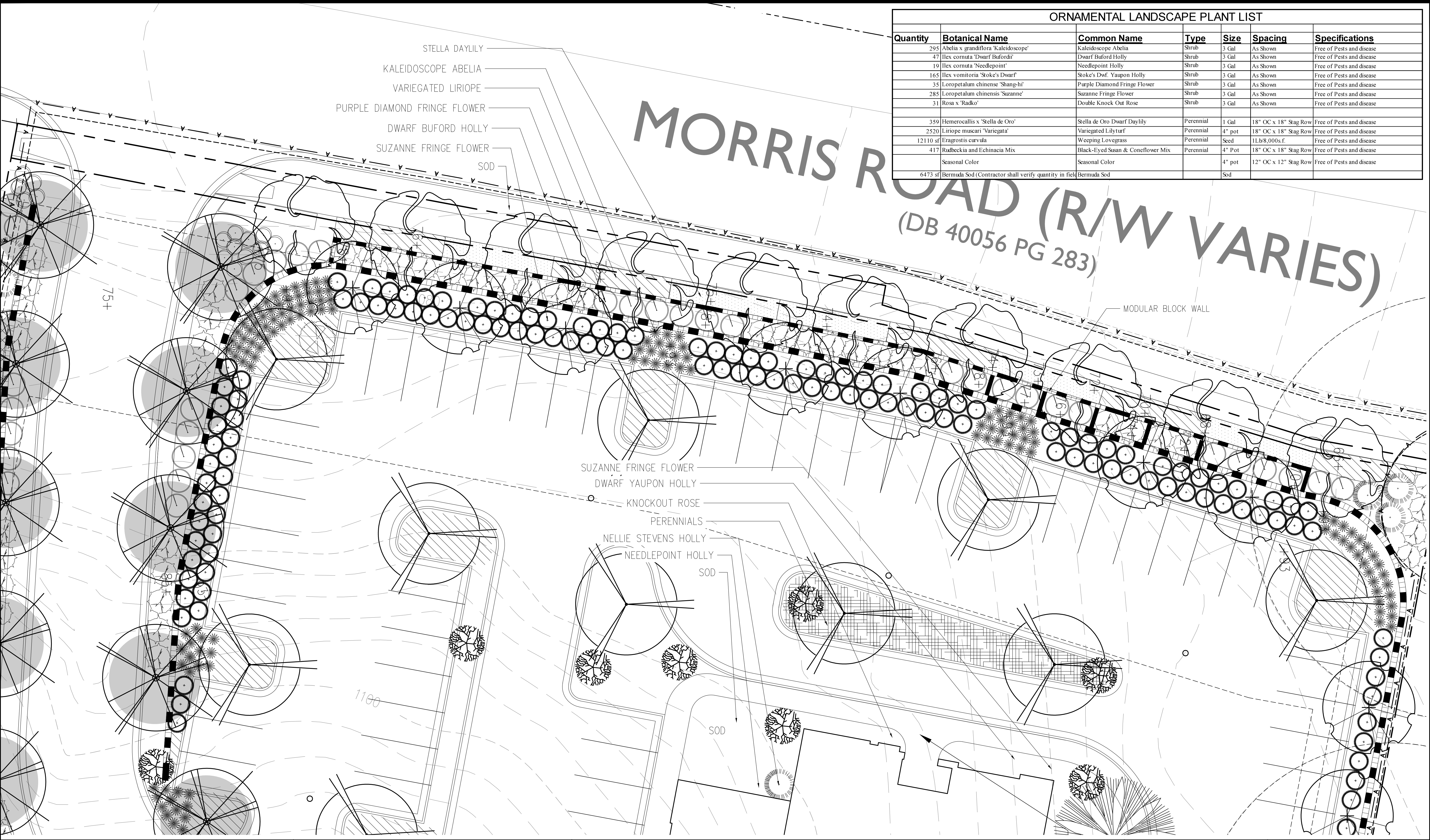
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LANDSCAPE PLAN

HOME 2 SUITES
Alpharetta, GA

PROJECT INFORMATION
PROJECT NO.: 15-3824.10
DATE: 11-24-15
SCALE: 1" = 30'
FILE NAME: 15-3824p04.dwg
DESIGN/DRAWN: slr/sch/bcg



ORNAMENTAL LANDSCAPE PLANT LIST						
Quantity	Botanical Name	Common Name	Type	Size	Spacing	Specifications
295	Abelia x grandiflora 'Kaleidoscope'	Kaleidoscope Abelia	Shrub	3 Gal	As Shown	Free of Pests and disease
47	Ilex cornuta 'Dwarf Bufordii'	Dwarf Buford Holly	Shrub	3 Gal	As Shown	Free of Pests and disease
19	Ilex cornuta 'Needlepoint'	Needlepoint Holly	Shrub	3 Gal	As Shown	Free of Pests and disease
165	Ilex vomitoria 'Stoke's Dwarf'	Stoke's Dwf. Yaupon Holly	Shrub	3 Gal	As Shown	Free of Pests and disease
35	Loropetalum chinense 'Shang-hi'	Purple Diamond Fringe Flower	Shrub	3 Gal	As Shown	Free of Pests and disease
285	Loropetalum chinensis 'Suzanne'	Suzanne Fringe Flower	Shrub	3 Gal	As Shown	Free of Pests and disease
31	Rosa x 'Radko'	Double Knock Out Rose	Shrub	3 Gal	As Shown	Free of Pests and disease
359	Hemerocallis x 'Stella de Oro'	Stella de Oro Dwarf Daylily	Perennial	1 Gal	18" OC x 18" Stag Row	Free of Pests and disease
2520	Liriope muscari 'Variegata'	Variegated Lilyturf	Perennial	4" pot	18" OC x 18" Stag Row	Free of Pests and disease
12110 sf	Eragrostis curvula	Weeping Lovegrass	Perennial	Seed	11lb/8,000sf	Free of Pests and disease
417	Rudbeckia and Echinacea Mix	Black-Eyed Susan & Coneflower Mix	Perennial	4" Pot	18" OC x 18" Stag Row	Free of Pests and disease
Seasonal Color				4" pot	12" OC x 12" Stag Row	Free of Pests and disease
6473 sf	Bermuda Sod (Contractor shall verify quantity in field)			Bermuda Sod	Sod	

A

EC

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NORTH

LANDSCAPE ENLARGEMENT

100 0 10 20

HOME 2 SUITES

Alpharetta, GA

PROJECT INFORMATION

PROJECT NO.: 15-3824.10

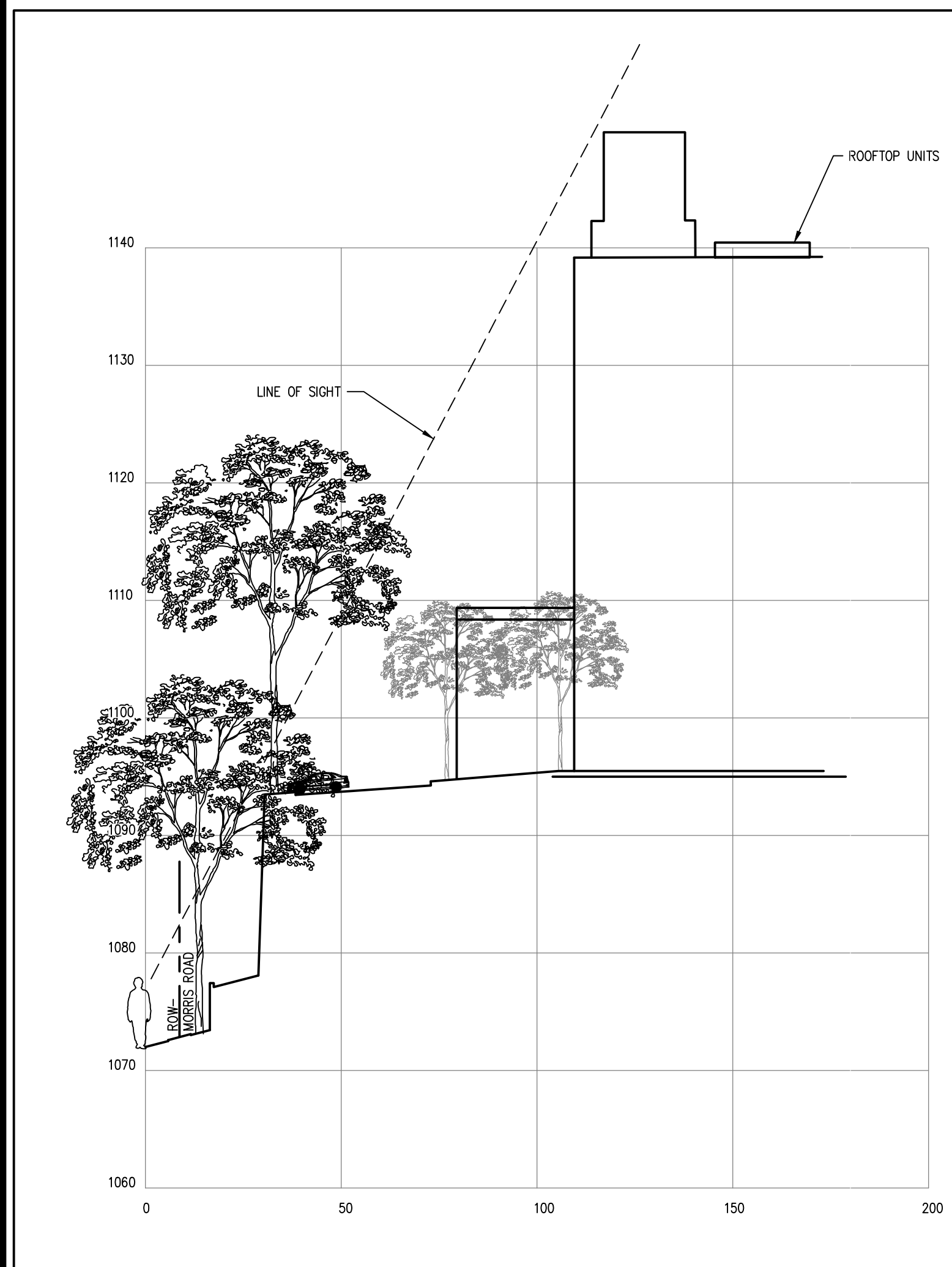
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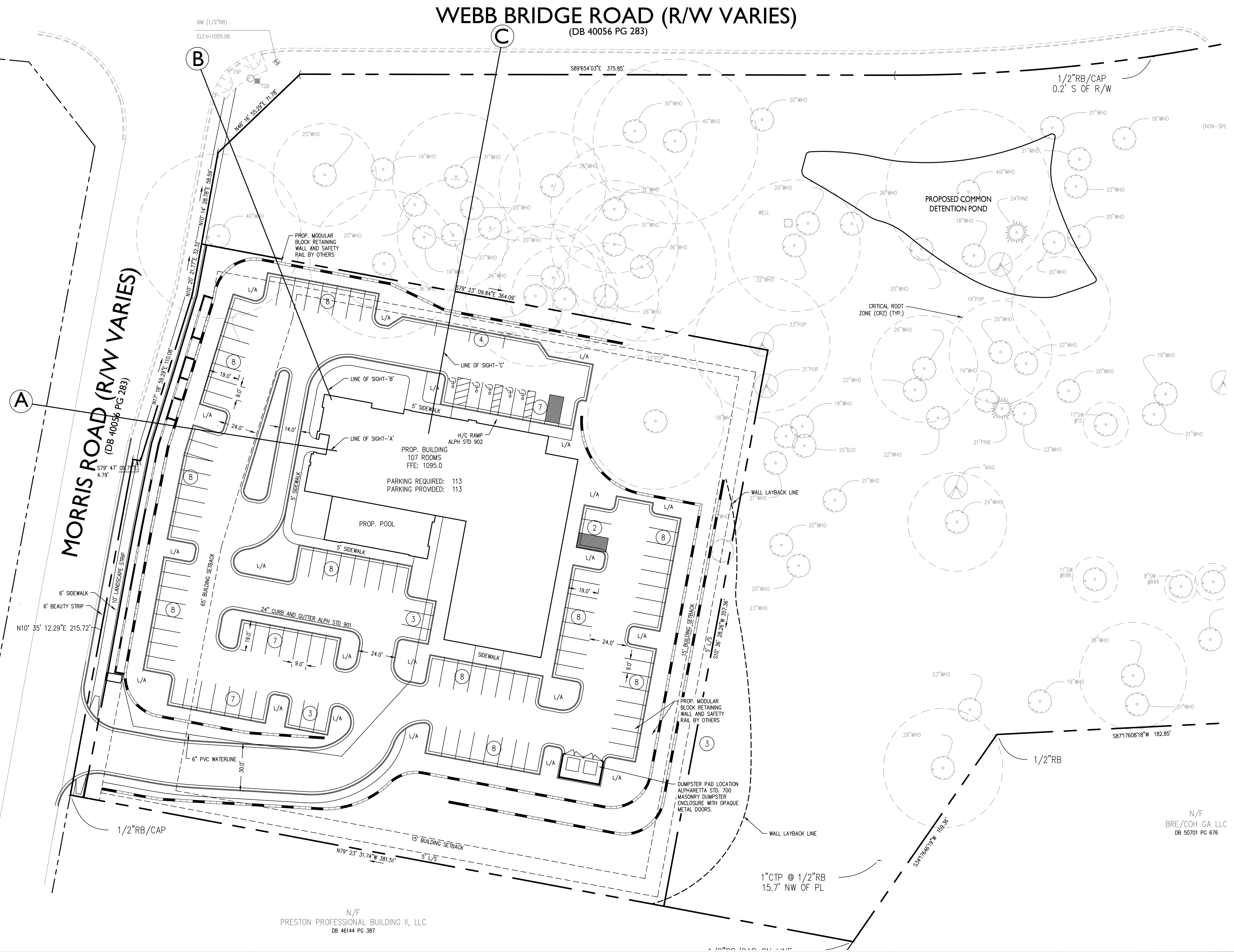
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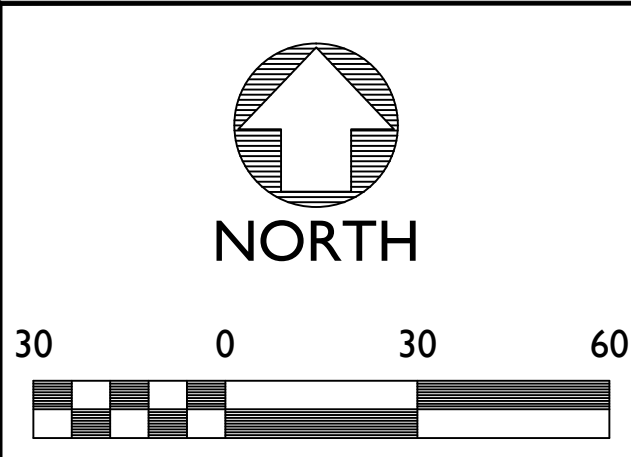
HOME 2 SUITES
LL 1262, 2ND DISTRICT, 2ND SECTION
CITY OF ALPHARETTA, FULTON COUNTY
ZONING: CUP
ACREAGE: 2.08
PROP. ROOMS: 107
PROP. PARKING: 113 INCLUDING 5 H/C
PROP. HEIGHT: 44'



SCALE: 1"=10' H
1"=30' V



N/F
BRE/COH GA LLC
DB 50701 PG 676

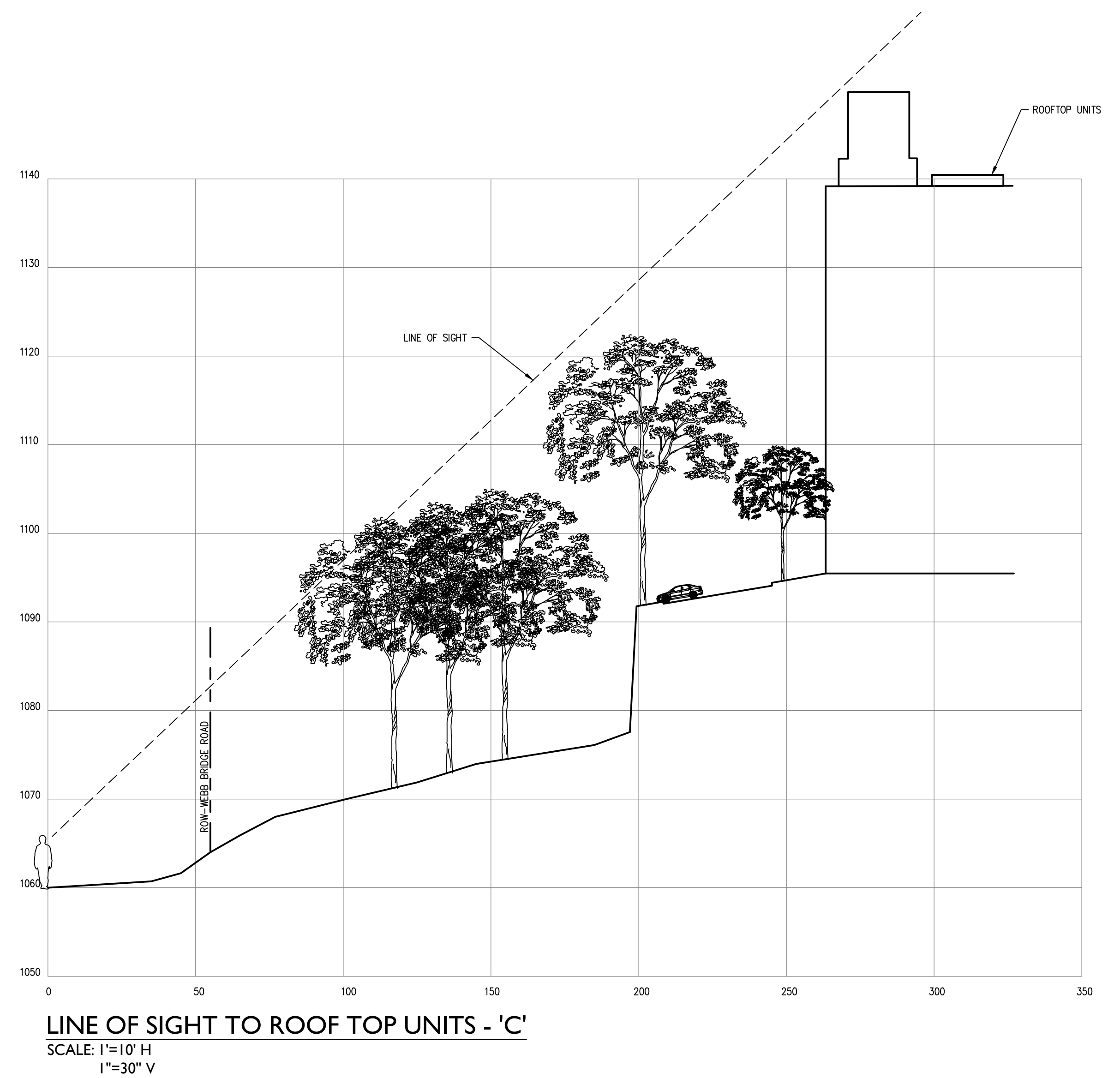


PRELIMINARY SITE PLAN

HOME 2 SUITES

Alpharetta, GA

DESIGN/DRAWN: slr/sch



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: Fuzzy's Taco Shop

Location Address: 5325 Windward Road, Suite 102

Mailing Address: same

City: Alpharetta State: GA Zip Code: 30004 -

Contact For All Notifications: George Lebus

Contact Telephone: 817 - 528 - 4,000 Mobile Telephone: _____ - _____ - _____

Fax: _____ - _____ - _____ Email: glebus@me.com

Contact's Relation To Business: Owner

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	\$	500

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: _____

Physical Address: _____

Mailing Address: _____

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

Owner Telephone: _____ - _____ - _____ Contact Fax: _____ - _____ - _____

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

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

Owner Name (Printed): _____ Date: _____

Owner Signature: _____

Property Information:

Address (If Assigned) : 5325 Windward Road, Suite 102

Tax ID or Map Reference Number: _____

Land Lot(s): _____ District: _____ Section: _____

Existing Zoning of Property: COMM Existing Uses of Property: Restaurant

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

Applicant Signature: _____ Date: _____

Print Form



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: Pioneer Real Estate Development, Inc

Physical Address: 131 Roswell Street, Suite B201, Alpharetta, GA 30009

Mailing Address: 131 Roswell Street, Suite B201

City: Alpharetta

State: GA

Zip Code: 30009

Owner Telephone: 678 - 990 - 711

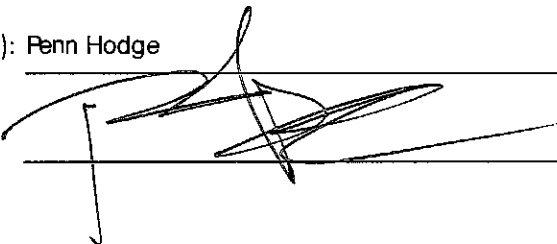
Contact Fax: 678 - 762 - 9,952

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): Penn Hodge

Date: 12/21/15

Owner Signature: 

Property Information:

Address (If Assigned) : _____

Tax ID or Map Reference Number: _____

Land Lot(s): _____

District: _____

Section: _____

Existing Zoning of Property: _____

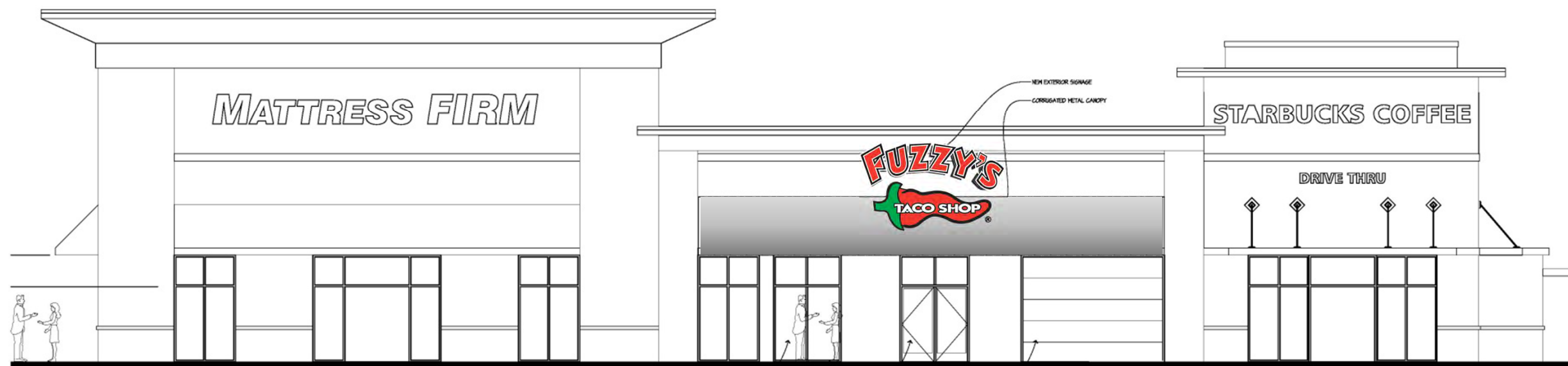
Existing Uses of Property: _____

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.

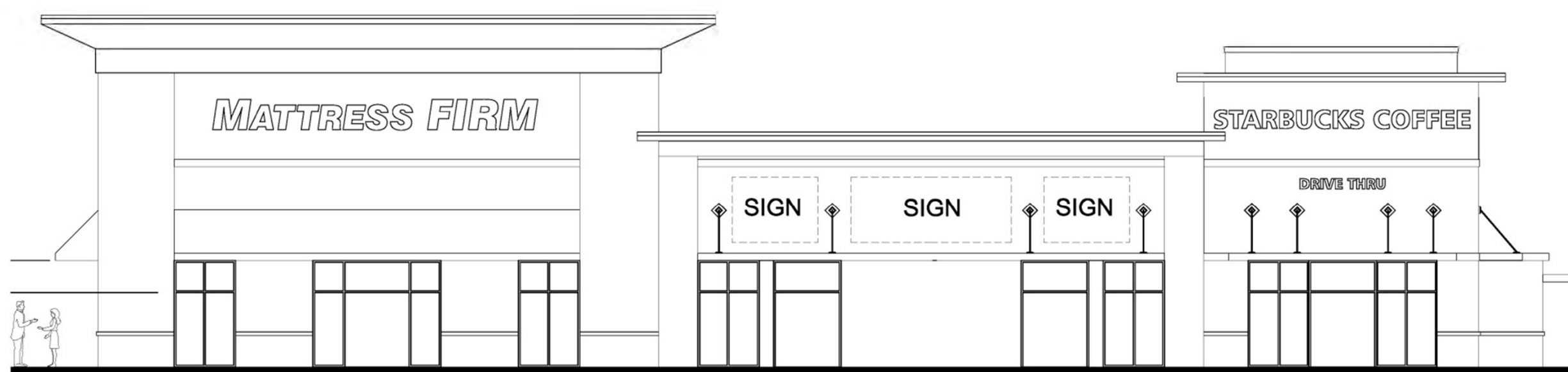
Applicant Signature: Clara M. Carlisle

Date: 1/4/16

[Print Form](#)



2 PROPOSED SOUTH ELEVATION
1/4" = 1'-0"



1 EXISTING SOUTH ELEVATION
1/4" = 1'-0"



FUZZY'S TACO SHOP
5325 WINDWARD RD.
STE. 102
ALPHARETTA, GA 30004



These drawings were prepared by and are the sole property of 708 STUDIOS, LLC. Unauthorized use or duplication of these drawings is prohibited by law and will subject the violator to damages under Title 17 United States Code and other applicable laws. Copyright by 708 STUDIOS, LLC.

PROFESSIONAL STAMPS:



REVISIONS:

JOB No.: 1534

DATE: 30 OCT 2015

EXTERIOR
ELEVATIONS

A5.1

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: Starbucks Coffee #8508

Location Address: 5235 Windward Parkway, Suite 103

Mailing Address: 2987 Clairmont Road, Suite 300

City: Atlanta State: GA Zip Code: 30329

Contact For All Notifications: Valerie Foster

Contact Telephone: 864 - 607 - 7,937 Mobile Telephone: 864 - 607 - 7,937

Fax: 864 - 242 - 2,204 Email: valeriefoster@hiltondisplays.com

Contact's Relation To Business: Signage Vendor

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	\$	300

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

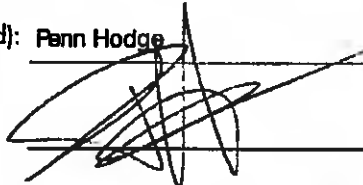


CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

**Property Owner Information:**Property Owner Name: Pioneer Real Estate Development, C/ O Penn Hodge PropertiesPhysical Address: 131 Roswell St, Suites B201Mailing Address: 131 Roswell St, Suites B201City: AlpharettaState: GAZip Code: 30009Owner Telephone: 678 - 990 - 0711Contact Fax: 678 - 762 - 9952**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): Penn HodgeDate: 12/14/15Owner Signature: **Property Information:**Address (If Assigned): 5235 Windward Parkway, Suite 103Tax ID or Map Reference Number: 22 528011200254Land Lot(s): 1120District: 2Section: 2Existing Zoning of Property: CExisting Uses of Property: COMMERCIAL

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

Applicant Signature: Date: 12/29/15

Print Form

1. TREE SAVE FENCE FOR ENTIRE SITE MUST BE INSTALLED, INSPECTED, AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE IS ALLOWED BEFORE TREE SAVE FENCING HAS BEEN APPROVED. INSTALLATION OF TREE SAVE FENCE WILL INVOLVE NO TRENCING.
2. THE CRZ OF SPECIMEN TREES PLUS ALL THE STREAM BUFFERS SHALL BE PROTECTED WITH WIRE-BACK TREE SAVE FENCING WITH METAL SUPPORT POSTS AND TREE SAVE SIGNAGE.
3. ALL TREES MUST BE PLANTED AT LEAST 5 FEET FROM ANY UTILITIES.



1. PRIOR TO CONSTRUCTION, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE LOCATING ALL UNDERGROUND UTILITIES & SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE REPAIRING ANY & ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPLURANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
2. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ACCURATE PLANT COUNTS PRIOR TO PRICING OF TREE, SHRUBS, PERENNIALS, ANNUALS, GROUND COVERS, SOO, SEED AND PINE STRAW.
3. QUANTITIES ARE GIVEN FOR CONVENIENCE ONLY. LANDSCAPE CONTRACTOR SHALL VERIFY PLANT COUNT FROM PLAN, AND SHALL PROVIDE AND INSTALL ALL PLANT MATERIAL SHOWN ON THE PLAN.
4. ALL PLANT MATERIAL CHOSEN MUST BE FREE OF DISEASE AND PESTS, BE OF GOOD QUALITY AND WELL SHAPED AND BRANCHED.
5. ALL TREES IN LAWN AREA TO HAVE A 4" DIAMETER MULCH BED.
6. NO PLANTING BED EDGE SHALL BE MORE THAN 21" FROM THE BACK OF CURB OR SIDEWALK.
7. PLANTING BED LINES, TREE, SHRUB, GROUNDCOVER, & SEASONAL COLOR PLACEMENT SHALL BE APPROVED BY THE PROJECT LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE, PRIOR TO INSTALLATION.
8. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING POSITIVE DRAINAGE AT 2% MINIMUM IN ALL PLANTED AREAS.
9. O.C. = ON CENTER
10. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL; FREE OF PESTS & DISEASES.
11. ALL PLANTS MUST BE CONTAINER-GROWN OR BALLED & BURLAPED (B&B) TYPE IN THE PLANT LIST.
12. ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED & MEET ALL REQUIREMENTS SPECIFIED.
13. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT & THE OWNER BEFORE, DURING & AFTER INSTALLATION.
14. ALL TREES MUST BE CUYED OR STAKED AS SHOWN IN THE DETAILS.
15. ALL PLANTS & PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
16. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTINGS (INCLUDING BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE LANDSCAPE ARCHITECT & THE OWNER.
17. THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING AT THE DATE OF FINAL ACCEPTANCE. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ALL REPLACEMENTS BEFORE THE END OF THE GUARANTEE PERIOD (AS PER DIRECTION OF THE OWNER).
18. THE OWNER AGREES TO PERFORM ALL LANDSCAPE MAINTENANCE (INCLUDING WATERING) THROUGHOUT THE ONE YEAR GUARANTEE PERIOD UNLESS OTHERWISE DETERMINED.
19. THE LANDSCAPE ARCHITECT WILL APPROVE THE STAKED LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION.
20. AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE SECURED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
21. STANDARDS SET FORTH IN 'AMERICAN STANDARDS FOR NURSERY STOCK' REPRESENT GUIDELINE SPECIFICATIONS ONLY AND CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
22. PINESTRAW BEDS ARE TO BE MULCHED WITH 3-4" OF PINE STRAW. ALL BEDS ARE TO BE MULCHED IMMEDIATELY AFTER PLANTING.

- 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 stop work on a "Stop-Work Order" and fines.
- 2 If any tree inaccuracies are found on-site, a stop work order will be issued until revised plans are approved and proceeded based on accurate information.
- 3 The City Arborist must inspect and approve the site before the issuance of a Certificate of Occupancy.
- 4 Trees agreed upon to be saved are the responsibility of the owner.
- 5 A 4" layer of mulch will be required for the CRZ of Specimen Trees. Mulch must be applied prior to start of construction. Mulch shall not be placed directly against tree trunks.
- 6 A minimum 2" layer of mulch will be required for all existing, non specimen, landscape trees, including street trees and parking lot trees. Mulch must be applied prior to start of construction. Mulch shall not be placed directly against tree trunks.
- 7 All newly planted trees shall have visible root flares at finished grade. No circling roots shall be allowed on planted trees. The upper two rings of the wire basket, all burrap, and strapping shall be cut and removed prior to backfill.
- 8 Trees less than the caliper inch shown will not be accepted. i.e. 3 inch caliper trees must be 3 inches or larger
- 9 Plant height measurement is taken at the top of the main body of the plant and
- 10 not at the top 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 All watering bowls or a drip irrigation system will be provided for all trees prior to issuance of the certificate of occupancy. During first year bags will be refilled weekly by owner and refilled during droughts for a minimum of 3 years after installation.
- 13 NO TRENCHING ALLOWED IN TREE SAVE AREAS- INCLUDING IRRIGATION.
- 14 All tree guys and stakes shall be removed from trees one year after planting or before.
- 15 All street trees and trees adjacent to CRZ conditions must be fully staked during all phases of this project.
- 16 The CRZ of Specimen Trees plus all screen buffers shall be protected with wire-back tree save fencing with metal support posts and Tree Save signs.
- 17 Installation of tree save fence will involve no trenching.
- 18 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.
- 19 City engineer to be notified prior to tree care being performed and will be given a report from the arbor care company after completion of scheduled work.



**DETAILS NOTE:
SEE SHEET C7.1 FOR
L-1, L-2 & L-9 DETAILS**

[illegible]

TREES TO BE REMOVED
(3)-3", (4)-4", (1)-5" & (1)-7" AS SHOWN ON PLAN
THESE WERE DETERMINED TO BE IN POOR HEALTH
(1) 5" REMOVED FOR SIDEWALK CONNECTION
TO WINDWARD PARKWAY

Tree Ordinance Calcula			
Total Site	1.53	Acres	Disturbed Area Only
Site Density Factor (Acres x	20	38.6	= Units Req'd
Existing Density Factor		21.1	
Required Density Factor (RDF)		8.5	
Proposed Tree Units:		6.8	Units
Shortfall:		6.8	Units (Shortfall)

PROPOSED TREES
((14) 3" CHINESE ELMS AT .5 UN EA - 7.0 UNITS

**NOTE: ADDITIONAL PARKING LOT
SCREENING TO BE ADDED AS NEEDED AT
THE DIRECTION OF THE CITY ARBORIST,
PRIOR TO ISSUANCE OF C.O., IN ORDER
TO MEET PARKING LOT SCREENING
REQUIREMENTS**



Proposed Plant List					
Botanical Name	Common Name	DBH	Quantity	Unit Value	Total Unit
Trees					
<i>Ulmus parvifolus</i> 'Drain'	Lacobark Elm	3" cal.	14	0.5	7
Shrubs and Groundcovers		SIZE			
<i> Ternstroemia gymnanthera</i>	Japanese Cleyers	3 gal.	28		
<i>Buxus microphylla</i> 'Koreana'	Korean Boxwood	3 gal.	32		
<i>Ilex Cornuta</i> 'arisan'	Carissa Holly	3 gal.	70		
<i>Ilex cornuta</i> 'burfordi nana'	Owarf Burford Holly	3 gal.	5		
<i>Juniperus conferta</i>	Shore Juniper	3 gal.	104		
<i>Liriope muscari</i>	Big Blue Liriope	1 gal.	616		
<i>Liriope muscari</i> 'Variegata'	Variegated Liriope	1 gal.	466		
100 SF - SEASONAL COLOR	seasonal color	4" pots			
Total Proposed Units					7

1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 26

SITE LANDSCAPE PLAN, DETAILS & NOTES

**5325 WINDWARD
PARKWAY RETAIL**
ALPHARETTA, GEORGIA

NO.	ISSUES	DATE
1	REV. REL. CITY CONTENTS	3-7-15
2	REV. REL. CITY CONTENTS	4-3-15
3	REV. REL. CITY CONTENTS	6-1-15

CONTINUED TO FILE 10C

PROJECT NO. - 14-3691
DRAWN - B.D.R
DESIGNED - B.D.R
CHECKED -
DATE - 2-11-15

SHEET
C6.0

STARBUCKS #8508
Windward & Cingular (Relo)
5325 Windward Parkway
Alpharetta, GA 30004



QID# 15-30106

HILTONDISPLAYS

125 HILLSIDE DRIVE • GREENVILLE SC 29607

P 800 353 9132 • F 864 242 2204

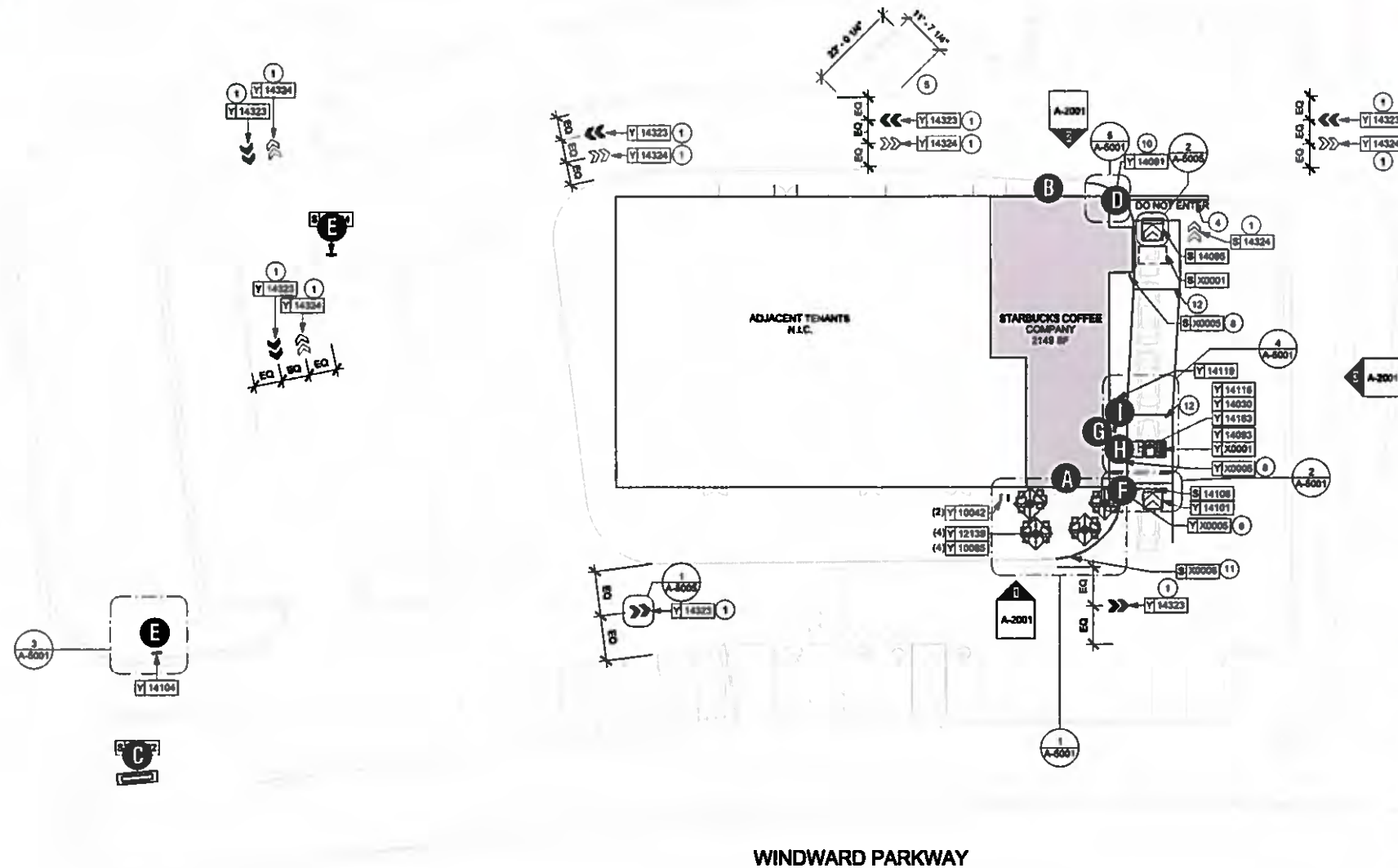
www.hiltondisplays.com

SITE PLAN

- A** 48" WALL SIGN
- B** 60" WALL SIGN
- C** MONUMENT PANELS (BY LANDLORD)
- D** 36" DIRECTIONAL TY/EO
- E** 36" DIRECTIONAL <DT/DT>
- F** CLEARANCE BAR
- G** CHANNEL LETTERS
- H** ORDER SCREEN
- I** MENU BOARD

NORTEL PARKWAY

JORDAN COURT



ARCHITECTURAL SITE PLAN

Scale: 1" = 20'-0"



0 500 1000
Scale: 1" = 20'-0"

HILTON DISPLAYS

125 HILLSIDE DRIVE • GREENVILLE SC 29607
P 800 353 9132 • F 864 242 2204
www.hiltondisplays.com

QID 15-30106

JOB NAME

Starbucks #8508

LOCATION

**5325 Windward Parkway
Alpharetta, GA 30004**

CUSTOMER CONTACT

SALESMAN / PM

Valerie Foster

DESIGNER

Jesse Black

DWG. DATE

11-09-15

REV. DATE / REVISION

**11-30-15 JB / Clearance Bar
12-02-15 / GTS**

SCALE

As Noted

FILE

**2015/Starbucks/Alpharetta GA
/15-30106/SB Alpharetta GA
8508.cdr**

DESIGN SPECIFICATIONS ACCEPTED BY:

EST: CLIENT:

SLS/PM: LANDLORD:

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.

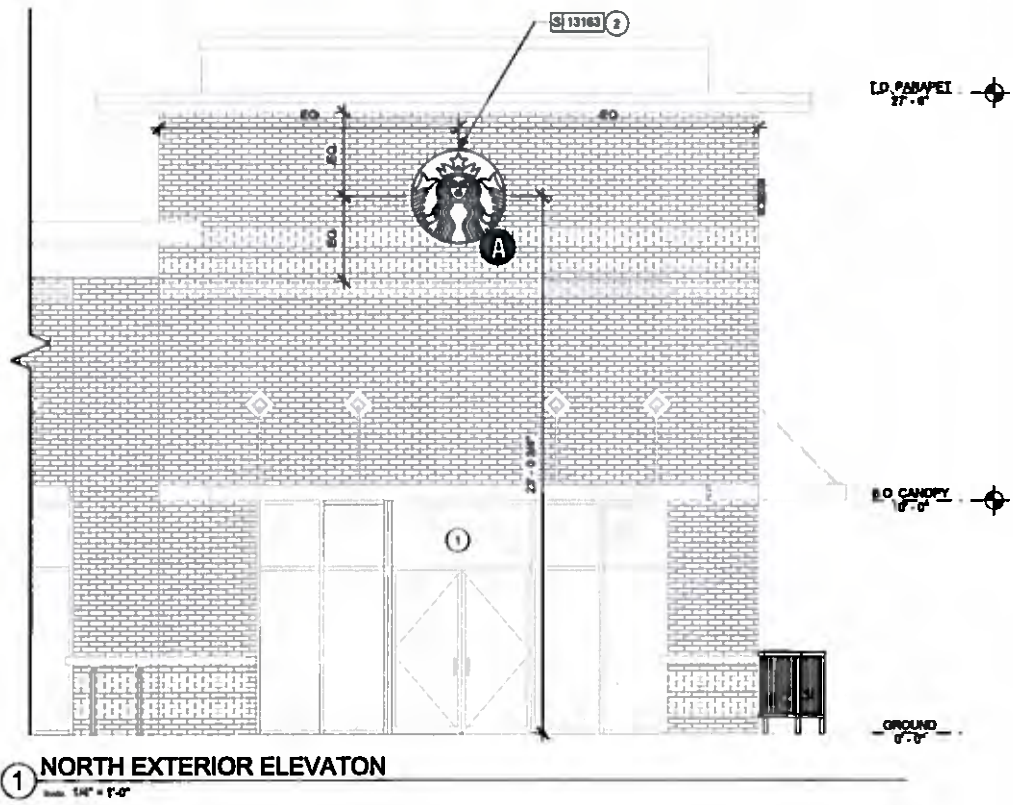


**Underwriters
Laboratories Inc.**



ELEVATION

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COLOR LEGEND			
	PMS PAINT	VINYL	
	PMS 3825 C	3M 3630-76	
	RAL 7021M	3M 3630-22	
	PMS WHITE	3M 3630-30/ 7725-10	
	PMS 369 C	NA	
	REFL. WHITE	3M 680-10	

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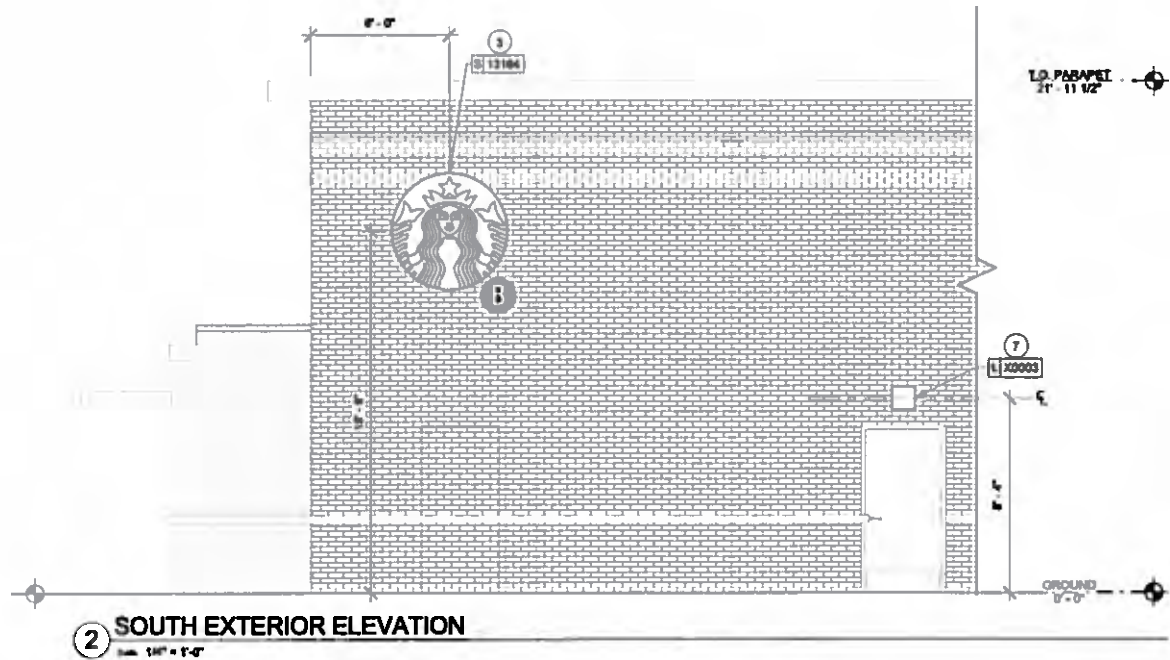
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COLOR LEGEND		
	PMS PAINT	VINYL
	PMS 3525 C	3M 3630-76
	RAL 7021M	3M 3630-22
	PMS WHITE	3M 3630-20/ 7725-10 TRANSLUCENT OPALGLO
	PMS 360 C	NA
	REPL. WHITE	3M 680-10

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8508.cdr**

DESIGN SPECIFICATIONS ACCEPTED BY:

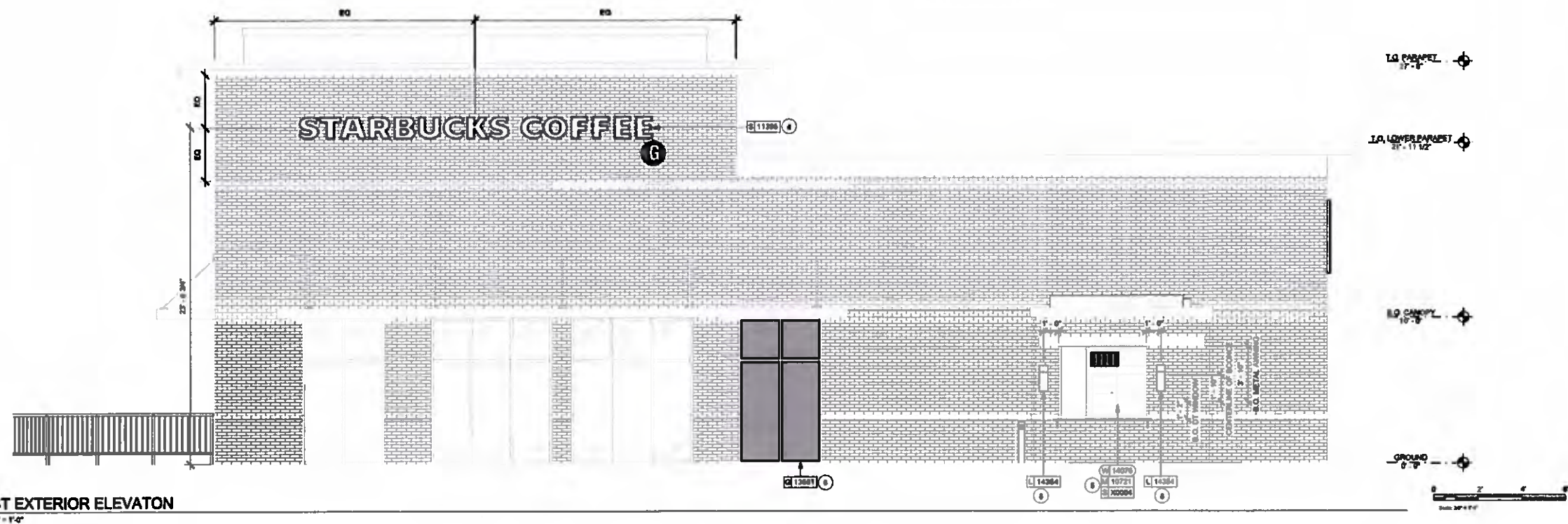
EST:	CLIENT:
SLS/PM:	LANDLORD:

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.



ELEVATION

- A 48" WALL SIGN
- B 60" WALL SIGN
- C MONUMENT PANELS
- D 36" DIRECTIONAL TY/EO
- E 36" DIRECTIONAL <DT/DT>
- F CLEARANCE BAR
- G CHANNEL LETTERS
- H ORDER SCREEN
- I MENU BOARD



COLOR LEGEND		
	PMS PAINT	VINYL
	PMS 3525 C	3M 3638-76
	RAL 7021M	3M 3630-22
	PMS WHITE	3M 3638-20/ 7725-10 TRANSLUCENT OPACQUE
	PMS 369 C	NA
	REFL. WHITE	3M 680-10

HILTONDISPLAYS
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P 800 353 9112 • F 864 242 2204
www.hiltondisplays.com

QID 15-30106

JOB NAME

Starbucks #8508

LOCATION

**5325 Windward Parkway
Alpharetta, GA 30004**

CUSTOMER CONTACT

SALESMAN / PM

Valerie Foster

DESIGNER

Jesse Black

DWG. DATE

11-09-15

REV. DATE / REVISION

**11-30-15 JB / Clearance Bar
12-02-15 / GTS**

SCALE

As Noted

FILE

**2015/Starbucks/Alpharetta GA
/15-30106/SB Alpharetta GA
8508.cdr**

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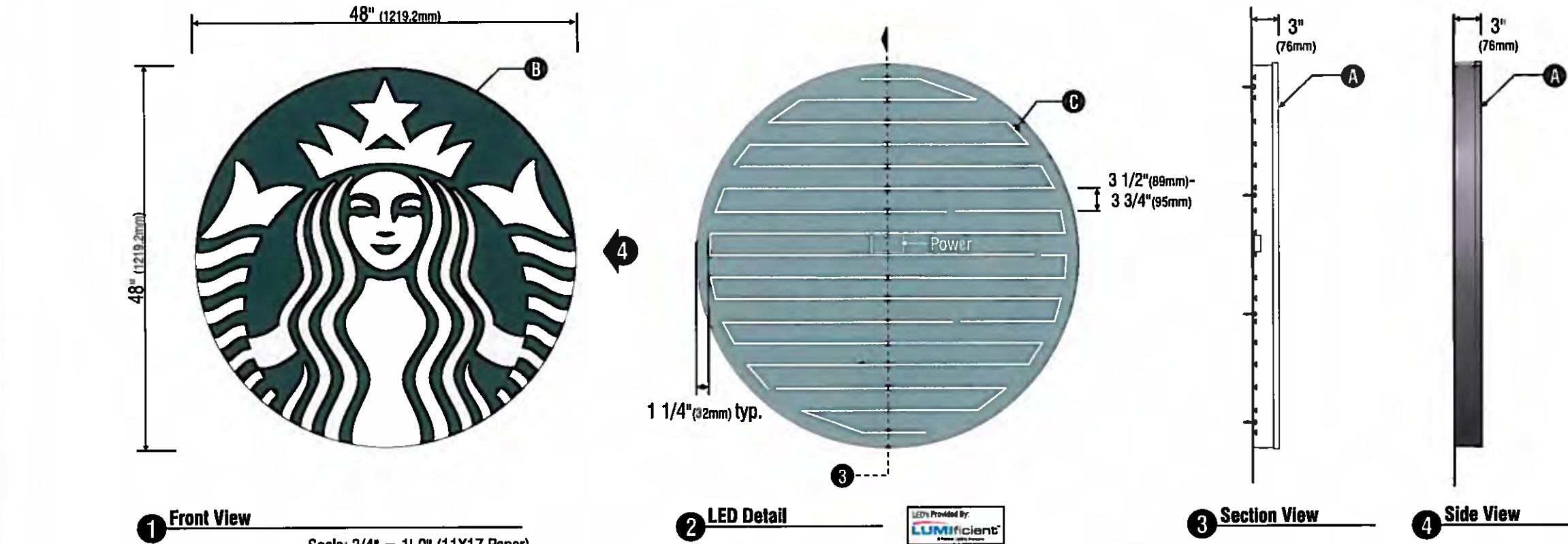
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48" ILLUMINATED SIREN

Qty. 1 SBC S13163



SPECIFICATIONS:

- A Single faced internally illuminated wall mount logo disk. Cabinet to be 3" (76mm) deep, fabricated aluminum sidewalls and back. Paint cabinet black polyurethane. Faces to be 3/16" (5mm) White acrylic. 1" black trimcap with square head screws retainer edging.
- B Graphics of logo to be 1st surface 3M Translucent Scotchcal vinyl- Holly Green #3630-76. Siren to show thru White.
- C Internally illuminate logo disk with Lumificient™ white LED's installed to back of disk. Power with self-contained Lumificient™ power supply covered in white vinyl film. Fasten to wall with required fasteners.

wall mount EVOLVED		
Size	Sq.Ft.	Volts
48" (1219.2mm)	12.56	120

COLOR LEGEND	
PMS PAINT	VINYL
PMS 3525 C	3M 3630-76
RAL 7021M	3M 3630-22
PMS WHITE	3M 3630-20/ 7725-10 TRANSLUCENT OFFWHITE
PMS 363 C	NA
REFL. WHITE	3M 680-10

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SCALE

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/15-30106/SB Alpharetta GA
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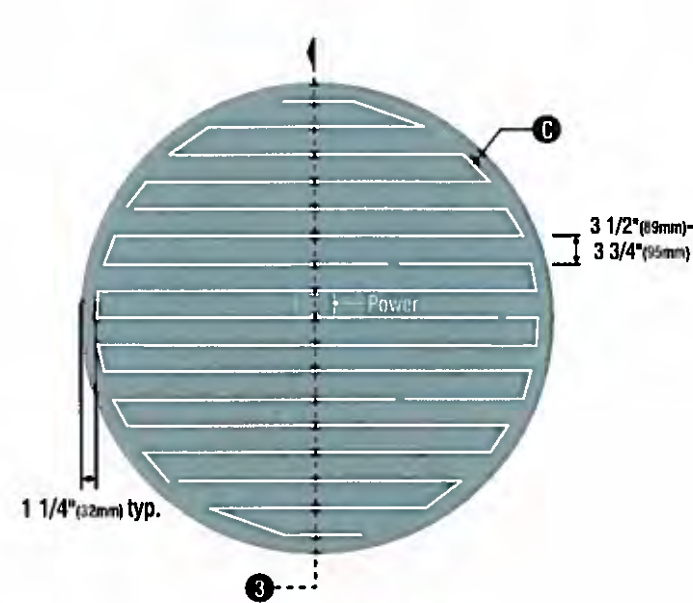
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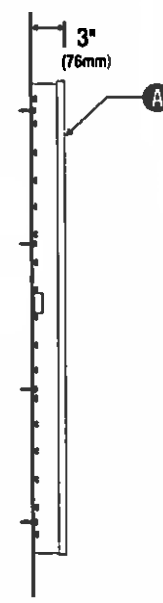
Qty. 1 **SBC S13164**



1 Front View
1/2" = 1' (11x17 Paper)



2 LED Detail



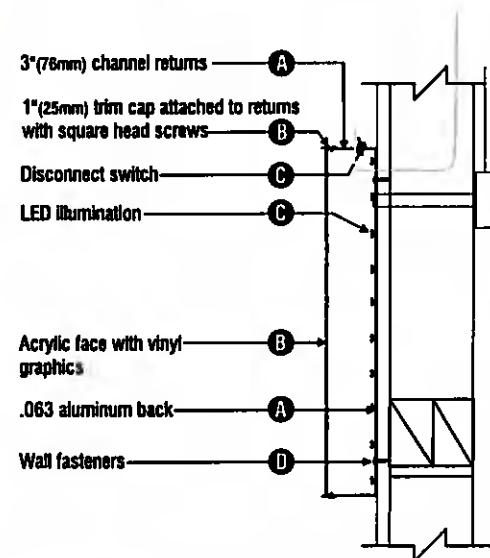
3 Section View



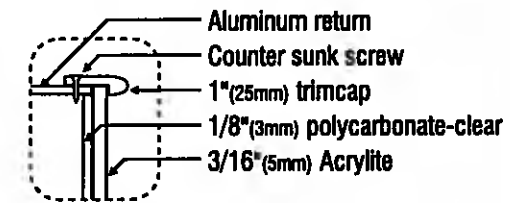
4 Side View

- Single faced internally illuminated wall mount logo disk. Cabinet to be 3"(76mm) deep, fabricated aluminum sidewalls and back. Paint cabinet black polyurethane. Faces to be 3/16"(5mm) White acrylic.
1" black trimcap with square head screws retainer edging.
- Graphics of logo to be 1st surface 3M Translucent Scotchcal vinyl- Holly Green #3630-76. Siren to show thru White.
- Internally illuminate logo disk with Lumifluent™ white LED's installed to back of disk. Power with self-contained Lumifluent™ power supply covered in white vinyl film. Fasten to wall with required fasteners.

wall mount EVOLVED			
Size	Sq.Ft.	Sq.M.	Volts
60" (1524mm)	19.62	1.82	120



5 Disk Section View Typ.



6 Enlarged Detail

COLOR LEGEND		
	PMS PAINT	VINYL
	PMS 3525 C	3M 3630-76
	RAL 7021M	3M 3630-22
	PMS WHITE	3M 3630-20/ 7725-10 TRANSLUCENT OPACQUE
	PMS 369 C	NA
	REFL. WHITE	3M 630-10

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QID 15-30106

JOB NAME

Starbucks #8508

LOCATION

**5325 Windward Parkway
Alpharetta, GA 30004**

CUSTOMER CONTACT

SALESMAN / PM

Valerie Foster

DESIGNER

Jesse Black

DWG. DATE

11-09-15

REV. DATE / REVISION

11-30-15 JB / Clearance Bar
12-02-15 / GTS

SCALE

As Noted

FILE

2015/Starbucks/Alpharetta GA
/15-30106/SB Alpharetta GA
8508.cdr

DESIGN SPECIFICATIONS ACCEPTED BY:

EST:	CLIENT:
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SLS/PM:	LANDLORD:
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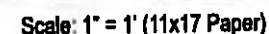


**Underwriters
Laboratories Inc.**



SBC-15-28091-11

D



Street Side View

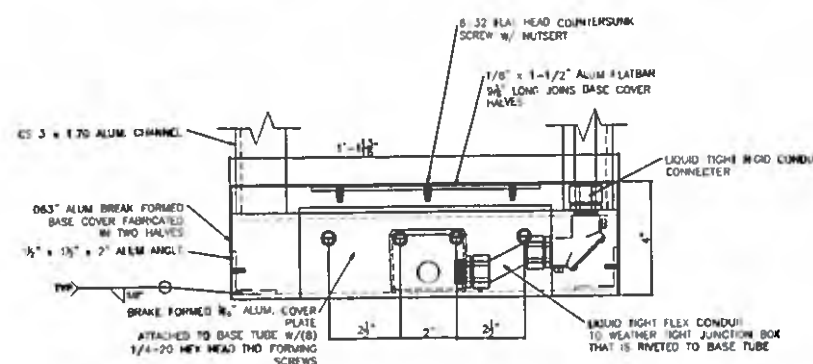
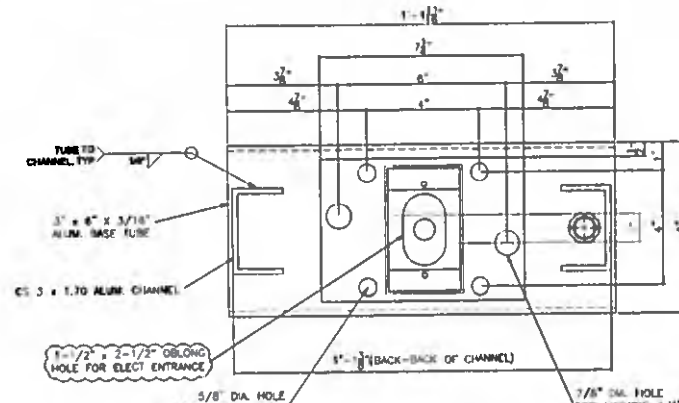
Front Elevation View

Store Side View

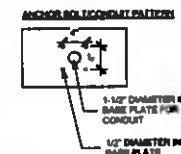
Rear Elevation View



— Angle mounted faces
using 8-32 flat head screws



NOTE: PLEASE INSURE HOLES ARE LAID OUT EXACTLY ON PATTERN AND CONDUIT IS CENTERED IN ANCHOR BOLTS. OTHERWISE, DIRECTIONAL WILL NOT FIT IN FIELD WITHOUT BASE PLATE MODIFICATIONS



⑤ **DTE - DIRECTIONAL FOOTING DETAIL**



Cabinet:

- Fabricated .090" (2mm) aluminum housing painted black to match RAL 7021 as shown.
- Directional copy and "X" symbol backed up with 1/8" White polycarb.
- Interior aluminum surfaces of sign cabinet to be painted white with Lacryl Starbrite.
- Internal structure of cabinet shall be per approved shop drawings.
- Graphic elements are internally illuminated using GE Tetra Mini/Max LED system or Starbucks approved equal. LED's to be mounted on an internal baffle with self-contained power supply. All electrical components are removable for service.

Support:

- Supporting structure will be all welded aluminum tube and channel construction painted black to match RAL 7021 as per approved shop drawings and shall be integral to the sign cabinet.
- Base tube will be constructed so that it can be retro-fittable to existing sign foundations. All foundations, existing and new must be analyzed for suitability and must meet all local city or state codes regulations.

COLOR LEGEND		
	PMS PAINT	VINYL
	PMS 3525 C	3M 3630-76
	RAL 7021M	3M 3630-22
	PMS WHITE	3M 3630-20/ 7725-10 TRANSLUCENT OFFWHITE
	PMS 369 C	NA
	REFL. WHITE	3M 680-10

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QID 15-30106

JOB NAME

Starbucks #8508

LOCATION

**5325 Windward Parkway
Alpharetta, GA 30004**

CUSTOMER CONTACT

SALESMAN / PM

Valerie Foster

DESIGNER

Jesse Black

DWG. DATE

11-09-15

REV. DATE / REVISION

11-30-15 JB / Clearance Bar
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SCALE

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Laboratories Inc.**



36" ILLUMINATED DIRECTIONAL <DT / DT> - No Logo

Qty 2

E

SBC-15-28091-4

Sign Specifications:

Cabinet:

- Fabricated .090" [2mm] aluminum housing painted black to match RAL 7021 with white end cap as shown.
- Directional copy and chevrons backed up with 1/8" White polycarb. All acrylic face elements to be attached to aluminum face panel with weld studs.
- Interior aluminum surfaces of sign cabinet to be painted white with Lacryl Starbrite.
- Internal structure of cabinet shall be per approved shop drawings.
- Graphic elements are internally illuminated using GE Tetra MiniMax LED system or Starbucks approved equal. LED's to be mounted on an internal baffle with self-contained power supply. All electrical components are removable for service.

Support:

- Supporting structure will be all welded aluminum tube and channel construction painted black to match RAL 7021 as per approved shop drawings and shall be integral to the sign cabinet.
- Base tube will be constructed so that it can be retro-fittable to existing sign foundations. All foundations, existing and new must be analyzed for suitability and must meet all local city or state codes regulations.

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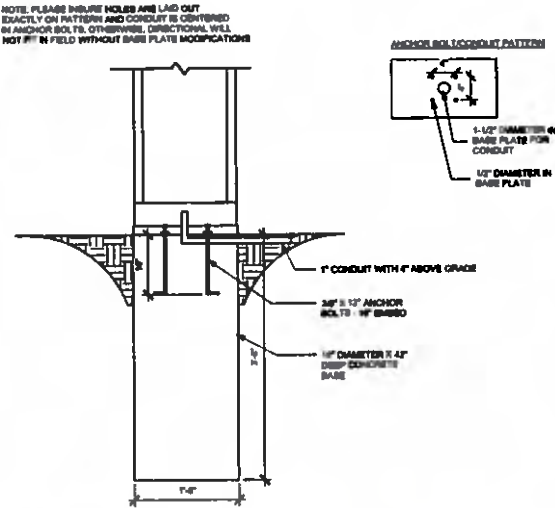
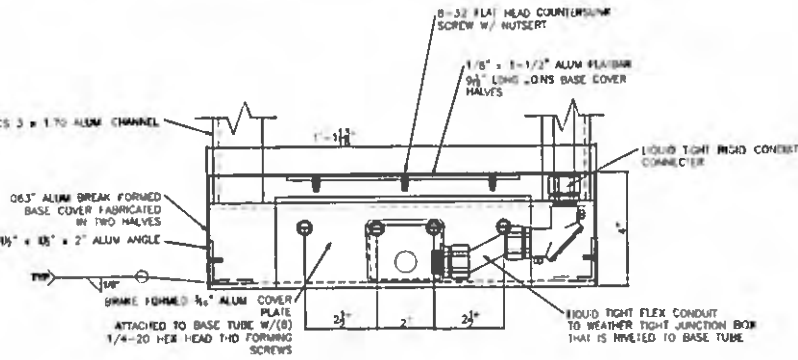
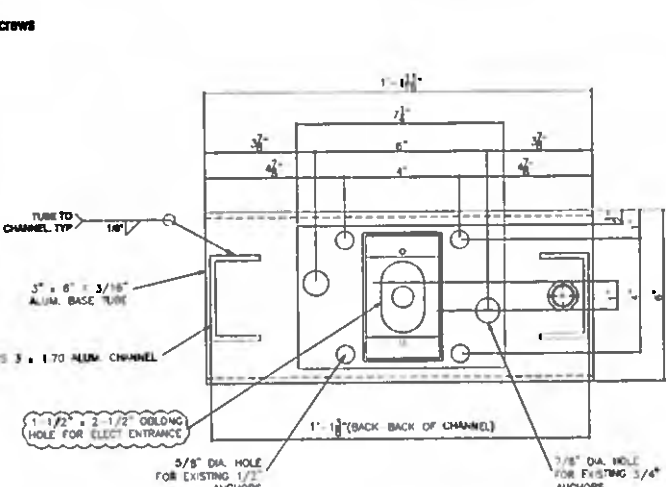
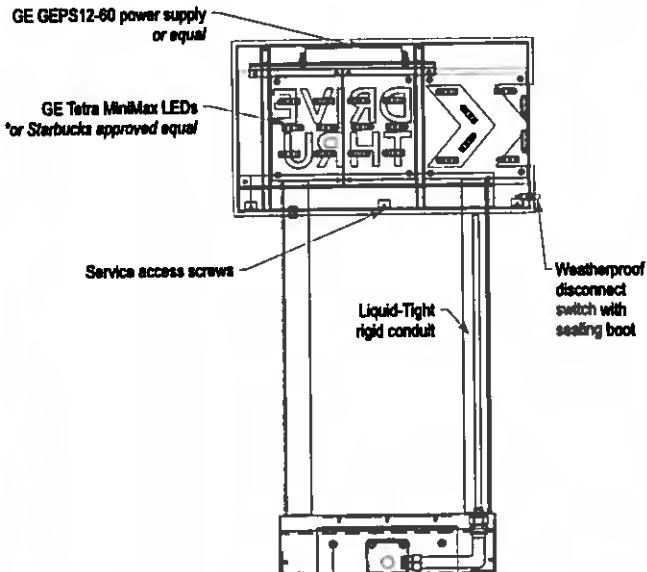
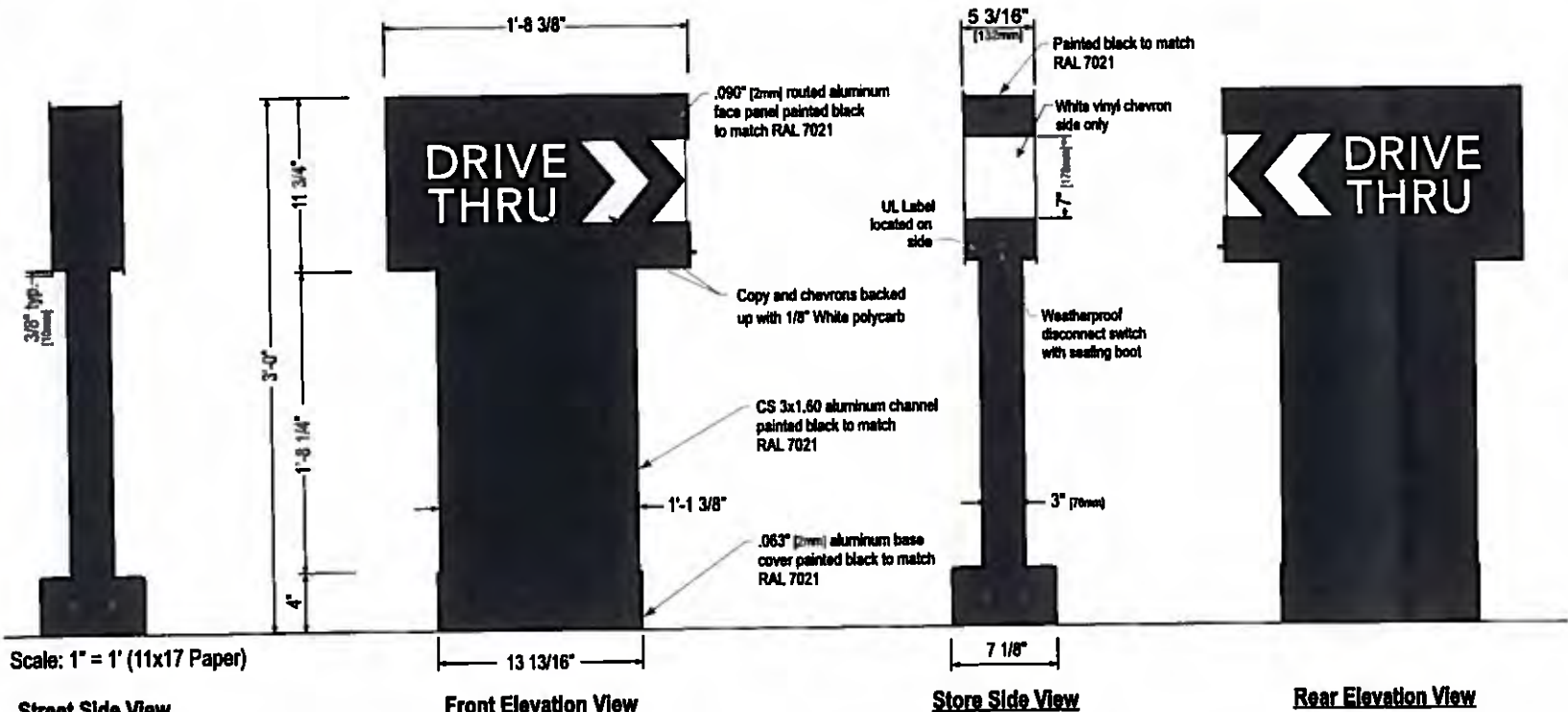
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DRY
DAMP
WET



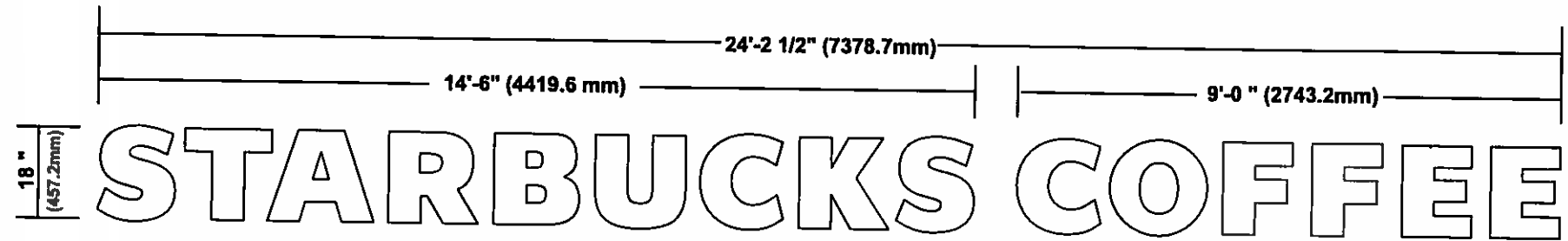
COLOR LEGEND	
PMS PAINT	VINYL
PMS 3525 C	3M 3630-76
RAL 7021M	3M 3630-22
PMS WHITE	3M 3630-20/ 7725-10 TRANSLUCENT
PMS 369 C	NA
REFL. WHITE	3M 680-10

18" CHANNEL LETTERS - REMOTE

Qty. 1

G

SBC-S11395-W

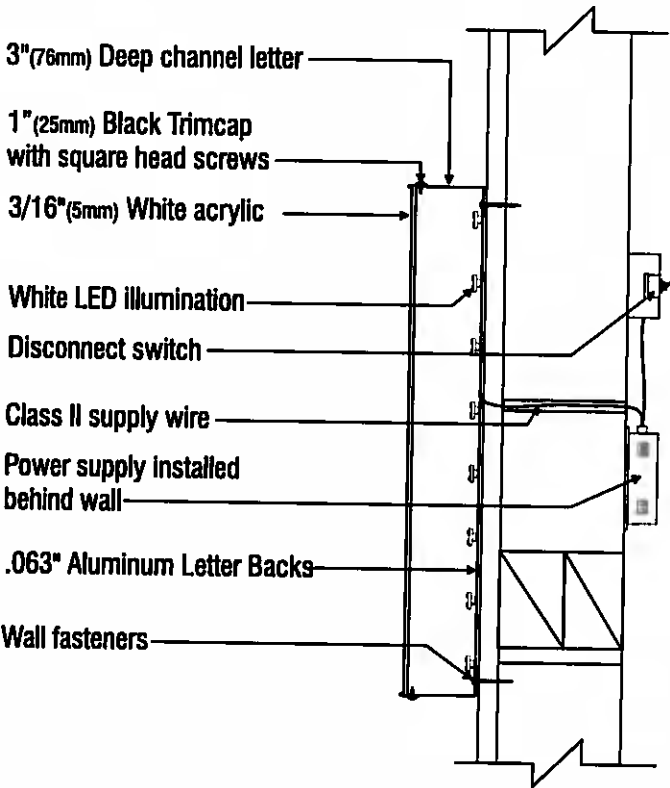


1 Front View

Scale: 3/8" = 1' (11x17 Paper)

SPECIFICATIONS

- A Internally illuminated channel letters to be fabricated from .040/3003 aluminum with pre-painted White interiors and painted satin finish Black polyurethane exteriors. Letter backs to be aluminum pop-riveted to sidewalls and sealed.
- B Faces to be 3/16" (5mm) White acrylic with 1" (25mm) Black trimcap retainer edging.
- C Letters illuminated w/ "Lumifluent LED's w/ remote power supply.
- D Letters to be installed flush to wall.



HILTON DISPLAYS

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QID 15-30106

JOB NAME

Starbucks #8508

LOCATION

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Alpharetta, GA 30004

CUSTOMER CONTACT

SALESMAN / PM

Valerie Foster

DESIGNER

Jesse Black

DWG. DATE

11-09-15

REV. DATE / REVISION

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Qty. 1
H

Qty. 1



 **Underwriters
Laboratories Inc.**

①

- #1 - TWO 3/4" (19mm) STEEL BASE PLATES W/ OVAL HOLES FOR SWIVEL/POSITION
- 16 - 1/2" WASHERS SUPPLIED
- 2 - TWO TO BACK CAX7.25
- (4"x1 1/2"x1/4") STEEL POSTS
- #3 - WELDED ALUMINUM HEADER, C4X1.58" CHANNEL
- #4 - THREE - ALUMINUM ROOF PANELS SEAMLESS RAISED SIDE EDGES 1 1/2" OF LASERED PATTERN W/ DRIP EDGE BEHIND
- #5 - WELDED STEEL PERIMETER ROOF FRAME
- #6 - WELDED 3/8" STEEL (5mm) MONITOR SUPPORT FRAME WITH HGT ADJUSTMENT
- #7 - WELDED STEEL 1" [25.4mm] O-C WIRE GRID BACK & SIDE PANELS IN WELDED RECTANGULAR STEEL TUBE FRAMES
- #8 - 4/8" X 1/2" [11.3mmX12.7mm] WHITE ACRYLIC LETTERS. FIXED TO LH GRID PANEL W/ANTI-TAMPER SCREWS
- #9 - WELDED ALUMINUM BASE COVERS
- #10 - WELDED ALUMINUM WATER-TIGHT ELECTRIC ENCLOSURE (REAR HATCH)
- #11 - LED CEILING FLOODLIGHT, WIRED COMPLETE



Scale: 3/4" = 1'-0"



**Underwriters
Laboratories Inc.**

DRY	
DAMP	
WET	X

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Photo from Fulton Co GIS

SITE



STREET VIEW

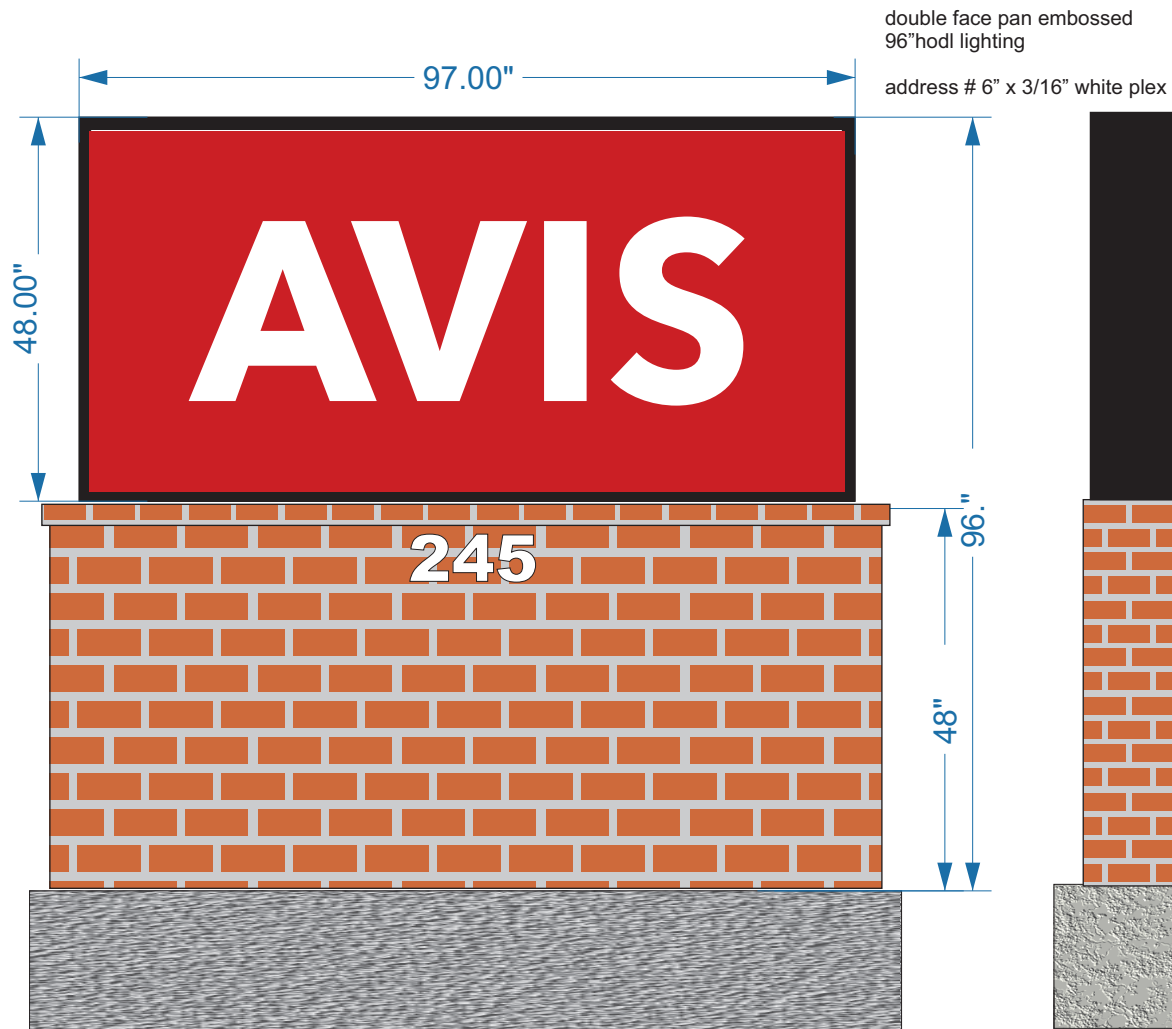
AVIS — ALPHARETTA
245 S. MAIN STREET
ALPHARETTA, GA 30009



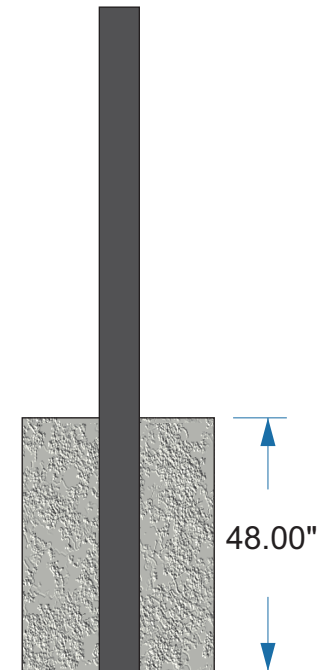
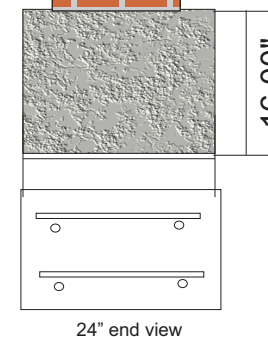
Remove asphalt and install low growing evergreen plantings such as boxwoods/liriodie with wood timber surround.

PROPOSED SIGN

AVIS — ALPHARETTA
245 S. MAIN STREET
ALPHARETTA, GA 30009



Avis
245 So Main St
Alpharetta, GA. 30045



APPROVAL	
Approval is required to begin production.	
☐	Approved As Is - No Changes
☐	Approved with Changes Noted
☐	Not Approved - Revise and Resubmit
Client Signature _____	Date _____

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Bill Parker
Ph: 770.923.7052 Cell: 678.300.3026
billparker@RockbridgeSigns.com

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FILE NAME	Avis Budget Group	SALESMAN	Bill Parker@Rockbridgesigns.com
JOB NAME	Peter Piracci	PHONE	1-954-924-1304
CONTACT	245 so Main St.	FAX	
LOCATION	Alpharetta GA 30045	E-MAIL	
Dimensions may vary slightly because of practical limitations with fabrication / Photographic representations of proposed signage are for presentation only and may not be to scale		DATE	11-17-15
		SCALE	
		DRAWN BY	bp

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

DRB160002

FOR OFFICE USE ONLY

Case DRB: 13-27

☐ 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: Sausalito West Coast Grill

Location Address: 1055 Mansell Rd

Mailing Address: 1055 Mansell Rd Suite 100

City: Roswell State: GA Zip Code: 30076 - 4896

Contact For All Notifications: Donnie Weeks

Contact Telephone: 470 - 210 - 7446 Mobile Telephone: 404 - 992 - 5092

Fax: 678 - 744 - 6701 Email: donnie@richardpettysigns.com

Contact's Relation To Business: sign provider

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	\$	<u>200⁰⁰</u>

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: F7 REP, LLC

Physical Address: 300 Colonial Center Parkway, Suite 250

Mailing Address: Same as above

City: Roswell

GA

30076

State:

Zip Code:

Owner Telephone: 678 892 8080

Contact Fax: 678 892 8090

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): F7 REP, LLC

Date: 1/4/2016

Representative
Owner Signature:

Digitally signed by Amanda J. Madrid
DN: cn=Amanda J. Madrid, o=Cushman &
Wakefield, ou=Mansell Overlook,
email=amanda.madrid@cushwake.com, c=US
Date: 2016.01.04 10:43:26 -05'00'

Property Information:

Address (If Assigned): 1055 Mansell Road, Suite 400, Roswell, GA 30076

Tax ID or Map Reference Number: N 84°29'22"W 209.55', S03°29'11"W 209.01', N03°41'24"E 208.71', S84°02'07"E, 108.24'

Land Lot(s): 543

District:

1st District

Section:

2nd Section

Existing Zoning of Property:

Light Industrial

Existing Uses of Property:

Retail

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: [Signature]

Date: 1-4-16

Print Form



300 Colonial Center
Parkway Suite 250
Roswell, GA 30076
Tel: 678-892-8080
Fax: 678-892-8090
cushmanwakefield.com

December 28, 2015

Richard Petty Signs
3610 Kennesaw North Industrial Parkway
Kennesaw, GA 30144

Dear James,

Please be advised that F7 REP, LLC represents the ownership for 1055 Mansell Road, Roswell, GA 30076 and is hereby providing its approval for the Sausalito West Coast Grill signage. A copy of the permit set was provided to Landlord for review on December 15, 2015 and is hereby included. This approval is provided and contingent on the final approval of the Alpharetta Design and Review Board. Upon receipt of final approval please provide proper documentation from the ADRB along with a compliant Certificate of Insurance in order to coordinate installation of said sign.

Yours sincerely,

Amanda J. Madrid
Senior General Manager
Cushman and Wakefield

SURVEY	PRELIMINARY	CONCEPT	PRODUCTION	CHANGE
☐	☐	☐	☐	☐



83.25x34.5 20sqft
Cabinet Sign

Richard Petty Signs | 3610 Kennesaw North Industrial Pkwy. Kennesaw, Ga 30144 | 678 SIGNS 01 | 678-744-6701 | richardpettysigns@gmail.com

Please verify: spelling, grammar and punctuation. Richard petty signs is not responsible for typos or omissions. Even if the correct spelling was provided. Due to the individual characteristics of monitors, the colors on your screen may vary from the final product. If a specific Pantone color is needed, it must be provided to Richard Petty Signs when placing your order & prior to approving the art files so we can match it to the best of our ability. In addition, we suggest you request a printed sample. There is a charge for this service, however, it will guarantee your satisfaction on the final output. If colors are not specified, Richard Petty Signs cannot be held responsible for discrepancies with color output. Once proof is approved any cost associated with reprinting will be incurred by the customer.

PREPARED BY:



CLIENT:

Sausalito's
West Coast Grill
1055 Mansell Road
Roswell Georgia 30076

PROJECT:

Cabinet Sign

Contact Name Darrell Anderson

Phone (404) 597-3442

E-Mail darrell.anderson@pepsico.com

DATE 12-11-2015

DRAWING TITLE: Cabinet Sign

DESIGN TIME

Fonts

Project Notes

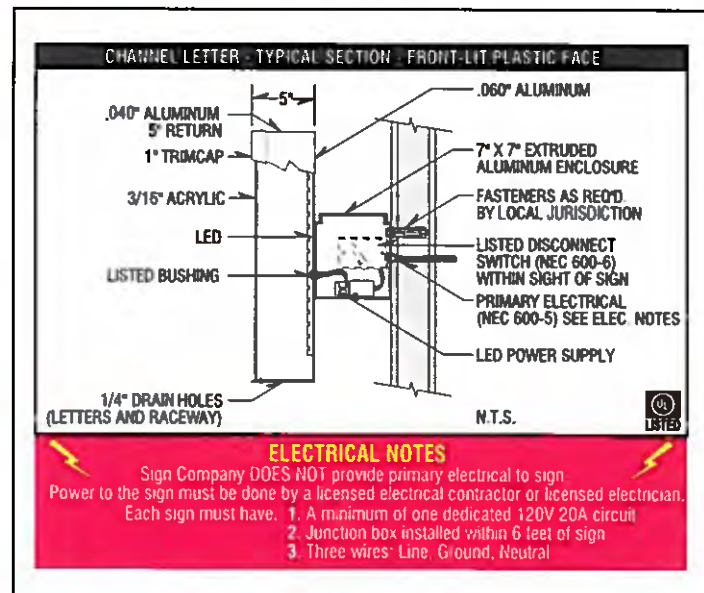
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SURVEY	PRELIMINARY	CONCEPT	PRODUCTION	CHANGE
☐	☐	☐	☐	☐



83.25x34.5 Cabinet Sign

Contour cut acrylic face with laminated digital print mounted into an 060 aluminum cabinet with LED strains.
 Black Trim Cap
 Black Returns
 Mounted directly to wall using lag bolts.

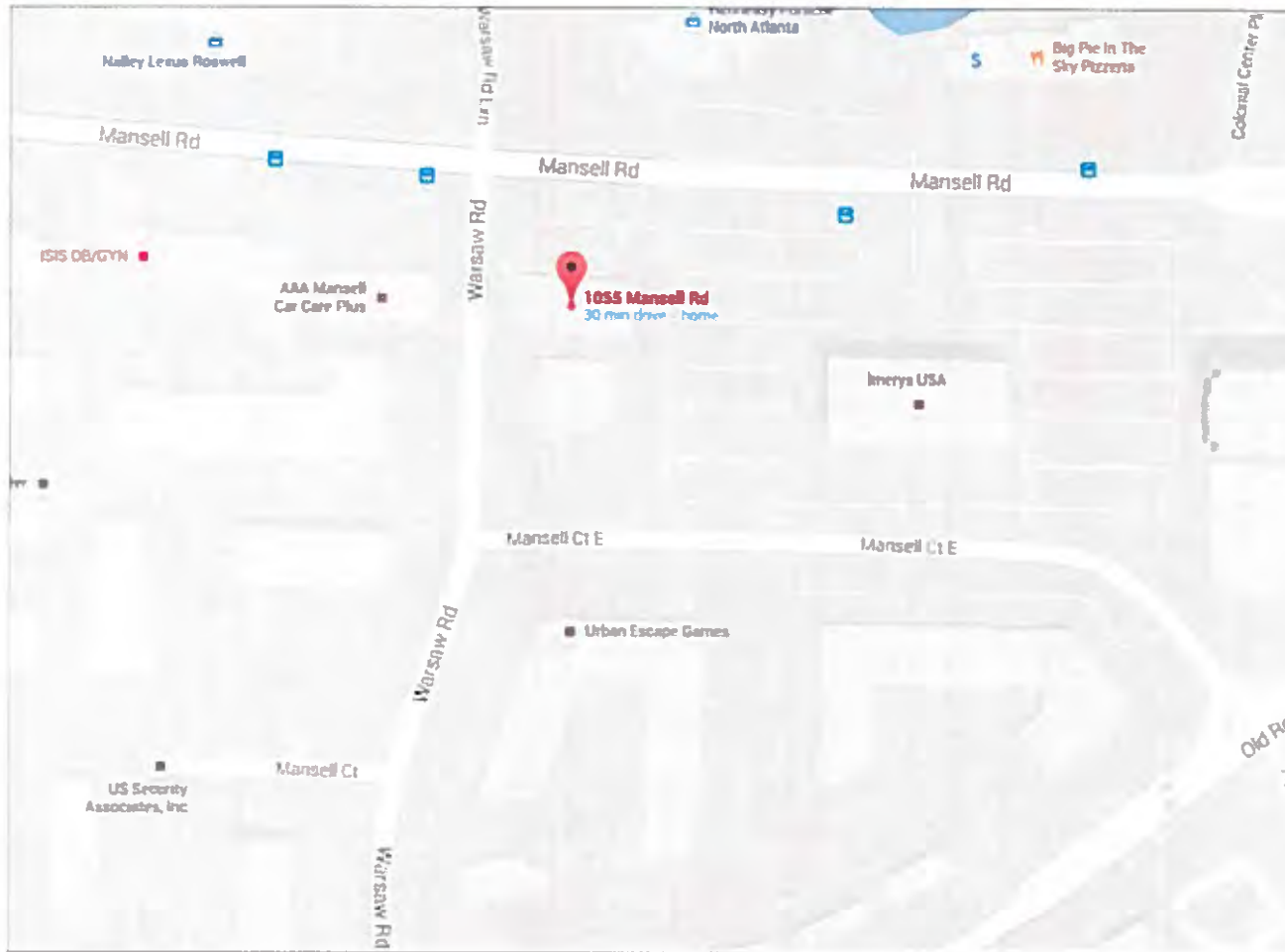


Richard Petty Signs | 3810 Kennesaw North Industrial Pkwy, Kennesaw, Ga 30144 | 878 SIGNS 01 | 878-744-8701 | richardpettysigns@gmail.com

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PREPARED BY 	
CLIENT Sausalito's West Coast Grill 1055 Mansell Road Roswell Georgia 30076	
PROJECT Cabinet Sign	
Contact Name Darrell Anderson	Phone (404) 597-3442
E-Mail darrell.anderson@pepsico.com	
DATE 12-11-2015	DRAWING TITLE Cabinet Sign
DESIGN TIME	
Fonts	
Project Notes	
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SURVEY	PRELIMINARY	CONCEPT	PRODUCTION	CHANGE
☐	☐	☐	☐	☐



Map View

Richard Petty Signs | 3610 Kennesaw North Industrial Pkwy, Kennesaw, Ga 30144 | 878 SIGNS 01 | 878-744-6701 | richardpettysigns@gmail.com

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PREPARED BY:



CLIENT:

Sausalito's
West Coast Grill
1055 Mansell Road
Roswell Georgia 30076

PROJECT:

Cabinet Sign

Contact Name: Darrell Anderson

Phone: (404) 597-3442

E-Mail: darrell.anderson@pepsico.com

DATE: 12-11-2015

DRAWING TITLE: Map View

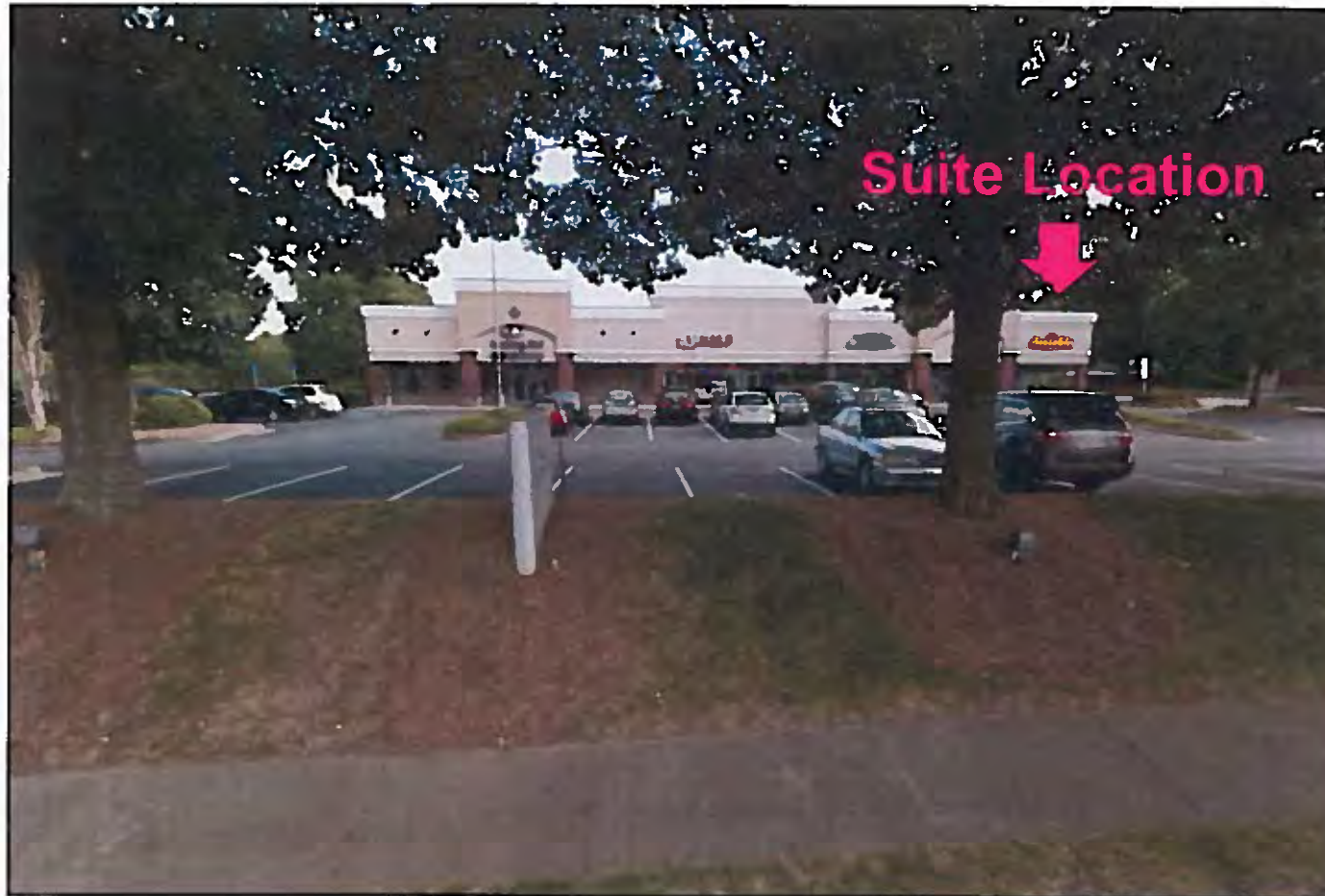
DESIGN TIME

Fonts

Project Notes

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SURVEY	PRELIMINARY	CONCEPT	PRODUCTION	CHANGE
☐	☐	☐	☐	☐



Street View

PREPARED BY 	
CLIENT Sausalito's West Coast Grill 1055 Mansell Road Roswell Georgia 30076	
PROJECT Cabinet Sign	
Contact Name Darrell Anderson	Phone (404) 597-3442
E-Mail darrell.anderson@pepsico.com	
DATE 12-11-2015	DRAWING TITLE Street View
DESIGN TIME	
Fonts	
Project Notes	
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CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: _____

☐ Fee Paid Initial: _____

For your convenience, this form may be completed electronically and printed upon completion. If you choose 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 Point

Location Address: Windward Parkway, Northpoint Parkway, Dryden Road

Mailing Address: (not assigned)

City: Alpharetta State: Ga Zip Code: 30005

Contact For All Notifications: Mr. Robert Kincheloe

Contact Telephone: 770 - 448 - 8,998 Mobile Telephone: _____ - _____ - _____

Fax: 770 - 448 - 3,343 Email: rkincheloe@worthinglyde.com

Contact's Relation To Business: Property Owner

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	\$	300

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 Mill, LLC

Physical Address: Windward Parkway, Northpoint Parkway, Dryden Road

Mailing Address: 3930 East Jones Bridge Road, Suite 145

City: Norcross State: Ga Zip Code: 30092 -

Owner Telephone: 770 - 448 - 8,998 Contact Fax: 770 - 448 - 3,343

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): Robert Kincheloe Date: 12-22-2015

Owner Signature: 

Property Information:

Address (If Assigned) : Northpoint Parkway and Dryden Road

Tax ID or Map Reference Number: 22 545011880596, 22 545011880604

Land Lot(s): 1188, 1189 District: 2 Section: 2

Existing Zoning of Property: O-I Existing Uses of Property: Vacant

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.



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

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Owner Signature: _____

Property Information:

Address (If Assigned) : Northpoint Parkway and Dryden Road

Tax ID or Map Reference Number: 22 545011880596, 22 545011880604

Land Lot(s): 1188, 1189 District: 2 Section: 2

Existing Zoning of Property: O-I Existing Uses of Property: Vacant

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Applicant Signature: _____ Date: _____ Print Form

EXHIBIT "A"

LOT 1

All that tract or parcel of land lying and being in Land Lot 1112, 2nd Land District, 1st Section and Land Lot 1188, 2nd Land District, 2nd Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at a CMF (Concrete Monument Found) at the southeast end of the miter forming the intersection of the southern R/W (Right-of-Way) of Windward Parkway, said R/W varies, and the western R/W of Northpoint Parkway, said R/W Varies; thence, along said western R/W of Northpoint Parkway, South 13°03'15" East, a distance of 139.85 feet to a point; thence 178.33 feet along a curve to the right, said curve having a chord of South 06°24'25" East 177.93 feet and a radius of 768.51 feet to a point; thence South 10°55'31" West, a distance of 94.90 feet to a point; thence South 11°52'32" West, a distance of 118.94 feet to a point; thence South 40°27'40" West, a distance of 31.28 feet to a point; thence South 88°52'39" West, a distance of 30.78 feet to a point; thence, leaving said R/W, North 67°13'13" West, a distance of 124.17 feet to a point; thence 198.25 feet along a curve to the left, said curve having a chord of North 74°03'46" West 197.78 feet and a radius of 830.00 feet to a point; thence North 80°54'18" West, a distance of 153.31 feet to a point; thence 398.80 feet along a curve to the left, said curve having a chord of South 70°01'30" West 381.91 feet and a radius of 393.00 feet to a point; thence North 58°58'00" West, a distance of 365.12 feet to a point on the southeastern R/W of Morris Road, said R/W varies; thence, along said R/W, North 30°13'16" East, a distance of 154.62 feet to a CMF; thence North 87°30'00" East, a distance of 196.16 feet to a point; thence 158.53 feet along a curve to the left, said curve having a chord of North 51°10'04" East 148.12 feet and a radius of 125.00 feet to a CMF on the aforementioned southern R/W of Windward Parkway; thence, along said R/W North 82°51'01" East, a distance of 243.73 feet to a point; thence North 05°52'08" West, a distance of 10.58 feet to a point; thence 387.24 feet along a curve to the left, said curve having a chord of North 80°19'30" East 386.98 feet and a radius of 3044.00 feet to a CMF; thence North 76°40'47" East, a distance of 143.91 feet to a CMF at the northwest end of the aforementioned miter forming the R/W intersection of said Windward Parkway and Northpoint Parkway; thence South 58°14'46" East, a distance of 21.74 feet to the POINT OF BEGINNING.

Said tract contains 9.611 acres shown on that certain survey entitled "ALTA/ACSM Land Title Survey for Penn Hodge Properties, Columbus Bank and Trust Company and Chicago Title Insurance Company", prepared by Rochester & Associates, Inc., bearing the seal and certification of Josh W. Trawick, Georgia Registered Land Surveyor No. 2974, dated April 18, 2007, last revised April 25, 2007.

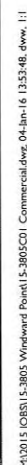
LOT 3

All that tract or parcel of land lying and being in Land Lots 1112 & 1177, 2nd Land District, 1st Section and Land Lots 1188, 1189 & 1260, 2nd Land District, 2nd Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:

Commencing at a CMF (Concrete Monument Found) at the southeast end of the miter forming the intersection of the southern R/W (Right-of-Way) of Windward Parkway, said R/W varies, and the western R/W of Northpoint Parkway, said R/W Varies; thence, along said western R/W of Northpoint Parkway, South 13°03'15" East, a distance of 139.85 feet to a point; thence 178.33 feet along a curve to the right, said curve having a chord of South 06°24'25" East 177.93 feet and a radius of 768.51 feet to a point; thence South 10°55'31" West, a distance of 94.90 feet to a point; thence South 11°52'32" West, a distance of 118.94 feet to a point; thence South 16°46'34" West, a distance of 163.44 feet to the TRUE POINT OF BEGINNING; thence, continuing along said western R/W of Northpoint Parkway South 22°30'00" West, a distance of 539.98 feet to a point; thence 202.47 feet along a curve to the right, said curve having a chord of South 26°41'45" West 202.29 feet and a radius of 1382.41 feet to a point; thence South 30°53'30" West, a distance of 377.58 feet to a point; thence 387.44 feet along a curve to the left, said curve having a chord of South 18°06'43" West 384.24 feet and a radius of 868.52 feet to a point; thence South 05°19'56" West, a distance of 286.62 feet to a point; thence 372.07 feet along a curve to the right, said curve having a chord of South 23°30'09" West 365.86 feet and a radius of 586.61 feet to a point; thence South 41°40'22" West, a distance of 229.36 feet to a point; thence 124.87 feet along a Curve to the left, said curve having a chord of South 36°27'46" West 124.70 feet and a radius of 686.62 feet to a point; thence, leaving said R/W, North 30°34'37" West, a distance of 86.15 feet to a CMF; thence North 00°54'46" West, a distance of 181.40 feet to a CMF; thence North 00°48'51" West, a distance of 199.81 feet to a CMF; thence North 04°27'30" West, a distance of 124.83 feet to a 1/2" RB (Rebar); thence North 10°32'30" East, a distance of 74.92 feet to a CMF; thence North 19°57'32" West, a distance of 72.25 feet to a CMF; thence North 32°55'22" West, a distance of 107.89 feet to a CMF; thence North 34°43'36" West, a distance of 92.25 feet to a CMF; thence North 50°29'07" West, a distance of 178.10 feet to a CMF; thence North 55°00'30" West, a distance of 131.97 feet to a CMF; thence North 75°32'01" West, a distance of 110.81 feet to a CMF; thence North 34°02'31" East, a distance of 401.61 feet to a point; thence North 33°56'36" East, a distance of 62.82 feet to a point; thence 135.63 feet along a curve to the left, said curve having a chord of North 27°00'19" East 135.30 feet and a radius of 560.00 feet to a point; thence North 20°03'56" East, a distance of 116.54 feet to a point; thence 120.63 feet along a curve to the right, said curve having a chord of North 26°58'41" East 120.34 feet and a radius of 500.00 feet to a point; thence North 33°53'21" East, a distance of 598.14 feet to a point; thence 372.33 feet along a curve to the right, said curve having a chord of North 67°03'45" East 353.24 feet and a radius of 333.00 feet to a point; thence South 80°54'18" East, a distance

of 153.32 feet to a point; thence 183.92 feet along a curve to the right, said curve having a chord of South 74°03'46" East 183.48 feet and a radius of 770.00 feet to a point; thence South 67°13'13" East, a distance of 116.03 feet to a point; thence South 44°36'49" East, a distance of 49.59 feet to a point; thence South 00°14'48" West, a distance of 44.61 feet to the TRUE POINT OF BEGINNING.

Said tract contains 38.039 acres shown on that certain survey entitled "ALTA/ACSM Land Title Survey for Penn Hodge Properties, Columbus Bank and Trust Company and Chicago Title Insurance Company", prepared by Rochester & Associates, Inc., bearing the seal and certification of Josh W. Trawick, Georgia Registered Land Surveyor No. 2974, dated April 18, 2007, last revised April 25, 2007



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

24-HOUR CONTACT:
JIM GARRARD
(678) 571.5206

N/F
LRF ENTERPRISES
ZONING CUP
DB 39247, PG 481
USE: RESIDENTIAL

N/F
IMMCO HOLDINGS,LLC
ZONING CUP
DB 42349, PG 42
USE: COMMERCIAL

N/F
DAVID S. LECRAW
AND
SCOTT T. LECRAW
ZONING CUP
DB/32565,
PG 190
USE: UNDEVELOPED

FUTURE DEVELOPMENT
TO BE DETERMINED

FUTURE DEVELOPMENT
TO BE DETERMINED

FUTURE DEVELOPMENT
TO BE DETERMINED

FUTURE DEVELOPMENT
TO BE DETERMINED

GEORGIA811
Utilities Protection Center, Inc.
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Dial 811 or Call 1-800-282-7411



50 0 50 100
Scale 1" = 50'



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

OVERALL COMMERCIAL
LAYOUT PLAN

WINDWARD POINT
COMMERCIAL DISTRICT
ALPHARETTA, GEORGIA

NO.	REVISIONS	DATE

PROJECT NO: 15-3805
CIVIL DRAWN BY: SLR, LAF, DMV, PAB
CIVIL DESIGNED BY: SLR, QF, LAF
LANDSCAPE DRAWN BY:
LANDSCAPE DESIGNED BY:
CHECKED BY:
DATE - DECEMBER 10, 2015

SHEET

DRBI.1



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Utilities Protection Center, Inc.
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Scale 1" = 50'



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

**OVERALL COMMERCIAL
UTILITY PLAN**

**WINDWARD POINT
COMMERCIAL DISTRICT
ALPHARETTA, GEORGIA**

NO.	REVISIONS	DATE

PROJECT NO.: 15-3805
CIVIL DRAWN BY: SLR, LAF, DWW, PAB
CIVIL DESIGNED BY: SLR, CJF, LAF
LANDSCAPE DRAWN BY:
LANDSCAPE DESIGNED BY:
CHECKED BY:
DATE: DECEMBER 10, 2015

SHEET
DRB2.0

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N/F
LRF ENTERPRISES
ZONING CUP
DB 39247, PG 481
USE: RESIDENTIAL

N/F
IMMCO HOLDINGS, LLC
ZONING CUP
DB 42349, PG 42
USE: COMMERCIAL

N/F
DAVID S. LECRAW
AND
SCOTT T. LECRAW
ZONING CUP
DB/32565,
PG 190
USE: UNDEVELOPED

FUTURE DEVELOPMENT
TO BE DETERMINED

FUTURE DEVELOPMENT
TO BE DETERMINED

FUTURE DEVELOPMENT
TO BE DETERMINED

FUTURE WATERLINE (TYP)

PROP. 12" PLUG

PROP. 12" WATERLINE

PROP. 12" CV (TYP)

PROP. 12"x12"x12" TEE

FUTURE DEVELOPMENT
TO BE DETERMINED

FUTURE WATERLINE (TYP)



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Scale 1" = 50'



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Land Planning Property Services
Landscape Architecture Arborist Services

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Roswell, Georgia 30075
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**OVERALL COMMERCIAL
UTILITY PLAN**

**WINDWARD POINT
COMMERCIAL DISTRICT
ALPHARETTA, GEORGIA**

NO.	REVISIONS	DATE

PROJECT NO.: 15-3805
CIVIL DRAWN BY: SLR, LAF, DWW, PAB
CIVIL DESIGNED BY: SLR, CJF, LAF
LANDSCAPE DRAWN BY:
LANDSCAPE DESIGNED BY:
CHECKED BY:
DATE: DECEMBER 10, 2015

SHEET

DRB2.1

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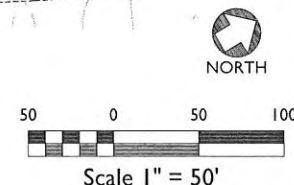


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Civil Engineering
Land Planning
Landscape Architecture
Water Resources
Property Services
Arborist Services
50 Warm Springs Circle
Roswell • Georgia • 30075
(770) 641-1942 • www.aecad.com

**OVERALL COMMERCIAL
GRADING PLAN**

**WINDWARD POINT
COMMERCIAL DISTRICT
ALPHARETTA, GEORGIA**

NO.	REVISIONS	DATE

PROJECT NO: 15-3805
CIVIL DRAWN BY: S.R. LAF, D.W.W. PAB
CIVIL DESIGNED BY: S.R. C.F. LAF
LANDSCAPE DRAWN BY:
CHECKED BY:
DATE - DECEMBER 10, 2015

SHEET
DRB3.0

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.

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

JIM GARRARD
(678) 571.5206

N/F
LRF ENTERPRISES
ZONING
CUP
DB 39247, PG 481
USE: RESIDENTIAL

N/F
IMMCO HOLDINGS,LLC
ZONING CUP
DB 42349, PG 42
USE: COMMERCIAL

N/F
DAVID S. LECRAW
AND
SCOTT T. LECRAW
ZONING
CUP
DB/32565,
PG 190
USE: UNDEVELOPED

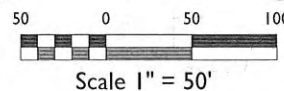
FUTURE DEVELOPMENT
TO BE DETERMINED

FUTURE DEVELOPMENT
TO BE DETERMINED

FUTURE DEVELOPMENT
TO BE DETERMINED

—FUTURE DEVELOPMENT
TO BE DETERMINED.

EARTHEN BASIN
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Civil Engineering	Water Resources
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Landscape Architecture	Arborist Services

50 Warm Springs Circle
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OVERALL COMMERCIAL GRADING PLAN

WINDWARD POINT
COMMERCIAL DISTRICT
ALPHARETTA, GEORGIA

[illegible]

PROJECT NO.: 15-3805
CIVIL DRAWN BY: SLR, LAF, DWW, PAB
CIVIL DESIGNED BY: SLR, CJF, LAF
LANDSCAPE DRAWN BY:
LANDSCAPE DESIGNED BY:
CHECKED BY:
DATE - DECEMBER 10, 2015

SHEET

DRB3.1

147015 | OBC | 5,3805 | Windward Point | 5,3805C01 | Commercial dwe | 04-Jan-16 | 3:54:35 | dww. | :

CITY OF ALPHARETTA
GENERAL LANDSCAPE NOTES:

1. THE CITY ARBORIST MUST INSPECT THE SITE BEFORE INSTALLATION OF EROSION CONTROL MEASURES. LAND DISTURBANCE WITHOUT A SITE INSPECTION AND APPROVAL BY THE CITY ARBORIST WILL RESULT IN A "STOP-WORK ORDER" AND FINES.
2. IF TREE SURVEY INACCURACIES ARE FOUND ON-SITE, A STOP WORK ORDER WILL BE ISSUED UNTIL REVISED PLANS ARE 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. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION. MULCH SHALL NOT BE PLACED DIRECTLY AGAINST TREE TRUNKS.
6. A MINIMUM 2" LAYER OF MULCH WILL BE REQUIRED FOR ALL EXISTING, NON SPECIMEN, LANDSCAPE TREES, INCLUDING STREET TREES AND PARKING LOT TREES. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION. MULCH SHALL NOT BE PLACED DIRECTLY AGAINST TREE TRUNKS.
7. ALL NEWLY PLANTED TREES SHALL HAVE VISIBLE ROOT FLARES AT FINISHED GRADE. NO GIRDLING ROOTS SHALL BE ALLOWED ON PLANTED TREES. THE UPPER TWO RINGS OF THE WIRE BASKET, ALL BURLAP, AND STRAPPING SHALL BE CUT AND REMOVED PRIOR TO BACKFILL.
8. TREES LESS THAN THE CALIPER INCH SHOWN WILL NOT BE ACCEPTED. I.E. 3 INCH CALIPER TREES MUST BE 3 INCHES OR LARGER.
9. PLANT HEIGHT MEASUREMENT IS TAKEN AT THE TOP OF THE MAIN BODY OF THE PLANT AND NOT AT THE TIP OF THE TOPMOST GROWTH.
10. ALL NEWLY PLANTED TREES SHALL BE EQUIVALENT IN QUALITY TO A FLORIDA #1 GRADE OR BETTER. ALL TREES OF LESSER QUALITY SHALL BE REJECTED BY THE CITY ARBORIST.
11. WATERING BASS OR A DRIP IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL TREES PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. DURING FIRST YEAR BASS WILL BE REFILLED WEEKLY BY OWNER AND REFILLED DURING DROUGHTS FOR A MINIMUM OF 3 YEARS AFTER INSTALLATION.
12. NO TRENCHING ALLOWED IN TREE SAVE AREAS- INCLUDING IRRIGATION.
13. ALL TREE GUYS AND STAKES SHALL BE REMOVED FROM TREE ONE YEAR AFTER PLANTING OR BEFORE.
14. NO TREES SHALL BE PLANTED ON ANY AREA OF AN EARTHEN DAM OR EMBANKMENT.

CITY OF ALPHARETTA
GENERAL NOTES:

1. ALL EXISTING TREES, SPECIMEN AND NON-SPECIMEN, COUNTED FOR EDF CREDITS MUST BE FULLY PRESERVED DURING ALL PHASES OF THIS PROJECT.
2. 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.
3. INSTALLATION OF THE TREE SAVE FENCE WILL INVOLVE NO TRENCHING.
4. 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.
5. 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.
6. ALL ROOTS ENCOUNTERED 12" OR GREATER DURING GRADING OR EXCAVATING OPERATIONS SHALL BE CLEAN CUT UNDER THE DIRECTION OF AN ISA CERTIFIED ARBORIST.
7. IT IS THE OWNER'S RESPONSIBILITY TO MAINTAIN THE VEGETATION AND REMOVE TRASH AND DEBRIS AROUND THE PERIMETER OF THE PROJECT, ESPECIALLY WITHIN AREAS ADJUTING A PUBLIC ROW, IN ACCORDANCE WITH THE CITY OF ALPHARETTA PROPERTY MAINTENANCE CODES.
8. ALL APPROVED REVISIONS TO THE LOCATION OF TREE SAVE FENCE NEED TO BE COORDINATED WITH THE LAND DISTURBANCE INSPECTOR PRIOR TO RELOCATION.
9. ALL TREES MUST BE PLANTED AT LEAST 3 FEET FROM ANY UTILITY LINE.

NOTE: SPECIMEN TREE DATA BELOW PROVIDES A SUMMARY OF THE TREE ASSESSMENT REPORT DEVELOPED BY BROOKWOOD TREE CONSULTING DATED MARCH 16, 2015. BROOKWOOD TREE REPRESENTATIVE: CHRIS HUGHES (PH: 404-554-2656) REFER TO H/LS-10 FOR COMPLETE REPORT AND A/LS-11 FOR TREE SURVEY.

Windward Point Tree Reforestation Calculations Retail/Live-work/Condo/Office A

SPECIMEN TREE CALCULATIONS:
Provided for all specimen trees indicated in fair or better condition as indicated on the Tree Assessment prepared by Brookwood Tree dated 3-16-15.

Qty	Tree Species	Size	unit	x3	total units
5	Sourwood	8	0.4	1.2	6
6	Sourwood	9	0.4	1.2	7.2
8	Sourwood	10	0.6	1.8	14.4
4	Sourwood	11	0.6	1.8	7.2
2	Sourwood	12	0.8	2.4	4.8
2	Sourwood	13	0.8	2.4	4.8
1	Sourwood	14	1.2	3.6	3.6
1	Sourwood	15	1.2	3.6	3.6
1	Water Oak	27	3.8	11.4	11.4
30	TOTAL SPECIMEN RECOMPENSE UNITS (SRU)				63
					TOTAL SRU

EXISTING SPECIMEN TREE NOTES:

(76) TREES ARE IDENTIFIED THAT MEET CITY OF ALPHARETTA SPECIMEN TREE SIZE CRITERIA IN 18.28 AC COMMERCIAL PHASE OF SITE.

(30) TREES IN GOOD/FAIR CONDITION

REMAINING (46) TREES NOTED IN POOR CONDITION

(46) TREES WERE FOUND TO BE IN POOR CONDITION AND ARE NOT INCLUDED TOWARDS RECOMPENSE.

FOR CONDITION OF TREES AND REASONS FOR REMOVAL, PLEASE REFER TO THE TREE ASSESSMENT REPORT AND SURVEY BY BROOKWOOD TREE CONSULTING.

SPECIMEN TREE RECOMPENSE NOTES:
TREES 4" CAL. APPLIED TOWARD SPECIMEN RECOMPENSE

A. SPECIMEN SOURWOOD TREES REQUIRE 51.6 UNITS OF RECOMPENSE. RECOMPENSE FOR SOURWOOD IS PROVIDED BY (40) WATER HICKORY (24 UNITS), (30) PRINCETON ELM (22.6 UNITS) & (8) HIGHBEAM OVERCUP OAK (4.8).

B. SPECIMEN WATER OAK TREE REQUIRE 11.4 UNITS OF RECOMPENSE (14 TREES). RECOMPENSE FOR OAK IS PROVIDED BY (14) SOLSHINE NUTTALL OAK (11.4 UNITS).
TOTAL PROPOSED = 63 RECOMPENSE UNITS

*RECOMPENSE IS TO BE SUBMITTED FOR DIRECTOR'S APPROVAL

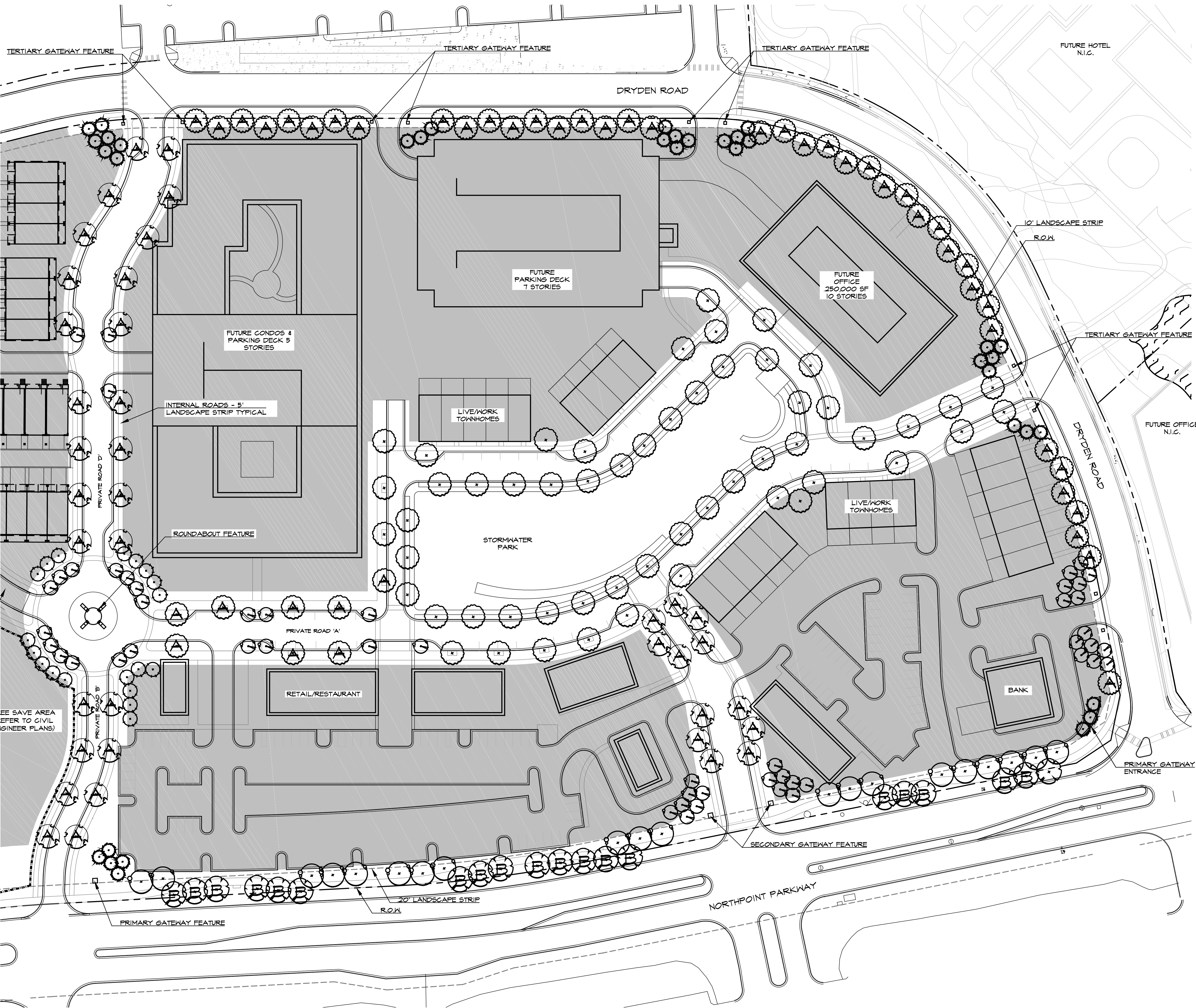
SITE DENSITY TREE CALCULATIONS (SDU)
SITE DENSITY TREE REQUIREMENT: 20 UNITS PER ACRE @ 18.28 = 365.6 TOTAL SDU REQUIRED
SITE DENSITY UNITS PROVIDED: SEE PROPOSED TREE REPLACEMENT LIST BELOW

PROPOSED TREE REPLACEMENT LIST

SPECIMEN RECOMPENSE ID	QUANTITY	GENUS %	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	ROOT	COMMENT	UNIT VALUE	TOTAL SDU	TOTAL SRU
(40) A	20	7%	Acer rubrum 'October Glory'	October Glory Red Maple	4-4.5"	18-20'	9-10'	B4B	Single straight trunk; dense, uniform branching; single central leader	0.6	12	
	14	14%	Quercus ovata	Water Hickory	4-4.5"	18-20'	9-10'	B4B	Straight trunk; T clear trunk; dense branching; one central leader	0.6		24
	14	7%	Cedrus deodara 'BBQ'	Bracken's Best Deodar Cedar	4-4.5"	12-14'	6-7'	B4B	Full to ground; dense foliage; straight, tightly pruned pyramidal form	0.6	11.4	
	56	15%	Cryptomeria japonica 'Yoshino'	Yoshino Cryptomeria	4-4.5"	12-14'	6-7'	B4B	Full to ground; dense foliage; straight, tightly pruned pyramidal form	0.6	21.6	
(8) A	51	18%	Lagerstroemia x Sarah's Favorite	Sarah's Favorite Crape Myrtle	4"	14-16'	9-10'	B4B	Multi-trunk (3-5 trunks); well pruned (no straight-whip trunks)	0.6	30.6	
(19) B	20	24%	Quercus lyrata 'OLFTB'	Highbeam Overcup Oak	4-4.5"	18-20'	9-10'	B4B	Single straight trunk; dense, uniform branching; single central leader	0.6	3.2	4.8
(30) A	30	15%	Quercus nuttallii 'QNSR'	Solshine Nuttall Oak	4-4.5"	18-20'	9-10'	B4B	Single straight trunk; dense, uniform branching; single central leader	0.6	0.6	11.4
			Ulmus americana 'Princeton'	Princeton Elm	4-4.5"	20-22'	9-10'	B4B	Straight trunk; T clear trunk; dense branching; one central leader	0.6		22.6
TOTAL TREES: 287										REQUIRED SITE DENSITY UNITS FOR 18.28 AC: 365.6 TOTAL: 104		
										63		

NO MORE THAN 30% OF ANY ONE GENUS IS ALLOWED IN THE TREE REPLACEMENT PLAN.
*REQUIREMENT MET, REFER TO PLANT MATERIAL SCHEDULE THIS SHEET FOR RATIOS.

- TREE LEGEND:
- WATER HICKORY
 - PRINCETON ELM
 - HIGHBEAM OVERCUP OAK
 - SOLSHINE NUTTALL OAK
 - OCTOBER GLORY RED MAPLE
- *REFER TO PLAN ENLARGEMENTS FOR DETAILED PLANTINGS



A TREE REPLACEMENT PLAN - RETAIL LIVE WORK VILLAGE
LS-0.5 SCALE: 1" = 50'-0"

REVISIONS		
NO.	DATE	ISSUE
1		
2		
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PROPOSED TOTAL TREE PLANT LIST

QUANTITY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	ROOT	COMMENT
20	Acer rubrum 'October Glory'	October Glory Red Maple	4-4.5"	16-20'	4'-10'	B4B	Single straight trunk; dense, uniform branching; single central leader
40	Garya aquatica	Water Hickory	4-4.5"	16-20'	4'-10'	B4B	Straight trunk; T clear trunk; dense branching; one central leader
15	Cedrus deodora 'BBC'	Bracken's Best Deodar Cedar	4-4.5"	12-14'	6'-7'	B4B	Full to ground; dense foliage; straight, tightly pruned pyramidal form
61	Crataegus 'Yoshino'	Yoshino Crataegus	4-4.5"	12-14'	6'-7'	B4B	Full to ground; dense foliage; straight, tightly pruned pyramidal form
51	Loxstroemia x Sarah's Favorite	Sarah's Favorite Grape Myrtle	4"	14-16'	4'-10'	B4B	Multi-trunk (3-5 trunks); well pruned (no straight white trunks)
22	Lindodendron tulipifera 'JUN-OZ'	Emerald City Tulip Poplar	4-4.5"	12-14'	8-9'	B4B	Single straight trunk; dense, uniform branching; single central leader
63	Quercus laeta 'GLUFFB'	Highbeam Overcup Oak	4-4.5"	16-20'	4'-10'	B4B	Single straight trunk; dense, uniform branching; single central leader
58	Quercus rubra 'QNSR'	Schaine Nuttall Oak	4-4.5"	16-20'	4'-10'	B4B	Single straight trunk; dense, uniform branching; single central leader
6	Thuja x Green Giant	Green Giant Arborvitae	4-4.5"	14-16'	7-8'	B4B	Full to ground; dense foliage; straight, tightly pruned pyramidal form
38	Ulmus americana 'Princeton'	Princeton Elm	4-4.5"	20-22'	4'-10'	B4B	Straight trunk; T clear trunk; dense branching; one central leader

*NOTE: TREE PLANT LIST INCLUDES ALL REPLACEMENT TREES IN RETAIL/ LIVE/ WORK VILLAGE AND RESIDENTIAL STREETSCAPE

PROPOSED SHRUBS, GROUNDCOVERS, AND SOD PLANT LIST

QUANTITY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	ROOT	COMMENT
	Camellia hiemalis 'Shishi Gashira'	Shishi Gashira Camellia	15-18"	18-24"		3 gal	Dense form; good color; well rooted in pot
	Fothergilla x intermedia 'Mt. Airy'	Mt. Airy Fothergilla	24-30"	18-24"		3 gal	Dense branching; well rooted in pot; self supporting stems
	Hydrangea paniculata 'Tardiva'	Tardiva Panicle Hydrangea	16-24"	18-24"		3 gal	Dense branching; well rooted in pot; self supporting stems
	Ilex cornuta 'Coriada'	Coriada Holly	9-12"	12-15"		3 gal	Dense form; good color; well rooted in pot
	Ilex cornuta 'Needlepoint'	Needlepoint Holly	30-36"	18-24"		B&B/cont.	Full to ground; dense branching
	Ilex verticillata 'Red Sprite'	Red Sprite Winterberry	15-18"	15-18"		3 gal	Dense branching; well rooted in pot; self supporting stems
	Ilex vomitoria 'Condeux'	Bordeaux Yaucon Holly	9-12"	12-15"		3 gal	Dense form; good color; well rooted in pot
	Illicium parviflorum	Ocala Anise	16-24"	15-18"		3 gal	Dense form; good color; well rooted in pot
	Loropetalum chinense 'Shanghi'	Purple Diamond Fringeflower	12-15"	15-18"		3 gal	Dense form; good color; well rooted in pot
	Myrica cerifera 'Doris Dwarf'	Doris Dwarf Waxmyrtle	24-30"	24-30"		3 gal	Dense form; good color; well rooted in pot
	Rhododendron x 'Tormosa'	Tormosa Azalea	15-18"	15-18"		3 gal	Dense form; good color; well rooted in pot
	Rosa x 'Radrazz'	Knock Out Rose	15-18"	18-24"		3 gal	Full to ground; dense branching; self supporting, sturdy stems
	Rosmarinus officinalis 'Tuscan Blue'	Tuscan Blue Rosemary	15-18"	12-15"		3 gal	Dense form; good color; well rooted in pot
	Spiraea x bumalda 'Anthony Materer'	Anthony Materer Spirea	12-15"	12-15"		3 gal	Dense branching; well rooted in pot; self supporting stems
	Vaccinium corymbosum 'Rasp. Blue'	Rasp. Blue Dwarf Blueberry	12-15"	12-15"		3 gal	Dense form; good color; well rooted in pot
	Viburnum obovatum 'Ms. Schiller's Delight'	Ms. Schiller's Delight Viburnum	12-15"	15-18"		3 gal	Dense form; good color; well rooted in pot
	Linopse muscari 'Big Blue'	Big Blue Linopse				4" pot (1 pint)	Full in pot; good color; dense foliage mass
	Baptisia australis	Blue Wild Indigo				1 gal	Fully rooted in pot; dense compact growth
	Hemerocallis x 'Stella D'oro'	Stella D'oro Daylily				4" pot (1 pint)	Fully rooted in pot; dense compact growth
	Muhlenbergia capillaris	Pink Muhly Grass				1 gal	Full in pot; well rooted; dense clump
	Napeta x 'Tasseni' Walkers Low	Walkers Low Catnip				1 gal	Full in pot; well rooted; dense clump
	Panicum virgatum 'Northwind'	Northwind Switch Grass				3 gal	Full in pot; well rooted; dense clump
	Panicum virgatum 'Savau'	Savau Switch Grass	16-24"	15-18"		3 gal	Full in pot; well rooted; dense clump
	Rudbeckia fulgida 'Goldsturm'	Goldsturm Black-eyed Susan				1 gal	Full in pot; free of rot & disease
	SEASONAL COLOR					2.25" pot	Full in pot; free of rot & disease
	Cynodon dactylon 'Tilway'	Tilway Bermuda Grass				Sod	Certified pure; free of weeds; good color
	Muhlenbergia capillaris	Pink Muhly Grass				1 gal	Full in pot; well rooted; dense clump
	Napeta x 'Tasseni' Walkers Low	Walkers Low Catnip				1 gal	Full in pot; well rooted; dense clump
	Panicum virgatum 'Northwind'	Northwind Switch Grass				3 gal	Full in pot; well rooted; dense clump
	Panicum virgatum 'Savau'	Savau Switch Grass	16-24"	15-18"		3 gal	Full in pot; well rooted; dense clump
	Phlox paniculata 'Robert Poore'	Robert Poore Summer Phlox				1 gal	Full in pot; well rooted; dense clump
	SEASONAL COLOR					2.25" pot	Full in pot; free of rot & disease
	Cynodon dactylon 'Tilway'	Tilway Bermuda Grass				Sod	Certified pure; free of weeds; good color

PARKING LOT REQUIREMENTS:

FUTURE SURFACE PARKING LOTS SHALL PROVIDE A MINIMUM 200 SQUARE FOOT LANDSCAPE ISLAND AT THE END OF EACH PARKING BAY, AND A 200 SQUARE FOOT ISLAND LOCATED EACH 12 FEET OF SINGLE PARKING LENGTH OR AN ALTERNATE LANDSCAPE CONFIGURATION RESULTING IN 50% PARKING LOT COVERAGE WITHIN 15 YEARS APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR. EACH LANDSCAPE ISLAND SHALL BE PLANTED WITH ONE SHADE TREE. REFER TO EROSION CONTROL MEASURES FOR PROPOSED PARKING LOT TREE LOCATIONS.

LANDSCAPE STRIP REQUIREMENTS:

20' WIDE LANDSCAPE STRIP ALONG R.O.W. OF NORTHPOINT PARKWAY: 1 SHADE TREE (4" MIN) FOR EVERY 25 LINEAR FEET OF 2425 LF STRIP. (EXCLUDES SIGHT TRIANGLES AT ENTRANCES AND DRIVE AISLES).
• 41 TREES REQUIRED
• 100 TREES PROVIDED

10' WIDE LANDSCAPE STRIP ALONG R.O.W. OF DRYDEN ROAD: 1 SHADE TREE (4" MIN) FOR EVERY 25 LINEAR FEET OF 450 LF STRIP. (EXCLUDES SIGHT TRIANGLES AT ENTRANCES AND DRIVE AISLES).
• 38 TREES REQUIRED
• 40 TREES PROVIDED

5' WIDE LANDSCAPE STRIP SHALL BE PROVIDED ALONG INTERNAL STREETS: 1 SHADE TREE FOR EVERY 50 LINEAR FEET OF 9410 LF STRIP (INCLUDES BOTH SIDES OF STREET, EXCLUDES DRIVE AISLES AND LIVE/WORK UNIT FRONTAGE, EXCLUDES STORMWATER PARK).
• 14 TREES REQUIRED
• 14 TREES PROVIDED

SHRUBS SHALL BE PROVIDED TO SCREEN PAVED AREAS AND PARKING LOTS FROM THE RIGHT-OF-WAY. SHRUBS SHALL BE 2 FEET HIGH AT PLANTING, 2 ROWS DEEP AND SHALL PROVIDE A SCREEN WITHIN 5 YEARS OF PLANTING. ALTERNATE SCREENING METHODS SUCH AS FENCING MAY BE APPROVED BY THE DIRECTOR.
• 24" HIGH X 2 ROWS EVERGREEN HEDGE PROVIDED.
SEE LANDSCAPE PLAN ENLARGEMENTS FOR LOCATIONS.

CITY OF ALPHARETTA
GENERAL NOTES:

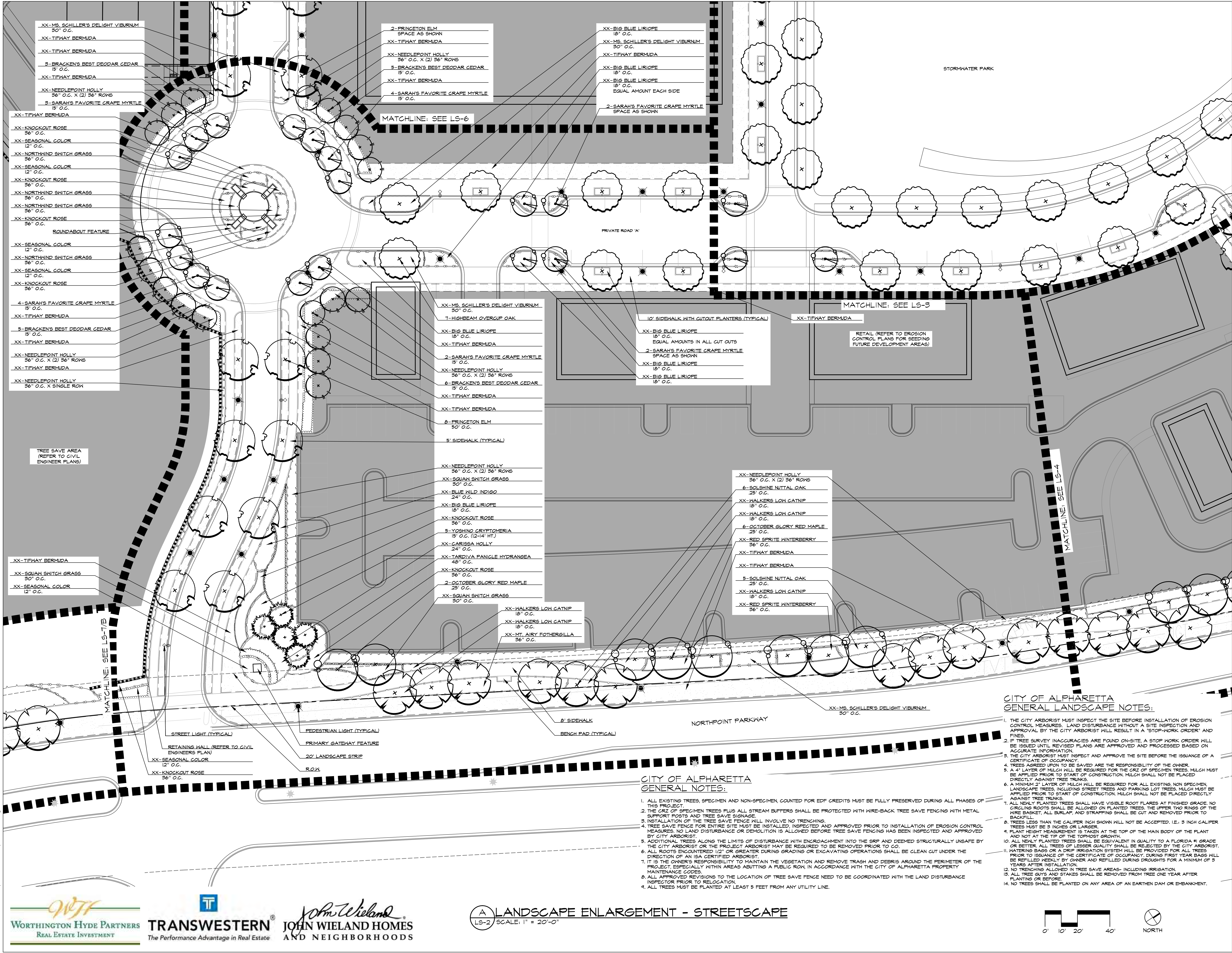
- ALL EXISTING TREES, SPECIMEN AND NON-SPECIMEN, COUNTED FOR EDF CREDITS MUST BE FULLY PRESERVED DURING ALL PHASES OF THIS PROJECT.
- THE CRZ OF SPECIMEN TREES PLUS ALL STREAM BUFFERS SHALL BE PROTECTED WITH WIRE-BACK TREE SAVE FENCING WITH METAL SUPPORT POSTS AND TREE SAVE SIGNAGE.
- INSTALLATION OF THE TREE SAVE FENCE WILL INVOLVE NO TRENCING.
- 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 GO.
- 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 ADJUTING A PUBLIC ROW, IN ACCORDANCE WITH THE CITY OF ALPHARETTA PROPERTY MAINTENANCE CODES.
- ALL APPROVED REVISIONS TO THE LOCATION OF TREE SAVE FENCE NEED TO BE COORDINATED WITH THE LAND DISTURBANCE INSPECTOR PRIOR TO RELOCATION.
- ALL TREES MUST BE PLANTED AT LEAST 5 FEET FROM ANY UTILITY LINE.

CITY OF ALPHARETTA
GENERAL LANDSCAPE NOTES:

- THE CITY ARBORIST MUST INSPECT THE SITE BEFORE INSTALLATION OF EROSION CONTROL MEASURES. LAND DISTURBANCE WITHOUT A SITE INSPECTION AND APPROVAL BY THE CITY ARBORIST WILL RESULT IN A "STOP-WORK ORDER" AND FINES.
- IF TREE SURVEY INACCURACIES ARE FOUND ON-SITE, A STOP WORK ORDER WILL BE ISSUED UNTIL REVISED PLANS ARE APPROVED AND PROCESSED BASED ON ACCURATE INFORMATION.
- THE CITY ARBORIST MUST INSPECT AND APPROVE THE SITE BEFORE THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- TREES AGREED UPON TO BE SAVED ARE THE RESPONSIBILITY OF THE OWNER.
- A 4" LAYER OF MULCH WILL BE REQUIRED FOR THE CRZ OF SPECIMEN TREES. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION. MULCH SHALL NOT BE PLACED DIRECTLY AGAINST TREE TRUNKS.
- A MINIMUM 2" LAYER OF MULCH WILL BE REQUIRED FOR ALL EXISTING, NON SPECIMEN, LANDSCAPE TREES, INCLUDING STREET TREES AND PARKING LOT TREES. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION. MULCH SHALL NOT BE PLACED DIRECTLY AGAINST TREE TRUNKS.
- ALL NEWLY PLANTED TREES SHALL HAVE VISIBLE ROOT FLARES AT FINISHED GRADE. NO CIRCLING ROOTS SHALL BE ALLOWED ON PLANTED TREES. THE UPPER TWO RINGS OF THE WIRE BASKET, ALL BURLAP, AND STRAPPING SHALL BE CUT AND REMOVED PRIOR TO BACKFILL.
- TREES LESS THAN THE CALIPER INCH SHOWN WILL NOT BE ACCEPTED, I.E.: 3" INCH CALIPER TREES MUST BE 3" INCHES OR LARGER.
- PLANT HEIGHT MEASUREMENT IS TAKEN AT THE TOP OF THE MAIN BODY OF THE PLANT AND NOT AT THE TIP OF THE TOPMOST GROWTH.
- 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.
- WATERING BAGS OR A DRIP IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL TREES PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. DURING FIRST YEAR BAGS WILL BE REFILLED WEEKLY BY OWNER AND REFILLED DURING DROUGHTS FOR A MINIMUM OF 3 YEARS AFTER INSTALLATION.
- NO TRENCING ALLOWED IN TREE SAVE AREAS- INCLUDING IRRIGATION.
- ALL TREE GUYS AND STAKES SHALL BE REMOVED FROM TREE ONE YEAR AFTER PLANTING OR BEFORE.
- NO TREES SHALL BE PLANTED ON ANY AREA OF AN EARTHEN DAM OR EMBANKMENT.

OVERALL LANDSCAPE PLAN - STREETSCAPE & STORMWATER PARK

LS-1 SCALE: 1" = 80'-0"



CITY OF ALPHARETTA
GENERAL NOTES:

1. ALL EXISTING TREES, SPECIMEN AND NON-SPECIMEN, COUNTED FOR EDF CREDITS MUST BE FULLY PRESERVED DURING ALL PHASES OF THIS PROJECT.
2. 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.
3. INSTALLATION OF THE TREE SAVE FENCE WILL INVOLVE NO TRENCHING.
4. 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.
5. 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 GO.
6. ALL ROOTS ENCOUNTERED 1/2" OR GREATER DURING GRADING OR EXCAVATING OPERATIONS SHALL BE CLEAN CUT UNDER THE DIRECTION OF AN ISA CERTIFIED ARBORIST.
7. IT IS THE OWNER'S RESPONSIBILITY TO MAINTAIN THE VEGETATION AND REMOVE TRASH AND DEBRIS AROUND THE PERIMETER OF THE PROJECT, ESPECIALLY WITHIN AREAS ADJUTING A PUBLIC ROW, IN ACCORDANCE WITH THE CITY OF ALPHARETTA PROPERTY MAINTENANCE CODES.
8. ALL APPROVED REVISIONS TO THE LOCATION OF TREE SAVE FENCE NEED TO BE COORDINATED WITH THE LAND DISTURBANCE INSPECTOR PRIOR TO RELOCATION.
9. ALL TREES MUST BE PLANTED AT LEAST 5 FEET FROM ANY UTILITY LINE.

CITY OF ALPHARETTA
GENERAL LANDSCAPE NOTES:

1. THE CITY ARBORIST MUST INSPECT THE SITE BEFORE INSTALLATION OF EROSION CONTROL MEASURES. LAND DISTURBANCE WITHOUT A SITE INSPECTION AND APPROVAL BY THE CITY ARBORIST WILL RESULT IN A "STOP-WORK ORDER" AND FINES.
2. IF TREE SURVEY INACCURACIES ARE FOUND ON-SITE, A STOP WORK ORDER WILL BE ISSUED UNTIL REVISED PLANS ARE 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. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION. MULCH SHALL NOT BE PLACED DIRECTLY AGAINST TREE TRUNKS.
6. A MINIMUM 2" LAYER OF MULCH WILL BE REQUIRED FOR ALL EXISTING, NON SPECIMEN, LANDSCAPE TREES, INCLUDING STREET TREES AND PARKING LOT TREES. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION. MULCH SHALL NOT BE PLACED DIRECTLY AGAINST TREE TRUNKS.
7. ALL NEWLY PLANTED TREES SHALL HAVE VISIBLE ROOT FLARES AT FINISHED GRADE. NO CIRCLING ROOTS SHALL BE ALLOWED ON PLANTED TREES. THE UPPER TWO RINGS OF THE WIRE BASKET, ALL BURLAP, AND STRAPPING SHALL BE CUT AND REMOVED PRIOR TO BACKFILL.
8. TREES LESS THAN THE CALIPER INCH SHOWN WILL NOT BE ACCEPTED. I.E.: 3 INCH CALIPER TREES MUST BE 3 INCHES OR LARGER.
9. PLANT HEIGHT MEASUREMENT IS TAKEN AT THE TOP OF THE MAIN BODY OF THE PLANT AND NOT AT THE TIP OF THE TOPMOST GROWTH.
10. ALL NEWLY PLANTED TREES SHALL BE EQUIVALENT IN QUALITY TO A FLORIDA #1 GRADE OR BETTER. ALL TREES OF LESSER QUALITY SHALL BE REJECTED BY THE CITY ARBORIST.
11. WATERING BAGS OR A DRIP IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL TREES PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. DURING FIRST YEAR BAGS WILL BE REFILLED WEEKLY BY OWNER AND REFILLED DURING DROUGHTS FOR A MINIMUM OF 3 YEARS AFTER INSTALLATION.
12. NO TRENCHING ALLOWED IN TREE SAVE AREAS- INCLUDING IRRIGATION.
13. ALL TREE GUYS AND STAKES SHALL BE REMOVED FROM TREE ONE YEAR AFTER PLANTING OR BEFORE.
14. NO TREES SHALL BE PLANTED ON ANY AREA OF AN EARTHEN DAM OR EMBANKMENT.

Two Live Oak
3445 Peachtree RD NE
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p. 404-248-1960
f. 404-248-1092

REVISIONS		
NO.	DATE	ISSUE

WINDWARD POINT
NORTHPOINT PARKWAY & DRYDEN ROAD, ALPHARETTA, GEORGIA
WORTHINGTON HYDE PARTNERS
NORCROSS, GEORGIA

TITLE:
LANDSCAPE
ENLARGEMENT
-
STREETSCAPE

DATE	01-04-2016
JOBNO.	14095
DWG FILE	14095LW1
DRAWN BY	RNR
CHECKED	JS
SCALE	1" = 20'
SHEET	LS - 2
2 OF 11	

last modified on 12/27/15 by: RNEE
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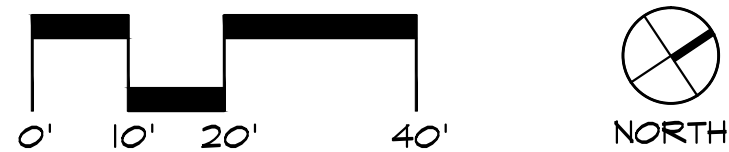
NOT RELEASED FOR CONSTRUCTION

- 1. THE CITY ARBORIST MUST INSPECT THE SITE BEFORE INSTALLATION OF EROSION CONTROL MEASURES. LAND DISTURBANCE WITHOUT A SITE INSPECTION AND APPROVAL BY THE CITY ARBORIST WILL RESULT IN A "STOP-WORK ORDER" AND FINES.
- 2. IF TREE SURVEY INACCURACIES ARE FOUND ON-SITE, A STOP WORK ORDER WILL BE ISSUED UNTIL THE CORRECTED PLANS ARE APPROVED AND PROCESSED BASED ON ACCURATE INFORMATION.
- 3. THE CITY ARBORIST MUST INSPECT AND APPROVE THE SITE BEFORE THE ISSUANCE OF A STOP WORK ORDER.
- 4. TREES AGREED UPON TO BE SAVED ARE THE RESPONSIBILITY OF THE OWNER.
- 5. A 4" LAYER OF MULCH WILL BE REQUIRED FOR THE GRZ OF SPECIMEN TREES. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION. MULCH SHALL NOT BE PLACED DIRECTLY AGAINST TREE TRUNKS.
- 6. A 6" LAYER OF MULCH WILL BE REQUIRED FOR ALL EXISTING, NON SPECIMEN TREES.
- 7. LANDSCAPE TREES, INCLUDING STREET TREES AND PARKING LOT TREES, MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION. MULCH SHALL NOT BE PLACED DIRECTLY AGAINST TREE TRUNKS.
- 8. ALL NEWLY PLANTED TREES SHALL HAVE VISIBLE ROOT FLARES AT FINISHED GRADE. NO MULCH SHALL BE PLACED AGAINST THE TRUNK OF THE TREE. THE MULCH SHALL BE IN A WIRE BASKET, ALL BURLAP, AND STRAPPING SHALL BE CUT AND REMOVED PRIOR TO BACKFILL.
- 9. TREES LESS THAN THE CALIFORNIA SHOWN SHALL NOT BE ACCEPTED. I.E., 3 INCH CALIFORNIA TREES MUST BE 8 INCHES OR LARGER.
- 10. ALL TREES MUST BE PLANTED 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 TREE. ALL TREES MUST BE PROTECTED BY A 4" X 4" GUARD. ALL TREES MUST BE WATERED DAILY FOR THE FIRST YEAR. A DRAINAGE SYSTEM SHALL BE PROVIDED FOR ALL TREES. ALL TREES MUST BE WATERED WEEKLY BY OWNER AND REFILLED DURING DROUGHTS FOR A MINIMUM OF 3 YEARS AFTER INSTALLATION.
- 12. ALL TREES MUST BE PLANTED IN TREE SAVE AREAS- INCLUDING IRRIGATION.
- 13. ALL TREE GUYS AND STAKES SHALL BE REMOVED FROM TREE ONE YEAR AFTER INSTALLATION.
- 14. ALL TREES SHALL BE PLANTED ON ANY AREA OF AN EARTHEN DAM OR EMBANKMENT.

1. ALL EXISTING TREES, SPECIMEN AND NON-SPECIMEN, COUNTED FOR EDF CREDITS MUST BE FULLY PRESERVED DURING ALL PHASES OF THIS PROJECT.
2. THE CRZ OF SPECIMEN TREES PLUS ALL STREAM BUFFERS SHALL BE PROTECTED WITH TREESAVE FENCING WITH METAL SUPPORT POSTS AND TREE SAVE SIGNAGE.
3. INSTALLATION OF THE TREE SAVE FENCE WILL INVOLVE NO TRENCING, NO TREE ENTRY AND NO EXCAVATION OF ANY TYPE. TREE ENTRY AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES, NO LAND DISTURBANCE OR DEMOLITION IS ALLOWED BEFORE TREE SAVE FENCING HAS BEEN INSTALLED.
4. ADDITIONAL TREES ALONG THE LIMITS OF DISTURBANCE WITH ENCRAGEMENT INTO THE SRP AND DEEMED STRUCTURALLY UNSAFE BY THE CITY ARBORIST OR THE CITY ENGINEER MAY BE REMOVED.
5. ALL ROOTS ENCOUNTERED 1/2' OR GREATER DURING GRADING OR EXCAVATING OPERATIONS SHALL BE CLEAN CUT UNDER THE DIRECTION OF AN ISA CERTIFIED ARBORIST.
6. IT IS THE OWNER'S RESPONSIBILITY TO MAINTAIN THE VEGETATION AND REMOVE TRASH AND DEBRIS AROUND THE PERIMETER OF THE PROJECT, ESPECIALLY WITHIN THE DISTURBED AREAS, IN ACCORDANCE WITH THE CITY OF ALPHARETTA PROPERTY MAINTENANCE CODES.
7. ALL APPROVED REVISIONS TO THE LOCATION OF TREE SAVE FENCE LOCATION TO BE MADE PRIOR TO THE LAST DAY OF CONSTRUCTION.
8. ALL TREES MUST BE PLANTED AT LEAST 5 FEET FROM ANY UTILITY LINE.



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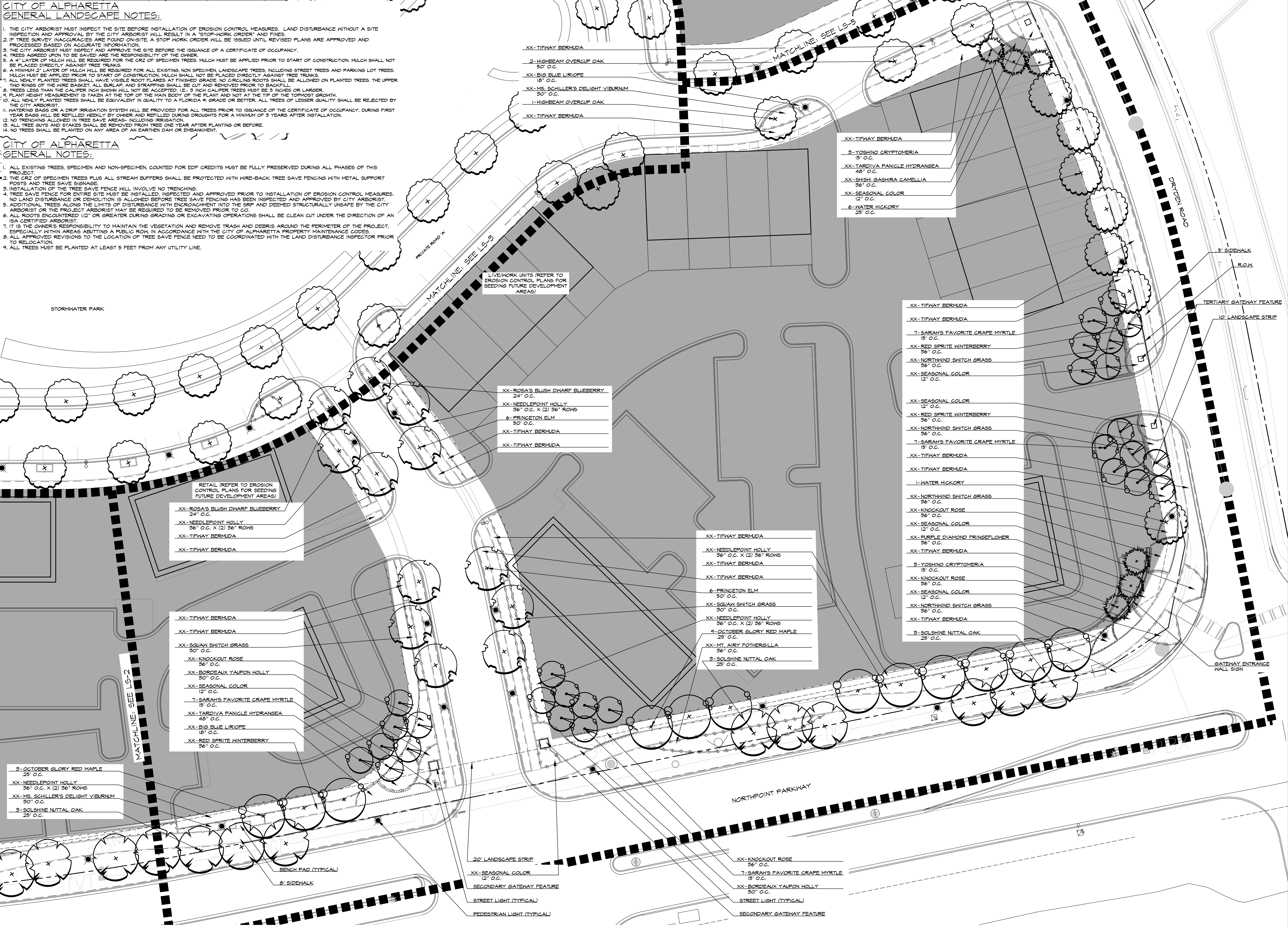


CITY OF ALPHARETTA
GENERAL LANDSCAPE NOTES:

1. THE CITY ARBORIST MUST INSPECT THE SITE BEFORE INSTALLATION OF EROSION CONTROL MEASURES. LAND DISTURBANCE WITHOUT A SITE INSPECTION AND APPROVAL BY THE CITY ARBORIST WILL RESULT IN A "STOP-WORK ORDER" AND FINES.
2. IF TREE SURVEY INACCURACIES ARE FOUND ON-SITE, A STOP WORK ORDER WILL BE ISSUED UNTIL REVISED PLANS ARE 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. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION. MULCH SHALL NOT BE PLACED DIRECTLY AGAINST TREE TRUNKS.
6. A MINIMUM 2" LAYER OF MULCH WILL BE REQUIRED FOR ALL EXISTING, NON-SPECIMEN, LANDSCAPE TREES, INCLUDING STREET TREES AND PARKING LOT TREES. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION. MULCH SHALL NOT BE PLACED DIRECTLY AGAINST TREE TRUNKS.
7. ALL NEWLY PLANTED TREES SHALL HAVE VISIBLE ROOT FLARES AT FINISHED GRADE. NO CIRCLING ROOTS SHALL BE ALLOWED ON PLANTED TREES. THE UPPER TWO RINGS OF THE WIRE BASKET, ALL BURLAP, AND STRAPPING SHALL BE CUT AND REMOVED PRIOR TO BACKFILL.
8. TREES LESS THAN THE CALIPER INCH SHOWN WILL NOT BE ACCEPTED. I.E., 3 INCH CALIPER TREES MUST BE 3 INCHES OR LARGER.
9. PLANT HEIGHT MEASUREMENT IS TAKEN AT THE TOP OF THE MAIN BODY OF THE PLANT AND NOT AT THE TIP OF THE TOPMOST GROWTH.
10. ALL NEWLY PLANTED TREES SHALL BE EQUIVALENT IN QUALITY TO A FLORIDA #1 GRADE OR BETTER. ALL TREES OF LESSER QUALITY SHALL BE REJECTED BY THE CITY ARBORIST.
11. WATERING BAGS OR A DRIP IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL TREES PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. DURING FIRST YEAR BAGS WILL BE REFILLED WEEKLY BY OWNER AND REFILLED DURING DROUGHTS FOR A MINIMUM OF 3 YEARS AFTER INSTALLATION.
12. NO TRENCHING ALLOWED IN TREE SAVE AREAS, INCLUDING IRRIGATION.
13. ALL TREE GUYS AND STAKES SHALL BE REMOVED FROM TREE ONE YEAR AFTER PLANTING OR BEFORE.
14. NO TREES SHALL BE PLANTED ON ANY AREA OF AN EARTHEN DAM OR EMBANKMENT.

CITY OF ALPHARETTA
GENERAL NOTES:

1. ALL EXISTING TREES, SPECIMEN AND NON-SPECIMEN, COUNTED FOR EDF CREDITS MUST BE FULLY PRESERVED DURING ALL PHASES OF THIS PROJECT.
2. 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.
3. INSTALLATION OF THE TREE SAVE FENCE WILL INVOLVE NO TRENCHING.
4. 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.
5. 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.
6. ALL ROOTS ENCOUNTERED 12" OR GREATER DURING GRADING OR EXCAVATING OPERATIONS SHALL BE CLEAN CUT UNDER THE DIRECTION OF AN ISA CERTIFIED ARBORIST.
7. IT IS THE OWNER'S RESPONSIBILITY TO MAINTAIN THE VEGETATION AND REMOVE TRASH AND DEBRIS AROUND THE PERIMETER OF THE PROJECT, ESPECIALLY WITHIN AREAS ADJUTING A PUBLIC ROW, IN ACCORDANCE WITH THE CITY OF ALPHARETTA PROPERTY MAINTENANCE CODES.
8. ALL APPROVED REVISIONS TO THE LOCATION OF TREE SAVE FENCE NEED TO BE COORDINATED WITH THE LAND DISTURBANCE INSPECTOR PRIOR TO RELOCATION.
9. ALL TREES MUST BE PLANTED AT LEAST 5 FEET FROM ANY UTILITY LINE.



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REVISIONS		
NO.	DATE	ISSUE
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WINDWARD POINT
NORTHPOINT PARKWAY & DRYDEN ROAD, ALPHARETTA, GEORGIA
WORTHINGTON HYDE PARTNERS
NORCROSS, GEORGIA

TITLE
LANDSCAPE
ENLARGEMENT
-
STREETSCAPE

DATE	01-04-2016
JOBNO.	14095
DWG FILE:	14095LW1
DRAWN BY	RNR
CHECKED	JS
SCALE	1" = 20'
SHEET	
LS - 4	
4	OF 11

last modified on 12/21/15 by: RENE
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CITY OF ALPHARETTA GENERAL LANDSCAPE NOTES:

1. THE CITY ARBORIST MUST INSPECT THE SITE BEFORE INSTALLATION OF EROSION CONTROL MEASURES. LAND DISTURBANCE WITHOUT A SITE INSPECTION AND APPROVAL BY THE CITY ARBORIST WILL RESULT IN A "STOP-WORK ORDER" AND FINES.
2. IF TREE SURVEY INACCURACIES ARE FOUND ON-SITE, A STOP WORK ORDER WILL BE ISSUED UNTIL REVISED PLANS ARE APPROVED AND PROCESSED BASED ON ACCURATE INFORMATION.
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4. TREES AGREED UPON TO BE SAVED ARE THE RESPONSIBILITY OF THE OWNER.
5. A 4" LAYER OF MULCH WILL BE REQUIRED FOR THE CRZ OF SPECIMEN TREES. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION. MULCH SHALL NOT BE PLACED DIRECTLY AGAINST TREE TRUNKS.
6. A MINIMUM 2" LAYER OF MULCH WILL BE REQUIRED FOR ALL EXISTING, NON SPECIMEN, LANDSCAPE TREES, INCLUDING STREET TREES AND PARKING LOT TREES. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION. MULCH SHALL NOT BE PLACED DIRECTLY AGAINST TREE TRUNKS.
7. ALL NEWLY PLANTED TREES SHALL HAVE VISIBLE ROOT FLARES AT FINISHED GRADE. NO CIRCLING ROOTS SHALL BE ALLOWED ON PLANTED TREES. THE UPPER TWO RINGS OF THE WIRE BASKET, ALL BURLAP, AND STRAPPING SHALL BE CUT AND REMOVED PRIOR TO BACKFILL.
8. TREES LESS THAN THE CALIFER INCH SHOWN WILL NOT BE ACCEPTED, I.E.: 3 INCH CALIFER TREES MUST BE 3 INCHES OR LARGER.
9. PLANT HEIGHT MEASUREMENT IS TAKEN AT THE TOP OF THE MAIN BODY OF THE PLANT AND NOT AT THE TIP OF THE TOPMOST GROWTH.
10. ALL NEWLY PLANTED TREES SHALL BE EQUIVALENT IN QUALITY TO A FLORIDA #1 GRADE OR BETTER. ALL TREES OF LESSER QUALITY SHALL BE REJECTED BY THE CITY ARBORIST.
11. WATERING BAGS OR A DRIP IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL TREES PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. DURING FIRST YEAR BAGS WILL BE REFILLED WEEKLY BY OWNER AND REFILLED DURING DROUGHTS FOR A MINIMUM OF 3 YEARS AFTER INSTALLATION.
12. NO TRENCHING ALLOWED IN TREE SAVE AREAS- INCLUDING IRRIGATION.
13. ALL TREE GUYS AND STAKES SHALL BE REMOVED FROM TREE ONE YEAR AFTER PLANTING OR BEFORE.
14. NO TREES SHALL BE PLANTED ON ANY AREA OF AN EARTHEN DAM OR EMBANKMENT.

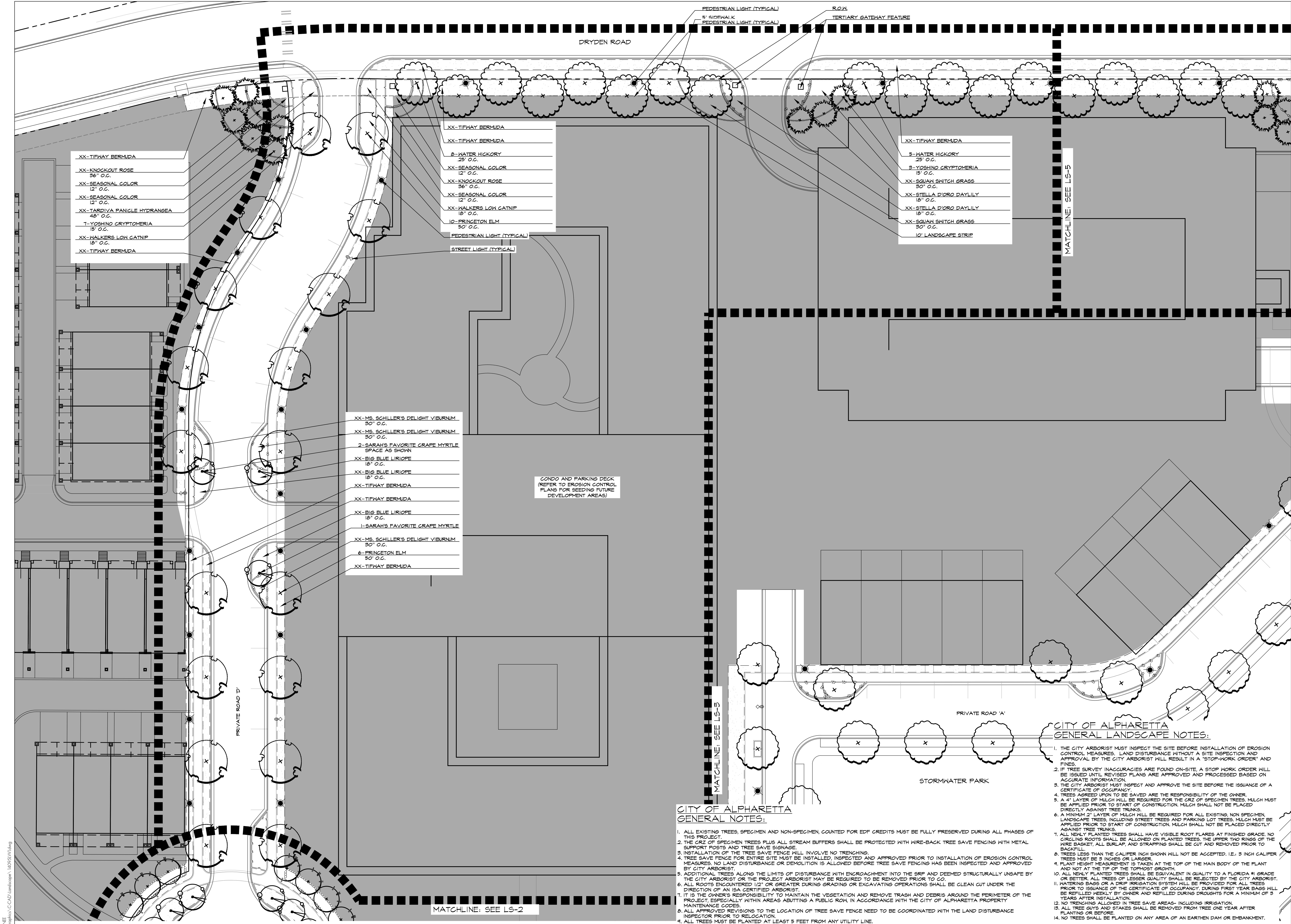
CITY OF ALPHARETTA GENERAL NOTES:

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3. INSTALLATION OF THE TREE SAVE FENCE WILL INVOLVE NO TRENCHING.
4. 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.
5. 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 GO.
6. ALL ROOTS ENCOUNTERED 1/2" OR GREATER DURING GRADING OR EXCAVATING OPERATIONS SHALL BE CLEAN CUT UNDER THE DIRECTION OF AN ISA CERTIFIED ARBORIST.
7. IT IS THE OWNER'S RESPONSIBILITY TO MAINTAIN THE VEGETATION AND REMOVE TRASH AND DEBRIS AROUND THE PERIMETER OF THE PROJECT, ESPECIALLY WITHIN AREAS ADJUTING A PUBLIC ROW IN ACCORDANCE WITH THE CITY OF ALPHARETTA PROPERTY MAINTENANCE CODES.
8. ALL APPROVED REVISIONS TO THE LOCATION OF TREE SAVE FENCE NEED TO BE COORDINATED WITH THE LAND DISTURBANCE INSPECTOR PRIOR TO RELOCATION.
9. ALL TREES MUST BE PLANTED AT LEAST 5 FEET FROM ANY UTILITY LINE.

REVISIONS

NO.	DATE	ISSUE
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last modified on: 01/04/19 by: RENE
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LANDSCAPE ENLARGEMENT - STREETSCAPE
LS-6 SCALE: 1" = 20'-0"



**CITY OF ALPHARETTA
GENERAL NOTES:**

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6. ALL ROOTS ENCOUNTERED 1/2" OR GREATER DURING GRADING OR EXCAVATING OPERATIONS SHALL BE CLEAN CUT UNDER THE DIRECTION OF AN ISA CERTIFIED ARBORIST.
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8. ALL APPROVED REVISIONS TO THE LOCATION OF TREE SAVE FENCE NEED TO BE COORDINATED WITH THE LAND DISTURBANCE INSPECTOR PRIOR TO RELOCATION.
9. ALL TREES MUST BE PLANTED AT LEAST 5 FEET FROM ANY UTILITY LINE.

**CITY OF ALPHARETTA
GENERAL LANDSCAPE NOTES:**

1. THE CITY ARBORIST MUST INSPECT THE SITE BEFORE INSTALLATION OF EROSION CONTROL MEASURES. LAND DISTURBANCE WITHOUT A SITE INSPECTION AND APPROVAL BY THE CITY ARBORIST WILL RESULT IN A "STOP-WORK ORDER" AND FINES.
2. IF TREE SURVEY INACCURACIES ARE FOUND ON-SITE, A STOP WORK ORDER WILL BE ISSUED UNTIL REVISED PLANS ARE 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.
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6. A MINIMUM 2" LAYER OF MULCH WILL BE REQUIRED FOR ALL EXISTING, NON SPECIMEN, LANDSCAPE TREES, INCLUDING STREET TREES AND PARKING LOT TREES. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION. MULCH SHALL NOT BE PLACED DIRECTLY AGAINST TREE TRUNKS.
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11. WATERING BAGS OR A DRIP IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL TREES PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. DURING FIRST YEAR BAGS WILL BE REFILLED WEEKLY BY OWNER AND REFILLED DURING DROUGHTS FOR A MINIMUM OF 3 YEARS AFTER INSTALLATION.
12. NO TRENCHING ALLOWED IN TREE SAVE AREAS- INCLUDING IRRIGATION.
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14. NO TREES SHALL BE PLANTED ON ANY AREA OF AN EARTHEN DAM OR EMBANKMENT.

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HGOR

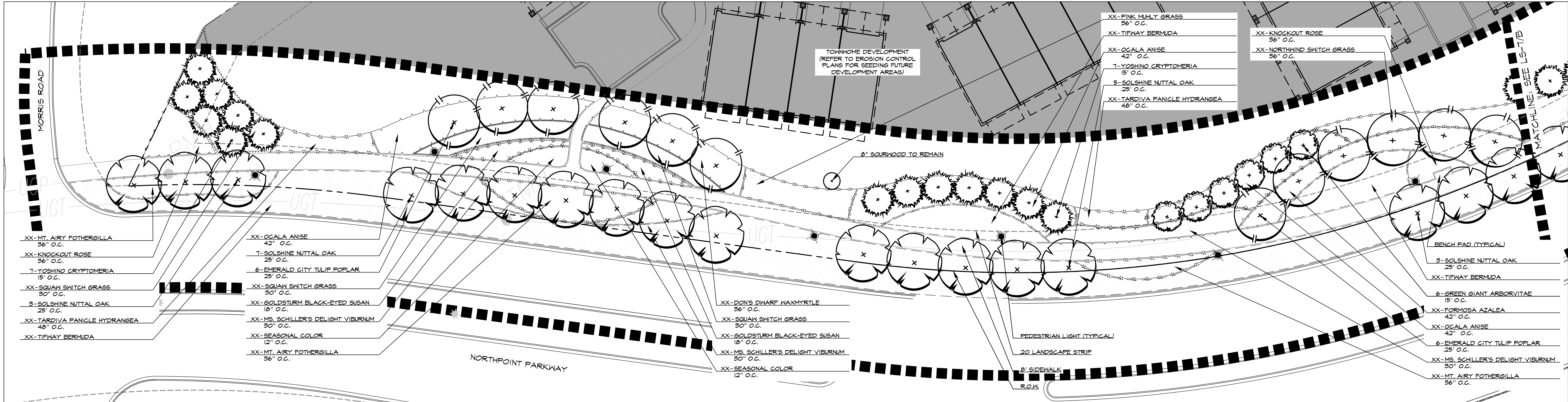
REVISIONS		
NO.	DATE	ISSUE

WINDWARD POINT
NORTHPOINT PARKWAY & DRYDEN ROAD, ALPHARETTA, GEORGIA
WORTHINGTON HYDE PARTNERS
NORCROSS, GEORGIA

TITLE:
**LANDSCAPE
ENLARGEMENT
-
STREETSCAPE**

DATE	01-04-2016
JOBNO.	14095
DWG FILE:	14095LW1
DRAWN BY	RNR
CHECKED	JS
SCALE	1" = 20'
SHEET	LS - 6
6	OF 11

NOT RELEASED FOR CONSTRUCTION

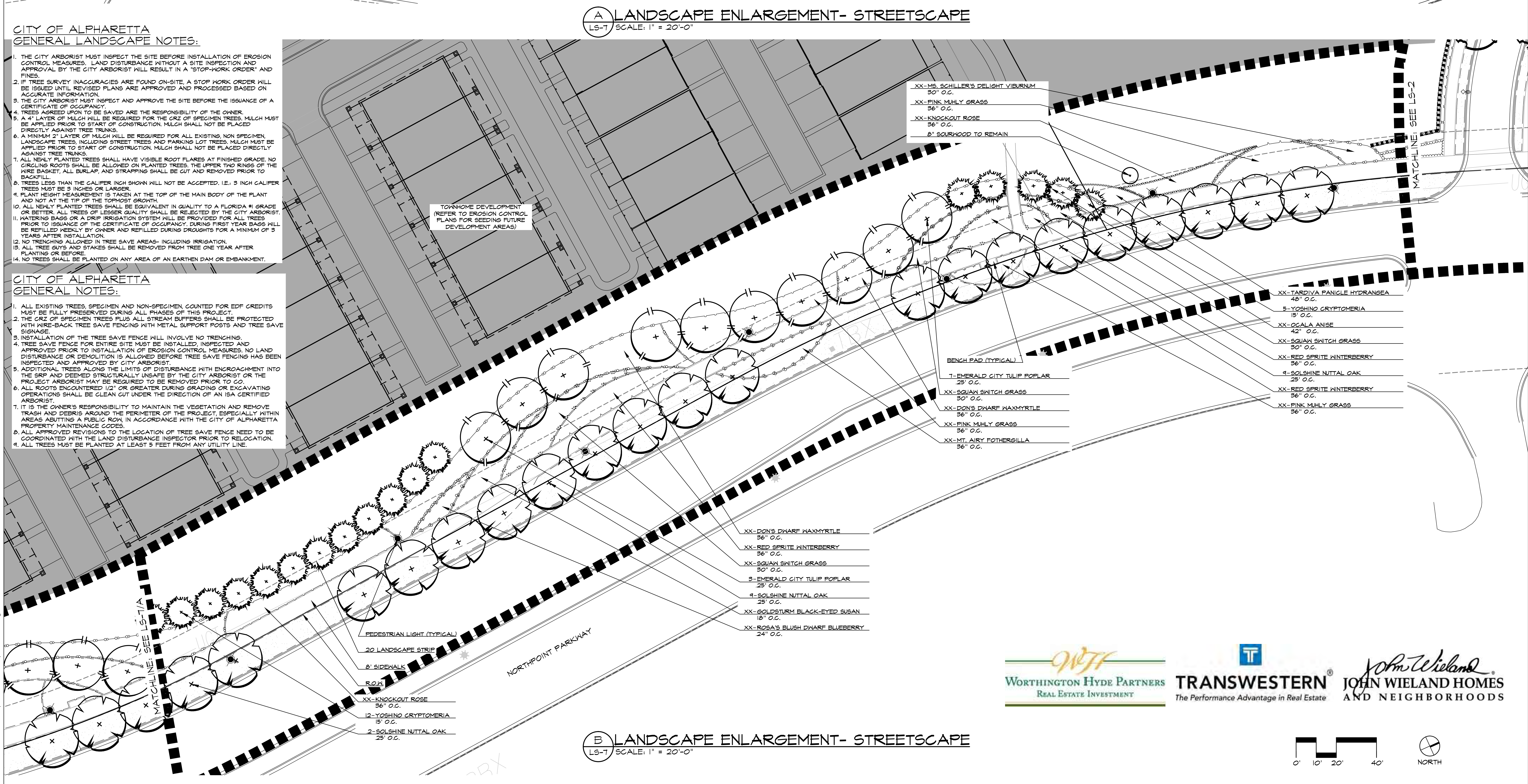


**CITY OF ALPHARETTA
GENERAL LANDSCAPE NOTES:**

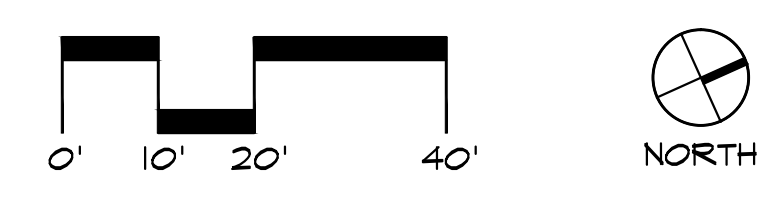
1. THE CITY ARBORIST MUST INSPECT THE SITE BEFORE INSTALLATION OF EROSION CONTROL MEASURES. LAND DISTURBANCE WITHOUT A SITE INSPECTION AND APPROVAL BY THE CITY ARBORIST WILL RESULT IN A STOP-WORK ORDER AND FINES.
2. IF TREE SURVEY INACCURACIES ARE FOUND ON-SITE, A STOP WORK ORDER WILL BE ISSUED UNTIL REVISED PLANS ARE 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. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION. MULCH SHALL NOT BE PLACED DIRECTLY AGAINST TREE TRUNKS.
6. A MINIMUM 2" LAYER OF MULCH WILL BE REQUIRED FOR ALL EXISTING, NON SPECIMEN, LANDSCAPE TREES, INCLUDING STREET TREES AND PARKING LOT TREES. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION. MULCH SHALL NOT BE PLACED DIRECTLY AGAINST TREE TRUNKS.
7. ALL NEWLY PLANTED TREES SHALL HAVE VISIBLE ROOT FLARES AT FINISHED GRADE. NO CIRCLING ROOTS SHALL BE ALLOWED ON PLANTED TREES. THE UPPER TWO RINGS OF THE WIRE BASKET, ALL BURLAP, AND STRAPPING SHALL BE CUT AND REMOVED PRIOR TO BACKFILL.
8. TREES LESS THAN THE CALIPER INCH SHOWN WILL NOT BE ACCEPTED. I.E., 3 INCH CALIPER TREES MUST BE 3 INCHES OR LARGER.
9. PLANT HEIGHT MEASUREMENT IS TAKEN AT THE TOP OF THE MAIN BODY OF THE PLANT AND NOT AT THE TIP OF THE TOPMOST GROWTH.
10. ALL NEWLY PLANTED TREES SHALL BE EQUIVALENT IN QUALITY TO A FLORIDA #1 GRADE OR BETTER. ALL TREES OF LESSER QUALITY SHALL BE REJECTED BY THE CITY ARBORIST.
11. WATERING BAGS OR A DRAIN IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL TREES PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. DURING FIRST YEAR BAGS WILL BE REFILLED WEEKLY BY OWNER AND REFILLED DURING DROUGHTS FOR A MINIMUM OF 3 YEARS AFTER INSTALLATION.
12. NO TRENCHING ALLOWED IN TREE SAVE AREAS- INCLUDING IRRIGATION.
13. ALL TREE GUYS AND STAKES SHALL BE REMOVED FROM TREE ONE YEAR AFTER PLANTING OR BEFORE.
14. NO TREES SHALL BE PLANTED ON ANY AREA OF AN EARTHEN DAM OR EMBANKMENT.

**CITY OF ALPHARETTA
GENERAL NOTES:**

1. ALL EXISTING TREES, SPECIMEN AND NON-SPECIMEN, COUNTED FOR EDF CREDITS MUST BE FULLY PRESERVED DURING ALL PHASES OF THIS PROJECT.
2. 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.
3. INSTALLATION OF THE TREE SAVE FENCE WILL INVOLVE NO TRENCHING.
4. 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.
5. ADDITIONAL TREES ALONG THE LIMITS OF DISTURBANCE WITH ENCRoACHMENT INTO THE SRP AND DEEMED STRUCTURALLY UNSAFE BY THE CITY ARBORIST OR THE PROJECT ARCHITECT MAY BE REQUIRED PRIOR TO CONSTRUCTION.
6. ALL ROOTS ENCOUNTERED 1/2" OR GREATER DURING GRADING OR EXCAVATING OPERATIONS SHALL BE CLEAN CUT UNDER THE DIRECTION OF AN ISA CERTIFIED ARBORIST.
7. IT IS THE OWNER'S RESPONSIBILITY TO MAINTAIN THE VEGETATION AND REMOVE TRASH AND DEBRIS AROUND THE PERIMETER OF THE PROJECT, ESPECIALLY WITHIN AREAS ADJUTING A PUBLIC ROW, IN ACCORDANCE WITH THE CITY OF ALPHARETTA PROPERTY MAINTENANCE CODES.
8. ALL APPROVED REVISIONS TO THE LOCATION OF TREE SAVE FENCE NEED TO BE COORDINATED WITH THE LAND DISTURBANCE INSPECTOR PRIOR TO RELOCATION.
9. ALL TREES MUST BE PLANTED AT LEAST 5 FEET FROM ANY UTILITY LINE.



(B) LANDSCAPE ENLARGEMENT- STREETSCAPE
LS-7 / SCALE: 1" = 20'-0"



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3445 Peachtree
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HGOR

REVISIONS

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WINDWARD POINT

NORTHPOINT PARKWAY & DRYDEN ROAD, ALPHARETTA, GEORGIA

WORTHINGTON HYDE PARTNERS

NORCROSS, GEORGIA

TITLE

LANDSCAPE ENLARGEMENT- STREETSCAPE

DATE

01-04-2016

JOB NO.

14095

DWG FILE

14095LW1

DRAWN BY

RNR

CHECKED

JS

SCALE

1" = 20'

SHEET

LS - 7

7

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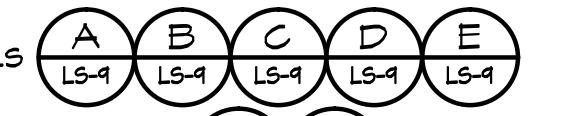
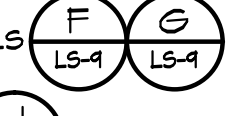
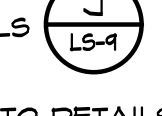
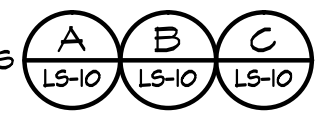
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NOT RELEASED FOR CONSTRUCTION

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- NOT POSSIBLE, SOD MAY BE STORED ON SITE UP TO THIRTY-SIX (36) HOURS AFTER STRIPPING PROVIDED SOD IS PROPERLY PROTECTED, INSTACK, UNROLL AND PLACE IN SHADE AND KEEP MOIST UNTIL INSTALLATION.
- DO NOT PLANT SOD FROM FROZEN GROUND.
 - LAY SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. SNUGLY FIT ENDS AND SIDES OF SOD STRIPS. DO NOT OVERLAY STAGGERED JOINTS TO ADJACENT COURSES. WORK FROM BOARDS TO AVOID DAMAGE TO SUBGRADE OR SOD. TAMP OR ROLL LIGHTLY TO ENSURE CONTACT WITH SUBGRADE. SOD SHIFTED SOIL INTO MINOR CRACKS BETWEEN PIECES OF SOD. AFTER EXCAVATION OF ADJACENT AREAS, REPAIR STAKE AND GUY SUPPORTS AND RESET TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED. RESTORE OR REPLACE DAMAGED WRAPPINGS. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE.
 - UPON COMPLETION OF WORK, CLEAR GROUNDS OF DEBRIS SUPERFLUOUS MATERIALS AND ALL EQUIPMENT. REMOVE FROM SITE TO SATISFACTION OF LANDSCAPE ARCHITECT AND OWNER.
 - PROTECT LANDSCAPE WORK AND MATERIALS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS, OPERATIONS BY OTHER CONTRACTORS AND TRADES AND TRESPASSERS. MAINTAIN PROTECTION DURING INSTALLATION AND MAINTENANCE PERIODS. TREAT, REPAIR OR REPLACE DAMAGED LANDSCAPE WORK AS DIRECTED, AT NO ADDITIONAL COST TO OWNER.
 - A THEFT, CONTRACTOR IS RESPONSIBLE FOR THEFT OF PLANT MATERIAL AT THE PROJECT SITE BEFORE, DURING AND AFTER PLANTING, UNTIL THE DATE OF SUBSTANTIAL COMPLETION OF THE WORK.

GENERAL PLANTING NOTES:

- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL MATERIAL QUANTITIES SHOWN ON THESE DRAWINGS BEFORE PRICING THE WORK.
- PROVIDE PLANT MATERIALS TRUE TO SPECIES AND VARIETY COMPLYING WITH RECOMMENDATIONS OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERY MEN.
- THE LANDSCAPE CONTRACTOR SHALL COMPLETELY WARRANTY ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION. THE LANDSCAPE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE WARRANTY PERIOD (AS DIRECTED BY THE OWNER).
- ANY PLANT MATERIAL WHICH DIES, TURNS BROWN OR DEFOLIATES (PRIOR TO DATE OF SUBSTANTIAL COMPLETION OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL THE PLANT LIST SPECIFICATIONS.
- LOCATE AND VERIFY ALL UTILITY LOCATIONS AND EXISTING STRUCTURES IN AND AROUND THE SITE PRIOR TO WORK. MAINTAIN EXISTING UTILITIES AND STRUCTURES AND PROTECT AGAINST DAMAGE DURING THE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO EXISTING UTILITIES, STRUCTURES, PAVING AND/OR WORK OF OTHER TRADES RESULTING FROM LANDSCAPE CONSTRUCTION.
- ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF DISEASES, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN-SCALD, INJURIES, ABRASIONS AND/OR DISFIGUREMENT.
- WATER AND WATER TRANSPORTATION IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND THE OWNER BEFORE, DURING AND UNTIL DATE OF SUBSTANTIAL COMPLETION OF THE WORK.
- ALL PLANTS MUST BE CONTAINER-GROWN (CONT.) OR BALLED AND BURLAPPED (B & B) AS INDICATED IN THE PLANT LIST
- ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
- AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
- THE LANDSCAPE ARCHITECT WILL APPROVE THE STAKED LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION.
- ALL PLANTS AND PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
- ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DRAWINGS.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR "MAINTAINING ALL PLANTING (INCLUDING, BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, MOWING, ETC.) OF PLANTING AREAS AND LAWNS UNTIL DATE OF SUBSTANTIAL COMPLETION.
- FOR TREE PLANTING REFER TO DETAILS 
- FOR TREE ON SLOPE PLANTING REFER TO DETAILS 
- FOR SHRUB BED PLANTING REFER TO DETAILS 
- FOR GROUND COVER BED PLANTING REFER TO DETAILS 
- FOR SOD INSTALLATION REFER TO DETAILS 

- DRAWINGS, HAVE LAYOUT APPROVED BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTING THE BED. OUTLINE BED WITH A TRENCH EDGE AS SHOWN ON THE DRAWINGS. PLACE SOIL FROM TRENCH EDGE WITHIN BED AREA. LOOSEN EXISTING SOIL TO A MINIMUM DEPTH OF TWELVE (12) INCHES USING A ROTO TILLER OR SIMILAR EQUIPMENT. REMOVE ALL STICKS, STONES, RUBBISH, AND OTHER MATERIAL DETRIMENTAL TO PLANT GROWTH. SPREAD FOUR (4) INCH MINIMUM LAYER OF PLANTING SOIL MIX OVER ENTIRE BED AREA. (ADDITIONAL) SOIL MIX MAY BE NECESSARY TO BUILD SHRUB BEDS TO GRADE AS SHOWN ON DRAWINGS). WORK PLANTING SOIL MIX INTO TOP OF LOOSENED SOIL WITH ROTO TILLER.
- EXCAVATE ANNUAL COLOR AND PERENNIAL BEDS TO A DEPTH OF FOUR (4) INCHES. BREAK THROUGH HARD PAN. REMOVE ALL STONE, ROOTS, DEBRIS, ETC. ROTOTILL EXCAVATED SOIL. ROTO TILL EXCAVATED BED TO A DEPTH OF SIX TO EIGHT (6-8) INCHES. SLOPE THE BASE OF THE BED TO THE TRENCH EDGE. SPREAD SIX (6) INCH MINIMUM LAYER OF PLANTING SOIL MIX OVER ENTIRE BED. WEEDING AND MICRO NUTRIENT CONTENT OF LOOSENED SOIL WITH ROTO TILLER. PLACE ADDITIONAL PLANTING SOIL MIX TO BUILD UP BED A MINIMUM OF SIX (6) INCHES ABOVE EXISTING GRADE FOR ANNUAL COLOR BEDS AND FOUR (4) INCHES ABOVE EXISTING GRADE FOR PERENNIAL BEDS. ROTO TILL ENTIRE BED TO A DEPTH OF TWELVE (12) INCHES.
 - LOOSEN THE GRADE OF LAWN AREAS TO A MINIMUM DEPTH OF SIX (6) INCHES. REMOVE STONES OVER ONE AND ONE-HALF (1 1/2) INCHES IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH AND OTHER EXTRANEIOUS MATTER. LIMIT PREPARATION TO AREAS WHICH WILL BE PLANTED PROMPTLY AFTER PREPARATION. ALLOW FOR SOD THICKNESS IN AREAS TO BE SODDED. GRADE LAWN AREAS TO SMOOTH, EVEN SURFACE WITH LOOSE, UNIFORM FINE TEXTURE. ROLL AND RAKE. REMOVE RIDGES AND FILL DEPRESSIONS AS REQUIRED TO MEET FINISH GRADES. LIMIT FINE GRADING TO AREAS WHICH CAN BE PLANTED IMMEDIATELY AFTER GRADING.
 - SET BALLED AND BURLAPPED (B&B) STOCK ON LAYER OF COMPACTED EXCAVATED EXISTING SOIL. FLUSH AND IN CENTER OF PIT OR HOLE WITH TOP OF BALL TWO TO THREE (2-3) INCHES ABOVE THE FINISH GRADE AND ALSO TWO TO THREE (2-3) INCHES ABOVE THE GRADE THEY BORE TO NATURAL GRADE BEFORE TRANSPLANTING. REMOVE ALL STRAPS AND ROPES MADE OF HAN, MADE FIBERS COMPLETELY FROM ROOTBALL. LOOSEN AND REMOVE BURLAP AND BIODEGRADABLE ROPES FROM TOP HALF OF ROOTBALL. CUT AND REMOVE THE TOP HALF OF ALL WIRE BASKETS BEFORE BACKFILLING. USE PLANTING SOIL MIXTURE TO BACKFILL PLANT PITS. WHEN PLANTS ARE SET, PLACE ADDITIONAL BACKFILL AROUND BASE AND SIDES OF BALL, AND WORK EACH LAYER TO SET. BACKFILL AND ELIMINATE VOIDS AND AIR POCKETS. WHEN EXCAVATION IS APPROXIMATELY TWO THIRDS (2/3) FULL, WATER THOROUGHLY BEFORE PLACING REMAINDER OF BACKFILL. REPEAT WATERING UNTIL NO MORE IS ABSORBED. WATER AGAIN AFTER PLACING FINAL LAYER OF BACKFILL.
 - SET CONTAINER GROWN STOCK AS SPECIFIED FOR BALLED AND BURLAPPED STOCK, EXCEPT REMOVE CONTAINERS, WITHOUT DAMAGING ROOTBALLS, PRIOR TO BACKFILLING.
 - STAKE AND GUY TREES IMMEDIATELY AFTER PLANTING AS INDICATED ON DRAWINGS. PLANTS SHALL BE PLUMB AFTER STAKING OR GUYING. MAINTAIN STAKES, WIRES AND GUYTS UNTIL FINAL ACCEPTANCE OF THE WORK.
 - EXCAVATE LARGE ENOUGH AREA IN LOOSENED SOIL TO INSTALL SPECIFIED CONTAINER GROWN SHRUB AND GROUND COVER PLANTS. REMOVE CONTAINERS WITHOUT DAMAGING THE ROOTBALL AND SET IN EXCAVATED HOLE. PLACE CONTAINER GROWN PLANT IN EXCAVATED HOLE WITH TOP OF ROOTBALL EVEN WITH FINAL SHRUB BED ELEVATION. BACKFILL ROOTBALL WITH SOIL FROM THE BED AND LIGHTLY COMPACT SOIL AROUND PLANT TO ELIMINATE VOIDS AND AIR POCKETS.
 - MULCHING: IMMEDIATELY AFTER PLANTING, MULCH TREEPITS, TRENCHES AND PLANTING BEDS WITH A MINIMUM DEPTH OF THREE (3) INCHES OF FINE STRAW. FINISH EDGES ACCORDING TO THE DRAWINGS. REMOVE ALL MULCH FROM FOLIAGE OF PLANTS.
 - WATERING: SOAK ALL PLANTS AND ENTIRE PLANTING BED AREA IMMEDIATELY AFTER PLANTING. CONTINUE WATERING THEREAFTER AS NECESSARY UNTIL DATE OF SUBSTANTIAL COMPLETION.
 - SEEDING NEW LAWNS:
 - THE GRASS SEED SHALL BE APPLIED AT THE RATE SPECIFIED IN THE SEED SCHEDULE AND AT THE PLANTING DATES INDICATED.
 - SOON SEED USING A SPREADER OR HYDRO SEEDING MACHINE.
 - DO NOT SEED WHEN EVEN DISTRIBUTION. DO NOT SOW WHEN SEED BED IS CRUSTY OR FROZEN. SOW IN EQUAL QUANTITIES IN TWO (2) DIRECTIONS AT RIGHT ANGLES TO EACH OTHER.

GRASS SEEDING SCHEDULE				
SEED TYPE	SEEDING RATE LBS/1000 SF	PLANTING DATES	VISIBLE SEEDLING STAND UNDER IDEAL CONDITIONS	ULTIMATE MOWING HEIGHT
COMMON BERMUDA	2-3	MAY 1 - AUG. 15	12 DAYS*	1 1/2" - 1"
TALL FESCUE	6-8	SEPT. 15 - NOV. 15	8 DAYS*	2 - 2 1/2"
ANNUAL RYEGRASS	4-6	OCT. 1 - MAR. 1	6 DAYS*	2 - 2 1/2"
BAHIA	4-5	FEB. 15 - AUG 31	8 DAYS	2 - 3"

*PLANTING DATES FOR TYPE 1-3 ARE FOR ATLANTA/NORTH GEORGIA REGION ONLY. THESE DATES DIFFER FOR OTHER AREAS WHERE SEASONAL VARIATIONS REQUIRE MODIFICATION. ACCORDING TO THE PLANT HARDINESS ZONE MAP PUBLISHED BY THE UNITED STATES DEPARTMENT OF AGRICULTURE, 1990, THESE DATES REFER TO ZONES 7A AND 7B.

- IF SEED BED IS LEFT SLIGHTLY ROUGH OR FURROWED, NO "PLANTING" OF THE SEED IS NECESSARY. IF SEED BED IS SMOOTH AND VERY DRY, THE SEED SHOULD BE LIGHTLY RAKED INTO THE TOP QUARTER (1/4) INCH OF SEED BED.
- PROTECT SEEDED AREAS WITH SLOPES NOT EXCEEDING 1:5 BY SPREADING WHEAT STRAW OR HAY MULCH. THE QUANTITY OF MULCH TO BE APPLIED SHALL BE THAT TO UNIFORMLY FORM A CONTINUOUS BLANKET OF ONE SQUARE FOOT (36 INCHES) OF AT LEAST ONE AND ONE-HALF (1 1/2) INCHES IN LOOSE DEPTH OVER THE SEEDED AREA. SPREAD BY HAND, BLOOMER, OR OTHER SUITABLE EQUIPMENT.
- BOND STRAW MULCH BY SPRAYING WITH ASPHALT EMULSION AT A RATE OF 10 TO 15 GAL/1000 SQ. FT. AT LEAST TWENTY-FOUR (24) HOURS PRIOR TO PLANTING.
- PROTECT SEEDED AREAS WITH SLOPES EXCEEDING 1:5 WITH EROSION-CONTROL FIBER MESH AND 1:5 WITH EROSION-CONTROL BLANKETS INSTALLED AND STAPLED ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.
- THOROUGHLY MOISTEN SEED, FERTILIZER, AND FIBER MULCH IN WATER USING EQUIPMENT SPECIFICALLY DESIGNED FOR HYDROSEED APPLICATION. CONTINUE MIXING UNTIL UNIFORMLY BLENDED INTO HOMOGENEOUS SLURRY SUITABLE FOR HYDRAULIC APPLICATION.
 - MIX SLURRY WITH NONASPHALTIC TACKIFIER.
 - APPLY SLURRY UNIFORMLY TO ALL AREAS TO BE SEEDDED IN A ONE-STEP PROCESS.
 - APPLY MULCH AT A MINIMUM RATE OF 1500-LB/ACRE DRY WEIGHT BUT NOT LESS THAN THE RATE REQUIRED TO OBTAIN SPECIFIED SEED-SOWING RATE.
- THOROUGHLY MOISTEN SEEDED AREA IMMEDIATELY AFTER SEEDING. IF RAINFALL IS INSUFFICIENT LIGHTLY WATER PLANTING AREA UNTIL GRASS IS ESTABLISHED.
- PROTECT SEEDED AREAS FROM TRAFFIC AND DISTURBANCE.
- CLARIFY, RE-SEED AND REPAIR AREAS THAT DO NOT SHOW SATISFACTORY GROWTH WITHIN FIFTEEN (15) DAYS AFTER SOWING, UNTIL A SATISFACTORY STAND IS ESTABLISHED. SEEDED AREAS ARE CONSIDERED ESTABLISHED WHEN A DENSE GRASS STAND HAS DEVELOPED OF A UNIFORM GREEN COLOR, REASONABLY FREE FROM KEEPS, THE SPECIFIED GRASS IS GROWING WELL, AND NO BARE SPOTS LARGER THAN ONE (1) SQUARE FOOT AREA IS APPARENT. FULL COVERAGE IS REQUIRED IN THIRTY (30) DAYS. IRREGULARITIES RESULTING FROM DISEASES AND INSECT INFESTATION ARE UNACCEPTABLE. HOW GRASS AT HEIGHT SPECIFIED IN SEEDING SCHEDULE.
- AFTER TWO (2) OR THREE (3) MOWINGS THE NEW LAWN SHALL BE FERTILIZED WITH AMMONIUM NITRATE AT THE RATE OF F 50 LBS/ACRE. NITROGEN SHALL BE APPLIED WITH MECHANICAL HAND SPREADER CAPABLE OF PRODUCING UNIFORM COVERAGE. ONE (1) APPLICATION IS MANDATORY. NITROGEN SHALL NOT BE APPLIED BETWEEN OCTOBER 5 AND MARCH 15, UNLESS NOTED OTHERWISE.
- SODDING NEW LAWNS:
 - WATER SOIL PRIOR TO RECEIVING SOD. AT THE TIME OF SOD PLACEMENT SOIL MUST BE MOIST BUT NOT SATURATED.
 - LAY SOD WITHIN TWENTY-FOUR (24) HOURS FROM TIME OF STRIPPING SOD AT SOD FARM. IF

ANNUAL COLOR AND PERENNIAL PLANTING NOTES:

- EXCAVATE BED TO A DEPTH OF 4 INCHES. REMOVE EXISTING SOIL FROM SITE. BREAK THROUGH HARD PAN. REMOVE ALL STONE, ROOTS, DEBRIS, ETC. ROTOTILL EXCAVATED BED AN ADDITIONAL 6-8 INCHES IN DEPTH.
- SLOPE THE BASE OF THE BED TO THE TRENCH EDGE.
- PREPARE PLANTING SOIL MIX CONSISTING OF TOPSOIL AND THE FOLLOWING SOIL AMENDMENTS BY VOLUME. REFER TO SPECIFICATION SECTION 324000 FOR TOPSOIL REQUIREMENTS.
 - 40% TOPSOIL (AS SPECIFIED)
 - 25% HUMUS
 - 15% CYTRESS MULCH (FINGERMILL, SIZED CHIPS - 1/4 INCH MAX.)
 - 5% STERILIZED COMPOSTED COW MANURE
 - 5% SAND (ANGULAR BUILDERS SAND) LIME AT A RATE OF 5 LBS. PER 50 SQ. FEET (ADJUST FOR ALKALINE SOILS)
- ADD 6 INCHES OF PLANTING SOIL TO EXCAVATE BED 1 ROTOTILL INTO EXISTING SOIL.
- PLACE ADDITIONAL PLANTING SOIL MIX TO RAISE ENTIRE BED 6 INCHES ABOVE FINISHED GRADE FOR SEASONAL COLOR AND 4 INCHES FOR PERENNIALS. IF SEASONAL BED FRONTS A SHRUB OR GROUND COVER BED, MATCH THAT BED'S HEIGHT & CONTINUE POSITIVE SLOPE TOWARD TRENCH EDGE.
- ROTOTILL ENTIRE BED TO A DEPTH OF 12 INCHES.
- EVENLY SPREAD FERTILIZER APPROPRIATE TO A VARIETY OF SEASONAL COLOR AT A MAXIMUM RATE OF 25 LBS. PER 100 SQ. FEET AND RAKE INTO TOP 3 INCHES OF SOIL.
- PLANT SEASONAL COLOR AS SPECIFIED AND AT INDICATED SPACING SHOWN ON PLANS.
- EDGE SEASONAL COLOR BED AND MULCH AS SPECIFIED.
- WATER THOROUGHLY.

FILE NAME: LPL4046

- AGGREGATE SOIL CONDITIONER, ROTARY KILN EXPANDED SLATE SPECIALLY GRADED FOR USE AS A HORTICULTURAL SOIL CONDITIONER.
- COARSE SAND: CLEAN, WASHED, NATURAL, OR MANUFACTURED SAND, FREE OF EXTRANEIOUS OR TOXIC MATTER COMPLYING WITH ASTM C136.
- COMPOST: WELL-COMPOSTED, STABLE, AND KEEF-FREE ORGANIC MATTER, PH RANGE OF 5.5 TO 8, MOISTURE CONTENT 55 TO 55 PERCENT BY WEIGHT, 100 PERCENT PASSING THROUGH 1-INCH SIEVE, 16 DECISIMENTS, NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS, AND AS FOLLOWS:
 - ORGANIC MATTER CONTENT: 80 PERCENT MINIMUM OF DRY WEIGHT.
 - FERTILIZATION: AGRICULTURAL RESIDUAL BIOSOLIDS, YARD TRIMMINGS, OR SOURCE-SEPARATED OR COMPOSTABLE MIXED SOLID WASTE THAT MEET ALL STATE ENVIRONMENTAL PROTECTION AGENCY REQUIREMENTS.
- HUMUS: AIR DRIED, FINELY SHREDDED, AND PH RANGE SUITABLE FOR INTENDED HORTICULTURAL USE. HUMUS SHALL BE COMPLETELY DECOMPOSED FOREST TYPE INCLUDING COMPOSTED LEAVES, BARK, AND ORGANIC WASTES.
- COMMERCIAL FERTILIZER: COMMERCIAL-GRADE COMPLETE FERTILIZER OF NEUTRAL CHARACTER, CONSISTING OF FAST- AND SLOW-RELEASED NITROGEN, 50 PERCENT DERIVED FROM NATURAL ORGANIC SOURCES, PHOSPHORUS, AND POTASSIUM.
- PLANTING SOIL MIX FOR ON-GRADE PLANTINGS: PROVIDE SOIL MIX CONSISTING OF:
 - 60 PERCENT TOPSOIL (AS SPECIFIED)
 - 40 PERCENT PREPARED ADDITIVES (BY VOLUME AS FOLLOWS)
 - 2 PARTS HUMUS, PEAT, AND/OR COMPOST
 - 1 PART SHREDDED PINE BARK (BARK PIECES 1/2 INCH MAXIMUM LENGTH)
 - 1 PART STERILIZED AND WEL-ROOTED MANURE
 - COMMERCIAL FERTILIZER AS RECOMMENDED IN SOIL REPORT
 - LIME AS RECOMMENDED IN SOIL REPORT
- PLANTING SOIL MIX FOR ANNUAL COLOR AND PERENNIAL PLANTINGS: PROVIDE SOIL MIX AMENDED AS FOLLOWS BY VOLUME:
 - 40 PERCENT TOPSOIL (AS SPECIFIED)
 - 25 PERCENT HUMUS AND/OR COMPOST
 - 15 PERCENT COMPOSTED BARK MULCH (BARK PIECES, 1/4 INCH MAX.)
 - 10 PERCENT "NATURES HELPER"
 - 5 PERCENT STERILIZED COMPOSTED COW MANURE
 - 5 PERCENT SAND (COARSE RIVER SAND) DECREASE AMOUNT IF TOPSOIL HAS A HIGH PERCENTAGE OF SAND.
 - LIME AT A RATE OF 5 POUNDS PER 50 SQUARE FEET OF BED AREA (ADJUST FOR ALKALINE SOILS).
- SPECIFIC REQUIREMENTS CONCERNING PLANT MATERIAL AND THE MANNER IN WHICH IT IS TO BE SUPPLIED ARE SHOWN ON THE DRAWINGS AND PLANT LIST WITHIN EACH SIZE RANGE NOT LESS THAN 50 PERCENT THE PLANTS MUST BE OF THE MAXIMUM SIZE SPECIFIED.
- FURNISH NURSERY GROWN PLANTS, FRESHLY DUG, NORMALLY SHAPED AND WELL BRANCHED, FULLY FOLIAGED WHEN IN LEAF AND WITH HEALTHY WELL DEVELOPED ROOT SYSTEMS. PLANTS TO BE FREE OF DISEASE, INSECT INFESTATIONS OR THEIR EGGS AND LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS AND DISFIGUREMENT.
 - PROVIDE TREES OF HEIGHT AND CALIPER LISTED OR SHOWN AND WITH BRANCHING CONFIGURATION RECOMMENDED BY ANSI Z601 FOR TYPE AND SPECIES REQUIRED. PROVIDE SINGLE STEM TREES EXCEPT WHERE SPECIAL FORMS ARE SPECIFIED IN THE CONTRACT DOCUMENTS.
 - PROVIDE ESTABLISHED AND WELL-ROOTED PLANTS IN REMOVABLE CONTAINERS, WITH NOT LESS THAN THE MINIMUM NUMBER OF CAIES REQUIRED BY AND MEASURED ACCORDING TO ANSI Z601 FOR TYPE, SHAPE, AND HEIGHT OF SHRUB.
 - PROVIDE ESTABLISHED AND WELL-ROOTED PLANTS IN REMOVABLE CONTAINERS OR INTEGRAL PEAT POTS, HAVING NOT LESS THAN MINIMUM NUMBER AND LENGTH OF RUNNERS BY ANSI Z601 FOR THE POT SIZE SPECIFIED.
 - PROVIDE PRE-GROWN SEED COMPLYING WITH TOLERANCE FOR PURITY AND GERMINATION ESTABLISHED BY ASSOCIATION OF OFFICIAL SEED ANALYSTS. PROVIDE SEED OF GRASS SPECIES, PROPORTIONS AND MINIMUM PERCENTAGES OF PURITY, GERMINATION, AND MAXIMUM PERCENTAGE OF SEEDS ON DRAWINGS.
 - PROVIDE VIABLE SOD OF UNIFORM DENSITY, COLOR, AND TEXTURE, STRONGLY ROOTED, NOT LESS THAN TWO (2) YEARS OLD AND FREE OF KEEPS AND UNDESIRABLE NATIVE GRASSES. ONLY PROVIDE SOD CAPABLE OF GROWTH AND DEVELOPMENT WHEN PLANTED (VIABLE, NOT DORMANT). PROVIDE MACHINERY TO CUT AND MEASURE SOD TO A MINIMUM THICKNESS OF FIVE-EIGHTHS (5/8) INCH PLUS THICKNESS OF TOP GROWTH AND THATCH. SOD PIECES TO BE CONSISTENT IN SIZE AND SHAPE. ALL SOD MUST BE A TRUE CERTIFIED TURFGRASS.
- GUY STAKES, UPRIGHT STAKES, AND DEADEND. GRADE NO. 2 OR BETTER, UNIFORM GRADE PRESSURE PRESERVATIVE TREATED PINE ANPA C-2, OR SOUND NEAR HARDWOOD OR REDWOOD FREE OF KNOTS, HOLES AND OTHER DEFECTS, TWO (2) BY TWO (2) INCHES BY THIRTY (30) INCHES LONG, POINTED AT ONE END.
- GUY ANCHORS AND GUY WIRE: NO. 4 REBARS OR COMPARABLE SIZE STEEL STAKES, THREE (3) FEET IN LENGTH, 2-STRAND, TWISTED, PLAIN, GALVANIZED STEEL. WIRE NOT LIGHTER THAN NO. 12 GAUGE.
- WATER AND WATER TRANSPORTATION IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- MULCH: PINE NEEDLE MULCH PREDOMINATELY COMPOSED OF LONGLEAD PINE NEEDLES AND OTHER LONG LEAFED SOUTHERN YELLOW PINE SPECIES; CLEAN, FRESH, DARK BROWN, AND FREE OF BRANCHES, CONES, FOREIGN MATTER, INSECTS AND DISEASES.

C. EXECUTION:

- CONTRACTOR SHALL EXAMINE CONDITIONS UNDER WHICH PLANTING IS TO BE INSTALLED. REVIEW APPLICABLE ARCHITECTURAL AND ENGINEERING DRAWINGS, AND BE FAMILIAR WITH ALIGNMENT OF UNDERGROUND UTILITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY ADVERSE SUB-SURFACE DRAINAGE OR SOIL CONDITIONS. STATE CONDITIONS AND SUBMIT A RECOMMENDATION FOR CORRECTION INCLUDING COSTS. OBTAIN APPROVAL FOR METHOD OF CORRECTION PRIOR TO COMMENCING TO WORK IN THE AFFECTED AREA. IN THE EVENT THAT ALTERNATE LOCATIONS ARE SELECTED, THE CONTRACTOR SHALL PREPARE SUCH AREAS AT NO ADDITIONAL EXPENSE TO THE OWNER.
- EXCAVATE PITS, BEDS AND TRENCHES WITH VERTICAL SIDES, AS SPECIFIED AND AS SHOWN ON THE DRAWINGS.
- LOOSEN HARDPAN AND MOISTURE BARRIER UNTIL HARDPAN HAS BEEN BROKEN AND MOISTURE IS ALLOWED TO DRAIN FREELY.
- FOR BALLED AND BURLAPPED (B&B TREES AND SHRUBS), MAKE EXCAVATIONS AT LEAST FOUR (4) FEET WIDER THAN THE BALL DIAMETER FOR THE TOP TWELVE (12) INCHES OF THE PIT. FOR THE REMAINING DEPTH OF THE PIT, EXCAVATE AT LEAST TWO (2) FEET WIDER THAN THE FULL DIAMETER AND EQUAL TO THE BALL DEPTH, PLUS AN ALLOWANCE FOR SETTING OF BALL ON A LAYER OF COMPACTED BACKFILL. ALLOW FOR SIX (6) INCH MINIMUM SETTING LAYER OF EXCAVATED SOIL.
- FOR CONTAINER GROWN STOCK, EXCAVATE AS SPECIFIED FOR BALLED AND BURLAPPED STOCK, ADJUSTED TO SIZE OF CONTAINER WIDTH AND DEPTH.
- TREE AND SPECIMEN SHRUB PITS: FILL EACH PIT WITH WATER. IF PERCOLATION IS LESS THAN 100 PERCENT WITHIN A PERIOD OF TWELVE (12) HOURS, DRILL A TEN (10) INCH DIAMETER AUGER HOLE TO A DEPTH UP TO FIVE (5) FEET BELOW THE BOTTOM OF THE PIT. FILL AUGER HOLE WITH DRAINAGE GRAVEL, AND COVER WITH FILTER FABRIC. REFER TO PIT. (1) CASE DRAINAGE IS STILL UNSATISFACTORY, NOTIFY LANDSCAPE ARCHITECT, IN WRITING, OF THE CONDITION BEFORE PLANTING TREES IN THE QUESTIONABLE AREAS. CONTRACTOR IS FULLY RESPONSIBLE FOR WARRANTY OF THE PLANT MATERIAL.
- DISPOSE OF SUBSOIL REMOVED FROM LANDSCAPE EXCAVATIONS AT AN OFF-SITE LOCATION. DO NOT MIX WITH PLANTING SOILS.
- MIX SPECIFIED SOIL AMENDMENTS AND FERTILIZERS WITH TOPSOIL, OR SOIL CONDITIONER WITH EXISTING SURFACE SOIL, AT RATES SPECIFIED.
- LAYOUT SHRUB AND GROUND-COVER PLANTING BEDS ON THE GROUND TO THE LINES SHOWN ON THE

CITY OF ALPHARETTA GENERAL LANDSCAPE NOTES:

- THE CITY ARBORIST MUST INSPECT THE SITE BEFORE INSTALLATION OF EROSION CONTROL MEASURES. LAND DISTURBANCE WITHOUT A SITE INSPECTION AND APPROVAL BY THE CITY ARBORIST WILL BE CONSIDERED A "STOP-WORK ORDER" AND FURTHER WORK WILL BE STOPPED.
- IF TREE SURVEY INACCURACIES ARE FOUND ON-SITE, A STOP WORK ORDER WILL BE ISSUED UNTIL REVISED PLANS ARE APPROVED AND PROCESSED BASED ON ACCURATE INFORMATION.
- THE CITY ARBORIST MUST INSPECT AND APPROVE THE SITE BEFORE THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- TREES AGREED UPON TO BE SAVED ARE THE RESPONSIBILITY OF THE OWNER.
- PROTECTION OF EROSION CONTROL MEASURES: THE CRZ OF SPECIFIED TREES MUST BE APPLIED PRIOR TO START OF CONSTRUCTION. MULCH SHALL NOT BE PLACED DIRECTLY AGAINST TREE TRUNKS.
- A MINIMUM 2" LAYER OF MULCH WILL BE REQUIRED FOR ALL EXISTING, NON SPECIMEN, LANDSCAPE TREES, INCLUDING STREET TREES AND PARKING LOT TREES. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION. MULCH SHALL NOT BE PLACED DIRECTLY AGAINST TREE TRUNKS.
- ALL NEWLY PLANTED TREES SHALL HAVE VISIBLE ROOT FLARES AT FINISHED GRADE, NO CIRCLING ROOTS SHALL BE ALLOWED ON PLANTED TREES. THE UPPER TWO RINGS OF THE WIRE BASKET, BURLAP, AND STRAPPING SHALL BE CUT AND REMOVED PRIOR TO BACKFILL.
- TREES LESS THAN THE CALIPER INCH SHOWN WILL NOT BE ACCEPTED. I.E. 3 INCH CALIPER TREES MUST BE 3 INCHES OR LARGER.
- PLANT HEIGHT MEASUREMENT IS TAKEN AT THE TOP OF THE MAIN BODY OF THE PLANT AND NOT AT THE TIP OF THE THIRST GROWTH.
- 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.
- WATERING BAGS: THE CITY ARBORIST WILL BE PROVIDED FOR ALL TREES PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. DURING FIRST YEAR BAGS WILL BE REFILLED WEEKLY BY OWNER AND REFILLED DURING DROUGHTS FOR A MINIMUM OF 3 YEARS AFTER INSTALLATION.
- NO TRENCHING NERVE AREAS: INCLUDING IRRIGATION.
- ALL TREE GUYS AND STAKES SHALL BE REMOVED FROM TREE ONE YEAR AFTER PLANTING OR BEFORE.
- NO TREES SHALL BE PLANTED ON ANY AREA OF AN EARTHEN DAM OR EMBANKMENT.

SECTION 024000 EXTERIOR LANDSCAPE

A. GENERAL

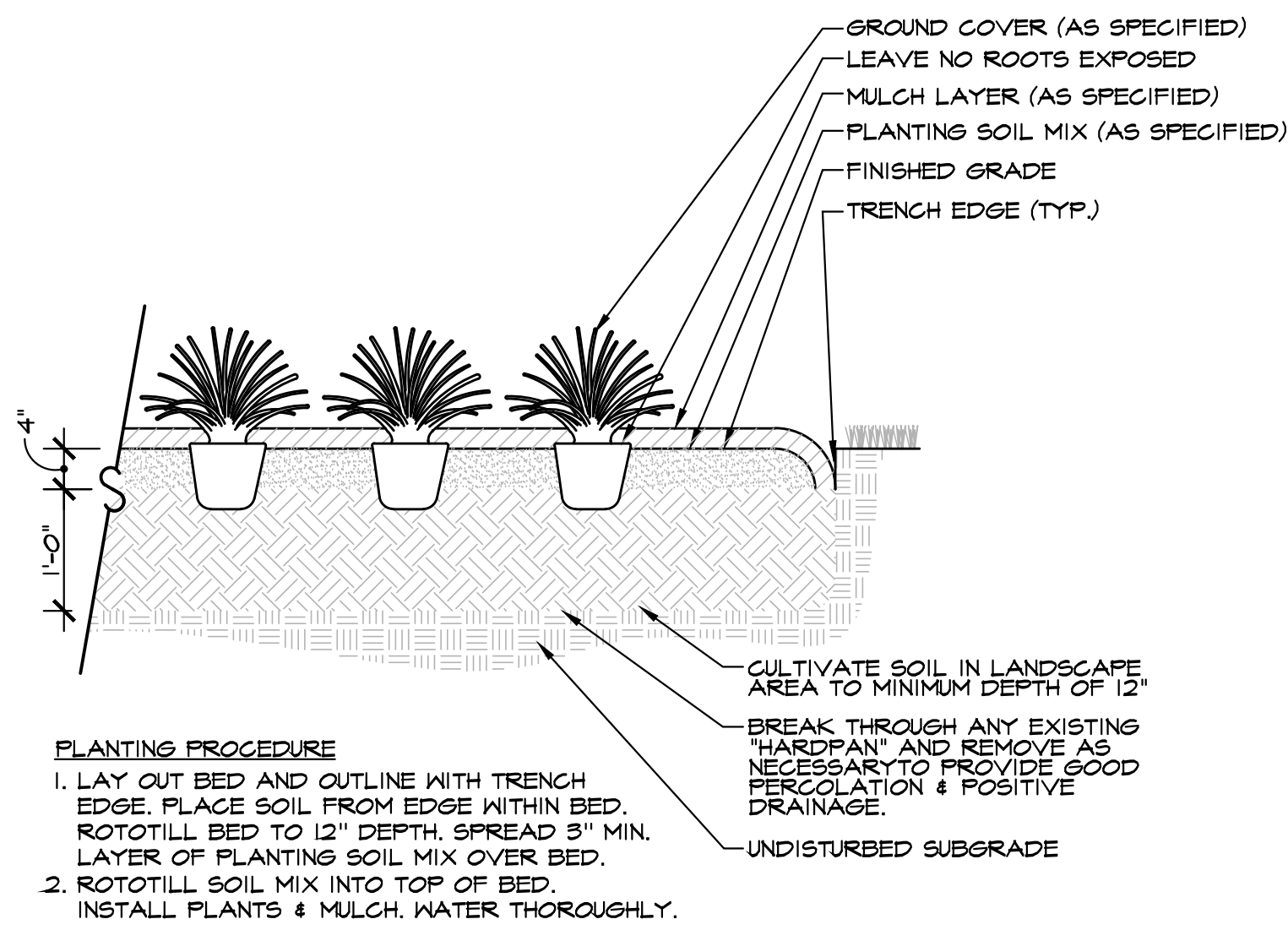
- SUBMITTALS:
 - TOPSOIL TEST REPORT: SUBMIT RESULTS OF SOIL ANALYSIS BY A QUALIFIED SOIL-TESTING LABORATORY, FOR INFORMATION ONLY, OR STANDARDIZED ASTM 3268 TOPSOIL, PROPOSED FOR USE IN PLANTING SOIL MIXES. REPORT SHALL INCLUDE PERCENTAGES OF DELTERIOUS MATERIALS, ORGANIC MATTER, GRADATION OF SAND, SILT, AND CLAY CONTENT, AS DETERMINED BY TEST METHODS INCLUDED IN PART 3 - PRODUCTS; CATION EXCHANGE CAPACITY, NATURAL AND MICRO NUTRIENT CONTENT OF TOP SOIL.
 - SUBMIT ONE (1) GALLON ZIPLOC BAG OF EACH PROPOSED PLANTING SOIL MIX.
 - PLANTING SOIL MIX TEST REPORT: SUBMIT RESULTS OF SOIL ANALYSIS BY A QUALIFIED SOIL-TESTING LABORATORY, FOR INFORMATION ONLY, OF EACH PLANTING SOIL MIX AS SPECIFIED. REPORT SHALL INCLUDE PERCENTAGES OF ORGANIC MATTER, PH LEVEL, MINERAL, MAJOR NUTRIENT AND MICRO NUTRIENT CONTENT OF EACH MIX.
 - STATE RECOMMENDED QUANTITIES OF NITROGEN, PHOSPHORUS, POTASH AND OTHER NUTRIENTS AND SOIL AMENDMENTS TO BE ADDED FOR SUITABLE GROWTH.
 - ON SITE SOIL REPORT: SUBMIT RESULTS OF SOIL ANALYSIS BY A QUALIFIED SOIL-TESTING LABORATORY, FOR INFORMATION ONLY, OF ON SITE SOIL. REPORT SHALL INCLUDE PH LEVEL, MINERAL, MAJOR NUTRIENT AND MICRO NUTRIENT CONTENT OF ON SITE SOIL.
 - PLANT MATERIAL PHOTOGRAPHS (IF REQUESTED): INCLUDE COLOR PHOTOGRAPHS IN DIGITAL FORMAT OF EACH REQUIRED SPECIES AND SIZE OF PLANT MATERIAL, AS IT WILL BE FURNISHED TO THE PROJECT. TAKE PHOTOGRAPHS FROM AN ANGLE DEPICTING TRUE SIZE AND CONDITION OF EACH PLANT TO BE FURNISHED. INCLUDE A SCALE ROD OR OTHER MEASURING DEVICE IN EACH PHOTOGRAPH. FOR SPECIES WHERE MORE THAN [20] (INSERT NUMBER) PHOTOGRAPHS ARE REQUIRED, INCLUDE A MINIMUM OF [THREE] (INSERT NUMBER) PHOTOGRAPHS SHOWING THE AVERAGE PLANT, THE BEST QUALITY PLANT, AND THE WORST QUALITY PLANT, PLANT, SIZE, AND NAME OF THE GROWING NURSERY.
- PROVIDE PLANT MATERIALS TRUE TO SPECIES AND VARIETY COMPLYING WITH RECOMMENDATIONS OF AMERICAN NATIONAL STANDARDS INSTITUTE, INC. (ANSI) Z601, AMERICAN STANDARD FOR NURSERY STOCK, BY THE AMERICAN ASSOCIATION OF NURSERYMAN.
- PROVIDE AND FURNISH ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED OR INFERRED FROM DRAWINGS AND SPECIFICATIONS TO COMPLETE THE WORK OF THIS SECTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO TOTAL AND CONFIRM ALL MATERIAL QUANTITIES, ITEMS QUANTIFIED BY AN AREA (I.E. SQUARE FEET - SF, SQUARE YARD - SQ. YD.) OR VOLUME (CUBIC FEET - CU. FT., CUBIC YARD - CU. YD.) SHALL BE CALCULATED AND CONFIRMED BY THE CONTRACTOR. THE QUANTITIES LISTED ON THE PLANT LIST ARE ESTIMATED. IN THE EVENT OF A DISCREPANCY BETWEEN THE TOTALS LISTED ON THE PLANT LIST AND THE NUMERICAL QUANTITIES ON THE DRAWINGS, THE DRAWINGS SHALL GOVERN. THE ACTUAL TOTAL QUANTITIES SHALL BE DETERMINED BY THE CONTRACTOR.
- DELIVER TREES, SHRUBS, GROUND COVER AND SOD AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND PLANT IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN SIX (6) HOURS AFTER DELIVERY, SET TREES, SHRUBS AND GROUND COVER IN SHADE, PROTECT FROM CURRENT AND FORECASTED WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST.
 - SET BALLED STOCK ON GROUND OR IN PARTIALLY EXCAVATED HOLE AND COVER ROOTBALL WITH SOIL, PEAT MOSS, SAWDUST OR OTHER ACCEPTABLE MATERIAL.
 - DO NOT REMOVE CONTAINER-GROWN STOCK FROM CONTAINER UNTIL PLANTING TIME.
 - HEAL-IN BARE -ROOT STOCK, SOAK ROOTS IN WATER, DO NOT LET ROOTS DRY OUT.
 - WATER ROOT SYSTEMS OF PLANT MATERIAL STORED ON-SITE. WATER AS OFTEN AS NECESSARY TO MAINTAIN ROOT SYSTEMS IN A MOIST CONDITION.
- INSURANCE ON PLANT MATERIAL, AND OTHER MATERIALS STORED OR INSTALLED IS THE RESPONSIBILITY OF THE CONTRACTOR. SUCH INSURANCE SHALL COVER FIRE, THEFT, VANDALISM AND OTHER UNUSUAL PHENOMENON. SHOULD THE CONTRACTOR ELECT NOT TO PROVIDE SUCH INSURANCE, HE WILL, IN NO WAY HOLD THE OWNER RESPONSIBLE FOR ANY LOSSES INCURRED BY DOING AS MENTIONED ABOVE. THE CONTRACTOR IS RESPONSIBLE FOR ALL COSTS INCURRED IN REPLACING DAMAGED OR STOLEN MATERIALS PRIOR TO DATE OF SUBSTANTIAL COMPLETION OF THE WORK.
- LOCATE AND VERIFY ALL UTILITY LOCATIONS, EXISTING STRUCTURES ON AND AROUND THE SITE PRIOR TO WORK. MAINTAIN EXISTING UTILITIES AND STRUCTURES AND PROTECT THEM AGAINST DAMAGE DURING THE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES, STRUCTURES, PAVING AND/OR OTHER CONSTRUCTION RESULTING FROM THE LANDSCAPE CONSTRUCTION.
- VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND ELEVATIONS PRIOR TO COMMENCING WORK. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCY.
- NOTIFY THE LANDSCAPE ARCHITECT IN WRITING OF CONDITIONS ENCOUNTERED IN THE FIELD CONTRADICTORY OF THOSE SHOWN ON THE DRAWINGS.
- CONTRACTOR SHALL VERIFY THE CONDITIONS AND/OR ADEQUACY OF ALL SUBGRADES, FILLS AND BACKFILLS BEFORE INSTALLATION OF PLANT MATERIALS.
- CONTRACTOR SHALL VERIFY THAT PROJECT CONDITIONS (I.E. WEATHER, ADJACENT WORK, ETC.) ARE SATISFACTORY FOR INSTALLATION PRIOR TO COMMENCING WORK.
- WARRANTY FOR A PERIOD OF ONE (1) YEAR, FOLLOWING THE DATE OF SUBSTANTIAL COMPLETION, ALL TREES, SHRUBS, GROUNDCOVERS, PLANTS AND GRASS AGAINST ANY DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, AS DETERMINED BY THE LANDSCAPE ARCHITECT. REPLACEMENTS ARE SUBJECT TO ALL REQUIREMENTS STATED IN THE CONTRACT DOCUMENTS. MAKE REPLACEMENTS IMMEDIATELY UNLESS REQUIRED TO PLANT IN THE SUCCEEDING PLANTING SEASON. REPLACEMENTS MADE DURING THE WARRANTY PERIOD OR FOLLOWING THE SITE VISIT FOR FINAL ACCEPTANCE WILL CARRY AN ADDITIONAL ONE (1) YEAR WARRANTY BEGINNING AT THE TIME OF REPLACEMENT.
- INSPECT PROJECT SITE MONTHLY DURING WARRANTY PERIOD TO DETERMIN WHAT CHANGES, IF ANY, SHOULD BE MADE IN THE MAINTENANCE PROGRAM. SUBMIT ALL RECOMMENDED CHANGES IN WRITING TO THE LANDSCAPE ARCHITECT AND THE OWNER.

B. PRODUCTS:

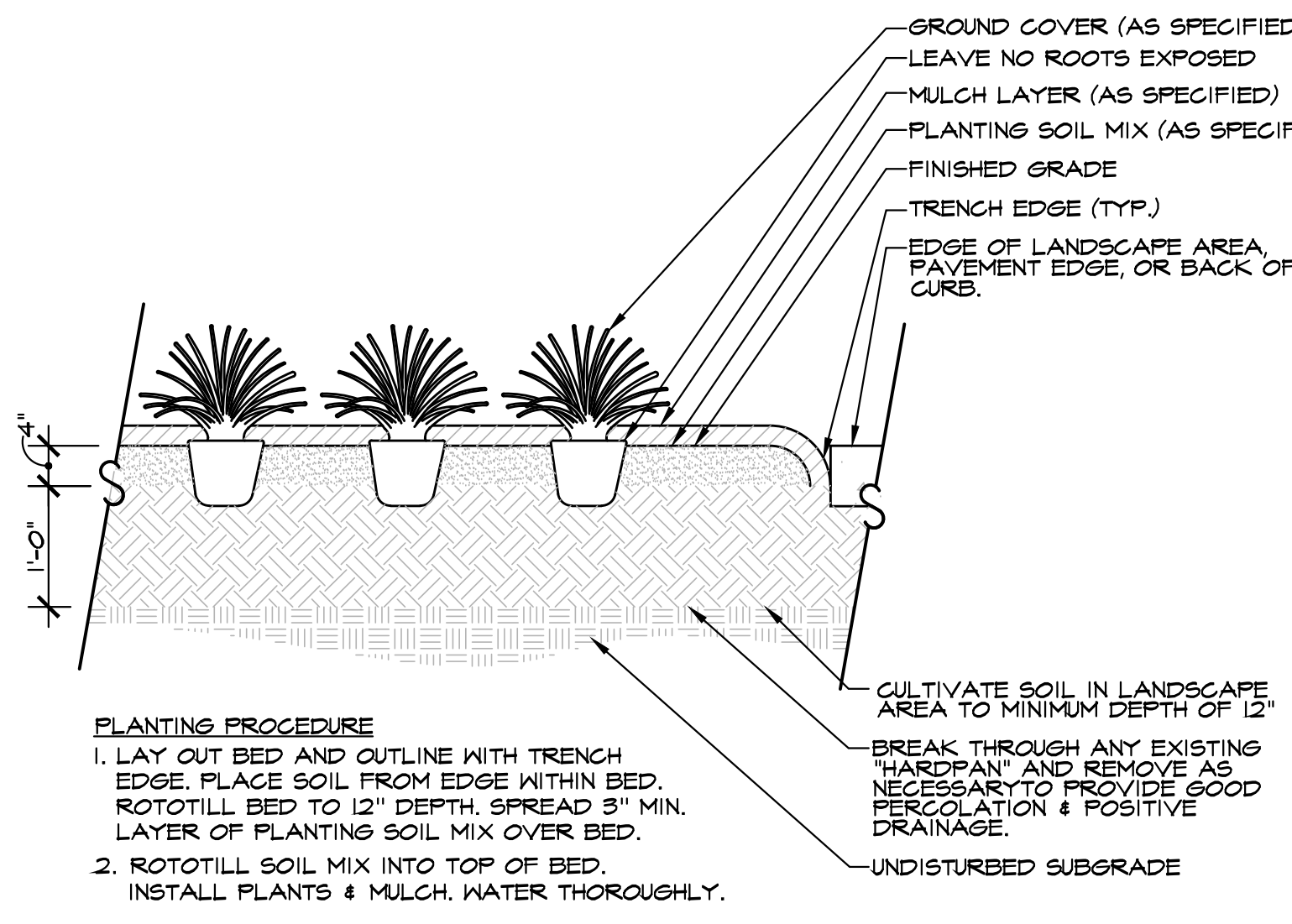
- ONLY PLANT MATERIAL GROWN IN A RECOGNIZED NURSERY IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE WILL BE ACCEPTED. PROVIDE HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN-SCALD, INJURIES, ABRASIONS OR DISFIGUREMENT.
- CONTRACTOR MUST LOCATE ALL PLANT MATERIAL TO BE SUPPLIED FOR THE PROJECT.
- IN THE EVENT PLANT MATERIAL IS FOUND TO BE UNACCEPTABLE, THE CONTRACTOR WILL PURSUE OTHER SOURCES UNTIL ACCEPTABLE PLANT MATERIAL IS FOUND.
- THE SELECTION OF ALL MATERIALS AND THE EXECUTION OF ALL OPERATIONS REQUIRED UNDER THE DRAWINGS AND SPECIFICATIONS IS SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT. THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REJECT ANY AND ALL MATERIALS AND ANY AND ALL WORK WHICH, IN HIS OPINION, DOES NOT MEET THE REQUIREMENTS OF THE CONTRACT DOCUMENTS AT ANY STAGE OF THE OPERATIONS. THE CONTRACTOR SHALL REMOVE REJECTED WORK AND/OR MATERIALS FROM PROJECT SITE AND REPLACE PROMPTLY.
- PROVIDE NEW TOPSOIL WHICH IS FERTILE, FRIABLE, PERSISTENT, SANDY LOAM, PLANTING SOIL, FREE OF SUBSOIL, CLAY LUMPS, BRUSH, KEEPS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONES LARGER THAN ONE AND ONE-HALF (1 1/2) INCHES IN ANY DIMENSION, AND OTHER EXTRANEIOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.

CITY OF ALPHARETTA GENERAL NOTES:

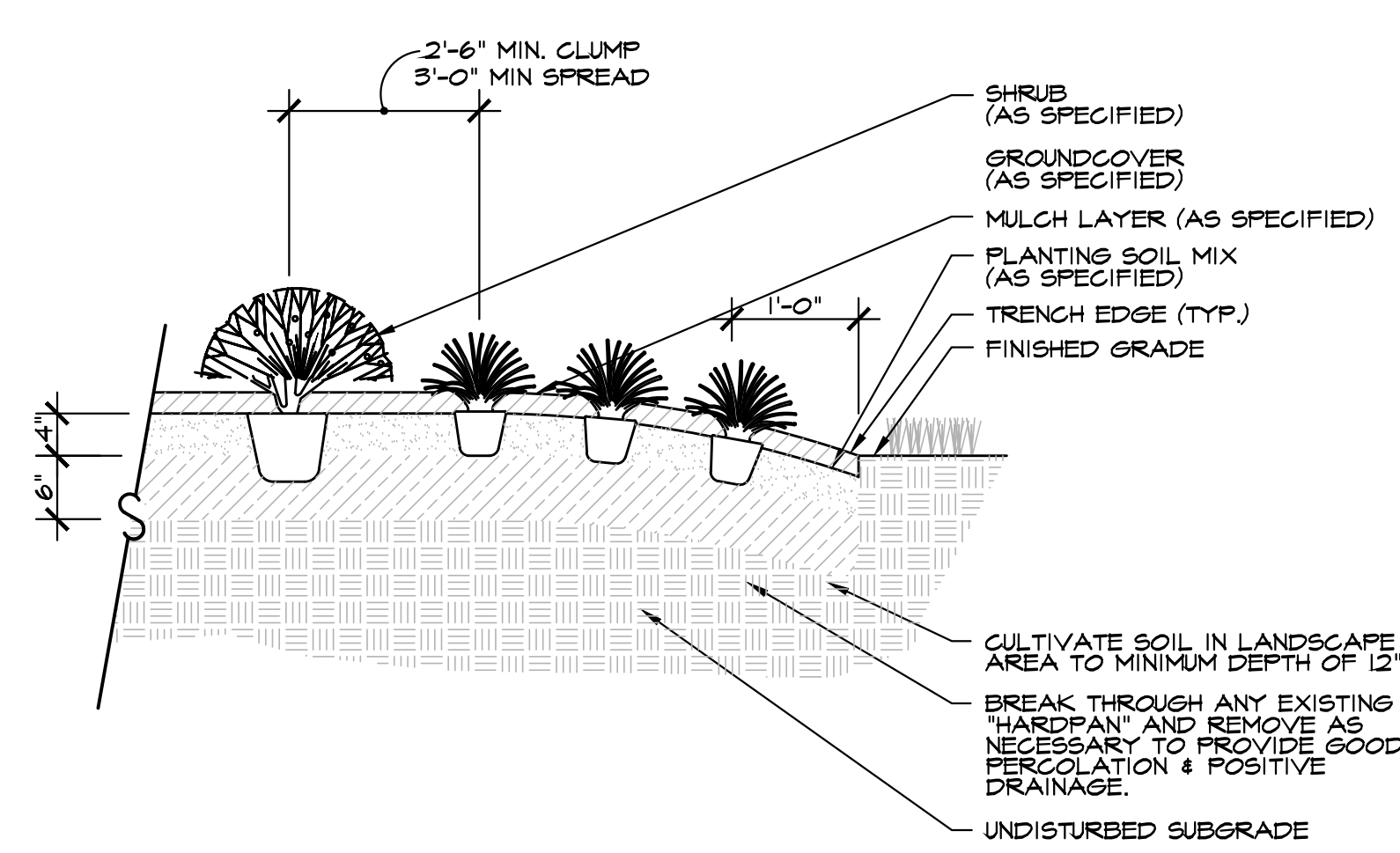
- ALL EXISTING TREES, SPECIMEN AND NON-SPECIMEN, COUNTED FOR EDF CREDITS MUST BE FULLY PRESERVED DURING ALL PHASES OF THIS PROJECT.
- THE CRZ OF SPECIMEN TREES PLUS ALL STREET BUFFERS SHALL BE PROTECTED WITH WIRE-BACK TREE SAVE FENCING WITH METAL SUPPORT POSTS AND TREE SAVE SIGNAGE.
- INSTALLATION OF THE TREE SAVE FENCE WILL INVOLVE NO TRENCHING.
- TREE SAVE FENCE FOR ENTIRE SITE MUST BE INSTALLED, INSPECTED AND APPROVED PRIOR TO INSTALLATION. NO LAND DISTURBANCE OR DEVIOLATION 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 GO.
- 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 ADJUTING A PUBLIC ROW, IN ACCORDANCE WITH THE CITY OF ALPHARETTA MAINTENANCE CODES.
- ALL APPROVED REVISIONS TO THE LOCATION OF TREE SAVE FENCE NEED TO BE COORDINATED WITH THE LAND DISTURBANCE INSPECTOR PRIOR TO RELOCATION.
- ALL TREES MUST BE PLANTED AT LEAST 5 FEET FROM ANY UTILITY LINE.



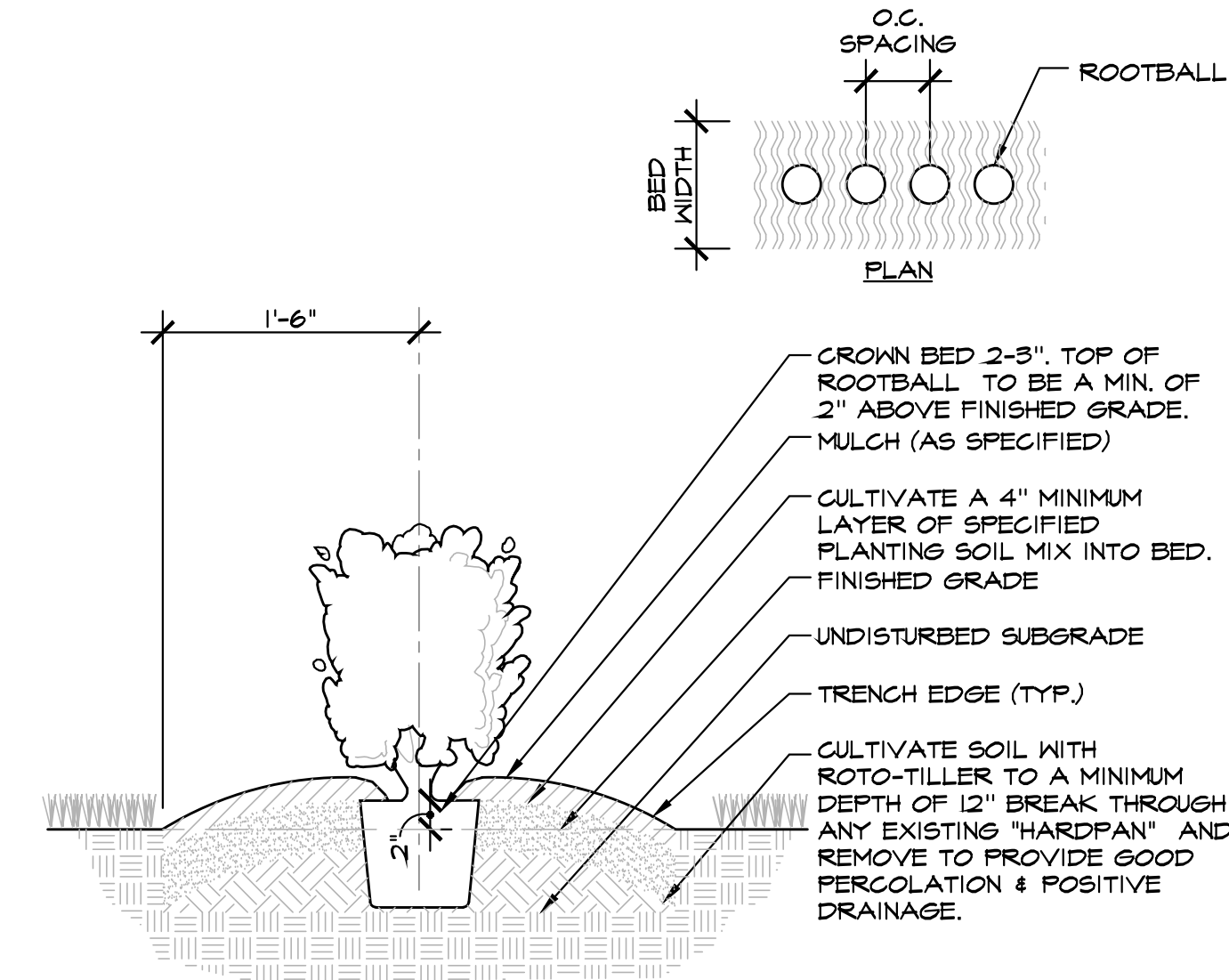
A GROUND COVER PLANTING
LS-10 SCALE: 3/4"=1'-0"
FILE NAME: LAF028



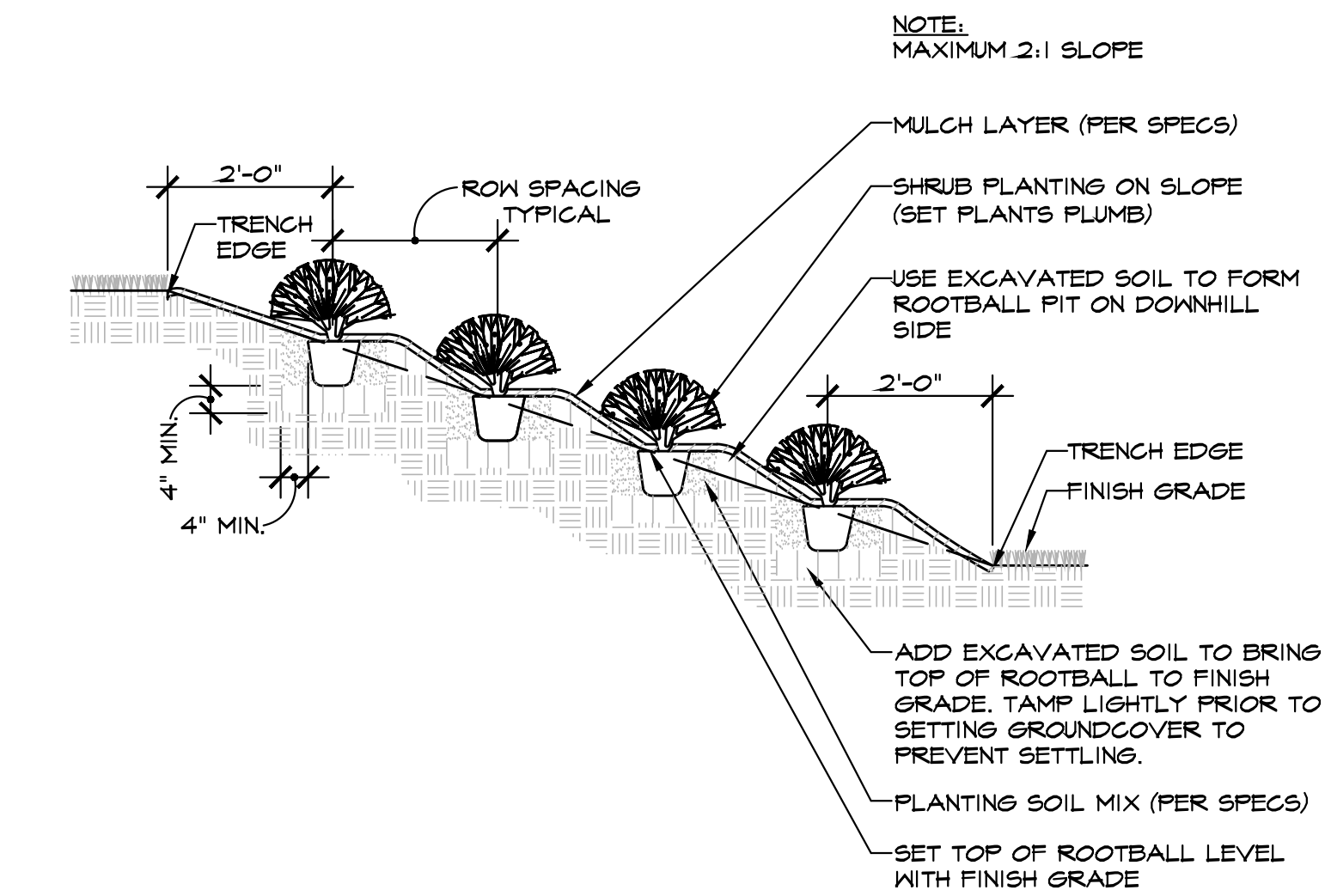
B GROUND COVER PLANTING IN MULCHED AND CULTIVATED PLANTING AREA
LS-10 SCALE: 3/4"=1'-0"
FILE NAME: LAF028



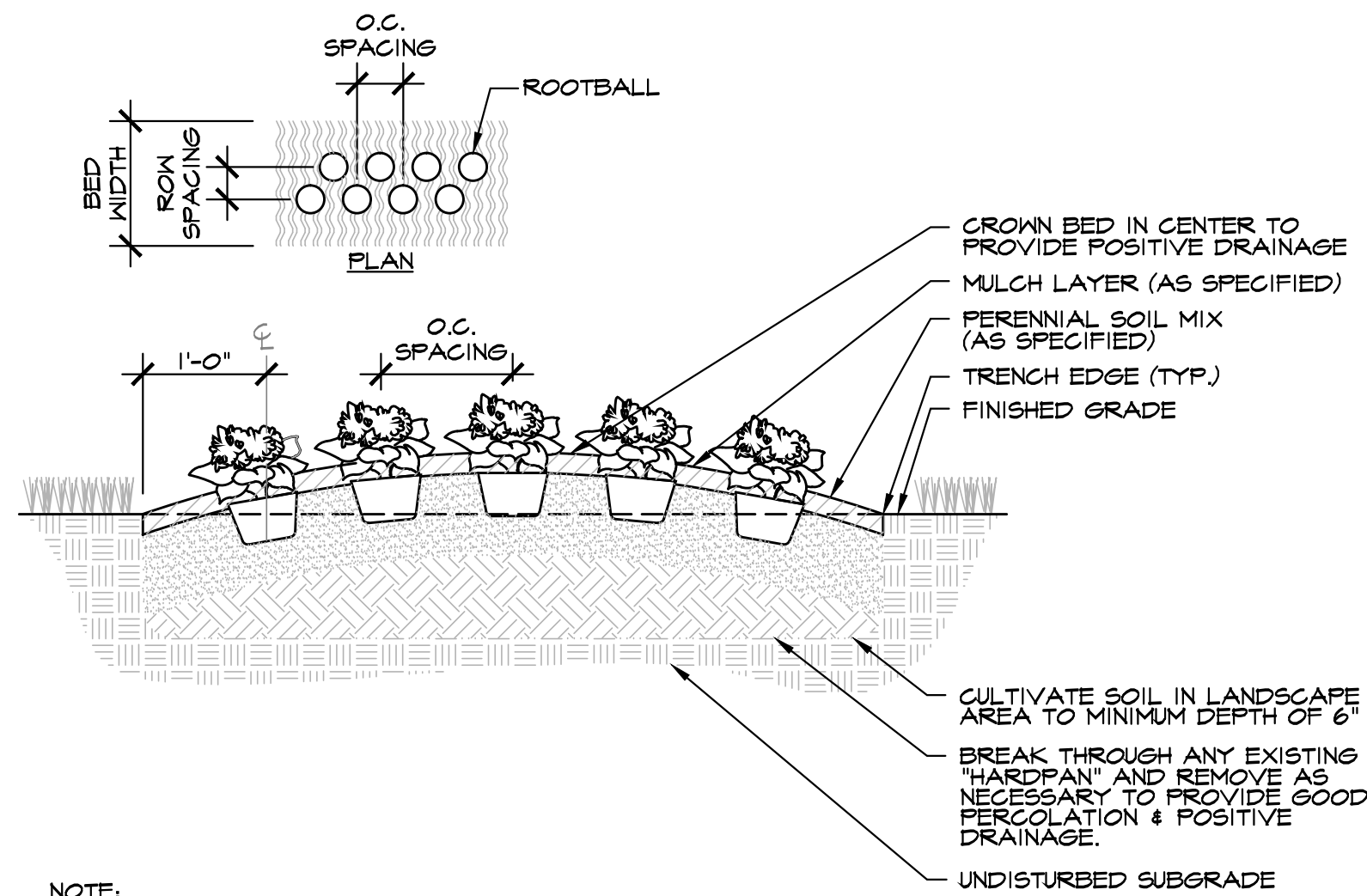
C GROUND COVER BED (FRONTING SHRUB BED)
LS-10 SCALE: 3/4"=1'-0"
FILE NAME: LAF028



D HEDGE PLANTING (SINGLE ROW)
LS-10 SCALE: 1"=1'-0"
FILE NAME: LAF028

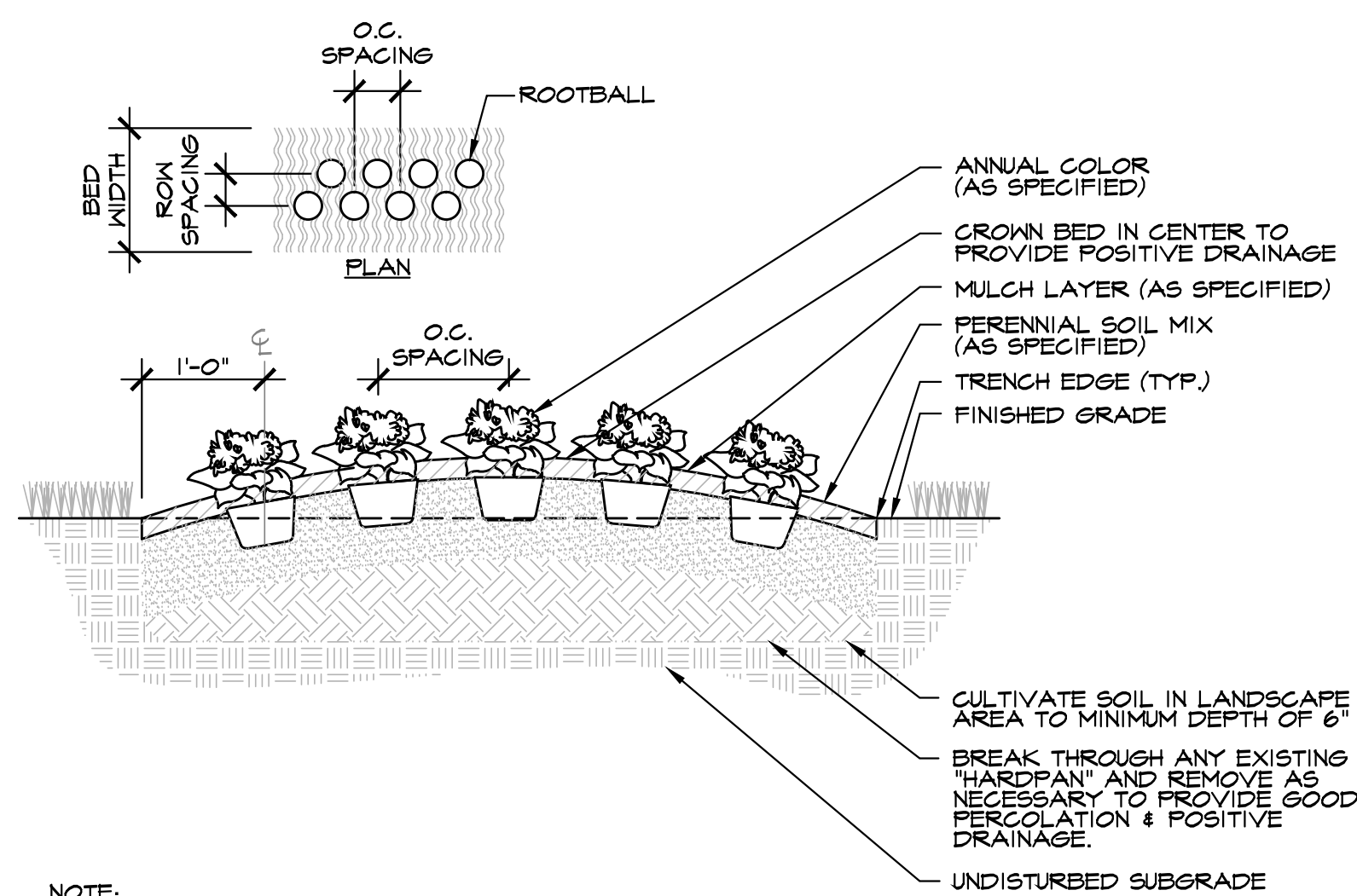


E SHRUB PLANTING ON SLOPE
LS-10 SCALE: 1/2"=1'-0"
FILE NAME: LAF028



NOTE:
FOR PROPER PLANTING PROCEDURE OF PERENNIAL BEDS,
REFER TO "ANNUAL COLOR AND PERENNIAL PLANTING" NOTES.

F PERENNIAL BED PLANTING INDIVIDUAL SPECIES
LS-10 SCALE: 3/4"=1'-0"
FILE NAME: LAF028



NOTE:
FOR PROPER PLANTING PROCEDURE OF ANNUAL COLOR BEDS,
REFER TO "ANNUAL COLOR AND PERENNIAL PLANTING" NOTES.

G ANNUAL COLOR BED PLANTING
LS-10 SCALE: 3/4"=1'-0"
FILE NAME: LAF028

Windward Point Tree Assessment - 3.16.15

Tree ID	Species	Common Name	DBH	Condition	Notes	Photo
001	Ostrya virginiana	Sourwood	11.5	Poor	Three trunk with included bark at base	1
002	Ostrya virginiana	Sourwood	8	Excellent		
003	Ostrya virginiana	Sourwood	9	Excellent		
004	Ostrya virginiana	Sourwood	10	Excellent		
005	Ostrya virginiana	Sourwood	11	Poor	Gird at base	2
006	Ostrya virginiana	Sourwood	9	Good		
007	Ostrya virginiana	Sourwood	12	Good		
008	Ostrya virginiana	Sourwood	10	Good		
009	Liquidambar styraciflua	Tulip poplar	36	Poor	Codominant stems with included bark at base between two trunks	3
010	Liquidambar styraciflua	Tulip poplar	33	Poor	Codominant stems with included bark at base between two trunks	4-5
011	Ostrya virginiana	Sourwood	10	Good		
012	Ostrya virginiana	Sourwood	10	Poor	Decay at base and damage to trunk with further decay	6
013	Ostrya virginiana	Sourwood	8	Excellent		
014	Liquidambar styraciflua	Tulip poplar	30	Poor	Decay in canopy, split in lower trunk	7-8
015	Ostrya virginiana	Sourwood	13	Good		
016	Liquidambar styraciflua	Sweetgum	25	Poor	Codominant leaders with included bark, decay in leader	9-10
017	Liquidambar styraciflua	Tulip poplar	27	Poor	Cavity in trunk	11
018	Ostrya virginiana	Sourwood	8	Good		
019	Ostrya virginiana	Sourwood	8	Good		
020	Ostrya virginiana	Sourwood	10	Poor	Leans significantly to the west	12
021	Acer rubrum	Red maple	26	Good		
022	Liquidambar styraciflua	Tulip poplar	31	Fair	Decay in canopy	13

3.16.15 1 CHS/HIGHWAY PHOTO, 3/16/15

Tree ID	Species	Common Name	DBH	Condition	Notes	Photo
023	Liquidambar styraciflua	Sweetgum	30	Poor	Signs of internal decay and disease in lower trunk as noted in site walkthrough	14
024	Acer rubrum	Red maple	24	Poor	Signs of vascular disease in lower trunk, galls on lower trunk	15
025	Liquidambar styraciflua	Sweetgum	25	Poor	Codominant stems with included bark at base between two trunks, decay in upper canopy	
026	Liquidambar styraciflua	Tulip poplar	24	Excellent		
027	Liquidambar styraciflua	Tulip poplar	25	Excellent		
028	Liquidambar styraciflua	Tulip poplar	34	Poor	Codominant stems with included bark at base between two trunks	16
029	Ostrya virginiana	Sourwood	9	Excellent		
030	Liquidambar styraciflua	Tulip poplar	26	Excellent		
031	Liquidambar styraciflua	Tulip poplar	24	Fair		
032	Liquidambar styraciflua	Tulip poplar	24	Excellent		
033	Liquidambar styraciflua	Tulip poplar	26	Excellent		
034	Liquidambar styraciflua	Tulip poplar	24	Good		
035	Liquidambar styraciflua	Sweetgum	28	Poor	Decay at base and decay in canopy	17-18
036	Liquidambar styraciflua	Tulip poplar	25	Fair		
037	Liquidambar styraciflua	Tulip poplar	24	Good		
038	Quercus nigra	Water oak	27	Poor	Cracks in lower trunk, signs of hypoxylon canker and decay in canopy	19-20
039	Liquidambar styraciflua	Sweetgum	25	Poor	Codominant stems with included bark at base between two trunks	21
040	Liquidambar styraciflua	Tulip poplar	35	Poor	Splits into three trunks with significant included bark	22
041	Ostrya virginiana	Sourwood	12	Good		
042	Ostrya virginiana	Sourwood	8	Fair	Leans to the east	
043	Liquidambar styraciflua	Tulip poplar	25	Excellent		
044	Liquidambar styraciflua	Tulip poplar	27	Excellent		
045	Liquidambar styraciflua	Tulip poplar	26	Poor	Codominant stems with included bark at base between two trunks, second trunk mostly dead	23

3.16.15 2 CHS/HIGHWAY PHOTO, 3/16/15

Tree ID	Species	Common Name	DBH	Condition	Notes	Photo
046	Acer rubrum	Red maple	26	Poor	Codominant stems with included bark at base between two trunks	24
047	Liquidambar styraciflua	Tulip poplar	24	Poor	Codominant stems with included bark at base between two trunks, signs of vascular disease in lower trunk	25
048	Ostrya virginiana	Sourwood	10	Excellent		
049	Ostrya virginiana	Sourwood	10	Excellent		
050	Ostrya virginiana	Sourwood	11	Poor	Leans significantly to the west	26
051	Ostrya virginiana	Sourwood	11	Excellent		
052	Ostrya virginiana	Sourwood	10	Poor	Deadbroken leader regrowed with poor branch angles	27
053	Ostrya virginiana	Sourwood	12	Excellent		
054	Ostrya virginiana	Sourwood	9	Poor	Leans to the south and falling at base	28
055	Ostrya virginiana	Sourwood	8.5	Poor	Two trunks with included bark at base	29
056	Ostrya virginiana	Sourwood	11	Poor	Decay in canopy	30
057	Ostrya virginiana	Sourwood	9	Poor	Decay in canopy	31
058	Ostrya virginiana	Sourwood	15	Poor	Trunk splits at 4' with included bark between codominant leaders, codominant leaders internervated growth	32
059	Ostrya virginiana	Sourwood	10	Poor	Trunk splits at 3' with included bark between codominant leaders	33
060	Ostrya virginiana	Sourwood	12	Poor	Codominant leaders with included bark, falling at base	34
061	Ostrya virginiana	Sourwood	13	Poor	Falling at base, wound at 10' with decay	35-36
062	Ostrya virginiana	Sourwood	9	Excellent		
063	Ostrya virginiana	Sourwood	11	Poor	Wound to trunk with internal decay	37
064	Ostrya virginiana	Sourwood	9	Poor	Deadbroken leader regrowed with poor branch angles	38
065	Ostrya virginiana	Sourwood	9	Excellent		
066	Ostrya virginiana	Sourwood	12	Excellent		
067	Ostrya virginiana	Sourwood	8	Poor	Codominant stems with included bark between two trunks, second stem is dead	39
068	Ostrya virginiana	Sourwood	9	Excellent		

3.16.15 3 CHS/HIGHWAY PHOTO, 3/16/15

Tree ID	Species	Common Name	DBH	Condition	Notes	Photo
069	Ostrya virginiana	Sourwood	5	Poor	Leans to the north, falling at base	40
070	Ostrya virginiana	Sourwood	14	Excellent		
071	Ostrya virginiana	Sourwood	8	Excellent		
072	Ostrya virginiana	Sourwood	13	Excellent		
073	Ostrya virginiana	Sourwood	9	Poor	Wound at base	41
074	Ostrya virginiana	Sourwood	9	Excellent		
075	Ostrya virginiana	Sourwood	9	Excellent		
076	Ostrya virginiana	Sourwood	10	Good		
077	Ostrya virginiana	Sourwood	10	Poor	Leans with decay at base	42
078	Liquidambar styraciflua	Tulip poplar	24	Poor	Signs of decay and disease in base	43
079	Quercus nigra	Water oak	27	Good		
080	Ostrya virginiana	Sourwood	8	Excellent		
081	Ostrya virginiana	Sourwood	12	Poor	Damage to roots, falling at base	44
082	Ostrya virginiana	Sourwood	11	Poor	Trunk splits at 3' and 5' with included bark between codominant leaders	45
083	Ostrya virginiana	Sourwood	10	Good		
084	Ostrya virginiana	Sourwood	15	Poor	Trunk splits at 3' with included bark and decay between codominant leaders	46
085	Ostrya virginiana	Sourwood	10	Good		
086	Ostrya virginiana	Sourwood	9.5	Poor	Two trunks with included bark, falling at base	47
087	Ostrya virginiana	Sourwood	8	Excellent		
088	Ostrya virginiana	Sourwood	8	Poor	Falling at base	48
089	Liquidambar styraciflua	Sweetgum	24	Poor	Damage and decay in upper canopy	49
090	Ostrya virginiana	Sourwood	10	Excellent		
091	Ostrya virginiana	Sourwood	11	Poor	Trunk splits at 2' with included bark between codominant leaders, decay in leader	50-51

3.16.15 4 CHS/HIGHWAY PHOTO, 3/16/15

Tree ID	Species	Common Name	DBH	Condition	Notes	Photo
092	Ostrya virginiana	Sourwood	10	Excellent		
093	Liquidambar styraciflua	Tulip poplar	24	Poor	Trunk splits at 3' with included bark between codominant leaders	52
094	Ostrya virginiana	Sourwood	8	Poor	Falling at base	53
095	Ostrya virginiana	Sourwood	10	Poor	Falling at base	54
096	Ostrya virginiana	Sourwood	9	Poor	Falling at base	55
097	Ostrya virginiana	Sourwood	13	Poor	Falling at base	56
098	Ostrya virginiana	Sourwood	9	Poor	Falling at base	57
099	Ostrya virginiana	Sourwood	15	Good		
100	Ostrya virginiana	Sourwood	11	Poor	Decay in lower trunk, leaning	58
101	Liquidambar styraciflua	Sourwood	14	Poor	Two trunks with included bark and decay at base, codominant leaders internervated growth	59-60
102	Ostrya virginiana	Sourwood	10	Good		
103	Ostrya virginiana	Sourwood	8	Poor	Falling at base	61
104	Ostrya virginiana	Sourwood	5	Poor	Three trunk with included bark at base	62
105	Ostrya virginiana	Sourwood	11	Good		
106	Ostrya virginiana	Sourwood	9	Poor	Two trunks with included bark and wound at base	63
107	Ostrya virginiana	Sourwood	8	Excellent		
108	Ostrya virginiana	Sourwood	10	Poor	Shave base with tulip poplar, leaning away from adjacent tree	64
109	Ostrya virginiana	Sourwood	9	Poor	Wound to lower trunk	65
110	Ostrya virginiana	Sourwood	9	Poor	Two trunks with included bark at base	66
111	Ostrya virginiana	Sourwood	9	Poor	Wound to lower trunk	
112	Ostrya virginiana	Sourwood	11	Poor	Wound to lower trunk, decay in canopy	67-68
113	Ostrya virginiana	Sourwood	9	Good		
114	Ostrya virginiana	Sourwood	8	Poor	Two trunks with included bark at base	69

3.16.15 5 CHS/HIGHWAY PHOTO, 3/16/15

Tree ID	Species	Common Name	DBH	Condition	Notes	Photo
115	Ostrya virginiana	Sourwood	8	Good		
116	Liquidambar styraciflua	Tulip poplar	26	Good	Shave base with sweetgum, leaning away from adjacent tree	70
117	Ostrya virginiana	Sourwood	11	Good		
118	Ostrya virginiana	Sourwood	11	Good		
119	Ostrya virginiana	Sourwood	17	Poor	Two trunks with included bark and decay at base, codominant leaders internervated growth	71
120	Ostrya virginiana	Sourwood	9	Poor	Falling at base	72
121	Ostrya virginiana	Sourwood	9	Poor	Four trunks with included bark at base, tree leans	73
122	Ostrya virginiana	Sourwood	13	Excellent		
123	Ostrya virginiana	Sourwood	8	Poor	Four trunks with included bark at base	74
124	Ostrya virginiana	Sourwood	8	Poor	Decay in base on one trunk, falling at base on second trunk	75-76
125	Ostrya virginiana	Sourwood	12	Good		
126	Quercus laevis	Southern red oak	28	Poor	Trunk splits at 4' with included bark between codominant leaders, Small trunk is dead	77-78
127	Ostrya virginiana	Sourwood	10	Poor	Trunk splits at 3' with included bark and decay between codominant leaders	79
128	Ostrya virginiana	Sourwood	10	Good		
129	Liquidambar styraciflua	Sweetgum	25	Good		
130	Ostrya virginiana	Sourwood	14	Poor	Decay at base	80
131	Ostrya virginiana	Sourwood	8	Poor	Falling at base	81
132	Ostrya virginiana	Sourwood	9	Poor	Decay at base	82
133	Quercus nigra	White oak	36	Good		
134	Quercus nigra	White oak	29	Good		
135	Quercus nigra	White oak	33	Good		
136	Ostrya virginiana	Sourwood	10	Good		
137	Ostrya virginiana	Water oak	27	Poor	Hypoxylon canker in canopy and decay in trunk	83-84
138	Quercus nigra	White oak	25	Poor	Hypoxylon canker and decay in canopy	85
139	Broussonetia papyrifera	Paper mulberry	25	Poor	Leaning with decay in canopy	85-87

3.16.15 6 CHS/HIGHWAY PHOTO, 3/16/15

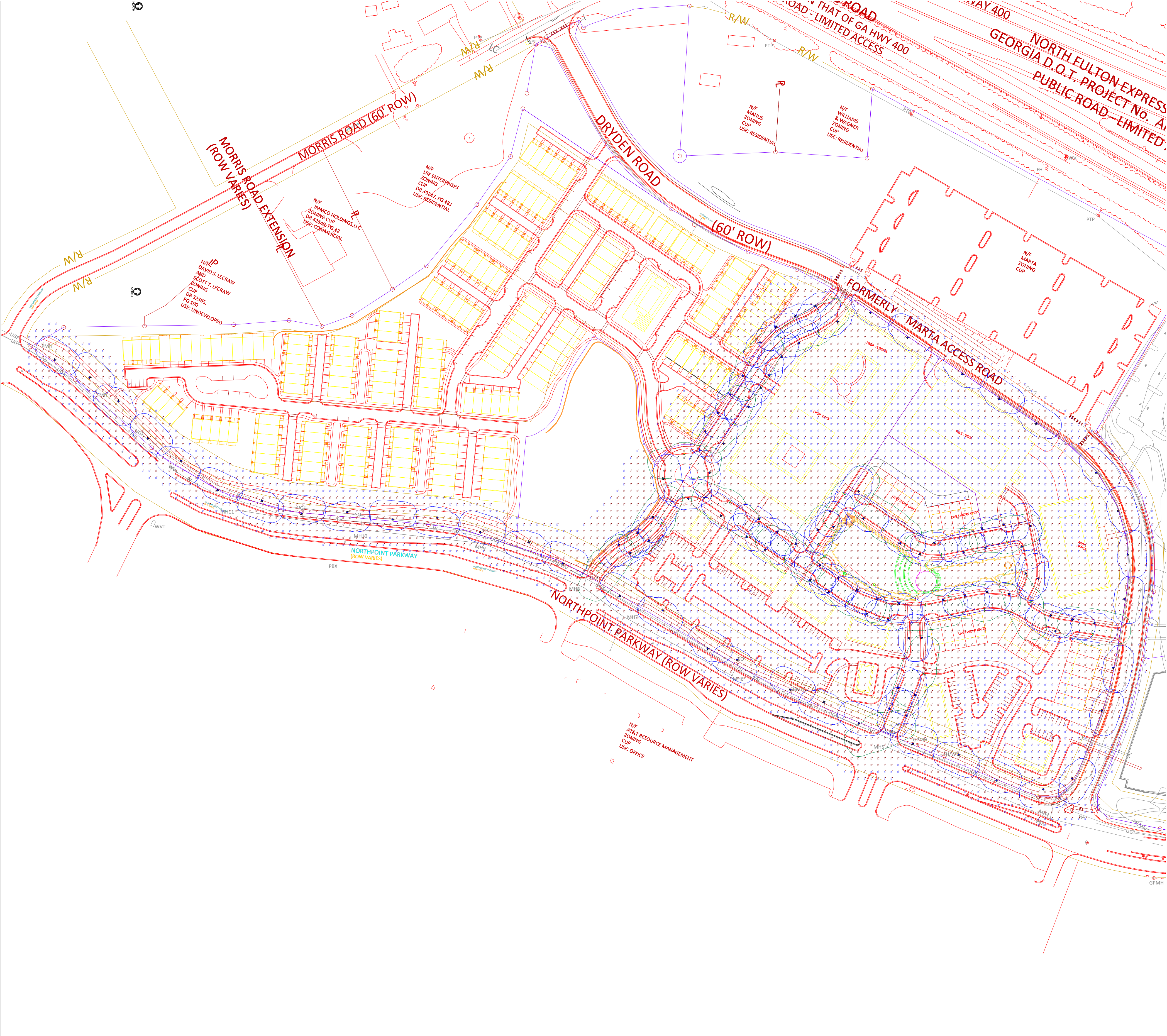
Tree ID	Species	Common Name	DBH	Condition	Notes	Photo
140	Quercus nigra	Water oak	25	Fair/Poor	Hypoxylon canker and decay in canopy	88
141	Liquidambar styraciflua	Tulip poplar	26	Good		
142	Liquidambar styraciflua	Tulip poplar	26	Good		
143	Ostrya virginiana	Sourwood	11	Poor	Decay in canopy	89
144	Ostrya virginiana	Sourwood	10	Poor	Two trunks with included bark and wound at base	90
145	Liquidambar styraciflua	Tulip poplar	26	Good		
146	Ostrya virginiana	Sourwood	8	Poor	Decay at base	91
147	Ostrya virginiana	Sourwood	8	Good		
148	Ostrya virginiana	Sourwood	10	Good		
149	Ostrya virginiana	Sourwood	10	Good		
150	Ostrya virginiana	Sourwood	9	Poor	Decay in canopy	92
151	Liquidambar styraciflua	Tulip poplar	27	Good		
152	Quercus nigra	White oak	24	Excellent		

3.16.15 7 CHS/HIGHWAY PHOTO, 3/16/15

H TREE ASSESSMENT REPORT - PREPARED BY BROOKWOOD TREE CONSULTING
LS-10 SCALE: NTS.

REVISIONS		
NO.	DATE	ISSUE
1		
2		
3		
4		
5		

Scale: 1 inch= 120 Ft.



Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Lumens	Lum. Watts	LLF	Description
	105	PT1	SINGLE	7132	78.7	0.850	S56-80W48LED4K-R-LE3, 15ft to LC
	20	TD1	SINGLE	13061	127.8	0.850	RN20-135W80LED4K-R-LE3R, 6ft Arm, 24ft LC

Calculation Summary									
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description	
Calc Points	Illuminance	Fc	0.47	5.2	0.0	N.A.	N.A.	15ft Grid	
Roads	Illuminance	Fc	3.10	6.1	1.0	3.10	6.10	15ft Grid	

PHILIPS

http://www.usa.lighting.philips.com
indoorlighting.applications@philips.com
outdoorlighting.applications@philips.com

Project #:	Revision #:	Date:
507-12674	..	12/21/2015
Created By:	Size:	Page #:
P. Dugan	ARCH D	Page 1 of 1

Project:
Windward Parkway
Agent:
Thomas Nichols
Specifier:
..

Disclaimer
The calculations set forth herein are based on project specifications provided to PHILIPS. Actual or measured values may differ from forecasted results due to tolerances in calculation methods, testing procedures, component procedures, component performance, measurement techniques and varying field conditions such as, but not limited to, line voltage, temperature, atmospheric/environmental conditions and improper or undocumented lamp burn-in procedures. Further, room dimensions, reflectances, furniture and architectural elements within the space may significantly affect calculations. Verification of the calculations herein, including design acceptability, and compliance with any applicable lighting codes is not the responsibility of PHILIPS, and shall be the responsibility of the architect, owner, or owners representative, as applicable. Please refer to Luminaire Schedule for light loss factor (LLF) details used in the calculations.

Rev. #	Description	Rev. Date
R1		
R2		
R3		
R4		
R5		

24" x 36"



*SURVEY PREPARED BY BROOKWOOD TREE CONSULTING
A LANDSCAPE DEVELOPMENT DETAILS - TREE SURVEY
LS-II SCALE: 1" = 100'-0"

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

HGOR

REVISIONS		
NO.	DATE	ISSUE
1		
2		
3		
4		
5		

WINDWARD POINT
NORTHPOINT PARKWAY & DRYDEN ROAD, ALPHARETTA, GEORGIA
WORTHINGTON HYDE PARTNERS
NORCROSS, GEORGIA

TITLE
LANDSCAPE
DEVELOPMENT
DETAILS -
TREE SURVEY

DATE 01-04-2016
JOBNO. 14095
DWG FILE: 14095LD1
DRAWN BY RNR
CHECKED JS
SCALE 1" = 100'
SHEET

LS - 11
11 OF 11

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 Point

Location Address: Windward Parkway, Northpoint Parkway, Dryden Road

Mailing Address: (not assigned)

City: Alpharetta State: Ga Zip Code: 30005

Contact For All Notifications: Mr. Robert Kincheloe

Contact Telephone: 770 - 448 - 8,998 Mobile Telephone: _____ - _____ - _____

Fax: 770 - 448 - 3,343 Email: rkincheloe@worthinglyde.com

Contact's Relation To Business: Property Owner

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	\$	300

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 Mill, LLC

Physical Address: Windward Parkway, Northpoint Parkway, Dryden Road

Mailing Address: 3930 East Jones Bridge Road, Suite 145

City: Norcross State: Ga Zip Code: 30092 -

Owner Telephone: 770 - 448 - 8,998 Contact Fax: 770 - 448 - 3,343

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): Robert Kincheloe

Date: 12-22-2015

Owner Signature: 

Property Information:

Address (If Assigned) : Northpoint Parkway and Dryden Road

Tax ID or Map Reference Number: 22 545011880596, 22 545011880604

Land Lot(s): 1188, 1189 District: 2 Section: 2

Existing Zoning of Property: O-I Existing Uses of Property: Vacant

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.



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

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Property Owner Name: Windward Mill, LLC

Physical Address: Windward Parkway, Northpoint Parkway, Dryden Road

Mailing Address: 3930 East Jones Bridge Road, Suite 145

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Owner Name (Printed): Robert Kincheloe Date: 12-22-2015

Owner Signature: _____

Property Information:

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Existing Zoning of Property: O-I Existing Uses of Property: Vacant

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Applicant Signature: _____ Date: _____ Print Form

EXHIBIT "A"

LOT 1

All that tract or parcel of land lying and being in Land Lot 1112, 2nd Land District, 1st Section and Land Lot 1188, 2nd Land District, 2nd Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at a CMF (Concrete Monument Found) at the southeast end of the miter forming the intersection of the southern R/W (Right-of-Way) of Windward Parkway, said R/W varies, and the western R/W of Northpoint Parkway, said R/W Varies; thence, along said western R/W of Northpoint Parkway, South 13°03'15" East, a distance of 139.85 feet to a point; thence 178.33 feet along a curve to the right, said curve having a chord of South 06°24'25" East 177.93 feet and a radius of 768.51 feet to a point; thence South 10°55'31" West, a distance of 94.90 feet to a point; thence South 11°52'32" West, a distance of 118.94 feet to a point; thence South 40°27'40" West, a distance of 31.28 feet to a point; thence South 88°52'39" West, a distance of 30.78 feet to a point; thence, leaving said R/W, North 67°13'13" West, a distance of 124.17 feet to a point; thence 198.25 feet along a curve to the left, said curve having a chord of North 74°03'46" West 197.78 feet and a radius of 830.00 feet to a point; thence North 80°54'18" West, a distance of 153.31 feet to a point; thence 398.80 feet along a curve to the left, said curve having a chord of South 70°01'30" West 381.91 feet and a radius of 393.00 feet to a point; thence North 58°58'00" West, a distance of 365.12 feet to a point on the southeastern R/W of Morris Road, said R/W varies; thence, along said R/W, North 30°13'16" East, a distance of 154.62 feet to a CMF; thence North 87°30'00" East, a distance of 196.16 feet to a point; thence 158.53 feet along a curve to the left, said curve having a chord of North 51°10'04" East 148.12 feet and a radius of 125.00 feet to a CMF on the aforementioned southern R/W of Windward Parkway; thence, along said R/W North 82°51'01" East, a distance of 243.73 feet to a point; thence North 05°52'08" West, a distance of 10.58 feet to a point; thence 387.24 feet along a curve to the left, said curve having a chord of North 80°19'30" East 386.98 feet and a radius of 3044.00 feet to a CMF; thence North 76°40'47" East, a distance of 143.91 feet to a CMF at the northwest end of the aforementioned miter forming the R/W intersection of said Windward Parkway and Northpoint Parkway; thence South 58°14'46" East, a distance of 21.74 feet to the POINT OF BEGINNING.

Said tract contains 9.611 acres shown on that certain survey entitled "ALTA/ACSM Land Title Survey for Penn Hodge Properties, Columbus Bank and Trust Company and Chicago Title Insurance Company", prepared by Rochester & Associates, Inc., bearing the seal and certification of Josh W. Trawick, Georgia Registered Land Surveyor No. 2974, dated April 18, 2007, last revised April 25, 2007.

LOT 3

All that tract or parcel of land lying and being in Land Lots 1112 & 1177, 2nd Land District, 1st Section and Land Lots 1188, 1189 & 1260, 2nd Land District, 2nd Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:

Commencing at a CMF (Concrete Monument Found) at the southeast end of the miter forming the intersection of the southern R/W (Right-of-Way) of Windward Parkway, said R/W varies, and the western R/W of Northpoint Parkway, said R/W Varies; thence, along said western R/W of Northpoint Parkway, South 13°03'15" East, a distance of 139.85 feet to a point; thence 178.33 feet along a curve to the right, said curve having a chord of South 06°24'25" East 177.93 feet and a radius of 768.51 feet to a point; thence South 10°55'31" West, a distance of 94.90 feet to a point; thence South 11°52'32" West, a distance of 118.94 feet to a point; thence South 16°46'34" West, a distance of 163.44 feet to the TRUE POINT OF BEGINNING; thence, continuing along said western R/W of Northpoint Parkway South 22°30'00" West, a distance of 539.98 feet to a point; thence 202.47 feet along a curve to the right, said curve having a chord of South 26°41'45" West 202.29 feet and a radius of 1382.41 feet to a point; thence South 30°53'30" West, a distance of 377.58 feet to a point; thence 387.44 feet along a curve to the left, said curve having a chord of South 18°06'43" West 384.24 feet and a radius of 868.52 feet to a point; thence South 05°19'56" West, a distance of 286.62 feet to a point; thence 372.07 feet along a curve to the right, said curve having a chord of South 23°30'09" West 365.86 feet and a radius of 586.61 feet to a point; thence South 41°40'22" West, a distance of 229.36 feet to a point; thence 124.87 feet along a Curve to the left, said curve having a chord of South 36°27'46" West 124.70 feet and a radius of 686.62 feet to a point; thence, leaving said R/W, North 30°34'37" West, a distance of 86.15 feet to a CMF; thence North 00°54'46" West, a distance of 181.40 feet to a CMF; thence North 00°48'51" West, a distance of 199.81 feet to a CMF; thence North 04°27'30" West, a distance of 124.83 feet to a 1/2" RB (Rebar); thence North 10°32'30" East, a distance of 74.92 feet to a CMF; thence North 19°57'32" West, a distance of 72.25 feet to a CMF; thence North 32°55'22" West, a distance of 107.89 feet to a CMF; thence North 34°43'36" West, a distance of 92.25 feet to a CMF; thence North 50°29'07" West, a distance of 178.10 feet to a CMF; thence North 55°00'30" West, a distance of 131.97 feet to a CMF; thence North 75°32'01" West, a distance of 110.81 feet to a CMF; thence North 34°02'31" East, a distance of 401.61 feet to a point; thence North 33°56'36" East, a distance of 62.82 feet to a point; thence 135.63 feet along a curve to the left, said curve having a chord of North 27°00'19" East 135.30 feet and a radius of 560.00 feet to a point; thence North 20°03'56" East, a distance of 116.54 feet to a point; thence 120.63 feet along a curve to the right, said curve having a chord of North 26°58'41" East 120.34 feet and a radius of 500.00 feet to a point; thence North 33°53'21" East, a distance of 598.14 feet to a point; thence 372.33 feet along a curve to the right, said curve having a chord of North 67°03'45" East 353.24 feet and a radius of 333.00 feet to a point; thence South 80°54'18" East, a distance

of 153.32 feet to a point; thence 183.92 feet along a curve to the right, said curve having a chord of South 74°03'46" East 183.48 feet and a radius of 770.00 feet to a point; thence South 67°13'13" East, a distance of 116.03 feet to a point; thence South 44°36'49" East, a distance of 49.59 feet to a point; thence South 00°14'48" West, a distance of 44.61 feet to the TRUE POINT OF BEGINNING.

Said tract contains 38.039 acres shown on that certain survey entitled "ALTA/ACSM Land Title Survey for Penn Hodge Properties, Columbus Bank and Trust Company and Chicago Title Insurance Company", prepared by Rochester & Associates, Inc., bearing the seal and certification of Josh W. Trawick, Georgia Registered Land Surveyor No. 2974, dated April 18, 2007, last revised April 25, 2007



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

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

24-HOUR CONTACT:
JIM GARRARD
(678) 571.5206

N/F
LRF ENTERPRISES
ZONING CUP
DB 39247, PG 481
USE: RESIDENTIAL

N/F
IMMCO HOLDINGS,LLC
ZONING CUP
DB 42349, PG 42
USE: COMMERCIAL

N/F
DAVID S. LECRAW
AND
SCOTT T. LECRAW
ZONING CUP
DB/32565,
PG 190
USE: UNDEVELOPED

FUTURE DEVELOPMENT
TO BE DETERMINED

FUTURE DEVELOPMENT
TO BE DETERMINED

FUTURE DEVELOPMENT
TO BE DETERMINED

FUTURE DEVELOPMENT
TO BE DETERMINED

GEORGIA811
Utilities Protection Center, Inc.
Know what's below.
Call before you dig.
Dial 811 or Call 1-800-282-7411



50 0 50 100
Scale 1" = 50'



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

OVERALL COMMERCIAL
LAYOUT PLAN

WINDWARD POINT
COMMERCIAL DISTRICT
ALPHARETTA, GEORGIA

NO.	REVISIONS	DATE

PROJECT NO: 15-3805
CIVIL DRAWN BY: SLR, LAF, DMV, PAB
CIVIL DESIGNED BY: SLR, QF, LAF
LANDSCAPE DRAWN BY:
LANDSCAPE DESIGNED BY:
CHECKED BY:
DATE - DECEMBER 10, 2015

SHEET

DRBI.1



GEORGIA811
Utilities Protection Center, Inc.
Know what's below.
Call before you dig.
Dial 811 or Call 1-800-282-7411

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

24-HOUR CONTACT:
JIM GARRARD
(678) 571.5206

Scale 1" = 50'



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

**OVERALL COMMERCIAL
UTILITY PLAN**

**WINDWARD POINT
COMMERCIAL DISTRICT
ALPHARETTA, GEORGIA**

NO.	REVISIONS	DATE

PROJECT NO.: 15-3805
CIVIL DRAWN BY: SLR, LAF, DWW, PAB
CIVIL DESIGNED BY: SLR, CJF, LAF
LANDSCAPE DRAWN BY:
LANDSCAPE DESIGNED BY:
CHECKED BY:
DATE: DECEMBER 10, 2015

SHEET
DRB2.0

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

JIM GARRARD
(678) 571.5206

N/F
LRF ENTERPRISES
ZONING
CUP
DB 39247, PG 481
USE: RESIDENTIAL

N/F
IMMCO HOLDINGS,LLC
ZONING CUP
DB 42349, PG 42
USE: COMMERCIAL

N/F
DAVID S. LECRAW
AND
SCOTT T. LECRAW
ZONING
CUP
DB/32565,
PG 190
USE: UNDEVELOPED

FUTURE DEVELOPMENT
TO BE DETERMINED

—FUTURE DEVELOPMENT
TO BE DETERMINED

FUTURE DEVELOPMENT
TO BE DETERMINED

FUTURE WATERLINE (TYP)

PROP. 12" PLUG

PROP. 12* WATERBURY

DR00 12° 54' N

FUTURE DEVELOPMENT
TO BE DETERMINED

— FUTURE WATERLINE (TYPE)



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OVERALL COMMERCIAL UTILITY PLAN

WINDWARD POINT
COMMERCIAL DISTRICT
ALPHARETTA, GEORGIA

[illegible]

PROJECT NO.: 15-3805
CIVIL DRAWN BY: S.R. LAF, DWW, PAB
CIVIL DESIGNED BY: S.R. CJF, LAF
LANDSCAPE DRAWN BY:
LANDSCAPE DESIGNED BY:
CHECKED BY:
DATE - DECEMBER 10, 2015

SHEET

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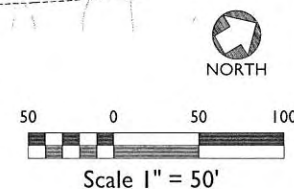
GEORGIA811
Utilities Protection Center, Inc.
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UTILITY PROVIDERS

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GAS	ATLANTA GAS & LIGHT	(404) 391-7561

24-HOUR CONTACT:
JIM GARRARD
(678) 571.5206



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**OVERALL COMMERCIAL
GRADING PLAN**

**WINDWARD POINT
COMMERCIAL DISTRICT
ALPHARETTA, GEORGIA**

NO.	REVISIONS	DATE

PROJECT NO: 15-3805
CIVIL DRAWN BY: S.R. LAF, D.W.W. PAB
CIVIL DESIGNED BY: S.R. C.F. LAF
LANDSCAPE DRAWN BY:
LANDSCAPE DESIGNED BY:
CHECKED BY:
DATE - DECEMBER 10, 2015

SHEET
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POWER	GEORGIA POWER	(877) 365-3276
WATER & SEWER	FULTON COUNTY WATER & SEWER	(404) 612-7470
GAS	ATLANTA GAS & LIGHT	(404) 391-7561

JIM GARRARD
(678) 571.5206

N/F
LRF ENTERPRISES
ZONING
CUP
DB 39247, PG 481
USE: RESIDENTIAL

N/F
IMMCO HOLDINGS, LLC
ZONING CUP
DB 42349, PG 42
USE: COMMERCIAL

N/F
DAVID S. LECRAW
AND
SCOTT T. LECRAW
ZONING
CUP
DB/32565,
PG 190
USE: UNDEVELOPED

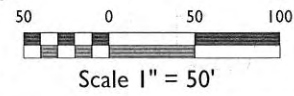
-FUTURE DEVELOPMENT
TO BE DETERMINED

FUTURE DEVELOPMENT
TO BE DETERMINED

FUTURE DEVELOPMENT
TO BE DETERMINED

FUTURE DEVELOPMENT
TO BE DETERMINED

EARTHEN BASKET
DAM WALL



Civil Engineering	Water Resources
Land Planning	Property Services
Landscape Architecture	Arborist Services

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OVERALL COMMERCIAL GRADING PLAN

WINDWARD POINT
COMMERCIAL DISTRICT
ALPHARETTA, GEORGIA

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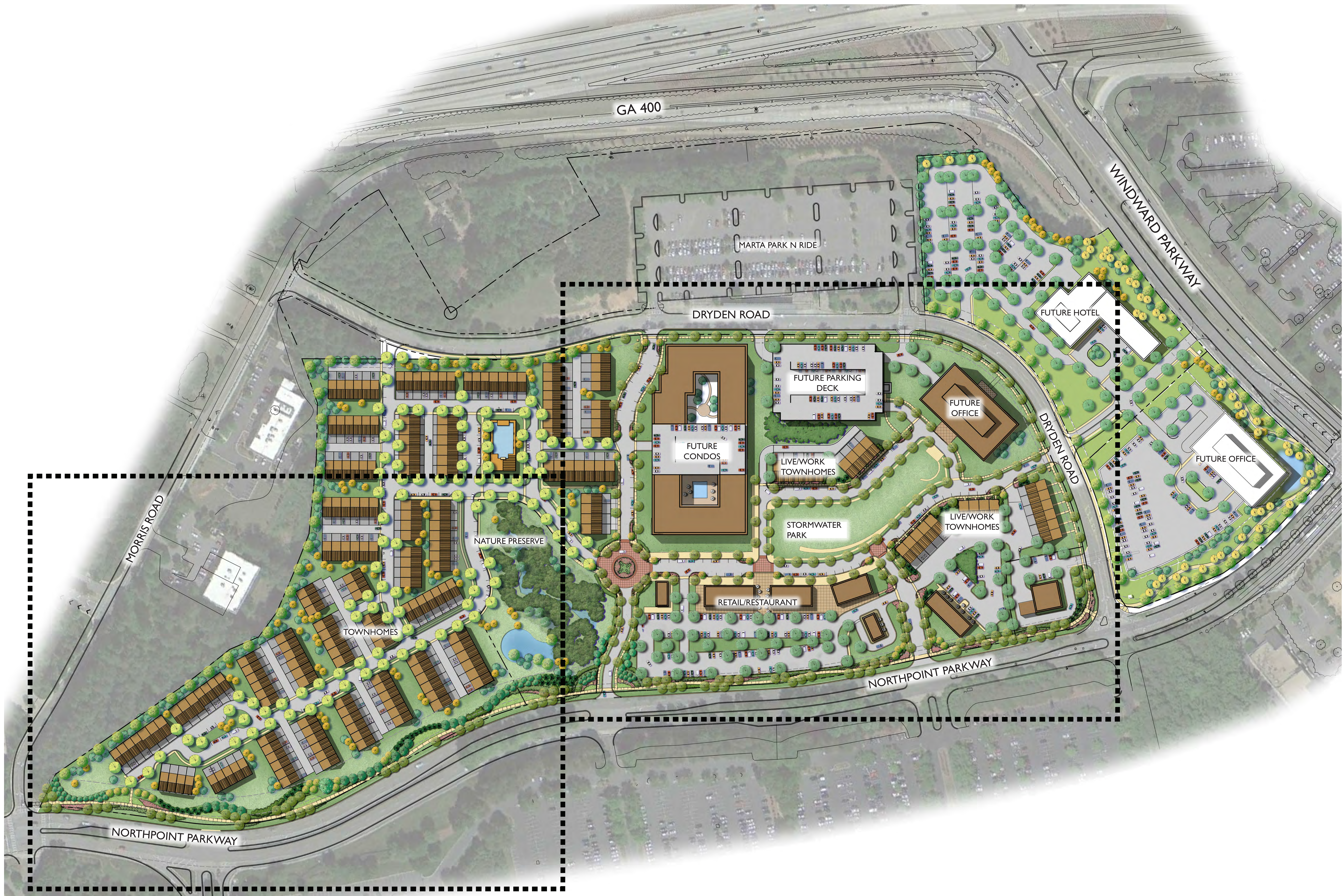
PROJECT NO: 15-3805
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CIVIL DESIGNED BY: SLR, CJF, LAF
LANDSCAPE DRAWN BY:
LANDSCAPE DESIGNED BY:
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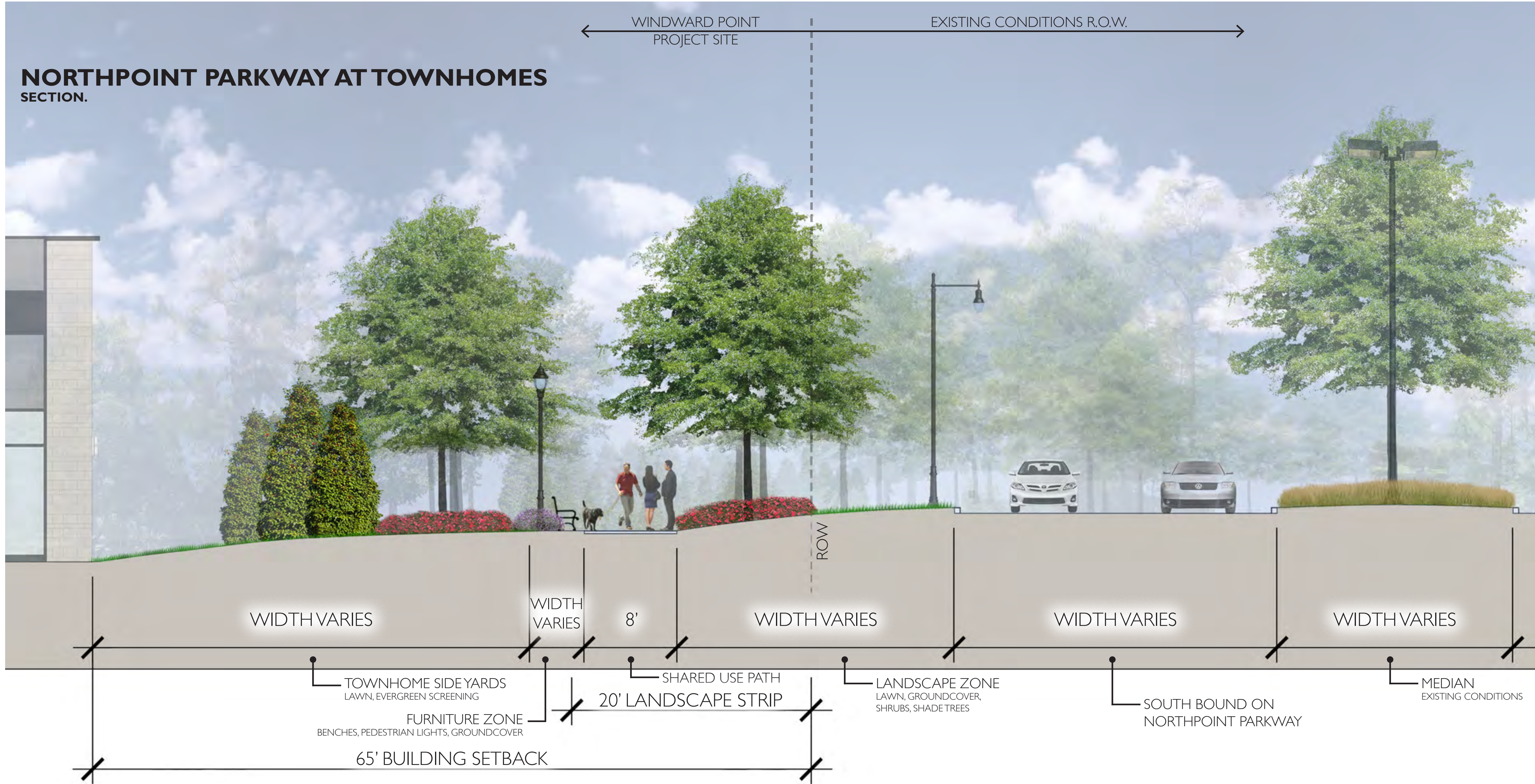
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NORTHPOINT PARKWAY AT TOWNHOMES SECTION.



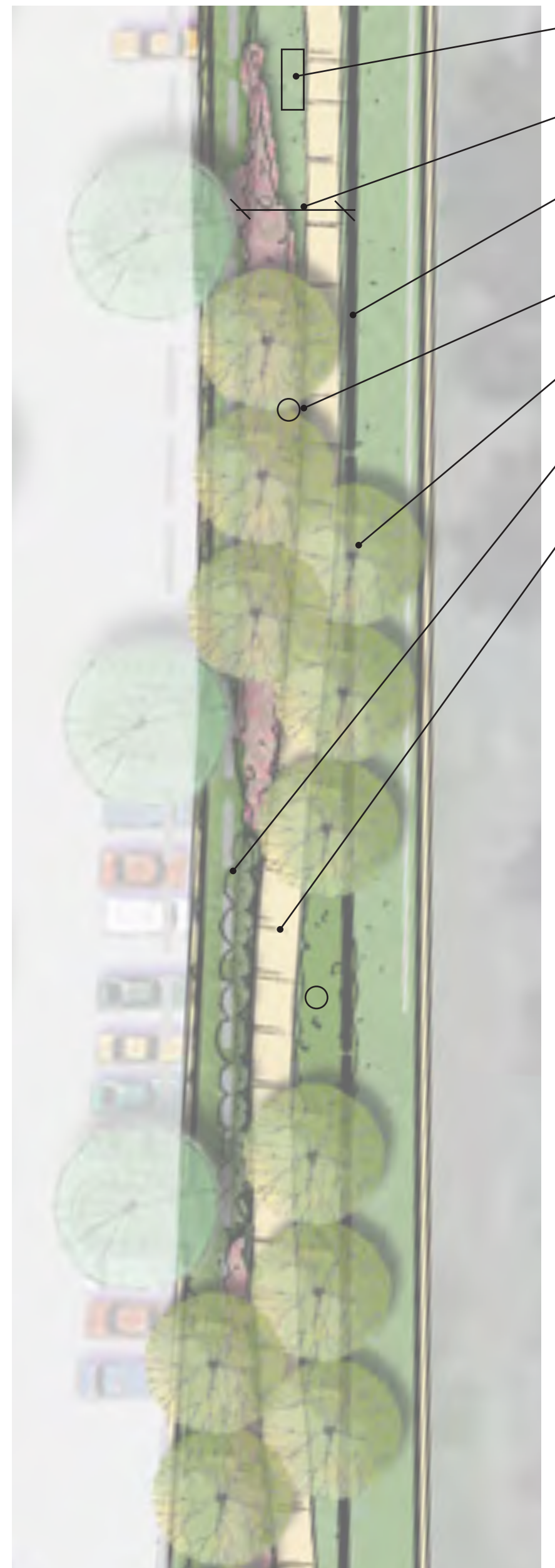
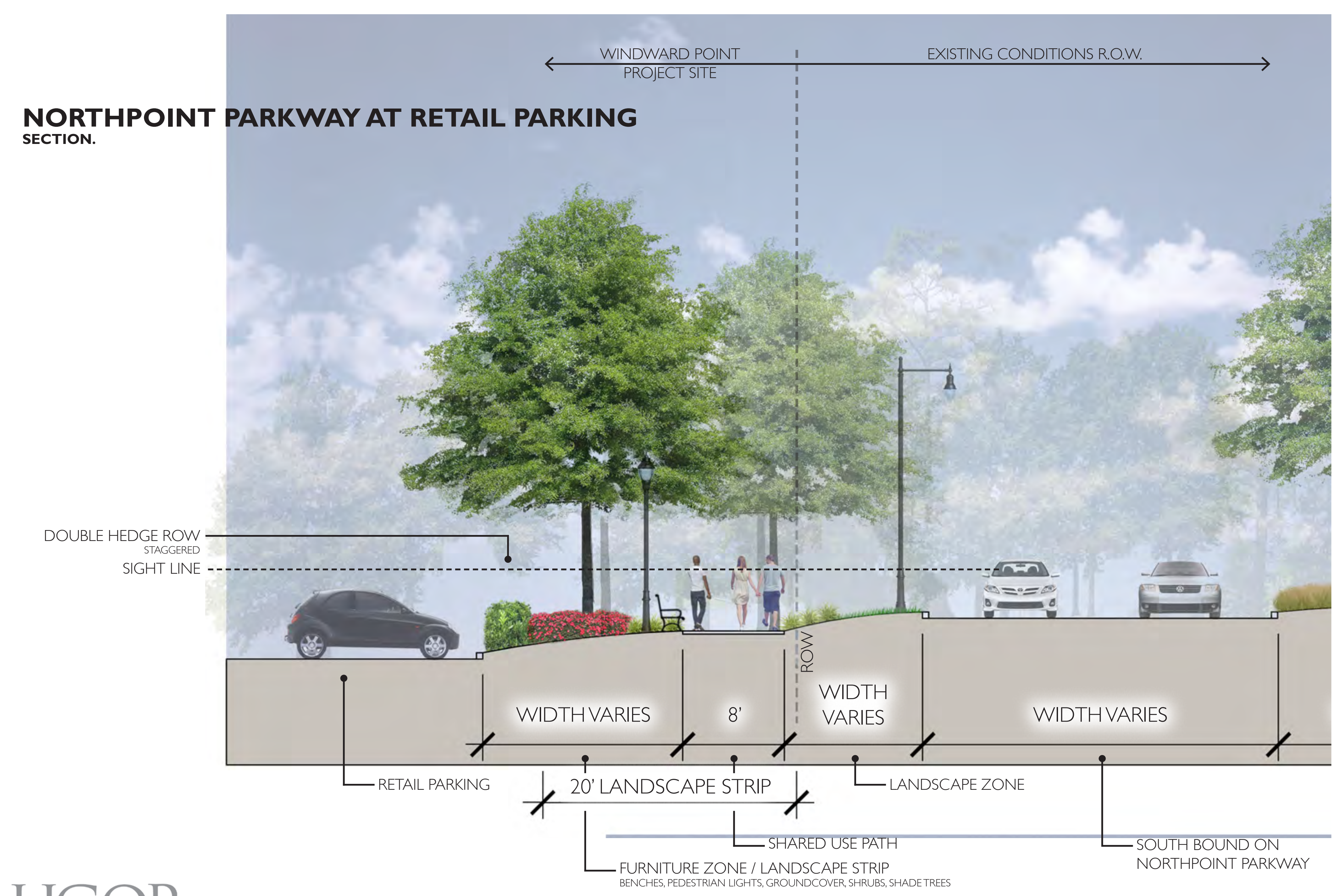
**REFER TO SHEET 6
FOR PROPOSED MATERIALS
AND STREET FURNITURE**

- BENCH SEATING
- 20' LANDSCAPE STRIP
- RIGHT OF WAY
- PEDESTRIAN LIGHTS
- STREET TREES
- BERMED LANDSCAPE BUFFER IN FRONT OF TOWNHOMES
- 8' WIDE SHARED PATH



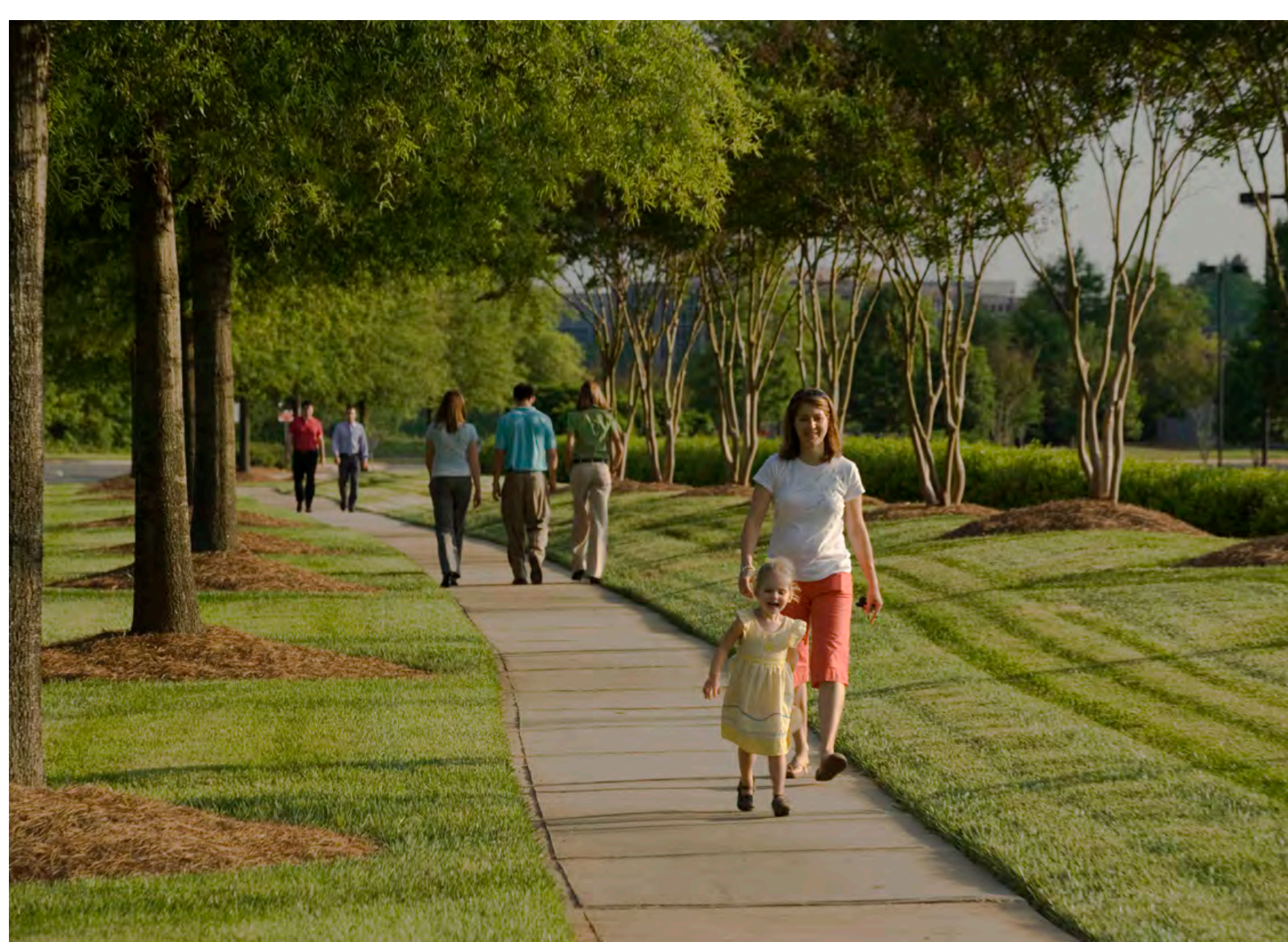
NORTHPOINT PARKWAY AT TOWNHOMES
PLAN. 1" = 20'-0"

NORTHPOINT PARKWAY AT RETAIL PARKING SECTION.



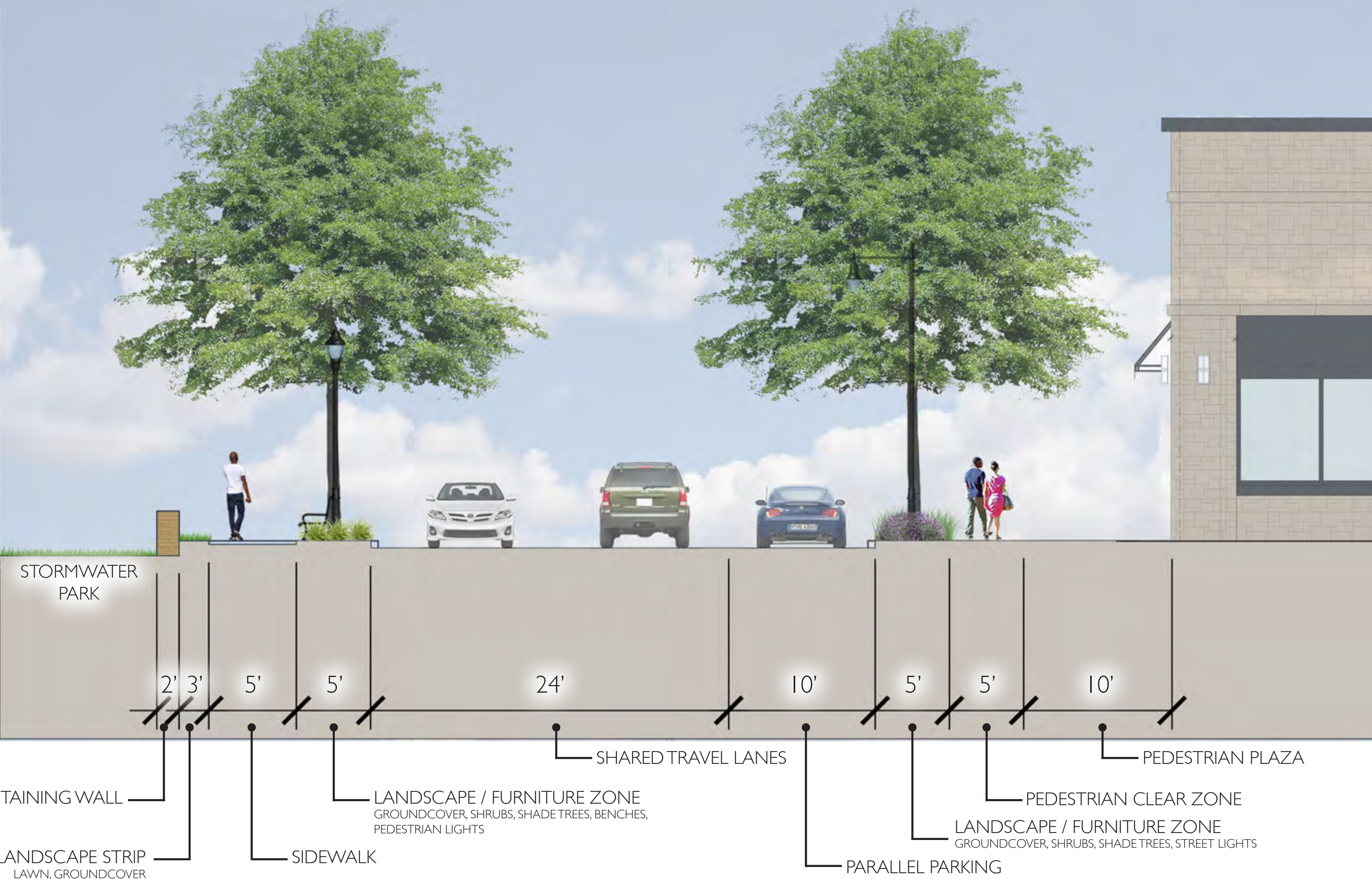
**NORTHPOINT PARKWAY
AT RETAIL**
PLAN. 1" = 20'-0"

- BENCH SEATING
- 20' LANDSCAPE STRIP
- RIGHT OF WAY
- PEDESTRIAN LIGHTS
- STREET TREES
- DOUBLE HEDGE ROW AND PLANTED BERM FOR SCREENING
- 8' WIDE SHARED PATH

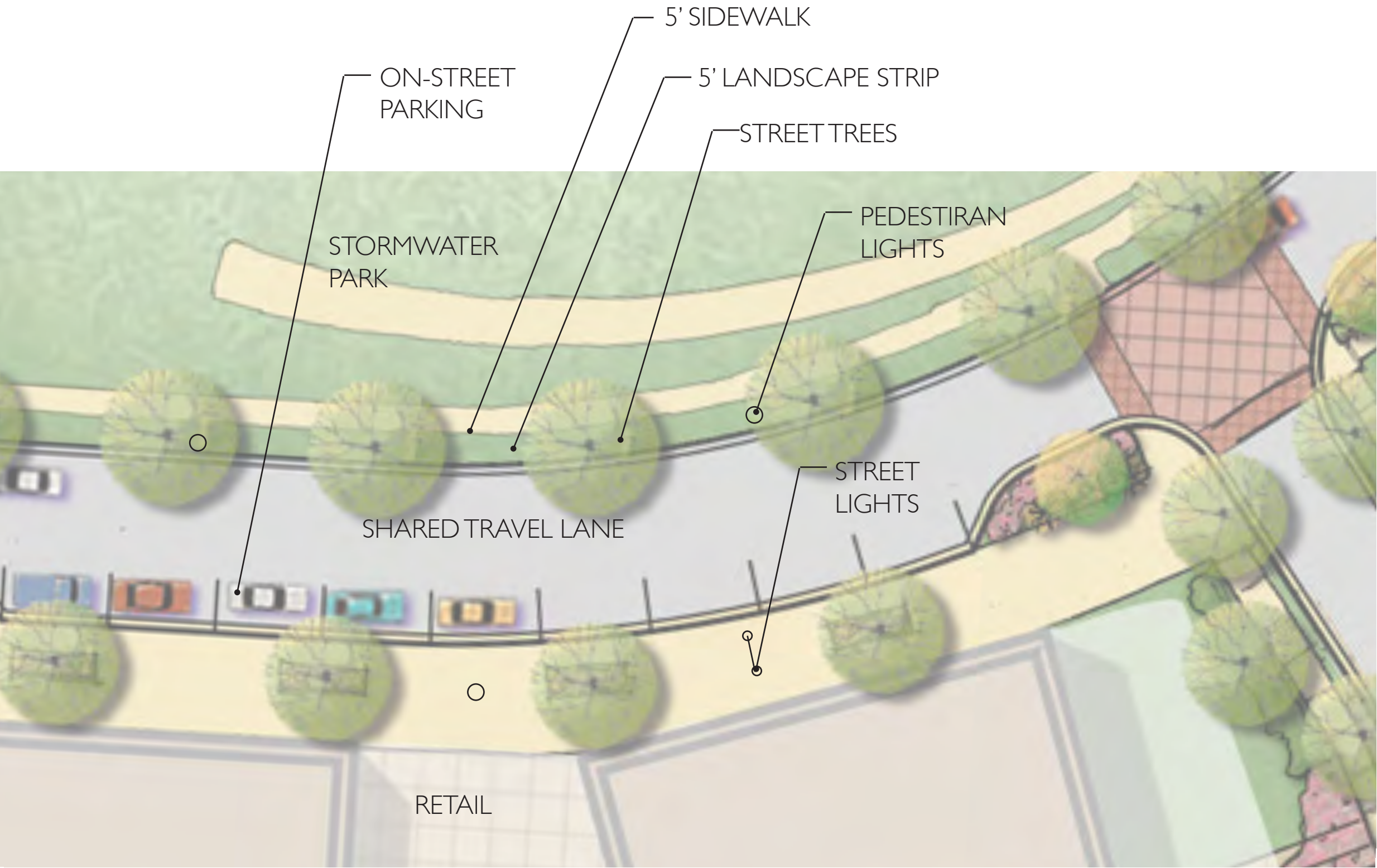
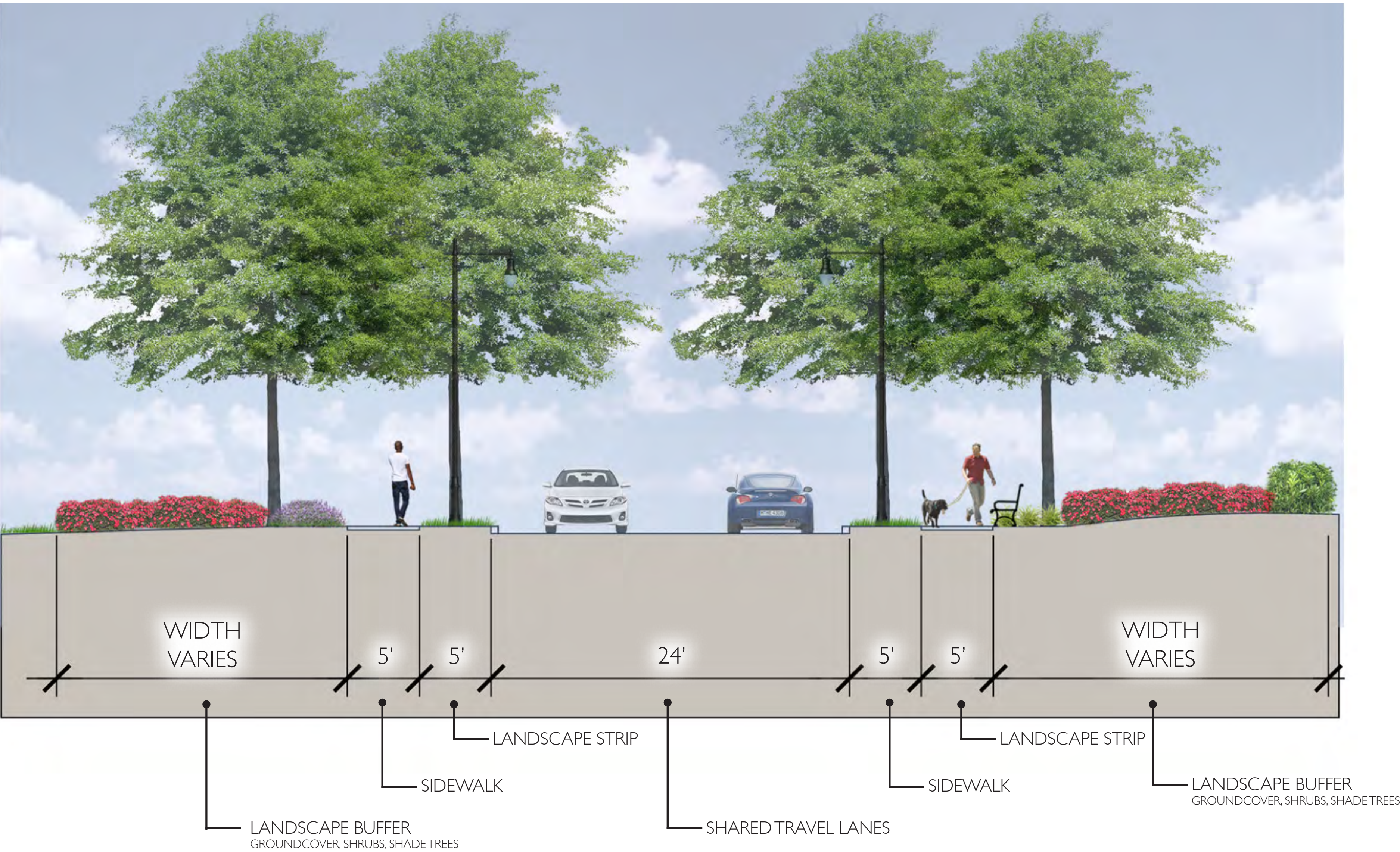


NORTHPOINT PARKWAY STREETSCAPE

INTERIOR STREET AT RETAIL
AND STORMWATER PARK
SECTION.



ENTRY DRIVE OFF NORTHPOINT PARKWAY
SECTION.



PLAN. 1" = 20'-0"



RETAIL STREETScape



LIVE-WORK STREETScape



ENTRANCE DRIVE OFF OF NORTH-
POINT PARKWAY
PLAN. 1" = 20'-0"



ENTRANCE DRIVE STREETScape

REFER TO SHEET 6
FOR PROPOSED MATERIALS
AND STREET FURNITURE

SITE FURNISHINGS



DECORATIVE STREET LIGHT

25-30-FOOT, MEMPHIS STYLE LIGHT FIXTURE AND CAMDEN CROSSARM ON SALEM POLE FROM HOLOPHANE OR APPROVED EQUAL. BASED ON NORTH FULTON CID DESIGN GUIDELINES

PEDESTRIAN LIGHT
16-FOOT, UTILITY TUSCON LIGHT FIXTURE ON SALEM POLE FROM HOLOPHANE OR APPROVED EQUAL. BASED ON NORTH FULTON CID DESIGN GUIDELINES



BENCH

VICTOR STANLEY STEELSITES RB COLLECTION. RBF-28
6' BENCH WITH BACK.
BLACK POWDER COATED



BIKE RACK

VICTOR STANLEY CYCLE SENTRY COLLECTION. BRHS-101
2 BIKE, STEEL RACK.
BLACK POWDER COATED



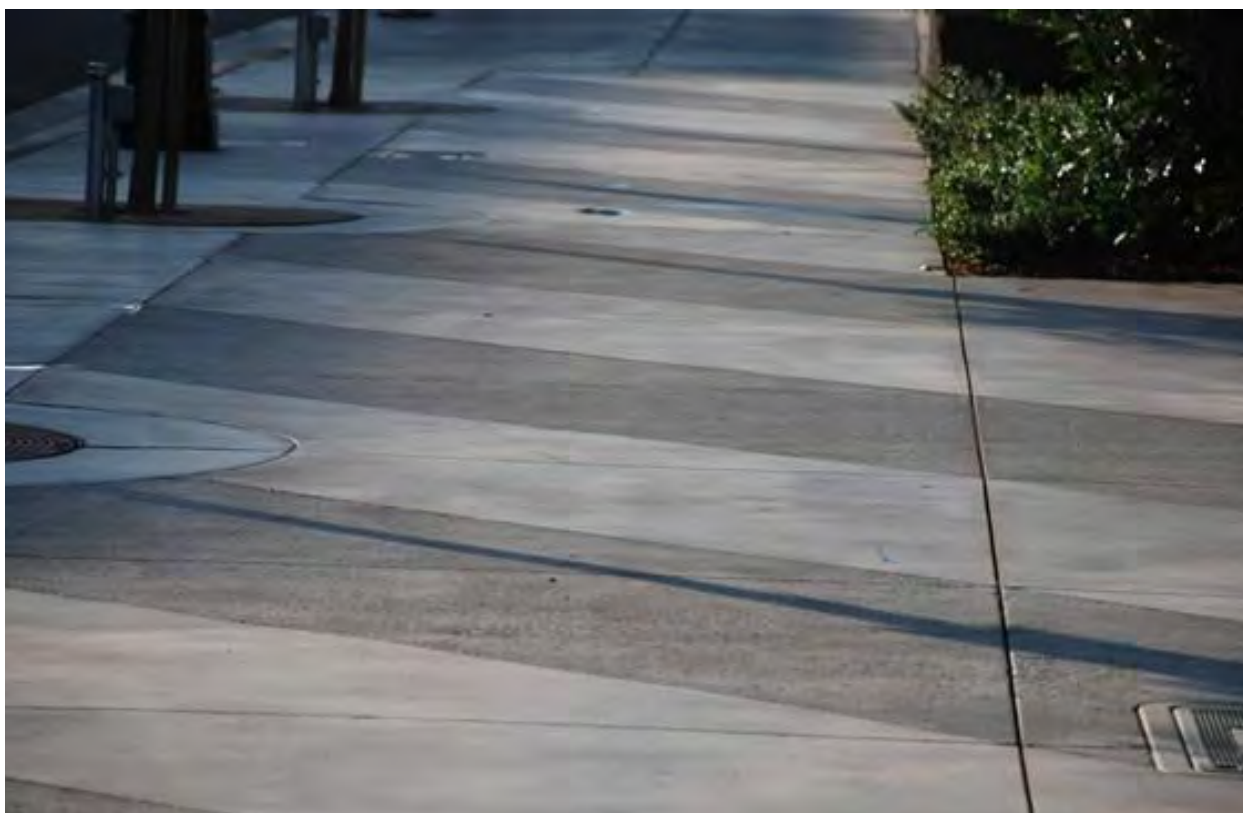
TRASH RECEPTACLE

VICTOR STANLEY STEELSITES COLLECTION. A-36
SIDE DOOR, 36GAL. RECEPTACLE.
BLACK POWDER COATED

HARDSCAPE PALETTE



ENHANCED CONCRETE PAVEMENTS: EXAMPLE 1
INTEGRAL COLOR, DECORATIVE JOINTS, TEXTURED FINISH



ENHANCED CONCRETE PAVEMENTS: EXAMPLE 2
INTEGRAL COLOR, DECORATIVE JOINTS, TEXTURED FINISH



ENHANCED CONCRETE PAVEMENTS: EXAMPLE 2
INTEGRAL COLOR, DECORATIVE JOINTS, TEXTURED FINISH



ACCENT WALLS / COLUMNS

CRAB ORCHARD STONE WITH PRE-CAST CONCRETE CAPS

TREE PALETTE



STREET TREES

OAKS
ELMS



FLOWERING ACCENT TREES

CHERRY
CHINESE PISTACHE
CRAPE MYRTLE
FRINGE TREE



EVERGREEN SCREEN TREES

CRYPTOMERIA
ARBORVITAE
CEDAR
HOLLY



ORNAMENTAL ACCENT TREES

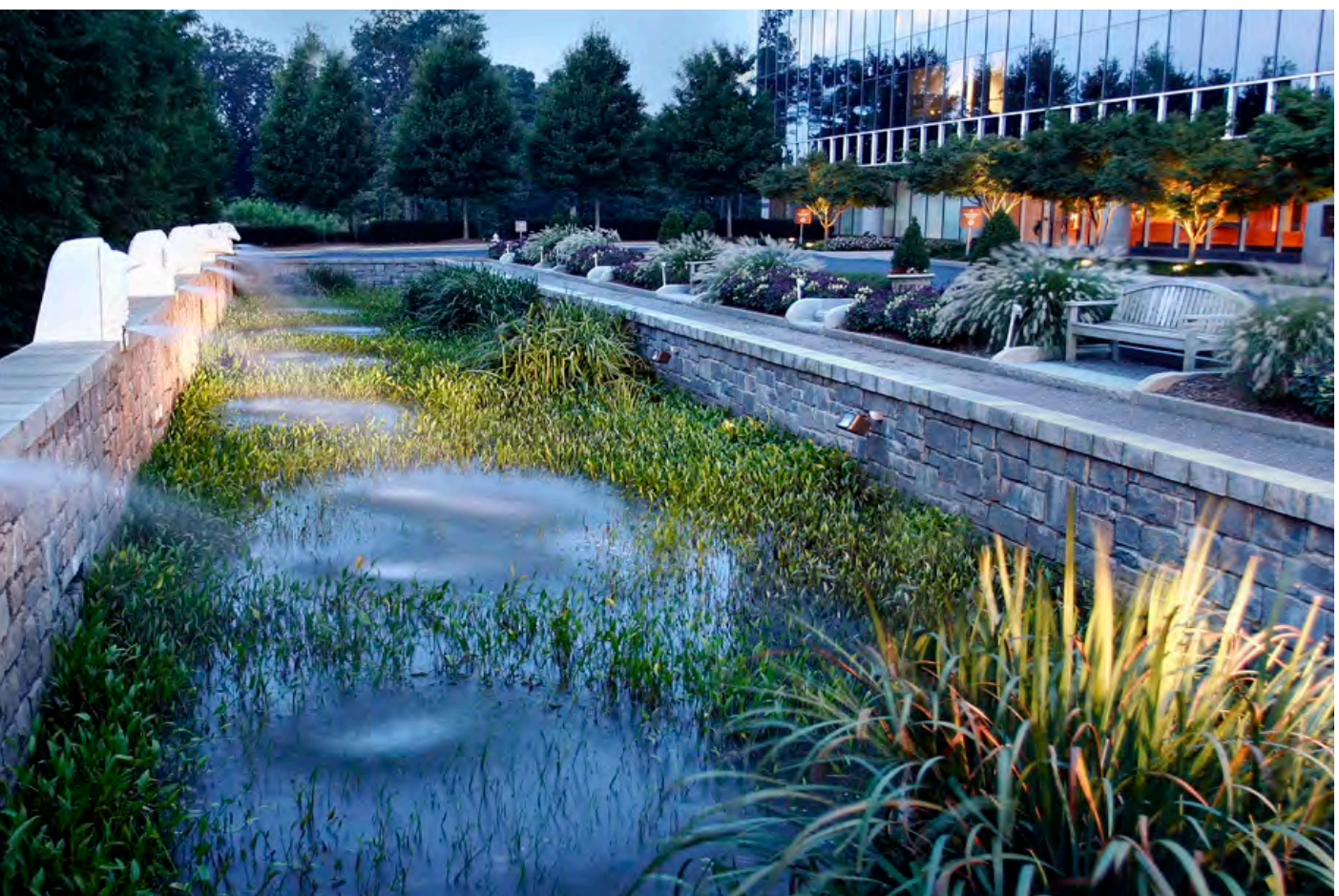
JAPANESE MAPLES
BALD CYPRESS
PAGODA TREE

LANDSCAPE PALETTE



ENTRANCE LANDSCAPE EXAMPLES

LOW ACCENT WALLS/ COLUMNS, SWEEPS OF ACCENT SHRUBS & GRASSES



STORMWATER LANDSCAPE EXAMPLES

WIREGRASS, BALD CYPRESS, BOG PLANTINGS

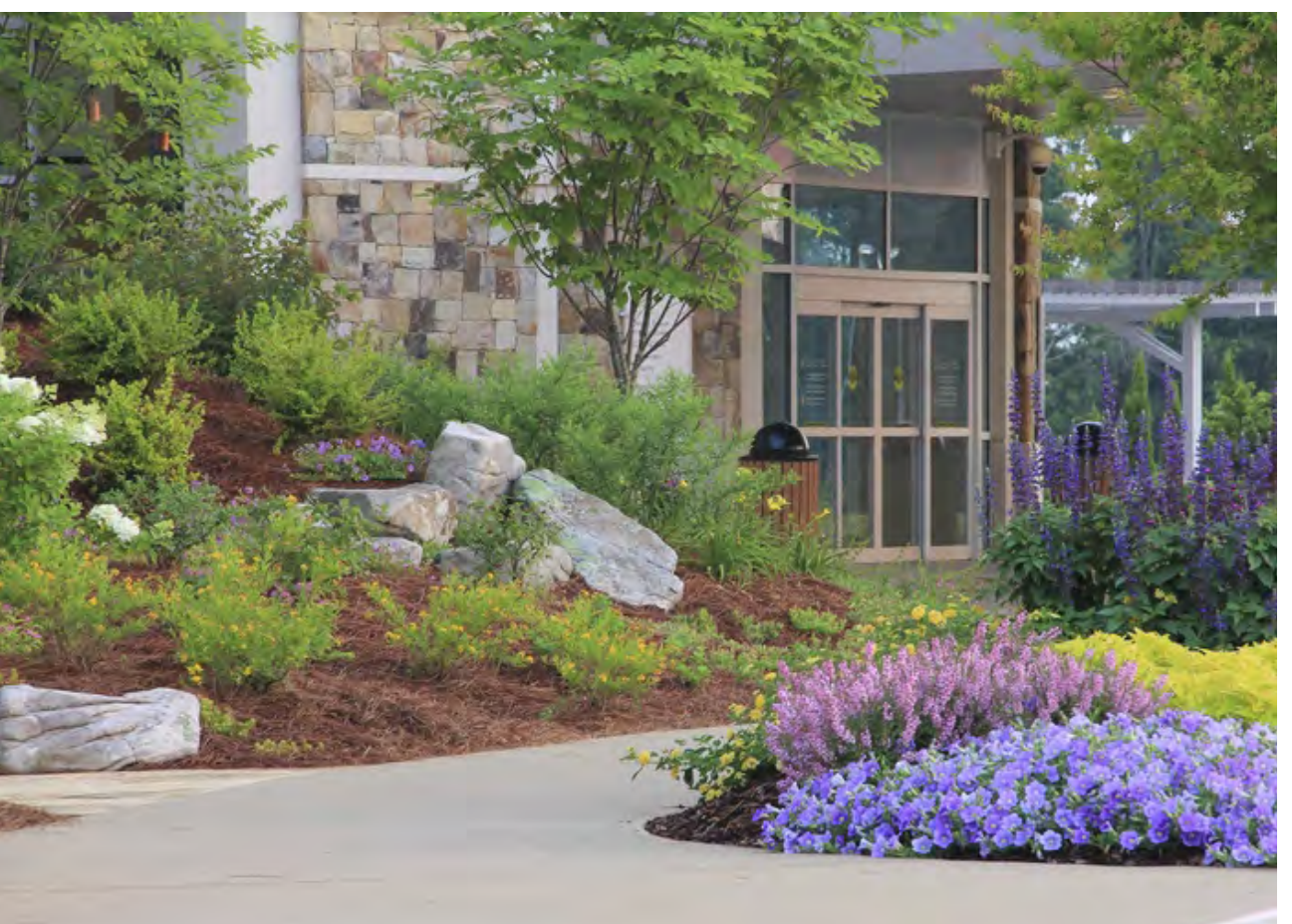
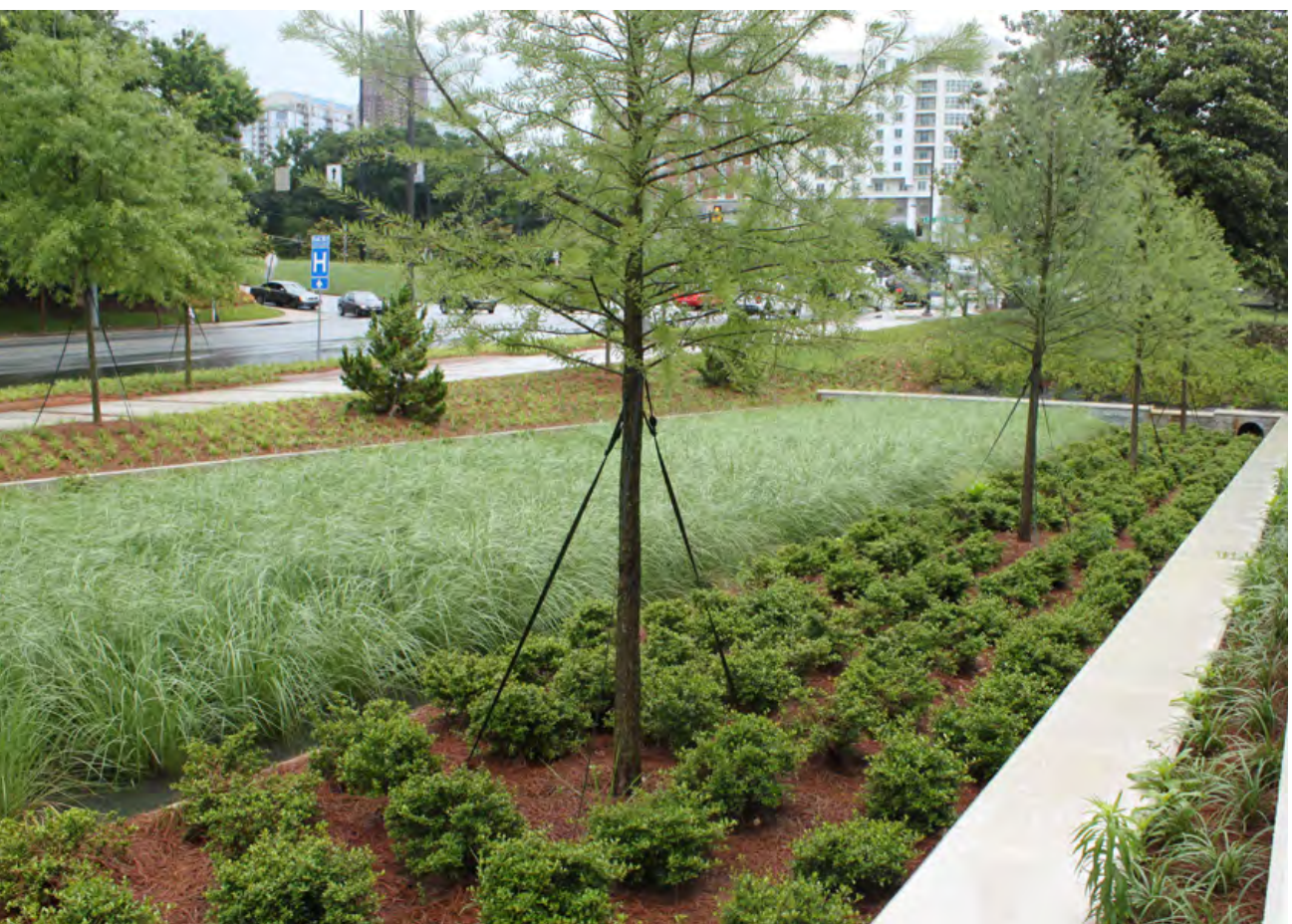


PARKING LOT SCREENING

EVERGREEN HEDGE ROWS/ ORNAMENTAL GRASSES

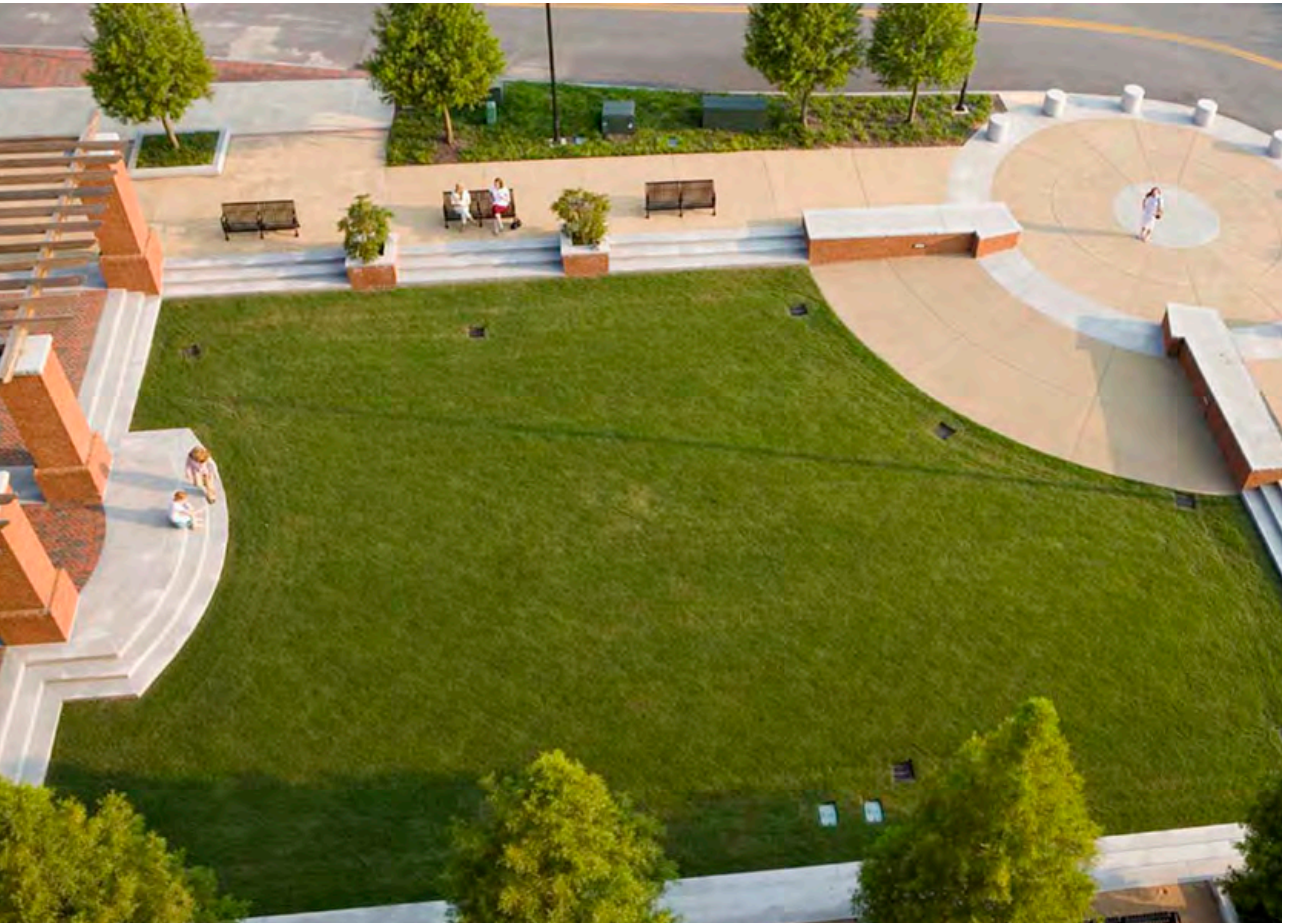


ACTIVE LAWN AT STORMWATER PARK EXAMPLES



GROUND COVER ACCENTS AT FOCAL AREAS

PERENNIAL AND SEASONAL COLOR, TEXTURED FOLIAGE



CITY OF ALPHARETTA
GENERAL LANDSCAPE NOTES:

- THE CITY ARBORIST MUST INSPECT THE SITE BEFORE INSTALLATION OF EROSION CONTROL MEASURES. LAND DISTURBANCE WITHOUT A SITE INSPECTION AND APPROVAL BY THE CITY ARBORIST WILL RESULT IN A "STOP-WORK ORDER" AND FINES.
- IF TREE SURVEY INACCURACIES ARE FOUND ON-SITE, A STOP WORK ORDER WILL BE ISSUED UNTIL REVISED PLANS ARE APPROVED AND PROCESSED BASED ON ACCURATE INFORMATION.
- THE CITY ARBORIST MUST INSPECT AND APPROVE THE SITE BEFORE THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- TREES AGREED UPON TO BE SAVED ARE THE RESPONSIBILITY OF THE OWNER.
- A 4" LAYER OF MULCH WILL BE REQUIRED FOR THE CRZ OF SPECIMEN TREES. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION. MULCH SHALL NOT BE PLACED DIRECTLY AGAINST TREE TRUNKS.
- A MINIMUM 2" LAYER OF MULCH WILL BE REQUIRED FOR ALL EXISTING NON SPECIMEN LANDSCAPE TREES, INCLUDING STREET TREES AND PARKING LOT TREES. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION. MULCH SHALL NOT BE PLACED DIRECTLY AGAINST TREE TRUNKS.
- ALL NEWLY PLANTED TREES SHALL HAVE VISIBLE ROOT FLARES AT FINISHED GRADE. NO GIRDLING ROOTS SHALL BE ALLOWED ON PLANTED TREES. THE UPPER TWO RINGS OF THE WIRE BASKET, ALL BURLAP, AND STRAPPING SHALL BE CUT AND REMOVED PRIOR TO BACKFILL.
- TREES LESS THAN THE CALIPER INCH SHOWN WILL NOT BE ACCEPTED. I.E. 3 INCH CALIPER TREES MUST BE 3 INCHES OR LARGER.
- PLANT HEIGHT MEASUREMENT IS TAKEN AT THE TOP OF THE MAIN BODY OF THE PLANT AND NOT AT THE TIP OF THE TOPMOST GROWTH.
- 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.
- WATERING BASS OR A DRIP IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL TREES PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. DURING FIRST YEAR BASS WILL BE REFILLED WEEKLY BY OWNER AND REFILLED DURING DROUGHTS FOR A MINIMUM OF 3 YEARS AFTER INSTALLATION.
- NO TRENGHING ALLOWED IN TREE SAVE AREAS- INCLUDING IRRIGATION.
- ALL TREE GUYS AND STAKES SHALL BE REMOVED FROM TREE ONE YEAR AFTER PLANTING OR BEFORE.
- NO TREES SHALL BE PLANTED ON ANY AREA OF AN EARTHEN DAM OR EMBANKMENT.

CITY OF ALPHARETTA
GENERAL NOTES:

- ALL EXISTING TREES, SPECIMEN AND NON-SPECIMEN, COUNTED FOR EDF CREDITS 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 12" 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 ADJUTING A PUBLIC ROW, IN ACCORDANCE WITH THE CITY OF ALPHARETTA PROPERTY MAINTENANCE CODES.
- ALL APPROVED REVISIONS TO THE LOCATION OF TREE SAVE FENCE NEED TO BE COORDINATED WITH THE LAND DISTURBANCE INSPECTOR PRIOR TO RELOCATION.
- ALL TREES MUST BE PLANTED AT LEAST 3 FEET FROM ANY UTILITY LINE.

NOTE: SPECIMEN TREE DATA BELOW PROVIDES A SUMMARY OF THE TREE ASSESSMENT REPORT DEVELOPED BY BROOKWOOD TREE CONSULTING DATED MARCH 16, 2015. BROOKWOOD TREE REPRESENTATIVE: CHRIS HUGHES (PH: 404-554-2656) REFER TO H/LS-10 FOR COMPLETE REPORT AND A/LS-11 FOR TREE SURVEY.

Windward Point Tree Recompense Calculations Retail/Live-work/Condo/Office A

SPECIMEN TREE CALCULATIONS:
Provided for all specimen trees indicated in fair or better condition as indicated on the Tree Assessment prepared by Brookwood Tree dated 3-16-15.

Qty	Tree Species	Size	unit	x3	total units
5	Sourwood	8	0.4	1.2	6
6	Sourwood	9	0.4	1.2	7.2
8	Sourwood	10	0.6	1.8	14.4
4	Sourwood	11	0.6	1.8	7.2
2	Sourwood	12	0.8	2.4	4.8
2	Sourwood	13	0.8	2.4	4.8
1	Sourwood	14	1.2	3.6	3.6
1	Sourwood	15	1.2	3.6	3.6
1	Water Oak	27	3.8	11.4	11.4
30	TOTAL SPECIMEN RECOMPENSE UNITS (SRU)				63
					TOTAL SRU

EXISTING SPECIMEN TREE NOTES:

(76) TREES ARE IDENTIFIED THAT MEET CITY OF ALPHARETTA SPECIMEN TREE SIZE CRITERIA IN 18.28 AC COMMERCIAL PHASE OF SITE.

(30) TREES IN GOOD/FAIR CONDITION

REMAINING (46) TREES NOTED IN POOR CONDITION

(46) TREES WERE FOUND TO BE IN POOR CONDITION AND ARE NOT INCLUDED TOWARDS RECOMPENSE.

FOR CONDITION OF TREES AND REASONS FOR REMOVAL, PLEASE REFER TO THE TREE ASSESSMENT REPORT AND SURVEY BY BROOKWOOD TREE CONSULTING.

SPECIMEN TREE RECOMPENSE NOTES:
TREES 4" CAL. APPLIED TOWARD SPECIMEN RECOMPENSE

A. SPECIMEN SOURWOOD TREES REQUIRE 51.6 UNITS OF RECOMPENSE. RECOMPENSE FOR SOURWOOD IS PROVIDED BY (40) WATER HICKORY (24 UNITS), (38) PRINCETON ELM (22.8 UNITS) & (8) HIGHBEAM OVERCUP OAK (4.8).

B. SPECIMEN WATER OAK TREE REQUIRE 11.4 UNITS OF RECOMPENSE (14 TREES). RECOMPENSE FOR OAK IS PROVIDED BY (14) SOLSHINE NUTTALL OAK (11.4 UNITS).
TOTAL PROPOSED = 63 RECOMPENSE UNITS

*RECOMPENSE IS TO BE SUBMITTED FOR DIRECTOR'S APPROVAL

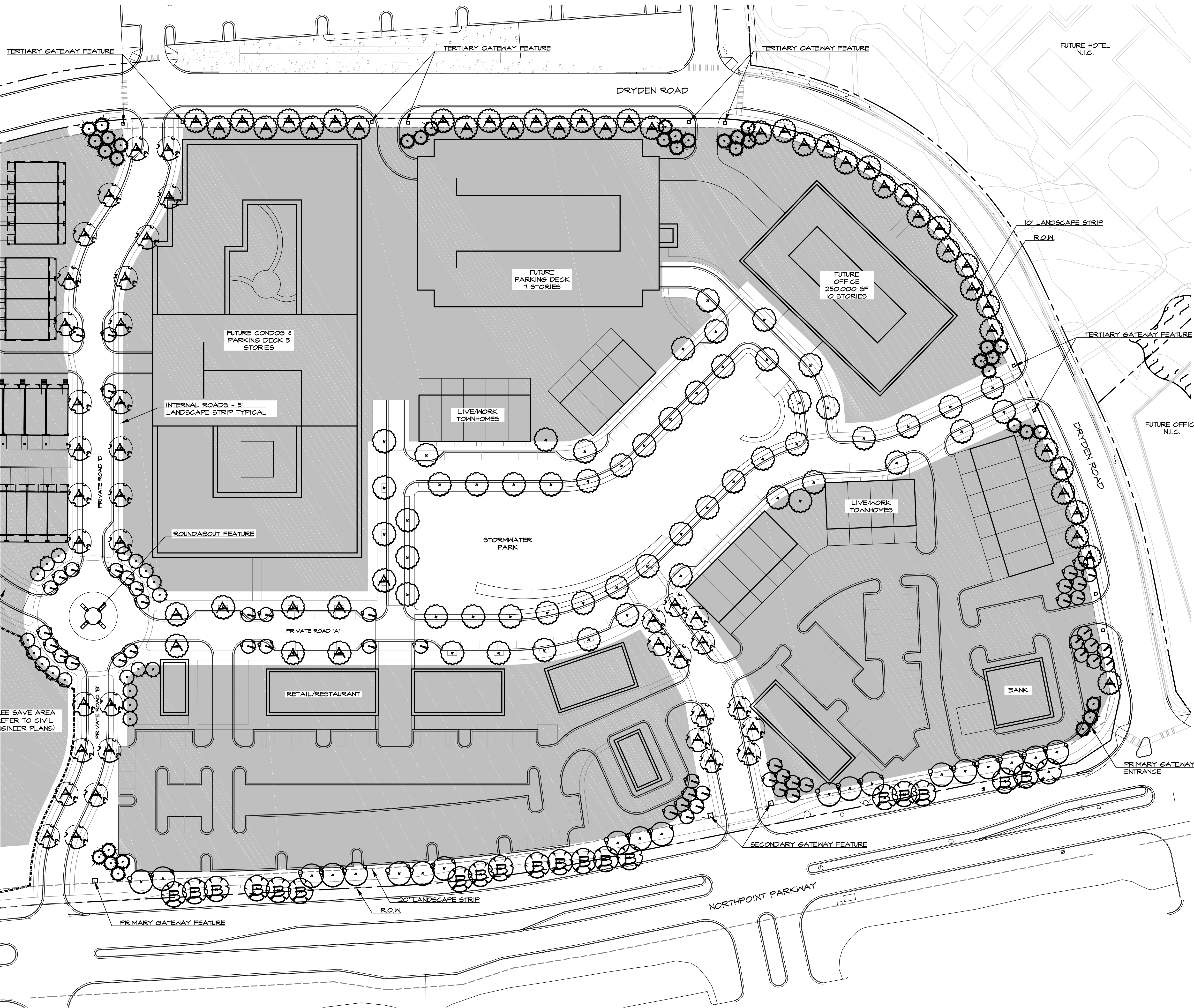
SITE DENSITY TREE CALCULATIONS (SDU)
SITE DENSITY TREE REQUIREMENT: 20 UNITS PER ACRE @ 18.28 = 365.6 TOTAL SDU REQUIRED
SITE DENSITY UNITS PROVIDED: SEE PROPOSED TREE REPLACEMENT LIST BELOW

PROPOSED TREE REPLACEMENT LIST

SPECIMEN RECOMPENSE ID	QUANTITY	GENUS %	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	ROOT	COMMENT	UNIT VALUE	TOTAL SDU	TOTAL SRU
(40) A	20	7%	Acer rubrum 'October Glory'	October Glory Red Maple	4-4.5"	18-20'	9-10'	B4B	Single straight trunk; dense, uniform branching; single central leader	0.6	12	
	14	14%	Quercus ovata	Water Hickory	4-4.5"	18-20'	9-10'	B4B	Straight trunk; T clear trunk; dense branching; one central leader	0.6		24
	14	7%	Cedrus deodara 'BBQ'	Brackens Best Deodar Cedar	4-4.5"	12-14'	6-7'	B4B	Full to ground; dense foliage; straight, tightly pruned pyramidal form	0.6	11.4	
	56	15%	Cryptomeria japonica 'Yoshino'	Yoshino Cryptomeria	4-4.5"	12-14'	6-7'	B4B	Full to ground; dense foliage; straight, tightly pruned pyramidal form	0.6	21.6	
(8) A	51	18%	Lagerstroemia x Sarah's Favorite	Sarah's Favorite Crape Myrtle	4"	14-16'	9-10'	B4B	Multi-trunk (3-5 trunks); well pruned (no straight-whip trunks)	0.6	30.6	
(19) B	20	24%	Quercus lyrata 'OLFTB'	Highbeam Overcup Oak	4-4.5"	18-20'	9-10'	B4B	Single straight trunk; dense, uniform branching; single central leader	0.6	3.2	4.8
(38) A	38	15%	Quercus nuttallii 'QNSR'	Solshine Nuttall Oak	4-4.5"	18-20'	9-10'	B4B	Single straight trunk; dense, uniform branching; single central leader	0.6	22.8	11.4
			Ulmus americana 'Princeton'	Princeton Elm	4-4.5"	20-22'	9-10'	B4B	Straight trunk; T clear trunk; dense branching; one central leader	0.6		
TOTAL TREES: 287										REQUIRED SITE DENSITY UNITS FOR 18.28 AC: 365.6 TOTAL: 104		
										63		

NO MORE THAN 30% OF ANY ONE GENUS IS ALLOWED IN THE TREE REPLACEMENT PLAN.
*REQUIREMENT MET, REFER TO PLANT MATERIAL SCHEDULE THIS SHEET FOR RATIOS.

- TREE LEGEND:
- WATER HICKORY
 - PRINCETON ELM
 - HIGHBEAM OVERCUP OAK
 - SOLSHINE NUTTALL OAK
 - OCTOBER GLORY RED MAPLE
- *REFER TO PLAN ENLARGEMENTS FOR DETAILED PLANTINGS



A TREE REPLACEMENT PLAN - RETAIL LIVE WORK VILLAGE
15-05 SCALE: 1" = 50'-0"

Two Live Oak
3445 Peachtree
Suite 1425
Atlanta, Georgia 30326
www.hgor.com
p. 404-248-1960
f. 404-248-1092

HGOR

REVISIONS		
NO.	DATE	ISSUE
1		
2		
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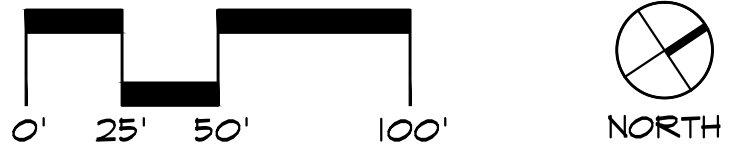
WINDWARD POINT
NORTHPOINT PARKWAY & DRYDEN ROAD, ALPHARETTA, GEORGIA
WORTHINGTON HYDE PARTNERS
NORCROSS, GEORGIA

TITLE:
TREE
REPLACEMENT
PLAN -
RETAIL LIVE
WORK
VILLAGE

DATE: 01-04-2016
JOB NO. 14095
DWG FILE: 14095LW1
DRAWN BY: RNR
CHECKED: JS
SCALE: 1" = 50'
SHEET

LS - 0.5

0.5 OF 11



PROPOSED TOTAL TREE PLANT LIST

QUANTITY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	ROOT	COMMENT
20	Acer rubrum 'October Glory'	October Glory Red Maple	4-4.5"	16-20'	4'-10'	B4B	Single straight trunk; dense, uniform branching; single central leader
40	Garya aquatica	Water Hickory	4-4.5"	16-20'	4'-10'	B4B	Straight trunk; T clear trunk; dense branching; one central leader
15	Cedrus deodora 'BBC'	Bracken's Best Deodar Cedar	4-4.5"	12-14'	6-7'	B4B	Full to ground; dense foliage; straight, tightly pruned pyramidal form
61	Crataegus 'Yoshino'	Yoshino Crataegus	4-4.5"	12-14'	6-7'	B4B	Full to ground; dense foliage; straight, tightly pruned pyramidal form
51	Loxstroemia x Sarah's Favorite	Sarah's Favorite Grape Myrtle	4"	14-16'	4'-10'	B4B	Multi-trunk (3-5 trunks); well pruned (no straight white trunks)
22	Lindodendron tulipifera 'JUN-OZ'	Emerald City Tulip Poplar	4-4.5"	12-14'	8-9'	B4B	Single straight trunk; dense, uniform branching; single central leader
63	Quercus laeta GLUTTB	Highbeam Overcup Oak	4-4.5"	16-20'	4'-10'	B4B	Single straight trunk; dense, uniform branching; single central leader
58	Quercus rubra 'QNSR'	Schaine Nuttall Oak	4-4.5"	16-20'	4'-10'	B4B	Single straight trunk; dense, uniform branching; single central leader
6	Thuja x Green Giant	Green Giant Arborvitae	4-4.5"	14-16'	7-8'	B4B	Full to ground; dense foliage; straight, tightly pruned pyramidal form
38	Ulmus americana 'Princeton'	Princeton Elm	4-4.5"	20-22'	4'-10'	B4B	Straight trunk; T clear trunk; dense branching; one central leader

*NOTE: TREE PLANT LIST INCLUDES ALL REPLACEMENT TREES IN RETAIL/ LIVE/ WORK VILLAGE AND RESIDENTIAL STREETSCAPE

PROPOSED SHRUBS, GROUNDCOVERS, AND SOD PLANT LIST

QUANTITY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	ROOT	COMMENT
	Camellia hiemalis 'Shishi Gashira'	Shishi Gashira Camellia	15-18"	18-24"		3 gal	Dense form; good color; well rooted in pot
	Fothergilla x intermedia 'Mt. Airy'	Mt. Airy Fothergilla	24-30"	18-24"		3 gal	Dense branching; well rooted in pot; self supporting stems
	Hydrangea paniculata 'Tardiva'	Tardiva Panicle Hydrangea	18-24"	18-24"		3 gal	Dense branching; well rooted in pot; self supporting stems
	Ilex cornuta 'Coriada'	Coriada Holly	9-12"	12-15"		3 gal	Dense form; good color; well rooted in pot
	Ilex cornuta 'Needlepoint'	Needlepoint Holly	30-36"	18-24"		B&B/cont.	Full to ground; dense branching
	Ilex verticillata 'Red Sprite'	Red Sprite Winterberry	15-18"	15-18"		3 gal	Dense branching; well rooted in pot; self supporting stems
	Ilex vomitoria 'Condeux'	Bordeaux Yaucon Holly	9-12"	12-15"		3 gal	Dense form; good color; well rooted in pot
	Illicium parviflorum	Ocala Anise	18-24"	15-18"		3 gal	Dense form; good color; well rooted in pot
	Loropetalum chinense 'Shanghi'	Purple Diamond Fringeflower	12-15"	15-18"		3 gal	Dense form; good color; well rooted in pot
	Myrica cerifera 'Doris Dwarf'	Doris Dwarf Waxmyrtle	24-30"	24-30"		3 gal	Dense form; good color; well rooted in pot
	Rhododendron x 'Tormosa'	Tormosa Azalea	15-18"	15-18"		3 gal	Dense form; good color; well rooted in pot
	Rosa x 'Radrazz'	Knock Out Rose	15-18"	18-24"		3 gal	Full to ground; dense branching; self supporting, sturdy stems
	Rosmarinus officinalis 'Tuscan Blue'	Tuscan Blue Rosemary	15-18"	12-15"		3 gal	Dense form; good color; well rooted in pot
	Spiraea x bumalda 'Anthony Materer'	Anthony Materer Spirea	12-15"	12-15"		3 gal	Dense branching; well rooted in pot; self supporting stems
	Vaccinium corymbosum 'Rasp. Blue'	Rasp. Blue Dwarf Blueberry	12-15"	12-15"		3 gal	Dense form; good color; well rooted in pot
	Viburnum obovatum 'Ms. Schiller's Delight'	Ms. Schiller's Delight Viburnum	12-15"	15-18"		3 gal	Dense form; good color; well rooted in pot
	Linopse muscari 'Big Blue'	Big Blue Linopse				4" pot (1 pint)	Full in pot; good color; dense foliage mass
	Baptisia australis	Blue Wild Indigo				1 gal	Fully rooted in pot; dense compact growth
	Hemerocallis x 'Stella D'oro'	Stella D'oro Daylily				4" pot (1 pint)	Fully rooted in pot; dense compact growth
	Muhlenbergia capillaris	Pink Muhly Grass				1 gal	Full in pot; well rooted; dense clump
	Napeta x 'Tasseni' Walkers Low	Walkers Low Catnip				1 gal	Full in pot; well rooted; dense clump
	Panicum virgatum 'Northwind'	Northwind Switch Grass				3 gal	Full in pot; well rooted; dense clump
	Panicum virgatum 'Savau'	Savau Switch Grass	18-24"	15-18"		3 gal	Full in pot; well rooted; dense clump
	Rudbeckia fulgida 'Goldsturm'	Goldsturm Black-eyed Susan				1 gal	Full in pot; free of rot & disease
	SEASONAL COLOR					2.25" pot	Full in pot; free of rot & disease
	Cynodon dactylon 'Tilway'	Tilway Bermuda Grass				Sod	Certified pure; free of weeds; good color
	Muhlenbergia capillaris	Pink Muhly Grass				1 gal	Full in pot; well rooted; dense clump
	Napeta x 'Tasseni' Walkers Low	Walkers Low Catnip				1 gal	Full in pot; well rooted; dense clump
	Panicum virgatum 'Northwind'	Northwind Switch Grass				3 gal	Full in pot; well rooted; dense clump
	Panicum virgatum 'Savau'	Savau Switch Grass	18-24"	15-18"		3 gal	Full in pot; well rooted; dense clump
	Phlox paniculata 'Robert Poore'	Robert Poore Summer Phlox				1 gal	Full in pot; free of rot & disease
	SEASONAL COLOR					2.25" pot	Full in pot; free of rot & disease
	Cynodon dactylon 'Tilway'	Tilway Bermuda Grass				Sod	Certified pure; free of weeds; good color

PARKING LOT REQUIREMENTS:

FUTURE SURFACE PARKING LOTS SHALL PROVIDE A MINIMUM 200 SQUARE FOOT LANDSCAPE ISLAND AT THE END OF EACH PARKING BAY, AND A 200 SQUARE FOOT ISLAND LOCATED EACH 12 FEET OF SINGLE PARKING LENGTH OR AN ALTERNATE LANDSCAPE CONFIGURATION RESULTING IN 50% PARKING LOT COVERAGE WITHIN 15 YEARS APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR. EACH LANDSCAPE ISLAND SHALL BE PLANTED WITH ONE SHADE TREE. REFER TO EROSION CONTROL MEASURES FOR PROPOSED PARKING LOT TREE LOCATIONS.

LANDSCAPE STRIP REQUIREMENTS:

20' WIDE LANDSCAPE STRIP ALONG R.O.W. OF NORTHPOINT PARKWAY: 1 SHADE TREE (4" MIN) FOR EVERY 25 LINEAR FEET OF 2425 LF STRIP. (EXCLUDES SIGHT TRIANGLES AT ENTRANCES AND DRIVE AISLES).
• 41 TREES REQUIRED
• 100 TREES PROVIDED

10' WIDE LANDSCAPE STRIP ALONG R.O.W. OF DRYDEN ROAD: 1 SHADE TREE (4" MIN) FOR EVERY 25 LINEAR FEET OF 450 LF STRIP. (EXCLUDES SIGHT TRIANGLES AT ENTRANCES AND DRIVE AISLES).
• 38 TREES REQUIRED
• 40 TREES PROVIDED

5' WIDE LANDSCAPE STRIP SHALL BE PROVIDED ALONG INTERNAL STREETS: 1 SHADE TREE FOR EVERY 50 LINEAR FEET OF 9410 LF STRIP (INCLUDES BOTH SIDES OF STREET, EXCLUDES DRIVE AISLES AND LIVE/WORK UNIT FRONTAGE, EXCLUDES STORMWATER PARK).
• 14 TREES REQUIRED
• 14 TREES PROVIDED

SHRUBS SHALL BE PROVIDED TO SCREEN PAVED AREAS AND PARKING LOTS FROM THE RIGHT-OF-WAY. SHRUBS SHALL BE 2 FEET HIGH AT PLANTING, 2 ROWS DEEP AND SHALL PROVIDE A SCREEN WITHIN 5 YEARS OF PLANTING. ALTERNATE SCREENING METHODS SUCH AS FENCING MAY BE APPROVED BY THE DIRECTOR.
• 24" HIGH X 2 ROWS EVERGREEN HEDGE PROVIDED. SEE LANDSCAPE PLAN ENLARGEMENTS FOR LOCATIONS.

CITY OF ALPHARETTA GENERAL NOTES:

- ALL EXISTING TREES, SPECIMEN AND NON-SPECIMEN, COUNTED FOR EDF CREDITS 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 TRENCING.
- 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 GO.
- 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 ADJUTING A PUBLIC ROW, IN ACCORDANCE WITH THE CITY OF ALPHARETTA PROPERTY MAINTENANCE CODES.
- ALL APPROVED REVISIONS TO THE LOCATION OF TREE SAVE FENCE NEED TO BE COORDINATED WITH THE LAND DISTURBANCE INSPECTOR PRIOR TO RELOCATION.
- ALL TREES MUST BE PLANTED AT LEAST 5 FEET FROM ANY UTILITY LINE.

CITY OF ALPHARETTA GENERAL LANDSCAPE NOTES:

- THE CITY ARBORIST MUST INSPECT THE SITE BEFORE INSTALLATION OF EROSION CONTROL MEASURES. LAND DISTURBANCE WITHOUT A SITE INSPECTION AND APPROVAL BY THE CITY ARBORIST WILL RESULT IN A "STOP-WORK ORDER" AND FINES.
- IF TREE SURVEY INACCURACIES ARE FOUND ON-SITE, A STOP WORK ORDER WILL BE ISSUED UNTIL REVISED PLANS ARE APPROVED AND PROCESSED BASED ON ACCURATE INFORMATION.
- THE CITY ARBORIST MUST INSPECT AND APPROVE THE SITE BEFORE THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- TREES AGREED UPON TO BE SAVED ARE THE RESPONSIBILITY OF THE OWNER.
- A 4" LAYER OF MULCH WILL BE REQUIRED FOR THE CRZ OF SPECIMEN TREES. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION. MULCH SHALL NOT BE PLACED DIRECTLY AGAINST TREE TRUNKS.
- A MINIMUM 2" LAYER OF MULCH WILL BE REQUIRED FOR ALL EXISTING, NON SPECIMEN, LANDSCAPE TREES, INCLUDING STREET TREES AND PARKING LOT TREES. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION. MULCH SHALL NOT BE PLACED DIRECTLY AGAINST TREE TRUNKS.
- ALL NEWLY PLANTED TREES SHALL HAVE VISIBLE ROOT FLARES AT FINISHED GRADE. NO CIRCLING ROOTS SHALL BE ALLOWED ON PLANTED TREES. THE UPPER TWO RINGS OF THE WIRE BASKET, ALL BURLAP, AND STRAPPING SHALL BE CUT AND REMOVED PRIOR TO BACKFILL.
- TREES LESS THAN THE CALIPER INCH SHOWN WILL NOT BE ACCEPTED, I.E.: 3" INCH CALIPER TREES MUST BE 3" INCHES OR LARGER.
- PLANT HEIGHT MEASUREMENT IS TAKEN AT THE TOP OF THE MAIN BODY OF THE PLANT AND NOT AT THE TIP OF THE TOPMOST GROWTH.
- 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.
- WATERING BAGS OR A DRIP IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL TREES PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. DURING FIRST YEAR BAGS WILL BE REFILLED WEEKLY BY OWNER AND REFILLED DURING DROUGHTS FOR A MINIMUM OF 3 YEARS AFTER INSTALLATION.
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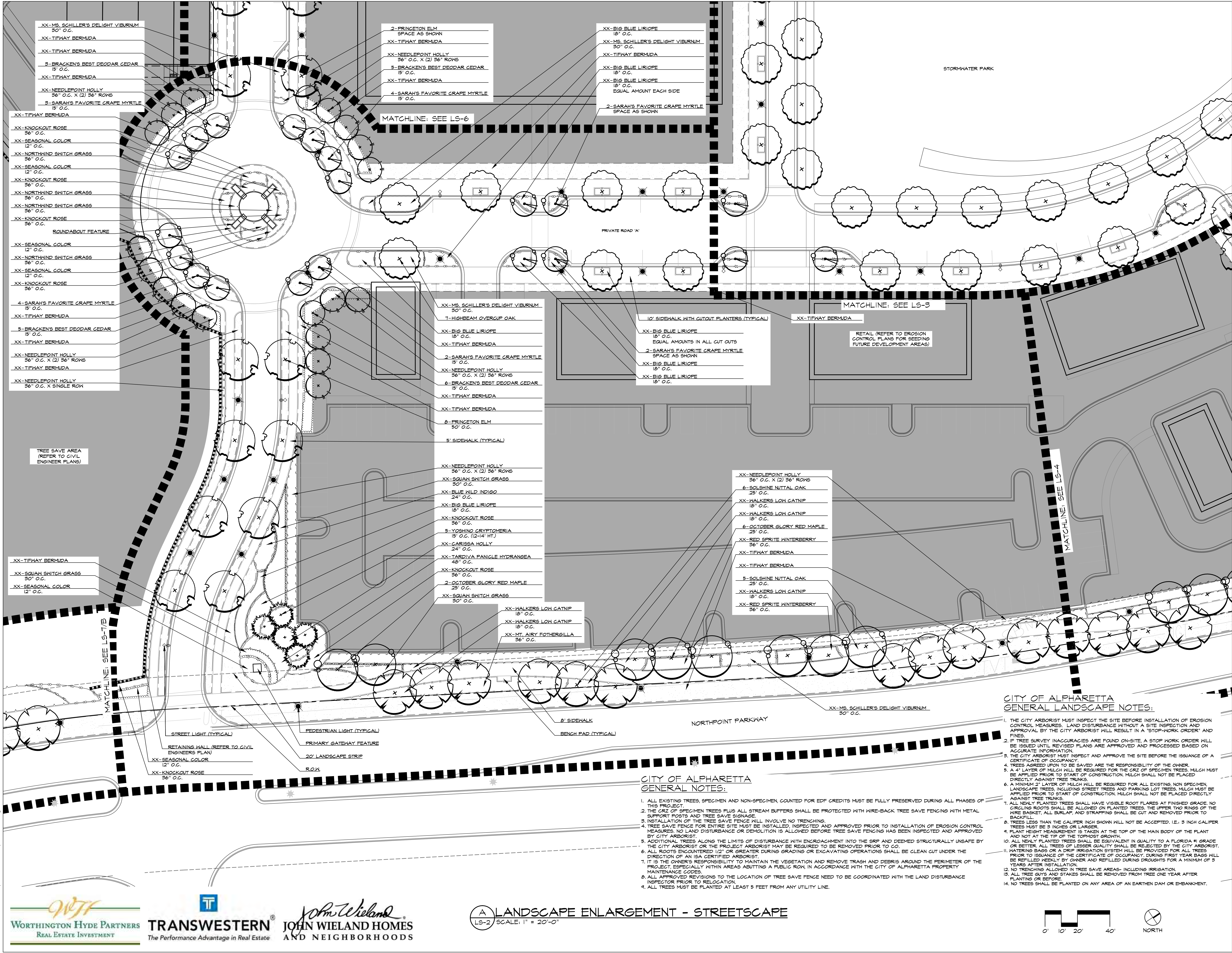
Two Live Oak
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f. 404-248-1092

HGOR

REVISIONS		
NO.	DATE	ISSUE

WINDWARD POINT
NORTHPOINT PARKWAY & DRYDEN ROAD, ALPHARETTA, GEORGIA
WORTHINGTON HYDE PARTNERS
NORCROSS, GEORGIA

TITLE:	OVERALL LANDSCAPE PLAN - STREETSCAPE & STORMWATER PARK
DATE:	01-04-2016
JOBNO:	14095
DWG FILE:	14095LW1
DRAWN BY:	RNR
CHECKED:	JS
SCALE:	1" = 80'
SHEET:	LS - 1
1 OF 11	



CITY OF ALPHARETTA
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REVISIONS		
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WINDWARD POINT
NORTHPOINT PARKWAY & DRYDEN ROAD, ALPHARETTA, GEORGIA
WORTHINGTON HYDE PARTNERS
NORCROSS, GEORGIA

TITLE:
LANDSCAPE
ENLARGEMENT
-
STREETSCAPE

DATE	01-04-2016
JOBNO.	14095
DWG FILE	14095LW1
DRAWN BY	RNR
CHECKED	JS
SCALE	1" = 20'
SHEET	LS - 2
2 OF 11	

last modified on 12/27/15 by: RNEE
File located in S:\2014\14095\Graphics\CCAD\Landscaping\14095LW1.dwg

NOT RELEASED FOR CONSTRUCTION

CITY OF ALPHARETTA
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MATCHLINE: SEE LS-6

- XX-BIG BLUE LIRIOPE 18" O.C.
- I-HIGHBEAM OVERCUP OAK
- XX-MS. SCHILLER'S DELIGHT VIBURNUM 30" O.C.
- XX-BIG BLUE LIRIOPE 18" O.C.
- 3-HIGHBEAM OVERCUP OAK 40" O.C.
- XX-BIG BLUE LIRIOPE 18" O.C.
- XX-BIG BLUE LIRIOPE 18" O.C.
- 4-HIGHBEAM OVERCUP OAK 50" O.C.
- XX-MS. SCHILLER'S DELIGHT VIBURNUM 30" O.C.
- I-SARAH'S FAVORITE GRAPE MYRTLE
- XX-BIG BLUE LIRIOPE 18" O.C.

- XX-ANTHONY WATERER SPIREA 24" O.C.
- XX-MS. SCHILLER'S DELIGHT VIBURNUM 30" O.C.
- XX-ANTHONY WATERER SPIREA 24" O.C.
- 2-HIGHBEAM OVERCUP OAK SPACE AS SHOWN

II-HIGHBEAM OVERCUP OAK 40" O.C.

- I-SARAH'S FAVORITE GRAPE MYRTLE
- XX-BIG BLUE LIRIOPE 18" O.C.
- 4-HIGHBEAM OVERCUP OAK 50" O.C.
- XX-MS. SCHILLER'S DELIGHT VIBURNUM 30" O.C.
- XX-BIG BLUE LIRIOPE 18" O.C.
- I-SARAH'S FAVORITE GRAPE MYRTLE

PEDESTRIAN LIGHT (TYPICAL)

- XX-ANTHONY WATERER SPIREA 24" O.C.
- 7-HIGHBEAM OVERCUP OAK 40" O.C.
- XX-BIG BLUE LIRIOPE 18" O.C.
- XX-BIG BLUE LIRIOPE 18" O.C.

- XX-BIG BLUE LIRIOPE 18" O.C.
- I-HIGHBEAM OVERCUP OAK
- XX-TUSCAN BLUE ROSEMARY 24" O.C.

- XX-TUSCAN BLUE ROSEMARY 24" O.C.
- I-HIGHBEAM OVERCUP OAK
- XX-BIG BLUE LIRIOPE 18" O.C.

MATCHLINE: SEE LS-5

5' SIDEWALK TYPICAL

I-HIGHBEAM OVERCUP OAK

- XX-BIG BLUE LIRIOPE 18" O.C.
- XX-MS. SCHILLER'S DELIGHT VIBURNUM 30" O.C.

450-TIFWAY BERMUDA

- 2-HIGHBEAM OVERCUP OAK 50" O.C.

- 6-HIGHBEAM OVERCUP OAK 40" O.C.
- 3-HIGHBEAM OVERCUP OAK 40" O.C.

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HGOR

REVISIONS

NO.	DATE	ISSUE
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2		
3		
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WINDWARD POINT
NORTHPOINT PARKWAY & DRYDEN ROAD, ALPHARETTA, GEORGIA
WORTHINGTON HYDE PARTNERS
NORCROSS, GEORGIA

TITLE
LANDSCAPE
ENLARGEMENT
-
STORMWATER
PARK

DATE 01-04-2016
JOBNO. 14095
DWG FILE: 14095LW1
DRAWN BY RNR
CHECKED JS
SCALE 1" = 20'
SHEET
LS - 3
3 OF 11

WORTHINGTON HYDE PARTNERS
REAL ESTATE INVESTMENT

TRANSWESTERN
The Performance Advantage in Real Estate

John Wieland
JOHN WIELAND HOMES
AND NEIGHBORHOODS

LANDSCAPE ENLARGEMENT - STORMWATER PARK
LS-3 / SCALE: 1" = 20'-0"

0' 10' 20' 40'

NORTH

last modified on 12/27/15 by: RENE
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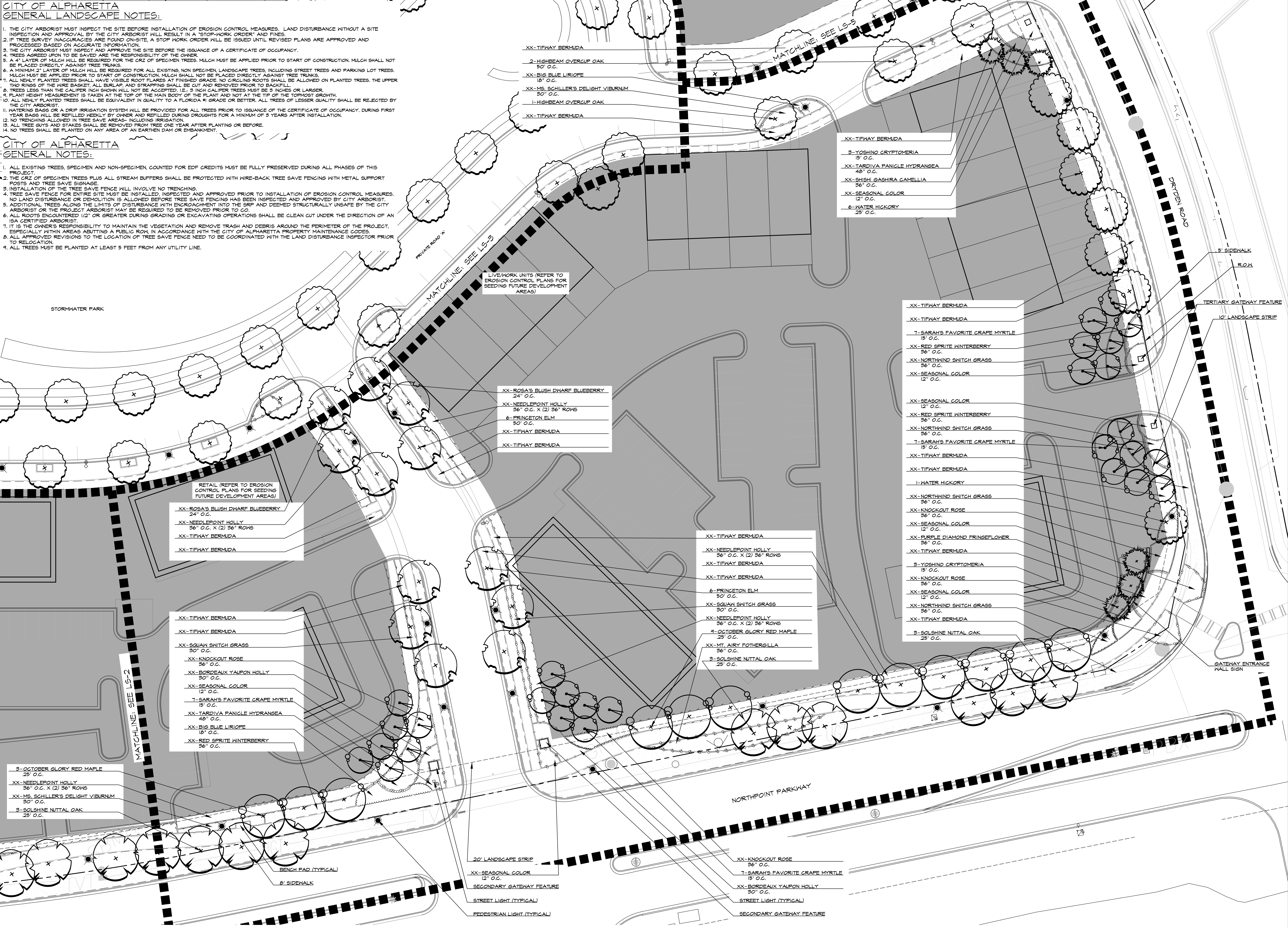
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CITY OF ALPHARETTA
GENERAL LANDSCAPE NOTES:

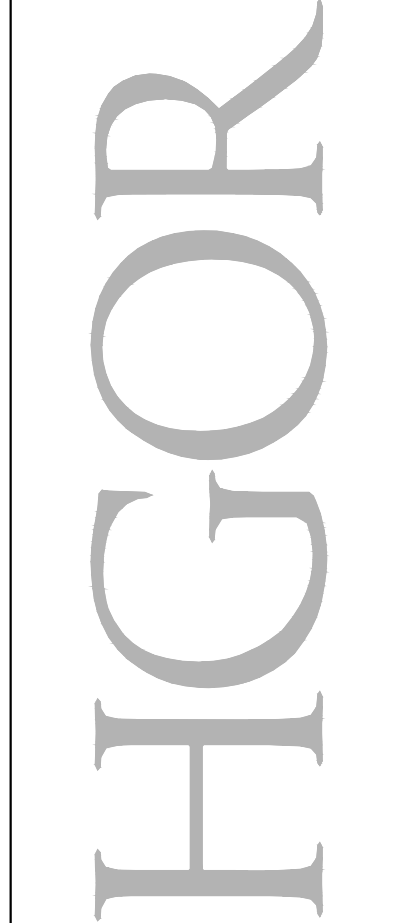
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4. TREES AGREED UPON TO BE SAVED ARE THE RESPONSIBILITY OF THE OWNER.
5. A 4" LAYER OF MULCH WILL BE REQUIRED FOR THE CRZ OF SPECIMEN TREES. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION. MULCH SHALL NOT BE PLACED DIRECTLY AGAINST TREE TRUNKS.
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12. NO TRENCHING ALLOWED IN TREE SAVE AREAS, INCLUDING IRRIGATION.
13. ALL TREE GUYS AND STAKES SHALL BE REMOVED FROM TREE ONE YEAR AFTER PLANTING OR BEFORE.
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7. IT IS THE OWNER'S RESPONSIBILITY TO MAINTAIN THE VEGETATION AND REMOVE TRASH AND DEBRIS AROUND THE PERIMETER OF THE PROJECT, ESPECIALLY WITHIN AREAS ADJUTING A PUBLIC ROW, IN ACCORDANCE WITH THE CITY OF ALPHARETTA PROPERTY MAINTENANCE CODES.
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WINDWARD POINT
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LANDSCAPE ENLARGEMENT - STREETScape

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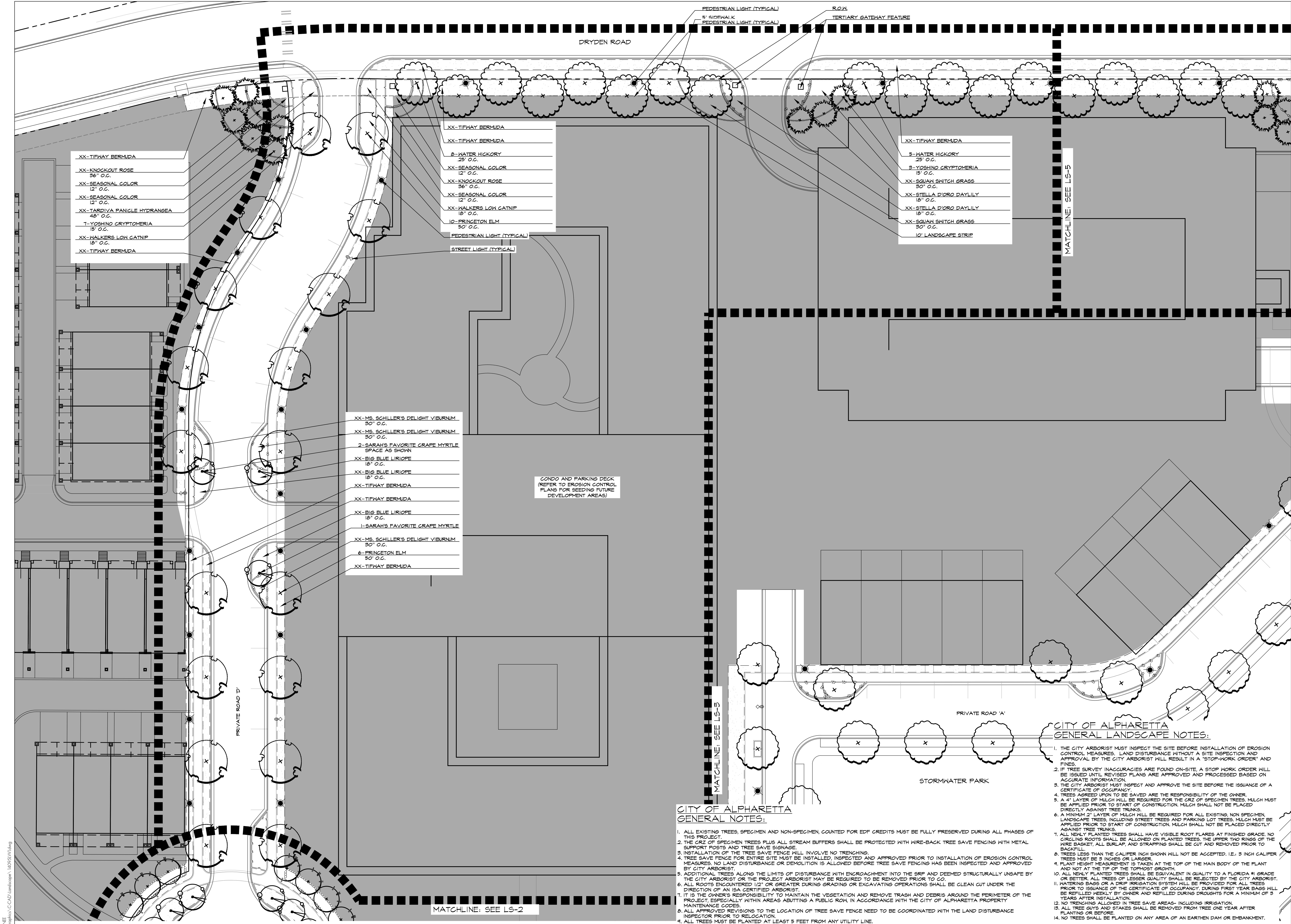
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LANDSCAPE ENLARGEMENT - STREETSCAPE
LS-6 SCALE: 1" = 20'-0"



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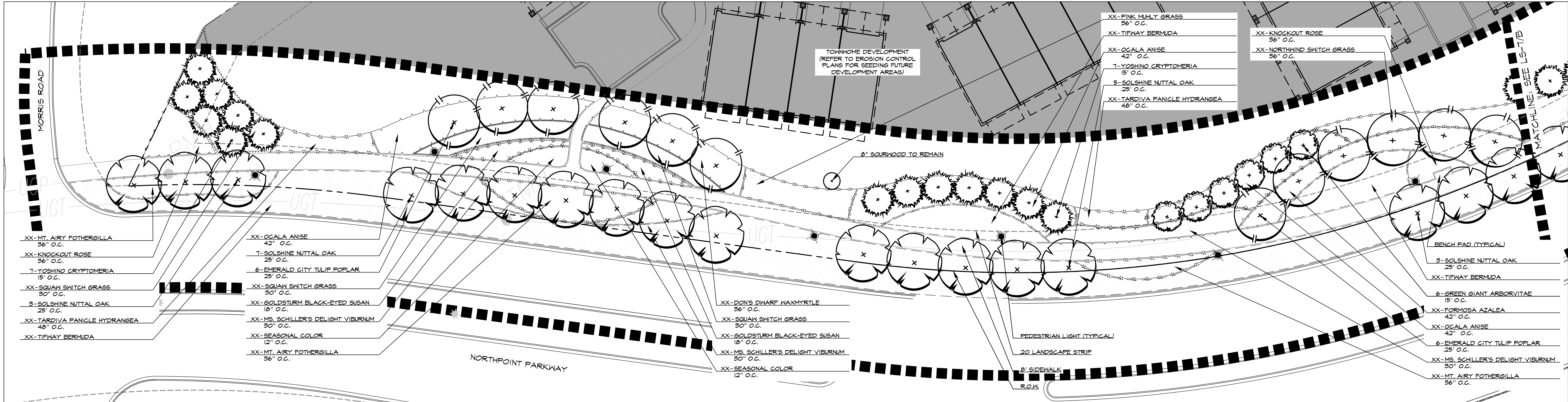
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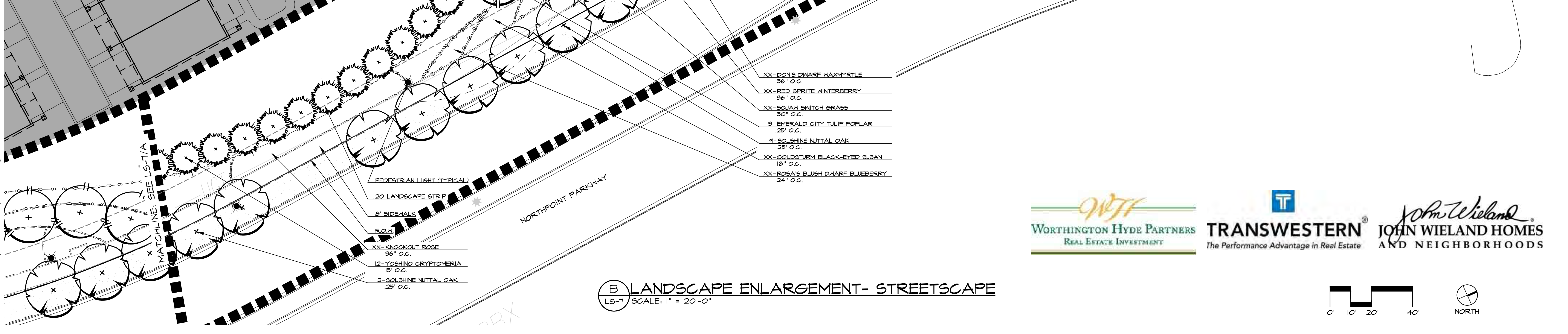


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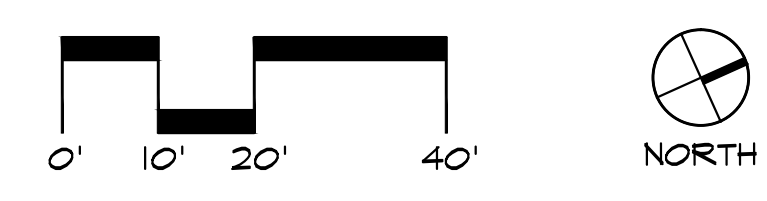


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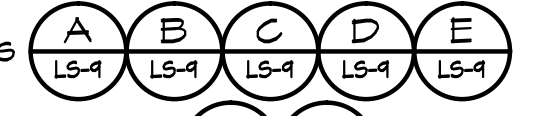
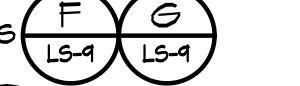
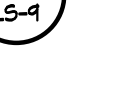
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- NOT POSSIBLE, SOD MAY BE STORED ON SITE UP TO THIRTY-SIX (36) HOURS AFTER STRIPPING PROVIDED SOD IS PROPERLY PROTECTED, INSTACK, UNROLL AND PLACE IN SHADE AND KEEP MOIST UNTIL INSTALLATION.
- DO NOT PLANT SOD FROM FROZEN GROUND.
 - LAY SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. SNUGLY FIT ENDS AND SIDES OF SOD STRIPS. DO NOT OVERLAY STAGGERED JOINTS TO ADJACENT COURSES. WORK FROM BOARDS TO AVOID DAMAGE TO SUBGRADE OR SOD. TAMP OR ROLL LIGHTLY TO ENSURE CONTACT WITH SUBGRADE. SOD SHIFTED SOIL INTO MINOR CRACKS BETWEEN PIECES OF SOD. AFTER EXCAVATION OF ADJACENT AREAS, REPAIR STAKE AND GUY SUPPORTS AND RESET TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED. RESTORE OR REPLACE DAMAGED WRAPPINGS. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE.
 - UPON COMPLETION OF WORK, CLEAR GROUNDS OF DEBRIS SUPERFLUOUS MATERIALS AND ALL EQUIPMENT. REMOVE FROM SITE TO SATISFACTION OF LANDSCAPE ARCHITECT AND OWNER.
 - PROTECT LANDSCAPE WORK AND MATERIALS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS, OPERATIONS BY OTHER CONTRACTORS AND TRADES AND TRESPASSERS. MAINTAIN PROTECTION DURING INSTALLATION AND MAINTENANCE PERIODS. TREAT, REPAIR OR REPLACE DAMAGED LANDSCAPE WORK AS DIRECTED, AT NO ADDITIONAL COST TO OWNER.
 - A THEFT, CONTRACTOR IS RESPONSIBLE FOR THEFT OF PLANT MATERIAL AT THE PROJECT SITE BEFORE, DURING AND AFTER PLANTING, UNTIL THE DATE OF SUBSTANTIAL COMPLETION OF THE WORK.

GENERAL PLANTING NOTES:

- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL MATERIAL QUANTITIES SHOWN ON THESE DRAWINGS BEFORE PRICING THE WORK.
- PROVIDE PLANT MATERIALS TRUE TO SPECIES AND VARIETY COMPLYING WITH RECOMMENDATIONS OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERY MEN.
- THE LANDSCAPE CONTRACTOR SHALL COMPLETELY WARRANTY ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION. THE LANDSCAPE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE WARRANTY PERIOD (AS DIRECTED BY THE OWNER).
- ANY PLANT MATERIAL WHICH DIES, TURNS BROWN OR DEFOLIATES (PRIOR TO DATE OF SUBSTANTIAL COMPLETION OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL THE PLANT LIST SPECIFICATIONS.
- LOCATE AND VERIFY ALL UTILITY LOCATIONS AND EXISTING STRUCTURES IN AND AROUND THE SITE PRIOR TO WORK. MAINTAIN EXISTING UTILITIES AND STRUCTURES AND PROTECT AGAINST DAMAGE DURING THE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO EXISTING UTILITIES, STRUCTURES, PAVING AND/OR WORK OF OTHER TRADES RESULTING FROM LANDSCAPE CONSTRUCTION.
- ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF DISEASES, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN-SCALD, INJURIES, ABRASIONS AND/OR DISFIGUREMENT.
- WATER AND WATER TRANSPORTATION IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND THE OWNER BEFORE, DURING AND UNTIL DATE OF SUBSTANTIAL COMPLETION OF THE WORK.
- ALL PLANTS MUST BE CONTAINER-GROWN (CONT.) OR BALLED AND BURLAPPED (B & B) AS INDICATED IN THE PLANT LIST
- ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
- AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
- THE LANDSCAPE ARCHITECT WILL APPROVE THE STAKED LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION.
- ALL PLANTS AND PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
- ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DRAWINGS.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR "A" MAINTAINING ALL PLANTING (INCLUDING, BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, MOWING, ETC.) OF PLANTING AREAS AND LAWNS UNTIL DATE OF SUBSTANTIAL COMPLETION.
- FOR TREE PLANTING REFER TO DETAILS 
- FOR TREE ON SLOPE PLANTING REFER TO DETAILS 
- FOR SHRUB BED PLANTING REFER TO DETAILS 
- FOR GROUND COVER BED PLANTING REFER TO DETAILS 
- FOR SOD INSTALLATION REFER TO DETAILS 

- DRAWINGS, HAVE LAYOUT APPROVED BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTING THE BED. OUTLINE BED WITH A TRENCH EDGE AS SHOWN ON THE DRAWINGS. PLACE SOIL FROM TRENCH EDGE WITHIN BED AREA. LOOSEN EXISTING SOIL TO A MINIMUM DEPTH OF TWELVE (12) INCHES USING A ROTO TILLER OR SIMILAR EQUIPMENT. REMOVE ALL STICKS, STONES, RUBBISH, AND OTHER MATERIAL DETRIMENTAL TO PLANT GROWTH. SPREAD FOUR (4) INCH MINIMUM LAYER OF PLANTING SOIL MIX OVER ENTIRE BED AREA. (ADDITIONAL) SOIL MIX MAY BE NECESSARY TO BUILD SHRUB BEDS TO GRADE AS SHOWN ON DRAWINGS). WORK PLANTING SOIL MIX INTO TOP OF LOOSENED SOIL WITH ROTO TILLER.
- EXCAVATE ANNUAL COLOR AND PERENNIAL BEDS TO A DEPTH OF FOUR (4) INCHES. BREAK THROUGH HARD PAN. REMOVE ALL STONE, ROOTS, DEBRIS, ETC. ROTOTILL EXCAVATED SOIL. ROTO TILL EXCAVATED BED TO A DEPTH OF SIX TO EIGHT (6-8) INCHES. SLOPE THE BASE OF THE BED TO THE TRENCH EDGE. SPREAD SIX (6) INCH MINIMUM LAYER OF PLANTING SOIL MIX OVER ENTIRE BED. WEEDING AND MICRO NUTRIENT CONTENT OF LOOSENED SOIL WITH ROTO TILLER. PLACE ADDITIONAL PLANTING SOIL MIX TO BUILD UP BED A MINIMUM OF SIX (6) INCHES ABOVE EXISTING GRADE FOR ANNUAL COLOR BEDS AND FOUR (4) INCHES ABOVE EXISTING GRADE FOR PERENNIAL BEDS. ROTO TILL ENTIRE BED TO A DEPTH OF TWELVE (12) INCHES.
 - LOOSEN THE GRADE OF LAWN AREAS TO A MINIMUM DEPTH OF SIX (6) INCHES. REMOVE STONES OVER ONE AND ONE-HALF (1 1/2) INCHES IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH AND OTHER EXTRANEIOUS MATTER. LIMIT PREPARATION TO AREAS WHICH WILL BE PLANTED PROMPTLY AFTER PREPARATION. ALLOW FOR SOD THICKNESS IN AREAS TO BE SODDED. GRADE LAWN AREAS TO SMOOTH, EVEN SURFACE WITH LOOSE, UNIFORM FINE TEXTURE. ROLL AND RAKE. REMOVE RIDGES AND FILL DEPRESSIONS AS REQUIRED TO MEET FINISH GRADES. LIMIT FINE GRADING TO AREAS WHICH CAN BE PLANTED IMMEDIATELY AFTER GRADING.
 - SET BALLED AND BURLAPPED (B&B) STOCK ON LAYER OF COMPACTED EXCAVATED EXISTING SOIL. FLUSH AND IN CENTER OF PIT OR HOLE WITH TOP OF BALL TWO TO THREE (2-3) INCHES ABOVE THE FINISH GRADE AND ALSO TWO TO THREE (2-3) INCHES ABOVE THE GRADE THEY BORE TO NATURAL GRADE BEFORE TRANSPLANTING. REMOVE ALL STRAPS AND ROPES MADE OF HAN, MADE FIBERS COMPLETELY FROM ROOTBALL. LOOSEN AND REMOVE BURLAP AND BIODEGRADABLE ROPES FROM TOP HALF OF ROOTBALL. CUT AND REMOVE THE TOP HALF OF ALL WIRE BASKETS BEFORE BACKFILLING. USE PLANTING SOIL MIXTURE TO BACKFILL PLANT PITS. WHEN PLANTS ARE SET, PLACE ADDITIONAL BACKFILL AROUND BASE AND SIDES OF BALL, AND WORK EACH LAYER TO SET. BACKFILL AND ELIMINATE VOIDS AND AIR POCKETS. WHEN EXCAVATION IS APPROXIMATELY TWO THIRDS (2/3) FULL, WATER THOROUGHLY BEFORE PLACING REMAINDER OF BACKFILL. REPEAT WATERING UNTIL NO MORE IS ABSORBED. WATER AGAIN AFTER PLACING FINAL LAYER OF BACKFILL.
 - SET CONTAINER GROWN STOCK AS SPECIFIED FOR BALLED AND BURLAPPED STOCK, EXCEPT REMOVE CONTAINERS, WITHOUT DAMAGING ROOTBALLS, PRIOR TO BACKFILLING.
 - STAKE AND GUY TREES IMMEDIATELY AFTER PLANTING AS INDICATED ON DRAWINGS. PLANTS SHALL BE PLUMB AFTER STAKING OR GUYING, MAINTAIN STAKES, WIRES AND GUYTS UNTIL FINAL ACCEPTANCE OF THE WORK.
 - EXCAVATE LARGE ENOUGH AREA IN LOOSENED SOIL TO INSTALL SPECIFIED CONTAINER GROWN SHRUB AND GROUND COVER PLANTS. REMOVE CONTAINERS WITHOUT DAMAGING THE ROOTBALL AND SET IN EXCAVATED HOLE. PLACE CONTAINER GROWN PLANT IN EXCAVATED HOLE WITH TOP OF ROOTBALL EVEN WITH FINAL SHRUB BED ELEVATION. BACKFILL ROOTBALL WITH SOIL FROM THE BED AND LIGHTLY COMPACT SOIL AROUND PLANT TO ELIMINATE VOIDS AND AIR POCKETS.
 - MULCHING: IMMEDIATELY AFTER PLANTING, MULCH TREEPITS, TRENCHES AND PLANTING BEDS WITH A MINIMUM DEPTH OF THREE (3) INCHES OF FINE STRAW. FINISH EDGES ACCORDING TO THE DRAWINGS. REMOVE ALL MULCH FROM FOLIAGE OF PLANTS.
 - WATERING: SOAK ALL PLANTS AND ENTIRE PLANTING BED AREA IMMEDIATELY AFTER PLANTING. CONTINUE WATERING THEREAFTER AS NECESSARY UNTIL DATE OF SUBSTANTIAL COMPLETION.
- SEEDING NEW LAWNS:
- THE GRASS SEED SHALL BE APPLIED AT THE RATE SPECIFIED IN THE SEED SCHEDULE AND AT THE PLANTING DATES INDICATED.
 - SOON SEED USING A SPREADER OR HYDRO SEEDING MACHINE.
 - DO NOT SEED WHEN EVEN DISTRIBUTION. DO NOT SOW WHEN SEED BED IS CRUSTY OR FROZEN. SOW IN EQUAL QUANTITIES IN TWO (2) DIRECTIONS AT RIGHT ANGLES TO EACH OTHER.

GRASS SEEDING SCHEDULE				
SEED TYPE	SEEDING RATE LBS/1000 SF	PLANTING DATES	VISIBLE SEEDLING STAND UNDER IDEAL CONDITIONS	ULTIMATE MOWING HEIGHT
COMMON BERMUDA	2-3	MAY 1 - AUG. 15	12 DAYS*	1 1/2" - 1"
TALL FESCUE	6-8	SEPT. 15 - NOV. 15	8 DAYS*	2 - 2 1/2"
ANNUAL RYEGRASS	4-6	OCT. 1 - MAR. 1	6 DAYS*	2 - 2 1/2"
BAHIA	4-5	FEB. 15 - AUG 31	8 DAYS	2 - 3"

*PLANTING DATES FOR TYPE 1-3 ARE FOR ATLANTA/NORTH GEORGIA REGION ONLY. THESE DATES DIFFER FOR OTHER AREAS WHERE SEASONAL VARIATIONS REQUIRE MODIFICATION. ACCORDING TO THE PLANT HARDINESS ZONE MAP PUBLISHED BY THE UNITED STATES DEPARTMENT OF AGRICULTURE, 1990, THESE DATES REFER TO ZONES 1A AND 1B.

- IF SEED BED IS LEFT SLIGHTLY ROUGH OR FURROWED, NO "PLANTING" OF THE SEED IS NECESSARY. IF SEED BED IS SMOOTH AND VERY DRY, THE SEED SHOULD BE LIGHTLY RAKED INTO THE TOP QUARTER (1/4) INCH OF SEED BED.
- PROTECT SEEDED AREAS WITH SLOPES NOT EXCEEDING 1:5 BY SPREADING WHEAT STRAW OR HAY MULCH. THE QUANTITY OF MULCH TO BE APPLIED SHALL BE THAT TO UNIFORMLY FORM A CONTINUOUS BLANKET OF ONE SQUARE FOOT (36 INCHES) OF AT LEAST ONE AND ONE-HALF (1 1/2) INCHES IN LOOSE DEPTH OVER THE SEEDED AREA. SPREAD BY HAND, BLOOMER, OR OTHER SUITABLE EQUIPMENT.
- BOND STRAW MULCH BY SPRAYING WITH ASPHALT EMULSION AT A RATE OF 10 TO 15 GAL/1000 SQ. FT. TAKE PRECAUTIONS TO PREVENT DAMAGE TO EXISTING STRUCTURES OR OTHER PLANTINGS ADJACENT TO MULCHED AREAS. IMMEDIATELY CLEAN DAMAGED OR STAINED AREAS.
- PROTECT SEEDED AREAS WITH SLOPES EXCEEDING 1:5 WITH EROSION-CONTROL FIBER MESH AND 1:5 WITH EROSION-CONTROL BLANKETS INSTALLED AND STAPLED ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.
- THOROUGHLY MOISTEN SEED, FERTILIZER, AND FIBER MULCH IN WATER USING EQUIPMENT SPECIFICALLY DESIGNED FOR HYDROSEED APPLICATION. CONTINUE MIXING UNTIL UNIFORMLY BLENDED INTO HOMOGENEOUS SLURRY SUITABLE FOR HYDRAULIC APPLICATION.
 - MIX SLURRY WITH NONASPHALTIC TACKIFIER.
 - APPLY SLURRY UNIFORMLY TO ALL AREAS TO BE SEEDDED IN A ONE-STEP PROCESS.
 - APPLY MULCH AT A MINIMUM RATE OF 1500-LB/ACRE DRY WEIGHT BUT NOT LESS THAN THE RATE REQUIRED TO OBTAIN SPECIFIED SEED-SOWING RATE.
- THOROUGHLY MOISTEN SEEDED AREA IMMEDIATELY AFTER SEEDING. IF RAINFALL IS INSUFFICIENT LIGHTLY WATER PLANTING AREA UNTIL GRASS IS ESTABLISHED.
- PROTECT SEEDED AREAS FROM TRAFFIC AND DISTURBANCE.
- CLARIFY, RE-SEED AND REPAIR AREAS THAT DO NOT SHOW SATISFACTORY GROWTH WITHIN FIFTEEN (15) DAYS AFTER SOWING, UNTIL A SATISFACTORY STAND IS ESTABLISHED. SEEDED AREAS ARE CONSIDERED ESTABLISHED WHEN A DENSE GRASS STAND HAS DEVELOPED OF A UNIFORM GREEN COLOR, REASONABLY FREE FROM KEEPS, THE SPECIFIED GRASS IS GROWING WELL, AND NO BARE SPOTS LARGER THAN ONE (1) SQUARE FOOT AREA IS APPARENT. FULL COVERAGE IS REQUIRED IN THIRTY (30) DAYS. IRREGULARITIES RESULTING FROM DISEASES AND INSECT INFESTATION ARE UNACCEPTABLE. HOW GRASS AT HEIGHT SPECIFIED IN SEEDING SCHEDULE.
- AFTER TWO (2) OR THREE (3) MOWINGS THE NEW LAWN SHALL BE FERTILIZED WITH AMMONIUM NITRATE AT THE RATE OF F 50 LBS/ACRE. NITROGEN SHALL BE APPLIED WITH MECHANICAL HAND SPREADER CAPABLE OF PRODUCING UNIFORM COVERAGE. ONE (1) APPLICATION IS MANDATORY. NITROGEN SHALL NOT BE APPLIED BETWEEN OCTOBER 15 AND MARCH 15, UNLESS NOTED OTHERWISE.
- SODDING NEW LAWNS:
 - WATER SOIL PRIOR TO RECEIVING SOD. AT THE TIME OF SOD PLACEMENT SOIL MUST BE MOIST BUT NOT SATURATED.
 - LAY SOD WITHIN TWENTY-FOUR (24) HOURS FROM TIME OF STRIPPING SOD AT SOD FARM. IF

ANNUAL COLOR AND PERENNIAL PLANTING NOTES:

- EXCAVATE BED TO A DEPTH OF 4 INCHES. REMOVE EXISTING SOIL FROM SITE. BREAK THROUGH HARD PAN AND REMOVE ALL STONE, ROOTS, DEBRIS, ETC. ROTOTILL EXCAVATED BED AN ADDITIONAL 6-8 INCHES IN DEPTH.
- SLOPE THE BASE OF THE BED TO THE TRENCH EDGE.
- PREPARE PLANTING SOIL MIX CONSISTING OF TOPSOIL AND THE FOLLOWING SOIL AMENDMENTS BY VOLUME. REFER TO SPECIFICATION SECTION 324000 FOR TOPSOIL REQUIREMENTS.
 - 40% TOPSOIL (AS SPECIFIED)
 - 25% HUMUS
 - 15% CYTRESS MULCH (FINGERMILL, SIZED CHIPS - 1/4 INCH MAX.)
 - 5% STERILIZED COMPOSTED COW MANURE
 - 5% SAND (ANGULAR BUILDERS SAND) LIME AT A RATE OF 5 LBS. PER 50 SQ. FEET (ADJUST FOR ALKALINE SOILS)
- ADD 6 INCHES OF PLANTING SOIL TO EXCAVATE BED 1 ROTOTILL INTO EXISTING SOIL.
- PLACE ADDITIONAL PLANTING SOIL MIX TO RAISE ENTIRE BED 6 INCHES ABOVE FINISHED GRADE FOR SEASONAL COLOR AND 4 INCHES FOR PERENNIALS. IF SEASONAL BED FRONTS A SHRUB OR GROUND COVER BED, MATCH THAT BED'S HEIGHT & CONTINUE POSITIVE SLOPE TOWARD TRENCH EDGE.
- ROTOTILL ENTIRE BED TO A DEPTH OF 12 INCHES.
- EVENLY SPREAD FERTILIZER APPROPRIATE TO A VARIETY OF SEASONAL COLOR AT A MAXIMUM RATE OF 25 LBS. PER 100 SQ. FEET AND RAKE INTO TOP 3 INCHES OF SOIL.
- PLANT SEASONAL COLOR AS SPECIFIED AND AT INDICATED SPACING SHOWN ON PLANS.
- EDGE SEASONAL COLOR BED AND MULCH AS SPECIFIED.
- WATER THOROUGHLY.

FILE NAME: LPL4046

- AGGREGATE SOIL CONDITIONER, ROTARY KILN EXPANDED SLATE SPECIALLY GRADED FOR USE AS A HORTICULTURAL SOIL CONDITIONER.
- COARSE SAND: CLEAN, WASHED, NATURAL, OR MANUFACTURED SAND, FREE OF EXTRANEIOUS OR TOXIC MATTER COMPLYING WITH ASTM C136.
- COMPOST: WELL-COMPOSTED, STABLE, AND KEEF-FREE ORGANIC MATTER, PH RANGE OF 5.5 TO 8, MOISTURE CONTENT 55 TO 55 PERCENT BY WEIGHT, 100 PERCENT PASSING THROUGH 1-INCH SIEVE, 16 DECISIMENTS, NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS, AND AS FOLLOWS:
 - ORGANIC MATTER CONTENT: 80 PERCENT MINIMUM OF DRY WEIGHT.
 - FERTILIZATION: AGRICULTURAL RESIDUAL BIOSOLIDS, YARD TRIMMINGS, OR SOURCE-SEPARATED OR COMPOSTABLE MIXED SOLID WASTE THAT MEET ALL STATE ENVIRONMENTAL PROTECTION AGENCY REQUIREMENTS.
- HUMUS: AIR DRIED, FINELY SHREDDED, AND PH RANGE SUITABLE FOR INTENDED HORTICULTURAL USE. HUMUS SHALL BE COMPLETELY DECOMPOSED FOREST TYPE INCLUDING COMPOSTED LEAVES, BARK, AND ORGANIC WASTES.
- COMMERCIAL FERTILIZER: COMMERCIAL-GRADE COMPLETE FERTILIZER OF NEUTRAL CHARACTER, CONSISTING OF FAST- AND SLOW-RELEASED NITROGEN, 50 PERCENT DERIVED FROM NATURAL ORGANIC SOURCES, PHOSPHORUS, AND POTASSIUM.
- PLANTING SOIL MIX FOR ON-GRADE PLANTINGS: PROVIDE SOIL MIX CONSISTING OF:
 - 60 PERCENT TOPSOIL (AS SPECIFIED)
 - 40 PERCENT PREPARED ADDITIVES (BY VOLUME AS FOLLOWS)
 - 2 PARTS HUMUS, PEAT, AND/OR COMPOST
 - 1 PART SHREDDED PINE BARK (BARK PIECES 1/2 INCH MAXIMUM LENGTH)
 - 1 PART STERILIZED AND WEL-ROOTED MANURE
 - COMMERCIAL FERTILIZER AS RECOMMENDED IN SOIL REPORT
 - LIME AS RECOMMENDED IN SOIL REPORT
- PLANTING SOIL MIX FOR ANNUAL COLOR AND PERENNIAL PLANTINGS: PROVIDE SOIL MIX AMENDED AS FOLLOWS BY VOLUME:
 - 40 PERCENT TOPSOIL (AS SPECIFIED)
 - 25 PERCENT HUMUS AND/OR COMPOST
 - 15 PERCENT COMPOSTED BARK MULCH (BARK PIECES, 1/4 INCH MAX.)
 - 10 PERCENT "NATURES HELPER"
 - 5 PERCENT STERILIZED COMPOSTED COW MANURE
 - 5 PERCENT SAND (COARSE RIVER SAND) DECREASE AMOUNT IF TOPSOIL HAS A HIGH PERCENTAGE OF SAND.
 - LIME AT A RATE OF 5 POUNDS PER 50 SQUARE FEET OF BED AREA (ADJUST FOR ALKALINE SOILS).
- SPECIFIC REQUIREMENTS CONCERNING PLANT MATERIAL AND THE MANNER IN WHICH IT IS TO BE SUPPLIED ARE SHOWN ON THE DRAWINGS AND PLANT LIST WITHIN EACH SIZE RANGE NOT LESS THAN 50 PERCENT THE PLANTS MUST BE OF THE MAXIMUM SIZE SPECIFIED.
- FURNISH NURSERY GROWN PLANTS, FRESHLY DUG, NORMALLY SHAPED AND WELL BRANCHED, FULLY FOLIAGED WHEN IN LEAF AND WITH HEALTHY WELL DEVELOPED ROOT SYSTEMS. PLANTS TO BE FREE OF DISEASE, INSECT INFESTATIONS OR THEIR EGGS AND LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS AND DISFIGUREMENT.
 - PROVIDE TREES OF HEIGHT AND CALIPER LISTED OR SHOWN AND WITH BRANCHING CONFIGURATION RECOMMENDED BY ANSI Z601 FOR TYPE AND SPECIES REQUIRED. PROVIDE SINGLE STEM TREES EXCEPT WHERE SPECIAL FORMS ARE SPECIFIED IN THE CONTRACT DOCUMENTS.
 - PROVIDE ESTABLISHED AND WELL-ROOTED PLANTS IN REMOVABLE CONTAINERS, WITH NOT LESS THAN THE MINIMUM NUMBER OF CANES REQUIRED BY AND MEASURED ACCORDING TO ANSI Z601 FOR TYPE, SHAPE, AND HEIGHT OF SHRUB.
 - PROVIDE ESTABLISHED AND WELL-ROOTED PLANTS IN REMOVABLE CONTAINERS OR INTEGRAL PEAT POTS, HAVING NOT LESS THAN MINIMUM NUMBER AND LENGTH OF RUNNERS BY ANSI Z601 FOR THE POT SIZE SPECIFIED.
 - PROVIDE PRE-GROWN SEED COMPLYING WITH TOLERANCE FOR PURITY AND GERMINATION ESTABLISHED BY ASSOCIATION OF OFFICIAL SEED ANALYSTS. PROVIDE SEED OF GRASS SPECIES, PROPORTIONS AND MINIMUM PERCENTAGES OF PURITY, GERMINATION, AND MAXIMUM PERCENTAGE OF SEEDS ON DRAWINGS.
 - PROVIDE VIABLE SOD OF UNIFORM DENSITY, COLOR, AND TEXTURE, STRONGLY ROOTED, NOT LESS THAN TWO (2) YEARS OLD AND FREE OF KEEPS AND UNDESIRABLE NATIVE GRASSES. ONLY PROVIDE SOD CAPABLE OF GROWTH AND DEVELOPMENT WHEN PLANTED (VIABLE, NOT DORMANT). PROVIDE MACHINERY TO CUT AND MEASURE SOD TO A MINIMUM THICKNESS OF FIVE-EIGHTHS (5/8) INCH PLUS THICKNESS OF TOP GROWTH AND THATCH. SOD PIECES TO BE CONSISTENT IN SIZE AND SHAPE. ALL SOD MUST BE A TRUE CERTIFIED TURFGRASS.
- GUY STAKES, UPRIGHT STAKES, AND DEADEND. GRADE NO. 2 OR BETTER, UNIFORM GRADE PRESSURE PRESERVATIVE TREATED PINE ANPA C-2, OR SOUND NEAR HARDWOOD OR REDWOOD FREE OF KNOTS, HOLES AND OTHER DEFECTS, TWO (2) BY TWO (2) INCHES BY THIRTY (30) INCHES LONG, POINTED AT ONE END.
- GUY ANCHORS AND GUY WIRE: NO. 4 REBARS OR COMPARABLE SIZE STEEL STAKES, THREE (3) FEET IN LENGTH, 2-STRAND, TWISTED, PLAIN GALVANIZED STEEL WIRE NOT LIGHTER THAN NO. 12 GAUGE.
- WATER AND WATER TRANSPORTATION IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- MULCH: PINE NEEDLE MULCH PREDOMINATELY COMPOSED OF LONGLEAD PINE NEEDLES AND OTHER LONG LEAFED SOUTHERN YELLOW PINE SPECIES. CLEAN, FRESH, DARK BROWN, AND FREE OF BRANCHES, CONES, FOREIGN MATTER, INSECTS AND DISEASES.

C. EXECUTION:

- CONTRACTOR SHALL EXAMINE CONDITIONS UNDER WHICH PLANTING IS TO BE INSTALLED. REVIEW APPLICABLE ARCHITECTURAL AND ENGINEERING DRAWINGS, AND BE FAMILIAR WITH ALIGNMENT OF UNDERGROUND UTILITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY ADVERSE SUB-SURFACE DRAINAGE OR SOIL CONDITIONS. STATE CONDITIONS AND SUBMIT A RECOMMENDATION FOR CORRECTION INCLUDING COSTS. OBTAIN APPROVAL FOR METHOD OF CORRECTION PRIOR TO COMMENCING TO WORK IN THE AFFECTED AREA. IN THE EVENT THAT ALTERNATE LOCATIONS ARE SELECTED, THE CONTRACTOR SHALL PREPARE SUCH AREAS AT NO ADDITIONAL EXPENSE TO THE OWNER.
- EXCAVATE PITS, BEDS AND TRENCHES WITH VERTICAL SIDES, AS SPECIFIED AND AS SHOWN ON THE DRAWINGS.
- LOOSEN HARDPAN AND MOISTURE BARRIER UNTIL HARDPAN HAS BEEN BROKEN AND MOISTURE IS ALLOWED TO DRAIN FREELY.
- FOR BALLED AND BURLAPPED (B&B TREES AND SHRUBS), MAKE EXCAVATIONS AT LEAST FOUR (4) FEET WIDER THAN THE BALL DIAMETER FOR THE TOP TWELVE (12) INCHES OF THE PIT. FOR THE REMAINING DEPTH OF THE PIT, EXCAVATE AT LEAST TWO (2) FEET WIDER THAN THE FULL DIAMETER AND EQUAL TO THE BALL DEPTH, PLUS AN ALLOWANCE FOR SETTING OF BALL ON A LAYER OF COMPACTED BACKFILL. ALLOW FOR SIX (6) INCH MINIMUM SETTING LAYER OF EXCAVATED SOIL.
- FOR CONTAINER GROWN STOCK, EXCAVATE AS SPECIFIED FOR BALLED AND BURLAPPED STOCK, ADJUSTED TO SIZE OF CONTAINER WIDTH AND DEPTH.
- TREE AND SPECIMEN SHRUB PITS: FILL EACH PIT WITH WATER. IF PERCOLATION IS LESS THAN 100 PERCENT WITHIN A PERIOD OF TWELVE (12) HOURS, DRILL A TEN (10) INCH DIAMETER AUGER HOLE TO A DEPTH UP TO FIVE (5) FEET BELOW THE BOTTOM OF THE PIT. FILL AUGER HOLE WITH DRAINAGE GRAVEL, AND COVER WITH FILTER FABRIC. REFER TO PIT. (1) CASE DRAINAGE IS STILL UNSATISFACTORY, NOTIFY LANDSCAPE ARCHITECT, IN WRITING, OF THE CONDITION BEFORE PLANTING TREES IN THE QUESTIONABLE AREAS. CONTRACTOR IS FULLY RESPONSIBLE FOR WARRANTY OF THE PLANT MATERIAL.
- DISPOSE OF SUBSOIL REMOVED FROM LANDSCAPE EXCAVATIONS AT AN OFF-SITE LOCATION. DO NOT MIX WITH PLANTING SOILS.
- MIX SPECIFIED SOIL AMENDMENTS AND FERTILIZERS WITH TOPSOIL, OR SOIL CONDITIONER WITH EXISTING SURFACE SOIL, AT RATES SPECIFIED.
- LAYOUT SHRUB AND GROUND-COVER PLANTING BEDS ON THE GROUND TO THE LINES SHOWN ON THE

CITY OF ALPHARETTA GENERAL LANDSCAPE NOTES:

- THE CITY ARBORIST MUST INSPECT THE SITE BEFORE INSTALLATION OF EROSION CONTROL MEASURES. LAND DISTURBANCE WITHOUT A SITE INSPECTION AND APPROVAL BY THE CITY ARBORIST WITH A "STOP-WORK ORDER" AND FILING WITH THE CITY ARBORIST IS PROHIBITED.
- IF TREE SURVEY INACCURACIES ARE FOUND ON-SITE, A STOP WORK ORDER WILL BE ISSUED UNTIL REVISED PLANS ARE APPROVED AND PROCESSED BASED ON ACCURATE INFORMATION.
- THE CITY ARBORIST MUST INSPECT AND APPROVE THE SITE BEFORE THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- TREES AGREED UPON TO BE SAVED ARE THE RESPONSIBILITY OF THE OWNER.
- PROTECTION OF EROSION CONTROL MEASURES FOR THE CREZ OF SPECIMEN TREES: MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION. MULCH SHALL NOT BE PLACED DIRECTLY AGAINST TREE TRUNKS.
- A MINIMUM 2" LAYER OF MULCH WILL BE REQUIRED FOR ALL EXISTING, NON SPECIMEN, LANDSCAPE TREES, INCLUDING STREET TREES AND PARKING LOT TREES. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION. MULCH SHALL NOT BE PLACED DIRECTLY AGAINST TREE TRUNKS.
- ALL NEWLY PLANTED TREES SHALL HAVE VISIBLE ROOT FLARES AT FINISHED GRADE, NO CIRCLING ROOTS SHALL BE ALLOWED ON PLANTED TREES. THE UPPER TWO RINGS OF THE WIRE BASKET, BURLAP, AND STRAPPING SHALL BE CUT AND REMOVED PRIOR TO BACKFILL.
- TREES LESS THAN THE CALIPER INCH SHOWN WILL NOT BE ACCEPTED. I.E. 3 INCH CALIPER TREES MUST BE 3 INCHES OR LARGER.
- PLANT HEIGHT MEASUREMENT IS TAKEN AT THE TOP OF THE MAIN BODY OF THE PLANT AND NOT AT THE TIP OF THE THIRST GROWTH.
- 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.
- WATERING BAGS: THE CITY ARBORIST WILL BE PROVIDED FOR ALL TREES PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. DURING FIRST YEAR BAGS WILL BE REFILLED WEEKLY BY OWNER AND REFILLED DURING DROUGHTS FOR A MINIMUM OF 3 YEARS AFTER INSTALLATION.
- NO TRENCHING NERVE AREAS: INCLUDING IRRIGATION.
- ALL TREE GUYS AND STAKES SHALL BE REMOVED FROM TREE ONE YEAR AFTER PLANTING OR BEFORE.
- NO TREES SHALL BE PLANTED ON ANY AREA OF AN EARTHEN DAM OR EMBANKMENT.

SECTION 024000 EXTERIOR LANDSCAPE

A. GENERAL

- SUBMITTALS:
 - TOPSOIL TEST REPORT: SUBMIT RESULTS OF SOIL ANALYSIS BY A QUALIFIED SOIL-TESTING LABORATORY, FOR INFORMATION ONLY, OR STANDARDIZED ASTM 3268 TOPSOIL, PROPOSED FOR USE IN PLANTING SOIL MIXES. REPORT SHALL INCLUDE PERCENTAGES OF DELTERIOUS MATERIALS, ORGANIC MATTER, GRADATION OF SAND, SILT, AND CLAY CONTENT, AS DETERMINED BY TEST METHODS INCLUDED IN PART 3 - PRODUCTS; CATION EXCHANGE CAPACITY, NATURAL AND MICRO NUTRIENT CONTENT OF TOP SOIL.
 - SUBMIT ONE (1) GALLON ZIPLOC BAG OF EACH PROPOSED PLANTING SOIL MIX.
 - PLANTING SOIL MIX TEST REPORT: SUBMIT RESULTS OF SOIL ANALYSIS BY A QUALIFIED SOIL-TESTING LABORATORY, FOR INFORMATION ONLY, OF EACH PLANTING SOIL MIX AS SPECIFIED. REPORT SHALL INCLUDE PERCENTAGES OF ORGANIC MATTER, PH LEVEL, MINERAL, MAJOR NUTRIENT AND MICRO NUTRIENT CONTENT OF EACH MIX.
 - STATE RECOMMENDED QUANTITIES OF NITROGEN, PHOSPHORUS, POTASH AND OTHER NUTRIENTS AND SOIL AMENDMENTS TO BE ADDED FOR SUITABLE GROWTH.
 - ON SITE SOIL REPORT: SUBMIT RESULTS OF SOIL ANALYSIS BY A QUALIFIED SOIL-TESTING LABORATORY, FOR INFORMATION ONLY, OF ON SITE SOIL. REPORT SHALL INCLUDE PH LEVEL, MINERAL, MAJOR NUTRIENT AND MICRO NUTRIENT CONTENT OF ON SITE SOIL.
 - PLANT MATERIAL PHOTOGRAPHS (IF REQUESTED): INCLUDE COLOR PHOTOGRAPHS IN DIGITAL FORMAT OF EACH REQUIRED SPECIES AND SIZE OF PLANT MATERIAL, AS IT WILL BE FURNISHED TO THE PROJECT. TAKE PHOTOGRAPHS FROM AN ANGLE DEPICTING TRUE SIZE AND CONDITION OF THE PLANT. PLANT TO BE FURNISHED, INCLUDE A SCALE ROD OR OTHER MEASURING DEVICE IN EACH PHOTOGRAPH. FOR SPECIES WHERE MORE THAN [20] (INSERT NUMBER) PHOTOGRAPHS ARE REQUIRED, INCLUDE A MINIMUM OF [THREE] (INSERT NUMBER) PHOTOGRAPHS SHOWING THE AVERAGE PLANT, THE BEST QUALITY PLANT, AND THE WORST QUALITY PLANT, PLANT, SIZE, AND NAME OF THE GROWING NURSERY.
- PROVIDE PLANT MATERIALS TRUE TO SPECIES AND VARIETY COMPLYING WITH RECOMMENDATIONS OF AMERICAN NATIONAL STANDARDS INSTITUTE, INC. (ANSI) Z601, AMERICAN STANDARD FOR NURSERY STOCK, BY THE AMERICAN ASSOCIATION OF NURSERYMAN.
- PROVIDE AND FURNISH ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED OR INFERRED FROM DRAWINGS AND SPECIFICATIONS TO COMPLETE THE WORK OF THIS SECTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO TOTAL AND CONFIRM ALL MATERIAL QUANTITIES, ITEMS QUANTIFIED BY AN AREA (I.E. SQUARE FEET - SF, SQUARE YARD - SQ. YD.) OR VOLUME (CUBIC FEET - CU. FT., CUBIC YARD - CU. YD.) SHALL BE CALCULATED AND CONFIRMED BY THE CONTRACTOR. THE QUANTITIES LISTED ON THE PLANT LIST ARE ESTIMATED. IN THE EVENT OF A DISCREPANCY BETWEEN THE TOTALS LISTED ON THE PLANT LIST AND THE NUMERICAL QUANTITIES ON THE DRAWINGS, THE DRAWINGS SHALL GOVERN. THE ACTUAL TOTAL QUANTITIES SHALL BE DETERMINED BY THE CONTRACTOR.
- DELIVER TREES, SHRUBS, GROUND COVER AND SOD AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND PLANT IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN SIX (6) HOURS AFTER DELIVERY, SET TREES, SHRUBS AND GROUND COVER IN SHADE, PROTECT FROM CURRENT AND FORECASTED WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST.
 - SET BALLED STOCK ON GROUND OR IN PARTIALLY EXCAVATED HOLE AND COVER ROOTBALL WITH SOIL, PEAT MOSS, SAWDUST OR OTHER ACCEPTABLE MATERIAL.
 - DO NOT REMOVE CONTAINER-GROWN STOCK FROM CONTAINER UNTIL PLANTING TIME.
 - HEAL-IN BARE - ROOT STOCK, SOAK ROOTS IN WATER, DO NOT LET ROOTS DRY OUT.
 - WATER ROOT SYSTEMS OF PLANT MATERIAL STORED ON-SITE. WATER AS OFTEN AS NECESSARY TO MAINTAIN ROOT SYSTEMS IN A MOIST CONDITION.
- INSURANCE ON PLANT MATERIAL, AND OTHER MATERIALS STORED OR INSTALLED IS THE RESPONSIBILITY OF THE CONTRACTOR. SUCH INSURANCE SHALL COVER FIRE, THEFT, VANDALISM AND OTHER UNUSUAL PHENOMENON. SHOULD THE CONTRACTOR ELECT NOT TO PROVIDE SUCH INSURANCE, HE WILL, IN NO WAY HOLD THE OWNER RESPONSIBLE FOR ANY LOSSES INCURRED BY DOING AS REFERENCED ACTS. THE CONTRACTOR IS RESPONSIBLE FOR ALL COSTS INCURRED IN REPLACING DAMAGED OR STOLEN MATERIALS PRIOR TO DATE OF SUBSTANTIAL COMPLETION OF THE WORK.
- LOCATE AND VERIFY ALL UTILITY LOCATIONS, EXISTING STRUCTURES ON AND AROUND THE SITE PRIOR TO WORK. MAINTAIN EXISTING UTILITIES AND STRUCTURES AND PROTECT THEM AGAINST DAMAGE DURING THE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES, STRUCTURES, PAVING AND/OR OTHER CONSTRUCTION RESULTING FROM THE LANDSCAPE CONSTRUCTION.
- VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND ELEVATIONS PRIOR TO COMMENCING WORK. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCY.
- NOTIFY THE LANDSCAPE ARCHITECT IN WRITING OF CONDITIONS ENCOUNTERED IN THE FIELD CONTRADICTORY OF THOSE SHOWN ON THE DRAWINGS.
- CONTRACTOR SHALL VERIFY THE CONDITIONS AND/OR ADEQUACY OF ALL SUBGRADES, FILLS AND BACKFILLS BEFORE INSTALLATION OF PLANT MATERIALS.
- CONTRACTOR SHALL VERIFY THAT PROJECT CONDITIONS (I.E. WEATHER, ADJACENT WORK, ETC.) ARE SATISFACTORY FOR INSTALLATION PRIOR TO COMMENCING WORK.
- WARRANTY FOR A PERIOD OF ONE (1) YEAR, FOLLOWING THE DATE OF SUBSTANTIAL COMPLETION, ALL TREES, SHRUBS, GROUND-COVERS, PLANTS AND GRASS AGAINST ANY DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, AS DETERMINED BY THE LANDSCAPE ARCHITECT. REPLACEMENTS ARE SUBJECT TO ALL REQUIREMENTS STATED IN THE CONTRACT DOCUMENTS. MAKE REPLACEMENTS IMMEDIATELY UNLESS REQUIRED TO PLANT IN THE SUCCEEDING PLANTING SEASON. REPLACEMENTS MADE DURING THE WARRANTY PERIOD OR FOLLOWING THE SITE VISIT FOR FINAL ACCEPTANCE WILL CARRY AN ADDITIONAL ONE (1) YEAR WARRANTY BEGINNING AT THE TIME OF REPLACEMENT.
- INSPECT PROJECT SITE MONTHLY DURING WARRANTY PERIOD TO DETERMIN WHAT CHANGES, IF ANY, SHOULD BE MADE IN THE MAINTENANCE PROGRAM. SUBMIT ALL RECOMMENDED CHANGES IN WRITING TO THE LANDSCAPE ARCHITECT AND THE OWNER.

B. PRODUCTS:

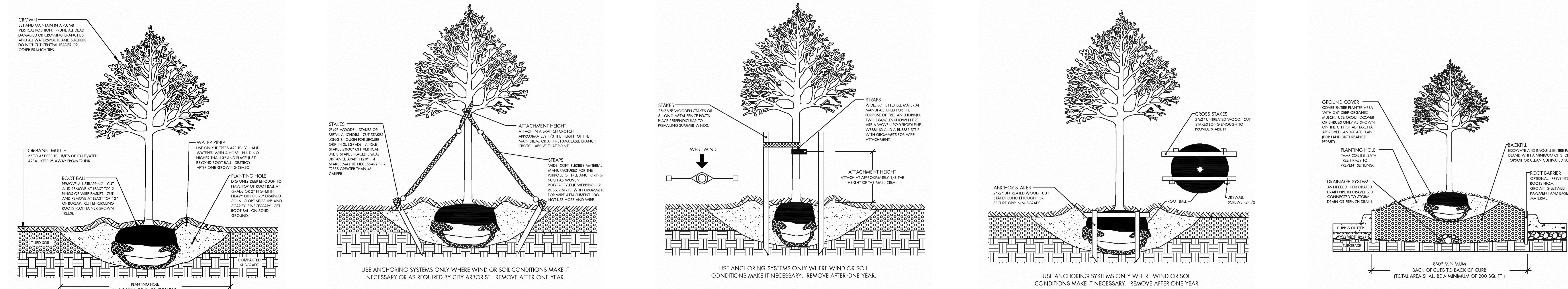
- ONLY PLANT MATERIAL GROWN IN A RECOGNIZED NURSERY IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE WILL BE ACCEPTED. PROVIDE HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN-SCALD, INJURIES, ABRASIONS OR DISFIGUREMENT.
- CONTRACTOR MUST LOCATE ALL PLANT MATERIAL TO BE SUPPLIED FOR THE PROJECT.
- IN THE EVENT PLANT MATERIAL IS FOUND TO BE UNACCEPTABLE, THE CONTRACTOR WILL PURSUE OTHER SOURCES UNTIL ACCEPTABLE PLANT MATERIAL IS FOUND.
- THE SELECTION OF ALL MATERIALS AND THE EXECUTION OF ALL OPERATIONS REQUIRED UNDER THE DRAWINGS AND SPECIFICATIONS IS SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT. THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REJECT ANY AND ALL MATERIALS AND ANY AND ALL WORK WHICH, IN HIS OPINION, DOES NOT MEET THE REQUIREMENTS OF THE CONTRACT DOCUMENTS AT ANY STAGE OF THE OPERATIONS. THE CONTRACTOR SHALL REMOVE REJECTED WORK AND/OR MATERIALS FROM PROJECT SITE AND REPLACE PROMPTLY.
- PROVIDE NEW TOPSOIL WHICH IS FERTILE, FRIABLE, PERVERY, SANDY LOAM, PLANTING SOIL, FREE OF SUBSOIL, CLAY LUMPS, BRUSH, KEEPS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONES LARGER THAN ONE AND ONE-HALF (1 1/2) INCHES IN ANY DIMENSION, AND OTHER EXTRANEIOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.

CITY OF ALPHARETTA GENERAL NOTES:

- ALL EXISTING TREES, SPECIMEN AND NON-SPECIMEN, COUNTED FOR EDF CREDITS MUST BE FULLY PRESERVED DURING ALL PHASES OF THIS PROJECT.
- THE CREZ OF SPECIMEN TREES PLUS ALL STREET BUFFERERS 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. NO LAND DISTURBANCE OR DEVIOLUTION 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 GO.
- 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 MAINTENANCE CODES.
- ALL APPROVED REVISIONS TO THE LOCATION OF TREE SAVE FENCE NEED TO BE COORDINATED WITH THE LAND DISTURBANCE INSPECTOR PRIOR TO RELOCATION.
- ALL TREES MUST BE PLANTED AT LEAST 5 FEET FROM ANY UTILITY LINE.

TITLE LANDSCAPE DEVELOPMENT DETAILS

DATE	01-04-2016
JOB NO.	14095
DWG FILE:	14095LD1
DRAWN BY	RNR
CHECKED	JS
SCALE	
SHEET	
LS - 8	
8	OF 11



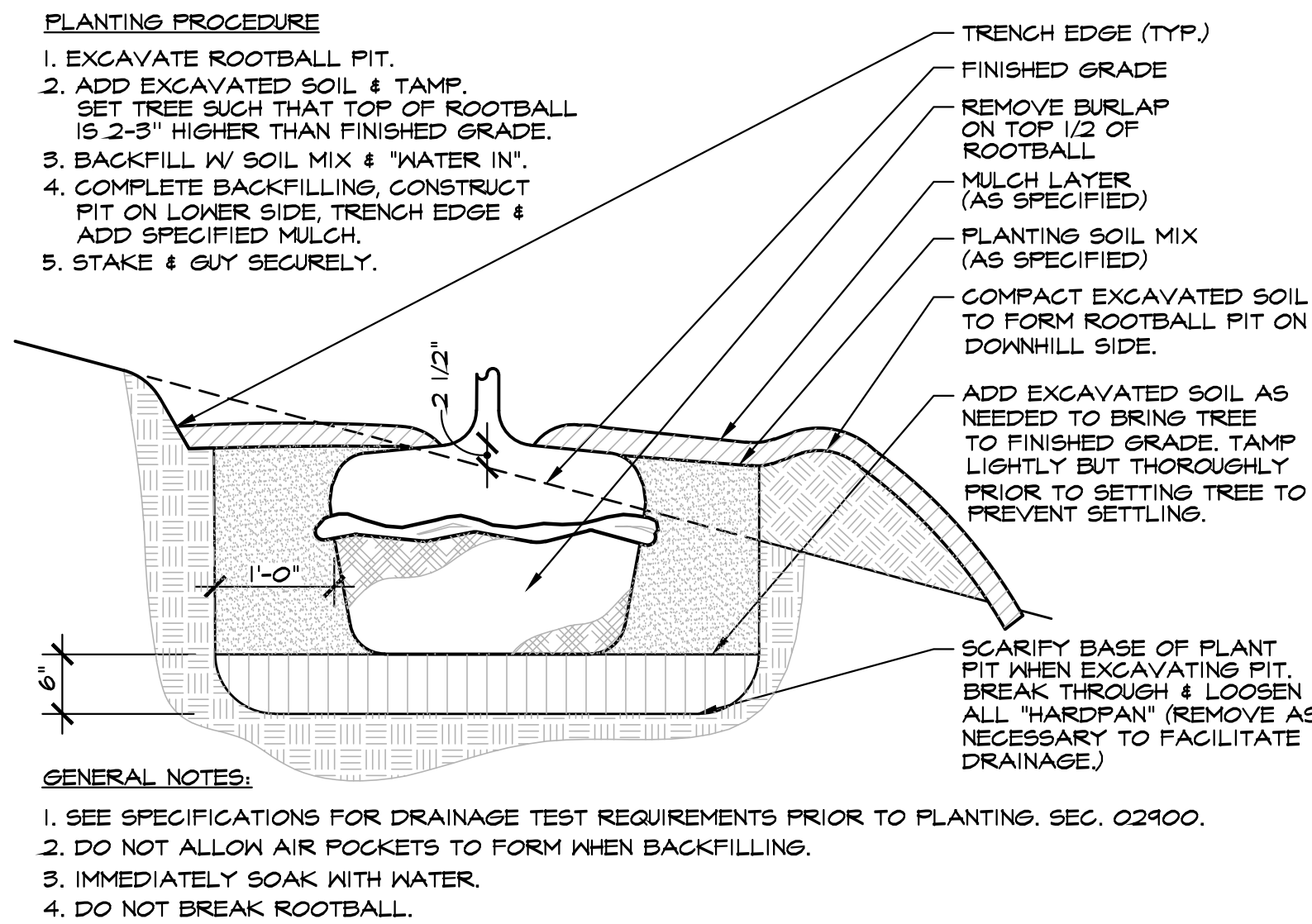
A TREE PLANTING - STD. L-1
LS-9 SCALE: NTS.

B TREE ANCHORING TYPE 'A' - STD. L-2
LS-9 SCALE: NTS.

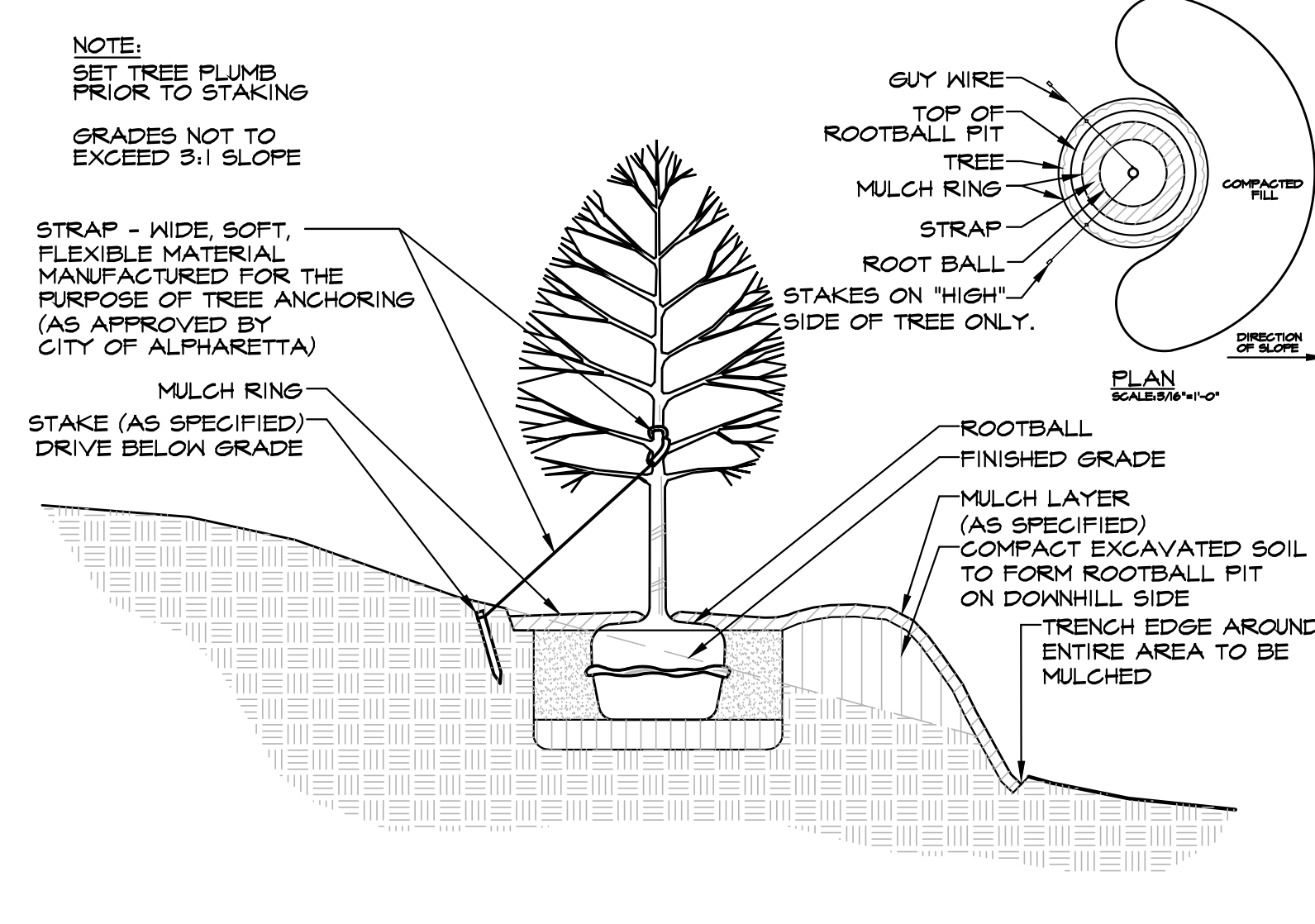
C TREE ANCHORING TYPE 'B' - STD. L-3
LS-9 SCALE: NTS.

D TREE ANCHORING TYPE 'C' - STD. L-4
LS-9 SCALE: NTS.

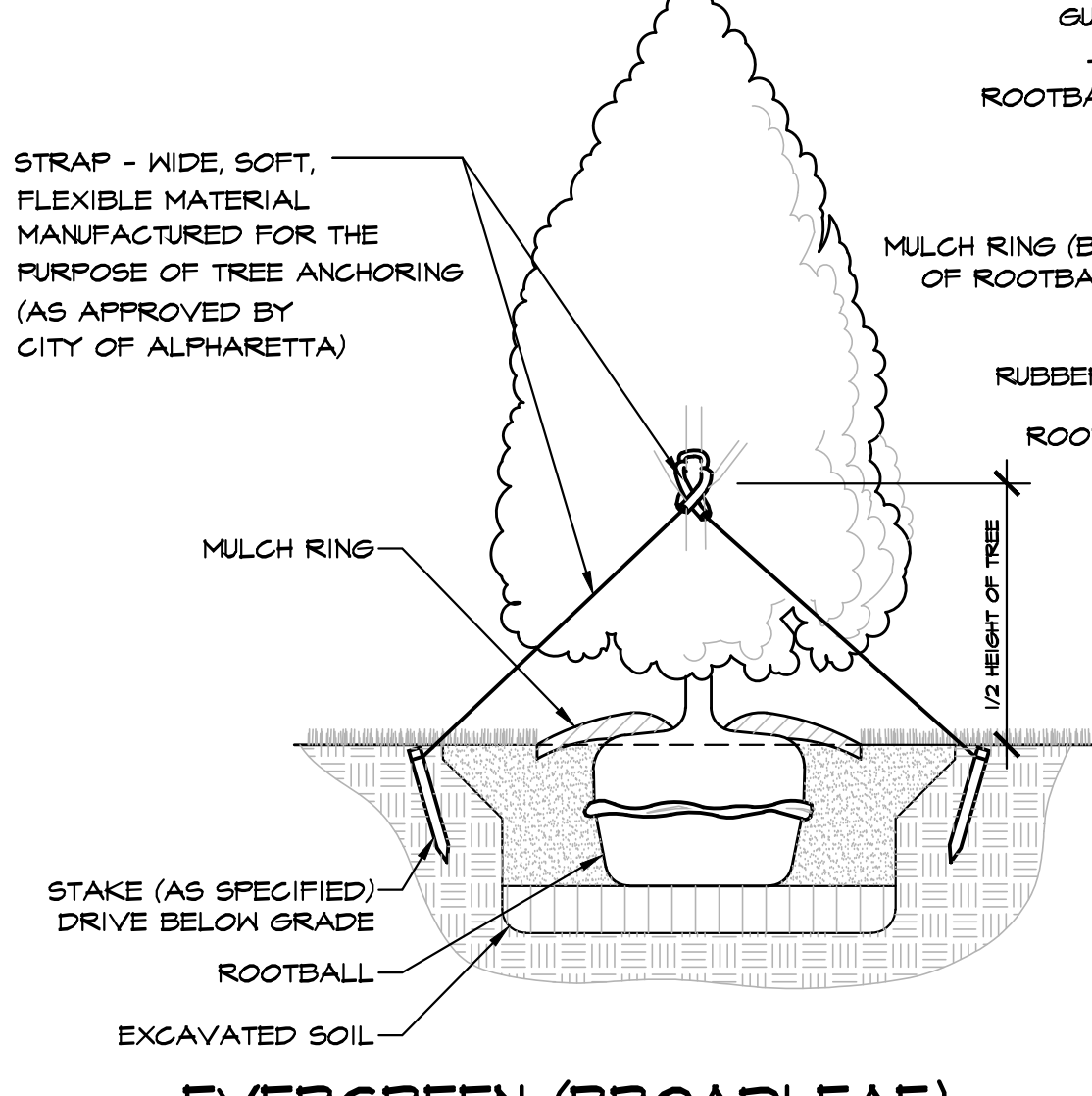
E TREE PLANTING
IN PARKING LOTS - STD. L-5
LS-9 SCALE: NTS.



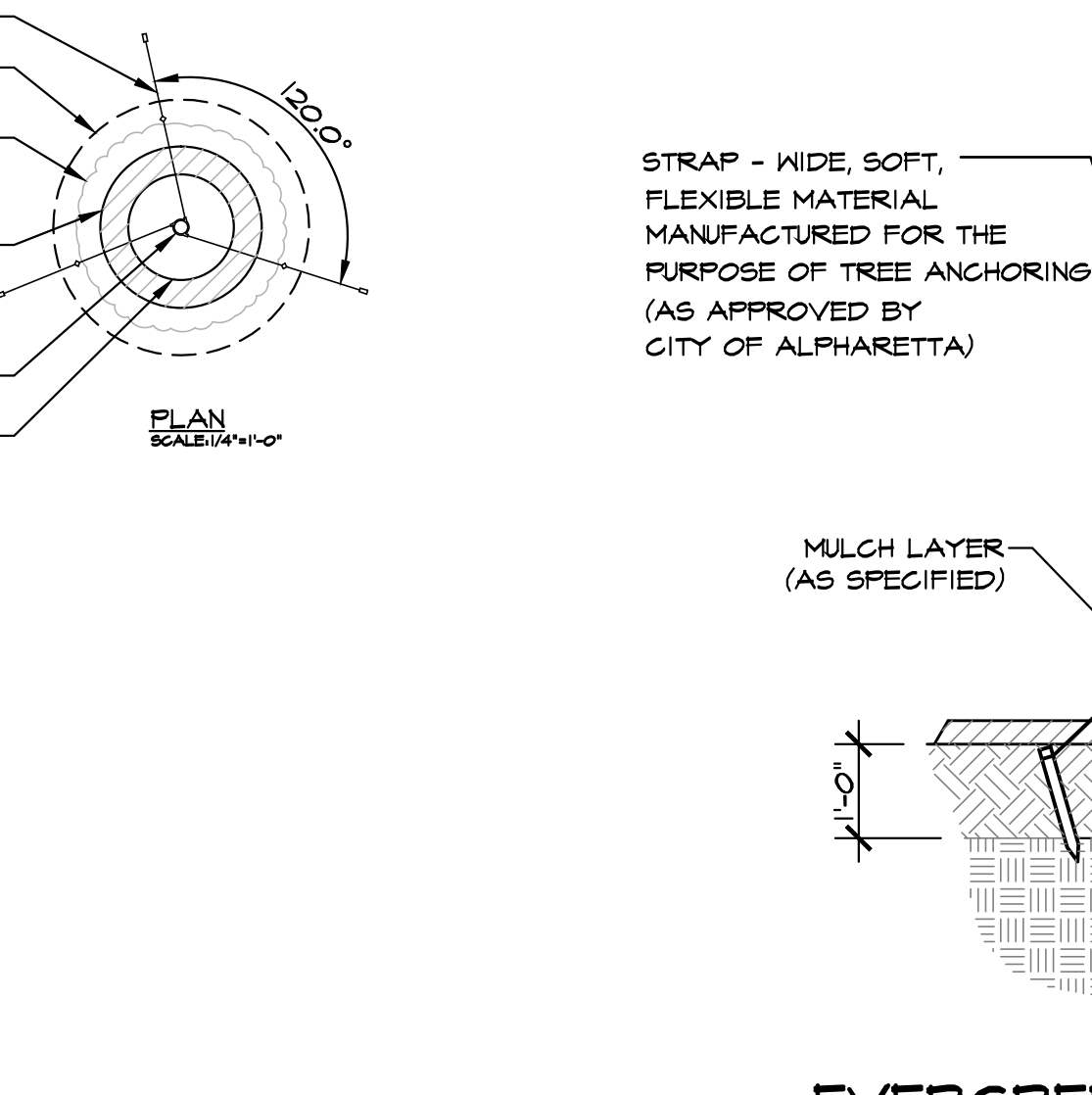
F TREE ROOTBALL PIT (ON SLOPE)
LS-9 SCALE: 1/2" = 1'-0"
FILE NAME: L-05



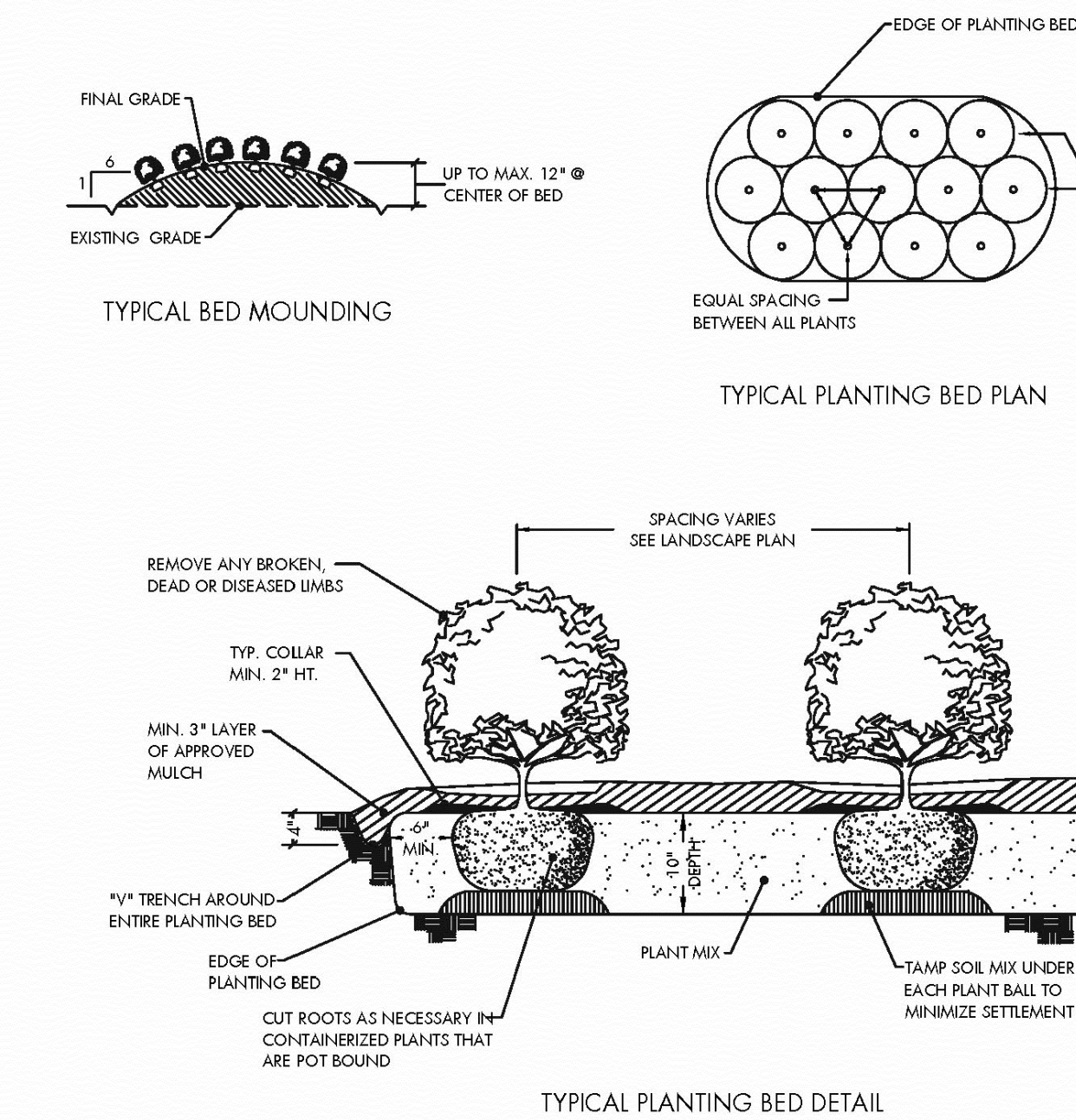
G TREE ON SLOPE STAKING AND GUYING
LS-9 SCALE: 1/2" = 1'-0"
FILE NAME: L-06



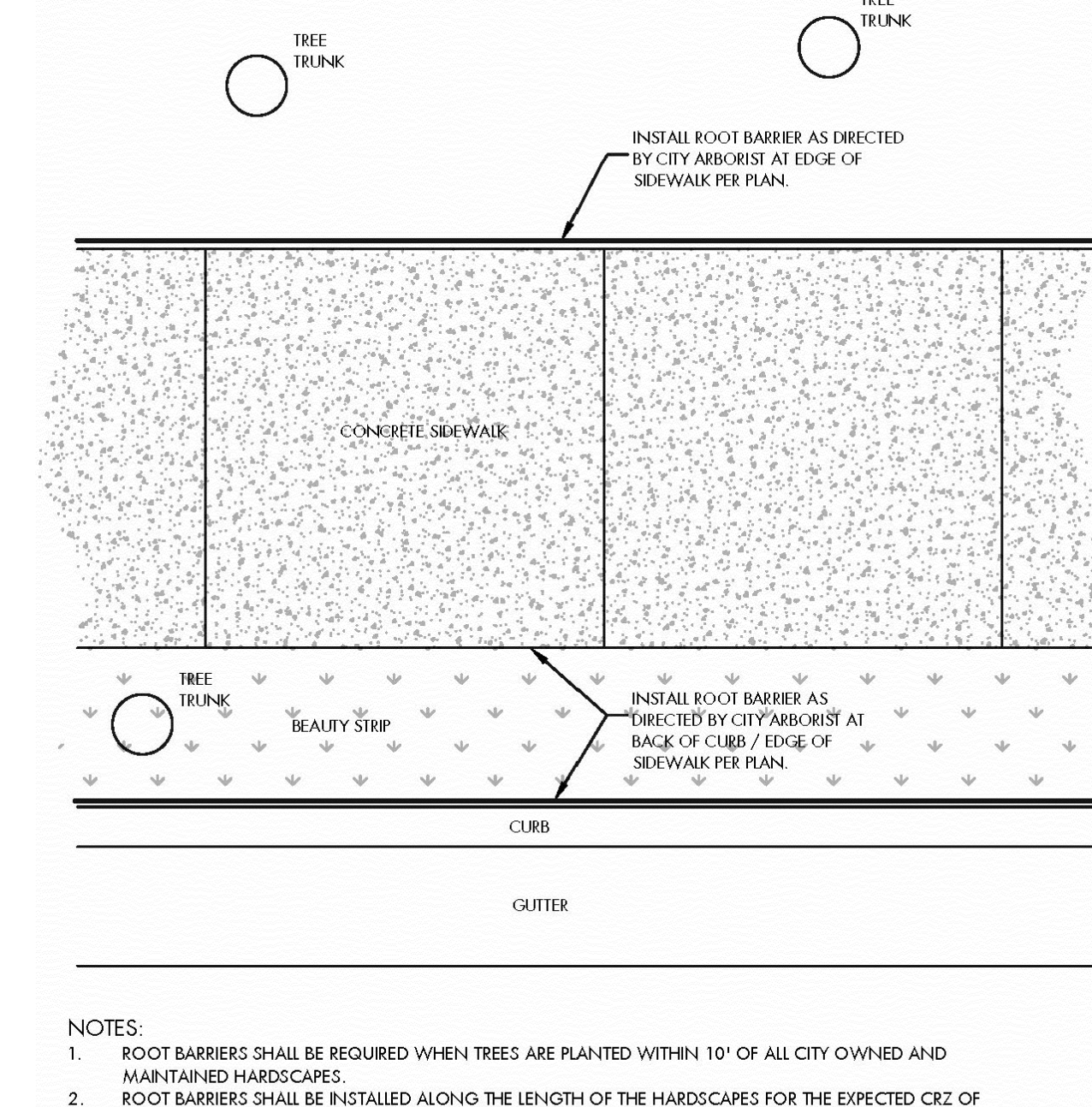
H EVERGREEN (BROADLEAF)
TREE STAKING AND GUYING
LS-9 SCALE: 1/2" = 1'-0"
FILE NAME: L-07



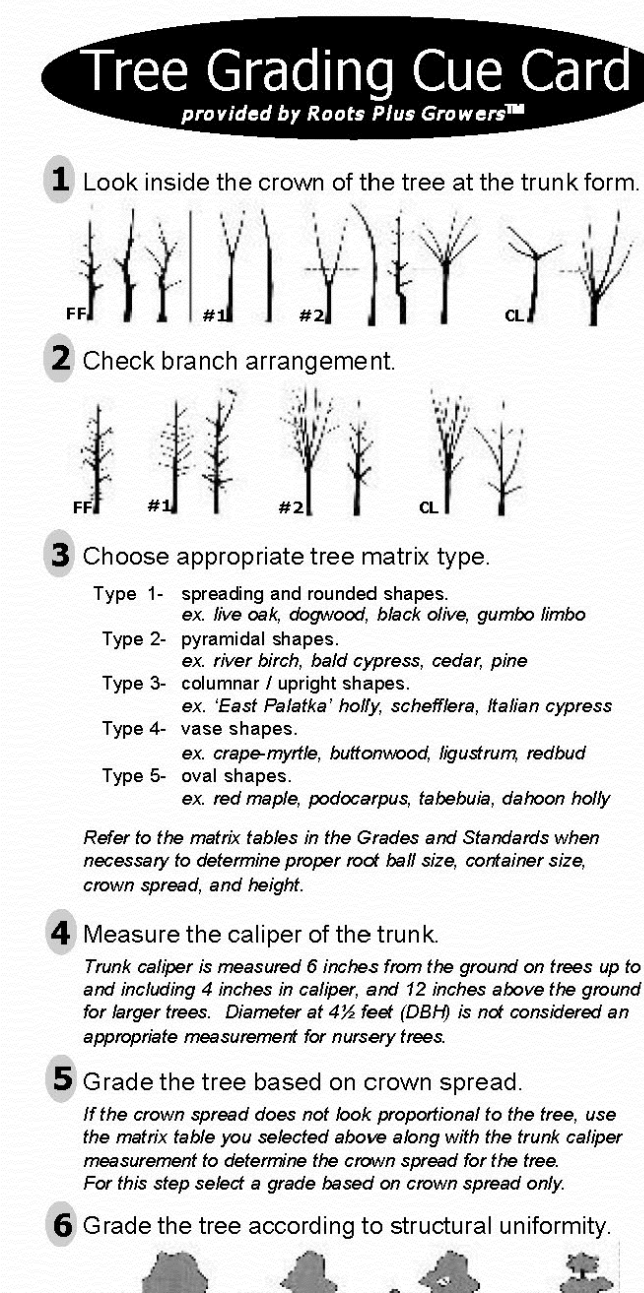
I EVERGREEN TREE STAKING AND GUYING
IN CULTIVATED AND MULCHED PLANTING AREA
LS-9 SCALE: 1/2" = 1'-0"
FILE NAME: L-08



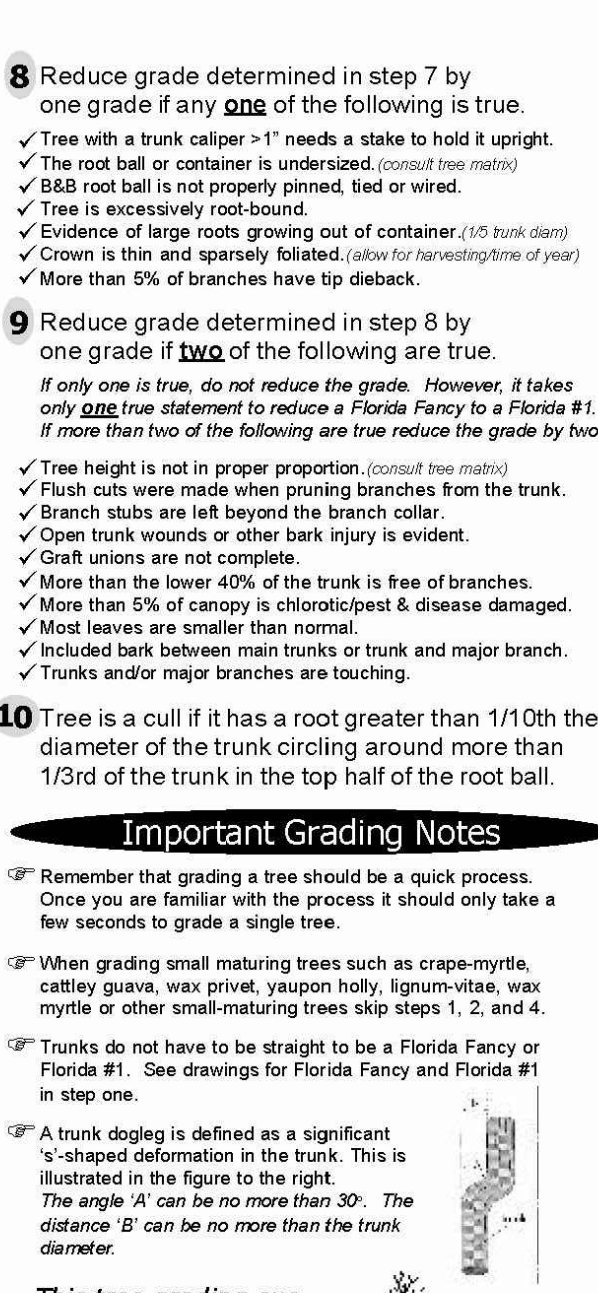
J SHRUB PLANTING BED - STD. L-7
LS-9 SCALE: NTS.



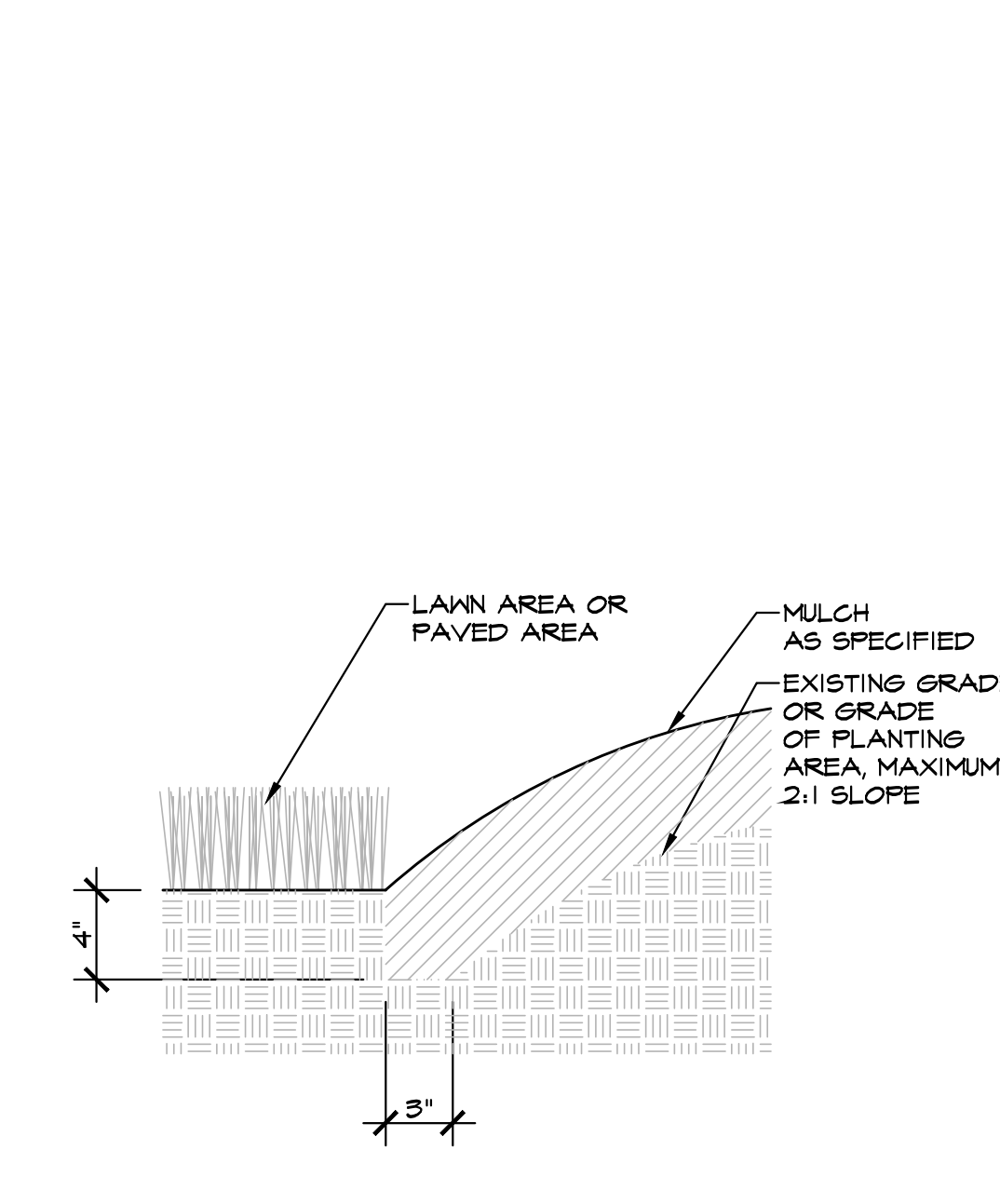
K ROOT BARRIER DETAIL - STD. L-8
LS-9 SCALE: NTS.



L TREE GRADING CUE CARD
LS-9 SCALE: NTS.

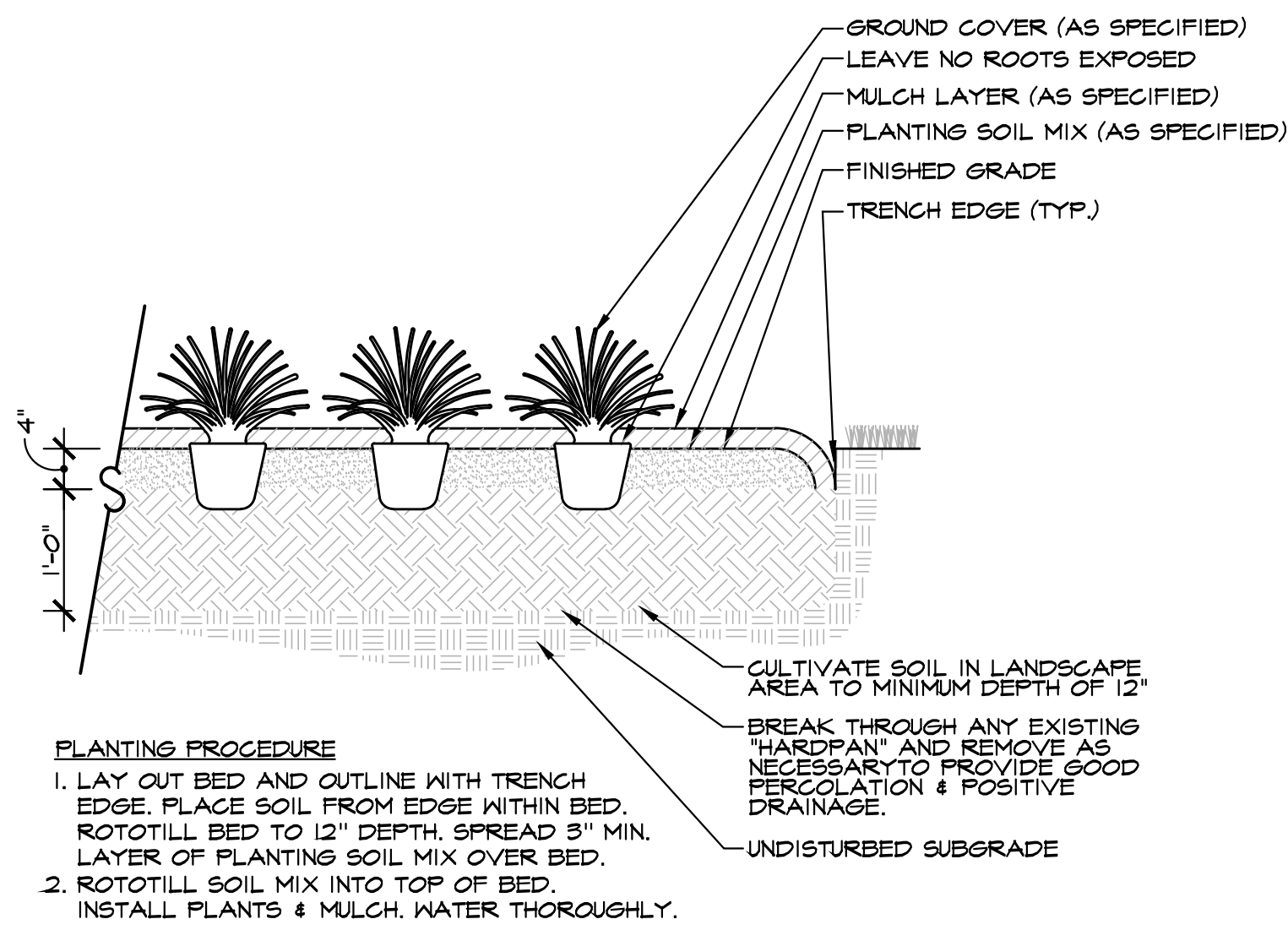


M SOD INSTALLATION
LS-9 SCALE: 1/2" = 1'-0"
FILE NAME: L-09

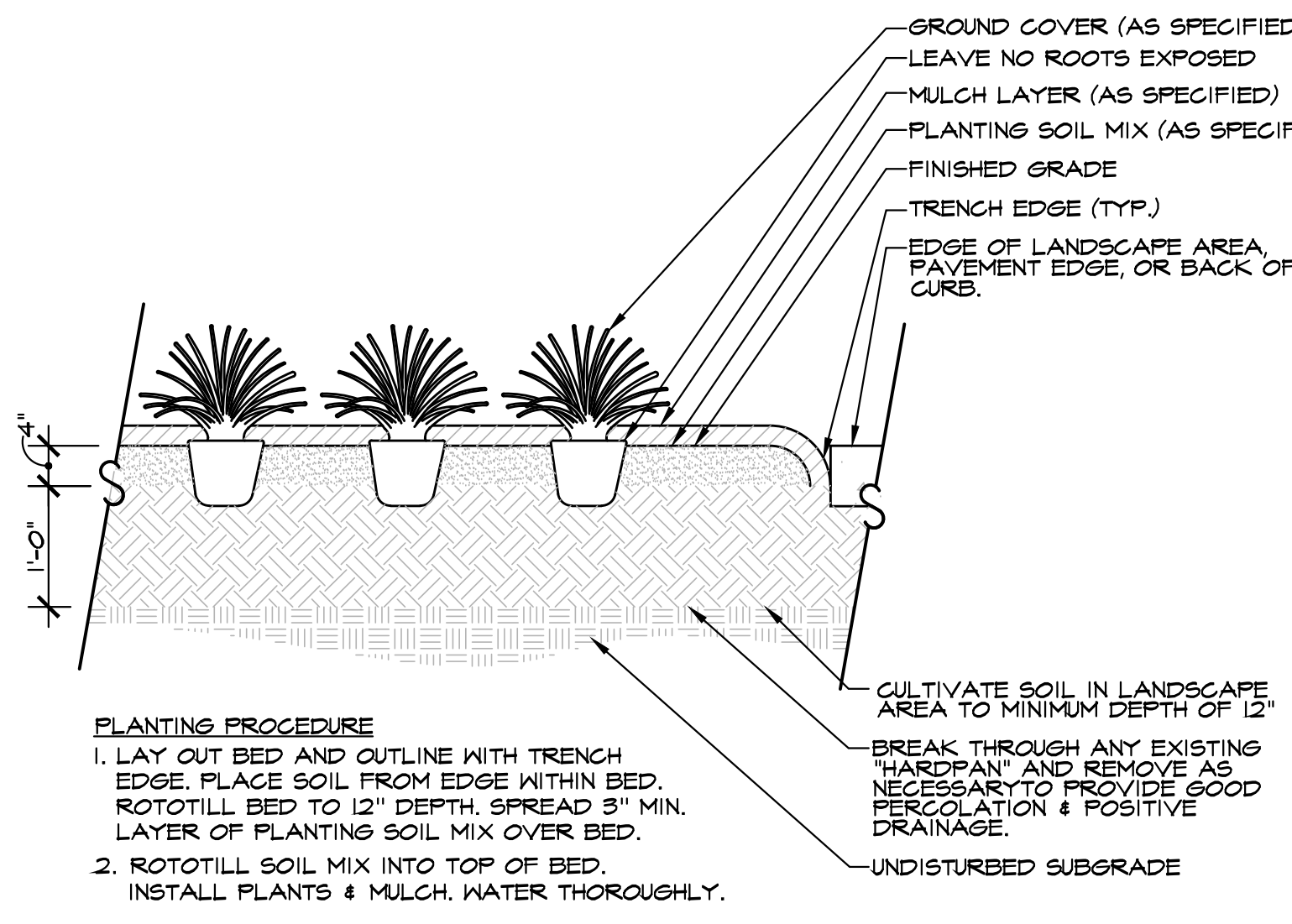


N TRENCH EDGE DETAIL
LS-9 SCALE: 1/2" = 1'-0"
FILE NAME: L-10

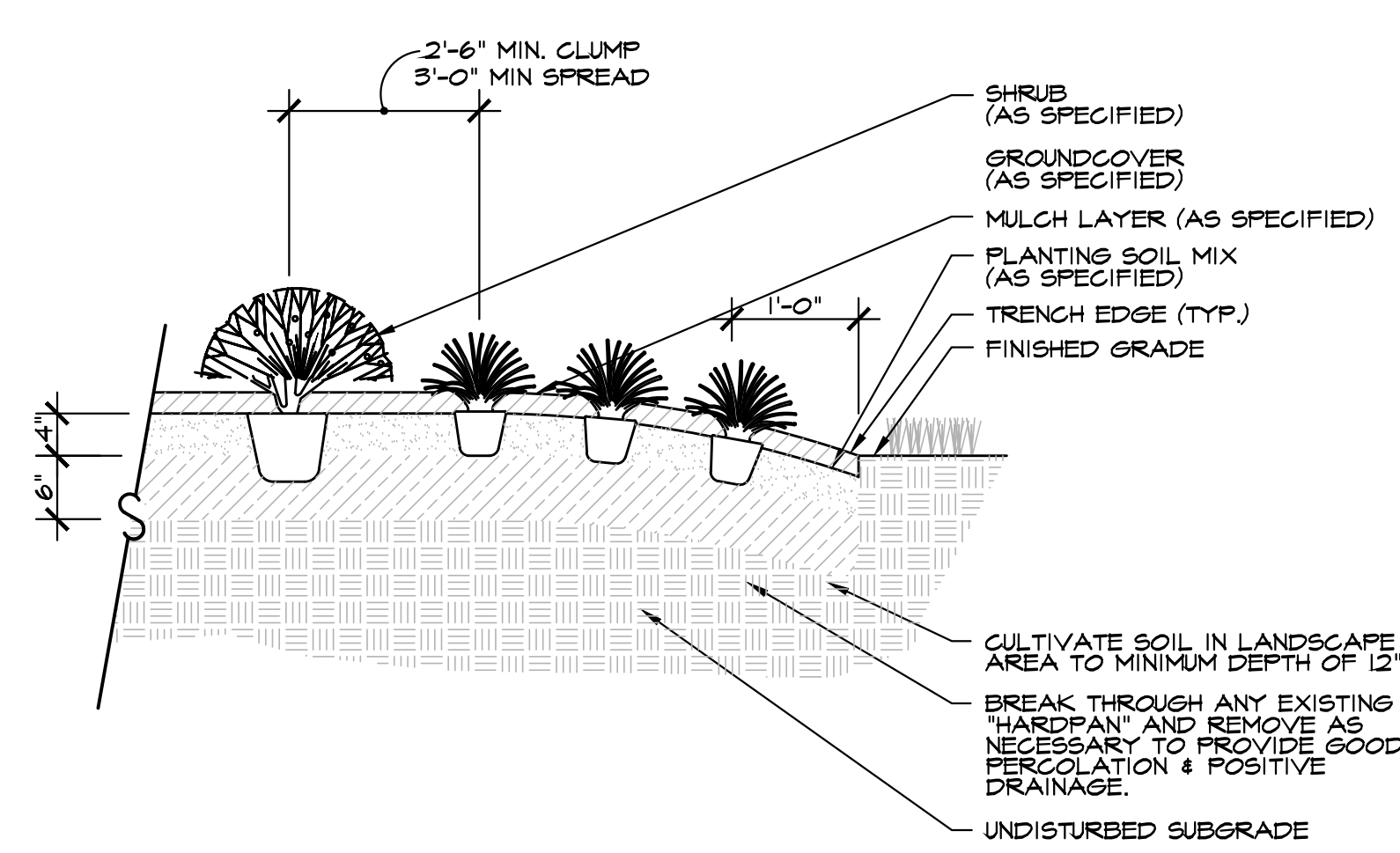
REVISIONS		
NO.	DATE	ISSUE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		



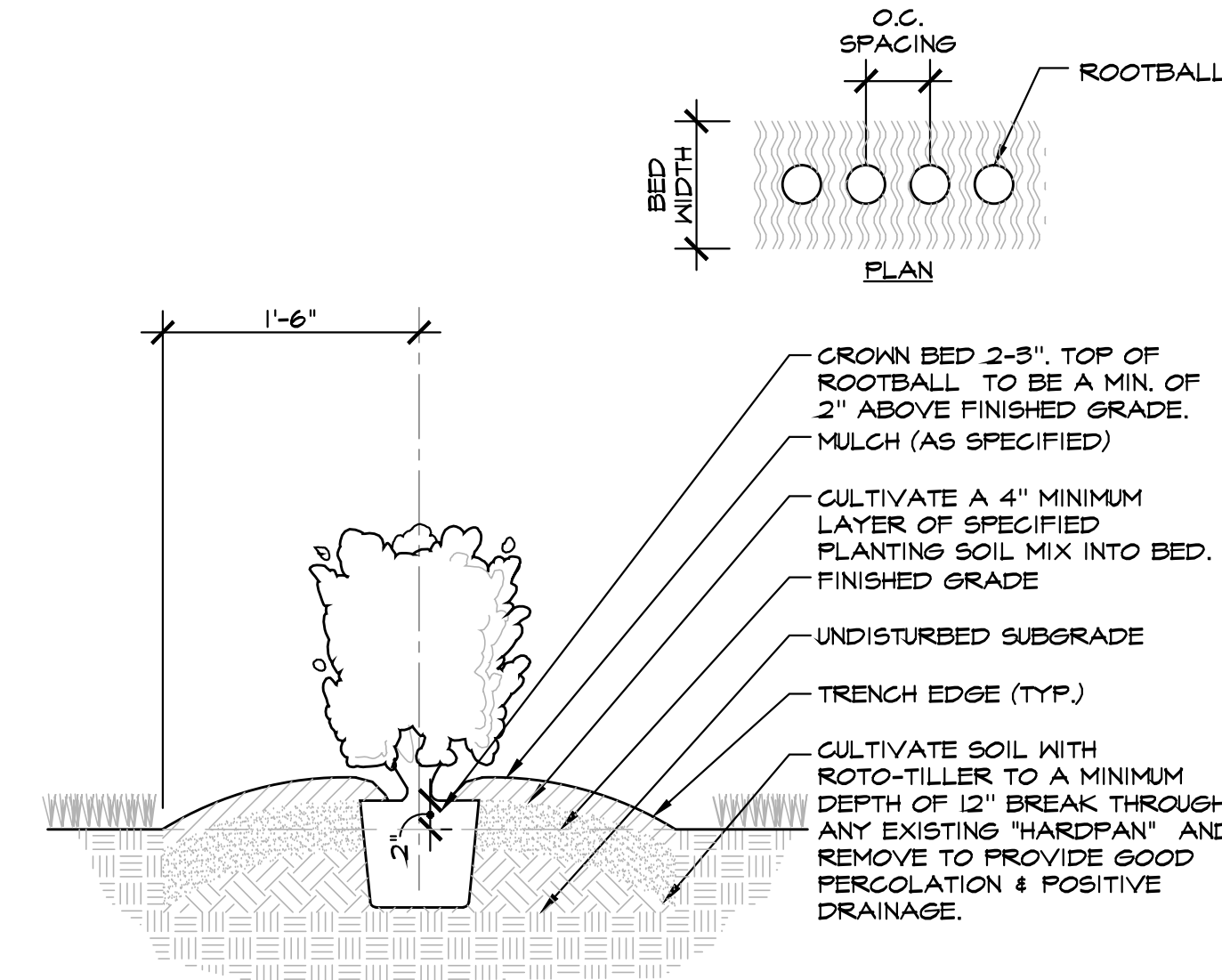
A GROUND COVER PLANTING
LS-10 SCALE: 3/4\"/>



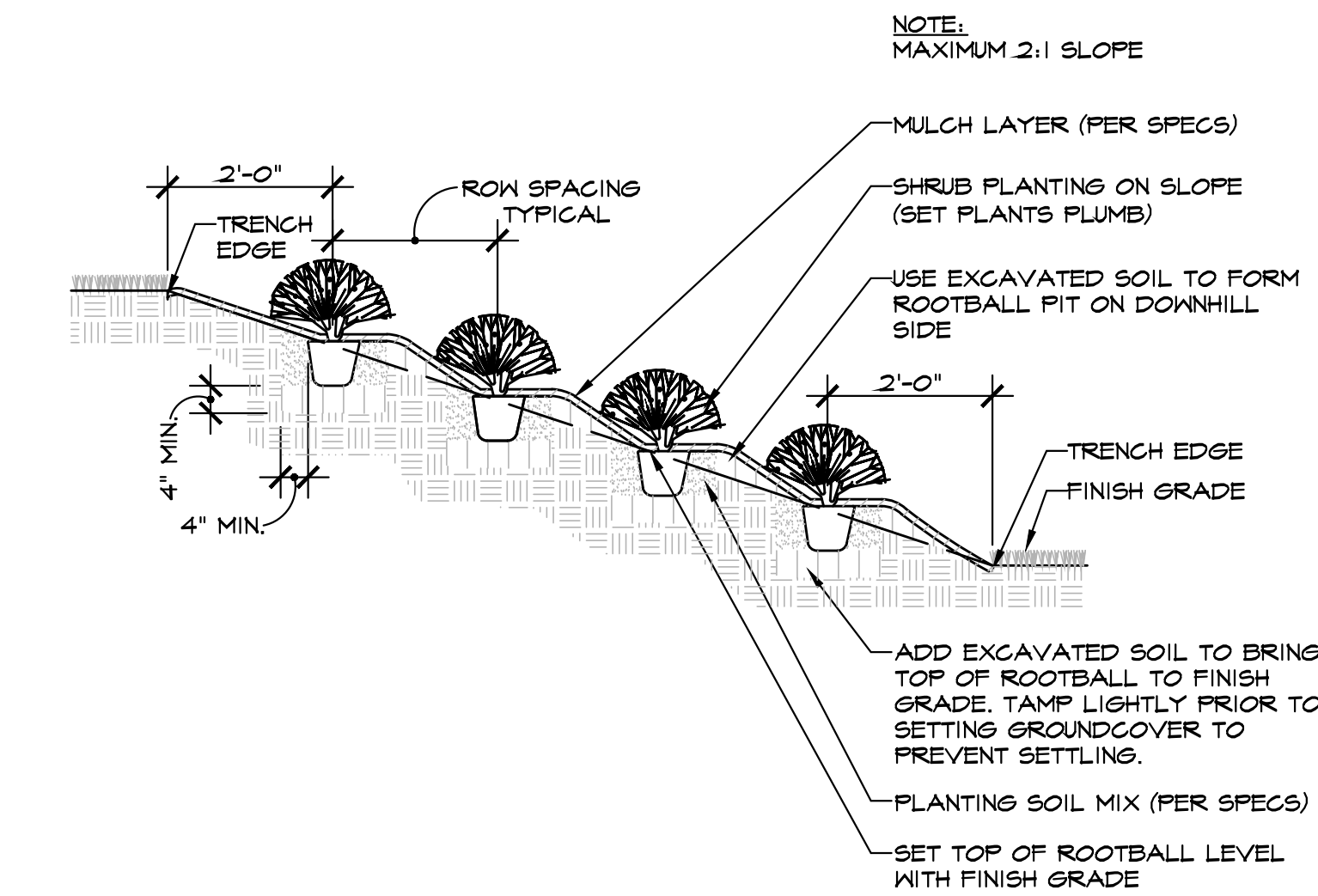
B GROUND COVER PLANTING IN MULCHED AND CULTIVATED PLANTING AREA
LS-10 SCALE: 3/4\"/>



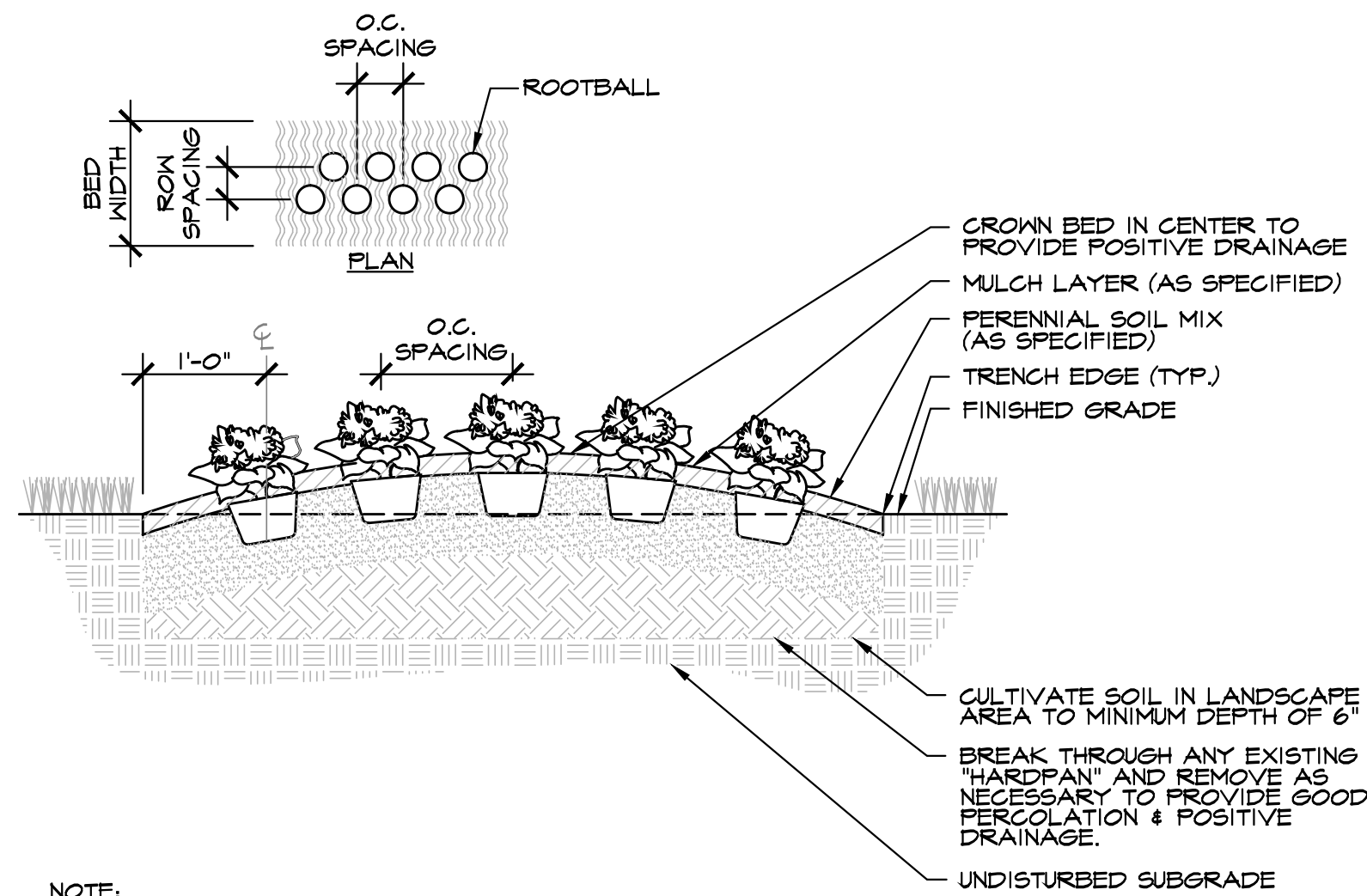
C GROUND COVER BED (FRONTING SHRUB BED)
LS-10 SCALE: 3/4\"/>



D HEDGE PLANTING (SINGLE ROW)
LS-10 SCALE: 1\"/>

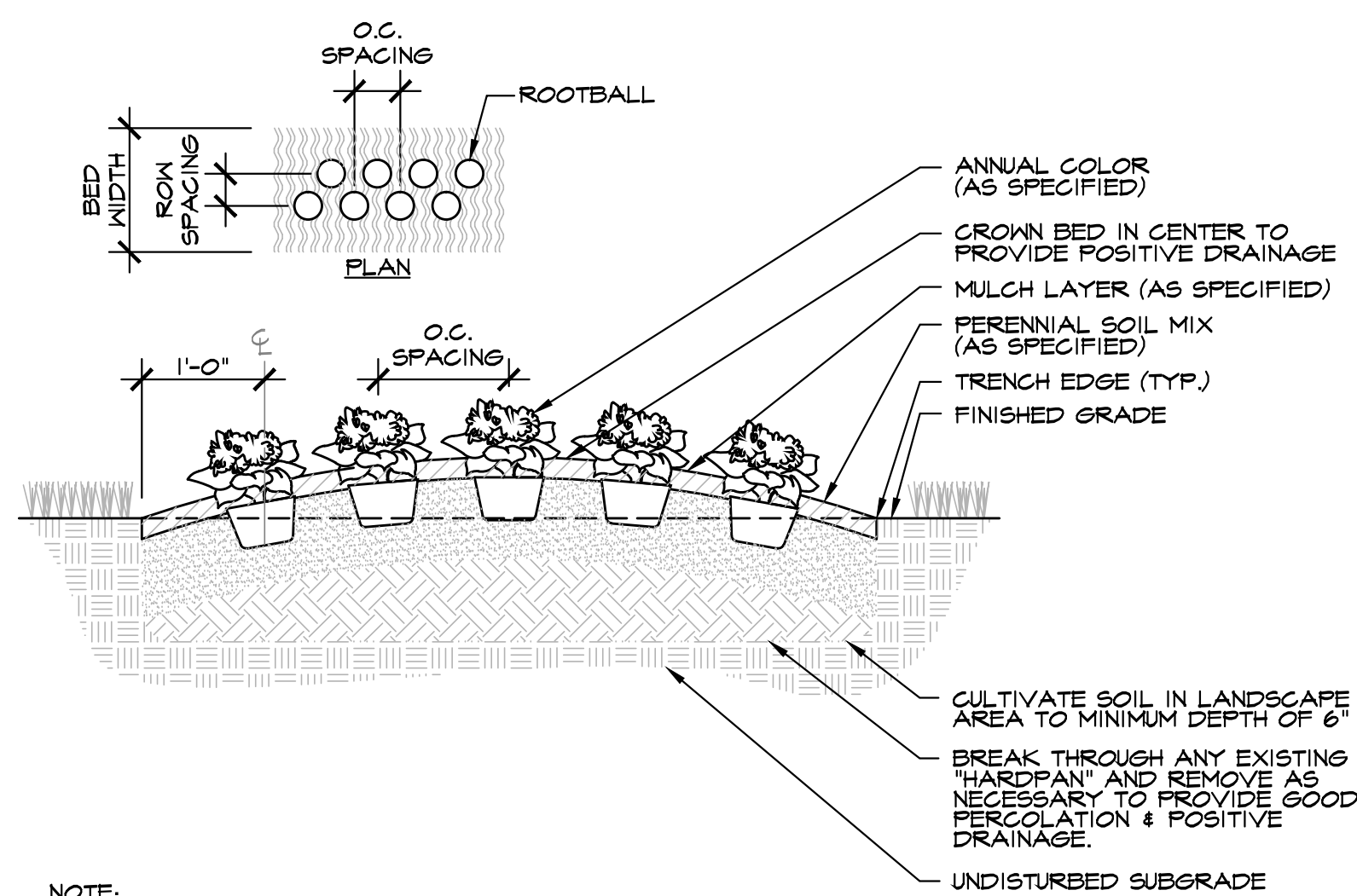


E SHRUB PLANTING ON SLOPE
LS-10 SCALE: 1/2\"/>



NOTE:
FOR PROPER PLANTING PROCEDURE OF PERENNIAL BEDS,
REFER TO 'ANNUAL COLOR AND PERENNIAL PLANTING' NOTES.

F PERENNIAL BED PLANTING INDIVIDUAL SPECIES
LS-10 SCALE: 3/4\"/>



NOTE:
FOR PROPER PLANTING PROCEDURE OF ANNUAL COLOR BEDS,
REFER TO 'ANNUAL COLOR AND PERENNIAL PLANTING' NOTES.

G ANNUAL COLOR BED PLANTING
LS-10 SCALE: 3/4\"/>

Windward Point Tree Assessment - 3.16.15

Tree ID	Species	Common Name	DBH	Condition	Notes	Photo
001	Ostrya virginiana	Sourwood	11.5	Poor	Three trunk with included bark at base	1
002	Ostrya virginiana	Sourwood	8	Excellent		
003	Ostrya virginiana	Sourwood	9	Excellent		
004	Ostrya virginiana	Sourwood	10	Excellent		
005	Ostrya virginiana	Sourwood	11	Poor	Gird at base	2
006	Ostrya virginiana	Sourwood	9	Good		
007	Ostrya virginiana	Sourwood	12	Good		
008	Ostrya virginiana	Sourwood	10	Good		
009	Liquidambar styraciflua	Tulip poplar	36	Poor	Codominant stems with included bark at base between two trunks	3
010	Liquidambar styraciflua	Tulip poplar	33	Poor	Codominant stems with included bark at base between two trunks	4-5
011	Ostrya virginiana	Sourwood	10	Good		
012	Ostrya virginiana	Sourwood	10	Poor	Decay at base and damage to trunk with further decay	6
013	Ostrya virginiana	Sourwood	8	Excellent		
014	Liquidambar styraciflua	Tulip poplar	30	Poor	Decay in canopy, split in lower trunk	7-8
015	Ostrya virginiana	Sourwood	13	Good		
016	Liquidambar styraciflua	Sweetgum	25	Poor	Codominant leaders with included bark, decay in leader	9-10
017	Liquidambar styraciflua	Tulip poplar	27	Poor	Cavity in trunk	11
018	Ostrya virginiana	Sourwood	8	Good		
019	Ostrya virginiana	Sourwood	8	Good		
020	Ostrya virginiana	Sourwood	10	Poor	Leans significantly to the west	12
021	Acer rubrum	Red maple	26	Good		
022	Liquidambar styraciflua	Tulip poplar	31	Fair	Decay in canopy	13

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P.O. Box 140925
Buckhead, GA 30326

Tree ID	Species	Common Name	DBH	Condition	Notes	Photo
023	Liquidambar styraciflua	Sweetgum	30	Poor	Signs of internal decay and disease in lower trunk as noted in site walkthrough	14
024	Acer rubrum	Red maple	24	Poor	Signs of vascular disease in lower trunk, galls on lower trunk	15
025	Liquidambar styraciflua	Sweetgum	25	Poor	Codominant stems with included bark at base between two trunks, decay in upper canopy	
026	Liquidambar styraciflua	Tulip poplar	24	Excellent		
027	Liquidambar styraciflua	Tulip poplar	25	Excellent		
028	Liquidambar styraciflua	Tulip poplar	34	Poor	Codominant stems with included bark at base between two trunks	16
029	Ostrya virginiana	Sourwood	9	Excellent		
030	Liquidambar styraciflua	Tulip poplar	26	Excellent		
031	Liquidambar styraciflua	Tulip poplar	24	Fair		
032	Liquidambar styraciflua	Tulip poplar	24	Excellent		
033	Liquidambar styraciflua	Tulip poplar	26	Excellent		
034	Liquidambar styraciflua	Tulip poplar	24	Good		
035	Liquidambar styraciflua	Sweetgum	28	Poor	Decay at base and decay in canopy	17-18
036	Liquidambar styraciflua	Tulip poplar	25	Fair		
037	Liquidambar styraciflua	Tulip poplar	24	Good		
038	Quercus nigra	Water oak	27	Poor	Cracks in lower trunk, signs of hypoxylon canker and decay in canopy	19-20
039	Liquidambar styraciflua	Sweetgum	25	Poor	Codominant stems with included bark at base between two trunks	21
040	Liquidambar styraciflua	Tulip poplar	35	Poor	Splits into three trunks with significant included bark	22
041	Ostrya virginiana	Sourwood	12	Good		
042	Ostrya virginiana	Sourwood	8	Fair	Leans to the east	
043	Liquidambar styraciflua	Tulip poplar	25	Excellent		
044	Liquidambar styraciflua	Tulip poplar	27	Excellent		
045	Liquidambar styraciflua	Tulip poplar	26	Poor	Codominant stems with included bark at base between two trunks, second trunk mostly dead	23

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P.O. Box 140925
Buckhead, GA 30326

Tree ID	Species	Common Name	DBH	Condition	Notes	Photo
046	Acer rubrum	Red maple	26	Poor	Codominant stems with included bark at base between two trunks	24
047	Liquidambar styraciflua	Tulip poplar	24	Poor	Codominant stems with included bark at base between two trunks, signs of vascular disease in lower trunk	25
048	Ostrya virginiana	Sourwood	10	Excellent		
049	Ostrya virginiana	Sourwood	10	Excellent		
050	Ostrya virginiana	Sourwood	11	Poor	Leans significantly to the west	26
051	Ostrya virginiana	Sourwood	11	Excellent		
052	Ostrya virginiana	Sourwood	10	Poor	Deadbroken leader regrowed with poor branch angles	27
053	Ostrya virginiana	Sourwood	12	Excellent		
054	Ostrya virginiana	Sourwood	9	Poor	Leans to the south and falling at base	28
055	Ostrya virginiana	Sourwood	8.5	Poor	Two trunks with included bark at base	29
056	Ostrya virginiana	Sourwood	11	Poor	Decay in canopy	30
057	Ostrya virginiana	Sourwood	9	Poor	Decay in canopy	31
058	Ostrya virginiana	Sourwood	16	Poor	Trunk splits at 4' with included bark between codominant leaders, codominant leaders internervated growth	32
059	Ostrya virginiana	Sourwood	10	Poor	Trunk splits at 3' with included bark between codominant leaders	33
060	Ostrya virginiana	Sourwood	12	Poor	Codominant leaders with included bark, falling at base	34
061	Ostrya virginiana	Sourwood	13	Poor	Falling at base, wound at 10' with decay	35-36
062	Ostrya virginiana	Sourwood	9	Excellent		
063	Ostrya virginiana	Sourwood	11	Poor	Wound to trunk with internal decay	37
064	Ostrya virginiana	Sourwood	9	Poor	Deadbroken leader regrowed with poor branch angles	38
065	Ostrya virginiana	Sourwood	9	Excellent		
066	Ostrya virginiana	Sourwood	12	Excellent		
067	Ostrya virginiana	Sourwood	8	Poor	Codominant stems with included bark between two trunks, second stem is dead	39
068	Ostrya virginiana	Sourwood	9	Excellent		

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P.O. Box 140925
Buckhead, GA 30326

Tree ID	Species	Common Name	DBH	Condition	Notes	Photo
069	Ostrya virginiana	Sourwood	5	Poor	Leans to the north, falling at base	40
070	Ostrya virginiana	Sourwood	14	Excellent		
071	Ostrya virginiana	Sourwood	8	Excellent		
072	Ostrya virginiana	Sourwood	13	Excellent		
073	Ostrya virginiana	Sourwood	9	Poor	Wound at base	41
074	Ostrya virginiana	Sourwood	9	Excellent		
075	Ostrya virginiana	Sourwood	9	Excellent		
076	Ostrya virginiana	Sourwood	10	Good		
077	Ostrya virginiana	Sourwood	10	Poor	Leans with decay at base	42
078	Liquidambar styraciflua	Tulip poplar	24	Poor	Signs of decay and disease in base	43
079	Quercus nigra	Water oak	27	Good		
080	Ostrya virginiana	Sourwood	8	Excellent		
081	Ostrya virginiana	Sourwood	12	Poor	Damage to roots, falling at base	44
082	Ostrya virginiana	Sourwood	11	Poor	Trunk splits at 3' and 5' with included bark between codominant leaders	45
083	Ostrya virginiana	Sourwood	10	Good		
084	Ostrya virginiana	Sourwood	15	Poor	Trunk splits at 3' with included bark and decay between codominant leaders	46
085	Ostrya virginiana	Sourwood	10	Good		
086	Ostrya virginiana	Sourwood	9.5	Poor	Two trunks with included bark, falling at base	47
087	Ostrya virginiana	Sourwood	8	Excellent		
088	Ostrya virginiana	Sourwood	8	Poor	Falling at base	48
089	Liquidambar styraciflua	Sweetgum	24	Poor	Damage and decay in upper canopy	49
090	Ostrya virginiana	Sourwood	10	Excellent		
091	Ostrya virginiana	Sourwood	11	Poor	Trunk splits at 2' with included bark between codominant leaders, decay in leader	50-51

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P.O. Box 140925
Buckhead, GA 30326

Tree ID	Species	Common Name	DBH	Condition	Notes	Photo
092	Ostrya virginiana	Sourwood	10	Excellent		
093	Liquidambar styraciflua	Tulip poplar	24	Poor	Trunk splits at 3' with included bark between codominant leaders	52
094	Ostrya virginiana	Sourwood	8	Poor	Falling at base	53
095	Ostrya virginiana	Sourwood	10	Poor	Falling at base	54
096	Ostrya virginiana	Sourwood	9	Poor	Falling at base	55
097	Ostrya virginiana	Sourwood	13	Poor	Falling at base	56
098	Ostrya virginiana	Sourwood	9	Poor	Falling at base	57
099	Ostrya virginiana	Sourwood	15	Good		
100	Ostrya virginiana	Sourwood	11	Poor	Decay in lower trunk, leaning	58
101	Liquidambar styraciflua	Sourwood	14	Poor	Two trunks with included bark and decay at base, codominant leaders internervated growth	59-60
102	Ostrya virginiana	Sourwood	10	Good		
103	Ostrya virginiana	Sourwood	8	Poor	Falling at base	61
104	Ostrya virginiana	Sourwood	6	Poor	Three trunk with included bark at base	62
105	Ostrya virginiana	Sourwood	11	Good		
106	Ostrya virginiana	Sourwood	9	Poor	Two trunks with included bark and wound at base	63
107	Ostrya virginiana	Sourwood	8	Excellent		
108	Ostrya virginiana	Sourwood	10	Poor	Shave base with tulip poplar, leaning away from adjacent tree	64
109	Ostrya virginiana	Sourwood	9	Poor	Wound to lower trunk	65
110	Ostrya virginiana	Sourwood	9	Poor	Two trunks with included bark at base	66
111	Ostrya virginiana	Sourwood	9	Poor	Wound to lower trunk	
112	Ostrya virginiana	Sourwood	11	Poor	Wound to lower trunk, decay in canopy	67-68
113	Ostrya virginiana	Sourwood	9	Good		
114	Ostrya virginiana	Sourwood	8	Poor	Two trunks with included bark at base	69

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P.O. Box 140925
Buckhead, GA 30326

Tree ID	Species	Common Name	DBH	Condition	Notes	Photo
115	Ostrya virginiana	Sourwood	6	Good		
116	Liquidambar styraciflua	Tulip poplar	26	Good	Shave base with sweetgum, leaning away from adjacent tree	70
117	Ostrya virginiana	Sourwood	11	Good		
118	Ostrya virginiana	Sourwood	11	Good		
119	Ostrya virginiana	Sourwood	17	Poor	Two trunks with included bark and decay at base, codominant leaders internervated growth	71
120	Ostrya virginiana	Sourwood	9	Poor	Falling at base	72
121	Ostrya virginiana	Sourwood	9	Poor	Four trunks with included bark at base, tree leans	73
122	Ostrya virginiana	Sourwood	13	Excellent		
123	Ostrya virginiana	Sourwood	8	Poor	Four trunks with included bark at base	74
124	Ostrya virginiana	Sourwood	8	Poor	Decay in base on one trunk, falling at base on second trunk	75-76
125	Ostrya virginiana	Sourwood	12	Good		
126	Quercus laevis	Southern red oak	28	Poor	Trunk splits at 4' with included bark between codominant leaders, Small trunk is dead	77-78
127	Ostrya virginiana	Sourwood	10	Poor	Trunk splits at 3' with included bark and decay between codominant leaders	79
128	Ostrya virginiana	Sourwood	10	Good		
129	Liquidambar styraciflua	Sweetgum	25	Good		
130	Ostrya virginiana	Sourwood	14	Poor	Decay at base	80
131	Ostrya virginiana	Sourwood	8	Poor	Falling at base	81
132	Ostrya virginiana	Sourwood	9	Poor	Decay at base	82
133	Quercus nigra	White oak	36	Good		
134	Quercus nigra	White oak	29	Good		
135	Quercus nigra	White oak	33	Good		
136	Ostrya virginiana	Sourwood	10	Good		
137	Ostrya virginiana	Water oak	27	Poor	Hypoxylon canker in canopy and decay in trunk	83-84
138	Quercus nigra	White oak	26	Poor	Hypoxylon canker and decay in canopy	85
139	Broussardia papyrifera	Paper mulberry	25	Poor	Leaning with decay in canopy	85-87

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P.O. Box 140925
Buckhead, GA 30326

Tree ID	Species	Common Name	DBH	Condition	Notes	Photo
140	Quercus nigra	Water oak	25	Fair/Poor	Hypoxylon canker and decay in canopy	88
141	Liquidambar styraciflua	Tulip poplar	26	Good		
142	Liquidambar styraciflua	Tulip poplar	26	Good		
143	Ostrya virginiana	Sourwood	11	Poor	Decay in canopy	89
144	Ostrya virginiana	Sourwood	10	Poor	Two trunks with included bark and wound at base	90
145	Liquidambar styraciflua	Tulip poplar	26	Good		
146	Ostrya virginiana	Sourwood	8	Poor	Decay at base	91
147	Ostrya virginiana	Sourwood	8	Good		
148	Ostrya virginiana	Sourwood	10	Good		
149	Ostrya virginiana	Sourwood	10	Good		
150	Ostrya virginiana	Sourwood	9	Poor	Decay in canopy	92
151	Liquidambar styraciflua	Tulip poplar	27	Good		
152	Quercus nigra	White oak	24	Excellent		

3.16.15 7 Chris Hughes
P.O. Box 140925
Buckhead, GA 30326

Two Live Oak
3445 Peachtree RD NE
Suite 1425
Atlanta, Georgia 30326
www.hgor.com
p. 404-248-1960
f. 404-248-1072

HGOR

REVISIONS		
NO.	DATE	ISSUE
1		
2		
3		
4		
5		

WINDWARD POINT
NORTHPOINT PARKWAY & DRYDEN ROAD, ALPHARETTA, GEORGIA
WORTHINGTON HYDE PARTNERS
NORCROSS, GEORGIA

TITLE:
LANDSCAPE DEVELOPMENT DETAILS

DATE: 01-04-2016
JOB NO.: 14095
DWG FILE: 14095LD1
DRAWN BY: RNR
CHECKED: JS
SCALE:
SHEET
LS - 10
10 OF 11

*FOR TREE SURVEY REFER TO A

NOT RELEASED FOR CONSTRUCTION



*SURVEY PREPARED BY BROOKWOOD TREE CONSULTING
A LANDSCAPE DEVELOPMENT DETAILS - TREE SURVEY
LS-II SCALE: 1" = 100'-0"

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

HGOR

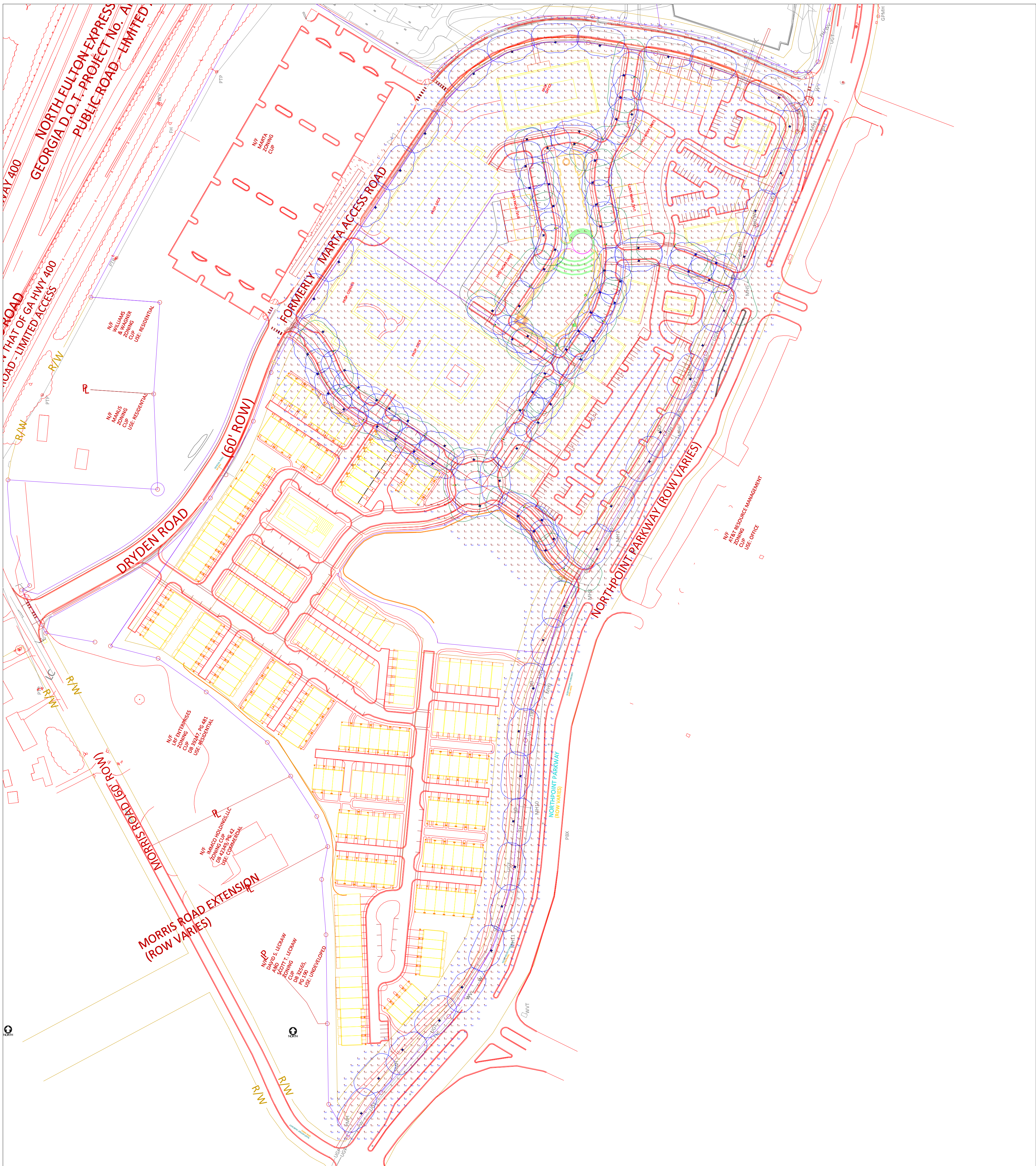
REVISIONS		
NO.	DATE	ISSUE

WINDWARD POINT
NORTHPOINT PARKWAY & DRYDEN ROAD, ALPHARETTA, GEORGIA
WORTHINGTON HYDE PARTNERS
NORCROSS, GEORGIA

TITLE
LANDSCAPE
DEVELOPMENT
DETAILS -
TREE SURVEY

DATE 01-04-2016
JOBNO. 14095
DWG FILE: 14095LD1
DRAWN BY RNR
CHECKED JS
SCALE 1" = 100'
SHEET

LS - 11
11 OF 11



Scale: 1 inch= 120 Ft.

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Lumens	Lum. Watts	ILF	Description
	105	PT1	SINGLE	7132	78.7	0.950	S56-80W48LED4K-R-LE3, 15ft to LC
	20	TD1	SINGLE	13061	127.8	0.950	RN20-135W80LED4K-R-LE3R, 6ft Arm, 24ft LC

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Description
Calc Points	Illuminance	Fc	0.47	5.2	0.0	15ft Grid
Roads	Illuminance	Fc	3.10	6.1	1.0	15ft Grid

 http://www.usa.lighting.philips.com info@lighting-applications@philips.com info@lighting-applications@philips.com	Project #: 507-12674	Revision #: ..	Date: 12/21/2015	Project: Windward Parkway	Disclaimer The calculations set forth herein are based on project specifications provided to PHILIPS. Actual or measured values may differ from forecasted results due to tolerances in calculation methods, testing conditions such as, but not limited to, line voltage, temperature, atmospheric/environmental conditions and/or undocumented lamp burn-in procedures. Further, room dimensions, luminaire distribution, and other site conditions may vary from those used in the calculations. Verification of the calculations herein, including design acceptability, and compliance with any applicable lighting codes is not the responsibility of PHILIPS, and shall be the responsibility of the client. PHILIPS does not warrant or guarantee, either explicitly or implicitly, the accuracy of the calculations. Please refer to applicable local or right of way factor (LUF) details used in the calculations.	Rev. # Description Rev. Date
	Created By: P. Dugan	Site: ARCH-D	Page #: Page 1 of 1	Agent: Thomas Nichols Specifier: ..	R1	
					R2	
					R3	
					R4	
					R5	

Windward Point - 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 3,500 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.
 - o 200 condominium units and 191 townhomes maximum and 24 live/work townhomes. Condominium unit size shall be a minimum of 800 sq. ft.
 - o Live-work townhomes shall be rear loaded.
 - o Live-work townhomes shall be limited to office uses only.

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

- o No unfinished wood decks shall be visible from adjacent public or private rights-of-way.
- o 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 up to two stories shall be 10’ with a 5’ landscape strip. Non-residential buildings over two stories 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 Staff. 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 is issued. All grading activities 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.

2. DELETED

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.

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

DRB/160004
FOR OFFICE USE ONLY

Case DRB: 16-02

☐ 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: Starbucks Coffee #27647

Location Address: 2705 Old Milton Parkway Suite 120

Mailing Address: 2987 Clairmont Road, Suite 300

City: Atlanta State: GA Zip Code: 30329

Contact For All Notifications: Valerie Foster

Contact Telephone: 864 - 607 - 7,937 Mobile Telephone: 864 - 607 - 7,937

Fax: 864 - 242 - 2,204 Email: valeriefoster@hiltondisplays.com

Contact's Relation To Business: Signage Vendor

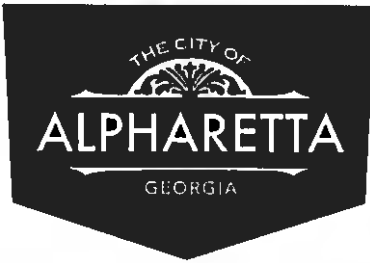
This Application For (Check all that apply):

- | | |
|--|---|
| ☐ 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	\$	300

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: The Atwater at Old Milton, LLC

Physical Address: 6400 Powers Ferry Road, Suite 350

Mailing Address: 6400 Powers Ferry Road, Suite 350

City: Atlanta State: GA Zip Code: 30339 -

Owner Telephone: 678 - 263 - 3911 Contact Fax: 678 - 999 - 5105

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): Stefan Robichaux Date: 12/30/15

Owner Signature: 

Property Information:

Address (If Assigned) : 2705 Old Milton Parkway, Suite 304

Tax ID or Map Reference Number: 12 284208010269

Land Lot(s): 801 District: 1 Section: 2

Existing Zoning of Property: C Existing Uses of Property: COMMERCIAL

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

Applicant Signature: 

Date: 12/30/15 Print Form

1. INTER-PARCEL ACCESS WILL BE PROVIDED BY OTHERS. OWNER WILL WORK WITH NEIGHBOR AS NEEDED.
2. COMBINATION PLAT WILL BE APPROVED BY CITY STAFF AND RECORDED PRIOR TO CERTIFICATE OF OCCUPANCY

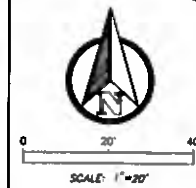
A.K.A. S.R. 120

$\sim R/W$ VARIES $\sim$

R/W AS PER

DE 12534 G. 1'

SEE C02 FOR
ALL NOTES
AND LEGENDS



THE CONTINEO GROUP
572 OAKDALE ROAD | ATLANTA, GA 30307

SHULER

PROPERTIES
POWERS FERRY ROAD

5400 POWERS FERRY ROAD

SUITE 350
ATLANTA, GA 30330

D&G

DEVELOPMENT GROUP
6400 POWERS FERRY ROAD

POWERS FERRY ROAD

SUITE 350
ATLANTA GA 30339

THE ATWATER
LDP # D15 - 0018

CDI # D13-0010
JURISDICTION: CITY OF ALPHARETTA
PARCEL ID (PIN): 12 284208010442

PARCEL ID (PIN): 12 284208010442

LOCATION: 2665 OLD MILTON PKWY
ALPHARETTA, GA 30022

CHECKED BY:
RTC

DRAWN BY:

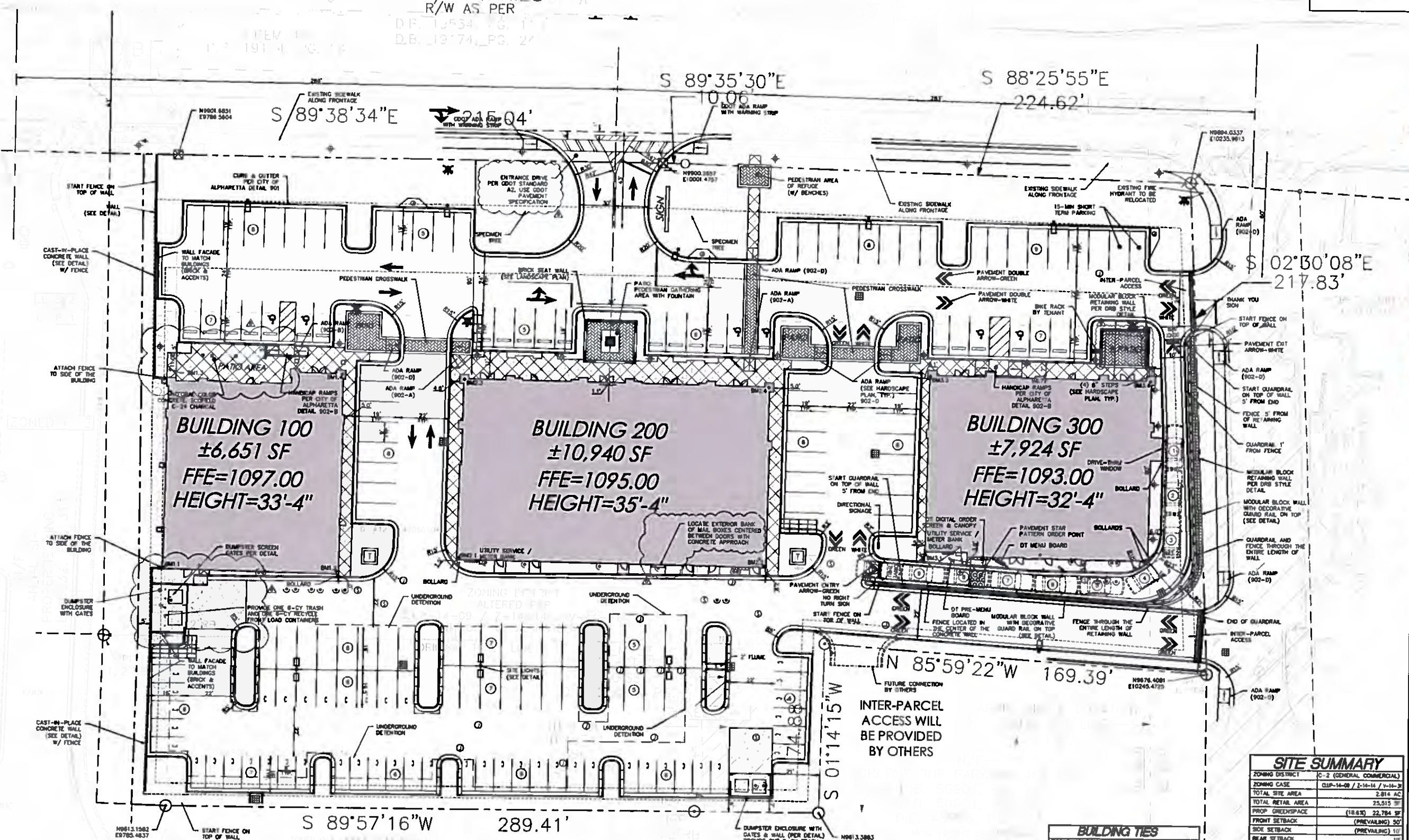
SITE PLAN

JOB NO
14-251

Q:	SHE
J	C03

DATE: 12/14/

15



NOTE:

PROJECT SITE CONSISTS OF MULTIPLE PROPERTIES. ALL PROPERTY MUST BE COMBINED THROUGH A LOT CONSOLIDATION PLAT, APPROVED BY CITY STAFF AND RECORDED WITH THE COURTHOUSE, PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

INTER-PARCEL
ACCESS WILL
BE PROVIDED
BY OTHERS

REQUIRED LANDSCAPING (2.3.5.B):
ONE 200-SF ISLAND AT EACH PARKING STRIP END
AND EVERY 72-FT OF ASPHALT/PARKING LENGTH

REQUIRED PARKING SPACE SIZES (2.5.3):
80% MIN STANDARD SIZE - 9'x18' w/ 22' AISLES
20% MAX COMPACT SIZE - 5'x16' w/ 22' AISLES

BUILDING TIES					
BLACK TIE	NEW CLIMAX	NEW CLIMAX	MORTWING	EASTWING	OLD PULL
BR-1	1-1	1-1	0795-0252	0795-0129	0607-78
BR-2	1-1	1-1	0771-7971	0808-3892	0607-78
BR-3	1-1	1-1	0808-3898	0798-3300	0607-78
BR-4	1-1	1-1	0808-3898	0808-3898	0607-78
BR-5	1-1	1-1	0771-7971	0771-7971	0607-78
BR-6	1-1	1-1	0771-7971	0771-7971	0607-78
BR-7	1-1	1-1	0808-3898	0808-3898	0607-78
BR-8	1-1	1-1	0808-3898	0808-3898	0607-78
BR-9	1-1	1-1	0808-3898	0808-3898	0607-78
BR-10	1-1	1-1	0808-3898	0808-3898	0607-78
BR-11	1-1	1-1	0808-3898	0808-3898	0607-78
BR-12	1-1	1-1	0808-3898	0808-3898	0607-78
BR-13	1-1	1-1	0808-3898	0808-3898	0607-78
BR-14	1-1	1-1	0808-3898	0808-3898	0607-78
BR-15	1-1	1-1	0808-3898	0808-3898	0607-78
BR-16	1-1	1-1	0808-3898	0808-3898	0607-78
BR-17	1-1	1-1	0808-3898	0808-3898	0607-78
BR-18	1-1	1-1	0808-3898	0808-3898	0607-78
BR-19	1-1	1-1	0808-3898	0808-3898	0607-78
BR-20	1-1	1-1	0808-3898	0808-3898	0607-78
BR-21	1-1	1-1	0808-3898	0808-3898	0607-78
BR-22	1-1	1-1	0808-3898	0808-3898	0607-78
BR-23	1-1	1-1	0808-3898	0808-3898	0607-78
BR-24	1-1	1-1	0808-3898	0808-3898	0607-78
BR-25	1-1	1-1	0808-3898	0808-3898	0607-78
BR-26	1-1	1-1	0808-3898	0808-3898	0607-78
BR-27	1-1	1-1	0808-3898	0808-3898	0607-78
BR-28	1-1	1-1	0808-3898	0808-3898	0607-78
BR-29	1-1	1-1	0808-3898	0808-3898	0607-78
BR-30	1-1	1-1	0808-3898	0808-3898	0607-78
BR-31	1-1	1-1	0808-3898	0808-3898	0607-78
BR-32	1-1	1-1	0808-3898	0808-3898	0607-78
BR-33	1-1	1-1	0808-3898	0808-3898	0607-78
BR-34	1-1	1-1	0808-3898	0808-3898	0607-78
BR-35	1-1	1-1	0808-3898	0808-3898	0607-78
BR-36	1-1	1-1	0808-3898	0808-3898	0607-78
BR-37	1-1	1-1	0808-3898	0808-3898	0607-78
BR-38	1-1	1-1	0808-3898	0808-3898	0607-78
BR-39	1-1	1-1	0808-3898	0808-3898	0607-78
BR-40	1-1	1-1	0808-3898	0808-3898	0607-78
BR-41	1-1	1-1	0808-3898	0808-3898	0607-78
BR-42	1-1	1-1	0808-3898	0808-3898	0607-78
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BR-48	1-1	1-1	0808-3898	0808-3898	0607-78
BR-49	1-1	1-1	0808-3898	0808-3898	0607-78
BR-50	1-1	1-1	0808-3898	0808-3898	0607-78
BR-51	1-1	1-1	0808-3898	0808-3898	0607-78
BR-52	1-1	1-1	0808-3898	0808-3898	0607-78

SITE SUMMARY	
ZONING DISTRICT	C-2 (GENERAL COMMERCIAL)
ZONING CASE	CLUP-14-08 / 2-14-16 / 7-16-16
TOTAL SITE AREA	2,814 A
TOTAL RETAIL AREA	23,515 SQ
PROP GREENSPACE	(18.6%) 22,794 SQ
FRONT SETBACK	(PREVAILING) 50'
SIDE SETBACK	(PREVAILING) 10'
REAR SETBACK	10'
MAX BLDG COVERAGE	70%
MAX IMPERVIOUS	90%
PROPOSED PARKING	150
PARKING RATIO	6.18 PARKS/5,000

PER ZONING/VARIANCE ITEM #8:
PARKING SHALL BE A MAXIMUM OF 163 SPACES OR 6.25
SPACES PER 1,000 SQUARE FEET, WHICHEVER IS GREATER
AND A MINIMUM OF 5 SPACES PER 1,000 SQUARE FEET

STARBUCKS #27647
2705 Old Milton Parkway
Suite 304
Alpharetta, GA 30022



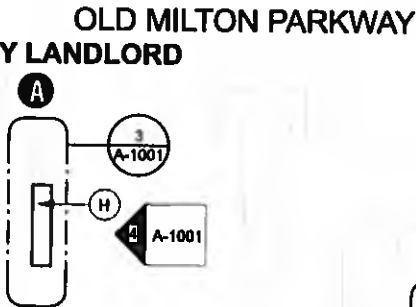
QID# 15-30402

***HILTON*DISPLAYS**

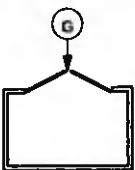
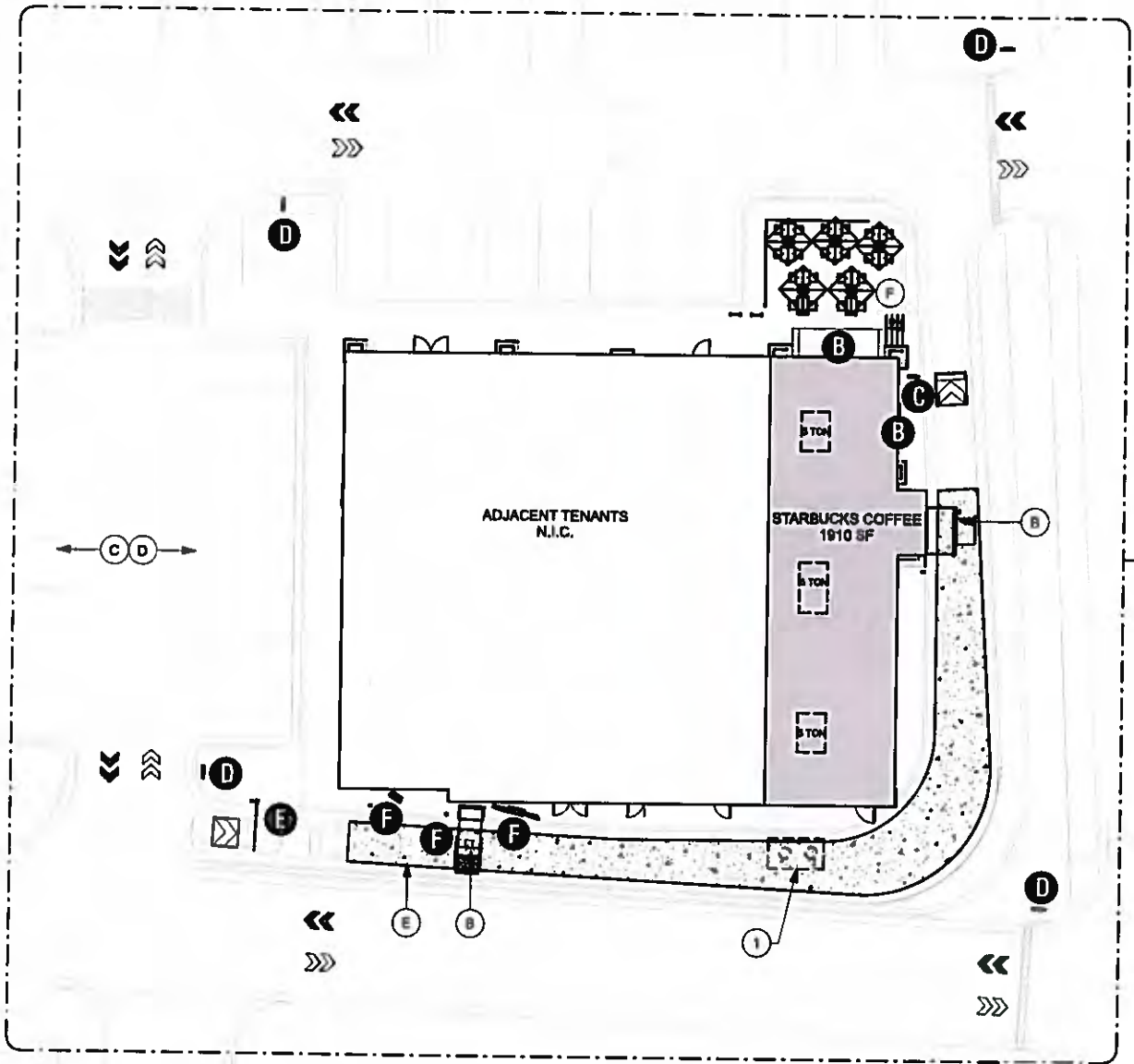
125 HILLSIDE DRIVE • GREENVILLE SC 29607
P 800 353 9132 • F 864 242 2204
www.hiltondisplays.com

SITE PLAN

- A TENANT PANELS ON MONUMENT SIGN PROVIDED BY LANDLORD
- B 47" WALL SIGN
- C DIRECTIONAL TY/EO
- D DIRECTIONAL <DT/DT>
- E CLEARANCE BAR
- F DRIVE THRU ELEMENTS



ADJACENT TENANT
N.I.C.



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QID 15-30402

JOB NAME

Starbucks #27647

LOCATION

**2705 Old Milton Parkway
Suite 304
Alpharetta, GA 30022**

CUSTOMER CONTACT

SALESMAN / PM

Valerie Foster

DESIGNER

Greg Sloan

DWG. DATE

12-04-15

REV. DATE / REVISION

12-10-15 / GTS

12-12-15 / GTS

SCALE

FILE

**2015/Starbucks/Alpharetta GA
/15-30402/SB Alpharetta GA
27647**

DESIGN SPECIFICATIONS ACCEPTED BY:

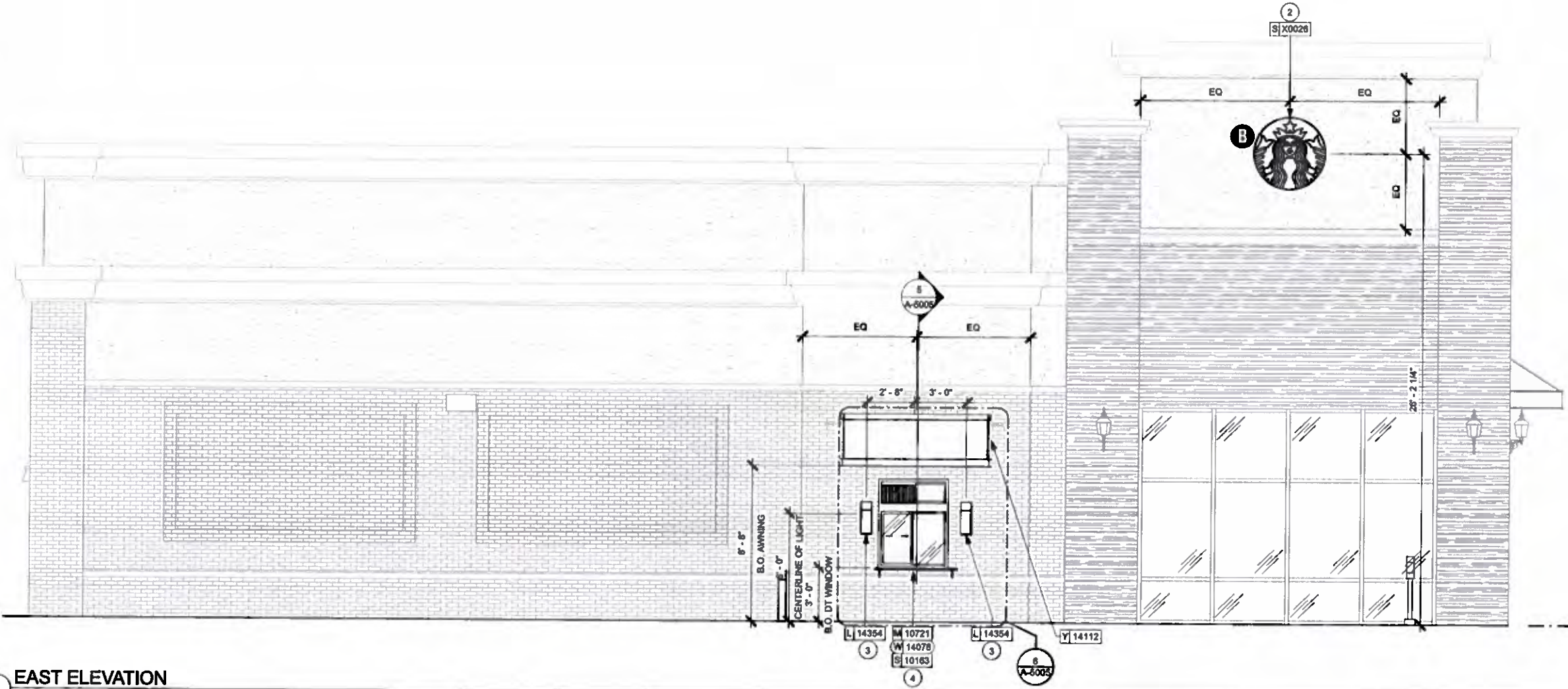
EST:	CLIENT:
SLS/PM:	LANDLORD:

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.



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- D DIRECTIONAL <DT/DT>
- E CLEARANCE BAR
- F DRIVE THRU ELEMENTS



1 EAST ELEVATION
Scale: 1/4" = 1'-0"

COLOR LEGEND		
	PMS/PAINT	VINYL
	PMS 3525 C	3M 3630-78
	RAL 7021M	3M 3630-22
	PMS WHITE	3M 3630-20/ 7725-10 TRANSLUCENT OPAQUE
	PMS 369 C	NA
	REFL. WHITE	3M 680-10

HILTONDISPLAYS

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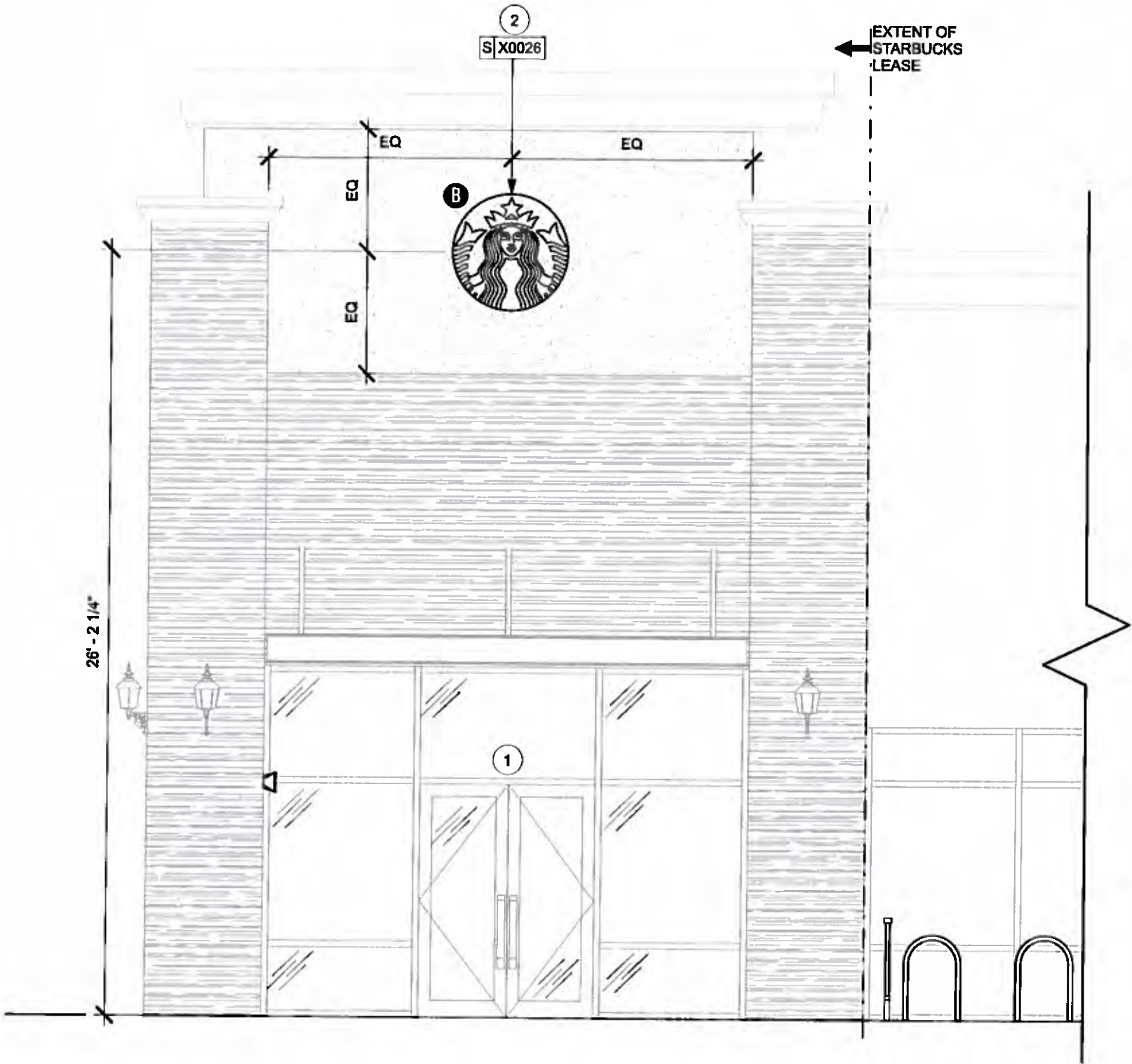


**Underwriters
Laboratories Inc.**



SITE PLAN

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- B 47" WALL SIGN
- C DIRECTIONAL TY/EO
- D DIRECTIONAL <DT/DT>
- E CLEARANCE BAR
- F DRIVE THRU ELEMENTS



2 PROPOSED NORTH ELEVATION
Scale: 1/4" = 1'-0"

COLOR LEGEND		
	PMS PAINT	VINYL
	PMS 3525 C	3M 3630-76
	RAL 7021M	3M 3630-22
	PMS WHITE	3M 3630-20/ 7725-10 TRANSLUCENT OPACQUE
	PMS 369 C	NA
	REFL. WHITE	3M 680-10

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12-12-15 / GTS**

SCALE

FILE

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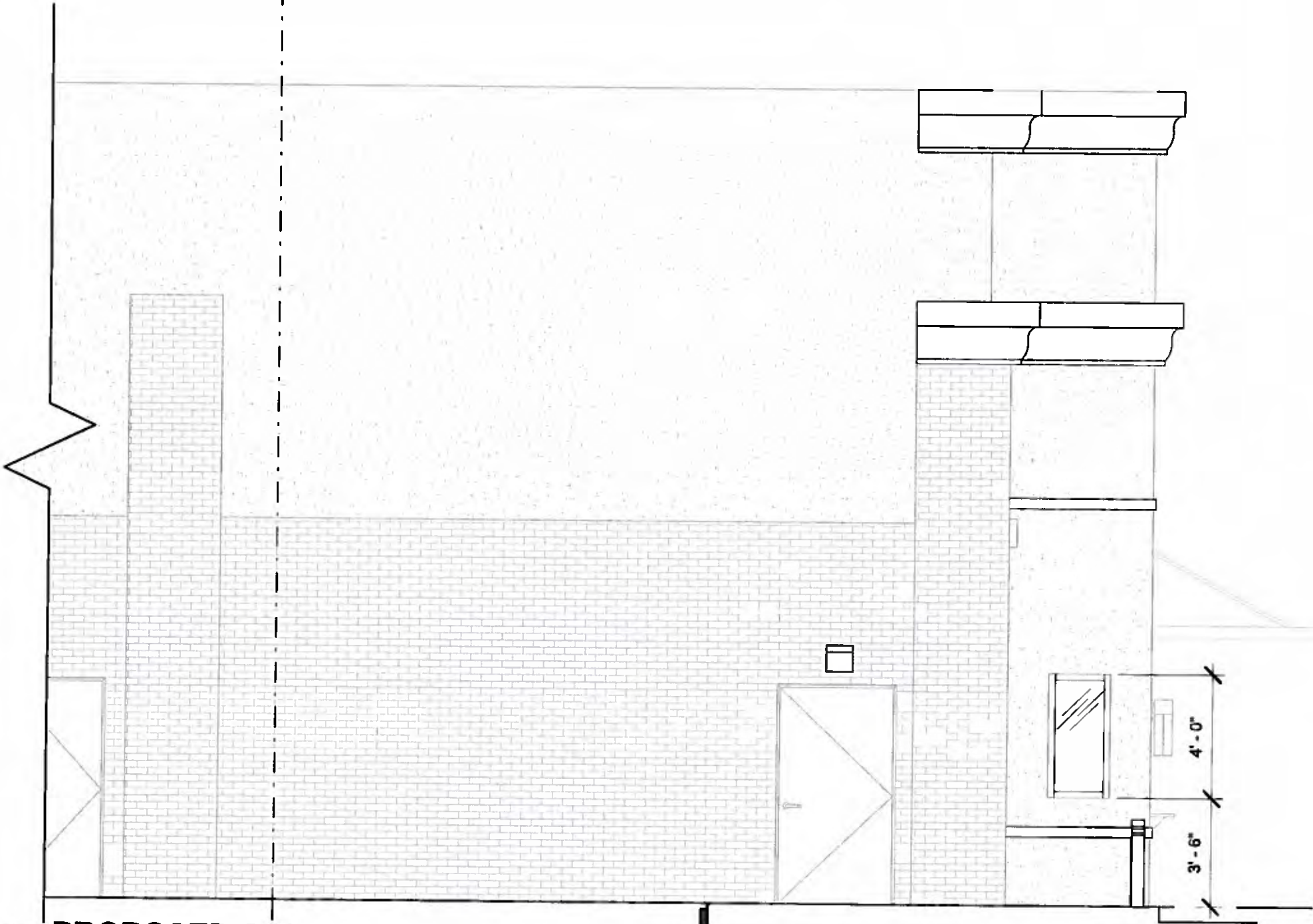
**Underwriters
Laboratories Inc.**



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- D DIRECTIONAL <DT/DT>
- E CLEARANCE BAR
- F DRIVE THRU ELEMENTS

EXTENT OF
STARBUCKS
LEASE



3 PROPOSED SOUTH ELEVATION
Scale: 1/4" = 1'-0"

COLOR LEGEND		
	PMS PAINT	VINYL
	PMS 3525 C	3M 3630-76
	RAL 7021M	3M 3630-22
	PMS WHITE	3M 3630-20/ 7725-10 TRANSLUCENT OPaque
	PMS 369 C	NA
	REFL. WHITE	3M 680-10

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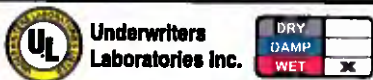
FILE

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/15-30402/SB Alpharetta GA
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SLS/PM:	LANDLORD:

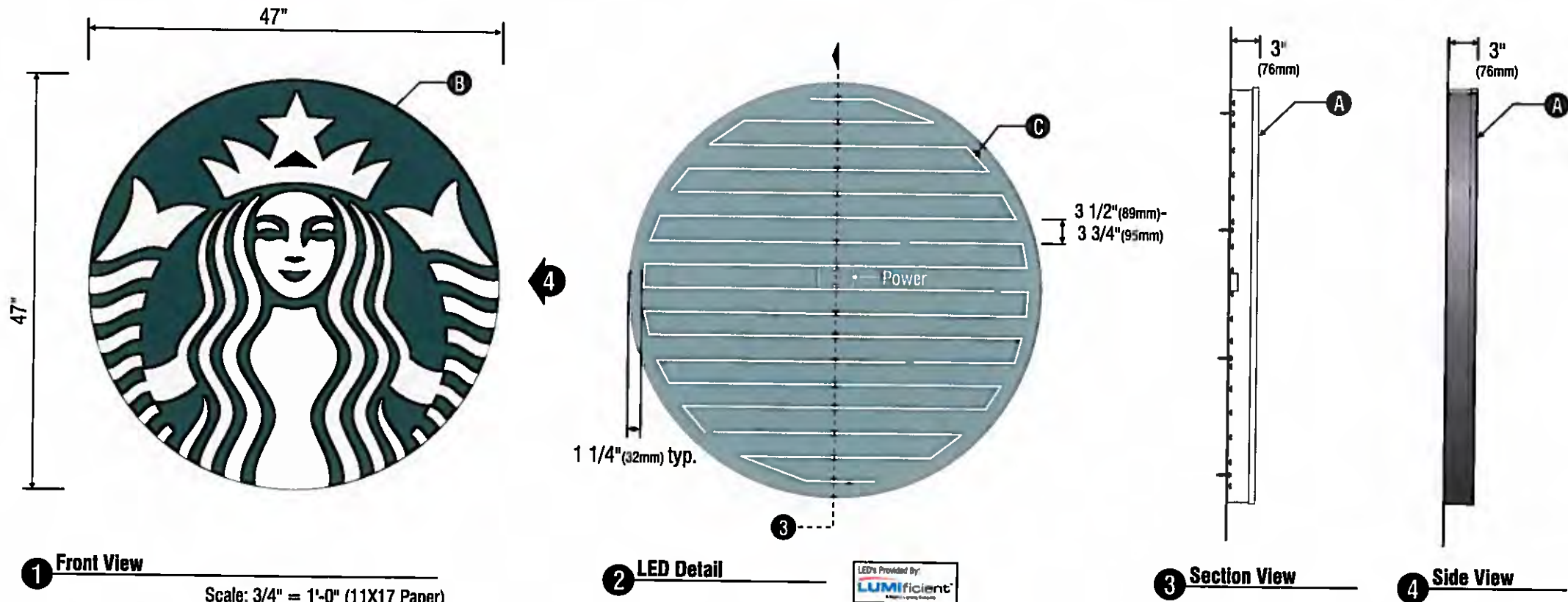
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47" ILLUMINATED SIREN

Qty. 2 SBC-15-30402-3

B



1 Front View

Scale: 3/4" = 1'-0" (11X17 Paper)

2 LED Detail



3 Section View

4 Side View

SPECIFICATIONS:

- A Single faced internally illuminated wall mount logo disk. Cabinet to be 3"(76mm) deep, fabricated aluminum sidewalls and back. Paint cabinet black polyurethane. Faces to be 3/16"(5mm) White acrylic. 1" black trimcap with square head screws retainer edging.
- B Graphics of logo to be 1st surface 3M Translucent Scotchcal vinyl- Holly Green #3630-76. Siren to show thru White.
- C Internally illuminate logo disk with Lumificent™ white LED's installed to back of disk. Power with self-contained Lumificent™ power supply covered in white vinyl film. Fasten to wall with required fasteners.

wall mount EVOLVED		
Size	Sq.Ft.	Volts
47"	12.04	120

COLOR LEGEND	
PMS PAINT	VINYL
PMS 3525 C	3M 3630-76
RAL 7021M	3M 3630-22
PMS WHITE	3M 3630-20/ 7725-10 TRANSLUCENT OFFSHORE
PMS 369 C	NA
REFL. WHITE	3M 680-10

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CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Original DRB160003

FOR OFFICE USE ONLY

Case DRB: _____

☒ Fee Paid Initial: ET

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: FIREBIRDS

Location Address: 2665 OLD MILTON PARKWAY

Mailing Address: _____

City: ALPHARETTA State: GA Zip Code: _____

Contact For All Notifications: STEVE WESTER

Contact Telephone: 404 - 219 - 445 Mobile Telephone: _____

Fax: _____ Email: SWESTER@OPTIONSIGNS.COM

Contact's Relation To Business: AGENT

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: The Atwater at Old Milton LLC

Physical Address: 6400 Powers Ferry Rd #350

Mailing Address: _____

City: ATLANTA

State: GA

Zip Code: 30339

Owner Telephone: 678 - 462 - 618

Contact Fax: 678 - 999 - 5,105

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): Stefan Robichaux (for the Atwater at Old Milton LLC)

Date: 12/19/15

Owner Signature: _____

SRB

Property Information:

Address (If Assigned): FIREBIRDS - 2665 OLD MILTON PARKWAY

Tax ID or Map Reference Number: _____

Land Lot(s): _____

District: _____

Section: _____

Existing Zoning of Property: _____

Existing Uses of Property: _____

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



Channel Letters: Raceway Mount, Aluminum Construction, Plastic Face, LED Lighting

Scale: 3/8" = 1' - 0"

NOTE: All Penetrations to Be Sealed As Required

Specifications:

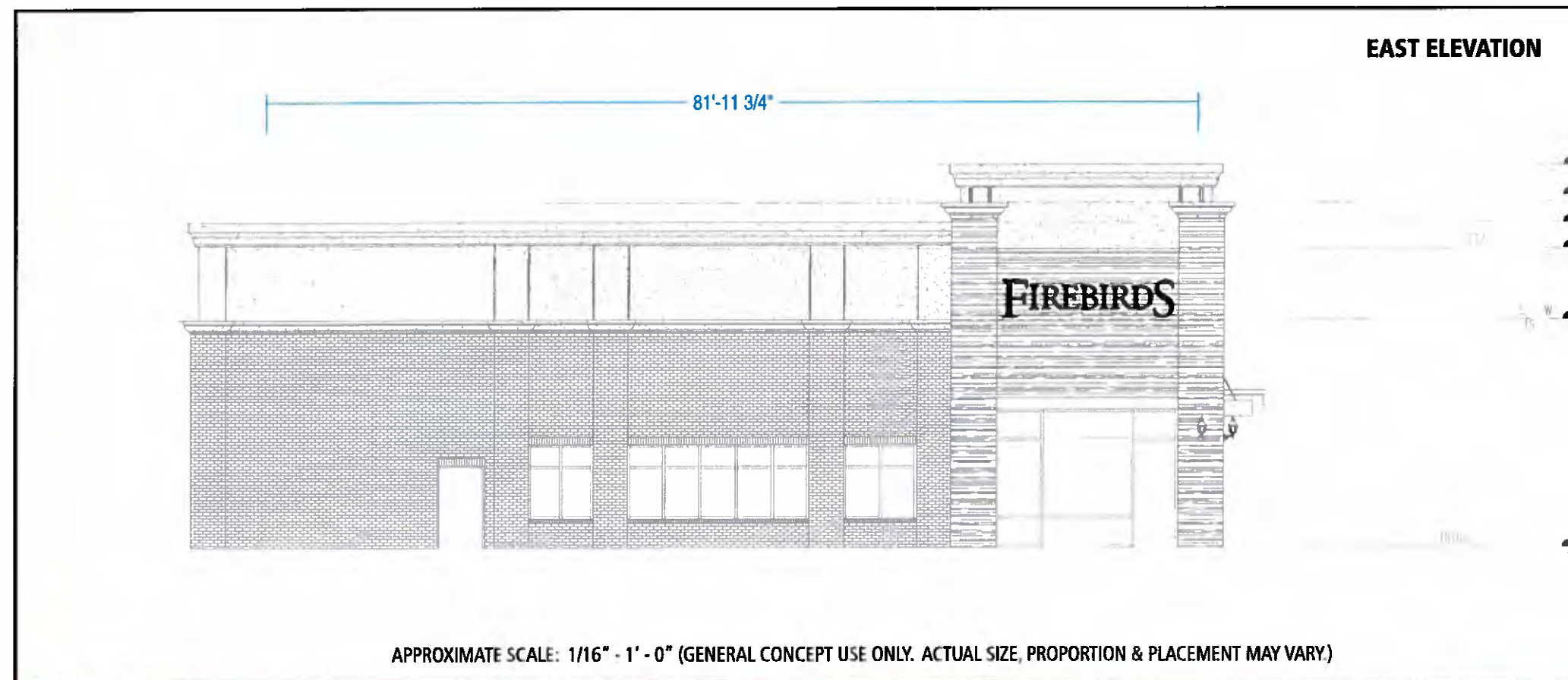
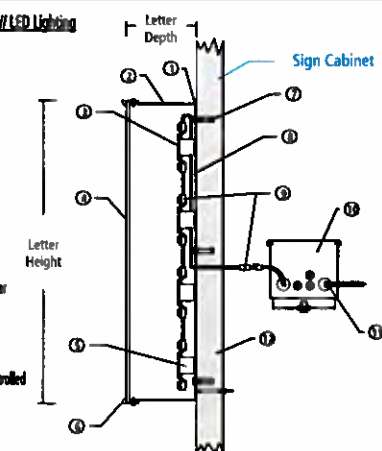
FACES: 3/16" (thk) Acrylic, #7328 White w/ Black Perforated Vinyl Overlay
BACKS: 0.090" (thk) Aluminum, Paint Black
SIDEWALLS: 0.063" (thk) Aluminum, Paint Black
TRIMCAPS: 1" (thk) Plastic, Black
ILLUMINATION: Internal, LED, Bright White
TAGLINE: Aluminum Construction and Face, Routed Copy, White Acrylic Backer

(PRINTED COLORS ARE FOR CONCEPTUAL USE ONLY. ACTUAL COLORS TO BE CONFIRMED PRIOR TO FABRICATION.)

Typical Direct To Cabinet Channel Letters W/LED Lighting

1. 0.090 Aluminum Back
2. 0.063 Aluminum Return MIG Welded
3. LED Module
4. Plastic Face
5. LED Module Support Clip
6. Plastic Trimcap
7. 1/4" x 2" Sleeve Anchors as Required w/ Sealed Penetrations
8. Secondary Wiring
9. Secondary Wiring Connectors
10. NEMA-3 Rated Remote Mounted, LED Transformer
11. Primary Wiring
12. Existing Wall

Note: All Electrical Components to be Time Clock Controlled



Mobile: 704.301.4303
2940 Champaign Street - Charlotte, NC - 28210
704-301-4303 - randy@phoenix-signs.biz

Client Information

Firebirds
2665 Old Milton Parkway
Alpharetta, GA

Date:	Contact:
08/13/15	DESIGNER: Houston Chappell, Jr. AGENT: Randy Uffery

Revisions:	
1.	5.
2.	6.
3.	7.
4.	8.

Underwriters Laboratories Inc.
LISTED
ELECTRIC SIGN
COMPLIES TO UL 62

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Page:	Drawing Number:
2 OF 2	081315-A4b



Channel Letters: Raceway Mount, Aluminum Construction, Plastic Face, LED Lighting

Scale: 3/8" = 1' - 0"

NOTE: All Penetrations to Be Sealed As Required

Specifications:

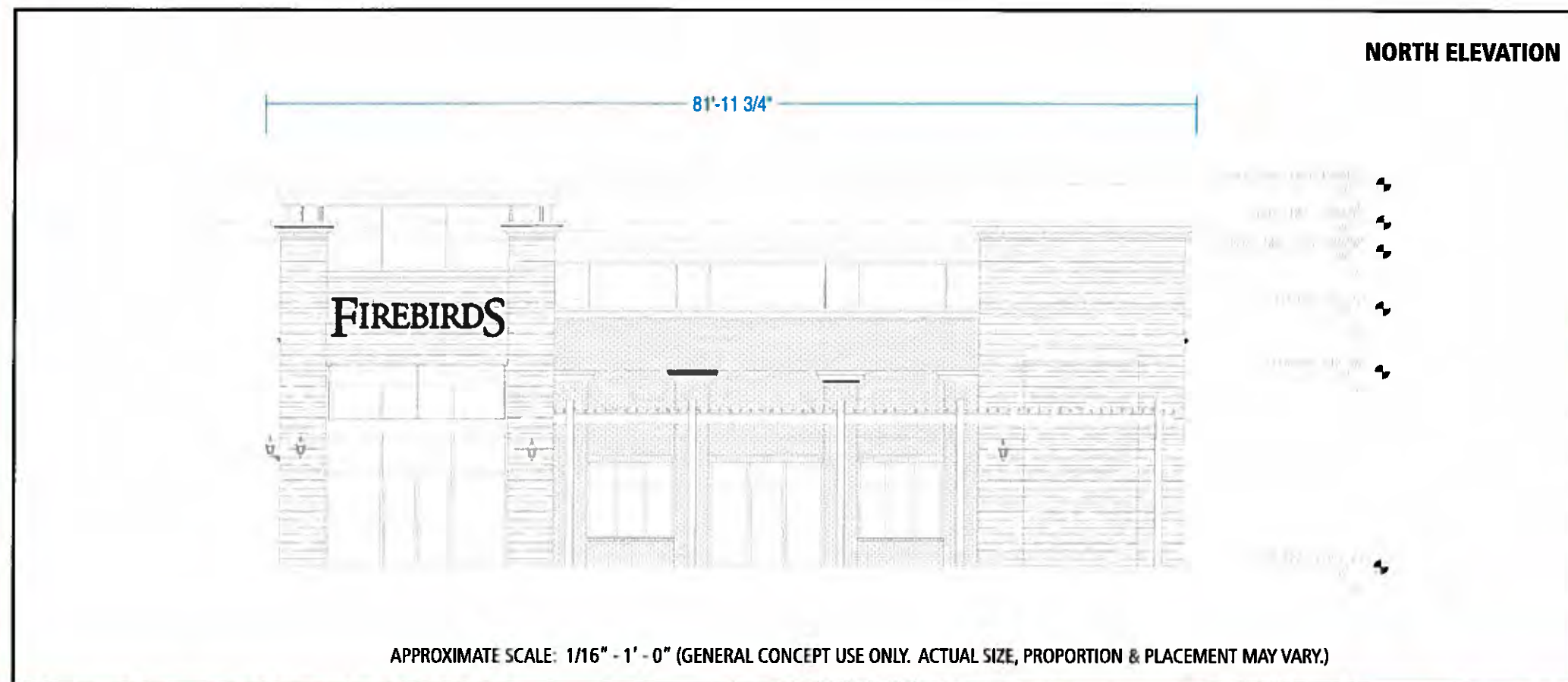
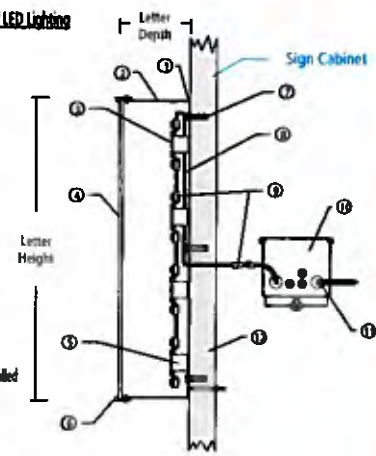
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9. Secondary Wiring Connectors
10. MEEMA-3 Rated Remote Mounted, LED Transformer
11. Primary Wiring
12. Existing Wall

Note: All Electrical Components to be Time Clock Controlled



NORTH ELEVATION



Mobile: 704.301.4303
2940 Champaign Street - Charlotte, NC. - 28210
704-301-4303 - randy@phoenix-signs.biz

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Firebirds
2665 Old Milton Parkway
Alpharetta, GA

Date: 08/13/15
Contact: Houston Chappell, Jr.
DESIGNER: Randy Urry
AGENT: Randy Urry

Revisions:

1.	5.
2.	6.
3.	7.
4.	8.



THIS ARTICLE IS DESIGNED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 605 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THIS SIGN.

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Page: 1 OF 2
Drawing Number: 081315-A4a



Specifications:	
FACE:	0.125" (thk) Aluminum, Paint Black
"FIREBIRDS":	3/16" (thk) Acrylic, #7328 White
TAGLINE:	3/16" (thk) Acrylic, #7328 White w/ Black Vinyl Graphics
ILLUMINATION:	Internal, Fluorescent Tubes, White
(PRINTED COLORS ARE FOR CONCEPTUAL USE ONLY. ACTUAL COLORS TO BE CONFIRMED PRIOR TO FABRICATION.)	

Channel Letters: Raceway Mount, Aluminum Construction, Plastic Face, LED Lighting

Scale: 3/8" = 1' - 0"

- P4** MAP - 32071 - WHITE WONDER (TEXTURED FINISH)
- D1** DIGITAL PRINT VINYL - CMYK
- P1** MAP - 00632 - ROSE GLOW (TEXTURED FINISH)
- P2** MAP - 00632 - ROSE GLOW (NON-TEXTURED)
- P3** MAP - 11705 - CHOCOLATE THUNDER
- M1** BRICK - BORAL "OUTER BANKS" QUEEN
- M2** LONE STAR - LEDGESTONE - CHISHOLM



APPROXIMATE SCALE: 3/8" - 1' - 0" (GENERAL CONCEPT USE ONLY. ACTUAL SIZE, PROPORTION & PLACEMENT MAY VARY.)



Mobile: 704.301.4303
2940 Champaign Street - Charlotte, NC - 28210
704-301-4303 - randy@phoenix-signs.biz

Client Information

Firebirds
2665 Old Milton Parkway
Alpharetta, GA

Date:	Contact:
11/04/15	DESIGNER: Houston Chappell, Jr. AGENT: Randy Urry

Revisions:	
1.	5.
2.	6.
3.	7.
4.	8.

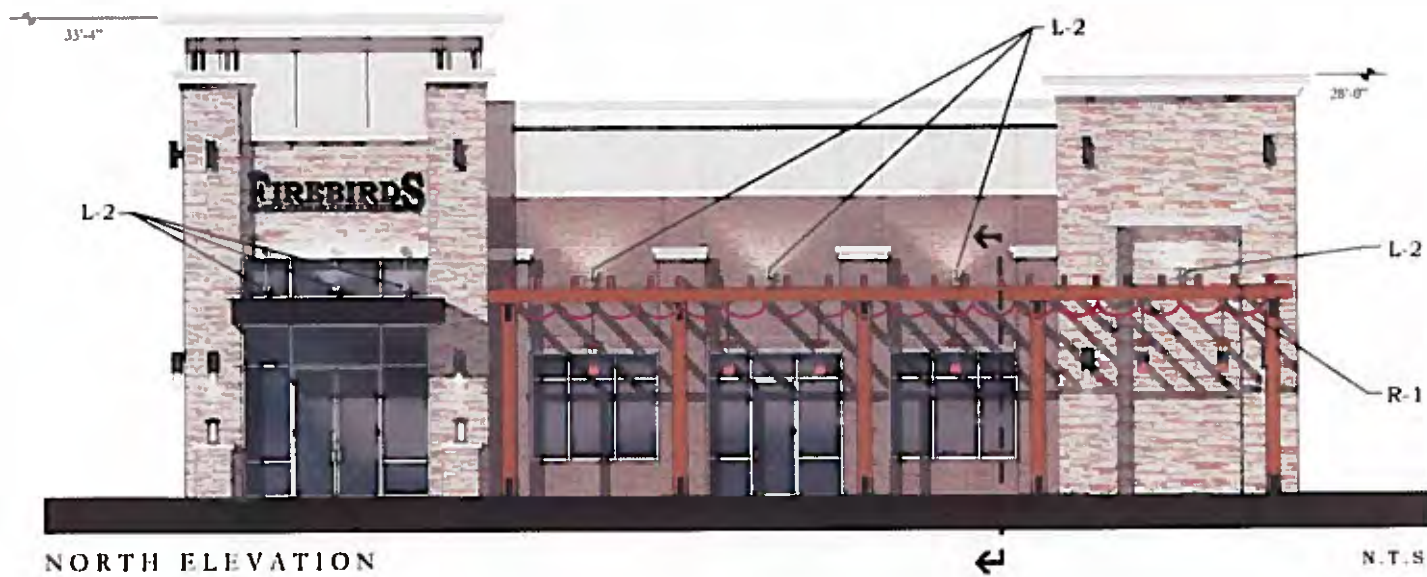


THIS ARTICLE IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 605 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THIS SIGN.

THE CONTENTS OF THIS DRAWING AND ALL DESIGN ELEMENTS ARE THE PROPERTY OF PHOENIX SIGNS. THEY ARE NOT TO BE REPRODUCED, CHANGED, OR EXHIBITED TO ANYONE OUTSIDE OF YOUR COMPANY IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM PHOENIX SIGNS. ALL SUCH ACTIONS ARE PROHIBITED BY LAW. © 2015 ALL RIGHTS RESERVED

ALL ELECTRICAL SIGNS ARE 120 VOLTS UNLESS OTHERWISE INDICATED

Page:	Drawing Number:
1 OF 1	110415-A2



CATALOG NO. TYPE NO. JOB NAME

3300 Series Medium Base Lampholder (150W max.)

ORDERING INFORMATION



ACCESSORIES

- 3300 Series Medium Base Lampholder (150W max.)
- 3300 Series Medium Base Lampholder (150W max.)
- 3300 Series Medium Base Lampholder (150W max.)
- 3300 Series Medium Base Lampholder (150W max.)

TECHNICAL INFORMATION

3300 Series Medium Base Lampholder accepts 150W lamps up to 30V. Beam spread is 10 degrees. The 3300 Series Medium Base Lampholder is designed for use with 150W lamps. See Lamp Holder Page for Lamp Data.

PRODUCT SPECIFICATIONS

- The 3300 Series Medium Base Lampholder is designed for use with 150W lamps. Beam spread is 10 degrees. The 3300 Series Medium Base Lampholder is designed for use with 150W lamps. See Lamp Holder Page for Lamp Data.
- 3300 Series Medium Base Lampholder (150W max.)
- 3300 Series Medium Base Lampholder (150W max.)
- 3300 Series Medium Base Lampholder (150W max.)



PHILIPS
Stonco

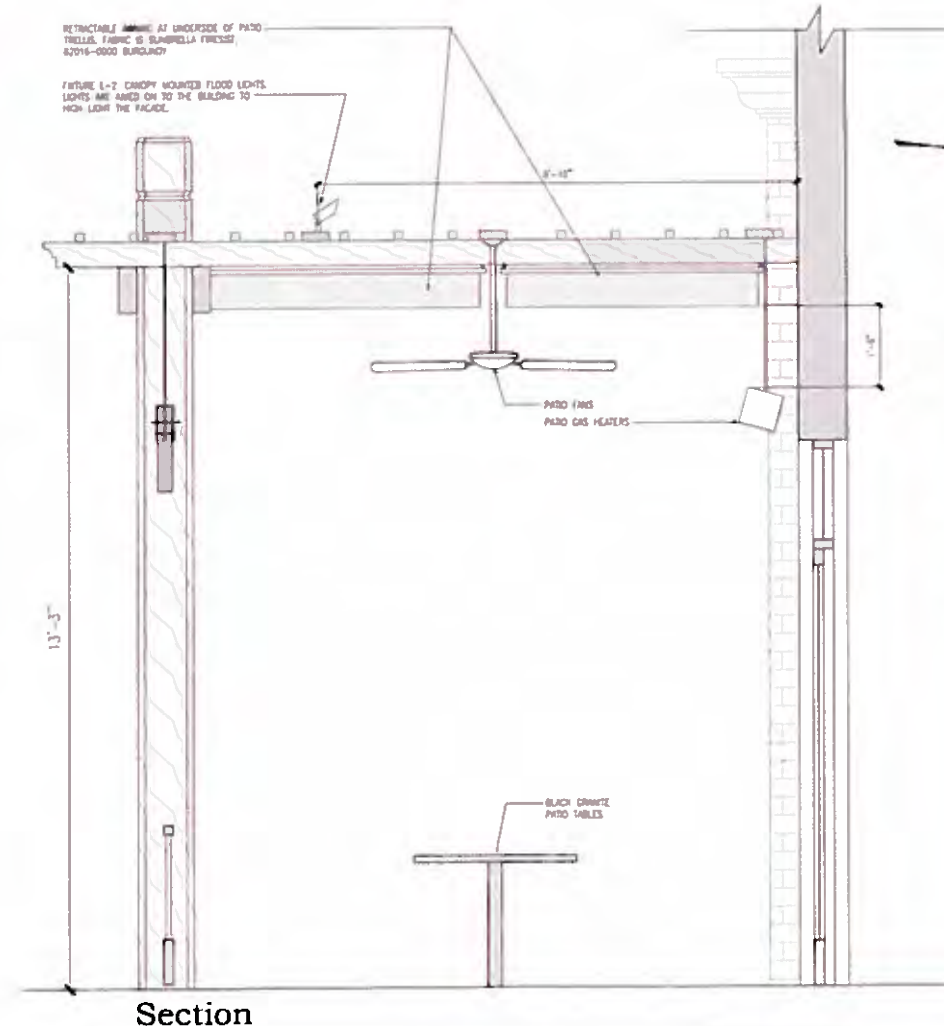
R-1 Retractable Awning

FIREST

TECHNICAL DATA	
Weight	8.75 oz. per square yard
Width	60"/152.4 cm
Color	Solution dyed to resist color loss from UV exposure and weathering. Resistant to most chemicals, including bleach.
WARRANTY	5 years against loss of color or strength.
SURFACE	Plain weave - Highly water repellent and soil/stain release finish.
UNDERSIDE	Urethane/acrylic coating.
TRANSPARENCY LEVEL	Lighter shades translucent for back-lighting applications.
ABRASION RESISTANCE	Excellent.
FLEXIBILITY	Excellent in both hot and very cold conditions.
FLAME RESISTANCE (PASSER ALL, BUT NOT LIMITED TO)	California State Fire Marshal Title 19, NFPA 701-99, test method B, CPAI-84. Tent walls and roof. FMVSS 302, FAA 25.853 (Aviation), UFAC Upholstered Furniture, Class 1.
MILDEW RESISTANCE	Excellent (with proper maintenance and cleaning).
CHEMICAL RESISTANCE	Excellent.
WATER REPELLENCY	Excellent.
OIL RESISTANCE	Very good.
SEWABILITY	Excellent.
HEAT SEALING	Can be heat sealed using sealing tape and heat source such as wedge, hot air, radio frequency welding, etc.



BURGUNDY
82016-0000



Model TSR Dual Stage
(25,000 BTU and 34,000 BTU)
Commercial Grade Series (Color Black). Includes pre-programmed wireless hand held remote control, 120 Volt to 6 Volt power adapter, and pre-programmed wireless wall switch.

LIGHTING & FABRIC AWNING VARIANCE

CITY OF ALPHARETTA

Design Review Board

Hearing Application



FOR OFFICE USE ONLY

Original

Case: DRB -

Received By: ET

Receipt #1065

☒ Fees Paid

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: Firebirds of Alpharetta, LLC

Location Address: 2665 Old Milton Parkway, Suite 100, Alpharetta, GA 30022

Mailing Address: 13850 Ballantyne Corporate Place, Suite 450

City: Charlotte

State: NC

Zip Code: 28277

Contact For All Notifications: Donna Brown - Interplan LLC

Contact Telephone: 407 - 645 - 5,008

Mobile Telephone: 732 - 616 - 4,625

Fax: 407 - 629 - 9,124

Email: dbrown@interplanllc.com

Contact's Relation To Business: Permitting Manager for Architectural/Engineering Design Firm

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 \$ 300

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

CITY OF ALPHARETTA

Design Review Board

Hearing Application



Property Owner Information:

Property Owner Name: The Atwater at Old Milton, LLC

Physical Address: 2665 Old Milton Parkway, Alpharetta, GA 30022

Mailing Address: 6400 Powers Ferry Road, Suite 350

City: Atlanta

State: GA

Zip Code: 30339

Owner Telephone: 678 - 384 - 4,428

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): The Atwater at Old Milton, LLC

Date: 12/21/15

Owner Signature: Jon Bellant, Manager

Property Information:

Address (If Assigned): 2665 Old Milton Parkway, Suite 100, Alpharetta, GA 30022

Tax ID or Map Reference Number: 12 284208010442

Land Lot(s): 801-804

District: 1

Section: 2

Existing Zoning of Property: C-2

Existing Uses of Property: Restaurant

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

Applicant Signature: Donna Brown

Date: 12.22.15

[Print Form](#)

CITY OF ALPHARETTA

Design Review Board

Hearing Application

Alpharetta
GEORGIA

\$200

FOR OFFICE USE ONLY

Case: DRB -

Received By:

DRB 15-32
15007* (#4511)

☒ Fees Paid

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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: AT & T

Location Address: 2685 Old Milton Pkwy

Mailing Address:

City: Alpharetta

State: GA

Zip Code: 30022

Contact For All Notifications: Apollo Sign & Light (Brenda Freeman)

Contact Telephone: 770 - 874 - 9,400

Mobile Telephone: 404 - 915 - 6,154

Fax: 770 - 874 - 9,401

Email: bfreeman@apollosign.com

Contact's Relation To Business: Permit Expeditior

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 \$ 200

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

CITY OF ALPHARETTA

Design Review Board

Hearing Application



Property Owner Information:

Property Owner Name: D & G Development Group

Physical Address: 6400 Powers Ferry Rd., Ste 350

Mailing Address: 6400 Powers Ferry Rd., Ste 350

City: Atlanta

State: GA

Zip Code: 30339

Owner Telephone: 678 - 462 - 618

Contact Fax: 678 - 999 - 5,105

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):

The Atwater + Old Milton Parkway

Date:

10/12/15

Owner Signature:

[Signature]

Stefan Robichaux, Construction Mgr

Property Information:

Address (If Assigned):

Tax ID or Map Reference Number:

Land Lot(s):

District:

Section:

Existing Zoning of Property:

Existing Uses of Property:

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:

[Signature]

Date:

12/1/15

Print Form



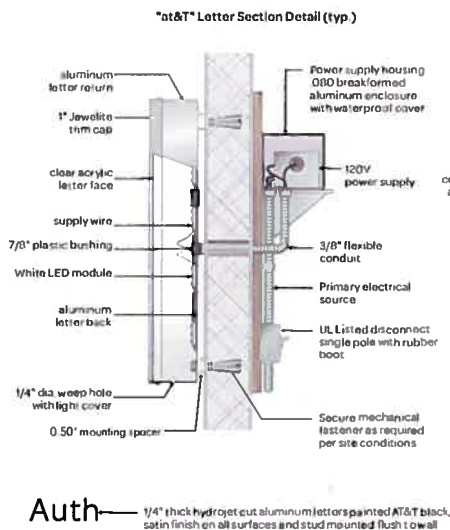
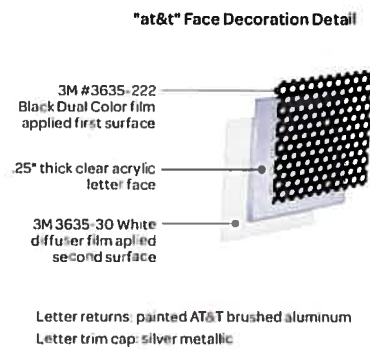
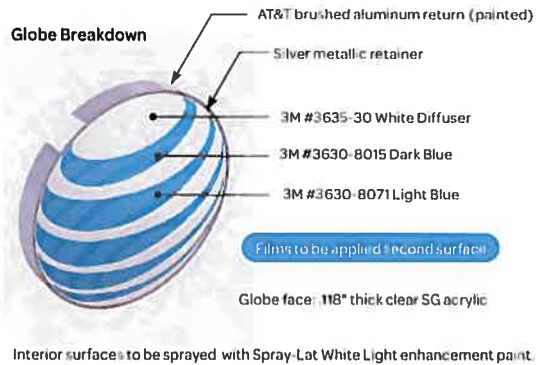
Proposal v2
AT&T Authorized Retailer
2685 Old Milton Pkwy
Alpharetta GA 30022

TNE SIGNAGE
214.341.2800

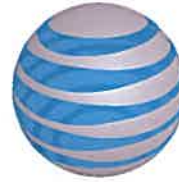
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TNE AT&T
Alpharetta GA
SIGN 002

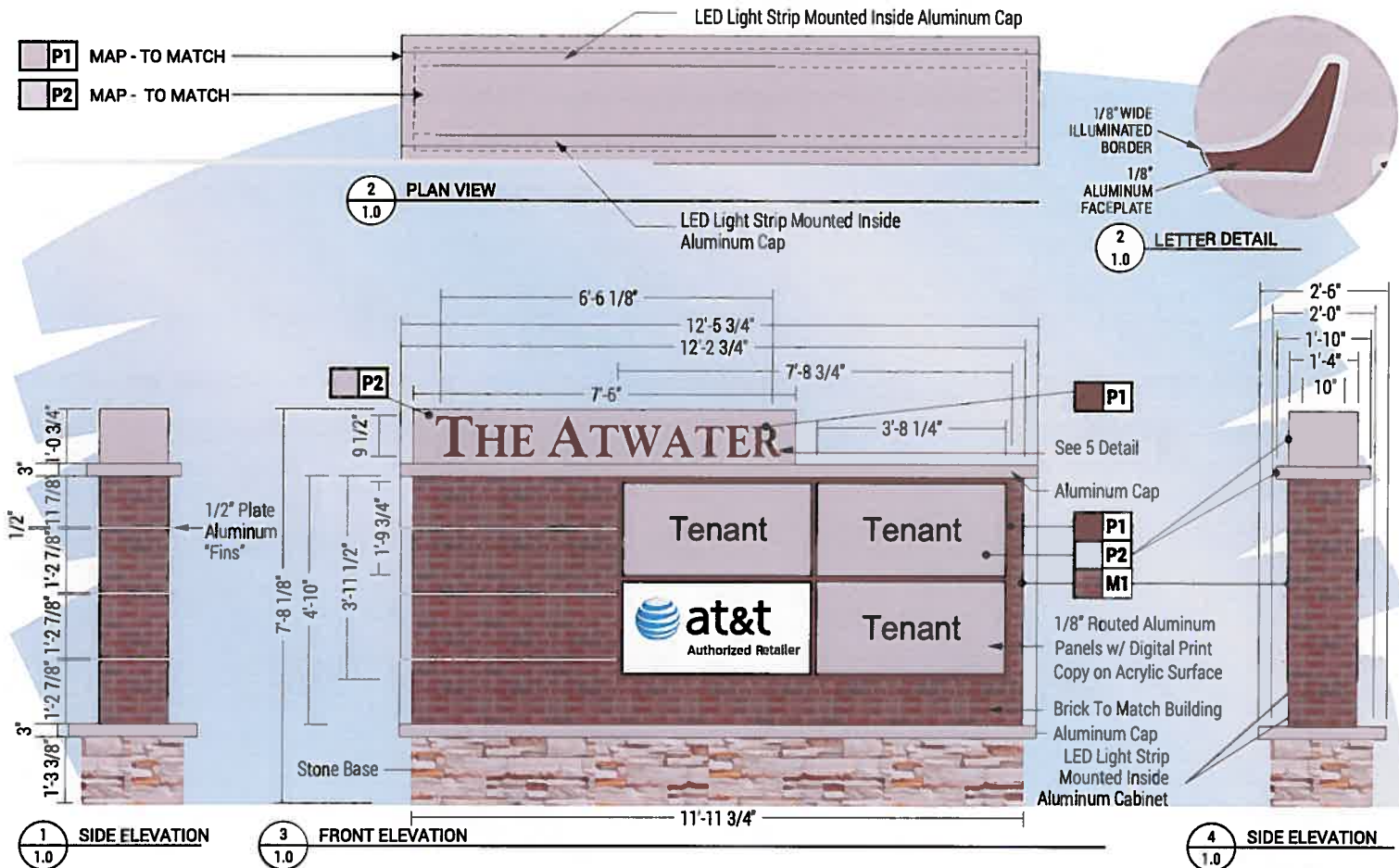
SIGN 002 - Secondary Elevation
X1 - Remote Wired Face Lit CL with Day/Night film and black FCO "Authorized Retailer"
(flush mounted)



SIGN 003 - Plex Sign Replacement

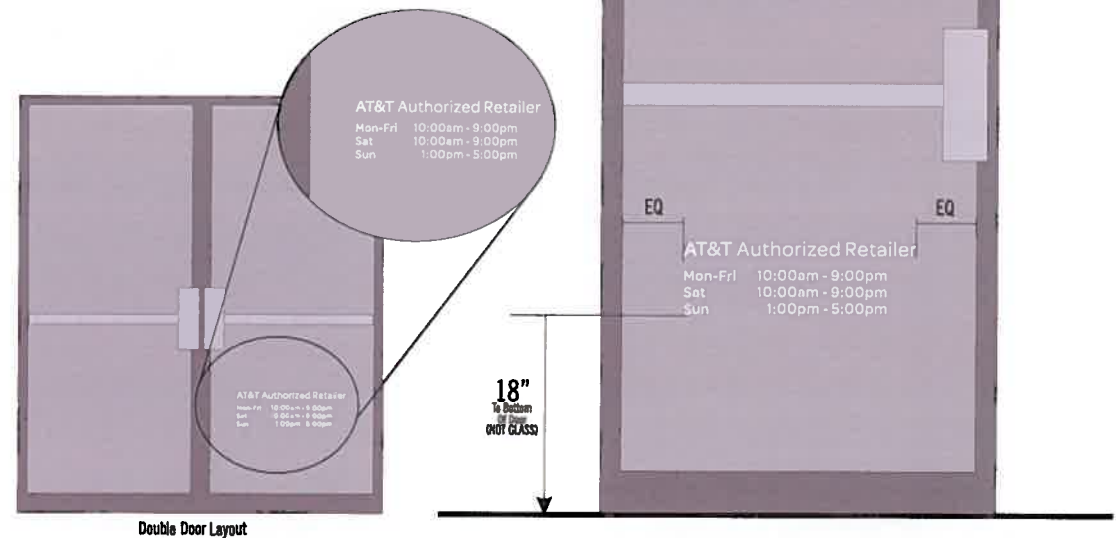
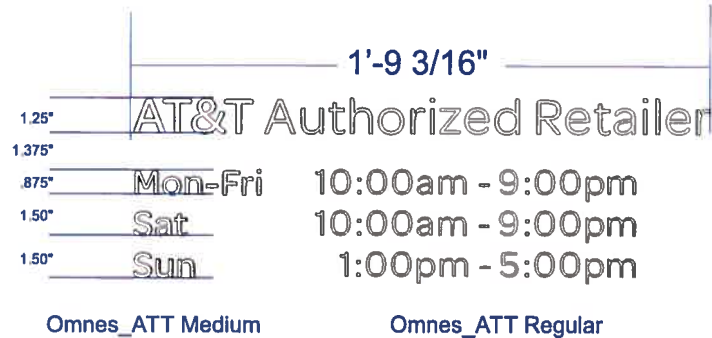


Globe To Be Printed With Approve AT&T Graphics At A Minimum Of 600 DPI On A White Vinyl Carrier (3M #1J-180-10). Graphics Must Be AT&T Approved Logo With Gradation As Displayed. Standard 3M Films And Translucent Inks Are To Be Utilized To Meet The Required MCS Warranty. The Globe To Be Laminated With 3M #8519 Clear Over Laminate And Contour Cut In The Shape Of The AT&T Logo Globe.



SIGN 004 - Door Decals - FPO ONLY - actual hours to be determined

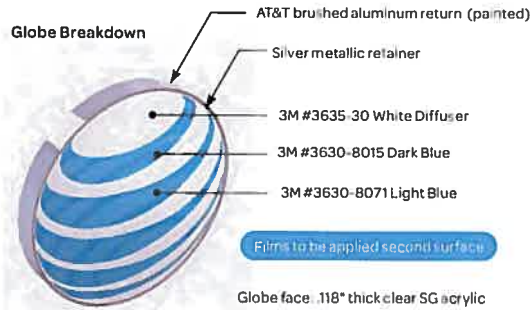
DOOR GRAPHICS DETAILED DRAWING



TNE AT&T
Alpharetta GA
SIGN 001

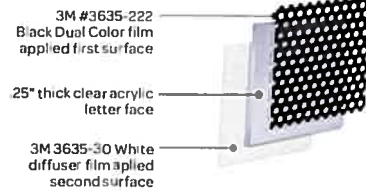
SIGN 001 - West Elevation

X1 - Remote Wired Face Lit CL with Day/Night film and black FCO "Authorized Retailer" (flush mounted)

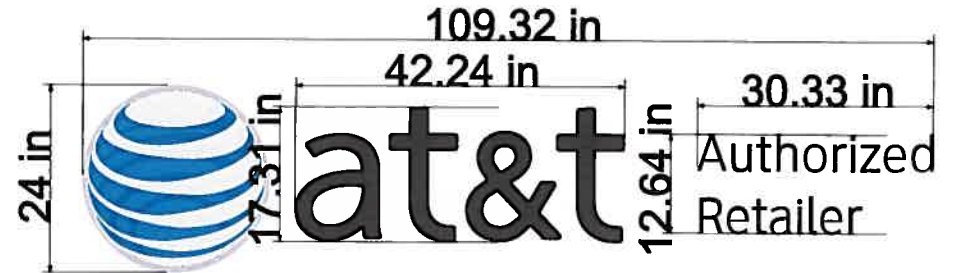


Interior surfaces to be sprayed with Spray-Lat White Light enhancement paint.

at&t Face Decoration Detail

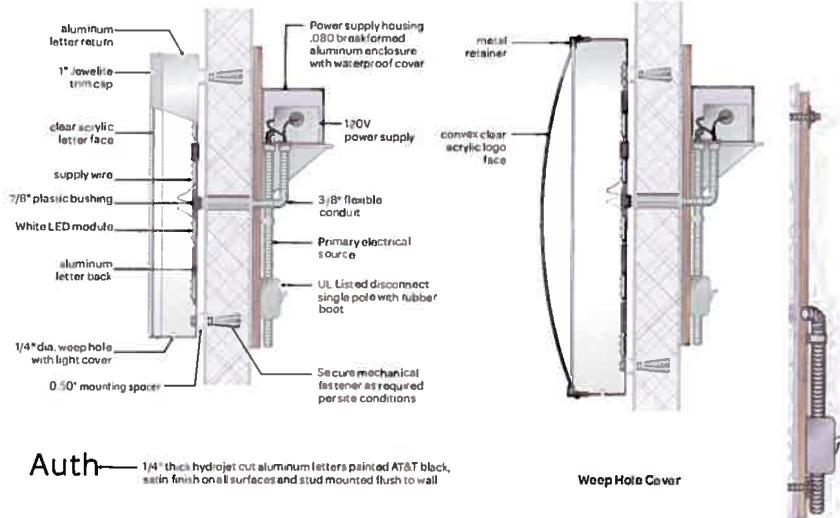


Letter returns: painted AT&T brushed aluminum
 Letter trim cap: silver metallic



at&t Letter Section Detail (typ.)

Globe Section Detail (typ.)



Proposal v2
AT&T Authorized Retailer
2685 Old Milton Pkwy
Alpharetta GA 30022

TNE SIGNAGE
214.341.2800

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CITY OF ALPHARETTA

Design Review Board

Hearing Application

Alpharetta

FOR OFFICE USE ONLY

Case: DRB - _____

Received By: _____

☐ Fees Paid

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: Mattress Firm

Location Address: 2685 Old Milton Parkway, Suite 200

Mailing Address: 5815 Gulf Freeway

City: Houston,

State: TX

Zip Code: 77023

Contact For All Notifications: Anchor Sign, Inc. Jennifer Dominici - Contact

Contact Telephone: 843 - 576 - 3,208

Mobile Telephone: _____

Fax: 843 - 576 - 7,208

Email: jdominici@anchorsign.com

Contact's Relation To Business: Sign Contractor

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

Hearing Application

Alpharetta
GEORGIA USA

Property Owner Information:

Property Owner Name: The Atwater at Old Milton Parkway LLC

Physical Address: 2705 Old Milton Pkwy., Alpharetta, GA 30009

Mailing Address: 6400 Powers Ferry Road, Suite 350

City: Atlanta

State: GA

Zip Code: 30339

Owner Telephone: 678 - 263 - 3911

Contact Fax: 678 - 999 - 5105

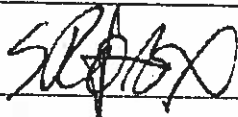
Property Owner Authorization (Must be completed if the applicant is not the legal owner of the subject property) :

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): Stefan Robichaux

Date: 10/5/15

Owner Signature:



Property Information:

Address (If Assigned): 2685 Old Milton Parkway

Tax ID or Map Reference Number: 12 284208010442

Land Lot(s):

District:

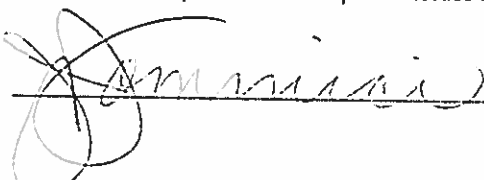
Section:

Existing Zoning of Property: N/A

Existing Uses of Property: N/A

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

Applicant Signature:



Date:

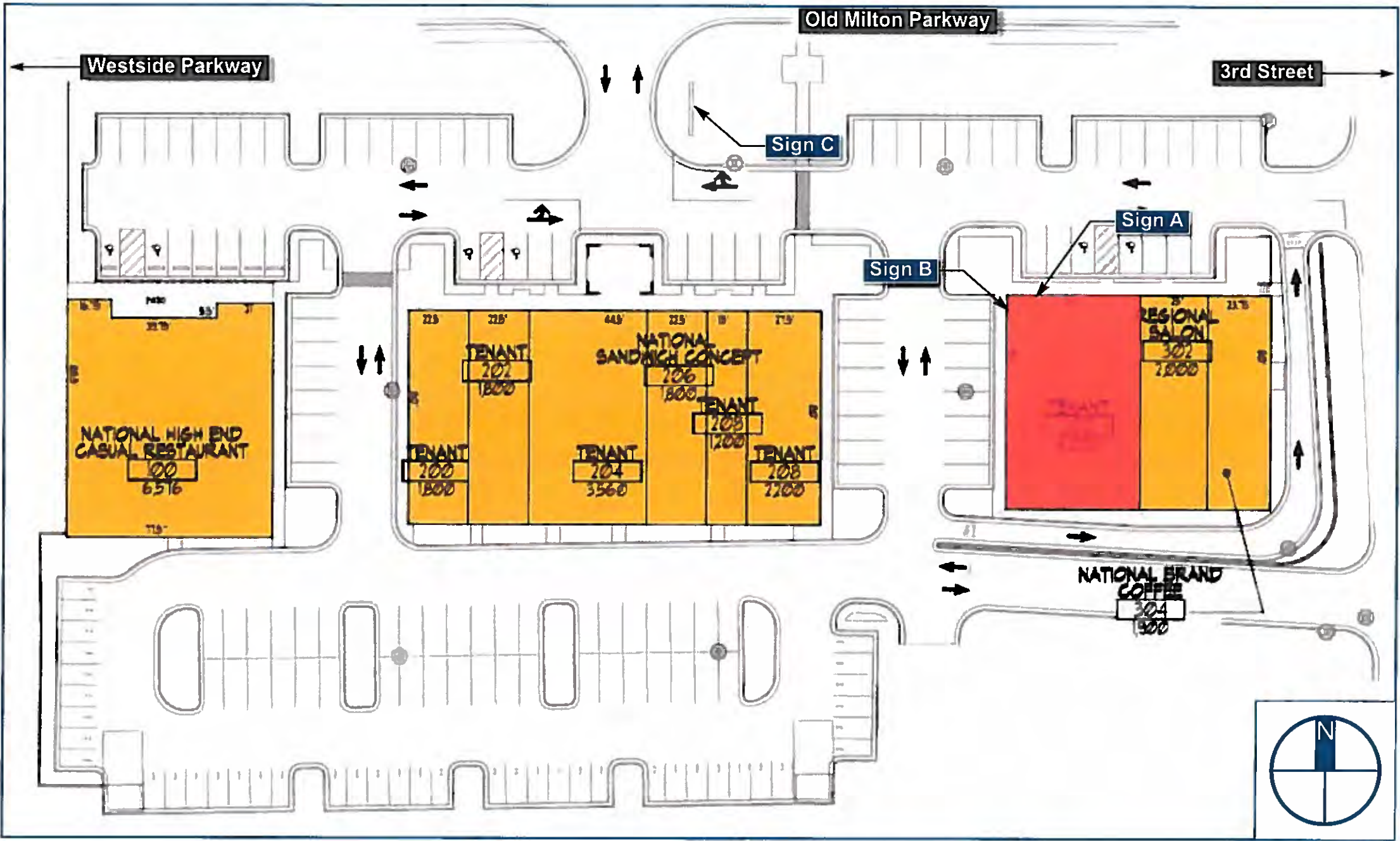
12/28/15

Print Form

SIGN A	22" Mattress Firm Stacked
Sign Type:	Channel Letters on a backer panel w/ Remote Transformers
Illumination:	Internally Illuminated LED
Square Footage:	42.68
To Grade:	Top of Sign To Grade = 18'-2" Bottom of Sign To Grade = 13'-4"

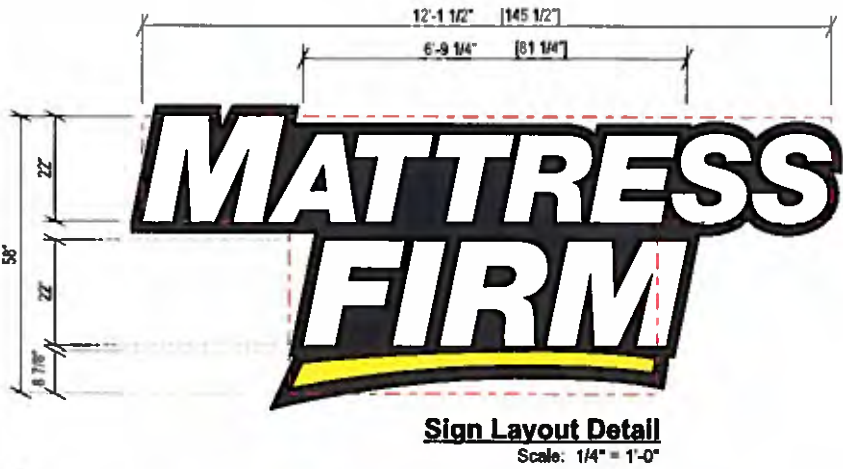
SIGN B	22" Mattress Firm Stacked
Sign Type:	Channel Letters on a backer panel w/ Remote Transformers
Illumination:	Internally Illuminated LED
Square Footage:	42.68
To Grade:	Top of Sign To Grade = 19'-0" Bottom of Sign To Grade = 14'-2"

SIGN C	Mattress Firm
Sign Type:	Routed aluminum panel w/ acrylic backing
Actual Size:	21 3/4" x 44 1/4"
Viewable Size:	21 3/4" x 44 1/4"
Square Footage:	6.68



SIGN A	22" Mattress Firm Stacked
Sign Type:	Channel Letters on a backer panel w/ Remote Transformers
Illumination:	Internally Illuminated LED
Square Footage:	42.68
To Grade:	Top of Sign To Grade = 18'-2" Bottom of Sign To Grade = 13'-4"

Facade: Lone Star Stone, Ledgestone, Chisholm Color



Front Elevation (North)

Scale: 3/32" = 1'-0"

Allowable Square Footage this Elevation:	50.50
Formula: 1:1	
Actual Square Footage this Elevation:	42.68



Client:	Mattress Firm
Site #:	MF-007133
Address:	2665 Old Milton Parkway - Building 300 Alpharetta, GA 30009 Old Milton Parkway

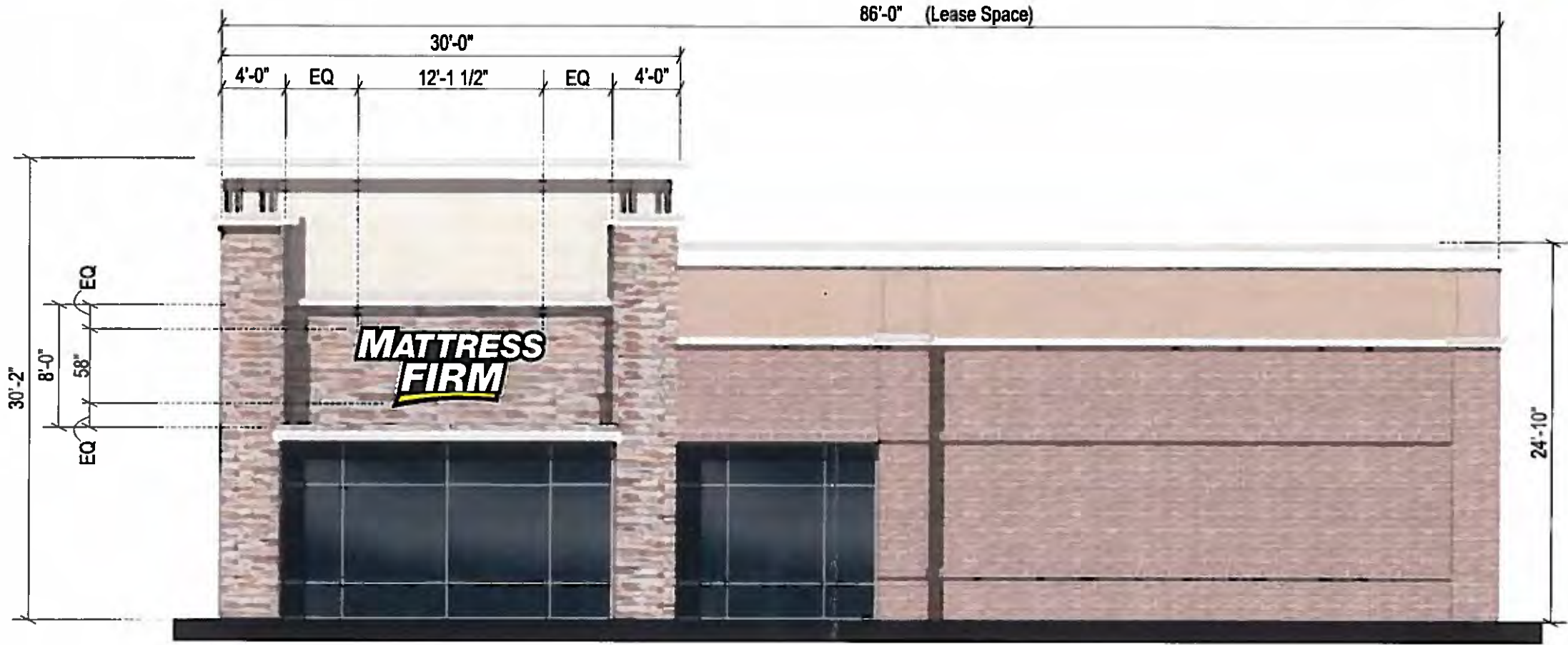
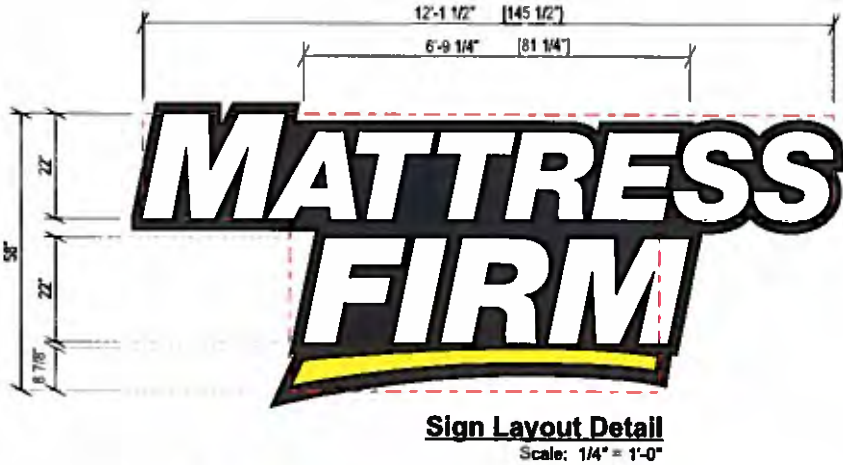
REVISION INFO	09/09/2015	Update monument per provided drawings from landlord	CC
	09/10/2015	Update elevation drawings, update signs to two options	CC
	09/15/2015	Removed Unwanted Option	SD
	09/18/2015	Revised Building Dimensions	DB
	10/02/2015	remove location tbd for sign c	JH
	11/30/2015	Revised Signs A&B to 24" White No Swoosh	JH
	01/07/2016	Revised Signs A&B to Include Yellow Swoosh & Updated Facade Color	JH

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SIGN B	22" Mattress Firm Stacked
Sign Type:	Channel Letters on a backer panel w/ Remote Transformers
Illumination:	Internally Illuminated LED
Square Footage:	42.68
To Grade:	Top of Sign To Grade = 19'-0" Bottom of Sign To Grade = 14'-2"

Facade: Lone Star Stone, Ledgestone, Chisholm Color



Allowable Square Footage this Elevation:	50.50
Formula: Based off front elevation	
Actual Square Footage this Elevation:	42.68



Client: Mattress Firm
Site #: MF-007133
Address: 2665 Old Milton Parkway - Building 300
Alpharetta, GA 30009
Old Milton Parkway

09/09/2015	Update monument per provided drawings from landlord	CC
09/10/2015	Update elevation drawings, update signs to two options	CC
09/15/2015	Removed Unwanted Option	SD
09/18/2015	Revised Building Dimensions	DB
10/02/2015	remove location tbd for sign c	JH
11/30/2015	Revised Signs A&B to 24" White No Swoosh	JH
01/07/2016	Revised Signs A&B to Include Yellow Swoosh & Updated Facade Color	JH

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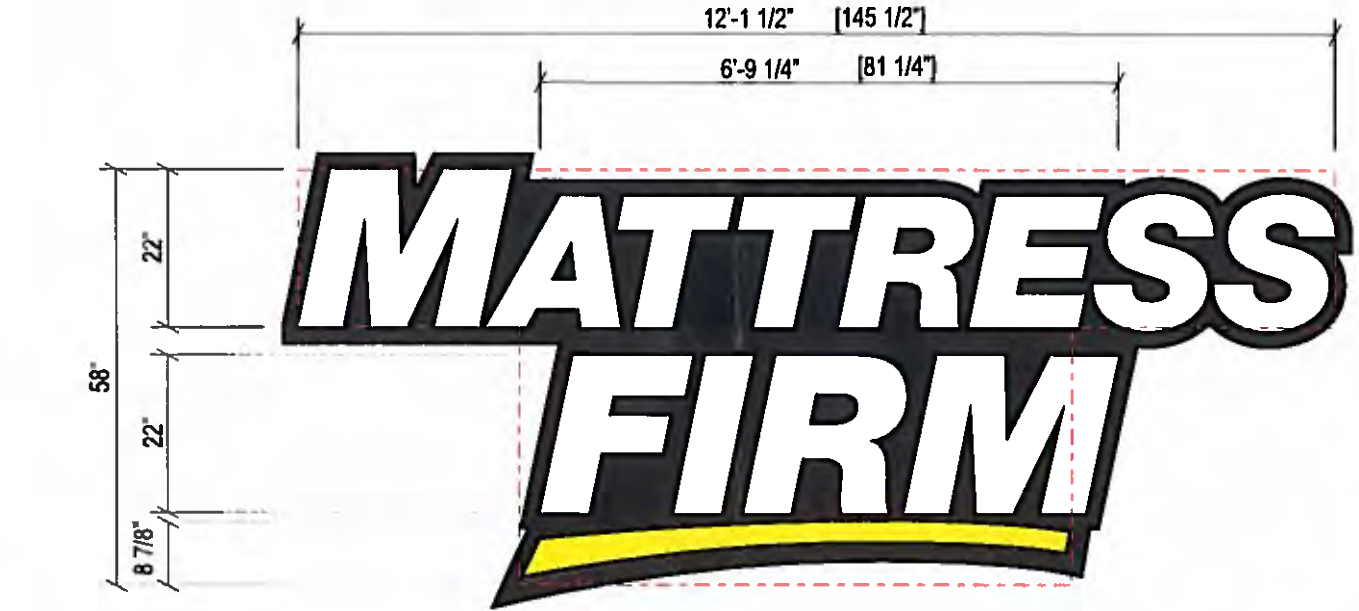


SIGN A	22" Mattress Firm Stacked
Sign Type:	Channel Letters on a backer panel w/ Remote Transformers
Illumination:	Internally Illuminated LED
Square Footage:	42.68
To Grade:	Top of Sign To Grade = 18'-2" Bottom of Sign To Grade = 13'-4"

SIGN B	22" Mattress Firm Stacked
Sign Type:	Channel Letters on a backer panel w/ Remote Transformers
Illumination:	Internally Illuminated LED
Square Footage:	42.68
To Grade:	Top of Sign To Grade = 19'-0" Bottom of Sign To Grade = 14'-2"

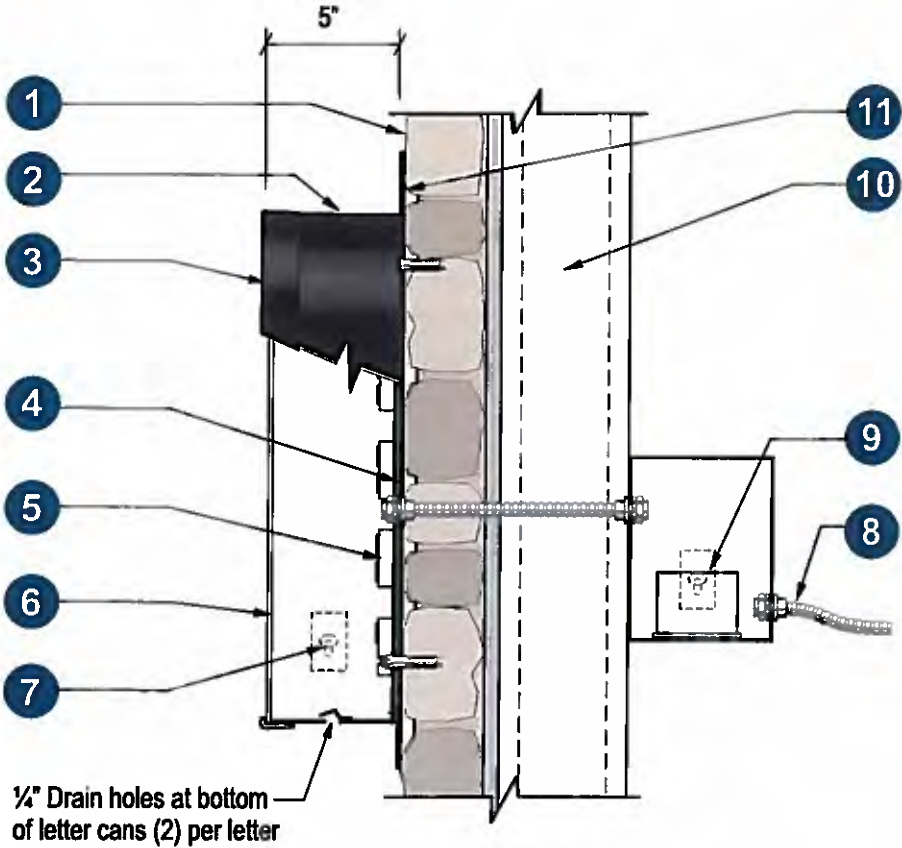
Electrical Detail:
P-LED White LEDs (2) 60w Transformers @ 1.2 amps each Total Amps: 2.40 (1) 20 amp 120V Circuit Req.


General Notes:
This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code.
1) Grounded and bonded per NEC 600.7/NEC 250
2) Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps
3) Sign is to be UL listed per NEC 600.3
4) UL disconnect switch per NEC 600.6- required per sign component before leaving manufacturer*
*For multiple signs, a disconnect is permitted but not required for each section



Sign Layout Detail
Scale: 3/8" = 1'-0"

Specifications: Channel Letters w/ backer panel
1. Existing Facade: Stone
2. 0.040 Aluminum letter returns painted to match Black
3. 0.125" x 1" trim cap to match Black
4. 3mm Signabond Lite composite backs (interior of sign can painted white for maximum illumination)
5. White LEDs
6. 3/16" R&H #7328 White acrylic faces
7. Waterproof disconnect switch
8. Primary electrical feed
9. Transformers
10. Mounting hardware: 3/8" Sleeve Anchors
11. 0.080 Aluminum backer panel painted Black



Section @ LED Channel Letter
Front-Lit (Remote) Scale: N.T.S.

	Client: Mattress Firm	REVISION INFO	09/09/2015	Update monument per provided drawings from landlord	CC	This rendering is the property of Anchor Sign, Inc. It is for the exclusive use of Anchor Sign, Inc. and the party which requested the rendering. It is an unpublished original drawing not to be distributed, reproduced or exhibited without the consent of Anchor Sign, Inc. Please contact your account manager with questions regarding this statement.
	Site #: MF-007133		09/10/2015	Update elevation drawings, update signs to two options	CC	
Address: 2665 Old Milton Parkway - Building 300 Alpharetta, GA 30009 Old Milton Parkway			09/15/2015	Removed Unwanted Option	SD	
			09/18/2015	Revised Building Dimensions	DB	
			10/02/2015	remove location tbd for sign c	JH	
			11/30/2015	Revised Signs A&B to 24" White No Swoosh	JH	
			01/07/2016	Revised Signs A&B to Include Yellow Swoosh & Updated Facade Color	JH	

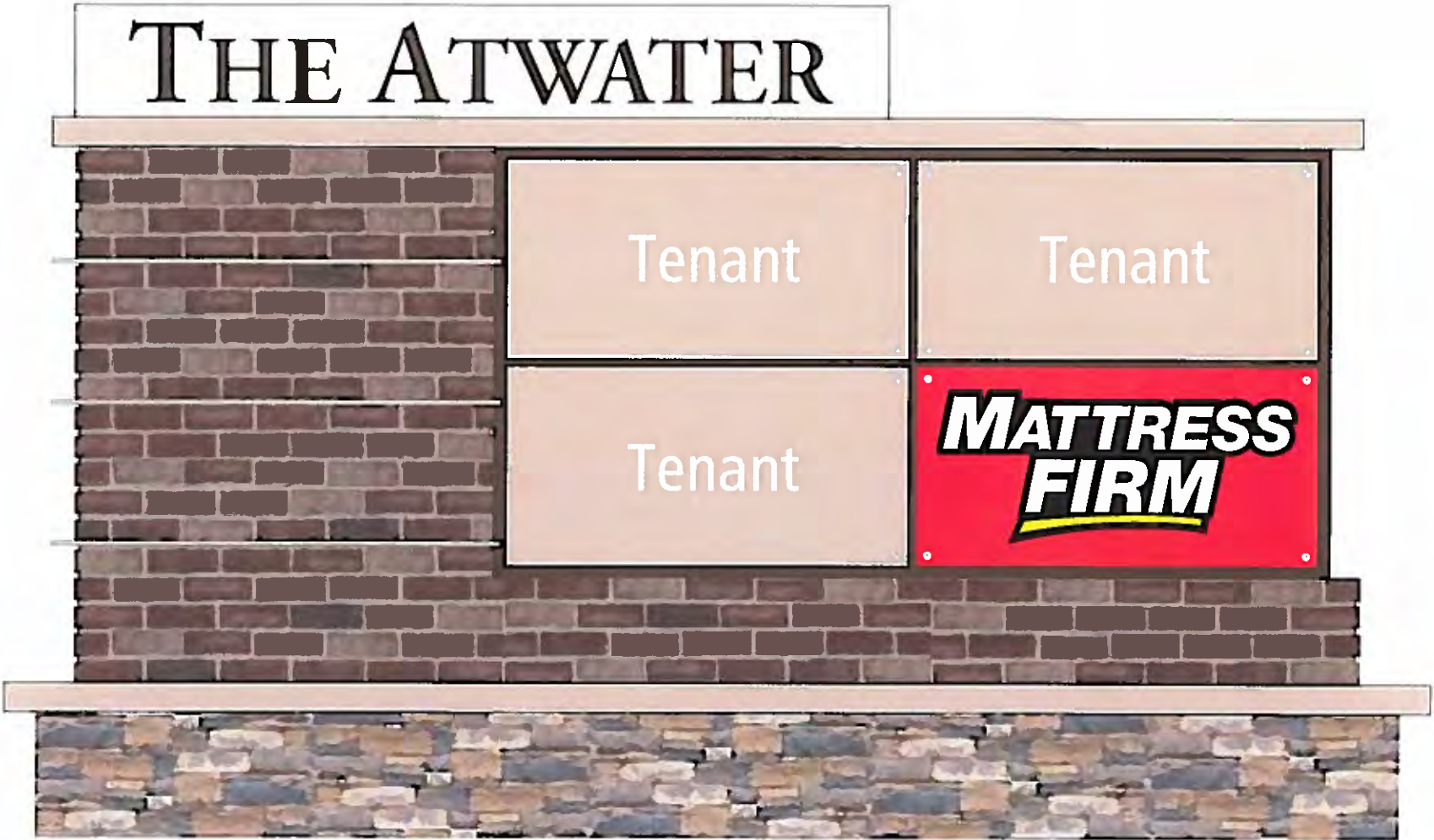
SIGN C	Mattress Firm
Sign Type:	Routed aluminum panel w/ acrylic backing
Actual Size:	21 3/4" x 44 1/4"
Viewable Size:	21 3/4" x 44 1/4"
Square Footage:	6.68



New Applied Vinyl - Existing D/F Monument
QTY 2 (1 SET) Scale: 1" = 1'-0"

Specifications:

1. 1/8" Routed aluminum panel with applied ■ 3M #3630-53 Cardinal Red
2. 1/8" White acrylic backing w/ digital printed vinyl
3. 1" standoff caps (4)



Monument Elevation
 Scale: N.T.S.

	Client:	Mattress Firm	09/09/2015	Update monument per provided drawings from landlord	CC	This rendering is the property of Anchor Sign, Inc. It is for the exclusive use of Anchor Sign, Inc. and the party which requested the rendering. It is an unpublished original drawing not to be distributed, reproduced or exhibited without the consent of Anchor Sign, Inc. Please contact your account manager with questions regarding this statement.
	Site #:	MF-007133	09/10/2015	Update elevation drawings, update signs to two options	CC	
	Address:	2665 Old Milton Parkway - Building 300	09/15/2015	Removed Unwanted Option	SD	
		Alpharetta, GA 30009	09/18/2015	Revised Building Dimensions	DB	
		Old Milton Parkway	10/02/2015	remove location tbd for sign c	JH	
			11/30/2015	Revised Signs A&B to 24" White No Swoosh	JH	
			01/07/2016	Revised Signs A&B to Include Yellow Swoosh & Updated Facade Color	JH	



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: BRIXMOR OPERATING PARTNERSHIP 2, LLC

Physical Address: Brixmor Property Group, as managing agent for ownership entity

Mailing Address: 3440 Preston Ridge Road, Suite 425, Bldg. IV

City: Alpharetta State: GA Zip Code: 30005

Owner Telephone: 770 - 360 - 8,441 Contact Fax: 770 - 442 - 3,773

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): Connie Rollins, its agent Date: 12-18,2015

Owner Signature: Connie Rollins

Property Information:

Address (If Assigned): 7661 Northpoint Parkway, Suite 600

Tax ID or Map Reference Number: 20-1789453

Land Lot(s): 638,654,655,685,686,687 District: 1st Section: 2nd

Existing Zoning of Property: PSC Existing Uses of Property: Retail, Restaurant, Movie Theater, Personal Se

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: James Clason

Date: 12-18-16

Print Form

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: America's Best

Location Address: 7661 North Point Pkwy

Mailing Address: _____

City: Alpharetta State: GA Zip Code: 30022

Contact For All Notifications: Jamie Chason

Contact Telephone: 678 - 580 - 3281 x114 Mobile Telephone: 404 - 788 - 5612

Fax: 678 - 256 - 3885 Email: jchason@imgarchitectural.com

Contact's Relation To Business: Sign Manufacturer

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.



DIRECTORY:

IMAGE MANUFACTURING GROUP

SALES REP:

Jenny Allen
Senior Account Representative
5405 Buford Hwy. Ste 270
Norcross, GA 30071
tel. 770.363.5500
email: JAllen@IMGarchitectural.com

CLIENT:

National Vision / America's Best

SUBMITTAL:



AMERICA'S BEST
EXTERIOR SIGNAGE

SUBMITTAL:

10/23/15

PROJECT ADDRESS:

7661 North Point Pkwy.
Alpharetta, GA. 30022

SUBMITTAL PACKAGE REVIEW:

- ☐ Approved without exception
- ☐ Approved as Noted
- ☐ Revise & Resubmit

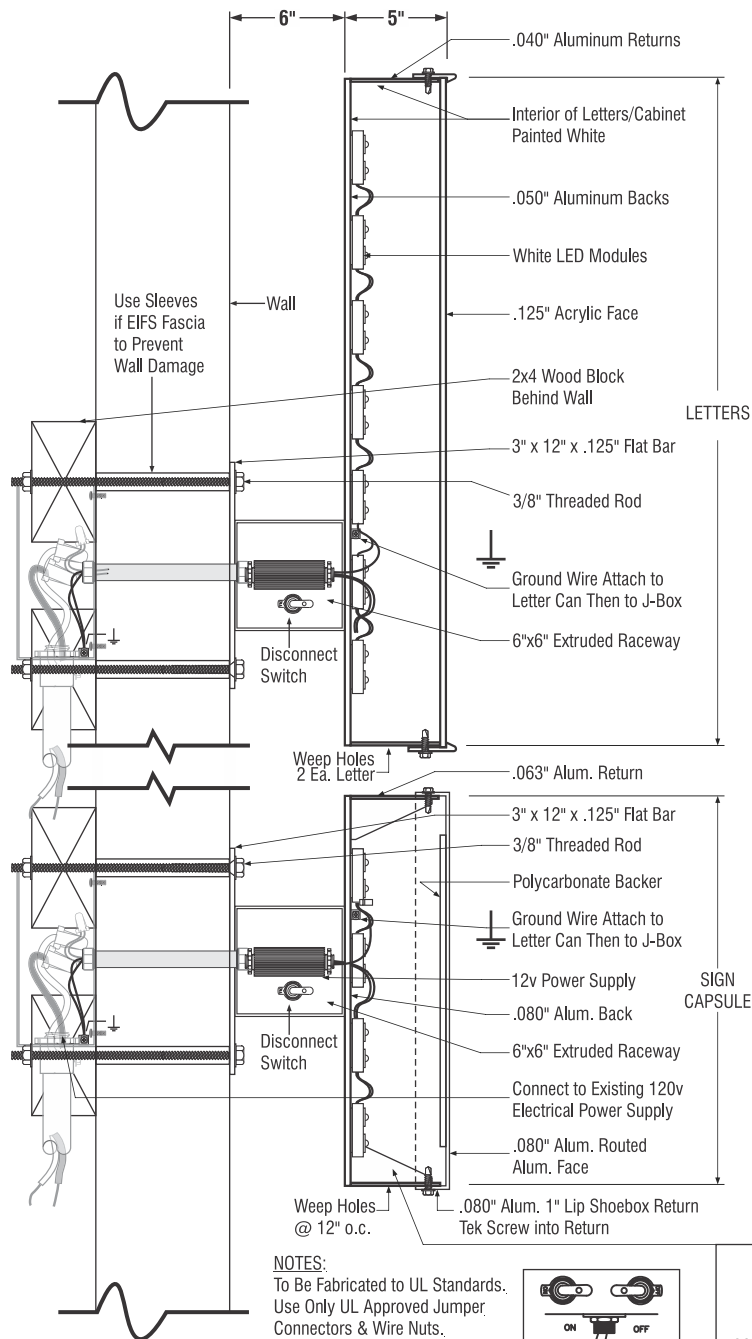
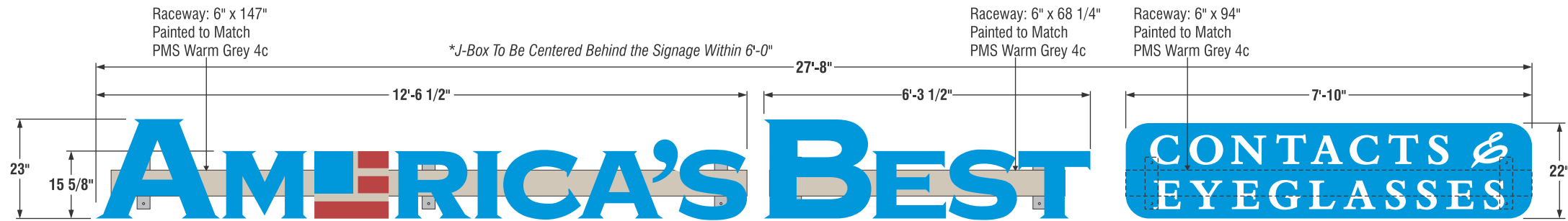
Signature

Date

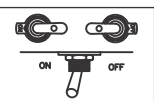
DRAWING LIST:

PAGE:	TYPE:	DESCRIPTION:
-	-	Cover Page
1.0	CL.23	23" Channel Letters w/ Capsule Sign on Raceways
1.1	ELEV	Front Elevation
2.0	PLQ.1x2	1' x 2' Rear Door Plaque

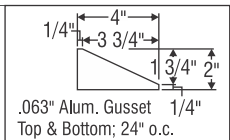
	DATE:	DSR:
SUBMITTED:	10/23/15	DMP
REVISION:	xxxx	xxx



NOTES:
To Be Fabricated to UL Standards.
Use Only UL Approved Jumper
Connectors & Wire Nuts.



*Install Toggle Switch
to Operate (on/off) in
the Horizontal Position



2 (1) ONE SET OF INTERNALLY-ILLUMINATED CHANNEL LETTERS & SIGN CAPSULE CABINET

Scale: 3/8" = 1'-0"

53 Ft²/Ea

LETTERS

Faces:
.125" Blue Trucast 2051 Acrylic

Returns:
5" x .040" Aluminum
Pre-Painted Duranodic Bronze
Interior Pre-Painted White
Apostrophe Connector
Painted to Match PMS
Warm Grey 4c

Backs:
.050" White Aluminum

Trim Cap:
1" Bronze Jewelite

Illumination:
Blue LED's w/
12v Power Supplies

FLAG LOGO

(4) Four Individual Pieces
Mounted to Aluminum Backer

Backer Panel:
.063" Aluminum Painted to
Match PMS Warm Grey 4c

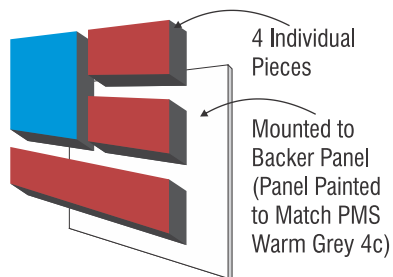
Faces:
SQ: .125" Blue Trucast 2051 Acrylic
Stripes:.125" Red Acrylite BF 211-1

Returns:
5" x .040" Aluminum
Pre-Painted Duranodic Bronze
Interior Pre-Painted White

Backs:
.050" White Aluminum

Trim Cap:
1" Bronze Jewelite

Illumination:
SQ: Blue LED's
Stripes: Red LED's
w/ 12v Power Supplies



SIGN CAPSULE

Returns: 5" x .063" Aluminum Brake Metal
Painted Akzo SIGN60872 (PMS 300c) Blue
Weep Holes Required
Internal Gussests: .063" Alum.

Face w/ Shoebox Lip:
.080" Routed Aluminum Face w/
1" x .080" Aluminum Return Lip Welded to Face
Painted Akzo SIGN60872 (PMS 300c) Blue

Letters:
.125" White Polycarbonate Flat Backer

Back:
.080" White Aluminum

Illumination:
White LED's w/ 12v Power Supplies
& External Disconnect Switch Placed
on 6x6 Raceway UL Listed

Sq. Footage Criteria

CODE: 1 sf Per Linear Foot of Store Frontage:
53.5 sf allowance; Max 12" Projection
LANDLORD: Each Letter Shall Be No Larger than
3'-0" & No Smaller than 14" Lower Case.
Sign Width Shall Not Extend Beyond 80%
of the Store Front (53.5x.8=42.8 Max)
of the Demised Premises

AMERICA'S BEST

7661 North Point Parkway
Alpharetta, GA. 30022

EXTERIOR SIGN PROGRAM

DWG. REVISION: xxx

SIGN TYPE: CLR.23

23" Tall Linear Channel Letters
w/ Capsule Cabinet; Raceway Mounted

DWG. DETAIL LEVEL

LEVEL 1 ■

LEVEL 2 □

LEVEL 3 □

ENGINEERS STAMP DWGS

YES □

NO ■

SO#:	xxxxx
SR:	JA
PM:	JC
SCALE:	NOTED

	DATE:	DSR:
SUBMITTED:	10/23/15	DMP
REVISED:	xxxx	xxx

FILE LOCATION

W:\America's Best\Alpharetta, GA\Project Docs\Alpharetta, GA.cdr



1 STOREFRONT (PROPOSED)
Scale: Approx. 3/16" = 1'-0"

Sq. Footage Criteria
CODE: 1 sf Per Linear Foot of Store Frontage: 53.5 sf allowance; Max 12" Projection
LANDLORD: Each Letter Shall Be No Larger than 3'-0" & No Smaller than 14" Lower Case. Sign Width Shall Not Extend Beyond 80% of the Store Front (53.5x.8=42.8 Max) of the Demised Premises

These drawings were produced by IMG for the sole purpose of conveying our intended manufacturing techniques in the construction of the attached product. These manufacturing techniques are the property of IMG. Permission to copy, disclose to others, or distribute this drawing can only be obtained through a written consent with IMG.

5405 Buford Hwy., Ste. 270
Norcross, GA 30071
678.580.3281



AMERICA'S BEST

7661 North Point Parkway
Alpharetta, GA. 30022

EXTERIOR SIGN PROGRAM

DWG. REVISION: —

SIGN TYPE: ELEV

STOREFRONT ELEV. PHOTO

DWG. DETAIL LEVEL

- LEVEL 1 ☒
LEVEL 2 ☐
LEVEL 3 ☐

ENGINEERS STAMP DWGS

- YES ☐
NO ☒

SO#:	xxxxx
SR:	JA
PM:	JC
SCALE:	NOTED

	DATE:	DSR:
SUBMITTED:	10/23/15	DMP
REVISED:	xxx	xxx

FILE LOCATION

W:\America's Best\Alpharetta, GA\Project Docs\Alpharetta, GA.cdr



1 (1) ONE - REAR SERVICE DOOR PLAQUE
Scale: 3" = 1'-0"

REAR SERVICE DOOR PLAQUE

Vinyl:
Avery A6567T Blue Vinyl & 3M 3630-33 Red Vinyl
*Blue Capsule to be Reverse Weeded to Expose White Copy
Black Vinyl "Service Entrance" Copy
*All Vinyls Applied First Surface

Panel:
.063" Aluminum Panel Painted White
Mount w/ VHB Tape & Silicone



2 REAR SERVICE DOOR PHOTO
Scale: NTS

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AMERICA'S BEST

7661 North Point Parkway
Alpharetta, GA. 30022

EXTERIOR SIGN PROGRAM

DWG. REVISION: —

SIGN TYPE: PLQ.1x2

1' x 2' Rear Door Plaque

DWG. DETAIL LEVEL

LEVEL 1 ☒
LEVEL 2 ☐
LEVEL 3 ☐

ENGINEERS STAMP DWGS

YES ☐
NO ☒

SO#:	xxxxx
SR:	JA
PM:	JC
SCALE:	NOTED

	DATE:	DSR:
SUBMITTED:	10/23/15	DMP
REVISED:	xxx	xxx

FILE LOCATION

W:\America's Best\Alpharetta, GA\Project Docs\Alpharetta, GA.cdr