

5. 12:00 - 12:30 Break

6. 12:30 - 1:00 DRB20019 Henderson Commons North Main St
review painting in progress

7. 1:00 - 1:45 DRB200023 Verizon 5065 North Point
review solar facility

VIII. ADJOURNMENT



DRB Virtual Meeting Procedures

BOARD PROCESS

- The Board Chair will oversee the meeting and provide these procedures as part of the call to order.
- Due to ongoing efforts to encourage " Social Distancing", this meeting will be conducted virtually Via the Zoom video conferencing platform.
- The Zoom video conferencing link will be provided at the top of meeting agenda, which will be posted to the City website the week prior to the meeting as is standard practice.
- Bret Schroeder, Zoning Enforcement Manager will run the meeting as the Meeting Monitor
- During the Meeting, all Applicants & Members of the Public should turn their video off
- The Meeting Monitor will allow Board Members, Applicants and Members of the Public access into the meeting from the "Waiting Room"
- Attendees should press the hand raising button when they wish to speak and the Meeting Monitor will call on them one by one.
- Motions by The Board must be clear and concise.
- Once a Motion has been made and seconded, the Chair will announce who made and seconded the motion. He will then name and call on each Board Member for a vote.
- This meeting will be conducted in accordance with adopted rules and procedures, according to the City Code.
- Once the public hearing for a specific case is complete, the case will be closed and the next agenda item will be taken up, similar to the procedure for a regular in-person meeting.

APPLICANT PROCESS

- The applicant will designate speakers ahead of the meeting to provide its presentation to the board.
- The applicant will be identified by case number and name and will only be permitted to present during its specific case.
- The length of the applicant presentation is at the Chairman's discretion. It is recommended the applicant presentation be limited to 15 minutes not including discussion by the Board.

PUBLIC COMMENT PROCESS

- Members of the public are invited and encouraged to participate in the virtual meeting but are reminded to conduct themselves with the same professionalism and demeanor as the board with each member of the public limited to a maximum of 3 minutes of comment per case.
- Members of the public wishing to speak, option above, will need to "raise their hand" in the Zoom chat tool to be acknowledged by the Meeting Monitor and have their audio unmuted.
- The public is asked to indicate SUPPORT, OPPOSITION, or QUESTION and the case number of the item they are speaking on to ensure staff is able to manage reading comments into the record, responding to questions, and unmuting speakers. There will be a 3 minute limit per speaker allowed.

****The recording of the Zoom virtual meeting will be posted to the City's Agendas and Meetings webpage here:**

<https://www.alpharetta.ga.us/government/meeting-manager-portal>

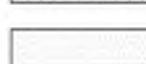
SITE LAYOUT NOTES

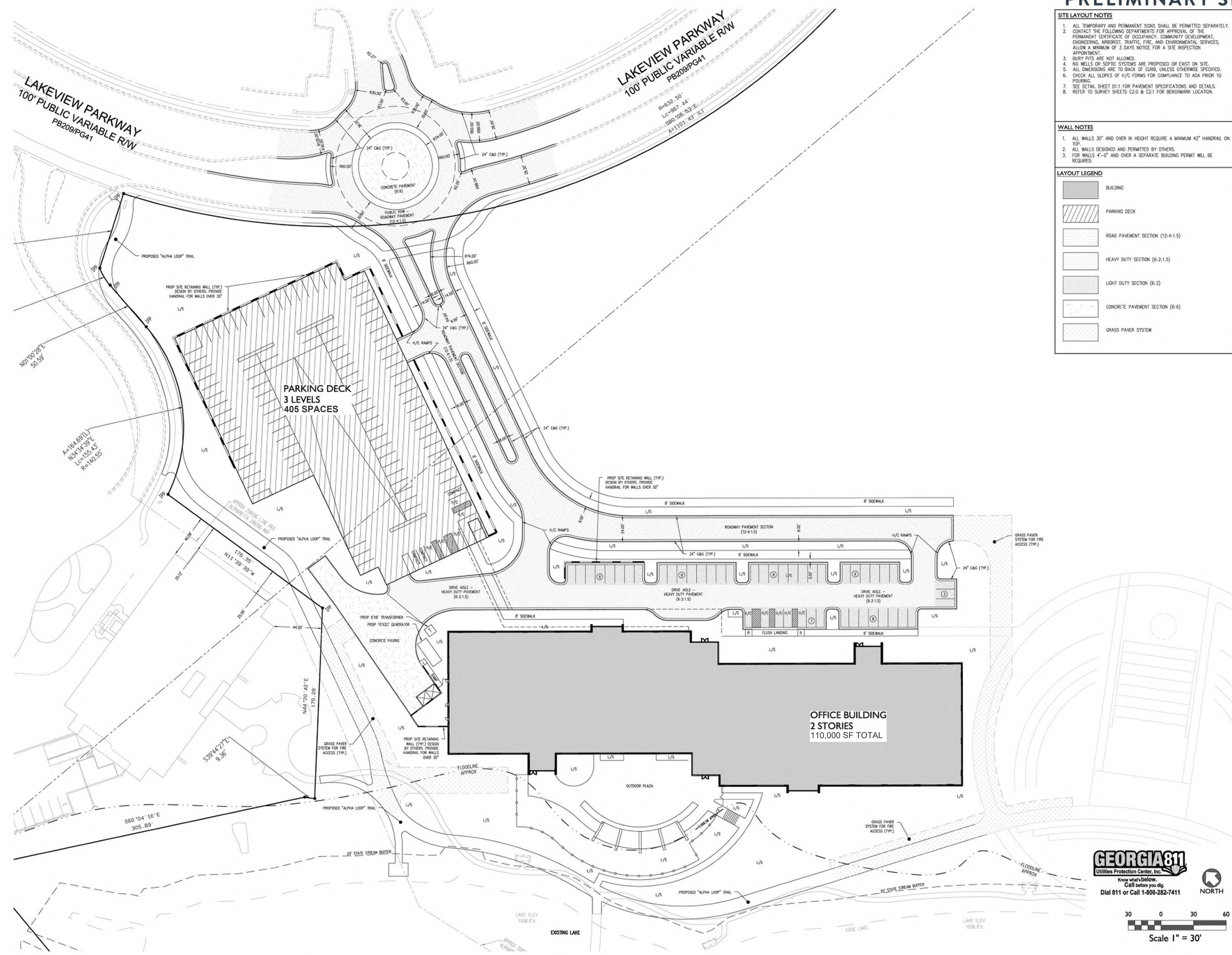
1. ALL TEMPORARY AND PERMANENT SIGNS SHALL BE PERMITTED SEPARATELY.
2. CONTACT THE FOLLOWING DEPARTMENTS FOR APPROVAL OF THE PERMANENT CERTIFICATE OF OCCUPANCY: COMMUNITY DEVELOPMENT, ENGINEERING, ARBORIST, TRAFFIC, FIRE, AND ENVIRONMENTAL SERVICES. ALLOW A MINIMUM OF 3 DAYS NOTICE FOR A SITE INSPECTION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

WALL NOTES

1. ALL WALLS 30" AND OVER IN HEIGHT REQUIRE A MINIMUM 42" HANDRAIL ON TOP.
2. ALL WALLS DESIGNED AND PERMITTED BY OTHERS.
3. FOR WALLS 4'-0" AND OVER A SEPARATE BUILDING PERMIT WILL BE REQUIRED.

LAYOUT LEGEND

	BUILDING
	PARKING DECK
	ROAD PAVEMENT SECTION (12:6:1.5)
	HEAVY DUTY SECTION (6:2:1.5)
	LIGHT DUTY SECTION (6:2)
	CONCRETE PAVEMENT SECTION (6:6)
	GRASS PAVER SYSTEM

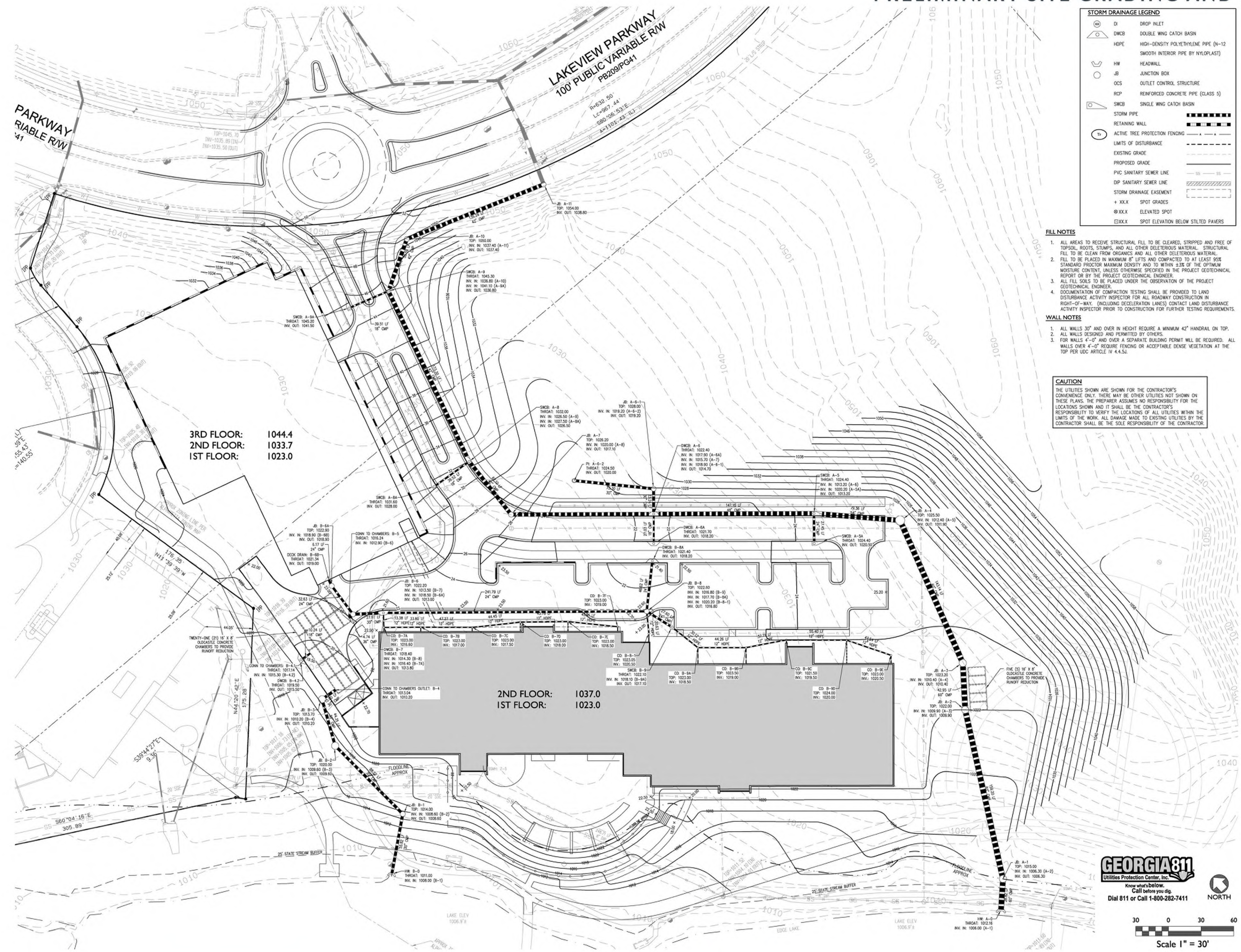


GEORGIA811
Utilities Protection Center, Inc.
Know what's below.
Call before you dig.
Dial 811 or Call 1-800-282-7411

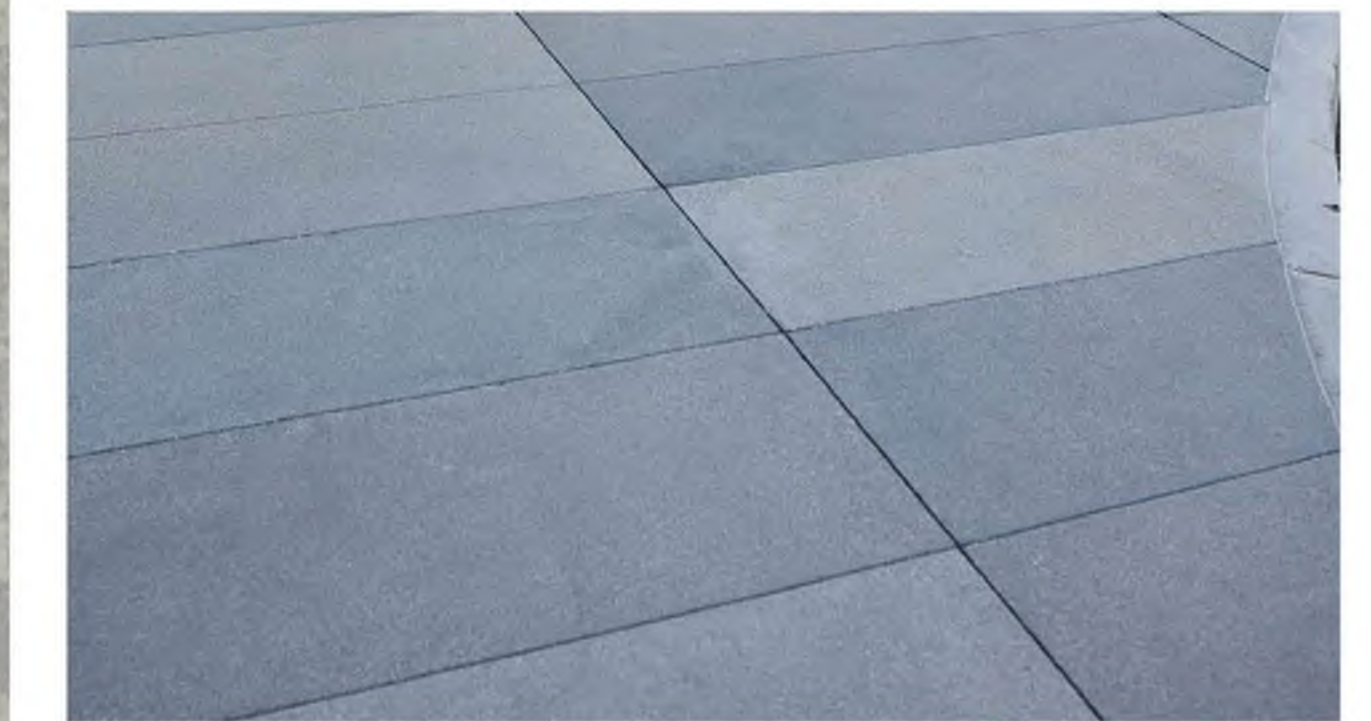


Scale 1" = 30'

PRELIMINARY SITE GRADING AND DRAINAGE PLAN



HARDSCAPE PLAN - MATERIALS



ENHANCED CONCRETE



UNIT PAVERS



STALOK FIBER REINFORCEMENT TECHNOLOGY



STONE WALL



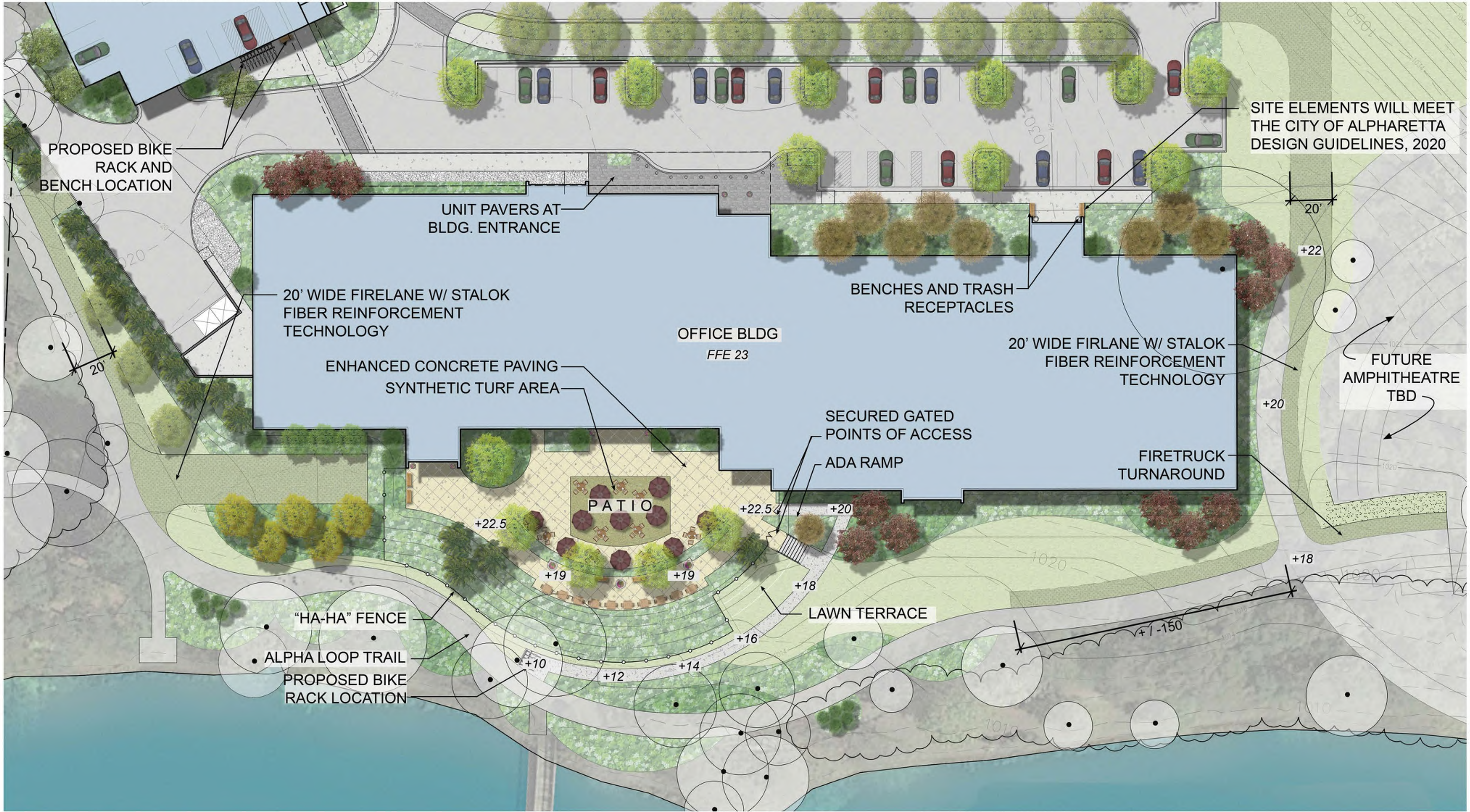
SAGE TRASH RECEPTACLE BY VICTOR STANLEY

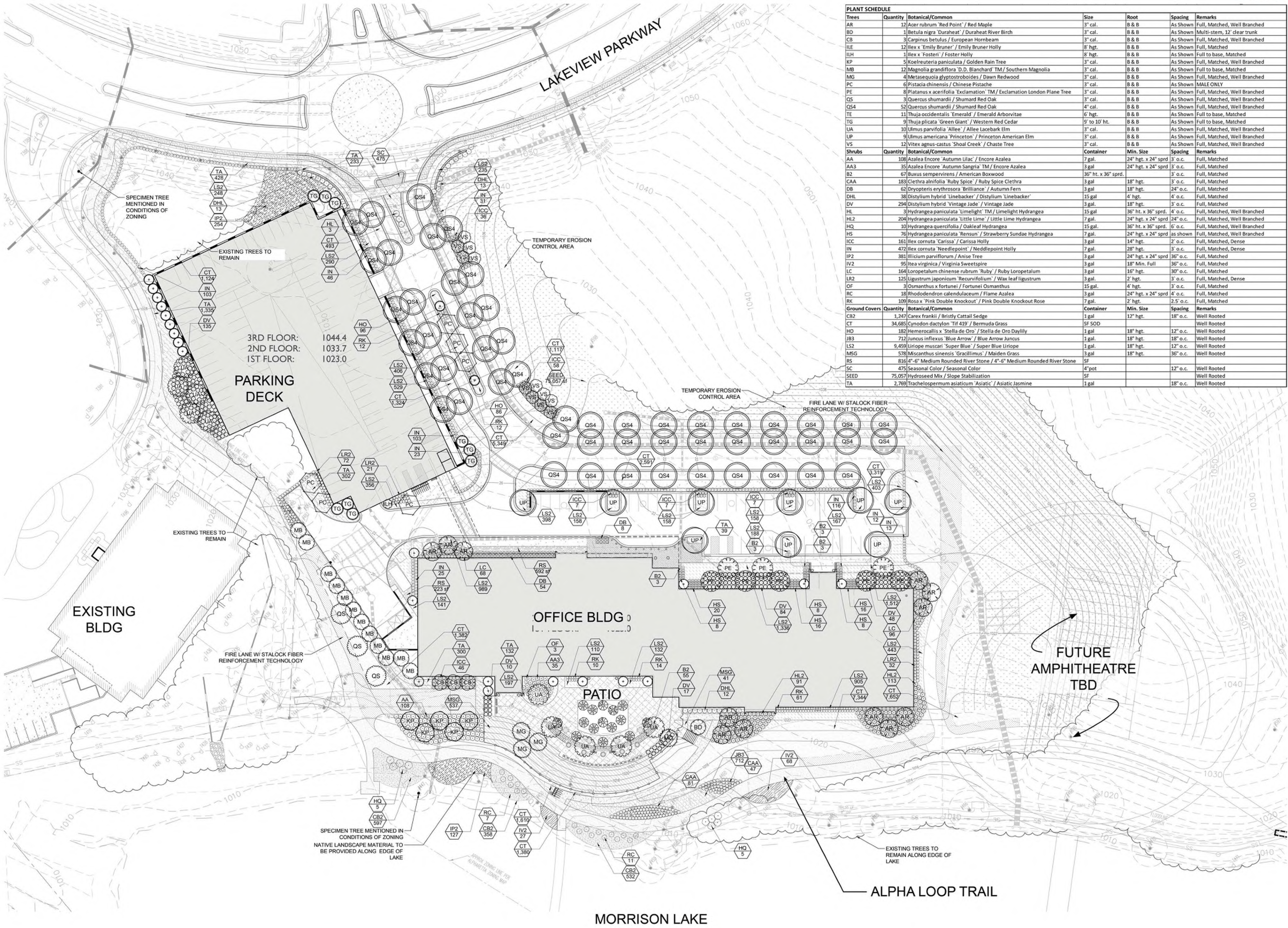


EVA BENCH BY VICTOR STANLEY



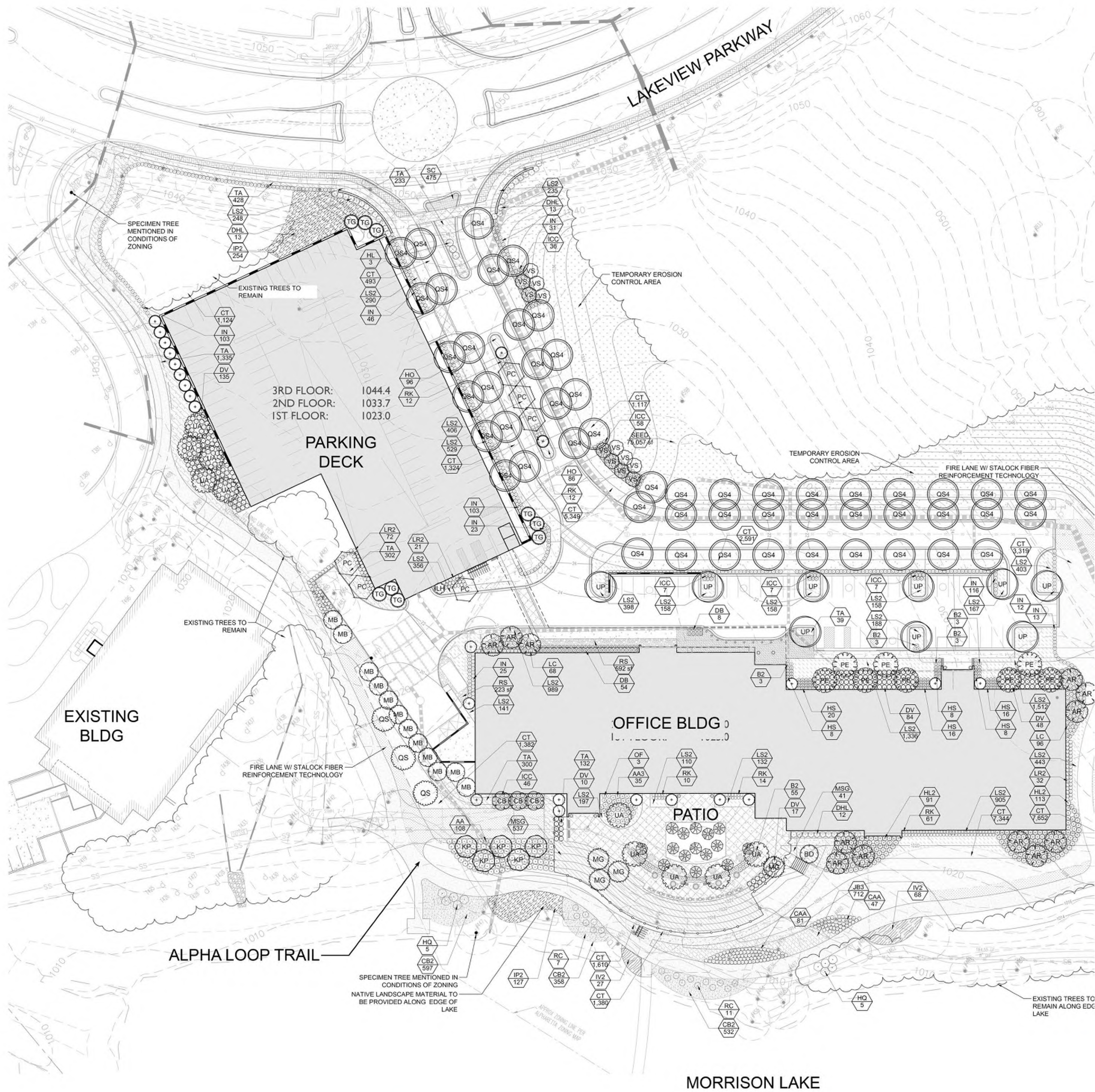
CAPITOL BIKE RACK BY FORMS AND SURFACES





PLANT SCHEDULE						
Trees	Quantity	Botanical/Common	Size	Root	Spacing	Remarks
AR	12	Acer rubrum 'Red Point' / Red Maple	3" cal.	B & B	As Shown	Full, Matched, Well Branched
BD	1	Betula nigra 'Dorchester' / Duraheat River Birch	3" cal.	B & B	As Shown	Multi-stem, 12' clear trunk
CB	3	Carpinus betulus / European Hornbeam	3" cal.	B & B	As Shown	Full, Matched, Well Branched
HE	12	Ilex x 'Emily Bruner' / Emily Bruner Holly	8' hgt.	B & B	As Shown	Full, Matched
HLH	1	Ilex x 'Fosteri' / Foster Holly	8' hgt.	B & B	As Shown	Full to base, Matched
KP	5	Koeleruteria paniculata / Golden Rain Tree	3" cal.	B & B	As Shown	Full, Matched, Well Branched
MB	12	Magnolia grandiflora D.D. Blanchard TM / Southern Magnolia	3" cal.	B & B	As Shown	Full to base, Matched
MG	4	Metasequoia glyptostroboides / Dawn Redwood	3" cal.	B & B	As Shown	Full, Matched, Well Branched
PC	6	Pistacia chinensis / Chinese Pistache	3" cal.	B & B	As Shown	MALE ONLY
PE	8	Platanus x acerifolia 'Exclamation' TM / Exclamation London Plane Tree	3" cal.	B & B	As Shown	Full, Matched, Well Branched
QS	3	Quercus shumardi / Shumard Red Oak	3" cal.	B & B	As Shown	Full, Matched, Well Branched
QS4	52	Quercus shumardi / Shumard Red Oak	4" cal.	B & B	As Shown	Full, Matched, Well Branched
TE	11	Thuja occidentalis 'Emerald' / Emerald Arborvitae	6' hgt.	B & B	As Shown	Full to base, Matched
TG	9	Thuja plicata 'Green Giant' / Western Red Cedar	5' to 10' ht.	B & B	As Shown	Full to base, Matched
UA	10	Ulmus parvifolia 'Allee' / Allee Lacebark Elm	3" cal.	B & B	As Shown	Full, Matched, Well Branched
UP	9	Ulmus americana 'Princeton' / Princeton American Elm	3" cal.	B & B	As Shown	Full, Matched, Well Branched
VS	12	Vireo agnus-castus 'Shoal Creek' / Chaste Tree	3" cal.	B & B	As Shown	Full, Matched, Well Branched
Shrubs	Quantity	Botanical/Common	Container	Min. Size	Spacing	Remarks
AA	108	Azalea Encore 'Autumn Ulac' / Encore Azalea	7 gal.	24" hgt. x 24" sprd	3' o.c.	Full, Matched
AA3	35	Azalea Encore 'Autumn Sangria' TM / Encore Azalea	3 gal.	24" hgt. x 24" sprd	3' o.c.	Full, Matched
B2	67	Buxus sempervirens / American Boxwood	36" ht. x 36" sprd.		3' o.c.	Full, Matched
CAA	138	Clethra alnifolia 'Ruby Spice' / Ruby Spice Clethra	3 gal.	18" hgt.	3' o.c.	Full, Matched
DB	62	Dryopteris erythrosora 'Brilliance' / Autumn Fern	3 gal.	18" hgt.	24" o.c.	Full, Matched
DHL	38	Distylium hybrid 'Linebacker' / Distylium 'Linebacker'	15 gal.	4' hgt.	4' o.c.	Full, Matched
DV	294	Distylium hybrid 'Vintage Jade' / Vintage Jade	3 gal.	18" hgt.	3' o.c.	Full, Matched
HL	3	Hydrangea paniculata 'Limelight' TM / Limelight Hydrangea	15 gal.	36" ht. x 36" sprd.	4' o.c.	Full, Matched, Well Branched
HL2	204	Hydrangea paniculata 'Little Lime' / Little Lime Hydrangea	7 gal.	24" hgt. x 24" sprd	24" o.c.	Full, Matched, Well Branched
HQ	10	Hydrangea quercifolia / Oakleaf Hydrangea	15 gal.	36" ht. x 36" sprd.	6' o.c.	Full, Matched, Well Branched
HS	161	Hydrangea paniculata 'Rensselaer' / Strawberry Sundae Hydrangea	7 gal.	24" hgt. x 24" sprd	as shown	Full, Matched, Well Branched
ICC	76	Ilex cornuta 'Carissa' / Carissa Holly	3 gal.	14" hgt.	2' o.c.	Full, Matched, Dense
IN	472	Ilex cornuta 'Needlepoint' / Needlepoint Holly	7 gal.	28" hgt.	3' o.c.	Full, Matched, Dense
IP2	381	Ilicium parviflorum / Anise Tree	3 gal.	24" hgt. x 24" sprd	36" o.c.	Full, Matched
IV2	95	Itea virginica / Virginia Sweetgum	3 gal.	18" Min. Full	30' o.c.	Full, Matched
LC	164	Loropetalum chinense rubrum 'Ruby' / Ruby Loropetalum	3 gal.	16" hgt.	30' o.c.	Full, Matched
LR2	125	Ligustrum japonicum 'Recurvifolium' / Wax leaf Ligustrum	3 gal.	2' hgt.	3' o.c.	Full, Matched, Dense
OF	3	Osmanthus x fortunei / Fortunei Osmanthus	15 gal.	4' hgt.	3' o.c.	Full, Matched
RC	38	Rhododendron calendulaceum / Flame Azalea	3 gal.	24" hgt. x 24" sprd	4' o.c.	Full, Matched
RK	309	Rosa x 'Pink Double Knockout' / Pink Double Knockout Rose	7 gal.	2' hgt.	2.5' o.c.	Full, Matched
Ground Covers	Quantity	Botanical/Common	Container	Min. Size	Spacing	Remarks
CS2	1,247	Carex bractea / Bristly Catclaw Sedge	1 gal.	12" hgt.	18" o.c.	Well Rooted
CT	34,685	Cynodon dactylon 'Tif 419' / Bermuda Grass	5' SOD			Well Rooted
HO	182	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal.	18" hgt.	12" o.c.	Well Rooted
JB3	172	Juncus inflexus 'Blue Arrow' / Blue Arrow Juncus	1 gal.	18" hgt.	18" o.c.	Well Rooted
LS2	5,459	Liriope muscaris 'Super Blue' / Super Blue Liriope	1 gal.	18" hgt.	12" o.c.	Well Rooted
MSG	578	Miscanthus sinensis 'Gracillimus' / Maiden Grass	3 gal.	18" hgt.	36" o.c.	Well Rooted
RS	816 4"-6"	Medium Rounded River Stone / 4"-6" Medium Rounded River Stone	5' SOD			Well Rooted
SC	475	Seasonal Color / Seasonal Color	4" pot		12" o.c.	Well Rooted
SEED	75,057	Hydroseed Mix / Slope Stabilization	5' SOD			Well Rooted
TA	2,769	Trachelospermum asiaticum 'Asiatic' / Asiatic Jasmine	1 gal.	18" o.c.		Well Rooted

PLANT PALETTE



MAGNOLIA
GRANDIFLOA
'D.D. BLANCHARD'



METASEQUOIA
GLYPTOSTROBOIDES



CARPINUS
BETULUS



ULMUS
AMERICANA
'PRINCETON'



DISTYLIUM
VINTAGE JADE



ROSA
RADRAZZ



ILEX CORNUTA
'NEEDLEPOINT'



TRACHELOSPERMUM
ASIATICUM

PLANT PALETTE - NATIVES



CAREX
RADIATA



HYDRANGEA
ARBORESCENS



ILLEX GLABRA



HYDRANGEA
PANICULATA



RHODODENDRON
CANESCENS



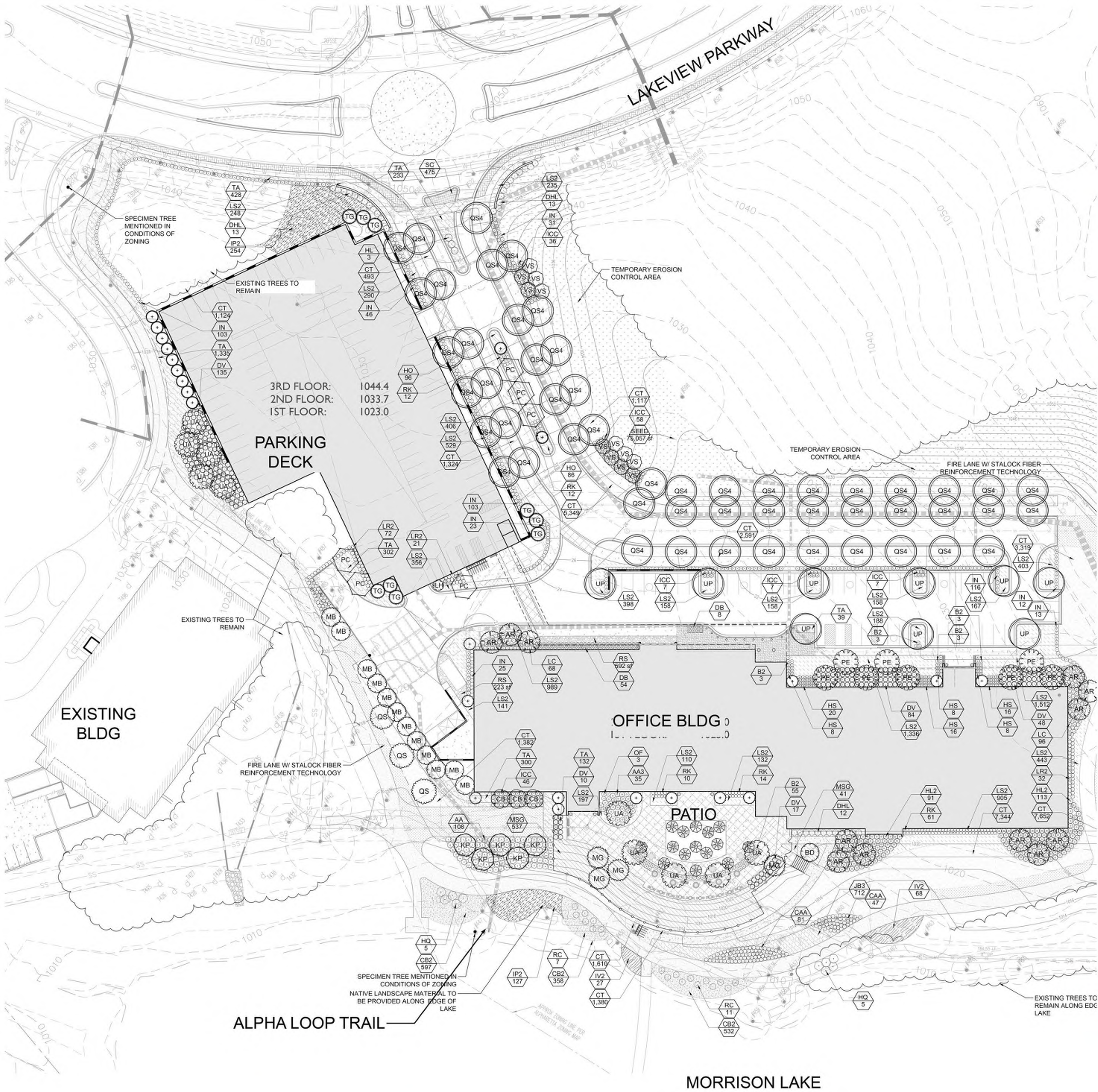
MUHLENBERGIA
CAPILLARIS



SCHIZACHYRIUM
SCOPARIUM



SISYRINCHIUM
'BLUE NOTE'

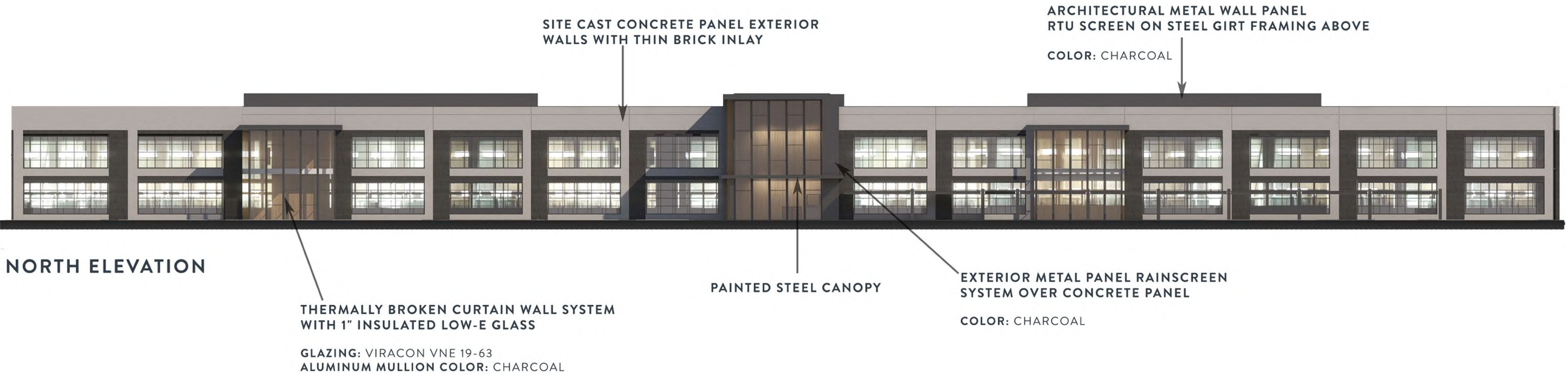


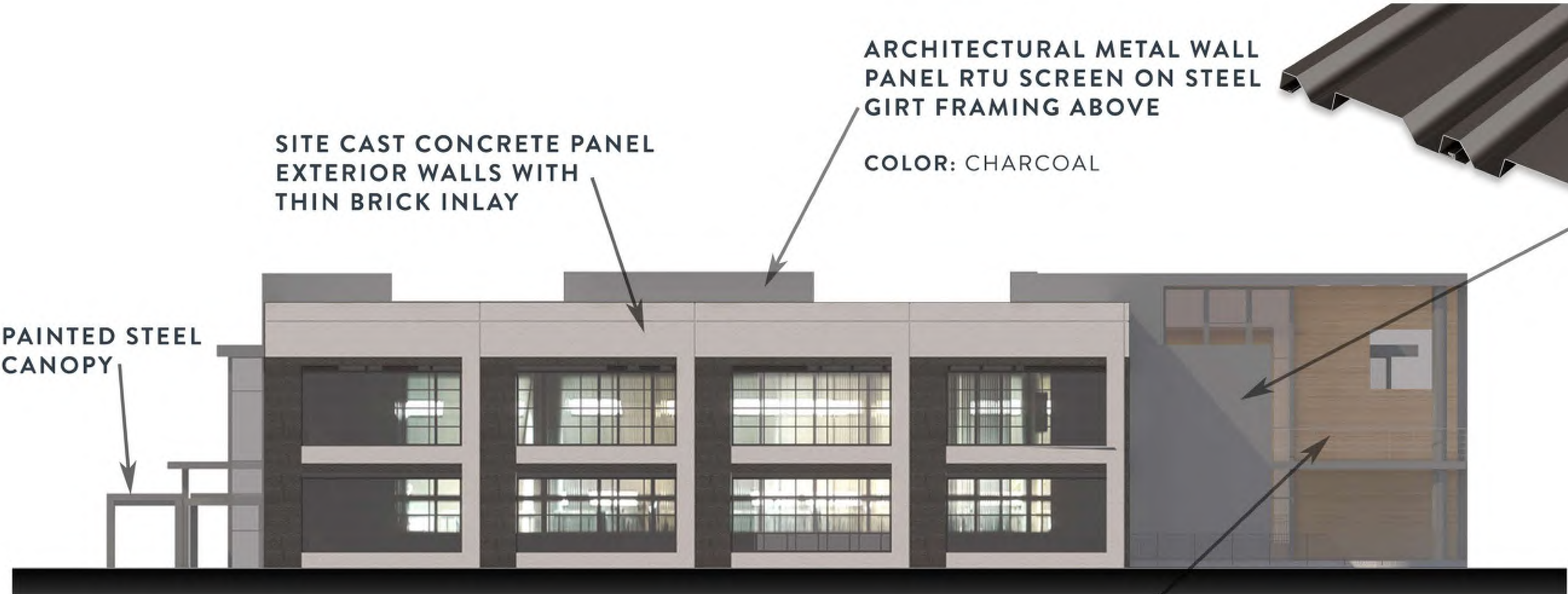






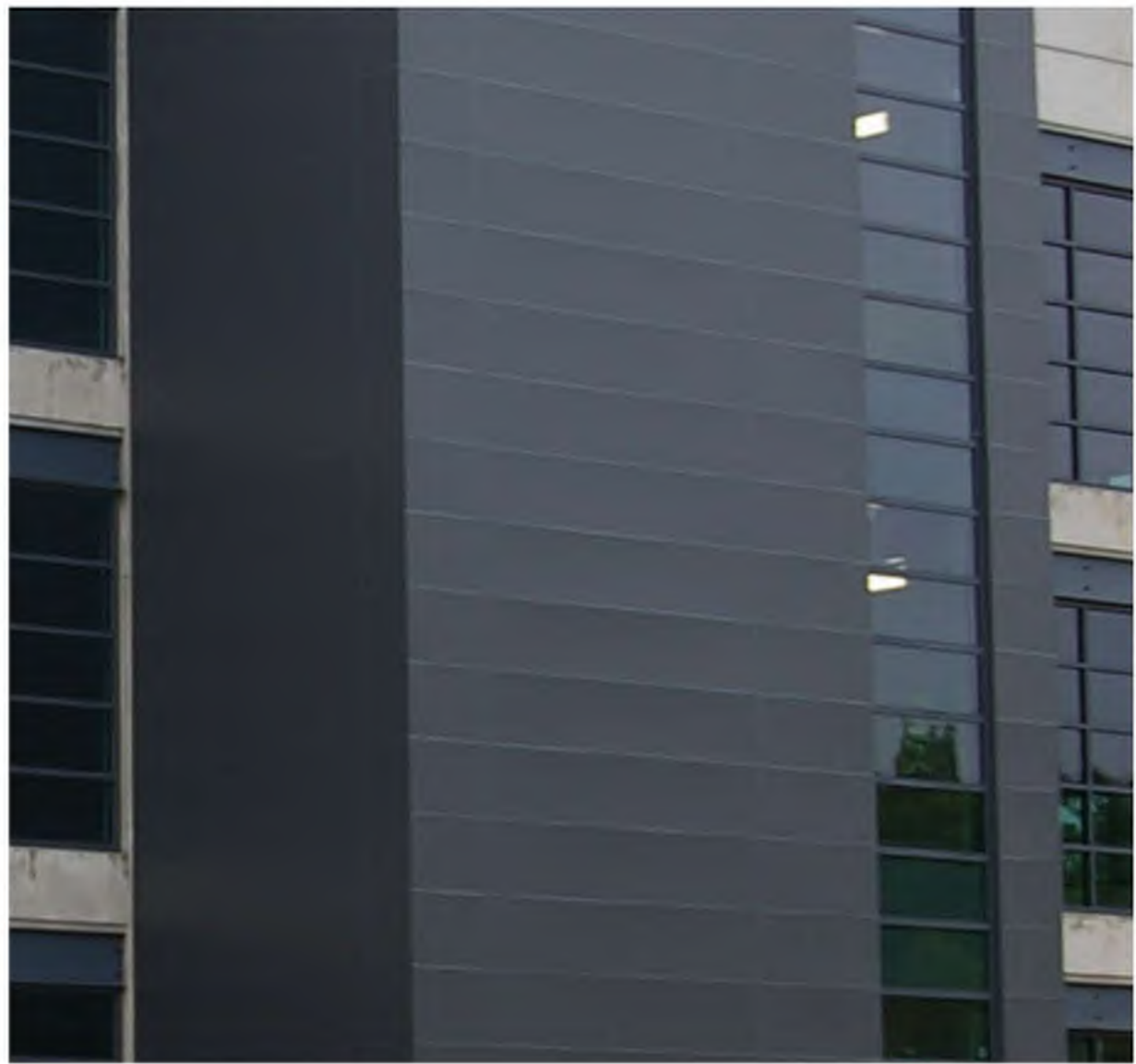
1 MAY 2020





WEST ELEVATION

EXTERIOR METAL PANEL RAINSCREEN SYSTEM OVER CONCRETE PANEL
COLOR: CHARCOAL



5" WIDE METAL WORKS LINEAR EXTERIOR PANELS BY ARMSTRONG TO MATCH INTERIOR WOOD PANEL COLOR (OAK)

THERMALLY BROKEN WINDOW WALL SYSTEM WITH 1" INSULATED LOW-E GLASS

GLAZING: VIRACON VNE 19-63
ALUMINUM MULLION COLOR: CHARCOAL



8" TALL FIBERGLASS PANEL CAST IN CONCRETE ABOVE WINDOW WALL
COLOR: CHARCOAL



3/4" THIN BRICK INSET IN CONCRETE PANEL
MANUF: TAYLOR CLAY
COLOR: BLACK ONYX
TEXTURE: WIRECUT
SIZE: MODULAR



EAST ELEVATION

Building setback 25' from property line along Lakeview and Morrison as part of tree preservation

New office tower built on existing surface parking area - 6 stories +/- 150,000 sf

New parking deck building on existing surface parking lot - new deck to serve existing and new office buildings (+/- 55' height)

Parking deck structures built into slope taking advantage of existing topography to allow only one level of deck to be visible from Lakeview Parkway - architectural treatment and screening of decks where visible from street

Existing office building - 6 stories with 154,400 sf

12' wide Alpha Loop path connecting through development along lake frontage (0.93 miles)

Plaza area paved to accommodate food trucks

Civic space connecting development to lake with plaza area, pier, and terraced amphitheater seating

Lake amenity to be activated 428,320 sf

Existing lake to be used for storm water management

Improve existing lake side trail and provide connection to city wide path system

Southern portion of lake side trail to be widened to 12' allowing for continuation of Alpha Loop path



GEORGIA 400 (US 19) VARIABLE R.O.W.

MU DISTRICT SITE CALCULATIONS

COMMERCIAL	215,574 sf (10.8%)
HORIZONTAL	215,574 sf
VERTICAL	0 sf
OFFICE	1,197,234 sf (59.9%)
HORIZONTAL	750,234 sf
VERTICAL	447,000 sf
RESIDENTIAL	585,381 sf (29.3%)
HORIZONTAL	434,829 sf
VERTICAL	150,552 sf
TOTAL DEVELOPMENT	1,998,189 sf
OPEN/CIVIC SPACE	1,091,561 sf (40.1%)

DEVELOPMENT SUMMARY

SITE ACREAGE	62.47 acres (2,721,193 sf)
COMMERCIAL	26,390 sf
RETAIL	9,600 sf
RESTAURANTS	16,790 sf
RESIDENTIAL UNITS	315 un
FOR RENT	255 un
FOR SALE	60 un
DENSITY	5.04 un/ac
OFFICE	630,080 sf
EXISTING TOWER	154,400 SF
NEW TOWER	470,000 SF
NEW LOFT	6,250 SF
PARKING	2,607 spaces
SURFACE	442 sp
ON STREET	50 sp
DECKED	2,115 sp
CIVIC SPACE	25.06 acres (40.1%)
PARK SPACE	24.43 ac (1,064,123 sf)
PUBLIC LOOP TRAIL AREA	0.63 ac (27,438 sf)
AMENITY SPACE	7.22 acres (11.6%)
AMENITY SPACE	7.22 ac (314,426 sf)
TOTAL LOT COVERAGE	1,081,044 sf (39.7%)

Project identity signage at corner of Haynes Bridge and Lakeview

Art installation in plaza

Streetscape improvement, Type A Corridor - 8' planter, 12' sidewalk, 20' landscape strip

Alpha Loop connection to Haynes Bridge Road frontage

Alpha Loop gateway structure

Green space serving as central gathering area for community - surrounded by lifestyle retail, restaurants and townhomes

Preserve existing trees

Retail and active uses on ground level of residential building along edges facing street

4 story luxury multi-family residential overlooking village green and Alpha Loop trail

Existing Signal

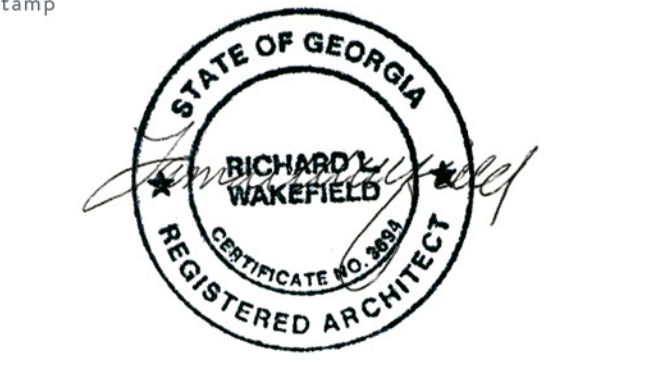
Roundabout with art installation in center landscape area

For sale townhomes - 44 units

Preserve existing trees



5200 Avalon Boulevard
Alpharetta, GA 30009
P | 770.209.9393
F | 770.209.7050
www.nelsonww.com



360 TECH VILLAGE

TPA Group
Crawford Arnold
1776 Peachtree Street NW
Atlanta, GA
P | 770.436.3400

print record

06 DECEMBER 2019 - SUBMITTED FOR ZONING

revisions

date 06 DECEMBER 019 job number 1508064.00

drawing title

CONCEPTUAL SITE PLAN

drawing number

SP-19

SUBMITTED FOR ZONING



360 Tech Village Aerial 12.5.19



360 Tech Village Retail 12.5.19





TPA 360 Tech Village Townhomes 12.5.19



TPA DRB Conditions:

FINAL CONDITIONS:

1. The 62.47-acre property shall be zoned MU. Site shall be developed substantially similar to plans by Nelson, revised 12/6/2019 (SP-18), subject to the approved conditions.
2. Architectural style of all buildings shall be substantially similar to submitted renderings prepared by Nelson, with non-residential buildings approved by the DRB and residential buildings approved by Staff
 - e. Parking Decks – Maximum of 5 levels, except that parking decks along Lakeview Parkway shall be a maximum of 3 levels. Except for the 3 parking decks serving office buildings, all parking decks shall be wrapped with residential or non-residential uses where visible from the public right-of-way. Parking decks visible from Haynes Bridge Road, Lakeview Parkway and Morrison Parkway shall be treated with comparable materials and finishes as the buildings they serve or screened from view with evergreen landscaping, as approved by Staff. Parking decks visible from Georgia 400 and the interchange shall be screened from view with evergreen landscaping. Suitability of parking deck elevation, visibility and landscape screening shall be approved by the Design Review Board.
16. Prior to LDP for development, the applicant shall submit for approval a document to be entitled 'TPA Group/360 Tech Village 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 2019 application, as amended. Design standards will be presented to Staff and the Design Review Board for review and approval. This document also shall detail entrance treatment for the Haynes Bridge Road/Lakeview Parkway intersection, which shall compliment any existing or changed entrance feature across Lakeview Parkway. Retaining walls also shall be complementary.
17. Plans for buildings, landscaping and signage (in the form of a 'sign package') shall be subject to review and approval by the Design Review Board.

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: LWU TPA GA 400 LLC

Location Address: 1776 Peachtree Street, Suite 100, Atlanta, GA 30309

Mailing Address: Same as above

City: Atlanta State: GA Zip Code: 30309

Contact For All Notifications: Tyler Wakefield

Contact Telephone: 770 - 436 - 6016 Mobile Telephone: 770 - 356 - 3274

Fax: 770 - 436 - 3484 Email: twakefield@tpa-grp.com

Contact's Relation To Business: Manager

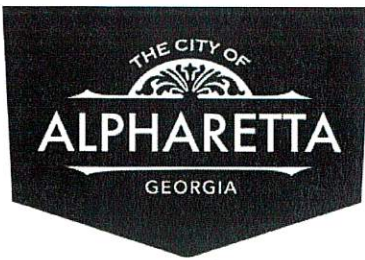
This Application For (Check all that apply):

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

Application Fees:

Any review within the Central Business District	\$	100.00
Review of signs, satellite antennas, play yards, and improvements valued at less than \$10,000.	\$	200.00
All other reviews	\$	300.00
Total Due	\$	300

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



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: LWU TPA GA 400 LLC

Physical Address: 1776 Peachtree Street, Suite 100, Atlanta, GA 30309

Mailing Address: Same as above

City: Atlanta State: GA Zip Code: 30309

Owner Telephone: 770 - 436 - 6016 Contact Fax: 770 - 436 - 3484

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): LWU TPA GA 400 LLC Date: 4/30/20

Owner Signature: 

Property Information:

Address (If Assigned): (NOT ASSIGNED) PROJECT IS LOCATED DUE EAST OF 2325 LAKEVIEW PARKWAY

Tax ID or Map Reference Number: 12 272007440514

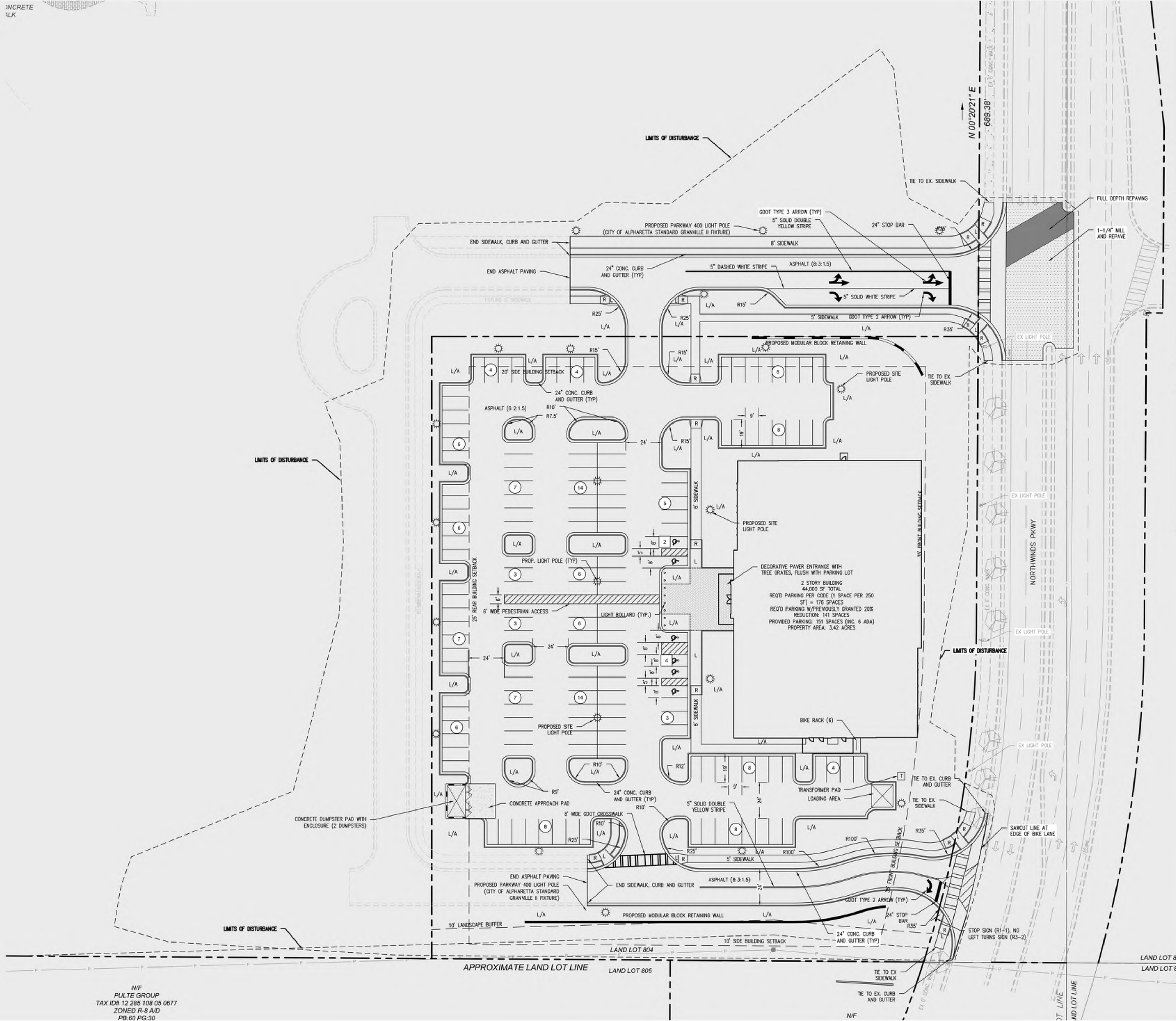
Land Lot(s): 744 & 745 District: 1 Section: 2

Existing Zoning of Property: MU Existing Uses of Property: Vacant

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

Applicant Signature:  Date: 4/30/20

Print Form



SITE DATA:

TOTAL ACREAGE: 145,602 SF / 3.25 AC
LOCATION: LL 804
1st DIST, 2nd SECT
CITY OF ALPHARETTA
FULTON COUNTY, GA

PROPOSED USE: 44,000 SF OFFICE
STORIES: 2

PARKING REQUIRED: 4:1000 SF REQUIRED
176 REQUIRED
20% REDUCTION: 141

PARKING PROVIDED: 151 INCLUDING 6 H/C

LEGEND

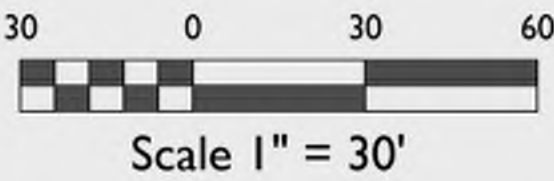
BC BACK OF CURB
BS BUILDING SETBACK
B.S.L. BUILDING SETBACK LINE
C&G CURB AND GUTTER
C&G CAST IN PLACE
CONC. CONCRETE
CRZ CRITICAL ROOT ZONE
FC FACE OF CURB
H/C HANDICAP
HD HEAVY DUTY PAVEMENT
L LEVEL/LANDING
L/A LANDSCAPE AREA
LD LIGHT DUTY PAVEMENT
LS LANDSCAPE SETBACK
R RAMP
R.O.W. RIGHT OF WAY
SRP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

SIGN LEGEND

"STOP"
R1-1

LINETYPE LEGEND

PROPOSED CURB AND GUTTER
EXISTING CURB
SETBACKS
PROPERTY LINES
LIMITS OF DISTURBANCE (LOD)
MILL AND REPAVE
REMOVE AND REPLACE PAVEMENT
PAVERS
FUTURE CURB AND GUTTER
RETAINING WALL



N/F
PULTE GROUP
TAX ID# 12 285 108 05 0677
ZONED R-8 A/D
PB.60 PG.30

1 MAY 2020

CITY OF ALPHARETTA LANDSCAPE NOTES

- THE CITY ARBORIST MUST INSPECT THE SITE BEFORE INSTALLATION OF EROSION CONTROL MEASURES. LAND DISTURBANCE WITHOUT A SITE INSPECTION AND APPROVAL BY THE CITY ARBORIST WILL RESULT IN A "STOP-WORK ORDER" AND FINES.
- IF TREE SURVEY INACCURACIES ARE FOUND ON-SITE, A STOP WORK ORDER WILL BE ISSUED UNTIL REVISED PLANS ARE APPROVED AND PROCESSED BASED ON ACCURATE INFORMATION.
- THE CITY ARBORIST MUST INSPECT AND APPROVE THE SITE BEFORE THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- TREES AGREED UPON TO BE SAVED ARE THE RESPONSIBILITY OF THE OWNER.
- A 4" LAYER OF MULCH WILL BE REQUIRED FOR THE CRZ OF SPECIMEN TREES. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION. MULCH SHALL NOT BE PLACED DIRECTLY AGAINST TREE TRUNKS.
- A MINIMUM 2" LAYER OF MULCH WILL BE REQUIRED FOR ALL EXISTING, NON SPECIMEN, LANDSCAPE TREES, INCLUDING STREET TREES AND PARKING LOT TREES. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION. MULCH SHALL NOT BE PLACED DIRECTLY AGAINST TREE TRUNKS.
- ALL MULCH MUST BE ORGANIC MULCH CONSISTING OF WOOD CHIPS, SHREDDED BARK, PINE NEEDLES, OR SIMILAR. SYNTHETIC MULCH IS NOT APPROVED FOR USE BY THE CITY ARBORIST.
- ALL NEWLY PLANTED TREES SHALL HAVE VISIBLE ROOT FLARES AT FINISHED GRADE. NO CIRCULING ROOTS SHALL BE ALLOWED ON PLANTED TREES. THE TRENCHES OF THE WIRE BASKET, ALL BURLAP, AND STRAPPING MUST BE CUT AND REMOVED PRIOR TO BACKFILL.
- TREES LESS THAN THE CALIPER INCH SHOWN WILL NOT BE ACCEPTED. I.E.: 3 INCH CALIPER TREES MUST BE 3 INCHES OR LARGER.
- PLANT HEIGHT MEASUREMENT IS TAKEN AT THE TOP OF THE MAIN BODY OF THE PLANT AND NOT AT THE TIP OF THE TOPMOST GROWTH.
- ALL NEWLY PLANTED TREES SHALL BE EQUIVALENT IN QUALITY TO A FLORIDA #1 GRADE OR BETTER. ALL TREES OF LESSER QUALITY SHALL BE REJECTED BY THE CITY ARBORIST.
- WATERING BAGS OR A DRIP IRRIGATION SYSTEM MUST BE PROVIDED FOR ALL TREES PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- WHEN WATERING BAGS ARE USED MANUFACTURERS RECOMMENDATIONS MUST BE FOLLOWED FOR PROPER SIZING AND WATERING SCHEDULES. BAGS WILL BE FILLED WEEKLY BY OWNER AND DURING DROUGHTS FOR A MINIMUM OF 18 MONTHS AFTER INSTALLATION.
- NO TRENCHING ALLOWED IN TREE SAVE AREAS- INCLUDING IRRIGATION.
- TREE PIT DRAINAGE TESTING IS REQUIRED WHEN TREES ARE PLANTED IN PARKING LOT ISLANDS, SIDEWALK TREE PITS, ROADWAY MEDIANS, OR SIMILAR LOCATIONS. PLEASE REFER TO CITY DETAILS REGARDING PLANTING PIT OR LANDSCAPE ISLAND CONSTRUCTION. FILL EACH PIT WITH WATER. IF PERCOLATION IS LESS THAN 100% WITHIN A PERIOD OF 12 HOURS, USE AN AUGER TO DRILL A 10" INCH HOLE TO A DEPTH OF FOUR FEET BELOW THE BOTTOM OF THE PIT. FILL AUGER HOLE WITH DRAINAGE GRAVEL AND COVER WITH A SOIL SEPARATOR. RETEST PIT. IF DRAINAGE IS STILL UNSATISFACTORY, CITY ARBORIST AND/OR PROJECT ARBORIST MUST BE NOTIFIED IN WRITING OF THE LOCATIONS WITH UNSATISFACTORY DRAINAGE SO THAT A SOLUTION CAN BE ARRIVED AT BEFORE PLANTING. ALL TESTING RESULTS MUST BE PROVIDED TO THE CITY ARBORIST.
- ALL BUFFERS SHALL BE REPLANTED WHERE SPARSE OR AS DIRECTED BY THE CITY OF ALPHARETTA IN ORDER TO CREATE A YEAR ROUND OPAQUE SCREEN WITHIN 2 YEARS OF CONSTRUCTION. THIS MAY BE IN ADDITION TO WHAT IS SHOWN ON THE APPROVED LANDSCAPE PLAN.
- ALL TREE ANCHORING DEVICES SHALL BE REMOVED FROM TREE AFTER ONE COMPLETE GROWING SEASON OR ONE YEAR AFTER PLANTING, WHICHEVER IS GREATER.
- PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE CARE AND MAINTENANCE OF THE TREES AND LANDSCAPING THAT FRONT THEIR PROPERTY WITHIN THE ROW.
- ALL LANDSCAPE CONTRACTORS ARE REQUIRED TO ATTEND THE CITY OF ALPHARETTA PRE-CONSTRUCTION CLASS PRIOR TO STARTING WORK ON ANY PROJECT. PLEASE CONTACT (678)297-6200 FOR INFORMATION AND TO RESERVE A SPOT.

CITY OF ALPHARETTA UTILITY LANDSCAPE NOTE

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

TREE REMOVAL NOTE

SEE C3.0 DEMOLITION PLAN FOR TREE REMOVAL. NO SPECIMEN TREES EXIST ON SITE. ALL TREES REMOVED ARE NON-SPECIMEN.

IRRIGATION NOTES

- IRRIGATION IS TO BE DONE BY THE LANDSCAPE CONTRACTOR AS A DESIGN BUILD SCOPE USING THE FOLLOWING PARAMETERS.
- TURF, SHRUB AND SEASONAL COLOR ARE TO BE ON SEPARATE ZONES.
- ALL ZONES MUST HAVE COMPLETE COVERAGE WITH 100% OVERLAP OF HEAD SPRAY.
- ALL SLEEVING WILL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR AND MUST BE COORDINATED WITH THE GENERAL CONTRACTOR.
- THE IRRIGATION CLOCK IS TO BE MOUNTED INSIDE THE BUILDING AS DIRECTED BY THE OWNER.
- THE IRRIGATION SYSTEM WILL BE CONNECTED TO THE IRRIGATION METER LOCATED NEAR THE WATER VAULT. (SEE UTILITY PLAN FOR SPECIFIC LOCATION)
- AN ACCURATE AS-BUILT MYLAR DRAWING SHALL BE PROVIDED TO THE OWNER FOR THEIR RECORDS AS WELL AS ALL MANUFACTURERS OWNERS MANUALS FOR THE INSTALLED COMPONENTS.
- ALL IRRIGATION IS TO BE RAINBIRD OR EQUIVALENT. ANY ALTERNATE MANUFACTURERS MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
- IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN SENSOR FOR AUTOMATIC SHUT OFF. LOCATION SHALL BE APPROVED BY LANDSCAPE ARCHITECT

TREE FENCE NOTE

TREE FENCE TO BE WIRE BACKED WHEN AROUND OR WITHIN CRITICAL ROOT ZONES (CRZ). TRENCHING OF THE TREE FENCE WILL NOT BE ALLOWED.

TREE SAVE FENCE FOR ENTIRE SITE MUST BE INSTALLED, INSPECTED AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE IS ALLOWED BEFORE TREE FENCING HAS BEEN INSPECTED AND APPROVED BY ARBORIST.

LANDSCAPE PLAN NOTES

- FAILURE TO PLANT WITH SPECIFIED MATERIAL WILL RESULT IN WITHHOLDING OF THE CERTIFICATE OF OCCUPANCY.
- A LANDSCAPE MAINTENANCE BOND FOR THE TOTAL PRICE OF THE MATERIAL PLANTED ON-SITE WILL BE REQUIRED BEFORE THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- ANY CHANGES IN LANDSCAPE SIZE OR TYPE MUST BE APPROVED BY CITY ARBORIST PRIOR TO PLANTING.

GENERAL LANDSCAPE NOTES

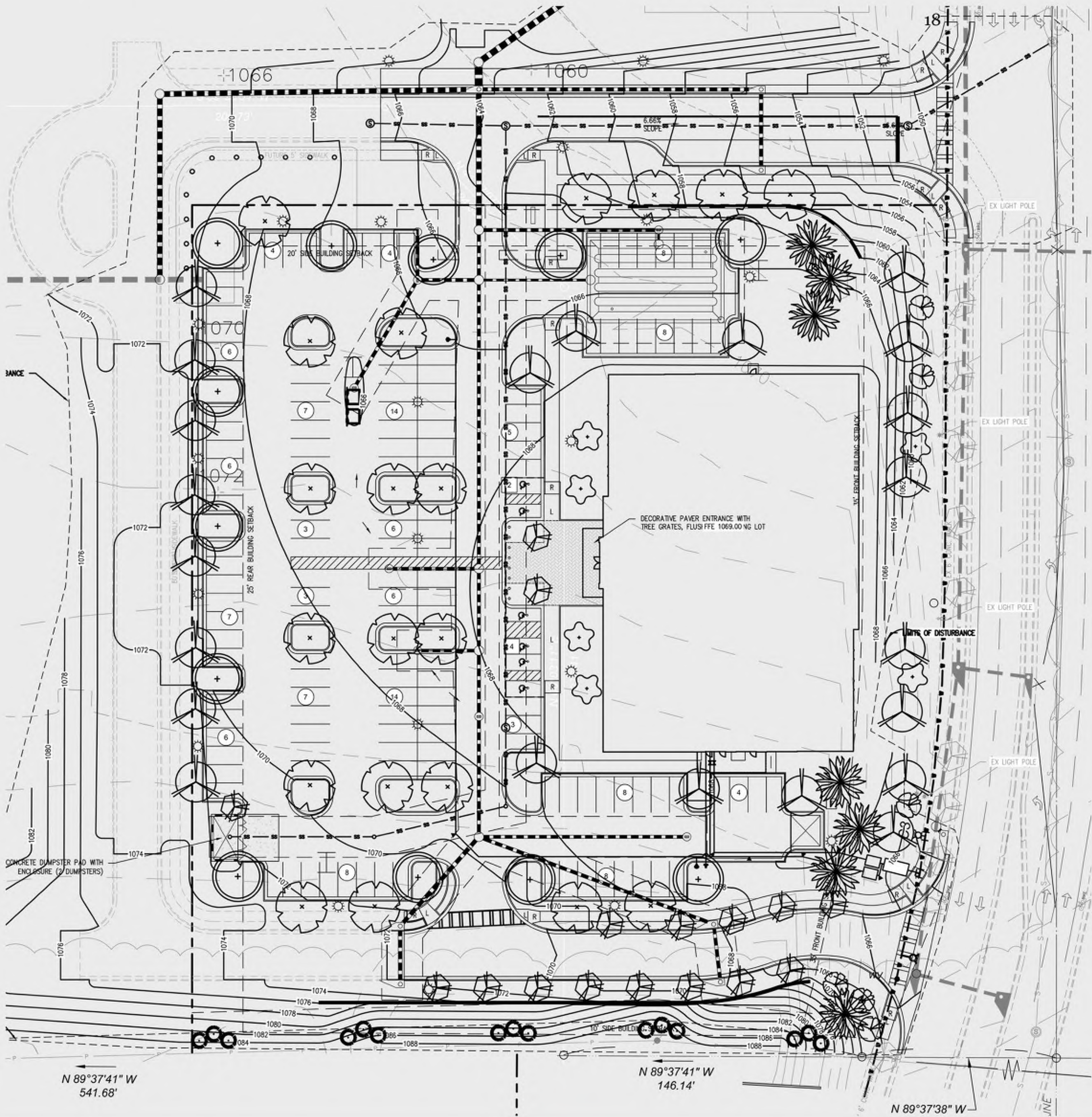
- PRIOR TO CONSTRUCTION, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES & SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY & ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ACCURATE PLANT COUNTS PRIOR TO PROCEEDING WITH TREE, SHRUBS, PERENNIALS, ANNUALS, GROUND COVERS, SOO, SEED AND PINE STRAW.
- QUANTITIES ARE GIVEN FOR CONVENIENCE ONLY. LANDSCAPE CONTRACTOR SHALL VERIFY PLANT COUNT FROM PLAN, AND SHALL PROVIDE AND INSTALL ALL PLANT MATERIAL SHOWN ON THE PLAN. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- ALL PLANT MATERIAL CHOSEN MUST BE FREE OF DISEASE AND PESTS, BE OF GOOD QUALITY AND WELL SHAPED AND BRANCHED.
- ALL TREES IN LAWN AREA TO HAVE A 4" DIAMETER MULCH BED.
- NO PLANTING BED EDGE SHALL BE CLOSER THAN 21" FROM THE BACK OF CURB OR SIDEWALK.
- PLANTING BED LINES, TREE, SHRUB, GROUND COVER, & SEASONAL COLOR PLACEMENT SHALL BE APPROVED BY THE PROJECT LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE, PRIOR TO INSTALLATION.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING POSITIVE DRAINAGE AT 2% MINIMUM IN ALL PLANTED AREAS.
- O. C. = ON CENTER, & S.A.S = SPACE AS SHOWN.
- ALL PLANTS MUST BE CONTAINER-GROWN OR BALLED & BURLAPPED (B&B) AS INDICATED IN THE PLANT LIST.
- ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED & MEET ALL REQUIREMENTS SPECIFIED.
- ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT & THE OWNER BEFORE, DURING & AFTER INSTALLATION.
- ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
- ALL PLANTS & PLANTING AREAS MUST BE COMPLETELY MULCHED AND WATERED IMMEDIATELY AFTER PLANTING AS SPECIFIED.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING IRRIGATION SYSTEM PER A DESIGN/BUILD ARRANGEMENT AND FOR FULLY MAINTAINING ALL PLANTINGS (INCLUDING, BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE LANDSCAPE ARCHITECT & THE OWNER.
- PINE STRAW BEDS ARE TO BE MULCHED WITH 4" OF PINE STRAW. ALL BEDS ARE TO BE MULCHED IMMEDIATELY AFTER PLANTING.
- THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING AT THE DATE OF FINAL ACCEPTANCE. THE LANDSCAPE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD (AS PER DIRECTION OF THE OWNER).
- THE OWNER AGREES TO PERFORM ALL LANDSCAPE MAINTENANCE (INCLUDING WATERING) THROUGHOUT THE ONE YEAR GUARANTEE PERIOD UNLESS OTHERWISE DETERMINED.
- THE LANDSCAPE ARCHITECT WILL APPROVE THE STAKED LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION.
- AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
- ANY PLANT MATERIAL WHICH DIES, TURNS BROWN OR DEFOOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE & REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
- STANDARDS SET FORTH IN "AMERICAN STANDARDS FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
- NO TREES SHALL BE LOCATED LESS THAN 2' FROM THE BACK OF CURB.

TREE SYMBOL KEY

- PRINCETON ELM
- WILLOW OAK
- BLACK GUM
- DECODAR CEDAR
- VALMYR TRIDENT MAPLE
- CHASTE TREE
- NATCHEZ GRAPE MYRTLE
- NELLIE R. STEVENS HOLLY

Tree Density Calculations	
Total Site Acreage (ac)	3.42
Utility & Maintenance Easements on Site (ac)	0.58
Site Acreage Considered for Density (ac)	2.84
(Total Acreage - Utility Easement Acreage)	
Density Inches Requirement (Inches/acre)	130
Total Site Density Factor (SDF) (Inches)	
(Density Acreage X Density Use Requirement)	369.2"
Total Existing Density Factor (EDF) (Inches)	
(No existing trees)	0.0"
Total Replacement Density Factor (RDF) (Inches)	
(SDF - EDF)	369.2"
Replacement Density Inches Provided (Inches)	
	372.0"
Density Requirement Met	

Replacement Trees- Density								
Density Replacement Qty	Botanical Name	Common Name	Min. Size	Tree Value	Total Density Inches (369.2 Required)	% Of Total ^a	Overstory ^b	Native/Adapted to GA Piedmont ^c
	Acer rubrum 'October Glory'	October Glory Red Maple	4" Cal.	4.0				
16	Acer buergerianum	Trident Maple	4" Cal.	4.0	64.0"	15.0%	15.0%	15.0%
7	Cedrus deodara	Deodar Cedar	2" Cal.	2.0	14.0"	5.5%	6.5%	
6	Lagerstroemia indica 'Natchez'	Natchez White Crape Myrtle	3" Cal.	3.0	18.0"	5.6%		5.6%
23	Nyssa sylvatica	Black Gum	4" Cal.	4.0	92.0"	21.5%	21.5%	21.5%
	Pistacia chinensis	Chinese Pistache	4" Cal.	4.0				
12	Quercus phillois	Willow Oak	4" Cal.	4.0	48.0"	11.2%	11.2%	11.2%
22	Ulmus americana 'Princeton'	Princeton American Elm	4" Cal.	4.0	88.0"	20.6%	20.6%	20.6%
6	Vibex agnus-castus	Chaste Tree	3" Cal.	3.0	18.0"	5.6%		5.6%
15	Ilex x 'Nelle R. Stevens'	Nelle R. Stevens Holly	2" Cal.	2.0	30.0"	14.0%		
107	Total Tree Inches Replaced				372.0"	100.0%	74.8%	79.4%
^a NO MORE THAN 25% OF ALL TREES PLANTED ARE OF ANY ONE GENUS								
^b NO LESS THAN 40% OF ALL TREES PLANTED ARE OVERSTORY TREES								
^c NO LESS THAN 50% OF ALL TREES PLANTED ARE NATIVE/ADAPTED TO GA PIEDMONT								



TREE SYMBOL KEY



SHRUB & GROUND COVER KEY



SEE SHEET L3.0 FOR LANDSCAPE NOTES & PLANTING DETAILS

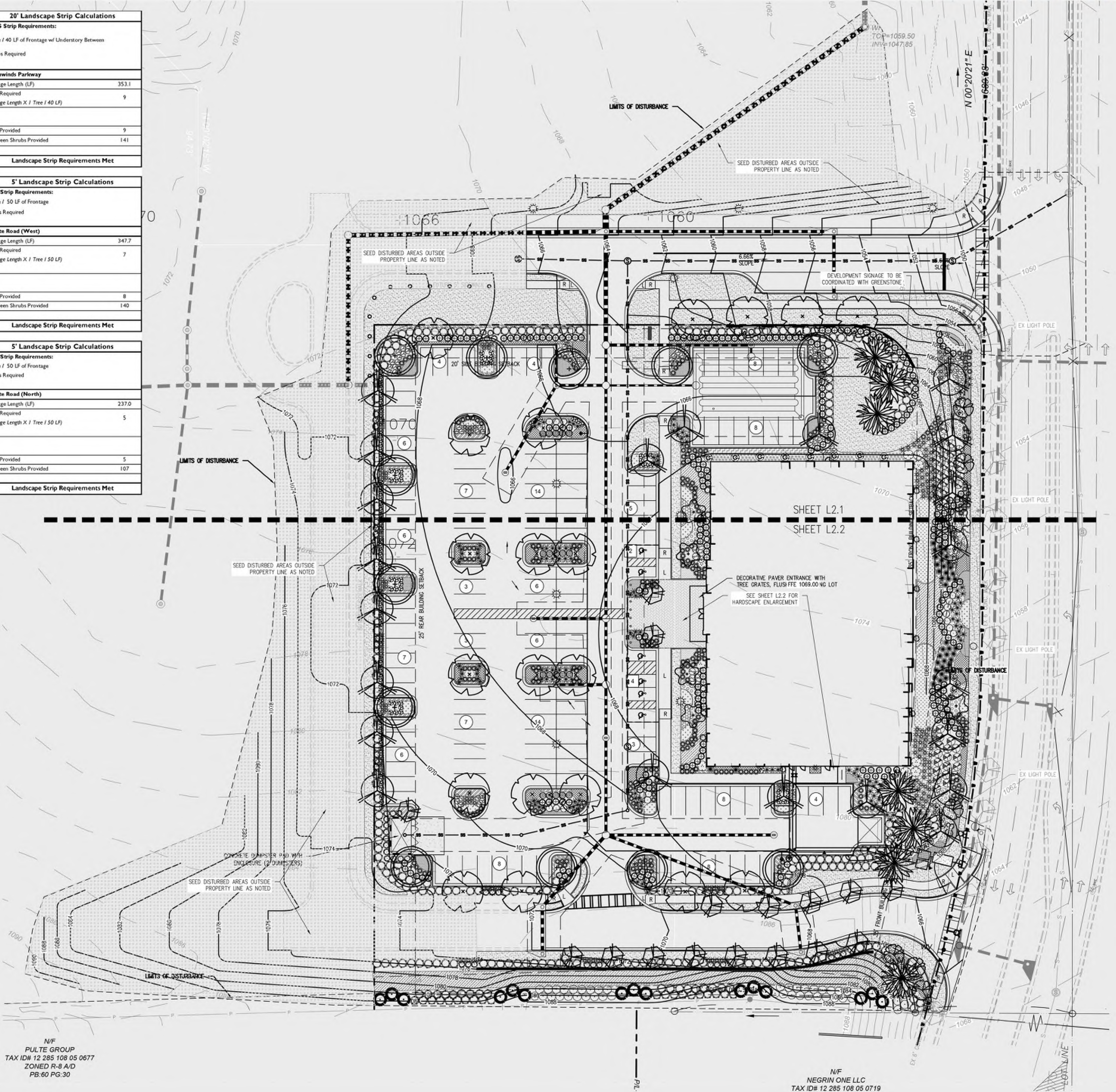
Ornamental Plant List					
Qty	Botanical Name	Common Name	Min. Size	Spacing	Specifications
Ornamental Trees					
45	<i>Thuja occidentalis 'Smaragd'</i>	Emerald Green Arborvitae		As Shown	Free of Pests and Disease
Shrubs					
287	<i>Abies x grandifolia 'Kobold'</i>	Kobold Norway Spruce	3 Gal.	As Shown	Free of Pests and Disease
45	<i>Daylily 'Vintage Jade'</i>	Vintage Jade Daylily	7 Gal.	As Shown	Free of Pests and Disease
10	<i>Forsythia x intermedia 'Kilgob'</i>	Magical Gold Forsythia	7 Gal.	As Shown	Free of Pests and Disease
8	<i>Hydrangea quercifolia</i>	Oakleaf Hydrangea	7 Gal.	As Shown	Free of Pests and Disease
27	<i>Hydrangea macrophylla</i>	Garden Hydrangea	7 Gal.	As Shown	Free of Pests and Disease
25	<i>Ilex cornuta 'Compacta'</i>	Compacta Holly	7 Gal.	As Shown	Free of Pests and Disease
115	<i>Ilex vomitoria 'Stoke's Dwarf'</i>	Stoke's Dwarf Yaupon Holly	2" HT MIN	As Shown	Free of Pests and Disease
80	<i>Japanese Spirea</i>	Japanese Spirea	7 Gal.	As Shown	Free of Pests and Disease
114	<i>Japanese Spirea</i>	Japanese Spirea	3 Gal.	36" OC x 36" Spig. Rows	Free of Pests and Disease
289	<i>Ligustrum japonicum 'Recurvatum'</i>	Recurve Wreath Ligustrum	2" HT MIN	As Shown	Free of Pests and Disease
64	<i>Lonicera chinensis 'Ruby'</i>	Ruby Fringe Flower	7 Gal.	As Shown	Free of Pests and Disease
238	<i>Lonicera chinensis 'Suzanne'</i>	Suzanne Fringe Flower	2" HT MIN	As Shown	Free of Pests and Disease
9	<i>Osmanthus fragrans</i>	Osmanthus Fragrant Tea Olive	4" HT	As Shown	Free of Pests and Disease
16	<i>Rosa x 'Raiden'</i>	Double Knock Out Rose	7 Gal.	As Shown	Free of Pests and Disease
Ferns/Grasses					
115	<i>Osmanthus fragrans</i>	Osmanthus Fragrant Tea Olive	1 Gal.	As Shown	Free of Pests and Disease
192	<i>Calamagrostis x scutellaria 'Karl Foerster'</i>	Foerster's Feather Reed Grass	7 Gal.	As Shown	Free of Pests and Disease
40	<i>Miscanthus sinensis 'Gracillimus'</i>	Miscanthus Grass	7 Gal.	As Shown	Free of Pests and Disease
143	<i>Poa annua capillaris</i>	Pink Murely Grass	3 Gal.	As Shown	Free of Pests and Disease
445	<i>Poa annua capillaris</i>	Pink Murely Grass	3 Gal.	36" OC x 36" Spig. Rows	Free of Pests and Disease
Perennial/Groundcover					
51	<i>Echinacea purpurea</i>	Purple Coneflower	1 Gal.	24" OC x 24" Spig. Rows	Free of Pests and Disease
34	<i>Osmanthus fragrans</i>	Osmanthus Fragrant Tea Olive	1 Gal.	24" OC x 24" Spig. Rows	Free of Pests and Disease
446	<i>Monarda sp.</i>	Daylily	1 Gal.	24" OC x 24" Spig. Rows	Free of Pests and Disease
44	<i>Monarda sp.</i>	Daylily	1 Gal.	24" OC x 24" Spig. Rows	Free of Pests and Disease
649	<i>Ligustrum japonicum 'Recurvatum'</i>	Recurve Wreath Ligustrum	4" Pot	18" OC x 18" Spig. Rows	Free of Pests and Disease
242	<i>Hydrangea quercifolia</i>	Oakleaf Hydrangea	1 Gal.	24" OC x 24" Spig. Rows	Free of Pests and Disease
115	<i>Rosa x 'Raiden'</i>	Double Knock Out Rose	1 Gal.	36" OC x 36" Spig. Rows	Free of Pests and Disease
556	<i>Seasonal Color</i>	Seasonal Color	4" Pot	12" OC x 12" Spig. Rows	Free of Pests and Disease
	<i>Mulch/Pine straw</i>	Mulch/Pine straw			Min 4" Depth, Free of Pests
	<i>Bermuda Seed</i>	Bermuda Seed			All Disturbed Areas Outside PL
	<i>Tifway 419 Bermuda sod</i>	Tifway 419 Bermuda sod			As Needed

*CONTRACTOR TO FIELD VERIFY SOD, SEED & MULCH/PINE STRAW QUANTITIES BASED ON DISTURBED LIMITS

20' Landscape Strip Calculations	
20' LS Strip Requirements:	
1 Tree / 40 LF of Frontage w/ Understory Between	
Shrubs Required	
Northwinds Parkway	
Frontage Length (LF)	353.1
Trees Required	9
(Frontage Length X 1 Tree / 40 LF)	
Trees Provided	
Evergreen Shrubs Provided	141
Landscape Strip Requirements Met	

5' Landscape Strip Calculations	
5' LS Strip Requirements:	
1 Tree / 50 LF of Frontage	
Shrubs Required	
Private Road (West)	
Frontage Length (LF)	347.7
Trees Required	7
(Frontage Length X 1 Tree / 50 LF)	
Trees Provided	
Evergreen Shrubs Provided	140
Landscape Strip Requirements Met	

5' Landscape Strip Calculations	
5' LS Strip Requirements:	
1 Tree / 50 LF of Frontage	
Shrubs Required	
Private Road (North)	
Frontage Length (LF)	237.0
Trees Required	5
(Frontage Length X 1 Tree / 50 LF)	
Trees Provided	
Evergreen Shrubs Provided	107
Landscape Strip Requirements Met	

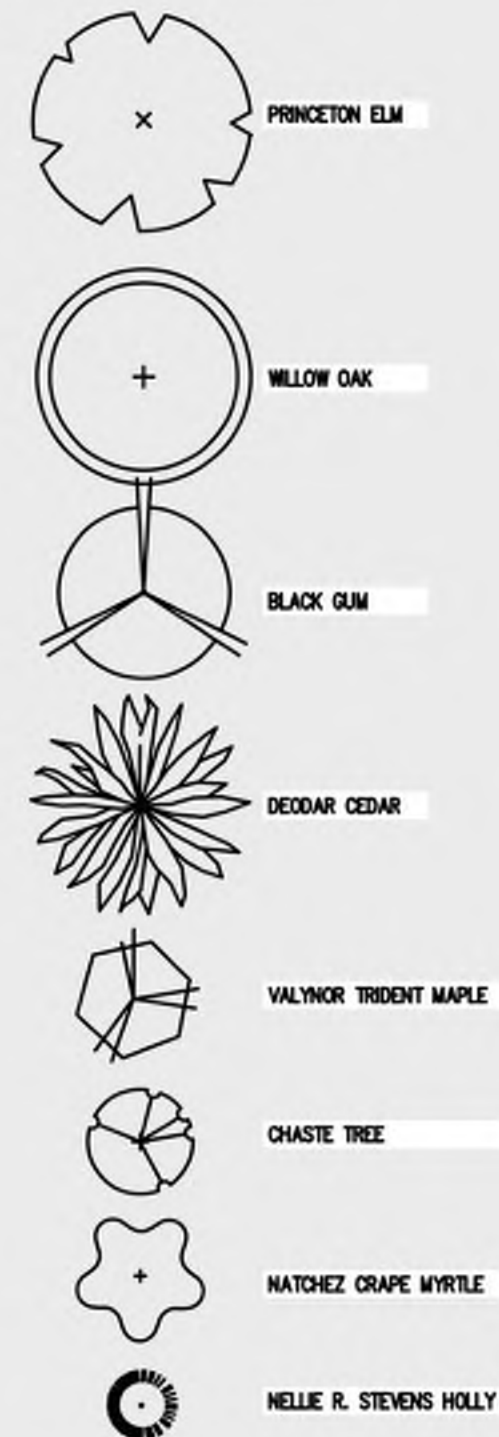
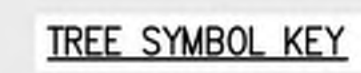


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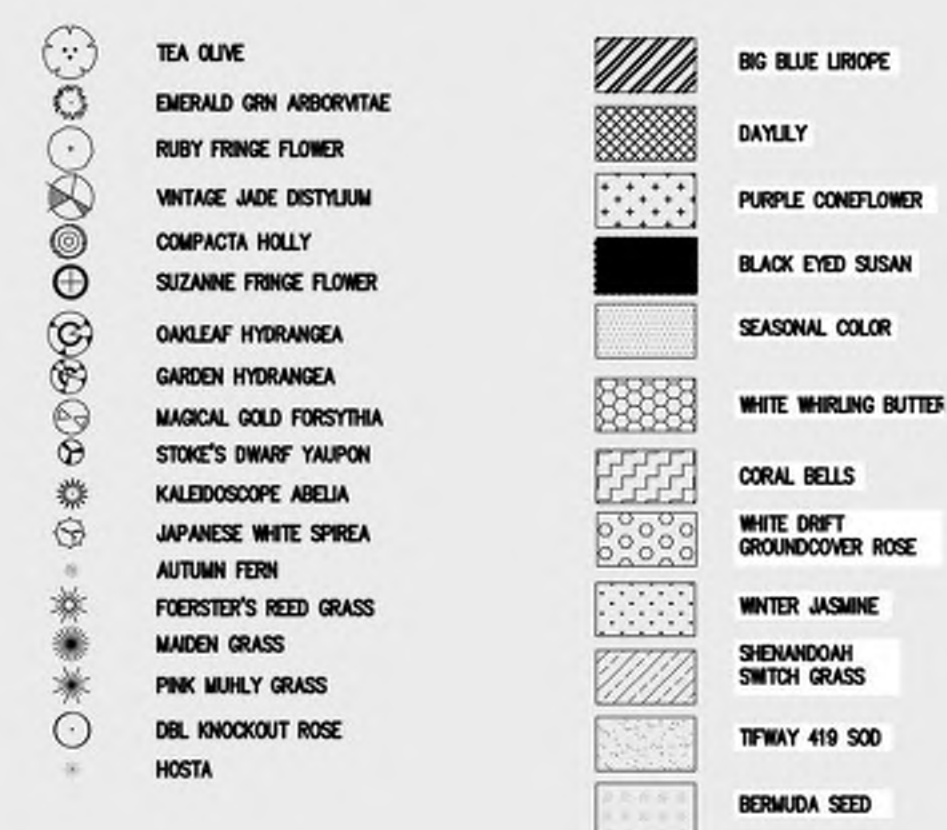
NORTH
Scale 1" = 30'

N/F
PULTE GROUP
TAX ID# 12 285 108 05 0677
ZONED R-8 A/D
PB-60 PG-30

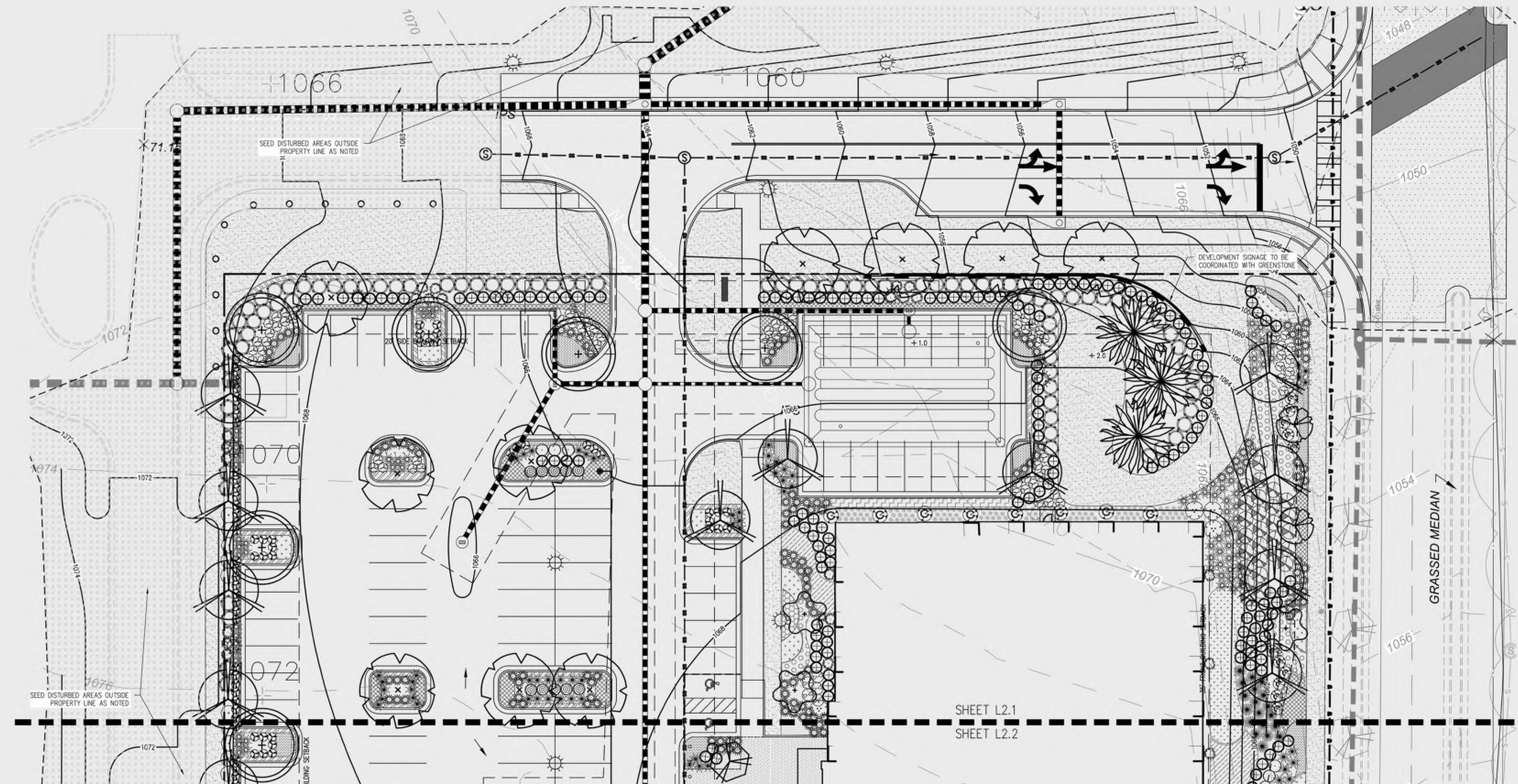
N/F
NEGRON ONE LLC
TAX ID# 12 285 108 05 0719



SHRUB & GROUNDCOVER KEY



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NOTES & PLANTING DETAILS



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Scale 1" = 20'

SHRUB & GROUND COVER KEY

	TEA OLIVE		BIG BLUE UROPE
	EMERALD GRN ARBORVITAE		DAYLILY
	RUBY FRINGE FLOWER		PURPLE CONEFLOWER
	VINTAGE JADE DISTYLIUM		BLACK EYED SUSAN
	COMPACTA HOLLY		SEASONAL COLOR
	SUZANNE FRINGE FLOWER		WHITE WHIRLING BUTTER
	OAKLEAF HYDRANGEA		CORAL BELLS
	GARDEN HYDRANGEA		WHITE DRIFT GROUNDCOVER ROSE
	MAGICAL GOLD FORSYTHIA		WINTER JASMINE
	STOKE'S DWARF YARROW		SHENANDOAH SWITCH GRASS
	KALEIDOSCOPE ABELIA		TIFWAY 419 SOD
	JAPANESE WHITE SPIREA		BERMUDA SEED
	AUTUMN FERN		
	FOERSTER'S REED GRASS		
	MAIDEN GRASS		
	PINK MUHLY GRASS		
	DBL KNOCKOUT ROSE		
	HOSTA		

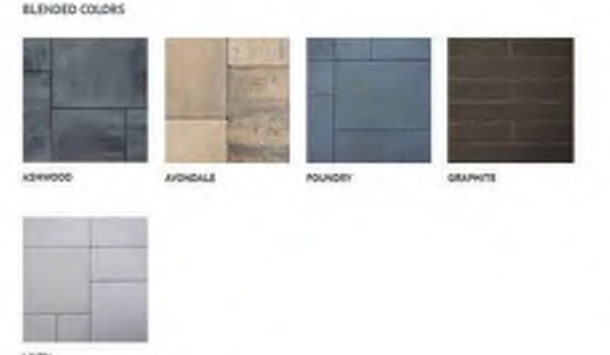
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Melville Slab



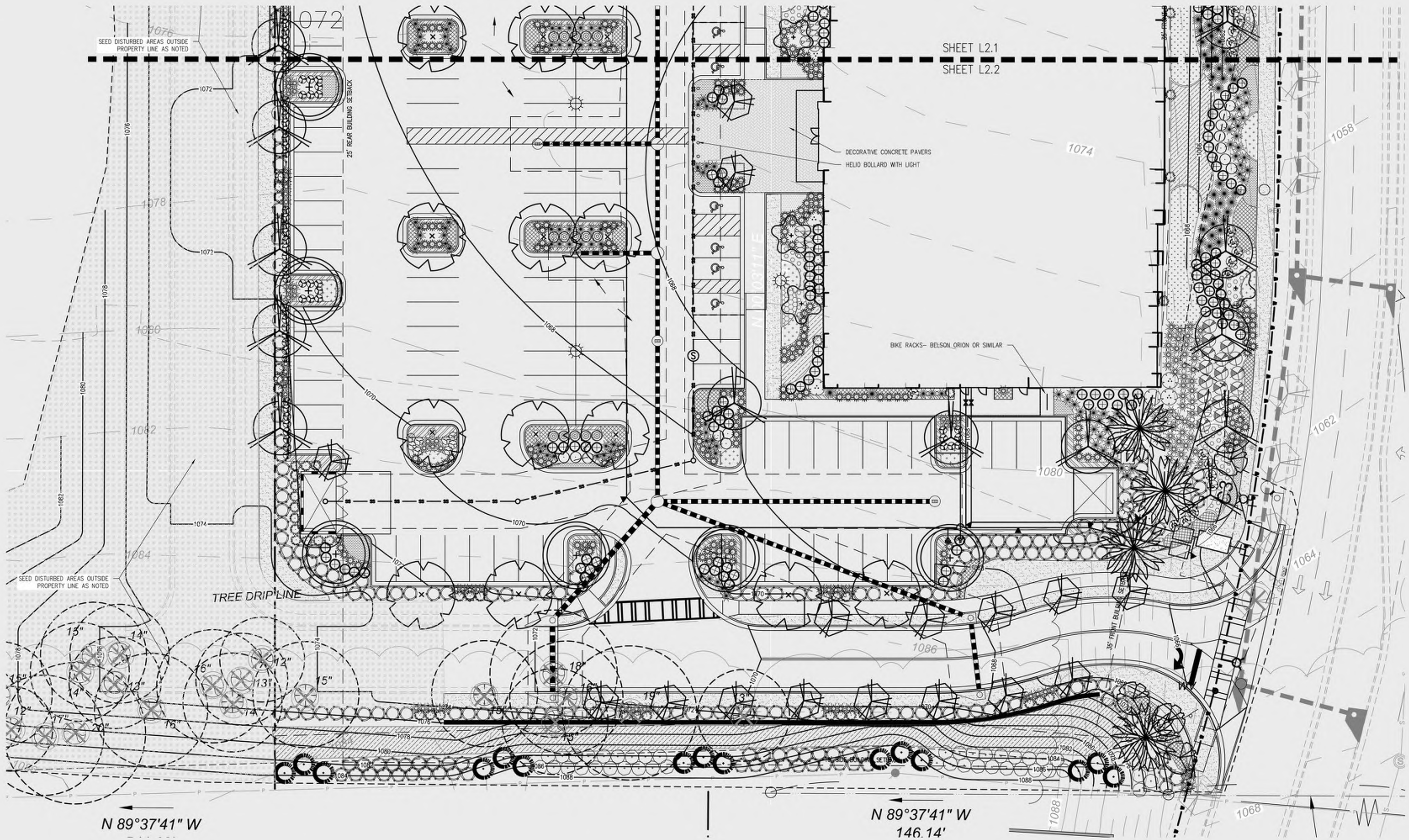
DECORATIVE CONCRETE PAVER SPECIFICATIONS:
MANUFACTURER: BELGARD
MODEL: MELVILLE SLAB
QUANTITY: 8
COLOR: ASHWOOD OR OWNER/ARCHITECT APPROVED
PATTERN: 3 STONE PATTERN
AREA: APPROX 1,562 SQ FT



HELIO BOLLARD W/LIGHT SPECIFICATIONS:
MANUFACTURER: FORMS+SURFACES
MODEL: LBHLO-603
QUANTITY: 8
MOUNT: SURFACE
COLOR & FINISH: STANDARD POWDER COAT, DARK BRONZE METALLIC TEXTURE
COLOR TEMP: 3000K
LIGHT DISTRIBUTION: 360 DEGREES



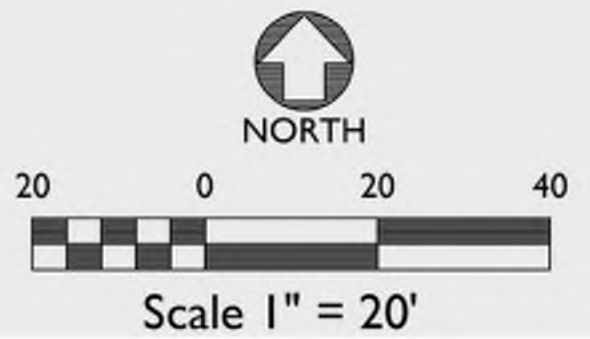
ORION BIKE RACK 2" SQUARE TUBE SPECIFICATIONS:
MANUFACTURER: ORION
DISTRIBUTER: BELSON OUTDOORS
MODEL: ORN-2-SF-ES
QUANTITY: 3
MOUNT: SURFACE
COLOR & FINISH: BRONZE OR BLACK POWDER COAT



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5. A MINIMUM 2" LAYER OF MULCH WILL BE REQUIRED FOR ALL EXISTING, NON SPECIMEN, LANDSCAPE TREES, INCLUDING STREET TREES AND PARKING LOT TREES. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION. MULCH SHALL NOT BE PLACED DIRECTLY AGAINST TREE TRUNKS.
6. ALL MULCH MUST BE ORGANIC MULCH CONSISTING OF WOOD CHIPS, SHREDDED BARK, PINE NEEDLES, OR SIMILAR. SYNTHETIC MULCH IS NOT APPROVED FOR USE BY THE CITY ARBORIST.
7. ALL NEWLY PLANTED TREES SHALL HAVE VISIBLE ROOT FLARES AT FINISHED GRADE. NO ORCING ROOTS SHALL BE ALLOWED ON PLANTED TREES. THE UPPER TWO RINGS OF THE WIRE BASKET, ALL BURLAP, AND STRAPPING MUST BE CUT AND REMOVED PRIOR TO BACKFILL.
8. TREES LESS THAN THE CALIPER INCH SHOWN WILL NOT BE ACCEPTED. I.E.: 3 INCH CALIPER TREES MUST BE 3 INCHES OR LARGER.
9. PLANT HEIGHT MEASUREMENT IS TAKEN AT THE TOP OF THE MAIN BODY OF THE PLANT AND NOT AT THE TIP OF THE TOPMOST GROWTH.
10. ALL NEWLY PLANTED TREES SHALL BE EQUIVALENT IN QUALITY TO A FLORIDA #1 GRADE OR BETTER. ALL TREES OF LESSER QUALITY SHALL BE REJECTED BY THE CITY ARBORIST.
11. WATERING BAGS OR A DRIP IRRIGATION SYSTEM MUST BE PROVIDED FOR ALL TREES PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
12. WHEN WATERING BAGS ARE USED MANUFACTURERS RECOMMENDATIONS MUST BE FOLLOWED FOR PROPER SIZING AND WATERING SCHEDULES. BAGS WILL BE FILLED WEEKLY BY OWNER AND DURING DROUGHTS FOR A MINIMUM OF 18 MONTHS AFTER INSTALLATION.
13. NO TRENCHING ALLOWED IN TREE SAVE AREAS- INCLUDING IRRIGATION.
14. TREE PIT DRAINAGE TESTING IS REQUIRED WHEN TREES ARE PLANTED IN PARKING LOT ISLANDS, SIDEWALK TREE PITS, ROADWAY MEDIANS, OR SIMILAR LOCATIONS. PLEASE REFER TO CITY DETAILS REGARDING PLANTING PIT OR LANDSCAPE ISLAND CONSTRUCTION. FILL EACH PIT WITH WATER. IF PERCOLATION IS LESS THAN 100% WITHIN A PERIOD OF 12 HOURS, USE AN AUGER TO DRILL A 10" INCH HOLE TO A DEPTH OF FOUR FEET BELOW THE BOTTOM OF THE PIT. FILL AUGER HOLE WITH DRAINAGE GRAVEL AND COVER WITH A SOIL SEPARATOR. RE-TEST PIT. IF DRAINAGE IS STILL UNSATISFACTORY, CITY ARBORIST AND/OR PROJECT ARBORIST MUST BE NOTIFIED IN WRITING OF THE LOCATIONS WITH UNSATISFACTORY DRAINAGE SO THAT A SOLUTION CAN BE ARRIVED AT BEFORE PLANTING. ALL TESTING RESULTS MUST BE PROVIDED TO THE CITY ARBORIST.
15. ALL BUFFERS SHALL BE REPLANTED WHERE SPARSE OR AS DIRECTED BY THE CITY OF ALPHARETTA IN ORDER TO CREATE A YEAR ROUND OPAQUE SCREEN WITHIN 2 YEARS OF CONSTRUCTION. THIS MAY BE IN ADDITION TO WHAT IS SHOWN ON THE APPROVED LANDSCAPE PLAN.
16. TREE ANCHORING DEVICES SHALL BE REMOVED FROM TREE AFTER ONE COMPLETE GROWING SEASON OR ONE YEAR AFTER PLANTING, WHICHEVER IS GREATER.
17. PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE CARE AND MAINTENANCE OF THE TREES AND LANDSCAPING THAT FRONT THEIR PROPERTY WITHIN THE ROW.
18. ALL LANDSCAPE CONTRACTORS ARE REQUIRED TO ATTEND THE CITY OF ALPHARETTA PRE-CONSTRUCTION CLASS PRIOR TO STARTING WORK ON ANY PROJECT. PLEASE CONTACT (678)297-6200 FOR INFORMATION AND TO RESERVE A SPOT.

CITY OF ALPHARETTA UTILITY LANDSCAPE NOTE

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

TREE REMOVAL NOTE

SEE C3.0 DEMOLITION PLAN FOR TREE REMOVAL. NO SPECIMEN TREES EXIST ON SITE. ALL TREES REMOVED ARE NON-SPECIMEN.

IRRIGATION NOTES

1. IRRIGATION IS TO BE DONE BY THE LANDSCAPE CONTRACTOR AS A DESIGN BUILD SCOPE USING THE FOLLOWING PARAMETERS: TURF, SHRUB AND SEASONAL COLOR ARE TO BE ON SEPARATE ZONES.
2. ALL ZONES MUST HAVE COMPLETE COVERAGE WITH 100% OVERLAP OF HEAD SPRAY.
3. ALL SLEEVING WILL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR AND MUST BE COORDINATED WITH THE GENERAL CONTRACTOR.
4. THE IRRIGATION CLOCK IS TO BE MOUNTED INSIDE THE BUILDING AS DIRECTED BY THE OWNER.
5. THE IRRIGATION SYSTEM WILL BE CONNECTED TO THE IRRIGATION METER LOCATED NEAR THE WATER VAULT. (SEE UTILITY PLAN FOR SPECIFIC LOCATION)
6. AN ACCURATE AS-BUILT MYLAR DRAWING SHALL BE PROVIDED TO THE OWNER FOR THEIR RECORDS AS WELL AS ALL MANUFACTURERS OWNERS MANUALS FOR THE INSTALLED COMPONENTS.
7. ALL IRRIGATION IS TO BE RAINBIRD OR EQUIVALENT. ANY ALTERNATE MANUFACTURERS MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
8. IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN SENSOR FOR AUTOMATIC SHUT OFF. LOCATION SHALL BE APPROVED BY LANDSCAPE ARCHITECT

TREE FENCE NOTE

TREE FENCE TO BE WIRE BACKED WHEN AROUND OR WITHIN CRITICAL ROOT ZONES (CRZ). TRENCHING OF THE TREE FENCE WILL NOT BE ALLOWED.

TREE SAVE FENCE FOR ENTIRE SITE MUST BE INSTALLED, INSPECTED AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE IS ALLOWED BEFORE TREE FENCING HAS BEEN INSPECTED AND APPROVED BY ARBORIST.

LANDSCAPE PLAN NOTES

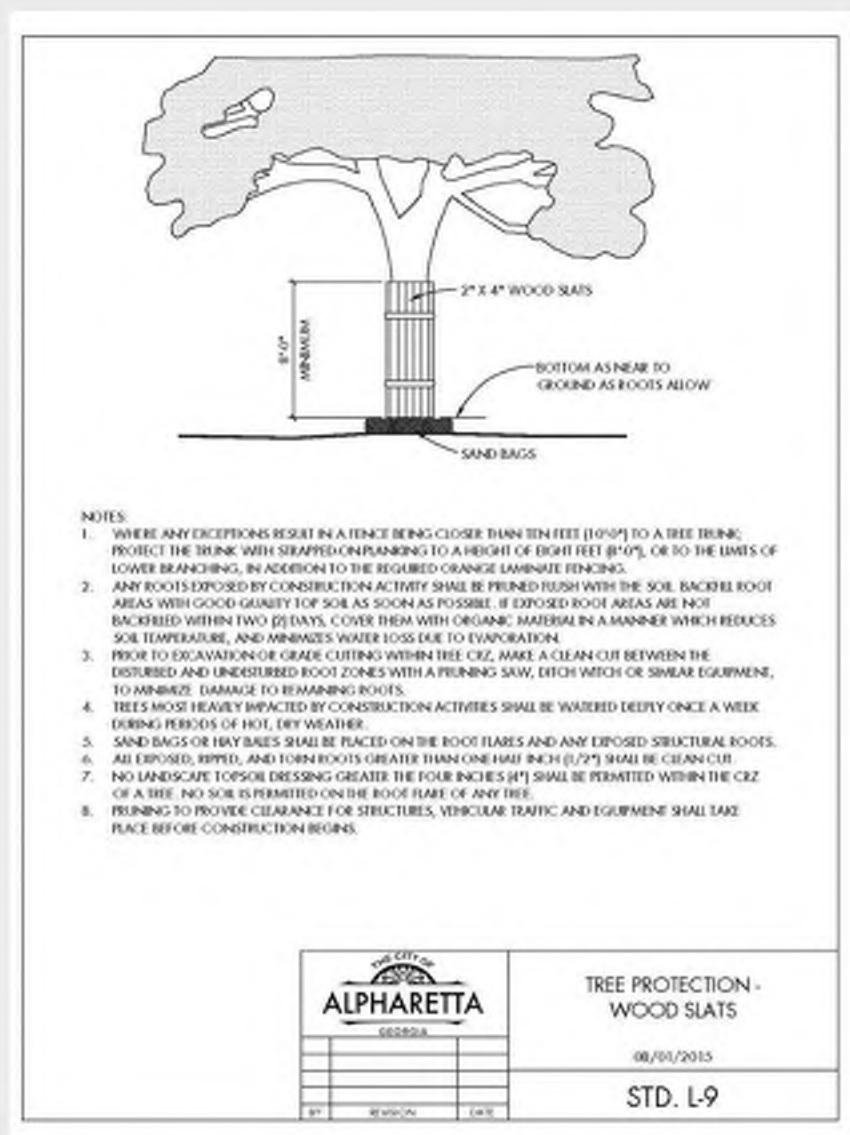
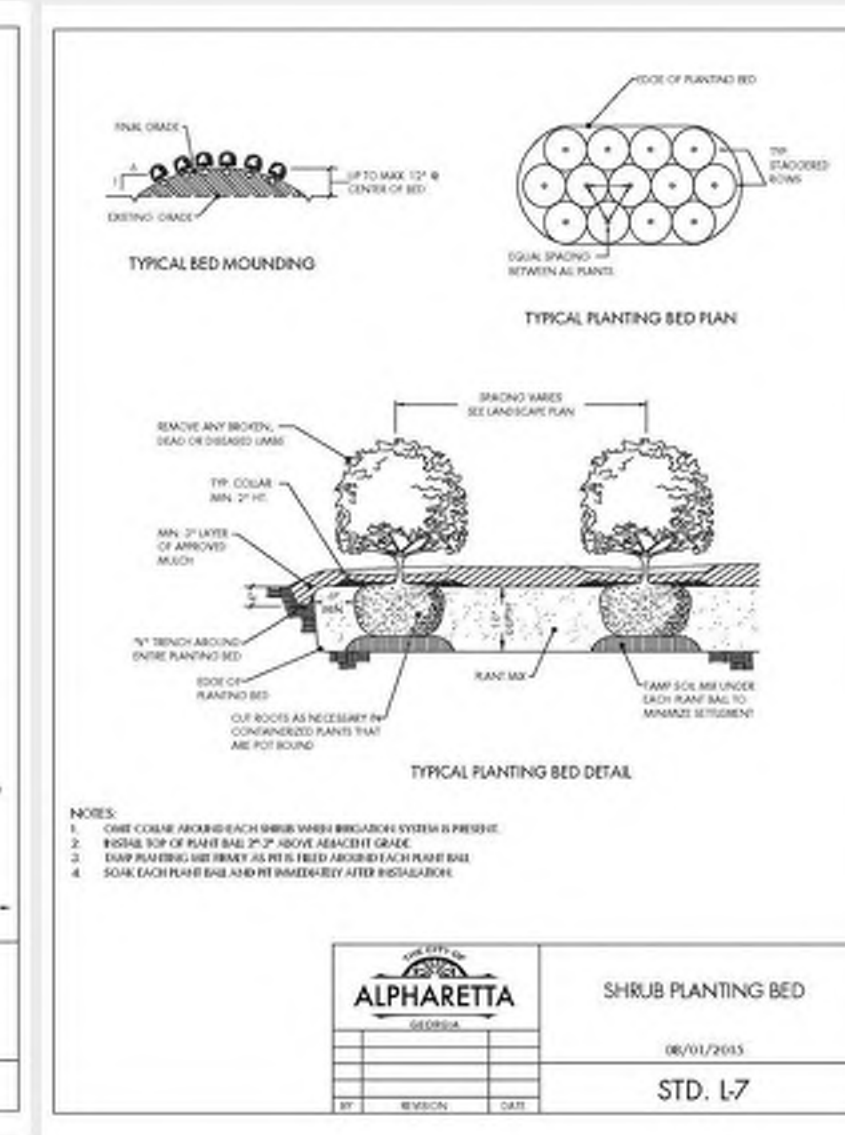
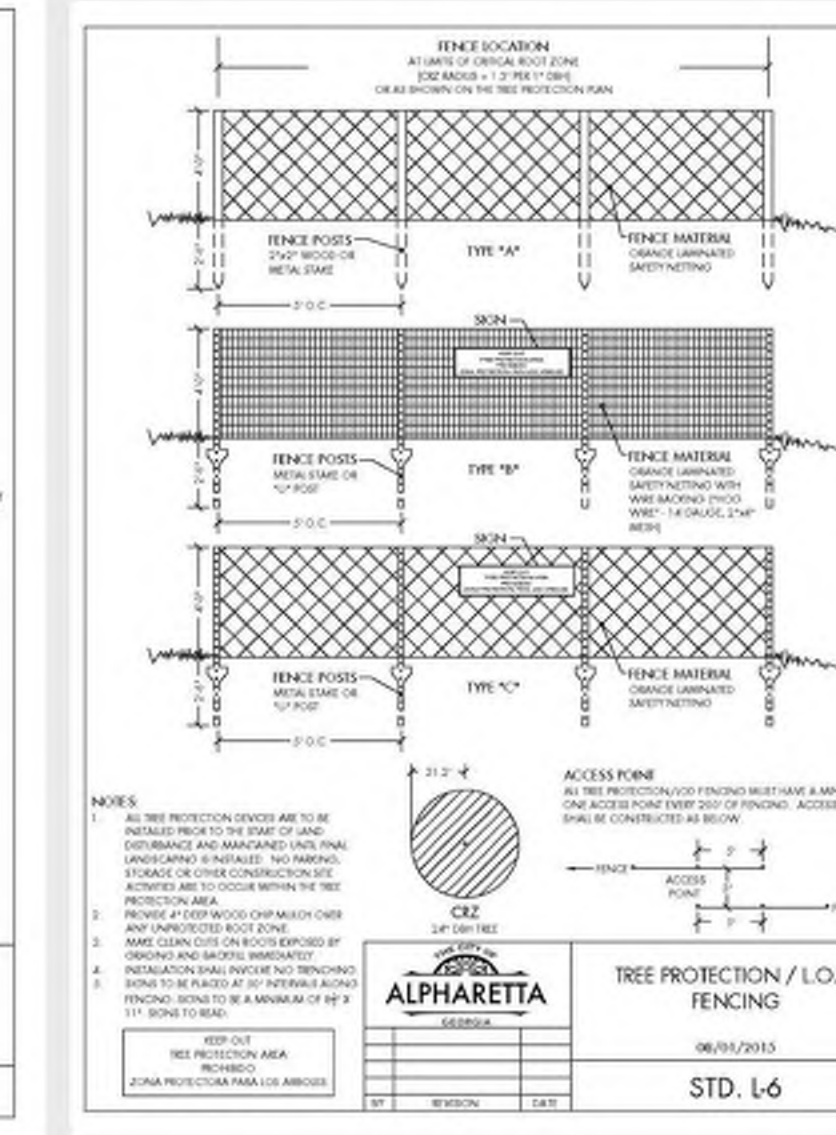
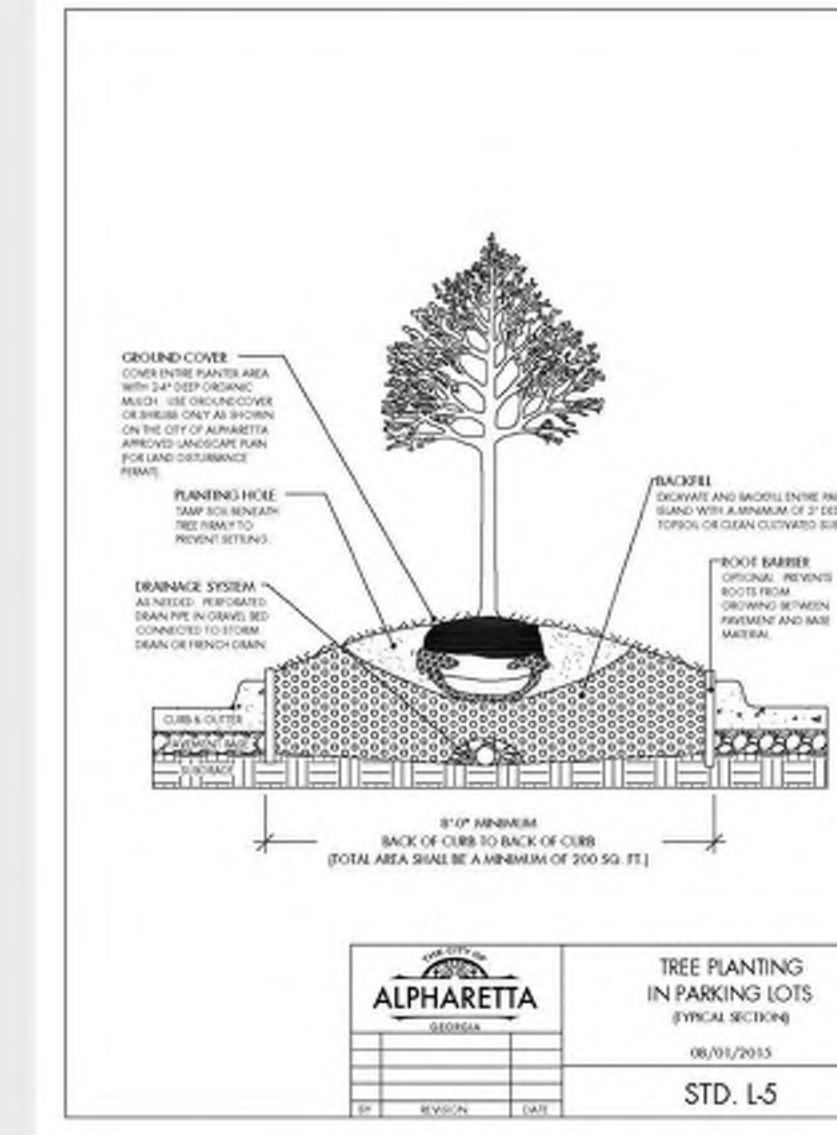
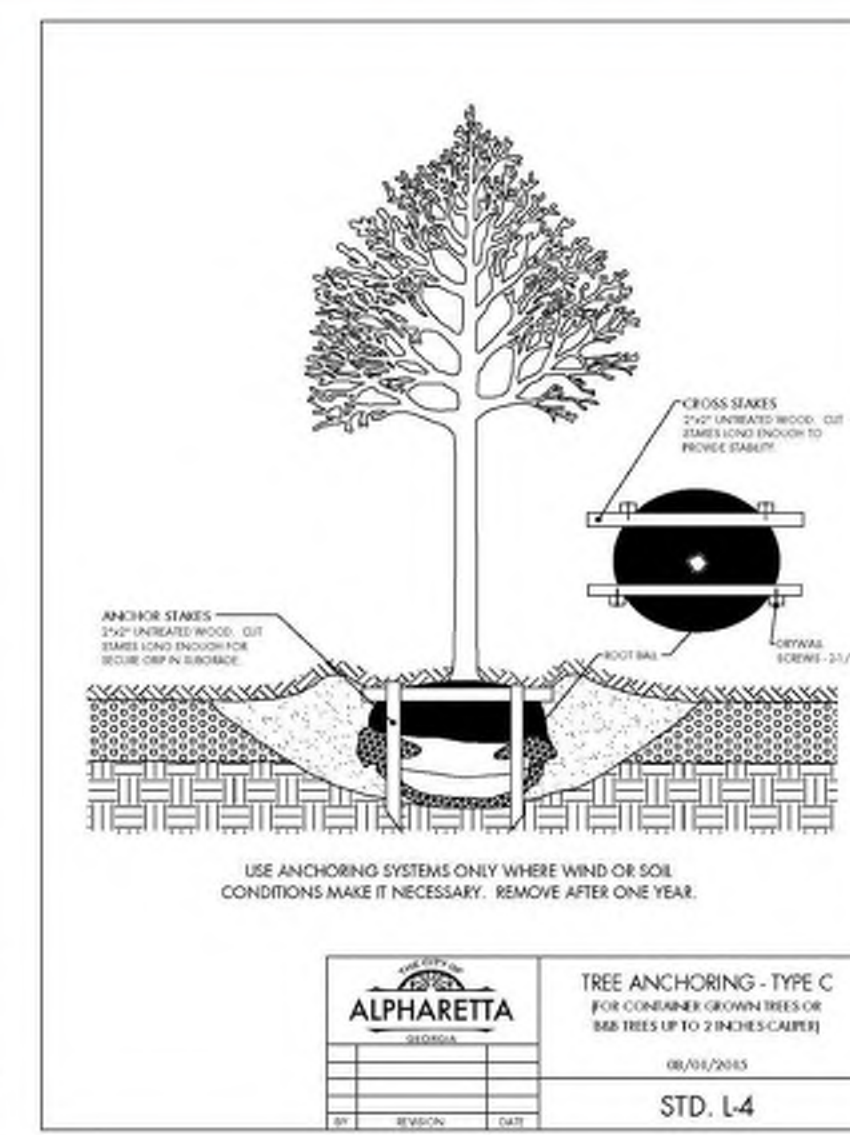
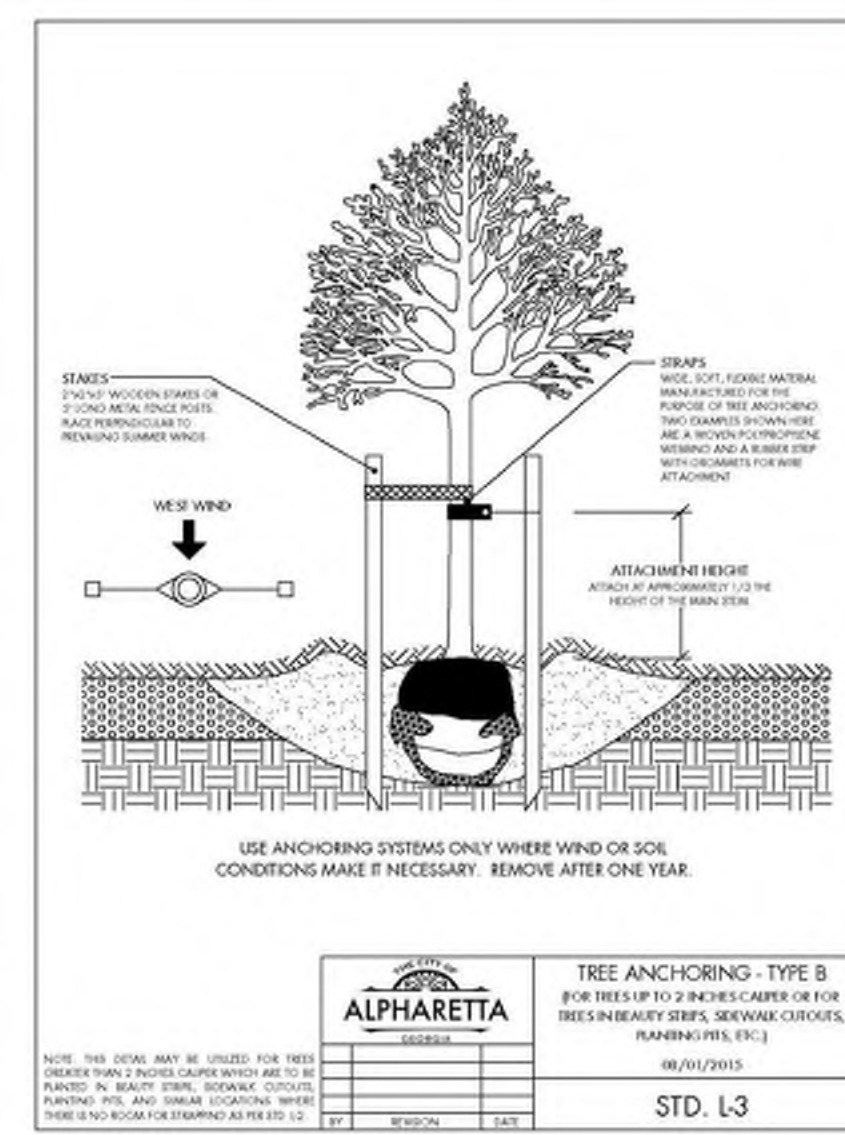
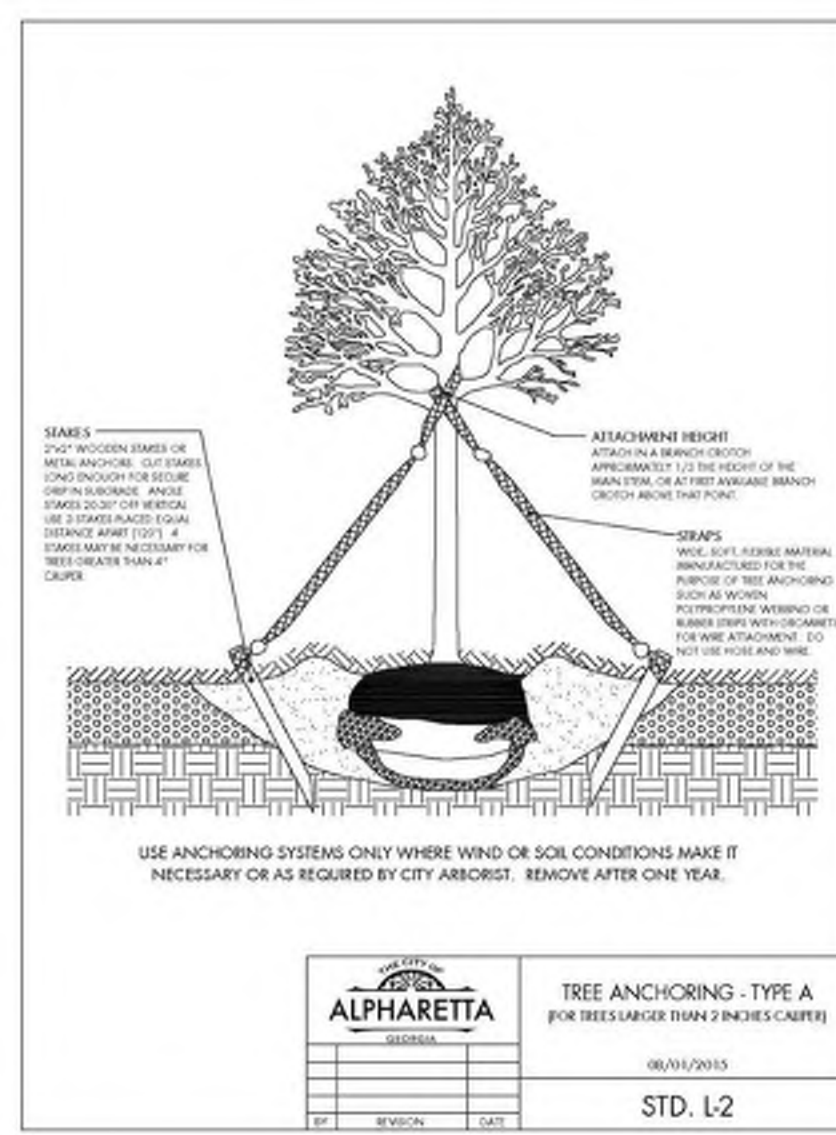
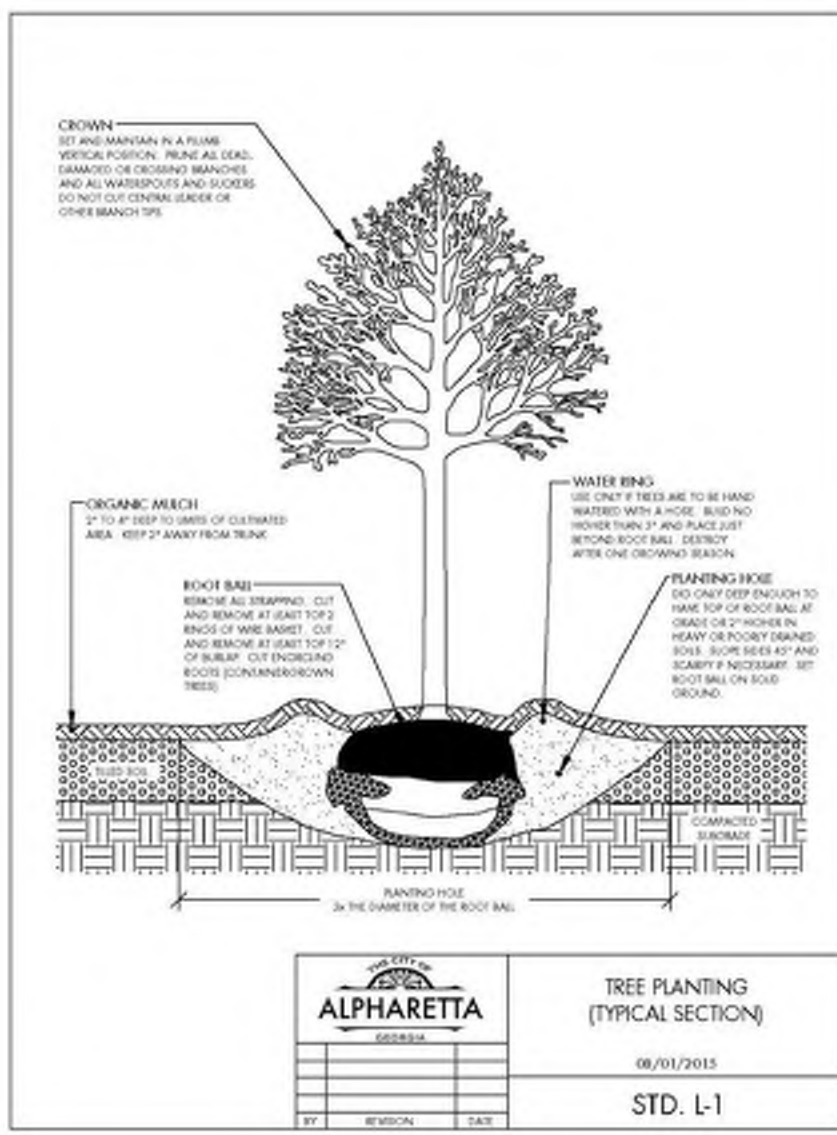
1. FAILURE TO PLANT WITH SPECIFIED MATERIAL WILL RESULT IN WITHHOLDING OF THE CERTIFICATE OF OCCUPANCY.
2. A LANDSCAPE MAINTENANCE BOND FOR THE TOTAL PRICE OF THE MATERIAL PLANTED ON-SITE WILL BE REQUIRED BEFORE THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
3. ANY CHANGES IN LANDSCAPE SIZE OR TYPE MUST BE APPROVED BY CITY ARBORIST PRIOR TO PLANTING.

GENERAL LANDSCAPE NOTES

1. PRIOR TO CONSTRUCTION, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES & SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY & ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPEARANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
2. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ACCURATE PLANT COUNTS PRIOR TO PRICING OF TREE, SHRUBS, PERENNIALS, ANNUALS, GROUND COVERS, SOO, SEED AND PINE STRAW. QUANTITIES ARE GIVEN FOR CONVENIENCE ONLY. LANDSCAPE CONTRACTOR SHALL VERIFY PLANT COUNT FROM PLAN, AND SHALL PROVIDE AND INSTALL ALL PLANT MATERIAL SHOWN ON THE PLAN. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
3. ALL PLANT MATERIAL CHOSEN MUST BE FREE OF DISEASE AND PESTS, BE OF GOOD QUALITY AND WELL SHAPED AND BRANCHED.
4. ALL TREES IN LAWN AREA TO HAVE A 4" DIAMETER MULCH BED.
5. NO PLANTING BED EDGE SHALL BE CLOSER THAN 21" FROM THE BACK OF CURB OR SIDEWALK.
6. PLANTING BED LINES, TREE, SHRUB, GROUNDCOVER, & SEASONAL COLOR PLACEMENT SHALL BE APPROVED BY THE PROJECT LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE, PRIOR TO INSTALLATION.
7. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING POSITIVE DRAINAGE AT 2% MINIMUM IN ALL PLANTED AREAS. O. C. = ON CENTER, S.A.S. = SPACE AS SHOWN.
8. ALL PLANTS MUST BE CONTAINER-GROWN OR BALLED & BURLAPPED (B&B) AS INDICATED IN THE PLANT LIST.
9. ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED & MEET ALL REQUIREMENTS SPECIFIED.
10. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT & THE OWNER BEFORE, DURING & AFTER INSTALLATION.
11. ALL TREES MUST BE CUYED OR STAKED AS SHOWN IN THE DETAILS.
12. ALL PLANTS & PLANTING AREAS MUST BE SPECIFICALLY MULCHED AND WATERED IMMEDIATELY AFTER PLANTING AS SPECIFIED.
13. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING IRRIGATION SYSTEM PER A DESIGN/BUILD ARRANGEMENT AND FOR FULLY MAINTAINING ALL PLANTINGS (INCLUDING, BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) UNTIL THE WORK IS COMPLETE IN TOTAL BY THE LANDSCAPE ARCHITECT & THE OWNER.
14. PINE STRAW BEDS ARE TO BE MULCHED WITH 4" OF PINE STRAW. ALL BEDS ARE TO BE MULCHED IMMEDIATELY AFTER PLANTING.
15. THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING AT THE DATE OF FINAL ACCEPTANCE. THE LANDSCAPE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD (AS PER DIRECTION OF THE OWNER).
16. THE OWNER AGREES TO PERFORM ALL LANDSCAPE MAINTENANCE (INCLUDING WATERING) THROUGHOUT THE ONE YEAR GUARANTEE PERIOD UNLESS OTHERWISE DETERMINED.
17. THE LANDSCAPE ARCHITECT WILL APPROVE THE STAKED LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION.
18. AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
19. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE & REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
20. STANDARDS SET FORTH IN "AMERICAN STANDARDS" FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
21. NO TREES SHALL BE LOCATED LESS THAN 2' FROM THE BACK OF CURB.

SEASONAL COLOR PLANTING NOTES

1. EXCAVATE SEASONAL COLOR BED TO A DEPTH OF 4". REMOVE EXISTING SOIL FROM SITE. BREAK THROUGH "HARDPAN" AND REMOVE ALL STONE, ROOTS, DEBRIS, ETC. ROTOTILL EXCAVATED BED AND ADDITIONAL 6"-8" DEPTH.
2. SLOPE THE BASE OF THE SEASONAL COLOR BED TO THE TRENCH EDGE.
3. PREPARE PLANTING SOIL MIX CONSISTING OF TOPSOIL AND THE FOLLOWING SOIL AMENDMENTS PER 100 S.F.: 400 LBS. OF COMPOSTED COW MANURE 45 C.F. OF HUMUS 500 LBS. OF PEAT MOSS 5 LBS. OF LIME (ADJUST FOR ALKALINE SOILS)
4. ADD 6" OF PLANTING SOIL TO EXCAVATED BED AND ROTOTILL INTO EXISTING SOIL.
5. PLACE ADDITIONAL PLANTING SOIL MIX TO RAISE ENTIRE BED 6" ABOVE FINISHED GRADE. IF SEASONAL BED FRONTS A SHRUB OR GROUNDCOVER BED, MATCH THAT BED'S HEIGHT (4" ABOVE FINISHED GRADE) AND CONTINUE POSITIVE SLOPE TOWARD TRENCH EDGE.
6. ROTOTILL ENTIRE BED TO A DEPTH OF 10"-12".
7. EVENLY SPREAD FERTILIZER APPROPRIATE TO VARIETY OF SEASONAL COLOR AT A MAXIMUM RATE OF 2.5 LBS. PER 100 S.F. AND RAKE INTO TOP 3" OF SOIL.
8. PLANT SEASONAL COLOR AS SPECIFIED AND AT INDICATED SPACING SHOWN ON PLANS.
9. EDGE SEASONAL COLOR BED AND MULCH WITH SMALL PINE BARK NUGGETS (1" MAX).
10. WATER THOROUGHLY.

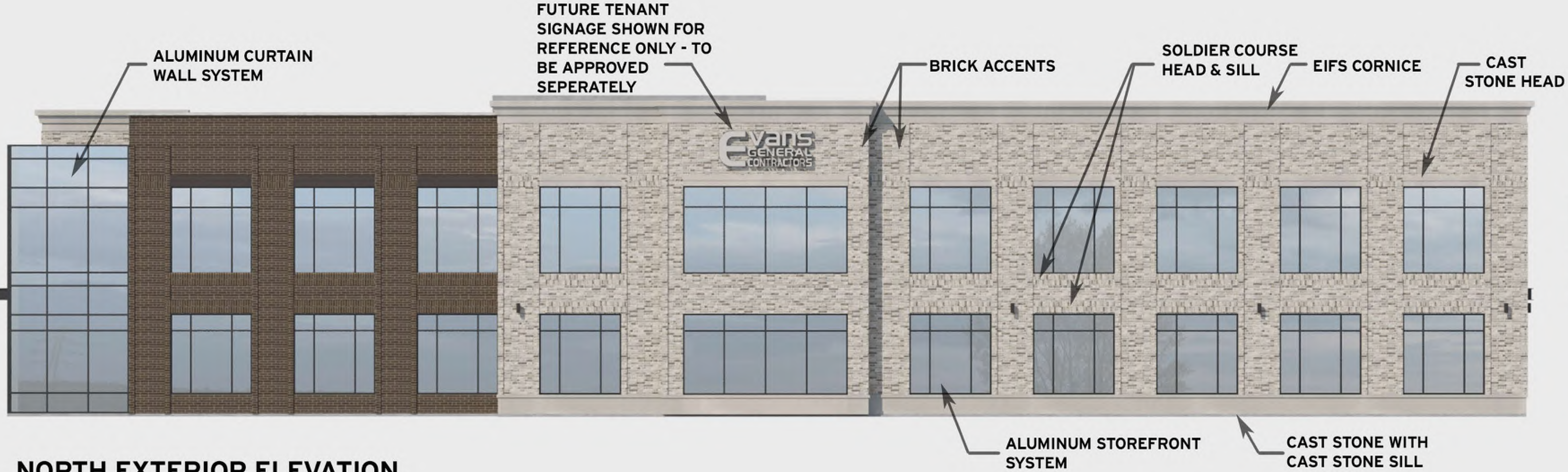








1 MAY 2020



NORTH EXTERIOR ELEVATION

BRICK FINISHES



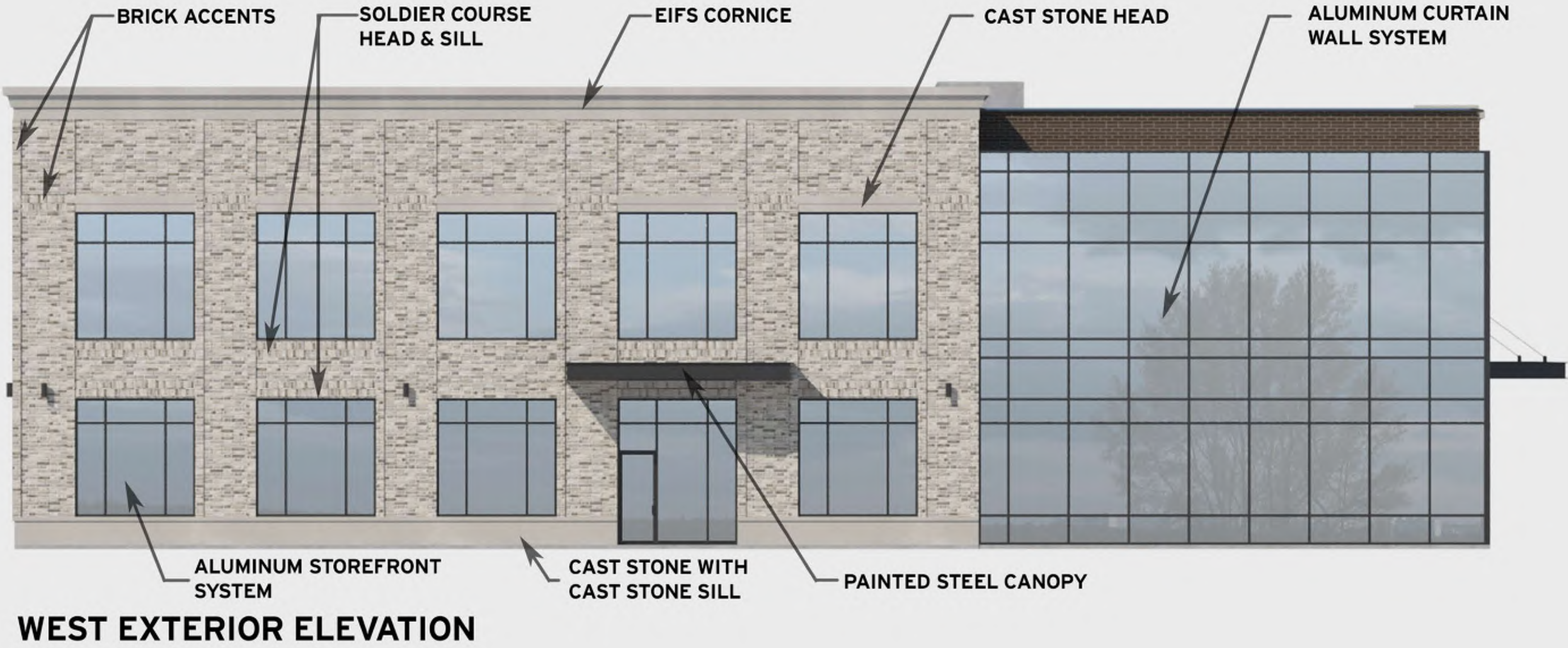
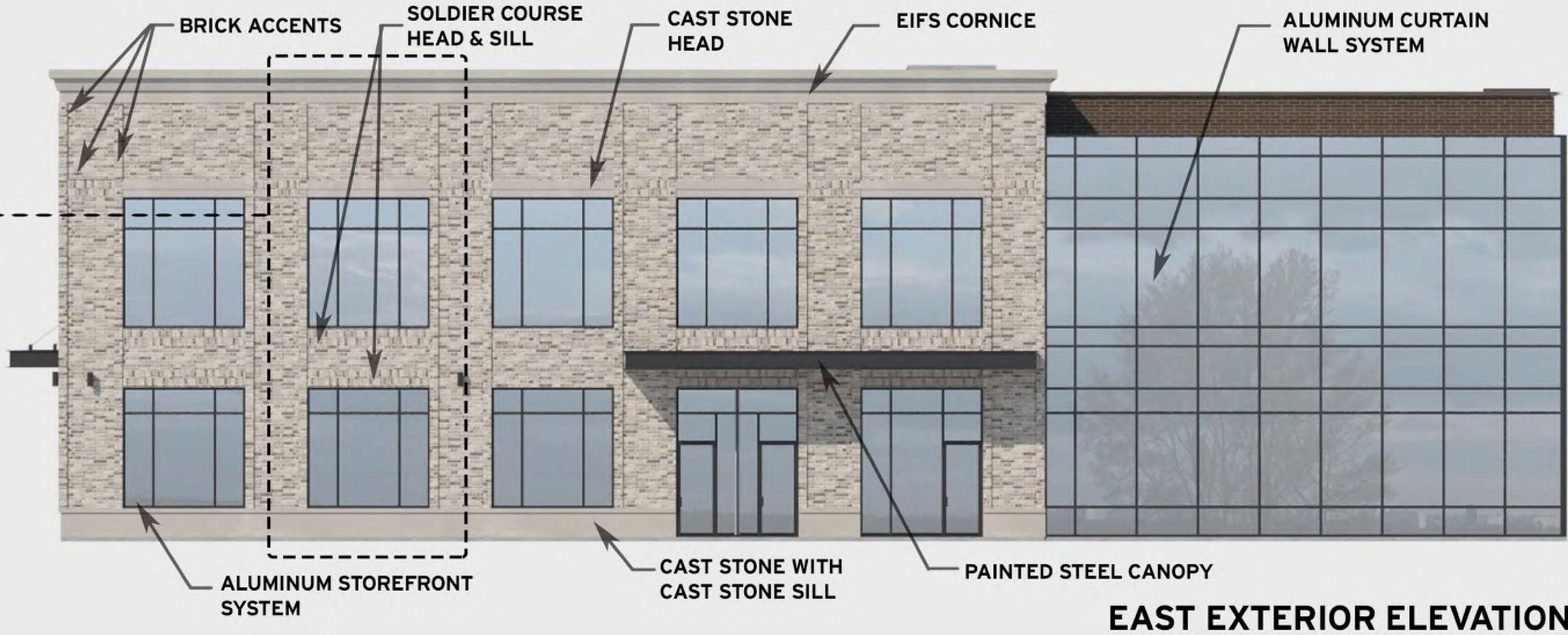
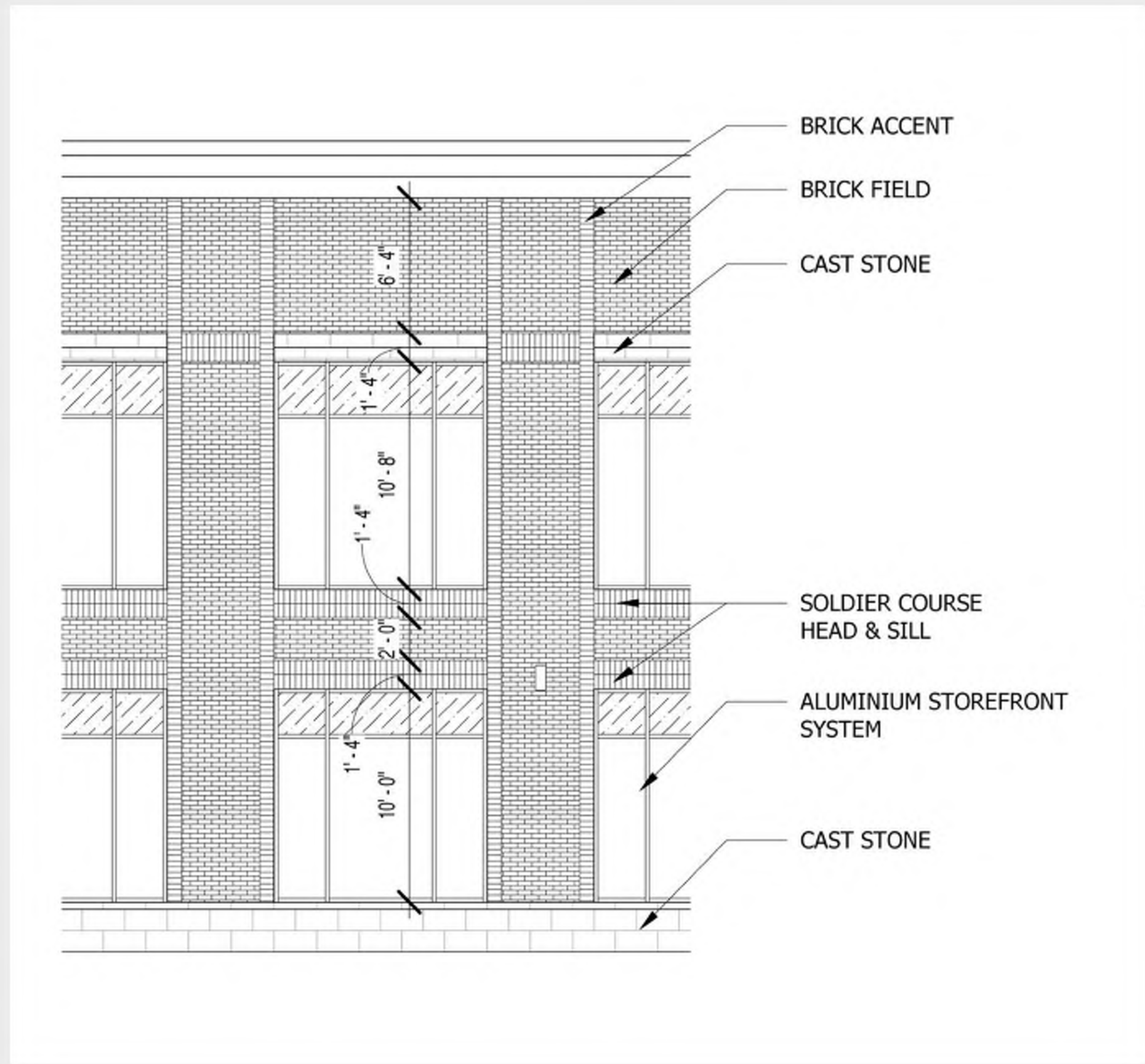
ENDICOTT
DARK SANDSTONE

FIELD BRICK
COLOR: DARK SANDSTONE
TEXTURE: VELOUR
SIZE: MODULAR



ACME BRICK
MOUNTAIN BROOK

FIELD BRICK
COLOR: MOUNTAIN BROOK
TEXTURE: HERITAGE
SIZE: MODULAR



BRICK FINISHES



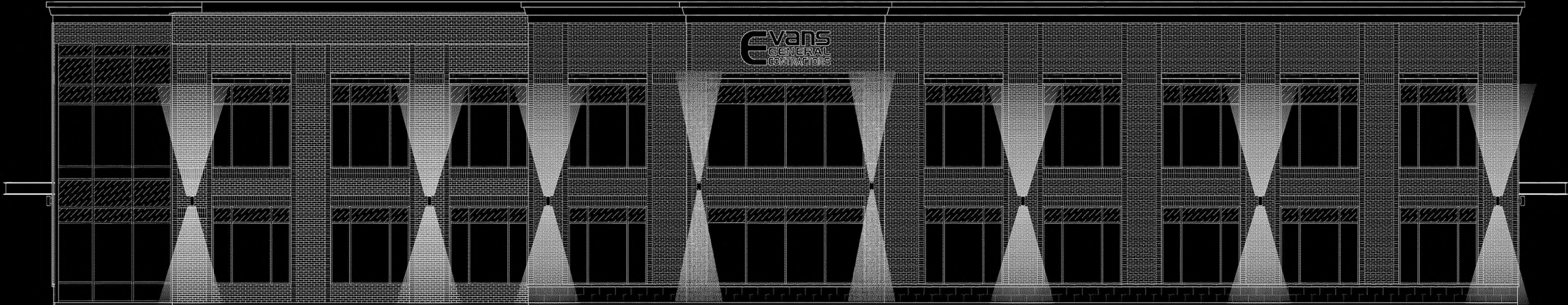
ENDICOTT
DARK SANDSTONE

FIELD BRICK
COLOR: DARK SANDSTONE
TEXTURE: VELOUR
SIZE: MODULAR

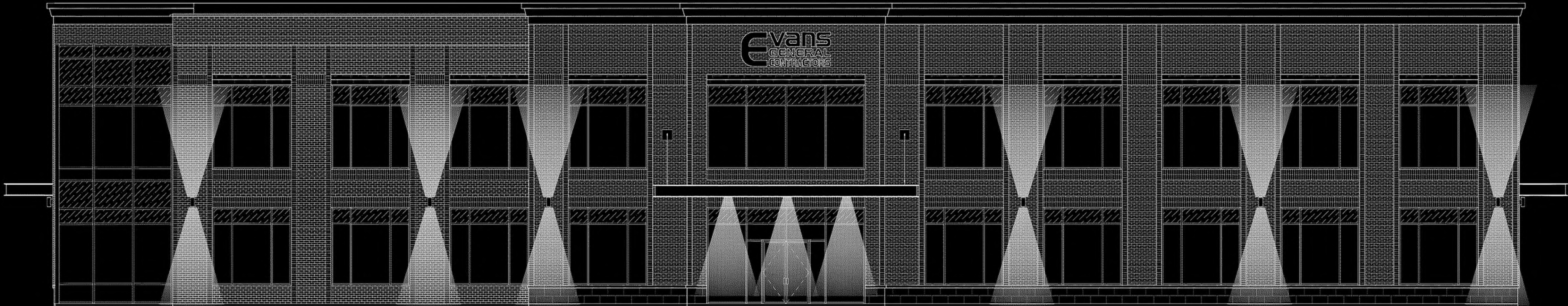


ACME BRICK
MOUNTAIN BROOK

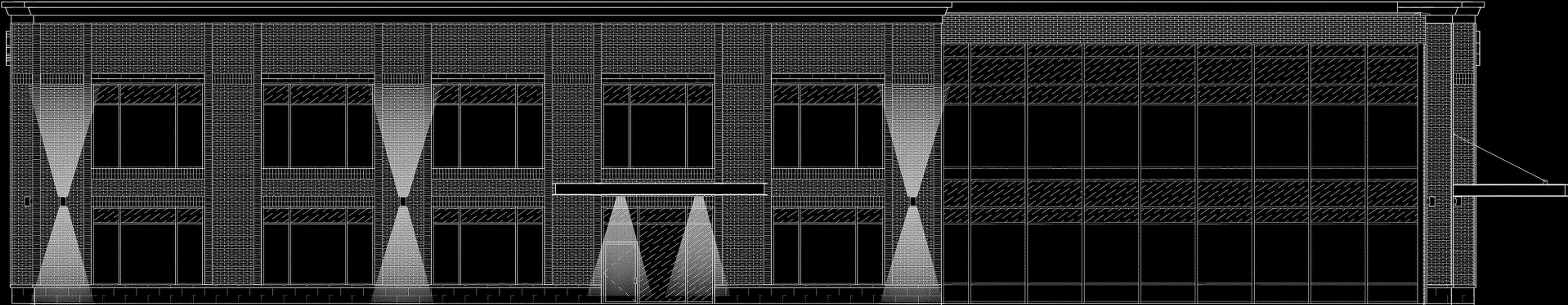
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TEXTURE: HERITAGE
SIZE: MODULAR



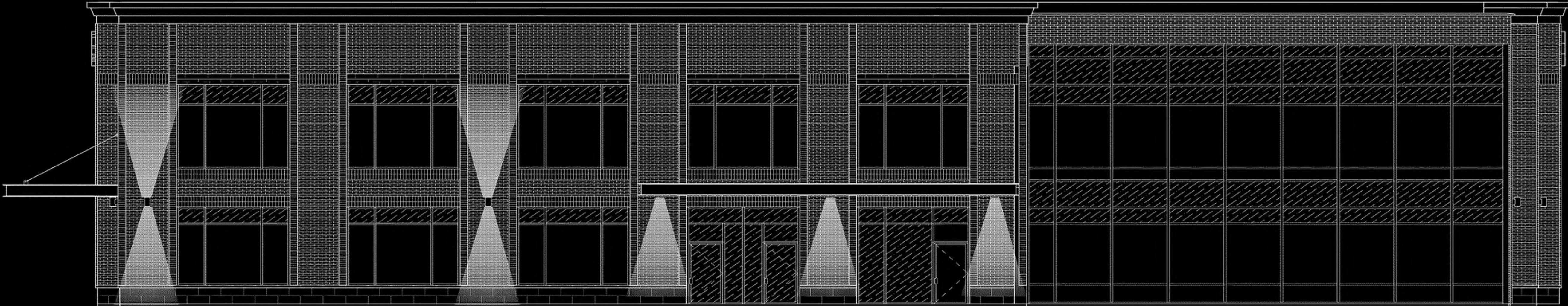
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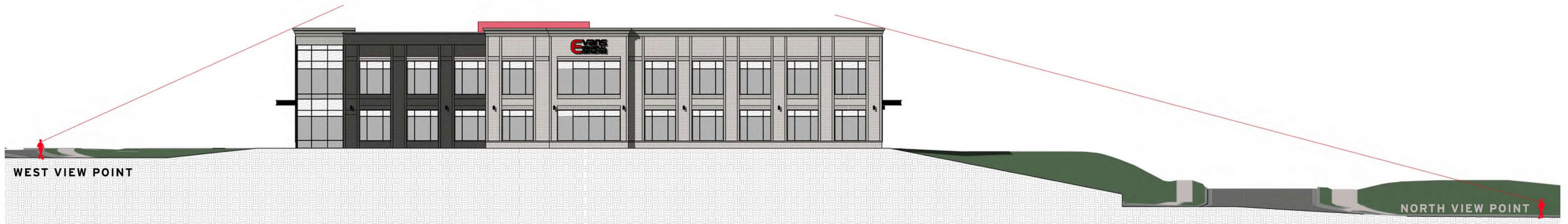
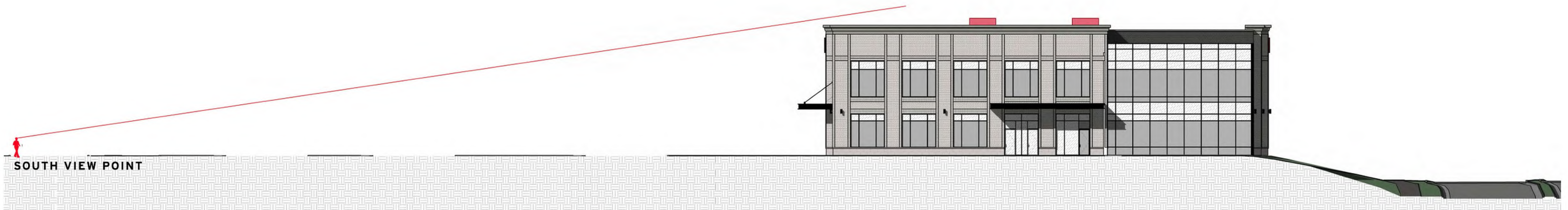
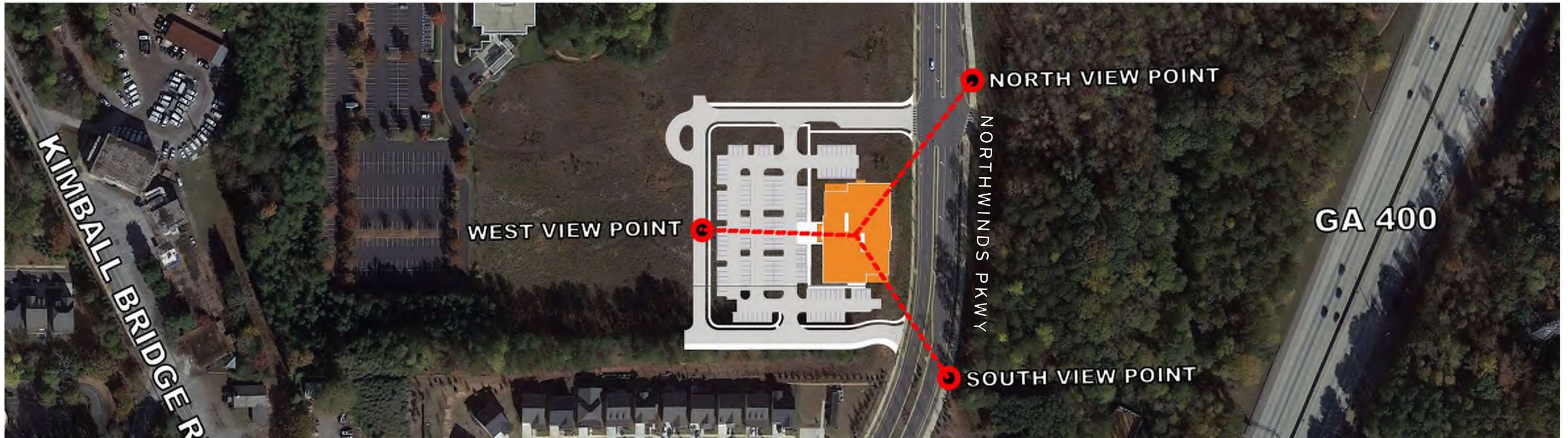
SOUTH ELEVATION



WEST ELEVATION



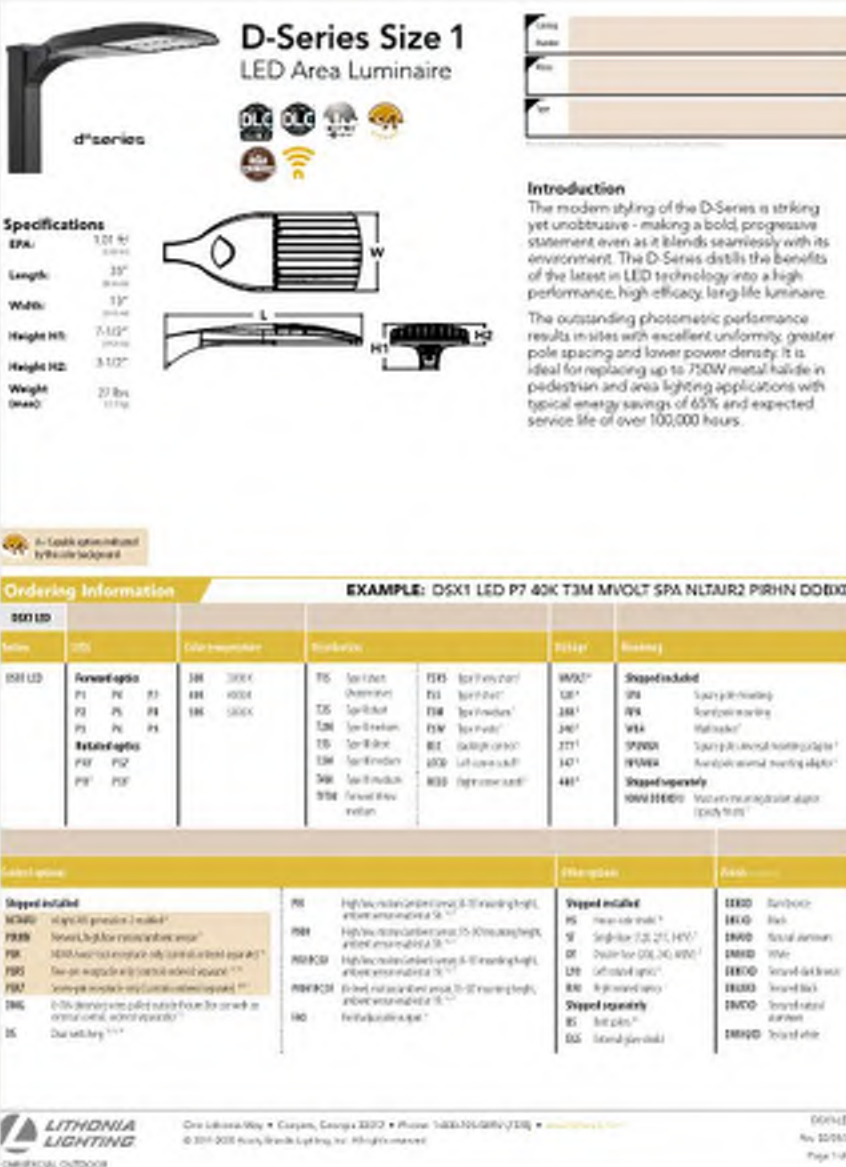
EAST ELEVATION



SITE LIGHTING PHOTOMETRICS

Schedule												
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per Lamp	LLF	Wattage	Notes
	4MB	11	Lithonia Lighting	DSX1 LED P5 40K T4M MVOLT HS	DSX1 LED P5 40K T4M MVOLT with houseside shield	LED	1	DSX1_LED_P5_40K_T4M_MVOLT_HS.ies	12025	1	138	
	5M	3	Lithonia Lighting	DSX1 LED P4 30K T5M MVOLT	DSX1 LED P4 30K T5M MVOLT	LED	1	DSX1_LED_P4_30K_T5M_MVOLT.ies	13963	1	250	
	A	2	Antique Street Lamps	AL25 32LED 700MA 4K ACT XXXX N5	LED Acorn Style Post Top, Clear textured acrylic, 32LED, 4000K, 700mA, Type 5 distribution		1	AL25_32LED_700MA_4K_ACT_XXXX_N5.ies	7747	1	80	
	B	8	Forms+Surface s		Helio 6" Bollard, 360deg	Custom light engine, Cree XP-G2 LED	10	LBHLO-603-360.ies	64	1	35.45	
	D	16	Luminis Canada Inc.	SY802-L2L20-R55	Syrios Round 8	(2) Bridgelux BXRC-40E10K0-D-73 c/w Philips-XI055C180V054BSJ1 @ 120.00V	1	SY802-L2L20-R55.ies	4359	1	31.1	

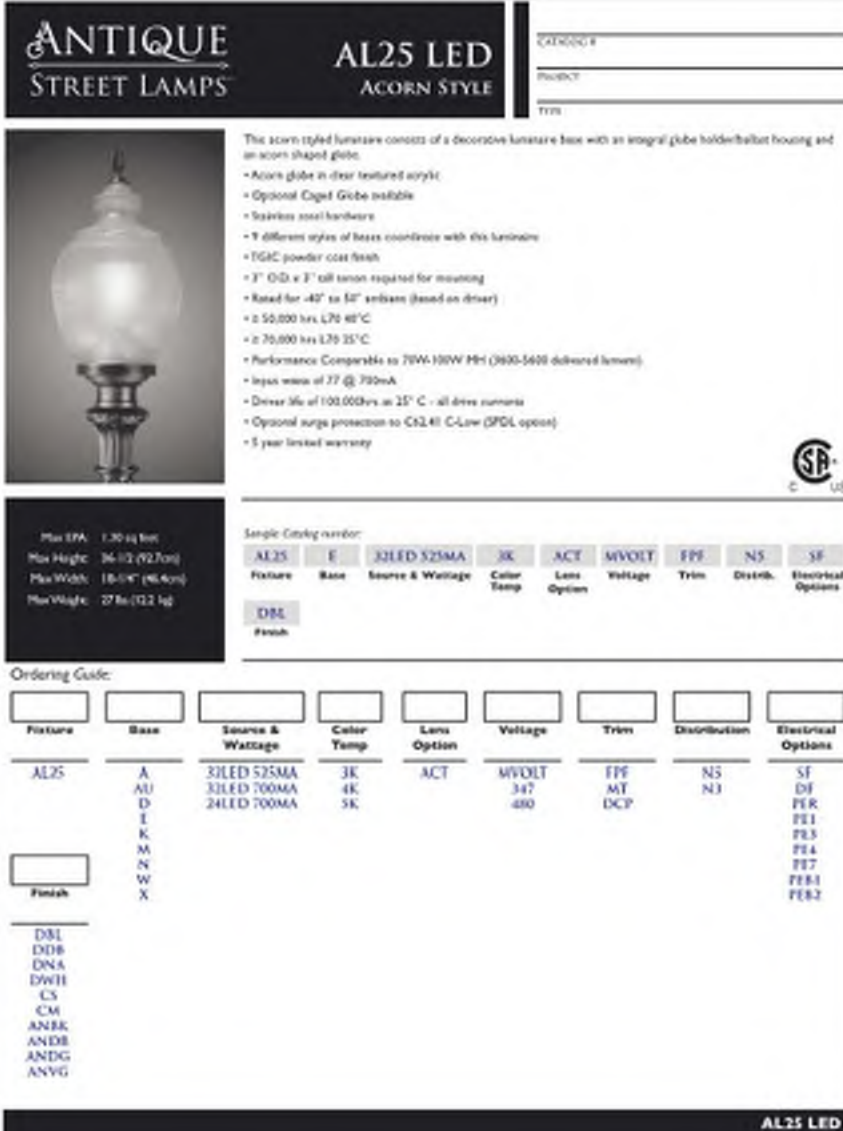
TYPE 4M & 5M



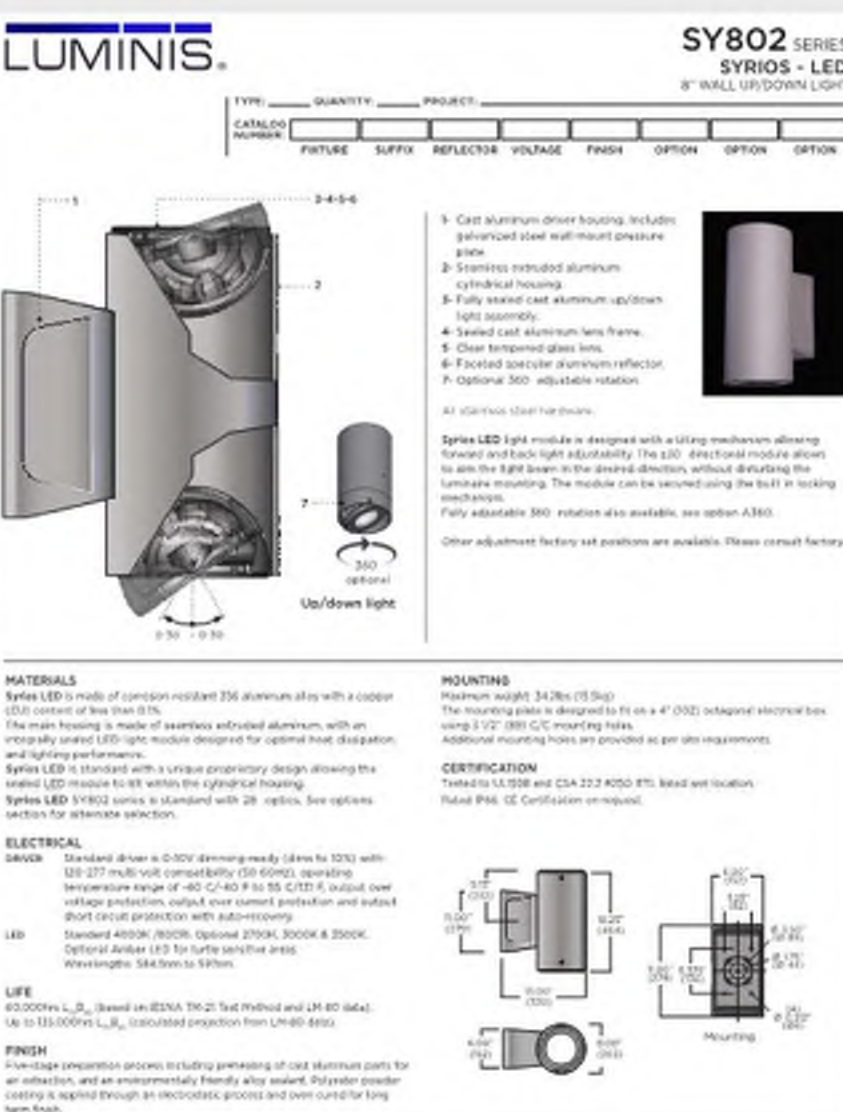
TYPE E



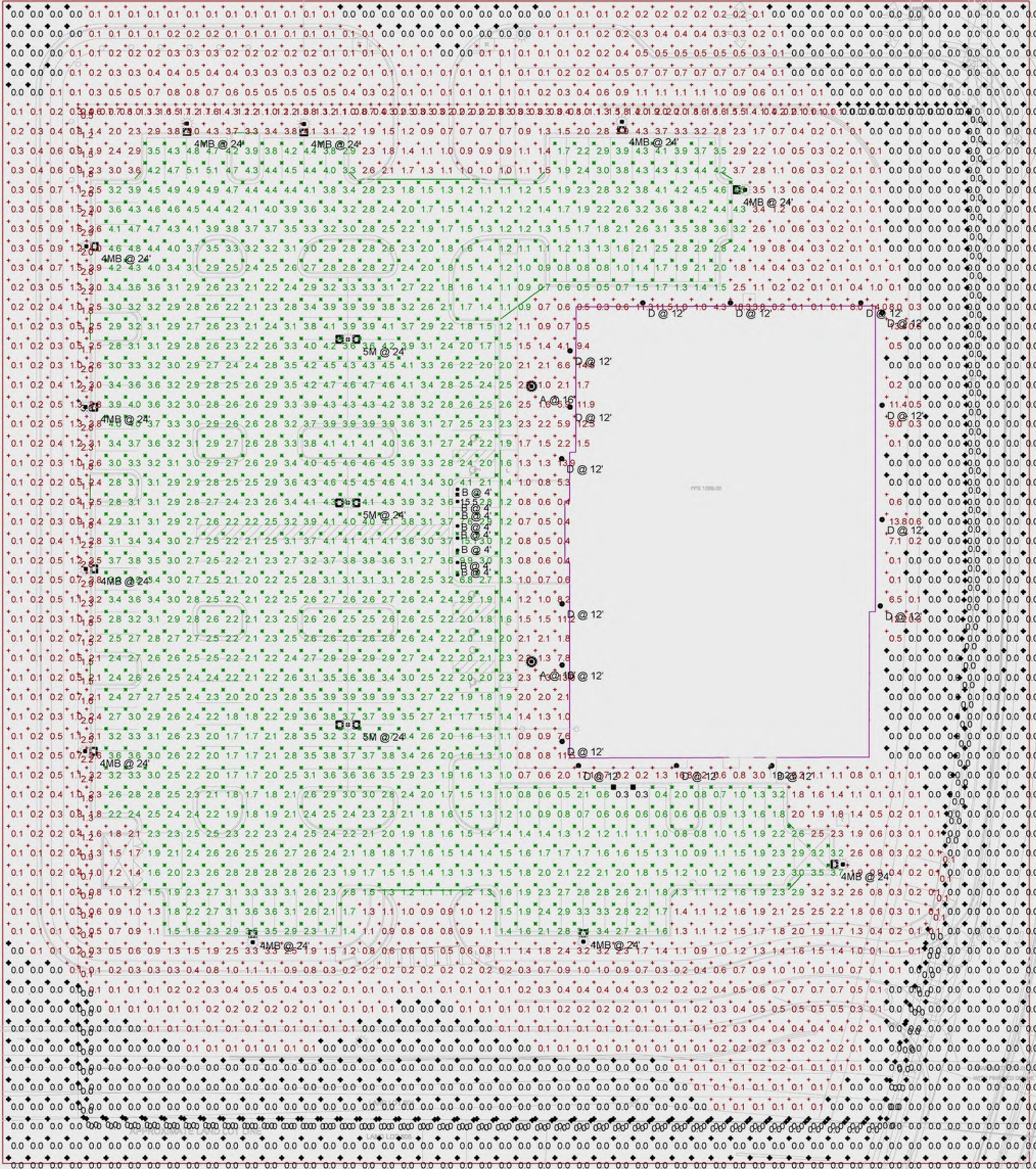
TYPE A



TYPE D



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Overall	+	1.4 fc	19.2 fc	0.0 fc	N/A	N/A
Parking	X	2.7 fc	15.5 fc	0.3 fc	51.7:1	9.0:1
Phase 1 Prop Line	+	0.6 fc	3.0 fc	0.0 fc	N/A	N/A



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: EVANS GENERAL CONTRACTORS

Location Address: 2710 OLD MILTON PARKWAY, SUITE 200

Mailing Address: SAME

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

Contact For All Notifications: CLAUDIA HAINES

Contact Telephone: 678 - 262 - 0009 Mobile Telephone: 678 - 485 - 7026

Fax: _____ - _____ - _____ Email: chaines@nelsonww.com

Contact's Relation To Business: ARCHITECT OF RECORD

This Application For (Check all that apply):

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

Application Fees:

Any review within the Central Business District \$ 100.00

Review of signs, satellite antennas, play yards, and improvements valued at less than \$10,000. \$ 200.00

All other reviews \$ 300.00

Total Due \$ 300

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



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: PARKWAY 400 OFFICE, LLC

Physical Address: 2710 OLD MILTON PARKWAY, SUITE 200

Mailing Address: SAME

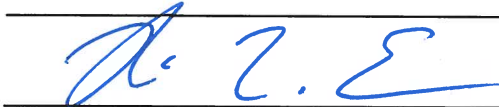
City: ALPHARETTA State: GA Zip Code: 30009 -

Owner Telephone: 678 - 713 - 7616 Contact Fax: - -

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

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

Owner Name (Printed): RICHARD T. EVANS Date: 4/30/2020

Owner Signature: 

Property Information:

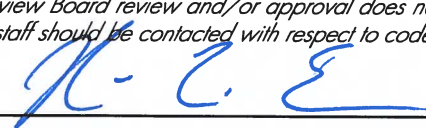
Address (If Assigned) : (NOT ASSIGNED) PROJECT LOCATED ON NORTHWINDS PARKWAY SOUTH OF OLD MILTON PARKWAY ACROSS FROM GWINNETT TECH

Tax ID or Map Reference Number: 12 284008030343, 12 284008030350

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

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

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

Applicant Signature:  Date: 4/30/20

Print Form

PROPERTY DESCRIPTION

All that tract or parcel of land lying and being in land lot 804 of the 1ST District, 2ND Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:

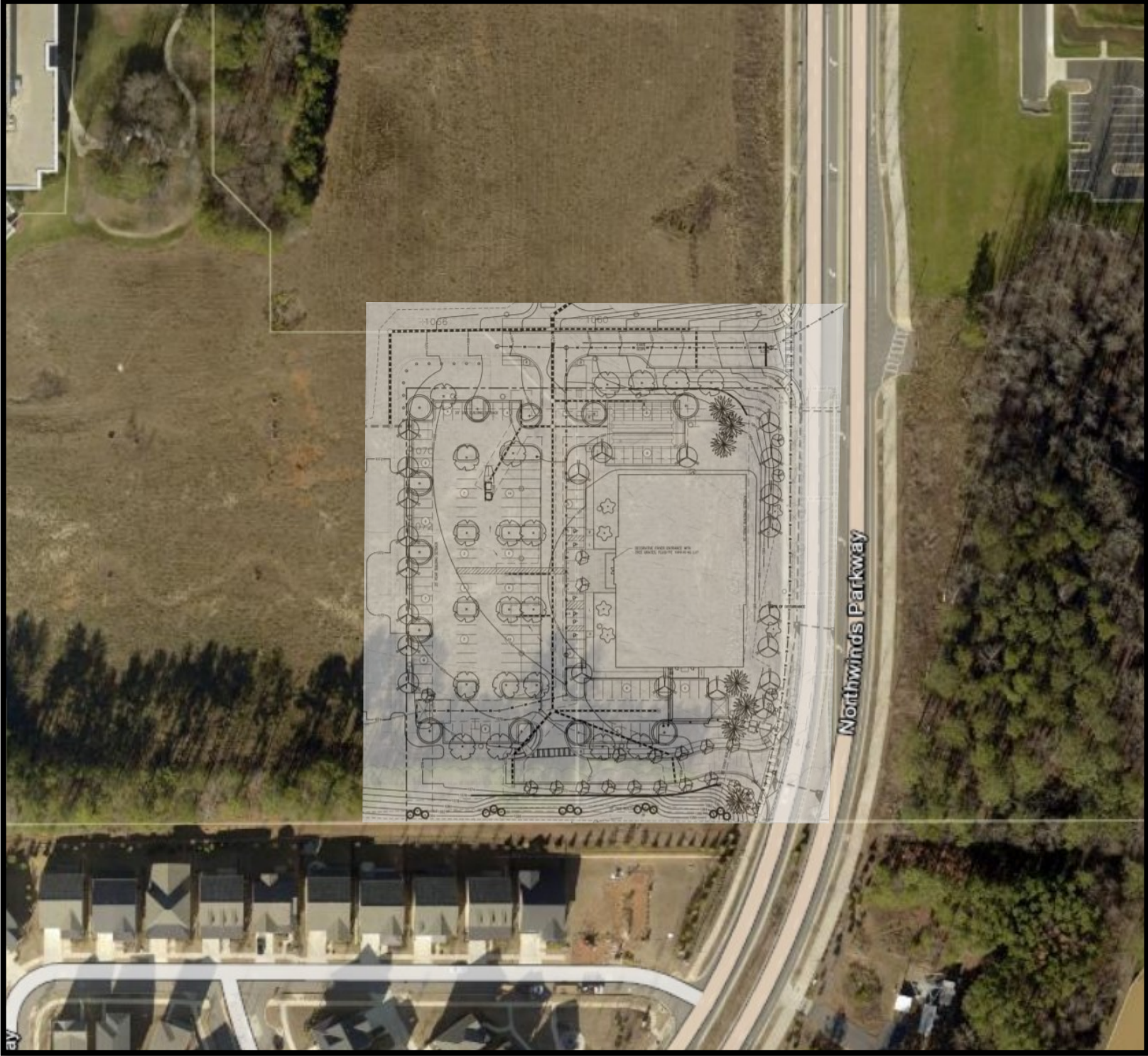
BEGINNING at the intersection of the Land Lots 804, 805, 852 and 853), said point being **Point of Beginning**. Thence running west along the land lot line N89°37'38" W 95.29' to a point on the Right of Way of Northwinds Parkway, said point being the **True Point of Beginning**;

Thence departing said Right of Way N 89°37'41" W a distance of 146.14' to an iron pin; Thence N 89°37'41" W a distance of 541.68' to an iron pin; Thence N 0°1'13" E a distance of 120.48' to a point; Thence N 89°58'47" W a distance of 75.37' to an iron pin; Thence N 0°3'35" E a distance of 293.47' to an iron pin; Thence N 28°50'53" E a distance of 37.60' to an iron pin; Thence N 61°9'7" W a distance of 20.66' to an iron pin; Thence N 0°3'35" E a distance of 41.19' to an iron pin; Thence N 47°6'53" E a distance of 122.00' to an iron pin; Thence S 89°58'47" E a distance of 40.23' to an iron pin; Thence N 3°22'41" E a distance of 294.56' to an iron pin on the Right of Way of Amber Park Drive; Thence continuing along said Right of Way on a curve to the left a distance of 60.92' with a radius of 92' and a chord length of 59.81' with a bearing of N 63°54'36" E to a point; Thence continuing along said Right of Way on a curve to the left a distance of 61.21' with a radius of 92' and a chord length of 60.08' with a bearing of N 25°52'57" E to a point; Thence departing the Right of Way of Amber Park Drive S 56°41'12" E a distance of 59.31' to an iron pin; Thence S 89°58'45" E a distance of 230.55' to an iron pin; Thence S 42°44'4" E a distance of 41.12' to an iron pin; Thence N 86°54'36" W a distance of 69.75' to an iron pin; Thence N 86°14'49" W a distance of 191.73' to an iron pin; Thence N 77°39'55" E a distance of 6.32' to an iron pin on the Right of Way of Northwinds Parkway; Thence continuing along said Right of Way on a curve to the right a distance of 3.02' with a radius of 1447.0' and a chord length of 3.02' with a bearing of S 0°16'46" W to a point; Thence continuing along said Right of Way S 0°20'21" W a distance of 689.38' to a point; Thence continuing along said Right of Way on a curve to the right a distance of 226.0' with a radius of 747.0' and a chord length of 225.14' with a bearing of N 9°0'23" E to a point, said point being the True Point of Beginning.

Said tract of land contains 15.348 acres. (668,558 square feet)

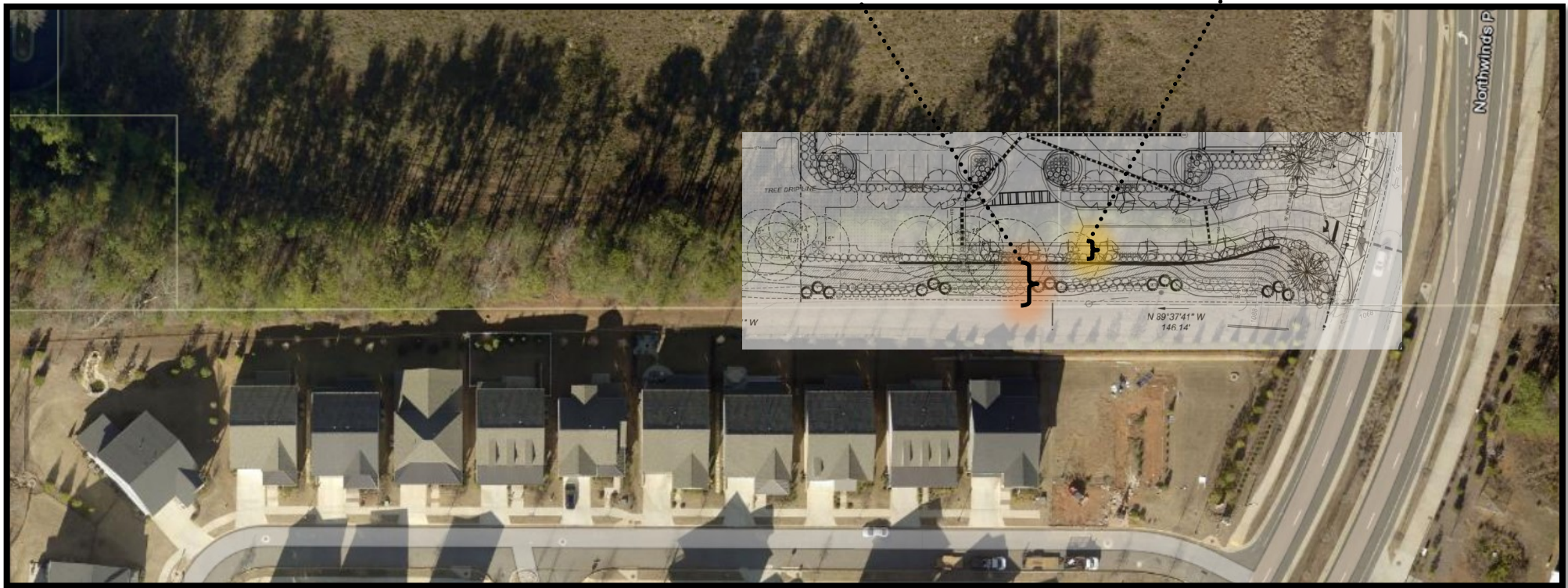
*Evans General Contractors
Building
Northwinds Parkway*





Approx. 21 ft from property
line to retaining wall

Approx. 9 ft from retaining
wall to access road





STATE OF GEORGIA
PAUL H. HAMBY
4/30/20
REGISTERED ARCHITECT
CERTIFICATE NO. 0100667

6370 CORN DRIVE
CUMMING GEORGIA 30028
770-887-9124

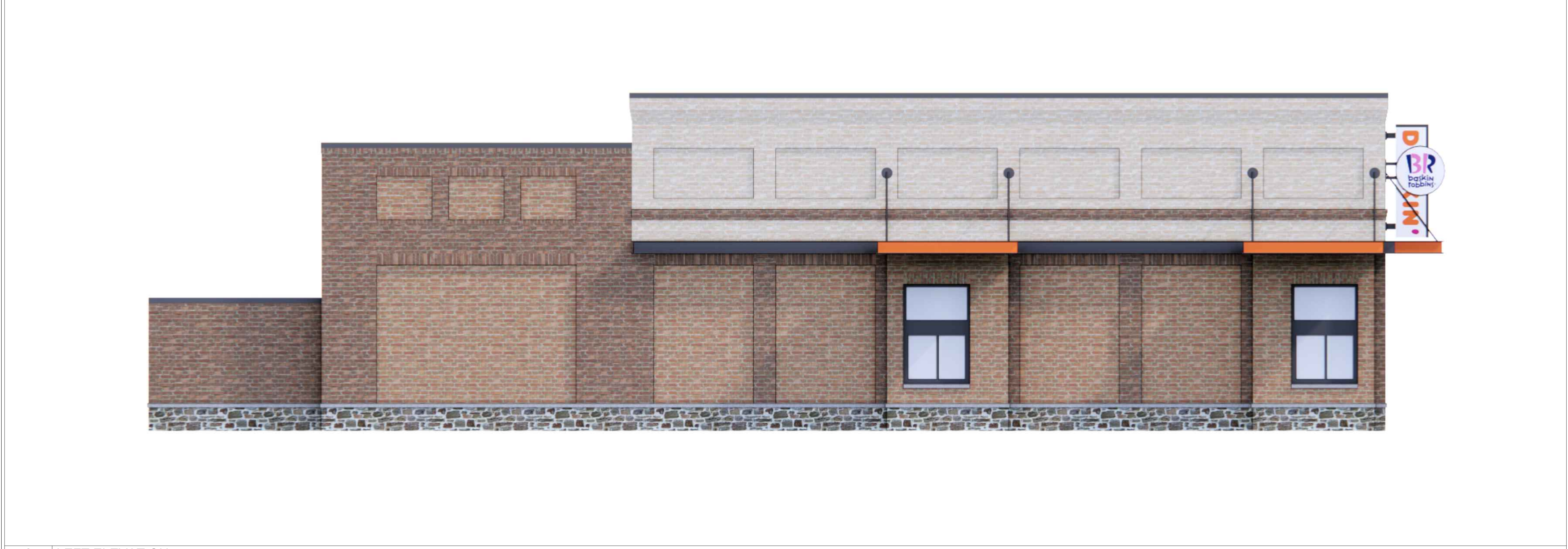
SET REVISIONS						DATE	4/30/20
NO	DESCRIPTION			DATE			
						SCALE	
						DRAWN	
						CKD	
						APPD	

DUNKIN - 670 NORTH MAIN ST.
ALPHARETTA, GA 30004

EXTERIOR ELEVATIONS -

PC #359612 - ARCHITECT #19-002

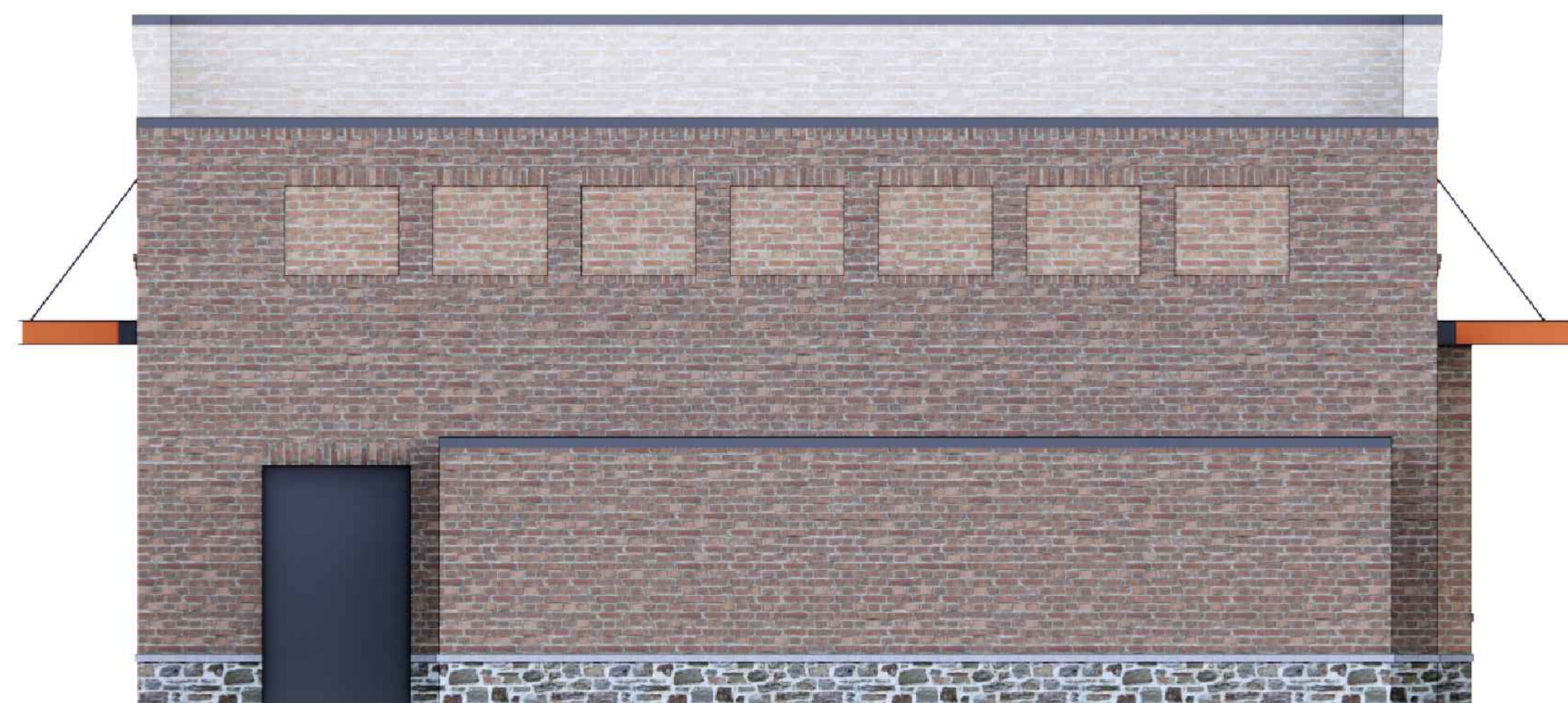
A-5.1



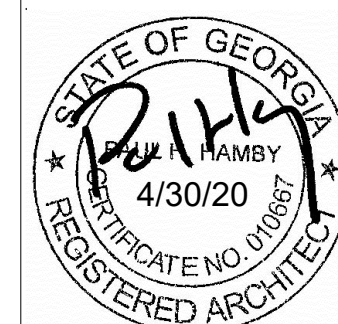
The image shows the Harkin Brands logo, which consists of the word "harkin'" in a large, bold, lowercase sans-serif font, with "brands" in a smaller, lowercase sans-serif font to its right. Below the logo is a circular seal for the State of Georgia. The seal contains the text "STATE OF GEORGIA" at the top, "REGISTERED ARCHITECT" at the bottom, and "4/30/20" in the center. The name "Hamby" is written across the seal in a cursive script. To the left of the seal is a large, bold, black letter "H".

DUNKIN - 670 NORTH MAIN ST. ALPHARETTA, GA 30004
EXTERIOR ELEVATIONS - COLOR ELEVATIONS
PC #359612 - ARCHITECT #19-020

A-5.2



THESE PLANS ARE CONFIDENTIAL PROPERTY OF DUNKIN' BRANDS, INC., UNDER RESTRICTED ACCESS.



**HAMBY ARCHITECTURE
& DESIGN, INC.**

6370 CORN DRIVE
CUMMING GEORGIA 30028
770-887-9124

SET REVISIONS			DATE	4/30/20
NO	DESCRIPTION	DATE		
			SCALE	
			DRAWN	
			CKD	
	SHEET REVISIONS		APPD	

DUNKIN - 670 NORTH MAIN ST.
ALPHARETTA, GA 30004

EXTERIOR ELEVATIONS -
COLOR ELEVATIONS

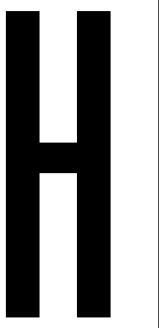
PC #359612 - ARCHITECT #19-020

A-5.3

NOT RELEASED FOR CONSTRUCTION



THESE PLANS ARE CONFIDENTIAL PROPERTY OF DUNKIN' BRANDS, INC., UNDER RESTRICTED ACCESS.



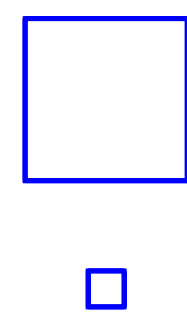
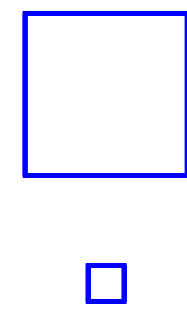
DUNKIN - 670 NORTH MAIN ST.
ALPHARETTA, GA 30004

EXTERIOR ELEVATIONS - PERSPECTIVES

PC #359612 - ARCHITECT #19-020

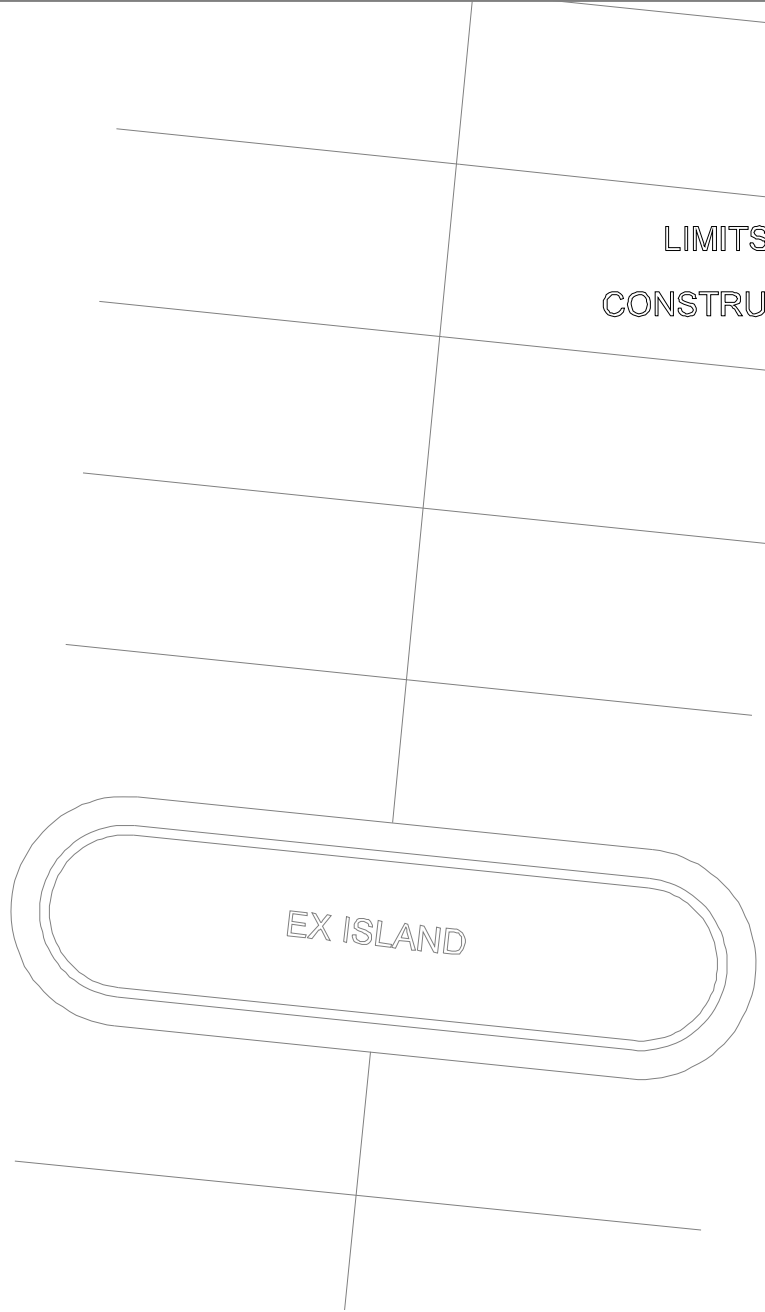
A-5.4

NOT RELEASED FOR CONSTRUCTION

Schedule					
Symbol	Label	Quantity	Manufacturer	Catalog Number	Wattage
	P4	4	EATON - LUMARK (FORMER COOPER LIGHTING)	PRV-C60-D-UNV-T4-BZ	153
	P3	1	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-C60-D-UNV-T3-BZ	153

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot	+	1.9 fc	3.4 fc	0.9 fc	3.8:1	2.1:1



Luminaires & Lamps Furnished By Villa Lighting Inc. St Louis, MO. 63103
 (800)325-0693
www.villalighting.com

The electrical contractor shall be responsible for receiving, storage, installation and wiring of light fixtures.

The electrical contractor shall report any damaged light fixtures or missing parts to Villa Lighting within 48 hours of receipt of light fixture package.

Design is based on current information provided at the time of request. Any changes in mounting height, mounting location, lamp wattage, lamp type, and existing field conditions that effect any of the previously mentioned will void the current layout and require a change request and recalculation. Calculations are based upon a computer simulation and actual field calculations may vary.

Fixtures mounted on 20' pole & 3' base
 Light level calculated on the ground

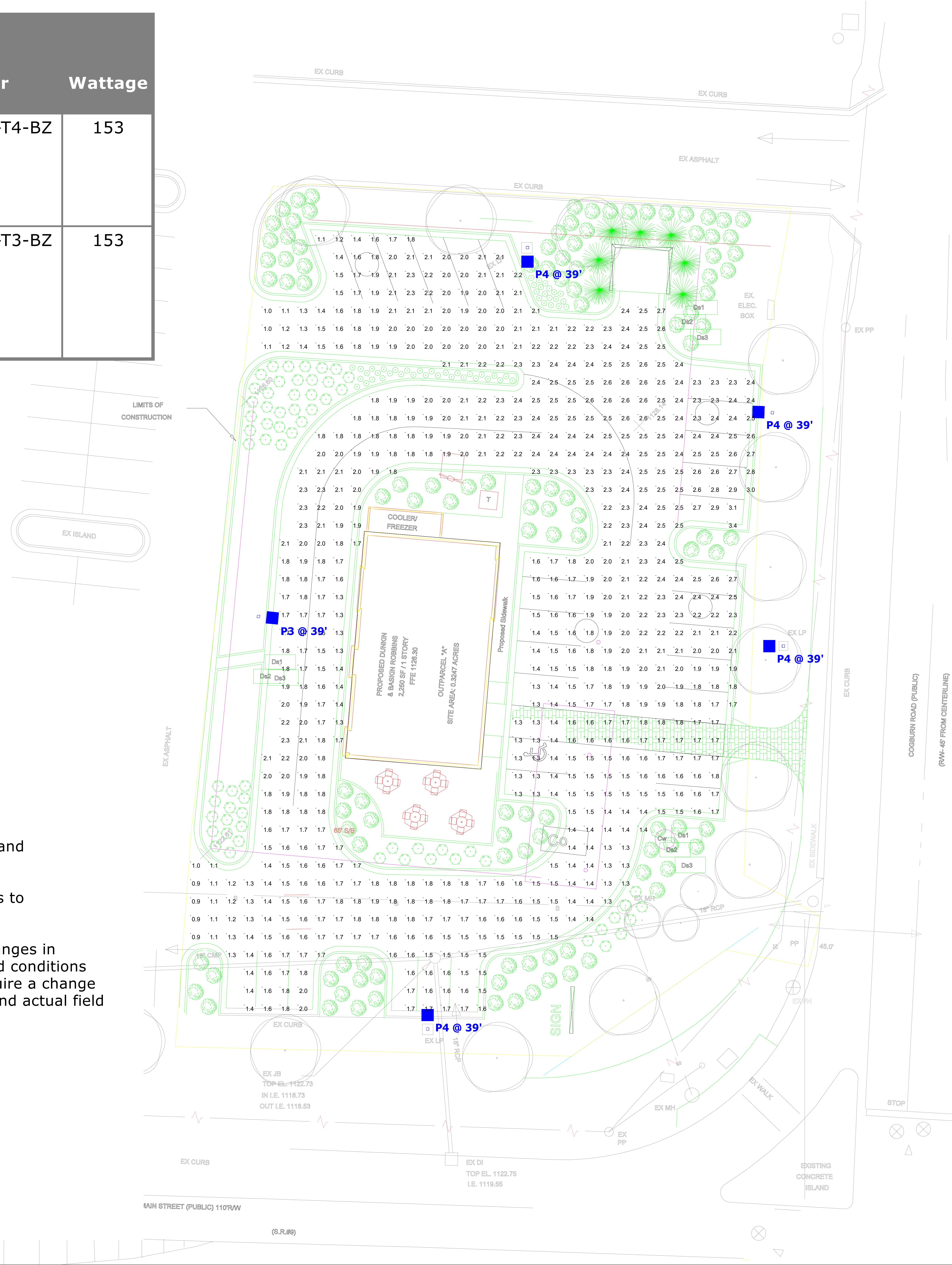
	P4	4	EATON - LUMARK (FORMER COOPER LIGHTING)	PRV-C60-D-UNV-T4-BZ	153
	P3	1	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-C60-D-UNV-T3-BZ	153

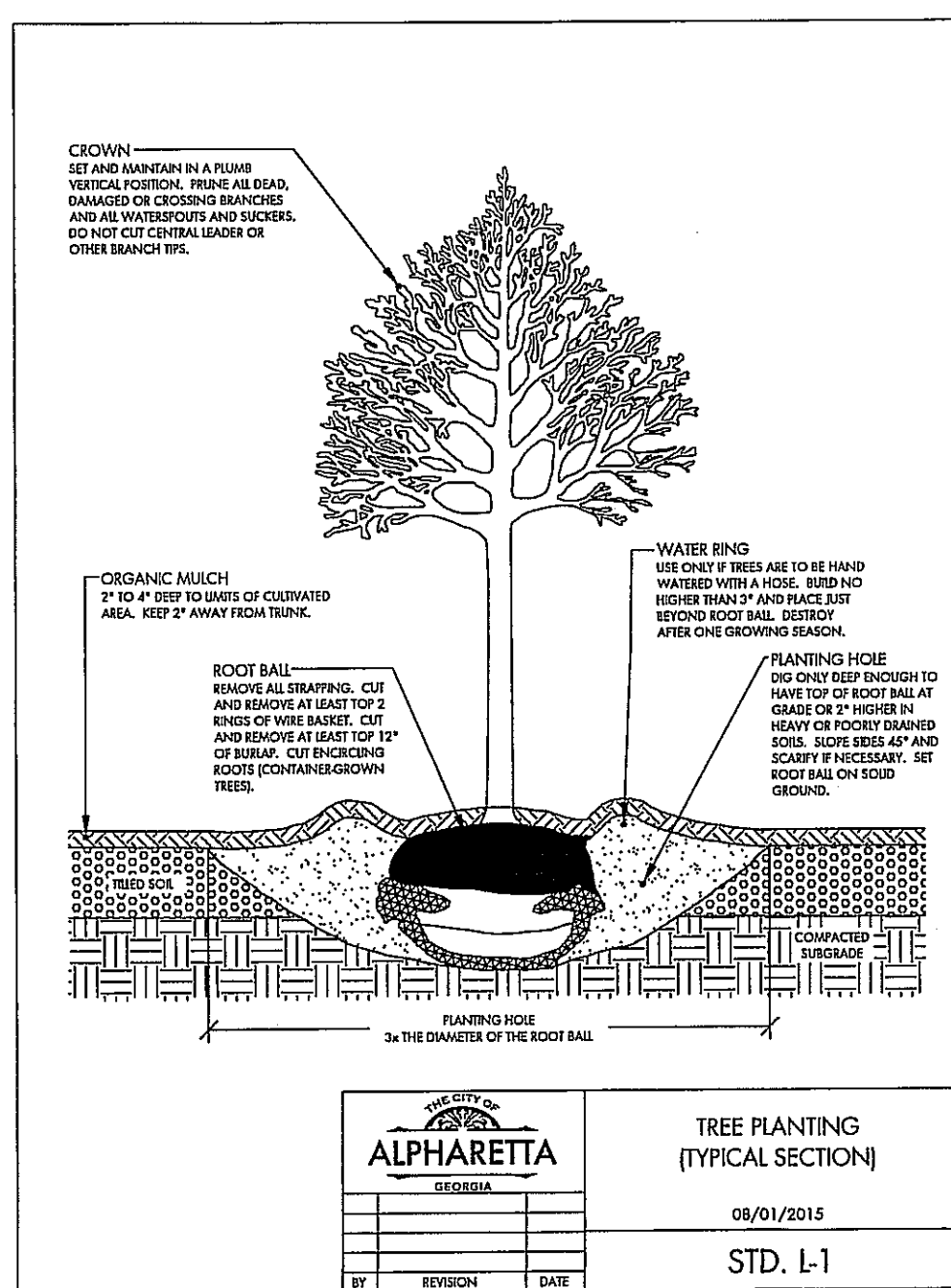
Statistics						
Description Symbol		Avg	Max	Min	Max/Min	Avg/Min
Parking Lot	+	1.9 fc	3.4 fc	0.9 fc	3.8:1	2.1:1

Description Symbol		Avg	Max	Min	Max/Min	Avg/Min
Parking Lot	+	1.9 fc	3.4 fc	0.9 fc	3.8:1	2.1:1

The electrical contractor shall be responsible for receiving, storage, installation and wiring of light fixtures.

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A minimum 2" layer of mulch is required for all existing, non-spacer, landscape trees, including street and parking lot trees. Mulch must be applied prior to start of construction and shall not touch the trunks of the tree(s).

All mulch must be organic mulch consisting of wood chips, shredded bark, pine needles, or similar. Synthetic mulch or rocks are not approved for use in the City of Alpharetta.

All newly planted trees shall have visible root flares at finished grade. No grading roots shall be allowed on planted trees. The upper two rings of the wire basket, all bark, and stripping MUST be cut and removed prior to backfill.

Plant species (including HEIGHT) MUST match the ones shown on the plans. Plant size (including height) must be within minimum and maximum values. If 3 inch caliper trees must be 3 inches or larger. Plant height measurement is taken at the top of the main body of the plant and not at the tip of the topmost growth.

All newly planted trees shall be equivalent in quality to a Florida #1 grade or better. All trees of lesser quality shall be rejected by the City Arborist.

Warning bars or a drip irrigation system MUST be provided for all trees immediately after planting and remain through establishment.

When warning bars are used manufacturers recommendations MUST be followed for watering. For trees with drip irrigation, the trees will be filled weekly by owner and during droughts for a minimum of 18 months after installation.

NO TRENCING ALLOWED IN TREE SAVE AREAS. INCLUDING IRRIGATION

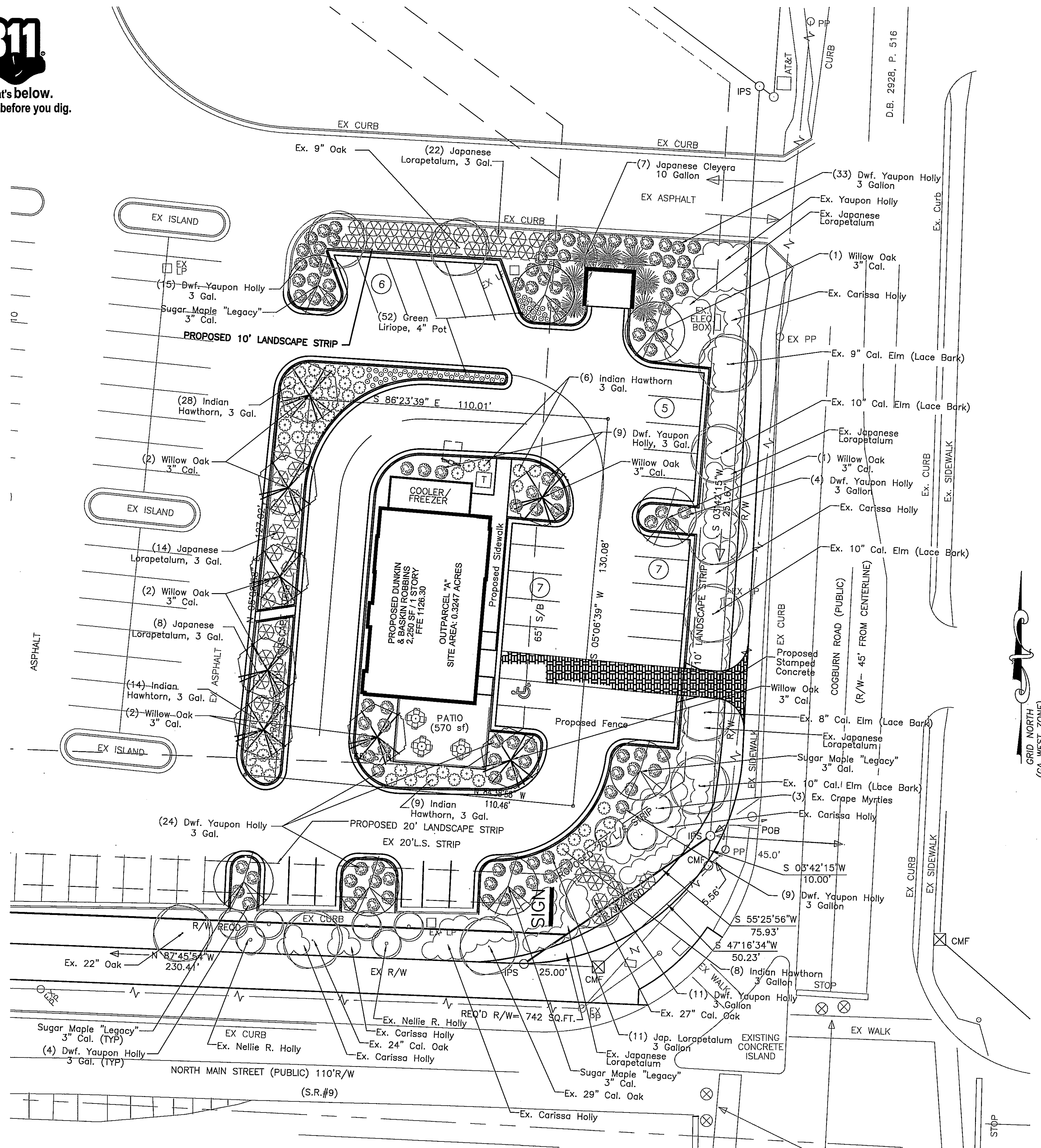
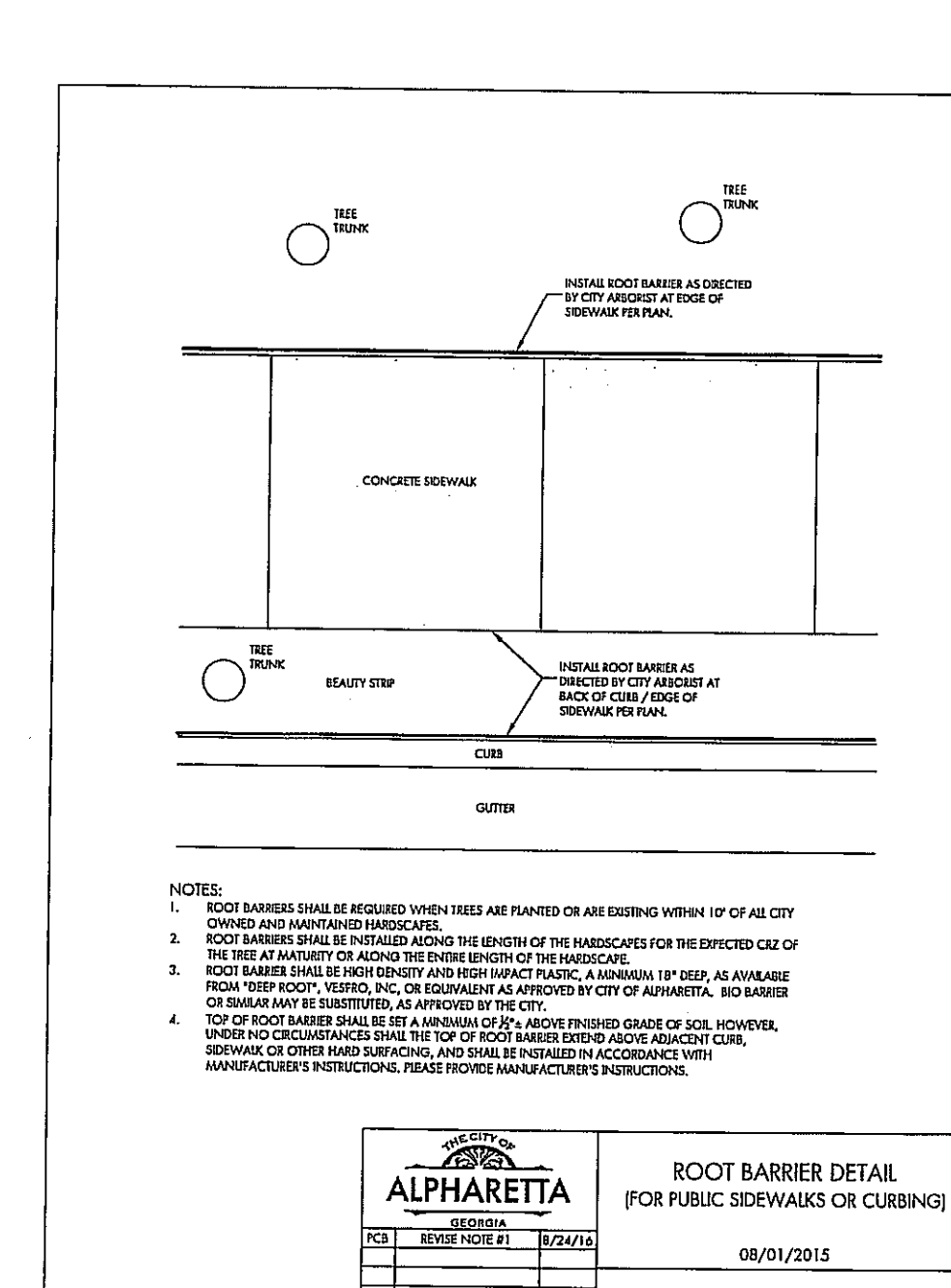
Tree pit drainage details: required when trees are planted in parking lot islands, sidewalk tree pits, roadways, medians, or similar locations. Please refer to City Details regarding planning pit for landscape island construction. Fill each pit with water. If percolation is less than 100% within a 12 hour period, use an auger to drill a 10" inch hole to a depth of four feet below the bottom of the pit. Fill hole with drainage gravel and cover with a soil separator. Retest pit. If drainage is still unsatisfactory, City Arborist and Project Arborist must be notified in writing of the locations with poor drainage to provide a solution before planting. Testing results must be provided to the City Arborist.

All buffers shall be planted where sparse and costs required screening shall be installed in order to create a year round opaque screen within 2 years of construction or as directed by the City of Alpharetta. During construction or at the time of CO the City may require additional plantings to meet these requirements above what is shown on the approved landscape plan.

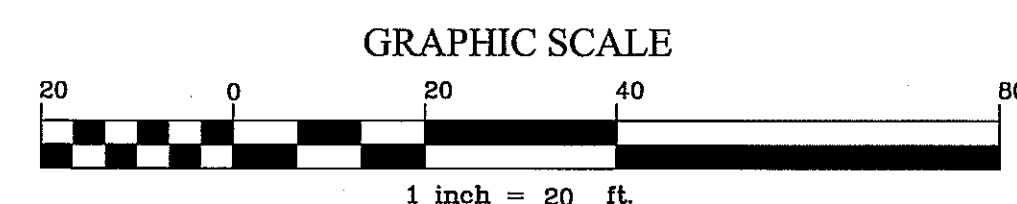
All tree anchoring devices shall be removed from trees after one complete growing season or one year after planting, whichever is greater.

Property owner shall be responsible for the care and maintenance of the trees and landscaping that front their property within the ROW.

Landscape contractors are required to attend the City of Alpharetta Pre-Construction conference prior to beginning work on any project. Please call (678)297-6070 for information and to reserve a spot.



NO TREES SHALL BE PLANTED ON ANY AREA OF AN
EARTHEN DAM OR EMBANKMENT.



THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS AND SHALL REMAIN THE PROPERTY OF THE ENGINEER AND SHALL NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE PERMISSION OF THE ENGINEER.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE SITE BEFORE PROCEEDING WITH EACH PHASE OF THE WORK.

Civilscapes, Inc.

CIVIL DESIGN & LANDSCAPE ARCHITECTURE
P.O. BOX 2115 CUMMING, GEORGIA 30028
OFFICE: 678-513-8836 FAX: 678-513-6722

LANDSCAPE PLAN
FOR
DUNKIN DONUTS — COGBURN RD
L.L.'s 11110 AND 1123 * 2ND DIST. * 2ND SEC.
CITY OF ALPHARETTA / FULTON COUNTY, GEORGIA

SHEET
NUMBER ..

C7.0

SCALE -

1" = 20'
DATE 3/31/20

PROJECT NO.

GENERAL NOTES:

1. ALL WORK TO CONFORM TO CITY OF ALPHARETTA STANDARDS AND SPECIFICATIONS.
2. NOTIFY THE CITY OF ALPHARETTA AT LEAST 24-HOURS PRIOR TO BEGINNING OF CONSTRUCTION.
3. AT THE COMPLETION OF THE WORK, CONTRACTOR SHALL CLEAN UP ALL SCRAPS, RUBBISH, AND SURPLUS MATERIALS CAUSED BY THIS WORK AND HAUL THEM AWAY FROM THE SITE. REMOVE ALL ASPHALTIC MATERIALS FROM ADJACENT SURFACES AND LEAVE IN NEAT, CLEAN, AND ORDERLY CONDITION. HOSE AND WASH DOWN ALL ASPHALT AND RELATED CONCRETE PAVING TO REMOVE ALL MUD, DEBRIS, AND OTHER EXTRANEOUS MATERIALS, JUST PRIOR TO FINAL INSPECTION.
4. GRADE ALL HANDICAP RAMPS WITH A 12:1 MAX SLOPE.
5. PARKING REQUIREMENTS:
RESTAURANT: 1 SPACE/ 100 SF
2,250 SF BUILDING/ 100 SF = 23 SPACES

PARKING PROVIDED:
24 STANDARD SPACES
± 1 HANDICAP SPACES
25 TOTAL SPACES PROVIDED

CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANIES THE RELOCATING AND/OR INSTALLATION OF ALL EXISTING/PROPOSED UTILITIES.

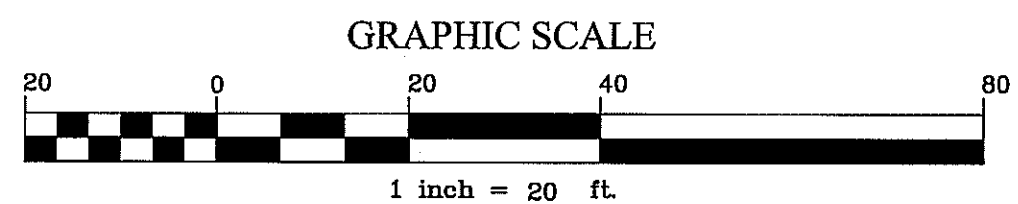
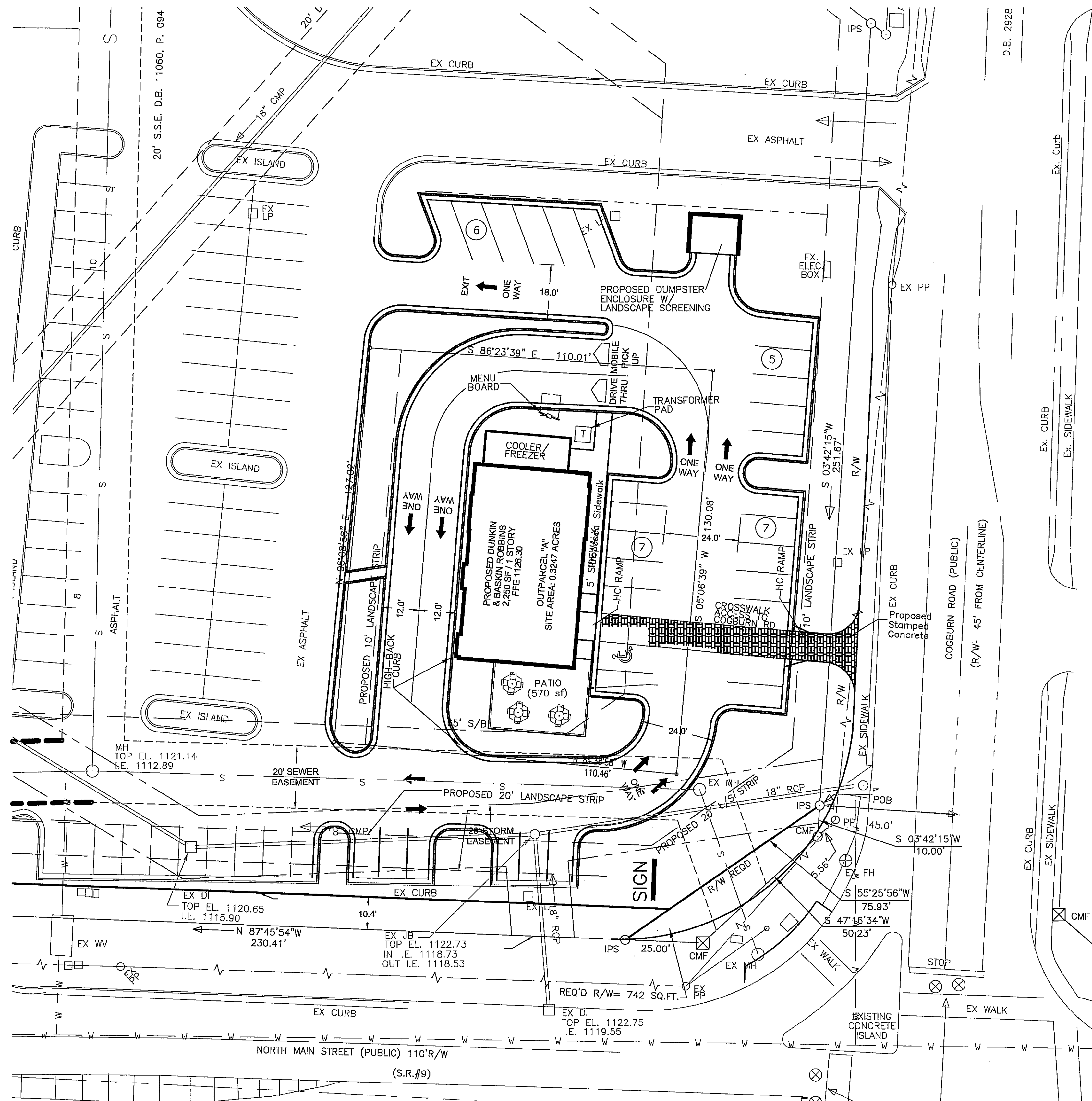
THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTORS FULL RESPONSIBILITY TO CONTACT VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.

ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER'S CONSTRUCTION MANAGER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.

ANY CHANGES OR ALTERATIONS MADE TO THESE CONSTRUCTION DRAWINGS WITHOUT THE WRITTEN APPROVAL OF CIVILSCAPES, INC. VOIDS THE SEAL SHOWN HEREON AND ANY LIABILITY ASSOCIATED WITH THIS PROJECT. THE ORIGINAL DRAWINGS ARE KEPT ON FILE FOR VERIFICATION OF ANY CHANGES.



Know what's below.
Call before you dig.



REVISIONS	
NO.	DATE



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THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE SITE BEFORE PROCEEDING WITH EACH PHASE OF THE WORK.

Civilscapes, Inc.

CIVIL DESIGN & LANDSCAPE ARCHITECTURE
P.O. BOX 2115 CUMMING, GEORGIA 30028
OFFICE: 678-513-8836 CELL: 770-315-8274

SITE PLAN FOR
DUNKIN' DONUTS - COGBURN RD
LL's 11110 AND 11123 * 2ND DIST. * 2ND SEC.
CITY OF ALPHARETTA / FULTON COUNTY, GEORGIA

SHEET NUMBER

C3.0

SCALE

1" = 20'

DATE

3/31/20

PROJECT NO.







1.866.259.6263
meridianbrick.com



SEASIDE SELECT
Augusta Select Series

DUNKIN'

Sign Package
Cogburn Road
Alpharetta GA 30004



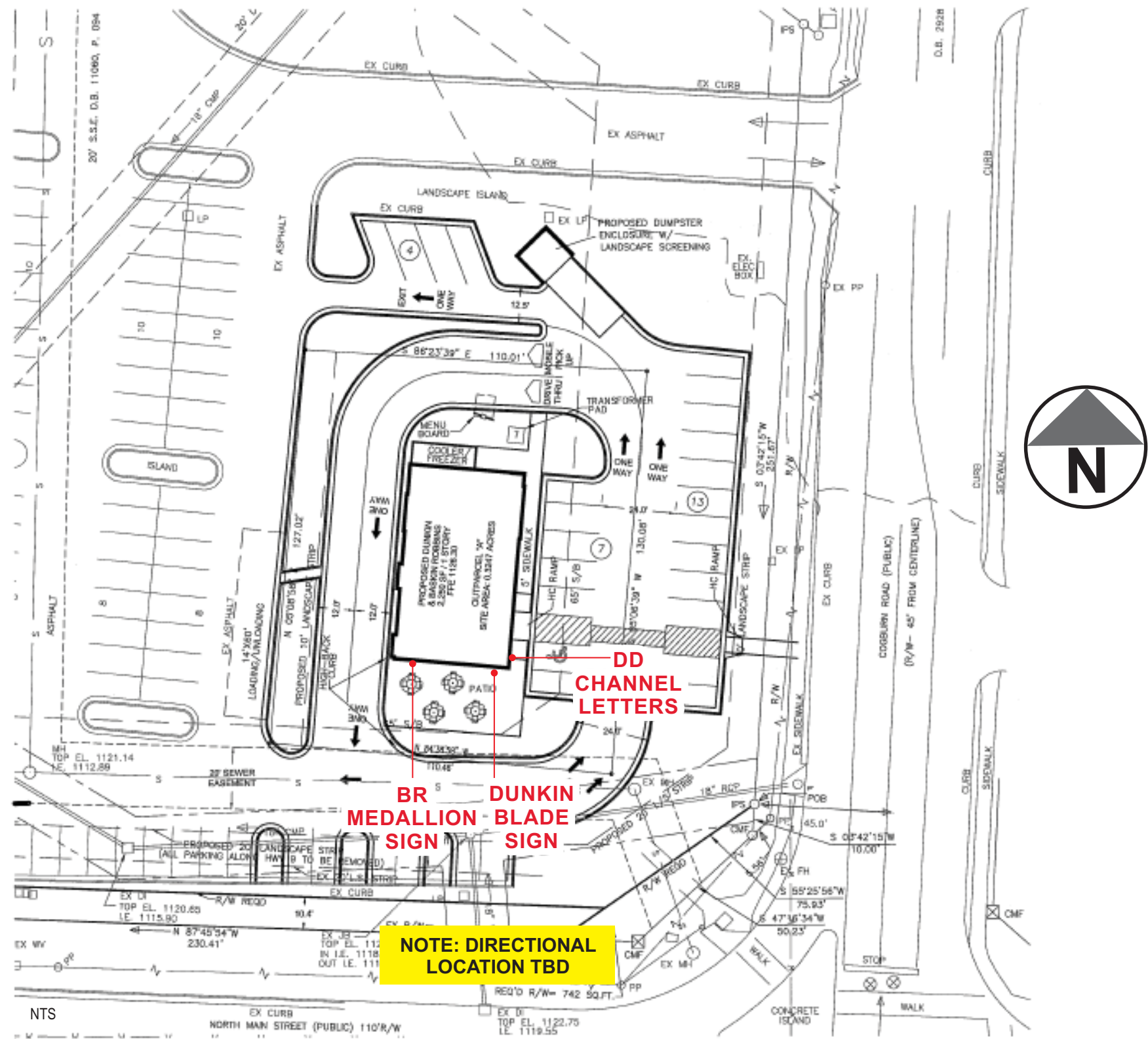
Client Review Status		Date / Description	Project Information
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Name		03/13/2020 Issue Date	
Title		04/23/2020 Revised Per Request	
Date		04/27/2020 " "	
		04/30/2020 " "	

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☐ Approved ☐ Approved as Noted ☐ Revise & Resubmit		03/13/2020 Issue Date	
Name _____		04/23/2020 Revised Per Request	
Title _____		04/27/2020 " "	
Date _____		04/30/2020 " "	

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1-800-967-2553
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FRONT ELEVATION VIEW
Scale: 3/16"=1'-0"



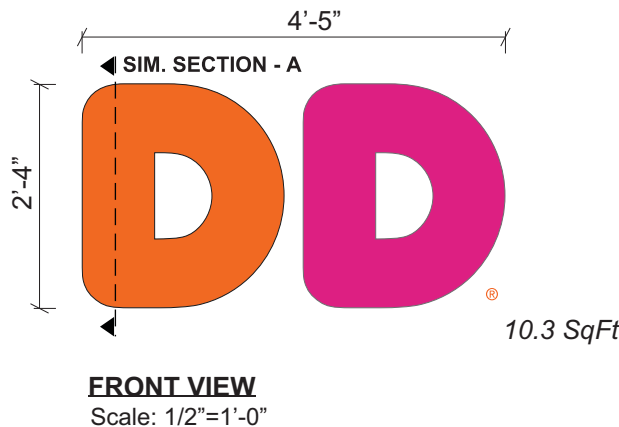
LEFT ELEVATION VIEW
Scale: 3/16"=1'-0"



LEFT ELEVATION + DT VIEW
Scale: 3/16"=1'-0"



Client Review Status		Date / Description	Project Information
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☐ Approved ☐ Approved as Noted ☐ Revise & Resubmit		04/27/2020 " "	Alpharetta GA 30004
The designs shown on the drawing (except for any registered trademarks that may belong to a client of Allen Industries, Inc.) remain the property of Allen Industries, Inc.		04/30/2020 " "	File OP020246 DD BR Alpharetta GA NextGen 103
Name	Title		Sales Design SS PM JS
	Date		



 1-1/2"

.063 Aluminum
Disk Painted White.
Match Orange PMS 165
Opaque-1st Surface.

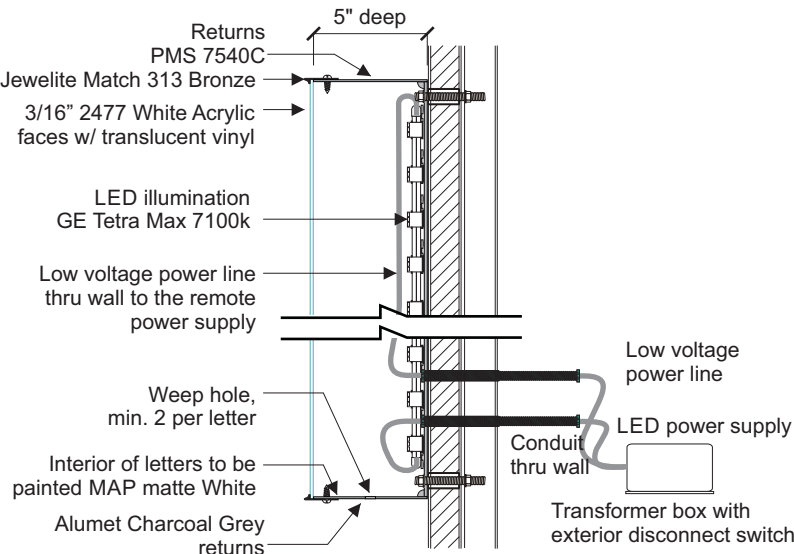
GENERAL SPECIFICATIONS

Flush Mounted Aluminum Fabricated Letter Spec'd
GE LED Illumination.

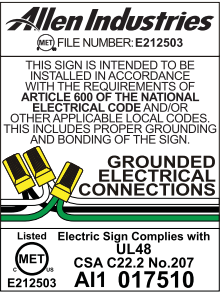
COLOR SPECIFICATIONS

-  DD Orange 3M #3630-3123
-  DD Magenta 3M #3630-1379
-  Alumet Charcoal Grey PMS 7540C Grey
-  3M 7725-41 Dark Grey

NOTE: FOR ILLUSTRATION ONLY.
SUBJECT TO CHANGE PENDING
VERIFICATION OF ALL SIZES, REVIEW,
& FINAL APPROVAL PRIOR TO PRODUCTION.



SECTION DETAIL A (Remote)
Not to Scale



MOUNTING HARDWARE CHART			
	MASONRY	WOOD	METAL
1/4" ZINC PLATED STEEL THREADED ROD THRU WALL	•	•	•
3/8" LAGS WITH SHIELDS	•		
3/8" LAG BOLTS		•	
3/8" TOGGLE BOLTS			•

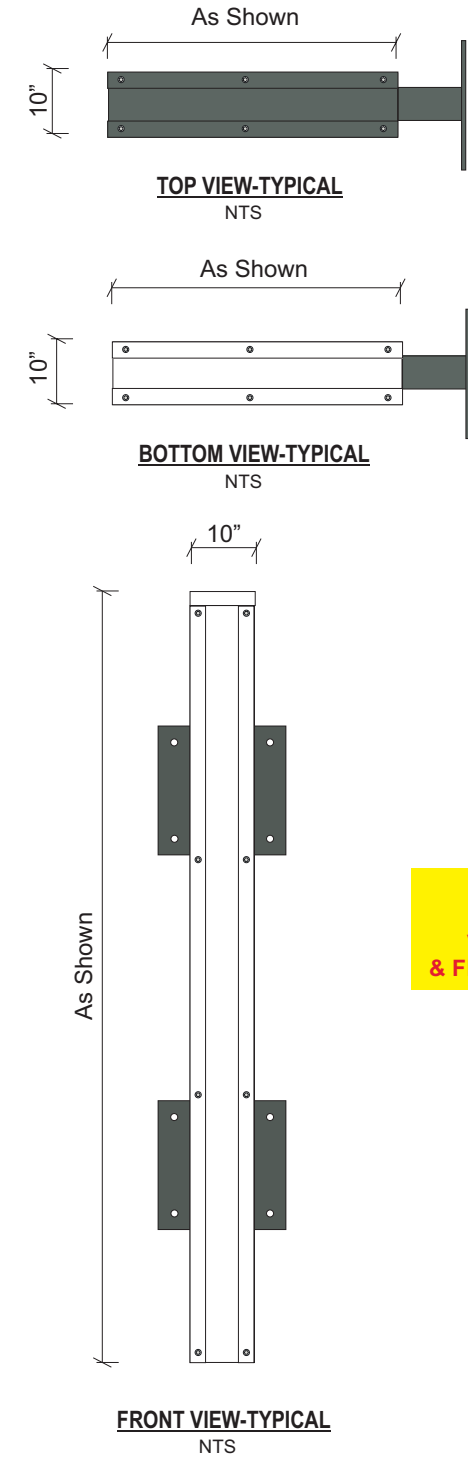
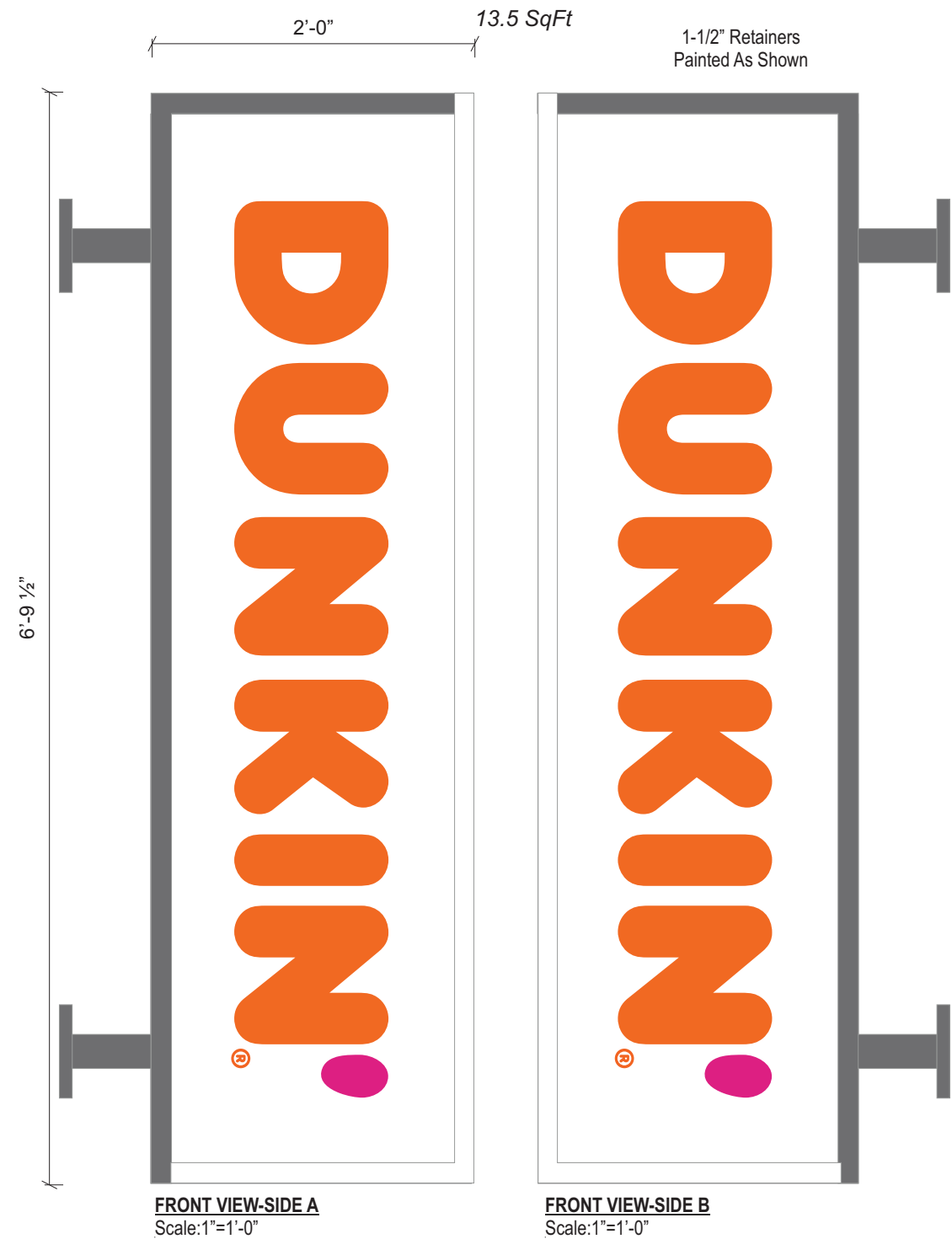


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☐ Approved ☐ Approved as Noted ☐ Revise & Resubmit		03/13/2020 Issue Date	
Name _____		04/23/2020 Revised Per Request	
Title _____		04/27/2020 " "	
Date _____		04/30/2020 " "	

GE SPECIFICATIONS PENDING
FINAL REVIEW & APPROVAL
PRIOR TO PRODUCTION.

DD-BS-BS-01 Illuninated Vertical Blade Sign

Page 6 of 10



NOTE: FOR ILLUSTRATION ONLY.
SUBJECT TO CHANGE PENDING
VERIFICATION OF ALL SIZES, REVIEW,
& FINAL APPROVAL PRIOR TO PRODUCTION.

GENERAL SPECIFICATIONS

Aluminum Cabint w/ .177 Solar Grade
Clear Polycarboante w/ Flat Translucent Graphics
GE LED 7100K White LED Illumination.
Plate Mounted To Wall Per Wall Construction.

COLOR SPECIFICATIONS

- DD Orange 3M #3630-3123-1st Surface
- DD Magenta 3M #3630-1379-1st Surface
- 3M #3635-70 White Diffuser- 2nd Surface
- Alumet Charcoal Grey PMS 7540C Grey

Allen Industries
E212503

Listed

Electric Sign Complies with
UL48
CSA C22.2 No.207
A11 017510

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

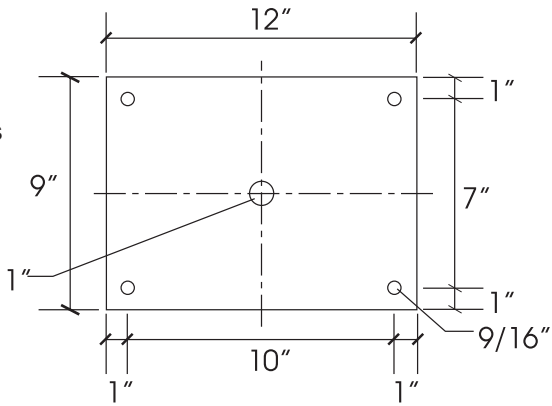
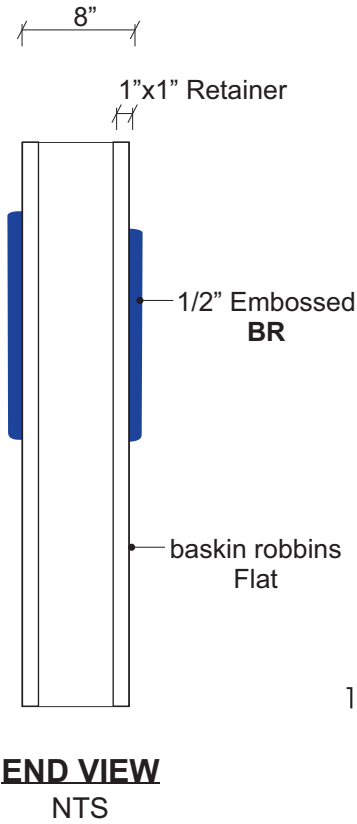
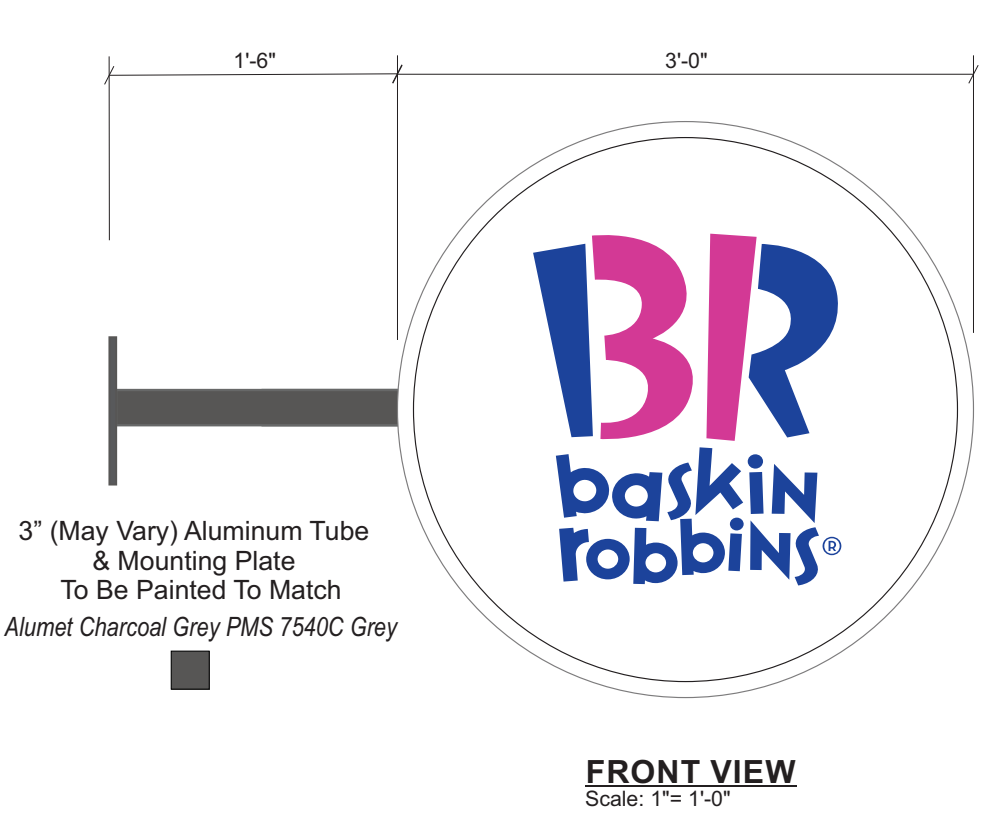


Client Review Status		Date / Description	Project Information
Copyright © 2020 Allen Industries, Inc.		03/13/2020 Issue Date	Client Dunkin Donuts
This is an original, unpublished drawing, created by Allen Industries, Inc. from the client prior to any production release or production release revision.		04/23/2020 Revised Per Request	Cogburn Road
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Name	Title		Sales Design SS PM JS
	Date		

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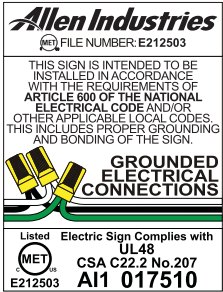


GENERAL SPECIFICATIONS

D/F Aluminum Fabricated Cabinet .177 Flat Clear Solar Grade Polycarbonate
Back Sprayed White. Translucent Graphics. BR Embossed As Indicated.
GE LED Illumination.

COLOR SPECIFICATIONS

- 3M 3630-108 Pink
- 3M 3630-8592 Blue
- Alumet Charcoal Grey PMS 7540C Grey



NOTE: FOR ILLUSTRATION ONLY.
SUBJECT TO CHANGE PENDING
VERIFICATION OF ALL SIZES, REVIEW,
& FINAL APPROVAL PRIOR TO PRODUCTION.

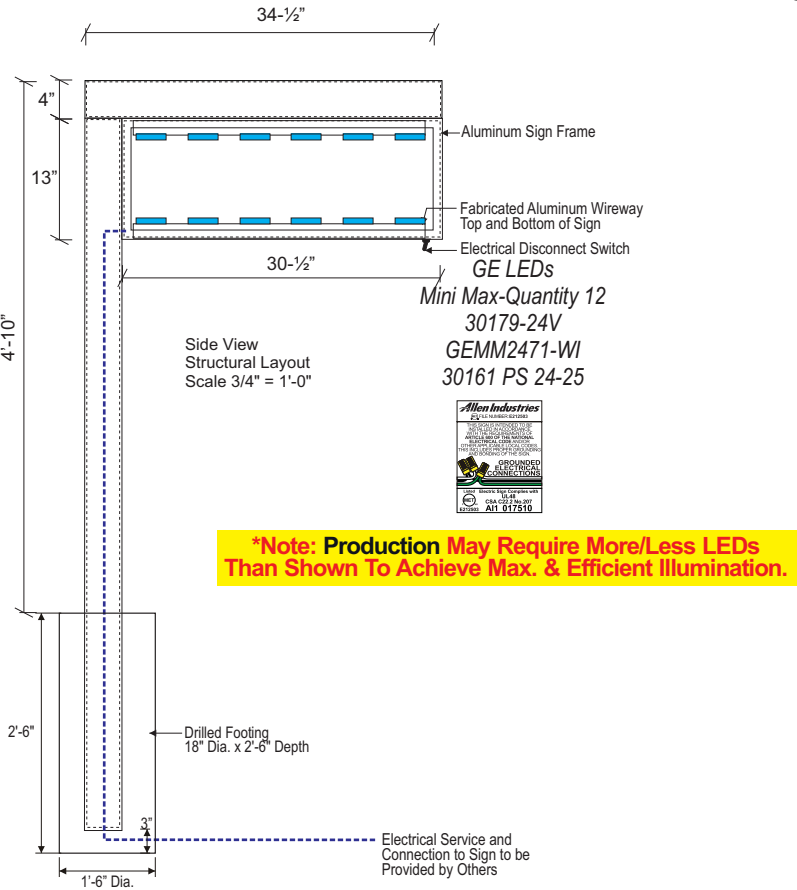
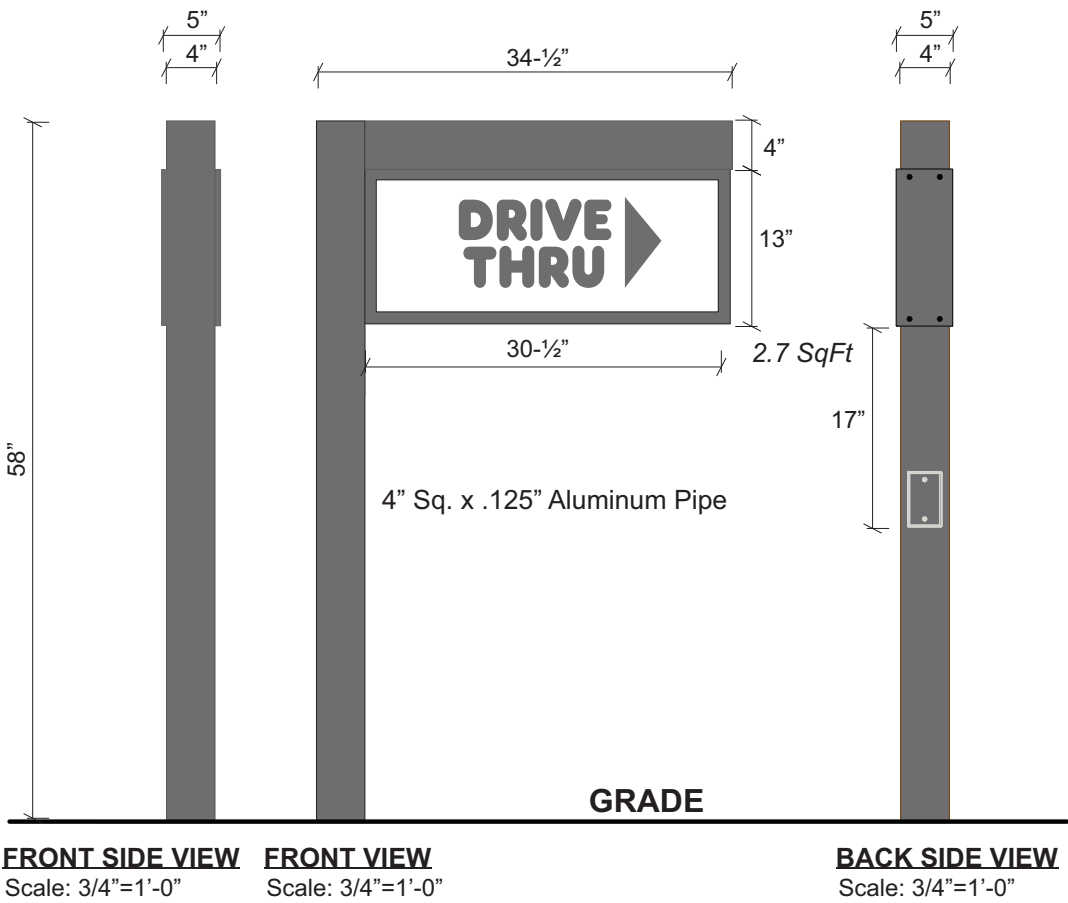


Client Review Status		Date / Description	Project Information	
Copyright © 2020 Allen Industries, Inc. Allen Industries, Inc. requires that an " ☒ Approved " drawing be obtained from the client prior to any production release or production release revision.		03/13/2020 Issue Date	Client	Dunkin Donuts
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☐ Approved ☐ Approved as Noted ☐ Revise & Resubmit		04/27/2020 " "		Alpharetta GA 30004
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Name			Sales	Design SS PM JS
Title				
Date				



4 Required VERIFY

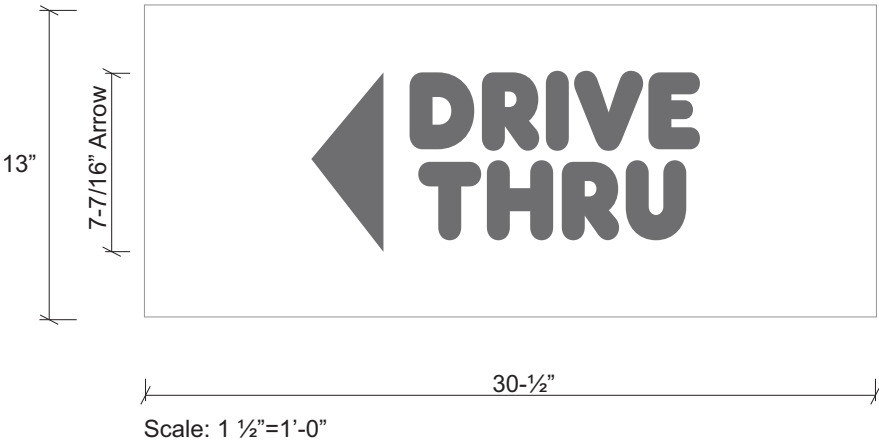
Options



*Note: Production May Require More/Less LEDs Than Shown To Achieve Max. & Efficient Illumination.

GENERAL SPECIFICATIONS

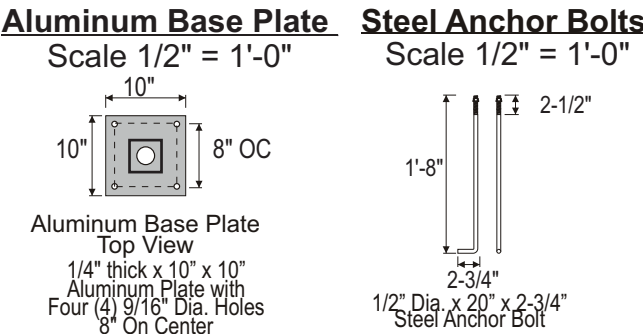
Faces: Flat White .118 Solar Grade Polycarbonate w/ 1st Surface Translucent Graphics.



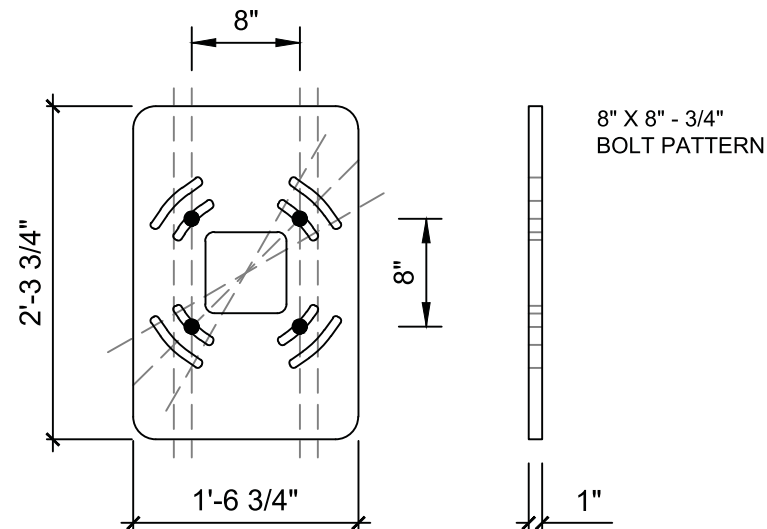
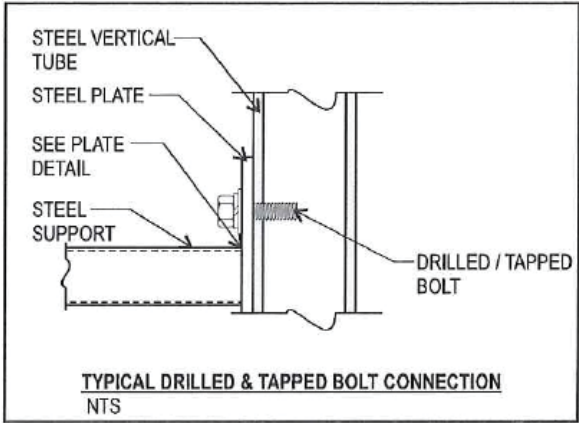
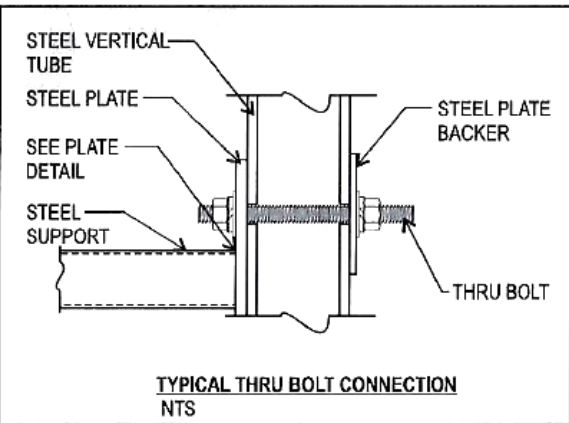
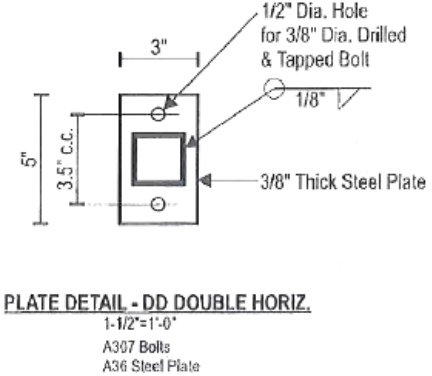
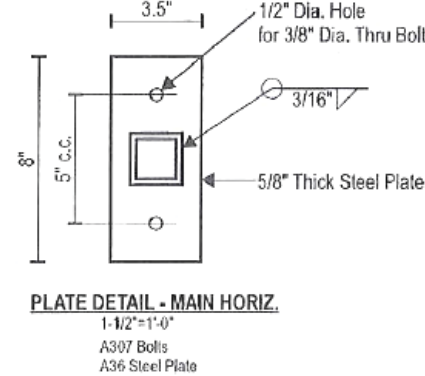
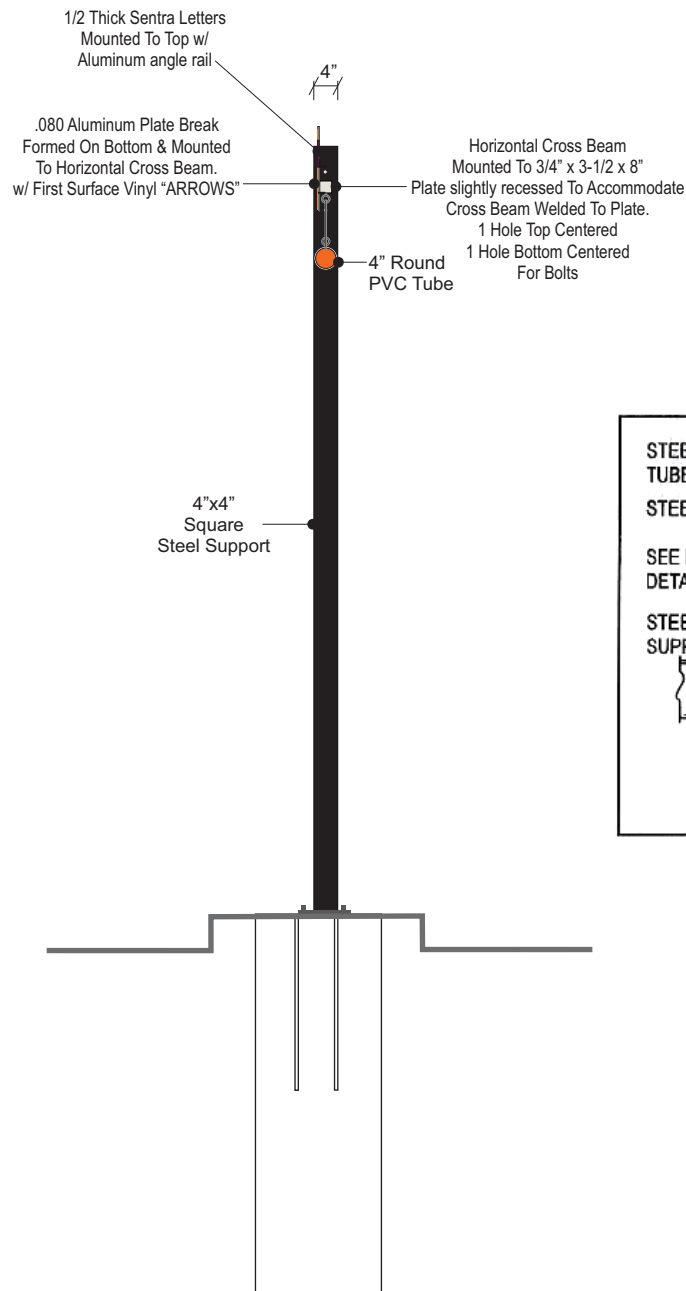
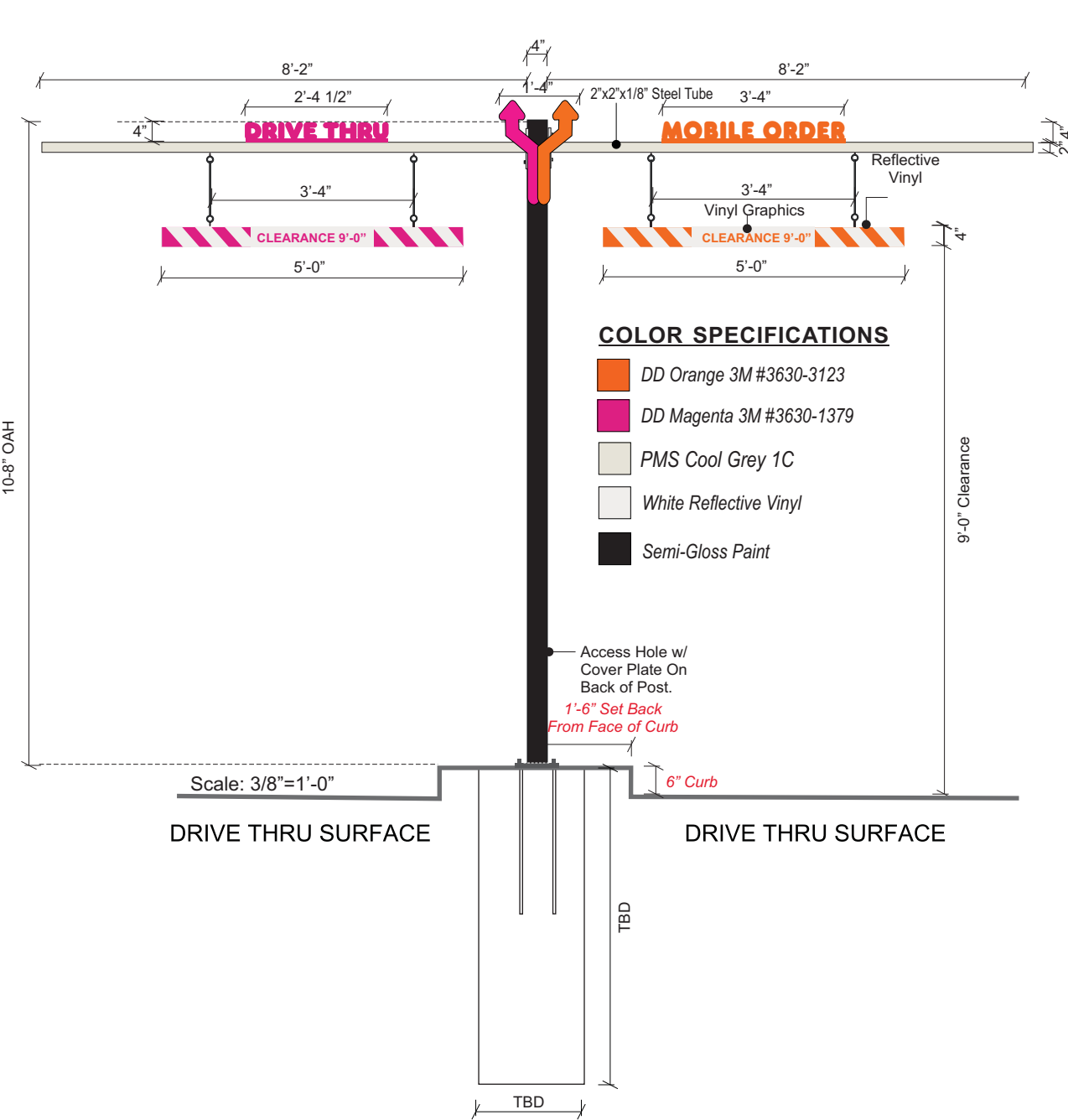
COLOR SPECIFICATIONS

- DD Orange 3M #3630-3123
- DD Magenta 3M #3630-1379
- Alumet Charcoal Grey PMS 7540C Grey

Optional Plate Mount



NOTE: VERIFY QUANTITY, LOCATION, & TEXT REQUIRED PRIOR TO PRODUCTION.



UNIVERSAL BASE
PLATE DETAIL
NTS



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☐ Approved ☐ Approved as Noted ☐ Revise & Resubmit		04/23/2020 Revised Per Request
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Project Information	
Client Dunkin Donuts	
Cogburn Road	
Alpharetta GA 30004	
File OP020246 DD BR Alpharetta GA NextGen 103	
Sales Design SS PM JS	

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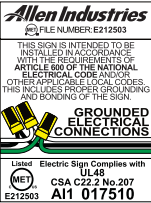
GENERAL SPECIFICATIONS

Aluminum Cabint w/ .177 Solar Grade
Clear Polycarboante w/ 1/2" Embossed
Translucent Graphics GE LED 7100K White LED Illumination.

COLOR SPECIFICATIONS

- DD Orange 3M #3630-3123-1st Surface
- DD Magenta 3M #3630-1379-1st Surface
- 3M #3635-70 White Diffuser- 2nd Surface
- Alumet Charcoal Grey PMS 7540C Grey

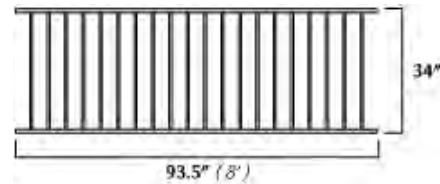
Note: Steel Size & Foundation
TBD Per Engineering Analysis
& Site Specific Municipality Codes





Dunkin Brands Approved Iron Patio Railing Vendor

Fortress Fe26 Iron Railing is a pre-welded, easily customized and enhanced version of traditional iron railing that brings unparalleled quality to any patio. It provides a clean, classic appearance that is versatile for a variety of applications and surfaces. Pre-galvanized steel, zinc phosphate, DuPont® e-coat and DuPont® premium powder coating make it the most elegant and durable iron railing system on the market.



FE26 Black Iron Railing 34" H x 8' L
\$101.50 per panel



FE26 2" x 39.5" Pole
with 4" Base Cover
\$37.75 each

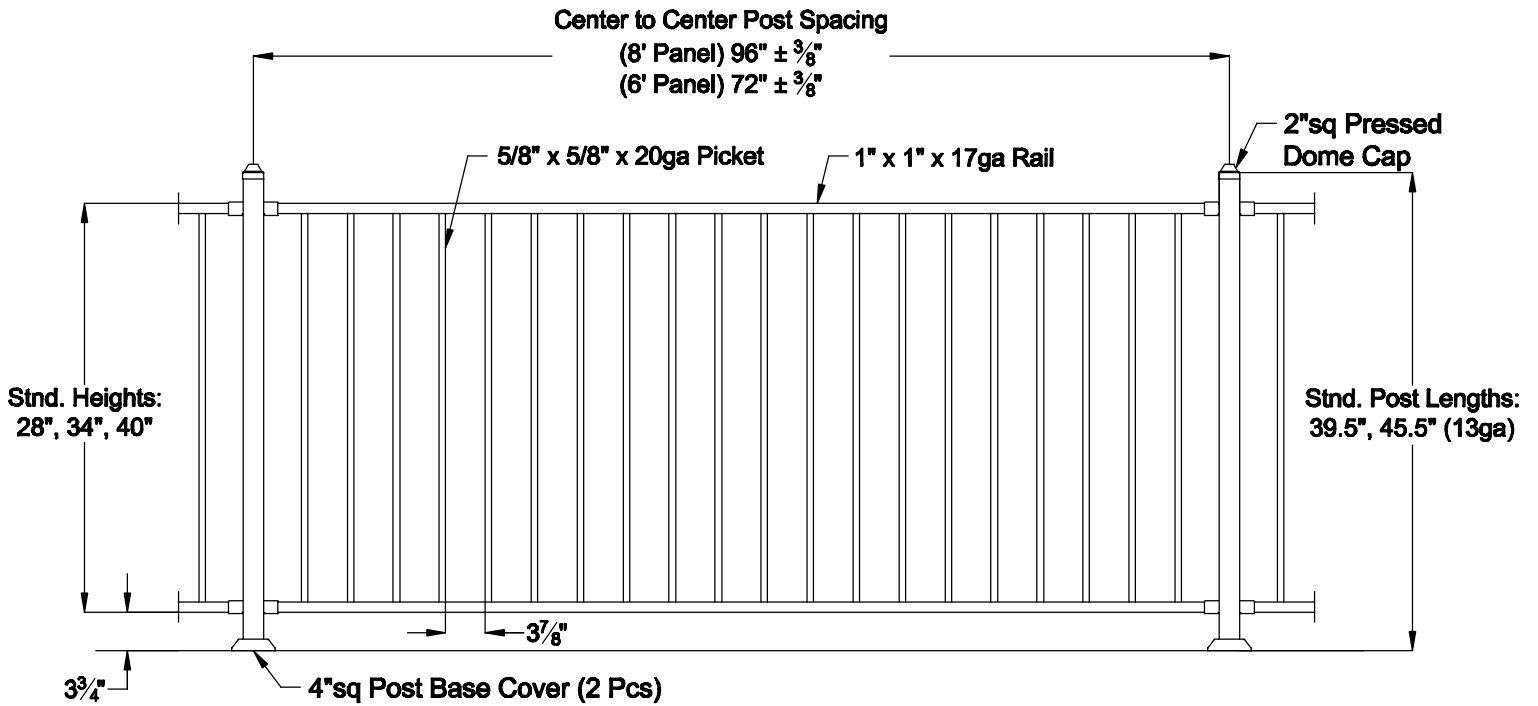


Collar Bracket
\$28.25 (bag of 4)
Use 2 per pole.



To Order: Contact HJC at
DD@hjcinc.com
or 800-459-7099

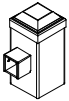
Quoted prices valid through December 31, 2020
Material is FOB nearest stocking distribution center.
Terms: Net 25 from Invoice Date with Approved Credit.
See www.hjcinc.com/terms for full terms.



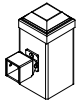
Applicable Bracket (Options):

Universal Brackets

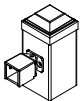
UB-04-1"



UB-04-1"
UB-04-ANG Adapter
(For Stair Applications)

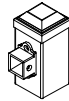


(For Side Adjust Applications)

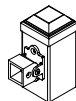


Collar Brackets

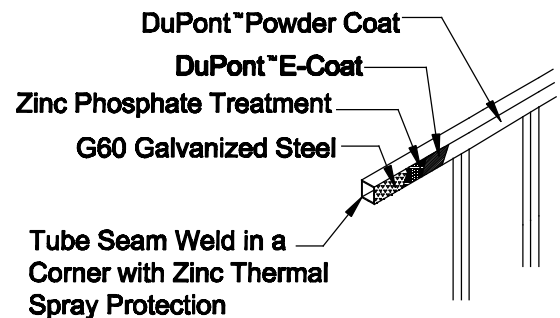
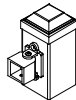
CB-04-1"



CB-04-ADJ-1"
(For Stair Applications)



CBS-04-ADJ-1"
(For Side Adjust Applications)



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 FORTRESS — RAILING PRODUCTS — A DIVISION OF THE FORTRESS COMPANY www.fortressrailing.com	Fortress Railing 1800 Jay Ell, Suite 200 Richardson, TX 75081	Style: Fe26 Traditional	Description: Railing	
		Height: 28", 34", 40"	Rev #:	Rev Date:
		Panel Length: 69.5", 93.5"	Scale: Do Not Scale	
		Class: Residential	Drawn By: FDS	Date: 12/12/13

Stone ▾

Wall Systems ▾



Southampton Squared Fieldstone



DESIGN REVIEW BOARD

APRIL 17, 2020

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.

Please note that, due to ongoing efforts to encourage “social distancing” in response to the COVID-19 pandemic, this meeting was conducted virtually using Zoom Meetings. This platform will allow for the public and media to attend the meeting just as they could any other regular Design Review Board Meeting but do so from a computer or telephone.

I. WORKSHOP

II. CALL TO ORDER

Chairman Kramer called the meeting to order at 9:02 a.m.

1. Virtual Meeting Procedure

Chairman Kramer read Virtual Meeting Procedure

III. ROLL CALL

- Richard Kramer, Chair
- Roger Brown, Vice-Chair
- Pat Corkill
- Richard Owens
- Holly Palmer
- Katie Rocco
- Frank Schwing
- Tom LeCain (Non-Voting Alternate)

Staff Present:

- Kathi Cook, Director of Community Development
- James Drinkard, Assistant City Administrator
- Michael Woodman, Senior Planner
- Eric Graves, Senior Traffic Engineer
- Bret Schroeder, Zoning Enforcement Manager
- Elle Taylor, Planning and Zoning Coordinator

IV. ITEMS FROM STAFF

V. ITEMS FROM BOARD MEMBERS

VI. PUBLIC HEARING

1. Dunkin Donuts DRB200015 700 North Main St

Applicant presented review of new construction

Site Plan

- Google Area View
- Possible relocation of dumpster to two parking areas
- Enhancing sidewalk (flaring, curving) that comes off of Cogburn Rd into the site
- Enhancing landscape in this area also
- Mobile Order Aisle and Drive Thru Aisle
- Entrances along Cogburn & North Main will remain
- Added Additional 3 tree islands along the front
- Staff explained why additional tree islands were needed
- Outdoor patio seating area
 - Shade tree landscape island will be reduced to 750sf
 - Will square off patio
 - Will be all landscape
- Crosswalk from Cogburn Rd to the Site realignment. to front door. Applicant said he could consider it as long as it does not affect handicap access
- DRB and Staff had concern over dumpster location. Applicant stated it is necessary because it is on "one way" drive. Applicant will look into moving in the setback (two parking spaces)next to current location. Staff will work with Applicant at LDP.
- .
- DRB would like to see Dumpster screened
- Fence "Railing" around patio area
- Council Conditions for crosswalk
- Flaring or Enhancing the sidewalk that comes off of Cogburn Rd into the site
- Possibility of stained concrete walk area that goes through the parking lot
- Pedestrian Walkway through the parking lot
- .

- ❖ Vice-Chair Brown offered a motion to approve the Site Plan subject to the following conditions

Applicant shall work with Staff :

1. on reducing front patio side
 2. The tree locations and number and size of tree islands adjacent to North Main St.
 3. Investigate adding tree island in 13 the parking spaces facing Cogburn
 4. Change location of the dumpster to two adjacent parking spaces which are closest to Cogburn
 5. Enhance the Pedestrian Entrance to make it more pronounced and inviting while at the same time investigate moving the entrance to line up more with the building entrance
- The motion received a second from Board Member Rocco
 - The motion was approved by a vote (7-0)

There was discussion in including more landscaping in cooler area in Landscaping motion.

Landscaping

- Staff stated we don't want excess concrete near cooler. Applicant offered to reduce concrete area next to the cooler/freezer area
 - DRB requested that trees not be over trimmed.
 - Enhance landscape at sidewalk off of Cogburn Rd
 - Take a look at species, Blue Juniper may not be a good choice, match quantity and variety in Tree Island
 - Suggested reconfiguration of 3 parking islands, DRB requested consideration of giving more space for trees by reducing to two spaces and move tree to the right of that area. Staff will work with Applicant at LDP
 - Reconfiguration of 3 Parking Islands
 - Heavily Screening Entrance Drive
 - Adding Shrubs in cooler/freezer area
 - Minimizing concrete in that area
- ❖ Board Member Corkill offered a motion to approve the Landscaping with the following conditions:
 - 1. Better planting along the north side of the site at the Cogburn Entry Rd to better screen parking and the dumpster and the north side of the building.
 - 2. Larger, buffering/screening buffer screening in planter area on north side of building at the cooler
 - 3. The added south tree islands shrub plantings shall match varieties of nearby existing tree islands
 - 4. Work with Staff on the concrete walk to the cooler on north side of building
 - 5. Please be cognizant of plantings next to parking spaces, need room for people to exit and get into cars, and door swings.
 - 6. The motion received a second from Board Member Owens
 - 7. The motion was approved by a vote (7-0)

Elevations and Materials

- Merchantile, Mill style with Downtown Design Guidelines
- Looked at existing shopping center but did not fit that style
- Intent is for building to look like an old building. The garage doors are not usable but there for the aesthetic. Material is fiber cement siding to mimic possible previous door.
- Metal sign is applied to material
- Dark metal beams around windows and storefront windows
- Some DRB Members have concern with "Domino" dark, blackish brick
- DRB felt "garage doors" looked out of place, like an add-on
- Hearty siding called "Woodtone"
- Suggested removing "infill garage doors", change to brick
- Suggested moving painted Baskin Robbins sign over to the right. Have stone carry on in "functional gray" color
- Another option is to make it look more like a garage door to give it a reason to be there
- Staff suggested infilling with brick but outline of a door is there so it appears that a door was there
- 360 degree building. Rear elevation of building looks "stuck on". Would prefer to see it blend with the rest of the building. Cooler wall is plain
- Staff showed picture of another Dunkin Donuts provided by the Applicant.
- DRB would like to replicate the elevation at the front of the building.
- Roof ladder usually not attractive
- Staff prefers roof hatch with internal roof ladder
- If it must be outside, move to right of the door, black wrought iron.
- Condensing units will be on roof
- Use "Fieldstone" at base at drive-thru and Cooler enclosure
- Patio Railing material is black iron style
- Staff stated Code will require a detectable barrier such as planters
- Details of soldier course
- Location of materials
- Would like to see again due to number of suggested changes

- ❖ Board Member Schwing offered a motion to defer exterior elevations and materials for Applicant to consider the comments from today
- The motion received a second from Board Member Rocco
- The motion was approved by a vote (7-0)

There was discussion to summarize for the Applicant:

1. Continue materials from the front of the building
2. Continuing fieldstone along drive thru and cooler enclosure
3. Changing or eliminating faux garage doors

Staff clarified height of parapet on back. Applicant stated it is 17.4' Staff stated 16' is maxed allowed by code.

Staff requested that Applicant bring back landscaping at that time also.

Signage

- Read Council Conditions for signs
- Staff did not think Baskin Robbins sign met the condition of decorative brackets
- Dunkin sign meets condition
- Liked painted sign on brick wall
- Directional signs will need to be black instead of orange and unbranded
- Monument Sign is available but has not been presented
- Baskin Robbins sign may move based on changes to elevations

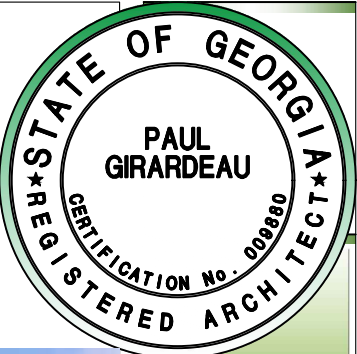
- ❖ Board Member Schwing offered a motion to defer signage
- The motion received a second from Board Member Rocco
- The motion was approved (7-0)

Photometrics

- ❖ Vice Chair Brown offered a motion to approve the photometrics as submitted provided:
 1. The wattage is no brighter than the adjacent shopping center
 2. The light standards (bulbs) are fully enclosed and match those of the shopping center in style
- The motion received a second from Board Member Schwing
- The motion was withdrawn by Vice Chair Brown

There was discussion during the motion of two P-4's being close to existing light poles. P-5 is close to entry road island. Does this photometric take into consideration existing lighting? Applicant may need to relook at that. Applicant does not think it does. Based on this, Vice Chair Brown withdrew the motion. Board Member Schwing accepted the withdrawal of the motion.

- ❖ Board member Owens offered a motion to defer the lighting to clarify the coordination with the existing poles
- ❖ The motion received a second from Board Member Palmer
- The motion was approved (7-0)



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Phone Number 770-639-0200

PROJECT
THE FELIX SCHOOL

Art Summit
Alpharetta Ga

PROJECT OWNER
THE FELIX SCHOOL
6435 WESTBAY TERRACE
CUMMING GA

SHEET TITLE
**RENDERING
STREET VIEW AT
ENTRANCE**

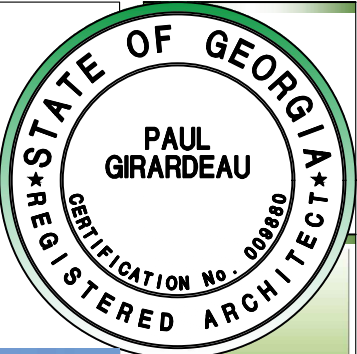
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SHEET OF SHEET
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JOB NUMBER
2019-105.01





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Phone Number 770-639-0200

PROJECT
THE FELIX SCHOOL
Art Summit
Alpharetta Ga

PROJECT OWNER
THE FELIX SCHOOL
6435 WESTBAY TERRACE
CUMMING GA

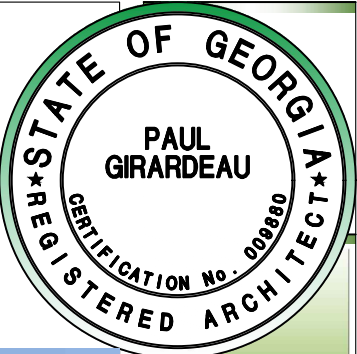
SHEET TITLE
**RENDERING
PARKING LOT
VIEW**

REVISIONS

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SHEET
OF
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A-001
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PROJECT
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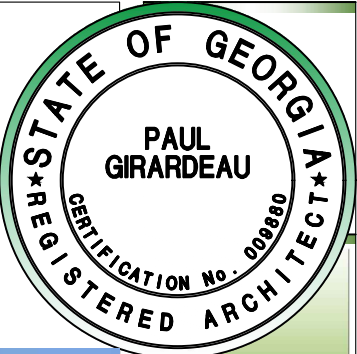
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JOB NUMBER
2019-105.01



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P.O. BOX 669504 Marietta GA 30066
Phone Number 770-639-0200

PROJECT
THE FELIX SCHOOL
Art Summit
Alpharetta Ga

PROJECT OWNER
THE FELIX SCHOOL
6435 WESTBAY TERRACE
CUMMING GA

SHEET TITLE
**RENDERING
ART SUMMIT
VIEW**

REVISIONS

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SHEET
OF
SHEET
A-003
JOB NUMBER
2019-105.01





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Phone Number 770-639-0200

PROJECT
**THE FELIX
SCHOOL**
Art Summit
Alpharetta Ga

PROJECT OWNER
THE FELIX SCHOOL
6435 WESTBAY TERRACE
CUMMING GA

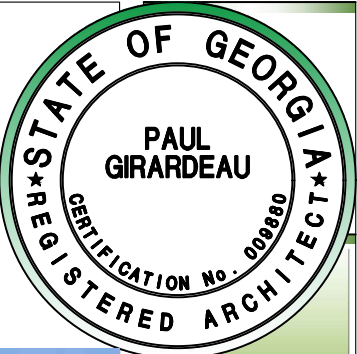
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**RENDERING
WESTSIDE PKWY
VIEW**

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SHEET OF
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A-004
JOB NUMBER
2019-105.01



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Phone Number 770-639-0200

PROJECT
THE FELIX SCHOOL
Art Summit
Alpharetta Ga

PROJECT OWNER
THE FELIX SCHOOL
6435 WESTBAY TERRACE
CUMMING GA

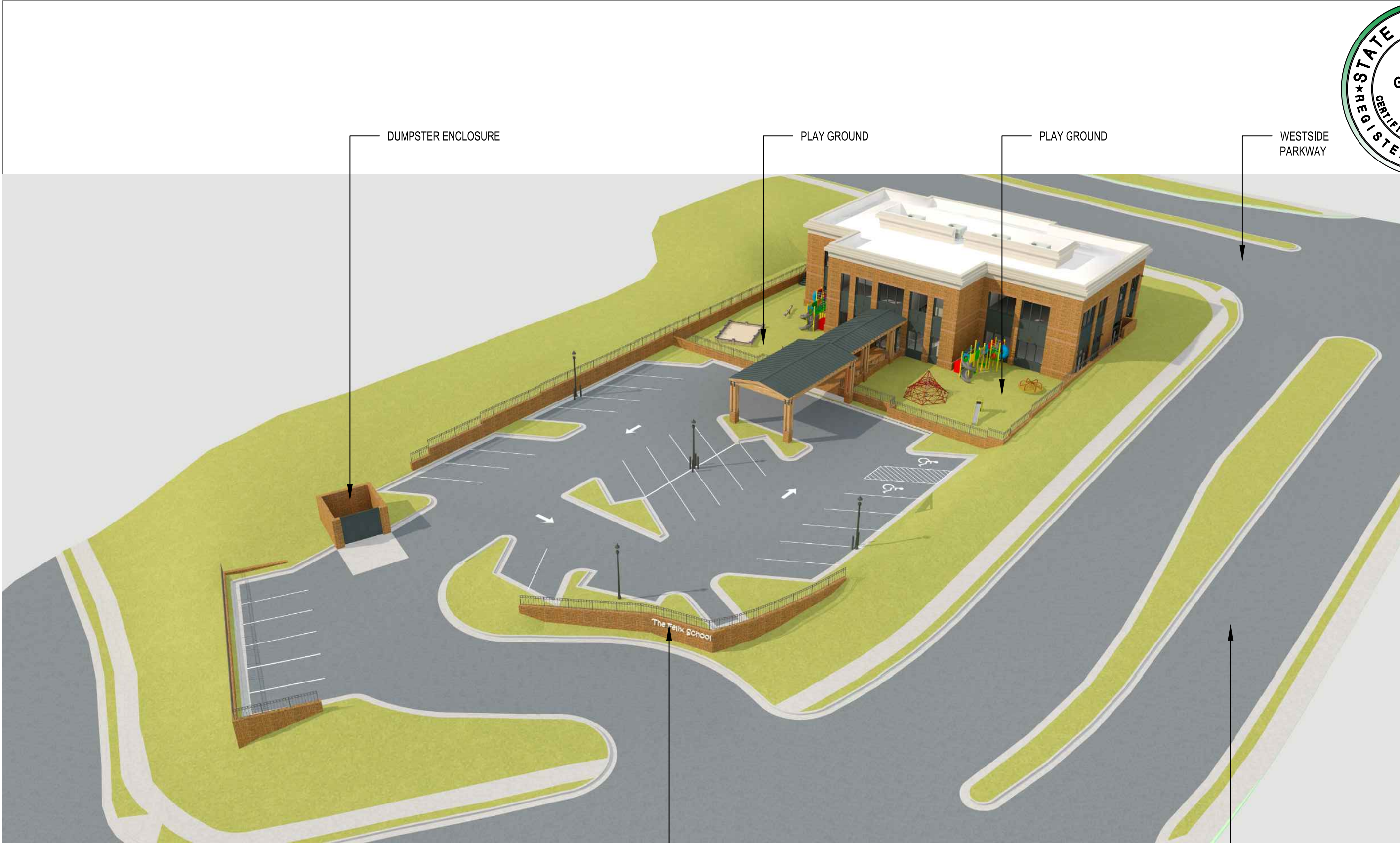
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SHEET
OF
SHEET
A-005
JOB NUMBER
2019-105.01



DUMPSTER ENCLOSURE

PLAY GROUND

PLAY GROUND

WESTSIDE
PARKWAY

ENTRANCE SIGN
(AND ADDRESS NUMBER
ONCE ASSIGNED)

ART SUMMIT RD



Abri

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ARCHITECTURE
PLANNING
P.O. BOX 669504 Marietta GA 30066
Phone Number 770-639-0200

PROJECT
**THE FELIX
SCHOOL**
Art Summit
Alpharetta Ga

PROJECT OWNER
THE FELIX SCHOOL
6435 WESTBAY TERRACE
CUMMING GA

SHEET TITLE
**RENDERING
SITE VIEW**

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SHEET
OF
SHEET
A-006
JOB NUMBER
2019-105.01



Abri

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ARCHITECTURE
PLANNING
P.O. BOX 669504 Marietta GA 30066
Phone Number 770-639-0200

PROJECT
THE FELIX SCHOOL
Art Summit
Alpharetta Ga

PROJECT OWNER
THE FELIX SCHOOL
6435 WESTBAY TERRACE
CUMMING GA

SHEET TITLE
**RENDERING
SITE VIEW**

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SHEET
OF
SHEET
A-007
JOB NUMBER
2019-105.01



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ARCHITECTURE
P.O. BOX 669504 MARIETTA GA 30066
Phone Number 770-639-0200

PROJECT
THE FELIX SCHOOL
Art Summit
Alpharetta Ga

PROJECT OWNER
THE FELIX SCHOOL
6435 WESTBAY TERRACE
CUMMING GA

SHEET TITLE
ELEVATIONS

REVISIONS

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SHEET OF
SHEET
A-200
JOB NUMBER
2019-105.01

DRB 2-28-2020.DWG



PARKING LOT ELEVATION
1/16" = 1'-0"



ART SUMMIT ELEVATION
1/16" = 1'-0"

PLAYGROUND EQUIPMENT
HIDDEN BY BUILDING FROM
WESTSIDE

STANDING SEAM METAL ROOF
CHARLESTON GREEN
TIMBER CANOPY



PROJECT THE FELIX SCHOOL

Art Summit
Alpharetta Ga

PROJECT OWNER
THE FELIX SCHOOL
6435 WESTBAY TERRACE
CUMMING GA

SHEET TITLE

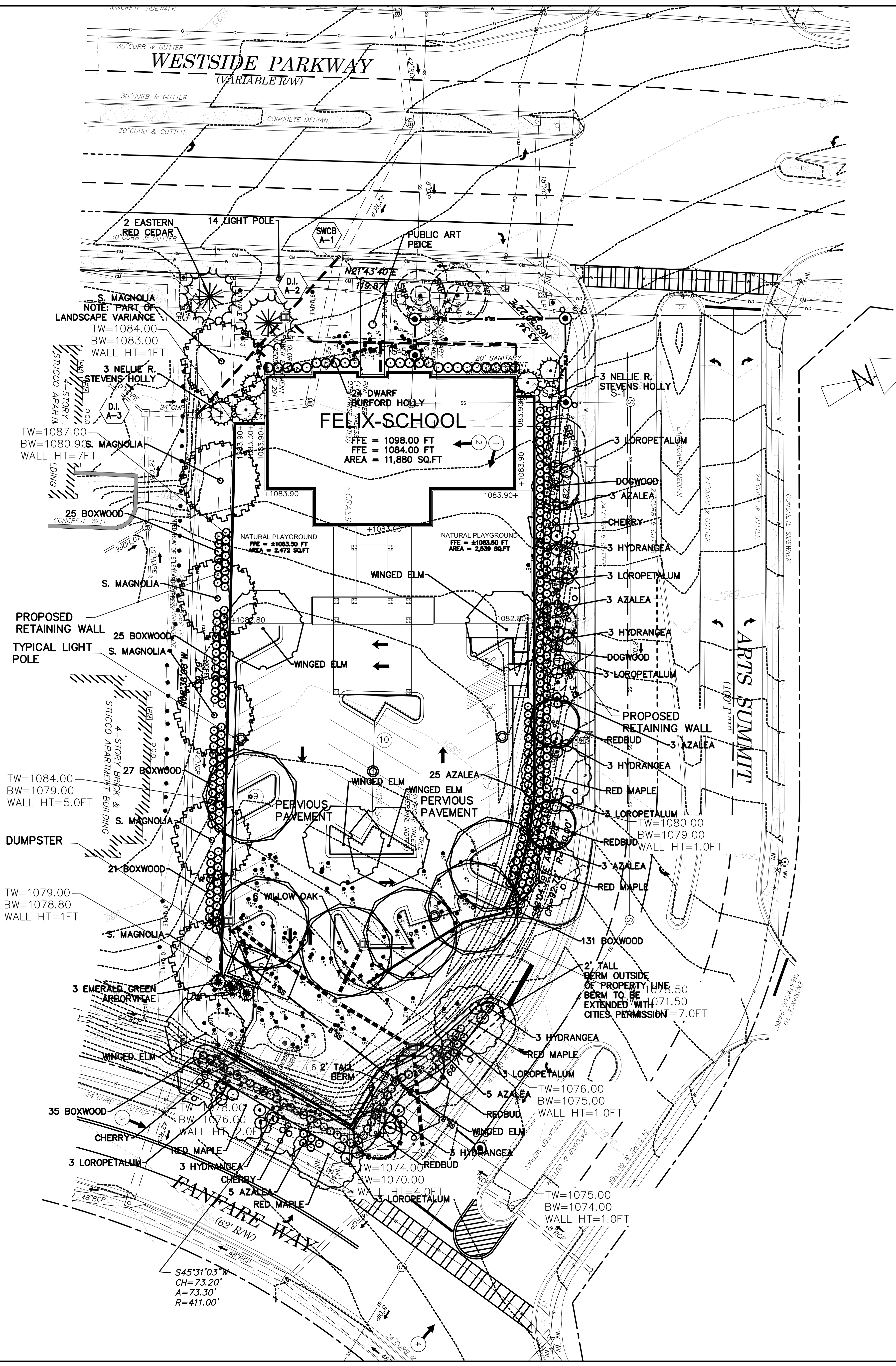
ELEVATIONS

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SHEET OF
SHEET
A-201
JOB NUMBER
2019-105.01





TREE DENSITY CALCULATIONS:

SITE = 1.17 ACRES X 130 INCHES PER ACRE

- = 152.1 INCHES REQUIRED ON SITE
- = 44 INCHES PROTECTED TREE DENSITY TO REMAIN ON SITE
- = 108.1 MINIMUM TOTAL INCHES TO BE PLANTED ON SITE
- = 152 INCHES PROPOSED TO BE PLANTED ON SITE

EXISTING TREES ON SITE TO BE SAVED

8" CHERRY
9" MAPLE
8" ELM
6" ELM
6" CHERRY
7" ELM

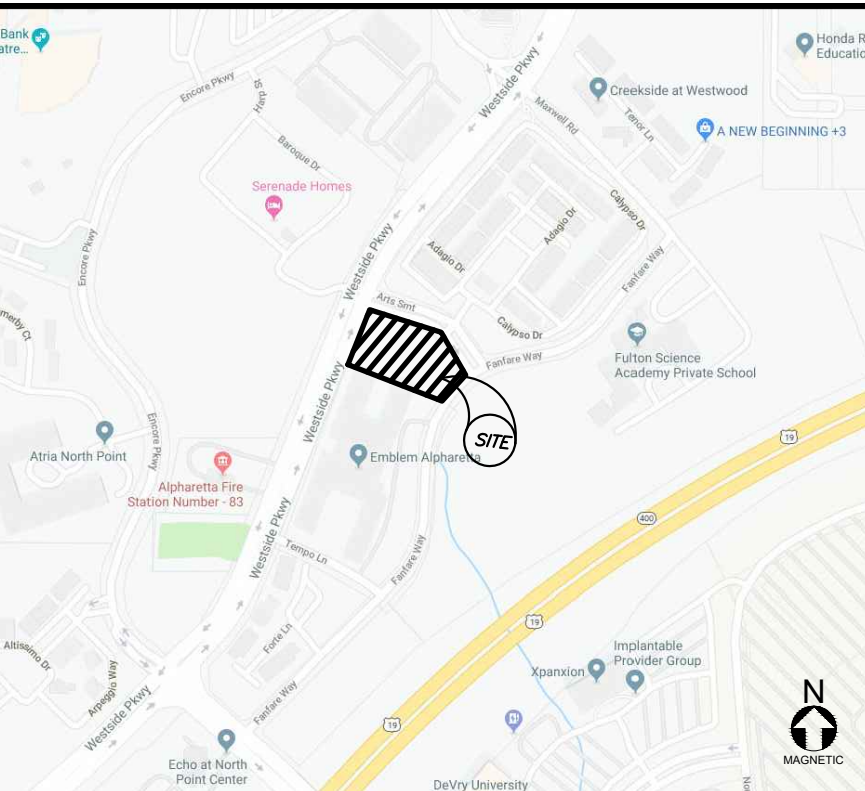
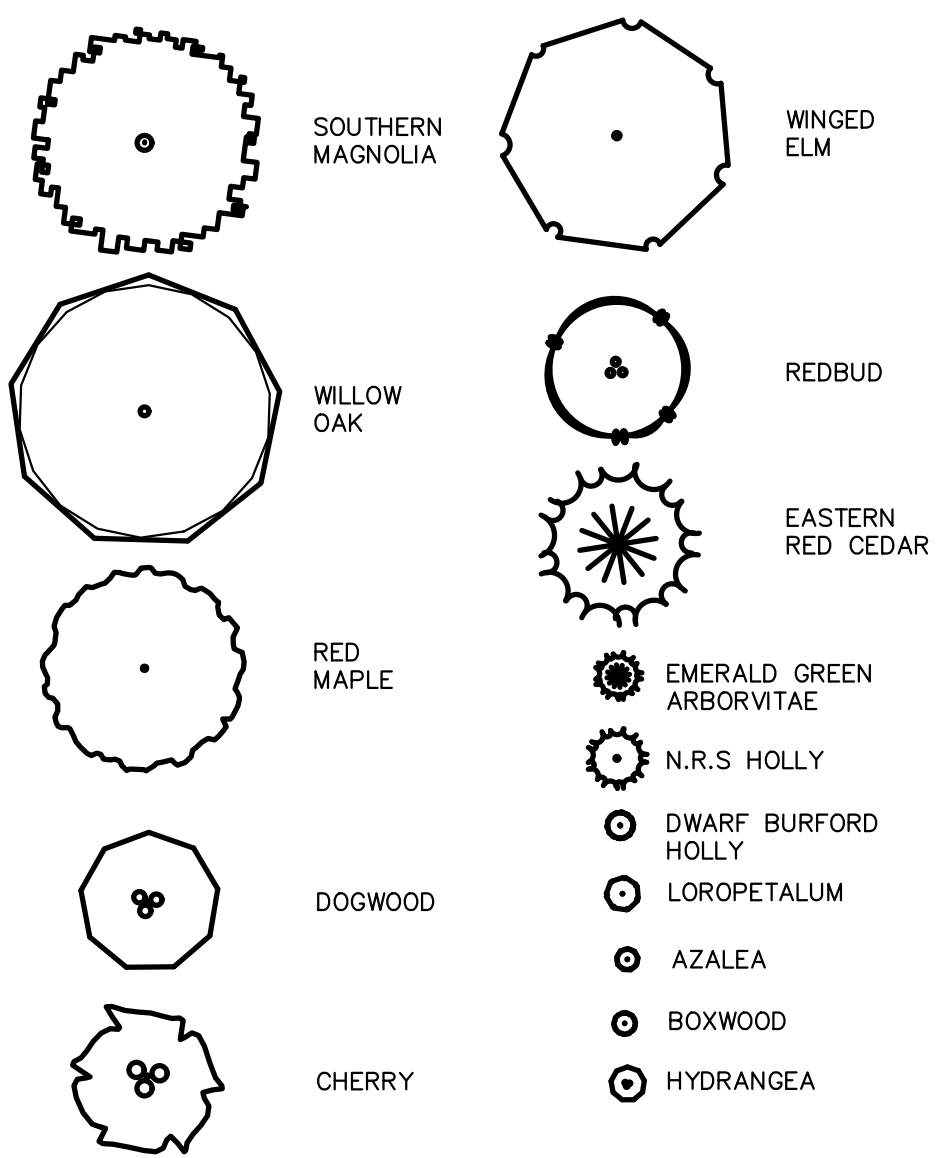
TOTAL = 44" TO BE SAVED ON SITE

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

- TREE UTILITY NOTE:**
- ALL TREES MUST BE PLANTED OUTSIDE OR ANY UTILITY EASEMENTS, UNLESS APPROVED BY THE CITY ARBORIST OR UTILITY PROVIDER.

TREE AND SHRUB SYMBOL LEGEND:

NOT TO SCALE



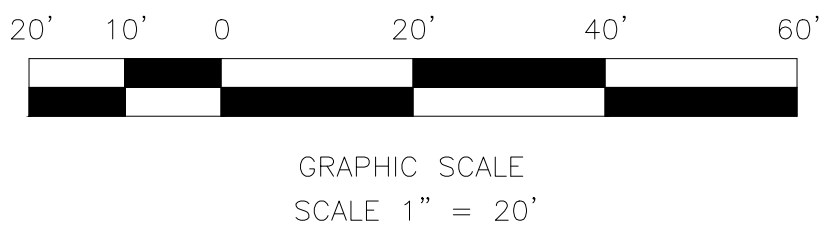
LOCATION MAP (1:400)

- LANDSCAPE NOTES:**
- THE CITY ARBORIST MUST INSPECT THE SITE BEFORE INSTALLATION OF EROSION CONTROL MEASURES. LAND DISTURBANCE WITHOUT A SITE INSPECTION AND APPROVAL BY THE CITY ARBORIST WILL RESULT IN A "STOP-WORK ORDER" AND FINES.
 - IF TREE SURVEY INACCURACIES ARE FOUND ON-SITE, A STOP WORK ORDER WILL BE ISSUED UNTIL REVISED PLANS ARE APPROVED AND PROCESSED BASED ON ACCURATE INFORMATION.
 - DESIGN LANDSCAPE ARCHITECT OR PROJECT ARBORIST WILL INSPECT, VERIFY, AND APPROVE THE LANDSCAPE HAS BEEN PREPARED PER THE APPROVED PLANS AND CITY STANDARDS PRIOR TO CONTACTING THE CITY ARBORIST FOR A CO INSPECTION.
 - TREES AGREED UPON TO BE SAVED ARE THE RESPONSIBILITY OF THE OWNER.
 - A 4" LAYER OF MULCH IS REQUIRED FOR THE CRZ OF SPECIMEN TREES, TREES OF QUALITY, AND TREE GROUPINGS. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION AND SHALL NOT TOUCH THE TRUNKS OF THE TREES.
 - A MINIMUM OF 2" LAYER OF MULCH IS REQUIRED FOR ALL EXISTING, NON-SPECIMEN, LANDSCAPE TREES, INCLUDING STREET AND PARKING LOT TREES. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION AND SHALL NOT TOUCH THE TRUNKS OF TREE(S).
 - ALL MULCH MUST BE ORGANIC MULCH CONSISTING OF WOOD CHIPS, SHREDDED BARK, PINE NEEDLES, OR SIMILAR. SYNTHETIC MULCH OR ROCKS ARE NOT APPROVED FOR USE IN THE CITY OF ALPHARETTA.
 - ALL NEWLY PLANTED TREES SHALL HAVE VISIBLE ROOT FLARES AT FINISHED GRADE. NO CIRCLING ROOTS SHALL BE ALLOWED ON PLANTED TREES. THE UPPER TWO ENDS OF WIRE BASKETS, OR BURLAP, AND STRAPPING MUST BE CUT AND REMOVED PRIOR TO BACKFILL.
 - PLANT SIZE (CALIPER AND HEIGHT) MUST MATCH THE SIZE SHOWN ON PLANS. PLANTS THAT DO NOT MEET THESE MINIMUMS WILL NOT BE ACCEPTED. E.G. 3 INCH CALIPER MUST BE 3 INCHES OR LARGER. PLANT HEIGHT MEASUREMENT IS TAKEN AT THE TOP OF THE MAIN BODY OF THE PLANT AND NOT AT THE TIP OF THE TOPMOST GROWTH.
 - ALL NEWLY PLANTED TREES SHALL BE EQUIVALENT TO A FLORIDA #1 GRADE OR BETTER. ALL TREES OR LESSER QUALITY SHALL BE REJECTED BY THE CITY ARBORIST.
 - WATER BAGS OR A DRIP IRRIGATION SYSTEM MUST BE PROVIDED FOR ALL TREES IMMEDIATELY AFTER PLANTING AND REMAIN THROUGH ESTABLISHMENT.
 - WHEN WATERING BAGS ARE USED MANUFACTURERS RECOMMENDATIONS MUST BE FOLLOWED FOR PROPER SIZING AND WATERING SCHEDULES. BAGS WILL BE FILLED WEEKLY BY OWNERS AND DURING DROUGHTS FOR A MINIMUM OF 18 MONTHS AFTER INSTALLATION.
 - NO TRENCHING ALLOWED IN TREE SAVE AREAS - INCLUDING IRRIGATION.
 - TREE PIT DRAINAGE TESTING IS REQUIRED WHEN TREES ARE PLANTED IN PARKING LOT ISLANDS, SIDEWALK TREE PITS, ROADWAY MEDIANS, OR SIMILAR LOCATIONS. PLEASE REFER TO CITY DETAIL REGARDING PLANTING PIT OR LANDSCAPE ISLAND CONSTRUCTION. FILL EACH PIT WITH WATER. IF PERCOLATION IS LESS THAN 100% WITHIN A 1 HOUR PERIOD, USE AN AUGER TO DRILL A 10" HOLE TO A DEPTH OF FOUR FEET BELOW THE BOTTOM OF THE PIT. FILL HOLE WITH DRAINAGE GRAVEL AND COVER WITH A SOLIDATOR. REPEAT TEST. IF PERCOLATION IS STILL UNSATISFACTORY, CITY ARBORIST AND PROJECT ARBORIST MUST BE NOTIFIED IN WRITING OF THE LOCATIONS WITH POOR DRAINAGE TO PROVIDE SOLUTION BEFORE PLANTING. TEST RESULTS MUST BE PROVIDED TO THE CITY ARBORIST.
 - ALL BUFFERS SHALL BE PLANTED WHERE SPARSE AND CODE REQUIRED SCREENING SHALL BE INSTALLED IN ORDER TO CREATE A YEAR ROUND ORANGE SCREEN WITHIN 2 YEARS OF CONSTRUCTION OR AT THE TIME OF CO THE CITY MAY REQUIRE ADDITIONAL PLANTINGS TO MEET THESE REQUIREMENTS ABOVE WHAT IS SHOWN ON THE APPROVED LANDSCAPE PLAN.
 - ALL TREE ANCHORING DEVICES SHALL BE REMOVED FROM TREE AFTER ONE COMPLETE GROWING SEASON OR ONE YEAR AFTER PLANTING WHICHEVER IS GREATER.
 - PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE CARE AND MAINTENANCE OF THE TREES AND LANDSCAPING THAT FRONT THEIR PROPERTY WITHIN THE ROW.
 - LANDSCAPE CONTRACTORS ARE REQUIRED TO ATTEND THE CITY OF ALPHARETTA PRE-CONSTRUCTION CLASS PRIOR TO BEGINNING WORK ON ANY PROJECT. PLEASE CALL (678) 297-6070 FOR INFORMATION AND TO RESERVE A SPOT.
 - NO TREE SHALL BE PLANTED ON AN ANY AREA OF AN EARTHEN DAM OR EMBANKMENT. MAKE SURE THIS NOTE IS BOLD AND LOCATED IN A PROMINENT PLACE NEAR THE DAM.

THERE SHALL BE NO STAGING MATERIALS IN ANY TREE'S CRITICAL ROOT ZONES.

PLANT SCHEDULE

QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	SPACED O.C.	GENUS %	NATIVE	OVERSTORY
TREES							
6	QUERCUS PHELLOS	WILLOW OAK	4"	A5 SHOWN	14	YES	YES
6	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	4"	A5 SHOWN	14	YES	YES
6	ULMUS ALATA	WINGED ELM	4"	A5 SHOWN	14	YES	YES
5	ACER RUBRUM	RED MAPLE	4"	A5 SHOWN	9.3	YES	YES
4	CERCIS CANADENSIS	EASTERN RED BUD	3"	A5 SHOWN	14	YES	NO
2	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	3"	A5 SHOWN	4.6	YES	NO
2	CORNUS FLORIDA	DOGWOOD	3"	A5 SHOWN	4.6	YES	NO
3	PRUNUS X YEDOENSIS	YOSHINO CHERRY	3"	A5 SHOWN	7	NO	NO
6	ILEX X NELLIE R STEVENS	NELLIE R STEVENS HOLLY	3", MIN 6' TALL	A5 SHOWN	14	NO	NO
3	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD ARBORVITAE	3", MIN 6' TALL	A5 SHOWN	7	NO	NO
SHRUBS							
47	AZALEA TYPICAL	ENCORE AZALEA	3 GAL.	3.5'		72.00%	53.50%
18	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA	3 GAL.	5'-6'			
264	BUXUS SINICA VAR. INSULARIS 'WINTERGREEN'	WINTERGREEN BOXWOOD	3 GAL.	3.5'			
21	LOROPETALUM CHINENSE 'SHANG HI'	LOROPETALUM 'PURPLE DIAMOND'	3 GAL.	4'-5'			
24	ILEX CORNUTA 'DWARF BURFORD'	DWARF BURFORD HOLLY	3 GAL.	4"			



Client

Paul Girardeau

Contact: Paul Girardeau

NO.	BY	APPROVED	DATE
1	LM	CLIENT SUBMITTAL	02-28-20

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Lance B. Muller

Project Title

Felix School

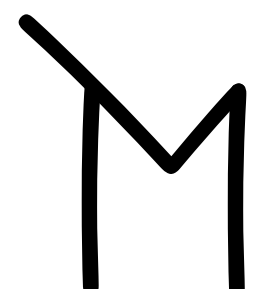
Project Location

Alpharetta, GA

Project No.

18-301-SFC

Drawn By:



LANCE MULLER, R.L.A.

Date:

02.28.2020

Sheet Title

Landscape Plan

Sheet Number

L-1

Client

Paul Girardeau

Contact: Paul Girardeau

NO.	BY	APPROVED	DATE
1	LM	CLIENT SUBMITTAL	02-28-20

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Lance Muller

Project Title
Felix School

Project Location
Alpharetta, GA

Project No.
Drawn By: 18-301-SFC

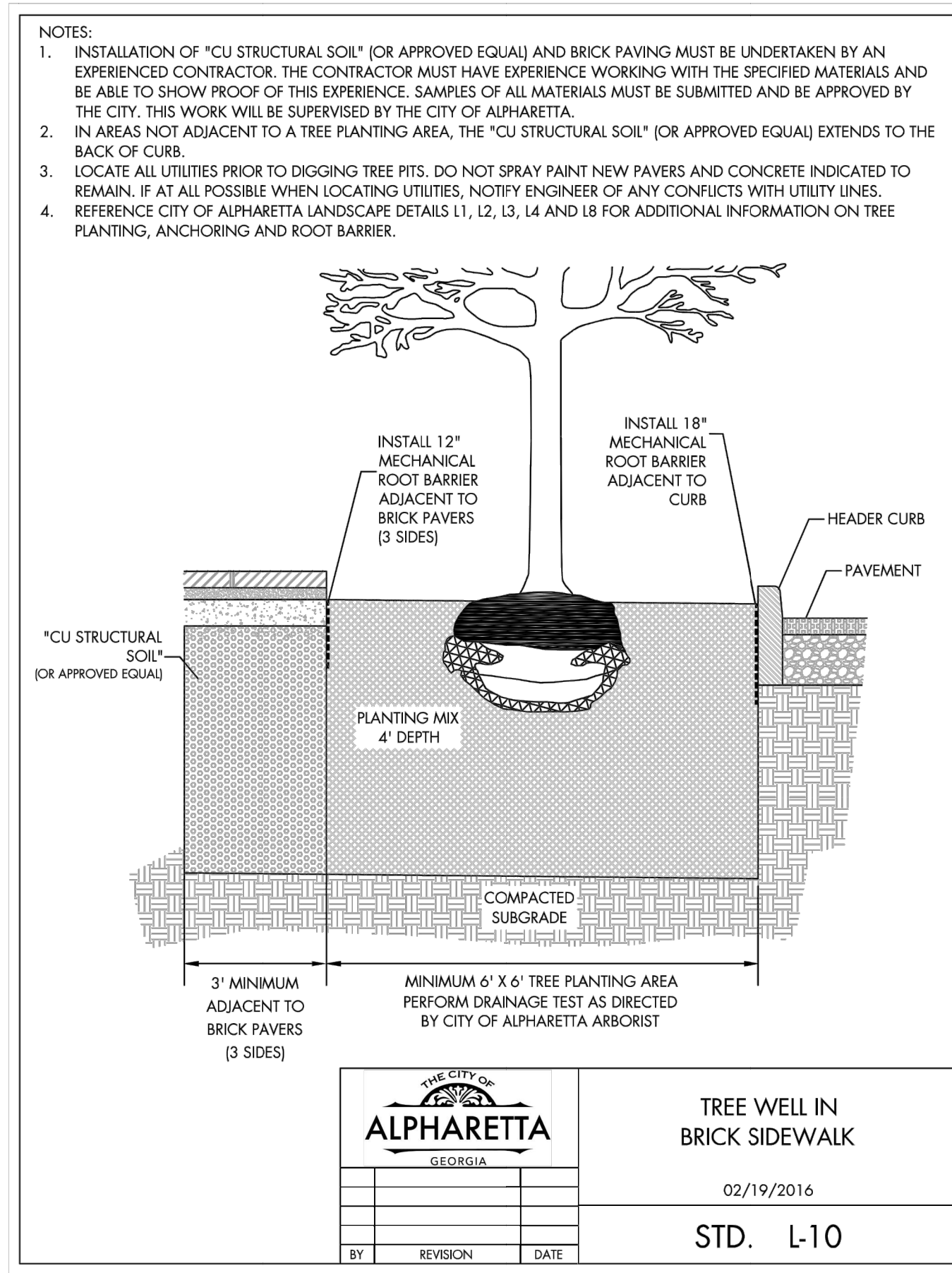
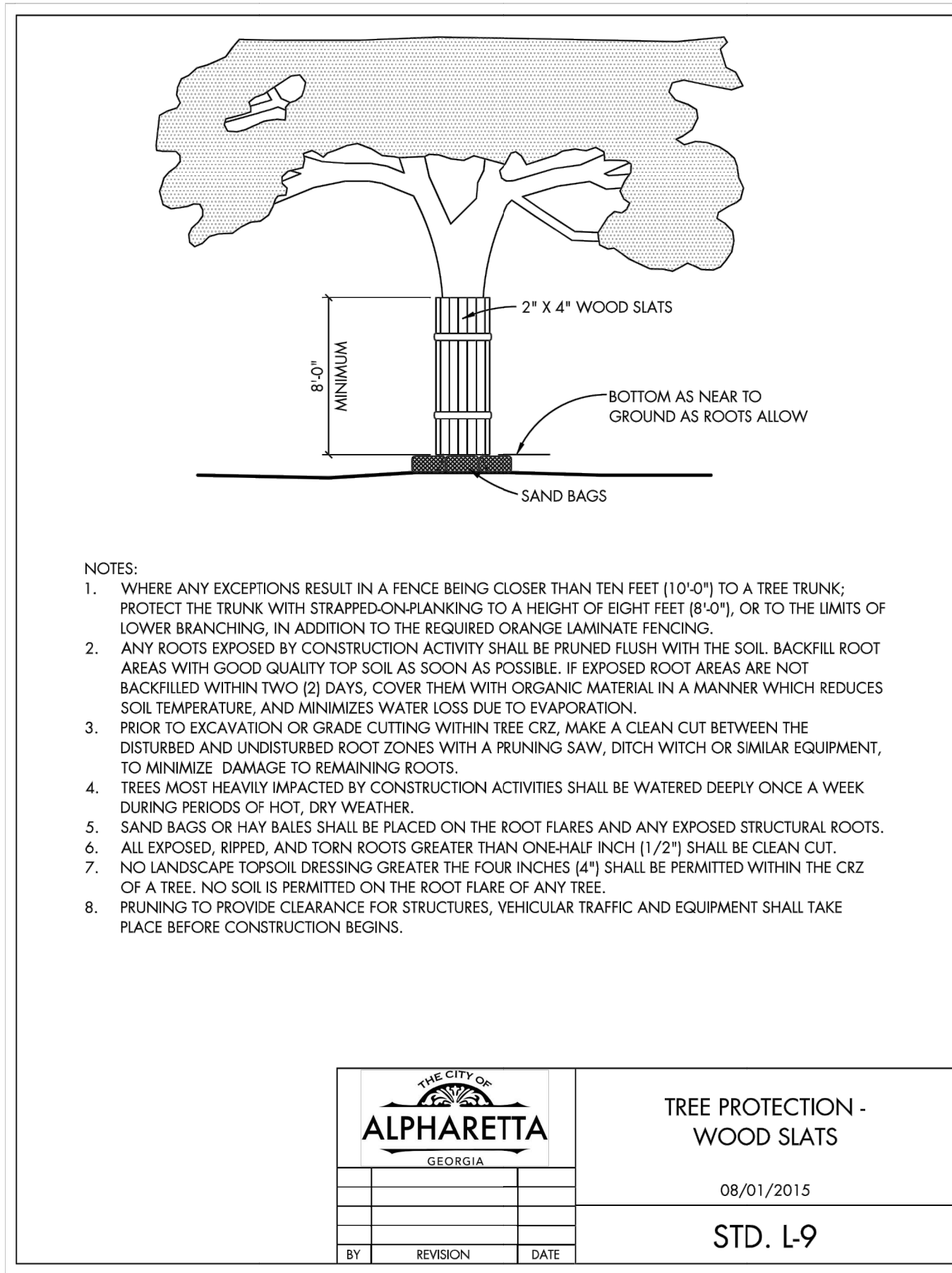
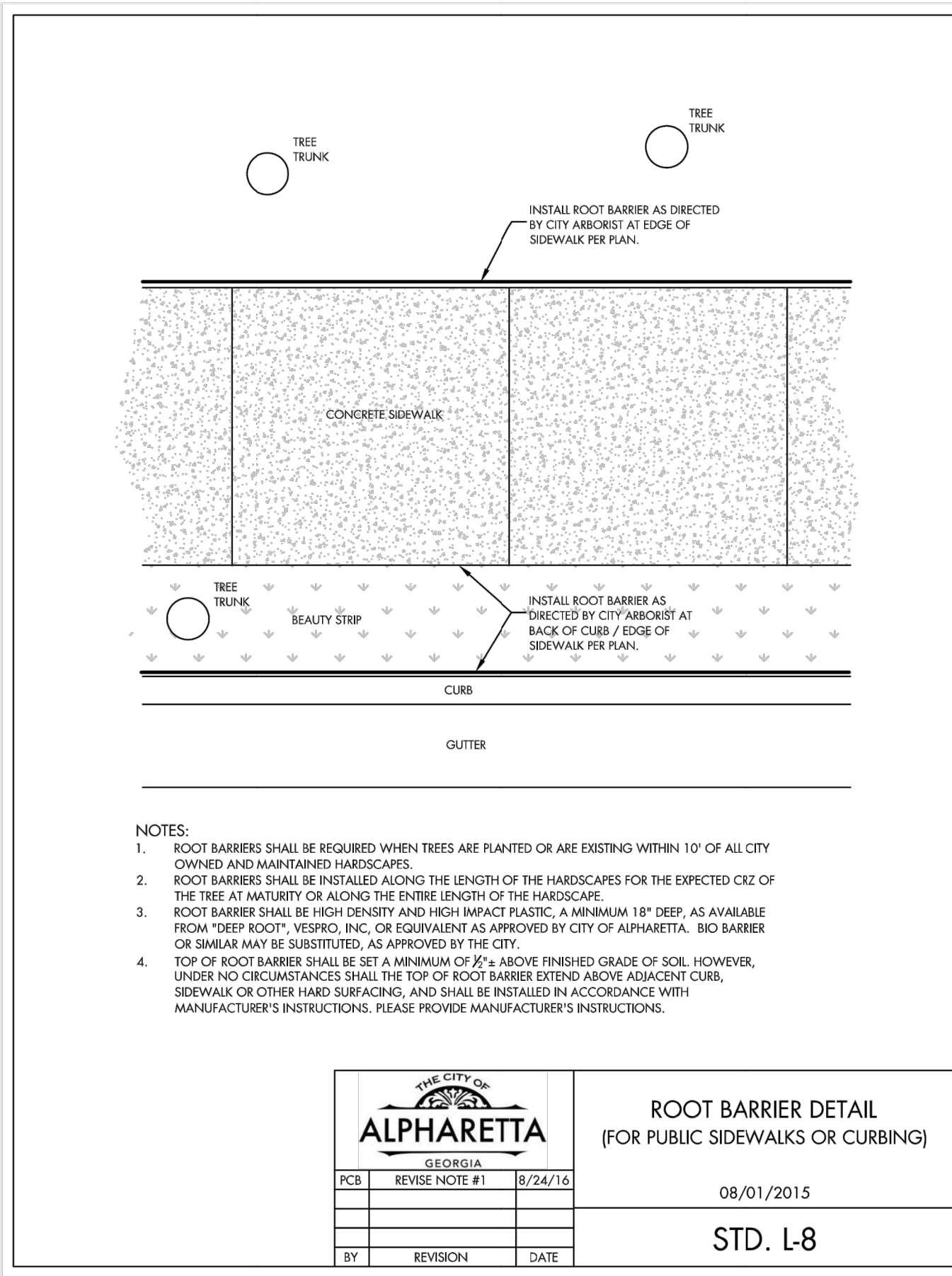
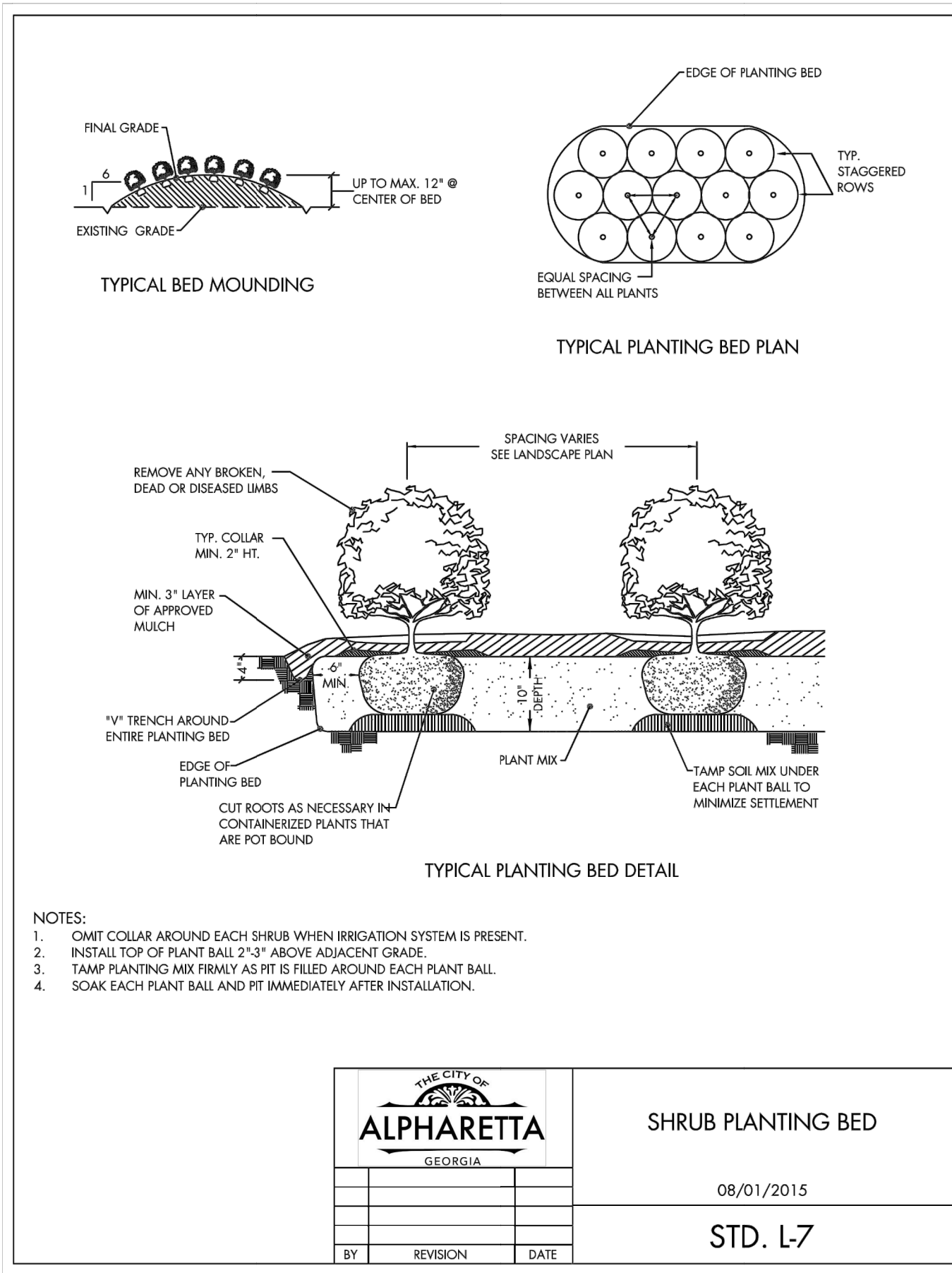
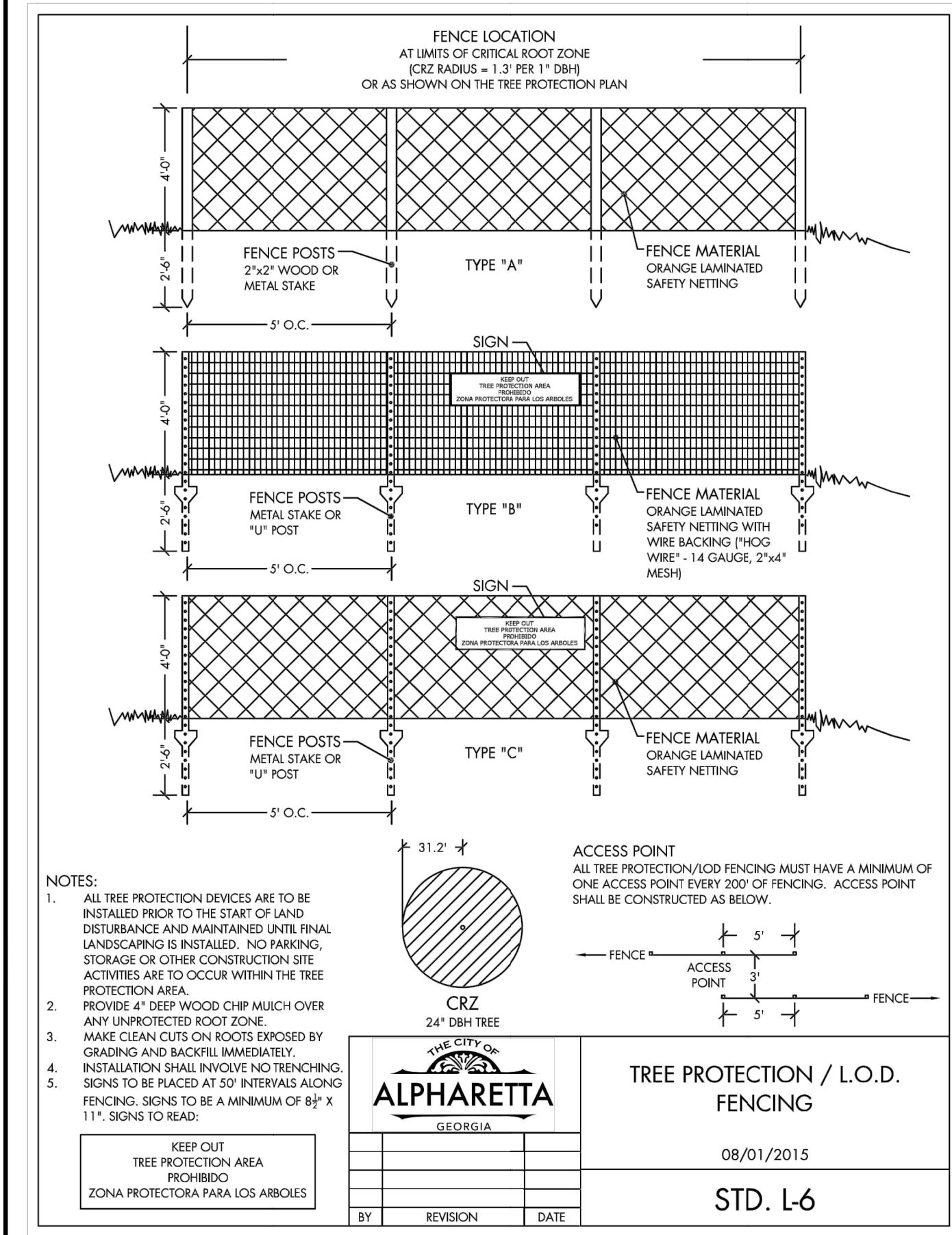
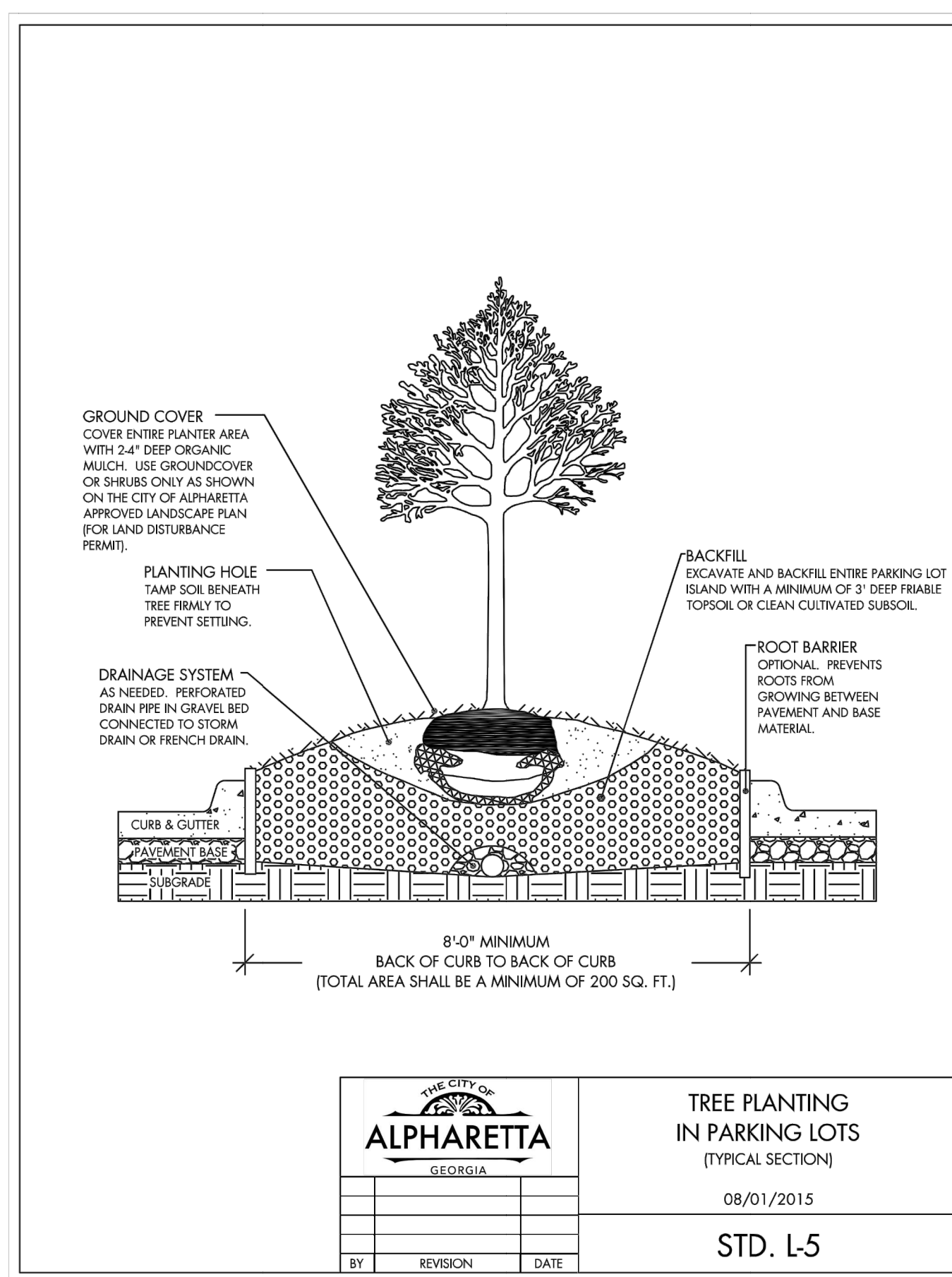
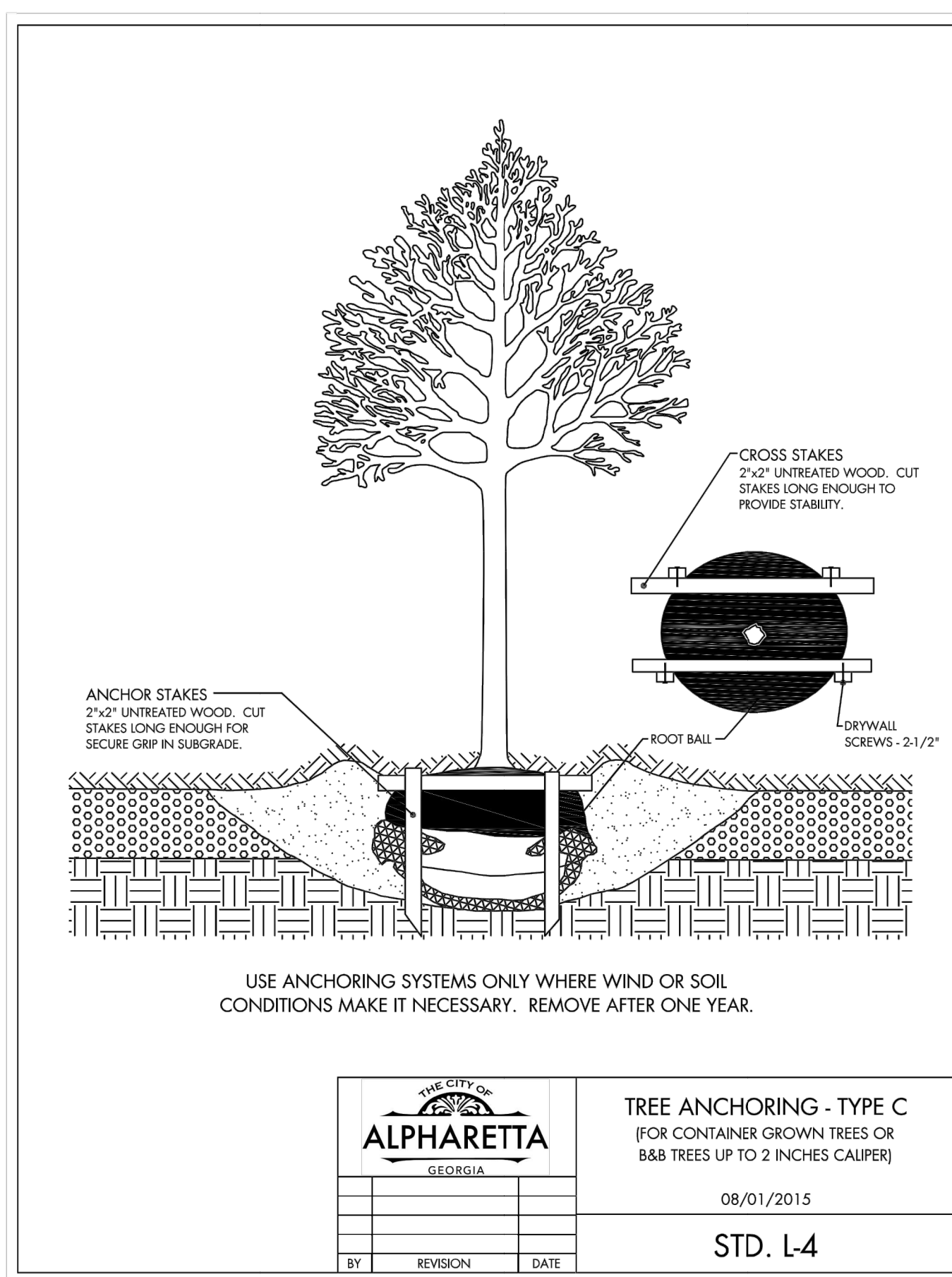
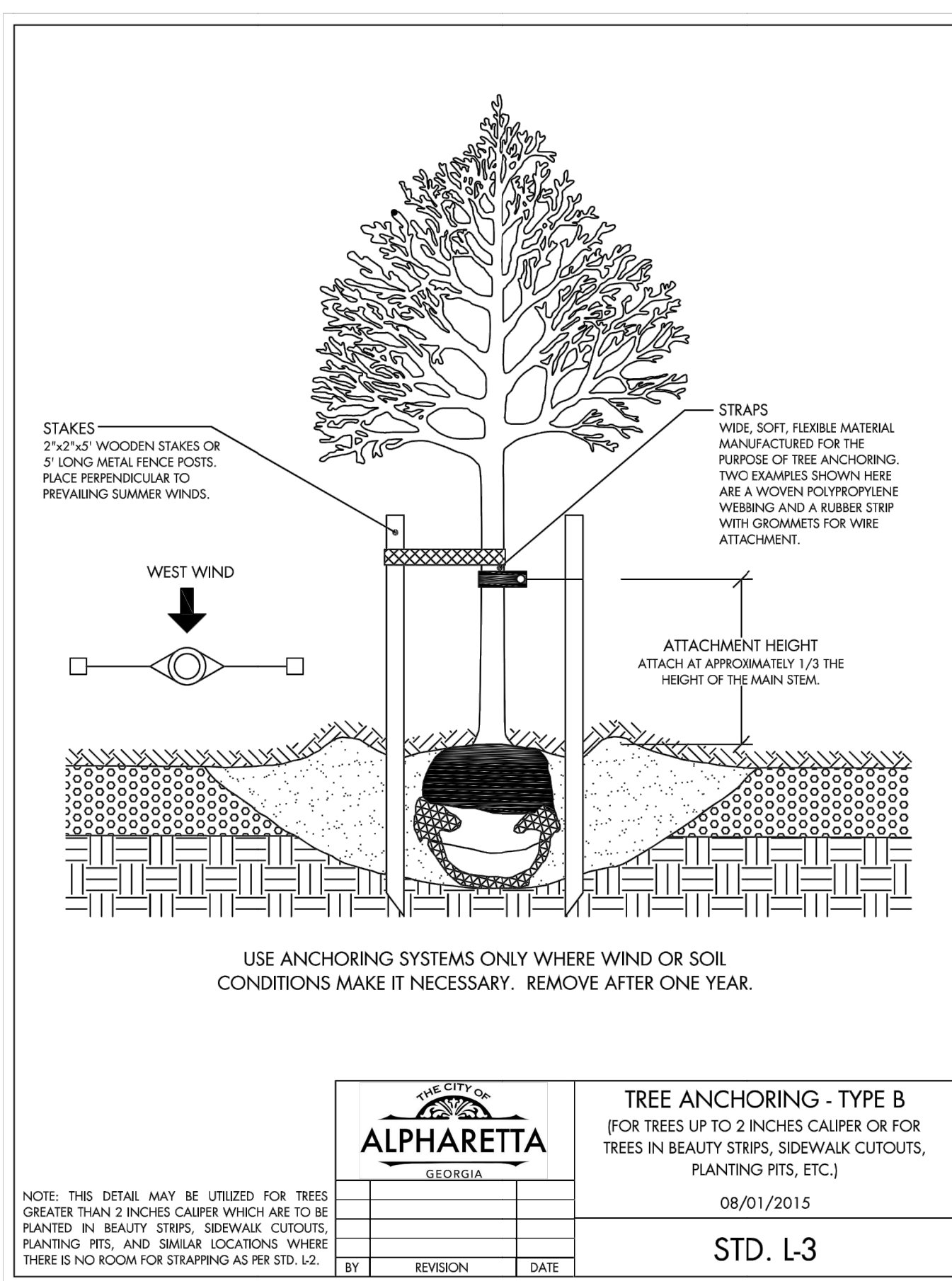
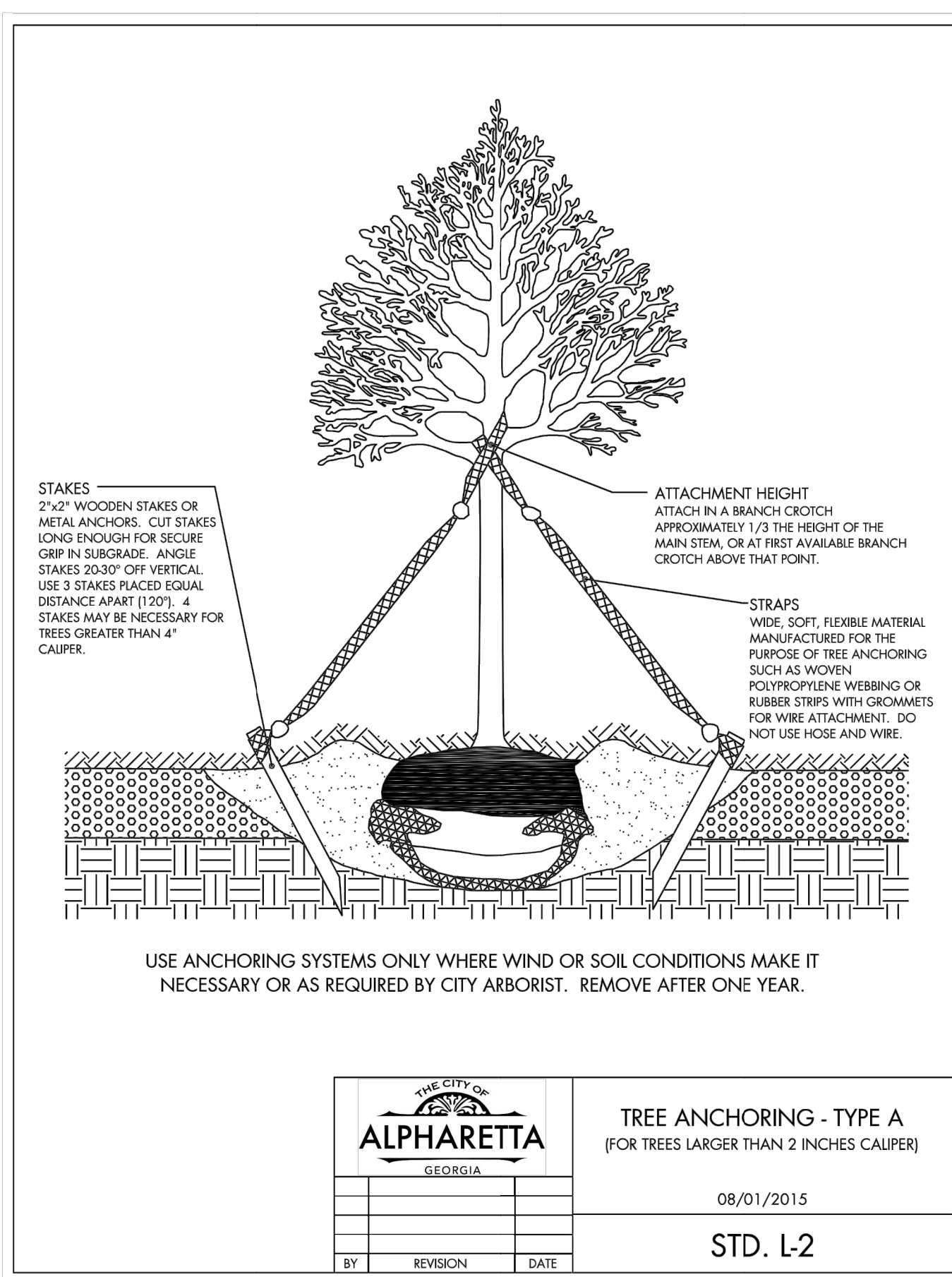
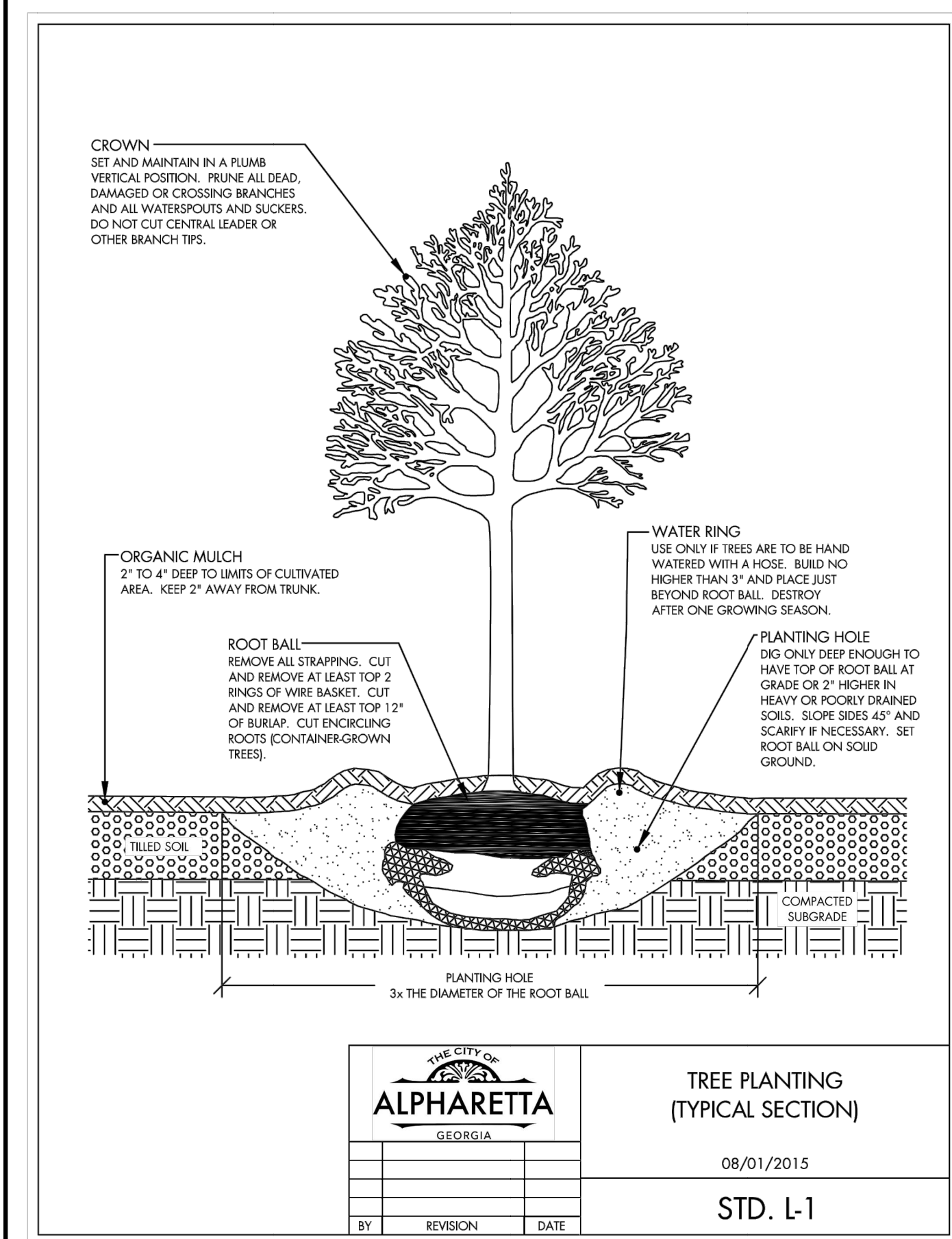
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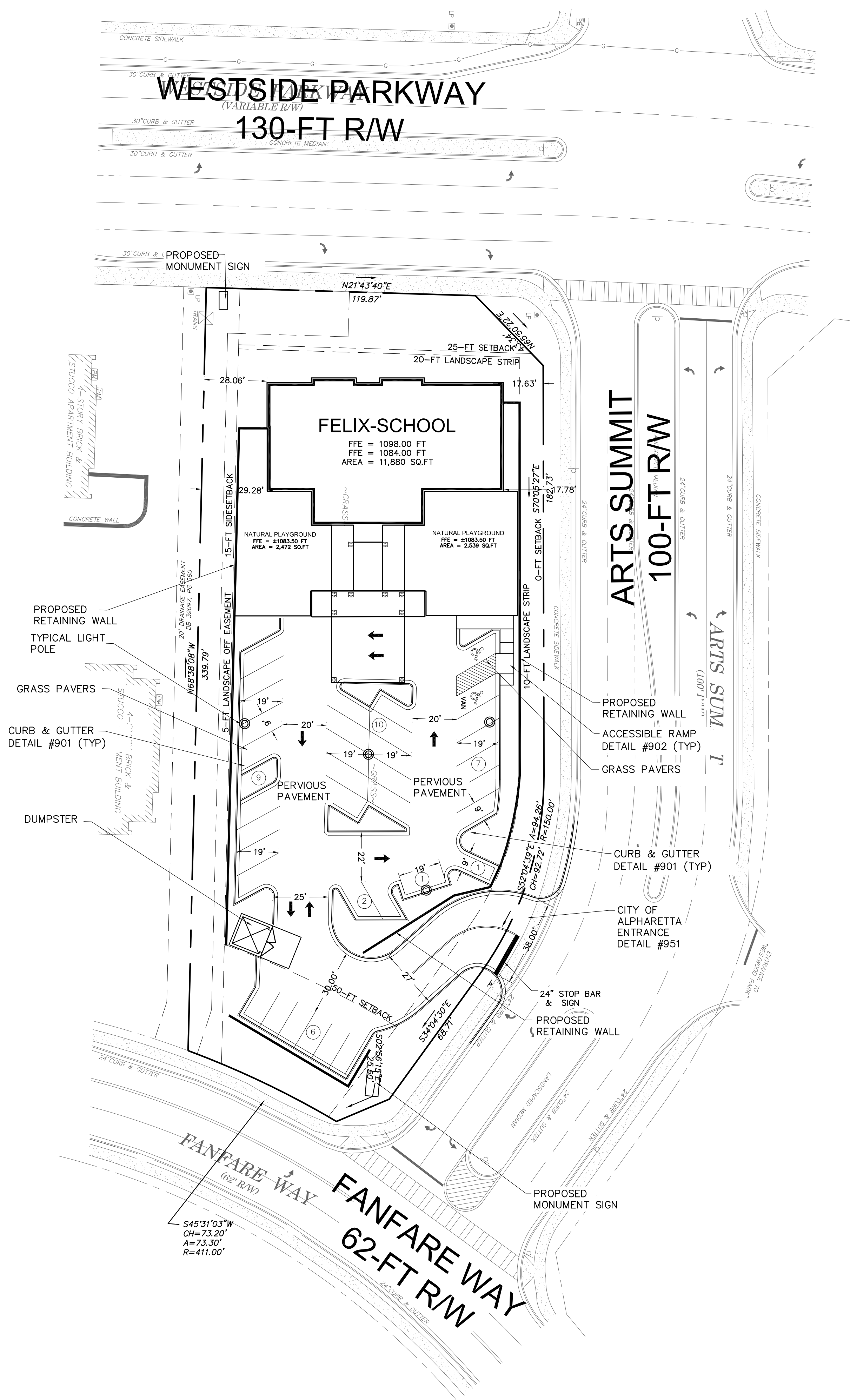
LANCE MULLER, R.L.A.

Date: 02.28.2020

Sheet Title
Landscape Details

Sheet Number
L-2





LOCATION MAP (1"=400')

PROJECT NOTES:

PLANNING & DEVELOPMENT

DEVELOPER:
THE FELIX SCHOOLS, LLC
6435 WESTBAY TERRACE
CUMMING, GEORGIA, 30040
PHONE: (404) 423-2947
CONTACT: NABI OZTURK
EMAIL: nozturk@mosconstruction.com

ENGINEER:
GRIFFIN & DAVIS CONSULTING, INC.
5425 PEACHTREE PARKWAY,
SUITE 215
PEACHTREE CORNERS, GEORGIA 30092
PHONE: (678) 717-7914
FAX: (678) 261-7653
CONTACT: KENTON GRIFFIN, P.E.
E-MAIL ADDRESS: kogi@griffin-davis.com

BUILDING FOOT PRINT 11,880 SQ.FT

PROPERTY ADDRESS 0 Westside Parkway, Alpharetta, GA
PROPERTIES LOCATED IN LL689, 1st DISTRICT 2nd SECTION, FULTON COUNTY.

TOTAL TRACT CONTAINS 1.17 AC. TOTAL DISTURBED AREA IS ±1.10 AC.

ZONING: CUP

LOT COVERAGE: Impervious = 50% MAX

PROPOSED USE IS: SCHOOL/DAYCARE

ALL AD VALOREM TAXES HAVE BEEN PAID

BUILDING SETBACKS:
FRONT- WESTSIDE PKWAY 25-FT, ARTS SUMMIT 0-FT, & FANFARE 50-FT
SIDE- 15'
REAR- 15'

BOUNDARY INFORMATION OBTAINED FROM SURVEY BY GEOSURVEY DATED AUGUST 6, 2019.

TOPOGRAPHIC INFORMATION OBTAINED FROM SURVEY BY GEOSURVEY DATED AUGUST 6, 2019.

VERTICAL DATUM FOR TOPOGRAPHY OBTAINED FROM GEOSURVEY DATED AUGUST 6, 2019.

TEMPORARY BENCH MARK: NAIL IN ASPHALT
NORTHING: 1474048.50
EASTING: 2255420.88
ELEVATION: 1087.52

CONTOUR INTERVAL IS 1.

THIS PROPERTY IS SHOWN ON F.I.R.M. PANEL NUMBER 13121C00 66 F, DATED SEPTEMBER 18, 2013 AND IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE.

NO WELLS OR SEPTIC SYSTEMS ARE PROPOSED OR EXIST ON SITE.

A SEPARATE BUILDING PERMIT SHALL BE OBTAINED FOR ALL RETAINING WALLS GREATER THAN 4 FEET IN HEIGHT AND ALL RETAINING WALLS USED AS A DAM PRIOR TO CONSTRUCTION OF THE WALLS.

IF HIGH INTENSITY LIGHTING FACILITIES ARE USED THEY SHALL BE SO ARRANGED THAT THE SOURCE OF ANY LIGHT IS CONCEALED FROM PUBLIC VIEW AND FROM ADJACENT RESIDENTIAL PROPERTY AND DOES NOT INTERFERE WITH TRAFFIC.

PARKING LOTS SHALL BE MAINTAINED IN GOOD CONDITIONS, FREE OF POTHOLES, WEEDS, DIRT, TRASH AND DEBRIS.

APPROVAL OF THESE PLANS DOES NOT CONSTITUTE APPROVAL BY CITY OF ALPHARETTA FOR ANY LAND DISTURBING ACTIVITIES WITHIN WETLANDS AREAS. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO CONTACT THE APPROPRIATE REGULATORY AGENCY OF ANY WETLAND AREA DISTURBANCE.

NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED.

ALL BUFFERS AND TREE SAVE AREAS SHALL BE CLEARLY IDENTIFIED BY FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.

NO OUTSIDE STORAGE PROPOSED, THIS INCLUDES SUPPLIES, EQUIPMENT VEHICLES PRODUCTS ETC.

ALL CONSTRUCTION TO COMPLY WITH CITY OF ALPHARETTA AND FULTON COUNTY STANDARDS.

NO BILLBOARDS ARE PERMITTED.

PARKING DATA

BUILDING AREA	11,076 SQ.FT
PARKING REQUIREMENT	1SP /400 SQ.FT
PARKING SPACES REQUIRED	28
ACCESSIBLE SPACES REQUIRED	1
STANDARD SPACES PROVIDED	34
ACCESSIBLE SPACES PROVIDED	2
TOTAL SPACES PROVIDED	36
PARKING SPACE DIMENSION	9'X19'

24-HOUR EMERGENCY CONTACT:

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GRAPHIC SCALE (IN FEET)
SCALE 1" = 30'

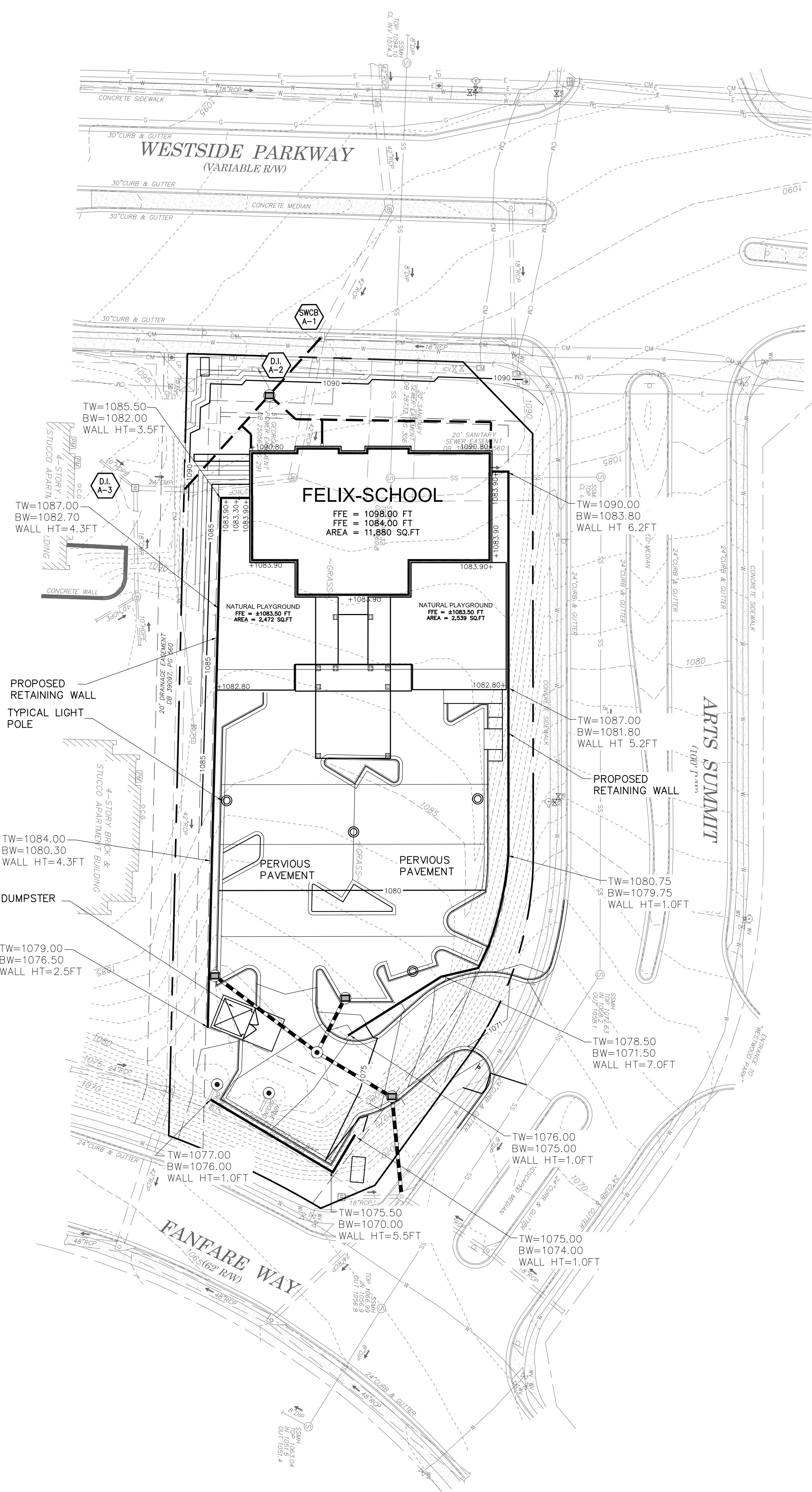
NOT ISSUED FOR CONSTRUCTION

THE FELIX SCHOOL
by
The Felix Schools, LLC
6435 Westbay Terrace
Cumming GA, 30040

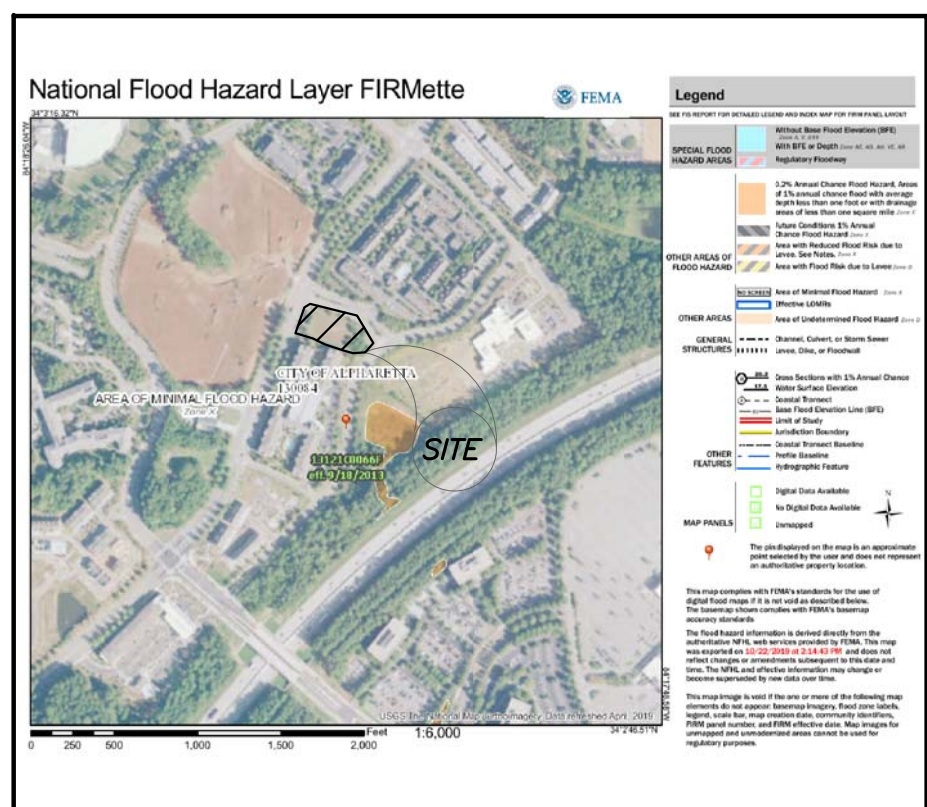


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Civil Engineers Land Planners Transportation Engineers Landscape Architects



DETENTION PROVIDED OFFSITE IN ADJACENT POND



GRADING OPERATION:

1. **Clearing and Grubbing**
Clearing and grubbing shall consist of clearing the surface of the ground of the designated areas of all trees, logs, snags, brush, undergrowth, heavy growth of grass, weeds, fence structures, debris and rubbish of any nature, natural obstructions such as objectional soil material unsatisfactory for foundations. It shall also consist of grubbing of stumps, roots foundations and disposal of all such material. All holes remaining after the grubbing operation in embankment areas and in excavation areas less than two (2) feet in depth, shall have sides broken down and leveled if necessary to flatten out slopes, refilled with acceptable material that is properly compacted in layers by tampers, rollers or construction equipment.
- Burning on site is not permitted without written approval of the local governing authorities having jurisdiction.
2. **Existing Trees and Area outside of Grading Limits line**
Trees and vegetation to be saved shall be protected from damage by a fence barricade prior to, or during, clearing operations. Trees to be saved shall be designated by the owner. No trees are to be removed from the area outside the limits of grading or from specifically designated areas within the construction areas. If, in the opinion of the engineer, a contractor damages a tree not to be removed, the contractor will be fined a predetermined amount for each damaged tree. The contractor shall also be responsible for all costs associated in removing the damaged trees from the site.
3. **General Earthwork**
All vegetation such as roots, brush, heavy growth of grass, topsoil, all decayed vegetable matter, rubbish, and other unsuitable material within the area upon which fill is to be placed shall be stripped or be otherwise removed before the fill operation is started. In no case shall unsuitable material remain in or under the fill area. Sloped ground surface steeper than one vertical to four horizontal shall be placed in a stepped or benched in such a manner that the fill to be placed shall be 95 percent of the maximum laboratory dry density according to standard proctor (ASTM D-159, ASTM D-698). Moisture content shall be within 3 percent of the optimum moisture content. Proof-roll the areas to be filled or on which structures are to be placed. A loaded dump truck or other rubber tired equipment shall be used proof-rolling. Overlapping passes of a vehicle should be made across the site in one direction and then perpendicular to the original direction of rolling.
- Any yielding, pumping or soft areas should be cut out and replaced with fill compacted as described herein.
- The proposed fill should be limited to soils classified in accordance with ASTM D-2487 as GM, GC, SW, SM, SC, ML and CL. Soil classified as PT, OH, CH, CI and MH are not satisfactory as compacted fill.
- Fills and embankments shall be constructed at the locations and to the lines and grades indicated on construction plans. The slope shall not exceed two feet horizontal to one foot vertical. The completed fill shall correspond to the shape of the typical sections indicated on the construction plans. Material removed from the excavation shall be used in forming the fill. Fill material shall be reasonably free from roots, other organic material, trash and stones having maximum dimensions greater than 6 inches (4 inches in trenches for utilities). No frozen material will be permitted in the fill. Stones having a maximum dimension of 4 inches will not be permitted in the upper six inches of fill or embankment or utility trench. The material shall be placed in successive horizontal layers not more than 8 inches thick, unless otherwise noted, in loose depth for the width of the cross-section and shall be compacted to at least 95 percent of the maximum laboratory dry density according to standard proctor (ASTM D-698, AASHTO T-99). Moisture shall be within 3 percent of the optimum moisture content. The top 12 inches of the paving, parking, and/or roadway sub-grade shall be compacted to 95 percent of the maximum dry density (standard proctor). Each lift shall be rolled with a vibratory roller, a sheepsfoot roller, or a loaded rubber tired dump truck, scraper or loader. If the soil is to dry, a water truck with spreader bar or spray hose shall be used to bring the soil to the proper moisture range. The water shall be thoroughly and properly mixed with the soil prior to compaction.
- Storm drain pipes shall be placed on firm bottom and hand tamped to safe up the pipe. A cushion of soil shall be tamped above the crown of the pipe in accordance with the pipe manufacturer's recommendations so that the heavier compaction equipment can then be used to bring the soil to a density as described above for fill areas.
- If soils investigation report is provided, then follow the recommendations of the report if they exceed the recommendations of these specifications.

4. **Topsoil**
Unless otherwise specified, areas designated for grading operations that contain a blanket of topsoil shall be stripped and placed in convenient stockpiles for later use as a topsoil blanket on the new graded areas specified herein, or as designated. Topsoil shall be stripped from all areas designated to receive fill. The stripping of material for topsoil shall be carefully determined and only the quantity required shall be stockpiled. Material stockpiled shall be stored in a satisfactory manner to afford proper drainage. When grading operations permit, instead of stockpiling, the topsoil shall be hauled and spread directly on the areas designated to receive topsoil.

5. **Rock excavation**
If rock is encountered, clear away earth to expose material. Notify owner and receive written instructions prior to excavation. Remove rock to a depth of 6 inches below and 8 inches on each side of pipes in trenches. A measurement of the extent of rock to be removed shall be made. Rock excavation shall be paid for in accordance with agreement with the owner.

WETLAND CERTIFICATION:
Wetland certification: the design professional, whose seal appears hereon, certifies the following: 1) The national wetland inventory maps have been consulted; and, 2) the appropriate plan sheet does not indicate areas of United States Army Corps of Engineers jurisdictional wetlands as shown on the maps; and, 3) if wetlands are indicated, the land owner or developer has been advised that land disturbance of protected wetlands shall not occur unless the appropriate federal wetlands alteration (section 404) permit has been obtained.

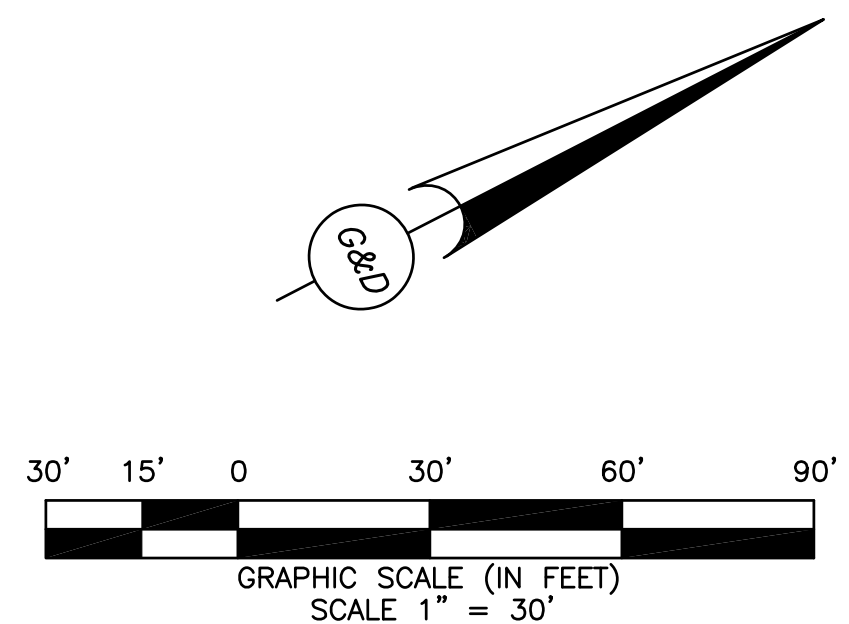
STORM WATER NOTES:

1. 12% TO 15% Street grades require an "As graded" survey before Installation of the curb.
2. **FLOODPLAIN NOTE(S):**
a. There is no floodplain on this property from a water course with a drainage area exceeding 100 acres or floodplain per FIRM Panel 1312100 66 F dated September 18, 2013.
b. Floodplain on this property from all water courses with a drainage area exceeding 100 acres is shown.
c. Floodplain shown is from FIRM panel dated _____ by _____.
d. Floodplain shown is from Floodplain study titled _____ dated _____.
3. **WETLANDS NOTE(S):**
a. There are no wetlands being disturbed on site.
b. All wetlands to be disturbed are delineated on this site.
c. The wetlands are being disturbed in accordance with permit _____.
4. **STORMWATER NOTE(S):**
a. Storm Water Management for this project is provided on-site.
b. Storm Water Management for this project is provided off-site in project named Cousin Properties.
5. **STATE WATERS NOTE(S):**
a. There are no stream buffers on this property.
b. A 50-foot buffer and a 75-foot impervious setback shall be maintained adjacent to all streams.
6. **EASEMENT NOTE:**
a. The City of ALPHARETTA assumes no responsibility for overflow or erosion of natural or artificial drains beyond the extent of the street right-of-way, or for the extension of culverts beyond the point shown on the approved and recorded plan. The City of ALPHARETTA does not assume the responsibility for the maintenance of pipes in drainage easements beyond the City right-of-way.
- NO STRUCTURES ARE ALLOWED IN DRAINAGE EASEMENTS.
7. An approved Residential Drainage Plan (RDP) is required prior to issuance of a building permit on those lots labeled "RDP". A approved Hold and Release Affidavit is required on those lots labeled "RDP" or Residential Drainage Study (RDS). An elevation certificate is required on lots labeled "RDP-E" or "RDS-E".
8. It is the responsibility of the property owners of the storm water management facility to keep the access drive free of obstructions and to maintain the facility free of obstructions, silt and debris, and operational pursuant to City requirements.
9. Source of topography is from _____ Datum
10. Maximum cut or fill slopes is 2H:1V.
11. Detention pond, detention outlet structures and temporary sediment pond features are to be constructed and fully operational prior to any other construction or grading.
12. Developer is to clean out accumulated silt in detention pond at end of construction when disturbed areas have been stabilized.
13. Provide detention pond post-construction (record) drawings with the submittal of the final plat at least two weeks prior to requesting a certificate of occupancy so that the post-construction conditions may be verified and approved. Certified record drawings shall include topography of pond and outlet structure detail using post-construction survey data. Using record drawings, provide a certified hydrology report verifying pond volumes and peak outflows from regulated storm events.
14. Access easement to be cleared and grubbed.
15. If using HDPE pipe: HDPE pipe shall conform to the requirements of AASHTO M-294 and AASHTO MPT Type S & D. Connections shall use a rubber gasket, which conforms to ASTM F-477. Installation shall be in accordance with ASTM Recommended Practice D-2221, AASHTO Section 30, or with Section 550 of the Georgia DOT Standard Specifications, Construction of Roads and Bridges.
16. If using Aluminum coated Type 2 steel pipe or aluminum alloy pipe: All aluminum coated Type 2 steel pipe or aluminum alloy pipe, which will carry a live stream, shall have paved inverts in accordance with AASHTO M-190, type C, except that the pipe need not be fully coated. Installation shall be in accordance with Section 550 of the Georgia DOT Standard Specifications, Construction of Roads and Bridges.
17. If using RCP pipe: All RCP pipe joints shall be bell & spigot types with a rubber gasket conforming to ASTM C-445. The pipe shall be manufactured in accordance with AASHTO M-170 and/or ASTM C-76. Class of pipe and wall thickness shall be in accordance with 1030-0, Georgia DOT specification, Table No. 1. Installation shall be in accordance with Section 550 of the Georgia DOT Standard Specifications, Construction of Roads and Bridges.

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15 years
Civil Engineers
Land Planners
Landscape Architects

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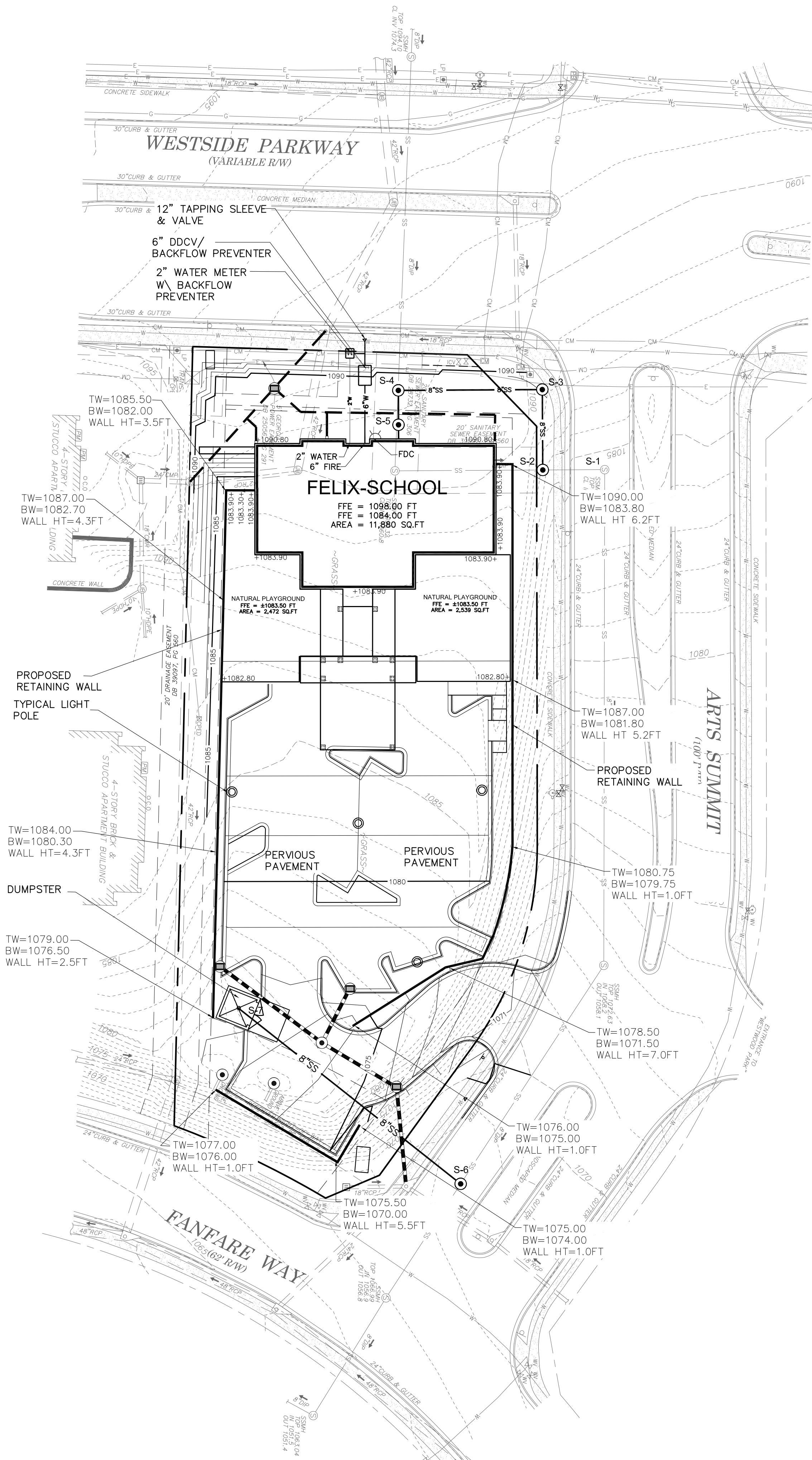
REVISION	DESCRIPTION	DATE
1	REVISED	XX/XX/XX

PROJECT No.	ZMC-001
DRAWN BY:	KOG
CHECKED BY:	KOG
DATE:	09-30-2019
ISSUED FOR:	REVIEW ONLY
RW/PERMIT No.	TBD

The Felix School
Parcel ID 12 26000 689 3064
City of Alpharetta
Fulton County, GA

SHEET TITLE:
CONCEPT GRADING PLAN

SHEET No.
C-2



FULTON COUNTY UTILITY NOTES:

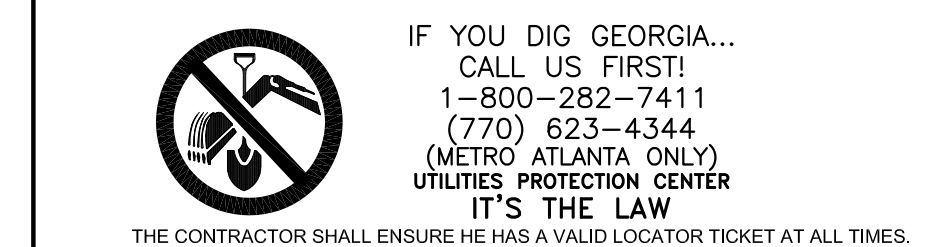
WATER NOTES

- All public water lines shall be marked with a continuous Electronic Marking System (EMS) Caution Tape, at a maximum burial depth of 24-inches directly above the water line located below the tape (3M Pathmarking Tape Model #80 6116 16220 7613).
- Water valve markers shall be placed at all locations where water valves are not in the streets. Water valves that are in the street will be clearly marked with a V suck out on the curb.
- All temporary and permanent water easements must be dressed and grassed to control erosion prior to acceptance. No trees will be allowed to be planted in utility easements or within 10-feet of a public water main.
- As-built drawings and maintenance bond(s) must be submitted and are required prior to inspection and acceptance. Digital as-built will be required. Note that digital as-builts will be required at the completion of the project. Please see: <http://www.fultoncountygga.gov/images/stories/WR/Development/CADStandards.pdf> for the requirements. Maintenance bonds are due at final approval of the as-builts.
- All construction methods and materials used in the Fulton County Water System must be made of Ductile Iron, and comply in respect to ANSI/AWWA 11.11 (C900) Standard Specifications. Plans that do not meet the specifications in all respects will not be accepted. All lines should be Class 51, or greater (when requested by the County). All service lines should be Type "K" copper.
- Contractor is responsible to verify the location and depth of the existing water lines prior to construction.
- Required 18-inch vertical separation between proposed water lines and other existing and proposed utilities lines shall be verified during construction.
- If existing water service line is to be removed and abandoned, the service shall be removed back to the corporation stop and capped at the water main line in the presence of the inspector. Other existing and abandoned water service structures will be removed in the presence of the inspector.
- Water meter boxes are to have 1-inch Type "K" Copper service line. The service line must be continuous from the main to the water meter and shall have a minimum cover of 48". All joints shall be flared. The service line shall connect to the main line with a direct tap with a corporation cock with a minimum of 18" between taps.
- Water meter box shall be a polyethylene meter box (Model 1219-18-MKF deep) with polyethylene lid (Model 1219-1-MKF deep). Lid for stretch yoke box shall be DFW Model 6514-1-MKF deep with oblong knock out and 1/2-inch recess for meter antennae with a ferrous magnet in the lid and a plastic locking mechanism.
- For residential subdivisions: No individual meters are to be placed in a concrete sidewalk or driveway. Meters must be maintained in grass areas.
- The contractor shall install cast iron water meter boxes and 1" type "K" copper service lines for all services including cut-de-sacs.
- Lot lines will be clearly identified and marked on top of curbs before the water main is installed.
- Conduit across the road, for installation of water services, is to be installed by the developer prior to paving. Material for conduit shall be PVC pipe or approved alternate and is to be installed 3-feet below final grade.
- A 6" P.V.C. conduit will be used to access all lots on opposite sides of the street, except in cu I-de-sacs. Inspector must be notified 24 hours before construction begins.
- Thrust blocking will be used at all bends, plugs, tees, and fire hydrants.
- Fire hydrants shown in the radius of a curve shall be field adjusted so that the actual installation of fire hydrants will be outside of curve radius.
- All sampling stations and automatic flushing stations installed within a development shall be metered and the sampling station shall be owned and maintained by the HOA. All lines 6" diameter or greater must be pressure tested at 250 psi for a minimum of 2 (two) hours.
- Water taps, service lines, and meter boxes in residential subdivisions will be installed by the developer per current Fulton County specifications.
- All required off site easements shall be dedicated to Fulton County prior to Utility permitting. All public on-site easements for other than single family residential projects that will be final plat shall be dedicated to Fulton County prior to Water Resources permit approval.
- For residential projects where onsite water easements are to be dedicated to Fulton County, the following applies: Water easement inside property line to be shown in final plat for recording.
- Any changes to the water drawings must be approved by Fulton County. Notify Fulton County Inspector 24-hours prior to construction.

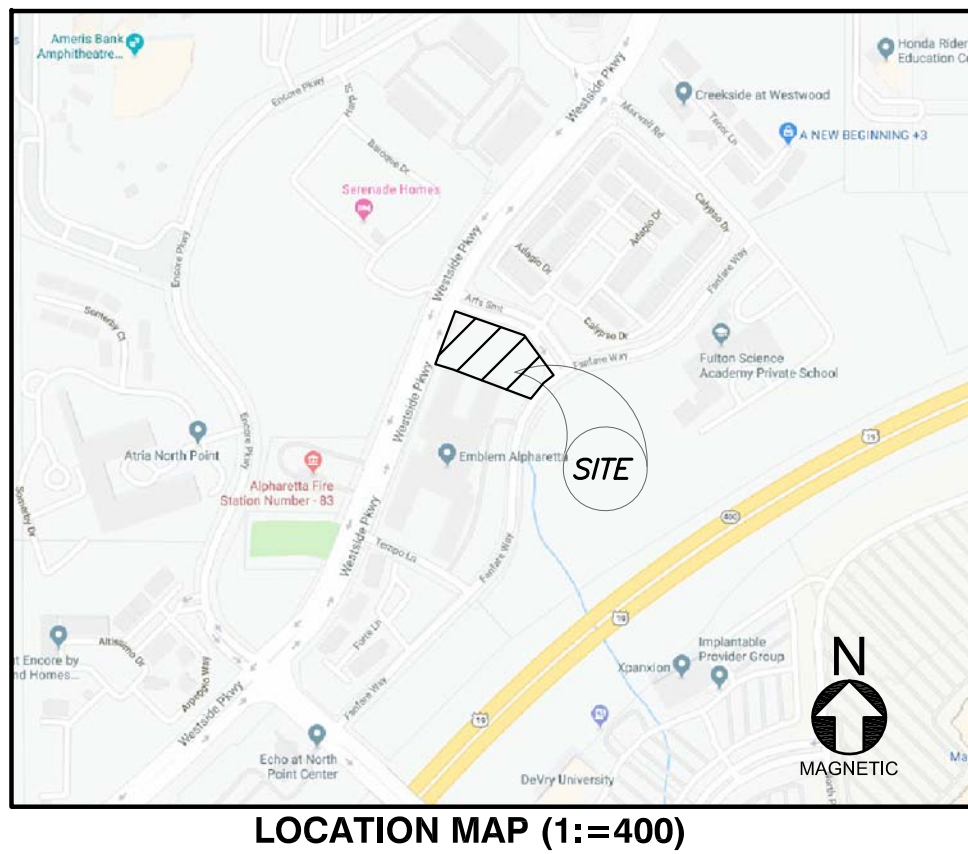
GENERAL UTILITY NOTES:

- All work and materials shall comply with all County, utility company, regulations and O.S.H.A standards.
- The contractor shall refer to architectural plans for exact dimensions, and utility entry locations.
- The contractor shall coordinate with all utility companies for installation requirements and specifications.
- At the time this drawings were prepared, the construction details shown were believed to be the most recent. At the time of construction, it shall be the contractor's responsibility to determine and perhaps implement any subsequent revisions to the construction details from the owner or the municipality.
- All fill material must be in place and compacted prior to the installation of proposed utilities. Contractor shall notify authority utilities inspector 72 hours before connecting to any existing lines.
- The minimum trench width shall be 2ft.
- All trenches 20ft or greater in depth require shoring. The design of the shoring shall be certified by a registered Engineer. Trench requirement shall be strictly enforced. Contractor shall meet or exceed all O.S.H.A standards.
- All water joints are to be mechanical joints with thrust blocks.
- All utilities shall be kept 10ft apart when parallel and 18" apart when crossing (outside edge to outside edge).
- In the event of a vertical conflict between waterlines, sanitary sewer lines, storm lines and gas lines (existing or proposed), the sanitary sewer line shall be ductile iron pipe with mechanical joints at least 10ft on both sides of the crossings. The waterline shall have mechanical joints with appropriate thrust blocking.
- The existing utility information shown on these plans have been obtained from existing records and where possible field located. This information is not to be taken as exact or all inclusive. It shall be the contractor's responsibility to verify the location and elevations of any and all existing utilities within and outside the project limits.
- The top of all manholes shall be flush with proposed elevations, and are to be one foot above finished ground elevations with water tight lids.
- All concrete encasements shall have minimum 28 day strength of 3000psi.
- Drawings do not purport to show all utilities. It shall be the contractor's responsibility to verify the exact location of all utilities prior to commencing construction.
- All necessary inspections and or certifications required by code and or utility service companies shall be performed prior to final connection of service.
- All water lines shall be installed at a minimum depth of 42 inches. All other utilities and conduits shall be installed at a minimum depth of 30 inches. Refer to profile sheet for depth of sanitary sewer.

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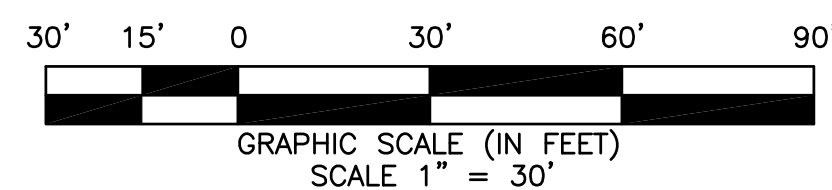
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FULTON COUNTY UTILITY NOTES:

SEWER NOTES

- All wastewater pipe construction shown on these plans must conform to Fulton County's Standards and Specifications, including Sanitary Sewer Regulations latest copy.
- No sanitary sewer shall be accepted by the County without an as-built drawing showing the horizontal and vertical alignment of the sewer system, the location of all manholes, sewer connections, piping materials, required easement limits and junctions, and property lines.
- Contractor must field verify the location and elevation of all known and unknown underground utilities.
- All temporary and permanent wastewater easements must be dressed and grassed to control erosion prior to acceptance. Trees shall not be planted in the permanent easement area, or within 10-feet of a Fulton County sewer main.
- As-built drawings and maintenance bond(s) must be submitted and are required prior to inspection and acceptance. Digital as-built will be required. Note that digital as-builts will be required at the completion of the project. Please see: <http://www.fultoncountygga.gov/images/stories/WR/Development/CADStandards.pdf> for the requirements. Maintenance bonds are due at final approval of the as-builts.
- Neoprene couplings with stainless steel bands and shear rings are required for joining different types of sanitary sewer pipes.
- Pools shall not drain into wastewater pipe systems. Pools shall drain into an approved individual onsite wastewater management system.
- Low pressure air testing required for all wastewater pipe systems. This test must meet all requirements as outlined in UNI-B-06 or current revision. A Fulton County Inspector must be present during testing.
- Contractor shall field verify the locations and invert elevations of wastewater pipes for a connection to existing wastewater systems. Contractor is to cut and remove the pipe only upon final approval by the Fulton County Inspector.
- All wastewater lines and laterals with less than one-foot of clearance to another utility line shall be constructed with a concrete saddle to maintain separation.
- No fill shall be placed on a sanitary sewer easement without approval by the Director of PW. All sanitary manholes must extend to the ground surface.
- For all projects utilizing individual onsite wastewater management systems design and provisions shall be in conformance with Fulton County Department of Health and Wellness regulations.
- Eight-inches (8") or larger pipe lines shall be TV inspected. A virus free portable storage drive (USB Flash Drive) and written inspection log in compliance with NASCO requirements and certified by a Georgia Registered Engineer or Registered Land Surveyor shall be provided when as-builts are submitted. All videos shall include PACP and MACP completed forms. A copy of the operator's current NASCO certification shall be submitted.
- USF 7635 Box required for wastewater cleanouts in paved area per Fulton County Standard Detail 709.
- Compaction of the back fill of all trenches shall be compacted to at least 90% Standard Proctor density. Backfill material shall be free from roots, stumps, or other foreign debris, and shall be placed at or near optimum moisture content. Correction of any trench settlement within year from the date of approval will be the responsibility of the contractor. Compaction of the back fill of all trenches located under pavement shall be compacted to at least 95% Standard Proctor density.
- Sanitary sewer laterals should be marked with 4"x4"post with min. 4-feet above ground. The top 1" should be painted green. Each lateral is to be brought to the ground surface in accordance with Fulton County Standard 909.
- All required off site easements shall be dedicated to Fulton County prior to Utility permitting. All public on-site easements for other than single family residential projects that will be final plat shall be dedicated to Fulton County prior to Water Resources permit approval.
- For residential projects where onsite sanitary sewer easements are to be dedicated to Fulton County, the following applies: Sanitary sewer easement inside property line to be shown in final plat for recording.
- For all projects containing PVC wastewater pipes, also include the following notes: (see attached condition for PVC).
 - Pipe shall be ASTM D3034, SDR35 in 12.5 foot laying lengths with elastomeric sealed joints in accordance with ASTM D3212.
 - Pipe bedding shall be #57, sharp, angular, crushed stone. Bedding shall extend a minimum of 4" below the pipe and extend to the top of the pipe. The bedding shall be compacted by "slicing with a flat shovel". The width of the ditch must be in accordance with OSHA Safety Standards.
 - Initial backfill: After bedding, complete initial backfill with #57 stone. If no rock is encountered, initial backfill shall extend to a height 6" above the top of the pipe, otherwise initial backfill shall extend to 12" above the top of the pipe.
 - Fittings for lateral connections shall be 45° WYES and bends. Provide PVC pipe stoppers for each lateral. Provide special watertight connections at manholes and transitions to ductile iron pipe as recommended by the pipe manufacturer.
 - After installation, a deflection test is required. Initial deflection shall be limited to 3% of the undeflected diameter. A second test shall be made at least 6 months after the installation but before final acceptance. At that time deflection shall be limited to 5% of the undeflected diameter.
- All manholes located within a paved area shall have concentric cone sections and flange down frames and covers. All manholes located within an unpaved area shall have eccentric cone sections with bolt down flange up frame and covers, or hinged cast in place lockable covers. All manholes located within a flood prone area shall have eccentric cone sections with bolt down gasketed flange up frame and covers. Raise top of manholes in landscape areas to 0.5-feet above grade.
- Issuance of this permit does not in any way imply that wastewater taps for building permits will be issued. Contact the Department of Public Works, Water Resources Division at (404) 612-7400 for further information.
- Any changes to the sewer drawings must be approved by Fulton County.
- Notify Fulton County 24-hour prior to construction.



NOT ISSUED FOR CONSTRUCTION

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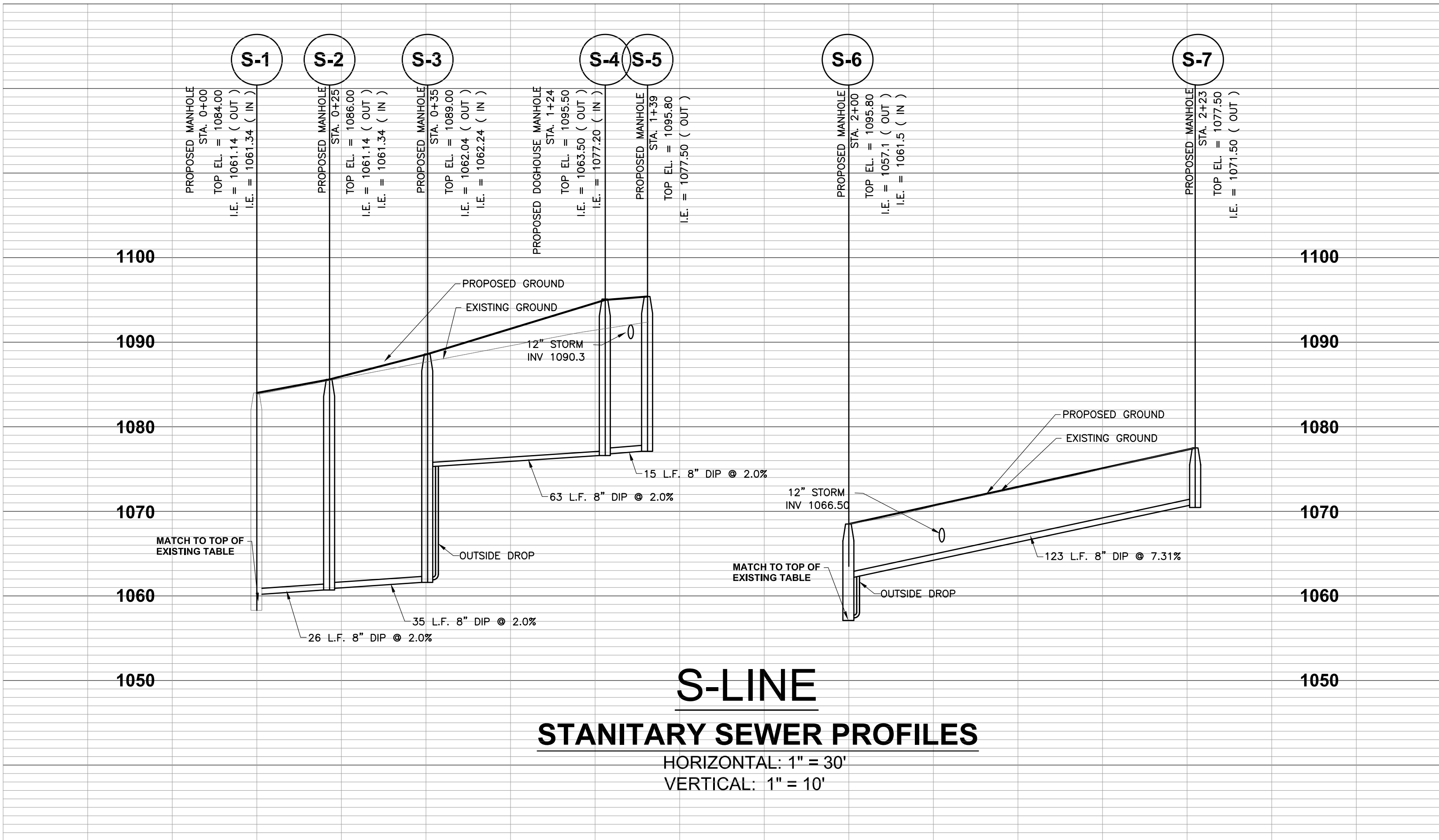
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PROJECT No.	ZMC-001
DRAWN BY:	KOG
CHECKED BY:	KOG
DATE:	09-30-2019
ISSUED FOR:	REVIEW ONLY
RW/PERMIT No.	TBD

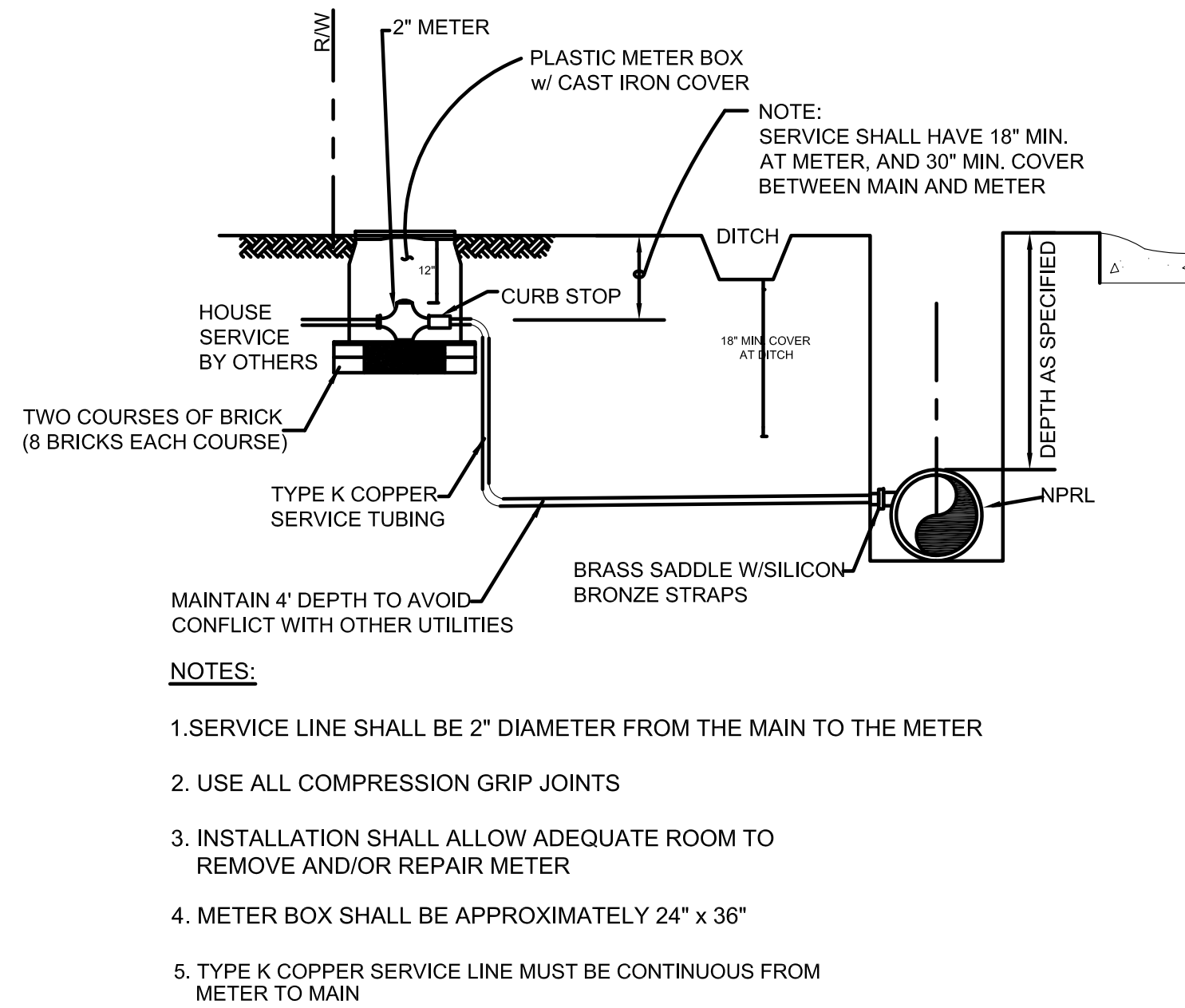
The Felix School
Parcel ID 12 26000 689 3064
City of Alpharetta
Fulton County, GA

SHEET TITLE
UTILITY PLAN

SHEET No.
C-3

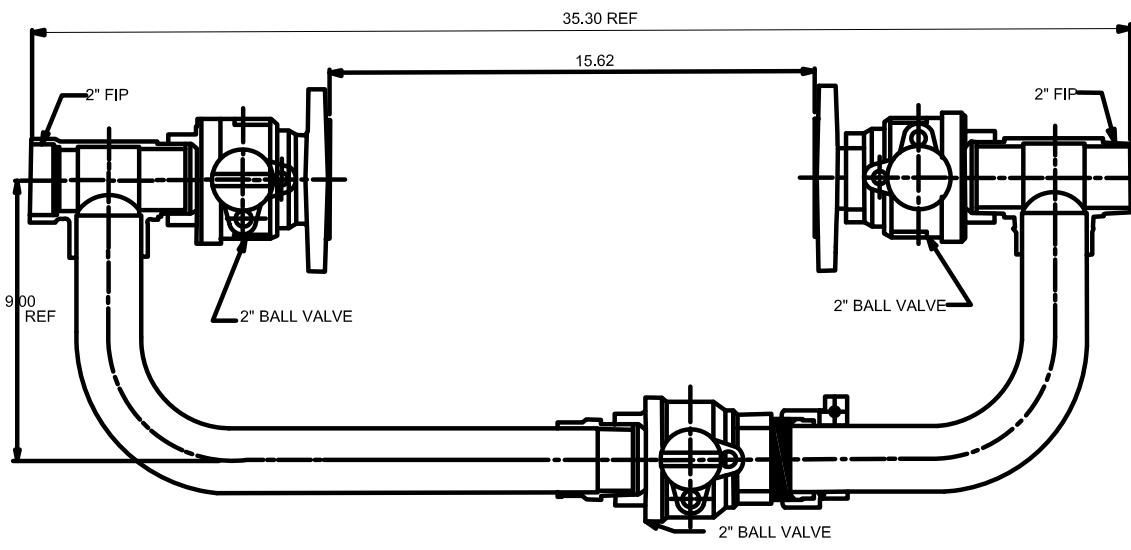


THE FELIX SCHOOL		by		The Felix Schools, LLC		6435 Westbay Terrace		Cumming GA, 30040																					
PROJECT No.		ZMC-001		DRAWN BY:		PJR		CHECKED BY:		KOG		DATE:		09-30-2019		ISSUED FOR:		REVIEW ONLY		RW/PERMIT No.		TBD							
The Felix School		Parcel ID 12 20000 699 3064		City of Alpharetta		Fulton County, GA		SHEET TITLE:		SANITARY SEWER		PROFILES		SHEET No.		C-4		Griffin & Davis Consulting, Inc.		5425 Peachtree Parkway, Suite 215 Peachtree Corners, GA 30092 Tel: (678) 717/7814 Fax: (678) 261/7653 www.griffin-davis.com		Civil Engineers		Transportation Engineers		Land Planners		Landscape Architects	



NOTES:

1. SERVICE LINE SHALL BE 2" DIAMETER FROM THE MAIN TO THE METER
2. USE ALL COMPRESSION GRIP JOINTS
3. INSTALLATION SHALL ALLOW ADEQUATE ROOM TO REMOVE AND/OR REPAIR METER
4. METER BOX SHALL BE APPROXIMATELY 24" x 36"
5. TYPE K COPPER SERVICE LINE MUST BE CONTINUOUS FROM METER TO MAIN



FULTON COUNTY STANDARD DETAIL 604
2" METER INSTALLATION

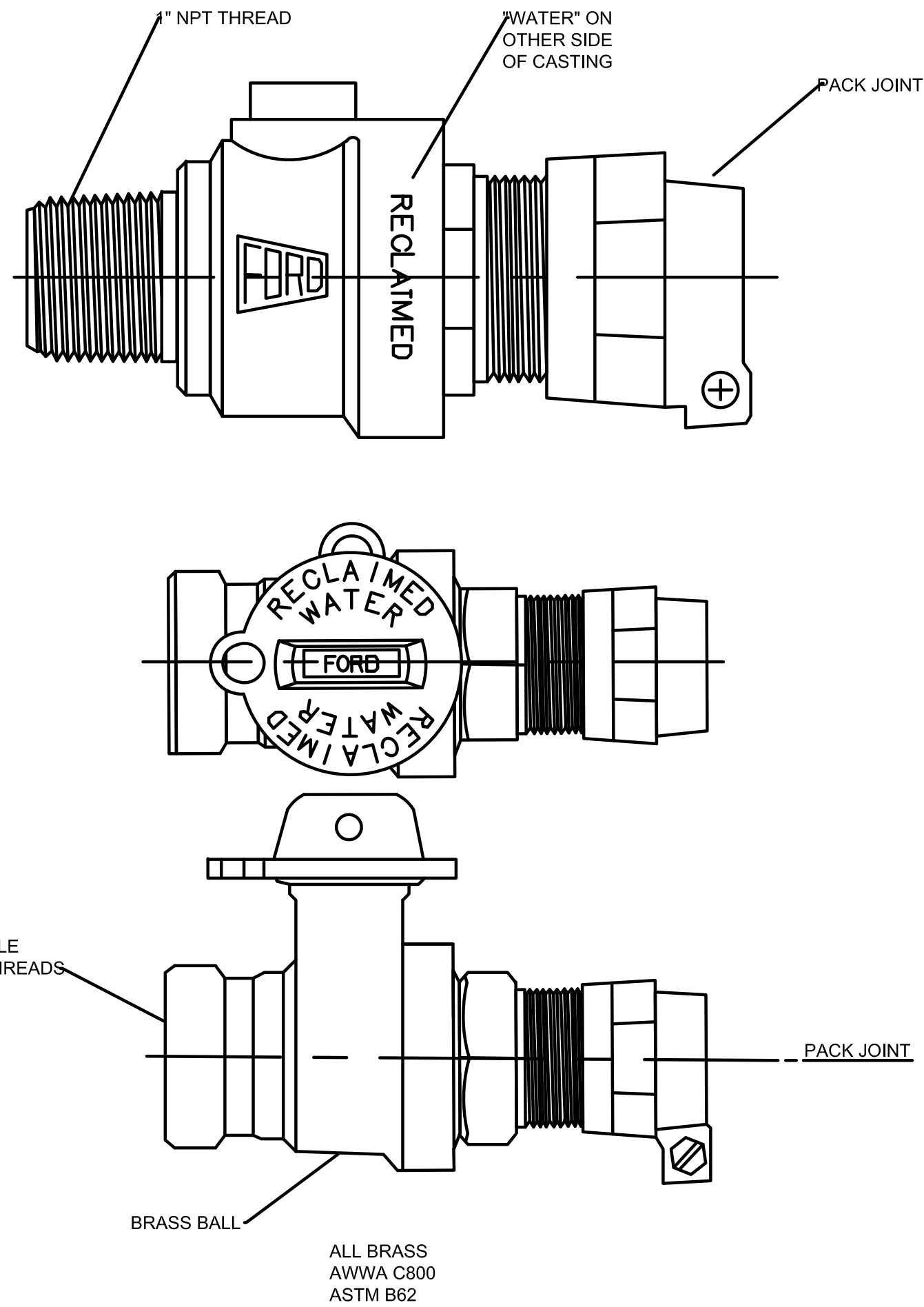
DATE	REVISIONS	DATE	REVISIONS
8/08	NRR		

DGS/DRN/CHKD: CMS
APPROVED: ML
DATE: 12-2-05



FULTON COUNTY PUBLIC WORKS
141 PRYOR ST. ATLANTA, GA. 30303
404-612-7400 FAX: 404-224-0498

DRAWING NO.
604



FULTON COUNTY STANDARD DETAIL 606
BRASS FITTINGS FOR METER INSTALLATION ON NPRL

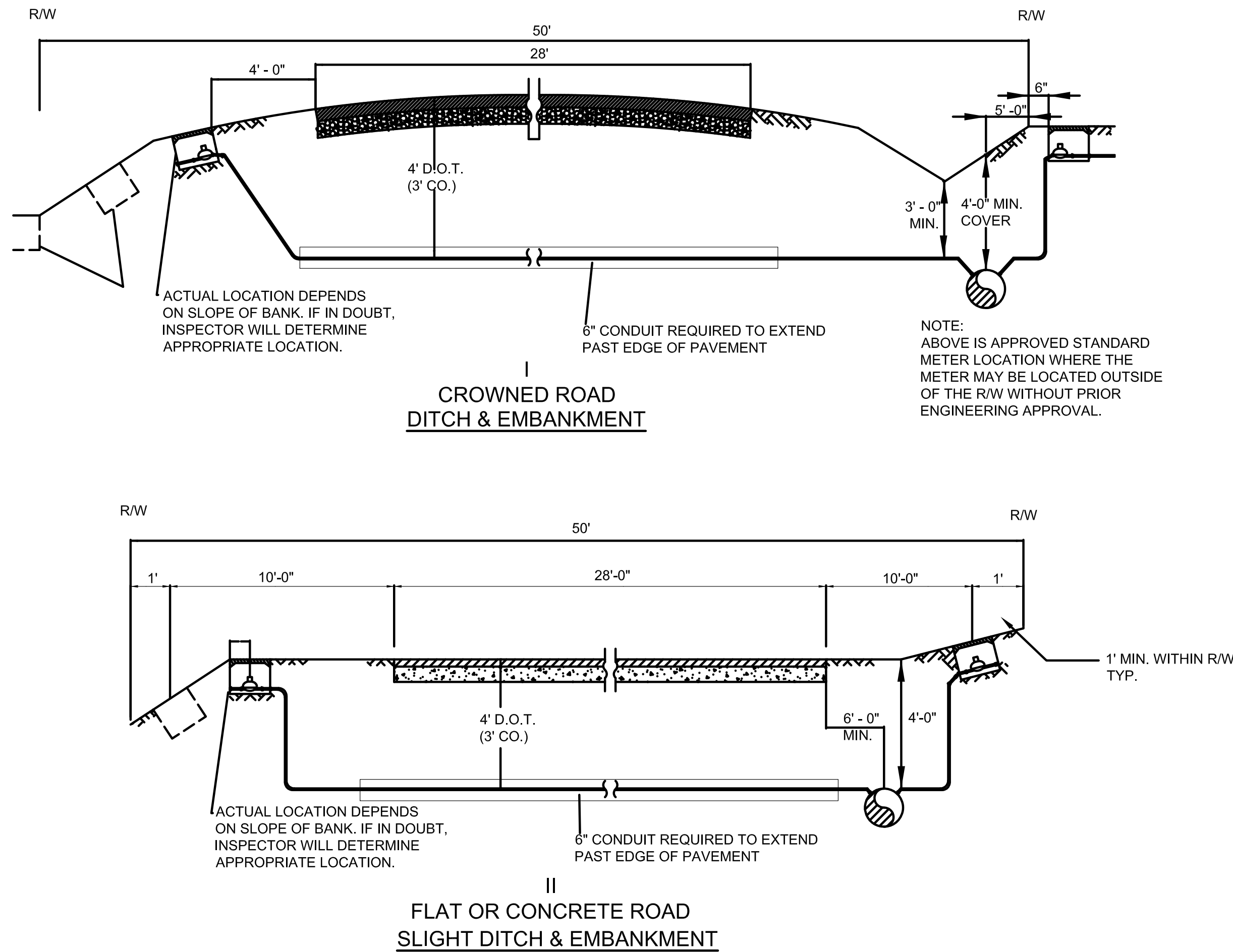
DATE	REVISIONS	DATE	REVISIONS
8/08	NRR		

DGS/DRN/CHKD: CMS
APPROVED: ML
DATE: 12-2-05



FULTON COUNTY PUBLIC WORKS
141 PRYOR ST. ATLANTA, GA. 30303
404-612-7400 FAX: 404-224-0498

DRAWING NO.
606



FULTON COUNTY STANDARD DETAIL 607
METER LOCATIONS: 3"-2"

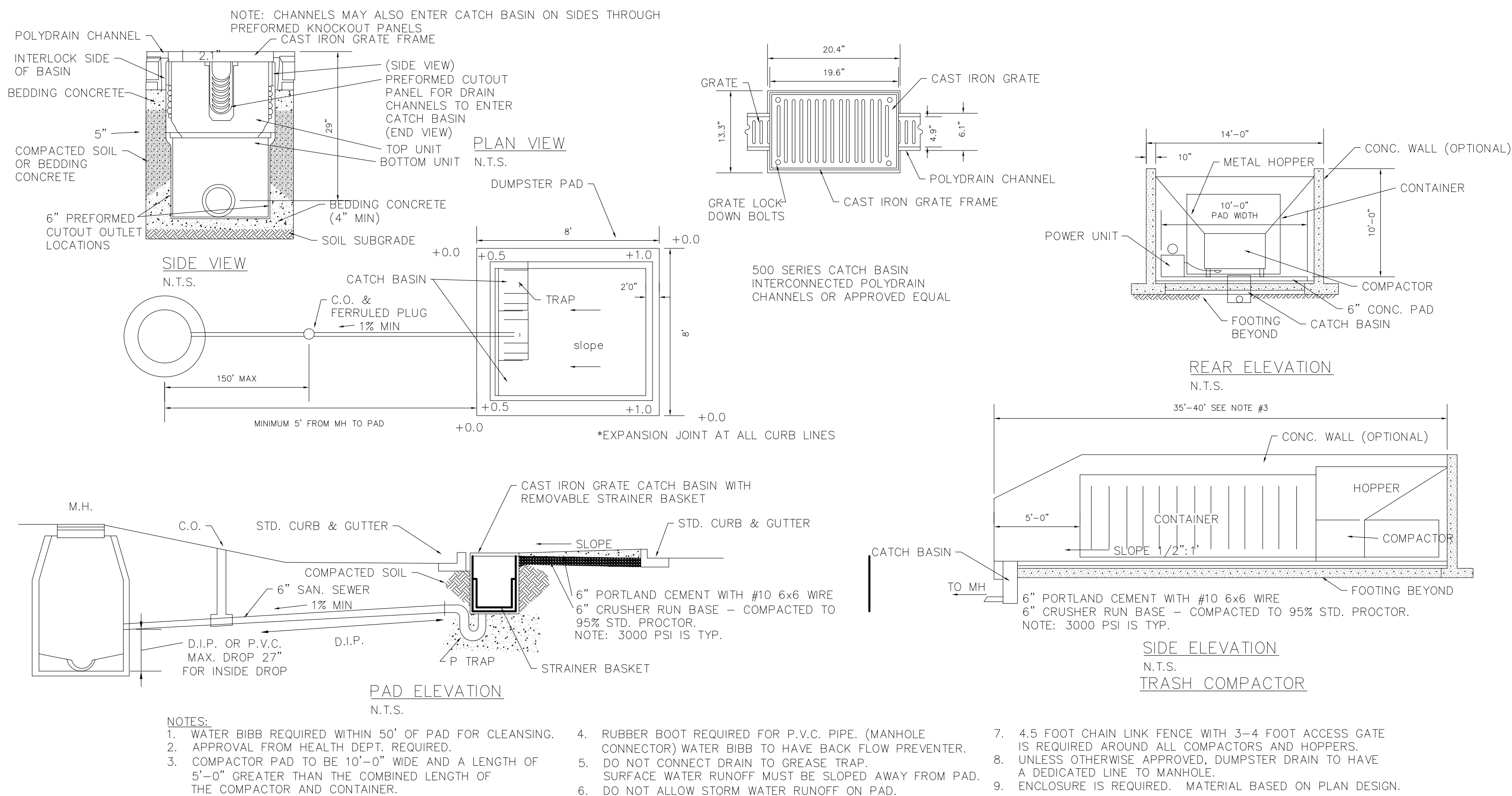
DATE	REVISIONS	DATE	REVISIONS
8/08	NRR		

DGS/DRN/CHKD: CMS
APPROVED: ML
DATE: 12-2-05



FULTON COUNTY PUBLIC WORKS
141 PRYOR ST. ATLANTA, GA. 30303
404-612-7400 FAX: 404-224-0498

DRAWING NO.
607



FULTON COUNTY STANDARD DETAIL 703
TRASH COMPACTOR
AND
DUMPSTER PAD DETAILS

DATE	REVISIONS	DATE	REVISIONS
8/08	NRR		

DGS/DRN/CHKD: ML
APPROVED: REW
DATE: 12-2-05



FULTON COUNTY PUBLIC WORKS
141 PRYOR ST. ATLANTA, GA. 30303
404-612-7400 FAX: 404-224-0498

DRAWING NO.
703

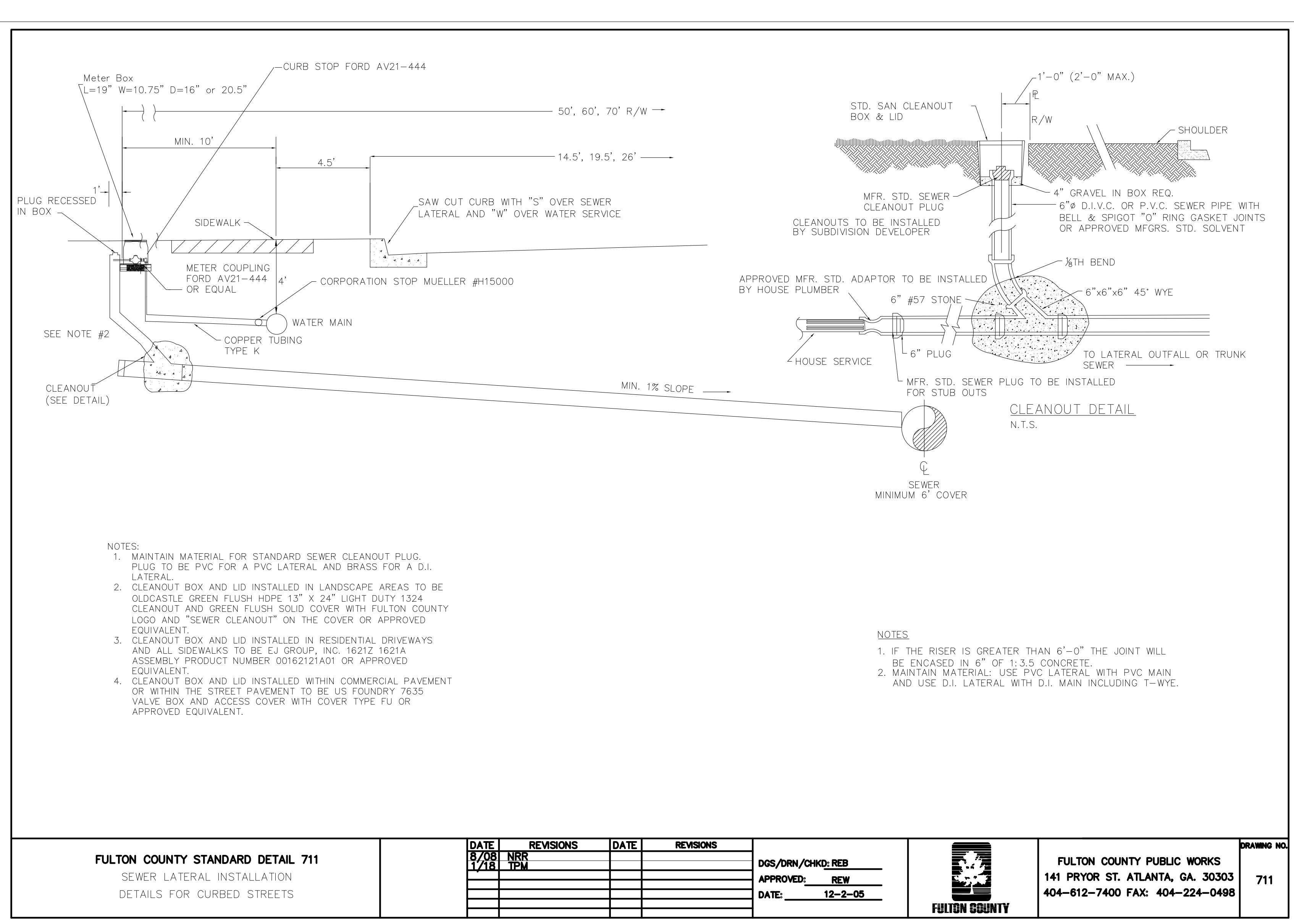
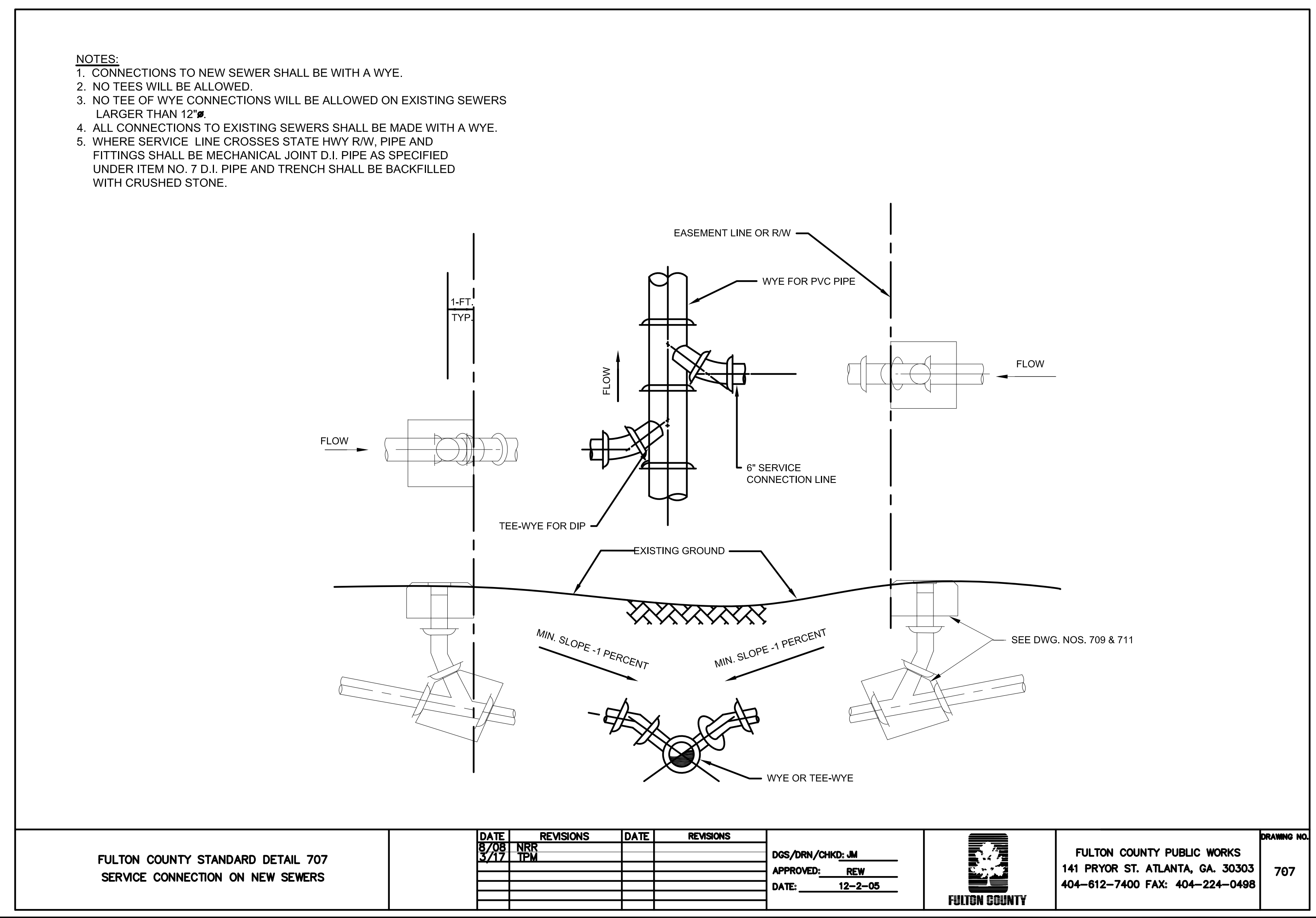
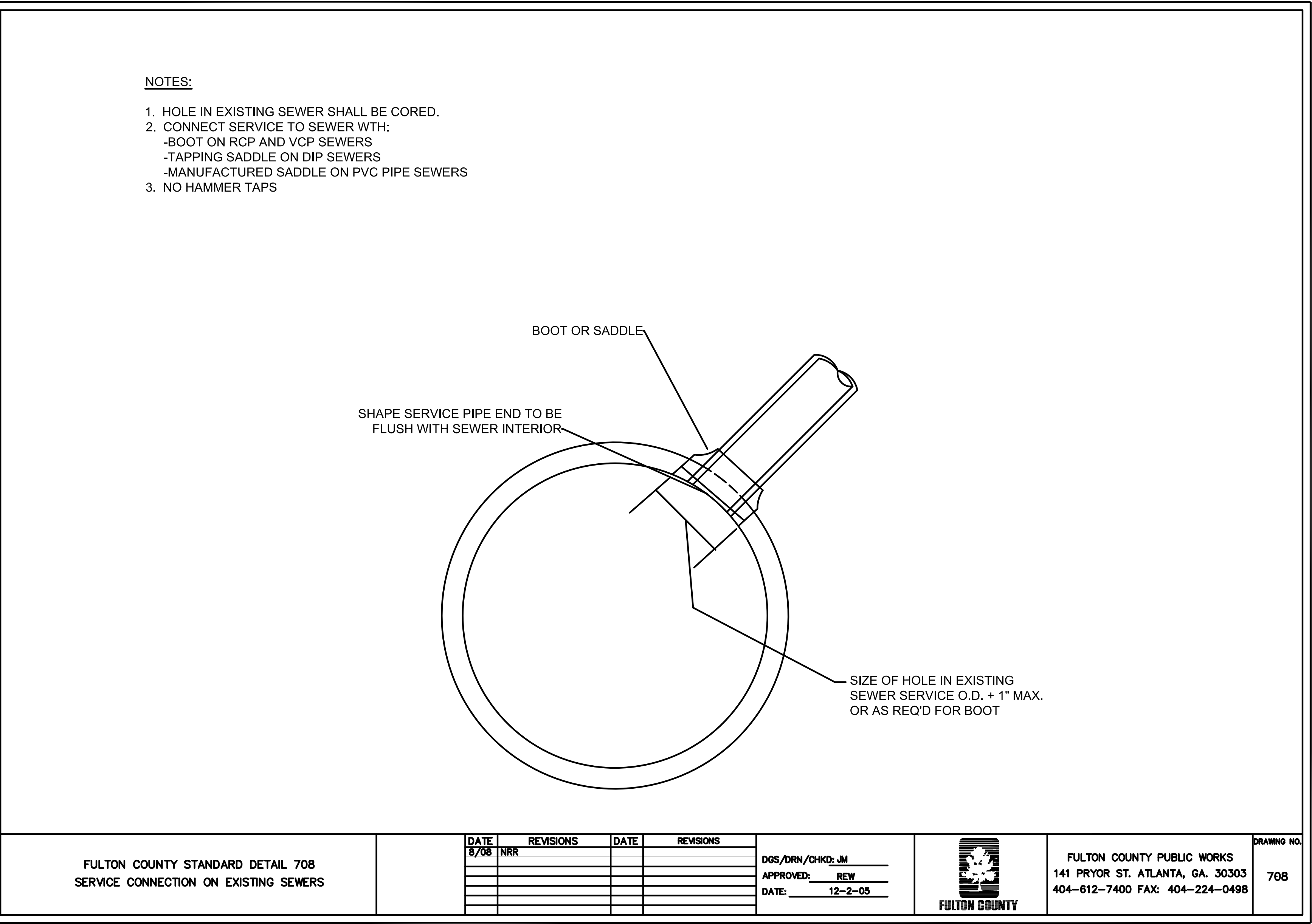
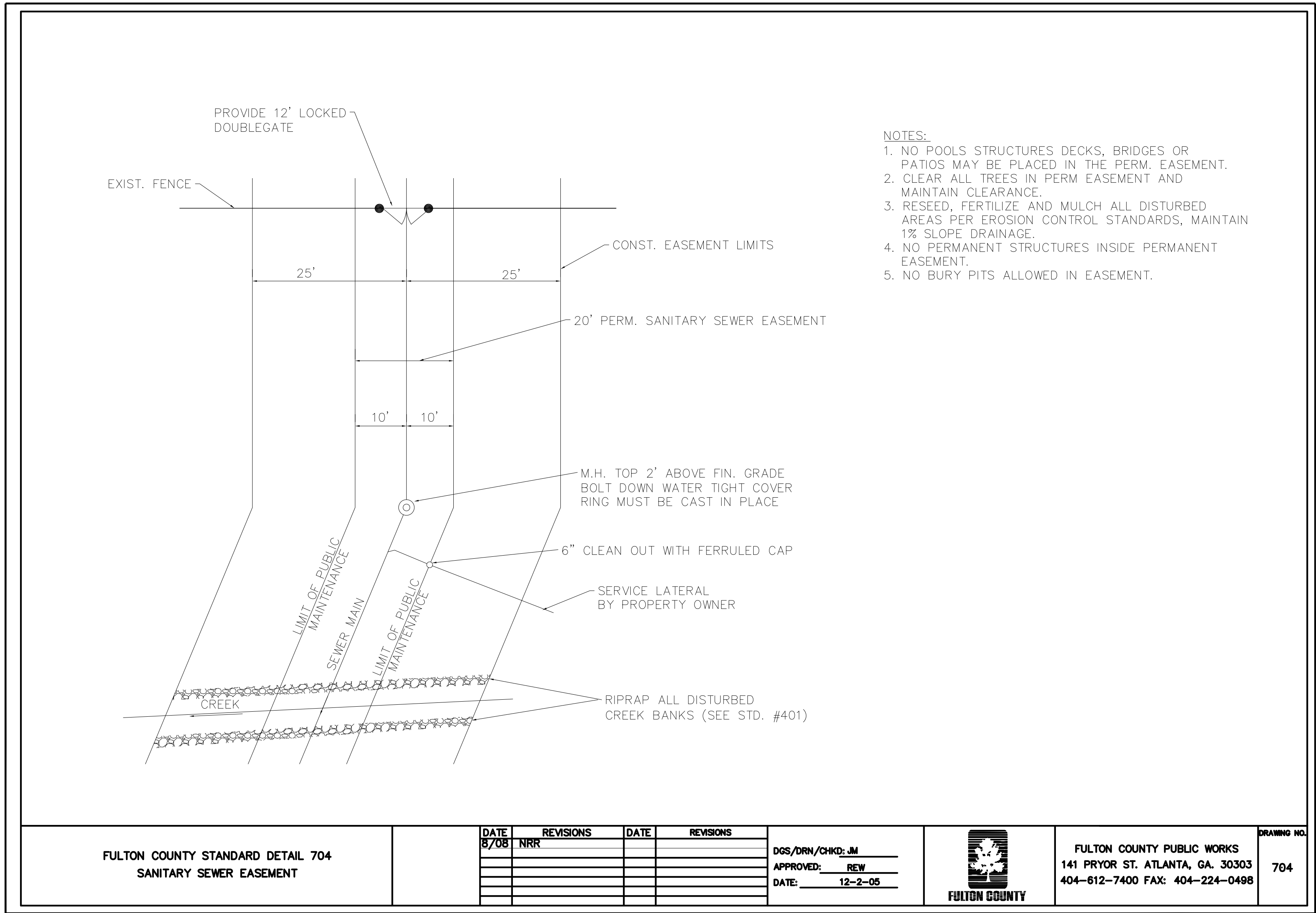
ZION MISSIONARY BAPTIST CHURCH
REMOTE PARKING FACILITY
935, 943, 949, 961 ZION CIRCLE, ROSWELL, GA
ZION MISSIONARY BAPTIST CHURCH
888 ZION CIRCLE
ROSWELL, GA 30075

Griffin & Davis Consulting, Inc.
5425 Peachtree Parkway,
Suite 215
Peachtree Corners, GA 30092
Tel: (678) 717-7814 Fax: (678) 261-7653
www.griffin-davis.com



REVISION DESCRIPTION	DATE	BY	CHKD
1. ADDED PARKING SPACES	05/10/19	ML	
2. CITY COMMENTS	11/25/19	ML	
PROJECT No.	ZMC-001		
DRAWN BY:	PJP		
CHECKED BY:	KOG		
DATE:	07-25-2019		
ISSUED FOR:	REVIEW ONLY		
RW/PERMIT No.	TBD		
ZMBC-REMOTE PARKING			
Parcel # 12 2001 04250411			
Parcel # 12 2001 04250425			
Parcel # 12 2001 04250437			
Parcel # 12 2001 04250421			
City of Roswell			
SHEET TITLE:	DETAIL SHEET		
SHEET No.	C-8		

Civil Engineers Land Planners Transportation Engineers Landscape Architects



REVISION DESCRIPTION		DATE	
1.	ADDED PARKING SPACES	05/10/19	
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DESIGN REVIEW BOARD DECEMBER 13, 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

- Richard Kramer, Chair
- Roger Brown, Vice-Chair
- Pat Corkill
- Holly Palmer
- Katie Rocco
- Frank Schwing
- Tom LeCain (Voting Alternate)
- Kim Matherly (Non-Voting Alternate)

Staff Present:

- Bret Schroeder, Zoning Enforcement Manager
- Elle Taylor, Planning and Zoning Coordinator

1. DRB190054 The Felix School Westside at Arts Summit

Review of new construction

Applicant presented for Cursory Review

After Discussion:

- Samples of 2 colors of brick
- Synthetic wood on doors

- Elevations
- Adding cap to Rooftop Units for screening
- Site Line Study – Applicant did his own study
- Playground Structures
- Existing Storm Water
- Schematic Water Feature
- DRB suggested sculpture
- Fence/Rail/Wall –
 - Masonry- on both sides
 - Grading requirements
 - Height maybe 15' tall
 - Not allowed to have” fencing “on top of wall by code
 - Staff stated they made need to think through this at One Stop /LDP Meeting to allow a picket style iron railing allowing for a lower masonry wall
 - Need heavy Landscaping on outside of wall
- Dumpster
- Landscape
 - o Westside Pky plantings should be foundation, evergreen plantings
 - o Highlight the corner of Arts and Westside
 - o Willow Oaks may not do well at Canopy/Porte Cochere
 - o Heavily Screen Dumpster Area especially where gates are visible from the street
 - o Depending on Wall height may not need double row, may be able to berm around the outside
 - o On backside off of Westside – Arched walk. Maybe change to single walk around Art piece to be more cost effective

❖ Board Member Schwing offered a motion to conceptually approve the Site Plan, Elevation and Materials

- The motion received a second from Board Member Palmer
- The motion passed by a vote (7-0)

There was discussion during the motion:

1. Railings – darker variegated brick as the body and the lighter as the banding

2. Cornice Cap same color as cornice
3. Roof Units same color as cornice
4. Building Lights – bronze finish
5. Dark green almost black or black at the bottom
6. Reduce scale of porte-cochere
7. Screening will mirror parapet
8. Sculpture of children playing
9. Columns at rear entry
10. Landscape

Applicant may bring back different options for porte- cochere when he returns for approval.

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: Henderson Commons

Location Address: 735 N Main St, Alpharetta 30009

Mailing Address: 10945 State Bridge Road Suite 401-177

City: Johns Creek State: GA Zip Code: 30022

Contact For All Notifications: Barry Gold

Contact Telephone: 404 - 304 - 8414 Mobile Telephone: 404 - 304 - 8414

Fax: 770 - 751 - 6613 Email: barry@gfpropertygroup.com

Contact's Relation To Business: Owners agent

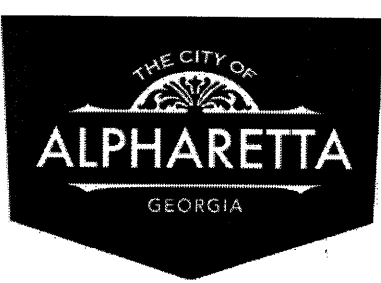
This Application For (Check all that apply):

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

Application Fees:

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

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



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: GG Henderson Commons, LLC

Physical Address: 10945 State Bridge Road Suite 401-177, Johns Creek, GA 30022

Mailing Address: 10945 State Bridge Road Suite 401-177

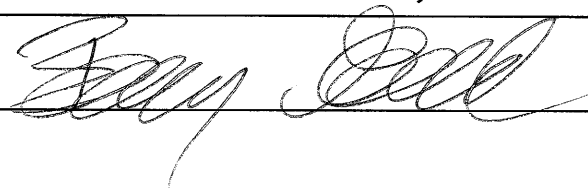
City: Johns Creek State: GA Zip Code: 30022

Owner Telephone: 404 - 304 - 8414 Contact Fax: 770 - 751 - 8772

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): GG Henderson Commons, LLC Date: April 27, 2020

Owner Signature:  OWNER AGENT.

Property Information:

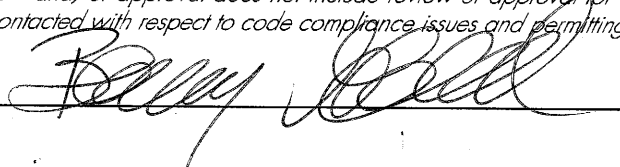
Address (If Assigned): 735 N Main St Alpharetta, GA 30009

Tax ID or Map Reference Number: 22-496011233255

Land Lot(s): 1122 District: 2nd Section: 2nd

Existing Zoning of Property: C-1 Existing Uses of Property: Retail

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

Applicant Signature:  Date: 4/27/20 Print Form







DESIGN REVIEW BOARD HEARING APPLICATION AND FILING PROCEDURES

UPDATED: DECEMBER 9, 2019

DEPARTMENT OF COMMUNITY DEVELOPMENT

2 PARK PLAZA
ALPHARETTA, GA 30009
WWW.ALPHARETTA.GA.US

TEL: 678.297.6070
FAX: 678.297.6071

INSTRUCTIONS AND REQUIRED MATERIALS

The City of Alpharetta Design Review Board Hearing Application has been designed to allow you the ease of completing the form electronically and printing the completed form for submittal. Please note, however, that the form cannot be saved so as to include the information that you input.

Required Materials:

In order to allow the Design Review Board to adequately and effectively understand and consider the nature of your request it is required that certain materials be included with your submittal. These required items are described below along with the type(s) of review for which they would be needed. Submittals not including the appropriate materials, as indicated below, will not be accepted for review.

Site Plan Review

- ☐ Legal description of the property
- ☐ Site plan(s) showing locations of all site features, including but not limited to
 - Buildings
 - Roads
 - Parking Areas
 - Specimen trees
 - Detention / retention areas
 - Dumpster / refuse locations (screening and materials)
 - HVAC / electrical equipment locations
- ☐ Site lighting with photometric drawings and compatibility to neighboring buildings and property
- ☐ Site line study indicating lack of visibility of rooftop units from ground level
- ☐ Retaining wall(s) location and materials

Landscape Review

- ☐ Landscape drawing(s) prepared by landscape architect showing locations of all landscape features, including but not limited to
 - Size and type of all plant material; including ground covers
 - Seasonal beds

Signage Review

- ☐ Overall site plan drawing indicating locations of ground signs and required setbacks
- ☐ Exterior elevations indicating locations of all wall signs
- ☐ Individual color drawings of each sign indicated
 - Dimensions
 - Materials
 - Lighting
 - Construction
 - Colors

Exterior Elevation Review

- ☐ Colored exterior elevations with materials notes of all facades of the building(s)
- ☐ All exterior material and color samples (Shall be brought to the scheduled meeting)
- ☐ Locations of roof-top equipment
 - Vents
 - Satellite dishes
 - Exhaust pipes
 - Antennas
- ☐ Locations of building lighting
- ☐ Perspective drawings and renderings

Submittal Procedure:

One original plus five (5) collated sets of a completed Hearing Application Form and supporting documents are to be filed by the deadline dates reflected on the following page. Completed applications received after the deadline shall be placed on the next available agenda. All renderings attached to the application must be in color.

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

Any oversized materials may be attached to the original application. All collated sets shall be submitted on paper no greater than 11 inches by 17 inches in size and folded to 8.5 inches x 11 inches. Five (5) sets of all landscape plans shall be submitted full-size.

Drawings submitted must be accurate and labeled.

Technical drawings (i.e. signs, elevations, site plans) must be drawn to scale.

Photos shall be mounted on 8.5 inch by 11 inch paper and labeled.

Presentation materials, including actual materials / samples boards and mounted drawings, should not be submitted but brought by the applicant to the scheduled review meeting.

FILING DEADLINES AND MEETING SCHEDULE

Completed applications are accepted only on, or prior to, the dates indicated as filing deadlines and only between the hours of 8:30 AM and 3:30 PM. Applications will not be accepted on any other dates or times. Incomplete applications will not be accepted. All fees must be paid at the time of application.

The Design Review Board convenes at 8:30 AM on the meeting dates indicated. All meetings are held at Alpharetta City Hall, which is located at 2 Park Plaza. Applicants will be contacted on the Wednesday prior to the date on which their application is to be considered and provided with the time for which their hearing has been scheduled. Applicants are instructed to arrive at least 20 minutes prior to their scheduled hearing time.

Filing Deadlines

January 02, 2020

February 03, 2020

March 02, 2020

April 01, 2020

May 01, 2020

June 01, 2020

July 01, 2020

August 03, 2020

September 01, 2020

October 01, 2020

November 02, 2020

December 01, 2020

Meeting Schedule

January 17, 2020

February 21, 2020

March 20, 2020

April 17, 2020

May 15, 2020

June 19, 2020

July 17, 2020

August 21, 2020

September 18, 2020

October 16, 2020

November 20, 2020

December 11, 2020

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: _____

☐ Fee Paid Initial: _____

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

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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: Verizon Wireless

Location Address: 5055 Northpoint Parkway Alpharetta GA 30022

Mailing Address: One Verizon Way

City: Basking Ridge State: NJ Zip Code: 07920 - _____

Contact For All Notifications: Alex Norman

Contact Telephone: 518 - 709 - 7498 Mobile Telephone: _____ - _____ - _____

Fax: _____ - _____ - _____ Email: alex.norman@dsdrenewables.com

Contact's Relation To Business: Agent

This Application For (Check all that apply):

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

Application Fees:

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

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



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: MCI Communications Services, Inc.

Physical Address: One Verizon Way Basking Ridge, New Jersey 07920

Mailing Address: One Verizon Way

City: Basking Ridge State: NJ Zip Code: 07920 - -

Owner Telephone: 908 - 268 - 3956 Contact Fax: N/A - -

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): Michael Sandford Date: 5/1/2020

Owner Signature: SANDFMI Digitally signed by SANDFMI
Date: 2020.05.01 14:03:24 -04'00'

Property Information:

Address (If Assigned) : 5055 NORTH POINT PARKWAY

Tax ID or Map Reference Number: 12 286008070369

Land Lot(s): 806,807,850,851 District: 1st Section: 2nd

Existing Zoning of Property: O-I Existing Uses of Property: OFFICE

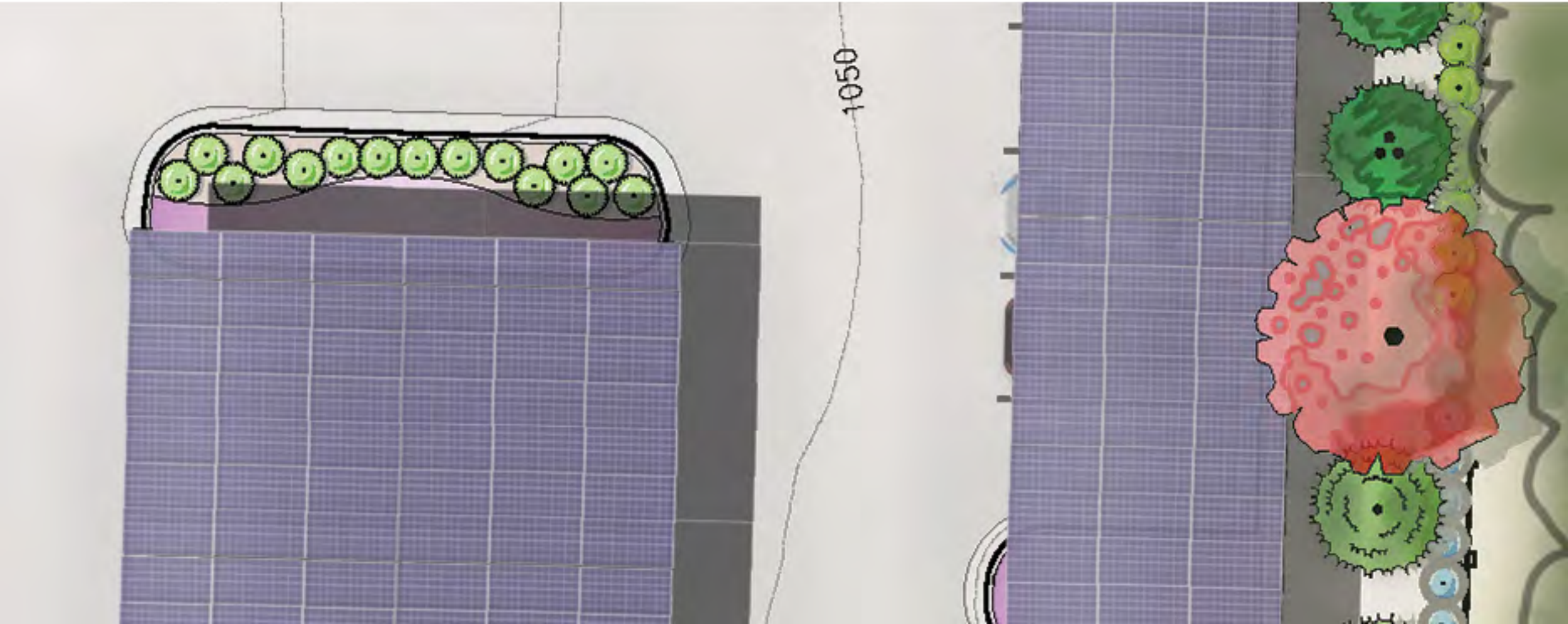
This form is to be executed under oath. I, the person identified herein as "Applicant," do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Design Review Board Application is true and correct and contains no misleading information. I also 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: SANDFMI Digitally signed by SANDFMI
Date: 2020.05.01 14:03:41 -04'00' Date: 5/1/2020

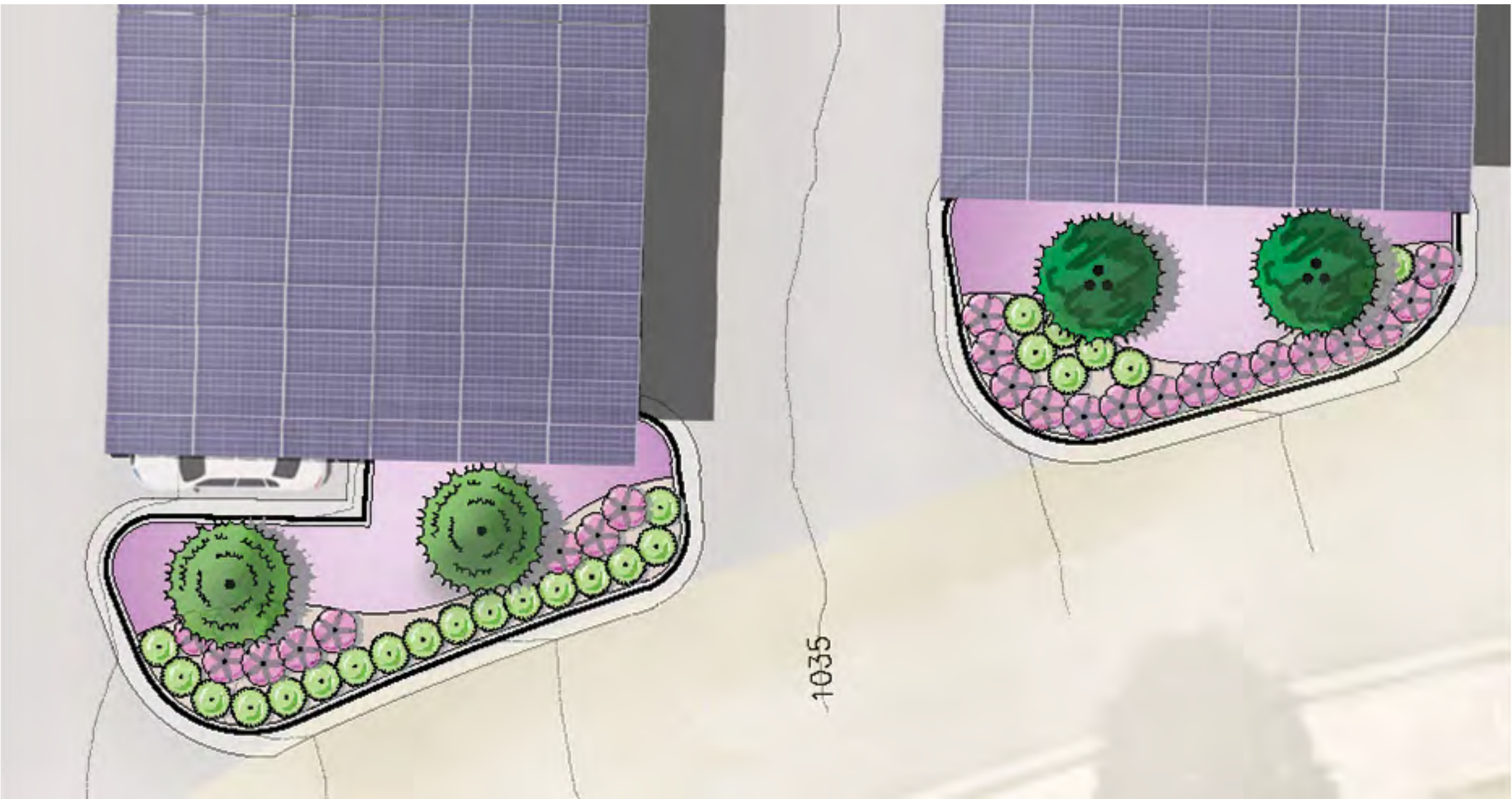
Print Form



OVERALL PLAN RENDERING



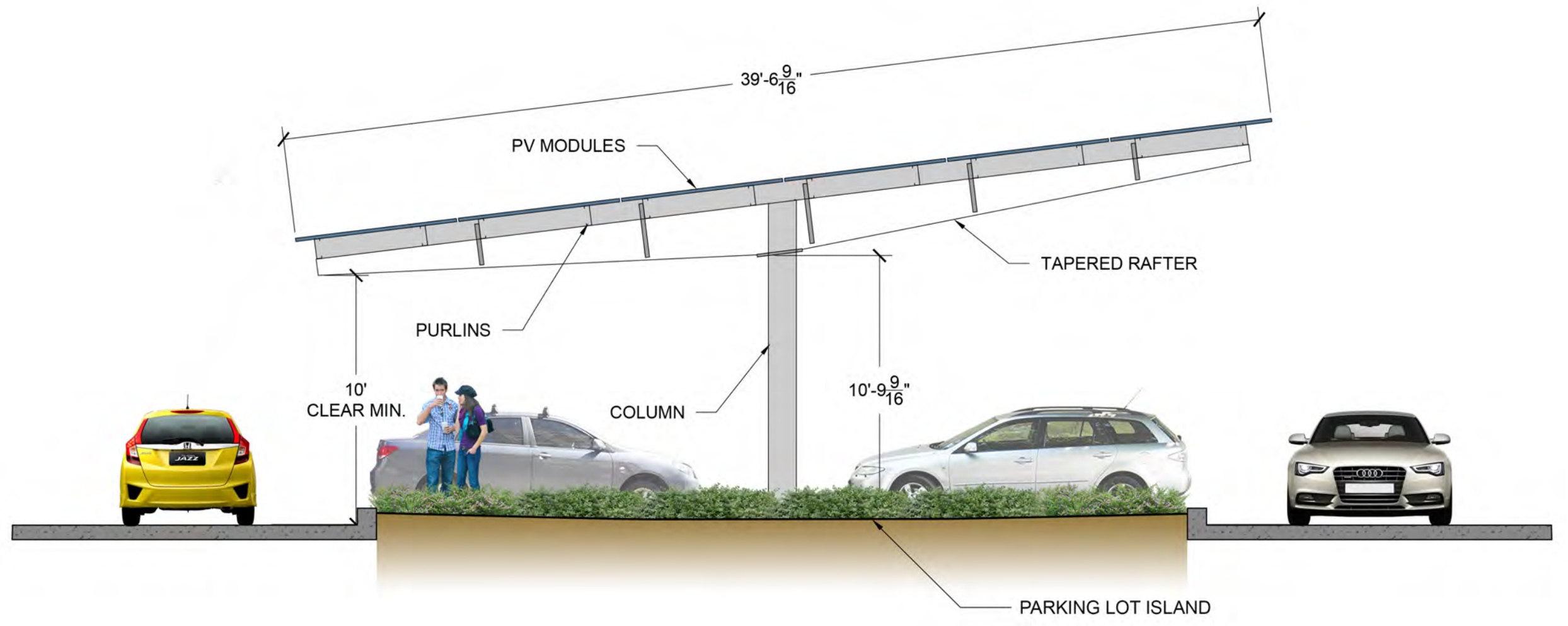
PLAN RENDERING ENLARGEMENT 1



PLAN RENDERING ENLARGEMENT 2



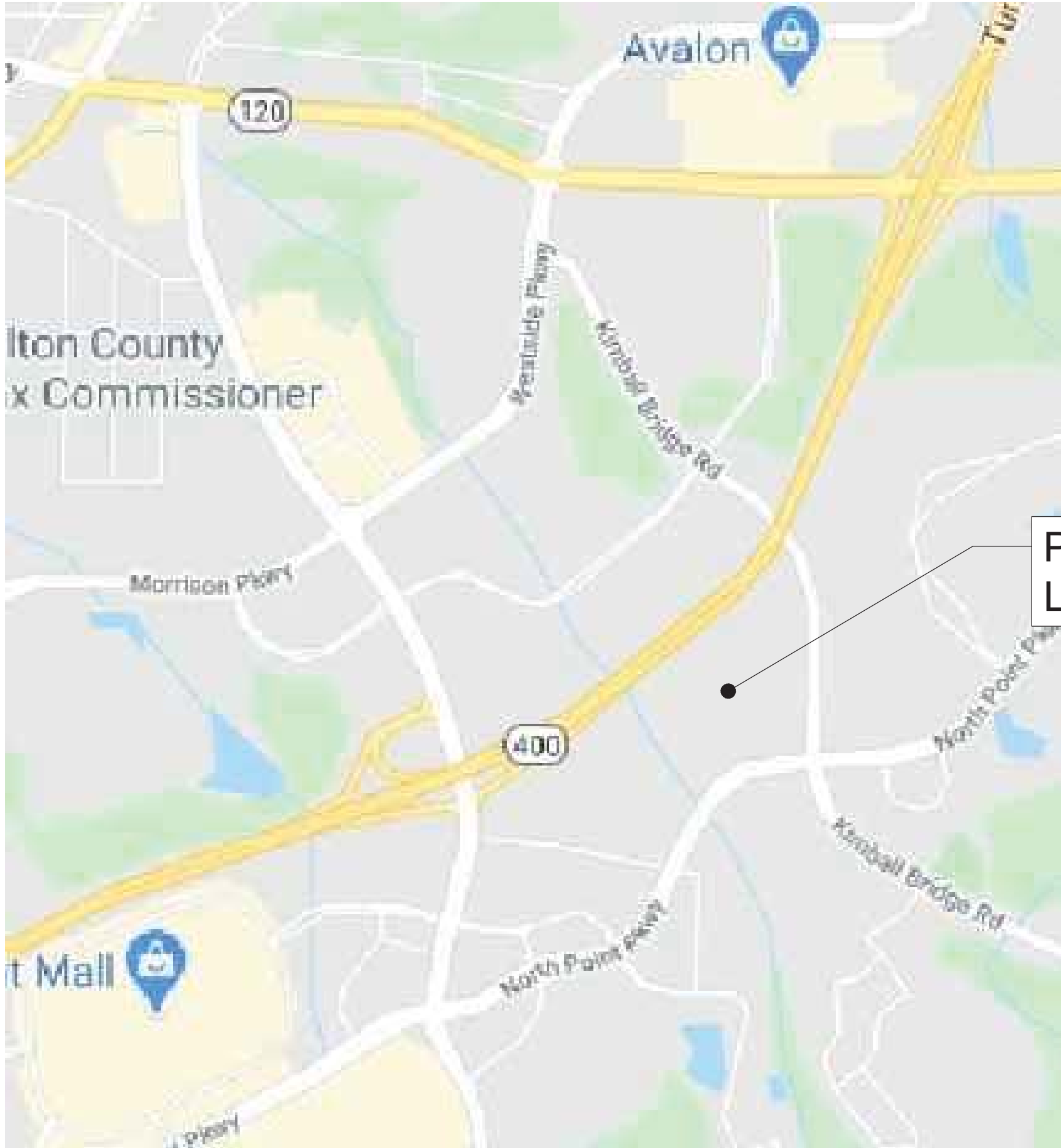
EXISTING SITE PHOTOS



CANOPY ELEVATION - TYPICAL OF 6 HIGH PV MODULE

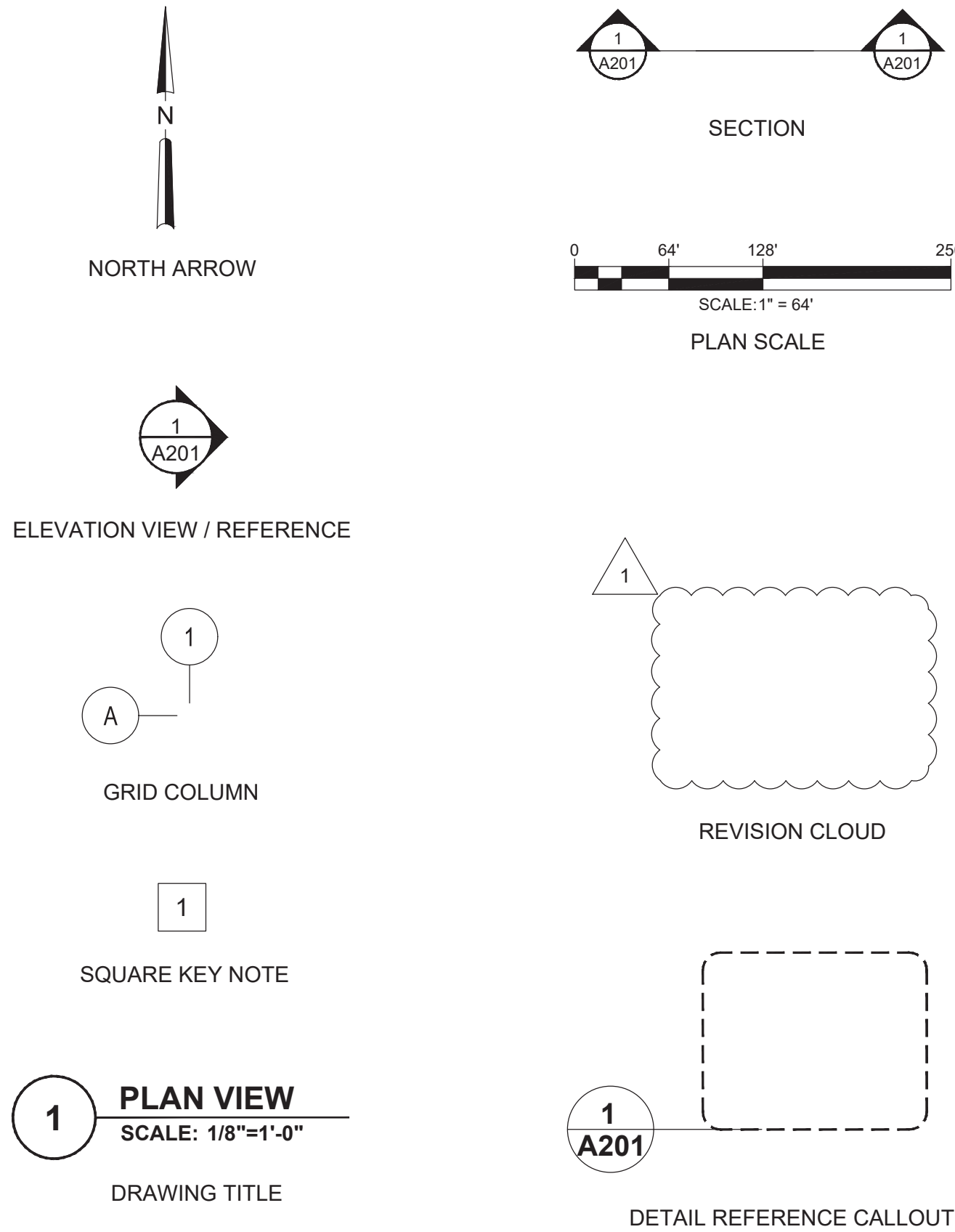
VERIZON CORPORATE OFFICE
PHOTOVOLTAIC SYSTEM

5055 NORTH POINT PARKWAY
CITY OF ALPHARETTA, FULTON COUNTY, GA
PARCEL #12 286008070369
LAND LOTS #806, 807, 850 & 851



SYSTEM SPECIFICATIONS	
PANEL MODEL	JA SOLAR JAM72S09 W/PR 385W & 390
NUMBER OF PANELS	3279
SYSTEM POWER, KWSTC	1,270.62
SYSTEM POWER, KWAC	1,000.00
TILT	7°
AZIMUTH	162° / 272°
CANOPY ARRAY SQUARE FOOTAGE	71,631
UTILITY	GA POWER
PERMITTING AUTHORITY	ALPHARETTA
APPLICABLE CODE	2019 IBC
CONSTRUCTION TYPE	COMMERCIAL
OCCUPANCY CATEGORY	CAT. II
WIND SPEED / WIND EXPOSURE	115MPH / CAT. B
SEISMIC CATEGORY	ASCE 7-10, CLASS B
ZONING	O-I OFFICE INSTITUTIONAL

GENERAL PLAN SYMBOLS



PROJECT TEAM

OWNER: VERIZON GLOBAL REAL ESTATE 1 VERIZON WAY BASKING RIDGE, NJ MICHAEL SANDFORD (908) 268-3956	SITE REPRESENTATIVE: VERIZON CORPORATE 5505 NORTH POINT PKWY ALPHARETTA, GA 30022 JONATHAN JONES (470) 345-8707	GENERAL CONTRACTOR: DISTRIBUTED SOLAR DEVELOPMENT DAVID WAGNER (516) 672-4102
PROJECT MANAGER: DISTRIBUTED SOLAR DEVELOPMENT DAVID WAGNER (516) 672-4102	DESIGN PROFESSIONAL: DISTRIBUTED SOLAR DEVELOPMENT AARON MORAN (646) 634-6658	GEOTECHNICAL FIRM: GEOSYSTEMS ENGINEERING INC. 11285 ELKINS ROAD, SUITE F2 ROSWELL, GA 30076 (678) 722-0340
ELECTRICAL ENGINEER: MO ALQARAGHULI PROFESSIONAL ENGINEER (518) 419-9810	ENGINEER OF RECORD: J. WALTER LEWIS, PE, SE 113 STONECREST AVE. WAYNESBORO, VA 22980 (239) 565-7849	LIGHTING CONSULTANT: PACIFIC ENERGY CONCEPTS 210 W. 3RD ST. VANCOUVER, WA 98660 (360) 901-7947
LANDSCAPE ARCHITECT: MOONEY DESIGN STUDIO 1190 N. HIGHLAND AVE. NE ATLANTA, GA 31106 (404) 483-7361	SURVEYOR: MAXWELL-REDDICK & ASSOCIATES 11605 HAYNES BRIDGE RD, STE. 475 ALPHARETTA, GA 30009 (404) 693-1618	

SHEET INDEX:

G-001	TITLE PAGE
A-100	SITE PLAN
A-101.1	ARRAY PLAN CP1-CP2
A-101.2	ARRAY PLAN CP3-CP5
A-101.3	ARRAY PLAN CP6-CP8
A-101.4	ARRAY PLAN CP9-CP10
A-102	PHOTOMETRIC
A-401	DATA SHEETS
A-501	RENDERINGS
*TPR1	OVERALL TREE LOCATION & PROJECTION PLAN
*TPR1-1	TREE LOCATION AND PROTECTION PLAN ENLARGEMENT
*TPR1-2	TREE LOCATION AND PROTECTION PLAN ENLARGEMENT
*TPR1-3	TREE LOCATION AND PROTECTION PLAN ENLARGEMENT
*TPR1-4	TREE LOCATION AND PROTECTION PLAN ENLARGEMENT
*TPR1-5	TREE DATA CHART
*TPR1-6	TREE DATA CHART
*TPR2	OVERALL TREE REPLACEMENT PLAN
*TPR2-1	TREE REPLACEMENT PLAN ENLARGEMENT
*TPR2-2	TREE REPLACEMENT PLAN ENLARGEMENT
*TPR2-3	SCREENING PLAN
*TPR3	DETAIL
*L1	TYPICAL PARKING LOT ENLARGEMENT PLANTING PLAN
*L2	TYPICAL SOLAR CANOPY ELEVATION
1	TOPOGRAPHIC SURVEY



200 HARBORSIDE DRIVE
SUITE 200
SCHENECTADY, NY 12305

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DISTRIBUTED SOLAR DEVELOPMENT



VERIZON NORTH POINT
PHOTOVOLTAIC SYSTEM

5505 NORTH POINT PKWY
ALPHARETTA, GA
30022

PROJECT NAME:

CHECKED BY: AJN

DRAWN BY: ALM

REVISION DESCRIPTION
DESIGN REVIEW BOARD

NO.

DATE

1

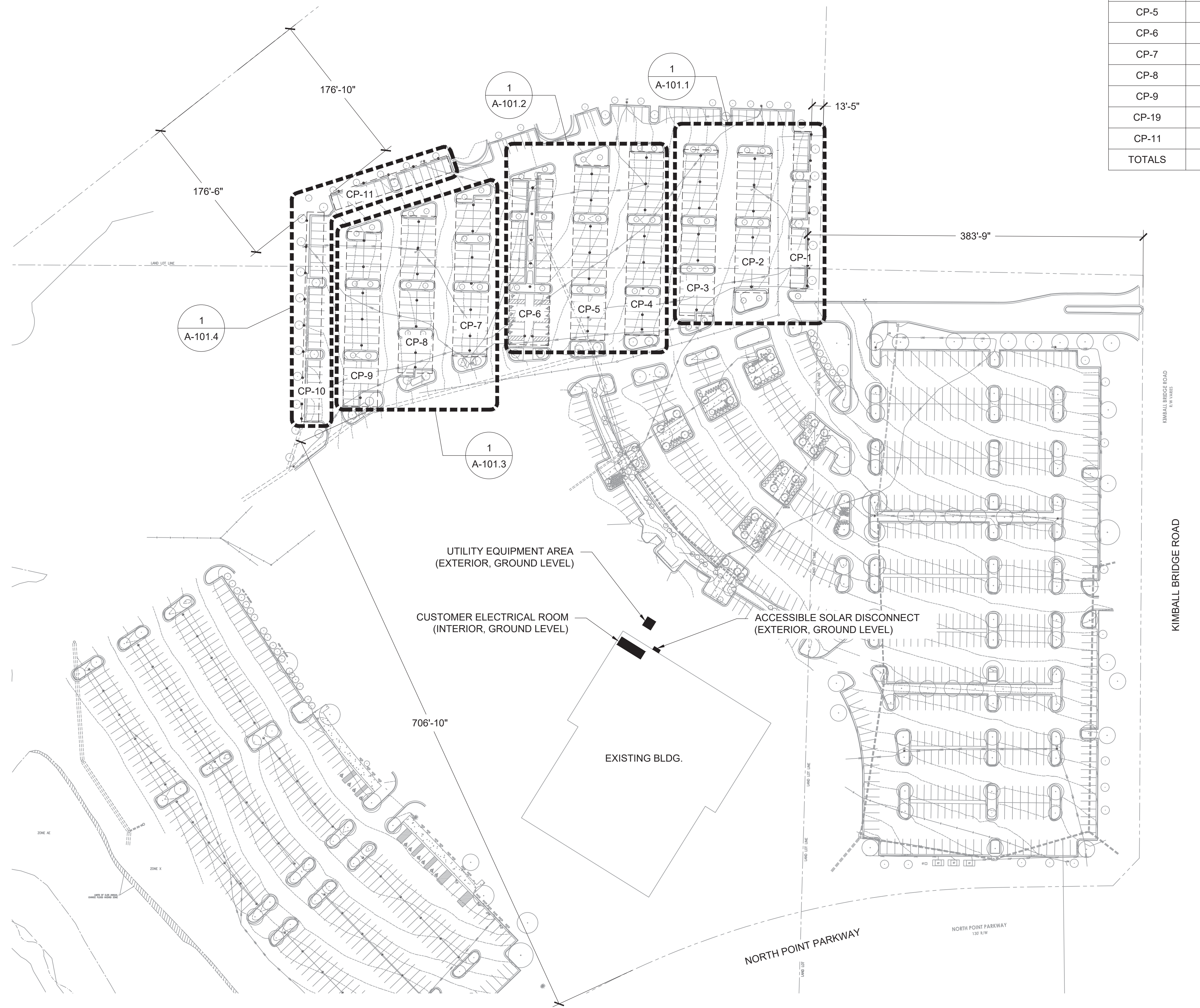
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SHEET TITLE:

TITLE
PAGE

SHEET NO.:

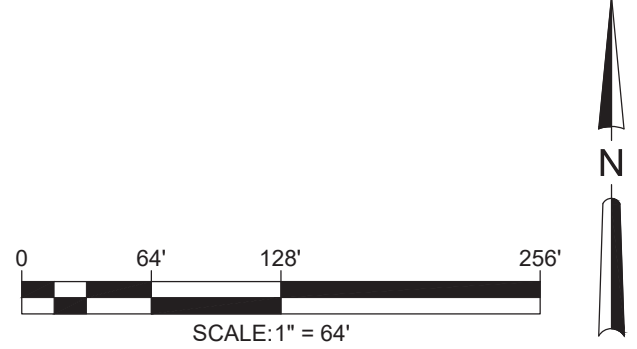
G-001



1 OVERALL SITE PLAN
SCALE: 1/64"=1'-0"

CARPORT SUMMARY					
CANOPY NUMBER	PANELS	COLUMNS	SQ. FEET	ARRAY TILT (°)	AZIMUTH
CP-1	162	7	3534	7°	272°
CP-2	288	6	6293	7°	272°
CP-3	342	7	7473	7°	272°
CP-4	378	8	8259	7°	272°
CP-5	360	7	7866	7°	272°
CP-6	399	9	8720	7°	272°
CP-7	324	7	7080	7°	272°
CP-8	324	7	7080	7°	272°
CP-9	360	7	7866	7°	272°
CP-19	216	9	4712	7°	272°
CP-11	126	5	2748	7°	162°
TOTALS	3279	79	71,631.000		

- GENERAL NOTES:**
- REFER TO SURVEY & LANDSCAPE DRAWINGS FOR ADDITIONAL DETAIL.
 - ELECTRICAL INFORMATION SHOWN FOR REFERENCE ONLY. SEE ELECTRICAL DRAWINGS FOR FURTHER DETAIL.



DSD

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SUITE 200
SCHENECTADY, NY 12305

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05/01/2020

VERIZON NORTH POINT
PHOTOVOLTAIC SYSTEM

5505 NORTH POINT PKWY
ALPHARETTA, GA
30022

PROJECT NAME:

CHECKED BY:

DRAWN BY:

REVISION DESCRIPTION

DESIGN REVIEW BOARD

DATE:

NO.

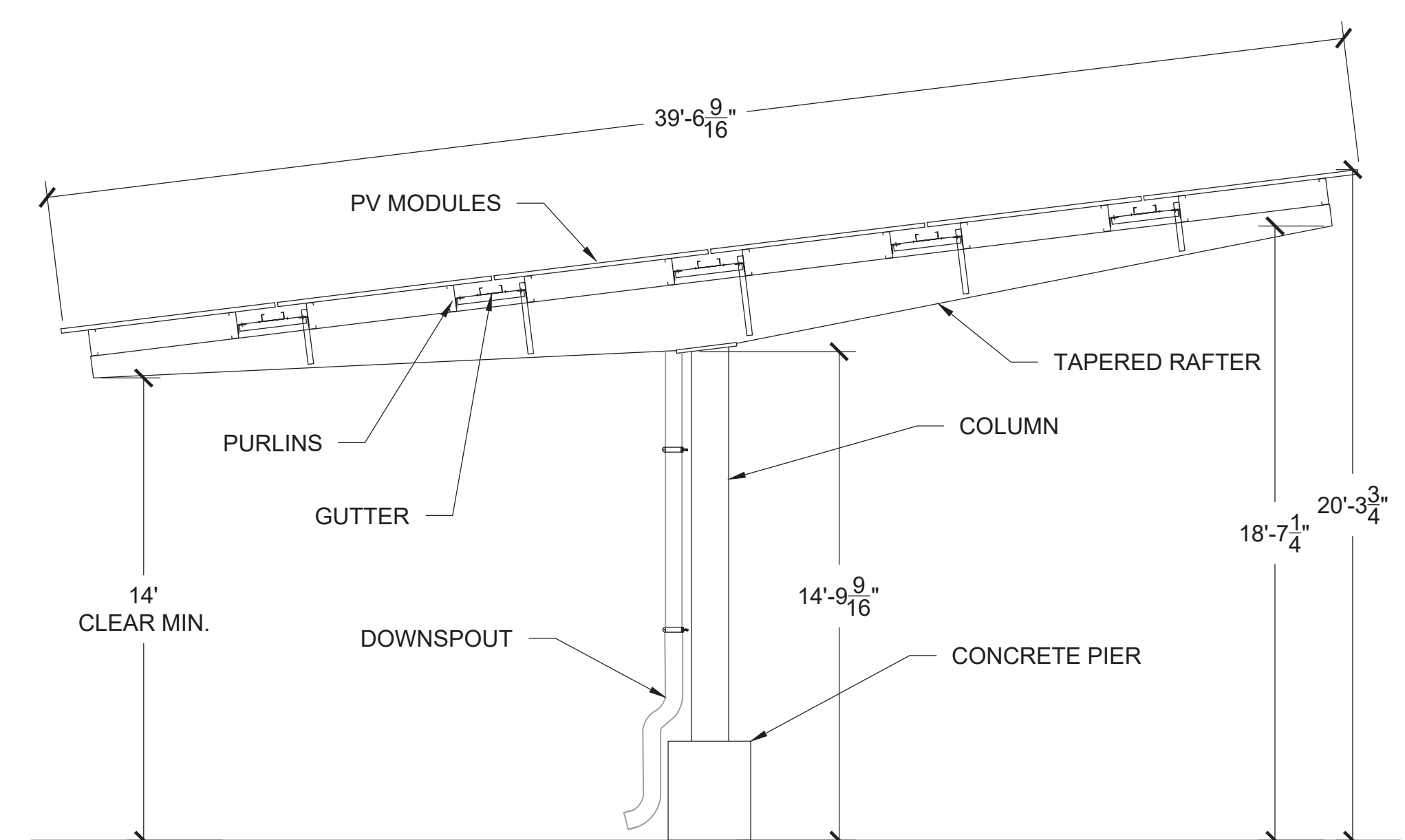
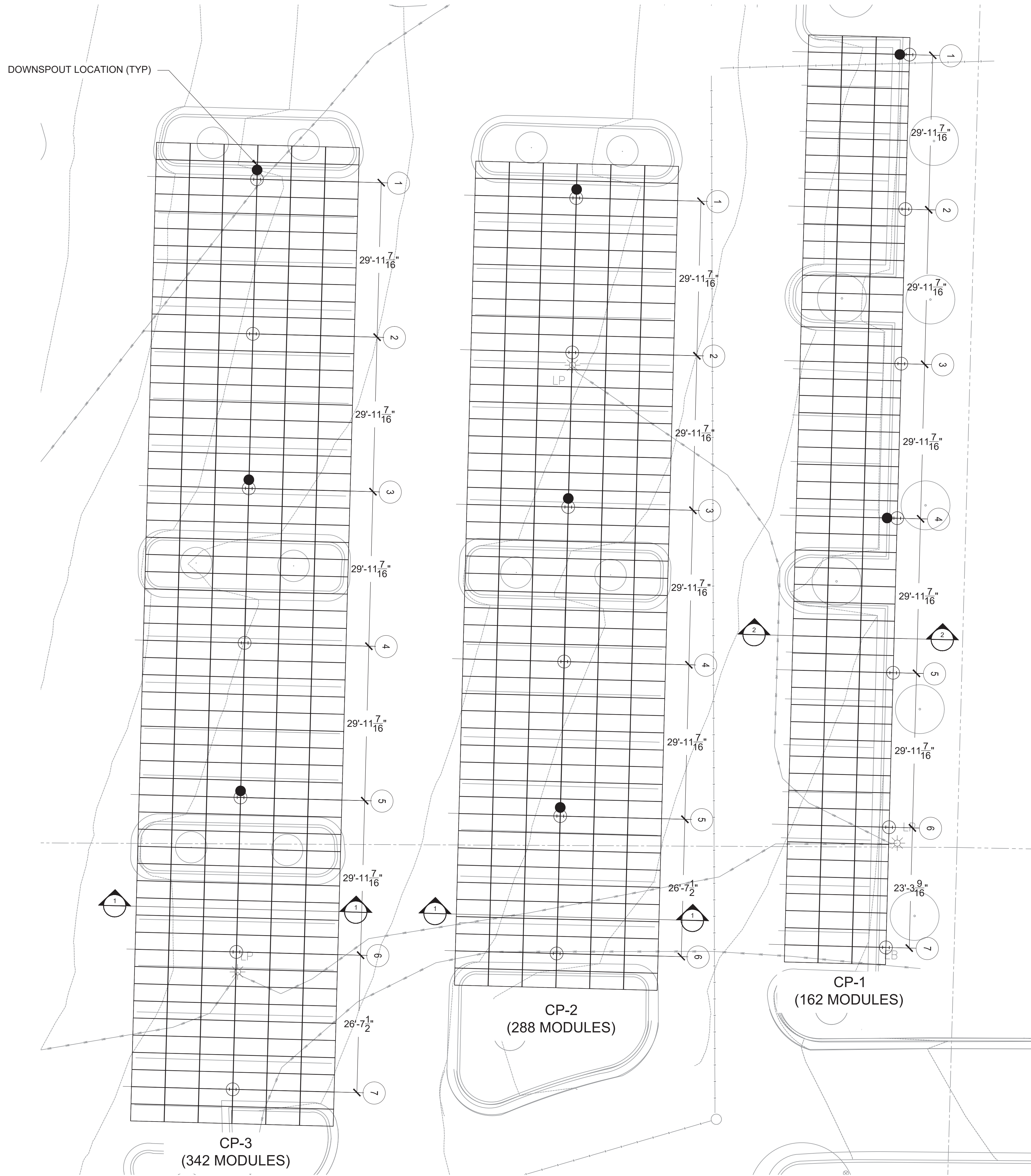
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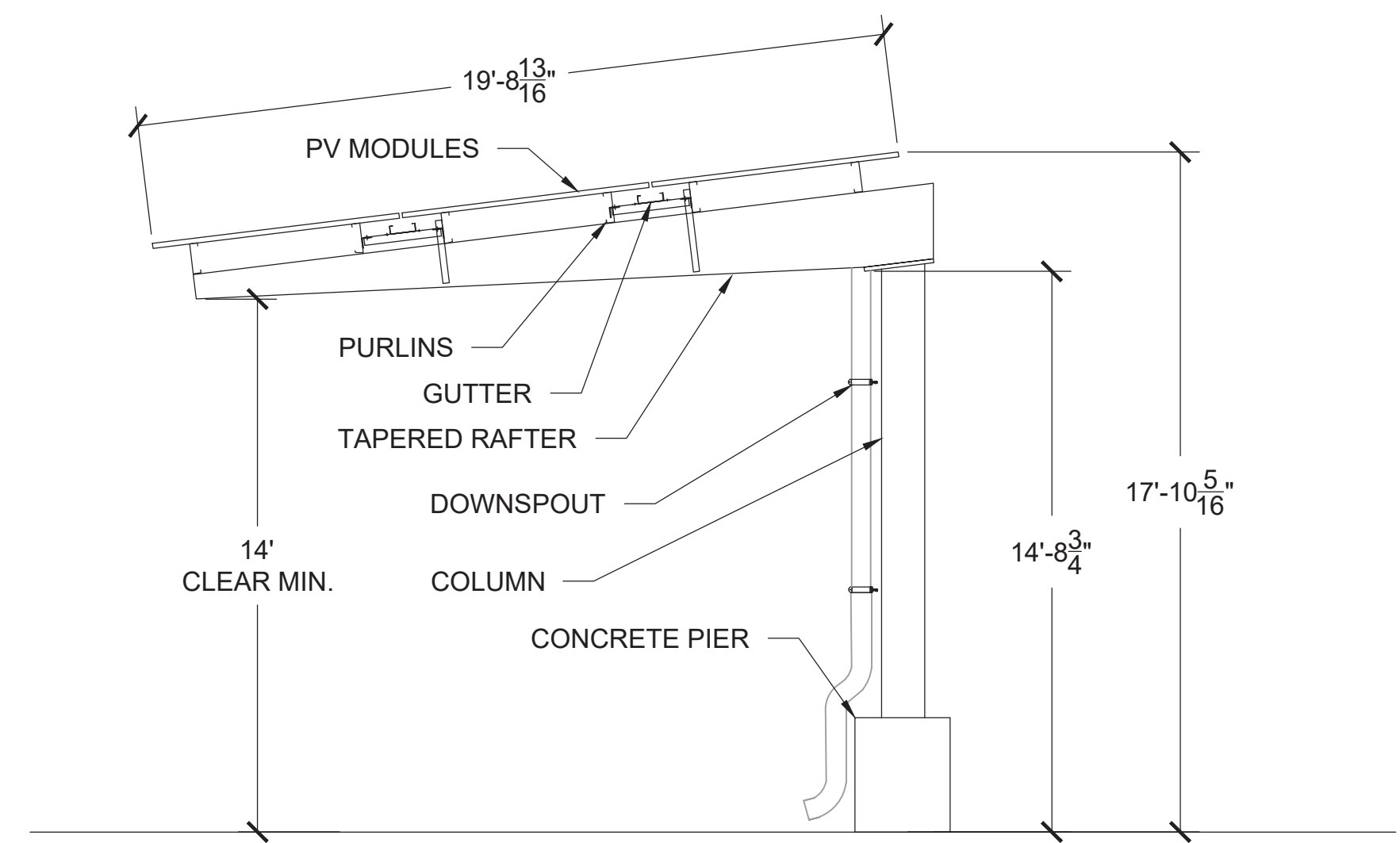
SITE
PLAN

SHEET NO.:

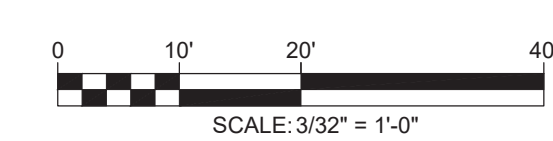
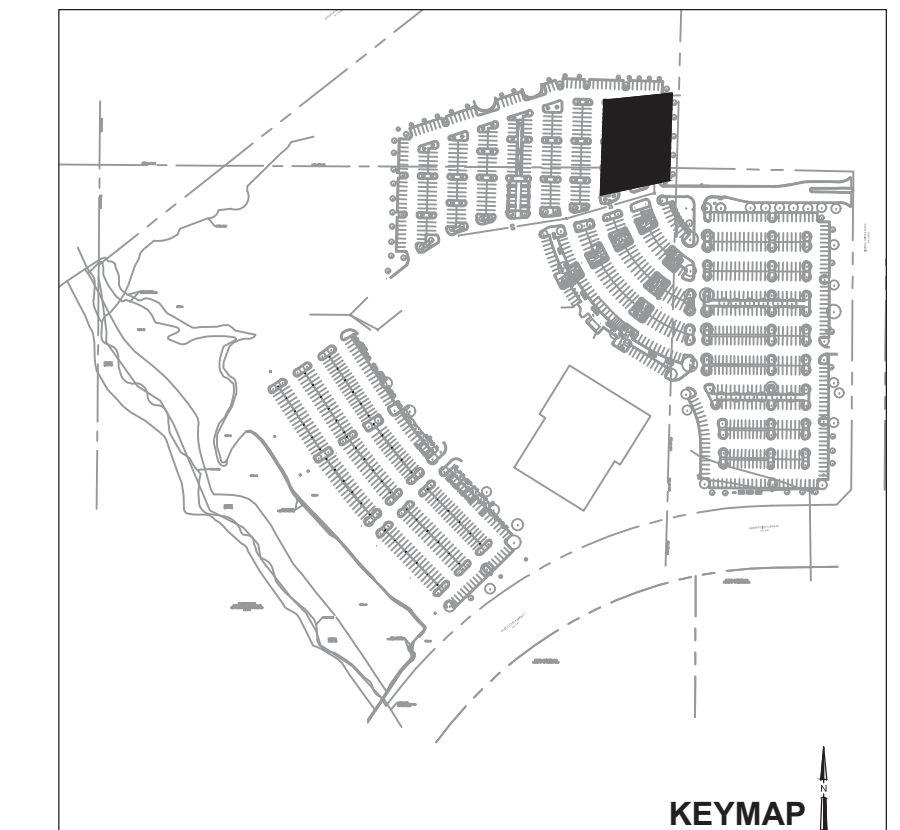
A-100



1 - CANOPY ELEVATION - TYPICAL OF 6 HIGH PV MODULE
SCALE: 1/4" = 1'-0"



2 - CANOPY ELEVATION - TYPICAL OF 4 HIGH PV MODULE
SCALE: 1/4" = 1'-0"



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SUITE 200
SCHENECTADY, NY 12305

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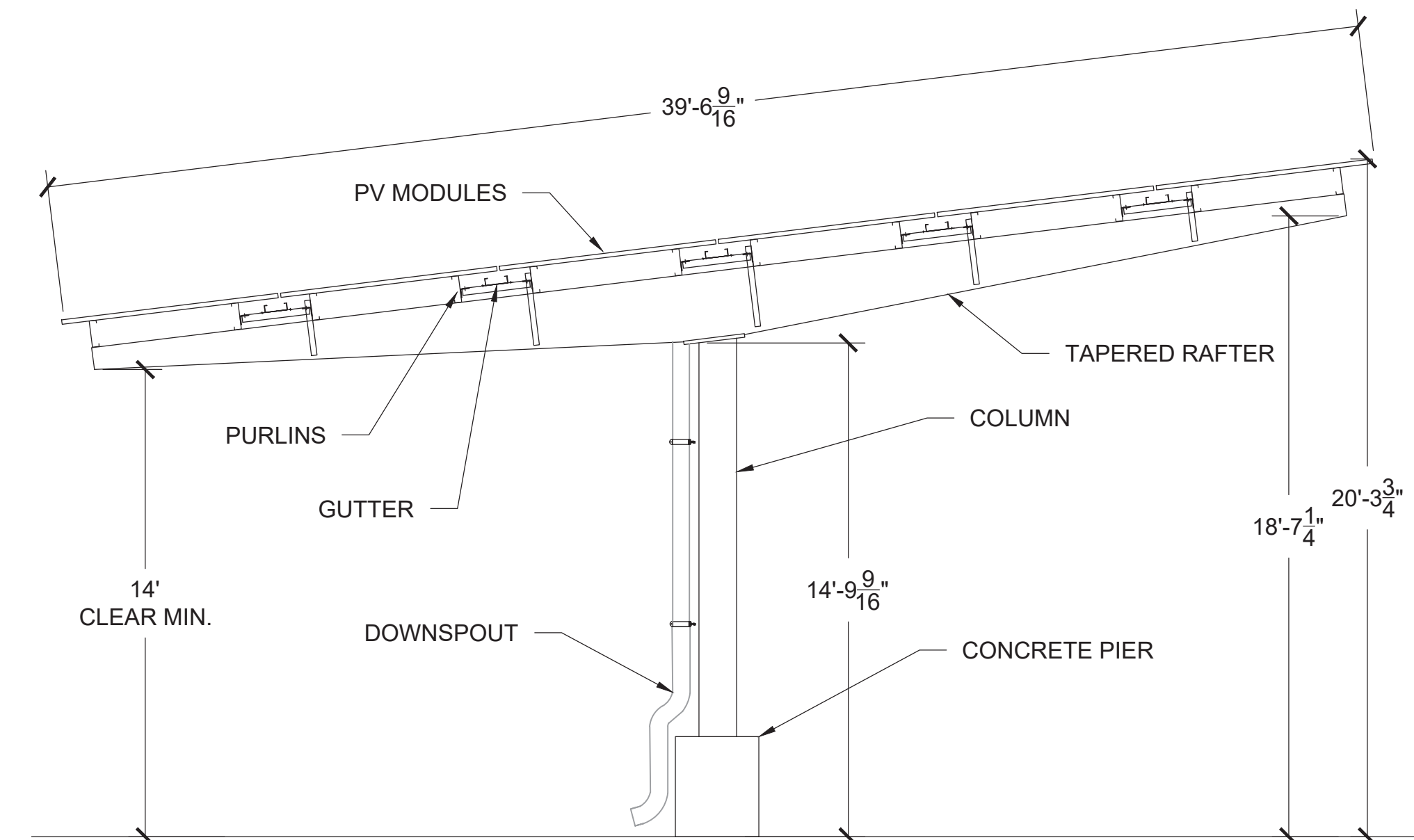
05/01/2020

PROJECT NAME:
VERIZON NORTH POINT
PHOTOVOLTAIC SYSTEM
PROJECT ADDRESS:
5505 NORTH POINT PKWY
ALPHARETTA, GA
30022

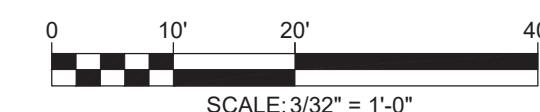
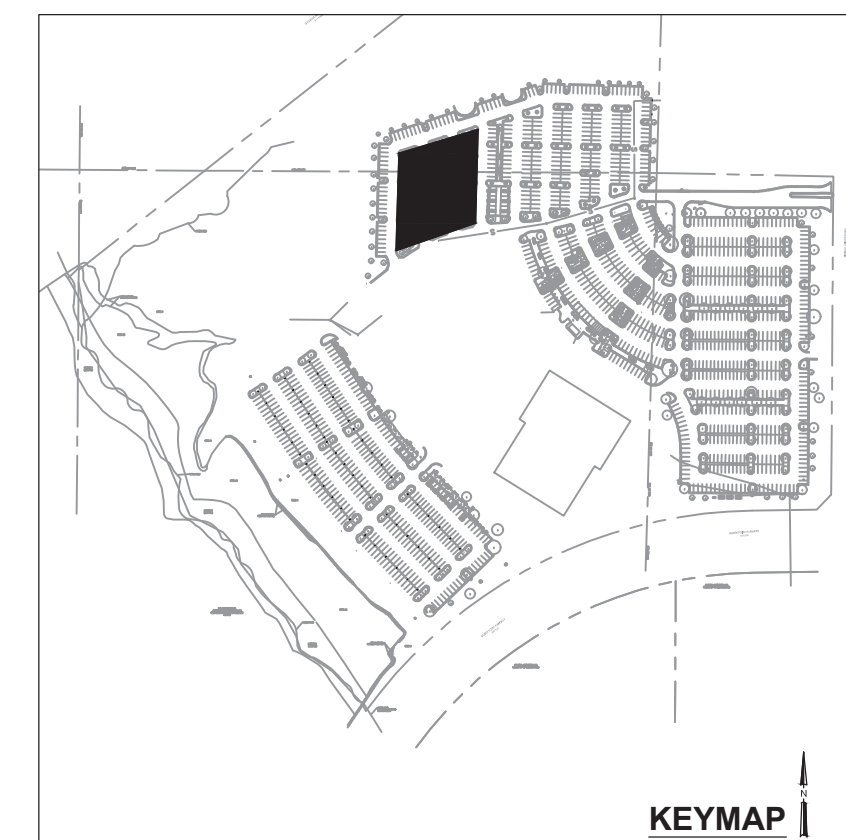
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1	04/30/20	DESIGN REVIEW BOARD	ALM	AJN	VERIZON NORTH POINT PHOTOVOLTAIC SYSTEM

SHEET TITLE:
ARRAY
PLAN
CP1-CP3

SHEET NO.:
A-101.1



1 - CANOPY ELEVATION - TYPICAL OF 6 HIGH PV MODULE
SCALE: 1/4" = 1'-0"



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SUITE 200
SCHENECTADY, NY 12305

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VERIZON NORTH POINT
PHOTOVOLTAIC SYSTEM

5505 NORTH POINT PKWY
ALPHARETTA, GA
30022

PROJECT NAME:

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DESIGN REVIEW BOARD

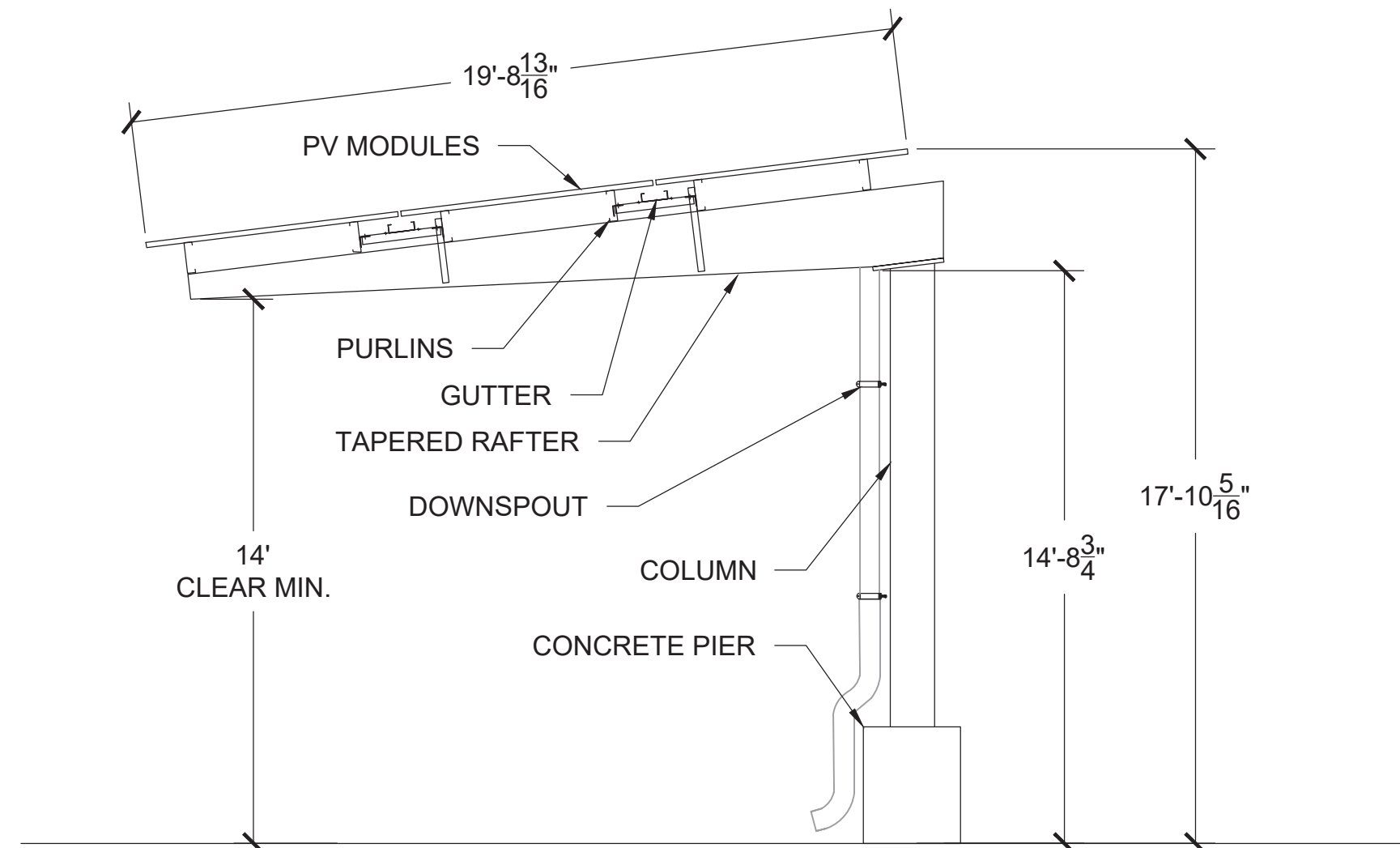
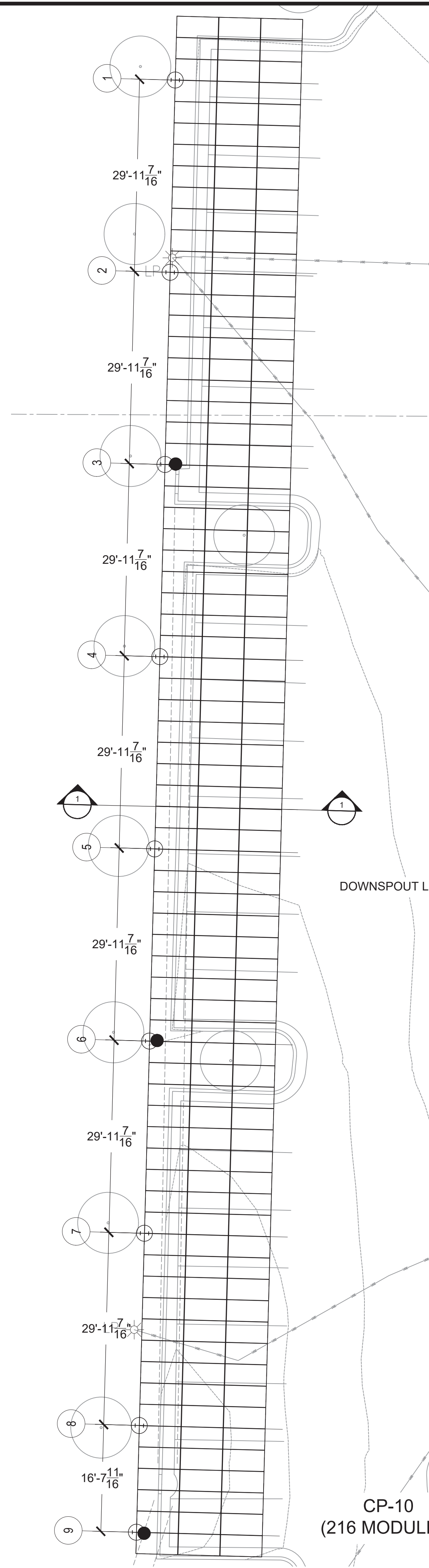
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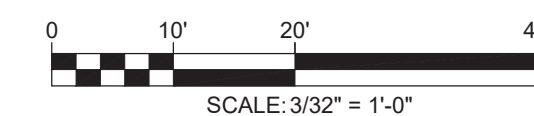
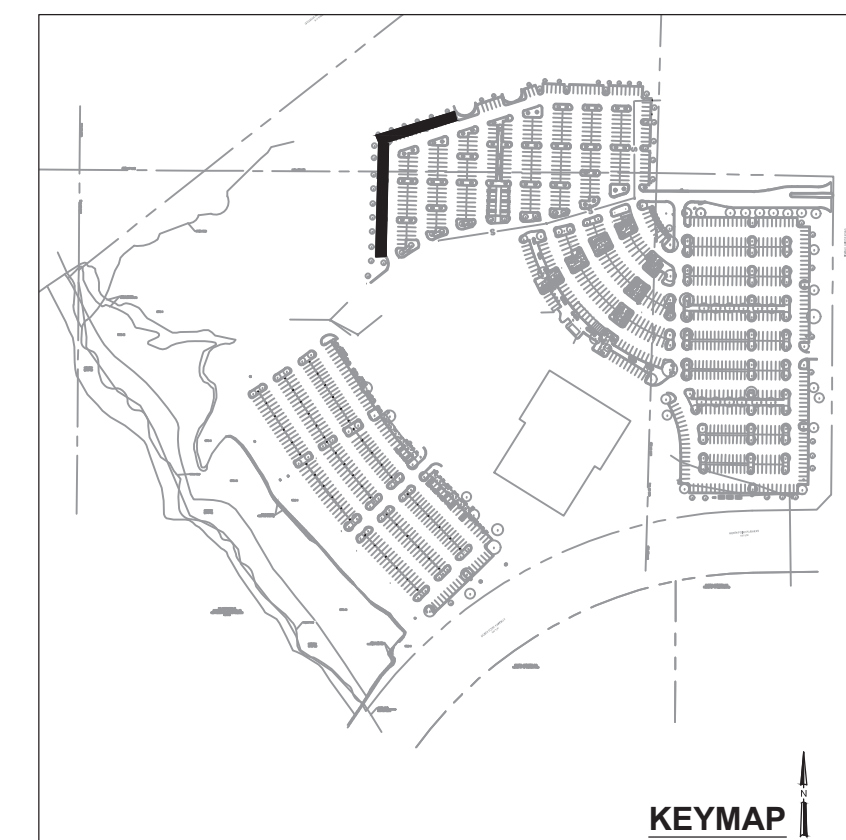
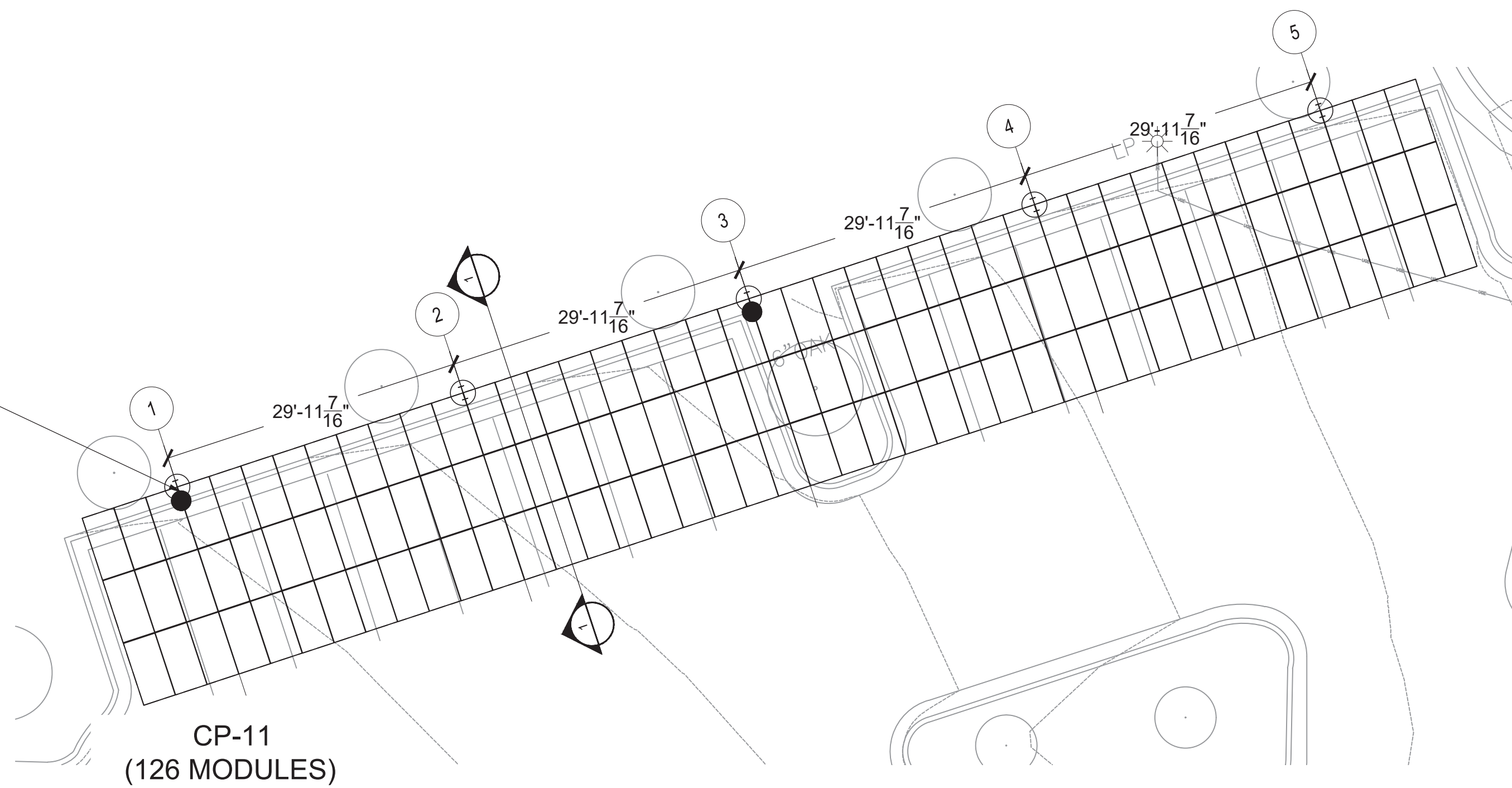
ARRAY
PLAN
CP7-CP9

SHEET NO.:

A-101.3



1 - CANOPY ELEVATION - TYPICAL OF 4 HIGH PV MODULE
SCALE: 1/4" = 1'-0"



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SUITE 200
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SEAL & SIGNATURE:



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PHOTOVOLTAIC SYSTEM

5505 NORTH POINT PKWY
ALPHARETTA, GA
30022

PROJECT NAME:

PROJECT ADDRESS:

REVISION DESCRIPTION

NO. DATE

SHEET TITLE:

ARRAY
PLAN
CP10-CP11

SHEET NO.:

A-101.4



Solar Carports
Photometric Stats
Illuminance (Fc)
Average = 1.86
Maximum = 3.9
Minimum = 0.0
Avg/Min Ratio = N.A.
Max/Min Ratio = N.A.



VCPG LED Parking Garage

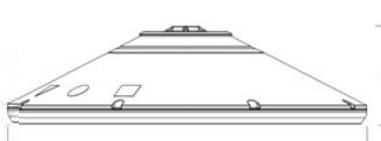
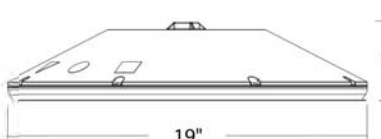


Specifications

Diameter: 19"

Height: 3.75"
(4.85" with up-light)

Weight
(max, with no options)
18 lbs



4+ Capable options indicated by this color background.

Ordering Information				EXAMPLE: VCPG LED V4 P4 40K 70CRI TSM MVOLT SRM DNAXD			
Series	LED Light Engines	Package	Color temperature	Color Rendering Index	Distribution	Voltage	Mounting
VCPG LED	V4 ⁺ 4 Light Engines	P1 ⁺	30K 3000 K	70CRI	TSM Type V, medium	MVOLT	Shipped included
	V4 ⁺ 4 Light Engines	P2 ⁺	35K 3500 K	80CRI	TSP ⁺ Type V, rectangular	347	PM Pendant mount (standard 24-inch length supply leads)
		P3 ⁺	40K 4000 K		TSE Type V, entry	480	SRM Surface mount (24-inch length supply leads)
		P4 ⁺	50K 5000 K		LANE ⁺ Drive lane	347	
		P5 ⁺				277	
		P6 ⁺				147	
		P7 ⁺				480	

Options		Finish
Shipped installed		
UPL1	Up-Light 500 lumens	DNWDX White
UPL2	Up-Light 700 lumens	DNAXD Natural aluminum
EMWC	Emergency battery backup, CEC compliant (80W, 20°C max) ¹⁴¹	DNBDO Dark bronze
ENWH	Emergency battery backup, CEC compliant (10W, 35°C max) ¹⁴²	DNBDO Black
HA	High ambient (50°C, only P1-P4)	
SF	Single fuse (120V, 277V, 347V)	
DF	Double fuse (208V, 240V, 480V)	
SP10KV	10KV Surge Pack	
LD36	36in (91) lead length	
LD22	22in (56) lead length	
LD108	108in (91) lead length	
DMG	External 0-10V leads (no control) ¹⁴³	
Shipped separately		
WG	Wire Guard	
BDS	Ballast Shield	
HS	House Side Shield	



One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • www.lithonia.com

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VCPG LED
Rev. 11/15/18

Introduction

The all new VCPG LED (Visually Comfortable Parking Garage) luminaire is designed to bring glare control, optical performance and energy savings into one package. The recessed lens design of VCPG LED minimizes high angle glare, while its precision molded acrylic lens eliminates LED pilotation and delivers the required minimums, verticals and uniformity. The dedicated up-light module option reduces the contrast between the luminaire and the ceiling creating a more visually comfortable environment.

The VCPG LED delivers up to 87% in energy savings when replacing TSM metal halide luminaires. With over 100,000 hour life expectancy (12+ years of 24/7 continuous operation), the VCPG LED luminaire provides significant maintenance savings over traditional luminaires.

FIXTURE LOCATION

DSD

200 HARBORSIDE DRIVE
SUITE 200
SCHENECTADY, NY 12305

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SEAL & SIGNATURE:



05/01/2020

VERIZON NORTH POINT
PHOTOVOLTAIC SYSTEM

5505 NORTH POINT PKWY
ALPHARETTA, GA
30022

PROJECT NAME:		PROJECT ADDRESS:	
VERIZON NORTH POINT PHOTOVOLTAIC SYSTEM		5505 NORTH POINT PKWY ALPHARETTA, GA 30022	
NO.	DATE	REVISION DESCRIPTION	CHECKED BY:
1	04/30/20	DESIGN REVIEW BOARD	AJM

PHOTOMETRICS

SHEET NO.:
A-102

Screening Requirements

- a. Additional screening shall be provided around all utility areas, detention facilities, dumpster / refuse areas, drive through areas, loading and unloading zones, etc. to screen views from the public right of way, private roads, drives, and adjacent properties year round. Screening shall be provided in any combination of the standards below or as approved by the Director. iv. Plant selection will consist of eighty (80) percent evergreen species and twenty (20) percent deciduous species;
- v. Deciduous trees must be a minimum of 2 inch caliper at time of installation;
- vi. Evergreen trees must be a minimum of 6 foot tall at time of installation;
- vii. Shrubs must be a minimum of 4 foot tall at time of installation;
- viii. Screening for detention facilities must incorporate an alternating double row of evergreen shrubs 4 foot tall at time of planting;
- ix. A combination of decorative walls, fences, and landscape material may be used with the approval of the Director.



SCREENING PLAN
SCALE 1"=100'-0"



PHOTO A



PHOTO C



PHOTO B



PHOTO D



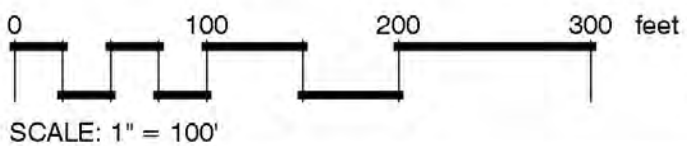
PHOTO E



PHOTO F

TREE PROTECTION PLAN KEY

- ⊗ SPECIMEN RECOMPENSE TREES TO BE REMOVED
- ⊗ LANDSCAPE STRIP TREES TO BE REMOVED
- ⊗ NON-SPECIMEN TREES TO BE REMOVED
- SITE DENSITY TREES TO BE SAVED
- TP — TREE PROTECTION / L.O.D FENCING
- ⬢ TREE SAVE AREA



CITY OF ALPHARETTA LANDSCAPE NOTES:

1. THE CITY ARBORIST MUST INSPECT THE SITE BEFORE INSTALLATION OF EROSION CONTROL MEASURES. LAND DISTURBANCE WITHOUT A SITE INSPECTION AND APPROVAL BY THE CITY ARBORIST WILL RESULT IN A "STOP-WORK ORDER" AND FINES.
2. IF TREE SURVEY INACCURACIES ARE FOUND ON-SITE, A STOP WORK ORDER WILL BE ISSUED UNTIL REVISED PLANS ARE APPROVED AND PROCESSED BASED ON ACCURATE INFORMATION.
3. THE CITY ARBORIST MUST INSPECT AND APPROVE THE SITE BEFORE THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
4. TREES AGREED UPON TO BE SAVED ARE THE RESPONSIBILITY OF THE OWNER.
5. A 4" LAYER OF MULCH IS REQUIRED FOR THE CRZ OF SPECIMEN TREES, TREES OF QUALITY, AND TREE GROUPINGS. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION AND SHALL NOT TOUCH THE TRUNKS OF THE TREE(S).
6. A MINIMUM 2" LAYER OF MULCH IS REQUIRED FOR ALL EXISTING, NON-SPECIMEN, LANDSCAPE TREES, INCLUDING STREET AND PARKING LOT TREES. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION AND SHALL NOT TOUCH THE TRUNKS OF THE TREE(S).
7. ALL MULCH MUST BE ORGANIC MULCH CONSISTING OF WOOD CHIPS, SHREDDED BARK, PINE NEEDLES, OR SIMILAR. SYNTHETIC MULCH IS NOT APPROVED FOR USE IN THE CITY OF ALPHARETTA.
8. ALL NEWLY PLANTED TREES SHALL HAVE VISIBLE ROOT FLARES AT FINISHED GRADE. NO CIRCLING ROOTS SHALL BE ALLOWED ON PLANTED TREES. THE UPPER TWO RINGS OF THE WIRE BASKET, ALL BURLAP, AND STRAPPING MUST BE CUT AND REMOVED PRIOR TO BACKFILL.
9. PLANT SIZES (CALIPER AND HEIGHT) MUST MATCH THE SIZES SHOWN ON THE PLANS. PLANTS THAT DO NOT MEET THESE MINIMUMS WILL NOT BE ACCEPTED. E.G. 3 INCH CALIPER TREES MUST BE 3 INCHES OR LARGER. PLANT HEIGHT MEASUREMENT IS TAKEN AT THE TOP OF THE MAIN BODY OF THE PLANT AND NOT AT THE TIP OF THE TOPMOST GROWTH.
10. ALL NEWLY PLANTED TREES SHALL BE EQUIVALENT IN QUALITY TO A FLORIDA #1 GRADE OR BETTER. ALL TREES OF LESSER QUALITY SHALL BE REJECTED BY THE CITY ARBORIST.
11. WATERING BAGS OR A DRIP IRRIGATION SYSTEM MUST BE PROVIDED FOR ALL TREES IMMEDIATELY AFTER PLANTING AND REMAIN THROUGH ESTABLISHMENT.
12. WHEN WATERING BAGS ARE USED MANUFACTURERS RECOMMENDATIONS MUST BE FOLLOWED FOR PROPER SIZING AND WATERING SCHEDULES. BAGS WILL BE FILLED WEEKLY BY OWNER AND DURING DROUGHTS FOR A MINIMUM OF 18 MONTHS AFTER INSTALLATION.
13. NO TRENCHING ALLOWED IN TREE SAVE AREAS- INCLUDING IRRIGATION.
14. TREE PIT DRAINAGE TESTING IS REQUIRED WHEN TREES ARE PLANTED IN PARKING LOT ISLANDS, SIDEWALK TREE PITS, ROADWAY MEDIANS, OR SIMILAR LOCATIONS. PLEASE REFER TO CITY DETAILS REGARDING PLANTING PIT OR LANDSCAPE ISLAND CONSTRUCTION. FILL EACH PIT WITH WATER. IF PERCOLATION IS LESS THAN 100% WITHIN A PERIOD OF 12 HOURS, USE AN AUGER TO DRILL A 10" INCH HOLE TO A DEPTH OF FOUR FEET BELOW THE BOTTOM OF THE PIT. FILL AUGER HOLE WITH DRAINAGE GRAVEL AND COVER WITH A SOIL SEPARATOR. RETEST PIT. IF DRAINAGE IS STILL UNSATISFACTORY, CITY ARBORIST AND/OR PROJECT ARBORIST MUST BE NOTIFIED IN WRITING OF THE LOCATIONS WITH UNSATISFACTORY DRAINAGE SO THAT A SOLUTION CAN BE ARRIVED AT BEFORE PLANTING. ALL TESTING RESULTS MUST BE PROVIDED TO THE CITY ARBORIST.
15. ALL BUFFERS SHALL BE PLANTED WHERE SPARSE AND CODE REQUIRED SCREENING SHALL BE INSTALLED IN ORDER TO CREATE A YEAR ROUND OPAQUE SCREEN WITHIN 2 YEARS OF CONSTRUCTION OR AS DIRECTED BY THE CITY OF ALPHARETTA. DURING CONSTRUCTION OR AT THE TIME OF GO THE CITY MAY REQUIRE ADDITIONAL PLANTINGS TO MEET THESE REQUIREMENTS ABOVE WHAT IS SHOWN ON THE APPROVED LANDSCAPE PLAN.
16. ALL TREE ANCHORING DEVICES SHALL BE REMOVED FROM TREE AFTER ONE COMPLETE GROWING SEASON OR ONE YEAR AFTER PLANTING, WHICHEVER IS GREATER.
17. PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE CARE AND MAINTENANCE OF THE TREES AND LANDSCAPING THAT FRONT THEIR PROPERTY WITHIN THE ROW.
18. ALL LANDSCAPE CONTRACTORS ARE REQUIRED TO ATTEND THE CITY OF ALPHARETTA PRE-CONSTRUCTION CLASS PRIOR TO STARTING WORK ON ANY PROJECT. PLEASE CONTACT (678)297-6200 FOR INFORMATION AND TO RESERVE A SPOT.
19. NO TREES SHALL BE PLANTED ON ANY AREA OF AN EARTHEN DAM OR EMBANKMENT.
20. ALL TREES MUST BE PLANTED A MINIMUM OF 5 FEET FROM ANY UTILITY LINE AND OR EASEMENTS, UNLESS APPROVED BY THE CITY ARBORIST OR UTILITY PROVIDER.

Owner:



200 HARBORSIDE DRIVE
SUITE 200
SCHENECTADY, NY 12305

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DISTRIBUTED SOLAR DEVELOPMENT

Drawn by:

MOONEY
design studio

Landscape Architecture | Planning

1190 N. Highland Ave. NE
Atlanta, Ga 31106 #8822
(t) 404.483.7361

**VERIZON
CORPORATE
OFFICE
NORTHPOINT
PARKWAY**

**5505 NORTHPOINT
PKWY ALPHARETTA,
GA 30022**



REVISIONS

SCREENING PLAN

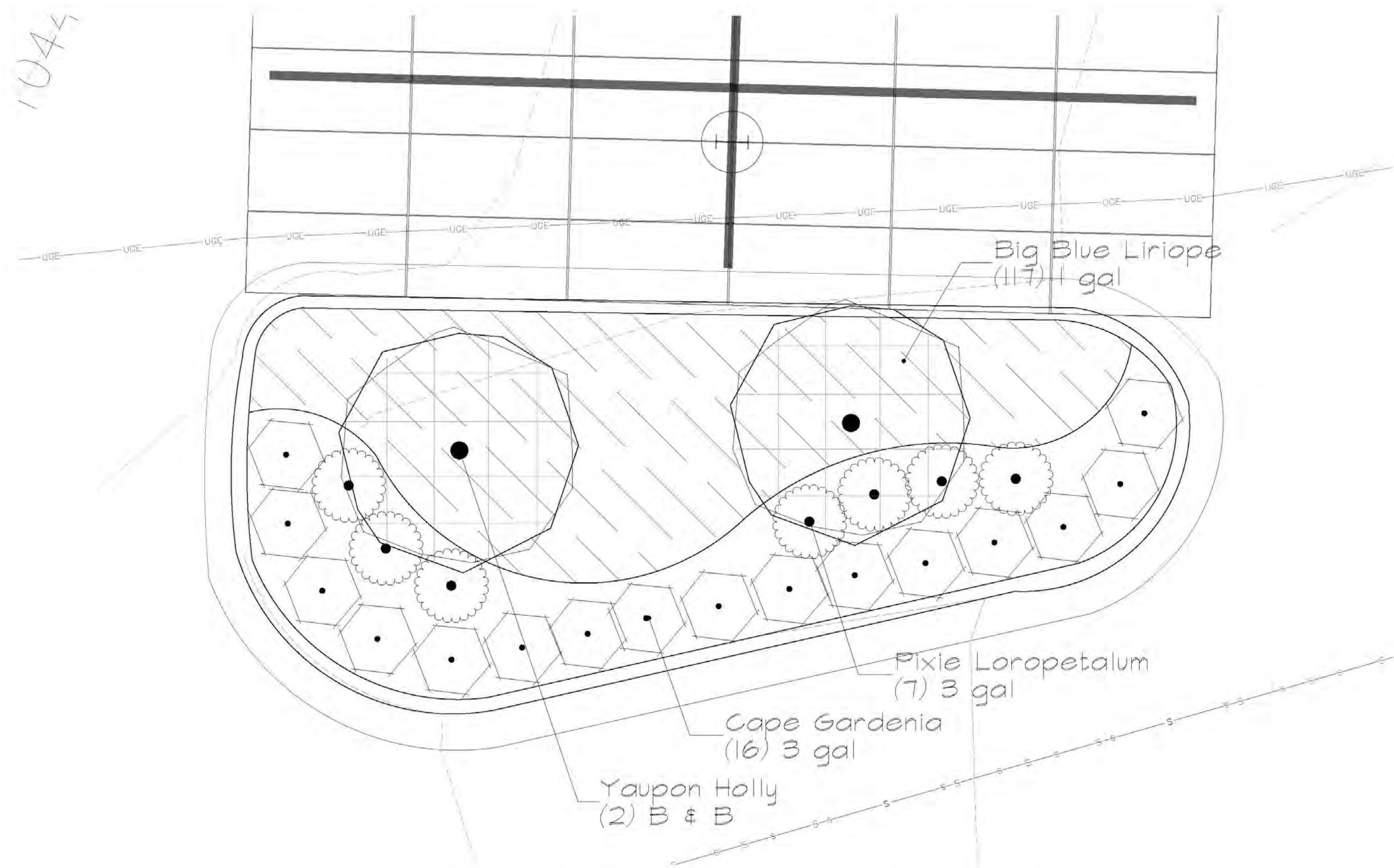
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SHEET:

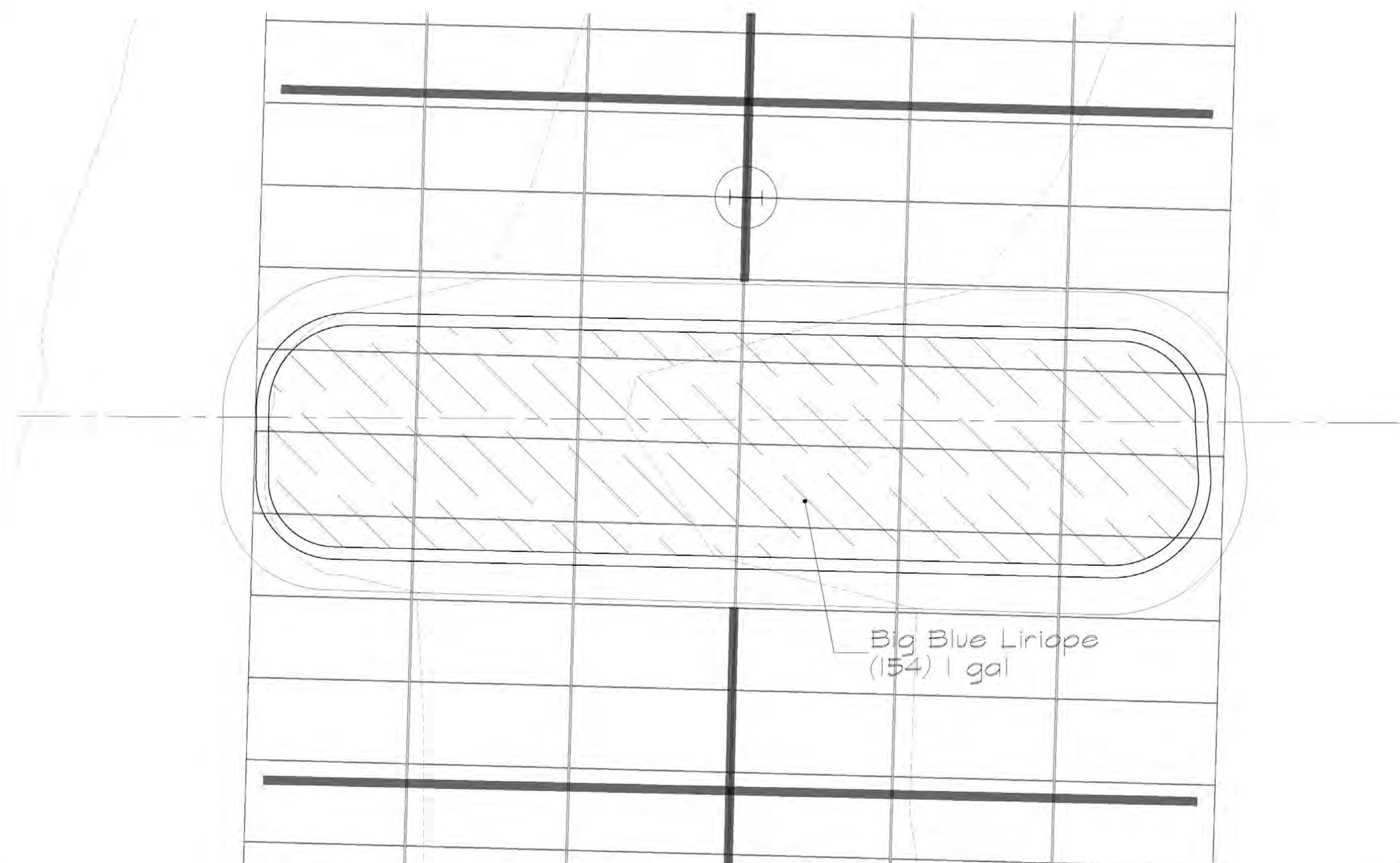
TPR2-3

DATE: 04.30.20

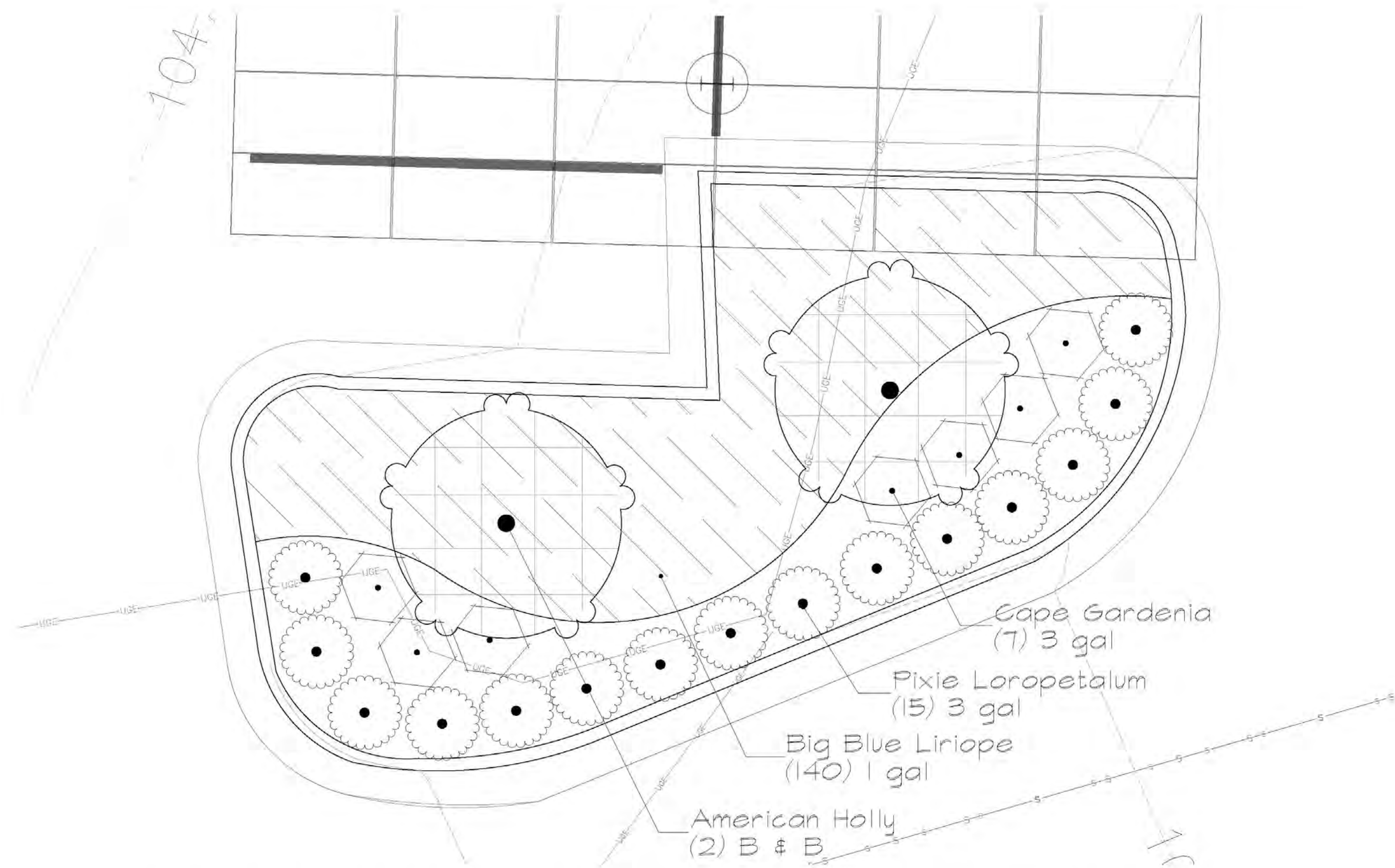
MUNICIPALITY: CITY OF ALPHARETTA



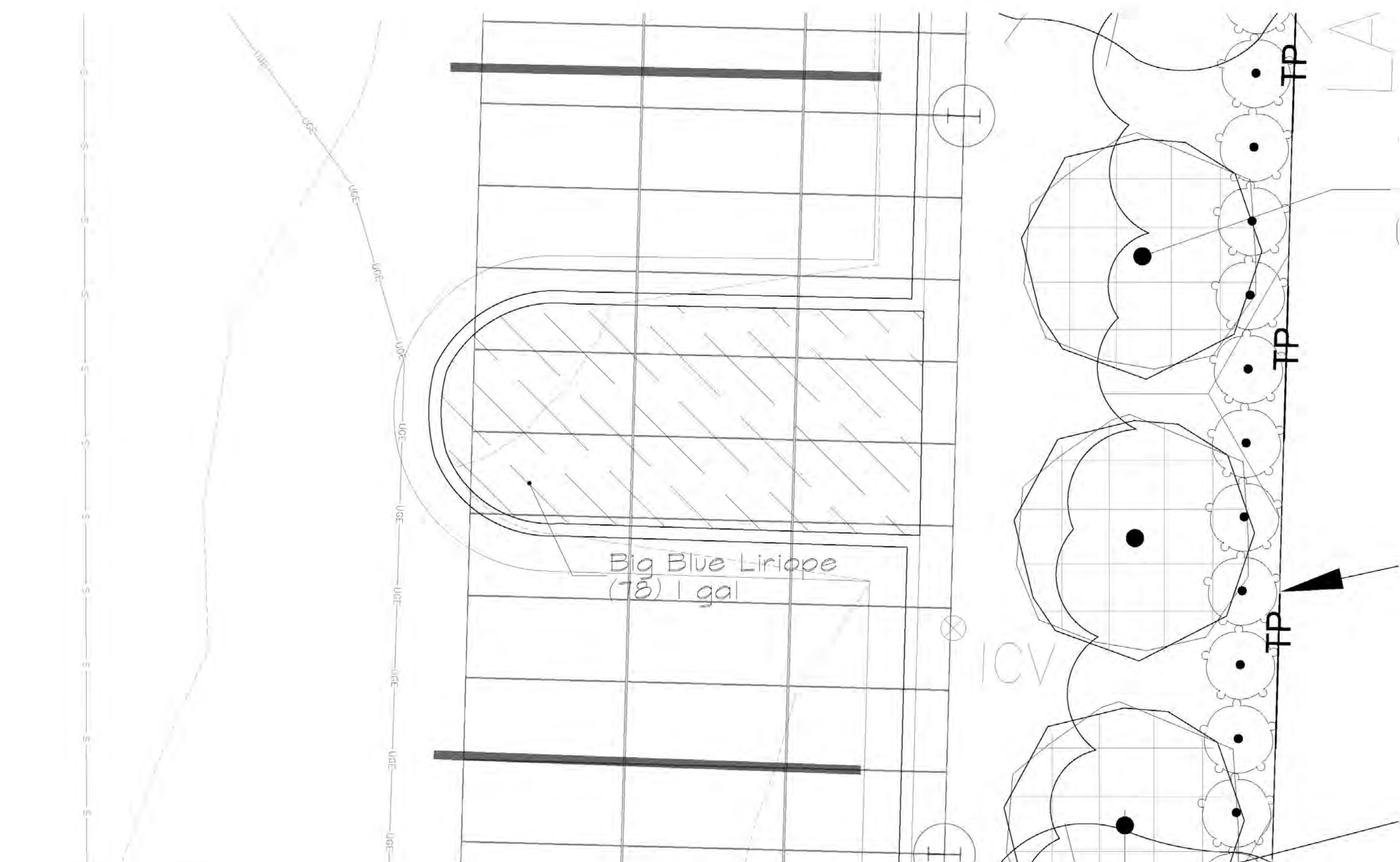
A PARKING LOT END ISLAND TYPICAL LAYOUT TYPE 'A' PLAN
1/4" = 1'-0"



C PARKING LOT CENTER ISLAND TYPICAL LAYOUT PLAN
1/4" = 1'-0"



B PARKING LOT END ISLAND TYPICAL LAYOUT TYPE 'B' PLAN
1/4" = 1'-0"



D PARKING LOT EDGE ISLAND TYPICAL LAYOUT PLAN
1/4" = 1'-0"

Owner:
DSD
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SUITE 200
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REVISIONS

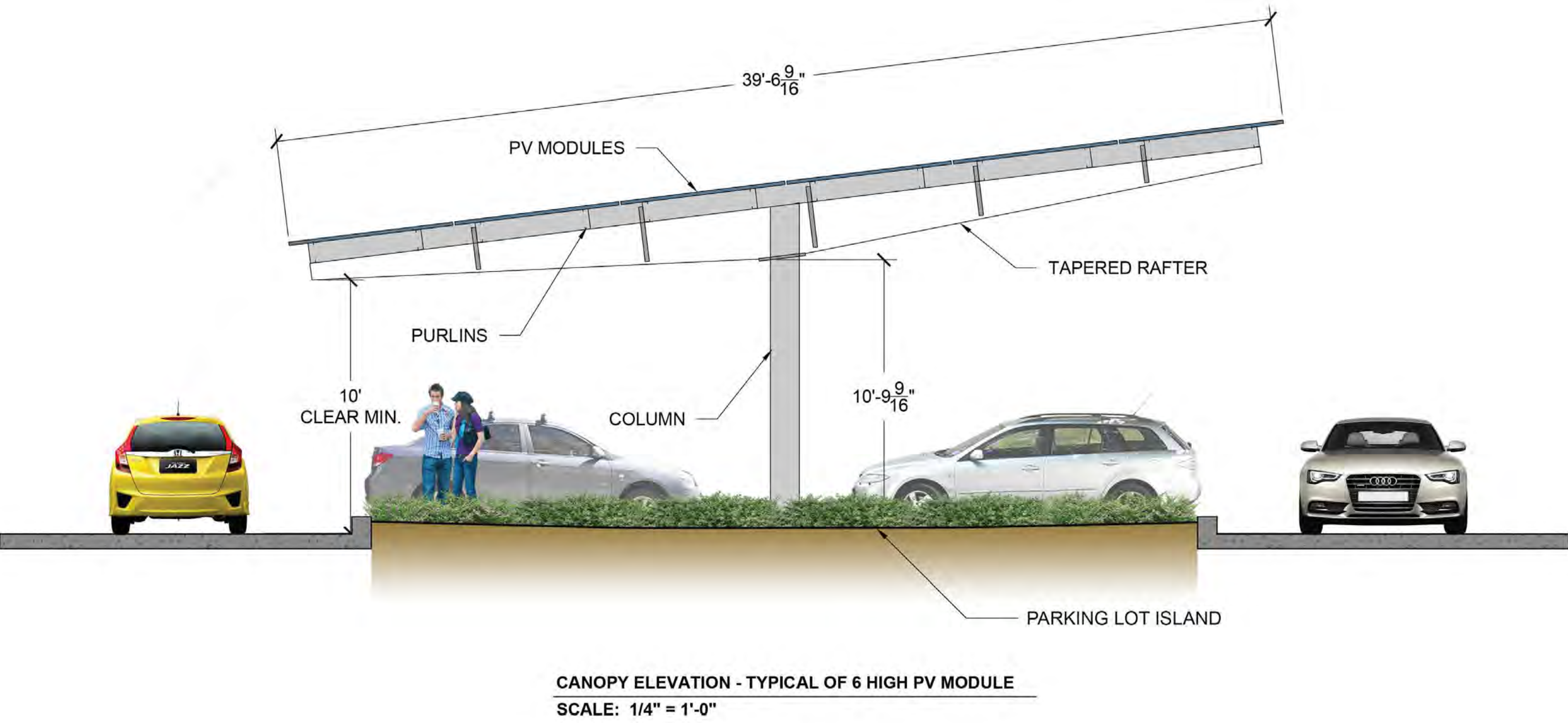
**TYPICAL PARKING
LOT
ENLARGEMENT
PLANTING PLAN**

SCALE:

SHEET:

L1

MUNICIPALITY: CITY OF ALPHARETTA DATE: 04.30.20



Owner:

DSD

200 HARBORSIDE DRIVE
SUITE 200
SCHENECTADY, NY 12305

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GA 30022**



REVISIONS

TYPICAL SOLAR
CANOPY
ELEVATION

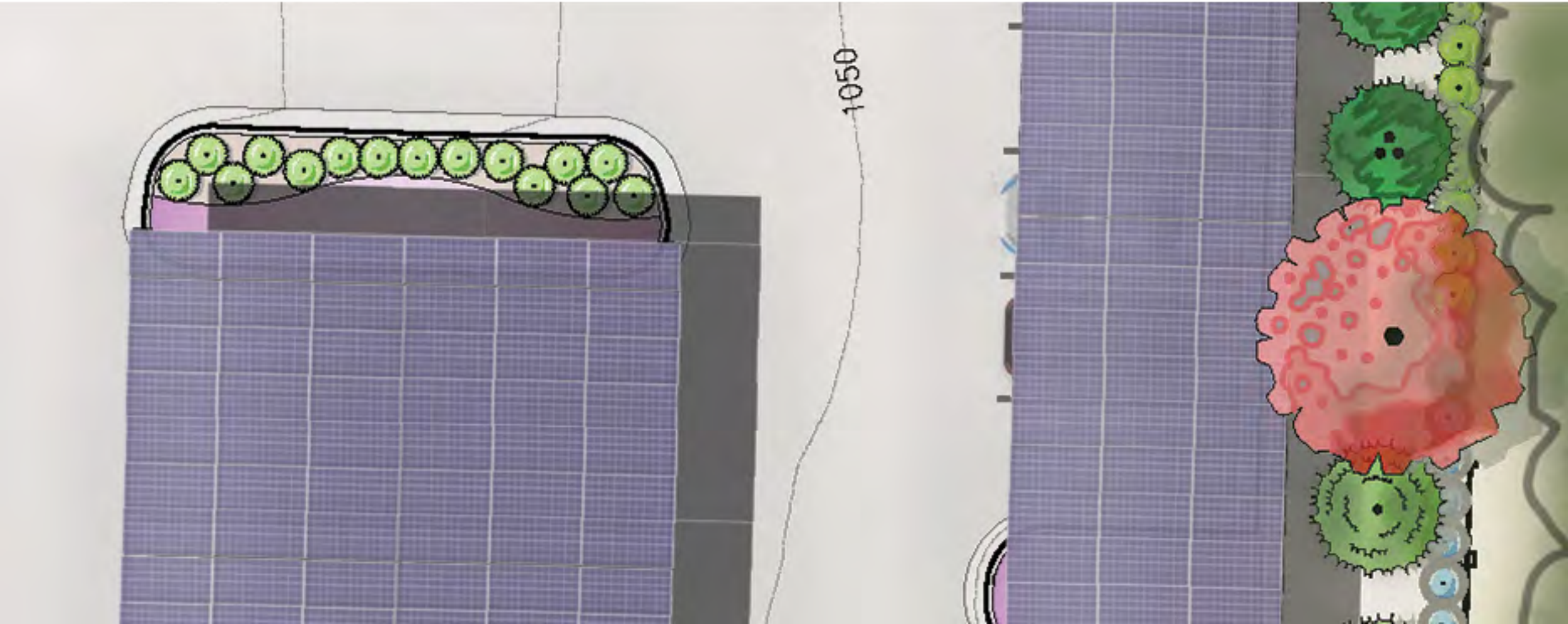
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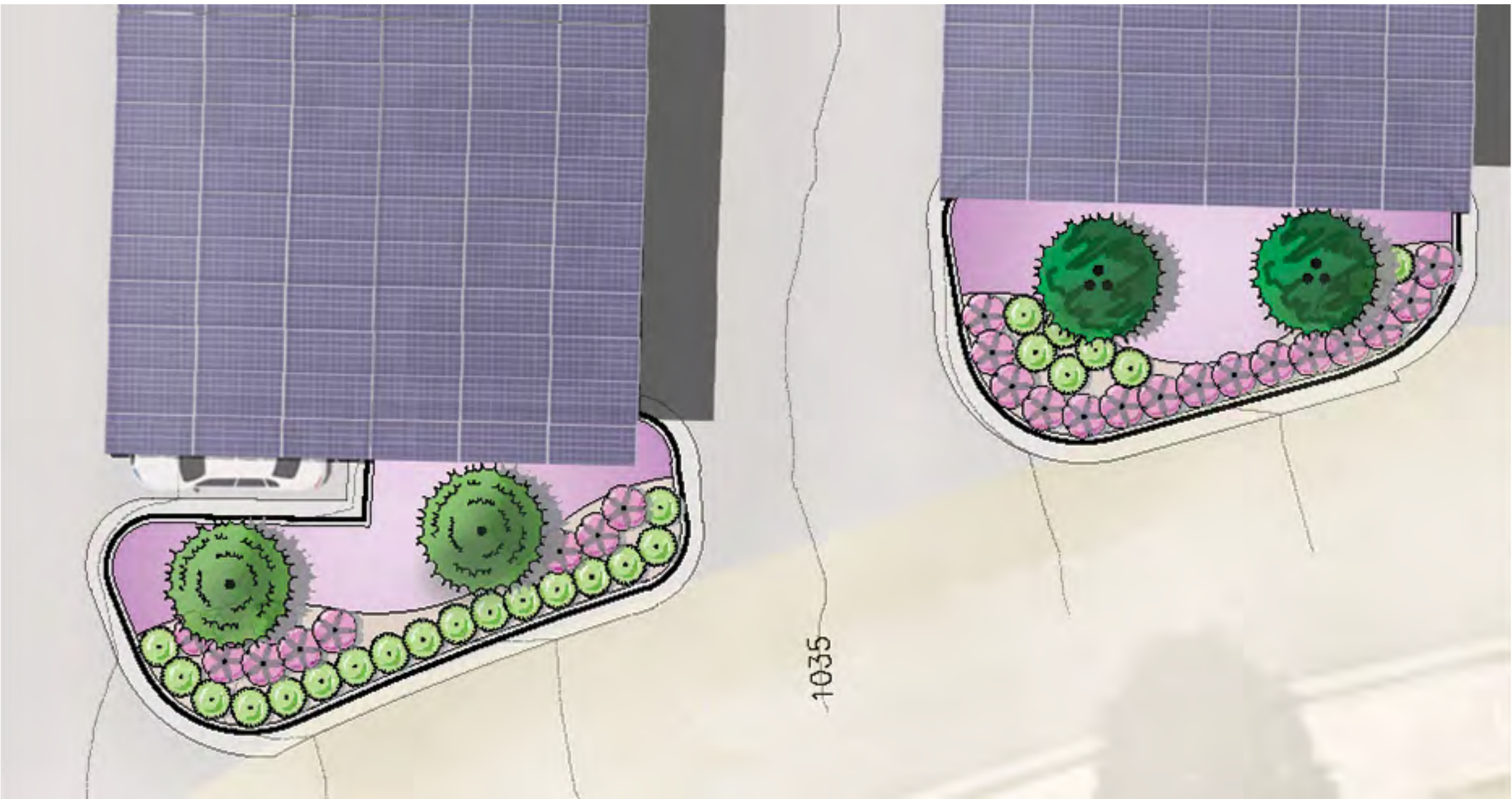
L2



OVERALL PLAN RENDERING



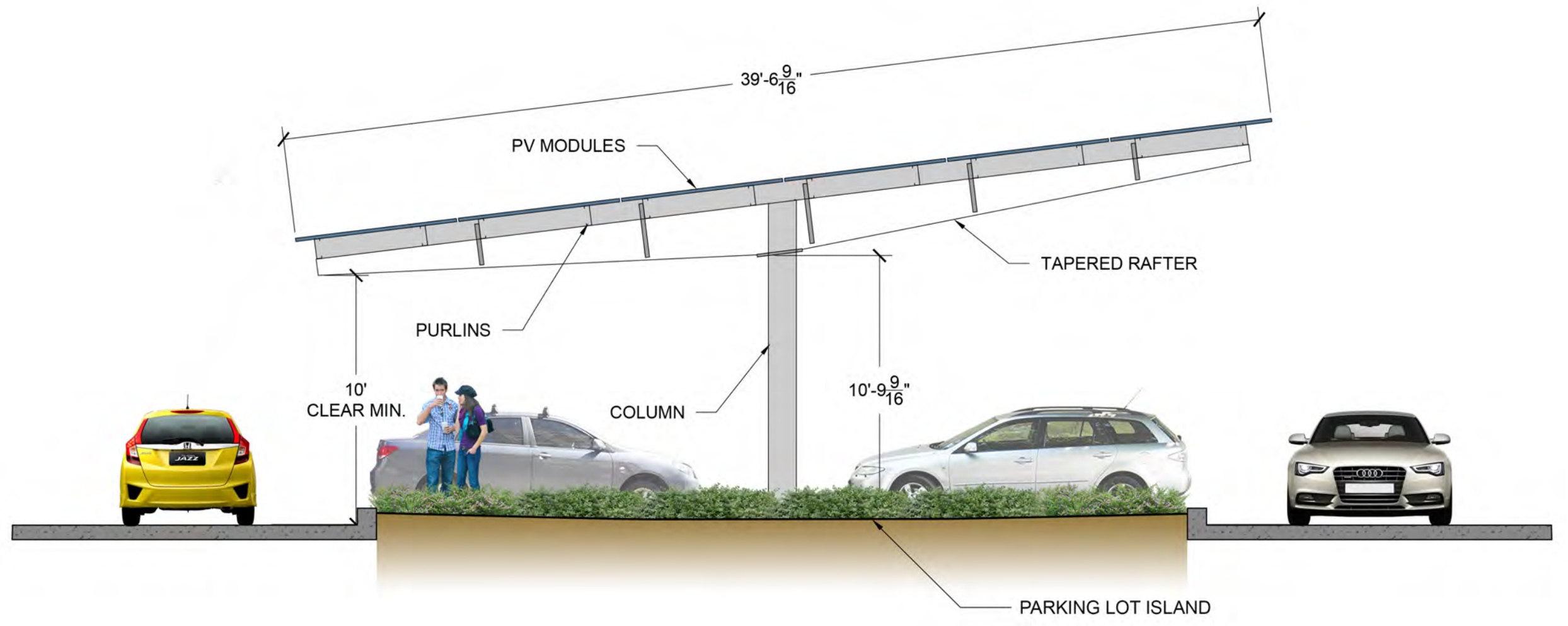
PLAN RENDERING ENLARGEMENT 1



PLAN RENDERING ENLARGEMENT 2



EXISTING SITE PHOTOS



CANOPY ELEVATION - TYPICAL OF 6 HIGH PV MODULE