



DESIGN REVIEW BOARD

APRIL 15, 2016

ALPHARETTA CITY HALL
COUNCIL CHAMBERS
2 PARK PLAZA
9:00 AM

I. WORKSHOP

II. CALL TO ORDER

III. ROLL CALL

IV. PLEDGE TO THE FLAG

V. ITEMS FROM STAFF

VI. ITEMS FROM BOARD MEMBERS

1. DRB Meeting Minutes of

VII. PUBLIC HEARING

1. Guideline Changes Discussion

2. 9:15 - 9:25 DRB160030/00-33 *Peachtree Lmd. Care 10905 Haynes Bridge Rd*
review signage

3. 9:25 - 9:30 DRB160033 *Ipp's Pasteria & Bar 12850 State Hwy 9*
review signage

4. 9:30 - 9:40 DRB160036 *Edge Solutions 7 Old Roswell St*
review signage

5. 9:40 - 9:55 DRB160035 *Kiddie Academy 3200 North Point Pky*
review signage

6. 9:55 - 10:15 DRB 160032 291 North Main St
review exterior changes

7. 10:15 - 10:45 DRB160037/15-21 *Western Devcon (Landscape) 2710 Old Milton*
review landscape

VIII. ADJOURNMENT



DESIGN REVIEW BOARD MEETING MINUTES MARCH 18, 2016

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

I. WORKSHOP

II. CALL TO ORDER

III. ROLL CALL

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

IV. PLEDGE TO THE FLAG

V. ITEMS FROM STAFF

VI. ITEMS FROM BOARD MEMBERS

1. DRB Meeting Minutes of February 19, 2016

- ❖ Board Member Doll offered a motion to approve.
- The motion received a second from Board Member Palmer
- The motion was approved by a vote (6-0-1)

VII. PUBLIC HEARING

1. Sign Ordinance Changes by Scott Hastey

Scott Hastey, City Attorney discussed and addressed questions concerning recent changes to Sign Ordinance.

2. DRB160023 City Center

Applicant presented review of site plan

There was discussion of:

- Food Truck Alley
- Parking Deck
- Frontage Landscape
- Trash Recycling
- Parcel #5
- Parcel # 1
- Greenspace
- Trees saved

- ❖ Board Member Brown offered a motion to approve the site plan conceptually with Applicant taking in comments from today's meeting.
- The motion received a second from Board Member Palmer
- The motion was approved by a vote (4-2) (Corkill, Debban)

3. DRB160008 Chick fil A Avalon

Kent Thaggard presented review elevations, materials, and colors.

There was discussion of:

- Roof Top Screening
- Elevated Pedestrian Crosswalk
- Building Details
- Brick/Mortar Color
- Drive-thru North Elevation
- Patio
 - Quality of Umbrella
 - Height of wall
 - Covered Porch
- Flat Elevations
- Building Signs
- Front Entry
 - Metal Canopy
 - Gas Lamp Lighting
 - Script Signage
- Playground
 - Higher reflectivity glass
 - Monochrome equipment
 - Council Condition that playground not be visible from Old Milton Pky
- Flag
 - Lighting
 - Lower from 50' to 30'

❖ Board Member Brown offered a motion to approve the elevations, materials and colors as presented today with the one condition that the flagpole be lowered to a height of 30' and that the flag will need to be in proportion to the pole but will be subject to Staff's final approval

- The motion received a second from Board Member
- The motion was approved by a vote (6-0)

There was discussion on Light Ordinance. Director Cook clarified that Staff would verify that lighting meets the ordinance.

4. DRB160021 Chow Baby

56 Canton St 

Applicant presented review of signage.

- ❖ Board Member Brown offered a motion to approve the signage as submitted today
- The motion received a second from Board Member Palmer
- The motion was approved by a vote (5-1) (Debban)

5. DRB160019 School Box

6270 North Point Pkwy

Applicant presented review of signage with yellow letters.

- ❖ Board Member Brown offered a motion to approve the application changing the white letters to yellow as presented.
- The motion received a second from Board Member Palmer
- The motion was approved by a vote (5-0-1) (Corkill)

6. DRB160020 Pieology 2685 Old Milton Pkwy

Applicant presented review of backlit, channel letter signage.

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

7. DRB160022 Fairfield Inn 11385 Haynes Bridge Rd

Applicant presented review of new paint colors.

After discussion DRB could not determine correct true colors from what was presented.

- ❖ Board Member Corkill offered a motion to defer until we can get true representations of all of the paint samples that are on the building or proposed to be on the building.
- The motion received a second from Board Member Palmer
- The motion was approved by a vote (6-0)

There was discussion during the motion that the DRB would like samples of existing colors as well as proposed.

8. DRB160025 East Village Commercial Old Milton @ Westside Pkwy

Steve Rowe and Bill Butler presented review new site plan, landscape, corner park details.

There was discussion concerning:

- Site Plan
- Example of pavers
- Bus Stop –
 - Must follow Downtown Guidelines
 - Staff will provide Applicant with information
- Parking Islands
- Building Footprint
- Deferral of Corner feature (Bell)
- Residential Zoning to the West
- 8ft chain link fence would not be allowed
- Landscaping
- Pedestrian Access
- Wall
- Parking lot permeable pavers with regard to Landscape
- Trees close to front walk

- Bike Racks, Furnishings, Part of Architecture
 - Crepe Myrtles
 - Perennials
 - Decel Lane
- ❖ Board Member Corkill offered a motion to approve the landscape as submitted taking into account the comments per discussion and also add that additional landscaping may be required or may need to be revised based on building architecture or pedestrian access.
 - The motion received a second from Board Member Palmer
 - The motion was approved by a vote (6-0)

Board Member Corkill suggested that when elevations are brought to DRB, landscaping be brought with it.

- ❖ Board Member Brown offered a motion to defer the corner park review until the Applicant can bring it in and we conceptually approve the site plan as presented on AEC's today.
- The motion received a second from Board Member Corkill
- The motion was approved by a vote (6-0)

There was discussion on pedestrian access from above and working with Staff on pedestrian connections.

9. DRB16002/01-21 South Main Kitchen

Jones Alley

Louis Soon presented review furniture for Jones Alley and proposed rear elevation for South Main Kitchen.

After discussion from the Board concerning:

- Color Scheme
- Painting of Benches and Table Tops
- Black Metal Base
- Desire for a Rendering showing more details

The Bar and Layout for Jones Alley was removed from the Agenda by Staff.

- ❖ Board Member Shwing offered a motion to approve the furniture as submitted
 - The motion received a second from Board Member Corkill
 - The motion with the Friendly Amendment was approved by a vote (5-1) (Corkill)
- ❖ Board Member Doll offered a Friendly Amendment to add "with all details submitted to Staff for final approval"
 - The Friendly Amendment was accepted by Schwing
 - The Friendly Amendment was approved (6-0)

- Board Member Brown offered a motion to conceptually approve the rear addition provided Applicant screens the grease traps that are below the addition, create to match what's above it but make it accessible, that it will match South Main Kitchen in color and materials and will be on the same plane as South Main Kitchen. All this will be submitted to Staff for final approval
- The motion received a second from Board Member Palmer
- The motion with was approved by a vote (4-2) (Debban, Corkill)

There was discussion during the motion that the elevation would not be on the same plane as South Main Kitchen. It will be set in a little bit. Chairman Kramer stated that the Board and Applicant understand the intent of the motion is not to go beyond the property line.

10. 11:45 - 12:00 DRB160027 Butcher and Brew

Louis Soon, Applicant, presented signage, furniture and elevation for rear addition to the building.

After discussion on:

- French Doors
 - Materials, Size/Height of Letters for Sign
 - 8 Wooden top tables
 - Need of rear addition for storage capacity
 - Plane of elevation
- ❖ Board Member Brown offered a motion to approve the signage as submitted today with Staff approval on size and location
 - The motion received a second from Board Member Palmer
 - The motion was approved by a vote (5-1) (Debban)
 - ❖ Board Member Schwing offered a motion to approve the furniture as submitted
 - The motion received a second from Board Member Palmer
 - The motion was approved by vote (6-0)
 - ❖ Board Member Doll offered a motion to approve the front elevation as submitted
 - The motion received a second from Board Member Palmer
 - The motion with the Friendly Amendment was approved by a vote (5-1) (Debban)
 - ❖ Board Member Corkill offered a Friendly Amendment that the brick for the entire entry matches or it needs to be resubmitted to DRB for an alternate
 - The Friendly Amendment was accepted by Doll

- The Friendly Amendment was approved (6-0)

There was discussion that Applicant intends to use brick removed from windows to construct French doors for this elevation.

- ❖ Board Member Brown offered a motion to approve the signage as submitted today with Staff approval on size and location
- The motion received a second from Board Member Palmer
- The motion was approved by a vote (5-1) (Debban)

Chairman Kramer called a recess for lunch at 12:51 p.m.

Chairman Kramer called the meeting back to order at 1:19 p.m.

Board Member Debban did not return to the meeting.

11. DRB160028 Dave and Busters 6500 North Point Pkwy

Applicant presented review exterior elevations and materials and signage

There was discussion of:

- Allowable signage
- Blue glow to elevation
- Landscaping
- Rewrapping of columns
- Signage
- Applicant submitted new cornice

- ❖ Board Member Brown offered a motion to approve the signage as presented today and that we approve the elevations and materials. The one change is the white cornice which is wool skein which was handed out today and that is going to replace the white cornice on top of the building.
- The motion received a second from Board Member Schwing
- The motion was approved by a vote (6-0)

There was discussion that Applicant would submit details of awning to Staff.

11. DRB160024 In & Out Repair 7660 North Point Pky #1310

Applicant presented a review of signage
Scott Doll was not present for the vote.

- ❖ Board Member Corkill offered a motion to approve the signage as submitted today
- The motion received a second from Board Member Palmer

- The motion was approved by a vote (5-0)

12. DRB 160029/15-21 Western Devcon, Inc

Avalon Medical Office

Applicant presented of review material change

- ❖ Board Member Brown offered a motion to approve the material changes as submitted today
- The motion received a second from Board Member Doll
- The motion was approved by a vote (5-0)

13. DRB Guideline Changes by Director Kathi Cook

VIII. ADJOURNMENT

Chairman Kramer adjourned the meeting at 2:04 p.m.



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: Peachtree Immediate Care

Location Address: 10905 Haynes Bridge Road, Alpharetta, GA 30022

Mailing Address: 10905 Haynes Bridge Road, Alpharetta, GA 30022

City: Alpharetta State: GA Zip Code: 30022 - _____

Contact For All Notifications: Eric Larsen

Contact Telephone: 678 - 584 - 3,726 Mobile Telephone: 678 - 584 - 3,726

Fax: 404 - 329 - 3,920 Email: signsupatlanta@gmail.com

Contact's Relation To Business: Permit expediter for sign company

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 APPLICATION

Property Owner Information:

Property Owner Name: North Point Property Investments, LLC

Physical Address: 10905 Haynes Bridge Road, Alpharetta, GA

Mailing Address: c/o Jerome F. Mersberger, 3055 River North Pkwy, NW

City: Atlanta, State: GA Zip Code: 30328 - 1,117

Owner Telephone: 770 - 396 - 9,000 Contact Fax: 770 - 396 - 9,300

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): Jerome F Mersberger Date:

Owner Signature: See attached original

Property Information:

Address (If Assigned) : 10905 Haynes Bridge Road, Alpharetta, GA 30022

Tax ID or Map Reference Number: 12 272007540461

Land Lot(s): 754,797 District: 1 Section: 2

Existing Zoning of Property: PSC Existing Uses of Property: Medical Office Space

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

Applicant Signature: 

Date: 03/30/16

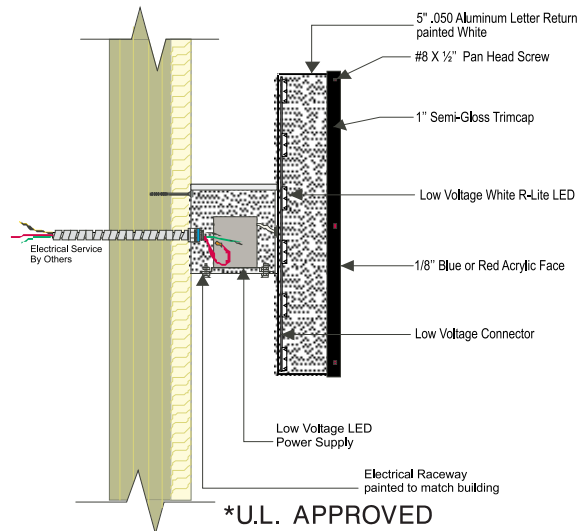
Print Form

Front Elevation
Raceway mount detail

Newt Size: 68.6939 Sq. Ft

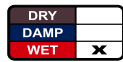


1111.249



Current Size: 68.7056 Sq. Ft

758.237



23 Commercial **SIGNS**
Celebrating
29 years of Excellence

COMMERCIAL SIGNS, INC.
3548 ATLANTA ROAD
SMYRNA, GA 30080
PH. (770) 431-0807
FX 770 431-6111

UL Underwriters
Laboratories Inc.

CLIENT

PEACHTREE
IMMEDIATE CARE

Bill Miller
CEO, CRH Healthcare, LLC
2675 Paces Ferry Road SE
Suite 200
Atlanta, GA 30339
678.592.5847 (c)
678.504.6391 (o)
678.424.1490 (f)
bmiller@crhhealthcare.com

LOCATION

10905 Haynes Bridge Rd.
Alpharetta, Ga. 30022

SALESPERSON

Bob Butler

DESIGNER

BB

WORK ORDER

REVISIONS

NO.	BY	DATE
1	BB	10/22/15
2		
3		
4		
5		

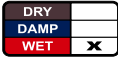
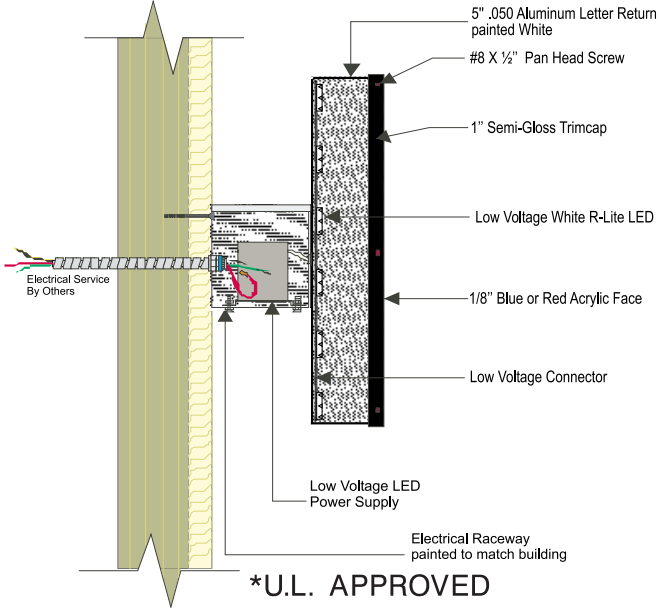
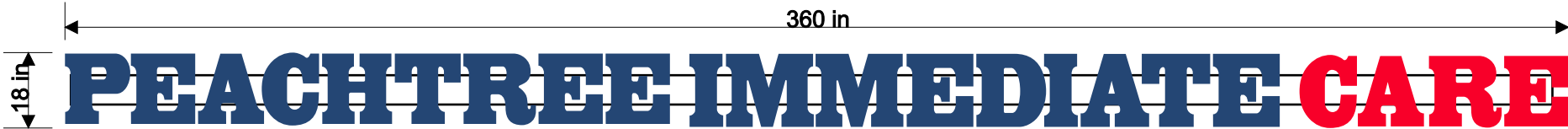
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Date:

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23 Commercial **SIGNS** EST. 1961
Celebrating
29 years of Excellence

COMMERCIAL SIGNS, INC.
3548 ATLANTA ROAD
SMYRNA, GA 30080
PH. (770) 431-0807
FX 770 431-6611

Underwriters Laboratories Inc.

CLIENT

Bill Miller
CEO, CRH Healthcare, LLC
2675 Paces Ferry Road SE
Suite 200
Atlanta, GA 30339
678.592.5847 (c)
678.504.6391 (o)
678.424.1490 (f)
bmiller@crhhealthcare.com

LOCATION

10905 Haynes Bridge Rd.
Alpharetta, Ga. 30022

SALESPERSON

Bob Butler

DESIGNER

BB

WORK ORDER

REVISIONS

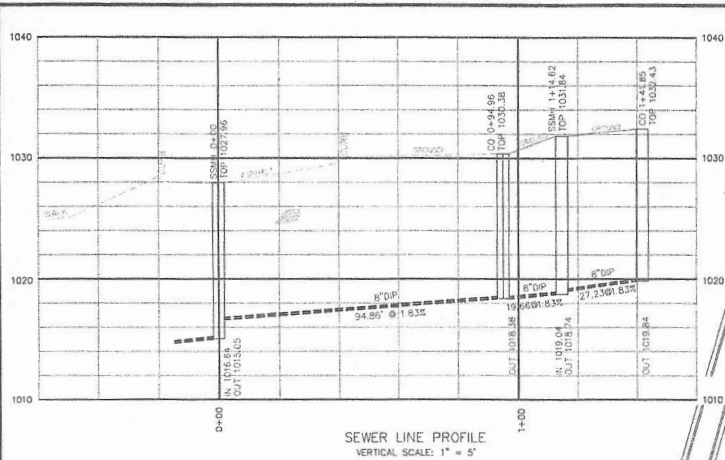
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Date:

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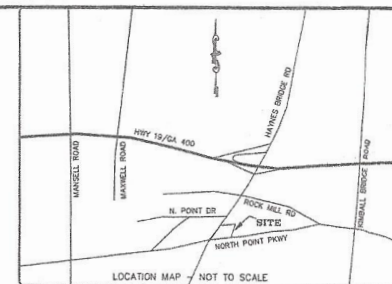


LEGEND

- FENCE
- CENTERLINE
- GAS LINE
- WATER LINE
- UNDERGROUND POWER LINE
- AERIAL POWER LINE
- UNDERGROUND TELEPHONE
- AERIAL SOUTHERN BELL
- POWER POLE
- LIGHT POLE
- GUY WIRE
- WATER VALVE
- WATER METER
- GAS VALVE
- GAS METER
- FIRE HYDRANT
- CRIMP TOP PIPE
- OPEN TOP PIPE
- MONUMENT AS NOTED
- COMPUTED POINT
- REINFORCING BAR FOUND
- STORM SEWER MANHOLE
- SANITARY SEWER MANHOLE
- GEORGIA POWER MANHOLE
- RIGHT OF WAY MONUMENT
- REINFORCED CONCRETE PIPE
- DUCTILE IRON PIPE
- PVC POLYVINYL CHLORIDE

SURVEY REFERENCE

SITE DEVELOPMENT PLANS BY PAULSON MITCHELL INCORPORATED,
CITY OF ALPHARETTA LDP#02000-85
TAX PARCEL I.D. NO. 12 2860 0797 019
DR. JEROME MERSBERGER
3720 HOLCOMB BRIDGE ROAD
NORCROSS, GA 30092
TEL: (770) 396 9000



NOTES

1. THE FIELD EQUIPMENT USED FOR THIS SURVEY INCLUDED A TOPCON GTS-303 TOTAL STATION, AN MC-V DATA COLLECTOR AND A 100 FOOT STEEL TAPE.
2. THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 143,601 FEET AND AN ANGULAR ERROR OF THREE SECONDS PER ANGLE POINT AND WAS ADJUSTED USING LEAST SQUARES METHOD.
3. THE OVERALL BOUNDARY FOR THIS SURVEY HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO HAVE A CLOSURE PRECISION OF ONE FOOT IN 178,231 FEET.
4. THE BASIS OF BEARING OF THIS SURVEY IS MAGNETIC NORTH. NO NATIONAL CONTROL MONUMENTS ARE WITHIN 500 FEET. DISTANCES SHOWN ON THIS SURVEY ARE GROUND DISTANCES.
5. THE PROPERTY DEPICTED HEREON DOES NOT LIE WITHIN A DEFINED FLOOD HAZARD ZONE AS DEFINED BY FLOOD INSURANCE RATE MAP PANEL NUMBER 13121C0066 E, EFFECTIVE DATE: JUNE 22, 1998, PUBLISHED BY THE NATIONAL FLOOD INSURANCE PROGRAM ADMINISTERED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
6. INCROSSL/EGRESS EASEMENT PROVISIONS AS OUTLINED IN THAT DOCUMENT "DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR NORTH POINT COMMONS DEED BOOK 24701 PAGE 281."
7. WATER METER AND SEWER LATERAL BY FULTON COUNTY STANDARD 909

SURVEYORS CERTIFICATION

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

DATE: MAY 21, 2001

LOUIS J. MENCHO
REGISTRATION NUMBER 1780

DATE: MAY 21, 2001

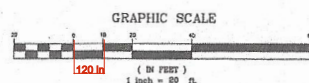
EMMELINE F. MONTANYE
PE NUMBER 016676
200 N. COBB PARKWAY, BLDG. 100 STE. 134
MARIETTA, GEORGIA 30062
678-784-4000



Plat Reviewed and Approved by:
Fulton County E&C
Date: 11/15/01

PARKING SUMMARY

REGULAR SPACES	43
HANDICAP SPACES	05
TOTAL SPACES	48



Front Elevation
Wall Sign

Monument Sign

Side Elevation
Wall Sign

PFM L.L.C.
1857 HARMON LANE
NORCROSS, GA 30092
PHONE (770) 922-8914
SURVEYORS • PLANNERS

LOCATION
LAND LOT 784 & 797
8TH DISTRICT
SECTION 10
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA

"AS BUILT" SURVEY
10905 HAYNES BRIDGE ROAD
FOR
DR. JEROME MERSBERGER

SCALE: 1" = 80'
DATE: 05-21-2001
SHEET 1
OF 2
JOB NO. 050901

North Point Monument sign

CLIENT



Bill Miller
CEO, CRH Healthcare, LLC
2675 Paces Ferry Road SE
Suite 200
Atlanta, GA 30339
678.592.5847 (c)
678.504.6391 (o)
678.424.1490 (f)
bmiller@crhhealthcare.com

LOCATION

10905 Haynes Bridge Rd.
Alpharetta, Ga. 30022

SALESPERSON

Bob Butler

DESIGNER

BB

WORK ORDER

REVISIONS

NO.	BY	DATE
1	BB	10/22/15
2	JK	11/11/15
3	BB	03/08/16
4		
5		

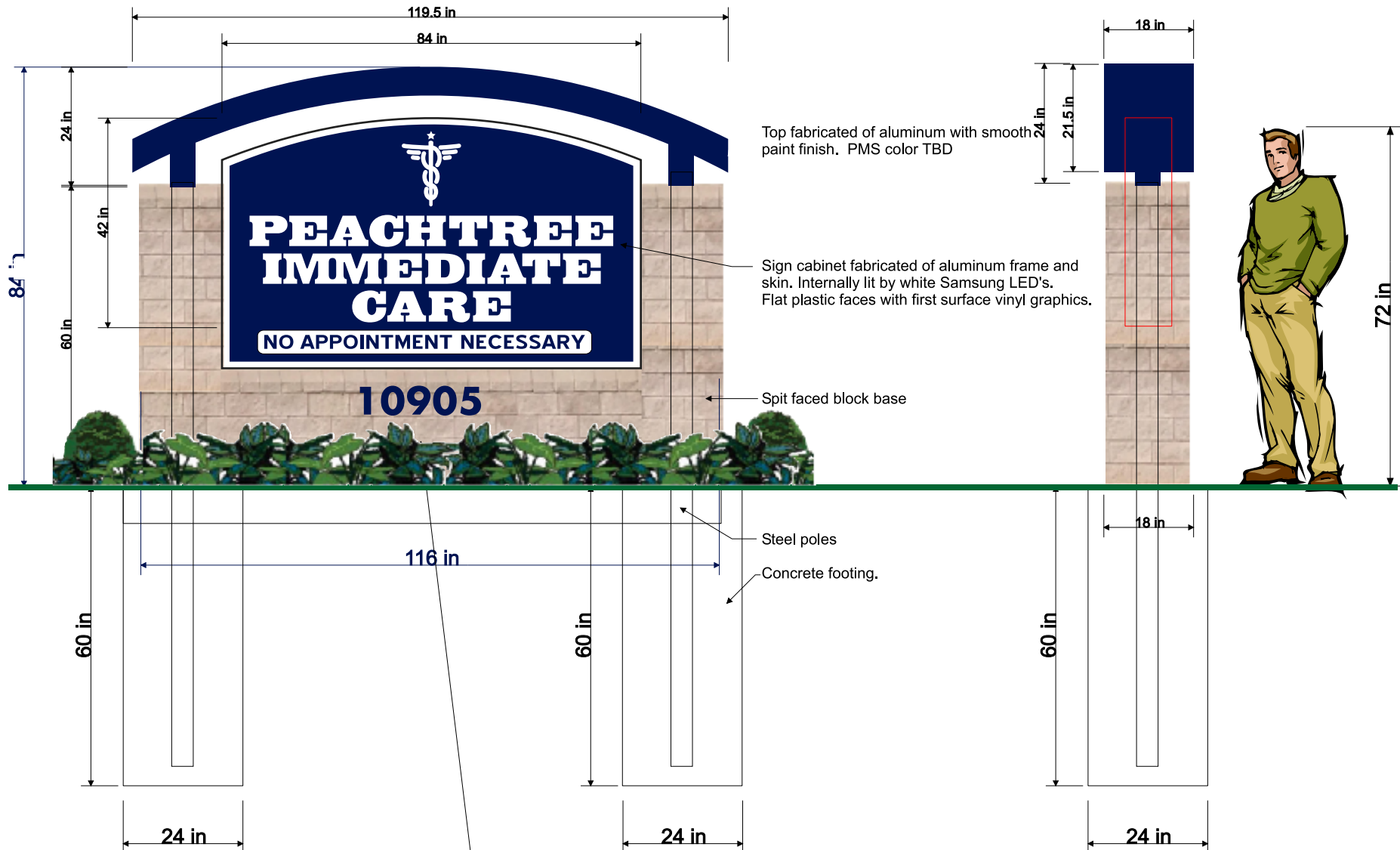
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Date:

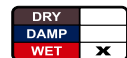
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Flat cut out acrylic address letters.



CITY OF ALPHARETTA

Design Review Board

Hearing Application

Alpharetta
GEORGIA USA

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: Ipp's Pasteria & Bar

Location Address: 12850 State Highway suite 2500

Mailing Address: 12850 State Highway suite 2500

City: Alpharetta State: Ga Zip Code: 30004 -

Contact For All Notifications: Jeff Reed

Contact Telephone: 678 - 624 - 1,900 Mobile Telephone: _____ - _____ - _____

Fax: _____ - _____ - _____ Email: jeffreed143@gmail.com

Contact's Relation To Business: Managing Partner

This Application For (Check all that apply):

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

Application Fees:

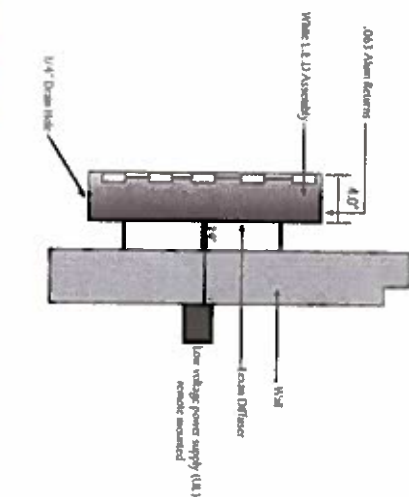
Any review within the Central Business District \$ 100.00

Review of signs, satellite antennas, play yards, and improvements valued at less than \$10,000. \$ 200.00

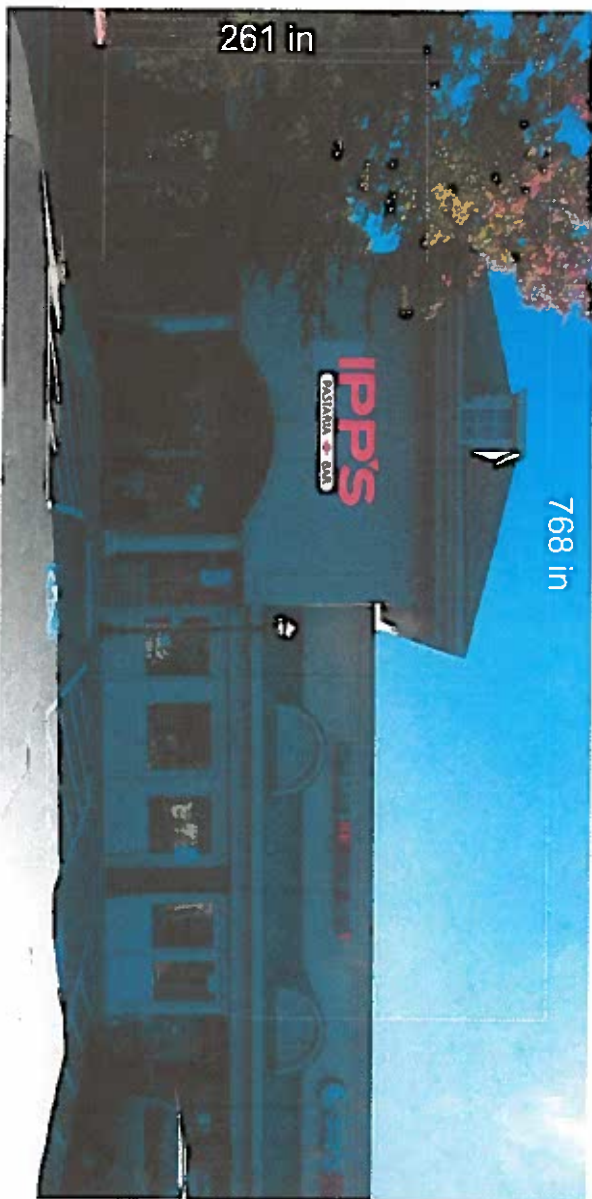
All other reviews \$ 300.00

Total Due \$ _____

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



261 in



CHANNEL LETTERS

RETURN MATERIAL	.050 ALUMINUM
RETURN DEPTH	5"
RETURN COLOR	PMS 7421
LETTER BACKS	.063 ALUMINUM
FACES	Aluminum
VINYL OVERLAY	NONE
TRIMCAP	NONE
ILLUMINATION	WHITE LED
MOUNTING	DIRECT MOUNT
VOLTAGE	120

Pantone
186C

Pantone
7421C

Reverse halo lit channel letters, Lit with LED's. Mounted to wall. Lower portion of the sign is a light box, with a white acrylic face, black trim cap and returns. Lit with LED's and mounted to the wall.

All designs are the property of Apex Signs and Graphics, and cannot be utilized, reproduced or altered without permission. Two rounds of revisions are included in all sign design and production fees. Any more than two revisions may incur additional charges, at the sole discretion of Apex Signs and Graphics. Proof approval indicates responsibility for all spelling, sizes, colors, and materials indicated within the proof. Any changes after production has commenced will be the sole responsibility of the approving party.



600 North Main St.
Suite B
Alpharetta, GA 30009
Tel: 678.795.0775
Fax: 678.795.0565
www.apexsignsga.com

CLIENT/LOCATION

IPD'S

SALESPERSON

Dave Coulter

DESIGNER

CMR

MATERIALS

INTEGRATOR EXTENSION

☐ OPENED UP

☒ SINGLE-FACED ☐ DOUBLE-FACED

☐ CHARTERED BY THE BOARD OF DIRECTORS

☐ **ELITE WALL TECH**
☒ **OTHER**

LONGITUDINAL

© 2000

100

THE VISIONS

No.	By	D
-----	----	---

[illegible]

2

2

10005 PALE

○

•

APPROVED BY

Signatures required

DELORÉ PRODUCTIONS

Customer

Date: _____

Editorial

THE JOURNAL

1

PAGE

—

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: _____

☐ Fee Paid Initial: _____

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

Business Name: Edge Solutions LLC

Location Address: 7 Old Roswell Street

Mailing Address: 7 Old Roswell Street

City: Alpharetta State: GA Zip Code: 30009

Contact For All Notifications: Caroline Brabham

Contact Telephone: 678 - 209 - 6553 Mobile Telephone: 678 - 209 - 6553

Fax: — - — Email: cbrabham@edge-solutions.com

Contact's Relation To Business: Administrative Assistant

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: Adam Smith

Physical Address: 7 Old Roswell St

Mailing Address: 7 Old Roswell St

City: Alpharetta State: GA Zip Code: 30009

Owner Telephone: 678 - 592 - 2037 Contact Fax: 888 - 818 - 7114

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): Adam Smith Date: 4/4/2016

Owner Signature: gsmith

Property Information:

Address (If Assigned): 7 Old Roswell Street

Tax ID or Map Reference Number: 26-2049414

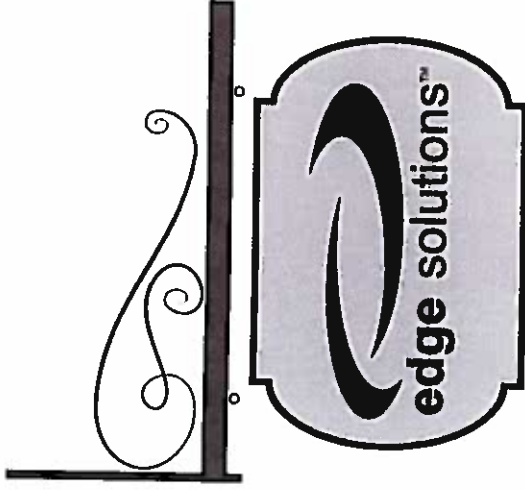
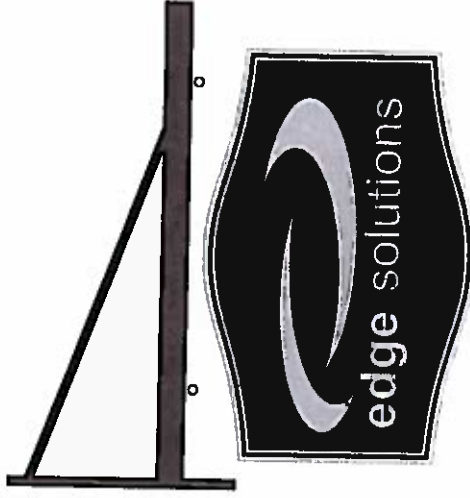
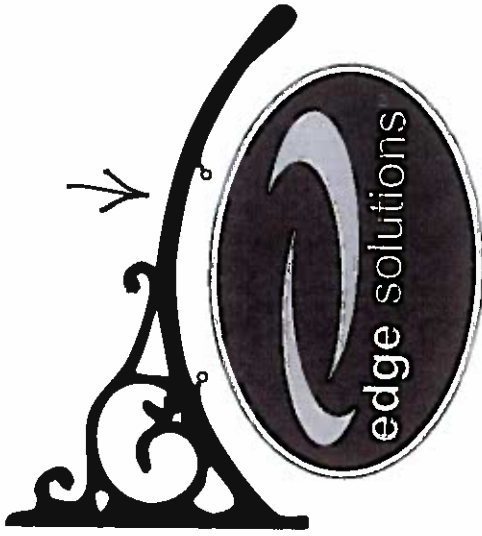
Land Lot(s): Waters building District: ? Section: ?

Existing Zoning of Property: commercial 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: gsmith Date: 4/1/16

Print Form



(1) 36" wide x 24" tall hanging sign with structural hanging bracket.

Different hanging brackets are available.
 Priced with a 6mm polymetal option with a digital laminated print,
 or a dimensional HDU sign with recessed carved background and raised letters
 with painted graphics.
 Required by Alpharetta code to only have 2 straight sides or less,
 Price includes installation.

CUSTOMER INFO:

Company: Edge Solutions
 Customer Name: Caroline Brabham
 Phone: 678-209-6553 Fax:
 E-Mail: cbrabham@edge-solutions.com
 Notes:

THIS PROOF IS NOT A REPRESENTATION OF ACTUAL COLOR

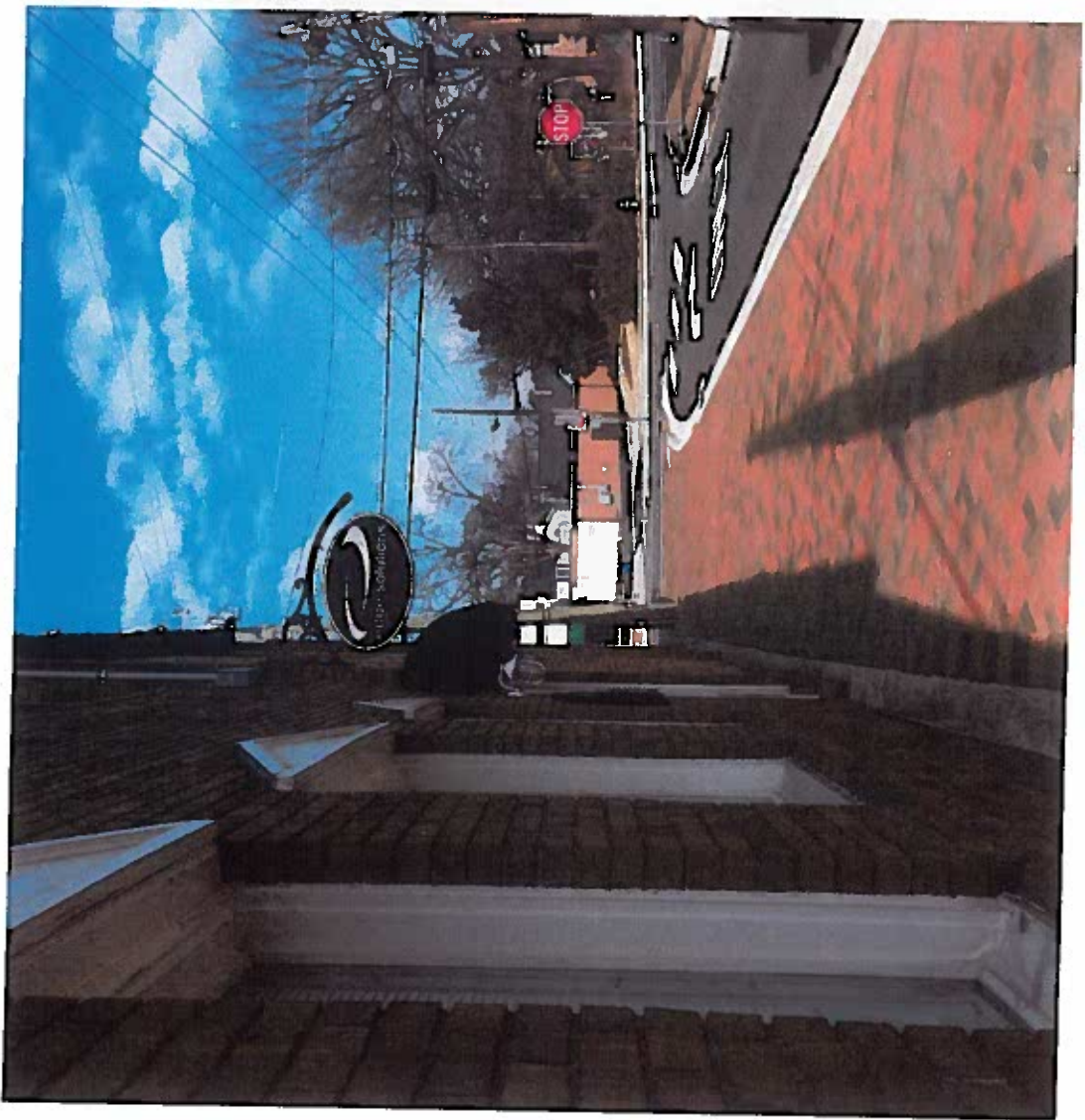
Customer is responsible for changes made to the signage after approval/sign-off is received.



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JOB INFO:

Job #:	Proof Date: 2/10/16		
Salesperson: kg	File Name: Edge Solutions.fs		
Folder #: 213	Designer: kg		
Description: hanging sign			
CUSTOMER APPROVAL: X			



Hanging Brackets

Choose any of the illustrated brackets ... OR ... ask us for a customized model to fit your specific project.
All hanging brackets are available in heavy duty options for signs larger than 36" wide



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

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Case DRB: _____

☐ Fee Paid Initial: _____

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

Business Name: Adroit Education Services Inc.

Location Address: 3200 North point Pkwy, Alpharetta, GA - 30005

Mailing Address: 1035 Spence st

City: Alpharetta State: GA Zip Code: 30004

Contact For All Notifications: Shweta Sharma

Contact Telephone: 408 - 660 - 7492 Mobile Telephone: 408 - 660 - 7492

Fax: 678 - 609 - 1623 Email: shweta.sharma@kiddieacademy.net

Contact's Relation To Business: Owner/ President

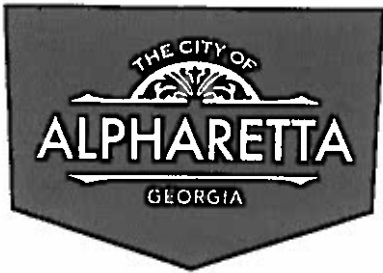
This Application For (Check all that apply):

- | | |
|--|---|
| ☐ 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: Shweta Sharma

Physical Address: 3200 North Point Pkwy, Alpharetta, GA -30005

Mailing Address: 1035 Spence St

City: Alpharetta State: GA Zip Code: 30004

Owner Telephone: 408 - 660 - 7492 Contact Fax: 678 - 609 - 1623

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): Shweta Sharma Date: 04/03/2016

Owner Signature: [Signature]

Property Information:

Address (If Assigned): 3200 North Point Pkwy, Alpharetta, GA -30005

Tax ID or Map Reference Number: 47-4517960

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

Existing Zoning of Property: Educational Existing Uses of Property: Education

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.

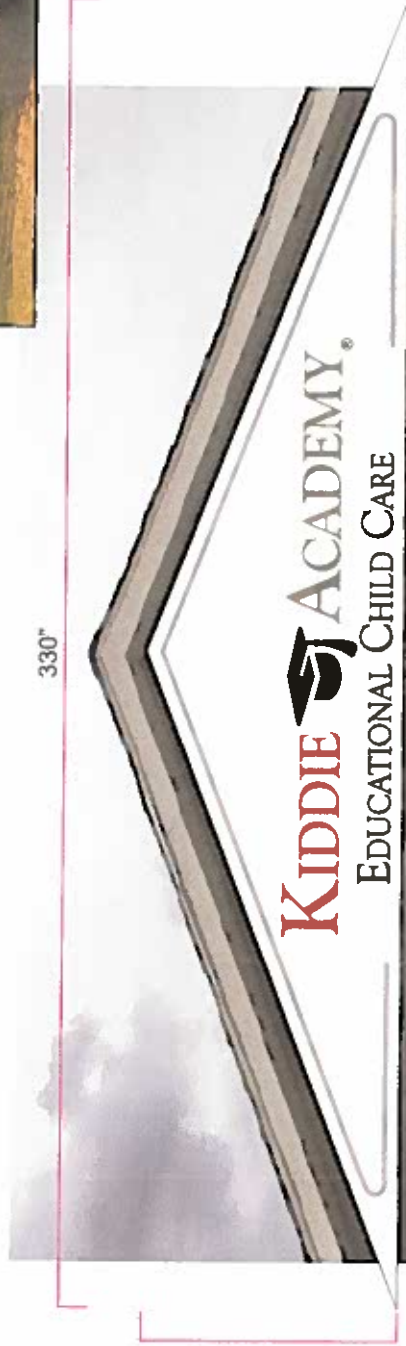
Applicant Signature: [Signature] Date: 04/03/2016



151'



330"



65"

KIDDIE ACADEMY.
EDUCATIONAL CHILD CARE

Allowed: 151 sqft
Purposed: 65'h x 330"w = 149 sqft

65"h x 330"w x 4"d LED Custom Cabinet w/ 3/4"d Routed & Push Thru Letters

SIGN TYPE

- ☒ SINGLE FACE
- ☒ DOUBLE FACE
- ☒ ILLUMINATED
- ☒ NON-ILLUM.
- ☒ EXTERNAL ILLUM.
- ☒ WALL
- ☒ GROUND
- ☒ PROJECTING
- ☒ HANGING

SPECIFICATIONS

- SINGLE FACE ILLUMINATED WALL SIGN - ROUTED WITH PUSH-THRU GRAPHICS**
- 4" DEEP FABRICATED ALUMINUM CABINET PAINTED SGM0072 (SATIN FINISH)
- *"KIDNEY" 3/4" THICK CLEAR ACRYLIC PUSH-THRU COPY WITH 3M 3630-53 CARDINAL RED TRANSLUCENT VINYL ON 1ST SURFACE.
- *"ACADEMY" 3/4" THICK CLEAR ACRYLIC PUSH-THRU COPY WITH 3M 3630-61 SLATE GRAY TRANSLUCENT VINYL ON 1ST SURFACE.
- *"CAP" 3/4" THICK CLEAR ACRYLIC PUSH-THRU COPY WITH 3M 3635-228 BLACK BLOCK-OUT FILM ON 1ST SURFACE.
- *"EDUCATIONAL CHILD CARE" ROUTED OUT AND BACKED WITH #7328 WHITE ACRYLIC 3M 3635-222 BLACK DUAL COLOR FILM APPLIED TO 1ST OF ACRYLIC.
- *REGISTERED TRADEMARK SYMBOL: 3M 3635-228 CUT BLACK VINYL, APPLIED DIRECTLY TO FACE OF SIGN CABINET.
- *INTERNAL ILLUMINATION: WHITE LED MODULES.
- *CABINET MOUNTS FLUSH TO WALL SURFACE.

- ☐ SGM0072
- ☒ 3M 3630-53
- ☒ CARDINAL RED VINYL
- ☒ 3M 3630-61
- ☒ SLATE GRAY VINYL
- ☒ 3M 3635-228
- ☒ BLACK BLOCK-OUT FILM
- ☒ 3M 3635-222
- ☒ BLACK DUAL COLOR FILM



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ARCHITECTURAL SIGNAGE

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404.272.2633

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SHARED BY ANY MEANS WITHOUT THE WRITTEN
CONSENT OF UNITED SIGNS, LLC

CLIENT

Kiddie Academy

SCALE

1/4" = 1'

ADDRESS

3200 North Point Pkwy
Alpharetta, Ga 30009

EXISTING



CUSTOMER APPROVAL

X

DATE

3/18/2016

DATE

TM

DESIGNER

JL

PRJ MGR

FILE

FILE

Kiddie Academy

COLORS ARE SIMULATIONS ONLY. REFER TO
CORRESPONDING MATERIALS COLOR CHARTS FOR
SPECIFIC COLOR MATCH. COLORS SHOWN ON
COMPUTER MONITORS ARE NOT REPRESENTATIVE OF
ACTUAL MATERIAL COLOR.

EXISTING



151'

NEW

330"



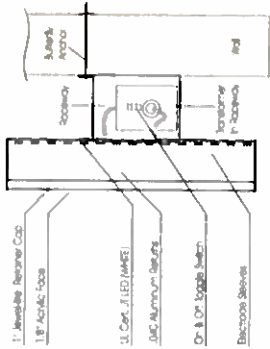
65"

SIGN TYPE		SPECIFICATIONS		COLORS	
■ ILLUMINATED	■ WALL	*19.5'h LED Channel Letters of KIDDIE ACADEMY & 23"h Cap		■ 3M 3630-53	CARDINAL RED VINYL
		*Black Trim & Return		■ 3M 3630-61	SLATE GRAY VINYL
		*Raceway: March Wall Color		■ 3M 3635-222	BLACK DUAL COLOR FILM
		*UL Listed			

Allowed: 151 sqft
Purposed: 24.5'h x 200.5"w = 34.2 sqft



LED CHANNEL LETTER ATTACHMENT DETAILS



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ARCHITECTURAL SIGNAGE

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404.272.2633

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CLIENT

Kiddie Academy

SCALE

1/4" = 1'

ADDRESS

3200 North Point Pkwy
Alpharetta, Ga 30009

CUSTOMER APPROVAL		DATE	DATE	DESIGNER	PRJ MGR	FILE
X		3/31/2016	TM	JL		Kiddie Academy

COLORS ARE SIMULATIONS ONLY. REFER TO
CORRESPONDING MATERIALS COLOR CHARTS FOR
SPECIFIC COLOR MATCH. COLORS SHOWN ON
COMPUTER MONITORS ARE NOT REPRESENTATIVE OF
ACTUAL MATERIAL COLOR.

- *2 Sets PVC Letters Apply on Existing Monument
- *RePaint the Monument (SW 7015 Paper White)

52"



24"

PVC SIGN - STUD MOUNTED FLUSH

- 1/2" THICK PVC KIDDIE LETTERING PAINTED AKZO NOBEL SATIN ENAMEL - PMS 1807
- 1/2" THICK PVC "ACADEMY" LETTERING PAINTED AKZO NOBEL SATIN ENAMEL - PMS COOL GRAY 10
- 1/2" THICK PVC "CAP ELEMENT" PAINTED AKZO NOBEL No. 242 DEEP BLACK SATIN ENAMEL
- 1/2" THICK PVC PLAQUE PAINTED SHERWIN WILLIAMS SW6386 NAPERV
- "EDUCATIONAL CHILD CARE" 3M 7725-12 OPAQUE BLACK VINYL APPLIED TO FACE OF PLAQUE.
- REGISTERED TRADEMARK SYMBOL: 1/2" THICK PVC CIRCLE WITH 1/16" DEEP ROUTED DOWN BACKGROUND PAINTED SHERWIN WILLIAMS SW6386 NAPERV WITH BLACK VINYL APPLIED TO THE RAISED FACE OF "RING" AND "R" ONLY. ALL RETURNS ARE PAINTED NAPERV.

ALL PIECES ARE STUD MOUNTED FLUSH TO WALL SURFACE WITH SILICONE ADHESIVE



UNITED SIGNS*
ARCHITECTURAL SIGNAGE

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404.272.2633

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CONSENT OF UNITED SIGNS, LLC

CLIENT

Kiddie Academy

SCALE

1/2" = 1'

ADDRESS

3200 North Point Pkwy
Alpharetta, Ga 30009

EXISTING



COLORS ARE SIMULATIONS ONLY. REFER TO
CORRESPONDING MATERIALS COLOR CHARTS FOR
SPECIFIC COLOR MATCH. COLORS SEEN ON
COMPUTER MONITORS ARE NOT REPRESENTATIVE OF
ACTUAL MATERIAL COLOR

CUSTOMER APPROVAL

X

DATE

3/16/2016

DATE

TM

DESIGNER

JL

PRJ MGR

Kiddie Academy

FILE

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: 160032

☐ Fee Paid Initial: _____

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

Business Name: Mark Worky

Location Address: 291 North Main Street, Alpharetta, GA 30009

Mailing Address: 14732 Taylor Valley Way, Alpharetta

City: Alpharetta State: GA Zip Code: 30004

Contact For All Notifications: Jennifer Pickler

Contact Telephone: 678 823 3837 Mobile Telephone: _____

Fax: _____ Email: pda1981@comcast.net

Contact's Relation To Business: architectural firm contact

This Application For (Check all that apply):

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

Application Fees:

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Review of signs, satellite antennas, play yards, and improvements valued at less than \$10,000. \$ 200.00

All other reviews \$ 300.00

Total Due \$ 100.00

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



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: Mark Worley

Physical Address: 291 North Main Street, Alpharetta, GA 30009

Mailing Address: 14132 Taylor Valley Way

City: Alpharetta State: GA Zip Code: 30004

Owner Telephone: 404 - 323 - 1921 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): Mark Worley Date: 3/31/16

Owner Signature: [Signature]

Property Information:

Address (If Assigned): 291 North Main Street, Alpharetta, GA 30009

Tax ID or Map Reference Number: _____

Land Lot(s): 1197 District: 2nd Section: 2nd

Existing Zoning of Property: _____ Existing Uses of Property: _____

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Applicant Signature: [Signature] Date: 3/31/16 Print Form

291 North Main Street
ALPHARETTA

Existing fascia & gutters
to remain

New roof
shingles

Metal Roof
New Gutters

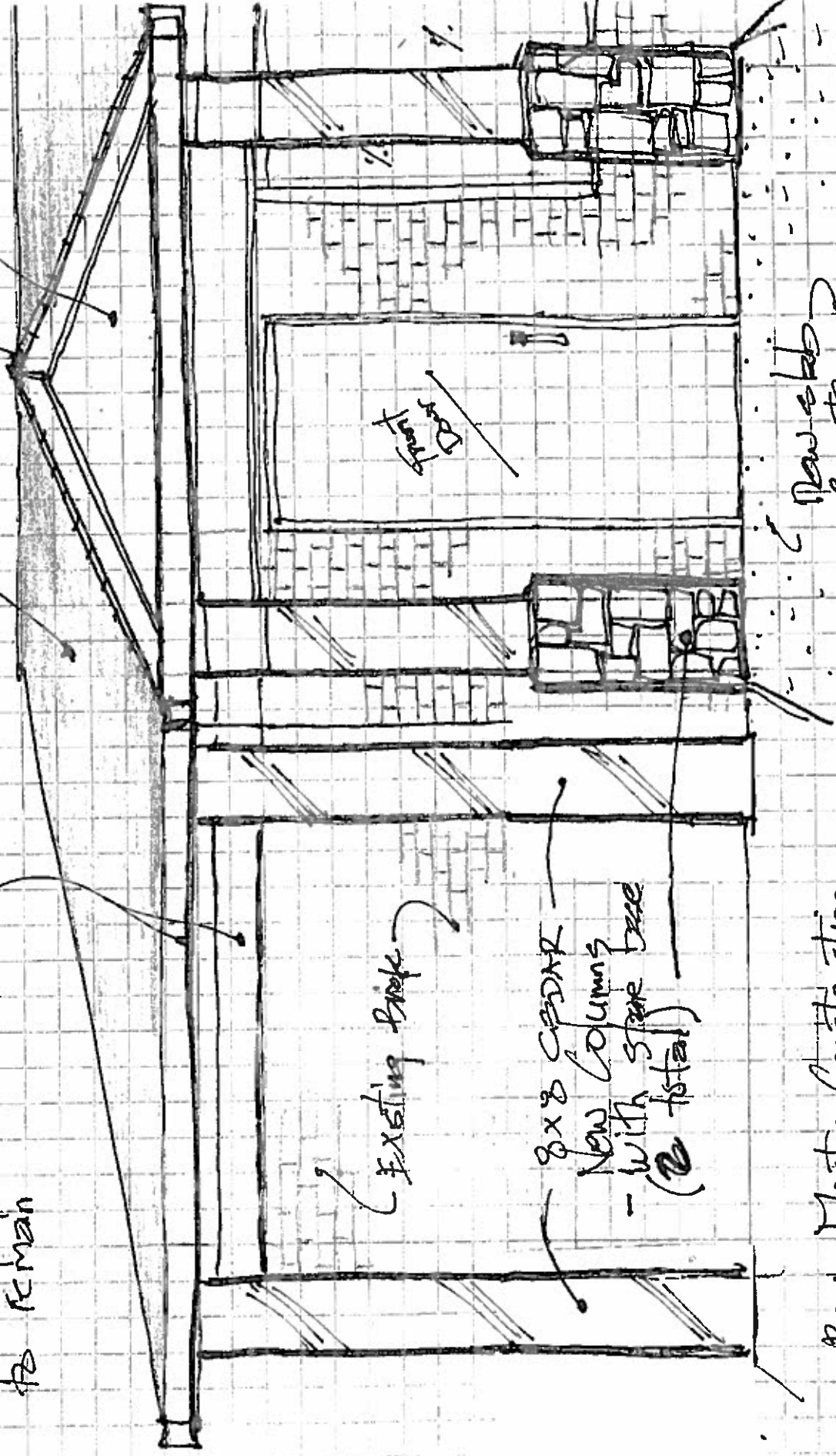
New Brch -
with Gable

Existing Brch

2x8 CEDAR
New Columns
- with stone base
(2 total)

New stone
concrete

By: Morton Construction
2/23/16 ~ N.T.S.



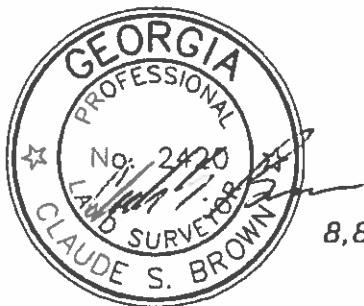
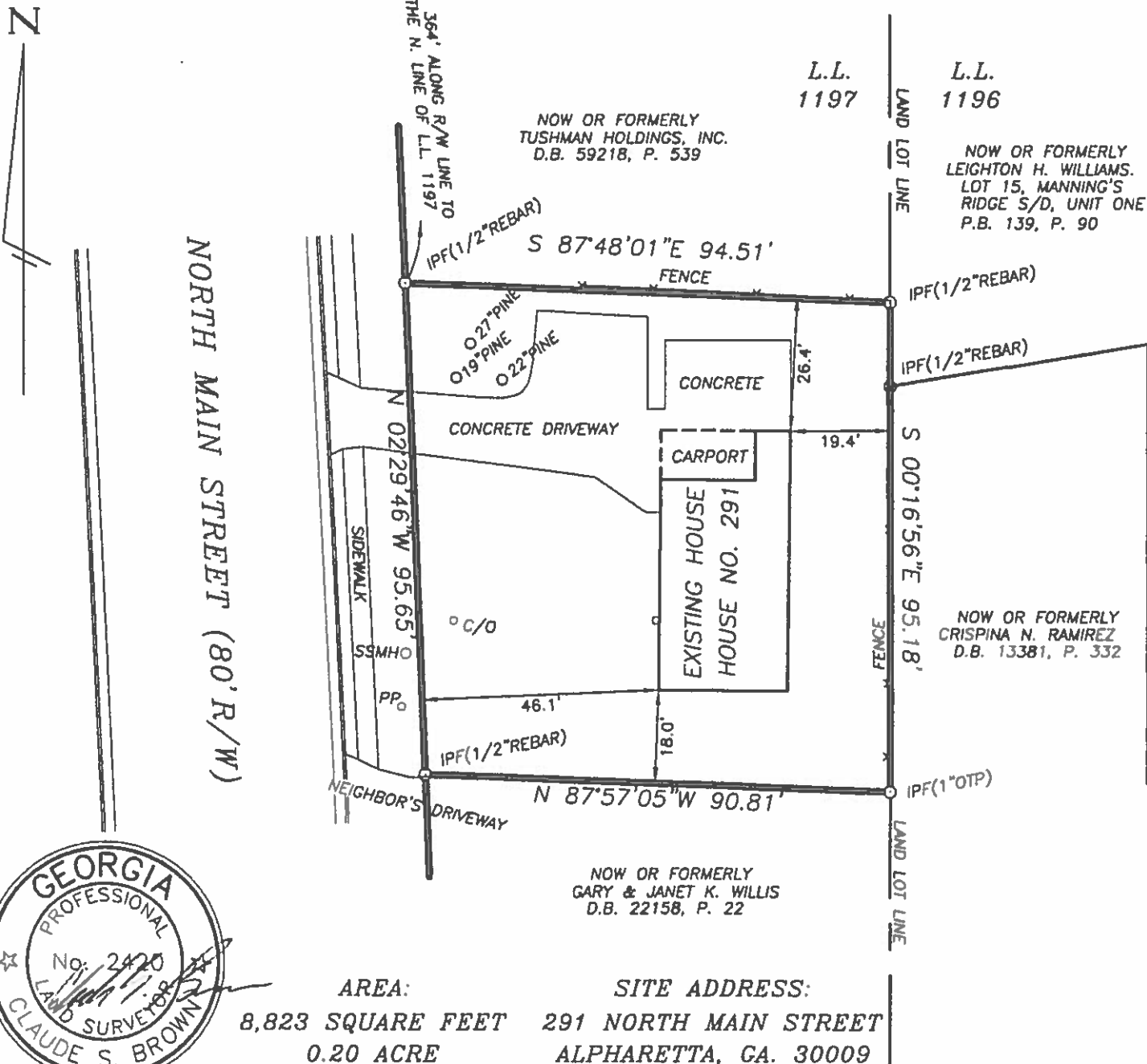
SURVEY PLAT PREPARED FOR:

MARK WORLEY
291 North Main Street

LAND LOT: 1197 DISTRICT: 2nd SECTION: 2nd
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

DEED REFERENCE

WARRANTY DEED RECORDED AT
DEED BOOK 48383, PAGE 23



GENERAL NOTES:

- (1) FIELD DATA CLOSURE IS ONE FOOT IN 28,332 FEET WITH AN ANGULAR ERROR OF 2 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.
- (2) THE EQUIPMENT USED WAS A TOPCON GPT-2003
- (3) THE CALCULATED PLAT CLOSURE IS 1 FOOT IN 44,053 FEET.
- (4) BEFORE YOU DIG, CALL THE UTILITIES PROTECTION CENTER, INC., AT 1-800-282-7411 FOR UNDERGROUND UTILITIES LOCATION.

REVISIONS:

- (1) REVISED: 2/25/2016, NAME CHANGE

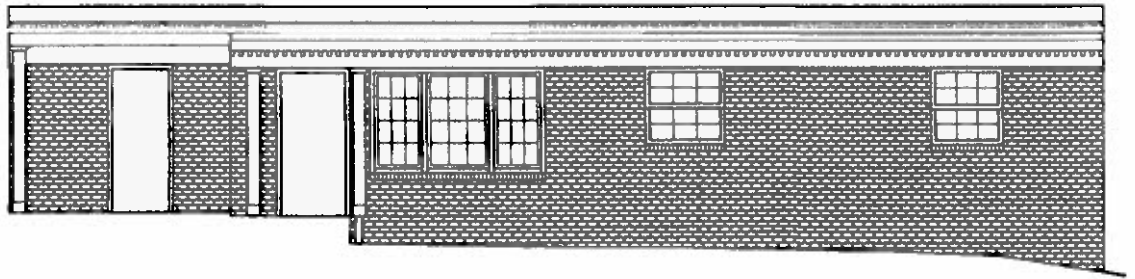
PREPARED BY:
REGISTERED LAND SURVEYORS, INC.
136 SAVANNA ESTATES DRIVE
CANTON, GEORGIA 30115
PHONE (770) 998-7676
email: registeredlandsu@comcast.net

GRAPHIC SCALE: 1" = 30'



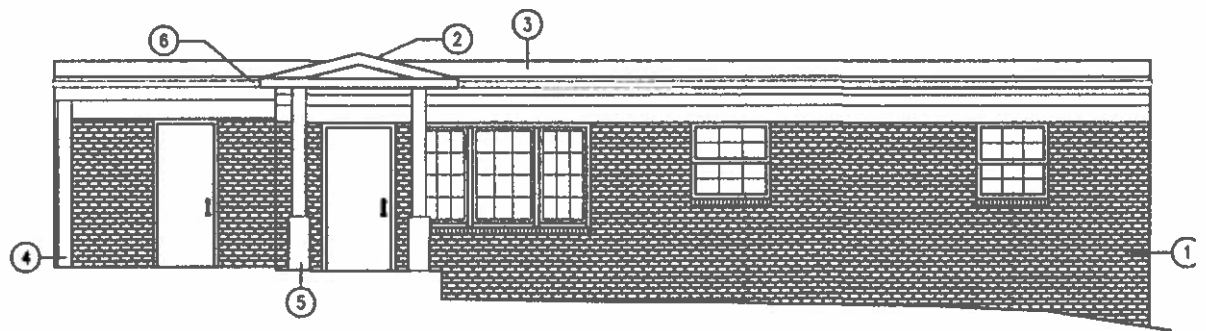
JOB No. 329-ADJ

DATE: 2-23-2016



EXISTING FRONT ELEVATION

SCALE: 1/4" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

GENERAL NOTES:

A. WRITTEN DIMENSIONS GOVERN. IN CASE OF CONFLICT IN PARTITION LOCATIONS, DIMENSIONS AND TYPES, NOTIFY THE ARCHITECT/DESIGNER FOR WRITTEN CLARIFICATION PRIOR TO PROCEEDING WITH CONSTRUCTION. THE CONSTRUCTION PLAN BY DESIGNER SUPERSEDES OTHER PLANS.

B. REFERENCE SHEETS A-00, A-101, A-103, A-104, A-105, A-106, A-107, A-108 AND A-109 FOR ADDITIONAL INFORMATION.

C. EXTERIOR DOOR HARDWARE SHALL BE LEVER TYPE AND MEET ADA GUIDELINES.

D. EXISTING FASCIA AND GUTTERS TO REMAIN.

KEYNOTES:

- ① BRICK TO BE PAINTED SHERWIN WILLIAMS....
- ② NEW COVERED PORCH WITH GABLE ROOF THAT IS STANDING SEAM METAL ROOFING -- BRONZE
- ③ NEW ASPHALT SHINGLE ROOF
- ④ WRAP EXISTING COLUMNS, 8"x8" WITH CEDAR
- ⑤ WRAP EXISTING COLUMNS 8"x8" WITH CEDAR AND ADD NEW MANUFACTURED STONE BASE, 12"x12", 2'-6" HEIGHT
- ⑥ SEAMLESS GUTTER

Architect - Heather Clark Inc. 071641, GA
DDB Professional Services Inc. 071641, GA

ARCHITECTURE AND INTERIOR DESIGN

2/clever designs for architecture

3640 SINCLAIR SHORES ROAD, CUMMING, GA 30041
TELEPHONE 770-886-5557 FAX 770-889-1735
e-mail pda1981@comcast.net

NEW PORCH FOR

MARK WORLEY

291 NORTH MAIN STREET
ALPHARETTA, GEORGIA 30009

drawing title

ELEVATION

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revised
date

03-31-16

drawing

A-101

job

18008

ISSUED FOR DESIGN REVIEW





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: Western Devcon, Inc.

Location Address: 10525 Vista Sorrento Parkway, Suite 110

Mailing Address: Same

City: San Diego State: CA Zip Code: 92121 - _____

Contact For All Notifications: Mark Bauer

Contact Telephone: 858 - 587 - 9,999 Mobile Telephone: 208 - 720 - 6,914

Fax: 858 - 587 - 1,954 Email: mbauer@westerndevconinc.com

Contact's Relation To Business: CFO

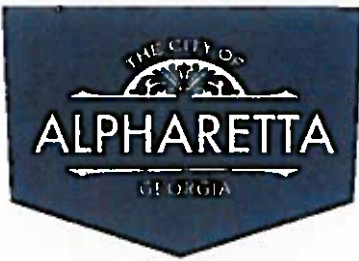
This Application For (Check all that apply):

- | | |
|--|---|
| ☐ 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: West Avalon, LLC c/o Western Devcon, Inc.

Physical Address: 10525 Vista Sorrento Parkway

Mailing Address: Same

City: San Diego

State: CA

Zip Code: 92121

Owner Telephone: 858 - 587 - 9,999

Contact Fax: 858 - 587 - 1,954

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): Mark W. Bauer

Date: 3/9/16

Owner Signature: 

Property Information:

Address (If Assigned) : 2710 Old Milton Parkway, Alpharetta, GA 30009

Tax ID or Map Reference Number: _____

Land Lot(s): 802, 803, 854, & 855

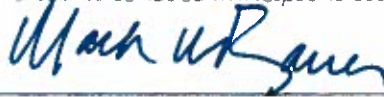
District: 1st

Section: 2nd

Existing Zoning of Property: MU

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: 3/9/16

[Print Form](#)

LANDSCAPE STRIP LINEAR 296 FT.-
(12) 4" CALIPER TREES REQUIRED
(13) 4" CALIPER TREES PLANTED

WESTSIDE PARKWAY

PARKDALE LANE

LANDSCAPE BUFFER LINEAR 356 FT.
(14) 4" CALIPER TREES REQUIRED
(14) 4" CALIPER TREES PLANTED

LANDSCAPE STRIP LINEAR 261 FT.
(5) 4" CALIPER TREES REQUIRED
(7) 4" CALIPER TREES PLANTED

AVALON OFFICE BUILDING
OUTPARCEL #1
AREA = 37,700 SF
F.F.E. = 1103.45

9) EXISTING DAWN REDWOOD TREES

- LANDSCAPE STRIP LINEAR 455 FT.
(18) 4" CALIPER TREES REQUIRED
(19) 4" CALIPER TREES PLANTED

OLD MILTON PARKWAY (120)

NOTES:

Tree Protection:

1. All existing trees, specimen and non-specimen, counted for EDF credits or found within tree save areas must be fully preserved during all phases of this project.
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 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 abutting a public ROW, in accordance with the City of Alpharetta Property Maintenance Codes.
8. All approved revisions to the location of the tree save fence need to be coordinated with the land disturbance inspector prior to relocation.

Utility:

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

Landscape:

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. 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.
4. 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 mulch must be organic mulch consisting of wood chips, shredded bark, pine needles, or similar. Synthetic mulch is not approved for use by the City Arborist.
8. All newly planted trees shall have visible root flares at finished grade. No circling roots shall be allowed on planted trees. The upper two rings of the wire basket, all burlap, and strapping MUST be cut and removed prior to backfill.
9. Trees less than the caliper inch shown will not be accepted. I.e.: 3 inch caliper trees must be 3 inches or larger.
10. Plant height measurement is taken at the top of the main body of the plant and not at the tip of the topmost growth.
11. All newly planted trees shall be equivalent in quality to a Florida #1 grade or better. All trees of lesser quality shall be rejected by the City Arborist.
12. Watering bags or irrigation system MUST be provided for all trees prior to issuance of the certificate of occupancy. Refer to water conservation strategy (Sheet II.04)
13. When watering bags are used manufacturers recommendations MUST be followed for proper sizing and watering schedules. Bags will be filled weekly by owner and during droughts for a minimum of 18 months after installation.
14. **NO TRENCING ALLOWED IN TREE SAVE AREAS- INCLUDING IRRIGATION.**
15. All tree guys and stakes shall be removed from tree after one complete growing season or one year after planting, whichever is greater.
16. **NO TREES SHALL BE PLANTED ON ANY AREA OF AN EARTHEN DAM OR EMBANKMENT.** Make sure this note is bold and located in a prominent place near the dam.

PLANT SCHEDULE						
TREES	QTY	BOTANICAL NAME / COMMON NAME	MIN. SIZE	ROOT	MIN. HGT.	SP.
AR	14	<i>Acer rubrum</i> 'Red Point' / Red Maple	4" cal.	B & B	18' hg.	
CB	8	<i>Carpinus betulus</i> / European Hornbeam	3" cal.	B & B	16' hg.	
CD1	12	<i>Cedrus deodara</i> 'Bracken's Best Cedar' / Bracken's Best Deodar Cedar	3" cal.	B & B	16' hg.	
CD2	6	<i>Cedrus deodara</i> 'Bracken's Best Cedar' / Bracken's Best Deodar Cedar	4" cal.	B & B	18' hg.	
CN	5	<i>Cupressus arborescens</i> 'laylandii' Naylor's Blue / Naylor's Blue Cypress	3" cal.	B & B	16' hg.	
ILE	3	<i>Ilex</i> x 'Emily Brunner' / Emily Brunner Holly	6" min.	B & B	8' hg.	
LN2	6	<i>Lagerstroemia</i> x 'Natchez' / White Crape Myrtle Multi-Trunk	3" cal.	B & B	14' hg.	Multi
MG1	14	<i>Metasequoia glyptostroboides</i> / Dawn Redwood	5" cal.	B & B	18' hg.	
QP	7	<i>Quercus phellos</i> 'Wynstan' / Willow Oak	4" cal.	B & B	18' hg.	
QS	16	<i>Quercus shumardii</i> / Shumard Red Oak	3" cal.	B & B	16' hg.	
TG	5	<i>Tilia philica</i> 'Green Giant' / Western Red Cedar	3" cal.	B & B	12' hg.	
UA	5	<i>Ulmus parvifolia</i> 'Allee' / Allee Lacebark Elm	3" cal.	B & B	16' hg.	

PLANT SCHEDULE				
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	MIN. HGT. 2" hgt.	MIN. SP. 18" sp.
BS		Rhus semperparvifolia / American Snowed		
HC	3	Hibiscus syriacus 'Minerva' / Minerva Rose of Sharon	2' hgt.	18" sp.
IB	444	Ilex cornuta 'Carissa' / Carissa Holly	2' hgt.	18" sp.
IN	561	Ilex cornuta 'Needlepoint' / Needlepoint Holly	2' hgt.	18" sp.
JP	141	Juniperus davurica 'Parsoni' / Parson's Juniper	2' hgt.	18" sp.
LC	43	Loropetalum chinense rubrum 'Burgundy' / Burgundy Loropetalum	2' hgt.	18" sp.
LH	34	Ligustrum howardi / Yellow-leaf Ligustrum	2' hgt.	18" sp.
LR	129	Ligustrum japonicum 'Recurvifolium' / Wax leaf ligustrum	2' hgt.	18" sp.
LS	134	Loropetalum chinense 'Snow Dance' / Snow Dance Loropetalum	2' hgt.	18" sp.
RI	17	Rhapheopilepis indica 'Olivia' / Dwarf Indian Hawthorn	2' hgt.	18" sp.
RK	66	Rosa x Pink Double Knockout / Pink Double Knockout Rose	3' hgt.	18" sp.

PLANT SCHEDULE					
GROUND COVERS	CODE	QTY	BOTANICAL NAME / COMMON NAME	UNIT	REMARKS
	HM	89	Heemerocalis x 'Stella de Oro' / Stella de Oro Daylily	1 gal	
	LM	1,036	Liriope muscari 'Silver Sunproof' / Silver Sunproof Blue Lilyturf	1 gal	
	ML	117	Miscanthus sinensis 'Little Kitten' / Little Kitten Miscanthus Grass	1 gal	
	MSG	83	Miscanthus sinensis 'Gracillimus' / Maiden Grass	3 gal	
	SOD	7,064 sf	Cynodon x dactylon / Bermuda Sod 419	SF	
	TA	2,211	Trachelospermum asiaticum 'Asiatic' / Asiatic Jasmine	1 GAL	

OUTPARCEL BUILDING									
TOTAL ACRES									
2.63									
REQUIRED TREE REPLACEMENT (2.63 ACRES X 20 UNITS)									
52.6									
DENSITY UNITS EXISTING									
22.8									
DENSITY UNITS REPLACED									
31.7									
DENSITY UNITS TO BE PROVIDED UPON DEVELOPMENT									
54.5									
54.5 > 52.6 = REQUIREMENT MET									
DENSITY UNITS EXISTING									
22.8									
UNIT TOTAL									
TREES	Quantity	Common/Botanical	Caliper	Size	VALUE	VALUE			
CD1	6	Cedrus deodara 'Bracken's Best Cedar' / Bracken's Best Deodar Cedar	3" cal.	16 ft.	0.5	2.5			
CD2	6	Cedrus deodara 'Bracken's Best Cedar' / Bracken's Best Deodar Cedar	4" cal.	18 ft.	0.6	3.6			
CN	3	X Cupressus xuyi leylandii 'Navyors Blue' / Navyor's Blue Cypress	3" cal.	16 ft.	0.5	1.5			
LN2	6	Lagerstroemia X Natchez / White Cape Myrtle Multi-Trunk	3" cal.	14 ft.	0.5	3			
MG1	14	Metasequoia glyptostroboides / Dawn Redwood	5" cal.	18 ft.	0.7	9.8			
OP	4	Quercus phellos 'Wynstar' / Willow Oak	4" cal.	18 ft.	0.6	2.4			
TOTAL	38					22.8			

DENSITY UNITS PROPOSED				31.7			
TREES	Quantity	Common/Botanical		Caliper	Size	UNIT VALUE	TOTAL VALUE
AR	14	Arcturum Red Point / Red Maple		4"	18' hgt.	0.6	8.4
CB	8	Carpinus betulus / European Hornbeam		3"	16' hgt.	0.5	4
CD	7	Cedrus deodora / Cedar of Lebanon's Best Deciduar Cedar		4"	18' hgt.	0.5	3.5
CN	2	Cupressus leylandii 'Naylors Blue' / Naylors's Blue Cypress		3"	16' hgt.	0.5	1
CP	16	Quercus coccinea 'Wynland' / Willow Oak		3"	16' hgt.	0.5	1.6
GP	4	Quercus shumardii / Shumard Red Oak		3"	16' hgt.	0.5	2
TG	5	Thuja plicata 'Green Giant' / Western Red Cedar		3"	12' hgt.	0.5	2.5
TL	5	Thymus praecox 'Alize' / Alize Lacerbun Fdm		3"	16' hgt.	0.5	2.5
	60						31.7

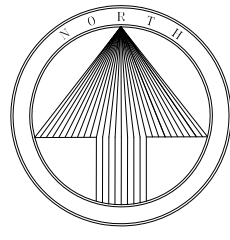
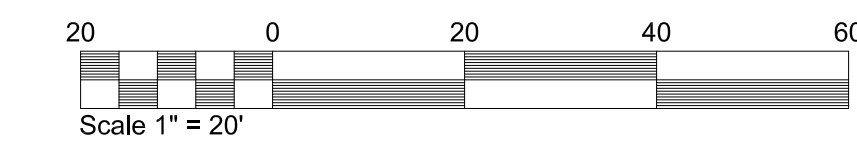
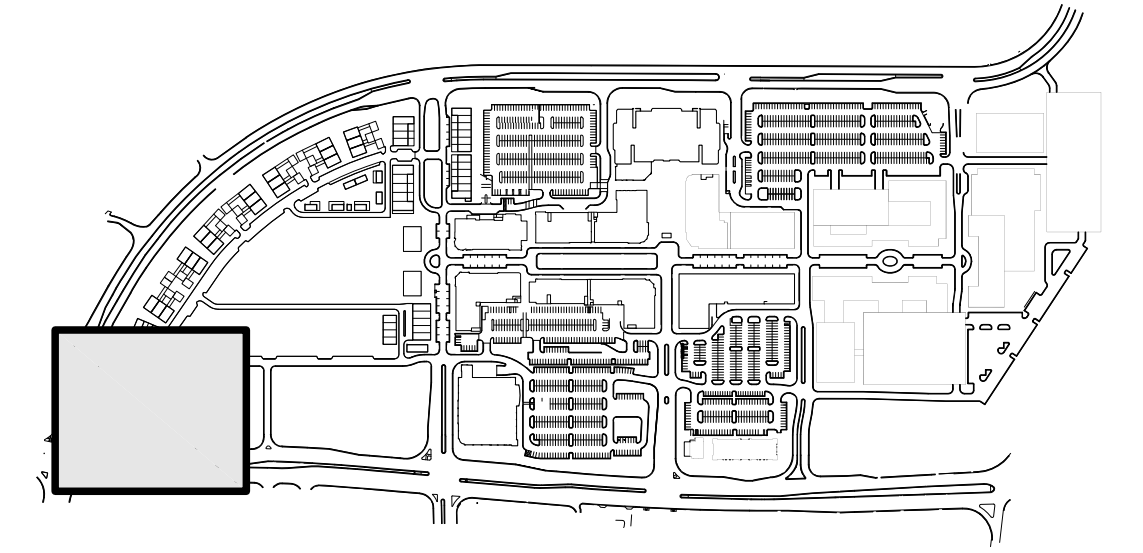
NO GENUS EXCEEDS 30% OF TOTAL TREE REPLACEMENT

OUTREACH BUILDING GENUS LIST						Genus		Percent	
TRAP	Quantity	Common/Not	Caliper	Size	Quan	Genus	Quan	Percent	
AS	14	4 th ridium Red Point / Red Maple	14"	4 th	16	ht.	14	14.29%	
CB	8	Carpinus betulus Cornerstone / Cornerstone European Hornbeam	3"	14"	16	ht.	8	8.33%	
CD	12	Cedrus deodara Bracken's Best Cedar / Bracken's Best Decodar Cedar	3"	16"	ht.				
CD	6	Cedrus deodara Bracken's Best Cedar / Bracken's Best Decodar Cedar	3"	16"	ht.	18	18.57%		
CD	4	Cedrus deodara leylandii Leyland's Blue Cedars	5"	18"	ht.	5	5.10%		
LNZ	6	Lagenstroemia x Natchez / White Crape Myrtle Multi-Trunk	3"	14"	6"	ht.	6	6.32%	
MG1	14	Metasequoia glyptostrobilus / Dawn Redwood	5"	18"	ht.	14	14.29%		
OW	7	Quercus laevis / Willow Oak	7"	16"	ht.	7	7.14%		
OS	16	Quercus shumardii / Shumard Red Oak	3"	16"	ht.	23	23.67%		
TG	5	Thuja plicata 'Green Giant' / Western Red Cedar	3"	14"	ht.	5	5.10%		
US	13	Ulmus pitalis 'Avalon Elm' / Elm Lacerark Elm	3"	14"	ht.	5	5.10%		
TOTAL						98		100.00%	

OVERALL PROPOSED TREES COMMON/BIOTICAL			Native	Native
TREES	Quantity	Common/Biotical	Quantity	Percent
CD1	14	Acacia saligna, Red Maple	14	23.33%
CD8	8	Carpinus betulus; Cornerstone / Cornerstone European Hornbeam	0	0.00%
CD1	7	Quercus deadora; Bracken's Best Cedar / Bracken's Best Dead Cedar	0	0.00%
CN	2	2 Cupressus guineensis leylandii; Naylor's Blue / Naylor's Blue Cypress	0	0.00%
CP	3	Quercus shumardii; Willow Oak	0	0.00%
OS	16	Quercus shumardii / Shumard Red Oak	23	38.33%
TG	5	Thuja plicata "Green Giant" / Western Red Cedar	5	8.33%
UL	5	Ulmus parviflora "Avalon" / Alee Leucark Elm	0	0.00%
TOTAL	60		42	70.00%

 LIGHT POLE

KEY MAP



SITE *solutions*

LANDSCAPE ARCHITECTURE+ LAND PLANNING
3715 Northside Parkway T: 404.705.9411
300 Northcreek, Bldg. 300 F: 404.705.9491
Atlanta, Georgia 30327 www.sitesolutionsla.com

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PROFESSIONAL STAMP:



AVALON OUTPARCEL BUILDING

PREPARED FOR
EVANS GENERAL CONTRACTORS

SHEET STATUS

[illegible]

SHEET TITLE:

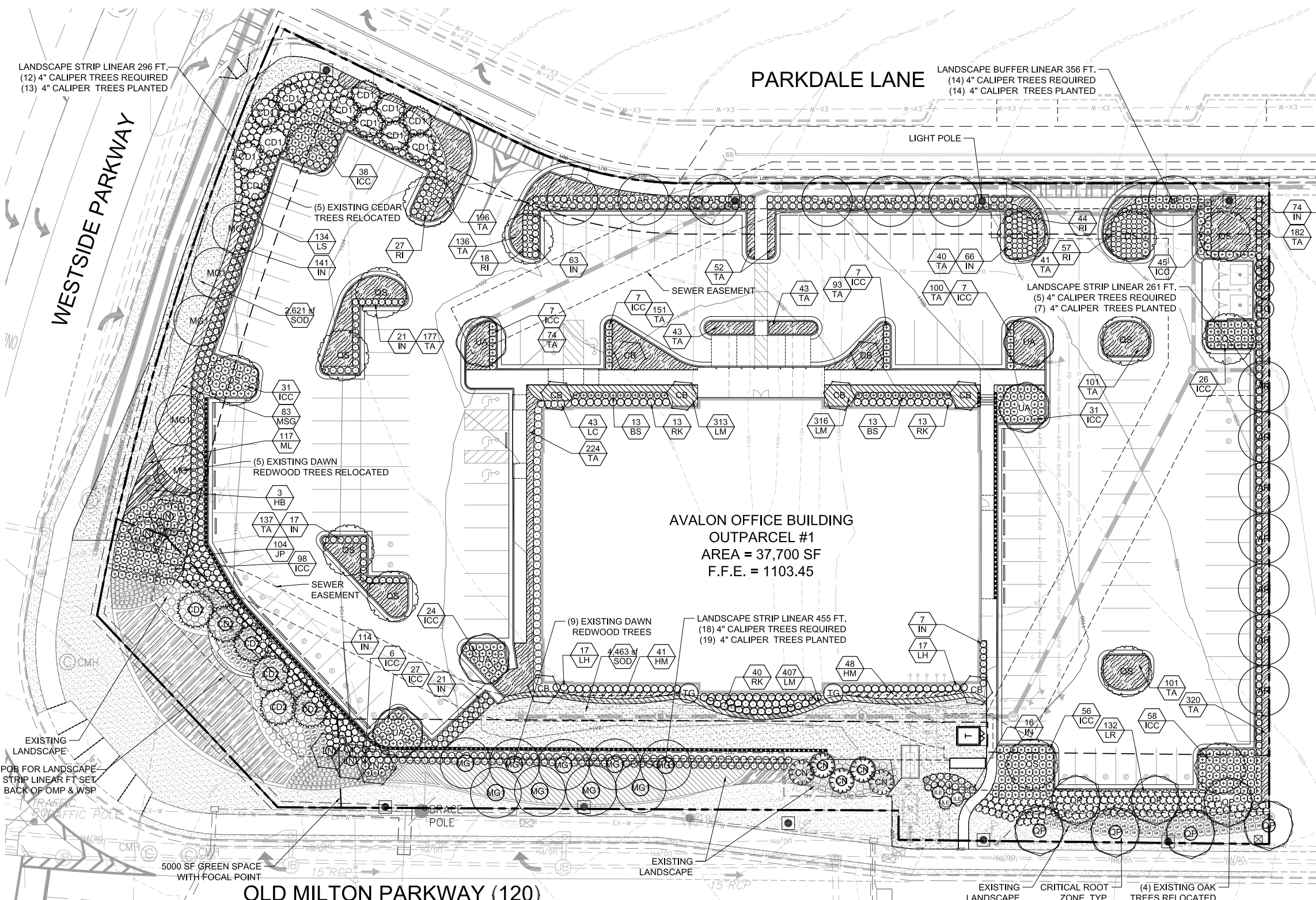
LANDSCAPE
PLAN

PROJECT NUMBER:
15048

L1.01

DATE: 02.23.2016

NOT ISSUED FOR CONSTRUCTION.



- NOTES:**
- Tree Protection:**
1. All existing trees, specimen and non-specimen, counted for EDF credits or found within tree save areas must be fully preserved during all phases of this project.
 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.
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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 abutting a public ROW, in accordance with the City of Alpharetta Property Maintenance Codes.
 8. All approved revisions to the location of the tree save fence need to be coordinated with the land disturbance inspector prior to relocation.
- Utility:**
1. ALL TREES MUST BE PLANTED A MINIMUM OF 5 FEET FROM ANY UTILITY LINE AND OR EASEMENTS.

- Landscape:**
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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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 mulch must be organic mulch consisting of wood chips, shredded bark, pine needles, or similar. Synthetic mulch is not approved for use by the City Arborist.
8. All newly planted trees shall have visible root flares at finished grade. No circling roots shall be allowed on planted trees. The upper two rings of the wire basket, all burlap, and strapping MUST be cut and removed prior to backfill.
9. Trees less than the caliper inch shown will not be accepted. I.e: 3 inch caliper trees must be 3 inches or larger.
10. Plant height measurement is taken at the top of the main body of the plant and not at the tip of the topmost growth.
11. All newly planted trees shall be equivalent in quality to a Florida #1 grade or better. All trees of lesser quality shall be rejected by the City Arborist.
12. Watering bags or irrigation system MUST be provided for all trees prior to issuance of the certificate of occupancy. Refer to water conservation strategy (Sheet 11.04)
13. When watering bags are used manufacturers recommendations MUST be followed for proper sizing and watering schedules. Bags will be filled weekly by owner and during droughts for a minimum of 18 months after installation.
14. NO TRENCHING ALLOWED IN TREE SAVE AREAS- INCLUDING IRRIGATION.
15. All tree guys and stakes shall be removed from tree after one complete growing season or one year after planting, whichever is greater.
16. NO TREES SHALL BE PLANTED ON ANY AREA OF AN EARTHEN DAM OR EMBANKMENT. Make sure this note is bold and located in a prominent place near the dam.

PLANT SCHEDULE					
TREES	QTY	BOTANICAL NAME / COMMON NAME	MIN. SIZE	ROOT	MIN. HGT.
AR	4	Acer rubrum 'Red Point' / Red Maple	4" cal.	B & B	18' hgt.
CB	8	Carpinus betulus / European Hornbeam	3" cal.	B & B	16' hgt.
CD1	12	Cedrus deodara 'Bracken's Best Cedar' / Bracken's Best Deodar Cedar	3" cal.	B & B	16' hgt.
CD2	6	Cedrus deodara 'Bracken's Best Cedar' / Bracken's Best Deodar Cedar	4" cal.	B & B	18' hgt.
CN	5	x Cupressocyparis leylandii 'Naylor's Blue' / Naylor's Blue Cypress	3" cal.	B & B	16' hgt.
ILE	3	Ilex x 'Emily Bruner' / Emily Bruner Holly	8" min.	B & B	8' hgt.
LN2	6	Lagerstroemia x 'Natchez' / White Crape Myrtle Multi-Trunk	3" cal.	B & B	14' hgt.
MG1	14	Metasequoia glyptostroboides / Dawn Redwood	5" cal.	B & B	18' hgt.
OP	7	Quercus phellos 'Wynstar' / Willow Oak	4" cal.	B & B	18' hgt.
OS	16	Quercus shumardii / Shumard Red Oak	3" cal.	B & B	16' hgt.
TG	5	Thuja plicata 'Green Giant' / Western Red Cedar	3" cal.	B & B	12' hgt.
UA	5	Ulmus parvifolia 'Allee' / Allee Lacebark Elm	3" cal.	B & B	16' hgt.

PLANT SCHEDULE					
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	MIN. HGT.	MIN. SP.	
BS	26	Buxus sempervirens / American Boxwood	2' hgt.	18" sp.	
HB	3	Hibiscus syriacus 'Minerva' / Minerva Rose of Sharon	2' hgt.	18" sp.	
ICC	444	Ilex cornuta 'Carissa' / Carissa Holly	2' hgt.	18" sp.	
IN	561	Ilex cornuta 'Needlepoint' / Needlepoint Holly	2' hgt.	18" sp.	
JP	104	Juniperus davurica 'Parsonii' / Parson's Juniper	2' hgt.	18" sp.	
LC	43	Loropetalum chinense rubrum 'Burgundy' / Burgundy Loropetalum	2' hgt.	18" sp.	
LH	34	Ligustrum howardii / Yellow-leaf Ligustrum	2' hgt.	18" sp.	
LR	129	Ligustrum japonicum 'Recurvifolium' / Wax leaf Ligustrum	2' hgt.	18" sp.	
LS	134	Loropetalum chinense 'Snow Dance' / Snow Dance Loropetalum	2' hgt.	18" sp.	
RI	170	Rhapidolepis indica 'Olivia' / Dwarf Indian Hawthorn	2' hgt.	18" sp.	
RK	66	Rosa x 'Pink Double Knockout' / Pink Double Knockout Rose	3' hgt.	18" sp.	

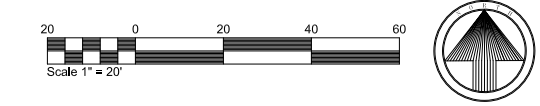
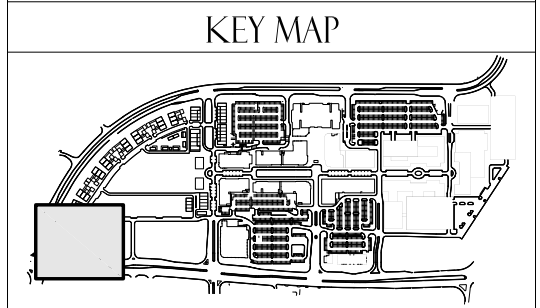
PLANT SCHEDULE					
GROUND COVERS	CODE	QTY	BOTANICAL NAME / COMMON NAME	UNIT	REMARKS
	HM	89	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal	
	LM	1,036	Liriope muscad 'Silvery Sunproof' / Silvery Sunproof Blue Liriope	1 gal	
	ML	117	Miscanthus sinensis 'Little Kitten' / Little Kitten Miscanthus Grass	1 gal	
	MSG	83	Miscanthus sinensis 'Gracillimus' / Maiden Grass	3 gal	
	SOD	7,084 sf	Cynodon x dactylon / Bermuda Sod 419	SF	
	TA	2,211	Trachelospermum asiaticum 'Asiatic' / Asiatic Jasmine	1 GAL	

OUTPARCEL BUILDING					
TOTAL ACRES				2.63	
REQUIRED TREE REPLACEMENT UNITS (2.63 ACRES x 20 UNITS)				52.6	
DENSITY UNITS EXISTING				22.8	
DENSITY UNITS PROVIDED				31.7	
DENSITY UNITS TO BE PROVIDED UPON DEVELOPMENT				54.5	
54.5 > 52.6 = REQUIREMENT MET					
DENSITY UNITS EXISTING					
				22.8	
TREES	Quantity	Common/Botanical	Caliper	Size	UNIT VALUE TOTAL VALUE
CD1	5	Cedrus deodara 'Bracken's Best Cedar' / Bracken's Best Deodar Cedar	3" cal.	16" hgt.	0.5 2.5
CD2	6	Cedrus deodara 'Bracken's Best Cedar' / Bracken's Best Deodar Cedar	4" cal.	18" hgt.	0.6 3.6
CN	3	x Cupressocyparis leylandii 'Naylor's Blue' / Naylor's Blue Cypress	3" cal.	16" hgt.	0.5 1.5
LN2	6	Lagerstroemia x 'Natchez' / White Crape Myrtle Multi-Trunk	3" cal.	14" hgt.	0.5 3
MG1	14	Metasequoia glyptostroboides / Dawn Redwood	5" cal.	18" hgt.	0.7 9.8
OP	4	Quercus phellos 'Wynstar' / Willow Oak	4" cal.	18" hgt.	0.6 2.4
TOTAL	38				22.8
DENSITY UNITS PROPOSED					
				31.7	
TREES	Quantity	Common/Botanical	Caliper	Size	UNIT VALUE TOTAL VALUE
AR	14	Acer rubrum 'Red Point' / Red Maple	4" cal.	18" hgt.	0.6 8.4
CB	8	Carpinus betulus / European Hornbeam	3" cal.	16" hgt.	0.5 4
CD1	7	Cedrus deodara 'Bracken's Best Cedar' / Bracken's Best Deodar Cedar	3" cal.	16" hgt.	0.5 3.5
CN	2	x Cupressocyparis leylandii 'Naylor's Blue' / Naylor's Blue Cypress	3" cal.	16" hgt.	0.5 1
OP	3	Quercus phellos 'Wynstar' / Willow Oak	4" cal.	18" hgt.	0.6 1.8
OS	16	Quercus shumardii / Shumard Red Oak	3" cal.	16" hgt.	0.5 8
TG	5	Thuja plicata 'Green Giant' / Western Red Cedar	3" cal.	12" hgt.	0.5 2.5
UA	5	Ulmus parvifolia 'Allee' / Allee Lacebark Elm	3" cal.	16" hgt.	0.5 2.5
TOTAL	60				31.7

NO GENUS EXCEEDS 30% OF TOTAL TREE REPLACEMENT					
OUTPARCEL BUILDING GENUS LIST					
TREES	Quantity	Common/Botanical	Caliper	Size	Genus Quan. Genus Percent
AR	14	Acer rubrum 'Red Point' / Red Maple	4" cal.	18" hgt.	14 23.33%
CB	8	Carpinus betulus / European Hornbeam	3" cal.	16" hgt.	8 8.16%
CD1	12	Cedrus deodara 'Bracken's Best Cedar' / Bracken's Best Deodar Cedar	3" cal.	16" hgt.	12 20.00%
CD2	6	Cedrus deodara 'Bracken's Best Cedar' / Bracken's Best Deodar Cedar	4" cal.	18" hgt.	6 10.00%
CN	5	x Cupressocyparis leylandii 'Naylor's Blue' / Naylor's Blue Cypress	3" cal.	16" hgt.	5 8.33%
LN2	6	Lagerstroemia x 'Natchez' / White Crape Myrtle Multi-Trunk	3" cal.	14" hgt.	6 10.00%
MG1	14	Metasequoia glyptostroboides / Dawn Redwood	5" cal.	18" hgt.	14 23.33%
OP	7	Quercus phellos / Willow Oak	4" cal.	18" hgt.	7 11.67%
OS	16	Quercus shumardii / Shumard Red Oak	3" cal.	16" hgt.	16 26.67%
TG	5	Thuja plicata 'Green Giant' / Western Red Cedar	3" cal.	14" hgt.	5 8.33%
UA	5	Ulmus parvifolia 'Allee' / Allee Lacebark Elm	3" cal.	16" hgt.	5 8.33%
TOTAL	98				100.00%

OVERALL PROPOSED TREES INCLUDING NATIVE GA PIEDMONT TREES					
TREES	Quantity	Common/Botanical	Native Quan.	Native Percent	
AR	14	Acer rubrum 'Red Point' / Red Maple	14	23.33%	
CB	8	Carpinus betulus / European Hornbeam	0	0.00%	
CD1	7	Cedrus deodara 'Bracken's Best Cedar' / Bracken's Best Deodar Cedar	0	0.00%	
CN	2	x Cupressocyparis leylandii 'Naylor's Blue' / Naylor's Blue Cypress	0	0.00%	
OP	3	Quercus phellos / Willow Oak	0	0.00%	
OS	16	Quercus shumardii / Shumard Red Oak	23	38.33%	
TG	5	Thuja plicata 'Green Giant' / Western Red Cedar	5	8.33%	
UA	5	Ulmus parvifolia 'Allee' / Allee Lacebark Elm	0	0.00%	
TOTAL	60		38	63.33%	

● LIGHT POLE



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AVALON OUTPARCEL BUILDING

PREPARED FOR
EVANS GENERAL CONTRACTORS

SHEET STATUS			
MARK	DATE	BY	RELEASE
▲	02/23/16	SS	LDP PLAN
	03/22/16	SS	CITY COMMENTS

SHEET TITLE:

LANDSCAPE PLAN

PROJECT NUMBER:
15048

L1.01

DATE: 02.23.2016

NOT ISSUED FOR CONSTRUCTION.