



DESIGN REVIEW BOARD

JUNE 21, 2019

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. 09:15 - 09:45 Designs for North Point by Director Cook
2. 09:45 - 10:00 DRB190024 LGE Community CU 2855 Old Milton Pky
review signage and awnings
3. 10:00 - 10:20 DRB190029 Honeybaked Ham 7601 North Point Pky
Review exterior modification with signage
4. 10:20 - 10:45 DRB190022 Burlington Stores 7731 North Point Pky
review facade changes

This item was tabled on May 17, 2019, It must be removed from the table for consideration.

5. 10:45 - 11:30 DRB190018 Starbucks 11740 Haynes Bridge rd
review new construction
6. 11:30 - 11:45 DRB190020 Buffalo Wild Wings 10890 Haynes Bridge
review follow up landscape and lighting
7. 11:45 - 12:15 DRB190027 41 Milton Ave
review remodel of existing building
8. 12:15 - 12:45 *Break*
9. 12:45 - 1:15 DRB190025 1858 Athletics 3355 North Point Pkwy
review new construction
10. 1:15 - 3:15 DRB190026 Northwinds Summit Multi-Family and retail
review new construction

VIII. ADJOURNMENT



DESIGN REVIEW BOARD SUMMARY MAY 17, 2019

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

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

I. WORKSHOP

II. CALL TO ORDER

III. ROLL CALL

- Design Review Board Members Present
 - o Richard Kramer (Chairman)
 - o Roger Brown (Vice –Chairman)
 - o Pat Corkill
 - o Dick Debban
 - o Holly Palmer
 - o Katie Rocco
 - o Tom LeCain (Alternate)
- Design Review Board Members Absent
 - o Frank Schwing
 - o Kim Matherly (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

1. Design Review Board Minutes 2.15.19

- ❖ Board Member Rocco offered a motion to approve
 - The motion received a second from Vice Chair Brown
 - The motion was approved by a vote (7-0)

2. Design Review Board Minutes 4.12.19

Action Taken: Approved

- ❖ 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) (Corkill)

VII. PUBLIC HEARING

1. DRB190017 Lazyboy Furniture 5970 North Point Pky

Applicant presented review of new construction

Board Member Debban left the meeting before the vote

- ❖ Vice Chair Brown offered a motion to approve the site line, signage as presented today with the one provision that the monument sign will be what is shown on the building with the white background, we approve the exterior lighting as presented, we approve the site plan as presented, with regard to elevations, materials and colors we approve with the condition that all of the back sides of the vertical surfaces above the roof will be stuccoed with the color to match that vertical feature, the dumpster doors shall be of the spectrum brown color.
 - The motion received a second from Board Member Le Cain
 - The motion was approved by a vote (6-0)
- ❖ Board Member Corkill offered a motion to approve landscaping as submitted today with the condition that the green screen shall be 12' tall as clarified planted with Confederate Jasmine and the Sky Pencil Holly be relooked at as far as the Conditions and continue to work with the Arborist and City Staff for viability and/or possible replacement.
 - The motion received a second from Board Member Rocco
 - The motion was approved by a vote (6-0)

There was discussion during the motion that the pavers, benches and trash cans should match existing.

2. DRB190018 Starbucks 11740 Haynes Bridge Rd

Board Member Debban returned to the meeting

Applicant presented new construction

There was discussion of:

- **Site Plan**

- Existing Underground Stormwater
- Photometrics – Applicant handed out copies
- Furniture – Applicant handed out. Location will be parallel to connecting sidewalk
- Location of Bike Rack
- Tree Well shown on page C3-00

- **Landscape**

- Council Conditions
- Utility Issue w/Landscape Strip
- Screening of Drive-Thru with Oak Leaf Hollies
- Screening of Parking
- DRB questioned River Birch species. Applicant stated it was recommended by Staff.
- Detectable Barrier does not meet Conditions for Council Condition #12.

“Outdoor patio shall be bordered with continuous planters similar to Exhibit A. One (1) shade tree shall be included in outdoor patio. Foundation plantings and creeping fig or other vine approved by DRB shall be required around the building. “

- DRB stated that Landscaping was not included in their packet, so they were only seeing it for the first time today.

- **Exterior Elevations**

- Preform Cornice black to match trim (Iron Ore Color)
- DRB would like to see a full rendering
- Brick color as it relates to Condition # 2
 - o Staff stated that DRB should decide whether the brick color meets Condition #2
- Decorative pervious pavers
 - o Need clarification on size, what was presented is too small
- Aluminum Storefront not allowed
- Staff stated we need to confirm materials.
- DRB requested that Architect be present at next meeting

- ❖ Vice Chair Brown offered a motion to approve The Site Plan as presented 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 to defer landscape, Applicant shall come back with a different tree for the River birch, drawing shall include the patio pavers, clarify the size and the planters surrounding the patios clarify the parameters as discussed.
 - The motion received a second from Vice Chair Brown
 - The motion was approved by a vote (7-0)
- ❖ Vice Chair Brown offered a motion to approve site lighting as presented in today's packet with the cut sheet or as shown on landscape plan.
 - The motion received a second from Board Member Rocco

There was discussion that there was a separate drawing submitted with site lighting. It was also on L3.

- ❖ Vice Chair Brown withdrew his motion.
 - Board Member Rocco accepted
- ❖ Board Member Corkill offered a motion to approve site lighting as presented today in the 2 hard copies sheet 1 of 1 submitted as the South Con drawing for the location and L3 which refers to the fixtures.
 - 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 Elevations & Materials based on our conversation today that the Applicant come back with the Architect, color elevations and a little clearer presentation and signage would be deferred as part of that as well.
 - The motion received a second from Board Member Le Cain
 - The motion was approved by a vote (7-0)

VIII. DRB190020

Buffalo Wild Wings

10890 Haynes Bridge

Applicant presented review of new exterior changes, Landscape, Signage.

There was discussion of:

- Site Plan
 - Taking out front gable structure
 - Main Entry at front
 - New Outdoor Patio
 - Indoor/Outdoor Bar
 - Secondary egress as parking
 - Reusing trash enclosure, adding a compactor, new wall
 - Creating a connection to North Point Drive sidewalk
 - Reusing existing parking
- Lighting- keeping existing poles with new fixture
- Roof Plan
- Site Line Study
- Landscape:
 - Planning to keep existing Landscaping, perimeter trees
 - Proposing to take large evergreens down at front entrance, proposing Juniper there
 - DRB Comments:
 - o Proposed Princeton Elm – are there any other Elms out there, seem haphazard
 - o Tree Survey does not indicate condition of trees
 - o Existing Landscape has not been well maintained
 - o Staff showed photo of existing front entrance
 - o Staff discussed new North Point LCI guidelines. This Applicant is not required to do these as they are not constructing a new building. Staff would still encourage them to consider the benefits of a new streetscape. Site activity, visibility and vision would be benefits.
 - o Applicant stated rebuilding the entire building is not feasible
 - o Parking lot screening
 - o Possibility of removing some trees and replacing them with smaller landscaping
 - o did not like Juniper as a species for Landscape Islands
 - o Camellia on SE corner not good

- o Foundation shrubs on patio fencing
 - o What will Planter Boxes look like?
 - o Staff – Trees on Patio are there for ambiance
 - o Gave Applicant Arborist Comments
- Exterior Elevations and Materials
 - Roof Plan
 - Signage
 - Outside Furniture will need to be approved by DRB
- ❖ Board Member Corkill offered a motion to defer landscape based on comments, specifically the Juniper in the parking islands, the Camellia against the side of the building, Princeton Elms being used, Planting around the patio which includes patio trees and the possibility of screening the dumpster with a vine or some other type of planting.
 - The motion received a second from Board Member Palmer
 - The motion was approved by a vote (7-0)

There was discussion that Applicant work with Staff on streetscape, tree conditions. Deferral is to the next meeting on June 21, 2019.

- ❖ Vice Chair Brown offered a motion to approve the Site Plan as submitted today as well as parking lot lighting and fixtures as presented today. Applicant bring back building lighting. We defer that so we can see a sample of that, we approve site line with the condition that if we do see the rooftop units, Applicant will have to work with Staff to correct.
 - The motion received a second from Board Member Le Cain
 - The motion was approved by a vote (7-0)
- ❖ Vice Chair Brown offered a motion to approve Elevations, Materials, colors and samples as presented today.
 - The motion received a second from Board Member Rocco
 - The motion was approved by a vote (7-0)

IX. DRB190021 Westside Union

2555-75 Westside Parkway

Applicant presented exterior changes and signage

- ❖ Board Member Corkill offered a motion to approve signage as submitted today and the Applicant work with Staff on the placement of a second monument sign location as discussed.
 - The motion received a second from Board Member Rocco
 - The motion was approved by a vote (7-0)
- ❖ Board Member Palmer offered a motion to approve the exteriors or the painting of the building as presented today.
 - The motion received a second from Board Member Le Cain
 - The motion was approved by a vote (5-2)

There was discussion on appropriateness of painting the brick on a commercial building.
There was discussion that Landscaping will be brought to DRB.

VIII. DRB190022 Burlington

7731 North Point Pkwy

Applicant presented review of new exterior. Handed out new Elevations.

After presentation of materials and elevations and samples it was determined that the they do not meet North Point Overlay requirements.

- ❖ Vice Chair Brown offered a motion to table based on today's discussion.
 - The motion received a second from Board Member Rocco
 - The motion was approved by a vote (7-0)

X. ADJOURNMENT

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: 190022

☒ Fee Paid Initial: PC

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: LGE Community Credit Union

Location Address: 2855 OLD MILTON PKWY #100 Alph. Ga. 30009

Mailing Address: 2855 OLD MILTON PKWY #100

City: ALPHARETTA State: GA Zip Code: 30009

Contact For All Notifications: DAVID DEAN

Contact Telephone: 404 - 797 - 5298 Mobile Telephone: 404 - 797 - 5298

Fax: 770 - 592 - 2601 Email: DDEAN104@YAHOO.COM

Contact's Relation To Business: REPRESENTATIVE

This Application For (Check all that apply):

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

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

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>200.00</u>



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Avalon II

Property Owner Information:

Property Owner Name: LGE Community Credit Union
Physical Address: 2855 OLD MILTON PKWY ¹⁰⁴ ~~200~~ ALPH. GA. 30009
Mailing Address: 2855 OLD MILTON PKWY. #200
City: ALPHARETTA State: GA. Zip Code: 30009
Owner Telephone: 770-424-0060 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): Shelia SABIN Date: 5-30-19
Owner Signature: *Shelia Sabin*

Property Information:

Address (If Assigned): _____
Tax ID or Map Reference Number: _____
Land Lot(s): 804 District: 1st Section: 2nd
Existing Zoning of Property: DT Existing Uses of Property: Credit Union

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: 6-3-19

Print Form

Survey Photographs



SURVEY PHOTOGRAPHS



Project
LGE CCU/Avalon II
Alpharetta GA

Project Number
93007-0119

Account Manager
Toney L. Chalmers

Drawn By
hs

Date
09 March 2019

Revisions
24APR2019
29APR2019
07MAY2019

Customer Approval

Description
Signage

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241 Rope Mill Parkway
Woodstock, Georgia
30188

678 445.8651 | T
678 445.6998 | F

Sheet

G0

Site Plan/Signage Locations

Project	LGE CCU/Avalon II Alpharetta GA
Project Number	93007-0119
Account Manager	Toney L. Chalmers
Drawn By	hs
Date	09 March 2019
Revisions	
3	24APR2019 29APR2019 07MAY2019

Customer Approval	
Description	Signage

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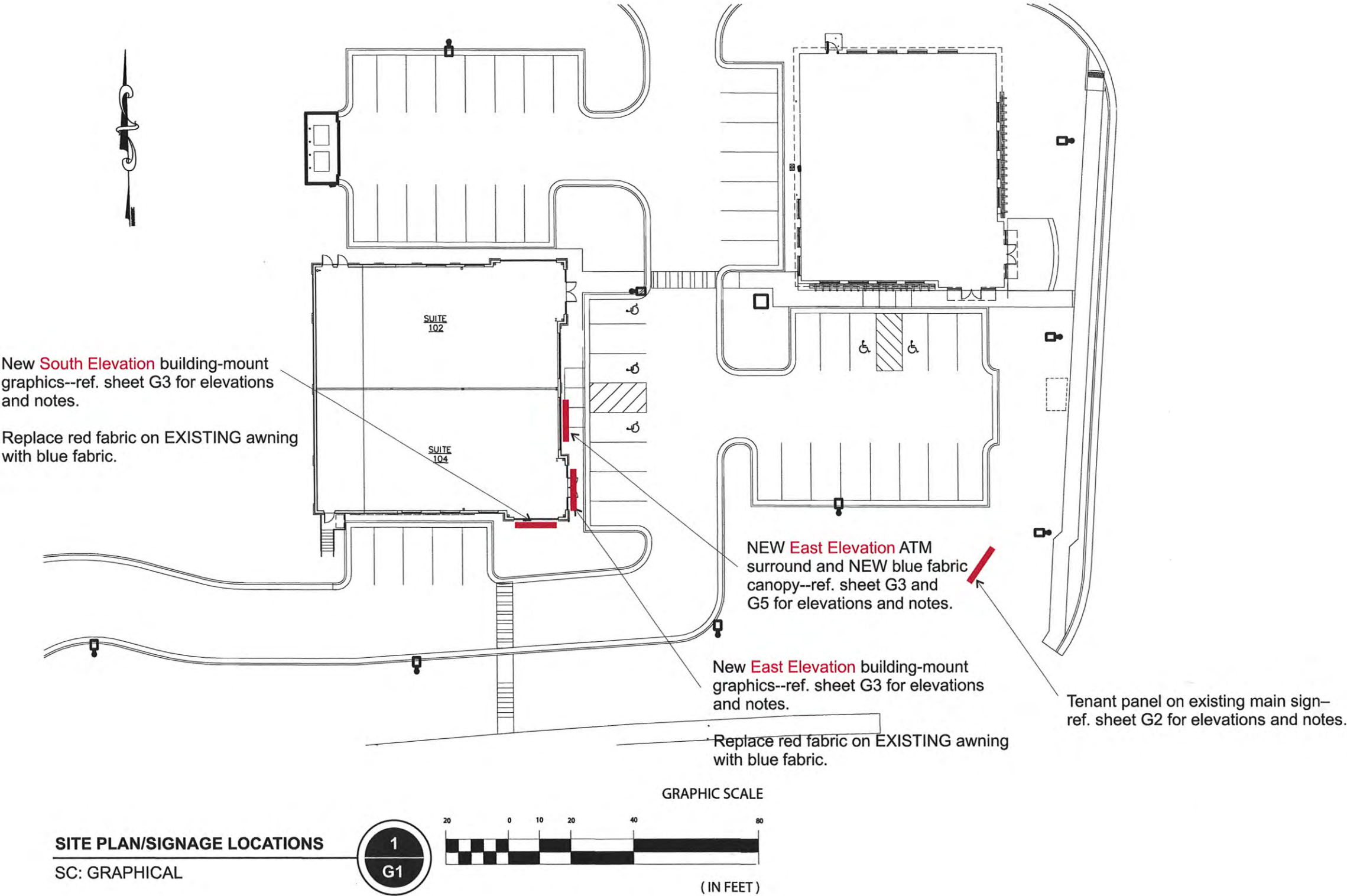
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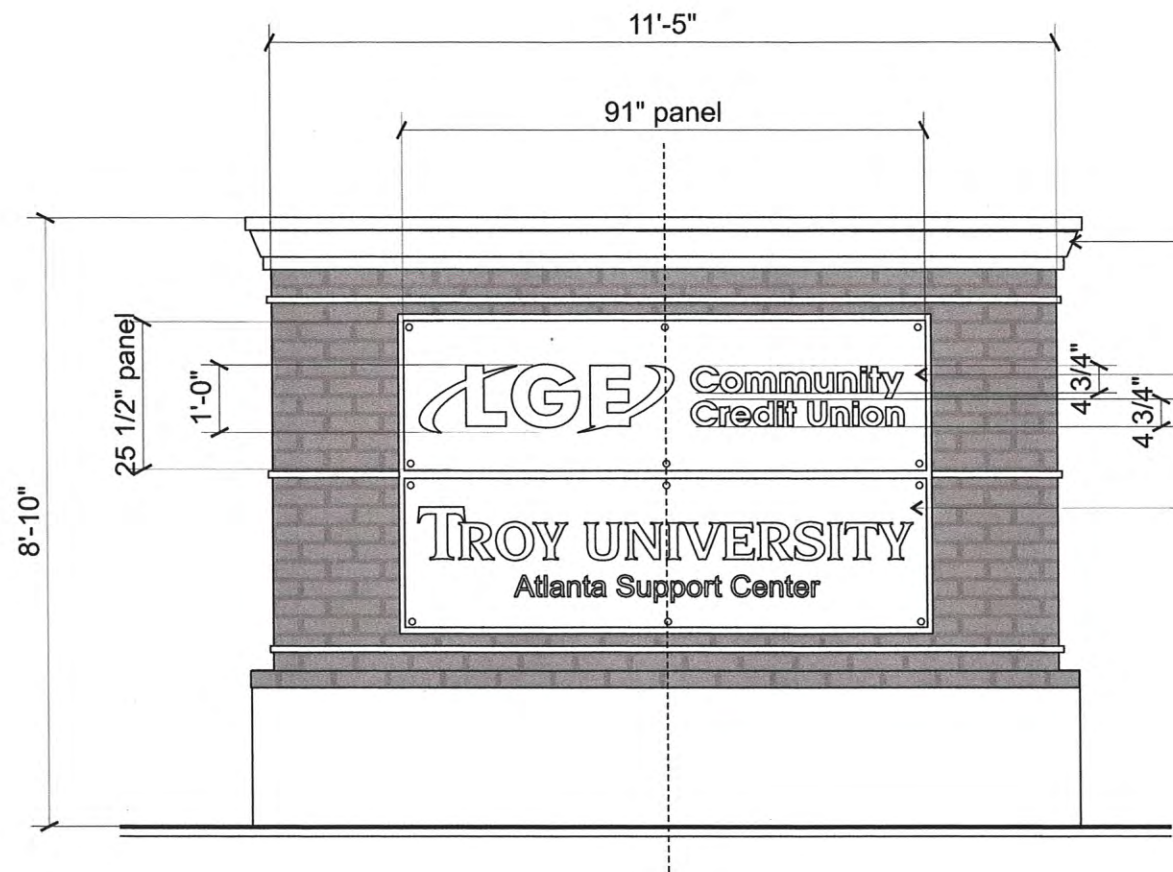
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Existing Primary Site Identifier-
tenant panel



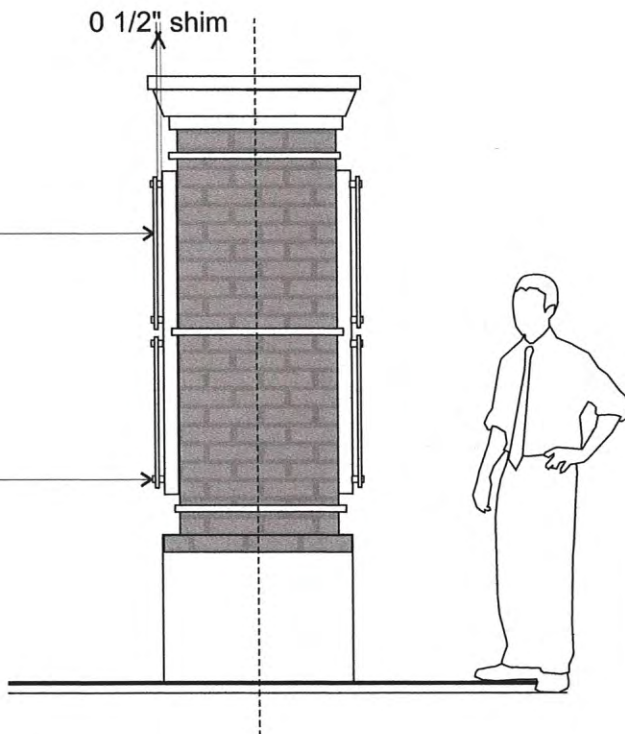
Existing sign structure

New .125" routed aluminum
sign faces backed with white
.250 acrylic

Existing sign face

Six (6) existing alum. fin.
standoffs per panel, shim 1/2"

(Use blank white panel as
template)



ELEVATION

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



PROFILE

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



Project
LGE CCU/Avalon II
Alpharetta GA

Project Number
93007-0119

Account Manager
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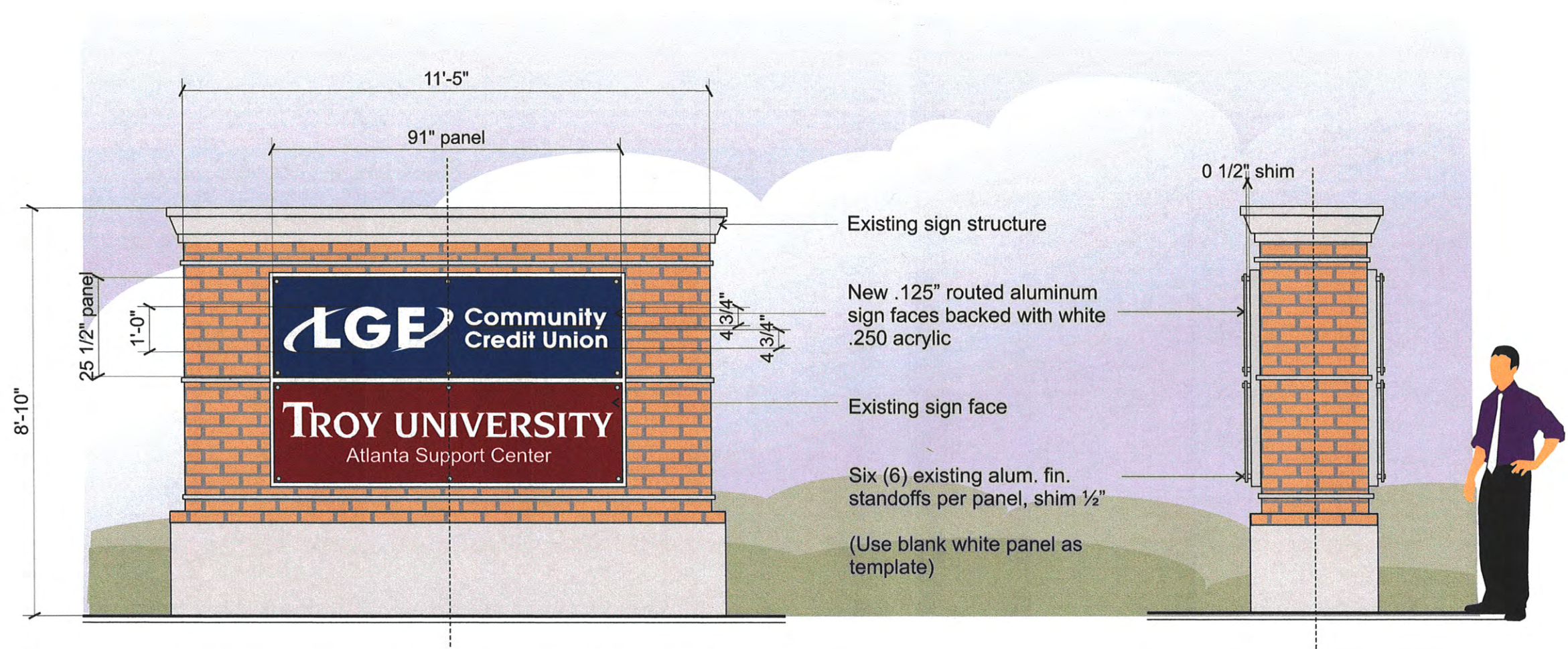
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Sheet

G2

Existing Primary Site Identifier-
tenant panel



ELEVATION

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



PROFILE

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



Pantone
280

Project	LGE CCU/Avalon II Alpharetta GA
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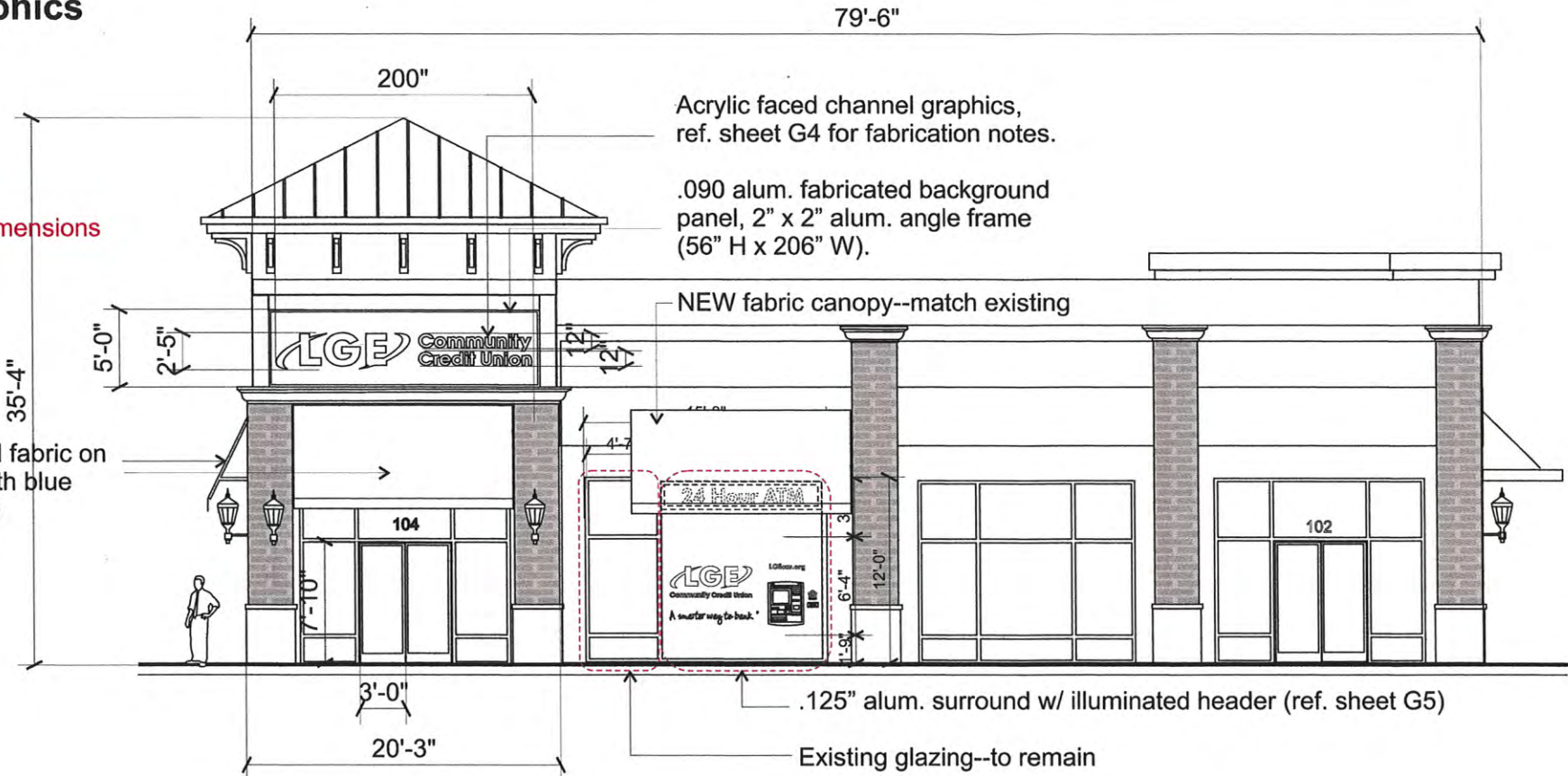
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678 445.6998 | F

Building-mount Graphics

Field verify all tower dimensions prior to fabrication.

Replace EXISTING red fabric on existing awnings (2) with blue fabric (match PMS280)



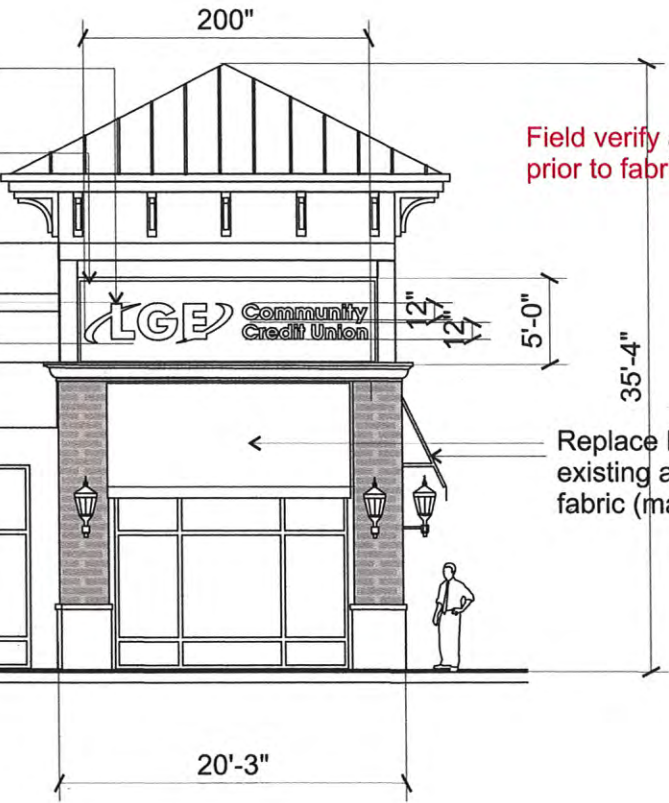
EAST ELEVATION

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



Acrylic faced channel graphics, ref. sheet G4 for fabrication notes.

.090 alum. fabricated background panel, 2" x 2" alum. angle frame (56" H x 206" W).



Field verify all tower dimensions prior to fabrication.

Replace EXISTING red fabric on existing awnings (2) with blue fabric (match PMS280)

SOUTH ELEVATION

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



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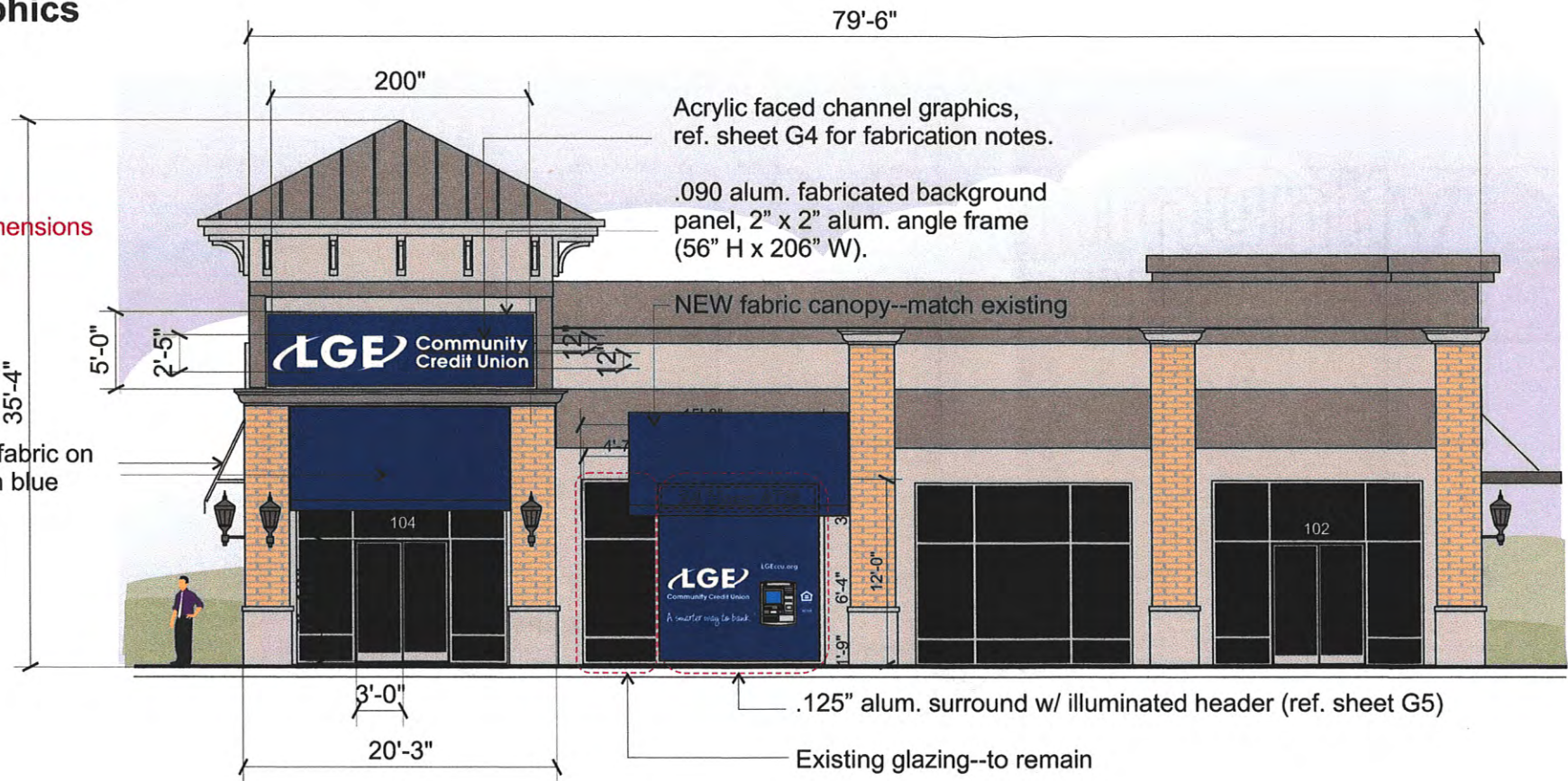
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Building-mount Graphics

Field verify all tower dimensions prior to fabrication.

Replace EXISTING red fabric on existing awnings (2) with blue fabric (match PMS280)



EAST ELEVATION

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



Acrylic faced channel graphics, ref. sheet G4 for fabrication notes.

.090 alum. fabricated background panel, 2" x 2" alum. angle frame (56" H x 206" W).



SOUTH ELEVATION

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



Pantone 280

Project
LGE CCU/Avalon II
Alpharetta GA

Project Number
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Sheet

G3

ATM Surround Detail

Field verify all building dimensions prior to fabrication.



ELEVATION

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



Fabricate new blue fabric canopy to match existing

.125 alum. header with routed graphics, backed with .125 white acrylic-LED illumination.

.125" alum. surround

White applied vinyl

Diebold Opteva 740 unit

PROFILE

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



Pantone 280

Project	LGE CCU/Avalon II Alpharetta GA
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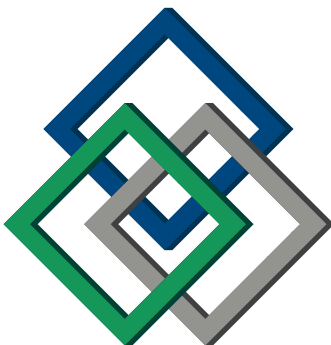
Sheet

G5



SITE ADDRESS:

7601 NORTH POINT PKWY, STE A
ALPHARETTA, GA 30005



MC
group
Building Better Brands

440.209.6200
800.627.4460
theMCgroup.com

SIGN CODE:

PRE-PERMIT SIGN INFO		Property ID:	Honey
A.) Project Name:	Honey Baked Ham	Date Completed:	5/29/19
B.) Street Address:	7601 N Point Parkway Ste. A		
C.) City / State / Zip:	Alpharetta, GA 30005		
D.) Municipal Contact:	Bret Schroeder		
E.) Contact Phone:	678-297-6088	Email:	bschroeder@alpharetta.ga.us
F.) Address/City/ST/Zip:	2 Park Plaza Alpharetta, GA 30009		
G.) Jurisdiction:	City/Town of: Alpharetta	Fax:	678-297-6071
H.) Zoning/Category:	PSC Planned Shopping Center	Yes/No	
I.) Permit app fee:	5% of project cost. \$50 min and \$500 max fee	Master Sign Plan:	See Notes
J.) Permit Process time:	Allow 2 weeks	If yes, is copy available?	Yes
K.) Permit required if only refacing?			Yes
L.) Property Owner approval needed?	Yes	Sealed Engineer Plans Required?	No
M.) Temporary/coming-soon Banners allowed?	Size? 24 sq ft max		Yes
N.) Temporary freestanding Signs allowed?	Size? Yes, but must be on existing monument sign (cannot exceed panel)		Yes
O.) Temporary Signs require Permit? Give Time allowed:	See end notes, either 1-14 days OR 2-7 day options		Yes
Notes: Discuss all signs with landlord of the center. City regulates their own code.			
ATTACHED SIGNS			
1.) Formula for sq. ft. (Max for Main ID & Secondary signs): 1 sq ft per lineal foot of tenant wall facing street			
2.) Sq Ft on big sides/rear: 1 sq ft per lineal foot of tenant wall facing street			
3.) Transferable allowances? No			
4.) # allowed: 1 per wall (2 max per tenant) Illumination: Internal & External			
5.) Calculation Method: Box Entire letter set/Cabinet, including Backer Panel			
6.) Max. Overall Height: cannot exceed roofline/height of wall			
7.) Cabinet signs allowed? Not prohibited by city, but discuss with landlord to see if this is the best option			
8.) Special Wall sign codes-this property: None per code, check with landlord.			
9.) Special storefront building colors: None per code, check with landlord.			
FREESTANDING SIGNS			
1.) Formula for sq. ft. (Max for Main ID & Secondary signs): Not for individual tenants of the center. Discuss tenant panel reface with landlord.			
2.) # allowed: Illumination:			
3.) Height Max: Grade-to-sign Clearance:			
4.) Set-back: Calculation Method:			
DIRECTIONAL SIGNS			
1.) # Allowed: Not Allowed for Tenants Illumination:			
2.) Max. SqFt: Max. Height:			
3.) Permit: Custom Logo:			
VARIANCE			
1. Variance Meeting: 3rd Thursdays App. Deadline: 1 month prior to meeting date			
2. Processing Time: allow 60-90 days Est. Fees: \$750 plus \$250 mailing fee			
3. Attorney or expeditor required? ☒ Yes ☐ No			
4. Probability of variance approval? 50%			
5. Documents Required: 8 # of Sets Other:			
☒ Sign Details ☐ Engineering Seal ☐ U/L Number			
☒ Building Elevations ☐ Owner Authorization Ltr. ☐ Property ID#			
☒ Site Plan ☐ Legal Description ☐ Add'l Prof Seals			
Sign criteria is reported as presented to us as of the "Date Completed". This provider is not responsible for changes in local sign code after the completion date, nor for the review process, interpretations, calculations or fees of local authorities. Where required by local authority, it is understood a permit will be obtained prior to manufacture.			
Rev. 10/16/18 Copyright 2018 All Rights Reserved			

PRE-PERMIT SIGN INFO - Additional Notes	Property ID:	Honey
Sign permit apps may be submitted via email at signs@alpharetta.ga.us		
City enforces their own ordinance, but discuss signs with landlord of the center (Mansell Crossing) to see if they have any additional sign criteria for this center.		
Banners/temp signs are subject to landlord review, but city indicates that banners require a permit and are permitted in all zoning districts pursuant to the following standards: 1. Banners shall be permitted for either one (1) fourteen (14) day period per calendar year per lot or two (2) seven (7) day periods per calendar year per lot. An individual banner permit may be divided into two (2) non-consecutive seven (7) day periods provided the dates are stated on the permit. However, in the case of lots which contain a shopping center (or strip shopping center) with multiple tenant spaces, each tenant space shall be allowed to erect or place a banner for either one (1) fourteen (14) day period per calendar year or two (2) seven (7) day periods per calendar year. 2. In addition to the foregoing, banners shall be allowed on private property during an approved temporary use, as defined in Section 2.3.2 of the U.D.C., for the approved period of such temporary use, but not to exceed forty-five (45) days; provided, however, the placement of banners on lots during approved temporary uses shall not be permitted more than two (2) times per calendar year per lot. Any such banners shall be removed upon termination of the temporary use or within forty-five (45) days from the date it is first placed on the lot, whichever is first to occur. Upon removal, no banner shall be placed on the same lot for a period of sixty (60) days. 3. Banners shall not exceed 24 sq. ft. total area in size. 4. Banners must either be free-standing or mounted to the wall of a tenant space or the lot's existing monument sign. If free-standing, the height of the banner shall not exceed five (5) [feet] above grade. If mounted to the wall of a tenant space, the width of the banner shall not exceed tenant frontage and shall not extend above the horizontal plane of the roof where the building wall and roof meet. If mounted to the lot's existing monument sign, the banner shall not extend beyond the sign face of the monument sign. 5. Banners shall be erected with supports or other means so that they do not sag or become dilapidated.		
One (1) under-canopy sign is permitted for each tenant space within a strip shopping center, which shall not exceed 8 sq. ft. in area (subject to landlord review). Wall signs should not project more than 12 inches.		

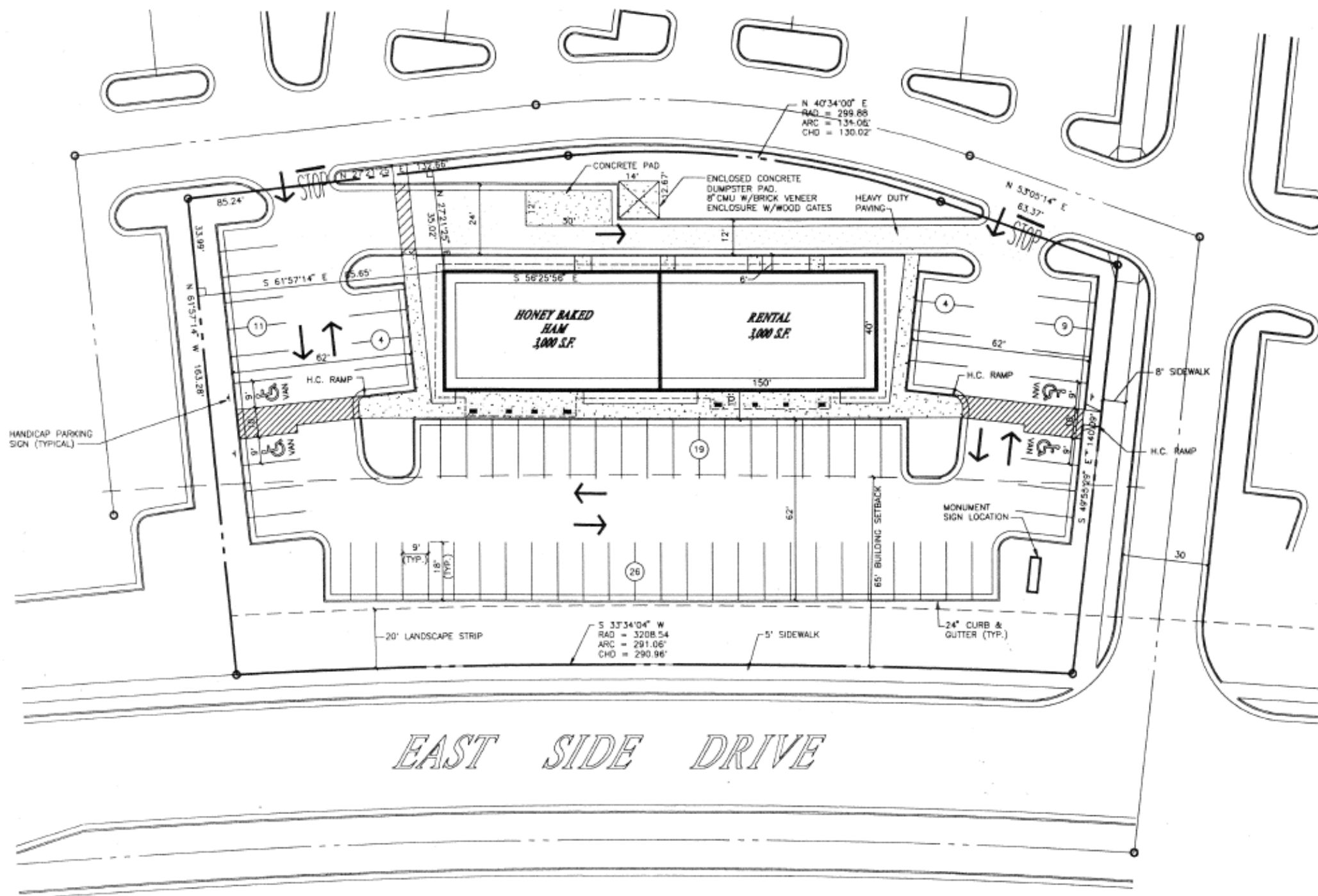
SUMMARY:

ADDITIONAL NOTES:



SITE PLAN

FOR REFERENCE ONLY



8959 Tyler Boulevard
Mentor, Ohio 44060

440.209.6200
800.627.4460

theMCgroup.com

CLIENT:



ADDRESS:

7601 NORTH POINT PKWY, STE A
ALPHARETTA, GA 30005

PAGE NO.

2

TICKET NO.:

540696

PROJECT MANAGER:

TRACIE GESEL

ELECTRONIC FILE NAME:

HONEYBAKED HAM\2019\GA\NORTHPOINT - ALPHARETTA

DATE:

6/4/19

DESIGNER:

CA

REVISION HISTORY:

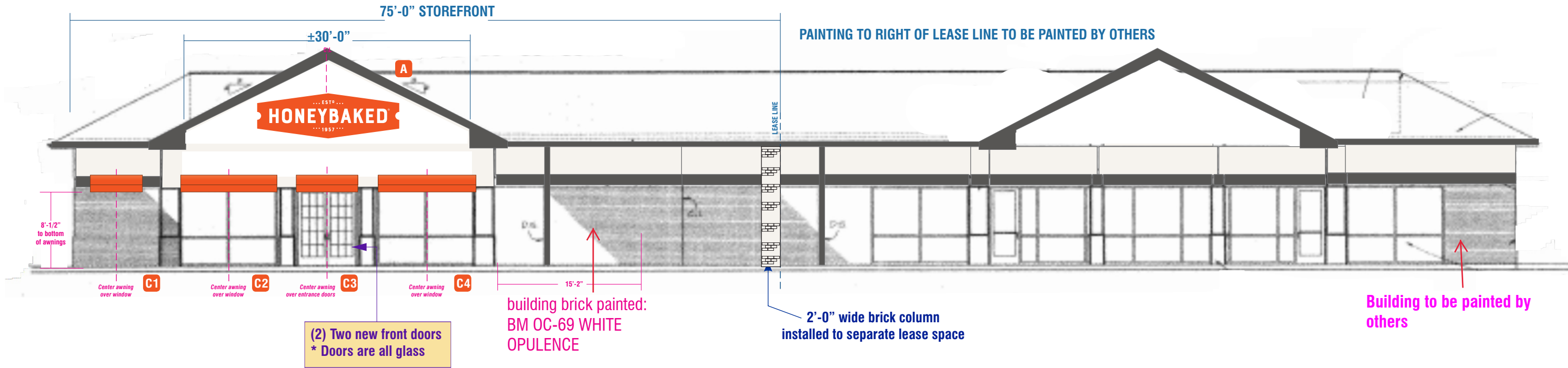
CLIENT SIGNATURE:

APPROVAL DATE:



EXISTING FULL ELEVATION

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



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CLIENT:



ADDRESS:

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PAGE NO.

3

TICKET NO.:

540696

PROJECT MANAGER:

TRACIE GESEL

ELECTRONIC FILE NAME:

HONEYBAKED HAM\2019\GA\NORTHPOINT - ALPHARETTA

DATE:

6/4/19

DESIGNER:

CA

REVISION HISTORY:

6/5/19 SI	Revised to show no copy on awnings; added door callout; Removed pig added peak to right side of building

CLIENT SIGNATURE:

APPROVAL DATE:

PRINTS ARE THE EXCLUSIVE PROPERTY OF MC GROUP. THIS MATERIAL SHALL NOT BE USED, DUPLICATED, OR OTHERWISE REPRODUCED WITHOUT THE PRIOR WRITTEN CONSENT OF MC GROUP.

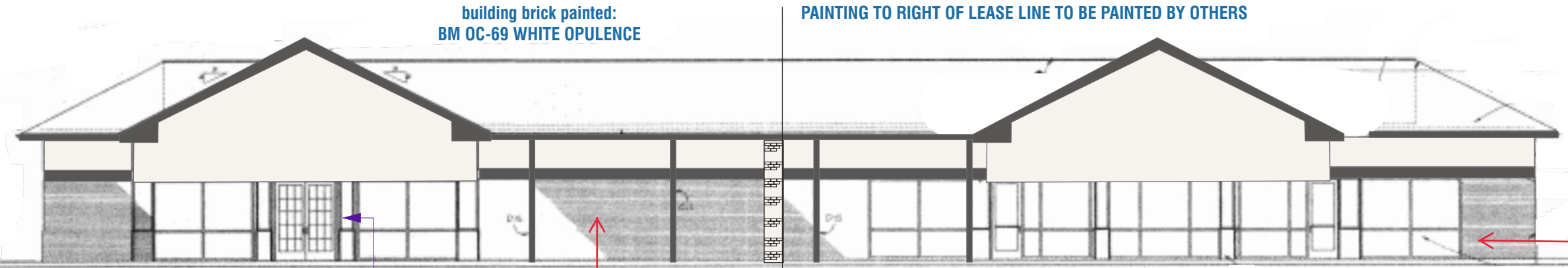


PAINTED ELEVATIONS

NOT TO SCALE

COLOR PALETTE

- BM 2134-30 Iron Mountain- Flat finish
RAL Match: 7022
- BM OC-69 White Opulence - Flat finish

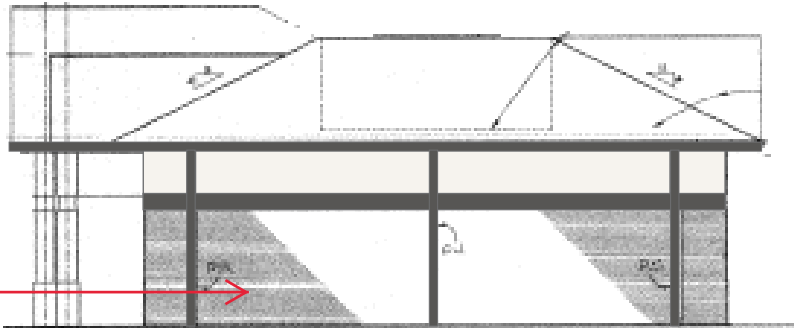


SOUTH ELEVATION

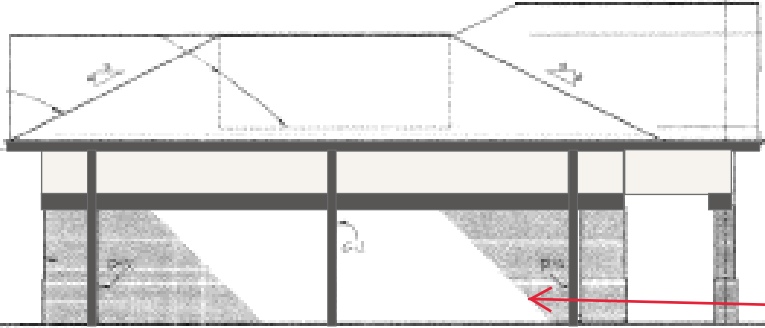
(2) Two new front doors
*Doors are all glass

building brick painted:
BM OC-69 WHITE
OPULENCE

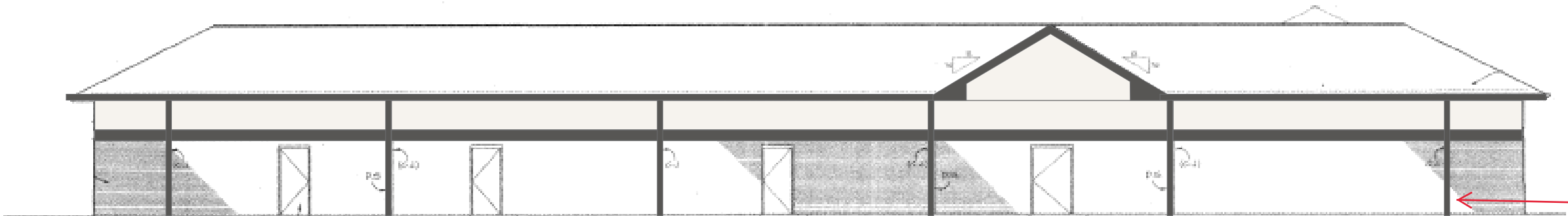
2'-0" wide brick column
installed to separate lease space



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



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CLIENT: **HONEYBAKED**

ADDRESS: 7601 NORTH POINT PKWY, STE A
ALPHARETTA, GA 30005

PAGE NO. 4

TICKET NO.: 540696

DATE: 6/4/19

PROJECT MANAGER: TRACIE GESEL

DESIGNER: CA

ELECTRONIC FILE NAME: HONEYBAKED HAM\2019\GA\NORTHPOINT - ALPHARETTA

REVISION HISTORY:	
6/5/19 SI	Added note regarding two new front doors

CLIENT SIGNATURE:

APPROVAL DATE:



AERIAL VIEW w/ EXISTING PRE-MODEL ELEVATIONS

FOR REFERENCE ONLY



REAR (West) ELEVATION



LEFT SIDE (South) ELEVATION



RIGHT SIDE (North) ELEVATION



STOREFRONT (East) ELEVATION



STOREFRONT (East) ELEVATION - Left end of bldg



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ADDRESS:

7601 NORTH POINT PKWY, STE A
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PAGE NO.

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TICKET NO.:

540696

PROJECT MANAGER:

TRACIE GESEL

DATE:

05/28/19

DESIGNER:

JT

ELECTRONIC FILE NAME:

HONEYBAKED HAM\2019\GA\NORTHPOINT - ALPHARETTA

REVISION HISTORY:	

CLIENT SIGNATURE:

APPROVAL DATE:



PROPOSED POST-REMODEL STOREFRONT

Scale: 3/16" = 1'-0"

EXISTING PRE-REMODEL CONDITIONS

FOR REFERENCE ONLY



Existing landscaping
WILL BLOCK view of PIG graphic



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PAGE NO.

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TICKET NO.:

540696

PROJECT MANAGER:

TRACIE GESEL

ELECTRONIC FILE NAME:

HONEYBAKED HAM\2019\GA\NORTHPOINT - ALPHARETTA

DATE:

05/28/19

DESIGNER:

JT

REVISION HISTORY:

6/5/19 SI	Revised to show no copy on awnings; Added note regarding 2 front doors

CLIENT SIGNATURE:

APPROVAL DATE:

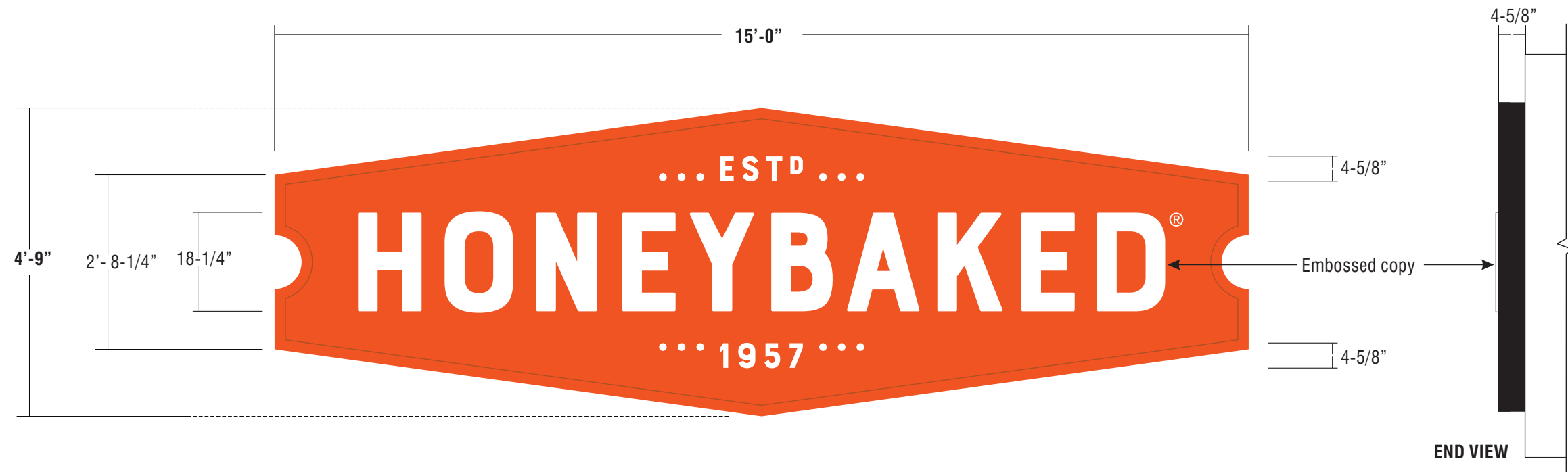
PRINTS ARE THE EXCLUSIVE PROPERTY OF MC GROUP. THIS MATERIAL SHALL NOT BE USED, DUPLICATED, OR OTHERWISE REPRODUCED WITHOUT THE PRIOR WRITTEN CONSENT OF MC GROUP.



S/F ILLUMINATED CABINET

Scale: 1/2" = 1'-0"
71.3 square feet

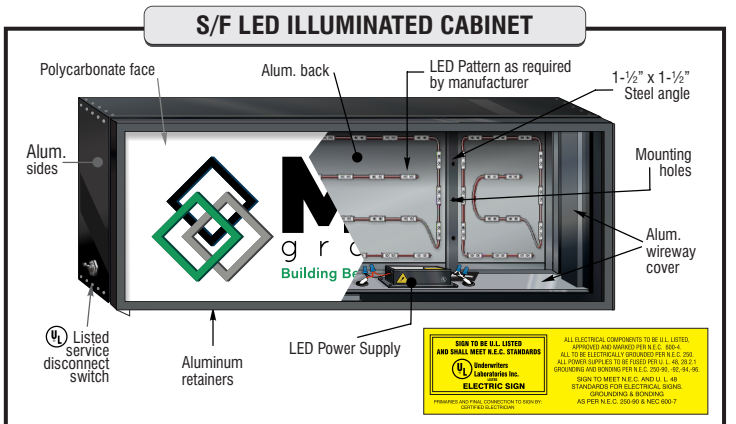
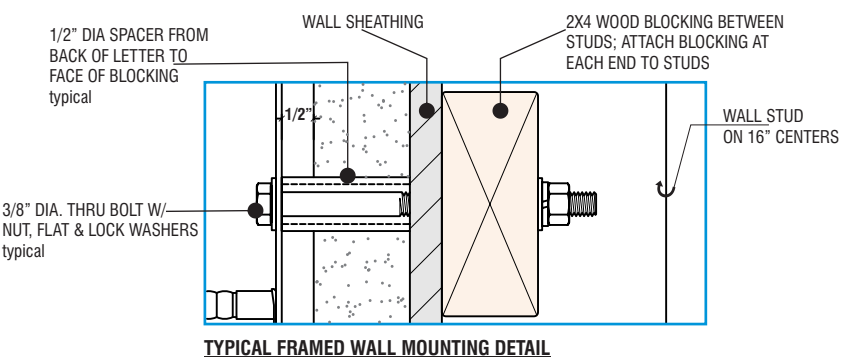
A



- CABINET:** 5" deep fab'd aluminum S/F cabinet with 2" metal retainers;
Returns and sides of retainers painted Iron Mountain; Face of retainers painted Orange
- FACE:** .187 flat White polycarbonate face with embossed HONEYBAKED copy
- GRAPHICS:** Orange vinyl overlay with reverse weeded graphics to show thru White;
HONEYBAKED: EMBOSSED copy;
EST 1957: FLAT copy;
- ILLUM.:** White LEDs as required by manufacturer;
Power supplies housed within cabinet
- INSTALL:** Cabinet to be thru bolted flush to fascia using min.
3/8" all thread fasteners with wood blocking as required
- QUANTITY:** (1) One S/F cabinet required for **STOREFRONT** elevation

COLOR PALETTE

- BM 2134-30 Iron Mountain- Flat finish
RAL Match: 7022
- SW 6884 Orange - Flat finish
RAL Match: 2001
Vinyl match to be provided
- White



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CLIENT:

ADDRESS: 7601 NORTH POINT PKWY, STE A
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PAGE NO. 7

TICKET NO.: 540696

DATE: 05/28/19

PROJECT MANAGER: TRACIE GESEL

DESIGNER: JT

ELECTRONIC FILE NAME: HONEYBAKED HAM\2019\GA\NORTHPOINT - ALPHARETTA

REVISION HISTORY:	
6/4/19 CA	DELETED OPTION 1

CLIENT SIGNATURE:

APPROVAL DATE:



REAR ELEVATION

Approx. scale 3/32" = 1'-0"

Existing Conditions



75'-0" Storefront

B



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CLIENT:	
ADDRESS:	PAGE NO.
7601 NORTH POINT PKWY, STE A ALPHARETTA, GA 30005	8

TICKET NO.:	DATE:
540696	6/5/19
PROJECT MANAGER:	DESIGNER:
TRACIE GESEL	SI
ELECTRONIC FILE NAME:	
HONEYBAKED HAM\2019\GA\NORTHPOINT - ALPHARETTA	

REVISION HISTORY:	

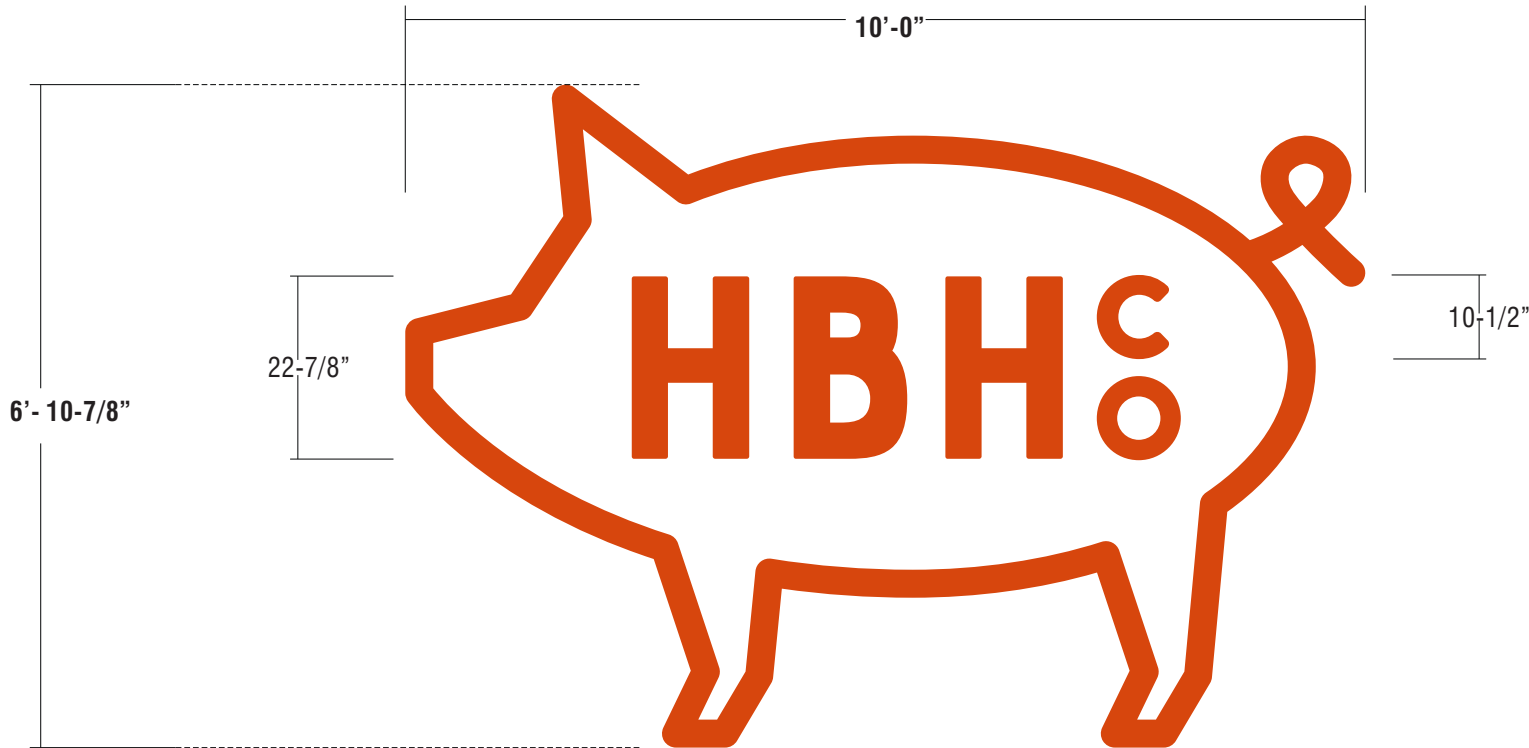
CLIENT SIGNATURE:
APPROVAL DATE:



PAINTED WALL GRAPHIC

Scale: 1/2" = 1'-0"
69.1 square feet

B



GRAPHIC: Stencil pig pattern for painting pig graphic directly to brick wall surface;
Color to be Orange

ILLUM.: External Goose Neck down lighting - by others

QUANTITY: (1) One stencil painted PIG required for REAR elevation

JOB NOTE: Uneven brick at install location - pre-remodel

COLOR PALETTE

 PMS 173 C Orange
SW 6884 Orange - Flat finish
RAL Match: 2001



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CLIENT:



ADDRESS:

7601 NORTH POINT PKWY, STE A
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TICKET NO.:

540696

DATE:

05/28/19

PROJECT MANAGER:

TRACIE GESEL

DESIGNER:

JT

ELECTRONIC FILE NAME:

HONEYBAKED HAM\2019\GA\NORTHPOINT - ALPHARETTA

REVISION HISTORY:

DATE	DESCRIPTION
6/4/19 CA	DELETED OPTION 1
6/5/19 SI	Revised to show sign on rear elevation

CLIENT SIGNATURE:

APPROVAL DATE:

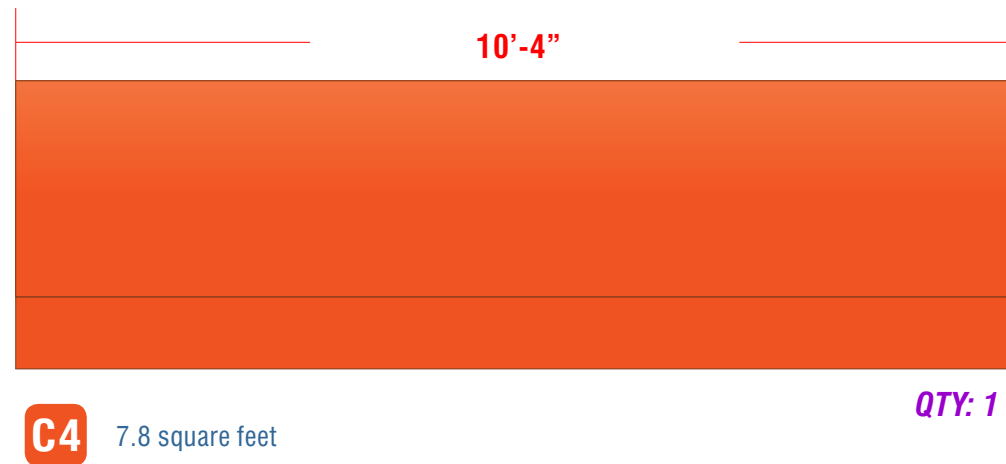
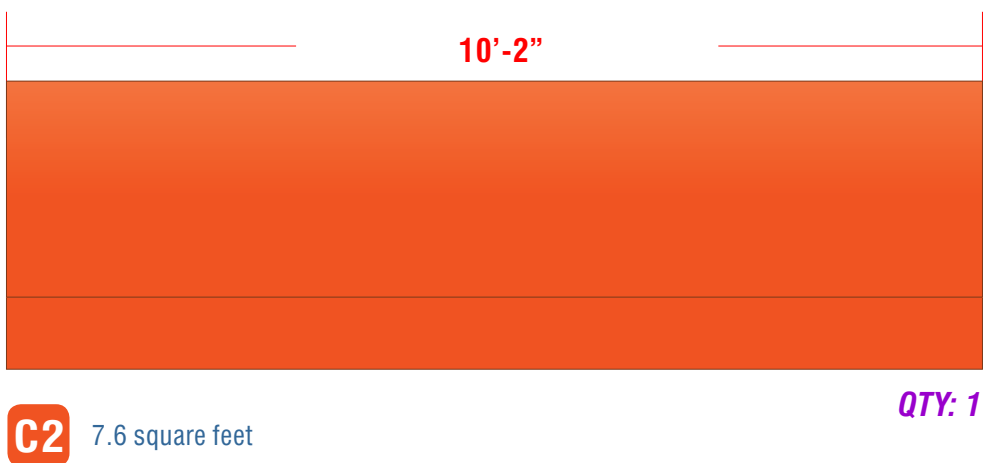
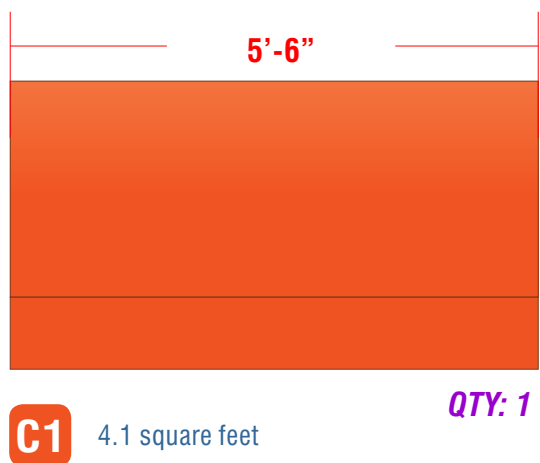
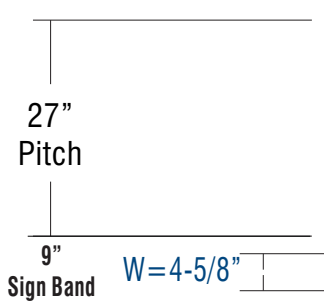
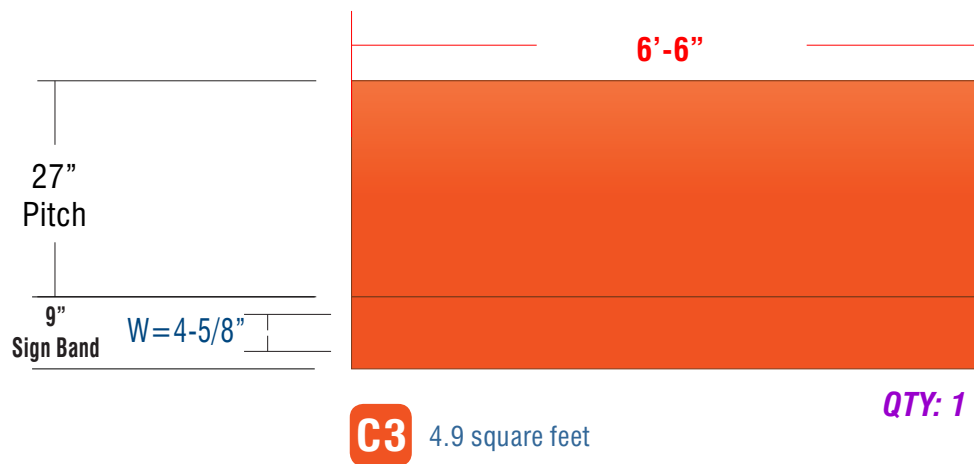
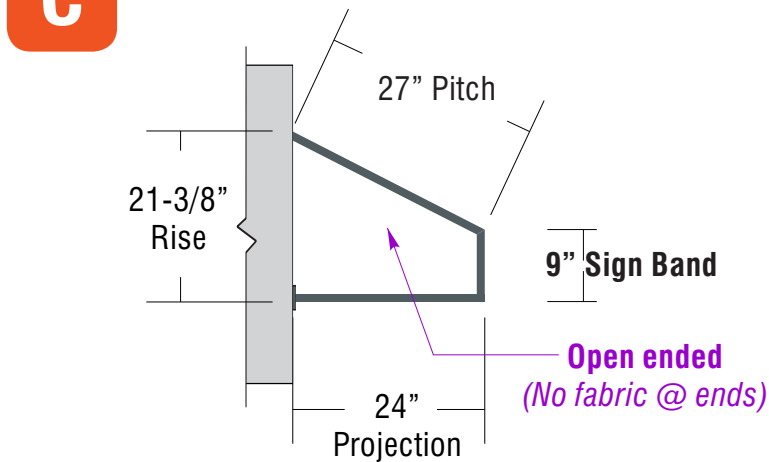


AWNINGS

Scale: 1/2" = 1'-0"
24.4 TOTAL square feet

FONT SHOWN NOT PROVIDED BY CUSTOMER;
USEABLE ARTWORK TO BE PROVIDED OR FONT TO BE SUPPLIED FOR PRODUCTION

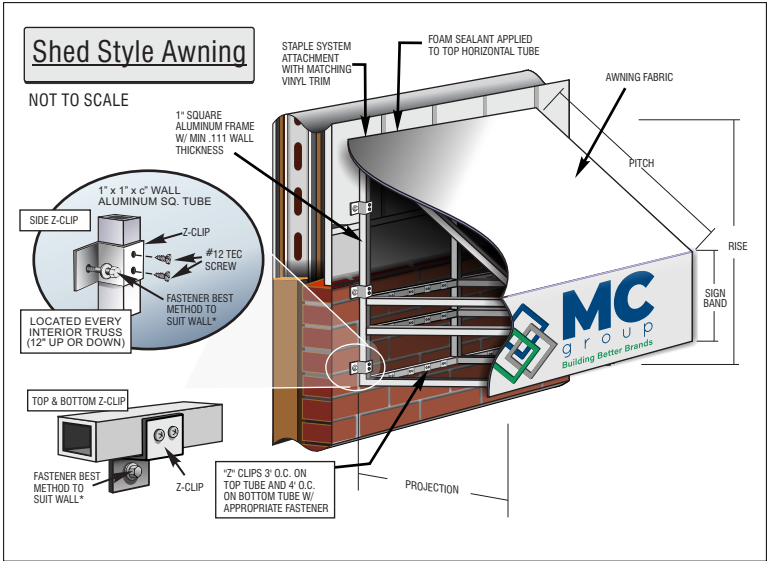
C



FRAME: 1" x 1" square tube framing painted BM Iron Mountain
FABRIC: Sunbrella fabric - color match SW6884/RAL 2001 Orange with heat transferred White graphics
ATTACH: Fabric stapled to sign frame as required; *Attachment method TBV*
INSTALL: Framework attached to wall using z-clips
QUANTITY: (4) FOUR total awnings required for FRONT elevation; Qty of each as noted
JOB NOTE: ALL DIMENSIONS TBV BY CUSTOMER PRIOR TO MANUFACTURING

COLOR PALETTE

- BM 2134-30 Iron Mountain- Flat finish
RAL Match: 7022
- SW 6884 Orange - Flat finish
RAL Match: 2001



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ADDRESS:
7601 NORTH POINT PKWY, STE A
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TICKET NO.:
540696

PROJECT MANAGER:
TRACIE GESEL

ELECTRONIC FILE NAME:
HONEYBAKED HAM\2019\GA\NORTHPOINT - ALPHARETTA

DATE:
05/28/19

DESIGNER:
JT

REVISION HISTORY:
6/5/19 SI Revised to show no copy on awnings

CLIENT SIGNATURE:

APPROVAL DATE:



REPLACEMENT FACES

Scale: 1" = 1'-0"
16.1 square feet



COLOR PALETTE

PMS 173 C Orange
Vinyl match to be provided

ALL PAINT FINISHES TO BE HIGH GLOSS
UNLESS OTHERWISE SPECIFIED!

EXISTING CONDITIONS



PROPOSED MONUMENT

Scaled Proportionally



- CABINET:** Existing D/F illum cabinet with 2" retainers and 1-1/2" divider bars to remain
- FACES:** .150 flat White polycarbonate
- GRAPHICS:** Surface applied trans. Orange vinyl overlays with reverse weeded copy to show thru White
- QUANTITY:** (2) Two replacement faces required for existing D/F monument



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PAGE NO.
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TICKET NO.:
540696

PROJECT MANAGER:
TRACIE GESEL

ELECTRONIC FILE NAME:
HONEYBAKED HAM\2019\GA\NORTHPOINT - ALPHARETTA

DATE:
05/28/19

DESIGNER:
JT

REVISION HISTORY:

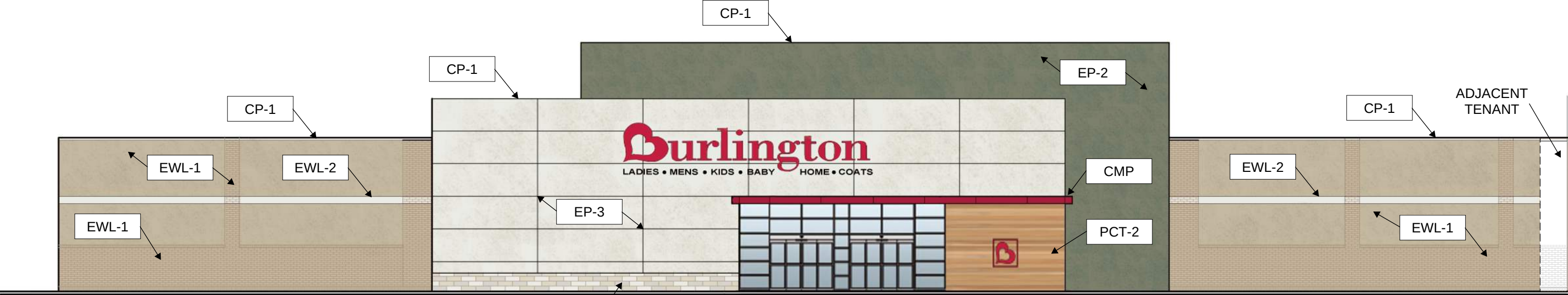
6/5/19 SI Removed option A

CLIENT SIGNATURE:

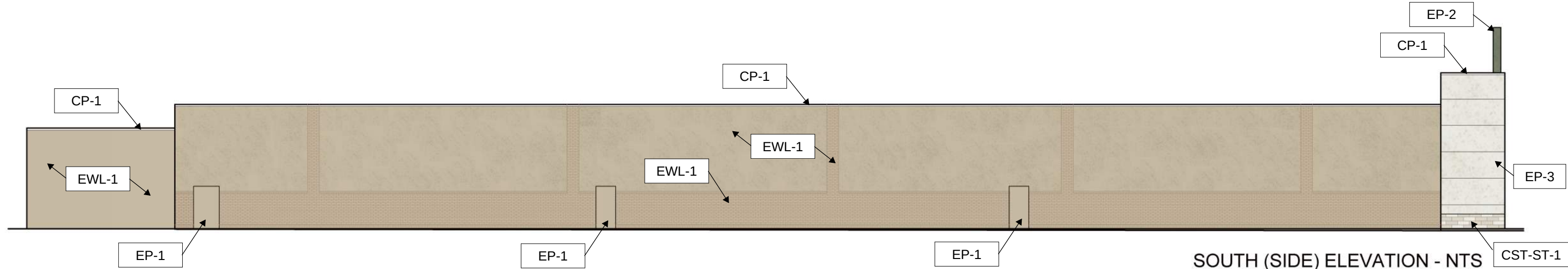
APPROVAL DATE:

EXTERIOR PAINT & FINISH SCHEDULE						
CODE	MATERIAL	MANUFACTURER	DESCRIPTION		LOCATION	REMARKS
			PRODUCT	COLOR		
CP-1	PRE-FINISHED METAL COPING	PAC-CLAD	CONTINUOUS CLEAT COPING	BONE WHITE	ENTRY FACADE & PARAPET WALL	-
CMP	ALUMINUM COMPOSITE PANEL	RDS	PRE-ENGINEERED PORTAL	BURLINGTON RED XT20S	PORTAL	-
PCT-2	PORCELAIN TILE	MOHAWK	36" X 6" LAVIANA WOOD TILE	SANDLEWOOD	PORTAL	3/16" GROUT SEAM MAPEI COLOR TO MATCH TILE
CST-ST-1	CAST STONE	ROCKCAST	CHAMFERED ST6054	BUFFSTONE, SMOOTH TEXTURE	FACADE BASE	-
EP-1	EXTERIOR DOORS & FRAMES & D.S.	SHERWIN WILLIAMS	EXTERIOR PAINT	SW #6149 RELAXED KHAKI	EXTERIOR WALLS, DOORS, FRAMES & D.S.	USE SEMI-GLOSS AT DOORS / TRIM
EP-2	EXTERIOR PAINT	SHERWIN WILLIAMS	EXTERIOR PAINT, SEE NOTE #1.	SAGE COLOR SEE NOTE #2	ENTRY FACADE	APPLY OVER PORTLAND CEMENT STUCCO WALLS.
EP-3	EXTERIOR PAINT	SHERWIN WILLIAMS	EXTERIOR PAINT, SEE NOTE #1.	SW #7005 PURE WHITE	ENTRY FACADE	APPLY OVER PORTLAND CEMENT STUCCO WALLS.
EWL-1	EXISTING CMU	SHERWIN WILLIAMS	EXTERIOR PAINT	SW #6149 RELAXED KHAKI	RECEIVING AREA	-
EWL-1	EXISTING BRICK	SHERWIN WILLIAMS	EXTERIOR PAINT	SW #6149 RELAXED KHAKI	ENTRY FACADE	-
EWL-1	EXISTING STUCCO	SHERWIN WILLIAMS	EXTERIOR PAINT	SW #6149 RELAXED KHAKI	SIDE ELEVATION	-
EWL-2	EXISTING BRICK	SHERWIN WILLIAMS	EXTERIOR PAINT	SW #7005 PURE WHITE	SIDE ELEVATION	-
EWL-2	EXISTING STUCCO	SHERWIN WILLIAMS	EXTERIOR PAINT	SW #7005 PURE WHITE	ENTRY FACADE	-

NOTES:
1. LOXON. 1 COAT WATER-BLOCKING PRIMER/FINISH. 1 COAT WEATHERCOAT XP.
2. W1: +4/-; B1: +27/-; R2: +2/1/-; Y3: +30/1/-



EAST (FRONT) ELEVATION - NTS



SOUTH (SIDE) ELEVATION - NTS

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: Burlington Stores

Location Address: 7731 NorthPoint Parkway

Mailing Address: 7731 North Point Parkway

City: Alpharetta State: GA Zip Code: 30022

Contact For All Notifications: Eric L. Czatt

Contact Telephone: 216 - 521 - 5134 Mobile Telephone: 440 - 787 - 7618

Fax: 216 - 521 - 4824 Email: eczatt@adaarchitects.cc

Contact's Relation To Business: Acting Agent / Architect of record

This Application For (Check all that apply):

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

Application Fees:

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

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



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: Scott Montgomery c/o Raider Hill Advisors

Physical Address: 25700 Science Park Drive, Suite 270

Mailing Address: 25700 Science Park Drive, Suite 270

City: Beachwood State: OH Zip Code: 44122

Owner Telephone: 216 - 750 - 8000 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): Scott Montgomery Date: 06/03/19

Owner Signature: _____

Property Information:

Address (If Assigned): 7731 NorthPoint Parkway, Alpharetta, GA 30022

Tax ID or Map Reference Number: _____

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

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

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: 06/03/19

Print Form

FILE NAME: \\C:\Users\JCH\OneDrive\Documents\1100 LANDSCAPE.dwg, LAST SAVED BY: jmurphy, 6/7/2018, 1:08 PM, PLOTTED BY: Sean Murphy, 6/7/2018, 8:49:55 AM, DSC: 0, 25.00 x 24.00, INCHES, SCALE: 0.00, TO: PLOT, PLOT STYLE: LT.ctb

TREE DENSITY CALCULATIONS:

TOTAL SITE AREA = 1.034 AC.
SDF = 1.034 ACRES X 130"/ACRE = 135"
EDF = 0
SDF-EDF= RDF = 135"
TREE PROTECTION REQUIREMENTS: NO EXISTING TREES TO REMAIN ON SITE, AND NO SPECIMEN TREES EXIST ON SITE
PROPOSED TREES 140" > 135" (SEE PLANT LIST) DOES NOT INCLUDE STREET TREES OFF SITE

LANDSCAPE STRIP CALCULATIONS:

REAR = 220LFx5' WIDTH = (4) 4" SHADE TREES MIN. REQUIRED.
NORTH SIDE = SHARED PARKING AREA (NO STRIP REQUIRED)
SOUTH SIDE = 216LFx5' WIDTH = (4) 4" SHADE TREES MIN. REQUIRED.
FRONT = 222LF BY 10' WIDTH = T.B.D. BY SPECIES SELECTED.
NOTE: STREET SIDE LANDSCAPE STRIP AT THE FRONTAGE FALLS WITHIN THE INFLUENCE AND LIMITATIONS OF GA POWER LINES. THEREFORE TREES SELECTED WERE SPECIFICALLY CHOSE TO AVOID INTERFERENCE WITH OVERHEAD UTILITY LINES.

LANDSCAPE PERCENTAGES:

TOTAL NUMBER OF TREES = 50
14% IS THE LARGEST % FOR SINGLE GENUS
66% OF THE TOTAL TREES ARE NATIVE SPECIES
56% OF THE TOTAL TREES ARE OVERSTORY SPECIES
57% OF ALL PLANTS ARE NATIVE SPECIES (700 OF 1216 –EXCLUDING SOD)

ZONING CONDITIONS RELATED TO LANDSCAPE:

- GREENSPACE BETWEEN THE BUILDING AND HAYNES BRIDGE ROAD SHALL INCLUDE A MIX OF TREES, SHRUBS, AND GROUND COVERS OF VARYING HEIGHTS, TEXTURES AND COLORS, AS APPROVED BY THE DRB.
- DECORATIVE PERVIOUS PAVERS SHALL BE REQUIRED WITHIN THE DRIVE AISLE AND PROJECT DRIVEWAY TO OFFSET IMPERVIOUS AREA CREATED BY EXCESS PARKING.
- PEDESTRIAN CONNECTION SHALL BE PROVIDED FROM FRONT DOOR TO THE PUBLIC SIDEWALK ALONG HAYNES BRIDGE ROAD.
- ONLY 1 DRIVE-THROUGH FACILITY SHALL BE PERMITTED AND SHALL BE LIMITED TO STARBUCKS. DRIVE-THROUGH SHALL NOT BE VISIBLE FROM THE PUBLIC RIGHT-OF-WAY
- DECORATIVE LANDSCAPE MATERIAL SHALL BE USED TO SCREEN THE DRIVE-THROUGH, AS APPROVED BY THE DRB.
- BUILDING, SITE, LANDSCAPE, LIGHTING AND OUTDOOR SEATING SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE DRB.
- PROPERTY SHALL BE LIMITED TO 1 SITE DRIVEWAY FROM HAYNES BRIDGE ROAD AND SHALL BE A RIGHT-OUT ONLY.
- REQUIRED LANDSCAPE STRIPS SHALL BE EXCLUSIVE OF OVERHEAD UTILITIES AND UTILITY EASEMENTS.
- DEVELOPER SHALL INSTALL REQUIRED STREETSCAPE ALONG HAYNES BRIDGE ROAD, WHICH SHALL INCLUDE A 6' PLANTING STRIP AND 10' SIDEWALK.
- SIGNAGE SHALL INCLUDE 2 PERPENDICULAR SIGNS ATTACHED WITH DECORATIVE BRACKET AND HALO ILLUMINATED WALL SIGN.
- OUTDOOR PATIO SHALL BE BORDERED WITH CONTINUOUS PLANTERS SIMILAR TO EXHIBIT A. ONE (1) SHADE TREE SHALL BE INCLUDED IN OUTDOOR PATIO. FOUNDATION PLANTINGS AND CREEPING FIG OR OTHER VINE APPROVED BY DRB SHALL BE REQUIRED AROUND THE BUILDING.

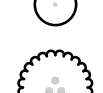
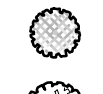
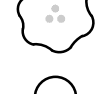
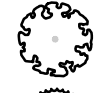
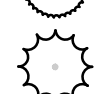
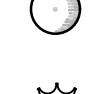
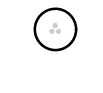
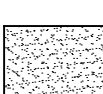
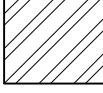
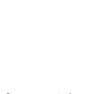
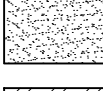
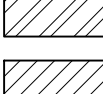
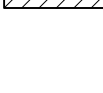
IMPORTANT SITE SPECIFIC LANDSCAPE NOTES (READ BEFORE EVALUATION OF PLAN):

- IT IS IMPORTANT TO NOTE THE FOLLOWING SITE CONDITIONS WHICH IMPACT REQUESTED ZONING CONDITIONS AND STANDARD LANDSCAPE REQUIREMENTS.
- THE FRONTAGE IS IMPACTED BY EXISTING AND "VERY LOW" HANGING OVERHEAD UTILITY LINES. THE LINES WILL BE SUBJECT TO A MOVE BY THE UTILITY COMPANY TO ACCOMMODATE THE NEW WIDER SIDEWALK REQUESTED BY THE CITY. THE LOCATIONS SHOWN AS PROPOSED ON THE PLANS ARE CONSIDERED APPROXIMATE UNTIL SUCH A TIME AS THE POWER AND OTHER UTILITY COMPANIES MOVE THE UTILITY. THESE UTILITIES WILL REMAIN ABOVE GROUND DUE TO ADJACENT EXISTING INFRASTRUCTURE.
 - UTILITY LINES OWNED BY GEORGIA POWER HAVE A PRESCRIPTIVE EASEMENT THAT RESTRICTS THE PLANTING OF TREE SEVERELY WITHIN 35' OF THE LINE. SELECTIONS OF TREES ARE REQUIRED TO BE VERY LOW GROWING SPECIES IN THIS ZONE OR VERY NARROW AND SPACED AS FAR FROM THE LINE AS POSSIBLE.
 - THERE IS AN EXISTING UNDERGROUND STORM WATER DETENTION FACILITY LOCATED AT THE FRONT OF THE SITE THAT WILL REMAIN. THE DEPTH OF THIS FACILITY(3-4') AND ITS CONSTRUCTION (CORRUGATED METAL PIPE) MAKE IT SUITABLE TO BE LEFT UNDER PLANTINGS TYPICALLY REQUIRED IN THE LANDSCAPE STRIP EXCEPT FOR TREES WHICH ARE KNOWN TO HAVE TAP ROOTS OR INVASIVE ROOT STRUCTURES.
 - IT IS ESSENTIALLY IMPOSSIBLE TO PROVIDE THE REQUIRED 10' LANDSCAPE STRIP AND BE TOTALLY OUTSIDE BOTH THE GA POWER EASEMENTS AND THE STORM WATER EASEMENTS TYPICALLY REQUIRED BY THE CITY AND BY CONDITION #9 OF THE ZONING AND NOT SUBSTANTIALLY IMPACT THE SITE PLAN APPROVED AT ZONING WHICH IS ALSO REQUIRED TO BE ADHERED TO. STAFF HAS CONCEPTUALLY AGREED (IN MEETING HELD 4-10-19) TO ALLOWING THE DEVELOPER TO UTILIZE THE ROUGHLY 5' CLEAR AREA BETWEEN THE CURB OF THE DRIVE ISLE COMBINED WITH THE 20' STORM SEWER EASEMENT TO CREATE A TOTAL LANDSCAPE STRIP OF 25' TO SATISFY THE 10' REQUIREMENT THAT IS TYPICALLY TO BE FREE AND CLEAR OF UTILITIES. THE PROPOSED SOLUTION INCLUDES PLANTING COLUMNAR SPECIES OF TREES ALONG THE DRIVE ISLE THAT MEET THE CANOPY REQUIREMENTS AND USING SMALLER SPECIES APPROVED BY GA POWER IN THE REMAINING EASEMENTS BUT NOT DIRECTLY ON TOP OF THE PIPE. SHRUBS AND GROUND COVERS ARE REQUIRED TO MAKE UP THE REMAINING AREA WITH ONLY MINIMAL SOD ALONG THE EDGE OF THE SIDEWALK TO HOLD THE MULCH IN PLACE.
 - THERE IS AN EXISTING SEGMENTAL RETAINING WALL ALONG THE SOUTH PROPERTY LINE (OF THE SITE) THAT WILL REMAIN. THE WALL VARIES IN HEIGHT AND IS APPROXIMATELY 5'-6" AND HOLDING THE ADJACENT SITE ABOVE THE PROPOSED DEVELOPMENT. ANY LANDSCAPE SCREENING IN THIS AREA WILL EFFECTIVELY HIDE THE WALL AND NOT THE PROPOSED DEVELOPMENT AS THE SITE IS NOT VISIBLE FROM THIS DIRECTION.
 - THERE IS AN EXISTING SEGMENTAL RETAINING WALL TO THE REAR OF THE SITE THAT IS ON THE SUBJECT PROPERTY AND WILL REMAIN. IT VARIES IN HEIGHT AND IS APPROXIMATELY 2'-4" IN HEIGHT AND HOLDS THE REAR DEVELOPMENT ABOVE THE SUBJECT SITE. THIS WALL IMPACTS THE REQUIRED 5' LANDSCAPE STRIP AND ACCORDINGLY THE PLAN CALLS FOR THE AREAS ABOVE AND BELOW THE SITE TO CUMULATIVELY COMPOSE THE 5' MINIMUM WIDTH. THE CURBING AT THE TREE LOCATIONS HAS BEEN DESIGNED TO ALLOW MORE ROOM FOR THE 40-48" ROOT BALL REQUIRED BY THE 4" CALIPER LANDSCAPE STRIP TREES. NOTE HERE IN THESE AREA TREES WILL NOT ALIGN WITH STRIPING AS TYPICALLY REQUIRED BECAUSE THE ANGLED PARKING. CURB STOPS WILL BE INSTALLED AND TREES PLANTED MIN OF 36" FROM BACK OF CURB.
 - THERE ARE NO TREES BEING SAVED ON THIS SITE. THE ONLY EXISTING TREES ARE A ROW OF LOBLOLLY PINE ALONG THE NORTHERN BOUNDARY THAT RANGE FROM 10-17" DBH AND ARE IN POOR TO FAIR CONDITION. THERE ARE NO SPECIMEN TREES AND NO QUALIFIED BOUNDARY TREES.
 - PLANTINGS ALONG THE DUMPSTER ENCLOSURE ARE 4' MIN EVERGREENS TO SCREEN IT FROM VIEW FROM THE STREET. ADDITIONAL TALL EVERGREEN PLANTINGS ARE PROVIDED ALONG THE LANDSCAPE STRIP TO SCREEN THE DRIVE THRU.

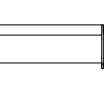
CITY REQUIRED LANDSCAPE NOTES:

- THE CITY ARBORIST MUST INSPECT THE SITE BEFORE INSTALLATION OF EROSION CONTROL MEASURES. LAND DISTURBANCE WITHOUT A SITE INSPECTION AND APPROVAL BY THE CITY ARBORIST WILL RESULT IN A "STOP-WORK ORDER" AND FINES.
- IF TREE SURVEY INACCURACIES ARE FOUND ON-SITE, A STOP WORK ORDER WILL BE ISSUED UNTIL REVISED PLANS ARE APPROVED AND PROCESSED BASED ON ACCURATE INFORMATION.
- DESIGN LANDSCAPE ARCHITECT OR PROJECT ARBORIST WILL INSPECT, VERIFY, AND APPROVE THE LANDSCAPE HAS BEEN PLANTED PER THE APPROVED PLANS AND CITY STANDARDS PRIOR TO CONTACTING THE CITY ARBORIST FOR A CO INSPECTION.
- TREES AGREED UPON TO BE SAVED ARE THE RESPONSIBILITY OF THE OWNER.
- A 4" LAYER OF MULCH IS REQUIRED FOR THE CRZ OF SPECIMEN TREES, TREES OF QUALITY, AND TREE GROUPINGS. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION AND SHALL NOT TOUCH THE TRUNKS OF THE TREE(S).
- A MINIMUM 2" LAYER OF MULCH IS REQUIRED FOR ALL EXISTING, NON-SPECIMEN, LANDSCAPE TREES, INCLUDING STREET AND PARKING LOT TREES. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION AND SHALL NOT TOUCH THE TRUNKS OF THE TREE(S).
- ALL MULCH MUST BE ORGANIC MULCH CONSISTING OF WOOD CHIPS, SHREDDED BARK, PINE NEEDLES, OR SIMILAR. SYNTHETIC MULCH OR ROCKS ARE NOT APPROVED FOR USE IN THE CITY OF ALPHARETTA.
- ALL NEWLY PLANTED TREES SHALL HAVE VISIBLE ROOT FLARES AT FINISHED GRADE. NO CIRCLING ROOTS SHALL BE ALLOWED ON PLANTED TREES. THE UPPER TWO RINGS OF THE WIRE BASKET, ALL BURLAP, AND STRAPPING MUST BE CUT AND REMOVED PRIOR TO BACKFILL.
- PLANT SIZES (CALIPER AND HEIGHT) MUST MATCH THE SIZES SHOWN ON THE PLANS. PLANTS THAT DO NOT MEET THESE MINIMUMS WILL NOT BE ACCEPTED. E.G. 3 INCH CALIPER TREES MUST BE 3 INCHES OR LARGER. PLANT HEIGHT MEASUREMENT IS TAKEN AT THE TOP OF THE MAIN BODY OF THE PLANT AND NOT AT THE TIP OF THE TOPMOST GROWTH.
- ALL NEWLY PLANTED TREES SHALL BE EQUIVALENT IN QUALITY TO A FLORIDA #1 GRADE OR BETTER. ALL TREES OF LESSER QUALITY SHALL BE REJECTED BY THE CITY ARBORIST.
- WATERING BAGS OR A DRIP IRRIGATION SYSTEM MUST BE PROVIDED FOR ALL TREES IMMEDIATELY AFTER PLANTING AND REMAIN THROUGH ESTABLISHMENT.
- 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.
- NO TRENCHING ALLOWED IN TREE SAVE AREAS- INCLUDING IRRIGATION.
- 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 12 HOUR PERIOD, USE AN AUGER TO DRILL A 10" INCH HOLE TO A DEPTH OF FOUR FEET BELOW THE BOTTOM OF THE PIT. FILL HOLE WITH DRAINAGE GRAVEL AND COVER WITH A SOIL SEPARATOR. RETEST PIT. IF DRAINAGE IS STILL UNSATISFACTORY, CITY ARBORIST AND PROJECT ARBORIST MUST BE NOTIFIED IN WRITING OF THE LOCATIONS WITH POOR DRAINAGE TO PROVIDE A SOLUTION BEFORE PLANTING. TESTING RESULTS MUST BE PROVIDED TO THE CITY ARBORIST.
- ALL BUFFERS SHALL BE PLANTED WHERE SPARSE AND CODE REQUIRED SCREENING SHALL BE INSTALLED IN ORDER TO CREATE A YEAR ROUND OPAQUE SCREEN WITHIN 2 YEARS OF CONSTRUCTION OR AS DIRECTED BY THE CITY OF ALPHARETTA. DURING CONSTRUCTION OR AT THE TIME OF CO THE CITY MAY REQUIRE ADDITIONAL PLANTINGS TO MEET THESE REQUIREMENTS ABOVE WHAT IS SHOWN ON THE APPROVED LANDSCAPE PLAN.
- ALL TREE ANCHORING DEVICES SHALL BE REMOVED FROM TREE AFTER ONE COMPLETE GROWING SEASON OR ONE YEAR AFTER PLANTING, WHICHEVER IS GREATER.
- PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE CARE AND MAINTENANCE OF THE TREES AND LANDSCAPING THAT FRONT THEIR PROPERTY WITHIN THE ROW.
- LANDSCAPE CONTRACTORS ARE REQUIRED TO ATTEND THE CITY OF ALPHARETTA PRE-CONSTRUCTION CLASS PRIOR TO BEGINNING WORK ON ANY PROJECT. PLEASE CALL (678)297-6070 FOR INFORMATION AND TO RESERVE A SPOT.
- NO TREES SHALL BE PLANTED ON ANY AREA OF AN EARTHEN DAM OR EMBANKMENT. MAKE SURE THIS NOTE IS BOLD AND LOCATED IN A PROMINENT PLACE NEAR THE DAM.
- ALL LANDSCAPED AREAS SHOULD BE MAINTAINED BY THE USE OF AUTOMATIC IRRIGATION SYSTEMS OR AS APPROVED BY THE COMMUNITY DEVELOPMENT DEPARTMENT. AUTOMATIC IRRIGATION SYSTEMS SHALL COMPLY WITH THE WATER CONSERVATION ORDINANCE.
- MULCH ALL BEDS EXCEPT SEASONAL COLOR WITH PINESTRAW MULCH TO A DEPTH OF 4". SEASONAL COLOR BEDS ARE TO BE AMENDED AND RAISED WITH POTTING SOIL MIX AND MULCHED WITH PINE BARK MINI NUGGETS.
- GRASS ALL DISTURBED AREAS WITH GRASSING PER EROSION CONTROL SPECIFICATIONS.
- SOD AREAS WHERE REQUIRED AT THE FRONT ONLY.
- EXCAVATE PARKING ISLANDS TO A DEPTH OF 3' OR 6" BELOW ROOTBALL AND BACKFILL WITH 600 CUBIC FEET OF NATIVE FRIABLE SOIL.
- PROVIDE IRRIGATION OR A WATER SOURCE W/IN 150' OF ALL LANDSCAPING.
- PROVIDE TO THE CITY A MAINTENANCE BOND FOR A PERIOD OF 18 MONTHS.

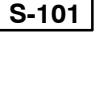
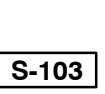
PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS	TOTAL INCHES	%	NATIVE
	ACE AER	Acer buergerianum 'Aeryn'	Trident Maple	3" Cal.		3	Specimen Quality Matched - Standards	9"	6%	Y
	AME ARB	Amelanchier arborea 'Autumn Brilliance'	Downy Serviceberry	3" Cal.		4	Single trunk standard limbed up 84" aff.	0**	8%	Y
	CAR BET	Carpinus betulus 'Fastigiata'	Pyramidal European Hornbeam	4" Cal.		7	Columnar Form next to Power	28"	14%	Y
	CER FOR	Cercis canadensis 'Forest Pansy' TM	Forest Pansy Redbud	3" Cal.	B&B	6	Specimen - Full, well balanced canopy	18"	12%	Y
	GIN PR2	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	4" Cal.	B&B	1	Male Specimen	4"	2%	N
	MAG GRS	Magnolia virginiana 'Green Shadow'	Green Shadow Magnolia	4" Cal.		4	Matched standards - single trunk limbed 6' min.	16"	8%	Y
	MA	Malus augustifolia	Crabapple	3" Cal.		4	Standard single trunk - limbed up 84" AFF	0"	8%	Y
	NYS SYL	Nyssa sylvatica	Black gum	4" Cal.	B&B	5	Specimen - Full, well balanced canopy	12"	10%	Y
	PIS CHI	Pistacia chinensis	Chinese Pistache	3" Cal.	B&B	3	Specimen- Full, well balanced canopy	9"	6%	N
	QUE PHE	Quercus phellos	Willow Oak	4" Cal.	B&B	5	Matched Specimens limed to 6'	20"	10%	Y
	THU EMG	Thuja occidentalis 'Emerald'	Emerald Arborvitae	9' HT.	B&B	5	Matched specimens FTG	15"	10%	N
	VIT AGN	Vitex agnus-castus	Chaste Tree	3" Cal.		3	Standards - matched	9"	6%	N
TOTALS: 140" 100%									* TREES OFF SITE NO DENSITY CREDIT	
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	QTY	REMARKS		
	ABE ROS	Abelia x grandiflora 'Rose Creek'	Rose Creek Abelia	24" Ht.	Pot	60" o.c.	43	24" Ht. Min.		N
	BUX SEM	Buxus sempervirens 'Pettie Pillar'	American Boxwood	12" Ht.	Pot	24" o.c.	20	Monrovia 12" Ht.		N
	CAL BEA	Callicarpa americana	American Beautyberry	24" Ht.	Pot	84" o.c.	12	Full Pots		Y
	CEP PRO	Cephalotaxus harringtonia prostrata	Prostrate Plum Yew	7 gal.	Pot	36" o.c.	9	12" Ht. Full Pots not recently potted up		N
	CON CAN	Conradina canescens	False Rosemary	18" Ht.	Pot	48" o.c.	20	Full pots		Y
	DIS VJD	Distylium x 'Vintage Jade PP23, 128	Vintage Jade Distylium	18" Ht.	Pot	60" o.c.	27	Full pots not recently potted up		N
	FIC PUM	Ficus pumila 'Monier' s Hardy'	Monier' s Hardy Creeping Fig	1 gal.	Pot	30" o.c.	29	Trained on stakes		N
	HYD LIM	Hydrangea paniculata 'LimeLight' TM	LimeLight Hydrangea	24" Ht.	Pot	60" o.c.	35	24" Ht. Min		Y
	ILE CA2	Ilex cornuta 'Carissa'	Carissa Holly	12" Ht.	Pot	48" o.c.	30	Full Pots not recently potted up		N
	ILE NEE	Ilex cornuta 'Needlepoint'	Needlepoint Holly	24" Ht.	Pot	60" o.c.	31	24" Ht. Min. at Planting		N
	ILE SK3	Ilex crenata 'Sky Pencil'	Sky Pencil Japanese Holly	5' Ht.	Pot	36" o.c.	12	5' Min must be met by the majority of leaders		N
	ILE OAK	Ilex x 'Oak Leaf'	Oak Leaf Holly	6' Ht.	B&B Or Pot	72" o.c.	13	FTG - Matched Specimens		Y
	ILL PAR	Illicium parviflorum	Anise	24" Ht.	Pot	60" o.c.	91	Full Pots 24" ht Min.		Y
	LOR RUB	Loropetalum chinense 'Ruby'	Ruby Loropetalum	24" Ht.	Pot	60" o.c.	33	24" Ht. Min.		N
	MUH CAP	Muhlenbergia capillaris 'Pink Cloud'	Pink Muhly	3 gal.	Pot	48" o.c.	84	Full Pots not recently potted up		Y
	NAN GUL	Nandina domestica 'Gulf Stream' TM	Gulf Stream Nandina	18" Ht.	Pot	24" o.c.	8	Matched Full Pots		N
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	QTY	REMARKS		
	CYN HYB	Cynodon dactylon	Bermuda Grass	sod			2,017 sf			N
	HYP FRD	Hypericum frondosum	Golden St. John's Wort	1 gal.	Pot	24" o.c.	407	Full pots		Y
	SEA COL	Seasonal Color	Seasonal Color	SF	Pot	12" o.c.	172	Obtain LA approval for selections and mxture		N

AMENITIES SCHEDULE

SYMBOL	DESCRIPTION	QTY
	Landscape Forms SCRB-72-B-HSS Scarborough 72 Backed Bench with Horizontal Strap Seat	1
	Landscape Forms SCRB-SO-LCK-VS Scarborough Side Opening Litter, 30 Gallon, Vertical Strap, with Lock	1
	Landscape Forms RING-BR Ring Bike Rack. Stainless steel tubing construction. 25" W x 1.5" D x 27" H	2

SITE FURNISHINGS SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
	Landscape Forms SCRB-72-B-HSS Scarborough 72 Backed Bench with Horizontal Strap Seat	1	
	Landscape Forms SCRB-SO-LCK-VS Scarborough Side Opening Litter, 30 Gallon, Vertical Strap, with Lock	1	
	Landscape Forms RING-BR Ring Bike Rack. Stainless steel tubing construction. 25" W x 1.5" D x 27" H	2	



Know what's Below.
Call before you dig.
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR THE SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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1800 PARKWAY PLACE, SUITE 700
MARIETTA, GA 770423.0867



LL 696, 1ST DIST. 2ND SECTION	11740 HAYNES BRIDGE ROAD	CITY OF ALPHARETTA	FULTON COUNTY, GEORGIA
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STARBUCKS

ALPHARETTA
DRB DRAWINGS
LANDSCAPE PLANS

LANDSCAPE NOTES

DATE 5/1/2019

6/3/2019

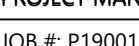
REVISIONS





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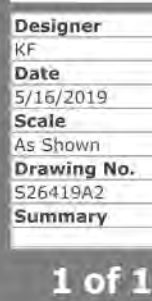
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SHEET NO.

L2

4. LIGHTS SELECTED FOR THE STREETS SHALL MATCH CITY STANDARDS.



1 of 1



Disclaimer: This lighting design is provided for informational purposes only. End-user environment and installation (including, but not limited to, voltage variation and dirt accumulation) can cause actual field performance to differ from the calculated photometric performance represented in this lighting design. In no event will Atwell be held responsible for any loss resulting from any use of this lighting design.

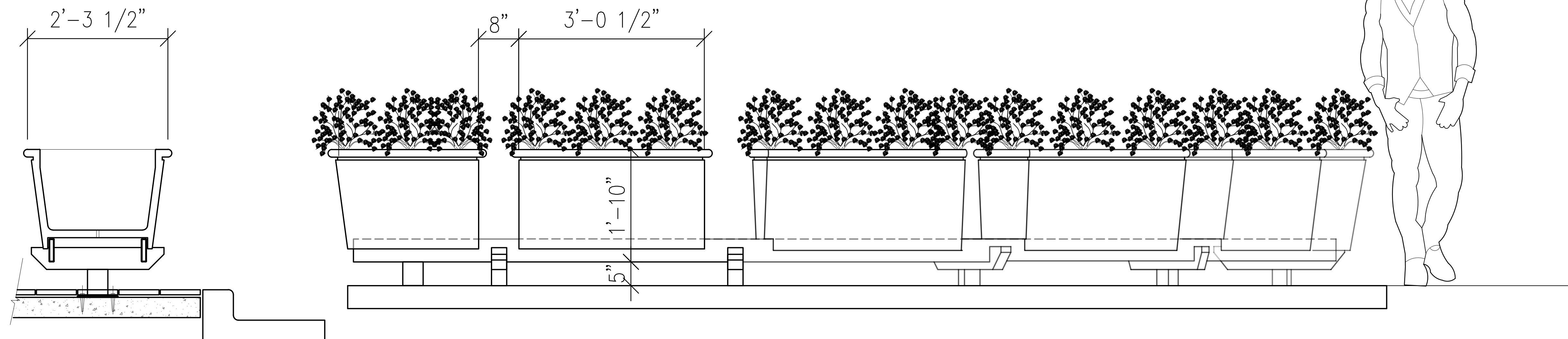
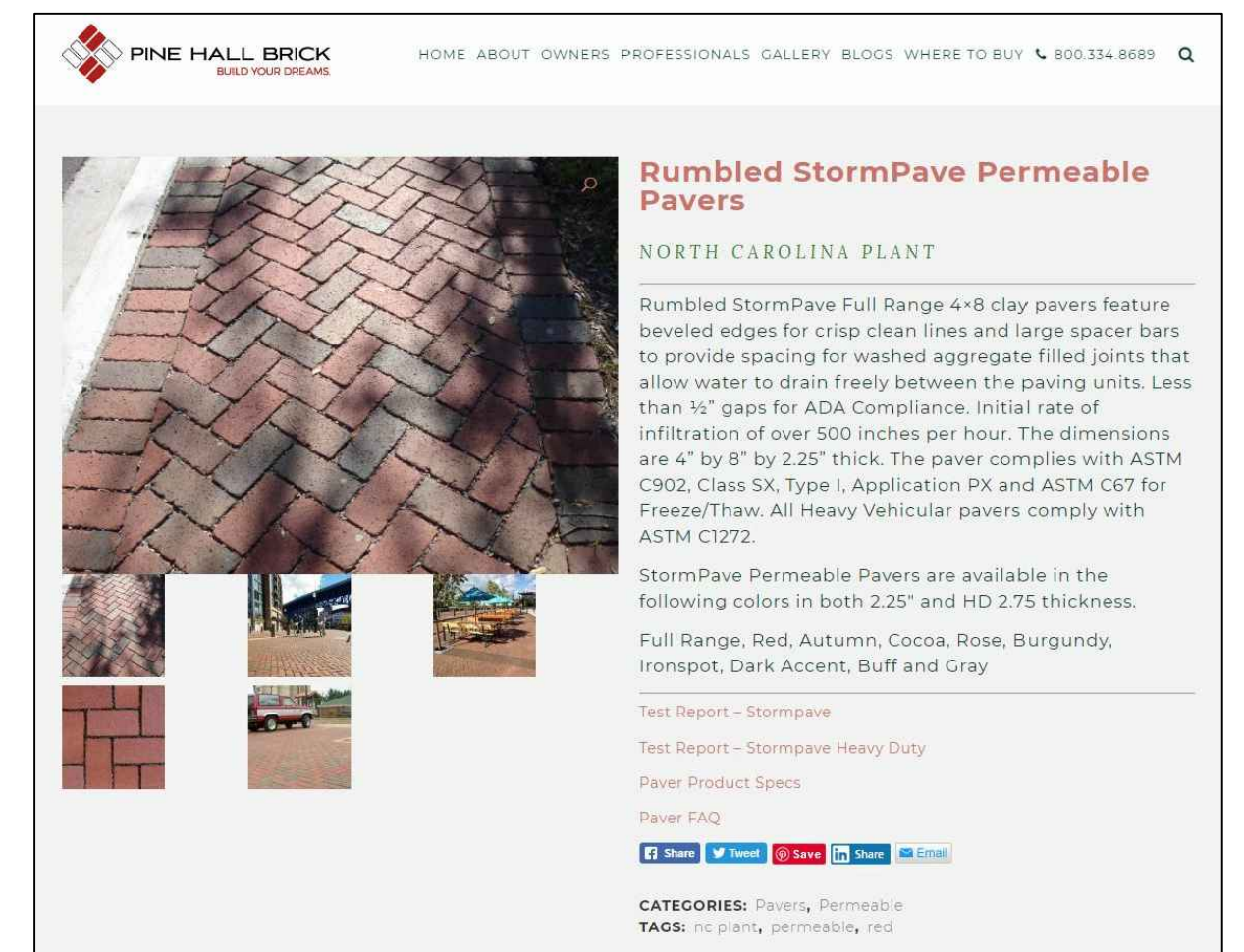
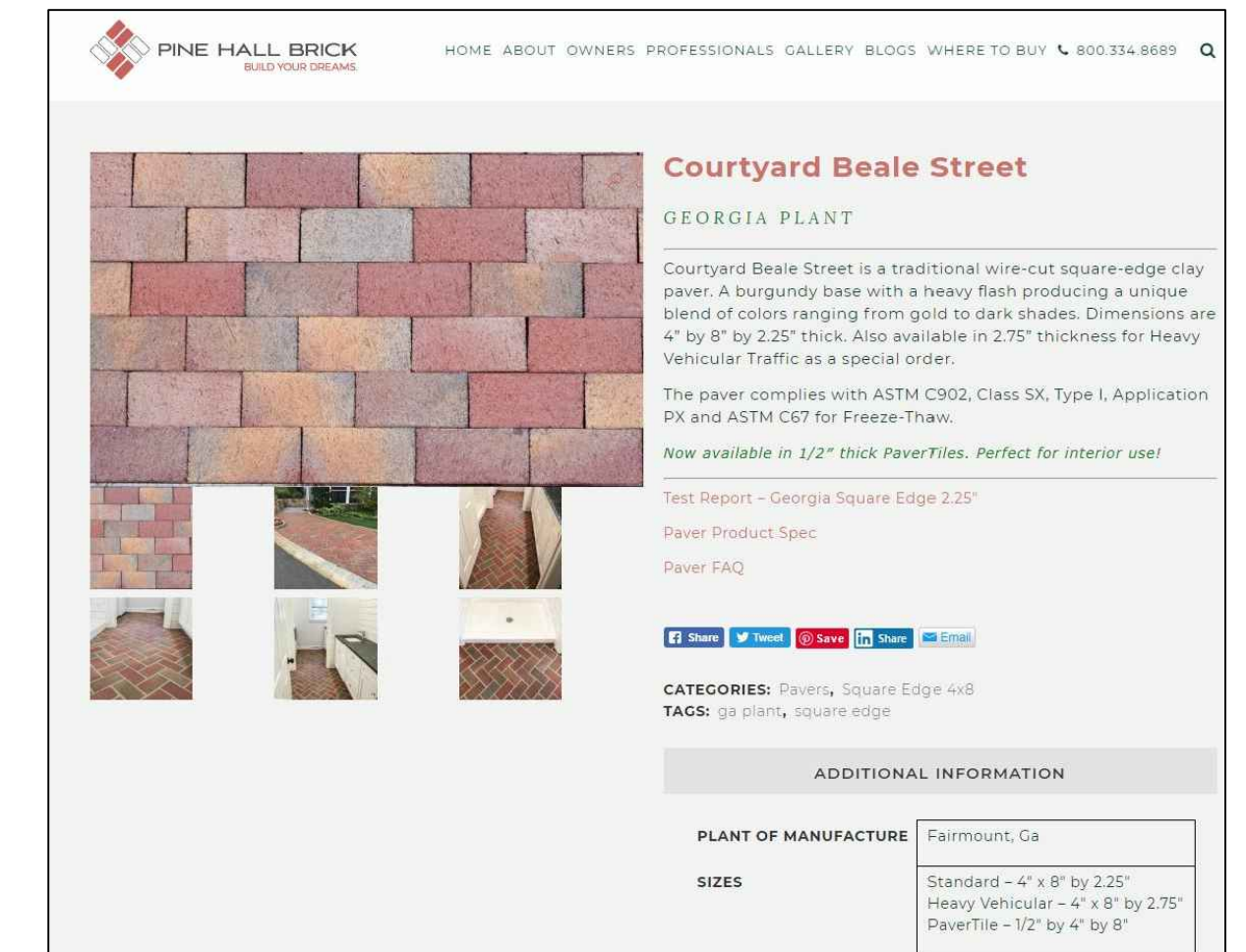


0 6" 18"

 SCALE: 1"=10'

DRAWN BY: SM
 CHECKED BY: SM
 PROJECT MANAGER: SM
 JOB #: P19001187
 FILE CODE: #####
 SHEET NO. L3

CAD FILE: L100 LANDSCAPE



HAND RAIL DETAILS

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



now what's **below**.
Call before you dig

NOTICE:

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866.850.4200 www.atwell-group.com
1800 PARKWAY PLACE, SUITE 700
MARIETTA, GA
770.423.0807

11740 HAYNES BRIDGE ROAD
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA

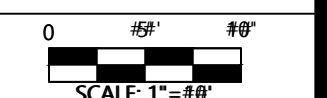
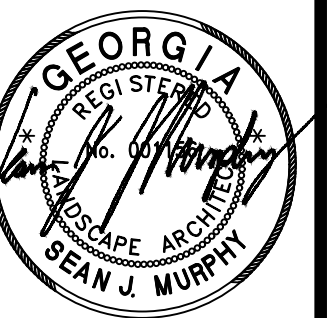
STARBUCKS

ALPHARETTA
DRB DRAWINGS
LANDSCAPE PLANS

LANDSCAPE DETAILS

DATE	5/1/2019
	6/3/2019

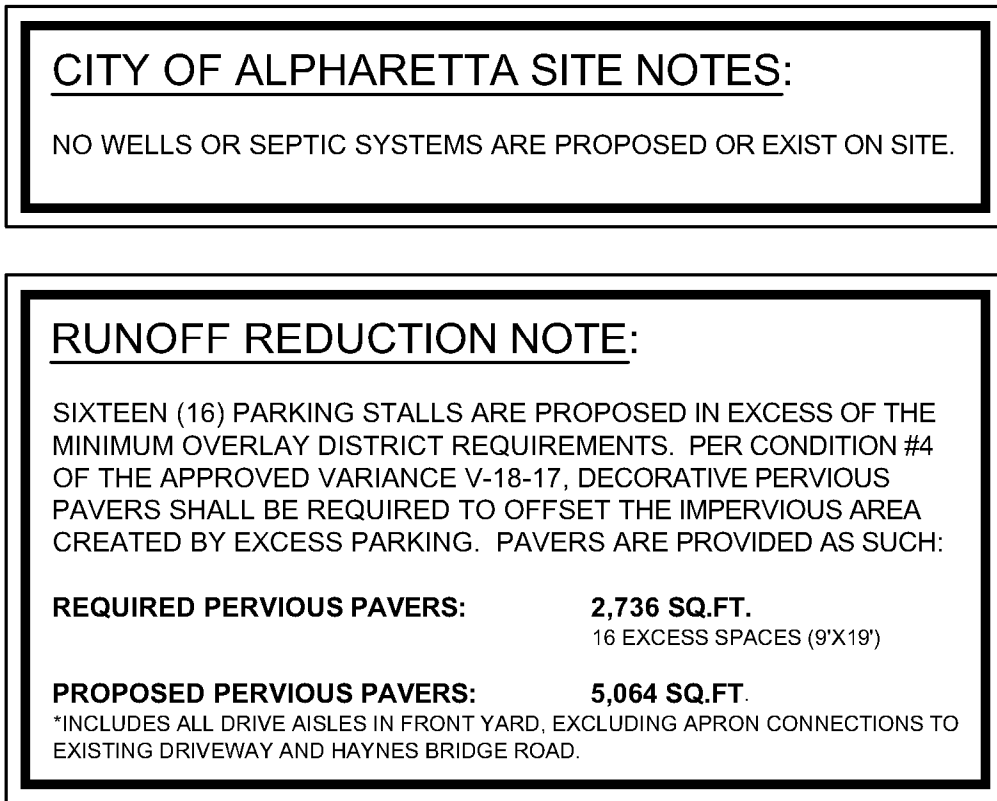
REVISIONS



AWN BY: <i>Sjm</i>
CHECKED BY: <i>Sjm</i>
PROJECT MANAGER: <i>Sjm</i>
BOOK #: P19001187
FILE CODE: <i>NNNN</i>
SHEET NO. 14

AD FILE: L100 LANDSCAPE

NOT ISSUED FOR CONSTRUCTION

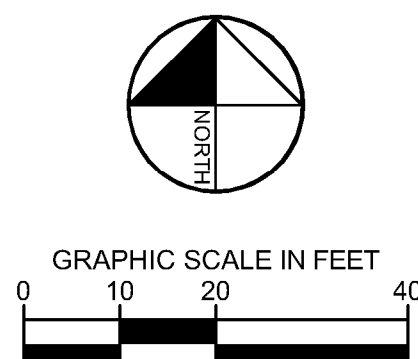


<u>SITE SUMMARY:</u>	
CURRENT ZONING:	C-2
PROPOSED ZONING:	C-2
SITE AREA:	1.034 ACRES
IMPERVIOUS AREA:	0.86 ACRES (63.8%)
PERVIOUS AREA:	0.37 ACRES (36.2%)
TOTAL DISTURBED AREA:	1.07 ACRES
	BUILDING SETBACK:
FRONT :	50 FT
SIDE :	10 FT
BACK :	0 FT
LANDSCAPE SETBACK:	
FRONT :	10 FT
SIDE :	10 FT
BACK :	5 FT
<u>PROPOSED LAND USES & DENSITIES:</u>	
RETAIL/RESTAURANT	5,600 SF
<u>PARKING SUMMARY:</u>	
REQUIRED PARKING:	12 SPACES (MINIMUM)
RETAIL/RESTAURANT (5,600 SF)	12 SPACES (1/500 SF)
PROPOSED PARKING:	28 SPACES (TOTAL)
RETAIL/RESTAURANT (5,600 SF)	28 SPACES (1/200 SF)

1. THE PROPOSED BUILDING INFORMATION SHOWN HEREON IS FROM AN ELECTRONIC FILE PROVIDED BY RESTAURANT-DEVELOPMENT, DATED 04/13/2019 AND IS FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING INFORMATION.
2. EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY BOUNDARY ZONE, INC., DATED 01/31/2018.
3. ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
4. SIDEWALK INSTALLED AGAINST BACK OF CURB SHALL BE INSTALLED PER THE PLAN AS MEASURED FROM THE BACK OF CURB.
5. ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, GDOT, AND GEORGIA STATE CODE.
6. REFERENCE LANDSCAPE PLANS FOR ALL HARDSCAPE AND LANDSCAPE DETAILS AND SPECIFICATIONS.

- - - - - PROPERTY LINE
 - - - - - BUILDING SETBACK LINE
 LANDSCAPE BUFFER LINE
 PERVIOUS PAVERS
 HEAVY DUTY ASPHALT PAVEMENT
 STANDARD DUTY ASPHALT PAVEMENT
 STANDARD DUTY CONCRETE
 (10) PARKING COUNT

- (A) PROPOSED TIE INTO EXISTING CURB
- (B) PROPOSED TRANSITION FROM 24" CURB & GUTTER TO MATCH EXISTING 30" CURB & GUTTER IN PUBLIC RIGHT-OF-WAY
- (C) PROPOSED 24" CURB AND GUTTER
- (D) DRIVE THRU DIRECTIONAL SIGNS
- (E) 10' CONCRETE SIDEWALK
- (F) ACCESSIBLE ADA PARKING STALL WITH ACCESSIBLE PARKING SYMBOL AND SIGN
- (G) PROPOSED CONCRETE WHEEL STOP
- (H) EXISTING RETAINING WALL TO REMAIN
- (I) PROPOSED HANDICAP RAMP PER CITY DETAIL 902-TYPE B WITH GDOT STD. DETAIL A4
- (J) PROPOSED STOP BAR MARKING



N/F
DALTEX ALPHARETTA LLC
DB 54807, PG 1

N/F
ALPHA DEVELOPMENT CORP
DB 53019, PG 250

N/F
KJM HOLDINGS LLC
DB 48645, PG 575

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	191.87'	2279.62'	S 05°14'00" E	191.81'

LINE	BEARING	DISTANCE
L1	S 86°13'57" E	7.83'

GRADING & DRAINAGE NOTES:

- SITE AREA: 1.034 ACRES
DISTURBED AREA: 1.07 ACRES
- CRITICAL SPOT GRADES ARE TO PAVEMENT GRADE UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL CONSTRUCT ALL SIDEWALKS AND CROSSWALKS WITH A 2.0% MAXIMUM CROSS SLOPE AND A 5.0% MAXIMUM RUNNING SLOPE. UNLESS NOTED AS A RAMP. GRADES WITHIN ADA HANDICAP PARKING AREAS NOT TO EXCEED A 2% MAXIMUM SLOPE IN ANY DIRECTION.
- UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES HAVING UTILITIES WITHIN OR ADJACENT TO THE WORK AREA. THE CONTRACTOR SHALL HAVE THE UTILITIES FIELD LOCATED AND COORDINATE WITH THE UTILITY COMPANIES TO HAVE CONFLICTS RELOCATED WHEN NECESSARY OR ADAPTED FOR TIE-INS.
- CONTRACTOR TO FIELD VERIFY EXISTING INVERT FOR SANITARY SEWER AND STORM DRAINAGE SERVICE CONNECTIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF DISCREPANCY PRIOR TO PROCEEDING.
- NO GRADED SLOPE SHALL EXCEED 2H:1V
- ALL WALLS GREATER THAN 30" IN HEIGHT SHALL BE DESIGNED AND PERMITTED BY AN ENGINEER LICENSED IN THE STATE OF GEORGIA.
- ALL WALLS GREATER THAN 30" IN HEIGHT SHALL HAVE FALL PROTECTION THROUGH FENCING OR HANDRAIL AT A MINIMUM OF 42" TALL. REFERENCE LANDSCAPE PLANS FOR DETAILS.

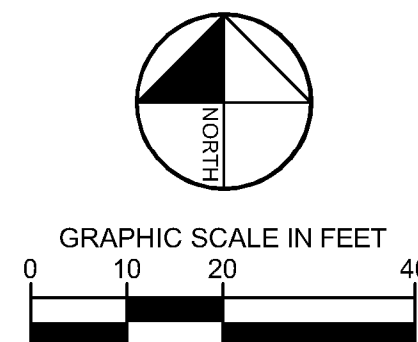
GRADING LEGEND:

---	950	---	EXISTING MAJOR CONTOUR
---	948	---	EXISTING MINOR CONTOUR
---	945	---	PROPOSED MAJOR CONTOUR
---	944	---	PROPOSED MINOR CONTOUR
X	945.00		PROPOSED SPOT GRADE
X	TG-945.00		PROPOSED TOP GRADE AT WALL
X	BG-945.00		PROPOSED BOTTOM GRADE AT WALL
X	TS-945.00		PROPOSED TOP OF STAIR GRADE
X	BS-945.00		PROPOSED BOTTOM OF STAIR GRADE
X	HP-945.00		PROPOSED HIGH POINT GRADE
X	LP-945.00		PROPOSED LOW POINT GRADE
X	TC-945.00		PROPOSED TOP OF CURB GRADE
X	BC-945.00		PROPOSED BOTTOM OF CURB GRADE
→			DRAINAGE FLOW ARROW

STORM DRAINAGE LEGEND:

JB		JUNCTION BOX
CI		HOODED GRATE CURB INLET (GDOT 1019A, TYPE E)
SWCB		SINGLE WING CATCH BASIN (GDOT 1033D)
---		PROPOSED STORM PIPE

GEORGIA811
Utility Protection Center, Inc.
Know what's below.
Call before you dig.



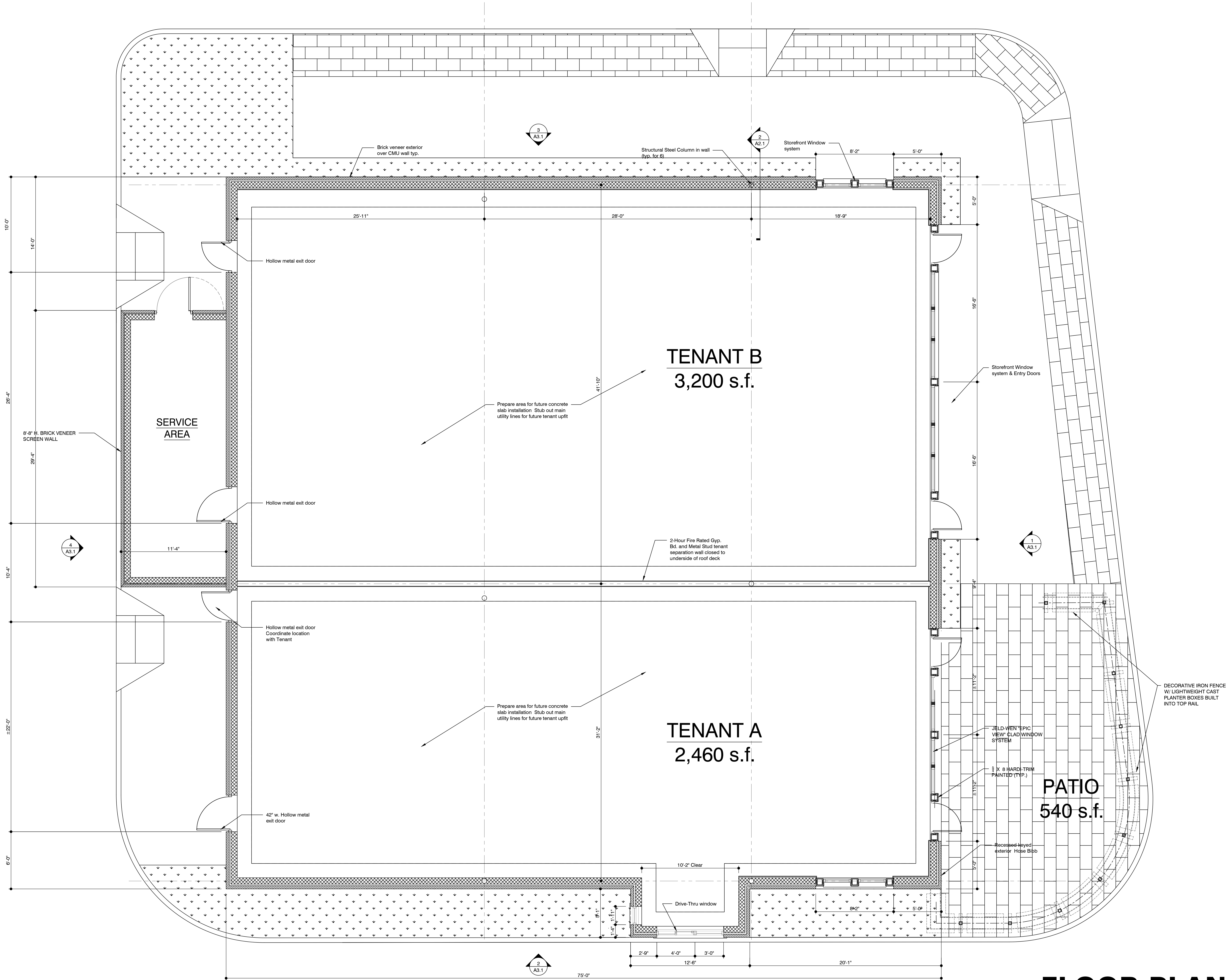
Kimley»Horn
© 2018 KIMLEY-HORN AND ASSOCIATES, INC.
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30005
PHONE: (770) 819-4281
WWW.KIMLEY-HORN.COM

STONEWALK ALPHA II LLC
1117 PERIMETER CENTER WEST, W111
ATLANTA, GEORGIA 30328
PHONE: 404-514-8675

STARBUCKS ALPHARETTA
243 HAYNES BRIDGE ROAD
ALPHARETTA, GA 30009
LAND LOT 686, 1ST DISTRICT, 2ND SECTION
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

GSWCC NO. (LEVEL II) 0000077042
DRAWN BY RTS
DESIGNED BY LDC
REVIEWED BY LDC
DATE 04/03/2019
PROJECT NO. 013221003

TITLE
GRADING & DRAINAGE PLAN
SHEET NUMBER
C3-00



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

development	
design -- brand -- intelligence	
404-993-1114 info@restaurantdevelopment.com	
www.restaurantdevelopment.com	
VER.	DATE ISSUED
1	MARCH 31, 2019
2	APRIL 4, 2019
3	APRIL 13, 2019
4	MAY 1, 2019

NEW RETAIL BUILDING
STARBUCKS + RETAIL TENANT
243 HAYNES BRIDGE ROAD
ALPHARETTA, GEORGIA 30009
FOR:
STONEWALK ALPHA II ATLANTA, GA

SHEET	TITLE
	GROUND LEVEL FLOOR PLAN
03-31-2019	PROJECT NO.
04012019	SHEET NO.

DRB.1











CITY COUNCIL AGENDA ACTION SUMMARY

Public Hearing Date: January 14, 2019

V-18-17 Starbucks Haynes Bridge Drive Aisle Variance

Consideration of a request for a variance to allow a drive aisle between a building and the street for a 1-story, 4,800 square foot restaurant building that includes a Starbucks with drive-through and a separate restaurant space. The property is an undeveloped one (1) acre site in the Downtown. The subject property is located at 11740 Haynes Bridge Road, on the west side of Haynes Bridge Road just north of Devore Road.

Motion: Approve with Conditions, Richard
Second: Burnett
Approve: 7-0

- ❖ Council Member Richard offered a motion to approve the V-18-17 Starbucks/Haynes Bridge Drive Aisle Variance, subject to the conditions as read by staff
- The motion received a second from Council Member Burnett
- The motion was approved unanimously 7-0

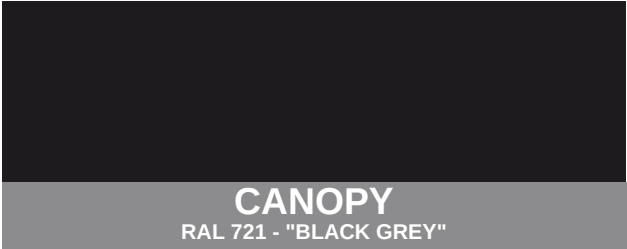
Final Conditions:

1. Property shall be developed substantially in accordance with submitted plan prepared by MASS Engineering and Consultants, dated 9/5/2018, except for modifications required to comply with the conditions below. Property uses shall be limited to non-automotive retail, office and restaurant.
2. Building architecture, materials and design shall comply with the Alpharetta Downtown Code regulations, subject to review by the City's Downtown Consultant and final approval by the DRB. Building shall be 4-sided brick (red/brown color), as approved by DRB. Aluminum storefront system shall not be permitted. In addition, ladder shall be internal to building and parapet shall be completed on all 4 sides of the building.
3. Greenspace between the building and Haynes Bridge Road shall include a mix of trees, shrubs, and ground covers of varying heights, textures and colors, as approved by the DRB.
4. Decorative pervious pavers shall be required within the drive aisle and project driveway to offset impervious area created by excess parking.
5. Pedestrian connection shall be provided from front door to the public sidewalk along Haynes Bridge Road.
6. Only 1 drive-through facility shall be permitted and shall be limited to Starbucks. Drive-through shall not be visible from the public right-of-way. Decorative landscape material shall be used to screen the drive-through, as approved by the DRB.
7. Building, site, landscape, lighting and outdoor seating shall be subject to review and approval by the DRB.
8. Property shall be limited to 1 site driveway from Haynes Bridge Road and shall be a right-out only.

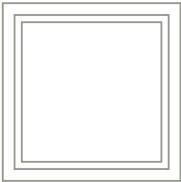
9. Required landscape strips shall be exclusive of overhead utilities and utility easements.
10. Developer shall install required streetscape along Haynes Bridge Road, which shall include a 6' planting strip and 10' sidewalk.
11. Signage shall include 2 perpendicular signs attached with decorative bracket and halo illuminated wall sign.
12. Outdoor patio shall be bordered with continuous planters similar to Exhibit A. One (1) shade tree shall be included in outdoor patio. Foundation plantings and creeping fig or other vine approved by DRB shall be required around the building.



CLADDING
SR-31 - "SLATE GRAY"



CANOPY
RAL 721 - "BLACK GREY"



GEOMETRIC, FIXED

Do not adjust your display. The wide-open views you see with these windows are real.

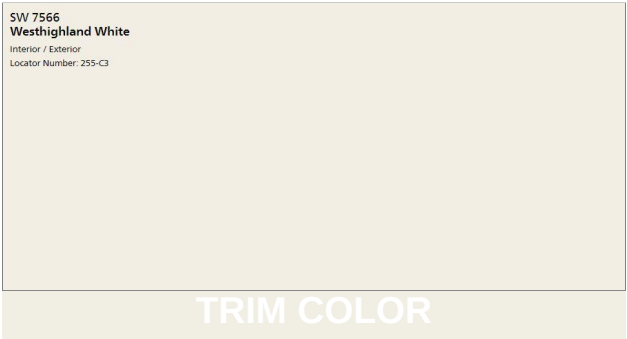
FIXED ALUMINUM CLAD WINDOWS



CAST STONE BASE
CULTURE STONE CASTFIT - "CARBON"



MORTAR COLOR
GLEN-GERY G-402



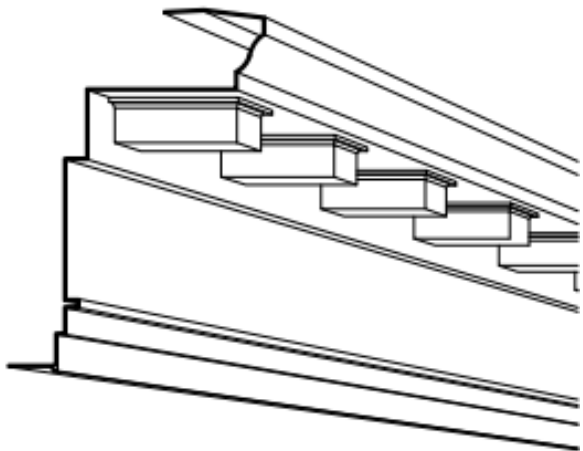
SW 7566
Westhighland White
Interior / Exterior
Locator Number: 255-C3

TRIM COLOR



SW 7069
Iron Ore
Interior / Exterior
Locator Number: 251-C7

TRIM COLOR



PROFILE



AFI PATTERN C-329



CORNICE



BRICK



CABLE SUPPORTED CANOPY

VER.	DATE ISSUED
1	MARCH 31, 2019
2	APRIL 1, 2019
3	APRIL 2, 2019
4	MAY 1, 2019

NEW RETAIL BUILDING

STARBUCKS + RETAIL TENANT
243 HAYNES BRIDGE ROAD
ALPHARETTA, GEORGIA 30009

FOR:
STONEWALK ALPHA II ATLANTA, GA

SHEET TITLE

MATERIALS BOARD

03-31-2019

PROJECT NO.

04012019

SHEET NO.

DRB.3

[illegible]

EAST ELEVATION

NEW RETAIL BUILDING

STARBUCKS + RETAIL TENANT

243 HAYNES BRIDGE ROAD

ALPHARETTA, GEORGIA 30009

FOR:

STONEWALK ALPHA II ATLANTA, GA



EAST ELEVATION

NEW RETAIL BUILDING

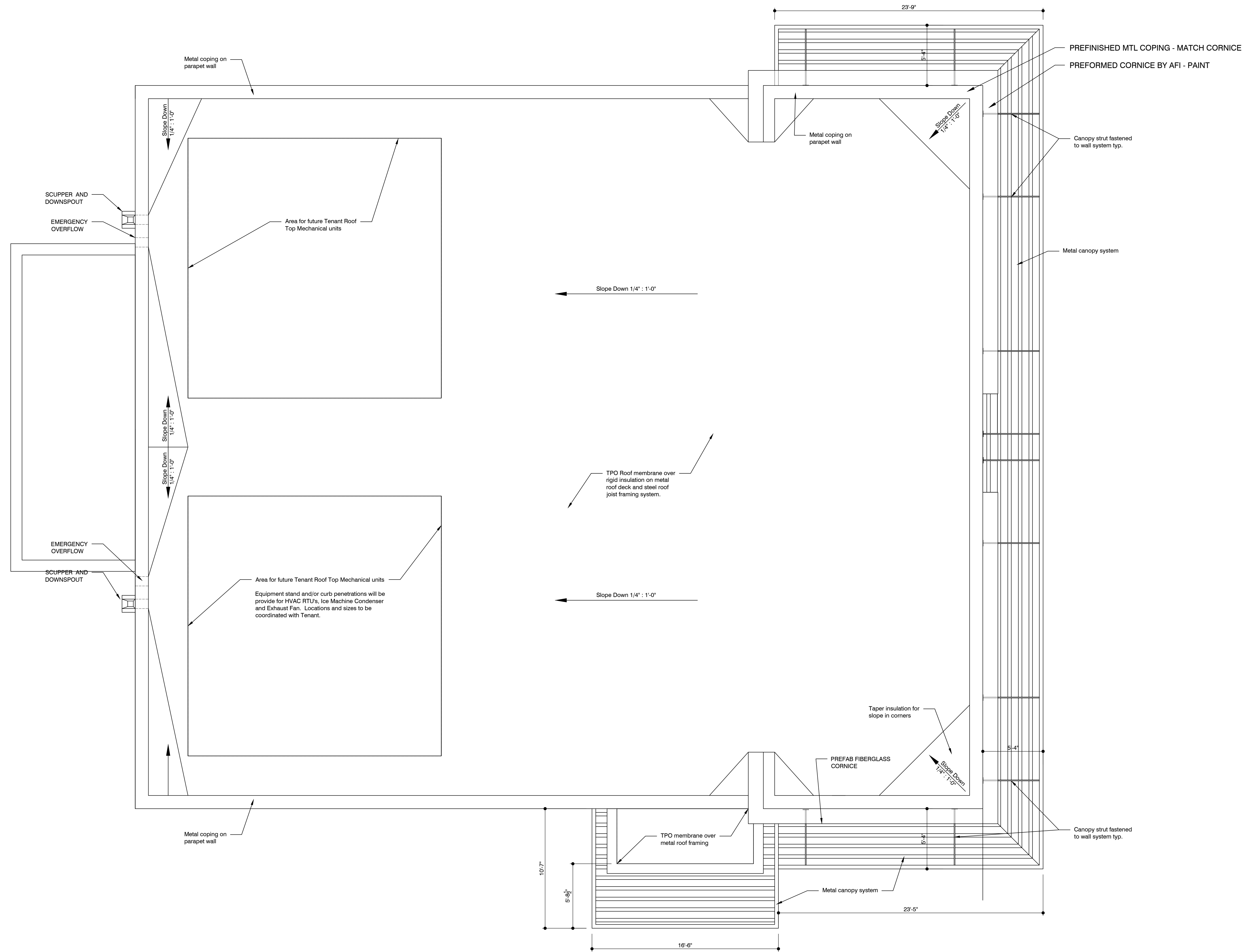
STARBUCKS + RETAIL TENANT

243 HAYNES BRIDGE ROAD

ALPHARETTA, GEORGIA 30009

FOR:

STONEWALK ALPHA II ATLANTA, GA

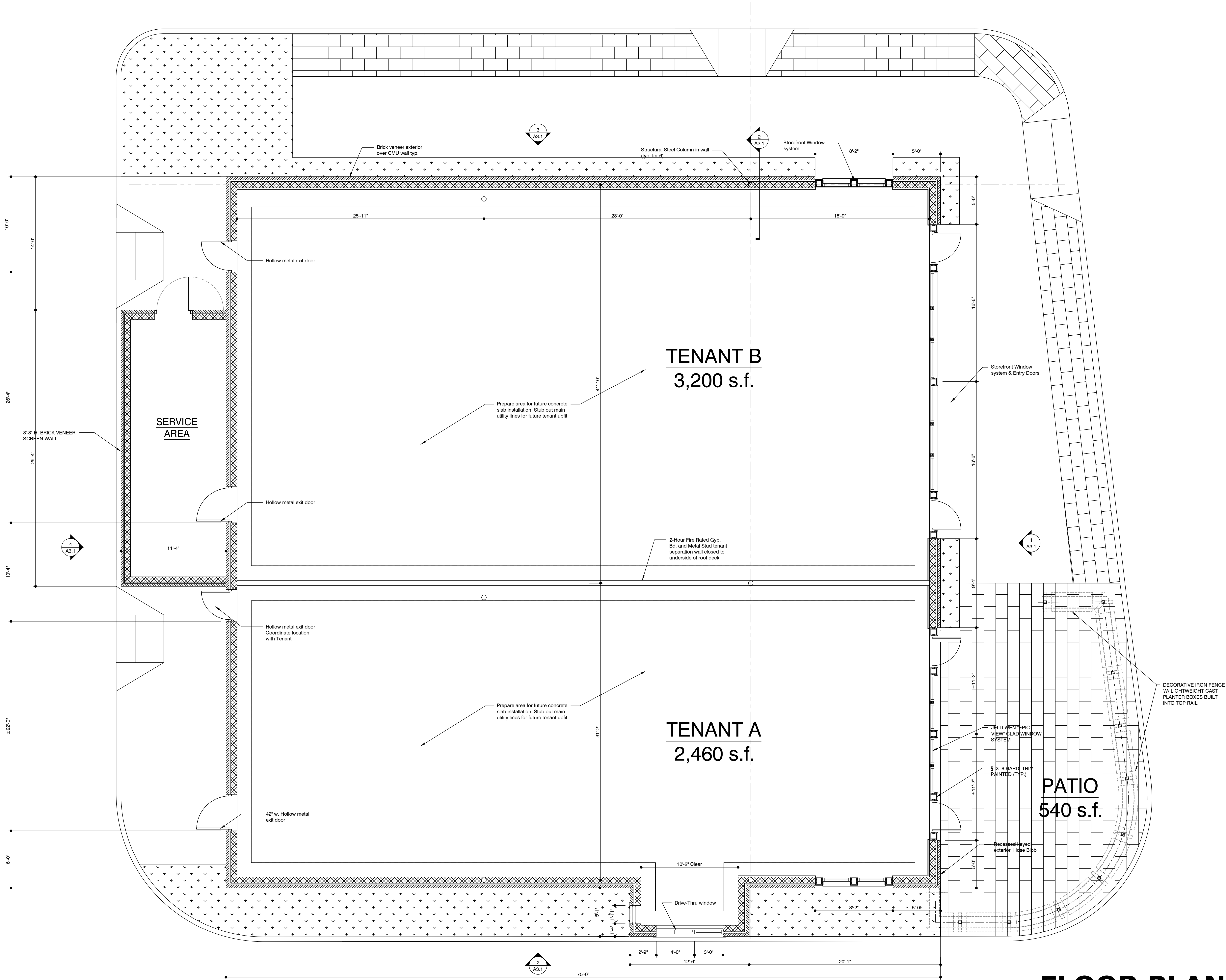


ROOF PLAN
SCALE: 1 / 4 " = 1 ' - 0 "

development	
design -- brand -- intelligence	
484-993-1114 google.com/info@restaurantdevelopment.com www.restaurantdevelopment.com	
VER.	DATE ISSUED
1	MARCH 31, 2019
2	APRIL 4, 2019
4	MAY 1, 2019

NEW RETAIL BUILDING
STARBUCKS + RETAIL TENANT
243 HAYNES BRIDGE ROAD
ALPHARETTA, GEORGIA 30009
FOR:
STONEWALK ALPHA II ATLANTA, GA

SHEET TITLE
ROOF PLAN
03-31-2019
PROJECT NO.
04012019
SHEET NO.



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

development	
design -- brand -- intelligence	
404 WOODBURN DRIVE, SUITE 100, ATLANTA, GA 30309	
info@restaurantdevelopment.com	
www.restaurantdevelopment.com	
VER.	DATE ISSUED
1	MARCH 31, 2019
2	APRIL 4, 2019
3	APRIL 13, 2019
4	MAY 1, 2019

NEW RETAIL BUILDING
STARBUCKS + RETAIL TENANT
243 HAYNES BRIDGE ROAD
ALPHARETTA, GEORGIA 30009
FOR:
STONEWALK ALPHA II ATLANTA, GA

SHEET	TITLE
	GROUND LEVEL FLOOR PLAN
03-31-2019	PROJECT NO.
04012019	SHEET NO.

DRB.1



HAND RAIL ELEVATION

10'-0"

CLOSEST EQUIP TO SIDE PARAPET

4'-4"

LOW PARAPET
EL. 22'-2"

ROOF DECK (AVERAGE)
EL. 18'-0"

ENTRY LEVEL
EL. 0.00

The drawing is a vertical section showing the building's profile. On the left, a building section is shown with a roof deck and a parapet. A horizontal dimension line indicates a distance of 10'-0" from the edge of the roof deck to the side parapet. A vertical dimension line indicates a height of 4'-4" from the roof deck to the top of the parapet. The parapet is labeled "LOW PARAPET" with an elevation of "EL. 22'-2\"". The roof deck is labeled "ROOF DECK (AVERAGE)" with an elevation of "EL. 18'-0\"". The entry level is indicated by a horizontal line at "EL. 0.00". To the right of the building, a street scene is depicted with a pedestrian, a car, a tree, a cyclist, and another car. Dashed lines connect the roof deck and parapet levels to the street scene, showing their relative heights.

SITE LINE STUDY

[illegible]

NEW RETAIL BUILDING

NEW KENIALE BOULEVARD

243 HAYNES BRIDGE ROAD

ALPHARETTA, GEORGIA 30009

FOR:

FOR:
STONEWALK ALPHA II ATLANTA, GA

SHEET TITLE

WALL SECTIONS

SITE-LINE STUDY

03-31-2019

PROJECT NO.

04012019

SHEET NO.

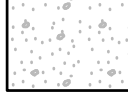
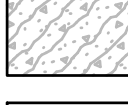
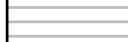
DRB.6

Copyright © 2010 Robert D. Moxley

NO	DESCRIPTION	DATE	XX/XX/XX
1	CHECK SET		

PLANT SCHEDULE

2019-05-30 13:56

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
	5	CORNUS KOUSA	KOUSA DOGWOOD	15 gal.	
	6	QUERCUS PHELLOS	WILLOW OAK	2.5" Cal.	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
	37	AZALEA 'RED RUFFLES'	RED RUFFLES AZALEA	3 gal	
	1	CAMELLIA 'MAIDEN'S BLUSH'	PINK CAMELLIA	15 gal.	
	63	DISTYLUM 'VINTAGE JADE'	DISTYLUM	3 gal	
	110	ILEX 'NEEDLEPOINT'	NEEDLEPOINT HOLLY	7 gal.	
	15	MUHLBERGIA CAPILLARIS	PINK MUHLY	1 gal	
	8	OSMANTHUS FRAGRANS	TEA OLIVE	15 gal.	
	65	PANICUM VIRGATUM 'NORTH WIND'	SWITCHGRASS	1 gal.	
	33	ILEX VOMITORIA	DWARF YAUPOH HOLLY	3 gal.	
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	257	ANNUAL COLOR	ANNUAL COLOR	4"pot	12" o.c.
	783 sf	CYNODON DACTYLON 'HYBRID 419'	BERMUDA GRASS	sod	
	43	DRYOPTERIS ERYTHROSORA	AUTUMN FERN	1 gal.	36" o.c.
	3,628	LIRIOPE SPICATA	CREeping LIRIOPE	4"	16" o.c.

PARKING LOT REQUIREMENTS:
2" CALIPER MINIMUM TREES
2' HEIGHT MINIMUM DOUBLE ROW OF SHRUBS
EXISTING AND SUPPLEMENTAL TREES AND SHRUBS
MEET THESE REQUIREMENTS

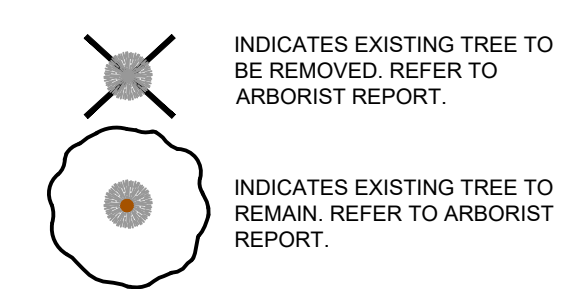
SDF, EDF = ROF
130' PER ACRE REQUIRED
25% MAXIMUM FOR ANY GENUS
50% MINIMUM NATIVE TREES
40% MINIMUM OVERSTORY TREES

SITE AREA = 1.908 ACRES. SDF = 248.04' REQUIRED
EXISTING TREES MEET SITE DENSITY. REFER TO TREE SURVEY

HAYNES BRIDGE ROAD:
20' WIDE LANDSCAPE STRIP
1 TREE REQUIRED FOR EVERY 50 LINEAR FEET
EXISTING TREES TO REMAIN MEET THIS REQUIREMENT

2' HEIGHT MINIMUM SHRUBS
EXISTING HEDGE MEETS THIS REQUIREMENT

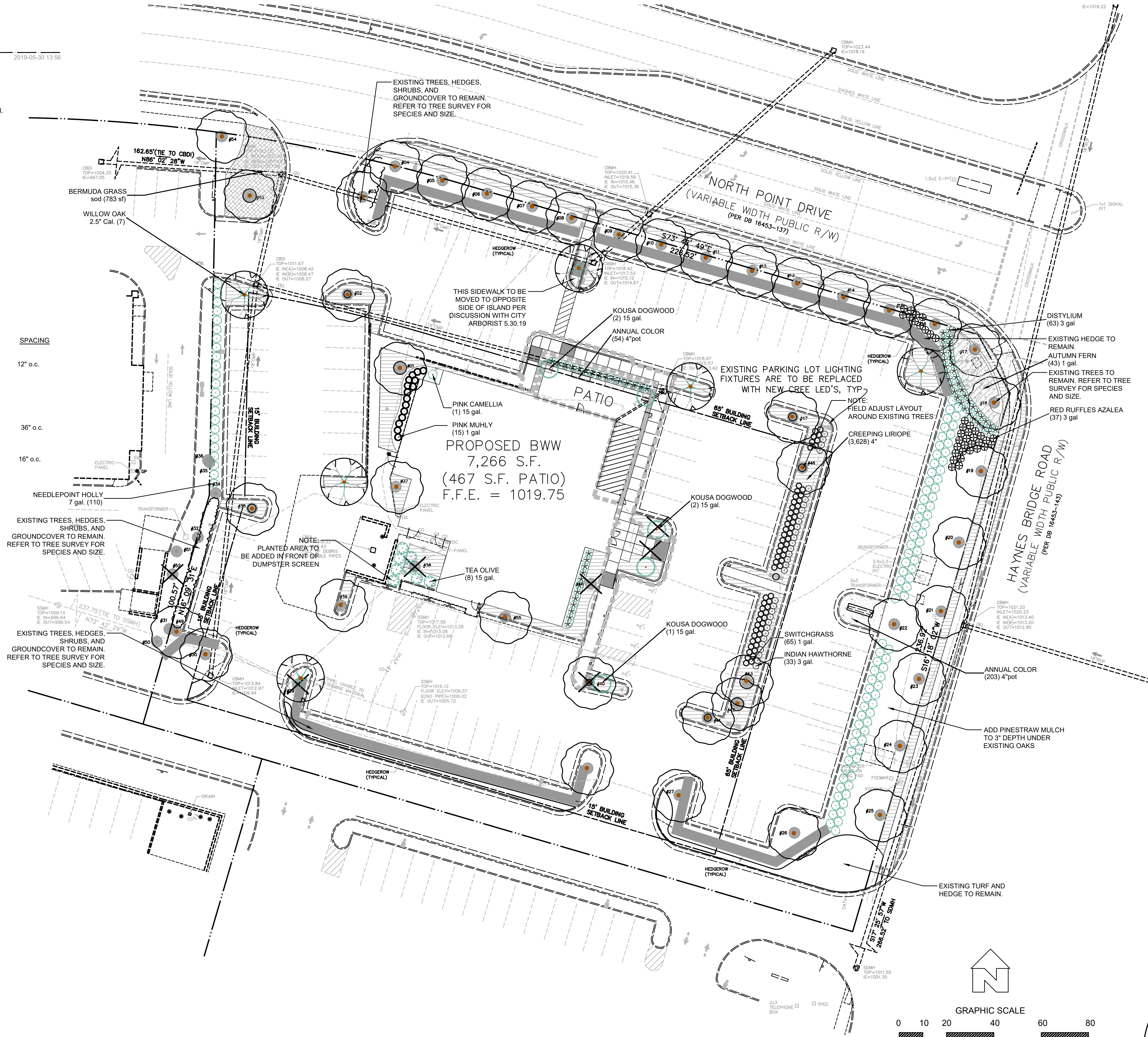
NORTH POINT DRIVE:
10' WIDE LANDSCAPE STRIP
1 TREE REQUIRED FOR EVERY 50 LINEAR FEET
2' HEIGHT MINIMUM SHRUBS
EXISTING AND SUPPLEMENTAL HEDGES MEET THIS REQUIREMENT



CAUTION

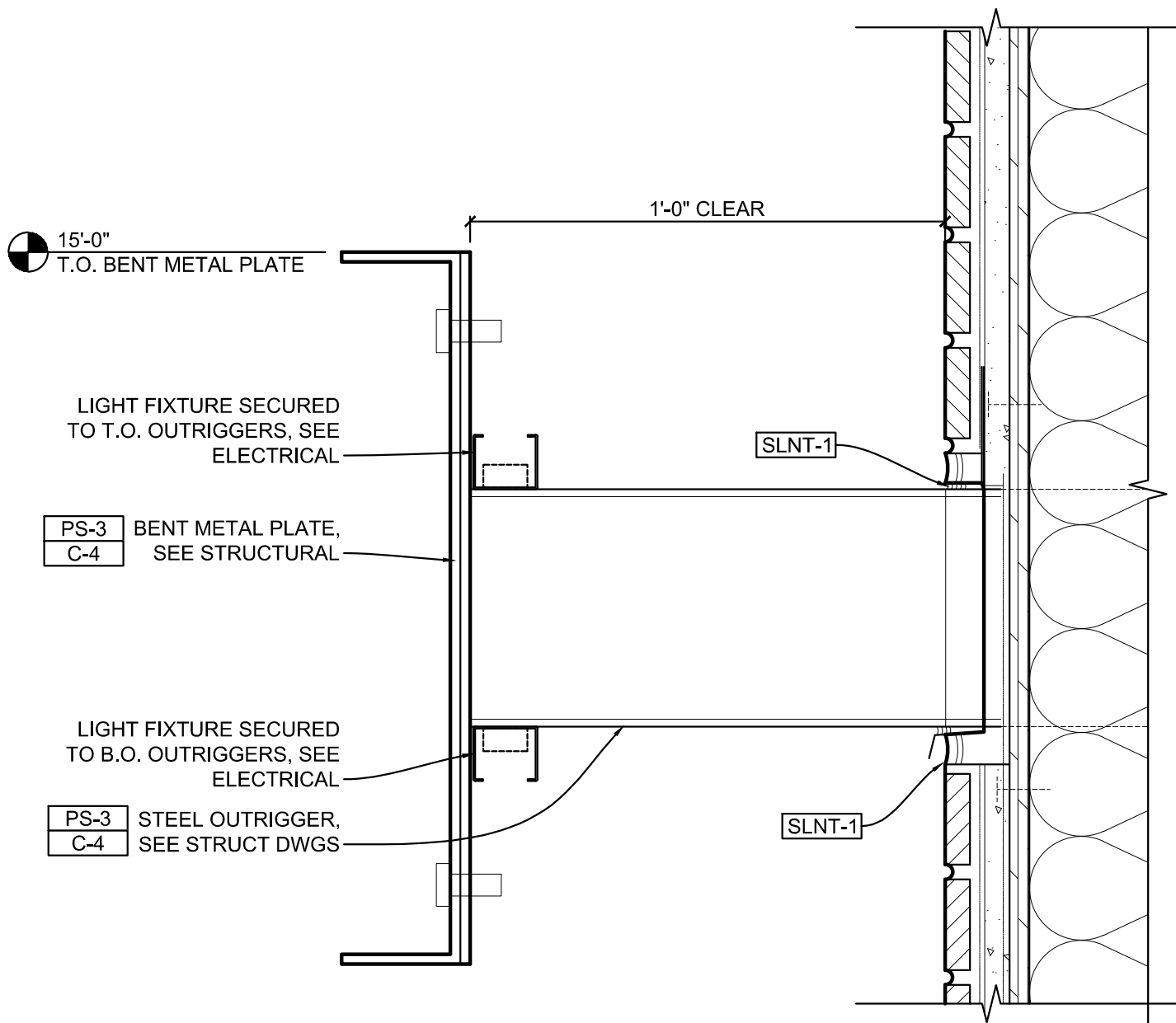
THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S
CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT
SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO
RESPONSIBILITY FOR THE LOCATIONS SHOWN, AND IT
SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY
THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF
THE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

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The information shown may not be used or
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permission of Design and Engineering, Inc.



MAY 30, 2019





2C BENT PLATE DETAIL - UP AND DOWN LIGHTING STRIPS
3" = 1'-0"



ATLANTA CLASSIC TREE SERVICE

Preserving Your Future...One Tree At A Time...

Tree Survey List

Site Location: 4804 Haynes Bridge Rd Alpharetta, GA 30022

<u>Tag No.</u>	<u>Tree DBH</u>	<u>Tree Species</u>	<u>Condition</u>	<u>Description of Condition</u>
1	5in.	Multi-stem River Birch	Good	Non-Hazardous
1	5in.	River Birch		
1	7in.	River Birch		
1	7in.	River Birch		
2	6in.	Chinese Elm	Good	Non-Hazardous
3	9in.	Maple	Fair	Non-Hazardous, Girdling Roots
4	17in.	Willow Oak	Fair	Non-Hazardous, In decline
5	16in.	Willow Oak	Good	Non-Hazardous
6	15in.	Willow Oak	Good	Non-Hazardous
7	14in.	Willow Oak	Good	Non-Hazardous
8	14in.	Willow Oak	Good	Non-Hazardous
9	18in.	Willow Oak	Good	Non-Hazardous
10	15in.	Willow Oak	Good	Non-Hazardous
11	15in.	Willow Oak	Good	Non-Hazardous
12	15in.	Willow Oak	Good	Non-Hazardous
13	18in.	Willow Oak	Good	Non-Hazardous
14	14in.	Willow Oak	Good	Non-Hazardous
15	17in.	Willow Oak	Good	Non-Hazardous
16	18in.	Willow Oak	Good	Non-Hazardous
17	19in.	Willow Oak	Good	Non-Hazardous
18	17in.	Willow Oak	Fair	Non-Hazardous, In decline
19	21in.	Willow Oak	Good	Non-Hazardous
20	23in.	Willow Oak	Good	Non-Hazardous
21	19in.	Willow Oak	Good	Non-Hazardous
22	21in.	Willow Oak	Good	Non-Hazardous
23	23in.	Willow Oak	Good	Non-Hazardous
24	24in.	Willow Oak	Good	Non-Hazardous
25	20in.	Willow Oak	Good	Non-Hazardous
26	11in.	Maple	Good	Non-Hazardous





ATLANTA CLASSIC TREE SERVICE

Preserving Your Future...One Tree At A Time...

27	9in.	Maple	Fair	Girdling Roots, Tip Dieback, and Top Dieback
28	8in.	Maple	Fair	Girdling Roots, Tip Dieback, and Top Dieback
29	8in.	Maple	Poor	Girdling Roots, Tip Dieback, and Top Dieback
30	13in.	Maple	Good	Girdling Roots
31	12in.	Pine	Fair	Girdling Roots
32	12in.	Pine	Good	Non-Hazardous
33	9in.	Chinese Elm	Good	Non-Hazardous
34	13in.	Pine	Good	Non-Hazardous
35	12in.	Pine	Good	Non-Hazardous
36	11in.	Pine	Good	Non-Hazardous
37	8in. & 2-9in.	Multi-stem River Birch	Good	Non-Hazardous
38	12in.	River Birch	Fair	Non-Hazardous, Restricted Root Zone
38	7in.	River Birch		
38	6in.	River Birch		
39	9in.	Chinese Elm	Fair	Non-Hazardous, Restricted Root Zone
40	2-2in. & 1in.	Multi-stem River Birch	Good	Non-Hazardous
41	3in.	Deodar Cedar	Fair	Restricted Root Zone
42	9in.	Maple	Fair	Girdling Roots
43	6in.	Deodar Cedar	Good	Restricted Root Zone
44	2-3in. & 1in.	Multi-stem Cryptomeria	Fair	Restricted Root Zone
45	2-2in.	Multi-stem Cryptomeria	Fair	Restricted Root Zone
46	10in.	Deodar Cedar	Good	Restricted Root Zone
47	5in.	Deodar Cedar	Fair	Restricted Root Zone
48	2in.	Dogwood	Poor	Hazard, Restricted Root Zone
49	1in.	Pine	Good	Non-Hazardous
50	14in.	Pine	Good	Non-Hazardous
51	8in.	Pine	Fair	Non-Hazardous
52	14in.	Pine	Dead	Hazardous
53	12in.	Maple	Good	Non-Hazardous, Restricted Root Zone
54	21in.	Flowering Cherry	Good	Non-Hazardous, Restricted Root Zone
55	2in.	Dogwood	Good	Non-Hazardous, Restricted Root Zone





SITE - 41 MILTON AVENUE



PUBLIC SPACE

ARCHITECT
D. TRACY WARD
EST. 1993

5/31/2019

~ N/F ~
EAST CANTON LLC
APN 22 482312690690
DB 54531 PG 84

Proposed pedestrian / utility easement

PROPOSED HOTEL

OUTDOOR AMENITY
OVER PARKING DECK

SITE PLAN: 1/16"=1'0"



SETBACK AS
REQUIRED BY ZONING

2" OTF

2.6'

GREEN
SPACE

R: L14
M: L10

M: L8

M: L9
R: L13

R: L12

.6'

L10

R: L16 M: L1

MILTON AVENUE

~ ASPHALT ~

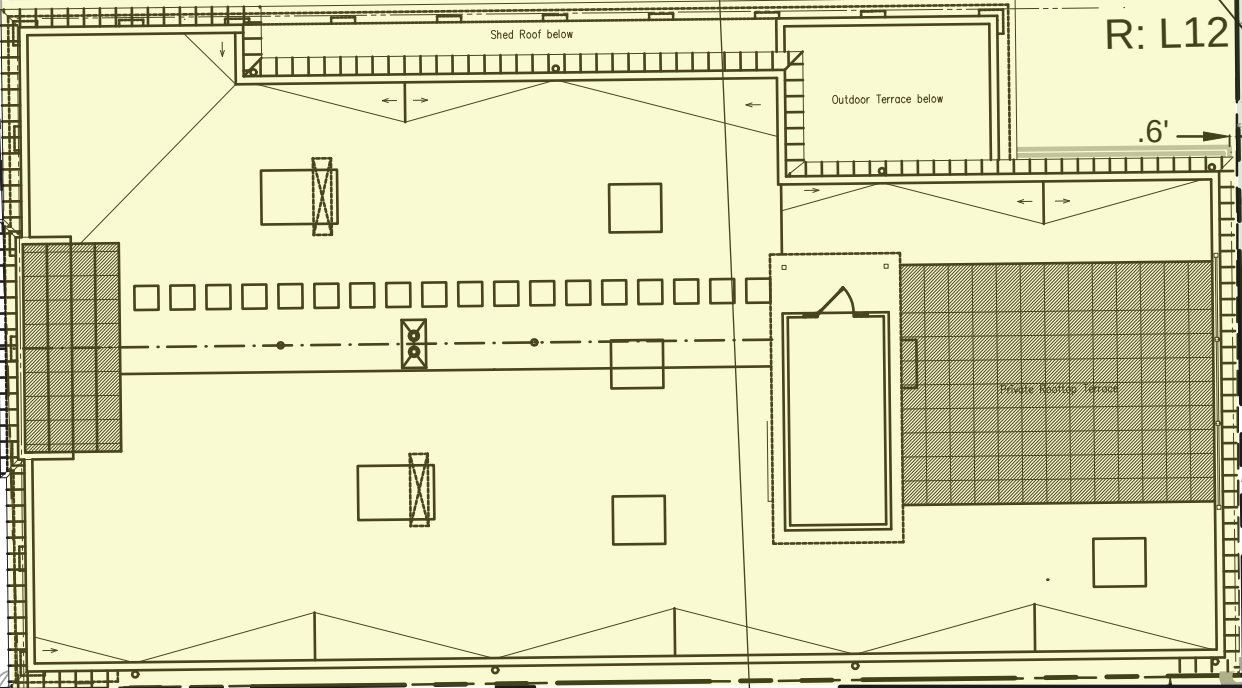


6" HEADER CURB

PEDESTRIAN REFUGE
THROUGH ISLAND

HANDICAP RAMP

HANDICAP RAMP
8' WIDE CROSSWALK



5/31/2019



Perspective View: Looking North

5/31/2019



Perspective View: Looking Northwest

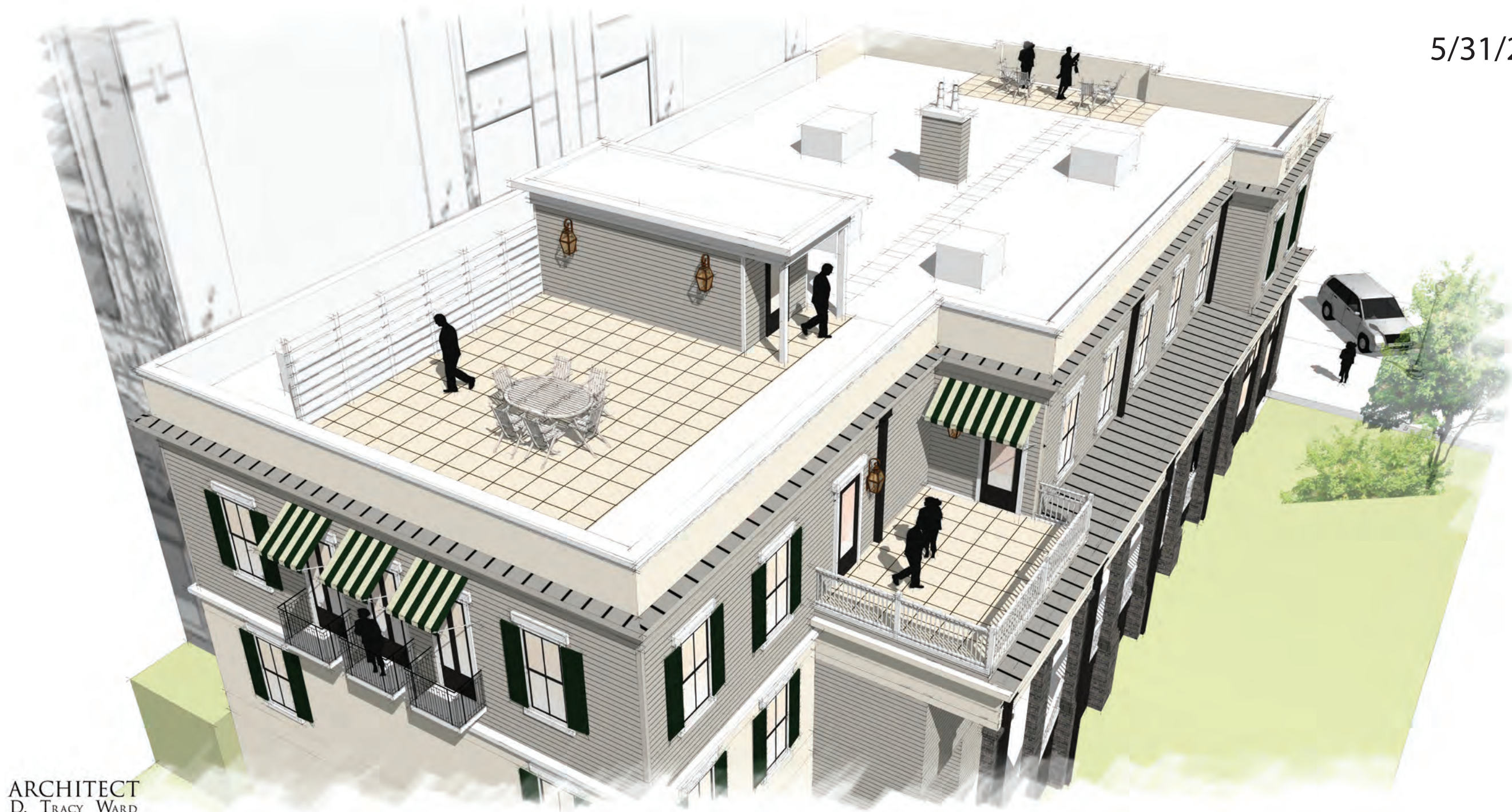
5/31/2019



Perspective View: Looking South

ARCHITECT
D. TRACY WARD

5/31/2019



ARCHITECT
D. TRACY WARD
EST. 1993

Perspective View: Bird's eye looking south

5/31/2019



11/31/2019

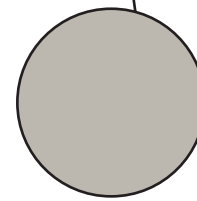


West Elevation: NTS

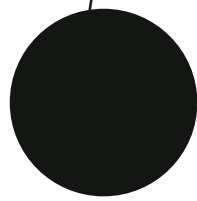
5/31/2019



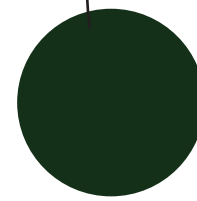
SOUTH ELEVATION: NTS



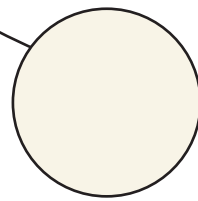
SW 7016 Mindful Gray
Sherwin Williams



SW 6994 Greenblack
Sherwin Williams



SW 0041 Dard Hunter Green
Sherwin Williams



SW 7104 Cotton White
Sherwin Williams



Matte Black :
Skyscape Architectural
Canopies



Gas Lantern:
Dark Bronze Finish



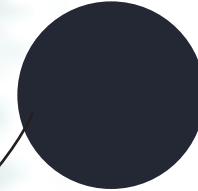
Azalea Tumbled
Revolution Series:
The Best Panel
Company



5/31/2019



SOUTH ELEVATION: NTS



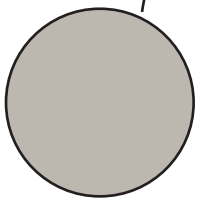
Matte Black : Aluminum
Skyscape Architectural
Canopies



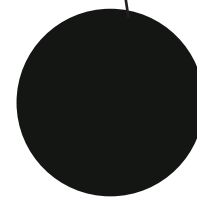
Gas Lantern:
Dark Bronze Finish



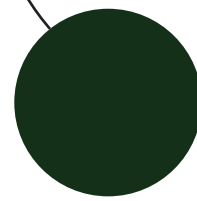
Azalea Tumbled
Revolution Series:
The Best Panel
Company



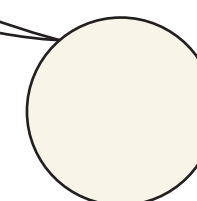
Hardi-board or equiv. siding in
SW 7016 Mindful Gray
Sherwin Williams



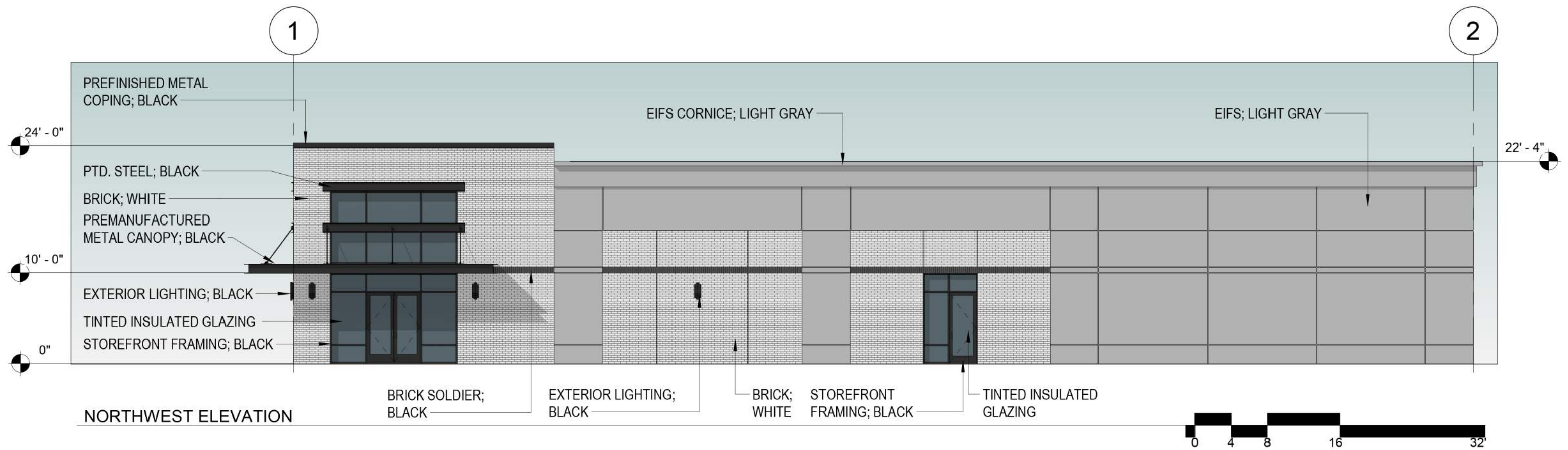
Composite Storefront system
SW 6994 Greenblack
Sherwin Williams



PVC Shutter in
SW 0041 Dard Hunter Green
Sherwin Williams



Hardi-board or equiv. material in
SW 7104 Cotton White
Sherwin Williams



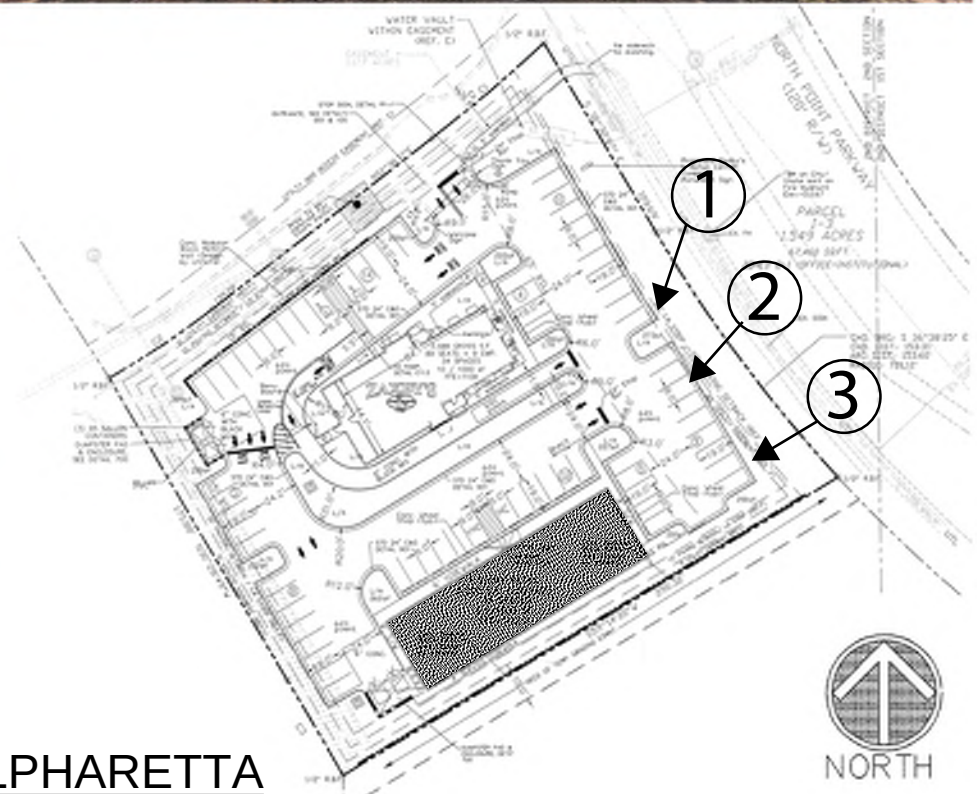
PERSPECTICVE VIEW FROM STREET

CROSSFIT ALPHARETTA

Schematic Design



CROSSFIT ALPHARETTA



N/F
GREENSTONE
PRESTON RIDGE, LP

SURVEY CURVE TABLE:

	BEARING	CHD.	RAD.	ARC
C1	N 49°55'09" E	73.84'	788.00'	73.87'
C2	N 56°27'26" E	62.65'	466.26'	62.70'
C3	N 30°21'03" W	55.23'	1528.24'	55.23'

WATER VAULT
WITHIN EASEMENT
(REF. E)

EASEMENT =
0.127 ACRES

STOP SIGN, DETAIL R1-1
ENTRANCE, SEE DETAILS
951 & 100

UTILITY AND ACCESS EASEMENT (REF. E)
Area to be
removed for
Storm install.

Conc. Modular
Block Retn.
Wall (Design
by others)

(3) 95 GALLON
CONTAINERS
DUMPSTER PAD
& ENCLOSURE,
SEE DETAIL 700

N/F
PRESTON RIDGE
COMMONS, LLC

3,388 GROSS S.F.
89 SEATS + 9 EMP.
34 SPACES
10 / 1000 SF
FFE-1109

1 STORY RETAIL
5,200 S.F. (130'X40')
34 SPACES
6.5/1000 SF
FFE-1112.0

N/F
PRESTON RIDGE
HOLDINGS, INC.

APPROXIMATE LAND LOT LINE

LL
1261

LL
1244

NORTH POINT PARKWAY
(120' R.W.)

PARCEL
I-3
1.549 ACRES
67,460 SQ.FT.
ZONED O-I (OFFICE-INSTITUTIONAL)

CHD. BRG.: S 36°38'25" E
CHD. DIST.: 153.31'
ARC DIST.: 153.60'
RADIUS: 721.12'

RETAIL CNTR OWNER/DEVELOPER
PARKE DAY PROPERTIES, INC.
4725 Peachtree Corners Circle
Suite 300
Norcross, GA 30092
770-446-1500

ZAXBY'S OWNER/DEVELOPER
RWH
1825 Mayfield Road
Alpharetta GA 30004
770-653-2300

PARKING REQUIREMENTS - ZAXBY'S
PARKING RATIO = 10 PER 1,000 S.F. OF
GROSS FLOOR AREA
BUILDING SIZE = 3,388 S.F.
TOTAL SPACES REQUIRED = 34
TOTAL SPACES PROVIDED = 34
STANDARD SPACES PROVIDED = 32
HANDICAP SURFACE PROVIDED = 2 (1-VAN)

PARKING REQUIREMENTS - SHOPS
PARKING RATIO = 5 PER 1,000 S.F. OF
GROSS FLOOR AREA
BUILDING SIZE = 5,200 S.F.
TOTAL SPACES REQUIRED = 26
TOTAL SPACES PROVIDED = 34 (6.5/1000 SF)
STANDARD SPACES PROVIDED = 32
HANDICAP SURFACE PROVIDED = 2 (1-VAN)

WASTE GENERATION - ZAXBY'S
BUILDING AREA: 3,388 S.F. OR 89 SETS
1.5 MEALS SERVED = 15 X 300 = 450
WEEKLY X 450 = 3,150 # PER WEEK
3,150 / 150 = 21 CY / WEEK
21/3 TIMES PER WK = 8 CY CONTAINER
25% RECYCLABLES=787.5 LB
1-6X6X8 FRONT LOAD CONTAINER (8 CY)
1-6X6X8 FRONT LOAD CONTAINER (8 CY RECYCLABLE)
FREQUENCY OF PICK-UP: 2 TIMES/WEEK

WASTE GENERATION - RETAIL SHOPS
BUILDING AREA: 5,200 S.F.
WASTE GENERATED:
5,200 S.F. X 2.5 LB/100SF = 130LB
130 LB X 1 CY/150LB = 1 CY * 7DAYS/WK = 6CY/WK
25% RECYCLABLES=228 LB
1-6X6X8 FRONT LOAD CONTAINER (8 CY)
3-95 GAL ROLLING CART CONTAINERS
1-6X6X8 FRONT LOAD CONTAINER (8 CY REST. USE)
FREQUENCY OF PICK-UP: 1 TIMES/WEEK

**SITE %
PERVIOUS/ IMPERVIOUS**
30% PERVIOUS
70% IMPERVIOUS

SITE SENSITY
8,588 SF / 1.549 ACRE
5,544.22 SF/AC

SITE LAYOUT NOTES:

1. ALL REVISIONS TO THESE PLANS MUST BE SUBMITTED TO THE CITY OF ALPHARETTA COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO CONTINUING CONSTRUCTION.
2. ALL TEMPORARY AND PERMANENT SIGNS TO BE PERMITTED SEPARATELY.
3. ALL RETAINING WALLS GREATER THAN 4 FEET IN HEIGHT MUST OBTAIN A BUILDING PERMIT.
4. R = RAMP, L = LANDING.
5. L/A = LANDSCAPED AREA.
6. ALL LANE WIDTH DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED (FACE OF CURB = FC)
7. ALL CURB RADII DIMENSIONS ARE TO BACK OF CURB ARE 3' UNLESS OTHERWISE NOTED.
8. TREE SAVE FENCE FOR ENTIRE SITE MUST BE INSTALLED, INSPECTED, AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE IS ALLOWED BEFORE TREE SAVE FENCING HAS BEEN APPROVED. ALL TREE SAVE FENCE TO BE WIRE-BACKED WITH METAL STAKES.
9. NO EXISTING OR PROPOSED SEPTIC SYSTEMS ON THIS SITE.
10. SIDEWALK RAMP PER ARCH. BUILDING PLANS.
11. NO WELLS OR SEPTIC SYSTEMS ARE PROPOSED OR EXIST ON SITE.
12. SEE SHEET C11.0 FOR PAVEMENT SPECS AND DETAILS.

LEGEND

- # PARKING SPACE #S
- STORM DRAINAGE PIPES
- RETAINING WALL (DESIGN BY OTHERS)
- PROPOSED 24" C&G (STD. 901)
- == EX. C&G

CAUTION

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE PREPARED 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.

24HR CONTACT:
JOHN GOODHEW
770-722-4144 (CELL)



IF YOU DIG GEORGIA...
CALL US FIRST!
1-800-282-7411
(770) 623-4344
(METRO ATLANTA ONLY)
UTILITIES PROTECTION CENTER
IT'S THE LAW



THE FOLLOWING WILL BE THE UTILITY PROVIDERS:

POWER- GEORGIA POWER
GAS- ATLANTA LIGHT & GAS
TELEPHONE- BELL SOUTH, INC.
WATER- FULTON COUNTY
SANITARY SEWER- FULTON COUNTY



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LAND PLANNING | ENVIRONMENTAL ENGINEERING
8885 Roswell Road • Suite 200
Atlanta • Georgia • 30350-1650
(770) 641-1942 • Fax (770) 655-6024 • www.aecall.com

**SITE LAYOUT
PLAN**

**ZAXBY'S
& RETAIL CENTER**
NORTH POINT PARKWAY
ALPHARETTA, GEORGIA

DATE 1-10-08
REVISIONS
PER CITY COMMENTS
NO. 1
PROJECT NO. - 07-2574.00
DRAWN- BDR
DESIGNED- BDR
CHECKED-
DATE- 11/13/07
SHEET
C3.0

N/F
GREENSTONE
PRESTON RIDGE, LP

WATER VAULT
WITHIN EASEMENT
(REF. E)

EASEMENT =
0.127 ACRES

EX. - DI - A-1
EX. TOP=1104.98
NEW TOP=1106.30
INV. OUT=1099.43

EX SDMH - B-0
TOP=1104.47
INV. IN=1097.84
INV. OUT=1095.32

SDMH
TOP=1103.90
INV. IN=1094.64 (NE)
INV. IN=1092.12 (NW)
INV. OUT=1091.88

SSMH
TOP=1099.46
INV. IN=1092.94

DI
TOP=1100.90
INV. OUT=1092.90

EX. SSMH Z-1
TOP=1103.84
INV. OUT=1095.30
NEW INV. IN=1096.30

DUMP. DRN.
TOP=1105.20
INV=1101.00
DUMPSTER PAD &
ENCLOSURE, SEE DETAIL 700
DUMPSTER ENCLOSURE TO
BE 7' HT. AND MATCH
BUILDING ARCH.

N/F
PRESTON RIDGE
COMMONS, LLC

DUMPSTER PAD &
ENCLOSURE, SEE DETAIL 700

DUMPSTER ENCLOSURE TO
BE 7' HT. AND MATCH
BUILDING ARCH.

DUMP. DRN.
TOP=1111.10
INV=1108.00

N/F
PRESTON RIDGE
HOLDINGS, INC.

FULTON COUNTY FIRE LINE METER NOTES:
SEC. 82-37. UNDERWRITER APPROVED FACTORY MUTUAL FIRE LINE METER REQUIRED ON ALL FIRE
SERVICE SYSTEMS HAVING FIRE HYDRANT OR HYDRANTS INSTALLED INSIDE PRIVATE PROPERTY.
(A) PURPOSE OF SECTION. THE PURPOSE OF THIS SECTION IS TO REQUIRE THE INSTALLATION OF A
FACTORY MUTUAL FIRE LINE WATER METER ON ALL FIRE SERVICE SYSTEMS HAVING FIRE HYDRANTS OR
HYDRANTS ATTACHED TO THEM ON PRIVATE PROPERTY.
(B) EFFECTIVE DATE. AS OF THE ADOPTION OF THIS SECTION, ALL PERSONS MAKING APPLICATION FOR
NEW FIRE SERVICE CONNECTIONS WITH PRIVATE FIRE HYDRANT OR HYDRANTS WILL BE REQUIRED TO HAVE
A FACTORY MUTUAL FIRE LINE METER AS A PART OF THE FIRE SERVICE SYSTEM.
(C) WORK TO BE PERFORMED BY THE DEPARTMENT OF PUBLIC WORKS FORCES. INSTALLATION OF
METERS AS REQUIRED BY THIS SECTION WILL BE HANDLED BY THE DEPARTMENT OF PUBLIC WORKS
CREWS AT THE EXPENSE OF THE BUILDING OWNER OR LESSEE.

24HR CONTACT:
JOHN GOODHEW
770-722-4144 (CELL)

CAUTION

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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.



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ALPHARETTA UTILITY ENCROACHMENT NOTE:

CITY OF ALPHARETTA UTILITY ENCROACHMENT APPROVAL/PERMIT REQUIRED PRIOR
WORK/CONSTRUCTION IN RIGHT OF WAY. CONTACT ALPHARETTA ENG. DEPT. AT
678-297-6200

GRAVITY FLOW CALCULATIONS:

FAST FOOD - 89 SEATS X 30 GPD = 2,670 GPD
RETAIL - 5,200 SF X .1 GPD = 520 GPD

TOTAL = 3,190 GPD

FULTON COUNTY WATER SERVICES NOTE:

ANY RESTAURANT, FOOD SERVICE OR CAR MAINTENANCE FACILITY THAT IS PROPOSED FOR THIS
SITE AFTER A LAND DISTURBANCE IS ISSUED, MUST INSTALL A PRETREATMENT SYSTEM(S)
ACCORDING TO FULTON COUNTY SEWER USE ORDINANCE. THE PRETREATMENT SYSTEM (GREASE
INTERCEPTOR, SAND TRAP OR OIL/WATER SEPARATOR) REQUIRED WILL BE DETERMINED BASED
ON THE USE OF THE TENANT AND WOULD INCLUDE INGROUND EXTERIOR SYSTEMS AS WELL AS
INTERIOR. ANY PRETREATMENT SYSTEMS CURRENTLY SHOWN ON THE SITE UTILITY PLAN ARE
DESIGNED ACCORDING TO INFORMATION SUPPLIED BY THE DEVELOPER/CONTRACTOR OF TENANT
OCCUPANT(S) AT THE TIME OF LAND DISTURBANCE PERMIT REVIEW. NO TENANT SPACES HAVE
BEEN APPROVED.
CONTACT PAUL GALBREATH PLAN REVIEW ENGINEER @ 770-640-3061 X119

SEWER PROFILES & UTILITY NOTES:

SEE SHEET C7.0 FOR SANITARY SEWER PROFILES SHEET AND
SEE SHEET C9.0 - C9.4 FOR UTILITY DETAILS.

PRIVATE UTILITY NOTES:

PROPOSED PRIVATE UTILITY LOCATIONS ARE SHOWN AS REFERENCE
ONLY. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDERS
FOR EXACT LOCATIONS OF METERS, CONDUIT, ETC.

BELLSOUTH CONDUIT NOTE:

CONTRACTOR TO COORDINATE WITH BELLSOUTH FOR EXACT LOCATION OF COMMUNICATION CONDUIT
TO BUILDING

EXISTING FIBER OPTICS:

CONTRACTOR TO COORDINATE LOCATE EXISTING FIBER OPTICS ALONG KIMBALL BRIDGE ROAD PRIOR TO
INITIATING CONSTRUCTION. SHALL ANY CONFLICTS WITH THE EXISTING LOCATION AND PROPOSED SITE
IMPROVEMENTS ARISE, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER PRIOR TO CONTINUING WORK.

PLAN, DETAIL, AND PROFILE NOTES:

DISCREPANCIES BETWEEN PLAN AND PROFILES MAY BE ENCOUNTERED. IF A DISCREPANCY OR INFORMATION
OUT OF THE ORDINARY OCCURS ON ANY PLANS, PROFILES OR DETAILS THE GENERAL CONTRACTOR IS TO
CONTACT THE PROJECT ENGINEER FOR CLARIFICATION PRIOR TO ANY INSTALLATION.

THE FOLLOWING WILL BE THE UTILITY PROVIDERS:

POWER- GEORGIA POWER
GAS- ATLANTA LIGHT & GAS
TELEPHONE- BELL SOUTH, INC.
WATER- FULTON COUNTY
SANITARY SEWER- FULTON COUNTY

AEC inc.

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SITE UTILITY PLAN

ZAXBY'S

& RETAIL CENTER

NORTH POINT PARKWAY
ALPHARETTA, GEORGIA

NO.	REVISIONS	DATE
1	FULTON CO. COMMENTS	12-6-07
2	PER CITY COMMENTS	1-10-08

PROJECT NO. - 07-2574.00

DRAWN - BDR

DESIGNED - BDR

CHECKED -

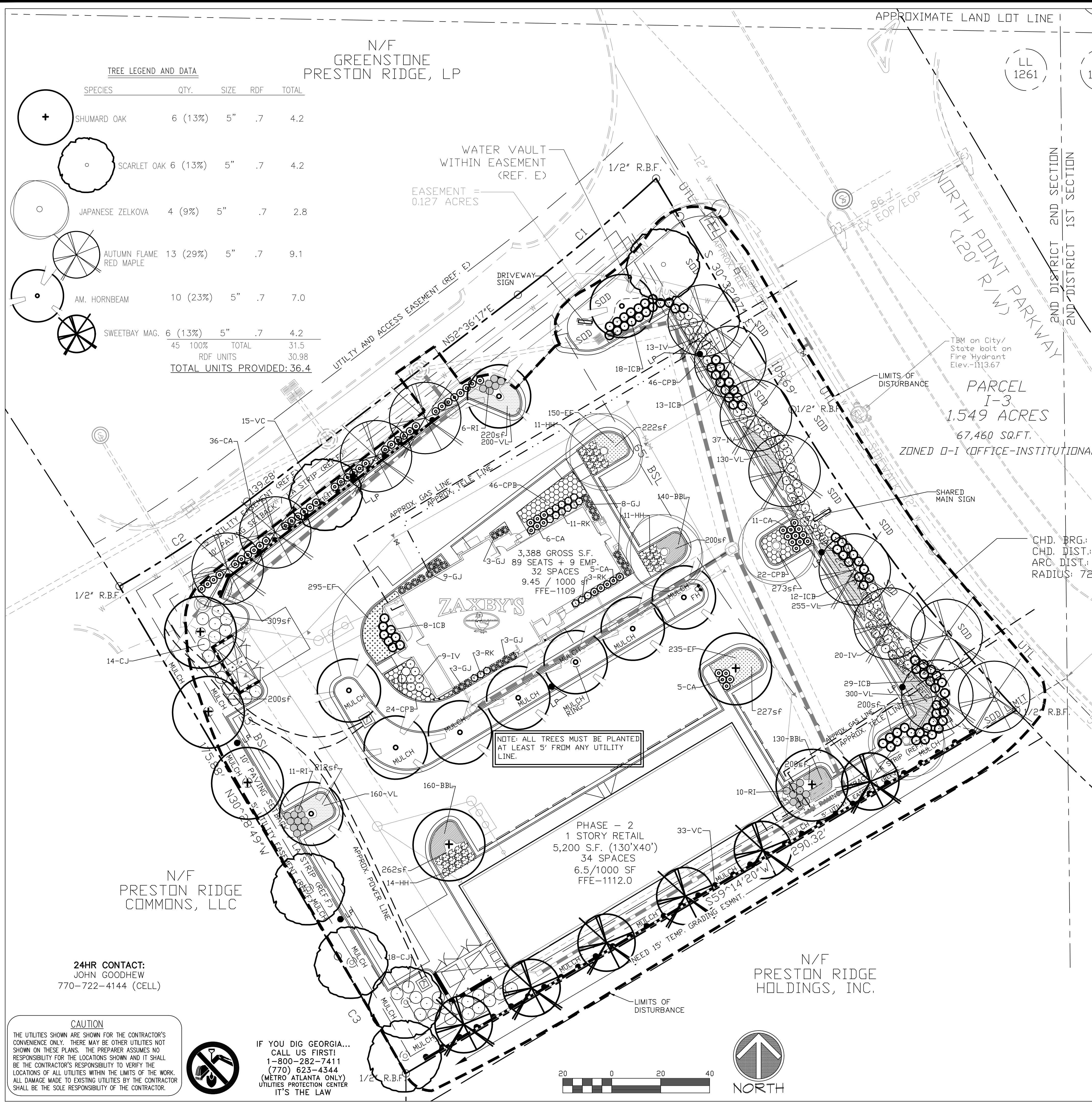
DATE - 11/13/07

SHEET

C4.0

C5.0

MAIL:2007JOBS07-2574-N.P-PKMW-PRESTON RIDGE-PARKE DAY07-2574-SITE-4.dwg, 1/21/2008 5:33:39 PM, bdr, XES Synargix 8850, 1:1



TREE LEGEND AND DATA				
SPECIES	QTY.	SIZE	RDF	TOTAL
SHUMARD OAK	6 (13%)	5"	.7	4.2
SCARLET OAK	6 (13%)	5"	.7	4.2
JAPANESE ZELKOVA	4 (9%)	5"	.7	2.8
AUTUMN FLAME RED MAPLE	13 (29%)	5"	.7	9.1
AM. HORNBEE	10 (23%)	5"	.7	7.0
SWEETBAY MAG.	6 (13%)	5"	.7	4.2
45 100% TOTAL				31.5
RDF UNITS				30.98
TOTAL UNITS PROVIDED: 36.4				

ALPHARETTA NOTES:

THE CITY ARBORIST MUST INSPECT THE SITE BEFORE LAND DISTURBANCE. LAND DISTURBANCE WITHOUT A SITE INSPECTION AND APPROVAL BY THE ARBORIST WILL RESULT IN A STOP-WORK ORDER AND FINES.

THE CITY ARBORIST MUST INSPECT AND APPROVE THE SITE BEFORE THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

TREES AGREED UPON TO BE SAVED BY THE CITY, OWNER, DEVELOPER AND CONTRACTOR ARE THE RESPONSIBILITY OF THE OWNER.

WATERING BAGS OR A DRIP IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL TREES PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. BAGS WILL BE MAINTAINED BY OWNER AND REPLENISHED ONCE/WEEK DURING FIRST YEAR AND DURING DROUGHT THEREAFTER, FOR A MINIMUM OF 3 YEARS AFTER INSTALLATION.

TREES PLANTED BETWEEN MARCH-OCTOBER, AND DURING LEVEL 4 OR 5 DROUGHTS, MUST BE BONDED WITH THE CITY PRIOR TO CERTIFICATE OF OCCUPANCY.

WATERING BAGS WILL BE PROVIDED FOR ALL TREES PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. BAGS WILL BE MAINTAINED BY OWNER AND REPLENISHED ONCE/WEEK DURING FIRST YEAR AND DURING DROUGHT THEREAFTER, FOR A MINIMUM OF 3 YEARS AFTER INSTALLATION.

ALL NEWLY PLANTED TREES SHALL HAVE VISIBLE ROOT FLARES AT FINISHED GRADE.

*A 3" LAYER OF COMPOSTED HARDWOOD MULCH WILL BE REQUIRED FOR THE CRZ OF SPECIMEN TREES. MULCH MUST BE APPLIED TO TREES WITHIN 2 WEEKS OF START OF CONSTRUCTION.

ALL TREES MUST BE PLANTED AT LEAST 5' FROM EDGE OF PIPES.

ALL TREES WILL BE EQUIVALENT IN QUALITY TO FLORIDA #1 OR BETTER.

DENSITY CALCULATIONS

TOTAL SITE ACREAGE = 1.549 AC.
SITE DENSITY FACTOR (SDF) = 20 UNITS X
1.549 AC. = SDF UNITS NEEDED
EX. SITE DENSITY FACTOR = 0.0 UNITS
REQUIRED DENSITY FACTOR (RDF)
30.98 UNITS / 0.0 EXIST. UNITS = 30.98 UNITS
PROPOSED DENSITY UNITS = 31.5 UNITS

LANDSCAPE STRIP CALCULATIONS

(NE) or NP Pkwy. (20' L/A STRIP):
250 LF OF LA STRIP - 28 LF (DRIVEWAY)
250 LF / 25 = 10 TREES REQ'D
10 OVERSTORY TREES PROPOSED

NW LA STRIP (5' L/A STRIP):
213 LF OF LA STRIP
213 LF / 50 = 4.3 OR 5 TREES REQ'D
5 OVERSTORY TREES PROPOSED

SW LA STRIP (5' L/A STRIP):
209 LF OF LA STRIP
209 LF / 50 = 4.18 OR 5 TREES REQ'D
5 OVERSTORY TREES PROPOSED

SE LA STRIP (5' L/A STRIP):
265 LF OF LA STRIP
265 LF / 50 = 5.3 OR 6 TREES REQ'D
6 OVERSTORY TREES PROPOSED

SHRUBS & GROUNDCOVERS					
QUAN.	SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING
80	IV	ILEX VOMITORIA 'NANA'	DWARF YAUPOIN HOLLY	3 GAL.	3' O.C.
80	ICB	ILEX CORNUTA 'BURFORDII NANA'	DWARF BURFORD HOLLY	3 GAL.	3' O.C.
63	CA	ILEX CORNUTA 'CARISSA'	CHINESE HOLLY 'CARISSA'	3 GAL.	3' O.C.
17	RK	ROSA KNOCKOUT	RED KNOCKOUT ROSE	3 GAL.	3' O.C.
92	CPB	CRIMSON PYGMY BARBERRY	DWF. CRIMSON BARBERRY	2 GAL.	2' O.C.
400	BBL	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LIRIOPE	4" POTS	9" O.C.
1045	VL	LIRIOPE MUSCARI 'VAREGATED'	VAREGATED LIRIOPE	4" POTS	9" O.C.
680	EF	EUONYMUS FOURTUNE	WINTERCREEPER EUONYMUS	4" POTS	9" O.C.
27	RI	RAPHIOLEPIS INDICA	INDIAN HAWTHORNE	3 GAL.	3' O.C.
26	GJ	GARDINIA JASMINOIDES 'RADICANS'	DWF. GARDINIA	3 GAL.	3' O.C.
36	WH	ILEX CRENATA 'HELLER'	HELLER HOLLY	3 GAL.	3' O.C.
32	CJ	CLEYERA JAPONICA	JAPANESE CLEYERA	3 GAL.	5' O.C.
48	VC	PARTHENOCESSUS QUINQUEFOLIA	VIRGINIA CREEPER	1 GAL.	8' O.C.

NOTES:

1. CONTRACTOR TO PROVIDE AN AUTOMATIC IRRIGATION SYSTEM AND TO BE DESIGNED FOR DESIGN BUILD BY LANDSCAPE CONTRACTOR.

2. IT IS RECOMMENDED THAT THE AUTOMATIC SPRINKLER WILL BE PROVIDED AT ALL CRITICAL LOCATIONS (STREET FRONTAGE AND AROUND BLDGS.) AND LIMITED SIDE AREAS ALONG PROPERTY LINES (NOT WITHIN EX. R/W). FINAL IRRIGATION DESIGN IS TO BE APPROVED BY OWNER(S). IRRIGATION AREAS ARE AT THE DISCRETION OF THE OWNER(S). SEE IRRIGATION NOTES ON COVER SHEET.

3. CONTRACTOR TO DETERMINE AREA OF SOD/SEED AREAS AND TYPE PER SEASON.

4. CONTRACTOR TO VERIFY ALL PLANT COUNTS.

5. EXISTING SITE IS PAD GRADED AND NO TREES EXISTS ON OR AROUND THIS SITE. THEREFORE NO ACTIVE TREE SAVE FENCE IS PROPOSED AT LIMITS OF DIST.

6. THERE ARE NO SPECIMEN TREES LOCATED ON THIS SITE OR WITHIN 50' OF PROPERTY BOUNDARY.

7. COMMON OFF-SITE DETENTION AND WATER QUALITY PROVIDED. THEREFORE NO NEED TO APPLY REQUIRED WATER QUALITY MEASURES ON-SITE.

10% WATER CONSERVATION GOAL FOR SITE DESIGN

Strategy 1

- Select vegetation and site design components that are adapted to the site's climatic conditions. (APPLIED)
- Achieve multiple water use simultaneously. Design infiltration basins that are attractive and provide habitat. (NOT APPLIED)
- Mulch planting beds to minimize evaporation and maximize water retention. Maintain 3 inch min. mulch layer to the dripline of trees and shrubs. (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 placement of plants to help keep urban environments cooler, reducing needs for air conditioning electricity and water use associated with electricity. (APPLIED)
- Group plants with similar water needs together to maximize irrigation efficiency. (APPLIED)

Strategy 2

- Maintain large areas of existing vegetation which provide shade and evapotranspiration 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 areas must be 10% greater than code requirements. (NOT APPLICABLE TO THIS SITE DUE TO PAD GRADED)
- 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

NOT APPLICABLE

Strategy 4

- Use landscape-based water treatment methods such as dry wells, vegetated swales instead of curb and gutter systems, raised inlet rims, vegetated filter strips, and infiltration facilities. Install a rain garden of small vegetated catchment areas which filter rainwater and increase groundwater recharge by capturing excess water. Individual infiltration ponds on residential lots must be approved by Eng. Dept. (NOT APPLICABLE DUE TO OFF-SITE COMMON DETN. PROVIDED)
- Use pervious surfaces that allow water to infiltrate soil. (NOT APPLICABLE)
- Protect soils from compaction during site construction by restricting machinery to designated zones. Restore infiltration capacity and reduce compaction of soils by breaking up compaction, adding organic matter and planting vegetation. (NOT APPLICABLE)
- Raise stormwater inlets in planting areas to allow water to soak into soil. (NOT APPLICABLE)

A SUMMARY OF 10% WATER CONSERVATION GOAL WILL BE ATTAINED BY THE FOLLOWING.

1. LIMITING SOD AREAS (5% OF TOTAL SITE). PROVIDING MULCH AREAS IN LIEU OF SOD.
2. USE XERISCAPE PLANT MATERIALS.
3. PROVIDING MANY SHADE TREES THROUGHOUT THE ENTIRE SITE.
4. MULCH ALL MULCHED AREAS, WITH AT LEAST 3" OR MORE. MULCH TO BE RE-PLUSHED ACCORDINGLY DURING THE YEAR.
5. MULCH ALL MULCHED AREAS, WITH AT LEAST 3" OR MORE. MULCH TO BE RE-PLUSHED ACCORDINGLY DURING THE YEAR.

ALPHARETTA IRRIGATION NOTES: (FOR IRRIGATION CONTRACTOR)
OWNER / DEVELOPER IS RESPONSIBLE FOR IMPLEMENTATION OF THESE REQUIREMENTS.

1. IRRIGATION SYSTEMS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT OF WAY.
2. IRRIGATION OVER SPRAY ONTO PUBLIC ROADWAYS IS NOT ALLOWED.
3. IRRIGATION SYSTEMS MUST BE SHUT OFF OR OPERATED MANUALLY DURING WINTER MONTHS TO PREVENT UNNECESSARY ICE ON THE ROADS.
4. PROVIDE RAIN SENSOR SHUT OFF.
5. PROVIDE FALL AND WINTER SHUT OFF.
6. LIMIT IRRIGATION TO THOSE AREAS ALONG FRONTAGE AND IMMEDIATELY AROUND BUILDINGS.
7. USE DRIP IRRIGATION METHODS, INCLUDING SOD AREA.
8. LIMIT IRRIGATION TO THOSE AREAS ALONG THE FRONTAGES AND IMMEDIATELY AROUND BUILDINGS.
9. PERSON RESPONSIBLE FOR IRRIGATION DESIGN COORDINATION AND MAINTENANCE IS RON HAIGLER - OWNER/OPERATOR OF ZAXBY'S.

CAUTION

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE PREFABRICATOR 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.



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Atlanta • Georgia • 30350-1850
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TREE ORDINANCE PLAN, NOTES & DETAILS

ZAXBY'S

& RETAIL CENTER

NORTH POINT PARKWAY
ALPHARETTA, GEORGIA

NO.	REVISIONS	DATE	PER CITY COMMENTS	RELOCATE SIGNS, ADJUST PLANTING
1		1-10-08		
2		6-30-08		

PROJECT NO. - 07-2574.00
DRAWN - BDR
DESIGNED - BDR
CHECKED -
DATE - 11/13/07
SHEET
C8.0

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: NORTHWINDS SUMMIT MULTI-FAMILY / WSE DEVELOPMENT, LLC

Location Address: 4000 AND 6000 SUMMIT PLACE

Mailing Address: 5909 PEACHTREE DUNWOODY ROAD, SUITE 400

City: ATLANTA State: GA Zip Code: 30328

Contact For All Notifications: DARIN COLLIER

Contact Telephone: 770 - 352 - 7190 Mobile Telephone: 770 - 329 - 1362

Fax: _____ Email: DWCOLLIER@WORTHINGSE.COM

Contact's Relation To Business: PRESIDENT

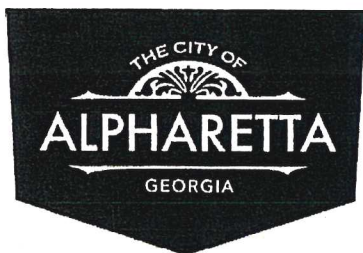
This Application For (Check all that apply):

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

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

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>



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: NORTHWINDS LAND, LP

Physical Address: 3330 CUMBERLAND BLVD., SE, SUITE 300

Mailing Address: 3330 CUMBERLAND BLVD., SE, SUITE 300

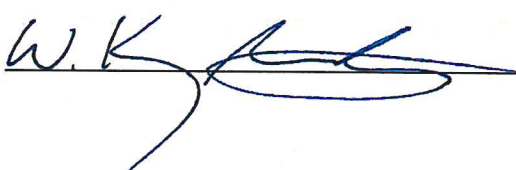
City: ATLANTA State: GA Zip Code: 30339

Owner Telephone: 770 - 980 - 0808 Contact Fax: 770 - 984 - 8630

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): W. KERRY ARMSTRONG Date: 5-31-19

Owner Signature: 

Property Information:

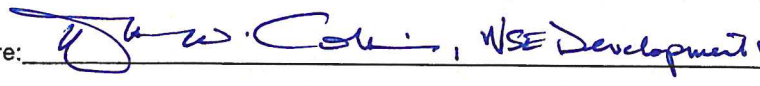
Address (If Assigned): 4000 AND 6000 SUMMIT PLACE

Tax ID or Map Reference Number: 12-285007520648

Land Lot(s): 752 / 799 District: 1 Section: 2

Existing Zoning of Property: MU Existing Uses of Property: UNDEVELOPED

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:  W. Kerry Armstrong, WSE Development LLC Date: 5/31/19

Print Form



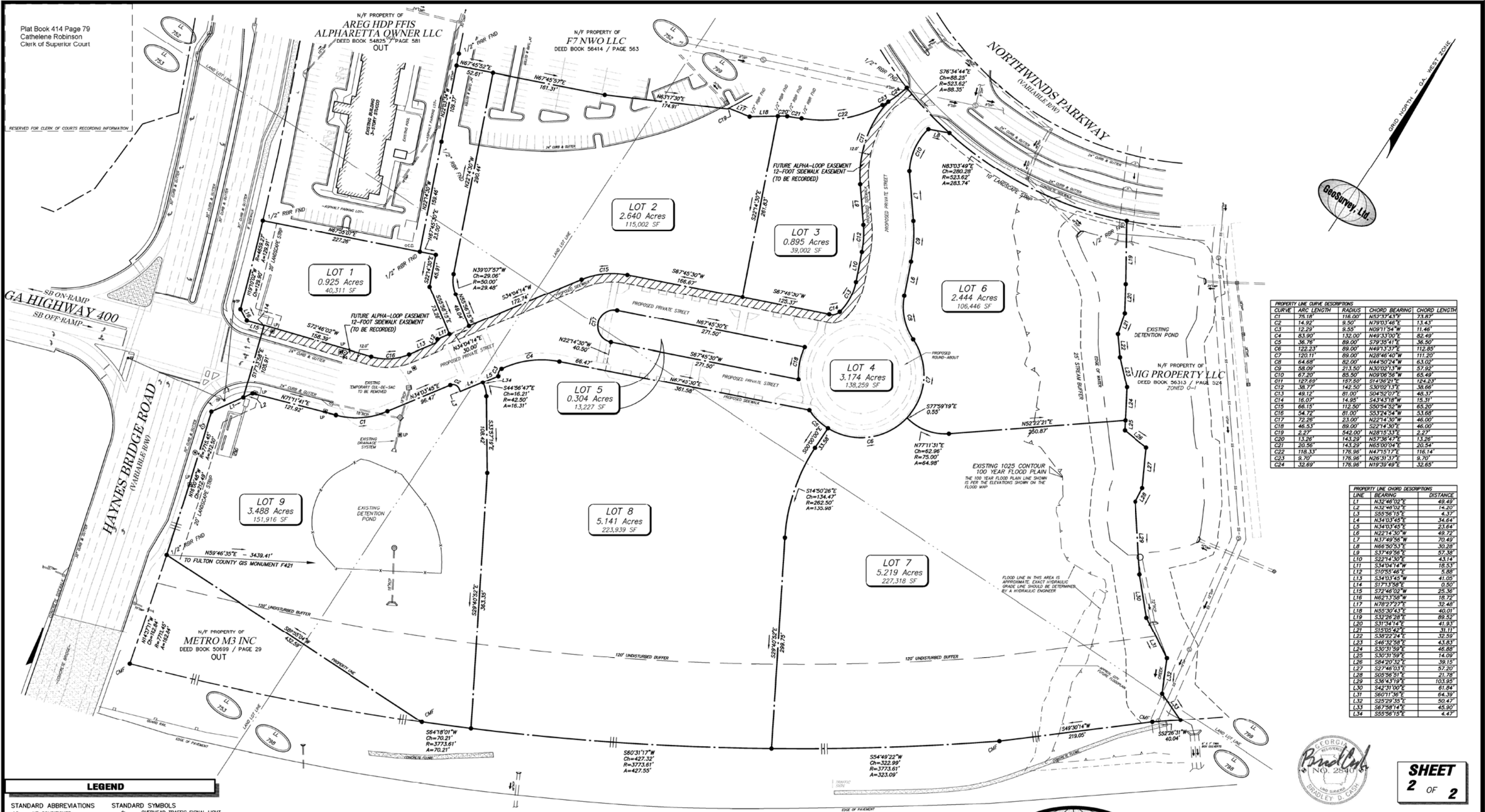
NORTHWINDS

DESIGN REVIEW
BOARD 06.03.2019
ALPHARETTA, GEORGIA

THE WORTHING
COMPANIES

dwell design
studio

RESERVED FOR CLERK OF COURTS RECORDING INFORMATION



PROPERTY LINE CURVE DESCRIPTIONS				
CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	75.18'	118.00'	N52°37'43"E	23.87'
C2	14.92'	9.50'	N79°03'46"E	13.43'
C3	12.29'	9.50'	N09°11'54"W	11.46'
C4	83.90'	132.00'	N49°33'00"E	82.40'
C5	36.76'	89.00'	S79°30'41"E	36.50'
C6	122.23'	89.00'	N49°13'37"E	112.85'
C7	120.11'	89.00'	N28°46'40"W	111.20'
C8	64.68'	82.00'	N44°50'24"W	63.02'
C9	58.09'	213.50'	N30°02'13"W	57.92'
C10	67.20'	85.50'	N09°08'59"W	63.49'
C11	122.89'	187.50'	S14°36'21"E	124.23'
C12	38.77'	142.50'	S30°02'13"E	38.66'
C13	48.12'	81.00'	S04°52'07"E	48.37'
C14	16.07'	14.08'	S43°31'18"W	15.37'
C15	66.15'	112.50'	S50°54'52"W	65.20'
C16	54.72'	81.00'	S53°24'54"W	53.68'
C17	72.26'	23.00'	N22°14'30"W	46.00'
C18	46.53'	89.00'	S22°14'30"E	46.00'
C19	2.27'	342.00'	N28°15'33"E	2.27'
C20	13.26'	143.29'	N57°36'47"E	13.26'
C21	20.56'	143.29'	N65°00'04"E	20.54'
C22	118.33'	176.96'	N47°15'17"E	116.14'
C23	9.70'	176.96'	N26°31'37"E	9.70'
C24	32.69'	176.96'	N19°39'49"E	32.65'

PROPERTY LINE CHORD DESCRIPTIONS		
LINE	BEARING	DISTANCE
L1	N32°46'02"E	49.49'
L2	N32°46'02"E	14.20'
L3	S55°56'15"E	4.37'
L4	N34°03'45"E	54.64'
L5	N34°03'45"E	23.64'
L6	N22°14'30"W	49.72'
L7	N37°49'56"W	70.49'
L8	N66°50'53"E	30.28'
L9	S37°49'56"E	57.58'
L10	S22°14'30"E	43.14'
L11	S34°04'14"W	18.53'
L12	S10°55'46"E	5.88'
L13	S34°03'45"E	41.05'
L14	S17°13'58"E	0.50'
L15	S72°46'02"W	25.36'
L16	N62°13'58"W	18.72'
L17	N78°27'27"E	32.48'
L18	N55°30'43"E	40.01'
L19	S32°28'28"E	89.52'
L20	S31°54'14"E	41.93'
L21	S10°55'42"E	31.11'
L22	S38°22'24"E	32.59'
L23	S46°32'58"E	43.63'
L24	S30°51'59"E	46.68'
L25	S30°51'59"E	14.09'
L26	S84°20'32"E	39.15'
L27	S27°46'03"E	57.20'
L28	S05°56'51"E	21.78'
L29	S38°43'10"E	103.95'
L30	S42°31'00"E	61.84'
L31	S60°11'56"E	64.39'
L32	S25°29'35"E	50.47'
L33	S67°58'14"E	45.90'
L34	S55°56'15"E	4.47'

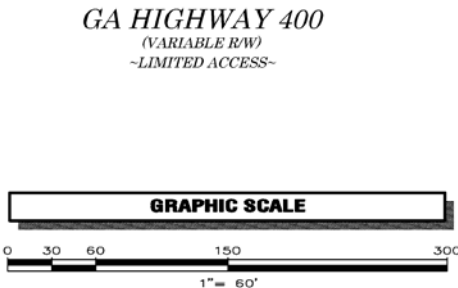


SHEET
2 OF 2

LEGEND	
STANDARD ABBREVIATIONS	STANDARD SYMBOLS
AC AIR CONDITIONER	OT OVERHEAD TRAFFIC SIGNAL LIGHT
BH BORE HOLE	PP POWER POLE
BSL BUILDING SETBACK LINE	QW GUY WIRE
CI CURB INLET	PL POWER LINE
CMF CORRUGATED METAL PIPE	LP LIGHT POLE
CO CONCRETE MONUMENT FND	ET ELECTRIC TRANSFORMER
CPD COMMUNICATION PEDESTAL	
CTP CRIMPED TOP PIPE	
DI DUCTILE IRON PIPE	
DIP DROP INLET	
DWB DOUBLE WING CATCH BASIN	
FNC FENCE	
FND FOUND	
GM GAS METER	
INV INVERT	
JB JUNCTION BOX	
MH MANHOLE	
OHP OVERHEAD POWER	
OTP OPEN TOP PIPE	
PM POWER METER	
PKS PK NAIL SET	
PGB POINT OF BEGINNING	
PCC POINT OF COMMENCEMENT	
RCP REINFORCED CONCRETE PIPE	
RBR IRON REINFORCING BAR	
RBS 5/8" RBR SET CAPPED LSF 621	
SS SANITARY SEWER	
SWCB SINGLE WING CATCH BASIN	
TRANS ELECTRIC TRANSFORMER	
	WATER VAULT
	GAS VALVE
	WATER VALVE
	WATER METER
	FIRE HYDRANT
	UNDERGROUND ELECTRIC LINE
	UNDERGROUND GAS LINE
	UNDERGROUND COMMUNICATION LINE
	PHOTO POSITION INDICATOR
	REGULAR PARKING SPACE COUNT
	HANDICAP PARKING SPACE
	TREE POSITION INDICATOR
	SIGN

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LOT FLOOD PLAN CHART			
LOT #	LOT AREA	AREA IN FLOOD	% AREA IN FLOOD
LOT 6	106,446 SF	43,603 SF	41.0%
LOT 7	227,318 SF	47,111 SF	20.7%

N/F PROPERTY OF
NORTHWINDS LAND LLC
DEED BOOK 39911 / PAGE 22

TOTAL SITE AREA
24,229 Acres
1,055,420 SF
ZONED O-1

PARCEL # 12 285007520648

GeoSurvey, Ltd.

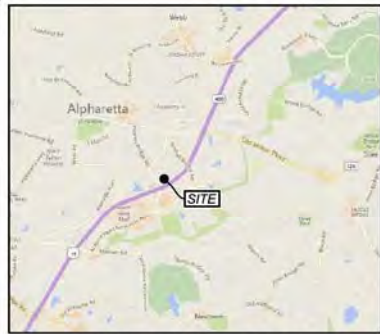
Land Surveying • 3D Laser Scanning

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Marietta, Georgia 30062

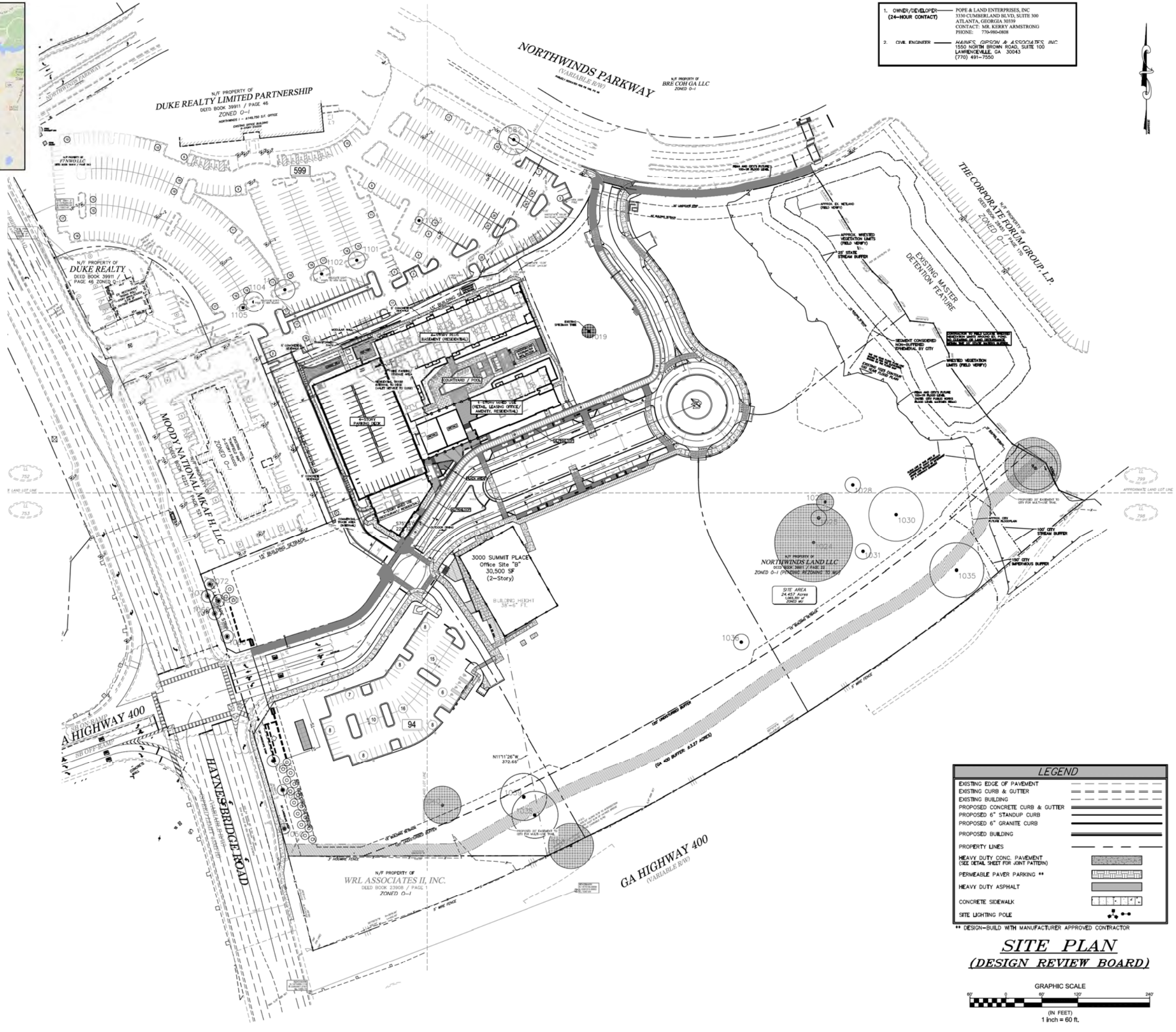
Phone: (770) 795-9900
Fax: (770) 795-8880

www.geosurvey.com
EMAIL: info@geosurvey.com
Certificate of Authorization #LSF-000621

SUBDIVISION PLAT OF			
Northwinds Summit			
FOR			
NORTHWINDS LAND, L.P.			
GS JOB NO:	20042059	DRAWING SCALE:	1" = 60'
FIELD WORK:	TB	CITY:	ALPHARETTA
PROJ MGR:	BDC	COUNTY:	FULTON
REVIEWED:	JRC	LAND LOT:	752, 753, 798, 799
DWG FILE:	20042059-08.dwg	DISTRICT:	1ST
		SECTION:	2ND
PLAT DATE:	06/25/2018	SURVEY DATE:	10/11/2017
		REVISIONS	
		No.	Date
		Description	



LOCATION MAP



Have what's below.
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Or Call 800-282-7411

THE LOCATION OF ALL UTILITIES (GAS, WATER, SEWER, ETC.) SHOWN ON THESE PLANS ARE APPROXIMATE AND NOT GUARANTEED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES AND PUBLIC ROADS DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL AREAS TO ORIGINAL OR BETTER CONDITION AFTER CONSTRUCTION IS COMPLETE.

HAINES GIPSON & ASSOCIATES
CONSULTING ENGINEERS
CIVIL & STRUCTURAL SERVICES
1550 NORTH BROWN ROAD, SUITE 100
LAWRENCEVILLE, GEORGIA 30043
PHONE: (770) 491-7550
FAX: (770) 491-7750



SEAL

WSE DEVELOPMENT, LLC
(WORTHING SOUTHEAST)
5909 PEACHTREE DUNWOODY ROAD, SUITE 400
ATLANTA, GEORGIA 30328

NORTHWINDS SUMMIT
MULTI-FAMILY
4000/4000/8000 SUMMIT PLACE
GEORGIA INT. 400 AT HAYNES BRIDGE ROAD
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA
ZONED MIXED USE (MU): M-1.5, T-2.5, T-3.5, T-4.5, T-5.5, T-6.5, T-7.5, T-8.5, T-9.5, T-10.5, T-11.5, T-12.5, T-13.5, T-14.5, T-15.5, T-16.5, T-17.5, T-18.5, T-19.5, T-20.5, T-21.5, T-22.5, T-23.5, T-24.5, T-25.5, T-26.5, T-27.5, T-28.5, T-29.5, T-30.5, T-31.5, T-32.5, T-33.5, T-34.5, T-35.5, T-36.5, T-37.5, T-38.5, T-39.5, T-40.5, T-41.5, T-42.5, T-43.5, T-44.5, T-45.5, T-46.5, T-47.5, T-48.5, T-49.5, T-50.5, T-51.5, T-52.5, T-53.5, T-54.5, T-55.5, T-56.5, T-57.5, T-58.5, T-59.5, T-60.5, T-61.5, T-62.5, T-63.5, T-64.5, T-65.5, T-66.5, T-67.5, T-68.5, T-69.5, T-70.5, T-71.5, T-72.5, T-73.5, T-74.5, T-75.5, T-76.5, T-77.5, T-78.5, T-79.5, T-80.5, T-81.5, T-82.5, T-83.5, T-84.5, T-85.5, T-86.5, T-87.5, T-88.5, T-89.5, T-90.5, T-91.5, T-92.5, T-93.5, T-94.5, T-95.5, T-96.5, T-97.5, T-98.5, T-99.5, T-100.5, T-101.5, T-102.5, T-103.5, T-104.5, T-105.5, T-106.5, T-107.5, T-108.5, T-109.5, T-110.5, T-111.5, T-112.5, T-113.5, T-114.5, T-115.5, T-116.5, T-117.5, T-118.5, T-119.5, T-120.5, 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1. OWNER/DEVELOPER — POPE & LAND ENTERPRISES, INC.
3330 CUMBERLAND BLVD, SUITE 300
ATLANTA, GEORGIA 30339
CONTACT: MR. KERRY ARMSTRONG
PHONE: 770-980-0808

2. CIVIL ENGINEER — HAINES, GIPSON & ASSOCIATES, INC.
1550 NORTH BROWN ROAD, SUITE 100
LAWRENCEVILLE, GA 30043
(770) 491-7550



HAINES GIPSON & ASSOCIATES
CONSULTING ENGINEERS
CIVIL & STRUCTURAL SERVICES
5550 NORTH BROWN ROAD, SUITE 100
LAWRENCEVILLE, GEORGIA 30043
PHONE: (770) 491-7550
FAX: (770) 491-7750



SP

WSE DEVELOPMENT, LLC
(WORTHING SOUTHEAST)

55909 PEACHTREE DUNWOODY ROAD, SUITE 400
ATLANTA, GEORGIA 30328

NORTHWINDS SUMMIT
MULTI-FAMILY

4000/6000/8000 SUMMIT PLACE
GEORGIA HWY. 400 AT HAYNES BRIDGE ROAD
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

NO.	BY	DATE	DESCRIPTION
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NO.	BY	DATE
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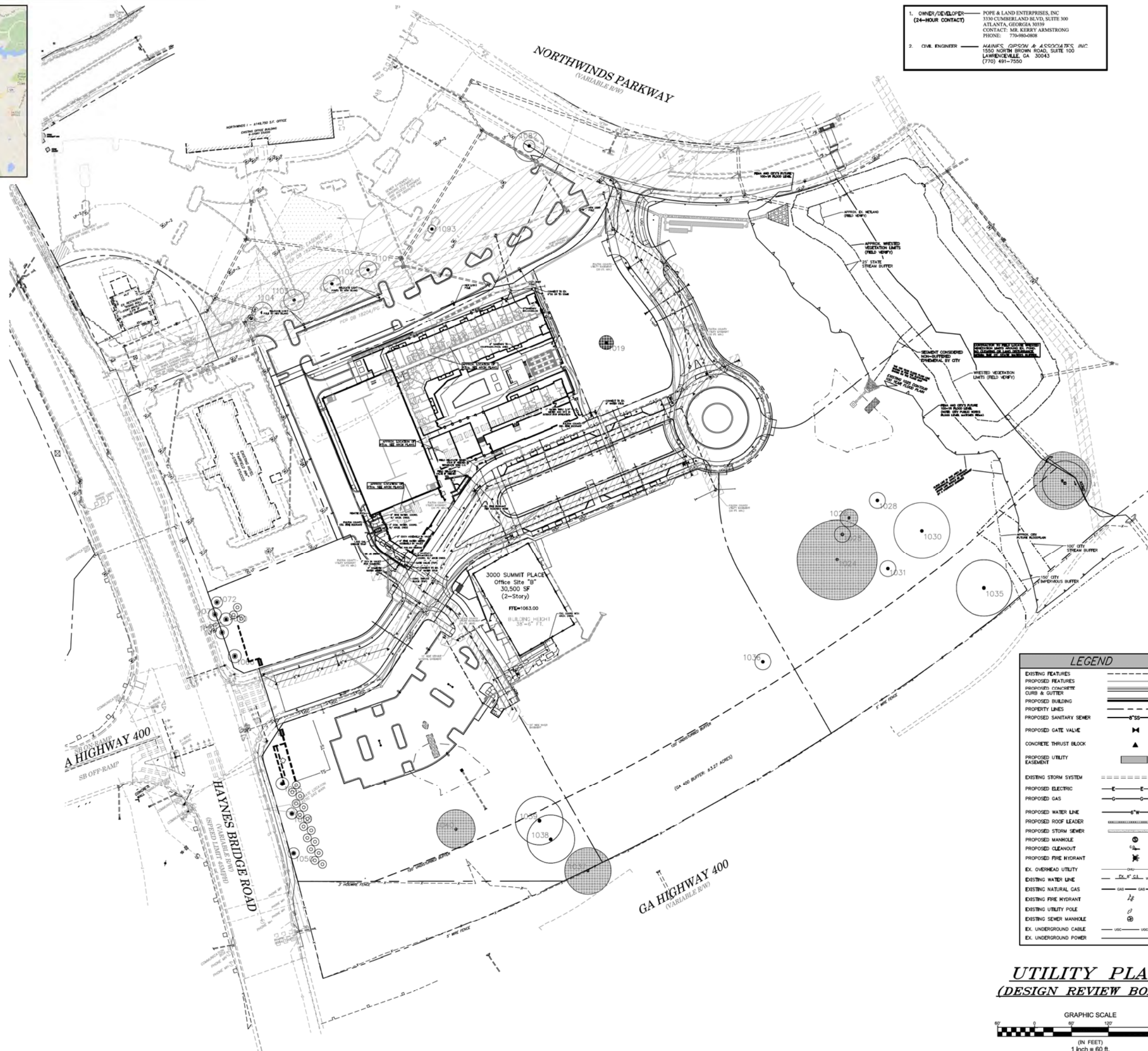
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SHEET TITLE
*UTILITY
PLAN (DRB)*

SHEET NUMBER

DRB-2

HQA JOB No. 2019-051

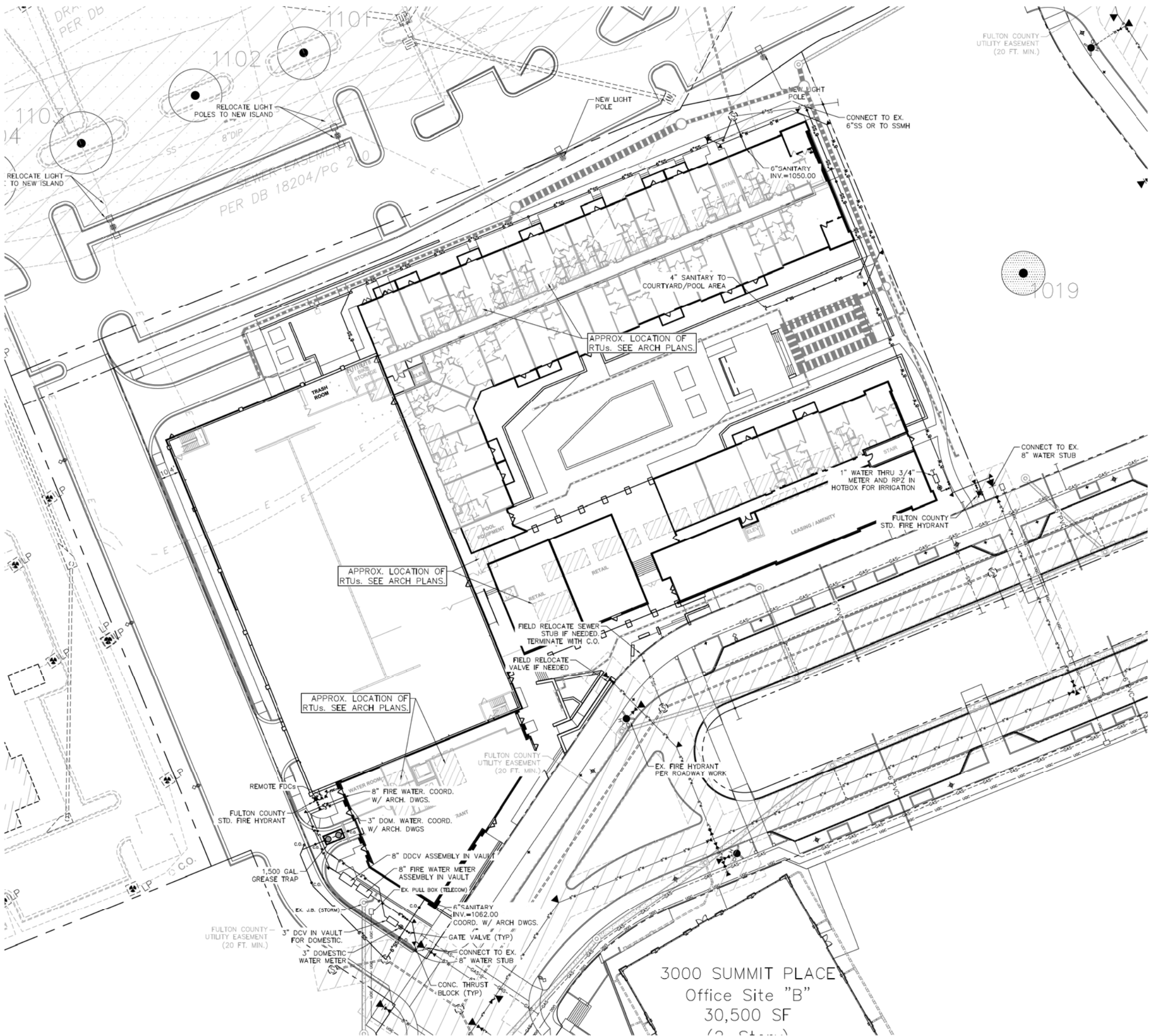


**Know what's below.
Call before you dig.
Dial 811
Or Call 800-282-7411**

THE LOCATION OF ALL UTILITIES (ABOVE OR BELOW GROUND) SHOWN ON THESE DRAWINGS ARE APPROXIMATE. WE OBTAINED FROM OBSERVATIONS AT THE SITE AND/OR FROM THE UTILITY OWNERS, BARNES, GIBSON & ASSOC. INC., DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY OR HIS AGENT AND/OR THE CONTRACTOR TO DETERMINE EXACT LOCATIONS OF EXISTING UTILITIES (ABOVE OR BELOW GROUND) & TO NOTIFY UTILITY OWNERS BEFORE BEGINNING ANY CONSTRUCTION.

CAUTION-NOTE TO CONTRACTORS

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE PAST. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY EXCAVATION. IN ACCORDANCE WITH CALIFORNIA LAW, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING THE UTILITY PROTECTION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THE EXCAVATION OF ALL THE UTILITIES WHICH COME INTO CONTACT WITH THE PROPOSED EXCAVATION. SHOWN ON THESE PLANS.



LEGEND	
EXISTING FEATURES	---
PROPOSED FEATURES	---
PROPOSED CONCRETE CURB & GUTTER	---
PROPOSED BUILDING	---
PROPERTY LINES	---
PROPOSED SANITARY SEWER	---
PROPOSED GATE VALVE	---
CONCRETE THRUST BLOCK	---
PROPOSED UTILITY EASEMENT	---
EXISTING STORM SYSTEM	---
PROPOSED ELECTRIC	---
PROPOSED GAS	---
PROPOSED WATER LINE	---
PROPOSED ROOF LEADER	---
PROPOSED STORM SEWER	---
PROPOSED MANHOLE	---
PROPOSED CLEANOUT	---
PROPOSED FIRE HYDRANT	---
EX. OVERHEAD UTILITY	---
EXISTING WATER LINE	---
EXISTING NATURAL GAS	---
EXISTING FIRE HYDRANT	---
EXISTING UTILITY POLE	---
EXISTING SEWER MANHOLE	---
EX. UNDERGROUND CABLE	---
EX. UNDERGROUND POWER	---

UTILITY PLAN
(DESIGN REVIEW BOARD)

GRAPHIC SCALE
0 20 40
(IN FEET)
1 inch = 20 ft.

HAINES GIPSON & ASSOCIATES
CONSULTING ENGINEERS
CIVIL & STRUCTURAL SERVICES
1550 NORTH BROWN ROAD, SUITE 100
LAWRENCEVILLE, GEORGIA 30043
PHONE: (770) 491-7550
FAX: (770) 491-7750

HGA

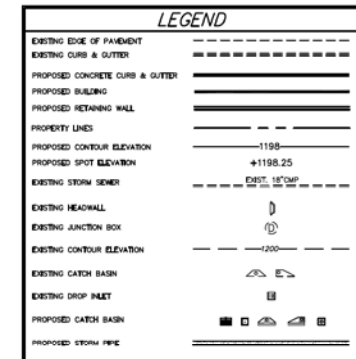
WSE DEVELOPMENT, LLC
(WORTHING SOUTHEAST)
5909 PEACHTREE DUNWOODY ROAD, SUITE 400
ATLANTA, GEORGIA 30328

NORTHWINDS SUMMIT
MULTI-FAMILY
4000/6000/8000 SUMMIT PLACE
GEORGIA HWY. 400 AT HAYNES BRIDGE ROAD
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA
ZONED MIXED USE (MU): AL-1, TOL. 703, FMC, 799 DIST. 1, SEC. 2

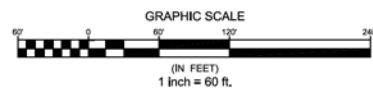
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DRAWN BY	CHECKED BY	DATE
SES	BCL	05/31/2019

SHEET TITLE	SHEET NUMBER
UTILITY PLAN (DRB)	DRB-2.1



GRADING PLAN
(DESIGN REVIEW BOARD)



1. OWNER/DEVELOPER — POPE & LAND ENTERPRISES, INC
(24-HOUR CONTACT)
3330 CUMBERLAND BLVD, SUITE 300
ATLANTA, GEORGIA 30339
CONTACT: MR. KERRY ARMSTRONG
PHONE: 770-980-0808

2. CIVIL ENGINEER — HAINES, GIPSON & ASSOCIATES, INC.
1550 NORTH BROWN ROAD, SUITE 100
LAWRENCEVILLE, GA 30043
(770) 491-7550

HAINES GIPSON & ASSOCIATES
CONSULTING ENGINEERS
CIVIL & STRUCTURAL SERVICES
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PHONE: (770) 491-7550
FAX: (770) 491-7750



WSE DEVELOPMENT, LLC
(WORTHING SOUTHEAST)

5909 PEACHTREE DUNWOODY ROAD, SUITE 400
ATLANTA, GEORGIA 30328

NORTHWINDS SUMMIT
MULTI-FAMILY

4000/6000/8000 SUMMIT PLACE
GEORGIA HWY. 400 AT HAYNES BRIDGE ROAD
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA
ZONED MIXED USE (MU); 1L's 752, 753, 706, 709 DIST 1, SEC. 2

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DRAWN BY	CHECKED BY
SES	RCL

DATE
/31/2019

SHEET TITLE
***GRADING
PLAN (DRB)***

SHEET NUMBER

DRB-3

HQA JOB No. 2019-05120



**THE WORTHING
COMPANIES**

5909 PEACHTREE DUNWOODY ROAD
SUITE 400
ATLANTA, GA 30328

NORTHWINDS MULTIFAMILY
ALPHARETTA, GA

HAYNES BRIDGE ROAD
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA

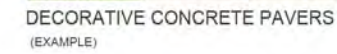
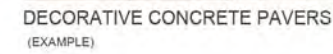
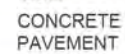
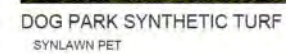
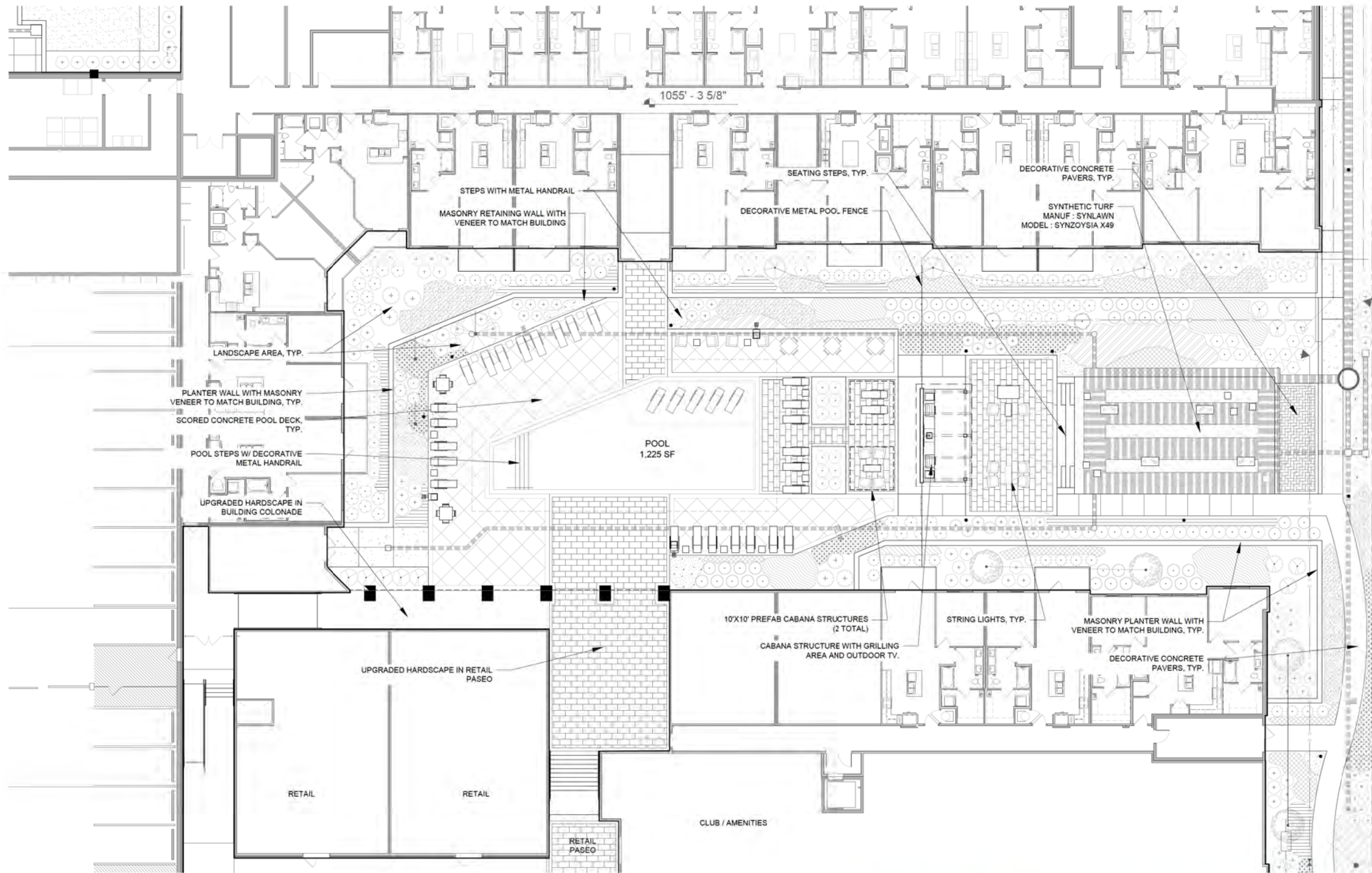
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POOL COURTYARD
HARDSCAPE PLAN

PROJECT NUMBER:	1900105
DATE:	06/02/2019

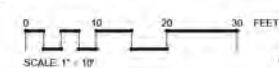
SHEET NO. _____

HS1.2



1 COURTYARD HARDSCAPE PLAN

SCALE: 1" = 10'-0"



SITE PLAN

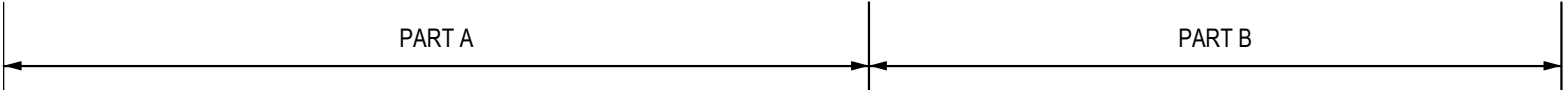
OVERALL BLDG
PLANS

OVERALL
ELEVATIONS

ENLARGED
ELEVATIONS

PERSPECTIVES

DETAILS



WEST OVERALL ELEVATION



SUMMIT PLACE OVERALL ELEVATION

SITE PLAN

OVERALL BLDG
PLANS

OVERALL
ELEVATIONS

ENLARGED
ELEVATIONS

PERSPECTIVES

DETAILS



SITE PLAN

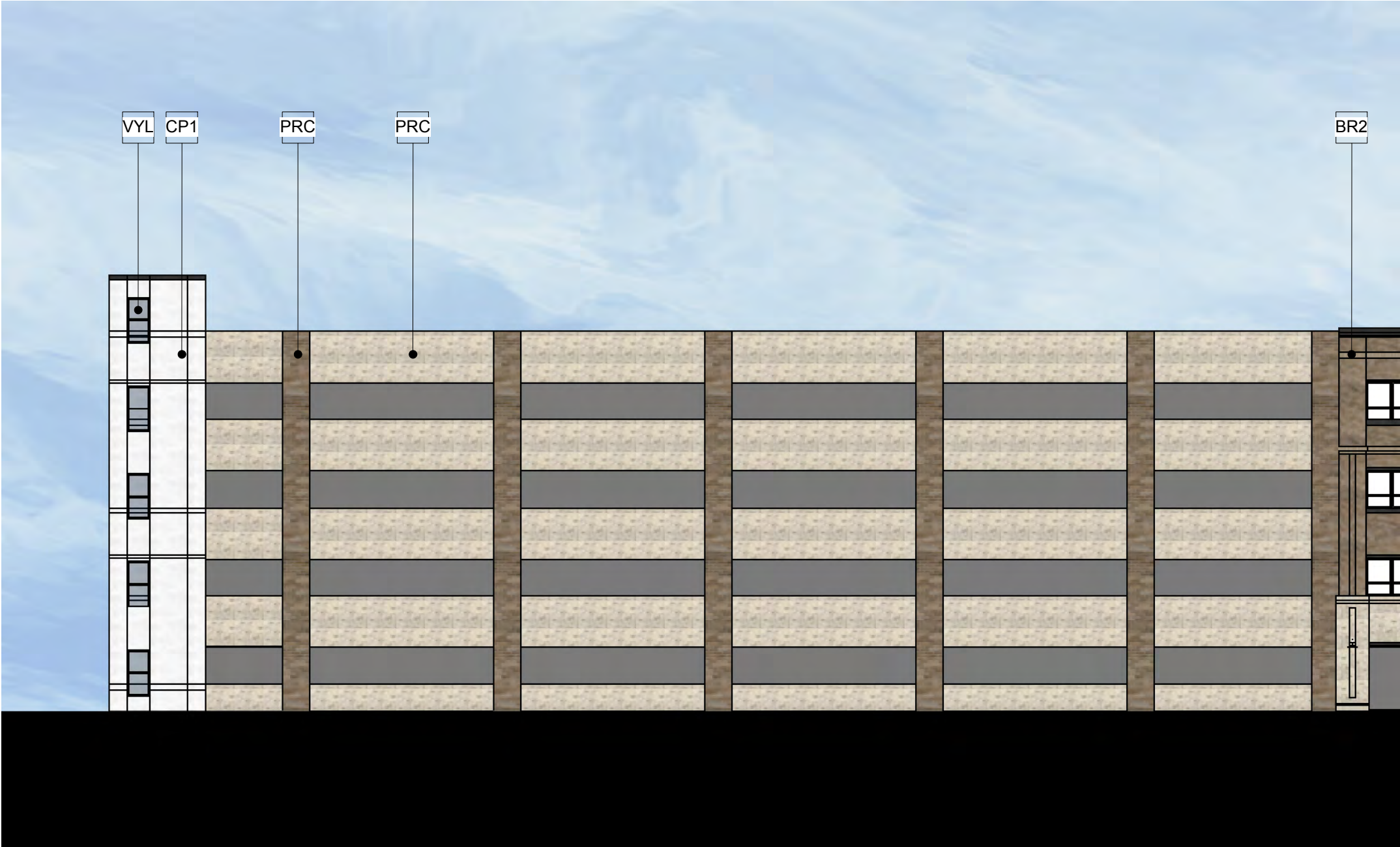
OVERALL BLDG
PLANS

OVERALL
ELEVATIONS

ENLARGED
ELEVATIONS

PERSPECTIVES

DETAILS



FINISH SCHEDULE

- BR1 BRICK - GRAY
- BR2 BRICK - BROWN
- BR3 BRICK - CREAM
- CP1 CEMENTITIOUS PANEL - WHITE
- CP2 CEMENTITIOUS PANEL - CREAM
- CP3 CEMENTITIOUS PANEL - TAUPE
- CP4 CEMENTITIOUS PANEL - BROWN
- CP5 CEMENTITIOUS PANEL - MED. GRAY
- CP6 CEMENTITIOUS PANEL - BLACK
- CS1 CEMENTITIOUS SIDING - GRAY
- MTL METAL CANOPY
- SF ALUM. STOREFRONT SYSTEM
- PRC PAINTED PRECAST PANEL
- WL1 WALL MTD BLDG. LIGHT
- SG METAL SIGNAGE
- VYL VINYL WINDOWS SYSTEM
- ALR ALUMINUM RAILING

WEST ELEVATION - PART A

SITE PLAN

OVERALL BLDG
PLANS

OVERALL
ELEVATIONS

ENLARGED
ELEVATIONS

PERSPECTIVES

DETAILS



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- ALR ALUMINUM RAILING

WEST ELEVATION - PART B

SITE PLAN

OVERALL BLDG
PLANS

OVERALL
ELEVATIONS

ENLARGED
ELEVATIONS

PERSPECTIVES

DETAILS



FINISH SCHEDULE

- BR1 BRICK - GRAY
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SUMMIT PLACE ELEVATION - PART A

SITE PLAN

OVERALL BLDG
PLANS

OVERALL
ELEVATIONS

ENLARGED
ELEVATIONS

PERSPECTIVES

DETAILS



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SUMMIT PLACE ELEVATION - PART B

SITE PLAN

OVERALL BLDG
PLANS

OVERALL
ELEVATIONS

ENLARGED
ELEVATIONS

PERSPECTIVES

DETAILS



FINISH SCHEDULE

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- ALR ALUMINUM RAILING

SUMMIT PLACE ELEVATION - PART C

SITE PLAN

OVERALL BLDG
PLANS

OVERALL
ELEVATIONS

ENLARGED
ELEVATIONS

PERSPECTIVES

DETAILS



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- WL1 WALL MTD BLDG. LIGHT
- SG METAL SIGNAGE
- VYL VINYL WINDOWS SYSTEM
- ALR ALUMINUM RAILING

EAST ELEVATION - PART A

SITE PLAN

OVERALL BLDG
PLANS

OVERALL
ELEVATIONS

ENLARGED
ELEVATIONS

PERSPECTIVES

DETAILS



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- WL1 WALL MTD BLDG. LIGHT
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- ALR ALUMINUM RAILING

EAST ELEVATION - PART B

SITE PLAN

OVERALL BLDG
PLANS

OVERALL
ELEVATIONS

ENLARGED
ELEVATIONS

PERSPECTIVES

DETAILS



FINISH SCHEDULE

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NORTH ELEVATION - PART A

SITE PLAN

OVERALL BLDG
PLANS

OVERALL
ELEVATIONS

ENLARGED
ELEVATIONS

PERSPECTIVES

DETAILS



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NORTH ELEVATION - PART B

SITE PLAN

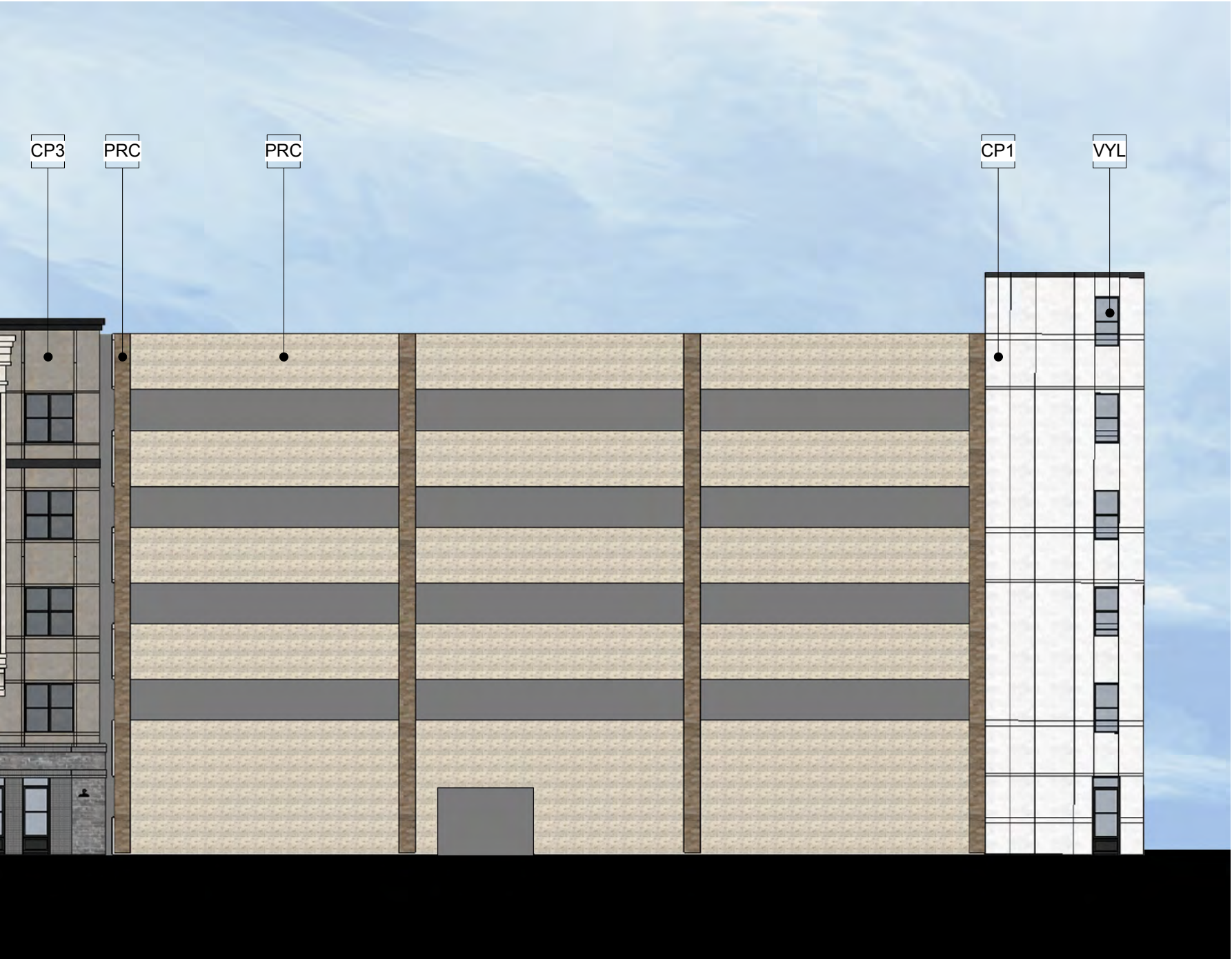
OVERALL BLDG
PLANS

OVERALL
ELEVATIONS

ENLARGED
ELEVATIONS

PERSPECTIVES

DETAILS



FINISH SCHEDULE

- BR1 BRICK - GRAY
- BR2 BRICK - BROWN
- BR3 BRICK - CREAM
- CP1 CEMENTITIOUS PANEL - WHITE
- CP2 CEMENTITIOUS PANEL - CREAM
- CP3 CEMENTITIOUS PANEL - TAUPE
- CP4 CEMENTITIOUS PANEL - BROWN
- CP5 CEMENTITIOUS PANEL - MED. GRAY
- CP6 CEMENTITIOUS PANEL - BLACK
- CS1 CEMENTITIOUS SIDING - GRAY
- MTL METAL CANOPY
- SF ALUM. STOREFRONT SYSTEM
- PRC PAINTED PRECAST PANEL
- WL1 WALL MTD BLDG. LIGHT
- SG METAL SIGNAGE
- VYL VINYL WINDOWS SYSTEM
- ALR ALUMINUM RAILING

NORTH ELEVATION - PART C

SITE PLAN

OVERALL BLDG
PLANS

OVERALL
ELEVATIONS

ENLARGED
ELEVATIONS

PERSPECTIVES

DETAILS



SUMMIT PLACE VIEW 1

SITE PLAN

OVERALL BLDG
PLANS

OVERALL
ELEVATIONS

ENLARGED
ELEVATIONS

PERSPECTIVES

DETAILS



SUMMIT PLACE VIEW 2

SITE PLAN

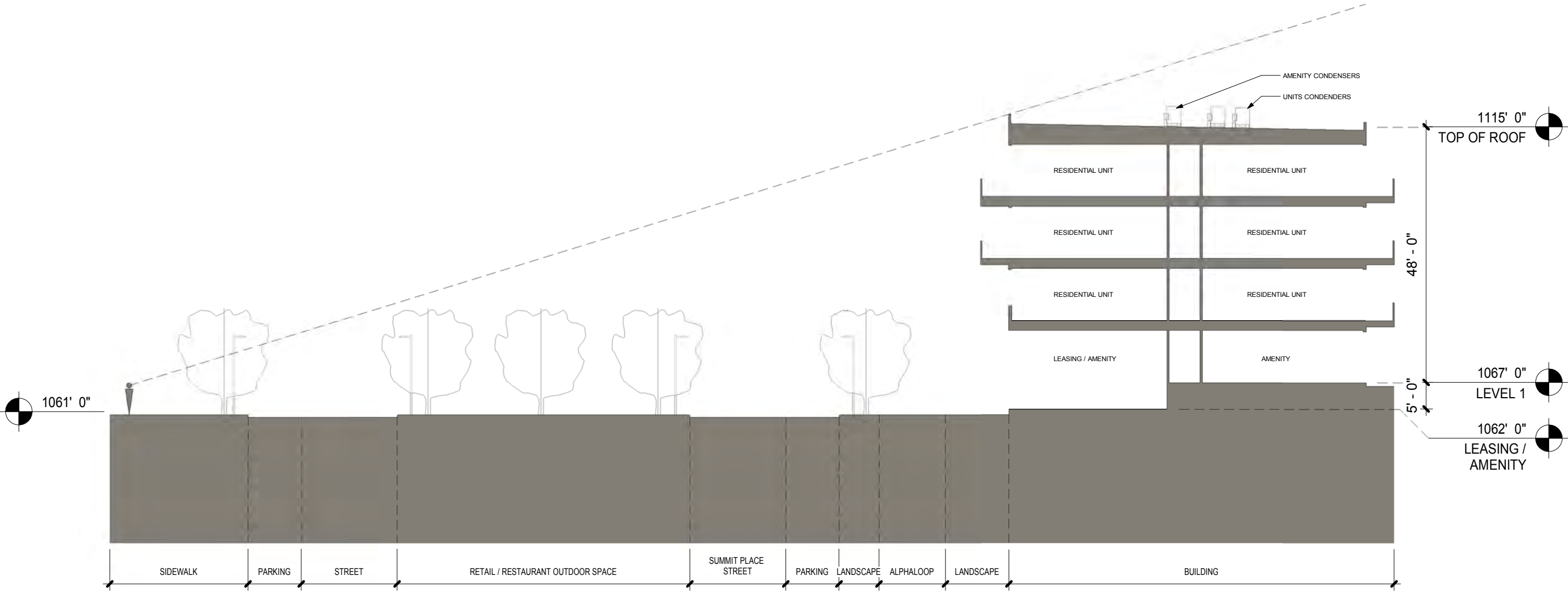
OVERALL BLDG
PLANS

OVERALL
ELEVATIONS

ENLARGED
ELEVATIONS

PERSPECTIVES

STUDIES



SIGHT LINE STUDY

SITE PLAN

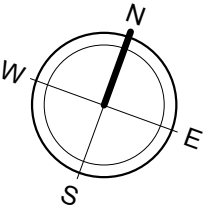
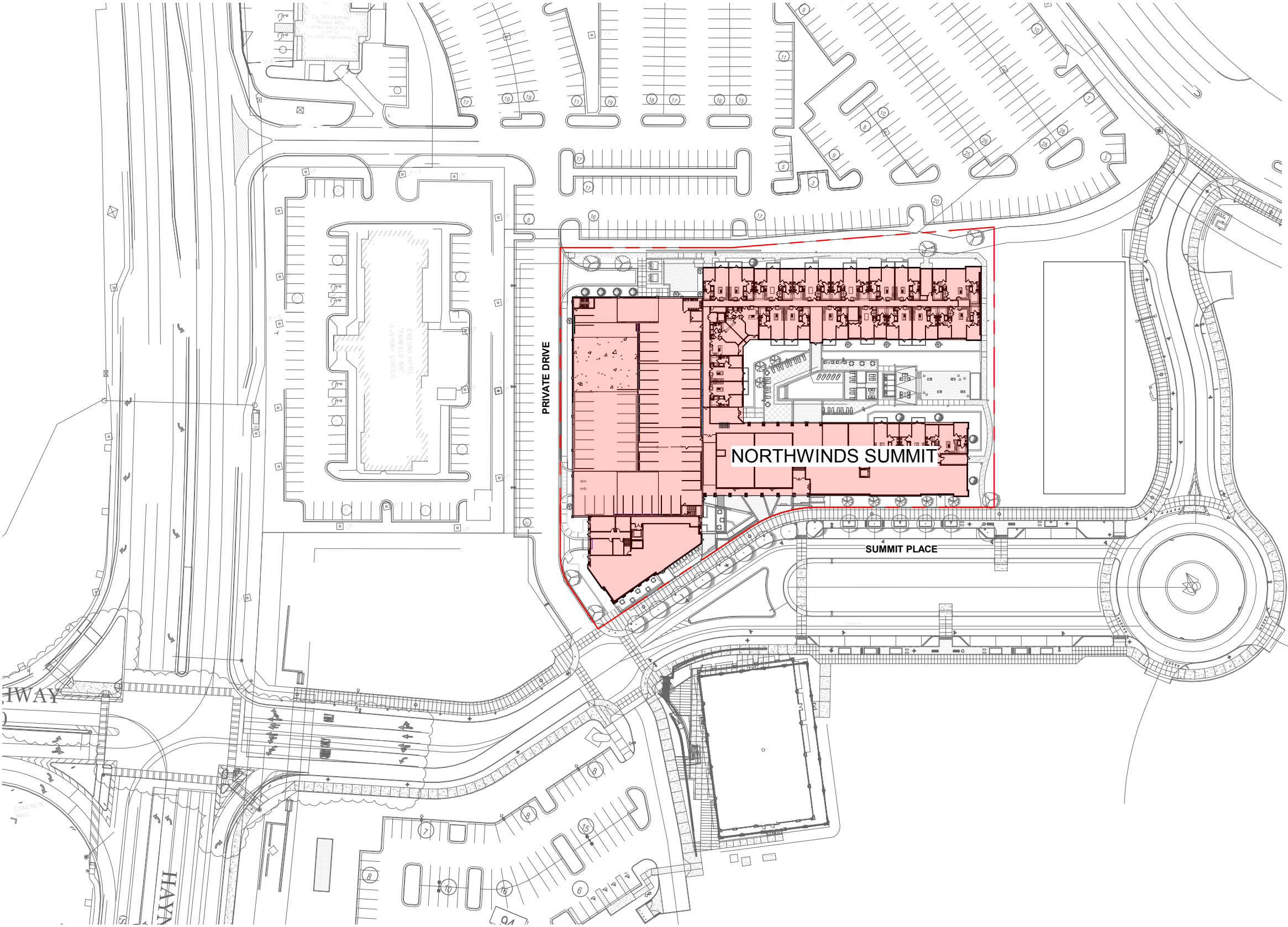
OVERALL BLDG
PLANS

OVERALL
ELEVATIONS

ENLARGED
ELEVATIONS

PERSPECTIVES

STUDIES



SITE PLAN

SITE PLAN

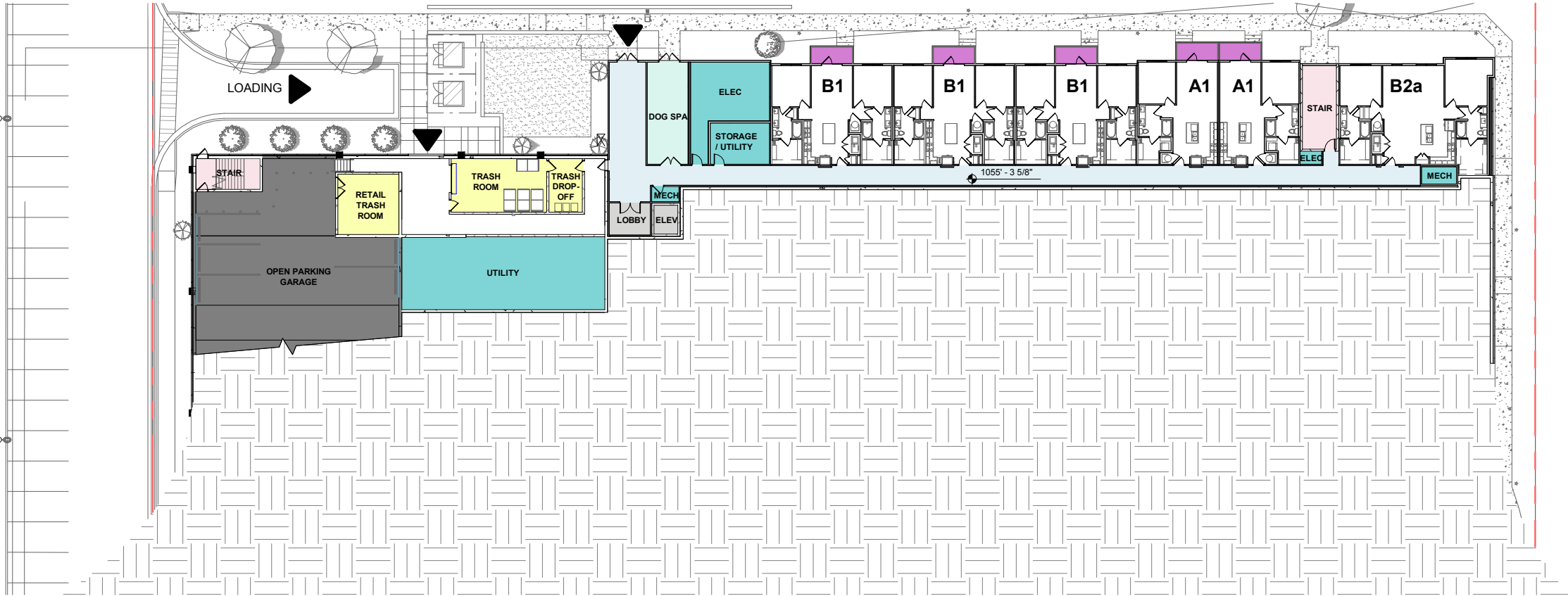
OVERALL BLDG
PLANS

OVERALL
ELEVATIONS

ENLARGED
ELEVATIONS

PERSPECTIVES

STUDIES



LEGEND	
	LEASING / AMENITY
	BUILDING CORRIDOR
	STOOP
	GARAGE
	ELEVATOR
	STAIR
	UTILITIES
	TRASH



RESTAURANT OUTDOOR SEATING



RETAIL PLAZA



LEASING ENTRY PLAZA



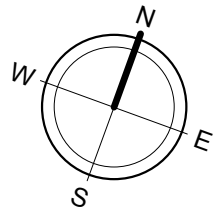
POOL COURTYARD



SUMMIT PLACE CORNER



NORTH ELEVATION STOOPS



OVERALL BUILDING PLAN - BASEMENT

SITE PLAN

OVERALL BLDG
PLANS

OVERALL
ELEVATIONS

ENLARGED
ELEVATIONS

PERSPECTIVES

STUDIES



OVERALL BUILDING PLAN - LEVEL 1 RETAIL/ LEASING AMENITY

SITE PLAN

OVERALL BLDG
PLANS

OVERALL
ELEVATIONS

ENLARGED
ELEVATIONS

PERSPECTIVES

STUDIES



LEGEND

- RESTAURANT
- BUILDING CORRIDOR
- RESIDENTIAL BALCONY
- GARAGE
- ELEVATOR
- STAIR
- UTILITIES
- TRASH

OVERALL BUILDING PLAN - LEVEL 2 RESIDENTIAL

SITE PLAN

OVERALL BLDG
PLANS

OVERALL
ELEVATIONS

ENLARGED
ELEVATIONS

PERSPECTIVES

STUDIES



LEGEND

- TERRACE
- BUILDING CORRIDOR
- RESIDENTIAL BALCONY
- GARAGE
- ELEVATOR
- STAIR
- UTILITIES
- TRASH

OVERALL BUILDING PLAN - LEVEL 3 RESIDENTIAL

SITE PLAN

OVERALL BLDG
PLANS

OVERALL
ELEVATIONS

ENLARGED
ELEVATIONS

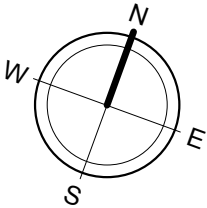
PERSPECTIVES

STUDIES



LEGEND

- LEASING / AMENITY
- TERRACE
- BUILDING CORRIDOR
- RESIDENTIAL BALCONY
- GARAGE
- ELEVATOR
- STAIR
- UTILITIES
- TRASH



OVERALL BLDG PLAN - LEVEL 4 RESIDENTIAL

SITE PLAN

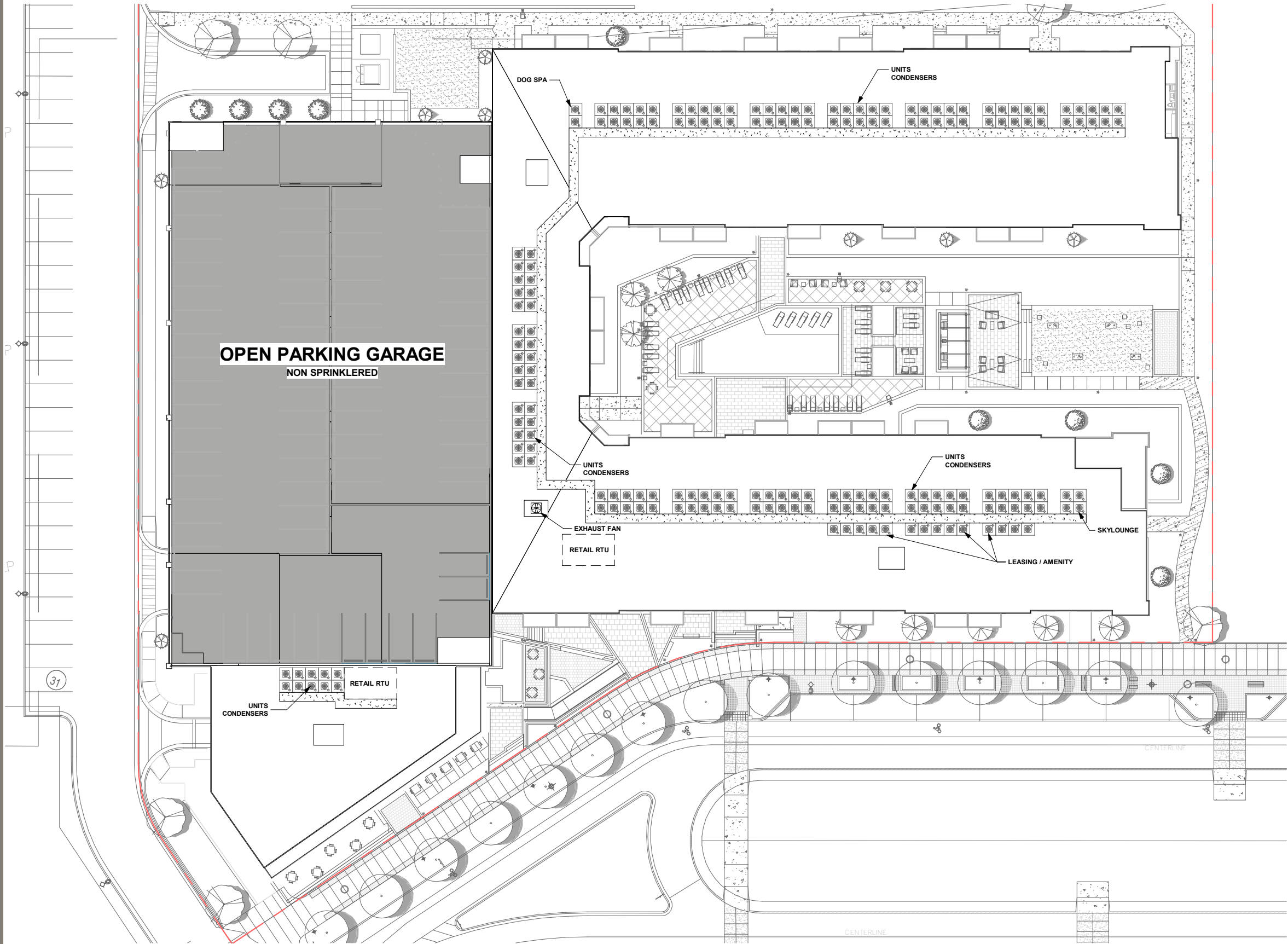
OVERALL BLDG
PLANS

OVERALL
ELEVATIONS

ENLARGED
ELEVATIONS

PERSPECTIVES

STUDIES



OVERALL BUILDING PLAN - ROOF PLAN