DESIGN REVIEW BOARD
SEPTEMBER 15, 2023

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 ITEMS

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 8-18-2023**

VIII. PUBLIC HEARING

1. **DRB230036 Sammy's Pizzeria on the Green**
   Consideration of signage
   The property is located at 10 North Broad St and is legally described as being located in Land Lot 1268, 2nd District, 2nd Section, Fulton County, Georgia.

2. **DRB230037 Sparkle & Sass**
   Consideration of signage
   The property is located at 480 North Main St #216 and is legally described as being located in Land Lot 1180, 2nd District, 2nd Section, Fulton County, Georgia.

3. **DRB230038 The District Salon**
   Consideration of signage
   The property is located at 28 North Main St and is legally described as being located in Land Lot 1269, 2nd District, 2nd Section, Fulton County, Georgia.

4. **DRB230039 Highland Yoga**
   Consideration of signage.
   The property is located at 50 Canton St and is legally described as being located in Land Lot 1269, 2nd District, 2nd Section, Fulton County, Georgia.

5. **DRB230042 Standard at Alpharetta**
   Consideration of signage.
   The property is located at 4 South Main St and is legally described as being located in Land Lot 1268, 2nd District, 2nd Section, Fulton County, Georgia.

6. **DRB230041 Fulton Science Academy**
   Consideration new construction.
   The property is located at 3035 Fanfare Way and is legally described as being located in Land Lot 0688, 0689 & 0700 1st District, 2nd Section, Fulton County, Georgia.

IX. ADJOURNMENT

Design Review Board Meeting
August 18,2023
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

- Richard Kramer called the workshop to order at 8:33 a.m.
- Andy Anderson, Discussion of Downtown guidelines
- Bret Schroeder, Zoning Enforcement Manager presented each case.
- Richard Kramer adjourned the workshop at 9:12 a.m.

III CALL TO ORDER

- Richard Kramer called the meeting to order at 9:20 a.m.

IV. ROLL CALL

- Design Review Board Members Present:
  - Richard Kramer (Chairman)
  - Frank Schwing (Vice Chairman)
  - Erik Rowen
  - Teresa Rhodes
  - Tom LeCain
  - Richard Owens
- Staff Present:
  - Bret Schroeder, Zoning Enforcement Manager
  - Tracy Jackson, Planning + Zoning Coordinator
  - Nikisha Mistry, GIS Specialist/Special Projects Planner

V. PLEDGE TO THE FLAG

VI. ITEMS FROM STAFF

- Welcome new board member Erik Rowen
- Acknowledgment of Design review board Manager Bret Schroeder's Birthday.

VII. ITEMS FROM BOARD MEMBERS

A. DRB Meeting Minutes 6-16-2023

❖ Board member Schwing offered a motion to approve the DRB meeting minutes from June 16, 2023.

- Board member Rhodes seconded the motion.
- Motion approved (6-0)

1. DRB230034 / Roberts Properties

Consideration of Landscaping

Michael Boseman came forward to present updated landscaping.

- DRB Questions & Answers:
  - Where is underground storm water located?
  - Was parking exceeded on far row of plan F?
  - Are there existing tree islands.
  - Can you provide any renderings of the table sets or fountain that will be in the pocket area.
  - Will the water flow of the top and sides of water fountain?
  - Georgia power may need to have input on the heigh requirement of items due to power lines.
  - What hardscape materials will be used.
  - Do you have any samples of pavers that will be used?
  - will the pavers be stone or concrete?
  - Are there any other pavers surrounding or opposite of pocket park?
  - Are there any retaining walls.
  - Question to Bret "Are you comfortable if applicant brings items to staff for final approval"?

- Public comment:
  - No public comment

❖ Board member Schwing offered a motion to approve **(DRB230034 / Roberts Properties)** Landscape, hardscape, furniture, and fountain as presented today with the following conditions: (1) pocket park furniture will be as presented or substantially similar for final approval by staff. (2) Hardscape

pavers will be substantially similar to the paver style presented 24 x 24 but texture submitted for final approval by staff. (3) pervious pavers submitted to staff for final approval.

- Board member Owens seconded the motion.
- Motion approved (5-0-1)
- Erik Rowen recused himself from this item.

2. **DRB230035 / Kimball Bridge Condominiums**
   Consideration of New Construction
   Steve Rowe (AEC) Grey Reese (Design Reese Architects and Associates)

- **DRB Questions & Answers:**
  - Where is finish floor elevation?
  - What is the trash plan or dumpster location?
  - Will tenant parking be gated?
  - Where will visitor parking be located?
  - What material is being used for the pavers?
  - What material will be used for the fountain?
  - Will drainage be internal?
  - Will paving at entrance way be different than rear entry.
  - What is the finish floor elevation?
  - How many units will be on the first floor?
  - Are the plantings that are being used provide shade?
  - Is there a walkway around the northside of the building.
  - Where are the retaining walls located and what material will be used?
  - What is the height of the retaining walls?
  - Is the fire pit below grade level.
  - Will clad material be used for all retaining walls.
  - Is there any site lighting on the property.
  - Ae there any HVAC/AC units?
  - Is it possible to add a 3rd row of magnolias to make a clean line on edge of lawn.
  - Is there a plan to add a sign when entering the property.
  - Will the stone seat wall be brick? And will there be a cap on it?
  - Will there be any fencing on the property?
  - Will you be able to see into the parking garage from the street?
  - Will the door on the garage be glass and or tinted?
  - Is one of the wings larger than the other?
  - How any chimneys will be on the property, can they be raised?

- **Public comment:**
  - No public comment

- Board member Schwing offered a motion to approve **(DRB230035 / Kimball Bridge Condominiums)** site plan as presented today.
    - Board member Rhodes seconded the motion.
    - Motion approved (6-0)

- Board member Schwing offered a motion to approve **(DRB230035 / Kimball Bridge Condominiums)** elevation and materials as presented with the following conditions: (1) materials and color will be substantially similar to the materials shown today with final approval by staff once final selections have been made. (2) Windows will have cast stone headers (3) Railings will be added to the entry porch (4) applicant will attempt to make chimney's more visible (5) nothing other than chimney's will be visible on the public rite away (6) mortar will be somewhat contrasting color with final approval by staff.
    - Board member LeCain seconded the motion.
    - Motion approved (6-0)

- Board member Schwing offered a motion to approve **(DRB230035 / Kimball Bridge Condominiums)** landscape and hardscape as presented today with the following conditions: (1) applicant will swap out cryptomerias on the west side of the building with magnolias (2) hardscape details and materials will be submitted to staff for final approval including the stone color concrete and fountain patio and walk way pavers, fire pit, walls, fences, and any other hardscape material.
    - Board member LeCain seconded the motion.
    - Motion approved (6-0)

VIII. ADJOURNMENT

- With there being no further items to consider or discuss, Board member Kramer adjourned the meeting at 10:52 A.M

Respectfully submitted,

Tracy Jackson
Planning + Zoning Coordinator

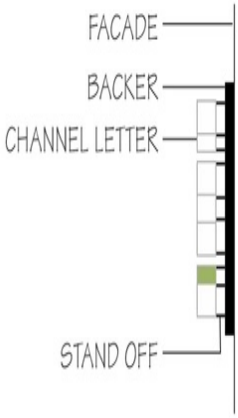
20 S/F

SPECIFICATIONS:, GREEN

SIGN IS TO BE REVERSE LIT LED CHANNEL LETTERS. LETTERS ARE TO BE ALUMINUM FABRICATED (.040" RETURNS & .040" FACES) HAVING 3/16" ACRYLIC BACKS.

COLOR PLACEMENT

FACE COLOR - WHITE, GREEN & BLACK ALUMINUM
RETURN COLOR - WHITE, GREEN & BLACK
LED COLOR - WHITE



SW OVERT GREEN 6718

SW PURE WHITE 7005

SW TRICORN BLACK 6258

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www.langsigns.com PHONE: 770-887-7339
email: graphics@langsigns.com FAX: 770-781-9528

CLIENT: SAMMY'S
SALESPERSON: PAUL BARRON
DESIGNER: NEIL TANNER

APPROVED BY:
DATE: 7/10/23

FILE: ARTWORK / SALES ART
SAMMY'S PIZZERIA
SCALE: 3/8" = 1'

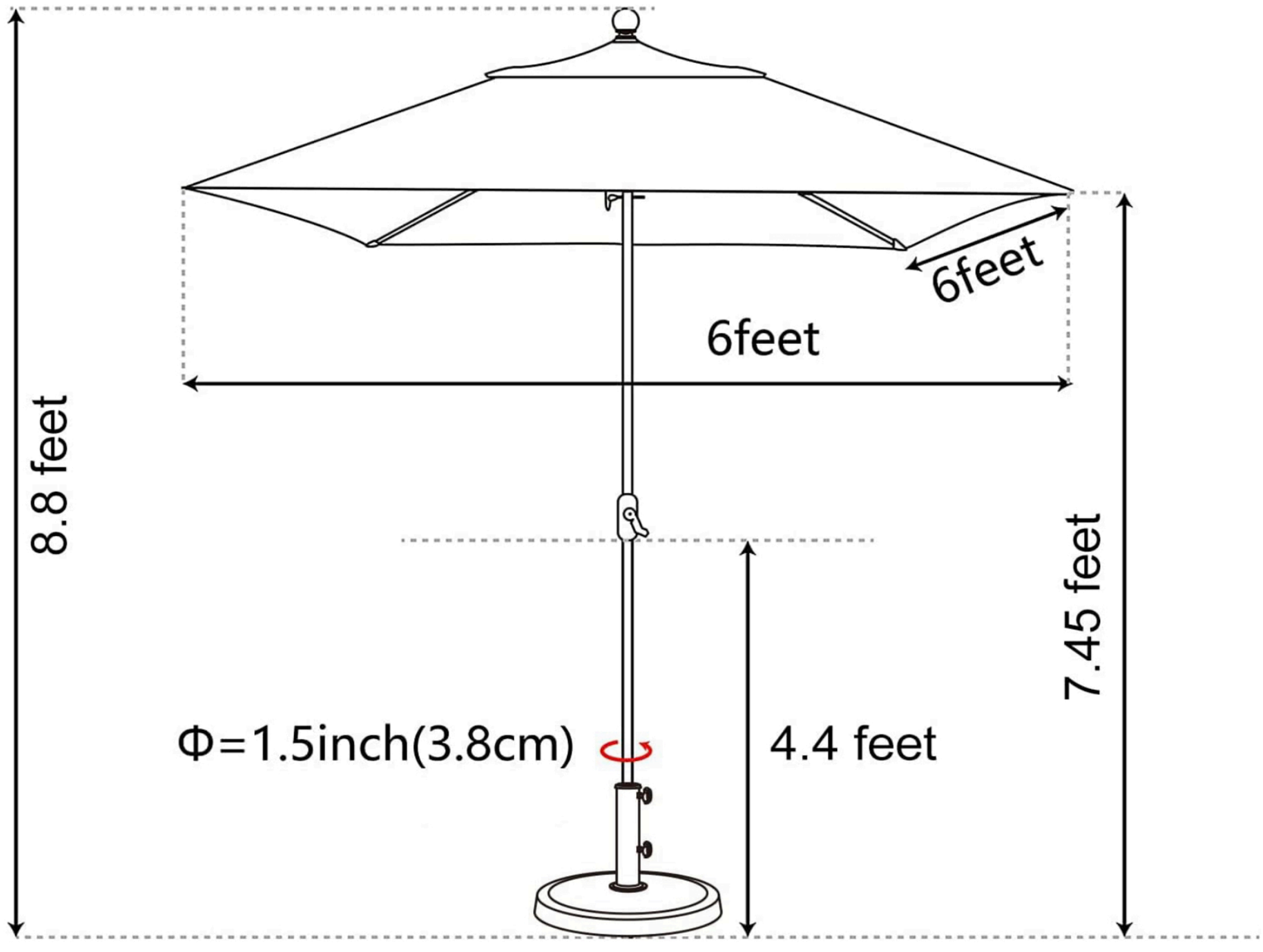
Share Share Share Share Share Share Share Share

EliteShade USA 10-Year-Non-Fading Sunumbrella 6x6Ft Square Market Umbrella Patio Outdoor Table Umbrella with Ventilation, Macaw Green

$179.95

FREE Returns

VIDEOS IMAGES



EliteShade USA 10-Year-Non-Fading Sunumbrella 6x6Ft Square Market Umbrella Patio Outdoor Table Umbrella with Ventilation, Macaw Green

Color:Macaw Green

Style:6x6Ft

1:22 PM Mon Jul 31

41%

Search Amazon.com

FLAME&SHADE 10 ft Cantilever Offset Outdoor Patio Umbrella with Base Stand Rotate and Tilt - Navy

38

$99.99 prime

Patio, Lawn & Garden › Patio Furniture & Accessories › Umbrellas & Shade › Umbrellas

Sponsored

Share Share Share Share Share Share Share Share

EliteShade USA 10-Year-Non-Fading Sunumbrella 6x6Ft Square Market Umbrella Patio Outdoor Table Umbrella with Ventilation, Macaw Green

$179.95

FREE Returns

8.8 feet

VIDEOS IMAGES

EliteShade USA 10-Year-Non-Fading Sunumbrella 6x6Ft Square Market Umbrella Patio Outdoor Table Umbrella with Ventilation, Macaw Green

Color:Macaw Green

Style:6x6Ft

Page 8 of 75

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: Sparkle & Sass

Location Address: 480 N Main, Ste 216, Alpharetta , GA, 30009

Mailing Address: 480 N Main, Ste 216, Alpharetta , GA, 30009

City: _____ State: _____ Zip Code: _____ - _____

Contact for All Notifications: Jim Zavorski

Contact Telephone: 470-481-3928 Mobile Telephone: 770-687-5523

Fax: _____ - _____ - _____ Email: jim@alphasign.com

Contact's Relation to Business: Sign Company

This Application For (Check all that apply):

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

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

Application Fees:

Any sign or remodel review within the Downtown Overlay	$	175.00
All other reviews	$	300.00
Legal Advertising Requirement	$	175.00
Total Due		_____

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: _____

Physical Address: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____ - _____

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): _____ Date: _____

Owner Signature: _____

Property Information:

Address (If Assigned) : _____

Tax ID or Map Reference Number: _____

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: _____ Date: _____

Print Form

DESIGN REVIEW BOARD REVIEW CRITERIA

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

Sign design and fabrication are consistent with architecture of the building and other signs in the close vicinity.

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

DESIGN REVIEW BOARD REVIEW CRITERIA

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?

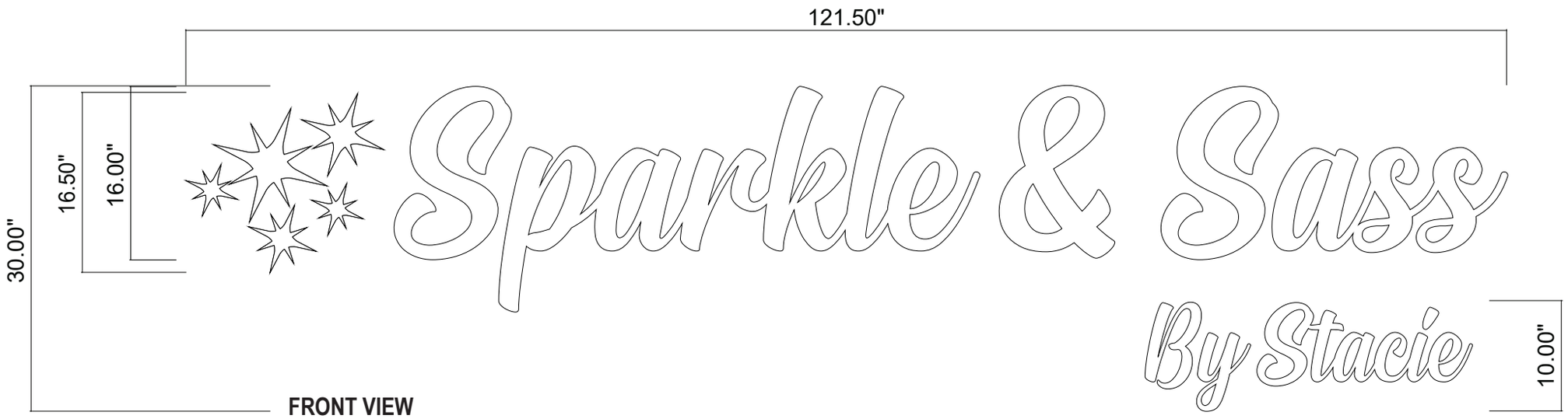
- ☐ Georgian
- ☐ Federal / Adam
- ☐ Greek Revival
- ☐ Neoclassical
- ☐ Stick
- ☐ Queen Anne
- ☐ Shingle
- ☐ Folk Victorian
- ☐ Romanesque
- ☐ Italianate
- ☐ Tudor Eclectic
- ☐ Beaux Arts
- ☐ French Colonial
- ☐ French Eclectic
- ☐ French New Traditional

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

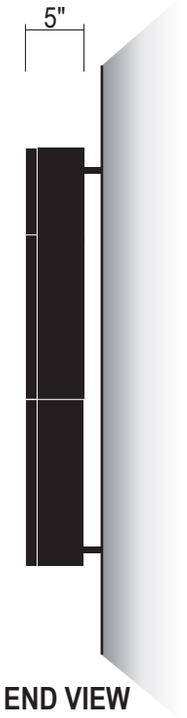
Describe how your application meets one (or more) of the above architectural design styles.

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.



FRONT VIEW

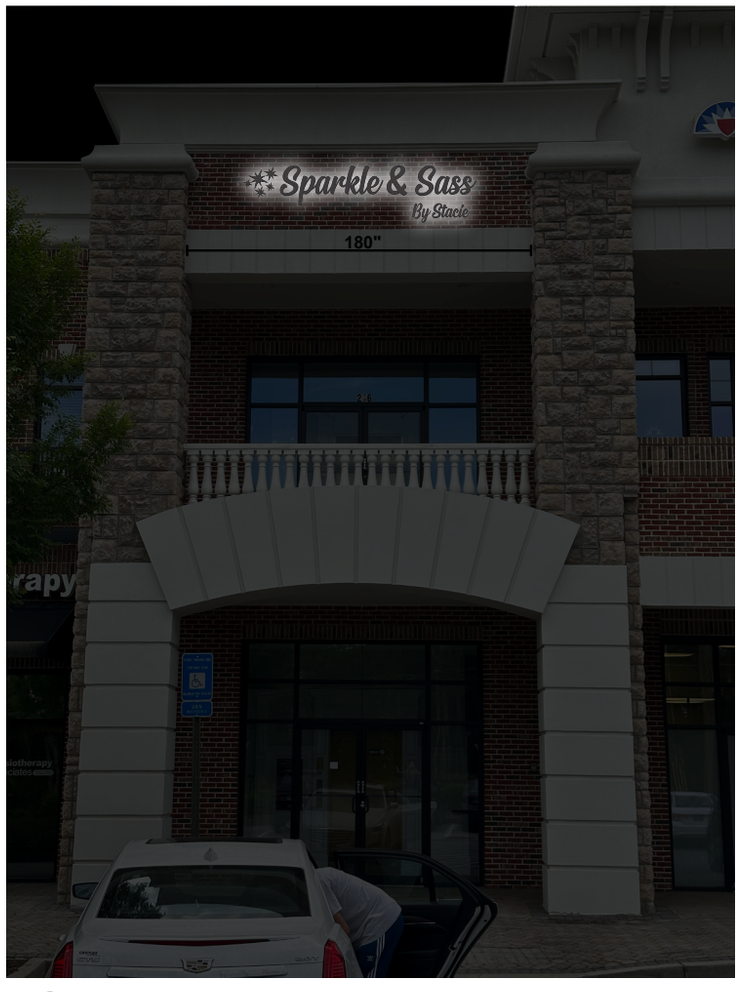


END VIEW

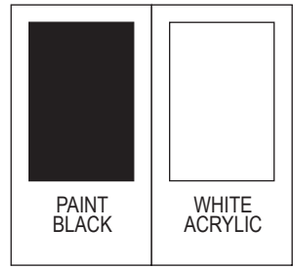
NEW S/F HALO LIT CHANNEL LETTERS
QUANTITY: ONE (1) REQUIRED

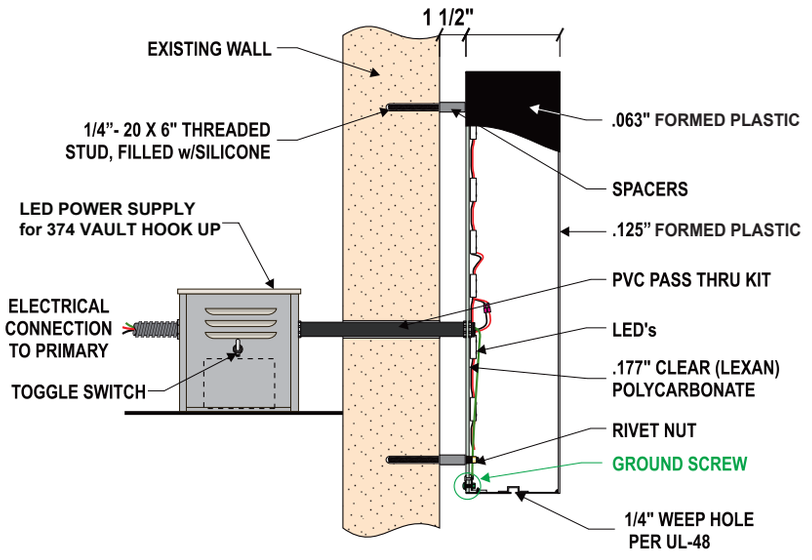
NOTES : FIELD VERIFY ALL MEASUREMENTS AND CONDITIONS PRIOR TO ANY FABRICATION.

DAY VIEW



NIGHT VIEW





TYPICAL SECTION DETAIL @ HALO LIT CHANNEL LETTERS
SCALE : NTS

63 in

17.5 in

2.5 in

7 in

9 in

THE DISTRICT SALON

SIDE VIEW

1" ROUTED AND PAINTED PVC

3/16" THREADED STUD

1 in

378 in

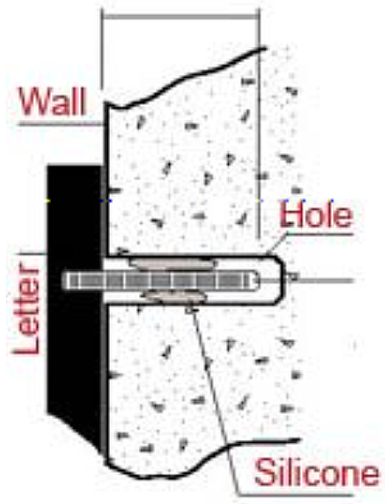
67.24 in

43.34 in

200.6 in

FLUSH MOUNT

SW 7008
Alabaster



21813 The District Salon

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY
Case DRB: _____
☐ Fee Paid Initial: _____

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2 Park Plaza
Alpharetta, GA 30009

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If you have questions regarding this application or the design review process, please contact Bret Schroeder by calling 678-297-6088.

Business Name: Signorama at Buford LLC

Location Address: 4737 Thompson Mill Rd, Buford, GA 30518

Mailing Address: 4737 Thompson Mill Rd

City: Buford State: GA Zip Code: 30518 -

Contact for All Notifications: Kimberly Lobdell

Contact Telephone: 770 - 831 - 9660 Mobile Telephone: 770 - 314 - 7074

Fax: - - Email: kimberly@sarbuford.com

Contact's Relation to Business: Sign Contractor

This Application For (Check all that apply):

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

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Legal Advertising Requirement	$	175.00
Total Due		

Qty. 1; 184″w x 28.4″h
Illuminated Reverse Back Lit
3″ Metal Channel Letters
Stud Mount to Backer Panel

Qty. 1; 120″w x 40″h
Routed 6mm Black ACM
(Aluminum Composite Material)
Flush Mount to Building Fascia

Image is not to scale but is proportionate to final size

Example of Sign at night

For Internal Use Only

Print Manager: /NA

Final QC: _____

Date: _____

☐ Sales ☐ Production ☐ Design ☐ Install

Signature Approval _____ Date _____

All orders include (2) proofs at no charge to the client.
Subsequent revisions are subject to a minimum $25 fee per proof.

IMPORTANT: PLEASE CHECK YOUR PROOF(S) CAREFULLY AS WE CANNOT BE HELD RESPONSIBLE FOR ANY AMENDMENTS OR ERRORS WE ARE NOT INFORMED OF PRIOR TO APPROVAL

FASTSIGNS
Make Your Statement™
MIDTOWN

84555

REPRESENTATIVE:
Andrew Lauchner

ADDRESS:
FASTSIGNS MIDTOWN
528 Plasters Avenue NE
Atlanta, GA 30324

ORIGINAL PROOF DATE:
07/27/2023

REVISION #1 BY:
Sarah

REVISION DATE:
08/08/2023

REVISION #2 BY:
Sarah

REVISION DATE:
08/09/2023

REVISION #3 BY:

REVISION DATE:

REFERENCE NUMBERS:
00000

DRAWN BY:
Sarah

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NOT TO SCALE

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Signature Approval

Date

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FASTSIGNS
Make Your Statement™
MIDTOWN

84555

REPRESENTATIVE:
Andrew Lauchner

ADDRESS:
FASTSIGNS MIDTOWN
528 Plasters Avenue NE
Atlanta, GA 30324

ORIGINAL PROOF DATE:
07/27/2023

REVISION #1 BY:
Sarah

REVISION DATE:
08/08/2023

REVISION #2 BY:
Sarah

REVISION DATE:
08/09/2023

REVISION #3 BY:

REVISION DATE:

REFERENCE NUMBERS:
00000

DRAWN BY:
Sarah

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Qty. 1; 40" Bracket
Triangle Ball Lighted Bracket
Powder-coated Steel
with (2) 12" Conduit Stems
LED External - 15W Bullet Lights

HIGHLAND YOGA
FIND YOUR FLOW

Qty. 1; 36"w x 21"h
3" HDU Painted Black with
Reverse Pocket Routing
Graphics to be 1/2" Raised
Double Sided
Hanging from Bracket
Holes to be 22" apart, centered.

Image is not to scale but is proportionate to final size

For Internal Use Only

Print Manager: /NA

Final QC: _____

Date: _____

☐ Sales ☐ Production

☐ Design ☐ Install

Signature Approval _____ Date _____

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FASTSIGNS
Make Your Statement™
MIDTOWN

84555

REPRESENTATIVE:
Andrew Lauchner

ADDRESS:
FASTSIGNS MIDTOWN
528 Plasters Avenue NE
Atlanta, GA 30324

ORIGINAL PROOF DATE:
07/27/2023

REVISION #1 BY:
Sarah

REVISION DATE:
08/08/2023

REVISION #2 BY:
Sarah

REVISION DATE:
08/09/2023

REVISION #3 BY:

REVISION DATE:

REFERENCE NUMBERS:
00000

DRAWN BY:
Sarah

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NOT TO SCALE

Image is not to scale but is proportionate to final size

Signature Approval _____ Date _____

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FASTSIGNS
Make Your Statement™
MIDTOWN

84555

REPRESENTATIVE:
Andrew Lauchner

ADDRESS:
FASTSIGNS MIDTOWN
528 Plasters Avenue NE
Atlanta, GA 30324

ORIGINAL PROOF DATE:
07/27/2023

REVISION #1 BY:
Sarah

REVISION DATE:
08/08/2023

REVISION #2 BY:
Sarah

REVISION DATE:
08/09/2023

REVISION #3 BY:

REVISION DATE:

REFERENCE NUMBERS:
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DRAWN BY:
Sarah

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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: HIGHLAND YOGA

Location Address: 50 CANTON ST SUITE 114

Mailing Address: _____

City: ALPHARETTA State: GA Zip Code: 30024 - _____

Contact for All Notifications: ANDREW LAUCHNER

Contact Telephone: 404 - 840 - 0684 Mobile Telephone: _____ - _____ - _____

Fax: _____ - _____ - _____ Email: andrew.lauchner@fastsigns.com

Contact's Relation to Business: VENDOR & PERMIT APPLICANT

This Application For (Check all that apply):

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

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

Application Fees:

Any sign or remodel review within the Downtown Overlay	$	175.00
All other reviews	$	300.00
Legal Advertising Requirement	$	175.00
Total Due		_____

DocuSign Envelope ID: 06624667-636F-4EBF-8F00-6D2C26BD601E

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: Teasley Place Retail, LLC

Physical Address: 766 Blackfoot Trail NE, Suwanee, GA 30024

Mailing Address: 766 Blackfoot Trail NE, Suwanee, GA 30024

City: Suwanee **State:** GA **Zip Code:** 30024 -

Owner Telephone: 770 - 757 - 1429 **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): George Jackson **Date:** 7/28/2023

Owner Signature: DocuSigned by: George Jackson 10C238AED8EA4C0...

EBONIE GUEST NOTARY PUBLIC FULTON COUNTY, GA MY COMMISSION EXPIRES AUGUST 14 2023

Property Information:

Address (If Assigned): 50 Canton Street Suite 114 Alpharetta GA 30009

Tax ID or Map Reference Number: 22-4823-1269-146-6 | 82-1207944

Land Lot(s): **District:** 10 **Section:**

Existing Zoning of Property: Retail **Existing Uses of Property:** Retail

---

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

Applicant Signature: Andrew Lauchner **Date:** 8/01/2023

Print Form

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
- Parking Areas
- Detention / retention areas
- Dumpster / refuse locations (screening and materials)
- HVAC / electrical equipment locations
- Roads
- Specimen trees

☐ 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 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
- 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 dates shall be placed on the next available agenda. All renderings attached to the application must be in color.

An electronic file in Adobe format, containing the entire application; 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 8.5 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.

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: Walking Astro, LLC dba Standard at Alpharetta

Location Address: 4 South Main Street, Alpharetta, GA 30009

Mailing Address: 3180 Mathieson DR NE #910

City: Atlanta State: GA Zip Code: 30305 -

Contact for All Notifications: Josh DeRamus

Contact Telephone: 706 - 510 - 6136 Mobile Telephone: 706 - 247 - 6094

Fax: 706 - 850 - 6174 Email: josh@thesignbros.com

Contact's Relation to Business: Sign Vendor

This Application For (Check all that apply):

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

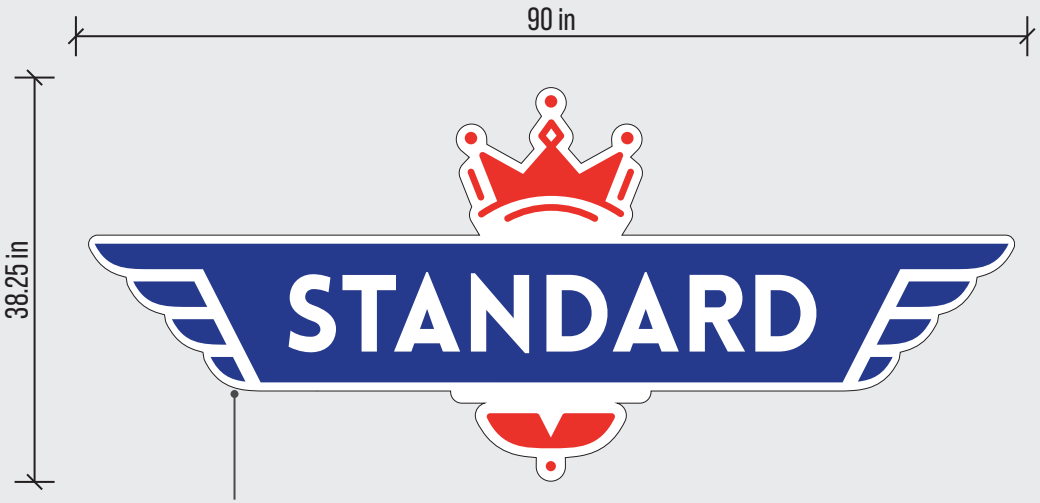
This page will be the first page of your completed submittal packet.

Application Fees:

Any sign or remodel review within the Downtown Overlay	$	175.00
All other reviews	$	300.00
Legal Advertising Requirement	$	175.00
Total Due		

THE STANDARD ALPHARETTA - SIGNAGE OVERVIEW

FINAL LOCATIONS AND SIZES TBD



1.5" HDU hanging sign; Sign will be mounted via hanger bolt and a nut from the underside of the awning

Pantone colors TBD

Mounted to awning with adjustable angle; Final mounting specs TBD

3D View

the SIGN BROS.
DESIGN | PRINT | MANUFACTURE | INSTALL
195 Ben Burton Circle
Bogart, GA 30622
PHONE: 706-850-6172
FAX: 706-850-6174

CLIENT: **The Standard Alpharetta**

ADDRESS: **4 South Main Street, Alpharetta, GA 30009**

ACCOUNT MANAGER: **Josh DeRamus**

DATE: **07.31.2023**

NAME: HDU Signs
MATERIAL: 1.5" HDU
QUANTITY: 3
SIDES: s/s

Description:

NOT APPROVED FOR PRODUCTION

VERSION: **3** DESIGNER: **BC**

O/S: **N** PAGE: **2**

FILE PATH: **\\Sbserver\z\Jobs\2023\S\Standard Alpharetta, The\Exterior Restaraunt Signage\Design**

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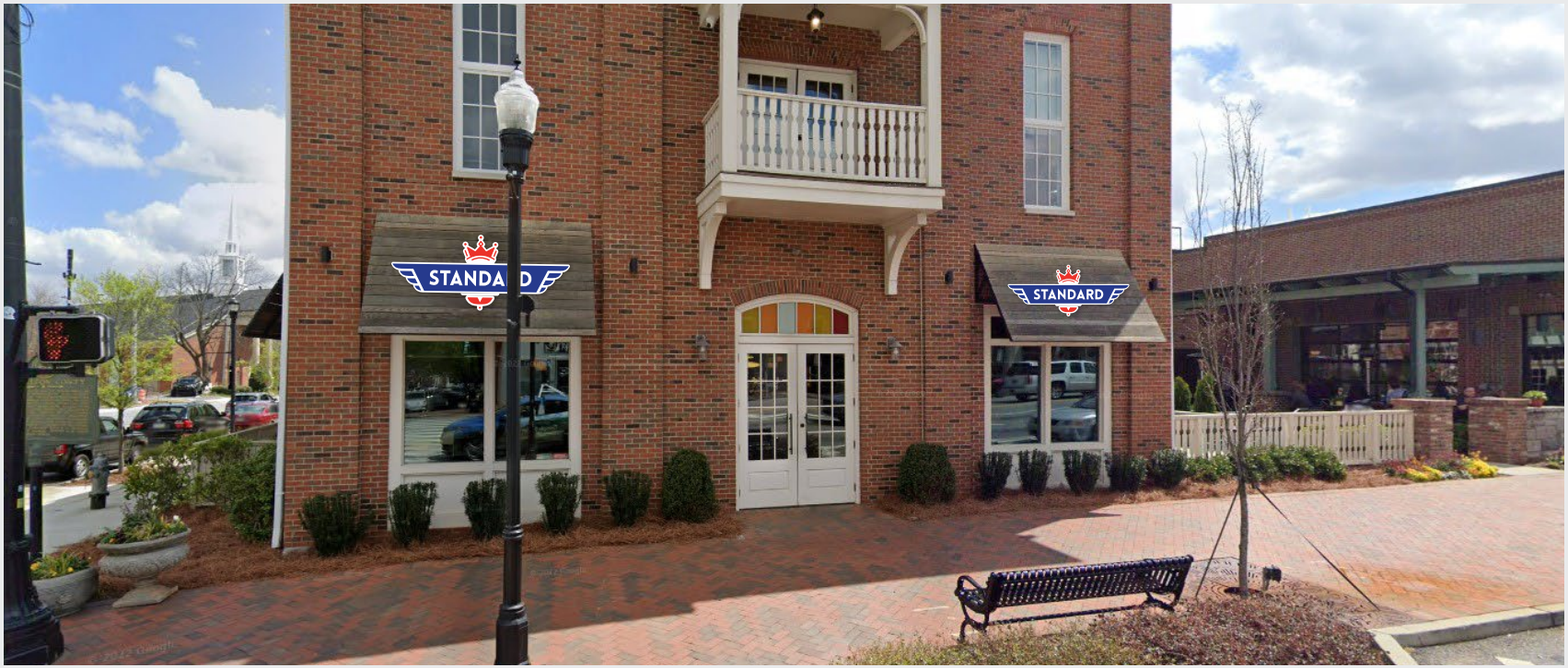

the SIGN BROS.
DESIGN | PRINT | MANUFACTURE | INSTALL
195 Ben Burton Circle
Bogart, GA 30622
PHONE: 706-850-6172
FAX: 706-850-6174

CLIENT:
The Standard Alpharetta

ADDRESS:
4 South Main Street,
Alpharetta, GA 30009

ACCOUNT MANAGER:
Josh DeRamus

DATE: **07.31.2023**

NAME: HDU Signs
MATERIAL: 1.5" HDU
QUANTITY: 3
SIDES: s/s

Description:

NOT APPROVED FOR PRODUCTION

VERSION: **3** DESIGNER: **BC**

O/S: **N** PAGE: **3**

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300 in

18 in

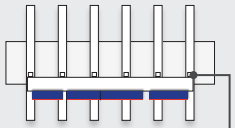
STANDARD AT ALPHARETTA

4.75 in

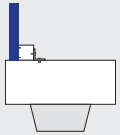
3” deep non-illuminated reverse channel letters with solid back mounted to raceway. Uplight for letters to be provided by client; Red letter faces with blue returns, Pantone colors TBD

Awning Front View

Top View



Side View



Raceway mounted to awning with painted white angle aluminum

Reverse channel letters mechanically fastened to the raceway

Channel letters centered on 36ft wide awning. Raceway mounted to existing awning that is 11’2” high.

FILE PATH: \\Sbserver\z\Jobs\2023\S\Standard Alpharetta, The\Exterior Restaraunt Signage\Design

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the SIGN BROS.
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195 Ben Burton Circle
Bogart, GA 30622
PHONE: 706-850-6172
FAX: 706-850-6174

CLIENT: The Standard Alpharetta

ADDRESS: 4 South Main Street, Alpharetta, GA 30009

ACCOUNT MANAGER: Josh DeRamus

DATE: 07.31.2023

NAME: Exterior NI Channel Letters
MATERIAL: 3” aluminum channel letters
QUANTITY: 1
SIDES: s/s

Description:

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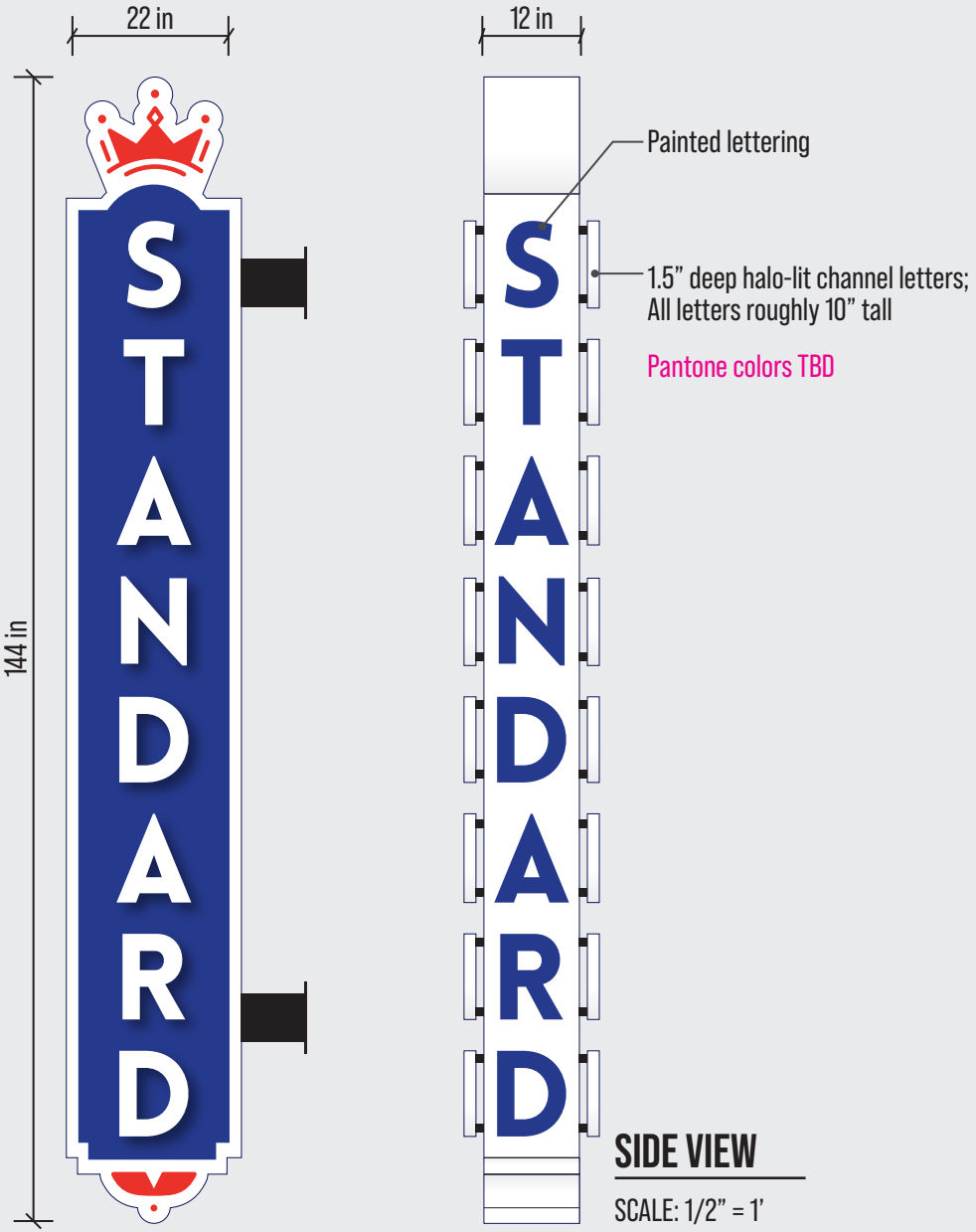
OPTION 1

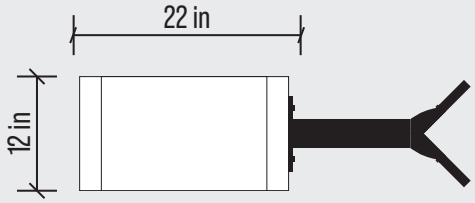


SIDE VIEW

SCALE: 1/2” = 1’

ELECTRICAL REQUIREMENTS

1. 120V 20A CIRCUIT REQUIRED.
2. UL LABELS REQUIRED AWAY FROM PUBLIC VIEW.
3. ALL ELECTRICAL PRIMARY CIRCUITS MUST BE DEDICATED ISOLATED CIRCUITS PROVIDED BY CLIENT.
4. GC TO PROVIDE ACCESSIBILITY TO REMOTE TRANSFORMER LOCATION FOR INSTALLATION AND SERVICE.
5. ALL ELECTRICAL RUNS AND INTERNAL CONNECTIONS TO BE DONE BY CERTIFIED ELECTRICIAN. SB WILL MAKE FINAL CONNECTION TO SIGN; POWER MUST BE SHUT OFF FOR FINAL CONNECTION.



TOP VIEW

Fasteners TBD pending wall section

SCALE: 1/2” = 1’ | PROPOSED SIGN FACE: 22 SQ FT

SCOPE:

1. MANUFACTURE AND INSTALL (1) CABINET SIGN WITH 1.5” DEEP HALO-ILLUMINATED CHANNEL LETTERS

the SIGN BROS.
DESIGN | PRINT | MANUFACTURE | INSTALL
195 Ben Burton Circle
Bogart, GA 30622
PHONE: 706-850-6172
FAX: 706-850-6174

CLIENT: The Standard Alpharetta

ADDRESS: 4 South Main Street, Alpharetta, GA 30009

ACCOUNT MANAGER: Josh DeRamus

DATE: 07.31.2023

NAME: Projecting Sign Option 1
MATERIAL: aluminum; cut vinyl
QUANTITY: 1
SIDES: s/s

Description:

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VERSION: 3 DESIGNER: BC

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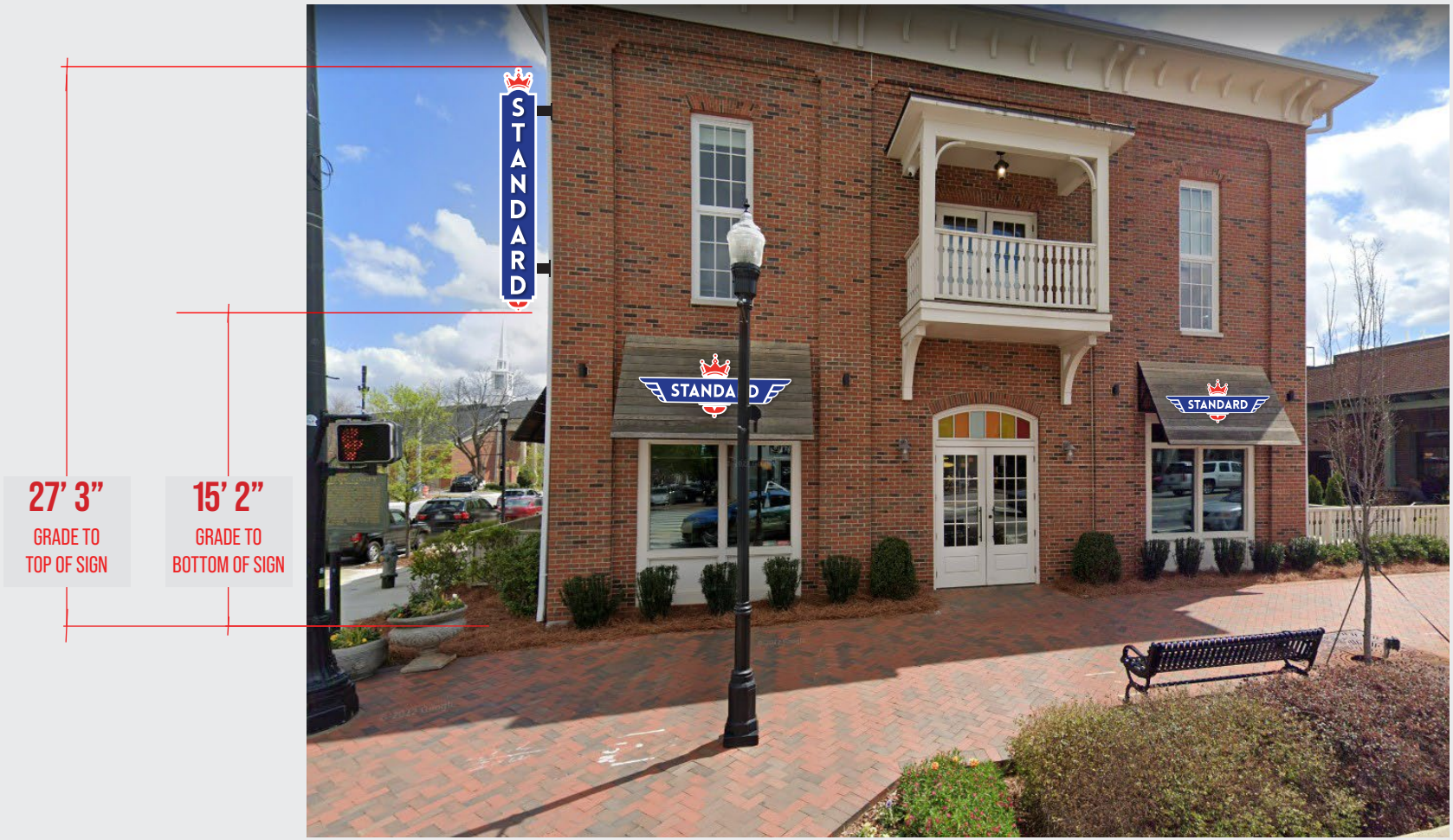
OPTION 1



the SIGN BROS.
DESIGN | PRINT | MANUFACTURE | INSTALL
195 Ben Burton Circle
Bogart, GA 30622
PHONE: 706-850-6172
FAX: 706-850-6174

CLIENT:
The Standard Alpharetta

ADDRESS:
4 South Main Street,
Alpharetta, GA 30009

ACCOUNT MANAGER:
Josh DeRamus

DATE: 07.31.2023

NAME: Projecting Sign Option 1
MATERIAL: aluminum; cut vinyl
QUANTITY: 1
SIDES: s/s

Description:

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VERSION: 3 DESIGNER: BC

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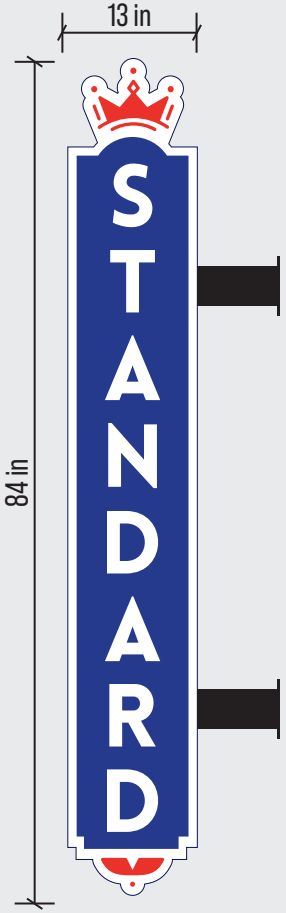
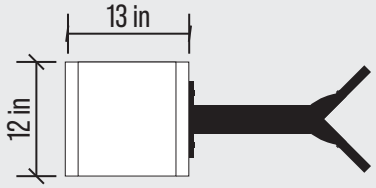
OPTION 2



SIDE VIEW

SCALE: 3/4" = 1'



TOP VIEW

Fasteners TBD pending wall section

SCALE: 3/4" = 1'	PROPOSED SIGN FACE: 7.58 SQ FT

SCOPE:

1. MANUFACTURE AND INSTALL (1) CABINET SIGN WITH PAINTED GRAPHICS

the SIGN BROS.
DESIGN | PRINT | MANUFACTURE | INSTALL
195 Ben Burton Circle
Bogart, GA 30622
PHONE: 706-850-6172
FAX: 706-850-6174

CLIENT: **The Standard Alpharetta**

ADDRESS: **4 South Main Street, Alpharetta, GA 30009**

ACCOUNT MANAGER: **Josh DeRamus**

DATE: **07.31.2023**

NAME: Projecting Sign Option 2
MATERIAL: aluminum; cut vinyl
QUANTITY: 1
SIDES: s/s

Description:

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VERSION: 3 DESIGNER: BC

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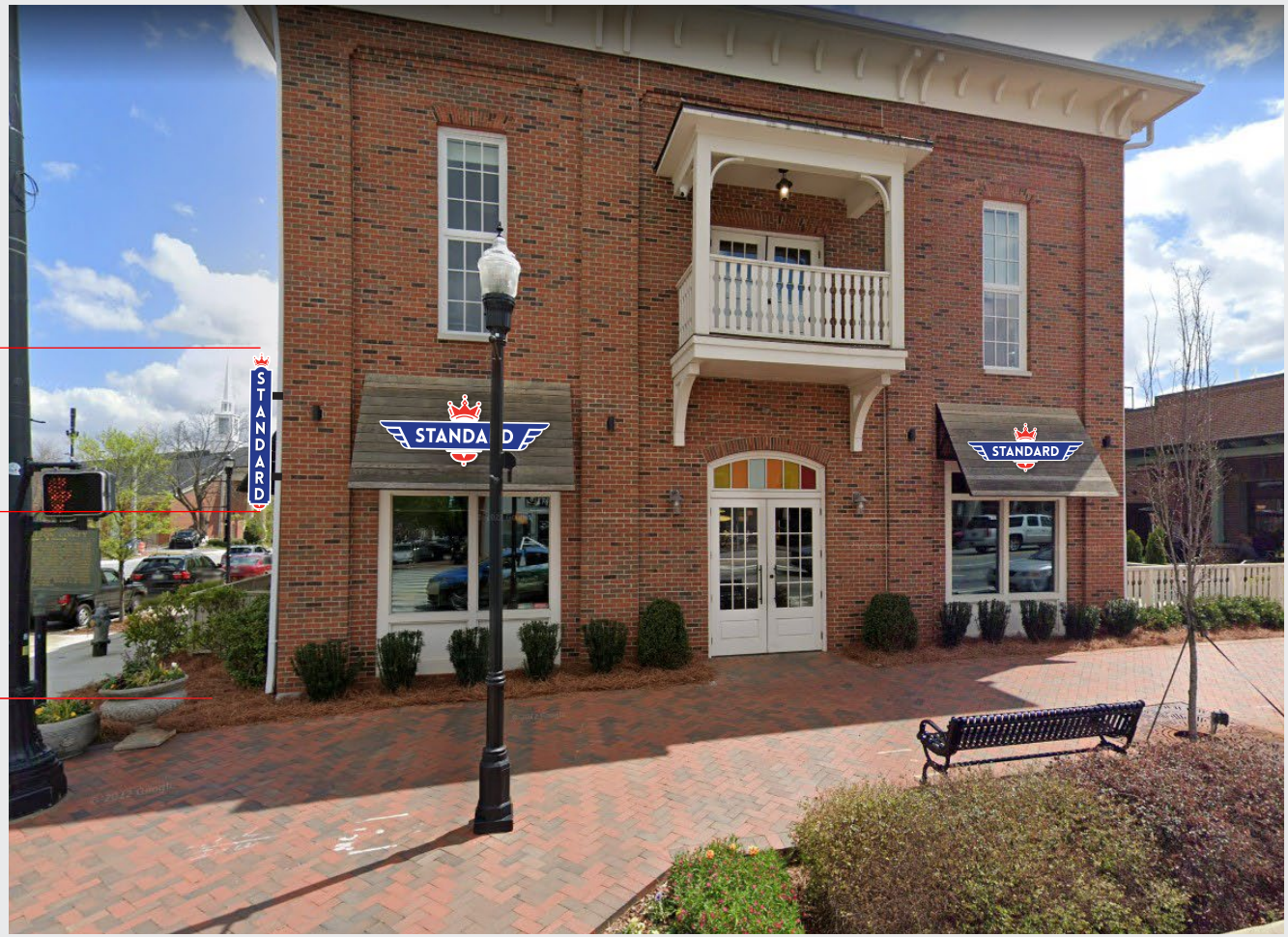
OPTION 2



the SIGN BROS.
DESIGN | PRINT | MANUFACTURE | INSTALL
195 Ben Burton Circle
Bogart, GA 30622
PHONE: 706-850-6172
FAX: 706-850-6174

CLIENT:
The Standard Alpharetta

ADDRESS:
4 South Main Street,
Alpharetta, GA 30009

ACCOUNT MANAGER:
Josh DeRamus

DATE: 07.31.2023

NAME: Projecting Sign Option 2
MATERIAL: aluminum; cut vinyl
QUANTITY: 1
SIDES: s/s

Description:

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VERSION: 3 DESIGNER: BC

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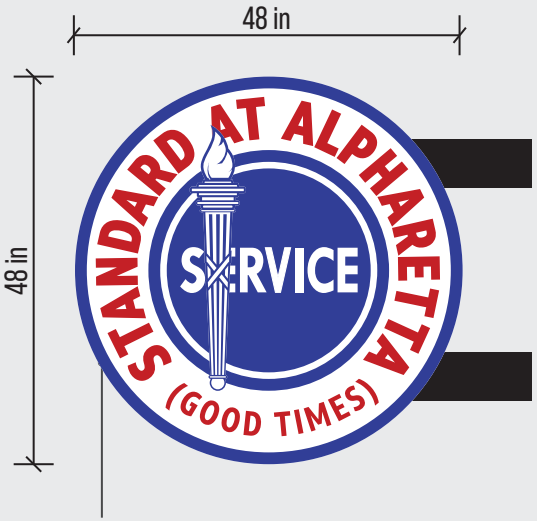
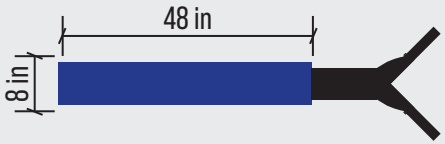
OPTION 3



Projecting aluminum wall sign; painted graphics

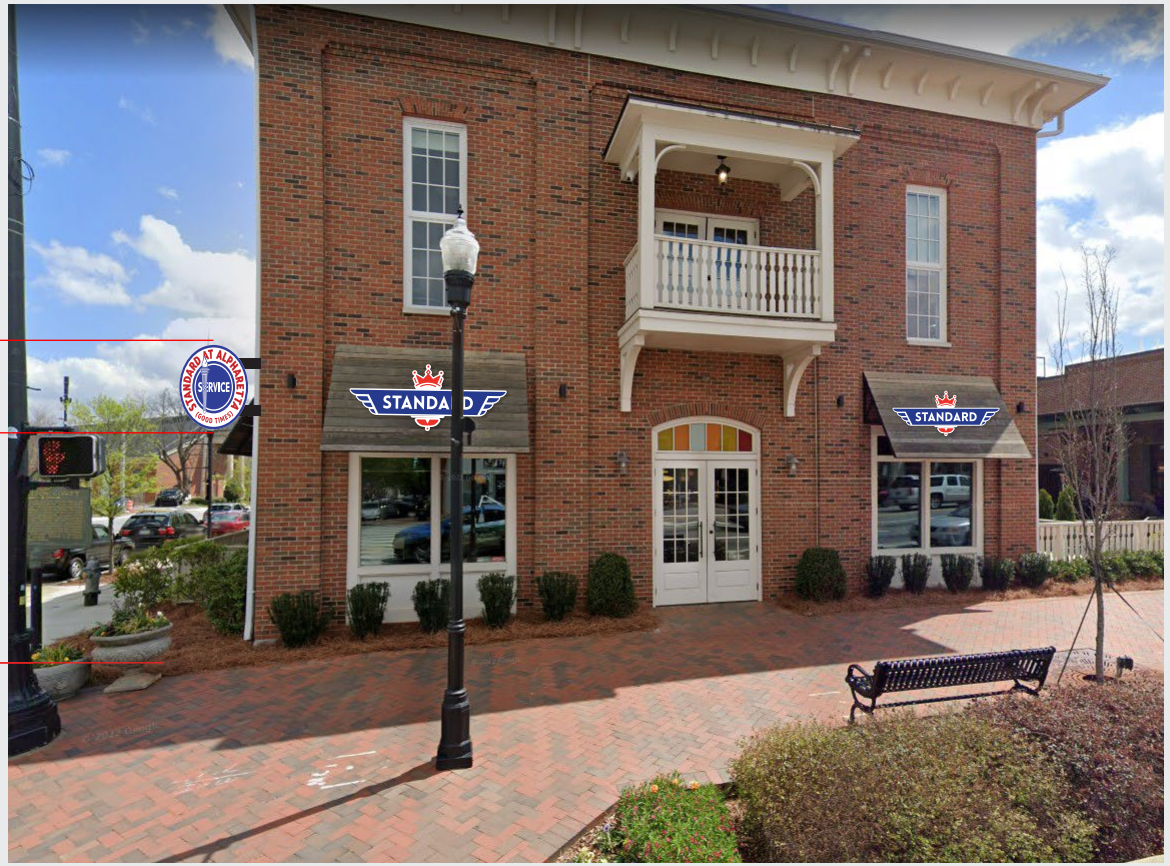
Pantone colors TBD

SIDE VIEW



TOP VIEW

Fasteners TBD pending wall section



the SIGN BROS.
DESIGN | PRINT | MANUFACTURE | INSTALL
195 Ben Burton Circle
Bogart, GA 30622
PHONE: 706-850-6172
FAX: 706-850-6174

CLIENT: The Standard Alpharetta

ADDRESS: 4 South Main Street, Alpharetta, GA 30009

ACCOUNT MANAGER: Josh DeRamus

DATE: 07.31.2023

NAME: Projecting Sign Option 3
MATERIAL: aluminum; cut vinyl
QUANTITY: 1
SIDES: s/s

Description:

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VERSION: 3 DESIGNER: BC

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Wayfair Royal Shade 18' x 18' x 18' triangle shade sail

the SIGN BROS.
DESIGN | PRINT | MANUFACTURE | INSTALL
195 Ben Burton Circle
Bogart, GA 30622
PHONE: 706-850-6172
FAX: 706-850-6174

CLIENT:
The Standard Alpharetta

ADDRESS:
4 South Main Street,
Alpharetta, GA 30009

ACCOUNT MANAGER:
Josh DeRamus

DATE: 07.31.2023

NAME: Shade Sail
MATERIAL: 200 GSM HDPE (High-density polytethylene)
QUANTITY: TBD
SIDES: s/s

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VERSION: 3 DESIGNER: BC

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alamy
Image ID: AR0EFC
www.alamy.com

STANDARD OIL
STANDARD
STANDARD
RED CROWN
STANDARD

6' decorative metal fence (previously approved by DRB) in landscape strip, see landscape drawings

dense evergreen hedge, see landscape drawing

new entry and entry gate to match decorative metal fence

new pedestrian lights

Ph3a MUSIC ADDITION

Ph3a INNOVATION LAB ADDITION

WESTWOOD PARK TOWNHOMES

FANFARE WAY

MAXWELL ROAD

ARTS SMT

EMBLEM ALPHARETTA APTS

Under Construction
GREENHOUSE

EXISTING PHASE I

EXISTING PHASE II

COURT 1

COURT 2

COURT 3

COURT 4

scoreboard

athletic padding on retaining wall

soccer netting w black chain link base

SOCCER

CANOPY

FSA MUSTANG

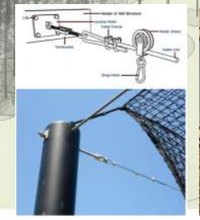
track

FSA Mustang

CONCESSIONS

FIELD HOUSE & OBSERVATORY

EXISTING SOCCER FIELD FACING FACADE



Black poles, black netting at soccer field with black chain link fence at base

Galv guard rails at field house

Black chain link, black or green wind screen with FSA Mustangs

CIP retaining walls at tennis courts and soccer field with SW Amazing Grey conc paint

Typical aluminum bleachers

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Private School

FULTON SCIENCE ACADEMY

Phase 3B DRB Submittal

3035 Fanfare Way Alpharetta, GA 30009

Make3 Project No. 202212

A0 AERIAL OVERVIEW

08/01/23

BUILDLINE GENERAL CONTRACTORS

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Atlanta, Georgia 30318 e mail@make3.com

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A1 ARCHITECTURAL SITE PLAN

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A1.1 ENLARGED PLAN

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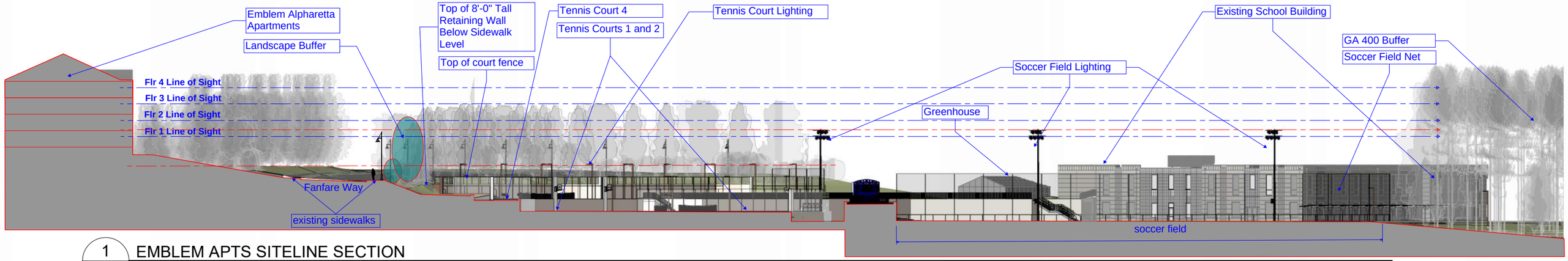
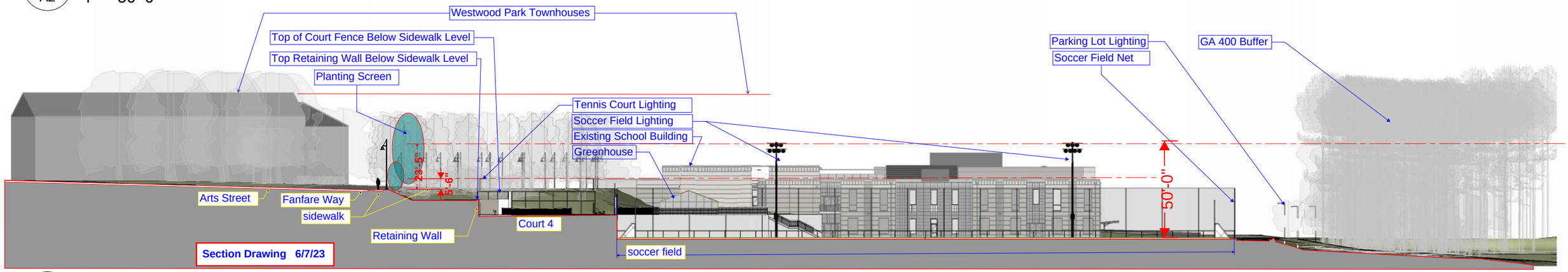


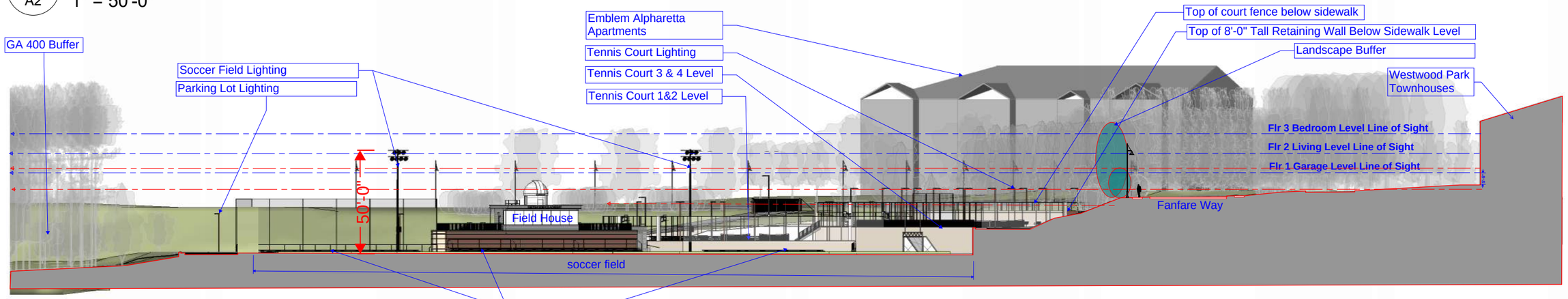
1 / A2 EMBLEM APTS SITELINE SECTION

1" = 50'-0"



2 / A2 ARTS SMT SECTION

1" = 50'-0"



3 / A2 WESTWOOD PARK SITE LINE SECTION

1" = 50'-0"

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A2 SITE SECTIONS

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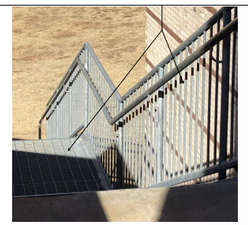
MATERIALS LEGEND

- STOREFRONT WINDOW TO MATCH EXISTING
- BRICK VENEER: DARK BRICK W/ LIGHT BRICK BANDS
- BRICK VENEER: LIGHT BRICK W/ DARK BRICK BANDS
- METAL PANEL

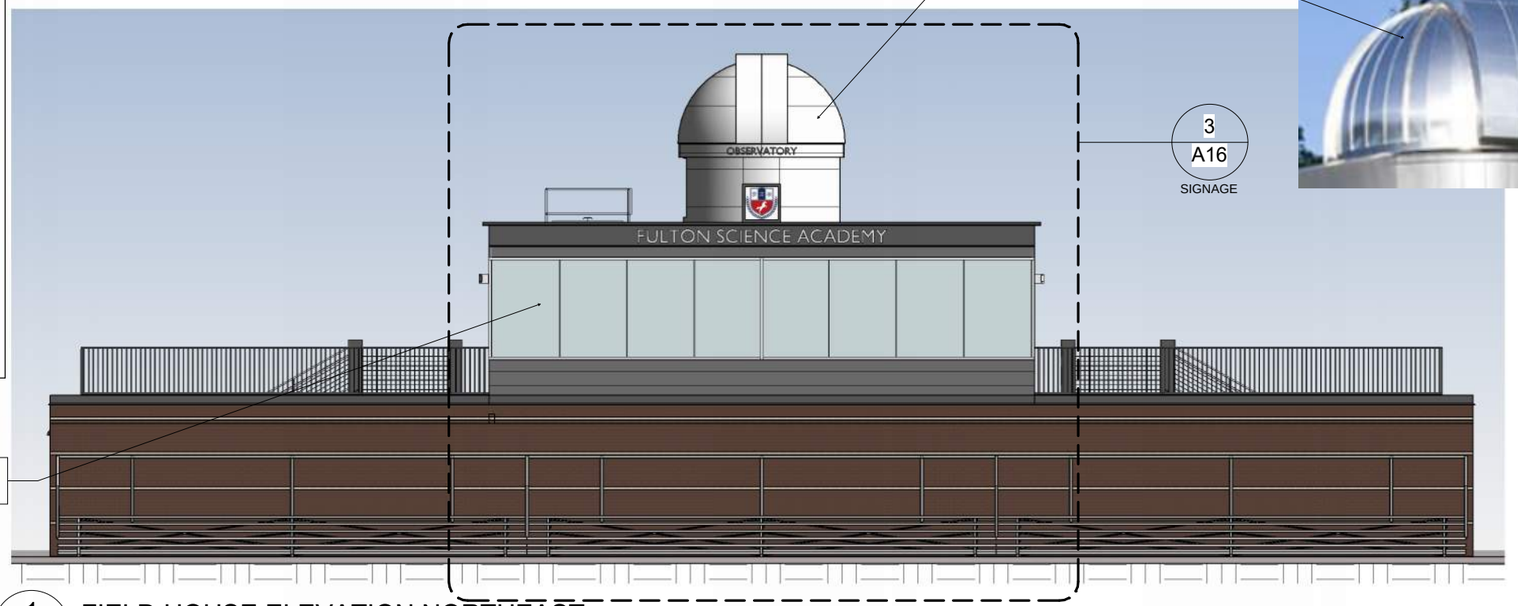
glass to match glass at building facade opposite

Brick at field house to match brick at existing building facade opposite

Exterior stairs and guard rails at field house to match existing galv stairs and rails



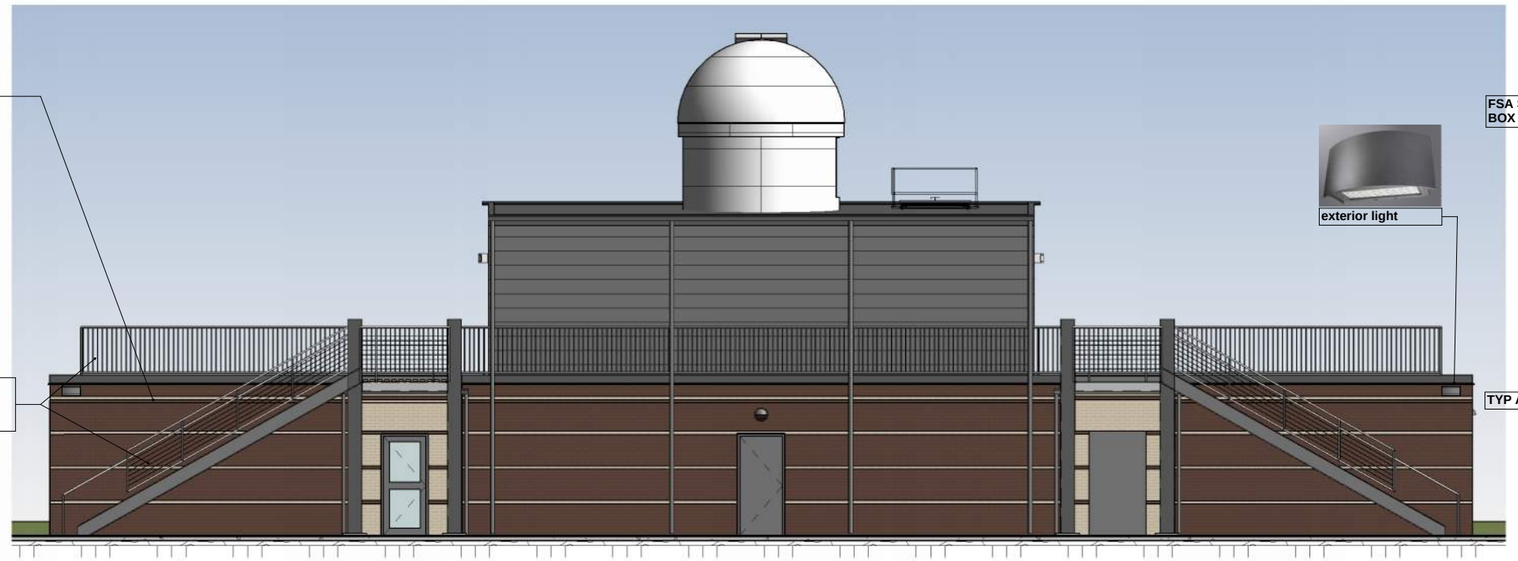
AIRCRAFT ALUMINUM, MATCHES WITH ANODIZED ALUMINUM



3 / A16 SIGNAGE

1 / A3 FIELD HOUSE ELEVATION NORTHEAST
3/32" = 1'-0"

2 / A3 FIELD HOUSE ELEVATION SE
3/32" = 1'-0"

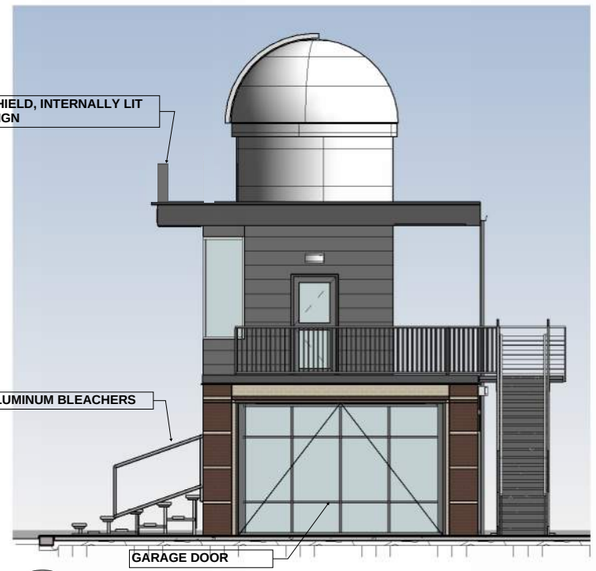


3 / A3 FIELD HOUSE ELEVATION SOUTHWEST
3/32" = 1'-0"

FSA SHIELD, INTERNALLY LIT BOX SIGN

TYP ALUMINUM BLEACHERS

GARAGE DOOR



4 / A3 FIELD HOUSE ELEVATION NW
3/32" = 1'-0"

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A3 EXTERIOR ELEVATIONS - FIELD HOUSE

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MATERIALS LEGEND

STOREFRONT WINDOW
TO MATCH EXISTING

BRICK VENEER:
DARK BRICK W/ LIGHT
BRICK BANDS

BRICK VENEER:
LIGHT BRICK W/ DARK
BRICK BANDS

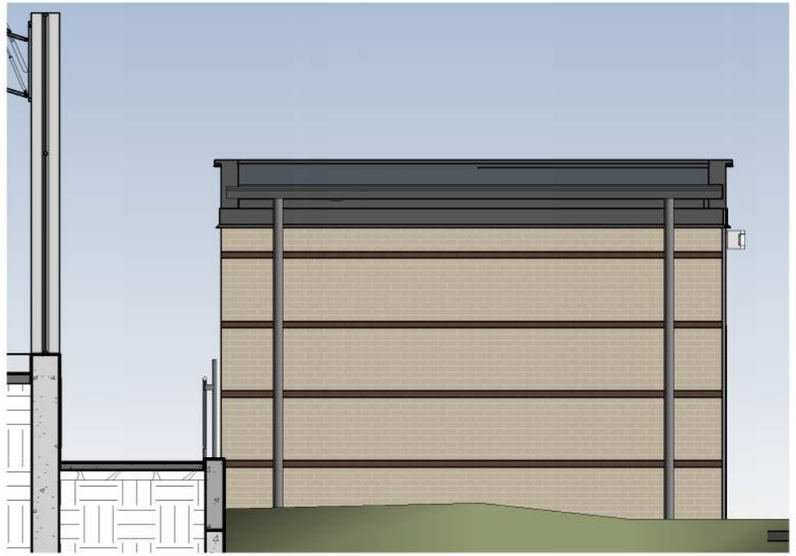
METAL PANEL

glass to match glass at building facade opposite

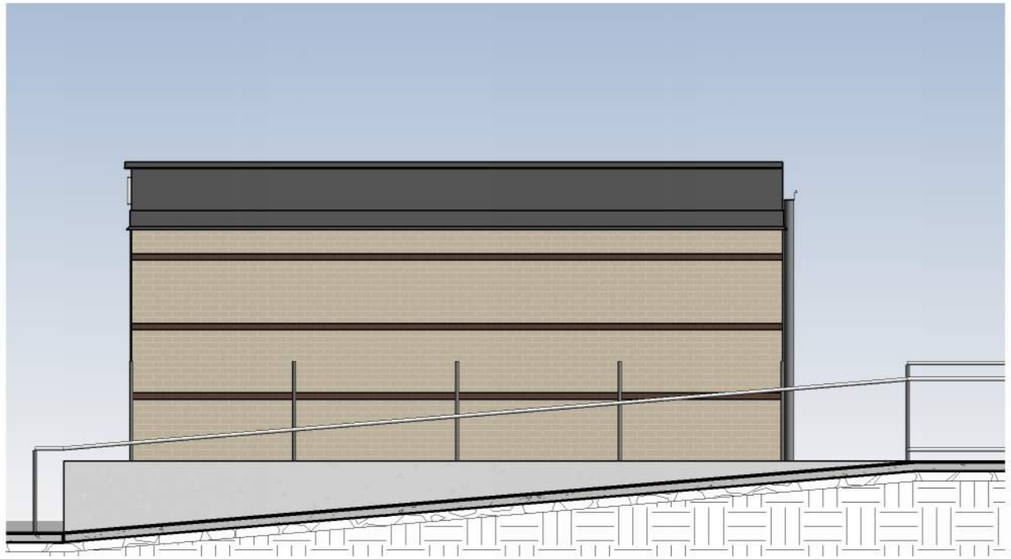
Brick at field house to match brick at existing building facade opposite

1 A4 CONCESSIONS ELEVATION NORTHEAST
3/16" = 1'-0"

2 A4 CONCESSIONS ELEVATION SOUTHEAST
3/16" = 1'-0"



3 A4 CONCESSIONS ELEVATION SOUTHWEST
3/16" = 1'-0"



4 A4 CONCESSIONS ELEVATIONS NORTHWEST
3/16" = 1'-0"

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A4 EXTERIOR ELEVATIONS - CONCESSIONS

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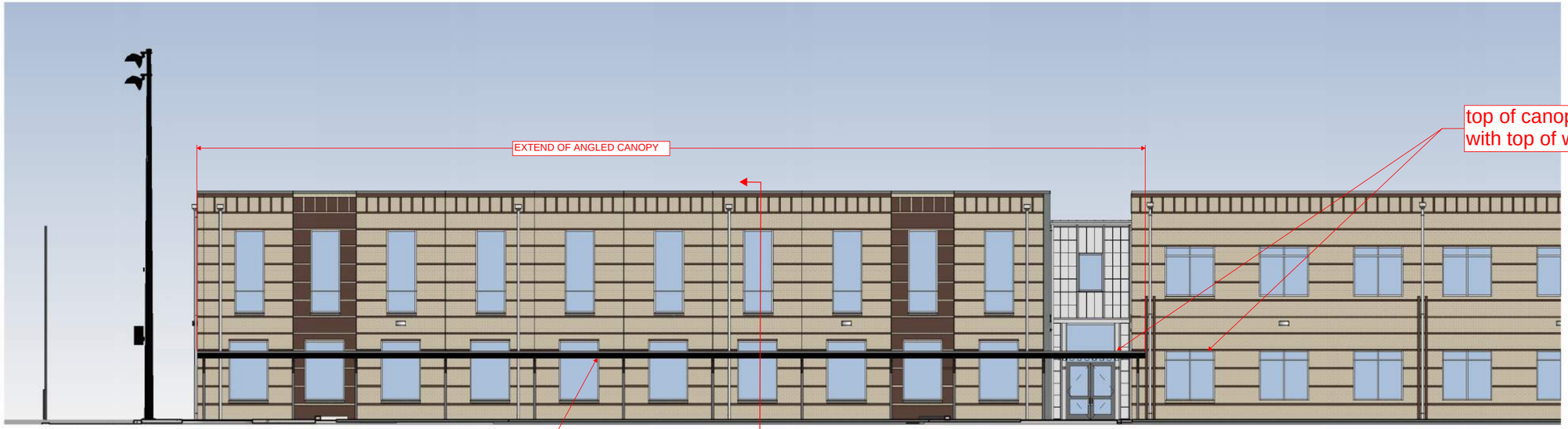
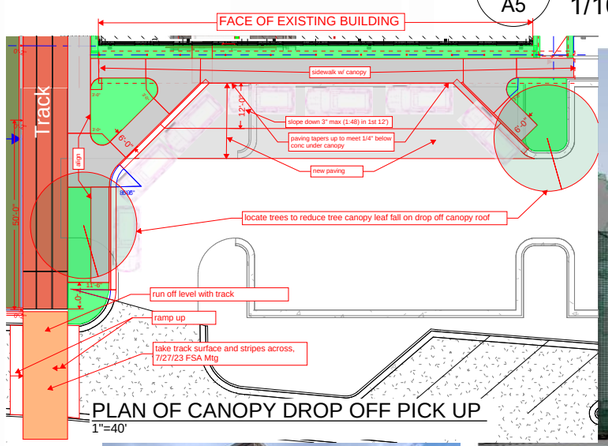
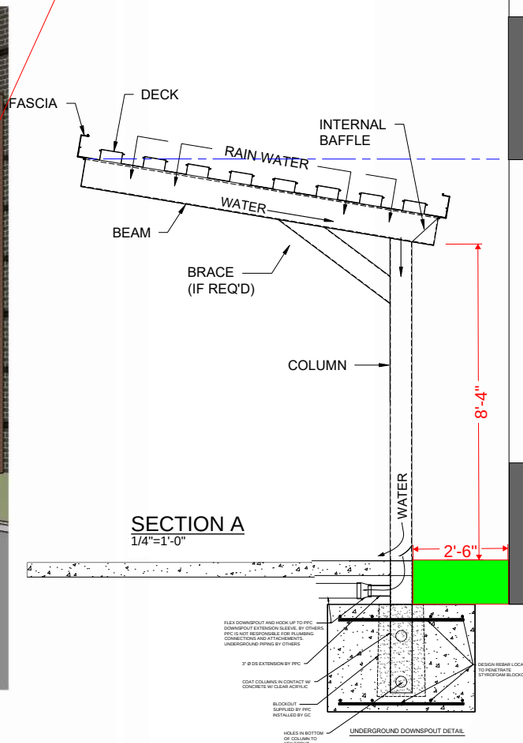


1 / A5 CANOPY ELEVATION
1/16" = 1'-0"



PLAN OF CANOPY DROP OFF PICK UP
1"=40'



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Phase 3B

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A5 HIGH SCHOOL CANOPY

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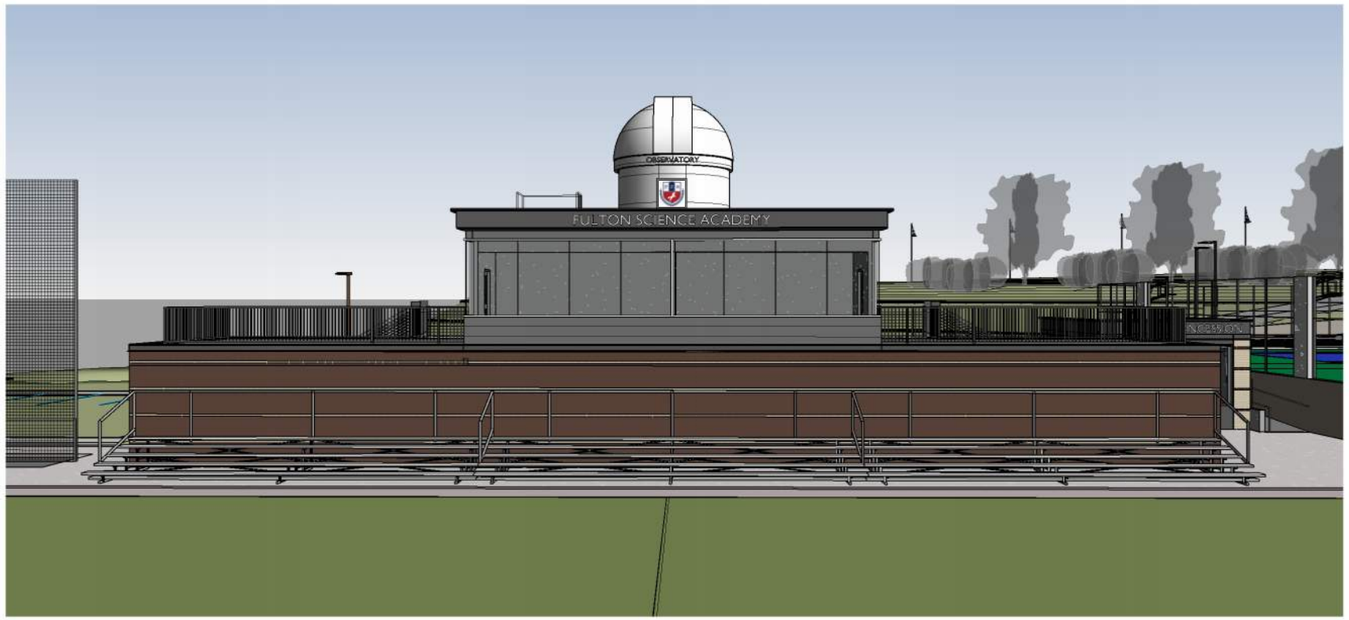

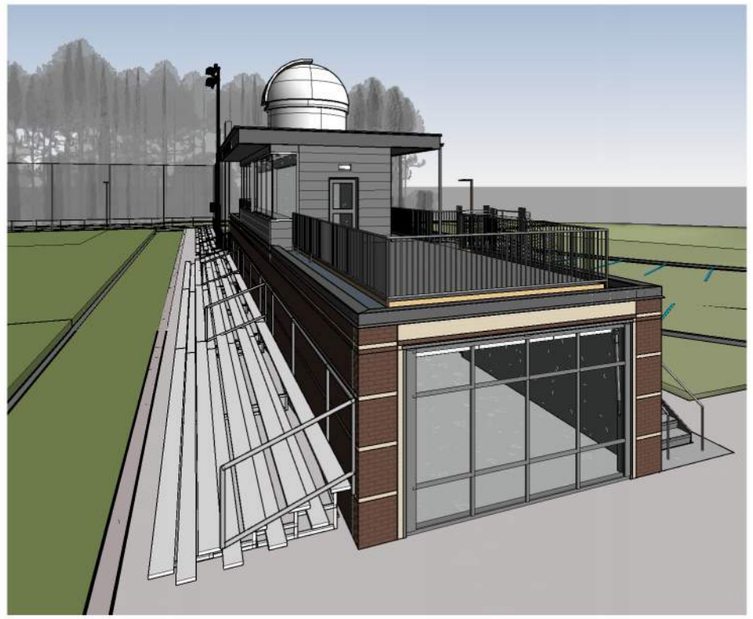

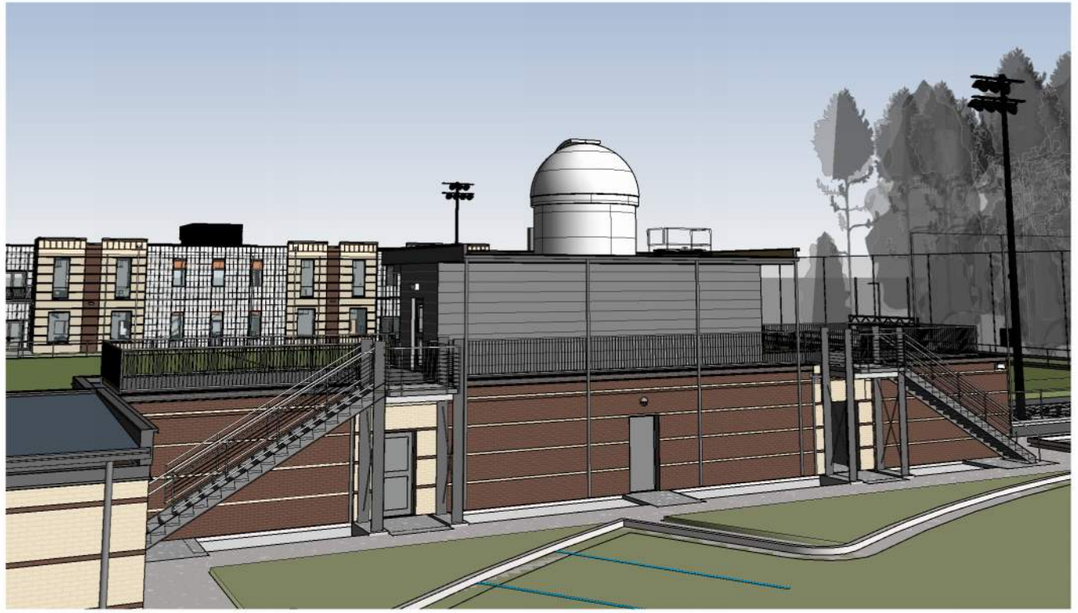

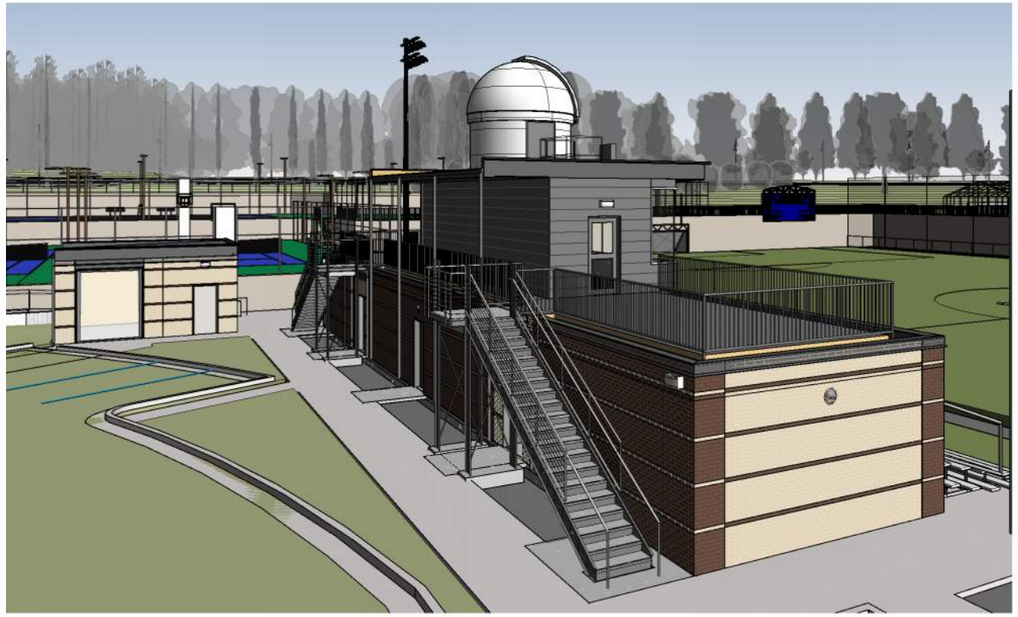

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Phase 3B DRB Submittal

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A9 PERSPECTIVES - FIELD HOUSE

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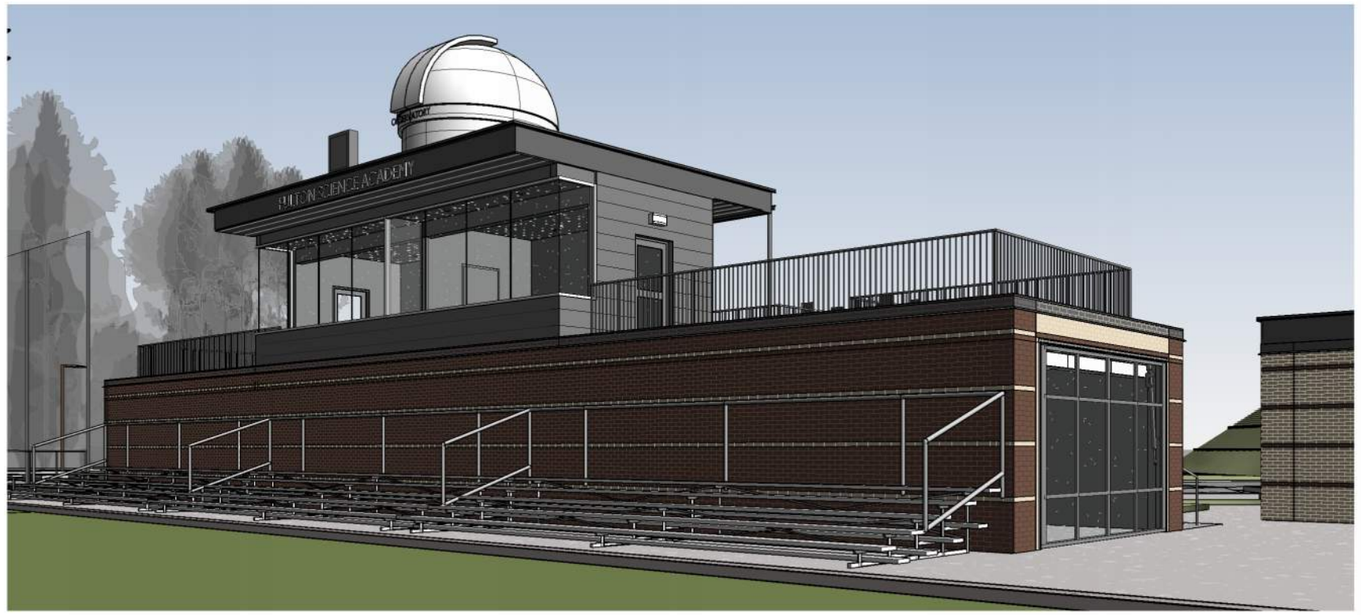

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A10 PERSPECTIVES - FIELD HOUSE

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Phase 3B DRB Submittal

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A11 PERSPECTIVES - CONCESSIONS

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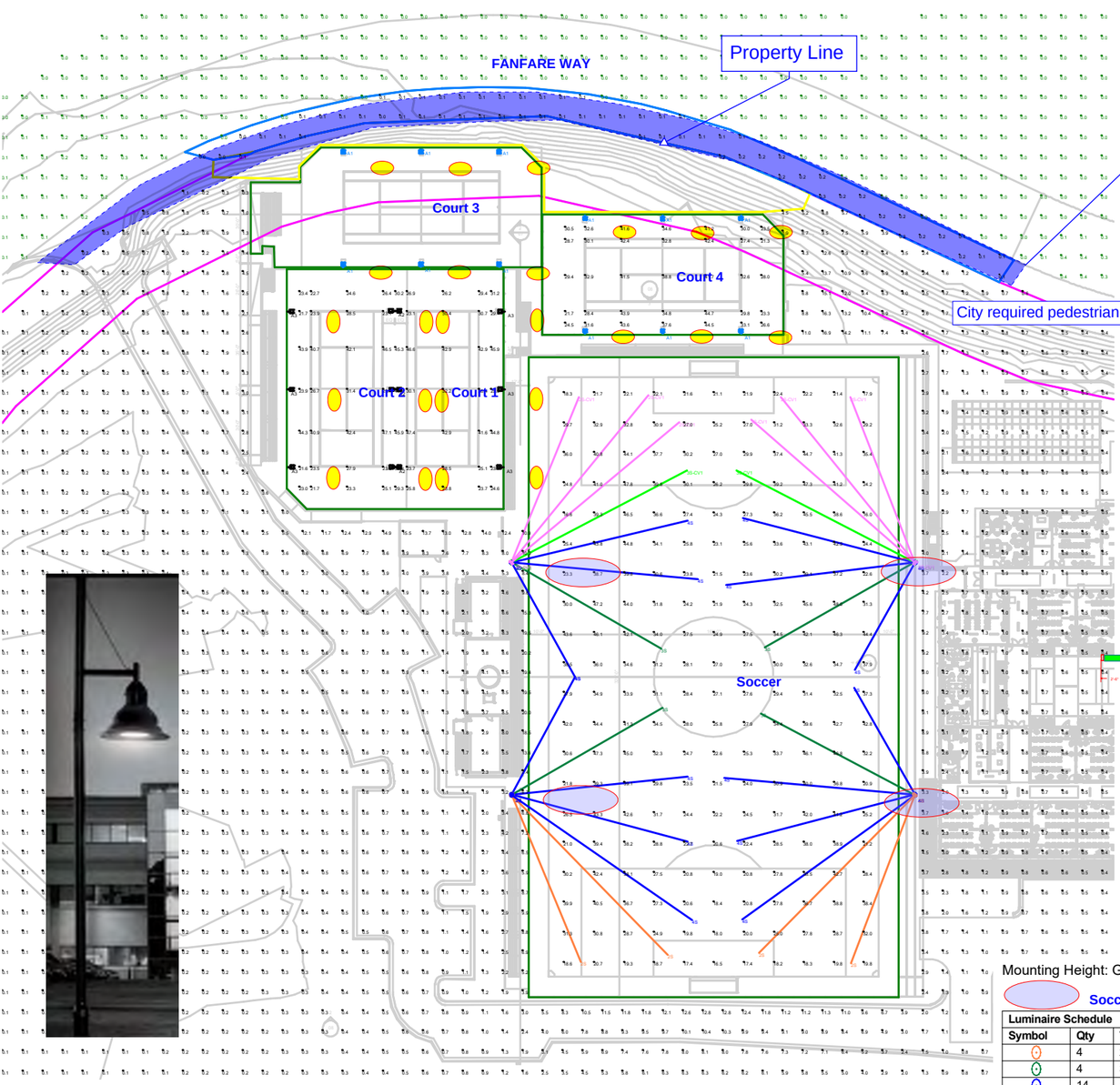
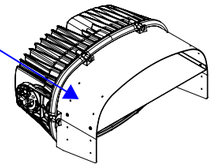
1075 Brady Avenue NW t 404.876.5510
Atlanta, Georgia 303[illegible]

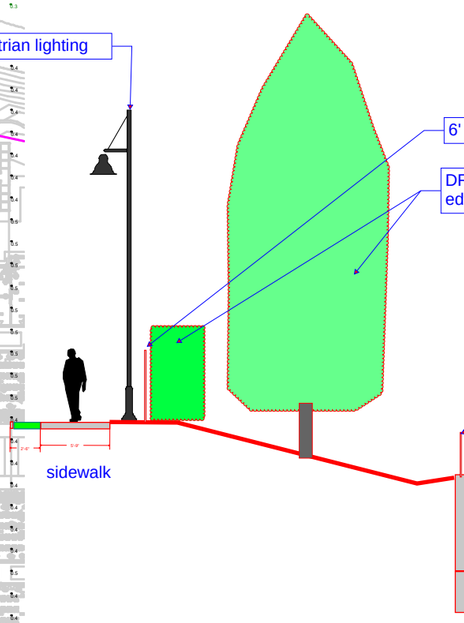


Spill Light Compliance
Sidewalk and Planting Strip outside FSA property.
+/- 8.7 to 11.7 feet above tennis courts.
+/- 24 feet above soccer Field
Light bleed averages less than 1/2 a FC
Complies with City Ordinance

Pedestrian Street Lighting Requirement
City requires FSA to add pedestrian lighting
1 foot candle required along sidewalk

With angle of light and shield strategic shielding, a person need to be on FSA property to look directly at light source





Soccer Light Pole

Mounting Height: GALN: 19'-0" above court
EPH: 40'-0" AFG
Soccer Lighting Tennis Lighting

Berms: Blue: 24.11' AFG, Yellow: 20.41 ' AFG
Calculation Height: Spill Light/Street: 0'-0' AFG, Berm: 24.11' AFG (blue)

Luminaire Schedule

Symbol	Qty	Tag	Label	Arrangement	LLF	Lum Lumens	Description	Total Watts
	4	2S	EPH -2S	SINGLE	0.900	90985	EPH-08-0640L-57-70-2S-HEG	2668
	4	3S	EPH -3S	SINGLE	0.900	89640	EPH-08-0640L-57-70-3S-HEG	2724
	14	4S	EPH -4S	SINGLE	0.900	89596	EPH-08-0640L-57-70-4S-HEG	9534
	6	2S-CV1	EPH-2S-CV1	Single	0.900	72684	EPH-LS-08-0640L-57-70-2S-CV1	4098
	2	3S-CV1	EPH-3S-CV1	Single	0.900	73139	EPH-LS-08-0640L-57-70-3S-CV1	1394
	6	A3	GALN-SA8D-T4FT-HSS	Single	0.900	44982	GALN-SA8D-750-U-T4FT-HSS	2958
	3	A2	GALN-SA8D-T4FT-HSS-2	Back-Back	0.900	44982	GALN-SA8D-750-U-T4FT-HSS-b2b	2958
	12	A1	GALN-SA9D-T4W-HSS	SINGLE	0.900	50733	GALN-SA9D-750-U-T4W-HSS	6624

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpcLr	PtSpcTb
Blue Berm_Top	Illuminance	Fc	0.12	0.3	0.0	N.A.	N.A.	10	10
Double Tennis Courts_3FT APS	Illuminance	Fc	31.84	47.4	21.6	1.47	2.19	N.A.	N.A.
Single Court_3FT APS	Illuminance	Fc	33.49	44.7	21.3	1.57	2.10	N.A.	N.A.
Soccer_3FT APF	Illuminance	Fc	31.28	48.0	16.0	1.96	3.00	15	15
Spill Light Calcs	Illuminance	Fc	0.47	20.2	0.0	N.A.	N.A.	10	10
Street Plan North_Grade	Illuminance	Fc	0.03	0.6	0.0	N.A.	N.A.	10	10

House Side Shield
For stringent light trespass requirements and the ultimate level of backlight control, a house side shield accessory is available for factory or field installation. Designed to seamlessly integrate with the SL2, SL3, SL4 and AFL distributions, the house side shield virtually eliminates backlight and also enhances visual comfort.

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Phase 3B
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A12 SPILL LIGHT STUDY PHOTOMETRICS
08/01/23

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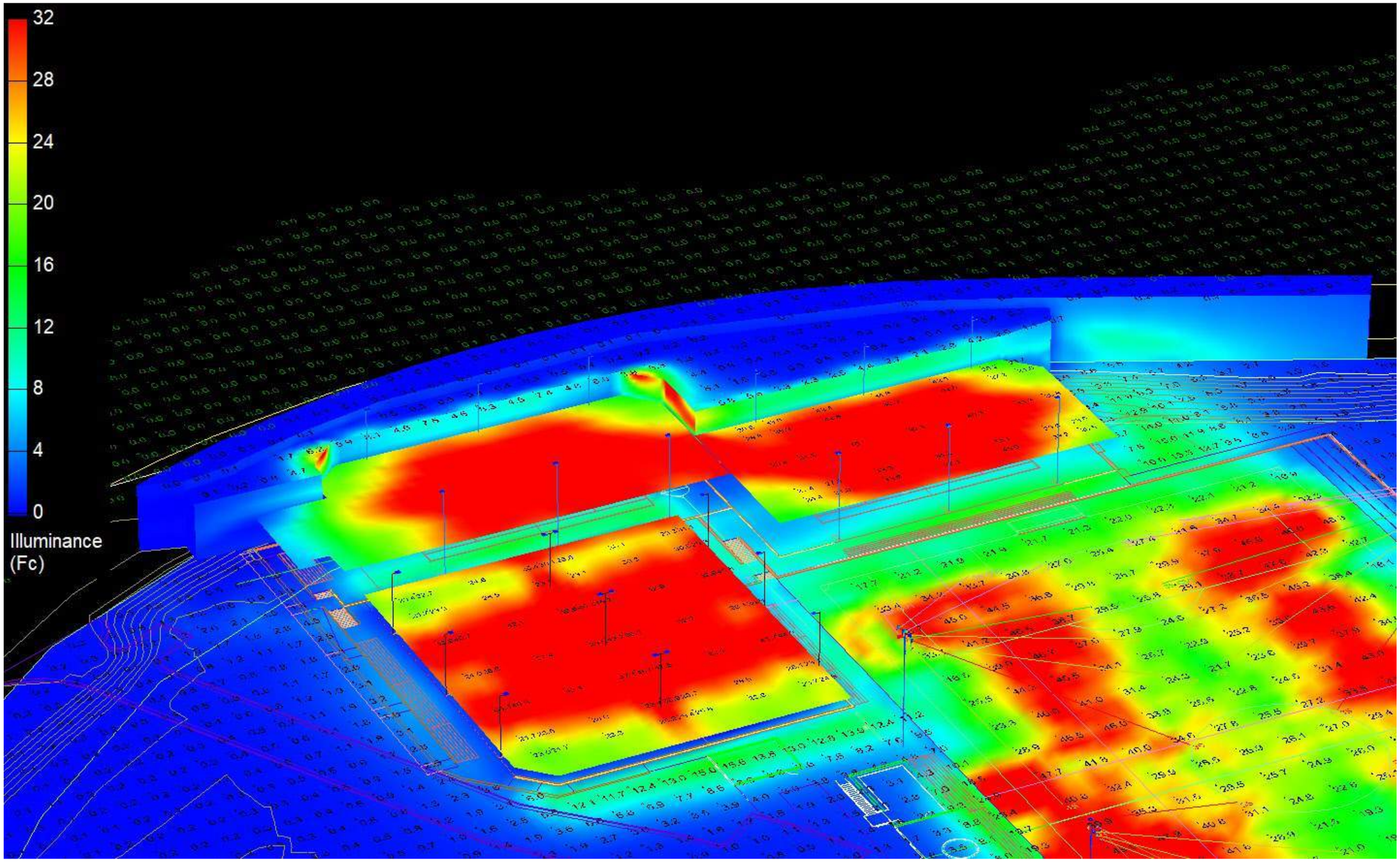

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FULTON SCIENCE ACADEMY DRB SUBMITTAL
Phase 3B

3035 Fanfare Way Alpharetta, GA 30009

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A13 SPILL LIGHT STUDY PHOTOMETRICS

08/01/23

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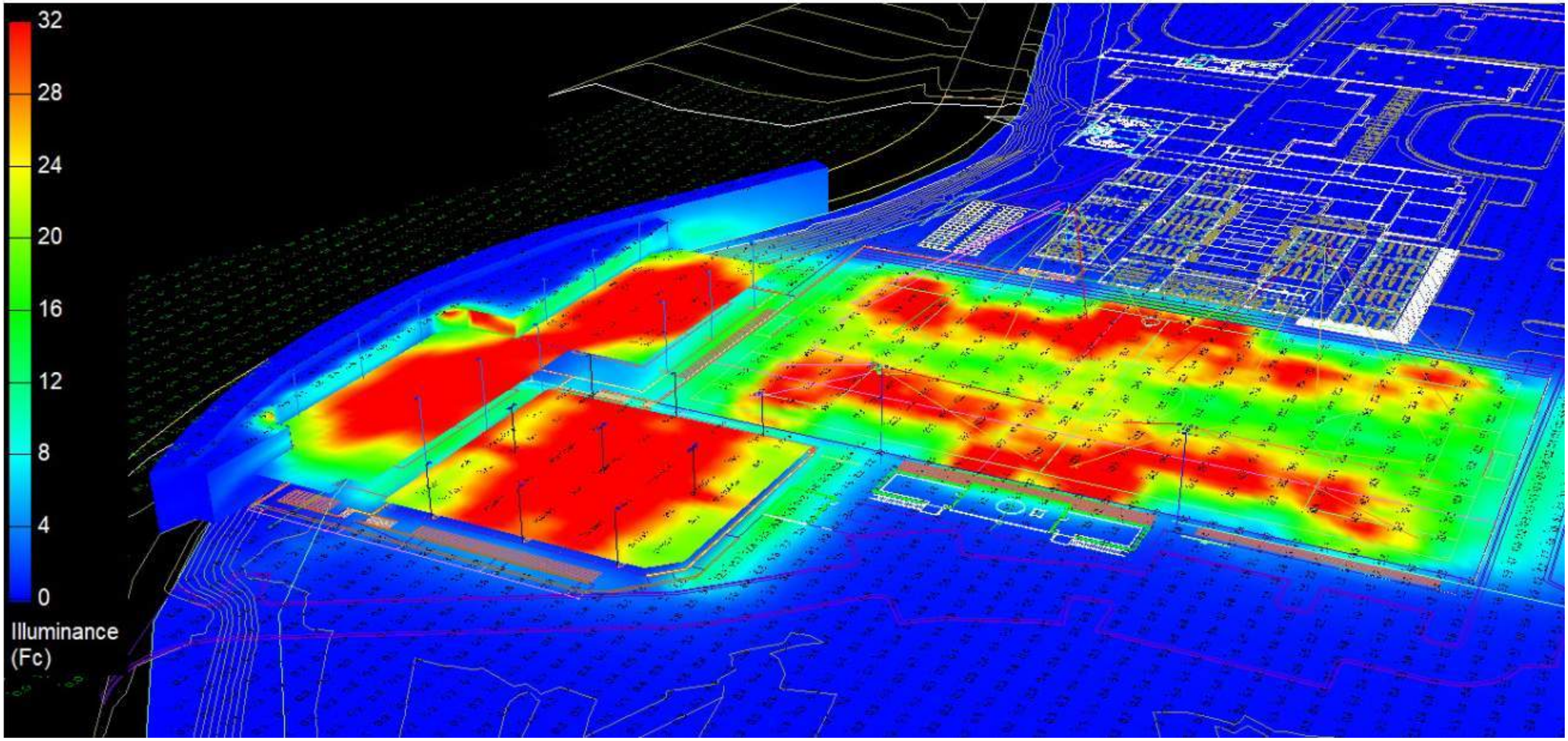

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Phase 3B

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A13 SPILL LIGHT STUDY PHOTOMETRICS

08/01/23

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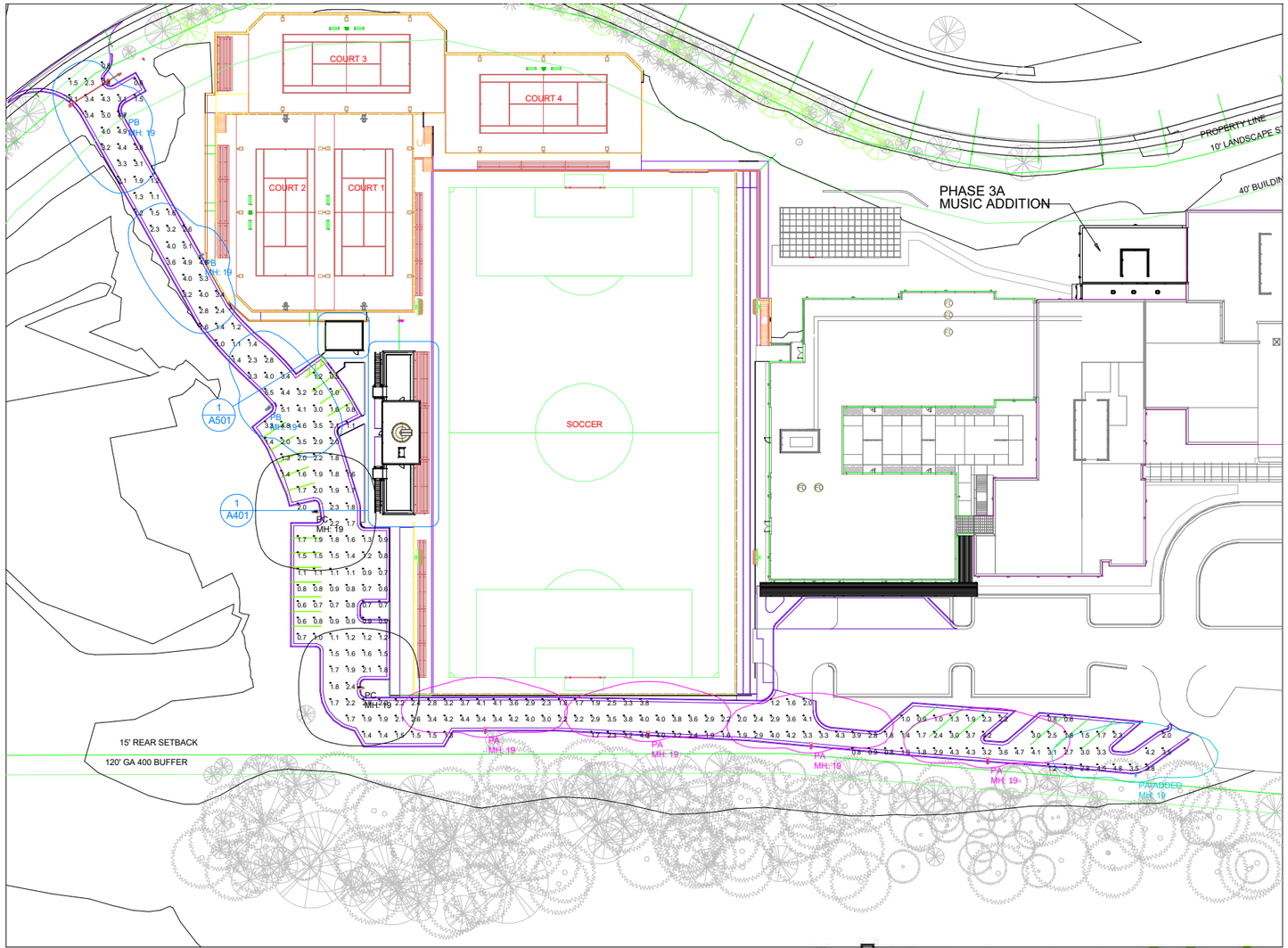
Mounting Height: Pole Mtd: 19'-0" AFG

Calculation Height: 0'-0"

Luminaire Schedule							
Symbol	**Qty**	**Tag**	**Arrangement**	**LLF**	**Lum Lumens**	**Description**	**Total Watts**
	4	PA	Single	0.900	10569	GALN-SA2C-740-U-T2-HSS	432
	1	PA-ADDED	Single	0.900	10569	GALN-SA2C-740-U-T2-HSS	108
	3	PB	Single	0.900	14020	GALN-SA2C-740-U-T3	324
	2	PC	Single	0.900	14797	GALN-SA2C-740-U-5WQ	216

Calculation Summary									
Label	**CalcType**	**Units**	**Avg**	**Max**	**Min**	**Avg/Min**	**Max/Min**	**PtSpcLr**	**PtSpcTb**
Parking_Grade	Illuminance	Fc	2.37	5.5	0.5	4.74	11.00	10	10

Notes:
1. Isoline of 1.0 FC shown.



The calculations provided in this report are predicted lighting levels based on the above described input data and characteristics. All information should be reviewed for accuracy, understanding and agreement with all information. Any discrepancies should be noted and the preparer of this report immediately advised to clarify or change as required.

Actual lighting levels may vary from this report due to a variety of circumstances, such as: reflectances, voltage variations, objects blocking or redirecting light, different mounting heights, installation, lamp and ballast tolerances, etc. Room is considered completely empty unless noted otherwise above. Unless specifically stated otherwise, predicted foot candles are not a recommendation of lighting levels.

Ardd & Winter, Inc. assumes no responsibility for any such variances and will not be held responsible for lighting levels different from predicted levels in this report. Recipient of this report, or someone designated by recipient, must verify that lighting fixtures will physically fit within the specified location(s). Catalog numbers of lighting fixtures may not be complete as all conditions may not be known.

Where backgrounds are shown, these are typically used for reference purposes only, unless noted otherwise. Additional details available upon request.

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Phase 3B

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A15 PARKING AND DRIVE LIGHTING PHOTMETRICS

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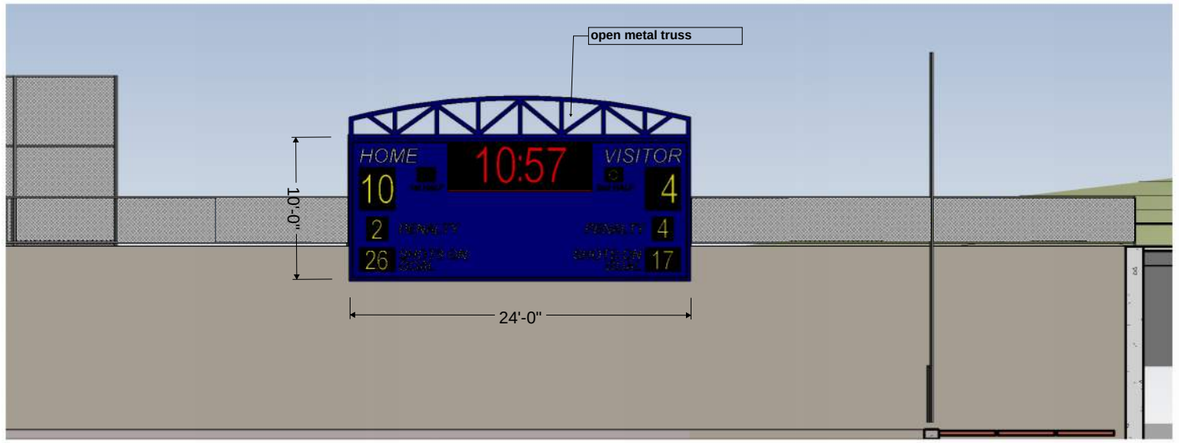
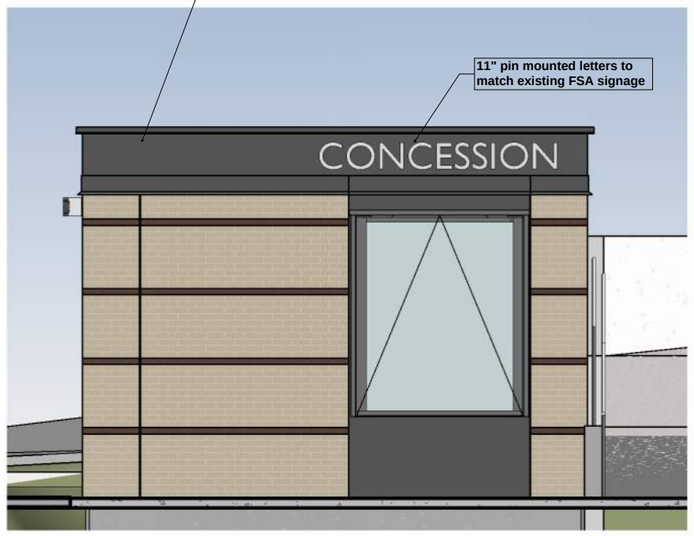
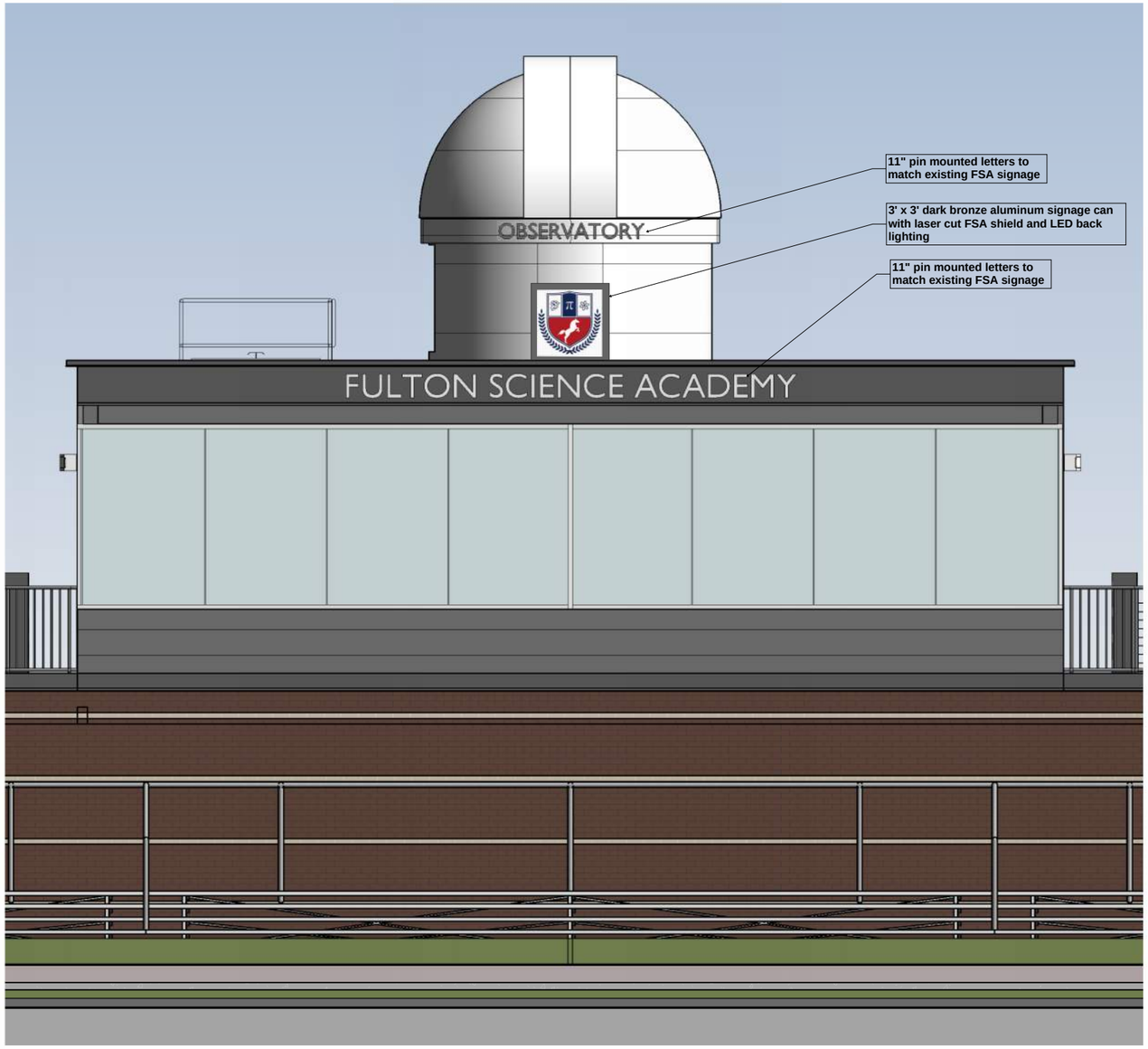


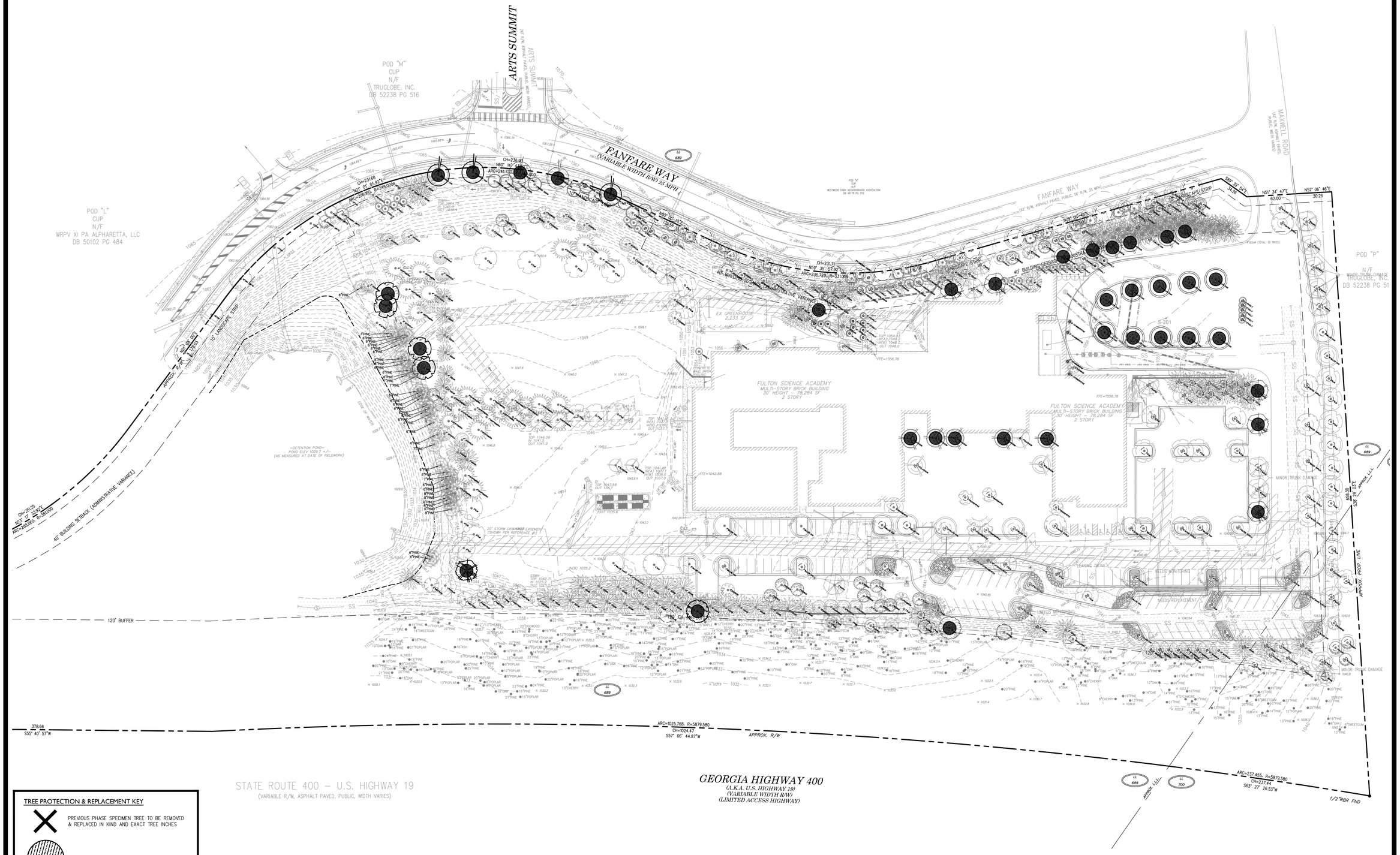
1 A16 SCOREBOARD
3/32" = 1'-0"



2 A16 CONCESSIONS SIGNAGE
3/16" = 1'-0"



3 A16 FIELD HOUSE SIGNAGE
3/16" = 1'-0"



TREE PROTECTION & REPLACEMENT KEY

- PREVIOUS PHASE SPECIMEN TREE TO BE REMOVED & REPLACED IN KIND AND EXACT TREE INCHES
- SPECIMEN RECOMPENSE TREE FROM PREVIOUS PHASES
- NON-SPECIMEN TREE REMOVED
- CRITICAL ROOT ZONE / DRIP LINE / ROOT PLATE
- SPECIMEN TREE REPLACEMENT
- TREE PROTECTION FENCE

NOTE:

THE CONDITION OF ALL EXISTING TREES WAS CONDUCTED & RECORDED BY PROJECT LANDSCAPE ARCHITECT. TREES NEEDING CARE AND MONITORING SHALL BE INCLUDED IN THE ARBORIST TREE CARE PLAN. SEE NOTES NEXT TO EXISTING TREES FOR THEIR CONDITION.

TREE NOTE:

ALL EXISTING TREES SHOWN HAVE BEEN FIELD LOCATED AND VERIFIED BY PROJECT LANDSCAPE ARCHITECT. SURVEYED INFORMATION INCLUDES TREE SPECIES, TREE SIZE IN INCHES/HEIGHT, AND TREE CONDITION.

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EXISTING CONDITIONS

FULTON SCIENCE ACADEMY - PHASE III

ALPHARETTA, FULTON COUNTY, GEORGIA

DATE
REVISIONS
NO.

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PROJECT NO.: 22-4817
CIVIL DRAWN BY: JLM
CIVIL DESIGNED BY: CJF, JLM
LANDSCAPE DRAWN BY: NGH
LANDSCAPE DESIGNED BY: JPS, NGH
CHECKED BY: CJF
DATE - 08-01-2023

SHEET
LI.0

22-10-27-01 Fulton Science Academy Arborist Report Alpharetta

Reference UDC
Alpharetta, Georgia
(Updated June 18, 2021)

Location Map North

All of the following information is based upon visual field observations and 30 years of practical horticultural experience. No scientific or lab tests have been performed. I certify that all information in this report is true and inclusive to the best of my knowledge and is prepared in good faith.

Outdoor Spaces, LLC

By Scott Hall, Owner

On Site Specimen Evaluation Date: November 28, 2022
Report Date: November 30, 2022
Revised Date:

Outdoor Spaces, LLC
Scott Hall, Owner
RLA, Certified Arborist
Certificate Number: SO-5434A
404-328-6561 Cell
678-965-4784 Fax
scottandcyrena@bellsouth.net

SECTION 3.2 - TREE CONSERVATION, LANDSCAPE, AND BUFFER REQUIREMENTS
(Adopted 05-15-17)

3.2.2 Definitions.

For the purposes of this Section, unless the context indicates otherwise, the following terms shall have the meaning set forth below:

Boundary Tree: Any tree located on adjacent property with a critical root zone that will be impacted by proposed land disturbance activity.

Caliper: A standard of trunk measurement for replacement trees. Caliper inches are measured at the height of 6 inches above the ground for trees up to and including 4 inch caliper and 12 inches above the ground for trees larger than 4 inch caliper.

Conifer Tree: Any tree with needle leaves and a woody cone fruit including, but not limited to, pine, juniper and cedar species.

Critical Root Zone (CRZ): The minimum area beneath a tree which must be left undisturbed in order to preserve a sufficient root mass to give a tree a reasonable chance of survival. The Critical Root Zone will typically be represented by a concentric circle centering on the tree's trunk with a radius equal in feet to one and three-tenths times the number of inches of the trunk diameter. EXAMPLE: The CRZ radius of a twenty (20) inch diameter tree is twenty-six (26) feet.

Dead Tree: Any standing tree which is no longer alive or has the ability to sustain itself through natural processes as determined by a qualified professional.

Diameter Breast-Height (DBH): The standard measure of tree size (for trees existing on a site). The tree trunk is measured at a height of 4 1/2 feet above the ground. If a tree splits into multiple trunks below 4 1/2 feet, the trunk is measured at its most narrow point beneath the split.

Guidance Document: A document maintained by the City of Alpharetta Arborist that includes clarifications to requirements with examples and additional technical standards about tree protection, tree planting, species selection, and other information relevant to the protection and replanting of trees in the City of Alpharetta. The document may be revised by the City Arborist as conditions and technical standards evolve.

Hardwood Tree: Any tree that is not coniferous (cone bearing). This definition is based on the colloquialism, and does not necessarily reflect any true qualities of the tree.

International Society of Arboriculture (ISA): A professional organization that promotes the professional practice of arboriculture, sets standards for obtaining professional credentials for arborist, and establishes best practices for tree care, pruning, and protection.

Landscape Tree: A tree or trees that were planted or retained on a developed or previously developed site.

Ornamental Tree: A tree that provides a visual impact in the landscape. The impact may be provided through form, bark, branching structure, leaf color, and / or flower color. Typically a small or medium size tree.

Overstory Tree: Those trees that compose the top layer or canopy of vegetation and will generally reach a mature height greater than 40 feet and typically have a spreading canopy.

Pine Tree: An evergreen coniferous tree that has clusters of needle-shaped leaves.

Pruning (Tree Pruning): To cut away dead, overgrown, or undesirable branches or stems. Pruning of trees to be done in compliance with standard arboricultural practices as outlined in ANSI A300 and shall maintain the trees natural form and structure.

Qualified Professional: An International Society of Arboriculture (ISA) Certified Arborist; an American Society of Consulting Arborists (ASCA) Registered Consulting Arborist, or a Registered Forester.

Shade Tree: Any tree that has a spreading canopy that provides partial to full shade to the ground with a minimum height of 20 feet.

Softwood Tree: Any coniferous (cone bearing) tree. This definition is based on the colloquialism, and does not necessarily reflect any true qualities of the tree.

Specimen Tree: 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.

Size Criteria:

Pine Trees: 30-inch diameter or larger for trees in the *Pinus* (Pine) genus.

Coniferous Trees: 20" diameter or larger for trees in the *cedrus* (deodar cedar), *Thuja* (Arborvitae), or other ecologically similar trees,

Overstory Trees: 30-inch diameter or larger for trees in the *Liquidambar* (Sweetgum) or *Liriodendron* (Tulip poplar) genus

- 20-inch diameter or larger for trees in the *Fagus* (Beech), *Nyssa* (Tupelo), *Diospyros* (Persimmon), *Sassafras* (Sassafras), *or* other ecologically similar trees,
- 20-inch diameter or larger for *Magnolia grandiflora* (Southern magnolia) and those cultivars that generally reach a mature height over 40'
- 24-inch (24") diameter or larger for trees in all other genera

Understory Trees: 8-inch (8") diameter or larger.

- 10-inch (10") diameter or larger for *Oxydendron arboretum* (Sourwood).

See additional requirements for Specimen Trees in The Guidance Document

Street/Streetscape Tree: Any tree located or proposed to be located along a public or private street. The actual location will be determined by the specific zoning district or overlay. In situations where there is limited planting space in the right of way and or safety concerns, street trees may be located at the back of the sidewalk or within the landscape strip on private property and the discretion of the Director.

Structural Root Plate: The zone of rapid root taper that provides the tree stability against wind throw. The radius of the structural root plate is equal to 0.5 feet per inch of DBH.

Tree: Any living, self-supporting woody or fibrous plant which normally obtains a diameter breast height of at least three (3) inches and typically has one (1) main stem or trunk and many branches.

Tree Care Plan: A plan developed to provide an impacted tree the best possible chance of survival. A tree care plan should be prepared by a qualified professional and conform to the requirements of ANSI A300 and the Guidance Document

Tree Grouping: A community of trees as determined by the Director to merit special consideration as an ecological feature based upon species composition, form, structure, age, and condition. Specimen trees and trees of quality may be included in tree groupings and every alternative should be evaluated to save these trees. Except as otherwise provided in Section 3.2., Tree Groupings will be treated as specimen trees for preservation credits and every alternative should be evaluated to save these trees.

Tree of Quality: A tree that merits special consideration due to historical significance, ideal shape and structure, or uniqueness of the species as determined by the Director. Except as otherwise provided in Section 3.2., Trees of Quality will be treated as specimen trees for preservation credits and every alternative should be evaluated to save these trees.

Tree Planting List: List of preferred tree species for use in the City of Alpharetta. Species not included on this list may be approved at the discretion of the Director. The Tree Planting List is included in the Arborist Guidance Document.

Tree Protection Area: An area encompassing the critical root zone of a tree that shall remain in a pervious state.

Tree Save Area: An area designated for the purpose of meeting tree density requirements, saving natural trees, and/or preserving natural buffers that shall remain in a previous state.

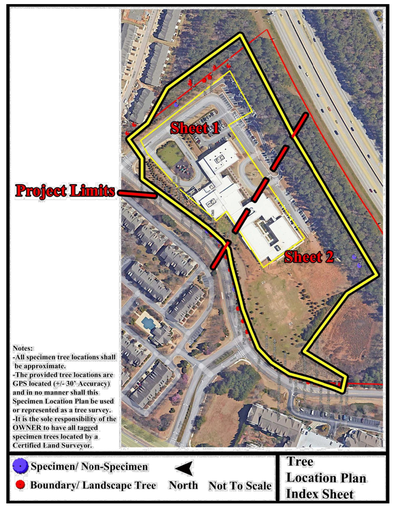
Understory Trees: Those trees that grow beneath the overstory, and will generally reach a mature height less than 40 feet. Understory trees may include coniferous trees that meet these same height characteristics.

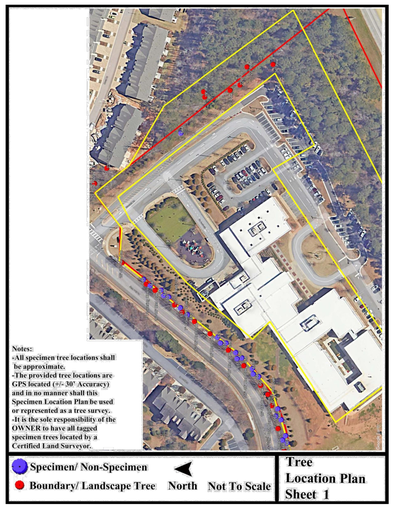
Arborist Note:

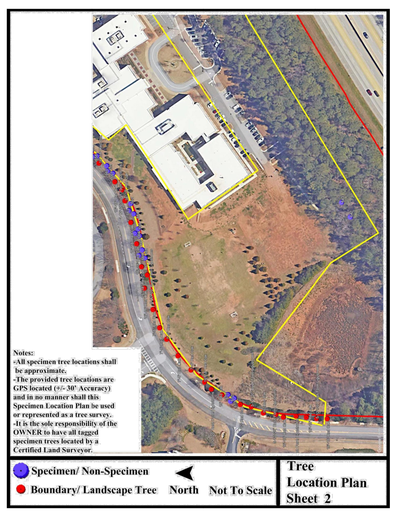
Due to certain species and undesirable traits, some trees shall be considered in poor condition if the following is true. Numerous trees grown in a native setting may appear to grow as multi-trunk; however this is not desirable in most trees. Most trees that have multi-trunks at the base are usually created when two separate trees grow together or the tree branches off at an early age and they become Co-Dominate Leaders. Either scenario is an undesirable condition for most trees because they both create weak crotches, included bark and/or a prime place for debris and water to get trapped that will always cause decay. In this case these trees become a life safety issue and can not be considered specimen trees.

Some trees are an exception to this rule, such as, but not limited to:
Crape Myrtles, Birches, Wax Myrtles, Red Buds, Fringe Trees, Dogwoods, Hollies, Cedars, Sourwoods, Sweet Bay Magnolias, Red Bays and Live Oaks.

These are an exception because they naturally create sucker growth from the roots and/or trunk or do not typically have the life safety issues because they are not large growing trees.







22-10-27-01 Fulton Science Academy Arborist Report Alpharetta Part 2

Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)
642	60" Tulip Poplar	Poor	Poor	No	Large cavity with decay. Signs of Trunk and Butt Rot with Basidiocarps and/or fruiting bodies. 3 Co-Dominate Leaders with decay in union, weak crotches and included bark. Due the species, a multi-stem is undesirable and could be a life safety issue.	1-6
643	10" Dogwood	Good	Good	Yes		
644	32" Pine	Poor	Poor	No	Numerous Trunk Cankers; an indication of possible trunk rot. Signs of Pine Borers with thinning foliage, borer holes, pitch tubes and/or visible tree sap.	7-9
645	Lost Tag					
646	10" Flowering Cherry	Good	Good	Yes		
647	10" Flowering Cherry	Good	Good	Yes		
648	10" Flowering Cherry	Good	Good	Yes		
649	8" Flowering Cherry	Good	Good	Yes		
650	11" Flowering Cherry	Good	Good	Yes		
651	9" Flowering Cherry	Good	Good	Yes		
652	11" Flowering Cherry	Good	Good	Yes		
653	6" Flowering Cherry	Good	Good	Yes		
654	9" Flowering Cherry	Good	Good	Yes		
655	9" Flowering Cherry	Good	Good	Yes		
656	10" Flowering Cherry	Good	Good	Yes		
657	10" Flowering Cherry	Good	Good	Yes		
658	11" Flowering Cherry	Good	Good	Yes		
659	8" Flowering Cherry	Poor	Poor	No	Trunk Cankers; an indication of possible trunk rot. Severe dieback with 50% crown dieback.	10
660	9" Flowering Cherry	Good	Good	Yes		
661	10" Flowering Cherry	Good	Good	Yes		
662	10" Flowering Cherry	Good	Good	Yes		
663	9" Flowering Cherry	Good	Good	Yes		
664	10" Flowering Cherry	Good	Good	Yes		
665	8" Flowering Cherry	Good	Good	Yes		
666	9" Flowering Cherry	Good	Good	Yes		
667	9" Flowering Cherry	Good	Good	Yes		
668	10" Flowering Cherry	Good	Good	Yes		
669	9" Flowering Cherry	Good	Good	Yes		
670	10" Flowering Cherry	Good	Good	Yes		

22-10-27-01 Fulton Science Academy Arborist Report Alpharetta Part 2

Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)
671	9" Flowering Cherry	Good	Good	Yes		
672	9" Flowering Cherry	Good	Good	Yes		
673	10" Flowering Cherry	Good	Good	Yes		

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ARBORIST REPORT

FULTON SCIENCE ACADEMY - PHASE III

ALPHARETTA, FULTON COUNTY, GEORGIA

NO.	REVISIONS	DATE

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PROJECT NO.: 22-4917
CIVIL DRAWN BY: JLM
CIVIL DESIGNED BY: CJF, JLM
LANDSCAPE DRAWN BY: NGH
LANDSCAPE DESIGNED BY: JFS, NGH
CHECKED BY: CJF
DATE - 06-01-2023

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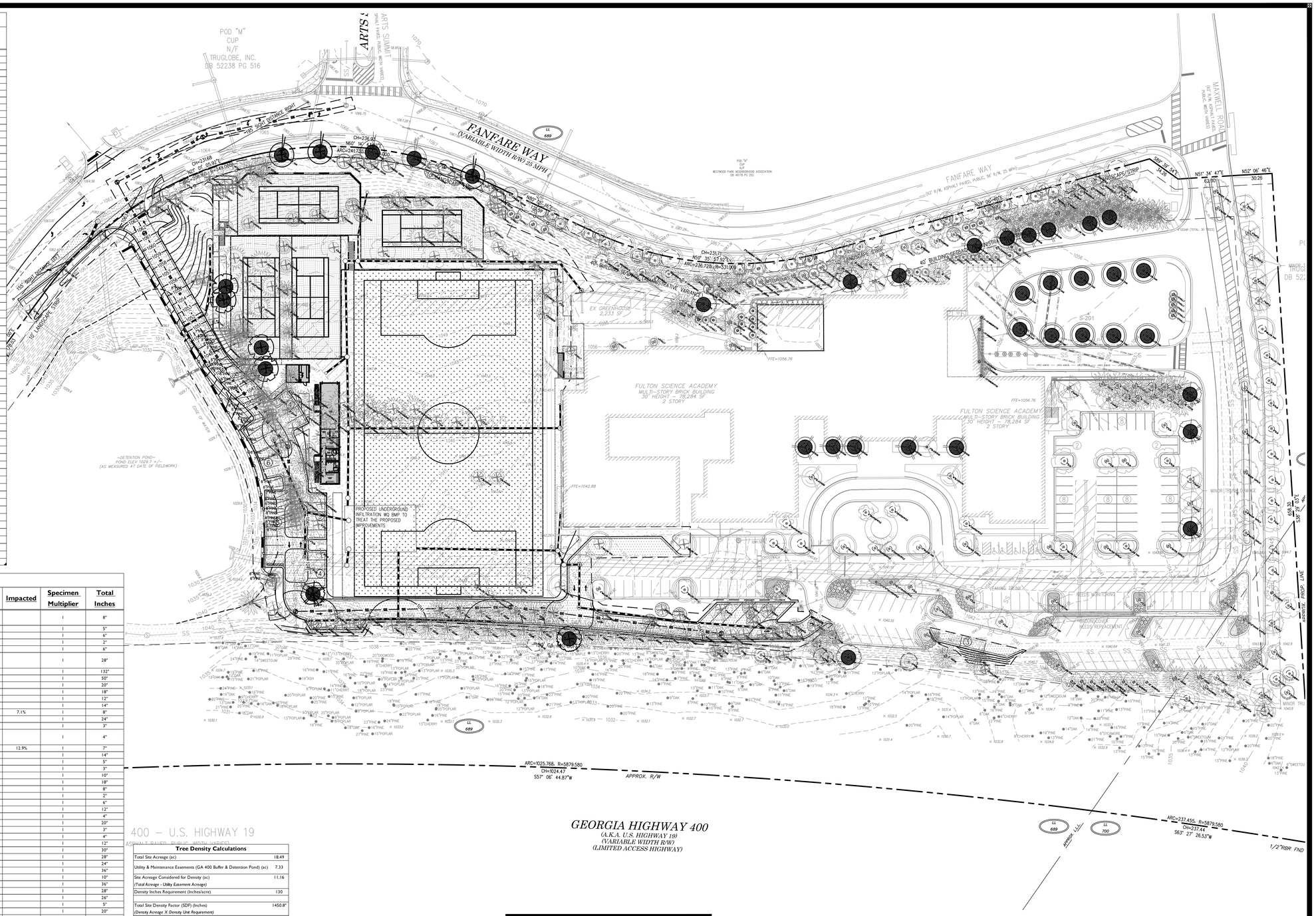
Trees to be Removed

Qnty	Tree	Notes	DBH	Unit Value	Total Inches
1	Blackgum	(Landscape Strip)	6"	6	6"
1	Blackgum		4"	4	4"
1	Blackgum		5"	5	5"
4	Brodie Cedar	13'	4"	4	16"
4	Brodie Cedar	12' (Landscape Strip)	3"	3	12"
5	Cedar		9"	9	45"
3	Cedar		3"	3	9"
2	Cedar		4"	4	8"
6	Cedar		6"	6	36"
5	Cedar		5"	5	25"
1	Cedar		8"	8	8"
8	Cedar		8"	8	64"
7	Cedar		7"	7	49"
1	Cedar		10"	10	10"
1	Cherry	#671 (Landscape Strip)	8"	8	8"
1	Cherry	#672 (Landscape Strip)	8"	8	8"
1	Cherry	#673 (Landscape Strip)	9"	9	9"
1	Crape Myrtle		4"	4	4"
9	Cryptomeria		4"	4	36"
9	Cryptomeria		5"	5	45"
1	Cryptomeria		3"	3	3"
2	Cryptomeria		6"	6	12"
5	Cryptomeria		7"	7	35"
1	Cryptomeria		8"	8	8"
6	Dogwood		3"	3	18"
3	Dogwood		4"	4	12"
1	Dogwood		2"	2	2"
4	Elm		3"	3	12"
2	Elm		4"	4	8"
7	Elm		5"	5	35"
1	Elm		7"	7	7"
1	Elm		6"	6	6"
9	Holly	12'	3"	3	27"
1	Holly	14'	4"	4	4"
3	Magnolia		3"	3	9"
4	Magnolia		4"	4	16"
5	Magnolia		5"	5	25"
1	Magnolia		6"	6	6"
1	Magnolia	18'	6"	6	6"
3	Magnolia	20'	7"	7	21"
1	Maple		4"	4	4"
1	Maple		5"	5	5"
2	Oak	(Landscape Strip)	18"	18	36"
1	Oak	#674 (Landscape Strip)	18"	18	18"
1	Oak	(Landscape Strip)	17"	17	17"
1	Oak	(Landscape Strip)	12"	12	12"
1	Oak	(Landscape Strip)	15"	15	15"
1	Oak		8"	8	8"
1	Oak		4"	4	4"
1	Paulownia		8"	8	8"
6	Pine		8"	8	48"
7	Pine		7"	7	49"
26	Pine		6"	6	156"
1	Pine		14"	14	14"
1	Pine		19"	19	19"
1	Pine		9"	9	9"
1	Poplar		13"	13	13"
3	Redbud		3"	3	9"
6	Redbud		4"	4	24"
2	Redbud		5"	5	10"
1	Redbud		7"	7	7"
1	Redbud		4"	4	4"
1	Sweetgum		4"	4	4"
6	Water Tupelo		4"	4	24"
4	Water Tupelo		5"	5	20"
1	Water Tupelo		6"	6	6"
7	Willow Oak		4"	4	28"
2	Willow Oak		6"	6	12"
4	Willow Oak		8"	8	32"
3	Willow Oak		5"	5	15"
2	Willow Oak		7"	7	14"
1	Willow Oak		3"	3	3"
13	Red Oak	Landscape Strip	16"	16	208"
10	Flowering Cherry	Landscape Strip	10"	10	200"
2	Flowering Cherry	Landscape Strip	7"	7	14"
2	Flowering Cherry	Landscape Strip	8"	8	32"
3	Flowering Cherry	Landscape Strip	11"	11	66"
8	Flowering Cherry	Landscape Strip	9"	9	144"
1	Flowering Cherry	Landscape Strip	6"	6	6"
211					1247"

Trees to Remain

Qnty	Tree	Notes	DBH	Unit Value	Impacted	Specimen Multiplier	Total Inches
4	Arborvitae	9'-10' (Future planting per approved LDP #D230010)	2"	2		1	8"
1	Blackgum		5"	5		1	5"
1	Blackgum		6"	6		1	6"
1	Blackgum		2"	2		1	2"
2	Brodie Cedar	12' (Landscape Strip)	3"	3		1	6"
7	Brodie Cedar	13'-14' (Future planting per approved LDP #D230010)	4"	4		1	28"
33	Cedar		4"	4		1	132"
10	Cedar		5"	5		1	50"
2	Cedar		10"	10		1	20"
2	Cedar		9"	9		1	18"
2	Cedar		6"	6		1	12"
2	Cedar		7"	7		1	14"
1	Cedar		8"	8	7.1%	1	8"
3	Cedar		8"	8		1	24"
1	Cedar		3"	3		1	3"
1	Cedar	13'-14' (Future planting per approved LDP #D230010)	4"	4		1	4"
1	Cherry		7"	7	12.9%	1	7"
2	Cherry		7"	7		1	14"
1	Cherry		5"	5		1	5"
1	Cherry	Future planting per approved LDP #D230010	3"	3		1	3"
2	Crape Myrtle		5"	5		1	10"
3	Crape Myrtle		6"	6		1	18"
1	Crape Myrtle		8"	8		1	8"
1	Crape Myrtle		2"	2		1	2"
2	Crape Myrtle		3"	3		1	6"
1	Cryptomeria		12"	12		1	12"
1	Cryptomeria		4"	4		1	4"
4	Dogwood		5"	5		1	20"
1	Dogwood		3"	3		1	3"
1	Dogwood		4"	4		1	4"
3	Dogwood	Future planting per approved LDP #D230010	4"	4		1	12"
5	Elm		6"	6		1	30"
4	Elm		7"	7		1	28"
3	Elm		8"	8		1	24"
9	Elm		4"	4		1	36"
2	Elm		5"	5		1	10"
12	Holly	12'	3"	3		1	36"
7	Holly	14'	4"	4		1	28"
13	Holly	9'-10'	2"	2		1	26"
1	Holly	15'	5"	5		1	5"
10	Holly	Future planting per approved LDP #D230010	2"	2		1	20"
9	Magnolia	20'	7"	7		1	63"
5	Magnolia	12'	3"	3		1	15"
7	Magnolia	10'	2"	2		1	14"
2	Maple		5"	5		1	10"
2	Maple		4"	4		1	8"
1	Maple		8"	8		1	8"
4	Maple		6"	6		1	24"
2	Maple		7"	7		1	14"
2	Maple	Future planting per approved LDP #D230010	4"	4		1	8"
1	Oak		18"	18		1	18"
1	Oak		6"	6		1	6"
1	Pine		8"	8		1	8"
1	Pine		17"	17		1	17"
1	Pine		11"	11		1	11"
1	Pine		14"	14		1	14"
1	Pine		6"	6	15.7%	1	6"
1	Poplar		7"	7		1	7"
1	Poplar		15"	15	12.5%	1	15"
4	Redbud		6"	6		1	24"
2	Redbud		5"	5		1	10"
1	Redbud		7"	7		1	7"
1	Redbud		4"	4		1	4"
1	Sweetgum		4"	4		1	4"
6	Water Tupelo		4"	4		1	24"
4	Water Tupelo		5"	5		1	20"
1	Water Tupelo		6"	6		1	6"
7	Willow Oak		4"	4		1	28"
2	Willow Oak		6"	6		1	12"
4	Willow Oak		8"	8		1	32"
3	Willow Oak		5"	5		1	15"
2	Willow Oak		7"	7		1	14"
1	Willow Oak		3"	3		1	3"
13	Red Oak	Landscape Strip	16"	16		1	208"
10	Flowering Cherry	Landscape Strip	10"	10		2	200"
2	Flowering Cherry	Landscape Strip	7"	7		1	14"
2	Flowering Cherry	Landscape Strip	8"	8		2	32"
3	Flowering Cherry	Landscape Strip	11"	11		2	66"
8	Flowering Cherry	Landscape Strip	9"	9		2	144"
1	Flowering Cherry	Landscape Strip	6"	6		1	6"
285						Total Inches to Remain	1850"



Tree Density Calculations

Total Site Acreage (sc)	18.49
Utility & Maintenance Easements (GA 400 Buffer & Detention Pond) (ac)	7.33
Site Acreage Considered for Density (sc) *(Total Acreage - Utility Easement Acreage)*	11.16
Density Inches Requirement (Inches/acre)	130
Total Site Density Factor (SDF) (Inches) *(Density Acreage X Density Unit Requirement)*	1450.8"
Total Existing Density Factor (EDF) (Inches)	1850.0"
Total Replacement Density Factor (RDF) (Inches) *(SDF - EDF)*	**(399.2")**
Replacement Density Inches Provided (Inches)	**597.0"**
Density Requirement Met	

Specimen Recompense Calculations

Total Specimen Inches Required for Replacement	**68"**
Total Specimen Inches Provided	**68"**
Specimen Requirement Met	

Specimen Recompense Trees from Previous Phases

Qnty	Tree	Notes	DBH	Unit Value	Impacted	Total Inches to Remain	Total Inches to be Removed
1	Overcup Oak	TO BE REMOVED	8"	8	23.3%		8"
1	Overcup Oak	TO BE REMOVED	9"	9	21.1%		9"
1	Overcup Oak	TO BE REMOVED	8"	8	26.8%		8"
3	Elm	TO BE REMOVED	7"	7			21"
1	Elm	TO BE REMOVED	6"	6			6"
1	Maple	TO BE REMOVED	6"	6			6"
1	Oak	TO BE REMOVED	10"	10			10"
10	Willow Oak	TO REMAIN	8"	8		80"	
1	Willow Oak	TO REMAIN	6"	6		6"	
2	Blackgum	TO REMAIN	4"	4		8"	
2	Blackgum	TO REMAIN	5"	5		10"	
2	Blackgum	TO REMAIN	6"	6		12"	
3	Blackgum	TO REMAIN	7"	7		21"	
1	Blackgum	TO REMAIN	8"	8		8"	
1	Oak	TO REMAIN	10"	10		10"	
1	Oak	TO REMAIN	6"	6		6"	
1	Overcup Oak	TO REMAIN	8"	8	6.3%	8"	
1	Overcup Oak	TO REMAIN	9"	9	13.0%	9"	
4	Maple	TO REMAIN	5"	5		20"	
1	Maple	TO REMAIN	4"	4		4"	
39						202"	68"

TREE PROTECTION & REPLACEMENT KEY

- PREVIOUS PHASE SPECIMEN TREE TO BE REMOVED & REPLACED IN KIND AND EXACT TREE INCHES
- SPECIMEN RECOMPENSE TREE FROM PREVIOUS PHASES
- NON-SPECIMEN TREE REMOVED
- CRITICAL ROOT ZONE
- DRIP LINE / ROOT PLATE
- SPECIMEN TREE REPLACEMENT
- A — A — TREE PROTECTION FENCE

NOTE:

THE CONDITION OF ALL EXISTING TREES WAS CONDUCTED & RECORDED BY PROJECT LANDSCAPE ARCHITECT. TREES NEEDING CARE AND MONITORING SHALL BE INCLUDED IN THE ARBORIST TREE CARE PLAN. SEE NOTES NEXT TO EXISTING TREES FOR THEIR CONDITION.

SPECIMEN TREE NOTE:

ALL PREVIOUS PHASES SPECIMEN TREES TO BE REMOVED WILL BE REPLACED WITH SIMILAR TREE SPECIES AND EXACT TREE INCHES.

TREE NOTE:

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NORTH

40 0 40 80

Scale 1" = 40'

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OVERALL TREE PROTECTION PLAN

FULTON SCIENCE ACADEMY - PHASE III

ALPHARETTA, FULTON COUNTY, GEORGIA

NO. | REVISIONS | DATE

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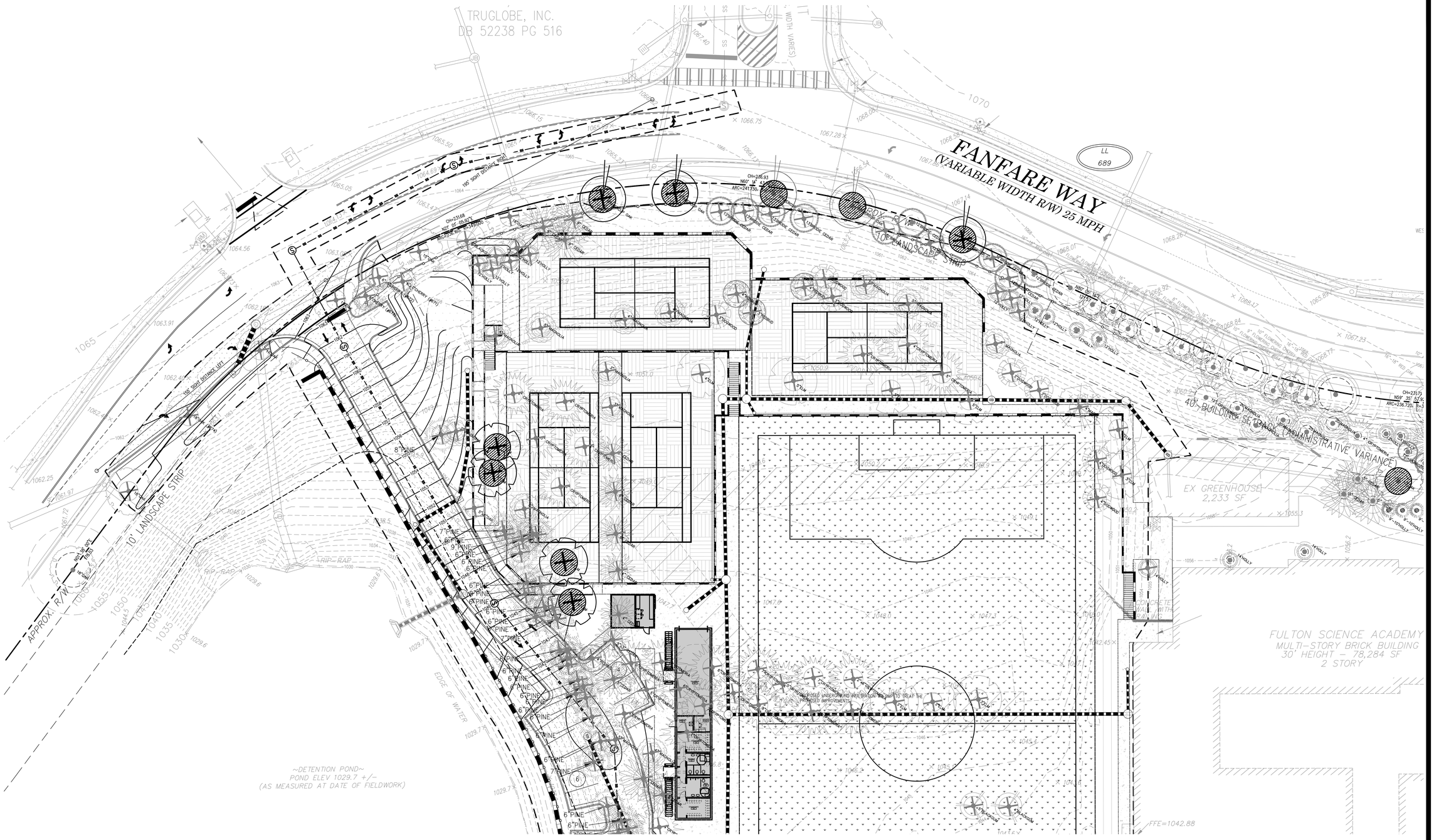
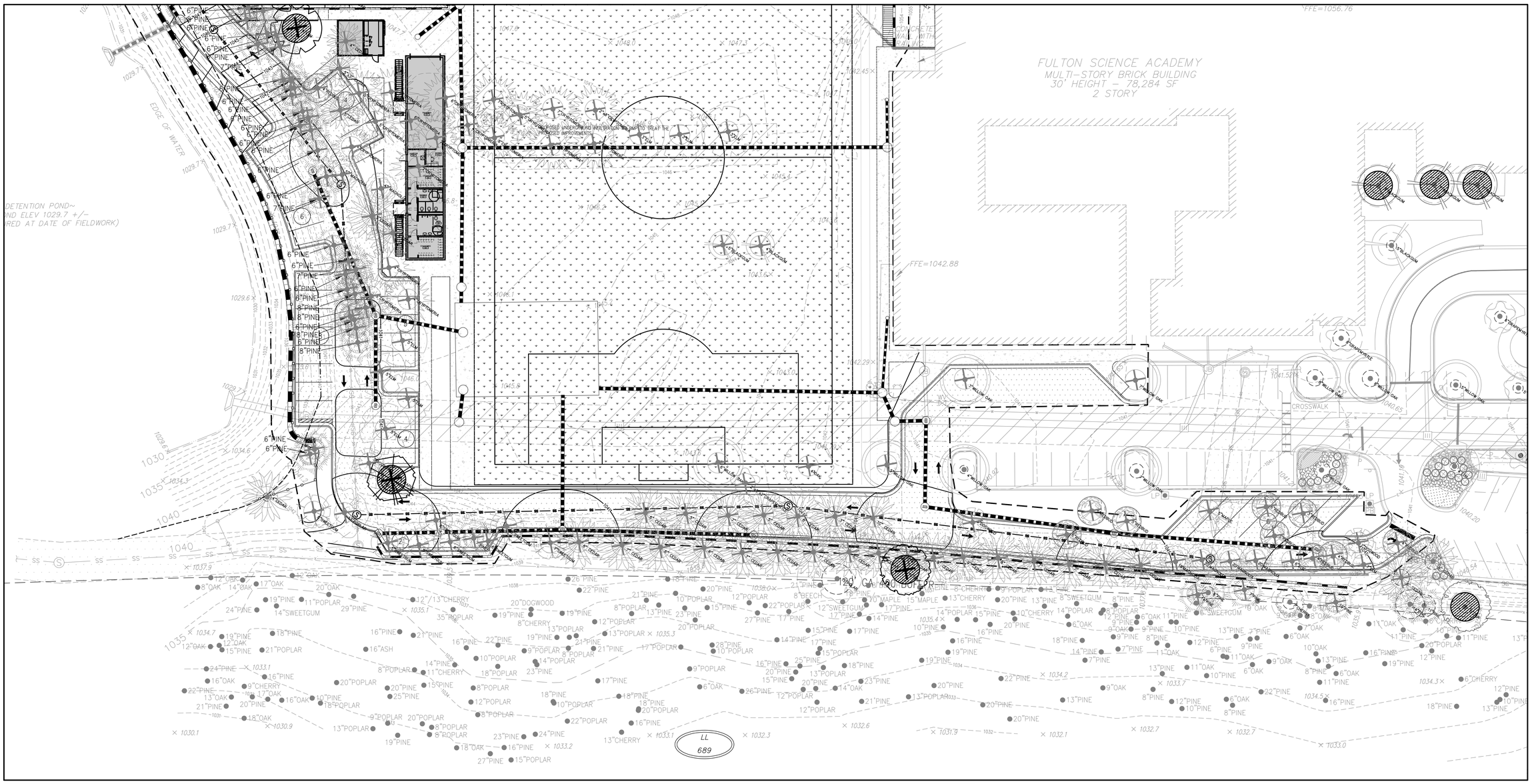
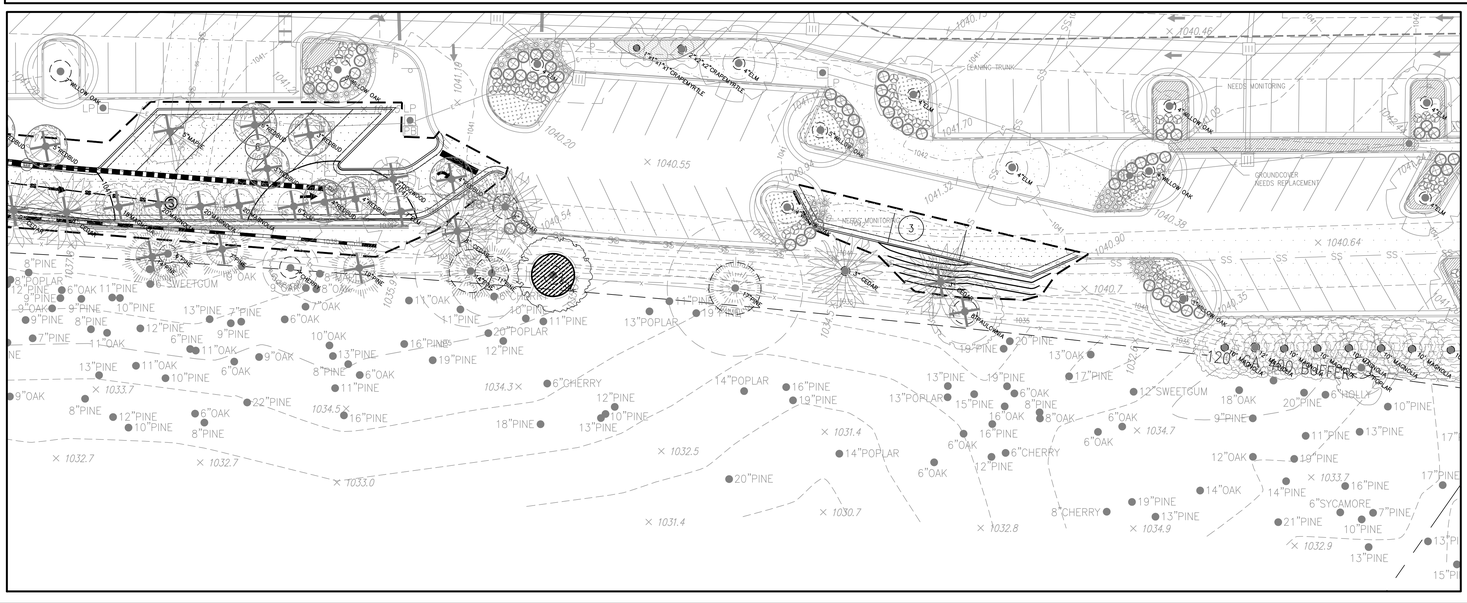
PROJECT NO.: 22-4817
CIVIL DRAWN BY: JLM
CIVIL DESIGNED BY: CJF, JLM
LANDSCAPE DRAWN BY: NGH
LANDSCAPE DESIGNED BY: JFS, NGH
CHECKED BY: CJF
DATE - 08-01-2023

SHEET

L2.0


TRUGLOBE, INC.
DB 52238 PG 516
FANFARE WAY
(VARIABLE WIDTH R/W) 25 MPH
LL
689
10' LANDSCAPE STRIP
40' BUILDING SETBACK
ADMINISTRATIVE VARIANCE
EX GREENHOUSE
2,233 SF
FULTON SCIENCE ACADEMY
MULTI-STORY BRICK BUILDING
30' HEIGHT - 78,284 SF
2 STORY
FFE=1042.88
CONCRETE
PLAZA WITH
SEATWALL
PROPOSED UNDERGROUND WATER DETENTION PIPE TO TREAT THE
PROPOSED IMPROVEMENTS
~DETENTION POND~
POND ELEV 1029.7 +/-
(AS MEASURED AT DATE OF FIELDWORK)
EDGE OF WATER
APPROX. R/W
RIP-RAP
10' LANDSCAPE STRIP
195' SIGHT DISTANCE LEFT
195' SIGHT DISTANCE RIGHT
WIDTH VARIES
CH=206.93
N60° 12' 00"E
ARC=241.730
CH=231.73
N59° 35' 57"E
ARC=236.720
R=3
7"PINE
6"PINE
9"PINE
8"PINE
6"PINE
6"PINE
6





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TREE PROTECTION & REPLACEMENT KEY

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NORTH

20 0 20 40

Scale 1" = 20'

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TREE PROTECTION ENLARGEMENT PLAN

FULTON SCIENCE ACADEMY - PHASE III

ALPHARETTA, FULTON COUNTY, GEORGIA

NO.	REVISIONS	DATE

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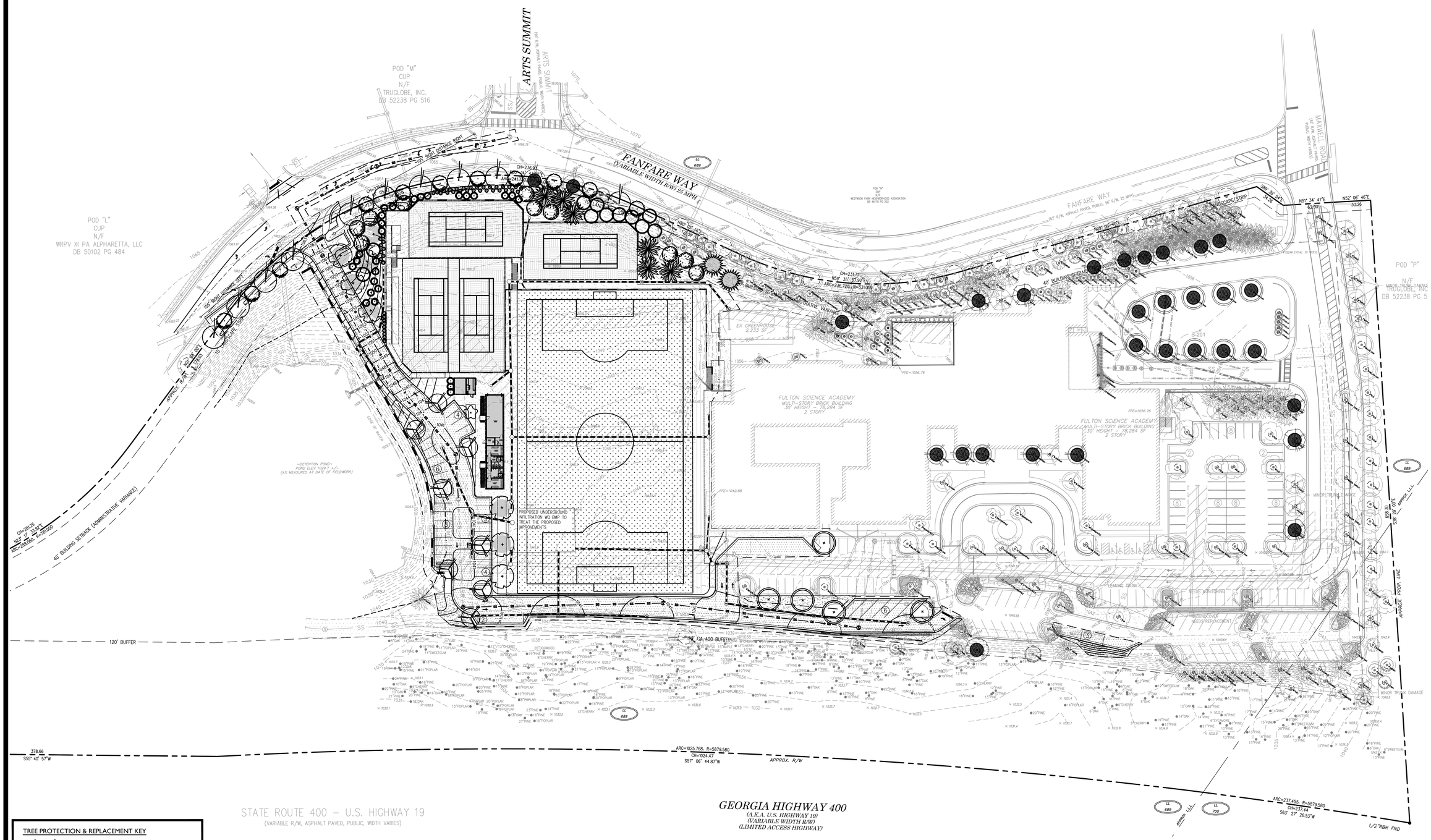
SHEET
L2.2



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Tree Density Calculations	
Total Site Acreage (sc)	18.49
Utility & Maintenance Easements (GA 400 Buffer & Detention Pond) (sc)	7.33
Site Acreage Considered for Density (ac) *(Total Acreage - Utility Easement Acreage)*	11.16
Density Inches Requirement (Inches/acre)	130
Total Site Density Factor (SDF) (Inches) *(Density Acreage X Density Unit Requirement)*	1450.8"
Total Existing Density Factor (EDF) (Inches)	1050.0"
Total Replacement Density Factor (RDF) (Inches) *(SDF - EDF)*	(399.2")
Replacement Density Inches Provided (Inches)	597.0"
Density Requirement Met	

Specimen Recompense Calculations	
Total Specimen Inches Required for Replacement	68"
Total Specimen Inches Provided	68"
Specimen Requirement Met	

Density & Specimen Replacement Trees

Density Replacement Qnty	Specimen Replacement Qnty	Botanical Name	Common Name	Min. Size	Unit Value	Total Density Inches (0 Required)	Total Specimen Inches (68" Required)	% Of Total*	Overstory**	Native to GA Piedmont***
10		Quercus lyrata	Overcup Oak	4" Cal.	4.0	40.0"		6.9%	6.9%	6.9%
11		Prunus x 'Okame'	Okame Cherry	3" Cal.	3.0	33.0"		7.6%	7.6%	7.6%
	6	Cedrus deodara	Deodar Cedar	15' HT.	5.0		30.0"	4.2%	4.2%	4.2%
11		Juniperus virginiana 'Brodie'	Brodie Eastern Red Cedar	15' HT.	5.0	55.0"		7.6%	7.6%	7.6%
10		Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	15' HT.	5.0	50.0"		6.9%	6.9%	6.9%
	7	Ulmus americana 'Princeton'	Princeton American Elm	4" Cal.	4.0		28.0"	4.9%	4.9%	4.9%
	2	Cryptomeria japonica	Japanese Cryptomeria	15' HT.	5.0		10.0"	1.4%	1.4%	1.4%
8		Nyssa sylvatica	Black Gum	4" Cal.	4.0	32.0"		5.6%	5.6%	5.6%
5		Quercus phellos	Willow Oak	4" Cal.	4.0	20.0"		3.5%	3.5%	3.5%
1		Lagerstroemia indica x fauriei 'Natchez'	Natchez White Crape Myrtle	2" Cal.	2.0	2.0"		0.7%		0.7%
27		Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly (Tree Form)	15' HT.	5.0	135.0"		18.8%		18.8%
46		Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	15' HT.	5.0	230.0"		31.9%		31.9%
129	15		**Total Tree Inches Replaced**			597.0"	68.0"	100.0%	48.6%	100.0%

*NO MORE THAN 25% OF ALL TREES PLANTED ARE OF ANY ONE GENUS
**NO LESS THAN 40% OF ALL TREES PLANTED ARE OVERSTORY TREES
***NO LESS THAN 50% OF ALL TREES PLANTED ARE NATIVE/ADAPTED TO GA PIEDMONT

Landscape Strip Calculations	
Requirements:	
1 Overstory Tree / 40 LF of Frontage	
1 Understory Tree if Overstory Trees exceed 25' LF	
Fanfare Way	
Frontage Length (LF)	472.3
Overstory Trees Required *(Frontage Length X 1 Tree / 40 LF)*	12
Understory Trees Required *(Frontage Length X 1 Shrub / 4 LF)*	12
Existing Overstory Trees (Overcup Oak)	2
Existing Understory Trees (Brodie Cedar)	2
Overstory Trees Provided (Overcup oak)	10
Understory Trees Provided (Flowering Cherry)	12
Landscape Strip Requirements Met	

LIGHTING NOTE:

ALL PROPOSED PEDESTRIAN LIGHT POLES ALONG FANFARE WAY NEED TO BE SPACED A MAX OF 40' O.C. BETWEEN THE REQUIRED LANDSCAPE STRIP TREES.

SPECIMEN TREE NOTE:

ALL PREVIOUS PHASES SPECIMEN TREES TO BE REMOVED WILL BE REPLACED WITH SIMILAR TREE SPECIES AND EXACT TREE INCHES.

TREE SYMBOL KEY

- OVERCUP OAK
- FLOWERING CHERRY
- DEODAR CEDAR
- BRODIE CEDAR
- LITTLE GEM MAGNOLIA
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- CRYPTOMERIA
- BLACKGUM
- WILLOW OAK
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- NELLIE R. STEVENS HOLLY
- EMERALD ARBORVITAE

NORTH

40 0 40 80

Scale 1" = 40'

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OVERALL TREE REPLACEMENT PLAN

FULTON SCIENCE ACADEMY - PHASE III

ALPHARETTA, FULTON COUNTY, GEORGIA

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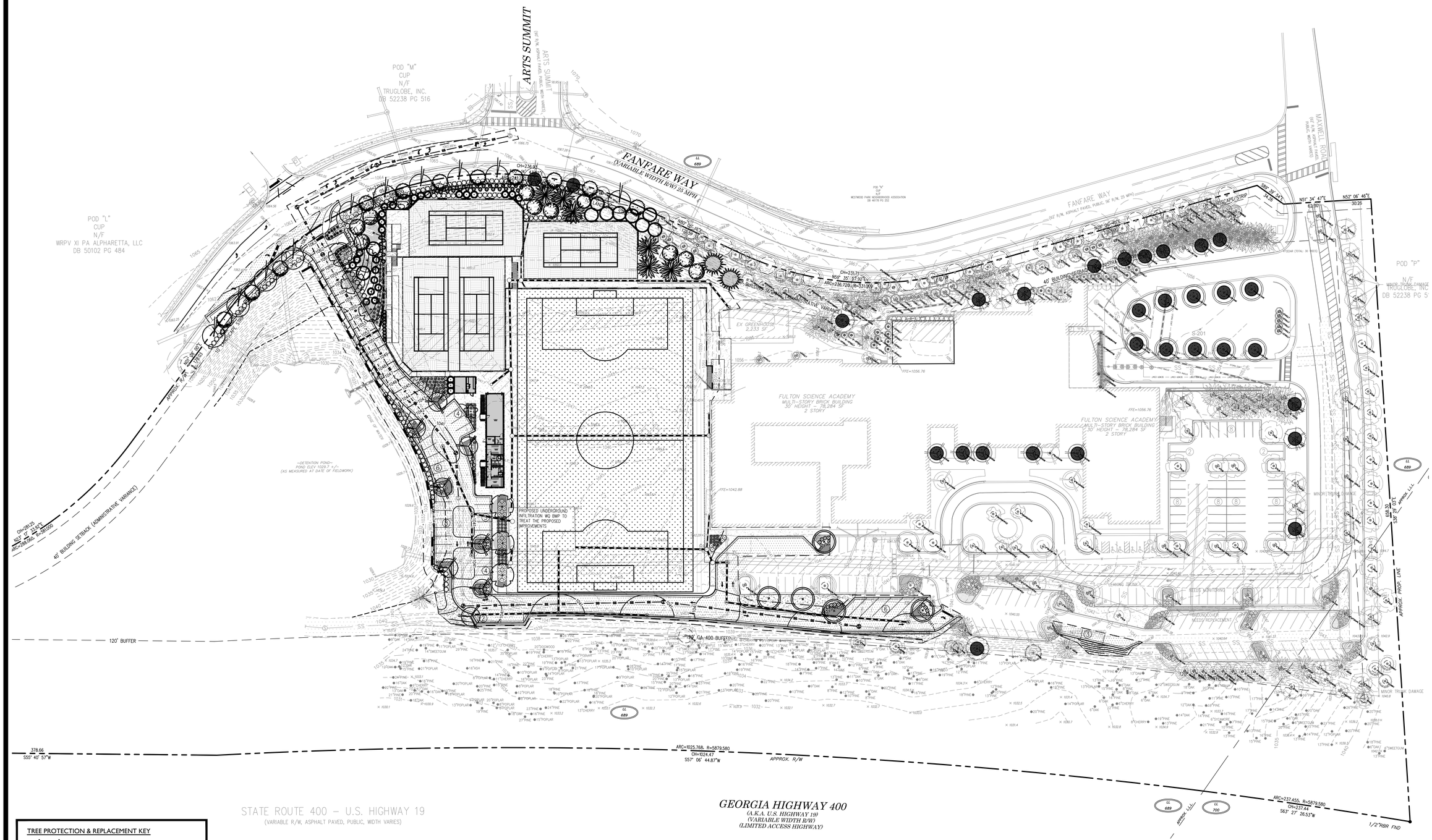
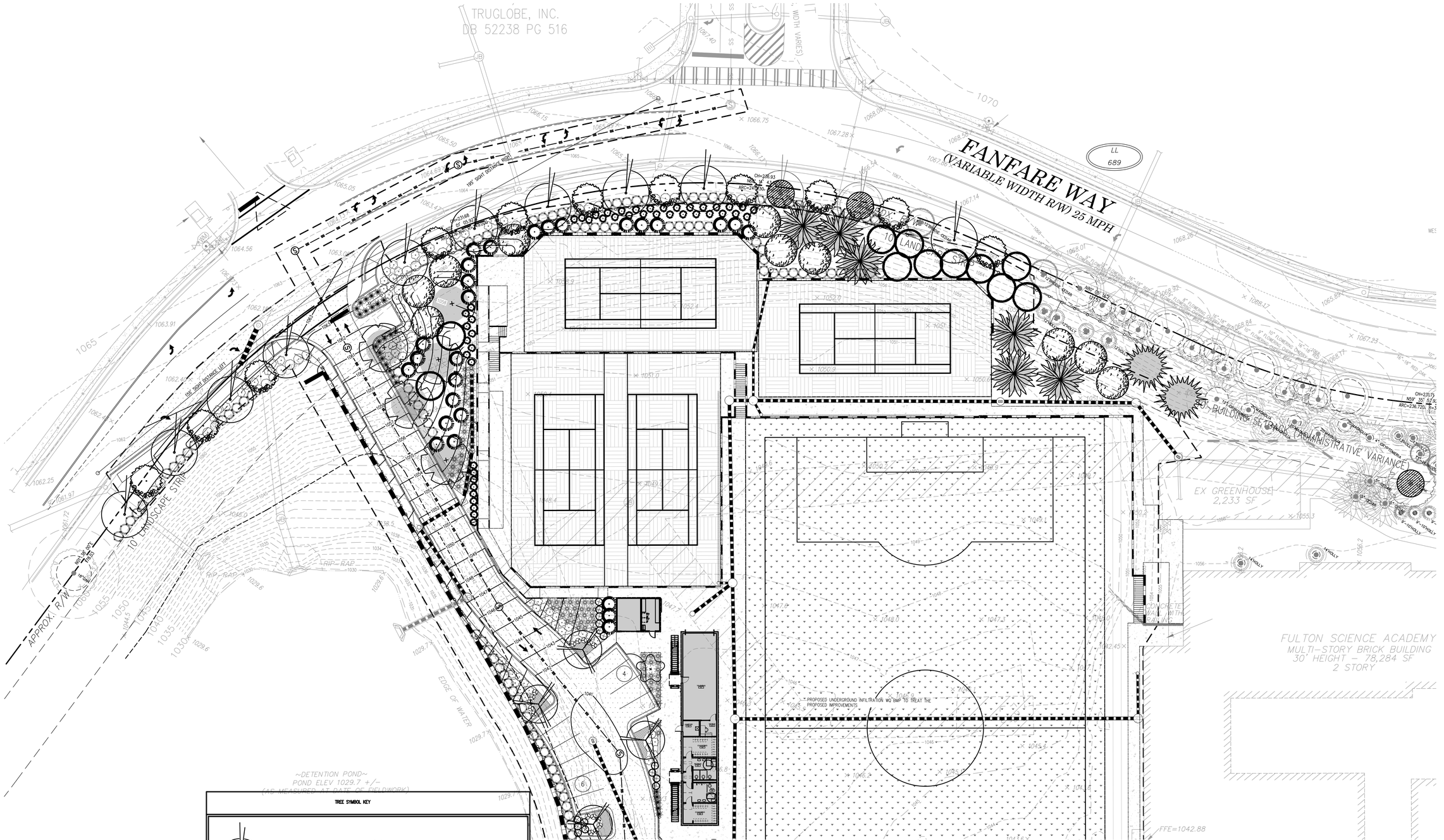
SHEET
L3.0


ARTS SUMMIT
FANFARE WAY
(VARIABLE WIDTH R/W) 25 MPH
POD "M"
CUP
N/F
TRUGLOBE, INC.
DB 52238 PG 516
POD "L"
CUP
N/F
WRPV XI PA ALPHARETTA, LLC
DB 50102 PG 484
POD "N"
CUP
N/F
WESTWOOD PARK NEIGHBORHOOD ASSOCIATION
DB 46178 PG 252
POD "P"
N/F
TRUGLOBE, INC
DB 52238 PG 5
MAXWELL ROAD
(90' R/W, ASPH PAVED, PUBLIC, 40 MPH)
FANFARE WAY
(60' R/W, ASPHALT PAVED, PUBLIC, 25 MPH)
10' MULTIUSE STRIP
40' BUILDING SETBACK (ADMINISTRATIVE VARIANCE)
EX. GREENHOUSE
2,233 SF
FULTON SCIENCE ACADEMY
MULTI-STORY BRICK BUILDING
30' HEIGHT - 78,284 SF
2 STORY
S-201
DETENTION POND
POND ELEV 1028.7 +/-
(AS MEASURED AT DATE OF FIELDWORK)
PROPOSED UNDERGROUND INFILTRATION WQ BMP TO TREAT THE PROPOSED IMPROVEMENTS
PROPOSED 6' CHAIN LINK FENCE
PROPOSED 8' CHAIN LINK FENCE
PROPOSED 10' CHAIN LINK FENCE
PROPOSED 30' GATE
PROPOSED 20' GATE
PROPOSED 10' GATE
PROPOSED 4' WIDE CONCRETE SIDEWALK
PROPOSED 5' WIDE CONCRETE SIDEWALK
PROPOSED 6' WIDE CONCRETE SIDEWALK
PROPOSED 8' WIDE CONCRETE SIDEWALK
PROPOSED 10' WIDE CONCRETE SIDEWALK
PROPOSED 12' WIDE CONCRETE SIDEWALK
PROPOSED 15' WIDE CONCRETE SIDEWALK
PROPOSED 20' WIDE CONCRETE SIDEWALK
PROPOSED 30' WIDE CONCRETE SIDEWALK
PROPOSED 40' WIDE CONCRETE SIDEWALK
PROPOSED 50' WIDE CONCRETE SIDEWALK
PROPOSED 60' WIDE CONCRETE SIDEWALK
PROPOSED 70' WIDE CONCRETE SIDEWALK
PROPOSED 80' WIDE CONCRETE SIDEWALK
PROPOSED 90' WIDE CONCRETE SIDEWALK
PROPOSED



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SHRUB & GROUNDCOVER KEY

- RECURVE LIGSUTRUM
- EVER RED FRINGE FLOWER
- SUZANNE FRINGE FLOWER
- VINTAGE JADE DISTYLIUM
- PINK MUHLY GRASS
- FOERSTER'S REED GRASS
- STOKE'S DWF HOLLY
- MADISON STAR JASMINE
- BIG BLUE LIRIOPE
- STELLA DE ORO DAYLILY
- SOD

LIGHTING NOTE:

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LANDSCAPE ENLARGEMENT PLAN

FULTON SCIENCE ACADEMY - PHASE III

ALPHARETTA, FULTON COUNTY, GEORGIA

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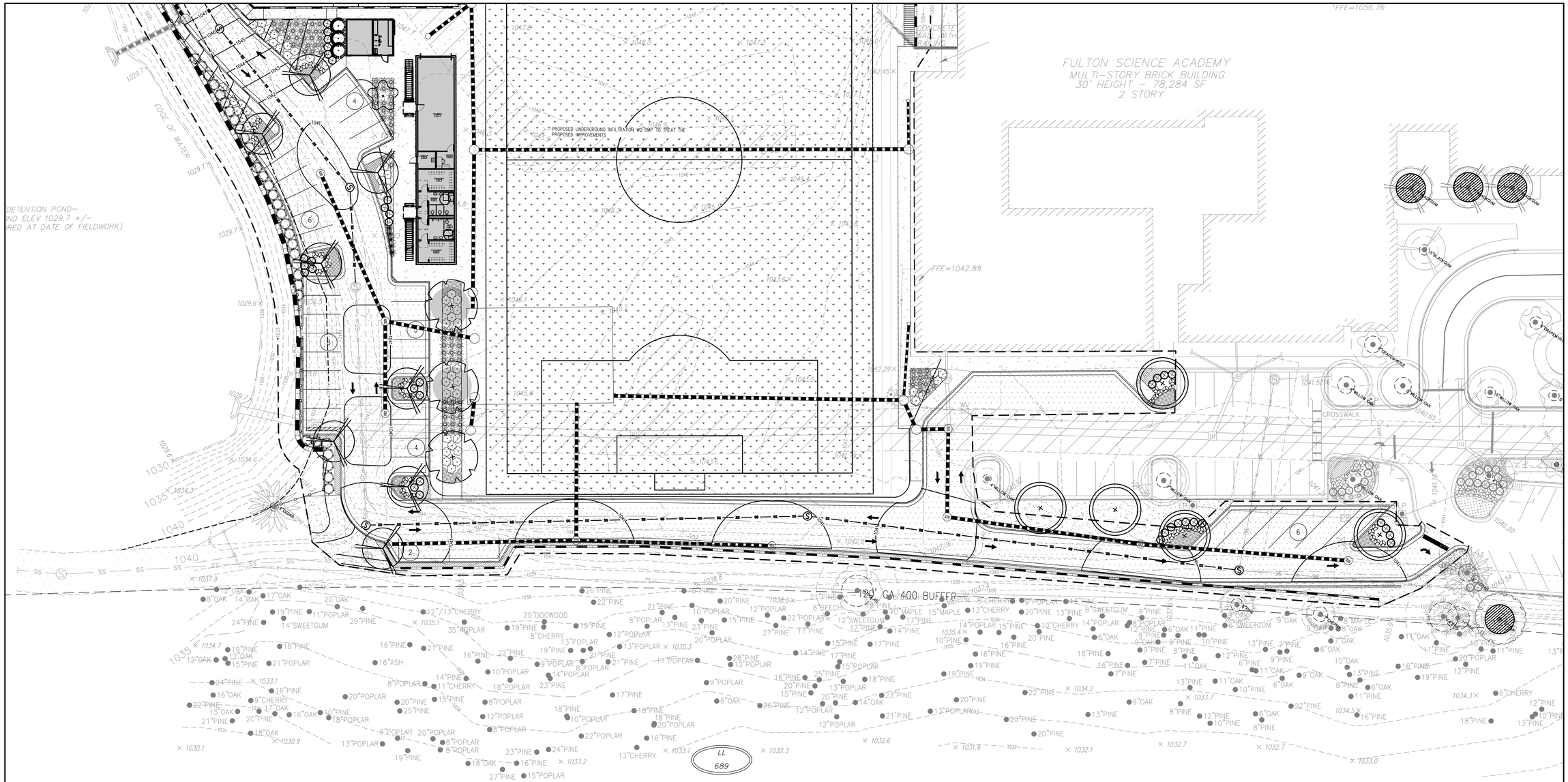
SHEET
L4.1



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SHEET
L4.2

CITY OF ALPHARETTA LANDSCAPE NOTES

1. THE CITY ARBORIST MUST INSPECT THE SITE BEFORE INSTALLATION OF EROSION CONTROL MEASURES. LAND DISTURBANCE WITHOUT A SITE INSPECTION AND APPROVAL BY THE CITY ARBORIST WILL RESULT IN A "STOP–WORK ORDER" AND FINES.
2. IF TREE SURVEY INACCURACIES ARE FOUND ON–SITE, A STOP WORK ORDER WILL BE ISSUED UNTIL REVISED PLANS ARE APPROVED AND PROCESSED BASED ON ACCURATE INFORMATION.
3. 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 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 MULCH MUST BE ORGANIC MULCH CONSISTING OF WOOD CHIPS, SHREDDED BARK, PINE NEEDLES, OR SIMILAR. SYNTHETIC MULCH IS NOT APPROVED FOR USE BY THE CITY ARBORIST.
8. ALL NEWLY PLANTED TREES SHALL HAVE VISIBLE ROOT FLARES AT FINISHED GRADE. NO CIRCLING ROOTS SHALL BE ALLOWED ON PLANTED TREES. THE UPPER TWO RINGS OF THE WIRE BASKET, ALL BURLAP, AND STRAPPING MUST BE CUT AND REMOVED PRIOR TO BACKFILL.
9. PLANT SIZES (CALIPER AND HEIGHT) MUST MATCH THE SIZES SHOWN ON THE PLANS. PLANTS THAT DO NOT MEET THESE MINIMUMS WILL NOT BE ACCEPTED. E.G. 3 INCH CALIPER TREES MUST BE 3 INCHES OR LARGER. PLANT HEIGHT MEASUREMENT IS TAKEN AT THE TOP OF THE MAIN BODY OF THE PLANT AND NOT AT THE TIP OF THE TOPMOST GROWTH.
10. ALL NEWLY PLANTED TREES SHALL BE EQUIVALENT IN QUALITY TO A FLORIDA #1 GRADE OR BETTER. ALL TREES OF LESSER QUALITY SHALL BE REJECTED BY THE CITY ARBORIST.
11. WATERING BAGS OR A DRIP IRRIGATION SYSTEM MUST BE PROVIDED FOR ALL TREES PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
12. WHEN WATERING BAGS ARE USED MANUFACTURERS RECOMMENDATIONS MUST BE FOLLOWED FOR PROPER SIZING AND WATERING SCHEDULES. BAGS WILL BE FILLED WEEKLY BY OWNER AND DURING DROUGHTS FOR A MINIMUM OF 18 MONTHS AFTER INSTALLATION.
13. NO TRENCHING ALLOWED IN TREE SAVE AREAS– INCLUDING IRRIGATION.
14. TREE PIT DRAINAGE TESTING IS REQUIRED WHEN TREES ARE PLANTED IN PARKING LOT ISLANDS, SIDEWALK TREE PITS, ROADWAY MEDIANS, OR SIMILAR LOCATIONS. PLEASE REFER TO CITY DETAILS REGARDING PLANTING PIT OR LANDSCAPE ISLAND CONSTRUCTION. FILL EACH PIT WITH WATER. IF PERCOLATION IS LESS THAN 100% WITHIN A PERIOD OF 12 HOURS, USE AN AUGER TO DRILL A 10"INCH HOLE TO A DEPTH OF FOUR FEET BELOW THE BOTTOM OF THE PIT. FILL AUGER HOLE WITH DRAINAGE GRAVEL AND COVER WITH A SOIL SEPARATOR. RETEST PIT. IF DRAINAGE IS STILL UNSATISFACTORY, CITY ARBORIST AND/OR PROJECT ARBORIST MUST BE NOTIFIED IN WRITING OF THE LOCATIONS WITH UNSATISFACTORY DRAINAGE SO THAT A SOLUTION CAN BE ARRIVED AT BEFORE PLANTING. ALL TESTING RESULTS MUST BE PROVIDED TO THE CITY ARBORIST.
15. ALL BUFFERS SHALL BE REPLANTED WHERE SPARSE OR AS DIRECTED BY THE CITY OF ALPHARETTA IN ORDER TO CREATE A YEAR ROUND OPAQUE SCREEN WITHIN 2 YEARS OF CONSTRUCTION. THIS MAY BE IN ADDITION TO WHAT IS SHOWN ON THE APPROVED LANDSCAPE PLAN.
16. ALL TREE ANCHORING DEVICES SHALL BE REMOVED FROM TREE AFTER ONE COMPLETE GROWING SEASON OR ONE YEAR AFTER PLANTING, WHICHEVER IS GREATER.
17. PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE CARE AND MAINTENANCE OF THE TREES AND LANDSCAPING THAT FRONT THEIR PROPERTY WITHIN THE ROW.
18. ALL LANDSCAPE CONTRACTORS ARE REQUIRED TO ATTEND THE CITY OF ALPHARETTA PRE–CONSTRUCTION CLASS PRIOR TO STARTING WORK ON ANY PROJECT. PLEASE CONTACT (678)297–6070 FOR INFORMATION AND TO RESERVE A SPOT.

GENERAL LANDSCAPE NOTES

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

CITY OF ALPHARETTA UTILITY LANDSCAPE NOTE

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

CITY OF ALPHARETTA DAM NOTE

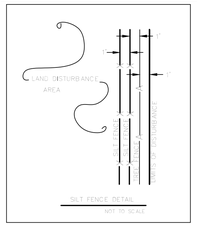
NO TREES SHALL BE PLANTED ON ANY AREA OF AN EARTHEN DAM OR EMBANKMENT.

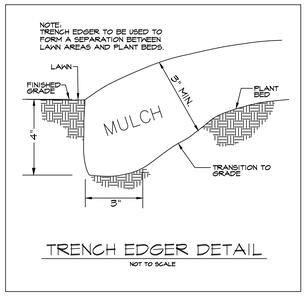
MULCHING NOTE

ALL LANDSCAPE BEDS TO BE MULCHED WITH PINESTRAW (4" MINIMUM).

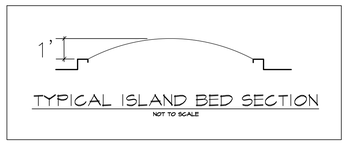
IRRIGATION NOTES

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

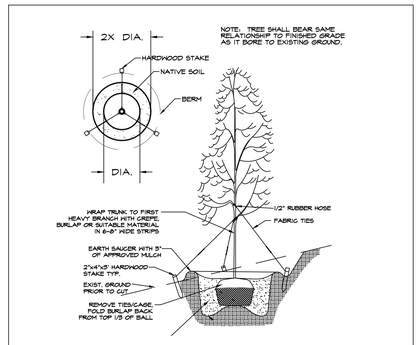


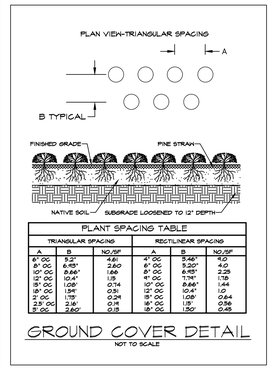


TRENCH EDGER DETAIL
NOT TO SCALE



TYPICAL ISLAND BED SECTION
NOT TO SCALE

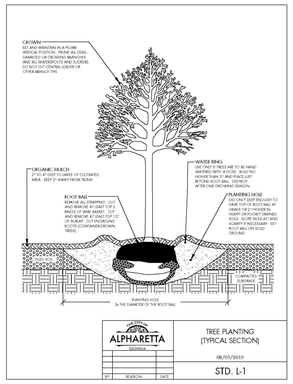




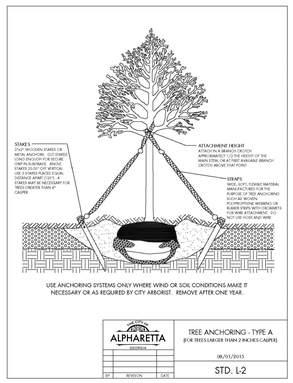
PLANT SPACING TABLE

TRIANGULAR SPACING			RECTILINEAR SPACING		
A	B	NO./SF	A	B	NO./SF
6" OC	5.2"	4.61	6" OC	6.46"	4.0
8" OC	6.93"	2.60	8" OC	8.62"	2.25
10" OC	8.66"	1.66	10" OC	10.77"	1.44
12" OC	10.4"	1.15	12" OC	12.93"	1.0
15" OC	1.08'	0.74	15" OC	8.66"	1.44
18" OC	1.3A'	0.51	12" OC	10.4"	1.0
2' OC	1.73'	0.29	15" OC	1.08'	0.64
2.5' OC	2.16'	0.19	18" OC	1.5'	0.56
3' OC	2.60'	0.13	18" OC	1.50'	0.45

GROUND COVER DETAIL
NOT TO SCALE

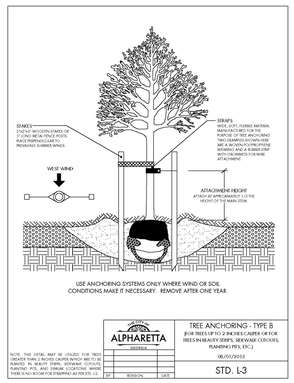


ALPHARETTA GEORGIA — TREE PLANTING (TYPICAL SECTION) — STD. L-1



USE ANCHORING SYSTEMS ONLY WHERE WIND OR SOIL CONDITIONS MAKE IT NECESSARY OR AS REQUIRED BY CITY ARBORIST. REMOVE AFTER ONE YEAR.

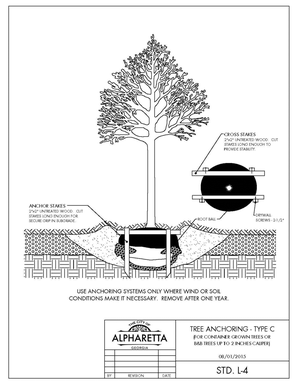
ALPHARETTA GEORGIA — TREE ANCHORING - TYPE A (FOR TREES LARGER THAN 2 INCHES CALIPER) — STD. L-2



USE ANCHORING SYSTEMS ONLY WHERE WIND OR SOIL CONDITIONS MAKE IT NECESSARY. REMOVE AFTER ONE YEAR.

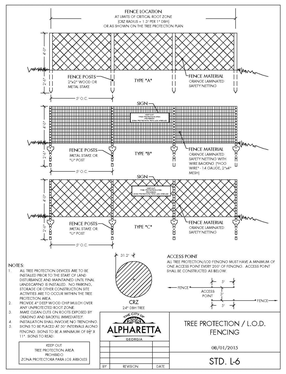
NOTE: THIS DETAIL MAY BE UTILIZED FOR TREES GREATER THAN 2 INCHES CALIPER WHICH ARE TO BE PLANTED IN SMALLER PLANTING AREAS (MEDIAN CUTOUTS, PLANTING PITS, AND SIMILAR LOCATIONS WHERE THERE IS NO ROOM FOR STAKING) AS PER D.O.T.

ALPHARETTA GEORGIA — TREE ANCHORING - TYPE B (FOR TREES UP TO 2 INCHES CALIPER OR FOR TREES IN SMALLER PLANTING AREAS, SUCH AS CUTOUTS, PLANTING PITS, ETC.) — STD. L-3

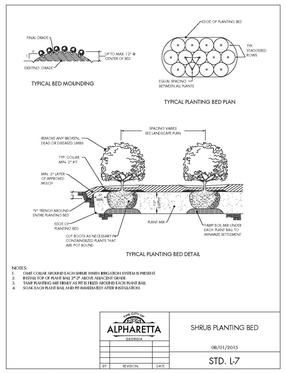


USE ANCHORING SYSTEMS ONLY WHERE WIND OR SOIL CONDITIONS MAKE IT NECESSARY. REMOVE AFTER ONE YEAR.

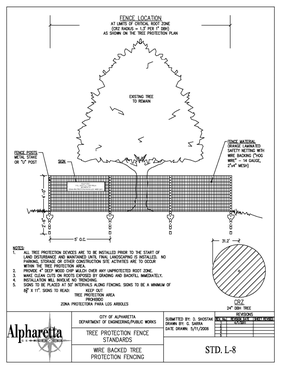
ALPHARETTA GEORGIA — TREE ANCHORING - TYPE C (FOR CONTAINER GROWN TREES OR SMALL TREES UP TO 2 INCHES CALIPER) — STD. L-4

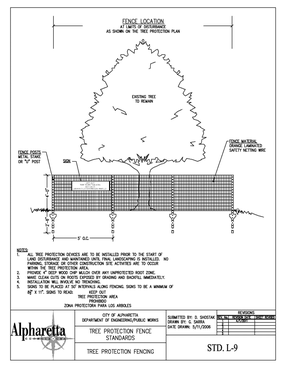


ALPHARETTA GEORGIA — TREE PROTECTION / L.O.D. FENCING — 08/01/2023 — STD. L-6



ALPHARETTA GEORGIA — SHRUB PLANTING BED — 08/01/2023 — STD. L-7





NOTE:

THE CONDITION OF ALL EXISTING TREES WAS CONDUCTED & RECORDED BY PROJECT LANDSCAPE ARCHITECT. TREES NEEDING CARE AND MONITORING SHALL BE INCLUDED IN THE ARBORIST TREE CARE PLAN. SEE NOTES NEXT TO EXISTING TREES FOR THEIR CONDITION.

SPECIMEN TREE NOTE:

ALL PREVIOUS PHASES SPECIMEN TREES TO BE REMOVED WILL BE REPLACED WITH SIMILAR TREE SPECIES AND EXACT TREE INCHES.

TREE NOTE:

ALL EXISTING TREES SHOWN HAVE BEEN FIELD LOCATED AND VERIFIED BY PROJECT LANDSCAPE ARCHITECT. SURVEYED INFORMATION INCLUDES TREE SPECIES, TREE SIZE IN INCHES/HEIGHT, AND TREE CONDITION.

LIGHTING NOTE:

ALL PROPOSED PEDESTRIAN LIGHT POLES ALONG FANFARE WAY NEED TO BE SPACED A MAX OF 40' O.C. BETWEEN THE REQUIRED LANDSCAPE STRIP TREES.

Tree Grading Cue Card

pre-edited 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.

Type 1– spreading and rounded shapes
ex.: *Acer rubrum*, red maple; *Betula nigra*, river birch; *Quercus laurifolia*, laurel oak; *Quercus phellos*, willow oak; *Quercus virginiana*, live oak; *Ulmus parvifolia*, Chinese elm

Type 2– pyramidal shapes
ex.: *Ilex opaca*, American holly; *Pinus elliottii*, slash pine; *Pinus taeda*, loblolly pine

Type 3– columnar / upright shapes
ex.: *Juniperus virginiana*, eastern red cedar; *Magnolia grandiflora 'Little Gem'*, dwarf southern magnolia; *Quercus virginiana 'Cathedral'*, cathedral live oak

Type 4– vase shapes
ex.: *Acer rubrum 'Bowhall'*, Bowhall red maple; *Lagerstroemia indica*, crape myrtle; *Quercus phellos*, willow oak; *Zelkova serrata 'Village Green'*, Village Green zelkova

Type 5– weeping habit
ex.: *Cercis canadensis 'Covey'*, Lavender Twist redbud; *Ilex vomitoria 'Pendula'*, yaupon holly; *Salix babylonica*, weeping willow; *Taxodium distichum*, bald cypress

Type 6– oval shapes
ex.: *Acer rubrum 'Franksred'*, Red Sunset red maple; *Cornus florida*, flowering dogwood; *Magnolia virginiana*, sweetbay magnolia; *Nyssa sylvatica*, black gum; *Quercus shumardii*, Shumard oak; *Ulmus parvifolia 'Allee'*, Allee lacebark elm

Type 7– irregular shapes
ex.: *Betula nigra*, river birch; *Cercis canadensis*, eastern redbud; *Chionanthus virginicus*, fringe tree; *Cornus kousa*, kousa dogwood; *Lagerstroemia indica*, crape myrtle; *Magnolia stellata*, star magnolia; *Prunus caroliniana*, Carolina cherry laurel; *Prunus mexicana*, Mexican plum; *Vitex agnus-castus*, chaste tree

Refer to the matrix table in the Grades and Standards when considering its deficiencies: proper root flare, multistem size, crown spread, and height.

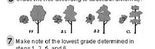
4 Measure the caliper of the trunk.

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 Breast Height (DBH) is not considered an appropriate measure for nursery trees.

5 Grade the tree based on crown spread.

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.

6 Grade the tree according to structural uniformity.



7 Make note of the lowest grade determined in steps 1, 2, 5, and 6.

8 Reduce grade determined in step 7 by one grade if any **one** of the following is true.

- Tree with a trunk caliper >7" needs a stake to hold it upright.
- The root ball or container is undersized, *grade for viability*.
- Root ball is not properly-pruned, tied or wired.
- Tree is excessively root bound.
- Evidence of large roots growing out of container, *do not declare*.
- Crown is thin and sparsely foliated, *grade for knowledgeable eyes*.
- 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 less than dieback of 5% to make a Florida Fancy or a Florida #1. If a tree has all of the following are true reduce the grade by two.

- Tree height is not in proper proportion, *grade for viability*.
- Truth 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.
- Girdling roots are evident.
- More than the lower 40% of the trunk is free of branches.
- More than 5% of canopy is chlorotic/post-ill disease damaged.
- Ties or bands 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, cattley guava, wax privet, yaupon holly, Ligrum vitex, 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 of the dogleg is greater 20°. The distance 'D' can be no more than the trunk diameter.

This tree grading cue card was provided to you courtesy of the Roots Plus Field Growers Association of Florida

ROOTS PLUS GROWERS

Growing Quality Field-Grown Trees

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

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LANDSCAPE DETAILS

FULTON SCIENCE ACADEMY - PHASE III

ALPHARETTA, FULTON COUNTY, GEORGIA

NO. | REVISIONS | DATE

COPYRIGHT AEC INC

PROJECT NO.: 22-4817
CIVIL DRAWN BY: JLM
CIVIL DESIGNED BY: CJF, JLM
LANDSCAPE DRAWN BY: NGH
LANDSCAPE DESIGNED BY: JPS, NGH
CHECKED BY: CJF
DATE - 08-01-2023

SHEET
L5.0

6' decorative metal fence (previously approved by DRB) in landscape strip, see landscape drawings

dense evergreen hedge, see landscape drawing

new entry and entry gate to match decorative metal fence

new pedestrian lights

Ph3a MUSIC ADDITION

Ph3a INNOVATION LAB ADDITION

WESTWOOD PARK TOWNHOMES

FANFARE WAY

MAXWELL ROAD

ARTS SMT

EMBLEM ALPHARETTA APTS

Under Construction
GREENHOUSE

EXISTING PHASE I

EXISTING PHASE II

COURT 1

COURT 2

COURT 3

COURT 4

scoreboard

athletic padding on retaining wall

soccer netting w black chain link base

SOCCER

CANOPY

FSA MUSTANG

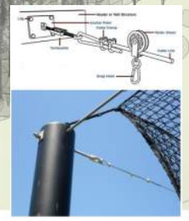
track

FSA Mustang

CONCESSIONS

FIELD HOUSE & OBSERVATORY

EXISTING SOCCER FIELD FACING FACADE



Black poles, black netting at soccer field with black chain link fence at base

Galv guard rails at field house

Black chain link, black or green wind screen with FSA Mustangs

CIP retaining walls at tennis courts and soccer field with SW Amazing Grey conc paint

Typical aluminum bleachers

FULTON SCIENCE ACADEMY
— Private School —

FULTON SCIENCE ACADEMY

Phase 3B DRB Submittal

3035 Fanfare Way Alpharetta, GA 30009

Make3 Project No. 202212

A0 AERIAL OVERVIEW

08/01/23

BUILDLINE GENERAL CONTRACTORS

Make3 architecture / planning / design

1075 Brady Avenue NW t 404.876.5510
Atlanta, Georgia 30318 e [illegible]

FULTON SCIENCE ACADEMY
Phase 3B DRB Submittal

3035 Fanfare Way Alpharetta, GA 30009

Make3 Project No. 202212

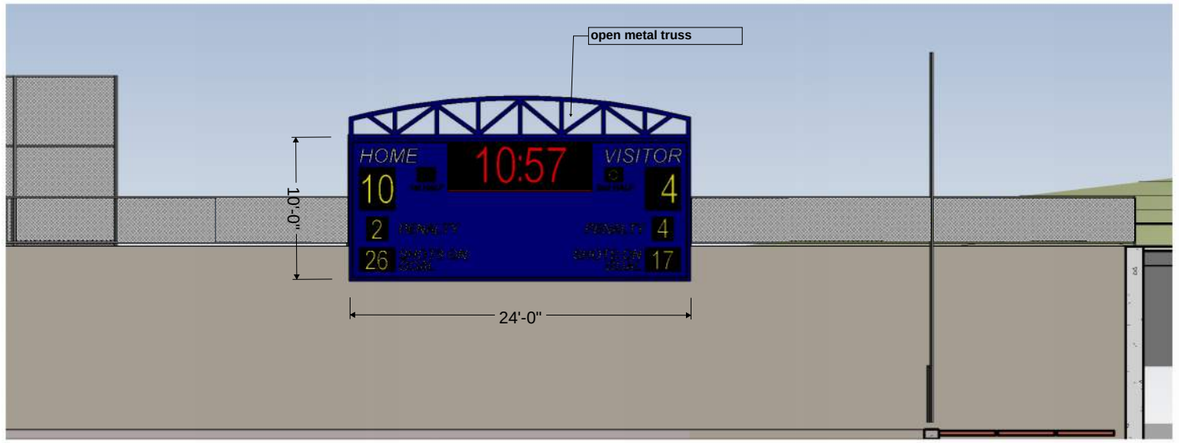
A1.1 ENLARGED PLAN

08/01/23

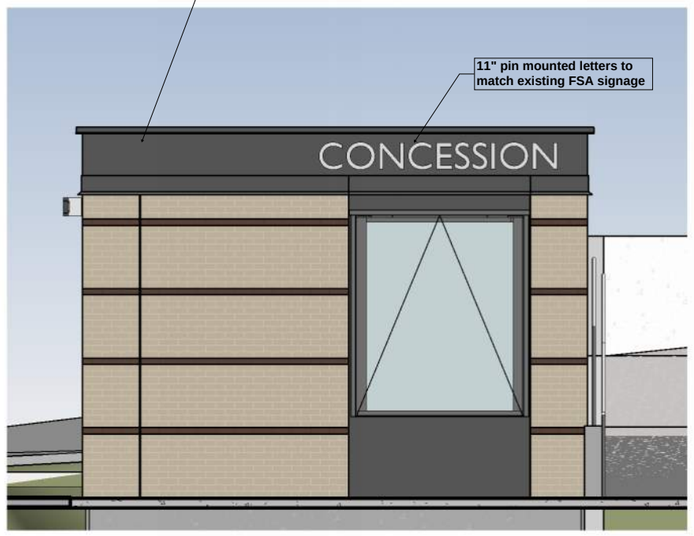
BUILDLINE GENERAL CONTRACTORS

Make3 architecture / planning / design

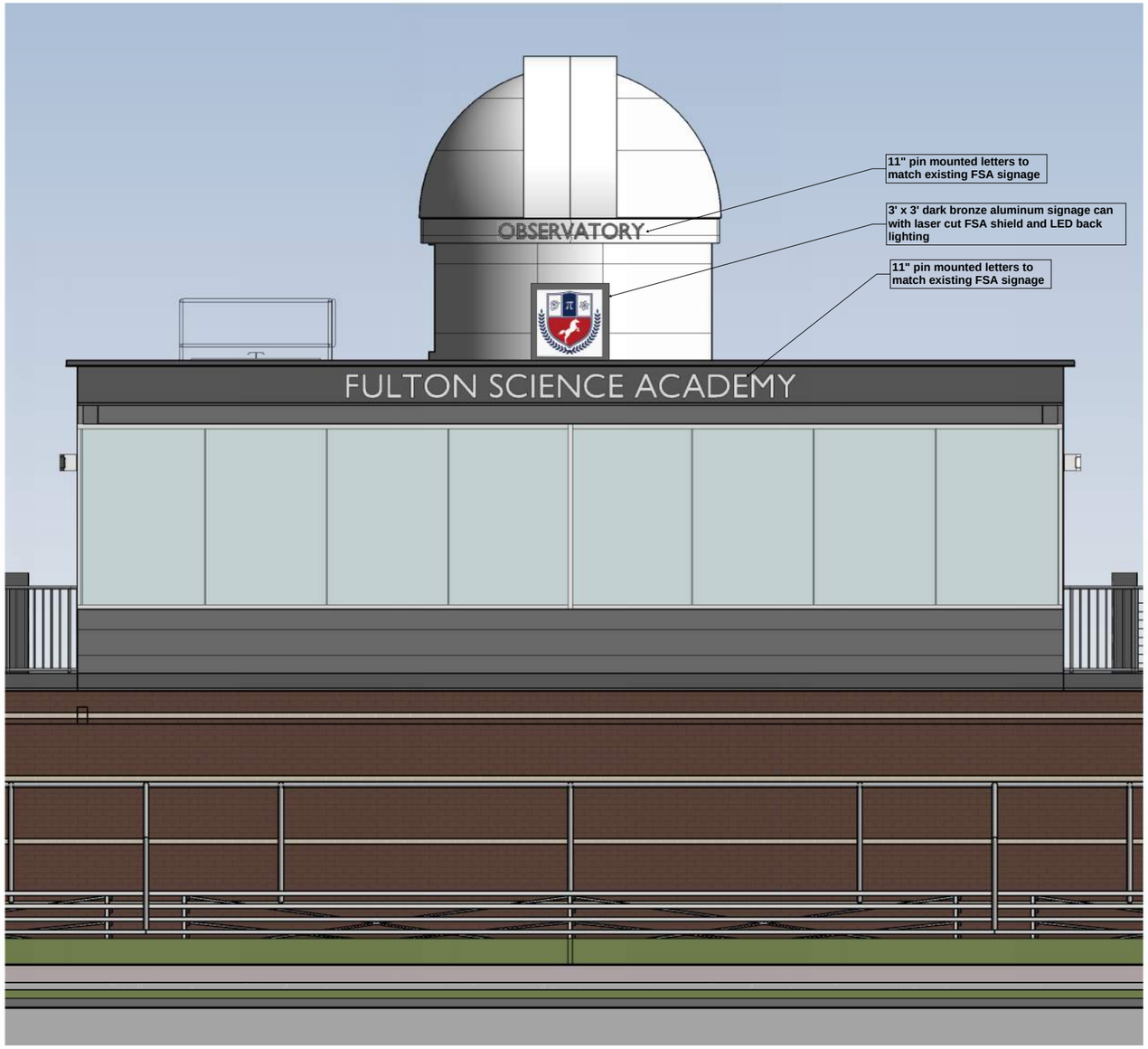
1075 Brady Avenue NW | 404.876.5510
Atlanta, Georgia 303



1 / A16 SCOREBOARD
3/32" = 1'-0"



2 / A16 CONCESSIONS SIGNAGE
3/16" = 1'-0"



3 / A16 FIELD HOUSE SIGNAGE
3/16" = 1'-0"

Legal Description As Surveyed

All that tract or parcel of land lying and being in Land Lots 688, 689 and 700 of the 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin set located at the intersection of the Land Lot Line common to Land Lots 743 and 744 with the northwesterly right-of-way line of State Route 400, U.S. Highway 19 (having a variable width public right-of-way); thence run southwesterly along said northwesterly right-of-way line of State Route 400, U.S. Highway 19 the following courses and distances: S63°43'36"W a distance of 154.60 feet to a point; S70°43'17"W a distance of 499.99 feet to a concrete monument found; S70°39'47"W a distance of 199.60 feet to a concrete monument found; S63°43'47"W a distance of 201.60 feet to a concrete monument found; S70°44'42"W a distance of 343.70 feet to a concrete monument found; along the arc of a curve to the left an arc distance of 280.19 feet to a point, having a radius of 5879.58 feet, being subtended by a chord bearing of S69°25'04"W and a chord distance of 280.16 feet; along the arc of a curve to the left an arc distance of 371.37 feet to an iron pin found, having a radius of 5879.58 feet, being subtended by a chord bearing of S66°14'35"W and a chord distance of 371.31 feet; N38°26'44"W a distance of 35.04 feet to an iron pin set, said iron pin set being the TRUE POINT OF BEGINNING.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, thence continue to run southwesterly along said northwesterly right-of-way line of State Route 400, U.S. Highway 19 the following courses and distances: S62°27'10"W a distance of 185.56 feet to an iron pin set; along the arc of a curve to the left an arc distance of 1413.61 feet to an iron pin set, having a radius of 5880.00 feet, being subtended by a chord bearing of S55°41'44"W and a chord distance of 1410.21 feet; S55°41'00"W a distance of 40.68 feet to an iron pin set; thence leave said northwesterly right-of-way line of State Route 400, U.S. Highway 19 and run N41°32'22"W a distance of 165.85 feet to an iron pin set located on the southeasterly right-of-way line of Fanfare Way (having a 62' width public right-of-way); thence run generally northeasterly along said southeasterly right-of-way line of Fanfare Way the following courses and distances: N44°56'59"E a distance of 68.90 feet to a point; along the arc of a curve to the left an arc distance of 288.06 feet to a point, having a radius of 381.00 feet, being subtended by a chord bearing of N23°17'25"E and a chord distance of 281.25 feet; N01°37'51"E a distance of 178.03 feet to a point; along the arc of a curve to the right an arc distance of 477.88 feet to a point, having a radius of 349.00 feet, being subtended by a chord bearing of N40°51'29"E and a chord distance of 441.41 feet; N80°05'07"E a distance of 121.57 feet to a point; along the arc of a curve to the left an arc distance of 236.72 feet to a point, having a radius of 331.00 feet, being subtended by a chord bearing of N59°35'49"E and a chord distance of 231.71 feet; N39°06'31"E a distance of 326.09 feet to an iron pin set located at the western point of the mitered intersection of said southeasterly right-of-way line of Fanfare Way with the southwesterly right-of-way line of Maxwell Road (having a 62’ width public right-of-way); thence run southeasterly along said miter S89°40'03"E a distance of 34.26 feet to an iron pin set located on the southwesterly right-of-way line of Maxwell Road at the eastern point of the mitered intersection; thence leave said miter and run N51°34'38"E a distance of 62.00 feet to an iron pin set located on the northeasterly right-of-way line of Maxwell Road; thence leave said northeasterly right-of-way line and run N51°34'38"E a distance of 30.37 feet to an iron pin set; thence run S38°26'44"E a distance of 623.02 feet to an iron pin set located on the northwesterly right-of-way line of State Route 400, U.S. Highway 19, said iron pin set being the TRUE POINT OF BEGINNING.

Said tract or parcel of land containing 17.457 acres (760,430 square feet).

Legal Description Record

ALL THAT TRACT OR PARCEL OF LAND KNOWN AS POD "O" OF THE COUSINS WESTSIDE SUBDIVISION LYING AND BEING IN LAND LOTS 688, 689 & 700, 1ST LAND DISTRICT, 2ND SECTION, CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA AND AS SHOWN ON THAT CERTAIN SUBDIVISION PLAT PREPARED BY LOWE ENGINEERS, DATED 12/20/2004, LAST REVISED 04/15/2011, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT LOCATED AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF STATE ROUTE 400 - U.S. HWY 19 (TURNER MACDONALD PKWY) HAVING A VARIABLE RIGHT OF WAY AND THE LINE COMMON TO LAND LOTS 743 & 744,1ST LAND DISTRICT, 2ND SECTION, CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA; THENCE ALONG THE AFORESAID RIGHT OF WAY A DISTANCE OF 2051.05 FEET TO A 1/2" REBAR FOUND, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG THE AFORESAID RIGHT OF WAY WITH A CURVE TURNING TO THE LEFT, HAVING AN ARC LENGTH OF 237.46', A RADIUS OF 5879.58', A CHORD BEARING OF S 63°27'27" W, AND A CHORD LENGTH OF 237.44' TO A CONCRETE MONUMENT FOUND; THENCE CONTINUING ALONG THE AFORESAID RIGHT OF WAY WITH A COMPOUND CURVE TURNING TO THE LEFT, HAVING AN ARC LENGTH OF 1025.77', A RADIUS OF 5879.58', A CHORD BEARING OF S 57°06'45" W, AND A CHORD LENGTH OF1024.47' TO A ½” REBAR FOUND; THENCE CONTINUING ALONG THE AFORESAID RIGHT OF WAY S 55°40'57" W A DISTANCE OF 378.66' TO A ½” REBAR SET; THENCE LEAVING THE AFORESAID RIGHT OF WAY N 41°32'16" W A DISTANCE OF 165.85' TO A ½” REBAR SET ALONG THE SOUTHERLY RIGHT OF WAY LINE OF FANFARE WAY HAVING A 62’ RIGHT OF WAY;

THENCE CONTINUING ALONG THE AFORESAID RIGHT OF WAY N 44°55'59" E A DISTANCE OF 68.90' TO A POINT; THENCE CONTINUING ALONG THE AFORESAID RIGHT OF WAY WITH A CURVE TURNING TO THE LEFT, HAVING AN ARC LENGTH OF 288.06', A RADIUS OF 381.00', A CHORD BEARING OF N 23°17'34" E, AND A CHORD LENGTH OF281.25' TO A POINT; THENCE CONTINUING ALONG THE AFORESAID RIGHT OF WAY N 01°38'00" E A DISTANCE OF 178.03' TO A POINT; THENCE CONTINUING ALONG THE AFORESAID RIGHT OF WAY WITH A CURVE TURNING TO THE RIGHT, HAVING AN ARC LENGTH OF 236.16', A RADIUS OF 349.00', A CHORD BEARING OF N 21°01'06" E, AND A CHORD LENGTH OF 231.68' TO A POINT; THENCE CONTINUING ALONG THE AFORESAID RIGHT OF WAY WITH A COMPOUND CURVE TURNING TO THE RIGHT, HAVING AN ARC LENGTH OF 241.73', A RADIUS OF 349.00', A CHORD BEARING OF N 60°14'44" E, AND A CHORD LENGTH OF 236.93' TO A POINT; THENCE CONTINUING ALONG THE AFORESAID RIGHT OF WAY N 80°05'16" E A DISTANCE OF 121.57' TO A POINT; THENCE CONTINUING ALONG THE AFORESAID RIGHT OF WAY WITH A CURVE TURNING TO THE LEFT, HAVING AN ARC LENGTH OF 236.72', A RADIUS OF 331.00', A CHORD BEARING OF N 59°35'58" E, AND A CHORD LENGTH OF 231.71' TO A POINT; THENCE N 39°06'40" E A DISTANCE OF 326.09' TO A ½" REBAR SET AT THE SOUTHWERSTERN POINT OF MITERED INTERSECTION OF FANFARE WAY (62' R/W) AND MAXWELL ROAD (62' R/W); THENCE COUNTINUING ALONG THE MITERED INTERSECTION S 89°39'54" E A DISTANCE OF 34.26' TO A ½" REBAR SET; THENCE CONTINUING ALONG THE MITERED INTERSECTION N 51°34'47" E A DISTANCE OF 62.00' TO A ½" REBAR SET; THENCE LEAVING THE RIGHT OF WAY OF MAXWELL ROAD N 52°06'46" E A DISTANCE OF 30.26' TO A ½" REBAR FOUND; THENCE S 38°29'03" E A DISTANCE OF 658.30' TO A ½" REBAR FOUND, SAID POINT BEING THE TRUE POINT OF BEGINNING.

LESS AND EXCEPT THE RIGHT OF WAY TAKING SET FORTH IN DEED BOOK 65923 PAGE 33, AFORESAID RECORDS.

Legal Description Reserved ROW

All that tract or parcel of land lying and being in Land Lot 689 of the 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin set located at the intersection of the Land Lot Line common to Land Lots 743 and 744 with the northwesterly right-of-way line of State Route 400, U.S. Highway 19 (having a variable width public right-of-way); thence run southwesterly along said northwesterly right-of-way line of State Route 400, U.S. Highway 19 the following courses and distances: S63°43'36"W a distance of 154.60 feet to a point; S70°43'17"W a distance of 499.99 feet to a concrete monument found; S70°39'47"W a distance of 199.60 feet to a concrete monument found; S63°43'47"W a distance of 201.60 feet to a concrete monument found; S70°44'42"W a distance of 343.70 feet to a concrete monument found; along the arc of a curve to the left an arc distance of 280.19 feet to a point, having a radius of 5879.58 feet, being subtended by a chord bearing of S69°25'04"W and a chord distance of 280.16 feet; along the arc of a curve to the left an arc distance of 371.37 feet to an iron pin found, having a radius of 5879.58 feet, being subtended by a chord bearing of S66°14'35"W and a chord distance of 371.31 feet; N38°26'44"W a distance of 35.04 feet to an iron pin set; thence leave said northwesterly right-of-way line of State Route 400, U.S. Highway 19 and run N38°26'44"W a distance of 623.02 feet to an iron pin set; thence run S51°34'38"W a distance of 30.37 feet to an iron pin set located on the northeasterly right-of-way line of Maxwell Road (having a 62' width public right-of-way); thence run S51°34'38"W a distance of 62.00 feet to an iron pin set located on the southwesterly right-of-way line of Maxwell Road at the eastern point of the mitered intersection with Fanfare Way (having a 62' width public right-of-way), said iron pin set being the TRUE POINT OF BEGINNING.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, thence leave said southwesterly right-of-way line of Maxwell Road and run S38°26'44"E a distance of 17.66 feet to a point; thence run S89°49'34"W a distance of 25.78 feet to a point; thence run S39°06'31"W a distance of 327.38 feet to a point; thence run along the arc of a curve to the right an arc distance of 277.84 feet to a point, having a radius of 355.01 feet, being subtended by a chord bearing of S61°31'47"W and a chord distance of 270.80 feet; thence run S83°57'06"W a distance of 88.28 feet to a point; thence run along the arc of a curve to the left an arc distance of 477.28 feet to a point located on the southeasterly right-of-way line of Fanfare Way, having a radius of 337.00 feet, being subtended by a chord bearing of S43°23'38"W and a chord distance of 438.38 feet; thence run generally northeasterly along said southeasterly right-of-way line of Fanfare Way the following courses and distances: along the arc of a curve to the right an arc distance of 477.88 feet to a point, having a radius of 349.00 feet, being subtended by a chord bearing of N40°51'29"E and a chord distance of 441.41 feet; N80°05'07"E a distance of 121.57 feet to a point; along the arc of a curve to the left an arc distance of 236.72 feet to a point, having a radius of 331.00 feet, being subtended by a chord bearing of N59°35'49"E and a chord distance of 231.71 feet; N39°06'31"E a distance of 326.09 feet to an iron pin set located at the western point of the mitered intersection of said southeasterly right-of-way line of Fanfare Way with the southwesterly right-of-way line of Maxwell Road; thence run southeasterly along said miter S89°40'03"E a distance of 34.26 feet to an iron pin set located on the southwesterly right-of-way line of Maxwell Road at the eastern point of the mitered intersection with Fanfare Way, said iron pin set being the TRUE POINT OF BEGINNING.

Said tract or parcel of land containing 0.465 acre (20,260 square feet).

RESERVED FOR PLAT FILING

REFERENCES

1. EASEMENTS AS CONTAINED IN THAT CERTAIN LIMITED WARRANTY DEED BY AND BETWEEN COUSINS PROPERTIES INCORPORATED AND ROBERTS PROPERTIES RESIDENTIAL, L.P., DATED 29 DECEMBER 2004, FILED AND RECORDED DECEMBER 30, 2004 IN DEED BOOK 39097, PAGE 560, FULTON COUNTY RECORDS.

2. ROAD DEDICATION PLATS AT COUSINS WESTSIDE FOR COUSINS PROPERTIES, INCORPORATED, PREPARED BY LOWE ENGINEERS, DATED NOV 3, 2005, LAST REVISED 03/24/06, FILED AND RECORDED DEC 27, 2006 IN PLAT BOOK 313, PAGE 29-43, FULTON COUNTY, GEORGIA RECORDS.

3. ALTA/ACSM LAND TITLE SURVEY FOR FULTON SCIENCE ACADEMY, INC., FIRST AMERICAN TITLE INSURANCE COMPANY, COMPASS BANK, AN ALABAMA BANKING CORPORATION, MERCHANT CAPITAL, LLC, AND THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A., PREPARED BY LOWE ENGINEERS, DATED DECEMBER 20, 2004, LAST REVISED 07.25.11.

4. LAND DEVELOPMENT PLANS FOR FULTON SCIENCE ACADEMY - PHASE 2, BUILDING AND PARKING LOT ADDITION, PREPARED BY MAKES, DATED 05/10/19, LAST REVISED 09/17/19.

5. AS-BUILT SURVEY OF FULTON SCIENCE ACADEMY - PHASE 2, BUILDING AND PARKING LOT ADDITION, FOR MANHATTAN CONSTRUCTION COMPANY, PREPARED BY LOWE ENGINEERS, DATED 12/02/2021.

LEGEND - ABBREVIATIONS

IPS	IRON PIN SET
IPF	IRON PIN FOUND (1/2" REBAR)
CMF	CONCRETE MONUMENT FOUND
RB	REBAR
OTP	OPEN TOP PIPE
CTP	CRIMPED TOP PIPE
POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
R/W	RIGHT OF WAY
L.L.	LAND LOT
DB/PG.	DEED BOOK/PAGE
PB/PG.	PLAT BOOK/PAGE
FND.	FOUND
DIST.	DISTURBED
C.L.	CENTERLINE
P.L.	PROPERTY LINE
DI	DROP INLET
JB	JUNCTION BOX
CB	CATCH BASIN
HW	HEADWALL
OCS	OUTLET CONTROL STRUCTURE
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
PVC	POLYVINYL CHLORIDE PIPE
DIP	DUCTILE IRON PIPE
SS MH	SANITARY SEWER MANHOLE
CO	CLEAN OUT
FH	FIRE HYDRANT
FDC	FIRE DEPARTMENT CONNECTION
WM	WATER METER
WV	WATER VALVE
GM	GAS METER
GV	GAS VALVE
GLM	GAS LINE MARKER
ELEC.	ELECTRIC
EB	ELECTRIC BOX
EM	ELECTRIC METER
PP	POWER POLE
LP	LIGHT POLE
GW	GUY WIRE
TELE.	TELEPHONE
CONC.	CONCRETE
TYP.	TYPICAL
w/	WITH
BSL	BUILDING SETBACK LINE

LEGEND - LINE TYPE

- ADJOINING PROPERTY LINE
- PROPERTY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- METAL FENCE
- WOOD FENCE
- WIRE FENCE
- GUARDRAIL
- OVERHEAD ELECTRIC LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND NATURAL GAS LINE
- UNDERGROUND SANITARY SEWER LINE
- UNDERGROUND STORM SEWER LINE
- UNDERGROUND COMMUNICATION LINE
- UNDERGROUND WATER LINE
- UNDERGROUND CABLE TV LINE
- FLOOD ZONE LINE

LEGEND - SYMBOLS

- DROP INLET
- STORM DRAINAGE MANHOLE
- SINGLE WING CATCH BASIN
- DOUBLE WING CATCH BASIN
- SANITARY SEWER MANHOLE
- CLEAN OUT
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- WATER VALVE
- GAS METER
- GAS LINE MARKER
- ELECTRIC BOX
- ELECTRIC METER
- POWER POLE
- LIGHT POLE
- SIGN
- PARKING SPACE COUNT

GRAPHIC SCALE – 1" = 50 FEET (50 0 50 100 150)

GRID NORTH GA. WEST ZONE

VICINITY MAP (NTS) – LOCATION

AREA = 17.457 ACRES
(760,430 SQ. FT.)
INCLUDES 0.465 ACRE (20,260 SQ. FT.) IN RESERVED R/W

SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTIONS AND TITLE EXCEPTIONS

NOTE: SEE SHEET 2 OF 2 FOR POC

SHEET 1 MATCH LINE SHEET 2

CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS AN ANGULAR ERROR OF 0 SECONDS PER ANGLE POINT AND A PRECISION RATIO OF 1 IN 321,215 FEET. IT HAS BEEN ADJUSTED USING THE COMPASS RULE.

THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRECISION OF ONE FOOT IN 596,838 FEET.

GENERAL NOTES

THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS MAP OR PLAT WERE OBTAINED BY USING IN THE FIELD SURVEY A LEICA TS16 ROBOTIC TOTAL STATION, LEICA CS20 FIELD CONTROLLER, AND LEICA GS18 GNSS RTK ROVER.

BEARINGS ARE CALCULATED FROM ANGLES TURNED FROM A SINGLE GRID BASELINE.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY LEICA SMARTNET. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983 (NAD83), STATE PLANE COORDINATE SYSTEM OF GEORGIA, WEST ZONE, US SURVEY FOOT. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

INITIAL FIELD WORK COMPLETED IN 2004, 2005, 2010, 2011 AND 2021. SITE INSPECTION PERFORMED ON 4 JANUARY 2023.

BY GRAPHIC PLOTTING ONLY, NO PORTIONS OF THIS SITE ARE LOCATED WITHIN SPECIAL FLOOD HAZARD AREA "A", AS PER THE FLOOD INSURANCE RATE MAP (F.I.R.M.) OF FULTON COUNTY, GEORGIA, MAP NUMBER 13121C0066F, WITH AN EFFECTIVE DATE OF 9/18/2013. THE SITE LIES PRIMARILY IN ZONE X (AREA OF MINIMAL FLOOD HAZARD) WITH A PORTION LOCATED IN ZONE X* (0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH OF LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE).

ALL IRON PINS SET ARE 1/2" REBAR WITH STAMPED CAP UNLESS OTHERWISE INDICATED.

THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS OF WAY, PUBLIC OR PRIVATE.

ABOVE GROUND UTILITY LOCATIONS AS SHOWN HEREON WERE OBTAINED FROM FIELD OBSERVATIONS. UNDERGROUND UTILITIES AS SHOWN HEREON ARE FROM REFERENCE NUMBER 5. THE INFORMATION SHOWN ON THIS DRAWING CONCERNING UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE OWNER, ARCHITECT, CONTRACTOR, AND THEIR AGENTS ARE RESPONSIBLE FOR MAKING THEIR OWN DETERMINATIONS AS TO THE ACTUAL SIZE, TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES ON THE PROJECT. THE CONTRACTOR SHALL HIRE AN INDEPENDENT UTILITY LOCATING COMPANY TO LOCATE ALL UTILITIES PRIOR TO THE START OF WORK.

THE SURVEY AND PLAT SHOWN HEREON IS NOT INTENDED FOR USE OR RELIANCE BY ANY PARTIES OR ENTITIES NOT SPECIFICALLY LISTED IN THE TITLE. UNAUTHORIZED THIRD PARTIES SHALL INDEMNIFY AND HOLD LOWE ENGINEERS, LLC HARMLESS AGAINST ANY AND ALL LIABILITY FOR ANY LOSS ARISING OUT OF, OR RELATED TO, RELIANCE BY ANY THIRD PARTY ON ANY WORK PERFORMED THEREUNDER, OR THE CONTENTS OF THE SURVEY.

THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK - TABLE A, ITEM 16.

THE SURVEYOR IS NOT AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK - TABLE A, ITEM 17.

ZONING: CUP (COMMUNITY UNIT PLAN)
USE: PRIVATE SCHOOL
SETBACKS: 40' FRONT
15' WEST (SIDE)
40' EAST (SIDE)
120' REAR (GA 400 BUFFER)

PARKING SPACE COUNT = TOTAL 153 SPACES
4 HANDICAPPED
1 HANDICAPPED VAN
148 REGULAR

SITE INCLUDES THE FOLLOWING TAX PARCEL:
12 2600068924237
3035 FANFARE WAY
ALPHARETTA, GA 30009

To: Ameris Bank, Chicago Title Insurance Company, Blue Sky Title, LLC, Briskin, Cross & Sanford, LLC, and Fulton Science Academy Private School, Inc.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6a, 7a, 8, 9, 13, 14, 16 and 17 of Table A thereof. The initial fieldwork was completed 2004, 2005, 2010, 2011, with As-Built Survey work completed on October 12, 2021, and a subsequent site visit being performed on January 4, 2023.

Date of Plat or Map: 5 January 2023

GEORGIA No. 2259 REGISTERED LAND SURVEYOR C. DANIEL III

SURVEYOR'S CERTIFICATE (STATE OF GEORGIA)

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

REVISIONS

NO.	DATE
1	XX.XX.XXXX
2	
3	
4	
5	
6	
7	

ALTA/NSPS LAND TITLE SURVEY PREPARED FOR:
AMERIS BANK, CHICAGO TITLE INSURANCE COMPANY, BLUE SKY TITLE, LLC, BRISKIN, CROSS & SANFORD, LLC, AND FULTON SCIENCE ACADEMY PRIVATE SCHOOL, INC.
LOCATED IN LAND LOTS 688, 689 & 700
1ST DISTRICT, 2ND SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA

FULTON SCIENCE ACADEMY
PRIVATE SCHOOL, INC.

DATE: 01.05.2023

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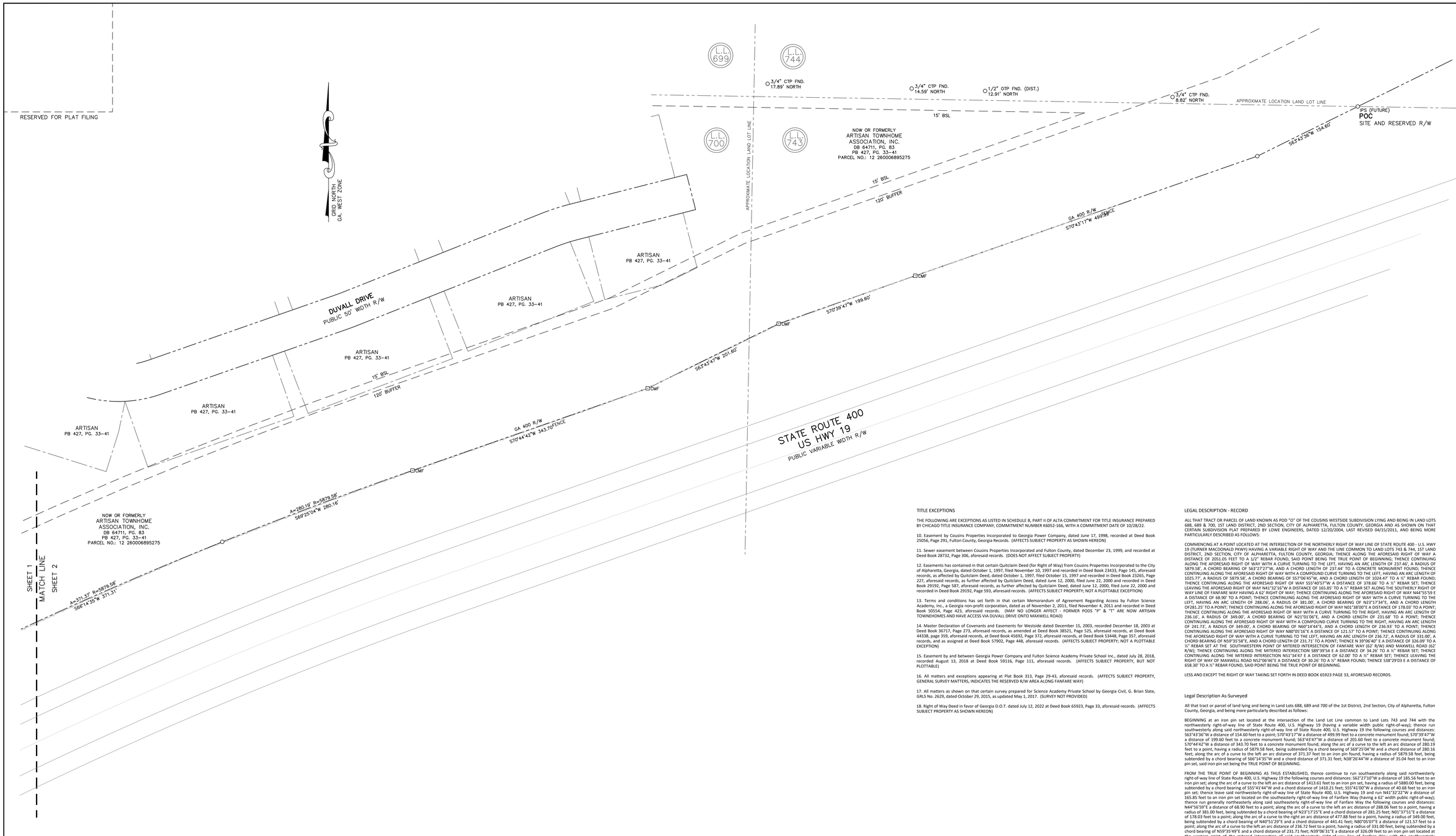
PROJECT NO.: 22-100035
DRAWN BY: DE/CAM
CHECKED BY: CGL

ALTA/NSPS LAND TITLE SURVEY

LOWE ENGINEERS
990 HAMMOND DRIVE, SUITE 900
ATLANTA, GEORGIA 30328
PHONE: 770-857-8400
FAX: 770-857-8401
www.loweengineers.com
Land Surveyor Firm License No. LSF000656

SHEET 1 OF 2

NOT ISSUED FOR CONSTRUCTION



LEGEND - ABBREVIATIONS

IPS	IRON PIN SET
IPF	IRON PIN FOUND (1/2" REBAR)
RWM	RIGHT-OF-WAY MONUMENT FOUND
RB	REBAR
POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
R/W	RIGHT OF WAY
L.L.	LAND LOT
DB/PG.	DEED BOOK/PAGE
PB/PG.	PLAT BOOK/PAGE
FND.	FOUND
DIST.	DISTURBED
C.L.	CENTERLINE
P.L.	PROPERTY LINE
DI	DROP INLET
JB	JUNCTION BOX
CB	CATCH BASIN
HW	HEADWALL
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GLM	GAS LINE MARKER
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LP	LIGHT POLE
GW	GUY WIRE
TELE	TELEPHONE
CONC.	CONCRETE
TYP.	TYPICAL
w/	WITH
BSL	BUILDING SETBACK LINE

LEGEND - LINE TYPE

- ADJOINING PROPERTY LINE
- PROPERTY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- METAL FENCE
- WOOD FENCE
- WIRE FENCE
- GUARDRAIL
- OVERHEAD ELECTRIC LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND NATURAL GAS LINE
- UNDERGROUND SANITARY SEWER LINE
- UNDERGROUND STORM SEWER LINE
- UNDERGROUND COMMUNICATION LINE
- UNDERGROUND WATER LINE
- UNDERGROUND CABLE TV LINE
- FLOOD ZONE LINE

LEGEND - SYMBOLS

- DROP INLET
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- FIRE DEPARTMENT CONNECTION
- WATER VALVE
- GAS METER
- GAS LINE MARKER
- ELECTRIC BOX
- ELECTRIC METER
- POWER POLE
- LIGHT POLE
- SIGN
- PARKING SPACE COUNT

50 0 50 100 150

GRAPHIC SCALE – 1" = 50 FEET

TITLE EXCEPTIONS

THE FOLLOWING ARE EXCEPTIONS AS LISTED IN SCHEDULE B, PART II OF ALTA COMMITMENT FOR TITLE INSURANCE PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER K6052-166, WITH A COMMITMENT DATE OF 10/28/22.

10. Easement by Cousins Properties Incorporated to Georgia Power Company, dated June 17, 1998, recorded at Deed Book 25056, Page 291, Fulton County, Georgia Records. (AFFECTS SUBJECT PROPERTY AS SHOWN HEREON)

11. Sewer easement between Cousins Properties Incorporated and Fulton County, dated December 23, 1999, and recorded at Deed Book 28732, Page 306, aforesaid records. (DOES NOT AFFECT SUBJECT PROPERTY)

12. Easements has contained in that certain Quitclaim Deed (for Right of Way) from Cousins Properties Incorporated to the City of Alpharetta, Georgia, dated October 1, 1997, filed November 10, 1997 and recorded in Deed Book 23433, Page 145, aforesaid records, as affected by Quitclaim Deed, dated October 1, 1997, filed October 15, 1997 and recorded in Deed Book 23365, Page 227, aforesaid records, as further affected by Quitclaim Deed, dated June 12, 2000, filed June 22, 2000 and recorded in Deed Book 29192, Page 587, aforesaid records, as further affected by Quitclaim Deed, dated June 12, 2000, filed June 22, 2000 and recorded in Deed Book 29192, Page 593, aforesaid records. (AFFECTS SUBJECT PROPERTY; NOT A PLOTTABLE EXCEPTION)

13. Terms and conditions has set forth in that certain Memorandum of Agreement Regarding Access by Fulton Science Academy, Inc., a Georgia non-profit corporation, dated as of November 2, 2011, filed November 4, 2011 and recorded in Deed Book 50554, Page 423, aforesaid records. (MAY NO LONGER AFFECT - FORMER PODS "P" & "T" ARE NOW ARTISAN TOWNEHOMES AND HAVE ACCESS VIA DUVALL DRIVE ONTO MAXWELL ROAD)

14. Master Declaration of Covenants and Easements for Westside dated December 15, 2003, recorded December 18, 2003 at Deed Book 36717, Page 273, aforesaid records, as amended at Deed Book 38521, Page 525, aforesaid records, at Deed Book 44338, page 359, aforesaid records, at Deed Book 45692, Page 372, aforesaid records, at Deed Book 53448, Page 357, aforesaid records, and as assigned at Deed Book 57902, Page 448, aforesaid records. (AFFECTS SUBJECT PROPERTY; NOT A PLOTTABLE EXCEPTION)

15. Easement by and between Georgia Power Company and Fulton Science Academy Private School Inc., dated July 28, 2018, recorded August 13, 2018 at Deed Book 59116, Page 111, aforesaid records. (AFFECTS SUBJECT PROPERTY, BUT NOT PLOTTABLE)

16. All matters and exceptions appearing at Plat Book 313, Page 29-43, aforesaid records. (AFFECTS SUBJECT PROPERTY, GENERAL SURVEY MATTERS, INDICATES THE RESERVED R/W AREA ALONG FANFARE WAY)

17. All matters as shown on that certain survey prepared for Science Academy Private School by Georgia Civil, G. Brian Slate, GRLS No. 2629, dated October 29, 2015, as updated May 1, 2017. (SURVEY NOT PROVIDED)

18. Right of Way Deed in favor of Georgia D.O.T. dated July 12, 2022 at Deed Book 65923, Page 33, aforesaid records. (AFFECTS SUBJECT PROPERTY AS SHOWN HEREON)

LEGAL DESCRIPTION - RECORD

ALL THAT TRACT OR PARCEL OF LAND KNOWN AS POD "O" OF THE COUSINS WESTSIDE SUBDIVISION LYING AND BEING IN LAND LOTS 688, 689 & 700, 1ST LAND DISTRICT, 2ND SECTION, CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA AND AS SHOWN ON THAT CERTAIN SUBDIVISION PLAT PREPARED BY LOWE ENGINEERS, DATED 12/20/2004, LAST REVISED 04/15/2011, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT LOCATED AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF STATE ROUTE 400 - U.S. HWY 19 (TURNER MACDONALD PKWY) HAVING A VARIABLE RIGHT OF WAY AND THE LINE COMMON TO LAND LOTS 743 & 744, 1ST LAND DISTRICT, 2ND SECTION, CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA; THENCE ALONG THE AFORESAID RIGHT OF WAY A DISTANCE OF 2051.05 FEET TO A 1/2" REBAR FOUND, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG THE AFORESAID RIGHT OF WAY WITH A CURVE TURNING TO THE LEFT, HAVING AN ARC LENGTH OF 237.46', A RADIUS OF 5879.58', A CHORD BEARING OF S63°27'27"W, AND A CHORD LENGTH OF 237.44' TO A CONCRETE MONUMENT FOUND; THENCE CONTINUING ALONG THE AFORESAID RIGHT OF WAY WITH A COMPOUND CURVE TURNING TO THE LEFT, HAVING AN ARC LENGTH OF 1025.77', A RADIUS OF 5879.58', A CHORD BEARING OF S57°06'45"W, AND A CHORD LENGTH OF 1024.47' TO A ½" REBAR FOUND; THENCE CONTINUING ALONG THE AFORESAID RIGHT OF WAY S55°40'57"W A DISTANCE OF 378.66' TO A ½" REBAR SET; THENCE LEAVING THE AFORESAID RIGHT OF WAY N41°32'16"W A DISTANCE OF 165.85' TO A ½" REBAR SET ALONG THE SOUTHERLY RIGHT OF WAY LINE OF FANFARE WAY HAVING A 62' RIGHT OF WAY; THENCE CONTINUING ALONG THE AFORESAID RIGHT OF WAY N44°55'59 E A DISTANCE OF 68.90' TO A POINT; THENCE CONTINUING ALONG THE AFORESAID RIGHT OF WAY WITH A CURVE TURNING TO THE LEFT, HAVING AN ARC LENGTH OF 288.06', A RADIUS OF 381.00', A CHORD BEARING OF N23°17'34"E, AND A CHORD LENGTH OF281.25' TO A POINT; THENCE CONTINUING ALONG THE AFORESAID RIGHT OF WAY N01°38'00"E A DISTANCE OF 178.03' TO A POINT; THENCE CONTINUING ALONG THE AFORESAID RIGHT OF WAY WITH A CURVE TURNING TO THE RIGHT, HAVING AN ARC LENGTH OF 236.16', A RADIUS OF 349.00', A CHORD BEARING OF N21°01'06"E, AND A CHORD LENGTH OF 231.68' TO A POINT; THENCE CONTINUING ALONG THE AFORESAID RIGHT OF WAY WITH A COMPOUND CURVE TURNING TO THE RIGHT, HAVING AN ARC LENGTH OF 241.73', A RADIUS OF 349.00', A CHORD BEARING OF N60°14'44"E, AND A CHORD LENGTH OF 236.93' TO A POINT; THENCE CONTINUING ALONG THE AFORESAID RIGHT OF WAY N80°05'16"E A DISTANCE OF 121.57' TO A POINT; THENCE CONTINUING ALONG THE AFORESAID RIGHT OF WAY WITH A CURVE TURNING TO THE LEFT, HAVING AN ARC LENGTH OF 236.72', A RADIUS OF 331.00', A CHORD BEARING OF N59°35'58"E, AND A CHORD LENGTH OF 231.71' TO A POINT; THENCE N 39°06'40" E A DISTANCE OF 326.09' TO A ½" REBAR SET AT THE SOUTHWESTERN POINT OF MITERED INTERSECTION OF FANFARE WAY (62' R/W) AND MAXWELL ROAD (62' R/W); THENCE CONTINUING ALONG THE MITERED INTERSECTION S89°39'54 E A DISTANCE OF 34.26' TO A ½" REBAR SET; THENCE CONTINUING ALONG THE MITERED INTERSECTION N51°34'47 E A DISTANCE OF 62.00' TO A ½" REBAR SET; THENCE LEAVING THE RIGHT OF WAY OF MAXWELL ROAD N52°06'46"E A DISTANCE OF 30.26' TO A ½" REBAR FOUND; THENCE S38°29'03 E A DISTANCE OF 658.30' TO A ½" REBAR FOUND, SAID POINT BEING THE TRUE POINT OF BEGINNING.

LESS AND EXCEPT THE RIGHT OF WAY TAKING SET FORTH IN DEED BOOK 65923 PAGE 33, AFORESAID RECORDS.

Legal Description As-Surveyed

All that tract or parcel of land lying and being in land Lots 688, 689 and 700 of the 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin set located at the intersection of the Land Lot Line common to Land Lots 743 and 744 with the northwesterly right-of-way line of State Route 400, U.S. Highway 19 (having a variable width public right-of-way); thence run southwesterly along said northwesterly right-of-way line of State Route 400, U.S. Highway 19 the following courses and distances: S63°43'36"W a distance of 154.60 feet to a point; S70°43'17"W a distance of 499.99 feet to a concrete monument found; S70°39'47"W a distance of 199.60 feet to a concrete monument found; S63°43'47"W a distance of 201.60 feet to a concrete monument found; S70°44'42"W a distance of 343.70 feet to a concrete monument found; along the arc of a curve to the left an arc distance of 280.19 feet to a point, having a radius of 5879.58 feet, being subtended by a chord bearing of S69°25'04"W and a chord distance of 280.16 feet; along the arc of a curve to the left an arc distance of 371.37 feet to an iron pin found, having a radius of 5879.58 feet, being subtended by a chord bearing of S66°14'35"W and a chord distance of 371.31 feet; N38°26'44"W a distance of 35.04 feet to an iron pin set; thence leave said northwesterly right-of-way line of State Route 400, U.S. Highway 19 and run N38°26'44"W a distance of 623.02 feet to an iron pin set; thence run S51°34'38"W a distance of 30.37 feet to an iron pin set located on the northeasterly right-of-way line of Maxwell Road (having a 62' width public right-of-way); thence run S51°34'38"W a distance of 62.00 feet to an iron pin set located on the southwesterly right-of-way line of Maxwell Road at the eastern point of the mitered intersection with Fanfare Way (having a 62' width public right-of-way), said iron pin set being the TRUE POINT OF BEGINNING.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, thence leave said northwesterly right-of-way line of Maxwell Road and run S38°26'44"E a distance of 17.66 feet to a point; thence run S89°49'34"W a distance of 25.78 feet to a point; thence run S39°06'31"W a distance of 327.38 feet to a point; thence run along the arc of a curve to the right an arc distance of 277.84 feet to a point, having a radius of 355.01 feet, being subtended by a chord bearing of S61°31'47"W and a chord distance of 270.80 feet; thence run S83°57'06"W a distance of 88.28 feet to a point; thence run along the arc of a curve to the left an arc distance of 477.28 feet to a point located on the southeasterly right-of-way line of Fanfare Way, having a radius of 337.00 feet, being subtended by a chord bearing of S43°23'38"W and a chord distance of 438.38 feet; thence run generally northeasterly along said southeasterly right-of-way line of Fanfare Way the following courses and distances: along the arc of a curve to the right an arc distance of 477.88 feet to a point, having a radius of 349.00 feet, being subtended by a chord bearing of N40°51'29"E and a chord distance of 441.41 feet; N80°05'07"E a distance of 121.57 feet to a point; along the arc of a curve to the left an arc distance of 236.72 feet to a point, having a radius of 331.00 feet, being subtended by a chord bearing of N59°35'49"E and a chord distance of 231.71 feet; N39°06'31"E a distance of 326.09 feet to an iron pin set located at the western point of the mitered intersection of said southeasterly right-of-way line of Fanfare Way with the southwesterly right-of-way line of Maxwell Road (having a 62' width public right-of-way); thence run southeasterly along said miter S89°40'03"E a distance of 34.26 feet to an iron pin set located on the southwesterly right-of-way line of Maxwell Road at the eastern point of the mitered intersection; thence leave said miter and run N51°34'38"E a distance of 62.00 feet to an iron pin set located on the northeasterly right-of-way line of Maxwell Road; thence leave said northeasterly right-of-way line and run N51°34'38"E a distance of 30.37 feet to an iron pin set; thence run S38°26'44"E a distance of 623.02 feet to an iron pin set located on the northwesterly right-of-way line of State Route 400, U.S. Highway 19, said iron pin set being the TRUE POINT OF BEGINNING.

Said tract or parcel of land containing 17.457 acres (760,430 square feet).

Legal Description - Reserved R/W

All that tract or parcel of land lying and being in Land Lot 689 of the 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin set located at the intersection of the Land Lot Line common to Land Lots 743 and 744 with the northwesterly right-of-way line of State Route 400, U.S. Highway 19 (having a variable width public right-of-way); thence run southwesterly along said northwesterly right-of-way line of State Route 400, U.S. Highway 19 the following courses and distances: S63°43'36"W a distance of 154.60 feet to a point; S70°43'17"W a distance of 499.99 feet to a concrete monument found; S70°39'47"W a distance of 199.60 feet to a concrete monument found; S63°43'47"W a distance of 201.60 feet to a concrete monument found; S70°44'42"W a distance of 343.70 feet to a concrete monument found; along the arc of a curve to the left an arc distance of 280.19 feet to a point, having a radius of 5879.58 feet, being subtended by a chord bearing of S69°25'04"W and a chord distance of 280.16 feet; along the arc of a curve to the left an arc distance of 371.37 feet to an iron pin found, having a radius of 5879.58 feet, being subtended by a chord bearing of S66°14'35"W and a chord distance of 371.31 feet; N38°26'44"W a distance of 35.04 feet to an iron pin set; thence leave said northwesterly right-of-way line of State Route 400, U.S. Highway 19 and run N38°26'44"W a distance of 623.02 feet to an iron pin set; thence run S51°34'38"W a distance of 30.37 feet to an iron pin set located on the northeasterly right-of-way line of Maxwell Road (having a 62' width public right-of-way); thence run S51°34'38"W a distance of 62.00 feet to an iron pin set located on the southwesterly right-of-way line of Maxwell Road at the eastern point of the mitered intersection with Fanfare Way (having a 62' width public right-of-way), said iron pin set being the TRUE POINT OF BEGINNING.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, thence leave said southwesterly right-of-way line of Maxwell Road and run S38°26'44"E a distance of 17.66 feet to a point; thence run S89°49'34"W a distance of 25.78 feet to a point; thence run S39°06'31"W a distance of 327.38 feet to a point; thence run along the arc of a curve to the right an arc distance of 277.84 feet to a point, having a radius of 355.01 feet, being subtended by a chord bearing of S61°31'47"W and a chord distance of 270.80 feet; thence run S83°57'06"W a distance of 88.28 feet to a point; thence run along the arc of a curve to the left an arc distance of 477.28 feet to a point located on the southeasterly right-of-way line of Fanfare Way, having a radius of 337.00 feet, being subtended by a chord bearing of S43°23'38"W and a chord distance of 438.38 feet; thence run generally northeasterly along said southeasterly right-of-way line of Fanfare Way the following courses and distances: along the arc of a curve to the right an arc distance of 477.88 feet to a point, having a radius of 349.00 feet, being subtended by a chord bearing of N40°51'29"E and a chord distance of 441.41 feet; N80°05'07"E a distance of 121.57 feet to a point; along the arc of a curve to the left an arc distance of 236.72 feet to a point, having a radius of 331.00 feet, being subtended by a chord bearing of N59°35'49"E and a chord distance of 231.71 feet; N39°06'31"E a distance of 326.09 feet to an iron pin set located at the western point of the mitered intersection of said southeasterly right-of-way line of Fanfare Way with the southwesterly right-of-way line of Maxwell Road; thence run southeasterly along said miter S89°40'03"E a distance of 34.26 feet to an iron pin set located on the southwesterly right-of-way line of Maxwell Road at the eastern point of the mitered intersection with Fanfare Way, said iron pin set being the TRUE POINT OF BEGINNING.

Said tract or parcel of land containing 0.465 acre (20,260 square feet).

GEORGIA REGISTERED 2252 PROFESSIONAL LAND SURVEYOR G. BRIAN SLATE, III

REVISIONS		
NO.	DATE	
1	XX.XX.XXXX	
2		
3		
4		
5		
6		
7		

ALTA/NSPS LAND TITLE SURVEY PREPARED FOR:

AMERIS BANK, CHICAGO TITLE INSURANCE COMPANY, BLUE SKY TITLE, LLC, BRISKIN, CROSS & SANFORD, LLC, AND FULTON SCIENCE ACADEMY PRIVATE SCHOOL, INC.

LOCATED IN LAND LOTS 688, 689 & 700
1ST LAND DISTRICT, 2ND SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA

FULTON SCIENCE ACADEMY PRIVATE SCHOOL, INC.

DATE: 01.05.2023

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PROJECT NO.: 22-100035
DRAWN BY: DE/CAM
CHECKED BY: CGL

ALTA/NSPS LAND TITLE SURVEY

LOWE ENGINEERS
990 HAMMOND DRIVE, SUITE 900
ATLANTA, GEORGIA 30328
TEL: 770-857-4760
FAX: 770-857-8420
www.loweengineers.com
Land Surveyor Firm License No. LSF000656

SHEET 2 OF 2

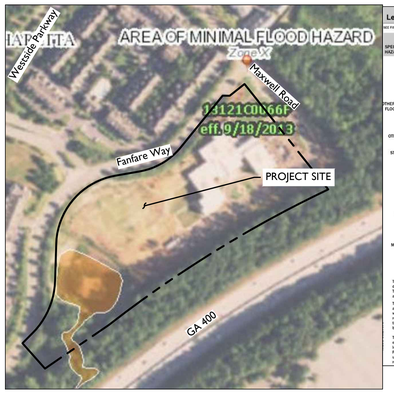
NOT ISSUED FOR CONSTRUCTION

SITE DATA:

SITE AREA: 18.49 ACRES
DISTURBED AREA: 2.9 ACRES
PID: 12 260 006 894 237
ZONING:CUP (COMMUNITY UNIT PLAN) 1ST DISTRICT & 2ND SECTION
USE: PRIVATE SCHOOL
SETBACKS: 40' FRONT/10' @TENNIS COURTS (PER MP-23-03)
15' WEST SIDE
40' EAST SIDE
120' GA 400 BUFFER
15' REAR (IN ADDITION TO 400 BUFFER)
BUILDING: EXISTING: 102,411 SF DENSITY: 3,916 SF/AC EX
BUILDING HEIGHT: 30' (2 STORIES)
REQUIRED PARKING: 1 PER CLASSROOM/OFFICE + 1 PER 4 HIGH SCHOOL STUDENT
105 FACULTY + (145 STUDENTS / 4) = 142 STALLS REQUIRED
EX PHASE I &II AS-BUILT = 154 PARKING STALLS
PROP PHASE 3 = 154 EXISTING + 37 PROPOSED = 191 STALLS

PAVING LEGEND

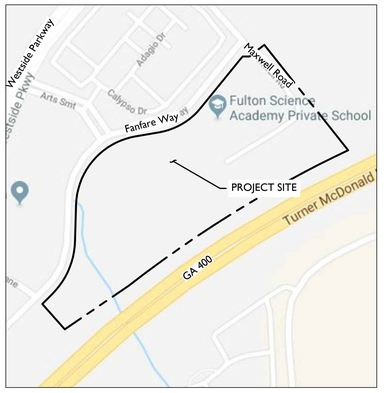
BC	BACK OF CURB
B.S.L.	BUILDING SETBACK LINE
C&G	CURB AND GUTTER
CIP	CAST IN PLACE
CONC.	CONCRETE
FC	FACE OF CURB
H/C	HANDICAP
L/A	LANDSCAPE AREA
L	LEVEL/LANDING
R	RAMP
S/W	SIDEWALK



FEMA MAP
1" = 300'

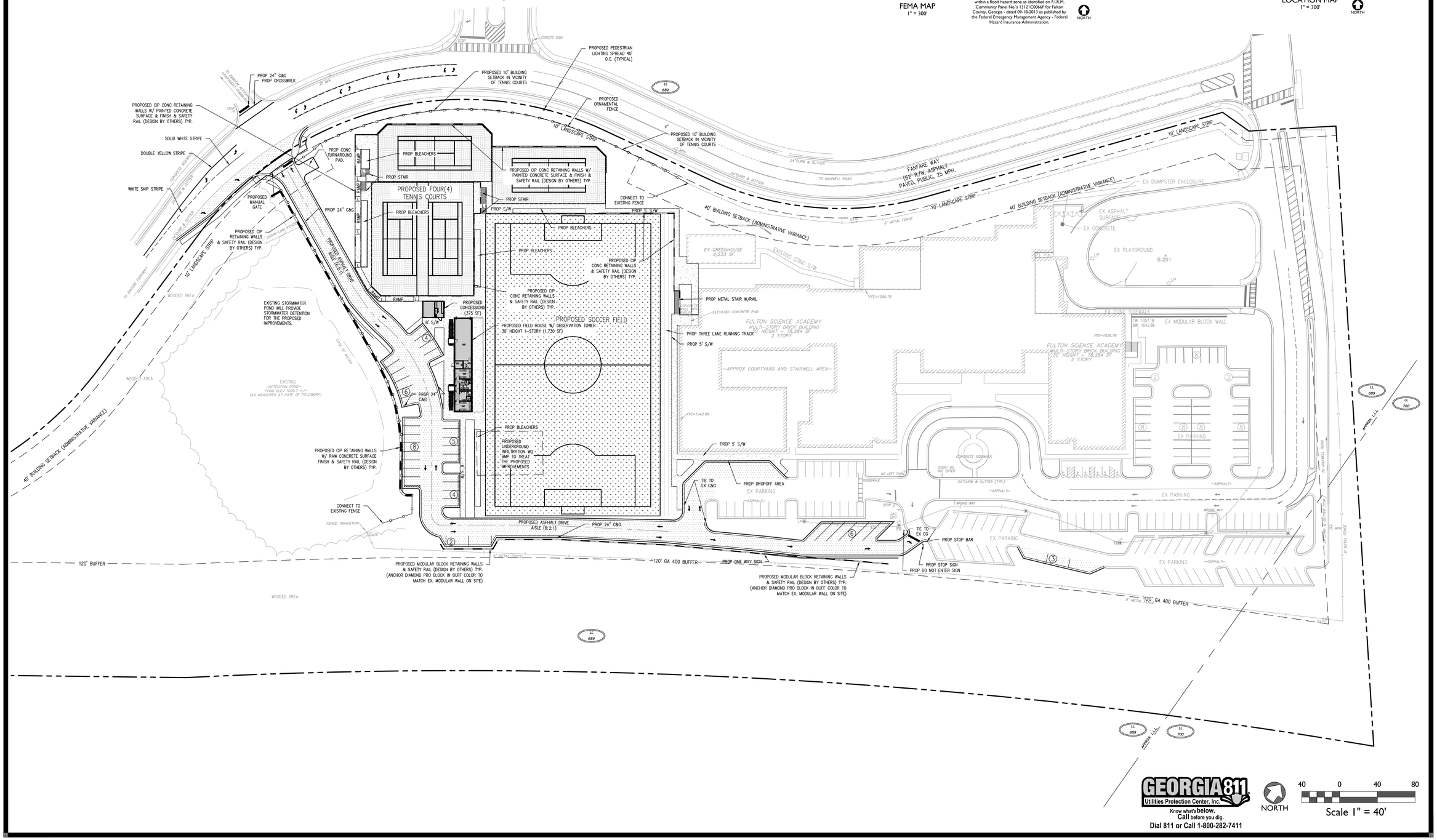
The survey indicates that this property does lie within a flood hazard zone as identified on F.I.R.M. Community Panel No.'s 13121C0066F for Fulton County, Georgia - dated 09-18-2013 as published by the Federal Emergency Management Agency - Federal Hazard Insurance Administration.

NORTH



LOCATION MAP
1" = 300'

NORTH



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NORTH

40 0 40 80
Scale 1" = 40'

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(770)641-1942 • www.aecad.com

LAYOUT PLAN

FULTON SCIENCE ACADEMY - PHASE III

ALPHARETTA, FULTON COUNTY, GEORGIA

NO.	REVISIONS	DATE

COPYRIGHT AEC INC

PROJECT NO.: 22-4817
CIVIL DRAWN BY: JLM
CIVIL DESIGNED BY: CJF, JLM
LANDSCAPE DRAWN BY: NGH
LANDSCAPE DESIGNED BY: JPS, NGH
CHECKED BY: CJF
DATE - 08-01-2023

SHEET
C4.0

POD "M"
CUP
N/F
TRUGLOBE, INC.
DB 52238 PG 516

ARTS SUMMIT
(90' R/W, ASPHALT PAVED, PUBLIC, WIDTH VARIES)

FANFARE WAY
(62' R/W, ASPHALT PAVED, PUBLIC, 56' R/W, 25 MPH)

POD "N"
CUP
N/F
WESTWOOD PARK NEIGHBORHOOD ASSOCIATION
DB 46178 PG 252

SSMH: S-6
TOP: 1064.70
INV. IN: 1055.30 (S-7)
INV. OUT: 1055.10

143.81 LF
8" DIP

SSMH: S-7
TOP: 1066.94
INV. OUT: 1056.70

SSMH
TOP 1066.94
IN 1056.8
OUT 1056.7

WATER VAULT

WATER VAULT

84.99 LF
8" DIP

SSMH: S-5
TOP: 1063.80
INV. IN: 1054.10 (S-6)
INV. OUT: 1053.90

56.88 LF
8" DIP

SSMH: S-4
TOP: 1061.50
INV. IN: 1053.30 (S-5)
INV. OUT: 1053.10

154.69 LF
8" DIP

RIP-RAP

RIP-RAP

SSMH: S-3
TOP: 1046.00
INV. IN: 1039.20 (S-4)
INV. OUT: 1039.00

EDGE OF WATER

~DETENTION POND~
POND ELEV 1029.7 +/-
(AS MEASURED AT DATE OF FIELDWORK)

SSMH: S-2
TOP: 1040.80
INV. IN: 1034.10 (S-3)
INV. OUT: 1033.90

SSMH: S-1
TOP: 1045.82
INV. IN: 1033.40 (S-2)
INV. OUT: 1033.20

SSMH
TOP 1045.82
IN 1033.3
OUT 1033.2

PROPOSED UNDERGROUND INFILTRATION WQ BMP TO TREAT THE PROPOSED IMPROVEMENTS

10"PVC

SSMH
TOP 1038.37
IN 1023.7
OUT 1023.5

SSMH: Z-0
TOP: 1035.61
INV. IN: 1032.06 (S-1)
INV. IN: 1024.90 (Z-1)
INV. OUT: 1024.70

211.14 LF
8" DIP

SSMH
TOP 1041.82
IN(B) 1024.3
OUT 1024.2

SSMH: S-0
TOP: 1041.82
INV. IN: 1024.60 (Z-0)

208.00 LF
8" DIP

SSMH: Z-1
TOP: 1040.08
INV. IN: 1026.20 (Z-2)
INV. OUT: 1026.00

SSMH: Z-2
TOP: 1041.50
INV. IN: 1030.10 (Z-2A)
INV. IN: 1027.80 (Z-3)
INV. OUT: 1027.70

EX GREENHOUSE
2,233 SF

FFE=1056.76

CONCRETE WALL, TYP.
RETAINING

FULTON SCIENCE ACADEMY
MULTI-STORY BRICK BUILDING
30' HEIGHT - 78,284 SF
2 STORY

FFE=1042.88

FFE=1056.76

FULTON SCIENCE ACADEMY
MULTI-STORY BRICK BUILDING
30' HEIGHT - 78,284 SF
2 STORY

SSMH
TOP 1041.60
IN 1030.0
OUT 1029.6

SSMH
TOP 1041.27
IN 1032.4
OUT 1032.3

SSMH
TOP 1041.31
IN(A) 1029.9
IN(B) 1030.1
OUT 1029.8

LL
689

LL
689

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NORTH

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Scale 1" = 30'

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Roswell • Georgia • 30075
(770)641-1942 • www.aecad.com

UTILITY PLAN

FULTON SCIENCE ACADEMY - PHASE III

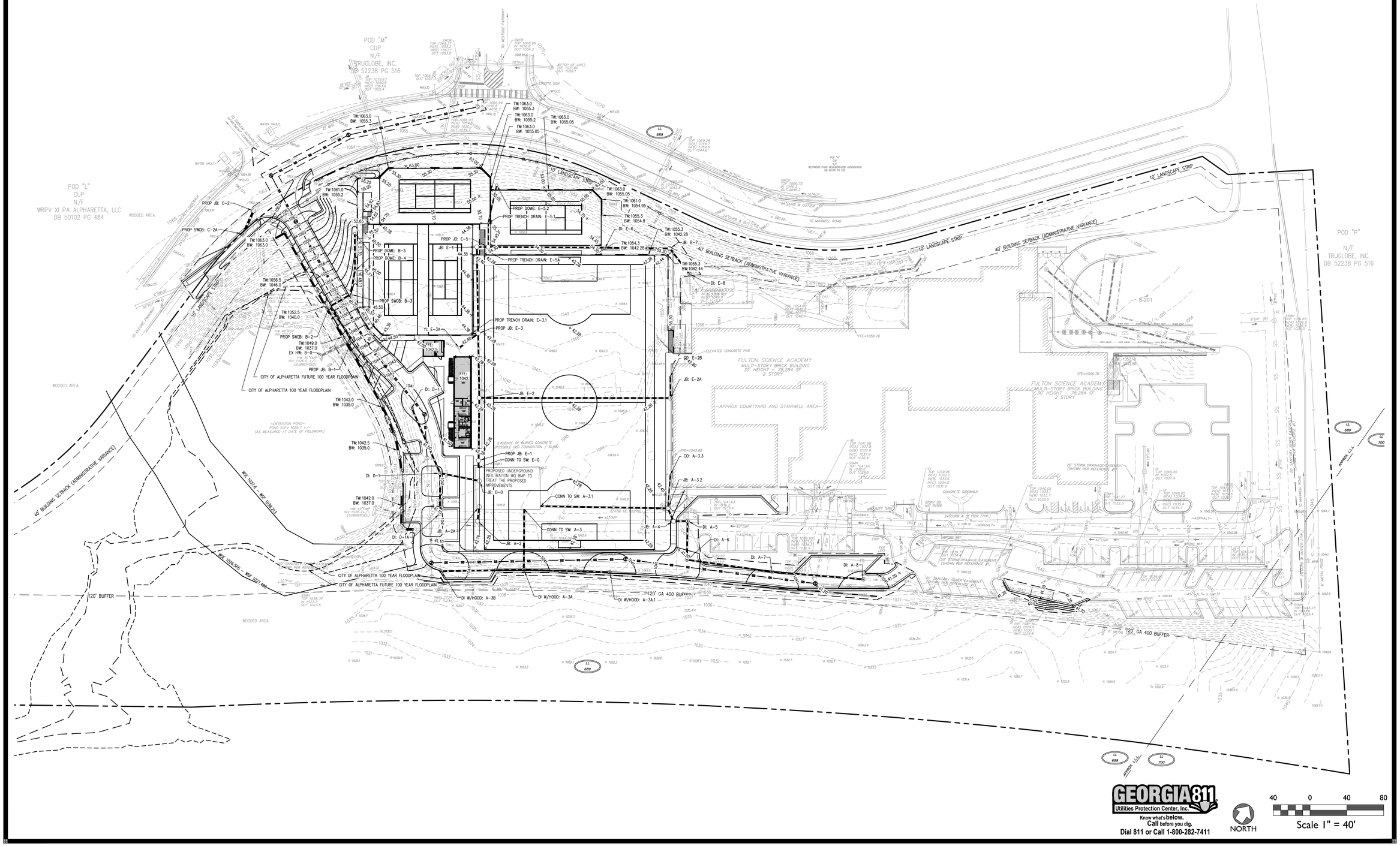
ALPHARETTA, FULTON COUNTY, GEORGIA

NO.	REVISIONS	DATE

COPYRIGHT AEC, INC.

PROJECT NO.: 22-4817
CIVIL DRAWN BY: JLM
CIVIL DESIGNED BY: CJF, JLM
LANDSCAPE DRAWN BY: NGH
LANDSCAPE DESIGNED BY: JPS, NGH
CHECKED BY: CJF
DATE - 08-01-2023

SHEET
C5.0


POD "M"
CUP
N/F
TRUGLOBE, INC.
DB 52238 PG 516
POD "L"
CUP
N/F
WRPV XI PA ALPHARETTA, LLC
DB 50102 PG 484
POD "P"
N/F
TRUGLOBE, INC.
DB 52238 PG 516
WESTWOOD PARK NEIGHBORHOOD ASSOCIATION
DB 48178 PG 202
FULTON SCIENCE ACADEMY
MULTI-STORY BRICK BUILDING
30' HEIGHT - 78,284 SF
2 STORY
~APPROX COURTYARD AND STAIRWELL AREA~
~DETENTION POND~
POND ELEV 1029.7 +/-
(AS MEASURED AT DATE OF FIELDWORK)
PROPOSED UNDERGROUND INFILTRATION WQ BMP TO TREAT THE PROPOSED IMPROVEMENTS
EVIDENCE OF BURIED CONCRETE POSSIBLE OLD FOUNDATION / SLAB)
ELEVATED CONCRETE PAD
10' LANDSCAPE STRIP
40' BUILDING SETBACK (ADMINISTRATIVE VARIANCE)
120' BUFFER
120' GA 400 BUFFER
CITY OF ALPHARETTA 100 YEAR FLOODPLAIN
CITY OF ALPHARETTA FUTURE 100 YEAR FLOODPLAIN
WOODED AREA
TO MAYWELL ROAD
TO WESTSIDE PARKWAY
TO ENCORE PARKWAY
WATER VAULT
STREETS SIGN
CONCRETE SIDEWALK
STOP/ DO NOT ENTER
WRONG WAY
24" CURB & GUTTER (TYP.)
20' STORM DRAINAGE EASEMENT (SHOWN PER REFERENCE #1)
20' SANITARY SEWER EASEMENT (SHOWN PER REFERENCE #1)
PROP JB: C-2
PROP SWCB: C-2A
PROP JB: E-5
PROP JB: E-4
PROP DOME: B-5
PROP DOME: B-4
PROP SWCB: B-3
PROP SWCB: B-2
PROP JB: B-1
PROP DOME: E-5.2
PROP TRENCH DRAIN: E-5.1
PROP TRENCH DRAIN: E-5A
PROP TRENCH DRAIN: E-3.1
PROP JB: E-3
PROP JB: E-2
PROP JB: E-1
CONN TO SW: E-0
CONN TO SW: A-3.1
CONN TO SW: A-3
JB: A-4
JB: A-2A
JB: A-2
JB: D-0
DI: D-1A
DI: D-1
DI: E-6
DI: E-8
DI: A-5
DI: A-6
DI: A-7
DI: A-8
DI W/HOOD: A-3B
DI W/HOOD: A-3A
DI W/HOOD: A-3A.1
GD: E-2B
JB: E-2A
JB: A-3.2
CO: A-3.3
JB: E-7
JB: E-7.1
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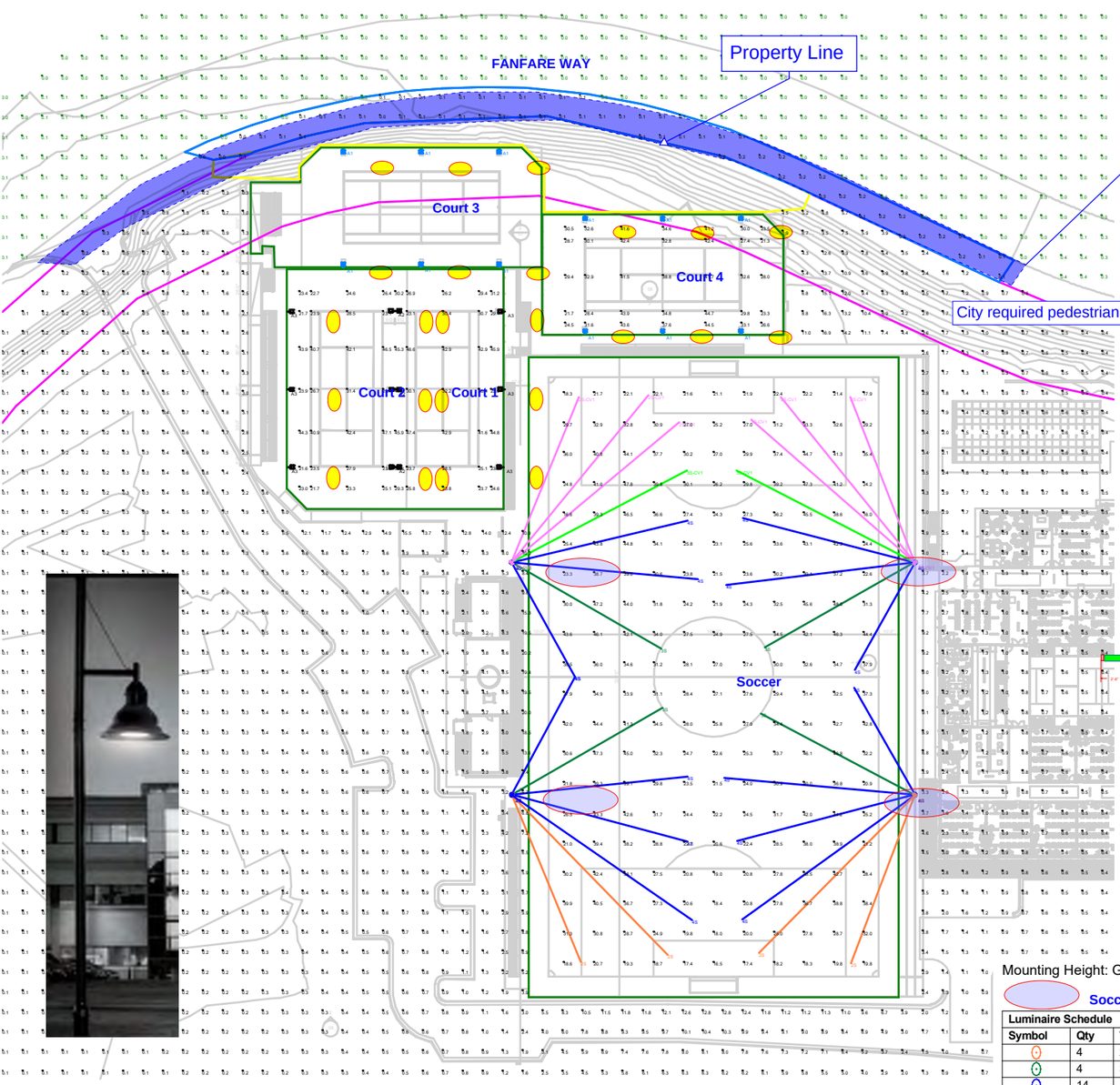
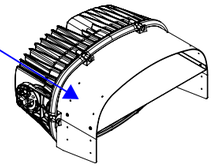
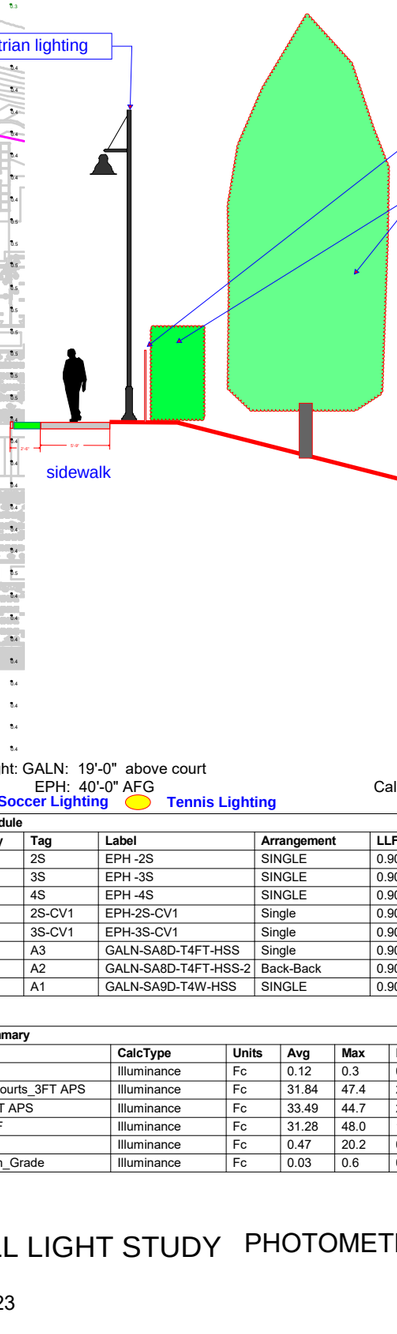


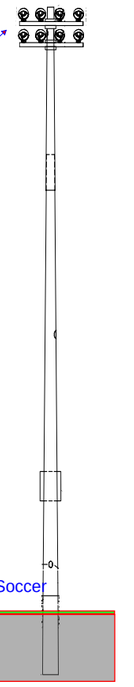
Spill Light Compliance
Sidewalk and Planting Strip outside FSA property.
+/- 8.7 to 11.7 feet above tennis courts.
+/- 24 feet above soccer Field
Light bleed averages less than 1/2 a FC
Complies with City Ordinance

Pedestrian Street Lighting Requirement
City requires FSA to add pedestrian lighting
1 foot candle required along sidewalk

With angle of light and shield strategic shielding, a person need to be on FSA property to look directly at light source







Soccer Light Pole

Mounting Height: GALN: 19'-0" above court
EPH: 40'-0" AFG
Soccer Lighting Tennis Lighting

Berms: Blue: 24.11' AFG, Yellow: 20.41 ' AFG
Calculation Height: Spill Light/Street: 0'-0' AFG, Berm: 24.11' AFG (blue)

Luminaire Schedule

Symbol	Qty	Tag	Label	Arrangement	LLF	Lum Lumens	Description	Total Watts
	4	2S	EPH -2S	SINGLE	0.900	90985	EPH-08-0640L-57-70-2S-HEG	2668
	4	3S	EPH -3S	SINGLE	0.900	89640	EPH-08-0640L-57-70-3S-HEG	2724
	14	4S	EPH -4S	SINGLE	0.900	89596	EPH-08-0640L-57-70-4S-HEG	9534
	6	2S-CV1	EPH-2S-CV1	Single	0.900	72684	EPH-LS-08-0640L-57-70-2S-CV1	4098
	2	3S-CV1	EPH-3S-CV1	Single	0.900	73139	EPH-LS-08-0640L-57-70-3S-CV1	1394
	6	A3	GALN-SA8D-T4FT-HSS	Single	0.900	44982	GALN-SA8D-750-U-T4FT-HSS	2958
	3	A2	GALN-SA8D-T4FT-HSS-2	Back-Back	0.900	44982	GALN-SA8D-750-U-T4FT-HSS-b2b	2958
	12	A1	GALN-SA9D-T4W-HSS	SINGLE	0.900	50733	GALN-SA9D-750-U-T4W-HSS	6624

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpcLr	PtSpcTb
Blue Berm_Top	Illuminance	Fc	0.12	0.3	0.0	N.A.	N.A.	10	10
Double Tennis Courts_3FT APS	Illuminance	Fc	31.84	47.4	21.6	1.47	2.19	N.A.	N.A.
Single Court_3FT APS	Illuminance	Fc	33.49	44.7	21.3	1.57	2.10	N.A.	N.A.
Soccer_3FT APF	Illuminance	Fc	31.28	48.0	16.0	1.96	3.00	15	15
Spill Light Calcs	Illuminance	Fc	0.47	20.2	0.0	N.A.	N.A.	10	10
Street Plan North_Grade	Illuminance	Fc	0.03	0.6	0.0	N.A.	N.A.	10	10

House Side Shield
For stringent light trespass requirements and the ultimate level of backlight control, a house side shield accessory is available for factory or field installation. Designed to seamlessly integrate with the SL2, SL3, SL4 and AFL distributions, the house side shield virtually eliminates backlight and also enhances visual comfort.

FULTON SCIENCE ACADEMY
Private School

FULTON SCIENCE ACADEMY DRB SUBMITTAL
Phase 3B

3035 Fanfare Way Alpharetta, GA 30009

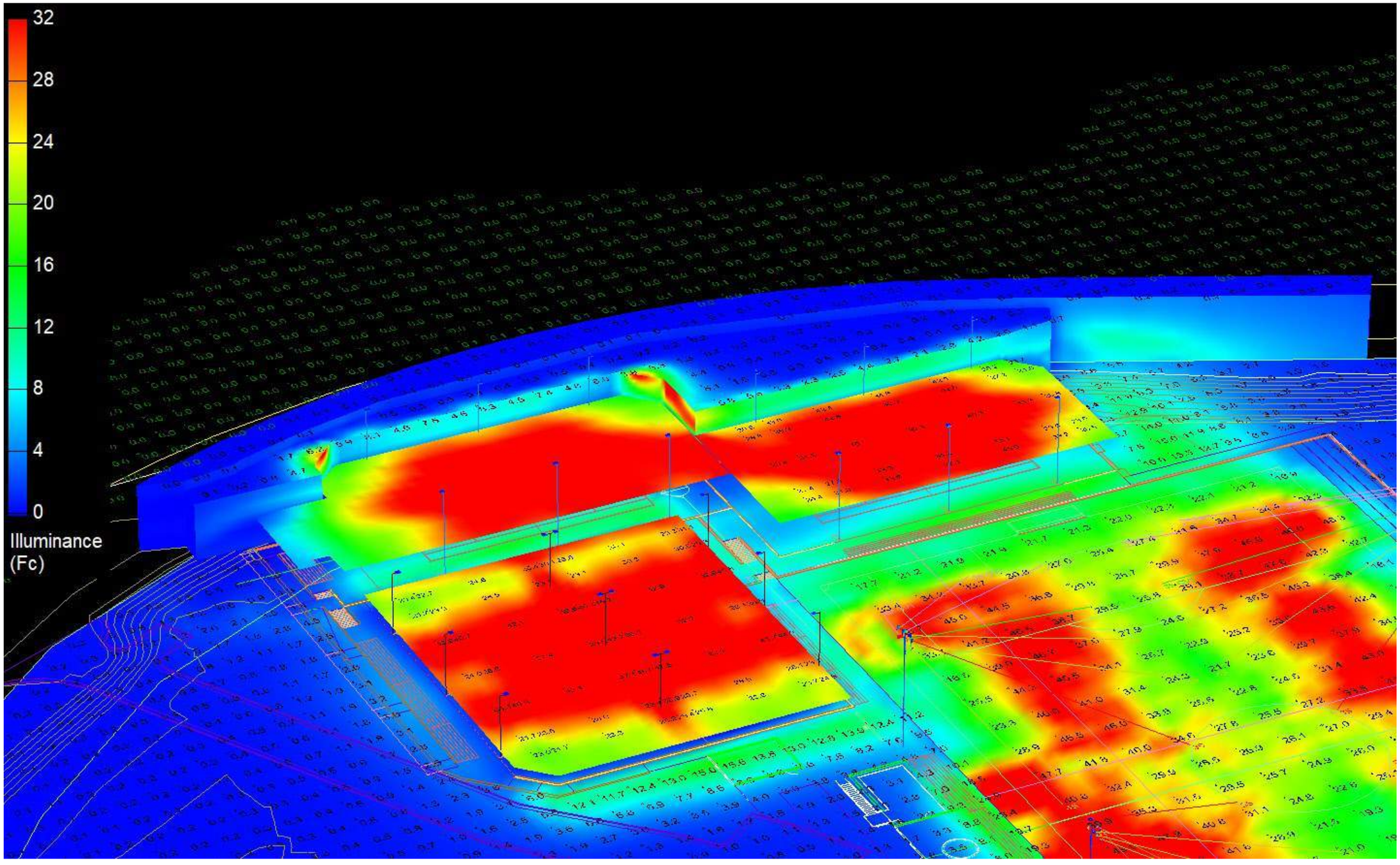
Make3 Project No. 202212

A12 SPILL LIGHT STUDY PHOTOMETRICS

08/01/23

BUILDLINE GENERAL CONTRACTORS

Make3 architecture / planning / design
1075 Brady Avenue NW 404.876.5510
Atlanta, Georgia 303



FULTON SCIENCE ACADEMY
Private School

FULTON SCIENCE ACADEMY DRB SUBMITTAL
Phase 3B

3035 Fanfare Way Alpharetta, GA 30009

Make3 Project No. 202212

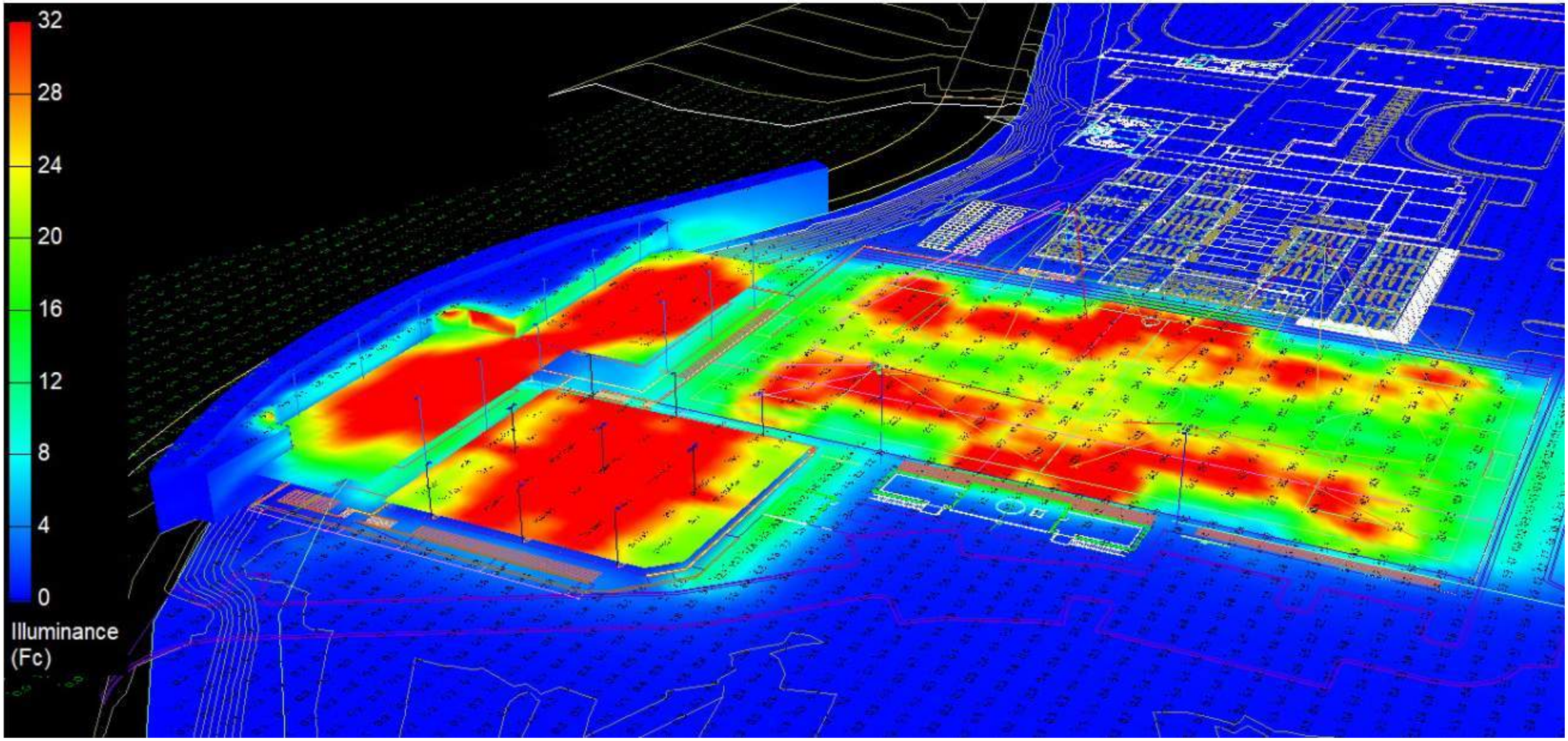
A13 SPILL LIGHT STUDY PHOTOMETRICS

08/01/23

BUILDLINE
GENERAL CONTRACTORS

Make3
architecture / planning / design

1075 Brady Avenue NW t 404.876.5510
Atlanta, Georgia 30318 w make3.com


32
28
24
20
16
12
8
4
0
Illuminance
(Fc)

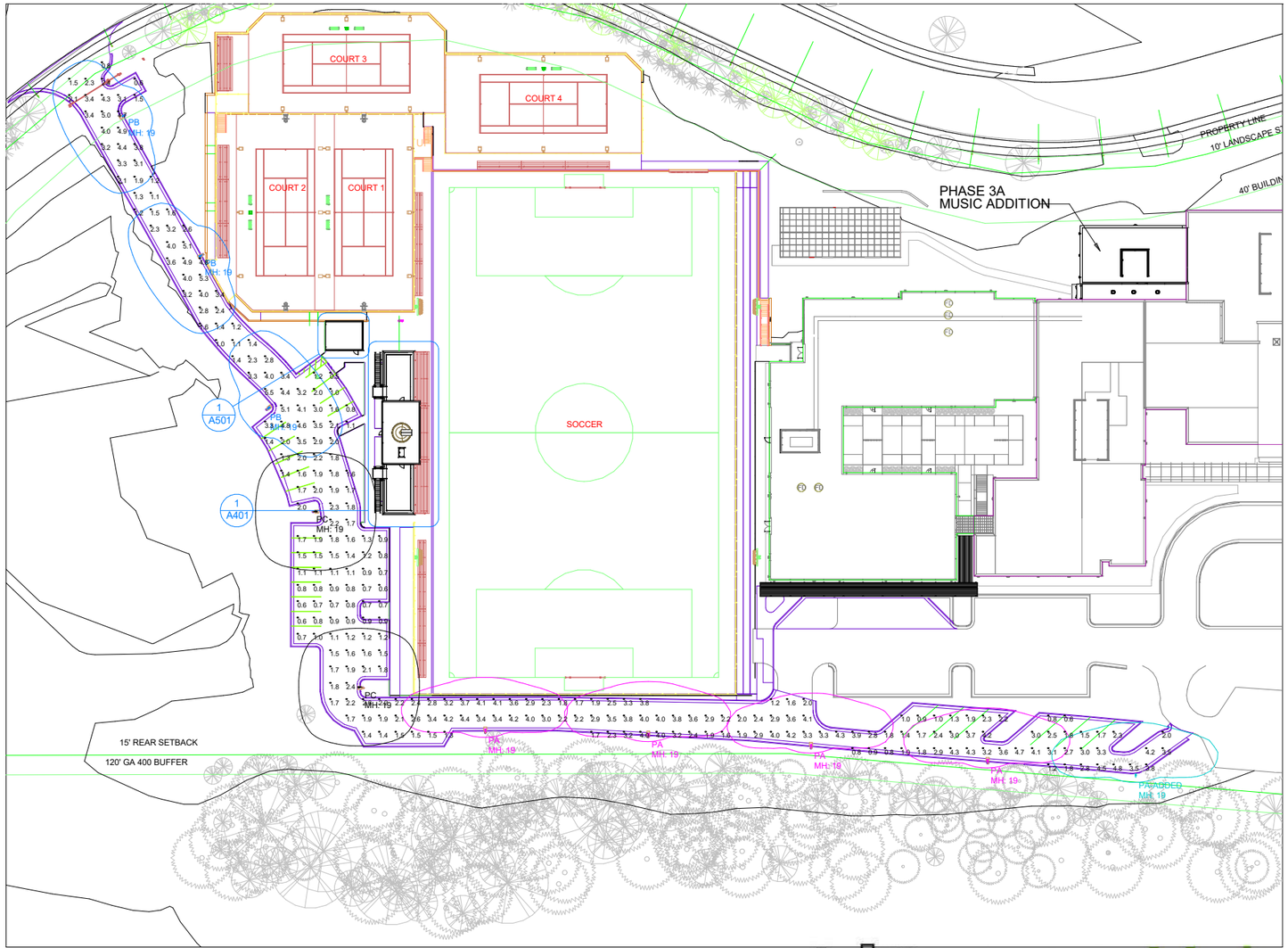
Mounting Height: Pole Mtd: 19'-0" AFG

Calculation Height: 0'-0"

Luminaire Schedule							
Symbol	**Qty**	**Tag**	**Arrangement**	**LLF**	**Lum Lumens**	**Description**	**Total Watts**
	4	PA	Single	0.900	10569	GALN-SA2C-740-U-T2-HSS	432
	1	PA-ADDED	Single	0.900	10569	GALN-SA2C-740-U-T2-HSS	108
	3	PB	Single	0.900	14020	GALN-SA2C-740-U-T3	324
	2	PC	Single	0.900	14797	GALN-SA2C-740-U-5WQ	216

Calculation Summary									
Label	**CalcType**	**Units**	**Avg**	**Max**	**Min**	**Avg/Min**	**Max/Min**	**PtSpcLr**	**PtSpcTb**
Parking_Grade	Illuminance	Fc	2.37	5.5	0.5	4.74	11.00	10	10

Notes:
1. Isoline of 1.0 FC shown.



The calculations provided in this report are predicted lighting levels based on the above described input data and characteristics. All information should be reviewed for accuracy, understanding and agreement with all information. Any discrepancies should be noted and the preparer of this report immediately advised to clarify or change as required.

Actual lighting levels may vary from this report due to a variety of circumstances, such as: reflectances, voltage variations, objects blocking or redirecting light, different mounting heights, installation, lamp and ballast tolerances, etc. Room is considered completely empty unless noted otherwise above. Unless specifically stated otherwise, predicted foot candles are not a recommendation of lighting levels.

Ardd & Winter, Inc. assumes no responsibility for any such variances and will not be held responsible for lighting levels different from predicted levels in this report. Recipient of this report, or someone designated by recipient, must verify that lighting fixtures will physically fit within the specified location(s). Catalog numbers of lighting fixtures may not be complete as all conditions may not be known.

Where backgrounds are shown, these are typically used for reference purposes only, unless noted otherwise. Additional details available upon request.

FULTON SCIENCE ACADEMY
Private School

FULTON SCIENCE ACADEMY DRB SUBMITTAL

Phase 3B

3035 Fanfare Way Alpharetta, GA 30009

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A15 PARKING AND DRIVE LIGHTING PHOTMETRICS

08/01/23

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1075 Brady Avenue NW 404.876.5510
Atlanta, Georgia 30318 www.make3.com