



DESIGN REVIEW BOARD OCTOBER 19, 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
- VII. PUBLIC HEARING
 1. 09:10 - 10:00 DRB180058 Greenstone Office Building 132 Kimball Bridge Rd
review new construction
 2. 10:05 - 11:00 DRB180059 55 Roswell St 55&61 Roswell St
review new construction
- VIII. ADJOURNMENT



DESIGN REVIEW BOARD SEPTEMBER 21, 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 Holly Palmer
 - o Frank Schwing
 - o Pat Corkill
 - o Dick Debban
 - o Kim Matherly (Alternate)
 - o Katie Rocco
- Design Review Board Members Absent
 - o Roger Brown (Vice –Chairman)
 - o Tom LeCain (Alternate)
- Staff 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. DRB Meeting Minutes of 8.17.18

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

VII. PUBLIC HEARING

1. DRB180053 Vitality Bowls 364 Commerce St

Applicant presented review of sidewalk furniture

After Applicant Presentation and discussion:

- Sample of Bistro Chair
- Orange & Purple Logo
- 2 tables/ 4 chairs
- Dark Gray umbrellas w/logo
- ❖ Board Member Schwing offered a motion to approve as submitted today
- The motion received a second from Board Member Matherly
- The motion was approved by a vote (7-0)

2. DRB180054 SunTrust Bank 6499 North Point Pkwy

Applicant presented review of exterior modifications, signage:

- Applicant brought new Packet to meeting
- Lighting/Photometric Plan
- Signage
 - o Two nonilluminated wall signs
 - o Two monument signs
 - Brick bases
 - Presented color samples (Orange, blue, white)
 - Blue background

- Samples of Paint Colors
 - ADA railing
 - Removal of accent trim around filled in windows
 - Changes to Drive—thru
 - Landscape Plan
 - Wall Pac Cut Sheet
- ❖ Board Member Schwing offered a motion to approve the elevations as submitted today with the following changes; downspouts to be painted the accent color, which is the color of the shutters, add shutters to the windows that do not currently have shutters.
- The motion received a second from Board Member Corkill
 - The motion was approved by a vote (7-0)
- ❖ Board Member Corkill offered a motion to approve the lighting as submitted today
- The motion received a second from Board Member Rocco
 - The motion was approved by a vote (7-0)
- ❖ Board Member Corkill offered a motion that the Applicant work with Staff on areas upgrading the landscape in particular the front planter where the Crepe Myrtle is, evergreen shrubs shall be added to the base of the monument sign, adding turf to the area where the existing conifers, pines are being removed and replaced
- The motion received a second from Board Member Palmer
 - The motion was approved by a vote (7-0)
- ❖ Board Member Corkill offered a motion to approve the signage as submitted with the condition that the monument sign base is updated to reflect our conversation regarding adding a cast stone cap.
- The motion received a second from Board Member Matherly
 - The motion was approved by a vote (7-0)

There was discussion from the Applicant after this motion about changes to drive-thru replacing night drop with additional drive-thru.

3. DRB160072 1 South Main

Applicant presented review of painting the remainder of building and window replacement:

- Prior elevation
 - Request to paint gray owl, but since pressure washing the building they like the brick and may not paint
 - Some DRB Members like the idea of keeping it brick
 - If painted DRB would like to Trim/Doors to match the front of the building
-
- ❖ Board Member Schwing offered a motion to approve the window and door changes as submitted today
 - The motion received a second from Board Member palmer
 - The motion was approved by a vote (7-0)
-
- ❖ Board Member Corkill offered a motion to approve painting of building as submitted today
 - The motion received a second from Board Member Palmer
 - The motion was approved by a vote (4-3)(Debban, Matherly, Schwing)

3. DRB180042 Kimball Plaza 11380 State Bridge Rd

Applicant presented a review of new construction.

After discussion:

- ❖ Board Member Schwing offered a motion to approve the site plan
- The motion received a second from Board Member Rocco
- The motion was approved by a vote (7-0)

- ❖ Board Member Corkill offered a motion to defer and the Applicant return based on comments such as the lack of foundation planting around the building, the 2' wide planters is just not enough, screening of the A/C units however you propose to do that should show up on the next round, Tuscan Rosemary in those planters, that's not going to survive through time, the rusted planters in relationship should be studied to the building where you have the cast limestone and the rusted metal, need a brick paver sample and then review the planting areas that are bare at the right hand entry and the tree well planters for the parking lot.
- The motion received a second from Board Member Palmer
- The motion was approved by a vote (7-0)

There was discussion during the motion that DRB would like the Applicant to consider the amount of brick paving as well.

- ❖ Board Member Corkill offered a motion to defer Elevations based on round of comments generated by the Board.
- The motion received a second from Board Member Palmer
- The motion was approved by a vote (7-0)

Previous discussion on Elevations:

- Need to reduce look of marching columns
- Looks like a shopping center
- Need Material Samples
- Paint Colors

There was discussion during the motion that the Applicant may want to send updates to Staff for guidance.

There was discussion that awnings would need to be approved by DRB. Staff suggested this be included in the motion for materials. Applicant showed locations for Awnings. DRB requested that they be identified on the Elevations as well as materials on the Exterior Elevations. DRB requested more true colors for the Elevations.

There was discussion that color palette and materials seem ok.

Shingle color may need some warmer tones, bring back shingle option.

- ❖ Board Member Corkill offered a motion to defer Materials based on DRB discussion.
- The motion received a second from Board Member Schwing
- The motion was approved by a vote (7-0)

VIII. ADJOURNMENT



DESIGN REVIEW BOARD HEARING APPLICATION AND FILING PROCEDURES

UPDATED: December 08, 2017

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, 2018

February 01, 2018

March 01, 2018

April 02, 2018

May 01, 2018

June 01, 2018

July 02, 2018

August 01, 2018

September 03, 2018

October 01, 2018

November 01, 2018

December 03, 2018

Meeting Schedule

January 19, 2018

February 16, 2018

March 16, 2018

April 20, 2018

May 18, 2018

June 15, 2018

July 20, 2018

August 17, 2018

September 21, 2018

October 19, 2018

November 16, 2018

December 14, 2018

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: WAKEFIELD BEASLEY & ASSOCIATES A NELSON COMPANY

Location Address: 5200 AVALON BLVD.

Mailing Address: _____

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

Contact For All Notifications: KUNAL SAHU, ARCHITECT

Contact Telephone: 770 - 209 - 9393 Mobile Telephone: _____ - _____ - _____

Fax: _____ - _____ - _____ Email: ksahu@wbassociates.com

Contact's Relation To Business: ARCHITECT

This Application For (Check all that apply):

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

Application Fees:

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

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



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: GREENSTONE PROPERTIES

Physical Address: 3301 WINDY RIDGE PKWY SUITE 320

Mailing Address: _____

City: ATLANTA State: GA Zip Code: 30339 - _____

Owner Telephone: 679 - 589 - 7614 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: 12-2842-0801-048-3

Land Lot(s): 804 District: 1 Section: 2

Existing Zoning of Property: O & I Existing Uses of Property: vacant

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

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

City Council Minutes 3/28/16

MP-16-01 / V-16-03: Parkway 400

[Play >>](#)

- Eric Graves, Senior Transportation Planner, came forward to introduce the item
- Applicant's request
 - The applicant, Greenstone Parkway 400 LLC, is requesting approval of a master plan amendment in order to increase the allowed hotel room count from 131 to 132 rooms
 - They are also requesting a variance to the side setback from 10' to 0' enabling proposed parking decks to be continuous across Parcel 1 and Parcel 2; and a front setback variance to reduce the front yard setback from 65' to 25' for a parcel along Kimball Bridge Road, allowing construction of a parking deck to be closer to the road
- Location and existing conditions
 - The subject property, zoned O-I, is located on the south side of Old Milton Parkway west of GA 400
 - The 41 acre Parkway 400 master planned development is situated roughly between the extension of Northwinds Parkway and Kimball Bridge Road
 - Located to the north is Avalon, zoned MU which currently contains retail, office, and residential uses
 - South of the property on the east end is the recently approved Northwinds Residential zoned R-8 A/D.
 - To the east is Gwinnett Technical College
 - To the west is a Fulton County Schools facility as well as commercial zoned properties including Quick Trip and the Atwater Retail development
- Overview of proposal
 - The submitted request, if approved, will allow construction of a 132 room hotel
 - The approved site plan provides for 110 parking spaces
 - The applicant is requesting a change to conditions of a master plan amendment approved by the City Council in MP-14-09 Parkway 400/Hotel on May 26, 2016
 - Condition number one states, "One select service business class hotel shall be permitted not to exceed 6 stories in height with a maximum of 131 guest rooms. No extended stay or "suites" hotel shall be permitted"
 - Two variances are also being requested by the applicant
 - One is for the reduction of the front setback of a parcel along Kimball Bridge Road from 65 feet to 25 feet in order to better utilize the existing topography
 - The other variance requested is to eliminate the side setback requirement of 10' allowing two parcels to combine parking structures
- Recommendation
 - The Planning Commission voted unanimously to recommend approval of the application subject to the following conditions

City Council Minutes 3/28/16

- 1) One select service business class hotel (Even Hotel Presented) shall be permitted not to exceed 6 stories in height with a maximum of 132 guest rooms. No extended stay or "suites" hotel shall be permitted.
 - 2) Site shall be developed substantially as shown on plan dated January 4, 2016 prepared by AEC, Inc.
 - 3) Extensive landscaping and decorative street lights shall be provided along the roadway and at the entrance from Kimball Bridge Road. Corner features with heavy landscaping and decorative stone or brick wall, as approved by Staff, to be provided on both sides of the private drive at the Kimball Bridge Road intersection.
 - 4) Provide a heavy landscape screening along the south Property Line
 - 5) A 10 foot minimum aesthetic evergreen landscape screen shall be provided along Private Drive to break up the view of the parking deck from the road.
 - 6) Stormwater facilities shall be moved and/or completely screened from roadway as approved by staff or incorporated into the landscape.
 - 7) A planted green wall shall be installed on the sides of the parking deck visible from Private Drive.
 - 8) Site plan, landscaping, and architecture shall be approved by Staff.
 - 9) Parking decks visible from Kimball Bridge Rd and Northwinds Parkway shall be treated with comparable materials and finishes to the buildings they serve and designed so that its use is not readily apparent. Suitability of parking deck elevation, visibility and landscape screening shall be approved by Staff.
 - 10) Minimum 5 foot sidewalk with 4 foot minimum planting strip shall be required along the south side of existing private drive as approved by Staff.
 - 11) Minimum 6 foot sidewalk with 6 foot minimum planting strip shall be required along Kimball Bridge Road.
 - 12) Pedestrian access from the private drive to building access points shall be required. Provide pedestrian scale lighting and amenities throughout development.
 - 13) Shared parking easement shall be provided on Kimball Bridge parcel for the Hotel site.
 - 14) Required focal point feature at the access to Northwinds shall provide a minimum 5,000 square feet greenspace/plaza area.
 - 15) All previous conditions in the master plan remain in effect unless explicitly superseded with these conditions.
- Mr. came forward in representation of the application
 - Public comment was invited
 - No member of the public came forward to speak on the item
 - ❖ Council Member Kennedy offered a motion to approve the application subject to the following conditions

City Council Minutes 3/28/16

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 - 15) All previous conditions in the master plan remain in effect unless explicitly superseded with these conditions.
- The motion received a second from Council Member Binder
 - The motion passed by unanimous vote (7-0-0)

{NOTE: Council Member Owens left the room at this point in the meeting}

Pky 400 Proposed Office Elevation



WBA ARCHITECTURE - INTERIORS - PLANNING

PERSPECTIVE VIEW



GREENSTONE
PROPERTIES

KIMBALL BRIDGE OFFICE BUILDING
ALPHARETTA, GA

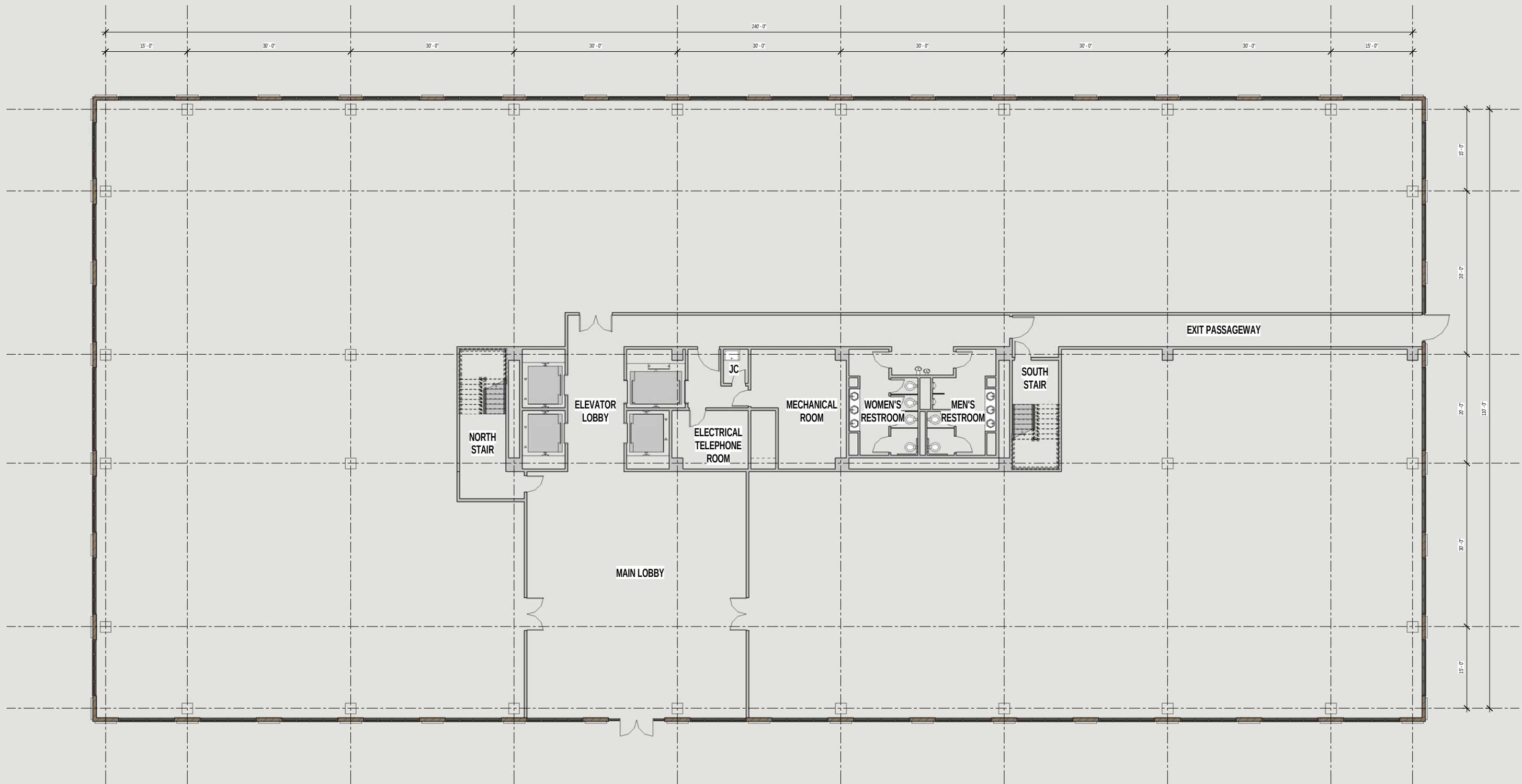
WAKEFIELD
BEASLEY &
ASSOCIATES



Future Office Adjacent to EVEN Hotel

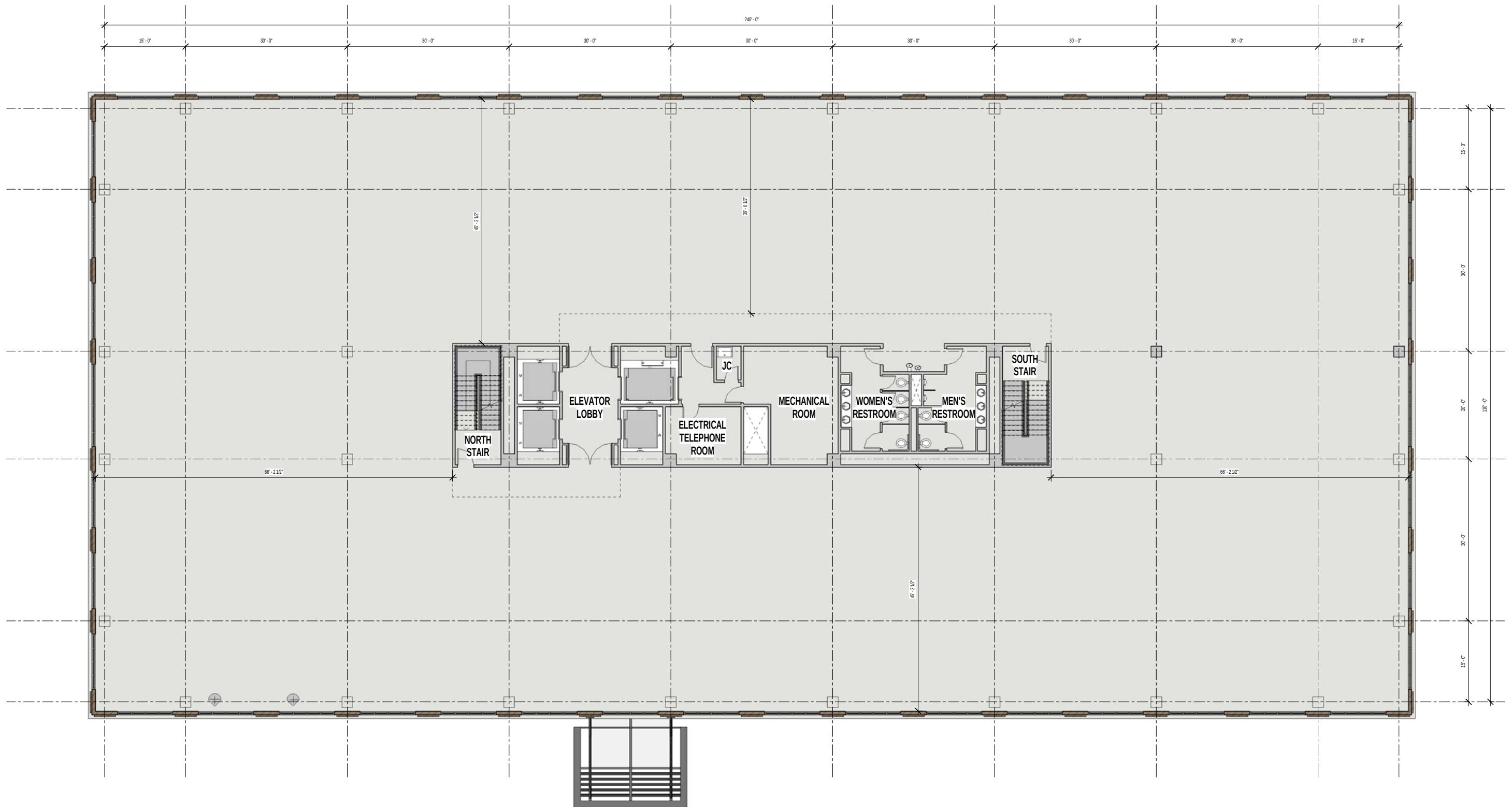


Future Office Adjacent to EVEN Hotel



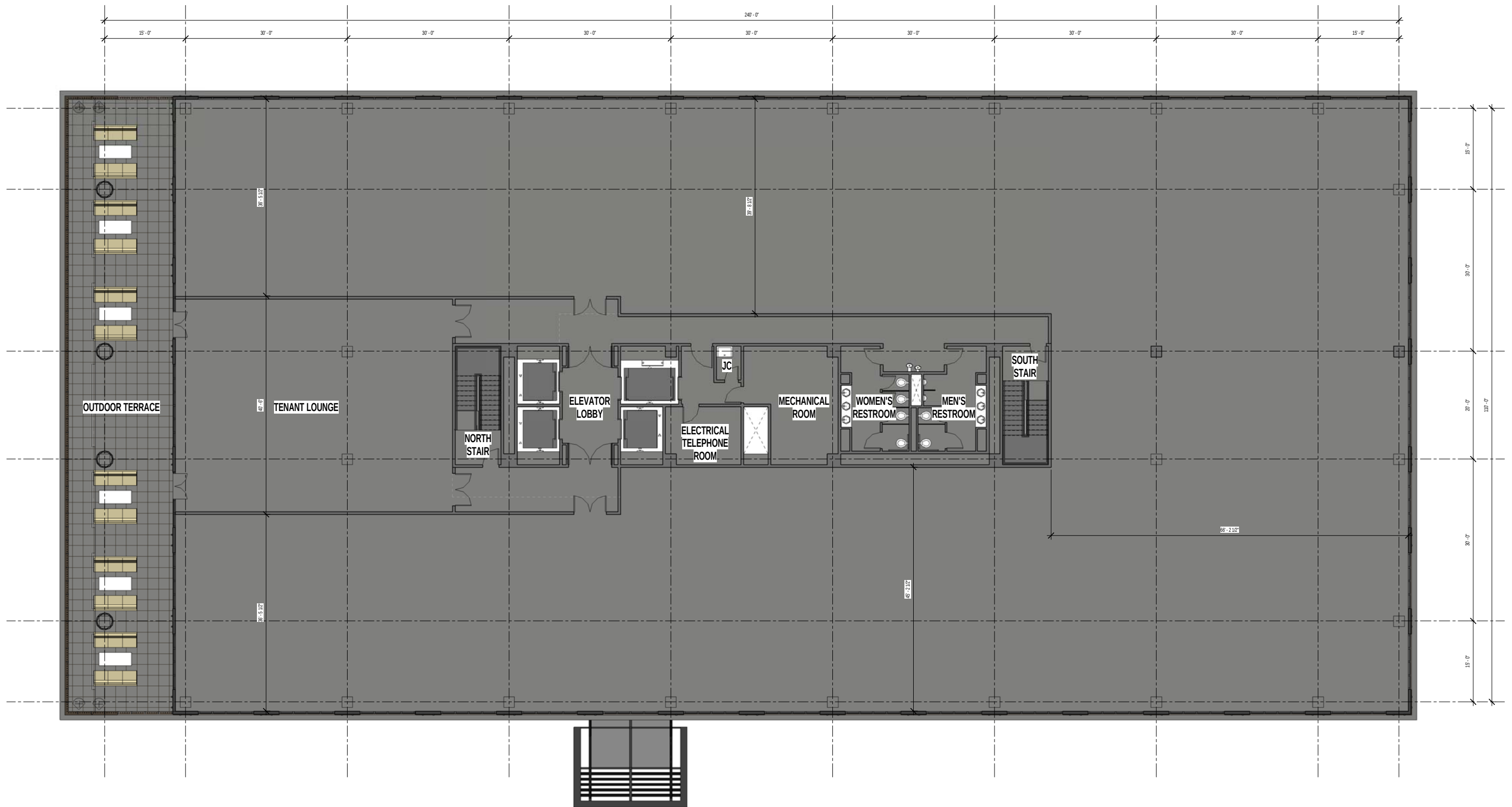
FIRST FLOOR PLAN

Future Office Adjacent to EVEN Hotel



TYPICAL FLOOR PLAN

Future Office Adjacent to EVEN Hotel



SIXTH FLOOR PLAN

Future Office Adjacent to EVEN Hotel

1. ALL TEMPORARY AND PERMANENT SIGNS SHALL BE PERMITTED SEPARATELY.
2. CONTACT THE FOLLOWING DEPARTMENTS FOR APPROVAL OF THE PERMANENT CERTIFICATE OF OCCUPANCY: COMMUNITY DEVELOPMENT, ENGINEERING, ARBORIST, TRAFFIC, FIRE, AND ENVIRONMENTAL SERVICES; ALLOW A MINIMUM OF 3 DAYS NOTICE FOR A SITE INSPECTION APPOINTMENT.
3. BURY PITS ARE NOT ALLOWED.
4. NEW WELLS OR SEPTIC SYSTEMS ARE PROPOSED OR EXIST ON SITE.
5. ALL DIMENSIONS ARE TO BACK OF CURB, UNLESS OTHERWISE SPECIFIED.
6. CHECK ALL SLOPES OF H/C FORMS FOR COMPLIANCE TO ADA PRIOR TO POURING.
7. SEE SHEET D1.2 FOR PAVEMENT SPECIFICATIONS AND DETAILS.
8. REFER TO SHEET C2.0 FOR BENCHMARK LOCATION.
9. HEAVY DUTY PAVEMENT AT ALL DRIVE AISLES AND LIGHT DUTY PAVEMENT AT ALL PARKING SPACES.
10. SEE SHEET D1.2 FOR ALPHARETTA STANDARD STREET SIGN DETAIL 900.
11. NO WELLS OR SEPTIC SYSTEMS ARE PROPOSED OR EXIST ON SITE.

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

"STOP"
R1-1

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

THERE ARE NO SPECIMEN TREES ON SITE OR IN THE IMMEDIATE VICINITY OF THE SITE.

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

1. ALL EXISTING TREES, SPECIMEN AND NON-SPECIMEN, COUNTED FOR EDF CREDITS OR FOUND WITHIN TREE SAVE AREAS MUST BE FULLY PRESERVED DURING ALL PHASES OF THIS PROJECT.
2. THE CITY OF ALPHARETTA TREES PLANTING STRATEGY BUFFER SHALL BE PROTECTED WITH WIRE-BACK TREE SAVE FENCING WITH METAL SUPPORT POSTS AND TREE SAVE SIGNAGE.
3. INSTALLATION OF THE TREE SAVE FENCE WILL INVOLVE NO TRENCING.
4. TREE SAVE FENCE FOR ENTIRE SITE MUST BE INSTALLED, INSPECTED AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE OR DEMOLITION IS ALLOWED BEFORE TREE SAVE FENCING HAS BEEN INSPECTED AND APPROVED BY CITY ARBORIST.
5. ADDITIONAL TREES OR SPECIMEN LIMITS SHALL BE IDENTIFIED AND INCORPORATED INTO THE SRP AND DEEMED STRUCTURALLY UNSAFE BY THE CITY ARBORIST OR THE PROJECT ARBORIST MAY BE REQUIRED TO BE REMOVED PRIOR TO CO.
6. ALL ROOTS ENCOUNTERED 1/2"OR GREATER DURING GRADING OR EXCAVATING OPERATIONS SHALL BE CLEAN CUT UNDER THE DIRECTION OF AN ISA CERTIFIED ARBORIST.
7. IT IS THE OWNER'S RESPONSIBILITY TO MAINTAIN THE VEGETATION AND REMOVE TRASH AND DEBRIS DURING THE PERMITTER OF THE PROJECT. ESPECIALLY WITHIN AREAS ADJACENT A PUBLIC RIGHT OF WAY IN ACCORDANCE WITH THE CITY OF ALPHARETTA PROPERTY MAINTENANCE CODES.
8. ALL APPROVED REVISIONS TO THE LOCATION OF THE TREE SAVE FENCE NEED NOT BE COORDINATED WITH THE LAND DISTURBANCE INSPECTOR PRIOR TO RELOCATION

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

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



Strategy 1 (RESPONSE IN CAPS IN PARENTHESIS): – Select vegetation and site design components that are adapted to the site's climatic conditions. (APPLIED) – Achieve multiple water uses simultaneously. Design infiltration basins that are attractive and provide habitat. (NOT APPLIED, RE-DEV SITE) – [Main planting beds to minimize evaporation and maximize water retention. Maintain 3 inch min. mulch layer to retain moisture and reduce evaporation.] (APPLIED) – Protect soils to optimize water retention and support healthy plants. Use soil improvement techniques to break compaction and increase infiltration rates. Protect soils and vegetation to enhance absorption, retention and infiltration of precipitation. (APPLIED) – Provide proper proportions of plants to help keep urban environments cooler, reducing needs for air conditioning and electricity and water. – Group plants with similar water needs together to manage irrigation efficiency. (APPLIED)	
---	--

Strategy 2 (RESPONSES IN CAPS IN PARENTHESIS)

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

Strategy 3 (RESPONSES IN CAPS IN PARENTHESES)
(NOT APPLICABLE)

Strategy 4 (RESPONSES IN CAPS IN PARENTHESES)

Use landscape-based water treatment methods such as dry wells, vegetated swales instead of curb and gutter systems, vegetated filter strips, and infiltration facilities. Install a rain garden of small vegetated catchment areas which filter rainwater and recharge the ground water table.

Use vegetative strip recharge by capturing excess water. Individual infiltration ponds on residential lots must be approved by Eng. Dept. (NOT APPLICABLE due to OFF-SITE COMMON DEED, PROVIDED)

Use pervious surfaces that allow water to infiltrate into the ground.

Protect soils from compaction during site construction by applying machinery to designated zones. Restore infiltration capacity and reduce compaction of soils by breaking up compaction, adding organic matter and planting vegetation. (NOT APPLICABLE)

Roll stone/storm tiles in planting areas to allow water to soak into soil. (NOT APPLICABLE)

1. LIMITING SOD AREAS (5-10% OF TOTAL SITE). PROVIDING MULCH AREAS IN LIEU OF

3. EXISTING SHADE TREES THROUGHOUT THE ENTIRE SITE.
5. MULCH ALL MULCHED AREAS, WITH AT LEAST 3" OR MORE. MULCH TO BE RE-PLENISHED ACCORDINGLY DURING THE YEAR.

TOTAL AREA =
4.465 ACRES
194,527 S.F.
TRIFORM, LLC
D.B. 23230, PG. 318
TAX PARCEL 12 284208010483
ZONED CUP

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Utilities Protection Center, Inc.

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Scale 1" = 30'

SITE LAYOUT PLAN

**GREENSTONE
PARKWAY 400 OFFICE
ALPHARETTA, FULTON COUNTY GEORGIA**

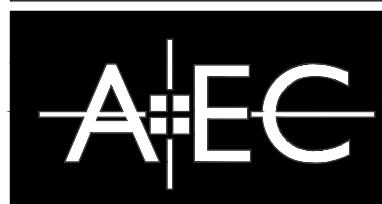
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PROJECT NO.: 18-4191
CIVIL DRAWN BY: BDR
CIVIL DESIGNED BY: BDR / MDA
LANDSCAPE DRAWN BY: BDR
LANDSCAPE DESIGNED BY: BDR
CHECKED BY: JWM
DATE - 9-3-2018

SHEET

C4.0

MARK VAN DE WATER
GSWCC LEV. II #6960
EXP. 3-15-21



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

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CITY OF ALPHARETTA TREE SAVE NOTES

1. IF THERE ARE INCONSISTENCIES BETWEEN ANY ITEMS ON THESE PLANS THE MORE STRICT INTERPRETATION OF THOSE REQUIREMENTS SHALL BE FOLLOWED. PLEASE CONTACT THE CITY ARBORIST FOR ANY INTERPRETATION.
2. PRIOR TO INITIAL SITE OPENING AND INSPECTION CITY ARBORIST WILL BE PROVIDED WITH RECEIPTS SHOWING THE REQUIRED TREE CARE PLAN HAS BEEN PRE-PAID TO A REPUTABLE TREE CARE COMPANY.
3. TREE SAVE FENCE AND SIGNAGE FOR ENTIRE SITE MUST BE INSTALLED, INSPECTED AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE OR DEMOLITION IS ALLOWED BEFORE THIS INSPECTION AND APPROVAL HAS OCCURRED.
4. THE CRZ OF SPECIMEN TREES PLUS ALL STREAM BUFFERS SHALL BE PROTECTED WITH WIRE-BACK TREE SAVE FENCING WITH METAL SUPPORT POSTS AND TREE SAVE SIGNAGE.
5. INSTALLATION OF THE TREE SAVE FENCE WILL INVOLVE NO TRENCHING.
6. ALL EXISTING TREES IDENTIFIED FOR PRESERVATION OR FOUND WITHIN TREE SAVE AREAS MUST BE FULLY PROTECTED DURING ALL PHASES OF THIS PROJECT.
7. ADDITIONAL TREES ALONG THE LIMITS OF DISTURBANCE WITH ENCROACHMENT INTO THE SRP AND DEEMED STRUCTURALLY UNSAFE BY THE CITY ARBORIST OR THE PROJECT ARBORIST MAY BE REQUIRED TO BE REMOVED PRIOR TO CO.
8. ALL ROOTS ENCOUNTERED 1/2" OR GREATER DURING GRADING OR EXCAVATING OPERATIONS SHALL BE CLEAN CUT UNDER THE DIRECTION OF AN ISA CERTIFIED ARBORIST.
9. ANY LIMBS OVERHANGING THE LOD THAT MAY BE RIPPED, TORN, OR DAMAGED DURING CONSTRUCTION SHALL BE PROPERLY PRUNED UNDER THE DIRECTION OF AN ISA CERTIFIED ARBORIST.
10. IT IS THE OWNER'S RESPONSIBILITY TO MAINTAIN THE VEGETATION AND REMOVE TRASH AND DEBRIS AROUND THE PERIMETER OF THE PROJECT, EVEN IF WITHIN THE PUBLIC ROW, IN ACCORDANCE WITH THE CITY OF ALPHARETTA PROPERTY MAINTENANCE CODES.
11. ALL APPROVED REVISIONS TO THE LOCATION OF THE TREE SAVE FENCE NEED TO BE COORDINATED WITH THE LAND DISTURBANCE INSPECTOR PRIOR TO RELOCATION.

CITY OF ALPHARETTA UTILITY LANDSCAPE NOTE

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

GRADING NOTES

1. DISTURBED AREA: 3.8 AC.
2. ANY DISTURBED AREA LEFT EXPOSED FOR 14 DAYS SHALL BE TEMPORARILY STABILIZED WITH SEED AND MULCH.
3. DIGITAL AS-BUILTS WILL BE REQUIRED AT THE COMPLETION OF THE PROJECT.

WALL NOTES

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

STORM DRAINAGE NOTES

1. ALL STORM DRAINS AND DROP INLETS WILL HAVE 4" PERMANENT POLLUTION PREVENTION MARKERS INSTALLED PRIOR TO INSPECTION. MARKERS ARE AVAILABLE AT CITY OF ALPHARETTA ENGINEERING/PUBLIC WORKS DEPARTMENT 678-297-6200.
2. PIPE MATERIALS: RCP WITHIN PUBLIC R-O-W, OUTSIDE OF R-O-W ALL METAL PIPES FULLY BITUMINOUS, ASPHALT OR ALUMINUM COATED WITHIN PAVED INVERTS. FOR HDPE PIPE, PROVIDE DETAILS AND INSTALLATION SPECIFICATIONS.
3. ALL METAL PIPES TO BE FULLY BITUMINOUS, ASPHALT OR ALUMINUM COATED WITH PAVED INVERTS. ROW-LOCK INVERTS REQUIRED ON ALL STORM STRUCTURES IN R-O-W.
4. A STORMWATER MAINTENANCE AGREEMENT WILL BE REQUIRED PRIOR TO A CERTIFICATE OF OCCUPANCY (CO) WHICH WILL ACCOUNT FOR THE FACILITY'S BURDEN OF THE STORMWATER FACILITY MAINTENANCE.
5. DUE TO SITE CONSTRAINTS SUCH AS BUILDING SETBACKS AND GEOMETRY OF SITE, IT IS NOT FEASIBLE TO HAVE DRAINS BE A MINIMUM OF 40' FROM BUILDINGS.

FILL NOTES

1. ALL AREAS TO RECEIVE STRUCTURAL FILL TO BE CLEARED, STRIPPED AND FREE OF TOPSOIL, ROOTS, STUMPS, AND ALL OTHER DELETERIOUS MATERIAL. STRUCTURAL FILL TO BE CLEAN FROM ORGANICS AND ALL OTHER DELETERIOUS MATERIAL.
2. FILL TO BE PLACED IN MAXIMUM 8" LIFTS AND COMPACTED TO AT LEAST 95% STANDARD PROCTOR MAXIMUM DENSITY AND TO WITHIN $\pm 3\%$ OF THE OPTIMUM MOISTURE CONTENT, UNLESS OTHERWISE SPECIFIED IN THE PROJECT GEOTECHNICAL REPORT OR BY THE PROJECT GEOTECHNICAL ENGINEER.
3. ALL FILL SOILS TO BE PLACED UNDER THE OBSERVATION OF THE PROJECT GEOTECHNICAL ENGINEER.
4. DOCUMENTATION OF COMPACTION TESTING SHALL BE PROVIDED TO LAND DISTURBANCE ACTIVITY INSPECTOR FOR ALL ROADWAY CONSTRUCTION IN RIGHT-OF-WAY. (INCLUDING DECELERATION LANES) CONTACT LAND DISTURBANCE ACTIVITY INSPECTOR PRIOR TO CONSTRUCTION FOR FURTHER TESTING REQUIREMENTS.

STORM DRAINAGE LEGEND

ADS N-12	ADVANCE DRAINAGE SYSTEMS HIGH PERFORMANCE POLYPROPYLENE PIPE
DI W/HOOD	DROP INLET WITH HOOD
HDPE	HIGH-DENSITY POLYETHYLENE PIPE (N-12 SMOOTH INTERIOR PIPE BY NYLOPLAST)
HW	HEADWALL
JB	JUNCTION BOX
RCP	REINFORCED CONCRETE PIPE (CLASS 3)
SWCB	SINGLE WING CATCH BASIN
STORM PIPE	
RETAINING WALL	
ACTIVE TREE PROTECTION FENCING	
LIMITS OF DISTURBANCE	
EXISTING GRADE	
PROPOSED GRADE	
DIP SANITARY SEWER LINE	
+ XX.X	SPOT GRADES
	PERCOLATION TEST LOCATION

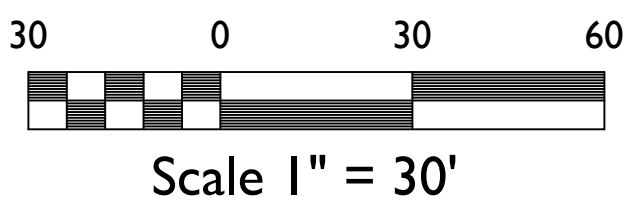
CITY OF ALPHARETTA TREE SAVE NOTES

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

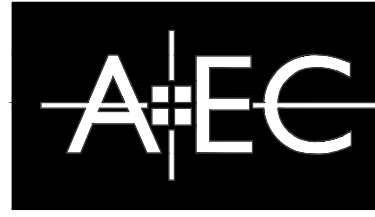


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GSWCC LEV. II #6960
EXP. 3-15-21



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Water Resources
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Arborist Services

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SITE GRADING PLAN
GREENSTONE
PARKWAY 400 OFFICE
ALPHARETTA, FULTON COUNTY GEORGIA

NO.	REVISIONS	DATE

PROJECT NO.: 18-4191
CIVIL DRAWN BY: BDR
CIVIL DESIGNED BY: BDR / MDA
LANDSCAPE DRAWN BY: BDR
LANDSCAPE DESIGNED BY: BDR
CHECKED BY: JWM
DATE: 9-3-2018

SHEET

C6.0



SHEET

LI.0

CITY OF ALPHARETTA TREE SAVE NOTES

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- ANY LIMBS OVERHANGING THE LOD THAT MAY BE RIPPED, TORN, OR DAMAGED DURING CONSTRUCTION SHALL BE PROPERLY PRUNED UNDER THE DIRECTION OF AN ISA CERTIFIED ARBORIST.
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- ALL APPROVED REVISIONS TO THE LOCATION OF THE TREE SAVE FENCE NEED TO BE COORDINATED WITH THE LAND DISTURBANCE INSPECTOR PRIOR TO RELOCATION.

SITE PERIMETER CONTROL FENCING NOTE:

- SITE TO BE ENCLOSED ALONG LIMITS OF DISTURBANCE, THUS INHIBITING PEDESTRIAN ACCESS TO SITE UNDER CONSTRUCTION BY MEANS OF PHYSICAL BARRIER SUCH AS TREE SAVE FENCE (TYPE "A" OR "B" AS SHOWN ON THESE PLANS). CHAINLINK TEMPORARY SECURITY FENCE CAN BE ADDED FENCE AT THE OWNER/ CONTRACTORS DISCRETION.

CITY OF ALPHARETTA UTILITY LANDSCAPE NOTE

ALL TREES MUST BE PLANTED A MINIMUM OF 5 FEET FROM ANY UTILITY LINE AND OR EASEMENTS UNLESS APPROVED BY THE CITY ARBORIST OR UTILITY PROVIDER.

CITY OF ALPHARETTA TREE REMOVAL NOTE

TREE REMOVAL OUTSIDE TREE SAVE FENCE MUST BE REMOVED BY HAND. NO HEAVY MACHINERY ALLOWED.

CITY OF ALPHARETTA UTILITY LANDSCAPE NOTE

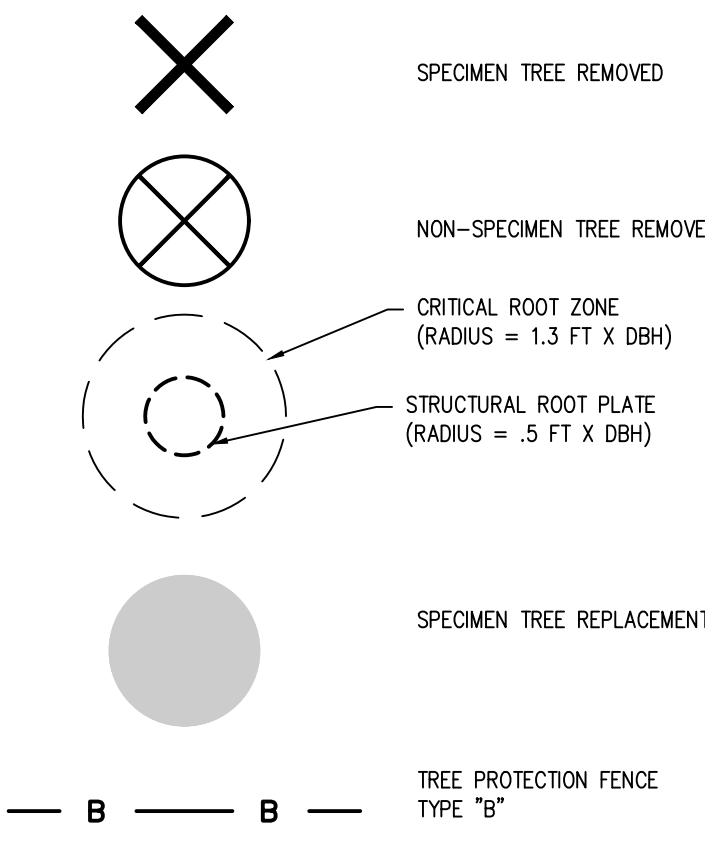
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CITY OF ALPHARETTA ARBORIST NOTE:

DESIGN LANDSCAPE ARCHITECT OR PROJECT ARBORIST WILL INSPECT, VERIFY, AND APPROVE THE LANDSCAPING IS PLANTED PER THE APPROVED PLANS AN DTHE CITY STANDARDS PRIOR TO CONTACTING THE CITY ARBORIST FOR A CO INSPECTION.

NOTE:
ASPHALT ROADWAY, MEDIANS, DRIVEWAYS, UTILITY LINES, ENTRANCE SIGNS, LANDSCAPE AREAS, MEDIANS, AND LIGHTING AREAS ARE SUBJECT TO COMMON AREA MAINTENANCE AGREEMENT (DB 36138, PG 84)

TREE PROTECTION & REPLACEMENT KEY



MARK VAN DE WATER
GSWCC LEV. II #6960
EXP. 3-15-21



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Landscape Architecture

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Property Services
Arborist Services

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TREE PROTECTION
PLANGREENSTONE
PARKWAY 400 OFFICE
ALPHARETTA, FULTON COUNTY GEORGIA

NO.	REVISIONS	DATE

PROJECT NO: 18-191
CIVIL DRAWN BY: BDR
CIVIL DESIGNED BY: BDR / MDA
LANDSCAPE DRAWN BY: BDR
LANDSCAPE DESIGNED BY: BDR
CHECKED BY: JWM
DATE - 9-3-2018

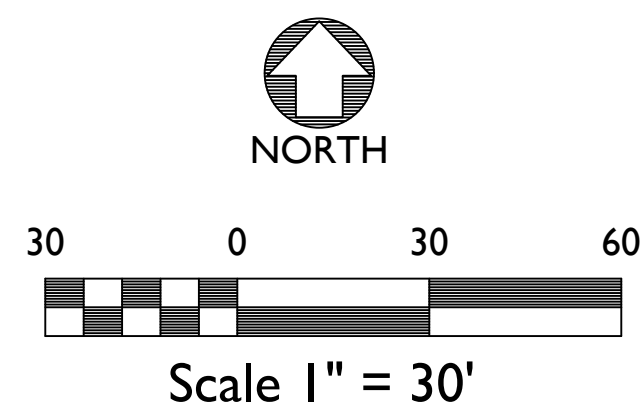
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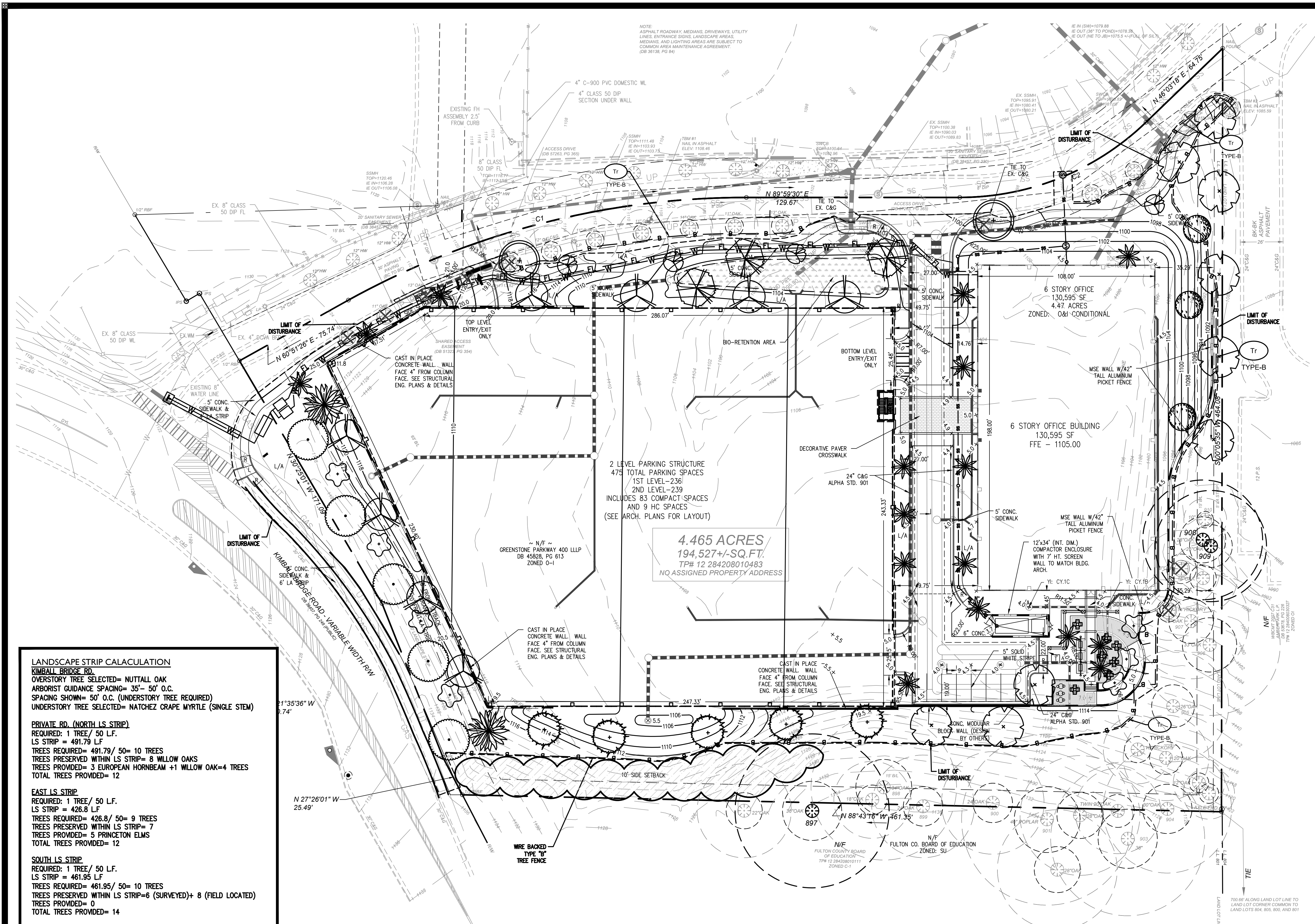
Trees to Remain					
Tag #	Qty	Tree	DBH	Specimen Multiplier	Total Inches
908	1	Oak	28"	2	56"
909	1	Oak	26"	2	52"
910	1	Oak	10"	1	10"
907	1	Oak	27"	1	27"
906	1	Oak	33"	1	33"
905	1	Oak	26"	1	26"
904	1	Oak	30"	1	30"
900	1	Oak	24"	1	24"
898	1	Oak	34"	1	34"
	1	Oak	18"	1	18"
	1	Oak	16"	1	16"
	1	Hickory	16"	1	16"
	1	Oak	20"	1	20"
	1	Oak	11"	1	11"
	1	Oak	12"	1	12"
	1	Oak	13"	1	13"
	1	Oak	11"	1	11"
	1	Oak	11"	1	11"
	1	Oak	11"	1	11"
	1	Oak	11"	1	11"
	1	Oak	12"	1	12"
21	21	Total Inches to Remain			454"
ALL SPECIMEN TREES ON SITE HAVE BEEN PRESERVED					

Trees to be Removed				
<u>Qty</u>	<u>Tree</u>	<u>DBH</u>	<u>Specimen Multiplier</u>	<u>Total Inches</u>
1	Oak	18"	0	0
1	Hickory	14"	0	0
1	Oak	15"	0	0
1	Oak	19"	0	0
1	Oak	11"	0	0
1	Oak	14"	0	0
1	Oak	14"	0	0
1	Oak	13"	0	0
1	Oak	11"	0	0
1	Oak	10"	0	0
				0
10	Total Specimen Tree Inches To Reconcise			0
ALL SPECIMEN TREES ON SITE HAVE BEEN PRESERVED				

Tree Density Calculations	
Total Site Acreage (ac)	4.5
Utility & Maintenance Easements on Site (ac)	0.0
Site Acreage Considered for Density (ac)	4.5
(Total Acreage - Utility Easement Acreage)	
Density Inches Requirement (Inches/acre)	130
Total Site Density Factor (SDF) (Inches)	580.5"
(Density Acreage X Density Unit Requirement)	
Total Existing Density Factor (EDF) (Inches)	454.0"
Total Replacement Density Factor (RDF) (Inches)	126.5"
(SDF - EDF)	
Replacement Density Inches Provided (Inches)	156.0"
Density Requirement Met	



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LANDSCAPE STRIP CALCULATION
KIMBALL BRIDGE RD.
OVERSTORY TREE SELECTED= NUTTALL OAK
ARBORIST GUIDANCE SPACING= 35'- 50' O.C.
SPACING SHOWN= 50' O.C. (UNDERSTORY TREE REQUIRED)
UNDERSTORY TREE SELECTED= NACHEZ GRAPE MYRTLE (SINGLE STEM)

PRIVATE RD. (NORTH LS STRIP)
REQUIRED: 1 TREE/ 50 L.F.
LS STRIP = 491.79 L.F.
TREES REQUIRED= 491.79/ 50= 10 TREES
TREES PRESERVED WITHIN LS STRIP= 8 WILLOW OAKS
TREES PROVIDED= 3 EUROPEAN HORNBEAM +1 WILLOW OAK=4 TREES
TOTAL TREES PROVIDED= 12

EAST LS STRIP
REQUIRED: 1 TREE/ 50 L.F.
LS STRIP = 426.8 L.F.
TREES REQUIRED= 426.8/ 50= 9 TREES
TREES PRESERVED WITHIN LS STRIP= 7
TREES PROVIDED= 5 PRINCETON ELMS
TOTAL TREES PROVIDED= 12

SOUTH LS STRIP
REQUIRED: 1 TREE/ 50 L.F.
LS STRIP = 461.95 L.F.
TREES REQUIRED= 461.95/ 50= 10 TREES
TREES PRESERVED WITHIN LS STRIP=6 (SURVEYED)+ 8 (FIELD LOCATED)
TREES PROVIDED= 0
TOTAL TREES PROVIDED= 14

NOTE: SEE SHEETS L4.1 & L4.2 FOR LS STRIP SHRUB SPECIFICATIONS

CITY OF ALPHARETTA UTILITY LANDSCAPE NOTE
ALL TREES MUST BE PLANTED A MINIMUM OF 5 FEET FROM ANY UTILITY LINE AND OR EASEMENTS UNLESS APPROVED BY THE CITY ARBORIST OR UTILITY PROVIDER.

CITY OF ALPHARETTA ARBORIST NOTE:
DESIGN LANDSCAPE ARCHITECT OR PROJECT ARBORIST WILL INSPECT, VERIFY, AND APPROVE THE LANDSCAPING IS PLANTED PER THE APPROVED PLANS AN DTHE CITY STANDARDS PRIOR TO CONTACTING THE CITY ARBORIST FOR A CO INSPECTION.

Density & Specimen Replacement Trees										
Density Replacement	Specimen Replacement	Botanical Name	Common Name	Min. Size	Unit Value	Total Density	Total Specimen	% Of Total*	Overstory**	Native to GA Piedmont***
Qty	Qty					Inches (126.45 Required)	Inches (0 Required)			
2		Cedrus deodara	Deodar Cedar	2" Cal.	2.0	4.0"		3.1%	3.1%	3.1%
16		Carpinus betulus 'Fastigata'	European Hornbeam	2" Cal.	2.0	32.0"		25.0%		
7		Lagerstroemia indica 'Natchez'	Natchez White Crape	2" Cal.	2.0	14.0"		10.9%		
8		Nyssa sylvatica	Black Gum	3" Cal.	3.0	24.0"		12.5%	12.5%	12.5%
3		Acer rubrum 'October Glory'	October Glory Red Maple	2" Cal.	2.0	6.0"		4.7%		
2		Quercus phellos	Willow Oak	3" Cal.	3.0	6.0"		3.1%	3.1%	3.1%
5		Quercus nuttalli	Nuttall Oak	3" Cal.	3.0	15.0"		7.8%	7.8%	7.8%
5		Taxodium distichum	Bald Cypress	2" Cal.	2.0	10.0"		7.8%	7.8%	7.8%
9		Ulmus americana 'Princeton'	Princeton American Elm	3" Cal.	3.0	27.0"		14.1%	14.1%	14.1%
4		Vitex agnus-castus	Chaste Tree	3" Cal.	3.0	12.0"		6.3%		
3		Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	2" Cal.	2.0	6.0"		4.7%	4.7%	4.7%
64			Total Tree Inches Replaced			156.0"		100.0%	53.1%	53.1%
*NO MORE THAN 25% OF ALL TREES PLANTED ARE OF ANY ONE GENUS										
**NO LESS THAN 40% OF ALL TREES PLANTED ARE OVERSTORY TREES										
***NO LESS THAN 50% OF ALL TREES PLANTED ARE NATIVE/ADAPTED TO GA PIEDMONT										

Tree Density Calculations	
Total Site Acreage (ac)	4.5
Utility & Maintenance Easements on Site (ac)	0.0
Site Acreage Considered for Density (ac)	4.5
(Total Acreage - Utility Easement Acreage)	
Density Inches Requirement (Inches/Acre)	130
Total Site Density Factor (SDF) (Inches)	580.5"
(Density Acreage X Density Unit Requirement)	
Total Existing Density Factor (EDF) (Inches)	454.0"
Total Replacement Density Factor (RDF) (Inches) (SDF - EDF)	126.5"
Replacement Density Inches Provided (Inches)	199.0"
Density Requirement Met	

TREE PROTECTION & REPLACEMENT KEY

- SPECIMEN TREE REMOVED
- NON-SPECIMEN TREE REMOVED
- CRITICAL ROOT ZONE (RADIUS = 1.3 FT X DBH)
- STRUCTURAL ROOT PLATE (RADIUS = .5 FT X DBH)
- SPECIMEN TREE REPLACEMENT
- TREE PROTECTION FENCE TYPE "B"

TREE REPLACEMENT KEY	
	DECIDUOUS CEDAR
	OCTOBER GLORY RED MAPLE
	WILLOW OAK
	NUTTALL OAK
	BALD CYPRESS
	PRINCETON AMERICAN ELM
	GREEN GABLE BLACK GUM
	LITTLE GEM MAGNOLIA
	EUROPEAN HORNBEAM
	CHASTE TREE
	NACHEZ WHITE GRAPE MYRTLE

Scale 1" = 30'

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TREE REPLACEMENT PLAN

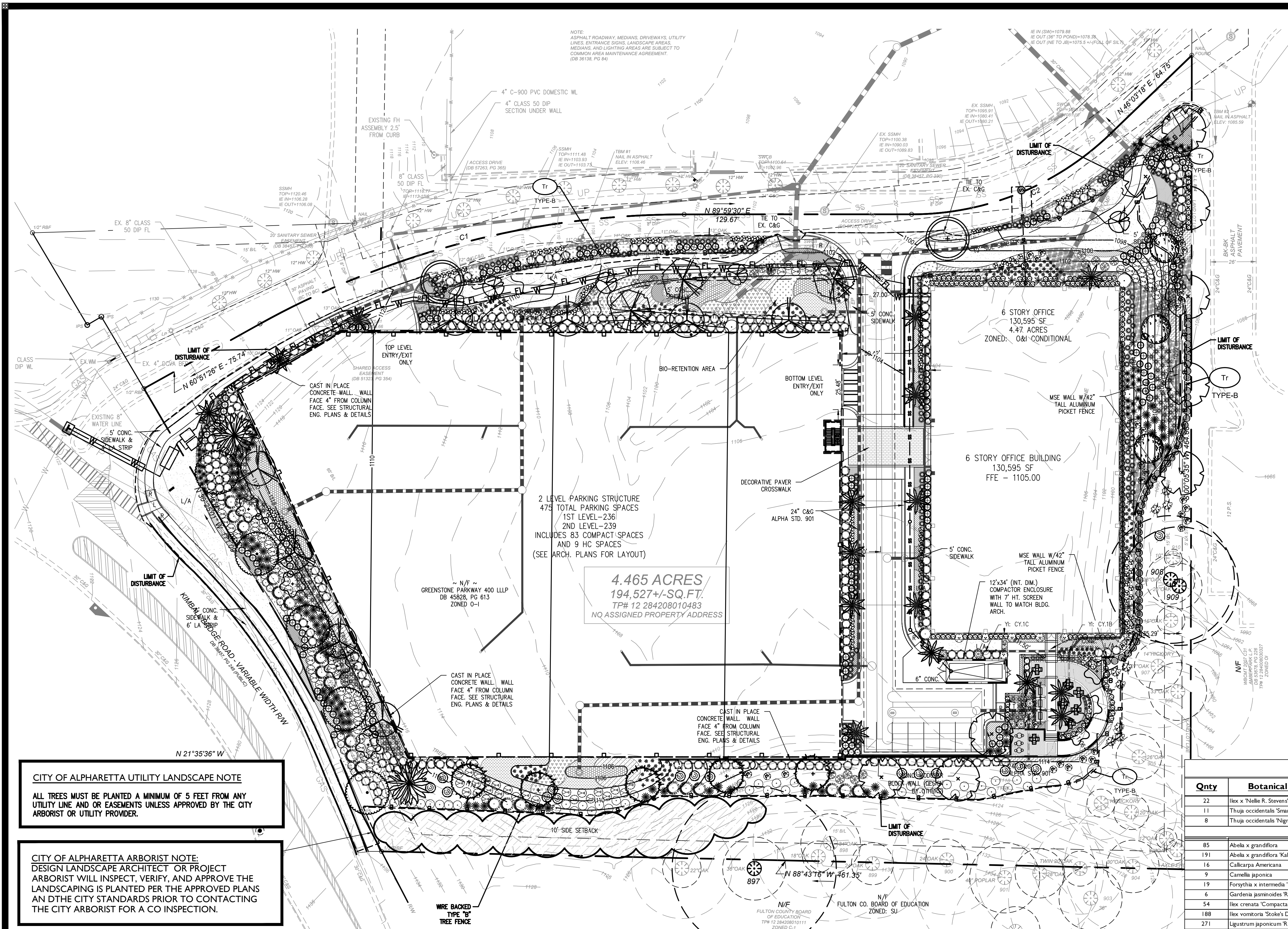
GREENSTONE PARKWAY 400 OFFICE
ALPHARETTA, FULTON COUNTY GEORGIA

DATE	REVISIONS	NO.

PROJECT NO: 18-191
CIVIL DRAWN BY: BDR
LANDSCAPE DRAWN BY: BDR
CHECKED BY: JWM
DATE: 9-3-2018

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M:\2018\08518-191 Greenstone Kimball Br. Office\LANDSCAPE\18-191-L3.0.dwg, 10/17/2018 1:58:59 PM, pp. 1:1



PLANT KEY

Japanese Camellia	Big Blue Liriope
American Beautyberry	Seasonal Color
Butterfly Bush	Candytuft
Ruby Fringe Flower	Bronze Beauty Carpet Bugle
Forstia	Ruby Spider Daylily
Recurve Waxleaf Ligustrum	Black Eyed Susan/ Purple Coneflower Mix
Fragrant Tea Olive	Southern Blueflag Iris
Garden Hydrangea	Upland Sea Oats
Glossy Abelia	Switchgrass
Dwarf Buford Holly	Sod
Radtko Knock Out Rose	Tickseed
Compact Japanese Holly	
Suzanne Loropetalum	
Dwarf Gardenia	
Dwarf Stokes Holly	
Kaleidoscope Holly	
Foerster's Feather Reed Grass	
Pink Muhlenbergia	
Brilliance Autumn Fern	

TREE REPLACEMENT KEY

Decedar Cedar
October Glory Red Maple
Willow Oak
Nuttall Oak
Bald Cypress
Princeton American Elm
Green Gable Black Gum
Little Gem Magnolia
European Hornbeam
Chaste Tree
Natchez White Grape Myrtle

Ornamental Plant List

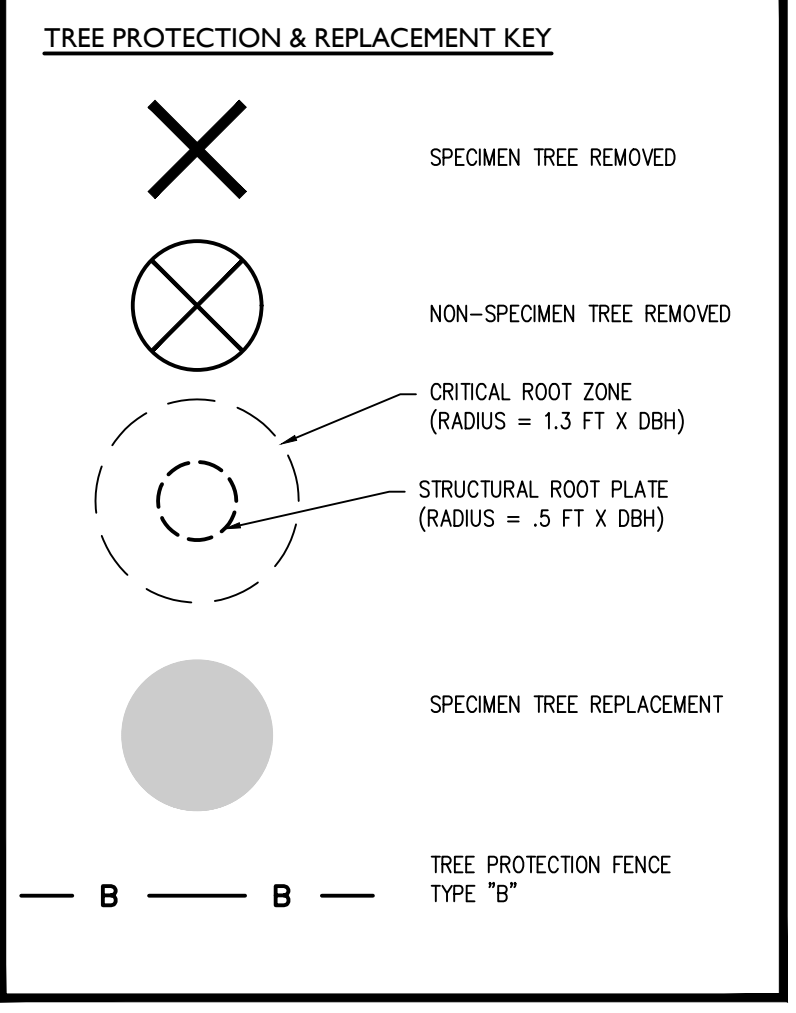
Qty	Botanical Name	Common Name	Min. Size at Planting	Spacing	Specifications
22	Ilex x 'Nelle R. Stevens'	Nelle R. Stevens Holly	1" Cal.	As Shown	Free of Pests and Disease
11	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	1" Cal.	As Shown	Free of Pests and Disease
8	Thuja occidentalis 'Nigra'	Dark American Arborvitae	2" Cal.	As Shown	Free of Pests and Disease
Shrubs					
85	Abelia x grandiflora	Glossy Abelia	7 Gal.-Min. 2' Ht.	As Shown	Free of Pests and Disease
191	Abelia x grandiflora 'Kaleidoscope'	Kaleidoscope Abelia	3 Gal.	As Shown	Free of Pests and Disease
16	Calliandra americana	American Beautyberry	7 Gal.	As Shown	Free of Pests and Disease
9	Camellia japonica	Japanese Camellia	7 Gal.	As Shown	Free of Pests and Disease
19	Forstia x intermedia 'Kolgold'	Magical Gold Forsythia	7 Gal.	As Shown	Free of Pests and Disease
6	Gardenia jasminoides 'Radicans'	Dwarf Gardenia	3 Gal.	As Shown	Free of Pests and Disease
54	Ilex crenata 'Compacta'	Compacta Holly	7 Gal.-Min. 2' Ht.	As Shown	Free of Pests and Disease
188	Ilex vomitoria 'Stokes Dwarf'	Stokes Dwarf Yaupon Holly	3 Gal.	As Shown	Free of Pests and Disease
271	Ligustrum japonicum 'Recurvifolium'	Recurve Waxleaf Ligustrum	7 Gal.-Min. 2' Ht.	As Shown	Free of Pests and Disease
49	Loropetalum chinense 'Ruby'	Ruby Fringe Flower	7 Gal.-Min. 2' Ht.	As Shown	Free of Pests and Disease
154	Loropetalum chinense 'Suzanne'	Suzanne Fringe Flower	7 Gal.-Min. 2' Ht.	As Shown	Free of Pests and Disease
10	Osmanthus fragrans	Fragrant Tea Olive	7 Gal.	As Shown	Free of Pests and Disease
22	Rosa x 'Radtko'	Double Knock Out Rose	3 Gal.	As Shown	Free of Pests and Disease
44	Hydrangea macrophylla	Garden Hydrangea	7 Gal.	As Shown	Free of Pests and Disease
14	Illicium parviflorum	Japanes Anise	7 Gal.	As Shown	Free of Pests and Disease
91	Ilex glabra	Inkberry	7 Gal.-Min. 2' Ht.	As Shown	Free of Pests and Disease
184	Viburnum davidii	David Viburnum	3 Gal.	As Shown	Free of Pests and Disease
9	Viburnum x burkwoodii	Burkwood Viburnum	7 Gal.	As Shown	Free of Pests and Disease
Ferns/Grasses					
148	Calamagrostis x acutiflora 'Karl Foerster'	Foerster's Feather Reed Grass	7 Gal.	As Shown	Free of Pests and Disease
206	Dryopteris erythrosora	Autumn Fern	3 Gal.	As Shown	Free of Pests and Disease
49	Muhlenbergia capillaris	Pink Muhly Grass	3 Gal.	As Shown	Free of Pests and Disease
Perennial/Groundcover					
708	Liriope muscari 'Big Blue'	Big Blue Liriope	4" Pot	18" OC x 18" Stag.	Free of Pests and Disease
355	Seasonal Color	Seasonal Color	4" Pot	12" OC x 12" Stag.	Free of Pests and Disease
115	Echinacea purpurea	Purple Coneflower	1 Gal.	24" OC x 24" Stag.	Free of Pests and Disease
265	Hemerocallis x 'Ruby Spider'	Ruby Spider Daylily	1 Gal.	24" OC x 24" Stag.	Free of Pests and Disease
115	Rudbeckia fulgida sylvatica 'Goldsturm'	Black-eyed Susan	1 Gal.	24" OC x 24" Stag.	Free of Pests and Disease
52	Iris virginica	Southern Blue Flag Iris	1 Gal.	18" OC x 18" Stag.	Free of Pests and Disease
286	Chasmanthium latifolium	Upland Sea Oats	1 Gal.	24" OC x 24" Stag.	Free of Pests and Disease
244	Panicum virgatum	Switchgrass	1 Gal.	24" OC x 24" Stag.	Free of Pests and Disease
213	Ceropegia tinctoria	Dwarf Tickseed	1 Gal.	24" OC x 24" Stag.	Free of Pests and Disease
553	Ajuga reptans 'Bronze Beauty'	Bronze Beauty Carpet Bugle	1 Gal.	18" OC x 18" Stag.	Free of Pests and Disease
265	Iberis sempervirens	Candytuft	4" Pot	18" OC x 18" Stag.	Free of Pests and Disease

CITY OF ALPHARETTA UTILITY LANDSCAPE NOTE

ALL TREES MUST BE PLANTED A MINIMUM OF 5 FEET FROM ANY UTILITY LINE AND OR EASEMENTS UNLESS APPROVED BY THE CITY ARBORIST OR UTILITY PROVIDER.

CITY OF ALPHARETTA ARBORIST NOTE:

DESIGN LANDSCAPE ARCHITECT OR PROJECT ARBORIST WILL INSPECT, VERIFY, AND APPROVE THE LANDSCAPING IS PLANTED PER THE APPROVED PLANS AND THE CITY STANDARDS PRIOR TO CONTACTING THE CITY ARBORIST FOR A CO INSPECTION.



Scale 1" = 30'

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LANDSCAPE PLAN

GREENSTONE
PARKWAY 400 OFFICE

ALPHARETTA, FULTON COUNTY GEORGIA

DATE

REVISIONS

NO.

PROJECT NO: 18-1191
CIVIL DRAWN BY: BDR
LANDSCAPE DESIGNED BY: BDR
LANDSCAPE DESIGNED BY: BDR
CHECKED BY: JWM
DATE: 9-3-2018

SHEET

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18-07-19-01 Kimball
Office Arborist Report
Alpharetta

Reference UDC
Alpharetta, Georgia



Location Map

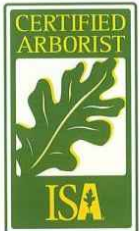
North

All of the following information is based upon visual field observations and 30 years of practical horticultural experience. No scientific or lab tests have been performed. I certify that all information in this report is true and inclusive to the best of my knowledge and is prepared in good faith.

Outdoor Spaces, LLC

By Scott Hall, Owner

On Site Specimen Evaluation Date: July 22, 2018
Report Date: July 23, 2018
Revised Date:



Outdoor Spaces, LLC
Scott Hall, Owner
RLA, Certified Arborist
Certificate Number: SO-5434A
404-228-6561 Cell
678-965-4784 Fax
scott@osllc.com, Website osllc.com

Warranty Disclaimer:

Although, this report will determine whether or not a tree is a specimen or "Tree of Quality", it is provided as best judgment opinion. Ultimately, the governing body (City of Alpharetta) arborist or representative shall determine whether a tree is classified as a specimen "Tree of Quality" or not.

All specimen "Tree of Quality" tree locations shall be approximate. The provided tree locations shall NOT be GPS located and in no manner shall the provided tree location plan be used or represented as a tree survey. It is the sole responsibility of the OWNER to have all tagged specimen "Tree of Quality" trees located by a Certified Land Surveyor.

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

Arborist Note:

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

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

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

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

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

SECTION 3.2 - TREE CONSERVATION, LANDSCAPE, AND BUFFER REQUIREMENTS
(Adopted 05-15-17)

3.2.2 Definitions.

For the purposes of this Section, unless the context indicates otherwise, the following terms shall have the meaning set forth below:

Boundary Tree: Any tree located on adjacent property with a critical root zone that will be impacted by proposed land disturbance activity.

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

Conifer Tree: Any tree with needle leaves and a woody cone fruit including, but not limited to, pine, juniper and cedar species.

Critical Root Zone (CRZ): The minimum area beneath a tree which must be left undisturbed in order to preserve a sufficient root mass to give a tree a reasonable chance of survival. The Critical Root Zone will typically be represented by a concentric circle centering on the tree's trunk with a radius equal in feet to one and three-tenths times the number of inches of the trunk diameter. EXAMPLE: The CRZ radius of a twenty (20) inch diameter tree is twenty-six (26) feet.

Dead Tree: Any standing tree which is no longer alive or has the ability to sustain itself through natural processes as determined by a qualified professional.

Diameter Breast-Height (DBH): The standard measure of tree size (for trees existing on a site). The tree trunk is measured at a height of 4 1/2 feet above the ground. If a tree splits into multiple trunks below 4 1/2 feet, the trunk is measured at its most narrow point beneath the split.

Guidance Document: A document maintained by the City of Alpharetta Arborist that includes clarifications to requirements with examples and additional technical standards about tree protection, tree planting, species selection, and other information relevant to the protection and replanting of trees in the City of Alpharetta. The document may be revised by the City Arborist as conditions and technical standards evolve.

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

International Society of Arboriculture (ISA): A professional organization that promotes the professional practice of arboriculture, sets standards for obtaining professional credentials for arborist, and establishes best practices for tree care, pruning, and protection.

Landscape Tree: A tree or trees that were planted or retained on a developed or previously developed site.

Ornamental Tree: A tree that provides a visual impact in the landscape. The impact may be provided through form, bark, branching structure, leaf color, and / or flower color. Typically a small or medium size tree.

Oversitory Tree: Those trees that compose the top layer or canopy of vegetation and will generally reach a mature height greater than 40 feet and typically have a spreading canopy.

Pine Tree: An evergreen coniferous tree that has clusters of needle-shaped leaves.

Pruning (Tree Pruning): To cut away dead, overgrown, or undesirable branches or stems. Pruning of trees to be done in compliance with standard arboricultural practices as outlined in ANSI A300 and shall maintain the trees natural form and structure.

Qualified Professional: An International Society of Arboriculture (ISA) Certified Arborist; an American Society of Consulting Arborists (ASCA) Registered Consulting Arborist; or a Registered Forester.

Shade Tree: Any tree that has a spreading canopy that provides partial to full shade to the ground with a minimum height of 20 feet.

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

Specimen Tree: Any tree which qualifies for special consideration for preservation due to its size, type, condition, location or historical significance and which also meets the minimum size criteria set forth below.

Size Criteria:

Pine Trees: 30-inch diameter or larger for trees in the *Pinus* (Pine) genus.

Coniferous Trees: 20" diameter or larger for trees in the *cedrus* (deodar cedar), *Thuja* (Arborvitae), or other ecologically similar trees.

Oversitory Trees: 30-inch diameter or larger for trees in the *Liquidambar* (Sweetgum) or *Liriodendron* (Tulip poplar) genus

- 20-inch diameter or larger for trees in the *Fagus* (Beech), *Nyssa* (Tupelo), *Diospyros* (Persimmon), *Sassafras* (Sassafras), or other ecologically similar trees
- 20-inch diameter or larger for *Magnolia grandiflora* (Southern magnolia) and those cultivars that generally reach a mature height over 40'
- 24-inch (24") diameter or larger for trees in all other genera

Understory Trees: 8-inch (8") diameter or larger.

- 10-inch (10") diameter or larger for *Oxydendron arboreum* (Sourwood).

See additional requirements for Specimen Trees in The Guidance Document

Street/Streetcape Tree: Any tree located or proposed to be located along a public or private street. The actual location will be determined by the specific zoning district or overlay. In situations where there is limited planting space in the right of way and or safety concerns, street trees may be located at the back of the sidewalk or within the landscape strip on private property and the discretion of the Director.

Structural Root Plate: The zone of rapid root taper that provides the tree stability against wind throw. The radius of the structural root plate is equal to 0.5 feet per inch of DBH.

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

Tree Care Plan: A plan developed to provide an impacted tree the best possible chance of survival. A tree care plan should be prepared by a qualified professional and conform to the requirements of ANSI A300 and the Guidance Document

Tree Grouping: A community of trees as determined by the Director to merit special consideration as an ecological feature based upon species composition, form, structure, age, and condition. Specimen trees and trees of quality may be included in tree groupings and every alternative should be evaluated to save these trees. Except as otherwise provided in Section 3.2, Tree Groupings will be treated as specimen trees for preservation credits and every alternative should be evaluated to save these trees.

Tree of Quality: A tree that merits special consideration due to historical significance, ideal shape and structure, or uniqueness of the species as determined by the Director. Except as otherwise provided in Section 3.2, Trees of Quality will be treated as specimen trees for preservation credits and every alternative should be evaluated to save these trees.

Tree Planting List: List of preferred tree species for use in the City of Alpharetta. Species not included on this list may be approved at the discretion of the Director. The Tree Planting List is included in the Arborist Guidance Document.

Tree Protection Area: An area encompassing the critical root zone of a tree that shall remain in a previous state.

Tree Save Area: An area designated for the purpose of meeting tree density requirements, saving natural trees, and/or preserving natural buffers that shall remain in a previous state.

Understory Trees: Those trees that grow beneath the oversitory, and will generally reach a mature height less than 40 feet. Understory trees may include coniferous trees that meet these same height characteristics.



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ARBORIST REPORT

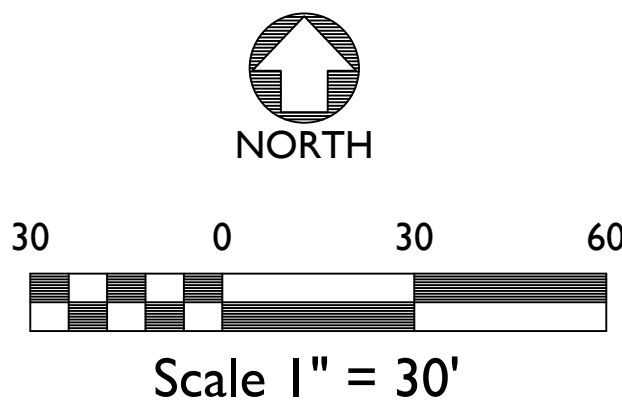
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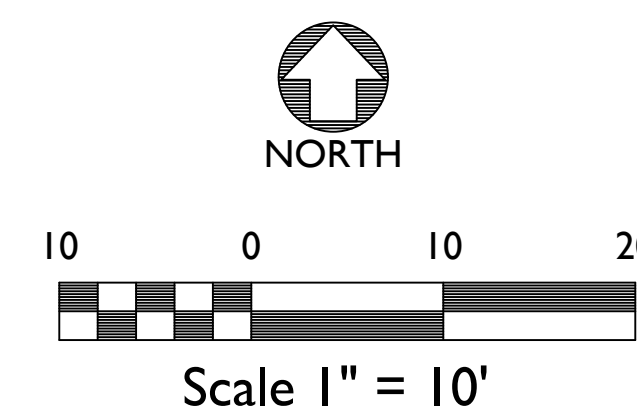
NO.	REVISIONS	DATE

PROJECT NO: 18-4191
CIVIL DRAWN BY: BDR
LANDSCAPE DRAWN BY: BDR / MDA
LANDSCAPE DESIGNED BY: BDR
CHECKED BY: JWM
DATE - 9-3-2018

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HARDSCAPE PLAN

**GREENSTONE
PARKWAY 400 OFFICE
ALPHARETTA, FULTON COUNTY GEORGIA**

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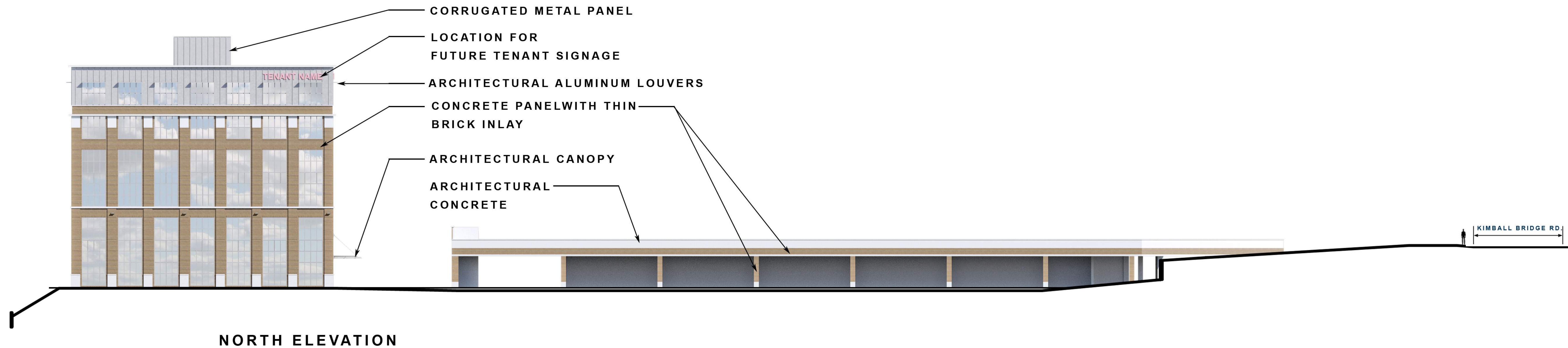
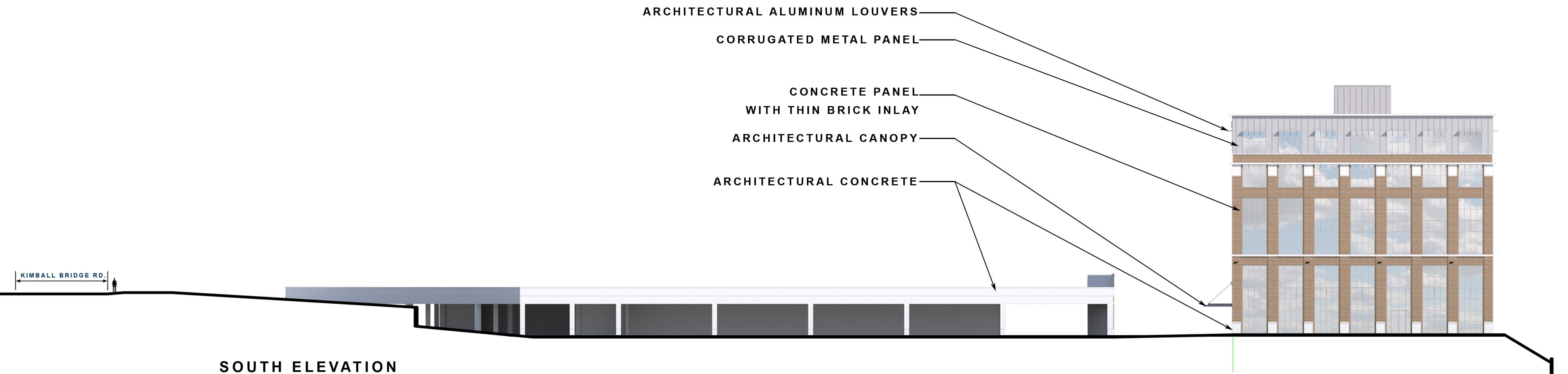
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CIVIL DRAWN BY: BDR
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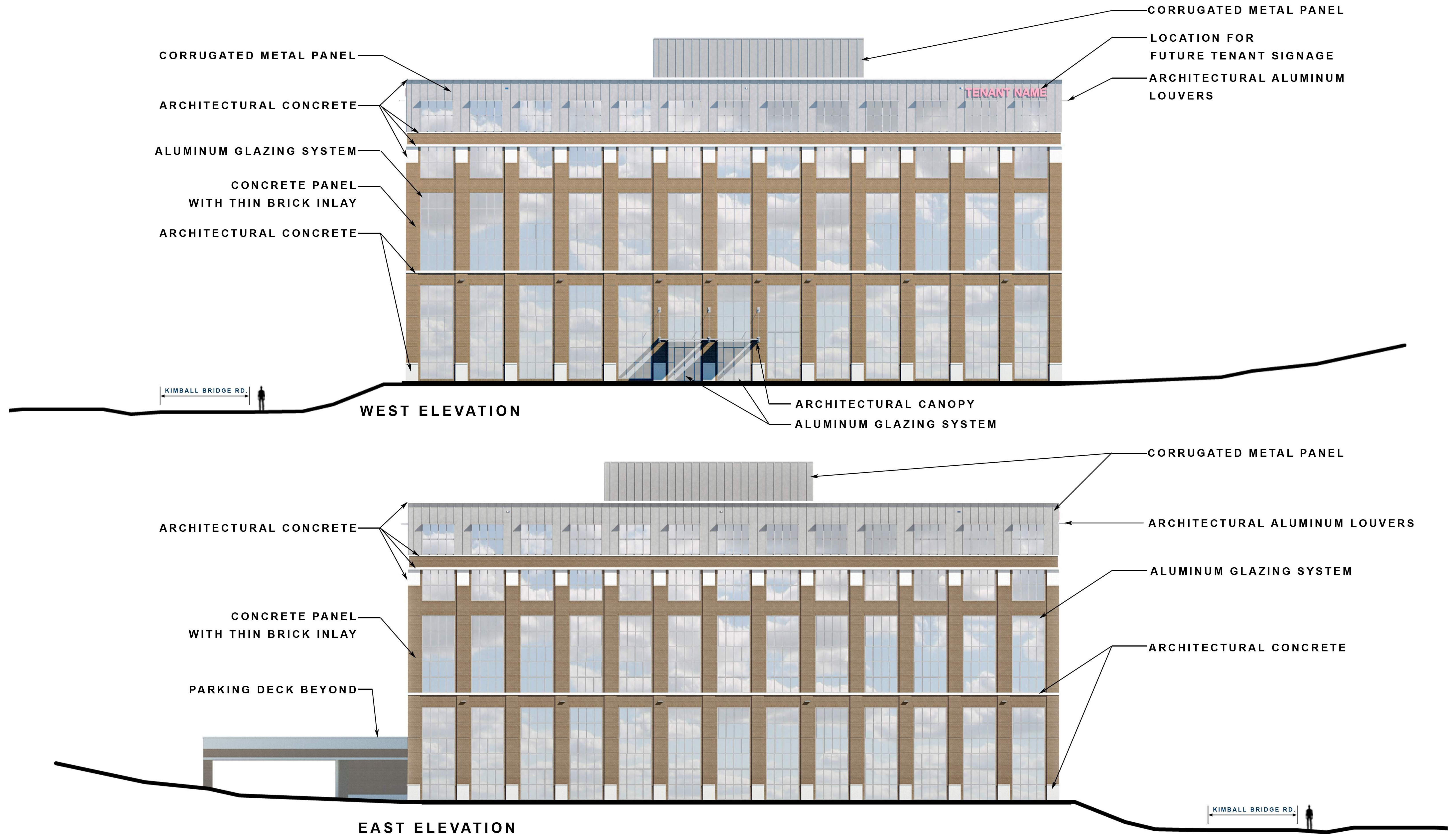
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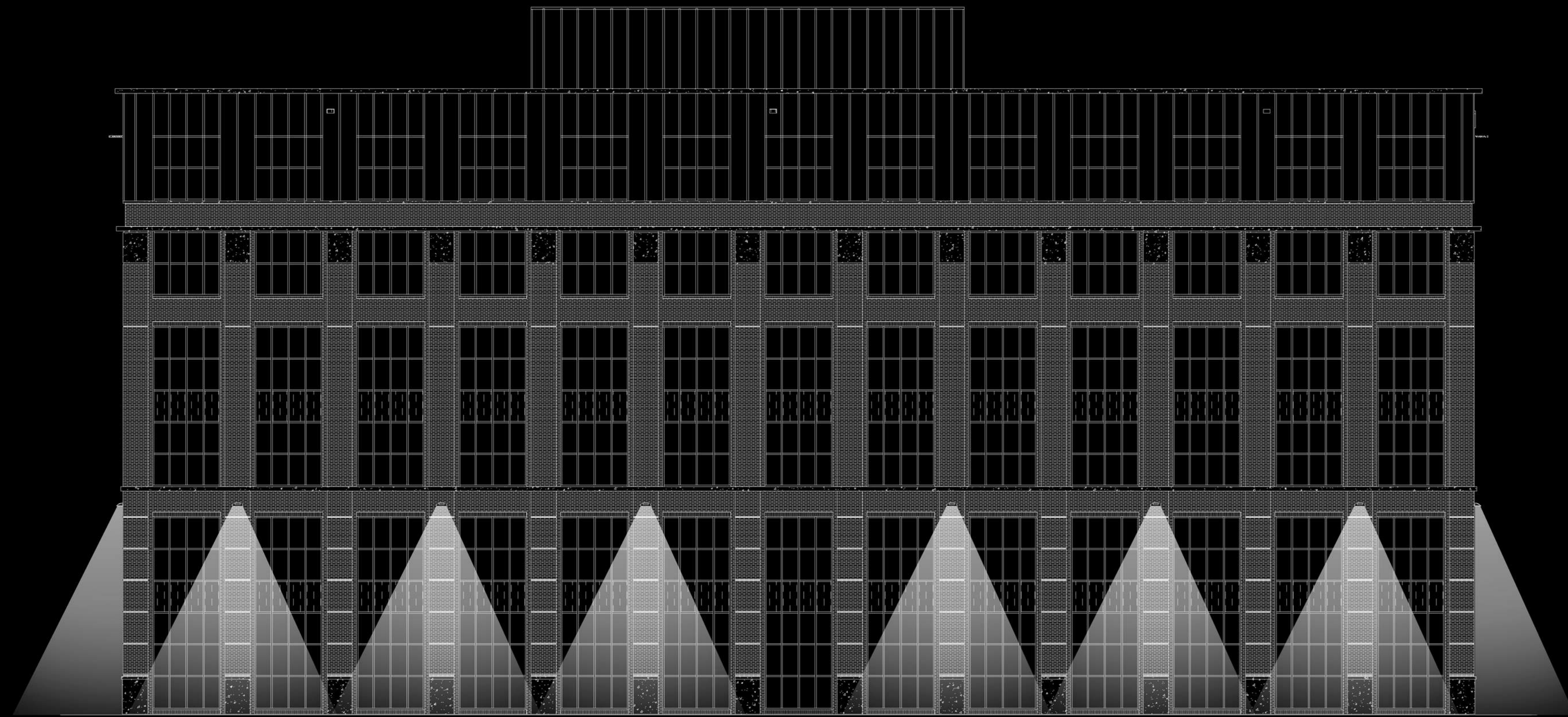
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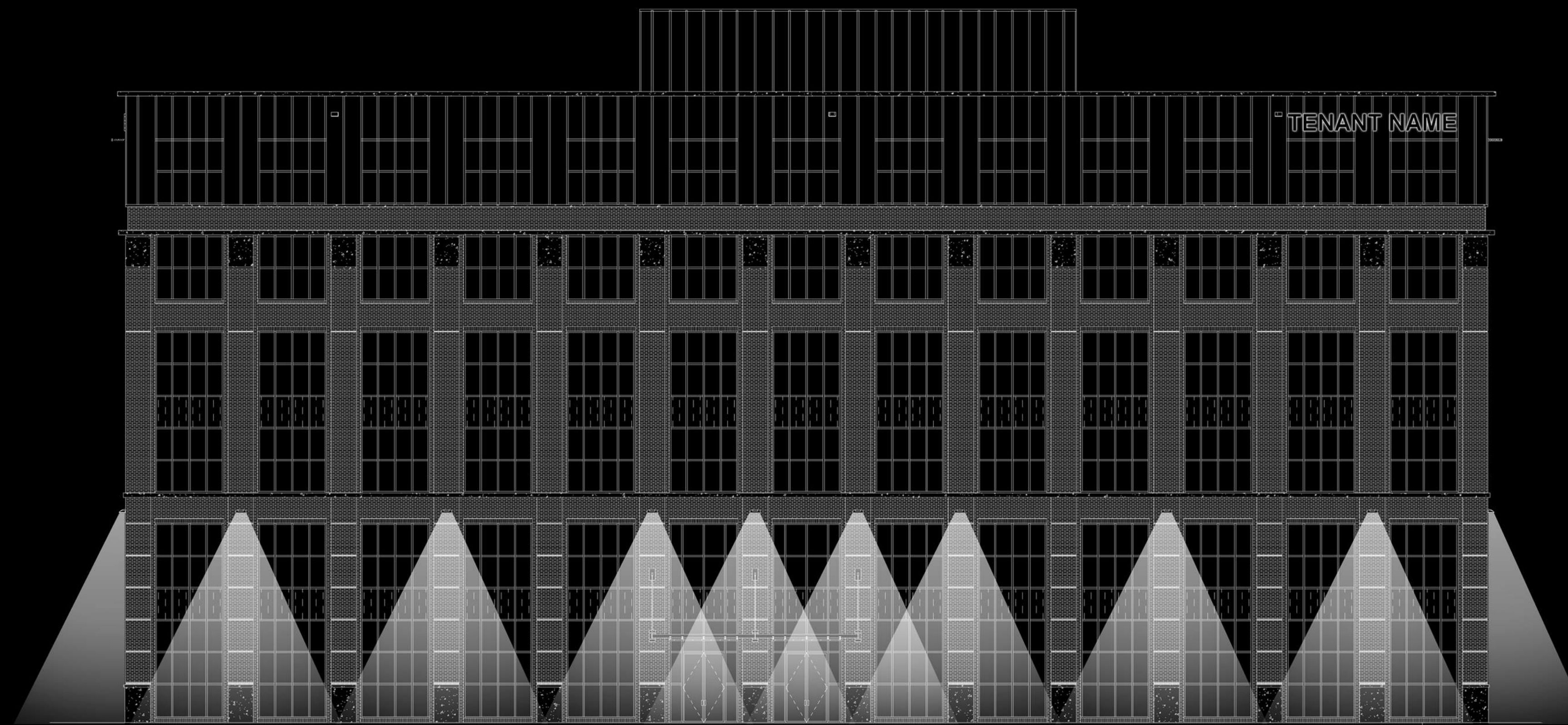




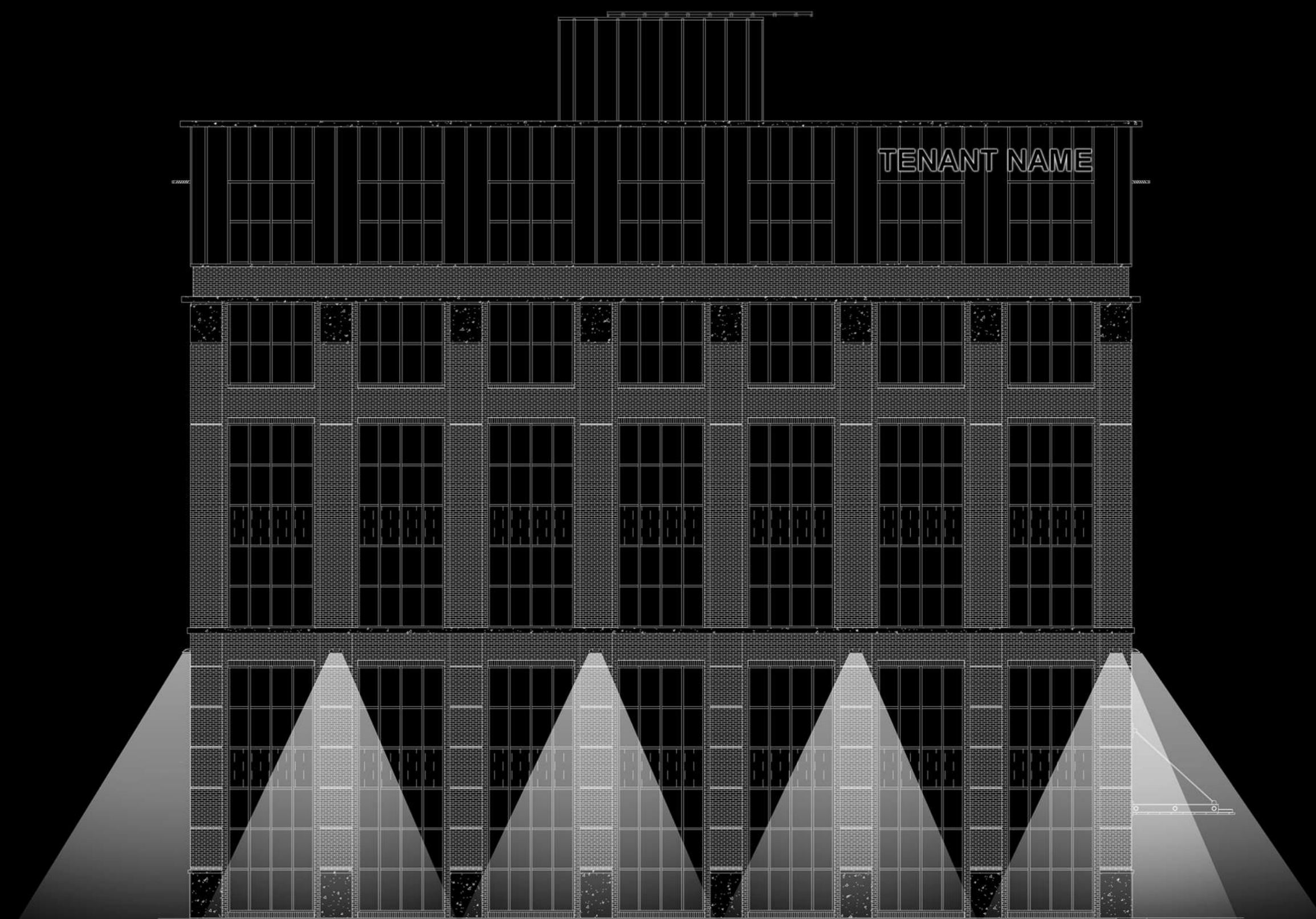




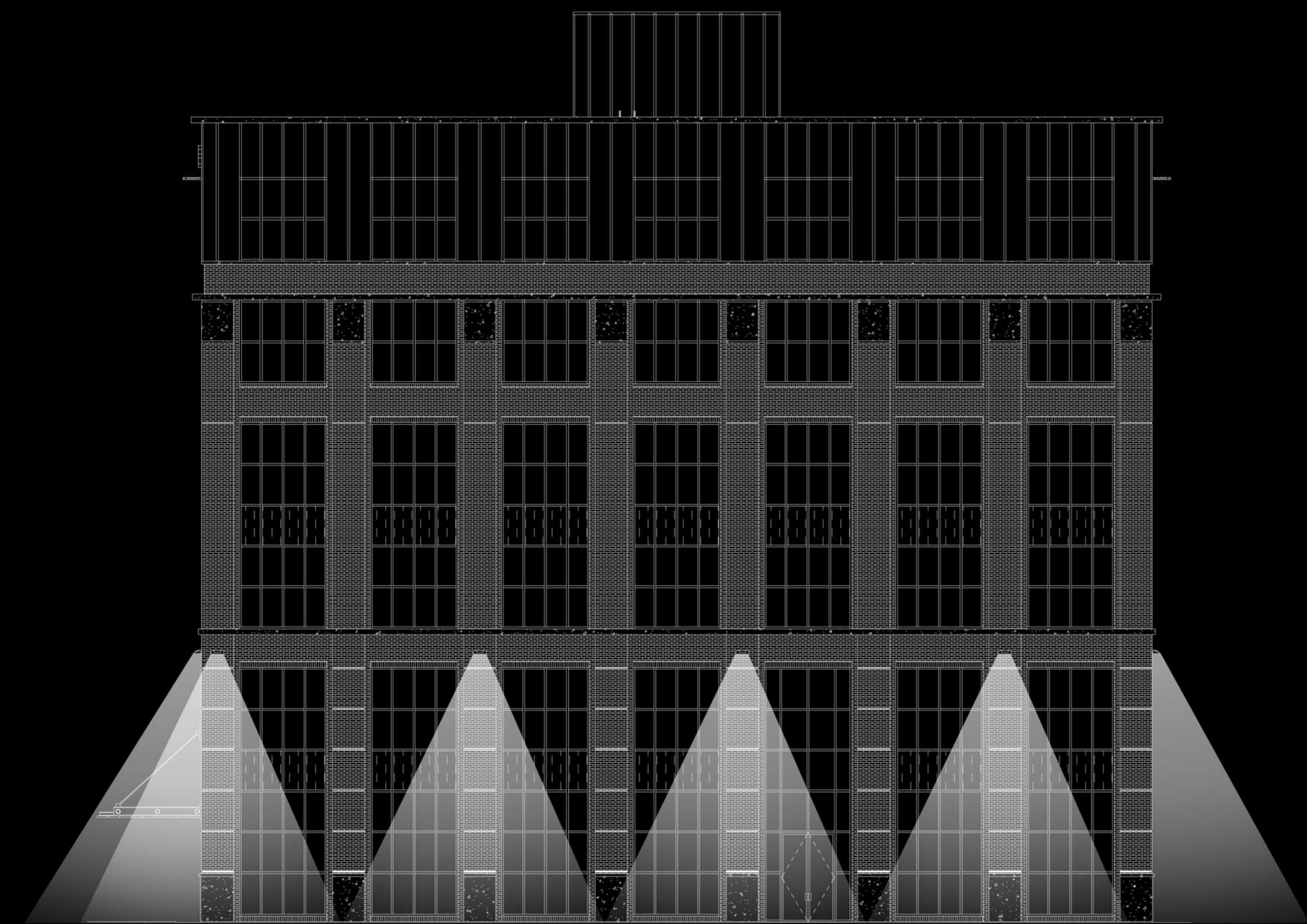
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

JOB TYPE

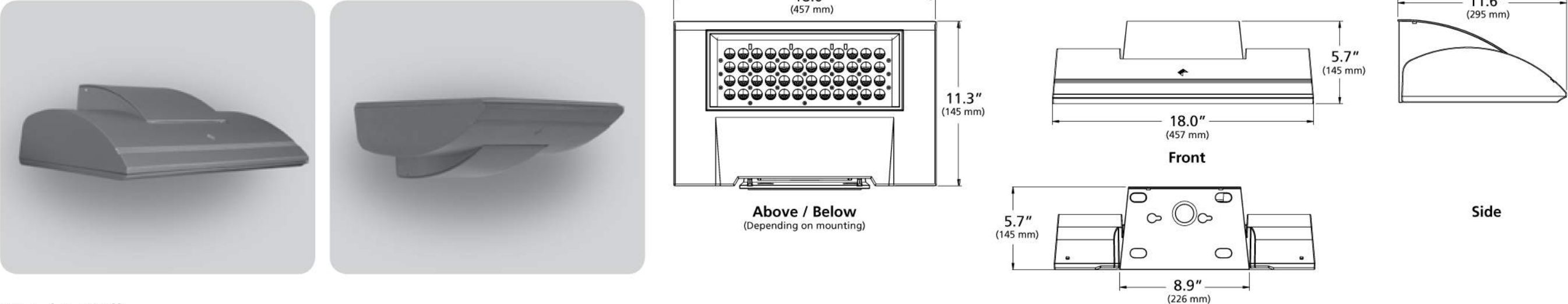
NOTES APPROVALS

- FEATURES
- 5° to +10° tilt adjustment
 - High performance optics deliver up to 15,000 lumens
 - up or down mountable without modification
 - Diffused lens option
 - Programmable occupancy sensor (dimming)
 - NX and SiteSync wireless controls
 - 130+ lumens per watt

Certifications



SPECIFICATIONS



Weight: 35 lbs

ORDERING CODE

WDM	D	48L	85	4K8	4W	UNIV	LG
Fixture	Mounting	Source	Wattage	Light Engine	Distribution	Voltage	Fixture Finish
WDM Wall Direc-tor Medium	D Down U¹ Up	48L 48 LEDs	55 55 Watts 65 65 Watts 85 85 Watts 105 105 Watts 130 130 Watts	3K7 3000K/70CRI 3K8 3000K/80CRI 4K7 4000K/70CRI 4K8 4000K/80CRI 5K7 5000K/70CRI	1 Type I 2 Type II 3 Type III 4W Type IV Wide 4F Type IV Forward WG² Wall Graze SP Spot/Column FTD¹ Forward Throw Diffuse WTD² Wide Throw Diffuse	UNV 120-277V 347 347V 480 480V	BL Black DB Dark Bronze GT Graphite LG Light Gray PS Platinum Silver TT Titanium WH White CC Custom Color, consult representative

Control Options	Options	Accessories
PC Button Photocell SCP-8F Programmable Occ. Sensor (<9' height) SCP-20F Programmable Occ. Sensor (<9' - 20' height) SWP³ SiteSync Wireless Pre-Commission SWPM³ SiteSync Wireless w/ Occupancy Sensor Pre-Commission NXSPW14F⁴ NX Wireless, PIR Occupancy Sensor, Dimming Daylight Harvesting, 14' NXSP14F⁴ NX PIR Occupancy Sensor, Dimming Daylight Harvesting, 14' NXWE⁴ NX Wireless Enabled	EM³ Internal Emergency Battery Backup SF Single Fuse & Fuse holder DF Double Fuse & Fuse holder 2DR Dual Drivers 2PF Dual Power Feeds	SCPREMOTE SCP configuration tool SWUSB SiteSync Software on USB SWTAB SiteSync Windows® Tablet SWBRG SiteSync Software Bridge Node

Microsoft, Encarta, MSN, and Windows are either registered trademarks or trademarks of Microsoft Corporation in the United States and/or other countries.

- ¹ Not available with EM option or with SCP & SWPM sensor options.
² WG, FTD, and WTD come with a diffused lens.
³ Universal voltage only (120-277)
⁴ 120-347V only

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P 626.968.5666 | F 626.369.2695 | www.kimlighting.com | Rev. Aug. 01, 2018



| 1 |

LUMINAIRE PERFORMANCE

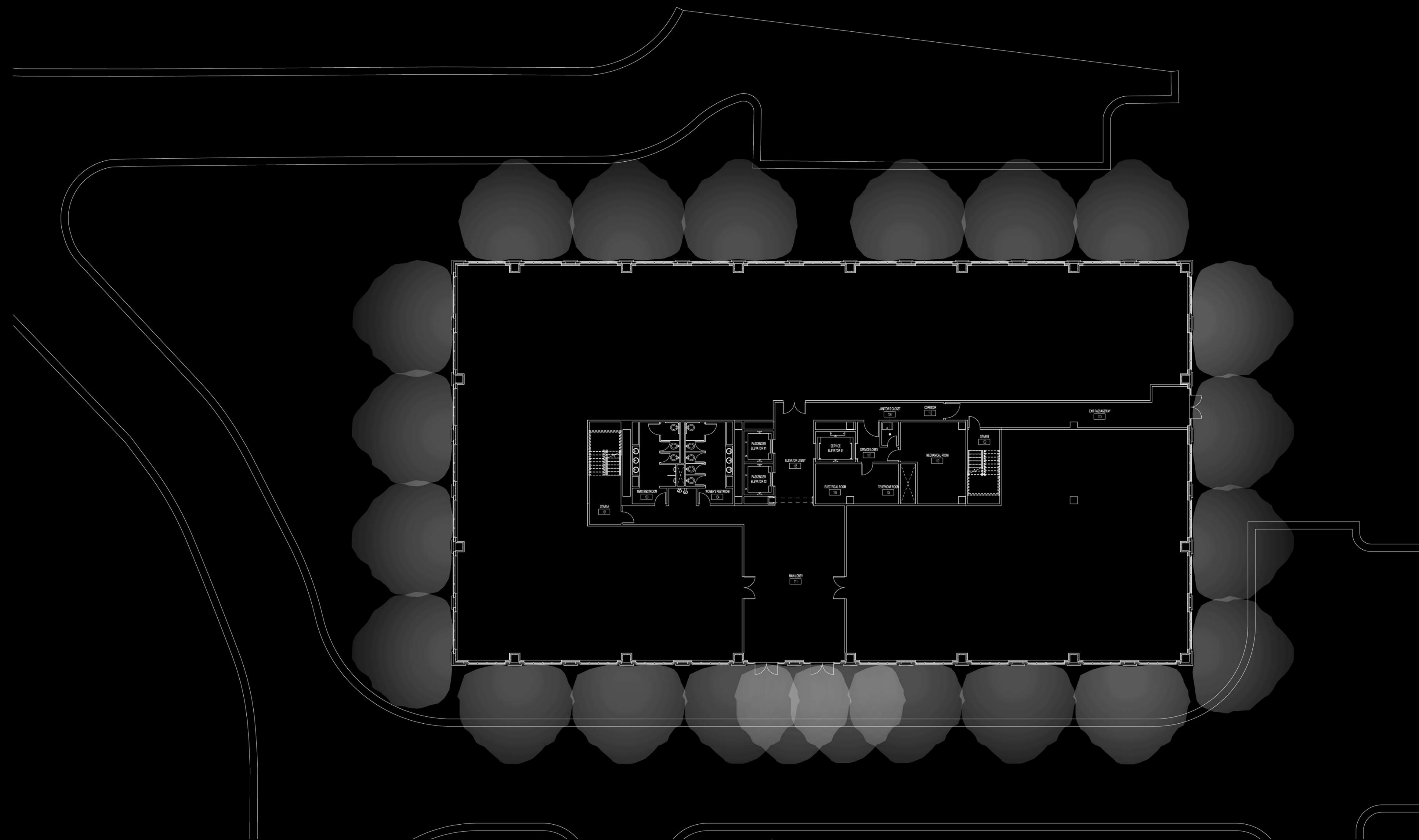
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					Lumen	BUG Rating			lm/w	Lumen	BUG Rating			lm/w	Lumen	BUG Rating			lm/w
						B	U	G			B	U	G			B	U	G	
48L	6,000	54	Clear Lens	1	7162	1	0	1	132	7342	1	0	1	135	7426	1	0	1	137
				2	6782	1	0	1	125	6953	1	0	1	128	7032	1	0	1	130
				3	6896	1	0	2	127	7070	1	0	2	130	7151	1	0	2	132
				4F	6766	1	0	2	125	6937	1	0	2	128	7016	1	0	2	129
				4W	6580	1	0	2	121	6746	1	0	2	124	6823	1	0	2	126
				SP	7594	4	0	1	140	7785	4	0	1	143	7874	4	0	1	145
			Diffuse Lens	WG	6842	3	0	1	126	7015	3	0	1	129	7095	3	0	1	131
				FTD	5950	2	0	1	110	6100	2	0	1	112	6170	2	0	1	114
				WTD	6439	2	0	1	119	6601	2	0	1	122	6677	2	0	1	123
	8,000	68	Clear Lens	1	8775	1	0	1	129	8996	1	0	1	132	9099	1	0	1	134
				2	8309	1	0	2	122	8518	1	0	2	125	8616	1	0	2	127
				3	8450	1	0	2	124	8662	1	0	2	127	8761	1	0	2	129
				4F	8290	1	0	2	122	8499	1	0	2	125	8596	1	0	2	126
				4W	8062	1	0	2	119	8265	1	0	2	122	8360	1	0	2	123
				SP	9304	4	0	1	137	9538	4	0	1	140	9647	4	0	1	142
			Diffuse Lens	WG	8384	3	0	1	123	8594	3	0	1	126	8693	3	0	1	128
				FTD	7290	2	0	2	107	7474	2	0	2	110	7559	2	0	2	111
				WTD	7890	2	0	1	116	8088	2	0	1	119	8181	2	0	1	120
	10,000	88	Clear Lens	1	11194	1	0	1	127	11476	1	0	1	130	11607	1	0	1	132
				2	10601	2	0	2	120	10867	2	0	2	123	10991	2	0	2	125
				3	10779	1	0	2	122	11050	1	0	2	126	11177	1	0	2	127
				4F	10576	1	0	2	120	10842	1	0	2	123	10966	1	0	2	125
				4W	10285	2	0	2	117	10544	2	0	2	120	10665	2	0	2	121
				SP	11870	5	0	1	135	12168	5	0	1	138	12308	5	0	1	140
			Diffuse Lens	WG	10695	3	0	1	122	10964	3	0	1	125	11090	3	0	1	126
				FTD	9300	2	0	2	106	9534	2	0	2	108	9643	2	0	2	110
				WTD	10065	2	0	2	114	10318	2	0	2	117	10436	2	0	2	119
	12,000	104	Clear Lens	1	12808	1	0	1	124	13130	1	0	1	127	13280	1	0	1	128
				2	12128	2	0	2	117	12433	2	0	2	120	12575	2	0	2	121
				3	12333	1	0	2	119	12643	2	0	2	122	12787	2	0	2	123
				4F	12100	2	0	2	117	12405	2	0	2	120	12547	2	0	2	121
				4W	11768	2	0	2	113	12064	2	0	2	116	12201	2	0	2	118
				SP	13580	5	0	1	131	13922	5	0	1	134	14081	5	0	1	136
			Diffuse Lens	WG	12236	3	0	1	118	12544	3	0	1	121	12687	3	0	1	122
				FTD	10641	2	0	2	103	10908	2	0	2	105	11033	3	0	2	106
				WTD	11515	2	0	2	111	11805	2	0	2	114	11940	2	0	2	115
	14,000	131	Clear Lens	1	15227	2	0	1	117	15610	2	0	1	120	15789	2	0	1	121
				2	14419	2	0	2	110	14782	2	0	2	113	14951	2	0	2	114
				3	14662	2	0	3	112	15031	2	0	3	115	15203	2	0	3	116
				4F	14386	2	0	2	110	14748	2	0	3	113	14917	2	0	3	114
				4W	13991	2	0	2	107	14343	2	0	2	110	14506	2	0	3	111
				SP	16146	5	0	1	124	16552	5	0	1	127	16741	5	0	1	128
			Diffuse Lens	WG	14548	4	0	1	111	14914	4	0	1	114	15084	4	0	1	116
				FTD	12651	3	0	2	97	12969	3	0	2	99	13117	3	0	2	100
				WTD	13691	3	0	2	105	14035	3	0	2	107	14196	3	0	2	109

Kim Lighting reserves the right to change specifications without notice.

© 2018 KIM LIGHTING | 17760 Rowland Street | City of Industry | CA 91748
P 626.968.5666 | F 626.369.2695 | www.kimlighting.com | Rev. Aug. 01, 2018



| 2 |



BUILDING LIGHTING PLAN



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

CITY COUNCIL ACTION SUMMARY

Public Hearing Date: 3/28/16

Item#: MP-16-01 / V-16-03: Parkway 400.

Consideration of a request for approval of a master plan amendment in order to increase the allowed hotel room count from 131 to 132 rooms as well as a variance to the side setback from 10' to 0' enabling proposed parking decks to be continuous across Parcel 1 and Parcel 2; and a front setback variance to reduce the front yard setback from 65' to 25' for a parcel along Kimball Bridge Road, allowing construction of a parking deck to be closer to the road.

Motion:	Approved with Conditions
Motion:	Kennedy
Second:	Binder
Vote:	7--0

Approve the application subject to the following conditions

- 1) One select service business class hotel (Even Hotel Presented) shall be permitted not to exceed 6 stories in height with a maximum of 132 guest rooms. No extended stay or "suites" hotel shall be permitted.**
- 2) Site shall be developed substantially as shown on plan dated January 4, 2016 prepared by AEC, Inc.**
- 3) Extensive landscaping and decorative street lights shall be provided along the roadway and at the entrance from Kimball Bridge Road. Corner features with heavy landscaping and decorative stone or brick wall, as approved by Staff, to be provided on both sides of the private drive at the Kimball Bridge Road intersection.**
- 4) Provide a heavy landscape screening along the south Property Line**

ELLE TAYLOR
BOARDS ASSISTANT

- 5) A 10 foot minimum aesthetic evergreen landscape screen shall be provided along Private Drive to break up the view of the parking deck from the road.**
- 6) Stormwater facilities shall be moved and/or completely screened from roadway as approved by staff or incorporated into the landscape.**
- 7) A planted green wall shall be installed on the sides of the parking deck visible from Private Drive.**
- 8) Site plan, landscaping, and architecture shall be approved by Staff.**
- 9) Parking decks visible from Kimball Bridge Rd and Northwinds Parkway shall be treated with comparable materials and finishes to the buildings they serve and designed so that its use is not readily apparent. Suitability of parking deck elevation, visibility and landscape screening shall be approved by Staff.**
- 10) Minimum 5 foot sidewalk with 4 foot minimum planting strip shall be required along the south side of existing private drive as approved by Staff.**
- 11) Minimum 6 foot sidewalk with 6 foot minimum planting strip shall be required along Kimball Bridge Road.**
- 12) Pedestrian access from the private drive to building access points shall be required. Provide pedestrian scale lighting and amenities throughout development.**
- 13) Shared parking easement shall be provided on Kimball Bridge parcel for the Hotel site.**
- 14) Required focal point feature at the access to Northwinds shall provide a minimum 5,000 square feet greenspace/plaza area.**
- 15) All previous conditions in the master plan remain in effect unless explicitly superseded with these conditions.**

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: Park Plaza Partners LLC

Location Address: 55/61 Roswell Street Alpharetta, GA

Mailing Address: 61 Roswell Street

City: Alpharetta State: GA Zip Code: 30009

Contact For All Notifications: Robert Brannon

Contact Telephone: 404 - 697 - 0803 Mobile Telephone: 404 - 697 - 0803

Fax: N/A Email: rbrannon@hsno.com

Contact's Relation To Business: Owner

This Application For (Check all that apply):

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

Application Fees:

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

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



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: Park Plaza Partners, LLC
Physical Address: 61 Roswell Street
Mailing Address: 61 Roswell Street
City: Alpharetta State: GA Zip Code: 30009
Owner Telephone: 404 - 697 - 0803 Contact Fax: _____

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

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

Owner Name (Printed): Robert Brannon Date: 10/1/2018
Owner Signature: [Signature]

Property Information:

Address (If Assigned): 55/61 Roswell Street
Tax ID or Map Reference Number: _____
Land Lot(s): _____ District: _____ Section: _____
Existing Zoning of Property: G-2 Existing Uses of Property: Commercial Offices

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

Applicant Signature: [Signature] Date: 10-1-18 Print Form



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

CITY COUNCIL AGENDA ACTION SUMMARY

Public Hearing Date: April 30, 2018

V-17-21: 55 & 61 Roswell Street/Parking and Building Height Variance

Consideration of a request for a height and parking variance to allow a 3-story, 30,000 square foot mixed-use building with office, retail and restaurant uses within the Downtown Overlay. The historic Skelton-Teasley House is proposed to be saved and restored for use as retail and or restaurant. A one-time contribution to the City's Downtown Parking Fund is proposed by the applicant to offset required parking that is not being accommodated onsite. The subject property is located at 55 and 61 Roswell Street, adjacent to the Roswell Street City parking lot.

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

❖ Council Member Merkel offered a motion to approve V-17-21: 55 & 61 Roswell Street/Parking and Building Height Variance subject to staff conditions and also noting that there will be no access easement on the adjacent property as that property is not part of this application

- *The motion received a second from Council Member Binder*
- *The motion was approved unanimously 4-0*

Final Conditions:

1. Building architecture and site plan shall be substantially similar to plans prepared by D. Tracy Ward, dated 3/28/2018, except for modifications required to comply with the conditions below, final approval by DRB.
2. Applicant shall contribute \$138,500 to the Downtown Parking Fund.

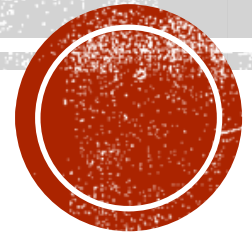
Half of the payment shall be required prior to receiving a building permit, remainder prior to a Certificate of Occupancy. Applicant shall not receive a building permit for the mixed-use building until the Milton Avenue Parking Deck is substantially complete.

3. Building height shall be limited to no more than 46' and white lights shall be added to the top of the buildings to participate in the City's holiday lighting program.
4. The historic Skelton-Teasley House (61 Roswell Street) shall be restored and protected. Restoration and modifications shall require review and approval by Staff. The use of the structure shall be limited to retail, restaurant or office. The exterior of the structure shall be restored prior to final Certificate of Occupancy. Landscaping shall be designed to complement the time period of the structure. An easement shall be recorded providing for use of the Skelton-Teasley House yard as amenity space. No fencing permitted.
5. Developer shall provide the City with a binding legal agreement providing for the protection and maintenance of the Skelton-Teasley House.
6. Monument sign for Skelton-Teasley House shall not exceed 10 square feet and wall sign shall not exceed 4 square feet, both to be approved by DRB. The structure at 61 Roswell Street will forever be known as the Skelton-Teasley House and will be so designated by a plaque, which will be affixed to the exterior of the structure or as a standalone plaque as approved by DRB.
7. Retail and Restaurant use shall be limited to 8,000 square feet, not including outdoor/rooftop seating areas.
8. First floor uses facing Roswell Street shall be limited to retail and restaurant.
9. Prior to Certificate of Occupancy, the applicant shall be required to enter into an agreement approved by the City for permanent access through the City's Roswell Street parking lot. Permanent access easements shall be recorded prior to issuance of the LDP.
10. Developer shall improve the area between the historic structure and the new mixed-use building with hardscape, landscape, decorative lighting, outdoor furniture and public art.
11. Existing trees shall be preserved as depicted on site plan prepared by D. Tracy Ward, dated 3/28/2017, including tree #503 (31" Water Oak) and tree # 504 (41" Water Oak).
12. Final streetscape shall match the approved Downtown streetscape standards and include decorative pedestrian lighting as approved by Staff. Street trees shall be required along Roswell Street within the beauty strip, as well as behind the sidewalks as a continuation of what has been previously planted or designed in the Downtown, as approved by Staff. Heavy landscaping shall be provided along Manning Drive, as approved by Staff. All required landscaping shall be outside of utility easements.
13. Off-site tree encroachment shall be limited to no more than 20% on the CRZ and shall require notification/approval by property owner, as approved by administrative variance.
14. Dumpster(s) shall be contained within the parking level of the proposed building.

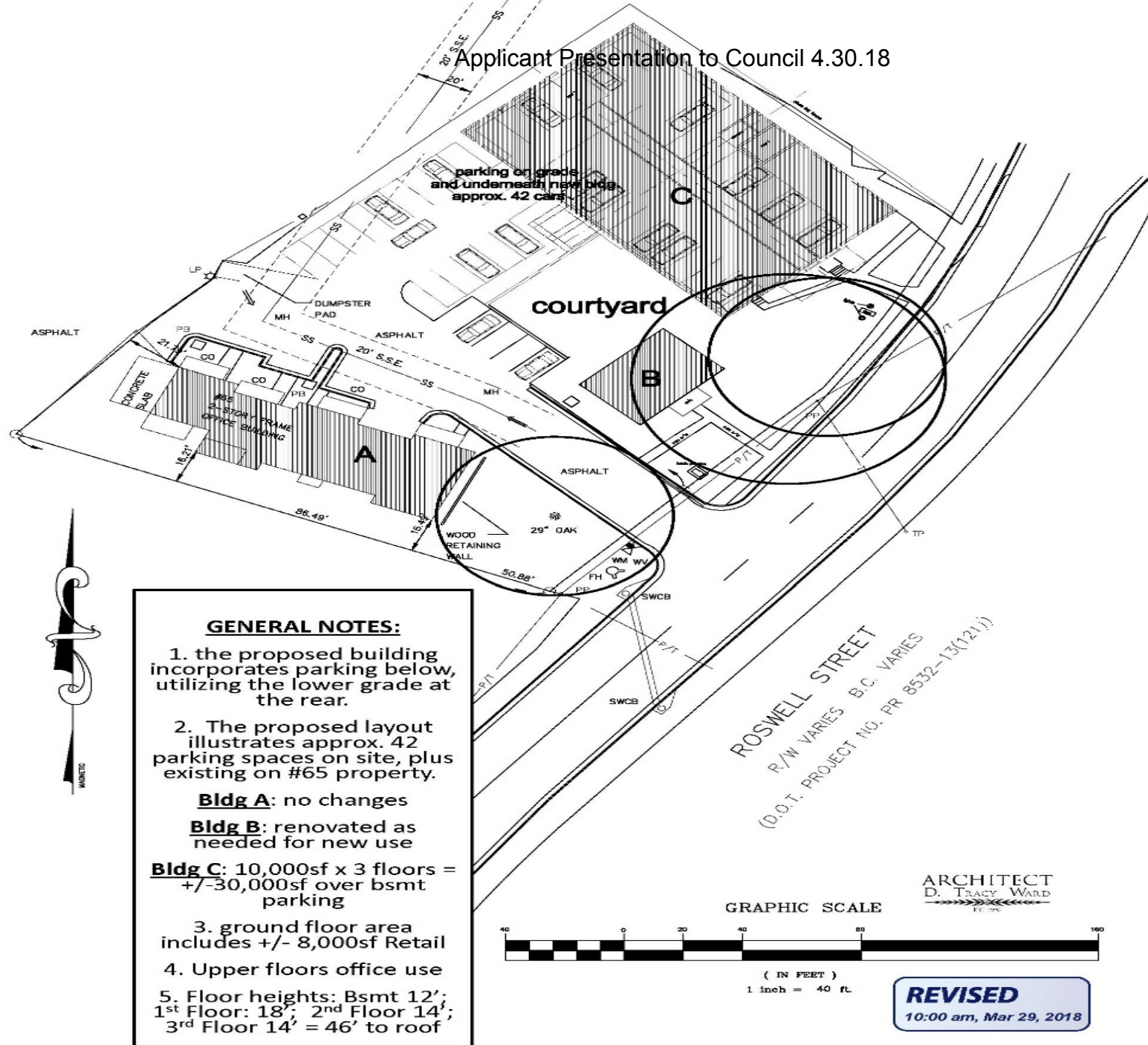
There will be no access easement on the adjacent property as that property is not part of this application.

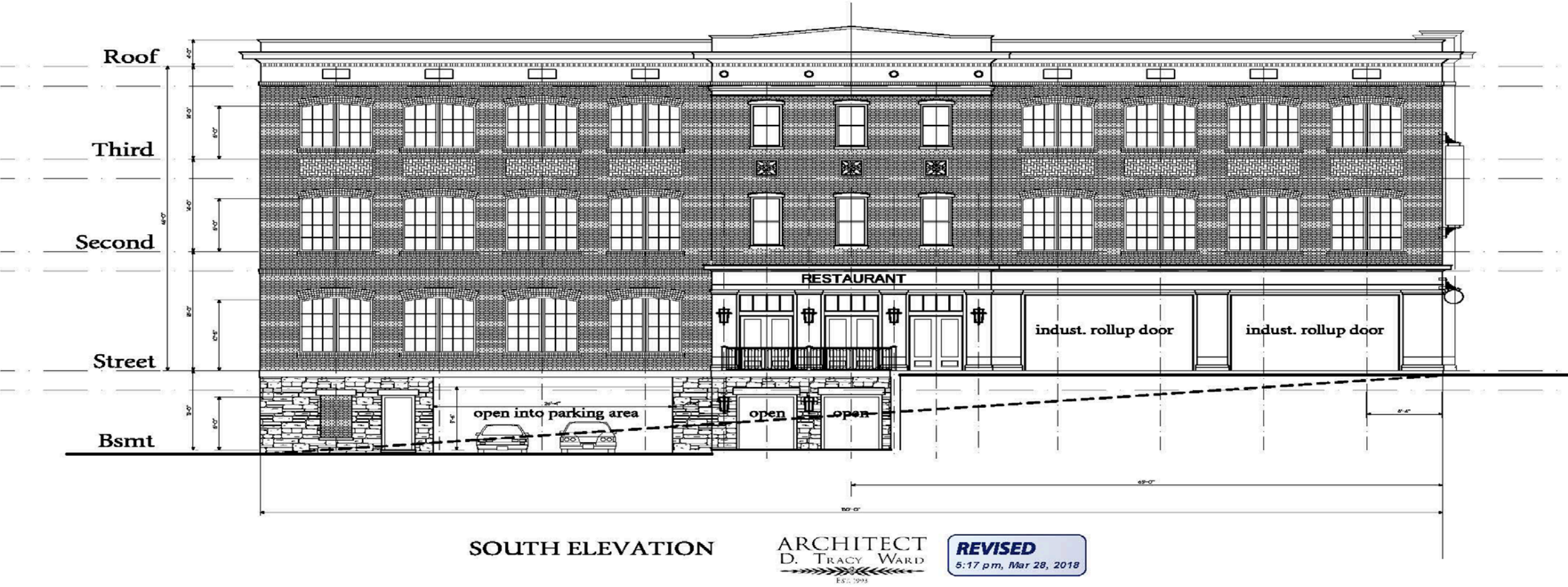
55 & 61 ROSWELL STREET

Alpharetta, GA



Applicant Presentation to Council 4.30.18







ARCHITECT
D. TRACY WARD
EST. 1993

REVISED
5:17 pm, Mar 28, 2018





9/24/18



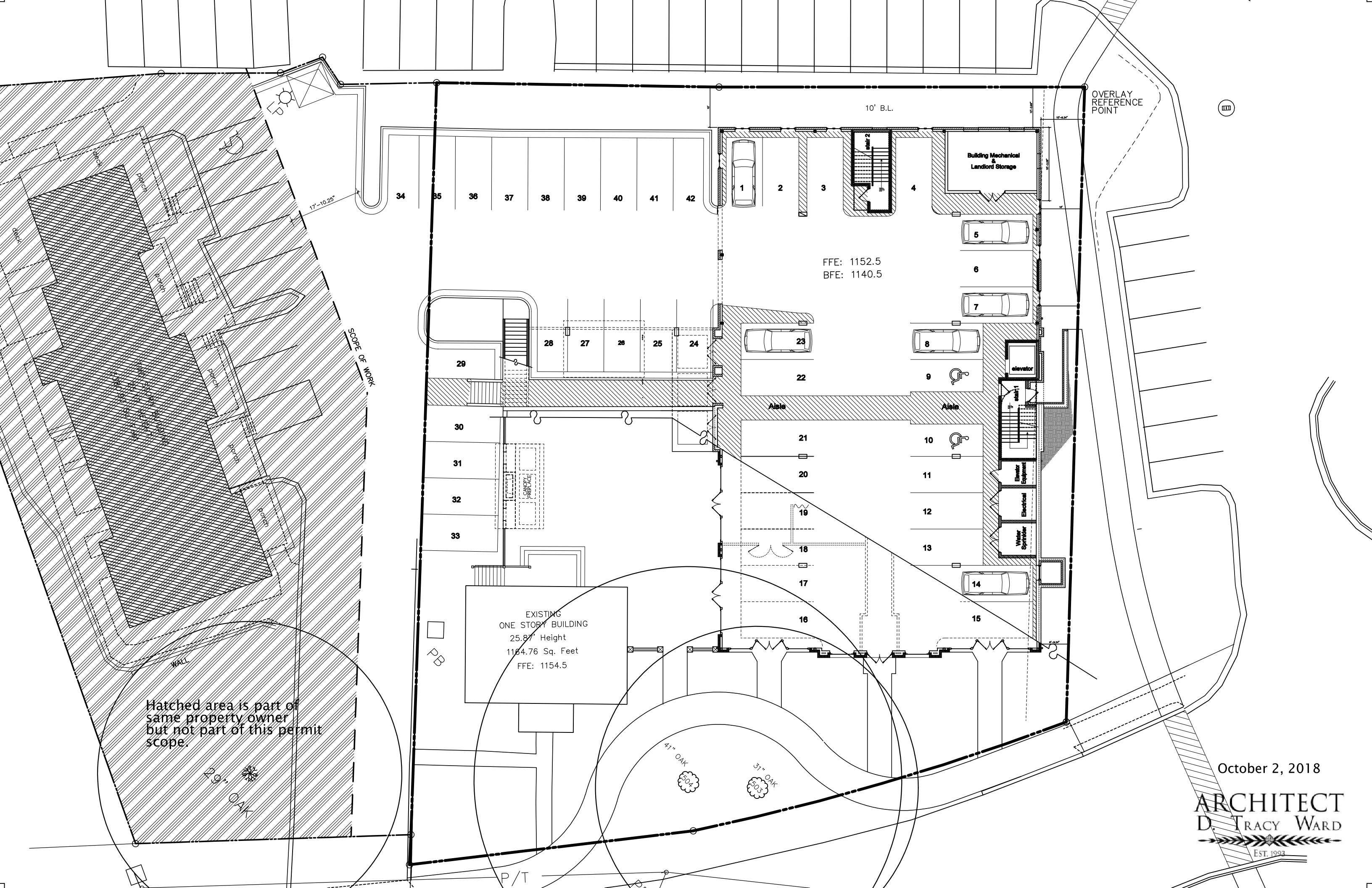
9/24/18



ARCHITECT
D. TRACY WARD
— — — — —
EST. 1993



9/24/18



OVERLAY
REFERENCE
POINT

10' B.L.

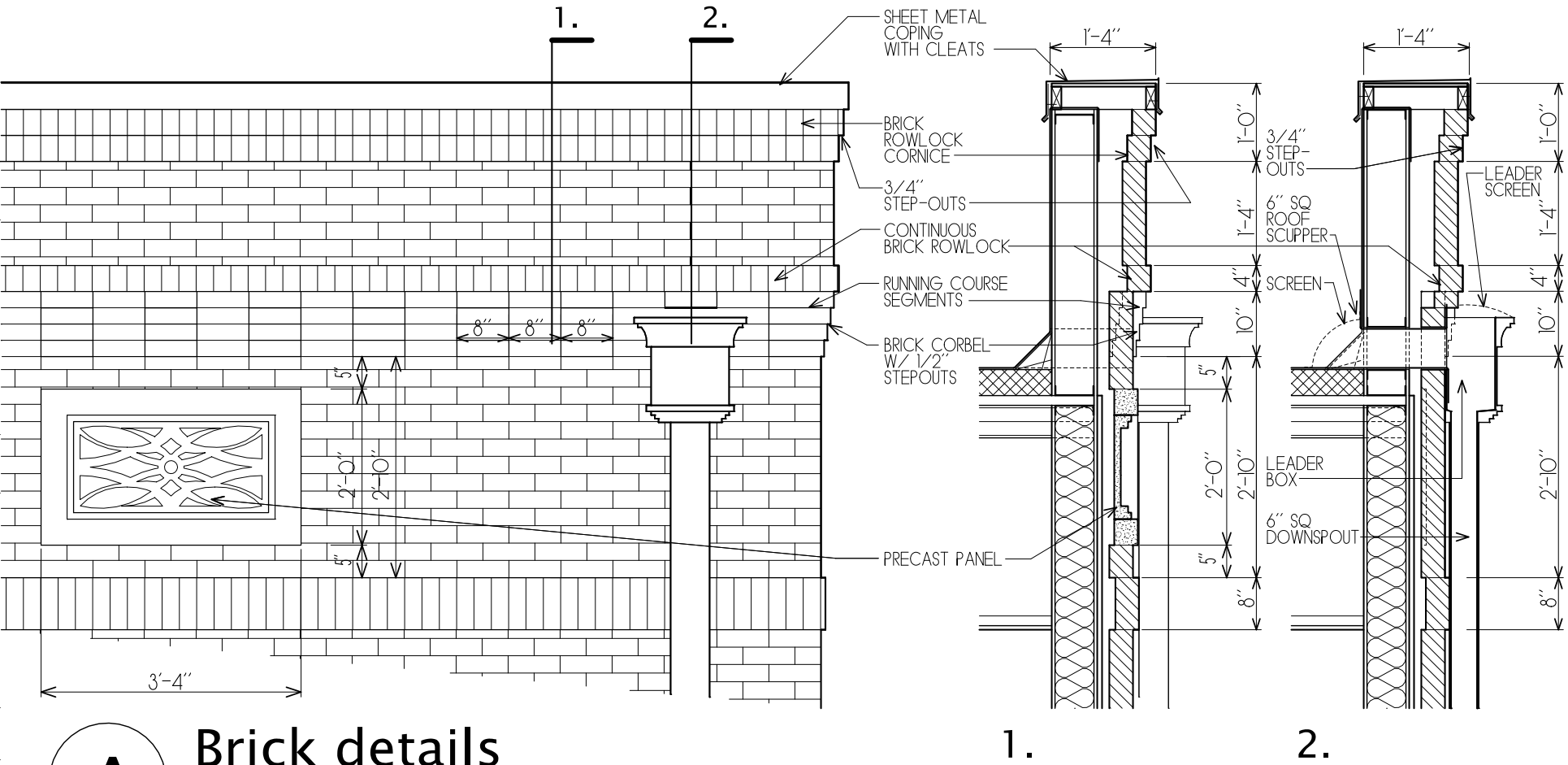
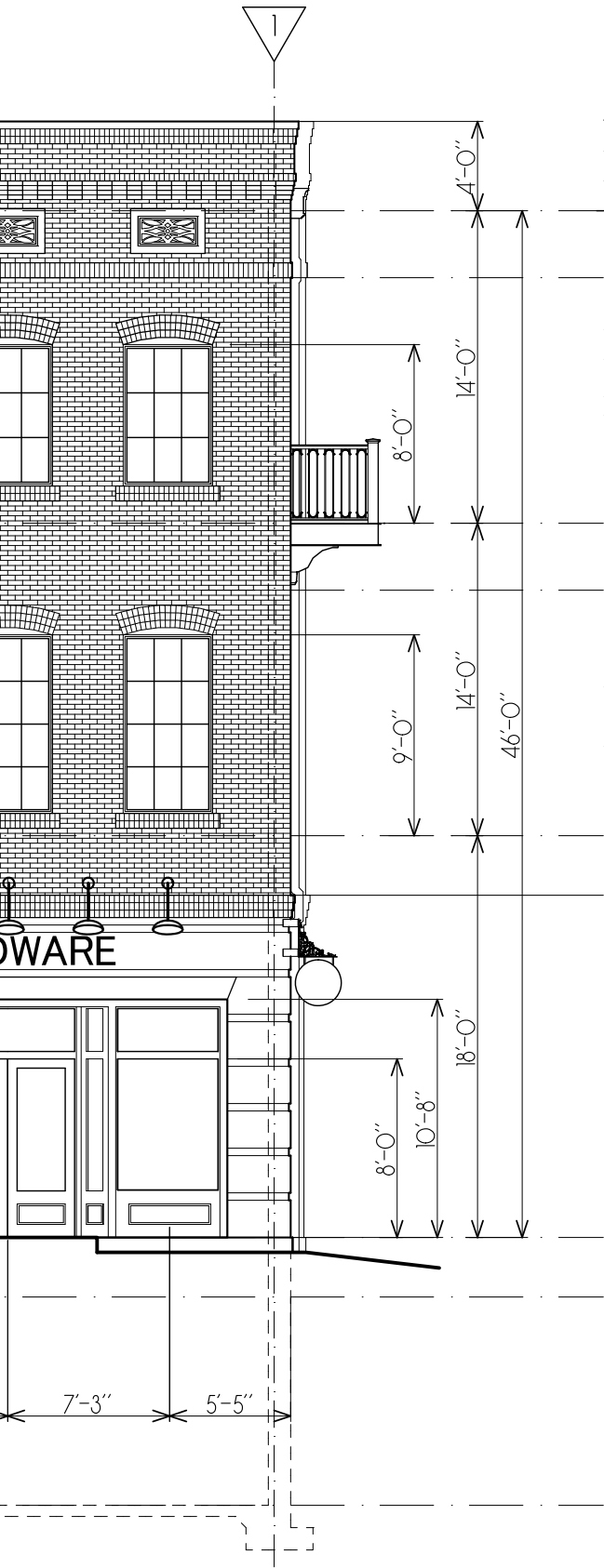
FFE: 1152.5
BFE: 1140.5

EXISTING
ONE STORY BUILDING
25.87' Height
1164.76 Sq. Feet
FFE: 1154.5

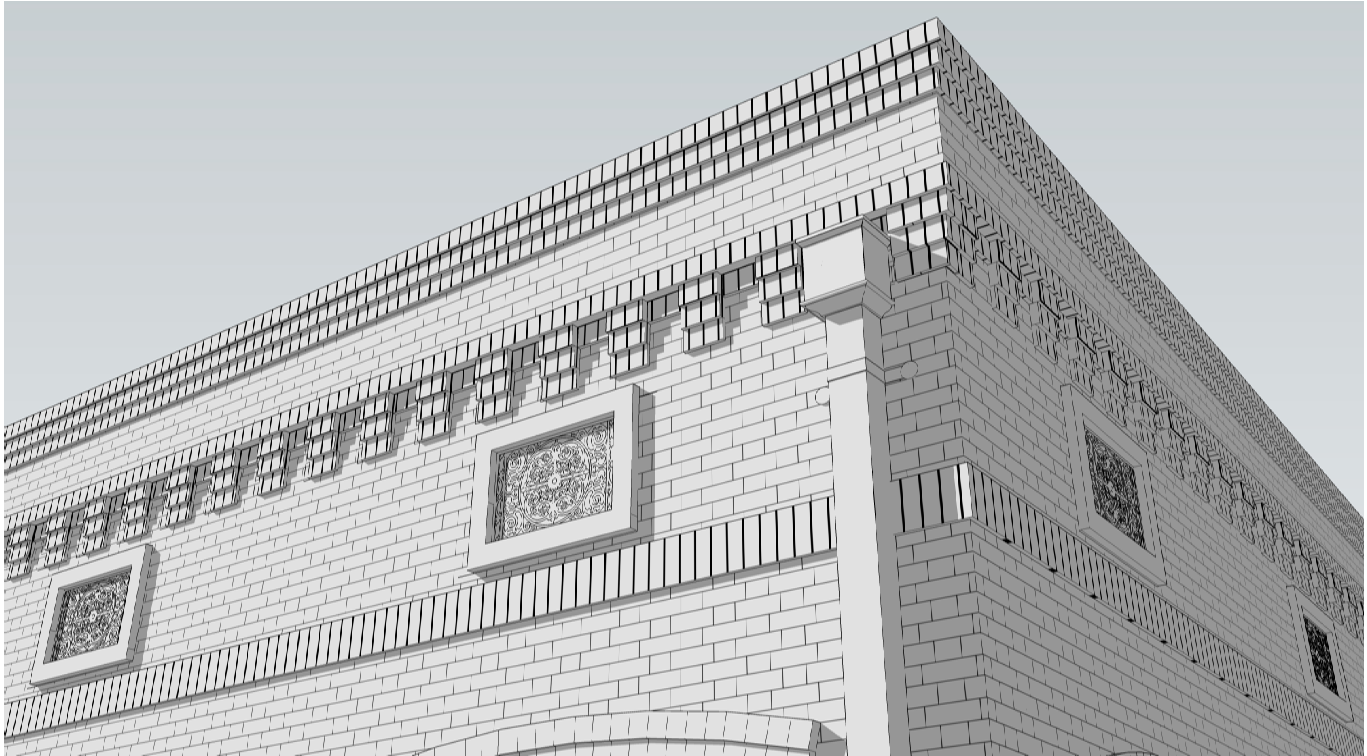
Hatched area is part of
same property owner
but not part of this permit
scope.

October 2, 2018

ARCHITECT
D. TRACY WARD
EST. 1993



A Brick details
1/2" = 1'-0"



B Brick details
Perspective sketch



- GENERAL NOTES:**
- 1- This architect and/or architectural firm is not contracted to provide Construction Administration services for this project (unless otherwise noted).
 - 2- This architect and/or architectural firm is not contracted to provide waterproofing details & specifications for this project (unless otherwise noted).

ARCHITECT
D. TRACY WARD
EST. 1993

THIS DRAWING IS THE PROPERTY OF BENCHMARK DESIGN, PC, ARCHITECTS AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART, THE DIMENSIONS OF WHICH ARE 24" x 36".

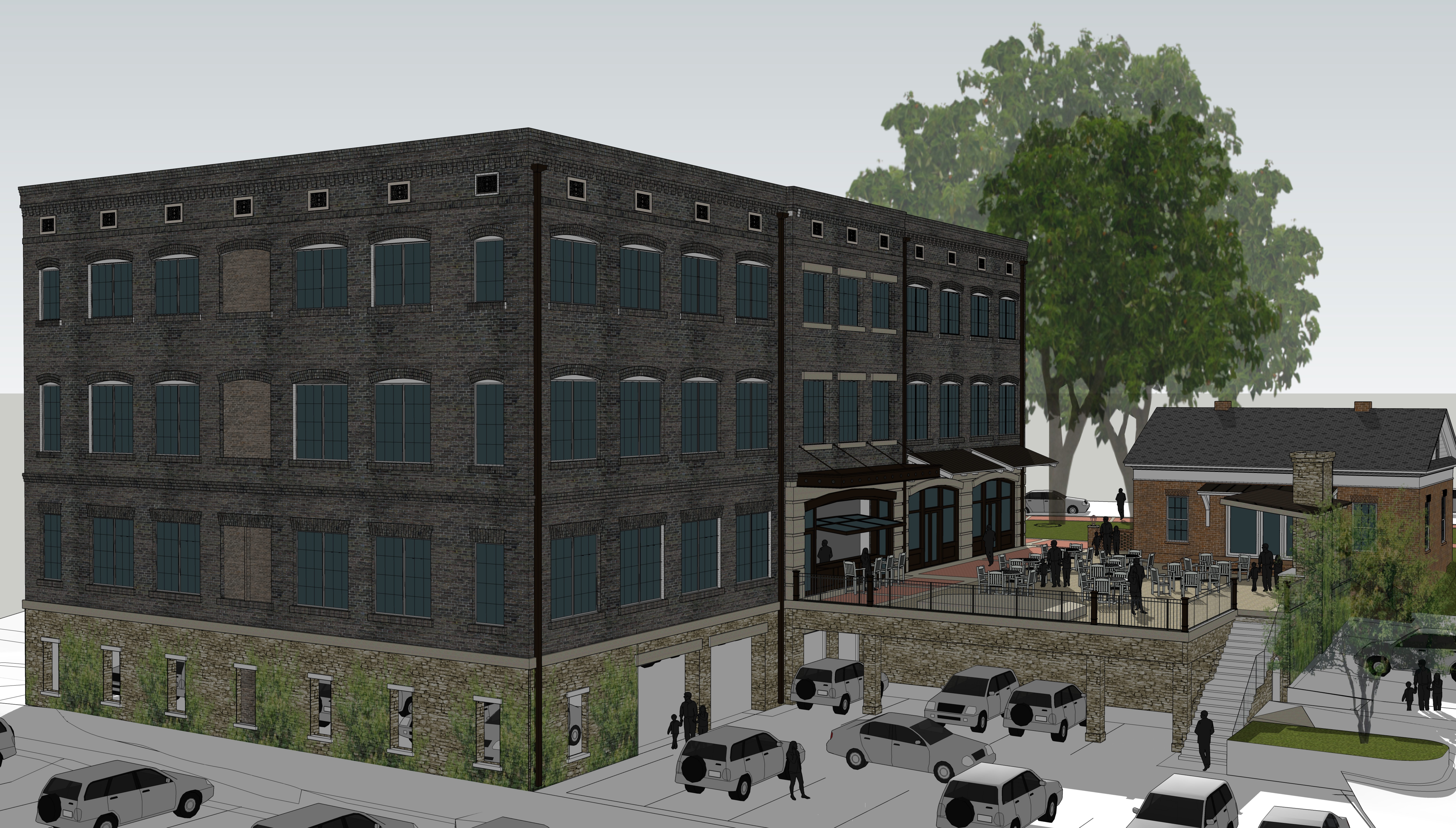
IT IS ONLY TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN AND IS NOT TO BE USED ON ANY OTHER PROJECT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL FIELD MEASUREMENTS, QUANTITIES AND DIMENSIONS, AND RELATED FIELD CONSTRUCTION CRITERIA.

COPYRIGHT 1993-2018
Benchmark Design, PC
Architects & Planners

Design Professional D. Tracy Ward, GA #8230

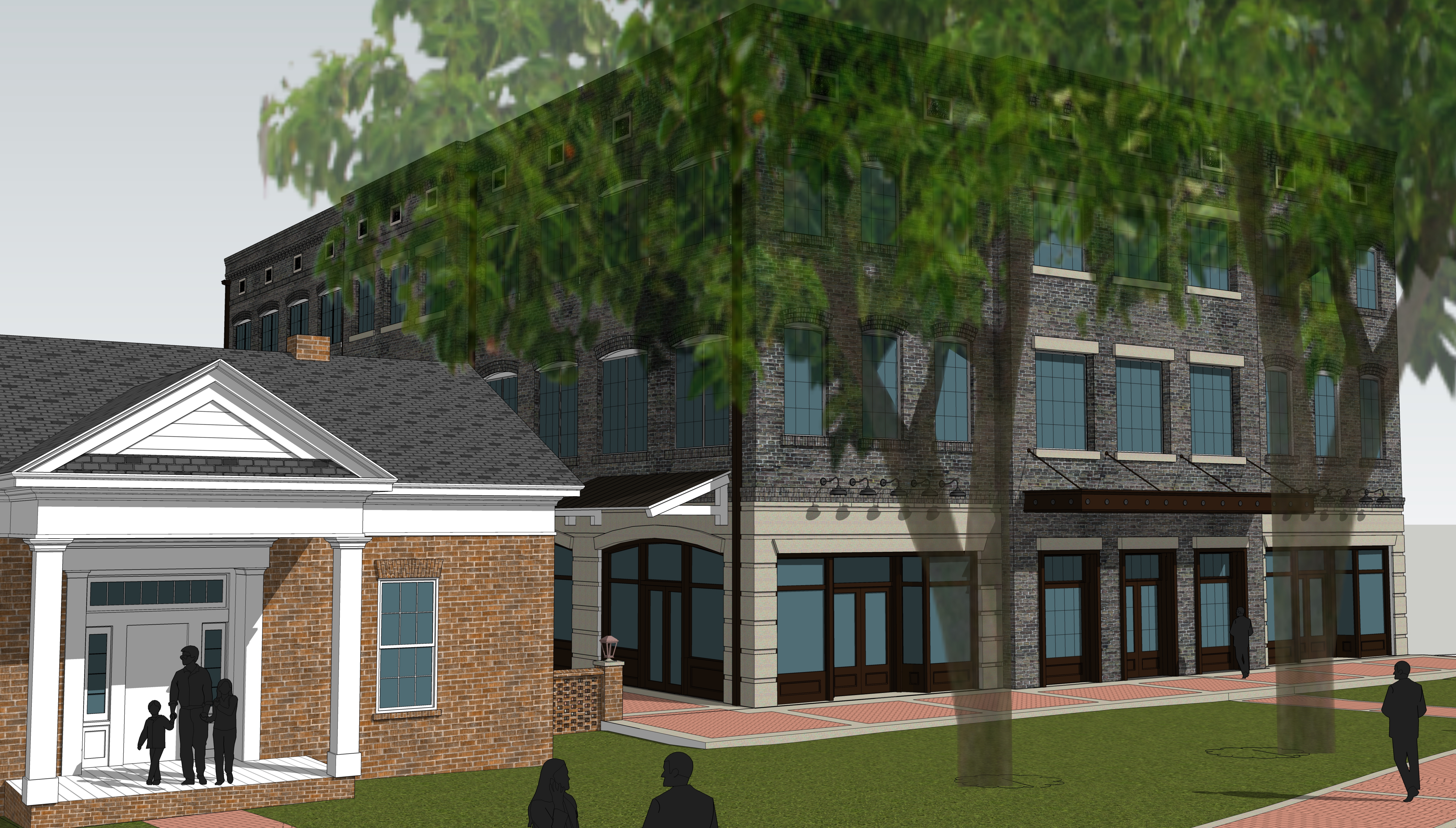
Issue Date 00/00/0000

▶	Date	Description
	05/31/2018	Concept Progress
	06/30/2018	Review Set
	08/31/2018	Design Development
	10/10/2018	80% Contract Documents











North Elevation

October 2, 2018

ARCHITECT
D. TRACY WARD
EST. 1993



South Elevation

October 2, 2018

ARCHITECT
D. TRACY WARD
EST. 1993

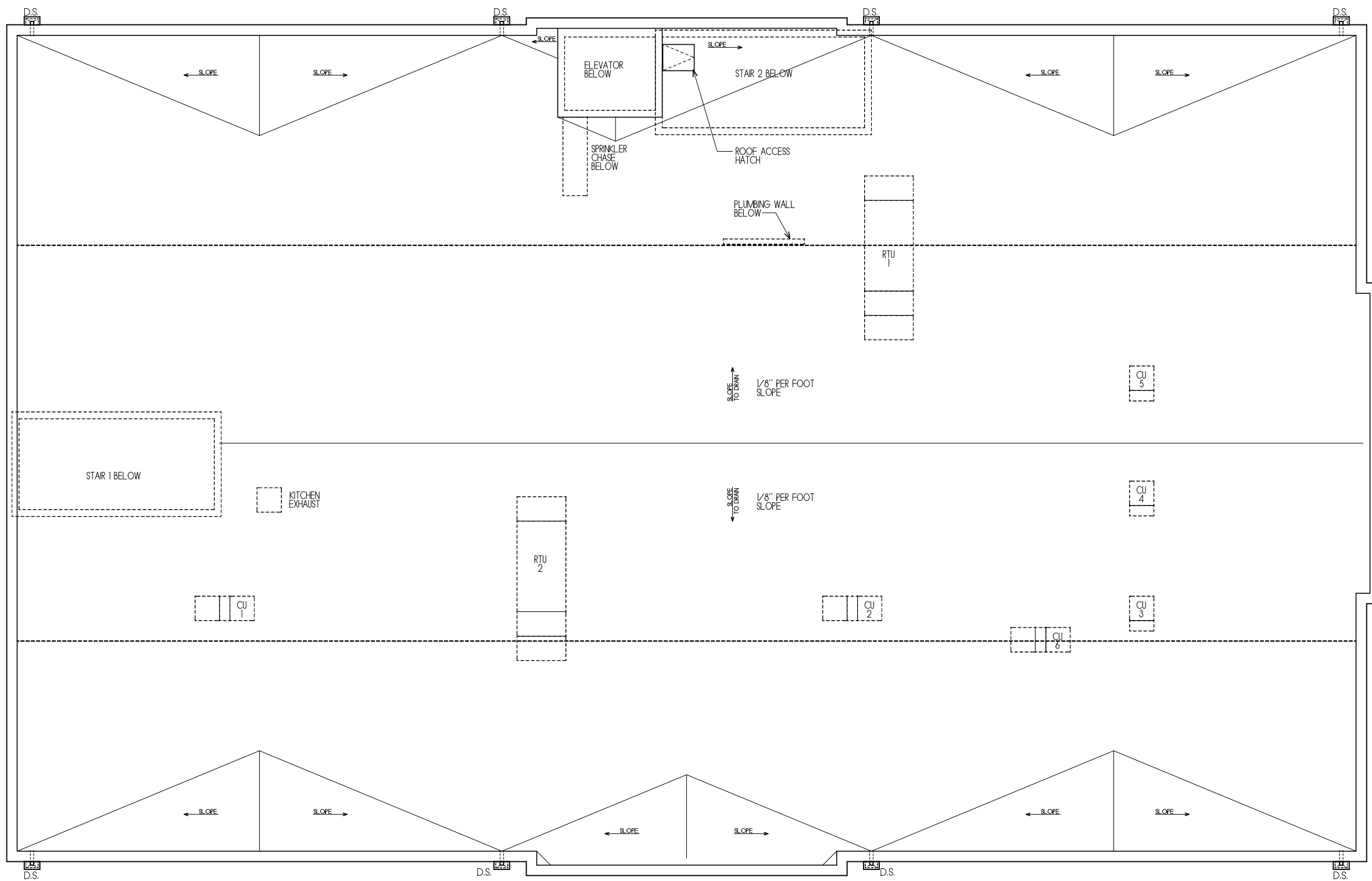


October 2, 2018

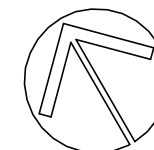
West Elevation

ARCHITECT
D. TRACY WARD
EST. 1993





Roof



October 2, 2018

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D. TRACY WARD
EST. 1993



October 5, 2018

East Elevation

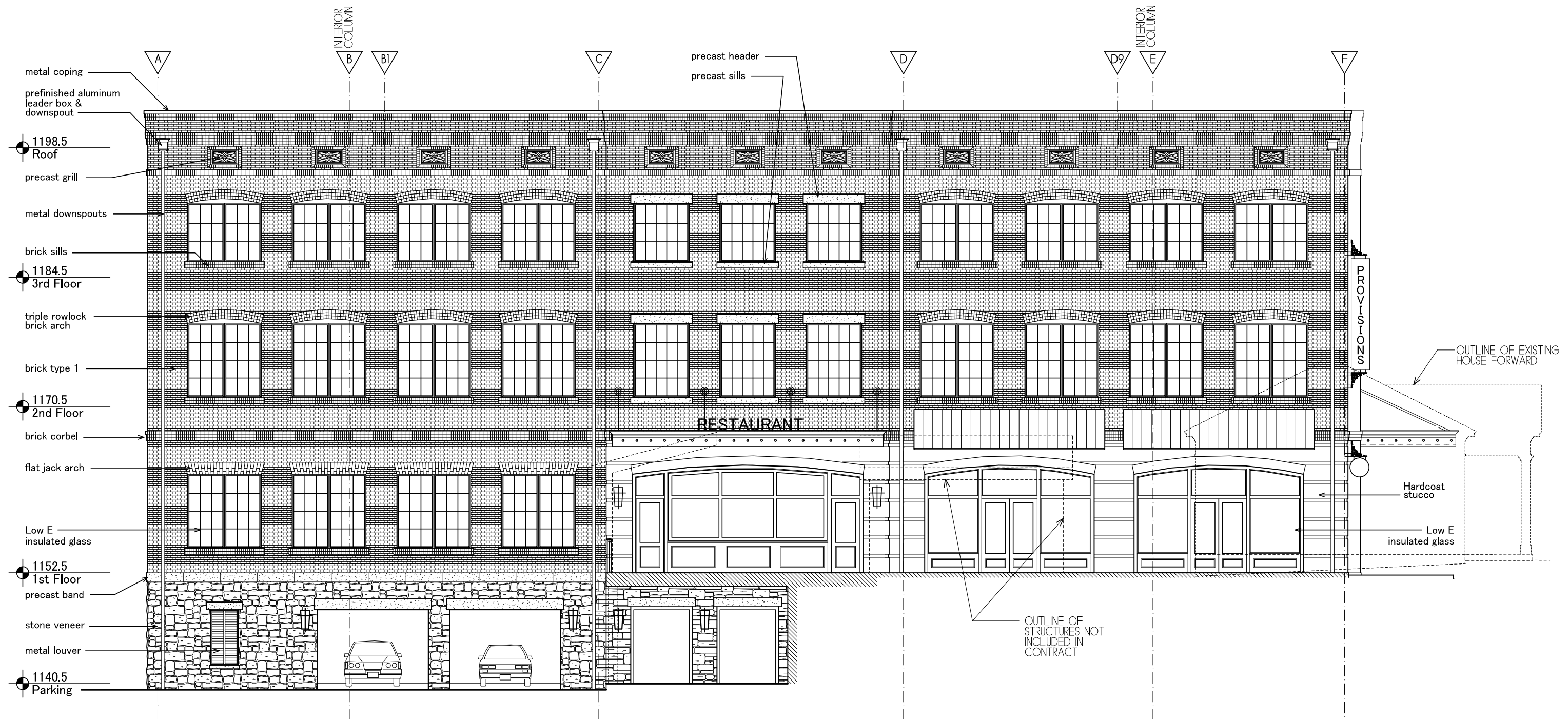
ARCHITECT
D. TRACY WARD
EST. 1993



October 5, 2018

North Elevation

ARCHITECT
D. TRACY WARD
EST. 1993



South Elevation

October 5, 2018

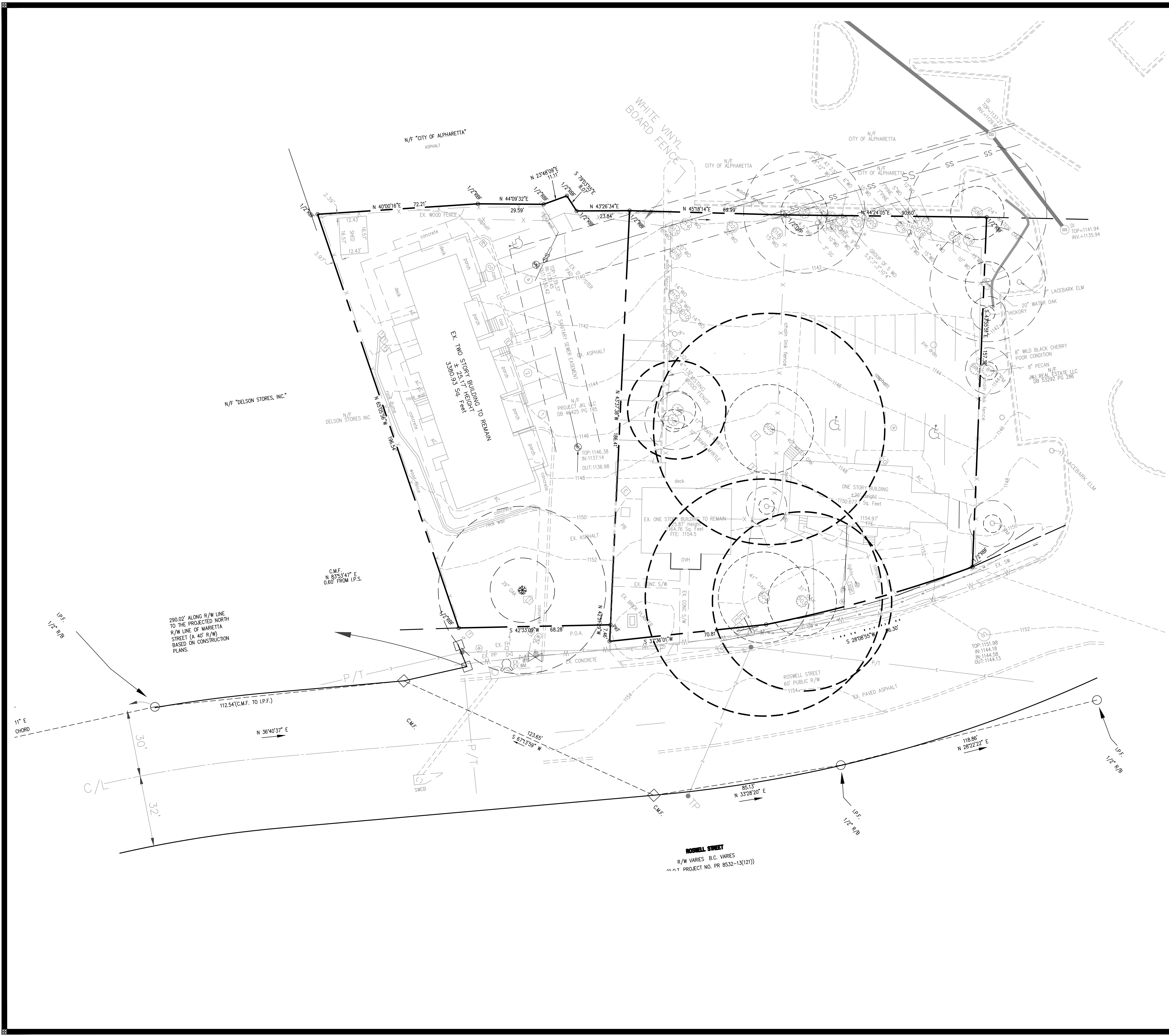
ARCHITECT
D. TRACY WARD
EST. 1953



October 2, 2018

West Elevation

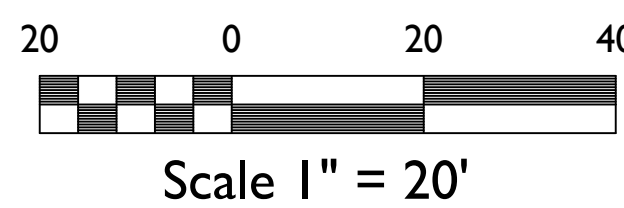
ARCHITECT
D. TRACY WARD
EST. 1993



TREE PROTECTION & REPLACEMENT KEY

- SPECIMEN TREE REMOVED
- NON-SPECIMEN TREE REMOVED
- CRITICAL ROOT ZONE (1.3*DBH)
- ROOT PLATE (.5*DBH)
- SPECIMEN TREE REPLACEMENT
- TREE PROTECTION FENCE-CONSTRUCTION (TYPE B)

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



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

EXISTING SITE

55 & 61 ROSWELL ST.
ALPHARETTA, FULTON COUNTY, GEORGIA

NO.	REVISIONS	DATE

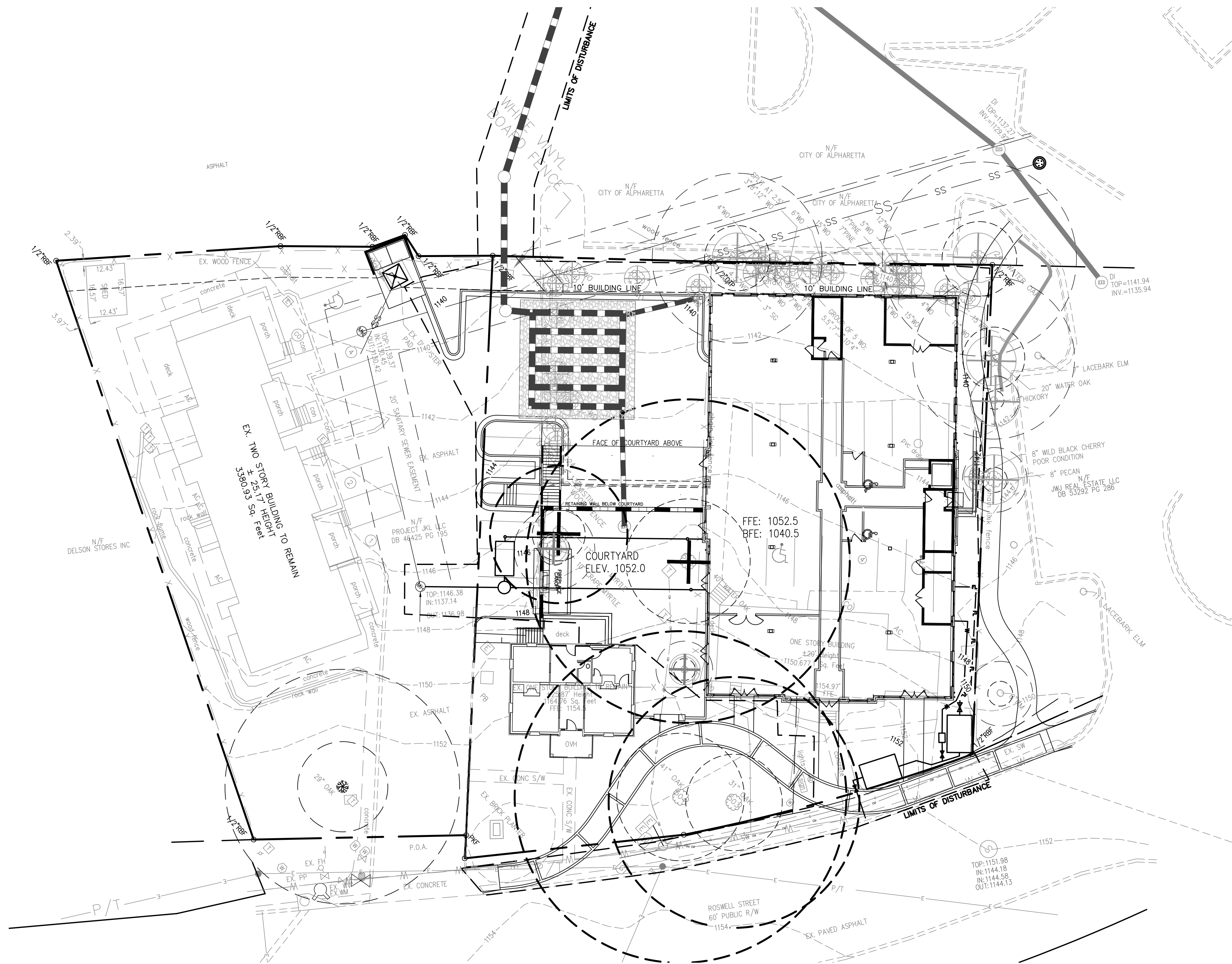
PROJECT NO: 18-4176
CIVIL DRAWN BY: XXX
CIVIL DESIGNED BY: CJF
LANDSCAPE DRAWN BY: JPS
LANDSCAPE DESIGNED BY: JPS
CHECKED BY: SLR
DATE - DD/MM/YYYY

SHEET

DRB-LI.0

1. THE CITY ARBORIST MUST INSPECT THE SITE BEFORE INSTALLATION OF EROSION CONTROL MEASURES. LAND DISTURBANCE WITHOUT A SITE INSPECTION AND APPROVAL BY THE CITY ARBORIST WILL RESULT IN A "STOP-WORK ORDER" AND FINES.
2. IF TREE SURVEY INACCURACIES ARE FOUND ON-SITE, A STOP WORK ORDER WILL BE ISSUED UNTIL REVISED PLANS ARE APPROVED AND PROCESSED BASED ON ACCURATE INFORMATION.
3. THE CITY ARBORIST MUST INSPECT AND APPROVE THE SITE BEFORE THE ISSUANCE OF A STOP WORK ORDER OF OCCUPANCY.
4. TREES AGREED UPON TO BE SAVED ARE THE RESPONSIBILITY OF THE OWNER.
5. A 4" LAYER OF MULCH WILL BE REQUIRED FOR THE CRZ OF SPECIMEN TREES. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION. MULCH SHALL NOT BE PLACED DIRECTLY AGAINST TREE TRUNKS.
6. A MINIMUM 2" LAYER OF MULCH WILL BE REQUIRED FOR ALL EXISTING AND NEW SPECIMEN, LANDSCAPE TREES, INCLUDING STREET TREES AND PARKING LOT TREES. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION. MULCH SHALL NOT BE PLACED DIRECTLY AGAINST TREE TRUNKS.
7. ALL MULCH MUST BE ORGANIC MULCH CONSISTING OF WOOD CHIPS, SHREDDED BARK, PINE NEEDLES, OR SIMILAR. SYNTHETIC MULCH IS NOT APPROVED FOR USE BY THE CITY ARBORIST.
8. ALL NEWLY PLANTED TREES SHALL HAVE VISIBLE ROOT FLARES AT FINISHED GRADE. NO CIRCLING ROOTS SHALL BE ALLOWED ON PLANTED TREES. THE FIRST TWO RINGS OF THE WIRE BASKET, ALL BURLAP, AND STRAPPING MUST BE CUT AND REMOVED PRIOR TO BACKFILL.
9. 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" CALIPER TREES MUST BE 3' OR LARGER. PLANT HEIGHT MEASUREMENT IS TAKEN AT THE TOP OF THE MAIN BODY AND NOT AT THE TIP OF THE TOPMOST GROWTH.
10. ALL NEWLY PLANTED TREES SHALL BE EQUIVALENT IN QUALITY TO A FLORIDA #1 GRADE OR BETTER. ALL TREES OF LESSER QUALITY SHALL BE REJECTED BY THE CITY ARBORIST.
11. WATERING BAGS OR A DRIP IRRIGATION SYSTEM MUST BE PROVIDED FOR ALL TREES IMMEDIATELY AFTER PLANTING AND REMAIN THROUGH ESTABLISHMENT.
12. WHEN WATERING BAGS ARE USED MANUFACTURERS RECOMMENDATIONS MUST BE FOLLOWED FOR PROPER SIZING AND WATERING SCHEDULES. BAGS WILL BE FILLED WEEKLY BY OWNER AND DURING DROUGHTS FOR A MINIMUM OF 18 MONTHS AFTER INSTALLATION.
13. NO TREENCHING ALLOWED IN TREE SAVE AREAS- INCLUDING IRRIGATION.
14. TREE PIT DRAINAGE TESTING IS REQUIRED WHEN TREES ARE PLANTED IN PARKING LOT ISLANDS, SIDEWALK TREE PITS, ROADWAY MEDIANS, OR SIMILAR LOCATIONS. PLEASE REFER TO CITY DETAILS REGARDING PLANTING PIT OR LANDSCAPE ISLAND CONSTRUCTION. FILL EACH PIT WITH WATER. IF PERCOLATION IS LESS THAN 100% WITHIN A PERIOD OF 12 HOURS, USE AN AUGER TO DRILL A 10" HOLE DOWN TO A DEPTH OF FOUR FEET BELOW THE BOTTOM OF THE PIT. FILL AUGER HOLE WITH DRAINAGE GRAVEL AND COVER WITH A SOIL SEPARATOR. RETEST PIT. IF DRAINAGE IS STILL UNSATISFACTORY, CITY ARBORIST AND/OR PROJECT ARBORIST MUST BE NOTIFIED IN WRITING OF THE LOCATIONS WITH UNSATISFACTORY DRAINAGE SO THAT A SOLUTION CAN BE ARRIVED AT BEFORE PLANTING. ALL TESTING RESULTS MUST BE PROVIDED TO THE CITY ARBORIST.
15. ALL BUFFERS SHALL BE REPLANTED 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 GO THE CITY MAY REQUIRE ADDITIONAL PLANTING TO MEET THESE REQUIREMENTS ABOVE WHAT IS SHOWN ON THE APPROVED LANDSCAPE PLAN.
16. TREE ANCHORING DEVICES SHALL BE REMOVED FROM TREE AFTER ONE COMPLETE GROWING SEASON OR ONE YEAR AFTER PLANTING, WHICHEVER IS GREATER.
17. PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE CARE AND MAINTENANCE OF THE TREES AND LANDSCAPING THAT FRONT THEIR PROPERTY WITHIN THE ROW.
18. ALL 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.
19. NO TREES SHALL BE PLANTED ON ANY AREA OF AN EARTHEN DAM OR EMBANKMENT.

EVERY EFFORT WAS MADE TO PRESERVE AS MANY TREES AS POSSIBLE ON THIS SITE. THE EXISTING ELEVATIONS ARE SUCH THAT THE LOW GRADE ON SITE IS AT 44. THE EXISTING ELEVATION ON WINDWARD IS 56 AND 63 ON DRYDEN. THE GRADING THAT WAS NECESSARY FOR THE HOTEL WAS MINIMIZED TO PRESERVE THE MAXIMUM NUMBER OF TREES POSSIBLE.



1. IF THERE ARE INCONSISTENCIES BETWEEN ANY ITEMS ON THESE PLANS THE MORE STRICT INTERPRETATION OF THOSE.
2. REQUIREMENTS SHALL BE FOLLOWED. PLEASE CONTACT THE CITY ARBORIST FOR ANY INTERPRETATION.
3. PRIOR TO INITIAL SITE OPENING, INSPECTION CITY ARBORIST WILL BE PROVIDED WITH PRECIPITS SHOWING THE REQUIRED TREE CARE PLAN HAS BEEN PRE-PAID TO A REPUTABLE TREE CARE COMPANY.
4. TREE SAVE FENCE AND SIGNAGE FOR ENTIRE SITE MUST BE INSTALLED, INSPECTED AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE OR DEMOLITION IS ALLOWED BEFORE THIS INSPECTION AND APPROVAL HAS OCCURRED.
5. THE CRZ OF SPECIMEN TREES PLUS ALL STREAM BUFFERS SHALL BE FENCED WITH WIRE-BACK FENCE FENCING WITH METAL SUPPORT POSTS AND TREE SAVE SIGNAGE.
6. INSTALLATION OF THE TREE SAVE FENCE WILL INVOLVE NO TRENCHING.
7. ALL EXISTING TREES IDENTIFIED FOR PRESERVATION OR FOUND WITHIN THE TREE SAVE AREAS MUST BE FULLY PROTECTED DURING ALL PHASES OF THIS PROJECT.
8. ADDITIONAL TREES ALONG THE LIMITS OF DISTURBANCE WITH ENCROACHMENT INTO THE SRP AND DEEMED STRUCTURALLY UNSAFE BY THE CITY ARBORIST OR THE PROJECT ARBORIST MAY BE REQUIRED TO BE REMOVED PRIOR TO CONSTRUCTION.
9. ANY ENCOUNTERED 1/2" OR GREATER DURING GRADING OR EXCAVATING OPERATIONS, SHALL BE CLEAN CUT UNDER THE

ALL TREES MUST BE PLANTED A MINIMUM OF 5 FEET FROM ANY UTILITY LINE AND OR EASEMENTS UNLESS APPROVED BY THE CITY ARBORIST OR UTILITY PROVIDER.

TREE REMOVAL OUTSIDE TREE SAVE FENCE MUST BE REMOVED BY HAND. NO HEAVY MACHINERY ALLOWED.

DESIGN LANDSCAPE ARCHITECT OR PROJECT ARBORIST WILL INSPECT, VERIFY AND APPROVE THE LANDSCAPING IS PLANTED PER THE APPROVED PLANS AND CITY STANDARDS PRIOR TO CONTACTING THE CITY ARBORIST FOR A CO INSPECTION.

Trees to be Removed- Site					
Tag #	Qty	Tree	DBH	Specimen Multiplier	Total Units
51	1	Crape Myrtle	17"	3	51"
505	1	Water Oak	40"	3	120"
50	1	Crape Myrtle	10"	0	
	1	Water Oak	7"	0	
4	Total Specimen Tree Inches To Recompense				171"

Trees to be Removed- Boundary					
Tag #	% Impact	Tree	DBH	Specimen Multiplier	Total Units
506	27.00%	Water Oak	24"	0	24"
507	47.40%	Water Oak	21"	0	21"
869	45.60%	Water Oak	20"	0	20"
NONE	29.10%	Hickory	6"	0	6"
NONE	6.30%	Maple	9"	0	9"
Total Specimen Tree Inches To Reconcile					80"

Trees to Remain Onsite						
Tag#	Qty	Tree	DBH	Unit Value	Specimen Multiplier	Total Inches
503	1	Water Oak	31"	31	2	62"
504	1	Water Oak	41"	41	2	82"
	2				Total Inches to Remain	144"

Specimen Recompense Owed To The City Of Alpharetta	
Total 4" Specimen Trees owed to City	38
Total Payment owed to City	\$30,400.00

GEORGIA 811
Utilities Protection Center, Inc.

Know what's below.
Call before you dig.
Dial 811 or Call 1-800-282-7411



20 0 20 40

Scale 1" = 20'



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

50 Warm Springs Circle
Roswell • Georgia • 30075
(770)641-1942 • www.aecat1.com

TREE PROTECTION

55 & 61 ROSWELL ST.

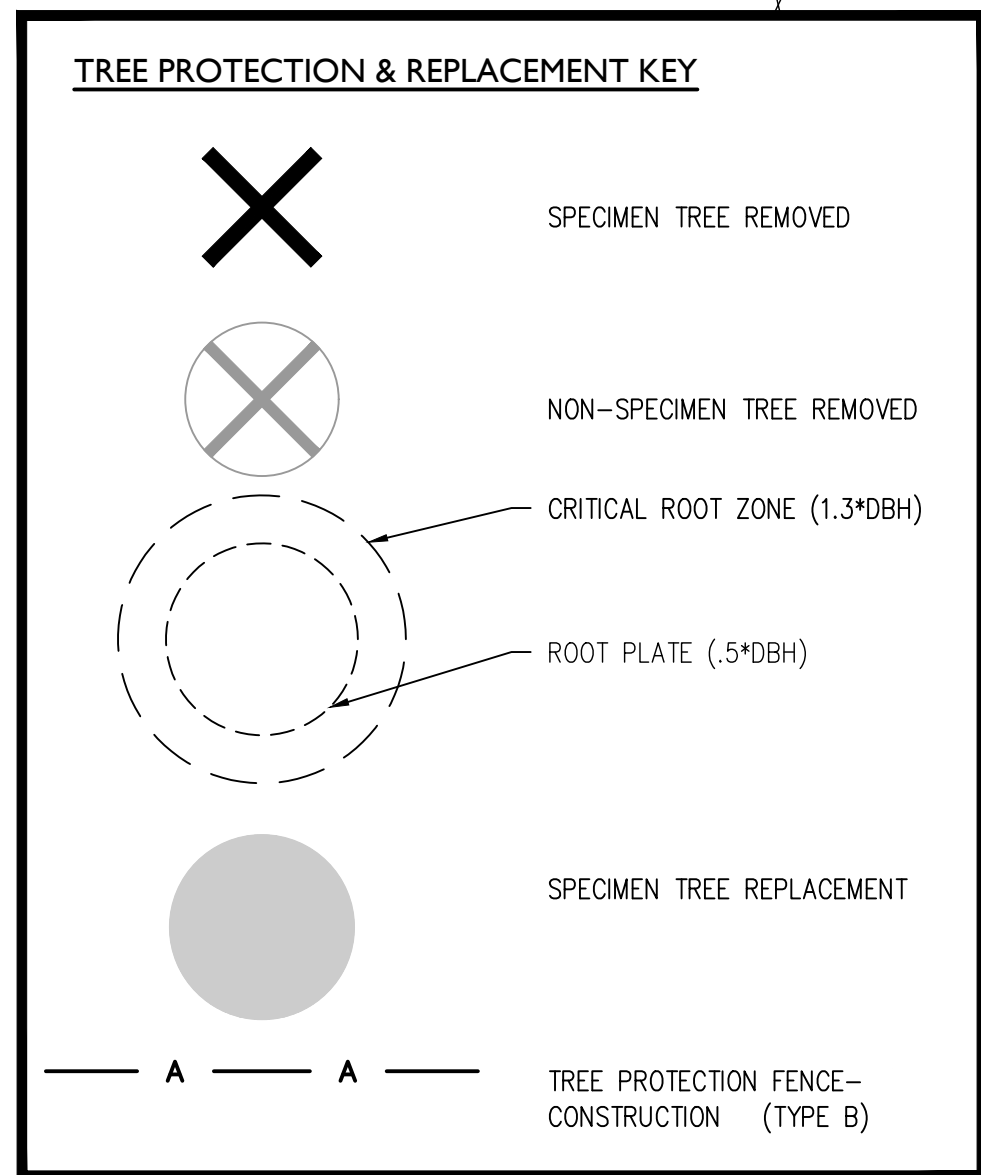
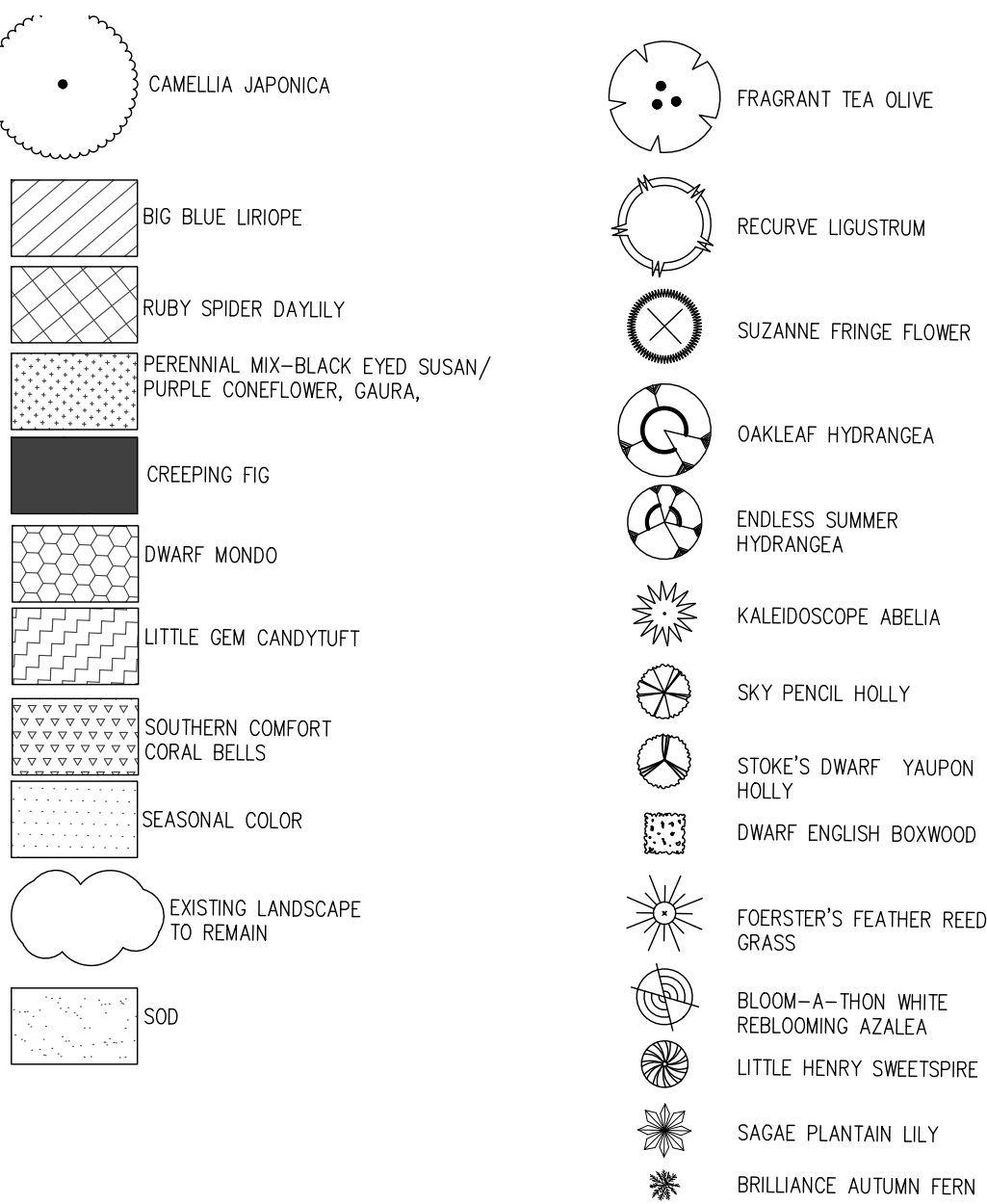
ALPHARETTA, FULTON COUNTY, GEORGIA

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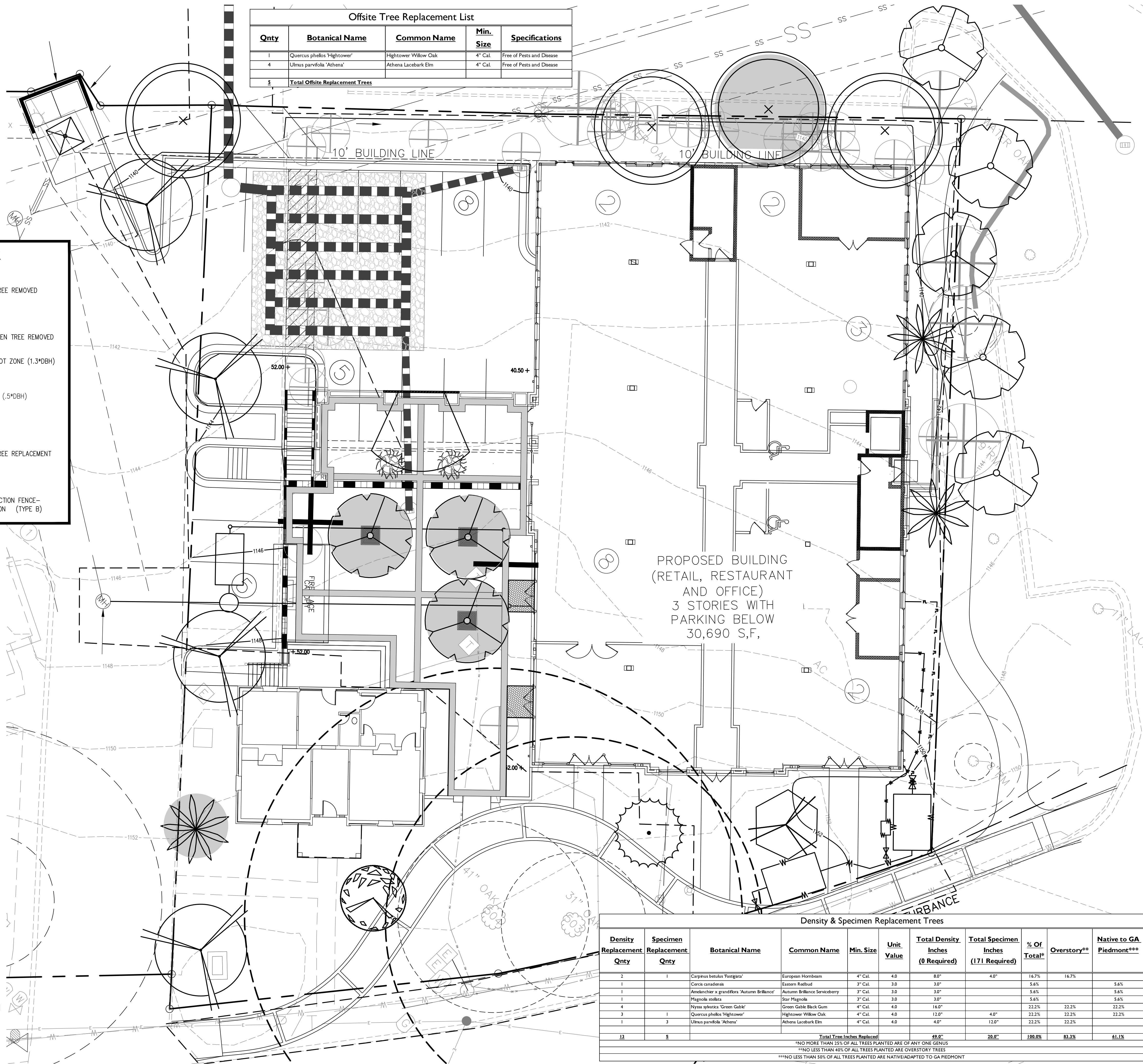
PROJECT NO.: 18-4176
CIVIL DRAWN BY: XXX
CIVIL DESIGNED BY: CJF
LANDSCAPE DRAWN BY: JPS
LANDSCAPE DESIGNED BY: JPS
CHECKED BY: SLR
DATE - DD/MM/YYYY

SHEET

DRB-L2.0



Offsite Tree Replacement List				
Qty	Botanical Name	Common Name	Min. Size	Specifications
1	<i>Quercus phellos</i> 'Hightower'	Hightower Willow Oak	4" Cal.	Free of Pests and Disease
4	<i>Ulmus parvifolia</i> 'Athena'	Athena Lacebark Elm	4" Cal.	Free of Pests and Disease
5	Total Offsite Replacement Trees			

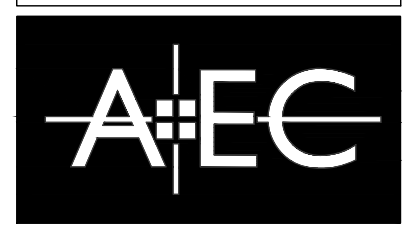
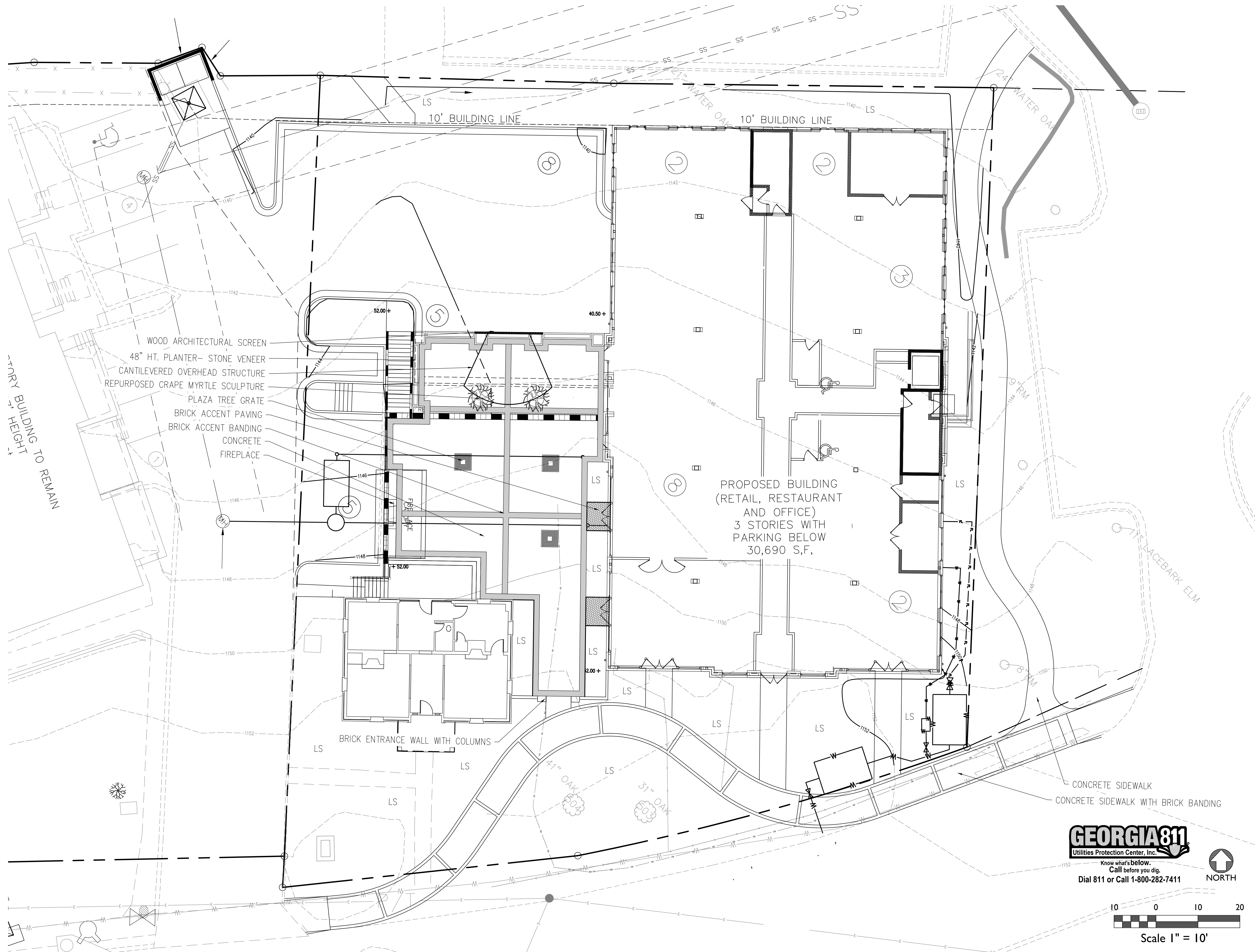


Density & Specimen Replacement Trees										
Density Replacement	Specimen Replacement	Botanical Name	Common Name	Min. Size	Unit Value	Total Density Inches (0 Required)	Total Specimen Inches (171 Required)	% Of Total*	Overstory**	Native to GA Piedmont***
Qty	Qty									
2	1	Carpinus betulus 'Fastigata'	European Hornbeam	4" Cal.	4.0	8.0"	4.0"	16.7%	16.7%	
1		Cercis canadensis	Eastern Redbud	3" Cal.	3.0	3.0"		5.6%		5.6%
1		Amebinchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	3" Cal.	3.0	3.0"		5.6%		5.6%
1		Magnolia stellata	Star Magnolia	3" Cal.	3.0	3.0"		5.6%		5.6%
4		Nyssa sylvatica 'Green Gable'	Green Gable Black Gum	4" Cal.	4.0	16.0"		22.2%	22.2%	22.2%
3	1	Quercus phellos 'Hightower'	Hightower Willow Oak	4" Cal.	4.0	12.0"	4.0"	22.2%	22.2%	22.2%
1	3	Ulmus parvifolia 'Athena'	Athena Lacebark Elm	4" Cal.	4.0	4.0"	12.0"	22.2%	22.2%	
13	5		Total Tree Inches Replaced			49.0"	20.0"	100.0%	83.3%	61.1%

*NO MORE THAN 35% OF ALL TREES PLANTED ARE OF ANY ONE GENUS
 **NO LESS THAN 40% OF ALL TREES PLANTED ARE OVERSTORY TREES
 ***NO LESS THAN 50% OF ALL TREES PLANTED ARE NATIVE/ADAPTED TO GA PIEDMONT

Total Tree Inches Replaced	49.0"
*NO MORE THAN 25% OF ALL TREES PLANTED ARE OF ANY ONE GENUS	
**NO LESS THAN 40% OF ALL TREES PLANTED ARE OVERSTORY TREES	
***NO LESS THAN 50% OF ALL TREES PLANTED ARE NATIVE/ADAPTED TO GA PIEDMONT	

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HARDSCAPE EXHIBIT

55 & 61 ROSWELL ST.
ALPHARETTA, FULTON COUNTY, GEORGIA

NO.	REVISIONS	DATE

PROJECT NO: 18-4176
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