



DESIGN REVIEW BOARD JULY 20, 2018

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

I. WORKSHOP

II. CALL TO ORDER

III. ROLL CALL

IV. PLEDGE TO THE FLAG

V. ITEMS FROM STAFF

VI. ITEMS FROM BOARD MEMBERS

1. DRB Meeting Minutes of June 15, 2018

VII. PUBLIC HEARING

1. 09:10 - 09:30 DRB 180039 65 Roswell St townhouses refresh 65 Roswell St
review exterior elevations
2. 09:30 - 10:00 DRB 180040 The Copper Fox 10 Roswell St
review signage and exterior changes
3. 10:00 - 10:45 DRB180046 The Providence Group Office Building 2405 Old Milton Pky
review New Construction
4. 10:45 - 11:30 DRB180038 5005 Windward Pkwy redevelopment
review elevations, site plan, landscape
5. 11:30 - 12:00 DRB180043 Lapeer Seafood Market(Patio) 12 North Broad
review patio enclosure
6. 12:00 - 12:30 DRB180021 Phase Learning Hotel Webb and Morris
New elevations

VIII. ADJOURNMENT



DESIGN REVIEW BOARD

JUNE 15, 2018

ALPHARETTA CITY HALL

COUNCIL

CHAMBERS

2 PARK PLAZA

8:30 AM

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

I. WORKSHOP

II. CALL TO ORDER

III. ROLL CALL

- Design Review Board Members Present
 - o Richard Kramer (Chairman)
 - o Roger Brown
 - o Dick Debban
 - o Kim Matherly
 - o Holly Palmer
 - o Frank Schwing
- Design Review Board Members Absent
 - o Pat Corkill
 - o Tom LeCain
 - o Katie Rocco
- Staff Members Present
 - o Bret Schroeder, Zoning Enforcement Manager
 - o Elle Taylor, Planning and Zoning Coordinator

IV. PLEDGE TO THE FLAG

- v. ITEMS FROM STAFF
- vi. ITEMS FROM BOARD MEMBERS

1. Minutes from April 20, 2018

- ❖ Vice-Chairman Brown offered a motion to approve
- ❖ The motion received a second from Board Member Schwing
- The motion was approved by a vote (6-0)

2. Minutes from May 18, 2018

- ❖ Schwing offered a motion to approve
- ❖ The motion received a second from Board Member Brown
- The motion was approved by a vote (6-0)

There was discussion on the way the recusal of Board Member Debban from the vote on DRB180037 2B Whole Bakery was recorded in the Minutes. After the meeting, Staff verified with City Administration the proper way is:

- ❖ Board Member Schwing offered a motion to approve the elevation and colors as follows the brick to be painted Benjamin Moore White Blush, there to be one awning over the door and the adjacent window in color True Brown with no poles as shown today. The sign to be in the lettering and format as shown today the same True Brown directly on the brick above the window on the opposite side from the door and Applicant will submit a rendering as described today to Staff for final approval.
- The motion received a second from Palmer
- The motion was approved by a vote (6-0) (Board Member Debban recused himself and did not participate in the vote.)

VII. PUBLIC HEARING

1. DRB180041 Alpharetta Life Hope 333 Old Milton

Applicant presented a review of parking deck elevations.

There was discussion of:

- Overall Site Plan
- Presented additional plantings required by Zoning Conditions
- Trees along parking deck. DRB would like Evergreen.
- Arborist is reviewing plan and will require heavy screening with evergreen and vines
- Heavily Wooded Site
- Existing Entrance
- Parking deck location
- East and West Elevation
- Aerial View of Parking Deck
- Rendered View from Old Milton Pky
- Existing Street View
- Council Conditions
- Stair Tower
- Retaining Wall Materials- Applicant showed sample for texture. Applicant stated it would look like picture. Staff stated Council would consider it a standard wall so it would have to be heavily landscaped to meet the condition
- Location of retaining walls
- Landscaping
- Lighting to be sent to Staff for approval

During presentation, Chairman Kramer called a recess due to technical problem.

- ❖ Board Member Schwing offered a motion to approve elevations and materials submitted
- The motion received a second from Board Member Palmer
 - The motion was approved by a vote (5-0) (Board Member Brown recused himself and did not participate in the vote)
- ❖ Board Member Schwing offered a motion to approve landscaping plan as submitted with the condition the Applicant heavily landscape the north elevation facing Old Milton with vines and/or evergreens and work with Staff on the specifics.
 - The motion received a second from Board Member Palmer
 - The motion was approved by a vote (5-0) (Board Member Brown recused himself and did not participate in the vote)
- ❖ Board Member Schwing offered a motion that Applicant submit lighting plan to Staff for approval
 - The motion received a second from Board Member Palmer
- The motion was approved by a vote (5-0) (Board Member Brown recused himself and did not participate in the vote)

VIII. ADJOURNMENT

Chairman Kramer adjourned the meeting at 9:54 p.m.



DESIGN REVIEW BOARD HEARING APPLICATION AND FILING PROCEDURES

UPDATED: December 05, 2016

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 set in .PDF format containing the entire applications; including all documents, plans, and drawings; must be included with the application. Each document must be a separate file of no more than 2mb, with the total of all files not exceeding 10mb.

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 02, 2017

February 01, 2017

March 01, 2017

April 03, 2017

May 01, 2017

June 01, 2017

July 03, 2017

August 01, 2017

September 01, 2017

October 02, 2017

November 01, 2017

December 01, 2017

Meeting Schedule

January 20, 2017

February 17, 2017

March 17, 2017

April 21, 2017

May 19, 2017

June 16, 2017

July 21, 2017

August 18, 2017

September 15, 2017

October 20, 2017

November 17, 2017

December 15, 2017

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: _____

☐ Fee Paid Initial: _____

For your convenience, this form may be completed electronically and printed upon completion. If you choose not to take advantage of this option, please print your responses in a clear, easily legible fashion.

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

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

City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

NOTE: All applicable fees must be included with the application. Applications will be accepted only on the dates reflected on the page of this form titled "Deadlines and Meeting Schedule" and only between the hours of 8:30 AM and 3:30 PM.

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

Business Name: The Copper Fox

Location Address: 10 Roswell Street

Mailing Address: Same

City: Alpharetta State: GA Zip Code: 30009 - _____

Contact For All Notifications: Mike Smith

Contact Telephone: 678 - 893 - 9040 Mobile Telephone: 770 - 789 - 1995

Fax: _____ - _____ - _____ Email: info@arasignservices.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 APPLICATION

Property Owner Information:

Property Owner Name: Alpharetta Town Commons

Physical Address: 4421 Paces Battle NW,

Mailing Address: Same

City: Atlanta State: GA Zip Code: 30327 -

Owner Telephone: 404 - 754 - 9600 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) :

Tax ID or Map Reference Number:

Land Lot(s): District: Section:

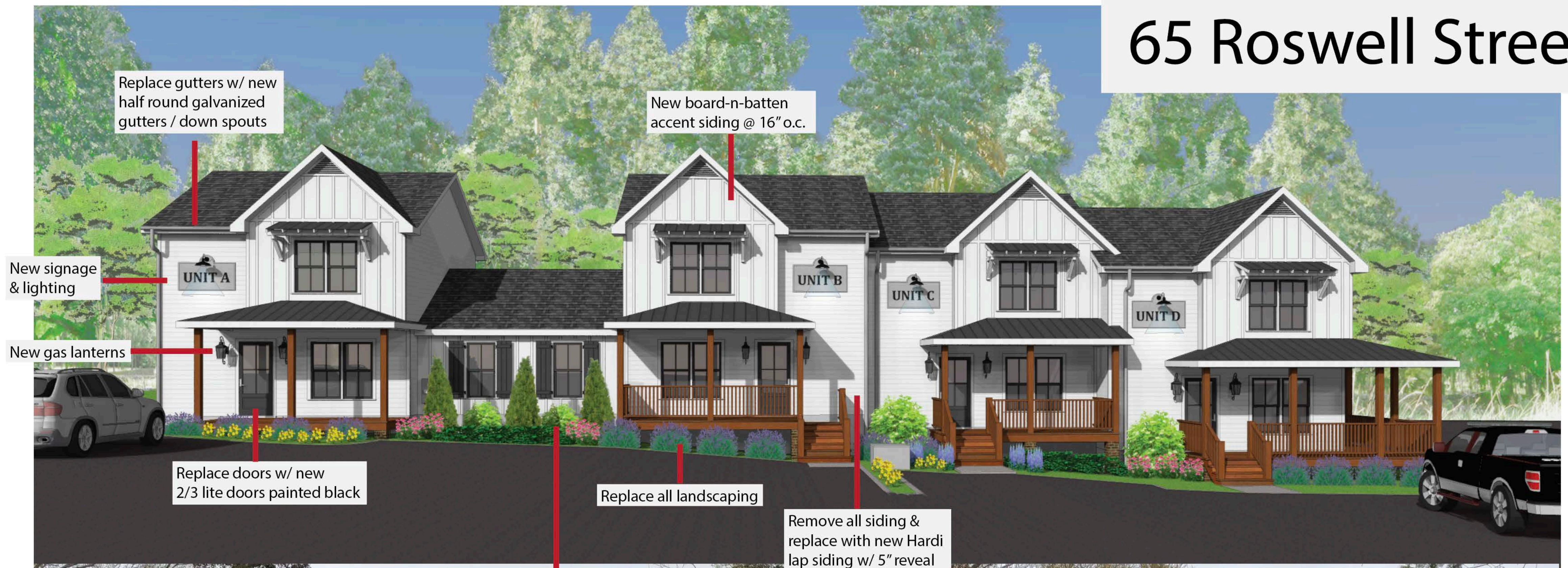
Existing Zoning of Property: Existing Uses of Property:

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.

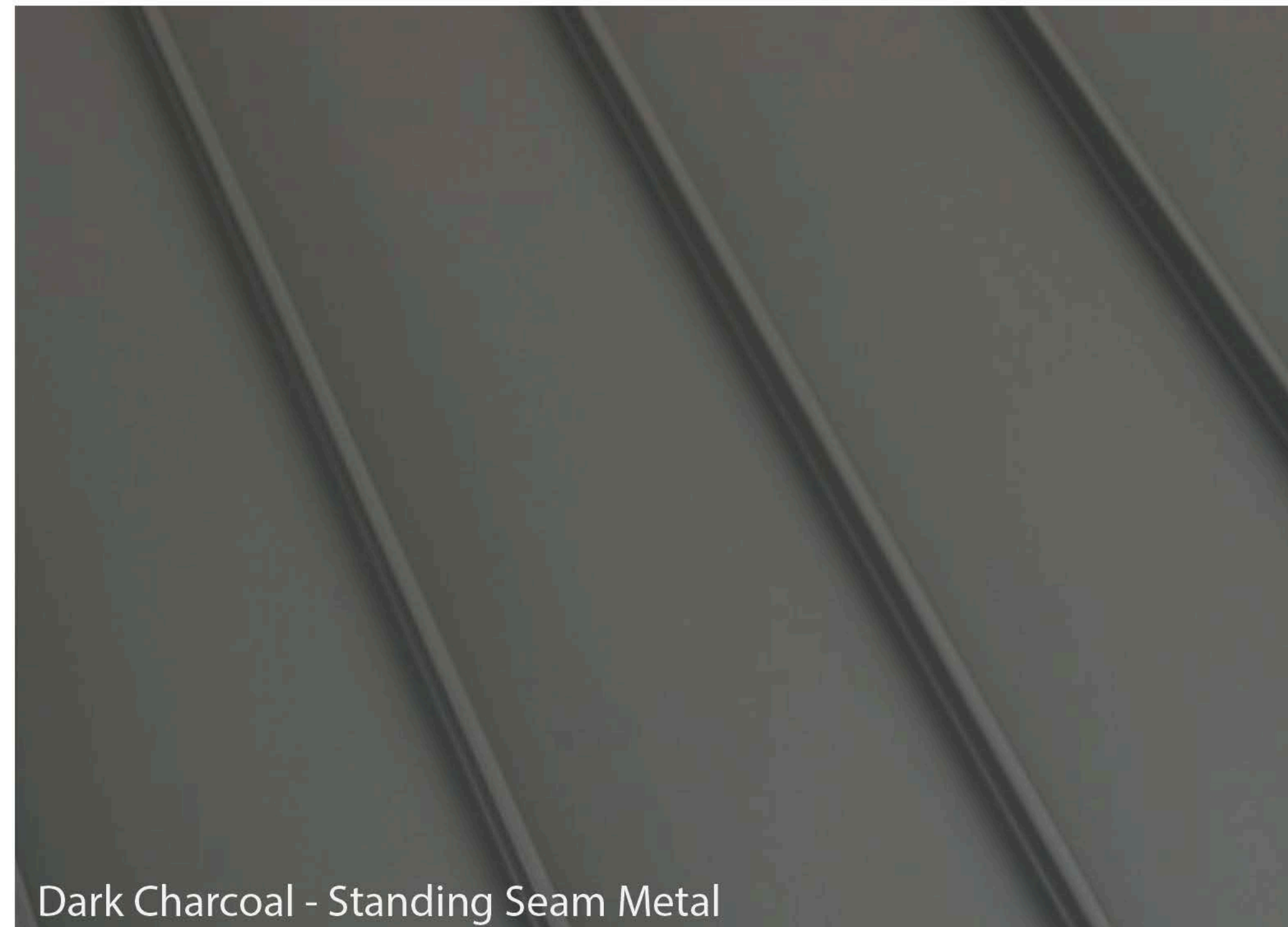
Applicant Signature: Date:

Print Form

65 Roswell Street



65 Roswell Street



TRIM

- SHERWIN WILLIAMS SW 7551 GREEK VILLA or BENJAMIN MOORE OC-122 COTTON BALLS

LAP & BOARD-n-BATTEN SIDING

- SHERWIN WILLIAMS SW 7551 GREEK VILLA or BENJAMIN MOORE OC-122 COTTON BALLS

DOORS & WINDOW SASHES

- SHERWIN WILLIAMS SW 6258 TRICORN

WOOD STAIN

- SHERWIN WILLIAMS SW 3524 CHESTNUT



ORLEANS GAS LANTERN, HOUZZ



Troy RLM Lighting RS16MBK3LL23, BUILD.com

65 Roswell Street

Exterior Finishes

Lap Siding	Fiber Cement Lap Siding: 5" Exposure, Painted
Primary Cornice	Firber Cement
Board & Batten	Fiber Cement Board & Batten, Painted Smooth, 2-1/2" w/ Battens @ 16" oc.
Doors & Windows	Wood, Painted, Mullions 7/8" Wide
Brick	Old World, Modular
Roof, Shingles	Heritage, Rustic Black
Roof Matel	Standing Seam, Dark Charcoal
Gutters	6" Round in Profile, Galvanized
Railings & Decking	Wood Railings, Columns, & Decking Stained Finish

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: _____

☐ Fee Paid Initial: _____

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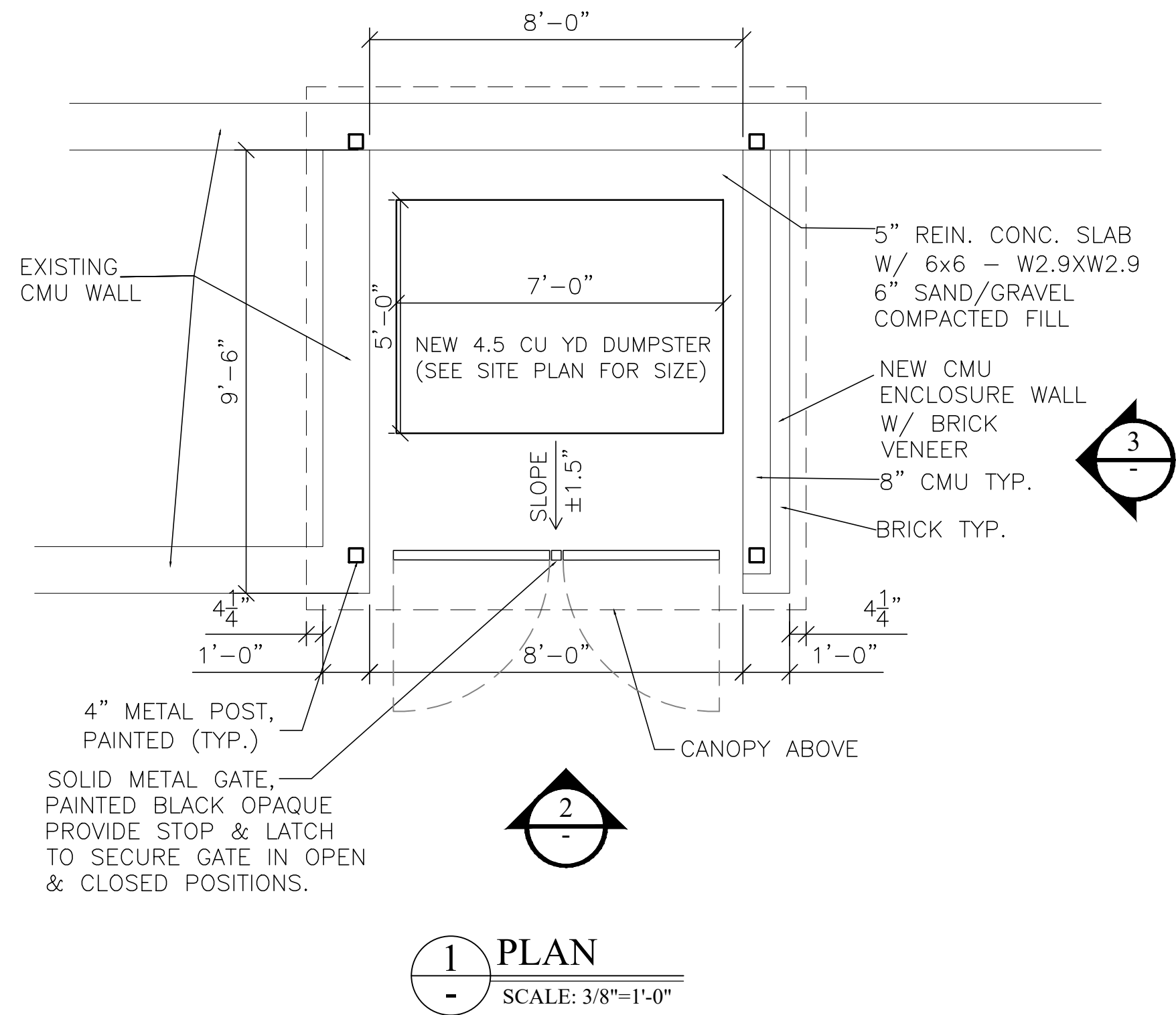
Tax ID or Map Reference Number:

Land Lot(s): District: Section:

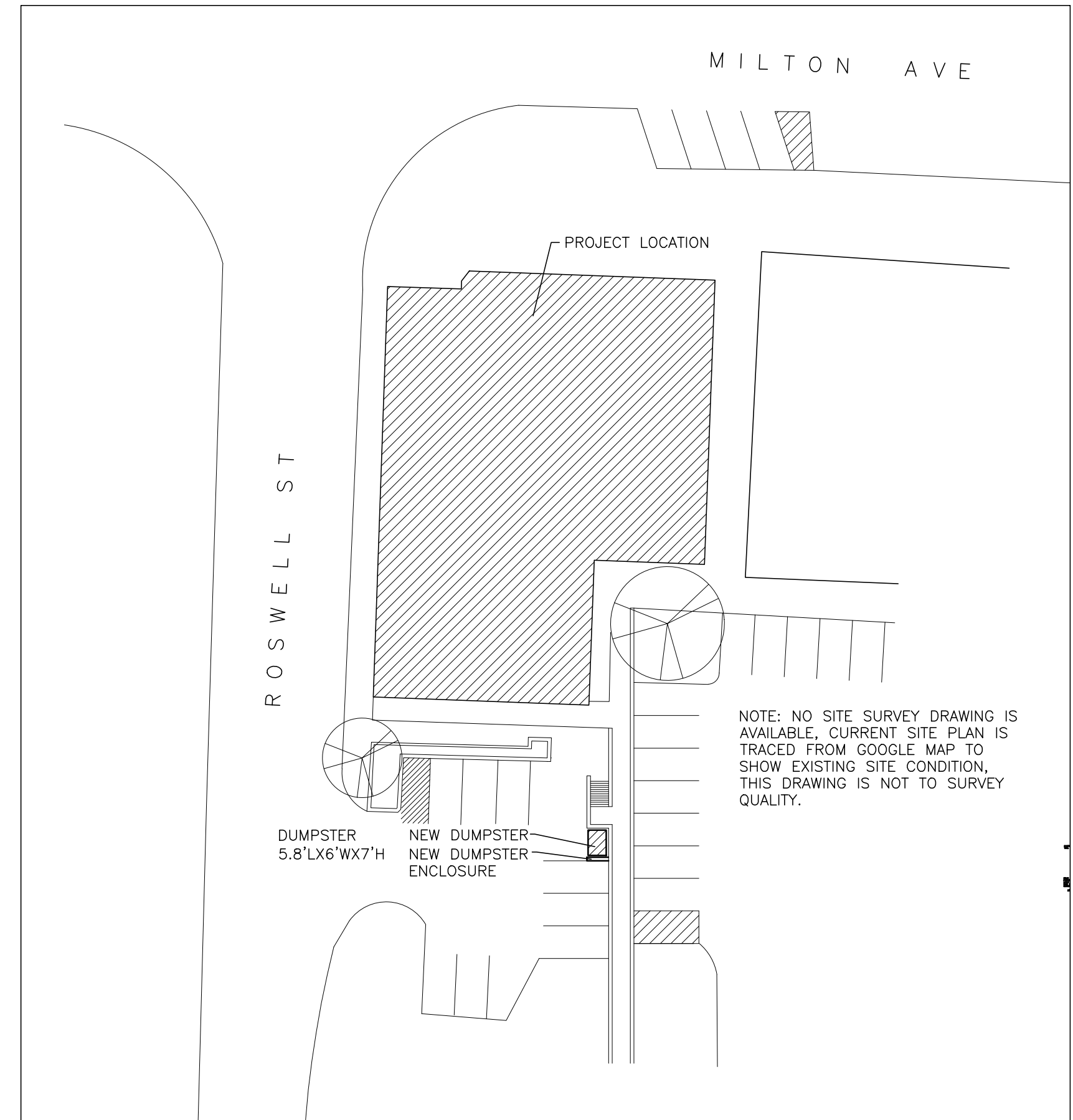
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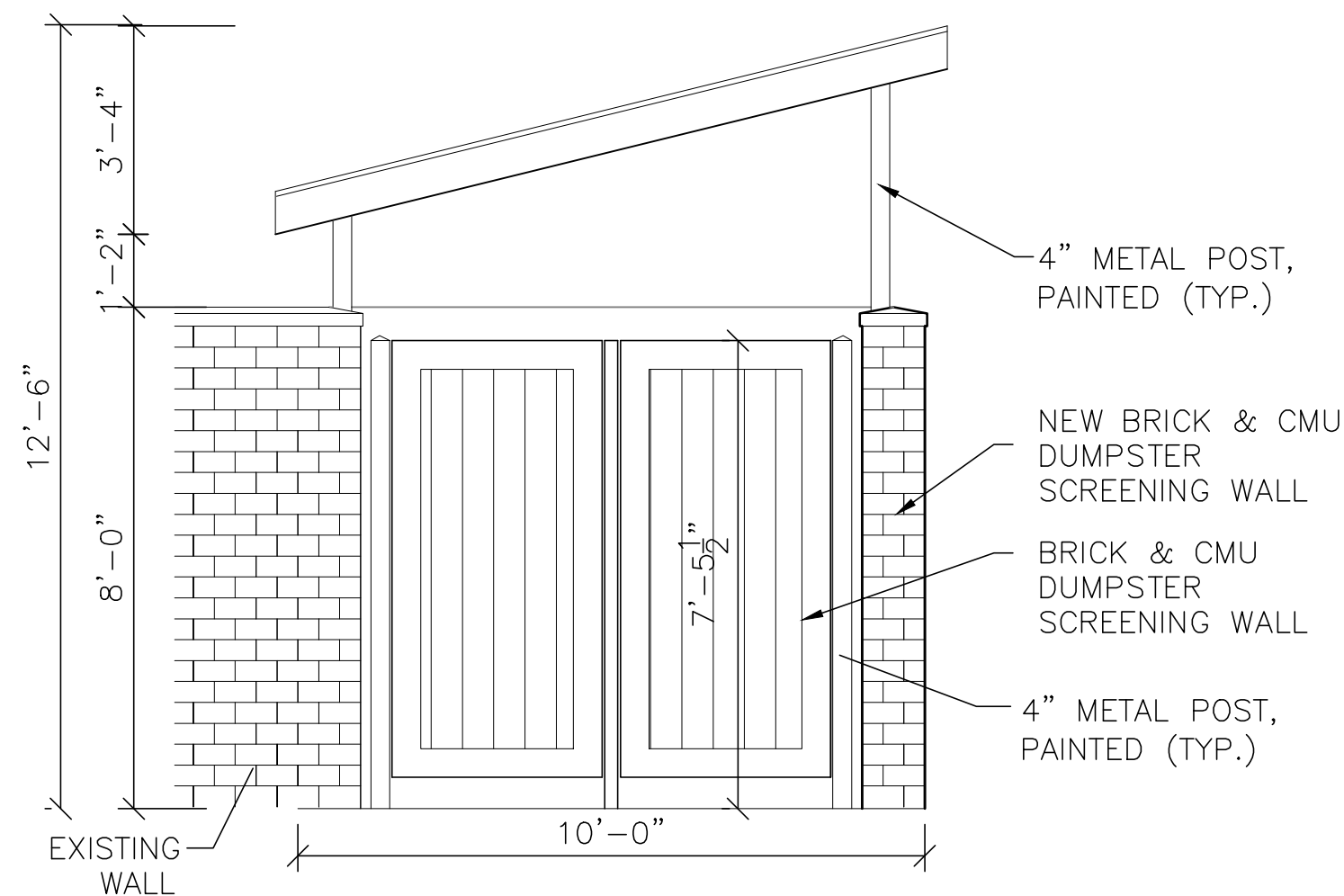
Applicant Signature: Date: [Print Form](#)



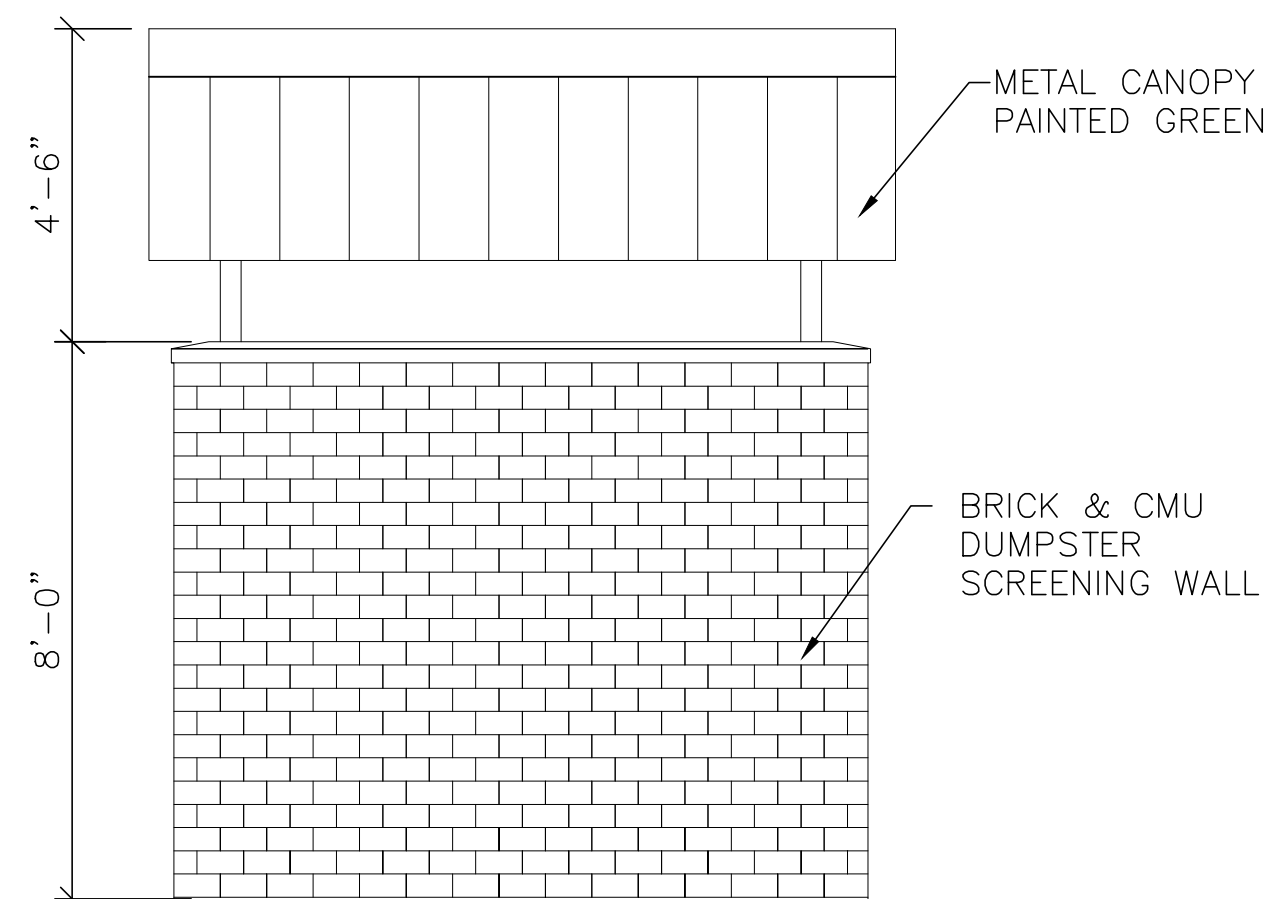
1 PLAN
SCALE: 3/8"=1'-0"



ARCHITECTURAL SITE PLAN
NTS

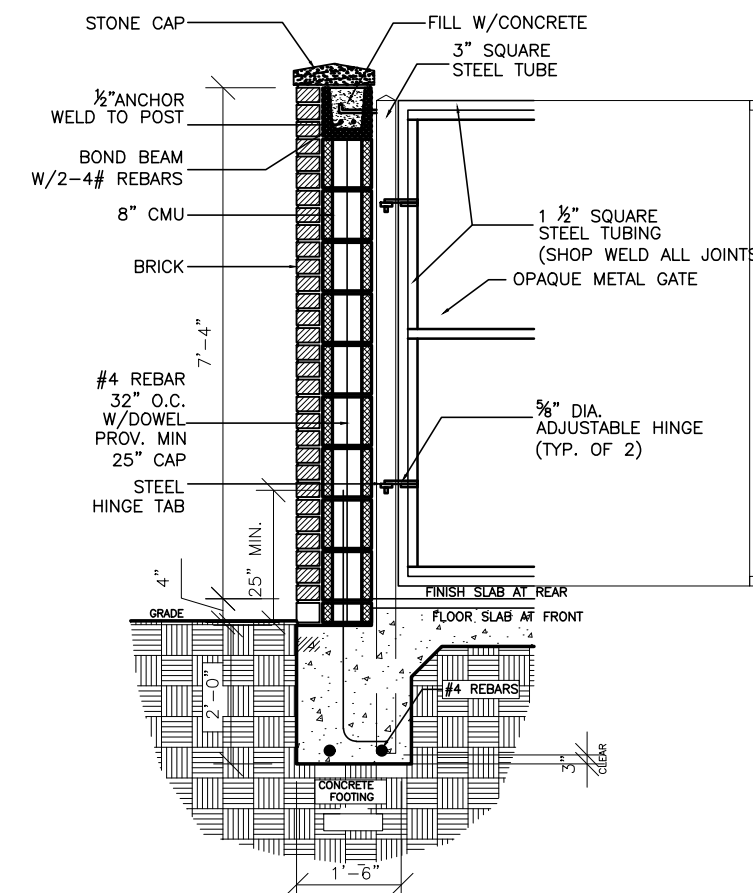


2 FRONT ELEVATION
SCALE: 3/8"=1'-0"



*Brick shall be Palmer Brick Manufacturing, style 123-8A, 4"x8", PT4PR No. 11

3 SIDE ELEVATION
SCALE: 3/8"=1'-0"



4 WALL SECTION
SCALE: 3/8"=1'-0"

NEW SPACE DESIGN, INC.
3331 NORTH BERKELEY LAKE ROAD
SUITE 200
DULUTH, GA 30096
Phone: (404) 217-3458
Fax: (770) 783-2978
Email: newspace@gmail.com

REVISIONS

PROJECT NAME AND ADDRESS
CONCEPT ELEVATION FOR DUMPSTER
ALPHARETTA TOWN COMMONS
10 37 ROSWELL STREET

NOT FOR CONSTRUCTION
DATE 6/29/18

SHEET TITLE
DUMPSTER
CONCEPT
DESIGN
SHEET NUMBER



NORTH ELEVATION
NTS

FIRM NAME AND ADDRESS

NEW SPACE DESIGN, INC.
3331 NORTH BERKELEY LAKE ROAD
SUITE 200
DULUTH, GA 30096
Phone: (404) 217-3458
Fax: (770) 783-2978
Email: newspace@gmail.com

REVISIONS

PROJECT NAME AND ADDRESS

CONCEPT ELEVATION FOR DUMPSTER
ALPHARETTA TOWN COMMONS

10 ROSWELL ST
ALPHARETTA, GA 30009

NOT FOR
CONSTRUCTION

DATE
6/29/18

SHEET TITLE

ELEVATION

SHEET NUMBER

A-1.0

Specs

Awnings:

- Fabric to be black, 100% solution dyed woven acrylic. Frame will be welded aluminum tube, mill finish 6063-T52, one-inch square radius. Thickness is .093 and .075. See attached

Lights (replace to match existing):

- On South side above awnings: Commercial grade aluminum (black) gooseneck fixtures - 48.25" W x 9"H, arm- with 12" angle shade. Shade has 12" diameter, 12" height
- All other fixtures to be replaced: Commercial grade aluminum (black) gooseneck fixtures - 35", arm. Shade has 12" diameter, 12" height. See attached example

Gate:

- 16 gauge aluminum gate to match existing. See attached.

Exterior bar:

- Granite or quartz hard surface countertop; bottom half of bar to be masonry wall. See attached.

Roll up doors:

- Amarr 2" polystyrene insulated doors; model # 2732. Outer skin made from 27-gauge steel. See attached.

Planters:

- Planter 1 (North side): 6 - knockout roses (3gal); 10 - dwarf burford holly (3gal); 3 - gold mop cypress (3gal) See attached.
- Planter 2 (West side): 4 - gold mop cypress (3gal) See attached.
- Planter 3 (West side): 4 - gold mop cypress (3gal) See attached.

Black storefront doors:

- See attached

Custom Cushion
Builder

Sunbrella
Awning /
Marine

Sunbrella
Furniture Fabric

Sunbrella Mesh
/ Sheer / Sling

Sunbrella
Finishing / Trim

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MasterCard

VISA

Discover

DISCOVER

amazon payments



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FABRIC CENT**
Exclusively Sunbrella® Products & S

INTERIOR & DESIGNER
UPHOLSTERY FABRIC



PATIOLANE.COM



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contiguous U.S. only

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- ▶ Sunbrella Manufactured Products
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- ▶ Specials - Closeouts - SALE
- ▶ Custom Cushions
- ▶ Sunbrella Rain
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SUNBRELLA PLUS BLACK 84008-0000 80-INCH AWNING / MARINE FABRIC

SKU: OFC-
34283

/ yard
\$40.95

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Personalized
Pricing.

QTY:

1

ORDER FREE SAMPLE

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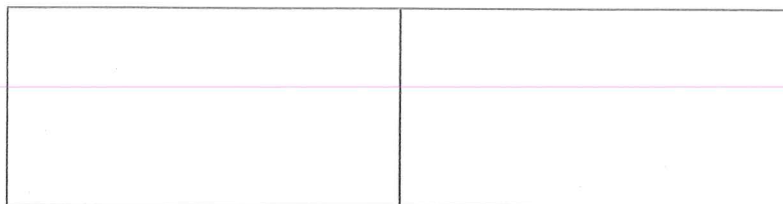
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Millennium Lighting

Millennium Lighting RWHS14-RGN12

[Write a Review](#)

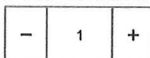
\$103.68

[View More Product Info](#)

Finish: Architectural Bronze

125 In Stock

Leaves the Warehouse in 1 to 3 business days (Change Zip)



Add to Cart

Add to Project



[Click to Zoom](#)

Customers Also Viewed

Millennium Lighting
RWHS17-RGN22
(1)

Starting at \$89.19

Kenroy Home 93506

(1)

Starting at \$38.82

Millennium Lighting
RWHS17-RGN15
(3)

Starting at \$111.52

Millennium Lighting
RWHS17-RGN24

(0)

Starting at \$131.12

Millennium Lighting
RWHS14-RGN22
(0)

Starting at \$113.48

Troy RLM Lighting
RS16M3LL30

(0)

Starting at \$182.00

Millennium Lighting
RWHS17-RGN12
(0)

Starting at \$111.52

Quorum International 761

(3)

Starting at \$130.00

Troy RLM Lighting
RS16M3LL23
(1)

Starting at \$176.00

Millennium Lighting
RWHWB8

(4)

Starting at \$59.90

Millennium Lighting
RWHS17-RGN23
(0)

Starting at \$127.20

Millennium Lighting RAS10-

RGN15

(1)

Starting at \$60.60

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The Gate Kit is designed to fit seamlessly with the Aria railing system and can be cut for proper width. The kit includes everything needed for installation including hinges and latching hardware. The Aria-Interlocking advantage uses a hidden fastener system to create a sturdy railing system that is textured, powder coated aluminum for beauty that lasts. There are no welds and assembly is fast and easy.

- Width up to 40 in., can be cut down to width you need
- Includes hinges and latching hardware
- 36 in. installed height
- 15-year warranty

Click or Tap Image to Zoom Out





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N. Alpharetta Lowe's
▼

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Item # 416347 Model # 903214

SenSa Black Galaxy Granite Kitchen Countertop Sample

No Reviews



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opinion?
Help others
decide.
[Write a
Review](#)


Community
Q&A
[View Now](#)



Images are a representation of the granite appearance decisions should be based on an actual sample or slab; in-use/lifestyle items not included

\$8.00

- SenSa Maintenance-Free Granite is a premium, high-quality granite that offe...
- The partnership between Lowe's and Cosentino provides you the opportunit...
- Each kitchen or bath project is unique and designed specifically for you



**Ships to Store
FREE**

✓ Ready for
pickup:
Estimated by
07/05/2018



**FREE
Shipping**

✓ Ready for
delivery:
Estimated on
07/05/2018

and welded together to produce this effect. [Click here](#) to compare the Electra™, Titan, and Custom C.I™ Models.

Electra™
Model: Welded
Aluminum and
Glass
Overhead
Sectional Door



Electra™ model shown with insulated glazing and 3-3/8" meeting rails

Request a Quote

DOWNLOAD: [Electra™ Brochure.pdf](#)

SAMPLE SPECIFICATIONS: [Word](#) / [PDF](#)

MAX WIDTH: up to 16'2" wide

RAILS AND STILES: .075 Extruded 6063-T6 Alloy, 1 3/4" thick

Bottom Rail 2 3/4", 4 1/2", 7 1/2" – tapered or sloping

Top Rail 2 3/4", 4 1/2", 7 1/2"

Meeting Rails 2 3/4" wide per pair

Shop by
category

Search for anything

All Categories

Search

[Back to previous page](#) | Listed in category: [Business & Industrial](#) > [Construction](#) > [Building Materials & Supplies](#) > [Doors & Fixtures](#) > [Doors](#)Have one to sell? [Sell now](#)**COMMERCIAL ALUMINUM STOREFRONT DOOR & FRAME * DARK B
ANODIZED * LEFT HAND**Be the first to [write a review](#).Condition: **New**Quantity:

7 available / 10 sold

Price: **US \$670.00**
\$33 for 24 months*

Buy It Now

Add to cart

[Add to watch list](#)**Limited quantity
remaining**More than 58%
soldLocated in United
States**Seller information**[glory-be-to-god \(644\)](#)

100% Positive feedback

[Save this Seller](#)[Contact seller](#)[Visit store](#)Shipping: **Freight** - Read the item description or contact the
seller for details | [See details](#)

Item location: Montgomery, Alabama, United States

Ships to: United States | [See exclusions](#)Delivery: **Varies**

Payments:



Credit Cards processed by PayPal

PayPal CREDIT

*\$33 for 24 months. Minimum purchase required.

[Apply Now](#) | [See terms](#)[See details](#)Returns: **Seller does not accept returns** | [See details](#)

Guarantee:

[See](#)[details](#)Get the item you ordered or get your money back.
Covers your purchase price and original shipping.

People who viewed this item also viewed 1/2

[Feedback or](#)**2 COMMERCIAL ALUMI-
NUM STOREFRONT DOOR****\$1,788.00**
+ Shipping**GLASS Storefront Door LH
offset-pivot 3X7 Bronze ano-****\$675.00**
+ Shipping**Commercial Storefront Door
Bronze LH offset-pivot 3X7****\$525.00**
+ Shipping**ADA 10" BOTTOM RAIL
LEFT Hand Bronze 3'0 X 7'0****\$650.00**
+ Shipping**GLASS Storefront Door RH-
offset pivot Bronze Anodized****\$675.00**
+ Shipping**6' x 7' Restaurant
Frame. Commer****\$499.00**
+ \$75.00[Description](#)[Shipping and payments](#)

Seller assumes all responsibility for this listing.

eBay item number: 1

Proposal For

Alpharetta Town Commons

Location

10 Roswell St
Alpharetta, GA 30009

main:
mobile:

Terms:
Net 30

Planter Enhancements 6/18

ITEM DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Enhancement:Remove Plant Material Remove & dispose of the existing plant material in the large planter located at the store frontage	1.0		
Enhancement:Install Plant Material Planter 1 6 - Knockout Rose (3gal) -Furnished & Installed 10 - Dwarf Burford Holly (3gal) - Furnished & Installed 3 - Gold Mop Cypress (3gal) - Furnished & Installed	1.0		
Enhancement:Install Plant Material Planter 2 4 - Gold Mop Cypress (3gal) - Furnished & Installed	1.0		
Enhancement:Install Plant Material Planter 3 4 - Gold Mop Cypress (3gal) - Furnished & Installed	1.0		
Enhancement:Mulch 2CY; Mulch - Provided & installed to ornamental beds and/or designated areas throughout property	2.0		
Client Notes			



5250 Webb Parkway
Lilburn, GA 30047

Proposal #978

Date:

From: 5 Jordan Carter

All balances not paid by due date are subject to a finance charge of 1.5% monthly, 18% annually.

Signature

SUBTOTAL

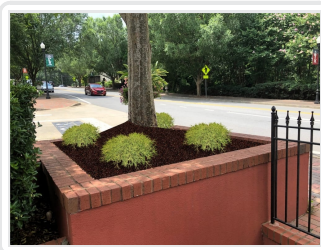
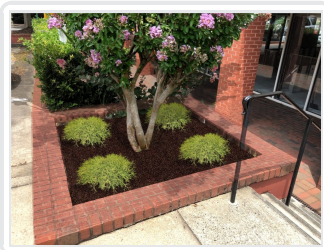
SALES TAX

TOTAL

x

Please sign here to accept the terms and conditions

Photos

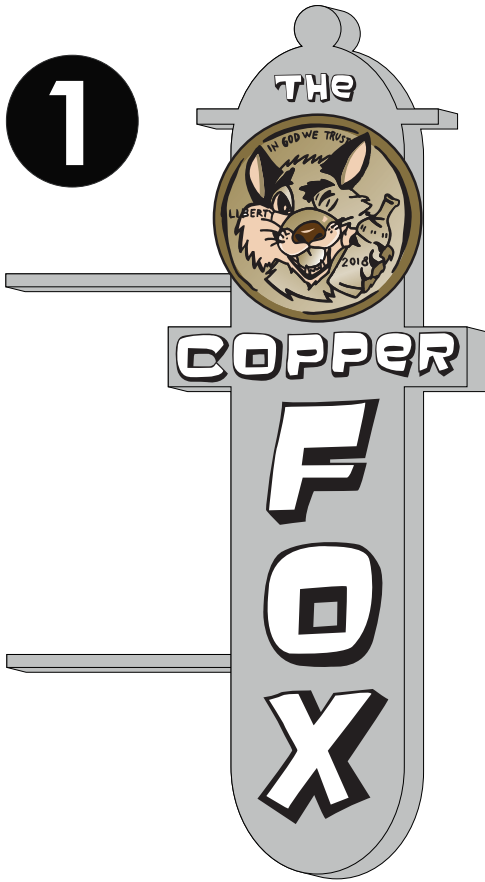


Assigned To

Michael Strickland

Mobile: 404-304-8285

mstrickland@themckinleygroup.com



2



In the alley

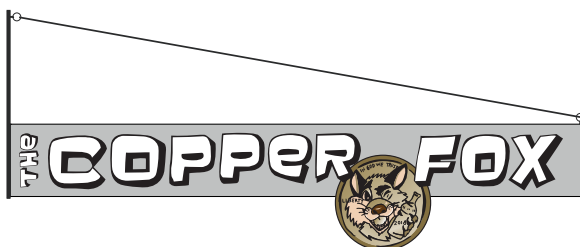
3

Projecting on
street corner



Second story facing parking

4



or



5

At entrance



Sign in

Map navigation controls including a compass, a 3D view toggle, a street view pegman icon, and zoom in (+) and zoom out (-) buttons.



2 PARK PLAZA
ALPHARETTA, GA 30009
PHONE: 678.297.6000
WWW.ALPHARETTA.GA.US

CITY COUNCIL AGENDA ACTION SUMMARY

Public Hearing Date: February 26, 2018

Z-17-15 / V-17-30: 10 & 37 Roswell Street/Alpharetta Town Commons

Consideration of a request to rezone from SU to C2 and a parking variance to allow existing office uses within a building to convert to restaurant and a music venue. The existing salon and corner restaurant would remain. The applicant is also requesting a 3,500 square foot addition to the La Casa restaurant at 37 Old Roswell Street. The applicant requests a parking variance. The subject property is located at 10 Roswell Street and 37 Old Roswell Street. Both addresses are part of one combined property.

Motion: Approve with Conditions, Burnette
Second: Binder
Approve: 4-0

- ❖ Council Member Merkel offered a motion to approve Z-17-15 / V-17-30: 10 & 37 Roswell Street/Alpharetta Town Commons subject to the staff conditions with the following changes:
 - ☐ *Condition #4: In-lieu of paying for all 70 spaces since an offsite agreement with the animal hospital has been provided for 43 parking spaces and with Wells Fargo Bank for 27 parking spaces, the applicant shall pay into the downtown fund the fee equal to cover any remaining required spaces. Amount shall be determined by the in-lieu fees approved by City Council. The amount may be further reduced if offsite parking agreements are provided within 550' of the site as approved by Staff. If any offsite leases are not extended or renewed the applicant shall be required to pay in lieu fee for spaces in excess of parking spaces available onsite prior to issuance of a business license. If the music venue ceases to operate and the lease is terminated or converted to another use, the requirement for the 70 spaces shall cease. Should the applicant lose access to provided parking spaces and need to purchase in-lieu spaces, the fee level begins at the level at which the previous in-lieu purchased spaces level ended.*
 - ☐ *Leave Condition #5 as deleted*
 - ☐ *Condition #6: La Casa addition shall not detract from the historical features of the structure and shall compliment and coordinate with corner pocket park. Design Review Board approval shall be required in addition to approval by City architect and staff.*
 - ☐ *Add Condition #7: Applicant shall agree to add historic marker as approved by staff*
- ❖ *The motion was seconded by Council Member Binder with a friendly amendment to Condition #4: In-lieu of paying for all 70 spaces since an offsite agreement with the animal hospital has been provided for 43 parking spaces and for valet only with Wells Fargo Bank for 27 parking spaces, the applicant shall pay into the downtown fund the fee equal to cover any remaining required spaces. Amount shall be determined by the in-lieu fees approved by City Council. The amount may be further reduced if offsite parking agreements are provided within 550' of the site as approved by Staff. If any offsite leases are not extended or renewed the applicant shall be required to pay in lieu fee for spaces in excess of parking spaces available onsite prior to issuance of a business license. If the music venue ceases to operate and the lease is terminated or converted to another use, the requirement for the 70 spaces shall cease. Should the applicant lose access to provided parking spaces and need to purchase in lieu spaces, the fee level begins at the level at which the previous in lieu purchased spaces level ended.*
- ❖ *Amendment accepted by Council Member Merkel*
- ❖ *Council Member Burnett requested to amend the motion to require music to cease by 12:00AM and the establishment must close by 1:00AM*
- ❖ *Amendment not accepted by Council Member Merkel*
- ❖ *Council Member Burnett offered a substitute motion to include all amendments specified by Council Member Merkel and Binder with the exception of Condition #2 which shall stipulate that music shall cease at 12:00 AM and establishment must be closed by 1:00AM.*
- ❖ *The substitute motion was seconded by Council Member Binder*

❖ *The motion was approved unanimously 4-0*

Final Conditions:

1. Property shall be zoned C-2 and restricted to office, restaurant, retail, art studio, beauty salon/barber shop, art gallery, bakery, bank, book store, drug store, florist, theater or museum. A music venue shall be permitted and restricted to a maximum of 333 seats.
2. Music venue shall be restricted to operate from 7 PM – 1 AM on Friday and Saturday evenings (performances shall end by midnight). Music venue parking shall be directed to Roswell Street public lot to avoid impacts to existing restaurants in addition to offsite private accommodations. Applicant shall be required to submit an offsite parking plan and agreement to City Staff to mitigate impacts that may include off site valet and temporary signage to direct patrons to offsite parking. Applicant shall provide multiple year or renewed parking agreement each year for music/event space portion of restaurant prior to receiving a business license.
3. Existing building modifications shall require Design Review Board approval and at a minimum applicant shall replace existing awnings, add outdoor seating and landscape planters, as approved by Staff.
4. In-lieu of paying for all 70 spaces since an offsite agreement with the animal hospital has been provided for 43 parking spaces and with Wells Fargo Bank for 27 parking spaces, the applicant shall pay into the downtown fund the fee equal to cover any remaining required spaces. Amount shall be determined by the in- lieu fees approved by City Council. The amount may be further reduced if offsite parking agreements are provided within 550' of the site as approved by Staff. If any offsite leases are not extended or renewed the applicant shall be required to pay in lieu fee for spaces in excess of parking spaces available onsite prior to issuance of a business license. *In-lieu of paying for all 70 spaces since an offsite agreement with the animal hospital has been provided for 43 parking spaces and with Wells Fargo Bank for 27 parking spaces, the applicant shall pay into the downtown fund the fee equal to cover any remaining required spaces. Amount shall be determined by the in- lieu fees approved by City Council. The amount may be further reduced if offsite parking agreements are provided within 550' of the site as approved by Staff. If any offsite leases are not extended or renewed the applicant shall be required to pay in lieu fee for spaces in excess of parking spaces available onsite prior to*

issuance of a business license. If the music venue ceases to operate and the lease is terminated or converted to another use, the requirement for the 70 spaces shall cease. Should the applicant lose access to provided parking spaces and need to purchase in-lieu spaces, the fee level begins at the level at which the previous in-lieu purchased spaces level ended.

5. Applicant shall provide sufficient dumpster service to properly and completely enclose the trash and refuse as deemed and reviewed by Staff.

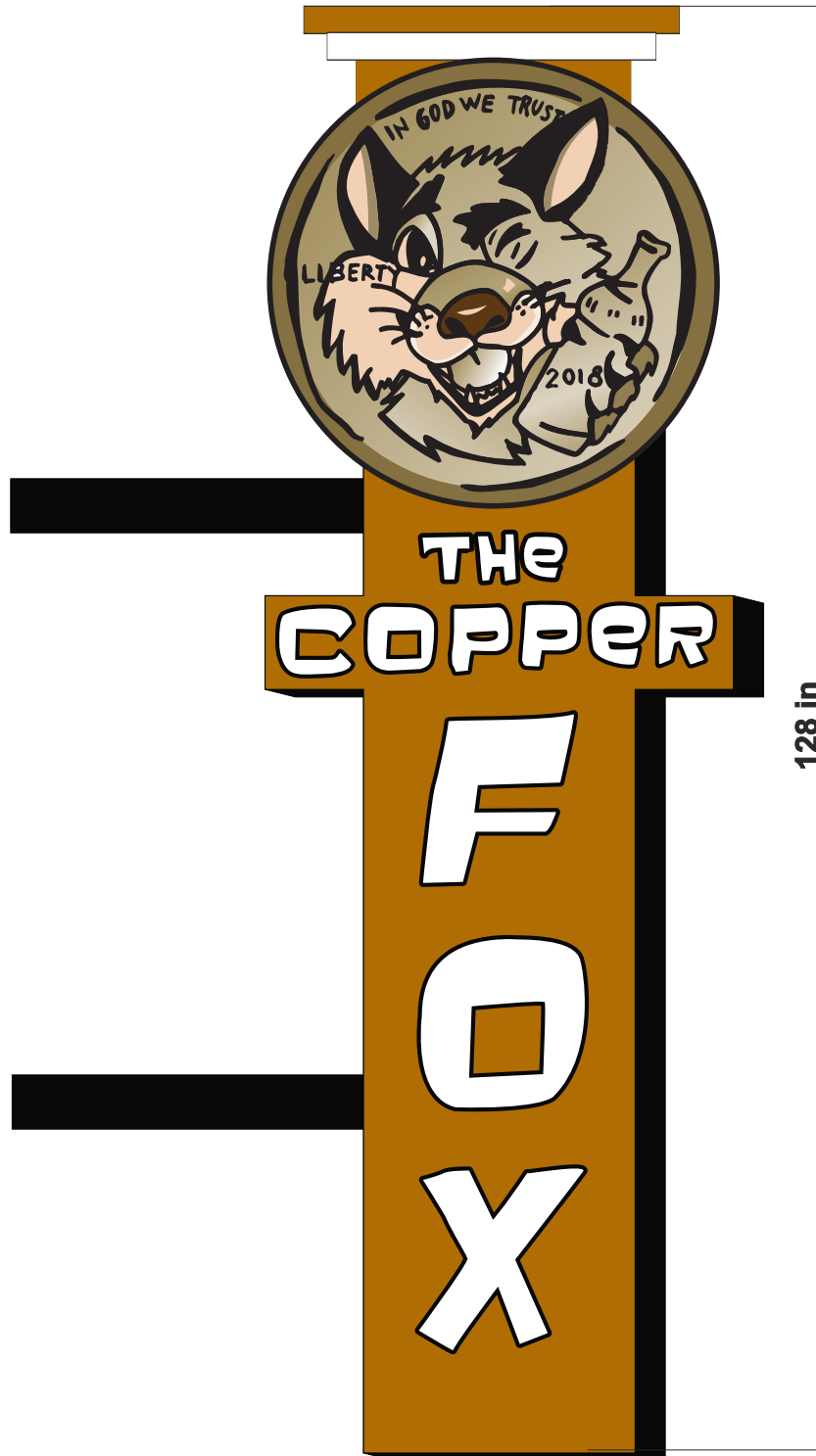


Sign in

Map navigation controls including a compass, a 3D view toggle, a street view pegman icon, and zoom in (+) and zoom out (-) buttons.

1

Projecting on
street corner
39 in



Two-sided 12" Deep, Aluminum Shadow Box With 1.25" Reverse Halo Lit copy and 4.5" channel letter logo accessory cabinet. Projecting off corner of building

In the alley



Welded aluminum frame skinned in aluminum sheet.
Routed copy area. Internally illuminated with soft white LED.

3

Second story facing parking

240 in

37 in

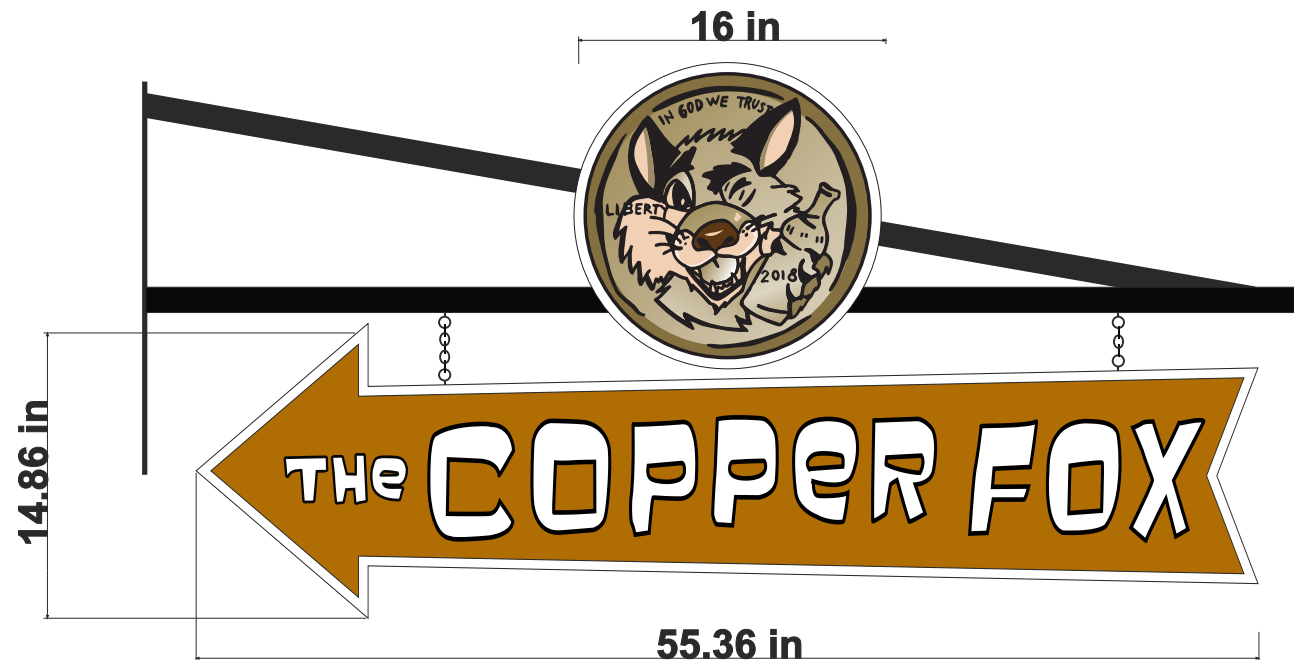


28.59 in

3" Deep, Aluminum Shadow Box With 1.25" Reverse Halo Lit copy and 4.5" channel letter logo accessory cabinet. Mounted to wall.

4

At entrance



Welded steel mast arm bracket projecting from wall.
Logo & arrow, sandblasted HDU

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
We will provide at a later time per conversation with Bret Schroeder
- ☒ Site line study indicating lack of visibility of rooftop units from ground level
- ☒ Retaining wall(s) location and materials

Landscape Review *Submitted 07-03-2018*

- ~~*Per conversation with Bret Schroeder, we will provide by July 6th.*~~
- ☐ 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 set in .PDF format containing the entire applications; including all documents, plans, and drawings; must be included with the application. Each document must be a separate file of no more than 2mb, with the total of all files not exceeding 10mb.

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.



BIRDS-EYE VIEWS

A TWO-STORY OFFICE BUILDING AT
 ▪ **CHELSEA WALK** ▪
 ALPHARETTA, GEORGIA
 07/02/18 PROJ# 1606

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: _____

☐ Fee Paid Initial: _____

For your convenience, this form may be completed electronically and printed upon completion. If you choose not to take advantage of this option, please print your responses in a clear, easily legible fashion.

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

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

City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

NOTE: All applicable fees must be included with the application. Applications will be accepted only on the dates reflected on the page of this form titled "Deadlines and Meeting Schedule" and only between the hours of 8:30 AM and 3:30 PM.

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

Business Name: The Providence Group

Location Address: 2405 Old Milton Parkway, Alpharetta, GA 30009

Mailing Address: 11340 Lakefield Drive, Suite 250

City: Johns Creek State: GA Zip Code: 30097 - _____

Contact For All Notifications: Jeff Kingsfield

Contact Telephone: 678 - 218 - 1,729 Mobile Telephone: 404 - 787 - 6,544

Fax: _____ - _____ - _____ Email: jkingsfield@theprovidencegroup.com

Contact's Relation To Business: Chief Operating Officer

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: JBGL Atlanta Development, LLC

Physical Address: 2405 Old Milton Parkway

Mailing Address: 2805 Dallas Parkway, Suite 400

City: Plano

State: TX

Zip Code: 75093

Owner Telephone: 469 - 573 - 6,772

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): JBGL Atlanta Development, LLC by: Bobby Samuel

Date: 7/2/18

Owner Signature:

Property Information:

Address (If Assigned): 2405 Old Milton Parkway

Tax ID or Map Reference Number: 12 270307481527

Land Lot(s): 747,748,749,750

District:

Section:

Existing Zoning of Property: DT-LW

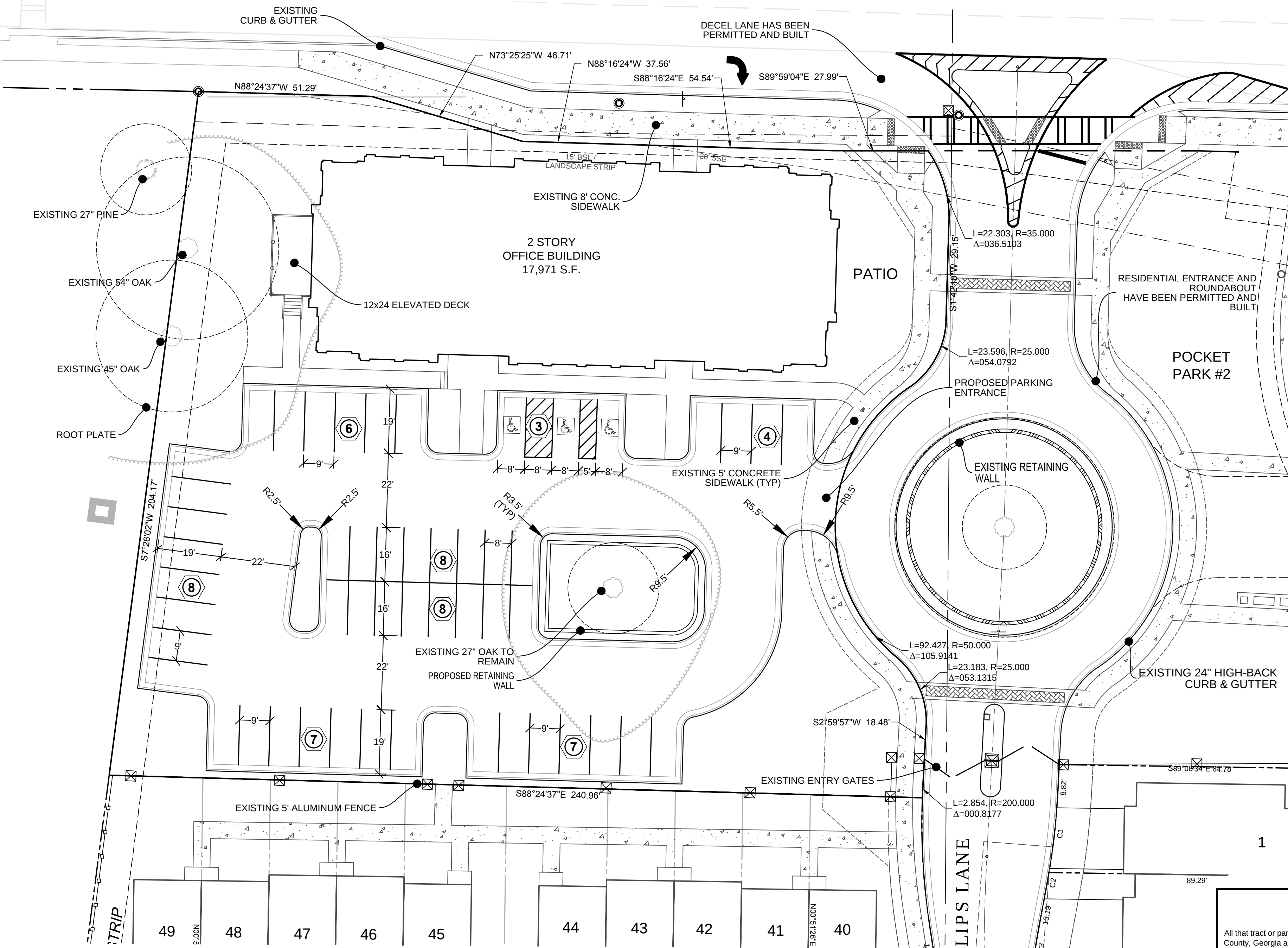
Existing Uses of Property: Vacant

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:

Date: 7/2/18

Print Form



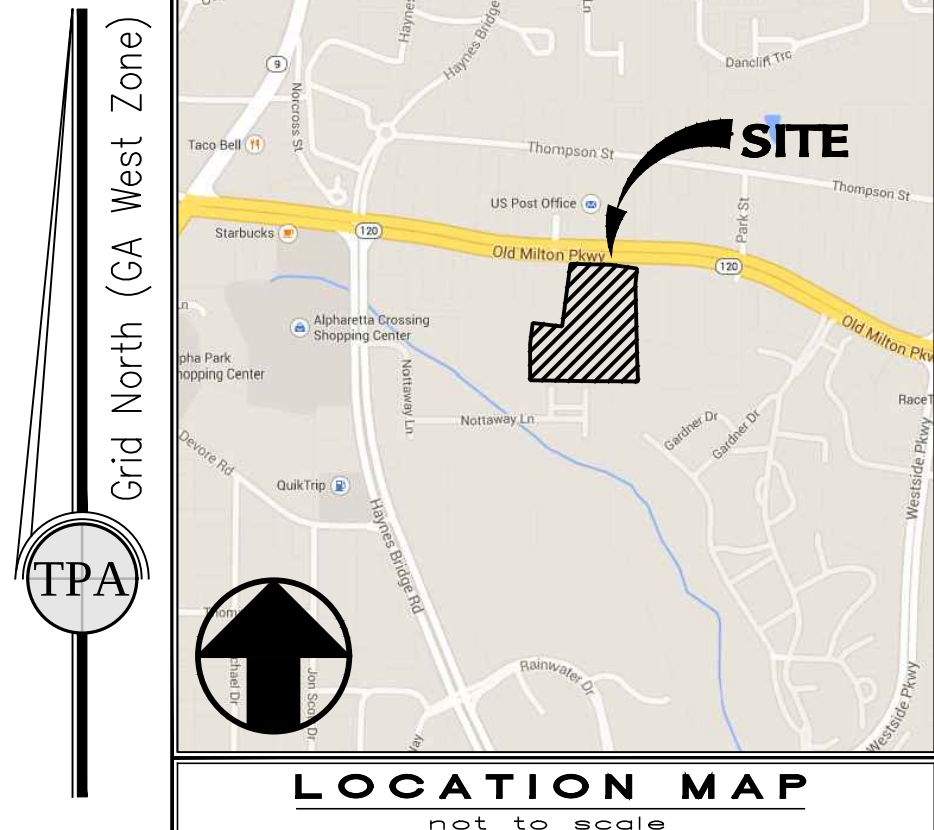
LEGAL DESCRIPTION
Commercial Tract

All that tract or parcel of land lying and being in Land Lot 748 of the 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia and being more particularly described as follows:

COMMENCING at a 1/2" rebar found at the corner common to Land Lots 747, 748, 749 and 750, THENCE running along the southerly line of Land Lot 749 (said Land Lot Line being the common line between Land Lots 749 and 750) South 89 degrees 56 minutes 15 seconds East a distance of 155.70 feet to a 1/2" angle iron found; THENCE leaving said Land Lot Line North 01 degrees 56 minutes 01 seconds West a distance of 153.57 feet to a 1" iron rod found; THENCE North 02 degrees 38 minutes 42 seconds West a distance of 381.88 feet to a 3/4" rod found; THENCE North 11 degrees 26 minutes 33 seconds East a distance of 89.71 feet to an iron pin set on the southerly existing R/W line of Old Milton Parkway (aka Georgia State Route No. 120) (variable width R/W); THENCE running along said existing R/W line North 82 degrees 07 minutes 41 seconds West a distance of 61.09 feet to a point at the intersection of said existing R/W line with the southerly proposed R/W line of Old Milton Parkway; THENCE running along said proposed R/W line North 88 degrees 13 minutes 07 seconds West a distance of 11.56 feet to a point; THENCE continuing along said proposed R/W line North 89 degrees 59 minutes 04 seconds West a distance of 80.43 feet to a point; said point being the **TRUE POINT OF BEGINNING**.

THENCE leaving said proposed R/W line and running along a curve to the right having a radius of 35.00 feet and a length of 22.30 feet, said curve having a chord bearing of South 16 degrees 33 minutes 09 seconds East and a chord distance of 21.93 feet to a point; THENCE South 01 degrees 42 minutes 10 seconds West a distance of 29.15 feet to a point; THENCE along a curve to the right having a radius of 25.00 feet and a length of 23.60 feet, said curve having a chord bearing of South 28 degrees 44 minutes 32 seconds West and a chord distance of 22.73 feet to a point; THENCE along a curve to the left having a radius of 50.00 feet and a length of 92.43 feet, said curve having a chord bearing of South 02 degrees 49 minutes 29 seconds West and a chord distance of 79.82 feet to a point; THENCE along a curve to the right having a radius of 25.00 feet and a length of 23.18 feet, said curve having a chord bearing of South 23 degrees 33 minutes 59 seconds East and a chord distance of 22.36 feet to a point; THENCE South 02 degrees 59 minutes 57 seconds West a distance of 18.48 feet to a point; THENCE along a curve to the left having a radius of 200.00 feet and a length of 2.85 feet, said curve having a chord bearing of South 02 degrees 35 minutes 26 seconds West and a chord distance of 2.85 feet to a point; THENCE North 88 degrees 24 minutes 37 seconds West a distance of 240.96 feet to a point; THENCE North 07 degrees 26 minutes 02 seconds East a distance of 204.17 feet to a 1/2" rebar/cap found on the southerly existing R/W line of Old Milton Parkway; THENCE running along said existing R/W line South 88 degrees 24 minutes 37 seconds East a distance of 51.29 feet to a point at the intersection of said existing R/W line with the southerly proposed R/W line of Old Milton Parkway; THENCE running along said proposed R/W line the following courses and distances: South 73 degrees 25 minutes 25 seconds East a distance of 46.71 feet to a point; THENCE South 88 degrees 16 minutes 24 seconds East a distance of 92.10 feet to a point; THENCE South 89 degrees 59 minutes 04 seconds East a distance of 27.99 feet to a point; said point being the **TRUE POINT OF BEGINNING**.

Said tract contains 43,370 square feet or 0.996 acre.



OWNER/DEVELOPER
THE PROVIDENCE GROUP
11340 Lakefield Drive, Suite 250
Johns Creek, Georgia 30097
(678) 475-1800

24 HOUR EMERGENCY CONTACT
Mike Smith
(770) 318-6454

SITE ZONING: DT-LW (DOWNTOWN LIVE-WORK)
SITE AREA: 0.996 ACRES
DISTURBED AREA: ± 0.94 ACRES
TAX PARCEL ID: 12 270307480644, 12 270307480347 & 12 270407490428

SITE NOTES:
1. OVERALL SITE AREA - 7.04 ACRES
• OFFICE AREA - 0.94 ACRES
• TOWNHOMES AREA - 6.10 ACRES

PARKING SUMMARY:
PROVIDED PARKING = 51 SPACES

NOTE: NO DUMSTER PROPOSED ON SITE

NOTE: ALL PROPOSED HVAC AND ELECTRICAL EQUIPMENT WILL BE LOCATED ON BUILDING

NOTE: STORM WATER FOR SITE WILL BE DIRECTED TO EXISTING DETENTION POND DESIGNED FOR BOTH PARCELS

NOTE: NO WELLS OR SEPTIC SYSTEMS ARE PROPOSED ON-SITE. ANY EXISTING SEPTIC SYSTEMS TO BE REMOVED PER STATE STANDARDS.

NOTE: THERE ARE NO STATE WATERS WITHIN 200 FEET OF THE SITE.

NOTE: THERE ARE NO WETLANDS ON THE SITE.

NOTE: ALL CURB RADII ARE 5' UNLESS OTHERWISE NOTED.

NOTE: CONTRACTOR SHALL VERIFY ALL GRADES PRIOR TO STARTING WORK. ANY DISCREPANCIES SHALL BE REPORTED, IN WRITING, TO THE OWNER'S REPRESENTATIVE.

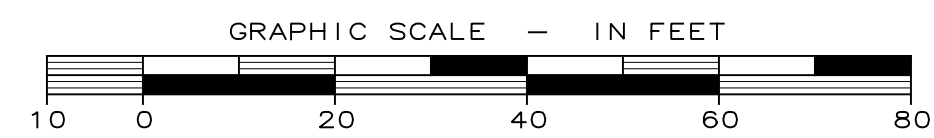
NOTE: ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF BUILDING, OR CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.

FLOOD HAZARD NOTE:
THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP OF FULTON COUNTY, GEORGIA COMMUNITY PANEL NUMBER 13121C0058F, DATED SEPTEMBER 18, 2013.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

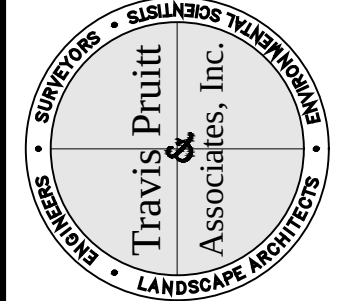
GEORGIA811
Utilities Protection Center, Inc. 1-800-282-7411
Know what's below. Call before you dig.

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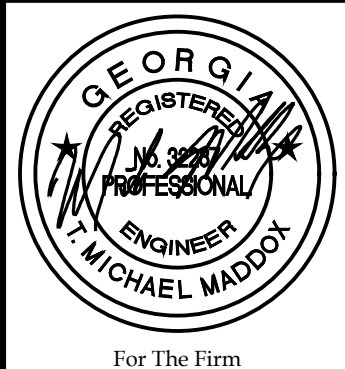
NO.	DATE	DESCRIPTION
1	06/29/2018	RELEASE FOR PERMIT ONLY
2		
3		
4		
5		
6		

4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770) 416-7511
Fax: (770) 416-6759
www.travispruitt.com
Contact Person: MIKE MADDOX



CHelsea WALK OFFICE TRACT

DESIGN REVIEW BOARD SITE PLAN



For The Firm
Travis Pruitt & Associates, Inc.
DATE: 06/29/2018
SCALE: 1" = 20'
CN: 2-140041CP-25 COMM
LSV: SITE PLAN
JN: 2-14-0041
FN: 160-D-185
SHEET NO. 1

1240 Old Chattahoochee Ave, Ste I
Atlanta, GA 30318
T 770.951.5500
F 678.668.7410
www.coreatlanta.com

606 CHELSEA WALK LANE
ALPHARETTA, GA 30004



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CORE Landscape 2018

[illegible]

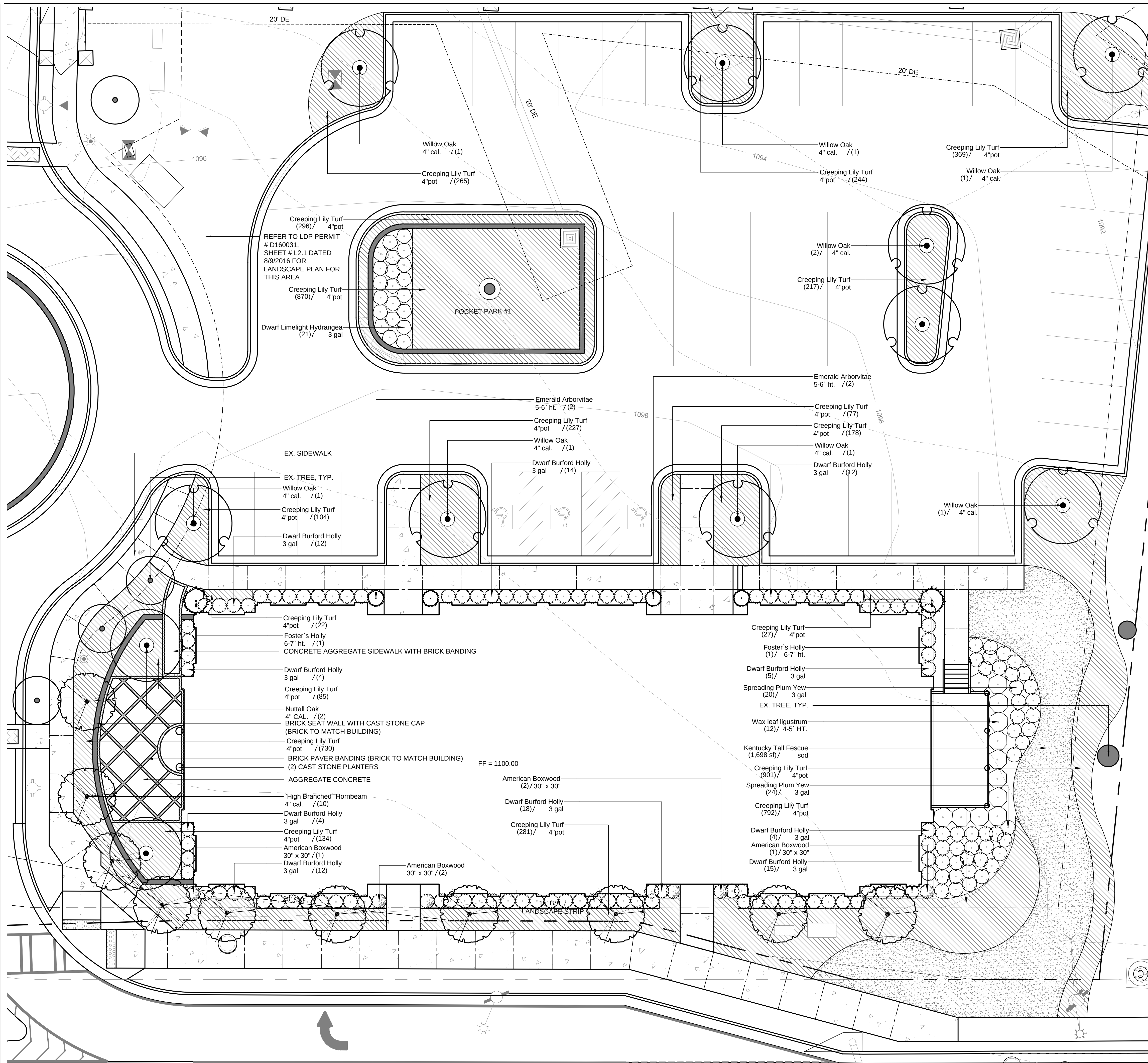
REVISIONS:

DRAWING TITLE: _____

LANDSCAPE PLAN

PROJECT NO.: 97190	ISSUE DATE: 7-3-18
DRAWN BY: RB	SCALE: 1"=10'
SHEET NUMBER:	

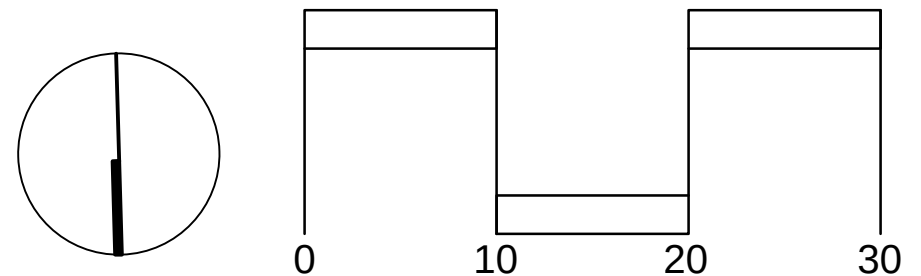
-S-1



LANDSCAPE PLAN

SCALE: 1"=10'

OLD MILTON PKWY



**Chelsea Walk 2-Story Office Building
The Providence Group of Georgia, LLC
Old Milton Parkway, Alpharetta, GA**

**LEGAL DESCRIPTION
Commercial Tract**

All that tract or parcel of land lying and being in Land Lot 748 of the 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia and being more particularly described as follows:

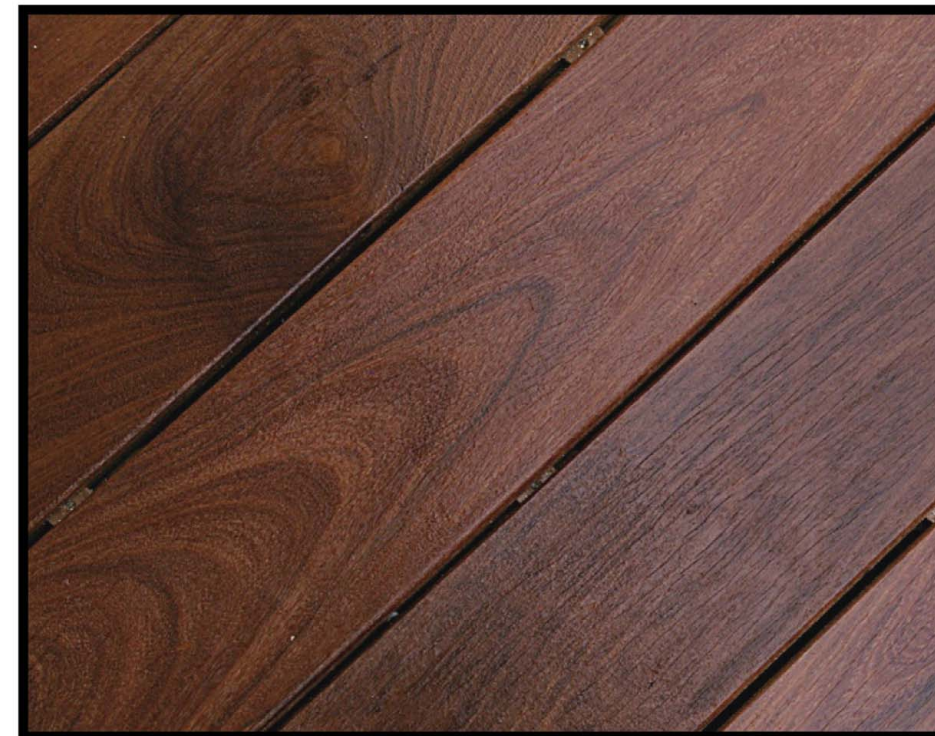
COMMENCING at a 1/2" rebar found at the corner common to Land Lots 747, 748, 749 and 750, THENCE running along the southerly line of Land Lot 749 (said Land Lot Line being the common line between Land Lots 749 and 750) South 89 degrees 56 minutes 15 seconds East a distance of 155.70 feet to a 1/2" angle iron found; THENCE leaving said Land Lot Line North 01 degrees 56 minutes 01 seconds West a distance of 153.57 feet to a 1" iron rod found; THENCE North 02 degrees 38 minutes 42 seconds West a distance of 381.88 feet to a 3/4" rod found; THENCE North 11 degrees 26 minutes 33 seconds East a distance of 89.71 feet to an iron pin set on the southerly existing R/W line of Old Milton Parkway (aka Georgia State Route No. 120) (variable width R/W); THENCE running along said existing R/W line North 82 degrees 07 minutes 41 seconds West a distance of 61.09 feet to a point at the intersection of said existing R/W line with the southerly proposed R/W line of Old Milton Parkway; THENCE running along said proposed R/W line North 88 degrees 13 minutes 07 seconds West a distance of 11.56 feet to a point; THENCE continuing along said proposed R/W line North 89 degrees 59 minutes 04 seconds West a distance of 80.43 feet to a point; said point being the **TRUE POINT OF BEGINNING**.

THENCE leaving said proposed R/W line and running along a curve to the right having a radius of 35.00 feet and a length of 22.30 feet, said curve having a chord bearing of South 16 degrees 33 minutes 09 seconds East and a chord distance of 21.93 feet to a point; THENCE South 01 degrees 42 minutes 10 seconds West a distance of 29.15 feet to a point; THENCE along a curve to the right having a radius of 25.00 feet and a length of 23.60 feet, said curve having a chord bearing of South 28 degrees 44 minutes 32 seconds West and a chord distance of 22.73 feet to a point; THENCE along a curve to the left having a radius of 50.00 feet and a length of 92.43 feet, said curve having a chord bearing of South 02 degrees 49 minutes 29 seconds West and a chord distance of 79.82 feet to a point; THENCE along a curve to the right having a radius of 25.00 feet and a length of 23.18 feet, said curve having a chord bearing of South 23 degrees 33 minutes 59 seconds East and a chord distance of 22.36 feet to a point; THENCE South 02 degrees 59 minutes 57 seconds West a distance of 18.48 feet to a point; THENCE along a curve to the left having a radius of 200.00 feet and a length of 2.85 feet, said curve having a chord bearing of South 02 degrees 35 minutes 26 seconds West and a chord distance of 2.85 feet to a point; THENCE North 88 degrees 24 minutes 37 seconds West a distance of 240.96 feet to a point; THENCE North 07 degrees 26 minutes 02 seconds East a distance of 204.17 feet to a 1/2" rebar/cap found on the southerly existing R/W line of Old Milton Parkway; THENCE running along said existing R/W line South 88 degrees 24 minutes 37 seconds East a distance of 51.29 feet to a point at the intersection of said existing R/W line with the southerly proposed R/W line of Old Milton Parkway; THENCE running along said proposed R/W line the following courses and distances: South 73 degrees 25 minutes 25 seconds East a distance of 46.71 feet to a point; THENCE South 88 degrees 16 minutes 24 seconds East a distance of 92.10 feet to a point; THENCE South 89 degrees 59 minutes 04 seconds East a distance of 27.99 feet to a point; said point being the **TRUE POINT OF BEGINNING**.

Said tract contains 43,370 square feet or 0.996 acre.



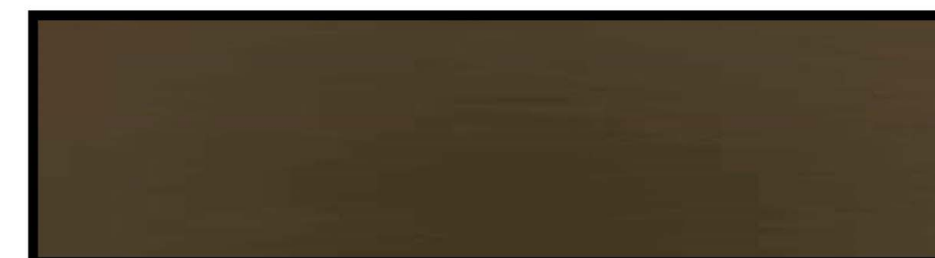
TYPICAL BRICK
MERIDIAN BRICK - "EAST BAY"
STANDARD BRICK SIZE



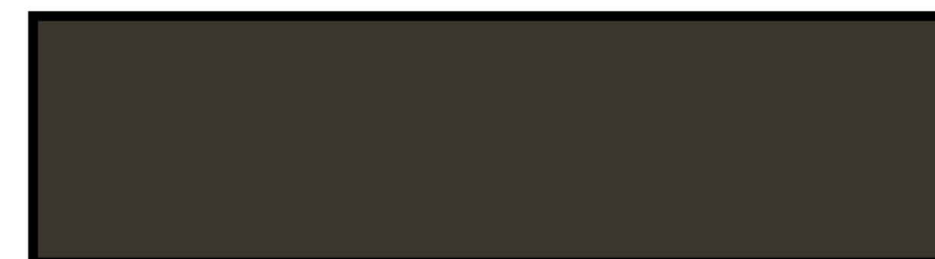
TYPICAL WOOD DECK



TYPICAL CAST STONE
CORBELSTONE - "BUFF 25"



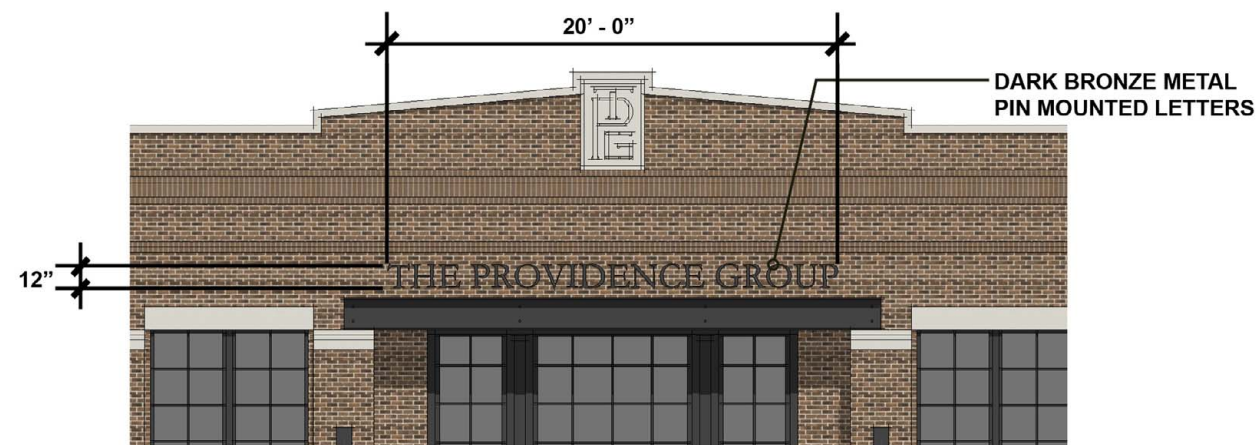
TYPICAL METAL
DARK BRONZE



TYPICAL DOOR AND WINDOW ALUMINUM CLAD FRAMES
DARK BRONZE

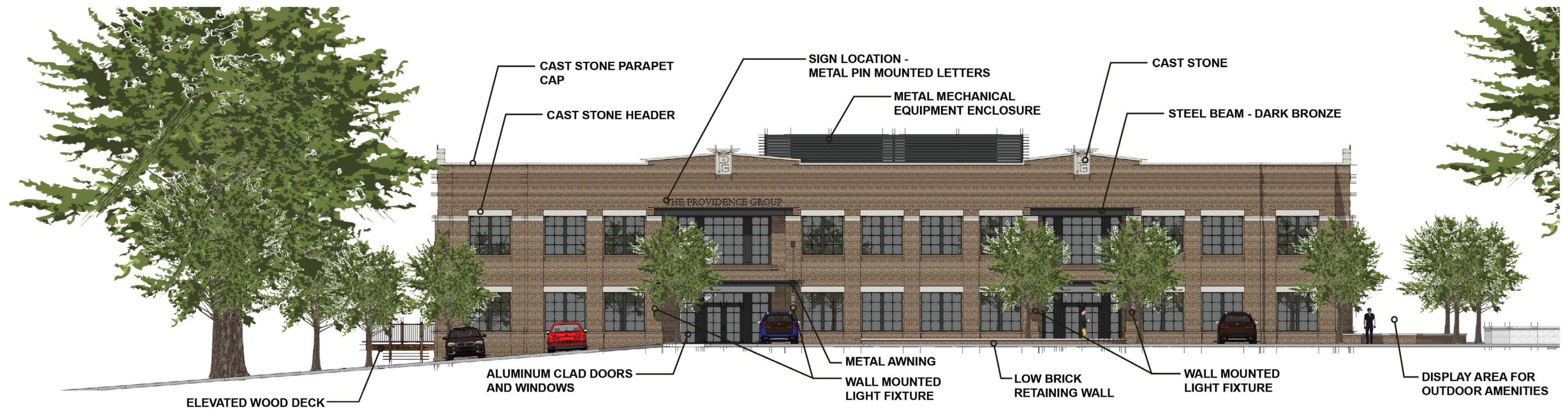


MECHANICAL SITE|LINE STUDY

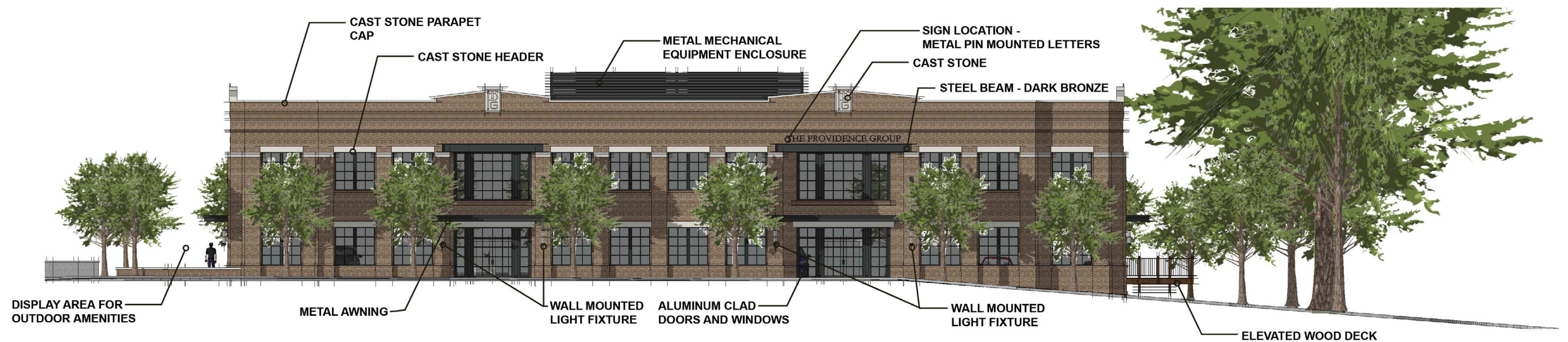


BUILDING SIGNAGE

SEE SITE PLAN AND ELEVATIONS FOR LOCATIONS
ALL SIGNS AT THE (3) LOCATIONS ARE THE SAME SIZE AND COLOR

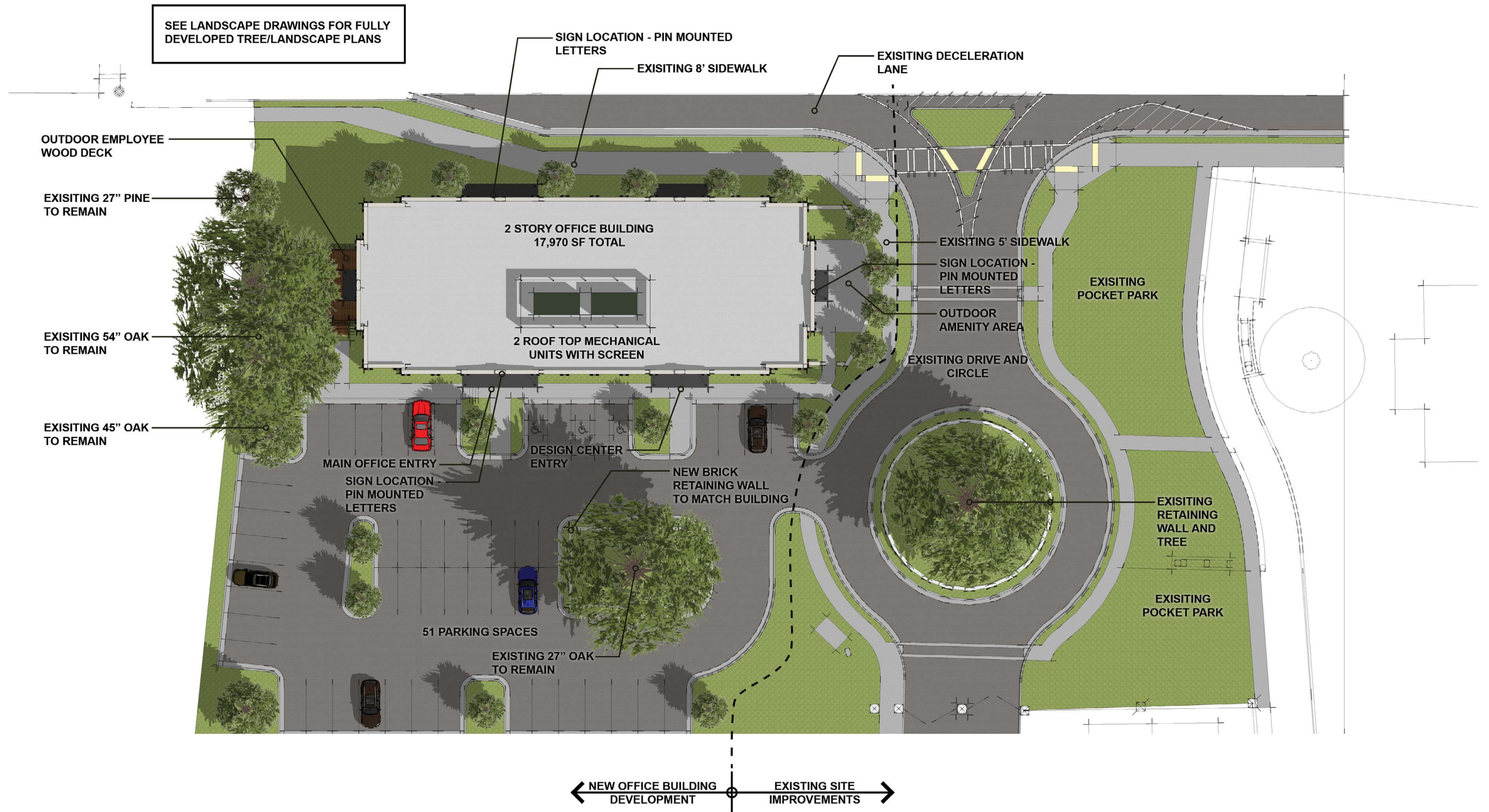


SOUTH ELEVATION - MAIN ENTRY



NORTH ELEVATION - OLD MILTON AVENUE

A TWO-STORY OFFICE BUILDING AT
 ▪ **CHELSEA WALK** ▪
 ALPHARETTA, GEORGIA
 07/02/18 PROJ# 1606



SITE PLAN

A TWO-STORY OFFICE BUILDING AT
 ▪ **CHELSEA WALK** ▪
 ALPHARETTA, GEORGIA
 07/02/18 PROJ# 1606



OLD MILTON AVENUE PERSPECTIVE



SOUTH PERSPECTIVE - MAIN ENTRY

A TWO-STORY OFFICE BUILDING AT
 ▪ **CHELSEA WALK** ▪
 ALPHARETTA, GEORGIA
 07/02/18 PROJ# 1606



SOUTH PERSPECTIVE



OLD MILTON AVENUE PERSPECTIVE

A TWO-STORY OFFICE BUILDING AT
 ▪ **CHELSEA WALK** ▪
 ALPHARETTA, GEORGIA
 07/02/18 PROJ# 1606



HUG & ASSOCIATES

ARCHITECTS

PLANNING • INTERIORS

5250 Avalon Blvd., Alpharetta, GA 30009
www.HugArchitects.com

TRANSMITTAL

TO: City of Alpharetta
2 Park Plaza

Alpharetta, Georgia 30009
678-297-6070

DATE: 07-03-2018

FROM: Kyle G. Ray

RE: The Providence Group of Georgia, LLC

PROJ. NO: 1606.10

WE TRANSMIT THE FOLLOWING VIA:

☐ Mail ☐ E-mail ☐ Express Mail ☐ Courier ☒ Hand Deliver ☐

DATE	COPIES	DESCRIPTION
07-02-2018	6	Chelsea Walk Office Building – Landscape DRB Submittal Sheet LS-1

REMARKS

Bret,
Please find the attached Chelsea Walk Office Building – Landscape DRB Submittal. Please let us know if there are any questions.

THE ENCLOSED ARE TRANSMITTED:

☒ For your use ☐ Reviewed ☐ Reviewed with Comments
☐ As requested ☐ Rejected ☐ Revise and Resubmit

COPIES: 1

SIGNED:

If enclosures are not as noted, please notify sender at once

Kyle G. Ray, Senior Project Manager



HUG & ASSOCIATES
ARCHITECTS
PLANNING • INTERIORS
5250 Avalon Blvd., Alpharetta, GA 30009
www.HugArchitects.com

TRANSMITTAL

TO: City of Alpharetta
2 Park Plaza

Alpharetta, Georgia 30009
678-297-6070

DATE: 07-02-2018

FROM: Kyle G. Ray

RE: The Providence Group of Georgia, LLC

PROJ. NO: 1606.10

WE TRANSMIT THE FOLLOWING VIA:

☐ Mail ☐ E-mail ☐ Express Mail ☐ Courier ☒ Hand Deliver ☐

DATE	COPIES	DESCRIPTION
------	--------	-------------

07-02-2018	6	Chelsea Walk Office Building – DRB Submittal
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REMARKS

Chris,

Please find the attached Chelsea Walk Office Building – DRB Submittal. Please let us know if there are any questions.

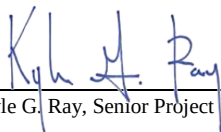
THE ENCLOSED ARE TRANSMITTED:

☒ For your use ☐ Reviewed ☐ Reviewed with Comments
☐ As requested ☐ Rejected ☐ Revise and Resubmit

COPIES: 1

SIGNED:

If enclosures are not as noted, please notify sender at once


Kyle G. Ray, Senior Project Manager



WEST ELEVATION - EMPLOYEE DECK



EAST ELEVATION - ENTRY CIRCLE

A TWO-STORY OFFICE BUILDING AT
 ▪ **CHELSEA WALK** ▪
 ALPHARETTA, GEORGIA
 07/02/18 PROJ# 1606

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: 5005 WINDWARD

Location Address: 5005 WINDWARD PKWY, ALPHARETTA, GA 30004

Mailing Address: ONE BUCKHEAD PLAZA, 3060 PEACH ROAD, SUITE 1050

City: ATLANTA State: GA Zip Code: 30305 -

Contact For All Notifications: JONATHON BARGE

Contact Telephone: 404 - 941 - 2,370 Mobile Telephone: 404 - 941 - 2374

Fax: - - Email: JBARGE@GEYERMORRIS.COM

Contact's Relation To Business: REAL ESTATE

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: GEYER MORRIS COMPANY

Physical Address: ONE BUCKHEAD PLAZA

Mailing Address: 3060 PEACHTREE ROAD, SUITE 1050

City: ATLANTA

State: GA

Zip Code: 30305

Owner Telephone: 404 - 941 - 2374

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): 5005 WINDWARD PARKWAY ALPHARETTA, GEORGIA 30004

Tax ID or Map Reference Number: TAX PARCEL # 22 512011120548

Land Lot(s): 1112

District: 2ND

Section: 2ND

Existing Zoning of Property: O - I

Existing Uses of Property: C-STORE, FUELING

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: _____

ROBERT NUTT

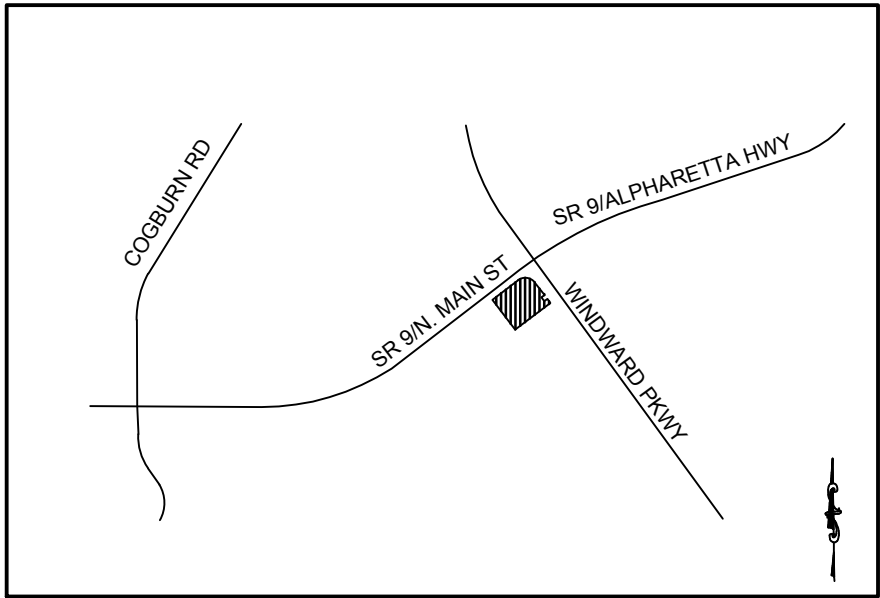
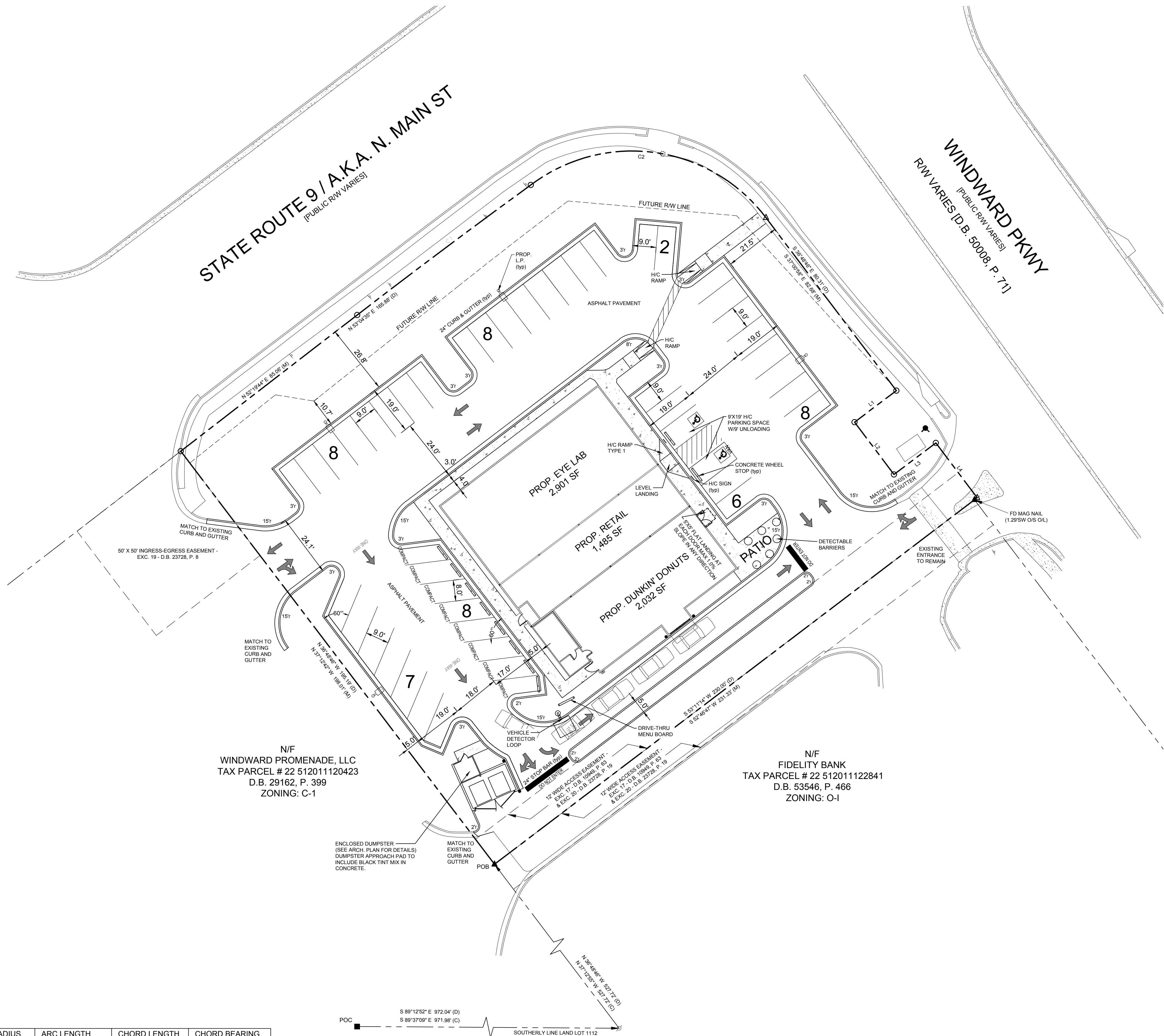
Date: 5-31-18

MRP DESIGN GROUP, INC.

Print Form

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	2824.90'	82.82'	82.82'	N 53°10'08" E (M)
C2	64.00'	100.66'	90.60'	S 81°52'06" E (D)
C2	64.00'	100.66'	90.60'	S 82°04'18" E (M)

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 53°11'14" W	20.00' (D)	L1	S 52°59'02" W	20.00' (M)
L2	S 36°48'46" E	25.00' (D)	L2	S 37°00'58" E	25.00' (M)
L3	N 53°11'14" E	20.00' (D)	L3	N 52°59'02" E	20.00' (M)
L4	S 36°48'46" E	26.20' (D)	L4	S 37°00'58" E	26.20' (M)



LOCATION MAP
SCALE: N.T.S.

PROJECT NOTES:

OWNER / DEVELOPER:
GEYER MORRIS COMPANY
One Buckhead Plaza, 3060 Peach Rd, Suite 1050
Atlanta GA 30305
Contact: Jonathan Barge
Tel.: (404) 941-23770

ENGINEER:
Carter Engineering Consultants, Inc.
3651 Mars Hill Road, Suite 2000
Watkinsville, Georgia 30677
Contact: Mark Campbell, P.E.
Tel. (770) 725-1200
mark@carterengineering.net

Property located at 5005 Windward Parkway, Alpharetta GA 30004

Current Zoning: O-1 (Office Institutional)

Setbacks: Front 65' Rear 15' Side 20'

Proposed use is a restaurant with drive-thru and retail shopping.

Proposed building height is 20'

Boundary and topographical information obtained from field run survey by Carter Engineering Consultants, Inc. dated: May 07, 2018. Phone: (770) 725-1200

Project tract contains 1.023 acres, disturbed area = 0.73 acres

Contour interval is 1 foot. (NAVD 88)

The property shown hereon does not lie within a 100 year flood plain according to Flood Insurance Rate Map # 13121C 0057F (Community#130094) dated: 09/16/2013.

The underground utilities shown hereon have been located from field information and existing drawings. The surveyor nor engineer warrants that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor nor engineer warrants that the underground utilities shown are in the exact location indicated. The surveyor nor engineer has physically located all the underground utilities.

It is the responsibility of the contractor to field locate all utilities prior to commencing work and notify engineer if a discrepancy is found.

The contractor shall verify the invert elevations of all existing storm and sanitary sewer structures prior to commencement of storm and sanitary sewer construction.

UNDERGROUND UTILITIES DISCLAIMER

Information regarding the reputed presence, size, character and location of existing underground utilities and structures related to underground utilities is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures related to underground utilities shown hereon may be inaccurate and utilities and structures related to underground utilities not shown may be encountered. The owner, his employees, his consultants and his contractors shall hereby distinctly understand that the surveyor is not responsible for the correctness or sufficiency of this information regarding the underground utilities and structures related to underground utilities shown hereon.

SITE DATA:

TOTAL SITE AREA = 1.023 ACRES
RETAIL BUILDING AREA = 4,386 S.F.
DUNKIN' DONUTS = 2,032 S.F.
PROPOSED IMPERVIOUS AREA = 0.73 acres
PROPOSED IMPERVIOUS COVERAGE = 71 %
DISTURBED AREA = 0.73 ACRES

PARKING DATA:

PARKING SPACE REQUIRED:
- RETAIL BUSINESSES 1 SPACE FOR EACH 200 S.F.
4339 S.F. / 200 = 21.7 = 22 SPACES REQUIRED
- RESTAURANT 1 SPACE FOR EACH 100 S.F.
2032 S.F. / 100 = 20.3 = 20 SPACES REQUIRED
42 TOTAL SPACES REQUIRED
- PARKING SPACES PROVIDED: 47 SPACES
(45 regular spaces provided)
(2 handicap spaces provided)



Know what's below
Call before you dig
dial 811



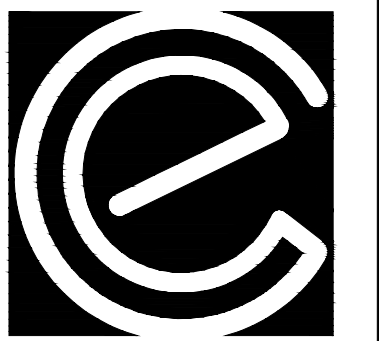
GRAPHIC SCALE
SCALE 1" = 20'

REVISION BLOCK:

#	DATE	DESCRIPTION
A	05/14/18	INITIAL SUBMITTAL
B	05/20/18	ADDRESS DRC COMMENTS



06/20/18



CARTER
ENGINEERING
CONSULTANTS

Carter Engineering Consultants, Inc.
3651 Mars Hill Road, Suite 2000
Watkinsville, GA 30677
P: 770.725.1200
F: 770.725.1204
www.carterengineering.net

SITE DEVELOPMENT PLANS
for
GEYER MORRIS COMPANY

5005 WINDWARD PARKWAY, ALPHARETTA, GA 30004

PROJECT NAME:

5005
WINDWARD

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

3

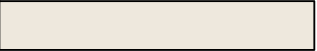
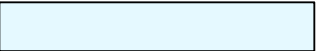
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18002GMC

DATE:

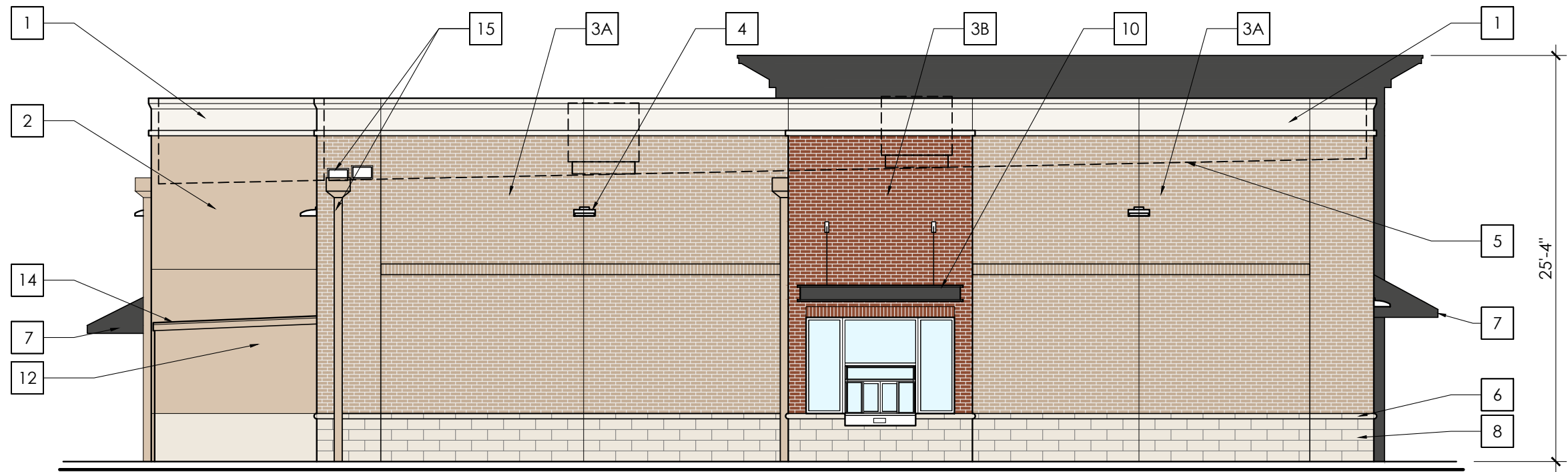
05/14/18

EXTERIOR FINISH SCHEDULE AND LEGEND

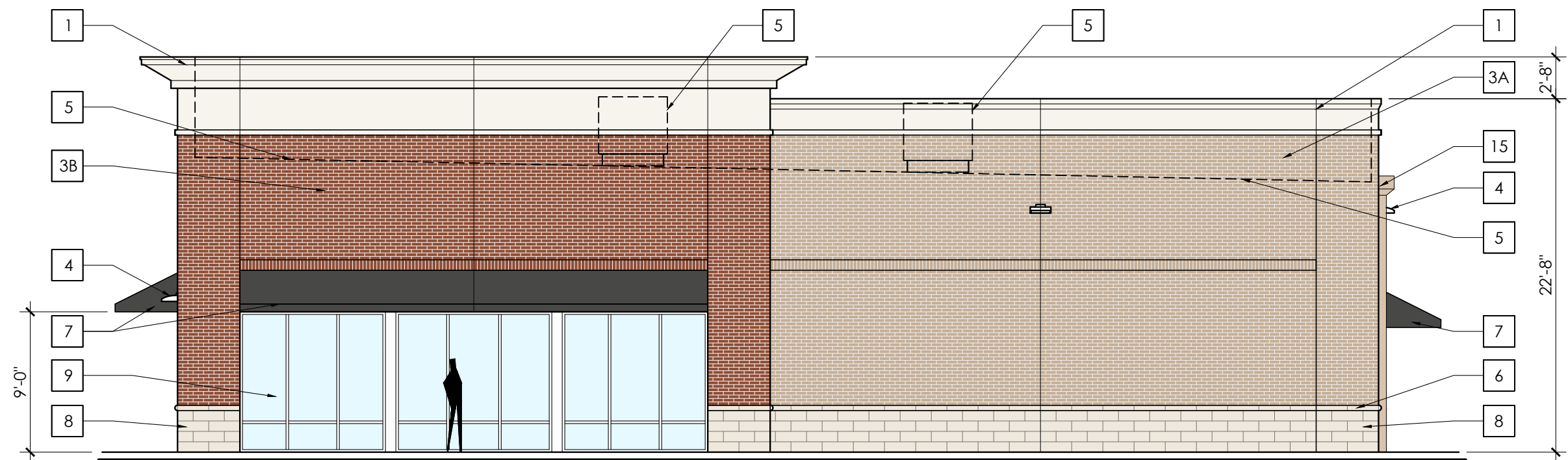
1	EIFS PAPAPET CORNICE, COLOR TO MATCH SHERWIN WILLIAMS SW 8917 SHELL WHITE	
2	EIFS FIELD COLOR TO MATCH SHERWIN WILLIAMS SW 7719 FRESCO CREAM	
3A	BRICK VENEER, MODULAR, CAROLINA CERAMICS, SHADOW GREY VELOUR, HOLCIM "FROSTY" GROUT	
3B	BRICK VENEER, MODULAR, PALMETTO BRICK, MEDIUM RED SMOOTH, HOLCIM "FROSTY" GROUT	
4	WALL MOUNTED LIGHT FIXTURE, GWC GALLEON LED WALL LIGHT, COLOR: SILVER	
5	LINE OF ROOF AND ROOFTOP UNIT BEYOND	
6	BULLNOSE TRIM, ARRISCRAFT, RENAISSANCE STONE, COLOR: CAFE	
7	CANVAS AWNING OVER ALUMINUM FRAME, COLOR TO BE DETERMINED, PER TENANT	
8	CAST STONE VENEER, ARRISCRAFT, RENAISSANCE STONE, COLOR: CAFE	
9	LOW-E, CLEAR INSULATED GLASS IN PREFINISHED ALUMINUM FRAMING SYSTEM, FRAME COLOR: ANODIZED ALUMINUM	
10	PAINTED METAL FLAT CANOPY OVER DRIVE-THRU, PAINT TO BE DETERMINED PER TENANT	
11	HOLLOW METAL DOOR AND FRAME, PAINT SW 7719 FRESCO CREAM	
12	WALK-IN COOLER/FREEZER BOX CLAD WITH EIFS TO MATCH BUILDING.	
13	WALK-IN COOLER/FREEZER BOX MEMBRANE ROOFING (WHITE)	
14	WALK-IN COOLER/FREEZER BOX FASCIA, GUTTER AND DOWNSPOUT, PAINT SW 7719 FRESCO CREAM	
15	PAINTED METAL SCUPPER AND DOWNSPOUT, PAINT SW 7719 FRESCO CREAM	
16	PAINTED METAL ROOF ACCESS LADDER, PAINT SW 7719 FRESCO CREAM	

▪ WINDWARD PKWY RETAIL ▪



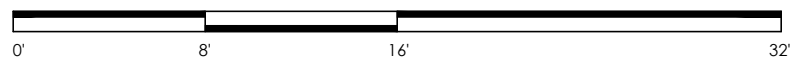


LEFT SIDE ELEVATION



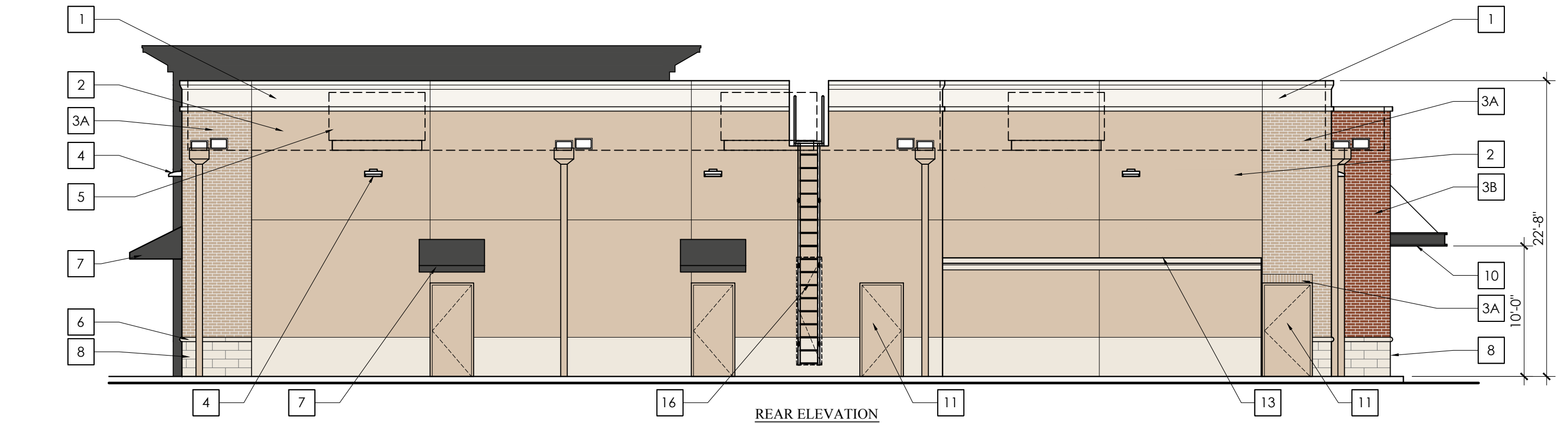
RIGHT SIDE ELEVATION

■ WINDWARD PKWY RETAIL ■

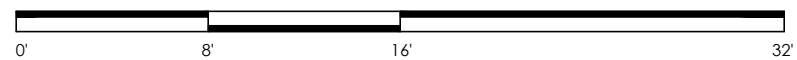


GEYER MORRIS COMPANY
MRP DESIGN GROUP, INC.

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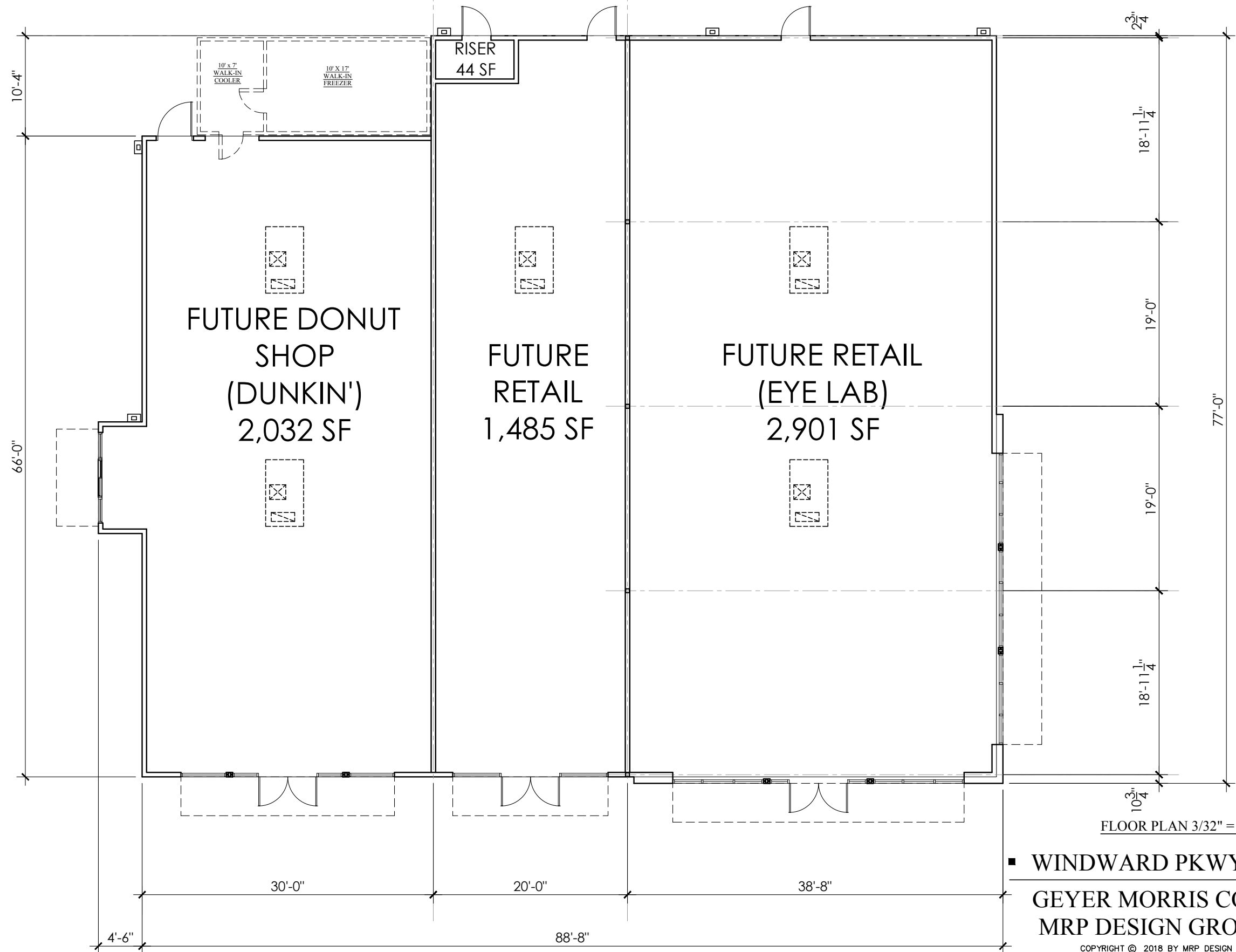


■ WINDWARD PKWY RETAIL ■



GEYER MORRIS COMPANY
MRP DESIGN GROUP, INC.

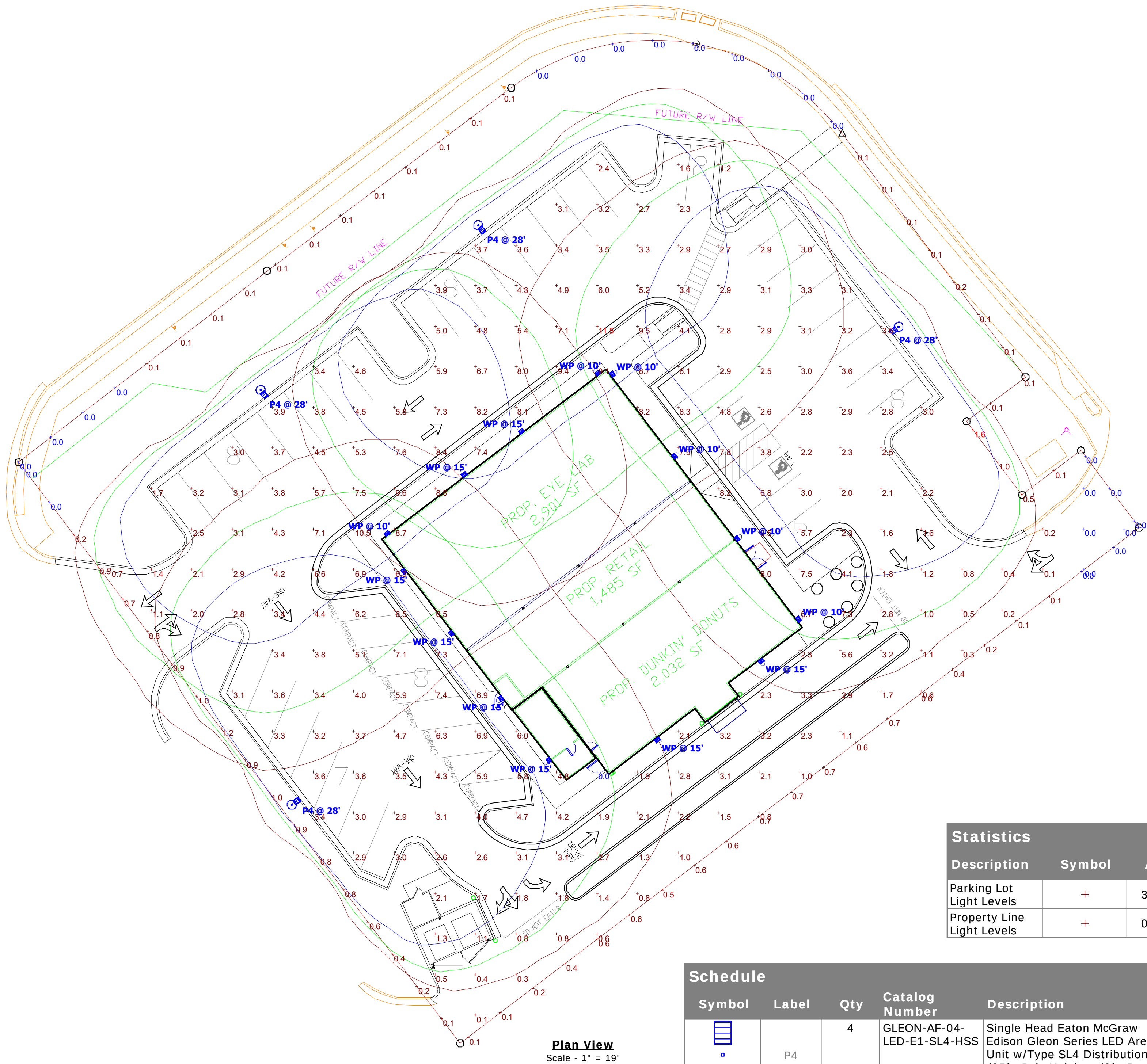
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FLOOR PLAN 3/32" = 1'-0"

■ WINDWARD PKWY RETAIL ■
GEYER MORRIS COMPANY
MRP DESIGN GROUP, INC.
COPYRIGHT © 2018 BY MRP DESIGN GROUP, INC.

BUILDING
6,462 SF



Statistics						
Description	Symbol	Avg	Max	Min	Max / Min	Avg / Min
Parking Lot Light Levels	+	3.8 fc	11.5 fc	0.0 fc	N/A	N/A
Property Line Light Levels	+	0.3 fc	1.6 fc	0.0 fc	N/A	N/A

Schedule									
Symbol	Label	Qty	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
	P4	4	GLEON-AF-04-LED-E1-SL4-HSS	Single Head Eaton McGraw Edison Gleon Series LED Area Unit w/Type SL4 Distribution (25ft. Pole Height w/3ft. Base) House Side Shielding	LED	64	304	0.9	225
	WP	14	GWC-AF-01-LED-E1-T3-600	Eaton McGraw Edison Galleon Series LED Wall Mounted Sconce Unit w/Type T3 Distribution (10ft. & 15ft. Mounting Heights)	LED	16	262	1	34

SURVEYOR'S NOTES:

1. THIS MAP OF SURVEY WAS BASED ON THE LEGAL DESCRIPTION AND OTHER INFORMATION CONTAINED IN CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT NO. GA-180187 DATED MARCH 1, 2018, REVISED 4-17-18.
2. THE PROPERTY SHOWN HEREON MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY, STATE WATER BUFFERS AND OTHER ENCUMBRANCES. SAID EASEMENTS, RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY, STATE WATER BUFFERS AND OTHER ENCUMBRANCES MAY NOT BE SHOWN HEREON.
3. IT IS OUTSIDE MY AREA OF EXPERTISE TO DELINEATE WETLANDS OR DETERMINE IF THE CORRECT SITE CONDITIONS EXIST FOR WETLAND AREAS, THEREFORE WETLANDS, IF EXISTING ON SUBJECT PROPERTY, ARE NOT SHOWN.
4. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON THE FIELD LOCATES PROVIDED BY "UTILITY MARKING". CARTER ENGINEERING CONSULTANTS, INC. AND CRAIG M. RICHT DO NOT GUARANTEE THE ACCURACY OF THE WORK PROVIDED BY "UTILITY MARKING".
5. THIS MAP OF SURVEY IS NOT VALID UNLESS IT BEARS THE REGISTRANT'S ORIGINAL SIGNATURE, IN BLUE INK, PLACED ACROSS THE REGISTRANT'S SEAL.
6. BEARINGS ARE BASED ON GRID NORTH (GA WEST ZONE) WHICH WAS ESTABLISHED USING RTK GPS ON THE eggs NETWORK.
7. ZONING AND SETBACK INFORMATION, IF SHOWN, SHOULD BE VERIFIED BY THE APPROPRIATE PLANNING/ZONING AGENCY PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.
8. THE PROPOSED R/W LINE AND PROPOSED EASEMENT (EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF SLOPES/UTILITIES) IS BASED ON GDOT R/W MAP OF PROJECT NO. 721780 & 721780 WHICH IS ALSO KNOWN AS PROJECT # STP00-0114-01(084) & (085).
9. SUBJECT PROPERTY HAS DIRECT ACCESS FROM WINDWARD PARKWAY, INDIRECT ACCESS TO WINWARD PARKWAY AND INDIRECT ACCESS TO AND FROM STATE ROUTE 9.
10. THE SUBJECT PROPERTY SURVEYED HERON IS THE SAME PROPERTY DESCRIBED IN THE TITLE COMMITMENT.

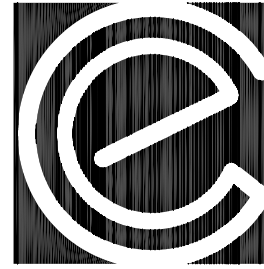
SURVEY CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS MAP OF SURVEY IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 60,282 FEET AND AN ANGULAR ERROR OF 2" PER ANGLE POINT, AND WAS NOT ADJUSTED.

THIS MAP OF SURVEY HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 96,863 FEET.

A TRIMBLE S8 WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS UPON WHICH THIS MAP OF SURVEY IS BASED, AND THE FIELD WORK WAS COMPLETED ON 4-10-18.

THE PROPERTY SHOWN HEREON LIES WITHIN AN "X" FLOOD PLAIN ACCORDING TO FEMA AND FLOOD INSURANCE RATE MAPS #13121C 0057F & #12131C 0059F (COMMUNITY #130084) DATED 9-18-2013.



Carter Engineering Consultants, Inc.
3651 Mars Hill Road
Suite 2000
Watkinsville, GA 30077

P: 770-725-1200
www.carterengineering.net

PRELIMINARY ALTA/NSPS
LAND TITLE SURVEY FOR:

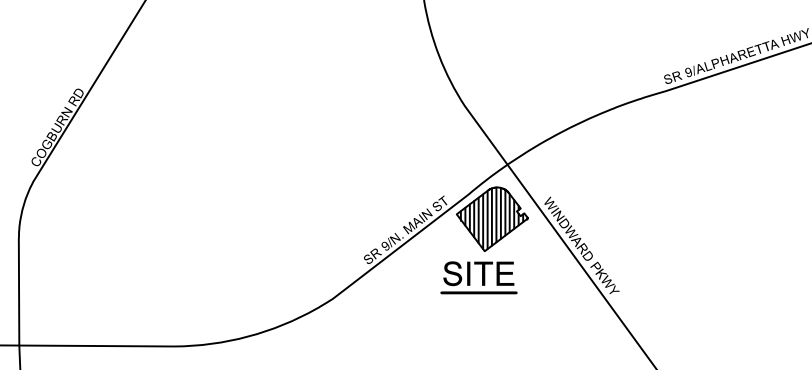
GEYER MORRIS COMPANY, LLC

5005 WINDWARD PARKWAY
ALPHARETTA, GEORGIA 30004
FULTON COUNTY
LAND LOT 1112, 2nd DISTRICT, 2nd SECTION

ALTA/NSPS SURVEY BASED ON CHICAGO TITLE INSURANCE COMPANY
TITLE COMMITMENT #GA-180187, DATED MARCH 1, 2018, REVISED 4-17-18.

TOTAL AREA: 1.023 ACRE
TAX PARCEL #: 22 51201120548
EXISTING ZONING: O-1

REPRODUCTIONS, MODIFICATIONS OR ASSIGNMENTS OF THIS DOCUMENT WITHOUT THE WRITTEN APPROVAL OF CARTER ENGINEERING CONSULTANTS, INC. ARE PROHIBITED AND MAY INVALIDATE THE SEAL AND ANY LIABILITY THAT CARTER ENGINEERING CONSULTANTS, INC. MAY HAVE IN THIS DOCUMENT.



LOCATION MAP - NTS

LEGEND OF SURVEY ABBREVIATIONS/SYMBOLS

A	ARC LENGTH	⊙	ACCESS LID
A/C	AIR CONDITIONER	⊙	BACKFLOW PREVENTER
BSL	BUILDING SETBACK LINE	⊙	BELL SOUTH/HAT MANHOLE
CL	CENTERLINE	⊙	BENCH-MARK/CONTROL
CM	CONCRETE MONUMENT	⊙	BOLLARD
CMP	CORRUGATED METAL PIPE	⊙	BURIED CABLE POST
COMC	CONCRETE	⊙	CATCH BASIN (SINGLE WING)
COV	COVERED	⊙	CATCH BASIN (DOUBLE WING)
DB	DEED BOOK	⊙	CHAIN LINK FENCE
DE	DRAINAGE EASEMENT	⊙	ELECTRIC BOX
DWCB	DOUBLE WING CATCH BASIN	⊙	ELECTRIC MANHOLE
ENCR	ENCROACHMENT	⊙	ELECTRIC METER
E/P	EDGE OF PAVEMENT	⊙	FILL LID
ESMT	EASEMENT	⊙	FIRE DEPARTMENT CONNECTION
ET	ELECTRIC TRANSFORMER	⊙	FIRE HYDRANT
FES	FLAIRED END SECTION	⊙	GAS LINE (BURIED)
FM	FOUND	⊙	GAS METER
FF	FINISHED FLOOR	⊙	GAS POST
FW	FINISHED FLOOR	⊙	GAS VENT STACK
IP	IRON PIPE	⊙	GATE/WATER VALVE
IPC	IRON PIPE WITH CAP	⊙	GREASE TRAP MH
IR	IRON REBAR	⊙	GUY/ANCHOR
IRC	IRON REBAR WITH CAP	⊙	IRRIGATION CONTROL VALVE
M	MEASURED	⊙	METAL LIGHT POLE
NF	MANHOLE	⊙	OVERHEAD UTILITIES
NF	NOW OR FORMERLY	⊙	PHONE LINE (BURIED)
NTS	NOT TO SCALE	⊙	POWER (BURIED)
OIL	ON LINE	⊙	SANITARY SEWER CLEAN-OUT
OS	OFFSET	⊙	SS LINE (BURIED)
P	PLAT	⊙	SANITARY SEWER MANHOLE
PB	PLAT BOOK	⊙	SIGN
PDI	PEDESTAL DROP INLET	⊙	STORM SEWER MANHOLE
PG	PAGE	⊙	STORM SEWER LINE (BURIED)
POB	POINT OF BEGINNING	⊙	STREET/PARKING LIGHT
POC	POINT OF COMMENCEMENT	⊙	STUB (UNKNOWN)
R	RADIAL/RADIUS	⊙	TELEPHONE PEDESTAL
RCP	REINFORCED CONCRETE PIPE	⊙	TRAFFIC SIGNAL/FIBER OPTIC BOX
R/W	RIGHT-OF-WAY	⊙	TRAFFIC SIGNAL POLE
SWB	STATE WATERS BUFFER	⊙	WATER LINE (BURIED)
SWCB	SINGLE WING CATCH BASIN	⊙	WATER METER
SS	SANITARY SEWER	⊙	WOOD FENCE
SSMH	SANITARY SEWER MANHOLE	⊙	WOOD POLE
UE	UTILITY EASEMENT	⊙	

TO: GEYER MORRIS COMPANY, LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 8, 11, 13 & 14 of Table A thereof. The field work was completed on 4-10-18.

Date of Map: 4-11-18

REGISTERED LAND SURVEYOR: CRAIG M. RICH GEORGIA L.S. #3136		
 GRID - GA WEST	DATE PREPARED:	
	4-11-18	
	PROJECT #:	18002GMC

REVISIONS:	DATE:
REVISED BOUNDARY AND OTHER MATTERS	5-7-18

GRAPHIC SCALE	SHEET #
0' 10' 20' 40' 60'	1
SCALE: 1" = 20'	1

LEGAL DESCRIPTION:

All that lot, tract or parcel of land situate, lying and being in Land Lot numbered 1112 of the Second District, Second Section, Fulton County, Georgia, being shown as 1.00 acres upon a survey for First Union National Bank of Georgia made by Bates-Long & Associates, dated May 1, 1987, revised June 18, 1987, to which reference is made, said property being particularly described as follows:

TO ARRIVE AT THE POINT OF BEGINNING, commence at an iron pin found at the corner common to Land Lots 1111, 1112, 1121, and 1122, said District, Section, County and State; run thence south 89 degrees 12 minutes 52 seconds east, along the southerly line of said Land Lot 1112, a distance of 972.04 feet to an iron pin; run thence north 36 degrees 48 minutes 46 seconds west a distance of 527.72 feet to an iron pin WHICH IRON PIN IS THE POINT OF BEGINNING OF THE PROPERTY DESCRIBED HEREIN; thence from said point of beginning running north 36 degrees 48 minutes 46 seconds west a distance of 195.19 feet to an iron pin lying on the southeasterly line of the 80 foot right of way of State Route No. 9; running thence north 53 degrees 04 minutes 35 seconds east, along the southeasterly line of the aforesaid right of way of State Route No. 9, a distance of 165.88 feet to a point; running thence along the southeasterly line of the aforesaid right of way of State Route No. 9 along an arc to the right a distance of 100.66 feet to a point (said arc being subtended by a chord 90.60 feet in length and bearing south 81 degrees 52 minutes 06 seconds east); running thence south 36 degrees 48 minutes 46 seconds east a distance of 80.31 feet to an iron pin; running thence south 53 degrees 11 minutes 14 seconds west a distance of 20.00 feet to an iron pin; running thence south 36 degrees 48 minutes 46 seconds east a distance of 25.00 feet to an iron pin; running thence north 53 degrees 11 minutes 14 seconds east a distance of 20.00 feet to an iron pin; running thence south 36 degrees 48 minutes 46 seconds east a distance of 26.20 feet to an iron pin; running thence south 53 degrees 11 minutes 14 seconds west a distance of 230.00 feet to the iron pin which is the point of beginning.

TOGETHER WITH A non-exclusive easement in perpetuity for access, ingress and egress to and from the above property for vehicular and pedestrian traffic in, upon, across and over a twelve foot wide strip of land described as "First Union Easement Area" upon the above plat, being particularly described as follows:

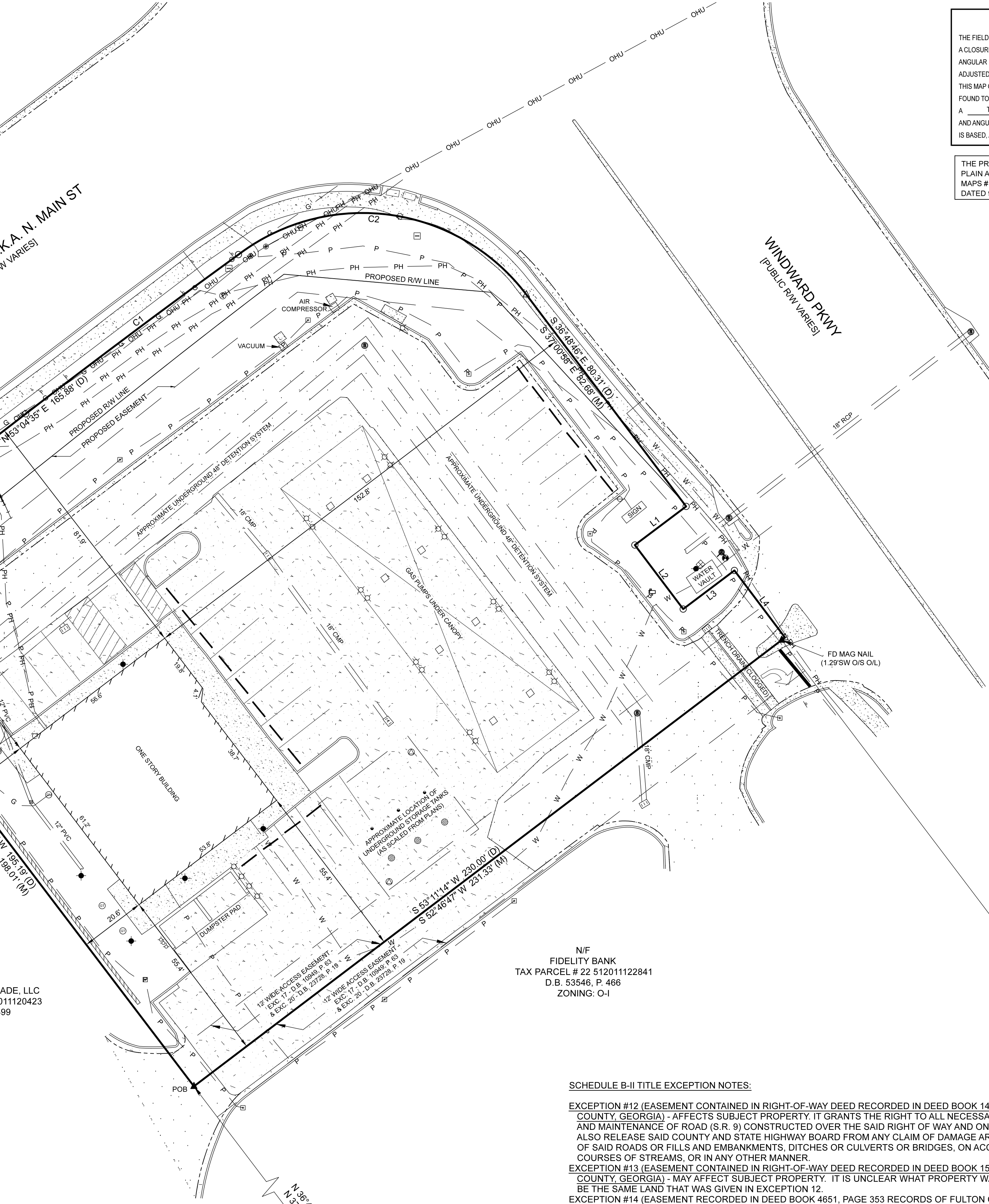
TO ARRIVE AT THE POINT OF BEGINNING, commence at an iron pin found at the corner common to Land Lots 1111, 1112, 1121 and 1122, said District, Section, County and State; run thence south 89 degrees 12 minutes 52 seconds east, along the southerly line of said Land Lot 1112, a distance of 972.04 feet to an iron pin; run thence north 36 degrees 48 minutes 46 seconds west a distance of 527.72 feet to an iron pin, WHICH IRON PIN IS THE POINT OF BEGINNING OF THE PROPERTY DESCRIBED HEREIN; thence running north 53 degrees 11 minutes 14 seconds east a distance of 230.00 feet to an iron pin; running thence south 36 degrees 48 minutes 46 seconds east a distance of 12.00 feet to a point; running thence south 53 degrees 11 minutes 14 seconds west a distance of 230.00 feet to a point; running thence north 36 degrees 48 minutes 46 seconds west a distance of 12.00 feet to the iron pin which is the point of beginning.

AS MEASURED LEGAL DESCRIPTION:

All that tract or parcel of land situate, lying and being in Land Lot 1112 of the Second District, Second Section, Fulton County, Georgia, being more particularly described as follows:

Commencing at a found 2" angle iron at the corner common to Land Lots 1111, 1112, 1121, and 1122, said District, Section, County and State; thence S 89°37'09" E, along the Southerly line of said Land Lot 1112, a distance of 971.98 feet to a point; thence N 37°12'55" W, leaving said Southerly line of Land Lot 1112, a distance of 527.72 feet to a found nail at the Point of Beginning; thence N 37°12'42" W, a distance of 198.01 feet to a set ½ inch iron rebar with cap LSF 1135 (future) at the Southeasterly right-of-way of State Route 9 (A.K.A.N. Main Street), the next 2 calls being coincident with said Southeasterly right-of-way; thence N 52°19'44" E, a distance of 85.06 feet to a set ½ inch iron rebar with cap LSF 1135 (future); thence Northeasterly along a curve to the right (having a radius of 2824.90 feet and a chord length of 82.82 feet that bears N 53°10'08" E) an arc length of 82.82 feet to a set ½ inch iron rebar with cap LSF 1135 (future), the next 6 calls being coincident with the Southwesterly right-of-way of Windward Parkway; thence Southeasterly along a curve to the right (having a radius of 64.00 feet and a chord length of 90.60 feet that bears S 82°04'18" E) an arc length of 100.66 feet to a set ½ inch iron rebar with cap LSF 1135 (future); thence S 37°00'58" E, a distance of 82.88 feet to a set ½ inch iron rebar with cap LSF 1135 (future); thence S 52°59'02" W, a distance of 20.00 feet to a set ½ inch iron rebar with cap LSF 1135 (future); thence S 37°00'58" E, a distance of 25.00 feet to a set ½ inch iron rebar with cap LSF 1135 (future); thence N 52°59'02" E, a distance of 20.00 feet to a set ½ inch iron rebar with cap LSF 1135 (future); thence S37°00'58" E, a distance of 26.20 feet to a found nail; thence S 52°46'47" W, leaving said Southwesterly right-of-way, a distance of 231.33 feet to the Point of Beginning.

Said tract containing 1.023 acres, more or less.



S 89°12'52" E 972.04' (D)
S 89°37'09" E 971.98' (C)
SOUTHERLY LINE LAND LOT 1112

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	2824.90'	82.82'	82.82'	N 53°10'08" E (M)
C2	64.00'	100.66'	90.60'	S 81°52'06" E (D)
C2	64.00'	100.66'	90.60'	S 82°04'18" E (M)

L1	BEARING	DISTANCE	L1	BEARING	DISTANCE
L1	S 53°11'14" W	20.00' (D)	L1	S 52°59'02" W	20.00' (M)
L2	S 36°48'46" E	25.00' (D)	L2	S 37°00'58" E	25.00' (M)
L3	N 53°11'14" E	20.00' (D)	L3	N 52°59'02" E	20.00' (M)
L4	S 36°48'46" E	26.20' (D)	L4	S 37°00'58" E	26.20' (M)

N/F
FIDELITY BANK
TAX PARCEL # 22 51201122841
D.B. 53546, P. 466
ZONING: O-1

SCHEDULE B-II TITLE EXCEPTION NOTES:

EXCEPTION #12 (EASEMENT CONTAINED IN RIGHT-OF-WAY DEED RECORDED IN DEED BOOK 1418, PAGE 403, RECORDS OF FULTON COUNTY, GEORGIA) - AFFECTS SUBJECT PROPERTY. IT GRANTS THE RIGHT TO ALL NECESSARY DRAINAGE IN THE CONSTRUCTION AND MAINTENANCE OF ROAD (S.R. 9) CONSTRUCTED OVER THE SAID RIGHT OF WAY AND ON MY LANDS ADJACENT THERETO, AND ALSO RELEASE SAID COUNTY AND STATE HIGHWAY BOARD FROM ANY CLAIM OF DAMAGE ARISING ON ACCOUNT OF CONSTRUCTION OF SAID ROADS OR FILLS AND EMBANKMENTS, DITCHES OR CULVERTS OR BRIDGES, ON ACCOUNT OF BACK WATER, CHANGING OF COURSES OF STREAMS, OR IN ANY OTHER MANNER.

EXCEPTION #13 (EASEMENT CONTAINED IN RIGHT-OF-WAY DEED RECORDED IN DEED BOOK 1569, PAGE 414, RECORDS OF FULTON COUNTY, GEORGIA) - MAY AFFECT SUBJECT PROPERTY. IT IS UNCLER WHAT PROPERTY WAS SUBJECT TO THIS DEED. IT MAY BE THE SAME LAND THAT WAS GIVEN EXEMPTION 12.

EXCEPTION #14 (EASEMENT RECORDED IN DEED BOOK 4651, PAGE 353 RECORDS OF FULTON COUNTY, GEORGIA) - DOCUMENT CONTAINS A SAWNEE ELECTRIC MEMBERSHIP CORPORATION BLANKET EASEMENT. IT IS NOT CLEAR WHAT PROPERTY IS SUBJECT TO SAID EASEMENT, BUT IT APPEARS TO AFFECT SUBJECT PROPERTY PER EXHIBIT "B" IN DEED BOOK 10949, PAGE 63. SAID EASEMENT IS AFFECTED BY CONTAINMENT LETTER FROM SAWNEE (AN ELECTRIC MEMBERSHIP CORPORATION) DATED APRIL 18, 2018 AND SIGNED BY GREG FARR (VICE PRESIDENT OF ENGINEERING).

EXCEPTION #15 (CONVEYANCE OF ACCESS RIGHTS RECORDED IN DEED BOOK 10350, PAGE 63, RECORDS OF FULTON COUNTY, GEORGIA) - AFFECTS SUBJECT PROPERTY. IT LIMITS ACCESS ONTO S.R. 9 TO CERTAIN ACCESS POINTS CONTAINED ON THE "PLANS ATTACHED" TO DOCUMENT. THERE WERE NO "PLANS ATTACHED" TO SAID DOCUMENT THEREFORE THE ACCESS POINTS LOCATIONS CAN NOT BE DETERMINED.

EXCEPTION #16 - INTENTIONALLY DELETED.

EXCEPTION #17 (EASEMENTS CONTAINED IN LIMITED WARRANTY DEED RECORDED IN DEED BOOK 10949, PAGE 63, RECORDS OF FULTON COUNTY, GEORGIA) - AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.

EXCEPTION #18 (EASEMENT AS GRANTED IN PLAT RECORDED IN PLAT BOOK 160, PAGE 42, RECORDS OF FULTON COUNTY, GEORGIA) - AFFECTS SUBJECT PROPERTY. PER DRAINAGE NOTE - FULTON COUNTY IS RELEASED FROM ANY AND ALL LIABILITY AND RESPONSIBILITY FOR FLOODING OR EROSION FROM STORM DRAINS OR FROM FLOODING FROM HIGH WATER OF NATURAL CREEKS, RIVER OR DRAINAGE FEATURES. A DRAINAGE EASEMENT IS CALLED FOR ON PLAT BUT DOES NOT APPEAR TO AFFECT SUBJECT PROPERTY.

EXCEPTION #19 (INGRESS-EGRESS EASEMENT AGREEMENT RECORDED IN DEED BOOK 23728, PAGE 8, RECORDS OF FULTON COUNTY, GEORGIA) - AFFECTS SUBJECT PROPERTY AS SHOWN.

EXCEPTION #20 (INGRESS-EGRESS EASEMENT AGREEMENT RECORDED IN DEED BOOK 23728, PAGE 19, RECORDS OF FULTON COUNTY, GEORGIA) - AFFECTS SUBJECT PROPERTY AS SHOWN.

EXCEPTION #21 - INTENTIONALLY DELETED.

EXCEPTION #22 (RIGHT-OF-WAY EASEMENT RECORDED IN DEED BOOK 13399, PAGE 210, RECORDS OF FULTON COUNTY, GEORGIA) - DOES NOT AFFECT SUBJECT PROPERTY, BUT MAY AFFECT THE 50' X 50' INGRESS-EGRESS EASEMENT SHOWN HEREON. SAID EASEMENT IS AFFECTED BY CONTAINMENT LETTER FROM SAWNEE (AN ELECTRIC MEMBERSHIP CORPORATION) DATED APRIL 18, 2018 AND SIGNED BY GREG FARR (VICE PRESIDENT OF ENGINEERING).

DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction

Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics

Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT 70 CRI. Optional 3000K, 5000K and 6000K CCT.

Electrical

LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 600mA, 800mA and 1200mA drive currents (nominal).

Mounting

STANDARD ARM MOUNT: Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the

arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount bracket option. **QUICK MOUNT ARM:** Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

Finish

Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

Warranty

Five-year warranty.



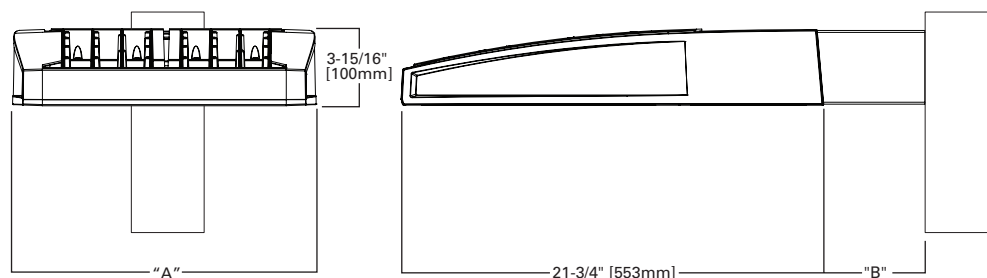
GLEON GALLEON LED

1-10 Light Squares

Solid State LED

AREA/SITE LUMINAIRE

DIMENSIONS



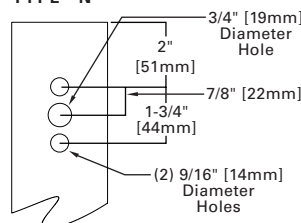
DIMENSION DATA

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Optional Arm Length ¹	Weight with Arm (lbs.)	EPA with Arm ² (Sq. Ft.)
1-4	15-1/2" (394mm)	7" (178mm)	10" (254mm)	33 (15.0 kgs.)	0.96
5-6	21-5/8" (549mm)	7" (178mm)	10" (254mm)	44 (20.0 kgs.)	1.00
7-8	27-5/8" (702mm)	7" (178mm)	13" (330mm)	54 (24.5 kgs.)	1.07
9-10	33-3/4" (857mm)	7" (178mm)	16" (406mm)	63 (28.6 kgs.)	1.12

NOTES: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. 2. EPA calculated with optional arm length.

DRILLING PATTERN

TYPE "N"



CERTIFICATION DATA

UL/cUL Wet Location Listed
ISO 9001
LM79 / LM80 Compliant
3G Vibration Rated
IP66 Rated

ENERGY DATA

Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120V-277V 50/60Hz
347V & 480V 60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)

DESCRIPTION

The Galleon™ Wall LED luminaire's appearance is complementary with the Galleon area and site luminaire bringing a modern architectural style to lighting applications. Flexible mounting options accommodate wall surfaces in both an upward and downward configuration. The Galleon family of LED products deliver exceptional performance with patented, high-efficiency AccuLED Optics™, providing uniform and energy conscious lighting for parking lots, building and security lighting applications.

SPECIFICATION FEATURES

Construction

Driver enclosure thermally isolated from optics for optimal thermal performance. Heavy wall aluminum housing die-cast with integral external heat sinks to provide superior structural rigidity and an IP66 rated housing. Overall construction passes a 1.5G vibration test to ensure mechanical integrity. UPLIGHTING: Specify with the UPL option for inverted mount upright housing with additional protections to maintain IP rating.

Optics

Choice of thirteen patented, high-efficiency AccuLED Optics. The optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 3000K, 5000K and 6000K CCT. Greater than 90%

lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 1200mA, 800mA, and 600mA drive currents.

Electrical

LED drivers are mounted for ease of maintenance. 120-277V 50/60Hz, 347V or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Drivers are provided standard with 0-10V dimming. An optional Eaton proprietary surge protection module is available and designed to withstand 10kV of transient line surge. The Galleon Wall LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Emergency egress options for -20°C ambient environments and occupancy sensor available.

Mounting

Gasketed and zinc plated rigid steel mounting attachment fits directly to 4" j-box or wall with the Galleon Wall "Hook-N-Lock" mechanism for quick installation. Secured with two captive corrosion resistant black oxide coated allen head set screws which are concealed but accessible from bottom of fixture.

Finish

Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

Warranty

Five-year warranty.

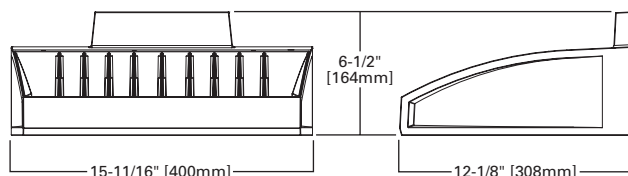


GWC GALLEON WALL

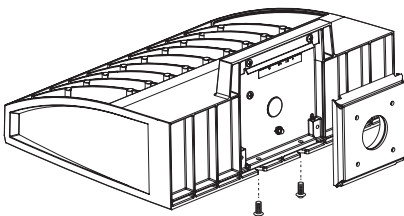
1-2 Light Squares
Solid State LED

WALL MOUNT LUMINAIRE

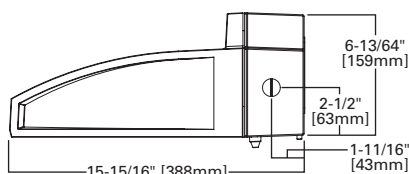
DIMENSIONS



HOOK-N-LOCK MOUNTING



BATTERY BACKUP AND THRU-BRANCH BACK BOX



CERTIFICATION DATA

UL/cUL Listed
LM79 / LM80 Compliant
IP66 Housing
ISO 9001
DesignLights Consortium® Qualified*

ENERGY DATA

Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V/50 & 60Hz, 347V/60Hz, 480V/60Hz
-30°C Minimum Temperature
40°C Ambient Temperature Rating

SHIPPING DATA

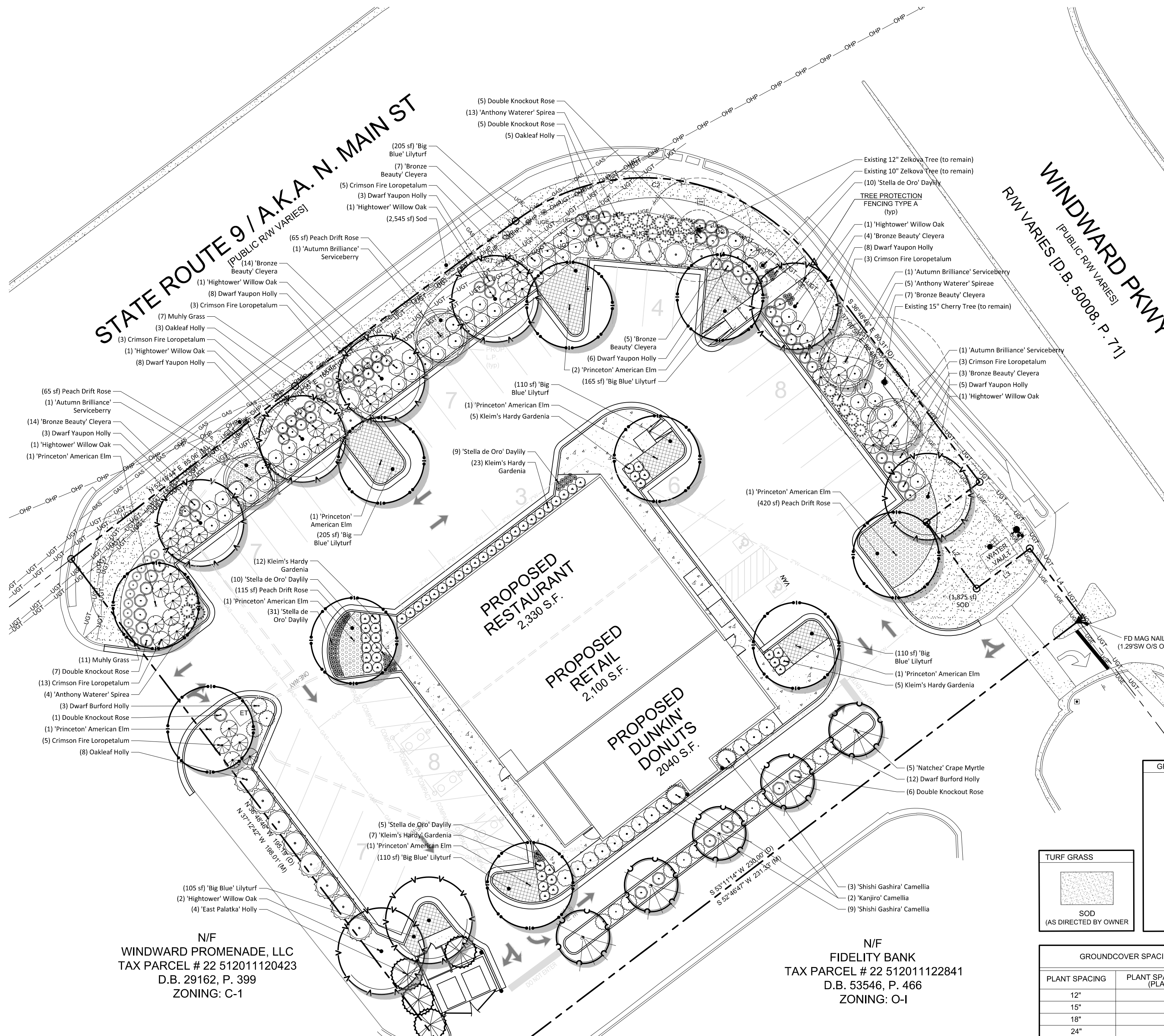
Approximate Net Weight:
27 lbs. (12.2 kgs.)

CITY OF ALPHARETTA LANDSCAPE NOTES:

- THE CITY ARBORIST MUST INSPECT THE SITE BEFORE INSTALLATION OF EROSION CONTROL MEASURES, LAND DISTURBANCE WITHOUT A SITE INSPECTION AND APPROVAL BY THE CITY ARBORIST WILL RESULT IN A "STOP-WORK ORDER" AND FINES.
- IF TREE SURVEY INACCURACIES AREA FOUND ON-SITE, A STOP WORK ORDER WILL BE ISSUED UNTIL REVISED PLANS AREA 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 AREA THE RESPONSIBILITY OF THE OWNER.
- A 4" LAYER OF MULCH IS REQUIRED FOR THE CRZ OF SPECIMEN TREES, TREES OF QUALITY, AND TREE GROUPINGS. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION AND SHALL NOT TOUCH THE TRUNKS OF THE TREES (S).
- A MINIMUM 2" LAYER OF MULCH IS REQUIRED FOR ALL EXISTING, NON-SPECIMEN, LANDSCAPE TREES, INCLUDING STREET AND PARKING LOT TREES. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION AND SHALL NOT TOUCH THE TRUNKS OF THE TREE (S).
- ALL MULCH MUST BE ORGANIC MULCH CONSISTING OF WOOD CHIPS, SHREDDED BARK, PINE NEEDLES, OR SIMILAR. SYNTHETIC MULCH IS NOT APPROVED FOR USE IN THE CITY OF ALPHARETTA.
- ALL NEWLY PLANTED TREES SHALL BE 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.
- PLANT SIZES (CALIPER AND HEIGHT) MUST MATCH THE SIZES SHOWN ON THE PLANS. PLANTS THAT DO NOT MEET THESE MINIMUMS WILL NOT BE ACCEPTED. E.G. 3 INCH CALIPER TREES MUST BE 3 INCHES OR LARGER. PLANT HEIGHT MEASUREMENTS 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 MUST BE PROVIDED FOR ALL TREES IMMEDIATELY AFTER PLANTING AND REMAIN THROUGH ESTABLISHMENT.
- WHEN WATERING BAG AREA USED MANUFACTURES 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.
- NO TRENCING ALLOWED IN TREE SAVE AREAS - INCLUDING IRRIGATION.
- TREE PIT DRAINAGE IS REQUIRED WHEN TREES AREA PLANTED IN PARKING LOT ISLANDS, SIDEWALK TREE PITS, ROADWAY MEDIANS, OR SIMILAR LOCATIONS. PLEASE REFER TO CITY DETAILS REGARDING PLANTING PIT OR LANDSCAPE ISLAND CONSTRUCTION. FILL EACH PIT WITH WATER. IF PERCOLATION IS LESS THAN 100% WITHIN A PERIOD OF 12 HOURS, USE AN AUGER TO DRILL A 10" INCH HOLE TO A DEPTH FOR FOUR FEET BELOW THE BOTTOM OF THE PIT. FILL AUGER HOLE WITH DRAINAGE GRAVEL AND COVER WITH A SOIL SEPARATOR. RETEST PIT. IF DRAINAGE IS STILL UNSATISFACTORY, CITY ARBORIST AND / OR PROJECT ARBORIST MUST BE NOTIFIED IN WRITING OF THE LOCATIONS WITH UNSATISFACTORY DRAINAGE SO THAT A SOLUTION CAN BE ARRIVED AT BEFORE PLANTING. ALL RESTING RESULTS MUST BE PROVIDED TO THE CITY ARBORIST.
- ALL BUFFERS SHALL BE PLANTED WHERE SPARSE AND CODE REQUIRED SCREENING SHALL BE INSTALLED IN ORDER TO CREATE A YEAR ROUND OPAQUE SCREEN WITHIN 2 YEARS OF CONSTRUCTION OR AS DIRECTED BY THE CITY OF ALPHARETTA. DURING CONSTRUCTION OR AT THE TIME OF CO THE CITY MAY REQUIRE ADDITIONAL LANDSCAPE PLAN.
- ALL TREE ANCHORING DEVICES SHALL BE REMOVED FORM TREE AFTER ONE COMPLETE GROWING SEASON OR ONE YEAR AFTER PLANTING, WHICHEVER IS GREATER.
- PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE CARE AND MAINTENANCE OF THE TREES AND LANDSCAPE THAT FRONT THEIR PROPERTY WITHIN THE ROW.
- LANDSCAPE CONTRACTORS ARE REQUIRED TO ATTEND THE CITY OF ALPHARETTA PRE-CONSTRUCTION CLASS PRIOR TO STARTING WORK ON ANY PROJECT. PLEASE CONTACT (678) 297-6200 FOR INFORMATION AND TO RESERVE A SPOT.
- NO TREES SHALL PLANTED ON ANY AREA EARTHEN DAM OR EMBANKMENT. MAKE SURE THIS NOTE IS BOLD AND LOCATED IN A PROMINENT PLACE NEAR A DAM.

PLANTING NOTES:

- THE CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING AND NEW UTILITY LINE LOCATIONS PRIOR TO PLANTING, AND SHALL REPORT ANY CONFLICTS TO THE LANDSCAPE ARCHITECT. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE PROTECTION OF ALL UNDERGROUND UTILITIES DURING THE LIFE OF THE PROJECT.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE INCURRED DURING THE EXECUTION OF HIS WORK.
- THE CONTRACTOR SHALL STAKE ALL TREE LOCATIONS IN THE FIELD AND THE STAKED LOCATIONS SHALL BE REVIEWED AND APPROVED BY CARTER ENGINEERING. CARTER ENGINEERING MAY MAKE MINOR ADJUSTMENTS TO THE LAYOUT WITHOUT INCURRING ADDITIONAL COSTS TO THE PROJECT.
- MULCH ALL PLANT AREAS FOR TREES AND SHRUBS WITH 3" LAYER OF DOUBLE GROUND SHREDDED HARDWOOD MULCH.
- ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES WILL BE WITH PLANTS WITH EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER COLOR, LEAF COLOR, FRUIT COLOR, AND TIME OF BLOOM, AS APPROVED BY CARTER ENGINEERING.
- SUBSTITUTIONS SHALL NOT BE MADE UNLESS DRAWINGS AND/OR WRITTEN REQUESTS ARE SUBMITTED TO CARTER ENGINEERING FOR APPROVAL. CARTER ENGINEERING SHALL DETERMINE EQUALITY BASED UPON COMPLETE INFORMATION SUBMITTED BY THE CONTRACTOR.
- TREES: PROVIDE SPECIMEN BALLED AND BURLAPPED, OR AS SPECIFIED, TREES OF HEIGHT, SIZE, CALIPER, GENUS, SPECIES, CULTIVAR AND BRANCHING CONFIGURATION INDICATED. THE ROOT SYSTEM OF EACH SHALL BE WELL PROVIDED WITH FIBROUS ROOTS. ALL PARTS OF PLANT SHALL BE MOIST AND SHOW ACTIVE GREEN CAMBIUM WHEN CUT. THEY SHALL BE FREE OF DISEASE, INSECT PESTS, EGGS OR LARVAE. ALL PLANTS TO BE MOVED BALLED AND BURLAPPED, MUST BE MOVED WITH THE ROOT SYSTEMS AS SOLID UNITS WITH BALLS OF EARTH FIRMLY WRAPPED WITH UNTREATED BURLAP, FIRMLY HELD IN PLACE BY A STOUT CORD OR WIRE, DRUM LACED, BOXED, OR IN CONTAINERS.
- PRUNING AND SHAPING: PRUNE, THIN OUT, AND SHAPE PLANTS IN COMPLIANCE WITH AMERICAN HORTS' AMERICAN STANDARD FOR NURSERY STOCK TO PRESERVE THE NATURAL CHARACTER AND ONLY AS APPROVED BY CARTER ENGINEERING DESIGN TEAM. RETAIN REQUIRED HEIGHT AND SPREAD. DO NOT ALTER SHAPE AND DO NOT CUT LEADERS. REMOVE ALL DEAD WOOD, SUCKERS, BROKEN OR BRUISED BRANCHES, AND CROSSING BRANCHES.
- STAKES AND GUYS: TO BE ROUND POSTS.
- THE CARTER ENGINEERING REPRESENTATIVE RESERVES THE RIGHT TO REJECT PLANT MATERIAL AT THE NURSERY OR AT THE SITE.
- THE TRUNK FLARE (AT THE BASE OF THE TREE) SHALL BE PROPERLY EXPOSED FOR ALL PLANTINGS.
- KEEP ROOT BALLS INTACT PRIOR TO AND DURING PLANTING OPERATIONS. PLANTS WITH BROKEN OR DAMAGED ROOT BALLS SHALL BE REJECTED AND IMMEDIATELY REMOVED FROM THE SITE. KEEP ROOT BALLS DAMP AND PROTECTED FROM DAMAGE DUE TO SUN AND WIND. DO NOT SHAVE ROOT BALLS.
- PLANT SOIL MIXTURE WILL BE USED TO BACKFILL THE PLANTING AREA. INSTALL PLANTS SIMULTANEOUSLY WITH INSTALLATION OF PLANTING SOIL MIXES.
- TREE PLANTING: SEE TREE PLANTING DETAIL AND SPECIFICATION NOTES HEREIN FOR ADDITIONAL INFORMATION RELATED TO PLANTING PIT DIMENSIONS, PLANTING OPERATIONS, BACKFILLING, AND STAKING OF TREES.
- CONTAINER STOCK PLANTING: PLANT CONTAINER GROWN STOCK THE SAME AS SPECIFIED FOR BALLED AND BURLAPPED STOCK, BUT REMOVE CONTAINERS COMPLETELY.
- SOIL SHALL BE FREE OF ALL DEBRIS, CONSTRUCTION MATERIAL, AND SLURRY. LANDSCAPE AREAS SHALL BE BACKFILLED WITH PLANTING SOIL MIXTURE PER DETAILS AND SPECIFICATIONS.
- OBSTRUCTIONS: IF OBSTRUCTIONS OR OTHER CONDITIONS DETRIMENTAL TO HEALTHY PLANT GROWTH ARE ENCOUNTERED, NOTIFY CARTER ENGINEERING IMMEDIATELY AND REQUEST ADDITIONAL INSTRUCTIONS.
- WATERING AND DRAINAGE: FILL EXCAVATIONS WITH WATER AND ALLOW WATER TO PERCOLATE OUT BEFORE PLANTING. IF PLANTING PITS DO NOT PERCOLATE OR DRAIN PROPERLY, NOTIFY THE CARTER ENGINEERING AND REQUEST ADDITIONAL INSTRUCTIONS PRIOR TO PLANTING. DO NOT PLANT INTO POORLY DRAINING PLANTING PITS; POORLY DRAINING PLANTING PITS MAY HOLD WATER AND DROWN PLANTS.
- FLOOD ALL PLANTS WITH WATER TWICE WITHIN THE FIRST 24 HOURS AFTER PLANTING.
- ALL PLANT MATERIAL SHALL BE MULCHED AFTER PLANTING. BACKFILL TO ALLOW ROOM FOR MULCH AFTER SETTLING, AND PLACE MULCH IN DISH AFTER FIRST WATERING AND WITHIN ONE WEEK OF PLANTING. SEE PLANTING DETAILS FOR MULCH THICKNESS.
- ALL PLANTS SHALL BE PLUMB VERTICALLY AFTER SETTLING OR AS DIRECTED BY CARTER ENGINEERING.
- PLANTING RESTRICTIONS: PLANT DURING ONE OF THE FOLLOWING PERIODS.
 - SPRING PLANTING (SHRUBS, GROUNDCOVER, PERENNIALS) - MARCH THROUGH MAY
 - FALL PLANTING SHRUBS (SHRUBS, GROUNDCOVER, PERENNIALS) - SEPTEMBER THROUGH NOVEMBER
 - TREE PLANTING - SEPTEMBER THROUGH APRIL
- INSTALLER AGREES TO REPAIR OR REPLACE PLANTINGS AND ACCESSORIES THAT FAIL IN MATERIALS, WORKMANSHIP OR GROWTH WITHIN ONE YEAR OF SUBSTANTIAL COMPLETION. FAILURES INCLUDE, BUT ARE NOT LIMITED TO:
 - DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM THE LACK OF ADEQUATE MAINTENANCE BY OWNER.
 - STRUCTURAL FAILURES INCLUDING PLANTINGS FALLING OR BLOWING OVER.
- THE CONTRACTOR SHALL VERIFY THE QUANTITIES LISTED IN THE PLANT LEGEND. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PLANTS SHOWN ON PLANTING PLANS. IN CASE OF DISCREPANCIES CARTER ENGINEERING SHOULD BE CONTACTED.
- ALL GROUNDCOVER QUANTITIES SHALL BE DETERMINED USING THE INFORMATION PROVIDED IN THE GROUNDCOVER QUANTITY AND SPACING CHART ON THIS SHEET.
- ALL DISTURBED GROUND SHALL HAVE GROUNDCOVER OF MULCH AND/OR GRASSING.
- SOD SHALL BE SPECIFIED BY OWNER.
- IRRIGATION SHALL BE PROVIDED.



N/F
WINDWARD PROMENADE, LLC
TAX PARCEL # 22 512011120423
D.B. 29162, P. 399
ZONING: C-1

N/F
FIDELITY BANK
TAX PARCEL # 22 512011122841
D.B. 53546, P. 466
ZONING: O-I

LANDSCAPE CALCULATIONS:

GENERAL LANDSCAPE REQUIREMENTS:

Tree Density Calculations

A minimum one-hundred and thirty (130) inches required per acre of site.

Project Area: 1.023 acres
Minimum Inches Required: 133 inches required

Inches Conserved: 37 Inches Conserved
(1) Existing Cherry Tree: 12" DBH
(1) Existing Japanese Zelkova: 12" DBH
(1) Existing Japanese Zelkova: 10" DBH

Inches Planted: 98 Inches Planted
(8) 4" 'Hightower' Willow Oak: 32" Total DBH
(10) 4" 'Princeton' American Elm: 40" Total DBH
(4) 2" 'East Palatka' Holly: 8" Total DBH
(5) 2" 'Natchez' Crape Myrtle: 10" Total DBH
(4) 2" 'Yoshino' Cherry: 8" Total DBH

Total Inches Provided: 135 Inches Provided

Streetscape Trees Required

One (1) shade tree shall be planted for each fifty (50) feet of landscape strip.

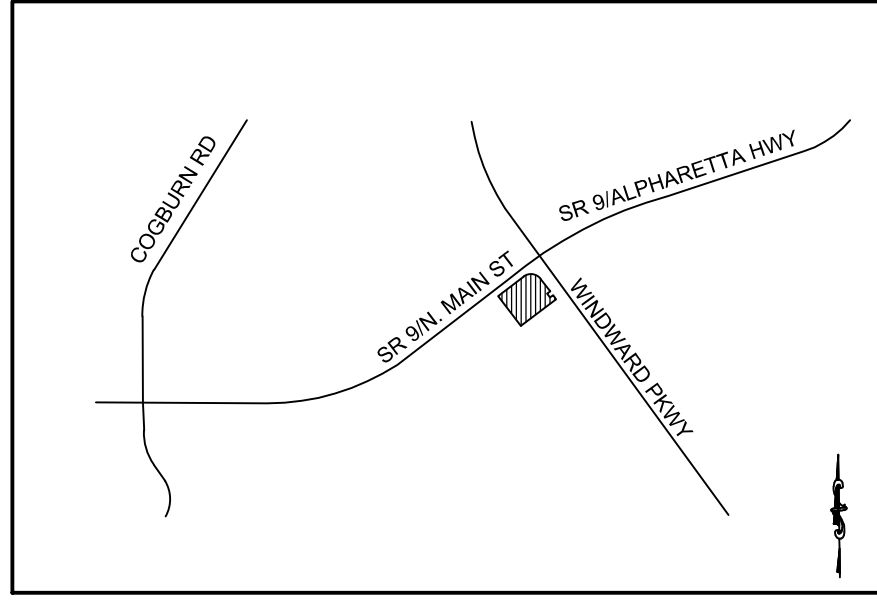
Windward Parkway (162 lf)
Shade Trees Required: 4 Shade Trees Required
Shade Trees Existing: 2 Shade Trees Existing
Shade Trees Proposed: 2 Shade Trees Proposed
Shade Trees Provided: 4 Shade Trees Provided

North Main Street (218 lf)
Shade Trees Required: 5 Shade Trees Required
Shade Trees Existing: 0 Shade Trees Existing
Shade Trees Proposed: 5 Shade Trees Proposed
Shade Trees Provided: 5 Shade Trees Provided

Windward Promenade Parcel (150 lf)
Shade Trees Required: 3 Shade Trees Required
Shade Trees Existing: 0 Shade Trees Existing
Shade Trees Proposed: 3 Shade Trees Proposed
Shade Trees Provided: 3 Shade Trees Provided

PLANT SCHEDULE

TOTAL QTY	OVERALL PERCENTAGE	BOTANICAL NAME	COMMON NAME	CA/GAL.	SPACING	TYPE	HT/SPR. MINIMUM	REMARKS
CANOPY TREES								
18	1.84%	<i>Quercus phellos</i> 'Hightower'	Hightower' Willow Oak	4" Gal.	As Shown	B & B	16' / 5'	Straight Central Leader to Min. 6' Ht., Well Spaced Branches, Symmetrical Crown
10	2.30%	<i>Ulmus americana</i> 'Princeton'	Princeton' American Elm	4" Gal.	As Shown	B & B	16' / 5'	Straight Central Leader to Min. 6' Ht., Well Spaced Branches, Symmetrical Crown
UNDERSTORY/FLOWERING TREES								
4	0.02%	<i>Amelanchier x grandifolia</i> 'Autumn Brilliance'	Autumn Brilliance' Serviceberry	2"	As Shown	B & B	9' / 5'	Straight Central Leader to Min. 5' Ht., Well Spaced Branches, Symmetrical Crown
5	1.15%	<i>Lagerströmia indica</i> x <i>Rainier</i> 'Natchez'	Crape Myrtle 'Natchez'	30 Gal.	As Shown	B & B	9' / 6'	Straight Central Leader to Min. 5' Ht., Heavy Canopy, Well Spaced Branches, Symmetrical Crown
EVERGREEN TREES								
4	0.02%	<i>Ilex x attenuata</i> 'East Palatka'	East Palatka Holly	30 Gal. (2")	As Shown	Container	9' / 6'	Heavily Branched, Full Pot, Well Shaped
EVERGREEN SHRUBS								
12	2.70%	<i>Camellia sasanqua</i> 'Shish Gashira'	Shish Gashira' Camellia	7 Gal.	As Shown	Container	24" / 24"	Full Pot, Well Shaped
2	0.12%	<i>Camellia sasanqua</i> 'Kanjiro'	Kanjiro' Camellia	7 Gal.	As Shown	Container	36" / 24"	Full Pot, Well Shaped
52	11.98%	<i>Gardenia jasminoides</i> 'Ellen's Hardy'	Klein's Hardy Gardenia	3 Gal.	As Shown	Container	18" / 18"	Full Pot, Well Shaped
15	3.40%	<i>Ilex cornuta</i> 'Burgundy Romance'	Dwarf Burford Holly	3 Gal.	As Shown	Container	24" / 24"	Full Pot, Well Shaped
46	9.40%	<i>Stokes Dwarf</i> 'Yaupon Holly'	Stokes Dwarf 'Yaupon Holly	3 Gal.	As Shown	Container	18" / 18"	Full Pot, Well Shaped
16	3.69%	<i>Ilex x 'Cape'</i>	Oakleaf Holly	7 Gal.	As Shown	Container	36" / 24"	Full to Ground, Heavily Branched, Full Pot, Well Shaped
35	8.00%	<i>Loropetalum chinense</i> var. <i>nabum</i> 'PRILEC'	Crimson Fire Loropetalum	3 Gal.	As Shown	Container	24" / 24"	Full Pot, Well Shaped
54	12.44%	<i>Ternstroemia germanica</i> 'Bronze Beauty'	Bronze Beauty Cleyera	7 Gal.	As Shown	Container	24" / 24"	Full Pot, Well Shaped
DECIDUOUS SHRUBS								
65	14.98%	<i>Hemerocallis</i> 'Stella de Oro'	Stella de Oro' Daylily	1 Gal.	As Shown	Container	18" / 18"	Full Pot, Well Shaped
18	4.15%	<i>Muhlenbergia capillaris</i>	Pink Muhly Grass	3 Gal.	As Shown	Container	12" / 12"	Full Pot, Well Shaped
24	5.53%	<i>Rosa 'Meigai'</i>	Double Knockout Rose	3 Gal.	As Shown	Container	18" / 18"	Full Pot, Well Shaped
22	5.07%	<i>Spiraea japonica</i> 'Anthony Waterer'	Anthony Waterer' Spirea	3 Gal.	As Shown	Container	18" / 18"	Full Pot, Well Shaped
GROUNDCOVERS (in square feet)								
1010	60.30%	<i>Liriodie muscar</i> 'Big Blue'	Big Blue' Lilyturf	1 Gal.	18" O.C.	Container	12" / 12"	Full Pot, Well Shaped
660	39.70%	<i>Rosa 'Meigai'</i>	Peach Drift Rose	3 Gal.	24" O.C.	Container	18" / 18"	Full Pot, Well Shaped
---	---	Seasonal Color	---	---	COLOR	---	---	---
---	---	Triple Ground Shredded Hardwood Mulch (approx.)	Mulch (approximate amount)	---	MULCH	---	---	---
TURF GRASS								
4,420 SF	---	Sod (as directed by owner)	Sod (as directed by owner)	---	---	SOD	---	---



LOCATION MAP
SCALE: N.T.S.

PROJECT NOTES:

OWNER / DEVELOPER:
GEYER MORRIS COMPANY
One Buckhead Plaza, 3060 Peach Rd. Suite 1050
Atlanta GA 30305
Contact: Jonathan Barge
Tel.: (404) 941-2370

ENGINEER:
Carter Engineering Consultants, Inc.
3651 Mars Hill Road, Suite 2000
Wakarusa, Georgia 30077
Contact: Mark Campbell, P.E.
Tel. (770) 725-1200
mark@carterengineering.net

Property located at 5005 Windward Parkway, Alpharetta GA 30004

Current Zoning: O-1 (Office Institutional)

Setbacks: Front 65' Rear 15' Side 20'

Proposed use is a restaurant with drive-thru and retail shopping.

Proposed building height is 20'

Boundary and topographical information obtained from field run survey by Carter Engineering Consultants, Inc. dated: May 07, 2018 Phone: (770) 725-1200
Project tract contains 1.023 acres, disturbed area = x.xx acres
Contour interval is 1 foot (NAVD 88)
The property shown hereon does not lie within a 100 year flood plain according to Flood Insurance Rate Map # 13121C 0057F (Community#130094) dated: 09/18/2013.

The underground utilities shown hereon have been located from field information and existing drawings. The surveyor nor engineer warrants that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor nor engineer warrants that the underground utilities shown are in the exact location indicated. The surveyor nor engineer has physically located all the underground utilities.

It is the responsibility of the contractor to field locate all utilities prior to commencing work and notify engineer if a discrepancy is found.

The contractor shall verify the invert elevations of all existing storm and sanitary sewer structures prior to commencement of storm and sanitary sewer construction.

UNDERGROUND UTILITIES DISCLAIMER

Information regarding the reputed presence, size, character and location of existing underground utilities and structures related to underground utilities is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures related to underground utilities shown hereon may be inaccurate and utilities and structures related to underground utilities not shown may be encountered. The owner, his employees, his consultants and his contractors shall hereby distinctly understand that the surveyor is not responsible for the correctness or sufficiency of this information regarding the underground utilities and structures related to underground utilities shown hereon.

EXISTING TREE SAVE ZONE:

CRITICAL ROOT ZONE (CRZ):

Tree DBH Calculations

Critical Root Zone (feet) = DBH (inches) x 1.3 feet
Structural Root Plate (feet) = DBH (inches) x 0.5 feet.

Trees Conserved:

15" Existing Cherry Tree:
12" Existing Japanese Zelkova:
10" Existing Japanese Zelkova:

Critical Root Zone (CRZ)

18.5' Radius
15.6' Radius
13' Radius

Structural Root Plate (SRP)

9.75' Radius
7.8' Radius
6.5' Radius

GENERAL REQUIREMENTS FOR SITES:

- All shade trees shall be a minimum of 4" caliper inches.
- 30% of Trees shall be overstory trees (shade trees).
- Street lights and pedestrian lights shall not conflict with tree locations and shall be a minimum 20' away from tree.
- ALL UTILITY LOCATIONS MUST BE COORDINATED WITH THE LANDSCAPING. ALL TREES MUST BE PLANTED A MINIMUM OF 5 FEET FROM ANY UTILITY LINE AND/OR EASEMENT, UNLESS APPROVED BY THE CITY ARBORIST OR UTILITY PROVIDER.
- Each landscape island shall be planted with one shade tree.
- Islands that are 400 square feet or larger and corner islands shall be planted with a large overstory tree.
- Shrubs shall be provided to screen paved areas and parking lots from the public Right-of-Way. Shrubs shall be 2 feet tall at time of planting, 2 rows deep and shall provide a screen within three years.
- No more than 25% of any one genus of the total tree replacement can be planted.
- No less than 40% of the trees planted on any one site shall be overstory trees.
- No less than 50% of the trees planted on any one site shall be native species.



Know what's below
Call before you dig
dial 811



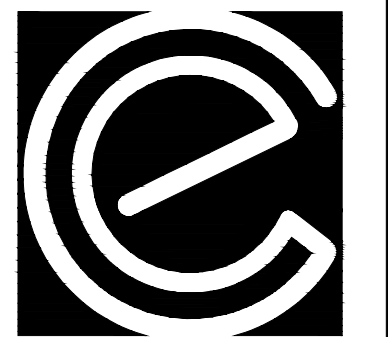
GRAPHIC SCALE
SCALE 1" = 20'

REVISION BLOCK:

#	DATE	DESCRIPTION
A	05/14/18	INITIAL SUBMITTAL



05/31/18



CARTER
ENGINEERING
CONSULTANTS

Carter Engineering Consultants, Inc.
3651 Mars Hill Road, Suite 2000
Wakarusa, GA 30077
P: 770.725.1200
F: 770.725.1204
www.carterengineering.net

SITE DEVELOPMENT PLANS
for
GEYER MORRIS COMPANY

PROJECT NAME:
5005
WINDWARD

SHEET TITLE:
LANDSCAPE
PLAN

SHEET NUMBER:
14

PROJECT NUMBER:
18002GMC

DATE:
05/14/18



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name:

Lapeere Seafood Market

Physical Address:

12 north broad street

Mailing Address:

7 south main street

City:

Alpharetta

State:

GA

Zip Code:

30009

Owner Telephone:

404 - 955 - 2960

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):

Louis Spoon

Date:

9/2/2018

Owner Signature:

Property Information:

Address (If Assigned):

Tax ID or Map Reference Number:

82-2368175

Land Lot(s):

District:

Section:

Existing Zoning of Property:

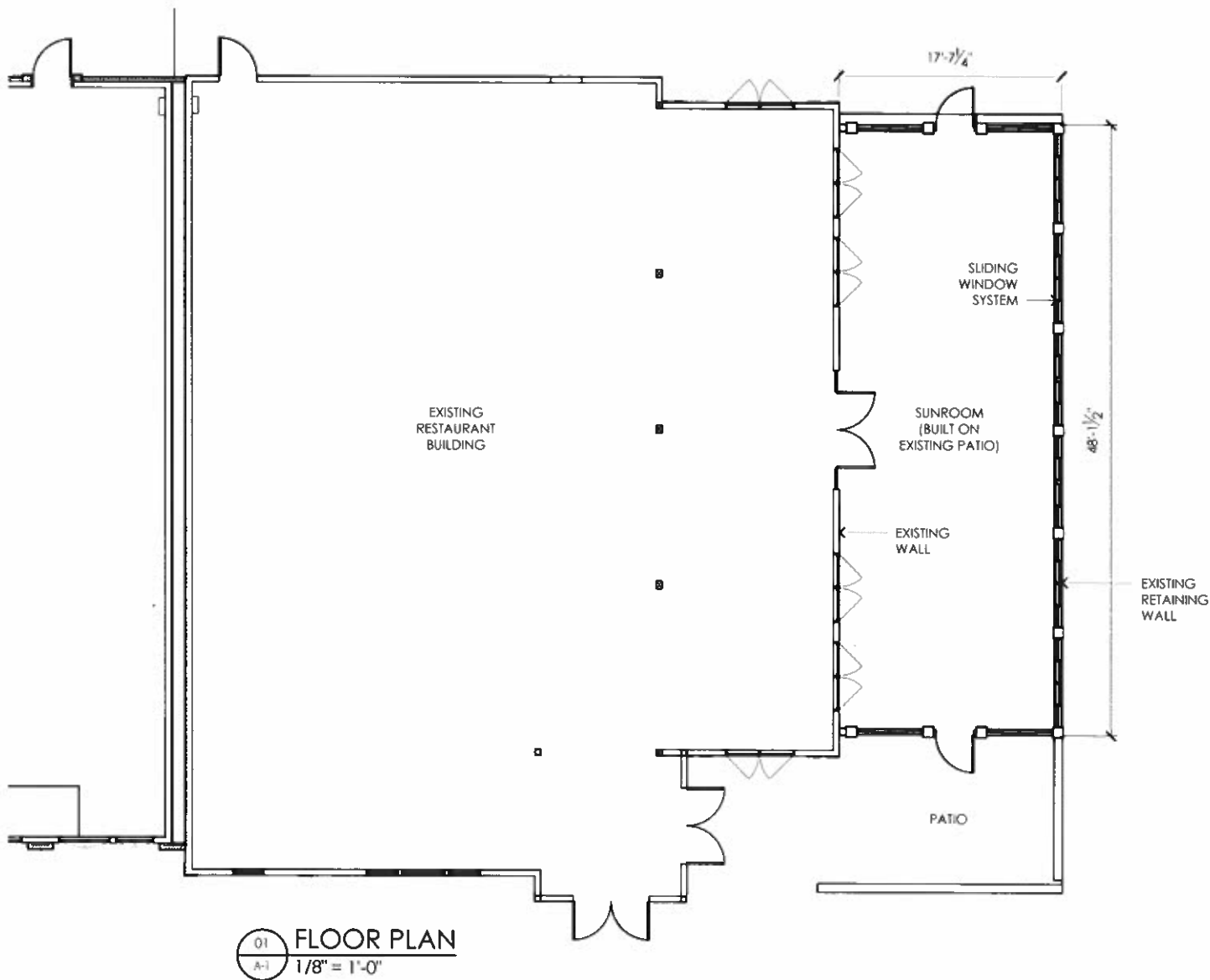
Existing Uses of Property:

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: 7/2/2018

Print Form



DATE	07/02/18
BY	TMV
CHECKED BY	TMV
PROJECT #	15125

LAPEER SUNROOM
ALPHARETTA
CITY CENTER
 ALPHARETTA, GEORGIA
 MAVEN RESTAURANT GROUP



PLACE MAKER DESIGN
 1000 CIRCLE 75 PARKWAY
 SUITE 400
 ATLANTA, GEORGIA 30339
 404.547.8499

ISSUE DATE 07/02/18

DRAWN BY TMV

CHECKED BY TMV

PMD PROJ # 15125

SHEET TITLE

FLOOR PLAN

SHEET #
A-1



02 NORTH ELEVATION
A-2.1 1/8" = 1'-0"



01 N BROAD ST ELEVATION
A-2.1 1/8" = 1'-0"

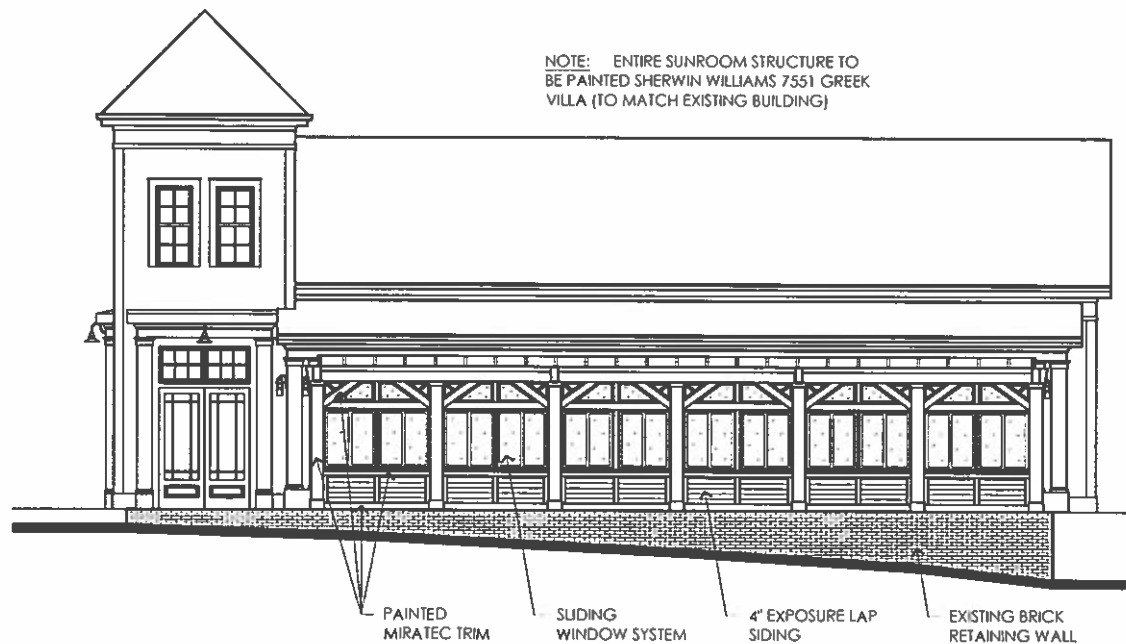


DATE	07/02/18
DESIGNER	IMV
CHECKED	IMV
PROJECT #	15125

LAPER SUNROOM
ALPHARETTA
CITY CENTER
ALPHARETTA, GEORGIA
MAVEN RESTAURANT GROUP



PLACE MAKER DESIGN 1000 E. PACE ST. 3RD FLOOR ATLANTA, GEORGIA 30339 404.587.4478	
ISSUE DATE	07/02/18
DRAWN BY	IMV
CHECKED BY	IMV
PMD PROJ #	15125
SHEET TITLE EXTERIOR ELEVATIONS	
SHEET #	A-2.1



01 EAST ELEVATION
A-2.2 1/8" = 1'-0"



DATE	07/02/18
BY	IMV
CHECKED BY	IMV
PROJECT #	15125

LAPER SUNROOM
ALPHARETTA
CITY CENTER
ALPHARETTA, GEORGIA
MAVEN RESTAURANT GROUP



PLACE MAKER DESIGN 1000 CIRCLE 75 PARKWAY SUITE 400 ATLANTA, GEORGIA 30339 404.548.8499	
ISSUE DATE	07/02/18
DRAWN BY	IMV
CHECKED BY	IMV
PMD PROJ. #	15125
SHEET TITLE	
EXTERIOR ELEVATIONS	
SHEET #	
A-2.2	

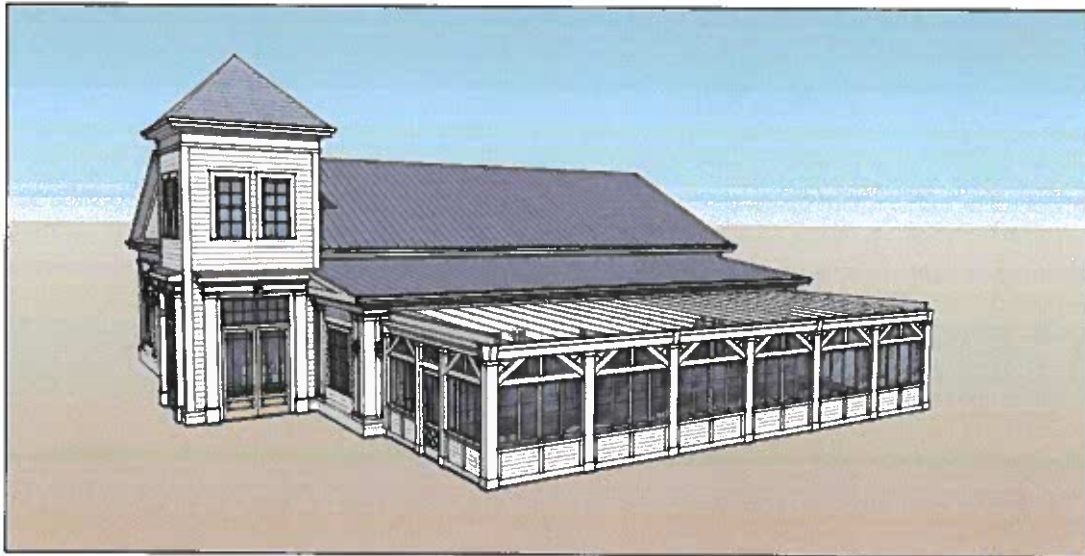
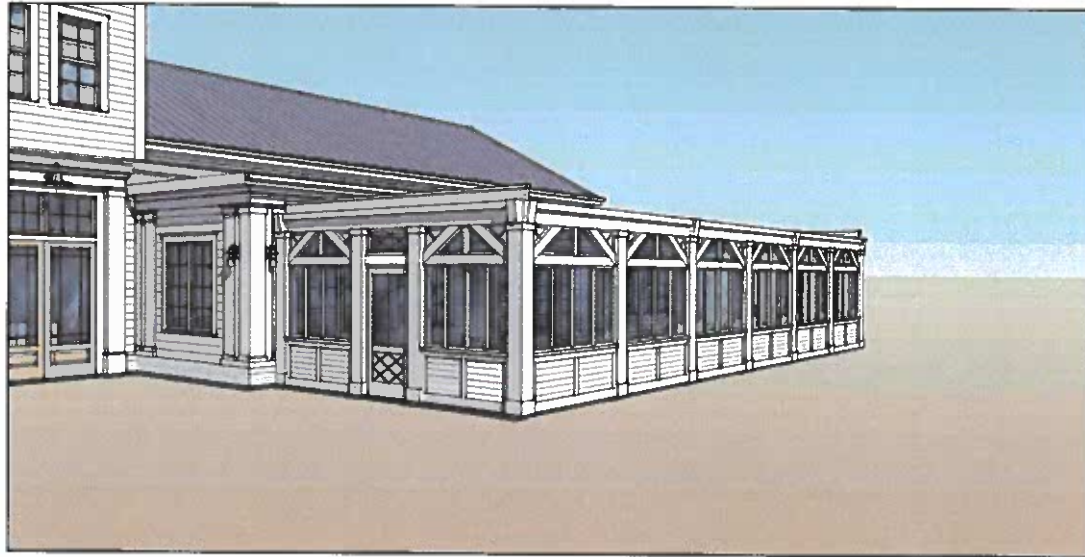


DATE	07/02/18
DRAWN BY	IMV
CHECKED BY	IMV
PMD PROJ #	15125

LAPEER SUNROOM
ALPHARETTA
CITY CENTER
 ALPHARETTA, GEORGIA
 MAVEN RESTAURANT GROUP



PLACE MAKER DESIGN	
(000) 678-7547 (P) 404-347-1499	
ISSUE DATE	07/02/18
DRAWN BY	IMV
CHECKED BY	IMV
PMD PROJ #	15125
SHEET TITLE	
RENDERINGS	
SHEET #	A-3.1

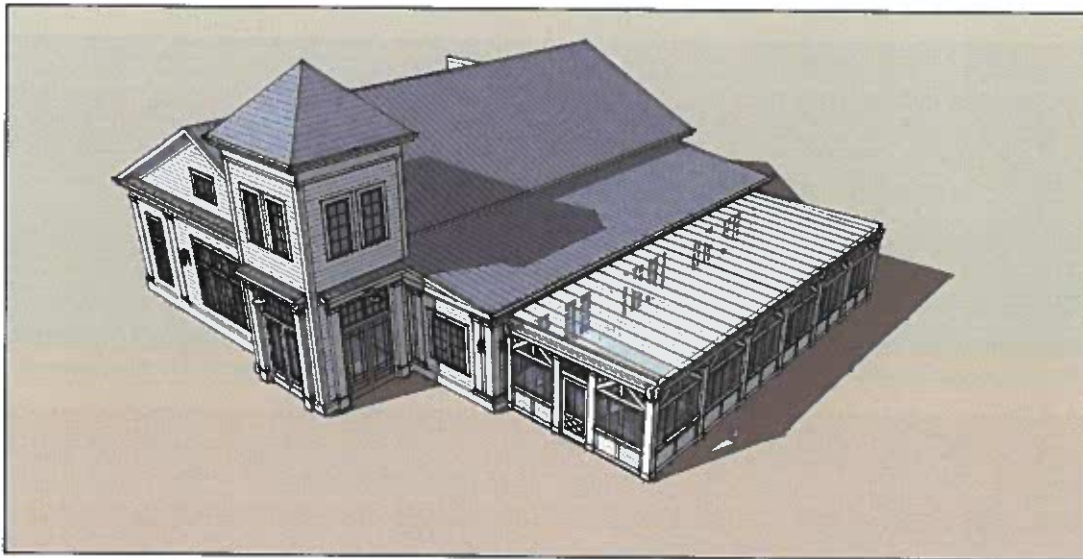


DATE	07/02/18
DRAWN BY	TMY
CHECKED BY	TMY
PMD PROJ #	15125

LAPER SUNROOM
ALPHARETTA CITY CENTER
 ALPHARETTA, GEORGIA
 MAVEN RESTAURANT GROUP



PLACE MAKER DESIGN	
1000 CIRCLE 75 PARKWAY SUITE 400 ATLANTA, GEORGIA 30339 404.397.4499	
ISSUE DATE	07/02/18
DRAWN BY	TMY
CHECKED BY	TMY
PMD PROJ #	15125
SHEET TITLE	
RENDERINGS	
A-3.2	



**PLACE
MAKER
DESIGN**

DATE	07/02/18
DRAWN BY	IMV
CHECKED BY	IMV
PROJ #	15125

**LAPEER SUNROOM
ALPHARETTA
CITY CENTER**
ALPHARETTA, GEORGIA
MAVEN RESTAURANT GROUP

--

PLACE MAKER DESIGN
1000 19th St SE, Suite 400
Atlanta, Georgia 30339
404.587.4499

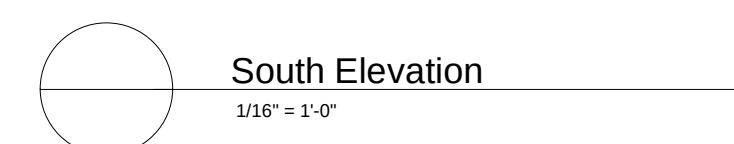
ISSUE DATE 07/02/18
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PROJ # 15125

SHEET TITLE
RENDERINGS

SHEET # **A-3.3**





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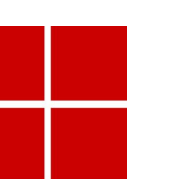
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DATE	REMARKS
02/16/2018	SCHEMATIC DESIGN
03/15/2018	DESIGN DEVELOPMENT

HOTEL ELEVATIONS

MAYFAIR STREET PARTNERS

WEBB BRIDGE RD & MORRIS RD



design principles

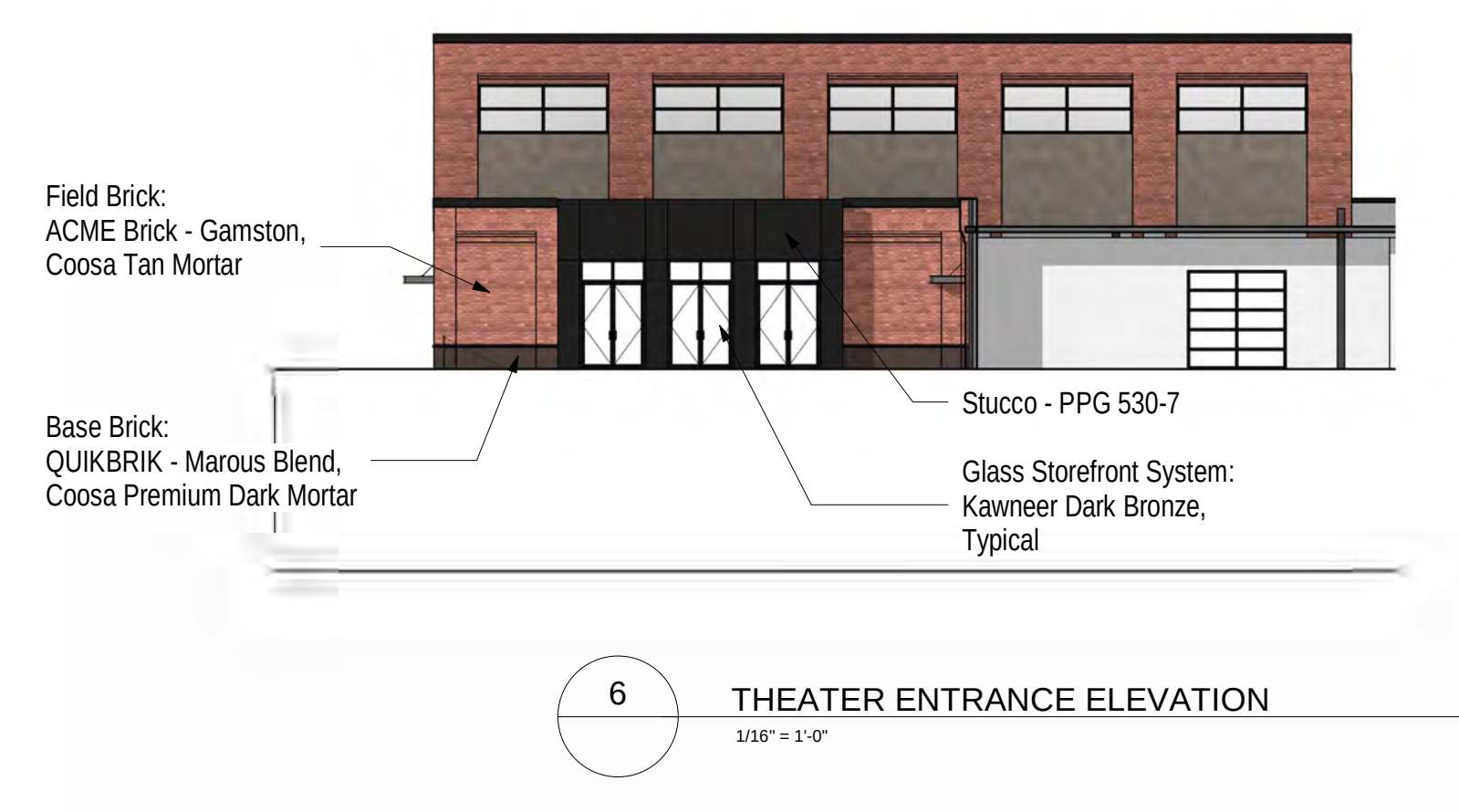
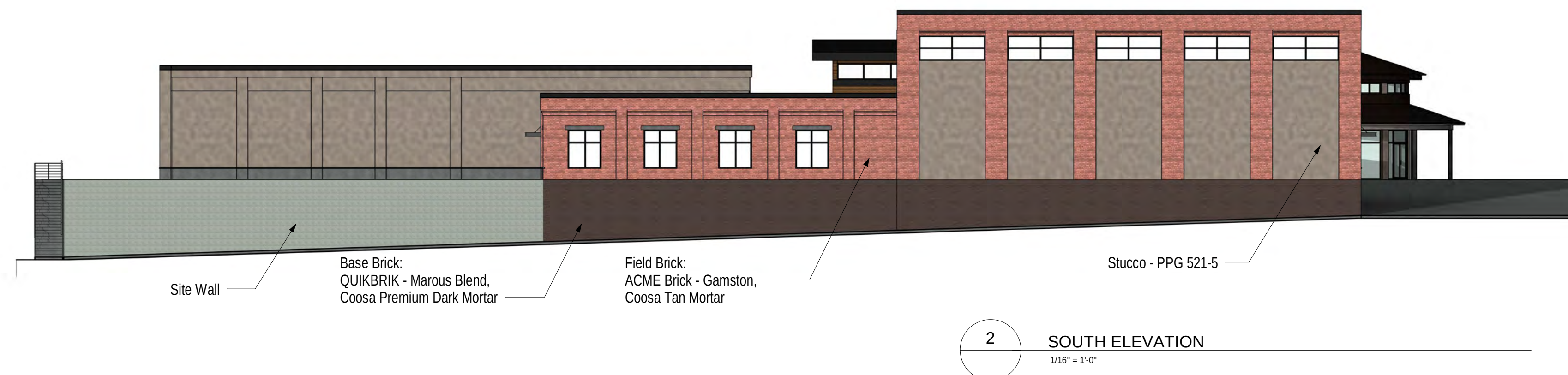
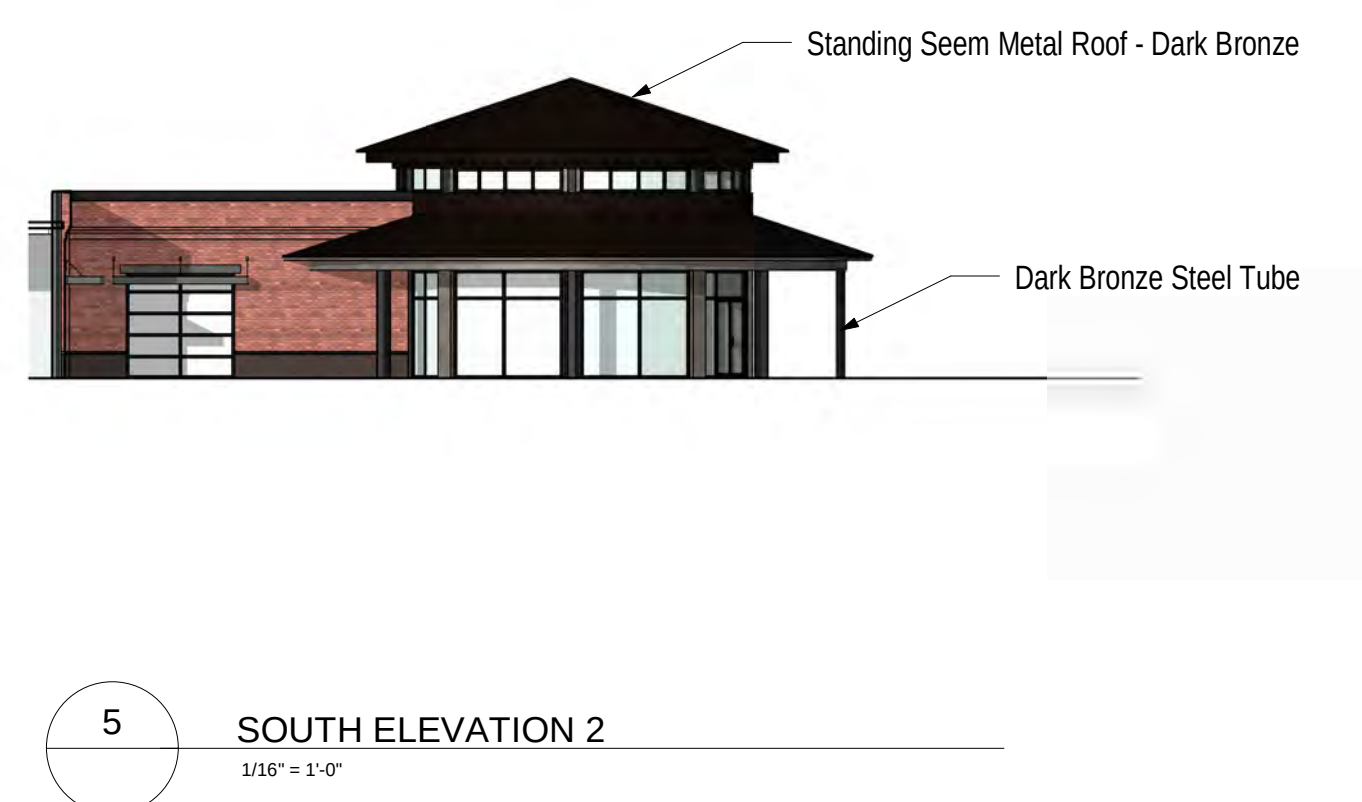
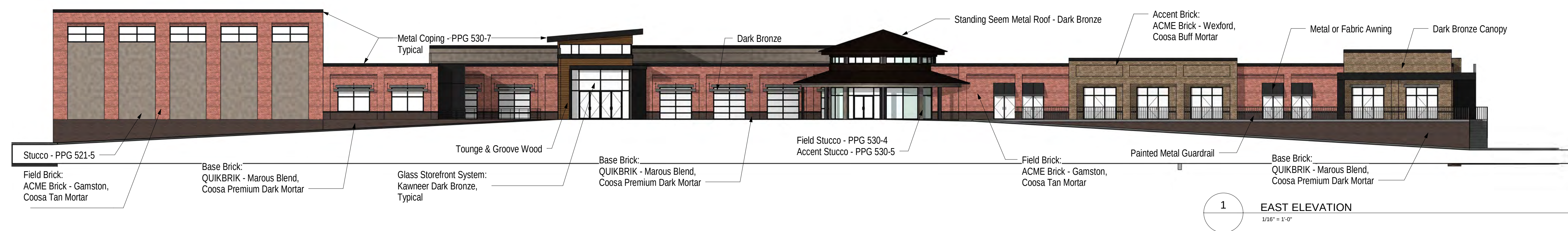
0C/27/2019

216014.00

06/27/2018

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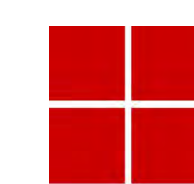
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ELEVATIONS FOR DRB REVIEW

MAYFAIR STREET PARTNERS
PHASE LEARNING CENTER

WEBB BRIDGE RD & MORRIS RD



archetype

DATE	JOB NO.
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DATE 03/21/2018

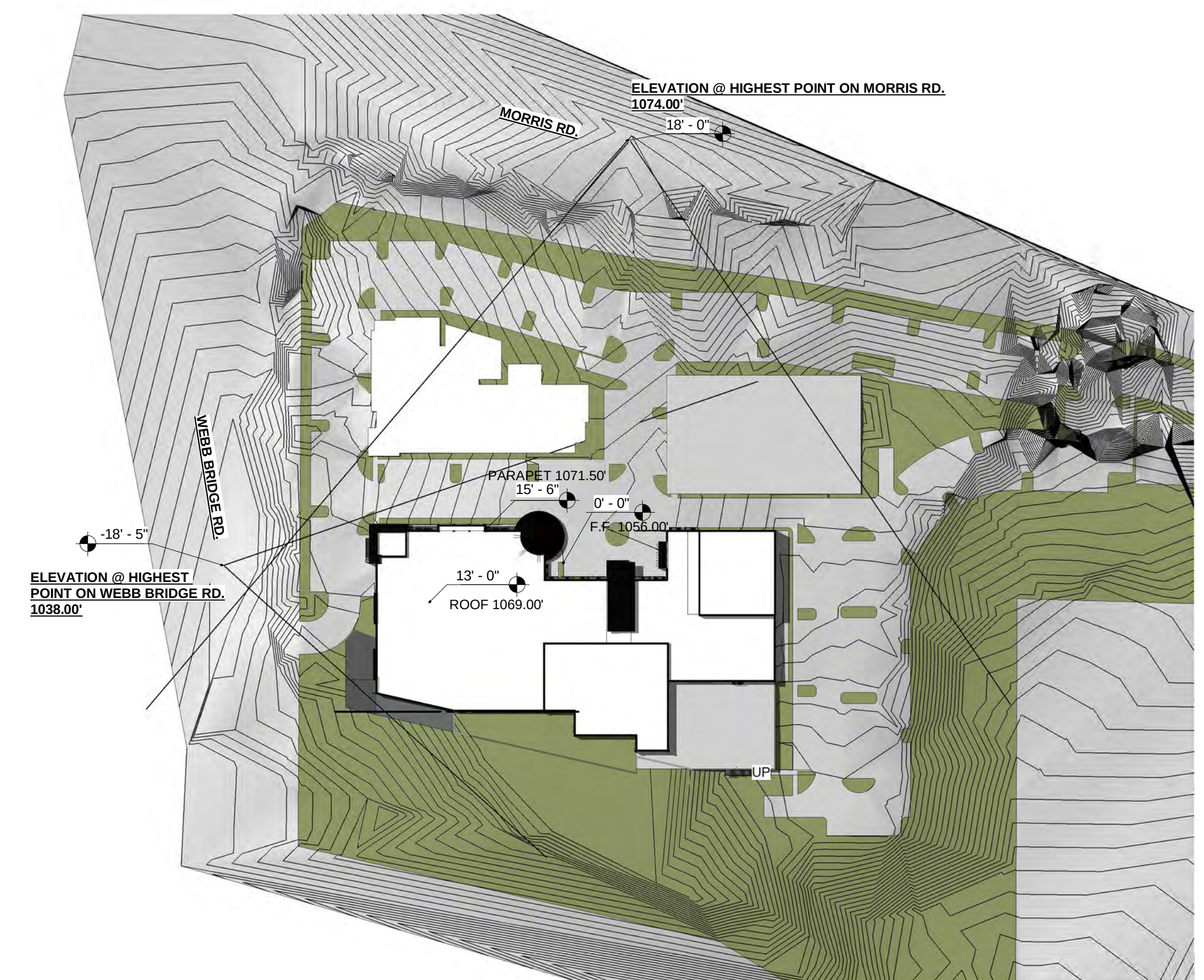
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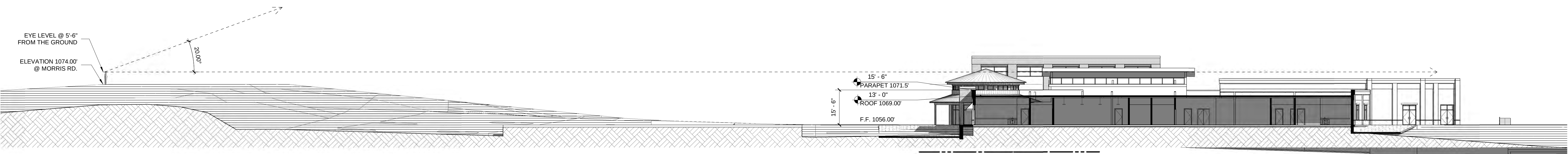
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16827 POWERS FERRY RD, BUILDING 25, SUITE 300 ATLANTA, GEORGIA 30339 TELEPHONE: 404.579.1392 WWW.ARCHETYPEDESIGNLLC.COM

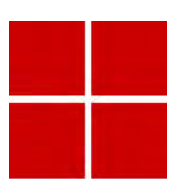


2 SITE PLAN
1" = 100'-0"



Sight Line Study

MAYFAIR STREET PARTNERS
PHASE LEARNING CENTER
WEBB BRIDGE RD & MORRIS RD

archetype
design

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216014.00

DATE 03/21/2018

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DS03[illegible]

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6. DRB180021 Phase Learning Center and Hotel and Office
Bldg. Webb Bridge @ Morris

Applicant presented review of site plans, new elevations, materials and landscape.

There was discussion of:

Learning Center Building:

- o Materials and Locations
- o Mortar
- o Wood Elements
- o EFIS areas
- o Paint Colors

Office Building:

- o Entrance being understated, needs more detail
- o Overhang
- o "Top" elevation painted metal column to match storefront
- o Applicant stated element is repeated in all 3 buildings for consistency in entry
- o Large plane of just brick
- o Needs more detail

Hotel:

- o Very plain elevation
- o Looks "Back of House"
- o Geometry of building
- o Sewer Easement
- o Contemporary Treatment
- o Roofline

DRB Minutes Phase I April 20, 2018

- Design Review Board Members Present

- o Roger Brown (Chairman)
- o Pat Corkill
- o Dick Debban
- o Kim Matherly
- o Holly Palmer
- o Tom Le Cain
- o Frank Schwing

- Design Review Board Members Absent

- o Richard Kramer

- ❖ Board Member Schwing offered a motion to approve Site Plan as submitted

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

- ❖ Board Member Schwing offered a motion to approve elevations and materials for Learning Center building with wood sample being submitted to Staff.

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

- ❖ Board Member Palmer offered a motion to defer office building, hotel elevations for more specific details and landscape to develop the new plan further and submit for final details

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

Board Member Lecain was not eligible to vote.