



DESIGN REVIEW BOARD

JULY 19, 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 June 21, 2019
- VII. PUBLIC HEARING
 - 1. 09:10 - 09:25 DRB190029 Honeybaked Ham 7601 North Point Pkwy 100
review signage
 - 2. 09:25 - 10:15 DRB190031 The Residences at NW Summit
review new construction
 - 3. 10:15 - DRB190026 Northwinds Summit Multi-Family and retail
review new construction
- VIII. ADJOURNMENT



DESIGN REVIEW BOARD SUMMARY

JUNE 21, 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 Holly Palmer
 - o Katie Rocco
 - o Frank Schwing
 - o Kim Matherly (Alternate)
- Design Review Board Members Absent
 - o Dick Debban
 - o Tom LeCain (Alternate)
- Staff Present
 - o Kathi Cook, Director of Community Development
 - o Bret Schroeder, Zoning Enforcement Manager
 - o Elle Taylor, Planning and Zoning Coordinator

- o Tracy Ward, Downtown Consultant

IV. PLEDGE TO THE FLAG

V. ITEMS FROM STAFF

VI. ITEMS FROM BOARD MEMBERS

1. DRB Meeting Minutes of May 17, 2019

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

VII. PUBLIC HEARING

1. Designs for North Point by Director Cook

**2. DRB190024 LGE Community CU 2855 Old Milton
Pky**

Applicant presented review of signage and awnings.

- Provided Sample of blue color for monument sign
- Handed out a new packet at meeting

After discussion:

- ❖ Board Member Rocco offered a motion to approve canopies to match the Troy University Canopy as well as the Signage presented in the original package which is the navy background with the illuminated white lettering
- The motion received a second from Corkill
- The motion was approved by a vote (7-0)

Applicant presented Review of exterior modification with signage.

After Discussion:

- Flagship Store
- New Brand Image
- Wood frame removed
- Awnings – provided color sample
- Brick pillar used to separate two lease spaces at downspout now
- Painted brick opulent white, presented color
- Applicant proposed only painting white to brick pillar
- Staff stated that they were told entire building would be painted white. Staff clarified previous discussions.
- DRB looks at it as one building not two tenants.
- Looked at existing brick
- Staff stated column should be more centered or proposed two symmetrical columns
- Applicant stated lease line is at center of building
- Staff stated gables aren't symmetrically placed
- Applicant wants to have flexibility to have Applicant choose paint for their side
- Applicant proposed to add demising brick column, paint entire back, HoneyBaked side and leave front and side for other tenant
- Possibility of adding demising column to the back of the building
- Pig stenciled and painted directly on back of building – external goose neck lighting (2)
- Orange vinyl overlay, Illuminated cabinet sign on front elevation
- Sunbrella awnings
- Adding a window for possible to go orders
- Staff struggled with pure vacuum faced cabinet sign as being outdated, does not think it matches rest of building. DRB agreed.
- Orange color on cabinet sign is not translucent. It will be white glow at night.
- Staff's opinion is that this style of sign would not be encouraged for North Point Overlay
- Discussed different options for sign
- Staff recommended an orange background with pin mounted halo lit channel letters. Mounting flat panel on wall.
- Monument sign

- ❖ Board Member Schwing offered a motion to approve building elevation, painting changes, under the condition that the entire building be painted consistently, approve the lighting as presented, the monument sign and the painted pig on the back of the building
 - The motion received a second from Rocco
 - The motion was approved by a vote (5-2) (Brown, Kramer)

There was discussion during the motion that they don't have to have to build 2 columns. There was discussion that dumpster was not in the motion. Staff said since it is attached to building, we do not need another motion.

Kramer and Brown did not like painted brick.

- ❖ Board Member Schwing offered a motion to defer the building sign
 - The motion received a second from Vice-Chair Brown
 - The motion was approved by a vote (7-0)

4. DRB190022 Burlington Stores 7731 North Point Pky

Applicant presented facade changes

After Discussion:

- Color and wood Sample
 - Trees
 - Break point for painting
-
- ❖ Board Member Palmer offered a motion to remove this item from the table
 - The motion received a second from Vice-Chair Brown
 - The motion was approved by a vote (7-0)

 - ❖ . Board Member Rocco offered a motion to approve the exterior elevations as presented in the package with modification of making sure that the sage return is on both sides and the stucco and brick sides, the brick to be the Urban Jungle and the stucco to be the Relaxed Khaki as well as the 3 side doors to be Urban Jungle.
 - The motion received a second from Board Member Palmer
 - The motion was approved by a vote (7-0)

 - ❖ Board Member Schwing offered a Friendly Amendment that the painting on the front will continue up to the adjacent storefront.
 - The motion received a second from Board Member Palmer
 - Board Member Palmer accepted the Amendment
 - The Friendly Amendment was approved by a vote (7-0)
 - The motion with the Friendly Amendment was approved by a vote (5-2) (Brown, Kramer)

Brown and Kramer did not like the painted brick.

- ❖ Board Member Corkill offered a motion City Staff shall review the existing landscaping with the possibility of adding pots and refreshing existing landscape plantings. Any damaged or destroyed landscaping shall be replaced.
 - The motion received a second from Vice-Chair Brown
 - The motion was approved by a vote (7-0)

Applicant presented review of new construction

After discussion:

- Amount of Fig
 - Island Plantings
 - Work with Staff on Gingko
 - Size of Pavers, base on Patio. Patio is not pervious pavers.
 - Location of Bike fixtures
- ❖ Vice Chair Brown offered a motion to approve exterior elevations as presented today including therein, the furniture, trash container, bicycle racks, and planters on the patio. We approve the site line study as presented today and finally the Applicant will submit the building light cut sheet to Staff for final approval.
- The motion received a second from Board Member Palmer
 - The motion was approved by a vote (7-0)

Staff clarified that the DRB approved of the color of the brick per Council Condition #2.

- ❖ Board Member Corkill offered a motion to approve landscaping on the condition that the Applicant work with Staff on the appropriate patio tree based on the soil conditions and the planter size and that the Applicant look at the spacing of the fig based on the actual mature spread of the plant.
- The motion received a second from Vice Chair Brown
 - The motion was approved by a vote (7-0)

Staff clarified that Signage will need to be considered by DRB.

Applicant presented review of follow up landscape and lighting.

Board Members Matherly and Schwing did not participate in consideration of this item as they were not present for the first hearing.

After discussion of:

- Lighting
- Landscape changes from previous submittal – replaced Camelia with Dogwood, added Vintage Jade on outside perimeter, added dogwoods to planters
- Planters finish is same as building
- ❖ Board Member Corkill offered a motion to approve landscape and lighting as submitted today.
 - The motion received a second from Board Member Palmer
 - The motion was approved by a vote (5-0)

7. DRB190027 41 Milton Ave

Applicant presented review of remodel of existing building

After discussion:

- Materials
- Back view
- Juliette Balconies on front and awnings on front
- Cast Iron Railing
- Staff stated signage on the renderings is appropriate for the building.
- Balconies on back
- ❖ Board Member Rocco offered a motion to approve remodel of existing building as reviewed today including materials
 - The motion received a second from Vice Chair Brown
 - The motion was approved by a vote (6-1) (Palmer)

There was clarification that the intent of the motion was for what was presented today.

Palmer preferred windows on front.

9. DRB190025 1858 Athletics 3355 North Point Pkwy

Applicant presented review of new construction

After discussion:

- Elevations
- Existing Landscape
- Block out parking space to connect at North Point Pky
- Lighting
- No sidewalk in back of site
- No HVAC on roof. Locate inside dumpster enclosure
- SE Elevation faces retaining wall
- What could be developed next to SE Elevation

- Signage painted on wall, lit.
 - NW Elevation no depth differentiation now
 - Tower Feature
 - Front of building is actually the side of the site (NW elevation)
 - NE Elevation faces corner of site
 - Side of building is not attractive, possibility of adding windows or awning. But it is not visible except to Zaxby's drive thru.
 - Lighting
 - Discussion of egress.
- ❖ Board Member Schwing offered a motion to approve as submitted
 - The motion received a second from Vice Chair Brown
 - The motion was approved by a vote (6-1) (Kramer)

Kramer did not like painted brick

**10. DRB190026 Northwinds Summit Multi-Family and retail
*review new construction***

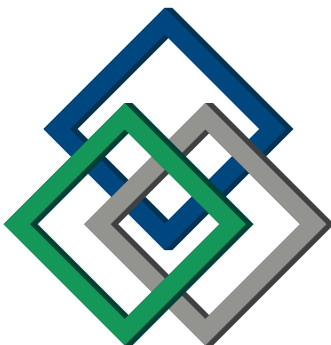
Deferred by Applicant- was not considered

VIII. ADJOURNMENT



SITE ADDRESS:

7601 NORTH POINT PKWY, STE A
ALPHARETTA, GA 30005



MC
group
Building Better Brands

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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:	678-297-6888	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:	3% 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 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 sf per lineal foot of tenant wall facing street			
2.) Sq Ft on big sides/rear: 1 sf 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:			
VARIATION 2			
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 ☐ Adm. 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.		

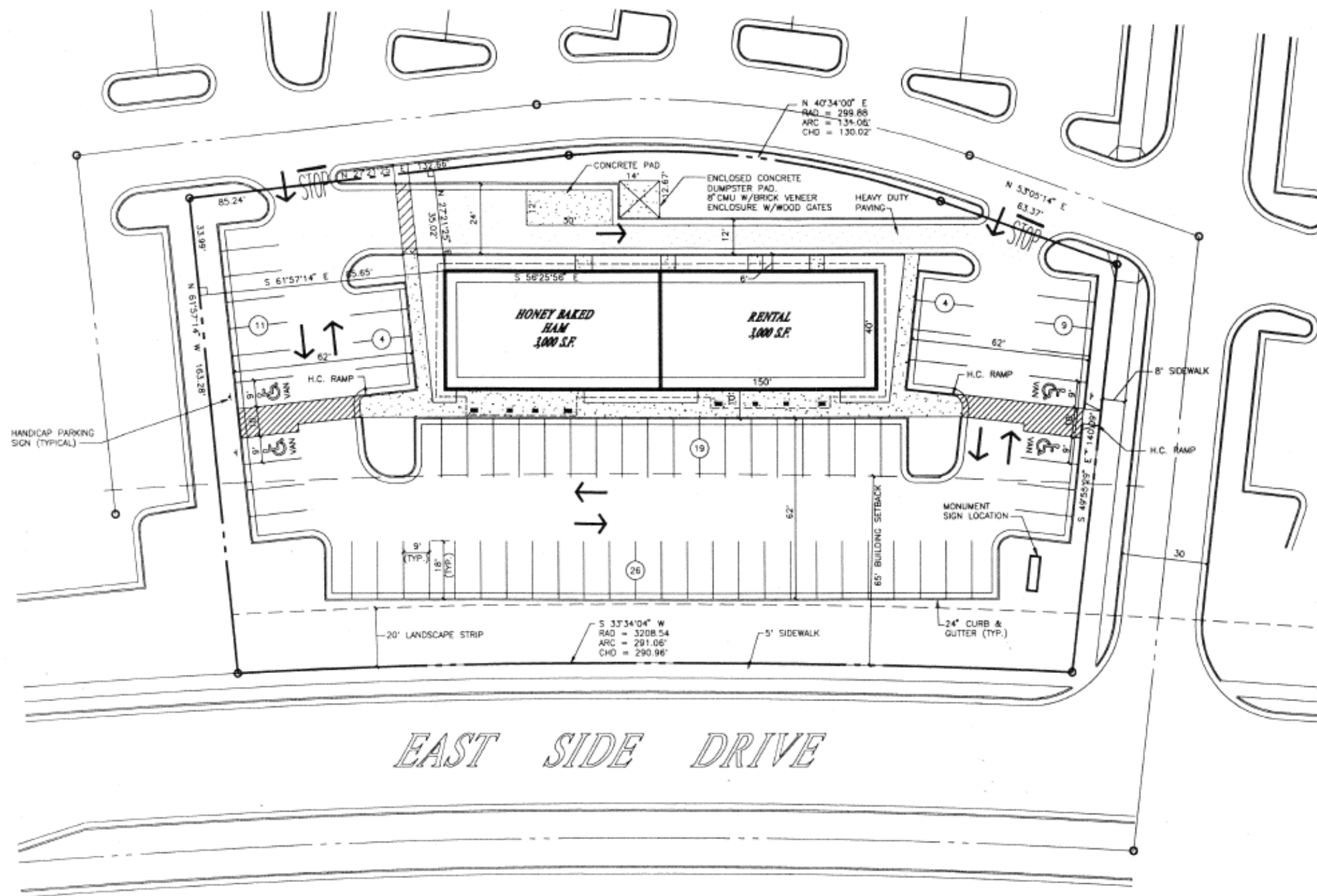
SUMMARY:

ADDITIONAL NOTES:



SITE PLAN

FOR REFERENCE ONLY



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Mentor, Ohio 44060

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CLIENT:



ADDRESS:

7601 NORTH POINT PKWY, STE A
ALPHARETTA, GA 30005

PAGE NO.

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TICKET NO.:

540696

PROJECT MANAGER:

JENNIFER HUNT

ELECTRONIC FILE NAME:

HONEYBAKED HAM\2019\GA\NORTHPOINT - ALPHARETTA

DATE:

6/4/19

DESIGNER:

CA

REVISION HISTORY:

CLIENT SIGNATURE:

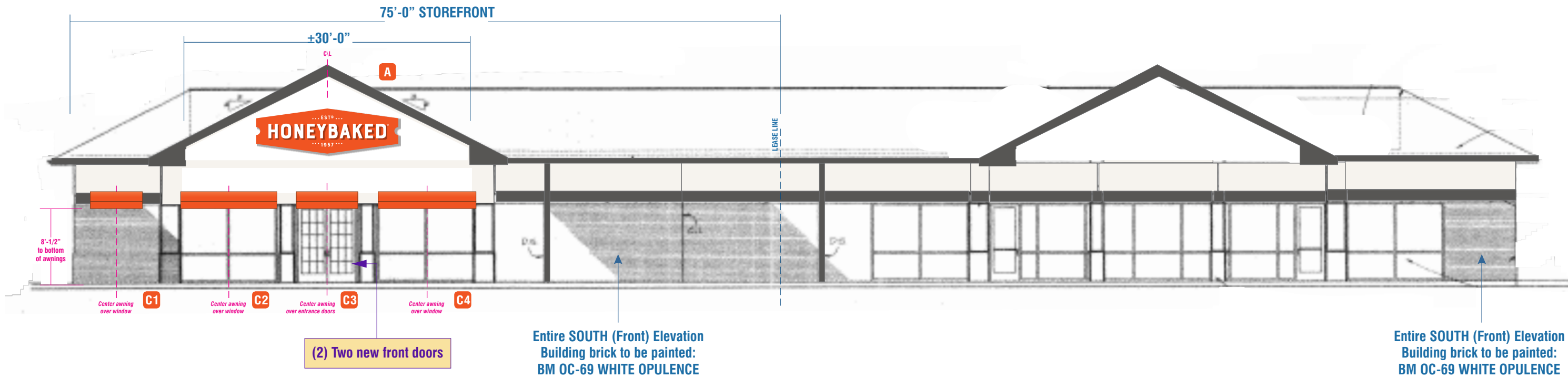
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EXISTING FULL ELEVATION

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



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PAGE NO.

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TICKET NO.:

540696

PROJECT MANAGER:

JENNIFER HUNT

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
06/26/19 JT	Added paint callouts
06/28/19 JT	Updated sign type A
06/28/19 JTpm	Updated sign type A
07/01/19 JT	Rev. bldg paint SOW

CLIENT SIGNATURE:

APPROVAL DATE:

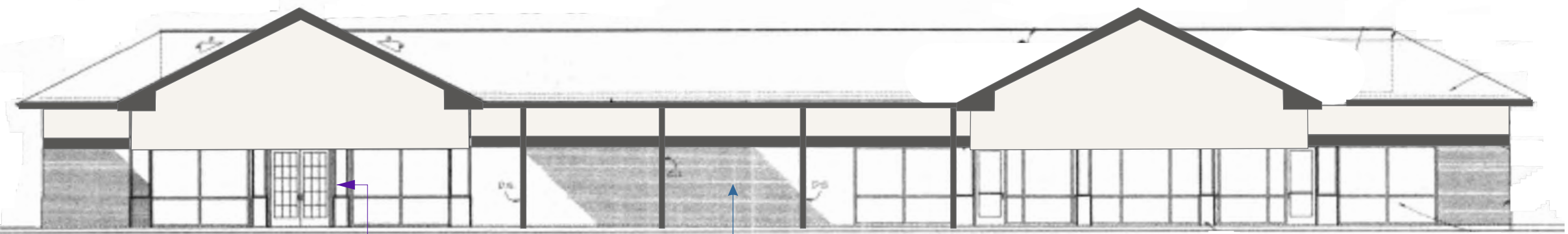


PAINTED ELEVATIONS

NOT TO SCALE

COLOR PALETTE

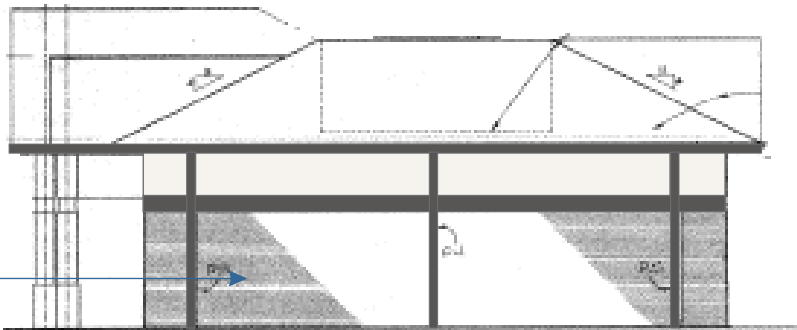
- BM 2134-30 Iron Mountain- Flat finish
RAL Match: 7022
- BM OC-69 White Opulence - Flat finish



SOUTH ELEVATION

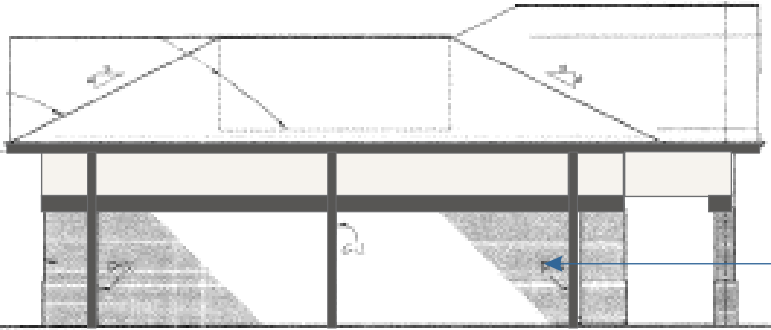
(2) Two new front doors

Entire SOUTH (Front) Elevation
Building brick to be painted:
BM OC-69 WHITE OPULENCE



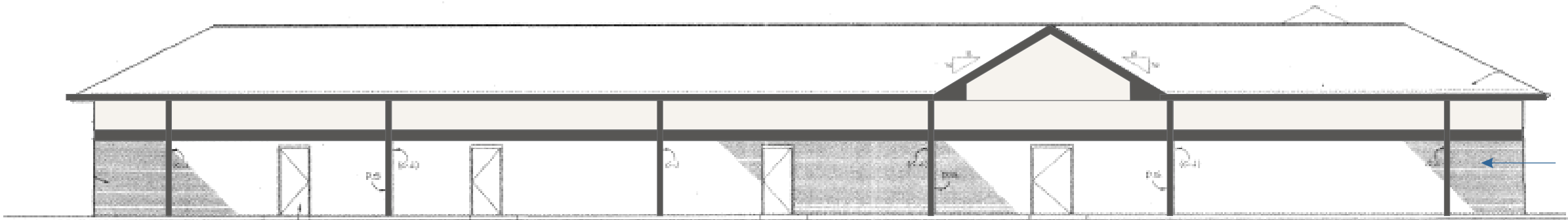
Entire EAST elevation
Building brick to be painted:
BM OC-69 WHITE OPULENCE

EAST ELEVATION



Entire WEST elevation
Building brick to be painted:
BM OC-69 WHITE OPULENCE

WEST ELEVATION



NORTH ELEVATION

Entire NORTH (Rear) elevation
Building brick to be painted:
BM OC-69 WHITE OPULENCE



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PAGE NO.

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TICKET NO.:

540696

DATE:

6/4/19

PROJECT MANAGER:

JENNIFER HUNT

DESIGNER:

CA

ELECTRONIC FILE NAME:

HONEYBAKED HAM\2019\GA\NORTHPOINT - ALPHARETTA

REVISION HISTORY:

6/5/19 SI	Added note regarding two new front doors
06/26/19 JT	Added paint callouts
07/01/19 JT	Rev. bldg paint SOW

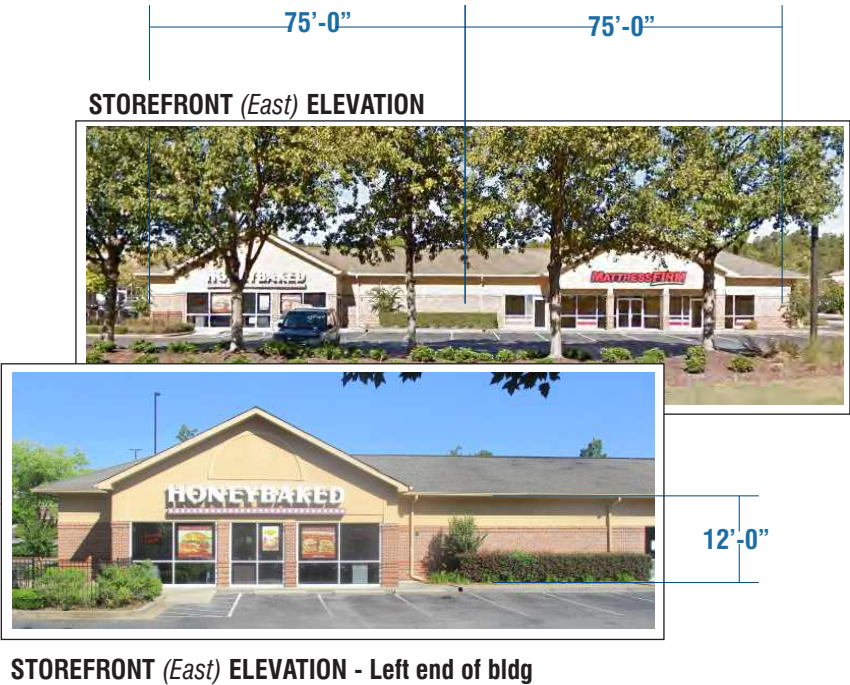
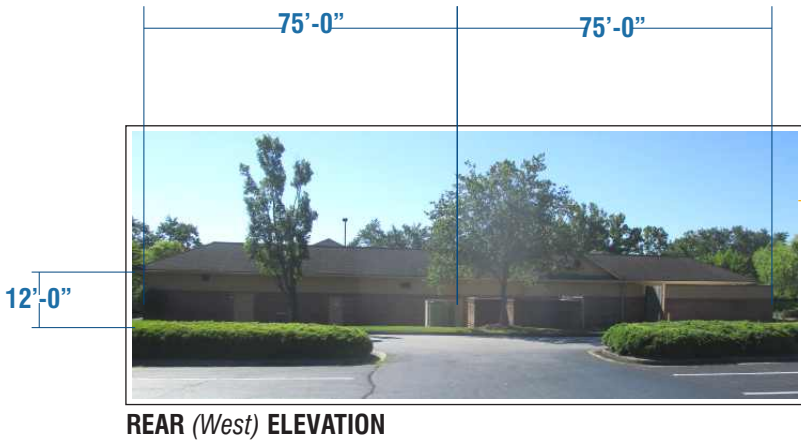
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APPROVAL DATE:



AERIAL VIEW w/ EXISTING PRE-REMODEL ELEVATIONS

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ADDRESS: 7601 NORTH POINT PKWY, STE A
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PAGE NO. 5

TICKET NO.: 540696

DATE: 05/28/19

PROJECT MANAGER: JENNIFER HUNT

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"

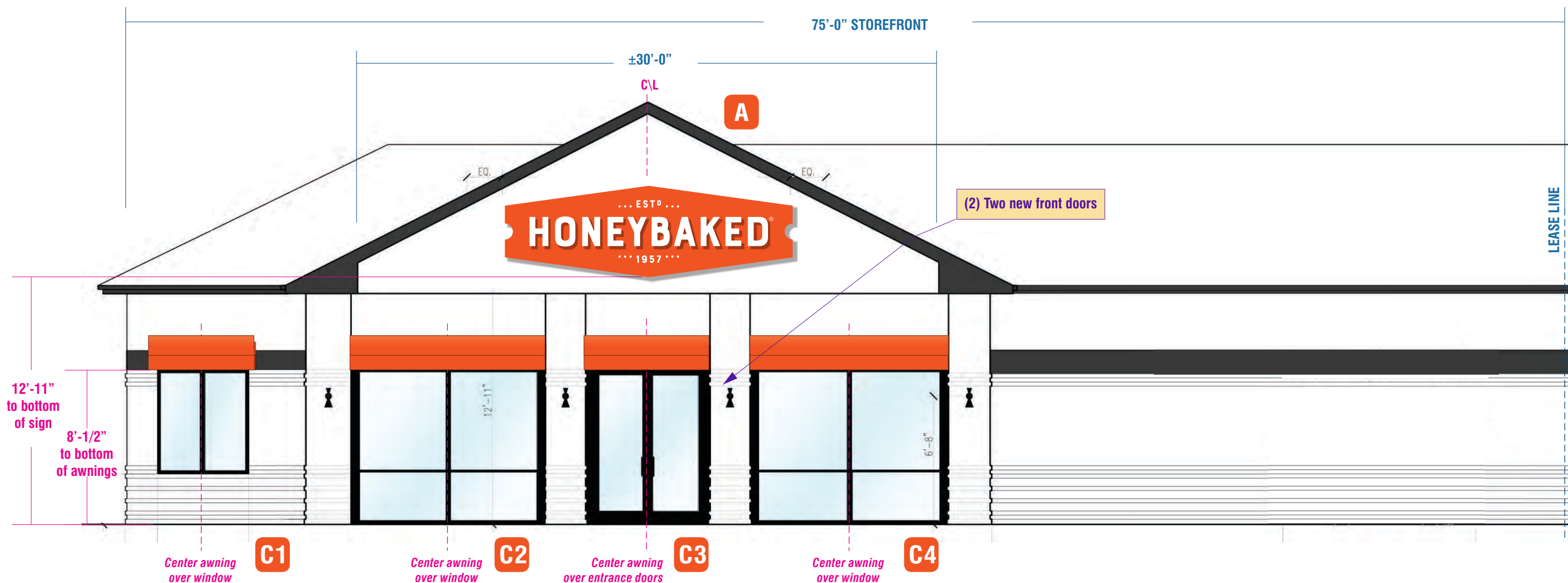
EXISTING PRE-REMODEL CONDITIONS

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Existing Architectural detail above existing signage to be removed and facade to be repaired as required

EXISTING 26"H LETTERSET TO BE REMOVED AND DISCARDED



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TICKET NO.:

540696

PROJECT MANAGER:

JENNIFER HUNT

ELECTRONIC FILE NAME:

HONEYBAKED HAM\2019\GA\NORTHPOINT - ALPHARETTA

DATE:

06/26/19

DESIGNER:

JT

REVISION HISTORY:

06/27/19 JT	Rev. specs and sign type and size
06/28/19 JT	Updated sign
06/28/19 JTpm	Updated sign
07/01/19 JT	Deleted column

CLIENT SIGNATURE:

APPROVAL DATE:



REAR ELEVATION

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

Existing Conditions



75'-0" Storefront

B



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TICKET NO.:

540696

PROJECT MANAGER:

JENNIFER HUNT

ELECTRONIC FILE NAME:

HONEYBAKED HAM\2019\GA\NORTHPOINT - ALPHARETTA

DATE:

6/5/19

DESIGNER:

SI

REVISION HISTORY:

06/26/19 JT	Added gooseneck lighting info per PM

CLIENT SIGNATURE:

APPROVAL DATE:

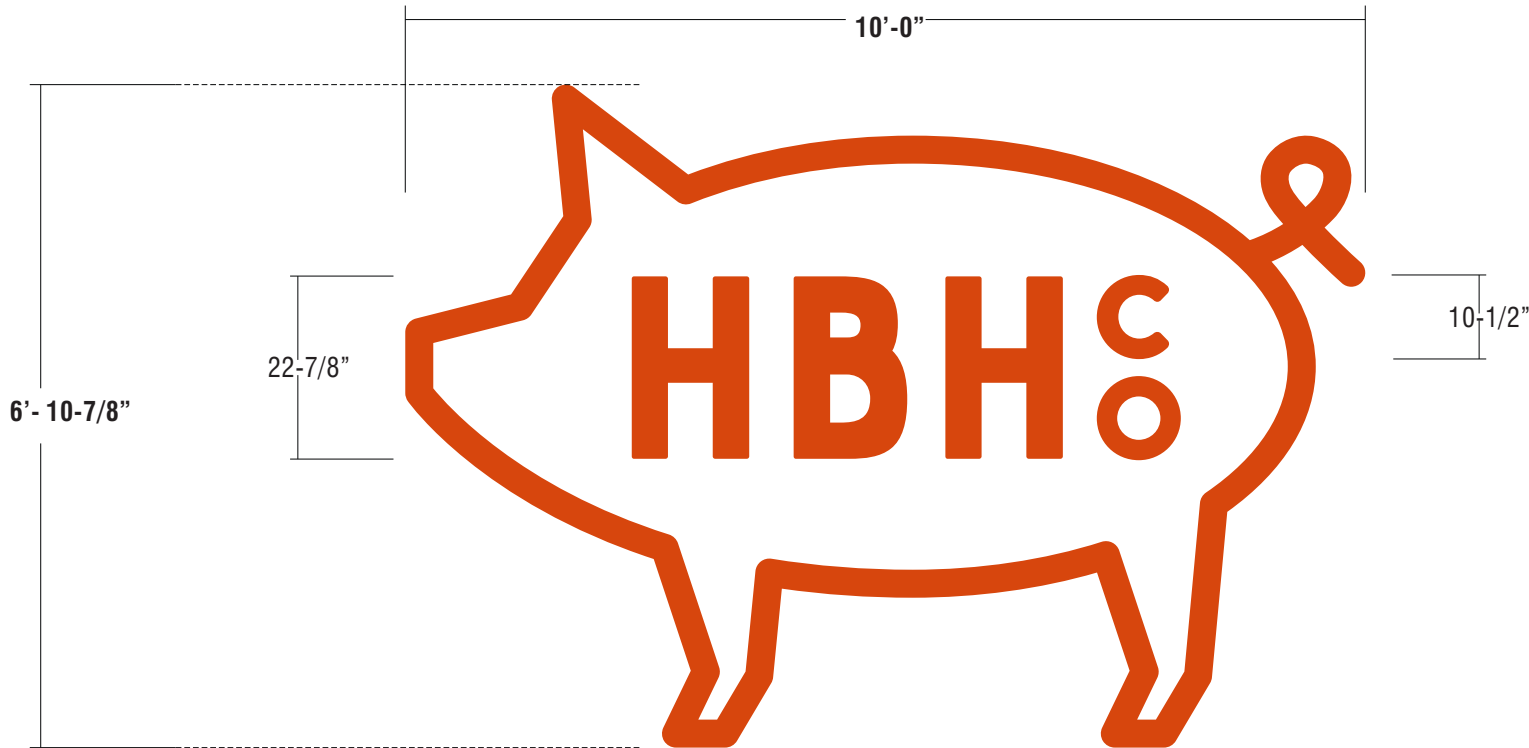
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PAINTED WALL GRAPHIC

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 Gooseneck 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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TICKET NO.:

540696

PROJECT MANAGER:

JENNIFER HUNT

ELECTRONIC FILE NAME:

HONEYBAKED HAM\2019\GA\NORTHPOINT - ALPHARETTA

DATE:

05/28/19

DESIGNER:

JT

REVISION HISTORY:

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

CLIENT SIGNATURE:

APPROVAL DATE:

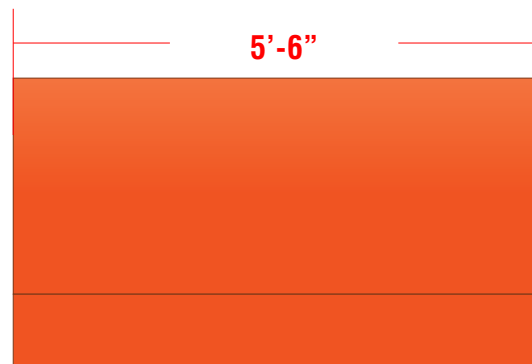
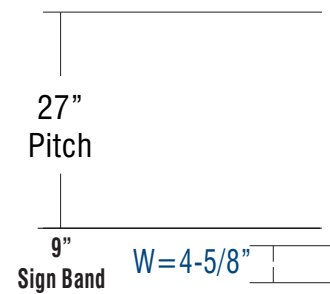
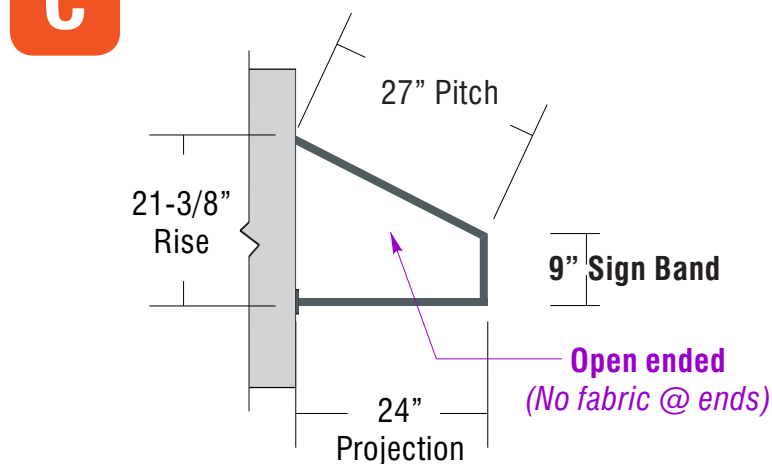


AWNINGS

Scale: 1/2" = 1'-0"

24.4 TOTAL square feet

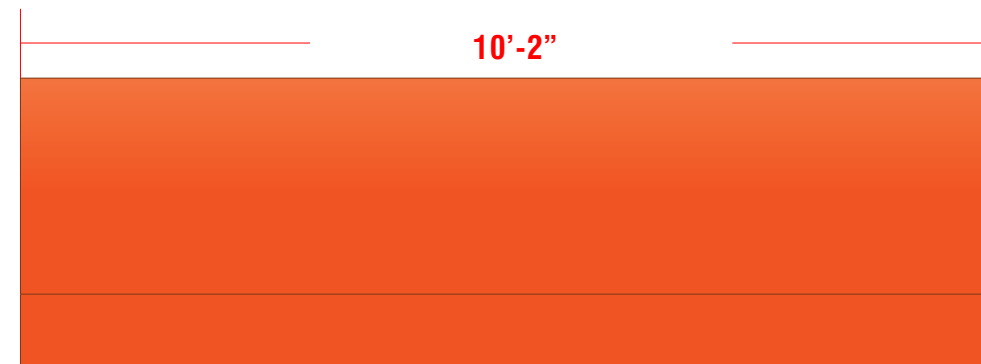
C



C1

4.1 square feet

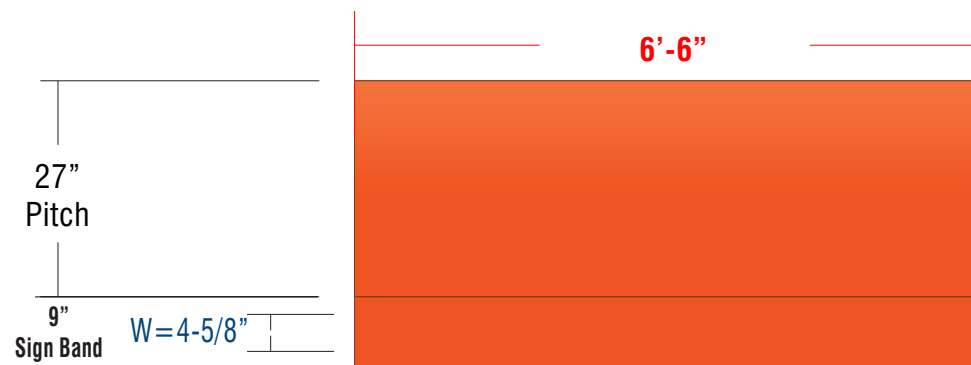
QTY: 1



C2

7.6 square feet

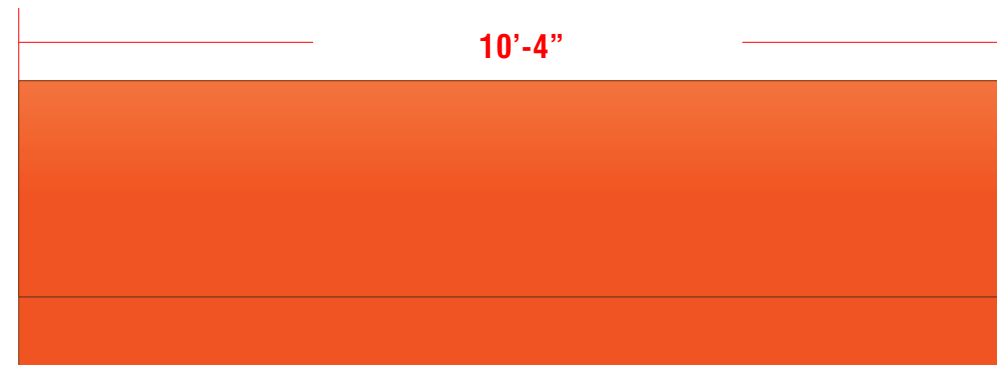
QTY: 1



C3

4.9 square feet

QTY: 1



C4

7.8 square feet

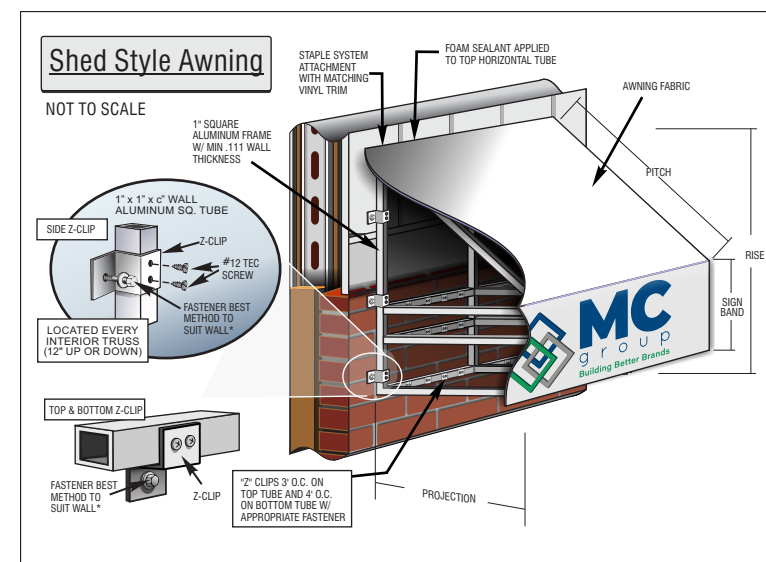
QTY: 1

- 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



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.

10

TICKET NO.:

540696

PROJECT MANAGER:

JENNIFER HUNT

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:

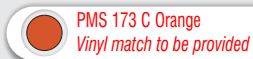


REPLACEMENT FACES

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



COLOR PALETTE



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. 11

TICKET NO.: 540696

DATE: 05/28/19

PROJECT MANAGER: JENNIFER HUNT

DESIGNER: JT

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

REVISION HISTORY:	
6/5/19 SI	Removed option A

CLIENT SIGNATURE:

APPROVAL DATE:



NORTH WINDS
8000 SUMMIT PLACE
ALPHARETTA, GA

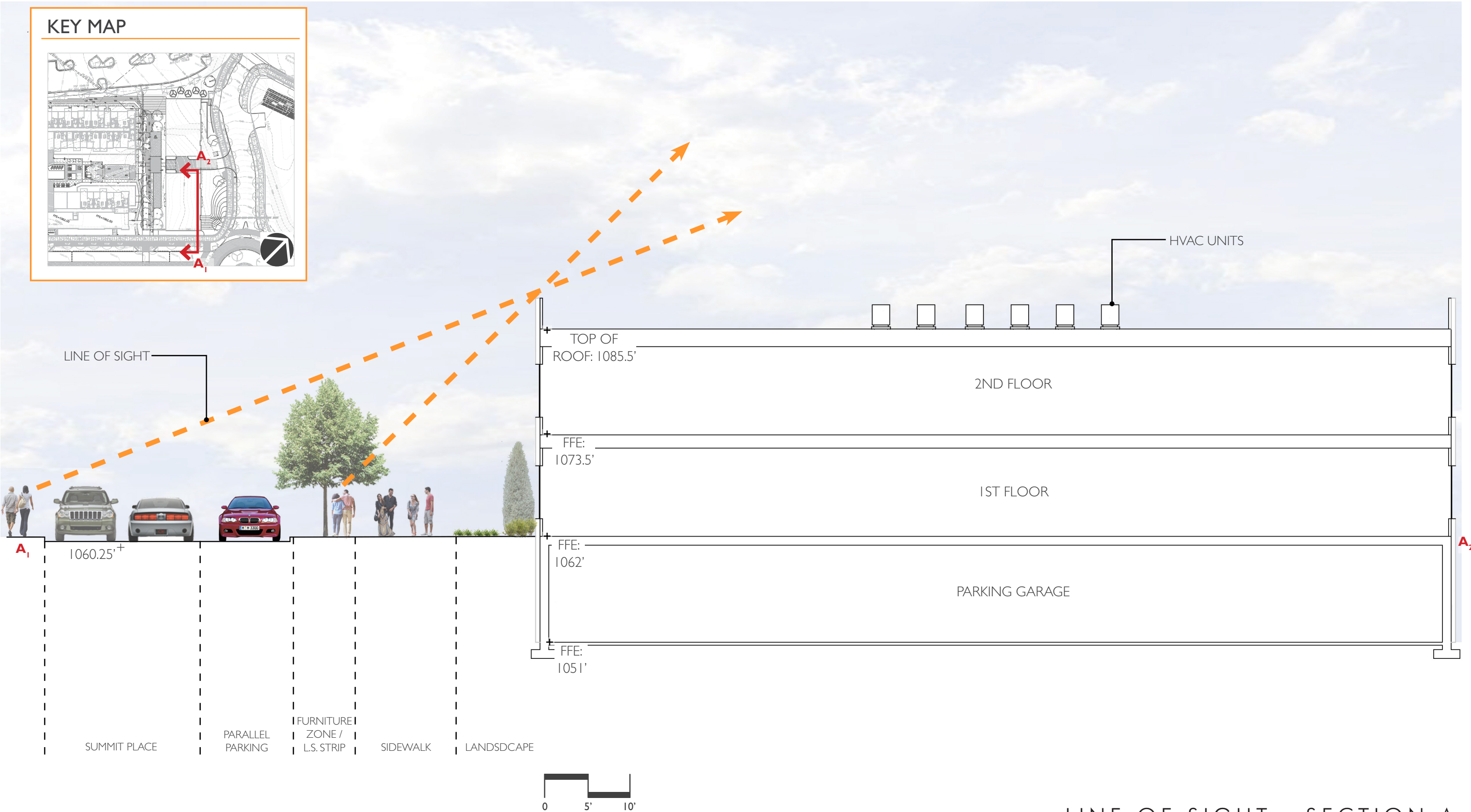
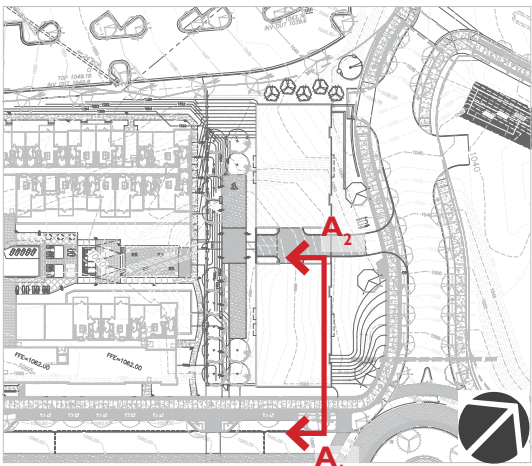
KEY LEGEND

- OFFICE - 350,000 SF A
- FLEX OFFICE - 30,000 SF B
- OFFICE - 150,000 SF C
- OFFICE - 400,000 SF D
- OFFICE - 300,000 E
- FOR SALE RESIDENTIAL F
- MULTIFAMILY - 140 UNITS G
- HOTEL - 140 ROOMS H
- RETAIL / RESTAURANT /
LEASING / AMENITY - 30,000 SF I



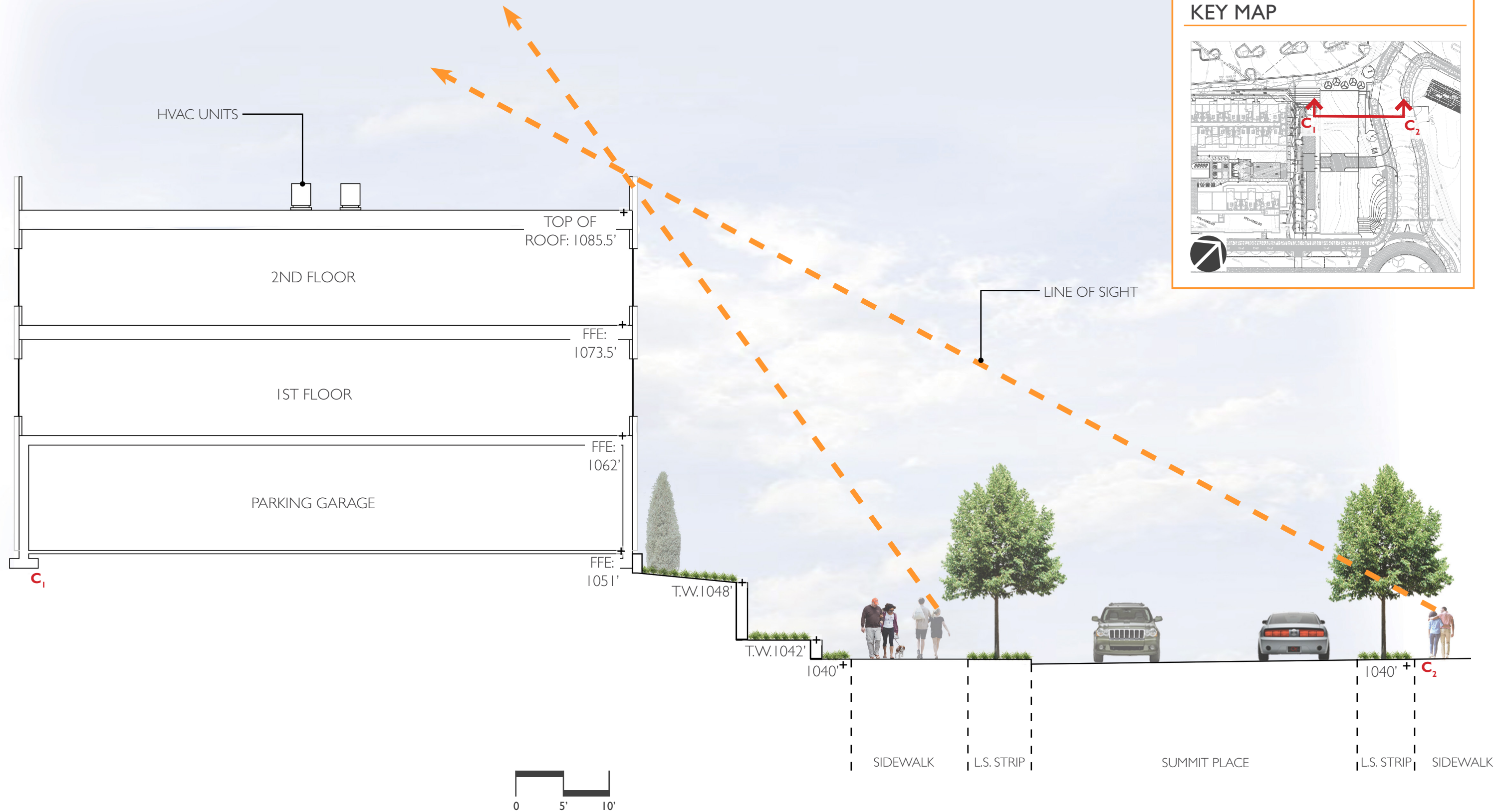
ZONING PLAN UPDATE

KEY MAP

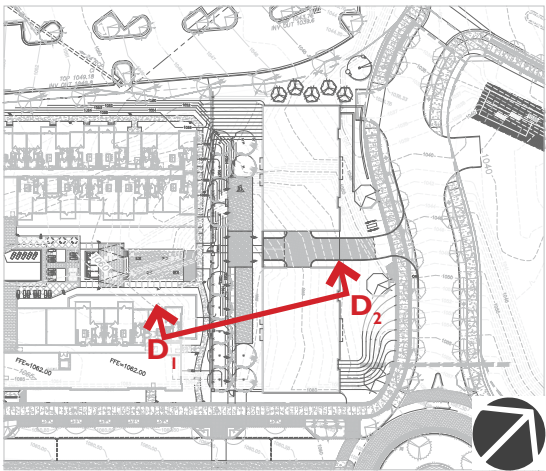


LINE OF SIGHT - SECTION A





KEY MAP



TOP OF
ROOF: 1115'

MULTI-FAMILY SITE

LINE OF SIGHT

HVAC UNITS

TOP OF
ROOF: 1085.5'

2ND FLOOR

FFE:
1073.5'

1ST FLOOR

FFE: 1062'

FFE:
1062'

PARKING GARAGE

FFE:
1051'

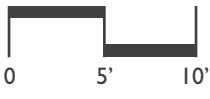
L.S.
STRIP

SIDEWALK

LANDSCAPE

SIDEWALK

LAWN



LINE OF SIGHT - SECTION D



4



2



3



1

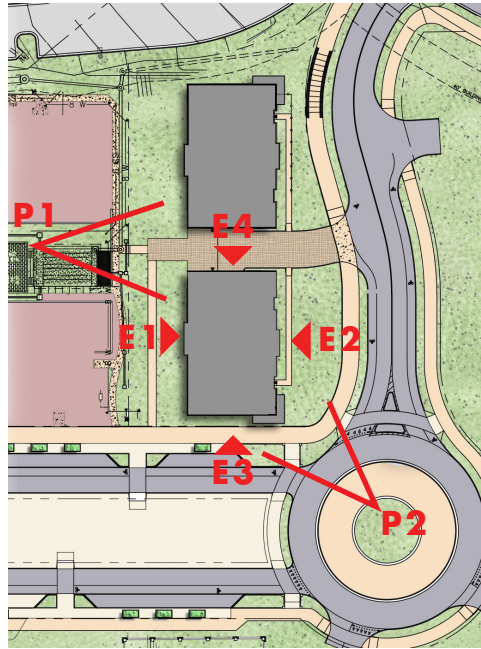
EXISTING CONTEXT



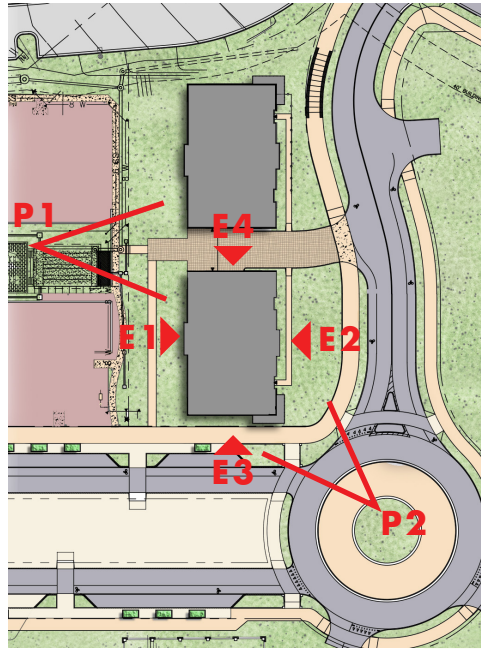
OVERALL ELEVATION - COURTYARD



OVERALL ELEVATION - STREETSCAPE



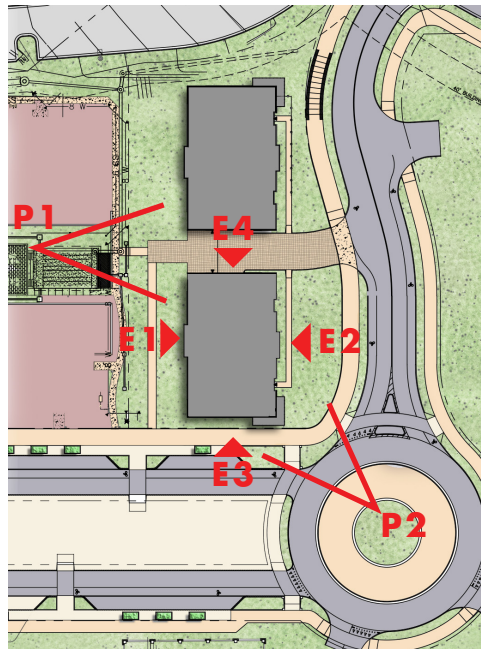
E1 - COURTYARD ELEVATION



- METAL WRAPPED CORNICE
- METAL PANEL
- MASONRY VENEER
- MASONRY HEADER
- WOOD PANEL
- PRECAST BAND
- PRECAST SILL
- PRECAST HEADER
- STONE VENEER



E2 - STREETSCAPE ELEVATION



E3 - SOUTH

- METAL WRAPPED CORNICE
- METAL PANEL
- MASONRY HEADER
- MASONRY VENEER
- METAL GUARDRAIL
- METAL BALCONY
- PRECAST BAND
- PRECAST SILL
- PRECAST HEADER
- STONE VENEER

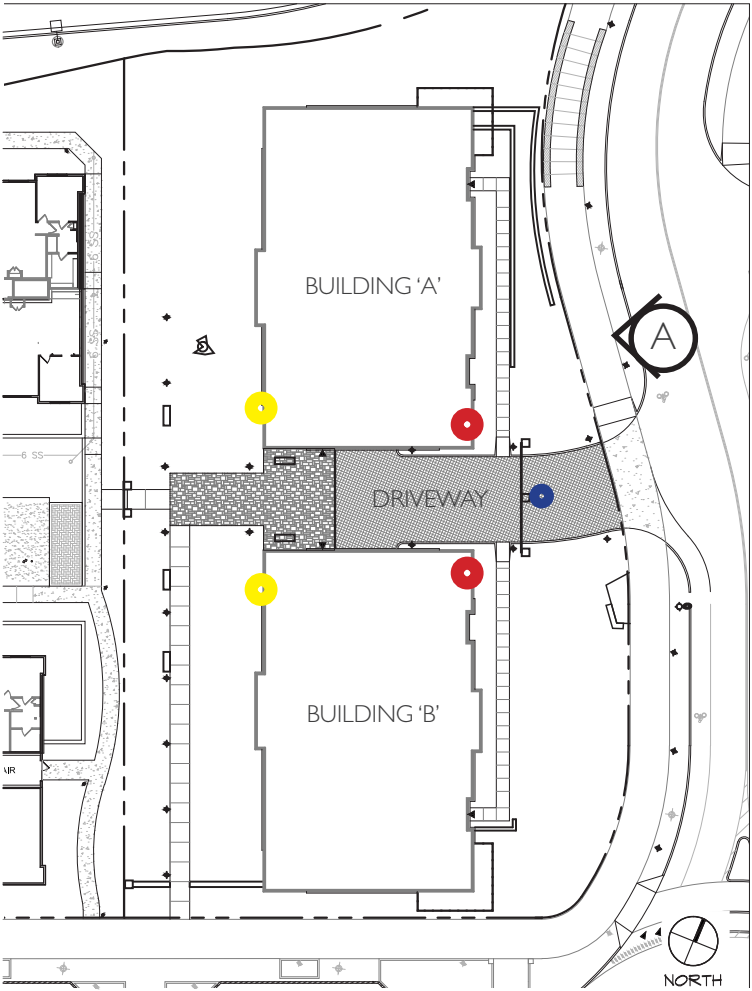
E4 - NORTH PARKING ENTRY



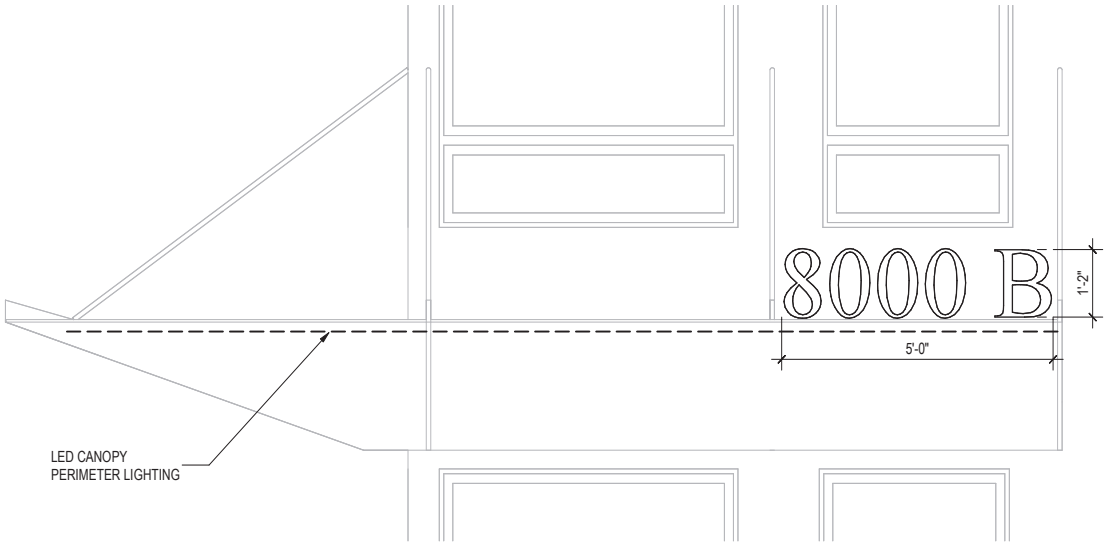
- METAL WRAPPED CORNICE
- METAL PANEL
- MASONRY HEADER
- MASONRY VENEER
- BUILDING # SIGN
- WOOD + METAL CANOPY
- PRECAST BAND
- METAL GUARDRAIL
- PRECAST SILL
- PRECAST HEADER
- STONE VENEER

SIDE ELEVATIONS

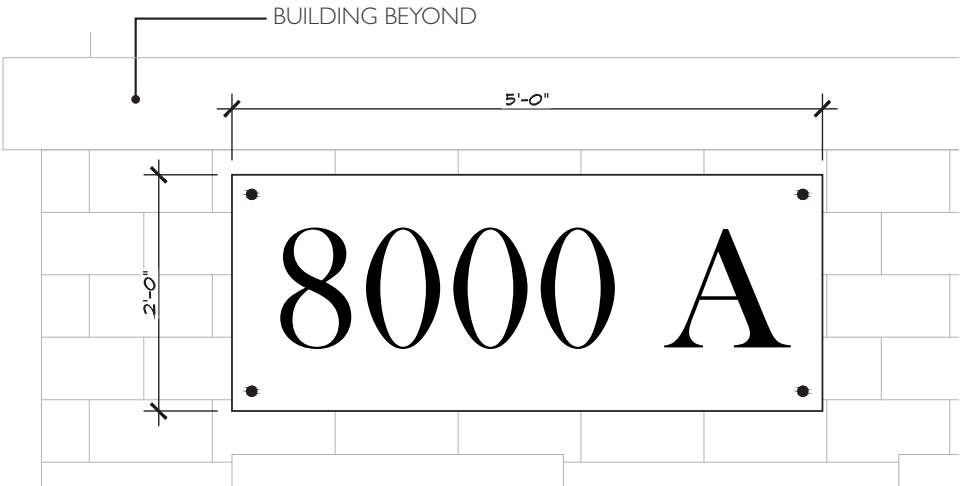
KEY MAP



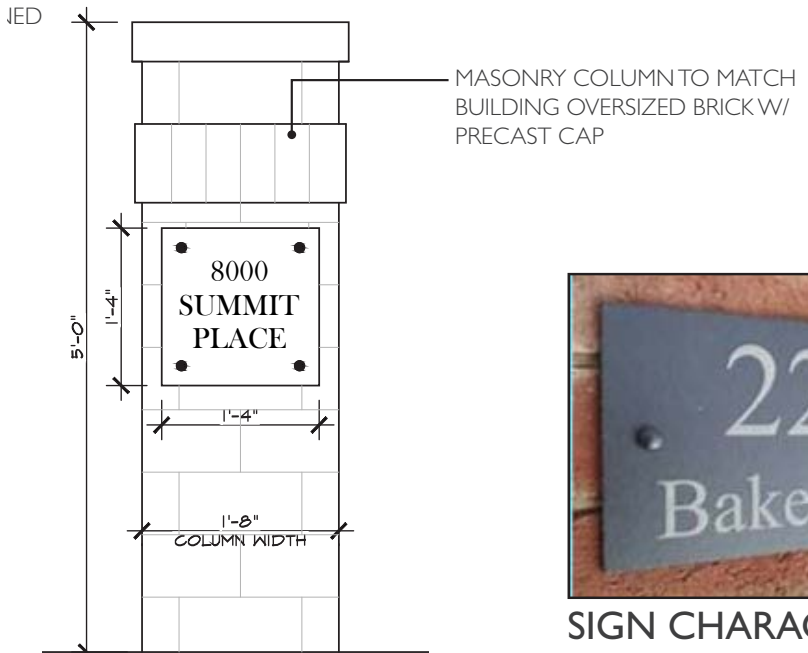
-  SIGN TYPE 'A'
PROPOSED WALL MOUNTED
BUILDING IDENTIFICATION SIGN;
LOCATED ON BUILDING FACE
-  SIGN TYPE 'B'
PROPOSED COLUMN MOUNTED
BUILDING ADDRESS SIGN; LOCATED
ON COLUMN FACE IN DRIVEWAY
-  SIGN TYPE 'C'
CANOPY SIGNAGE



- SIGNAGE TYPE 'C' ELEVATION
- MOUNTED TO BUILDING ENTRY CANOPY
 - EXTRUDED NUMERALS/LETTERING
 - BRUSHED ALUMINUM FINISH
 - FINAL TEXT TO BE DETERMINED



- SIGNAGE TYPE 'B' ELEVATION
- WALL MOUNTED TO BUILDING FACE
 - POWDERCOATED ALUMINUM /STEEL TO MATCH BUILDING METAL PANELS
 - WHITE TEXT ON CHARCOAL GRAY BACKGROUND
 - NON-LIGHTED
 - FINAL TEXT TO BE DETERMINED



- SIGNAGE TYPE 'A' ELEVATION
- WALL MOUNTED TO BUILDING FACE
 - POWDERCOATED ALUMINUM /STEEL TO MATCH BUILDING METAL PANELS
 - WHITE TEXT ON CHARCOAL GRAY BACKGROUND
 - NON-LIGHTED
 - FINAL TEXT TO BE DETERMINED



SIGN CHARACTER IMAGE

SIGNAGE DIAGRAMS



P1 - COURTYARD PERSPECTIVE



P2 - STREET CORNER PERSPECTIVE



NORTHWINDS
8000 SUMMIT PLACE
ALPHARETTA, GA

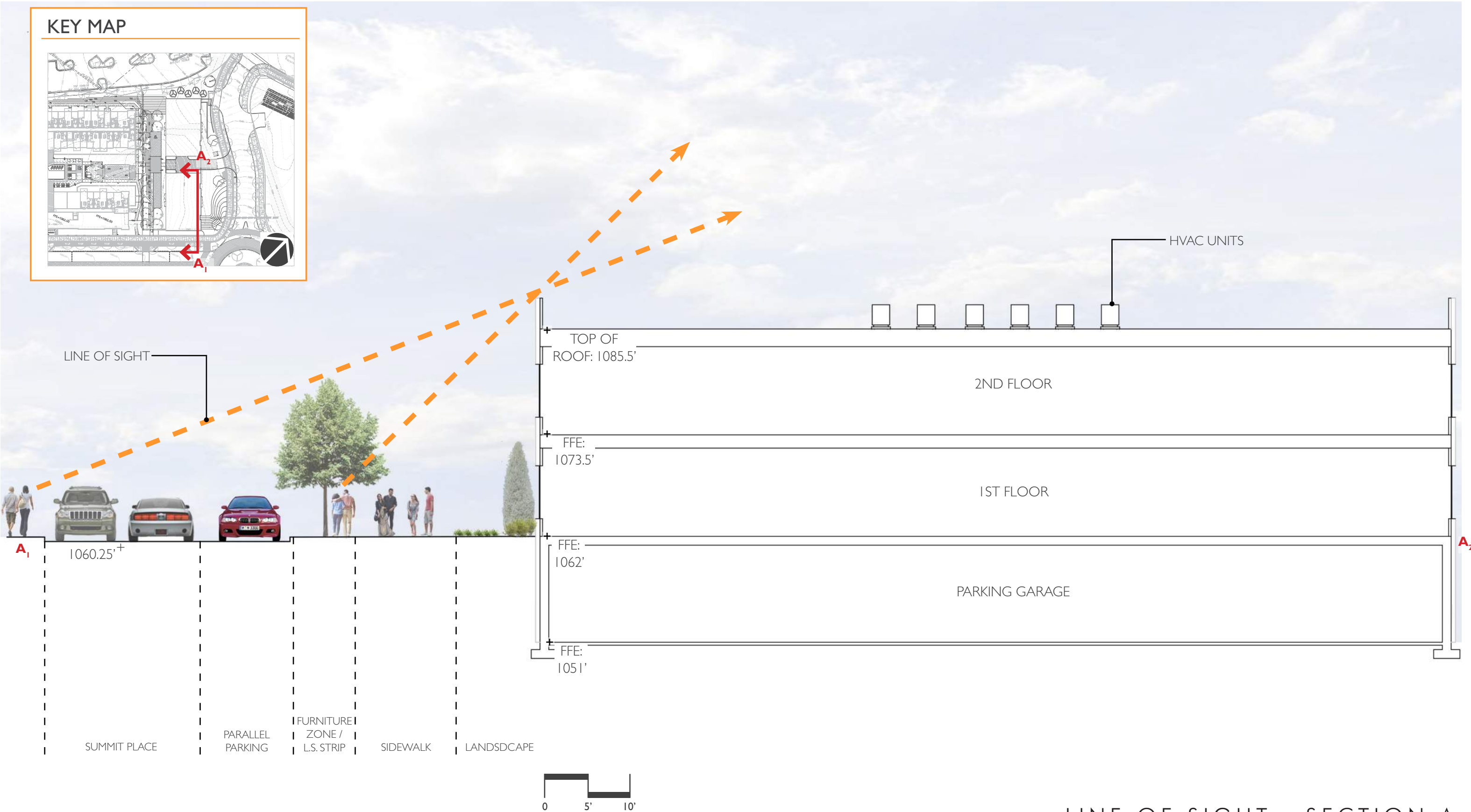
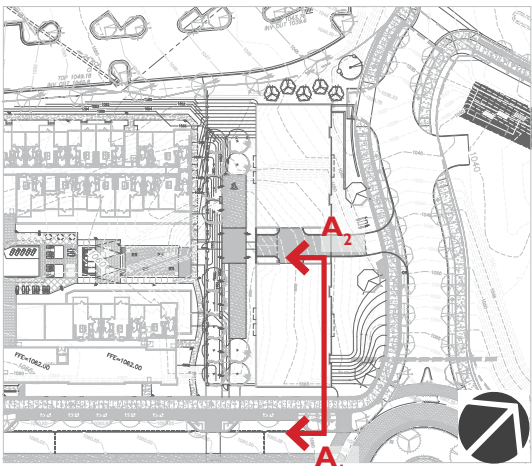
KEY LEGEND

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- FLEX OFFICE - 30,000 SF B
- OFFICE - 150,000 SF C
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- RETAIL / RESTAURANT /
LEASING / AMENITY - 30,000 SF I



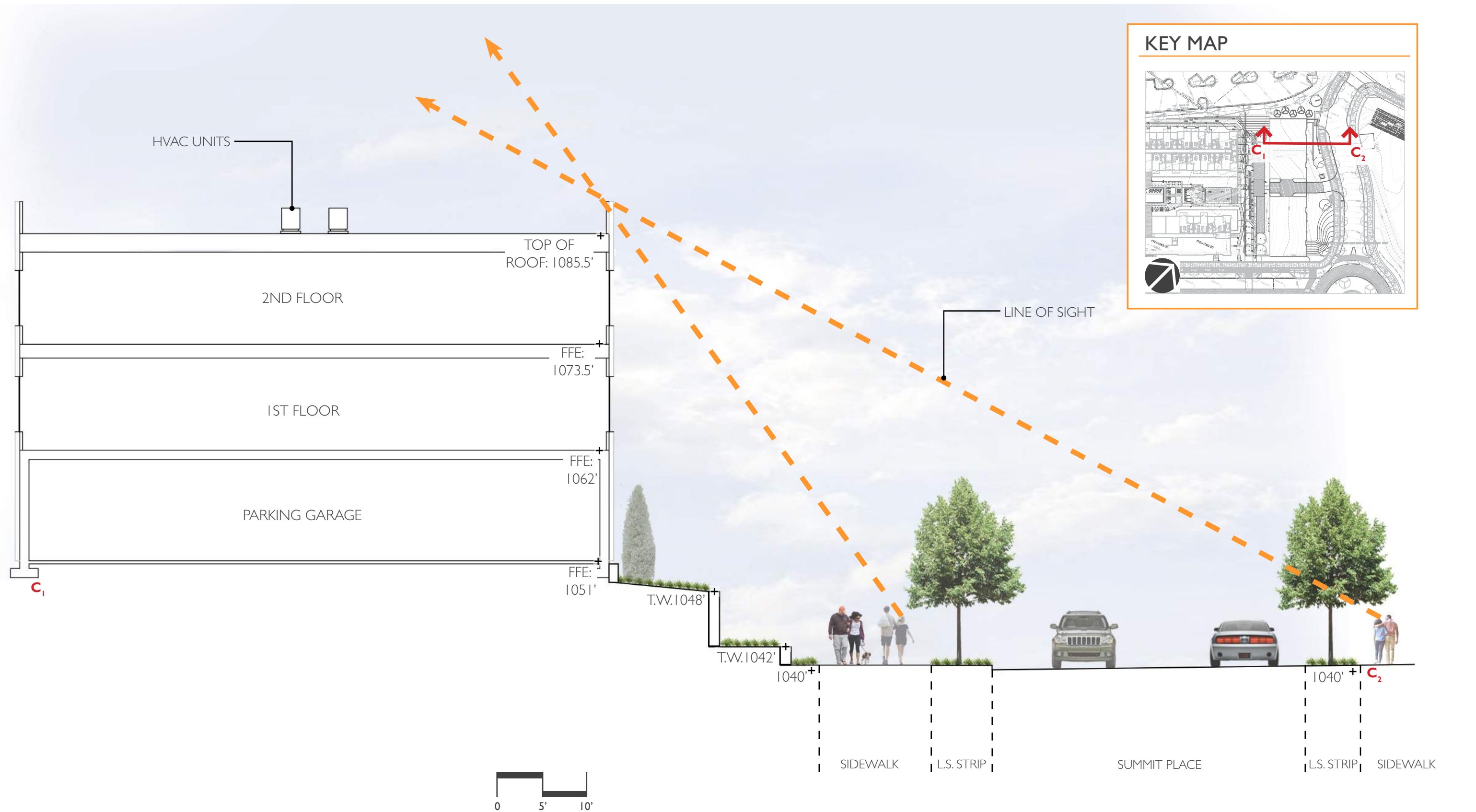
ZONING PLAN UPDATE

KEY MAP



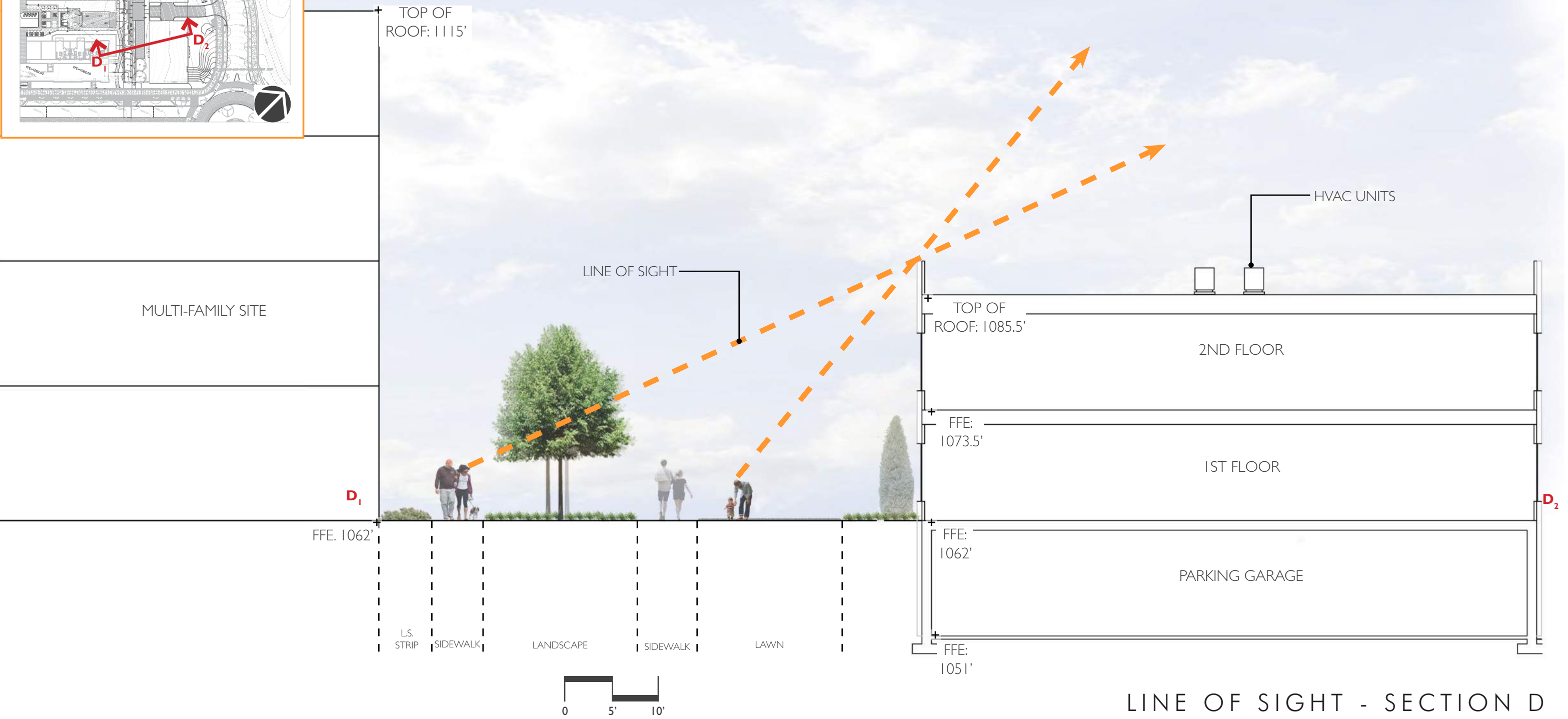
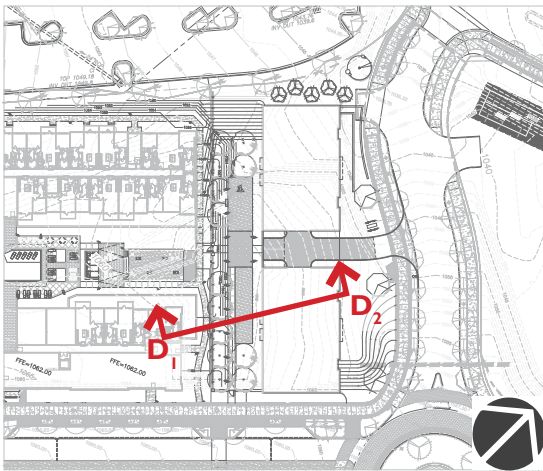
LINE OF SIGHT - SECTION A





LINE OF SIGHT - SECTION C

KEY MAP



LINE OF SIGHT - SECTION D



4



2



3



1

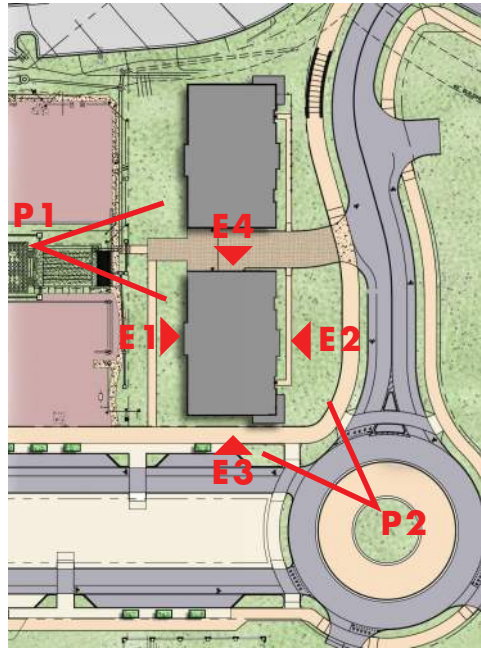
EXISTING CONTEXT



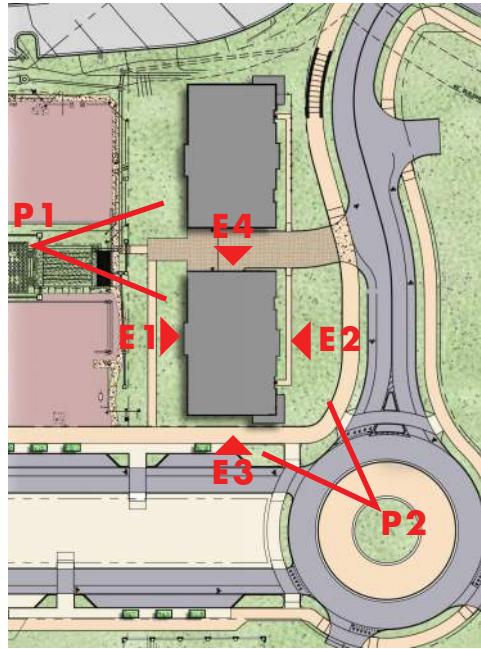
OVERALL ELEVATION - COURTYARD



OVERALL ELEVATION - STREETSCAPE



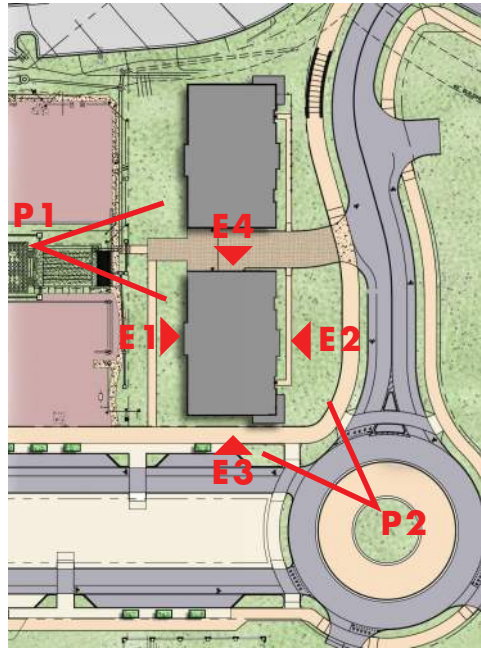
E1 - COURTYARD ELEVATION



- METAL WRAPPED CORNICE
- METAL PANEL
- MASONRY VENEER
- MASONRY HEADER
- WOOD PANEL
- PRECAST BAND
- PRECAST SILL
- PRECAST HEADER
- STONE VENEER



E2 - STREETSCAPE ELEVATION



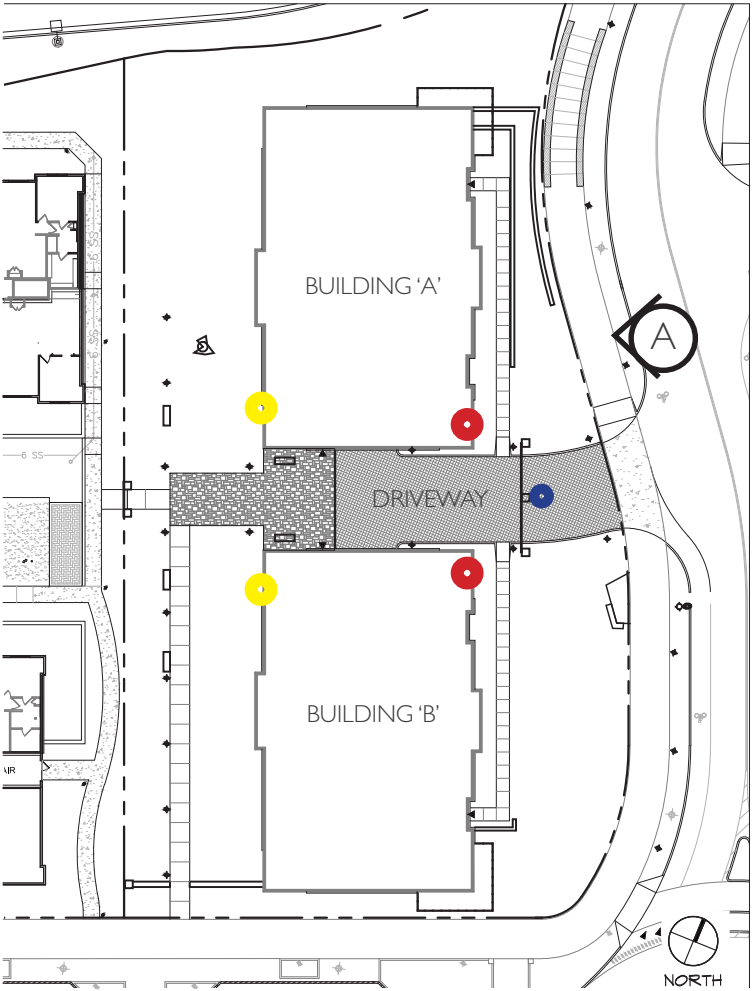
E3 - SOUTH

E4 - NORTH PARKING ENTRY

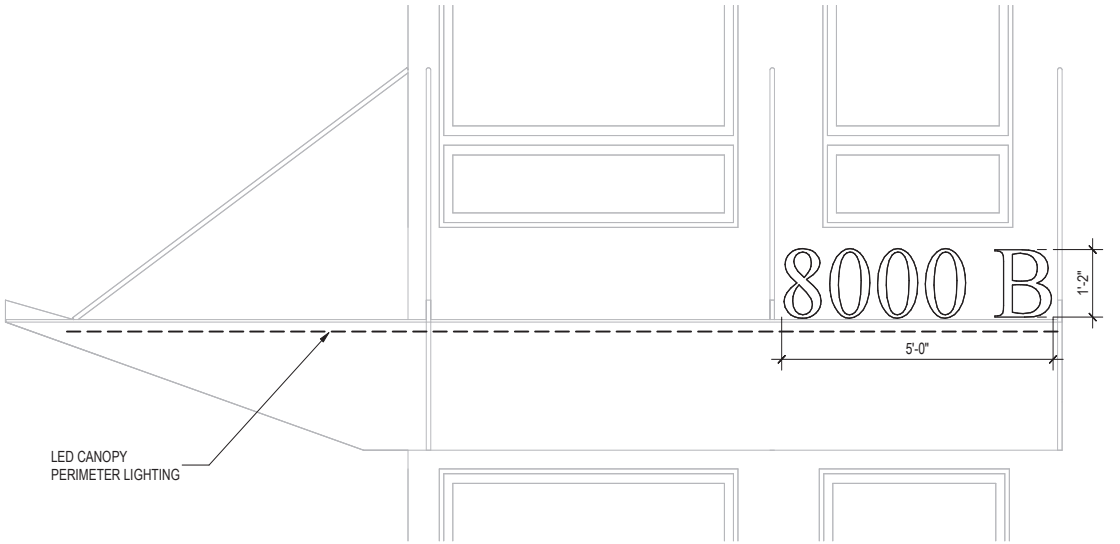


SIDE ELEVATIONS

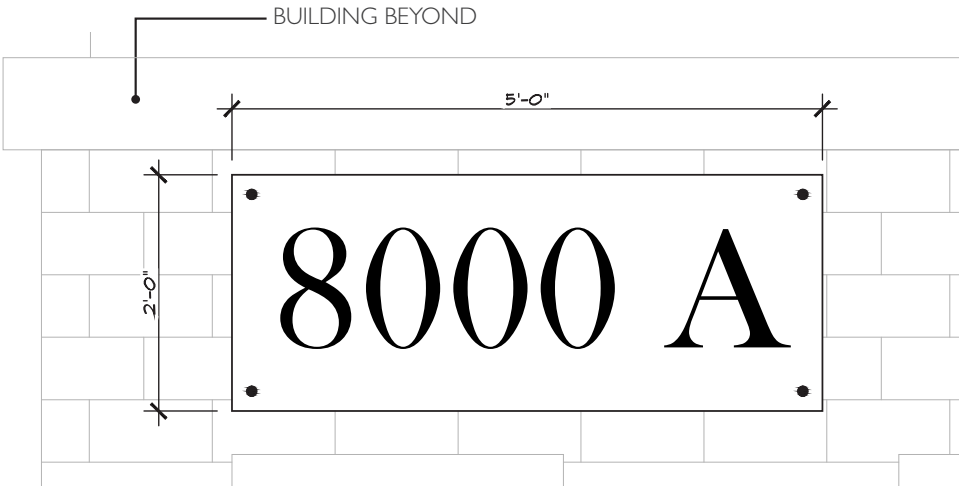
KEY MAP



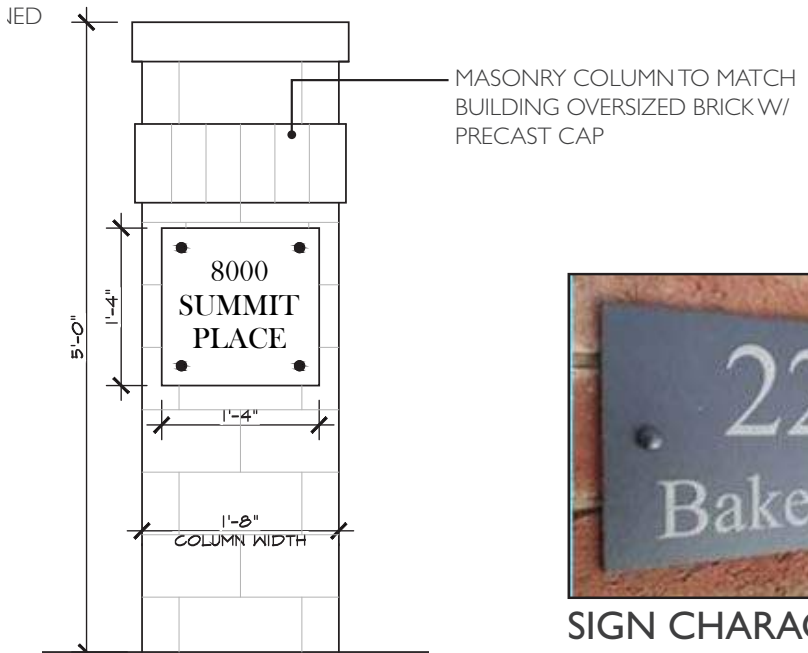
-  SIGN TYPE 'A'
PROPOSED WALL MOUNTED
BUILDING IDENTIFICATION SIGN;
LOCATED ON BUILDING FACE
-  SIGN TYPE 'B'
PROPOSED COLUMN MOUNTED
BUILDING ADDRESS SIGN; LOCATED
ON COLUMN FACE IN DRIVEWAY
-  SIGN TYPE 'C'
CANOPY SIGNAGE



- SIGNAGE TYPE 'C' ELEVATION
- MOUNTED TO BUILDING ENTRY CANOPY
 - EXTRUDED NUMERALS/LETTERING
 - BRUSHED ALUMINUM FINISH
 - FINAL TEXT TO BE DETERMINED



- SIGNAGE TYPE 'B' ELEVATION
- WALL MOUNTED TO BUILDING FACE
 - POWDERCOATED ALUMINUM /STEEL TO MATCH BUILDING METAL PANELS
 - WHITE TEXT ON CHARCOAL GRAY BACKGROUND
 - NON-LIGHTED
 - FINAL TEXT TO BE DETERMINED



- SIGNAGE TYPE 'A' ELEVATION
- WALL MOUNTED TO BUILDING FACE
 - POWDERCOATED ALUMINUM /STEEL TO MATCH BUILDING METAL PANELS
 - WHITE TEXT ON CHARCOAL GRAY BACKGROUND
 - NON-LIGHTED
 - FINAL TEXT TO BE DETERMINED



SIGN CHARACTER IMAGE

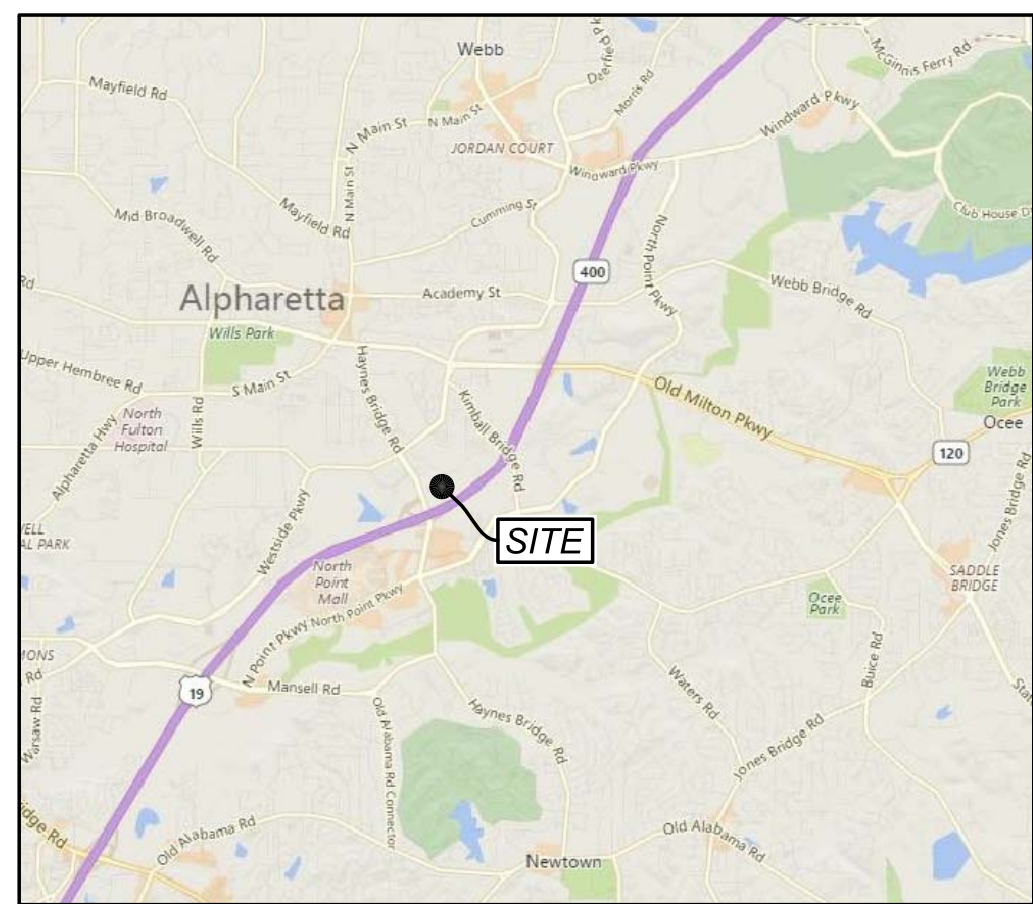
SIGNAGE DIAGRAMS



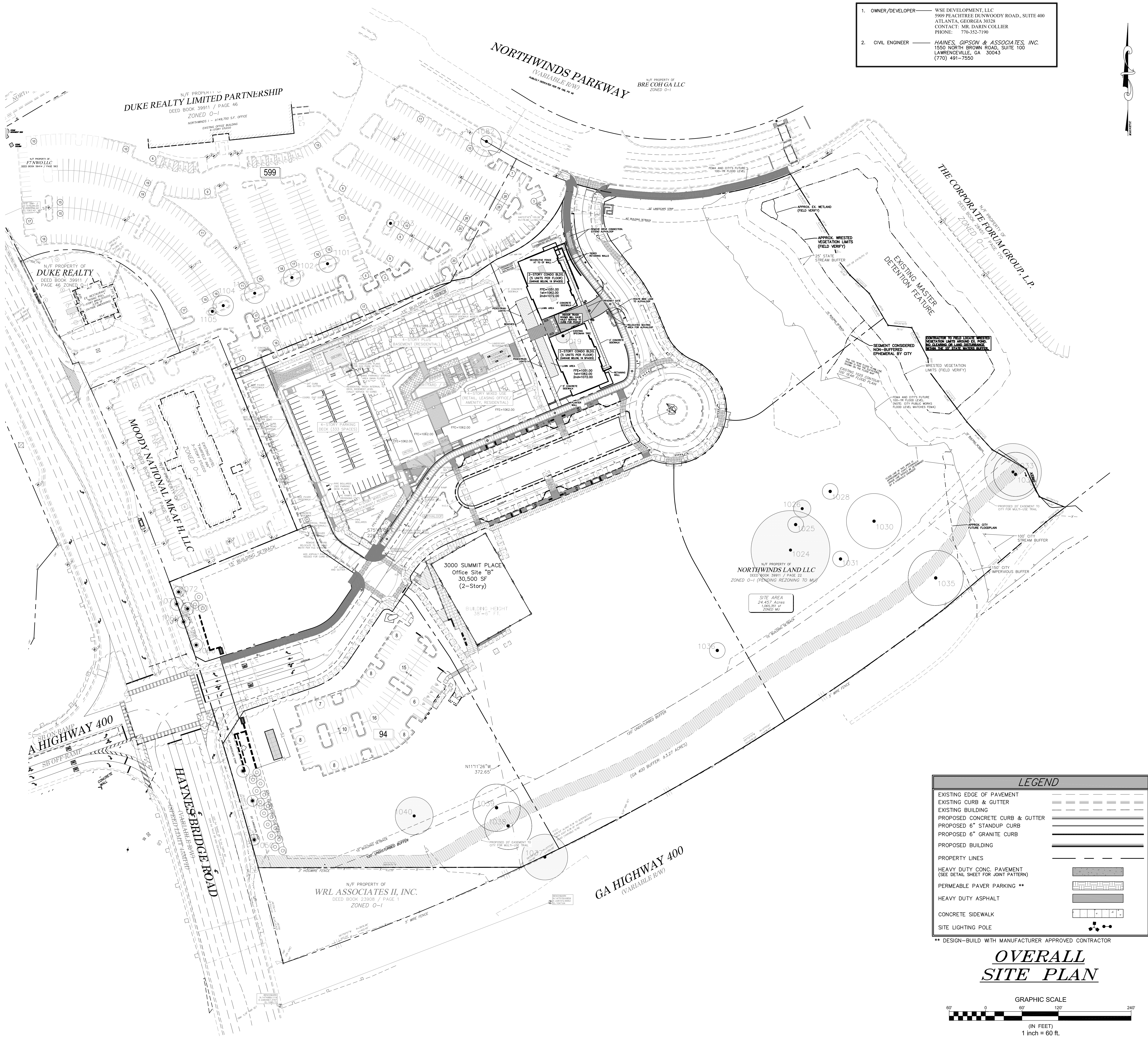
P1 - COURTYARD PERSPECTIVE



P2 - STREET CORNER PERSPECTIVE



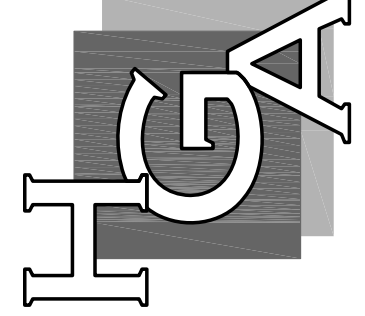
LOCATION MAP



1. OWNER/DEVELOPER — WSE DEVELOPMENT, LLC
5909 PEACHTREE DUNWOODY ROAD, SUITE 400
ATLANTA, GEORGIA 30328
CONTACT: MR. DARIN COLLIER
PHONE: 770-352-7190
2. CIVIL ENGINEER — HAINES GIPSON & ASSOCIATES, INC.
1550 NORTH BROWN ROAD, SUITE 100
LAWRENCEVILLE, GA 30043
PHONE: (770) 491-7650
FAX: (770) 491-7750



HAINES GIPSON & ASSOCIATES
CONSULTING ENGINEERS
CIVIL & STRUCTURAL SERVICES
1550 NORTH BROWN ROAD, SUITE 100
LAWRENCEVILLE, GEORGIA 30043
PHONE: (770) 491-7650
FAX: (770) 491-7750



SEAL

MONTE HEWITT
HOMES



A PROJECT OF

NORTHWINDS SUMMIT
CONDO TRACT
8000 SUMMIT PLACE
AT HAYNES BRIDGE ROAD
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA
ZONED MIXED USE (MU), LL's 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000



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

THE LOCATION OF ALL UTILITIES (GAS, WATER, SEWER, ETC.) SHOWN ON THESE DRAWINGS ARE APPROXIMATE & WERE OBTAINED FROM RECORDS AT THE SITE AND/OR FROM THE UTILITY OWNERS. HAINES GIPSON & ASSOCIATES, 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 (GAS, WATER, SEWER, ETC.) AND TO NOTIFY UTILITY OWNERS BEFORE BEGINNING ANY CONSTRUCTION.

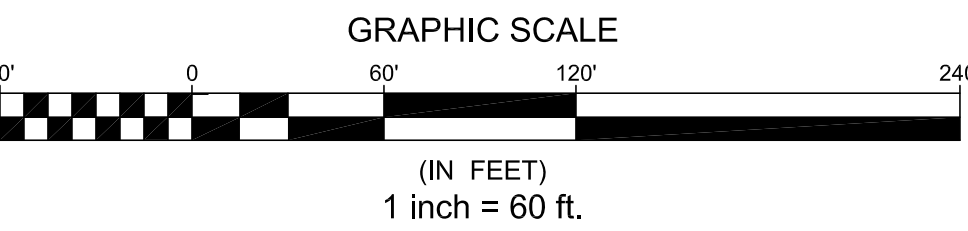
CAUTION-NOTE TO CONTRACTOR

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 FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. GA. LAW REQUIRES THE CONTRACTOR TO CALL 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 RELOCATION OF ALL UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

LEGEND	
EXISTING EDGE OF PAVEMENT	---
EXISTING CURB & GUTTER	---
EXISTING BUILDING	---
PROPOSED CONCRETE CURB & GUTTER	---
PROPOSED 6" STANDUP CURB	---
PROPOSED 6" GRANITE CURB	---
PROPOSED BUILDING	---
PROPERTY LINES	
HEAVY DUTY CONC. PAVEMENT (SEE DETAIL SHEET FOR JOINT PATTERN)	---
PERMEABLE PAVEMENT PARKING **	---
HEAVY DUTY ASPHALT	---
CONCRETE SIDEWALK	---
SITE LIGHTING POLE	---

** DESIGN-BUILD WITH MANUFACTURER APPROVED CONTRACTOR

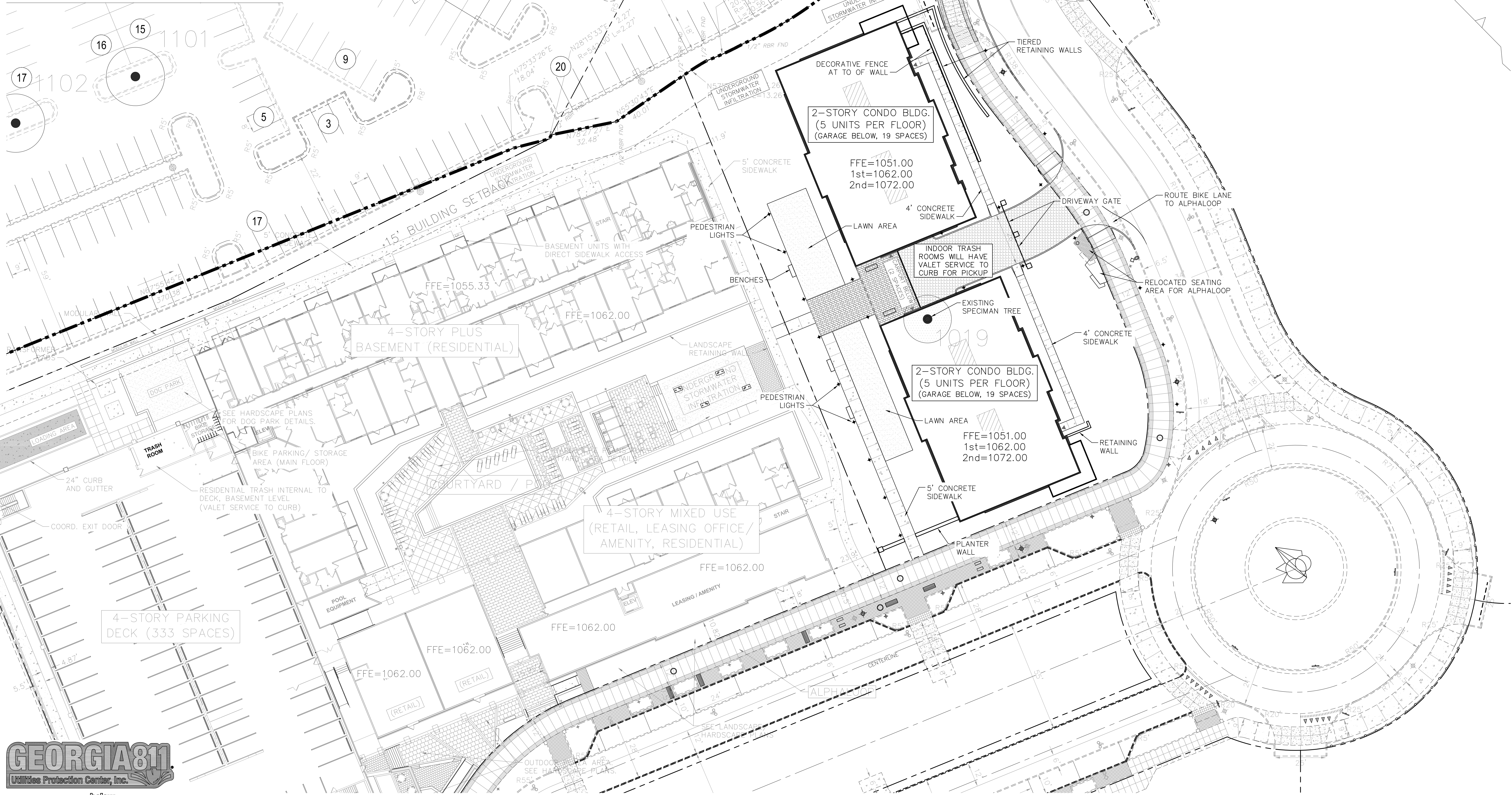
OVERALL
SITE PLAN



DESCRIPTION	
NO.	DATE
BY	
DRAWN BY	CHECKED BY
SES	RCL
DATE	
6/28/2019	
SHEET TITLE	
OVERALL SITE PLAN	
SHEET NUMBER	
C-1	

LEGEND	
EXISTING EDGE OF PAVEMENT	---
EXISTING CURB & GUTTER	---
EXISTING BUILDING	---
PROPOSED CONCRETE CURB & GUTTER	---
PROPOSED BUILDING	---
PROPERTY LINES	---
HEAVY DUTY CONC. PAVEMENT (SEE DETAIL SHEET FOR JOINT PATTERN)	---
STANDARD DUTY CONC. PAVEMENT	---
HEAVY DUTY ASPHALT	---
CONCRETE SIDEWALK	---
SITE LIGHTING POLE	---

1. OWNER/DEVELOPER	WSE DEVELOPMENT, LLC 5909 PEACHTREE DUNWOODY ROAD, SUITE 400 ATLANTA, GEORGIA 30328 CONTACT: MR. DARIN COLLIER PHONE: 770-352-7190
2. CIVIL ENGINEER	HAINES GIPSON & ASSOCIATES, INC. 1550 NORTH BROWN ROAD, SUITE 100 LAWRENCEVILLE, GA 30043 PHONE: (770) 491-7650 FAX: (770) 491-7750



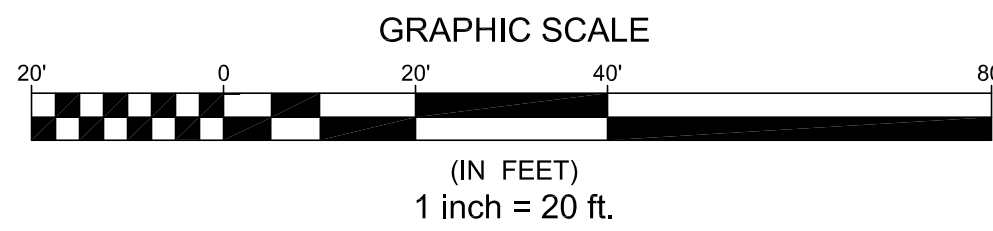
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THE LOCATION OF ALL UTILITIES (ABOVE OR BELOW GROUND) SHOWN ON THESE DRAWINGS ARE APPROXIMATE & ARE DERIVED FROM OBSERVATIONS AT THE SITE AND/OR FROM THE UTILITY OWNER HAINES GIPSON & ASSOCIATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. 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.

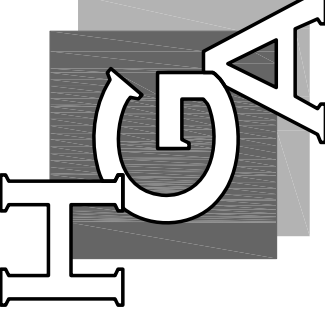
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SITE PLAN



HAINES GIPSON & ASSOCIATES
CONSULTING ENGINEERS
CIVIL & STRUCTURAL SERVICES
1550 NORTH BROWN ROAD, SUITE 100
LAWRENCEVILLE, GEORGIA 30043
PHONE: (770) 491-7650
FAX: (770) 491-7750



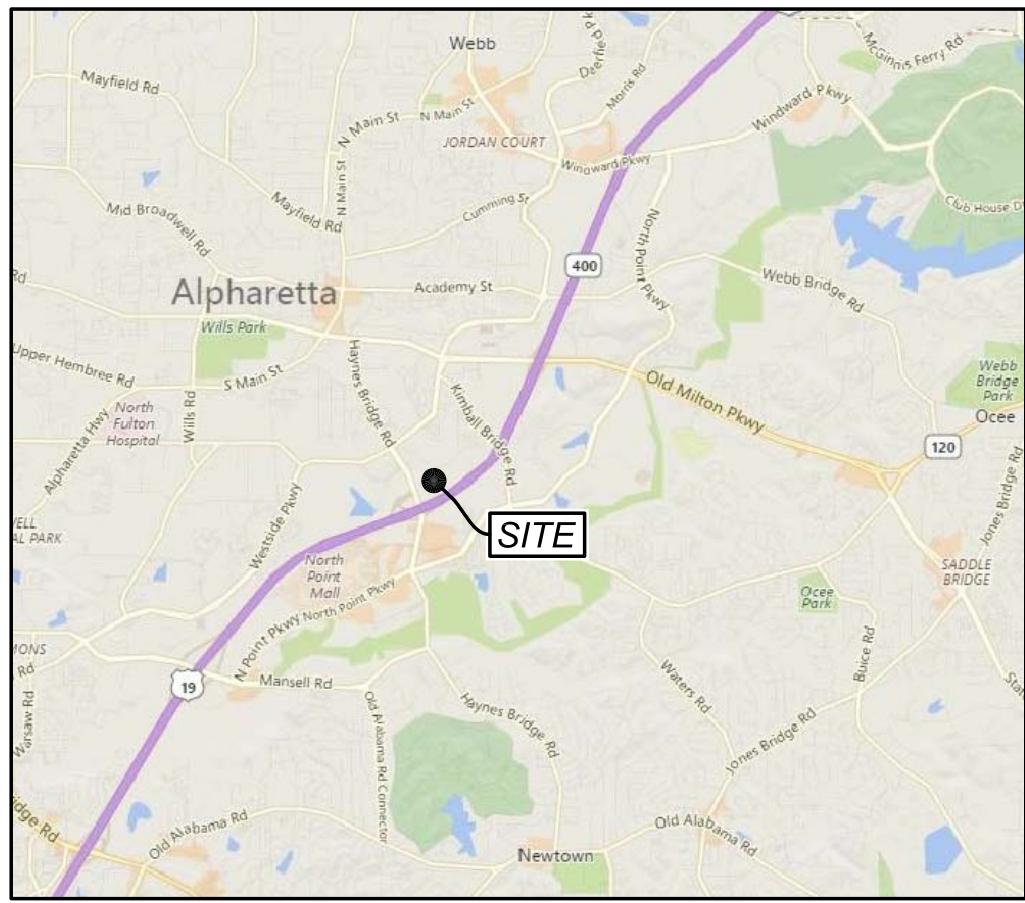
MONTE HEWETT
HOMES
5775 GLENBRIDGE DRIVE,
ATLANTA, GEORGIA 30328



NORTHWINDS SUMMIT
CONDO TRACT
8000 SUMMIT PLACE
GEORGIA HWY. 400 AT HAYNES BRIDGE ROAD
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA
ZONED MIXED USE (MU), LL's 752, 753, 754, 755 DIST. 1, SEC. 2

NO.	BY	DATE	DESCRIPTION

DRAWN BY SES	CHECKED BY RCL
DATE 6/28/2019	SHEET TITLE SITE PLAN
SHEET NUMBER C-11	



LOCATION MAP

LEGEND	
EXISTING FEATURES	
PROPOSED FEATURES	
PROPOSED CONCRETE CURB & GUTTER	
PROPOSED BUILDING	
PROPERTY LINES	
PROPOSED SANITARY SEWER	8"SS
PROPOSED GATE VALVE	
CONCRETE THRUST BLOCK	
PROPOSED UTILITY EASEMENT	
EXISTING STORM SYSTEM	
PROPOSED ELECTRIC	
PROPOSED GAS	
PROPOSED WATER LINE	6"W
PROPOSED ROOF LEADER	
PROPOSED STORM SEWER	
PROPOSED MANHOLE	
PROPOSED CLEANOUT	
PROPOSED FIRE HYDRANT	
EX. OVERHEAD UTILITY	CHU
EXISTING WATER LINE	EX. 8" C.I. W
EXISTING NATURAL GAS	GAS
EXISTING FIRE HYDRANT	FH
EXISTING UTILITY POLE	U
EXISTING SEWER MANHOLE	S
EX. UNDERGROUND CABLE	UGC
EX. UNDERGROUND POWER	UGP

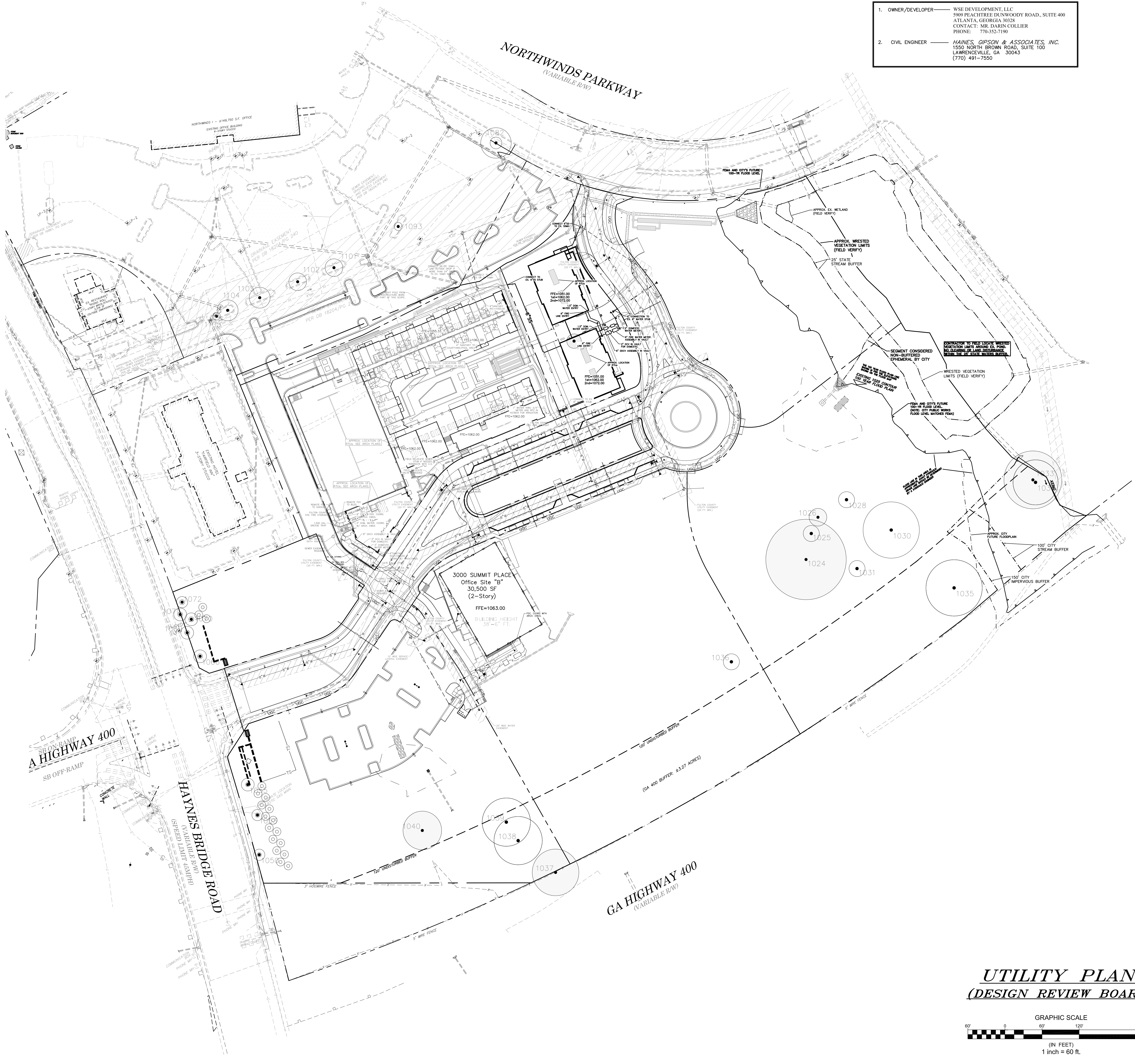


Dial 811
Or Call 800-282-7411

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CAUTION-NOTE TO CONTRACTOR

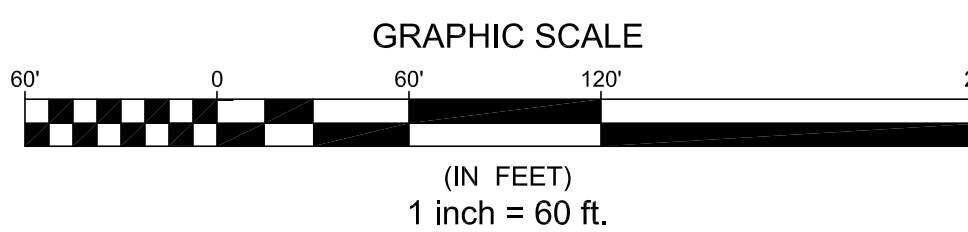
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- OWNER/DEVELOPER — WSE DEVELOPMENT, LLC
5909 PEACHTREE DUNWOODY ROAD, SUITE 400
ATLANTA, GEORGIA 30328
CONTACT: MR. DARIN COLLIER
PHONE: 770-352-7190
- CIVIL ENGINEER — HAINES GIPSON & ASSOCIATES, INC.
1550 NORTH BROWN ROAD, SUITE 100
LAWRENCEVILLE, GEORGIA 30043
PHONE: (770) 491-7650
FAX: (770) 491-7750



UTILITY PLAN
(DESIGN REVIEW BOARD)



HAINES GIPSON & ASSOCIATES
CONSULTING ENGINEERS
CIVIL & STRUCTURAL SERVICES
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LAWRENCEVILLE, GEORGIA 30043
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FAX: (770) 491-7750

MONTE HEWETT
HOMES

NORTHWINDS SUMMIT
CONDO TRACT

8000 SUMMIT PLACE
GEORGIA HWY. 400 AT HAYNES BRIDGE ROAD
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA
ZONED MIXED USE (MU). LL's 752, 753, 758, 759 DIST. 1, SEC. 2

NO.	BY	DATE	DESCRIPTION

DRAWN BY	CHECKED BY
SES	RCL
DATE 6/28/2019	
SHEET TITLE UTILITY PLAN (DRB)	
SHEET NUMBER C-2	

HGA JOB No. 2019-05110

SEWER EASEMENT, GRADING EASEMENT, AND ACCESS EASEMENT PER DB 18204/PG 240

1093

CONNECT TO EX. SSMH. USE OUTSIDE DROP IF MORE THAN 24" DROP TO EX. SSMH INVERT.

CONNECT TO EX. 6" SS OR 1" SSMH

FULTON COUNTY STD. FIRE HYDRANT

CONNECT TO EX. 6" SS STUB

APPROX. LOCATION OF RTUs

FFE=1051.00
1st=1062.00
2nd=1072.00

1.5" DOM. WATER ENTRY

6" FIRE LINE ENTRY

6" CONNECTION TO EX. 8" WATER STUB

2" DOMESTIC WATER METER

6" FIRE WATER METER ASSEMBLY IN VAULT

2" DCV IN VAULT FOR DOMESTIC

6" DDCV ASSEMBLY IN VAULT

FULTON COUNTY UTILITY EASEMENT (20 FT. MIN.)

FFE=1055.33

FFE=1062.00

4" SANITARY TO COURTYARD/POOL AREA

APPROX. LOCATION OF RTUs. SEE ARCH PLANS.

POOL EQUIPMENT

FFE=1062.00

STAIR

1" WATER THRU 3/4" METER AND RPZ IN HOTBOX FOR IRRIGATION

FFE=1062.00

LEASING / AMENITY

FULTON COUNTY STD. FIRE HYDRANT

CONNECT TO EX. 8" WATER STUB

APPROX. LOCATION OF RTUs

FFE=1051.00
1st=1062.00
2nd=1072.00

FIELD RELOCATE SEWER STUB IF NEEDED TERMINATE WITH C.O.

FIELD RELOCATE VALVE NEEDED

APPROX. LOCATION OF s. SEE ARCH PLANS.

LOCATION OF

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GRAPHIC SCALE

20' 0 20' 40'

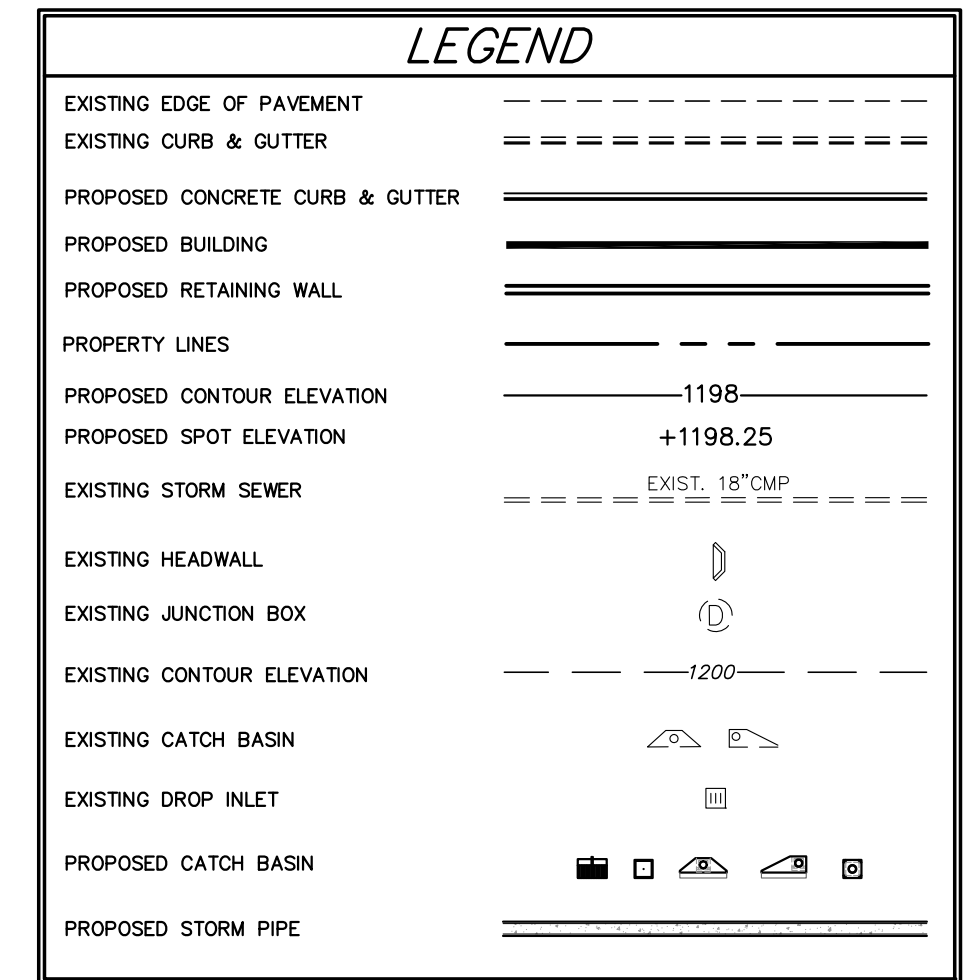
(IN FEET)
1 inch = 20 ft.

NORTHWINDS SUMMIT
CONDO TRACT
8000 SUMMIT PLACE
GEORGIA HWY. 400 AT HAYNES BRIDGE ROAD
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA
ZONED MIXED USE (MU); LL's 762, 763, 768, 799 DIST 1.

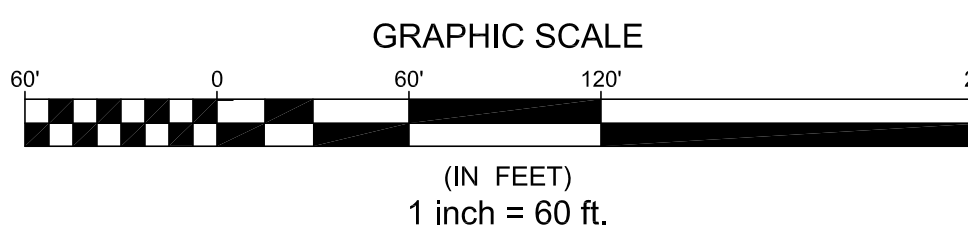
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DRAWN BY	CHECKED BY
SES	RCL
DATE	
6/28/2019	
SHEET TITLE	
UTILITY	
PLAN (DRB)	
SHEET NUMBER	

C-2.1



GRADING PLAN
(DESIGN REVIEW BOARD)



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Or Call 800-282-7411**

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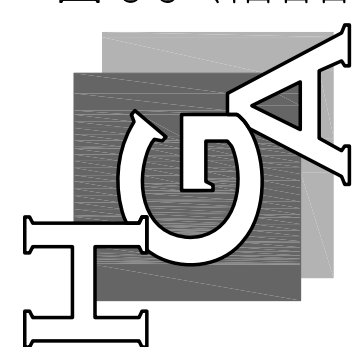
1. OWNER/DEVELOPER — WSE DEVELOPMENT, LLC
5909 PEACHTREE DUNWOODY ROAD., SUITE 400
ATLANTA, GEORGIA 30338
CONTACT: MR. DARIN COLLIER
PHONE: 770-352-7190

2. CIVIL ENGINEER — HAINES, GIPSON & ASSOCIATES, INC.
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(770) 491-7550



HAINES GIPSON & ASSOCIATES
CONSULTING ENGINEERS
CIVIL & STRUCTURAL SERVICES

1550 NORTH BROWN ROAD, SUITE 100
DUBLIN, GEORGIA 30043
PHONE: (770) 491-7550
FAX: (770) 491-7750



SPAL

MONTE HEWETT
HOMES

Unknown

NORTHWINDS' SUMMIT
CONDO TRACT
8000 SUMMIT PLACE
GEORGIA HWY. 400 AT HAYNES BRIDGE ROAD
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

[illegible]

DRAWN BY SES	CHECKED RCL
DATE 6/28/2019	
SHEET TITLE GRADING PLAN (DRB)	
SHEET NUMBER	

C-3

HGA JOB No. 2019-051

LEGEND	
EXISTING EDGE OF PAVEMENT	---
EXISTING CURB & GUTTER	---
PROPOSED CONCRETE CURB & GUTTER	==
PROPOSED BUILDING	---
PROPOSED RETAINING WALL	---
PROPERTY LINES	---
PROPOSED CONTOUR ELEVATION	-1198-
PROPOSED SPOT ELEVATION	+1198.25
EXISTING STORM SEWER	---
EXISTING HEADWALL	---
EXISTING JUNCTION BOX	---
EXISTING CONTOUR ELEVATION	-1200-
EXISTING CATCH BASIN	---
EXISTING DROP INLET	---
PROPOSED CATCH BASIN	---
PROPOSED STORM PIPE	---



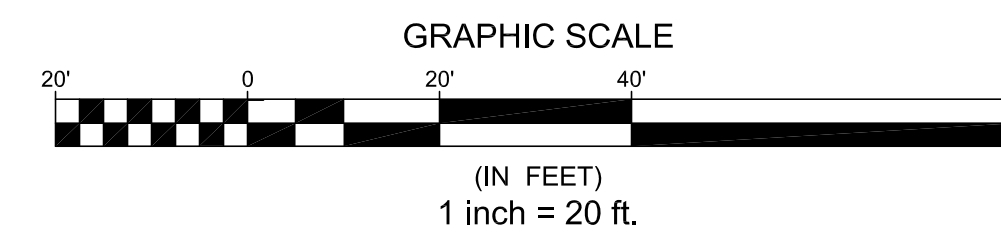
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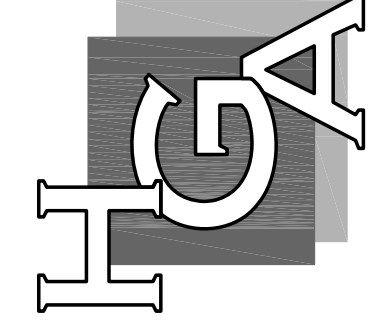
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GRADING PLAN
(DESIGN REVIEW BOARD)



HAINES GIPSON & ASSOCIATES
CONSULTING ENGINEERS
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1550 NORTH BROWN ROAD, SUITE 100
LAWRENCEVILLE, GEORGIA 30043
PHONE: (770) 491-7650
FAX: (770) 491-7760



SEAL

MONTE HEWETT
HOMES
5775 CLEVELAND DRIVE,
ATLANTA, GEORGIA 30328



A PROJECT OF

NORTHWINDS SUMMIT
CONDO TRACT
8000 SUMMIT PLACE
GEORGIA HWY. 400 AT HAYNES BRIDGE ROAD
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA
ZONED MIXED USE (MU). LL's 752, 753, 754, 755 JUST 1, SEC. 2

NO.	BY	DATE	DESCRIPTION

DRAWN BY SES	CHECKED BY RCL
DATE 6/28/2019	
SHEET TITLE GRADING PLAN (DRB)	
SHEET NUMBER C-31	

ORIGINAL ZONING CONDITIONS

- The 24,547-acre property shall be zoned MU and the site shall be developed substantially similar to the plan by Haines Gipson & Associates, dated 5/23/2017, except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
- The comprehensive land use plan designation of the property shall be Mixed Use.
- The maximum residential density shall be restricted to no more than 700 dwelling units per acre.
- Architectural style shall be representative of a traditional style common in Alpharetta with all buildings approved by DBR.
- Development regulations shall be as follows:

- Office – 1,230,000 square foot maximum. Entitlement shall be deducted from the existing Northwinds Master Plan entitlement for office. Building heights shall be limited as depicted on the site plan prepared by Haines Gipson & Associates, dated 5/23/2017.
- For-Rent Residential – After January 1, 2020, 140 "For-Rent" units shall be permitted a Certificate of Occupancy in accordance with UDC "For-Rent" requirements. At-grade "For-Rent" units along the public or private street frontage shall have walkouts with sidewalk connections as depicted on the Site Plan. Building maximum height shall be 4 stories or 60 feet, whichever is less. No more than 40% of the units may be 2-bedroom units and no 3-bedroom units shall be allowed. "For-Rent" units shall be constructed concurrently with retail. "For-Sale" units and a minimum of 30,000 square feet of office. A Certificate of Occupancy shall not be issued for rental units until 30,000 square feet of office is under construction. The units shall be part of a mixed-use project and incorporating retail/restaurant. "For-Sale" residential units, hotel, neighborhood grocery and office. "For-Rent" units shall have first class amenities, which shall include a private pool, fitness center, secure gated parking, resident's lounge, business center, on-site management office, concierge services and secure elevator access. If construction does not commence by June 18, 2020 residential units shall revert to "For-Sale" only. 32 "For-Sale" condominium units shall be permitted in up to 4-story buildings with a maximum height of 50 feet. No more than 10% shall be rented as stated in the HGA documents. 800 square feet of existing office density per residential unit shall be exchanged.
- Retail/Restaurant – Maximum of 30,000 square feet and height of 2 stories or 24', whichever is less. Entitlement shall be deducted from the existing Northwinds Master Plan entitlement for office/accessory retail. Mixed use buildings shall be limited to a maximum of 4 stories. Two (2) jewel box buildings shall be permitted within the median of the driveway depicted on the site plan. Office on Site C on the site plan shall not be considered a mixed use building. All restaurant uses shall include outdoor dining areas. A minimum 3000 square foot neighborhood grocery, or comparable amenity, as approved by staff, shall be required.

- Hotel – One boutique or full-service hotel as approved by staff with a maximum of 140 rooms and 5 stories shall be permitted. Hotel entitlement shall be deducted from the existing Northwinds Master Plan entitlement for hotel, which will require an exchange of 140,000 SF of office for 16 additional hotel rooms. Hotel may not be an extended stay facility.
- Parking Decks – Maximum of 8 levels, as depicted on the site plan prepared by Haines Gipson & Associates dated 5/23/2017. With the exception of the parking decks serving office buildings, all parking decks shall be wrapped with residential or non-residential uses where visible from the road. Parking decks visible from Haynes Bridge Road and Northwinds Parkway shall be treated with comparable materials and finishes as the buildings they serve. Parking decks visible from Georgia 400 and the interchange, as well as the 2 parking decks immediately adjacent to Haynes Bridge Road and Northwinds Parkway shall be screened from view with evergreen landscaping of sufficient size, as approved by Staff. Suitability of parking deck elevation, visibility and landscape screening shall be approved by the DBR. Parking lot islands shall be planted with trees, shrubs and ground covers. Provide sufficient green space to screen parking decks. Investigate as directed by Staff, the possibility of adding shade structures on the top floor of parking decks to covers a minimum 15% of this surface.

- The Master Plan area shall be limited to the following uses and further restricted by conditions of zoning:

- Office
 - Retail
 - restaurant (no drive thru)
 - hotel
 - residential
- Retail uses shall be those customarily accessory to or amenities for office uses, restricted to the following uses:
 - Art Gallery
 - Bakery
 - Barber Shop
 - Beauty Shop
 - Book Store
 - Brewery
 - Computer Supply Store
 - Copy Center/Print Shop
 - Drug Store (not to exceed 2,000 SF)
 - Dry Cleaning Pick-up Station
 - Fitness Studio
 - Florist, Retail without Greenhouse
 - Neighborhood Grocery (min. 3,000 SF)
 - Office Supply Store (not to exceed 2,000 SF)
 - Package Shipping/Mail Box Store
 - Restaurant (no drive-thru)
 - Retail Sales and Services Establishment
 - Shop or Studio, Craftsman/Artist
 - School, Commercial
 - T Spa Services (with approval of a conditional use permit)

- Building setbacks shall be 50' along Haynes Bridge Road and 40' along Northwinds Parkway. Side and rear setbacks shall be 15' and shall be in addition to required buffers where they abut adjoining properties.
- Building setbacks along internal streets shall be 0' for the first 60' of building height. Above 60' in height, a 10' setback shall be provided from back of curb. Sidewalks and street trees shall be incorporated throughout the development. Pedestrian bridges, stairs, elevators and escalators may encroach over and into public spaces provided that they don't impede pedestrian circulation or safety.
- A building permit shall not be issued for any free-standing retail building before a building permit is issued for the 30,000 square foot office use.
- Parking shall be provided at a minimum of 3.0 spaces/1,000 SF for office and retail uses. Bicycle parking shall be provided at 1 space per 50 parking spaces. Electric vehicle charging stations shall be provided at 1 space per 50 parking spaces.
- Specimen trees, tree groupings and trees of quality shall be given special consideration and every attempt to incorporate them into the site plan shall be made as stipulated in the Tree Protection Ordinance, as approved by Staff.
- Existing landscape trees, determined to be in good condition, depicted to be removed shall be spaced and approved by staff, as approved by Staff.
- A minimum 3.17 acres of public space as defined in MU Section 2.2.20 and a minimum 8.29 acres of greenspace shall be provided. A bocce ball court, or an alternative outdoor recreational feature, shall be required within an area designated public space as approved by Staff.
- Delete Condition #6 on Northwinds Master Plan Table A – Revised October, 1998, which required 20 stories or 300' buildings directly adjacent to the Georgia 400 Tree Buffer.

Design Conditions:

- A permanent public access easement shall be provided over the new private street connecting Haynes Bridge Road to Northwinds Parkway.
- At-grade pedestrian and bicycle connections shall be provided throughout the site, including between buildings and recreational facilities within the development and across Northwinds Parkway. Pedestrian crossings throughout development shall be ramped and the surface materials shall be brick pavers, cobblestones or architecturally treated concrete products as approved by Staff.
- Detention facilities shall not be visible from a public right-of-way, except a decorative water feature approved by Staff. The developer shall work with the adjacent property owner to install a pond aerator and landscaping around the pond, as approved by Staff.

ORIGINAL ZONING CONDITIONS (CONT)

- Each entrance off Northwinds Parkway and Haynes Bridge Road shall be designed with a minimum 5,000sf green space to incorporate a water-feature, sculpture or similar focal point feature, as approved by Staff and prior to an LDP approval and construction of a sculpture shall be required concurrent with the first CO of each subsequent phase of development. All sculptures shall be completed prior to the final site CO.
- Parking decks and retaining walls shall receive architectural facade treatment or be heavily landscaped. Retaining walls visible from developed areas exceeding 16' in height shall be terraced, in areas where the parking decks are visible to the public, the decks will be screened by over-sized landscaping (12' to 15' caliper trees) or materials approved by DBR or other materials as approved by Staff.
- The developer shall provide bicycle racks, benches, trash receptacles, decorative crosswalks, planters, kiosks and other street furniture, where appropriate, throughout the development. A bus drop-off area with shelter and dedicated lane shall be incorporated into the plan design along Haynes Bridge Road, Northwinds Parkway or at an alternative location acceptable to MARTA. Developer shall work in good faith with MARTA to add the development to city bus routes in order to assist with transportation service for employees. The public shall be permitted to park in the office parking lots on evenings and weekends. Bicycle Facilities shall be provided throughout the development including a bicycle rental station. Applicant shall not be required to construct a bus shelter if MARTA does not add Northwinds Summit to its route system.

- Prior to LDP, the applicant shall submit for approval a document to be entitled "Northwinds Summit Design Standards". This document shall include elevations or architectural themes of buildings, specifications for street furniture including benches, trash receptacles, lighting, fountains, bicycle racks, bus shelter, signage landscaping themes and focal point shall be substantially similar to the renderings filed with the 2017 application, as amended. Design standards will be presented to Staff and the DBR for review and approval. This document also shall detail entrance treatment for the Haynes Bridge Road and Northwinds Parkway intersections with the new private road. Building designs shall be separately submitted to DBR for approval. There shall also be separate Roadway and Streetscape construction in conjunction with LDP on any structure.
- Surface parking areas other than on-street parking shall be screened from the right-of-way in compliance with the UDC. A decorative, short wall shall be located along Haynes Bridge Road where necessary to obscure views of surface parking near the hotel and along Northwinds Parkway where necessary to obscure views of loading area for Office Site/Parking Deck E.

- All buildings along Haynes Bridge Road and Northwinds Parkway must face those streets or appear to face those streets. Backside of buildings or "back of house" functions (such as loading or dumpster area) shall not be visible from those streets. Parapet walls shall be used as needed to screen roof-top mechanical equipment and views.
- Streets within the development shall be private and only where indicated on the site plan, shall include a planted median with sufficient space for tree plantings.
- Applicant shall provide a minimum 3 original sculptures located at prominent locations throughout the development, including the corner of Haynes Bridge Road and in the roundabout, final approval by Staff with input from as the local arts council.
- Approval and construction of 1 sculpture shall be required concurrent with the first CO. A minimum of 1 additional sculpture shall be required concurrent with the first CO of each subsequent phase of development. All sculptures shall be completed prior to final site CO.
- In order to further 2035 Comprehensive Plan strategy LU 6.2, no stand-alone retail development shall be located within 500' of the GA 400 interchange.

- Prior to the first CO, applicant shall submit a revised master plan for the entire parcel to the City, which shall incorporate the approved conditions, as well as the following:
 - Approved specifications and standards identified for each use within the total development.
 - Pedestrian network.
 - Overall planned green space areas.
- Every plan submitted for an LDP shall include an on-going density and acreage tabulation.
- Roof top signs shall be permitted as approved by the DBR.
- All site plans and civil design plans hereafter submitted to the City of Alpharetta shall state as the first note: "This plan reflects conditions stipulated through public hearing regarding case CLU#17-12346#17-05/2-17" – 05/03-17-05/17-17-11 Northwinds Summit/Pope and Land"

Landscape Conditions:

- A 20' landscape strip with trees and shrubs shall be provided along Haynes Bridge Road and Northwinds Parkway. All new utilities shall be located underground. Existing landscape strips along Northwinds Parkway and Haynes Bridge Road shall be replanted where needed, as approved by Staff.
- Landscaping areas shall not contain any parking, water detention area or buildings, or portion thereof, except that a detention pond or ponds may be located within the landscaping area if decorative and will provide an amenity. However, there shall be no encroachment into the Georgia 400 tree buffer, except for the Alpha Loop as approved by Staff.
- At least 10% of the space occupied by restaurant uses shall be located in open air dining areas. Outdoor dining areas will not count against the 30,000 SF of retail/restaurant use.
- Provide detailed street planting for Haynes Bridge Road, Northwinds Parkway and new private road. Landscape plan shall be approved prior to issuance of a LDP and shall retain the current mature street trees, except at curb cuts along Northwinds Parkway and Haynes Bridge Road with final approval by Staff.
- The developer and/or property owner shall be responsible for the planting and maintenance of medians within the development site. Planting and maintenance shall be in accordance with a plan approved by Staff.
- The developer shall dedicate a permanent easement to the City and construct an 8'x12' concrete, accessible multi-use trail from Northwinds Parkway, through the site, next to the detention pond and through the Georgia 400 buffer and along Haynes Bridge Road, with final alignment/design/materials approved by Staff and construction completed prior to the first CO for residential units. A hawk signal and crossing shall be provided across Northwinds Parkway and shall be constructed of paver material approved by Staff. Alpha Loop shall include seating/gathering areas, lighting (pedestrian and bollards), landscape and hardscape. Trail entrance gateway/arches shall be provided on Northwinds Parkway and Haynes Bridge Road. Final design and construction shall be approved by Staff. The applicant shall hand clear undergrowth, invasive species and dead materials within the Georgia 400 buffer, maintain such condition to the City's satisfaction; and promote use of the area to the public by providing parking, access and trails for public enjoyment. A bike share station shall be provided at a location(s) along the trail as approved by Staff. Wayfinding signage shall be placed at key locations along the trail. Applicant shall receive impact fee credits for the cost of the loop construction.
- Public spaces shall include landscape and hardscape for recreation, entertainment, and/or civic purposes as approved by Staff.

General Conditions of Approval to GRTA Notice of Decision:

Haynes Bridge Road at GA 400 Southbound Ramp

- Restripe the westbound approach (Site Driveway 1) to operate with two dedicated left turn lanes, one dedicated through and one shared through/right turn lane, as shown on plan.
- Install permissive + overlap signal phasing for the southbound right turn movement.

Haynes Bridge Road at Northwinds Parkway/Lakeview Parkway

- Convert the existing yield-controlled northbound right turn movement to a free-flow movement.
- Construct a second westbound right turn lane on Northwinds Parkway, per local standards.

Northwinds Parkway at Site Driveway 2

- Signalize, if and when warranted.

PLAT NOTES

THE CITY OF ALPHARETTA DOES NOT ENFORCE RESTRICTIVE COVENANTS.

THIS FINAL SUBDIVISION PLAT IS SUBJECT TO THE COVENANTS SET FORTH IN THE SEPARATE DOCUMENT(S) ATTACHED HERETO, DATED _____, WHICH HEREBY BECOMES A PART OF THIS FINAL SUBDIVISION PLAT.

ZONING CASE NUMBER PH-17-32 FOR NORTHWINDS SUMMIT WAS APPROVED BY CITY COUNCIL ON 01/22/2018.

REVISED ZONING CONDITIONS

Council Member Merkel offered a motion to approve PH 17 32: Northwinds Summit / Pope & Land subject to the following revised conditions:

- The 24,547-acre property shall be developed substantially similar to the plans by HGOR, dated 12/21/2017, except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning. The Alpha Loop improvements shall be located as shown on the HGOR Plan with (1) 12 foot path and (2) bike lanes
- One (1) boutique or full-service hotel shall be permitted with a maximum of 140 rooms and 6 stories. Hotel entitlement shall be deducted from the existing Northwinds Master Plan entitlement for hotel, which will require an exchange of 12,800 SF of office for 16 additional hotel rooms. Hotel shall not be an extended stay facility.
- If Council approves proposed internal Alpha Loop location, the building setbacks shall be 50' along Haynes Bridge Road and 40' along Northwinds Parkway. Side setbacks shall be 15' and rear setbacks shall be as depicted on the plans by HGOR, dated 12/21/2017, and shall be in addition to required buffers where they abut adjoining properties. Buildings and other improvements along the rear setback, adjacent to the Georgia 400 buffer, shall not encroach upon the structural root plate of specimen trees within the Georgia 400 buffer. Encroachments into the critical root zones of specimen trees within the Georgia 400 buffer shall be subject to staff approval.
- Surface parking lot for Office Site B shall be temporary and shall be developed substantially similar to plan prepared by HGOR, dated 12/21/2017, including all depicted improvements. Surface parking lot shall be screened, as depicted in Exhibit A. Additional shrubs for screening may be required to screen parking visible from public right-of-way, as approved by Staff. Surface parking lot for Office Site B shall be removed in its entirety upon the development of Office and Parking Deck Site A.
- Developer shall dedicate a 20' permanent easement to the City through the Georgia 400 buffer for construction and public use of the Alpha Loop.
- Enhanced sidewalk, as depicted running through the site, shall be eligible for impact fee credits as provided for in the Impact Fee Ordinance.
- Bike lanes, as depicted running along the new street, shall be a minimum 6' from face of curb and shall include pavement markings and signage, as approved by Staff. This improvement shall be eligible for impact fee credits as provided for in the Impact Fee Ordinance.
- HAWK beacon or traffic signal and pedestrian crossing with pedestrian refuge shall be provided across Northwinds Parkway and shall be constructed of paver material, as approved by Staff. Final design to be approved by Staff.
- 12 Alpha Loop trail shall be constructed along Northwinds Parkway from the project entrance to the east property line. Improvements described above shall be eligible for impact fee credits.
- Previous conditions of zoning shall remain in effect, except as modified by these conditions.

- The motion was seconded by Council Member Owens
- Amendment offered by Mayor Belle Isle to the last sentence of Condition #4 to read, "Surface parking lot for Office Site B shall be removed in its entirety prior to the issuance of the Certificate of Occupancy by the City of Alpharetta for the Office and Parking Deck Site A."
- Accepted by Merkel and Owens
- Council Member Gilvin offered a substitute motion to deny moving the loop, but approve staff recommended conditions #2, 4, 6, 8 and 9
- The motion was seconded by Council Member Binder
- Council Member Owens offered an amendment to the substitute motion to strike staff condition #8 as well
- Accepted by Gilvin and Binder
- Council Member Binder offered a motion to table until next Council Meeting
- The motion was seconded by Council Member Burnett
- Motion failed 2-5; Burnett, Owens, Belle Isle, Mitchell and Merkel voting no
- Mayor Belle Isle called for a vote on Council Member Gilvin's substitute motion vote. Motion fails 3-4; Owens, Belle Isle, Merkel and Mitchell voting no
- Mayor Belle Isle offered an amendment to the original motion to strike specimen as amended in Condition #3
- Accepted by Merkel
- Owens - offered alternative amendment to Condition #3, If Council approves proposed internal Alpha Loop location, the building setbacks shall be 50' along Haynes Bridge Road and 40' along Northwinds Parkway. Side setbacks shall be 15' and rear setbacks shall be as depicted on the plans by HGOR, dated 12/21/2017, and shall be in addition to required buffers where they abut adjoining properties. Encroachments into the critical root zones of trees within the Georgia 400 buffer shall be subject to staff approval.
- Belle Isle and Merkel accepted
- Motion approved (4-3); Binder, Gilvin, Burnett voting no

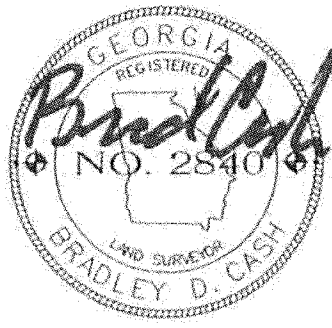
SURVEYOR'S CERTIFICATE

It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property by me or under my supervision; that all monuments shown thereon actually exist or are marked as "future" and will be placed during construction of the improvements shown on this plat; and their location, size, type, and material are correctly shown.

By: Bradley D. Cash

Registered Georgia Land Surveyor Survey No. 2840

Date: 10/24/2018



OWNER'S CERTIFICATE

Owner's Certificate of Dedication and Acknowledgement:

(STATE OF GEORGIA)

(COUNTY OF FULTON)

The owner of record of the land shown on this plat and whose name is subscribed thereto, in person, or through a duly authorized agent, hereby acknowledges that this final subdivision plat was made from an actual survey and that there are no public dedications on this property.

Subdivider:

NORTHWINDS LAND, L.P.

Date:

OCTOBER 29, 2018

Owner:

NORTHWINDS LAND, L.P.

Date:

OCTOBER 29, 2018

CERTIFICATE OF MINOR SUBDIVISION PLAT APPROVAL

The Community Development Department of the City of Alpharetta, Georgia, certifies that this plat complies with all requirements of the City of Alpharetta Zoning regulations.

B. Gilvin 10/25/18
Community Development Department Date

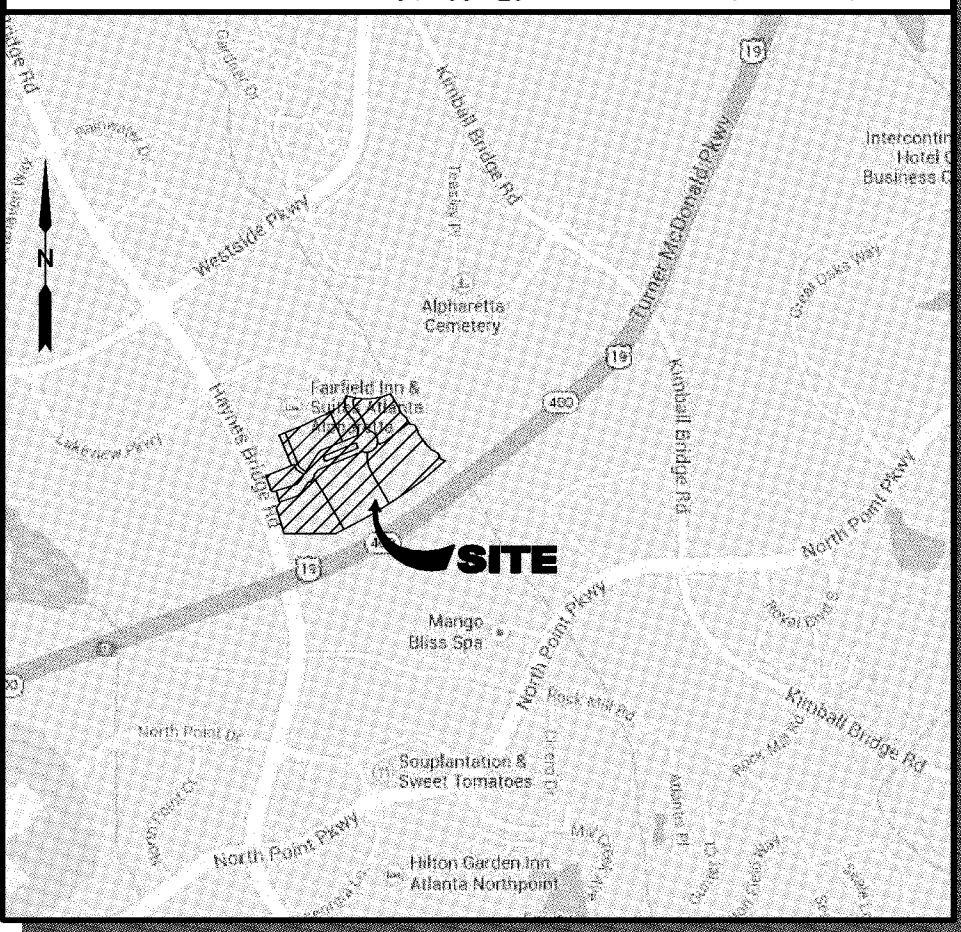
ALPHARETTA DRAINAGE NOTE

The owner of record, on behalf of himself (itself) and all successors in interest, specifically releases City of Alpharetta from any and all liability and responsibility for flooding or erosion from storm drains or from flooding from high water of natural creeks, river or drainage features. A drainage easement is hereby established for the sole purpose of providing for the emergency protection of the free flow of surface waters along all watercourses as established by these regulations and the Director of Public Works. Said Director may conduct emergency maintenance operations within this easement where emergency conditions exist. Emergency maintenance shall be the removal of trees and other debris, excavation, filling and the like necessary to remedy a condition, which in the judgment of said Director is potentially injurious to life, property or the public road or utility system. Such emergency maintenance, conducted for the common good, shall not be construed as constituting a continuing maintenance obligation on the part of City of Alpharetta nor an abrogation of City of Alpharetta's right to seek reimbursement for expenses from the owner/s of the property/ies of the lands that generated the conditions.

VICINITY MAP

SCALE 1"=2000'

SITE LOCATION - LATITUDE: 34° 03' 29" LONGITUDE: 84° 17' 13"



GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.

THIS PROPERTY IS LOCATED IN A 100 YEAR FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13121C0068F, AND THE DATE OF SAID MAP IS 09-18-2013. THIS DETERMINATION WAS FOR INFORMATION PURPOSES ONLY. THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED ON SURVEY REFERENCE NUMBER 1.

THE VERTICAL DATUM FOR THIS SURVEY IS BASED ON THE NORTH AMERICAN DATUM 1988 (NAVD 88) FROM GPS OBSERVATIONS PERFORMED BY GEOSURVEY, LTD.

UNDERGROUND UTILITIES ARE NOT SHOWN.

THIS PROPERTY IS ZONE MU PER CITY ZONING MAP.

PLEASE NOTE: ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

THIS PROPERTY IS KNOWN AS FULTON COUNTY TAX PARCEL 12 285007520648.

THIS PLAT WAS PREPARED FROM A BOUNDARY SURVEY PREPARED BY GEOSURVEY, LTD., DATED 10/11/2017.

PROPERTY CORNERS WILL BE MARKED WITH 5/8-INCH REBAR DURING CONSTRUCTION.

SURVEY REFERENCES

1> BOUNDARY AND TOPOGRAPHIC SURVEY FOR NORTHWINDS LAND LLC AND DUKE REALTY LIMITED PARTNERSHIP, PREPARED BY GEOSURVEY, LTD, DATED 11-08-2007 AND REVISED 11-27-2012.

CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000.00. THE SURVEY WAS CONDUCTED USING THE TRAVERSE METHOD. A TRIMBLE S-6 TOTAL STATION AND TDS RANGER DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 287,862. FEET. 0.01 INCH.

GEORGIA SURVEYOR CERTIFICATION

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Bradley D. Cash

Bradley D. Cash
Georgia Registered
Land Surveyor # 2840

SURVEYOR:

GEOSURVEY, LTD
ADDRESS:
1660 BARNES MILL ROAD
MARIETTA, GA 30062
Phone: (770) 795-9900
Fax: (770) 795-8880

ENGINEER:

HAINES GIPSON & ASSOCIATES, INC.
ADDRESS:
1550 NORTH BROWN ROAD
SUITE 100
LAWRENCEVILLE, GA 30043
CONTACT: SCOTT SAMUEL, P.E.
PHONE: 770-491-7550 EXT 232



Land Surveying • 3D Laser Scanning

1660 Barnes Mill Road
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

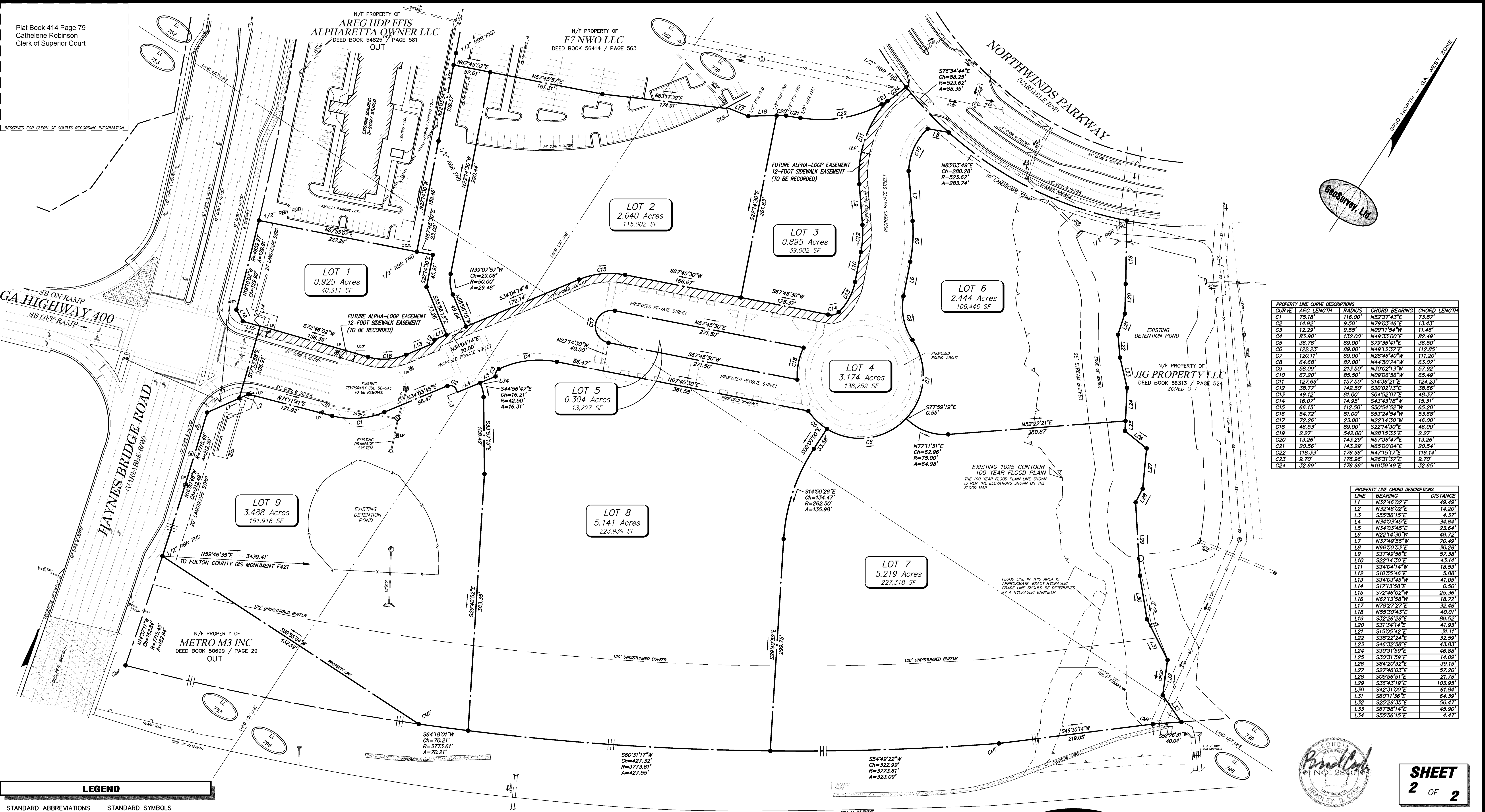
FOR

NORTHWINDS LAND, L.P.

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

SHEET
1 OF 2

RESERVED FOR CLERK OF COURTS RECORDING INFORMATION



PROPERTY LINE CURVE DESCRIPTIONS				
CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	75.18'	116.00'	N52°37'43"E	73.87'
C2	14.92'	9.50'	N79°03'46"E	13.43'
C3	12.29'	9.53'	N09°11'54"W	11.46'
C4	83.90'	132.00'	N49°33'00"E	82.49'
C5	36.76'	89.00'	S79°35'41"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'	S30°02'11"W	57.92'
C10	67.20'	85.50'	N09°06'56"W	65.49'
C11	127.69'	157.50'	S14°36'21"E	124.23'
C12	38.77'	142.50'	S30°02'13"E	38.66'
C13	48.12'	81.00'	S04°52'03"E	48.37'
C14	16.07'	14.95'	S43°43'10"W	15.31'
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'	542.00'	N26°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'

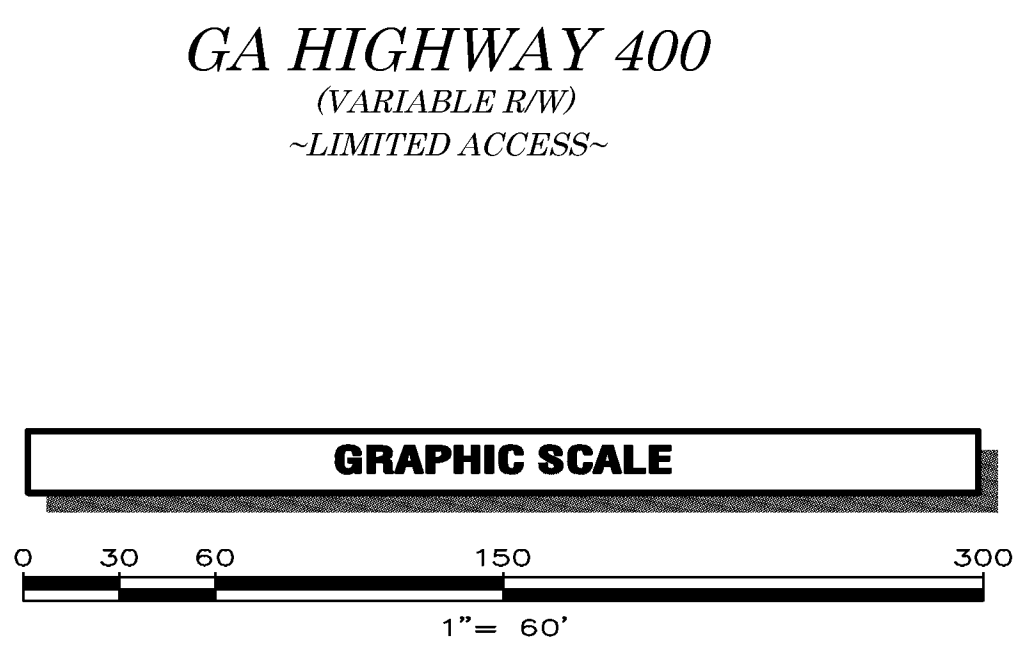
PROPERTY LINE CHORD DESCRIPTIONS		
LINE	BEARING	DISTANCE
L1	N32°46'02"E	49.49'
L2	N32°46'02"E	14.20'
L3	S69°56'15"E	4.37'
L4	N34°03'45"E	34.64'
L5	N34°03'45"E	23.64'
L6	N22°14'30"W	49.72'
L7	N37°49'56"W	70.49'
L8	N66°50'53"E	30.28'
L9	S37°49'56"E	57.38'
L10	S22°14'30"E	43.14'
L11	S34°04'14"W	18.53'
L12	S10°55'46"E	5.88'
L13	S34°03'45"W	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°26'28"E	89.52'
L20	S31°54'14"E	41.93'
L21	S15°05'42"E	31.11'
L22	S38°22'24"E	32.59'
L23	S46°32'58"E	43.83'
L24	S30°31'59"E	46.88'
L25	S30°31'59"E	14.09'
L26	S34°20'32"E	39.15'
L27	S27°46'03"E	57.20'
L28	S05°56'51"E	21.78'
L29	S36°43'19"E	103.95'
L30	S42°31'00"E	61.84'
L31	S60°11'36"E	64.39'
L32	S25°29'35"E	50.47'
L33	S67°58'14"E	45.90'
L34	S55°56'15"E	4.47'

LEGEND	
STANDARD ABBREVIATIONS	STANDARD SYMBOLS
AC AIR CONDITIONER	OVERHEAD TRAFFIC SIGNAL LIGHT
BH BORE HOLE	POWER POLE
BSL BUILDING SETBACK LINE	GUY WIRE
CI CURB INLET	POWER LINE
CMF CORRUGATED METAL PIPE	LIGHT POLE
CO SANITARY CLEANOUT	ELECTRIC TRANSFORMER
CPED COMMUNICATION PEDESTAL	
CTP CRIMPED TOP PIPE	
DI DROP INLET	
DIP DUCTILE IRON PIPE	
DWCB DOUBLE WING CATCH BASIN	
FND FENCE	
GM GAS METER	
INV INVERT	
JB JUNCTION BOX	
MH MANHOLE	
OMP OVERHEAD POWER	
OTF OPEN TOP PIPE	
PM POWER METER	
PK PK NAIL SET	
POB POINT OF BEGINNING	
POC POINT OF COMMENCEMENT	
RCP REINFORCED CONCRETE PIPE	
RFB 5/8" RFB SET CAPPED LSF 621	
SS SANITARY SEWER	
SWCB SINGLE WING CATCH BASIN	
TRANS ELECTRIC TRANSFORMER	

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811

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Or Call 800-282-7411



LOT FLOOD PLAIN CHART			
LOT #	LOT AREA	AREA IN FLOOD	% AREA IN FLOOD
LOT 6	106,446 SF	43,653 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.

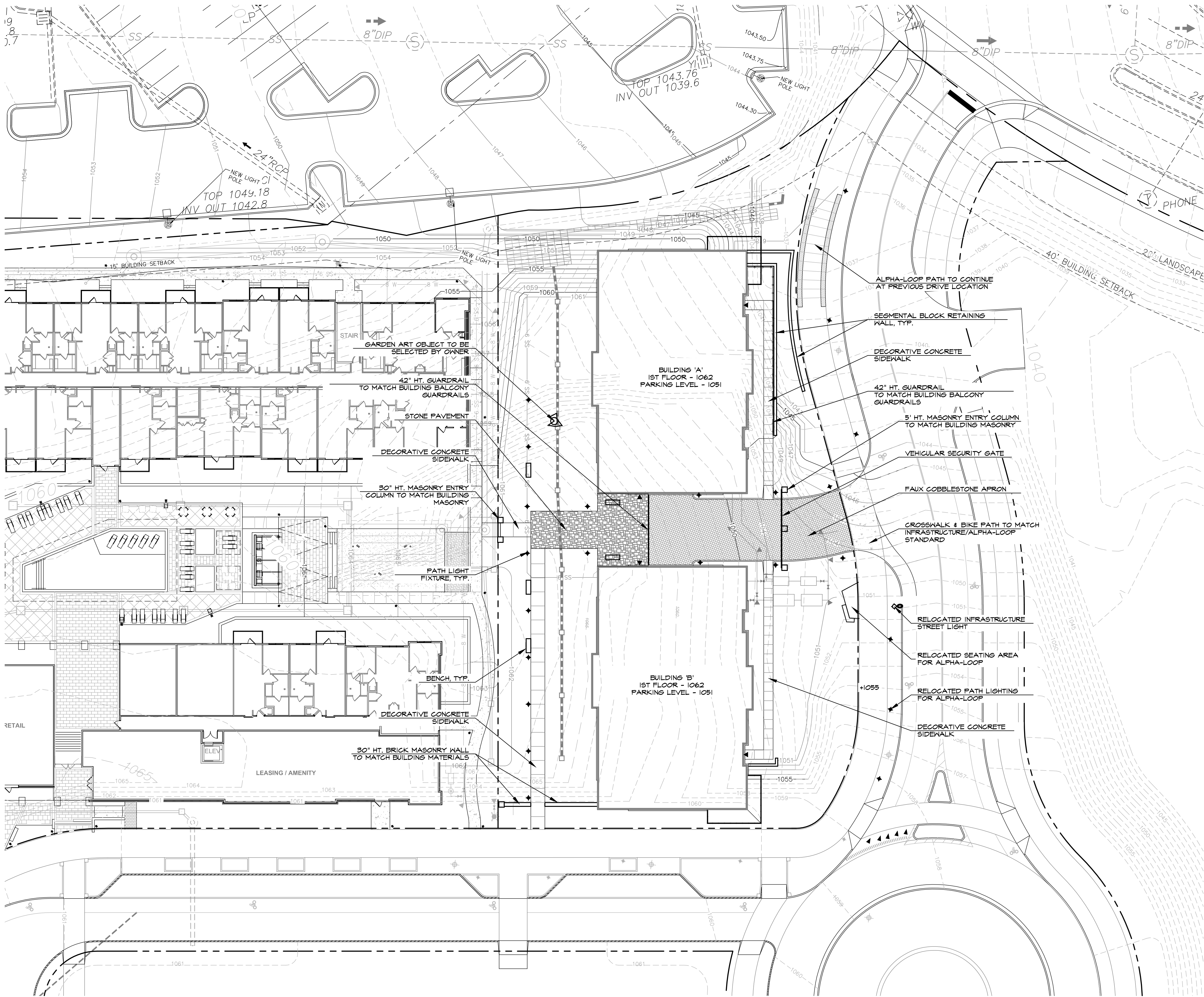
Land Surveying • 3D Laser Scanning

1660 Barnes Mill Road
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



A HARDSCAPE IMPROVEMENT PLAN
HS-1 SCALE: 1"=20'



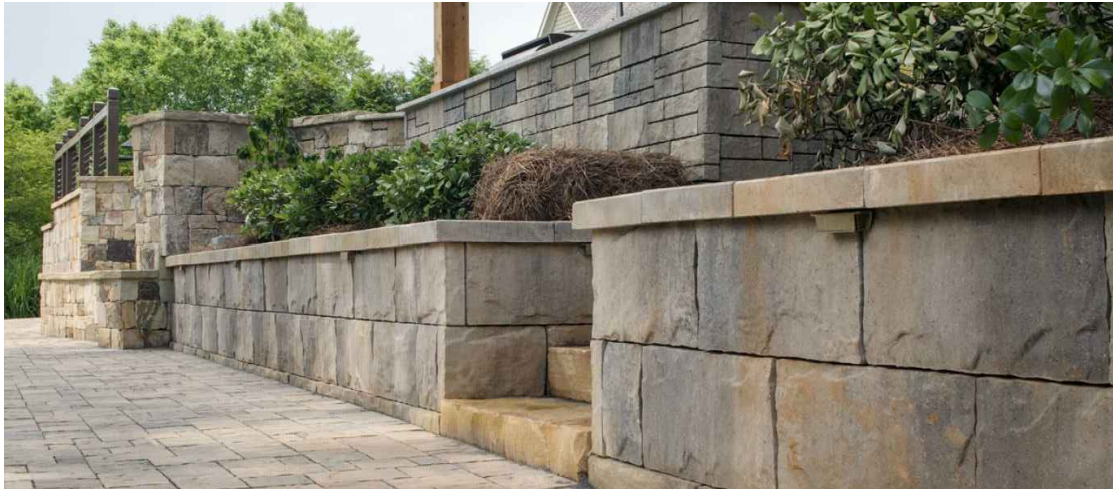
GARDEN BENCH
FORMS + SURFACES - KNIGHT BENCH



DECORATIVE CONCRETE SIDEWALK
(INTEGRAL COLOR IV BLACK BEAUTY SAND & LIGHT TOP CAST)



STONE PAVEMENT
(BLUESTONE IN ASHLAR PATTERN)



SEGMENTAL BLOCK RETAINING WALL
(BELGARD: MEGA TANDEM STONE)



FAUX COBBLESTONE PAVEMENT
(RIGGIBENE: COBBLESYSTEM - CHARCOAL)



VEHICULAR SECURITY GATE
(EXAMPLE OF STYLE: 1/4-42" HEIGHT GATE)
FINAL DESIGN TO MATCH BUILDING BALCONY GUARDRAILS

REVISIONS		
NO.	DATE	ISSUE

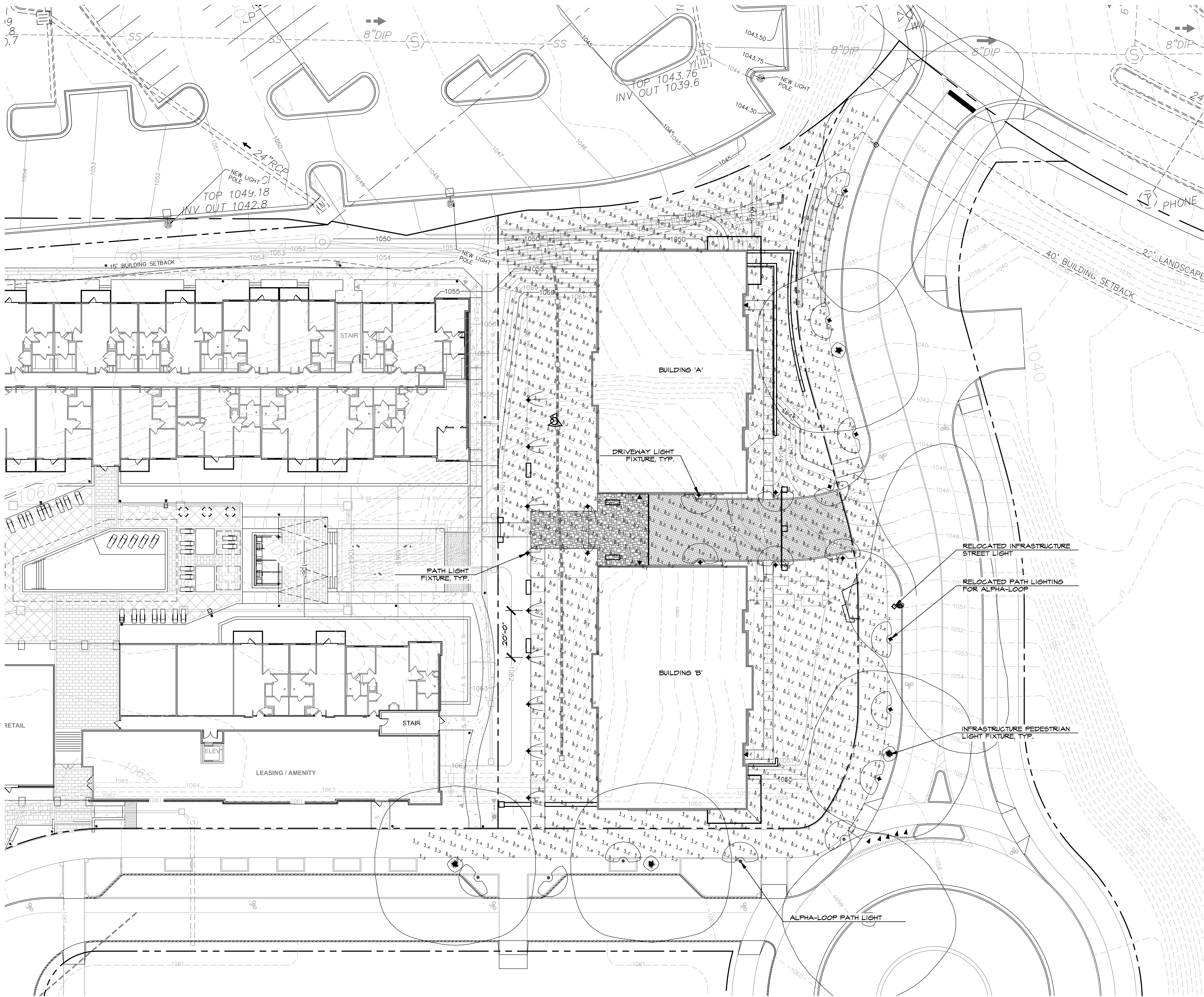


NORTHWINDS SUMMIT - MONTE HEWETT HOMES
ALPHARETTA, GA
POPE & LAND ENTERPRISES, INC.
ATLANTA, GA

TITLE
**HARDSCAPE
IMPROVEMENT
PLAN**

DATE	07/01/2019
JOB NO.	19033
DWG FILE	
DRAWN BY	STH
CHECKED	CRM
SCALE	1" = 20'
SHEET	

HS-1



A SITE LIGHTING PLAN
HS-2 SCALE: 1"=20'



PATH LIGHT FIXTURE



TEKA DIRECTIONAL FLOOD SPOTS W/ THIN HEADS



DRIVEWAY LIGHT FIXTURE



SISTEMALUX REEF BOLLARD - 26" HT.



INFRASTRUCTURE PROJECT
PEDESTRIAN LIGHT FIXTURE



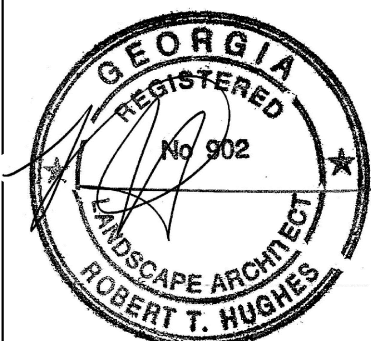
INFRASTRUCTURE PROJECT
STREET LIGHT FIXTURE



3445 Peachtree RD NE
Suite 1405
Atlanta, Georgia 30326
www.hgor.com
p. 404-248-1960
f. 404-248-1092

HGOR

REVISIONS		
NO.	DATE	ISSUE



NORTHWINDS SUMMIT - MONTE HEWETT HOMES
ALPHARETTA, GA
POPE & LAND ENTERPRISES, INC.
ATLANTA, GA

TITLE
SITE
LIGHTING
PLAN

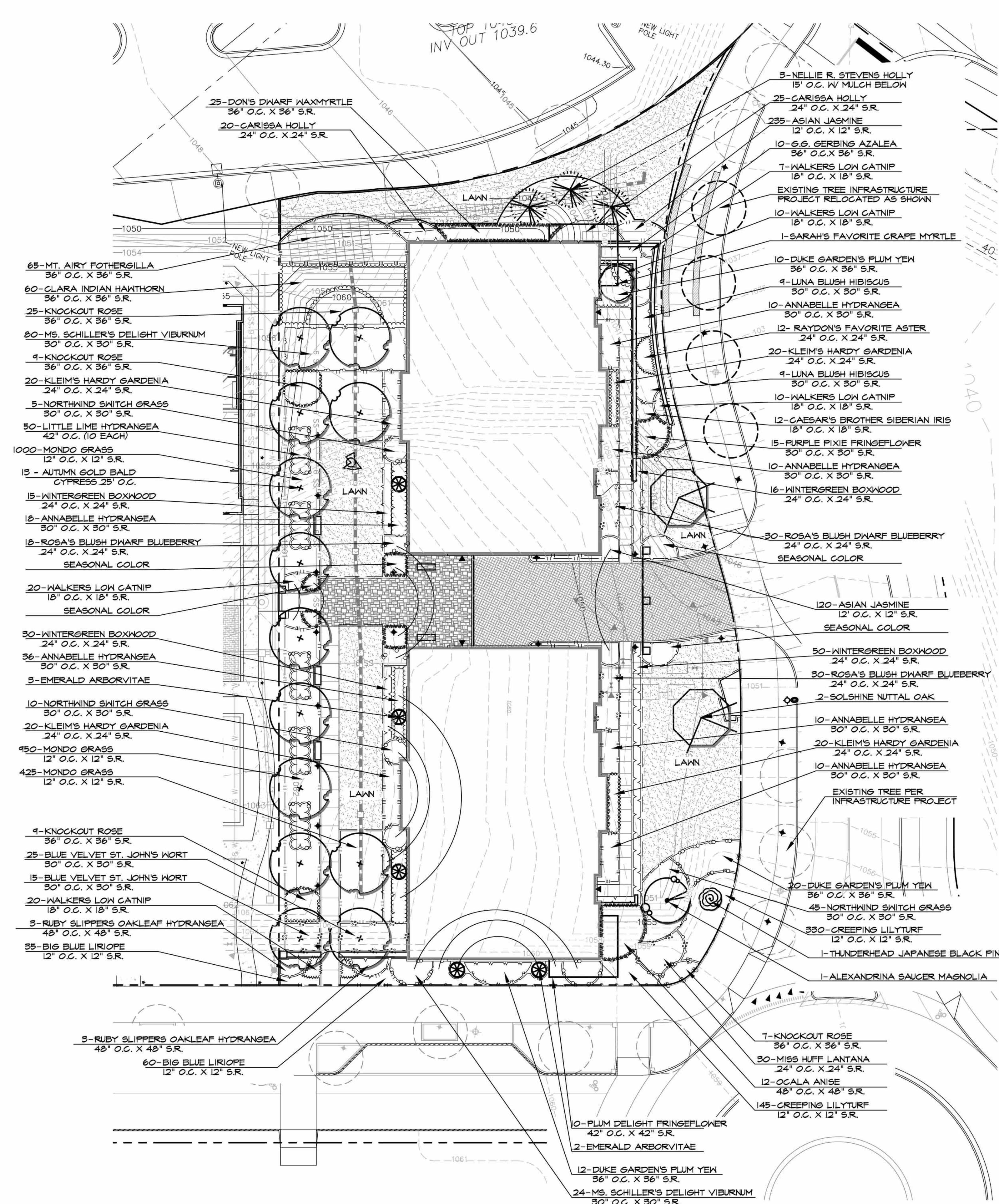
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CHECKED CRM
SCALE 1"=20'
SHEET

HS-2

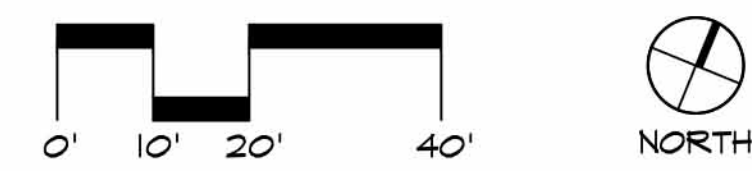
2 OF 2

NOT RELEASED FOR CONSTRUCTION

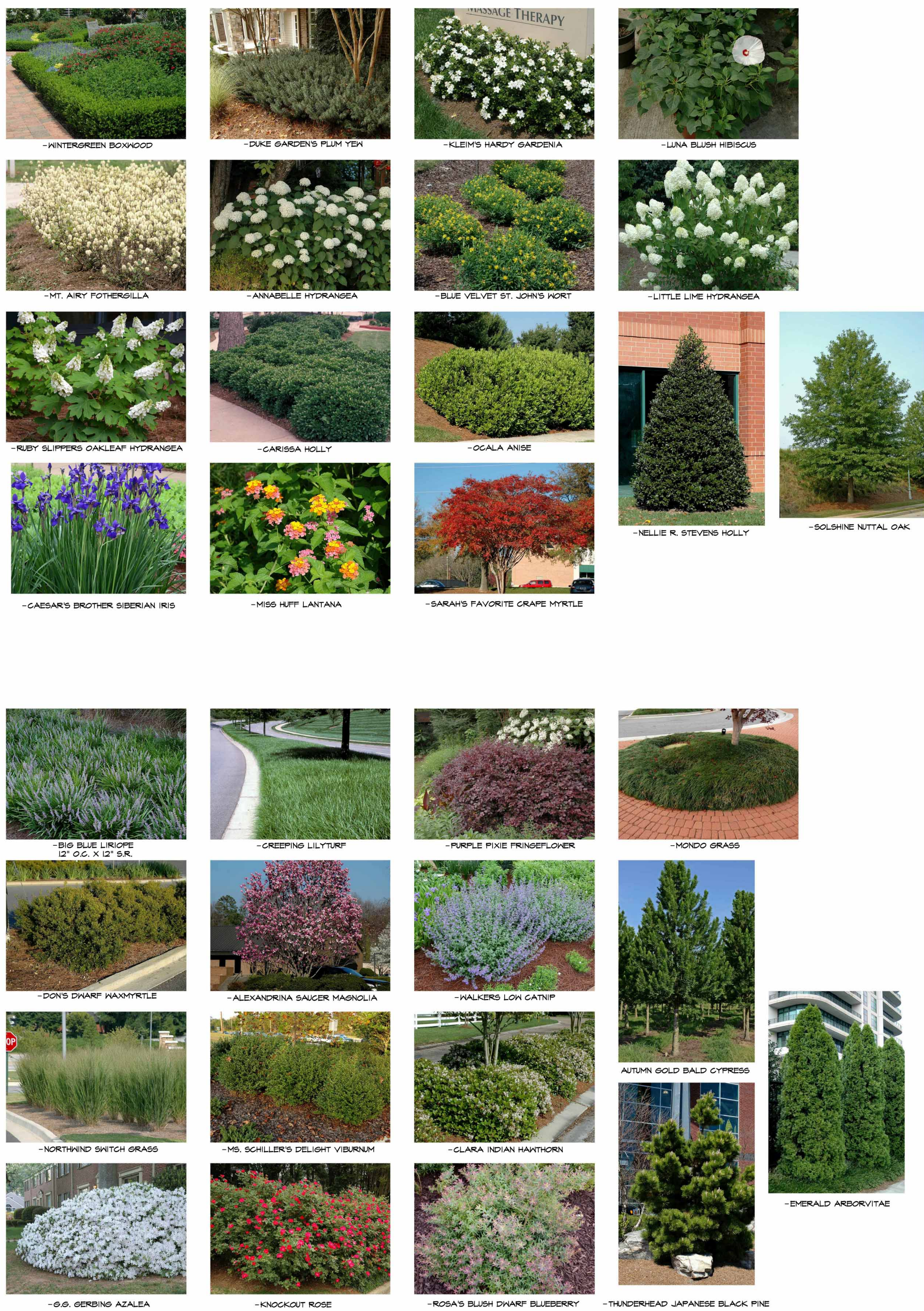
Last modified on: 06/28/2019 by: AOCB
File located in: S:\2019\19033\Graphics\ - CAD\G4 - landscape\ 19033V1.dwg



LANDSCAPE DEVELOPMENT PLAN
LS-1 SCALE: 1"=20'



PLANT LIST:									
Quantity	Botanical Name	Common Name	Caliper	Height	Spread	Root	Comment		
3	Ilex x Nellie R. Stevens	Nellie R. Stevens Holly	4-4.5"	12-14'	6-7'	B&B	Full to ground; dense foliage; straight, tightly pruned pyramidal form		
1	Lagerstroemia x Sarah's Favorite	Sarah's Favorite Grape Myrtle	3-3.5"	12-14'	8-4'	B&B	Multi-trunk (3-5 trunks); well pruned (no straight-whip trunks)		
1	Magnolia x Alexandrina	Alexandrina Saucer Magnolia	3.5-4"	12-14'	8-4'	B&B	Multi-trunk (3-5 trunks); dense, tightly pruned crown		
2	Quercus nuttallii Solshine	Solshine Nuttall Oak	4-4.5"	18-20'	9-10'	B&B	Single straight trunk; dense, uniform branching; single central leader		
15	Taxodium distichum Autumn Gold	Autumn Gold Bald Cypress	4-4.5"	12-14'	6-7'	B&B	Limbed up to 1/4 overall hgt; straight trunk; tightly pruned tree		
5	Thuja occidentalis Emerald	Emerald Arborvitae	2.5-3"	8-4'	3-0-3-6'	B&B	Full to ground; dense foliage; straight, tightly pruned pyramidal form		
11	Buxus microphylla Wintergreen	Wintergreen Boxwood	12-15"	12-15'	3 gal	3 gal	Dense form; good color; well rooted in pot		
42	Gaphnagovus harringtonia Duke Gardens	Duke Gardens Plum Yew	9-12"	12-15'	3 gal	3 gal	Dense form; good color; well rooted in pot		
65	Fothergilla x intermedia Mt. Airy	Mt. Airy Fothergilla	24-30"	18-24'	3 gal	3 gal	Dense branching; well rooted in pot; self supporting stems		
80	Gardenia jasminoides Kleim's Hardy	Kleim's Hardy Gardenia	12-15"	15-18'	3 gal	3 gal	Dense form; good color; well rooted in pot		
44	Hydrangea arborescens Annabelle	Annabelle Hydrangea	15-18"	15-18'	3 gal	3 gal	Dense branching; well rooted in pot; self supporting stems		
50	Hydrangea paniculata Little Lime	Little Lime Hydrangea	18-24"	18-24'	3 gal	3 gal	Dense branching; well rooted in pot; self supporting stems		
6	Hydrangea quercifolia Ruby Slippers	Ruby Slippers Oakleaf Hydrangea	18-24"	12-15'	3 gal	3 gal	Dense branching; well rooted in pot; self supporting stems		
40	Hypericum kalmianum GFFLPC	Blue Velvet St. John's Wort	12-15"	12-15'	3 gal	3 gal	Dense branching; well rooted in pot; self supporting stems		
45	Ilex cornuta Carissa	Carissa Holly	9-12"	12-15'	3 gal	3 gal	Dense form; good color; well rooted in pot		
12	Illicium parviflorum	Ocala Anise	18-24"	15-18'	3 gal	3 gal	Dense form; good color; well rooted in pot		
10	Loropetalum chinense Plum Delight	Plum Delight Fringeflower	18-24"	18-24'	3 gal	3 gal	Dense form; good color; well rooted in pot		
15	Loropetalum chinense Purple Pixie	Purple Pixie Fringeflower	9-12"	12-15'	3 gal	3 gal	Dense form; good color; well rooted in pot		
25	Myrica carteriana Don's Dwarf	Don's Dwarf Waxmyrtle	18-24"	18-24'	3 gal	3 gal	Dense form; good color; well rooted in pot		
1	Pinus thunbergiana Thunderhead	Thunderhead Japanese Black Pine	5-6'	4-5'	B&B	B&B	Full to ground; dense branching		
60	Raphalepis indica Clara	Clara Indian Hawthorn	12-15"	15-18'	3 gal	3 gal	Dense form; good color; well rooted in pot		
50	Rhododendron x G.G. Gerbing	G.G. Gerbing Azalea	15-18"	15-18'	3 gal	3 gal	Dense form; good color; well rooted in pot		
50	Rosa x Radiant	Knock Out Rose	15-18"	18-24'	3 gal	3 gal	Full to ground; dense branching; self-supporting, sturdy stems		
10	Vaccinium darrowii Rosa's Blush	Rosa's Blush Dwarf Blueberry	12-15"	12-15'	3 gal	3 gal	Dense form; good color; well rooted in pot		
104	Viburnum obovatum Ms. Schiller's Delight	Ms. Schiller's Delight Viburnum	12-15"	15-18'	3 gal	3 gal	Dense form; good color; well rooted in pot		
45	Liriope muscari Big Blue	Big Blue Liriope			1 gal	1 gal	Full in pot; good color; dense foliage mass		
475	Liriope spicata	Creeping Liriope			4 pot (1 pint)	4 pot (1 pint)	Full in pot; good color; dense foliage mass		
2375	Ophiopogon japonicus	Mondo Grass			4 pot (1 pint)	4 pot (1 pint)	Full in pot; good color; dense foliage mass		
355	Trachelospermum asiaticum	Asian Jasmine			1 gal	1 gal	Full in pot; 5 runners min, each 6' min. in length		
12	Aster oblongifolius Raydon's Favorite	Raydon's Favorite Aster			1 gal	1 gal	Fully rooted in pot; dense compact growth		
18	Hibiscus moscheutos Luna Blush	Luna Blush Hibiscus			3 gal	3 gal	Fully rooted in pot; dense compact growth		
12	Iris sibirica Caesar's Brother	Caesar's Brother Siberian Iris			1 gal	1 gal	Fully rooted in pot; dense compact growth		
30	Lantana camara Miss Huff	Miss Huff Lantana			1 gal	1 gal	Fully rooted in pot; dense compact growth		
47	Nepeta x fassenii Walkers Low	Walkers Low Catnip			1 gal	1 gal	Fully rooted in pot; dense compact growth		
60	Panicum virgatum Northwind	Northwind Switch Grass			3 gal	3 gal	Full in pot; well rooted; dense clump		
SEASONAL COLOR							Full in pot; free of rot 4 disease		
Zoyella japonica Meyer							4 pot (1 pint)		
Meyer Zoyella (Lawn)									



3445 Peachtree RD NE
Suite 1425
Atlanta, Georgia 30326
www.hgcor.com
p. 404-248-1960
f. 404-248-1092

HG COR

REVISIONS

NO.	DATE	ISSUE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

GEORGIA
REGISTERED
PROFESSIONAL
LANDSCAPE ARCHITECT
ROBERT T. HUGHES

NORTHWINDS SUMMIT - MONTE HEWETT HOMES

ALPHARETTA, GA

POPE & LAND ENTERPRISES, INC.

ATLANTA, GA

TITLE
LANDSCAPE DEVELOPMENT PLAN

DATE 07/01/2019

JOB NO. 19033

DWG FILE

DRAWN BY STH

CHECKED CRM

SCALE 1"=20'

SHEET

LS-1

1 OF 1

NOT FOR RELEASE FOR CONSTRUCTION

FRONT BUILDING ELEVATION



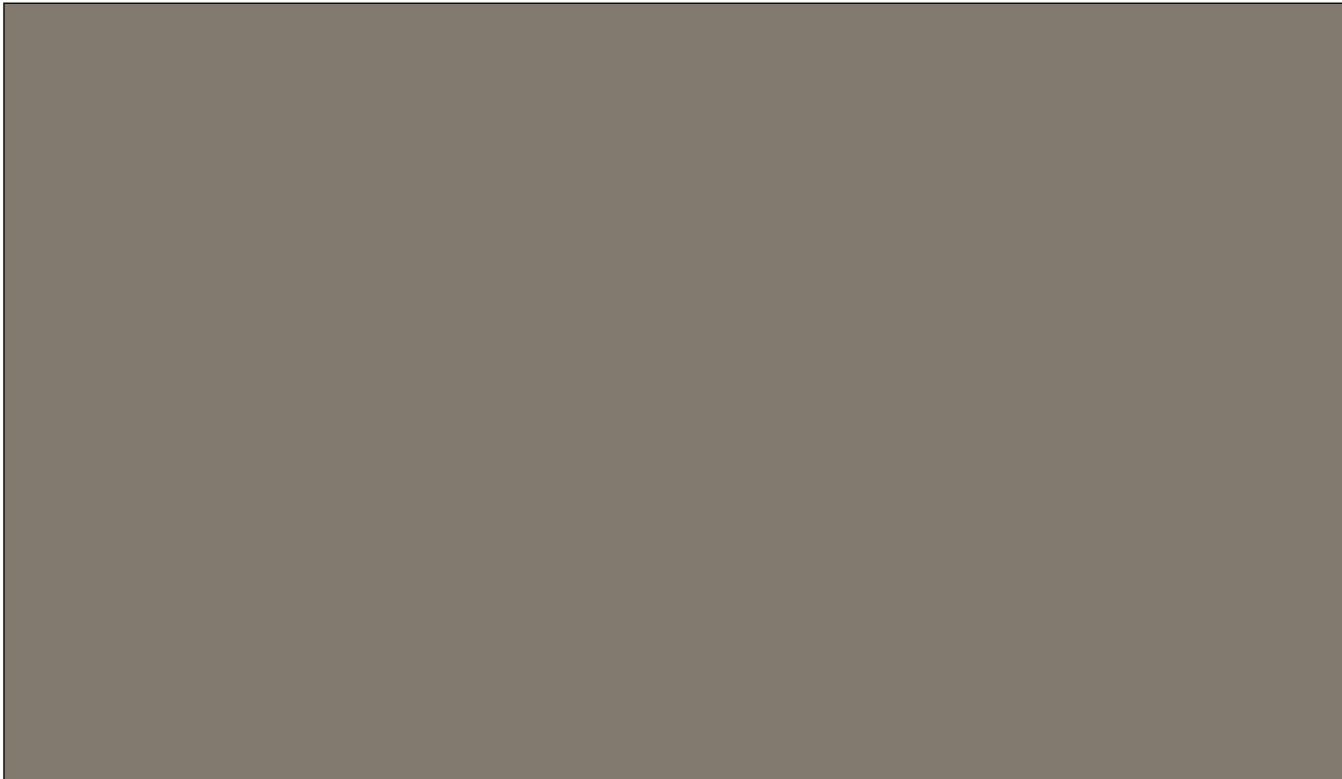
EXTERIOR LIGHT FIXTURE
OBERON LED OUTDOOR WALL LIGHT



PAINTED PANEL - ENDS (DARK)
SHERWIN WILLIAMS - URBAN BRONZE - SW 7048



PAINTED PANEL - TERRACE (LIGHT)
SHERWIN WILLIAMS - ANONYMOUS - SW 7046



METAL CANOPY/BALCONIES
SHERWIN WILLIAMS - CAVIAR - SW 6990



WOOD GRAIN - CEMENTITIOUS PANEL



STONE BASE - ALL ELEVATIONS
ARRISCRAFT - CONTEMPORARY BRICK - BLIZZARD



BRICK VENEER - ALL ELEVATIONS
GENERAL SHALE - DIAMOND WHITE



MATERIAL SELECTION

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

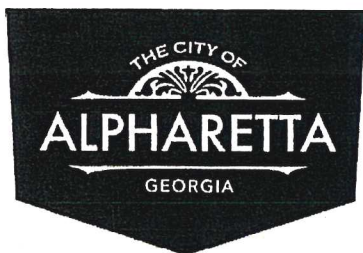
This Application For (Check all that apply):

- | | |
|--|---|
| ☐ 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

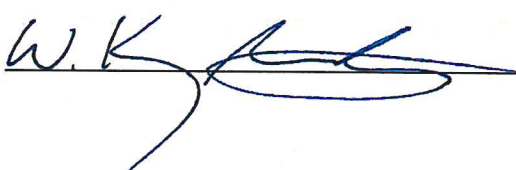
City: ATLANTA State: GA Zip Code: 30339

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:

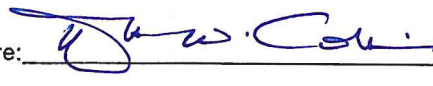
Address (If Assigned): 4000 AND 6000 SUMMIT PLACE

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



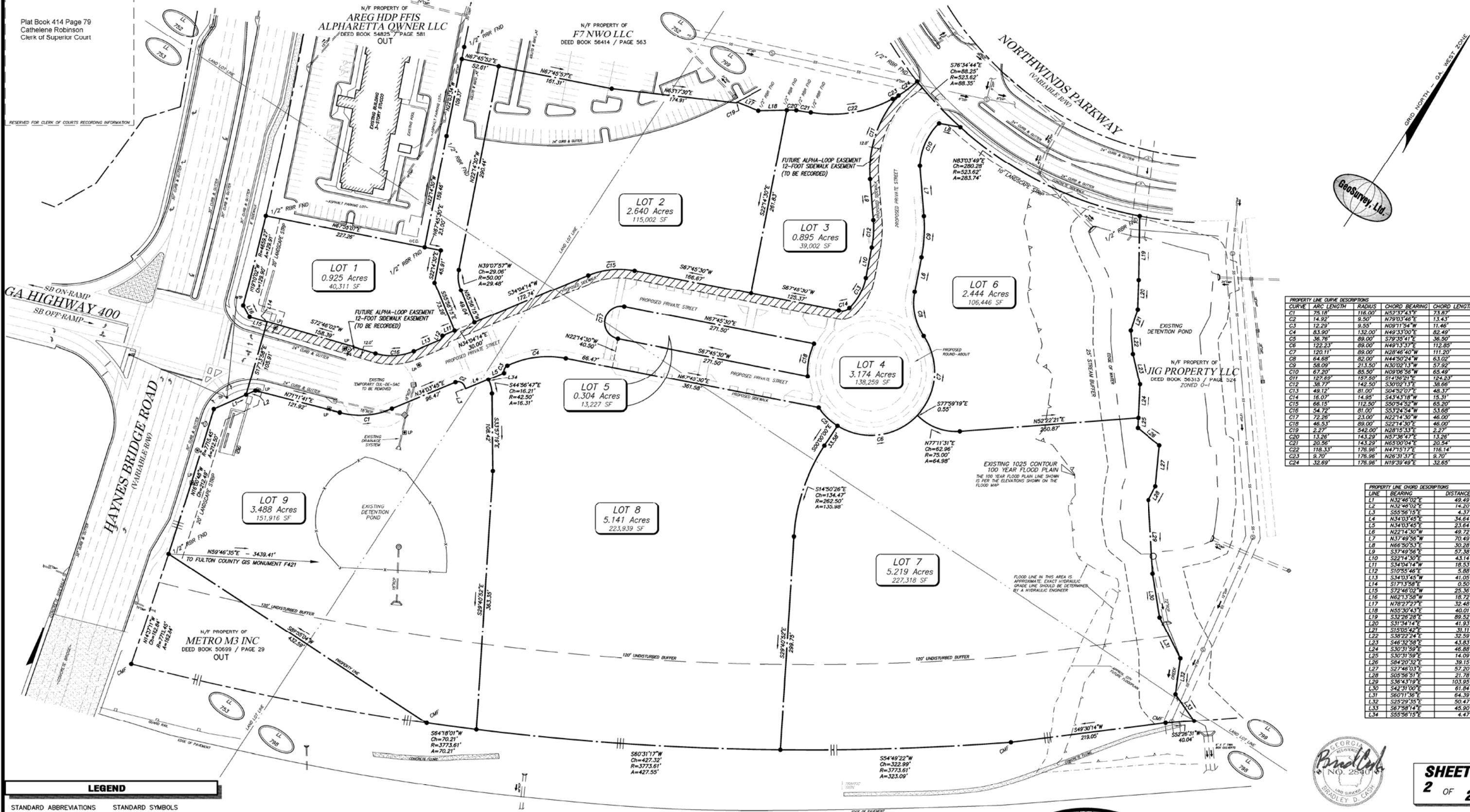
NORTHWINDS

DESIGN REVIEW
BOARD 06.03.2019
ALPHARETTA, GEORGIA

THE WORTHING
COMPANIES

dwell design
studio

RESERVED FOR CLERK OF COURTS RECORDING INFORMATION



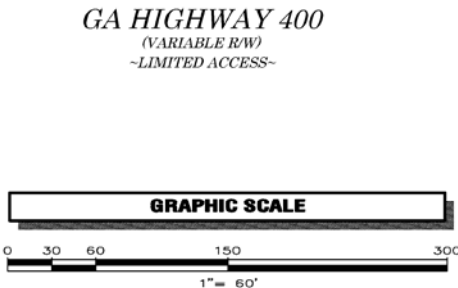
PROPERTY LINE CURVE DESCRIPTIONS				
CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	75.18'	118.00'	N52°37'43"E	23.87'
C2	14.92'	9.50'	N79°03'46"E	13.43'
C3	12.29'	9.55'	N09°11'54"W	11.46'
C4	83.50'	132.00'	N49°33'00"E	82.40'
C5	36.76'	89.00'	S79°30'41"E	36.50'
C6	122.23'	89.00'	N49°13'37"E	112.85'
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°31'08"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'

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 DROP INLET	
DIP DUCTILE IRON PIPE	
DWCB DOUBLE WING CATCH BASIN	
FNC FENCE	
FND FOUND	
GM GAS METER	
INV INVERT	
JB JUNCTION BOX	
MH MANHOLE	
OMP OVERHEAD POWER	
OTP OPEN TOP PIPE	
PM POWER METER	
PKS PK NAIL SET	
POB POINT OF BEGINNING	
POC 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	

IF YOU DIG

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



LOT FLOOD PLAN CHART			
LOT #	LOT AREA	AREA IN FLOOD	% AREA IN FLOOD
LOT 6	106,446 SF	43,653 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

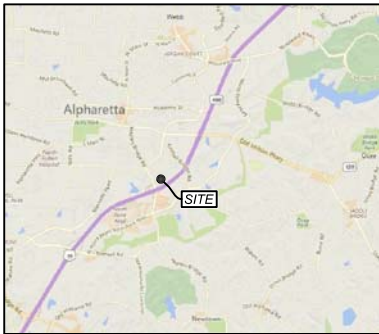
1660 Barnes Mill Road
Marietta, Georgia 30062

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

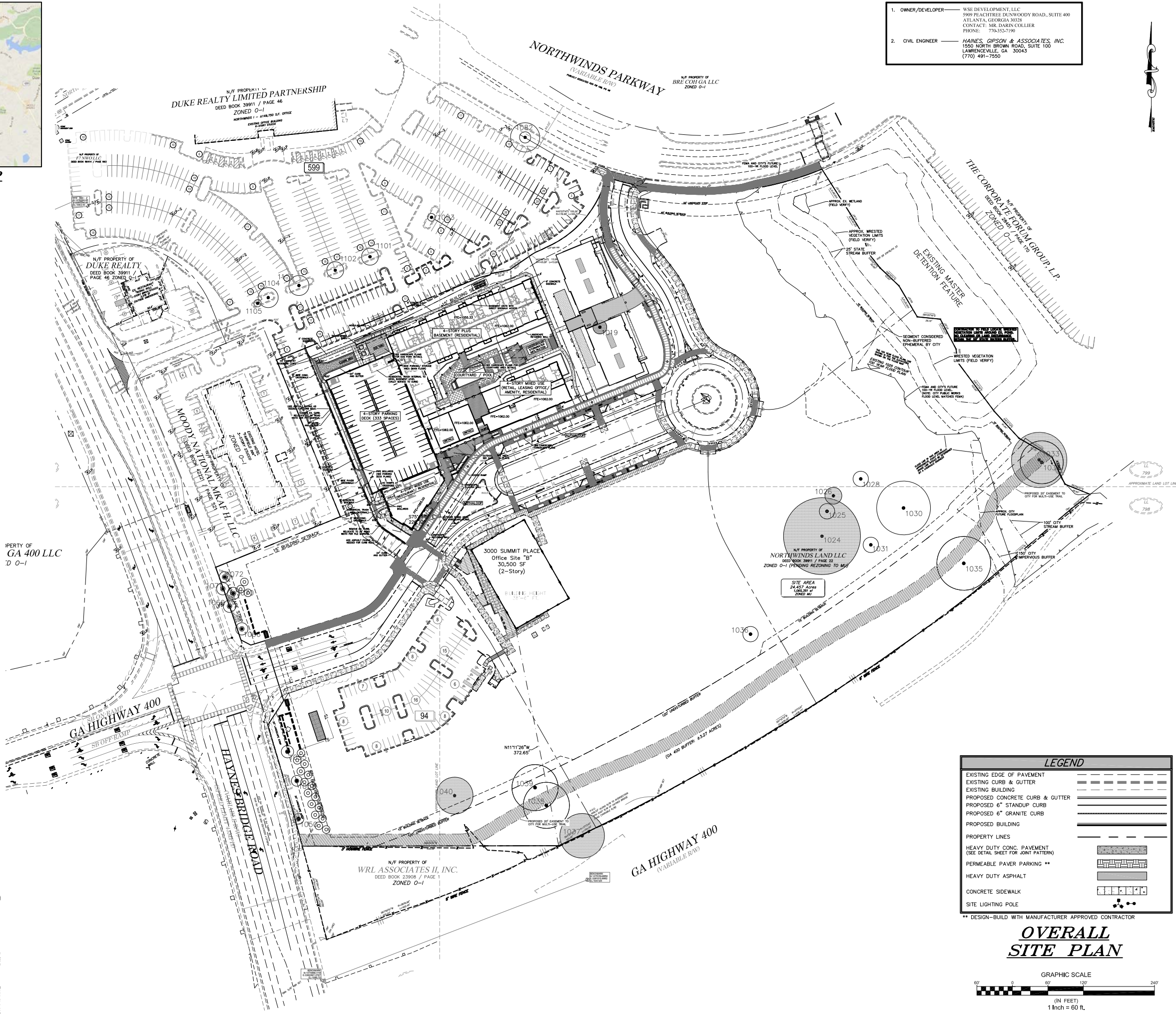
www.geosurvey.com
EMAIL: info@geosurvey.com
Certificate of Authorization #LSF-000621

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



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

THE LOCATION OF ALL UTILITIES (UNDER OR ABOVE GROUND) SHOWN ON THESE DRAWINGS ARE APPROXIMATE & WERE OBTAINED FROM OPERATIONS AT THE SITE AND/OR FROM THE UTILITY OWNERS' RECORDS. GEORGIA811, 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 OBTAIN EXACT LOCATIONS OF EXISTING UTILITIES (UNDER OR ABOVE GROUND) & TO NOTIFY UTILITY OWNERS BEFORE BEGINNING ANY CONSTRUCTION.

CAUTION-NOTE TO CONTRACTOR

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 FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. GA LAW REQUIRES THE CONTRACTOR TO CALL 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 RELOCATION OF ALL UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

- OWNER/DEVELOPER — WSE DEVELOPMENT, LLC
5909 PEACHTREE DUNWOODY ROAD, SUITE 400
ATLANTA, GEORGIA 30328
CONTACT: MR. DARIN COLLIER
PHONE: 770-552-7100
- CIVIL ENGINEER — HAINES, GIPSON & ASSOCIATES, INC.
1550 NORTH BROWN ROAD, SUITE 100
LAWRENCEVILLE, GA 30043
PHONE: (770) 491-7650
FAX: (770) 491-7706



HAINES GIPSON & ASSOCIATES
CONSULTING ENGINEERS
CIVIL & STRUCTURAL SERVICES
1550 NORTH BROWN ROAD, SUITE 100
LAWRENCEVILLE, GEORGIA 30043
PHONE: (770) 491-7650
FAX: (770) 491-7706

HGA

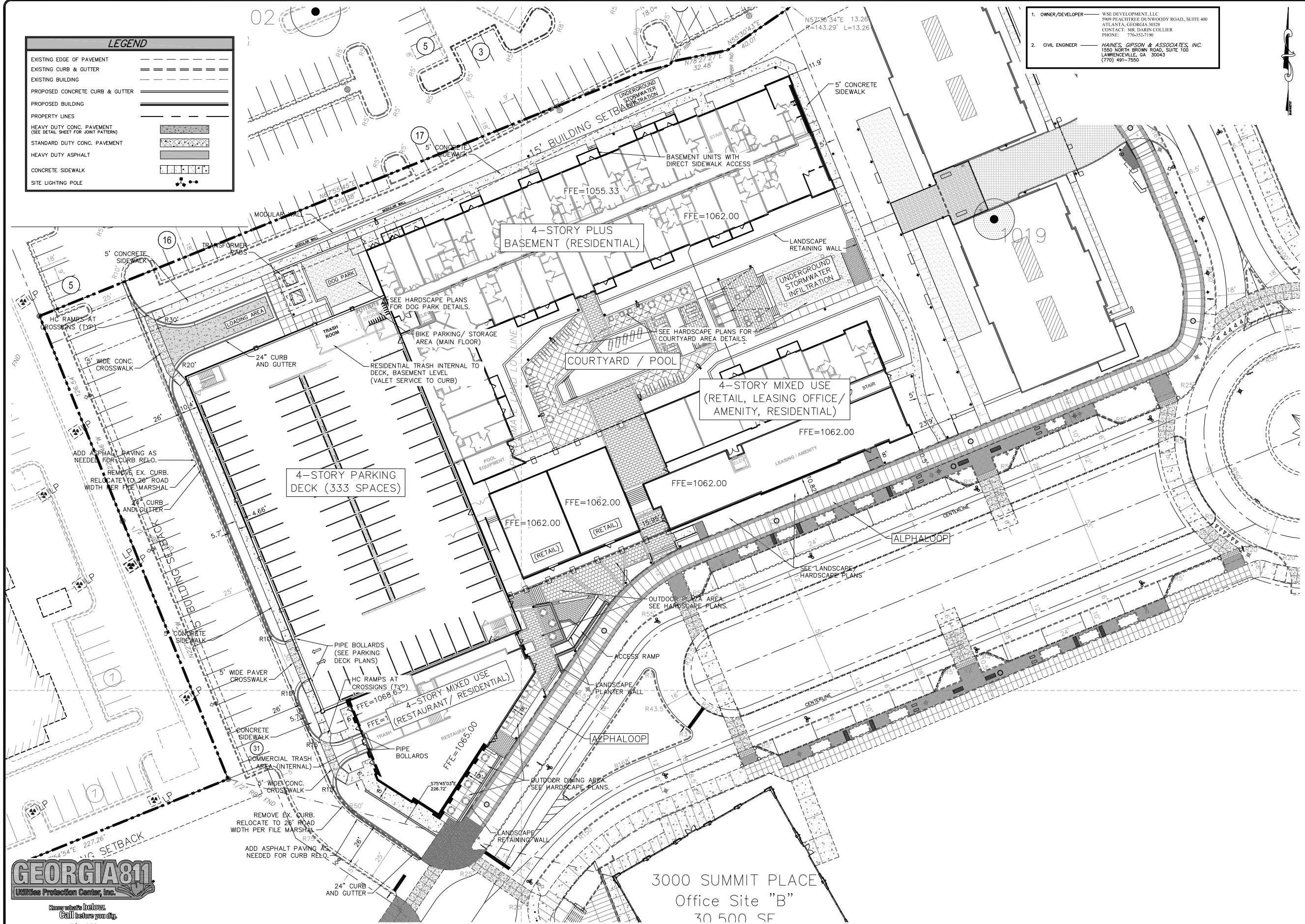
WSE DEVELOPMENT, LLC
(WORTHING SOUTHEAST)
5909 PEACHTREE DUNWOODY ROAD, SUITE 400
ATLANTA, GEORGIA 30328

NORTHWINDS SUMMIT
MULTI-FAMILY
4000/6000 SUMMIT PLACE
GEORGIA HWY. 400 AT HAYNES BRIDGE ROAD
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA
ZONED MIXED USE (MU); L.L. 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

DESCRIPTION	
NO.	DATE
BY	
SES	
RCL	
DATE	7/01/2019
SHEET TITLE	OVERALL SITE PLAN
SHEET NUMBER	C-1

LEGEND	
EXISTING EDGE OF PAVEMENT	---
EXISTING CURB & GUTTER	---
EXISTING BUILDING	---
PROPOSED CONCRETE CURB & GUTTER	---
PROPOSED BUILDING	---
PROPERTY LINES	---
HEAVY DUTY CONC. PAVEMENT (SEE DETAIL SHEET FOR JOINT PATTERN)	---
STANDARD DUTY CONC. PAVEMENT	---
HEAVY DUTY ASPHALT	---
CONCRETE SIDEWALK	---
SITE LIGHTING POLE	---

1. OWNER/DEVELOPER — WSE DEVELOPMENT, LLC
5909 PEACHTREE DUNWOODY ROAD, SUITE 400
ATLANTA, GEORGIA 30328
CONTACT: MR. DARIN COLLIER
PHONE: 770-355-7100
2. CIVIL ENGINEER — HAINES GIPSON & ASSOCIATES, INC.
1550 NORTH BROWN ROAD, SUITE 100
LAWRENCEVILLE, GA 30043
PHONE: (770) 491-7650
FAX: (770) 491-7750



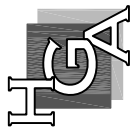
Know what's below.
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Dial 811
Or Call 800-282-7411

THE LOCATION OF ALL UTILITIES SHOWN OR BEING SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND ARE NOT TO BE USED FOR CONSTRUCTION. THE LOCATION AND DEPTH OF UTILITIES SHOWN ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF UTILITIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THE LOCATION OF ALL UTILITIES WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

CAUTION—NOTE TO CONTRACTOR

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HAINES GIPSON & ASSOCIATES
CONSULTING ENGINEERS
CIVIL & STRUCTURAL SERVICES
1550 NORTH BROWN ROAD, SUITE 100
LAWRENCEVILLE, GEORGIA 30043
PHONE: (770) 491-7650
FAX: (770) 491-7750



WSE DEVELOPMENT, LLC
(NORTHWEST SOUTHEAST)

5909 PEACHTREE DUNWOODY ROAD, SUITE 400
ATLANTA, GEORGIA 30328

NORTHWINDS SUMMIT
MULTI-FAMILY

4000/6000 SUMMIT PLACE
GEORGIA HWY. 400 AT HAINES BRIDGE ROAD
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA
ZONED MIXED USE (MU); L.L. 752, 753, 754, 755, 756, 757, 758, 759 DIST. 1, SEC. 2

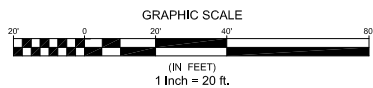
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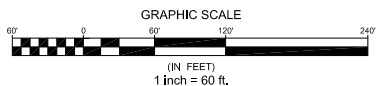
NO. BY DATE

DRAWN BY	CHECKED BY
SES	RCL
DATE	
7/01/2019	
SHEET TITLE	
SITE PLAN	
SHEET NUMBER	

C-11

SITE PLAN

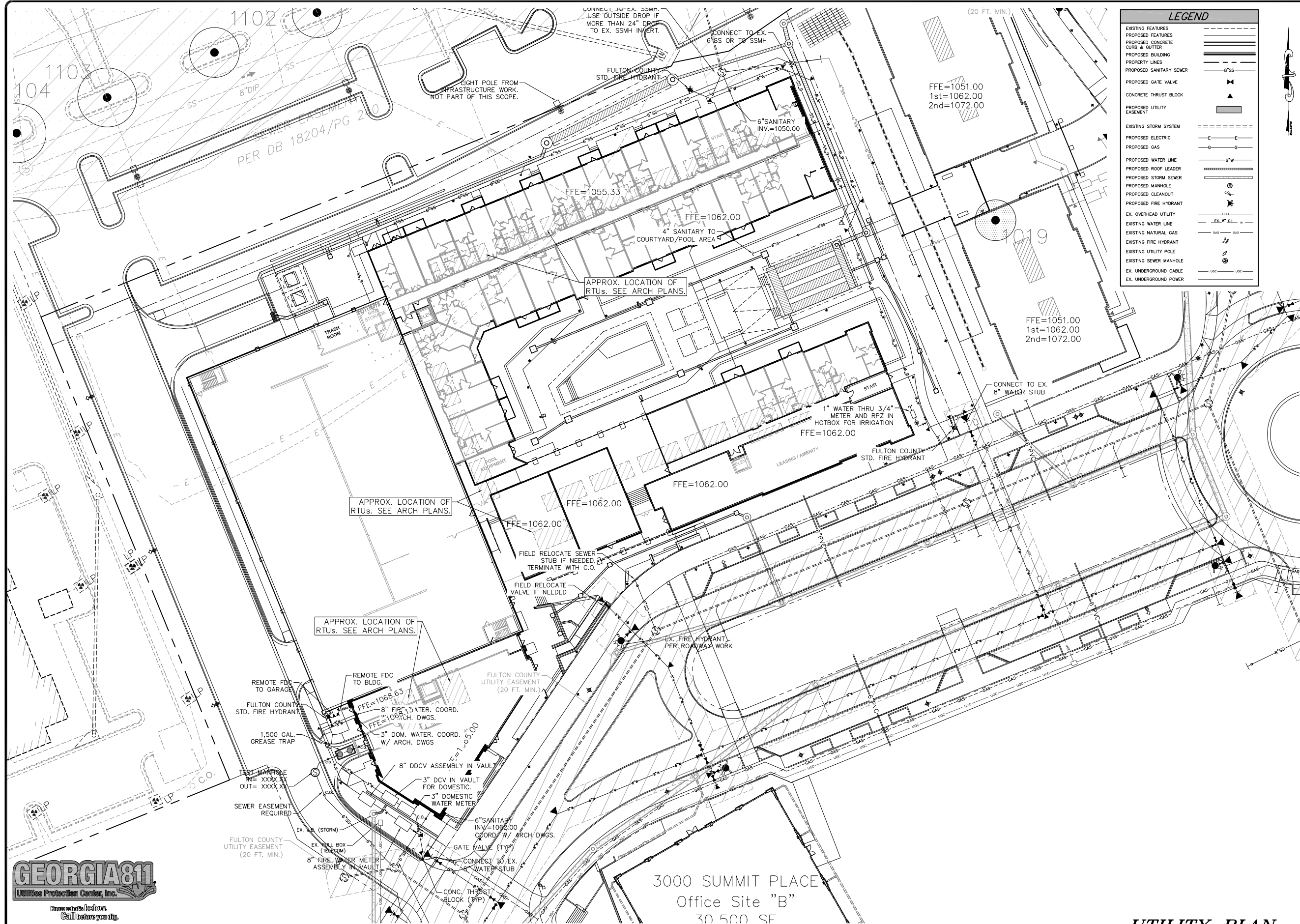




UTILITY PLAN
(DESIGN REVIEW BOARD)

C-2

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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	



HAINES GIPSON & ASSOCIATES
CONSULTING ENGINEERS
CIVIL & STRUCTURAL SERVICES
1550 NORTH BROWN ROAD, SUITE 100
LAWRENCEVILLE, GEORGIA 30043
PHONE: (770) 491-7650
FAX: (770) 491-7750



WSE DEVELOPMENT, LLC
(NORTHWINDS SUMMIT)
5909 PEACHTREE DUNWOODY ROAD, SUITE 400
ATLANTA, GEORGIA 30328

NORTHWINDS SUMMIT
MULTI-FAMILY
4000/6000 SUMMIT PLACE
GEORGIA HWY. 400 AT HAINES BRIDGE ROAD
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA
ZONED MIXED USE (MU); L.L. 752, 753, 754, 755, 756, 757, 758, 759 DIST. 1, SEC. 2

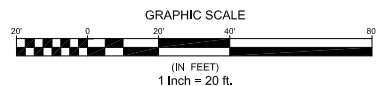
DESCRIPTION	
NO.	BY
DATE	
DRAWN BY	CHECKED BY
SES	RCL
DATE	
7/01/2019	
SHEET TITLE	
UTILITY PLAN (DRB)	
SHEET NUMBER	
C-21	

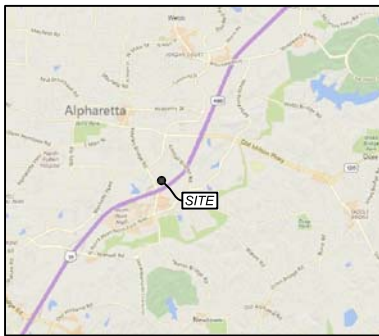
GEORGIA811
Utilities Protection Center, Inc.
Know what's below.
Call before you dig.
Dial 811
Or Call 800-282-7411

THE LOCATION OF ALL UTILITIES SHOWN ON THESE DRAWINGS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. CALIFORNIA LAW REQUIRES THE CONTRACTOR TO CALL THE UTILITY PROTECTION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THE RELOCATION OF ALL UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

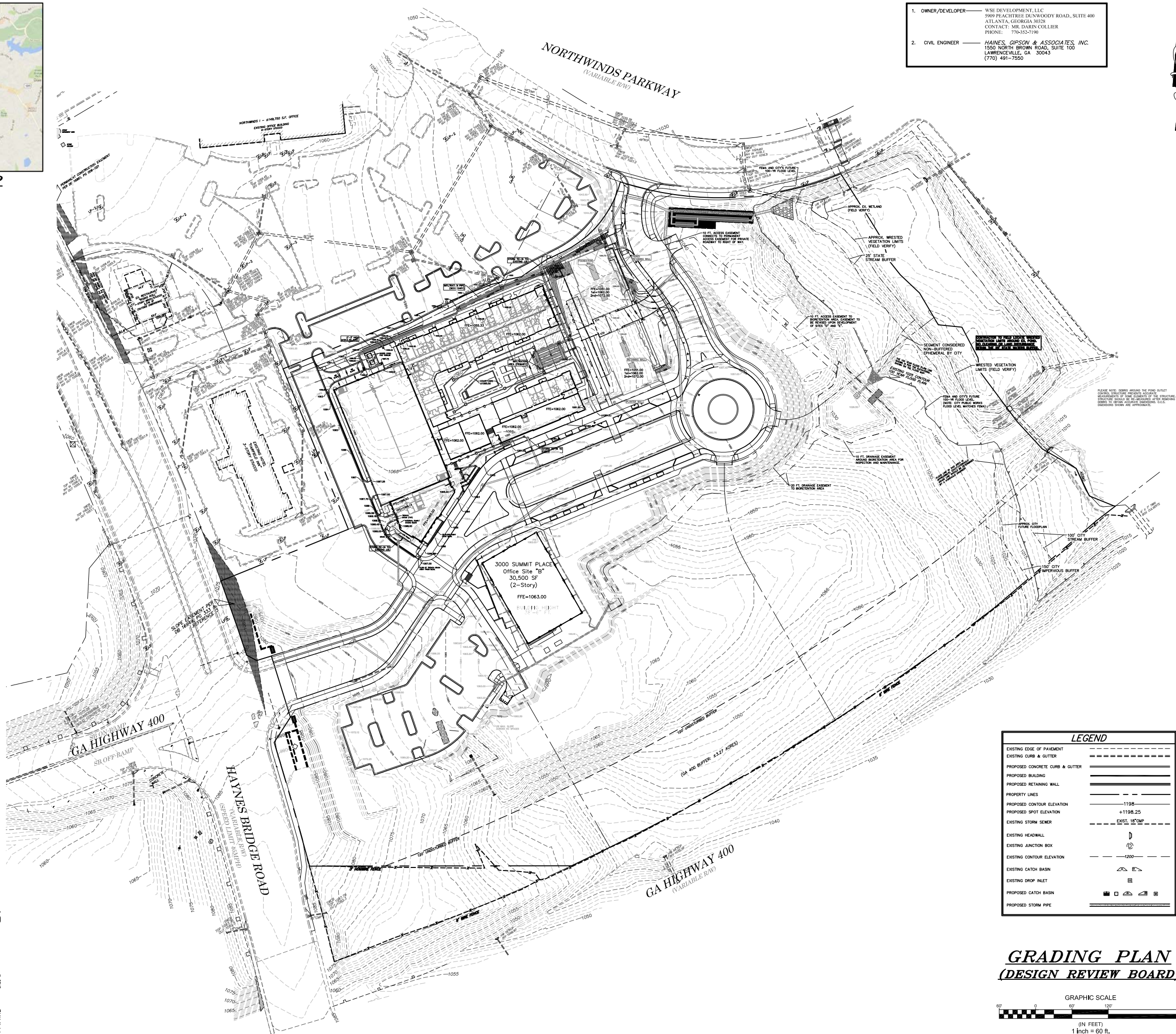
3000 SUMMIT PLACE
Office Site "B"
30 500 SF

UTILITY PLAN
(DESIGN REVIEW BOARD)



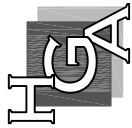


LOCATION MAP



THE LOCATION OF ALL UTILITIES SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. CA. LAW REQUIRES THE CONTRACTOR TO CALL THE UTILITY PROTECTION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COMPADE THE RELOCATION OF ALL UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

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WSE DEVELOPMENT, LLC
(NORTHWIND SOUTHEAST)

5909 PEACHTREE DUNWOODY ROAD, SUITE 400
ATLANTA, GEORGIA 30328

NORTHWINDS SUMMIT
MULTI-FAMILY

4000/6000 SUMMIT PLACE
GEORGIA HWY. 400 AT HAINES BRIDGE ROAD
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA
ZONED MIXED USE (MU); L.L. 752, 753, 754, 755, 756, 757, 758, 759 DIST. 1, SEC. 2

DESCRIPTION

NO. BY DATE

DRAWN BY	CHECKED BY	DATE
SES	RCL	7/01/2019

SHEET TITLE
GRADING
PLAN (DRB)

SHEET NUMBER
C-3

RESERVED FOR CLERK OF COURTS RECORDING INFORMATION

Plat Book 414 Page 78
Filed and Recorded 10/29/2018 4:50:00 PM
2018-0282956
Cathelene Robinson
Clerk of Superior Court
Fulton County, GA
Participant IDs: 2535341313

ORIGINAL ZONING CONDITIONS

- The 24,547-acre property shall be zoned MU and the site shall be developed substantially similar to the plan by Haines Gipson & Associates, dated 5/23/2017, except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
- The comprehensive land use plan designation of the property shall be Mixed Use.
- The maximum residential density shall be restricted to no more than 700 dwelling units per acre.
- Architectural style shall be representative of a traditional style common in Alpharetta with all buildings approved by DRS.
- Development regulations shall be as follows:
 - Office – 1,250,000 square foot maximum. Entitlement shall be deducted from the existing Northwinds Master Plan entitlement for office. Building heights shall be limited as depicted on the site plan prepared by Haines Gipson & Associates, dated 5/23/2017.
 - For-Rent Residential – After January 1, 2020, 140 For-Rent units shall be permitted a Certificate of Occupancy in accordance with UDC For-Rent requirements. At-grade For-Rent units along the public or private street frontage shall have walkouts with sidewalk connections as depicted on the Site Plan. Building maximum height shall be 4 stories or 60 feet, whichever is less. No more than 40% of the units may be 2-bedroom units and no 3-bedroom units shall be allowed. For-Rent units shall be constructed concurrently with retail. For-Sale units and a minimum of 30,000 square feet of office. A Certificate of Occupancy shall not be issued for rental units until 30,000 square feet of office is under construction. The units shall be part of a *mixed-use project* and incorporating retail/restaurant, For-Sale residential units, hotel, neighborhood grocery and office. For-Rent units shall have first class amenities, which shall include a private pool, fitness center, secure gated parking, resident's lounge, business center, on-site management office, concierge services and secure elevator access. If construction does not commence by June 19, 2020 residential units shall revert to For-Sale only. 32 For-Sale condominium units shall be permitted in up to 4-story buildings with a maximum height of 50'. No more than 10% shall be rented as stated in the HOA documents. 800 square feet of existing office density per residential unit shall be required.
 - Retail/Restaurant – Maximum of 30,000 square feet and height of 2 stories or 24', whichever is less. Entitlement shall be deducted from the existing Northwinds Master Plan entitlement for office/accessory retail. Mixed use buildings shall be limited to a maximum of 4 stories. Two (2) level box buildings shall be permitted within the median of the new private road, as depicted on the site plan. Office Site C on the site plan shall not be considered a mixed use building. All restaurant uses shall include outdoor dining areas. A minimum 3000 square foot neighborhood grocery, or comparable amenity as approved by staff, shall be required.
 - Hotel – One boutique or full-service hotel as approved by staff with a maximum of 140 rooms and 5 stories shall be permitted. Hotel entitlement shall be deducted from the existing Northwinds Master Plan entitlement for hotel, which will require an exchange of 12,800 SF of office for 16 additional hotel rooms. Hotel may not be an extended stay facility.
 - Parking Decks – Maximum of 8 levels, as depicted on the site plan prepared by Haines Gipson & Associates, dated 5/23/2017. With the exception of the parking decks serving office and retail, the parking decks visible from Georgia 400 and the interchange, as well as the 2 parking decks immediately adjacent to Haynes Bridge Road and Northwinds Parkway shall be screened from view with evergreen landscaping of sufficient size, as approved by Staff. Suitability of parking deck elevation, visibility and landscape screening shall be approved by the DRS. Parking lot islands shall be planted with trees, shrubs and ground covers. Provide sufficient green space to screen parking decks. Investigate as directed by Staff, the possibility of adding shade structures on the top floor of parking decks to covers a minimum 15% of this surface.
- The Master Plan area shall be limited to the following uses and further restricted by conditions of zoning:
 - Office
 - Retail
 - restaurant (no drive thru)
 - hotel
 - residential
- Retail uses shall be those customarily accessory to or amenities for office uses, restricted to the following uses:
 - Art Gallery
 - Bakery
 - Barber Shop
 - Beauty Shop
 - Book Store
 - Brewery
 - Computer Supply Store
 - Copy Center/Print Shop
 - Drug Store (not to exceed 2,000 SF)
 - Dry Cleaning Pick-up Station
 - Fitness Studio
 - Florist, Retail without Greenhouse
 - Neighborhood Grocery (min. 3,000 SF)
 - Office Supply Store (not to exceed 2,000 SF)
 - Package Shipping/Mail Box Store
 - Restaurant (no drive-thru)
 - Retail Sales and Services Establishment
 - Shop or Studio, Craftsman/Artist
 - School, Commercial
 - Spa Services (with approval of a conditional use permit)
- Building setbacks shall be 50' along Haynes Bridge Road and 40' along Northwinds Parkway. Side and rear setbacks shall be 15' and shall be in addition to required buffers where they abut adjoining properties.
- Building setbacks along internal streets shall be 0' for the first 60' of building height. Above 60' in height, a 10' setback shall be provided from back of curb. Sidewalks and street trees shall be incorporated throughout the development. Pedestrian bridges, stairs, elevators and escalators may encroach over and into public spaces provided that they don't impede pedestrian circulation or safety.
- A building permit shall not be issued for any free-standing retail building before a building permit is issued for the 30,000 square foot office use.
- Parking shall be provided at a minimum of 3.0 spaces/1,000 SF for office and retail uses. Bicycle parking shall be provided at 1 space per 50 parking spaces. Electric vehicle charging stations shall be provided at 1 space per 50 parking spaces.
- Specimen trees, tree groupings and trees of quality shall be given special consideration and every attempt to incorporate them into the site plan shall be made as stipulated in the Tree Protection Ordinance, as approved by Staff.
- Existing landscape trees, determined to be in good condition, depicted to be removed shall be spaced and relocated on-site, as approved by Staff.
- A minimum 317 acres of public space as defined in MU Section 2.2.20 and a minimum 0.80 acres of green space shall be provided. A soccer ball court, or an alternative outdoor recreational feature, shall be required within an area designated public space as approved by Staff.
- Delete Condition #6 on Northwinds Master Plan Table A – Revised October 1998, which required 20 stories or 300' buildings directly adjacent to the Georgia 400 free Buffer.

Design Conditions:

- A permanent public access easement shall be provided over the new private street connecting Haynes Bridge Road to Northwinds Parkway.
- At-grade pedestrian and bicycle connections shall be provided throughout the site, including between buildings and recreational facilities within the development and across Northwinds Parkway. Pedestrian crossings throughout development shall be ramped and the surface materials shall be brick pavers, cobblestones or architecturally treated concrete products as approved by Staff.
- Detention facilities shall not be visible from a public right-of-way, except a decorative water feature approved by Staff. The developer shall work with the adjacent property owner to install a pond exterior and landscaping around the pond, as approved by Staff.

ORIGINAL ZONING CONDITIONS (CONT)

- Each entrance off Northwinds Parkway and Haynes Bridge Road shall be designed with a minimum 6,000-sq-ft green space to incorporate a water feature, sculpture or similar focal point. The water feature shall be designed to be a water feature, not a pond. The sculpture shall be required concurrent with the first CO. A minimum of 4 additional sculpture shall be required concurrent with the first CO of each subsequent phase of development. All sculpture shall be completed prior to final site plan.
- Parking decks and retaining walls shall receive architectural facade treatment or be heavily landscaped. Retaining walls visible from developed areas exceeding 16' in height shall be terraced, in areas where the parking decks are visible to the public, the decks will be screened by over-sized landscaping (12" – 15" caliper trees) or materials approved by DRS or other materials as approved by Staff.
- The developer shall provide bicycle racks, benches, trash receptacles, decorative crosswalks, planters, kiosks and other street furniture, where appropriate, throughout the development. A bus drop-off area with shelter and dedicated lane shall be incorporated into the plan design along Haynes Bridge Road, Northwinds Parkway or at an alternative location acceptable to MARTA. Developer shall work in good faith with MARTA to add the development to city bus routes in order to assist with transportation service for employees. The public shall be permitted to park in the office parking lots on evenings and weekends. Bicycle facilities shall be provided throughout the development including a bicycle rental station. Applicant shall not be required to construct a bus shelter if MARTA does not add Northwinds Summit to its route system.
- Prior to LDP, the applicant shall submit for approval a document to be entitled "Northwinds Summit Design Standards". This document shall include elevations or architectural themes of buildings, specifications for street furniture including benches, trash receptacles, lighting, fountains, bicycle racks, bus shelter, signage landscaping themes and focal point features and shall be substantially similar to the renderings filed with the 2017 application, as amended. Design standards will be presented to Staff and the DRS for review and approval. This document also shall detail entrance treatment for the Haynes Bridge Road and Northwinds Parkway intersections with the new private road. Building designs shall be separately submitted to DRS for approval. There shall also be separate Roadway and Streetscape construction in conjunction with LDP on any structure.
- Surface parking areas other than on-street parking shall be screened from the right-of-way in compliance with the UDC. A decorative, short wall shall be located along Haynes Bridge Road where necessary to obscure views of surface parking near the hotel and along Northwinds Parkway where necessary to obscure views of loading area for Office Site/Parking Deck E.
- All buildings along Haynes Bridge Road and Northwinds Parkway must face those streets or appear to face those streets. Backside of buildings or back of house functions (such as loading or dumpster area) shall not be visible from those streets. Parapet walls shall be used as needed to screen roof-top mechanical equipment and views.
- Streets within the development shall be private and only where indicated on the site plan, shall include a planted median with sufficient space for tree plantings.
- Applicant shall provide a minimum 3 original sculptures located at prominent locations throughout the development, including the corner of Haynes Bridge Road and in the roundabout, final approval by Staff with input from the local arts committee.
- In order to further 2035 Comprehensive Plan strategy LU 6.2, no stand-alone retail development shall be located within 500' of the GA 400 interchange.
- Prior to the first LDP, applicant shall submit a revised master plan for the entire parcel to the City, which shall incorporate the approved conditions, as well as following:
 - Approved specifications and standards identified for each use within the total development.
 - Pedestrian network.
 - Overall planned green space areas.
- Every plan submitted for an LDP shall include an on-going density and acreage tabulation.
- Alcohol license distance requirements from residential development shall be waived.
- Right-of-way signs shall be permitted as approved by the DRS.
- All site plans and civil design plans hereafter submitted to the City of Alpharetta shall state as the first note "This plan reflects conditions stipulated through public hearing regarding case CLP-17-03/MP-17-05/2-17- 05/21-17-05/2-17-17-11 Northwinds Summit/Pope and Land".

Landscape Conditions:

- A 20' landscape strip with trees and shrubs shall be provided along Haynes Bridge Road and Northwinds Parkway. All new utilities shall be located underground. Existing landscape strips along Northwinds Parkway and Haynes Bridge Road shall be replanted where needed, as approved by Staff.
- Landscaping areas shall not contain any parking, water detention area or buildings, or portion thereof, except that a detention pond or ponds may be located within the landscaping area if decorative and will provide an amenity. However, there shall be no encroachment into the Georgia 400 tree buffer, except for the Alpha Loop as approved by Staff.
- At least 10% of the space occupied by restaurant uses shall be located in open air dining areas. Outdoor dining areas will not count against the 30,000 SF of retail/restaurant use.
- Provide detailed street planting for Haynes Bridge Road, Northwinds Parkway and new private road. Landscape plan shall be approved prior to issuance of a LDP and shall retain the current mature street trees, except at curb cuts along Northwinds Parkway and Haynes Bridge Road with final approval by Staff.
- The developer and/or property owner shall be responsible for the planting and maintenance of medians within the development site. Planting and maintenance shall be in accordance with a plan approved by Staff.
- The developer shall dedicate a permanent easement to the City and construct an 8'x12' concrete, accessible multi-use trail from Northwinds Parkway, through the site, next to the detention pond and through the Georgia 400 buffer and along Haynes Bridge Road, with final alignment/design/materials approved by Staff and construction completed prior to the first CO for residential units. A hawk signal and crossing shall be provided across Northwinds Parkway and shall be constructed of power material approved by Staff. Alpha Loop shall include seating/gathering areas, lighting (pedestrian and bollards), landscape and hardscape. Trail entrance gateway/arches shall be provided on Northwinds Parkway and Haynes Bridge Road. Final design and construction shall be approved by Staff. The applicant shall hand clear undergrowth, invasive species and dead materials within the Georgia 400 buffer; maintain such condition to the City's satisfaction; and promote use of the area to the public by providing parking, access and trails for public enjoyment. A bike share station shall be provided at a location(s) along the trail as approved by Staff. Wayfinding signage shall be placed at key locations along the trail. Applicant shall receive impact fee credits for the cost of the loop construction.
- Public spaces shall include landscape and hardscape for recreation, entertainment, and/or civic purposes as approved by Staff.

General Conditions of Approval to ORTA Notice of Decision:

Haynes Bridge Road at GA 400 Southbound Bypass

- Restripe the westbound approach (Site Driveway 1) to operate with two dedicated left turn lanes, one dedicated through lane and one shared through/right turn lane, as shown on plan.
- Install permissive + overlap signal phasing for the southbound right turn movement.

Haynes Bridge Road at Northwinds Parkway/Lakeside Parkway

- Convert the existing yield-controlled northbound right turn movement to a free-flow movement.
- Construct a second westbound right turn lane on Northwinds Parkway, per local standards.

Northwinds Parkway at Site Driveway 2

- Signalize, if and when warranted.

PLAT NOTES

THE CITY OF ALPHARETTA DOES NOT ENFORCE RESTRICTIVE COVENANTS.

THIS FINAL SUBDIVISION PLAT IS SUBJECT TO THE COVENANTS SET FORTH IN THE SEPARATE DOCUMENT(S) ATTACHED HERETO, DATED _____, WHICH HEREBY BECOMES A PART OF THIS FINAL SUBDIVISION PLAT.

ZONING CASE NUMBER PH-17-32 FOR NORTHWINDS SUMMIT WAS APPROVED BY CITY COUNCIL ON 01/22/2018.

REVISED ZONING CONDITIONS

Council Member Merkel offered a motion to approve PH 17.32: Northwinds Summit / Pope & Land subject to the following revised conditions:

- The 24,547-acre property shall be developed substantially similar to the plans by HGCR, dated 12/21/2017, except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning. The Alpha Loop improvements shall be located as shown on the HGCR Plan with (1) 12 foot path and (2) bike lanes.
- One (1) boutique or full-service hotel shall be permitted with a maximum of 140 rooms and 6 stories. Hotel entitlement shall be deducted from the existing Northwinds Master Plan entitlement for hotel, which will require an exchange of 12,800 SF of office for 16 additional hotel rooms. Hotel shall not be an extended stay facility.
- If Council approves proposed internal Alpha Loop location, the building setbacks shall be 50' along Haynes Bridge Road and 40' along Northwinds Parkway. Side setbacks shall be 15' and rear setbacks shall be as depicted on the plans by HGCR, dated 12/21/2017, and shall be in addition to required buffers where they abut adjoining properties, buildings and other improvements along the rear setback, adjacent to the Georgia 400 buffer, shall not encroach upon the structural root plate of specimen trees within the Georgia 400 buffer. Encroachments into the critical root zones of specimen trees within the Georgia 400 buffer shall be subject to staff approval.
- Surface parking lot for Office Site B shall be temporary and shall be developed substantially similar to plan prepared by HGCR, dated 12/21/2017, including all depicted improvements. Surface parking lot shall be screened, as depicted in Exhibit A. Additional structures for screening may be required to screen parking visible from public right-of-way, as approved by Staff. Surface parking lot for Office Site B shall be removed in its entirety upon the development of Office and Parking Deck Site A.
- Developer shall dedicate a 20 permanent easement to the City through the Georgia 400 buffer for construction and public use of the Alpha Loop.
- Enhanced sidewalk, as depicted running through the site, shall be eligible for impact fee credits as provided for in the Impact Fee Ordinance.
- Bike lanes, as depicted running along the new street, shall be a minimum 6' from face of curb and shall include pavement markings and signage, as approved by Staff. This improvement shall be eligible for impact fee credits as provided for in the Impact Fee Ordinance.
- HAWK beacon or traffic signal and pedestrian crossing with pedestrian refuge shall be provided across Northwinds Parkway and shall be constructed of power material, as approved by Staff. Final design to be approved by Staff.
- Alpha Loop trail shall be constructed along Northwinds Parkway from the project entrance to the east property line. Improvements described above shall be eligible for impact fee credits.
- Previous conditions of zoning shall remain in effect, except as modified by these conditions.
 - The motion was seconded by Council Member Owens
 - Amendment offered by Mayor Belle Isle to the last sentence of Condition #4 to read, "Surface parking lot for Office Site B shall be removed in its entirety prior to the issuance of the Certificate of Occupancy by the City of Alpharetta for the Office and Parking Deck Site A."
 - Accepted by Merkel and Owens
 - Council Member Gilvin offered a substitute motion to deny moving the loop, but approve staff recommended conditions #2, 4, 6 B and 9
 - The motion was seconded by Council Member Binder
 - Council Member Owens offered an amendment to the substitute motion to strike staff condition #8 as well
 - Accepted by Gilvin and Binder
 - Council Member Binder offered a motion to table until next Council Meeting
 - The motion was seconded by Council Member Burnett
 - Motion failed 2-5; Burnett, Owens, Belle Isle, Mitchell and Merkel voting no
 - Mayor Belle Isle called for a vote on Council Member Gilvin's substitute motion vote: Motion fails 3-6; Owens, Belle Isle, Merkel and Mitchell voting no
 - Mayor Belle Isle offered an amendment to the original motion to strike specimen as amended in Condition #3
 - Accepted by Merkel
 - Owens – offered alternative amendment to Condition #3. If Council approves proposed internal Alpha Loop location, the building setbacks shall be 50' along Haynes Bridge Road and 40' along Northwinds Parkway. Side setbacks shall be 15' and rear setbacks shall be as depicted on the plans by HGCR, dated 12/21/2017, and shall be in addition to required buffers where they abut adjoining properties. Encroachments into the critical root zones of trees within the Georgia 400 buffer shall be subject to staff approval.
 - Belle Isle and Merkel accepted
 - Motion approved (4-3); Binder, Gilvin, Burnett voting no

SURVEYOR'S CERTIFICATE

It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property by me or under my supervision; that all monuments shown thereon actually exist or are marked as 'future' and will be placed during construction of the improvements shown on this plat; and their location, size, type, and material are correctly shown.

By: Bradley D. Cash

Registered Georgia Land Surveyor Survey No. 2840

Date: 10/24/2018



OWNER'S CERTIFICATE

Owner's Certificate of Dedication and Acknowledgement:

(STATE OF GEORGIA)
(COUNTY OF FULTON)

The owner of record of the land shown on this plat and whose name is subscribed hereto, in person, or through a duly authorized agent, hereby acknowledges that this final subdivision plat was made from an actual survey and that there are no public dedications on this property.

Subdivider:

Date:

Owner:

Date:

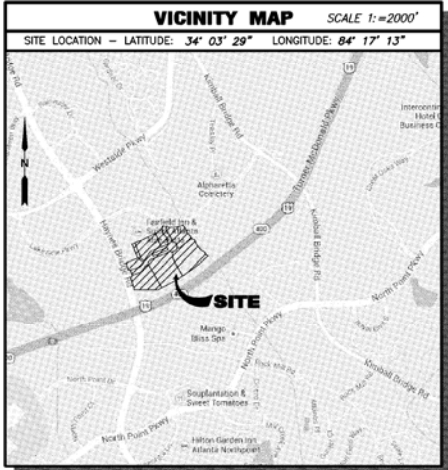
CERTIFICATE OF MINOR SUBDIVISION PLAT APPROVAL

The Community Development Department of the City of Alpharetta, Georgia, certifies that this plat complies with all requirements of the City of Alpharetta Zoning requirements.

10/25/18
Community Development Department Date

ALPHARETTA DRAINAGE NOTE

The owner of record, on behalf of himself (itself) and all successors in interest, specifically releases City of Alpharetta from any and all liability and responsibility for flooding or erosion from storm drains or from flooding from high water of natural creeks, river or drainage features. A drainage easement is hereby established for the sole purpose of providing for the emergency protection of the free flow of surface waters along all watercourses as established by these regulations and the Director of Public Works. Said Director may conduct emergency maintenance operations within this easement where emergency conditions exist. Emergency maintenance shall be the removal of trees and other debris, excavation, filling and the like necessary to remedy a condition, which in the judgment of said Director is potentially injurious to life, property or the public road or utility system. Such emergency maintenance, conducted for the common good, shall not be construed as constituting a continuing maintenance obligation on the part of City of Alpharetta nor an abrogation of City of Alpharetta's right to seek reimbursement for expenses from the owner/s of the property/ies of the lands that generated the conditions.



GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.

THIS PROPERTY IS LOCATED IN A 100 YEAR FLOOD HAZARD AREA BASED ON INSPECTION REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.

THIS PROPERTY IS LOCATED IN A 100 YEAR FLOOD HAZARD AREA BASED ON INSPECTION REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.

THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED ON SURVEY REFERENCE NUMBER 1.

THE VERTICAL DATUM FOR THIS SURVEY IS BASED ON THE NORTH AMERICAN DATUM OF 1988 (NAVD'88) FROM GPS OBSERVATIONS PERFORMED BY GEOSURVEY, LTD.

UNDERGROUND UTILITIES ARE NOT SHOWN.

THIS PROPERTY IS ZONE MU PER CITY ZONING MAP.

PLEASE NOTE: ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

THIS PROPERTY IS KNOWN AS FULTON COUNTY TAX PARCEL 12 285007520648.

THIS PLAT WAS PREPARED FROM A BOUNDARY SURVEY PREPARED BY GEOSURVEY, LTD., DATED 10/11/2017.

PROPERTY CORNERS WILL BE MARKED WITH 5/8-INCH REBAR DURING CONSTRUCTION.

SURVEY REFERENCES

1> BOUNDARY AND TOPOGRAPHIC SURVEY FOR NORTHWINDS LAND LLC AND DUKE REALTY LIMITED PARTNERSHIP, PREPARED BY GEOSURVEY, LTD, DATED 11-08-2007 AND REVISED 11-27-2012.

CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 100,000. AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE S-6 TOTAL STATION AND TDS RANGER DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 287,882 FEET. SEE INT.

GEORGIA SURVEYOR CERTIFICATION

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approved certification signatures, stamps, statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Bradley D. Cash
Bradley D. Cash
Georgia Registered
Land Surveyor # 2840

SURVEYOR:

GEOSURVEY, LTD
ADDRESS:
1660 BARNES MILL ROAD
MARIETTA, GA 30062
CONTACT: BRADLEY CASH, LS
PHONE: 770-795-9900 EXT 5

ENGINEER:

HAINES GIPSON & ASSOCIATES, INC.
ADDRESS:
1550 NORTH BROWN ROAD
SUITE 100
LAWRENCEVILLE, GA 30043
CONTACT: SCOTT SAMUEL, P.E.
PHONE: 770-491-7550 EXT 232



Land Surveying • 3D Laser Scanning

1660 Barnes Mill Road
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.

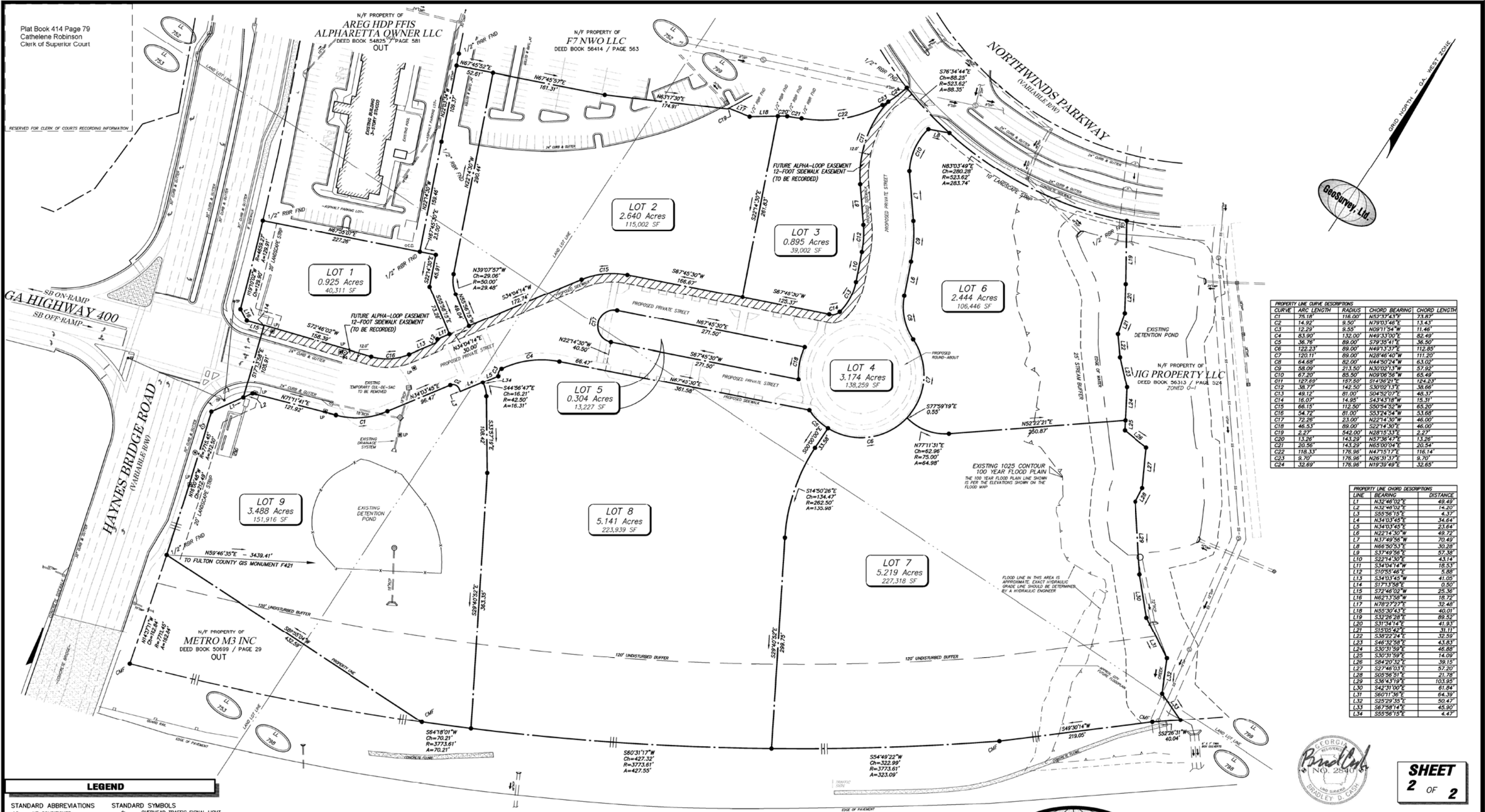
OWNER / SUBDIVIDER:

NORTHWINDS LAND, L.P.
ADDRESS:
3330 CUMBERLAND BOULEVARD
SUITE 300
ATLANTA, GA 30339
CONTACT: MR. GREG OSBOURNE
PHONE: 770-980-0808

SHEET
1 OF **2**

GS JOB NO:	20042059	DRAWING SCALE:	1"= 60'	PLAT DATE:	06/25/2018
FIELD WORK:	TB	CITY:	ALPHARETTA	STATE:	GA
PROJ MGR:	BDC	COUNTY:	FULTON	No.	Date
REVIEWED:	JRC	LAND LOT:	752, 753, 798, 799	Description	
DWG FILE:	20042059-08.dwg	DISTRICT:	1ST	SECTION:	2ND

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'	9.55'	N09°11'54"W	11.46'
C4	83.50'	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°31'08"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'

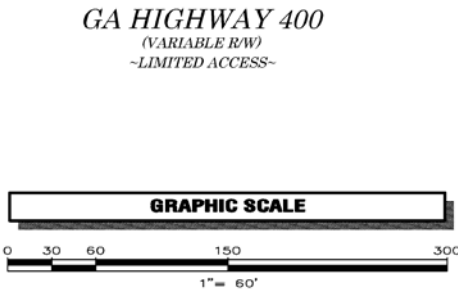


SHEET
2 OF 2

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 DROP INLET	
DIP DUCTILE IRON PIPE	
DWCB 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	
POB POINT OF BEGINNING	
POC 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

IF YOU DIG

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



LOT FLOOD PLAN CHART			
LOT #	LOT AREA	AREA IN FLOOD	% AREA IN FLOOD
LOT 6	106,446 SF	43,653 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

1660 Barnes Mill Road
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'
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PROJ MGR:	BDC	COUNTY:	FULTON
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DWG FILE:	20042059-08.dwg	DISTRICT:	1ST
		SECTION:	2ND
PLAT DATE:	06/25/2018	SURVEY DATE:	10/11/2017
		REVISIONS	
		No.	Date
		Description	



NORTHWINDS

DESIGN REVIEW
BOARD 07.01.2019
ALPHARETTA, GEORGIA

THE WORTHING
COMPANIES

dwell design
studio

SITE PLAN

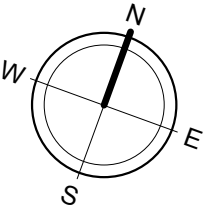
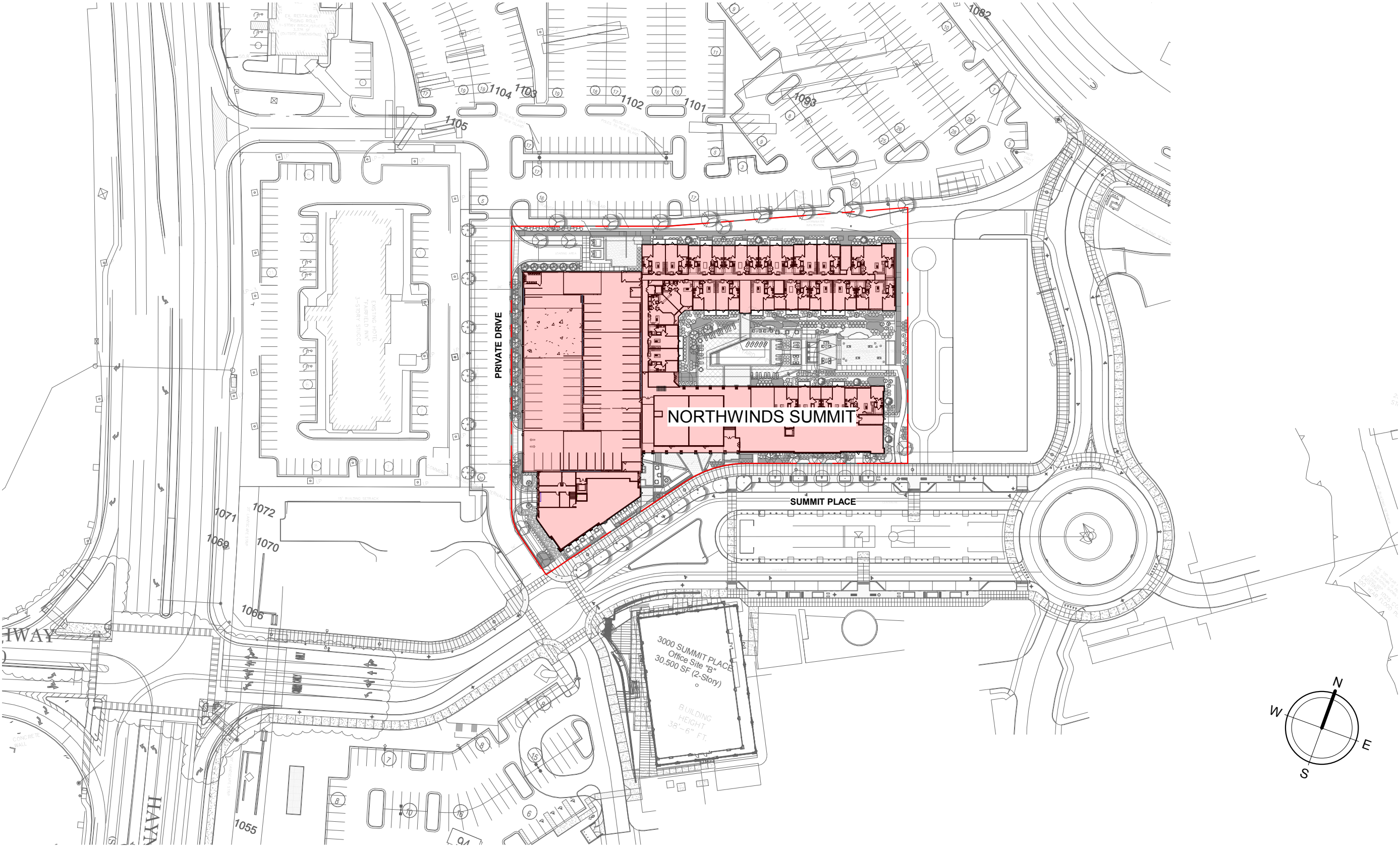
OVERALL BLDG
PLANS

OVERALL
ELEVATIONS

ENLARGED
ELEVATIONS

PERSPECTIVES

STUDIES



SITE PLAN

SITE PLAN

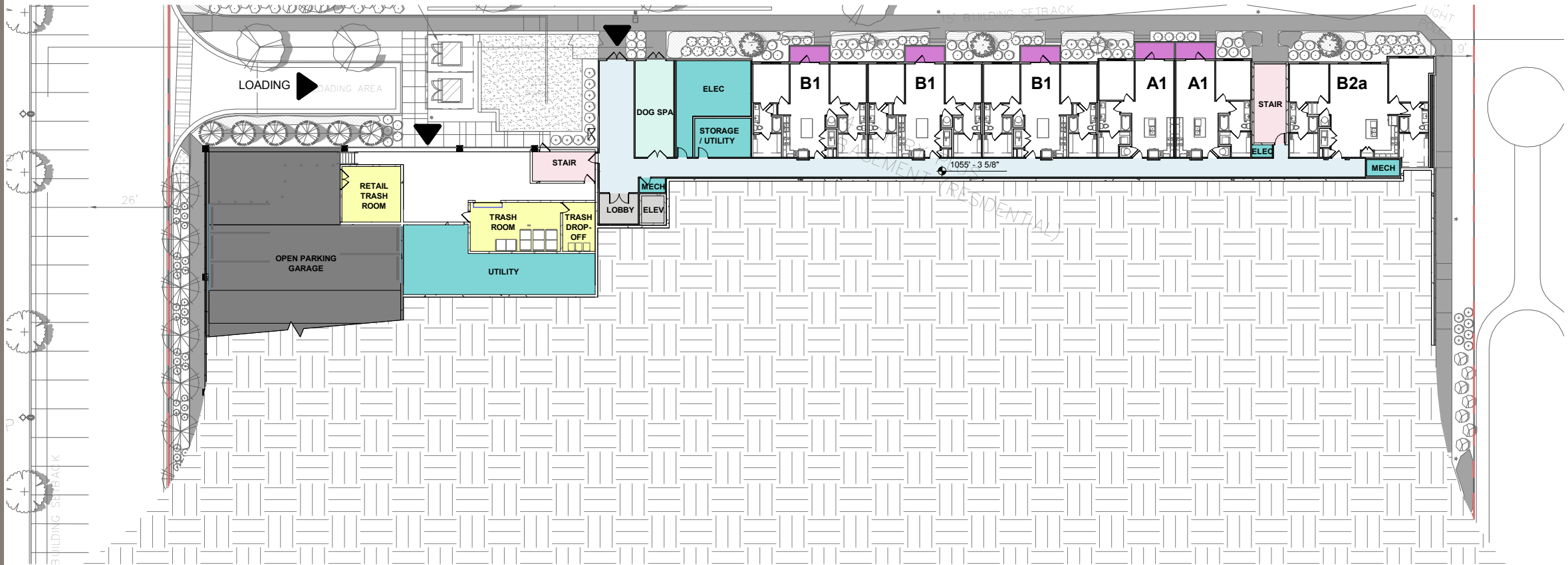
OVERALL BLDG
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ENLARGED
ELEVATIONS

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STUDIES



RESTAURANT OUTDOOR SEATING



RETAIL PLAZA



LEASING ENTRY PLAZA



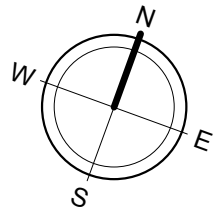
POOL COURTYARD



SUMMIT PLACE CORNER



NORTH ELEVATION STOOPS



OVERALL BUILDING PLAN - BASEMENT

SITE PLAN

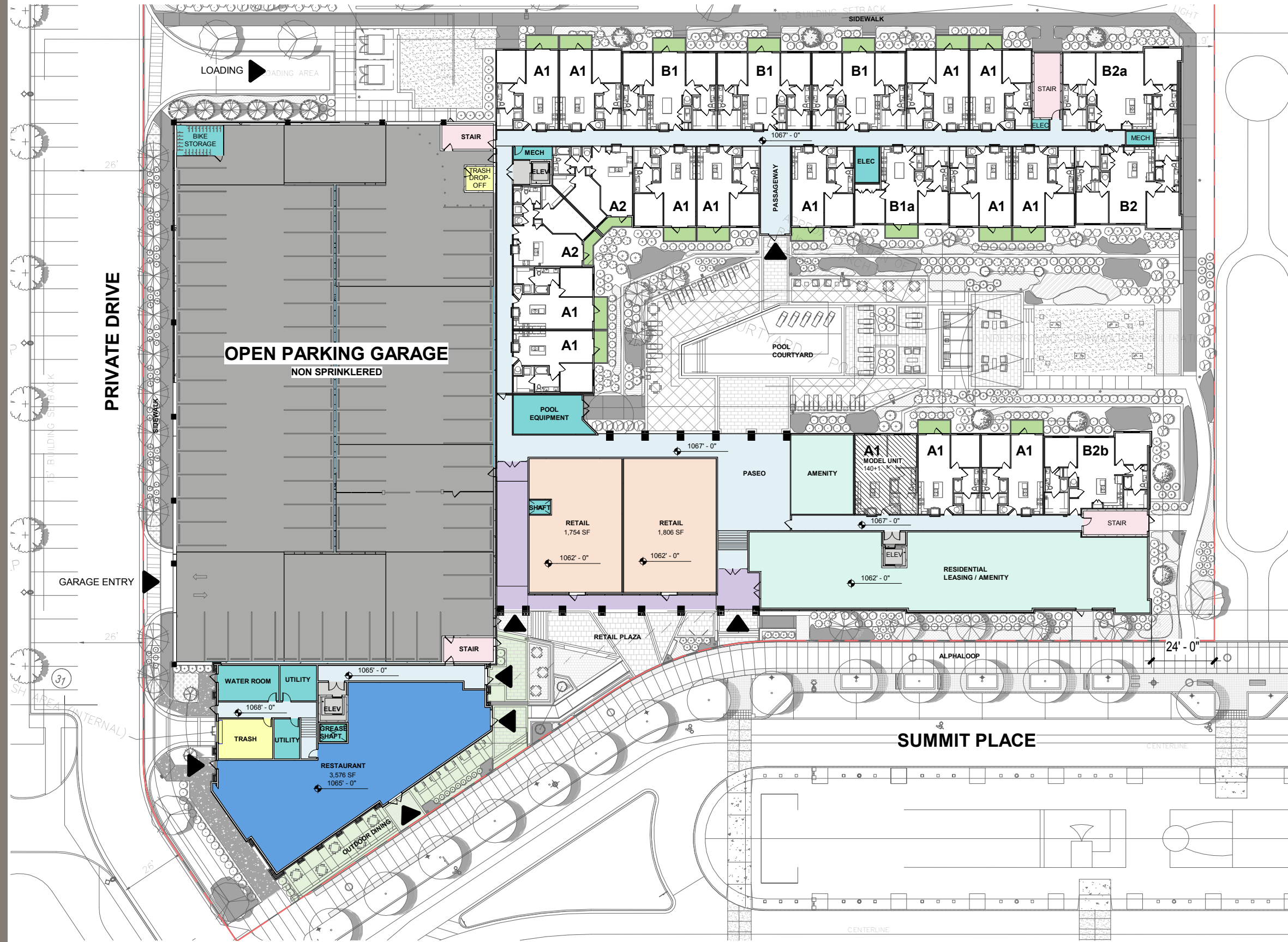
OVERALL BLDG
PLANS

OVERALL
ELEVATIONS

ENLARGED
ELEVATIONS

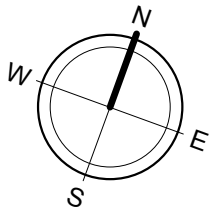
PERSPECTIVES

STUDIES



LEGEND

- LEASING / AMENITY
- RESTAURANT
- TERRACE
- RETAIL
- BUILDING CORRIDOR
- OPEN AIR CORRIDOR
- RESIDENTIAL BALCONY
- GARAGE
- ELEVATOR
- STAIR
- UTILITIES
- TRASH



OVERALL BUILDING PLAN - LEVEL 1 RETAIL/ LEASING AMENITY

SITE PLAN

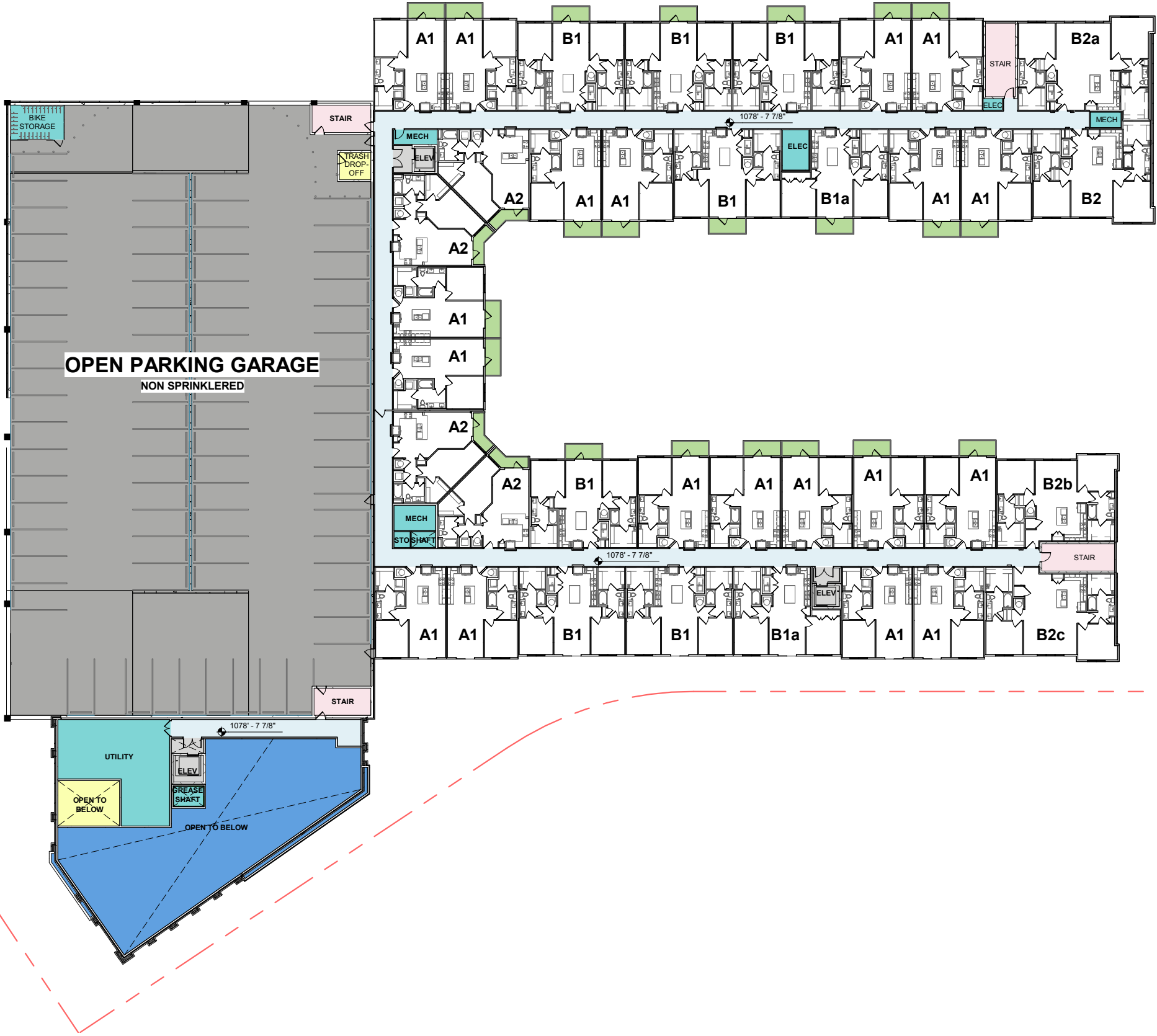
OVERALL BLDG
PLANS

OVERALL
ELEVATIONS

ENLARGED
ELEVATIONS

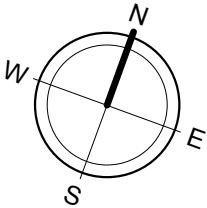
PERSPECTIVES

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

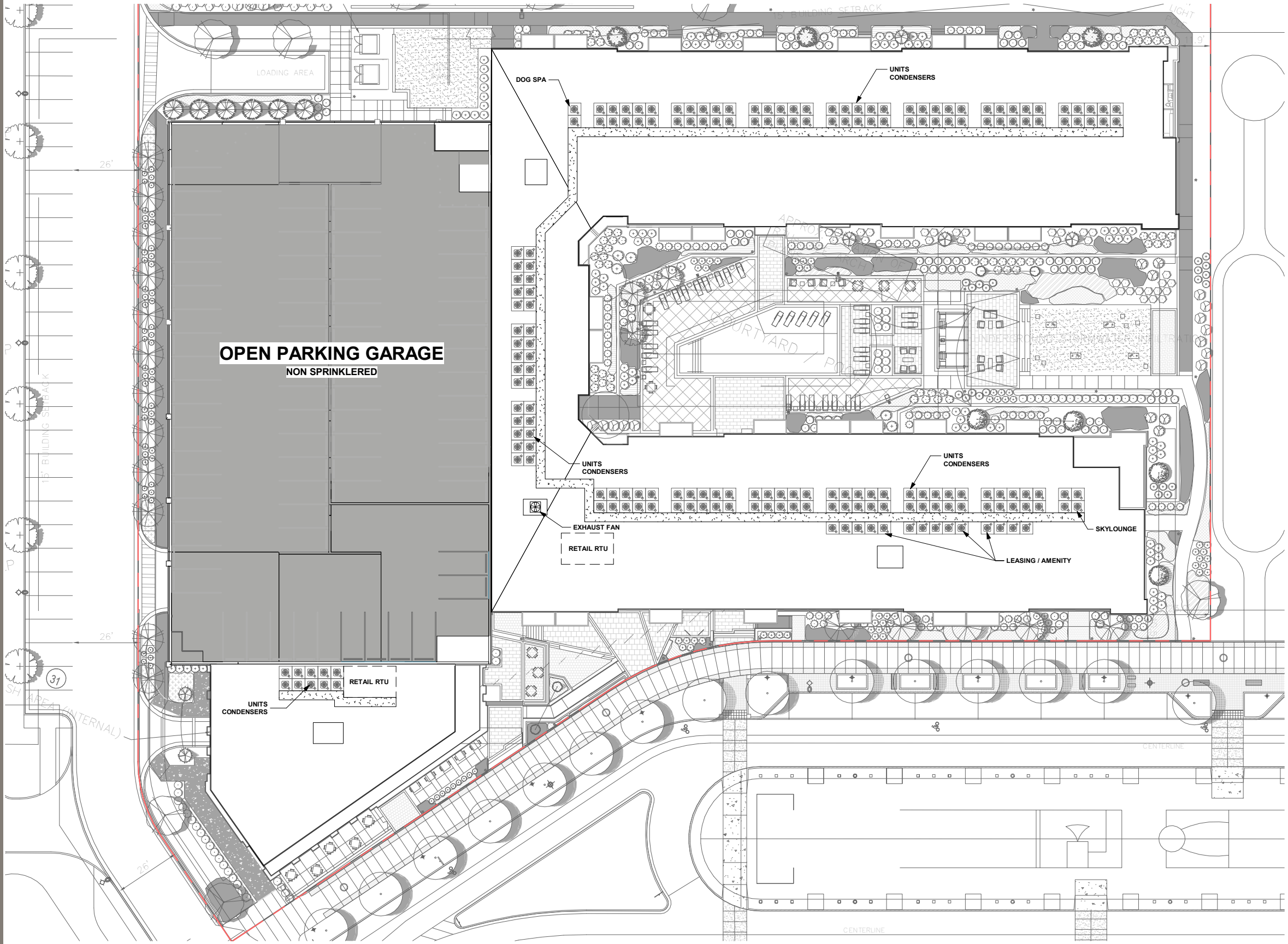
OVERALL BLDG
PLANS

OVERALL
ELEVATIONS

ENLARGED
ELEVATIONS

PERSPECTIVES

STUDIES



OVERALL BUILDING PLAN - ROOF PLAN

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

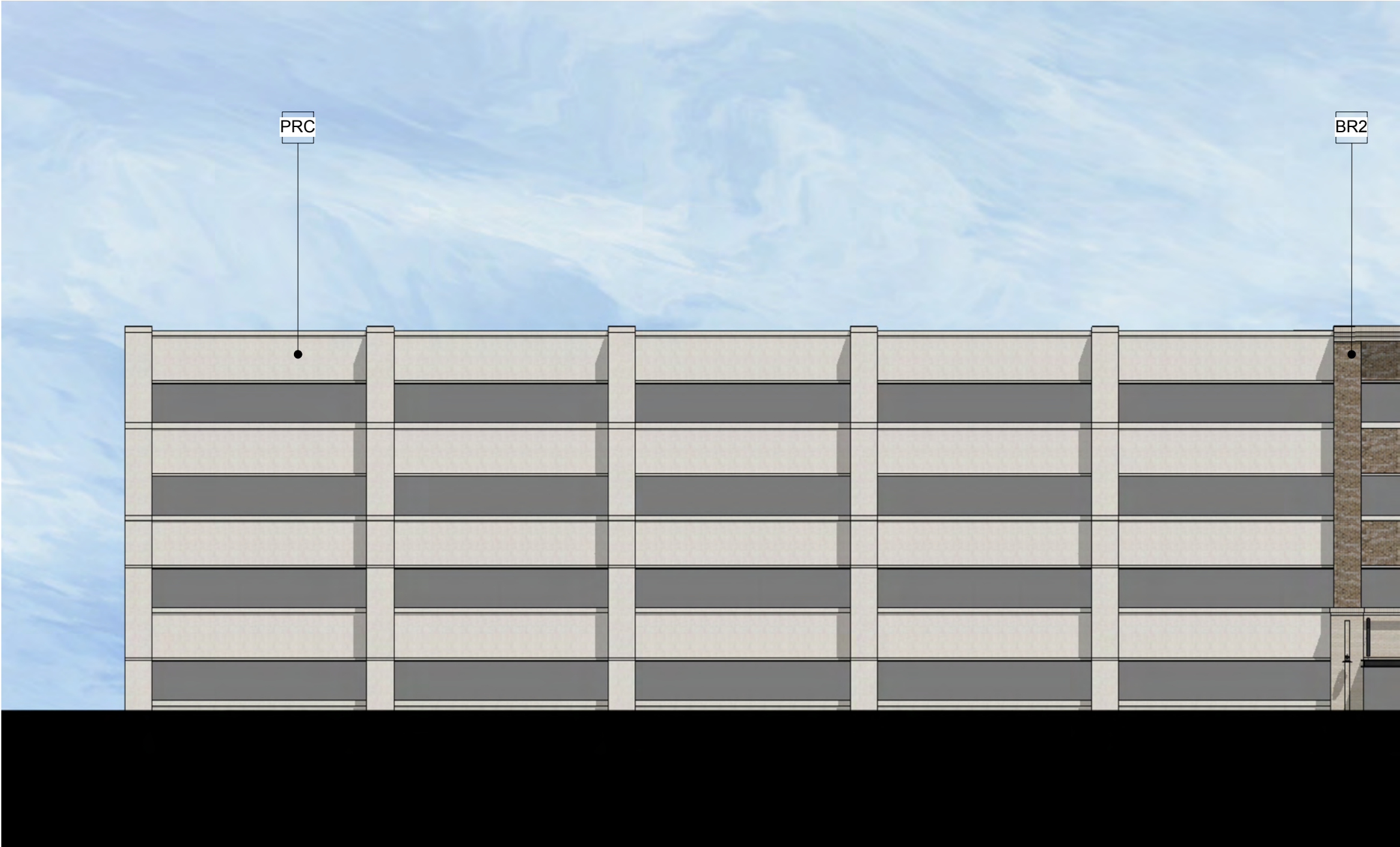
OVERALL BLDG
PLANS

OVERALL
ELEVATIONS

ENLARGED
ELEVATIONS

PERSPECTIVES

DETAILS



FINISH SCHEDULE

- BR1 BRICK - GRAY
- BR2 BRICK - BROWN
- BR3 BRICK - CREAM
- ST1 STUCCO - WHITE
- ST2 STUCCO - CREAM
- ST3 STUCCO - TAUPE
- ST4 STUCCO - BROWN
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- 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

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- VYL VINYL WINDOWS SYSTEM
- ALR ALUMINUM RAILING

WEST ELEVATION - PART B

SITE PLAN

OVERALL BLDG
PLANS

OVERALL
ELEVATIONS

ENLARGED
ELEVATIONS

PERSPECTIVES

DETAILS



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SUMMIT PLACE ELEVATION - PART A

SITE PLAN

OVERALL BLDG
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SUMMIT PLACE ELEVATION - PART B

SITE PLAN

OVERALL BLDG
PLANS

OVERALL
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SUMMIT PLACE ELEVATION - PART C

SITE PLAN

OVERALL BLDG
PLANS

OVERALL
ELEVATIONS

ENLARGED
ELEVATIONS

PERSPECTIVES

DETAILS



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EAST ELEVATION - PART A

SITE PLAN

OVERALL BLDG
PLANS

OVERALL
ELEVATIONS

ENLARGED
ELEVATIONS

PERSPECTIVES

DETAILS



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EAST ELEVATION - PART B

SITE PLAN

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NORTH ELEVATION - PART A

SITE PLAN

OVERALL BLDG
PLANS

OVERALL
ELEVATIONS

ENLARGED
ELEVATIONS

PERSPECTIVES

DETAILS



FINISH SCHEDULE	
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BR3	BRICK - CREAM
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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 B

SITE PLAN

OVERALL BLDG
PLANS

OVERALL
ELEVATIONS

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PERSPECTIVES

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NORTH ELEVATION - PART C

SITE PLAN

OVERALL BLDG
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OVERALL
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SUMMIT PLACE VIEW 1

SITE PLAN

OVERALL BLDG
PLANS

OVERALL
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ENLARGED
ELEVATIONS

PERSPECTIVES

DETAILS



SUMMIT PLACE VIEW 2

SITE PLAN

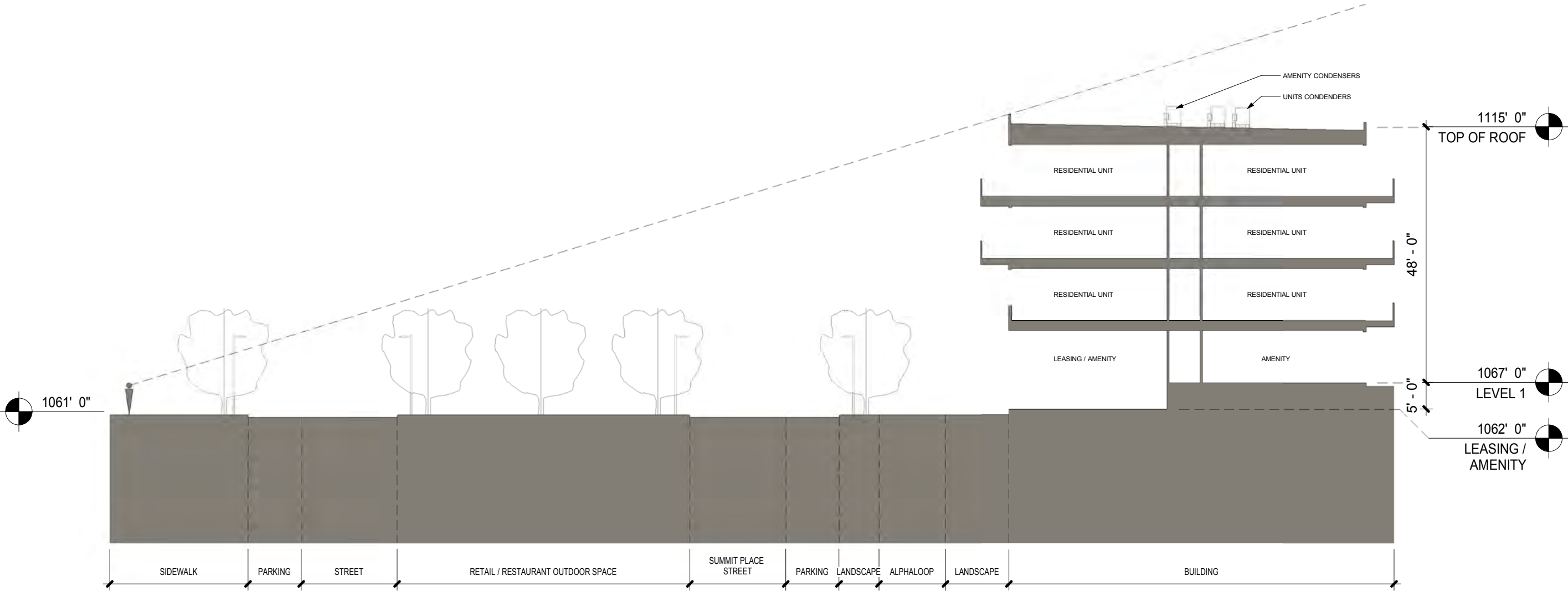
OVERALL BLDG
PLANS

OVERALL
ELEVATIONS

ENLARGED
ELEVATIONS

PERSPECTIVES

STUDIES



SIGHT LINE STUDY



AUC
DESIGN
GROUP
770.330.0814
1981 WOODLAND WAY
DUNWOODY, GA 30338



STAMP

THE WORTHING
COMPANIES

5909 PEACHTREE DUNWOODY ROAD
SUITE 400
ATLANTA, GA 30328

OWNER

NORTHWINDS MULTIFAMILY
ALPHARETTA, GA

HAYNES BRIDGE ROAD
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA

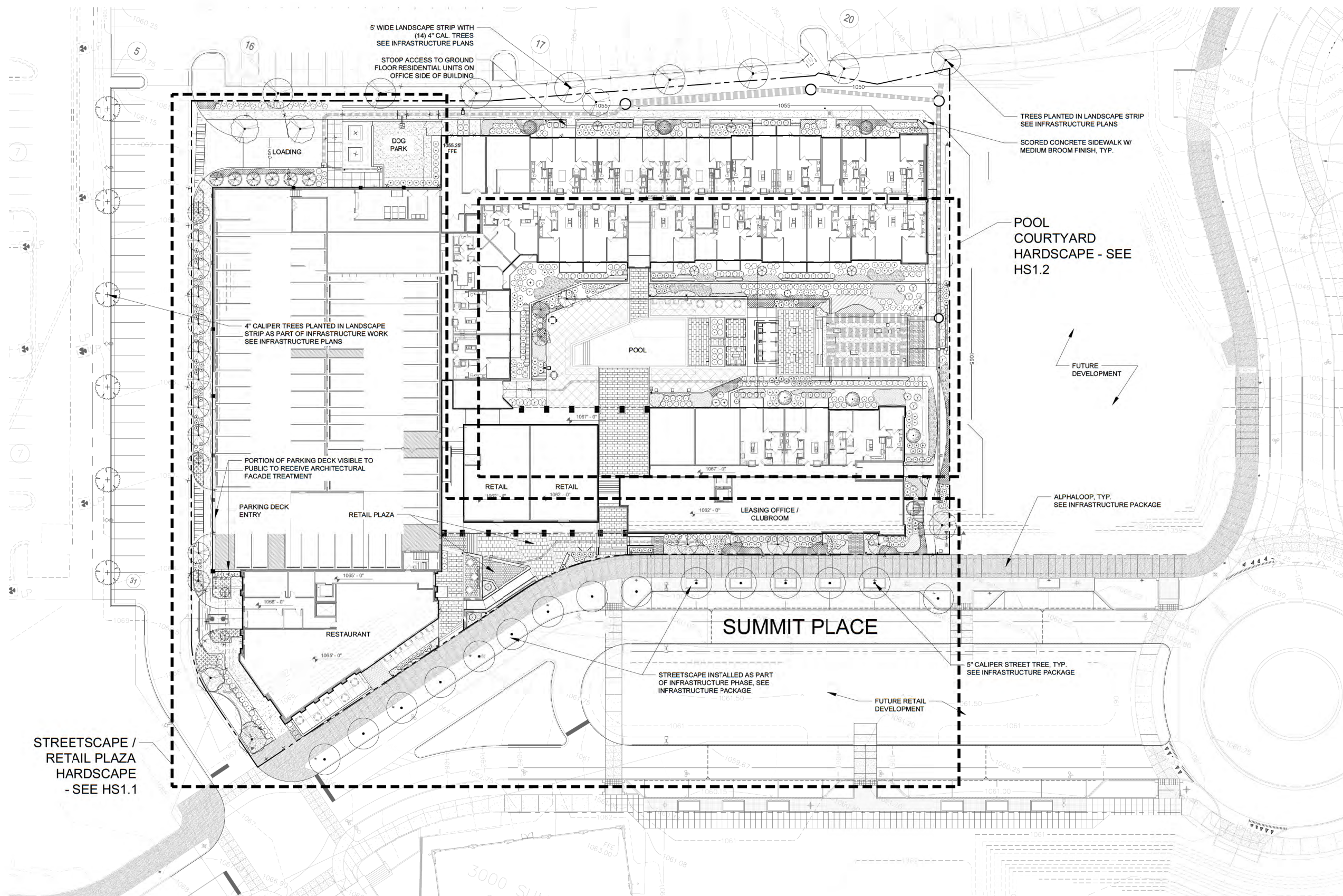
PROJECT

REVISION SCHEDULE		REVISION DESCRIPTION	
NO.	DATE	NO.	DATE

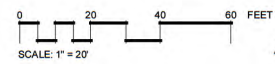
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	DATE	07/01/2019

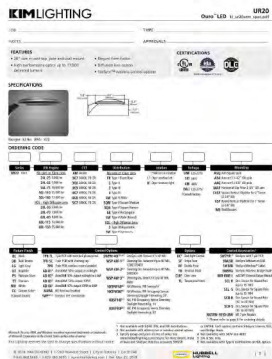
SHEET NO.

SP1.1



1 LANDSCAPE ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'-0"



[illegible]

PEDESTRIAN LIGHT FIXTURE:
GA POWER - GLANVILLE SERIES
CITY OF ALPHARETTA STANDARD



SHEET NO:	
-----------	--

SP1.2



THE WORTHING
COMPANIES

SUITE 400
ATLANTA, GA 30328

NORTHWINDS MULTIFAMILY
ALPHARETTA, GA

THAMES BRIDGE ROAD
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA

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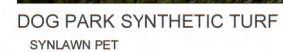
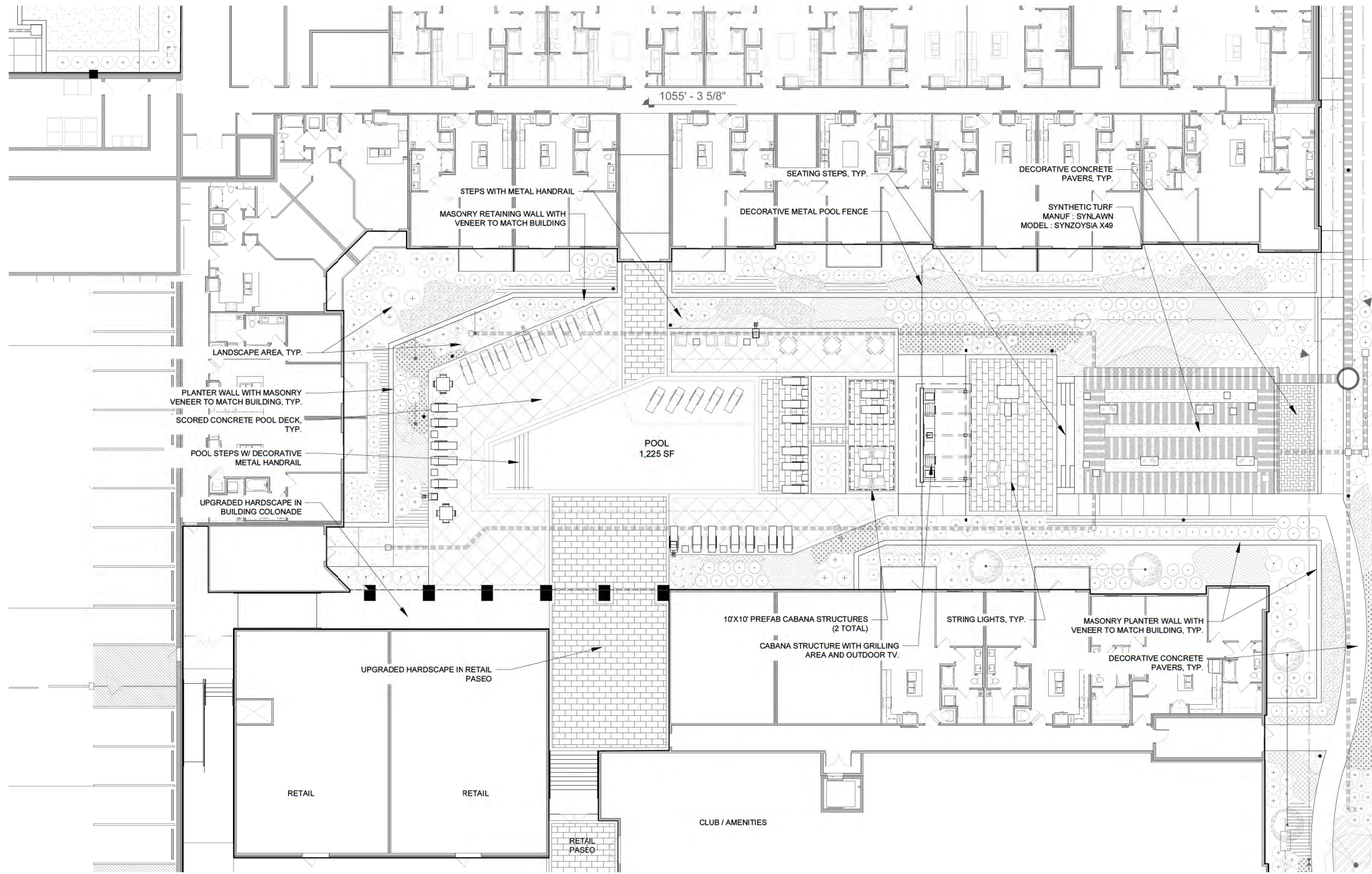
POOL COURTYARD HARDSCAPE PLAN

NUMBER: 1900103

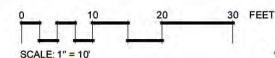
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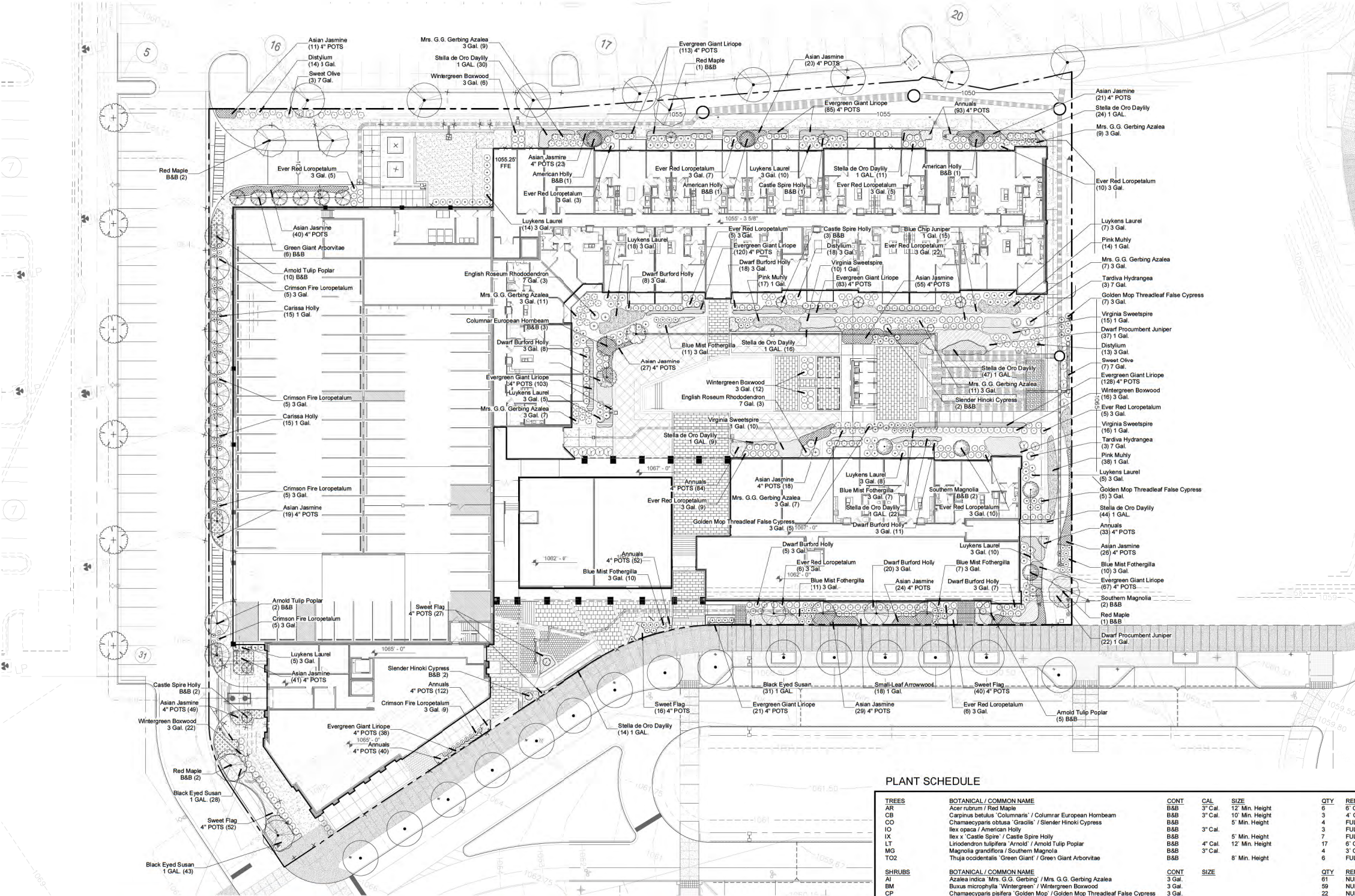
SHEET NO:

HS1.2



1 COURTYARD HARDSCAPE PLAN
SCALE: 1" = 10'-0"





PLANTING PLAN KEY

TREES	COMMON NAME
AR	Red Maple
CB	Columnar European Hornbeam
CO	Slender Hinoki Cypress
IO	American Holly
IX	Castle Spire Holly
LT	Arnold Tulip Poplar
MG	Southern Magnolia
TO2	Green Giant Arborvitae
SHRUBS	COMMON NAME
AI	Mrs. G.G. Gerbing Azalea
BM	Wintergreen Boxwood
CP	Golden Mop Threadleaf False Cypress
D'	Distylium
FG	Blue Mist Fothergilla
HP	Tardiva Hydrangea
IC	Dwarf Burford Holly
IC2	Carissa Holly
LC2	Ever Red Loropetalum
LC	Crimson Fire Loropetalum
OF	Sweet Olive
PL2	Luykens Laurel
RX	English Roseum Rhododendron
SHRUB AREAS	COMMON NAME
IV	Virginia Sweetflag
JH	Blue Chip Juniper
JP	Dwarf Procumbent Juniper
MC	Pink Muhly
VM	Small-Leaf Arrowwood
GROUND COVERS	COMMON NAME
AG	Sweet Flag
AM	Annals
HX	Stella de Oro Daylily
LM	Evergreen Giant Liriope
RF	Black Eyed Susan
TA	Asian Jasmine



AUC
DESIGN
GROUP
770.330.0814
1981 WOODLAND WAY
DUNWOODY, GA 30338



STAMP

THE WORTHING
COMPANIES

OWNER

NORTHWINDS MULTIFAMILY
ALPHARETTA, GA

5909 PEACHTREE DUNWOODY ROAD
SUITE 400
ATLANTA, GA 30328

HAYNES BRIDGE ROAD
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA

PROJECT

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
AR	Acer rubrum / Red Maple	B&B	3" Cal.	12' Min. Height	6	6" C.T.; FULL AND HEALTHY; WELL BRANCHED; MATCHED
CB	Carpinus betulus 'Columnaris' / Columnar European Hornbeam	B&B	3" Cal.	10' Min. Height	3	4" C.T.; FULL AND HEALTHY; WELL BRANCHED; MATCHED
CO	Chamaecyparis obtusa 'Gracile' / Slender Hinoki Cypress	B&B	3" Cal.	5' Min. Height	4	FULL AND HEALTHY; WELL BRANCHED; MATCHED
IO	Ilex opaca / American Holly	B&B	3" Cal.	5' Min. Height	3	FULL TO GROUND; FULL AND HEALTHY; WELL BRANCHED; MATCHED
IX	Ilex x 'Castle Spire' / Castle Spire Holly	B&B	3" Cal.	5' Min. Height	7	FULL TO GROUND; FULL AND HEALTHY; WELL BRANCHED; MATCHED
LT	Liriodendron tulipifera 'Arnold' / Arnold Tulip Poplar	B&B	4" Cal.	12' Min. Height	17	6" C.T.; FULL AND HEALTHY; WELL BRANCHED; MATCHED
MG	Magnolia grandiflora / Southern Magnolia	B&B	3" Cal.	8' Min. Height	4	3" C.T.; FULL AND HEALTHY; WELL BRANCHED; MATCHED
TO2	Thuja occidentalis 'Green Giant' / Green Giant Arborvitae	B&B	3" Cal.	8' Min. Height	6	FULL TO GROUND; FULL AND HEALTHY; WELL BRANCHED; MATCHED
SHRUBS	BOTANICAL / COMMON NAME	CONT	SIZE	QTY	REMARKS	
AI	Azalea indica 'Mrs. G.G. Gerbing' / Mrs. G.G. Gerbing Azalea	3 Gal.		61	NURSERY GROWN; FULL AND HEALTHY; MATCHED	
BM	Buxus microphylla 'Wintergreen' / Wintergreen Boxwood	3 Gal.		59	NURSERY GROWN; FULL AND HEALTHY; MATCHED	
CP	Chamaecyparis plicata 'Golden Mop' / Golden Mop Threadleaf False Cypress	3 Gal.		22	NURSERY GROWN; FULL AND HEALTHY; MATCHED	
D'	Distylium 'Vintage Jade' / Distylium	3 Gal.		46	NURSERY GROWN; FULL AND HEALTHY; MATCHED	
FG	Fothergilla gardenii 'Blue Mist' / Blue Mist Fothergilla	3 Gal.		56	NURSERY GROWN; FULL AND HEALTHY; MATCHED	
HP	Hydrangea paniculata 'Tardiva' / Tardiva Hydrangea	7 Gal.		29	NURSERY GROWN; FULL AND HEALTHY; MATCHED	
IC	Ilex cornuta 'Burfordi Nana' / Dwarf Burford Holly	3 Gal.		94	NURSERY GROWN; FULL AND HEALTHY; MATCHED	
IC2	Ilex cornuta 'Carissa' / Carissa Holly	1 Gal.		30	NURSERY GROWN; FULL AND HEALTHY; MATCHED	
LC2	Loropetalum chinense 'Crimson Fire' / Ever Red Loropetalum	3 Gal.		98	NURSERY GROWN; FULL AND HEALTHY; MATCHED	
LC	Loropetalum chinense 'Crimson Fire' / Crimson Fire Loropetalum	3 Gal.		29	NURSERY GROWN; FULL AND HEALTHY; MATCHED	
OF	Osmanthus fragrans / Sweet Olive	7 Gal.		15	NURSERY GROWN; FULL AND HEALTHY; MATCHED	
PL2	Prunus laurocerasus 'Otto Luyken' / Luykens Laurel	3 Gal.		92	NURSERY GROWN; FULL AND HEALTHY; MATCHED	
RX	Rhododendron x 'English Roseum' / English Roseum Rhododendron	7 Gal.		6	NURSERY GROWN; FULL AND HEALTHY; MATCHED	
SHRUB AREAS	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	QTY	REMARKS
IV	Itea virginica 'Little Henry' TM / Virginia Sweetflag	1 Gal.		36" o.c.	61	NURSERY GROWN; FULL AND HEALTHY; MATCHED
JH	Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper	1 Gal.		36" o.c.	15	NURSERY GROWN; FULL AND HEALTHY; MATCHED
JP	Juniperus procumbens / Dwarf Procumbent Juniper	1 Gal.		30" o.c.	67	NURSERY GROWN; FULL AND HEALTHY; MATCHED
MC	Muhlenbergia capillaris / Pink Muhly	1 Gal.		30" o.c.	98	NURSERY GROWN; FULL AND HEALTHY; MATCHED
VM	Viburnum ovalatum 'Miss Shillers Delight' / Small-Leaf Arrowwood	1 Gal.		30" o.c.	30	NURSERY GROWN; FULL AND HEALTHY; MATCHED
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	QTY	REMARKS
AG	Acorus gramineus 'Purpureus' / Sweet Flag	4" POTS		18" o.c.	148	NURSERY GROWN; FULL AND HEALTHY; MATCHED
AM	Annual Material / Annuals	1 Gal.		9" o.c.	549	TO BE APPROVED BY OWNER
HX	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 Gal.		18" o.c.	217	NURSERY GROWN; FULL AND HEALTHY; MATCHED
LM	Liriope muscari 'Evergreen Giant' / Evergreen Giant Liriope	4" POTS		12" o.c.	758	NURSERY GROWN; FULL AND HEALTHY; MATCHED
RF	Rubricaulis fulgida 'Goldstrum' / Black Eyed Susan	1 Gal.		24" o.c.	102	NURSERY GROWN; FULL AND HEALTHY; MATCHED
TA	Trachelospermum asiaticum / Asian Jasmine	4" POTS		24" o.c.	454	NURSERY GROWN; FULL AND HEALTHY; MATCHED



RED MAPLE



ARNOLD TULIP
POPLAR



BOXWOOD



FOTHERGILLA



FOTHERGILLA
(FALL COLOR)



HYDRANGEA



SWEETSPICE



LOROPETALUM



OGON SWEET FLAG

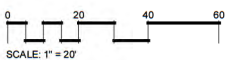


ASIAN JASMINE



BLACK-EYED SUSAN

1 PLANTING PLAN
SCALE: 1" = 20'-0"



SHEET NAME:
PLANTING
PLAN

SHEET NO.

PROJECT
NUMBER
1900105

DATE
07/01/2019

LS1.1