



DESIGN REVIEW BOARD FEBRUARY 19, 2021

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

I. WORKSHOP

1. Bret Schroeder is inviting you to a scheduled Zoom meeting.

Topic: Alpharetta Design Review Board

Time: Feb 19, 2021 08:30 AM Eastern Time (US and Canada)

Join Zoom Meeting

<https://zoom.us/j/98379768492?pwd=SEppM0pYVUtNbmdNeUJod0dGKzRpdz09>

Meeting ID: 983 7976 8492

Passcode: 603134

One tap mobile

+13017158592,,98379768492# US (Washington DC)

+13126266799,,98379768492# US (Chicago)

Dial by your location

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

Meeting ID: 983 7976 8492

Find your local number: <https://zoom.us/u/abkpo4CMD>

II. CALL TO ORDER

1. Virtual Meeting Procedure

III. ROLL CALL

IV. PLEDGE TO THE FLAG

V. ITEMS FROM STAFF

VI. ITEMS FROM BOARD MEMBERS

1. DRB Meeting Minutes of

VII. PUBLIC HEARING

1. 09:00 - 09:10 DRB210008 Vet Emergency Grp 2725 Old Milton
review signage
2. 09:10 - 09:25 DRB210007 Alpharetta FUMC 69 North Main St
review signage
3. 09:25 - 09:50 DRB210003 Passador Brazilian Steakhouse 2355 Mansell Rd
review exterior paint color change and signage
4. 09:50 - 10:30 DRB210006 Julio Jones Kia 10955 Westside Pkwy
review exterior changes

5. 10:30 - 11:00 DRB210005 Alpharetta Up on the Roof 33 South Main St
review exterior elevations
6. 11:00 - 12:00 DRB210004 Shake Shack 11780 Haynes Bridge Rd
review new construction

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>



DESIGN REVIEW BOARD JANUARY 15, 2021

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 allowed 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

Bret Schroeder called the meeting to order at 9:06 a.m.

1. DRB Virtual Meeting Procedures

2. Elections of Chairperson and Vice chairperson

❖ Vice Chair Brown nominated Richard Kramer as Chair

- Chairman Rocco seconded the motion
- Chair Kramer accepted the nomination
- The motion was approved (6-0-1)

❖ Board Member Schwing nominated Richard Kramer as Chair

- Board Member Owen seconded the motion
- Vice Chair Brown accepted the nomination
- The motion was approved (6-0-1)

III. ROLL CALL

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

IV. ITEMS FROM STAFF

V. ITEMS FROM BOARD MEMBERS

1. September 18, 2020 Minutes

- ❖ Board Member Rocco offered a motion to approve
 - Board Member Owens seconded the motion
 - The motion was approved (7-0)

2. November 20, 2020 Minutes

- ❖ Vice Chair Brown offered a motion to approve
 - Board Member Rocco seconded the motion
 - The motion was approved (7-0)

3. December 18, 2020 Minutes

- ❖ Board Member Owens offered a motion to approve
 - Board Member Palmer seconded the motion
 - The motion was approved (7-0)

VI. PUBLIC HEARING

1. DRB210002 Cornerstone Bank 41 Marietta St

Applicant presented review of signage

Monument Sign

- Double sided monument sign
- White Letters ½ inch thick
- Alumicor back panel over the concrete block
- Sign is unlit
- Staff suggested thicker letters have better appearance. ½ inch depth may not be the best look.
- Logo is white and gray. Projects ½ inch.
- Discussion of covering “brick wall”. Applicant did not think it could be done. DRB thought it was ok because it provides a deeper header.

Wall Sign

- Discussion of location and centering
- Applicant presented a new photo with centering of sign
- Letters are 2” thick
- ❖ Board Member Schwing offered a motion to approve signage with the condition that the building sign

be centered vertically between the windows and parapet

- Board Member Owens seconded the motion
- The motion was approved (7-0)

There was discussion during the motion this is for the photo presented by Applicant this morning.

2. DRB21001 On The Border 10575 Davis Dr

Applicant presented a review exterior modification and signage

Monument

- 2 Signs
- Acrylic face to enclose alum cabinets with channel letters
- Letters are internally lit
- Height of signs is same as existing
- Replace upper cabinets of existing signs
- Discussion of sealing signs to prevent more rusting
- Product will not rust anymore, will not drip on building
- Staff believes it needs a frame to wrap the edge
- Applicant agreed for something to define the perimeter similar to border on the monument signs
- Discussion of shape of trim above the awning on the left

Building

- 1 Sign
- Replicates Monument sign
- 3' Raceway with 4" letters
- Size of corrugated metal panel is 12' wide total
- No frame around outer edges
- It will be a rust color not blue

Elevation

- Request approval to replace wood siding with stone below windows to match entry
- Discussion of mural being considered by the Art Commission
- It will be applied to the wall, no standout
- Gooseneck lighting to match other side of the building

- ❖ Vice Chair Brown offered a motion to approve the elevation change from wood to rock base and goose lights on the side which will be over the mural not approved by the Board
 - Board Member Owens seconded the motion
 - The motion was approved (7-0)
- ❖ Board Member Schwing offered a motion to approve signage as submitted today with the condition that the building sign will have a frame on the top and brick in a dark color to mimic the look of the monument signs
 - Board Member Owens seconded the motion
 - The motion was approved (7-0)

VII. ADJOURNMENT

Chairman Kramer adjourned the meeting at 10:06 a.m.

DRAFT

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: **VETERINARY EMERGENCY GROUP**

Location Address: **2725 Old Milton Parkway**

Mailing Address: **2725 old Milton Parkway**

City: **Alpharetta** State: **GA** Zip Code: **30009**

Contact For All Notifications: **Tim Beachak**

Contact Telephone: **914 - 739 - 9059** Mobile Telephone: **914 - 403 - 2998**

Fax: **014 - 739 - 9728** Email: **tim@signsink.com**

Contact's Relation To Business: **Authorized agent for signage**

This Application For (Check all that apply):

☐ Addition ☐ Modification to Exterior

☐ Auxiliary Structure ☐ New Construction

☐ Color Selection ☒ Signage

☐ Material Selection

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

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



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: Windward Eye Group LLC

Physical Address: 2725 old milton Pkwy

Mailing Address: 5315F Windward PKWY

City: Alpharetta State: GA Zip Code: 30004

Owner Telephone: - - - 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): Thomas E Arey Date: 2/9/21

Owner Signature: _____

Property Information:

Address (If Assigned) : 2725 Old Milton PKWY, Alphartta GA

Tax ID or Map Reference Number: 12 284008030269 (parcel ID)

Land Lot(s): _____ District: 10A Section: _____

Existing Zoning of Property: OI 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: 2-9/21

Print Form



3255 CROMPOND RD
YORKTOWN NY 10598

PROPERTY OWNERS LETTER OF CONSENT

I hereby consent to the sign/awning project that is to happen on the property referenced below.

Property Owner: Windward Eye Group, LLC

Address: Co Thomas E. Arey
2725-B Old Milton Pkwy
Alpharetta, GA 30009

Location of Property: 2725-A Old Milton Pkwy
Alpharetta, GA 30009

Signature: [Signature]

Date: 10-7-2020



**VETERINARY
EMERGENCY
GROUP**

PERMANENT SIGNAGE

VEG ALPHARETTA

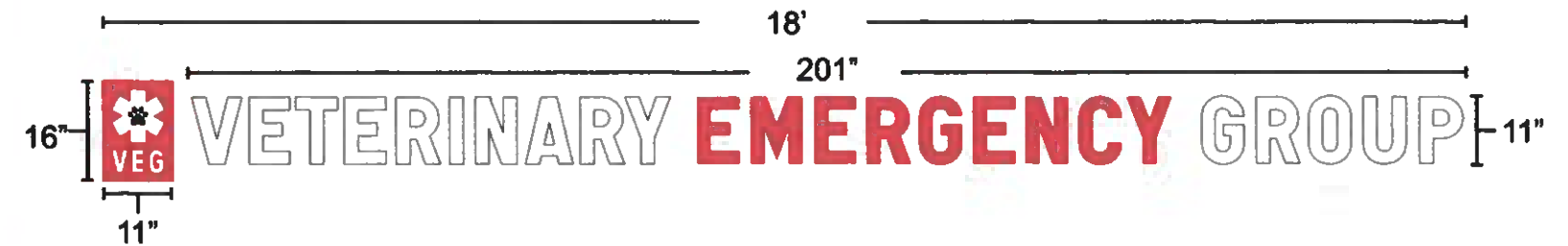
2725 OLD MILTON PARKWAY, GA

MARQUEE LOGO + WHITE LETTERS

TOTAL SIGNAGE SQ FT: 27SQ FT PER SIGN



OVERALL DIMENSIONS: 16" x 18'



75% of Facade length

SIGN 1



SIGN 2



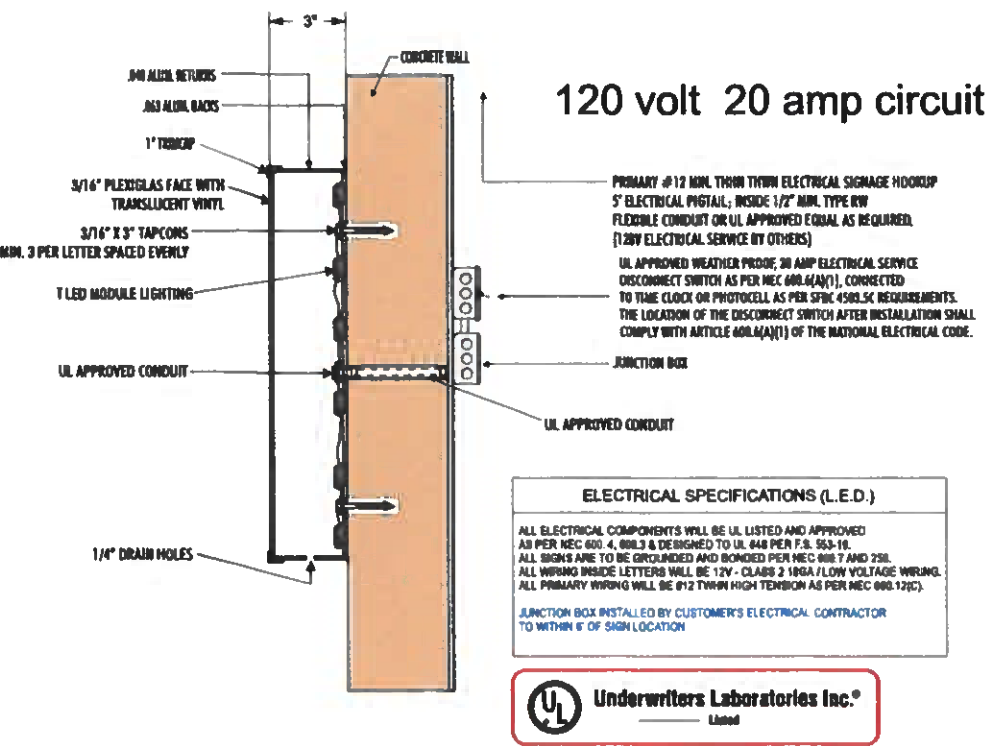


MARQUEE LOGO + WHITE LETTERS

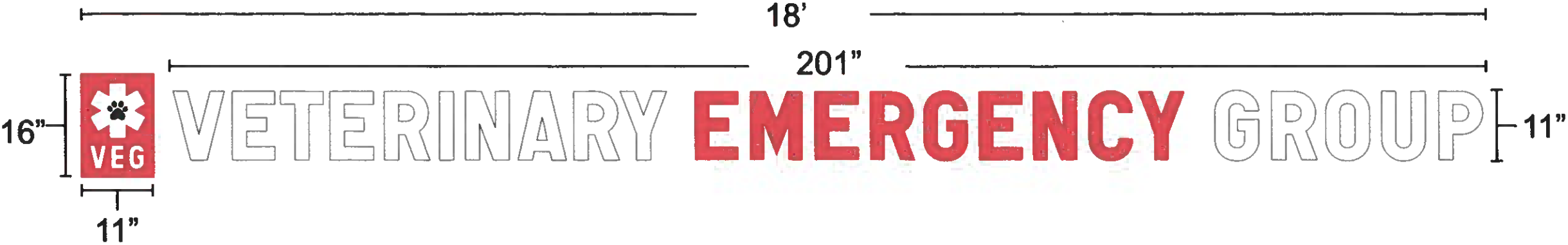
TOTAL SIGNAGE SQ FT: 27SQ FT PER SIGN



Signage Specifications



OVERALL DIMENSIONS: 16" x 18'



WINDOW GRAPHICS



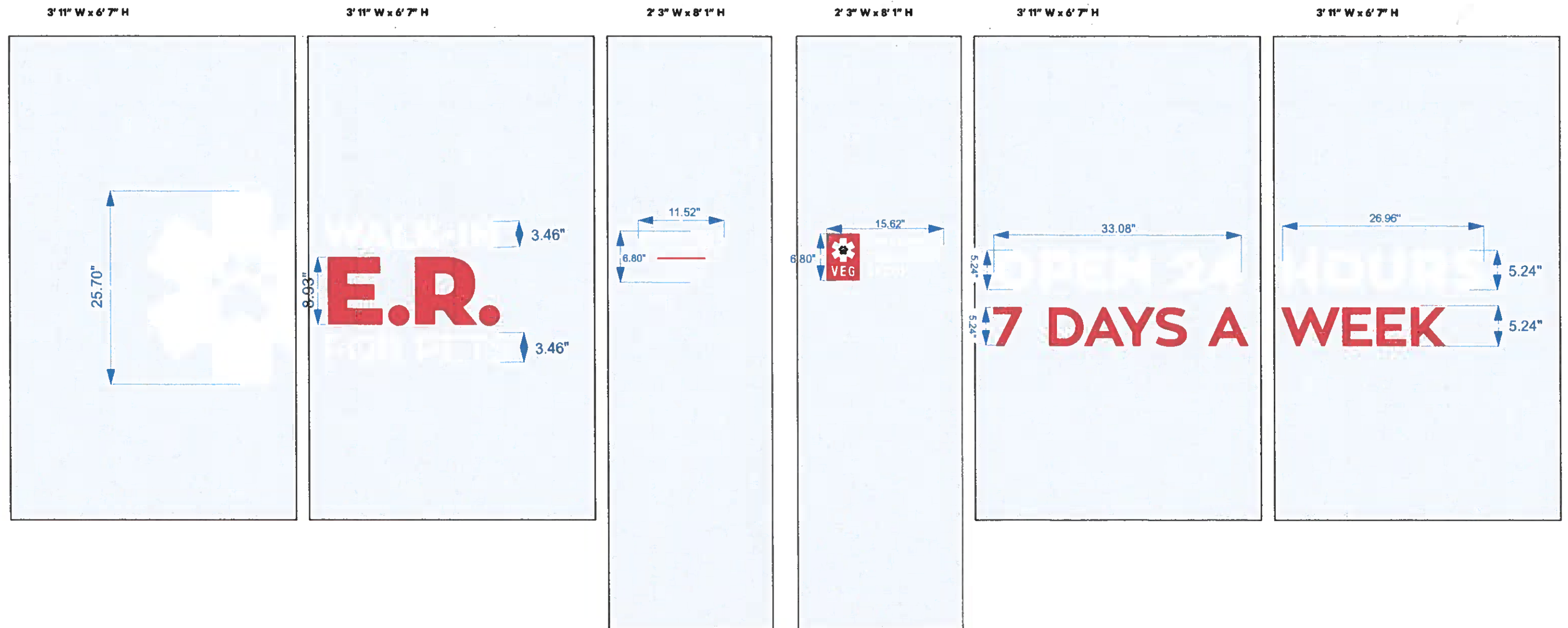
PERMANENT WINDOW GRAPHICS | RENDERING



WINDOW GRAPHICS PERMITTED 20% COVERAGE

PERMANENT WINDOW GRAPHICS | ART

HP Vinyl Lettering



WINDOW GRAPHICS PERMITTED 20% COVERAGE

PYLON





PYLON

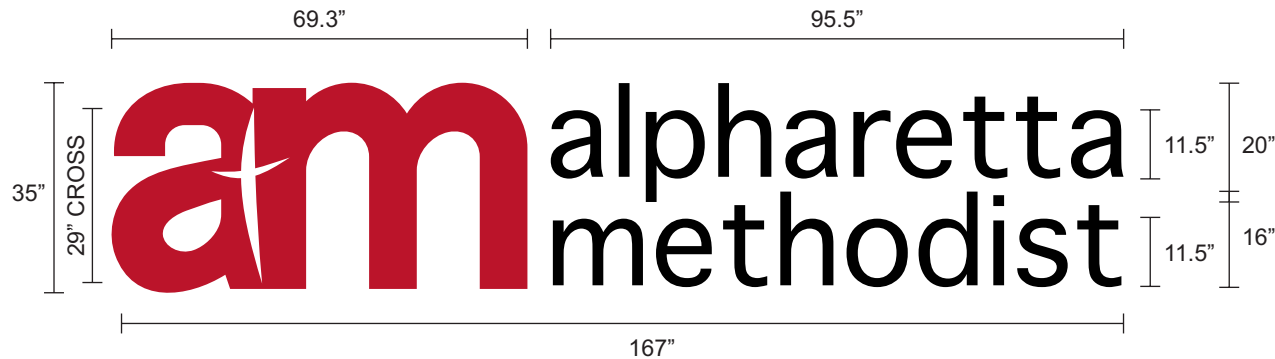


1/8” thick composite panel with HP Vinyl lettering

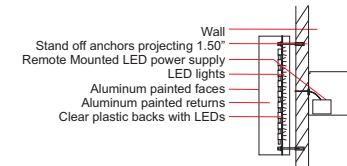
18" W x 4' H TOTAL SQ FT: 6 SQFT



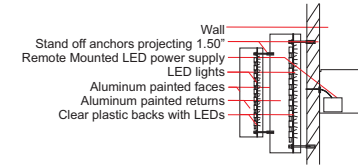
FRONT ELEVATION



SECTION DETAIL LETTERS



SECTION DETAIL LOGO



SET OF REVERSE ILLUMINATED (HALO) CHANNEL LETTERS, ALUMINUM CONSTRUCTION, MOUNTED TO WALL WITH PROJECTION STANDOFFS
LOGO HAS TWO LAYERS

DAY TIME PROPOSED VIEW



NIGHT TIME PROPOSED VIEW



www.BlackDogSignCompany.com
5510 McGinnis Ferry Road, Suite C
Alpharetta, GA 30005
888.885.7446

PREPARED FOR

CLIENT: Alpharetta Methodist
BILLING ADDRESS: _____

PHONE NUMBER: _____
CONTACT: _____
CONTACT EMAIL: _____
JOB SITE: _____

ABOUT THIS DRAWING

DATE: 09-16-2019
REV DATE: _____
PROJECT: EXTERIOR SIGNS
SCALE: 3/4"=1'
SQ. FT.: 40.5
DESIGNER: SL

APPROVAL

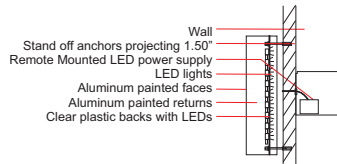
☐ YES, APPROVED AS PRESENTED.
APPROVED BY: _____
SIGNATURE _____ DATE _____
☐ NOT APPROVED, REQUIRED CHANGES: _____

THE ENCLOSED IMAGES AND LAYOUT ARE THE EXCLUSIVE PROPERTY OF BLACK DOG SIGN COMPANY AND CANNOT BE REPRODUCED, DISTRIBUTED OR ALTERED IN ANY WAY WITHOUT THE EXPRESS PERMISSION OF BLACK DOG SIGN COMPANY UNDER THE PENALTY OF INTELLECTUAL PROPERTY RIGHTS AGREEMENT.

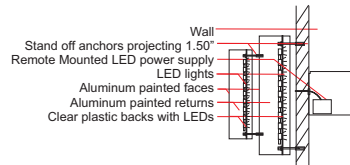
BACK ELEVATION



SECTION DETAIL LETTERS



SECTION DETAIL LOGO



SET OF REVERSE ILLUMINATED (HALO) CHANNEL LETTERS, ALUMINUM CONSTRUCTION, MOUNTED TO WALL WITH PROJECTION STANDOFFS
LOGO HAS TWO LAYERS

DAY TIME PROPOSED VIEW



NIGHT TIME PROPOSED VIEW



www.BlackDogSignCompany.com
5510 McGinnis Ferry Road, Suite C
Alpharetta, GA 30005
888.885.7446

PREPARED FOR

CLIENT: Alpharetta Methodist
BILLING ADDRESS: _____

PHONE NUMBER: _____
CONTACT: _____
CONTACT EMAIL: _____
JOB SITE: _____

ABOUT THIS DRAWING

DATE: 09-16-2019
REV DATE: _____
PROJECT: EXTERIOR SIGNS
SCALE: 3/4"=1'
SQ. FT.: 45
DESIGNER: SL

APPROVAL

☐ YES, APPROVED AS PRESENTED.
APPROVED BY: _____
SIGNATURE _____ DATE _____
☐ NOT APPROVED, REQUIRED CHANGES: _____

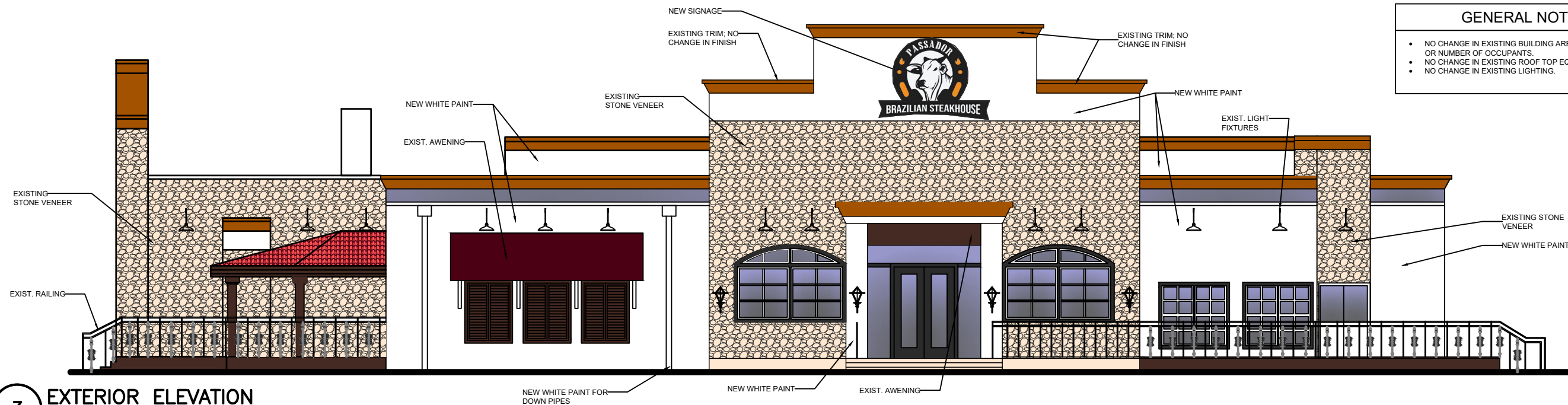
THE ENCLOSED IMAGES AND LAYOUT ARE THE EXCLUSIVE PROPERTY OF BLACK DOG SIGN COMPANY AND CANNOT BE REPRODUCED, DISTRIBUTED OR ALTERED IN ANY WAY WITHOUT THE EXPRESS PERMISSION OF BLACK DOG SIGN COMPANY UNDER THE PENALTY OF INTELLECTUAL PROPERTY RIGHTS AGREEMENT.

GENERAL NOTES

- NO CHANGE IN EXISTING BUILDING AREA, HEIGHT OR NUMBER OF OCCUPANTS.
- NO CHANGE IN EXISTING ROOF TOP EQUIPMENT.
- NO CHANGE IN EXISTING LIGHTING.

FINISH SCHEDULE

	NEW WHITE PAINT - SHERWIN WILLIAMS SW7103 WHITETAIL
	EXISTING STONE VENEER
	EXISTING TAN TRIM
	EXISTING PAINT



3 EXTERIOR ELEVATION
3/32" = 1' - 0"



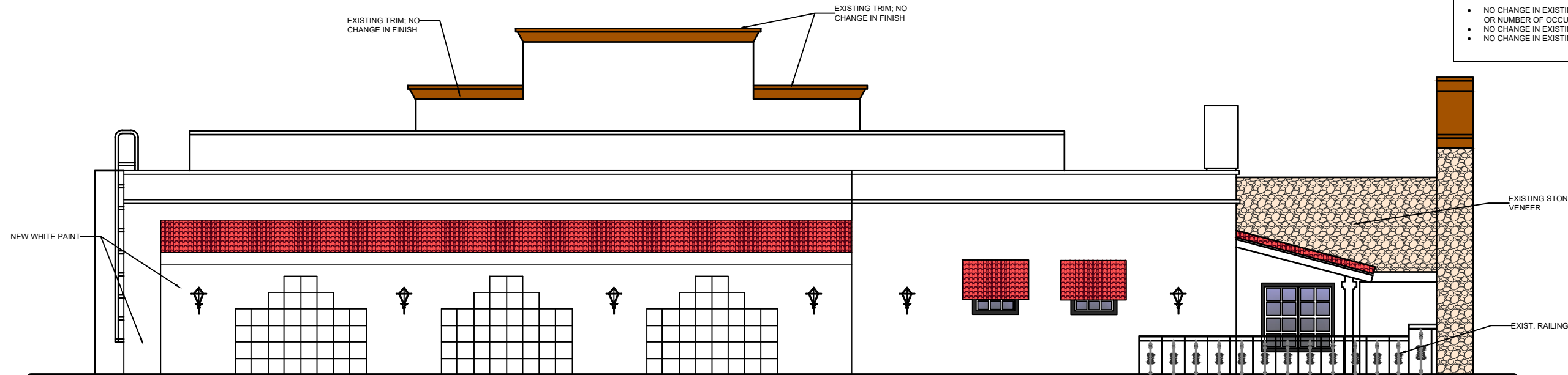
2 EXTERIOR ELEVATION
3/32" = 1' - 0"

1 SITE PHOTO
NTS



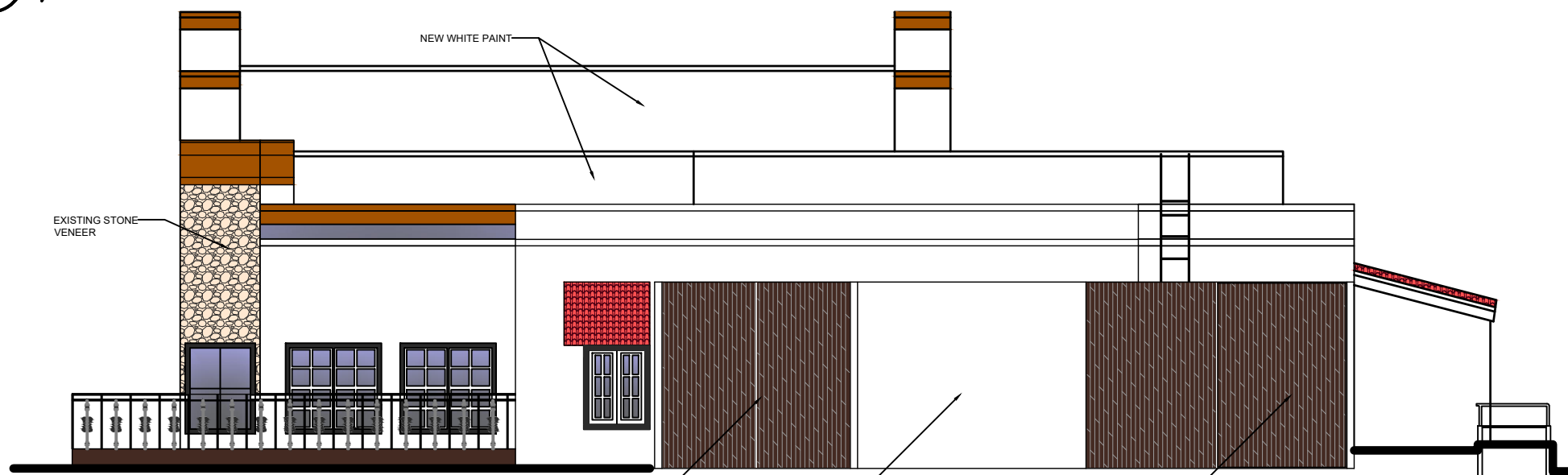
GENERAL NOTES

- NO CHANGE IN EXISTING BUILDING AREA, HEIGHT OR NUMBER OF OCCUPANTS.
- NO CHANGE IN EXISTING ROOF TOP EQUIPMENT.
- NO CHANGE IN EXISTING LIGHTING.



3 EXTERIOR ELEVATION

3/32" = 1'- 0"



FINISH SCHEDULE

- | | |
|--|--|
| | NEW WHITE PAINT - SHERWIN WILLIAMS
SW7103 WHITETAIL |
| | EXISTING STONE VENEER |
| | EXISTING TAN TRIM |
| | EXISTING PAINT |

2 EXTERIOR ELEVATION

3/32" = 1'- 0"



1

SITE PHOTO
NTS

Front



Flat Surface Routed Sign with HALO Glow behind it

Letters routed & backed with
white acrylic

Orange spots routed out &
backed with acrylic

Head of cow routed and
white around head opaque

Wall

Signs mounted
with sleeved
redhead anchors
through back
of raceway

Letters routed
& backed with
white acrylic

Cow
Illuminated

Letters and orange
spots back-illuminated

White and black area
painted opaque

Flat face sign with HALO Glow all round

PANTONE 715 C

42 sq.ft.



PROJECT: Passador	ORIG. DATE: 01/18/2021	CITY SIGN CODE:	Langley St. Clair Sign Fabrication • Neon • LED Lighting Signs & Service Atlanta Sign Installation & Repair 2752 Bridgegate Trace Marietta, Georgia 30068 Telephone 770-827-9113 Fax 770-565-0250 mikerogers@lscsigns.com
CUSTOMER: CITY: Alpharetta	REV. DATE: PROJECT REP. Mike Rogers	CUSTOMER APPROVAL: _____ Sign _____ Date	



SW 6320

4' x 7'

Monument
1/16 = 1ft.



LED Lit Cabinet

LED Lit Cabinet

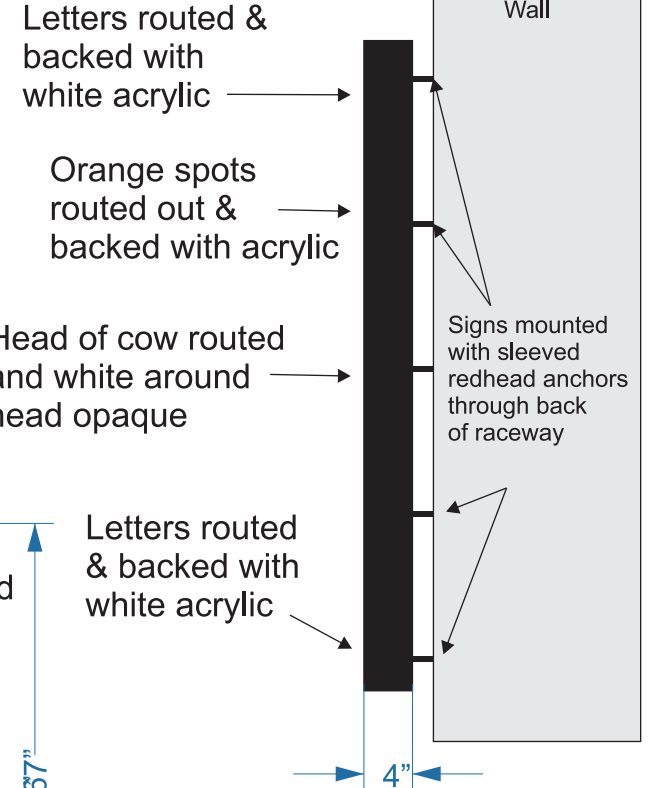


PROJECT: Passador	ORIG. DATE: 01/04/2021	CITY SIGN CODE:	Langley St. Clair Sign Fabrication • Neon • LED Lighting Signs & Service Atlanta Sign Installation & Repair 2752 Bridgegate Trace Marietta, Georgia 30068 Telephone 770-827-9113 Fax 770-565-0250 mikerogers@lscsigns.com
CUSTOMER: CITY: Alpharetta	REV. DATE: PROJECT REP. Mike Rogers	CUSTOMER APPROVAL: Sign Date	

West Side of Building



Flat Surface Routed Sign with HALO Glow behind it



1/16 = 1ft. 88'

Letters and orange spots back-illuminated

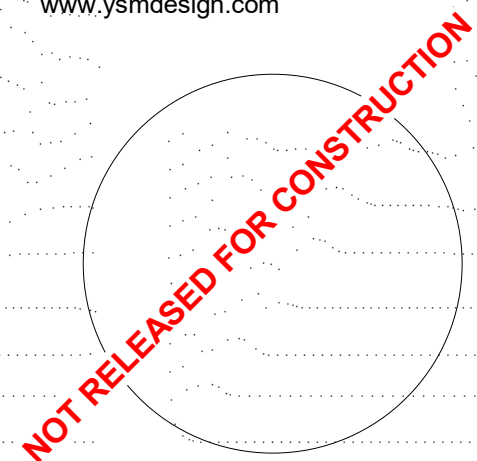
White and black area painted opaque



42 sq.ft.

PROJECT: Passador	ORIG. DATE: 01/18/2021	CITY SIGN CODE:	 Langley St. Clair Sign Fabrication • Neon • LED Lighting Signs & Service Atlanta Sign Installation & Repair 2752 Bridgegate Trace Marietta, Georgia 30068 Telephone 770-827-9113 Fax 770-565-0250 mikerogers@lscsigns.com
CUSTOMER: CITY: Alpharetta	REV. DATE: PROJECT REP. Mike Rogers	CUSTOMER APPROVAL: _____ Sign _____ Date	

P:\ACTIVE\Automotive\Kia PBS - Julio Jones KIA (Alpharetta)\04 REVIT AND CAD\01 SD REVITCONCEPT 1\Kia PBS - JULIO JONES KIA (ALPHARETTA) CONCEPT 2.rvt
2/1/2021 4:47:10 PM



Signed & Sealed:

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Rev	Date	Comments
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CAD FILES

A release form must accompany the distribution of old or Revit files from YSM Design PC and must be executed and returned prior to use of this file. By using this or Revit file, the user agrees to the terms of the release form, as stated below, regardless of execution of the form.

The user of this CAD or Revit file agrees unconditionally, to the fullest extent permitted by law, to defend, indemnify, and hold YSM Design PC harmless from any damage, liability, or cost, including all attorney's fees and cost of defense, arising from any use, reuse or modification of the plans, specifications and/or electronic files by any person or entity which acquires or obtains the plans, specifications and/or electronic files from or through the user.

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Client:

Carriage Automotive Group

10945 Westside Parkway,
Alpharetta, GA

Project:

JULIO JONES KIA ALPHARETTA

10945 Westside Parkway,
Alpharetta, GA

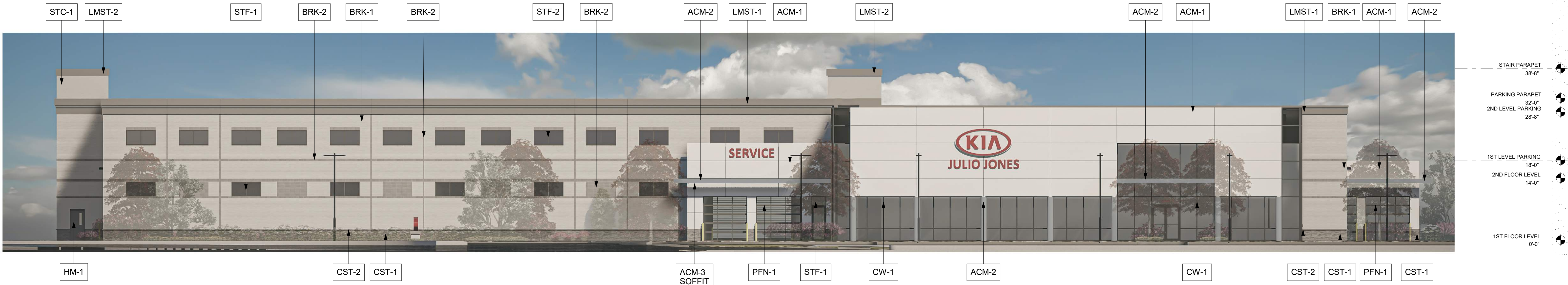
Project Number: ??????
Drawn By: FEC
Checked By: AA
Approved By: YSM

Sheet Title:

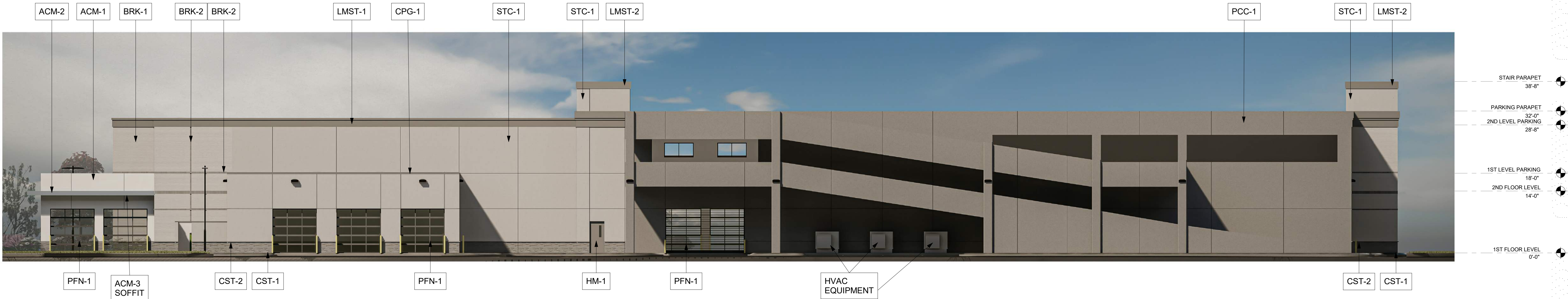
PERSPECTIVE ELEVATIONS

Sheet Number:

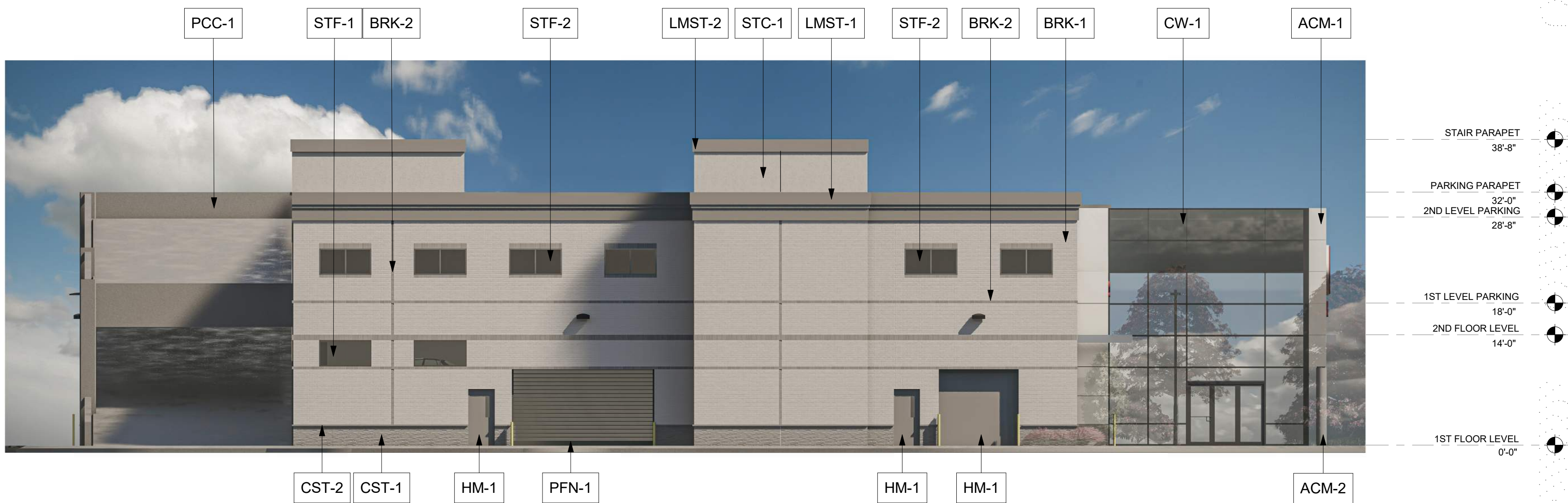
A-1



1
A-1 FRONT ELEVATIONS - NORTHWEST Copy 1
3/32" = 1'-0"



3
A-1 SIDE ELEVATION - NORTHEAST Copy 1
3/32" = 1'-0"



4
A-1 REAR ELEVATION - SOUTHEAST Copy 1
3/32" = 1'-0"



5
A-1 SIDE ELEVATION - SOUTHWEST Copy 1
3/32" = 1'-0"

EXTERIOR MATERIAL LEGEND		
CODE	MATERIAL	COLOR
STF-1	ALUMINUM STOREFRONT	BLACK ANODIZE ALUMINUM - LOW-E GLAZING
STF-2	ALUMINUM STOREFRONT	BLACK ANODIZE ALUMINUM - NO GLAZING
CW-1	CURTAINWALL GLAZING SYSTEM	BLACK ANODIZE ALUMINUM - LOW-E GLAZING
CPG-1	METAL COPING	PRE-FINISHED TO MATCH ACM-1 (ALPOLIC SUPER WHITE)
ACM-1	ALUMINUM COMPOSITE METAL	ALPOLIC PE - SUPER WHITE
ACM-2	ALUMINUM COMPOSITE METAL	ALPOLIC OPT - MICA PLATINUM
ACM-3	ALUMINUM COMPOSITE METAL	ALPOLIC PE - RON RED
STC-1	HARD COAT STUCCO	COLOR TO MATCH ACM-1 (ALPOLIC SUPER WHITE)
BRK-1	BRICK VENEER	INTEGRAL COLOR - OFF WHITE
BRK-2	BRICK ACCENT VENEER	INTEGRAL COLOR - LIGHT GREY
CST-1	CASTS TONE BASE VENEER	-
CST-2	CAST STONE BULLNOSE ACCENT	-
LMST-1	LIMESTONE CORNICE - TALL	-
LMST-2	LIMESTONE CORNICE	-
PFN-1	PRE-FINISHED METAL	COLOR TO MATCH BLACK ANODIZE - STF-1
HM-1	HOLLOW METAL DOOR	COLOR TO MATCH BLACK ANODIZE - STF-1
PCC-1	PRECAST CONCRETE	-

2
A-1 FINISH SCHEDULE kia exterior
1/4" = 1'-0"

P:\ACTIVE\Automotive\Kia PBS - Julio Jones Kia (Alpharetta)\04 REVIT AND CAD\01 SD REVIT\CONCEPT 1\Kia PBS - JULIO JONES KIA (ALPHARETTA) CONCEPT 2.rvt
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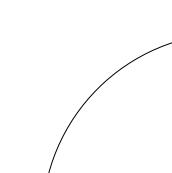
JULIO JONES KIA ALPHARETTA

FORMAL PLANNING SUBMISSION

10945 Westside Parkway, Alpharetta, GA
January 29, 2021



www.ysmdesign.com



NOT RELEASED FOR CONSTRUCTION

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Rev	Date	Comments
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Client:

Carriage Automotive Group

10945 Westside Parkway,
Alpharetta, GA

Project:

**JULIO
JONES KIA
ALPHARETTA**

10945 Westside Parkway,
Alpharetta, GA

Project Number: ??????
 Drawn By: FEC
 Checked By: AA
 Approved By: YSM

Sheet Title:

PERSPECTIVE

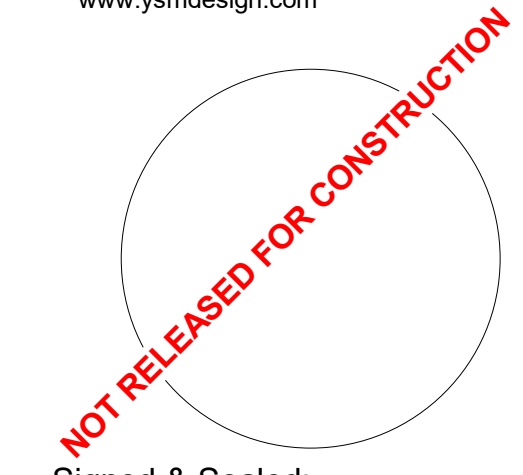
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Client:

Carriage Automotive Group

10945 Westside Parkway,
Alpharetta, GA

Project:

JULIO JONES KIA ALPHARETTA

10945 Westside Parkway,
Alpharetta, GA

Project Number: ??????
Drawn By: FEC
Checked By: AA
Approved By: YSM

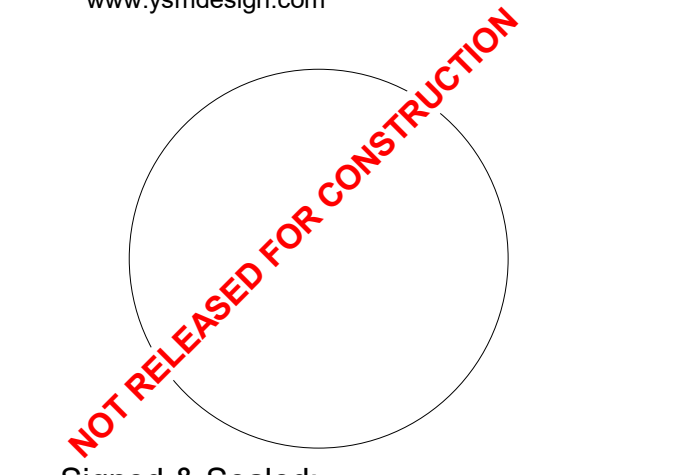
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BIRD EYE VIEW

Sheet Number:

A-5

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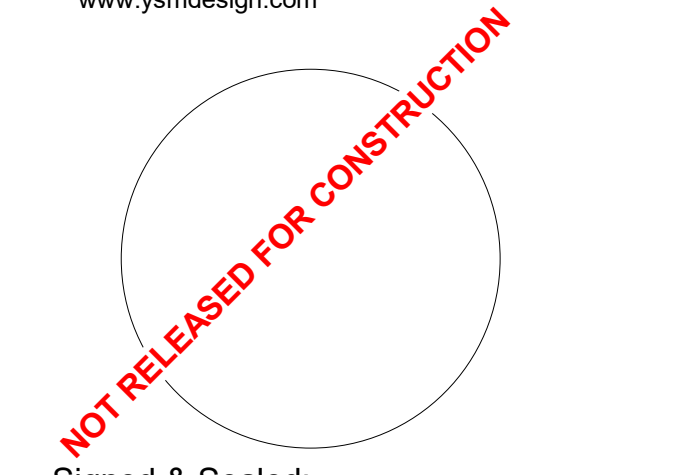
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Client:
Carriage Automotive Group
10945 Westside Parkway, Alpharetta, GA
Project:
JULIO JONES KIA ALPHARETTA
10945 Westside Parkway, Alpharetta, GA
Project Number: ??????
Drawn By: FEC
Checked By: AA
Approved By: YSM
Sheet Title:
BIRD EYE VIEW
Sheet Number:
A-6

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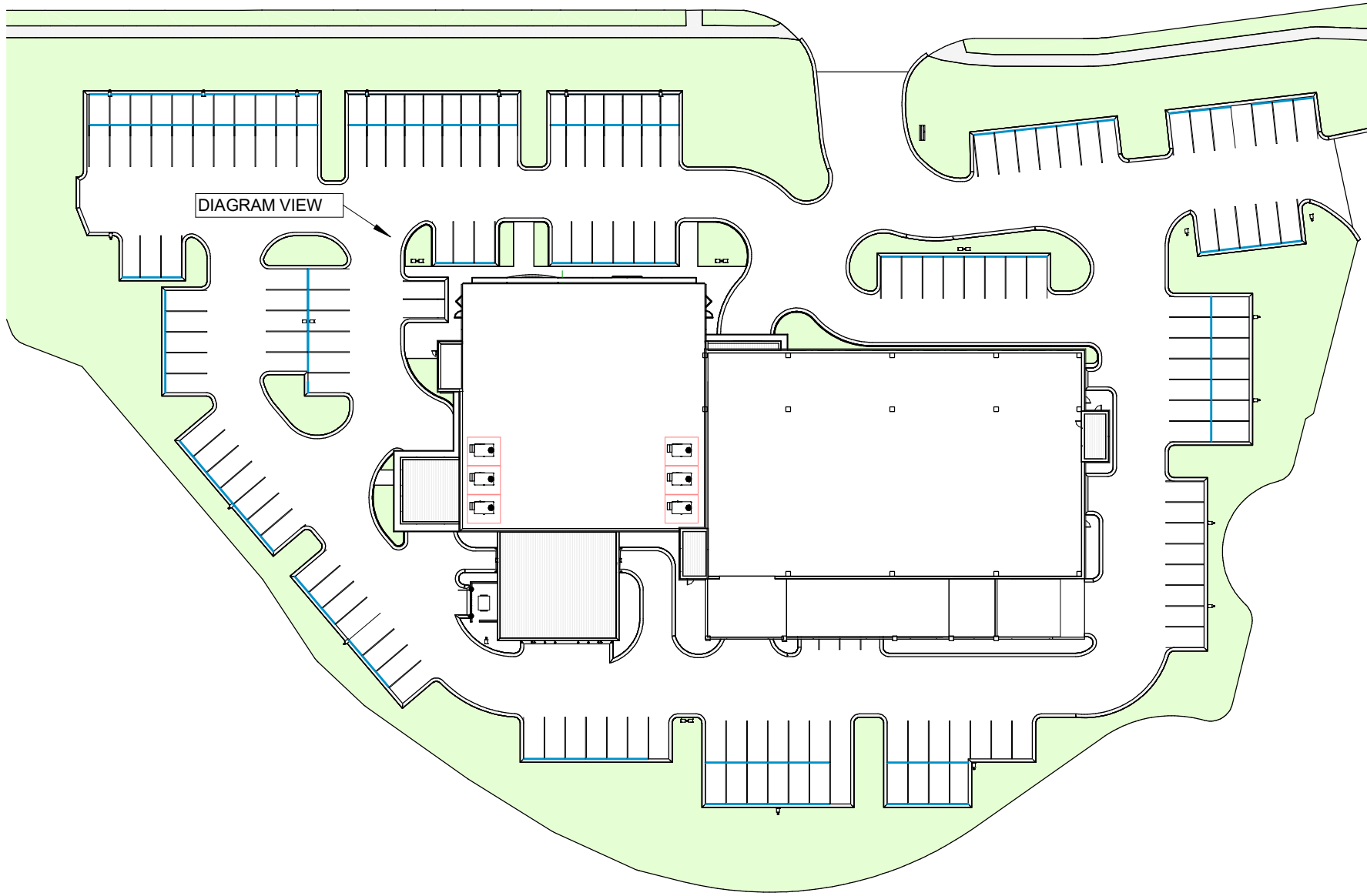
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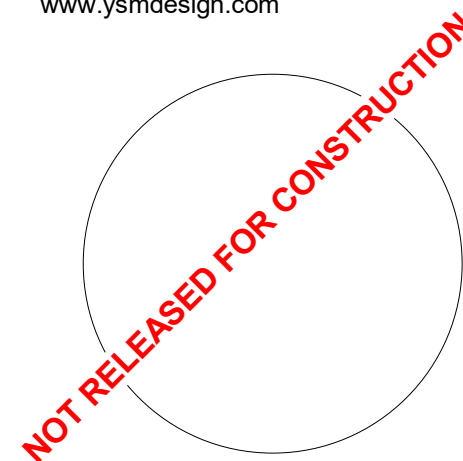
Client:	Carriage Automotive Group
10945 Westside Parkway, Alpharetta, GA	
Project:	JULIO JONES KIA ALPHARETTA
10945 Westside Parkway, Alpharetta, GA	
Project Number:	??????
Drawn By:	FEC
Checked By:	AA
Approved By:	YSM
Sheet Title:	BIRD EYE VIEW
Sheet Number:	A-7

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PARKING DECK AREA

RTU UNITS



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Rev	Date	Comments
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Client:

Carriage Automotive Group

10945 Westside Parkway,
Alpharetta, GA

Project:

JULIO JONES KIA ALPHARETTA

10945 Westside Parkway,
Alpharetta, GA

Project Number: ??????
Drawn By: FEC
Checked By: AA
Approved By: YSM

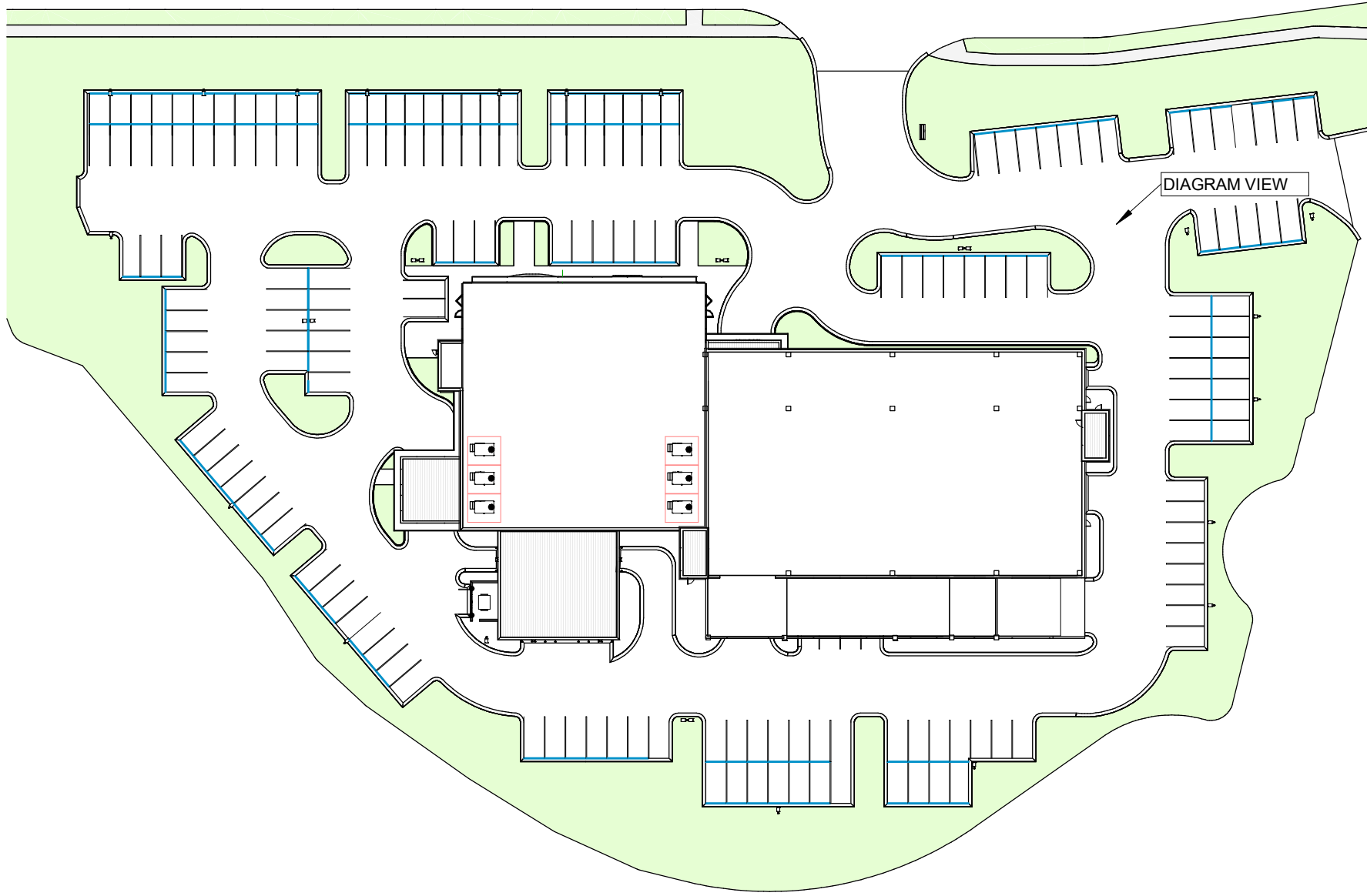
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RTU AND PARKING DECK DIAGRAM

Sheet Number:

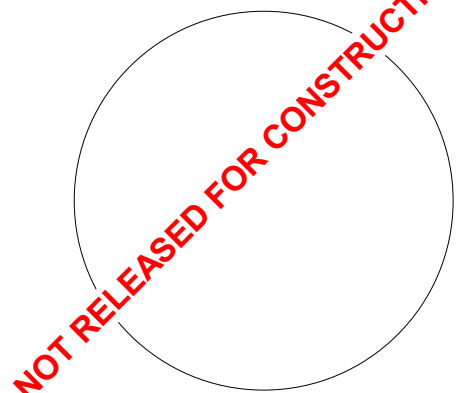
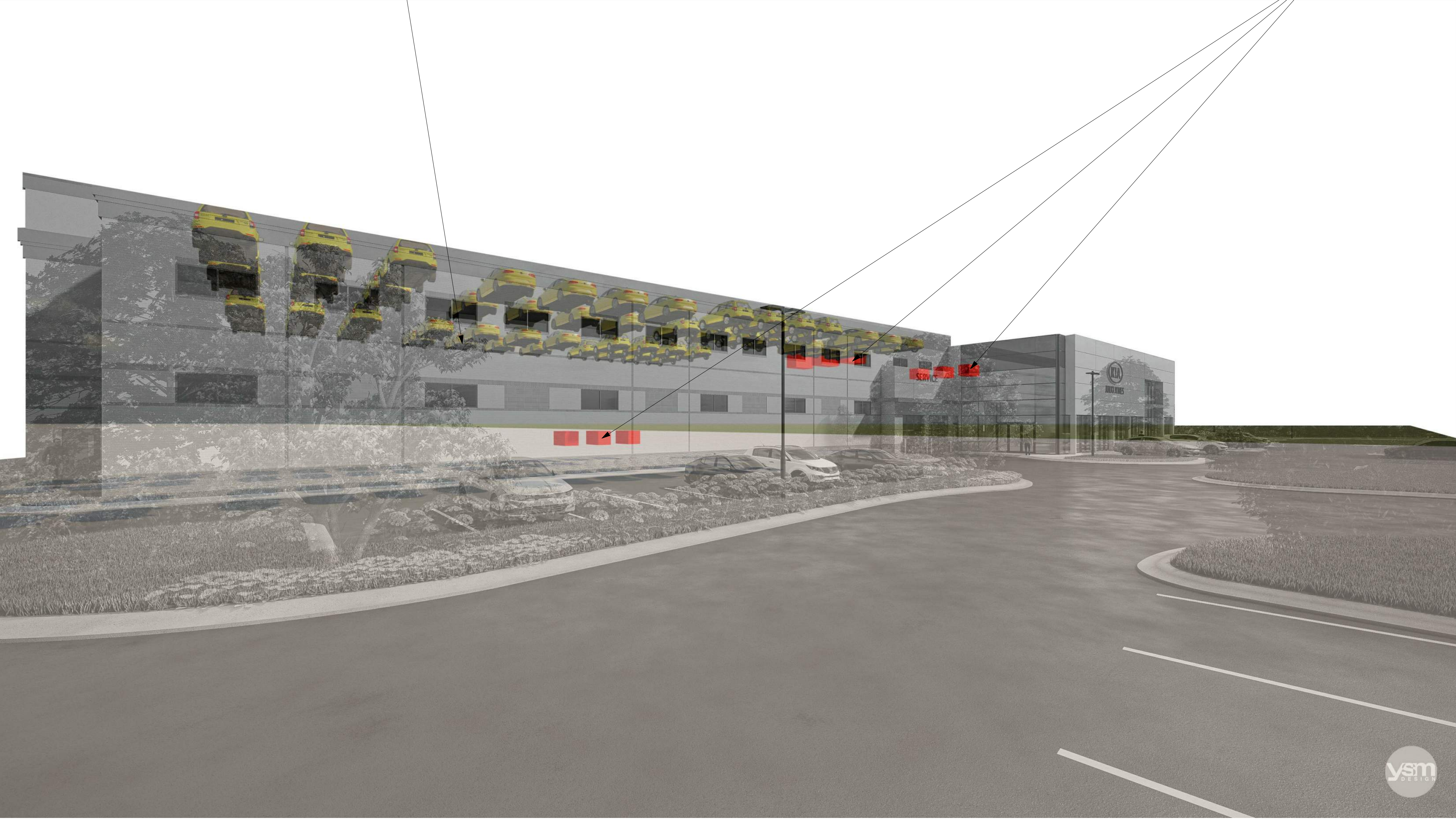
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PARKING DECK AREA

RTU UNITS



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Rev	Date	Comments
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10945 Westside Parkway,
Alpharetta, GA

Project:

JULIO JONES KIA ALPHARETTA

10945 Westside Parkway,
Alpharetta, GA

Project Number: ??????
Drawn By: FEC
Checked By: AA
Approved By: YSM

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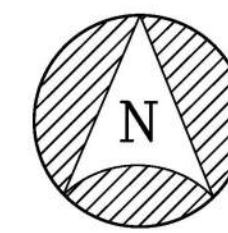
RTU AND PARKING DECK DIAGRAM

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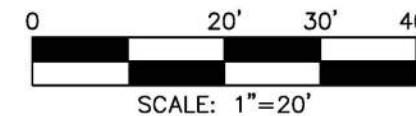
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NORTH:



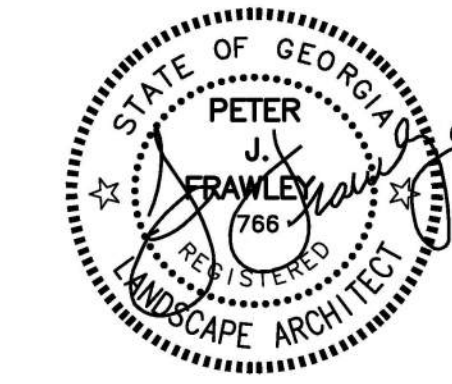
SCALE:



REVISIONS:

DATE #

02-01-2021



**FRAWLEY
ASSOCIATES, LLC.**
LANDSCAPE ARCHITECTS
675 SEMINOLE AVE (SUITE 101)
ATLANTA, GA 30307 (404) 874-5081

**JULIO JONES KIA-ALPHARETTA
WEST SIDE PARKWAY
ALPHARETTA, GA**

**LANDSCAPE PLAN
RENDERING**

SCALE: AS SHOWN

DATE: 11/13/2020

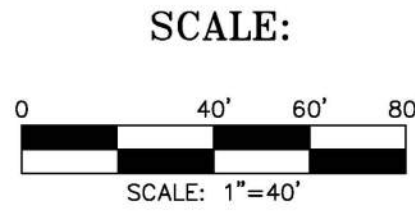
PROJECT: FA-20061

SHEET

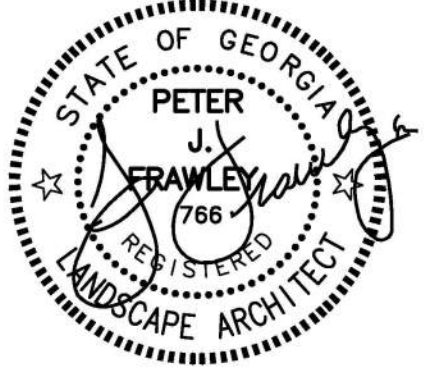
R-2

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	
	ACE	Acer rubrum 'Brandywine' Native; Overstory	Brandywine Red Maple	4" Cal.	29	
	CER	Cercis canadensis 'Hearts of Gold' Native; Understory	Hearts of Gold Eastern Redbud	4" Cal.	8	
	COR	Cornus florida Recompense; Native; Understory	Eastern Dogwood	4" Cal.	29	
	ILE	Ilex x 'Emily Bruner' Recompense; Understory	Emily Bruner Holly	13-14' Ht.	22	
	JUN	Juniperus virginiana Recompense; Native; Overstory	Eastern Red Cedar	13-14' Ht.	33	
	QUE	Quercus nuttallii Recompense; Native; Overstory	Nuttall Oak	4" Cal.	16	
	TAX	Taxodium distichum 'Mickelson' TM Overstory	Shawnee Brave Bald Cypress	4" Cal.	11	
	ZEL	Zelkova serrata 'Green Vase' Overstory	Green Vase Sawleaf Zelkova	4" Cal.	5	
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	
	ABE	Abelia x 'Rose Creek'	Rose Creek Abelia	2' Ht.	184	
	CAR	Ilex cornuta 'Carissa'	Carissa Holly	2' Ht.	111	
	BUR	Ilex cornuta 'Dwarf Burford'	Dwarf Burford Holly	2' Ht.	110	
	LOR	Loropetalum chinense 'Blush'	Blush Fringe Flower	2' Ht.	24	
	MUH	Muhlenbergia capillaris	Pink Muhly Grass	2' Ht.	213	
	PRU	Prunus laurocerasus	English Laurel	2' Ht.	159	
SHRUB AREAS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
	SGN	Juniperus chinensis 'Sargentii'	Sargent Juniper	1' Ht.	48" o.c.	130
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
	EUO	Euonymus fortunei 'Coloratus'	Coloratus Purple Wintercreeper	4"	12" o.c.	465
	HEM	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily	1 gal.	12" o.c.	111
	LIR	Liriope muscari 'Big Blue'	Big Blue Lilyturf	4"	15" o.c.	889



REVISIONS:	
DATE	#
02-01-2021	



FRAWLEY
ASSOCIATES, LLC.
LANDSCAPE ARCHITECTS
675 SEWING AVE (SUITE 101)
ATLANTA, GA 30307 (404) 874-5091

JULIO JONES KIA-ALPHARETTA
WEST SIDE PARKWAY
ALPHARETTA, GA

LANDSCAPE PLAN
RENDERING

SCALE: AS SHOWN

DATE: 11/13/2020

PROJECT: FA-20061

SHEET
R-1

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: Julio Jones Kia

Location Address: 10945 Westside Parkway, Alpharetta, Georgia

Mailing Address: 3678 North Peachtree Road

City: Atlanta State: GA Zip Code: 30341 - _____

Contact For All Notifications: Steven T. Ellis / PRO Building Systems

Contact Telephone: 770 - 455 - 1791 Mobile Telephone: 770 - 318 - 3225

Fax: 770 - 455 - 4123 Email: stellis@problgdg.com

Contact's Relation To Business: Agent / Representative

This Application For (Check all that apply):

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

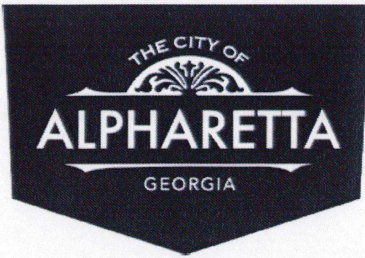
Application Fees:

Any sign or remodel review within the
Downtown Overlay \$ 175.00

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: Environs LLC

Physical Address: _____

Mailing Address: 5784 Lake Forrest Dr Ste 265

City: Atlanta State: ga Zip Code: 30328

Owner Telephone: 770 - 365 - 2609 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): Sean Rasmus Date: 10/24/20

Owner Signature: 

Property Information:

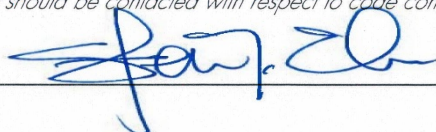
Address (If Assigned) : 10945 Westside Parkway

Tax ID or Map Reference Number: 12 237005910214

Land Lot(s): 590&591 District: 1st Section: 2nd

Existing Zoning of Property: LI Existing Uses of Property: Undeveloped

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

Applicant Signature: 

Date: 11.02.2020

Print Form

LANDSCAPE AND SITE CALCULATIONS:

SITE DENSITY
OVERALL SITE AREA= 269,252 SF or 6.181ac
LESS 2.06ac (100' UNDISTURBED BUFFER, GA POWER AND DRAINAGE ESMTS.) = 4.121
SDF = 4.121ac X 130 CALIPER INCHES = 535.73"
EDF = 97" (SEE BELOW)
RDF = 535.73" - 97" = 438.73 INCHES REQUIRED
212 INCHES PROVIDED (NON-RECOMPENSE)
(WILL BE ADJUSTED WHEN TREE SAMPLE/ADDITIONAL TREE SURVEY COMPLETE WITH ADDITIONAL TREE DATA. *GOAL IS TO COMPLY OR BE CLOSE TO REQUIREMENT WITH ADDITIONAL PRESERVED TREES ON SITE)

EDF TREES TO REMAIN ON SITE:
26" BIRCH (S) x 2 = 52"
4" HARDWOOD x 9 = 36"
3" HARDWOOD x 1 = 3"
2" HARDWOOD x 1 = 2"
EDF = 97"

PARKING
PARKING REQUIRED: 1 SP/100 SF x 23,360 SF = 234 SP REQUIRED
PARKING PROVIDED: 148 SURFACE
38 SURFACE COMPACT
126 SUBSURFACE
312 TOTAL INCLUDING 2 HC

OVERALL TREE CALCULATIONS
TOTAL TREES TO BE PLANTED ON SITE: 153

OVERSTORY TREES: 94
UNDERSTORY TREES: 59
% OVERSTORY: 61.4%

NATIVE TREES:
% NATIVE: 75.2% (SEE TREE TABLE)

RECOMPENSE INCHES:
399 INCHES REQUIRED (SEE CALCS, SHEET L-1)
400 INCHES PROPOSED (100, 4" CAL./EQ. TREES)

LANDSCAPE STRIPS
20' LS WESTSIDE PARKWAY – ONE 4" SHADE TREE/40
DOUBLE SHRUB ROW TO SCREEN ALL PARKING/PAVEMENT FROM PUBLIC ROW AND PRIVATE DRIVE; 24" HT. AT PLANTING

EX. TREES AND SHRUBS PLANTED DURING PARCEL 1 CONSTRUCTION TO REMAIN.

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 A 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 (CRITICAL ROOT ZONE) OF SPECIMEN TREES. MULCH MUST BE APPLIED TO TREES WITHIN 2 WEEKS OF START OF CONSTRUCTION AND SHALL NOT BE NEXT TO TRUNK.

A MIN. 2" LAYER OF MULCH WILL BE REQUIRED FOR ALL EXIST. NON-SPECIMEN, LANDSCAPE TREES INCLUDING PARKING LOT AND STREET 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 IN THE CITY OF ALPHARETTA.

ALL NEWLY PLANTED TREES SHALL HAVE VISIBLE ROOT FLARES AT FINISHED GRADE. NO CIRCLING ROOTS SHALL BE ALLOWED ON PLANTED TREES. THE UPPER TWO RINGS OF THE WIRE BASKET, BURLAP, AND STRAPPING SHALL BE CUT AND REMOVED PRIOR TO BACKFILL.

TREES LESS THAN THE CALIPER INCH SHOWN WILL NOT BE ACCEPTED. I.E., 3 INCH CALIPER TREES MAY NOT BE 2.5-3 INCHES. UNDERSIZED TREES SHALL BE REMOVED AND REPLACED AT CONTRACTOR'S EXPENSE.

PLANT HEIGHT MEASUREMENT IS TAKEN AT THE TOP OF THE MAIN BODY OF THE PLANT AND NOT AT THE TIP OF THE TOPMOST GROWTH.

CONTRACTOR SHALL ADD TO BACKFILL DIRT AN APPROVED MIX OF ENDO AND ECTO-MYCORRHIZAL FUNGI PLUS 12-10-7 SLOW RELEASE FERTILIZER PELLETS (3#/A000 SQ. FT.)

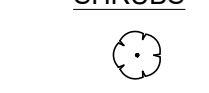
ALL NEWLY PLANTED TREES SHALL BE EQUIVALENT IN QUALITY TO FLORIDA #1 GRADE OR BETTER. ALL TREES OF LESSER QUALITY SHALL BE REJECTED BY THE CITY ARBORIST.

WATERING BAGS OR A DRIP IRRIGATION SYSTEM MUST BE PROVIDED FOR ALL TREES PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

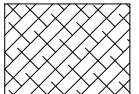
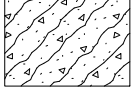
WHEN WATERING BAGS ARE USED MANUFACTURERS RECOMMENDATIONS MUST BE FOLLOWED FOR PROPER SIZING AND WATERING SCHEDULES. BAGS WILL BE FILLED WEEKLY BY OWNER AND DURING DROUGHTS FOR A MINIMUM OF 18 MONTHS AFTER INSTALLATION.

NO TRENCHING ALLOWED IN TREE SAVE AREAS INCLUDING IRRIGATION

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	ACE	Acer rubrum 'Brandywine' Native; Overstory	Brandywine Red Maple	4" Cal.	29
	CER	Cercis canadensis 'Hearts of Gold' Native; Understory	Hearts of Gold Eastern Redbud	4" Cal.	8
	COR	Cornus florida Recompense; Native; Understory	Eastern Dogwood	4" Cal.	29
	ILE	Ilex x 'Emily Bruner' Recompense; Understory	Emily Bruner Holly	13-14' Ht.	22
	JUN	Juniperus virginiana Recompense; Native; Overstory	Eastern Red Cedar	13-14' Ht.	33
	QUE	Quercus nuttallii Recompense; Native; Overstory	Nuttall Oak	4" Cal.	16
	TAX	Taxodium distichum 'Mickelson' TM Overstory	Shawnee Brave Bald Cypress	4" Cal.	11
	ZEL	Zelkova serrata 'Green Vase' Overstory	Green Vase Sawleaf Zelkova	4" Cal.	5

SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	ABE	Abelia x 'Rose Creek'	Rose Creek Abelia	2' Ht.	184
	CAR	Ilex cornuta 'Carissa'	Carissa Holly	2' Ht.	111
	BUR	Ilex cornuta 'Dwarf Burford'	Dwarf Burford Holly	2' Ht.	110
	LOR	Loropetalum chinense 'Blush'	Blush Fringe Flower	2' Ht.	24
	MUH	Muhlenbergia capillaris	Pink Muhly Grass	2' Ht.	213
	PRU	Prunus laurocerasus	English Laurel	2' Ht.	159

SHRUB AREAS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
	SGN	Juniperus chinensis 'Sargentii'	Sargent Juniper	1' Ht.	48" o.c.	130
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
	EUO	Euonymus fortunei 'Coloratus'	Coloratus Purple Wintercreeper	4"	12" o.c.	465
	HEM	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily	1 gal.	12" o.c.	111
	LIR	Liriope muscari 'Big Blue'	Big Blue Lilyturf	4"	15" o.c.	889

ALL TREE ANCHORING DEVICES SHALL BE REMOVED FROM TREE AFTER ONE COMPLETE GROWING SEASON OR ONE YEAR AFTER PLANTING, WHICHEVER IS GREATER.

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

SEE ADDITIONAL NOTES, DETAILS AND RELATED CONTRACT REQUIREMENTS ON PAGE L-3 LANDSCAPE DETAILS.

A CITY OF ALPHARETTA APPROVED ROOT BARRIER WILL BE REQUIRED FOR ANY TREE LOCATED WITHIN 10' OF PAVEMENT. CONTRACTOR SHALL VERIFY WITH CITY ARBORIST

PARKING LOT ISLANDS:
ISLANDS SHALL BE EXCAVATED TO 3 FEET DEEP OR TO A DEPTH 6 INCHES GREATER THAN THE HEIGHT OF THE ROOT BALL AND BACKFILLED WITH A MINIMUM OF 600 CUBIC FEET OF FRIABLE SOIL. TURF GRASS WILL NOT BE ACCEPTED. UTILITIES AND LIGHTING SHALL NOT BE ALLOWED WITHIN REQUIRED PARKING LOT LANDSCAPE ISLANDS.

IRRIGATION NOTES:
IRRIGATION SYSTEMS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY. (SYSTEMS WILL BE ALLOWED INSIDE THE MEDIANS IF AN INDEMNIFICATION LETTER IS PROVIDED ABSOLVING THE CITY OF ALPHARETTA OF ANY RESPONSIBILITY FOR DAMAGES.)

IRRIGATION SPRAY ONTO PUBLIC ROADWAYS IS NOT ALLOWED; IRRIGATION SYSTEMS MUST BE SHUT OFF OR OPERATED MANUALLY DURING WINTER MONTHS TO PREVENT UNNECESSARY ICE ON ROADS.

TREE PIT DRAINAGE TESTING IS REQUIRED WHEN TREES ARE PLANTED IN PARKING LOT ISLANDS, SIDEWALK TREE PITS, ROADWAY MEDIAN, 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 WITH 2 YEARS OF CONSTRUCTION. THIS MAY BE IN ADDITION TO WHAT IS SHOWN ON THE APPROVED LANDSCAPE PLAN.

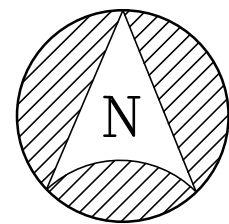
PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE CARE AND MAINTENANCE OF THE TREES AND LANDSCAPING THAT FRONT THEIR PROPERTY WITHIN THE ROW.

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.

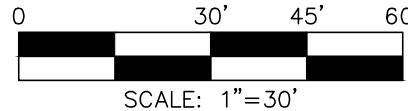
ALL TREES MUST BE PLANTED AT LEAST 5' FROM ANY UTILITY LINE AND OR EASEMENTS, UNLESS APPROVED BY THE CITY ARBORIST OR UTILITY PROVIDER

IT IS THE CLIENT OR CONTRACTOR'S RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION AS THE LOCATION OF UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND POSSIBLY INCOMPLETE. THEREFORE CERTIFICATION TO THE LOCATION OF ALL UNDERGROUND UTILITIES ARE WITHHELD.

NORTH:

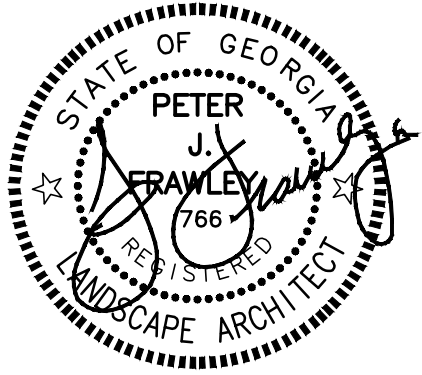


SCALE:



REVISIONS:

DATE	#
12-10-2020	
02-01-2021	



FRAWLEY
ASSOCIATES, LLC.
LANDSCAPE ARCHITECTS
675 SEMINOLE AVE (SUITE 101)
ATLANTA, GA 30307 (404) 874-5091

JULIO JONES KIA-ALPHARETTA
WEST SIDE PARKWAY
ALPHARETTA, GA

LANDSCAPE PLAN
DESIGN REVIEW BOARD

SCALE: AS SHOWN

DATE: 11/13/2020

PROJECT: FA-20061

SHEET

L1.1

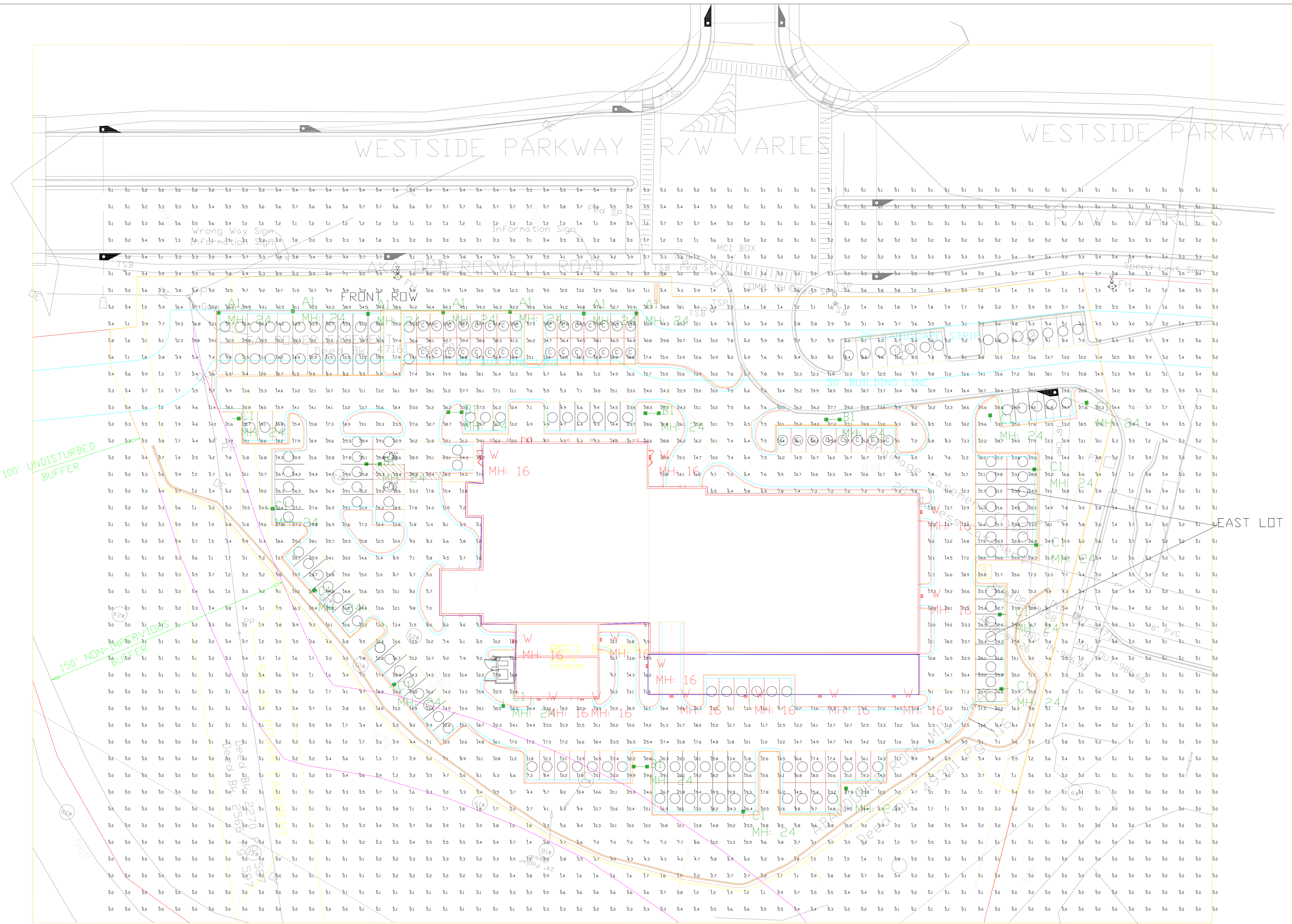


LEGAL DESCRIPTION - 10945 WESTSIDE PARKWAY, ALPHARETTA, GEORGIA

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 590 and 591, 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:

Commence at the point of intersection of the northeast corner of Land Lot 590, the southeast corner of Land Lot 591, the southwest corner of Land Lot 606 and the northwest corner of Land Lot 607; thence, leave said land lot corner and run northwesterly along the south land lot line of said Land Lot 591, North 89 degrees 41 minutes 08 seconds West, a distance of 486.05 feet to a 1/2" rebar found; and THE TRUE POINT OF BEGINNING. From the TRUE POINT OF BEGINNING as thus established, run northwesterly along the south land lot line of said Land Lot 591 North 89 degrees 41 minutes 08 seconds West, a distance of 196.85 feet to a 1/2" rebar found; run thence North 45 degrees 06 minutes 02 seconds West, a distance of 60.00 feet to a 1/2" rebar found; run thence South 44 degrees 53 minutes 58 seconds West, a distance of 101.30 feet to a point, said point being described as the centerline of Foe Killer Creek, and the property line; run thence along the centerline of said Foe Killer Creek, and the meanderings thereof, the following bearings and distances: South 86 degrees 05 minutes 05 seconds West, 35.92 feet; South 73 degrees 45 minutes 21 seconds West, 103.52 feet; North 84 degrees 22 minutes 30 seconds West, 62.34 feet; North 59 degrees 20 minutes 57 seconds West, 82.74 feet; North 47 degrees 52 minutes 09 seconds West, 98.01 feet; North 53 degrees 39 minutes 23 seconds West, 90.41 feet; North 41 degrees 37 minutes 16 seconds West, 68.32 feet to a point, and North 30 degrees 37 minutes 00 seconds West, 1.40 feet to a point, said point being located on the south right-of-way line of Westside Parkway, having a varying right-of-way; thence, leave said Foe Killer Creek centerline and run northeasterly along said Westside Parkway right-of-way the following bearings and distances: North 54 degrees 21 minutes 17 seconds East, 128.53 feet to a 1/2" rebar found (said 1/2" rebar found being witnessed by a concrete r/w monument found North 44 degrees West 1.3 feet thereof); North 29 degrees 53 minutes 35 seconds West, 30.00 feet to a nail found (said nail found being witnessed by a concrete r/w monument found South 45 degrees West 0.3 feet thereof); North 60 degrees 06 minutes 25 seconds East, 320.00 feet to a concrete r/w monument found; South 29 degrees 58 minutes 35 seconds East, 12.00 feet to a nail found (said nail found being witnessed by a concrete r/w monument found North 51 degrees West 0.5 feet thereof); North 60 degrees 06 minutes 25 seconds East, 146.04 feet to a nail found (said nail found being witnessed by a concrete r/w monument found South 65 degrees West 0.7 feet thereof) and North 53 degrees 29 minutes 06 seconds East, a distance of 100.27 feet to a 1/2" iron pin set; thence, leave said Westside Parkway right-of-way line and run South 41 degrees 50 minutes 31 seconds East, a distance of 86.40 feet to a 1/2" iron pin set; run thence South 15 degrees 33 minutes 33 seconds East, a distance of 496.43 feet to a 1/2" rebar found, and THE TRUE POINT OF BEGINNING.

Said tract of land comprising 269,252 square feet, or 6.181 acres, more or less.



MRL



XWM

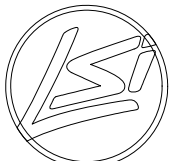
Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature notes does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	LLD	UDF	LLF	Arr. Lum. Lumens	Arr. Watts
	7	A1	SINGLE	MRL-LED-65L-SIL-FTA-50-70CRI-SINGLE-24' MH	1.000	1.000	1.000	70972	592
	5	B1	D180°	MRL-LED-65L-SIL-5W-50-70CRI-D180-24' MH	1.000	1.000	1.000	134894	1184
	13	C1	SINGLE	MRL-LED-65L-SIL-FT-50-70CRI-SINGLE24' MH	1.000	1.000	1.000	70055	592
	13	W	SINGLE	XWM-FT-LED-12L-50-16' MH	1.000	1.000	1.000	11838	102.2

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Max/Min
ALL POINTS 4' ABOVE GRADE 10X1	Illuminance	Fc	8.01	76.3	0.0	N.A.
EAST LOT	Illuminance	Fc	22.85	32.7	15.1	1.51
FRONT ROW	Illuminance	Fc	34.41	76.3	6.5	5.29
INTERIOR AND DRIVE LANES	Illuminance	Fc	16.01	38.7	0.1	160.10

Total Project Watts_1
Total Watts = 19088.59



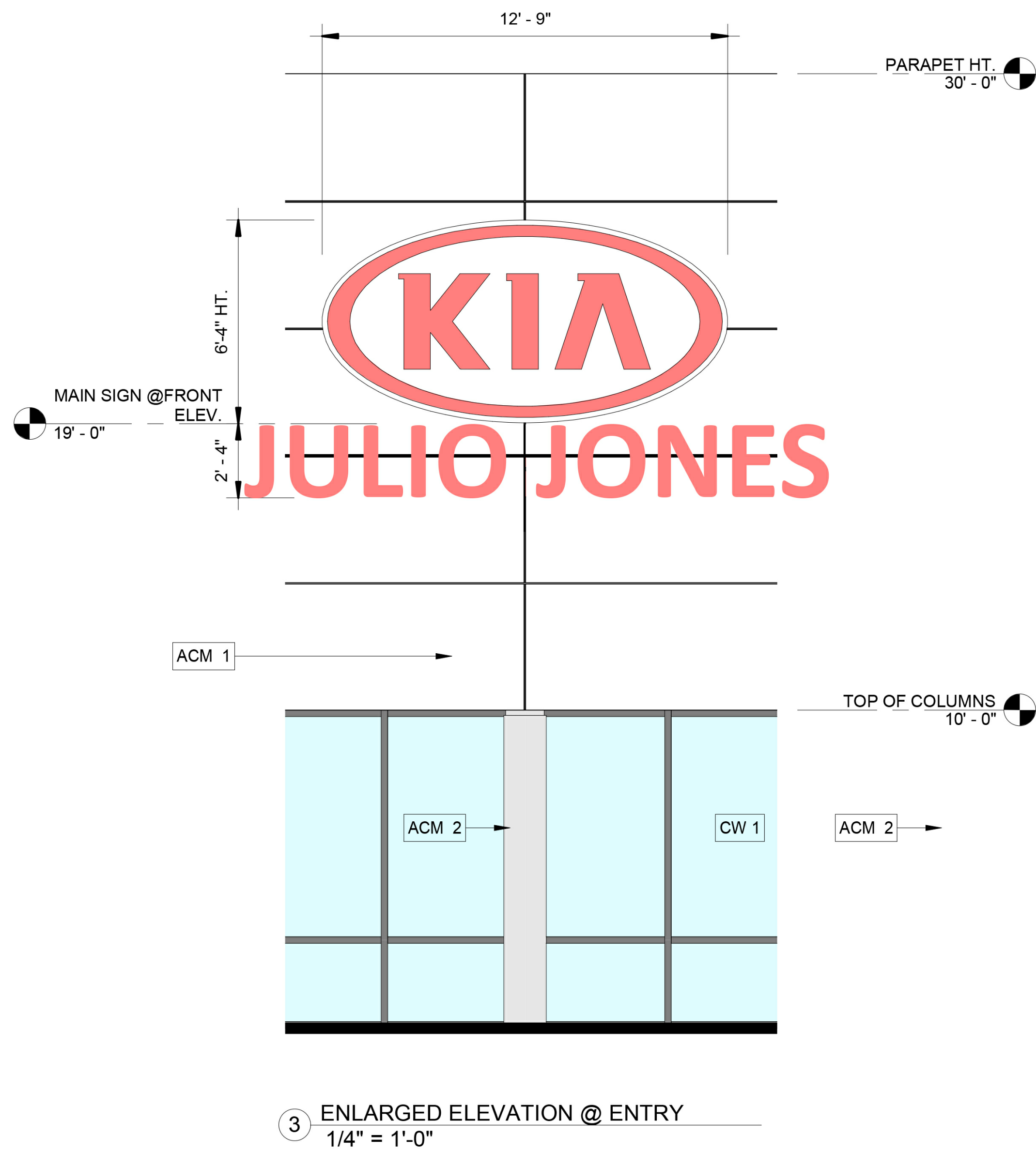
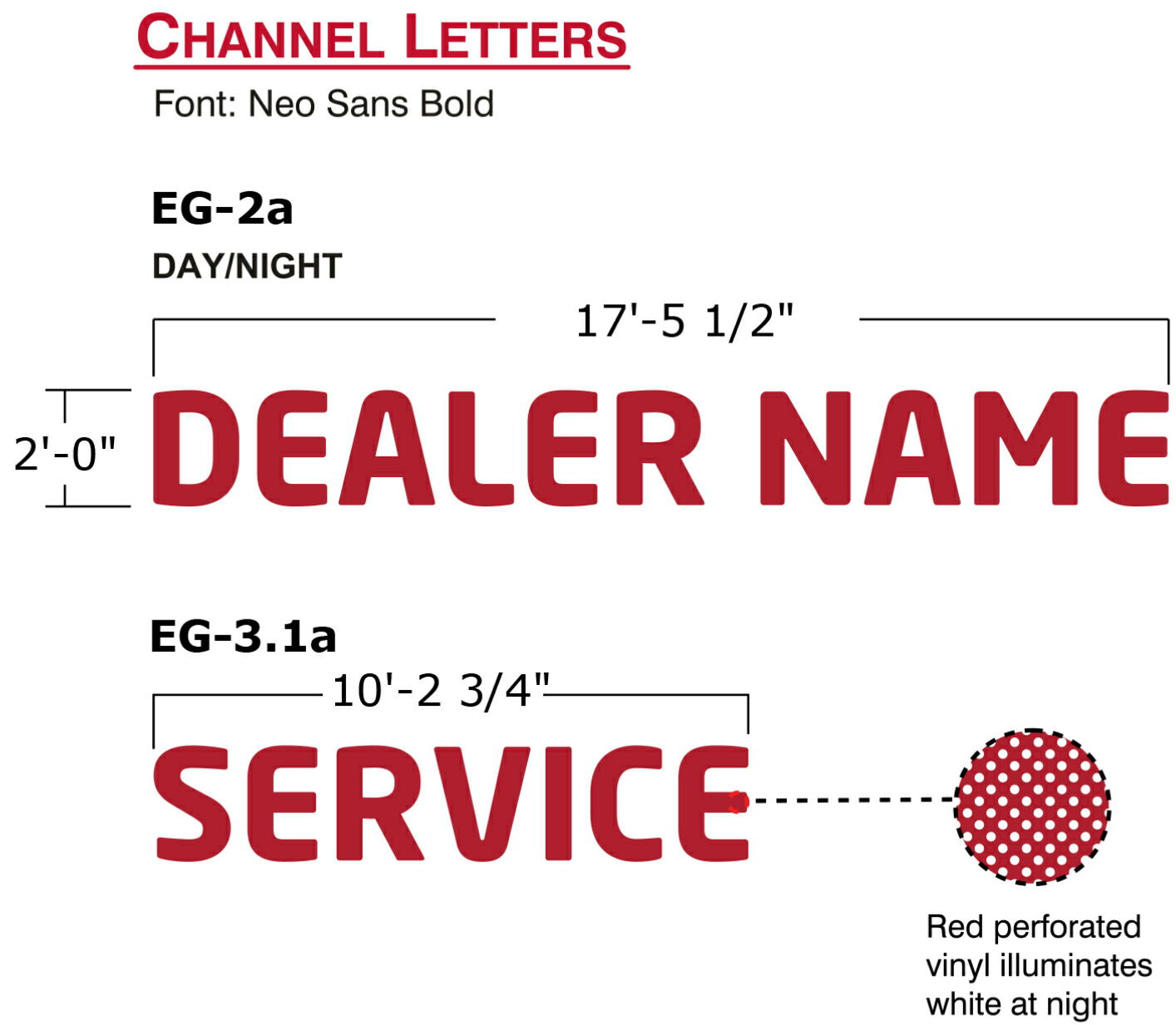
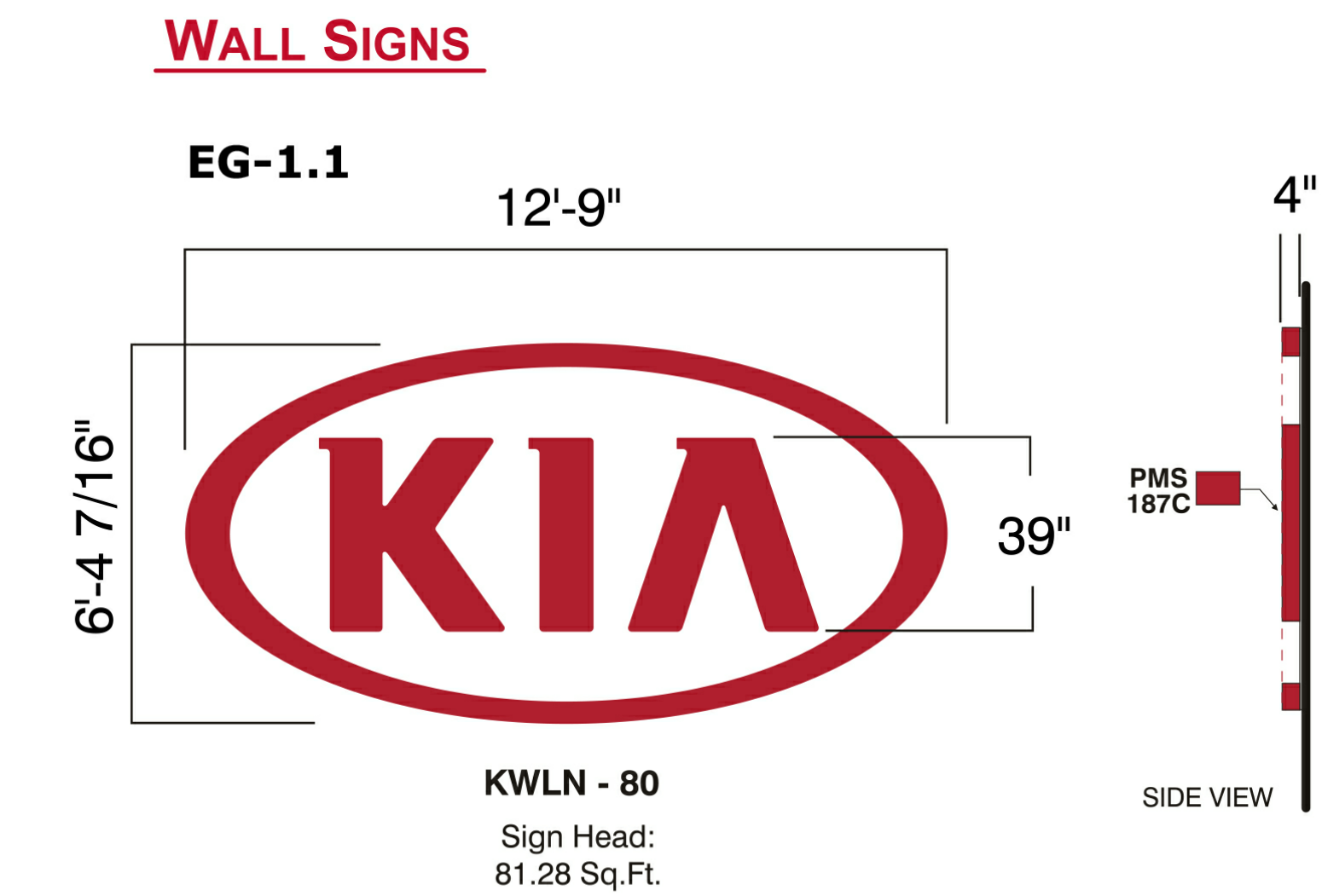
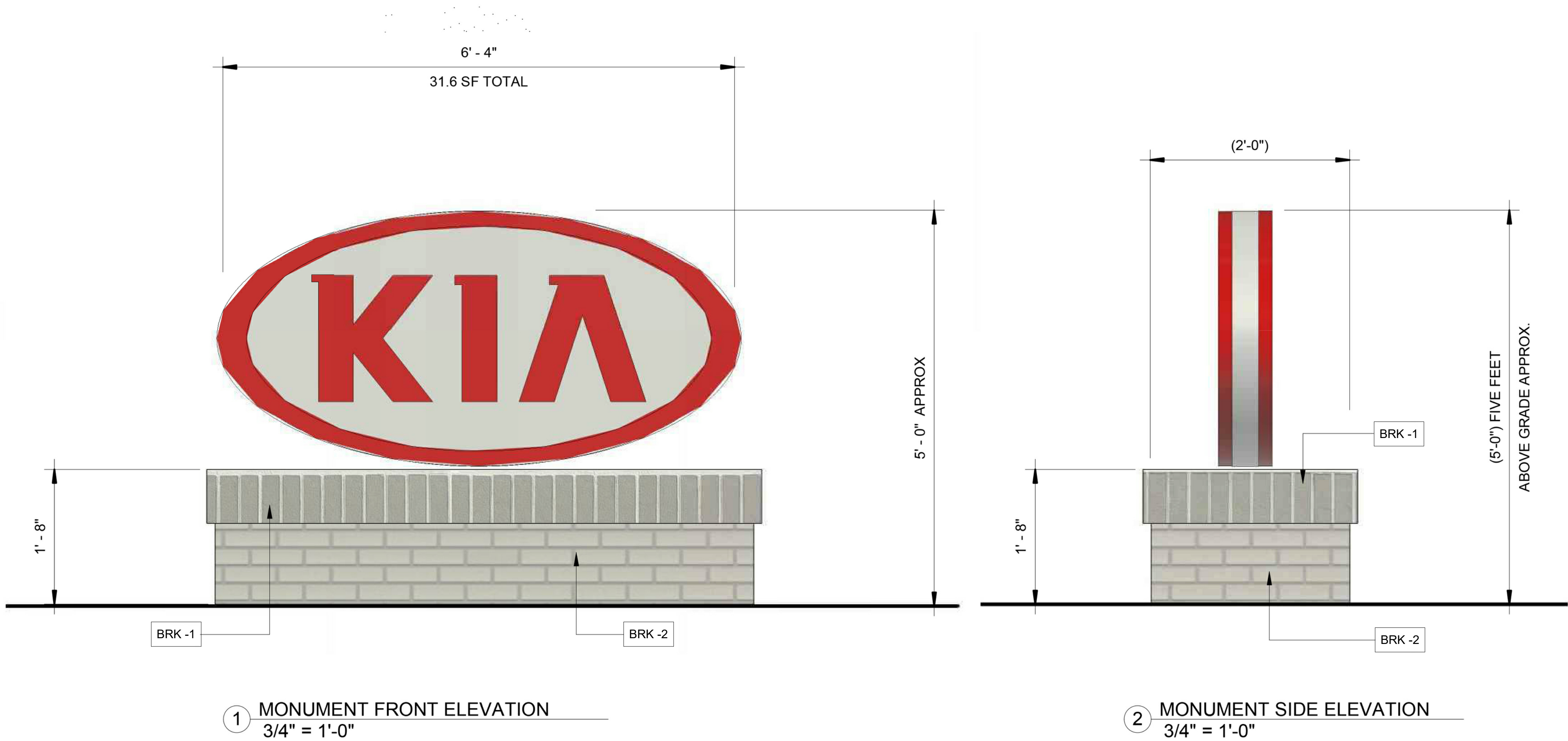
LIGHTING PROPOSAL
CARRIAGE KIA
ALPHARETTA, GA

LD-152706-2

BY:AKK DATE:10/28/2020 REV:1/28/20 SHEET 1 OF 1

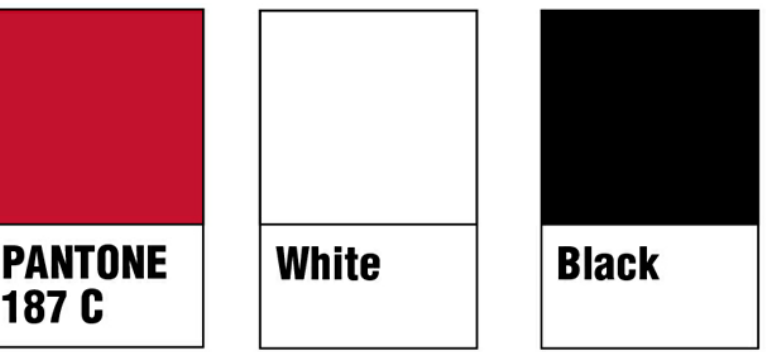
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0 30



COLOR PALETTE

Colors shown represent main colors in the program.
All other colors to match as noted on appropriate pages.



ALL COLORS SHOWN IN THIS DOCUMENT (PMS AND/OR CMYK) ARE FOR COLOR REFERENCE ONLY AND ARE NOT FOR FINAL COLOR MATCHING. GRAPHICS ARE TO BE PRODUCED TO MATCH PMS COLORS AS NOTED. REFER TO THE APPROPRIATE PANTONE® MATCHING SYSTEM SWATCH BOOK FOR ACCURATE COLOR.

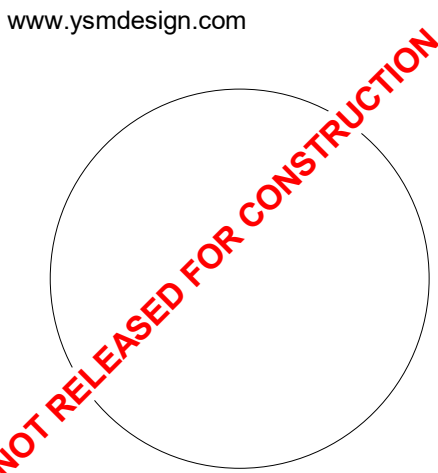
PANTONE® IS A REGISTERED TRADEMARK OF PANTONE, INC. © 2011

EXTERIOR MATERIAL LEGEND		
CODE	MATERIAL	COLOR
STF-1	ALUMINUM STOREFRONT	BLACK ANODIZE ALUMINUM - LOW-E GLAZING
STF-2	ALUMINUM STOREFRONT	BLACK ANODIZE ALUMINUM - NO GLAZING
CW-1	CURTAINWALL GLAZING SYSTEM	BLACK ANODIZE ALUMINUM - LOW-E GLAZING
CPG-1	METAL COPING	PRE-FINISHED TO MATCH ACM-1 (ALPOLIC SUPER WHITE)
ACM-1	ALUMINUM COMPOSITE METAL	ALPOLIC PE - SUPER WHITE
ACM-2	ALUMINUM COMPOSITE METAL	ALPOLIC OPT - MICA PLATINUM
ACM-3	ALUMINUM COMPOSITE METAL	ALPOLIC PE - RON RED
STC-1	HARD COAT STUCCO	COLOR TO MATCH ACM-1 (ALPOLIC SUPER WHITE)
BRK-1	BRICK VENEER	INTEGRAL COLOR - OFF WHITE
BRK-2	BRICK ACCENT VENEER	INTEGRAL COLOR - LIGHT GREY
CST-1	CASTS TONE BASE VENEER	--
CST-2	CAST STONE BULLNOSE ACCENT	--
LMST-1	LIMESTONE CORNICE - TALL	--
LMST-2	LIMESTONE CORNICE	--
PFN-1	PRE-FINISHED METAL	COLOR TO MATCH BLACK ANODIZE - STF-1
HM-1	HOLLOW METAL DOOR	COLOR TO MATCH BLACK ANODIZE - STF-1
PCG-1	PRECAST CONCRETE	--

KIA RED	PMS 187C
METALLIC SILVER	MP 18091
METALLIC GRAY	MP 18214

FONTS

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
NEO SANS BOLD



Signed & Sealed:

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Rev	Date	Comments
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Client:

Carriage Automotive
Group

10945 Westside Parkway,
Alpharetta, GA

Project:

JULIO
JONES KIA
ALPHARETTA

10945 Westside Parkway,
Alpharetta, GA

Project Number: ?????

Drawn By: FEC

Checked By: AA

Approved By: YSM

Sheet Title:

SIGN AND
ELEVATIONS
DETAILS

Sheet Number:

A-10



GOTSCH STUDIO
ARCHITECTURE & DESIGN



Perspective - Rooftop

33 South Main Street
Alpharetta, Georgia 30009
February 1, 2021





Perspective - Interior

LIBERTY HALL

GOTSCH STUDIO
ARCHITECTURE & DESIGN

**UPON THE
ROOF**

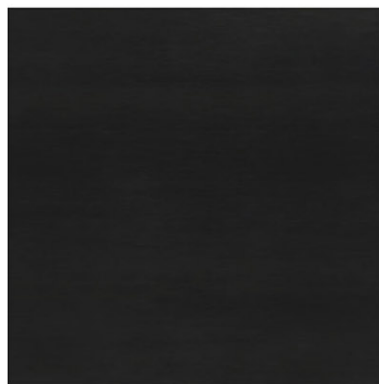
33 South Main Street
Alpharetta, Georgia 30009
February 1, 2021



Perspective - Interior



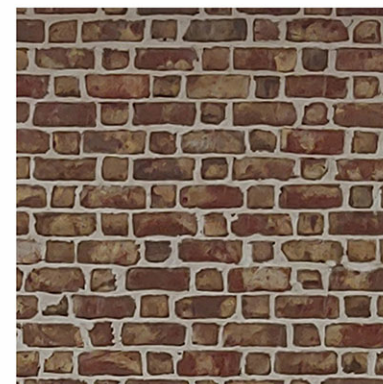
FURNITURE COLOR



AWNING ROOF - STANDING SEAM
MATCH EXISTING BUILDING METAL ROOFING



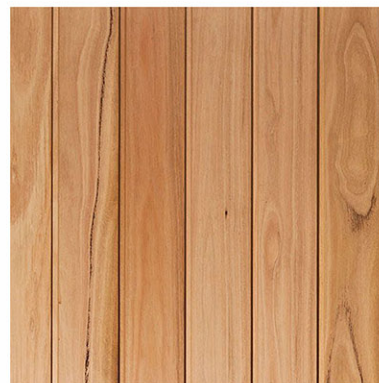
STOREFRONT WINDOW FRAMES
MATCH EXISTING BUILDING COLOR



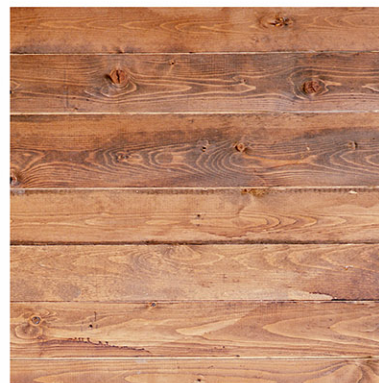
BRICK VENEER
REUSE & REPAIR AS NEEDED



TRELLIS - EQUINOX SYSTEM
ALUMINUM FRAME AND LOUVERS



WOOD SLAT FLOORING
24" X 24", PEDESTAL SYSTEM



WOOD PLANK TABLE TOPS



STEEL BAR TOP
BLACKENED STEEL - SEALED



Perspective - Rooftop Patio



LIBERTY HALL

GOTSCH STUDIO
ARCHITECTURE & DESIGN



33 South Main Street
Alpharetta, Georgia 30009
February 1, 2021



Perspective - Rooftop Patio



Perspective - Rooftop Patio



Perspective - Rooftop Patio



Perspective - Rooftop



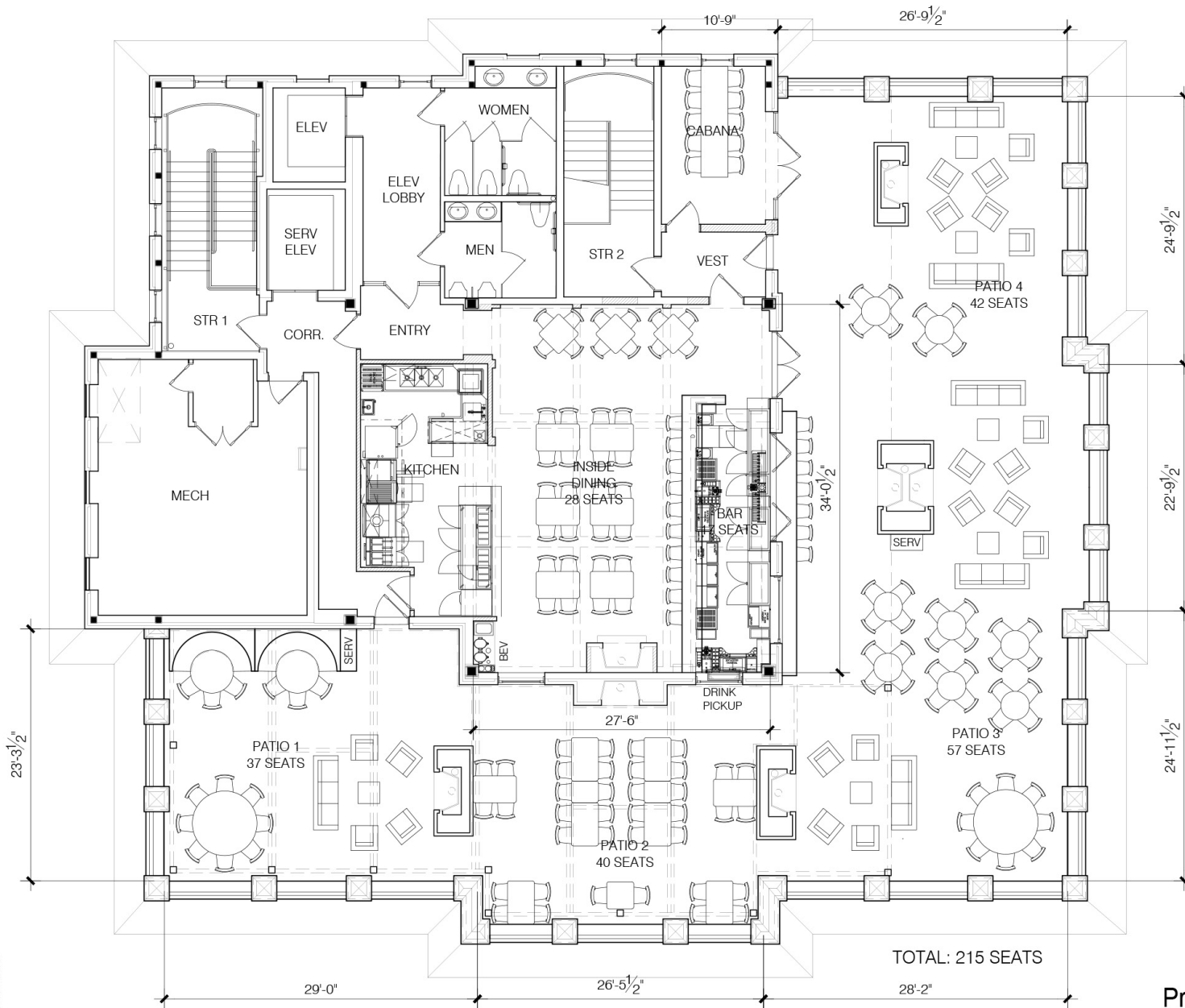
Perspective - Rooftop

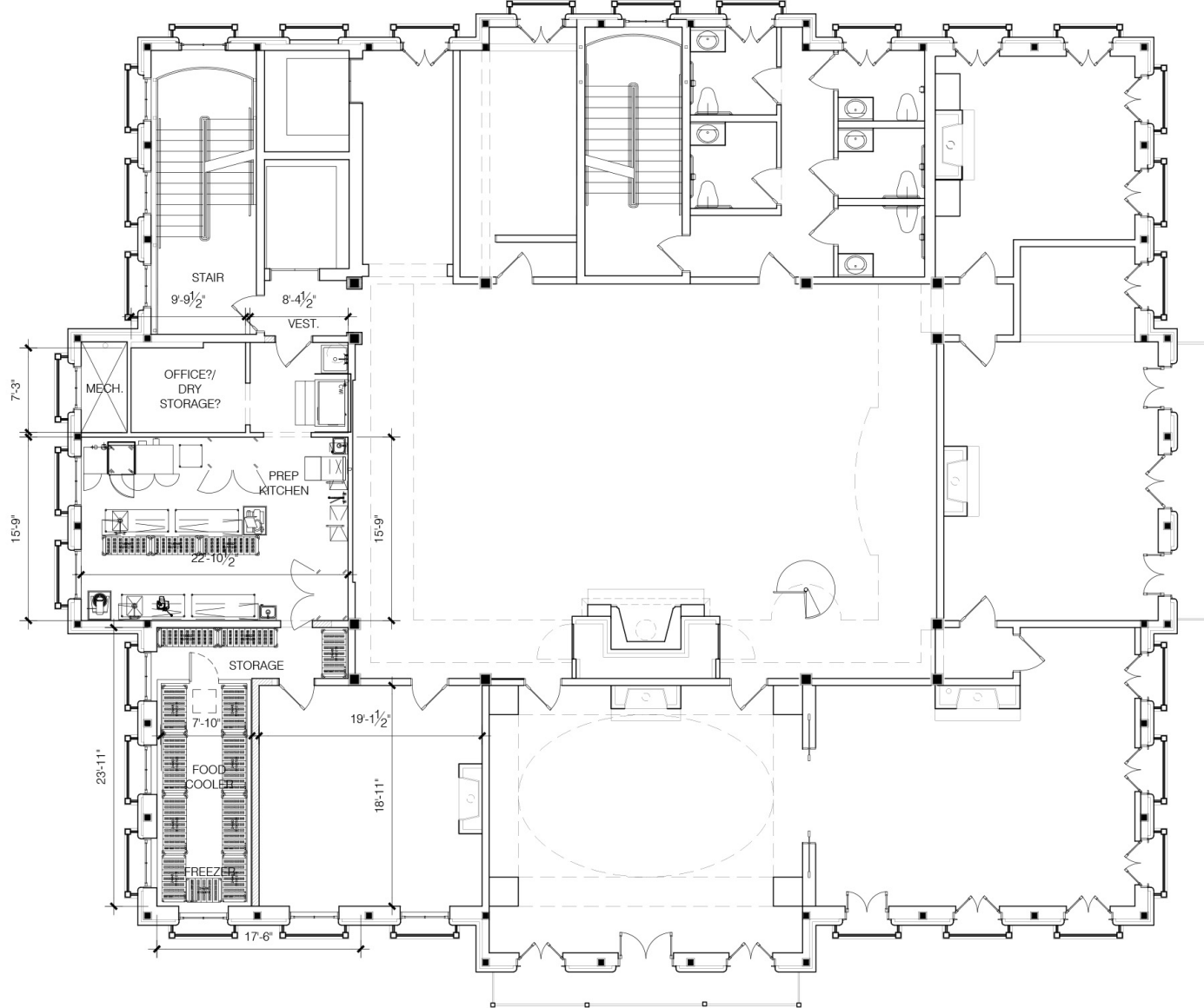
LIBERTY HALL
— MUSEUM —

GOTSCH STUDIO
ARCHITECTURE & DESIGN

**UPON THE
ROOF**

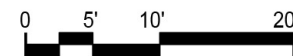
33 South Main Street
Alpharetta, Georgia 30009
February 1, 2021

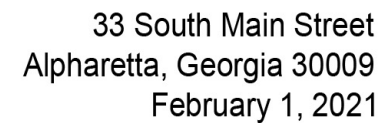
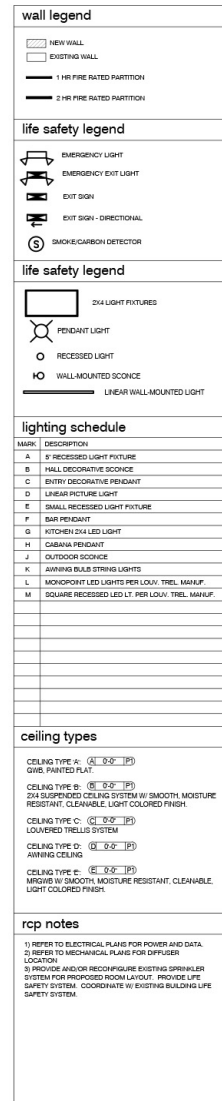




Proposed 4th Floor Plan

33 South Main Street
 Alpharetta, Georgia 30009
 February 1, 2021





LDP # : _____



VICINITY MAP

N.T.S.

THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD PLAIN AS SHOWN ON F.I.R.M. COMMUNITY PANEL NUMBER 13121C0058F DATED SEPTEMBER 18, 2013.

CONTRACTOR PLEASE NOTE THERE ARE NUMEROUS UNDERGROUND UTILITIES. ALL SHALL BE FIELD LOCATED PRIOR TO CONSTRUCTION OF DRIVEWAY AND PROPOSED UTILITY AND STORM DRAIN CROSSINGS. IMMEDIATELY BRING TO THE ATTENTION OF THE OWNER / ENGINEER AND / OR UTILITY PROVIDER OF EXPOSED CONFLICTS

UTILITY CONTACTS:

FULTON COUNTY
WATER & SEWER: 404.612.2903
GEORGIA POWER: 888.655.5888
ATLANTA NATURAL GAS: 877.427.4321
AT&T BUSINESS: 855.453.0431

CITY OF ALPHARETTA NOTES

- IF THERE ARE INCONSISTENCIES BETWEEN ANY ITEMS ON THESE PLANS THE MORE STRICT
- INTERPRETATION OF THOSE REQUIREMENTS SHALL BE FOLLOWED. PLEASE CONTACT THE CITY ARBORIST FOR ANY INTERPRETATION.
- 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 FENCING WITH METAL SUPPORT POSTS OR CHAIN LINK AND TREE SAVE SIGNAGE.
- INSTALLATION OF THE TREE SAVE FENCE WILL INVOLVE NO TRENCHING.
- ALL EXISTING TREES IDENTIFIED FOR PRESERVATION OR FOUND WITHIN TREE SAVE AREAS MUST BE FULLY PROTECTED DURING ALL PHASES OF THIS PROJECT.
- ADDITIONAL TREES ALONG THE LIMITS OF DISTURBANCE WITH ENCRoACHMENT INTO THE SRP AND DEEMED STRUCTURALLY UNSAFE BY THE CITY ARBORIST OR THE PROJECT ARBORIST MAY BE REQUIRED TO BE REMOVED PRIOR TO CO.
- ALL ROOTS ENCOUNTERED 1/2' 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 AN 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 IF 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.

LEGEND - PROPOSED

	SETBACK LINE		WATER METER		SIDEWALKS AND ARCHITECTURAL CONCRETE
	PROPERTY LINE		ADA RAMP		HEAVY DUTY ASPHALT
	PROPOSED TYPE F CURB		CONCRETE WHEEL STOP		HEAVY DUTY CONCRETE
	PARKING SPACE NUMBER		TRANSFORMER PAD		STANDARD DUTY ASPHALT
	DIRECTIONAL ARROWS				
	STOP BAR				
	ACCESSIBLE SPACES				
	ID SIGN				
	PROPOSED LIGHT POLES				

IT IS THE CLIENT OR CONTRACTOR'S RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION AS THE LOCATION OF UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND POSSIBLY INCOMPLETE. THEREFORE CERTIFICATION TO THE LOCATION OF ALL UNDERGROUND UTILITIES ARE WITHHELD.



N/F
DALTEX ALPHARETTA LLC
PID:12 258406951052
ZONED: C-2
DB:54807 PG:0008
11770 HAYNES BRIDGE RD

LOT AREA:
25,133 Sq Ft
0.58 Ac.

OBLITERATE EXISTING "STOP" TEXT
REFRESH EXISTING STOP BAR
ADD "ONLY" TEXT PER MUTCD
ADD RIGHT TURN ARROW PER MUTCD

PLACE WHEEL STOPS (4)
AT PARKING SPACES PER DETAIL

6" RAISED HEADER CURB

N/F
ALPHARETTA BK VENTURE LLC
PID:12 258406951078
ZONED: C-2
DB:55947 PG:0008
11790 HAYNES BRIDGE ROAD

UNDERGROUND
DETENTION POND
PER PLATBOOK 166
PAGE 128 CONSIDERED
APPROXIMATE

POB-92.25' TO THE MIERED RIGHT OF WAY
OF OLD WILTON PARKWAY (A/K/A GA HWY 120) (R/W VARIES)

UTILIZE EX. SIGN PLACEMENT.
WIRED TO HOUSE PANEL
SEPARATE PERMIT REQUIRED

APPROXIMATE LAND LOT LINE

N/F
DALTEX ALPHARETTA LLC
PID:12 258406951052
ZONED: C-2
DB:54807 PG:0008
11770 HAYNES BRIDGE RD

SITE AREA CALCULATIONS

TOTAL SITE AREA	25,133 SF	0.58 AC.	100%
EXISTING IMPERVIOUS AREA	24,234 SF	0.56 AC.	96%
EXISTING PERVIOUS AREA	900 SF	0.02 AC.	4%
PROPOSED IMPERVIOUS AREA	17,994 SF	0.41 AC.	72%
BUILDING	3,280 SF	0.08 AC.	13%
PATIO AREA	752 SF	0.02 AC.	3%
SIDEWALK/PAVEMENT/DRIVEWAYS	13,962 SF	0.31 AC.	56%
PROPOSED PERVIOUS AREA	7,139 SF	0.17 AC.	28%

PROPOSED PARKING DATA

RESTAURANT MIN. 1 PER 500 SF		
3280/500 = 7	7	
TOTAL MINIMUM SPACES REQUIRED	7 SPACES	
STANDARD SPACES 9'x20'	14 SPACES	
ACCESSIBLE SPACES 9'x20' (REQUIRED)	2 SPACES	
TOTAL PARKING PROVIDED	16 SPACES	

SITE DATA

PARCEL ID: (REFERENCE):	12258406951086
FUTURE LAND USE:	CORPORATE OFFICE
EXISTING LAND USE:	COMMERCIAL
CURRENT ZONING CLASSIFICATION:	C-2
OVERLAY DISTRICT:	DOWNTOWN OVERLAY
CURRENT LOCAL JURISDICTION:	CITY OF ALPHARETTA, GA
FLOOD ZONE CLASSIFICATION:	'ZONE X'

DIRECTION	PROPERTY USE	ZONING
NORTH	BANK	C-2
EAST	OFFICE	O-1
SOUTH	COMMERCIAL	C-2
WEST	COMMERCIAL	C-2

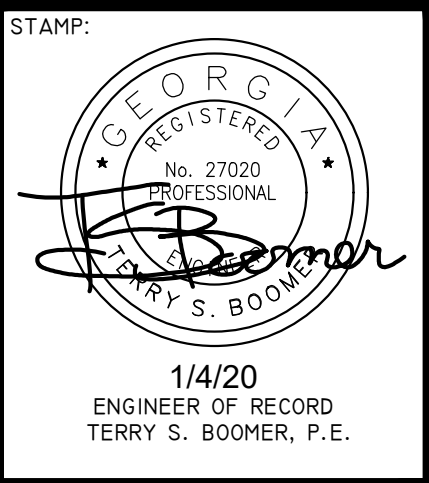
BUILDING DATA

C-STORE BUILDING FLOOR AREA:	±3,280 SQ. FT.
BUILDING COVERAGE:	± 13%

DIRECTION	REQUIRED SETBACK	PROVIDED SETBACK
FRONT	25 FEET	SEE PLAN
REAR	5 FEET	SEE PLAN
SIDE	5 FEET	SEE PLAN
SIDE	5 FEET	SEE PLAN

NOTES

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND SITE WORK SPECIFICATIONS AND SHALL COMPLY APPLICABLE FEDERAL, STATE AND LOCAL CODES.
- REFERENCE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS, TRUCK DOCKS, SIDEWALKS, STEPS, TRANSFORMER PADS, ETC.
- ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHOWN TO BUILDINGS ARE TO OUTSIDE FACE OF BUILDING.
- ALL HANDICAP ACCESSIBLE PARKING SIGNS AND STRIPING SHALL BE IN ACCORDANCE WITH THE AMERICAN WITH DISABILITY ACT (ADA) REQUIREMENTS AND STATE CODE.
- ALL TRAFFIC SIGNS SHALL CONFORM TO THE UNIFORM TRAFFIC CONTROL MANUAL AND THE STATE OF GEORGIA DEPARTMENT OF TRANSPORTATION.
- ALL STRIPED OR CURBED RADII SHALL BE 5' UNLESS OTHERWISE NOTED.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE TO ANY EXISTING IMPROVEMENTS, ONSITE OR OFF SITE, SUCH AS PAVEMENT, UTILITIES, STORM DRAINAGE, ETC. THE REPAIR MUST BE APPROVED BY THE ENGINEER AND BE EQUAL OR BETTER THAN EXISTING CONDITIONS.
- SITE LIGHTING SHALL BE INCLUDED IN THE GENERAL CONTRACTOR'S SCOPE OF WORK. ALL PARKING LOT LIGHTING POLES, BASES, FIXTURES WITH LAMPS SHALL BE INSTALLED BY THE GENERAL CONTRACTOR'S ELECTRICAL CONTRACTOR AND SHALL SUPPLY A ONE YEAR WARRANTY CERTIFICATE.
- CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.
- SITE CONTRACTOR SHALL SUPPLY AS-BUILT PLANS INDICATING ALL CHANGES AND DEVIATIONS.
- ANY DEVIATION FROM THESE PLANS MAY CAUSE THE WORK TO BE UNACCEPTABLE.
- ANY UNANTICIPATED CONDITIONS ENCOUNTERED DURING THE CONSTRUCTION PROCESS SHALL BE IDENTIFIED TO THE ENGINEER IMMEDIATELY.
- ALL CONCRETE SHALL BE 4,000 PSI 28 DAY COMPRESSIVE STRENGTH.
- PROJECT SIGNAGE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- ALL CURB AND GUTTER WITHIN THE DEVELOPMENT SHALL BE 24" UNLESS OTHERWISE NOTED.
- PARKING LOT STRIPING SHALL BE INCLUDED IN PAVING CONTRACTOR'S SCOPE FOR WORK. STRIPING WILL BE ACCORDING TO OWNER'S SPECIFICATIONS. ALL STRIPING IS TO HAVE TWO (2) COATS OF PAINT (MIN).
- LIGHT POLE BASES SHALL BE PAINTED PER SITE WORK SPECIFICATIONS.
- ALL STOP BARS, DIRECTIONAL ARROWS AND DOUBLE YELLOW STRIPING ARE TO BE THERMOPLASTIC, BOTH ON SITE AND WITHIN THE DOT RIGHT OF WAY. PARKING STALL STRIPING IS TO BE 6" WIDE WHITE PAINT.
- LOADING AND UNLOADING OF ANY TRUCKS MUST TAKE PLACE ONSITE. NO LOADING OR UNLOADING WILL BE ALLOWED IN THE CITY, COUNTY AND/OR STATE RIGHT OF WAY.



PROJECT NAME:	PROPOSED SHAKE SHACK
PROJECT ADDRESS:	11780 HAYNES BRIDGE ROAD
CLIENT NAME:	VERDAD REAL ESTATE
CLIENT ADDRESS:	1211 SOUTH WHITE CHAPEL BLVD
	ALPHARETTA, GA 30009
	SOUTHLAKE, TX 76092

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OTHER PROJ. #:	
CLIENT PROJ. #:	
CCE PROJ. #:	2020-051
ISSUE DATE:	1/4/20
SHEET NAME:	SITE PLAN
SHEET NO:	C1

LDP # : _____



VICINITY MAP

N.T.S.

THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD PLAIN AS SHOWN ON F.I.R.M. COMMUNITY PANEL NUMBER 1312100058F DATED SEPTEMBER 18, 2013.

CONTRACTOR PLEASE NOTE THERE ARE NUMEROUS UNDERGROUND UTILITIES. ALL SHALL BE FIELD LOCATED PRIOR TO CONSTRUCTION OF DRIVEWAY AND PROPOSED UTILITY AND STORM DRAIN CROSSINGS. IMMEDIATELY BRING TO THE ATTENTION OF THE OWNER / ENGINEER AND / OR UTILITY PROVIDER OF EXPOSED CONFLICTS

UTILITY CONTACTS:

FULTON COUNTY
WATER & SEWER: 404.612.2903
GEORGIA POWER: 888.655.5888
ATLANTA NATURAL GAS: 877.427.4321
AT&T BUSINESS: 855.453.0431

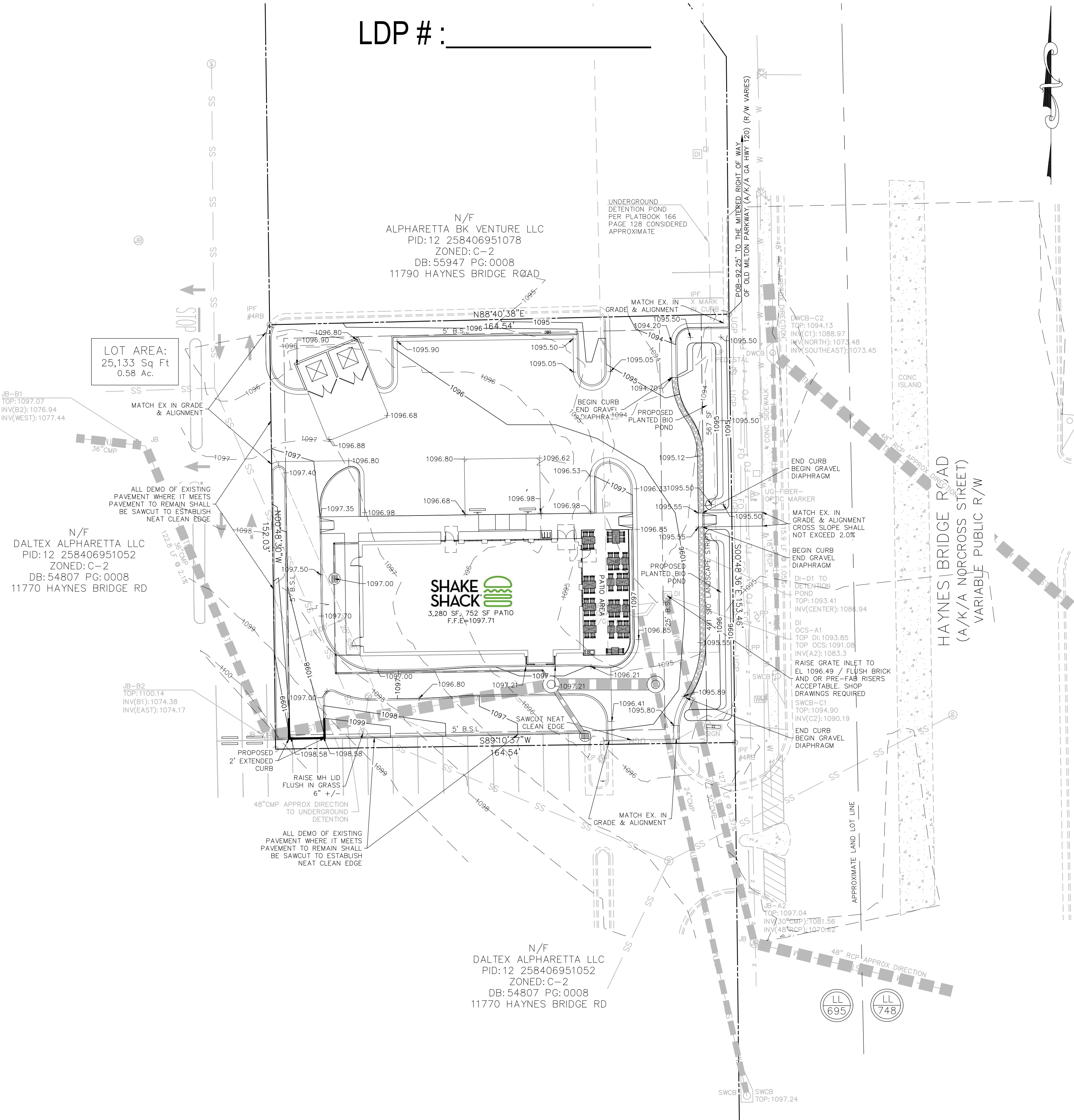
CITY OF ALPHARETTA NOTES

- IF THERE ARE INCONSISTENCIES BETWEEN ANY ITEMS ON THESE PLANS THE MORE STRICT
- INTERPRETATION OF THOSE REQUIREMENTS SHALL BE FOLLOWED. PLEASE CONTACT THE CITY ARBORIST FOR ANY INTERPRETATION.
- 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.
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- INSTALLATION OF THE TREE SAVE FENCE WILL INVOLVE NO TRENCHING.
- ALL EXISTING TREES IDENTIFIED FOR PRESERVATION OR FOUND WITHIN TREE SAVE AREAS MUST BE FULLY PROTECTED DURING ALL PHASES OF THIS PROJECT.
- ADDITIONAL TREES ALONG THE LIMITS OF DISTURBANCE WITH ENCRoACHMENT INTO THE SRP AND DEEMED STRUCTURALLY UNSAFE BY THE CITY ARBORIST OR THE PROJECT ARBORIST MAY BE REQUIRED TO BE REMOVED PRIOR TO CO.
- ALL ROOTS ENCOUNTERED 1/2' 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 AN ISA CERTIFIED ARBORIST.
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IT IS THE CLIENT OR CONTRACTOR'S RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION AS THE LOCATION OF UTILITIES SHOWN ON THIS PLAT ARE APPROXIMATE AND POSSIBLY INCOMPLETE. THEREFORE CERTIFICATION TO THE LOCATION OF ALL UNDERGROUND UTILITIES ARE WITHHELD.

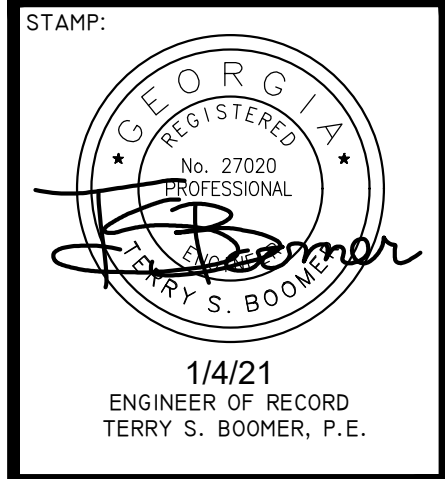
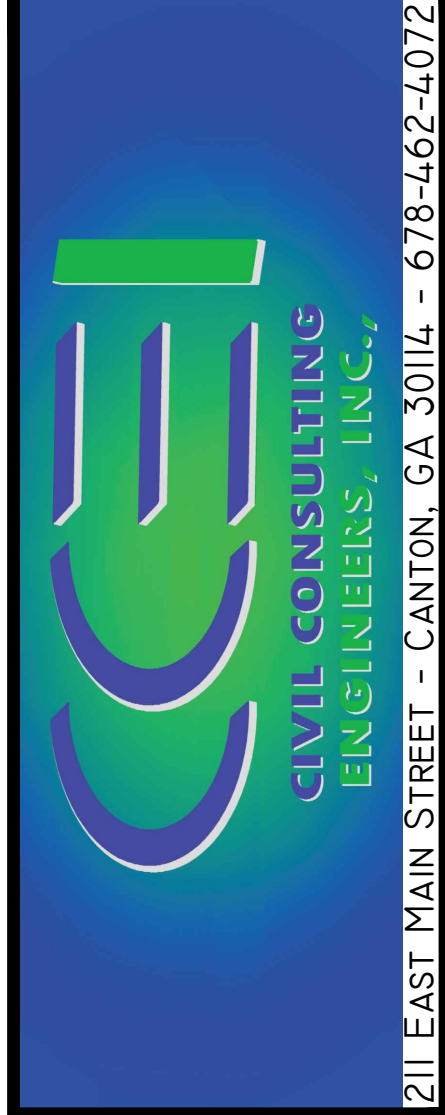


Know what's below.
Call before you dig.



GRADING NOTES

- INFORMATION CONCERNING SITE SOIL CONDITIONS WILL BE PROVIDED BY THE OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEBRIS AS ACCEPTABLE TO THE OWNER AND ENGINEER.
- IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS OWN EXPENSE, A TOPOGRAPHIC SURVEY AND SUBMIT IT TO THE OWNER FOR REVIEW.
- CONTRACTOR IS RESPONSIBLE FOR NOTIFYING ALL UTILITIES BEFORE CONSTRUCTION AND VERIFYING LOCATION OF ALL UTILITIES SHOWN OR NOT SHOWN.
- RCP STORM PIPE SHALL BE CLASS III PER ASTM C-76. THE CONTRACTOR MAY ELECT TO SUBSTITUTE ALUMINIZED CORRUGATED METAL PIPE TYPE 2 ULTRA FLO CMP, 16 GAGE FOR 48" AND SMALLER, 12 GAGE ABOVE 48", WITH REFORMED ENDS AND 10" RING HUGGER TYPE BANDS, UNLESS OTHERWISE NOTED. ALL PIPE CONNECTIONS AT MANHOLES SHALL BE WATER TIGHT.
- CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDINGS.
- PRECAST STRUCTURES MAY BE USED AT THE CONTRACTOR'S OPTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION AND COST OF THE RELOCATION OF ALL UTILITIES ALONG THE RIGHT OF WAY AND ON SITE ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT, SUCH AS, BUT NOT LIMITED TO, SIGNAL POLES, SIGNAL CONTROLS, DRAINAGE STRUCTURES, TRAFFIC SIGNS, UTILITY POLES, GUY WIRES, ETC.
- IN ALL AREAS WHERE NEW CURB AND GUTTER ARE INSTALLED REMOVE ALL OLD CURB AND GUTTER AND SAW CUT A STRAIGHT EDGE ALONG ASPHALT.
- THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL PLANS AND SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURBS, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
- ALL SLOPES AND DISTURBED AREAS NOT COVERED BY BUILDING OR PAVEMENT SHALL BE GRADED SMOOTH AND RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR TO PROVIDE TOPSOIL IF NOT AVAILABLE ON SITE. THE AREAS SHALL BE SEEDED AND MULCHED, FERTILIZED AND WATERED TO PROVIDE A HEARTY MOWABLE STAND OF GRASS. SMALL ROCKS MUST BE REMOVED. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- SPOIL FROM FOOTINGS IS THE SITE CONTRACTOR'S RESPONSIBILITY. CONTRACTOR IS TO USE THE SOIL ON SITE OR REMOVE IT FROM SITE.
- EARTHWORK SHALL BE ON AN UNCLASSIFIED BASIS.
- ANY FILL USED TO INCREASE THE ELEVATION OF THE FLOOR SLAB OR ANY FILL TO BE USED AS BACKFILL SHOULD BE A CLEAN, GRANULAR MATERIAL. PRIOR TO THE USE OF ANY GRANULAR FILL GRADATION ANALYSIS SHOULD BE PERFORMED ON REPRESENTATIVE SAMPLES OF THE FILL MATERIAL TO DETERMINE WHETHER THE MATERIAL IS SUITABLE AS FILL. COMPACTED FILL SHOULD BE PLACED IN LAYERS OF NOT MORE THAN EIGHT INCHES IN THICKNESS, AT MOISTURE CONTENTS WITHIN THREE PERCENT OPTIMUM, AND COMPACTED TO MINIMUM DENSITY OF 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE MODIFIED PROCTOR METHOD, ASTM D-1557.



PROJECT NAME: PROPOSED SHAKE SHACK
PROJECT ADDRESS: 11780 HAYNES BRIDGE ROAD
CLIENT NAME: VERDAD REAL ESTATE & CONSTRUCTION SERVICES
CLIENT ADDRESS: 1211 SOUTH WHITE CHAPEL BLVD
ALPHARETTA, GA 30009
SOUTHLAKE, TX 76092

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OTHER PROJ. #:
CLIENT PROJ. #:
CCE PROJ. # 2020-051
ISSUE DATE: 1/4/20
SHEET NAME: GRADING PLAN
SHEET NO: C2

ALL H/C RAMP FORMS MUST BE APPROVED BY CITY LAND DISTURBANCE INSPECTOR PRIOR TO CONCRETE POUR.

FULTON COUNTY JOB # : _____



BOUNDARY & TOPOGRAPHY PROVIDED BY FRONTLINE SURVEYING
& MAPPING, INC. DATED 10/27/20 JOB NUMBER 72910

Know what's below.
Call before you dig

STAMP:



The stamp is a circular professional seal for the State of Georgia. The outer ring contains the text "GEORGIA" at the top and "TERRY S. BOOMER, P.E." at the bottom. Inside the ring, the words "REGISTERED" and "PROFESSIONAL" are separated by two stars. In the center, the number "No. 27020" is printed above the word "ENGINEER". A handwritten signature, "T. S. Boomer", is written across the seal.

1/30/21
ENGINEER OF RECORD
TERRY S. BOOMER, P.E.

WASTEWATER SERVICE PROVIDED BY FULTON COUNTY
WATER SERVICE PROVIDED BY FULTON COUNTY

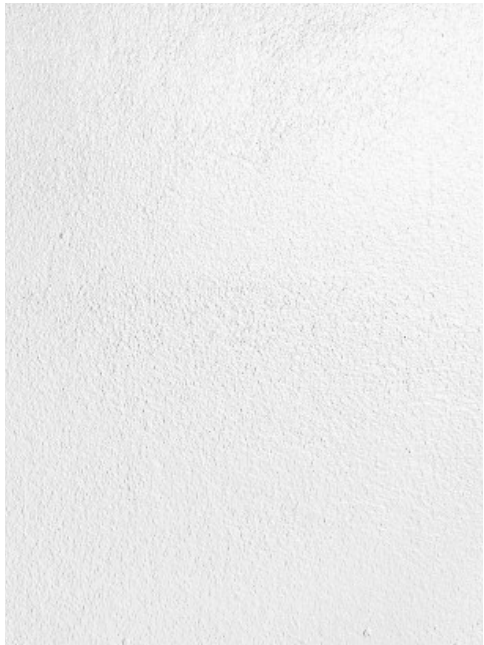
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CCE PROJ. #:	2020-051
ISSUE DATE:	1/4/20
SHEET NAME:	COVER SHEET
SHEET NO:	C0



Alpharetta, GA

DRB Submittal

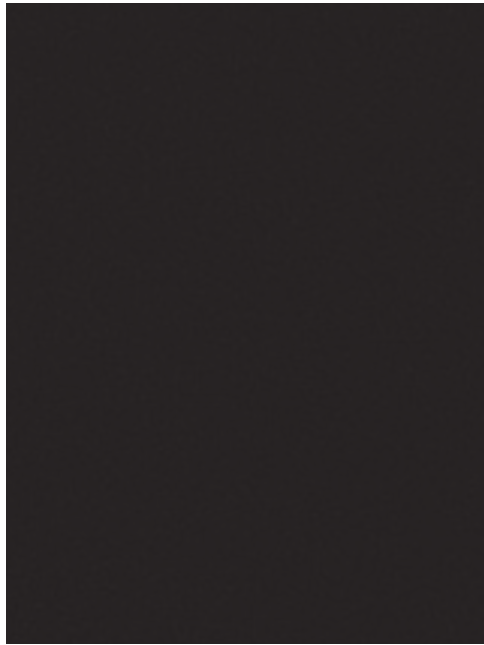
January 29th, 2021



EF-3
SMOOTH FINISH STUCCO



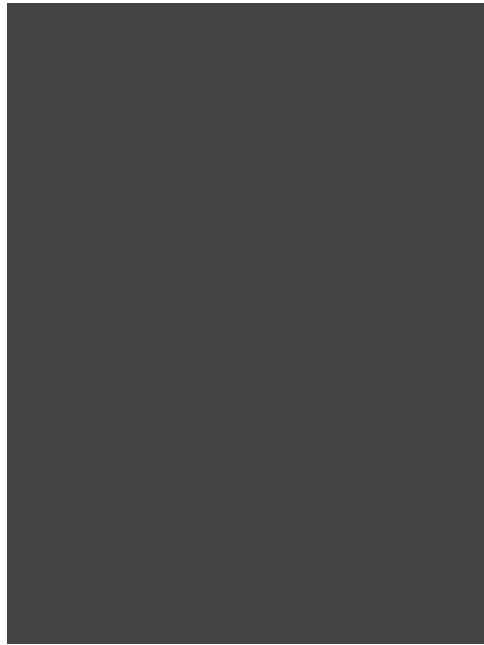
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NOMINAL BRICK MATTE
TEXTURED BLACK



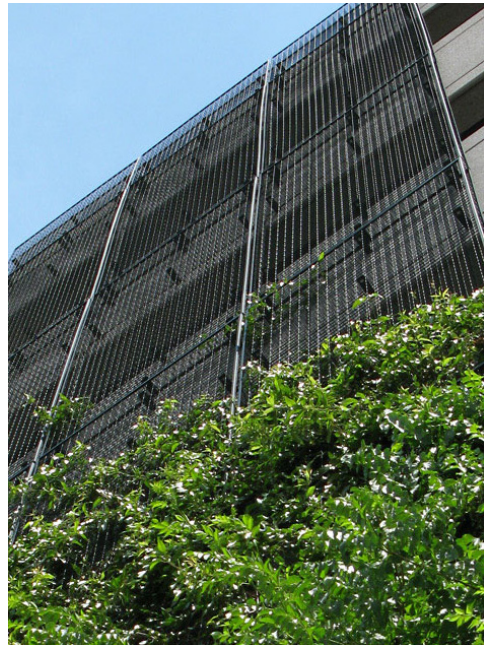
T-5-B
PORCELAIN TILE
CERAMIC TECHNICS
STUDIO ELEMENTS SOLID
MATTE



WD-SF-E
PIONEER MILLWORKS
WHITE OAK GRADE A CLEAR
FINSIH



P-4
SHERWIN WILLIAMS SW7069
IRON ORE



M-5
WALL MOUNTED VERTICAL
VERTICAL GREEN SCREEN
GREENSCREEN



3 SQ. FT. THANK YOU &
DO NOT ENTER SIGNAGE
NON-ILLUMINATED

2'-0" SHAKE SHACK SIGNAGE
& 2'-0" BURGER INTERNALLY
ILLUMINATED LOGO

40 SQ. FT. MONUMENT SIGNAGE
EXTERNALLY ILLUMINATED



2'-0" SHAKE SHACK SIGNAGE
& 2'-0" BURGER INTERNALLY
ILLUMINATED LOGO

EF-3

20" H BURGER LOGO
WINDOW SIGN
INTERNALLY ILLUMINATED

T-5-B

P-4

EF-3

18" SHAKE SHACK SIGNAGE
& 18" BURGER INTERNALLY
ILLUMINATED LOGO

P-4

B-1

M-5



2'-0" SHAKE SHACK SIGNAGE
& 2'-0" BURGER ILLUMINATED LOGO

EF-3

P-4

T-5-B

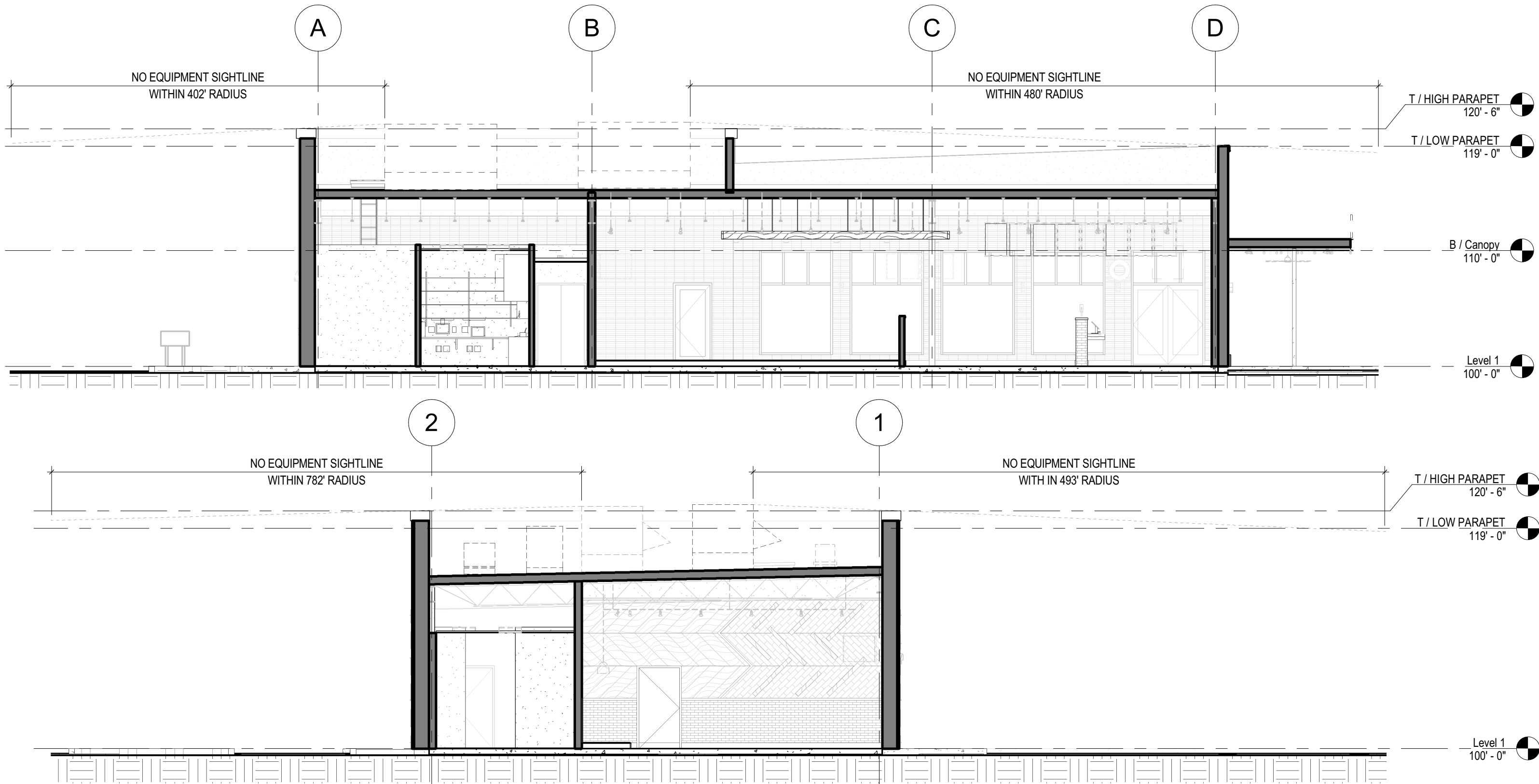
WD-SF-E

P-4

P-4

B-1





LANDSCAPE AND SITE CALCULATIONS:

SITE DATA
DOWNTOWN OVERLAY DISTRICT
CURRENT ZONING: C-2
ADJACENT ZONING: NORTH: C-2, BANK
EAST: O-1, OFFICE
SOUTH: C-2, COMMERCIAL
WEST: C-2, COMMERCIAL

SITE DENSITY
OVERALL SITE AREA= 0.58ac
SDF = 0.58ac X 130 CALIPER INCHES = 75.4"
EDF = 0
RDF = 75.4"
XX PROPOSED TREES, XX.X" (COMPLIES)

SPECIMEN TREE RECOMPENSE
0 SPECIMEN TREES ON SITE

PARKING
REQUIRED: 1 PER 500 SF
3280 SF/500 = 7 SPACES
16 SPACES PROPOSED (INCLUDING 2 ACCESSIBLE SPACES)

200 SF MIN. PARKING ISLANDS (COMPLIES)
2" CAL. MIN. TREE IN EACH ISLAND
UNDERSTORY GA POWER ESMT.

SHRUBS, GRASSES, AND GROUND COVER. NO TURFGRASS.

2 ROWS OF SHRUBS, 2' HT. AT PLANTING TO SCREEN VIEW OF PARKING AREA FROM PUBLIC ROW. SHALL PROVIDE A SCREEN WITHIN 3 YEARS OF PLANTING.

LANDSCAPE STRIP
HAYNES BRIDGE ROAD (EAST):
WITH SITE LIMITATIONS WE PROVIDED:
153.46 LF/40' = 4 TREES REQ'D
6" 3" CAL., UNDERSTORY PROVIDED DUE TO O.H.
WIRES=1/25 LF
SHRUBS: 10 PER 35 LF; 153.46/35x10=44
49 SHRUBS @ 24" HT. TO SCREEN PARKING

OPEN SPACE, NON-RESIDENTIAL
15% OF SITE GROSS ACREAGE
PROVIDED: 28% or 0.17AC OF 0.58ac

BIORETENTION PLANTING REQUIREMENTS
PLANTINGS SHALL CONFORM TO GEORGIA STORMWATER MANAGEMENT MANUAL 2016, APPENDIX 'D' PLANTING AND SOIL GUIDANCE FOR BEST MANAGEMENT PRACTICES.

PRIOR TO PLANTING THE WATER QUALITY AREA THE CONTRACTOR SHALL SET UP A MEETING WITH THE CITY ARBORIST, CIVIL ENGINEER AND LANDSCAPE ARCHITECT. DO NOT PROCEED WITH THE PLANTING WITHOUT THIS MEETING.

THE CONTRACTOR OR SUB-CONTRACTOR SHALL HAVE 5 YEARS EXPERIENCE IN THE PLANTING OF WATER QUALITY AREAS. SUBMIT DOCUMENTATION FOR PRIOR TO INITIAL ON-SITE MTG.

MULCH: SINGLE GROUND HARDWOOD MULCH, 3" DEPTH. MULCH TO BE WELL AGED (STOCKPILED OR STORED FOR AT LEAST 12 MONTHS), UNIFORM IN COLOR, AND FREE OF FOREIGN MATERIALS, SUCH AS WEED SEEDS, SOIL, ROOTS, ETC.

ZONE 4: RIPARIAN FRINGE: 845 SF AS SHOWN ON THE PLAN IS PERIODICALLY INUNDATED WITH WATER. IT IS COMPRISED OF ONE CAL. PERENNIALS SET 24" OC, 210 TOTAL PLANTS OR 42 OF EACH VARIETY PLANTED IN GROUPINGS OF 5 SHALL BE PLANTED IN A RANDOM MANNER IN THE AREA SHOWN AS COMPANION PLANTS WITH THE PREVIOUSLY ESTABLISHED GRASSING AS CALLED FOR BY THE ENGINEER. THIS PLANTING INVOLVES MINIMAL DISTURBANCE OF THE ESTABLISHED GRASS WITH PLUGGING OF 42 EACH OF THE FOLLOWING PLANTS: 1) BLACK-EYED SUSAN, RUDBECKIA HIRTA, 2) GREENHEAD CONEFLOWER, RUDBECKIA LACINIATA, 3) IRONWEED, VERNONIA GIGANTEA 4) JOE PYE WEED, EUTROCHILUM PURPUREUM 5) YELLOW INDIAN GRASS, SORGHASTRUM NUTANS.

ZONE 5: FLOODPLAIN TERRACE: 240 SF. IN ADDITION TO THE GRASSED SLOPES OF THE POND, AS SPECIFIED BY THE CIVIL ENGINEER, (SEE CIVIL SPECIFICATIONS), IT SHALL BE OVER-SEEDDED WITH 'SOUTHEAST PERENNIAL WILDFLOWER MIXTURE', (SUBMIT MIX AND COVERAGE FOR APPROVAL). THE PERENNIAL MIX SHALL BE APPLIED AS PER THE MFG. REQUIREMENTS FOR COVERAGE. ANY PLANTING SHALL BE SUPPLIED AND INSTALLED AT A MINIMUM AS SPECIFIED IN THE 2016 GEORGIA STORMWATER MANAGEMENT MANUAL, APPENDIX D, SECTION 4.

THE PERENNIAL PLANTINGS CALLED FOR IN ZONES 4 AND 5 OF THE BIO-RETENTION AREA SHALL BE PLANTED IN ADDITION TO THE GRASSING REQUIRED BY THE ENGINEER. AS THIS POND IS A FUNCTIONING STORM WATER FACILITY AT THE TIME OF PLANTING, THE LANDSCAPE CONTRACTOR SHALL VISIT THE SITE TO REVIEW AND ACCEPT THE AREA TO BE PLANTED PRIOR TO SUBMITTING A PRICE FOR THE INSTALLATION. PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED WITH THE LANDSCAPE ARCHITECT/ON-SITE INSPECTOR PRIOR TO PROCEEDING.

THE CONTRACTOR SHALL INSTALL THE PLANTS INTO THE ALREADY ESTABLISHED SLOPE GRASSING TO PERFORM THE WATER QUALITY PLANTING WITH MINIMAL GRASSING DISTURBANCE. ANY AREA DISTURBED AS A RESULT OF THE CONTRACTOR'S OPERATION SHALL BE FULLY RESTORED AS A PART OF THIS CONTRACT.

(ANY CHANGES TO PLANT MATERIAL SHALL BE SUBMITTED IN WRITING FOR APPROVAL)

TREE SCHEDULE							
CODE	QTY	BOTANICAL NAME COMMON NAME	CALIPER MIN. SIZE	MIN. HEIGHT (At planting)	FORM	% GENUS	TOTAL INCHES
ACE	6	ACER rubrum 'Brandywine' 'BRANDYWINE' RED MAPLE (Native)	3"	11'-12'	OVER- STORY	24%	18.000
CAR	7	CARPINUS caroliniana AMERICAN HORNBEAM (Native)	3"	11'-12'	OVER- STORY	28%	21.000
CER	6	CERCIS canadensis 'Hearts of Gold' HEARTS OF GOLD EASTERN REDBUD (Native)	3"	11'-12'	UNDER- STORY	24%	18.000
ILE	6	ILEX x 'Emily Bruner' EMILY BRUNER HOLLY	3"	8'-10'	UNDER- STORY	24%	18.000
	25	TOTAL REPLACEMENT TREES				100%	75

76% OF ALL TREES ARE NATIVE

CITY OF ALPHARETTA LANDSCAPE NOTES

ALL TREES MUST BE PLANTED OUTSIDE OF ANY UTILITY EASEMENTS, UNLESS APPROVED BY THE CITY ARBORIST OR UTILITY PROVIDER.

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 A TREE SURVEY INACCURACIES ARE FOUND ON-SITE, A STOP WORK ORDER WILL BE ISSUED UNTIL REVISED PLANS ARE APPROVED AND PROCESSED BASED ON ACCURATE INFORMATION.

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

TREES AGREED UPON TO BE SAVED ARE THE RESPONSIBILITY OF THE OWNER.

A 4" LAYER OF MULCH WILL BE REQUIRED FOR THE CRZ (CRITICAL ROOT ZONE) OF SPECIMEN TREES. MULCH MUST BE APPLIED TO TREES WITHIN 2 WEEKS OF START OF CONSTRUCTION AND SHALL NOT BE NEXT TO TRUNK.

A MIN. 2" LAYER OF MULCH WILL BE REQUIRED FOR ALL EXIST. NON-SPECIMEN, LANDSCAPE TREES INCLUDING PARKING LOT AND STREET 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 IN THE CITY OF ALPHARETTA.

ALL NEWLY PLANTED TREES SHALL HAVE VISIBLE ROOT FLARES AT FINISHED GRADE. NO CIRCLING ROOTS SHALL BE ALLOWED ON PLANTED TREES. THE UPPER TWO RINGS OF THE WIRE BASKET, BURLAP, AND STRAPPING MUST BE CUT AND REMOVED PRIOR TO BACKFILL.

PLANT SIZES (CALIPER AND HEIGHT) MUST MATCH THE SIZES SHOWN ON THE PLANS. PLANTS THAT DO NOT MEET THESE MINIMUMS WILL NOT BE ACCEPTED. EG. 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 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 TRENCHING

TREE PIT DRAINAGE TESTING IS REQUIRED WHEN TREES ARE PLANTED IN PARKING LOT ISLANDS, SIDEWALK TREE PITS, ROADWAY MEDIAN, 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 AND CODE REQUIRED SCREENING SHALL BE INSTALLED IN ORDER TO CREATE A YEAR ROUND OPAQUE SCREEN WITH 2 YEARS OF CONSTRUCTION OR AS DIRECTED BY THE CITY OF ALPHARETTA. DURING CONSTRUCTION OR AT THE TIME OF CO THE CITY MAY REQUIRE ADDITIONAL PLANTINGS TO MEET THESE REQUIREMENTS ABOVE WHAT IS SHOWN ON THE APPROVED LANDSCAPE PLAN.

ALL TREE ANCHORING DEVICES SHALL BE REMOVED FROM TREE AFTER ONE COMPLETE GROWING SEASON OR ONE YEAR AFTER PLANTING, WHICHEVER IS GREATER.

PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE CARE AND MAINTENANCE OF THE TREES AND LANDSCAPING THAT FRONT THEIR PROPERTY WITHIN THE ROW.

ALL LANDSCAPE CONTRACTORS ARE REQUIRED TO ATTEND THE CITY OF ALPHARETTA PRE-CONSTRUCTION CLASS PRIOR TO STARTING WORK ON ANY PROJECT. PLEASE CONTACT (678) 297-6070 FOR INFORMATION AND TO RESERVE A SPOT.

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

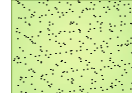
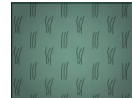
A CITY OF ALPHARETTA APPROVED ROOT BARRIER WILL BE REQUIRED FOR ANY TREE LOCATED WITHIN 10' OF PAVEMENT. CONTRACTOR SHALL VERIFY WITH CITY ARBORIST

IRRIGATION SYSTEMS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY. (SYSTEMS WILL BE ALLOWED INSIDE THE MEDIANS IF AN INDEMNIFICATION LETTER IS PROVIDED ABSOLVING THE CITY OF ALPHARETTA OF ANY RESPONSIBILITY FOR DAMAGES.)

IRRIGATION SPRAY ONTO PUBLIC ROADWAYS IS NOT ALLOWED; IRRIGATION SYSTEMS MUST BE SHUT OFF OR OPERATED MANUALLY DURING WINTER MONTHS TO PREVENT UNNECESSARY ICE ON ROADS.

SEE ADDITIONAL NOTES, DETAILS AND RELATED CONTRACT REQUIREMENTS ON PAGE L-2 LANDSCAPE NOTES & DETAILS.

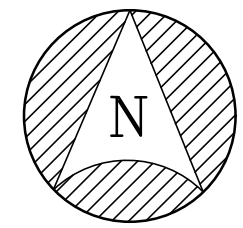
SHRUB SCHEDULE

SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	
	ABE	Abelia x 'Rose Creek' Rose Creek Abelia	2' Ht.		16
	ASP	Aspidistra elatior Cast Iron Plant	2' Ht.		41
	ILE SKY	Ilex crenata 'Sky Pencil' Sky Pencil Japanese Holly	4' Ht.		5
	ILE SHA	Ilex glabra 'Shamrock' Shamrock Inkberry Holly	2' Ht.		81
	ILE NAN	Ilex vomitoria 'Nana' Dwarf Yaupon Holly	2' Ht.		24
	LOR	Loropetalum chinense rubrum 'Peack' TM Purple Pixie Fringe Flower	3 gal.		28
	PAN	Panicum virgatum 'Heavy Metal' Heavy Metal Switch Grass	2' Ht.		59
	PRU	Prunus laurocerasus English Laurel	2' Ht.		24
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
	CYN	Cynodon dactylon Bermuda Grass	sod		1,627 sf
	HEM	Hemerocallis x 'Stella de Oro' Stella de Oro Daylily	1 gal.	12" o.c.	36
	LIR	Liriodendron muscari 'Big Blue' Big Blue Lilyturf	4d	15" o.c.	164



NORTH:

SCALE:



GEORGIA811
www.Georgia811.com
Know where utilities are. Call before you dig.
IT IS THE CLIENT OR CONTRACTOR'S RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION AS THE LOCATION OF UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND POSSIBLY INCOMPLETE. THEREFORE CERTIFICATION TO THE LOCATION OF ALL UNDERGROUND UTILITIES ARE WITHHELD.

REVISIONS:

DATE

#

FRAWLEY ASSOCIATES, LLC.
LANDSCAPE ARCHITECTS
675 SEWING AVE (SUITE 101)
ATLANTA, GA 30307 (404) 874-5091

PROPOSED SHAKE SHACK
11780 HAYNES BRIDGE ROAD
ALPHARETTA, GEORGIA

**LANDSCAPE PLAN
RENDERING**

SCALE: AS SHOWN

DATE: 02/01/2021

PROJECT: FA-21010

SHEET

R-1

GENERAL CONTRACT NOTES

THESE NOTES CONTAIN IMPORTANT INFORMATION RELATIVE TO THE LANDSCAPE CONTRACTORS BID AND INSTALLATION. ANY REFERENCE TO 'CONTRACTOR' IN THESE NOTES REFERS TO THE 'LANDSCAPE CONTRACTOR' UNLESS OTHERWISE NOTED.

CORRESPONDENCE: WRITTEN CORRESPONDENCE CAN BE BY E-MAIL, WITH VERIFICATION OF ACTUAL RECEIPT.

SURVEY/BASE/TREE SURVEY: INFORMATION PREPARED BY OTHERS; FRAWLEY ASSOCIATES LLC (FA) DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS.

LIMITS TO WORK: THE CONTRACTOR SHALL VISIT THE SITE TO DETERMINE WHETHER THE CONSTRUCTION WAS PERFORMED WITHIN THE LIMIT OF WORK AREA DEPICTED ON THIS DRAWING. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO TURN OVER IN A 'FINISHED CONDITION' ALL THE DISTURBED AREA, EVEN IF IT IS OUTSIDE THE LIMIT OF WORK AREA SHOWN ON THE DRAWINGS. AT A MINIMUM THE DISTURBED AREA ASSOCIATED WITH THIS CONSTRUCTION SHALL BE SODDED AND LEFT IN A 'FINISHED CONDITION'. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING ALL DENuded AREAS, AREAS OF DISTURBANCE, BACK TO LIKE OR BETTER CONDITIONS. THE CONTRACTOR SHALL AT A MINIMUM SOD AREAS IN PUBLIC RIGHT OF WAY AS NEEDED DUE TO SITE CONDITIONS. SHOULD THE CONTRACTOR HAVE QUESTIONS REGARDING THE LIMITS AND TYPE OF SEEDING OR PLANTING REQUIRED NOT FULLY DEFINED BY PLAN AND SPECIFICATION, THE CONTRACTOR SHALL IMMEDIATELY BRING TO THE ATTENTION OF THE DEVELOPER AND ENGINEER OF RECORD. THE CONTRACTOR IS HEREBY NOTIFIED THAT THIS IS A PERFORMANCE AS WELL AS MAINTENANCE ITEM.

PERMITS: THE LANDSCAPE CONTRACTOR SHALL WORK FROM A STAMPED SET OF PERMIT PLANS. DO NOT WORK FROM ANY PLANS THAT DO NOT HAVE THE PERMIT STAMP BY THE MUNICIPALITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY RE-WORK ASSOCIATED WITH WORKING ON NON-STAMPED / APPROVED PLANS. VERIFY WITH THE REVIEWING MUNICIPALITY WHETHER AN ADDITIONAL PERMIT IS REQUIRED FOR ANY IRRIGATION WORK WHICH IS NOT INCLUDED ON THESE PLANS.

MOST CURRENT PLANS: THESE PLANS MAY NOT BE THE MOST CURRENT DRAWINGS AVAILABLE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE GENERAL CONTRACTOR/ENGINEER TO VERIFY/ENSURE THAT THESE PLANS ARE THE MOST CURRENT.

SITE CONDITIONS: ACTUAL SITE CONDITIONS MAY HAVE CHANGED SINCE SINCE THESE DRAWINGS WERE PREPARED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES/CONFLICTS WHICH MAY EXIST BETWEEN THE DRAWINGS AND ACTUAL SITE CONDITIONS. FAILURE TO NOTIFY, WILL BE CONSIDERED ACCEPTANCE OF THE CURRENT SITE CONDITIONS.

TREE PROTECTION: ALL EXISTING TREES, SPECIMEN AND OR NON-SPECIMEN, COUNTED FOR MUNICIPAL CREDIT MUST BE FULLY PRESERVED DURING ALL PHASES OF THIS PROJECT.

TREE SAVE FENCE FOR ENTIRE SITE MUST BE INSTALLED, PRIOR TO OR IN CONJUNCTION WITH THE INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE OF DEMOLITION IS ALLOWED BEFORE TREE SAVE FENCING HAS BEEN INSTALLED.

THE CLEANING OF EQUIPMENT, STORAGE OF MATERIALS OR DIRT, DISPOSAL OF WASTE MATERIAL SUCH AS PAINT, OIL SOLVENTS OR OTHER HARMFUL SUBSTANCES, OR ANY OTHER SUCH ACT WHICH MAY BE HARMFUL TO THE CONTINUED FATALITY OF THE TREE(S) WITHIN THE TREE PROTECTION AREA, IS PROHIBITED.

PRIOR TO COMMENCEMENT OF ANY GRADING, CONSTRUCTION OR TREE REMOVAL AUTHORIZED THROUGH THE ISSUANCE OF A LAND DISTURBANCE PERMIT, A TREE PROTECTION AREA FOR ANY TREE LOCATED WITHIN 25' OF ANY PROPOSED GRADING, CONSTRUCTION OR TREE REMOVAL MUST BE ESTABLISHED BY PHYSICAL BARRIERS AND MAINTAINED UNTIL SUCH WORK IS COMPLETED.

ANY TREE DESIGNATED IN THE PLAN TO BE SAVED THAT IS DAMAGED DURING CONSTRUCTION, OR AS A RESULT OF SUCH CONSTRUCTION, SHALL BE TREATED ACCORDING TO ACCEPTED NATIONAL ARBORISTS ASSOCIATION STANDARDS, OR REPLACED WITH A TREE(S) EQUAL IN THE UNIT VALUE OF THE TREE REMOVED. HOWEVER, ANY SPECIMEN TREE DAMAGED AS DESCRIBED ABOVE SHALL BE REPLACED ACCORDING TO MUNICIPAL DAMAGED TREE REPLACEMENT STANDARDS. THE CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND COMPENSATED FOR AT THE CONTRACTOR'S EXPENSE.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO BRING TO THE ATTENTION OF THE APPROPRIATE PARTY ANY CONFLICTS WITHIN 24" HARDWOOD OR 8" UNDER-STORY SPECIMEN TREE PRIOR TO ANY DISTURBANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES WHICH MAY RESULT FOR NOT REPORTING POTENTIAL DAMAGE TO SPECIMEN TREES.

SITE OBSERVATION/DRAWING DISCREPANCIES: THE OWNER MAY OR MAY NOT HAVE CONTRACTED WITH FRAWLEY ASSOCIATES LLC TO OBSERVE CONTRACTOR COMPLIANCE WITH THE CONTRACT DRAWINGS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ADHERE TO THE DRAWINGS AND SPECIFICATIONS.

SUBSTITUTIONS: NO TREE SPECIES OR SIZE SUBSTITUTIONS WILL BE CONSIDERED UNLESS A SUBSTITUTION HAS BEEN SUBMITTED IN WRITING TO THE MUNICIPALITY AND APPROVED BY THE MUNICIPALITY. FAILURE TO COMPLY IN THIS REGARD MAY RESULT IN THE REPLACEMENT OF ALREADY INSTALLED PLANT MATERIAL AND A DELAY IN RECEIVING THE CERTIFICATE OF OCCUPANCY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COPY THE LANDSCAPE ARCHITECT ON ANY CHANGES APPROVED BY THE MUNICIPALITY.

MUNICIPAL COMPLIANCE: IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE MUNICIPALITY HAVING JURISDICTION THAT THE INSTALLED LANDSCAPE/IRRIGATION IS IN COMPLIANCE WITH PERMITTED DRAWINGS. THE CONTRACTOR SHALL COORDINATE WITH THE MUNICIPAL SITE INSPECTOR/ARBORIST ON ALL ASPECTS OF THE INSTALLATION.

FRAWLEY ASSOCIATES LLC (FA) SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION, MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY ANY CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR ANY CONTRACTORS EMPLOYEES, OR FOR THE FAILURE OF ANY CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT THE CONTRACTOR'S WORK SITE IS KEPT IN A SAFE CONDITION FOR WORKERS AND THE PUBLIC DURING THE COURSE OF THE CONSTRUCTION AND LEAVE THE SITE IN A SAFE CONDITION AT THE END OF EACH WORK DAY. THE CONTRACTOR SHALL CONFORM WITH ALL OSHA CONSTRUCTION STANDARDS. SEE WWW.OSHA.GOV. NO DISCREPANCY IN CONSTRUCTION DRAWINGS OR SPECIFICATIONS SHALL CAUSE DEFECTIVE OR INAPPROPRIATE MATERIALS TO BE USED OR POOR WORKMANSHIP TO BE ALLOWED/ACCEPTED. (FA) SHALL NOT BE LIABLE FOR SAFETY ISSUES RELATIVE TO TREE PLANTINGS REQUIRED BY ANY MUNICIPALITY TO BE WITHIN THE ROW.

FA HAS ONLY BEEN CONTRACTED TO PREPARE THE LANDSCAPE PLANTING PLAN FOR THIS PROJECT. FA HAS NOT PREPARED THE FOLLOWING: IRRIGATION/WEELL DESIGN, GRADING DESIGN, HYDROLOGY DESIGN, SOILS DESIGN, PLANT MAINTENANCE SCHEDULES, UTILITY DESIGN, STRUCTURAL DESIGN, ARCHITECTURAL DESIGN, ELECTRICAL DESIGN. THE CONTRACTOR SHALL CONTACT THE OWNER FOR ANY ISSUES RELATED TO WORK PREPARED BY OTHERS.

CALL BEFORE YOU DIG-811-UTILITY LOCATION: IT IS THE CONTRACTOR'S RESPONSIBILITY TO HAVE ALL UTILITIES LOCATED PRIOR TO ANY DIGGING. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE UTILITIES PROTECTION CENTER IN GEORGIA @ 811, 72 HOURS BEFORE DIGGING, (EXCLUDING HOLIDAYS AND WEEKENDS) AS SPECIFIED IN THE 'CALL-BEFORE-YOU-DIG' LAW. FINES AND PENALTIES THAT OCCUR AS A RESULT OF NOT LOCATING OVERHEAD OR UNDERGROUND UTILITIES, WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY NECESSARY REPAIRS, AT THE CONTRACTOR'S EXPENSE, TO OVERHEAD OR UNDERGROUND UTILITIES DAMAGED BY THE CONTRACTOR'S ACTIONS. IF UTILITIES ARE SHOWN ON THE PLANS THE REPRESENTATION OF THE UTILITIES MAY OR MAY NOT CONSTITUTE ALL THE EXISTING OR NEWLY INSTALLED UTILITIES. THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS AS UTILITY LOCATIONS MAY HAVE CHANGED. THE LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES.

THE CONTRACTOR SHALL NOTIFY THE MUNICIPALITY AND LANDSCAPE ARCHITECT IN WRITING, IF IT BECOMES APPARENT DURING THE INSTALLATION THAT OVERHEAD WIRES WILL INTERFERE WITH THE GROWTH OF TREES OVER TIME. FAILURE TO NOTIFY PRIOR TO INSTALLATION MAY REQUIRE RELOCATION AT NO ADDITIONAL COST TO THE OWNER.

COORDINATION: THE CONTRACTOR SHALL COORDINATE AND SEQUENCE HIS WORK WITH THAT OF OTHER SITE CONTRACTORS.

TREE MEASUREMENTS: SPECIFIC TO MUNICIPAL REQUIREMENTS ALL DECIDUOUS AND EVERGREEN TREES SHALL FIRST MEET THE CONDITIONS OF CALIPER AND THEN HEIGHT. CALIPER MEASUREMENTS ARE TAKEN 6" ABOVE THE GROUND FOR TREES 4" CAL OR LESS AND 12" ABOVE THE GROUND FOR TREES OVER 4" CALIPER. SHRUBS SHALL MEET THE REQUIREMENTS FOR HEIGHT AND CONTAINER/B&B SIZE.

SIGHT DISTANCES: ALL TREES 3" CAL OR LARGER SHALL HAVE A CLEARANCE TO THE LOWEST LIMB/BRANCH OVERHANG OF 6-8' HT. ALL SHRUBS AT ANY INTERSECTION OR AT THE TIPS OF PARKING LOT ISLANDS SHALL BE INSTALLED AND MAINTAINED AT OR BELOW 2'-0" IN ORDER TO MAINTAIN SAFE SITE DISTANCES FOR DRIVERS. THE OWNER/CONTRACTOR IS RESPONSIBLE FOR ONGOING MAINTENANCE OF THE PLANT MATERIAL AFTER INSTALLATION, AS DESCRIBED ABOVE. THE CONTRACTOR SHALL INFORM THE OWNER OF THIS OBLIGATION AND SUBMIT TO THE OWNER A COST FOR ONGOING MAINTENANCE OF THE INSTALLATION FOR THE GUARANTEE PERIOD.

CLEANING: THE CONTRACTOR SHALL BE RESPONSIBLE TO CLEAN AND REMOVE/DISPOSE, IN A LEGAL MANNER, FROM THE SITE ALL DEBRIS THAT IS A PART OF THE CONTRACTOR'S OPERATION.

PARKING LOT ISLANDS: THE CONTRACTOR SHALL FOLLOW CITY OF ALPHARETTA DETAIL L-5 WHEN PLANTING PARKING LOT TREES IN ISLANDS.

OTHER MATERIALS: THE CONTRACTOR SHALL SUPPLY, AS A PART OF THIS CONTRACT, ALL MATERIALS NECESSARY FOR THE COMPLETE INSTALLATION OF THE LANDSCAPE AS SHOWN ON THE DRAWINGS. THE OWNER SHALL SUPPLY THE WATER NECESSARY FOR THE LANDSCAPE INSTALLATION. THE CONTRACTOR SHALL IMMEDIATELY BRING TO THE ATTENTION OF THE OWNER, IN WRITING AND BEFORE INSTALLATION, ANY CONDITIONS WHICH MAY ADVERSELY EFFECT THE PLANTING OR THE PROPER GROWTH OF VEGETATION.

GRADING/DRAINAGE/HYDROLOGY: SITE GRADING/DRAINAGE DESIGN HAS BEEN PREPARED BY OTHERS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO 'FINE GRADE' WITH POSITIVE DRAINAGE THE TOP 3" AS A PART OF THE LANDSCAPE WORK. THE CONTRACTOR SHALL ACCEPT GRADING PRIOR TO COMMENCEMENT OF LANDSCAPE WORK. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR OF ANY AREAS WHICH DO NOT HAVE POSITIVE DRAINAGE PRIOR TO PROCEEDING. REFER TO CIVIL ENGINEER'S DRAWING FOR ALL DRAINAGE, SPOT GRADES, DRAINAGE STRUCTURES ETC.

PLANT DETAILS: ALL PLANT MATERIAL WILL BE INSTALLED AS PER THE DETAILS SHOWN ON THE DRAWING. THE CONTRACTOR SHALL DEMONSTRATE THAT TREE ANCHORS HAVE BEEN INSTALLED AS DETAILED. NO ABOVE GROUND GUYING IS ALLOWED.

PLANT QUALITY/CRITERIA: ALL TREES SHALL BE OF GOOD QUALITY, FREE OF DISEASE, STRAIGHT TRUNKED, FULL HEADED, SYMMETRICAL AND WELL ROOTED. PLANT MATERIAL SHALL BE WELL LEAFED WITH 90% COVERAGE. NO SUBSTANTIAL AREAS WHICH EXHIBIT DEAD, DYING OR DETERIORATING LEAF MASS WILL BE ACCEPTED. ALL TREES/SHRUBS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED WITH SIZES AS INDICATED ON THE PLANT LIST OR ON THE DRAWINGS. ALL PLANTS SHALL BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASES. ALL ROOTBALLS, CONTAINERS & HEIGHT TO WIDTH RATIOS SHALL CONFORM TO THE SIZE STANDARDS SET FORTH IN 'AMERICAN STANDARDS FOR NURSERY STOCK' AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN. THE CONTRACTOR SHALL ARRANGE AND COORDINATE PLANT APPROVAL PRIOR TO INSTALLATION. THE OWNER/OWNER'S REPRESENTATIVE MAY AT ANY POINT BEFORE, DURING OR AFTER THE INSTALLATION BUT PRIOR TO FINAL ACCEPTANCE REJECT PLANT MATERIAL OR INSTALLATION WHICH DOES NOT COMPLY WITH THE SPECIFICATIONS OF THIS DRAWING. ALL PLANT MATERIAL SHALL BE NUMBER ONE OR BETTER.

PLANTING CONDITIONS: IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE GENERAL CONTRACTOR AND ACCEPT PLANTING/GRADED/SITE CONDITIONS. PLANT MATERIAL SHALL NOT BE INSTALLED IN AREAS WHICH HAVE NOT BEEN BROUGHT TO FINISHED GRADE OR IN AREAS WHERE BUILDING MATERIALS HAVE BEEN BURIED OR NOT PROPERLY REMOVED FROM THE SITE. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE TO 'FINE GRADE' FROM THE SITE. THE CONTRACTOR SHALL BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT ANY SITE CONDITIONS WHICH WILL ADVERSELY EFFECT THE GROWTH OF THE PLANT MATERIAL.

ORGANIC MULCH: SHALL BE PINE STRAW. ALL PLANTED AREAS SHALL BE MULCHED WITH 3" FRESH MULCH CURRENT CROP 'SETTLED'. TREES IN SOD SHALL BE MULCHED WITH A 6" DIAMETER CIRCLE OF MULCH TO A DEPTH OF 3" SETTLED.

PRE-EMERGENT & WEED CONTROL FABRIC: ALL AREAS TO RECEIVE TREE, SHRUB, OR GROUND COVER TO BE PRE-TREATED WITH PRE-EMERGENT THEN A LAYER OF LANDSCAPE WEED CONTROL FABRIC AND FINALLY TOPPED WITH EITHER HARDWOOD MULCH OR EGG ROCK MULCH, (SEE PLAN AND NOTES). SEE PLANT GUARANTEE AND WARRANTY.

EGG ROCK MULCH: ALL PLANTING AREAS ON THE INSIDE OF THE CURB LINE SURROUNDING THE BUILDING (SEE NOTE ON PLAN) OR SPECIALLY NOTED, SHALL HAVE TAN EGG ROCK MULCH. THE EGG ROCK MULCH SHALL BE 3" DIAMETER MINIMUM AND PLACED OVER A CERTIFIED WEED CONTROL FABRIC TO A DEPTH OF 3". THE WEED CONTROL FABRIC SHALL NOT BE VISIBLE THROUGH THE ROCK LAYER. IF ANY OF THE WEED CONTROL FABRIC IS VISIBLE INCREASE THE DEPTH OF THE ROCK MULCH UNTIL THE MULCH ACHIEVES FULL COVERAGE.

TOPSOIL: 2" OF NEW OR STOCKPILED TOPSOIL SHALL BE ADDED TO ALL AREAS TO BE SEEDDED OR PLANTED WITH ANNUALS/GROUND COVER. TOPSOIL SHALL BE ADDED TO TREE AND SHRUB PLANTINGS IN A RATIO OF 3 TOPSOIL TO 1 SITE SOIL. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, FINE LOAMY SOIL.

MAINTENANCE DURING CONSTRUCTION: IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE LANDSCAPE INSTALLATION INCLUDING WATERING, MOWING, PRUNING, WEEDING, MAINTAINING BED EDGES, PEST CONTROL AND SLOPE STABILIZATION UNTIL 'FINAL ACCEPTANCE' BY THE OWNER/OWNER'S REPRESENTATIVE.

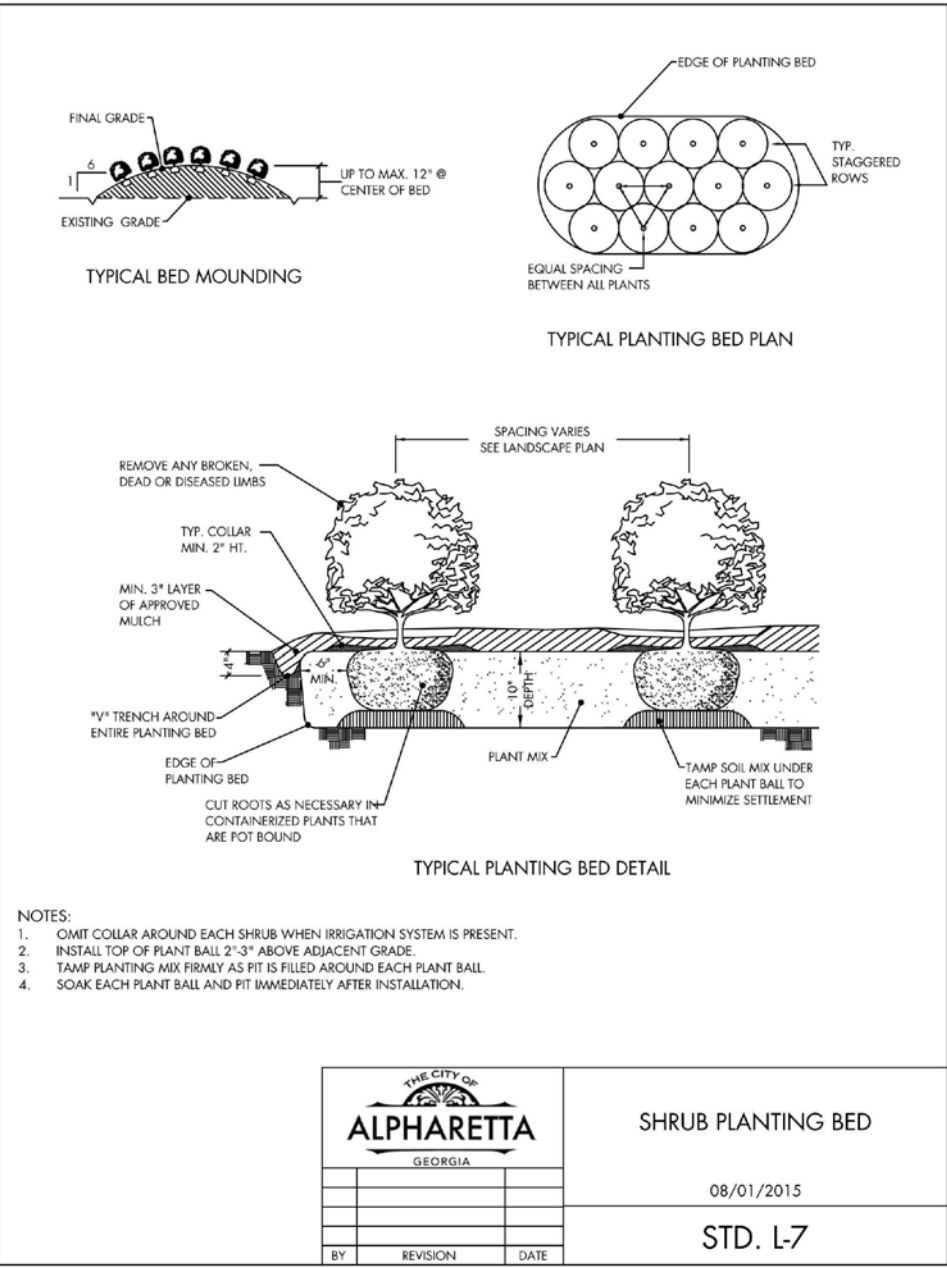
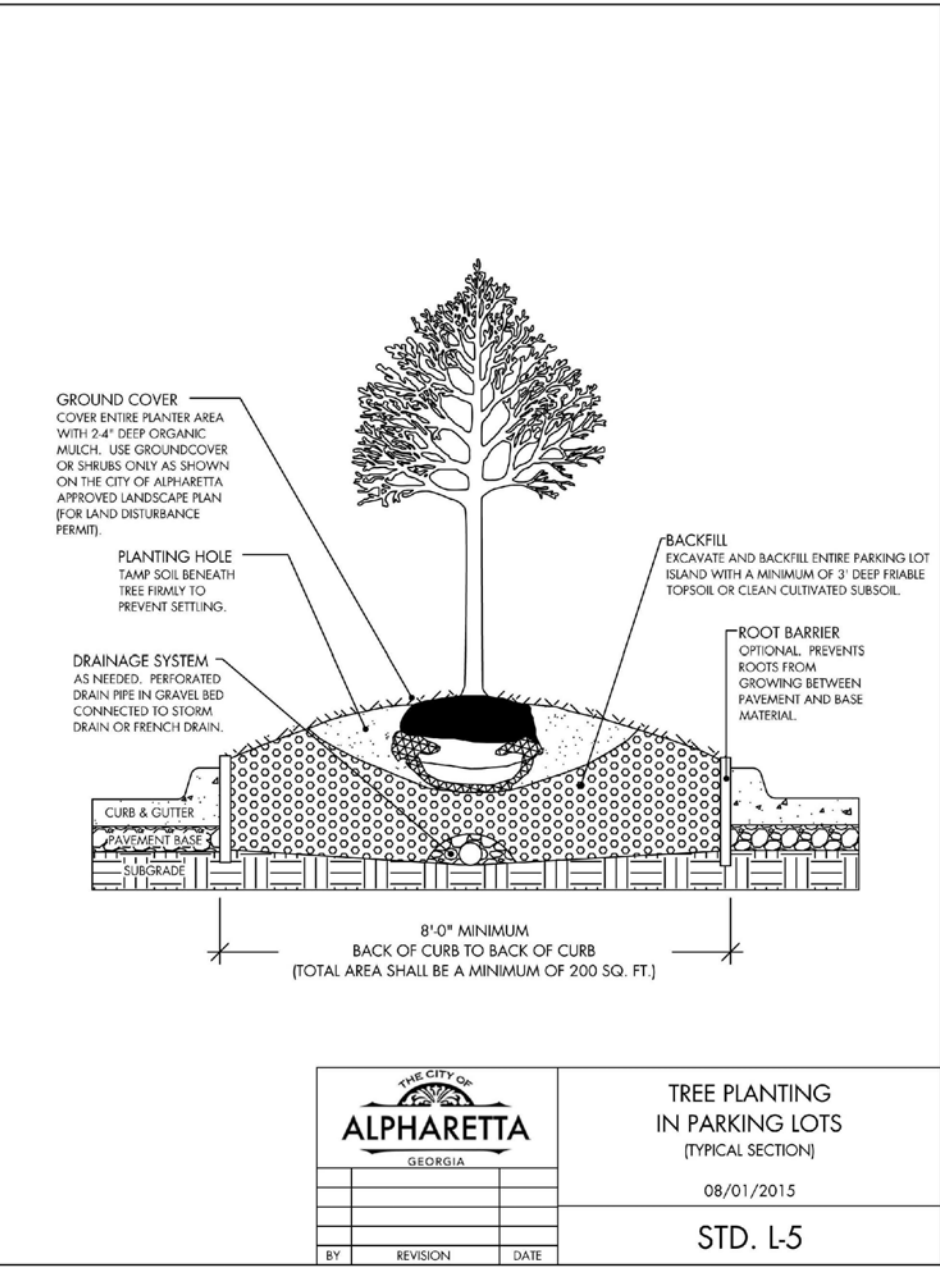
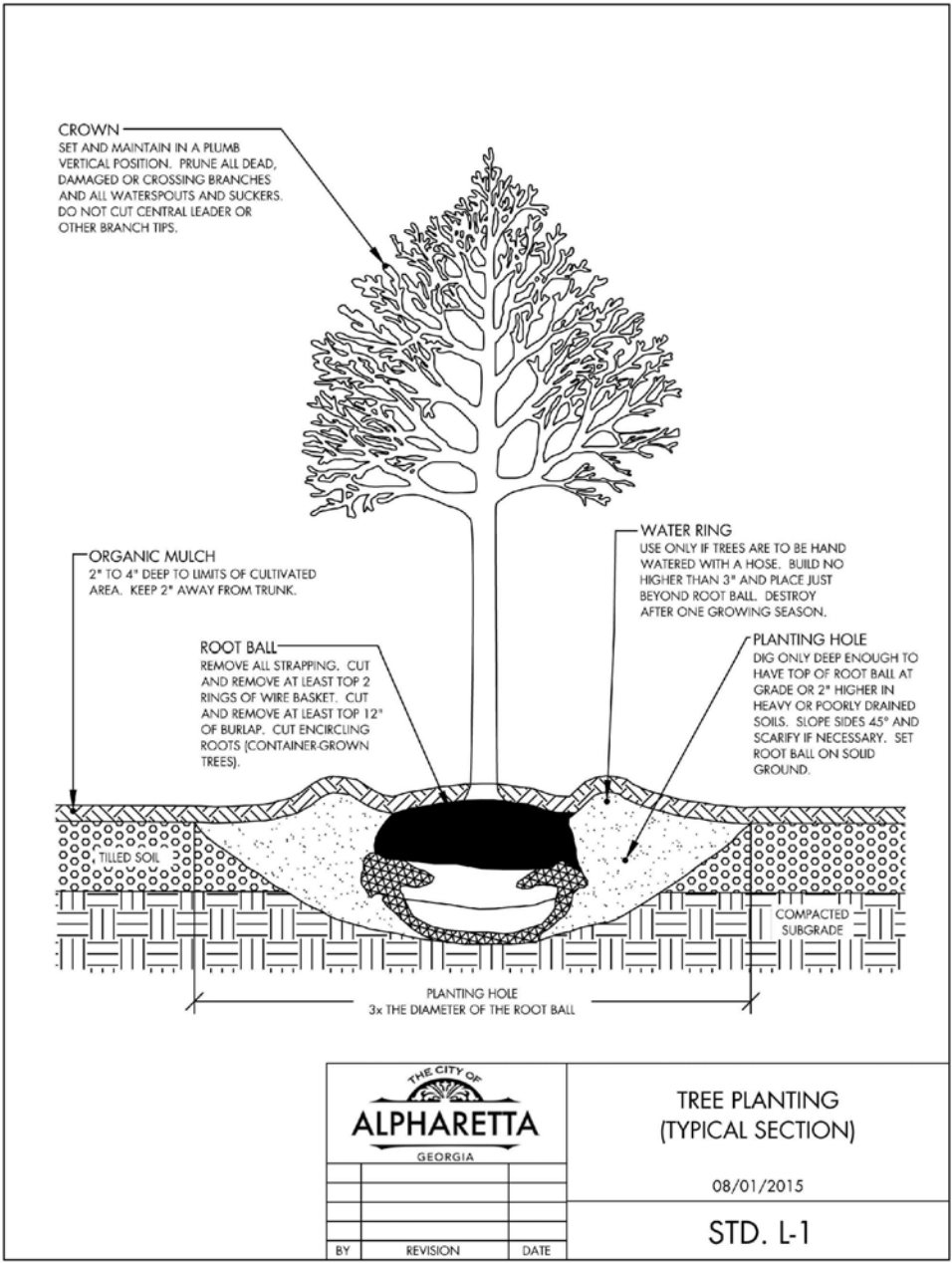
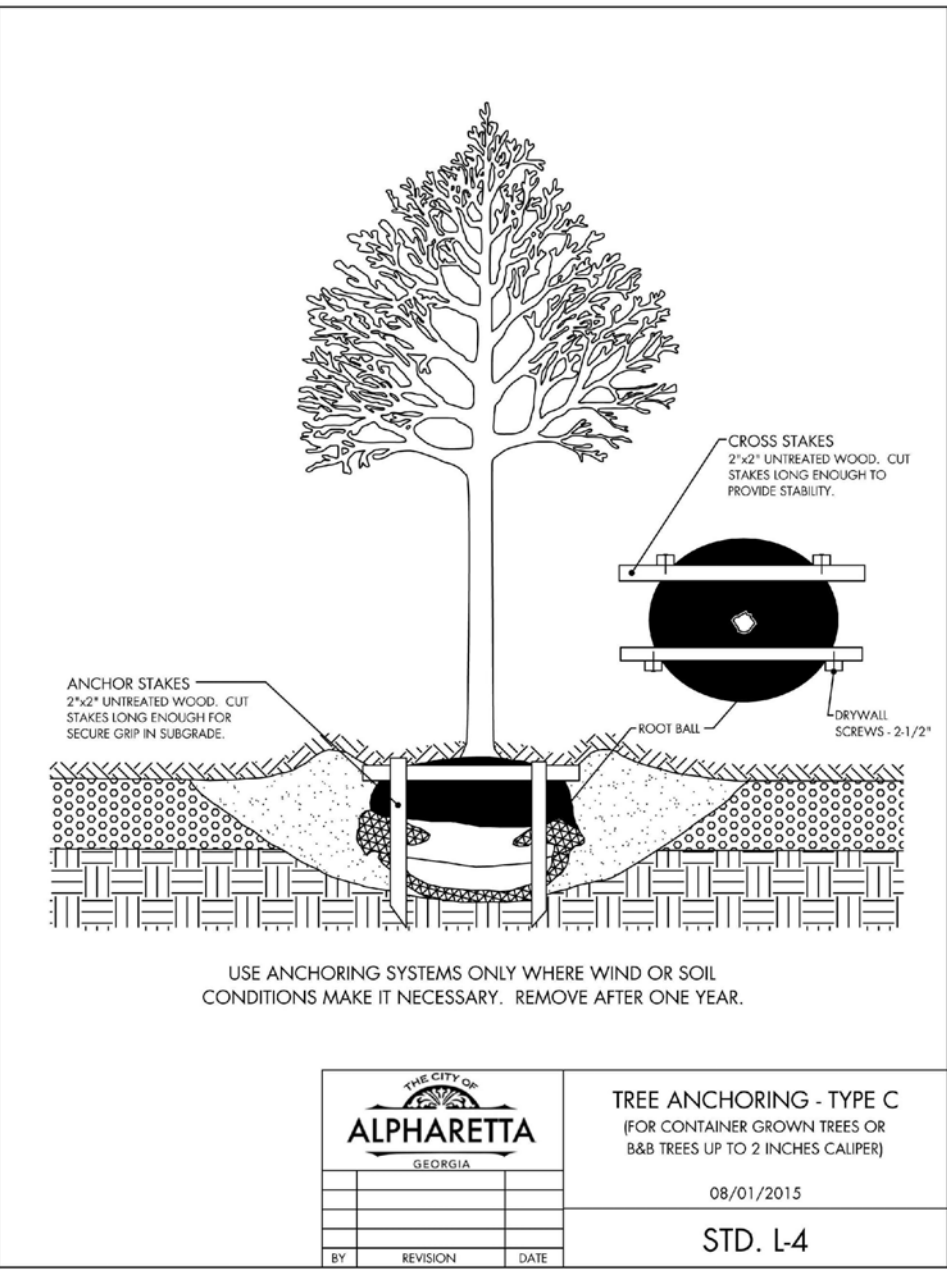
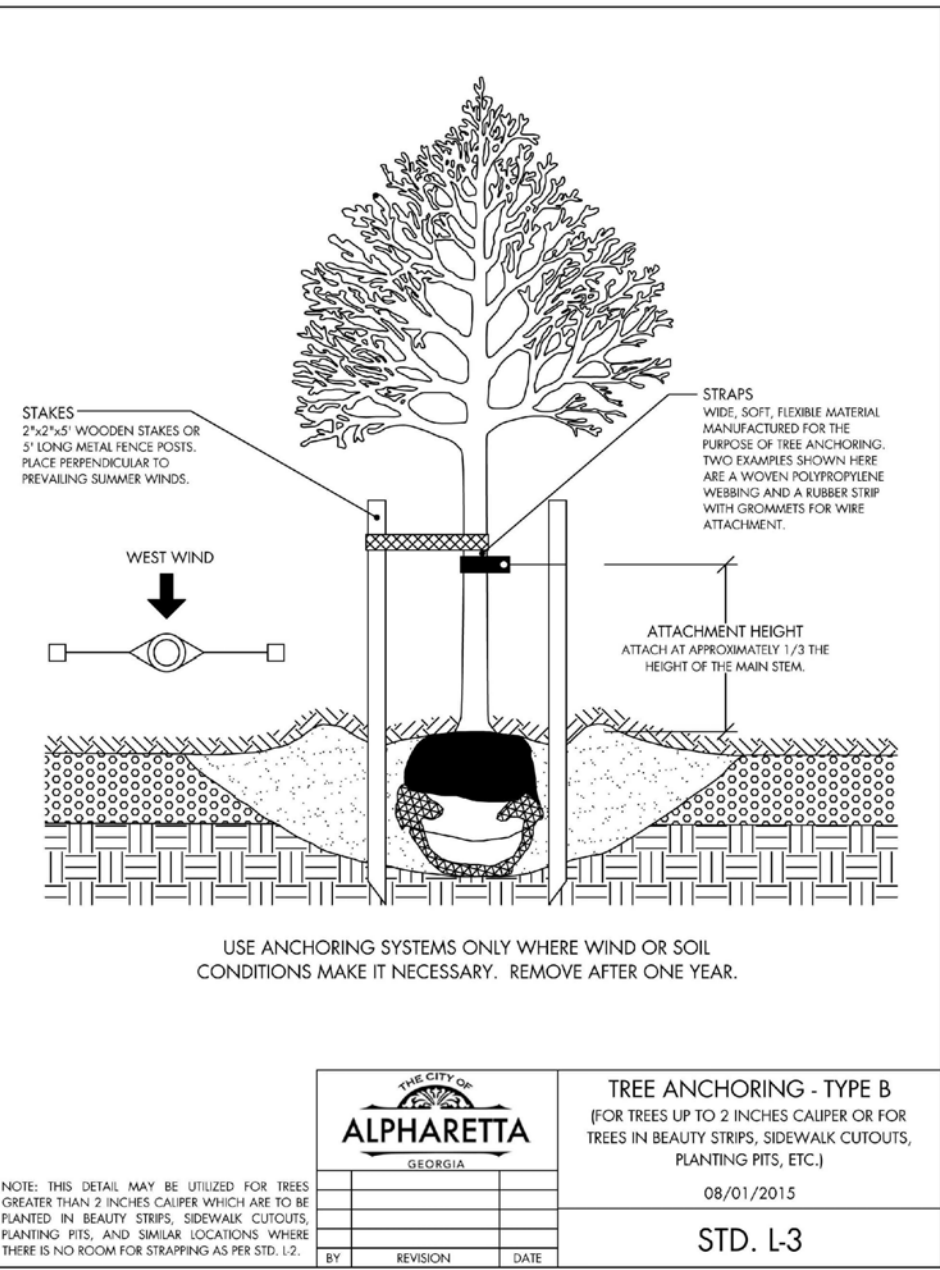
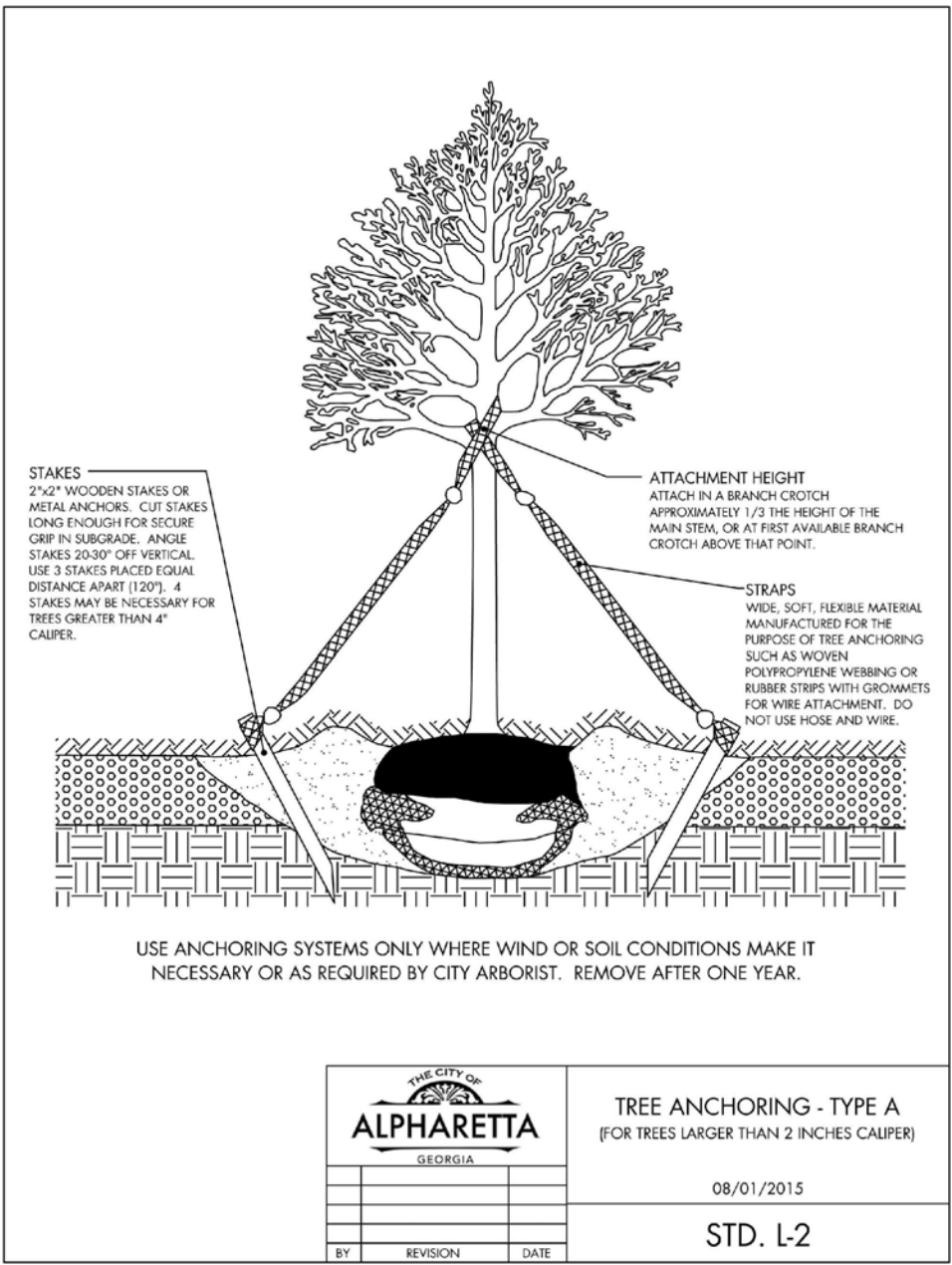
SODDING: THE SPECIES OF SOD SHALL BE BERMUDA OR AS REQUIRED BY THE DEVELOPER AND AS SUGGESTED FOR LOCALITY. SOD SHALL BE ONLY BE INSTALLED DURING THE APPROPRIATE SEASON. SOD SHALL BE STRONGLY ROOTED, WEED, DISEASE AND PEST FREE AND UNIFORM IN THICKNESS. IT SHALL BE INSTALLED WITHIN 24 HOURS OF DELIVERY. IT SHALL BE INSTALLED IN AREAS FINE GRADED TO DRAIN PROPERLY. ANY SOD WHICH CREATES PONDING SHALL BE REMOVED, THE AREA REGRADED AND THE SOD RESET.

PLANT GUARANTEE: ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF TWO YEARS BEGINNING AT FINAL ACCEPTANCE. THE CONTRACTOR SHALL REPLACE ANY PLANT MATERIAL WHICH DIES OR IS IN A DETERIORATING CONDITION DURING THE GUARANTEE PERIOD AND HAS BEEN PROPERLY MAINTAINED, (WHICH INCLUDES PROPER WATERING). UNHEALTHY TREES WILL BE DEFINED AS A MAIN LEADER DIE BACK OR 25% OF THE CROWN IS DEAD. UNHEALTHY SHRUBS AND GROUND COVER WILL BE DEFINED AS A MINIMUM OF NOT COMPLYING WITH SPECIFICATIONS IN THE 'AMERICAN STANDARD FOR NURSERY STOCK'.

IRRIGATION: THE CONTRACTOR SHALL SUBMIT A PRICE TO DESIGN AND INSTALL A FULLY AUTOMATIC IRRIGATION SYSTEM FOR THIS LANDSCAPE INSTALLATION. THE LANDSCAPE CONTRACTOR SHALL SPECIFY THE TYPE OF CONTROL SYSTEM, THE INCLUSION OF AS-BUILT DRAWINGS, THE TYPES & SIZES OF PIPES AND FITTINGS, BACKFLOW PREVENTION DEVICE, PRESSURE REDUCING VALVES, SLEEVES AND LOCATIONS, CONTROL WIRE, IRRIGATION VALVES, VALVE BOXES AND THRUST BLOCKS. THE LANDSCAPE CONTRACTOR SHALL PAY FOR ALL PERMITS AND FEES. THE LANDSCAPE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES. THE LANDSCAPE CONTRACTOR SHALL PROVIDE A CERTIFICATE OF WARRANTY, REGISTRATION AND WRITTEN GUARANTEE FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL ASPECTS OF ANY IRRIGATION SYSTEM; FRAWLEY ASSOCIATES LLC, HAS NOT, IN ANY MANNER, PARTICIPATED IN THE DESIGN AND OR INSTALLATION OF ANY IRRIGATION SYSTEM.

MANUAL WATERING: ANY PLANTING INSTALLED WITHOUT OR PRIOR TO THE OPERATION OF AUTOMATIC IRRIGATION SYSTEM SHALL BE WATERED BY THE CONTRACTOR ON A REGULAR SCHEDULE UNTIL FINAL ACCEPTANCE. ALL TREES SHALL BE INSTALLED WITH 'GATOR BAGS' OR APPROVED EQUAL FOR ANY INSTALLATION WITHOUT AN AUTOMATIC IRRIGATION SYSTEM.

IRRIGATION METER: THE LANDSCAPE CONTRACTOR SHALL VERIFY WHETHER THE OWNER OR MUNICIPALITY REQUIRES A SEPARATE IRRIGATION METER. IF A SEPARATE IRRIGATION METER IS REQUIRED THE OWNER SHALL PAY OF THE METER AND ITS INSTALLATION. IF A SEPARATE IRRIGATION METER IS NOT REQUIRED AND THE HOURSE METER IS PROPERLY SIZED TO ACCOMMODATE AN IRRIGATION SYSTEM, THE IRRIGATION SYSTEM SHALL BE ATTACHED TO THE HOUSE METER. ALL IRRIGATION CONNECTIONS SHALL HAVE THE PROPER CHECK AND OR BACK FLOW DEVICES AS REQUIRED BY THE MUNICIPALITY FOR SUCH AN IRRIGATION CONNECTION. THESE DEVICES SHALL BE A PART OF THE IRRIGATION INSTALLER'S WORK.



COORDINATION: THE CONTRACTOR SHALL COORDINATE AND SEQUENCE HIS WORK WITH THAT OF OTHER SITE CONTRACTORS.

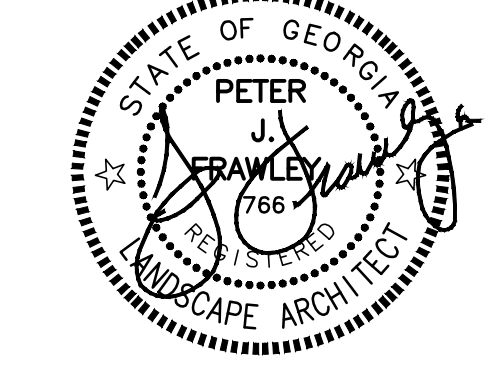
NORTH:

SCALE:

REVISIONS:

DATE

#



FRAWLEY ASSOCIATES, LLC. LANDSCAPE ARCHITECTS 675 SEWELL AVE (SUITE 101) ATLANTA, GA 30307 (404) 874-5091

PROPOSED SHAKE SHACK 11780 HAYNES BRIDGE ROAD ALPHARETTA, GEORGIA

LANDSCAPE NOTES & DETAILS

SCALE: AS SHOWN

DATE: 02/01/2021

PROJECT: FA-21010

SHEET

L-2

SHEET 2 OF 2

LANDSCAPE AND SITE CALCULATIONS:

SITE DATA
DOWNTOWN OVERLAY DISTRICT
CURRENT ZONING: C-2
ADJACENT ZONING: NORTH: C-2, BANK
EAST: O-1, OFFICE
SOUTH: C-2, COMMERCIAL
WEST: C-2, COMMERCIAL

SITE DENSITY
OVERALL SITE AREA= 0.58ac
SDF = 0.58ac X 130 CALIPER INCHES = 75.4"
EDF = 0
RDF = 75.4"
XX PROPOSED TREES, XX.X" (COMPLIES)

SPECIMEN TREE RECOMPENSE
0 SPECIMEN TREES ON SITE

PARKING
REQUIRED: 1 PER 500 SF
3280 SF/500 = 7 SPACES
16 SPACES PROPOSED (INCLUDING 2 ACCESSIBLE SPACES)

200 SF MIN. PARKING ISLANDS (COMPLIES)
2" CAL. MIN. TREE IN EACH ISLAND
UNDERSTORY GA POWER ESMT.

SHRUBS, GRASSES, AND GROUND COVER. NO TURFGRASS.

2 ROWS OF SHRUBS, 2' HT. AT PLANTING TO SCREEN VIEW OF PARKING AREA FROM PUBLIC ROW. SHALL PROVIDE A SCREEN WITHIN 3 YEARS OF PLANTING.

LANDSCAPE STRIP
HAYNES BRIDGE ROAD (EAST):
WITH SITE LIMITATIONS WE PROVIDED:
153.46 LF/40' = 4 TREES REQ'D
6.3" CAL., UNDERSTORY PROVIDED DUE TO O.H.
WIRES=1/25 LF
SHRUBS: 10 PER 35 LF; 153.46/35x10=44
49 SHRUBS @ 24" HT. TO SCREEN PARKING

OPEN SPACE, NON-RESIDENTIAL

15% OF SITE GROSS ACREAGE
PROVIDED: 28% or 0.17AC OF 0.58ac

BIORETENTION PLANTING REQUIREMENTS

PLANTINGS SHALL CONFORM TO GEORGIA STORMWATER MANAGEMENT MANUAL 2016, APPENDIX 'D' PLANTING AND SOIL GUIDANCE FOR BEST MANAGEMENT PRACTICES.

PRIOR TO PLANTING THE WATER QUALITY AREA THE CONTRACTOR SHALL SET UP A MEETING WITH THE CITY ARBORIST, CIVIL ENGINEER AND LANDSCAPE ARCHITECT. DO NOT PROCEED WITH THE PLANTING WITHOUT THIS MEETING.

THE CONTRACTOR OR SUB-CONTRACTOR SHALL HAVE 5 YEARS EXPERIENCE IN THE PLANTING OF WATER QUALITY AREAS. SUBMIT DOCUMENTATION FOR PRIOR TO INITIAL ON-SITE MTG.

MULCH: SINGLE GROUND HARDWOOD MULCH, 3" DEPTH. MULCH TO BE WELL AGED (STOCKPILED OR STORED FOR AT LEAST 12 MONTHS), UNIFORM IN COLOR, AND FREE OF FOREIGN MATERIALS, SUCH AS WEED SEEDS, SOIL, ROOTS, ETC.

ZONE 4: RIPARIAN FRINGE: 845 SF AS SHOWN ON THE PLAN IS PERIODICALLY INUNDATED WITH WATER. IT IS COMPRISED OF ONE CAL. PERENNIALS SET 24" OC, 210 TOTAL PLANTS OR 42 OF EACH VARIETY PLANTED IN GROUPINGS OF 5 SHALL BE PLANTED IN A RANDOM MANNER IN THE AREA SHOWN AS COMPANION PLANTS WITH THE PREVIOUSLY ESTABLISHED GRASSING AS CALLED FOR BY THE ENGINEER. THIS PLANTING INVOLVES MINIMAL DISTURBANCE OF THE ESTABLISHED GRASS WITH PLUGGING OF 42 EACH OF THE FOLLOWING PLANTS: 1) BLACK-EYED SUSAN, RUDBECKIA HIRTA, 2) GREENHEAD CONEFLOWER, RUDBECKIA LACINIATA, 3) IRONWEED, VERNONIA GIGANTEA 4) JOE PYE WEED, EUTROCHILUM PURPUREUM 5) YELLOW INDIAN GRASS, SORGHASTRUM NUTANS.

ZONE 5: FLOODPLAIN TERRACE: 240 SF. IN ADDITION TO THE GRASSED SLOPES OF THE POND, AS SPECIFIED BY THE CIVIL ENGINEER, (SEE CIVIL SPECIFICATIONS), IT SHALL BE OVER-SEEDDED WITH 'SOUTHEAST PERENNIAL WILDFLOWER MIXTURE' (SUBMIT MIX AND COVERAGE FOR APPROVAL). THE PERENNIAL MIX SHALL BE APPLIED AS PER THE MFG. REQUIREMENTS FOR COVERAGE. ANY PLANTING SHALL BE SUPPLIED AND INSTALLED AT A MINIMUM AS SPECIFIED IN THE 2016 GEORGIA STORMWATER MANAGEMENT MANUAL, APPENDIX D, SECTION 4.

THE PERENNIAL PLANTINGS CALLED FOR IN ZONES 4 AND 5 OF THE BIO-RETENTION AREA SHALL BE PLANTED IN ADDITION TO THE GRASSING REQUIRED BY THE ENGINEER. AS THIS POND IS A FUNCTIONING STORM WATER FACILITY AT THE TIME OF PLANTING, THE LANDSCAPE CONTRACTOR SHALL VISIT THE SITE TO REVIEW AND ACCEPT THE AREA TO BE PLANTED PRIOR TO SUBMITTING A PRICE FOR THE INSTALLATION. PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED WITH THE LANDSCAPE ARCHITECT/ON-SITE INSPECTOR PRIOR TO PROCEEDING.

THE CONTRACTOR SHALL INSTALL THE PLANTS INTO THE ALREADY ESTABLISHED SLOPE GRASSING TO PERFORM THE WATER QUALITY PLANTING WITH MINIMAL GRASSING DISTURBANCE. ANY AREA DISTURBED AS A RESULT OF THE CONTRACTOR'S OPERATION SHALL BE FULLY RESTORED AS A PART OF THIS CONTRACT.

(ANY CHANGES TO PLANT MATERIAL SHALL BE SUBMITTED IN WRITING FOR APPROVAL)

TREE SCHEDULE							
CODE	QTY	BOTANICAL NAME COMMON NAME	CALIPER MIN. SIZE	MIN. HEIGHT (At planting)	FORM	% GENUS	TOTAL INCHES
ACE	6	ACER rubrum 'Brandywine' 'BRANDYWINE' RED MAPLE (Native)	3"	11'-12'	OVER- STORY	24%	18.000
CAR	7	CARPINUS caroliniana AMERICAN HORNBEAM (Native)	3"	11'-12'	OVER- STORY	28%	21.000
CER	6	CERCIS canadensis 'Hearts of Gold' HEARTS OF GOLD EASTERN REDBUD (Native)	3"	11'-12'	UNDER- STORY	24%	18.000
ILE	6	ILEX x 'Emily Bruner' EMILY BRUNER HOLLY	3"	8'-10'	UNDER- STORY	24%	18.000
	25	TOTAL REPLACEMENT TREES				100%	75

76% OF ALL TREES ARE NATIVE

CITY OF ALPHARETTA LANDSCAPE NOTES

ALL TREES MUST BE PLANTED OUTSIDE OF ANY UTILITY EASEMENTS, UNLESS APPROVED BY THE CITY ARBORIST OR UTILITY PROVIDER.

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 A TREE SURVEY INACCURACIES ARE FOUND ON-SITE, A STOP WORK ORDER WILL BE ISSUED UNTIL REVISED PLANS ARE APPROVED AND PROCESSED BASED ON ACCURATE INFORMATION.

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

TREES AGREED UPON TO BE SAVED ARE THE RESPONSIBILITY OF THE OWNER.

A 4" LAYER OF MULCH WILL BE REQUIRED FOR THE CRZ (CRITICAL ROOT ZONE) OF SPECIMEN TREES. MULCH MUST BE APPLIED TO TREES WITHIN 2 WEEKS OF START OF CONSTRUCTION AND SHALL NOT BE NEXT TO TRUNK.

A MIN. 2" LAYER OF MULCH WILL BE REQUIRED FOR ALL EXIST. NON-SPECIMEN, LANDSCAPE TREES INCLUDING PARKING LOT AND STREET 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 IN THE CITY OF ALPHARETTA.

ALL NEWLY PLANTED TREES SHALL HAVE VISIBLE ROOT FLARES AT FINISHED GRADE. NO CIRCLING ROOTS SHALL BE ALLOWED ON PLANTED TREES. THE UPPER TWO RINGS OF THE WIRE BASKET, BURLAP, AND STRAPPING MUST BE CUT AND REMOVED PRIOR TO BACKFILL.

PLANT SIZES (CALIPER AND HEIGHT) MUST MATCH THE SIZES SHOWN ON THE PLANS. PLANTS THAT DO NOT MEET THESE MINIMUMS WILL NOT BE ACCEPTED. EG. 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 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 TRENCHING

TREE PIT DRAINAGE TESTING IS REQUIRED WHEN TREES ARE PLANTED IN PARKING LOT ISLANDS, SIDEWALK TREE PITS, ROADWAY MEDIAN, 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 AND CODE REQUIRED SCREENING SHALL BE INSTALLED IN ORDER TO CREATE A YEAR ROUND OPAQUE SCREEN WITH 2 YEARS OF CONSTRUCTION OR AS DIRECTED BY THE CITY OF ALPHARETTA. DURING CONSTRUCTION OR AT THE TIME OF CO THE CITY MAY REQUIRE ADDITIONAL PLANTINGS TO MEET THESE REQUIREMENTS ABOVE WHAT IS SHOWN ON THE APPROVED LANDSCAPE PLAN.

ALL TREE ANCHORING DEVICES SHALL BE REMOVED FROM TREE AFTER ONE COMPLETE GROWING SEASON OR ONE YEAR AFTER PLANTING, WHICHEVER IS GREATER.

PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE CARE AND MAINTENANCE OF THE TREES AND LANDSCAPING THAT FRONT THEIR PROPERTY WITHIN THE ROW.

ALL LANDSCAPE CONTRACTORS ARE REQUIRED TO ATTEND THE CITY OF ALPHARETTA PRE-CONSTRUCTION CLASS PRIOR TO STARTING WORK ON ANY PROJECT. PLEASE CONTACT (678) 297-6070 FOR INFORMATION AND TO RESERVE A SPOT.

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

A CITY OF ALPHARETTA APPROVED ROOT BARRIER WILL BE REQUIRED FOR ANY TREE LOCATED WITHIN 10' OF PAVEMENT. CONTRACTOR SHALL VERIFY WITH CITY ARBORIST

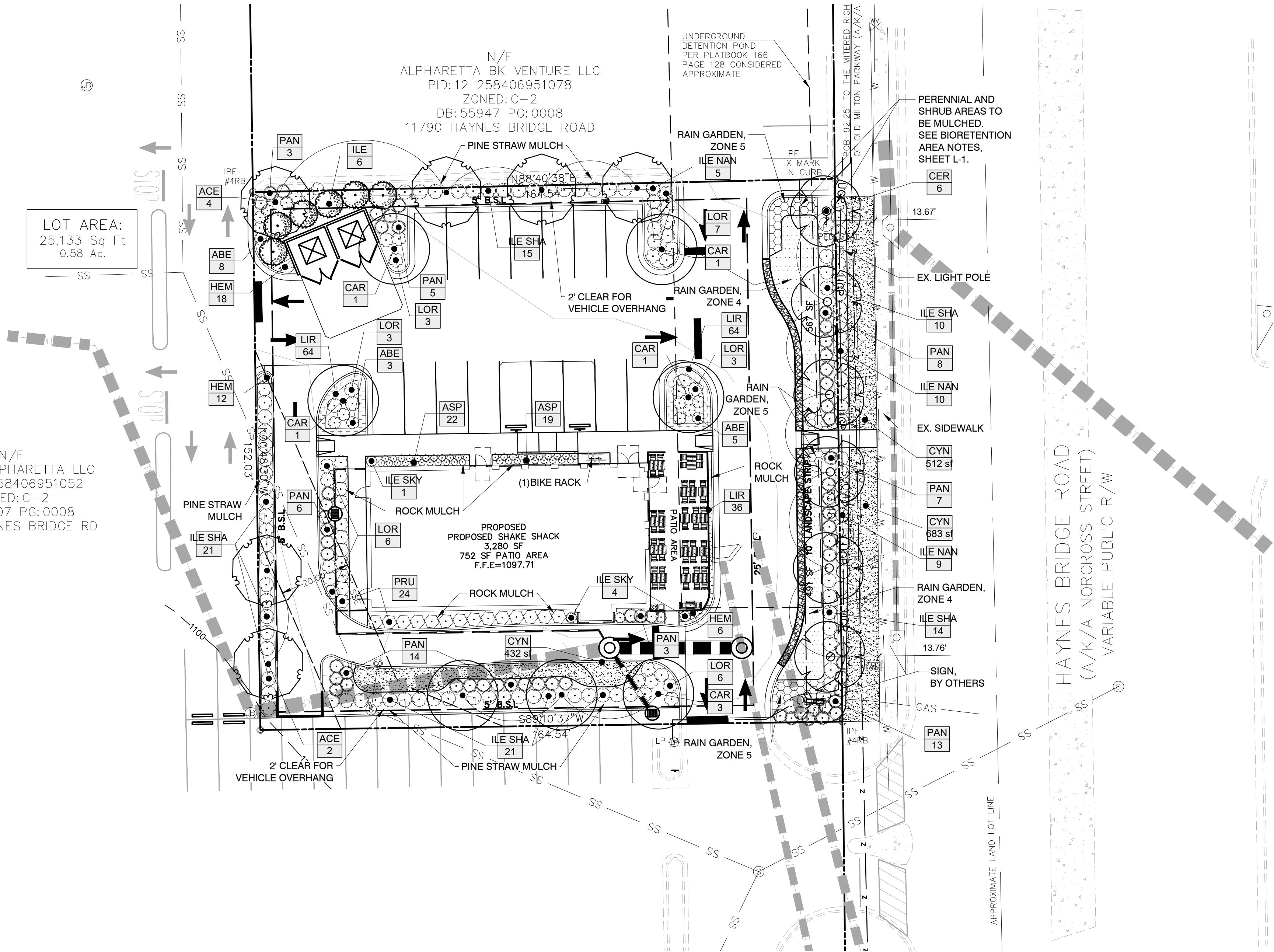
IRRIGATION SYSTEMS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY. (SYSTEMS WILL BE ALLOWED INSIDE THE MEDIANS IF AN INDEMNIFICATION LETTER IS PROVIDED ABSOLVING THE CITY OF ALPHARETTA OF ANY RESPONSIBILITY FOR DAMAGES.)

IRRIGATION SPRAY ONTO PUBLIC ROADWAYS IS NOT ALLOWED; IRRIGATION SYSTEMS MUST BE SHUT OFF OR OPERATED MANUALLY DURING WINTER MONTHS TO PREVENT UNNECESSARY ICE ON ROADS.

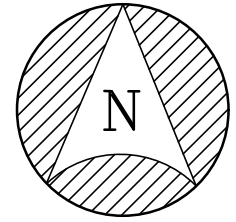
SEE ADDITIONAL NOTES, DETAILS AND RELATED CONTRACT REQUIREMENTS ON PAGE L-2 LANDSCAPE NOTES & DETAILS.

SHRUB SCHEDULE

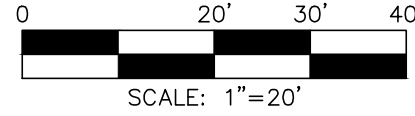
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	
	ABE	16	Abelia x 'Rose Creek' Rose Creek Abelia	2' Ht.	
	ASP	41	Aspidistra elatior Cast Iron Plant	2' Ht.	
	ILE SKY	5	Ilex crenata 'Sky Pencil' Sky Pencil Japanese Holly	4' Ht.	
	ILE SHA	81	Ilex glabra 'Shamrock' Shamrock Inkberry Holly	2' Ht.	
	ILE NAN	24	Ilex vomitoria 'Nana' Dwarf Yaupon Holly	2' Ht.	
	LOR	28	Loropetalum chinense rubrum 'Peack' TM Purple Pixie Fringe Flower	3 gal.	
	PAN	59	Panicum virgatum 'Heavy Metal' Heavy Metal Switch Grass	2' Ht.	
	PRU	24	Prunus laurocerasus English Laurel	2' Ht.	
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
	CYN	1,627 sf	Cynodon dactylon Bermuda Grass	sod	
	HEM	36	Hemerocallis x 'Stella de Oro' Stella de Oro Daylily	1 gal.	12" o.c.
	LIR	164	Liriope muscari 'Big Blue' Big Blue Lilyturf	4d	15" o.c.



NORTH:



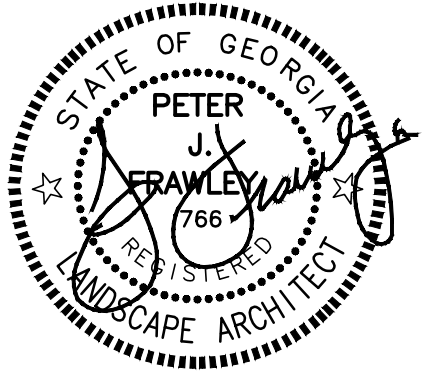
SCALE:



IT IS THE CLIENT OR CONTRACTOR'S RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION AS THE LOCATION OF UTILITIES SHOWN ON THIS PLAT ARE APPROXIMATE AND POSSIBLY INCOMPLETE. THEREFORE CERTIFICATION TO THE LOCATION OF ALL UNDERGROUND UTILITIES ARE WITHHELD.

REVISIONS:

DATE	#
- -	



FRAWLEY ASSOCIATES, LLC.
LANDSCAPE ARCHITECTS
675 SEVINGALE AVE (SUITE 101)
ATLANTA, GA 30307 (404) 874-5091

PROPOSED SHAKE SHACK
11780 HAYNES BRIDGE ROAD
ALPHARETTA, GEORGIA

SHEET ONE

SCALE: AS SHOWN

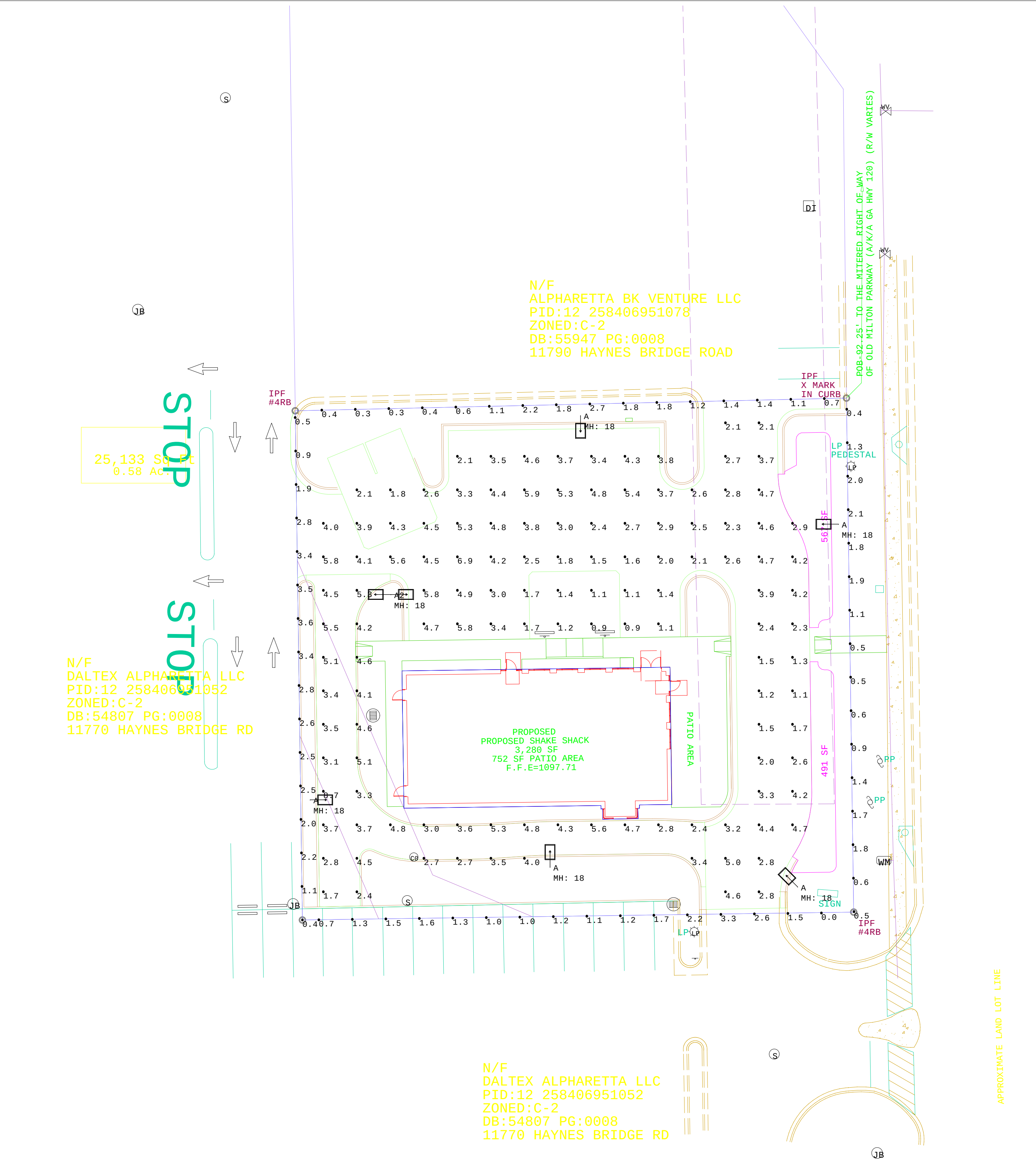
DATE: 02/01/2021

PROJECT: FA-21010

SHEET

L-1

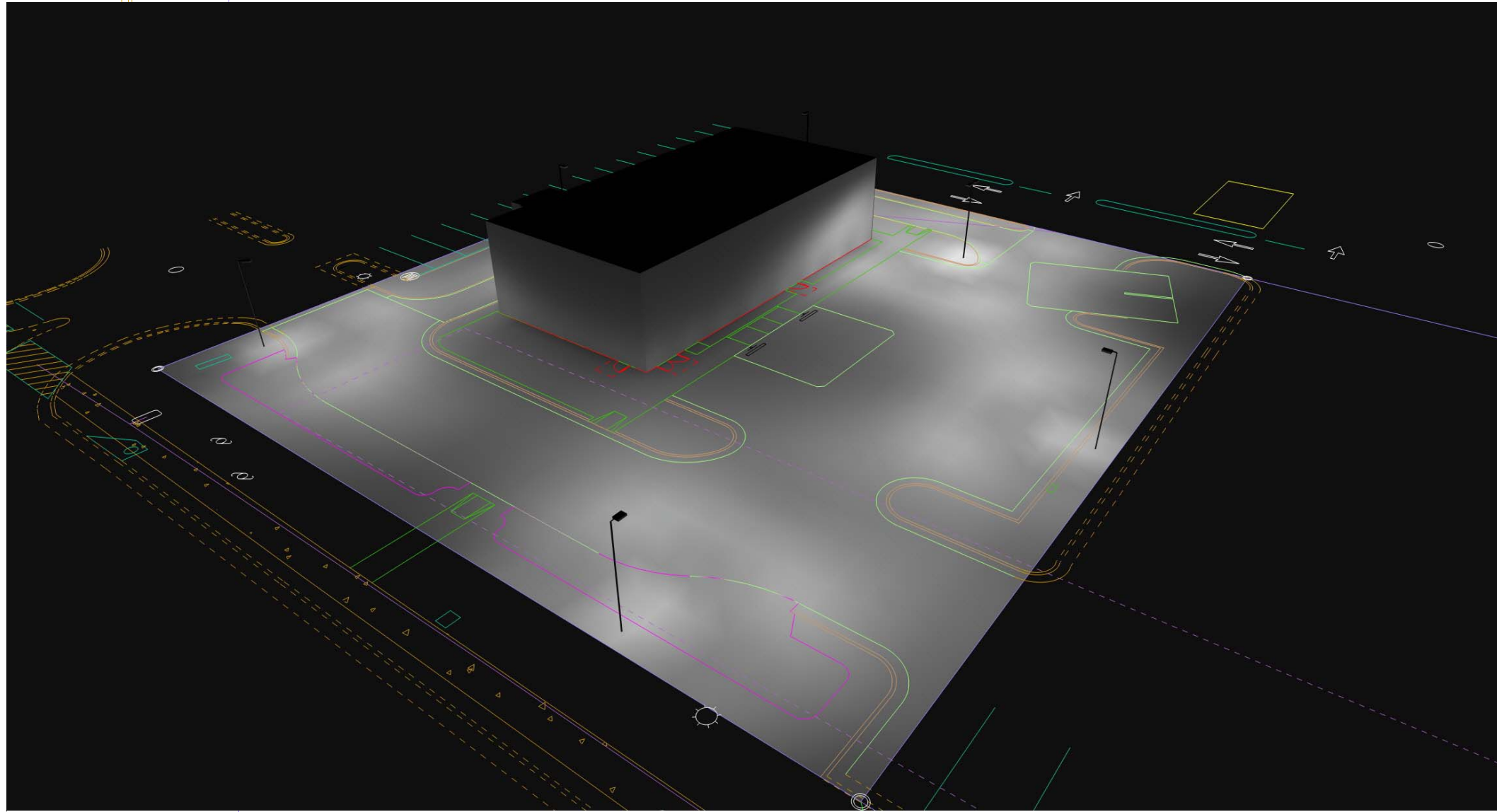
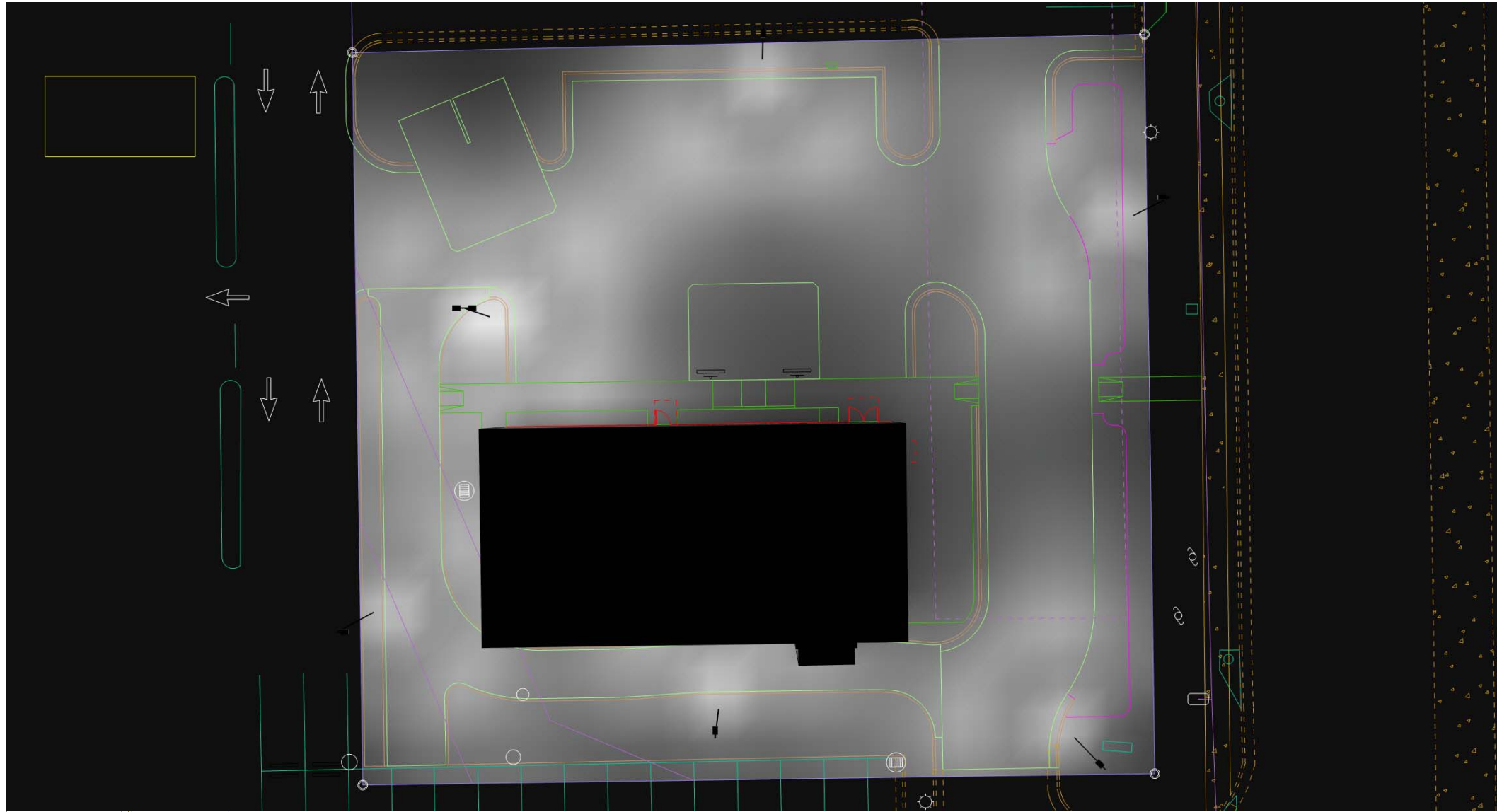
SHEET 1 OF 2



Luminaire Schedule					
Symbol	Qty	Label	Arrangement	LLF	Description
	5	A	SINGLE	0.900	VPS-60L-136-5K7-4W / Mounted @ 18'
	1	A2	BACK-BACK	0.900	VPS-60L-136-5K7-4W-TWIN / Mounted @ 18'

FIXTURE MANUFACTURER: WHITEWAY LIGHTING/SECURITY LIGHTING

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PROPERTY LINE READINGS	Illuminance	Fc	1.53	3.6	0.0	N.A.	N.A.
DUMPSTER AREA	Illuminance	Fc	3.20	4.50	1.80	1.78	2.50
ENTRANCES	Illuminance	Fc	3.44	5.80	1.70	2.02	3.41
PARKING & DRIVES	Illuminance	Fc	3.48	8.70	0.90	3.87	9.67



3D RENDERINGS

Mounting Height=18ft (Pole)
Fixture Tilt=0
Light Loss Factor=.9 (Maintained Fc)
Calculation Grids Are At Grade (Z=0)

Luminaire Location Summary						
LumNo	Label	X	Y	Z	Orient	Tilt
1	A	117.5	-23.5	18	135	0
2	A	129.7	84.8	18	180	0
3	A	52.7	117.2	18	270	0
4	A	-28	2.5	18	0	0
5	A	43.6	-17.6	18	90	0
6	A2	-3.9	63.8	18	180	0

SHAKE SHACK
11780 HAYNES BRIDGE RD
ALPHARETTA, GA

Photometric Plan

Drain By: Bob Veazey
Checked By:
Date: 1/31/2021

Scale: 1"=20' (at 24"x36" Print Size)

Revisions

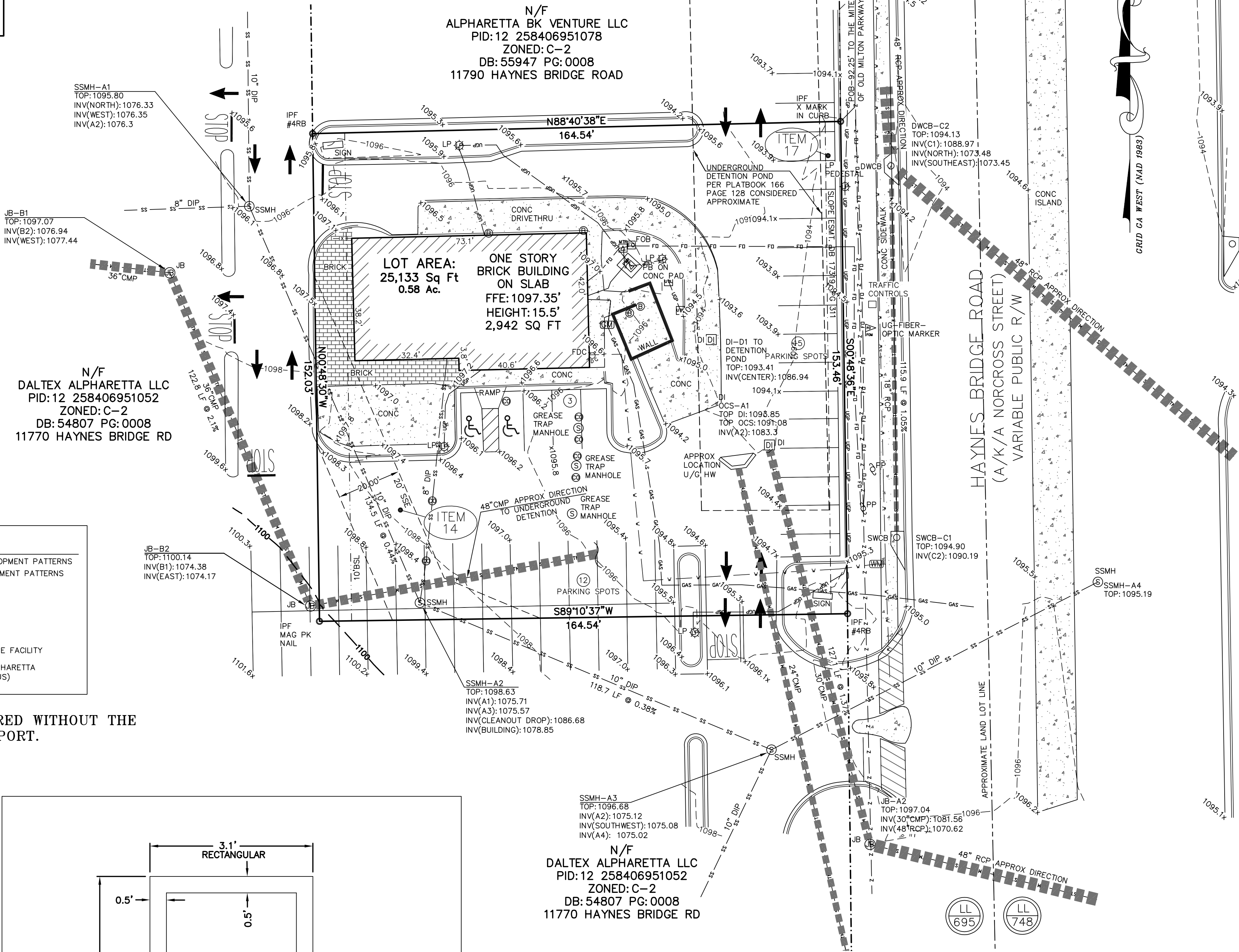
#	Date	Comments

Photometrics LLC
2129 Chinook Tr
Maitland, FL 32751
(407) 330-8220

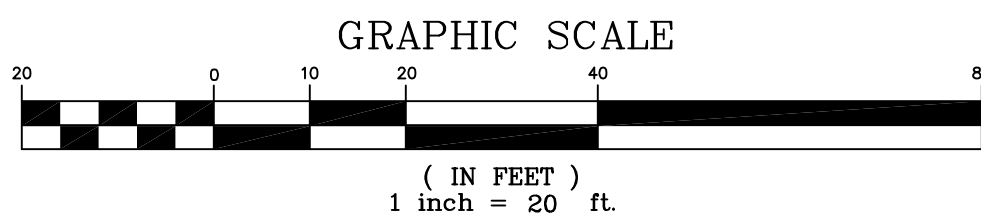
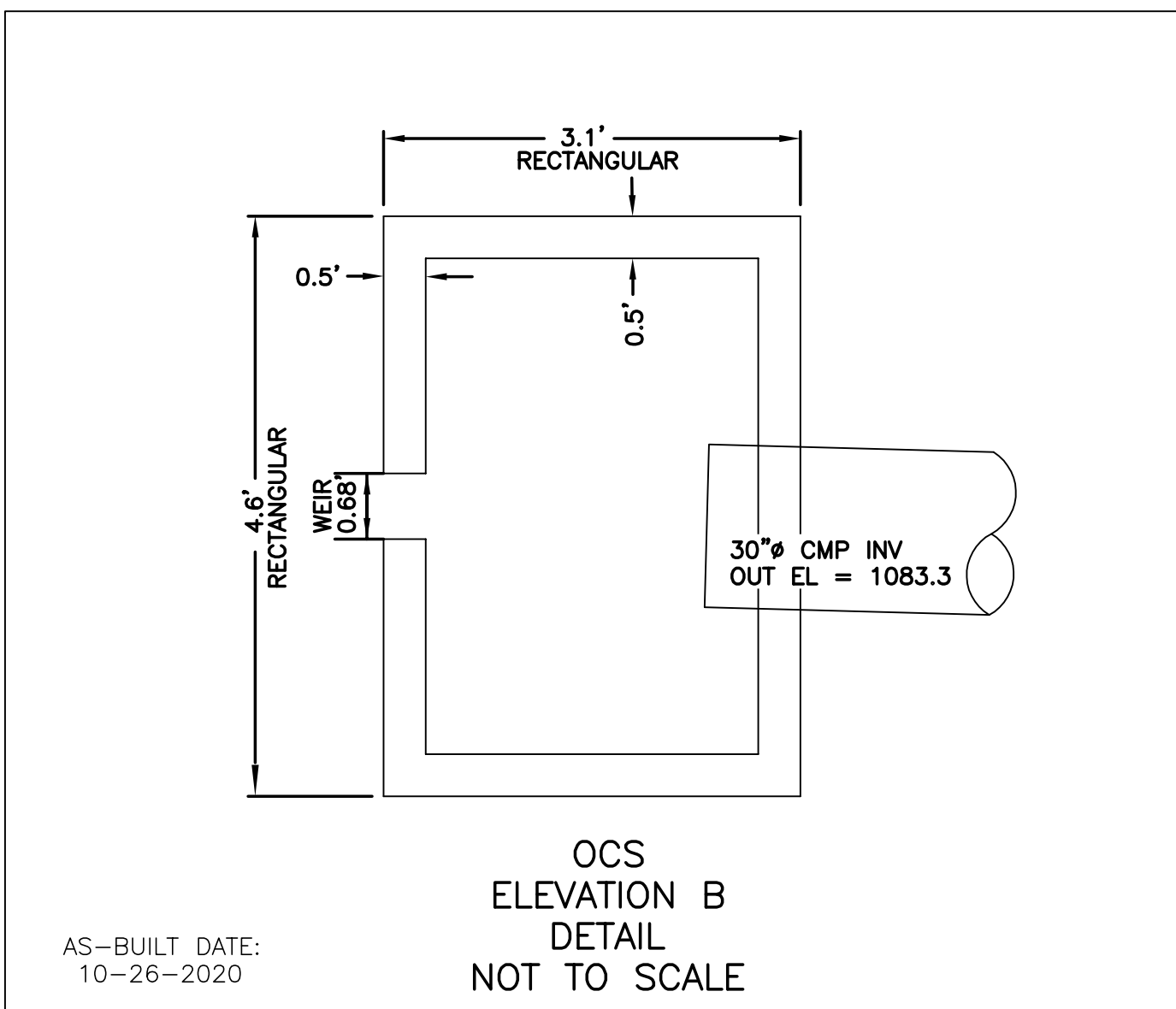
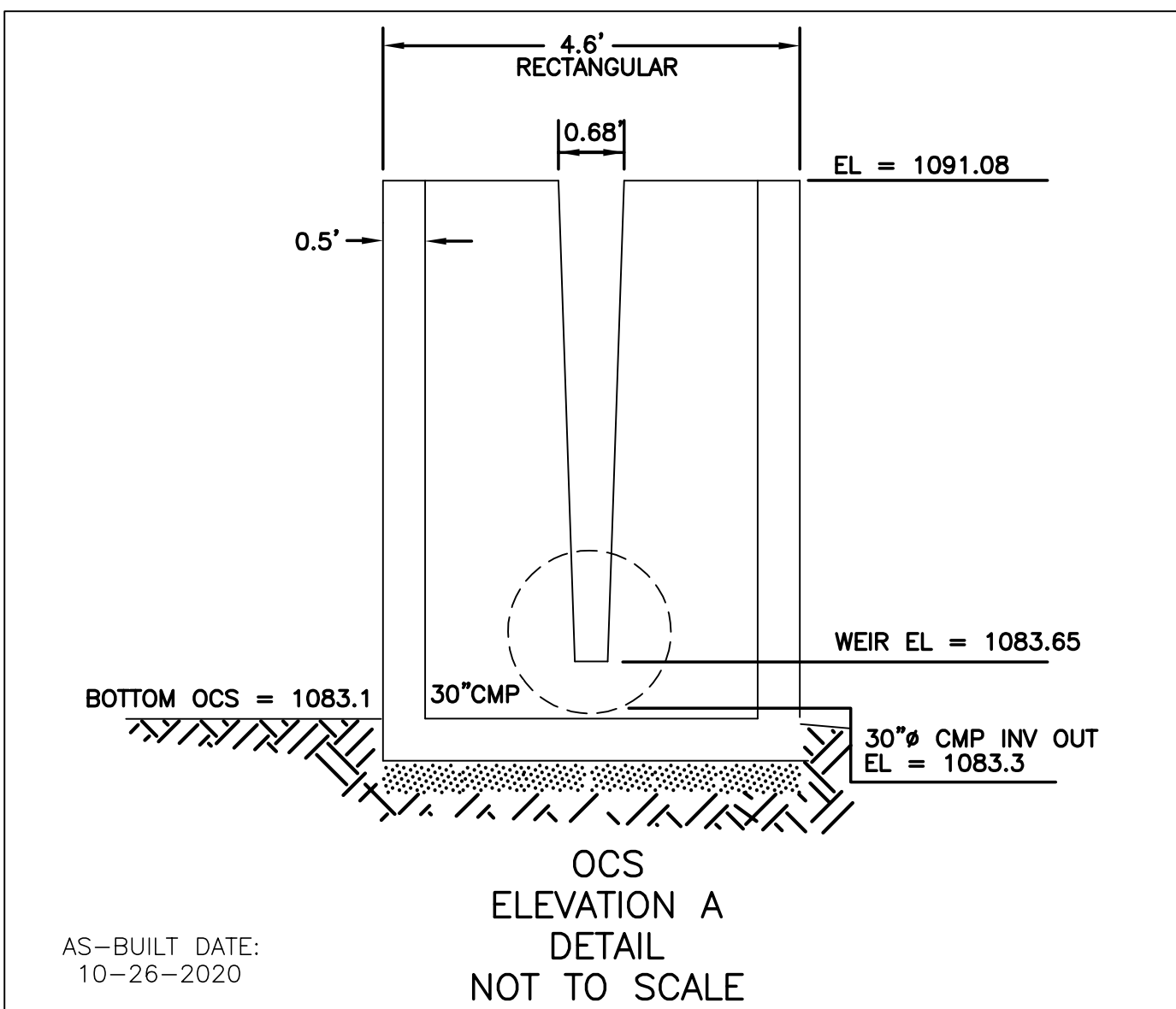
- HORIZONTAL DATUM IS GEORGIA STATE PLANE WEST ZONE
COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (NAD83)
VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF
1988
ALL DEED BOOK REFERENCES SHOWN HEREON ARE RECORDED
IN THE CLERK OF SUPERIOR COURT'S OFFICE OF FULTON
COUNTY, GEORGIA, SUBJECT AND ADJACENT PROPERTY
OWNERS' DEED REFERENCES TO THE CLERK OF SUPERIOR COURT
RECORDS SHOULD BE APPLICABLE. MUNICIPALITY'S GS
REFERENCES AND ARE NOT GUARANTEED AS TO ACCURACY
OR COMPLETENESS.
STRUCTURE(S) WITHIN THE SUBJECT PROPERTY
BOUNDARIES ON THE DATE OF SURVEY ARE SHOWN HEREON.
LOCATIONS ARE ACCURATE ONLY WHERE DIMENSIONED.
DISTANCES SHOWN ON THE PLAT ARE HORIZONTAL GROUND
DISTANCES.
THIS PROPERTY MAY CONTAIN WETLANDS. ALL WETLANDS ARE
UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF
ENGINEERS AND/OR THE STATE OF GEORGIA DEPARTMENT OF
NATURAL RESOURCES. LOT OWNERS ARE SUBJECT TO
FEDERAL AND/OR STATE DISTURBANCE OF PROTECTED
AREAS WITHOUT THE PROPER PERMIT APPLICATION AND
APPROVAL.
THIS PROPERTY IS NOT LOCATED IN SPECIAL FLOOD HAZARD
AREA PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S
FLOOD INSURANCE RATE MAP NO. 13121C0058F; EFFECTIVE
DATE: 09-18-2013.
THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A
STATEMENT OF PROFESSIONAL OPINION BASED ON
KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON
EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE
AVAILABLE TO THE SURVEYOR. IT DOES NOT AN EXPRESSED OR
IMPLIED WARRANTY OR GUARANTEE.
DEED / PLAT DISCLAIMER: THIS PLAT MAY NOT CONFORM TO
THE BEARINGS AND DISTANCES RECORDED ON THE DEED AND
THE DATE OF RECORDATION TO SEVERAL FACTORS
INCLUDING, BUT NOT LIMITED TO, THE NATURE OF THE
ADVANCES IN SURVEYING TECHNOLOGY SUCH AS ELECTRONIC
MEASURING DEVICES, MORE PRECISE ANGULAR MEASUREMENTS
AND THE ADVENT OF REMOTE SENSING SURVEYING
TECHNIQUES USING "GPS" AND "GLONASS" SATELLITE CONSTELLATIONS.
SURVEYS USING SATELLITE OBSERVATIONS ARE CORRECTED TO
THE GEORGIA WEST STATE PLANE COORDINATE SYSTEM AND
USE "NAD83" OR "GRID" NORTH AS OPPOSED TO
"MAGNETIC" NORTH.
INFORMATION REGARDING THE REPUTED PRESENCE, SIZE,
CHARACTER, AND LOCATION OF EXISTING UNDERGROUND
UTILITIES AND STRUCTURES HEREON IS PROVIDED. THERE IS NO
CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT
SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS
DRAWING. THE OWNERS OF THE PROPERTY SHOWN HEREON
UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON
MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT
SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES,
AGENTS, AND AGENT'S AGENTS OR HIS OR HIS AGENT'S
SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR
IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF
THIS INFORMATION SHOWN HEREON AS TO SUCH
UNDERGROUND INFORMATION.
RIGHT-OF-WAYS ARE BASED ON CENTERLINES OF EXISTING
PAGES OF TRAVEL, UNLESS NOTED OTHERWISE.
ALL PROPERTY CORNERS FOR LOTS TO BE SET IN FIELD AS
NOTED ON PLAT. BEARING AND DISTANCE MARKED "S112°N
63°11' UNLESS OTHERWISE STATED."
THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE
GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL
SURVEYORS AND LAND SURVEYORS AND THE RULES AND CODE
OF GEORGIA ANNOTATED (OCCA) 15-6-86 AS AMENDED BY
HB76 (2017), IN THAT WHERE A CONFLICT EXISTS BETWEEN
THESE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF
LAW SHALL PREVAIL.
BOUNDARY FIELD WORK PERFORMED 10-22-2020 BY
FRONTLINE SURVEYING & MAPPING, INC.
TOPOGRAPHIC INFORMATION IS GROUND RUN, DATA GATHERED
BY SURVEYOR. SURVEYOR'S FIELD BOOK REFERENCE IS
EQUIPMENT USED: TOPCON ELECTRONIC TOTAL STATION &
TRIMBLE 5800 GPS RECEIVER UTILIZING CHAMPION GPS/6GPS
NETWORK.
ANGULAR ERROR: 12 SECONDS PER ANGLE.
RAW FIELD PRECISION: 0.0057
ADJUSTED BY LEAST SQUARES.
PLAT CLOSURE: 1:198,297.

IPF	IRON PIN SET	CMF	BOLLARD
IRS	IRON PIN FOUND	CMF	CONCRETE MONUMENT FOUND
CR	CRIMP TOP PIN	SMH	OVERHEAD UTILITY (LINE) (S)
CT	CRIMP TOP	SMT	SANITARY SEWER MAN HOLE
RB	RE-BAR	SW	MAN HOLE TELEPHONE
CRB	REINFORCING BAR	DWB	CATCH BASIN
ORW	CAPIPED RE-BAR	W	JUNCTION BOX
LF	CENTLINE	DI	DROP INLET
LLL	RIGHT-OF-WAY	HP	HEAD WALL
	LAND LOT LINE	HP	CORRODED METAL PIPE
	LINE	HP	CORRODED PLASTIC PIPE
CONC	RADIUS	RCH	REINFORCED CONCRETE PIPE
	CONCRETE	FC	SANITARY SEWER EASEMENT
	CURB	FD	FIRE HYDRANT
PP	POWER POLE	WV	DRAINAGE EASEMENT
GV	GAS VALVE	WV	WATER VALVE
GM	GAS METER	WV	POST IN GROUND VALVE
LA	LAKE	WM	WATER METER
SS	SANITARY SEWER	CO	SANITARY SEWER CLEANOUT
FC	FENCE CORNER	CO	POINT OF BEGINNING
X	FENCE	PNC	POINT OF COMMENCEMENT
AP	APPROACH	NOS	NOT TO SCALE
PRO	PROCESSED	CB	SHOULDER CATCH BASIN
AE	AIR-CONDITIONER	PM	UTILITY EASEMENT
	POWER MANHOLE	PM	POWER METER
PB	POWER BOX	CLF	CHAIN-LINK FENCE
CB	CABLE TELEVISION JUNCTION	CB	CONCRETE TIE WALL
ATT	TELEPHONE JUNCTION	CHS	HAND-CAPI SIGN
ABP	ABANDONED POWER POLE		

ALTA/NSPS SURVEY FOR:
VERDAD REAL ESTATE,
AMERICAN NATIONAL BANK OF TEXAS,
FIRST AMERICAN TITLE INSURANCE COMPANY
11780 HAYNES BRIDGE ROAD (STORE 07250)
LAND LOT 695
1st DISTRICT - 2nd SECTION
FULTON COUNTY, GEORGIA
CITY OF ALPHARETTA
EXISTING ZONING: C-2 (ALPHARETTA)
PIN: 12 258406951086
LOT AREA: 25,133 SQUARE FEET (0.58 AC)



NOTE: THIS SURVEY HAS BEEN PREPARED WITHOUT THE
BENEFIT OF A ZONING REPORT.



THIS PLAN IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBSIDIVE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY. THE RECORDING INFORMATION OF THE DOCUMENT, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS, ARE STATED HEREBY.

RECORDATION OF THIS PLAN DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH ANY REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAN COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS OF THE STATE OF GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF SURVEYING AND MAPPING FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.G.G.A. SECTION 15-6-67.

G

By: Thomas E. Peay, Registered G. Land Surveyor #3281 Date 12-15-20
Frontline Surveying & Mapping, Inc.
3595 Canton Rd.
Suite 312, PMB-212
Marietta, Ga. 30066

RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH ALL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS OF THE STATE OF GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

By: Thomas E. Peay, Jr. Registered Ga. Land Surveyor #3281 Date 12-15-20
Frontline Surveying & Mapping, Inc.
3595 Canton Road
Suite 312, PMB-272
Marietta, Ga. 30066

NO U.S. MONUMENT WAS FOUND WITHIN 500 FEET OF THIS PROPERTY. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY. THESE DOCUMENTS, AS INSTRUMENTS OF SURVEY, ARE THE PROPERTY OF THE PERSON, PERSONS OR ENTITY. THESE DOCUMENTS AND THE PROPERTY THEREOF MAY BE USED, COPIED OR REPRODUCED IN ANY FORM WITHOUT THE WRITTEN CONSENT OF THE PERSON, PERSONS OR ENTITY. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED ***

 **FRONTLINE**
SURVEYING & MAPPING, INC.
 

3595 Canton Road
Suite 312, PMB 272
Marietta, GA 30066
Ph. (678) 355-9905
Fax (678) 355-9805

www.frontlinesurveying.com

www.frontlinesurveying.com

[illegible]

LAND LOT	695		1ST DISTRICT
LOT	2	BLOCK —	UNIT —
SUBDIVISION	LONE STAR HAMBURGERS, INC., PROP.		
PB 166	PG 128	I HAVE THIS DATE EXAMINED THE TIA OFFICIAL FLOOD HAZARD MAP  (IS NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS	
DB DB	PG DB PG		

FOR REVIEW 12-15-20

THE FIRM FRONTLINE SURVEYING & MAPPING, INC. LSF#000831

JOB # 72910

THIS BLOCK RESERVED FOR THE CLERK
OF THE SUPERIOR COURT.

ALTA/NSPS SURVEY FOR:
**VERDAD REAL ESTATE,
AMERICAN NATIONAL BANK OF TEXAS,
FIRST AMERICAN TITLE INSURANCE COMPANY**

11780 HAYNES BRIDGE ROAD (STORE 07250)
LAND LOT 695
1st DISTRICT - 2nd SECTION
FULTON COUNTY, GEORGIA
CITY OF ALPHARETTA
EXISTING ZONING: C-2 (ALPHARETTA)
PIN: 12 258406951086
LOT AREA: 25,133 SQUARE FEET (0.58 AC)

LEGEND:

IPS	IRON PIN SET	BSL	BUILDING SETBACK LINE
IPF	IRON PIN FOUND	HC	HANDI-CAP
OT	OPEN TOP PIN	CMF	CONCRETE MONUMENT FOUND
CT	CRIMP TOP PIN	SSMH	OVERHEAD UTILITY LINE(S)
RB	REINFORCING BAR	MHT	SANITARY SEWER MAN HOLE
CRB	CAPPED RE-BAR	DWCB	MAN HOLE TELEPHONE
CL	CENTERLINE	JB	CATCH BASIN
R/W	RIGHT-OF-WAY	DI	JUNCTION BOX
LLL	LAND LOT LINE	HW	DROP INLET
L	LINE	CPP	HEAD WALL
R	RADIUS	CPP	CORRUGATED METAL PIPE
CONC	CONCRETE	RCP	CORRUGATED PLASTIC PIPE
C	CURVE	RCP	REINFORCED CONCRETE PIPE
PP	POWER POLE	SSE	SANITARY SEWER EASEMENT
GV	GAS VALVE	TH	FIRE HYDRANT
GM	GAS METER	DE	DRAINAGE EASEMENT
LP	LAMP POLE	WV	WATER VALVE
SS	SANITARY SEWER	PV	POST INDICATOR VALVE
FC	FENCE CORNER	WM	WATER METER
AE	ACCESS EASEMENT	CO C/O	SANITARY SEWER CLEANOUT
PROP	PROPOSED	POB	POINT OF BEGINNING
AC	AIR-CONDITIONER	POC	POINT OF COMMENCEMENT
GA	GA POWER MANHOLE	NTS	NOT TO SCALE
PB	POWER BOX	SWCB	SINGLE WING CATCH BASIN
CATV	CABLE TELEVISION JUNCTION BOX	UE	UTILITY EASEMENT
TB	TELEPHONE JUNCTION BOX	PM	POWER METER
APP	ABANDONED POWER POLE	CLF	CLF CHAIN-LINK FENCE
		CTW	CTW CROSS-TIE WALL
		HCS	HCS HANDI-CAP SIGN

N/F
DALTEX ALPHARETTA LLC
PID:12 258406951052
ZONED: C-2
DB: 54807 PG: 0008
11770 HAYNES BRIDGE RD

N/F
ALPHARETTA BK VENTURE LLC
PID:12 258406951078
ZONED: C-2
DB: 55947 PG: 0008
11790 HAYNES BRIDGE ROAD

LOT AREA:
25,133 Sq Ft
0.58 Ac.
ONE STORY
BRICK BUILDING
ON SLAB
FFE: 1097.35'
HEIGHT: 15.5'
2,942 SQ FT

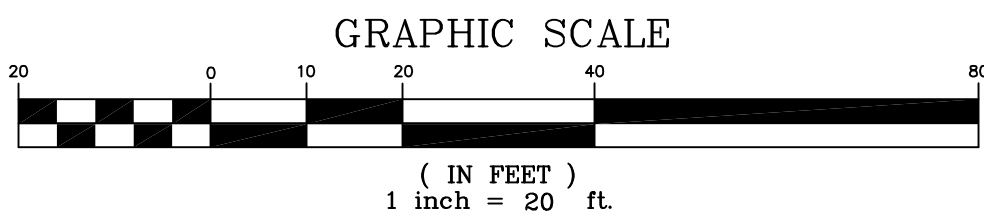
N/F
DALTEX ALPHARETTA LLC
PID:12 258406951052
ZONED: C-2
DB: 54807 PG: 0008
11770 HAYNES BRIDGE RD



FOR THE FIRM FRONTLINE SURVEYING
& MAPPING, INC. LSF#000631

By: Thomas E. Peay, III, Registered Ga. Land Surveyor #12-15-20
Frontline Surveying & Mapping, Inc.
3595 Canton Rd.
Suite 312, PMB-272
Marietta, Ga. 30066

FOR REVIEW

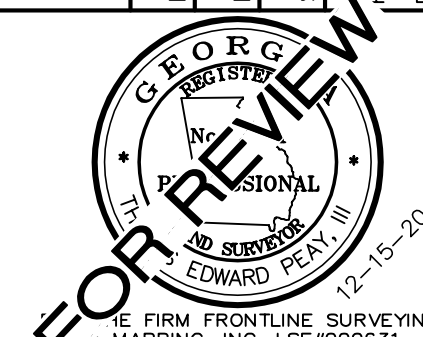


GRID GA WEST (NAD 1983)

3595 Canton Road
Suite 312, PMB 272
Marietta, GA 30066
Ph. (678) 355-9905
Fax (678) 355-9805
FRONTLINE
SURVEYING & MAPPING, INC.
www.frontlinesurveying.com

NO U.S. MONUMENT WAS FOUND WITHIN 500 FEET OF THIS PROPERTY. THIS PLAT
WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY
NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON,
PERSONS OR ENTITY WHOSE INTERESTS MAY BE AFFECTED BY THE PLAT. THE
SIGNATURE OF THE SURVEYOR OR PERSONS OR ENTITY WHOSE INTERESTS
MAY BE AFFECTED BY THE PLAT, OR ANY INSTRUMENTS OF RECORD, OF
SERVICE REMAIN THE PROPERTY OF FRONTLINE SURVEYING & MAPPING, INC. AND NO
PART THEREOF MAY BE USED, COPIED OR REPRODUCED IN ANY FORM WITHOUT
THE WRITTEN CONSENT OF FRONTLINE SURVEYING & MAPPING, INC.
** ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED **

DATE	10/27/20	SCALE	1" = 20'
REVISION			
1ST DISTRICT	2ND SECTION	3RD SECTION	4TH SECTION
695	2		
LOT	2		
SUBDIVISION	LONE STAR HAMBURGERS, INC., PROP.		
FB	166	PG	128
DB	DB	PG	DB
MAP ID	131210056F	EFFECTIVE DATE	9/19/2013



FOR THE FIRM FRONTLINE SURVEYING
& MAPPING, INC. LSF#000631

LEGAL DESCRIPTION: AS SURVEYED

LEGAL DESCRIPTION – 0.58 ACRES

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 695 of the 1st District, 2nd Section, of Fulton County, Georgia and being more particularly described as follows:

BEGINNING at an X Mark in curb located on the westerly right-of-way of Haynes Bridge Road (A/K/A Norcross Street) (having a variable right-of-way width), said point being a distance of 92.25 feet southerly along said westerly right-of-way of Haynes Bridge Road from the southerly end of the mitered intersection of the southerly right-of-way of Old Milton Parkway (A/K/A Georgia Highway 120) (having a variable right-of-way width) and said westerly right-of-way of Haynes Bridge Road, said point being the TRUE POINT OF BEGINNING.

THENCE, from said Point of Beginning thus established, continuing to follow said westerly right-of-way of Haynes Bridge Road, proceed South 00°48'36" East a distance of 153.46 feet to a point (Iron Pin Found, #4 Re-Bar); Thence, leaving said right-of-way, proceed South 89°10'37" West a distance of 164.54 feet to a point (PK Nail Found); Thence proceed North 00°48'30" West a distance of 152.03 feet to a point (Iron Pin Found, #4 Re-Bar); Thence proceed North 88°40'38" East a distance of 164.54 feet to a point, said point being the POINT OF BEGINNING.

THE LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS INSURED IN THE TITLE COMMITMENT OR ANY EXCEPTIONS HAVE BEEN NOTED HEREIN.