



PLANNING COMMISSION MEETING AUGUST 2, 2018

ALPHARETTA CITY HALL
COUNCIL CHAMBERS
2 PARK PLAZA
6:30 PM

- I. CALL TO ORDER
 - a. Presentation of Service Award to Rob Partee
- II. ROLL CALL
- III. APPROVAL OF MEETING MINUTES
 - a. July 12, 2018 Meeting Minutes
- IV. PUBLIC HEARING
 - a. MP-18-06 Starbucks/Windward
Consideration of a request to amend the Windward Master Plan to add 'Restaurant with Drive-thru Window' in Pod 4 for the purpose of converting an existing bank with drive-thru to a Starbucks with drive-thru. The property is located at 6197 Windward Parkway and is legally described as being located in Land Lots 1106 & 1107, 2nd District, 1st Section, Fulton County, Georgia.
 - b. PH-18-05 Unified Development Code Text Amendments/Fire Pit & Clearing and Grading Regulations
This item was tabled by the Planning Commission on July 12, 2018. It will not be removed from the table for this meeting.
Consideration of text amendments to Unified Development Code, Article III to address clearing and grading activities and Article IV to add Fire Pit regulations.
- V. ITEMS FROM STAFF
 - a. North Point LCI Update
 - b. Introduction of Community Zoning Information Meeting
- VI. ITEMS FROM BOARD MEMBERS
- VII. ADJOURNMENT



PLANNING COMMISSION MEETING JULY 12, 2018

ALPHARETTA
CITY HALL
COUNCIL
CHAMBERS
2 PARK PLAZA
6:30 PM

*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 Planning Commission, but not quoted or paraphrased. This document includes limited presentation by the Planning Commission and invited speakers in **summary** form.*

I. CALL TO ORDER

a. Welcome New Commissioner Martine Zurinkas

b. Election of Vice Chair for 2018.

- ❖ Commissioner Usry offered a motion to elect Fergal Brady as Vice-Chair
- Commissioner Waylock seconded the motion
- The motion was approved (6-0)

II. ROLL CALL

Members Present

- Francis Kung'u (Chair)
- Fergal Brady (Vice-Chair)
- William Perkins
- Steve Usry
- Candy Waylock
- Martine Zurinkas

Members Absent

- Larry Attig
- Jamie Bendall
- John Goss

Staff Present

- Kathi Cook, Director of Community Development
- Eric Graves, Senior Traffic Engineer
- Michael Woodman, Senior Planner
- Elicia Taylor Planning and Zoning Coordinator

III. APPROVAL OF MEETING MINUTES

a. May 10, 2018 Meeting Minutes

- ❖ Commissioner Brady offered a motion approve the meeting minutes
- Commissioner Perkins seconded the motion
- The motion was approved (5-0-1)(Zurinkas)

b. June 7, 2018 Meeting Minutes

- ❖ Commissioner Brady offered a motion approve the meeting minutes
- Commissioner Perkins seconded the motion
- The motion was approved (4-0-2)(Usry, Zurinkas)

IV. ITEMS FROM BOARD MEMBERS

V. ITEMS FROM STAFF

VI. PUBLIC HEARING

a. CU-18-04 EasyVet Clinic/Animal Hospital

Michael Woodman, Senior Planner, presented consideration of a request for conditional use to allow an 'Animal Hospital, Small Animals' within the Kroger retail center. The property is located at 12850 Highway 9, Suite 2200 and is legally described as being located in Land Lots 1049 and 1112, 2nd District, 2nd Section, Fulton County, Georgia.

Staff's recommendation was to approve subject to the following conditions:

1. 'Animal Hospital, Small Animals' shall be added as a conditional use at 12850 Highway 9, Suite 2200 and limited to no more than 1,600 square feet.
2. Conditional use approval shall be limited to EasyVet Clinic; no additional 'Animal Hospital, Small Animals' businesses or subleasing shall be permitted within the approved space.
3. Hours of operation shall be limited to Mon – Tues, Thurs – Sat 10:00AM – 6:00PM.
4. Boarding of animals is limited to short-term care incidental to the hospital use

Applicant presented overview of business and reasons why he chose Alpharetta.

Discussion:

- Focus of business is vaccinations, wellness, geriatrics, rehabilitation, internal medicine
- Applicant agreed with hours of business

Public Comment:

1. Jan Latka, 8550 Birch Hollow Drive

Concerns:

- No area to walk pets
- Inadequate parking

After discussion:

- ❖ Commissioner Brady offered a motion to approve with Staff's conditions:
- Commissioner Waylock seconded the motion
- The motion was approved (6-0)

b. CLUP-18-04/Z-18-06/CU-18-06 1150 Upper Hembree Road/Animal Hospital

Consideration of a request to rezone approximately 2.48 acres from O-1 (Office-Institutional) to C-1 (Neighborhood Commercial) and a conditional use to allow an existing structure to be used for an 'Animal Hospital, Small Animals'. A Comprehensive Land Use Plan amendment is requested to change the designation of the property from 'Professional Business Office' to 'Commercial'. The property is located at 1150 Upper Hembree Road and is legally described as being located in Land Lots 550 & 551, 1st District, 2nd Section, Fulton County, Georgia.

Staff's recommendation was to approve, subject to the following conditions:

5. 'Animal Hospital, Small Animals' shall be added as a conditional use at 1150 Upper Hembree Road and limited to no more than 4,162 square feet.
6. Conditional use approval shall be limited to Paw Patch Animal Clinic; no additional 'Animal Hospital, Small Animals' businesses or subleasing shall be permitted within the approved space.

7. Hours of operation shall be Monday – Saturday 7:00 AM – 7:00 PM.
8. The business shall not have boarding/kenneling facilities, except that animals may be kept over-night for care incidental to the hospital use.
9. Dumpster shall be maintained within a screened dumpster enclosure, as approved by Staff.
10. Grassed area between the sidewalk and parking lot shall be sodded or seeded to fill-in bare areas.
11. Exterior modifications to the existing structure shall be residential in character, as approved by Staff.
12. 50' undisturbed buffers on the north and east sides of the property shall be replanted where sparse, as approved by Staff.

Scott Hutchison and Dr. Banner presented for the Applicant.

There was discussion on:

- Rezoning does not revert to previous zoning
- Buffer measurement
- Privacy fence is not allowed within the buffer
- Condition #8
- Conditional Use approval pertains to this specific business
- Zoning Map
- Change to Comprehensive Land Use Plan
- Concern of "Patchwork Zoning"
- Other uses allowed in C-1
- Consideration of adding a conditions to restrict the use
- Definition of "Pocket Pet"

Public Comment:

In Opposition:

1. Jan Latka, 8550 Birch Hollow Dr.
2. Gary & Cynthia Blackstad, 8561 Birch Hollow Dr.
3. Steve Turner, 8520 Birch Hollow Dr.
4. Colleen Perez, 4210 Harris Ridge Ct.

Concerns:

1. Maintenance of Buffer
2. Noise
3. Change to Zoning Classification
4. Issues for children
5. Reduction in property values

Applicant Rebuttal:

- Many vacant properties on street
- O-I Zoning limits uses allowed
- Animals will be walked on a leash
- Building will have noise control
- Minimal animals overnight

Discussion from Commissioners:

- Restriction of C-1 Uses
- Precedent of Change to CLUP
- Pool Company is O-I
- Noise may not be an issue

❖ Commissioner Brady offered a motion to approve with Staff's conditions and the addition of Condition #9 :

- Commissioner Waylock seconded the motion
- The motion was approved (5-1)(Kung'u)

1. Animal Hospital, Small Animals' shall be added as a conditional use at 1150 Upper Hembree Road and limited to no more than 4,162 square feet.
2. Conditional use approval shall be limited to Paw Patch Animal Clinic; no additional 'Animal Hospital, Small Animals' businesses or subleasing shall be permitted within the approved space.
3. Hours of operation shall be Monday – Saturday 7:00 AM – 7:00 PM.
4. The business shall not have boarding/kenneling facilities, except that animals may be kept over-night for care incidental to the hospital use.
5. Dumpster shall be maintained within a screened dumpster enclosure, as approved by Staff.
6. Grassed area between the sidewalk and parking lot shall be sodded or seeded to fill-in bare areas.
7. Exterior modifications to the existing structure shall be residential in character, as approved by Staff.
8. 50' undisturbed buffers on the north and east sides of the property shall be replanted where sparse, as approved by Staff.
9. Restrictive to office, animal hospital, small animal's uses.

- c. **MP-17-06/CLUP-17-07/Z-17-20/CU-17-18/V-17-44 Greenstone Parkway 400, LLP**
The Applicant deferred this item until Thursday, September 6, 2018. It was not considered.

d. PH-18-05 Unified Development Code Text Amendments/Fire Pit & Clearing and Grading Regulations

Kathi Cook, Director of Community Development, presented consideration of text amendments to Unified Development Code, Article III to address clearing and grading activities and Article IV to add Fire Pit regulations.

There was discussion of:

- Bonds
- Ordinance applies to new fire pits being constructed
- Setbacks
- Permitting requirements

Public Comment:

1. John Courtney, 120 Woodfield Lane

Concerns:

1. Fire Marshall and Code Enforcement do not enforce
2. City Code/Regulations on Outdoor Burning
3. City Code & UDC conflict
4. Presented photos of neighbor's fire pit and fire pit on Canton St
5. Presented suggested changes to the Board
6. Air Quality
7. Nuisance Issue

Discussion:

- Staff had not had the opportunity to review Mr. Courtney's handout
- ❖ Commissioner Waylock offered a motion to table so that Staff will have opportunity to review.
- Commissioner Brady seconded the motion
- The motion was approved (6-0)

VII. ADJOURNMENT



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: MP-18-06 STARBUCKS/WINDWARD MASTER PLAN

PLANNING COMMISSION: AUGUST 2, 2018

CITY COUNCIL: AUGUST 27, 2018

II. RECOMMENDATION:

Approve MP-18-06 Starbucks/Windward Master Plan, subject to the following conditions:

1. Property shall be developed substantially in accordance with submitted plan prepared by GPD Group, dated 6/28/2018, except for modifications required to comply with the conditions below.
2. Add 'Restaurant with Drive-thru Window' as a permitted use in Windward Master Plan Pod 4 at 6197 Windward Parkway for Starbucks. Approval shall be limited to a coffee shop only.
3. Drive-thru facilities shall not be visible from the public right-of-way. Decorative landscape material shall be used to screen the drive-thru, as approved by the DRB.
4. Replace dead, dying or missing landscape material in existing required landscape areas.
5. Developer shall provide the required bicycle racks.
6. Building, site and landscape plans shall be subject to review and approval by the DRB.

III. REPORT IN BRIEF:

The applicant, GPD Group, is requesting an amendment to Windward Master Plan Pod 4 to allow a former bank with drive-through to be converted to a Starbucks with drive-through on a 1.15-acre site. A master plan amendment to add 'Restaurant with Drive-thru Window' as a permitted use in Windward Pod 4 is required for the proposed business. The subject property is located at 6197 Windward Parkway at the southwest corner of Windward Parkway and Market Place.

DISCUSSION

The submitted request, if approved, will allow a former bank with drive-thru to be converted to a Starbucks with drive-thru on a 1.15-acre site. A master plan amendment to add 'Restaurant with Drive-thru Window' as a permitted use in Windward Pod 4 is required for the proposed business. The subject property is located at 6197 Windward Parkway at the southwest corner of Windward Parkway and Market Place.

The property is zoned CUP (Community Unit Plan) and subject to the Windward Master Plan Pod 4. A 1-story, 3,625 square foot bank with drive-thru was constructed in 2008 for Flagstar Bank and later PNC Bank. Surrounding properties are also zoned CUP and subject to the Windward Master Plan, including Market Forest retail center to the west, E-Trade Financial to the north, The Ascent at Windward apartments to the east, Bank of America to the southeast and Windward Plaza office building to the south. The Comprehensive Land Use Plan designation of the property is 'Commercial', which allows the proposed use.

The Windward Master Plan was approved in 1980 with a substantial update in 1993 (MP-92-03) for a 3,000+ acre planned community, including residential, commercial, office, industrial and recreational uses. Windward Pod 4 has a land use designation of 'Commercial', which allows professional office, banks, restaurant, theater, health club, retail commercial, service commercial, gas station, civic buildings, medical facilities, hotel and conference center, specialty retail shops and boutiques and day care center. 'Commercial' pods in Windward represent less than 2%, or 60 acres, of the total land area within the Master Plan. The Windward Master Plan has been amended on a few occasions, including the non-residential master plan amendments as shown in the table below.

File #	Project Name	Pod	Requested Change	Outcome	Date
MP-13-04 / CU-13-09	HealthSouth	66	60-bed acute inpatient rehabilitation hospital	Approved	8/26/13
MP-12-08 / CU-12-08	Karate Atlanta	56	Karate School	Denied	9/23/2012
MP-11-03 / CU-11-01	Amana Academy	14A	School, Academic	Denied	12/19/2011
MP-07-08 / CLUP-07-08	Windward Mill	66	80,000 SF retail, 800,000 SF office, 250-room full service hotel (10,000 SF meeting space), 400 For-Sale Condominiums	Approved	4/28/2008
MP-07-07 / CLUP-07-07	1st Baptist Church	66	Church and associated uses	Approved	10/22/2007
MP-06-14 / CU-06-04	Habakkuk Center	56	Church use	Approved	1/22/2006
MP-04-02 / CU-04-02	Comprehensive Martial Arts	56	Personal Training Studio with Office	Approved	6/21/2004
MP-01-08	Source Fitness	14A	Health Club	Approved	9/24/2001

SITE PLAN

The applicant's site plan depicts the 1-story, 3,625 square foot bank building and associated parking to remain. The building is proposed to be opened up at the front to include an under roof open air patio (596 square feet), which will reduce the size of the building to 3,032 square feet. Land disturbance is limited to reconfiguration of the drive-thru facilities from three (3) lanes to a single lane, as well as the addition of a dumpster enclosure, sidewalk connection and outdoor seating area. Additional green space will be added as a result of the modifications to the drive-thru facilities. Access to the site will continue from Windward Parkway.

A total of 28 parking spaces exists and will remain on the property. Windward Pod 4 requires one (1) parking space per 200 square feet; therefore, the proposed use would require 15 spaces. Landscape strips along Windward Parkway and Market Place are substantially in compliance with the Unified Development Code. If approved, staff recommends a condition requiring the developer to assess existing landscaping and replace any missing, dying or dead material. A tree save/stormwater area is located to the rear of the property; however, the developer does not propose any impacts to the area.

TRAFFIC

The applicant submitted trip generation figures for the proposed request. As shown in the tables below, the proposed use would generate a total of 2,983 daily trips, when calculated based on the total area of the building. However, the size of the existing building is larger than what Starbucks needs. Starbucks typically builds a 2,000 square foot building for free-standing ground up projects. Starbucks proposes to open the front of the existing building to be an under roof open air patio, which will result in a decrease to the overall building size. The applicant estimates that the proposed Starbucks will generate 1,638 daily trips.

	Intensity	Daily Load	AM Peak In	AM Peak Out	Total	Peak PM In	Peak PM Out	Total
Code 912 Bank with DT three Lanes	3 DT Lanes	540	15	13	28	49	51	100
Code 937 Coffee Shop with DT One Lane	3,643 SF	2983	187	180	367	78	78	156

	Intensity	Daily Load	AM Peak In	AM Peak Out	Total	Peak PM In	Peak PM Out	Total
Code 937 Coffee Shop with DT One Lane	2,000 SF	1638	103	99	202	43	43	86

STANDARDS FOR MASTER PLAN AMENDMENTS

The Planning Commission and the City Council shall consider the following standards in considering a rezoning application, giving due weight or priority to those factors particularly appropriate to the circumstances of each application:

- a. Whether the zoning proposal will permit a use that is suitable in view of the zoning use and development of adjacent and nearby property.

Response: The master plan amendment would allow 'Restaurant with Drive-thru Window' for a Starbucks at the specified location in Windward Pod 4. The proposed use is consistent with the Comprehensive Land Use Plan designation of the property, which is 'Commercial'. The proposed use is suitable in view of adjacent and nearby properties being developed for commercial uses.

- b. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.

Response: The proposal would not adversely affect the existing use or usability of adjacent or nearby properties; if conditions are included requiring proper screening of the drive-thru facilities.

- c. Whether the zoning proposal will adversely affect the natural environment.

Response: Not applicable.

- d. Whether there are substantial reasons why the property cannot or should not be used as currently zoned.

Response: The subject property was developed as a bank with drive-thru, which is a permitted use in Pod 4 of the Windward Master Plan. The City's Unified Development Code (UDC) does not make a distinction between banks with or without a drive-thru, since most banks include drive-thru facilities. However, the UDC does distinguish between a restaurant with or without a drive-thru window. Due to this distinction, a master plan amendment is required to add the proposed commercial use.

e. Whether the zoning proposal will result in a use that will or could cause an excessive or burdensome use of public facilities or services, including but not limited to existing streets and transportation facilities, schools, water or sewer utilities, and police or fire protection.

Response: The proposed use would not result in significant impacts on public facilities and services. Staff has reviewed the applicant's proposal and believes sufficient queuing length is provided within the proposed drive-thru.

f. Whether the zoning proposal is supported by new or changing conditions not anticipated or reflected in the existing zoning on the property.

Response: Not applicable.

g. Whether the zoning proposal reflects a reasonable balance between the promotion of the public health, safety, morality or general welfare against the right to unrestricted use of property.

Response: The master plan amendment reflects a reasonable balance, if conditions are included requiring proper screening of the drive-thru facilities.

h. Whether there are substantial reasons why the property cannot be used in accordance with existing zoning.

Response: The subject property was developed as a bank with drive-thru, which is a permitted use in Pod 4 of the Windward Master Plan. The City's UDC does not make a distinction between banks with or without a drive-thru, since most banks include drive-thru facilities. However, the UDC does distinguish between a restaurant with or without a drive-thru window. Due to this distinction, a master plan amendment is required to add the proposed commercial use.

i. The extent to which the zoning proposal is consistent with the Comprehensive Plan.

Response: The proposal meets the Comprehensive Land Use Plan designation of the property, which is 'Commercial'.

CONCURRENCES

Staff has reviewed the applicant's proposal and finds that it can generally support the request for master plan amendment. The request is compatible with properties in the vicinity, which are also designated 'Commercial' and developed with commercial uses. The property was previously developed with drive-thru facilities and the applicant is asking to utilize those facilities in conjunction with a restaurant use. If approved, conditions are recommended requiring screening of the drive-thru facilities. However, a drive-

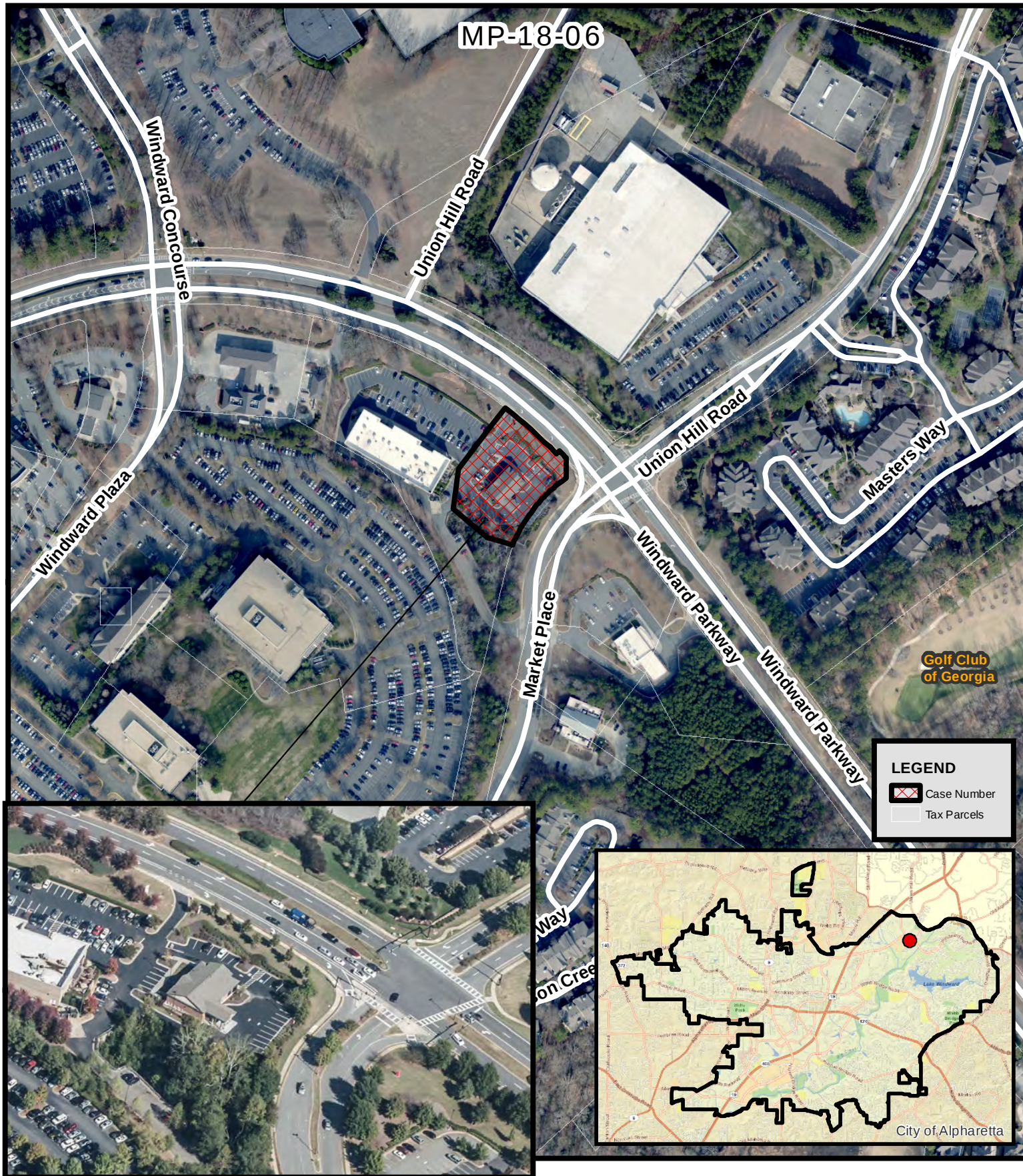
through should only be permitted for a coffee shop, which has fewer trips than a traditional fast food restaurant.

CITIZEN PARTICIPATION PLAN

The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that no comments were received.

IV. ATTACHMENTS:

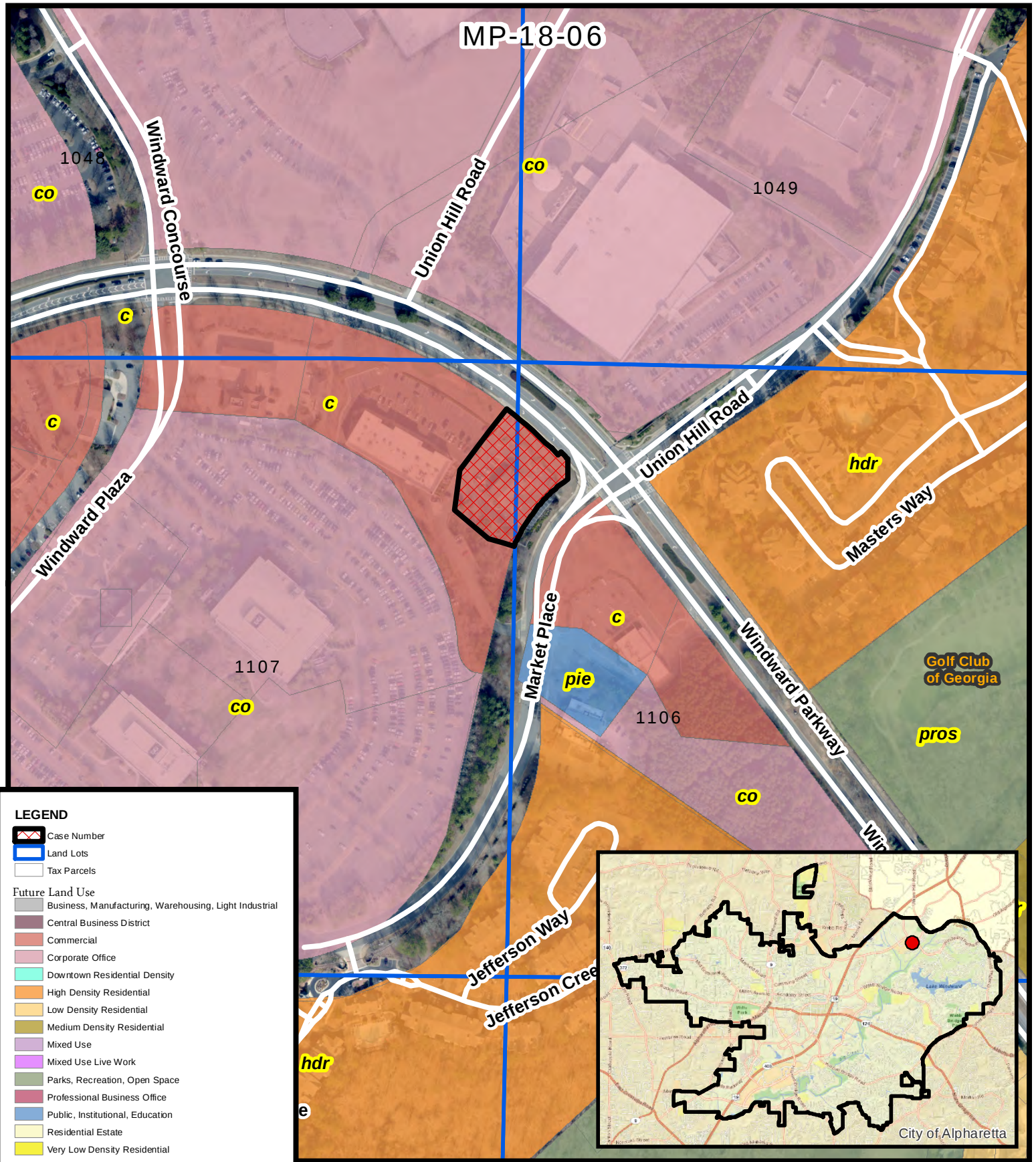
- Site Plan



Aerial Map
Starbucks/Windward
6197 Windward Parkway

MP-18-06
D/LL: 2/1/1106, 1107
PC: 8/02/18
CC: 8/27/18

Location Map Provided by:
Community Development - GIS

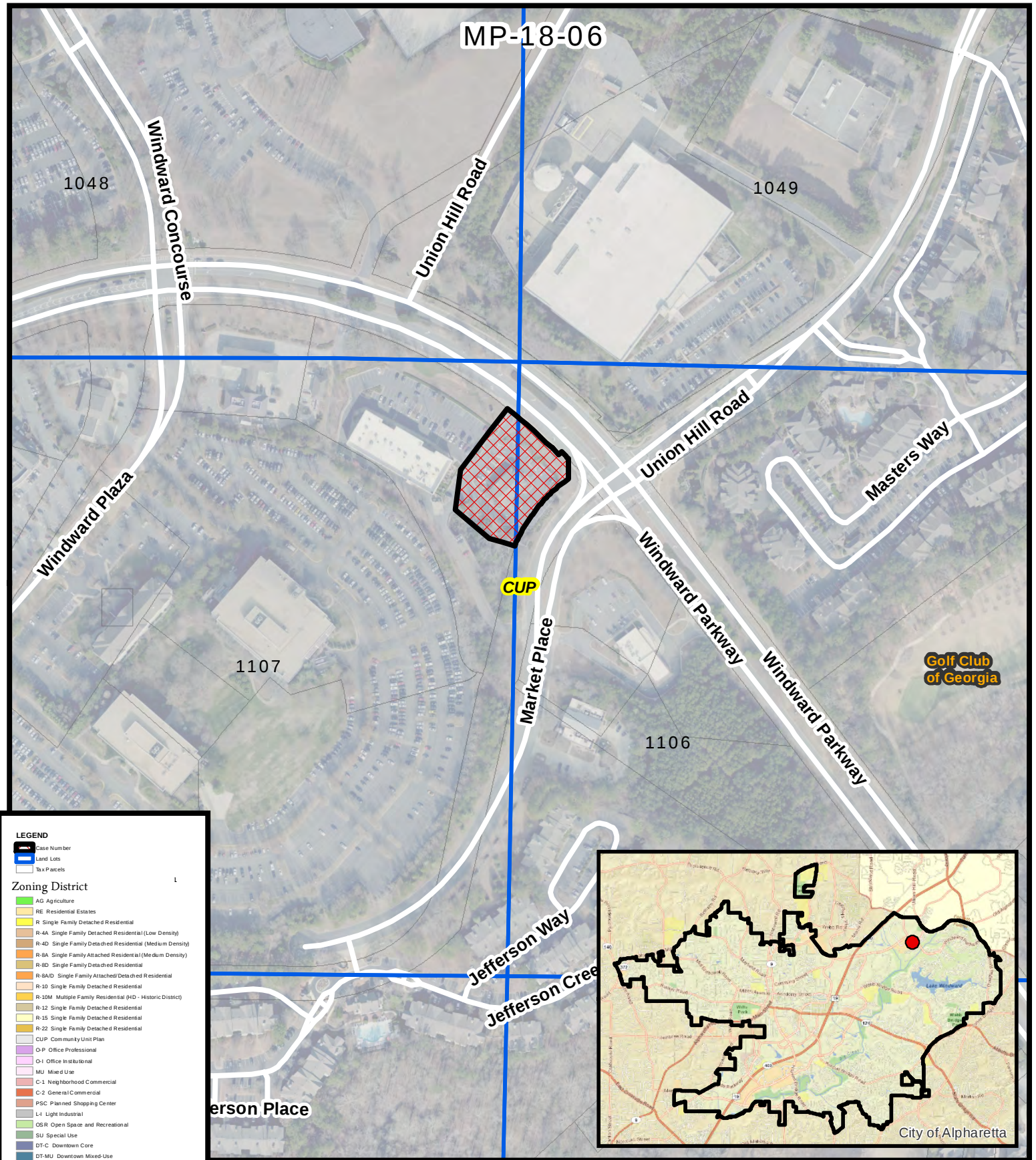


Future Land Use
Starbucks/Windward
6197 Windward Parkway

Mp-18-06
 D/LL: 2/1/1106, 1107
 PC: 8/02/18
 CC: 8/27/18

Location Map Provided by:
 Community Development - GIS



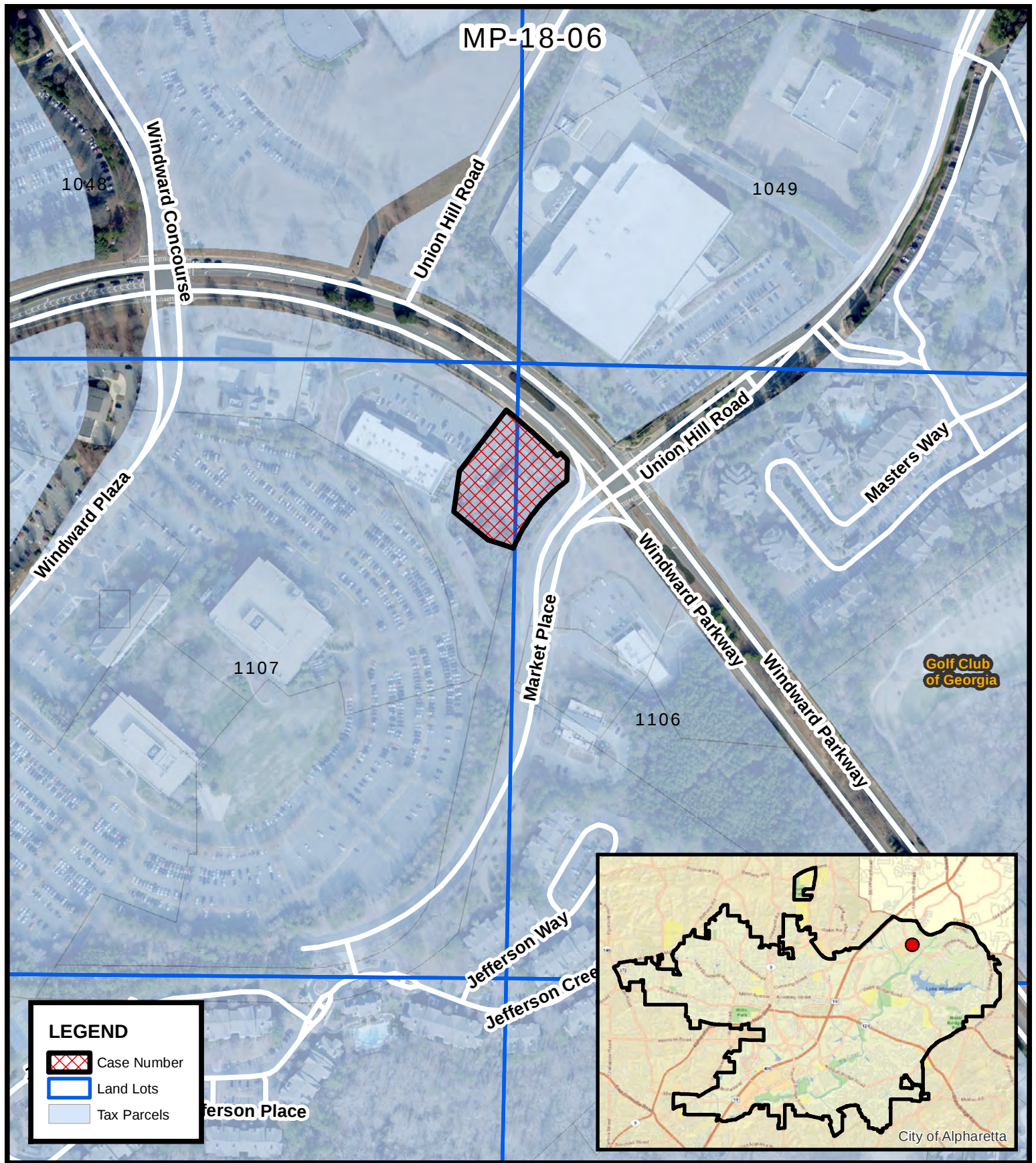


Zoning Map
Starbucks/Windward
6197 Windward Parkway

Mp-18-06
D/LL: 2/1/1106, 1107
PC: 8/02/18
CC: 8/27/18

Location Map Provided by:
Community Development - GIS





Location Map
Starbucks/Windward
6197 Windward Parkway

Mp-18-06
D/LL: 2/1/1106, 1107
PC: 8/02/18
CC: 8/27/18

Location Map Provided by:
Community Development - GIS

7/26/18 APPLICANT REQUESTED C-1 USES

2.2.14 C-1 neighborhood commercial.

A. Permitted Principal Uses. A property in the C-1 district may be used for those uses listed in Table 2.2, including any of the following by right, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use:

1. Residential Uses.

a. Dwelling, 'For-Sale'—in an existing or historic structure only.

b. Reserved.

c. Bed and Breakfast.

2. Business Uses.

a. Art Gallery.

b. Bakery.

c. Barber Shop.

d. Bank, Savings and Loan.

e. Beauty Shop.

f. Book Store.

g. Carpet and Rug Sales.

h. Clinic.

i. Contractor's Office without outside storage.

j. Day Care Center.

k. Drug Store.

l. Dry Cleaning Pick-up Station.

m. Florist, Retail Without Greenhouse.

n. Gourmet Food Store.

o. Hardware and Garden Supply Store.

p. Jewelry Store.

q. Laundry, Self-Serve, Pick-up.

r. Office Building or Park.

s. Pet Day Care.

t. Pet Grooming.

7/26/18 APPLICANT REQUESTED C-1 USES

u. Print Shop.

v. Reserved.

w. Restaurant, without Drive-thru or Drive-In facilities.

x. Retail Sales and Services (Establishments not otherwise listed for this zoning district as a permitted or conditional use).

y. School, Commercial.

z. Shop or Studio, Craftsman/Artist.

aa. Theater, Cinema.

3. Semipublic Uses, Utilities.

a. Club, association or lodge.

b. Library.

c. Museum.

d. Park or Playground.

e. Public Building.

6/29/2018 8:59:28 AM O:\2018\201826101 Windward and Union Hill\Drawg\From Starbucks\18 05 30 SketchUp File\06411-057 Windward-Union Hill_SD Op2.rvt



1ST FLOOR - SCHEMATIC FLOOR PLAN

SCHEMATIC DESIGN ONLY - NOT INTENDED FOR CONSTRUCTION USE



STARBUCKS COFFEE COMPANY
2401 UTAH AVENUE SOUTH
SEATTLE, WASHINGTON 98134
(206) 318-1575

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STARBUCKS TEMPLATE VERSION 12017.11.03

GPD GROUP
Professional Corporation
520 SOUTH MAIN ST., SUITE 2531
AKRON, OH 44311
P: 330-572-2100 F: 330-572-2101
GPD PROJECT NO: 2018261.01

PROJECT NAME:
WINDWARD & UNION HILL

PROJECT ADDRESS:
6197 WINDWARD PARKWAY
ALPHARETTA, GA 30005

STORE #: TBD
PROJECT #: 00006-411
ISSUE DATE: PRELIM 06/29/18
DESIGN MANAGER:
LEED® AP:
PRODUCTION DESIGNER:
CHECKED BY:

Revision Schedule			
Rev	Date	By	Description

SHEET TITLE:
SCHEMATIC FLOOR PLAN
SCALE: AS SHOWN

SHEET NUMBER:
SD-2



STARBUCKS
 6197 Windward Parkway
 Alpharetta, GA 30005

THE COLORS SHOWN IN THIS RENDERING ARE CLOSE APPROXIMATIONS. BECAUSE OF INK VARIATIONS AND DIFFERENCES IN PRINTERS, AN EXACT COLOR MATCH CANNOT BE ACHIEVED. THE VIEWER IS ADVISED TO USE THE RENDERING AS A GUIDE FOR THE ARRANGEMENT OF COLORS ON THE BUILDING, AND TO THEN REFER TO THE ACTUAL COLOR OF MATERIAL SAMPLES PROVIDED.

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 www.gpdgroup.com



STARBUCKS
6197 Windward Parkway
Alpharetta, GA 30005

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CITIZEN PARTICIPATION FORM - PART B

This form must be completed and submitted to the City of Alpharetta Community Development Department a minimum of twenty (20) working days prior to the scheduled Public Hearing. Failure to do so will result in cancellation of the scheduled hearing.

Public Hearing or Project Name: Starbucks Coffee Co

Contact Name: Erika Aultman

Telephone: 608-407-9090

Please describe comments and concerns provided by any and all individuals contacted as part of the the Citizen Participation Program. If any individuals provided written correspondence, please attach copies of same to this report.

A letter was sent out to all adjoining property owners on June 29, 2018. At this time, we have not received any

comments or concerns about the proposed Starbucks project.

Method by which these individuals were contacted. Please mark all that apply. Please provide samples of any and all written communications used to provide notification.

- | | |
|--|---|
| ☒ Letter | ☐ Personal Visits |
| ☐ Telephone | ☐ Group Meeting |
| ☐ Email | ☐ Other (Please Specify) _____ |

Attach a list of people who have been notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified.

I, the undersigned, as an authorized representative of the applicant and Public Hearing item identified above, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Citizen Participation Form - Part B and in any and all documents provided in support of this report are true and accurate. I further understand that any false statements provided by representatives of the applicant as part of this report may result in penalties up to and including denial of the subject application.

Signature of Authorized Agent: Erika Aultman

Date: 7/11/2018

Print Form

STARBUCKS COFFEE COMPANY
WINDWARD & UNION HILL
6197 WINDWARD PARKWAY
ALPHARETTA, GA 30005

Dear Property Owner:

This letter is to inform you that a Master Plan Amendment Application has been submitted to the city of Alpharetta on land located within 500 feet of your property. Please be advised of the following information pertaining to the Application & public hearings:

CASE NUMBER: MP-18-06 Starbucks/Windward

APPLICANT NAME: Starbucks Coffee Co

REQUEST: Amendment to the Windward Master Plan to add 'Restaurant with Drive-thru Window' in Pod 4 in order to convert an existing bank with drive-thru to a Starbucks with drive-thru.

STREET LOCATION: 6197 Windward Parkway Alpharetta, GA 30005

PROPOSED DEVELOPMENT: Coffee Shop

PLANNING COMMISSION HEARING

THURSDAY, AUGUST 2, 2018

6:30 PM

CITY COUNCIL HEARING

Monday, August 27, 2018

6:30 PM

PUBLIC HEARING LOCATION

Alpharetta City Hall, Council Chambers

2 Park Plaza

Alpharetta, Georgia 30009

If you have questions about the zoning application, please contact Michael Martin at (608) 407-9090 or mike@permit.com

Sincerely,

Erika Aultman

BANK OF AMERICA NA
Or Current Property Owner
101 N TRYON ST
CHARLOTTE NC 28255

DC 1001 WINDWARD CONCOURSE LLC
Or Current Property Owner
4890 W KENNEDY BLVD SUITE 650
TAMPA FL 33609

GH WINDWARD PLAZA INC
Or Current Property Owner
225 PEACHTREE ST NE SUITE 200
ATLANTA GA 30303

MAIN STREET BANK
Or Current Property Owner
P.O. BOX 167
WINSTON SALEM NC 27102-0167

MFREVF II WINDWARD LLC
Or Current Property Owner
353 N CLARK ST
CHICAGO IL 60654

MRI REAL ESTATE HOLDINGS LLC
Or Current Property Owner
6415 SHILOH RD E
ALPHARETTA GA 30005

PNC BANK NATL ASSN
Or Current Property Owner
620 LIBERTY AVE FLOOR 18TH
PITTSBURGH PA 15222-2722

WINDWARD ASSCOIATES LLC
Or Current Property Owner
6400 POWERS FERRY RD NW # #100
ATLANTA GA 30339

WINDWARD MARKET CORP
Or Current Property Owner
1251 AVE OF THE AMERICAS
NEW YORK NY 10020

WINDWARD MARKET FOREST LLC
Or Current Property Owner
1300 PEACHTREE IND BLVD STE 3209
SUWANEE GA 30024

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: _____

☐ Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT

2 PARK PLAZA

ALPHARETTA, GA 30009

1. This page should be the first page in each of your completed application packets.
2. It is preferred that all responses be typed. Illegible applications will not be accepted.
3. Prior to signing and submitting your application, please check all information supplied on the following pages to ensure that all responses are complete and accurate. Incomplete applications will not be accepted.
4. Payment of all applicable fees must be made at the time of application. Payment may be made via cash, credit card (American Express, Master Card or Visa), or check made payable to "City of Alpharetta."
5. Applications will be accepted only on the designated submittal dates between the hours of 8:30 AM and 3:30 PM.
6. If you have any questions regarding this form, please contact the Community Development Department by calling 678-297-6070.

Contact Information:

Contact Name: Erika Aultman Telephone: 608-407-9090

Address: 319 Elaines Court Suite: _____

City: Dodgeville State: WI Zip: 53533 Fax: _____

Mobile Tel: _____ Email: mike@permit.com

Subject Property Information:

Address: 6197 Windward Pkwy., Alpharetta, GA 30005 Current Zoning: CUP

District: _____ Section: _____ Land Lot: 1107 Parcel ID: 21 557011070468

Proposed Zoning: _____ Current Use: _____

This Application For (Check All That Apply):

- | | |
|---|---|
| ☐ Conditional Use | ☒ Master Plan Amendment |
| ☐ Rezoning | ☐ Master Plan Review |
| ☐ Variance | ☐ Public Hearing |
| ☐ Comprehensive Plan Amendment | ☐ Other <i>Specify:</i> _____ |

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

This site is located in a suburban retail area. The Proposed Starbucks will complement the existing dynamic providing a valued service to both residence and other business in the area. A drive-thru element will be consistent with the existing bank that was previously operated on this site.

How will this proposal affect the use and value of the surrounding properties?

This project will convert the existing PNC Bank which is no longer in operation into a Starbucks Coffee shop. It is Starbucks belief that this conversion will not impact the value of the surrounding property. Starbucks does have a history of improving property value in in surrounding properties but no studies have been completed on this topic.

Can the property be developed for a reasonable economic use as currently zoned? Please explain why or why not.

The property was a functional PNC Bank which is now out of business. The current zoning does allow for Drive-Thru with Banks but not for Restaurant which this project would fall under. Starbucks does not consider themselves a restaurant but a coffee shop. It would not be economically feasible for Starbucks to redevelop this site with out the ability to have a drive-thru. Much of their business is comprised of passer by traffic.

What would be the increase to population and traffic if the proposal were approved?

The Starbucks would not facilitate the increase in population. Much of Starbucks customer base is pass by traffic. Starbucks does generate some trips but the bulk of trips would be already generated due to travel to work and other venues. Starbucks would mealy capture this existing traffic for its sales.

What would be the impact to schools and utilities if the proposal were approved?

The proposed Starbucks will reuse the existing Water and sewer connection that are currently servicing the PNC Bank. They would add a grease trap and will need to sprinkle the building according to the Fire marshal. There is no anticipated impact to schools created by this project.

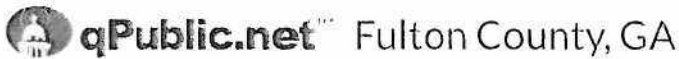
How is the proposal consistent with the Alpharetta Comprehensive Plan; particularly the Future Land Use Map?

This project is a minor conversion of an existing commercial use to another. The Starbucks is consistent with the Future Land Use plan as was the PNC bank it will be replacing.

Are there existing or changing conditions which affect the development of the property and support the proposed request?

The existing building currently has three Drive-Thru lanes with a large overhead canopy over all three lanes. The proposed project will reduce the drive -thru lanes to one and provide a large landscape island to help screen the drive-thru from public view. the intensity of the Drive thru use of this building is being reduced as it relates to appearance of this site and building.

On a separate sheet or sheets, please provide any information or evidence that supports your request and the statements that you have provided in this application.



Summary

Parcel Number 21 557011070468
 Location Address 6197 WINDWARD PKWY
 ALP
 Legal Description
 Property Class C3 - Commercial Lots
 Neighborhood C104
 Tax District 10
 Zoning CUP
 Acres 1.15
 Homestead N
 Exemptions

[View Map](#)

Owner

Parkash Investment Properties LLC
 6197 WINDWARD PKWY
 ALPHARETTA GA 30005 4187

Land

Description	Land Type	Land Code	Square Feet	Acres	Price
PRIMARY SITE	S	21	50,094	1.150	1,241,930

Total Acres:
 1.1500
 Total Land-Value:
 1,241,930

Commercial Improvement Information

Card	1	Units	1
Building No	1	Year Built	2008
Structure	BANK	Total Sq Footage	3626

Accessory Information

Card 1	Description	Year Built	Area	Grade	Value
	PAVING-ASP	2008	23,522	C-AVERAGE	29,279

Sales

Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Qualification	Sales Validity	Grantee	Grantor
10/25/2017	\$1,050,000		58152	0439	Qualified	Valid Sale	PARKASH INVESTMENT PROPERTIES LLC	PNC BANK NATIONAL ASSOCIATION
12/9/2011	\$1,880,713		50682	0180	Unqualified	Multi-Portfolio	PNC BANK NATL ASSN	FLAGSTAR BANK
10/14/2005	\$1,115,000	LW	41147	00083	Qualified	Valid Sale	FLAGSTAR BANK FSB	PARKE DAY PROPERTIES LLC
9/28/2004	\$0	LW	38720	00130	Unqualified	Sale <= 1000	PARKE DAY PROPERTIES LLC	MARKET FOREST SHOPPES LLC
9/28/2004	\$850,000	LW	38628	00637	Qualified	Valid Sale	PARKE DAY PROPERTIES LLC	MARKET FOREST SHOPPES LLC

Valuation

	2018	2017	2016	2015	2014	2013
LUC	351	351	351	351	351	351
Class	C3	C3	C3	C3	C3	C3
+ Land Value	\$700,000	\$993,600	\$993,600	\$993,600	\$993,600	\$993,600
+ Building Value	\$350,000	\$377,000	\$377,000	\$377,000	\$377,000	\$377,000
= Total Value	\$1,050,000	\$1,370,600	\$1,370,600	\$1,370,600	\$1,370,600	\$1,370,600
Assessed Value	\$420,000	\$548,240	\$548,240	\$548,240	\$548,240	\$548,240

2018 Assessment Notice

2018 Assessment Notice

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Parkash Investment Properties LLC

Telephone: 404-429-0175

Address: 2350 Hopewell Plantation Drive

Suite: _____

City Alpharetta

State: GA

Zip: 30004

Authorization:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Application for Public Hearing before the City of Alpharetta, Georgia.

As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Public Hearing in request of the items indicated below.

- | | |
|---|---|
| ☐ Annexation | ☐ Special Use |
| ☐ Rezoning | ☐ Conditional Use |
| ☐ Variance | ☒ Master Plan |
| ☐ Land Use Application | ☐ Other _____ |

Identify Authorized Applicant:

(Same)

Name of Authorized Applicant: Jim Neidlinger

Telephone: 678-781-5070

Address: 1117 Perimeter Center West

Suite: W306

City Atlanta

State: GA

Zip: 30338

So Sworn and Attested:

Owner Signature: A. A. P. L.

Date: 08-30-18

Notary:

Notary Signature: Chandra Swayam Pakula



Date: 08/30/2018

DISCLOSURE FORM

The Official Code of Georgia Annotated requires disclosure of campaign contributions to government officials by an applicant or opponent of a rezoning or public hearing petition (O.C.G.A. 36-67 A-1).

Applicants must file this form with the City of Alpharetta Community Development Department within ten (10) days after filing for rezoning or public hearing. Opponents to a rezoning or public hearing petition must file this form five (5) days prior to the Planning Commission meeting at which the subject rezoning or public hearing petition is scheduled to be heard.

Name of Applicant or Opponent: (James) Sim Neidlinger

Subject Public Hearing Case: _____

Campaign Contribution Information:

Please provide the requested information for each contribution with a dollar amount or value of \$250 or more made within the past two (2) years to an Alpharetta Official by the individual identified above. Please use a separate form for each Alpharetta Official to whom such a contribution as been made.

If the individual identified above has made no such contributions to an Alpharetta Official within the past two (2) years, please indicate this by entering "N/A" on the appropriate lines below.

Name of Official: N/A Position: N/A

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-1.

Signature: Li Peng

Date: 6/1/18



Summary

Parcel Number 21 55701 1070468
 Location Address 6197 WINDWARD PKWY
 ALP
 Legal Description
 Property Class C3 - Commercial Lots
 Neighborhood C104
 Tax District 10
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Assessed Value	\$420,000	\$548,240	\$548,240	\$548,240	\$548,240	\$548,240

2018 Assessment Notice

2018 Assessment Notice

APPLICANT REQUEST AND INTENT

What is the proposed use(s) of the property?

The proposed use of the property will be a Starbucks Coffee Shop with drive-thru. Starbucks will convert the existing PNC Bank which currently has three Drive-Thru lanes to a coffee shop with only one. The existing building will remain with modifications to accommodate Starbucks.

Applicant's Request (Please itemize the proposal):

- 1.) The request is to amend the Master Plan to allow Starbucks to have a drive-thru.

Currently the Master Plan allows for Banks with Drive-thru but not restaurants with drive-thru. Starbucks does not consider itself to be a Restaurant and Coffee Shop is not a classification in the Master Plan. Starbucks would like to amend the master plan to allow for Starbucks to be allowed to have a drive-thru.

Applicant's Intent (Please describe what the proposal would facilitate):

Starbucks will convert the existing PNC Bank which has three Drive Thru lanes and a large canopy serving them. Starbucks will reduce the lanes to one and remove the large over head canopy to be replaced with a smaller awning style canopy. The existing building will be reused in its existing foot print and part of it will be converted to an open air under roof patio. And additional out door patio is also proposed. Colored elevations of the proposed changes have been submitted in the submittal package. The amendment to the master plan to allow for Starbucks to have a drive-thru facility is required for the success of this project. Without the drive-thru Starbucks would not be able to make this site work.

CITIZEN PARTICIPATION FORM - PART A

This form must be completed and submitted with the applicant's completed Public Hearing Application. Applications submitted to the City of Alpharetta without a completed Citizen Participation Form - Part A will not be accepted.

Public Hearing or Project Name: Starbucks Coffee Co

Contact Name: Erika Aultman Telephone: 608-407-9090

The following people will be notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified. Use additional pages as needed.

<u>Windward Market Forest LLC</u>	<u>GH Windward Plaza Inc</u>
<u>Bank of America NA</u>	<u>City of Alpharetta</u>
<u>MRI Real Estate Holdings LLC</u>	<u>DC 1650 Union Hill Road LLC</u>
<u>MFREVF II Windward LLC</u>	<u>Windward Associates LLC</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

Method by which these individuals will be contacted. Please mark all that apply. If you select "Other," please provide a description of the method of contact that will be used.

☒ Letter	☐ Personal Visits
☐ Telephone	☐ Group Meeting
☐ Email	☐ Other (Please Specify) <u> </u>

Please describe the method(s) by which these individuals will have the opportunity to respond or contact the applicant with questions or concerns about the proposal.

Letter will include contact information to reach out to authorized applicant/Starbucks Company with any questions/concerns



GPD GROUP
Professional Corporation

Atlanta Office

1117 Perimeter Center West
Suite W306
Atlanta, Georgia 30338

tel 678.781.5060
fax 678.781.5099
www.gpdgroup.com

**Starbucks Windward and Union Hill
ITE Trip Generation Study**

June 1, 2018
2018261.01

This project will consist of the conversion of an Existing PNC Bank with three drive-thru lanes into a Starbucks with a single drive-thru lane. Based on the ITE Trip Generation Manual the below numbers indicate the trips generated by the existing Bank use and the proposed trips generated by the Starbucks Coffee Shop use.

	Intensity	Daily Load	AM Peak In	AM Peak Out	Total	Peak PM In	Peak PM Out	Total
Code 912 Bank with DT three Lanes	3 DT Lanes	540	15	13	28	49	51	100
Code 937 Coffee Shop with DT One Lane	3,643 SF	2983	187	180	367	78	78	156

Based on the market research done by Starbucks they do not believe that this store will do as much business as the ITE numbers would indicate. They are anticipating to serve between 1,200 to 1,500 customers daily. Starbucks does an analysis of this when they are determining how much and what kind of equipment they will provide in the store to preparing beverages. This store will receive the same equipment as a typical 2,000 square foot Starbucks. The size of this store is larger than Starbucks needs or wants but it is the space available for lease. To counter act the size of this space Starbucks will open the front of the store to be an under roof open air patio. Based on the equipment and anticipated sales the below numbers reflect what Starbucks feels are more realistic numbers. Starbucks Typically constructs 2,000 SF buildings for their free standing ground up projects. Starbucks feels that this square footage is a better reflection of the trips that will be generated by this store. These numbers are show below.

	Intensity	Daily Load	AM Peak In	AM Peak Out	Total	Peak PM In	Peak PM Out	Total
Code 937 Coffee Shop with DT One Lane	2,000 SF	1638	103	99	202	43	43	86

If you have any questions please contact me at (678) 781-5070 or email me at jimn@gpdgroup.com

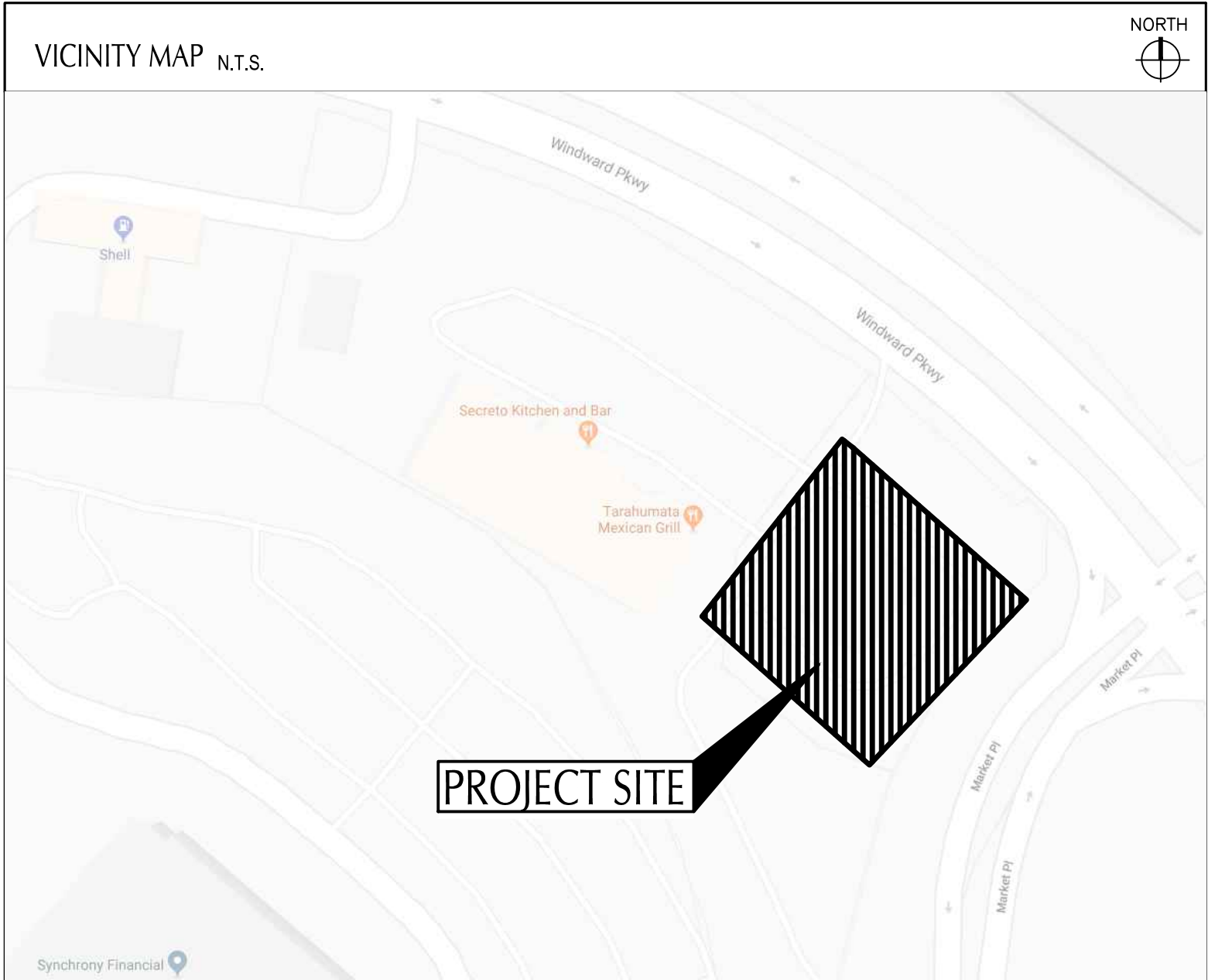
Sincerely,
Jim Neidlinger

Project Manager
GPD Group

IMPROVEMENT PLANS

STARBUCKS

6197 WINDWARD PARKWAY
ALPHARETTA, GEORGIA 30005



INDEX OF DRAWINGS	
CIVIL TITLE SHEET	C-000
ALTA/NSPS TITLE SURVEY	1 of 1
SITE PLAN	C-111
LANDSCAPE PLAN	L-111

OWNER AND DEVELOPER

STARBUCKS COFFEE COMPANY
2401 UTAH AVENUE SOUTH
SEATTLE, WASHINGTON 98134



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STARBUCKS COFFEE
COMPANY
2401 UTAH AVENUE SOUTH
SEATTLE, WASHINGTON 98134
(206) 318-1575

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NEITHER PARTY SHALL HAVE ANY OBLIGATION
NOR LIABILITY TO THE OTHER (EXCEPT STATED
ABOVE) UNTIL A WRITTEN AGREEMENT IS
FULLY EXECUTED BY BOTH PARTIES.

STARBUCKS TEMPLATE VERSION I2017.07.28



NOT FOR
CONSTRUCTION

PROJECT NAME:
WINDWARD AND UNION HILL

PROJECT ADDRESS:
6197 WINDWARD PARKWAY
ALPHARETTA, GEORGIA 30005

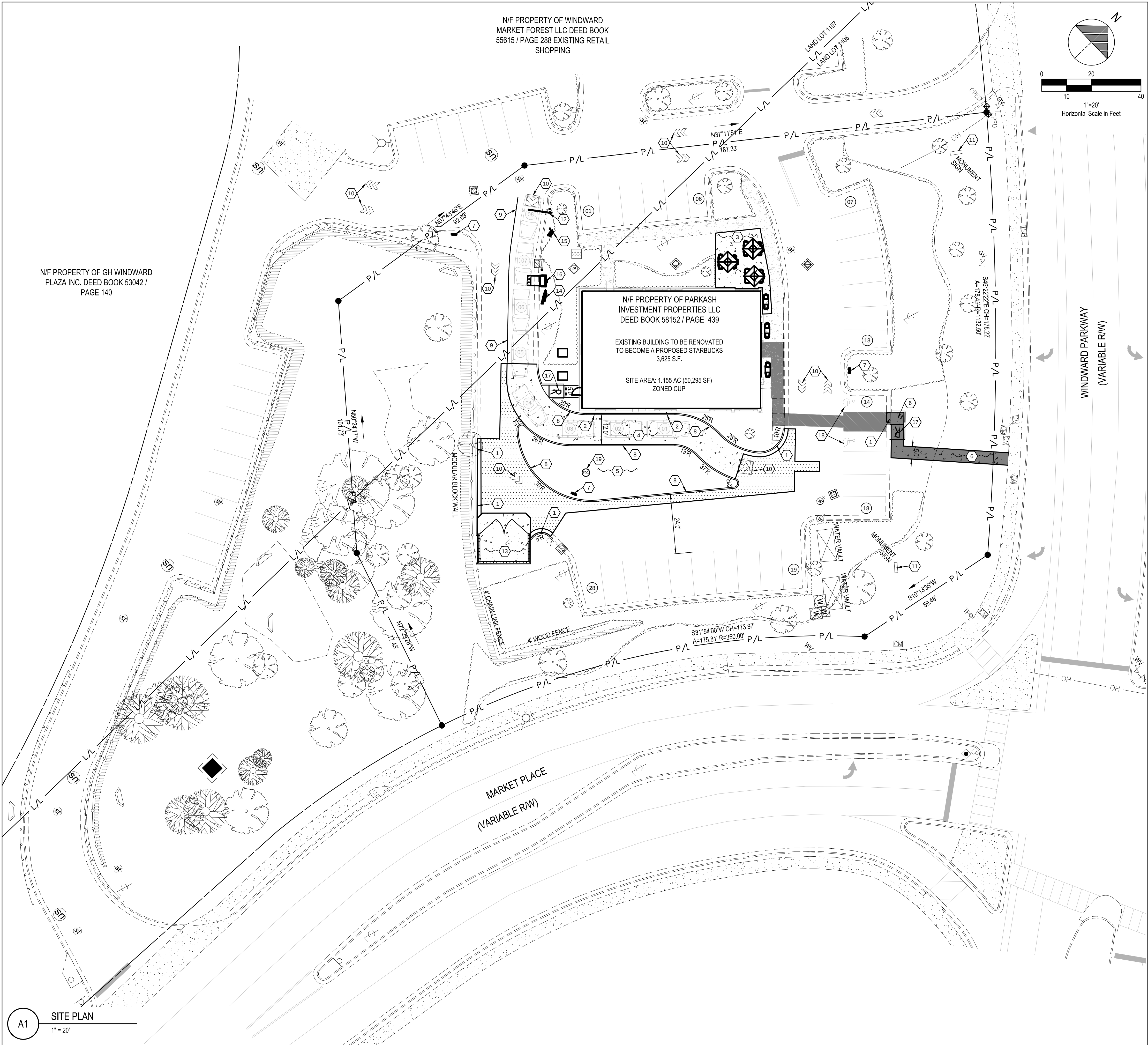
STORE #: -
PROJECT #: -
ISSUE DATE: -
DESIGN MANAGER: -
LEED AP: -
PRODUCTION DESIGNER: GPD GROUP
CHECKED BY:

Revision Schedule			
Rev	Date	By	Description
-	-	-	-

SHEET TITLE:
TITLE SHEET

SCALE: AS SHOWN

SHEET NUMBER:
C-000



PLAN KEYNOTES (#)

1. PROPOSED P.C.C. CURB AND GUTTER.
2. PROPOSED CURB AT DRIVE THRU.
3. PROPOSED PATIO.
4. PROPOSED 6" P.C.C. PAVEMENT W/ W.W.F. 6" x 6" W2.9 x W2.9 (CONTROL JTS. 12'-0" O.C.) OVER 6" CRUSHED AGGREGATE OR GRAVEL BASE. APPLY LIQUID ASPHALT AT ALL JOINTS BETWEEN CONCRETE AND ASPHALT.
5. PROPOSED LANDSCAPING AREA. SOD ALL DISTURBED AREAS EXCEPT WHERE PLANTING BEDS ARE INDICATED.
6. PROPOSED P.C.C. WALK.
7. PROPOSED DIRECTIONAL SIGN PER SIGN SUPPLIER SPECIFICATIONS. CONTRACTOR SHALL INSTALL FOUNDATION PER SIGN SUPPLIER DESIGN.
8. PROPOSED P.C.C. CURB.
9. PROPOSED PAINTED 4" WIDE SOLID STRIPE - WHITE ON ASPHALT, YELLOW ON CONCRETE.
10. PROPOSED DIRECTIONAL PAVEMENT MARKINGS - WHITE ON ASPHALT, YELLOW ON CONCRETE.
11. PROPOSED REFACING OF EXISTING MONUMENT SIGNS PER SIGN PER SIGN SUPPLIER SPECIFICATIONS.
12. PROPOSED CLEARANCE BAR.
13. PROPOSED DUMPSTER ENCLOSURE.
14. PROPOSED MENU BOARD.
15. PROPOSED PRE MENU BOARD.
16. PROPOSED ORDER SCREEN WITH CANOPY.
17. PROPOSED ADA COMPLIANT RAMP.
18. EXISTING ADA PARKING STALLS TO REMAIN.
19. PROPOSED FIRE DEPARTMENT CONNECTION STANDPIPE PER FULTON COUNTY STANDARDS.

LEGEND

(SEE SHEET C-001 FOR GENERAL LEGEND)

- PROPOSED ASPHALT TO MATCH EXISTING ON SITE IN DEPTH AND COURSE TYPE. SEE TYPICAL SECTION ON SHEET C-501.
- PROPOSED CONCRETE
- PROPOSED ADA ACCESS ROUTE
- CONSTRUCTION KEYNOTE
- PROPOSED PARKING SPACE NUMBER
- PROPOSED DRIVE THRU STACK CAR AND NUMBER
- PROPOSED ADA ACCESSIBLE RAMP PER ADA SPECIFICATIONS AND SHEET C-501.

PARKING SPACES

	EXISTING	PROPOSED
NUMBER OF SPACES	28	28

LAND USE DATA

	% OF SITE AREA	AREA PROVIDED
BUILDING	7.0%	0.08 AC.
PAVEMENT/IMPERVIOUS	40.0%	0.46 AC.
LANDSCAPING	53.0%	0.61 AC.
TOTAL	100%	1.15 AC.

CURRENT ZONING:
CUP - COMMUNITY UNIT PLANNING DISTRICT

NO PART OF THE PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD ZONE PER FEMA F.I.R.M. PANEL # 13121C0078F.



Know what's below
Call before you dig.

BENCHMARKS:

UPDATE ELEVATION TIE-IN OR BASIS OF BEARING.

BENCHMARK #1 - UPDATE.
ELEVATION=UPDATE

BENCHMARK #2 - UPDATE.
ELEVATION=UPDATE

BENCHMARK #3 - UPDATE.
ELEVATION=UPDATE



STARBUCKS COFFEE
COMPANY
2401 UTAH AVENUE SOUTH
SEATTLE, WASHINGTON 98134
(206) 318-1575

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STARBUCKS TEMPLATE VERSION I2017.07.28



NOT FOR
CONSTRUCTION

PROJECT NAME:
WINDWARD AND UNION HILL

PROJECT ADDRESS:
6197 WINDWARD PARKWAY
ALPHARETTA, GEORGIA 30005

STORE #:
PROJECT #:
ISSUE DATE:
DESIGN MANAGER:
LEED AP:
PRODUCTION DESIGNER: GPD GROUP
CHECKED BY:

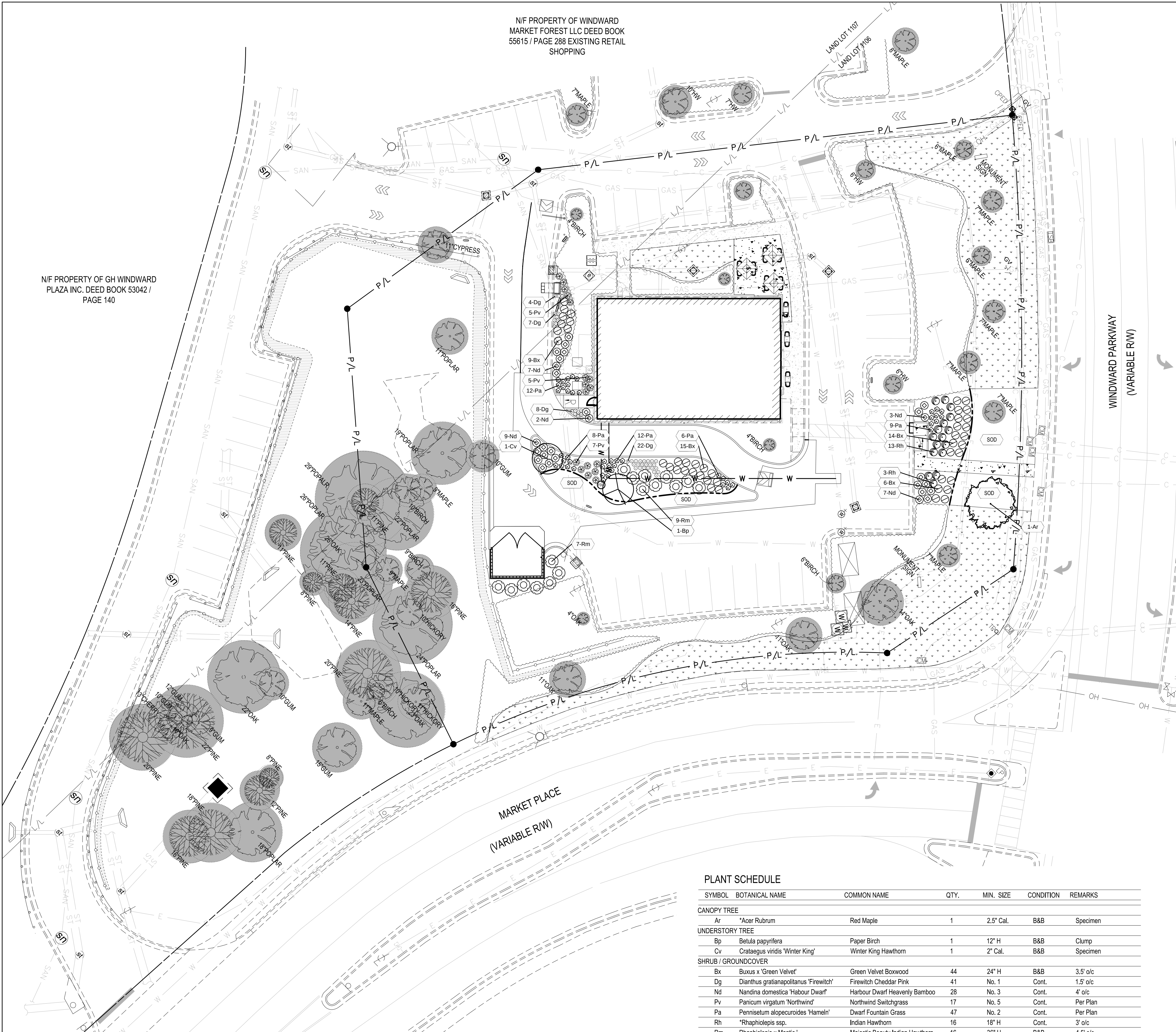
Revision Schedule				
Rev	Date	By	Description	

SHEET TITLE:
SITE PLAN

SCALE: AS SHOWN

SHEET NUMBER:

C-111



LANDSCAPE PLAN LEGEND
(SEE SHEET C-001 FOR GENERAL LEGEND)

- EXISTING DECIDUOUS AND EVERGREEN TREE, SIZE, AND TYPE TO REMAIN
- EXISTING TREE CRITICAL ROOT ZONE
- EXISTING PLANT MATERIAL INCLUDING SHRUBS, PERENNIALS, GROUND COVER, ETC. TO REMAIN
- EXISTING LAWN AREA
- PROPOSED PLANT QUANTITY AND SYMBOL
- PROPOSED LAWN AREA
- PROPOSED CANOPY TREE
- PROPOSED UNDERSTORY TREE
- PROPOSED SHRUBS
- PROPOSED TRENCHED LANDSCAPE BED EDGE

STARBUCKS COFFEE COMPANY
2401 UTAH AVENUE SOUTH
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STARBUCKS TEMPLATE VERSION I2017.07.28

GPD GROUP
Professional Corporation
520 SOUTH MAIN ST., SUITE 2531
AKRON, OH 44311
P: 330-572-2100 F: 330-572-2101
GPD PROJECT NO: 2017355.19

NOT FOR CONSTRUCTION

PROJECT NAME:
WINDWARD AND UNION HILL

PROJECT ADDRESS:
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ALPHARETTA, GEORGIA 30005**

STORE #:
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PRODUCTION DESIGNER: GPD GROUP
CHECKED BY:

Revision Schedule			
Rev	Date	By	Description

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LANDSCAPE PLAN

SCALE: AS SHOWN

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L-111

811

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BENCHMARK #3 - UPDATE.
ELEVATION=UPDATE

6/1/2018 12:04:17 PM O:\2018\2018261101 Windward and Union Hill\Drawg\From Starbucks\18 05 30 SketchUp File\06411-057 Windward-Union Hill_SD Op2.rvt



1 Side (Drive Thru) Elevation
Scale: 1/4" = 1'-0"



2 Side Elevation
Scale: 1/4" = 1'-0"



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STARBUCKS TEMPLATE VERSION 12017.11.03



Professional Corporation
520 SOUTH MAIN ST., SUITE 2531
AKRON, OH 44311

P: 330-572-2100 F: 330-572-2101

GPD PROJECT NO: 2018261.01

PROJECT NAME:
WINDWARD & UNION HILL

PROJECT ADDRESS:
6197 WINDWARD PARKWAY
ALPHARETTA, GA 30005

STORE #: TBD
PROJECT #: 00006-411
ISSUE DATE: AS-BUILT 02/09/18
DESIGN MANAGER:
LEED AP:
PRODUCTION DESIGNER:
CHECKED BY:

Revision Schedule			
Rev	Date	By	Description

SHEET TITLE:
EXTERIOR ELEVATIONS

SCALE: AS SHOWN

SHEET NUMBER:

A-2002

O:\2018\201826101 Windward and Union Hill\Drawg\From Starbucks\18 05 30 SketchUp File\06411-057 Windward-Union Hill_SD Op2.rvt 6/1/2018 12:04:17 PM



1 Front Elevation
Scale: 1/4" = 1'-0"



2 Rear Elevation
Scale: 1/4" = 1'-0"



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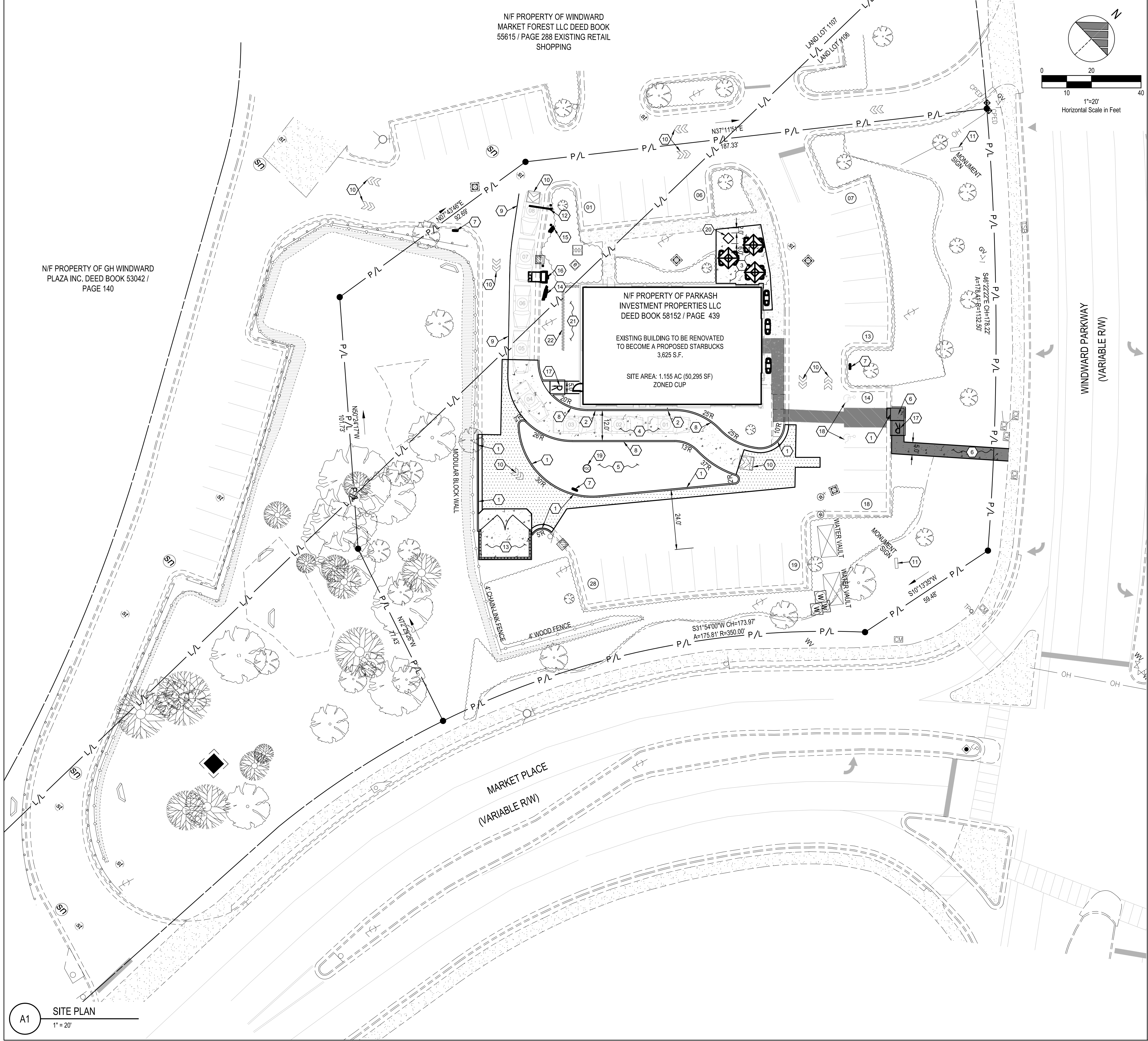
Revision Schedule			
Rev	Date	By	Description

SHEET TITLE:
EXTERIOR ELEVATIONS

SCALE: AS SHOWN

SHEET NUMBER:

A-2003



PLAN KEYNOTES (#)

1. PROPOSED P.C.C. CURB AND GUTTER, SEE SHEET C-501.
2. PROPOSED CURB AT DRIVE THRU, SEE SHEET C-501.
3. PROPOSED PATIO PER ARCHITECTURAL PLANS.
4. PROPOSED 6" P.C.C. PAVEMENT W/ W.W.F. 6" x 6"-W2.9 x W2.9 (CONTROL JTS. 12'-0" O.C.) OVER 6" CRUSHED AGGREGATE OR GRAVEL BASE. APPLY LIQUID ASPHALT AT ALL JOINTS BETWEEN CONCRETE AND ASPHALT.
5. PROPOSED LANDSCAPE AREA TO BE EXCAVATED TO A MINIMUM DEPTH OF 3" AND REFILLED WITH A MIXTURE OF NATIVE SOIL AND PLANTING MIX.SEE SHEET L-001 AND L-111.
6. PROPOSED P.C.C. WALK, SEE SHEET C-501.
7. PROPOSED DIRECTIONAL SIGN PER SIGN SUPPLIER SPECIFICATIONS. CONTRACTOR SHALL INSTALL FOUNDATION PER SIGN SUPPLIER DESIGN, SEE ARCHITECTURAL PLANS.
8. PROPOSED P.C.C. CURB, SEE SHEET C-501.
9. PROPOSED PAINTED 4" WIDE SOLID STRIPE - WHITE ON ASPHALT, YELLOW ON CONCRETE.
10. PROPOSED DIRECTIONAL PAVEMENT MARKINGS - WHITE ON ASPHALT, YELLOW ON CONCRETE - SEE ARCHITECTURAL PLANS.
11. PROPOSED REFACING OF EXISTING MONUMENT SIGNS PER SIGN PER SIGN SUPPLIER SPECIFICATIONS. SEE ARCHITECTURAL PLANS.
12. PROPOSED CLEARANCE BAR, SEE ARCHITECTURAL PLANS.
13. PROPOSED DUMPSTER ENCLOSURE, SEE ARCHITECTURAL PLANS.
14. PROPOSED MENU BOARD, SEE ARCHITECTURAL PLANS.
15. PROPOSED PRE MENU BOARD, SEE ARCHITECTURAL PLANS.
16. PROPOSED ORDER SCREEN WITH CANOPY.
17. PROPOSED ADA COMPLIANT RAMP, SEE SHEET C-501.
18. EXISTING ADA PARKING STALLS TO REMAIN.
19. PROPOSED FIRE DEPARTMENT CONNECTION STANDPIPE PER FULTON COUNTY STANDARDS.
20. PROPOSED 3'X3' TREE PIT WITH GRATE, SEE SHEET L-111.
21. EXISTING A/C UNITS TO REMAIN.
22. EXISTING WALL TO REMAIN.

LEGEND

(SEE SHEET C-001 FOR GENERAL LEGEND)

- PROPOSED ASPHALT TO MATCH EXISTING ON SITE IN DEPTH AND COURSE TYPE. SEE TYPICAL SECTION ON SHEET C-501.
- PROPOSED CONCRETE
- PROPOSED ADA ACCESS ROUTE
- CONSTRUCTION KEYNOTE
- PROPOSED PARKING SPACE NUMBER
- PROPOSED DRIVE THRU STACK CAR AND NUMBER
- PROPOSED ADA ACCESSIBLE RAMP PER ADA SPECIFICATIONS AND SHEET C-501.

PARKING SPACES

	EXISTING	PROPOSED
NUMBER OF SPACES	28	28

LAND USE DATA

	% OF SITE AREA	AREA PROVIDED
BUILDING	7.0%	0.08 AC.
PAVEMENT/IMPERVIOUS	40.0%	0.46 AC.
LANDSCAPING	53.0%	0.61 AC.
TOTAL	100%	1.15 AC.

CURRENT ZONING:
CUP - COMMUNITY UNIT PLANNING DISTRICT

NO PART OF THE PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD ZONE PER FEMA F.I.R.M. PANEL # 13121C0078F.



Know what's below
Call before you dig.

BENCHMARKS:

UPDATE ELEVATION TIE-IN OR BASIS OF BEARING.

BENCHMARK #1 - UPDATE.
ELEVATION=UPDATE

BENCHMARK #2 - UPDATE.
ELEVATION=UPDATE

BENCHMARK #3 - UPDATE.
ELEVATION=UPDATE



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STARBUCKS TEMPLATE VERSION I2017.07.28



NOT FOR
CONSTRUCTION

PROJECT NAME:
WINDWARD AND UNION HILL

PROJECT ADDRESS:
6197 WINDWARD PARKWAY
ALPHARETTA, GEORGIA 30005

STORE #:
PROJECT #:
ISSUE DATE: 6/28/2018
DESIGN MANAGER:
LEED AP:
PRODUCTION DESIGNER: GPD GROUP
CHECKED BY:

Revision Schedule				
Rev	Date	By	Description	

SHEET TITLE:
SITE PLAN

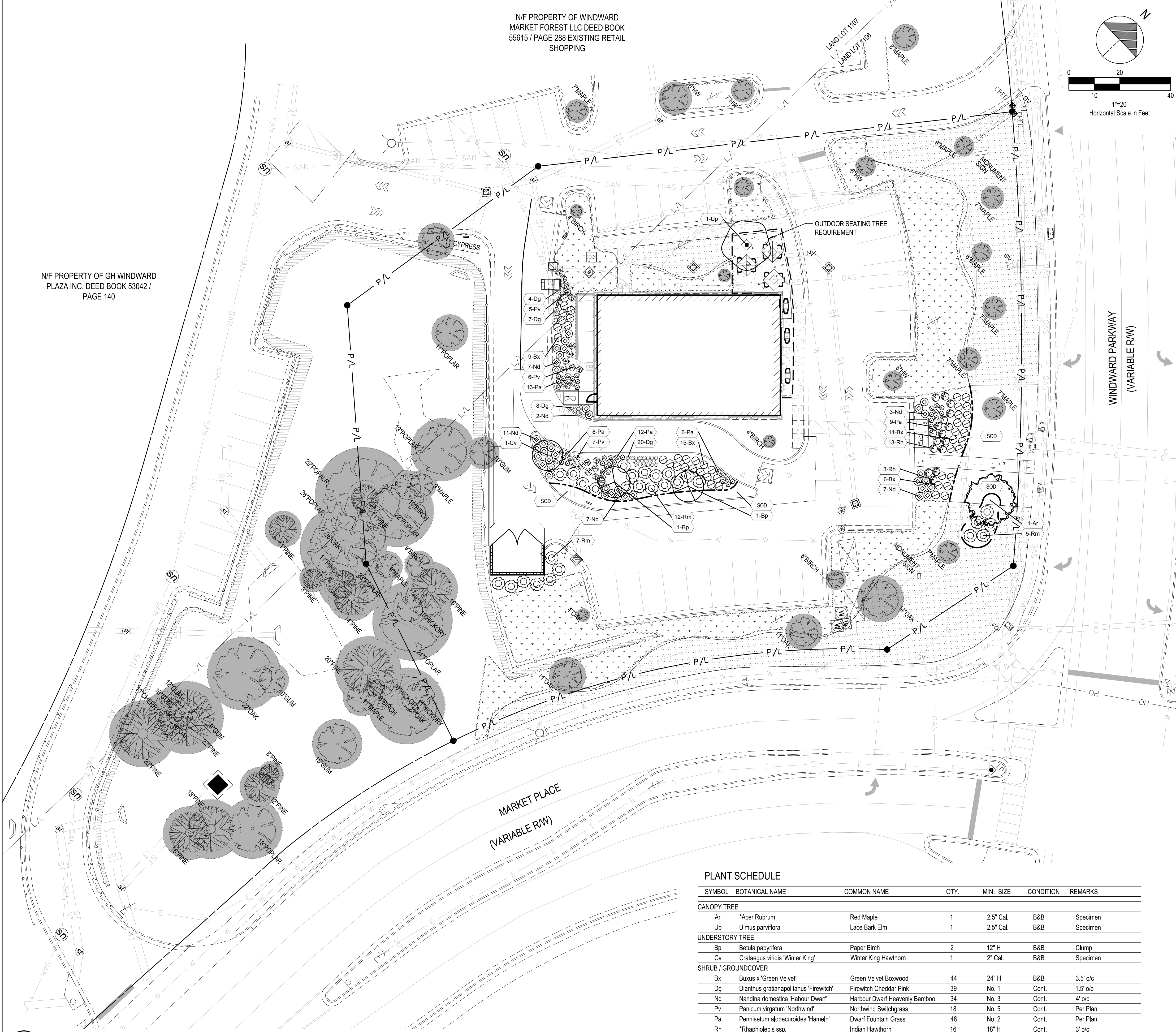
SCALE: AS SHOWN

SHEET NUMBER:

C-111

N/F PROPERTY OF WINDWARD
MARKET FOREST LLC DEED BOOK
55615 / PAGE 288 EXISTING RETAIL
SHOPPING

N/F PROPERTY OF GH WINDWARD
PLAZA INC. DEED BOOK 53042 /
PAGE 140



PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	MIN. SIZE	CONDITION	REMARKS
CANOPY TREE						
Ar	*Acer Rubrum	Red Maple	1	2.5" Cal.	B&B	Specimen
Up	Ulmus parviflora	Lace Bark Elm	1	2.5" Cal.	B&B	Specimen
UNDERSTORY TREE						
Bp	Betula papyrifera	Paper Birch	2	12" H	B&B	Clump
Cv	Crataegus viridis 'Winter King'	Winter King Hawthorn	1	2" Cal.	B&B	Specimen
SHRUB / GROUND COVER						
Bx	Buxus x 'Green Velvet'	Green Velvet Boxwood	44	24" H	B&B	3.5' o/c
Dg	Dianthus gratianopolitanus 'Firewitch'	Firewitch Cheddar Pink	39	No. 1	Cont.	1.5' o/c
Nd	Nandina domestica 'Habour Dwarf'	Harbour Dwarf Heavenly Bamboo	34	No. 3	Cont.	4' o/c
Pv	Panicum virgatum 'Northwind'	Northwind Switchgrass	18	No. 5	Cont.	Per Plan
Pa	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	48	No. 2	Cont.	Per Plan
Rh	*Rhapiolepis ssp.	Indian Hawthorn	16	18" H	Cont.	3' o/c
Rm	Rhapiolepis x Montic	Majestic Beauty Indian Hawthorn	28	36" H	B&B	4.5' o/c

NOTE: PLANT TYPES LISTED WITH AN (*) ASTERISK SHALL MATCH EXISTING SPECIES AND CULTIVARS ON SITE.

LANDSCAPE PLAN LEGEND
(SEE SHEET C-001 FOR GENERAL LEGEND)

- EXISTING DECIDUOUS AND EVERGREEN TREE, SIZE, AND TYPE TO REMAIN
- EXISTING TREE CRITICAL ROOT ZONE
- EXISTING PLANT MATERIAL INCLUDING SHRUBS, PERENNIALS, GROUND COVER, ETC. TO REMAIN
- EXISTING LAWN AREA
- PROPOSED PLANT QUANTITY AND SYMBOL
- PROPOSED LAWN AREA
- PROPOSED CANOPY TREE
- PROPOSED UNDERSTORY TREE
- PROPOSED SHRUBS
- PROPOSED TRENCHED LANDSCAPE BED EDGE
- OUTDOOR SEATING AREA (TOTAL SF < 750 SF, THEREFORE, ONE SHADE TREE HAS BEEN PROPOSED)

LANDSCAPE NOTES

- ALL DISTURBED AREAS NOT TO BE MULCHED OR PAVED SHALL BE SODDED PER SHEET L-001.
- CONTRACTOR SHALL VERIFY THAT EXISTING LANDSCAPE BUFFER STRIPS NOT TO BE DISTURBED ARE COMPLIANT WITH THE ALPHARETTA UNIFIED DEVELOPMENT CODE FOR PARKING LOT LANDSCAPING. SECTION 3.2.8 TREE REPLANTING, BUFFER, AND LANDSCAPE STANDARDS C.4. ANY SHRUBS PLANTED TO FULFILL THIS REQUIREMENT SHALL MATCH WITH LIKE KIND.



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ELEVATION-UPDATE

BENCHMARK #2 - UPDATE.
ELEVATION-UPDATE

BENCHMARK #3 - UPDATE.
ELEVATION-UPDATE



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STARBUCKS TEMPLATE VERSION I2017.07.28

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GPD PROJECT NO: 2017355.19

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6197 WINDWARD PARKWAY
ALPHARETTA, GEORGIA 30005

STORE #: -
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PRODUCTION DESIGNER: GPD GROUP
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Revision Schedule			
Rev	Date	By	Description

SHEET TITLE:
LANDSCAPE PLAN

SCALE: AS SHOWN

SHEET NUMBER:
L-111