



DESIGN REVIEW BOARD MAY 20, 2022

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

I. MEETING ANNOUNCEMENTS

Today's Design Review Board meeting will commence at 8:30 a.m. and a break is scheduled at 12:00 p.m. The meeting will resume at 12:30 p.m.

II. WORKSHOP

III. CALL TO ORDER

IV. ROLL CALL

V. PLEDGE TO THE FLAG

VI. ITEMS FROM STAFF

VII. ITEMS FROM BOARD MEMBERS

1. DRB Meeting Minutes of April 22, 2022

VIII. PUBLIC HEARING

1. DRB220025 Viva Chicken 11760 Haynes Bridge Rd
review signs
2. DRB220021 Bed Bath & Beyond 6050 North Point
review exterior changes
3. DRB220023 Texaco 2190 Old Milton
review exterior changes and signage
4. DRB220022 Village Park phase 2 11940 Alpharetta Hwy
new construction
5. DRB220024 Amazing Development Partners C-Store 9900 Westside Pkwy
Deferred: this item has been deferred by the Applicant. It will not be heard or discussed during the May 20, 2022 Design Review Board meeting.
review new construction

IX. ADJOURNMENT



Design Review Board Meeting

April 22, 2022

Department of Community Development

ALPHARETTA CITY HALL | 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 Design Review Board, but not quoted or paraphrased. This document includes limited presentation by Design Review Board and invited speakers in summary form. The public is advised that the tapes recorded at said meeting are a matter of public record and are available upon request.

I. MEETING ANNOUNCEMENTS

Today's Design Review Board meeting will commence at 8:30 a.m. and a break is scheduled at 12:00 p.m. The meeting will resume at 12:30 p.m.

II. WORKSHOP

- Chairman Kramer called the meeting to order at 8:32 a.m.
- Bret Schroeder, Code Enforcement Manager, provided a brief overview of each case on the agenda for April 22, 2022.
- Chairman Kramer adjourned the workshop at 9:01 and called for a short recess.

III. CALL TO ORDER

- Chairman Kramer called the meeting to order at 9:07 a.m.

IV. ROLL CALL

- Design Review Board Members present:
 - Richard Kramer, Chair
 - Roger Brown, Vice-Chair
 - Frank Schwing
 - Pat Corkill
 - Richard Owens
 - Holly Palmer
 - Katie Rocco
- Design Review Board Members absent:
 - Tom Lecain, Alternate
 - Kim Matherly, Alternate
- Staff
 - Bret Schroeder, Code Enforcement Officer

- Alexandra Callum, Planning + Zoning Coordinator

V. PLEDGE TO THE FLAG

VI. ITEMS FROM STAFF

VII. ITEMS FROM BOARD MEMBERS

A. Approval of the Design Review Board Meeting Minutes from March 18, 2022.

- ❖ Board Member Rocco offered a motion to approve the meeting minutes of March 18, 2022.
 - Board Member Owens seconded the motion.
 - The motion was approved unanimously (7-0).

VIII. PUBLIC HEARING

A. DRB220015 / Adora Day Care / 5070 North Point Parkway

- The applicant came forward to present this item.
 - We redesigned the sign based off comments from the first meeting.
 - The sign is located on the drive cut on the north end of the site.
 - The only difference between this and the previous plan is that we added two monument locations.
 - We also added some landscaping around each of the signs.
 - The entrance on North Point Parkway has a bunch of junipers with yellow sweet flag.
 - Along the frontage is north maiden grass which will line the existing shrubs.
- The Design Review Board discussed the following:
 - Is the grass in good condition? It's stable. It was wintertime when I was last out there.
 - This is a noticeable improvement.
 - Would you cut it down a little bit on top as it grows? It will probably be pruned 4-5 feet.
 - We can do a flat top fence if needed.

Public Comment:

- There were no public comments for this item.
 - ❖ Vice-Chair Schwing offered a motion to approve the site plan.
 - Board Member Corkill seconded the motion.
 - The motion was approved unanimously (7-0).
 - ❖ Board Member Corkill offered a motion to approve the landscaping with the condition that they also add new sod at the corner as discussed.
 - Board Member Owens seconded the motion.
 - The motion was approved unanimously (7-0).

B. DRB220017 / CIP Mansell Commons / 993 Mansell Road

- The applicants, Laurel Highbrooke + Mackenzie Smith, came forward to present this item.

- The first step is cleaning up the asset, then painting.
- It is currently a putty tan color.
- There are 30 tenants- 16 acres + 9 buildings.
- We want to clean up the buildings and roofs and do metal repairs.
- The base color is Greek Villa.
- The color Argos is for the dock port.
- We're not ready to deal with lighting just yet.
- It will take about two months to complete the project.
- The Design Review Board discussed the following:
 - I would encourage doing more permanent awning styles for outdoor activity.

Public Comment:

- There were no public comments for this item.
 - ❖ Board Member Rhodes offered a motion to approve the color scheme as presented today for the exterior color, roof color, and dock port color.
 - Board Member Owens seconded the motion.
 - The motion was approved unanimously (7-0).

C. DRB220010 / Bay Equity Home Loans / 145 North Main Street

- The applicant, Tripp Johnson, came forward to present this item.
 - The plans are to completely paint everything.
 - We are adding a stoop at the front porch.
 - We want to relocate the ramp coming in and add a new roof.
 - There will be all new landscaping.
 - The ramp runs the length of the center of the property.
 - The monument sign is going away, but it is being replaced.
 - The brick will be painted the grey color.
 - The trim will be black.
 - The gutters will be a bronze color.
 - The doors will be sanded down and stained.
 - The roof is a charcoal grey.
 - The stoop would be bronze metal, and the spindles will be black metal.
 - The windows are being painted the trim color.
 - We don't want the sign to be completely orange.

- The Design Review Board discussed the following:
 - Are you keeping the shutters the same color? If we can. We do have it budgeted in for all new shutters though.
 - If you do the railing black, it will help the building to stand out and the ramp to go away.
 - What if you were to gable the area?
 - Have the shingles been replaced already? No, nothing exterior has been updated.
 - It doesn't seem there's much balance to the landscaping.
 - There's no planting in front of the boulders.
 - You should plant something along the walkway that's low growing.
 - You should maybe lose the boulders entirely.
 - Let there be something consistent along the front that gives you a stage for the building, not little pockets.
 - Is it possible to add the address to the sign and add landscaping around the sign?

Public Comment:

- There were no public comments for this item.
 - ❖ Board Member Palmer offered a motion to approve the elevations and materials with the following conditions:
 1. The building and trim will be painted with the colors presented today.
 2. The chimney will be painted the house color, and the chimney trim will be painted black.
 3. All railings will be metal.
 4. The porch floor and stairs will be similar to the doors and the shutters.
 5. The door will be similar to what was presented today.
 6. The gutters will be a bronze color.
 - Board Member Rocco seconded the motion.
 - The motion was approved unanimously (7-0).
 - During the motion, the Board discussed the following:
 - He mentioned the windows would be painted. Do we assume this?
 - We had discussed gabling the new porch roof. That's something I would like to see, as opposed to a flat roof.
 - It's difficult to know what a gable would like look. How does that work with the existing roof? You keep it the same slope as the existing roof.
 - The flat roof just looks plain for the style of the house.
 - Vice-Chair Schwing offered a friendly amendment that the porch roof be gabled and shingled to match the rest of the rood versus the black flat roof that was presented today.
 - Board Member Palmer does not accept the friendly amendment.
 - The motion was approved unanimously (7-0).

- ❖ Board Member Schwing offered a motion to approve the monument sign as presented with the following conditions:
 1. The applicant will add a hanging sign with the address.
 2. The posts are in a cedar color that matches the doors and the shutters.
 3. The sign background color will be the same as the building color with a raised frame that will match the trim color.
 4. The letters will be raised.
 5. The words "Bay Equity" will be in white.
 6. Home loans will be the orange color presented or white.
 - Board Member Rocco seconded the motion.
 - During the motion, the Board discussed the following:
 - Do we need to say anything about sign location or lighting for Staff? If we have questions, we'll bring it back.
 - The motion was approved unanimously (7-0).
- ❖ Board Member Corkill offered a motion to defer the landscaping for this item.
 - Board Member Palmer seconded the motion.
 - The motion was approved unanimously (7-0).

Chairman Kramer adjourned the meeting for a short recess at 10:34 a.m.

Chairman Kramer called the meeting to order at 10:39 a.m.

D. DRB220019 / Angela Krause Lincoln / 1575 Mansell Road

- The applicants, Steve Ellis, Sarah Spencer, + Kenny Bogan, came forward to present this item.
 - We are adding a service reception to the rear of the existing.
 - The storm drain runs under the building. We will relocate the drain.
 - The entire back of the building and sides are white stucco.
 - It will match the existing building.
 - One sign is the service sign.
 - We will be removing six existing trees.
 - 28.5 inches are going to be removed, but we are replacing with 30 inches.
 - There will be silver letters on the building.
- The Design Review Board discussed the following:
 - Are you removing a certain density and replacing? Yes.
 - Does anyone that parks south have to walk through this area? We did provide two walkways on either side of the new expansion.

Public Comment:

- There were no public comments for this item.
 - ❖ Board Member Owens offered a motion to approve the planting plan with the following advisement:
 1. Regarding plants that might need more shade and would be shaded out.
 - Board Member Corkill seconded the motion.
 - During the motion, the Board discussed the following:
 - I am suggesting we approve what you have and address the conditions down the road.
 - The motion was approved unanimously (7-0).
 - ❖ Board Member Rocco offered a motion to approve the elevations and materials as presented today.
 - Board Member Rhodes seconded the motion.
 - The motion was approved unanimously (7-0).

E. DRB220020 / Amana Academy / 285 South Main Street

- Board Member Corkill recused himself because he is the landscape architect for this item.
- The applicant, Matthew Geiger, came forward to present this item.
 - There is a large green space to the property.
 - This project will not only provide more green space for the students but will also help with traffic during drop off and pick off.
 - We want to add a synthetic turf field.
 - We will be removing all the dying trees and replacing them.
 - There are 13 large scale tree planters.
 - The best trees out there are oaks.
 - There is no current irrigation – we'll be introducing water bags.
 - The greenspace will be artificial turf.
 - The crosswalk will be charcoal grey and limestone grey mix.
 - On the site plan, they want to protect the front of the walk-in areas.
 - There is a series of bollard that will go on both sides.
- The Design Review Board discussed the following:
 - Can you explain how the parents will drive through this plan?
 - Are there any images for the picnic benches? That has been retracted, but we will do trees and pine straw. If they do benches, they will go through Officer Schroeder.
 - The bollards are steel.
 - Does the synthetic wood decking have an actual cedar look?
 - Are there any changes to site lighting? We must go through LDP after this. There could be comments

that we need enlarge them or move a light pole. The plan right now is to keep the existing lighting.

- Make sure the islands have enough space for the trees.
- The square planters have a good tree selection. Can you add a foot to each planter to give the tree more space to grow?
- Is your bio retention area based on calculations? It's based on drainage calculations, which is one inch per hour infiltration rates
- Could we take out of the planters to make some wider? Making them wider isn't a great option because of the size of the area. It would impact the drive by.
- What's on the front end? There is 3.5-foot wall matching the material of the steps. The idea is for an opportunity for plaques of donors or signage for the school. We would work with Alpha Sign and go through necessary routes to get that approved
- Are the steps up and down? On the north side yes. To the south, they step down to the synthetic turf. On the back side, there's just a flat wall.
- Could you bump the planter boxes out 6-8 inches? It wouldn't be a straight 70 long 3-foot wall. There would be some movement there. It needs something other than a flat concrete wall
- It would improve the play area space to move the flagpole area elsewhere

Public Comment:

- There were no public comments for this item.
 - ❖ Vice-Chair Schwing offered a motion to approve the site plan and landscaping changes with the following conditions:
 1. The applicant will enlarge the tree planters by making them rectangular.
 2. The tree planters will also extend out about six inches from the wall on the south side to break up the wall.
 3. The applicant will connect the walkway to the paver area as discussed today and removing the stairs between the last two planters and connect through the bio retention area.
 4. The applicant will add some temporary signage or plaque on the wall on the east side, with final approval by Staff.
 - Board Member Palmer seconded the motion.
 - During the motion, the Board discussed the following:
 - Could the design team get together to solve the crosswalk situation?
 - The motion was approved 6-0-1, with Board Member Corkill recusing himself because he presented the landscaping plan for this item.

F. DRB220003 / 201 + 205 Marietta Street

Note: the Board only heard 201 Marietta Street at this meeting.

- Board Member Corkill recused himself because he is the landscape architect for this item.
- The applicants, Fergal Brady and Jonathan Lovett, came forward to present this item.
 - This is a luxury city home enclave at the end of Marietta Street
 - It will be a neoclassical style.

- There would be a symmetrical composed façade.
- There will be white brick on all sides.
- There will be grey asphalt shingles.
- The trim would be white.
- The front door and the porch ceiling will be a medium stain.
- The Design Review Board discussed the following:
 - What is the material for the front steps? It will be concrete pebble. What you see from the street will be brick.
 - Is there a railing on the porch? No.
 - What are the light fixtures? Gas designed fixtures with dark bronze uniformity.
 - It would be nice to enhance that front walkway- maybe give it a bit of a European look.
 - There's a future pool, correct? Yes.

Public Comment:

- There were no public comments for this item.
 - ❖ Board Member Rocco offered a motion to approve the elevation and materials as presented today.
 - Board Member Palmer seconded the motion.
 - The motion was approved 6-0-1, with Board Member Corkill recusing himself because he is the landscape architect for this item.

G. DRB22018 / Davidson Homes / 217 North Main Street

- Officer Bret Schroeder presented this application because the applicant was not present.
 - The applicant is taking over the building of 217 South Main Street.
 - Instead of the solid look door, there is a fiber glass door.
 - The HOA will mandate it.
 - There will be steel windows with premium vinyl.

Public Comment:

- There were no public comments for this item.
 - ❖ Board Member Rocco offered a motion to approve the design guide as presented today.
 - Board Member Rhodes seconded the motion.
 - The motion was approved unanimously (7-0).

IX. ADJOURNMENT

- Chairman Kramer adjourned the meeting at 11:58 a.m.

Respectfully submitted,

Alexandra Callum

Alexandra Callum, Planning + Zoning Coordinator

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:	Viva Chicken										
Location Address:	11760 Haynes Bridge Road										
Mailing Address:	11760 Haynes Bridge Road										
City:	Alpharetta	State:	GA	Zip Code:	30004	-					
Contact For All Notifications:	Danny Lankford										
Contact Telephone:	770	-	593	-	1234	Mobile Telephone:	404	-	983	-	5851
Fax:	770	-	593	-	1533	Email:					
Contact's Relation To Business:	sign contactor										

This Application For (Check all that apply):

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

Application Fees:

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

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



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: Stonewalk Alpha III LLC

Physical Address: 140 Blackland Court E

Mailing Address: same

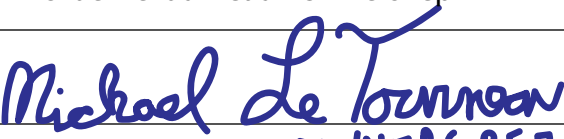
City: Marietta State: GA Zip Code: 30067 - -

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): Michael LeTourneau - Owners rep Date: _____

Owner Signature: 
OWNERS REP

Property Information:

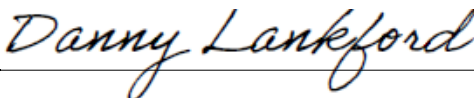
Address (If Assigned): 11760 Haynes Bridge Road

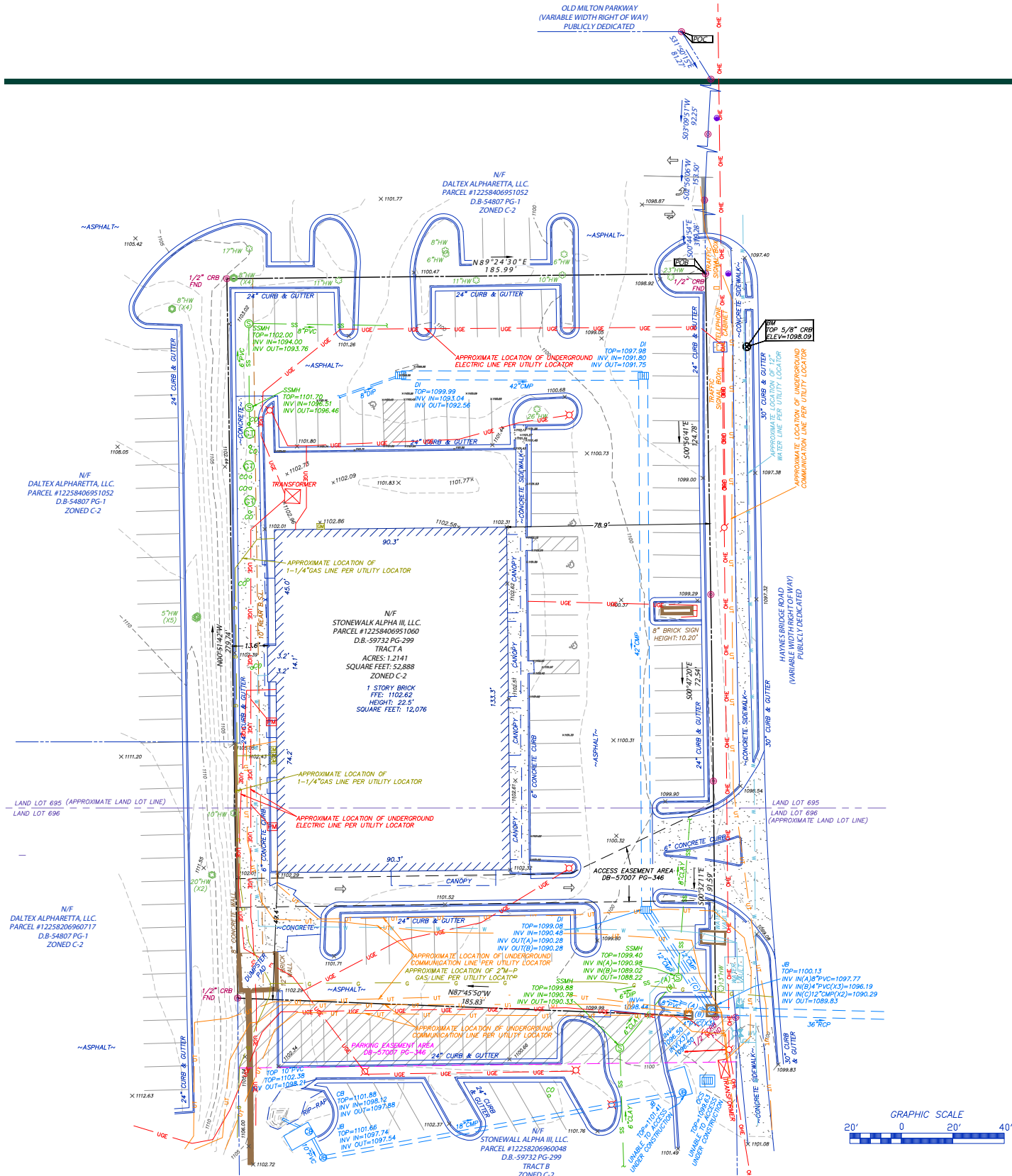
Tax ID or Map Reference Number: 12 258406951060

Land Lot(s): 695 District: 1st Section: 2nd

Existing Zoning of Property: C2 Existing Uses of Property: retail shopping center

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:  Danny Lankford Date: 05/09/22 Print Form



HAYNES BRIDGE CENTER

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SITE



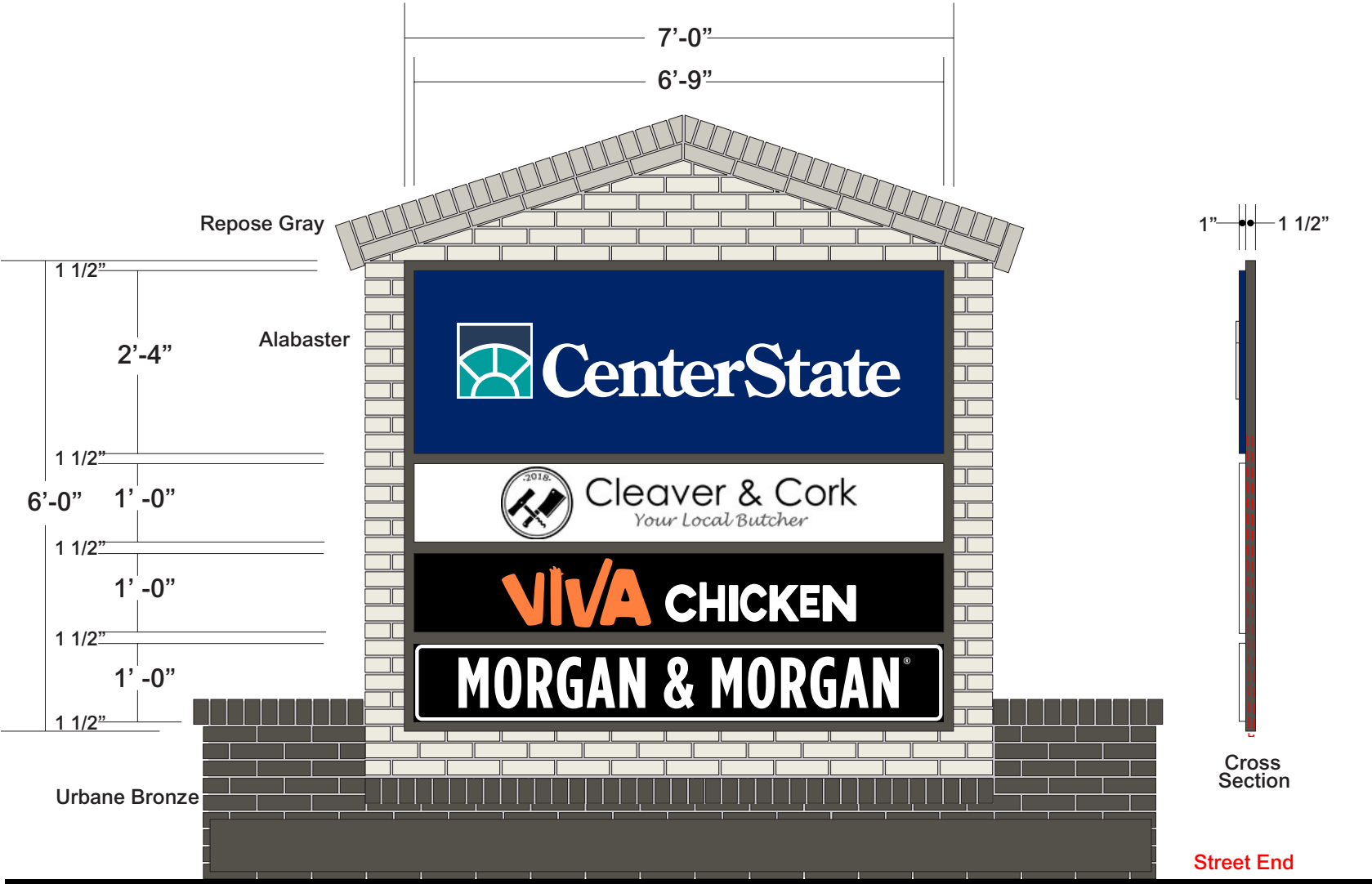
Existing Sign



Proposed

Program
Colors

SW 7015 Repose Gray Interior / Exterior Location Number: 244-C1
SW 7024 Functional Gray Interior / Exterior Location Number: 241-C3
SW 7008 Alabaster Interior / Exterior Location Number: 255-C2
SW 7048 Urbane Bronze Interior / Exterior Location Number: 245-C7



Monument Sign

Scale 1/2" = 1'-0"

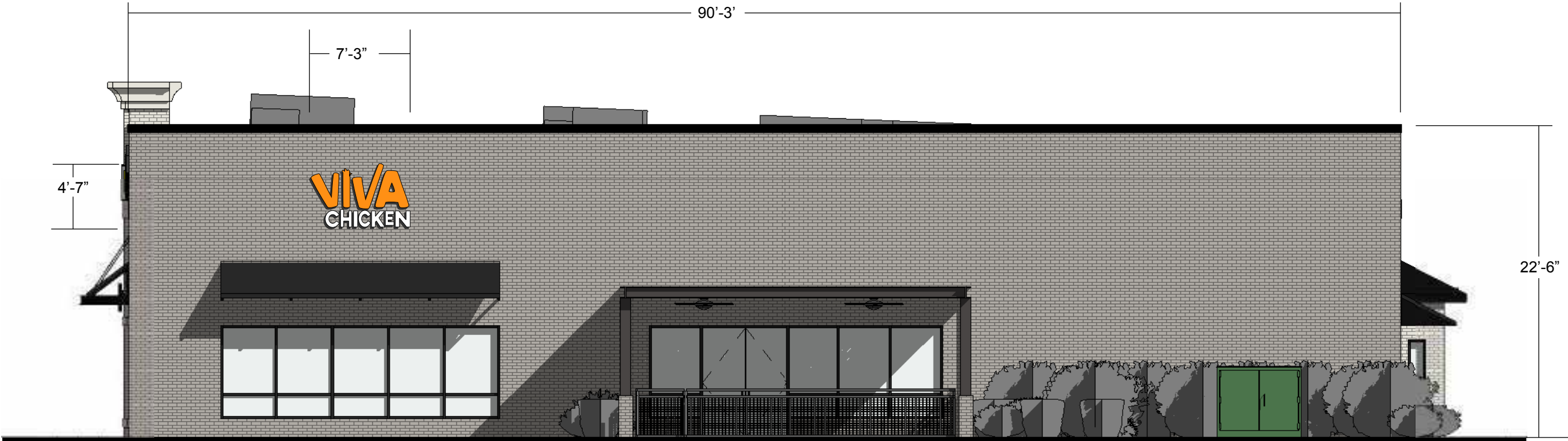
Two (2) Single Face 2" Deep Fabricated Aluminum Non-Illuminated Background
With 1" Deep Tenant Panels. Provide Ground Mounted Up Lights.



Front Elevation

Scale: 1/8" = 1'-0"

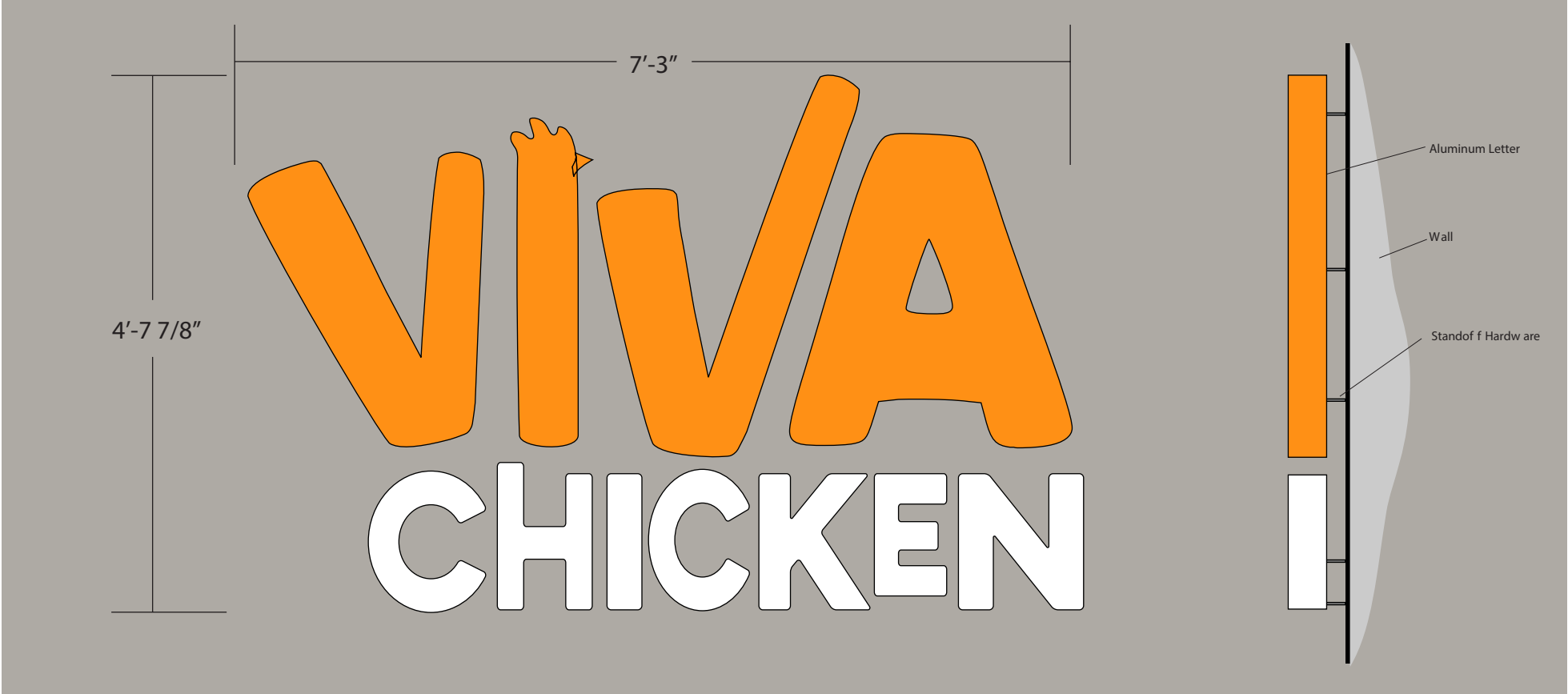
mark III signs inc 1876 Defoor Avenue Bldg 5 Atlanta GA 30318 VOICE (404)231-1753 x33 FAX (404)237-4309 markiii.net	JOB NAME: Viva Chicken	DESIGNER: JMC	DATE: 4/18/2022	REVISIONS: △	CUSTOMER APPROVAL: SIGNATURE _____ NAME _____	DRAWING 3 of 5
	PROJECT ADDRESS: 11760 Haynes Bridge Road, Alpharetta GA 30004	CUSTOMER REP: Mark Connell	FILE NAME: Viva Chicken			



North Elevation

Scale: 1/8" = 1'-0"

mark III signs inc 1876 Defoor Avenue Bldg 5 Atlanta GA 30318 VOICE (404)231-1753 x33 FAX (404)237-4309 markiii.net	JOB NAME: Viva Chicken	DESIGNER: JMC	DATE: 4/18/2022	REVISIONS: △	CUSTOMER APPROVAL: SIGNATURE NAME 	DRAWING 4 of 5
	PROJECT ADDRESS: 11760 Haynes Bridge Road, Alpharetta GA 30004	CUSTOMER REP: Mark Connell	FILE NAME: Viva Chicken			



Viva Chicken
Color s



Program
Color s



Elevation

Sign Area = 33.75 Sq. Ft.

Fabricated 2" Deep Aluminum Panel With Reverse Channel Letters. Halo Lighted.

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

 1876 Defoor Avenue Bldg 5 Atlanta GA 30318 VOICE (404)231-1753 x33 FAX (404)237-4309 markiii.net	JOB NAME: Viva Chicken	DESIGNER: JMC	DATE: 4/18/2022	REVISIONS:  _____ _____ _____	CUSTOMER APPROVAL: SIGNATURE _____ NAME _____	DRAWING 5 of 5
	PROJECT ADDRESS: 11760 Haynes Bridge Road, Alpharetta GA 30004	CUSTOMER REP: Mark Connell	FILE NAME: Viva Chicken			

Paint existing EIFS
STOCOLOR Acryl Plus

Remove all tile and replace
with new EIFS - Paint with
STO Stolit 130D NA20-0024

Benjamin Moore
#1471 Shoreline

Benjamin Moore
#1471 Shoreline

PROPOSED



Benjamin Moore 1474
"Cape May Cobblestone"



STO Stolit 130D
NA20-0024
STOCOLOR Acryl Plus



BENJAMIN MOORE
SHORELINE



BENJAMIN MOORE
CAPE MAY
COBBLESTONE

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 to handwrite your responses, please print in a clear, easily legible fashion.

Please complete this form and the submittal package in its entirety. *See Page 2 "Instructions and Required Materials" for details.* Lastly, verify that all information is true and accurate.

Your completed submittal package should be delivered to:

City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

NOTE: All applicable fees must be included with the application. Please note that a 3% convenience fee will be added to all credit card transactions. Applications will be accepted only on the dates reflected on the page of this form titled "Filing 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: Bed Bath & Beyond

Location Address: 6050 North Point Parkway

Mailing Address: 6050 North Point Parkway

City: Alpharetta State: GA Zip Code: 30022 - _____

Contact For All Notifications: Nicholas Slaughterbeck

Contact Telephone: 216 - 223 - 3218 Mobile Telephone: 419 - 280 - 1350

Fax: 216 - 223 - 3210 Email: NSlaughterbeck@onyxcreative.com

Contact's Relation To Business: Nicholas Slaughterbeck - Client Manager / Designer

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 \$300

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



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: NPMC Retail, LLC attn: Bonni Whitehead

Physical Address: 1230 Peachtree St. Suite 800 Atlanta, GA 30309

Mailing Address: 1230 Peachtree St. Suite 800 Atlanta, GA 30309

City: Atlanta

State: GA

Zip Code: 30309

Owner Telephone: 404 - 574 - 1,057

Contact Fax: 404 - 574 - 1,157

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): NPMC Retail, LLC

Date: 4/27/22

Owner Signature: Bonni Whitehead
as agent for owner

Property Information:

Address (If Assigned): 6050 North Point Pkwy Alpharetta, GA 30022

Tax ID or Map Reference Number: 12-273007020363

Land Lot(s): 21

District: 10A

Section: Alpharetta/North Fulton

Existing Zoning of Property: PSC

Existing Uses of Property: Commercial Shopping Center

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: Nicholas S. [Signature]

Date: 04-28-22

Print Form

DESIGN REVIEW BOARD REVIEW CRITERIA

How will this proposal be visually compatible with the character of the surrounding areas?

Our proposal would introduce Bed Bath & Beyonds new signature color scheme to the existing exterior entry feature. The intent is to create a branded entry that stays true to its original architecture. The original pediment is highlighted in this new design with Bed Bath & Beyonds signature Classic Blue, as is inset the sign band that welcomes customers. The columns and cornices of the entry feature would be painted Shoreline to both balance the blue and pay homage to the classically inspired original design. Finally, the rear flanks are to be painted Cape May Cobblestone to help blend this new entry back into the more muted earth-tones of the shopping center.

In your submittal package, have you included a site line study from the public right of way, which shows the location of rooftop structures? If not, please explain below.

☒ Yes

☐ No

This is an existing building in which our scope is limited to exterior finishes. There is no scope for any work on the roof or any rooftop equipment. Currently there is no rooftop equipment within view.

DESIGN REVIEW BOARD REVIEW CRITERIA

Please respond to the following ONLY if your application is within the North Point Overlay.

Explain how your application meets the site design and streetscape standards required for the North Point Overlay. *Site Design and Streetscape standards for the North Point Overlay can be found at this link: [Unified Development Code §2.10.3\(B\)](#).*

This is an existing building within the North Point Market Center complex.

Explain how your application meets the fenestration, pedestrian access, building materials, building facade, and building massing standards required for the North Point Overlay.

Building design standards for the North Point Overlay can be found at this link: [Unified Development Code §2.10.8](#).

This is an existing building within the North Point Market Center.

Fenestration, Pedestrian Access, and Building Massing are not changing.

The sign band of the building is proposed to be painted with Bed Bath's trademark Classic Blue and the remainder to be painted Benjamin Moore Shoreline (an off-white) and Benjamin Moore Cape Cobblestone (a slight greige).

Describe the type of Civic Spaces and/or Amenity Spaces that your application includes.

Open Space requirements for the North Point Overlay can be found at this link: [Unified Development Code §2.10.10](#).

This is an existing building within the North Point Market Center complex and shares the amenities within.

Please list and describe the EcoDistrict measures that your application includes.

EcoDistrict Measures for the North Point Overlay can be found at this link: [Unified Development Code §2.10.11](#).

This is an existing building within the North Point Market Center. This project does not increase the square footage of the building, nor does it increase parking.







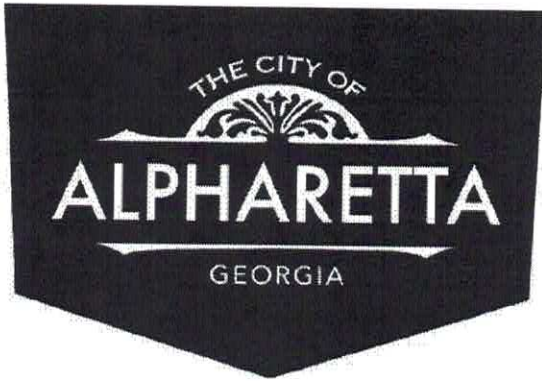


LEGEND



LOCATION
OF PHOTO
TAKEN





DESIGN REVIEW BOARD HEARING APPLICATION AND FILING PROCEDURES

UPDATED: December 01, 2021

DEPARTMENT OF COMMUNITY DEVELOPMENT

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

TEL: 678.297.6070
FAX: 678.297.6071

INSTRUCTIONS AND REQUIRED MATERIALS

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

Required Materials:

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

Site Plan Review

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

Landscape Review

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

Signage Review

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

Exterior Elevation Review

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

Submittal Procedure:

One (1) original plus one (1) copy of a completed Hearing Application and supporting documents are to be filed by the deadline dates reflected on the following page. Completed applications received after the deadline shall be placed on the next available agenda. All renderings attached to the application must be in color.

An electronic set in .PDF format on a flash drive containing the entire applications; including all documents, plans, and drawings; must be included with the application. Each component of your submittal must be saved as a separate file document (for example, all of your individual documents relating to the Exterior Elevation Review (site plan, site line study, and lighting and material cut sheet) should all be saved into one .PDF document.

Any oversized materials may be attached to the original application. All collated sets shall be submitted on paper no greater than 11 inches by 17 inches in size and folded to 8.5 inches x 11 inches. Two (2) sets of all landscape plans shall be submitted full-size.

Drawings submitted must be accurate and labeled.

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

scale). Photos shall be mounted on 8 1/2 inch by 11 inch paper and

labeled.

Presentation materials (including actual materials, sample boards, or mounted drawings) should not be submitted, but brought by the Applicant to the scheduled Design Review Board meeting.

INSTRUCTIONS AND REQUIRED MATERIALS

FILING DEADLINES AND MEETING SCHEDULE

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

The Design Review Board convenes at 8:30 a.m. on the meeting dates indicated, and a break will start at 12:00 p.m. and will last until 12:30 p.m. All meetings are held in Council Chambers at Alpharetta City Hall, which is located at 2 Park Plaza.

Filing Deadlines

January 03, 2022

February 01, 2022

March 01, 2022

April 01, 2022

May 02, 2022

June 01, 2022

July 01, 2022

August 02, 2022

September 01,
2022

October 03, 2022

November 01, 2022

December 01,
2022

Meeting Schedule

January 21, 2022

February 18, 2022

March 18, 2022

April 22, 2022

May 20, 2022

June 17, 2022

July 15, 2022

August 19, 2022

September 16,
2022

October 21, 2022

November 18, 2022

December 09,
2022

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 to handwrite your responses, please print in a clear, easily legible fashion.

Please complete this form and the submittal package in its entirety. See Page 2 "Instructions and Required Materials" for details.

Lastly, verify that all information is true and accurate.

Your completed submittal package should be delivered to:

City of
Alpharetta2
Park Plaza
Alpharetta, GA
30009

NOTE: All applicable fees must be included with the application. Please note that a 3% convenience fee will be added to all credit card transactions. Applications will be accepted only on the dates reflected on the page of this form titled "Filing 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: Texaco

Location Address: 2190 Old Milton Pkwy.

Mailing Address: _____

City: Alpharetta State: GA Zip Code: 30004

-Contact For All Notifications: Jesse Adams

Contact Telephone: 706 - 253 - 3033 Mobile Telephone: _____

Fax: _____

Email: Contact's Relation To Jesse@neonzoneonline.com

Business: _____

This Application For (Check all that apply):

☐ Addition

☐ Auxiliary

Structure ☒ Color

Selection ☐ Material Selection

Application Fees:

Any sign or remodel review within the \$ 175.00

All other \$ 300.00

M
o
d
i
f
i
c
a

☐ tion toExterior

☐ New

Construction ☐

Signage

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: Zaina Properties LLC

Physical Address: 314 Kent Valley Cir.

Mailing Address: _____

City: Tucker State: GA Zip Code: 30084

-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): Kareem Jasani Date: 4/28/20

Owner Signature: [Signature]

Property Information:

Address (If Assigned): 2190 Old Milton Pkwy., Alpharetta, GA 30004

Tax ID or Map Reference Number: 12 258406950 179

Land Lot(s): _____ District: _____

Section: Existing Zoning of Property: Existing

Uses of Property: _____

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: _____

Jesse Daw

Date: 4/26/22

Print Form

DESIGN REVIEW BOARD REVIEW

How will this proposal be visually compatible with the character of the surrounding areas?

The signage will comply with the image standards of the city of Alpharetta

In your submittal package, have you included a site line study from the public right of way, which shows the location of rooftop structures? If not, please explain below.

☒ Yes

☐ No

No

DESIGN REVIEW BOARD REVIEW

Please respond to the following ONLY if your application is within the North Point Overlay.

Explain how your application meets the site design and streetscape standards required for the North Point Overlay. *Site Design and Streetscape standards for the North Point Overlay can be found at this link: [Unified Development Code §2.10.3\(B\)](#).*

N/A

Explain how your application meets the fenestration, pedestrian access, building materials, building facade, and building massing standards required for the North Point Overlay.

Building design standards for the North Point Overlay can be found at this link: [Unified Development Code §2.10.8](#).

N/A

Describe the type of Civic Spaces and/or Amenity Spaces that your application includes.

Open Space requirements for the North Point Overlay can be found at this link: [Unified Development Code §2.10.10](#).

N/A

Please list and describe the EcoDistrict measures that your application includes.

EcoDistrict Measures for the North Point Overlay can be found at this link: [Unified Development Code §2.10.11](#).

N/A

DESIGN REVIEW BOARD REVIEW

Please respond to the following ONLY if your application is within the Downtown Overlay.

Which of the following architectural design styles does your application include?

- | | | |
|---|-------------------------------------|---|
| ☐ Georgian | ☐ Shingle | ☐ French |
| ☐ Federal / Adam | ☐ Folk | ☐ Colonial |
| ☐ Greek | ☐ Victorian | ☐ French |
| ☐ Revival | ☐ Romanesque | ☐ Eclectic |
| ☐ Neoclassical | ☐ Italianate | ☐ French New Traditional |
| ☐ Stick | ☐ Tudor | |
| ☐ Queen Anne | ☐ Eclectic | |
| | ☐ Beaux Arts | |

Please review the Downtown Overlay Architectural Style Requirements at this link: [Unified Development Code § 2.8.7\(D\)-\(R\)](#)

Describe how your application meets one (or more) of the above architectural design styles.

N/A

Please review the Alpharetta Downtown Design Guidelines at this link: [Alpharetta Downtown Design](#)

Guidelines List how your application aligns with or compliments the Alpharetta Downtown Design

Guidelines.

Our proposed signage aligns with the Alpharetta Downtown Guidelines by using neutral colors on the gas canopy and masonry brick for the monument style ground sign, as well as using HDU material and using only external lighting.

PROJECT
2481201

SHEET
1 OF 1

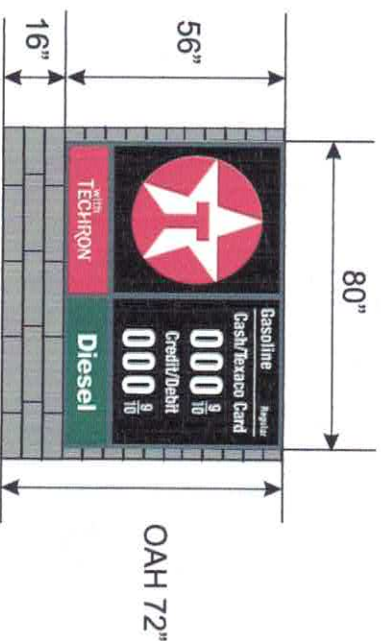
Existing Sign Structure (to be removed)



(Scale: 1/4" = 1')

Proposed New Sign (using existing footing)

Total Area of Proposed Sign = 31.11 SF



HDU sign faces to be mounted directly onto the brick base.

Sign will be externally illuminated by flood lights installed at base of sign.

The Neon Zone Inc. dba



1893 Talking Rock Rd., Jasper, GA
Ph: 706.253.3033 Fax: 706.253.3036
Email: NZIoffice@neonzoneonline.com

CONFIDENTIAL MATERIAL

The information contained within this drawing is strictly confidential and shall not be reproduced without the exclusive written permission of Neon Zone, Inc. dba NZI Services. All design information and drawings are the property of The Neon Zone, Inc.

Customer:

Cary Oil

Site No.:

Location:

2190 Old Milton Pkwy., Alpharetta, GA 30004

Drawn By:

J. Adams

Date:

1/18/2022

Scale:

As Spec'd

Job No:

Zoning Jurisdiction:

City of Alpharetta

Rev #

Description

Rev. Date

By

A

B

C

D

E

Existing Canopy



Gas Canopy Fold Out View

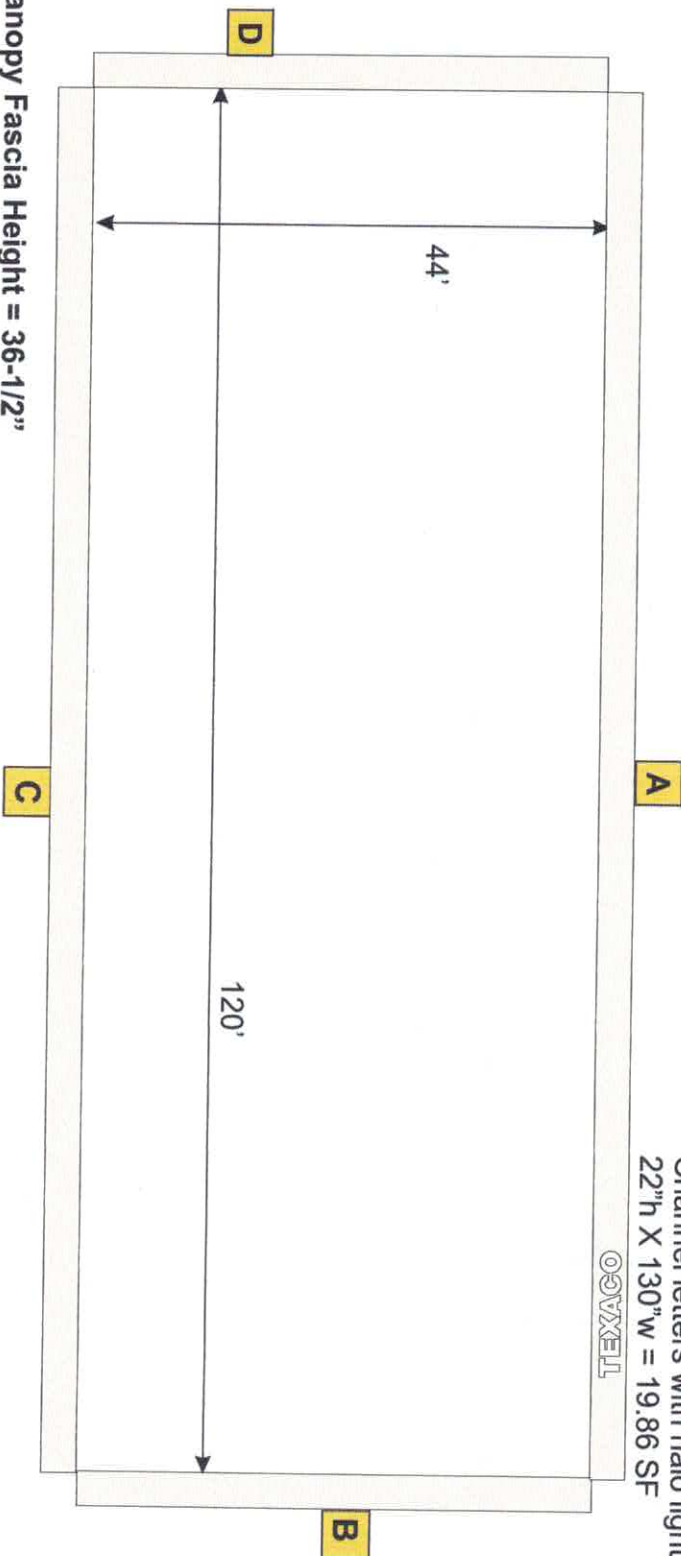
(Scale: 1/16" = 1')

Aerial View of Site



Channel letters with halo lighting
22" h X 130" w = 19.86 SF

Canopy Fascia Height = 36'-1 1/2"



The Neon Zone, Inc. dba



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Drawn By:

J. Adams

Date:

1/18/2022

Scale:

As Spec'd

Job No.:

Zoning Jurisdiction:

City of Alpharetta

Rev #

Description

Rev. Date

By

A

B

C

D

E

Existing building paint colors



Proposed building paint colors



Existing canopy



Proposed Fascia color



Existing Sign Structure

(to be removed)

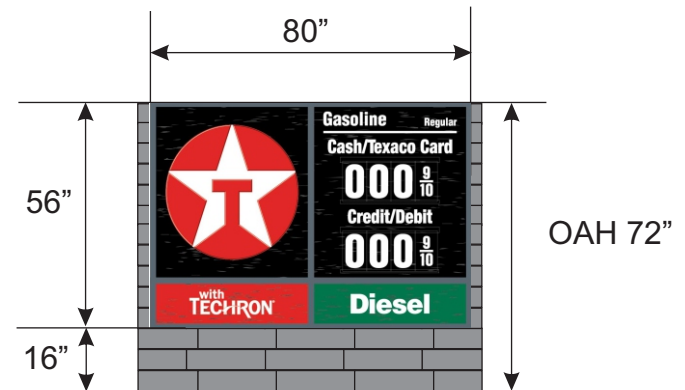


(Scale: 1/4" = 1')

Proposed New Sign

(using existing footing)

Total Area of Proposed Sign = 31.11 SF



HDU sign faces to be mounted directly onto the brick base.

Sign will be externally illuminated by flood lights installed at base of sign.

The Neon Zone Inc. dba



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Customer:

Cary Oil

Site No.:

Location:

2190 Old Milton Pkwy., Alpharetta, GA 30004

Drawn By:

J. Adams

Date:

1/18/2022

Scale:

As Spec'd

Job No:

Zoning Jurisdiction:

City of Alpharetta

Rev #

Description

Rev. Date

By

A

B

C

D

E

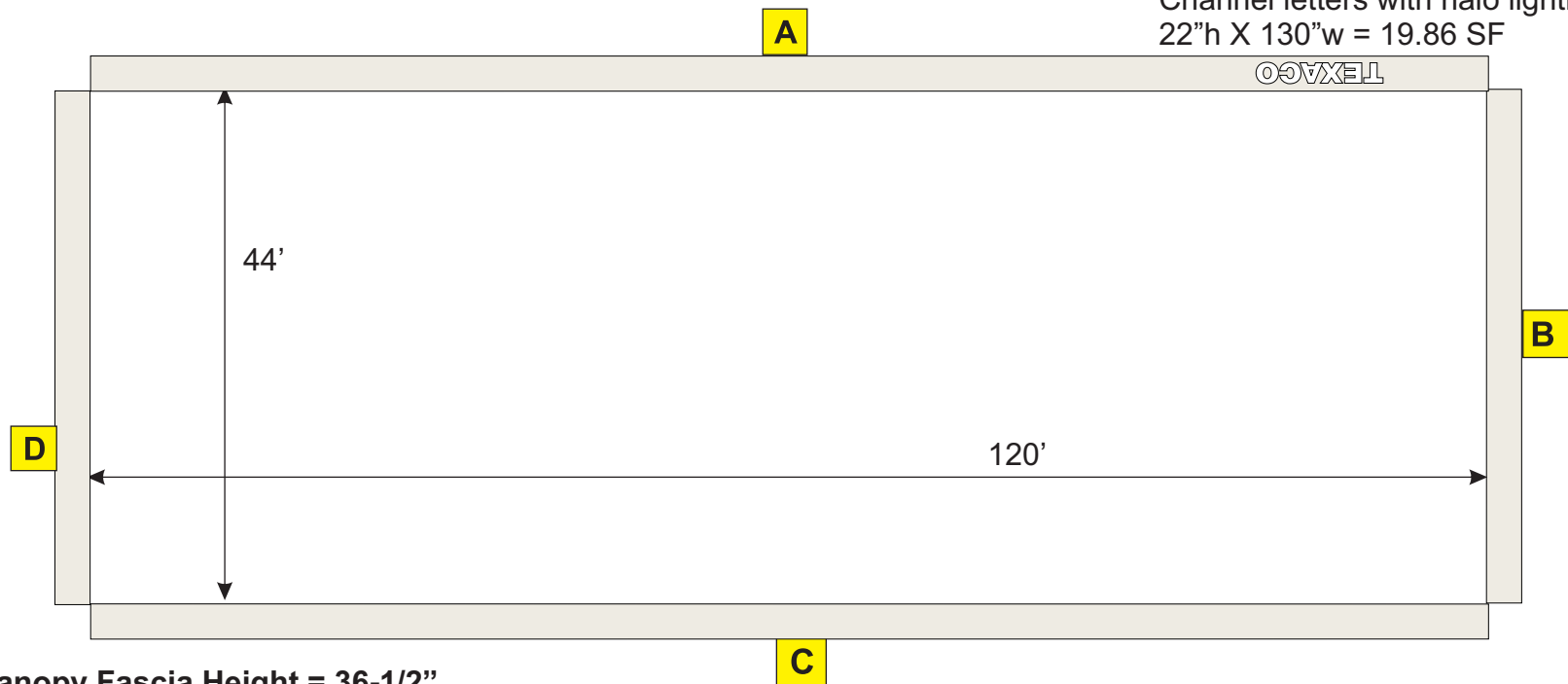
Existing Canopy



Gas Canopy Fold Out View

(Scale: 1/16" = 1')

Aerial View of Site



The Neon Zone, Inc. dba



1893 Talking Rock Rd., Jasper, GA
Ph: 706.253.3033 Fax: 706.253.3036
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Customer:

Cary Oil

Site No.:

Location:

2190 Old Milton Pkwy., Alpharetta, GA 30004

Drawn By:

J. Adams

Date:

1/18/2022

Scale:

As Spec'd

Job No:

Zoning Jurisdiction:

City of Alpharetta

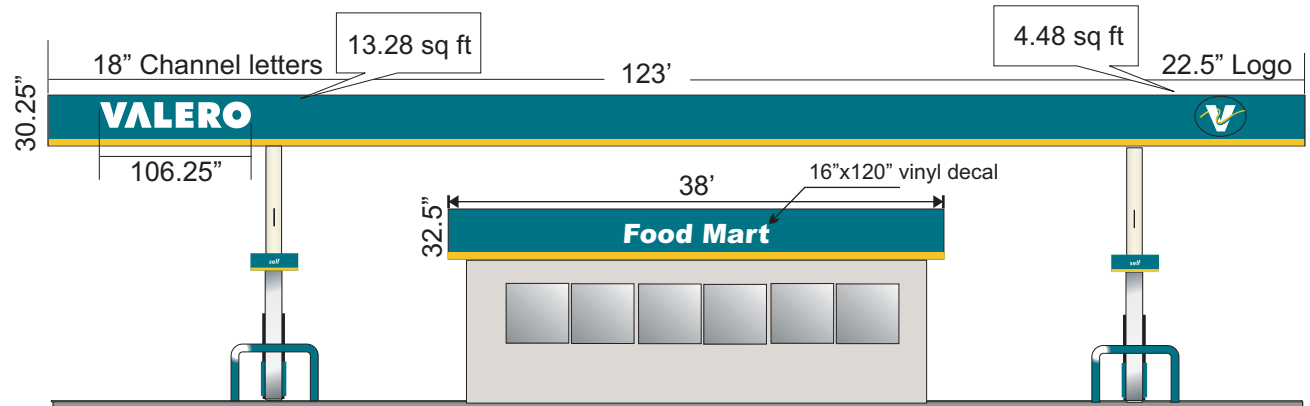
Rev #

Description

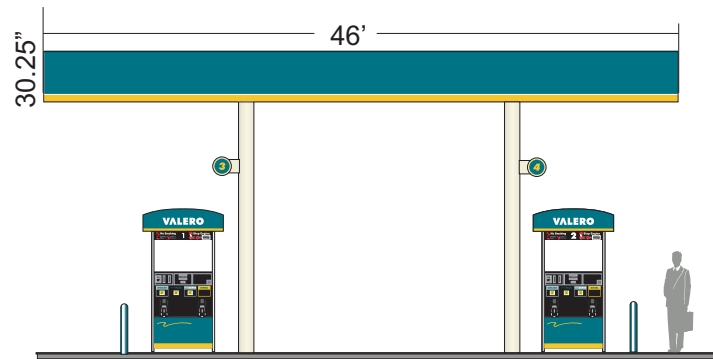
Rev. Date

By

A			
B			
C			
D			
E			



FRONT ELEVATION



LEFT/RIGHT ELEVATIONS

PROPOSED

EXISTING

**TOTAL
IMAGING**
"IMAGING THE PETROLEUM INDUSTRY"
2054 Atlas Circle Gainesville, GA 30501
Phone (770) 536-7906 Fax (770) 532-0497

Details: Remove SHELL channel letters
Reimage canopy to VALERO colors
Add 13.28 sf VALERO channel letters
Add 4.48 sf OVAL Logo
(see attached spec sheet)

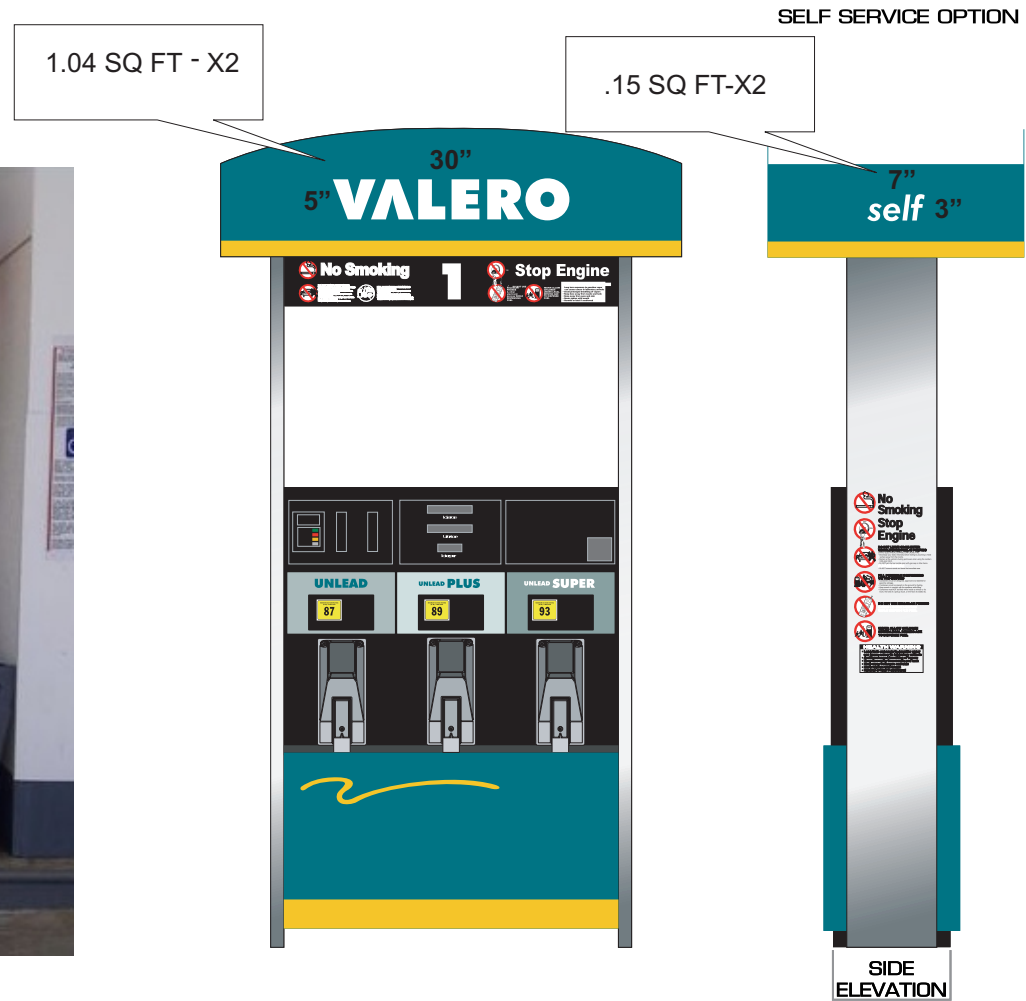
Project/Location: 2190 Old Milton Pkwy
Alpharetta, GA
Customer: VALERO
Drawn by: RG

Job Number: VMS-15470
Date: 8-26-11
Scale: NTS

This original drawing is property of T.I. and is not to be exhibited, copied, or reproduced without permission.



EXISTING



PROPOSED

**TOTAL
IMAGING**

"IMAGING THE PETROLEUM INDUSTRY"

2054 Atlas Circle Gainesville, GA 30501
Phone (770) 536-7906 Fax (770) 532-0497

Details:

Reimage existing pumps, add decals, pump toppers.

Project/Location: 2190 Old Milton Pkwy

Alpharetta, GA

Customer: VALERO

Drawn by: RG

Job Number: VMS-15470

Date: 8-26-11

Scale: NTS

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EXISTING
(26.33 sq ft)



PROPOSED
(26.33 sq ft)

**TOTAL
IMAGING**
"IMAGING THE PETROLEUM INDUSTRY"
2054 Atlas Circle Gainesville, GA 30501
Phone (770) 536-7906 Fax (770) 532-0497

Details:
Install retrofit faces in existing sign, paint poles.

Project/Location: 2190 Old Milton Pkwy
Alpharetta, GA
Customer: VALERO
Drawn by: RG

Job Number: VMS-15470
Date: 8-26-11
Scale: NTS

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client
VALERO

location
VARIOUS

salesperson
PETESITTERLE

date
4-19-10

scale
ASNOTED

computer file
VALERO/18 VALEROSPECSLED

important

☐ approved
☐ approved as noted
☐ revise & resubmit
by _____
date _____

electrical

volts **120**
amps _____
20 amp circuits required

comments:

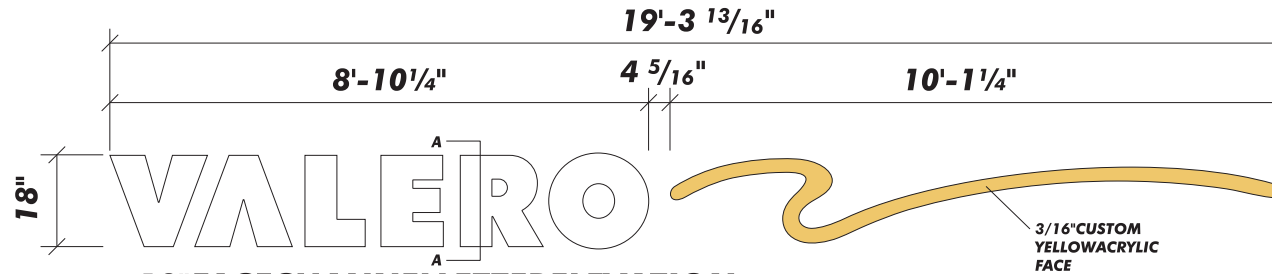
THIS DRAWING IS EXCLUSIVE PROPERTY OF COMET NEON ADVERTISING. ANY USE OR REPRODUCTION OF THIS DRAWING WITHOUT WRITTEN AUTHORIZATION FROM COMET NEON IS PROHIBITED. OWNERSHIP AND COPYRIGHT IS RETAINED IN ACCORDANCE WITH U.S. AND INTERNATIONAL TRADEMARK/COPYRIGHT LAWS.



www.cometsigns.com

235 West Turbo
SAN ANTONIO, TX 78216

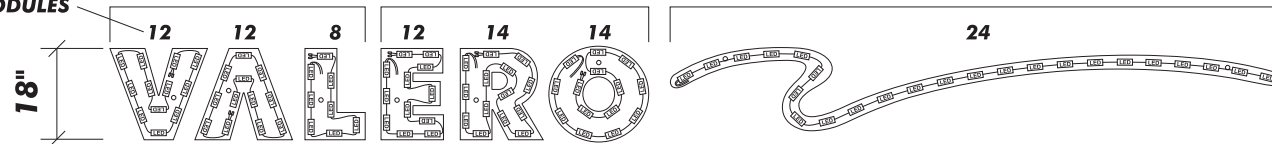
ph: (210) 341-7244
fax: (210) 341-7279



18"FACECHANNELLETTERELEVATION

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

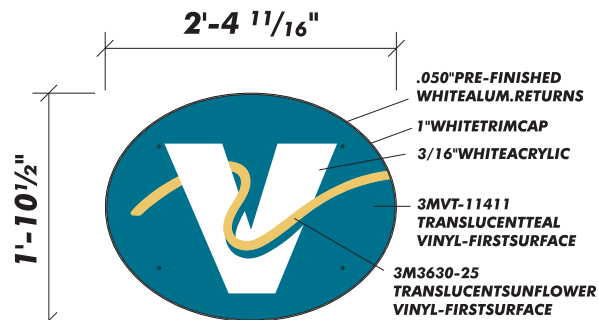
#OFHALF
MODULES



18" L.E.D. LAYOUT

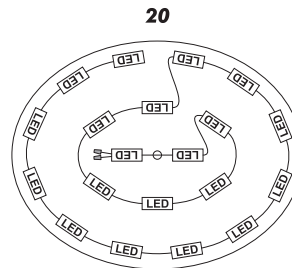
SCALE: 1/2" = 1'-0"

(48) EACH GW3 MODULES - (96) HALF MODULES
(3) EACH MODULAR 60 POWER SUPPLIES 12VDC
(1) EACH 100' ROLL OF JACKETED CABLE



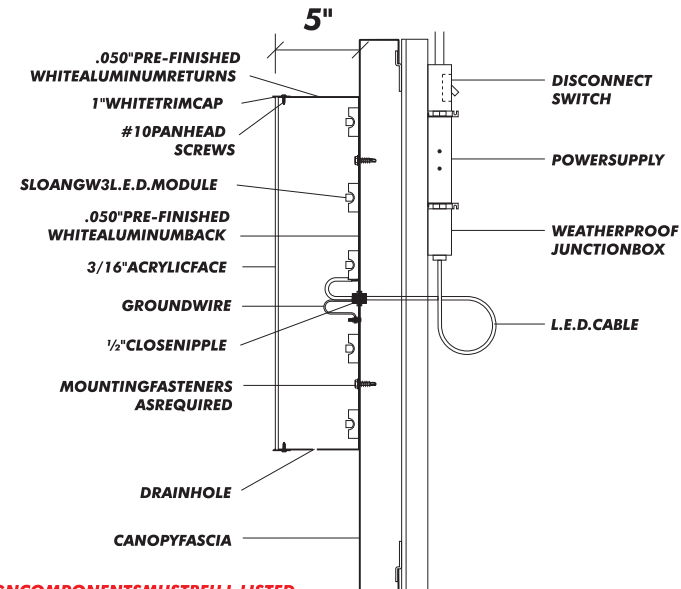
22 1/2" OVALELEVATION

SCALE: 1" = 1'-0"



22 1/2" OVAL L.E.D. LAYOUT

(10) EACH GW3 MODULES - (20) HALF MODULES
(1) EACH MODULAR 60 POWER SUPPLY 12VDC
(1) EACH 100' ROLL OF JACKETED CABLE



SECTION A-A (TYPICAL)

NOT TO SCALE

ALL SIGN COMPONENTS MUST BE U.L. LISTED.

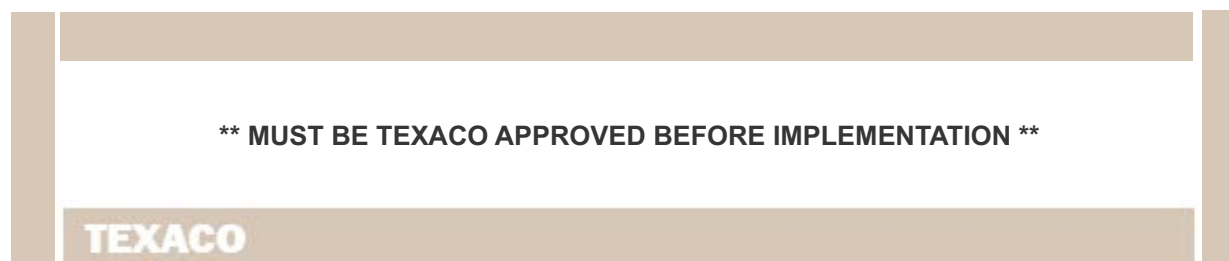
L.E.D. SPECIFICATIONS

MANUFACTURER/MODEL: SLOANGREAT WHITE 3
POWER SUPPLY: MODULAR 60 12VDC (1.20 AMP SEA.)
EACH MODULAR 60 POWER SUPPLY CAN RUN UP
TO (22) LARGE GW3 MODULES OR (44) HALF MODULES.
* EACH GW3 LED MODULE IS BROKEN IN HALF TO CREATE
(2) HALF MODULES.





Proposing single color fascia with (1) set of led halo lit channel letters on front of gas canopy.
Standard 18" x 8'-11" Wordmark = 17.87 of the allowed 20 sq ft



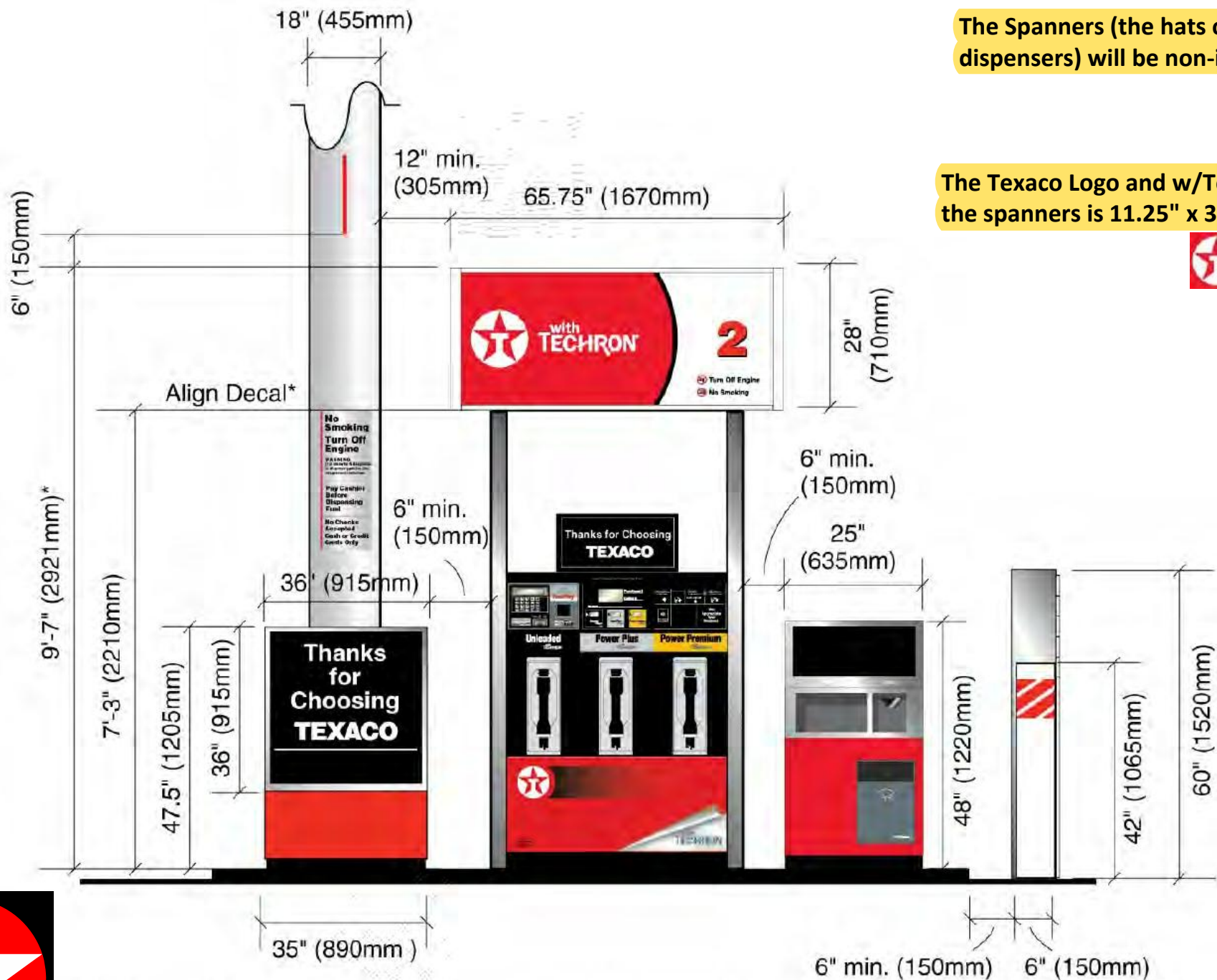
Road Side

P.2



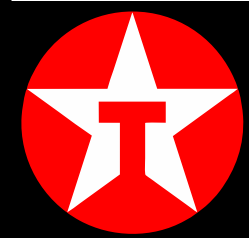
The Spanners (the hats on top of the dispensers) will be non-illuminated.

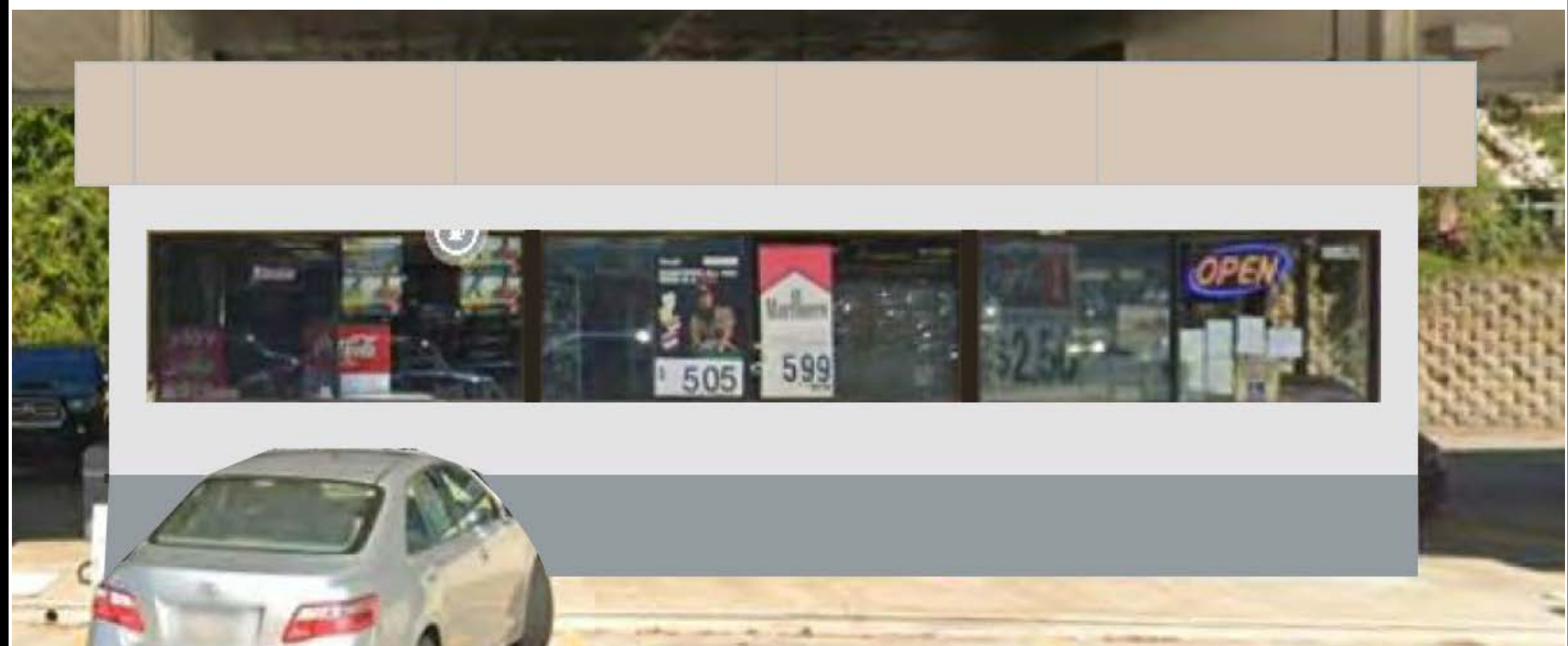
The Texaco Logo and w/Techron on the spanners is 11.25" x 33" (2.58sf)

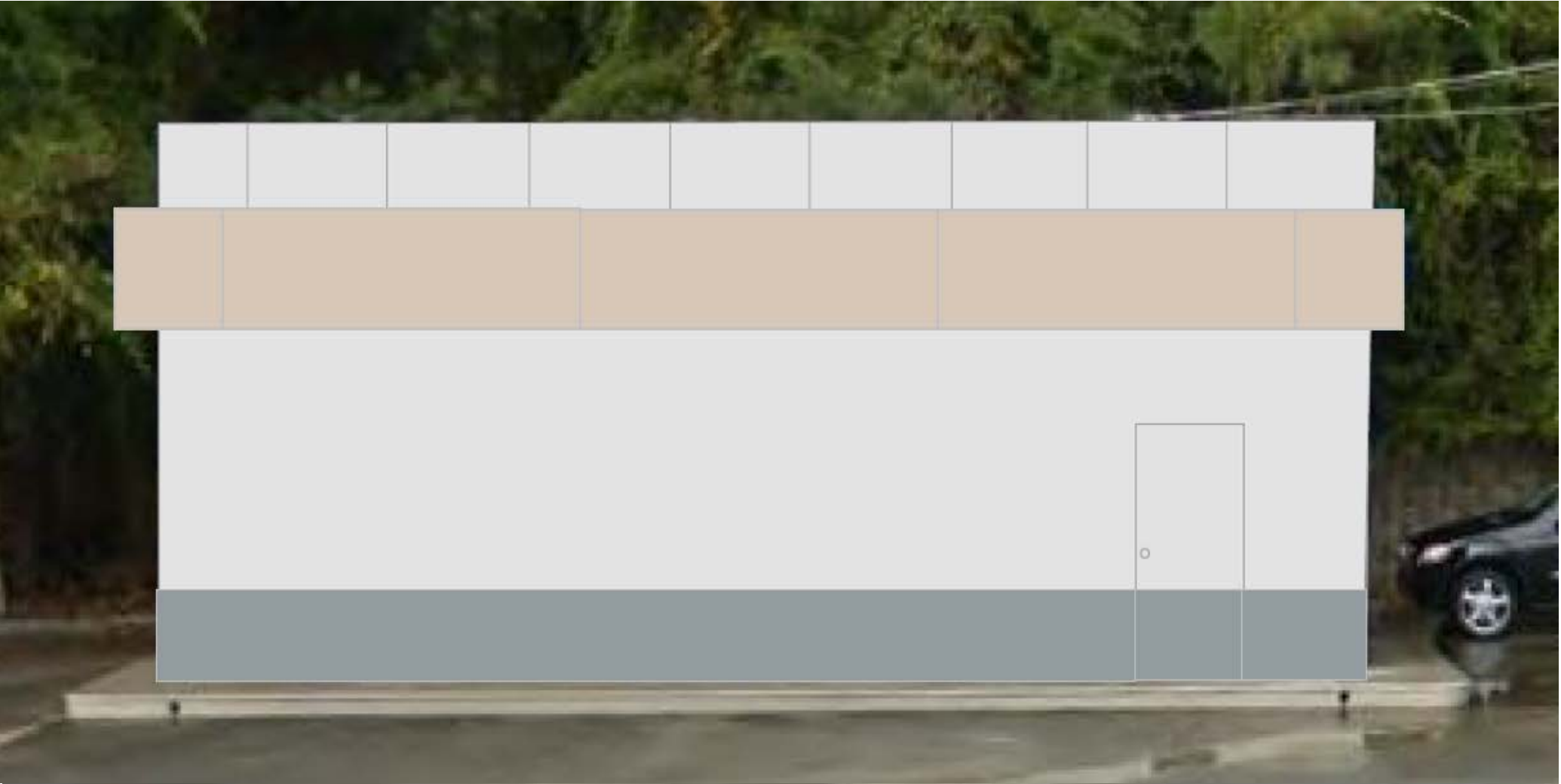


Preferred Component Placement with Spanner (placement may be on island or at grade)

P.3





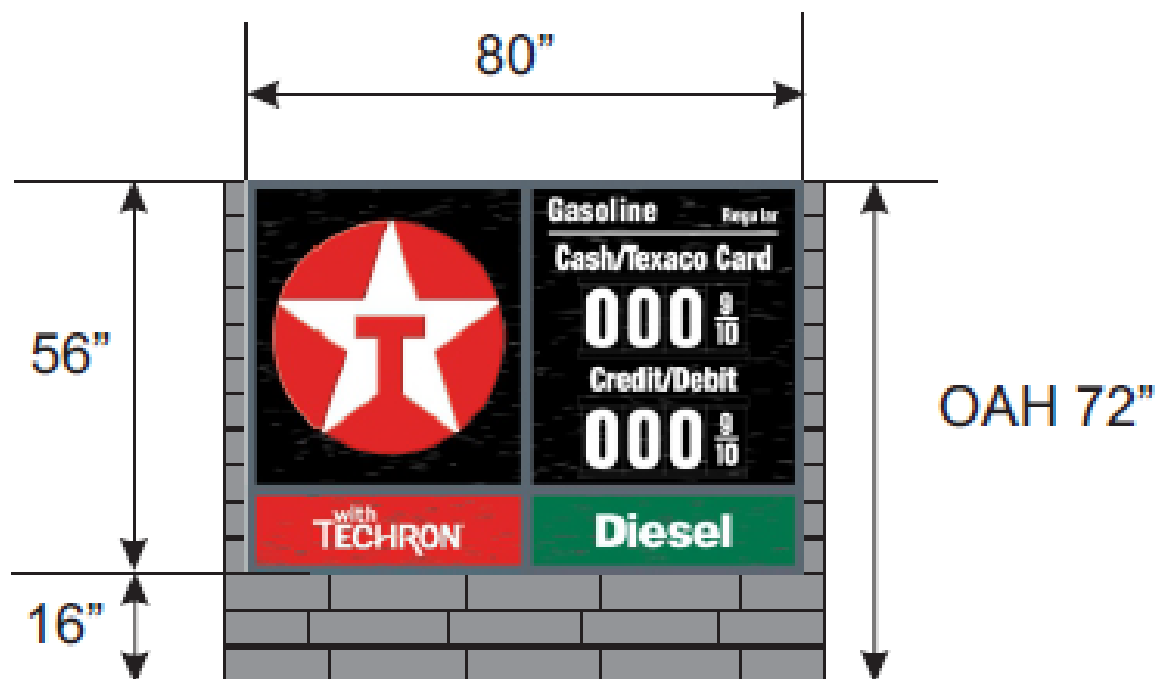


Texaco Paint Codes

6	Medium Gray		PMS 430
7	Light Gray		PMS 428



Proposing new sign on existing foundation that does not exceed 6' OAH and 32 sq ft externally illuminated with placard style prices



HDU sign faces to be mounted directly onto the brick base.

Sign will be externally illuminated by flood lights installed at base of sign.

The monument base will be brick and painted Texaco Dark Gray

** MUST BE TEXACO APPROVED BEFORE IMPLEMENTATION **



P.6



THIS SURVEY IS A RETRACEMENT OF AN EXISTING PARCEL OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL. THE RECORDING INFORMATION OF THE DOCUMENT(S), MAP(S), PLAT(S) OR OTHER INSTRUMENT(S) WHICH CREATED THE PARCEL(S) ARE STATED HEREON. RECORDATION OF THIS SURVEY DOES NOT IMPLY APPROVAL OF THE LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHER, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS MAP, PLAT, OR PLAN COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT OCGA 15-6-6



FOR THE FIRM
BOUNDARY ZONE, INC.
LSF #839
NOT VALID WITHOUT
ORIGINAL SIGNATURE

Daniel F. Conroy
DANIEL F. CONROY PLS #2350 DATE 03/31/2022

ZONING SUMMARY: C-2
COMMERCIAL DISTRICT

FRONT SETBACK 40'
SIDE SETBACK 0'
REAR SETBACK 25'

INFORMATION OBTAINED FROM
FULTON COUNTY ZONING

THE SURVEYOR IN NO WAY INTENDS TO
INTERPRET OR MAKE CONCLUSION REGARDING
THE ZONING AND SETBACK DESIGNATION SHOWN
HEREON.

LINE	BEARING	DISTANCE
L1	N78°53'48"W	10.11'
L2	N34°55'51"W	16.61'
L3	N35°40'58"W	32.52'
L4	N35°40'27"W	35.89'
L5	S86°46'33"E	22.12'
L6	N50°22'06"W	15.06'

SWCB
TOP: 1098.14
INV IN: 1088.89 (15")
INV IN: 1085.58 (24")
INV OUT: 185.38 (36")

SWCB
TOP: 1096.51
INV IN: 1084.39 (36")
INV IN: 1089.55 (15")
INV OUT: 1084.19 (36")

CONVEYANCE OF
ACCESS RIGHTS
DB 11589, PG-014
DWCB
TOP: 1095.82
INV OUT: 1090.33

CONVEYANCE OF
ACCESS RIGHTS
DB 11589, PG. 014

- | | | |
|----------------------------------|----------------------|-----------------------------|
| IRRIGATION CONTROL VALVE | DE DRAINAGE EASEMENT | UNDERGROUND UTILITY MARKERS |
| PROPERTY CORNER FOUND (AS NOTED) | MANHOLE | A/C UNIT |
| 1/2" REBAR WITH CAP SET LSF# 839 | CLEAN OUT | GUY WIRE |
| R/W MONUMENT | WATER METER | JUNCTION BOX |
| FIRE HYDRANT | WATER VALVE | OUTFLOW STRUCTURE |
| | POWER POLE | DRAINAGE INLET |
| | LIGHT POLE | POWER/LIGHT POLE |

- | | | |
|---------------------------|------------------------------|-------------------------------------|
| CMP CORRUGATED METAL PIPE | RCP REINFORCED CONCRETE PIPE | HDPE HIGH DENSITY POLYETHYLENE PIPE |
| L.L. LAND LOT | C.B. CATCH BASIN | S-SEWER LINE |
| N/F NOW OR FORMERLY | CNT CANTILEVER | G-GAS LINE |
| R/W RIGHT-OF-WAY | TEL TELEPHONE BOX | C-CABLE LINE |
| P/L PROPERTY LINE | △ SIGN | T-TELEPHONE LINE |
| OH OVERHANG | -W-WATER LINE | F-FENCE LINE |
| △ GAS METER | -U-OVERHEAD UTILITY LINE | -920-CONTOUR LINE |

- | | | |
|------------------------------|-----------------------------|------------------------------------|
| DIP DUCTILE IRON PIPE | SSE SANITARY SEWER EASEMENT | F.K.A. FORMERLY KNOWN AS |
| BSL BUILDING SETBACK LINE | DB DEED BOOK | NAD NORTH AMERICAN DATUM |
| CONC. CONCRETE | PB PLAT BOOK | NAVD NORTH AMERICAN VERTICAL DATUM |
| CONC. EDGE OF PAVEMENT | PG PAGE | |
| BFE BASEMENT FLOOR ELEVATION | POB POINT OF BEGINNING | |
| GFE GARAGE FLOOR ELEVATION | POC POINT OF COMMENCEMENT | |
| FFE FINISHED FLOOR ELEVATION | A.K.A. ALSO KNOWN AS | |
- HARDWOOD TREE ● PINE TREE

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMED SAID PERSON.

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THIS DRAWING AND ITS REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR.

TOTAL AREA: 0.792 ACRES / 34,482 SQUARE FEET
BOUNDARY REFERENCE: DEED BOOK 63213, PAGE 308
FIELDWORK PERFORMED ON 03/29/2022

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 356,258 FEET.

THIS PLAT HAS BEEN PREPARED USING A TRIMBLE ROBOTIC TOTAL STATION.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 58,102 FEET, AND ANGULAR ERROR OF 02 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.



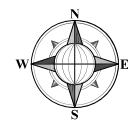
BOUNDARY zone, inc.
LAND SURVEYING SERVICES
LANDSCAPE ARCHITECTURE
LAND PLANNING
SURVEYING LANDSCAPE ARCHITECTURE LAND PLANNING
WWW.BOUNDARYZONE.COM (770) 271-5772 (919) 363-9226

SUWANEE
454 SATELLITE BLVD, SUITE 200
SAWANEE, GA 30024
ATLANTA
1100 PEACHTREE STREET, SUITE 200
ATLANTA, GA 30309
KENNESAW
973 COBB PLACE BLVD, SUITE 101
KENNESAW, GA 30144
ORLANDO
4700 MILLER AVE, SUITE 175
ORLANDO, FLORIDA 32839
RALEIGH
804 GLENWOOD AVE., SUITE 109
RALEIGH, NC 27612

PROJECT
2481201

SHEET
1 OF 1

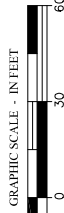
DWN: BH



GRID NORTH
GA WEST NAD 83
DATUM NAVD 88

SCALE: 1" = 30'

NO.	REVISION	DATE
1		
2		
3		
4		
5		



BOUNDARY, TOPOGRAPHIC & TREE SURVEY
PREPARED FOR: CARY OIL
LAND LOT 695, 1ST DISTRICT, 2ND SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA - 03/31/2022

MODIFIED ARBORIST REPORT FOR:

#2190 Old Milton Parkway, Alpharetta, GA

Alpharetta, Georgia

Prepared for:

Chris Hickman – Cary Oil

Visual Inspection only



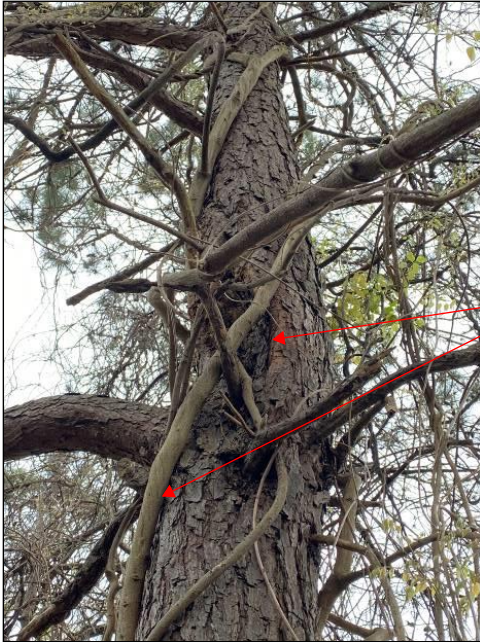
Prepared by:
T.J. Schell, LLC
Landscape Architects
And Certified Arborists
2985 Gordy Parkway, Suite 422
Marietta, GA 30066
teresa@tjschell.com
Cell 770-361-2319

Teresa H. Eldredge, PLA, ISA
Certified Arborist
ISA SO-5442A

April 15, 2022

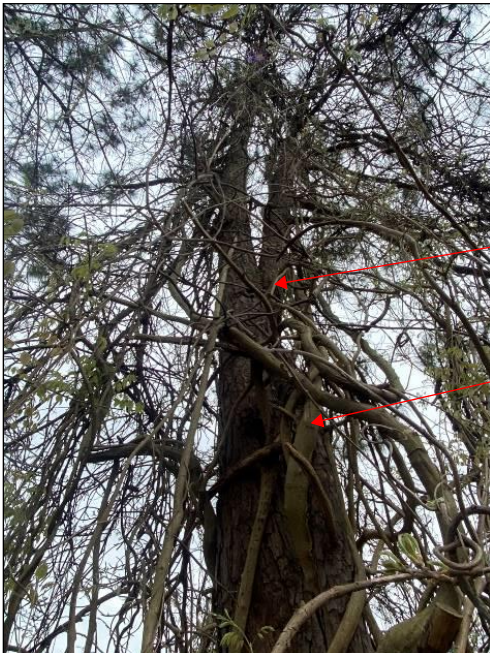
The site is an existing gas station that has closed. A detached emissions station exists and is still being used. All trees appear to be volunteer and are around the perimeter of the site. Only one tree is of specimen size (see #1 below). The remaining 10 trees on the site are not of specimen size. Only two of the ten non specimen trees are in good condition and choking vines are found throughout the trees. Two Boundary trees were noted.

1. **Water Oak – 25" (Tag #3529)** – This is the only specimen sized tree on the site. It is directly adjacent to a +/- 8' retaining wall but appears to be healthy. **Good Condition**
2. **Pine – 21"** – Good Condition
3. **Pine – 18"** – Good Condition
4. **Pine – 11"** – Poor Condition



Canker and vines

5. **Pine – 14+4"** – Poor Condition



Included bark at split

choking vines

6. **Pine – 7” – Poor Condition**



example of girdling
throughout tree

7. **Pine – 9” – Dead - Poor Condition**



top has failed

8. **Pine – 11”** - Poor Condition



Choking vines in canopy

wound where tree is
growing around fence

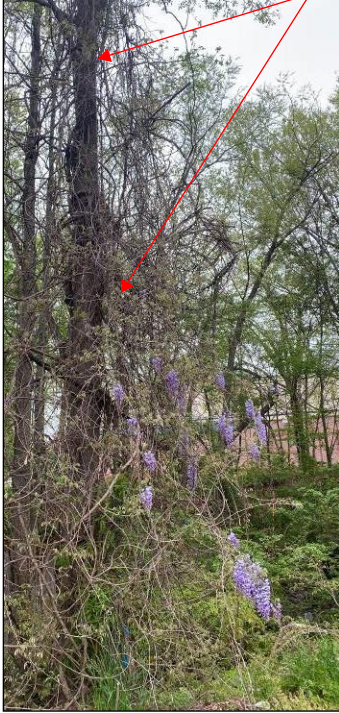


9. **Box Elder – 9”** – Serpentine, Lean, vines - Poor Condition



Poor form, serpentine

10. **Water Oak – 9” – Vines choked - Poor Condition**

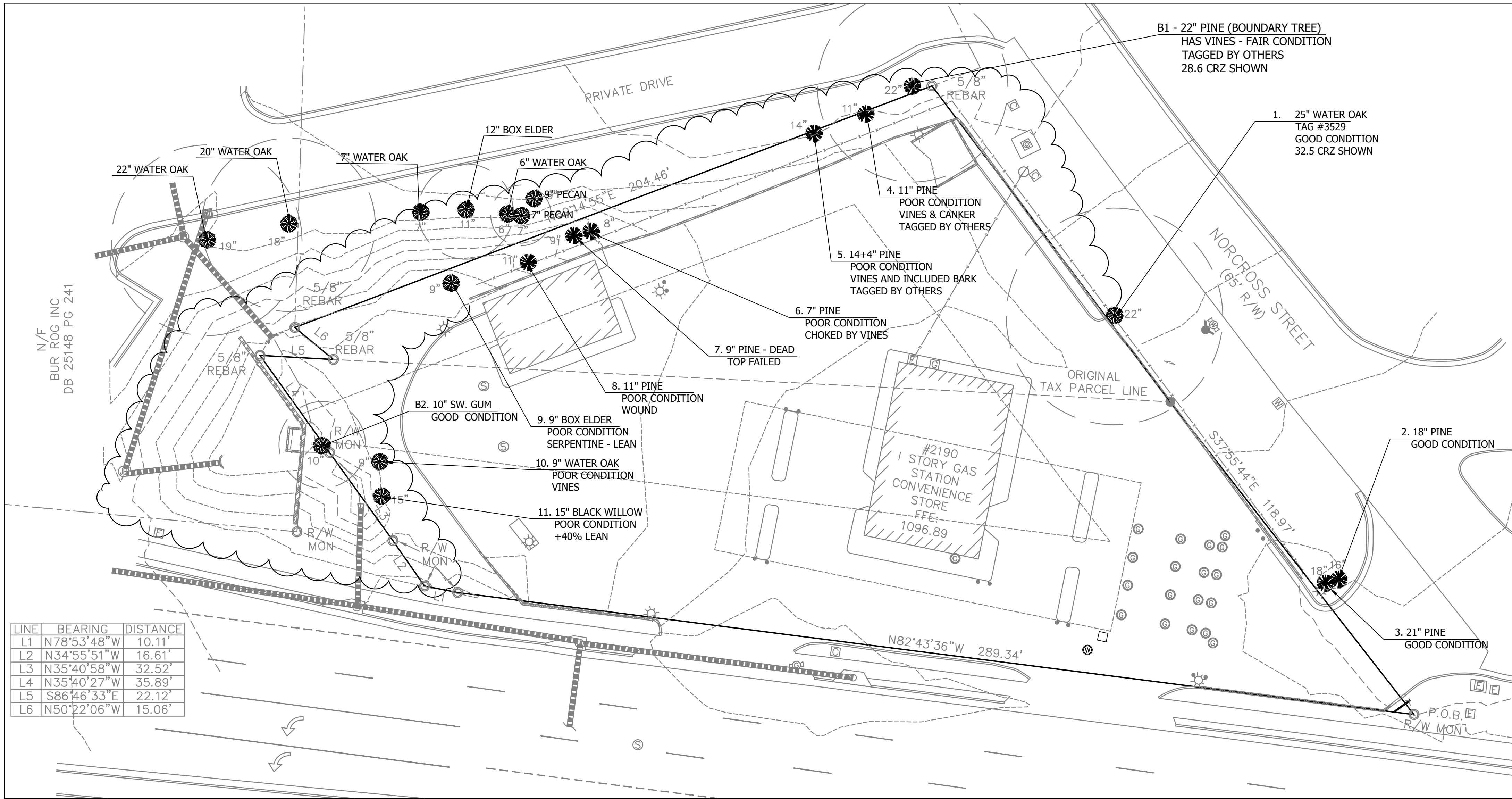


11. **Black Willow – 15” – + 40% Lean - Poor Condition**



B1. **Boundary Tree #1 – 22” Pine – has large vines with some girdling – Fair Condition**

B2. **Boundary Tree #2 – 10” Sweetgum – Good Condition**



ALL SURVEY INFORMATION IS BY:

BOUNDARY ZONE, INC.
DANIEL F. CONROY, RLS
1100 PEACHTREE ST., SUITE 200
ATLANTA, GA 30309
WWW.BOUNDARYZONE.COM
770-271-5772

MODIFIED ARBORIST REPORT FOR:

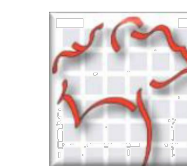
#2190 Old Milton Parkway, Alpharetta, GA

Alpharetta, Georgia

Prepared for:

Chris Hickman - Cary Oil

Visual Inspection only



Prepared by:
T.J. Schell, LLC
Landscape Architects
And Certified Arborists
2985 Gordy Parkway, Suite 422
Marietta, GA 30066
teresa@tjschell.com
Cell 770-361-2319

Teresa H. Eldredge, PLA, ISA
Certified Arborist
ISA SO-5442A

April 15, 2022

PROJECT:

#2190 Old Milton
Parkway Site

LOCATION:

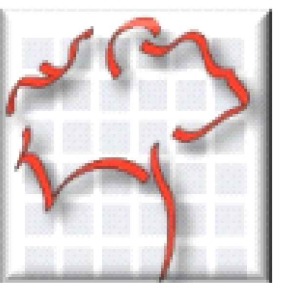
#2190 OLD MILTON PARKWAY
LAND LOTS 695
DISTRICT 1
CITY OF ALPHARETTA
GEORGIA

DEVELOPER/OWNER:

CARY OIL

CHRIS HICKMAN
CONTACT:
919.602.2021

CONSULTANT:



TJ SCHELL, LLC

Landscape Architect • Consulting Arborist

770.361.2319
teresa@tjschell.com

2985 Gordy Pkwy., Ste. 422, Marietta, GA 30066

SEAL:

TERESA H. ELDREDGE
ISA - SO-5442A



REVISIONS DATE

DRAWN BY: THE
JURISDICTION: CITY OF ALPHARETTA
DATE:

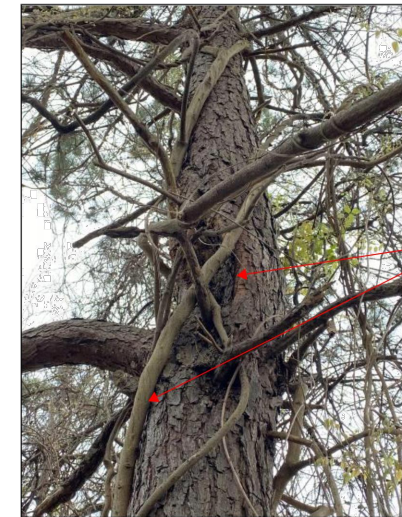
SHEET TITLE:
TREE EVALUATION PLAN

SHEET NUMBER: T-1

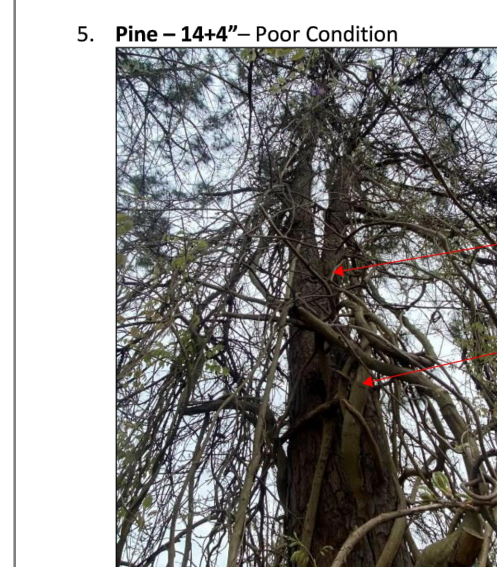
JOB NUMBER:

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2. Pine - 21" - Good Condition
3. Pine - 18" - Good Condition
4. Pine - 11" - Poor Condition



Canker and vines



Included bark at split

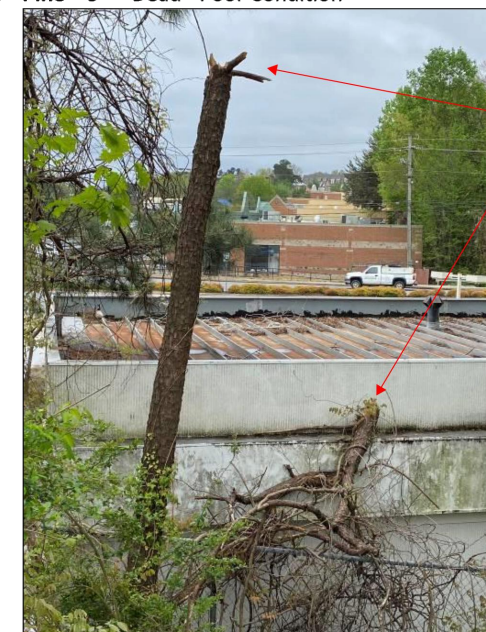
choking vines

6. Pine - 7" - Poor Condition



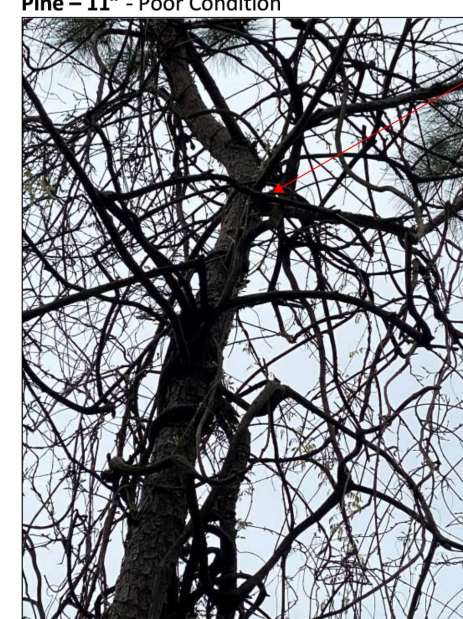
example of girdling throughout tree

7. Pine - 9" - Dead - Poor Condition



top has failed

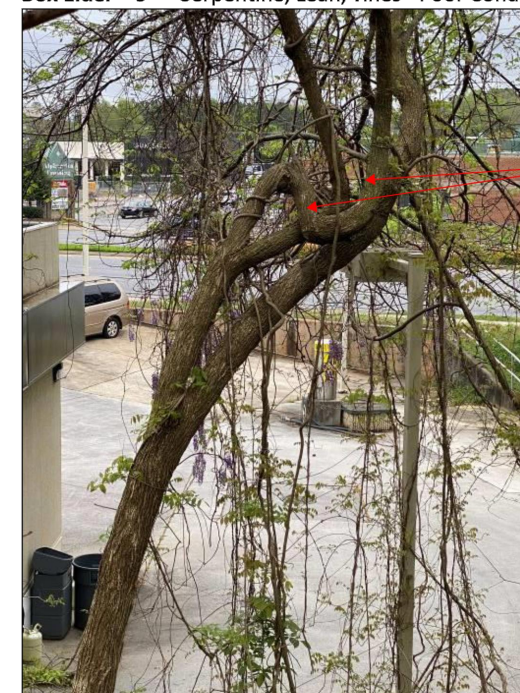
8. Pine - 11" - Poor Condition



Choking vines in canopy

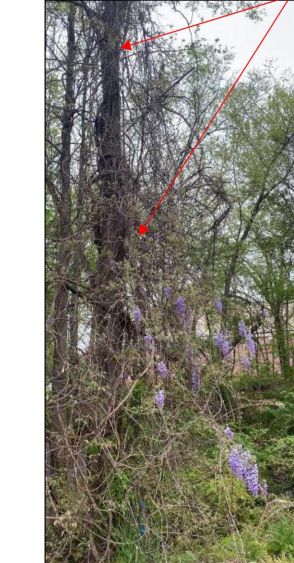
wound where tree is growing around fence

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Poor form, serpentine

10. Water Oak - 9" - Vines choked - Poor Condition



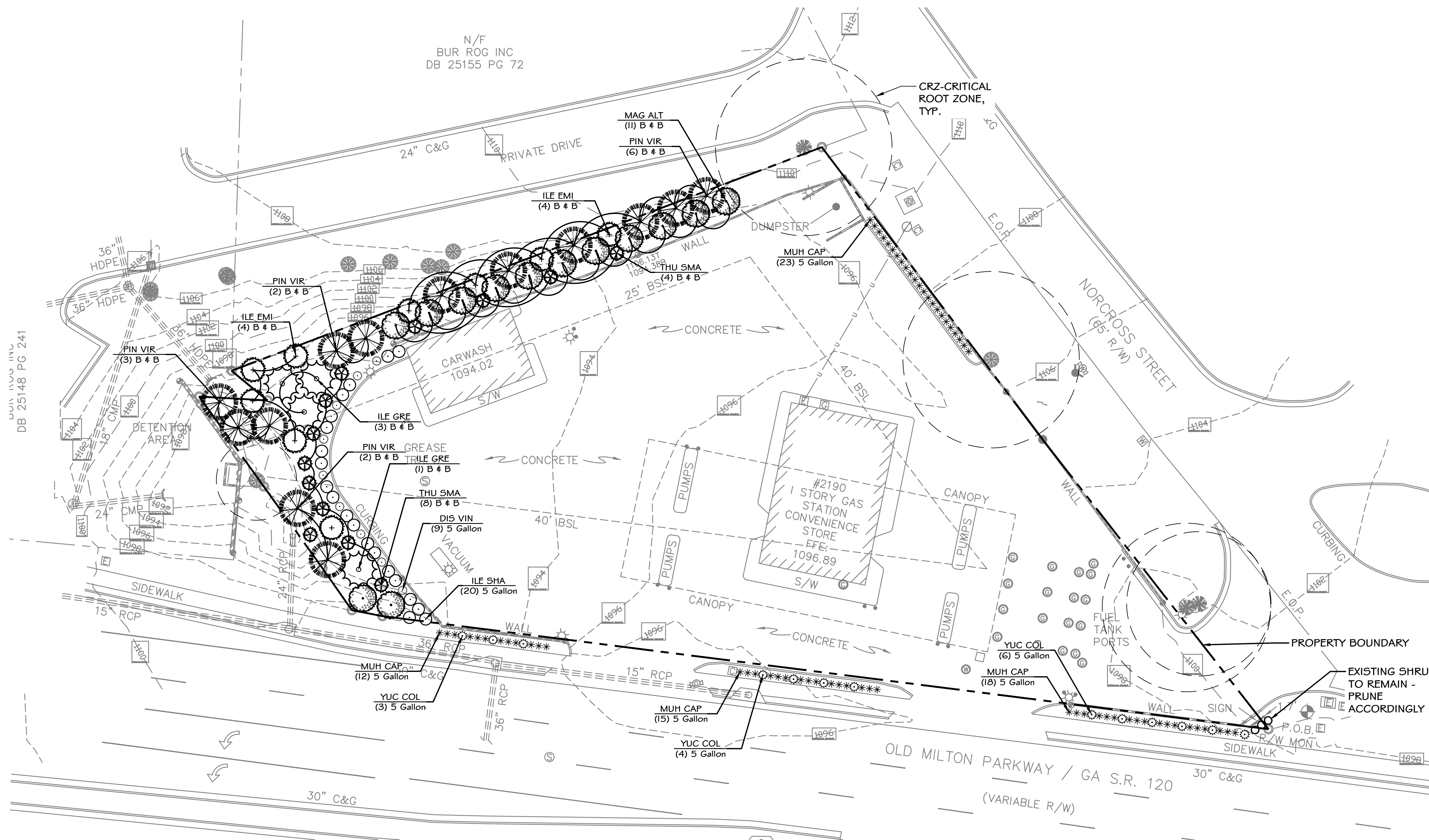
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B1. Boundary Tree #1 - 22" Pine - has large vines with some girdling - Fair Condition
B2. Boundary Tree #2 - 10" Sweetgum - Good Condition



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



LEGEND:

- EXISTING HARDWOOD TREE
- EXISTING PINE TREE

SITE AREA

AREA WITHIN PROPERTY BOUNDARY = .79 ACRES

TREE DENSITY INCHES REQUIREMENT

.79 ACRES X 130 INCHES = 103 INCHES REQUIRED
104 INCHES PROVIDED

GENUS PERCENTAGE OF PROPOSED TREES

GENUS	QTY	TOTAL QTY	PERCENTAGE
HOLLY	13	52	25%
MAGNOLIA	13	52	25%
PINE	13	52	25%
ARBORVITAE	13	52	25%

SCREENING REQUIREMENT

EVERGREEN = 80% REQUIRED
= 100% PROVIDED

PLANT SCHEDULE								
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SPEC SIZE	REMARKS
	ILE GRE	4	ILEX OPACA 'GREENLEAF'	GREENLEAF HOLLY	B & B	2"	6-8' HT.	FULL TO GROUND, SINGLE STRAIGHT LEADER, GOOD FORM, HEALTHY
	ILE EMI	9	ILEX X 'EMILY BRUNER'	EMILY BRUNER HOLLY	B & B	2"	6-8' HT.	FULL TO GROUND, SINGLE STRAIGHT LEADER, GOOD FORM, HEALTHY
	MAG ALT	13	MAGNOLIA GRANDIFLORA 'ALTA'	ALTA MAGNOLIA	B & B	2"	6-8' HT.	FULL TO GROUND, SINGLE STRAIGHT LEADER, GOOD FORM, HEALTHY
	PIN VIR	13	PINUS VIRGINIANA	VIRGINIA PINE	B & B	2"	6-8' HT.	SINGLE STRAIGHT LEADER, GOOD FORM, HEALTHY
	THU SMA	13	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	B & B	2"	6-8' HT.	FULL TO GROUND, GOOD FORM, HEALTHY
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT SIZE	SPEC SIZE	SPACING	
	DIS VIN	9	DISTYLIUM MYRICOIDES VINTAGE JADE	VINTAGE JADE DISTYLIUM	5 GALLON	24-36" HT.	36" o.c.	FULL IN POT, GOOD FORM, HEALTHY
	ILE SHA	20	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERY	5 GALLON	24-36" HT.	48" o.c.	FULL IN POT, GOOD FORM, HEALTHY
	MUH CAP	68	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	5 GALLON	24-36" HT.	30" o.c.	FULL IN POT, HEALTHY
	YUC COL	13	YUCCA FILAMENTOSA 'COLOR GUARD'	COLOR GUARD ADAM'S NEEDLE	5 GALLON	24-36" HT.	36" o.c.	FULL IN POT, GOOD FORM, HEALTHY

PROJECT:

2190 OLD MILTON PARKWAY

LOCATION:

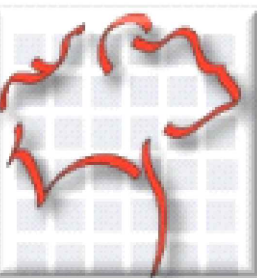
2190 OLD MILTON PKWY.
LAND LOT 695
LAND DISTRICT 1
FULTON COUNTY
ALPHARETTA, GA 30009

OWNER/DEVELOPER:

CARY OIL

CHRIS HICKMAN
919.602.2021

CONSULTANT:



TJ SCHELL, LLC

Landscape Architect • Consulting Arborist

770.361.2319
teresa@tjschell.com

2985 Gordy Pkwy., Ste. 422, Marietta, GA 30066

SEAL:



TERESA H. ELDRIDGE
ISA - SO-5442A

SCALE 1" = 20'



REVISIONS

DATE

DRAWN BY:

JURISDICTION:

DATE:

SHEET TITLE:

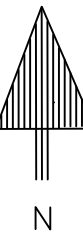
LANDSCAPE
PLAN

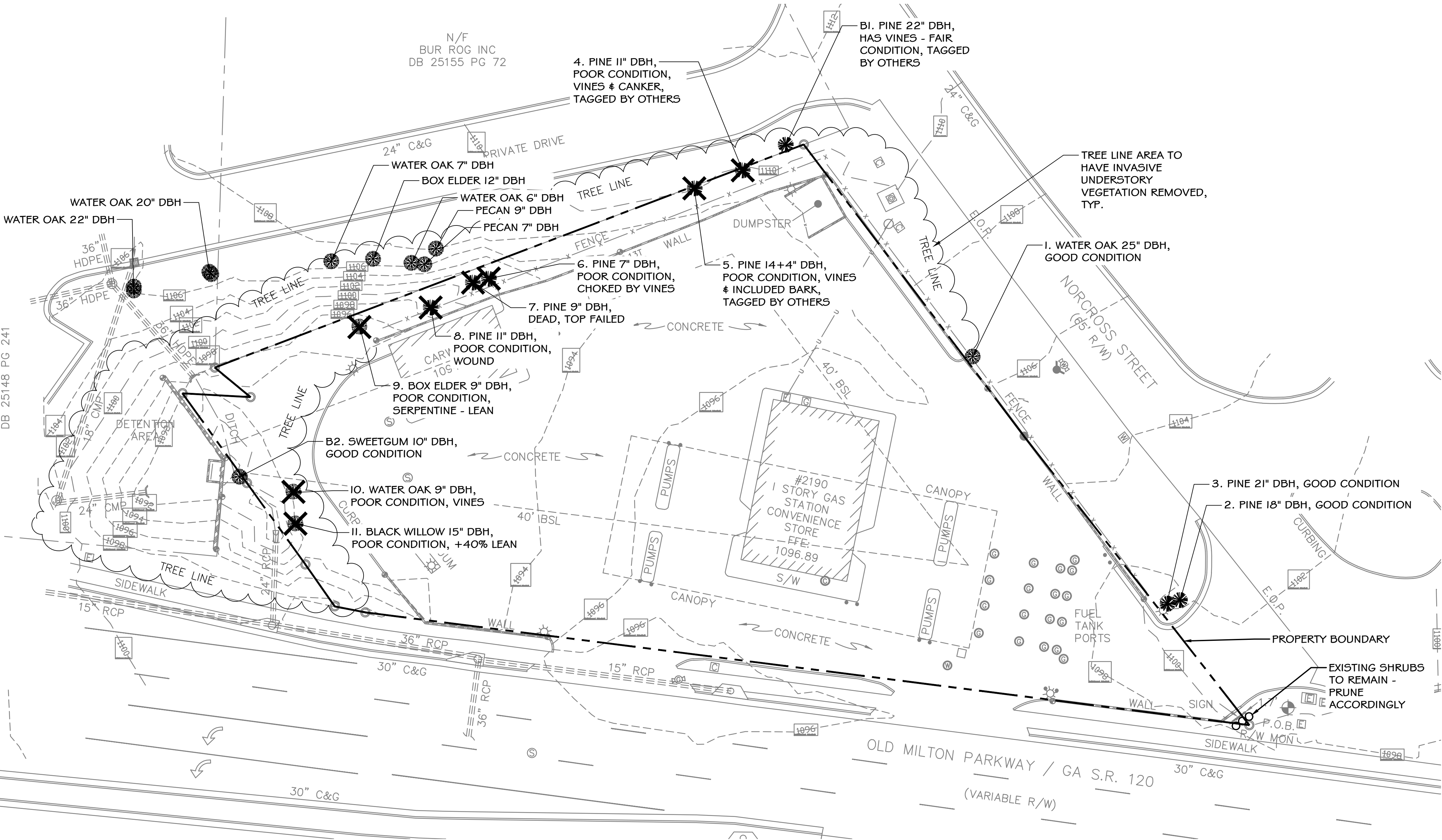
SHEET NUMBER:

T.2



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



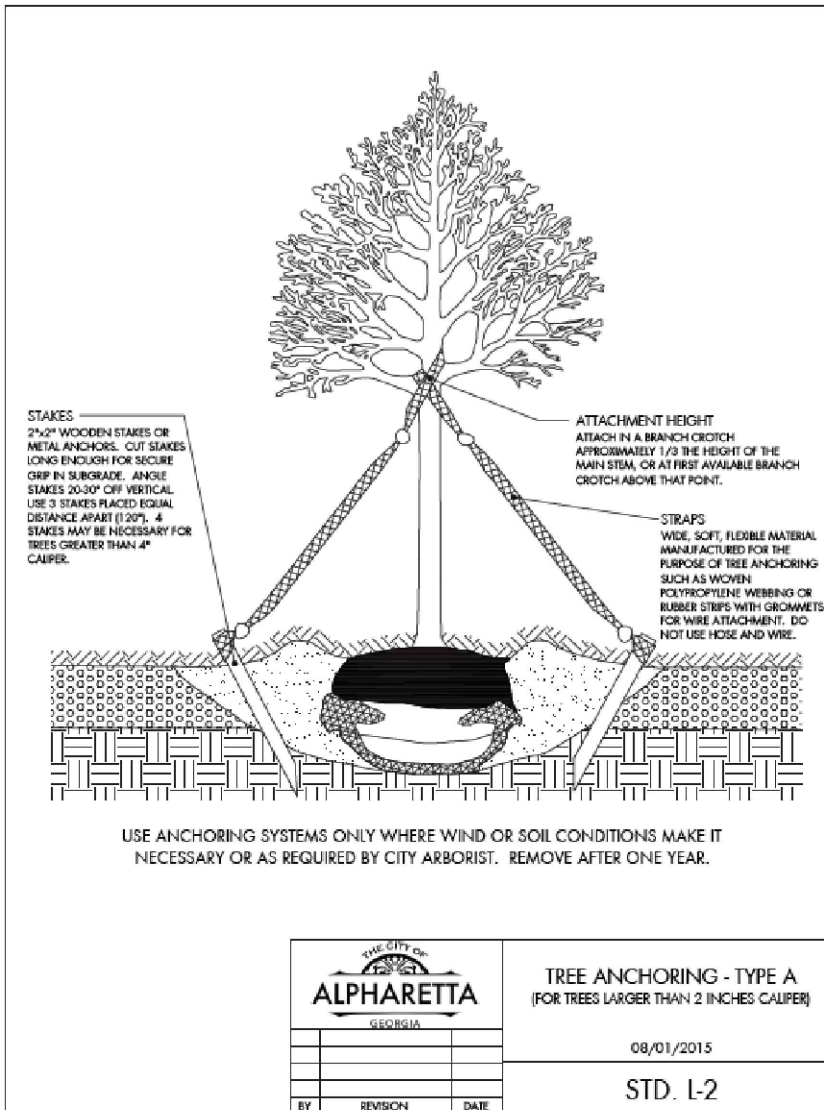
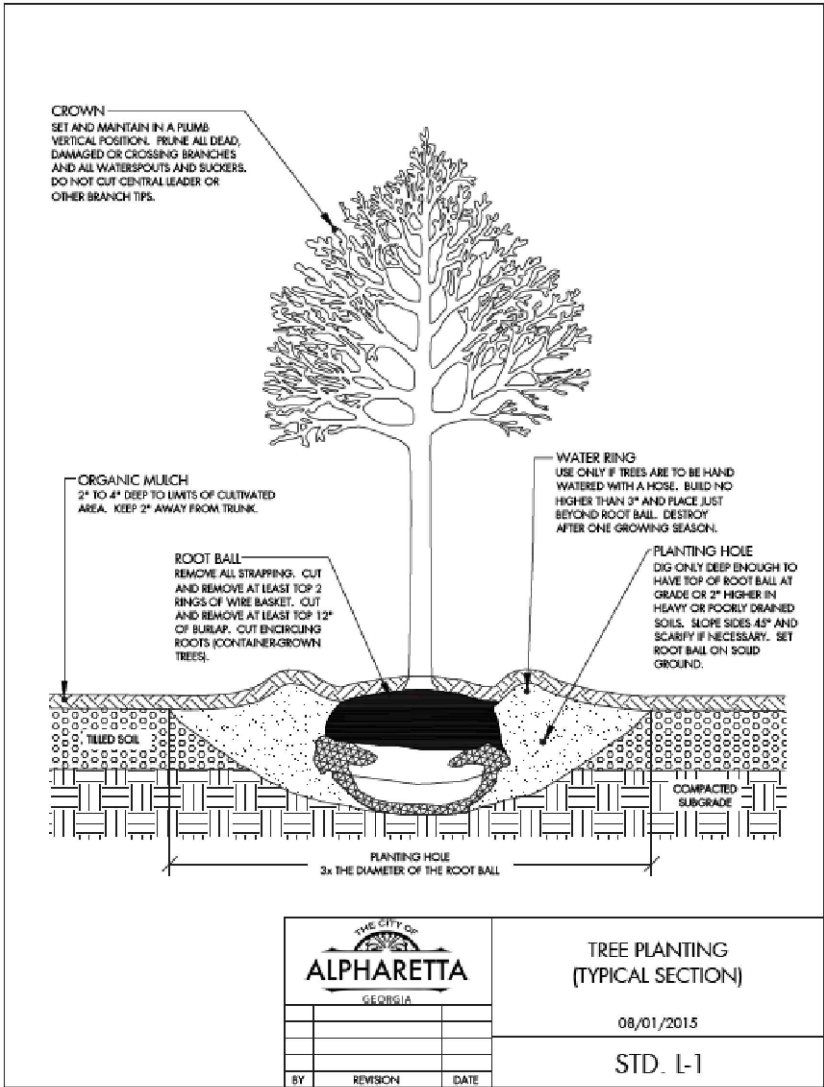


LEGEND:

- EXISTING HARDWOOD TREE
- EXISTING PINE TREE
- EXISTING TREE TO BE REMOVED

ALL SURVEY INFORMATION PROVIDED BY:

BOUNDARY ZONE, INC.
DANIEL F. CONROY, RLS
1100 PEACHTREE ST., STE. 200
ATLANTA, GA 30309
WWW.BOUNDARYZONE.COM
770-271-5772



A BASIC TREE CARE PLAN FOR THE NEW TREES SHALL BE DRAFTED BY A CERTIFIED PROFESSIONAL THROUGHOUT CONSTRUCTION AND FOR 2 YEARS AFTER ISSUANCE OF A CERTIFICATE OF OCCUPANCY.



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

The City Arborist must inspect the site before installation of erosion control measures. Land disturbance without a site inspection and approval by the City Arborist will result in a "Stop-Work Order" and fines.

If tree survey inaccuracies are found on-site, a stop work order will be issued until revised plans are approved and processed based on accurate information. Design Landscape Architect or Project Arborist will inspect, verify, and approve the landscape has been planted per the approved plans and city standards prior to contacting the City Arborist for a CO inspection.

Trees agreed upon to be saved are the responsibility of the owner.

A 4" layer of mulch is required for the CRZ of Specimen Trees, Trees of Quality, and Tree Groupings. Mulch must be applied prior to start of construction and shall not touch the trunks of the tree(s).

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

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

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

Plant sizes (caliper and height) MUST match the sizes shown on the plans. Plants that do not meet these minimums will not be accepted. E.g. 3 inch caliper trees must be 3 inches or larger. Plant height measurement is taken at the top of the main body of the plant and not at the tip of the topmost growth.

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

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

When watering bags are used manufacturers recommendations MUST be followed for proper sizing and watering schedules. Bags will be filled weekly by owner and during droughts for a minimum of 18 months after installation.

NO TRENCHING ALLOWED IN TREE SAVE AREAS- INCLUDING IRRIGATION.

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

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

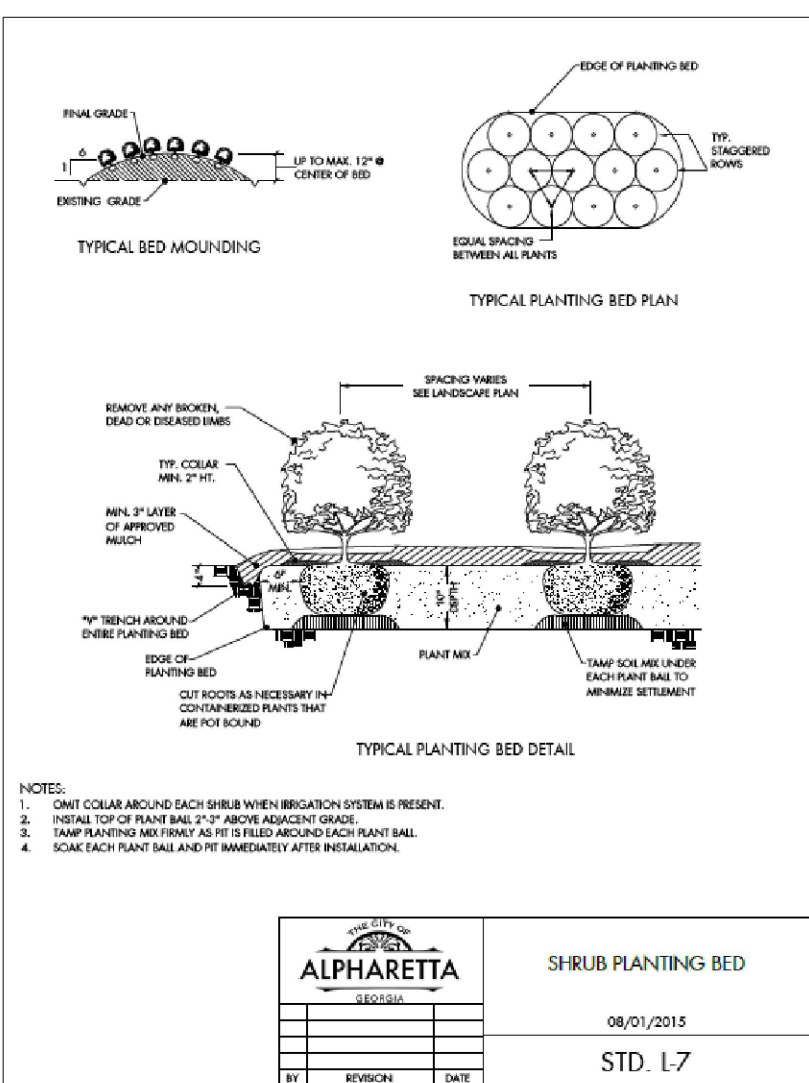
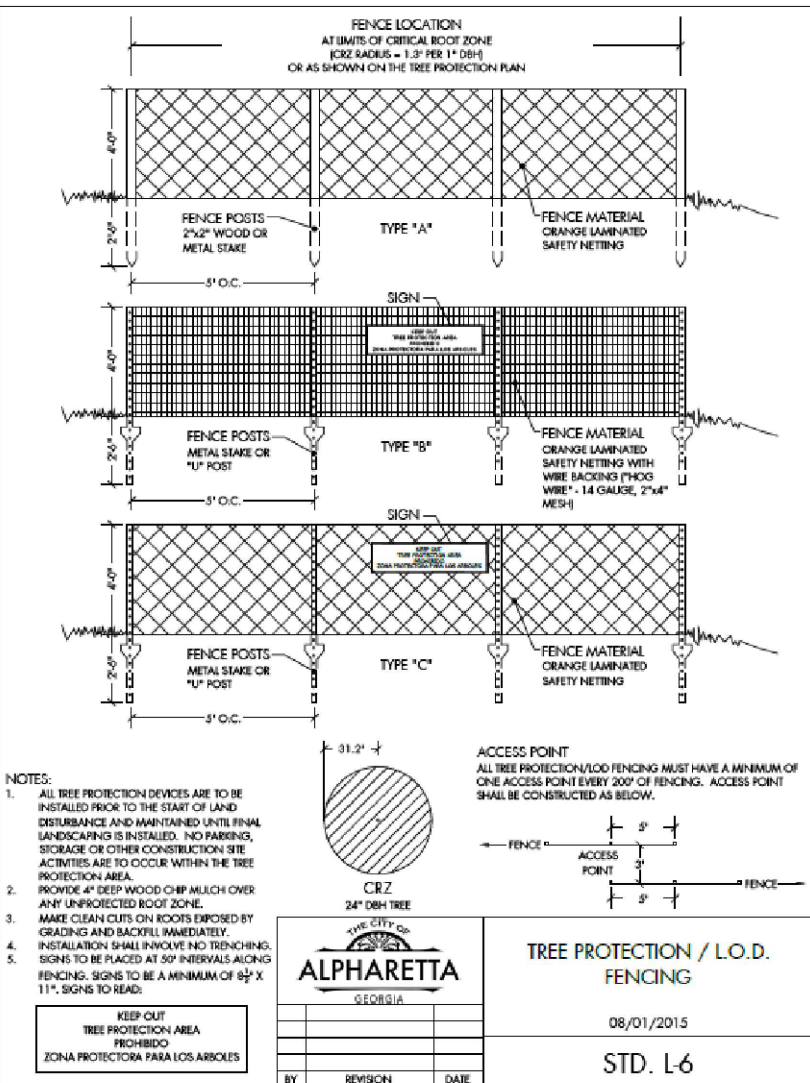
All tree anchoring devices shall be removed from tree after one complete growing season or one year after planting, whichever is greater.

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

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

NO TREES SHALL BE PLANTED ON ANY AREA OF AN EARTHEN DAM OR EMBANKMENT. Make sure this note is bold and located in a prominent place near the dam.

ALL TREES MUST BE PLANTED OUTSIDE OF ANY UTILITY EASEMENTS, UNLESS APPROVED BY THE CITY ARBORIST OR UTILITY PROVIDER. Make sure this note is bold and in a prominent place near utilities. This pertains to ALL utilities (water, sewer, gas, fiber optic, electric, etc.).



PROJECT:

2190 OLD MILTON PARKWAY

LOCATION:

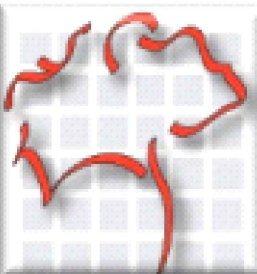
2190 OLD MILTON PKWY.
LAND LOT 695
LAND DISTRICT 1
FULTON COUNTY
ALPHARETTA, GA 30009

OWNER/DEVELOPER:

CARY OIL

CHRIS HICKMAN
919.602.2021

CONSULTANT:



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2985 Gordy Pkwy., Ste. 422, Marietta, GA 30066

SEAL:



TERESA H. ELDRIDGE
ISA - 50-5442A

SCALE 1" = 20'



REVISIONS DATE

DRAWN BY:

JURISDICTION:

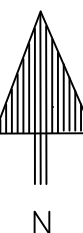
DATE:

SHEET TITLE:

TREE REMOVAL PLAN

SHEET NUMBER:

T.1



GENERAL NOTES

- OWNER/DEVELOPER: VP MILTON, LLC
3424 PEACHTREE RD SUITE 1780
ATLANTA, GA 30326
TEL: 678-877-8900
CONTACT: BRYAN HENDERSON - bryan@bryanhenderson.com
- ENGINEER: BLUE LANDWORKS LLC
5019 WEST BROAD STREET
SUITE M230
SUGAR HILL, GEORGIA 30518
TEL: 678-804-8586
CONTACT: JOHN NICOL, PE
GA PE #27087
GA SSWC LEVEL II CERTIFIED DESIGN PROFESSIONAL #14361
- THIS PROPERTY IS SHOWN ON FULTON COUNTY TAX MAPS AS BEING PART OF THE 1ST LAND DISTRICT, LAND LOT 60, PARCEL (S) 12-23406000566.
- THIS PROPERTY IS ZONED D-1 (OFFICE INSTITUTIONAL).
- PROPOSED USE: ASSISTED LIVING
TOTAL AREA = 4.90 ACRES
NUMBER OF UNITS MAIN BUILDING = 71
NUMBER OF COTTAGE UNITS = 20
TOTAL NUMBER OF UNITS = 91
DENSITY UNITS/ACRE = 18.46
INTERIOR SETBACKS:
MINIMUM FRONT SETBACK: 65 FEET
MINIMUM SIDE SETBACK: 15 FEET
MINIMUM REAR SETBACK: 15 FEET
- THERE IS NO FLOODPLAIN ON THIS PROPERTY PER FEMA NFP FIRM PANEL NO. 13121C0054F, DATED 9/18/13.
- PARKING REQUIRED:
GROUP HOME: 1 SPACE / 2 UNITS
TOTAL UNITS MAIN BUILDING = 69
REQUIRED SPACES = 69/2 = 35 SPACES
(COTTAGES HAVE GARAGE OR DRIVEWAY PARKING)
PARKING PROVIDED:
PROPOSED STANDARD SPACES = 14 SPACES
PROPOSED PARKING GARAGE SPACES = 65 SPACES
PROPOSED HANDICAP ACCESSIBLE SPACES = 4 SPACES
TOTAL PROPOSED SPACES = 85 SPACES
- THIS SITE DOES NOT CONTAIN AREAS, STREAMS, AND/OR BODIES OF WATER DEPICTED AS WETLANDS ON THE U.S. DEPARTMENT OF INTERIOR, FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY.
- SOURCE OF TOPOGRAPHY IS FULTON COUNTY GIS. CONTOUR INTERVAL IS 2 FEET. REFERENCE DATUM IS NAVD 88.
- WATER DISTRIBUTION AND SANITARY SEWER SERVICE TO BE PROVIDED BY FULTON COUNTY.
- THIS SITE DOES NOT CONTAIN STATE WATERS REQUIRING AN UNDISTURBED 25' STATE WATERS BUFFER.
- "SURVEY FOR 11940 ALPHARETTA HIGHWAY FOR VILLAGE PARK SENIOR LIVING, LLC" BY BLUE LANDWORKS, LLC DATED DECEMBER 30, 2019.
- REFERENCE "TREE STUDY REPORT" FOR VILLAGE MILTON EXPANSION BY NEBARK CONSULTING ARBORIST, DATED DECEMBER 9, 2019 FOR SPECIMEN TREE VERIFICATION.
- NO TREES OF QUALITY OR TREE GROUPINGS EXIST ON THE SITE.

TREE ID	SIZE (INCHES)	TYPE	CRZ (RADIUS)'	CRZ DIS %
#1	28	OAK	36.4	43
2	14	SYCAMORE	18.2	0
3	12	OAK	15.6	24
4	10	OAK	13	20
#45	13	MAPLE	16.5	0
6	10	PINE	13	22
7	10	PINE	13	12
8	10	PINE	13	18
9	10	PINE	13	26
10	10	PINE	13	22
11	8	PINE	10.4	11
12	9	OAK	11.7	26
13	11	OAK	14.3	15
14	8	OAK	10.4	20
15	12	OAK	15.6	29
16	15	OAK	19.5	35
17	12	PINE	15.6	18
#42	18	MAPLE	23.4	0
19	9	SWEETGUM	11.7	33
20	8	SWEETGUM	10.4	29
21	5	SWEETGUM	6.5	16
22	7	BOXELDER	9.1	8
23	10	SWEETGUM	13	37
24	8	PINE	10.4	6
25	13	PINE	16.9	42
26	5	MAPLE	6.5	0
27	5	SOURWOOD	6.5	17
28	5	MAPLE	6.5	0
29	10	MAPLE	13	0
30	7	MAPLE	9.1	0

TREE ID	SIZE (INCHES)	TYPE	CRZ (RADIUS)	CRZ DIS %
31	10	MAPLE	13	37
32	8	PINE	10.4	10 *
			0	
34	10	SWEETGUM	13	0
# 35	23	MAPLE	29.9	
36	10	SWEETGUM	13	0
37	10	SWEETGUM	13	2 *
38	10	POPLAR	13	0
39	10	POPLAR	13	0
40	10	POPLAR	13	0 *
41	10	POPLAR	13	0 *
			0	
43	9	POPLAR	11.7	16 *
44	9	POPLAR	11.7	18 *
			0	
			0	
47	15	SWEETGUM	19.5	0
48	25	SWEETGUM	32.5	8
49	20	POPLAR	26	12 *
50	10	MAPLE	13	0 *
51	42	SWEETGUM	54.6	5
52	5	HICKORY	6.5	0 *
53	5	HICKORY	6.5	0 *
54	10	HICKORY	13	0 *
# 55	38	SWEETGUM	49.4	13 *
56	19	SWEETGUM	24.7	14 *
57	25	SWEETGUM	32.5	10 *
58	5	POPLAR	6.5	0 *
59	20	SWEETGUM	26	0 *
60	10	SWEETGUM	13	0 *

TREE ID	SIZE (INCHES)	TYPE	CRZ (RADIUS)'	CRZ DIS %	
61	10	SWEETGUM	13	0 *	
62	10	SWEETGUM	13	0 *	
63	10	SWEETGUM	13	0 *	
64	20	SWEETGUM	26	0 *	
65	25	SWEETGUM	32.5	0 *	
66	8	OAK	10.4	0 *	
67	4	POPLAR	5.2	0 *	
68	4	POPLAR	5.2	0 *	
#35	69	32	PINE	41.6	0 *
#4	70	38	SWEETGUM	49.4	0 *
71	25	OAK	32.5	0 *	
72	12	OAK	15.6	0 *	
73	12	OAK	15.6	0 *	
74	12	OAK	15.6	0 *	
75	12	OAK	15.6	0 *	
76	12	OAK	15.6	0 *	
77	29	PINE	37.7	1 *	
78	20	PINE	26	0 *	
79	21	PINE	27.3	5 *	
80	12	MAPLE	15.6	28	
81	5	POPLAR	6.5	0	
82	12	MAPLE	15.6	0	
83	5	POPLAR	6.5	0	
84	10	PINE	13	0	
#39-85	24	MAPLE	21.2	0	
#37-86	26	MAPLE	23.8	0	
#38-87	26	MAPLE	33.8	0	
#40-88	18	MAPLE	23.4	0	
89	13	PINE	16.9	37	
90	9	PINE	11.7	31	

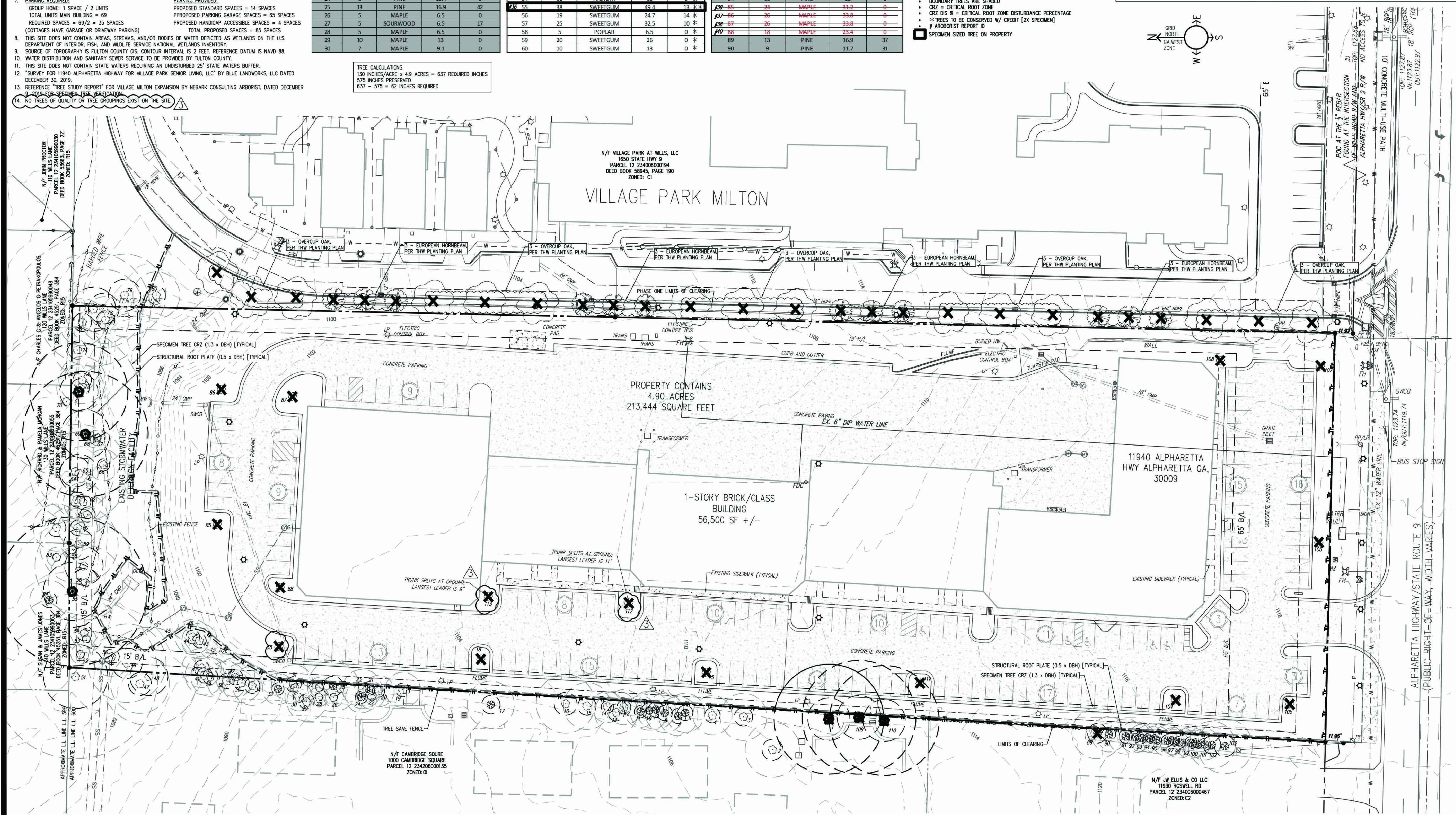
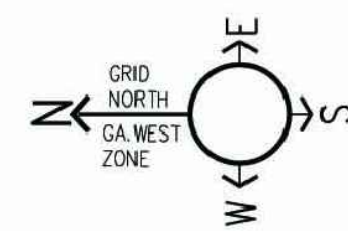
TREE ID	SIZE (INCHES)	TYPE	CRZ (RADIUS)	CRZ DIS %	
91	9	PINE	11.7	27	
92	8	PINE	10.4	25	
93	7	PINE	9.1	19	
94	7	PINE	9.1	18	
95	7	PINE	9.1	16	
96	8	PINE	10.4	19	
97	7	PINE	9.1	14	
98	8	PINE	10.4	15	
99	8	PINE	10.4	16	
100	7	PINE	9.1	10	
101	8	PINE	10.4	13	
102	12	PINE	15.6	24	
103	14	PINE	18.2	26	
#47	104	11	MAPLE	18.3	0
#48	105	17	MAPLE	22.1	0
#49	106	20	MAPLE	26	0
#50	107	21	MAPLE	27.3	0
#51	108	18	MAPLE	23.4	0
#1	109	29	OAK	37.7	46
#1	110	28	OAK	36.4	44
#46	111	21	MAPLE	27.3	0
#44	112	11	RIVER BIRCH	14.3	0
#43	113	9	MAPLE	11.7	0

- BOUNDARY TREES ARE SHADED
- CRZ IS CRITICAL ROOT ZONE
- CRZ DIS % = CRITICAL ROOT ZONE DISTURBANCE PERCENTAGE
- % TREES TO BE CONSERVED W/ CREDIT (2x SPECIMEN)

 SPECIMEN SIZED TREE ON PROPERTY

- BOUNDARY TREES ARE SHADED
- CRZ = CRITICAL ROOT ZONE
- CRZ DIS % = CRITICAL ROOT ZONE DISTURBANCE PERCENTAGE
- * TREES TO BE CONSERVED W/ CREDIT [2X SPECIMEN]
- # ARBORIST REPORT ID
- SPECIMEN SIZED TREE ON PROPERTY

ABBREVIATIONS	LEGEND
APPROX = APPROXIMATE	HP = HIGH POINT
BC = BACK OF CURB	IN = INVERT ELEVATION
BFE = BOTTOM FLOOR ELEVATION	IPF = IRON PIN FOUND
BM = BENCHMARK	IRS = IRON SET - 1/2" REBAR
BW = BOTTOM OF WALL	ICV = IRRIGATION CONTROL VALVE
B/L = BUILDING	JB = JUNCTION BOX
B/L = BUILDING LINE	LL = LAND LOT LINE
CB = CATCH BASIN	LP = LIGHT POLE
C/L = CENTERLINE	LOWP = LOW POINT
CO = CLEANOUT	MANH = MANHOLE
CONC = CONCRETE	MSL = MEAN SEA LEVEL
CMF = CONCRETE MONUMENT FOUND	OTF = OPEN TOP PIPE
CMP = CORRUGATED METAL PIPE	OCS = OUTLET CONTROL STRUCTURE
CSP = CORRUGATED STEEL PIPE	PMT = PAVEMENT
CF = CURB & GUTTER	PP = PEDIESTAL
CTF = CRIMP TOP FOUND	PKF = PK NAIL FOUND
DIA = DIAMETER	PP = POLYVINYL CHLORIDE PIPE
DE = DRAINAGE EASEMENT	POB = POINT OF BEGINNING
DI = DROP INLET	PWR = POWER
DIP = DUCTILE IRON PIPE	PP = POWER POLE
DWCB = DOUBLE WING CATCH BASIN	PTP = POWER/TELEPHONE POLE
EP = EDGE OF PAVEMENT	P/L = PROPERTY LINE
ELEV = ELEVATION	PROP = PROPOSED
EX = EXISTING	REBAR = REINFORCED CONCRETE PIPE
FC = FACE OF CURB	RCP = RIGHT-OF-WAY
FE = FINISHED FLOOR ELEVATION	SSE = SANITARY SEWER EASEMENT
FI = FIRE HYDRANT	SSM = SANITARY SEWER MANHOLE
FES = FLARED END SECTION	SWCB = SINGLE WING CATCH BASIN
FM = FORCE MAIN	S/W = SIDEWALK
GMH = GEORGIA POWER MANHOLE	SF = SQUARE FEET
GI = GRATE INLET	TEL = TELEPHONE
GR = GROUND	TB = TOP OF BANK
GW = GUY WIRE	TOP = TOP OF CURB
HW = HEADWALL	TPOB = TRUE POINT OF BEGINNING
HOPE = HIGH DENSITY POLYETHYLENE	TRANS = TRANSFORMER
	UG = UNDERGROUND

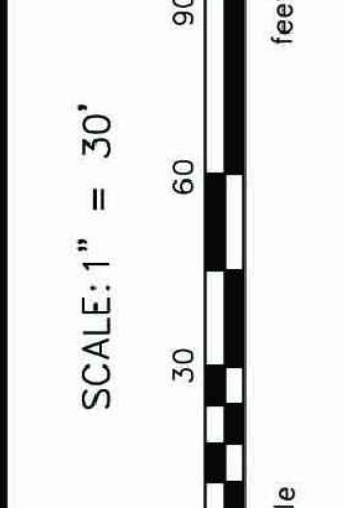


BLUE LANDWORKS
CONSULTING ENGINEERS & SURVEYORS
LICENSE # PE005518
LICENSE # LS001044
5019 WEST BROAD STREET
SUITE M230
SUGAR HILL, GEORGIA 30518
TELEPHONE: (678) 804-8586
INFO@BLUELANDWORKS.COM
WWW.BLUELANDWORKS.COM

PREPARED FOR:
VP MILTON, LLC
3424 PEACHTREE RD SUITE 1780
ATLANTA, GA 30326
TEL: 678-877-8900
CONTACT: BRYAN HENDERSON
bryan@bryanhenderson.com



REVISIONS	DATE	DESCRIPTION
1	10/17/2021	SUBMIT TO FOR REVIEW
2	10/17/2021	ADDRESS REVIEW COMMENTS
3	10/17/2021	ADDRESS REVIEW COMMENTS



**VILLAGE PARK MILTON
PHASE TWO**
1840 ALPHARETTA HIGHWAY
CITY OF ALPHARETTA
LAND LOT 600, 1ST DISTRICT
DRAWN: GC
CHECKED: JN
FULTON COUNTY, GA

TREE SURVEY
PROJECT # 2019.099
TR-001

Tree Study Report

Village Milton Expansion , Alpharetta GA

Date of Inspection 4/15/2022

Inspector
Jesse Milton
ISA #502-11708
Email: jesse@onebark.com

Owner/Construction Manager
Bryan Henderson
bryanh@juleslumber.com

INTRODUCTION
This inspection was made to verify trees that meet Specimen Tree criteria and/or meet the criteria for an Arborist Report as outlined in the Alpharetta municipal code.

METHODOLOGY
The project site was traversed to identify trees that meet the minimum size criteria for Specimen trees. This inspection uses Level I and Level II assessment standards. Level II standards can be applied at the customers request. All tree sizes were measure as DBH (Diameter at Breast Height, 4.5 feet above soil level).
The project site was traversed to identify trees that meet the minimum size criteria for Specimen trees, including boundary trees within 30 feet outside of the parcel limits and potential "Trees of Character". Boundary trees can only be inspected from the subject parcel, unless written permission is given by the neighboring parcel owner. This inspection uses Level I and Level II assessment standards. Level II standards can be applied at the customers request.

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

- 30 inch DBH or larger for trees in the Pinus genus
- 30 inch diameter or larger for trees in the Sweetgum or Tulip poplar genus
- 20 inch DBH or larger for trees in the Cedrus, Thuja, or other ecologically similar trees
- 20 inch diameter or larger for trees in the Beech, Nyssa, Persimmon, Sassafras, or other ecologically similar trees
- 20 inch diameter or larger for Magnolia grandiflora and those cultivars that generally reach a mature height over 40'
- 24 inch DBH or larger for trees in all other genera
- 10 inch DBH or larger for Sourwood
- Understory trees: 8-inch DBH diameter or larger

DEFINITIONS OF TREE HEALTH
GOOD - Few if any pathological problems exist; canopy is full, leaf density is above average, and live crown ratio is generally 50% or greater
FAIR - vigor is reasonable but a minor pathological problem may exist; leaf density is average; live crown ratio may be less than 50%. Most urban trees fall in this category.
POOR - vigor is waning, some dieback may be present, leaf density is below average; a significant pathological problem may be present; decay may exist within vital structures.
DECLINING - vigor is terminal, dieback is developing or is inevitable; tree has a limited life expectancy of less than 5 years.

Village Milton Expansion 1

Tree 43 Status: NOT SPECIMEN Cataloged : 4/15/2022
Species: 9/6/7/5/1/6" Maple, red, Acer rubrum

Condition: Fair health, stress symptoms in canopy; Structure is Multiple trunks, very poor form



Tree 44 Status: NOT SPECIMEN Cataloged : 4/15/2022
Species: 11/11" Birch, river, Betula nigra

Condition: Fair health, stress symptoms in canopy; Structure is Multiple trunks



Village Milton Expansion 6

Tree B Status: SPECIMEN Cataloged : 12/9/2019
Species: 28" Oak, willow, Quercus phellos

Condition: Good health. No significant problems identified; Structure is Single; No significant problems identified



Tree C Status: SPECIMEN Cataloged : 12/9/2019
Species: 29" Oak, willow, Quercus phellos

Condition: Fair health; Some tip dieback in center of upper canopy ; Structure is Bifurcated, No significant problems identified



Village Milton Expansion 11

Tree 35 Status: SPECIMEN Cataloged : 12/9/2019
Species: 32" Pine, loblolly, Pinus taeda

Condition: Fair health. Small Fusiform canker in mid trunk; No significant problems identified; Structure is Single



Tree 36 Status: NOT SPECIMEN Cataloged : 12/9/2019
Species: 38" Sweetgum, Liquidambar styraciflua

Condition: Fair health. Dieback of stem terminals in multiple trunks; declining health; Structure is Multiple trunks, Cluster of smaller trunks (less than 30" DBH each), individual independent stems



Village Milton Expansion 2

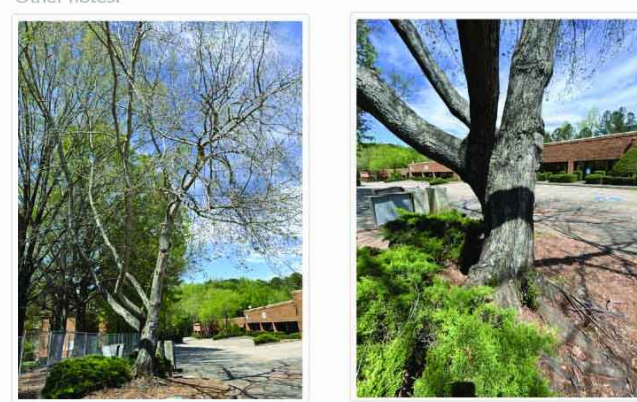
Tree 45 Status: NOT SPECIMEN Cataloged : 4/15/2022 Alternate ID 5
Species: 13" Maple, red, Acer rubrum

Condition: Fair health, stress symptoms in canopy; Structure is Single



Tree 46 Status: NOT SPECIMEN Cataloged : 4/15/2022
Species: 21" Maple, red, Acer rubrum

Condition: Fair health, stress symptoms in canopy; Structure is Single



Village Milton Expansion 7

Tree D Status: SPECIMEN Cataloged : 12/9/2019
Species: 28" Oak, willow, Quercus phellos

Condition: Good health. No significant problems identified; Structure is Single; No significant problems identified



Village Milton Expansion 12

Tree 37 Status: SPECIMEN Cataloged : 12/9/2019
Species: 26" Maple, red, Acer rubrum

Condition: Good health. Non significant problems identified; Structure is Bifurcated, Non significant problems identified, some bark inclusion



Tree 38 Status: SPECIMEN Cataloged : 12/9/2019
Species: 26" Maple, red, Acer rubrum

Condition: Good health. Non significant problems identified; Structure is Bifurcated, Some bark inclusion near base



Village Milton Expansion 3

Tree 47 Status: NOT SPECIMEN Cataloged : 4/15/2022 Alternate ID 104
Species: 11" Maple, red, Acer rubrum

Condition: Declining health. Dieback of secondary stem, stress symptoms in canopy; poor vigor; Structure is Bifurcated



Tree 48 Status: NOT SPECIMEN Cataloged : 4/15/2022 Alternate ID 105
Species: 17" Maple, red, Acer rubrum

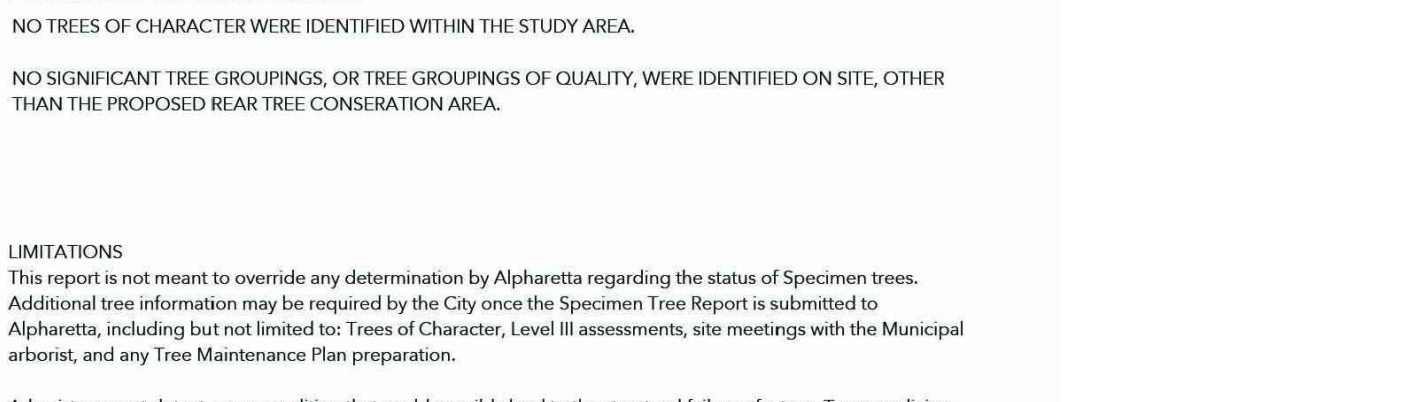
Condition: Fair health. No significant problems identified; Structure is Single



Village Milton Expansion 8

Tree 49 Status: NOT SPECIMEN Cataloged : 4/15/2022 Alternate ID 106
Species: 20" Maple, red, Acer rubrum

Condition: Fair health. No significant problems identified; Structure is Single



Tree 50 Status: NOT SPECIMEN Cataloged : 4/15/2022 Alternate ID 107
Species: 21" Maple, red, Acer rubrum

Condition: Poor health. Dead central stem; Structure is Asymmetric



Village Milton Expansion 9

Tree 41 Status: NOT SPECIMEN Cataloged : 4/15/2022
Species: 23" Maple, red, Acer rubrum

Condition: Good health, stress symptoms in canopy; Structure is Multiple trunks



Tree 42 Status: NOT SPECIMEN Cataloged : 4/15/2022 Alternate ID 18
Species: 18" Maple, red, Acer rubrum

Condition: Fair health, stress symptoms in canopy; Structure is Asymmetric



Village Milton Expansion 5

Tree 51 Status: NOT SPECIMEN Cataloged : 4/15/2022 Alternate ID 108
Species: 18" Maple, red, Acer rubrum

Condition: Poor health, stress symptoms in canopy; dieback of multiple stems (photos 2,3); Structure is Single



Tree A Status: SPECIMEN Cataloged : 12/9/2019
Species: 38" Sweetgum, Liquidambar styraciflua

Condition: Fair health. Non significant problems identified; Structure is Single



Village Milton Expansion 10

Summary
Total Specimen trees identified within study area: 8

Additional Recommendations
NO TREES OF CHARACTER WERE IDENTIFIED WITHIN THE STUDY AREA.
NO SIGNIFICANT TREE GROUPINGS, OR TREE GROUPINGS OF QUALITY, WERE IDENTIFIED ON SITE, OTHER THAN THE PROPOSED REAR TREE CONSERVATION AREA.

LIMITATIONS
This report is not meant to override any determination by Alpharetta regarding the status of Specimen trees. Additional trees information may be required by the City once the Specimen Tree Report is submitted to Alpharetta, including but not limited to: Trees of Character, Level II assessments, site meetings with the Municipal arborist, and any Tree Maintenance Plan preparation.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments cannot be guaranteed. Clients may choose to accept or disregard the recommendations of the arborists, or to seek additional advice. This inspection was made without the expectation of a particular result.

Certification
Date Certified: 4/15/2022

I certify that all of the statements made in this report are true, complete and correct to the best of my knowledge and belief, and are made in good faith.



Village Milton Expansion 13

No.	Drawing Release	Date
01	DRB SUBMITTAL	10/08/21
02	LDP SUBMITTAL	03/16/22
03	DRB SUBMITTAL	04/28/22
04	LDP SUBMITTAL	05/02/22

TREE CARE PLAN - 3 YEAR

PREPARED FOR:

VILLAGE PARK MILTON PHASE II - PROPOSED
1940 ALPHARETTA HIGHWAY

All treatment and inspection dates are approximate, based on an estimated groundbreaking of summer-2022. Any changes in the start of the project should be coordinated with the project arborist so that time sensitive treatment dates are adjusted accordingly. At no time should the treatment scheduling be fixed to these specifications where the health of the trees could be negatively affected.

1. EXISTING TREES

1.1. NOTIFICATION

- 1.1.1. In the event that there are any changes to the health and or condition of the tree(s) that warrant additional tree care, a new maintenance plan will be provided to the City Arborist.
- 1.1.2. The City Arborist must be notified within one week of completion of any planted tree care item in the plan. Proof of completion must also be submitted to City Arborist. If proof has not been provided a CO will not be issued.
- 1.1.3. Design Landscape Architect or Project Arborist will inspect, verify, and approve that the planted trees are planted per the approved plans and city standards prior to contacting the City Arborist for a CO inspection.
- 1.1.4. The Project Arborist will submit progress reports to the Project Management team and City Arborist following significant inspections, milestones, and tree recommendations outside of the tree management plan.

1.2. TREE PROTECTION

- 1.2.1. All tree protection and tree protection devices shall be maintained using the required Alpharetta BMP.
- 1.2.2. No other special tree protection device recommendations are required for this project
- 1.2.3. Project Arborist will evaluate edge trees to determine if any trees within conservation areas are dead, dying, diseased or high risk. The Project Arborist will advise the Project management team and city arborist regarding any tree removal not shown on the plans
- 1.2.4. The Project Arborist will visit the site during clearing phase and tree protection installation.

1.3. ROOT PRUNING - SUMMER 2022

- 1.3.1. The Project Arborist will visit the site in conjunction with the installation of the silt fence, and if necessary, during the grading phase.
- 1.3.2. The Project Arborist will assess all conserved trees' need for root pruning prior to trench backfilling of silt fence.
- 1.3.3. Root pruning using an approved root pruning saw shall be performed in conjunction with silt fence installation where noted on the plans, or directed by the Project Arborist. All roots >0.5" shall be pruned where necessary to conserve root integrity.
- 1.3.4. Whenever roots of trees to remain are exposed during construction, the damaged root ends are to be removed immediately by cutting them off cleanly and squarely.
- 1.3.5. Air Spade or Air Knife excavation consisting of hand and/or pneumatic excavation may be required as directed by Project Arborist following the earthwork phase. At the time of plan submittal, no de-compaction needs were identified, as the site is currently an undisturbed woodland.
- 1.3.6. Follow up Visit - Project Arborist will also visit site as a followup to initial root pruning, and make root pruning adjustments based on grading areas near limits of disturbance

1.4. TREE PRUNING - SUMMER 2022

- 1.4.1. Following clearing and grading, the Project Arborist shall evaluate trees in along the edges of the conservation areas and along the limits of disturbance, primarily along the west-most limits of disturbance, to assess needs for tree pruning. Tree pruning will consist of:
- 1.4.1.1. The removal of broken, dead, and dangerous limbs and branches that present **moderate or greater** risk to the common areas, roads, and pedestrian egress.

4/7/2022 Village Milton P2 Tree Care Plan

- 2.2.2. Trees that have correctable form defects, shall be pruned under the direction of the project Arborist, including leader competition, broken branches, crossing limbs, etc. All pruning shall conform to ANSI A300 Standards for Pruning. If corrective pruning cannot restore the tree to a form that is compatible with City code, or that would result in the tree being damaged, injured, or otherwise unsuitable, the tree should be rejected and a replacement tree installed in its stead.
- 2.2.3. The Project Arborist shall inspect all newly planted trees for proper installation practices and report any deficiencies to the Project manager.
- 2.2.4. All Planting holes shall be dug in a manner that allow moisture to drain efficiently. All planting holes will be dug so that the walls are not glazed, creating a bowl effect.
- 2.2.5. The top of tree root balls shall not be planted below the surrounding grade.
- 2.2.6. Excess soil shall be removed from all tree root balls
- 2.2.7. Planting straps, ties, etc. shall not remain on planted trees past one growing season.
- 2.2.8. All newly planted trees shall be inspected on a seasonal basis, primarily in the early spring and summer, to identify insect or disease activity. Insects or diseases shall only be treated if the Project Arborist determines that a detrimental threshold has been reached. In cases where a tree may be susceptible, the plant shall be treated preventatively.
- 2.2.9. Project Arborist will inspect mulching to determine if the mulch meets City code and is not problematic for tree health, such as mounding.

2.3. FERTILIZATION - SPRING 2023

- To be completed by Project Arborist
- 2.3.1. All newly planted trees shall be fertilized in the first spring following installation.
- 2.3.2. Fertilization shall be of the subsurface liquid infusion technique, and applied as a grid pattern into the root ball and in the surrounding soil.
- 2.3.3. Fertilization formulation shall be a controlled-release formula that contains no more than 1.5 lb of actual N per 1000 sq. ft. Formulation shall include a bio-rational minimum of a carbon source such as humate, kelp, and/or sugars

2.4. INSECT AND DISEASE CONTROL - 2023, ONGOING

- To be completed by Project Arborist
- 2.4.1. The lower trunks of all at-risk planted trees will be sprayed on a seasonal basis for the duration of the tree care plan with a Bifenthrin based insecticide, or its chemical equivalent, applied at the highest allowable rate for trunk borer prophylaxis. All trunk-applied insecticides will contain Pentrabark® or a comparable generic surfactant product.
- 2.4.2. Timing will be determined by weather conditions, but will commence within 2 weeks of planting, or within 2 weeks of the first temperature high of 60 degrees.
- 2.4.3. Above spray program can be increased in frequency based on environmental stress conditions.
- 2.4.4. Additional insect and disease control may be prescribed during the 3-year maintenance period by the Project Arborist.
- 2.4.5. The Insect & Disease specifications shall apply to all newly planted trees following landscape installation.

2.5. WATERING - 2023 ONGOING

- To be completed by Landscape Contractor and Landscape Maintenance Professionals
- 2.5.1. All planted trees will receive proper regular watering, receiving a minimum of 1 inch per week, or enough water to *thoroughly* wet the entire root ball.
- 2.5.2. Supplemental watering shall continue throughout the growing season following planting and throughout the maintenance plan period, and until the trees are fully established.
- 2.5.3. Watering should not be provided in weeks that receive adequate rainfall (1 inch sustained)
- 2.5.4. Watering shall not cause the planting holes to fill or retain water. Good drainage shall be maintained.

2.6. MONITORING - ONGOING

- To be Completed by Project Arborist

4/7/2022 Village Milton P2 Tree Care Plan

- 1.4.1.2. The removal of and limbs and branches that will conflict with egress, vehicle and pedestrian movement, and the establishmentsurvival of landscaping plants
- 1.4.2. If pruning needs develop during the length of the project and maintenance period, the Project Arborist shall document existing conditions and provide a pruning correction in a site visit report.

1.5. VEGETATION REMOVAL IN TREE CONSERVATION AREAS

- 1.5.1. An inspection by the Project Arborist in conjunction with the Landscape Architect should occur prior to vegetation removal to identify undesirable vegetation in the west tree conservation area.
- 1.5.2. All vegetation specified for removal within tree conservation areas shall be removed by hand and not pushed over with machinery, with the resulting wood, brush and debris pulled or carted from the specimen tree protection area.
- 1.5.3. Landscape Phase
- 1.5.3.1. Within the center tree conservation area (areas not subject to land disturbance), removal of vegetation and preparation of landscape shall be done under the direction of the project arborist. Protection of tree roots and soil integrity shall be a primary concern. Soil shall not be compacted or disturbed in a manner that could cause tree stress or significant root loss.
- 1.5.3.2. Any addition of mulch to the west conservation area shall be performed in conjunction with the landscape phase and performed under the direction of the project arborist. If wood mulch is used, it shall be applied to a depth of 2-3". If Pine straw is used, it shall be applied to a 4"average depth.

1.6. GROWTH REGULATION AND STRESS REDUCTION - SUMMER 2022

- 1.6.1 Schedule: to be completed within 3 months prior or 1 month following initial clearing.
- 1.7. Cambistat® or ShortStop®, with the active ingredient Paclobutrazol 25C, should be applied as a basal drench to potentially-impacted specimen trees that exceed 20% impact to CRZs or could be impacted by abiotic stresses, such as clearing, increased heat/exposure, or new drainage patterns. The following trees were identified as potentially-impacted:
- 1.7.1. Trees 55, 69, and 70.

1.8. Treatment should occur when soil moisture within the application area is adequate, using the recommended label rates.

1.9. Growth regulators shall only be applied at intervals greater than 4 years or more, based on an ISA certified Arborist review of trees' growth control.

1.10. FERTILIZATION & SOIL THERAPY - 2022 (APPROX START)

- 1.10.1. An agricultural soil test will be conducted with samples extracted from the tree conservation area at the end of the project, prior to the landscaping phase.

1.10.2. Treatment Schedule:

- a) FALL 2022 - Recovery Fertilizer as a controlled-release granular top-applied formulation, to all significant trees in proximity to the LOD in the west conservation area, including but not limited to: trees 55, 69, and 70
- b) WINTER 2022/23 - non-fertilizing biostimulants/root stimulants to disturbed areas of all conserved specimen trees west conservation area, including specimen trees 55, 69, and 70. Product to be applied as a liquid subsoil infusion. Dry or granulated biostimulant products are not to be used.
- c) SPRING 2023 - Recovery Fertilizer as a controlled-release granular top-applied formulation, to all significant trees in proximity to the LOD in the west conservation area, including but not limited to: trees 55, 69, and 70

1.10.3. Fertilizer Documentation: Documentation of the products to be used will be provided to the City of Alpharetta before the application date. (As determined by soils test above)

1.11. INSECT AND DISEASE CONTROL - SUMMER 2022 start, then ongoing

- 1.11.1. The lower trunks of all significant trees in conservation areas will be sprayed on a seasonal basis with a Bifenthrin based insecticide, or its chemical equivalent, applied at the highest allowable rate for trunk borers. All trunk-applied insecticides will contain Pentrabark® or a comparable generic surfactant product.
- 1.11.2. Timing will be determined by weather conditions, but will commence within 2 weeks of initial site clearing or within 2 weeks of the first temperature high of 60 degrees.

4/7/2022 Village Milton P2 Tree Care Plan

- 2.6.1. All planted trees will be inspected at the time of planting by the Project Arborist. The trees will be assessed for pruning recommendations of installed trees per City code; includes assessment of watering needs
- 2.6.2. All planted trees will be inspected again, prior to the application for the project Certificate of Occupancy.
- 2.6.3. The Project Arborist will submit progress reports following all inspections will assess the planted trees for evidence of wood boring and other insect infestations, disease and pathogen infestations, mechanical damage, etc.
- 2.6.4. The Project Arborist will inspect all new trees, prior to installation, for defects or sub-standard qualities that do not meet the City of Alpharetta BMPs for landscape trees.
- 2.6.5. The project manager will be notified if any deficiencies, abiotic problems, or biotic problems exist with the planted trees.
- 2.6.6. Following the certificate of occupancy, monitoring of planted trees shall be monthly for the remainder of the growing season (up to 9 months of 12), and then triannually for remainder of the 2 year post construction maintenance plan. Watering needs, through soil moisture monitoring, shall be conducted during the monitoring.
- 2.6.7. Reports sent to project management team and City Arborist.

Prepared by:



88 N. AVONDALE ROAD BOX #450
AVONDALE ESTATES GA 30002
© 678-344-6948
WWW.ONEBARK.COM

4/7/2022 Village Milton P2 Tree Care Plan

- 1.11.3. Above spray program will occur multiple times during the 3-year maintenance period, targeted based on environmental stress conditions.
- 1.11.4. Additional insect and disease control may be prescribed during the 3-year maintenance period by the Project Arborist.
- 1.11.5. The Insect Disease specifications shall apply to all newly planted trees following landscape installation.

1.12. WATERING OF EXISTING TREES - SUMMER, FALL, SPRING OF 2022-2023

- 1.12.1. In the event of root or soil impact to tree conservation areas, remedial watering should be directed by the Project Arborist
- 1.12.2. Watering of existing trees in the tree conservation areas will be completed during construction phase based on average rainfall in Alpharetta. Periods where rainfall falls below regional averages of 0.96 inches per week shall trigger a review of tree protection area moisture levels using a subsurface soil probe. Moisture deficits shall be supplemented using surface watering if runoff does not occur, or subsurface watering using a pressure injection probe if the soil surface cannot accept moisture.
- 1.12.2.1. Watering location should be concentrated within the structural root plate area of affected trees.
- 1.12.2.2. Water quantities will be based on the results of the soil moisture review. In cases of high stress, affected trees should receive approximately 1 gallon of supplemental water per inch DBH per affected week.
- 1.12.3. In the event of a regional drought, the Project Arborist will make recommendations for prescriptive watering of at-risk trees in the conservation areas.
- 1.13. MONITORING OF EXISTING TREES - ONGOING
- 1.13.1. Existing trees, including any boundary trees, will be monitored to assess overall health changes or site conditions that could impact health. An emphasis on site impacts that could affect the condition of trees shall be the focus of all monitoring efforts.
- 1.13.2. Schedule for project phase: Tree protection phase - review limits of disturbance/tree save fence installation in conjunction with city inspectors; Construction Phase - inspections of general tree conservation during earthwork/construction of site, Assessment of pruning needs and removal of damaged edge trees to provide a low-risk urban forest environment.
- 1.13.3. Monitoring of existing trees shall be quarterly for remainder of the 2 year post construction maintenance plan. Reports sent to project management team and City Arborist.
- 1.13.4. Soil conditions around existing that become deficient in moisture shall be monitored during the maintenance plan period
- 1.13.5. Monitoring will be documented through reporting to the project team and city arborist.

2. NEWLY PLANTED TREES

2.1. NOTIFICATION

- To be Completed by Project Arborist
- 2.1.1. In the event that there are any changes to the health and or condition of any tree(s) that warrant additional tree care, a new maintenance plan will be provided to the City Arborist.
- 2.1.2. The City Arborist must be notified within one week of completion of any planted tree care item in the plan. Proof of completion must also be submitted to City Arborist. If proof has not been provided a CO will not be issued.
- 2.1.3. Design Landscape Architect or Project Arborist will inspect, verify, and approve that the planted trees are planted per the approved plans and city standards prior to contacting the City Arborist for a CO inspection.
- 2.1.4. The Project Arborist will submit progress reports to the Project Management team and City Arborist following significant inspections, milestones, and tree recommendations outside of the tree management plan.

2.2. CARE NOTES ON LANDSCAPE SHEET SHALL BE FOLLOWED IN ADDITION TO THE FOLLOWING GUIDELINES

- SPRING 2023 approx. - To be completed by Landscape Contractor in Conjunction with Project Arborist
- 2.2.1. All trees will be inspected by the Project Arborist prior to planting, to assure new trees have a form and condition that meets City code.

4/7/2022 Village Milton P2 Tree Care Plan



IRONWOOD
DESIGNGROUP
IRONWOODDG.COM
Landscape Architecture | Project Management
Planning | LEED Consulting | Urban Design

VILLAGE PARK MILTON-II

11940 ALPHARETTA HIGHWAY
ALPHARETTA, GEORGIA

Project Number: 2021-042

Stamp



No.	Drawing Release	Date
01	DRB SUBMITTAL	10/08/21
02	LDP SUBMITTAL	03/16/22
03	DRB SUBMITTAL	04/28/22
04	LDP SUBMITTAL	05/02/22

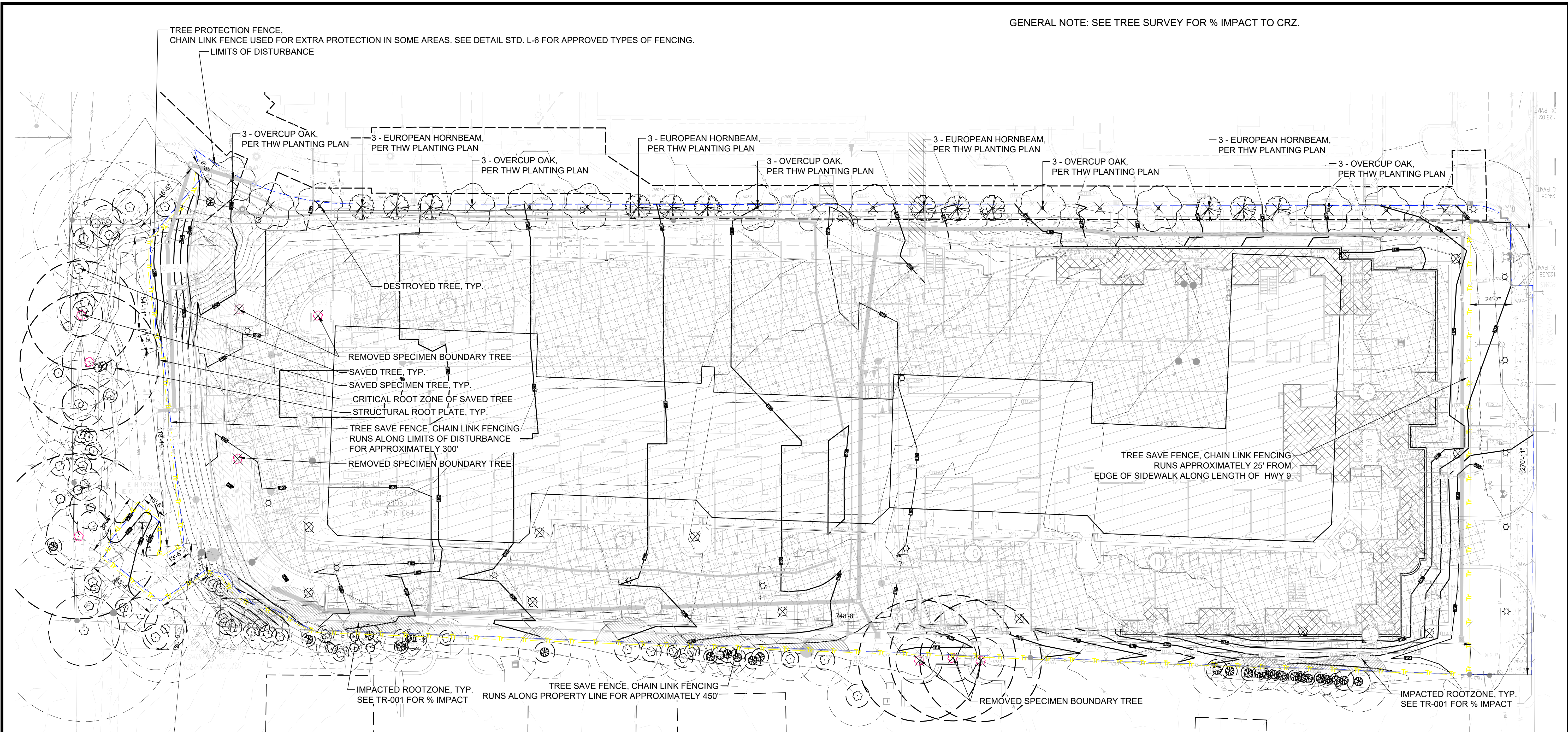
Sheet Title

TREE CARE &
MAINTENANCE
PLAN

Sheet Number

L-10.01

Not for Construction



SPECIMEN RECOMPENSE REQUIREMENT

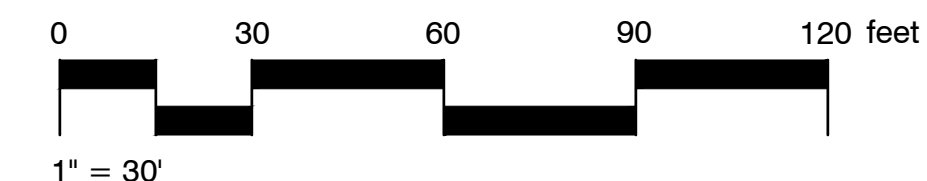
(RDF) REPLACEMENT DENSITY FACTOR:
3X SPECIMEN INCHES REMOVED:
161 INCHES REMOVED X 3 = 483 SPECIMEN
RECOMPENSE INCHES REQUIRED
484 INCHES SPECIMEN RECOMPENSE PROVIDED.
484 > 483 INCHES
RECOMPENSE INCHES SATISFIED

TREE PROTECTION, GRADING EROSION CONTROL, AND DEMOLITION 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

LANDSCAPE PLAN AND UTILITY PLAN:

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



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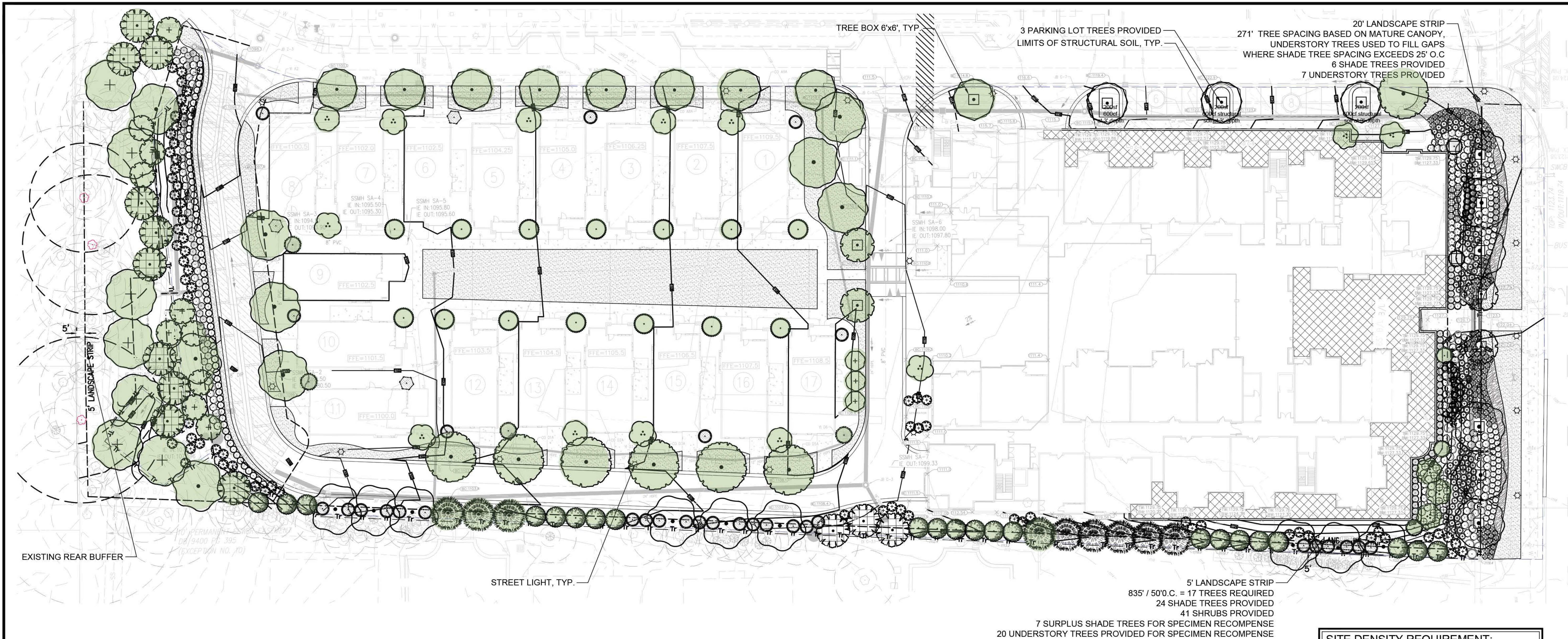
Sheet Title

TREE PROTECTION PLAN

Sheet Number

L-10.10

Not for Construction



SEE SHEET L-10.20 FOR TREE REPLACEMENT AND RECOMPENSE CHARTS.

PLANT SCHEDULE						
TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE	NOTES
	AG	7	ACER RUBRUM 'OCTOBER GLORY' TM / OCTOBER GLORY MAPLE	B & B	4" CAL. MINIMUM 18' HGT.	CENTRAL LEADER FULL AND HEALTHY
	AS2	12	ACER SACCHARUM 'LEGACY' / SUGAR MAPLE 'LEGACY'	B & B	4" CAL. MINIMUM 18' HGT.	CENTRAL LEADER FULL AND HEALTHY
	AA	6	AMELANCHIER ARBOREA 'AUTUMN BRILLIANCE' / DOWNY SERVICEBERRY	B & B	4" CAL. MINIMUM 10' HGT.	MULTI-TRUNK FULL AND HEALTHY
	CB2	14	CARPINUS BETULUS 'FASTIGIATA' / PYRAMIDAL EUROPEAN HORNBEAM	B & B	4" CAL. MINIMUM 18' HGT.	6' TRUNK HT. FULL AND HEALTHY
	CB4	9	CEDRUS DEODARA / DEODAR CEDAR	B & B	4" CAL. MINIMUM 13' HGT.	FULL TO THE GROUND FULL AND HEALTHY
	CT2	6	CERCIS CANADENSIS 'TEXENSIS' / TEXAS REDBUD	B & B	4" CAL. MINIMUM 10' HGT.	CENTRAL LEADER FULL AND HEALTHY
	CW	10	CORNUS FLORIDA 'WHITE' / WHITE FLOWERING DOGWOOD	B & B	4" CAL. MINIMUM 10' HGT.	CENTRAL LEADER FULL AND HEALTHY
	CR	5	CORNUS FLORIDA RUBRA / PINK FLOWERING DOGWOOD	B & B	4" CAL. MINIMUM 10' HGT.	CENTRAL LEADER FULL AND HEALTHY
	IE	5	ILEX X 'EMILY BRUNER' / EMILY BRUNER HOLLY	B & B	4" CAL. MINIMUM 13' HGT.	FULL TO THE GROUND FULL AND HEALTHY
	IO	4	ILEX X 'OAK LEAF' / OAK LEAF HOLLY	B & B	4" CAL. MINIMUM 13' HGT.	FULL TO THE GROUND FULL AND HEALTHY
	LN	4	LAGERSTROEMIA X 'NATCHEZ' / NATCHEZ CRAPE MYRTLE STANDARD	B & B	4" CAL. MINIMUM 12' HGT.	STANDARD FULL AND HEALTHY
	MB	13	MAGNOLIA GRANDIFLORA 'BRACKENS BROWN BEAUTY' / BRACKEN'S SOUTHERN MAGNOLIA	B & B	4" CAL. MINIMUM 13' HGT.	FULL TO THE GROUND FULL AND HEALTHY
	ML2	22	MAGNOLIA GRANDIFLORA 'LITTLE GEM' / DWARF SOUTHERN MAGNOLIA	B & B	4" CAL. MINIMUM 13' HGT.	FULL TO THE GROUND FULL AND HEALTHY
	NS2	12	NYSSA SYLVATICA / TUPELO	B & B	4" CAL. MINIMUM 16' HGT.	CENTRAL LEADER FULL AND HEALTHY
	QF	7	QUERCUS FALCATA / SOUTHERN RED OAK	B & B	4" CAL. MINIMUM 18' HGT.	CENTRAL LEADER FULL AND HEALTHY
	QL	12	QUERCUS LYRATA / OVERCUP OAK	B & B	4" CAL. MINIMUM 18' HGT.	CENTRAL LEADER FULL AND HEALTHY
	VC2	5	VITEC AGNUS-CASTUS / CHASTE TREE	B & B	4" CAL. MINIMUM 10' HGT.	MULTI-TRUNK FULL AND HEALTHY

PLANT SCHEDULE						
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	DIMENSIONS	NOTES	SPACING
	AG2	68	AZALEA AUTUMN SUNSET / ENCORE AZALEA AUTUMN SUNSET AZALEA	24" MINIMUM HEIGHT	FULL AND HEALTHY	42" o.c.
	BW3	6	BUXUS MICROPHYLLA KOREANA 'WINTERGREEN' / KOREAN BOXWOOD	GLOBE	FULL AND HEALTHY	48" o.c.
	CT	3	CAMELLIA JAPONICA 'JORDAN'S PRIDE' / JORDAN'S PRIDE CAMELLIA	60" MINIMUM HEIGHT	FULL AND HEALTHY	96" o.c.
	CG	132	CAMELLIA SASANQUA 'SHISHI GASHIRA' / SHISHI GASHIRA CAMELLIA	24" MINIMUM HEIGHT	FULL AND HEALTHY	42" o.c.
	CI	9	CORTADERIA SELLOANA 'ICALMA' / ICALMA DWARF PAMPAS GRASS	24" MINIMUM HEIGHT	FULL AND HEALTHY	72" o.c.
	DU	23	DISTYLUM X 'PIDIST-I' TM / EMERALD HEIGHTS DISTYLUM	24" MINIMUM HEIGHT	FULL AND HEALTHY	48" o.c.
	GA	21	GARDENIA AUGUSTA 'AUGUST BEAUTY' / COMMON GARDENIA	24" MINIMUM HEIGHT	FULL AND HEALTHY	48" o.c.
	AG3	31	GG GERBING AZALEA / GG GERBING AZALEA	24" MINIMUM HEIGHT	FULL AND HEALTHY	48" o.c.
	HL2	117	HYDRANGEA PANICULATA 'LIMELIGHT' TM / LIMELIGHT HYDRANGEA	24" MINIMUM HEIGHT	FULL AND HEALTHY	54" o.c.
	IB3	67	ILEX CORNUTA 'BURFORDII NANA' / DWARF BURFORD HOLLY	24" MINIMUM HEIGHT	FULL AND HEALTHY	48" o.c.
	IB7	35	ILEX CORNUTA 'BURFORDII NANA' / DWARF BURFORD HOLLY	24" MINIMUM HEIGHT	FULL AND HEALTHY	48" o.c.
	LC3	38	LOROPETALUM CHINENSE RUBRUM 'RUBY' / RUBY FRINGE FLOWER	18" MINIMUM HEIGHT	FULL AND HEALTHY	48" o.c.
	MC4	135	MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS	18" MINIMUM HEIGHT	FULL AND HEALTHY	48" o.c.
	MC2	71	MYRICA CERIFERA / WAX MYRTLE	24" MINIMUM HEIGHT	FULL AND HEALTHY	72" o.c.
	OF15	31	OSMANTHUS FRAGRANS / SWEET OLIVE	60" MINIMUM HEIGHT	FULL AND HEALTHY	96" o.c.
	TG7	11	TERNSTROEMIA GYMNANTHERA / CLEYERA	24" MINIMUM HEIGHT	FULL AND HEALTHY	48" o.c.
GROUND COVERS						
	NP	431	NASSELLA TENUISSIMA 'PONY TAILS' / MEXICAN FEATHERGRASS	FIELD2	FULL & HEALTHY	18" o.c.
	CN2	44	NEPETA X FAASENII 'WALKER'S LOW' / WALKER'S LOW CATMINT	SF	FULL & HEALTHY	24" o.c.
	ZZ	23,492 SF	ZOYSIA X 'ZEON' / ZEON ZOYSIA	SF	SMOOTH LINES AND TIGHT JOINTS.	

SITE DENSITY REQUIREMENT:

130 INCHES/ACRE X 4.9 ACRES = 637 INCHES REQUIRED SDF

(EDF) EXISTING DENSITY FACTOR= 573 INCHES

637 SDF - 573 EDF= 64 INCHES REQUIRED RDF

224 INCHES RDF PROVIDED

505 > 62" RDF

SITE DENSITY SATISFIED, 162 SURPLUS

SPECIMEN RECOMPENSE REQUIREMENT

(RDF) REPLACEMENT DENSITY FACTOR:

3X SPECIMEN INCHES REMOVED:

161 INCHES REMOVED X 3 = 483 SPECIMEN RECOMPENSE INCHES REQUIRED

484 INCHES SPECIMEN RECOMPENSE PROVIDED.

484 > 483 INCHES

RECOMPENSE INCHES SATISFIED

NOTES:

TOTAL TREES NUMBER IS 148

ARBORIST CHECKLIST-E

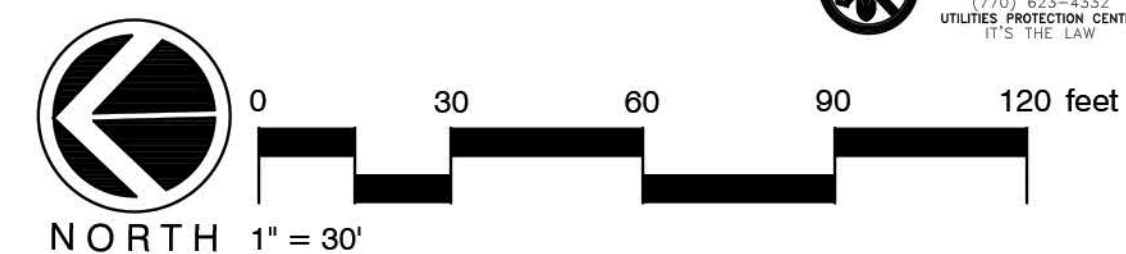
24% MAX GENUS - MAGNOLIA

79% TREES ARE NATIVE

48 TREES ARE OVERSTORY TREES.

44% SHRUBS ARE NATIVE.

ALL FOUNDATIONS TO BE PLANTED AS APPROVED BY DRB.



TREE PROTECTION, GRADING EROSION CONTROL, AND DEMOLITION NOTES:

1. IF THERE ARE INCONSISTENCIES BETWEEN ANY ITEMS ON THESE PLANS THE MORE STRICT INTERPRETATION OF THOSE REQUIREMENTS SHALL BE FOLLOWED. PLEASE CONTACT THE CITY ARBORIST FOR ANY INTERPRETATION.
2. PRIOR TO 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.
3. TREE SAVE FENCE AND SIGNAGE FOR ENTIRE SITE MUST BE INSTALLED, INSPECTED AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE OR DEMOLITION IS ALLOWED BEFORE THIS INSPECTION AND APPROVAL HAS OCCURRED.
4. THE CRZ OF SPECIMEN TREES PLUS ALL BUFFERS SHALL BE PROTECTED WITH WIRE-BACK TREE SAVE FENCING WITH METAL SUPPORT POSTS OR CHAIN LINK AND TREE SAVE SIGNAGE.
5. INSTALLATION OF THE TREE SAVE FENCE WILL INVOLVE NO TRENCHING.
6. ALL EXISTING TREES IDENTIFIED FOR PRESERVATION OR FOUND WITHIN TREE SAVE AREAS MUST BE FULLY PROTECTED DURING ALL PHASES OF THIS PROJECT.
7. ADDITIONAL TREES ALONG THE LIMITS OF DISTURBANCE WITH ENCRoACHMENT INTO THE SRP AND DEEMED STRUCTURALLY UNSAFE BY THE CITY ARBORIST OR THE PROJECT ARBORIST MAY BE REQUIRED TO BE REMOVED PRIOR TO CO.
8. ALL ROOTS ENCOUNTERED 1/2" OR GREATER DURING GRADING OR EXCAVATING OPERATIONS
9. SHALL BE CLEAN CUT UNDER THE DIRECTION OF AN ISA CERTIFIED ARBORIST.
10. 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.
11. 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.
12. ALL APPROVED REVISIONS TO THE LOCATION OF THE TREE SAVE FENCE NEED TO BE COORDINATED WITH THE LAND DISTURBANCE INSPECTOR PRIOR TO RELOCATION

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

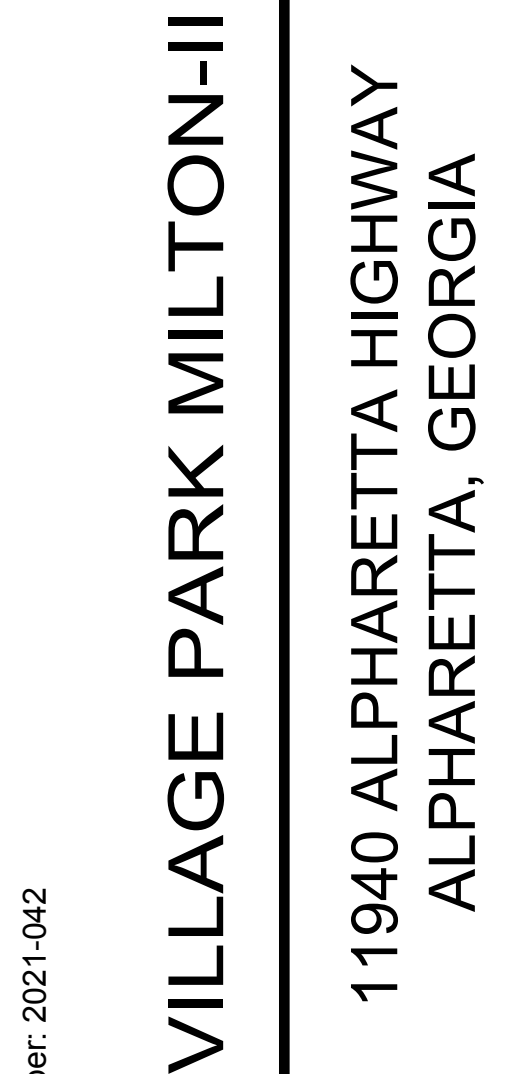
LANDSCAPE PLAN AND NOTES:

1. THE CITY ARBORIST MUST INSPECT THE SITE BEFORE INSTALLATION OF EROSION CONTROL MEASURES. LAND DISTURBANCE WITHOUT A SITE INSPECTION AND APPROVAL BY THE CITY ARBORIST WILL RESULT IN A "STOP-WORK ORDER" AND FINES.
2. IF TREE SURVEY INACCURACIES ARE FOUND ON-SITE, A STOP WORK ORDER WILL BE ISSUED UNTIL REVISED PLANS ARE APPROVED AND PROCESSED BASED ON ACCURATE INFORMATION.
3. 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.
4. TREES AGREED UPON TO BE SAVED ARE THE RESPONSIBILITY OF THE OWNER.
5. A 4" LAYER OF MULCH IS REQUIRED FOR THE CRZ OF SPECIMEN TREES, TREES OF QUALITY, AND TREE GROUPINGS. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION AND SHALL NOT TOUCH THE TRUNKS OF THE TREE(S).
6. A MINIMUM 2" LAYER OF MULCH IS REQUIRED FOR ALL EXISTING, NON-SPECIMEN, LANDSCAPE TREES, INCLUDING STREET AND PARKING LOT TREES. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION AND SHALL NOT TOUCH THE TRUNKS OF THE TREE(S).
7. ALL MULCH MUST BE ORGANIC MULCH CONSISTING OF WOOD CHIPS, SHREDDED BARK, PINE NEEDLES, OR SIMILAR. SYNTHETIC MULCH OR ROCKS ARE NOT APPROVED FOR USE IN THE CITY OF ALPHARETTA.
8. NEWLY PLANTED TREES SHALL HAVE VISIBLE ROOT FLARES AT FINISHED GRADE. NO CIRCLING ROOTS SHALL BE ALLOWED ON PLANTED TREES. THE UPPER TWO RINGS OF THE WIRE BASKET, ALL BURLAP, AND STRAPPING MUST BE CUT AND REMOVED PRIOR TO BACKFILL.
9. PLANT SIZES (CALIPER AND HEIGHT) MUST MATCH THE SIZES SHOWN ON THE PLANS. PLANTS THAT DO NOT MEET THESE MINIMUMS WILL NOT BE ACCEPTED. E.G. 3 INCH CALIPER TREES MUST BE 3 INCHES OR LARGER. PLANT HEIGHT MEASUREMENT IS TAKEN AT THE TOP OF THE MAIN BODY OF THE PLANT AND NOT AT THE TIP OF THE TOPMOST GROWTH.
10. ALL NEWLY PLANTED TREES SHALL BE EQUIVALENT IN QUALITY TO A FLORIDA #1 GRADE OR BETTER. ALL TREES OF LESSER QUALITY SHALL BE REJECTED BY THE CITY ARBORIST.
11. WATERING BAGS OR A DRIP IRRIGATION SYSTEM MUST BE PROVIDED FOR ALL TREES IMMEDIATELY AFTER PLANTING AND REMAIN THROUGH ESTABLISHMENT.
12. WHEN WATERING BAGS ARE USED MANUFACTURERS RECOMMENDATIONS MUST BE FOLLOWED FOR PROPER SIZING AND WATERING SCHEDULES. BAGS WILL BE FILLED WEEKLY BY OWNER AND DURING DROUGHTS FOR A MINIMUM OF 18 MONTHS AFTER INSTALLATION.
13. NO TRENCHING ALLOWED IN TREE SAVE AREAS - INCLUDING IRRIGATION.

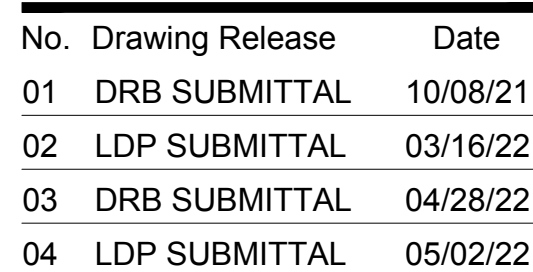
14. TREE PIT DRAINAGE TESTING IS REQUIRED WHEN TREES ARE PLANTED IN PARKING LOT ISLANDS, SIDEWALK TREE PITS, ROADWAY MEDIANS, OR SIMILAR LOCATIONS. PLEASE REFER TO CITY DETAILS REGARDING PLANTING PIT OR LANDSCAPE ISLAND CONSTRUCTION. FILL EACH PIT WITH WATER. IF PERCOLATION IS LESS THAN 100% WITHIN A 12 HOUR PERIOD, USE AN AUGER TO DRILL A 10" INCH HOLE TO A DEPTH OF FOUR FEET BELOW THE BOTTOM OF THE PIT. FILL HOLE WITH DRAINAGE GRAVEL AND COVER WITH A SOIL SEPARATOR. RETEST PIT. IF DRAINAGE IS STILL UNSATISFACTORY, CITY ARBORIST AND PROJECT ARBORIST MUST BE NOTIFIED IN WRITING OF THE LOCATIONS WITH POOR DRAINAGE TO PROVIDE A SOLUTION BEFORE PLANTING. TESTING RESULTS MUST BE PROVIDED TO THE CITY ARBORIST.
15. ALL BUFFERS SHALL BE PLANTED WHERE SPARSE AND CODE REQUIRED SCREENING SHALL BE INSTALLED IN ORDER TO CREATE A YEAR ROUND OPAQUE SCREEN WITHIN 2 YEARS OF CONSTRUCTION OR AS DIRECTED BY THE CITY OF ALPHARETTA. DURING CONSTRUCTION OR AT THE TIME OF CO THE CITY MAY REQUIRE ADDITIONAL PLANTINGS TO MEET THESE REQUIREMENTS ABOVE WHAT IS SHOWN ON THE APPROVED LANDSCAPE PLAN.
16. ALL TREE ANCHORING DEVICES SHALL BE REMOVED FROM TREE AFTER ONE COMPLETE GROWING SEASON OR ONE YEAR AFTER PLANTING, WHICHEVER IS GREATER.
17. PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE CARE AND MAINTENANCE OF THE TREES AND LANDSCAPING THAT FRONT THEIR PROPERTY WITHIN THE ROW.
18. LANDSCAPE CONTRACTORS ARE REQUIRED TO ATTEND THE CITY OF ALPHARETTA PRE-CONSTRUCTION CLASS PRIOR TO BEGINNING WORK ON ANY PROJECT. PLEASE CALL (678)297-6070 FOR INFORMATION AND TO RESERVE A SPOT.
19. NO TREES SHALL BE PLANTED ON ANY AREA OF AN EARTHEN DAM OR EMBANKMENT. MAKE SURE THIS NOTE IS BOLD AND LOCATED IN A PROMINENT PLACE NEAR THE DAM.

TREES	Botanical/Common	Cont.	Caliper	Size	Form	Notes	Total Inches	% Genus	Native	Overstory Tree	
7	ACER RUBRUM / OCTOBER GLORY™ TM / OCTOBER GLORY MAPLE	B & B	4	MINIMUM 18" HGT.	CENTRAL LEADER	FULL AND HEALTHY	28		YES	YES	
6	ACER SACCHARUM 'LEGACY' / SUGAR MAPLE 'LEGACY'	B & B	4	MINIMUM 18" HGT.	CENTRAL LEADER	FULL AND HEALTHY	24	11%	YES	YES	
3	AMELANCHIER ARBOREA 'AUTUMN BRILLIANCE' / DOWNY SERVICEBERRY	B & B	4	MINIMUM 10" HGT.	MULTI-TRUNK	FULL AND HEALTHY	12				
14	CARPINUS BETULUS 'FASTIGIATA' / PYRAMIDAL EUROPEAN HORNBEAM	B & B	4	MINIMUM 18" HGT.	6' TRUNK HT.	FULL AND HEALTHY	56	12%	YES	NO	
6	CEDRUS DEODARA / DEODAR CEDAR	B & B	4	MINIMUM 13" HGT.	FULL TO THE GROUND	FULL AND HEALTHY	24	5%	NO	YES	
6	CERCIS CANADENSIS 'TEXENSIS' / TEXAS REDBUD	B & B	4	MINIMUM 10" HGT.	CENTRAL LEADER	FULL AND HEALTHY	24	5%	NO	NO	
10	CORNUS FLORIDA 'WHITE' / WHITE FLOWERING DOGWOOD	B & B	4	MINIMUM 10" HGT.	CENTRAL LEADER	FULL AND HEALTHY	40	12%	YES	NO	
5	CORNUS FLORIDA RUBRA / PINK FLOWERING DOGWOOD	B & B	4	MINIMUM 10" HGT.	CENTRAL LEADER	FULL AND HEALTHY	20		YES	NO	
3	ILEX X 'EMILY BRUNER' / EMILY BRUNER HOLLY	B & B	4	MINIMUM 13" HGT.	FULL TO THE GROUND	FULL AND HEALTHY	12	6%	YES	NO	
4	ILEX X 'OAK LEAF' / OAK LEAF HOLLY	B & B	4	MINIMUM 13" HGT.	FULL TO THE GROUND	FULL AND HEALTHY	16		YES	NO	
2	LAGERSTROEMIA X 'NATCHEZ' / NATCHEZ CRAPE MYRTLE STANDARD	B & B	4	MINIMUM 12" HGT.	STANDARD	FULL AND HEALTHY	8	2%	NO	NO	
10	MAGNOLIA GRANDIFLORA 'BRACKENS BROWN BEAUTY' / BRACKEN'S SOUTHERN MAGNOLIA	B & B	4	MINIMUM 13" HGT.	FULL TO THE GROUND	FULL AND HEALTHY	40		YES	YES	
22	MAGNOLIA GRANDIFLORA 'BRACKENS BROWN BEAUTY' / MAGNOLIA GRANDIFLORA 'LITTLE GEM'	B & B	4	MINIMUM 13" HGT.	FULL TO THE GROUND	FULL AND HEALTHY	88	26%	YES	NO	
9	NYSSA SYLVATICA / TUPELO	B & B	4	MINIMUM 16" HGT.	CENTRAL LEADER	FULL AND HEALTHY	36	7%	YES	YES	
6	QUERCUS FALCATA / SOUTHERN RED OAK	B & B	4	MINIMUM 18" HGT.	CENTRAL LEADER	FULL AND HEALTHY	24	7%	YES	YES	
3	QUERCUS LYRATA / OVERCUP OAK	B & B	4	MINIMUM 18" HGT.	CENTRAL LEADER	FULL AND HEALTHY	12		YES	YES	
5	VITEX AGNUS-CASTUS / CHASTE TREE	B & B	4	MINIMUM 10" HGT.	MULTI-TRUNK	FULL AND HEALTHY	20	4%	NO	NO	
121 TOTAL TREES							TOTAL INCHES PROVIDED	484	98%	57%	39%
							REQUIRED RECOMPENSE	483			

TREES	Botanical/Common	Cont.	Caliper	Size	Form	Notes	Total Inches	% Genus	Native	Overstory Tree	
7	ACER RUBRUM 'OCTOBER GLORY' TM / OCTOBER GLORY MAPLE	B & B	4	MINIMUM 18" HGT.	CENTRAL LEADER	FULL AND HEALTHY	28		YES	YES	
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22	MAGNOLIA GRANDIFLORA 'BRACKENS BROWN BEAUTY' / MAGNOLIA GRANDIFLORA 'LITTLE GEM'	B & B	4	MINIMUM 13" HGT.	FULL TO THE GROUND	FULL AND HEALTHY	88	26%	YES	NO	
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3	QUERCUS LYRATA / OVERCUP OAK	B & B	4	MINIMUM 18" HGT.	CENTRAL LEADER	FULL AND HEALTHY	12		YES	YES	
5	VITEX AGNUS-CASTUS / CHASTE TREE	B & B	4	MINIMUM 10' HGT.	MULTI-TRUNK	FULL AND HEALTHY	20	4%	NO	NO	
121 TOTAL TREES							TOTAL INCHES PROVIDED	484	98%	57%	39%
							REQUIRED RECOMPENSE	483			



Stamp



No.	Drawing Release	Date
01	DRB SUBMITTAL	10/08/21
02	LDP SUBMITTAL	03/16/22
03	DRB SUBMITTAL	04/28/22
04	LDP SUBMITTAL	05/02/22

TREE PROTECTION PLAN NOTES

L-10.20

Not for Construction



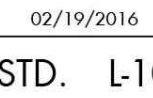
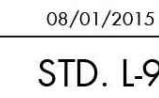
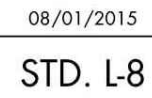
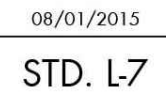
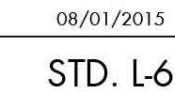
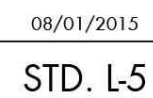
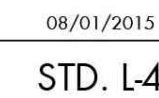
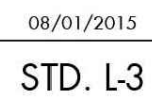
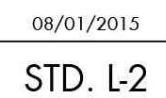
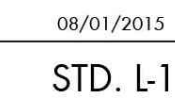
11940 ALPHARETTA HIGHWAY
ALPHARETTA, GEORGIA

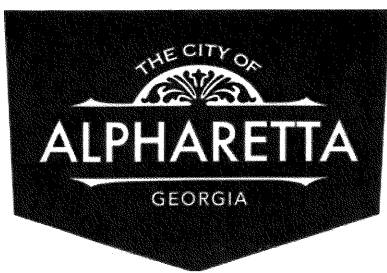


STANDARD LANDSCAPE DETAILS

L-10.21

Not for Construction





CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: VPM2, LLC

Physical Address: 11940 ALPHARETTA HIGHWAY, ALPHARETTA GA 30009

Mailing Address: 3424 PEACHTREE ROAD, SUITE 1780

City: ATLANTA State: GA Zip Code: 30326

Owner Telephone: 678 - 677 - 8900 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): BRYAN HENDERSON Date: 26 April 2022

Owner Signature: [Signature]

Property Information:

Address (If Assigned): 11940 ALPHARETTA HIGHWAY, ALPHARETTA GA 30009

Tax ID or Map Reference Number: 12-234006000566

Land Lot(s): 600 District: 1ST Section: 2ND

Existing Zoning of Property: Commercial Existing Uses of Property: COMMERCIAL

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

Applicant Signature: [Signature] Date: 26 April 2022

Print Form

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 to handwrite your responses, please print in a clear, easily legible fashion.

Please complete this form and the submittal package in its entirety. See Page 2 "Instructions and Required Materials" for details. Lastly, verify that all information is true and accurate.

Your completed submittal package should be delivered to:

City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

NOTE: All applicable fees must be included with the application. Please note that a 3% convenience fee will be added to all credit card transactions. Applications will be accepted only on the dates reflected on the page of this form titled "Filing 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: VPM2 LLC

Location Address: 11940 ALPHARETTA HIGHWAY, ALPHARETTA GA 30009

Mailing Address: 3424 PEACHTREE ROAD, SUITE 1780

City: ATLANTA State: GA Zip Code: 30326

Contact For All Notifications: BRYAN HENDERSON

Contact Telephone: 404 - 271 - 8403 Mobile Telephone: 404 - 271 - 8403

Fax: _____ Email: BRYAN@GALERIELIVING.COM

Contact's Relation To Business: OWNER 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.



MATERIAL LEGEND

	STANDING SEAM METAL ROOF - MATCH EXISTING
	FIBER CEMENT VERTICAL SIDING- MATCH EXISTING
	FIBER CEMENT FLAT PANEL- MATCH EXISTING
	ARCHITECTURAL ASPHALT ROOFING SHINGLES - MATCH EXISTING
	FIBER CEMENT LAP SIDING - MATCH EXISTING
	STONE VENEER- MATCH EXISTING
	CAST STONE BLOCK- MATCH EXISTING
	CAST STONE- MATCH EXISTING
	LOUVER VENTS





DESIGN REVIEW BOARD HEARING APPLICATION AND FILING PROCEDURES

UPDATED: February 2021

DEPARTMENT OF COMMUNITY DEVELOPMENT

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

TEL: 678.297.6070
FAX: 678.297.6071

INSTRUCTIONS AND REQUIRED MATERIALS

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

Required Materials:

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

Site Plan Review

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

Landscape Review

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

Signage Review

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

Exterior Elevation Review

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

Submittal Procedure:

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

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

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

Drawings submitted must be accurate and labeled.

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

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

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

FILING DEADLINES AND MEETING SCHEDULE

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

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

Filing Deadlines

January 04, 2021

February 01, 2021

March 01, 2021

April 01, 2021

May 3, 2021

June 01, 2021

July 01, 2021

August 02, 2021

September 01, 2021

October 01, 2021

November 01, 2021

December 01, 2021

Meeting Schedule

January 15, 2021

February 18, 2021

March 19, 2021

April 16, 2021

May 21, 2021

June 18, 2021

July 16, 2021

August 20, 2021

September 17, 2021

October 15, 2021

November 19, 2021

December 17, 2021

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: Amazing Development Partners

Location Address: 5950 Live Oak Parkway, Suite 210

Mailing Address: 5950 Live Oak Parkway, Suite 210

City: Norcross State: GA Zip Code: 30093 - _____

Contact For All Notifications: Sal Ajani

Contact Telephone: 404 - 905 - 2117 Mobile Telephone: 404 - 229 - 6980

Fax: _____ - _____ - _____ Email: sal@theamazingenergy.com

Contact's Relation To Business: Owner

This Application For (Check all that apply):

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

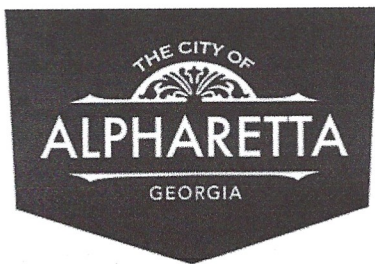
Application Fees:

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

All other reviews \$ 300.00

Total Due 300.00

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: The Peachtree Corners East Group, LP

Physical Address: 400 Northridge Road, Suite 255

Mailing Address: 400 Northridge Road, Suite 255

City: Sandy Springs State: GA Zip Code: 30350

Owner Telephone: 770 - 417 - 8800 Contact Fax: 770 - 417 - 8819

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): The Peachtree Corners East Group LP Date: 10/21/21

Owner Signature: [Signature]

Property Information:

Address (If Assigned): 9900 Westside Parkway, Alpharetta, GA 30009

Tax ID or Map Reference Number: 12 248006520522

Land Lot(s): 652, 653 District: 1 Section: 2

Existing Zoning of Property: CUP/Cousins Master Plan Pod I Existing Uses of Property: undeveloped

CUP (Community Unit Plan) and part of the Cousins Master Plan Pod I

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

Applicant Signature: [Signature]

Date: 10/21/2021

Print Form

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 652 AND 653, IN THE 1ST DISTRICT, IN THE 2ND SECTION, IN FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8-INCH CAPPED REBAR SET AT THE MITERED INTERSECTION OF FORMED BY THE NORTHWESTERLY RIGHT OF WAY OF WESTSIDE PARKWAY (HAVING A VARIABLE WIDTH, PUBLICLY DEDICATED RIGHT OF WAY) AND THE NORTHEASTERLY RIGHT OF WAY OF ENCORE PARKWAY (HAVING A 85 FOOT, PUBLICLY DEDICATED RIGHT OF WAY), SAID 5/8-INCH CAPPED REBAR BEING THE TRUE POINT OF BEGINNING.

THENCE LEAVING SAID RIGHT OF WAY OF WESTSIDE PARKWAY AND CONTINUING ALONG SAID RIGHT OF WAY OF ENCORE PARKWAY THE FOLLOWING COURSES AND DISTANCES: SOUTH 89 DEGREES 24 MINUTES 18 SECONDS WEST A DISTANCE OF 50.23 FEET TO A 5/8-INCH CAPPED REBAR SET; NORTH 47 DEGREES 56 MINUTES 02 SECONDS WEST A DISTANCE OF 55.34 FEET TO A 5/8-INCH CAPPED REBAR SET; ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 227.00 FEET, WITH AN ARC DISTANCE OF 292.62 FEET, WITH A CHORD BEARING NORTH 11 DEGREES 00 MINUTES 12 SECONDS WEST, AND A CHORD DISTANCE OF 272.78 FEET TO A 5/8-INCH CAPPED REBAR SET; NORTH 25 DEGREES 55 MINUTES 40 SECONDS EAST A DISTANCE OF 227.86 FEET TO A 5/8-INCH CAPPED REBAR SET; ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 423.00 FEET, WITH AN ARC DISTANCE OF 248.87 FEET, WITH A CHORD BEARING NORTH 09 DEGREES 04 MINUTES 22 SECONDS EAST, AND A CHORD DISTANCE OF 245.30 FEET TO A 1/2-INCH REBAR FOUND; THENCE LEAVING SAID RIGHT OF WAY OF ENCORE PARKWAY SOUTH 89 DEGREES 54 MINUTES 05 SECONDS EAST A DISTANCE OF 44.19 FEET TO A 1/2-INCH REBAR FOUND; THENCE SOUTH 11 DEGREES 30 MINUTES 56 SECONDS WEST A DISTANCE OF 278.92 FEET TO A 5/8-INCH CAPPED REBAR SET; THENCE NORTH 89 DEGREES 27 MINUTES 50 SECONDS WEST A DISTANCE OF 23.30 FEET TO A 3/8-INCH REBAR FOUND; THENCE SOUTH 00 DEGREES 32 MINUTES 14 SECONDS WEST A DISTANCE OF 209.80 FEET TO A 1/2-INCH REBAR FOUND; THENCE SOUTH 89 DEGREES 23 MINUTES 15 SECONDS EAST A DISTANCE OF 247.73 FEET TO A 1/2-INCH REBAR FOUND ON THE NORTHWESTERLY RIGHT OF WAY OF WESTSIDE PARKWAY; THENCE CONTINUING ALONG SAID RIGHT OF WAY OF WESTSIDE PARKWAY THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1560.00 FEET, WITH AN ARC DISTANCE OF 4.21 FEET, WITH A CHORD BEARING SOUTH 14 DEGREES 22 MINUTES 24 SECONDS WEST, AND A CHORD DISTANCE OF 4.21 FEET TO A POINT; SOUTH 25 DEGREES 39 MINUTES 33 SECONDS WEST A DISTANCE OF 6.57 FEET TO A CONCRETE RIGHT OF WAY MONUMENT FOUND; ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 596.12 FEET, WITH AN ARC DISTANCE OF 25.07 FEET, WITH A CHORD BEARING SOUTH 26 DEGREES 01 MINUTES 37 SECONDS WEST, AND A CHORD DISTANCE OF 25.07 FEET TO A CONCRETE RIGHT OF WAY MONUMENT FOUND; NORTH 62 DEGREES 02 MINUTES 36 SECONDS WEST A DISTANCE OF 3.08 FEET TO A CONCRETE RIGHT OF WAY MONUMENT FOUND; SOUTH 27 DEGREES 58 MINUTES 39 SECONDS WEST A DISTANCE OF 6.50 FEET TO A CONCRETE RIGHT OF WAY MONUMENT FOUND; SOUTH 61 DEGREES 06 MINUTES 14 SECONDS EAST A DISTANCE OF 3.13 FEET TO A CONCRETE RIGHT OF WAY MONUMENT FOUND; ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 596.12 FEET, WITH AN ARC DISTANCE OF 170.95 FEET, WITH A CHORD BEARING SOUTH 36 DEGREES 04 MINUTES 35 SECONDS WEST, AND A CHORD DISTANCE OF 170.36 FEET TO A CONCRETE RIGHT OF WAY MONUMENT FOUND; SOUTH 44 DEGREES 17 MINUTES 32 SECONDS WEST A DISTANCE OF 125.52 FEET TO A 5/8-INCH CAPPED REBAR SET, SAID 5/8-INCH CAPPED REBAR BEING THE TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINING 2.078 ACRES (90,496 SQUARE FEET).

DESIGN REVIEW BOARD REVIEW CRITERIA

How will this proposal be visually compatible with the character of the surrounding areas?

Development will place the buildings toward the front of the property with two story building facades facing the main street, placing the fuel canopy behind the buildings. The buildings will adhere to the same character of the surrounding buildings, and the corner will have a plaza feature toward the intersection to create a visual appeal.

In your submittal package, have you included a site line study from the public right of way, which shows the location of rooftop structures? If not, please explain below.

☒ Yes

☐ No

Shown on C06 View Corridor plan. All Roof Top Units (RTU) will be screened behind the proposed building parapets.

DESIGN REVIEW BOARD REVIEW CRITERIA

Please respond to the following ONLY if your application is within the North Point Overlay.

Explain how your application meets the site design and streetscape standards required for the North Point Overlay. *Site Design and Streetscape standards for the North Point Overlay can be found at this link: [Unified Development Code §2.10.3\(B\)](#).*

Development will provide pedestrian sidewalks on all frontages; have ADA compliant access to all building doors and have a walkable feel to the project from all the neighboring residential.

Explain how your application meets the fenestration, pedestrian access, building materials, building facade, and building massing standards required for the North Point Overlay.

Building design standards for the North Point Overlay can be found at this link: [Unified Development Code §2.10.8](#).

The buildings are designed as two-story buildings facing the streets directly with access to the streetscape pedestrian paths, have the fenestration required, and have a facade that matches the character of the area.

Describe the type of Civic Spaces and/or Amenity Spaces that your application includes.

Open Space requirements for the North Point Overlay can be found at this link: [Unified Development Code §2.10.10](#).

The development will include a primary patio between the two buildings, as well as the lower patio at the front of the property. These are public civil spaces with benches to create an amenity for use by all the surrounding residential areas to have access to a neighborhood commercial retail setting.

Please list and describe the EcoDistrict measures that your application includes.

EcoDistrict Measures for the North Point Overlay can be found at this link: [Unified Development Code §2.10.11](#).

Development will include capturing all stormwater runoff. The primary parking and fueling area will be routed through oil/grit separator for Hot Spot treatment, then utilize underground sand filtration system before being stored in underground detention. The patio areas will be pervious pavers or pervious materials to create drainage and filtration within the hardscape, before being connected to underground detention.

Steven L. Jones | Counsel
Direct Dial: 678.336.7282
Cell Phone: 404.218.2756
E-mail: sjones@taylorenglish.com

May 18, 2022

VIA EMAIL (C/O BRET SCHROEDER: BSCHROEDER@ALPHARETTA.GA.US)

Design Review Board of the City of Alpharetta, Georgia
City Hall
2 Park Plaza
Alpharetta, Georgia 30009

RE: DRB220024 – Amazing Development Partners LLC – C-Store – 9900 Westside Parkway
– review new construction; Fulton County Tax Assessor Parcel Identification No.
("TPN"): 12 -2480-0652-052-2 (the "**Property**").

Dear Design Review Board:

Enclosed for your consideration, as the Design Review Board (the "**DRB**") of the City of Alpharetta, Georgia (the "**City**"), prior to the DRB's official action on the above-styled, previously filed Design Review Board Hearing Application (the "**Application**") for the Property are the enclosed Constitutional and York Objections of Amazing Development Partners LLC (the "**Applicant**"). Decisions of Georgia's appellate courts require the Applicant to submit to the DRB the enclosed objections prior to the DRB's decision on the Application.

Please also accept this letter as an amendment to the Applicant to correct the name of the Applicant to be "Amazing Development Partners LLC, a Georgia limited liability company".

This letter also documents and confirms that the City Attorney, Jarrard & Davis, LLP, and I have stipulated, on behalf of the City of Alpharetta, Georgia (including, but not limited to the DRB) and the Applicant, respectively, to the following: (1) a copy of the Code of the City of Alpharetta, Georgia and the Unified Development Code of the City of Alpharetta, Georgia, current as of the date the Application was accepted by the DRB is properly in and shall conclusively be deemed to be a part of the record on the Application before the DRB; and (2) in the event the Application becomes the subject of any action in any court, the Clerk of said city shall certify said ordinances current as of the date the Application was accepted by the DRB, as applicable, and that the certified copy of said ordinance shall be a proper part of the record before any such court.

The Applicant respectfully requests that the DRB approve Application as presented.

Should you have any questions or concerns regarding this letter, please do not hesitate to contact me.

Design Review Board of the City of Alpharetta, Georgia
May 18, 2022
Page 2 of 2

Sincerely,

A handwritten signature in black ink, appearing to read "Steven L. Jones", with a stylized, cursive script.

Steven L. Jones

Enclosures

cc: Applicant
Jarrard & Davis, LLP (via email w/ encl.: kjarrard@jarrard-davis.com; messwein@jarrard-davis.com)

CONSTITUTIONAL OBJECTION

As applied to the real property of The Peachtree Corners East Group, L.P., a Georgia limited partnership, which is identified as Fulton County Tax Assessor Parcel No.: 12 -2480-0652-052-2 (the “Subject Property”) and is the subject of the previously-filed application, styled as “DRB220024 – Amazing Development Partners LLC – C-Store – 9900 Westside Parkway – review new construction” (the “Application”), filed by the Amazing Development Partners LLC, a Georgia limited liability company (the “Applicant”), if the Application is not approved or is approved with condition(s) not consented to by the Applicant, such action on the Application and Section 5.4 of Article V of the Unified Development Code of the City of Alpharetta, Georgia and Division 2 of Chapter 36 of the Code of Ordinances of the City of Alpharetta, Georgia (collectively, the “Ordinance”) will be unconstitutional in that the Applicant’s property rights in and to the Subject Property will be destroyed without first receiving fair, adequate, and just compensation for such property rights. As applied to the Subject Property, in such case, such action on the Application and the Ordinance will deprive the Applicant of constitutionally protected rights in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States of America; Article I, Section I, Paragraphs I-II of the Constitution of the State of Georgia of 1983; Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983; and the Due Process and Equal Protection Clauses of the Fourteenth Amendment to the Constitution of the United States of America.

If the Application is not approved or is approved with condition(s) not consented to by the Applicant, such action on the Application and application of the Ordinance to the Subject Property will be unconstitutional, illegal, arbitrary, capricious, null, and void, constitute a taking of the Subject Property in violation of the Just Compensation Clause of the Fifth Amendment to the

Constitution of the United States of America; Article I, Section I, Paragraphs I-II of the Constitution of the State of Georgia of 1983; Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983; and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States of America thereby denying the Applicant an economically viable use of the Subject Property while not substantially advancing legitimate state interests.

Inasmuch as it is impossible for the Applicant to use the Subject Property and simultaneously comply with the Ordinance and in the event the Application is not approved or is approved with condition(s) not consented to by the Applicant, such action on the Application and application of the Ordinance to the Subject Property will constitute an arbitrary, capricious, and unreasonable act by the City of Alpharetta, Georgia without any rational basis therefor and constitute an abuse of discretion in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States of America; Article I, Section I, Paragraphs I-II of the Constitution of the State of Georgia of 1983; Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983; and the Due Process and Equal Protection Clauses of the Fourteenth Amendment to the Constitution of the United States of America.

If the Application is not approved or is approved with condition(s) not consented to by the Applicant, such action on the Application and application of the Ordinance to the Subject Property will be unconstitutional and discriminate against the Applicant in an arbitrary, capricious, and unreasonable manner between the Applicant and others similarly situated in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States of America.

Additionally, to the extent that the DRB's decision is a legislative decision, the Applicant

objects to the extent the DRB's decision constitutes an unlawful delegation of the City's home rule zoning power under its Charter and Article IX, Section II, Paragraph IV of the Constitution of the State of Georgia of 1983.

WHEREFORE, the Applicant requests that the DRB approve, as specified and designated therein, the Application without conditions (or with only condition(s) consented to by the Applicant).

Respectfully submitted this 18th day of May 2022.

TAYLOR ENGLISH DUMA LLP
Counsel for the Applicant

/s/ Steven L. Jones

Steven L. Jones

Georgia State Bar No.: 639038

1600 Parkwood Circle
Suite 200
Atlanta, Georgia 30339
(678) 336-7282
sjones@taylorenghish.com

OBJECTION TO PRELIMINARY PLAT HEARING BASED ON
YORK V. ATHENS COLLEGE OF MINISTRY, INC.

As applied to the real property of The Peachtree Corners East Group, L.P., a Georgia limited partnership, which is identified as Fulton County Tax Assessor Parcel No.: 12 -2480-0652-052-2 (the “Subject Property”) and is the subject of the previously-filed application, styled as “DRB220024 – Amazing Development Partners LLC – C-Store – 9900 Westside Parkway – review new construction” (the “Application”), the public hearing regarding and any Design Review Board (the “DRB”) of the City of Alpharetta, Georgia (the “City”) action on the same are objected to by Amazing Development Partners LLC, a Georgia limited liability company and the filer/applicant of the Application, (the “Applicant”) based on, but not limited to, the reasons set forth herein (collectively the “York Objection” and each an “Objection”), in accordance with *York v. Athens College of Ministry, Inc.*, 348 Ga. App. 58, 821 S.E.2d 120 (Ga. Ct. App. 2018):

Contemporaneous with the filing of this *York* Objection, the Applicant is filing a Constitutional Objection to any action by the DRB that does not approve the Application or approves the Application with condition(s) not consented to by the Applicant, and all Objections set forth therein are incorporated herein by reference as if fully restated.

To the extent that any decision by the DRB is a quasi-judicial decision, the Applicant objects to the hearing, if any, before the DRB because the time limitation, if any, imposed on the presentation of evidence and testimony in support of the Application deprives the Applicant a meaningful opportunity to be heard and preserve issues, in violation of the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States and Article I, Section I, Paragraph I of the Constitution of Georgia of 1983. Likewise, the Applicant objects to any and all members of the public (and/or other persons) who appear (or otherwise give testimony or opinion) at the hearing, if any, before the DRB to the extent that (but not limited to) said individuals (a) do

not satisfy the substantial interest-aggrieved citizen test; (b) are not under oath; (c) are not subject to cross-examination; (d) present evidence on and/or make statements that qualify as (or must or should be assessed with the aid of) expert opinion without any or all individuals being qualified as expert witnesses; (e) present evidence on and/or make statements that are not germane to the purview of the DRB set out in Section 5.4 of Article V of the Unified Development Code of the City of Alpharetta, Georgia and Division 2 of Chapter 36 of the Code of Ordinances of the City of Alpharetta, Georgia (collectively, the “Ordinance”); and/or (f) present evidence and/or make statements that are founded, wholly or in part, upon inadmissible, unreliable, nonprobative, insubstantial, and/or lay, nonexpert opinion evidence.

Additionally, the Applicant objects to any DRB action that does not approve the Application or approves the Application with condition(s) not consented to by the Applicant to the extent that (but not limited to) such action is: (a) in violation of Section 50-13-19(h) of the Official Code of Georgia Annotated or otherwise: (1) in violation of any constitutional, statutory, and/or ordinance provisions; (2) in excess of the constitutional, statutory, and/or ordinance authority of the DRB; (3) made upon unlawful procedure; (4) affected by other error of law; (5) clearly erroneous in view of the reliable, probative, and substantial evidence on the whole record; or (6) arbitrary or capricious or characterized by abuse of discretion or clearly unwarranted exercise of discretion; (b) founded, wholly or in part, upon inadmissible, unreliable, nonprobative, insubstantial, and/or lay, nonexpert opinion evidence; (c) contrary to the purview of and procedure for the DRB set out in the Ordinance; (d) based, in whole or part, on evidence or other information received outside of the hearing(s) on the Application and/or in any manner which does not afford the Applicant an opportunity to review or respond to the same; and/or (e) not made pursuant and in conformance with the Ordinance; the Code of the City of Alpharetta, Georgia; the Unified

Development Code of the City of Alpharetta, Georgia; the Georgia Zoning Procedures Law, O.C.G.A. § 36-66-1, *et seq.*, and/or any other law of the state of Georgia or the United States of America.

By and through this *York* Objection, the Applicant hereby preserves all the above and incorporated Objections, and any and all evidence, arguments, and objections made and/or tendered by the Applicant at or prior to the DRB hearing on the Application, and asserts them on and within the record before, and for consideration and resolution (prior to any formal decision) by, the DRB.

WHEREFORE, Applicant requests that the DRB approve, as specified and designated therein, the Application without condition(s) (or with only condition(s) consented to by the Applicant).

Respectfully submitted this 18th day of May 2022.

TAYLOR ENGLISH DUMA LLP
Counsel for Applicant

/s/ Steven L. Jones

Steven L. Jones
Georgia State Bar No.: 639038

1600 Parkwood Circle
Suite 200
Atlanta, Georgia 30339
(678) 336-7282
sjones@taylorenghlish.com

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 652 AND 653, IN THE 1ST DISTRICT, IN THE 2ND SECTION, IN FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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SAID TRACT OR PARCEL OF LAND CONTAINING 2.078 ACRES
(90,496 SQUARE FEET).

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR PARCELS OF LAND. THE PLAT SHOWS EXISTING BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENT MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE LAND. TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA ARE 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.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	227.00'	292.62'	272.78'	N11°00'12"W
C2	423.00'	248.87'	245.30'	N09°04'22"E
C3	1560.00'	4.21'	4.21'	S14°22'24"W
C4	596.12'	25.07'	25.07'	S26°01'37"W
C5	596.12'	170.95'	170.36'	S36°04'35"W



- 1) PROPERTY SHOWN HEREON WAS SURVEYED MARCH 29, 2021.
- 2) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1" IN 37,943" WITH AN ANGULAR ERROR OF 3.42 SECONDS PER SINGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
- 3) A NIKON NIPR-322 TOTAL STATION, TOPCON HIPER LITE+ GPS RECEIVER, AND CARLSON SURVEYOR+ DATA COLLECTOR WERE USED FOR FIELD SURVEY MEASUREMENTS.
- 4) THIS PLAT HAS A MAP CLOSURE OF 1" IN 170,661'.
- 5) SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X ON FULTON INSURANCE RATE MAP 190 13120, WITH A DATE OF IDENTIFICATION OF SEPTEMBER 18, 2013. FOR COMMUNITY NUMBER 130084, IN THE CITY OF ALPHARETTA, IN FULTON COUNTY, STATE OF FULTON, WHICH IS THE CURRENT FULTON INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
- 6) CONTROL AND BEARING BASIS FOR THIS SURVEY WERE ESTABLISHED USING A TOPCON HIPER LITE+ GPS RECEIVER UTILIZING GPS FOR POST PROCESSING. THE RELATIVE POSITIONAL ACCURACY, AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3: NATIONAL STANDARD FOR SPATIAL DATA ACCURACY, IS 0.3 FEET HORIZONTAL AND .07 FEET VERTICAL AT THE 95% CONFIDENCE LEVEL.
- 7) UTILITIES SHOWN PER MARKINGS PLACED BY UTILITY-MARKING, L.L.C., UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST. LOWERY & ASSOCIATES MAKES NO GUARANTEE AS TO THE EXISTENCE OR NON-EXISTENCE OF SAID UTILITIES.
- 8) PROPERTY SHOWN HEREON LIES WITHIN THE RECORD DESCRIPTION AS STATED IN GENERAL WARRANTY DEED RECORDED IN DEED BOOK 59543, PAGE 276, FULTON COUNTY RECORDS.
- 9) NO ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON WERE OBSERVABLE AT TIME OF SURVEY.
- 10) AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- 11) AT THE TIME OF THE SURVEY THERE WERE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR OBSERVABLE EVIDENCE OF STREET OR SIDEWALK REPAIRS.
- 12) AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- 13) SUBJECT PROPERTY HAS DIRECT ACCESS TO WESTSIDE PARKWAY AND ENCORE PARKWAY, BEING A PUBLICLY DEDICATED RIGHT OF WAY.
- 14) SUBJECT PROPERTY IS CONTIGUOUS TO ALL ADJACENT PROPERTIES AND RIGHTS OF WAY. NO GAPS, GORES, OR OVERLAPS ARE KNOWN TO EXIST.



SURVEY NOTES

PREPARED FOR:
AMAZING DEVELOPMENT PARTNERS, LLC.

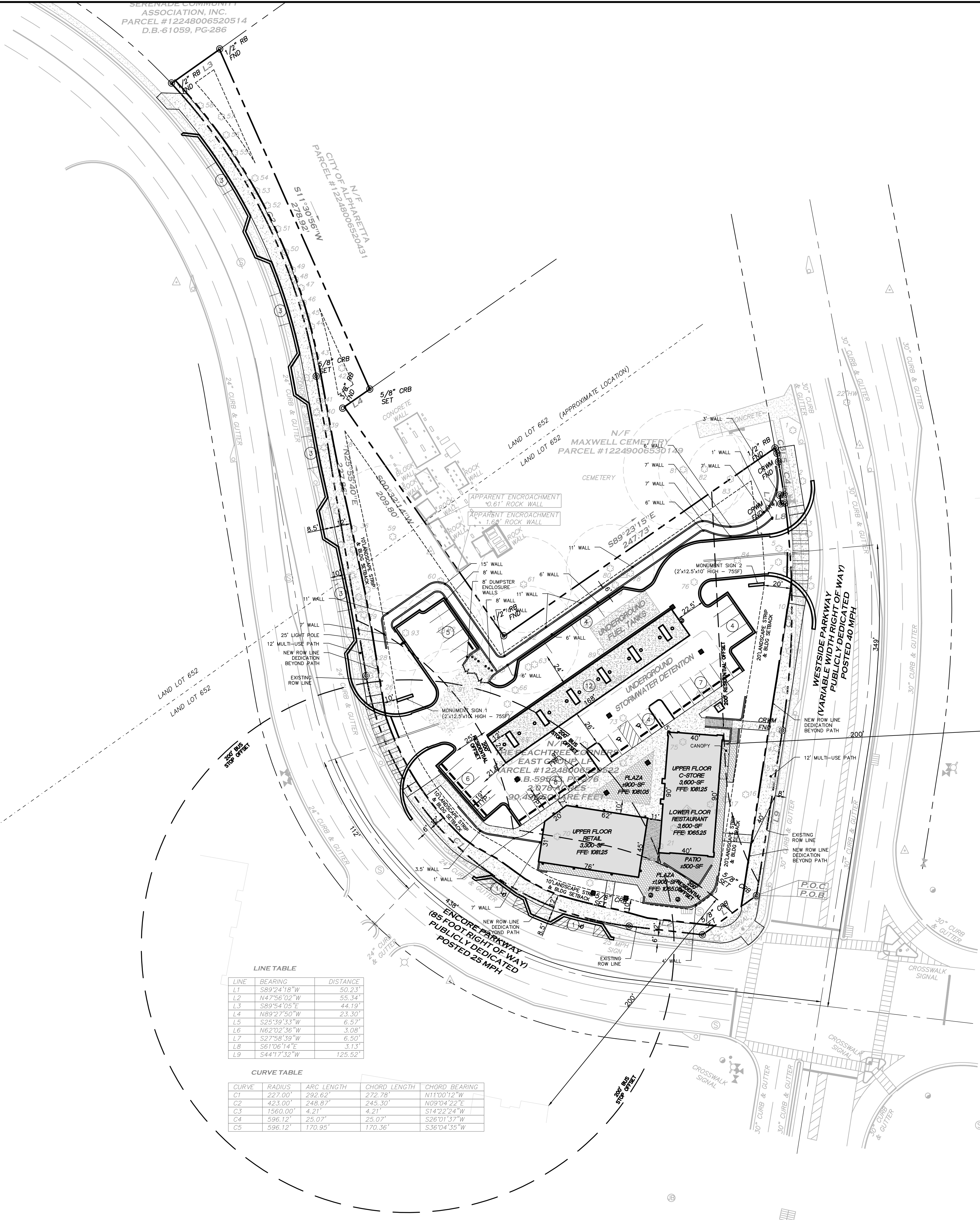
REVISIONS	
DATE:	DESCRIPTION:



**Lowery
& Associates**
LAND SURVEYING, LLC

DATE: MARCH 31, 202
JOB #: 213198
SCALE: 1"=40'
DRAWN BY: H. FISHER

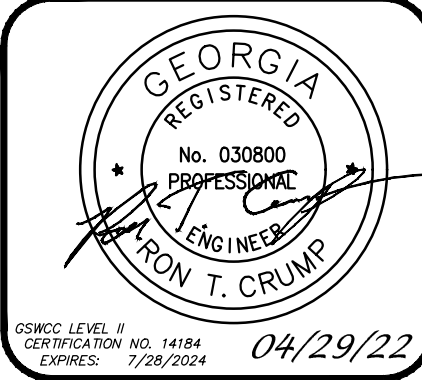
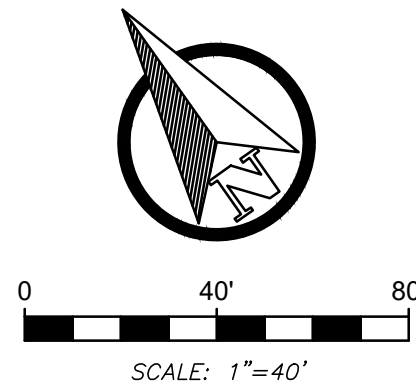
PARKING SUMMARY						
	GLA	MIN.	REDUCED	MIN.	ALLOW	PROVIDED
BUILDING 100						
LOWER LEVEL						
RESTAURANT	3,600-SF	36.0	-7.2	29	29	
UPPER LEVEL						
C-STORE	3,600-SF	14.4	-2.9	12	12	
GAS PUMP	6 PUMPS	12.0	-2.4	10	10	
BUILDING 200						
UPPER LEVEL						
RETAIL	3,300-SF	16.5	-3.3	13	13	
TOTAL	10,500-SF	78.9	-15.8	64	64	
REQUIREMENTS BASED ON:						
• CONVENIENCE STORE: 2 SPACES/PUMP + 1/250-SF						
• RETAIL: 1/200-SF						
• RESTAURANT: 1/100-SF						
• 20% REDUCTION ALLOWED						



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°24'18"W	50.23'
L2	N47°56'02"W	55.34'
L3	S89°54'03"E	44.19'
L4	N89°27'50"W	23.30'
L5	S25°39'33"W	6.57'
L6	N62°02'36"W	3.08'
L7	S27°58'39"W	6.50'
L8	S61°06'14"E	3.13'
L9	S44°17'32"W	125.52'

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	227.00'	292.62'	272.78'	N113°01'12"W
C2	423.00'	248.87'	245.30'	N09°04'22"E
C3	1560.00'	4.21'	4.21'	S14°22'24"W
C4	596.12'	25.07'	25.07'	S26°01'37"W
C5	596.12'	170.95'	170.36'	S36°04'35"W

SITE DATA	
LOCAL JURISDICTION	CITY OF ALPHARETTA
PRIMARY PARCEL ID	12 248006520522
ZONING DESIGNATION	CUP
OVERLAY DISTRICT	NORTHPOINT ACTIVITY AREA
TOTAL PROPERTY ACREAGE	2.078 ACRES (90,496 SQ.FT)
IMPERVIOUS PERCENTAGE	60% (54,297 SQ.FT)
MAX. BUILDING HEIGHT	LESSER OF 4-STORY OR 65'
MIN. BUILDING HEIGHT	2-STORY OR 20'



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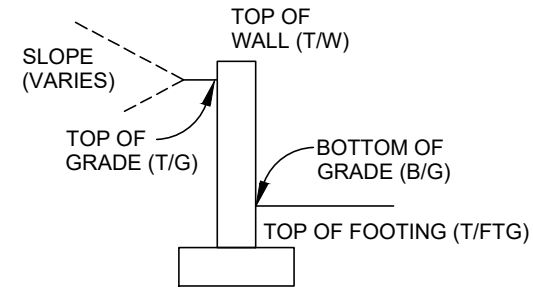
ALPHARETTA - WESTSIDE PKWY
CONVENIENCE STORE
ISSUED FOR: DRB REVIEW
JURISDICTION: CITY OF ALPHARETTA
LOCATION: 9900 WESTSIDE PARKWAY
ALPHARETTA, GA 30009

#	DATE	REVISIONS

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CHECK: RTC
JOB NO: 20-363
DATE: 04/29/22

SITE PLAN
SHEET **C02**

D:\DROPEBOX (CONTINEO-MASTER)\CONTINEO-MASTER\PROJECTS\2020\20-373 - ALANI - WESTSIDE PKWY + ENCORE PKWY ALPHARETTA.DWG



TYPICAL WALL LABELING ELEVATIONS

NOTE: WALL DESIGN BY OTHERS. CONTINEO DOES NOT PROVIDE WALL DESIGNS. LABELS ARE BASED ON GRADING DESIGN. FINAL DESIGN OF WALL NEEDS TO BE PROVIDED BY STRUCTURAL ENGINEER.

WALL INFO LABELS

SERENADE COMMUNITY ASSOCIATION, INC.
PARCEL #12248006520514
D.B.-61059, PG-286

CITY OF ALPHARETTA
PARCEL #12248006520514

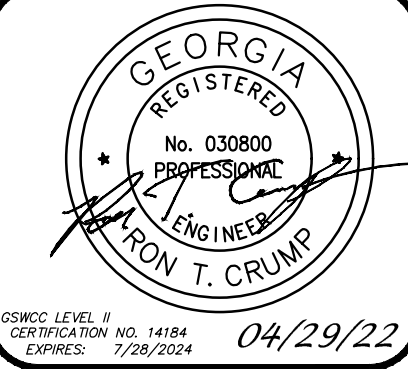
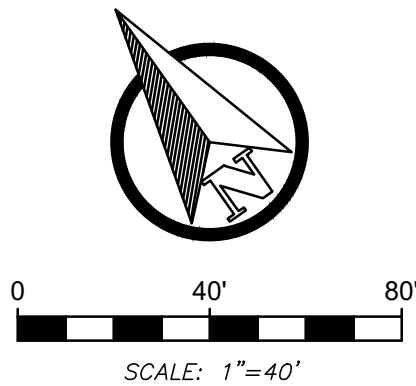
LAND LOT 652
LAND LOT 652

LINE TABLE

LINE	BEARING	DISTANCE
L1	S89°24'18"W	50.23'
L2	N47°56'02"W	55.34'
L3	S89°54'03"E	44.19'
L4	N89°27'50"W	23.30'
L5	S25°39'33"W	6.57'
L6	N62°02'36"W	3.08'
L7	S27°58'39"W	6.50'
L8	S61°06'14"E	3.13'
L9	S44°17'32"W	125.52'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	227.00'	292.62'	272.78'	N112°01'12"W
C2	423.00'	248.67'	245.30'	N09°04'22"E
C3	1560.00'	4.21'	4.21'	S14°22'24"W
C4	596.12'	25.07'	25.07'	S26°01'37"W
C5	596.12'	170.95'	170.36'	S36°04'35"W



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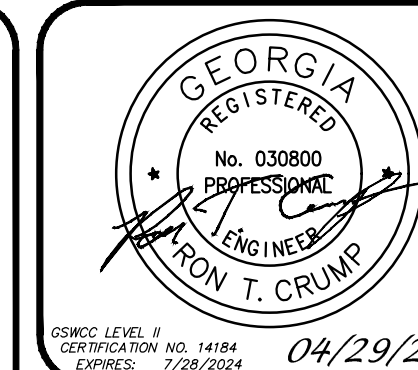
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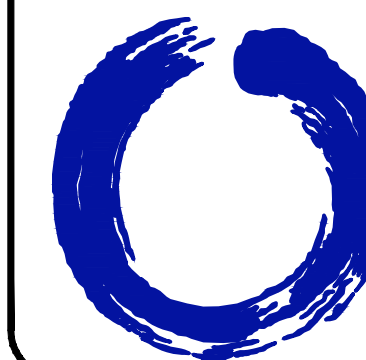
GRADING
PLAN

SHEET C03

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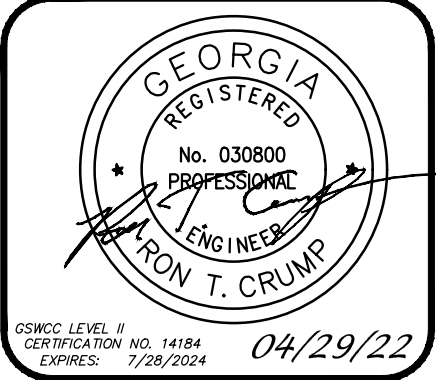
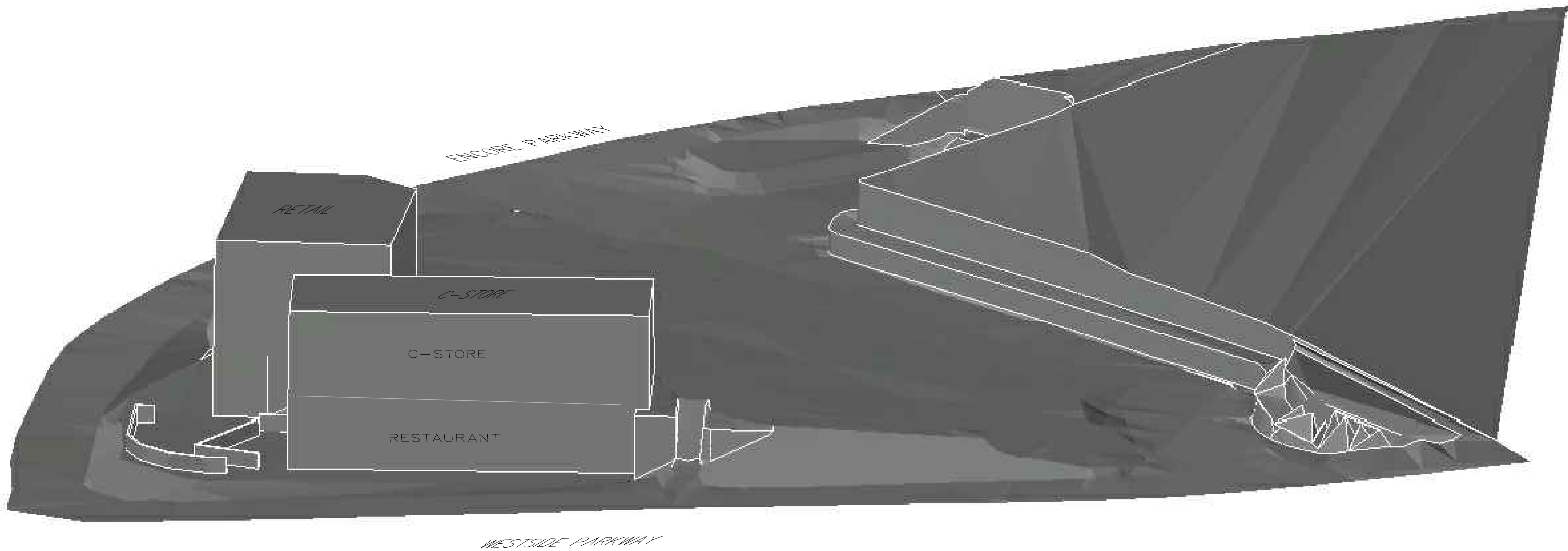
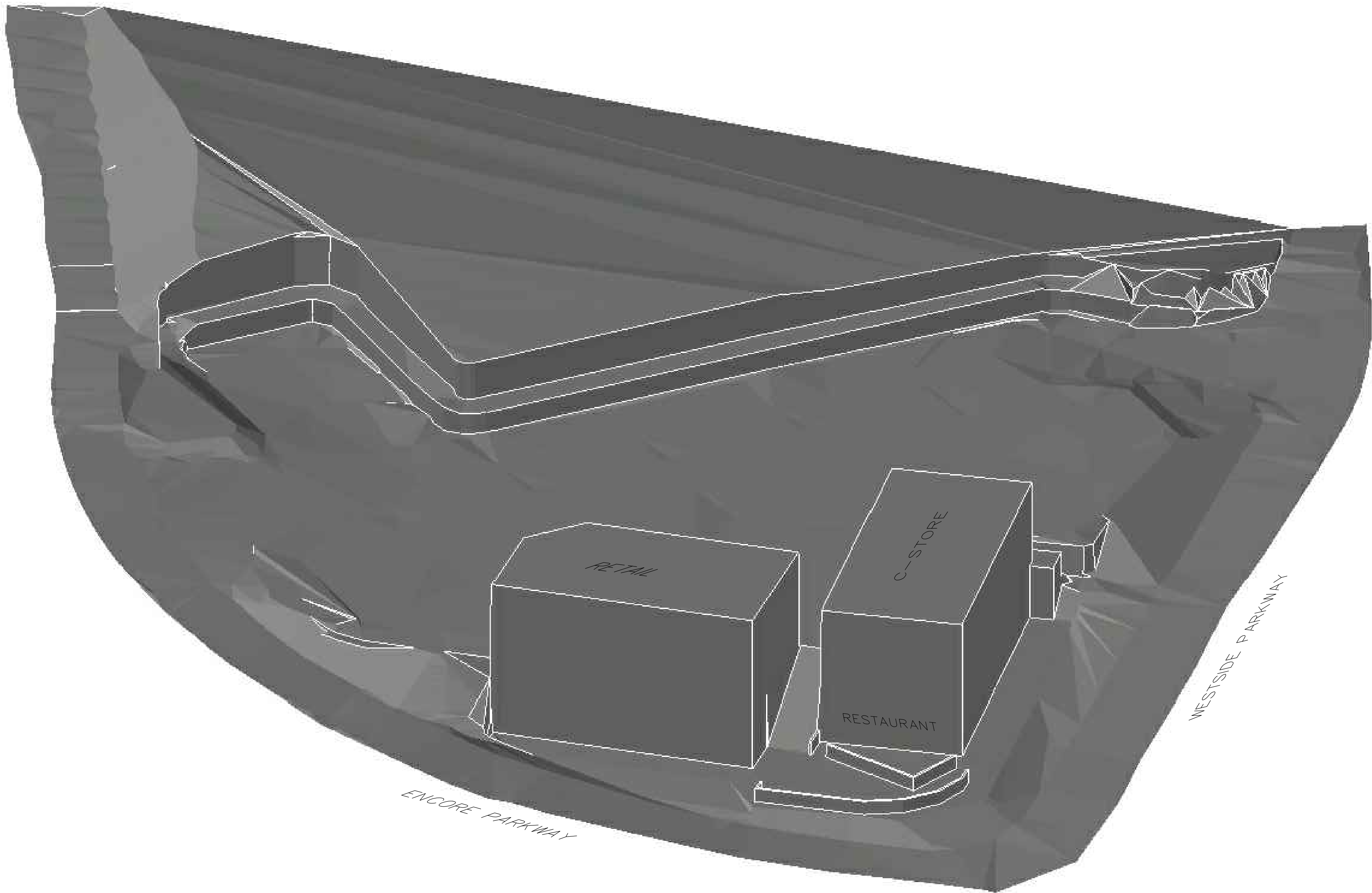
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DRB COLOR
PLAN
SHEET **C04**



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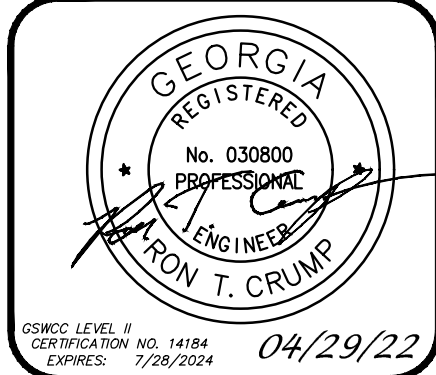
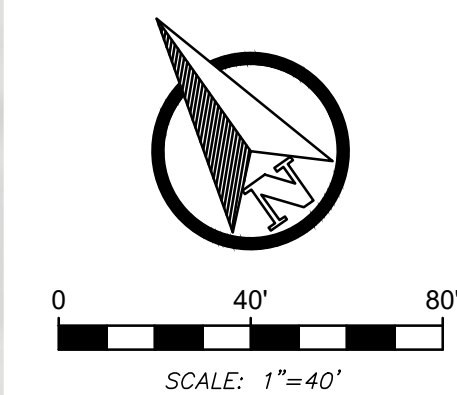
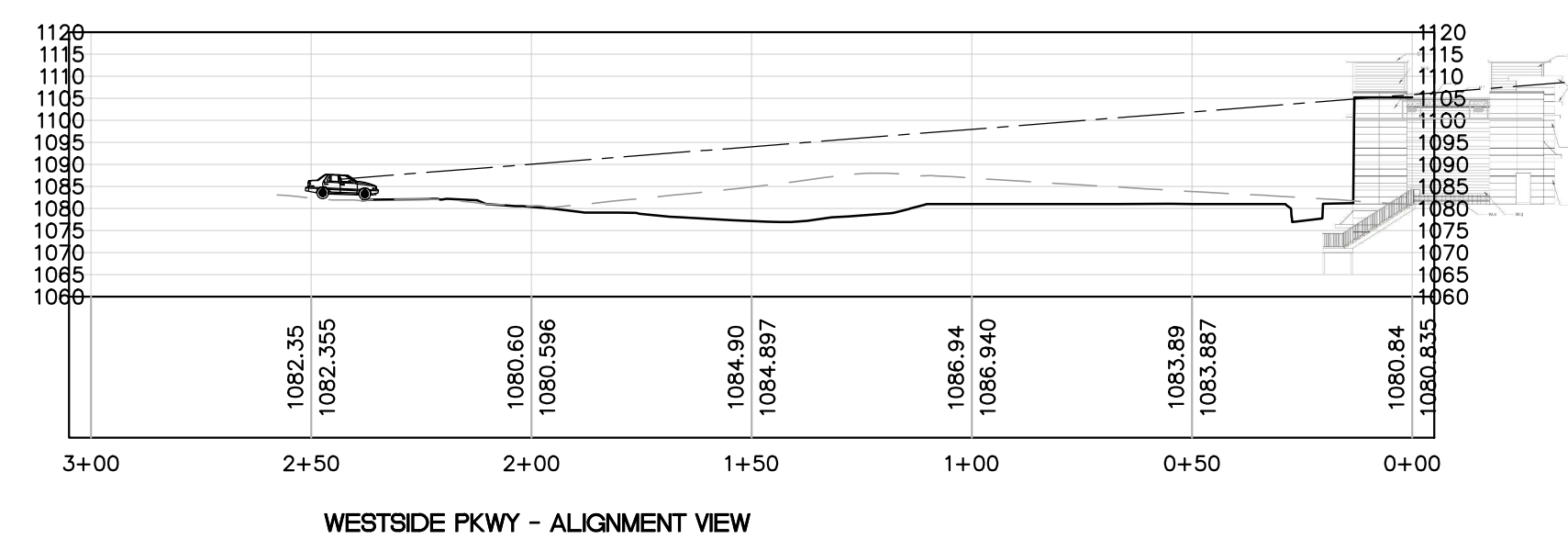
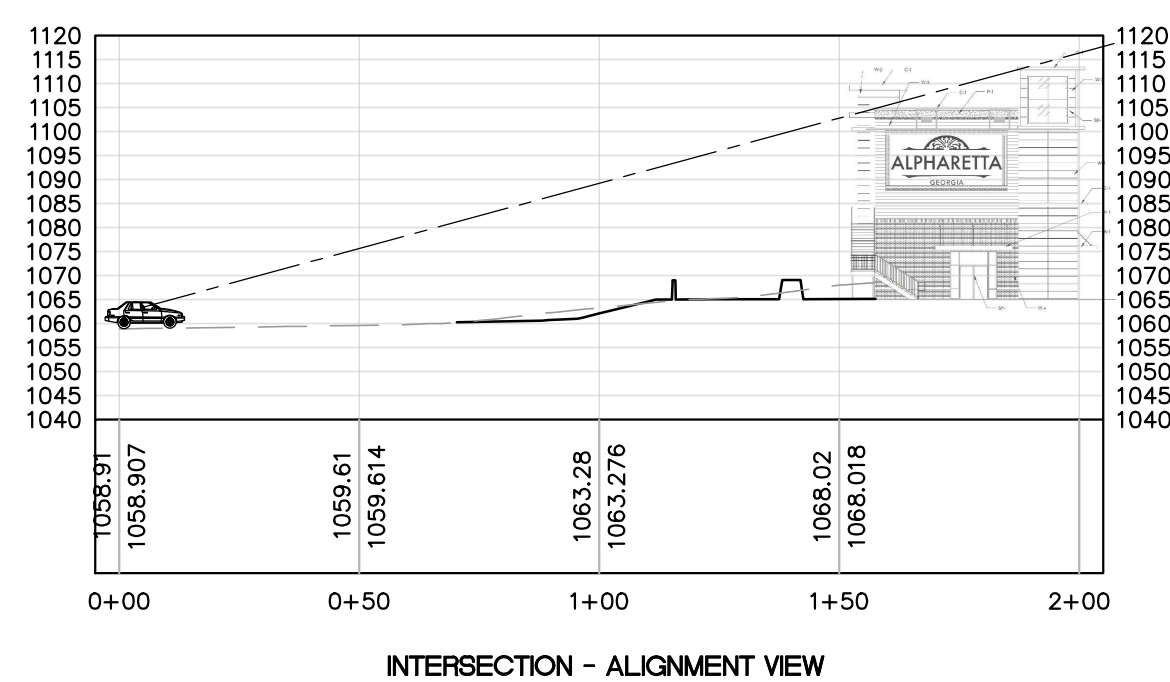
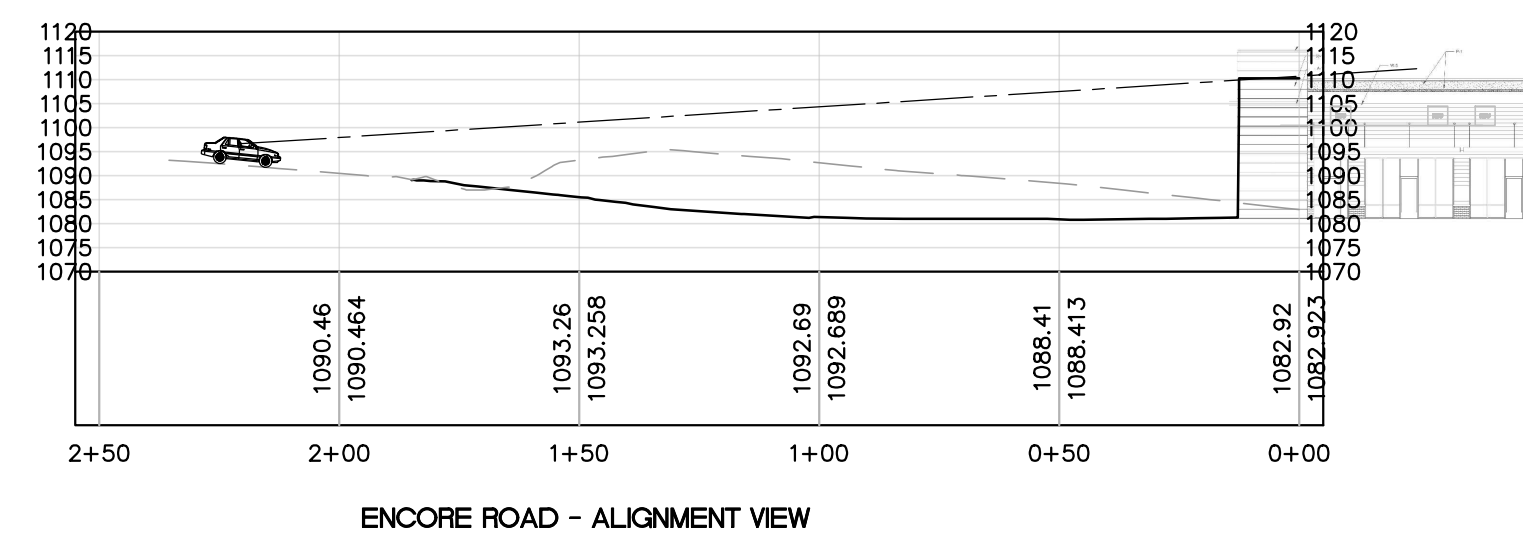
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**PERSPECTIVE
IMAGES**
SHEET **C05**



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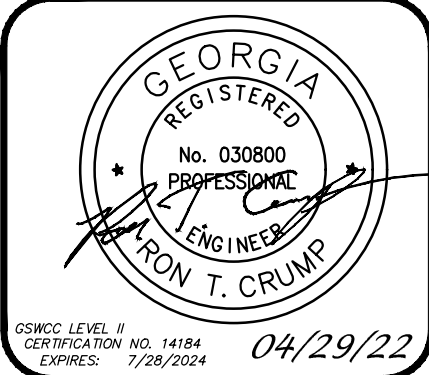
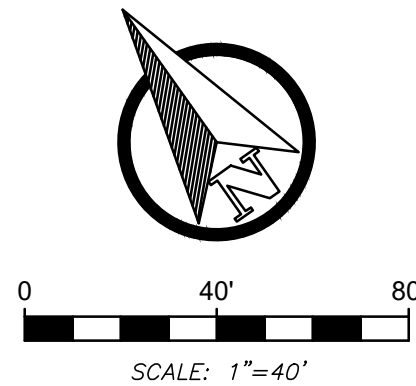
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VIEW
CORRIDOR
SHEET C06



Target Point Set
1848 points at z=0, sp 10ft by 10ft
HORIZONTAL FOOTCANDLES
Average 0.5
Maximum 22.6
Minimum 0.0
Avg.Min N/A
Max.Min N/A
Coef Var 3.66
UniGrad N/A



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LIGHTING PLAN
SHEET **C07**

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RumbleStone® Column - Wall No. 01



REGAL STONE PRO® - ROCKFACE 3-pc

Regal Stone Pro - RockFace 3-pc brings the latest look and appeal in architectural design with its addition of the two smaller modular components. The three-piece system separates itself by creating alternating scale and dimensions. While the system still meets the rigorous demands for both engineering and structural components, its multiple shape patterning creates new and innovative applications for site work designs.



BUNDLED				
#835 - RockFace 3-Pc				
Before specifying a specific product, please confirm availability with your local Keystone Hardscapes producer.				
PRODUCT	DIMENSIONS			PRODUCT #
	Height	Width	Depth	
RockFace 3-pc	Small	8" 203.2mm	7" 177.8	12" 304.8 mm 38
	Medium	8" 203.2mm	11" 279.4mm	12" 304.8 mm 50
	Large	8" 203.2mm	18" 457.2mm	12" 304.8 mm 80

FEATURES & BENEFITS

Maximum Versatility and Performance

- Made of durable concrete with iron oxide pigments that resist fading in extended UV exposure. Meets or exceeds applicable requirements of ASTM C1372 for compressive strength, absorption and dimensional tolerance.
- Able to build engineered walls in excess of 60' tall.

Ease of Installation

- Rear lips ensure setback and ease of installation.
- Unit cores reduce product weight and shipping cost and make it easy to handle.

Aesthetics

- The 3-piece system with a rockface texture evokes the look and feel of naturally weathered stone.
- Cap and corner units available.
- Variety of colors complement any landscape.



Note: Unit color, dimensions, weight, and availability varies by manufacturer.



STRUCTURAL RETAINING WALL | REGAL STONE PRO® - ROCKFACE 3-pc

INSTALLATION INSTRUCTIONS

STEP 1: Layout - Stake out the wall's placement according to lines and grades on approved plans. Excavate for the leveling pad to the lines and grades shown. Excavate soil to a dimension behind the wall for placement of grid and reinforced soils.

STEP 2: Leveling Pad - The leveling pad consists of a crushed aggregate compactable base material. The pad must extend a minimum six (6) inches in front and behind the first course of unit, and be a minimum six (6) inches in depth. Compact the aggregate and check top elevation for level.

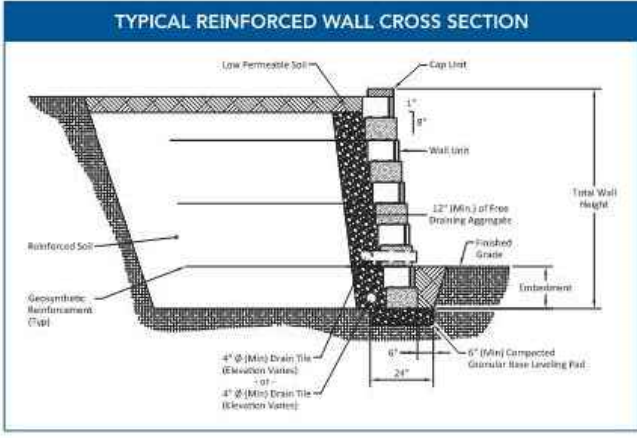
STEP 3: Base Course - Place a string line along the back of the unit to align the wall units. Begin laying unit at the lowest elevation of the wall. Place wall units flat on the leveling pad with facings aligned according to plans. If necessary, remove rear lip of the unit so that it will lie flat on the leveling pad. Place the units side-by-side, flush against each other, and in full contact with the leveling pad. Level the unit front-to-back and side-to-side. Check the units for proper horizontal alignment.

STEP 4: Wall Construction - Clean any debris off the top of the units. Place the second course of units on the base course maintaining as close to a running bond pattern as possible (do not align vertical joints). Push each unit forward as far as possible to ensure unit-to-unit engagement and the correct setback. Fill all voids between and within concrete wall units with drainage aggregate. Backfill with drainage aggregate directly behind the unit to a depth of 24" from the face of the wall. Fill behind the aggregate with soil meeting design parameters. Place and compact the backfill material before the next course is laid. Hand-operated equipment should be used within three (3) feet of the wall. Avoid driving heavy equipment within three (3) feet of the wall units.

STEP 5: Drainage - Place a perforated drain pipe at the base of the drainage aggregate. Daylight or direct the drain to an area lower than the lowest drain elevation in the wall. Additional drainage design may be required.

STEP 6: Install Fill and Compaction - Place the drainage aggregate and unit core fill as directed. Place reinforced backfill soil behind the drainage aggregate in maximum 4-8" lifts and compact to a minimum of 95% standard Proctor density with the appropriate compaction equipment.

STEP 7: Geogrid Reinforcement Placement - Check approved wall construction plan for grid placement lengths, elevations and strengths. Measure and cut the reinforcement geogrid to the design length in the plans.



The design strength direction of the geogrid shall be laid perpendicular to the wall. Place the front edge of the geogrid on the designated course a maximum of one (1) inch from the face of the unit. Apply the next course of units to secure it in place. Pull the reinforcement taut and secure in place. A minimum of six (6) inches of backfill over the grid is required prior to vehicular operation.

Repeat steps 4 to 7 as required to reach the top of wall elevation.

STEP 8: Cap Placement - Thoroughly clean the top course of wall units. Dry set the caps on the wall units using a string line to obtain the proper horizontal alignment. Cut caps to fit as needed. Adhere the cap units to the wall units with a sufficient amount of an exterior concrete adhesive.

STEP 9: Finish Grade and Surface Drainage - Protect your wall from water damage and erosion with a finished grade to provide positive drainage away from the wall at the top and bottom of the wall structure during construction. To minimize infiltration of water into the top of the backfill area of the wall, place a minimum of eight (8) inches of soil with low permeability (clay or similar materials) over the drainage aggregate and backfill soils.

NOTE: Colors are shown as accurately as possible in brochures and samples, but due to the nature of the product, regional color differences and variables in print reproduction, colors may not match exactly.

Complete installation and specification details are available by contacting your Keystone Hardscapes Sales Representative.



www.keystonehardscapes.com

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REGAL STONE PRO® ROCKFACE 3-PC

PRODUCT NUMBER # 835



- Rugged exterior evokes the look and feel of naturally weathered stone
- Rear lips ensure precise setback and eliminate the material and labor costs of connectors
- Made of durable concrete with iron oxide pigments that resist fading in extended UV exposure. Meets or exceeds applicable requirements of ASTM C1372

Our rear-lipped SRWs includes a comprehensive assortment of block heights, depths, and face styles to satisfy virtually any structural or aesthetic requirement. A proven block design with an extensive record of field performance, comprehensive support and expertise, and the experience accrued in manufacturing over a billion retaining wall units, our rear-lipped SRWs have become a trusted favorite of specifiers, installers, and owners alike.

STONE(S)				PALLET INFO	
				Pallet Weight	2688 lbs
				Sq Ft/Pallet	32 sq.ft.
Height	in	8	8		
	mm	203.2	203.2		
Length	in	12	12		
	mm	304.8	304.8		
Width	in	7	11		
	mm	177.8	279.4		
Units	/pl	16	16		



ATLANTA, GEORGIA (Corporate Headquarters)

5 Concourse Parkway, Suite 1900

Atlanta, Georgia 30328

404.634.9100

404.841.0174 FAX

Jason Autry

678.615.9498

Jason.Autry@pavestone.com

Venetian®

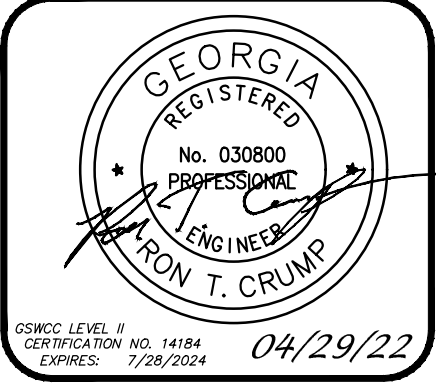


The Venetian series creates dramatic and dynamic interaction with sunlight through its cleft and chamferless surfaces, which evoke the timeless appeal of cut flagstone. Venetian is available in an extensive range of paver sizes and heights to suit a variety of traffic conditions and base preparations. Many Venetian shapes are suitable for Rumbling, which weathers the paver stones by breaking and softening edges and corners.

Benches



The RumbleStone® system includes a set of rustic building blocks for your outdoor hardscape projects. The weathered appearance offers a natural look and feel, adding texture and depth to both vertical and paving applications. RumbleStone can be assembled in an infinite variety of configurations and orientations. Increase the possibilities for creative expression in your backyard landscape using RumbleStone and enjoy its beauty, versatility and strength.



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CONVENIENCE STORE			

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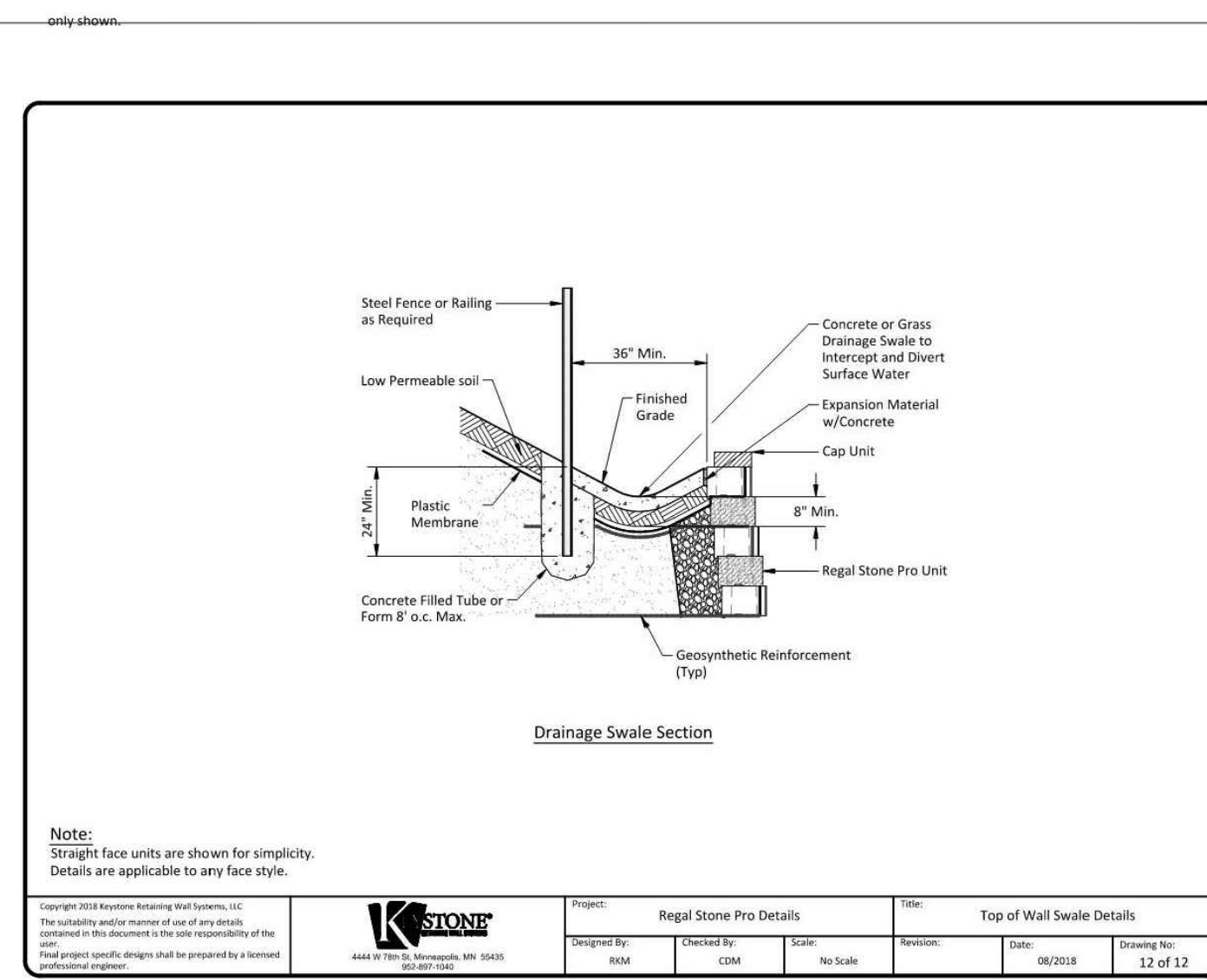
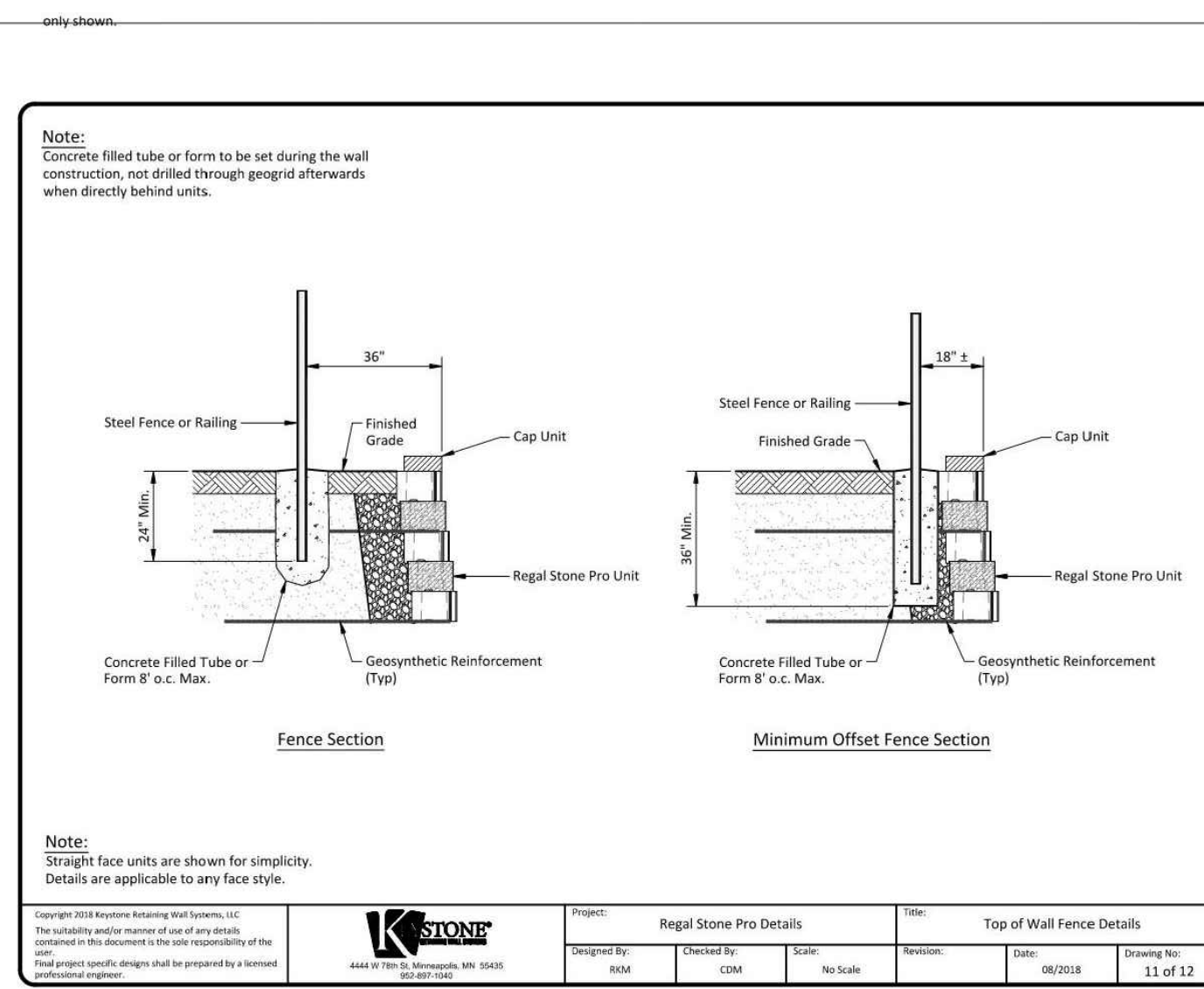
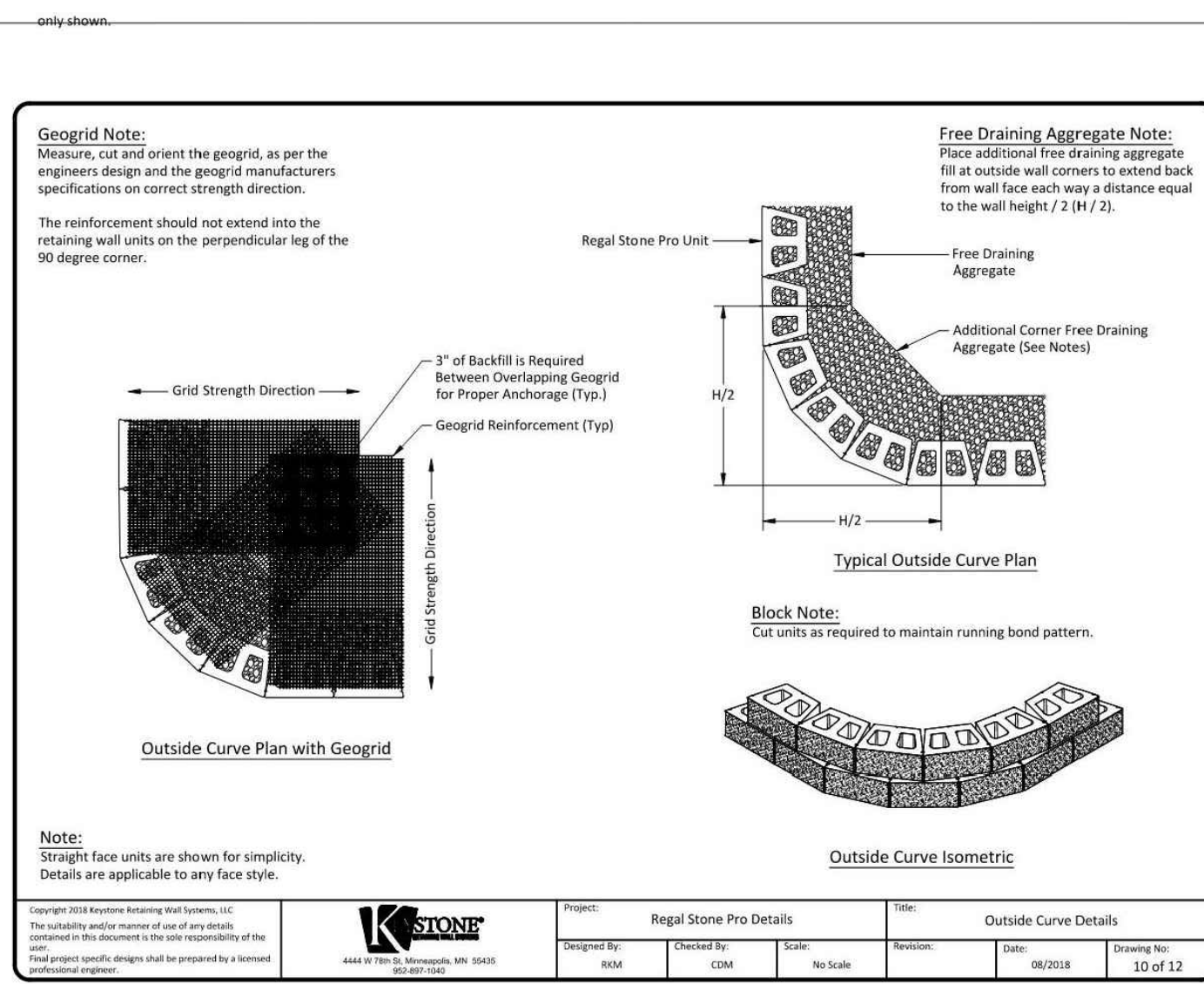
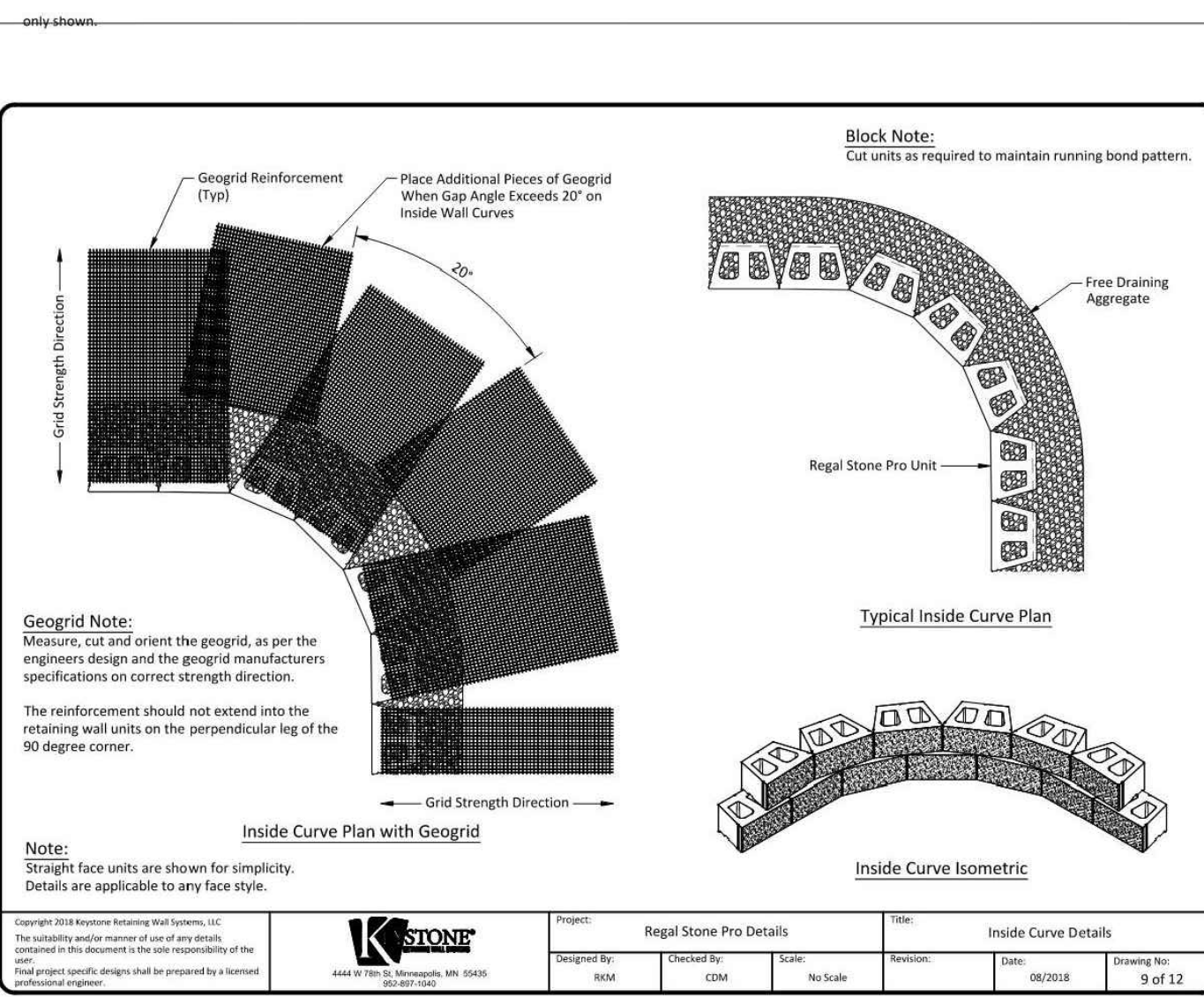
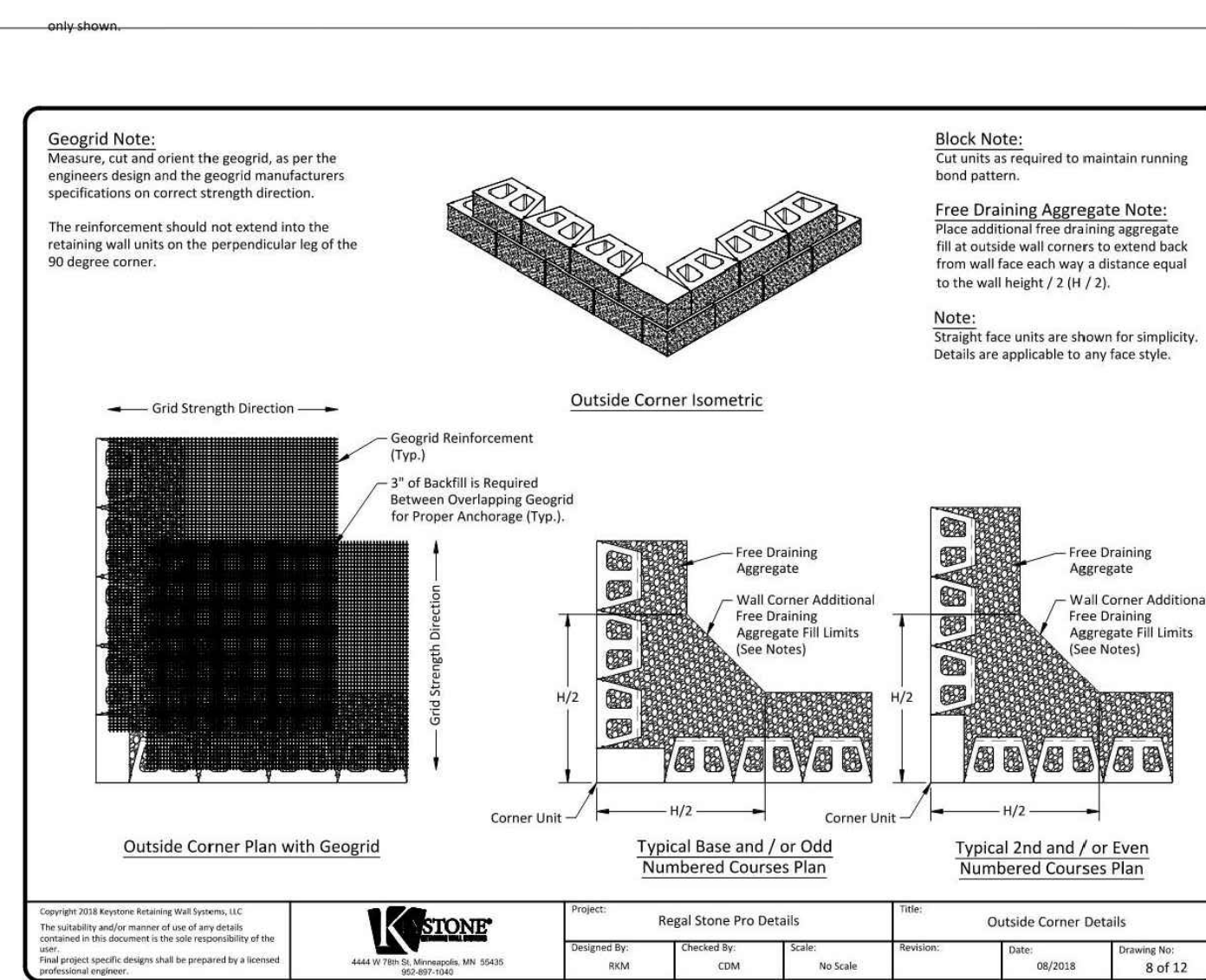
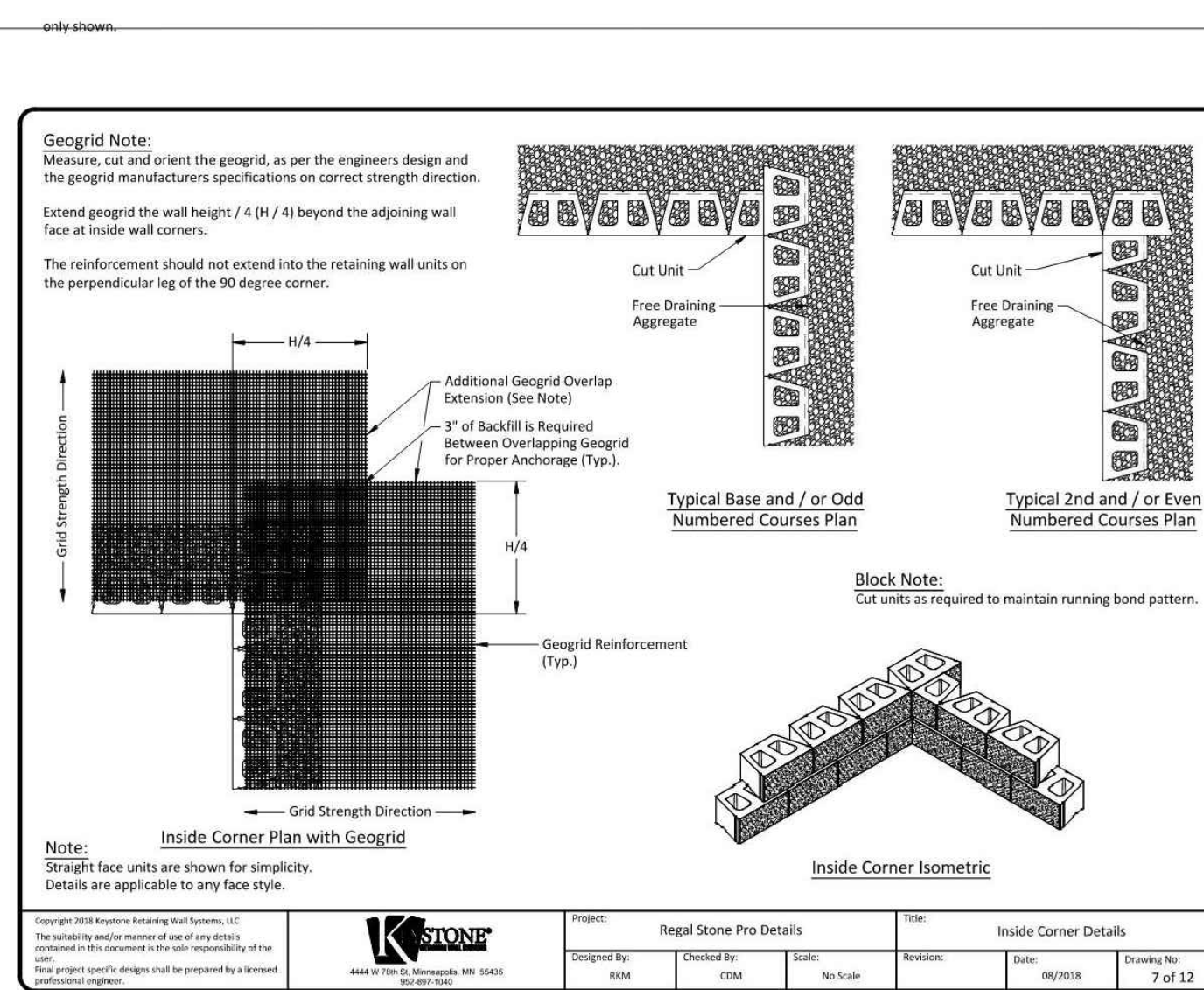
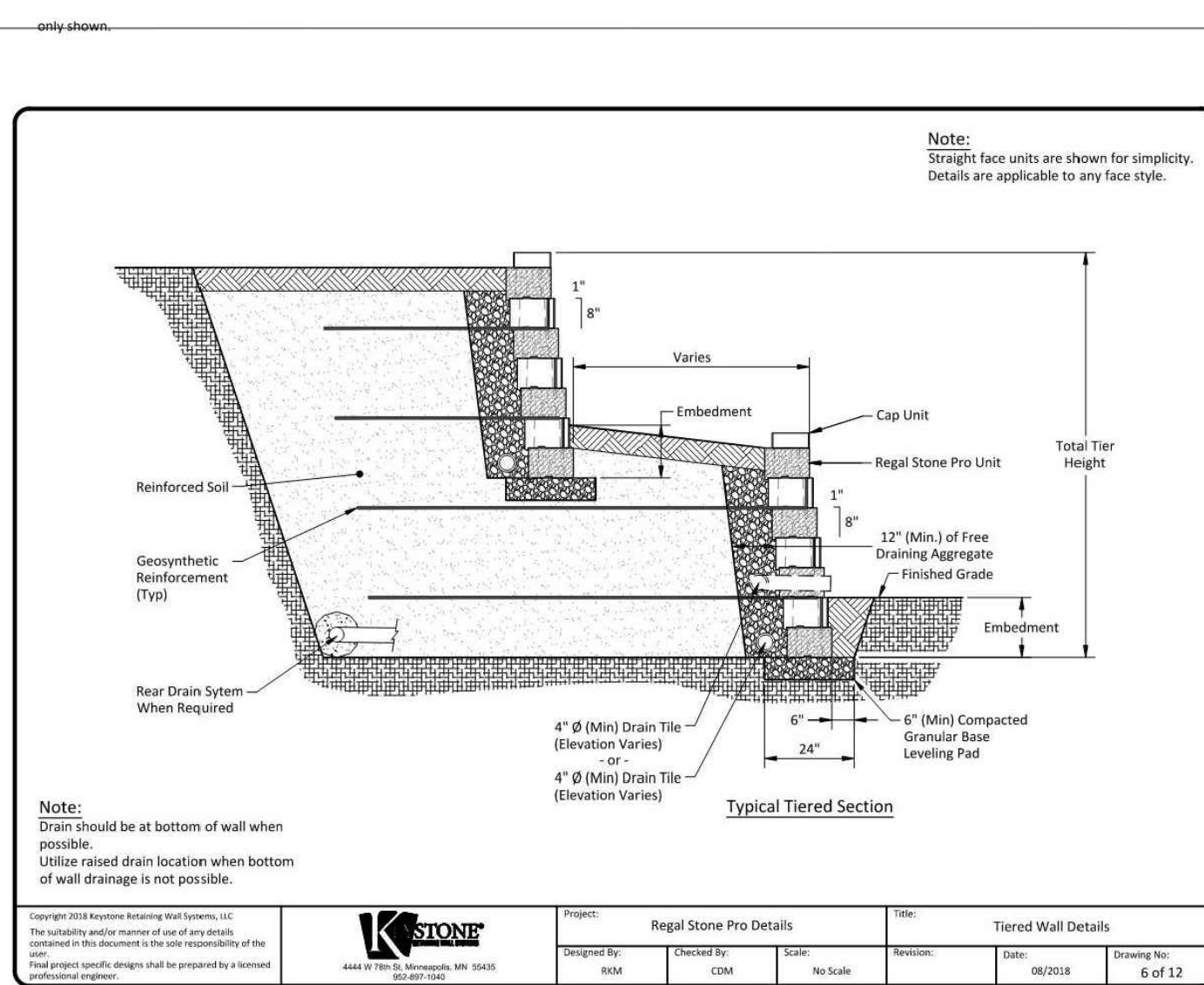
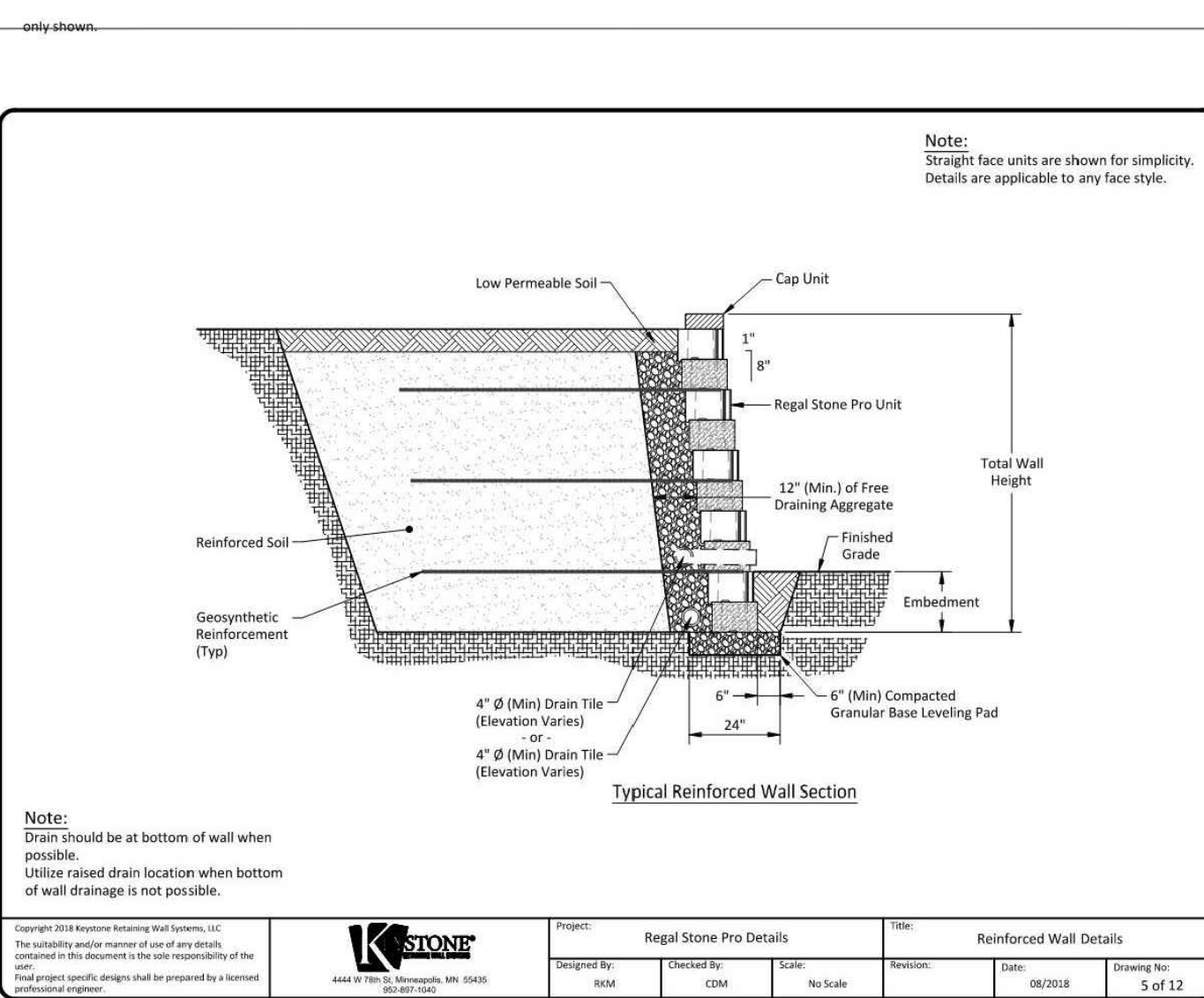
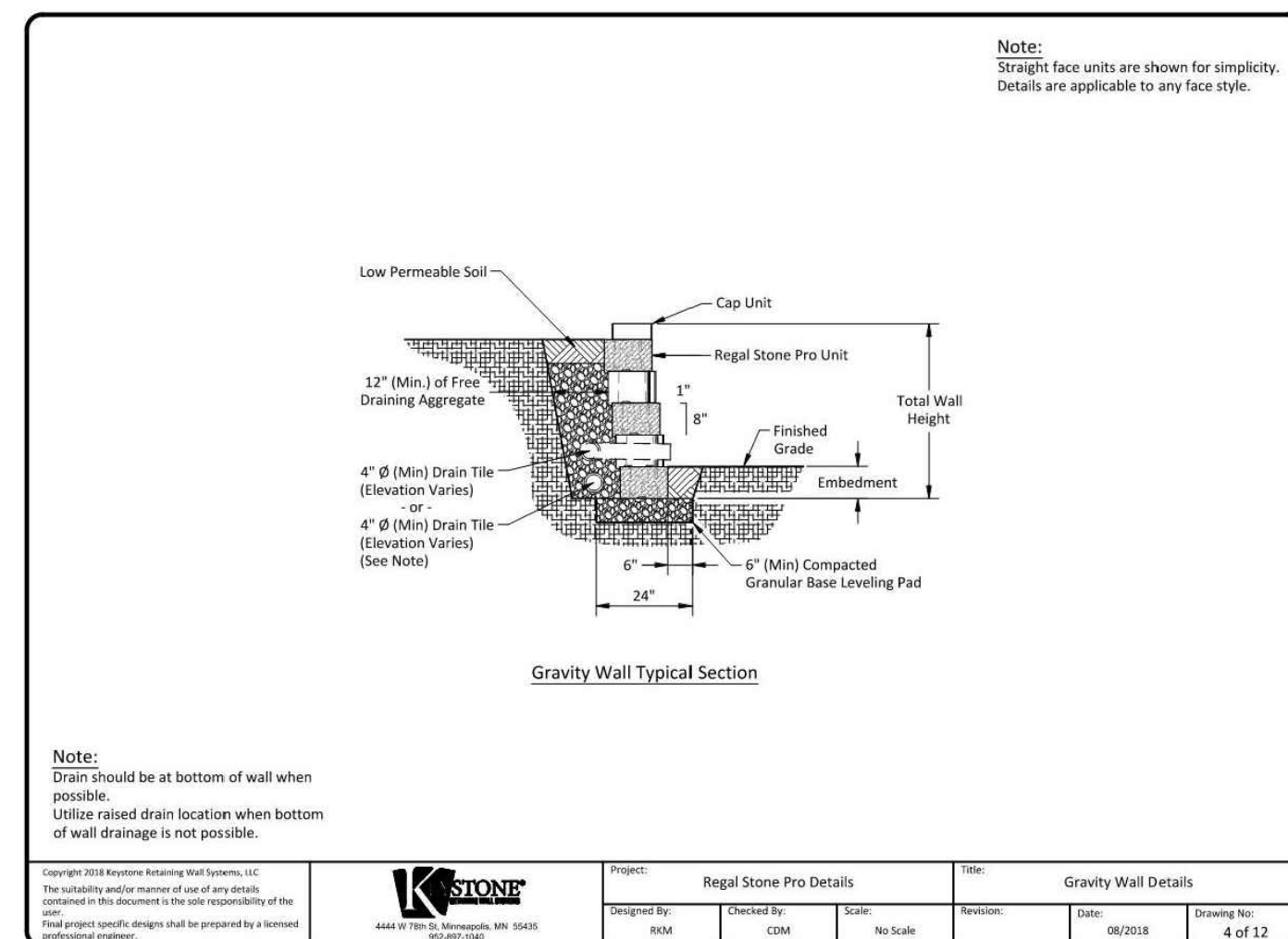
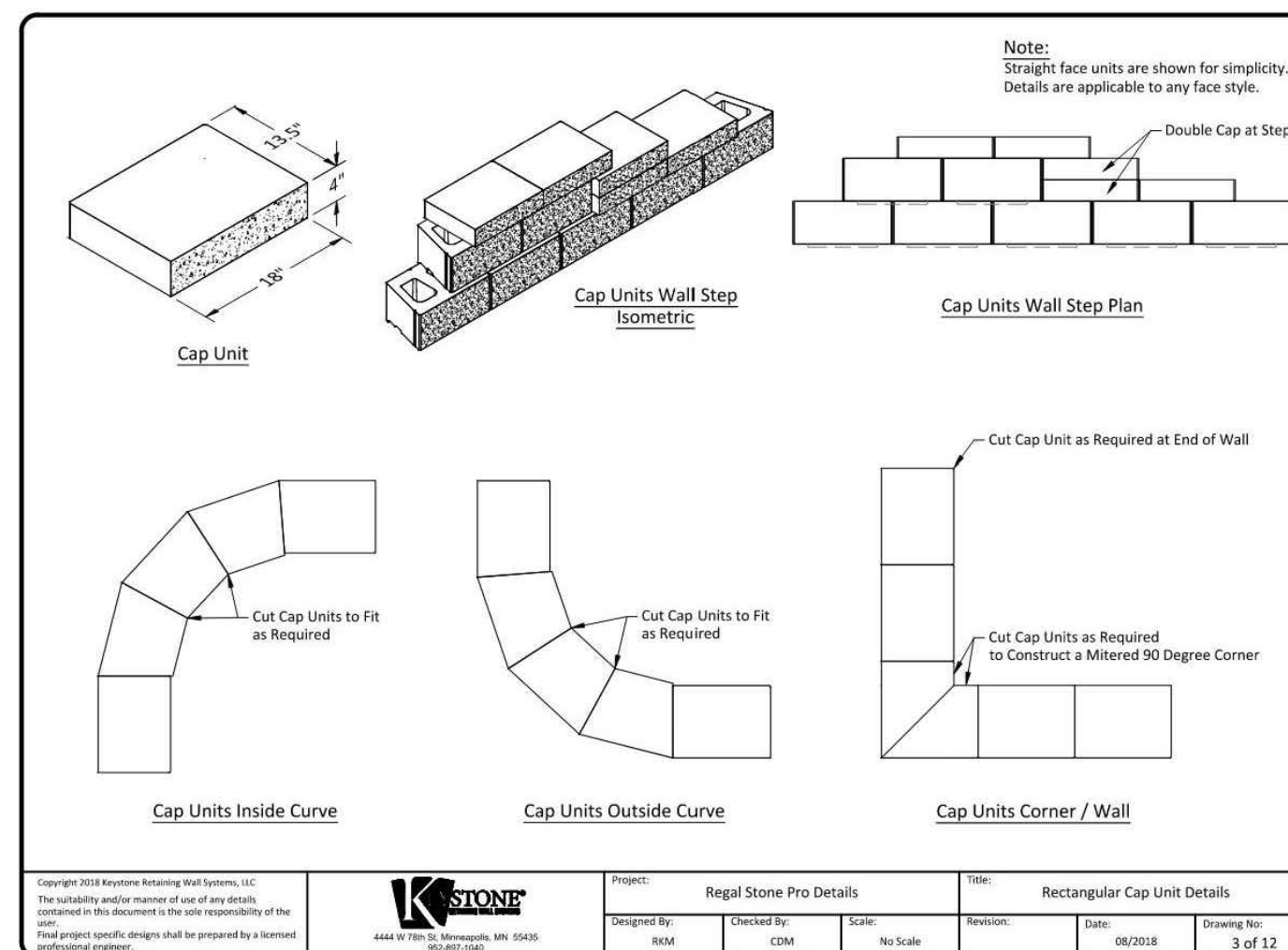
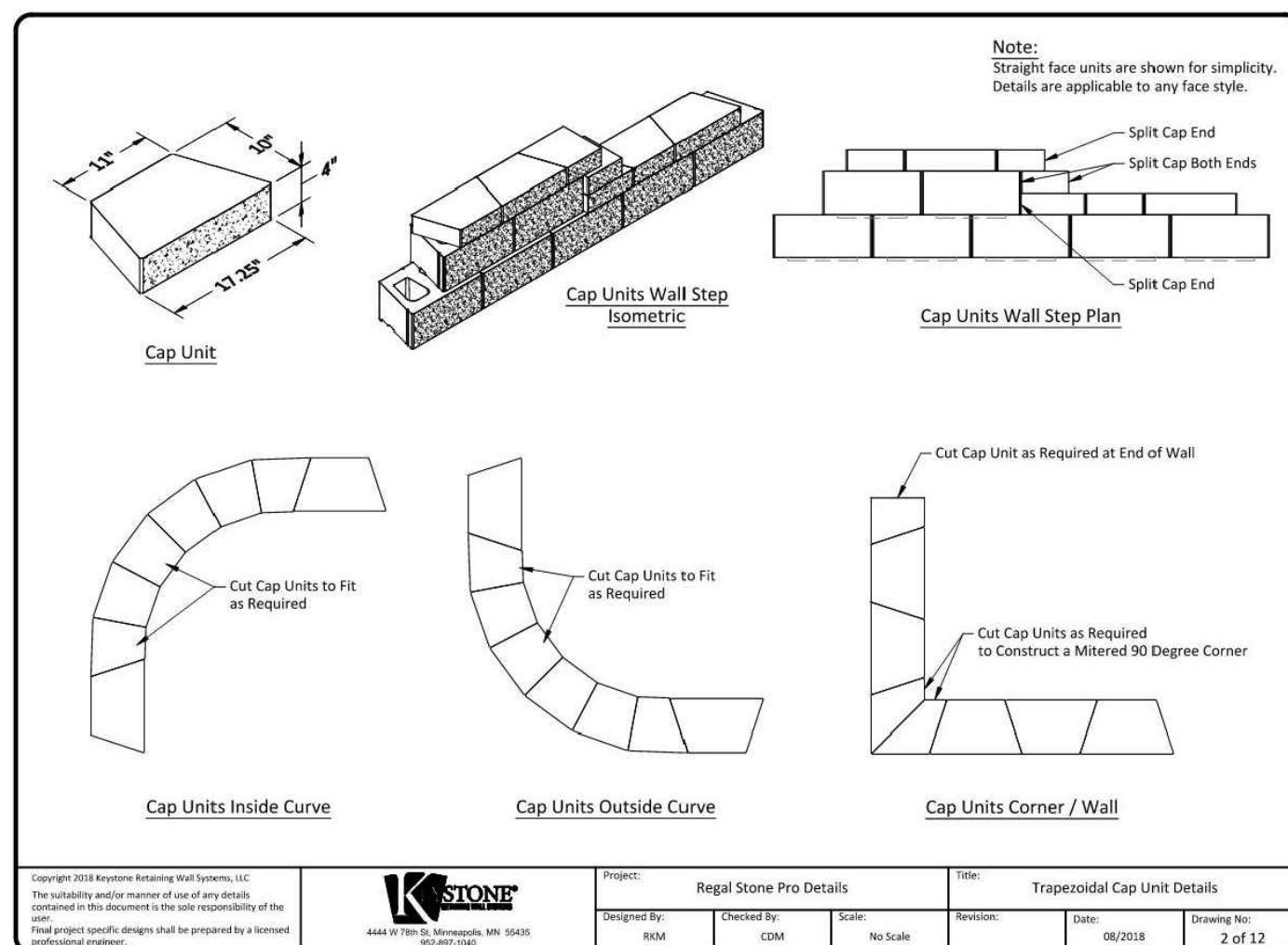
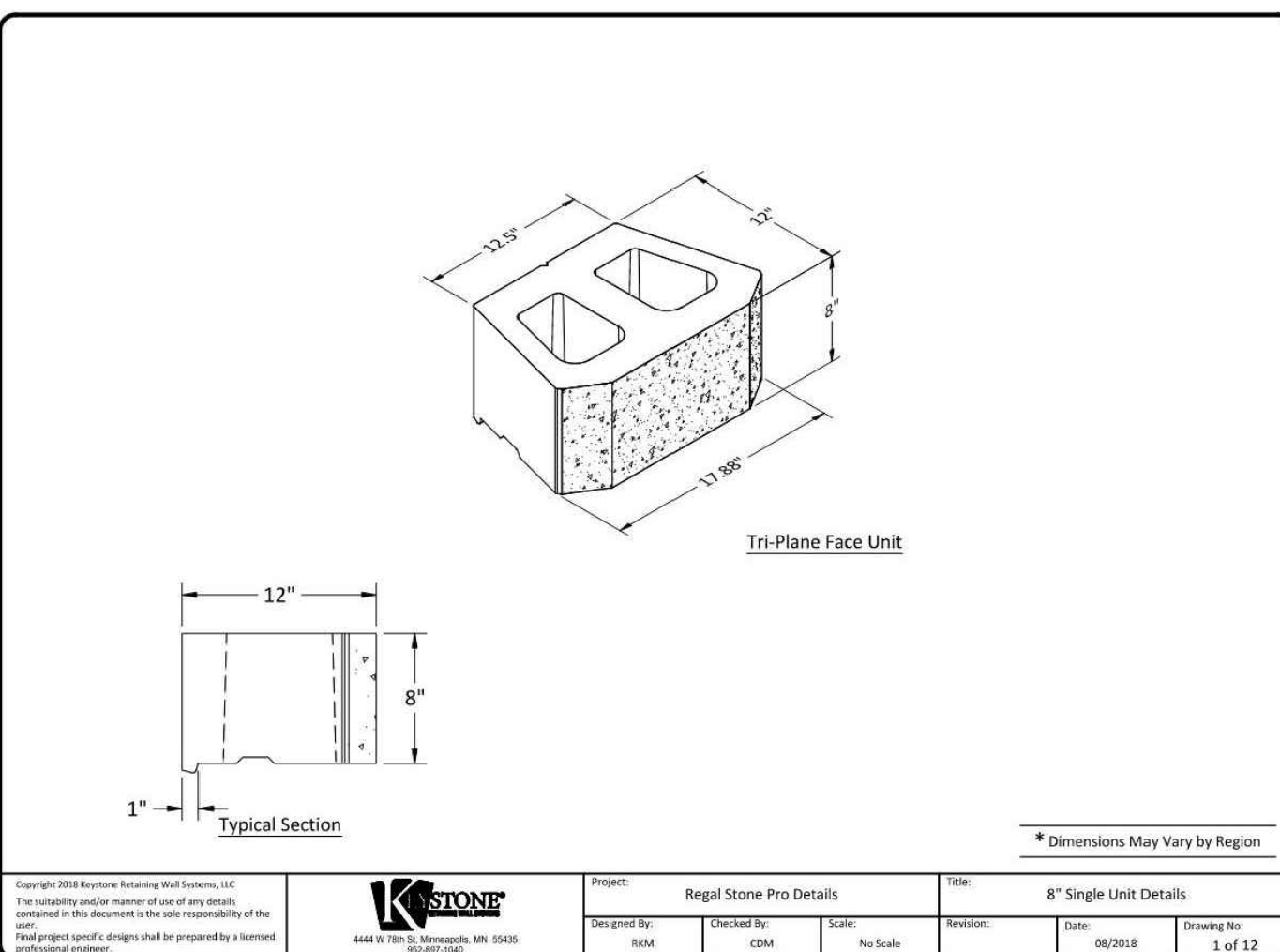
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MATERIALS

SHEET C08



The RockWall retaining wall system brings an unmatched sense of permanence to any home landscape. Durable, easy to install, and attractive, RockWall system blocks can be configured in a variety of ways to create different wall aesthetics, including multiheight ashlar patterns, that naturally flow with your landscape's contours. The RockWall cap adds a finishing touch without cuts, creating a flawless professional appearance.



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(404) 905 - 2117
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ALPHARETTA – WESTSIDE PKWY
CONVENIENCE STORE

ISSUED FOR: DRB REVIEW

JURISDICTION: CITY OF ALPHARETTA

LOCATION: 9900 WESTSIDE PARKWAY
ALPHARETTA, GA 30009

[illegible]

DRAWN: KH	CHECK: RTC
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JOB NO:	DATE:
20-363	04/29/22

MATERIALS

SHEET **C09**

PARKING SUMMARY

	BUILDING	MIN.	REDUCED	MIN. ALLOW	PROVIDED
C-STORE	4,200-SF	17	-3.4	14	12
GAS PUMP	6 PUMPS	12	-2.4	10	12
RETAIL	1,200-SF	6	-1.2	5	5
RESTAURANT	1,800-SF	18	-3.6	14	14
TOTAL		53	-10	43	43

REQUIREMENTS BASED ON:

- CONVENIENCE STORE: 2 SPACES/PUMP + 1/250-SF
- RETAIL: 1/200-SF
- RESTAURANT: 1/100-SF
- 20% REDUCTION ALLOWED

NON-CONFORMITY NOTES:

1. MP-03-02/Z-03-01/CLUP-03-01/V-03-17 IMPOSES A MAXIMUM IMPERVIOUS PERCENTAGE OF 50%. PROPOSED IMPERVIOUS PERCENTAGE IS >50%.

Tree Number	Species	Diameter	Condition	Critical Root Zone Radius (5% x 1.0)	STATUS
1	Willow Oak	17	BOUNDARY TREE, CR2 IMPACT 7%	18	REMOVED
2	Willow Oak	12		18	REMOVED
3	Willow Oak	12	BOUNDARY TREE, CR2 IMPACT 7%	18	REMOVED
4	Willow Oak	16		24	REMOVED
5	Yoshino Cherry	4	BOUNDARY TREE, CR2 IMPACT 7%	6	REMOVED
6	Yoshino Cherry	4		6	REMOVED
7	Yoshino Cherry	4	BOUNDARY TREE, CR2 IMPACT 7%	6	REMOVED
8	Yoshino Cherry	4		6	REMOVED
9	Yoshino Cherry	4	BOUNDARY TREE, CR2 IMPACT 7%	6	REMOVED
10	Red Maple	6		12	REMOVED
11	Red Maple	6	BOUNDARY TREE, CR2 IMPACT 7%	12	REMOVED
12	Red Maple	9		13.5	REMOVED
13	Red Maple	7	BOUNDARY TREE, CR2 IMPACT 7%	10.5	REMOVED
14	Yoshino Cherry	5		7.5	REMOVED
15	Red Maple	10	BOUNDARY TREE, CR2 IMPACT 7%	15	REMOVED
16	Cryptomeria	14		21	REMOVED
17	Cryptomeria	14	BOUNDARY TREE, CR2 IMPACT 7%	21	REMOVED
18	Cryptomeria	13		19.5	REMOVED
19	Cryptomeria	12	BOUNDARY TREE, CR2 IMPACT 7%	18	REMOVED
20	Cryptomeria	13		19.5	REMOVED
21	Cryptomeria	14	BOUNDARY TREE, CR2 IMPACT 7%	21	REMOVED
22	Cryptomeria	14		21	REMOVED
23	Red Maple	7	BOUNDARY TREE, CR2 IMPACT 7%	10.5	REMOVED
24	Red Maple	7		10.5	REMOVED
25	Red Maple	6	BOUNDARY TREE, CR2 IMPACT 7%	12	REMOVED
26	Yoshino Cherry	7		10.5	REMOVED
27	Yoshino Cherry	6	BOUNDARY TREE, CR2 IMPACT 7%	9	REMOVED
28	Yoshino Cherry	4		6	REMOVED
29	Red Maple	8	BOUNDARY TREE, CR2 IMPACT 7%	12	REMOVED
30	Yoshino Cherry	5		7.5	REMOVED
31	Yoshino Cherry	6	BOUNDARY TREE, CR2 IMPACT 7%	9	REMOVED
32	Yoshino Cherry	4		6	REMOVED
33	Red Maple	6	BOUNDARY TREE, CR2 IMPACT 7%	9	REMOVED
34	Yoshino Cherry	4		6	REMOVED
35	Yoshino Cherry	6	BOUNDARY TREE, CR2 IMPACT 7%	9	REMOVED
36	Yoshino Cherry	4		6	REMOVED
37	Red Maple	10	BOUNDARY TREE, CR2 IMPACT 7%	15	REMOVED
38	Red Maple	7		10.5	REMOVED
39	Yoshino Cherry	5	BOUNDARY TREE, CR2 IMPACT 7%	7.5	REMOVED
40	Yoshino Cherry	6		9	REMOVED
41	Yoshino Cherry	5	BOUNDARY TREE, CR2 IMPACT 7%	7.5	REMOVED
42	Dogwood	4		6	REMOVED
43	Yoshino Cherry	5	BOUNDARY TREE, CR2 IMPACT 7%	7.5	SAVED
44	Yoshino Cherry	5		7.5	SAVED
45	Yoshino Cherry	5	BOUNDARY TREE, CR2 IMPACT 7%	7.5	SAVED
46	Red Maple	5		7.5	SAVED
47	Yoshino Cherry	3	BOUNDARY TREE, CR2 IMPACT 7%	4.5	SAVED
48	Yoshino Cherry	4		6	SAVED
49	Yoshino Cherry	4	BOUNDARY TREE, CR2 IMPACT 7%	6	SAVED
50	Red Maple	6		9	SAVED
51	Red Maple	7	BOUNDARY TREE, CR2 IMPACT 7%	10.5	SAVED
52	Yoshino Cherry	4		6	SAVED
53	Yoshino Cherry	4	BOUNDARY TREE, CR2 IMPACT 7%	6	SAVED
54	Yoshino Cherry	4		6	SAVED
55	Red Maple	7	BOUNDARY TREE, CR2 IMPACT 7%	10.5	SAVED
56	Yoshino Cherry	4		6	SAVED
57	Yoshino Cherry	4	BOUNDARY TREE, CR2 IMPACT 7%	6	SAVED
58	Yoshino Cherry	4		6	SAVED
59	Tulip Poplar	30	DOH, large basal cavity	64	REMOVED
60	Red Oak	25		SPECIMEN	37.5
61	Post Oak	24	SPECIMEN BOUNDARY TREE, CR2 IMPACT 2%	36	OFF-SITE
62	Tulip Poplar	27		40.5	REMOVED
63	Tulip Poplar	24	SPECIMEN BOUNDARY TREE, CR2 IMPACT 2%	36	REMOVED
64	Red Oak	24		24	REMOVED
65	Red Oak	16	SPECIMEN BOUNDARY TREE, CR2 IMPACT 2%	24	REMOVED
66	Red Oak	17		25.5	REMOVED
67	Red Oak	16	SPECIMEN BOUNDARY TREE, CR2 IMPACT 2%	24	REMOVED
68	Tulip Poplar	24		36	REMOVED
69	Pine	23	SPECIMEN BOUNDARY TREE, CR2 IMPACT 2%	34.5	REMOVED
70	Red Oak	25		37.5	REMOVED
71	Red Oak	22	SPECIMEN BOUNDARY TREE, CR2 IMPACT 2%	33	REMOVED
72	Red Oak	25		37.5	REMOVED
73	Red Oak	23	SPECIMEN BOUNDARY TREE, CR2 IMPACT 2%	34.5	REMOVED
74	Tulip Poplar	22		33	REMOVED
75	Red Oak	27	SPECIMEN BOUNDARY TREE, CR2 IMPACT 2%	40.5	REMOVED
76	Pine	19		28.5	REMOVED
77	Tulip Poplar	21	SPECIMEN BOUNDARY TREE, CR2 IMPACT 2%	31.5	REMOVED
78	Red Cedar	18		24	REMOVED
79	Pine	19	SPECIMEN BOUNDARY TREE, CR2 IMPACT 2%	28.5	REMOVED
80	Hickory	30		33	REMOVED
81	Red Oak	22	BOUNDARY TREE, CR2 IMPACT 2%	33	OFF-SITE
82	Pine	25		34.5	REMOVED
83	Red Oak	22	BOUNDARY TREE, CR2 IMPACT 2%	33	SAVED
84	Pine	20		30	REMOVED
85	Red Oak	21	BOUNDARY TREE, CR2 IMPACT 2%	31.5	REMOVED
86	Hickory	13-12		19.5	REMOVED
87	Red Oak	20	BOUNDARY TREE, CR2 IMPACT 2%	30	REMOVED
88	Pine	20		30.5	REMOVED
89	Red Oak	18	BOUNDARY TREE, CR2 IMPACT 2%	27	REMOVED
90	Pine	21		31.5	REMOVED
91	Pine	20	BOUNDARY TREE, CR2 IMPACT 2%	30	REMOVED
92	Pine	21		31.5	REMOVED
93	Pine	19	28.5	REMOVED	

SITE DATA	
LOCAL JURISDICTION	CITY OF ALPHARETTA
PRIMARY PARCEL ID	
ZONING DESIGNATION	
OVERLAY DISTRICT	
TOTAL PROPERTY ACREAGE	
IMPERVIOUS PERCENTAGE	
MAX. BUILDING HEIGHT	
MIN. BUILDING HEIGHT	



CONTINEO GROUP
755 COMMERCE DRIVE
SUITE 800
DECATUR, GA .30030
404.556.7721
www.tcg.engineer



AZiNG
DEVELOPMENT PARTNERS
5950 LIVE OAK PARKWAY, SUITE 2110
NORCROSS, GA 30093
(404) 903 - 2117
SAL@THEAMAZINGENERGY.COM

ALPHARETTA – WESTSIDE PKWY CONVENIENCE STORE	ISSUED FOR: CONCEPT PLAN
	JURISDICTION: CITY OF ALPHARETTA
	LOCATION: 9700 WESTSIDE PARKWAY ALPHARETTA, GA 30009

#	DATE	REVISIONS
1	10/27/2021	REVISIONS
2	5/02/2022	REVISIONS

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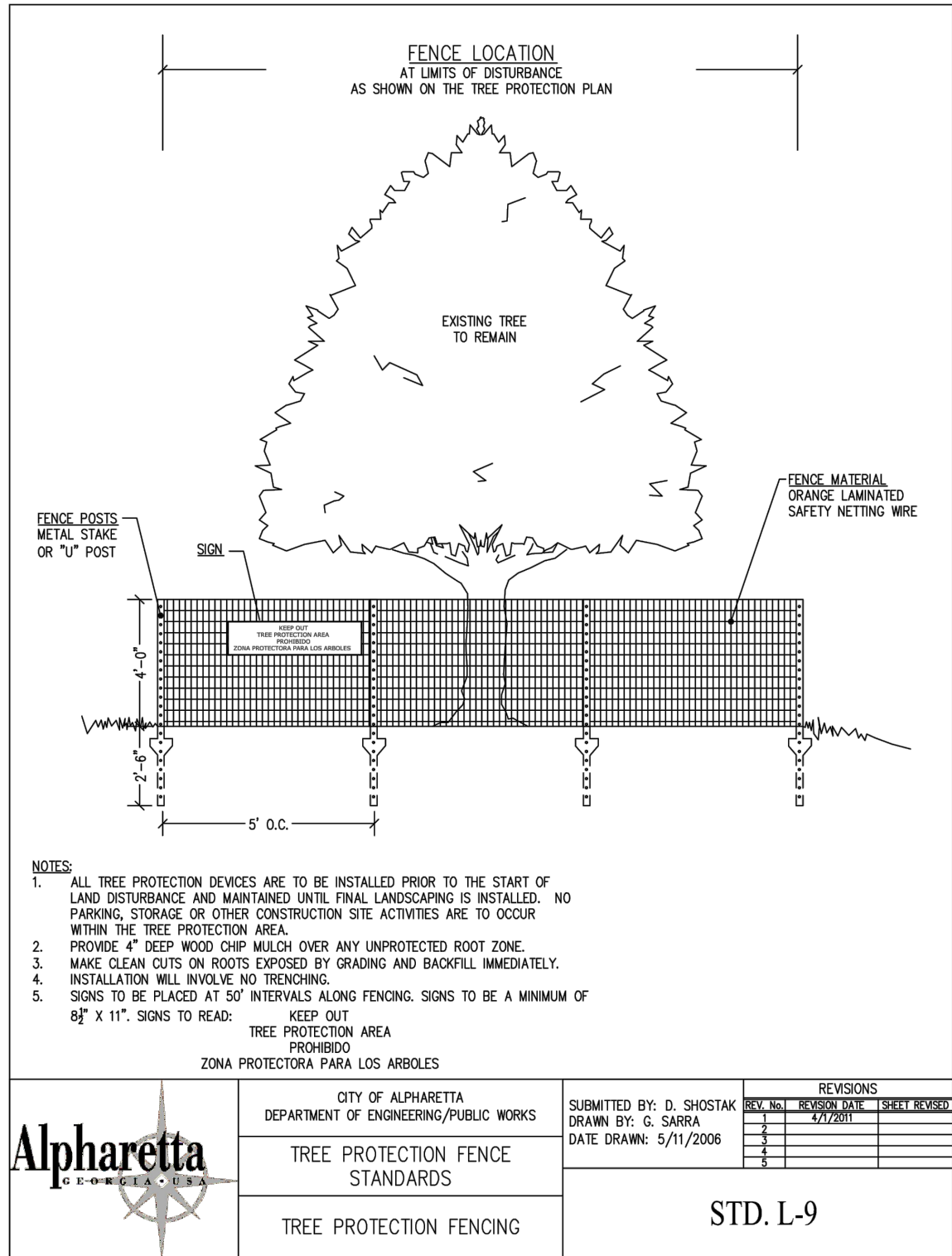
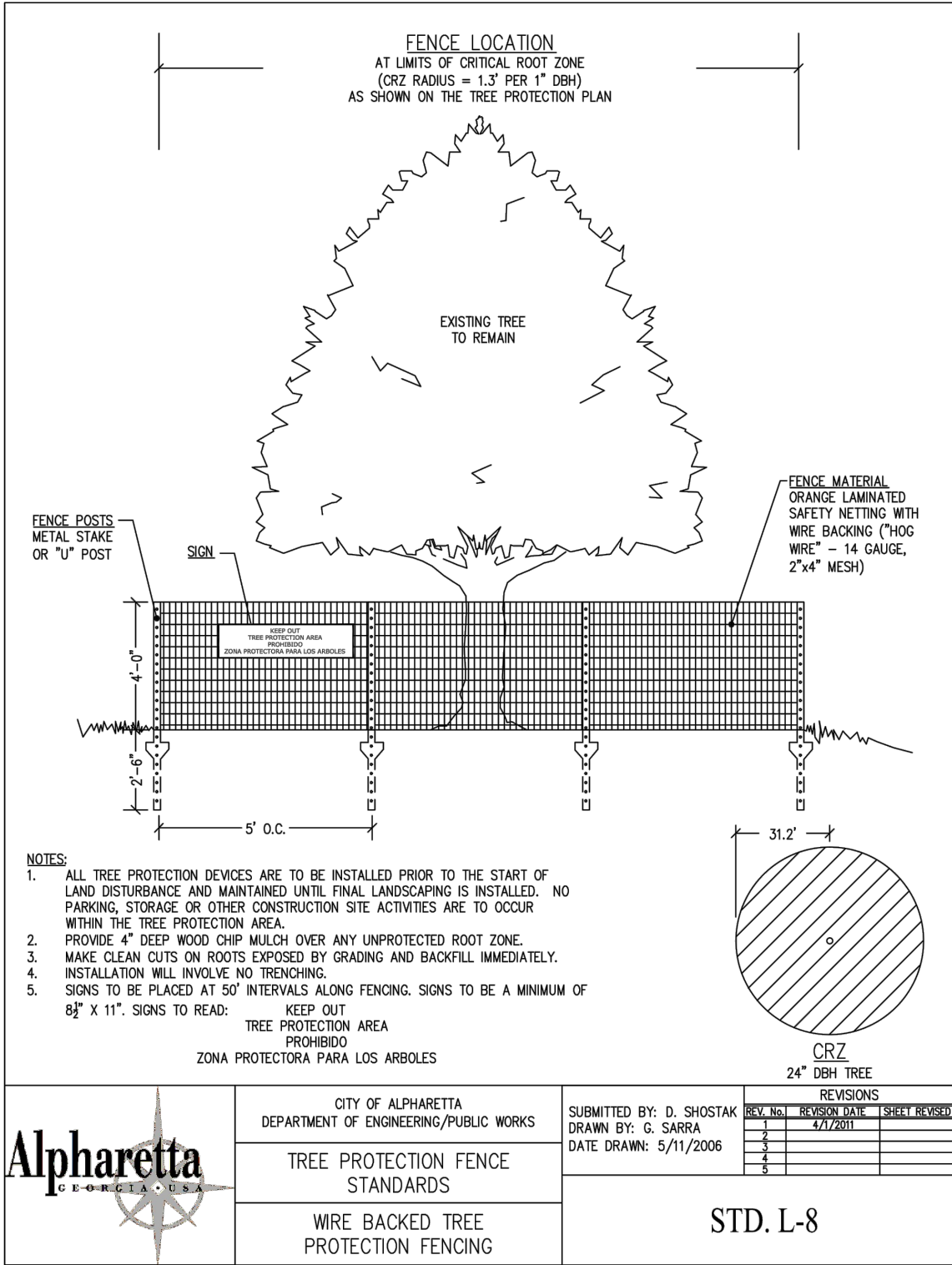
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DRAWN: KH	CHECK: RTC
JOB NO: 20-363	DATE: 08/27/2021

LANDSCAPE
PLAN
SHEET **LS-1**

City of Alpharetta Landscape Notes

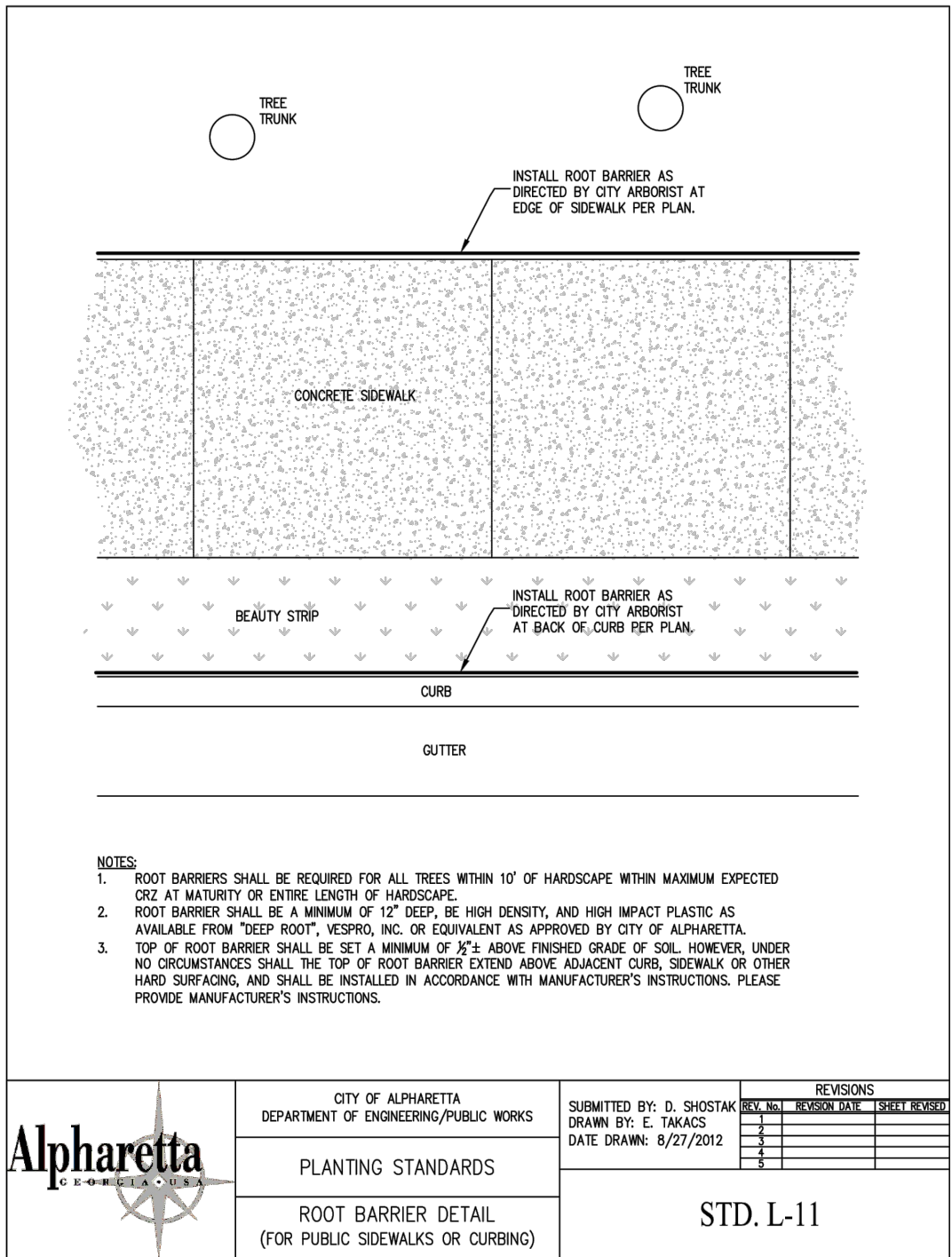
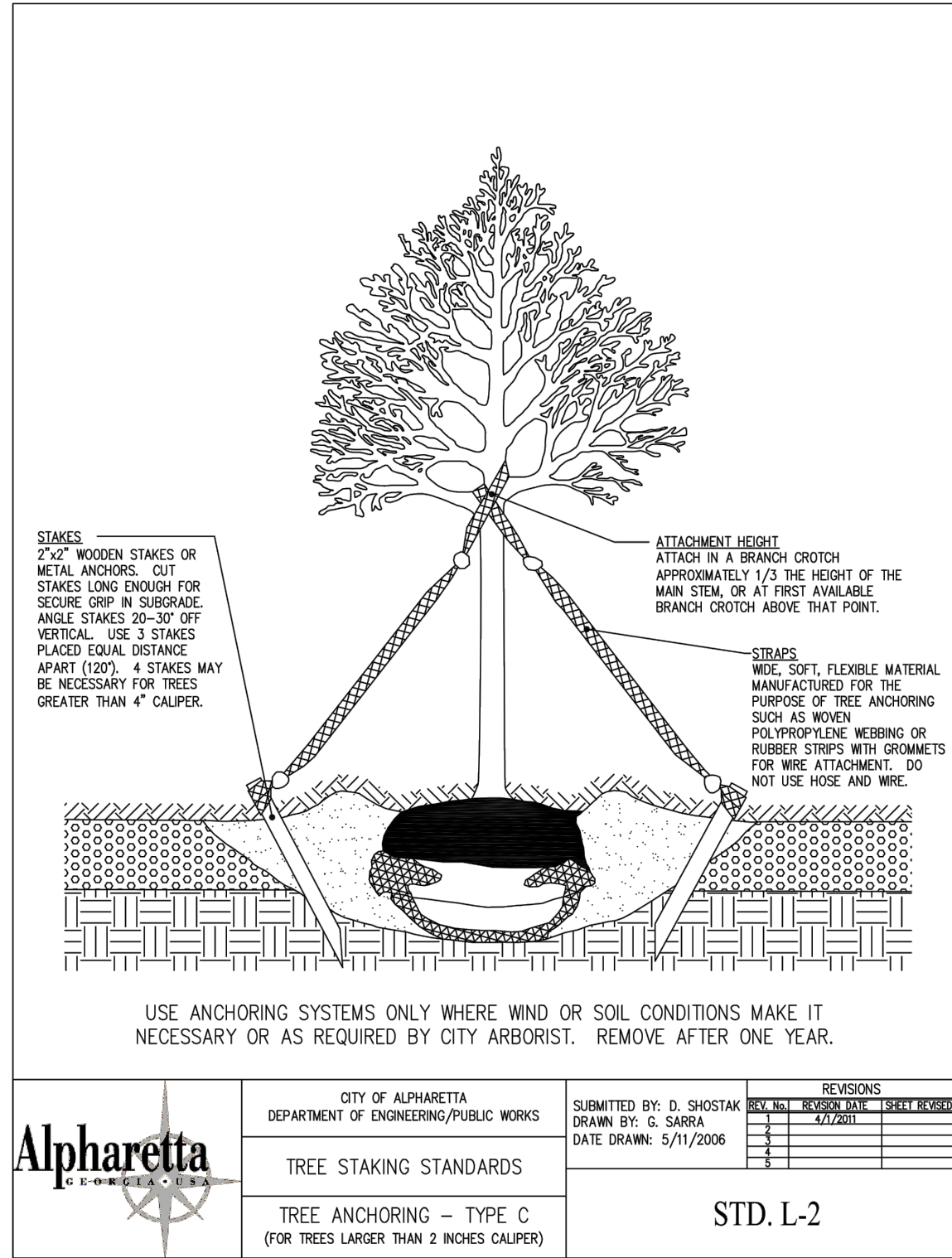
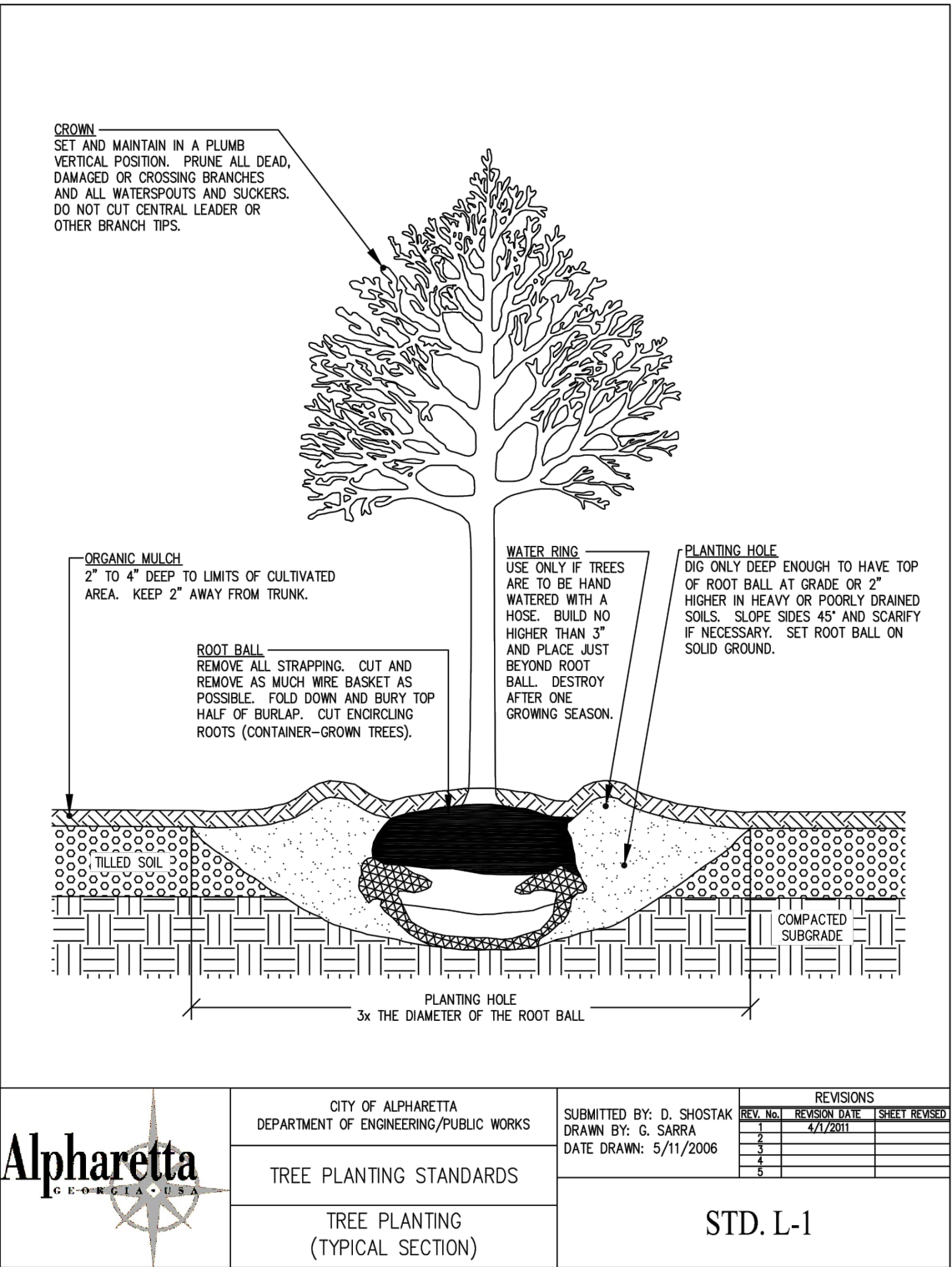
1. The City Arborist must inspect the site before installation of erosion control measures. Land disturbance without a site inspection and approval by the City Arborist will result in a "Stop Work Order" and fines.
2. If tree survey inaccuracies are found on-site, a stop work order will be issued until revised plans are approved adn processed based on accurate information.
3. The City Arborist must inspect and approve the site before the issuance of a Certificate of Occupancy.
4. Trees agreed upon to be saved are the responsibility of the Owner.
5. A 4" layer of mulch will be required for the CRZ of Specimen Trees. Mulch must be applied prior to start of construction. Mulch shall not be placed directly against tree trunks.
6. A minimum 2" layer of mulch will be required for all existing, non specimen, landscape trees, including street trees and parking lot trees. Mulch must be applied prior to start of construction. Mulch shall not be placed directly against tree trunks.
7. All newly planted trees shall visible root flares at finished grade. No circling roots shall be allowed on planted trees. The upper two rings of the wire basket, all burlap, and strapping shall be cut and removed prior to backfill.
8. Trees less than the caliper inch shown will not be accepted. I.e: 3 inch caliper trees must be 3 inches or larger.
9. Plant height measurement is taken at the top of the main body of the plant and not at the tip of the topmost growth.
10. All newly planted trees shall be equivalent in quality to Florida #1 Grade or better. All trees of lesser quality shall be rejected by the City Arborist.
11. Watering bags or a drip irrigation system will be provided for all trees prior to issuance of the certificate of occupancy. During first year bags will be refilled weekly by Owner and refilled during droughts for a minimum of 3 years after installation.
12. No trenching allowed in tree save areas, including irrigation.
13. All tree guys and stakes shall be removed from tree one year after planting or before.
14. NO TREES SHALL BE PLANTED ON ANY AREA OF AN EARTHEN DAM OR EMBANKMENT.



Tree Grading Cue Card
provided by Roots Plus Growers™

- 1 Look inside the crown of the tree at the trunk form.
 - 2 Check branch arrangement.
 - 3 Choose appropriate tree matrix type.
 - 4 Measure the caliper of the trunk.
 - 5 Grade the tree based on crown spread.
 - 6 Grade the tree according to structural uniformity.
 - 7 Make note of the lowest grade determined in steps 1, 2, 5, and 6.
- Tree matrix types:
Type 1- spreading and rounded shapes.
Type 2- pyramidal shapes.
Type 3- columnar / upright shapes.
Type 4- vase shapes.
Type 5- oval shapes.
- Trunk caliper is measured 6 inches from the ground on trees up to and including 4 inches in caliper, and 12 inches above the ground for larger trees. Diameter at 4 1/2 feet (D4H) is not considered an appropriate measurement for nursery trees.
- If the crown spread does not look proportional to the tree, use the matrix table you selected above along with the trunk caliper measurement to determine the crown spread for the tree. For this step select a grade based on crown spread only.
- The angle 'A' can be no more than 20°. The distance 'B' can be no more than the trunk diameter.
- This tree grading cue card was provided to you courtesy of the Roots Plus Growers Association of Florida. Growing Quality Field-Grown Trees

- 8 Reduce grade determined in step 7 by one grade if any **one** of the following is true.
✓ Tree with a trunk caliper >1" needs a stake to hold it upright.
✓ The root ball or container is undersized (consult tree matrix).
✓ B&B root ball is not properly pinned, tied or wired.
✓ Tree is excessively root-bound.
✓ Evidence of large roots growing out of container. (15 trunk diam)
✓ Crown is thin and sparsely foliated. (allow for harvesting time of year)
✓ More than 5% of branches have tip dieback.
 - 9 Reduce grade determined in step 8 by one grade if **two** of the following are true.
If only one is true, do not reduce the grade. However, it takes only **one** true statement to reduce a Florida Fancy to a Florida #1. If more than two of the following are true reduce the grade by two.
✓ Tree height is not in proper proportion (consult tree matrix)
✓ Flush cuts were made when pruning branches from the trunk.
✓ Branch stubs are left beyond the branch collar.
✓ Open trunk wounds or other bark injury is evident.
✓ Graft unions are not complete.
✓ More than the lower 40% of the trunk is free of branches.
✓ More than 15% of canopy is chlorotic/dieback & disease-damaged.
✓ Most leaves are smaller than normal.
✓ Included bark between main trunks or trunk and major branch.
✓ Trunks and/or major branches are touching.
 - 10 Tree is a cull if it has a root greater than 1/10th the diameter of the trunk circling around more than 1/3rd of the trunk in the top half of the root ball.
- Important Grading Notes**
Remember that grading a tree should be a quick process. Once you are familiar with the process it should only take a few seconds to grade a single tree.
When grading small maturing trees such as crape-myrtle, catalpa guava, wax privet, yaupon holly, ligustrum-vitae, wax myrtle or other small-maturing trees skip steps 1, 2, and 4.
Trunks do not have to be straight to be a Florida Fancy or Florida #1. See drawings for Florida Fancy and Florida #1 in step one.
A trunk dogleg is defined as a significant s-shaped deformation in the trunk. This is illustrated in the figure to the right. The angle 'A' can be no more than 20°. The distance 'B' can be no more than the trunk diameter.



City of Alpharetta - Water Conservation Requirements

Note: The city of Alpharetta requires a minimum of 10% water use reduction for new construction projects. Contractor will be responsible for following techniques outlined below toward achieving said goal.

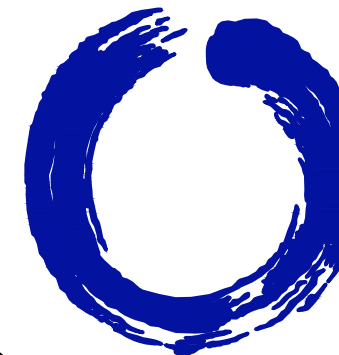
1. Use of native vegetation is required to ensure plant species are adapted to the site's climatic conditions.
2. Protect infiltration capabilities of soils within the underground detention area, as well as landscape bed locations.
3. Mulch planting beds to minimize evaporation and maximize water retention by maintaining a 3-inch minimum mulch layer to the dripline of trees and shrubs.
4. Protect soils and topsoils to be used in landscape areas to optimize water retention, enhance absorption, retention, and infiltration of precipitation, and support healthy plants within those soils.
5. Use soil improvement techniques to break compaction and increase infiltration rates.
6. All plants shown must be provided in order to help create shade and reduce heat island effects, thereby reducing needs for air-conditioning and water usage.
7. Island sizes are designed to provide adequate space for vegetation growth.
8. Plants of similar water needs are designed to be grouped together to maximize irrigation efficiency.

9. Landscape contractor is required to provide a short-term and long-term sustainable maintenance plan that minimizes water usage but ensures the healthy growth and survivability of all landscape planting.
10. Property is designed with green space area above the required code minimum to provide additional planting space, especially along the front of the property, which will allow for added shading from the plantings at their maturity.
11. Turf areas are limited and are required to be drought-tolerant, low-nutrient lawn species that will reduce maintenance requirements where turf is shown.
12. Contractor is required to provide a design/build irrigation system. Irrigation systems are required to utilize water-efficient techniques, such as systems that use drip or subsurface delivery methods. Irrigation system must be tailored to function based on local weather conditions and measure soil moisture.
13. Pervious patio areas must be installed per design to allow surface water to infiltrate into the soils beneath.

14. Protect soils from compaction during site construction by restricting machinery to designated zones and away from the underground detention area as well as future landscape bed locations.
15. Restore infiltration capacity and reduce compaction of soils by breaking up compaction by tilling, adding organic matter, and planting vegetation where possible or necessary.



CONTINIO GROUP
7555 COMMERCE DRIVE
SUITE 800
DECATUR, GA. 30030
404.556.7721
www.fcg.engineer



AMAZING
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5950 LIVE OAK PARKWAY, SUITE 210
NORCROSS, GA 30093
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LOCATION: 9700 WESTSIDE PARKWAY
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#	DATE	REVISIONS
1	10/27/2021	REVISIONS
2	5/02/2022	REVISIONS

DRAWN: KH
CHECK: RTC
JOB NO: 20-363
DATE: 08/27/2021

LANDSCAPE DETAILS
SHEET **LS-2**



Atlanta Arbor
301 Old Clay St SE
Marietta, GA 30060

Joshua Paul Correll
770.765.6555
www.atlantaarbor.com

#25240
10000 Westside Pkwy
Alpharetta, GA 30009

Tree Inventory

Tree Number	Species	Diameter	Condition
1	Willow Oak	17	
2	Willow Oak	12	
3	Willow Oak	12	
4	Willow Oak	16	
5	Yoshino Cherry	4	
6	Yoshino Cherry	4	
7	Yoshino Cherry	4	
8	Yoshino Cherry	4	
9	Yoshino Cherry	4	
10	Red Maple	8	Dead
11	Red Maple	8	Dead
12	Red Maple	9	
13	Red Maple	7	
14	Yoshino Cherry	5	
15	Red Maple	10	
16	Cryptomeria	14	
17	Cryptomeria	14	
18	Cryptomeria	13	
19	Cryptomeria	12	
20	Cryptomeria	13	
21	Cryptomeria	14	
22	Cryptomeria	14	
23	Red Maple	7	
24	Red Maple	7	
25	Red Maple	8	
26	Yoshino Cherry	7	
27	Yoshino Cherry	6	
28	Yoshino Cherry	4	
29	Red Maple	8	
30	Yoshino Cherry	5	
31	Yoshino Cherry	6	
32	Yoshino Cherry	4	
33	Red Maple	6	
34	Yoshino Cherry	4	
35	Yoshino Cherry	6	
36	Yoshino Cherry	4	
37	Red Maple	10	
38	Red Maple	7	
39	Yoshino Cherry	5	
40	Yoshino Cherry	6	
41	Yoshino Cherry	5	
42	Dogwood	4	
43	Yoshino Cherry	5	
44	Yoshino Cherry	5	



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Tree Inventory

Tree Number	Species	Diameter	Condition
45	Yoshino Cherry	5	
46	Red Maple	5	
47	Yoshino Cherry	3	
48	Yoshino Cherry	4	
49	Yoshino Cherry	4	
50	Red Maple	6	
51	Red Maple	7	
52	Yoshino Cherry	4	
53	Yoshino Cherry	4	
54	Yoshino Cherry	4	
55	Red Maple	7	
56	Yoshino Cherry	4	
57	Yoshino Cherry	4	
58	Yoshino Cherry	4	
59	Tulip Poplar	36	DDH, large basal cavity
60	Red Oak	25	
61	Post Oak	24	
62	Tulip Poplar	27	
63	Tulip Poplar	24	
64	Red Oak	16	
65	Red Oak	16	
66	Red Oak	17	DDH, large cavity
67	Red Oak	16	
68	Tulip Poplar	24	
69	Pine	23	
70	Red Oak	25	
71	Red Oak	22	DDH, Large Cavity
72	Red Oak	25	
73	Red Oak	23	
74	Tulip Poplar	22	
75	Red Oak	27	
76	Pine	19	
77	Tulip Poplar	21	
78	Red Cedar	16	
79	Pine	19	
80	Hickory	22	
81	Red Oak	30	
82	Pine	23	
83	Red Oak	22	
84	Pine	20	
85	Red Oak	21	
86	Hickory	13-12	
87	Red Oak	20	
88	Pine	19	



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770.765.6555
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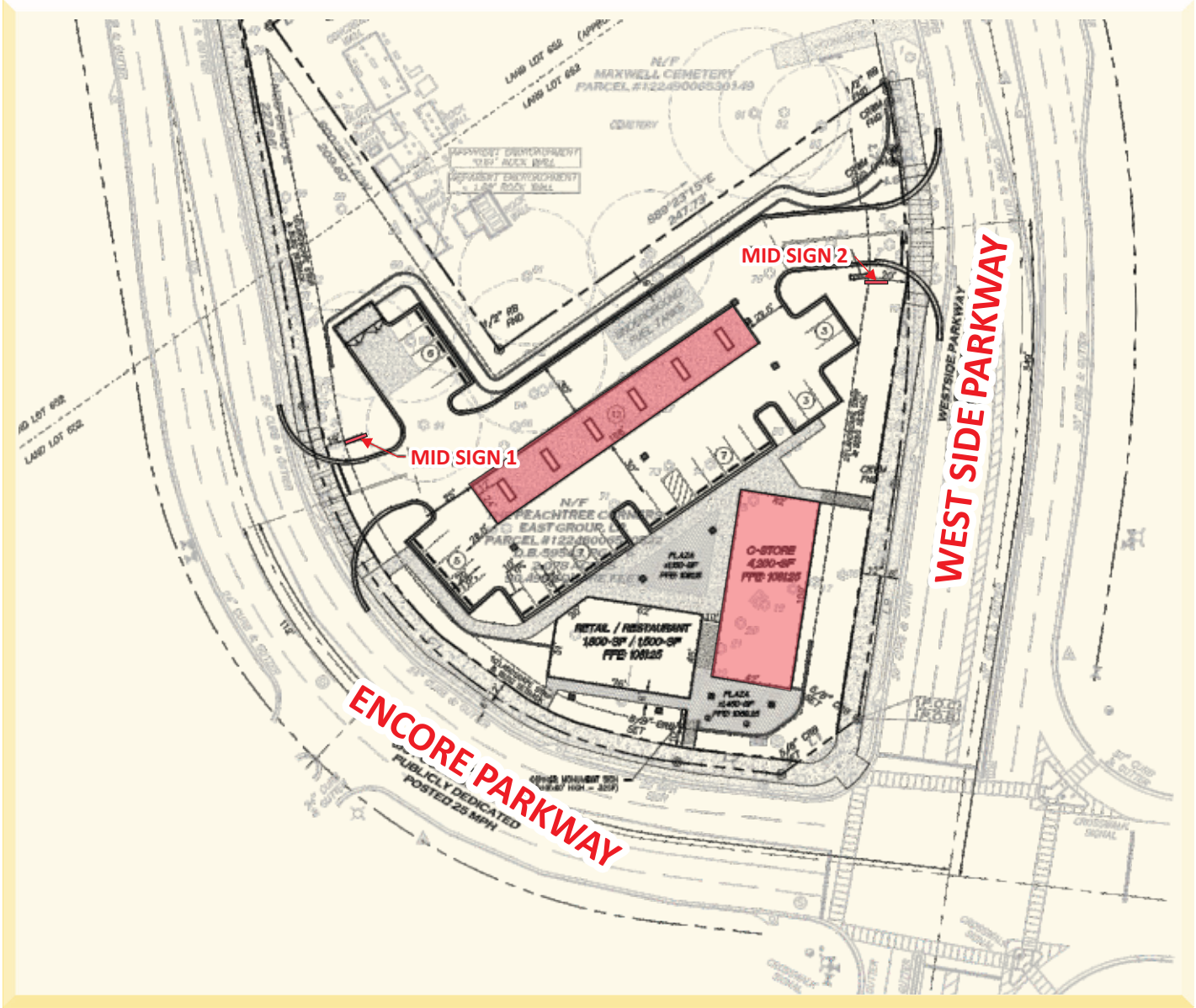
#25240
10000 Westside Pkwy
Alpharetta, GA 30009

Tree Inventory

Tree Number	Species	Diameter	Condition
89	Red Oak	18	
90	Pine	21	
91	Pine	20	
92	Pine	21	
93	Pine	19	



9000 Westside Parkway
Alpharetta, GA



Street view N/A - New Site

Customer Approval:

Date

Print Name

Signature

I understand that by signing this drawing I am giving my approval for TII to proceed with this layout for my site as drawn for permitting & material procurement. I understand that any changes necessary due to permitting or Fuel Brand requirements will be communicated to me by TII and may require additional revisions.



IMAGING THE PETROLEUM
INDUSTRY FOR OVER 30 YEARS
1-866-246-1985

Revisions:	
Rev. 0 - Original Drawing	10/26/2021

Address: 9000 Westside Parkway
Alpharetta, GA

Job Number: GAE-28362-CH

Date: 10/26/2021

Customer: GAS EXPRESS

Drawn by: EG

Customer Approval: _____

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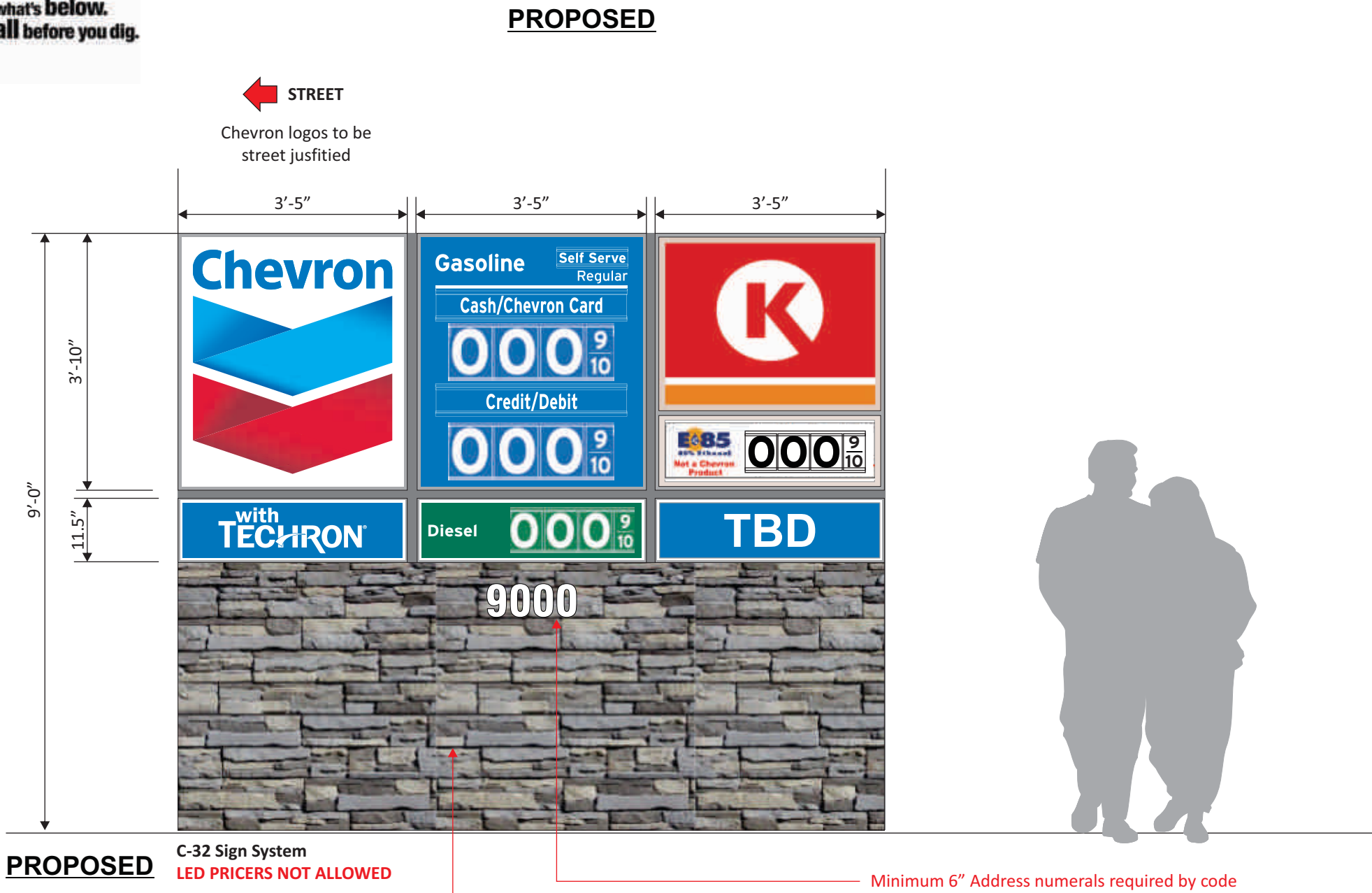


MID SIGN #1



SCOPE OF WORK

New C-32 monument sign system to be installed to include:
Chevron logo, w/ techron, reg cash, reg credit, diesel & E85
MANUAL FONT pricers, with Circle K & "TBD" ancillary faces.
Sign to be installed on new TII supplied footer.
Brick/Masonry base to match c-store to be provided by others.



Square Footage Totals:

Existing:
TBV sq ft

Proposed:
49.11 sq ft



IMAGING THE PETROLEUM
INDUSTRY FOR OVER 30 YEARS
1-866-246-1985

Revisions:

Rev. 0 - Original Drawing	10/26/2021
Rev. 2 - C-32 MID.	05/02/2022

Address: **9000 Westside Parkway
Alpharetta, GA**

Customer: GAS EXPRESS

Drawn by: EG

Job Number: GAE-28362-CH

Date: 10/26/2021

Customer Approval: _____

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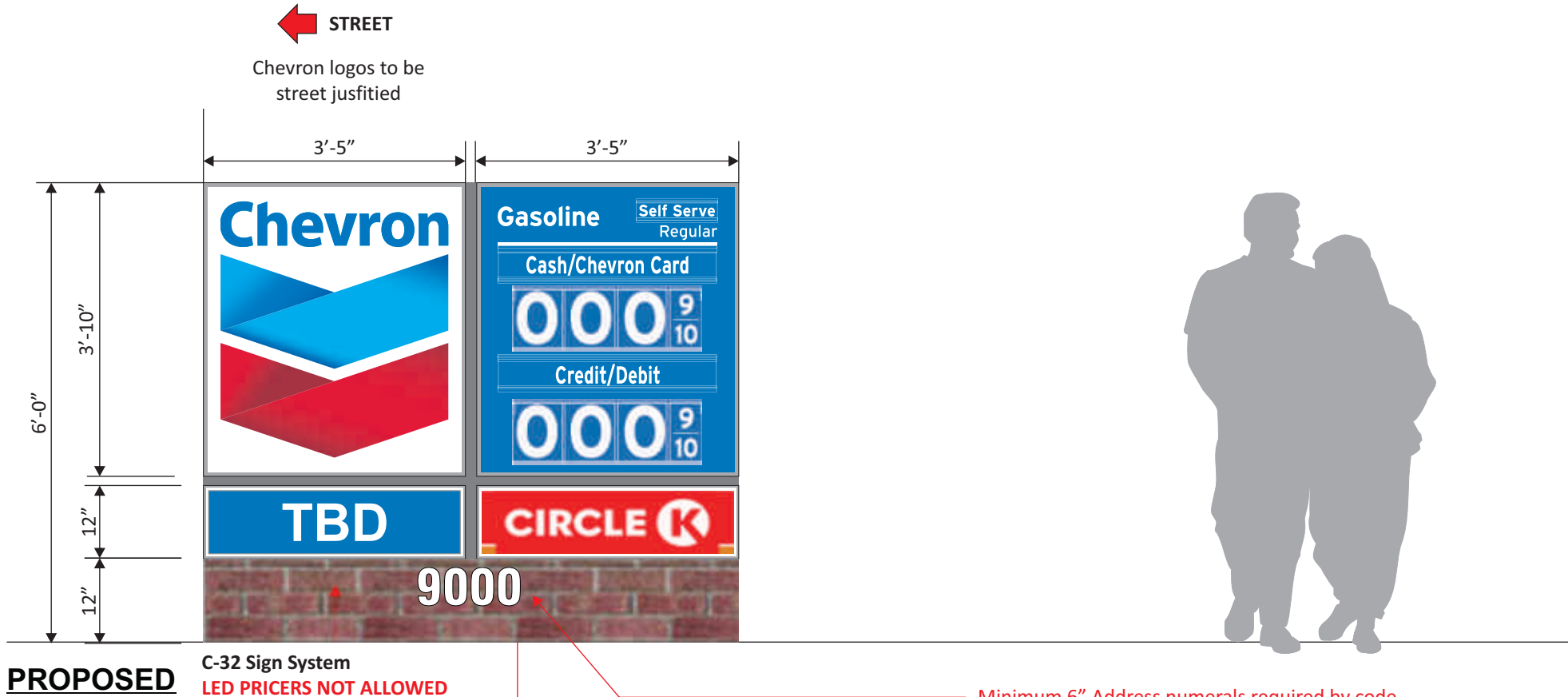
MID SIGN #2



PROPOSED

SCOPE OF WORK

New C-32 monument sign system to be installed to include:
Chevron logo, w/ techron, reg cash, reg credit
MANUAL FONT pricers, with Circle K & "TBD" ancillary faces.
Sign to be installed on new TII supplied footer.
Brick/Masonry base to match c-store to be provided by others.



PROPOSED C-32 Sign System
LED PRICERS NOT ALLOWED

Minimum 6" Address numerals required by code

Masonry/Stone base to match c-store
to be supplied & installed by others.

Square Footage Totals:

Existing:
TBV sq ft

Proposed:
25 sq ft



IMAGING THE PETROLEUM
INDUSTRY FOR OVER 30 YEARS
1-866-246-1985

Revisions:

Rev. 0 - Original Drawing	10/26/2021
Rev. 2 - C-32 MID.	05/02/2022
Rev. 3 - Updated MID.	05/02/2022

Address: **9000 Westside Parkway
Alpharetta, GA**

Job Number: GAE-28362-CH

Date: 10/26/2021

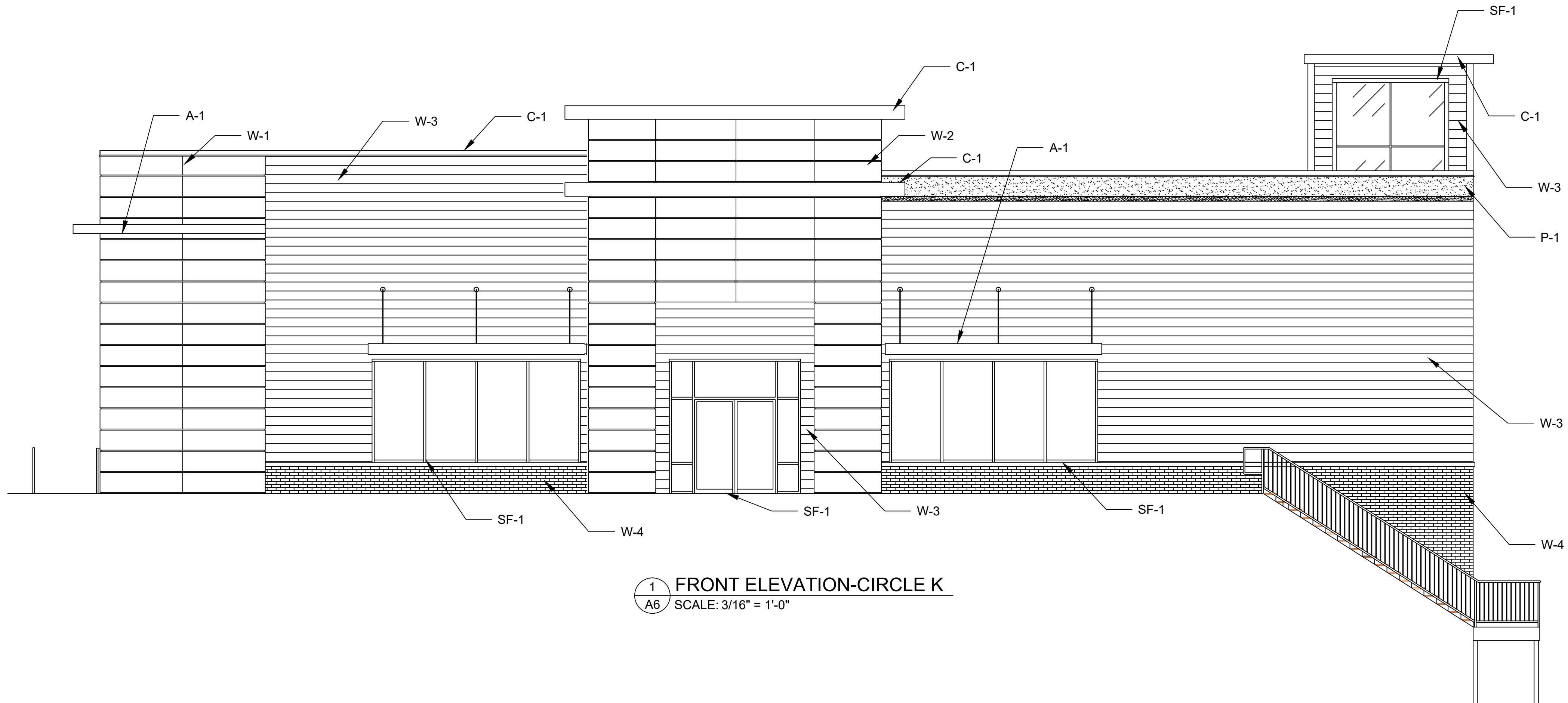
Customer: GAS EXPRESS

Drawn by: EG

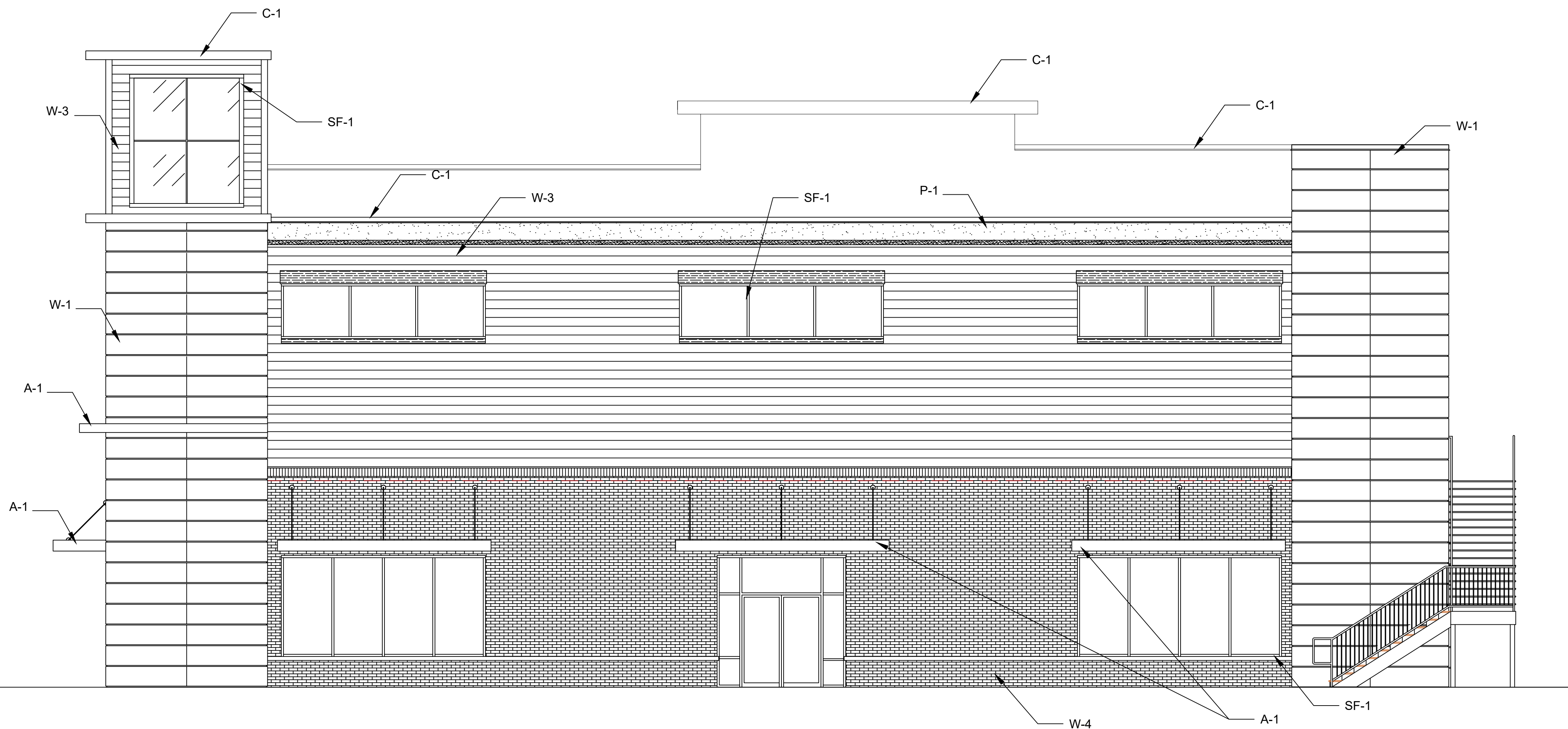
Customer Approval: _____

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----- Please initial here



1 FRONT ELEVATION-CIRCLE K
A6 SCALE: 3/16" = 1'-0"



2 REAR ELEVATION - CIRCLE K
A6 SCALE: 3/16" = 1'-0"

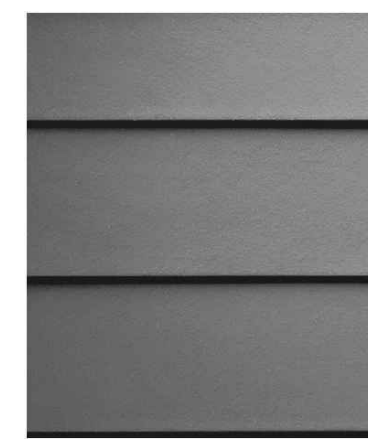
W-1
NICHIA
ROUGH SAWN
TOBACCO
#EPC241N



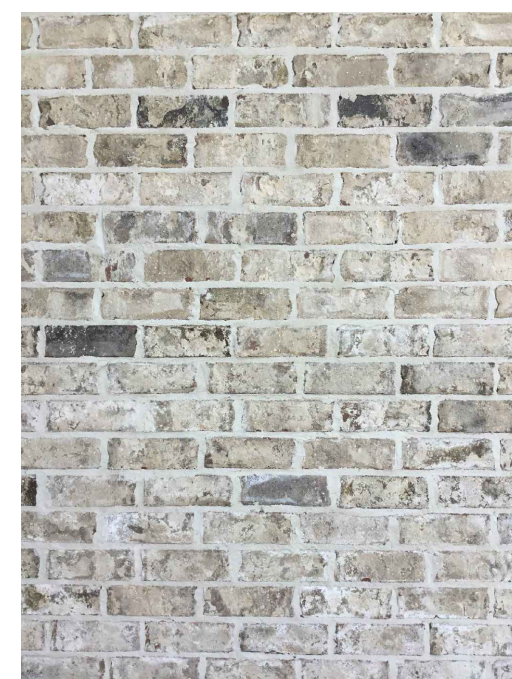
W-2
NICHIA
RIFTSAWN
PECAN
AWP 1818



W-3
HARDI PLANK LAP SIDING
GRAY SLATE
AWP 1818



W-4
CLASSIC COLLECTION- GEORGIA
BELFAST GRAY
CHEROKEE BRICK COMPANY



P-1
COMPANY: GLIDDEN
COLOR: PACIFIC PEARL
CODE: PPG1011-1
INTERIOR/EXTERIOR PAINT
SUBSTRATE: EFIS



Pacific Pearl
PPG1011-1

A-1
COMPANY: AWNING
WORKS OR SIMILAR
TYPE: DECKING PANEL
CANOPY
COLOR: BLACK



Black Aluminum**

C-1
COMPANY: PAC-CLAD
TYPE: PAC-CONTINUOUS
CLEAT COPING
COLOR: BLACK ALUMINUM



Black Aluminum**

SF- 1
COMPANY: YKK
TYPE: YES 40 FS/F1
COLOR: YB5N (DARK
BRONZE)



DATE:

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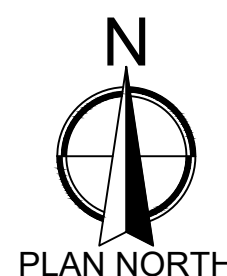
1234 ANY STREET
ANY TOWN, ANY STATE ANY ZIP

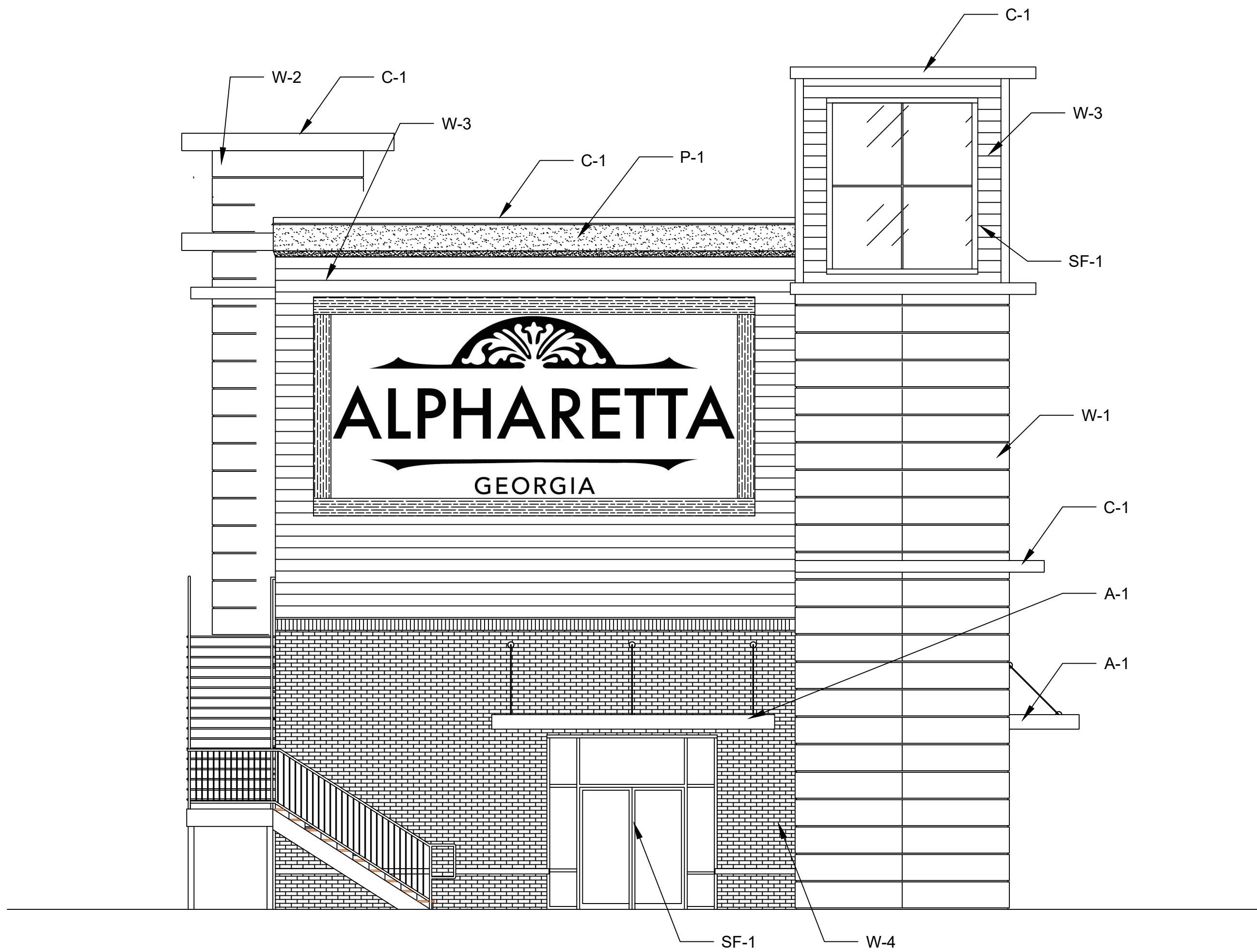
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CHECKED BY:
PROJECT:
REVISION:
REVISION:
REVISION:

EXTERIOR
ELEVATIONS

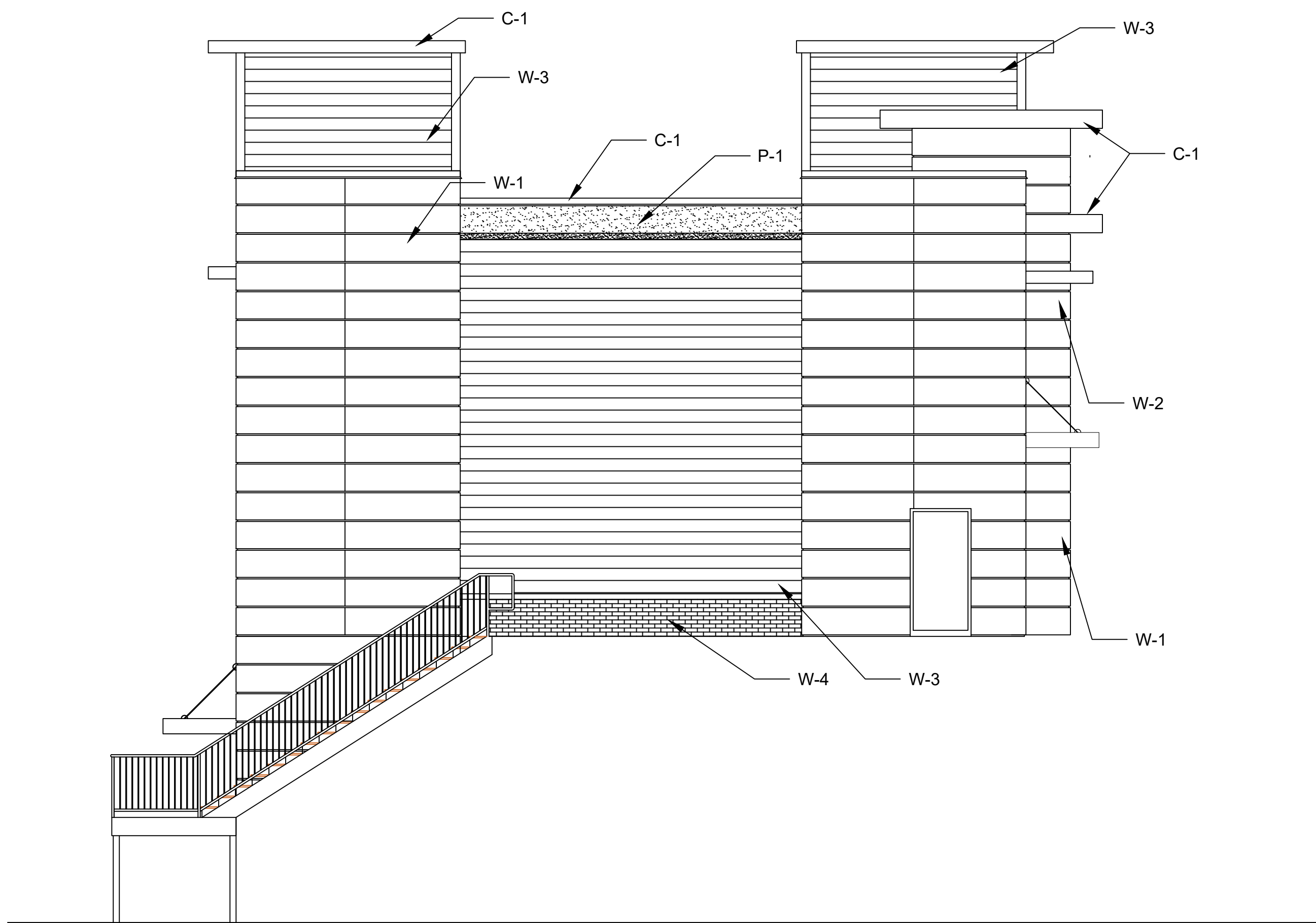
DRAWING NUMBER

A6





1 RIGHT ELEVATION - CIRCLE K
A6.1 SCALE: 3/16 = 1 FOOT



2 LEFT ELEVATION - CIRCLE K
A6.1 SCALE: 3/16 = 1 FOOT

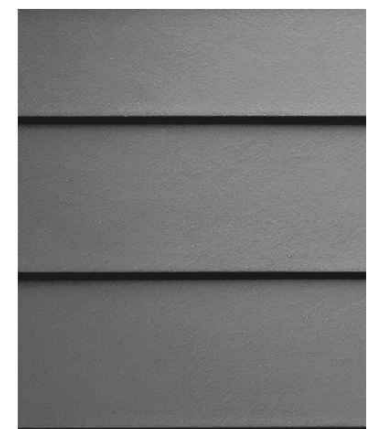
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NICHIA
ROUGH SAWN
TOBACCO
#EPC241N



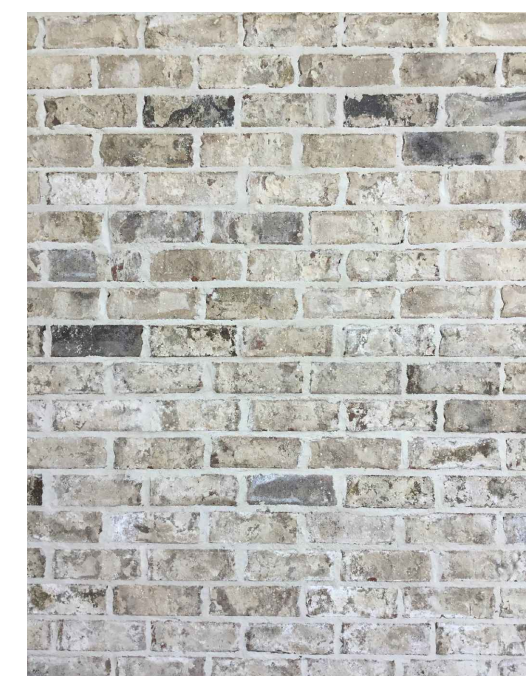
W-2
NICHIA
RIFTSAWN
PECAN
AWP 1818



W-3
HARDI PLANK LAP SIDING
GRAY SLATE
AWP 1818



W-4
CLASSIC COLLECTION- GEORGIA
BELFAST GRAY
CHEROKEE BRICK COMPANY



P-1
COMPANY: GLIDDEN
COLOR: PACIFIC PEARL
CODE: PPG1011-1
INTERIOR/EXTERIOR PAINT
SUBSTRATE: EFIS



A-1
COMPANY: AWNING
WORKS OR SIMILAR
TYPE: DECKING PANEL
CANOPY
COLOR: BLACK



C-1
COMPANY: PAC-CLAD
TYPE: PAC-CONTINUOUS
CLEAT COPING
COLOR: BLACK ALUMINUM



SF- 1
COMPANY: YKK
TYPE: YES 40 FS/FI
COLOR: YB5N (DARK
BRONZE)



DATE:

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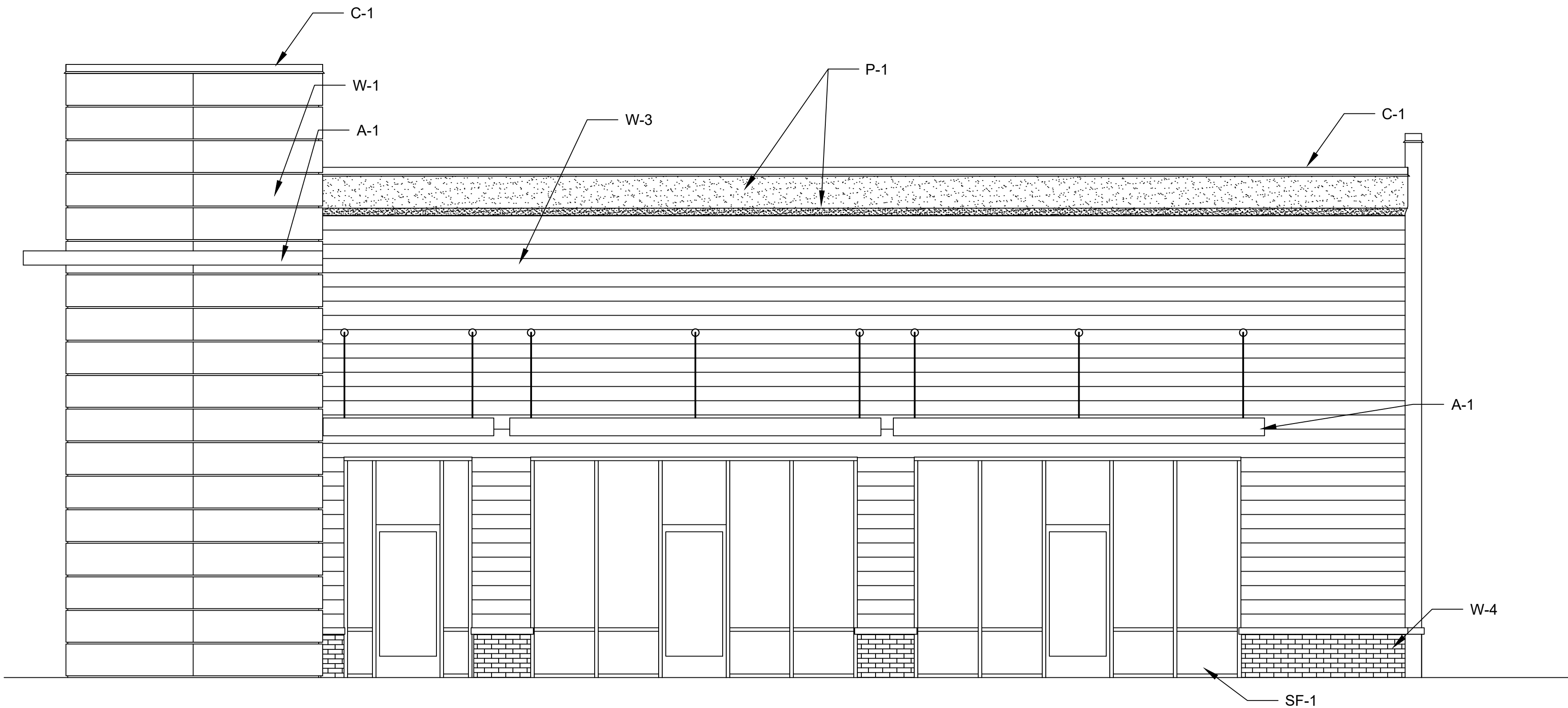
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EXTERIOR
ELEVATIONS

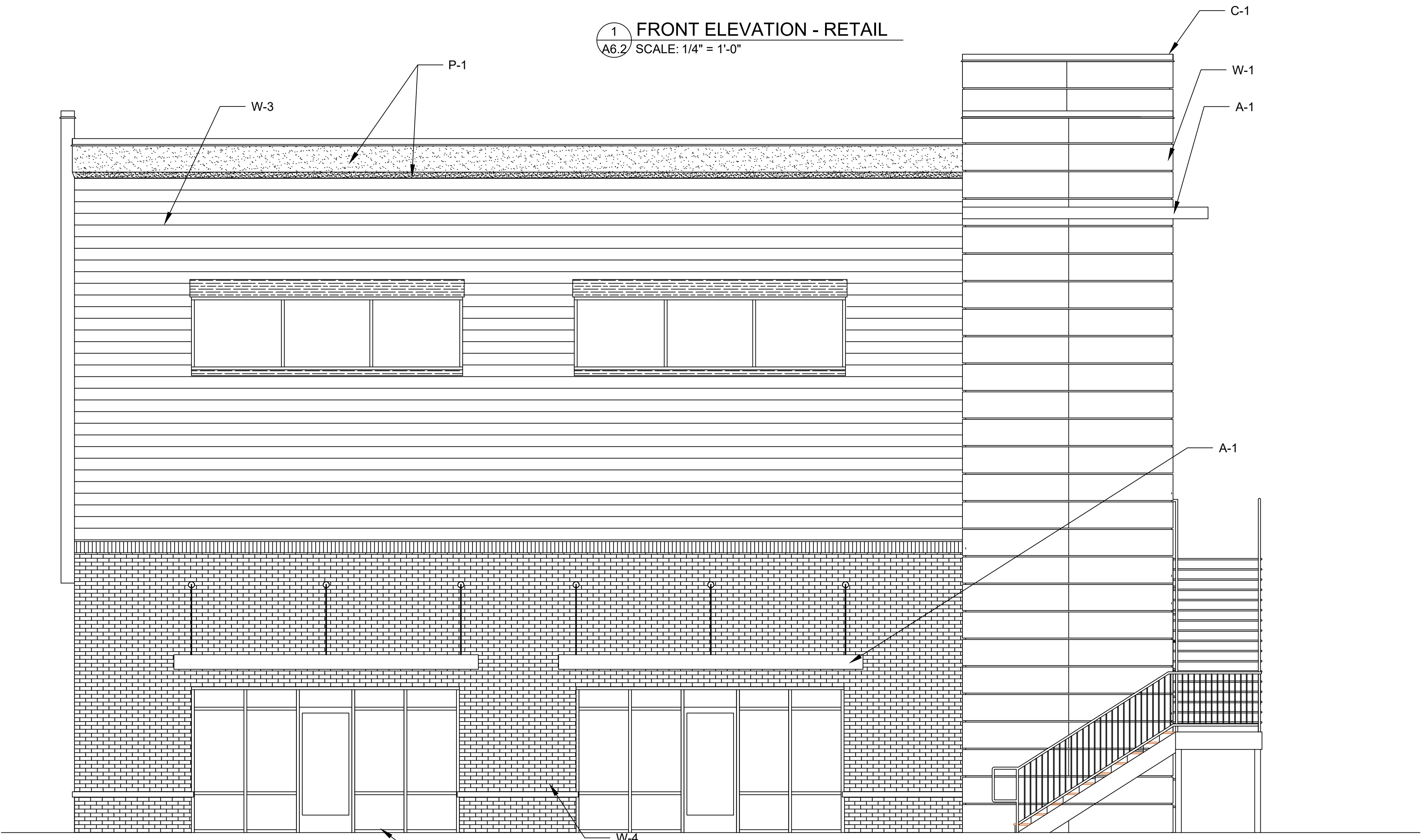
DRAWING NUMBER

A6.1





1 FRONT ELEVATION - RETAIL
A6.2 SCALE: 1/4" = 1'-0"



2 REAR ELEVATION - RETAIL
A6.2 SCALE: 1/4" = 1'-0"

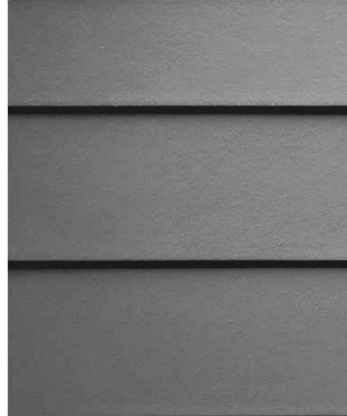
W-1
NICHIA
ROUGH SAWN
TOBACCO
#EPC241N



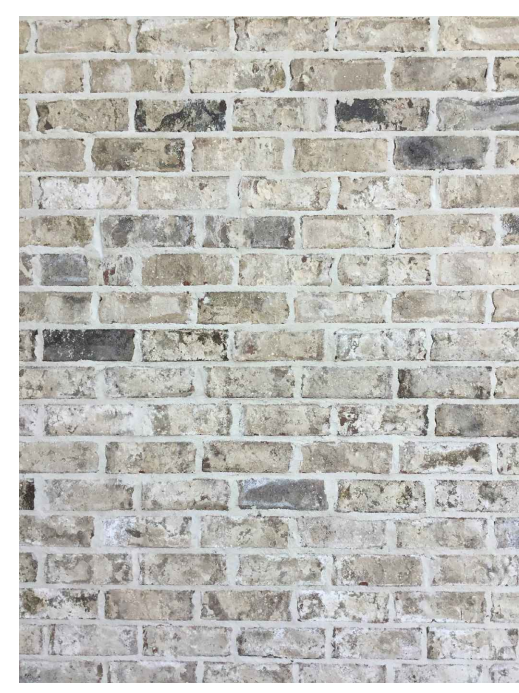
W-2
NICHIA
RIFTSAWN
PECAN
AWP 1818



W-3
HARDI PLANK LAP SIDING
GRAY SLATE
AWP 1818



W-4
CLASSIC COLLECTION- GEORGIA
BELFAST GRAY
CHEROKEE BRICK COMPANY



P-1
COMPANY: GLIDDEN
COLOR: PACIFIC PEARL
CODE: PPG1011-1
INTERIOR/EXTERIOR PAINT
SUBSTRATE: EFIS



Pacific Pearl
PPG1011-1

A-1
COMPANY: AWNING
WORKS OR SIMILAR
TYPE: DECKING PANEL
CANOPY
COLOR: BLACK



Black Aluminum**

C-1
COMPANY: PAC-CLAD
TYPE: PAC-CONTINUOUS
CLEAT COPING
COLOR: BLACK ALUMINUM



Black Aluminum**

SF- 1
COMPANY: YKK
TYPE: YES 40 FS/FI
COLOR: YB5N (DARK
BRONZE)



DATE:



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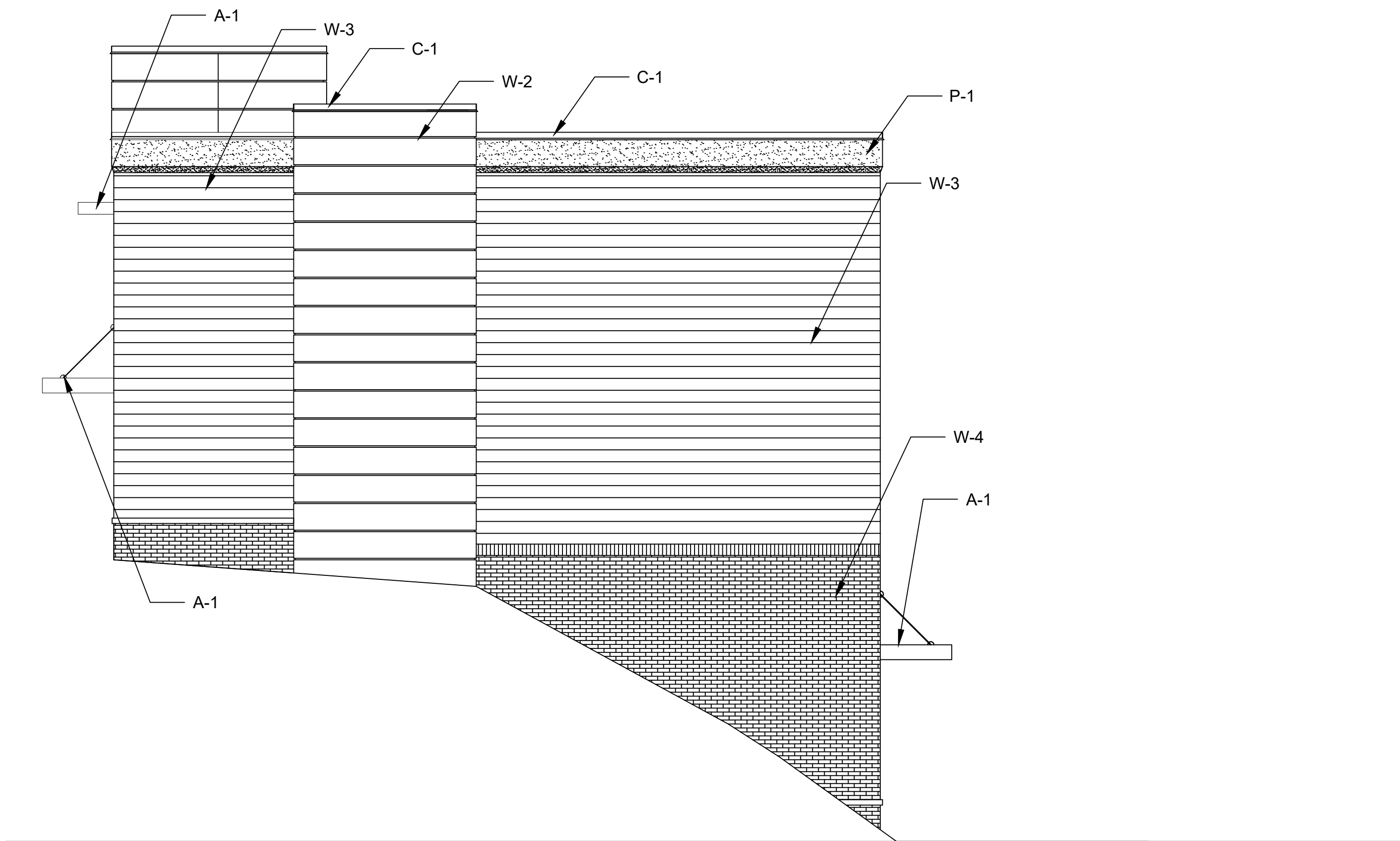
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REVISION:

EXTERIOR
ELEVATIONS

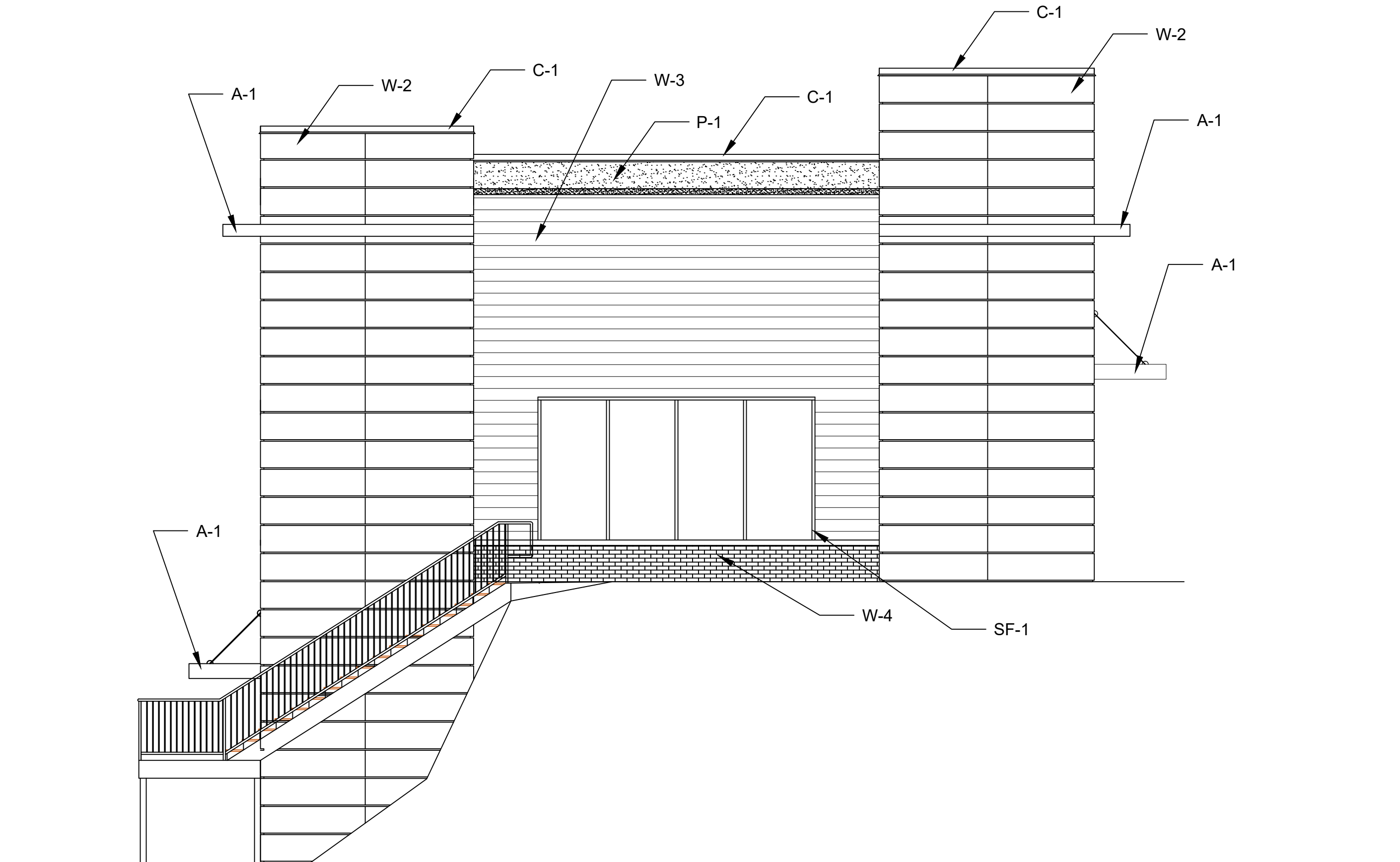
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A6.2





1 RIGHT ELEVATION - RETAIL
A6.3 SCALE: 1/4" = 1'-0"



2 LEFT ELEVATION - RETAIL
A6.3 SCALE: 1/4" = 1'-0"

W-1
NICHIA
ROUGH SAWN
TOBACCO
#EPC241N



W-2
NICHIA
RIFTSAWN
PECAN
AWP 1818



W-3
HARDI PLANK LAP SIDING
GRAY SLATE
AWP 1818



W-4
CLASSIC COLLECTION- GEORGIA
BELFAST GRAY
CHEROKEE BRICK COMPANY



P-1
COMPANY: GLIDDEN
COLOR: PACIFIC PEARL
CODE: PPG1011-1
INTERIOR/EXTERIOR PAINT
SUBSTRATE: EFIS



A-1
COMPANY: AWNING
WORKS OR SIMILAR
TYPE: DECKING PANEL
CANOPY
COLOR: BLACK



C-1
COMPANY: PAC-CLAD
TYPE: PAC-CONTINUOUS
CLEAT COPING
COLOR: BLACK ALUMINUM



SF- 1
COMPANY: YKK
TYPE: YES 40 FS/FI
COLOR: YB5N (DARK
BRONZE)



DATE:

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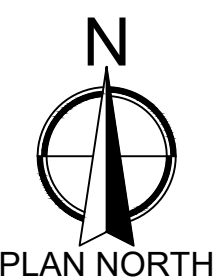
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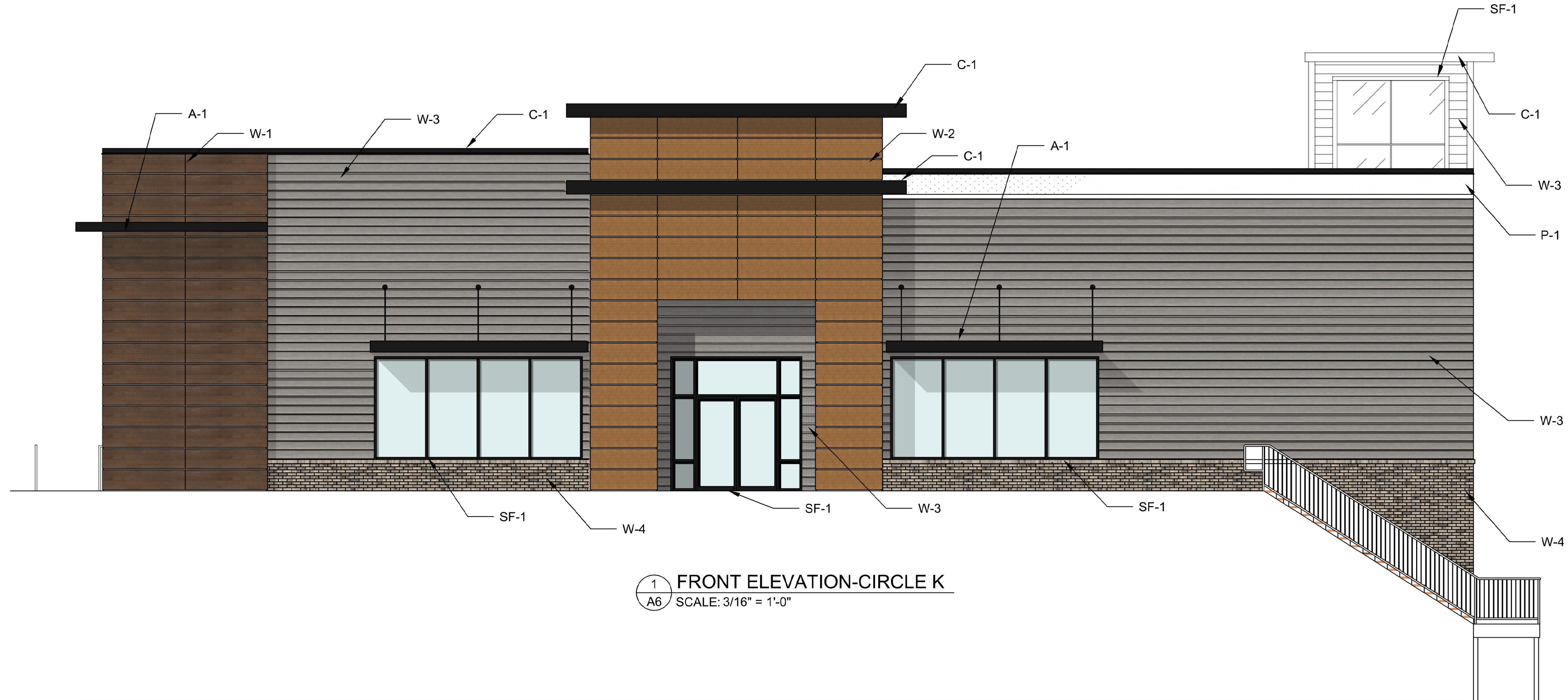
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REVISION:

EXTERIOR
ELEVATIONS
DRAWING NUMBER
A6.3





1 FRONT ELEVATION-CIRCLE K
A6 SCALE: 3/16" = 1'-0"



2 REAR ELEVATION - CIRCLE K
A6 SCALE: 3/16" = 1'-0"

W-1
NICHIA
ROUGH SAWN
TOBACCO
#EPC241N

W-2
NICHIA
RIFTSAWN
PECAN
AWP 1818

W-3
HARDI PLANK LAP SIDING
GRAY SLATE
AWP 1818

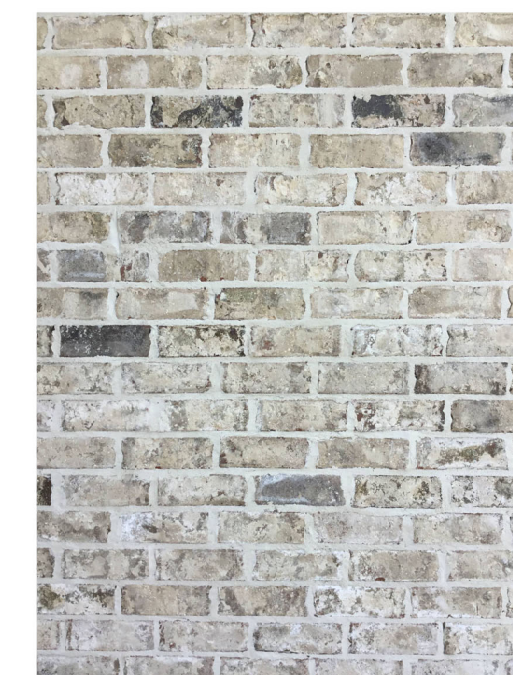
W-4
CLASSIC COLLECTION- GEORGIA
BELFAST GRAY
CHEROKEE BRICK COMPANY

P-1
COMPANY: GLIDDEN
COLOR: PACIFIC PEARL
CODE: PPG1011-1
INTERIOR/EXTERIOR PAINT
SUBSTRATE: EFIS

A-1
COMPANY: AWNING
WORKS OR SIMILAR
TYPE: DECKING PANEL
CANOPY
COLOR: BLACK

C-1
COMPANY: PAC-CLAD
TYPE: PAC-CONTINUOUS
CLEAT COPING
COLOR: BLACK ALUMINUM

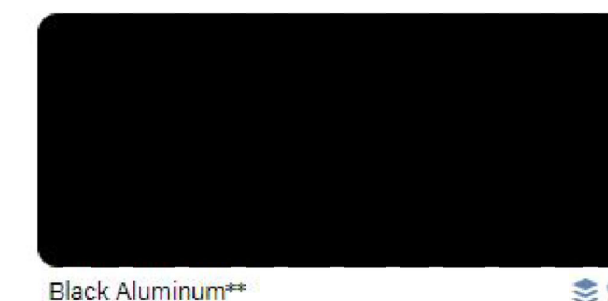
SF- 1
COMPANY: YKK
TYPE: YES 40 FS/FI
COLOR: YB5N (DARK
BRONZE)



Pacific Pearl
PPG1011-1



Black Aluminum**



Black Aluminum**



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PROJECT:
REVISION:
REVISION:
REVISION:

EXTERIOR
ELEVATIONS

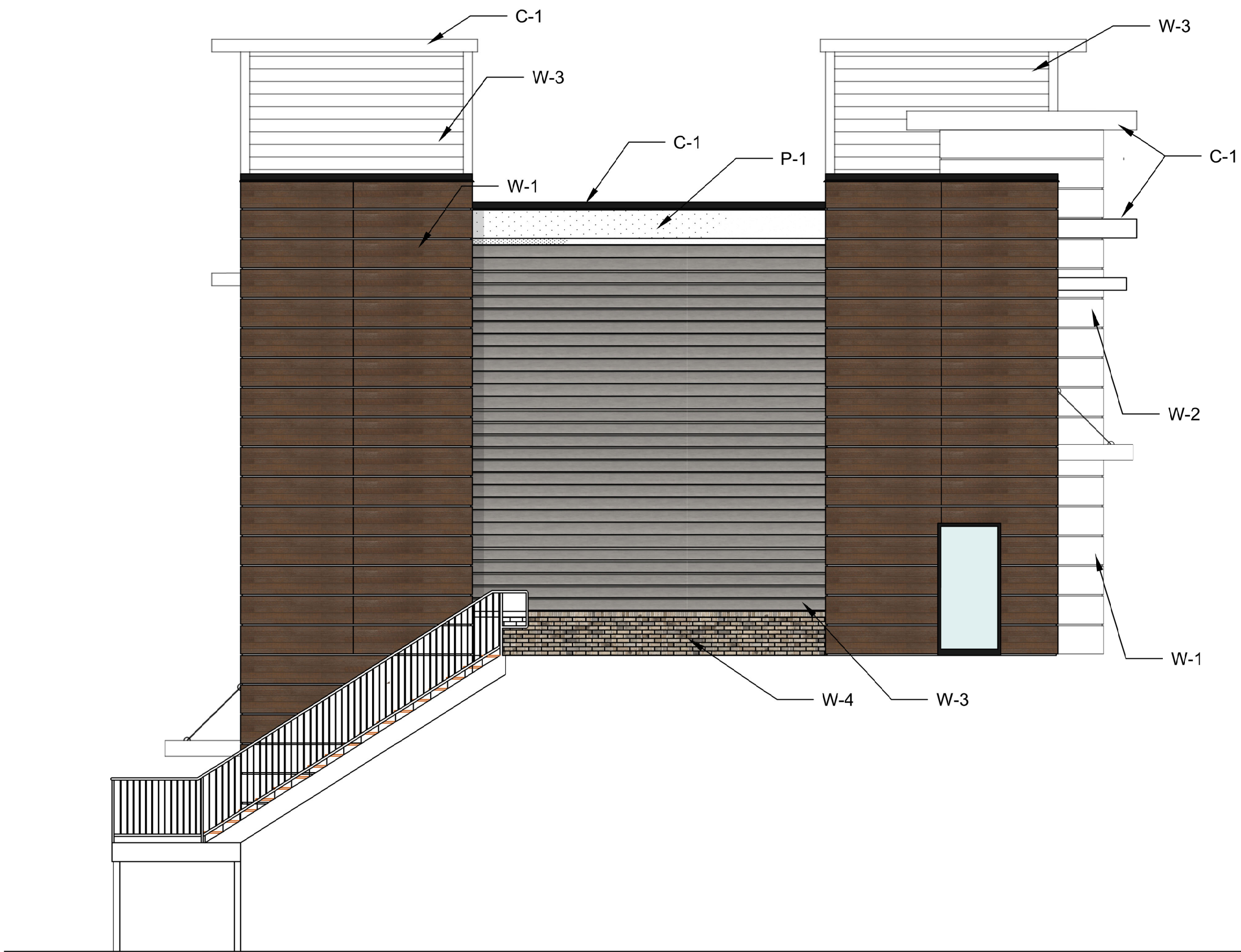
DRAWING NUMBER

A6





1 RIGHT ELEVATION - CIRCLE K
A6.1 SCALE: 3/16 = 1 FOOT



2 LEFT ELEVATION - CIRCLE K
A6.1 SCALE: 3/16 = 1 FOOT

W-1
NICHIA
ROUGH SAWN
TOBACCO
#EPC241N



W-2
NICHIA
RIFTSAWN
PECAN
AWP 1818



W-3
HARDI PLANK LAP SIDING
GRAY SLATE
AWP 1818



W-4
CLASSIC COLLECTION- GEORGIA
BELFAST GRAY
CHEROKEE BRICK COMPANY



P-1
COMPANY: GLIDDEN
COLOR: PACIFIC PEARL
CODE: PPG1011-1
INTERIOR/EXTERIOR PAINT
SUBSTRATE: EFIS



A-1
COMPANY: AWNING
WORKS OR SIMILAR
TYPE: DECKING PANEL
CANOPY
COLOR: BLACK



C-1
COMPANY: PAC-CLAD
TYPE: PAC-CONTINUOUS
CLEAT COPING
COLOR: BLACK ALUMINUM



SF- 1
COMPANY: YKK
TYPE: YES 40 FS/FI
COLOR: YB5N (DARK
BRONZE)



DATE:

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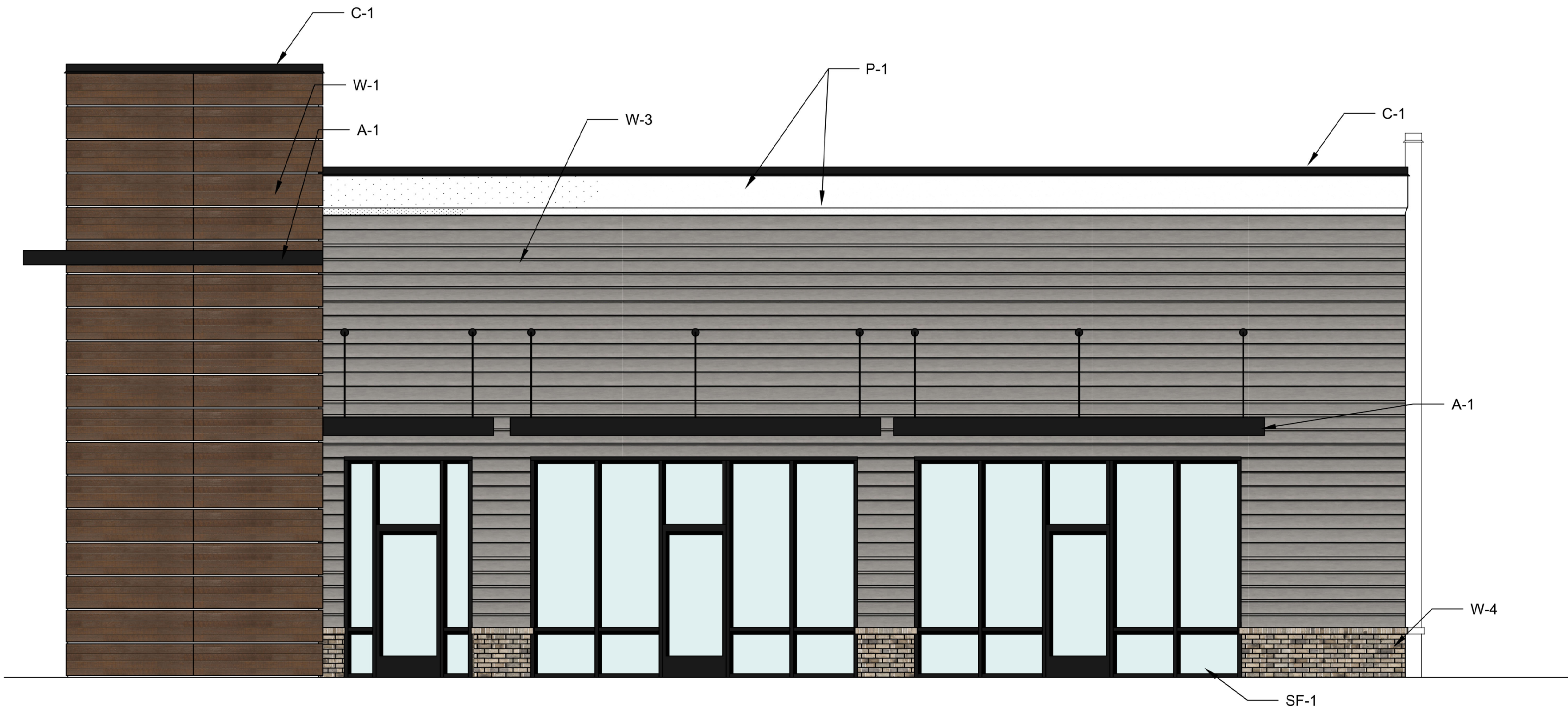
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PROJECT:
REVISION:
REVISION:
REVISION:

EXTERIOR
ELEVATIONS

DRAWING NUMBER

A6.1





1 FRONT ELEVATION - RETAIL
SCALE: 1/4" = 1'-0"



2 REAR ELEVATION - RETAIL
SCALE: 1/4" = 1'-0"

W-1
NICHIA
ROUGH SAWN
TOBACCO
#EPC241N



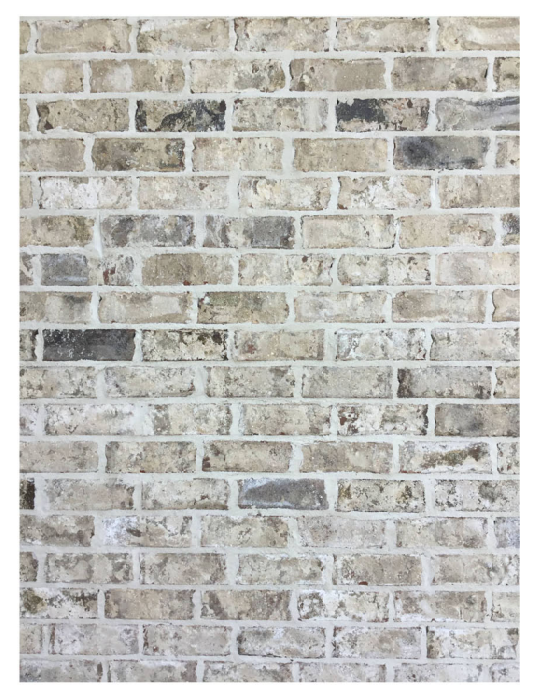
W-2
NICHIA
RIFTSAWN
PECAN
AWP 1818



W-3
HARDI PLANK LAP SIDING
GRAY SLATE
AWP 1818



W-4
CLASSIC COLLECTION- GEORGIA
BELFAST GRAY
CHEROKEE BRICK COMPANY

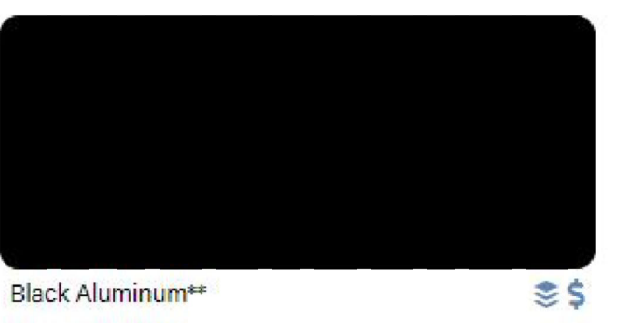


P-1
COMPANY: GLIDDEN
COLOR: PACIFIC PEARL
CODE: PPG1011-1
INTERIOR/EXTERIOR PAINT
SUBSTRATE: EFIS



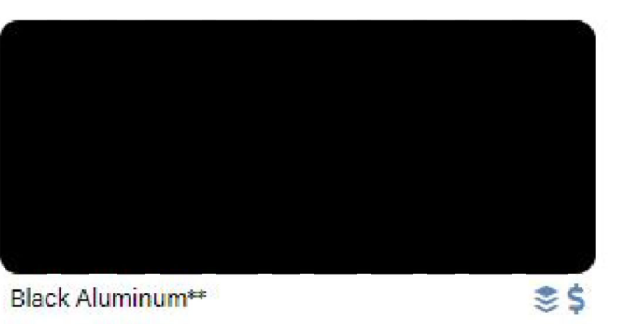
Pacific Pearl
PPG1011-1

A-1
COMPANY: AWNING
WORKS OR SIMILAR
TYPE: DECKING PANEL
CANOPY
COLOR: BLACK



Black Aluminum**

C-1
COMPANY: PAC-CLAD
TYPE: PAC-CONTINUOUS
CLEAT COPING
COLOR: BLACK ALUMINUM



Black Aluminum**

SF- 1
COMPANY: YKK
TYPE: YES 40 FS/FI
COLOR: YB5N (DARK
BRONZE)



DATE:



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ANY TOWN, ANY STATE ANY ZIP

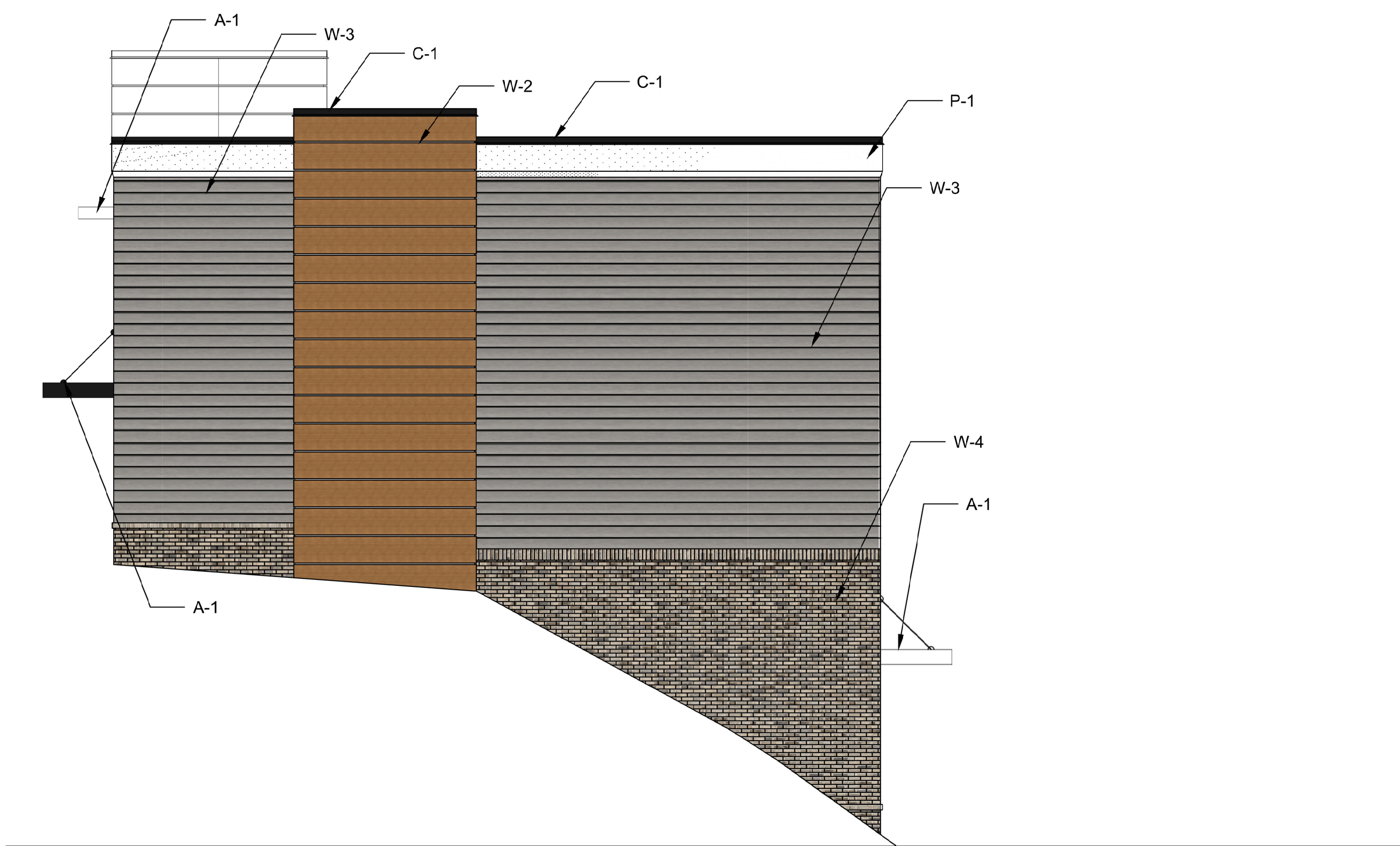
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PROJECT:
REVISION:
REVISION:
REVISION:

EXTERIOR
ELEVATIONS

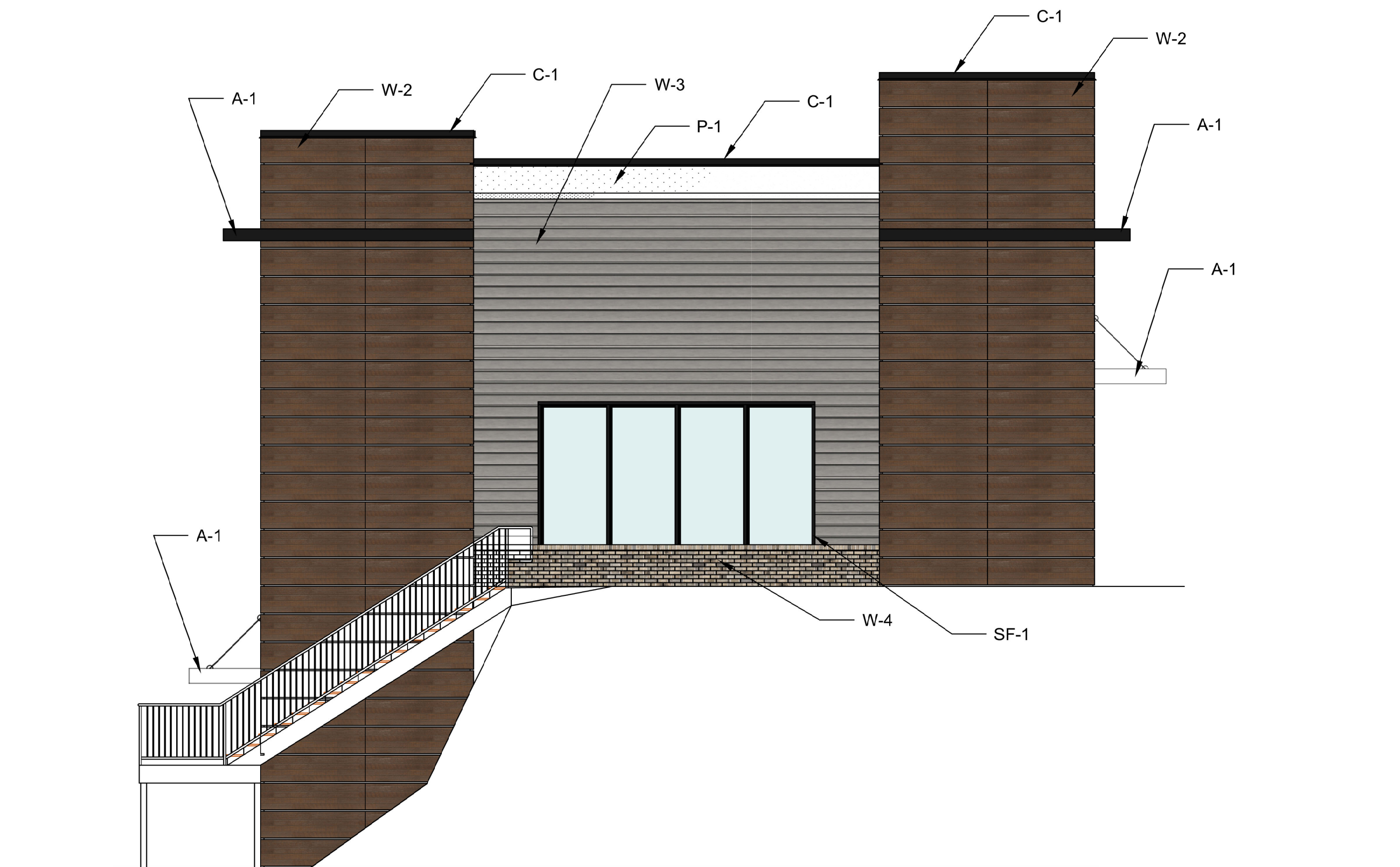
DRAWING NUMBER

A6.2





1 RIGHT ELEVATION - RETAIL
A6.3 SCALE: 1/4" = 1'-0"



2 LEFT ELEVATION - RETAIL
A6.3 SCALE: 1/4" = 1'-0"

W-1
NICHIA
ROUGH SAWN
TOBACCO
#EPC241N



W-2
NICHIA
RIFTSAWN
PECAN
AWP 1818



W-3
HARDI PLANK LAP SIDING
GRAY SLATE
AWP 1818



W-4
CLASSIC COLLECTION- GEORGIA
BELFAST GRAY
CHEROKEE BRICK COMPANY



P-1
COMPANY: GLIDDEN
COLOR: PACIFIC PEARL
CODE: PPG1011-1
INTERIOR/EXTERIOR PAINT
SUBSTRATE: EFIS



A-1
COMPANY: AWNING
WORKS OR SIMILAR
TYPE: DECKING PANEL
CANOPY
COLOR: BLACK



C-1
COMPANY: PAC-CLAD
TYPE: PAC-CONTINUOUS
CLEAT COPING
COLOR: BLACK ALUMINUM



SF- 1
COMPANY: YKK
TYPE: YES 40 FS/FI
COLOR: YB5N (DARK
BRONZE)



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ANY TOWN, ANY STATE ANY ZIP

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CHECKED BY:

PROJECT:

REVISION:

REVISION:

EXTERIOR
ELEVATIONS

DRAWING NUMBER

A6.3

