



DESIGN REVIEW BOARD OCTOBER 20, 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 of

VIII. PUBLIC HEARING

1. **DRB230043 North Georgia Replacement Windows** Consideration of signage for the business. The property is located at 11460 Maxwell Rd and is legally described as being in Land Lot 0691, 1st District, 2nd Section, Fulton County, Georgia.
2. **DRB230044 A&A Chapman Holdings** Consideration of a new commercial development. The property is located at 152 Marietta St and is legally described as being located in Land Lot 0694, 1st District, 2nd Section, Fulton County, Georgia.
3. **DRB230045 Continuum Alpharetta** Consideration of Design Guide for new development. The property is located at 5555 Windward Pky and is legally described as being located in Land Lot 1186, 1187, 1190 & 1191 2nd District, 2nd Section, Fulton County, Georgia
4. **DRB230046 Avalon Village** Consideration of a new mixed use development. The property is located at 2385 Old Milton Pky and is legally described as being located in Land Lot 0748, 1st District, 2nd Section, Fulton County, Georgia
5. **DRB230047 Peach Cobbler 6. LLC DBA Verzachi Bar & Restaurant** Consideration of new exterior elevations at existing building. The property is located at 2375 Mansell Rd and is legally described as being located in Land Lot 0656, 1st District, 2nd Section, Fulton County, Georgia
6. **DRB230040 Thompson Street Park** Consideration of a new residential development. The property is located at 132 Brook and 51 Thompson St and is legally described as being located in Land Lot 748, 1st District 2nd Section Fulton County Georgia.

IX. ADJOURNMENT



Design Review Board Meeting September 15, 2023

Department of Community Development
ALPHARETTA CITY HALL | 2 PARK PLAZA | 8:30AM

This action 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. This is not an official record of the Alpharetta Design Review Board Meeting proceedings. Meetings are recorded and available for review at <https://www.youtube.com/user/alpharettagov>.

I. MEETING ANNOUNCEMENTS

Today's Design Review Board meeting will commence at 8:30 AM and a break is scheduled at 12:00 PM, if needed. The meeting will resume at 12:30 PM.

II. WORKSHOP

- Chairman Kramer called the workshop to order at 8:30 a.m.
- Code Enforcement Officer, Bret Schroeder, presented each case.
- Richard Kramer adjourned the workshop at 8:40 a.m.

III. CALL TO ORDER

- Chairman Kramer called the meeting to order at 8:50 a.m.

IV. ROLL CALL

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

V. PLEDGE TO THE FLAG

VI. ITEMS FROM STAFF

- Code Enforcement Manager, Bret Schroeder, briefly discussed the items on next months DRB agenda.

VII. ITEMS FROM BOARD MEMBERS

1. DRB Meeting Minutes 8-18-2023

- Commissioner Schwing commented that there were some typos found in the meeting minutes from August 18, 2023.
- ❖ Commissioner Rhodes offered a motion to approve meeting minutes from August 18, 2023.
 - Commissioner Schwing seconded the motion.
 - The motion was approved (5-0-2); Commissioner Palmer and Commissioner Corkill abstained.

VIII. PUBLIC HEARING

1. DRB230036 Sammy's Pizzeria on the Green

- This item is brought forward for consideration of signage and umbrellas.
- 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.
- The applicant and owner of Sammy's Pizzeria on the Green, Scott Chrismer, came forward to present this item.
- **Design Review Board discussed the following:**
 - Chairman Kramer asked if the applicant has made any other changes to the store front. The applicant added that he painted the wood shutters and the doors black on the store front.
 - The Commission asked for verification on the green color of the proposed umbrellas.
 - Chairman Kramer asked for clarification that the rendering shown which includes a black pole above the sign has been removed.
 - The applicant stated that green umbrellas presented received many compliments.
- **Public Comment:**
 - No Public Comment

- ❖ Commissioner Corkill offered a motion to approve DRB230036 Sammy's Pizzeria on the Green
 - Commissioner Owens seconded the motion.
 - The motion was approved unanimously (7-0)

2. DRB230037 Sparkle & Sass

- This item is brought forward for 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.
- The owner of Alpha Sign Company, Jim Zavorski, came forward to present this item.
- **Design Review Board discussed the following:**
 - Chairman Kramer commented that the sparkle design and the "By Stacie" lettering on the sign were very small. The applicant was not positive if the sparkles will be individual or a cloud sign. That will be determined by the fabricator. However, the applicant believes it will most likely be a cloud sign also known as a caption sign.
 - The question was raised if the applicant can change the sparkles to one big sparkle that is backlit. The applicant will recommend to the client that they remove the "By Stacie".
- **Public Comment:**
 - No Public Comment

- ❖ Commissioner Schwing offered a motion to approve DRB230037 Sparkle & Sass with the following modifications:
 1. The multiple sparkles will be replaced by one big sparkle that will be backlit or the applicant will have the option to have no sparkle at all.
 2. The words "By Stacie" will be removed from the sign.
 3. These changes will allow the remaining letters to be enlarged if approved by City Code and Staff.
 - Commissioner Owens seconded the motion.
 - The motion was approved unanimously (7-0)

3. DRB230038 The District Salon

- This item is brought forward for 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.

- Eric with Signarama came forward to present this item.
- **Design Review Board discussed the following:**
 - The Commission discussed moving the “D” in District to the top of the sign and to include a background which would decrease the number of holes that will need be placed in the brick.
 - The Commission asked about the sign on the side of the building which still has the old logo, the applicant mentioned they would like to replace that sign as well.
 - The Commission commented that the awnings need to be cleaned.
- **Public Comment:**
 - No Public Comment
- ❖ Commissioner Schwing offered a motion to approve DRB230038 The District Salon building sign with the following conditions:
 - Sign will have a similar background shape to the existing sign with a black background, routed letters, the letters in the frame will be in the alabaster color that was presented, and the applicant will clean the existing awning.
 - Commissioner Rowen seconded the motion.
 - The motion was approved unanimously (7-0)

4. DRB230039 Highland Yoga

- There was no representative from Highland Yoga present.

5. DRB230042 Standard at Alpharetta

- This item is brought forward for 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.
- The Sign Bros. representative, Josh DeRamus, and one of the owners of Standard at Alpharetta, Chris Anderson, came forward to present this item.
- **Design Review Board discussed the following:**
 - The Commission asked for verification of the size and shape for the proposed projecting sign on the corner of the building.
 - The applicant stated they need to discuss removing the downspout first with the owner of the building to install the projecting sign, then putting it back.

- The proposed corner projecting sign is planned to be installed in a year, due to the cost.
- The applicant is projecting that at day one the following signs, if approved, will be installed; the circular projecting sign with the downlighting, the halo illuminating sign above the front door, and the canopy signs if the owners decide to pursue that option.
- The applicant discussed painting the door, painting around the windows and removing the Carson Kitchen logo on the awnings as well as sanding and staining them.
- Commissioner Schwing commented that the proposed colors are too bright for the downtown.
- The applicant also mentioned wanting to install sun sails on the patio pergola as well as tables and chairs.

- **Public Comment:**

- No Public Comment

- ❖ **Commissioner Schwing offered a motion to approve DRB230042 Standard at Alpharetta as follows:**

- The round blade sign (option three), halo lite sign over the door but reduced in diameter to leave at least a 2 inch clearance at the top and bottom, the doors painted blue to match the sign, all the wood awnings will be sanded and clear coated, the sun sails in the red color as presented, the pergola sign with a white face and blue edges, and for clarification the blue color is Pantone 2186 C and the red color is Pantone P 45-8.
 - Commissioner Rowen seconded the motion.
 - The motion was approved (5-2); Chairman Kramer and Commissioner Schwing voting in opposition.

- The Commission took a 5-minute recess.
- Chairman Kramer asked again if anyone from Highland Yoga was present. No one came forward.

6. DRB230041 Fulton Science Academy

- This item is brought forward for 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.

- The applicants, Jim Winer, with Make3 Architecture Planning & Design; Civil Engineer, Chris Fink; and the landscape architect, Jennifer Sprayberry, came forward to present this item.
- **Design Review Board discussed the following:**
 - Chairman Kramer asked for verification regarding the soccer lighting's height. As well as the purpose of the straight track. They also discussed the black netting that is posted around the field.
- **Public Comment:**
 - No Public Comment
- ❖ Commissioner Owens offered a motion to approve DRB230041 Fulton Science Academy as shown in the comprehensive presentation for the site plan, landscape plan, the architecture, and the lighting plan.
 - Commissioner Rhodes seconded the motion.
 - The motion was approved unanimously (6-0); Commission Palmer not present.

VIII. ADJOURNMENT

- ❖ With there being no further items to consider or discuss, Chairman Kramer adjourned the meeting at 11:45 a.m.

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: DRB230043

☒ Fee Paid

Initial: RC

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: North Georgia Replacement Windows, Inc.

Location Address: 11460 Maxwell Rd., AM

Mailing Address: 1210 Warsaw Rd. Suite 1000 Roswell GA 30076

City: Alpharetta State: GA Zip Code: 30009

Contact for All Notifications: Ted Kirk

Contact Telephone: 770 - 888 - 1604 Mobile Telephone: 770 - 310 - 5629

Fax: 678 - 623 - 3115 Email: ted@ngwindows.com

Contact's Relation to Business: Owner / General Contractor

This Application For (Check all that apply):

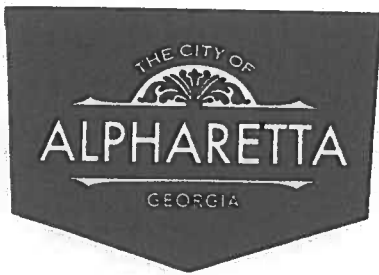
- | | |
|--|---|
| ☐ Addition | ☐ Modification to Exterior |
| ☐ Auxiliary Structure | ☐ New Construction |
| ☐ Color Selection | ☒ Signage |
| ☐ Material Selection | |

Application Fees:

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

Total Due

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



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: North Georgia Replacement Windows, Inc.

Physical Address: 11460 Maxwell Rd.

Mailing Address: 1210 Warsaw Rd., Suite 1000, Roswell GA 30076

City: Alpharetta State: GA Zip Code: 30009

Owner Telephone: 770 - 310 - 5629 NO FAX
Contact Fax: ~~678 - 623 - 3115~~

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): Ted L. Kirk Date: 8/29/23

Owner Signature: Ted Kirk

Property Information:

Address (If Assigned): 11460 Maxwell Rd., Alpharetta GA 30009

Tax ID or Map Reference Number: 12 259006910639

Land Lot(s): 1.8 acres District: 10 Section: C108

Existing Zoning of Property: L1 Existing Uses of Property: Showroom / Warehouse

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: Ted Kirk Date: 8/29/23

Print Form

DESIGN REVIEW BOARD REVIEW CRITERIA

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

- Business
- Neighbor to the right has sign mounted on building in same place.
 - Building is now under single-use, multiple signs removed from property / building.

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

n/a Signage request

PROPOSAL:

SITE NG WINDOWS MAXWELL RD

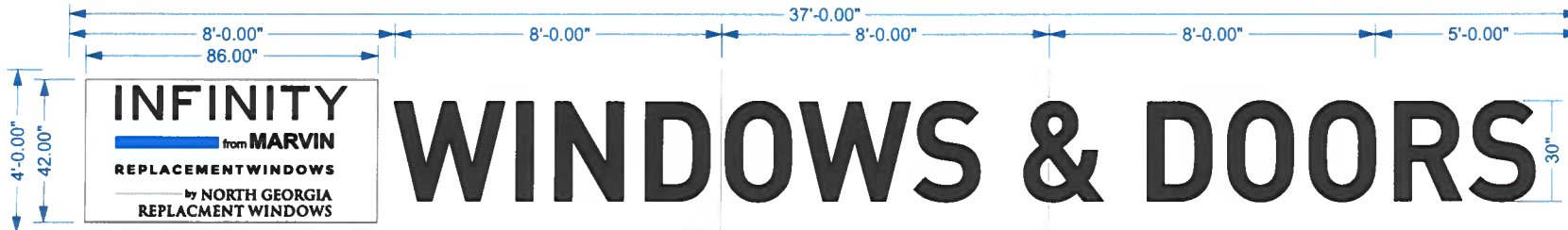
BUILDING SIGN

SCALE: 1/8"=1'

SURVEY NEEDED



**SCALE BASED ON THE ASSUMPTION THAT CLADDING 12" WIDE



SIGN FACE PANTONE 660C Black (print / vinyl / Channel letter faces) **FRAME PAINTED BLACK

PANTONE CG 3C

SCALE: 3/8" = 1"

DETAILS:

- 4'x8' 6mm DI-BOND BACKER PANELS ATTACHED TO FRAME.
- "WINDOWS & DOORS": 4" DEEP, CHANNEL LETTERS NON LIT, ACRYLIC FACE WITH BLACK VINYL. DIRECT MOUNTED TO DIBOND BACKER PANELS.
- ANGLED FRAME FOR SIGN MOUNTING: 2" x 2" METAL TUBE FRAME TO SUPPORT SIGN AND BOLTED ATTACHMENT TO ANGLED ROOF.
- LOGO - NON ILLUMINATED - 1/4" PVC LETTERS MOUNTED USING VHB TAPE ONTO 6mm DIBOND WHITE PANEL.
- "by NORTH GEORGIA REPLACEMENT WINDOW" ARE TO BE BLACK VINYL

UNITED SIGNS
ARCHITECTURAL SIGNAGE

404-272-2633
NORCROSS, GA 30071
WWW.UNITEDSIGNSGA.COM

PROJECT MANAGER
STEVE METZ
DESIGNER
MC

DATE
8/8/2023

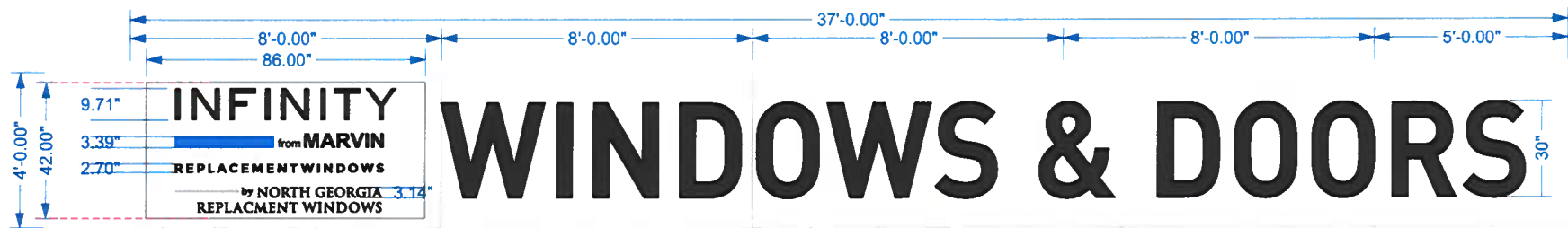
REV
8/24/2023

NOTES

APPROVAL SIGNATURE

DATE

1



SIGN FACE

■ PANTONE 660C
 ■ Black (print / vinyl / Channel letter faces)
 ■ PANTONE CG 3C

**FRAME PAINTED BLACK

SCALE: 3/8" = 1"

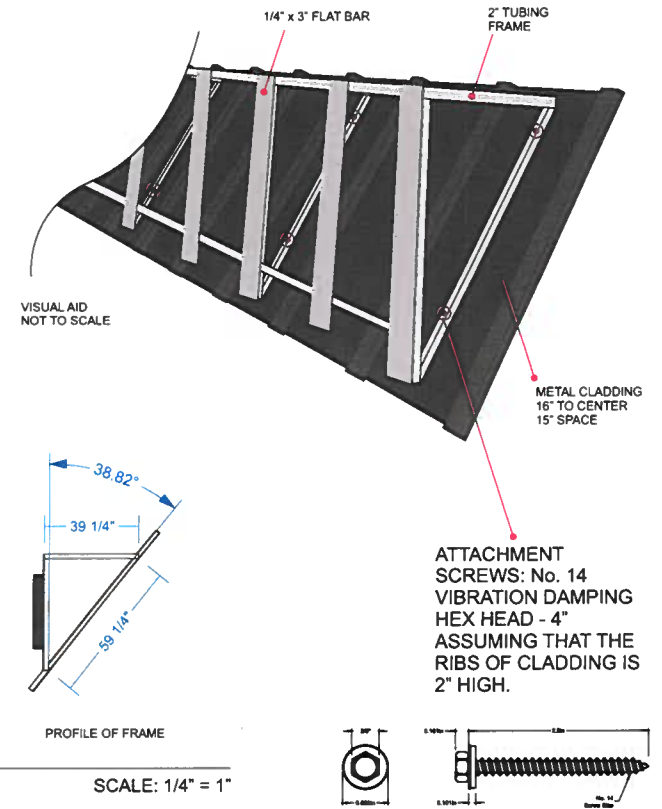
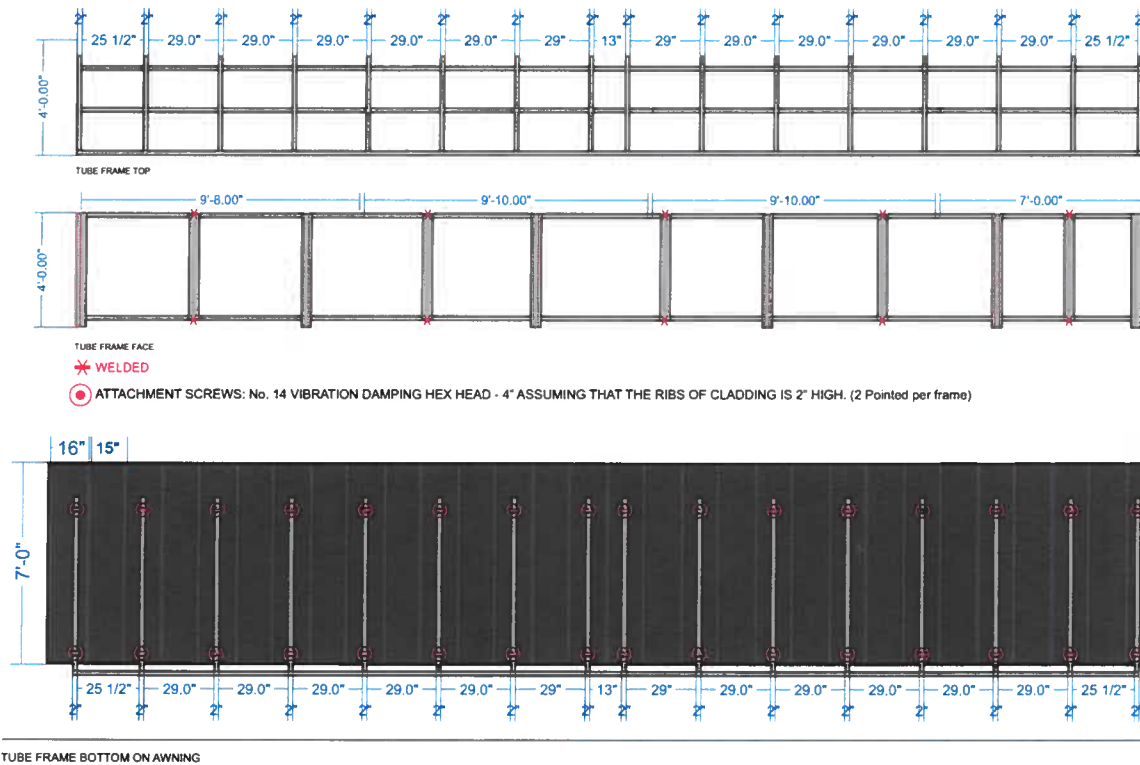
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- LOGO - NON ILLUMINATED - 1/4" PVC LETTERS MOUNTED USING VHB TAPE ONTO 6mm DIBOND WHITE PANEL.
- "by NORTH GEORGIA REPLACEMENT WINDOW" ARE TO BE BLACK VINYL
- PANELS SCREWED THROUGH THE FACE OF THE DI-BOND ON TO FLAT BAR/FRAME

PROPOSAL:

SITE **NG WINDOWS MAXWELL RD**

FRAME MOUNTING SPECS



DETAILS:

- 4'x8' 6mm DI-BOND BACKER PANELS ATTACHED TO FRAME.
- "WINDOWS & DOORS": 4" DEEP, CHANNEL LETTERS NON LIT, ACRYLIC FACE WITH BLACK VINYL. DIRECT MOUNTED TO DIBOND BACKER PANELS.
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- "by NORTH GEORGIA REPLACEMENT WINDOW" ARE TO BE BLACK VINYL

UNITEDSIGNS
ARCHITECTURAL SIGNAGE

404-272-2633
NORCROSS, GA 30071
WWW.UNITEDSIGNSGA.COM

PROJECT MANAGER
STEVE METZ
DESIGNER
MC

DATE
8/8/2023

REV
8/24/2023

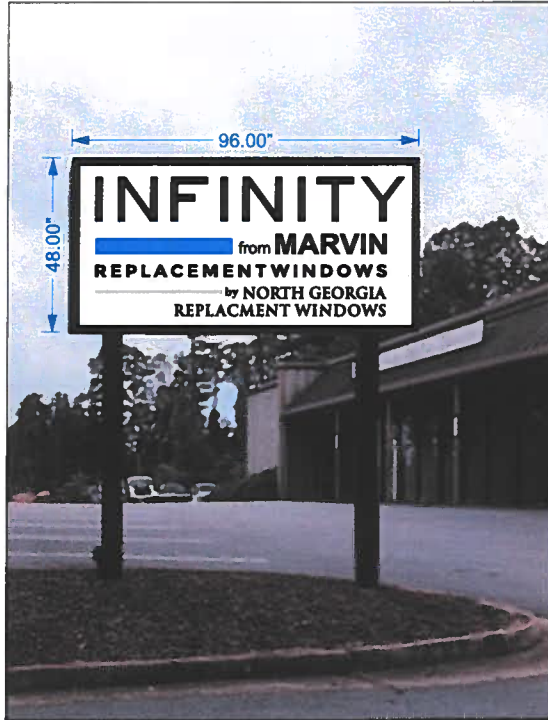
NOTES

APPROVAL SIGNATURE

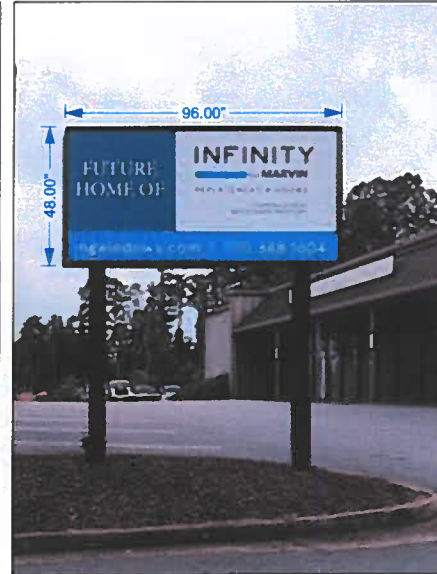
DATE

3

PRELIMINARY



EXISTING



DETAILS:

SCOPE:

- Existing cabinet to be removed - reusing existing posts.
- Replaced with new Double Sided LED cabinet.
- Replace interior cabinet Florescent lighting with LED lighting

Logo - Cut 3M translucent vinyl
 Retainer-2" black, removable face
 Cabinet Illuminated - 120v 20amp

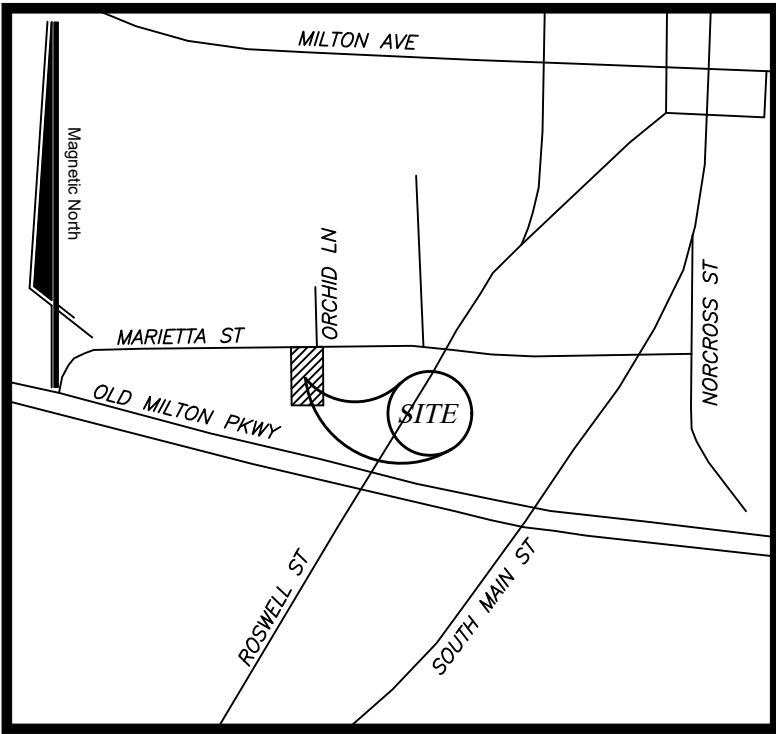
-** Black perforated aluminum to underside of monument sign cabinet.

QTY: 1

- PANTONE 660C
- PANTONE CG 3C
- BLACK

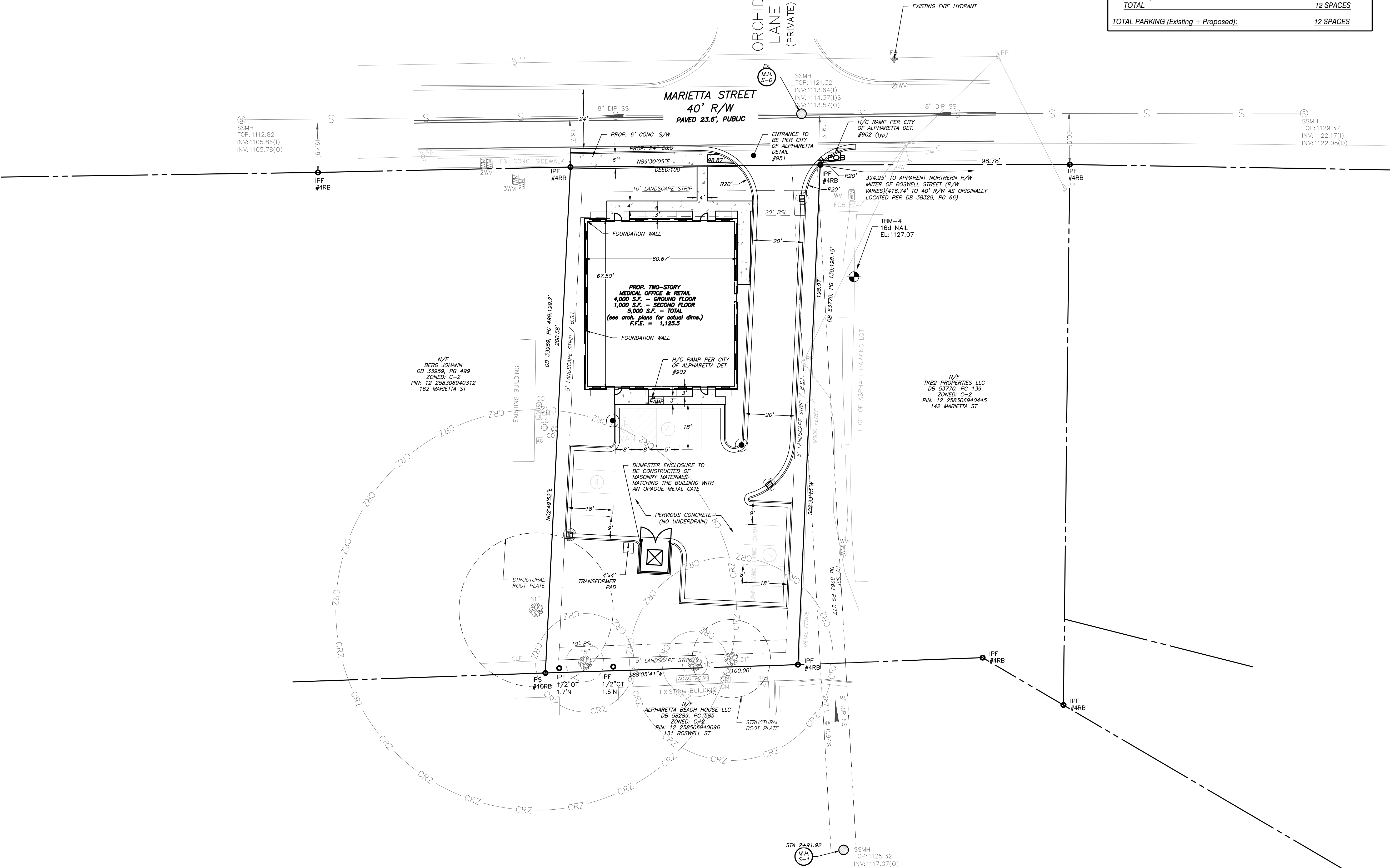
Magnetic North

PARKING:			
EXISTING PARKING:			0 SPACES
REQUIRED PARKING:			
Retail (1st Floor)	1 Space / 500 S.F. 2,500 S.F. / 500 S.F.	==	5 Spaces
Medical (1st Floor)	3 Spaces / 1,000 S.F. 1,500 S.F. / 1,000 S.F.	==	5 Spaces
Retail (2nd Floor)	1 Space / 500 S.F. 1,000 S.F. / 500 S.F.	==	2 Spaces
			12 Spaces Total
PROPOSED PARKING:			
Regular (9' x 18')			7
Compact (8' x 16')			4
Handicap Accessible			1
TOTAL			12 SPACES
TOTAL PARKING (Existing + Proposed):			12 SPACES

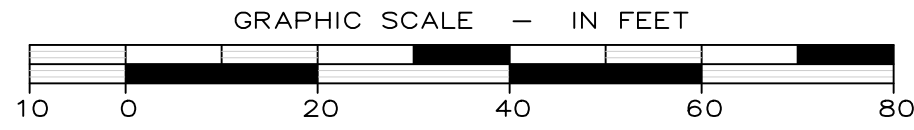


LOCATION MAP
NOT TO SCALE

- PROJECT NOTES:**
- Owner:** A&A Chapman Holding, LLC
152 Marietta St.
Alpharetta, GA 30009
- Developer:** A&A Chapman Holding, LLC
152 Marietta St.
Alpharetta, GA 30009
- CONTACT:** Jean Chapman
PHONE: 404-664-7086
- ENGINEER:** WOODRUFF DESIGN ASSOCIATES
3301 STEWART LAKE ROAD
MONROE, GA 30655
PHONE: (404) 330-9218
CONTACT: A. Kathleen Woodruff
E-MAIL ADDRESS: kathleen@woodruffda.com
1. Property located in L.L. 694, 1st district ~ 2nd section, Fulton Co. Parcel No. 12-258306940437.
 2. Zoning: C-2 (Downtown Overlay).
 3. Building Setbacks:
Front- Conditional
Side- Conditional
Rear- 10 feet
 4. Proposed Bldg use is Commercial.
 5. New building height: 40 feet (max).
 6. Total tract contains 0.45 acres/disturbed area=0.45 acres ± including R-O-W.
 7. Boundary information obtained from survey by Frontline Surveying & Mapping, Inc. dated 7/12/2021.
 8. Topographical information obtained from Frontline Surveying & Mapping, Inc. dated 7/12/2021.
 9. Vertical datum for topography is based on NAVD88.
 10. Contour interval is two feet feet.
 11. This property is shown on F.I.R.M. panel number 13121C0058F, dated 9/18/2013 and is not located within a special flood hazard zone.
 12. Utilities:
Water - Fulton County
Sanitary Sewer - Fulton County
 13. The location of underground utilities shown is approximate based on surface field evidence and information supplied by utility agencies. The survey makes no certification as to the completeness of the locations shown hereon. Appropriate utility companies should be contacted for verification of locations prior to any construction activity.
 14. The contractor shall verify the invert elevations of all existing storm and sanitary sewer structures prior to commencement of storm and sanitary sewer construction.
 15. Contractor shall notify the engineer and owner/developer of any information found in the field that is different from what is shown on these design plans.
 16. There are no drive-up window(s) to be installed.
 17. No billboards are permitted.
 18. There is one dumpster(s) associated with this project.
 19. There are no overhead doors on this project.
 20. No outside storage proposed, this includes supplies equipment, vehicles, products, etc.
 21. All new utility lines shall be located underground.



24-HOUR EMERGENCY CONTACT:
A. Kathleen Woodruff
PH: 404-285-1124



DESIGN REVIEW BOARD PLAN FOR
CHAPMAN CLINIC & OFFICE

LAND LOT 694, 1ST DISTRICT ~ 2ND SECTION, FULTON COUNTY, GA

152 MARIETTA ST.

WOODRUFF
Design Associates
3301 Stewart Lake Road
Monroe, GA 30655

REGISTERED PROFESSIONAL ENGINEER
KATHLEEN WOODRUFF
E-17710 (E-17710-2022)

DESIGN REVIEW BOARD PLAN

8/19/2022

SCALE: 1" = 20'

Job: 2022-LOT-23

ISSUE: C.0

SHEET 1 OF 1

commercial building

152 MARIETTA STREET
ALPHARETTA, GA 30009

[illegible]

© Gotsch Studio, LLC. 2023
This drawing is the property of
Gotsch Studio, LLC.
All unauthorized use prohibited

Commercial Building

152 Marietta Street
Alpharetta, GA 30009

For:
Jean Chapman
404-664-7086

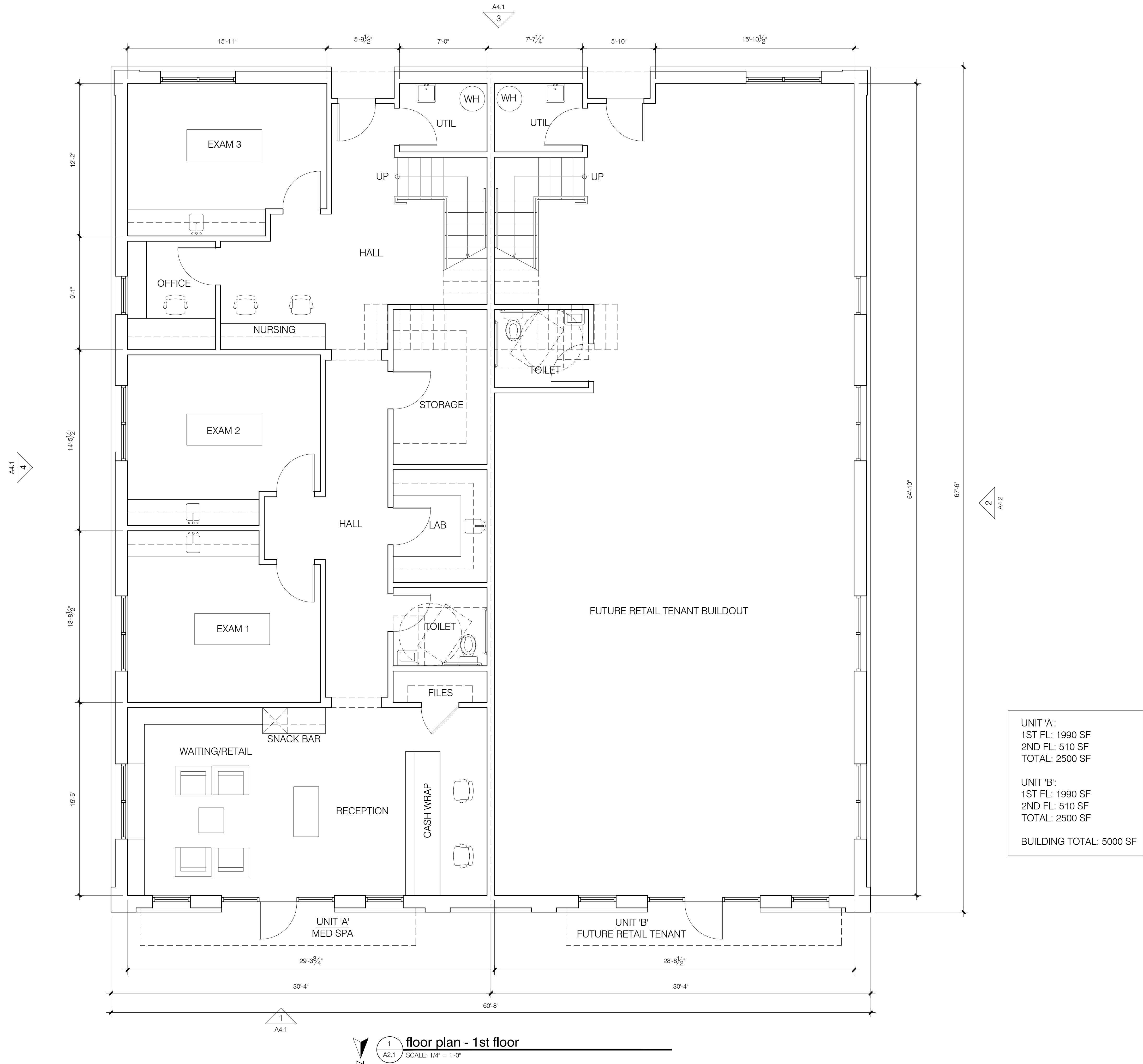
09-01-2023 ARC REVIEW

NOT for construction

Date: 09-01-2023
Project No.: 21072

Title Sheet

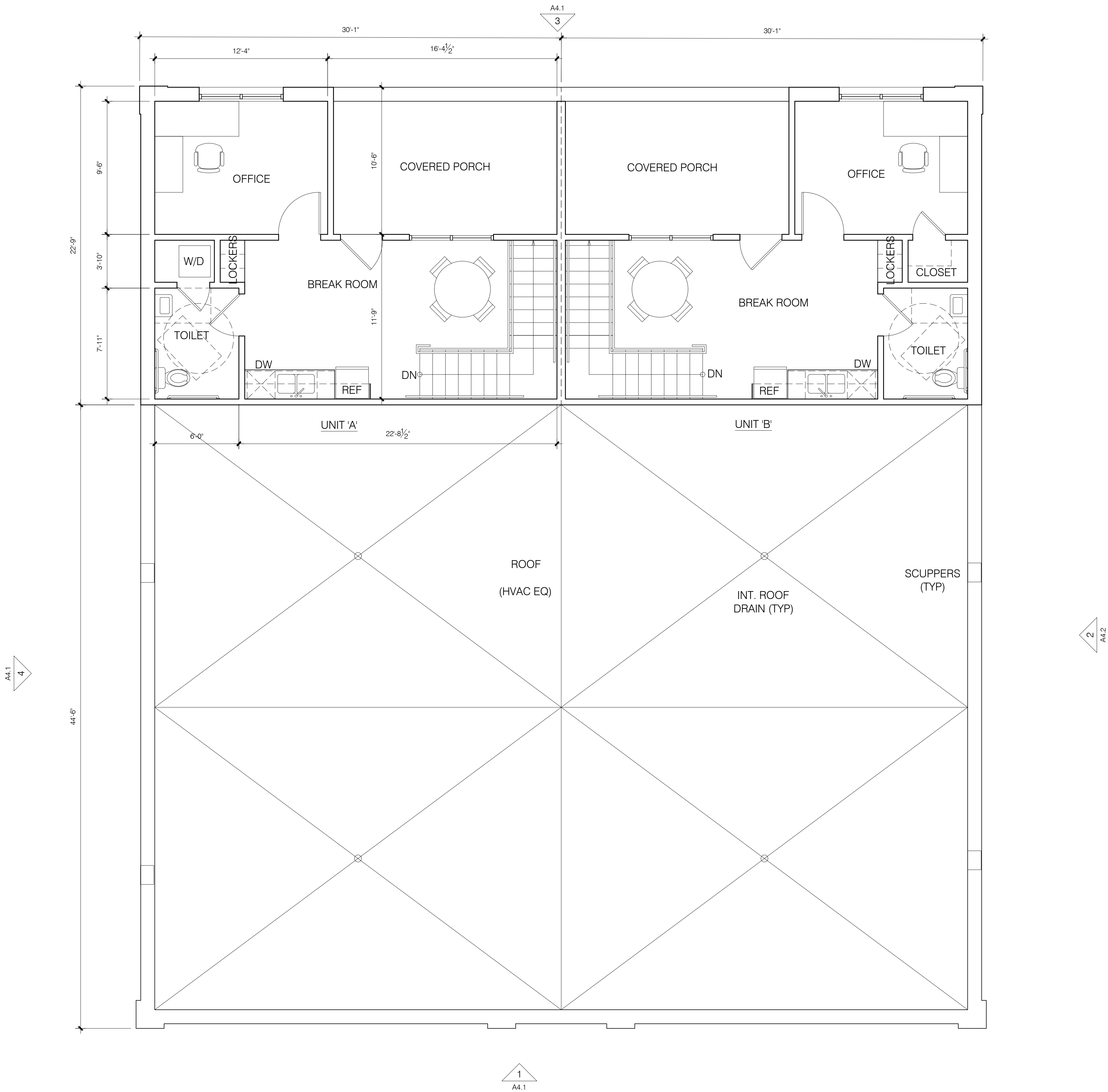
A0.0



UNIT 'A':
1ST FL: 1990 SF
2ND FL: 510 SF
TOTAL: 2500 SF

UNIT 'B':
1ST FL: 1990 SF
2ND FL: 510 SF
TOTAL: 2500 SF

BUILDING TOTAL: 5000 SF



floor plan notes

- 1) PROVIDE STUD SIZE AND SPACING AS REQUIRED WHILE MAINTAINING MINIMUM DEFLECTION CRITERIA FOR FINISH MATERIALS.
- 2) PROVIDE WOOD BLOCKING FOR ATTACHMENT OF FIXTURES, CASEWORK, EQUIPMENT, ACCESSORIES, ETC.
- 3) ALL DIMENSIONS TO FRAMING

wall legend

- 1 HR FIRE RATED PARTITION
- 1 HR FIRE RATED BARRIER

1 floor plan - 2nd floor
SCALE: 1/4" = 1'-0"

GOTSCH STUDIO
ARCHITECTURE & DESIGN

www.gotschstudio.com
1587 Runnymede Rd. NE
Atlanta, GA 30319
404.428.6625

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Gotsch Studio, LLC.
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Commercial
Building
152 Marietta Street
Alpharetta, GA 30009

For:
Jean Chapman
404-664-7086

submittal
09-01-2023 ARC REVIEW

NOT for construction

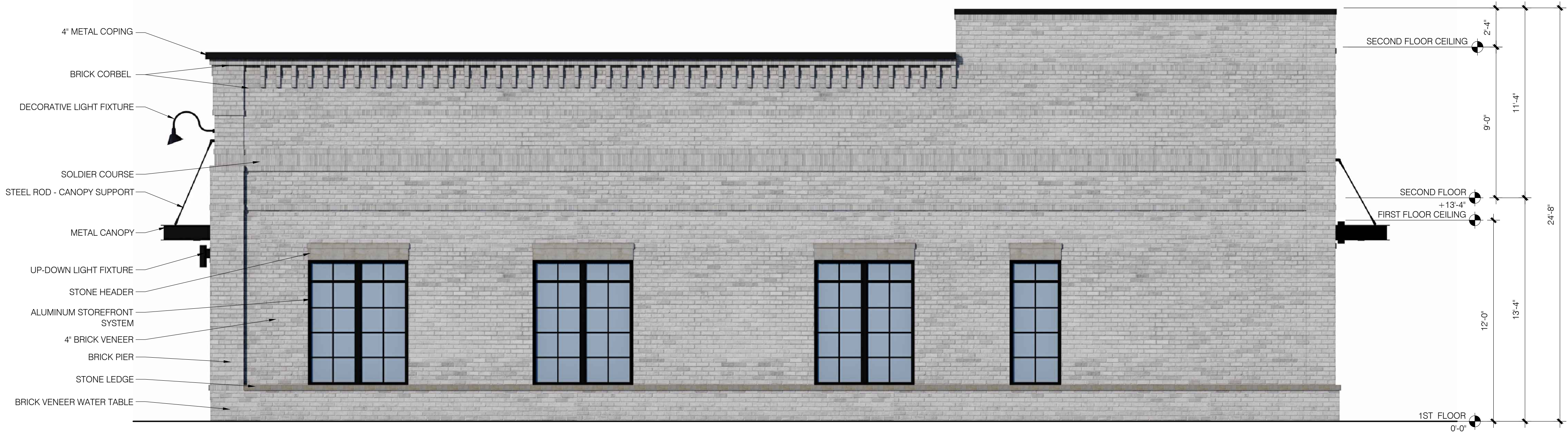
Date: 09-01-2023
Project No.: 21072

Floor Plan
2nd Floor

A2.2



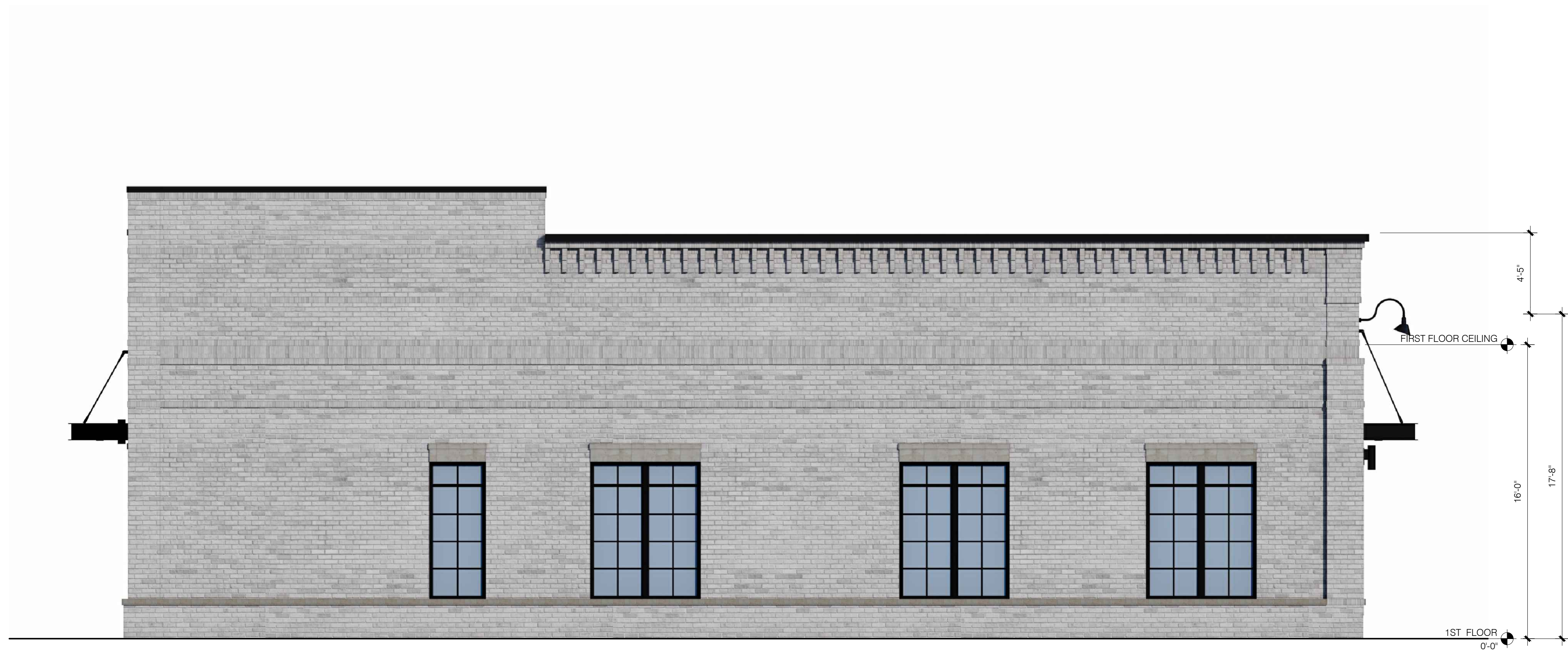
1 front elevation
A4.1 SCALE: 1/4" = 1'-0"



2 right elevation
A4.1 SCALE: 1/4" = 1'-0"



1 rear elevation
A4.2 SCALE: 1/4" = 1'-0"



2 left elevation
A4.2 SCALE: 1/4" = 1'-0"



REAR FACADE



FRONT FACADE
CORNER VIEW



FRONT FACADE
STREET VIEW

**Commercial
Building**

152 Marietta Street
Alpharetta, GA 30009

For:
Jean Chapman
404-664-7086

submittal
09-01-2023 ARC REVIEW

NOT for construction

Date: 09-01-2023
Project No.: 21072

Exterior Renderings

LANDSCAPE AND SITE CALCULATIONS:

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

SITE DENSITY
OVERALL SITE AREA= 0.45ac/19,771sf
EXCLUDE 1615.2 SF (20' D.E.) & 989.5 (10' S.S.E.)
SDF = .39ac X 130 CALIPER INCHES = 50.7"
EDF = 31"
RDF = 19.7"
51 INCHES PROPOSED (COMPLIES)

SPECIMEN TREE RECOMPENSE:
90" X 3 = 270" RECOMPENSE REQUIRED
OR 66, 4" CALIPER TREES
20 INCHES OF RECOMPENSE PLANTING ON-SITE.
REQUEST FOR REMAINING 250 INCHES OR
63, 4" CAL. TREES TO BE PAID INTO TREE FUND
DUE TO SITE CONSTRAINTS

PARKING
TREES TO BE PROVIDED IN EACH PARKING ISLAND

200 SF MIN., PARKING ISLANDS REQUIRED (3' DEPTH)
2" CAL. MIN. TREE IN EACH ISLAND
SHRUBS, GRASSES, AND GROUND COVER. NO TURFGRASS.

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

LANDSCAPE STRIP
(NORTH):
71.3 LF (EXCLUDING DRIVE)
SHRUBS: 10 PER 35 LF; 71.3/35=2x10=20

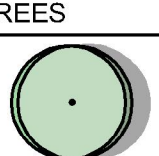
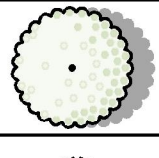
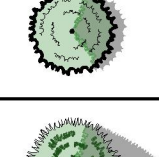
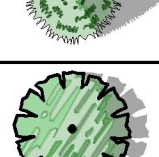
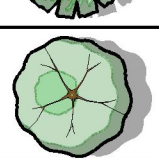
(SOUTH):
95 LF (EXCLUDING ESMT.)/40 =
3 TREES REQUIRED; 3 EXISTING TREES REMAIN
SHRUBS: 10 PER 35 LF; 100/35=2.9x10=29

(EAST):
132 LF(EXCLUDING ESMT.)/40 = 4 TREES REQUIRED
SHRUBS: 10 PER 35 LF; 180/35= 5.1x10=51

(WEST)
180 LF/ 40 = 5 TREES REQUIRED
SHRUBS: 10 PER 35 LF; 180/35= 5.1x10=51

OPEN SPACE, NON-RESIDENTIAL
15% OF SITE GROSS ACREAGE
19771 SF x 15% = 2965.65 SF REQUIRED
5762 SF PROVIDED OR 29.1%

LANDSCAPE PERCENTAGES
20.83% IS LARGEST PERCENTAGE FOR SINGLE GENUS
50% OF ALL TREES ARE OVERSTORY SPECIES
66.7% OF THE TOTAL TREES ARE NATIVE SPECIES
54.7% OF SHRUBS/GROUND COVER ARE NATIVE SPECIES

TREE SCHEDULE				
TREES	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	CA	Carpinus caroliniana American Hornbeam	3" Cal.	2
	CR2	Cornus x 'Rutcan' Constellation® Flowering Dogwood	3" Cal.	2
	ILE NEL	Ilex x 'Nellie R. Stevens' Nellie R. Stevens Holly	6' Ht.	4
	JUN	Juniperus virginiana Eastern Red Cedar	9-10' Ht.	3
	MAG2	Magnolia grandiflora 'Little Gem' Little Gem Dwarf Southern Magnolia	14'-16' HT.	1
	QUE	Quercus shumardii Shumard Oak	4" Cal.	3

CITY OF ALPHARETTA LANDSCAPE NOTES

THE CITY ARBORIST MUST INSPECT THE SITE BEFORE INSTALLATION OF EROSION CONTROL MEASURES. LAND DISTURBANCE WITHOUT A SITE INSPECTION AND APPROVAL BY THE CITY ARBORIST WILL RESULT IN A "STOP-WORK ORDER" AND FINES.

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

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

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

A 4" LAYER OF MULCH WILL BE REQUIRED FOR THE CRZ (CRITICAL ROOT ZONE) OF SPECIMEN TREES, TREES OF QUALITY, AND TREE GROUPINGS. MULCH MUST BE APPLIED TO TREES PRIOR TO START OF CONSTRUCTION AND SHALL NOT TOUCH THE TRUNKS OF THE TREE(S).

A MIN. 2" LAYER OF MULCH WILL BE REQUIRED FOR ALL EXISTING, NON-SPECIMEN, LANDSCAPE TREES, INCLUDING STREET AND PARKING LOT TREES. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION. MULCH SHALL NOT TOUCH THE TRUNKS OF THE TREE(S).

ALL MULCH MUST BE ORGANIC MULCH CONSISTING OF WOOD CHIPS, SHREDDED BARK, PINE NEEDLES, OR SIMILAR. SYNTHETIC MULCH OR ROCKS ARE NOT APPROVED FOR USE IN THE CITY OF ALPHARETTA.

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

PLANT SIZES (CALIPER AND HEIGHT) MUST MATCH THE SIZES SHOWN ON THE PLANS. PLANTS THAT DO NOT MEET THESE MINIMUMS WILL NOT BE ACCEPTED. E.G. 3 INCH CALIPER TREES MUST BE 3 INCHES OR LARGER. PLANT HEIGHT MEASUREMENT IS TAKEN AT THE TOP OF THE MAIN BODY OF THE PLANT AND NOT AT THE TIP OF THE TOPMOST GROWTH.

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

WATERING BAGS OR A DRIP IRRIGATION SYSTEM **MUST** BE PROVIDED FOR ALL TREES IMMEDIATELY AFTER PLANTING AND REMAIN THROUGH ESTABLISHMENT.

PLANT SCHEDULE					
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE		QTY
	ABE RCR	Abelia x 'Rose Creek' Rose Creek Abelia	3 gal.		16
	AV	Aucuba japonica 'Variegata' Spotted Japanese Laurel	2' Ht.		16
	AZA GUM	Azalea x 'Gumpo Pink' Gumpo Pink Satsuki Azalea	3 gal.		20
	CAM	Camellia japonica Camellia	7 gal.		1
	DIS CLM	Distylium x 'PIIDIST-III' TM Coppertone Distylium	2' Ht.		20
	HYD	Hydrangea quercifolia Oakleaf Hydrangea	3 gal.		5
	ILE BU2	Ilex cornuta 'Burfordii' Burford Holly	3' Ht.		7
	ILE SK2	Ilex crenata 'Sky Pencil' Sky Pencil Japanese Holly	4' Ht.		5
	ILE NAN	Ilex vomitoria 'Nana' Dwarf Yaupon Holly	3 gal.		27
	ILL PAR	Illicium parviflorum Anisee Tree	3' Ht.		14
	LOR	Loropetalum chinense Chinese Fringe Flower	3' Ht.		7
	MUH	Muhlenbergia capillaris Pink Muhly Grass	3 gal.		27
	MYR	Myrica cerifera 'Don's Dwarf' Don's Dwarf Wax Myrtle	3' Ht.		18
	OF	Osmanthus fragrans Sweet Olive	4' Ht.		8
	PAN	Panicum virgatum 'Shenadoah' Shenadoah Switch Grass	3 gal.		28
	PEN HAM	Pennisetum alopecuroides 'Hameln' Hameln Fountain Grass	3 gal.		3
	TN	Thelypteris normalis Southern Wood Fern	3 gal.		11
	VIB	Viburnum plicatum tomentosum 'Mariesii' Double File Viburnum	3' Ht.		1
SHRUB AREAS	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
	AE	Aspidistra elatior Cast Iron Plant	1 gal.	18" o.c.	42
	BRJ	Juniperus horizontalis 'Blue Rug' Blue Rug Juniper	3 gal.	48" o.c.	10
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
	CAR EVL	Carex cherokeensis Cherokee Sedge	4"	12" o.c.	190
	HO	Hemerocallis x 'Stella de Oro' Stella de Oro Daylily	1 gal.	15" o.c.	32
	PC	Phlox stolonifera Creeping Phlox	4"	15" o.c.	23

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

NO TRENCHING ALLOWED IN TREE SAVE AREAS INCLUDING IRRIGATION.

TREE PIT DRAINAGE TESTING IS REQUIRED WHEN TREES ARE PLANTED IN PARKING LOT ISLANDS, SIDEWALK TREE PITS, ROADWAY MEDIAN, OR SIMILAR LOCATIONS. PLEASE REFER TO CITY DETAILS REGARDING PLANTING PIT OR LANDSCAPE ISLAND CONSTRUCTION. FILL EACH PIT WITH WATER. IF PERCOLATION IS LESS THAN 100% WITHIN A PERIOD OF 12 HOURS, USE AN AUGER TO DRILL A 10" INCH HOLE TO A DEPTH OF FOUR FEET BELOW THE BOTTOM OF THE PIT. FILL HOLE WITH DRAINAGE GRAVEL AND COVER WITH A SOIL SEPARATOR. RETEST PIT. IF DRAINAGE IS STILL UNSATISFACTORY, CITY ARBORIST AND PROJECT ARBORIST MUST BE NOTIFIED IN WRITING OF THE LOCATIONS WITH POOR DRAINAGE TO PROVIDE A SOLUTION BEFORE PLANTING. TESTING RESULTS MUST BE PROVIDED TO THE CITY ARBORIST.

ALL BUFFERS SHALL BE REPLANTED WHERE SPARSE AND CODE REQUIRED SCREENING SHALL BE INSTALLED IN ORDER TO CREATE A YEAR ROUND OPAQUE SCREEN WITH 2 YEARS OF CONSTRUCTION OR AS DIRECTED BY THE CITY OF ALPHARETTA. DURING CONSTRUCTION OR AT THE TIME OF CO THE CITY MAY REQUIRE ADDITIONAL PLANTINGS TO MEET THESE REQUIREMENTS ABOVE WHAT IS SHOWN ON THE APPROVED LANDSCAPE PLAN.

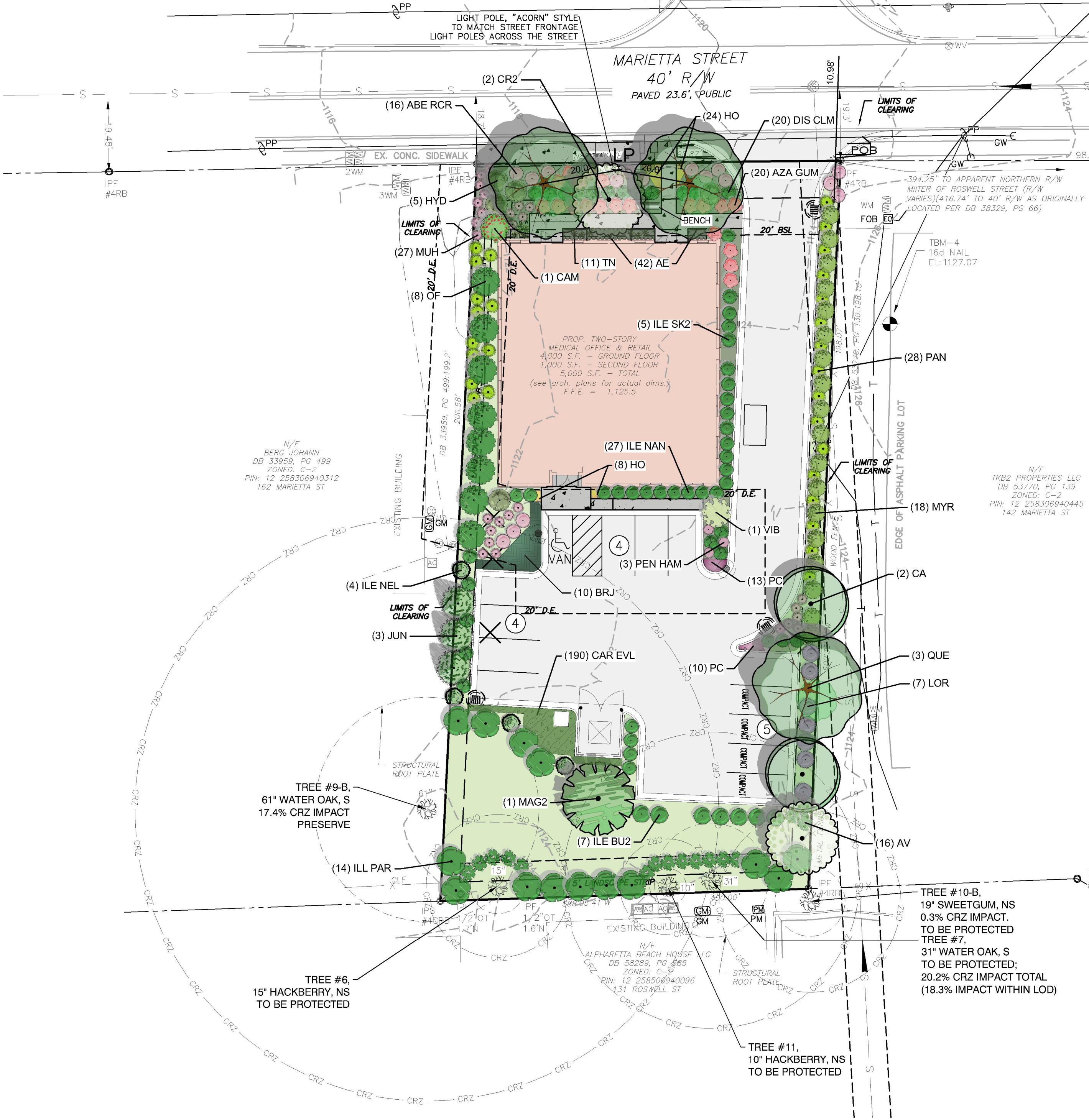
ALL TREE ANCHORING DEVICES SHALL BE REMOVED FROM TREE AFTER ONE COMPLETE GROWING SEASON OR ONE YEAR AFTER PLANTING, WHICHEVER IS GREATER.

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

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

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

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

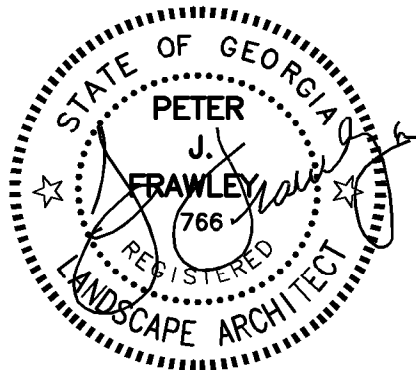


NORTH:

SCALE:

REVISIONS:

DATE #



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

PROPOSED OFFICE BUILDING
152 MARIETTA ST.
ALPHARETTA, GEORGIA

**LANDSCAPE
PLAN
RENDERING**

SCALE: AS SHOWN

DATE: 09/01/2023

PROJECT: FA-22032

SHEET

R-1

SHEET 0 OF 6

LANDSCAPE AND SITE CALCULATIONS:

SITE DATA
DOWNTOWN OVERLAY DISTRICT
CURRENT ZONING: C-2
ADJACENT ZONING: NORTH: C-2, BANK
EAST: O-1, OFFICE
SOUTH: C-2, COMMERCIAL
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SITE DENSITY
OVERALL SITE AREA= 0.45ac/19,771sf
EXCLUDE 1615.2 SF (20' D.E.) & 989.5 (10' S.S.E.)
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RDF = 19.7"
24 DENSITY INCHES PROPOSED (COMPLIES)

SPECIMEN TREE RECOMPENSE:
90" X 3 = 270" RECOMPENSE REQUIRED
OR 66, 4" CALIPER TREES

40 INCHES OF RECOMPENSE PLANTING ON-SITE.

REQUEST FOR REMAINING 230 INCHES TO BE PAID
INTO TREE FUND DUE TO SITE CONSTRAINTS.
(230 x \$300 per inch = \$69,000)

PARKING
TREES TO BE PROVIDED IN EACH PARKING ISLAND

200 SF MIN., PARKING ISLANDS REQUIRED (3' DEPTH)
2" CAL. MIN. TREE IN EACH ISLAND
SHRUBS, GRASSES, AND GROUNDCOVER. NO TURFGRASS.

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

LANDSCAPE STRIP
(NORTH):
71.3 LF (EXCLUDING DRIVE)
SHRUBS: 10 PER 35 LF; 71.3/35=2x10=20

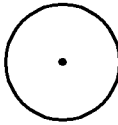
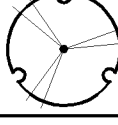
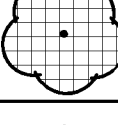
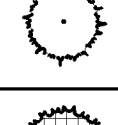
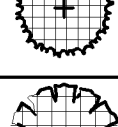
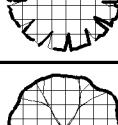
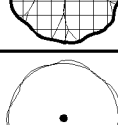
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(WEST)
180 LF/ 40 = 5 TREES REQUIRED
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OPEN SPACE, NON-RESIDENTIAL
15% OF SITE GROSS ACREAGE
19771 SF x 15% = 2965.65 SF REQUIRED
5762 SF PROVIDED OR 29.1%

LANDSCAPE PERCENTAGES
68.8% OF TOTAL PROPOSED PLANTS ARE NATIVE
18.18% IS LARGEST PERCENTAGE FOR SINGLE GENUS
66.7% OF THE TOTAL TREES ARE NATIVE SPECIES
*27.27% OF ALL TREES ARE OVERSTORY SPECIES
*EXCEPTION SOUGHT DUE TO SITE CONSTRAINTS (UTILITIES AND
PRESERVATION OF EXISTING OVERSTORY TREES)

TREE SCHEDULE										
TREES	CODE	BOTANICAL / COMMON NAME	MIN. SIZE AT PLANTING	QTY	DENSITY INCHES	RECOMPENSE	NATIVE	OVERSTORY	% GENUS	
	CA	Carpinus caroliniana American Hornbeam	3" Cal.	3	9		3	3	13.64	
	CP	Chionanthus virginicus 'CVSTF' / Prodigy® White Fringetree, Standard	3" Cal.	4	12		4		18.18	
	CR	Cornus x 'Rutgan' Stellar Pink® Dogwood	4" Cal.	4		16			18.18	
	ILE NEL	Ilex x 'Nellie R. Stevens' Nellie R. Stevens Holly	6" Ht.	4	N/A				18.18	
	JUN	Juniperus virginiana Eastern Red Cedar	14'-16" HT.	3		12	3		13.64	
	MAG2	Magnolia grandiflora 'Little Gem' Little Gem Dwarf Southern Magnolia	14'-16" HT.	1		4	1		4.55	
	NYS	Nyssa sylvatica 'Wildfire' Black Gum	4" Cal.	2		8	2	2	9.09	
	QUE	Quercus shumardii Shumard Oak	3" Cal.	1	3		1	1	4.55	
TOTALS				22	24	40	14	6	100.00	
% NATIVE							63.64			
% OVERSTORY								27.27		
% GENUS								CP/CR/ ILE NEL	MAX	18.18%
** OVERSTORY EXCEPTION/ALLOWANCE SOUGHT DUE TO SITE CONSTRAINTS (OVERHEAD UTILITIES) AND EXISTING OVERSTORY CANOPY TO BE PRESERVED.										

UB 18-2 Specifications
18" DeepRoot® Tree Root Barrier

Specified tree root barrier is a mechanical barrier and root deflector used to prevent tree roots from damaging hardscapes and landscapes. Assembled in 24" (609 mm) long modules to create varying lengths for linear applications, or perimeter surround applications in varying sizes.

A. Materials
1. The contractor shall furnish and install tree root barrier as specified. The tree root barrier shall be either product RUB 18-2 as manufactured by Deeproot® Green Infrastructure, LLC, 530 Washington Street, San Francisco, CA, www.deeproot.com (800.458.7668).

2. Root barrier shall be recyclable, black, injection molded panels with 0.75" (1.90 mm) wall thickness in modules 24" (609 mm) long and 18" (460 mm) deep.

3. Root barrier shall be manufactured with 75% reprocessed polypropylene with added ultraviolet inhibitors.

4. Root barrier shall be comprised of 24" (609 mm) panels. Each panel shall have no less than four (4) Molded Integral Vertical Root Directing Ribs of a minimum 0.060" (1.52 mm) thickness, protruding 0.12" (3.2 mm) at 90° from interior of the barrier panel, spaced 6" (152.4 mm) apart. (See Details A & D)

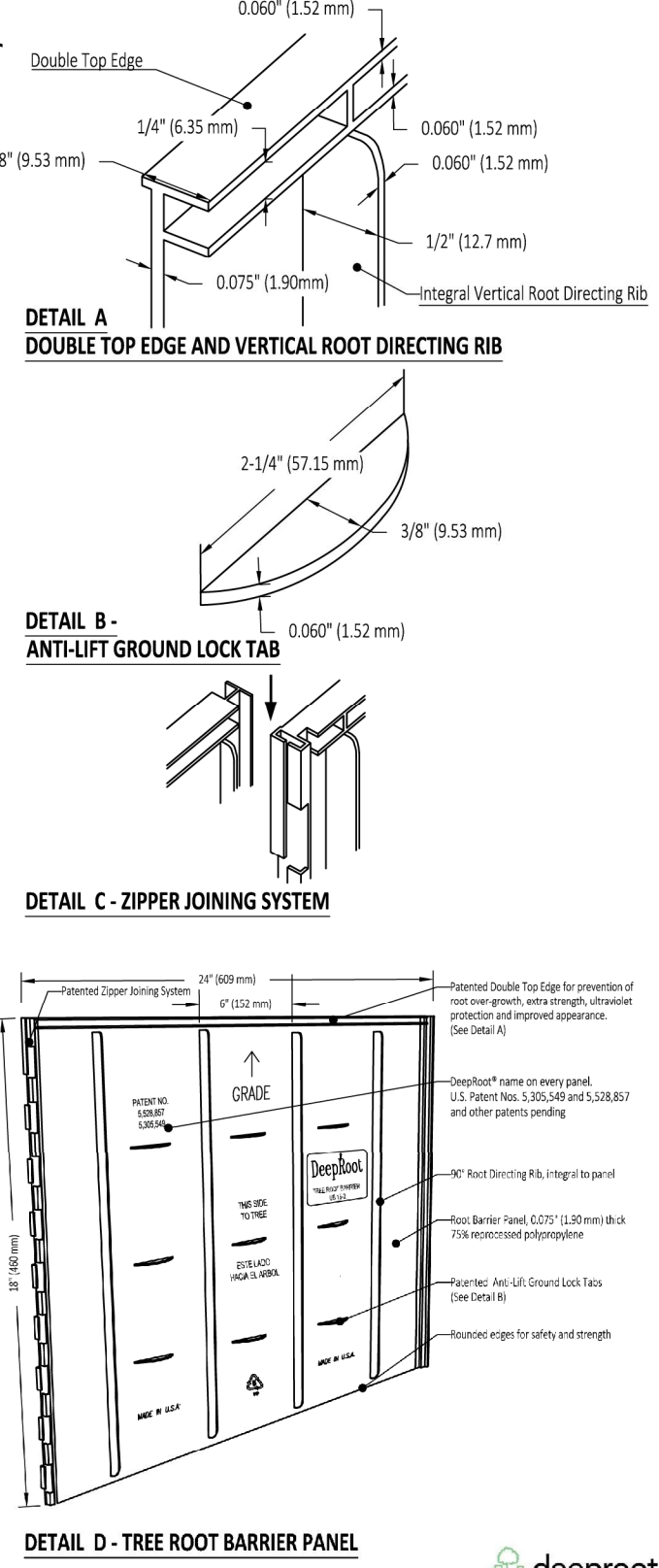
5. Root barrier shall have a Double Top Edge consisting of two parallel, integral, horizontal ribs at the top of the panel at 0.060" (1.52 mm) thickness, 3/8" (9.53 mm) wide and 1/4" (6.35 mm) apart with the lower rib attached to the vertical Root Directing Ribs (See Detail A).

6. Root barrier shall have a minimum of nine (9) Anti-Lift Ground Lock Tabs consisting of integral horizontal ridges of minimum 0.060" (1.52 mm) thickness in the shape of a segment of a circle, the 2-1/4" (57.15 mm) chord of the segment joining the panel wall and the segment, protruding 3/8" (9.53 mm) from the panel. The ground locks on each panel shall be about equally spaced between each of the vertical root directing ribs (See Details B & D).

7. Root barrier shall have an integrated Zipper Joining System for assembly by sliding one panel into another (See Detail C).

U.S. Patents: 5,305,549; and 5,528,857. Other Patents Pending.

Properties	Typical Value	ASTM Test Method
Tensile strength @ yield - Wall	2,354 PSI	D638
Tensile strength @ yield - Hinge	2,846 PSI	D638
Yield Elongation - Wall	7.44%	D638
Yield Elongation - Hinge	7.01%	D638
Flexural Modulus	119,625 PSI	D790B
Notched Izod Impact - Wall	3.84 (ft-lb)	D256A
Rockwell Hardness r - scale - Wall	84.4	D785A



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

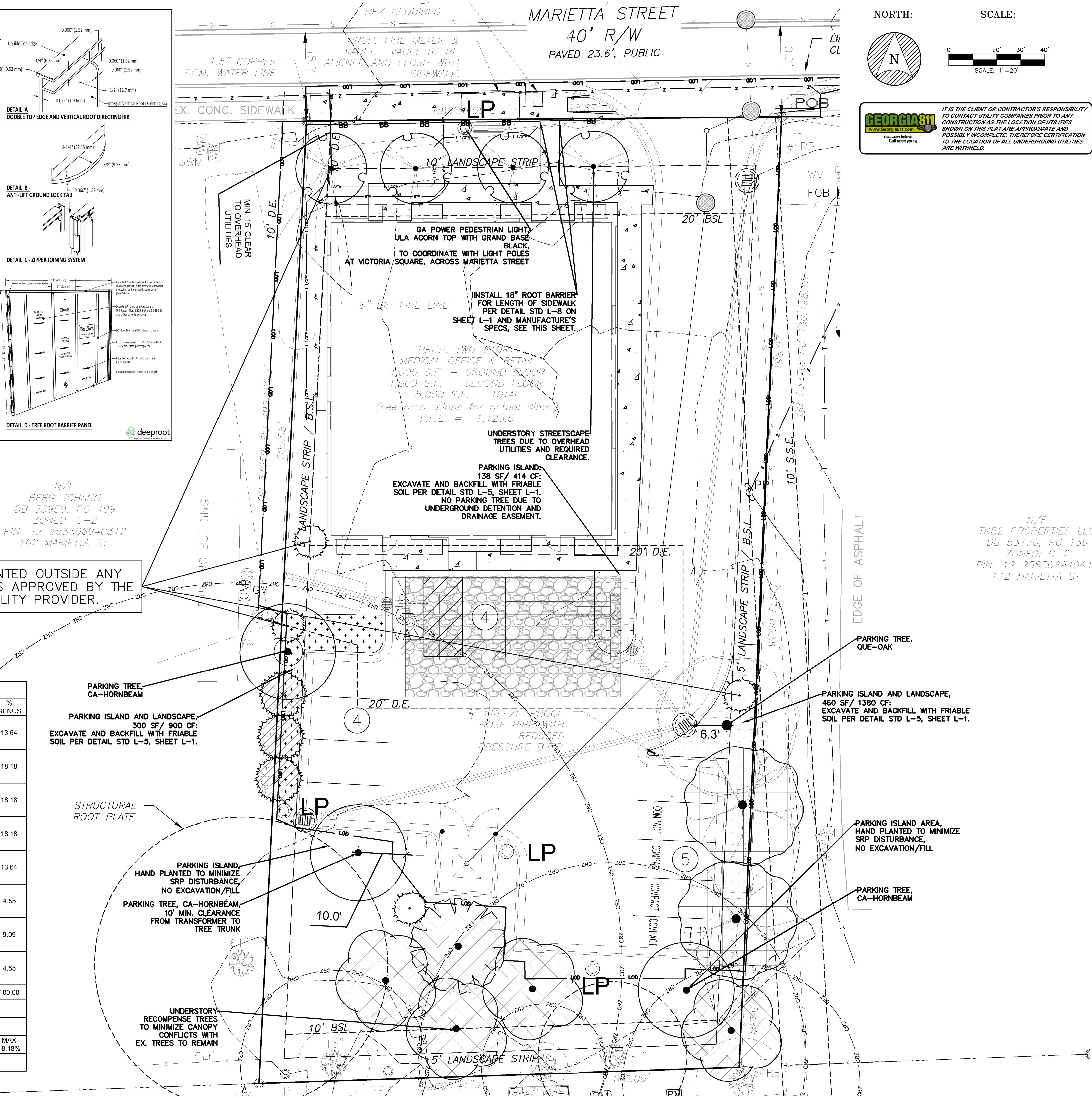
PARKING ISLAND AND LANDSCAPE,
300 SF/ 900 CF:
EXCAVATE AND BACKFILL WITH FRIABLE
SOIL PER DETAIL STD L-5, SHEET L-1.

STRUCTURAL
ROOT PLATE

PARKING ISLAND,
HAND PLANTED TO MINIMIZE
SRP DISTURBANCE,
NO EXCAVATION/FILL

PARKING TREE, CA-HORNBEAM,
10' MIN. CLEARANCE
FROM TRANSFORMER TO
TREE TRUNK

UNDERSTORY
RECOMPENSE TREES
TO MINIMIZE CANOPY
CONFLICTS WITH
EX. TREES TO REMAIN



NORTH:

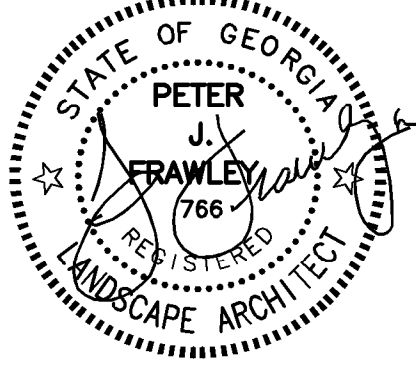
SCALE:

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DATE #

GEORGIA811
www.Georgia811.com

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



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

PROPOSED OFFICE BUILDING
152 MARIETTA ST.
ALPHARETTA, GEORGIA

TREE AND UTILITY
LAYOUT

SCALE: AS SHOWN

DATE: 10/06/2023

PROJECT: FA-22032

SHEET

L-4
SHEET 4 OF 9

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SITE DATA
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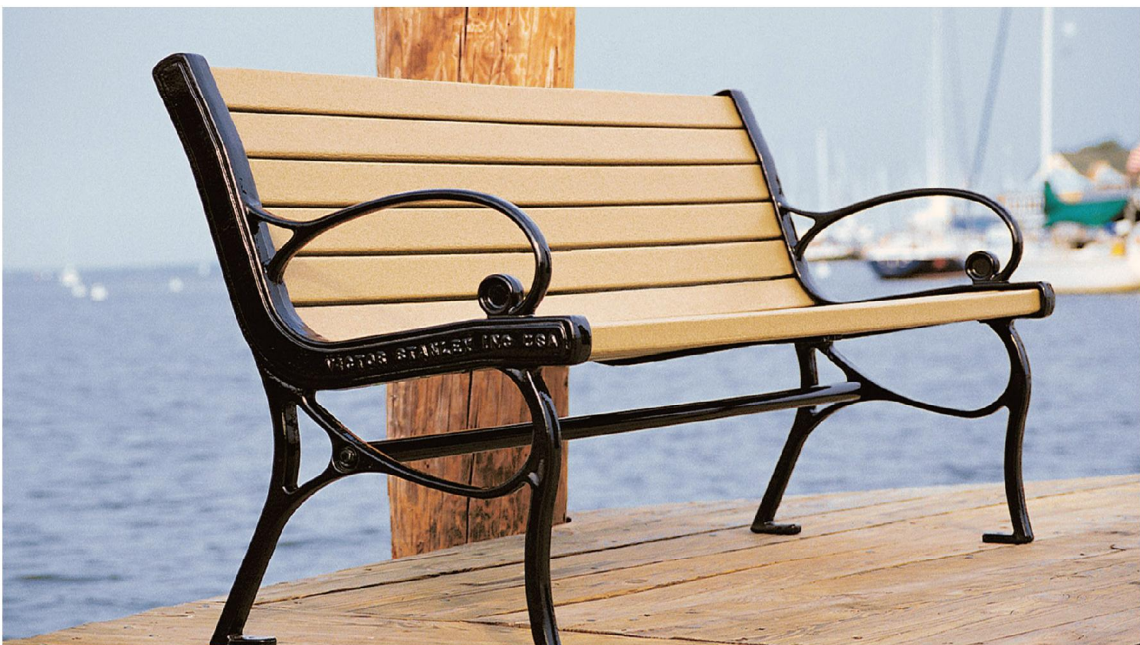
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LANDSCAPE PERCENTAGES
68.8% OF TOTAL PROPOSED PLANTS ARE NATIVE
18.18% IS LARGEST PERCENTAGE FOR SINGLE GENUS
66.7% OF THE TOTAL TREES ARE NATIVE SPECIES
*27.27% OF ALL TREES ARE OVERSTORY SPECIES
*EXCEPTION SOUGHT DUE TO SITE CONSTRAINTS (UTILITIES AND
PRESERVATION OF EXISTING OVERSTORY TREES)



GEORGIA POWER PEDESTRIAN LIGHT
ULA ACORN FIXTURE AND GRAND BASE, BLACK



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Create a timeless moment.™

VICTOR STANLEY BENCH, 4' WIDE

C-138, CLASSIC, BLACK WITH MAPLE TONE RECYCLED PLASTIC BOARDS

TREE SCHEDULE									
TREES	CODE	BOTANICAL / COMMON NAME	MIN. SIZE AT PLANTING	QTY	DENSITY INCHES	RECOMPENSE	NATIVE	OVERSTORY	% GENUS
	CA	Carpinus caroliniana American Hornbeam	3" Cal.	3	9		3	3	13.64
	CP	Chionanthus virginicus 'CVSTF' / Prodigy® White Fringetree, Standard	3" Cal.	4	12		4		18.18
	CR	Cornus x 'Rutgan' Stellar Pink® Dogwood	4" Cal.	4		16			18.18
	ILE NEL	Ilex x 'Nellie R. Stevens' Nellie R. Stevens Holly	6" Ht.	4	N/A				18.18
	JUN	Juniperus virginiana Eastern Red Cedar	14'-16' HT.	3		12	3		13.64
	MAG2	Magnolia grandiflora 'Little Gem' Little Gem Dwarf Southern Magnolia	14'-16' HT.	1		4	1		4.55
	NYS	Nyssa sylvatica 'Wildfire' Black Gum	4" Cal.	2		8	2	2	9.09
	QUE	Quercus shumardii Shumard Oak	3" Cal.	1	3		1	1	4.55
TOTALS				22	24	40	14	6	100.00
% NATIVE							63.64		
% OVERSTORY								27.27	
% GENUS							CP/CR/ ILE NEL	MAX	18.18%
*% OVERSTORY EXCEPTION/ALLOWANCE SOUGHT DUE TO SITE CONSTRAINTS (OVERHEAD UTILITIES) AND EXISTING OVERSTORY CANOPY TO BE PRESERVED.									

PLANT SCHEDULE						
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE		QTY	NATIVE
	ABE RCR	Abelia x 'Rose Creek' Rose Creek Abelia	2' Ht.		20	
	AV	Aucuba japonica 'Variegata' Spotted Japanese Laurel	2' Ht.		31	
	AZA GUM	Azalea x 'Gumpo Pink' Gumpo Pink Satsuki Azalea	2' Ht.		17	
	DIS CLM	Distylium x 'PIDIST-II' TM Coppertone Distylium	2' Ht.		24	
	HYD	Hydrangea quercifolia Oakleaf Hydrangea	3' Ht.		3	3
	ILE BU2	Ilex cornuta 'Burfordii' Burford Holly	2' Ht.		10	
	ILE SK2	Ilex crenata 'Sky Pencil' Sky Pencil Japanese Holly	4' Ht.		7	
	ILE NAN	Ilex vomitoria 'Nana' Dwarf Yaupon Holly	2' Ht.		15	15
	ILL PAR	Illicium parviflorum Anise Tree	3' Ht.		14	14
	LOR	Loropetalum chinense Chinese Fringe Flower	3' Ht.		10	
	MUH	Muhlenbergia capillaris Pink Muhly Grass	2' Ht.		26	26
	MYR	Myrica cerifera 'Don's Dwarf' Don's Dwarf Wax Myrtle	3' Ht.		16	16
	OF	Osmanthus fragrans Sweet Olive	4' Ht.		9	
	PAN	Panicum virgatum 'Shenandoah' Shenandoah Switch Grass	2' Ht.		31	31
	PEN HAM	Pennisetum alopecuroides 'Hameln' Hameln Fountain Grass	3 gal.		3	
	TN	Thelypteris normalis Southern Wood Fern	3 gal.		11	11
	VIB	Viburnum plicatum tomentosum 'Mariesii' Double File Viburnum	3' Ht.		2	2
SHRUB AREAS	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY	
	AE	Aspidistra elatior Cast Iron Plant	1 gal.	18" o.c.	42	
	BRJ	Juniperus horizontalis 'Blue Rug' Blue Rug Juniper	3 gal.	48" o.c.	5	
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY	
	CAR EVL	Carex cherokeensis Cherokee Sedge	4"	12" o.c.	214	214
	PC	Phlox stolonifera Creeping Phlox	4"	15" o.c.	65	65
TOTALS					575	397

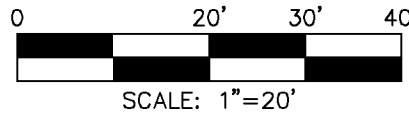
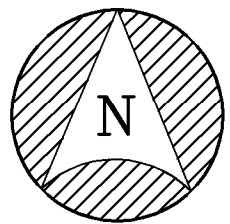
FRAWLEY ASSOCIATES, LLC. LANDSCAPE MAINTENANCE AND PRUNING NOTES:

ALL TREE PRUNING SHALL BE DONE UNDER THE DIRECTION OF AN ISA CERTIFIED ARBORIST. ALL TREE PRUNING SHALL BE DONE ADHERING TO ANSI A300 STANDARDS. BRANCH STUBS, HEADING CUTS BRANCH COLLARS, SHALL NOT BE ALLOWED. NO MORE THAN 25% OF FOLIAGE ON A SINGLE BRANCH, OR 25% TOTAL TREE FOLIAGE SHALL BE TRIMMED IN A SINGLE YEAR. NO CLIMBING SPIKES SHALL EVER BE UTILIZED.

SHRUBS HAVE BEEN SPECIFICALLY SELECTED FOR EITHER THEIR DWARF OR HEDGE CHARACTERISTICS AND SLOW GROWTH. THE SHRUBS ARE NOT INTENDED TO BE SHEERED INTO ROUNDED SHAPES BUT TO GROW IN A NATURAL FORM. THE ONLY PRUNING REQUIRED FOR SHRUB MATERIAL SHALL BE DONE WITH A HAND PRUNER AND ONLY TO REMOVE SINGLE SHOOTS WHICH MAY GROW OCCASIONALLY. ANY SHRUB MATERIAL INDICATED ON THE PLAN AS 'HEDGE' SHALL BE TRIMMED WITH SIDES IN A SLOPING FASHION WITH A SLIGHTLY ROUNDED TOP TO A HEIGHT OF 3.5'. ANY SHRUB MATERIAL THAT INTERFERES WITH DRIVER'S ABILITY TO SEE OTHER VEHICLES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER OR LANDSCAPE ARCHITECT FOR RESOLUTION.

NORTH:

SCALE:

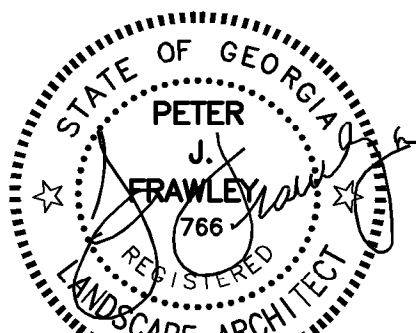


IT IS THE CLIENT OR CONTRACTOR'S RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION AS THE LOCATION OF UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND POSSIBLY INCOMPLETE. THEREFORE CERTIFICATION TO THE LOCATION OF ALL UNDERGROUND UTILITIES ARE WITHHELD.

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

REVISIONS:

DATE #



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

PROPOSED OFFICE BUILDING
152 MARIETTA ST.
ALPHARETTA, GEORGIA

LANDSCAPE PLAN RENDERING

SCALE: AS SHOWN

DATE: 10/06/2023

PROJECT: FA-22032

SHEET

LR-1
SHEET 0 OF 9

continuum

ALPHARETTA

MASTERPLAN DESIGN GUIDELINE

09/01/2023

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- PARCEL E_ RETAIL VILLAGE
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INTRODUCTION

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TO TRANSFORM A FORMER HEADQUARTERS CAMPUS INTO A **UNIQUE & MEMORABLE VILLAGE** DESTINATION THAT IS GROUNDED IN THE CHARACTER & **CULTURE OF ALPHARETTA** AND SERVES AS A **COMMUNITY CATALYST** FOR FUTURE TENANTS, THE FUTURE MIXED-USE DEVELOPMENT AND THE GREATER METRO ATLANTA.

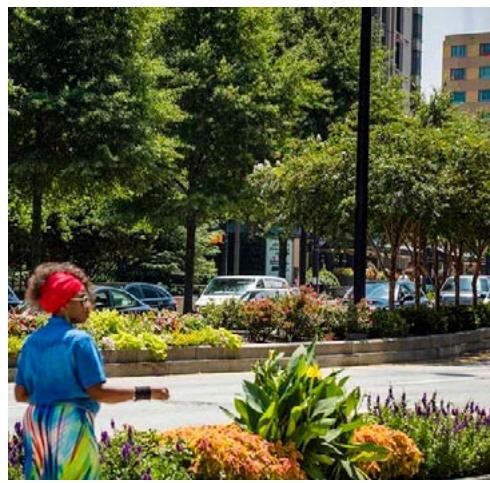
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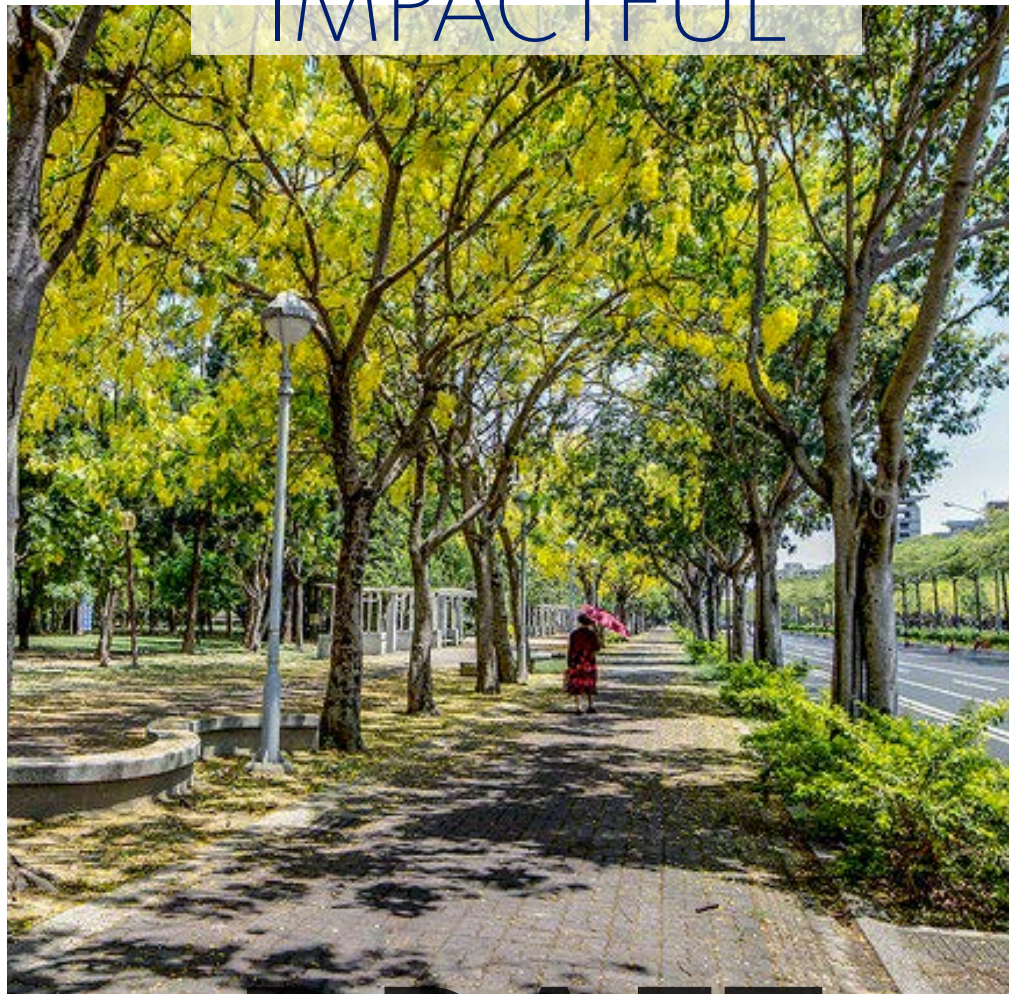






PLACEMAKING

IMPACTFUL



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FUNCTIONAL

INVITING

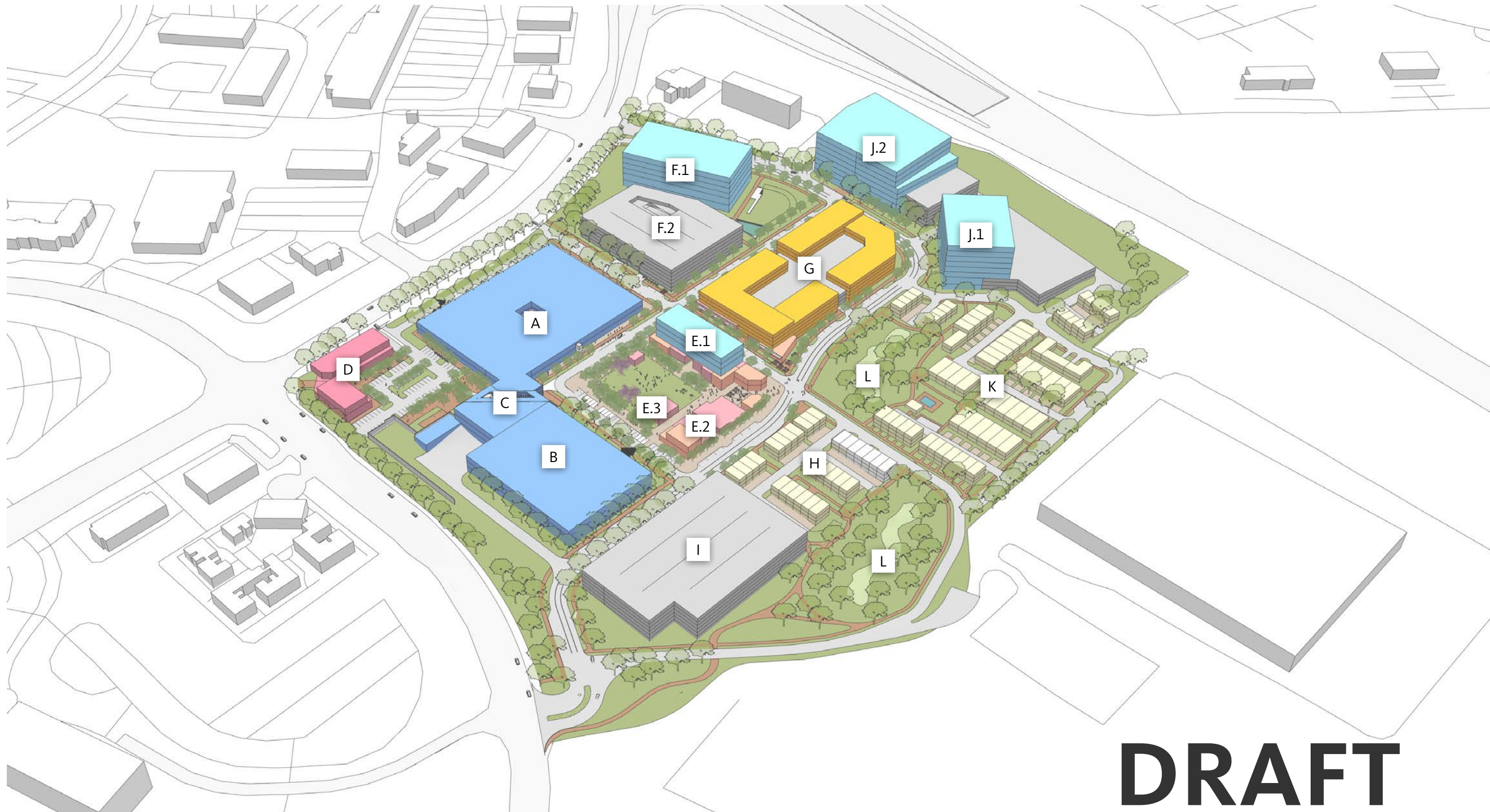


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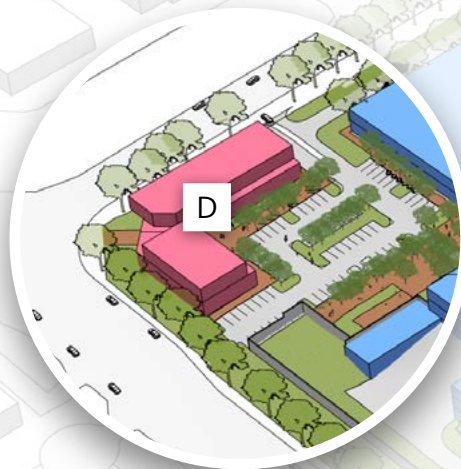


BUILDING DESIGN CRITERIA

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PARCEL D - CORNER RETAIL

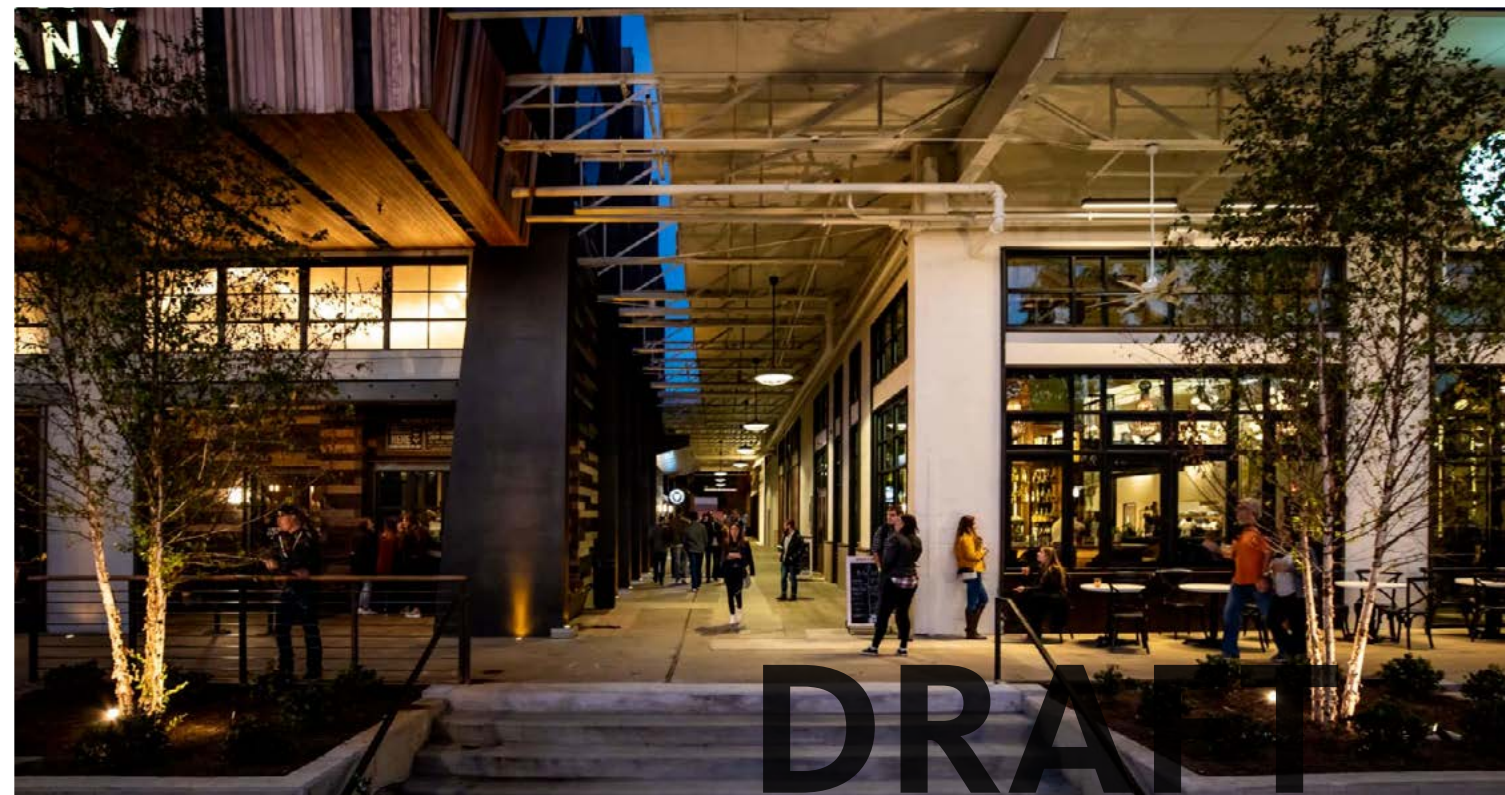
90,600 SF PARCEL AREA

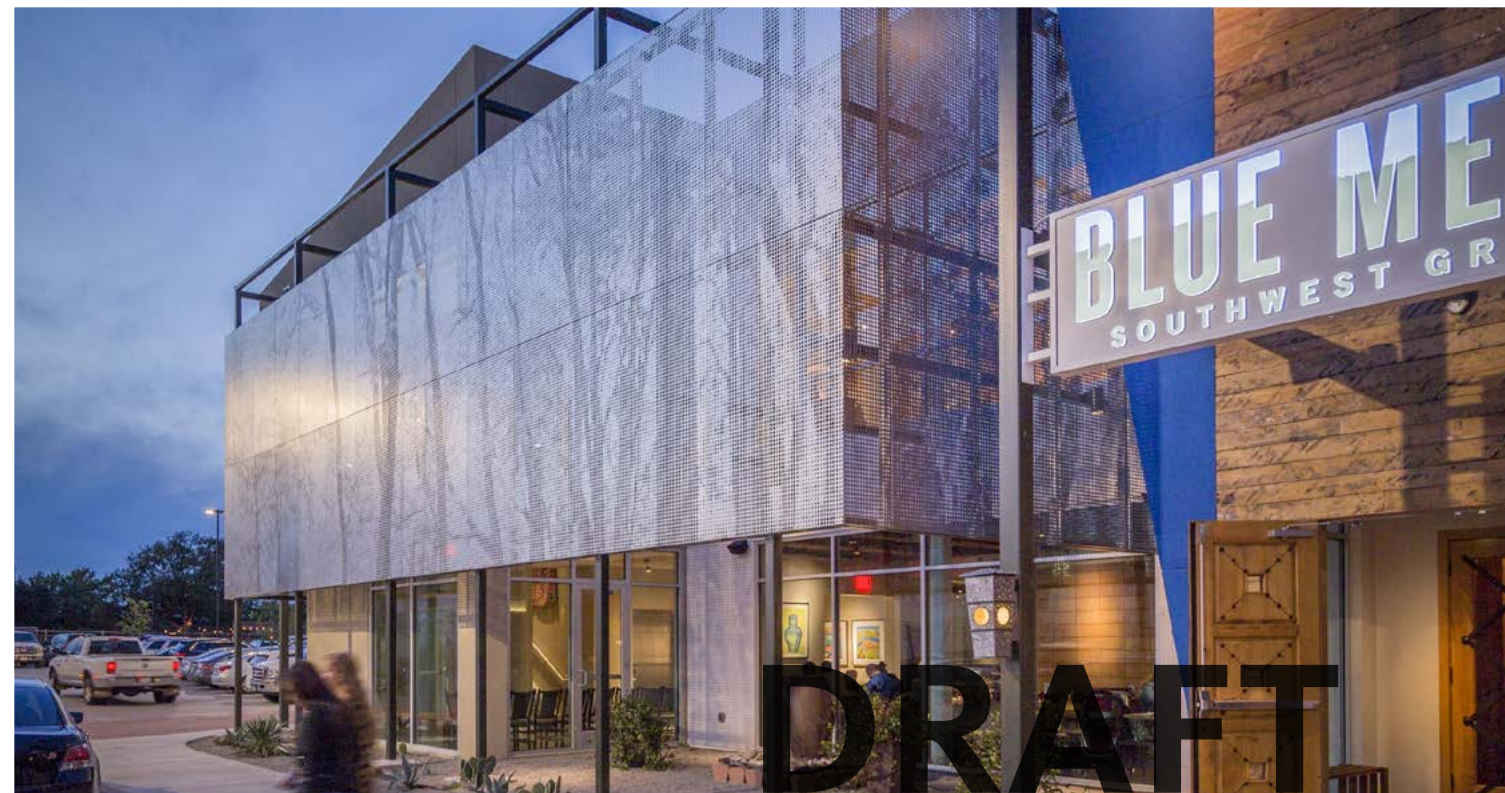
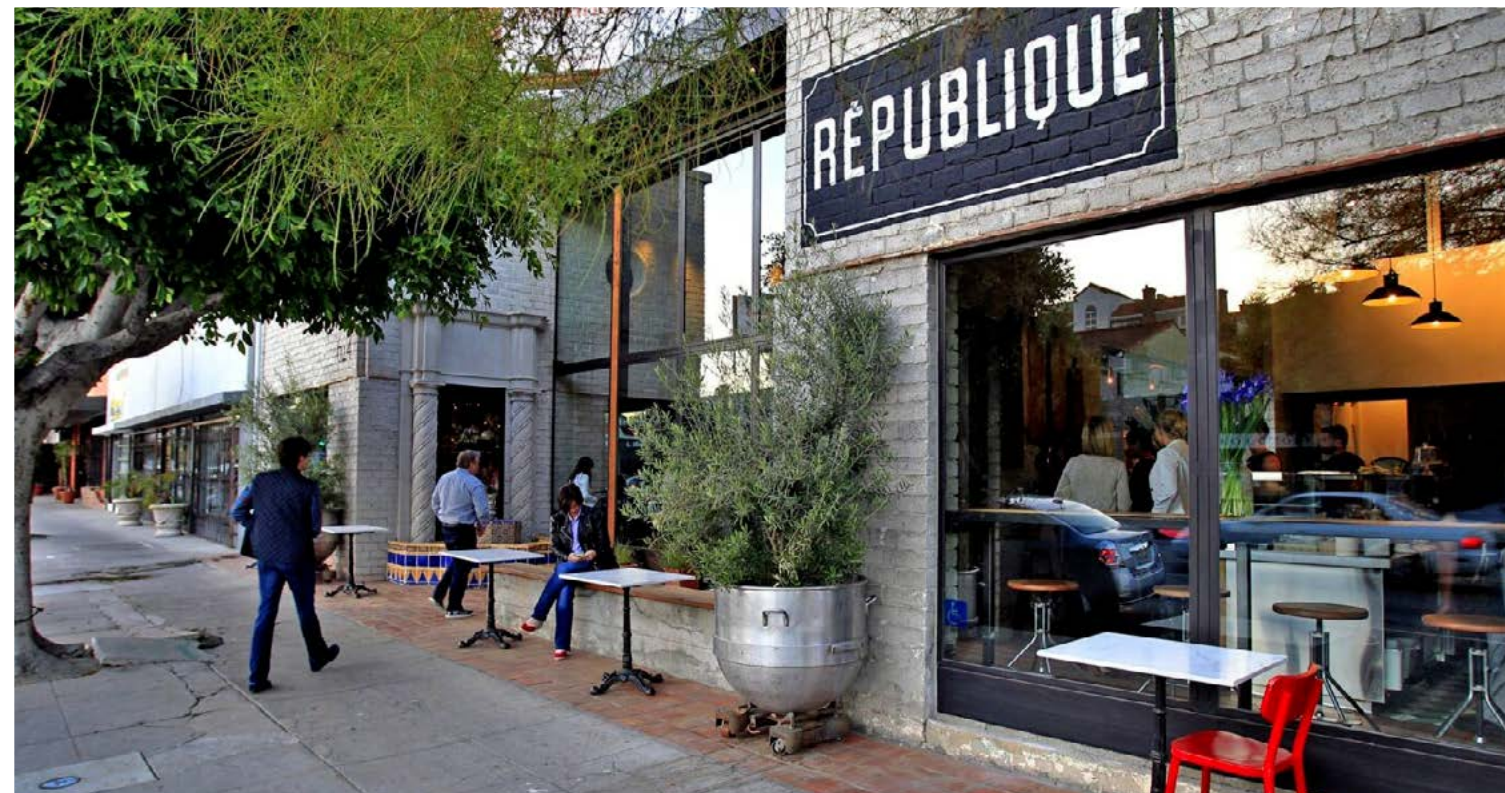
104 SURFACE PARKING

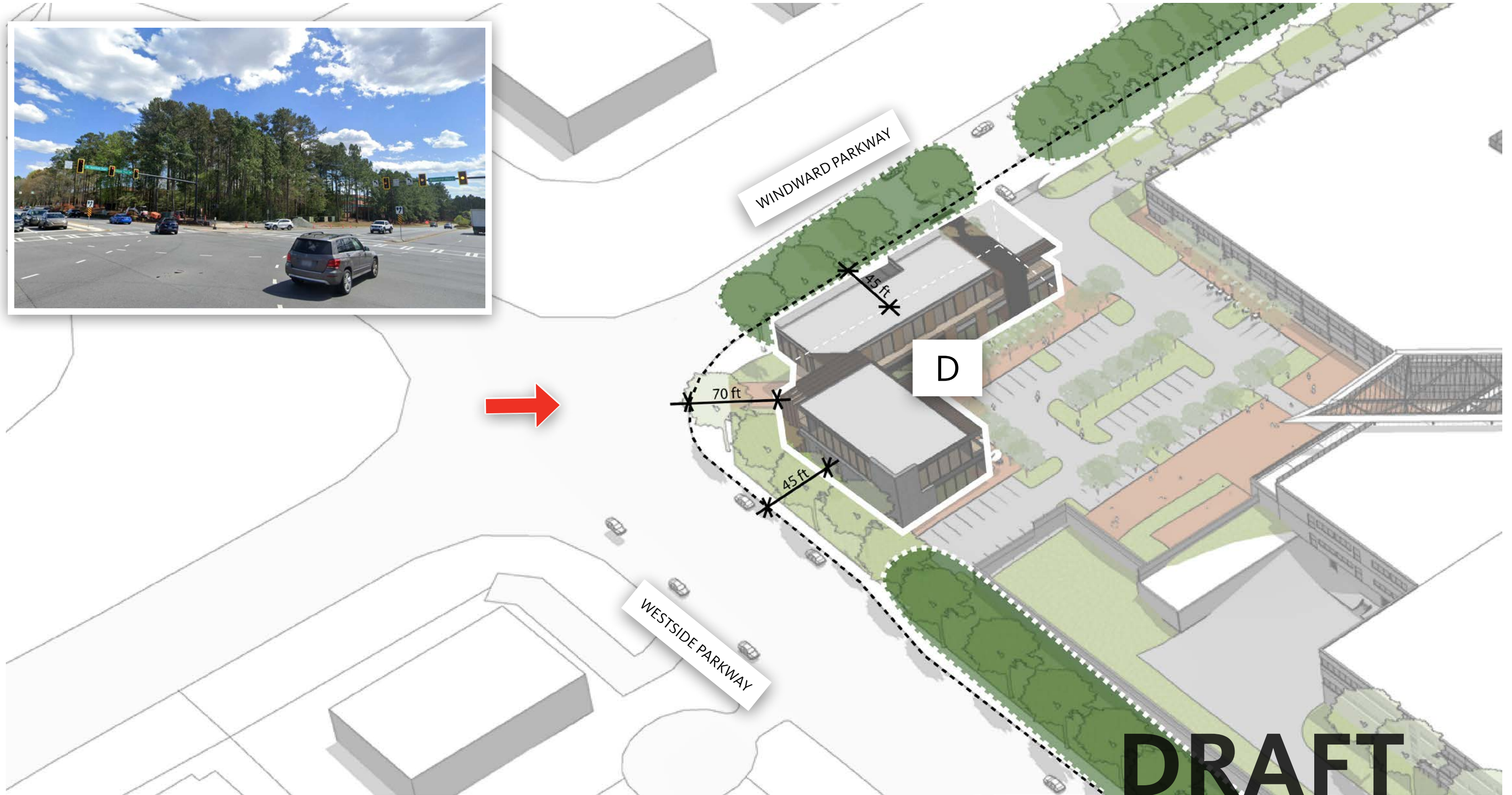
28,200 SF FAR AREA

0.3 FAR

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A

EMPASIZE THE IMPORTANT BUILDING CORNERS FROM THE STREET BY TREATING THEM WITH ARCHITECTURAL SIGNIFICANCE. THESE ARE OPPORTUNITIES FOR VARYING THE MASS WITH PROJECTIONS, PROJECT IDENTIFICATION, ADDED HEIGHT AND/OR CHANGE IN MATERIAL.



B

ENCOURAGE A VARIETY OF BUILDING MATERIALS TO PROVIDE VISUAL INTEREST AND RICHNESS.



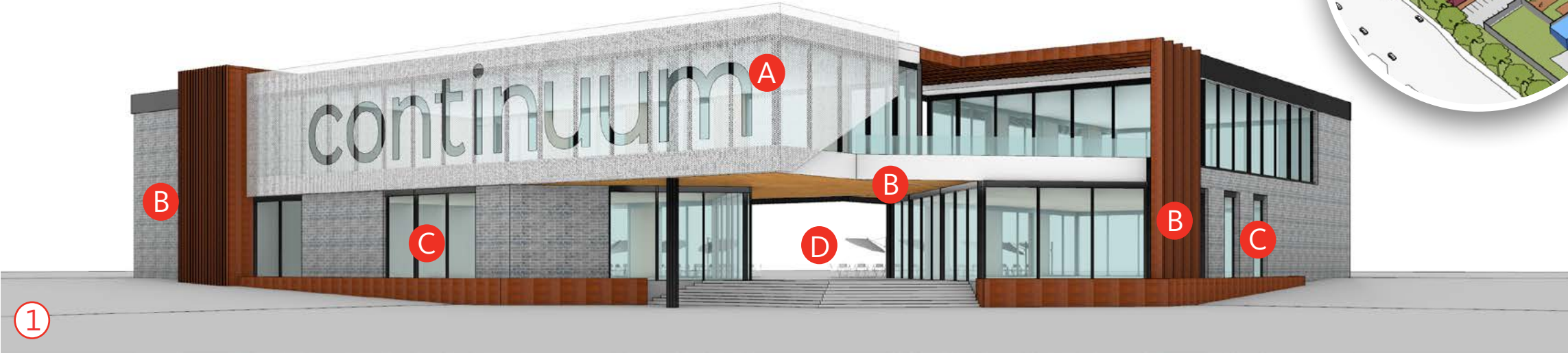
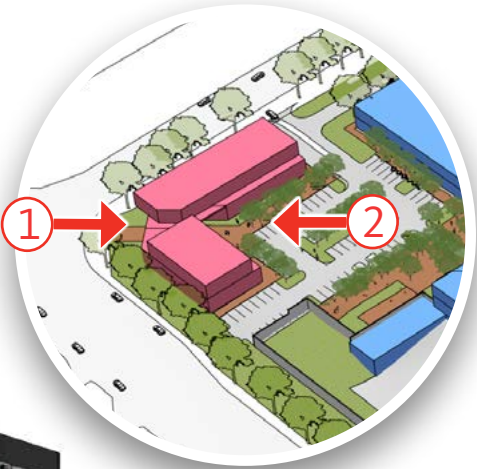
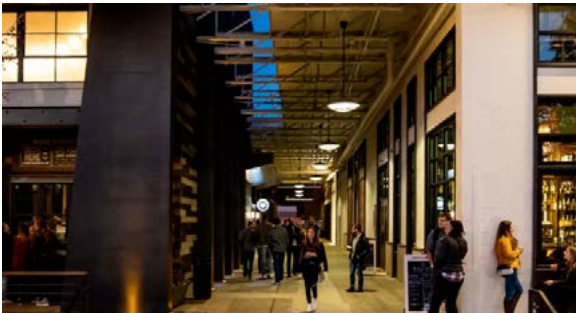
C

USE LARGE RECESSED PUNCHED OPENINGS TO CREATE SHADOW AND VISUAL RELIEF

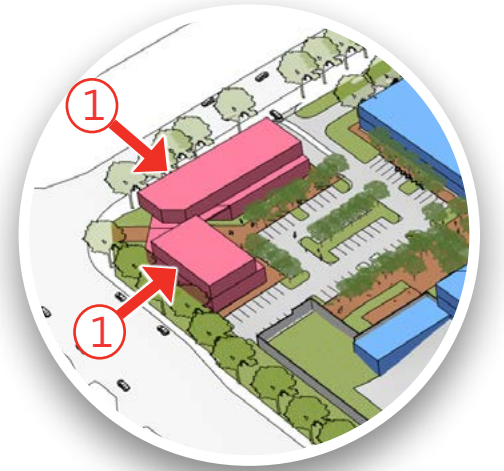


D

ACTIVE THE PORTAL CONNECTION TO THE PROJECT WITH INVITING MATERIALS AND EXTERNALIZE THE GROUND FLOOR PROGRAM WITH TRANSPARENCY TO ENGAGE THE STREET.



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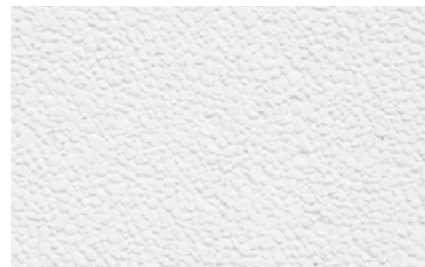
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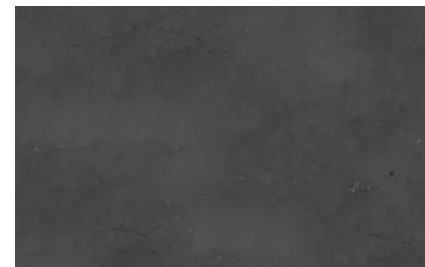
BRICK



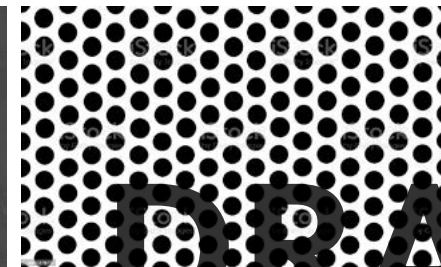
CORTEN



PAINT

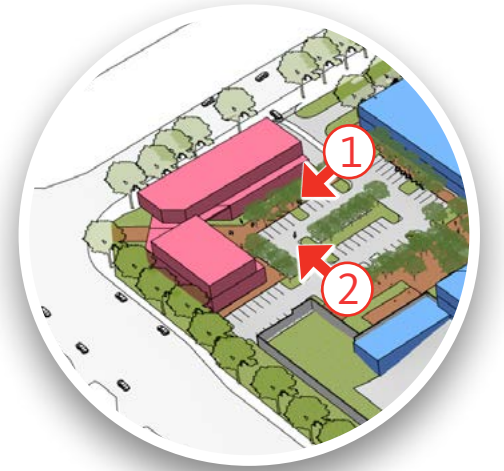


METAL PANEL



PERFORATED SCREEN

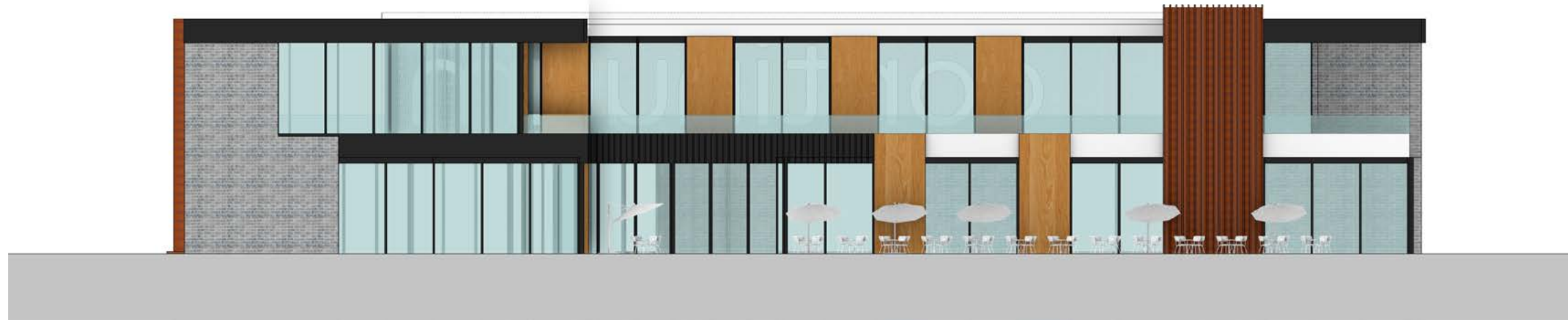
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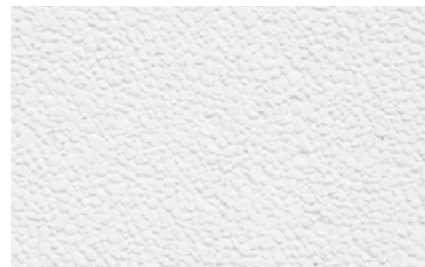
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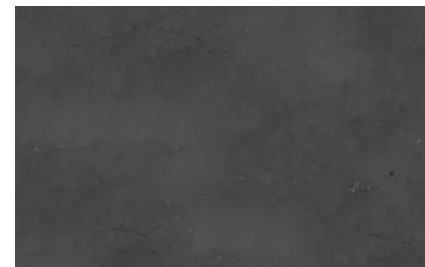
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PAINT



METAL PANEL



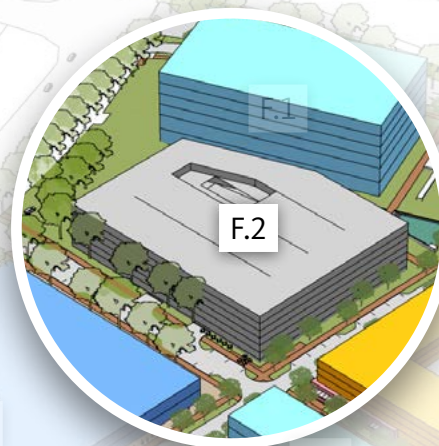
WOOD

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PARCEL F.2 - WINDWARD ENTRY

8 LEVELS
1,155 PARKING STALLS



PARCEL I - WESTSIDE ENTRY

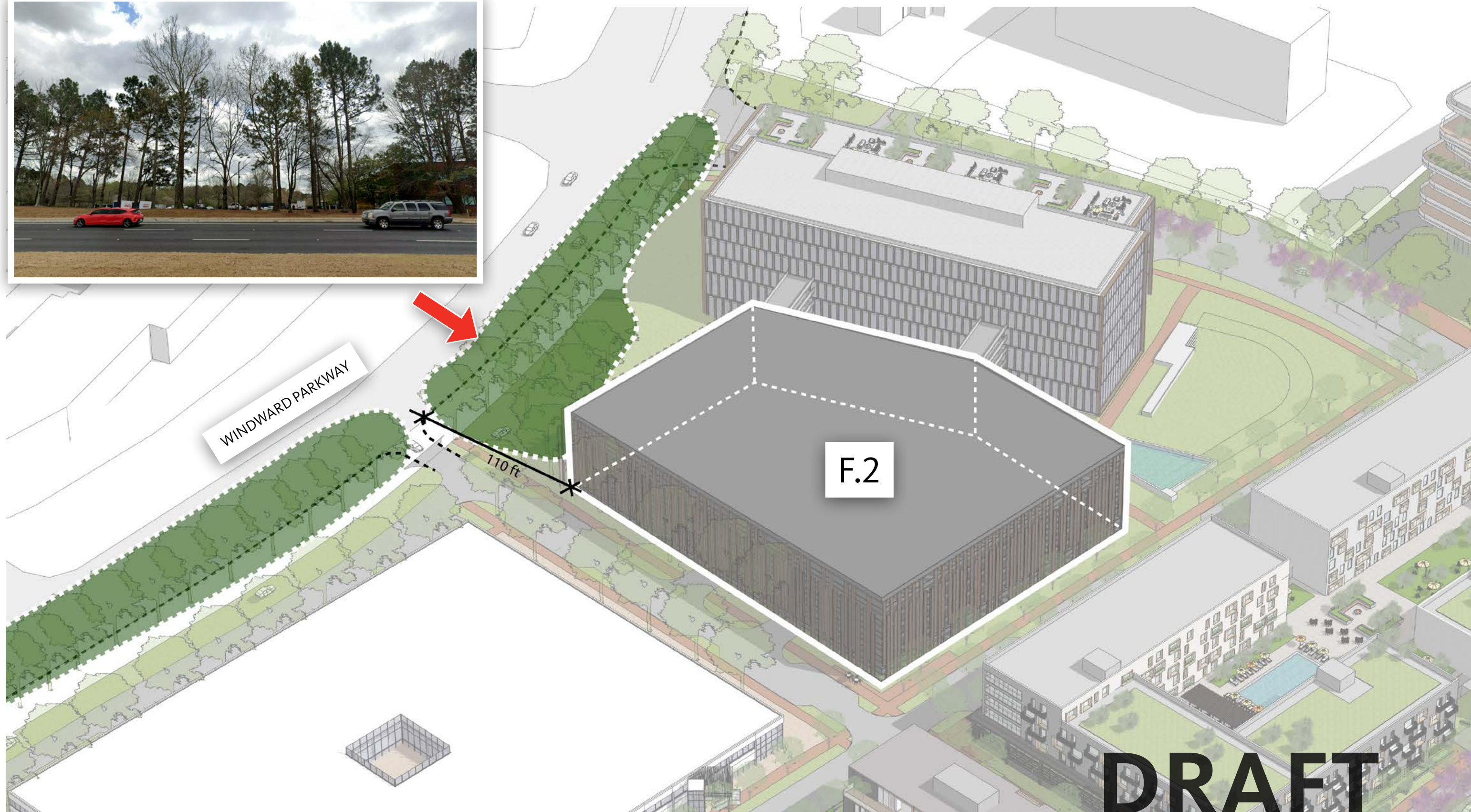
7 LEVELS
1,337 PARKING STALLS



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- A** MINIMIZE THE PRESENCE OF PARKING STRUCTURE THROUGH INTEGRATION INTO BUILDINGS AND/OR SCREENING WITH ACTIVE USES SUCH AS RETAIL, VERTICAL CIRCULATION OR ARCHITECTURAL AND ARTISTIC TREATMENTS.



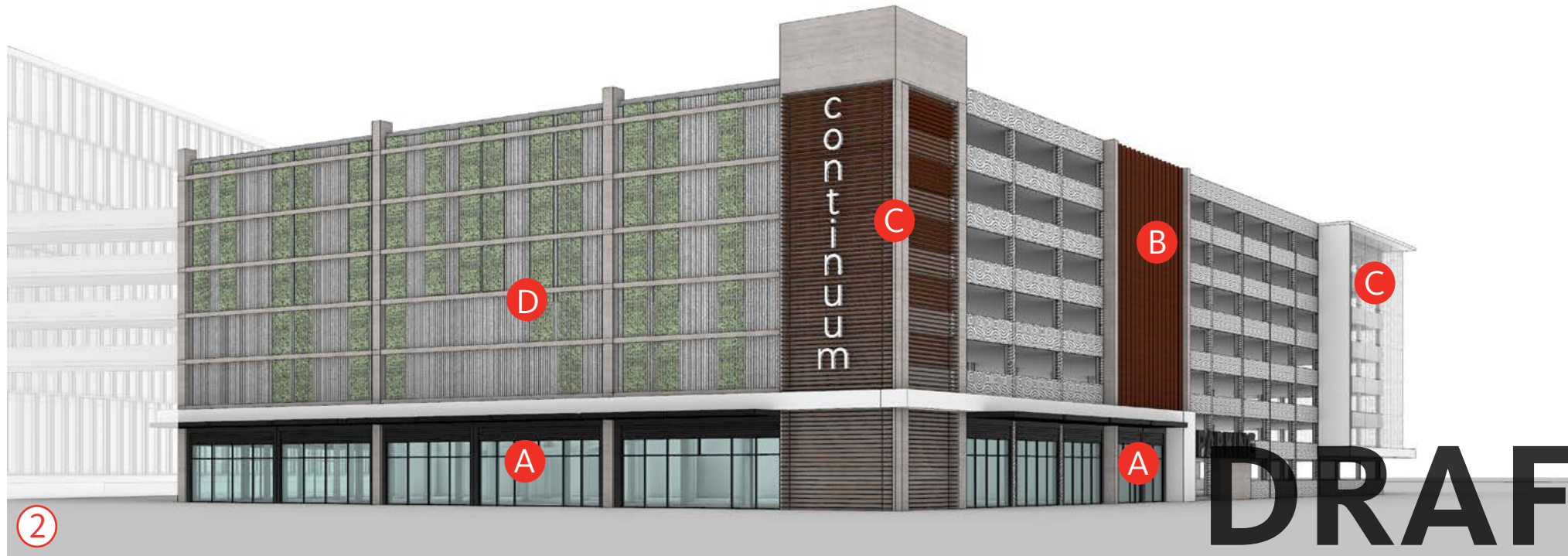
- B** USE BUILDING BREAKS, HORIZONTAL AND VERTICAL PLANES, TO FURTHER ARTICULATE BUILDINGS WHERE APPROPRIATE.



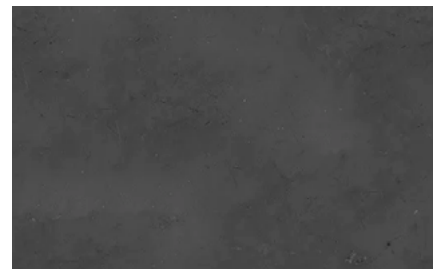
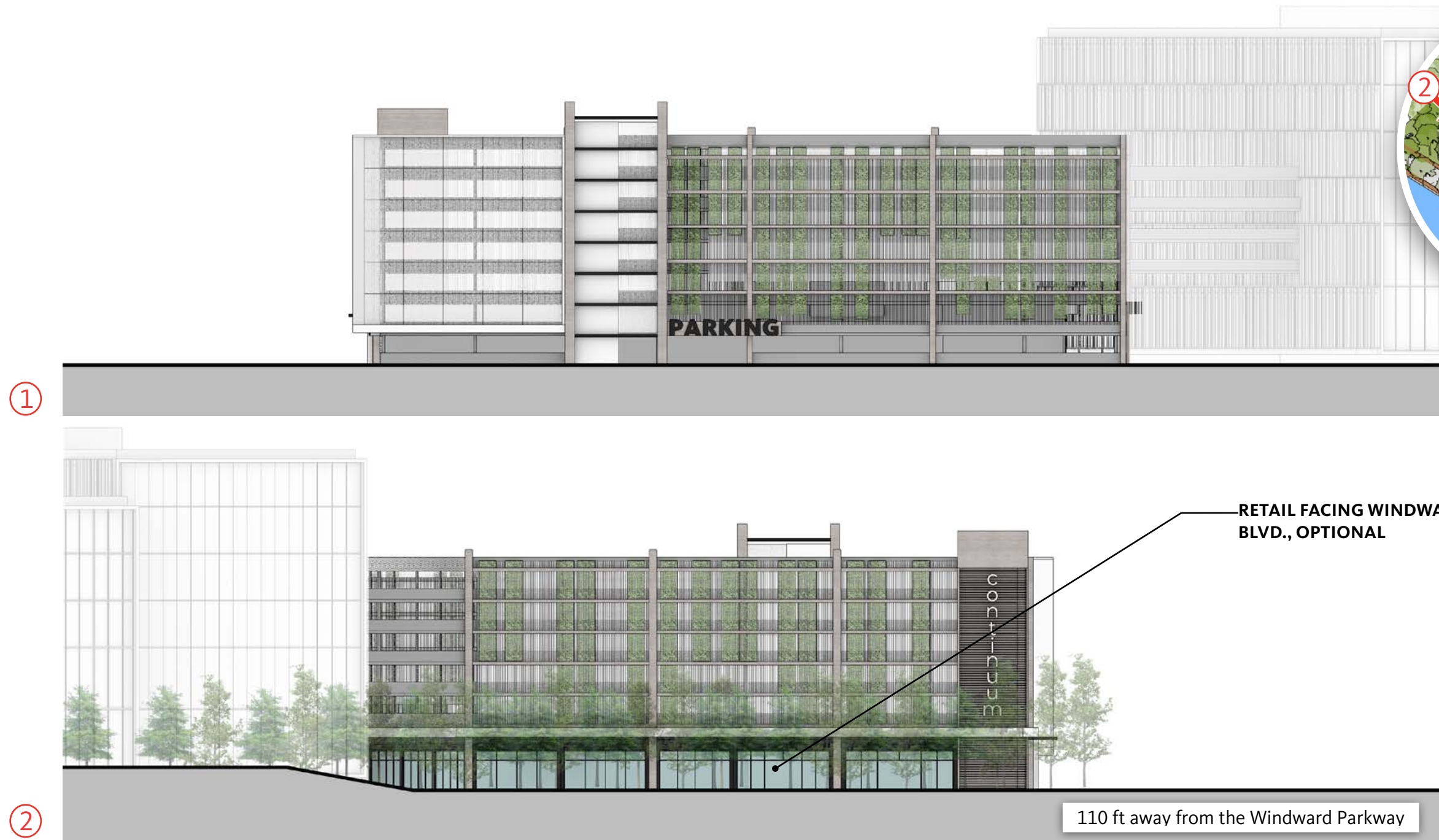
- C** CHANGE OF MATERIALS, COLOR AND HEIGHT CAN CREATE A SIGNIFICANT CORNER CONDITION. INCORPORATE SIGNAGE AS APPROPRIATE IN ACCORDANCE WITH SIGNAGE CODE.



- D** USE OF NATURAL MATERIALS WITH LANDSCAPE SCREEN TO SOFTEN PROMINENT VISIBLE FACADES.



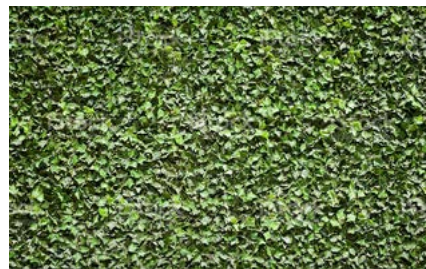
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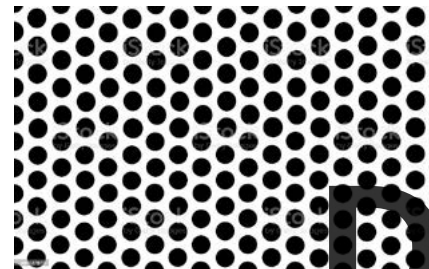
METAL PANEL



CONCRETE

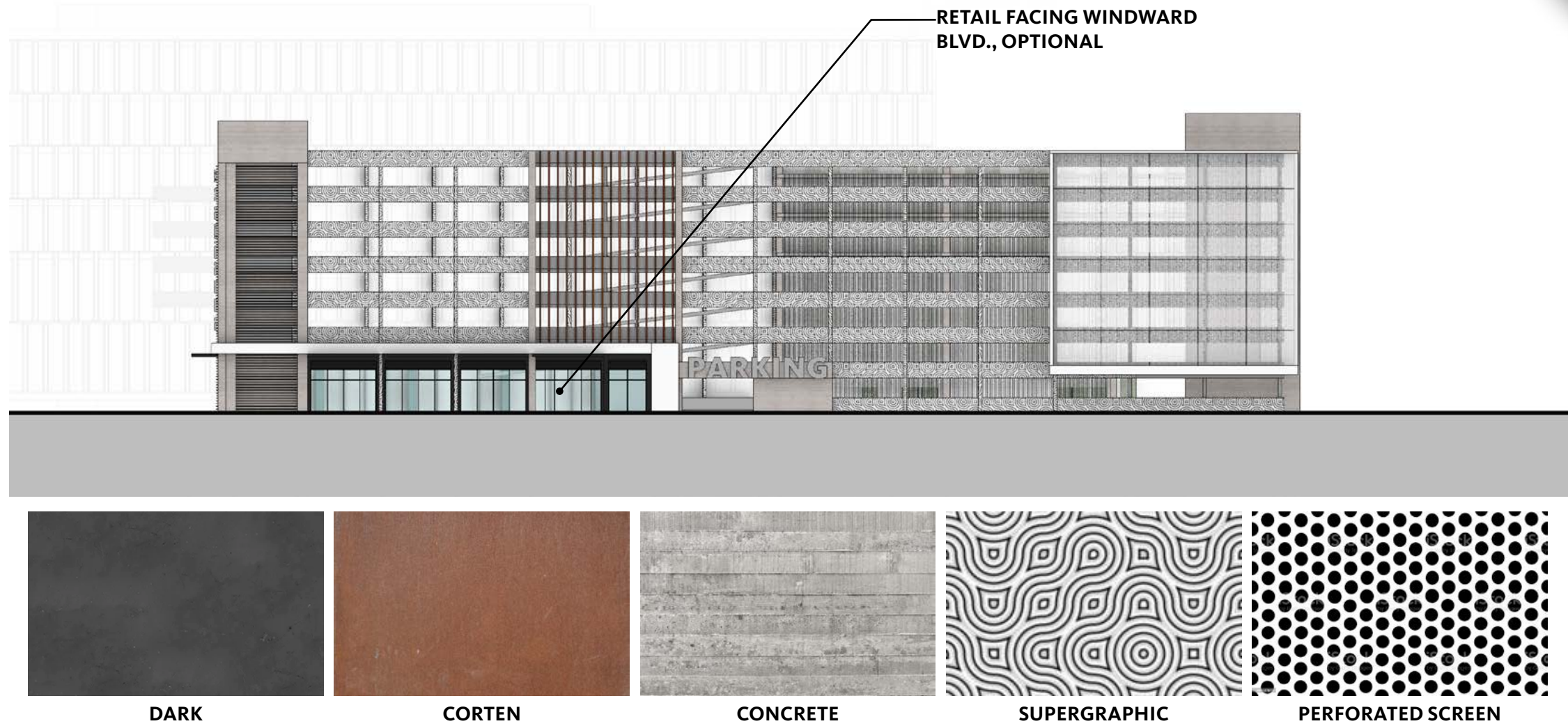
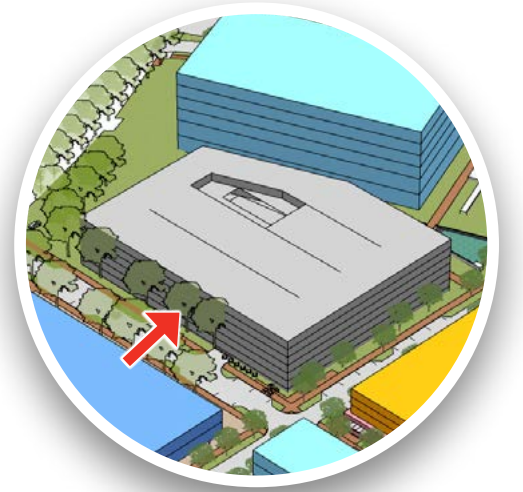


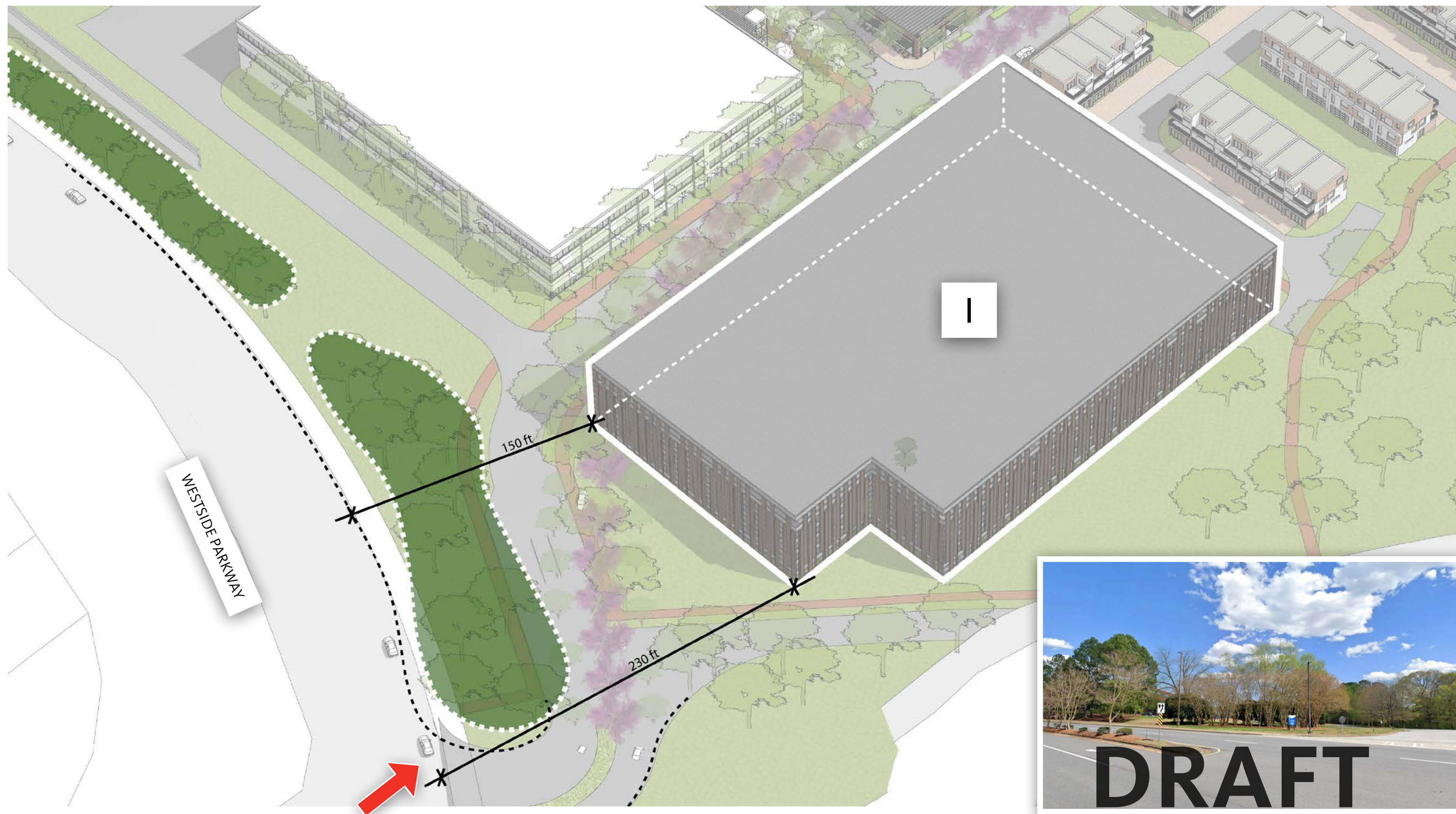
LANDSCAPE SCREEN



PERFORATED SCREEN

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- A** MINIMIZE THE PRESENCE OF PARKING STRUCTURE THROUGH INTEGRATION INTO BUILDINGS AND/OR SCREENING WITH ACTIVE USES SUCH AS RETAIL, VERTICAL CIRCULATION OR ARCHITECTURAL AND ARTISTIC TREATMENTS.



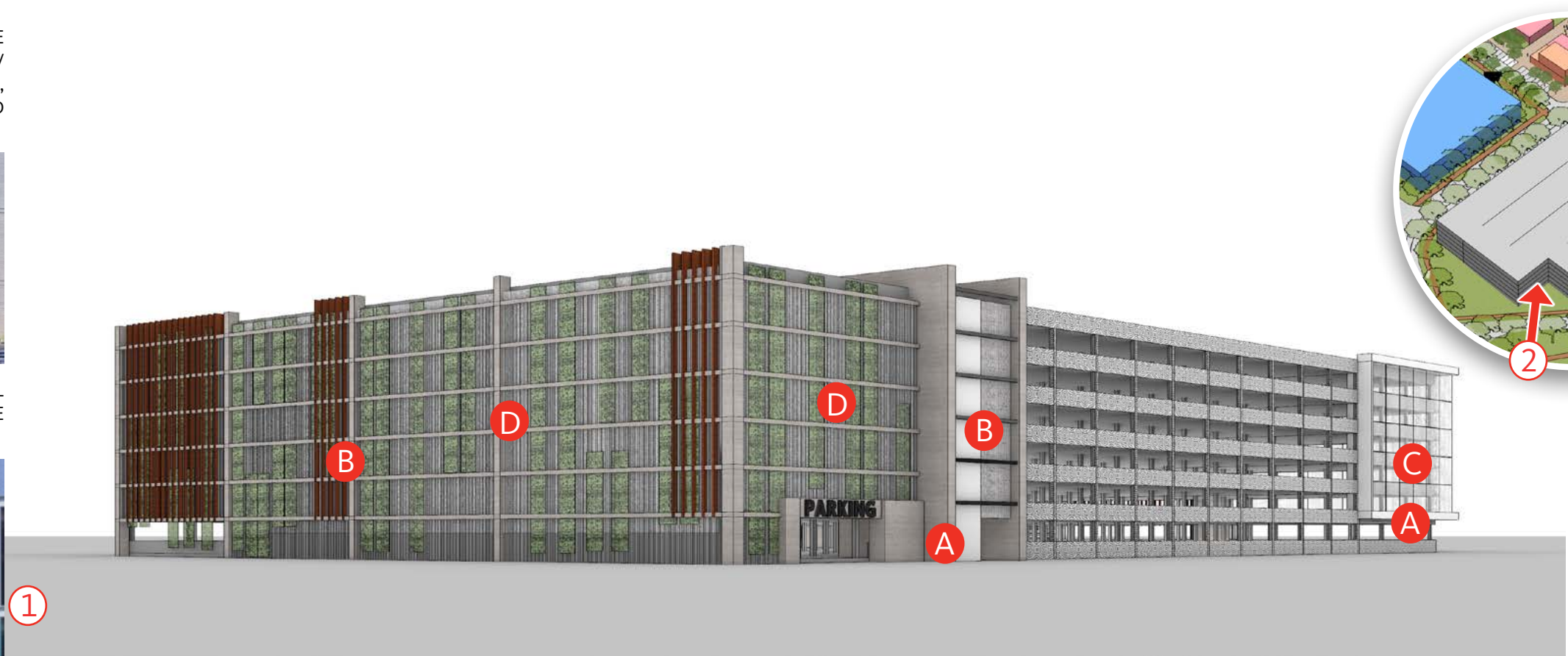
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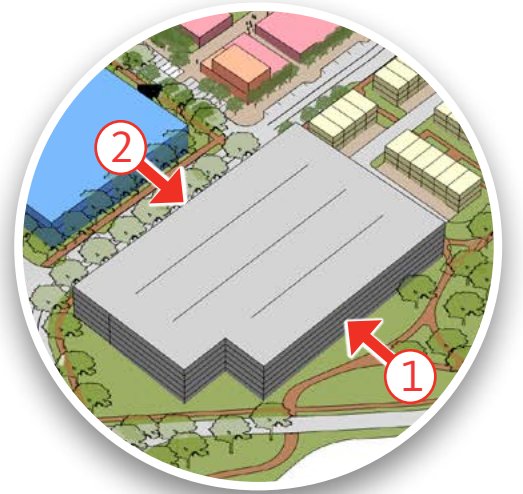


- C** CHANGE OF MATERIALS, COLOR AND HEIGHT CAN CREATE A SIGNIFICANT CORNER CONDITION. INCORPORATE SIGNAGE AS APPROPRIATE IN ACCORDANCE WITH SIGNAGE CODE.

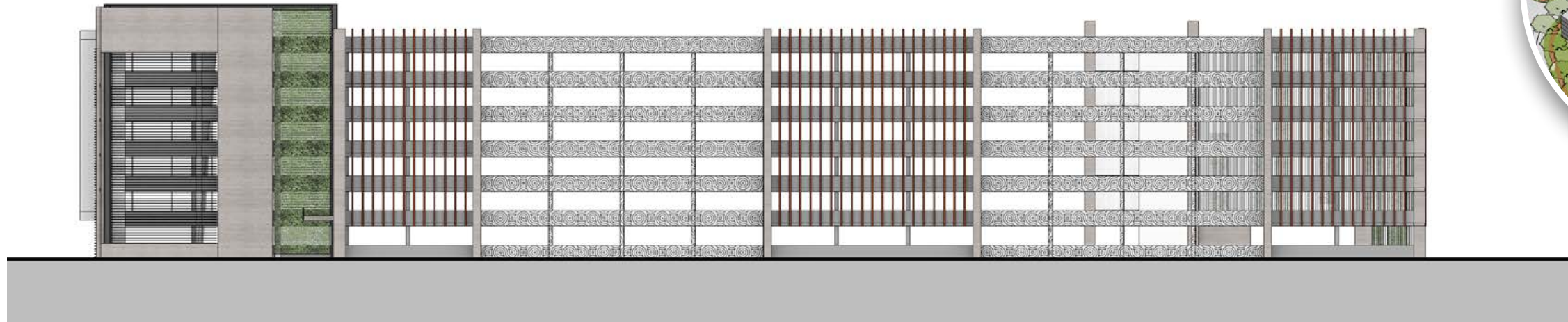


- D** USE OF NATURAL MATERIALS WITH LANDSCAPE SCREEN TO SOFTEN PROMINENT VISIBLE FACADES.

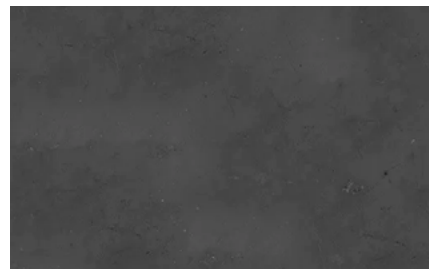
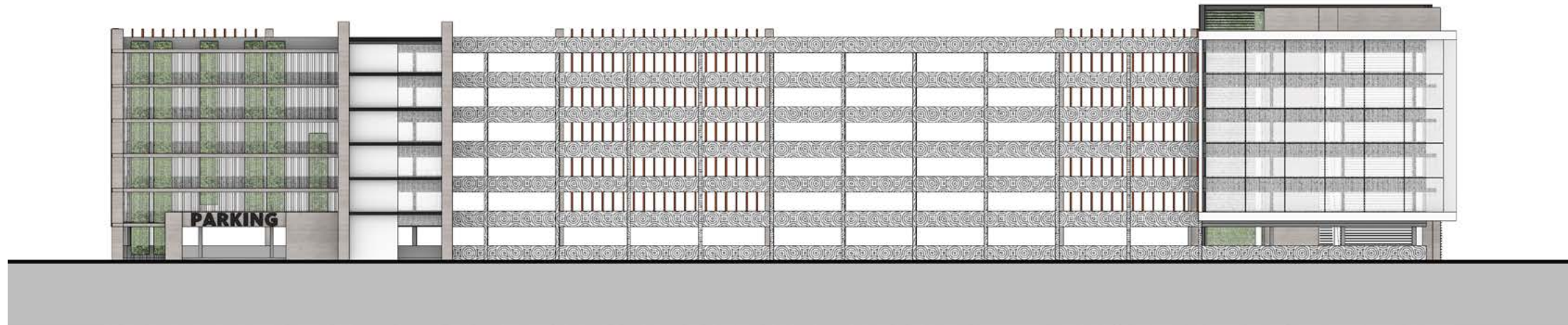




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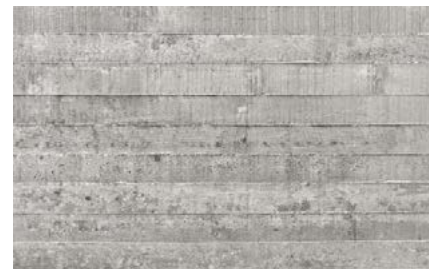
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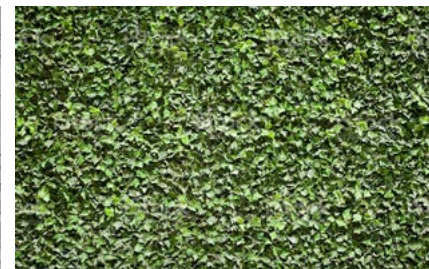
METAL PANEL



CORTEN



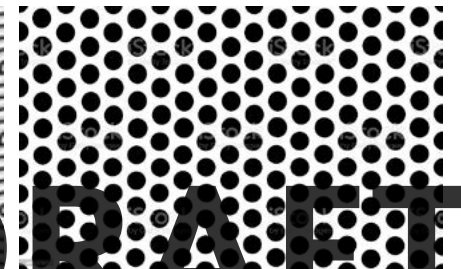
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LANDSCAPE SCREEN

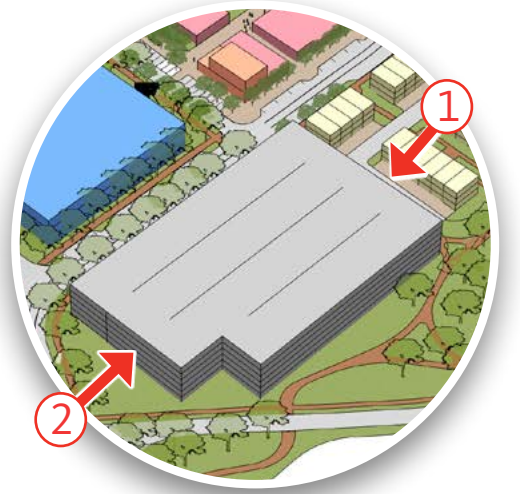


SUPERGRAPHIC



PERFORATED SCREEN

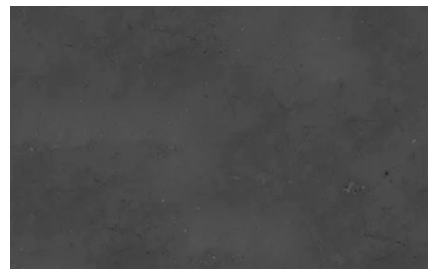
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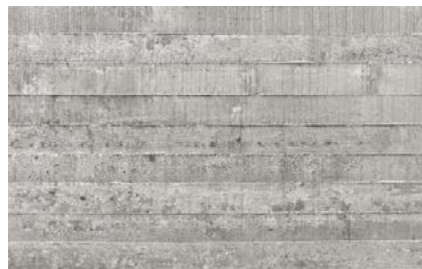
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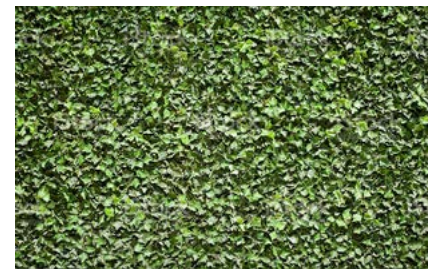
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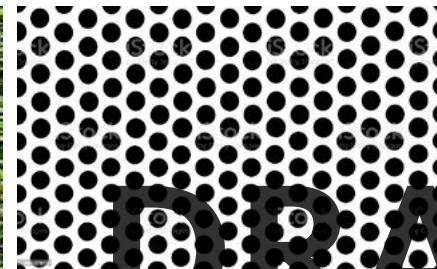
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CONCRETE

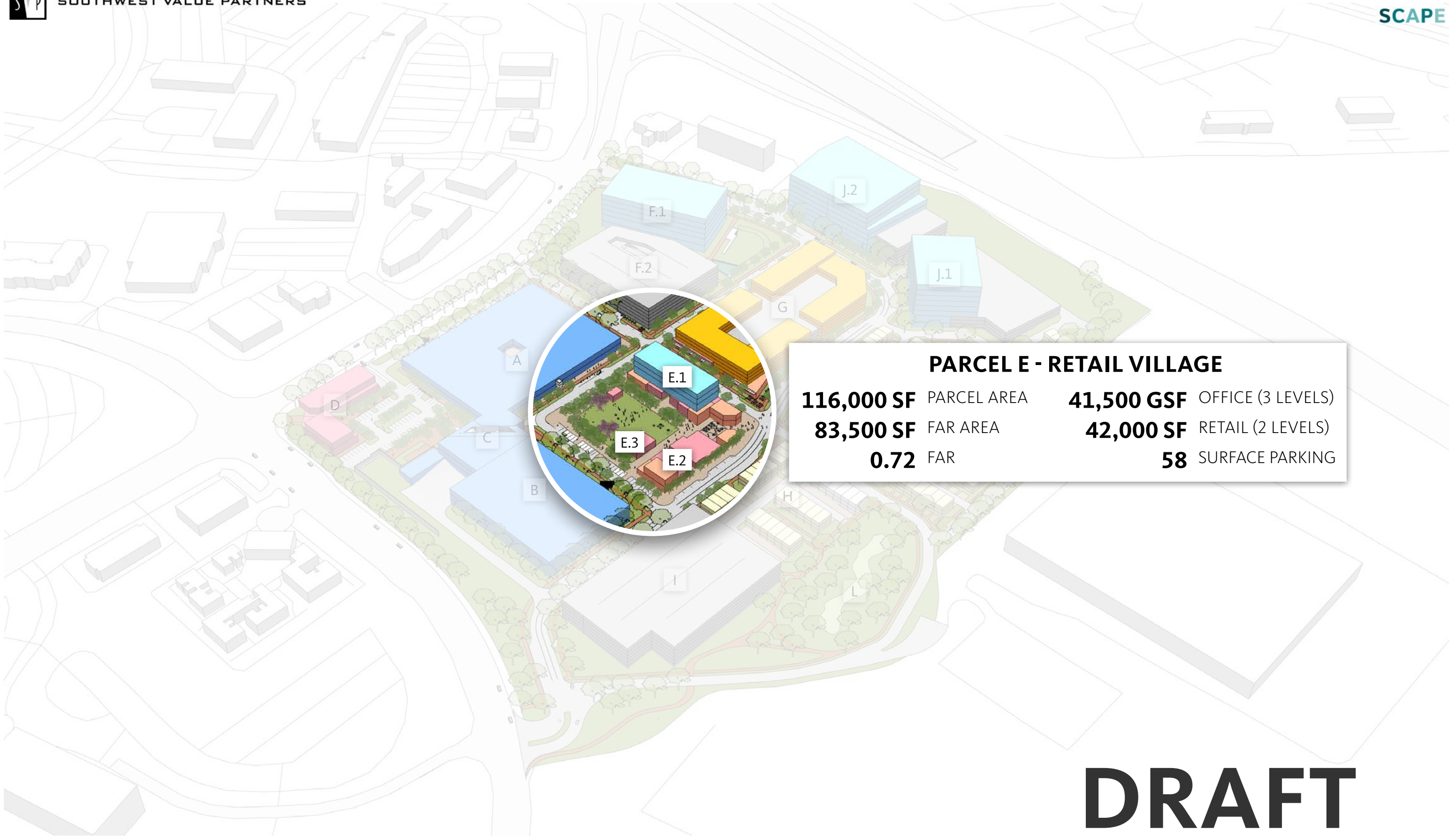


LANDSCAPE SCREEN



PERFORATED SCREEN

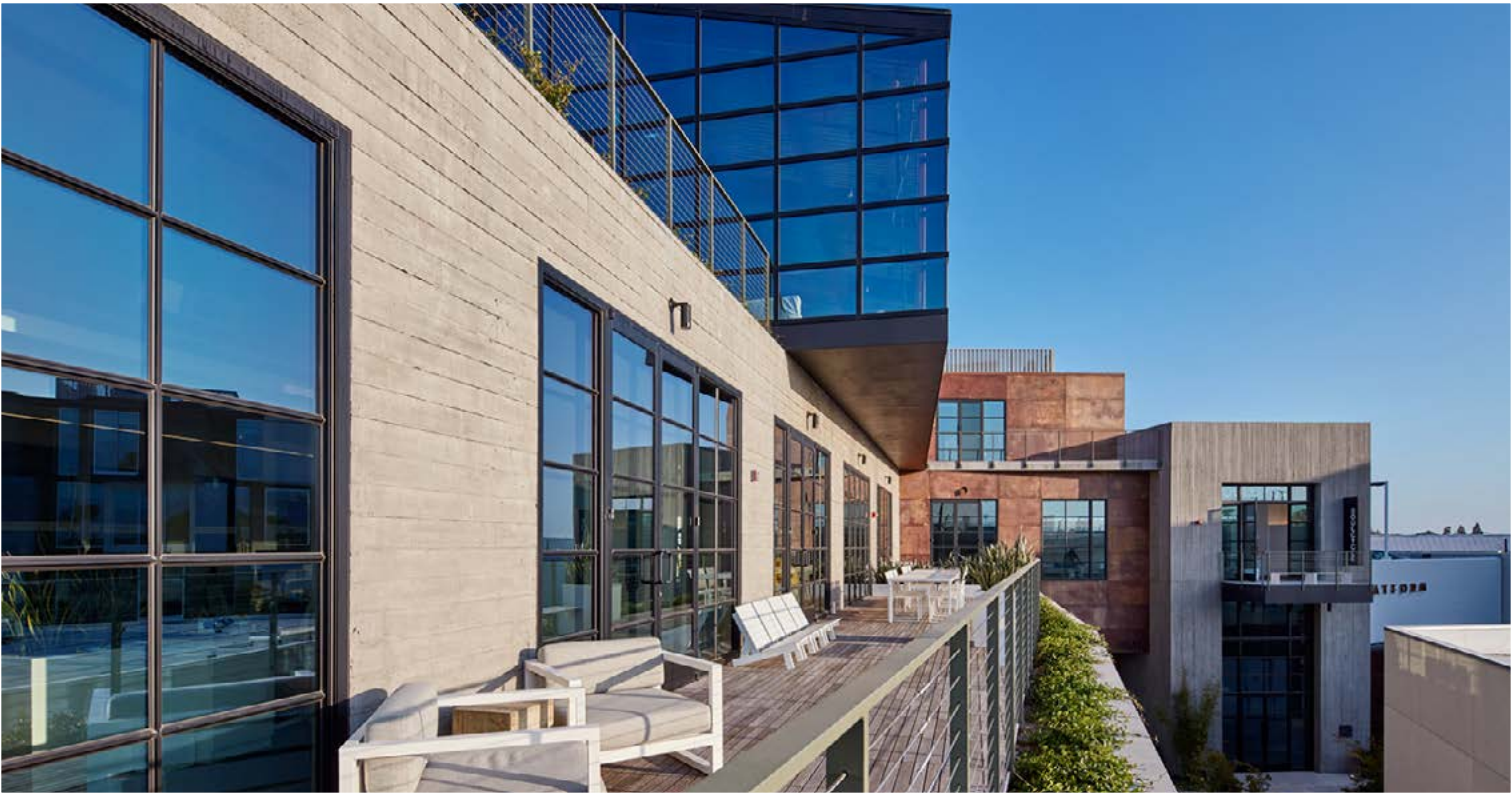
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PARCEL E - RETAIL VILLAGE

116,000 SF	PARCEL AREA	41,500 GSF	OFFICE (3 LEVELS)
83,500 SF	FAR AREA	42,000 SF	RETAIL (2 LEVELS)
0.72	FAR	58	SURFACE PARKING

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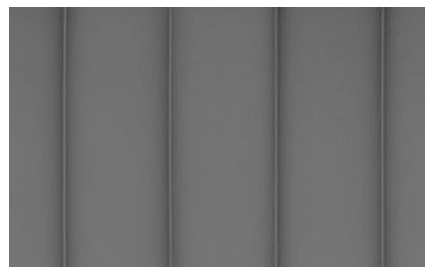






OPTIONAL CANOPY

OPTIONAL CANOPY



METAL PANEL



CONCRETE



CORTEN



BRICK



METAL PANEL

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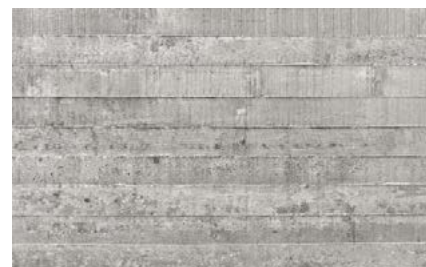
CORRUGATED
METAL PANEL



METAL PANEL



RECLAIMED BRICK



CONCRETE



WOOD



METAL PANEL

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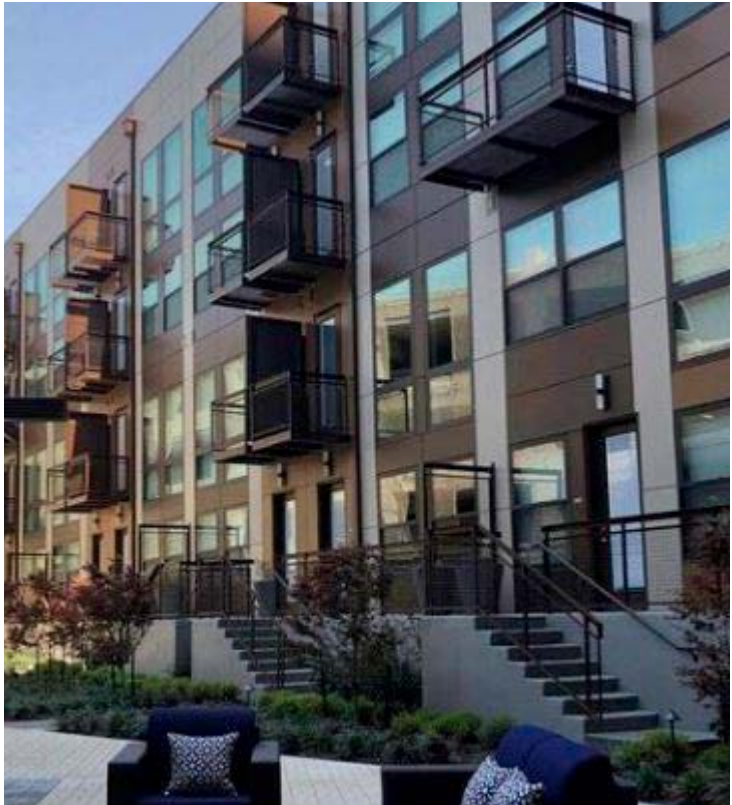


PARCEL G - MULTI-FAMILY

146,000 SF	PARCEL AREA	280,000 GSF	RESI (5-6 LEVELS)
300,000 SF	FAR AREA		280 UNITS AT 850 SF/UNIT AVG
2.05	FAR	20,000 SF	RETAIL (1 LEVELS)
84 UNITS	PER ACRE	631	PARKING
			600 - PARKING STRUCTURE (3LVS)
			31 - SURFACE PARKING



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- A** EMPHASIZE THE IMPORTANT BUILDING CORNERS FROM THE STREET BY TREATING THEM WITH ARCHITECTURAL SIGNIFICANCE. THESE ARE OPPORTUNITIES FOR VARYING THE MASS WITH PROJECTIONS, PROJECT IDENTIFICATION, ADDED HEIGHT AND/OR CHANGE IN MATERIAL.



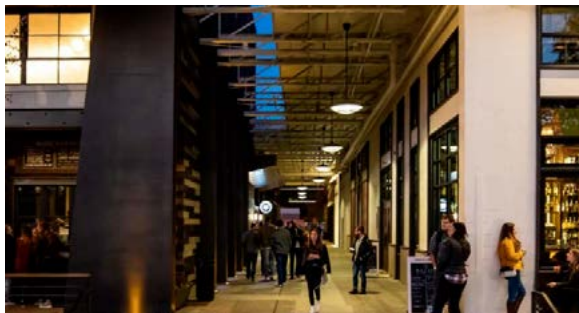
- B** ENCOURAGE A VARIETY OF BUILDING MATERIALS TO PROVIDE VISUAL INTEREST AND RICHNESS.



- C** USE LARGE RECESSED PUNCHED OPENINGS TO CREATE SHADOW AND VISUAL RELIEF

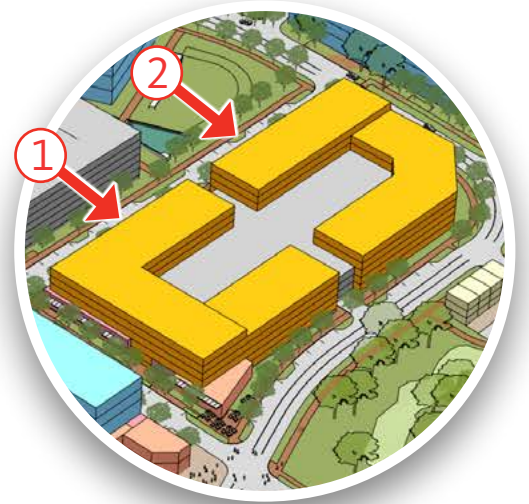


- D** ACTIVE THE PORTAL CONNECTION TO THE PROJECT WITH INVITING MATERIALS AND EXTERNALIZE THE GROUND FLOOR PROGRAM WITH TRANSPARENCY TO ENGAGE THE STREET.

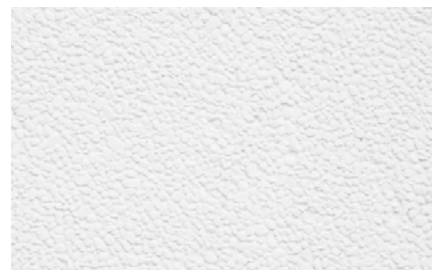




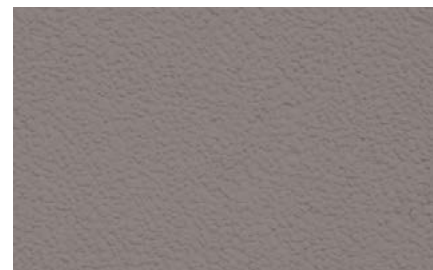
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PAINT



STUCCO



CONCRETE MASONRY UNIT



BRICK



WOOD

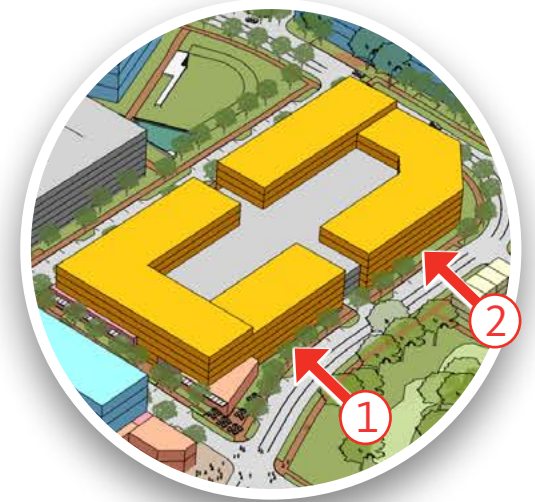


FIBER CEMENT PANEL

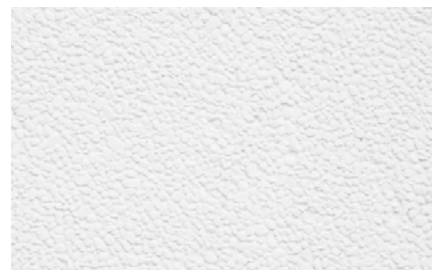
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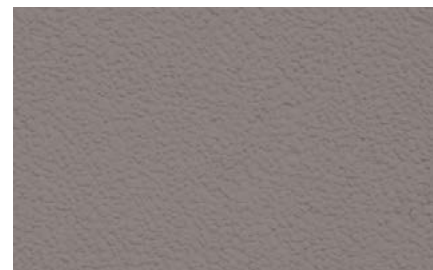
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PAINT



STUCCO



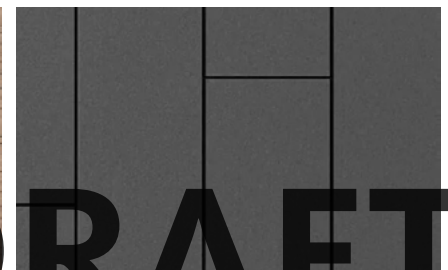
CONCRETE MASONRY UNIT



BRICK



WOOD

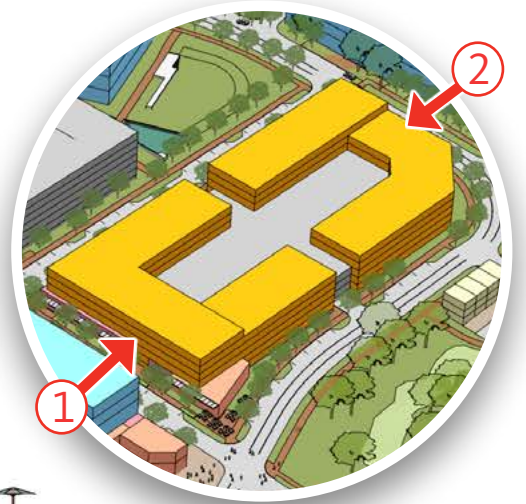


FIBER CEMENT PANEL

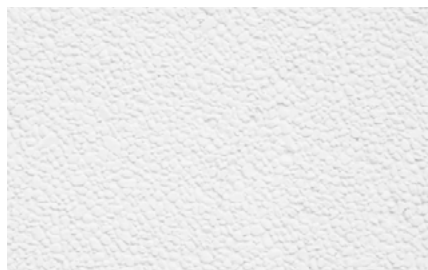
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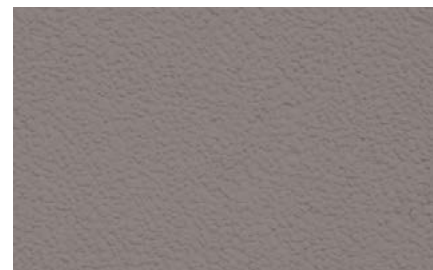
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PAINT



STUCCO



CONCRETE MASONRY UNIT



BRICK



WOOD



FIBER CEMENT PANEL

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PARCEL H/K - TOWNHOMES

231,811 GSF 2-3 LEVELS

98 UNITS



DRAFT



continuum

ALPHARETTA

| 5555 WINDWARD PARKWAY | ALPHARETTA GEORGIA | 09/012023

IMAGERY - **PARCEL H/K**



- A** VARY BUILDING FORMS AND SURFACE TREATMENTS TO RELIEVE LONG FACADES, INCLUDING MASSING BREAKS, BAY PROJECTIONS, AND BALCONY CONDITIONS.



- B** PRIVATE PATIOS AND LANDSCAPE BUFFER ALONG THE STREET TO PROVIDE VISUAL INTEREST AND ACTIVATE THE SIDEWALK.



- C** EXPRESSIVE ROOF FORMS TO CREATE VISUAL INTEREST AND UNIQUE UNIT TYPES.



- D** ENCOURAGE A VARIETY OF BUILDING MATERIALS TO PROVIDE VISUAL INTEREST AND RICHNESS.





FRONT



BACK



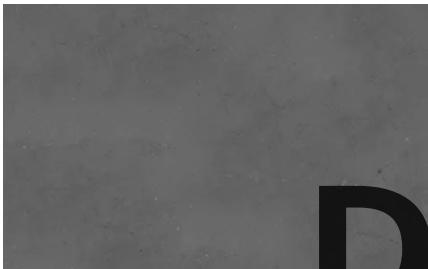
BRICK 1



BRICK 2



WOOD



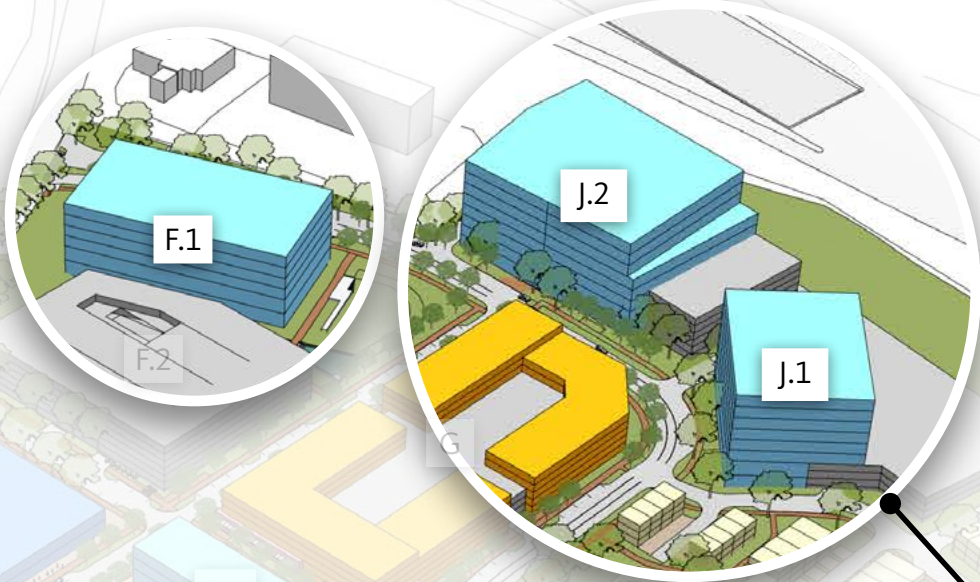
METAL PANEL

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PARCEL F.1 - OFFICE

232,000 SF PARCEL AREA **250,000 GSF** OFFICE (6 LEVELS)
250,000 SF FAR AREA **1,181** PARKING
1.08 FAR 1155 - PARKING STRUCTURE (7LVS)
26 - SURFACE PARKING



PARCEL J - OFFICE

215,000 SF PARCEL AREA **300,000 GSF** OFFICE (8 LEVELS)
500,000 SF FAR AREA **200,000 GSF** OFFICE (8 LEVELS)
2.33 FAR **1,500** PARKING (5-6 LVS)

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- A** EMPHASIZE THE SIDE WELCOMING CORNER WITH CANTILEVERED MASSING BLOCKS WITH CLEAR LOW-E GLASS AND ALUMINUM FINIS. FACADE ELEMENTS IMPLY VERTICAL DIRECTION.



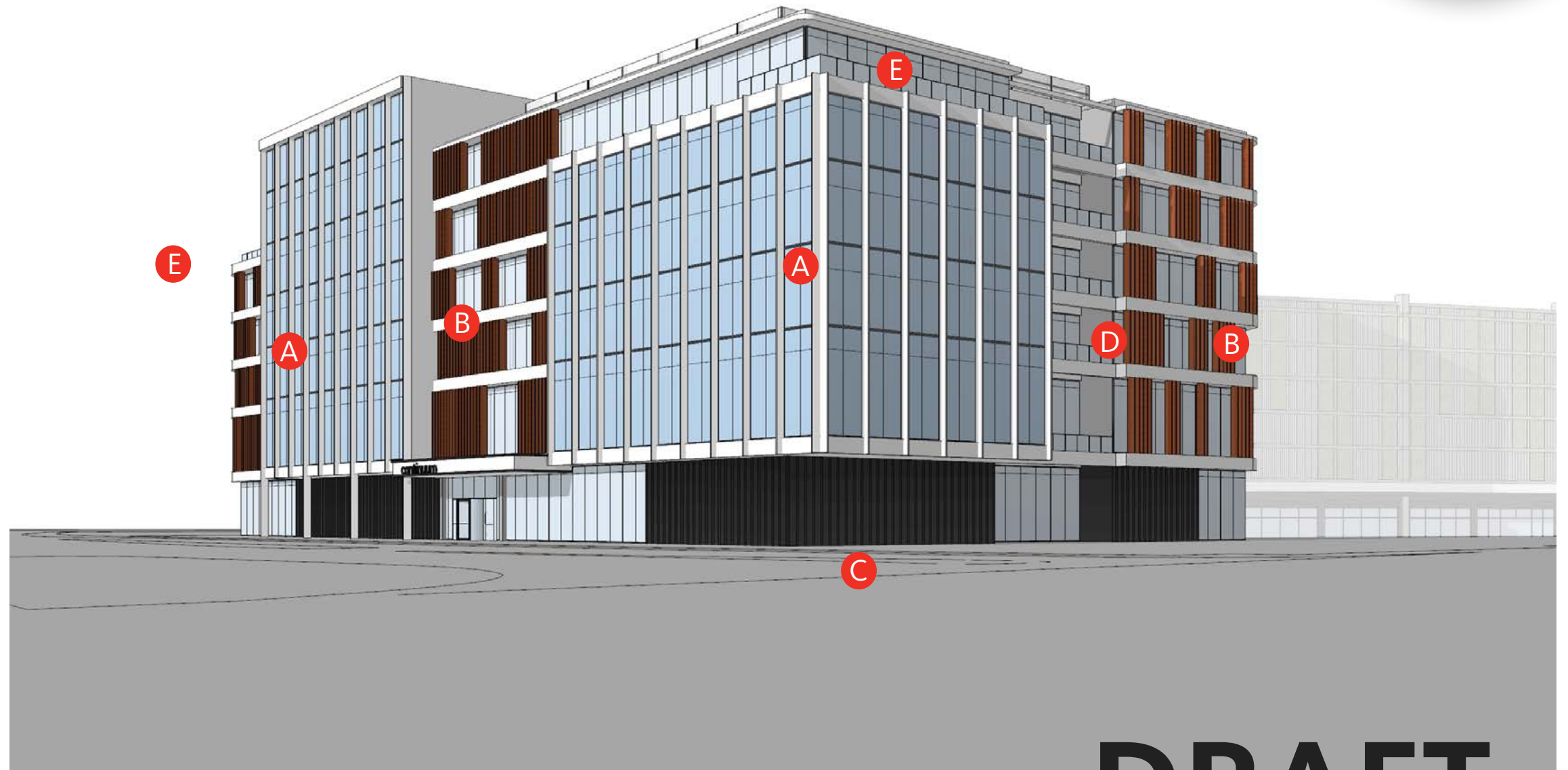
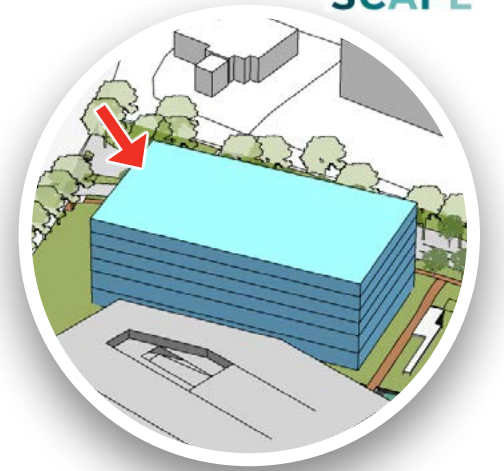
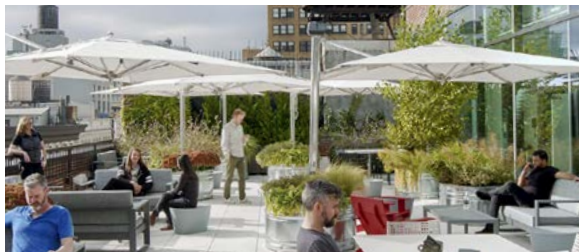
- B** REMAINING BUILDING FACADE ENCOURAGE HORIZONTAL READ TO GUIDE PERSPECTIVE WITH EMPASIZED FLOOR EDGE. PROVIDE SHADE AND WARM COLORS WITH CORTEN FINIS.



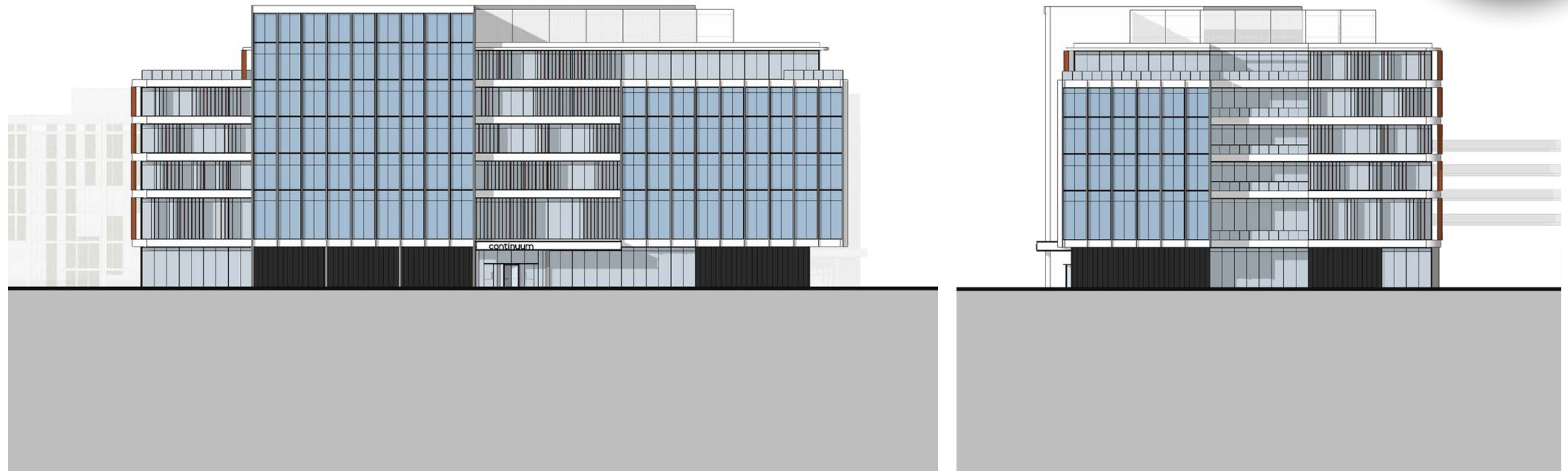
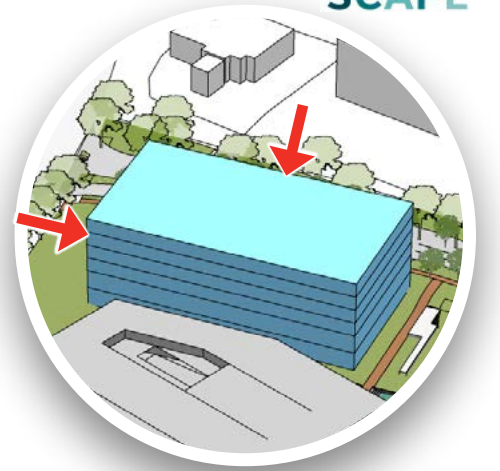
- C** DARK CORRUGATED METAL PANELS PROVIDE SOLID FACADE FOR CERTAIN PROGRAMS AND HIGHLIGHT BUILDING ENTRANCE BY CONTRASTING DARK METAL AND CLEAR GLASS.

- D** BREAKING MASSING ON TWO SIDES WITH FULLY RECESSED BALCONIES.

- E** ROOF TERRACES THAT FACING PARK AND SITE ENTRANCE ENCOURAGE OUTDOOR SOCIAL ACTIVITY WITH GOOD VIEWS.



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ALUMINUM



CORTEN



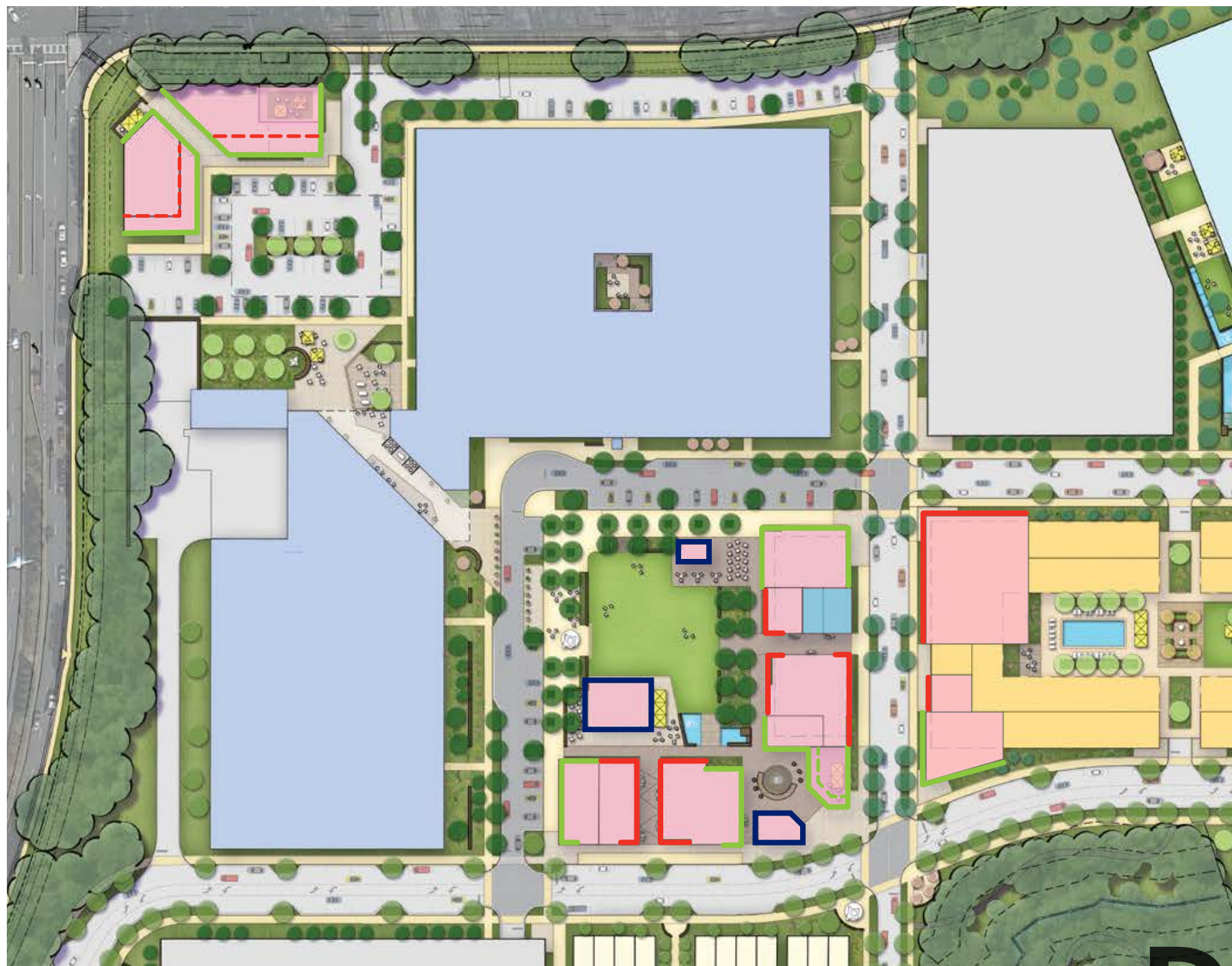
METAL PANEL

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RETAIL TENANT CRITERIA

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- RETAIL
- - - RETAIL - LEVEL 2
- F & B
- - - F & B - LEVEL 2
- PAVILLION

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STOREFRONT - **TENANT CRITERIA**



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DESIGN CONTROL ZONE

The Design Control Zone is the front of the Tenant space that extends from the storefront leaseline to all points 6’-0” into the space and is subject to review and approval by the Landlord, except as otherwise expressly set forth in the Lease. The Design Control Zone includes all display windows and retail graphics, display fixtures, materials, finishes, color and lighting fixtures within the area. All finish materials shall be durable, such as glass, tile, metal, stone, terrazzo, plaster, hardwood, or similar materials approved by the Landlord. Any wood used in storefronts shall comply with all code requirements. Wallpaper, vinyl wall covering, plastic laminate, mirror, slatwall, tambour and similar materials are prohibited.

All Design Control Zone fixtures shall be professional and industry standard for display windows. Platforms and display units at or near the storefront are required to be fabricated from materials that are sympathetic to the storefront design.

Tenants are encouraged to employ high quality materials in construction of their storefront display control zones. Tenants and their designers are strongly encouraged to make use of colors and materials to implement their designs in a way that is unique and in



tune with the project’s overall design language.

The Tenant’s design drawings shall define the Design Control Zone via layout plan, fixture cutsheets, mannequin types, and photographs of any already existing similar stores or displays. Displays shall be deliberate and well planned and shall be fully integrated into the storefront design.

The Design Control Zone shall be illuminated by L.E.D., incandescent, tungsten halogen lamps, or ceramic metal halide lamps. Fluorescent lamps will be reviewed on a case by case basis. Lighting in the Design Control Zone shall be fully integrated such as recessed adjustable fixtures, indirect fixtures, light coves or light troughs to minimize visability of fixtures. Lighting should be designed to meet IESNA recommended light levels, unless approved by Landlord. The color temperature in the display zone should be in the range of 2700k - 3500K, unless otherwise approved by Landlord.

The Tenant must maintain a minimum ceiling height of +/- 12’-0” within the Design Control Zone.

Signage within the storefront and Design Control Zone is allowed. Temporary or inexpensive changeable signs of any kind are not permitted in the Desgin Control Zone. Approved signage on doors or glazing shall be consistent with the Landlord’s sign criteria. The Tenant is encouraged to develop a complete graphics package for presentation to the Landlord. Please refer to the Sign Criteria section of this handbook.



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MERCHANDISING AND DISPLAY

The interior of the stores at Sportsmen’s Lodge should project a high standard of presentation that equals and is compatible with that of the storefront design. All interior treatments are subject to Landlord approval, as they pertain to durability and appropriateness of the image and the concept of design, except as otherwise expressly set forth in the Lease.

Displays in the storefront and within the interior should be bold, strong and imaginative. Tenants are encouraged to retain a visual presentation design consultant to assist in providing the most effective merchandising concept. Tenants shall install custom designed and color-coordinated fixtures including, but not limited to: Cash wrap/ counter, Display counters and shelving, manufactured wall display systems, and pedestals, platforms, tables etc.



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TENANT INTERIOR FINISH MATERIALS

CEILINGS

1. Tenant ceilings in all public sales areas must be constructed of painted gypsum board or other hard surface materials and must be integrated with other acceptable materials. Systems to conform to final requirements of governing authorities, with an effective one (1) hour U.L rating throughout.
2. Acoustical Ceiling tiles are not permitted in the sales area.
3. The space above the ceiling line which is not occupied or allotted to Landlord’s Work (structural members, duct work, piping, etc.) may be used for the installation of suspended ceiling, recessed lighting fixtures and duct work. All materials above the ceiling line shall be non-combustible. Plenum ceilings are not allowed. Tenant shall install 1 hour fire spray as required by code to comply with this requirement.

WALLS

1. Finishing of partitions enclosing the Premises must be of non-combustible materials.
2. Acceptable finishes include, but are not limited to, commercial grade wallpaper, flame resistant paneling in wood, metal, stone or fabric, illuminated glass or textured panels.
3. The rear wall of the sales area is a prominent design and visual feature. Extra care should be taken in display, graphics and design for this area.
4. Inexpensive paneling, laminates, corkboard and carpeting are not acceptable.



5. Use of slat panels on walls and columns in sales area is not acceptable.

FLOORING

Tenant may use only carpet, composition floors, ceramic tile, or other flooring approved by Landlord.

Where it applies, Landlords will provide topping slab within the Design Control Zone. Tenant may install additional floor finish over the topping slab, providing thickness of such floor finish allows non-obstructive transition to exterior finish floor level at the entrances.

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INTERIOR - TENANT CRITERIA

LIGHTING

Lighting Sources and fixture types must be carefully selected in order to create a variety of ambient, decorative and accent illumination. The Landlord encourages the Tenant to retain a lighting design consultant to assist in providing the most effective lighting concepts.

Tenant signage luminance should not exceed relative ambient luminance to the extent that the signage causes visual discomfort.

Display lighting shall conform to the following:

1. Display light sources must be concealed from view, and there must be a uniform appearance of display lighting.
2. Displays shall be carefully illuminated with recessed fixtures. Track-type lighting to be recessed within a trough to minimize visibility. Source of illumination shall be placed so as to illuminate the front of the merchandise.
3. Dimmable light sources shall be used. Color temperature range should be 2700K-3500K.
4. Fluorescent fixtures for storefront display shall be low glare fixtures with parabolic specular lens. CRI value to be 82-85 with a color temperature of 2700K-3500K. Fluorescent fixtures will be reviewed and approved on a case by case basis by Landlord.
5. Display lighting shall be arranged in such a way as to minimize direct glare. Light sources shall not be visible when viewed from the common areas.
6. Direct exposure of fluorescent strips or incandescent bulbs shall not be used, except in a strictly decorative fashion, and shall be subject to Landlord approval.

7. Lighting units such as flashing or excessively bright fixtures which detract from surrounding environment shall not be used.
8. Occupancy sensors are required in all back of house areas.
9. Lighting should be designed to meet IESNA recommended light levels, unless otherwise approved by Landlord.



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STOCK ROOM DESIGN CRITERIA

Tenant’s stock room door opening shall be designed in such a manner that the interior of the stock room is not visible from sales area when the door is open.



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INTRODUCTION



This document provides important information that establishes Sportsmen’s Lodge design standards for tenant exterior identity signage. It includes Landlord requirements, sketches, and design criteria. The Landlord invites tenants to express their individuality while maintaining a consistent level of quality and integrity complementary to the overall development. Adhering to these standards ensures a consistent level of quality throughout the development.

These guidelines are intended for use by all Sportsmen’s Lodge tenants, including those who have regionally or nationally recognizable storefronts, and who may need to modify those designs to conform to specific design criteria required by this document. Tenants are encouraged to discuss specific thoughts or questions regarding their stores with the Landlord’s Representative prior to beginning design work. The Landlord recognizes that special circumstances may require interpretations of these guidelines; however, deviations from the guidelines that undermine the intent will not be permitted.

Please carefully review the guidelines outlined in this document prior to beginning any design work. By doing so, questions, comments or clarifications can be addressed in a timely fashion. These guidelines are subject to revision by the Landlord from time to time. Landlord’s interpretation of these guidelines shall be final and binding.

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TENANT SIGNAGE VISION



LOOK

Materials and approach that complement and integrate with the architecture—simple, durable, textured, with refined details; low-tech and approachable.

FEEL

A charming village of shops and eateries at the edges of a refreshing neighborhood park. Well-crafted signage that provides for individuality within a family of consistent materials and techniques.

FUNCTION

Simple, elegant, identification that’s never obtrusive, there when needed. Identity signage that conveys the unique personality of each tenant—at a pedestrian scale for the project interior, while the signage fronting Ventura and Coldwater provides high visibility, and a hint of the thriving village within.

- minimalist expression
- feels integrated with architecture
- fits the outdoor lodge vibe
- feels high-end and crafted carefully
- optimizes existing surface opportunities where possible



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SIGNAGE SCALE

FULL TABLE-SERVICE RESTAURANT

Should have more visibility from the parking area and/or street, as well as at pedestrian entrances to the project when applicable. Tenant signage in this category tends to be larger-scale and bolder, using materials such as neon or polished brass.



FAST-CASUAL DINING/FOOD DECK

Considered a part of a marketplace of diverse food and beverage selections, the signage for tenants in this category also tends to be larger-scale in order to draw attention to the specific offerings of each one, and can employ a variety of materials to achieve the desired variety of looks that support the organic neighborhood feel of the project.



IN-LINE RETAIL

Signage in this category tends to be smaller scale, and installed on a wall or as a blade sign, to let tenant window displays take precedence in showcasing the goods offered within. More modest identity signage can be designed with a variety of materials, and appear in a couple of locations, to balance with and complement the window displays.



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SIGNAGE TYPES

These signs count towards allowable the sign area.

LARGE ID SIGNS



Shall be reverse channel, or open face channel letters internally illuminated.

BLADE SIGNS



Highly encouraged. May be internally illuminated. Shall not project more than 42" from the building face.

SMALL WALL SIGNS



Shall be sign panels, reverse channel, open face channel letters, or formed rod, letters mounted directly to wall or glass. Not illuminated.

These signs **do not** count towards allowable the sign area.

GLASS GRAPHICS



Cut vinyl or metal leaf signage applied directly to storefront glass.

A-FRAME SIGNS



Portable stanchion board signs placed in front of tenant suite. Strong, durable material that can withstand wind. Bring inside at night.

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FULL TABLE-SERVICE RESTAURANT

SIGN MATERIALS



Blackened Steel



Brass Finish



Painted Aluminum



Painted Acrylic

LIGHTING



Exposed Neon



Halo Illumination

GLASS
GRAPHICS



Cut Vinyl



Metal Leaf

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FAST-CASUAL DINING/FOOD DECK
IN-LINE RETAIL

SIGN MATERIALS



Blackened Steel



Blackened Steel Rod



Brass Finish



Stainless Steel



Painted Aluminum



Painted Acrylic



Weathered Wood



Treated Plywood

LIGHTING



Continuous Light Bar



Halo Illumination



Exposed Neon



Exposed Bulbs

GLASS GRAPHICS



Cut Vinyl



Metal Leaf

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SIGNAGE CRITERIA

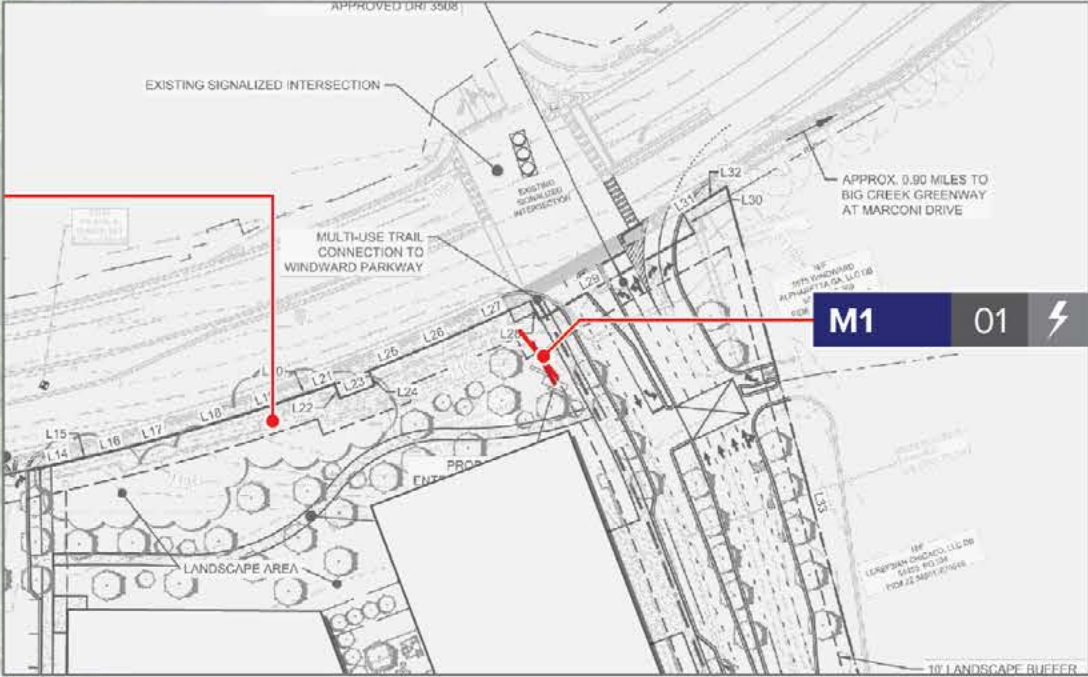
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REFERENCED MATERIAL:
CULTURED STONE® - HANDMADE
BRICK, TITANIUM™ WITH HALF INCH
MORTAR JOINTS



CONCEPTUAL RENDERING



SITE PLAN NOT TO SCALE



1 Elevation
Scale : 1/8"=1'

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Los Angeles, CA
213.705.9006

rsmdesign.com

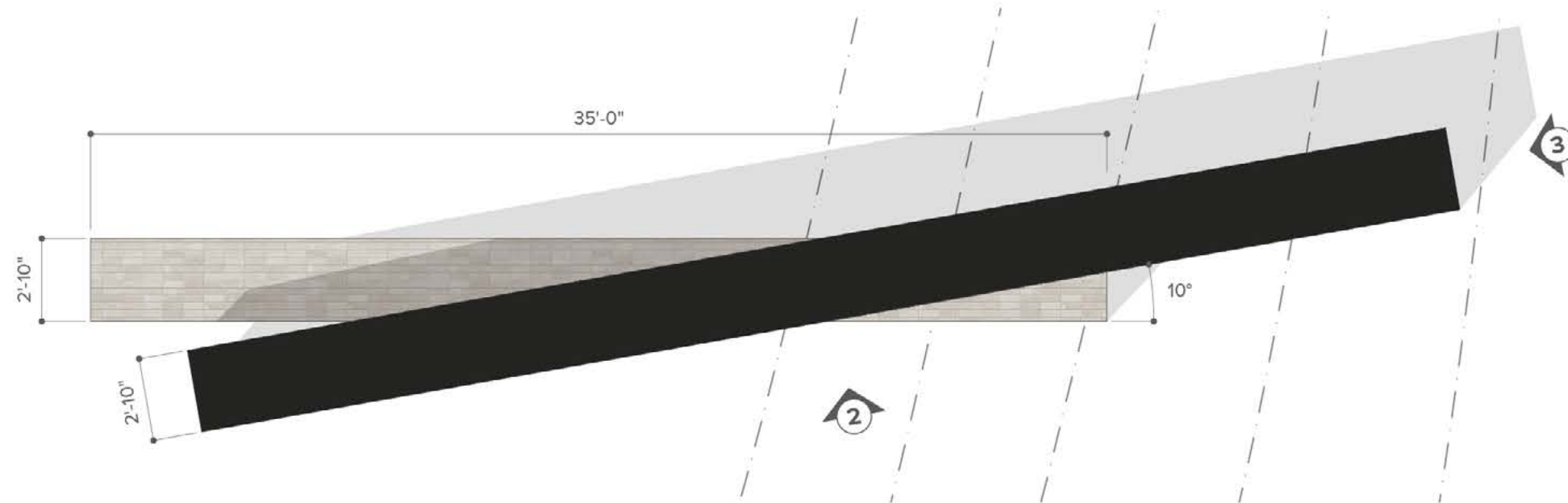
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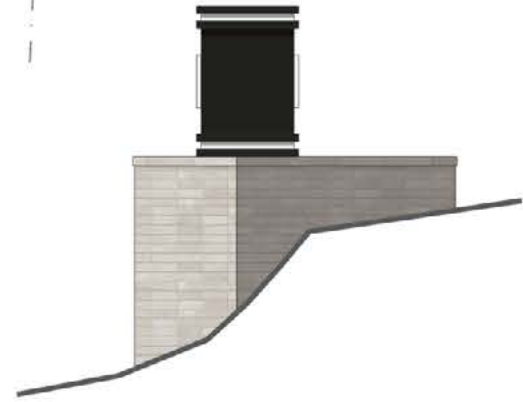
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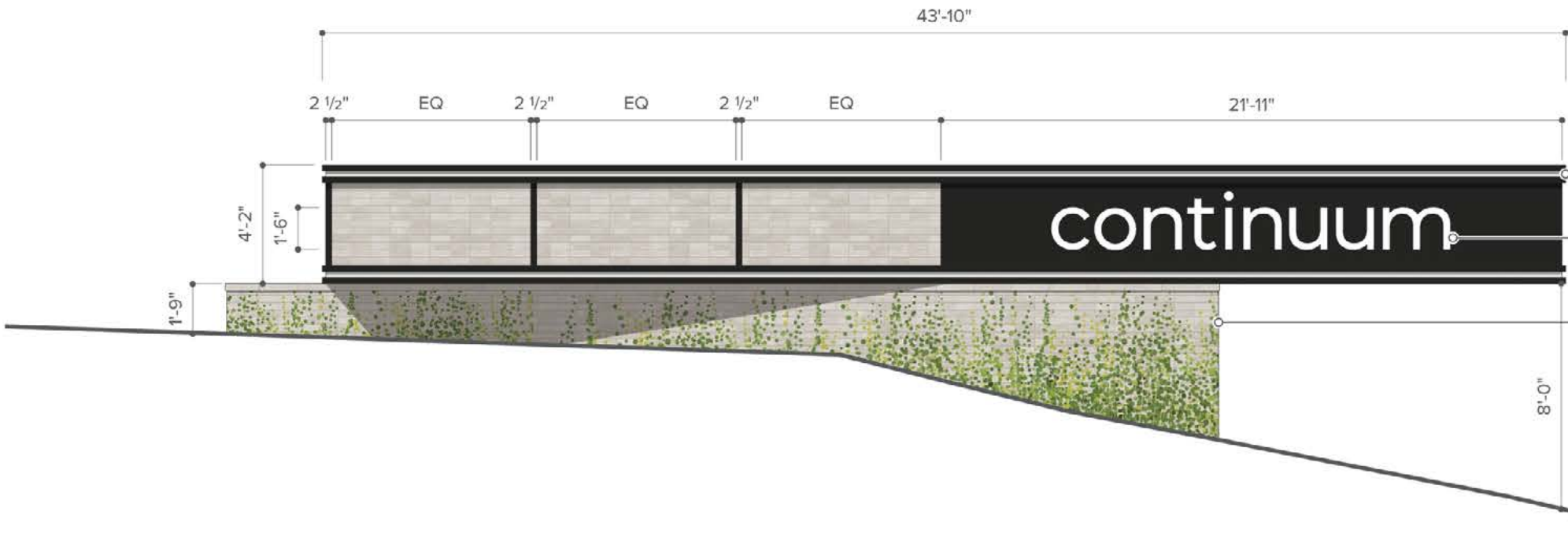
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1 Top View
Scale : 3/16"=1'



3 Side View
Scale : 3/16"=1'



2 Front View
Scale : 3/16"=1'

"light bar" constructed from fabricated and painted aluminum with acrylic inset that will internally illuminate.

Push-through acrylic, proud 1 1/2", with painted returns so that illumination occurs only on the face.

Encourage growth to camouflage extensive base.

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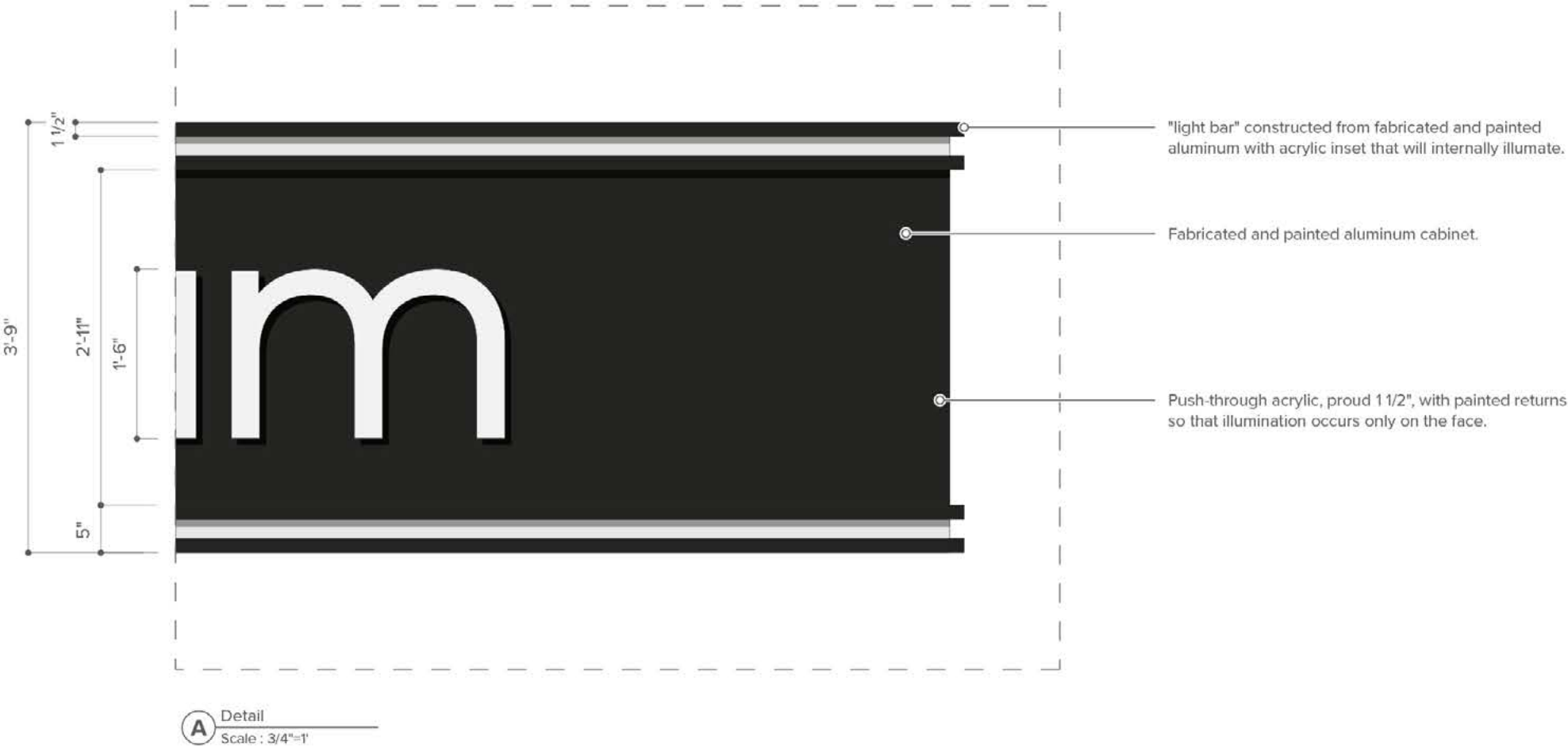
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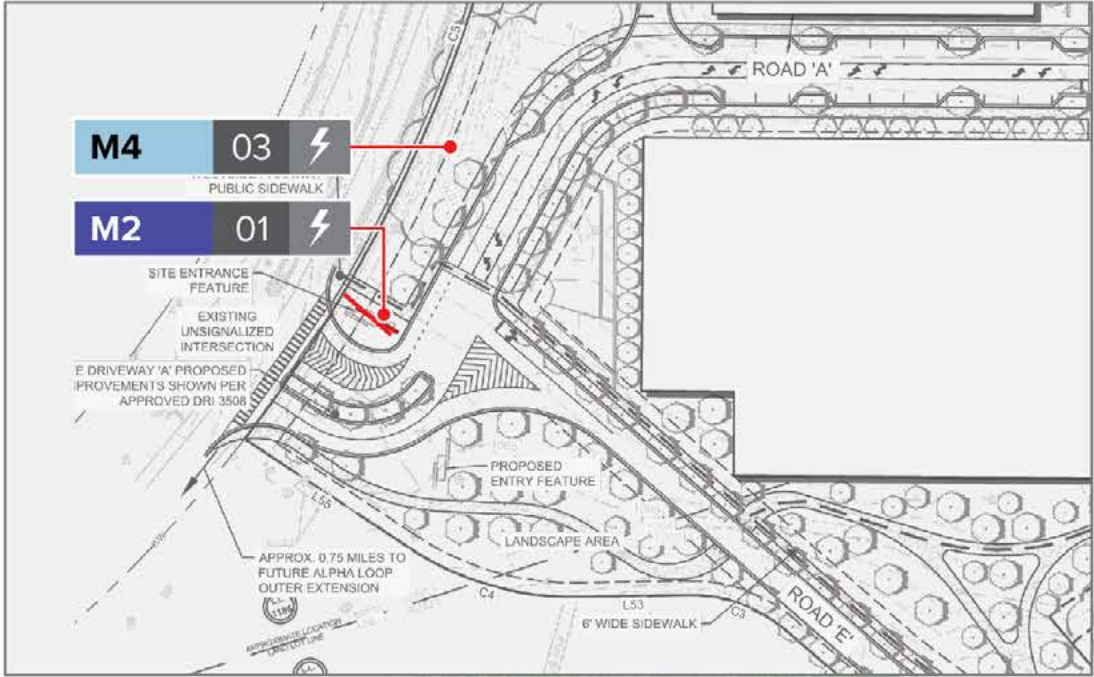
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SITE PLAN NOT TO SCALE

REFERENCED MATERIAL:
CULTURED STONE® - HANDMADE
BRICK, TITANIUM™ WITH HALF INCH
MORTAR JOINTS



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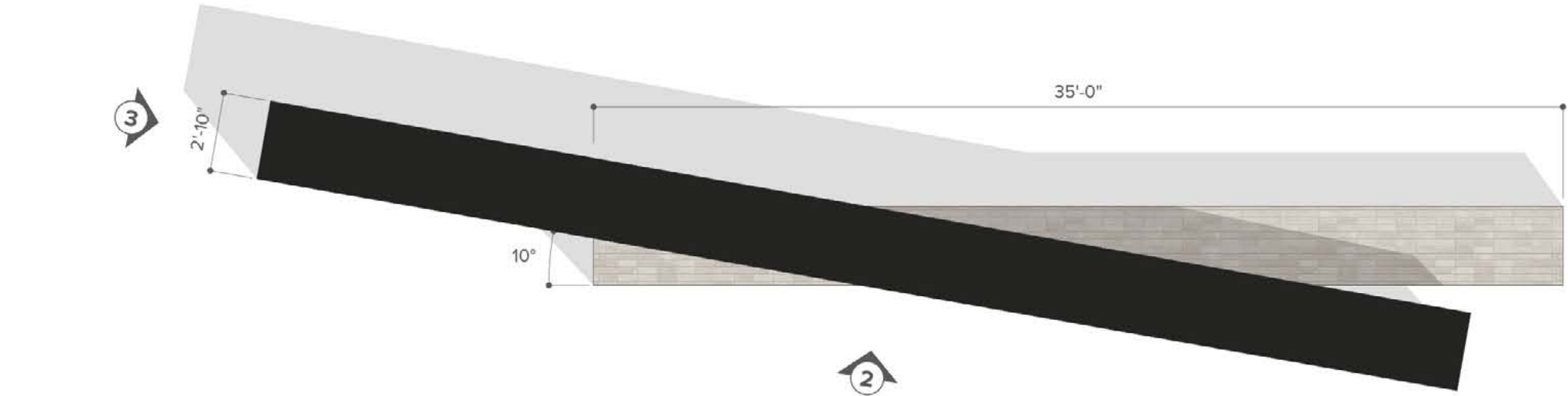
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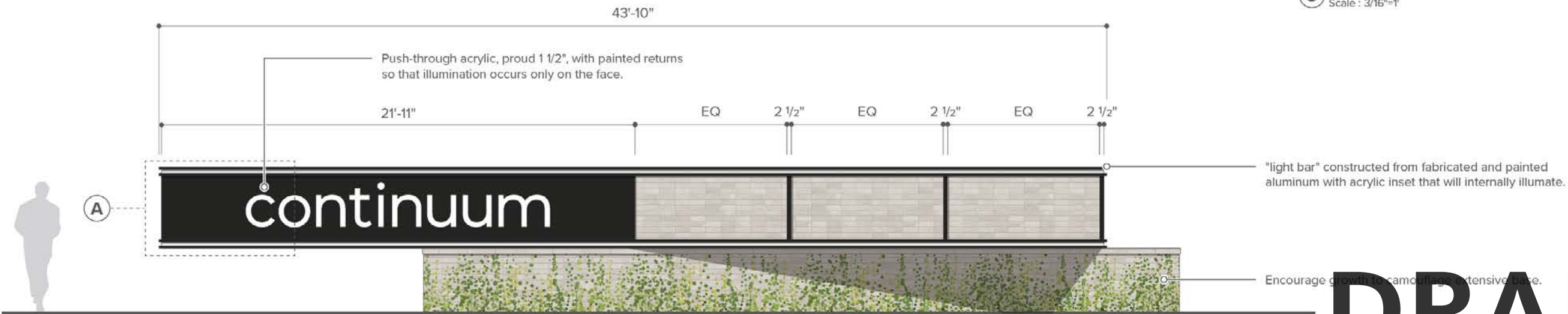
1 Front View
Scale : 1/8"=1'



1 Top View
Scale : 3/16"=1'



3 Side View
Scale : 3/16"=1'



2 Front View
Scale : 3/16"=1'

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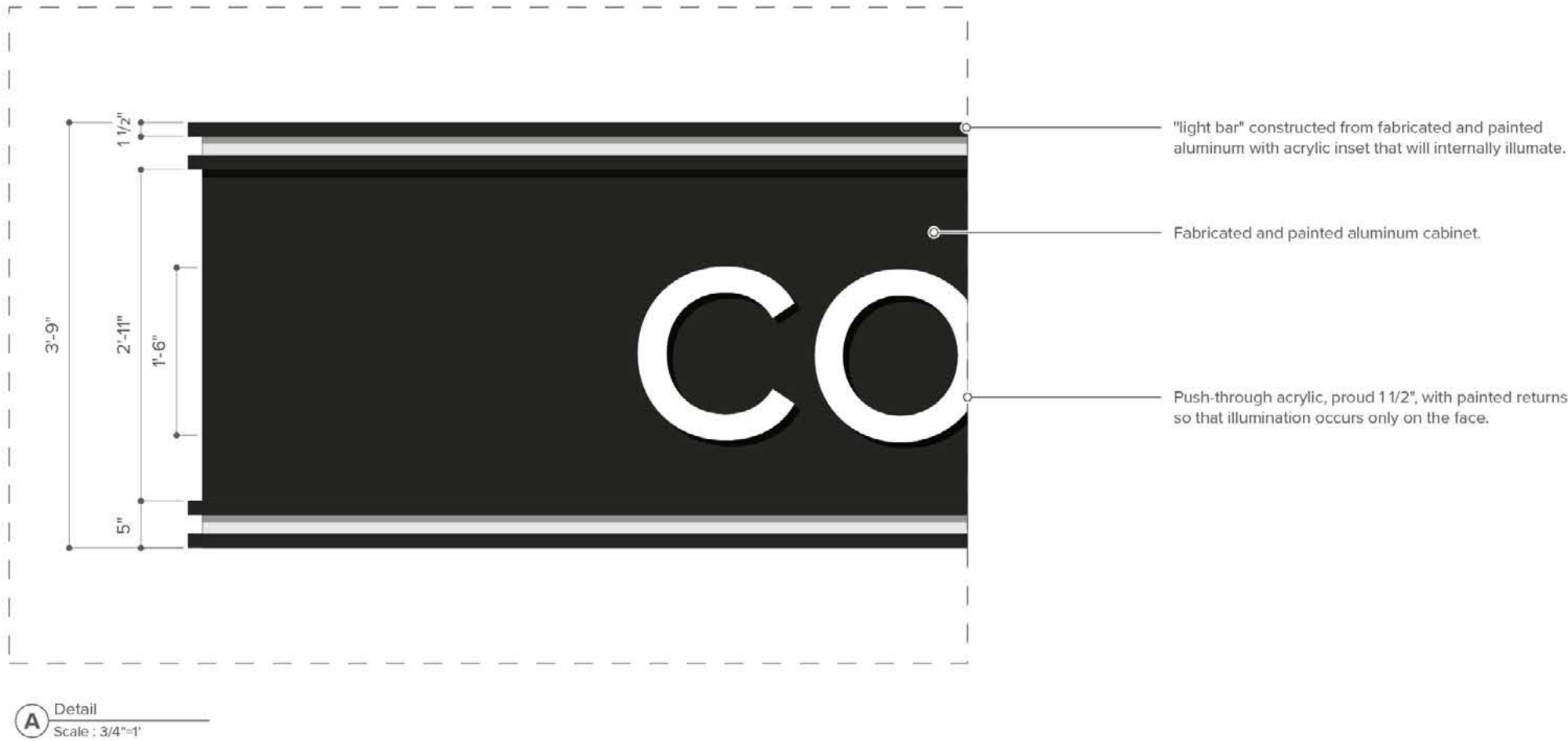
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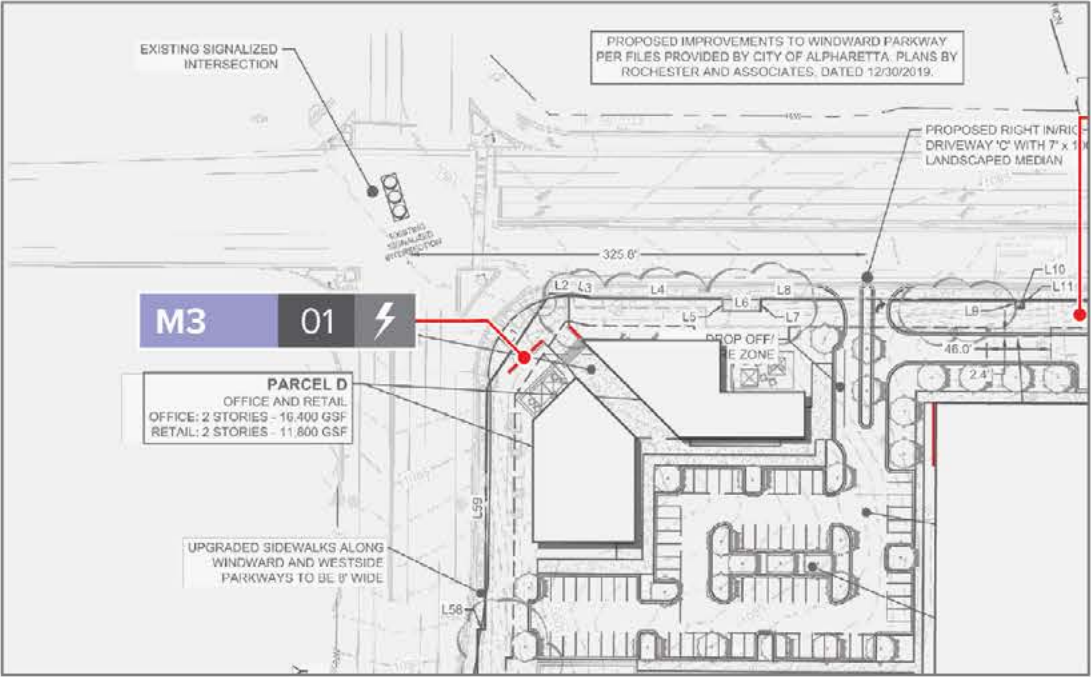
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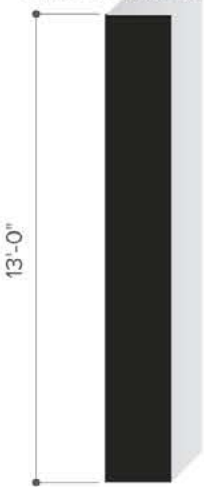
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SITE PLAN NOT TO SCALE



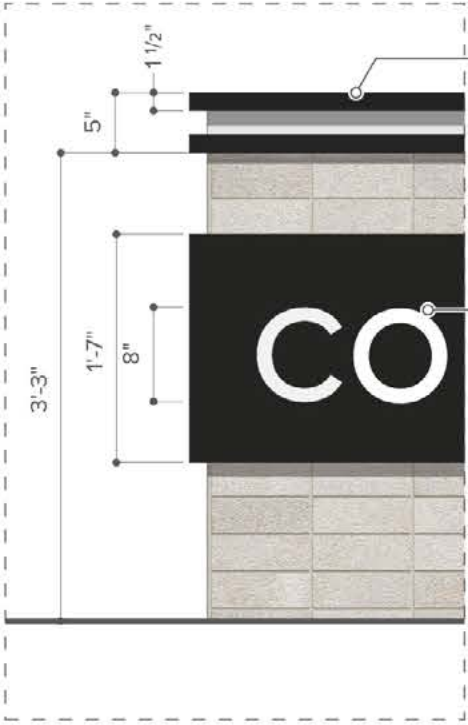
1 Top View
Scale : 3/16"=1'



A Front View
Scale : 1 1/2"=1'



2 Elevation
Scale : 3/16"=1'



"light bar" constructed from fabricated and painted aluminum with acrylic inset that will internally illuminate.

Push-through acrylic, proud 1 1/2", with painted returns so that illumination occurs only on the face.

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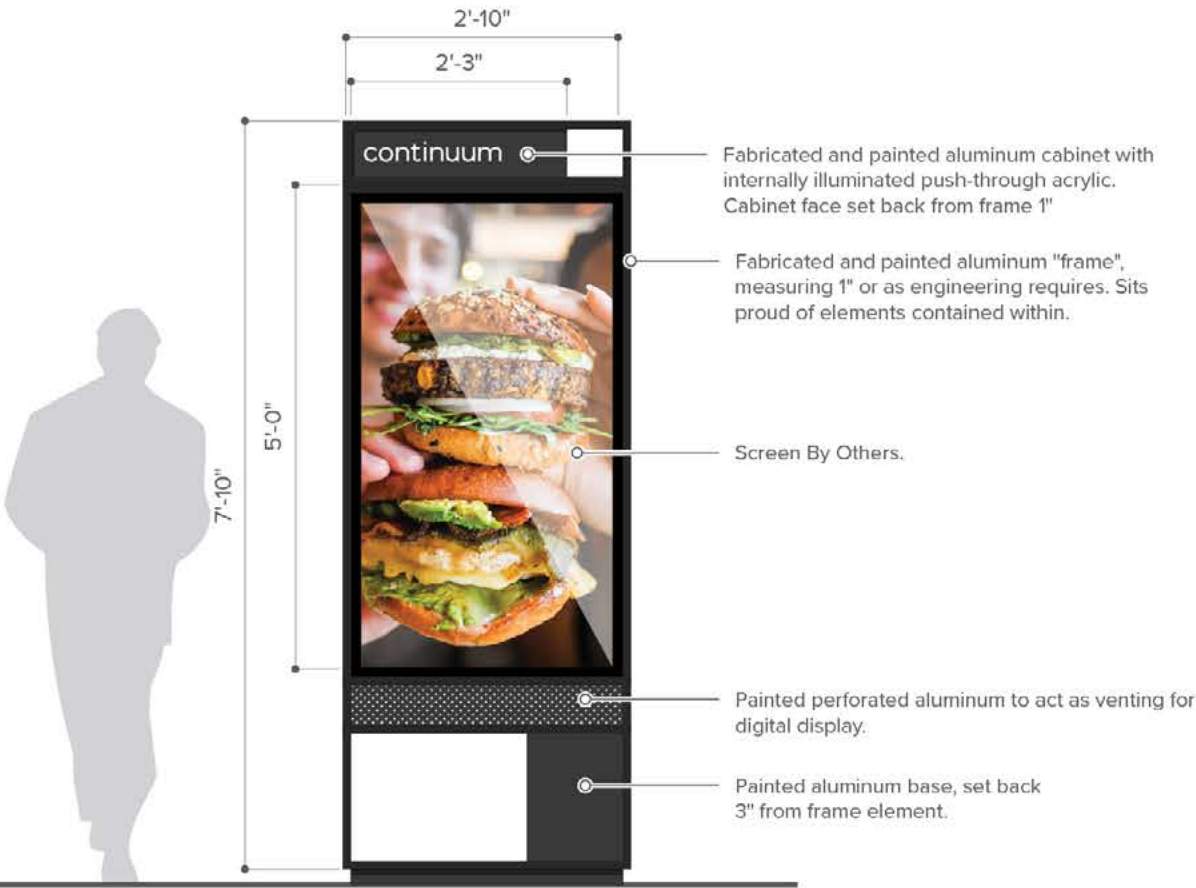
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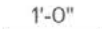
DRAFT



4 Plan View
Scale : 1/2"=1'



1 Front View
Scale : 1/2"=1'



2 Side View
Scale : 1/2"=1'



3 Back View
Scale : 1/2"=1'

rsmdesign

San Clemente, CA
949.492.9479

Dallas, TX
972.974.3690

Los Angeles, CA
213.705.9006

rsmdesign.com

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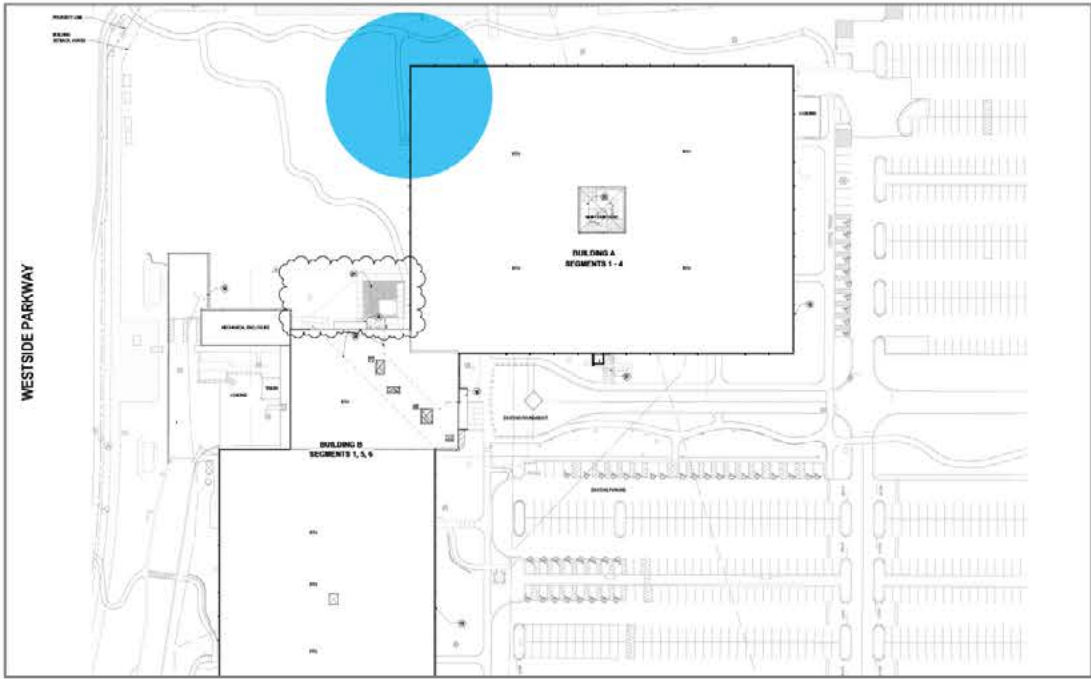


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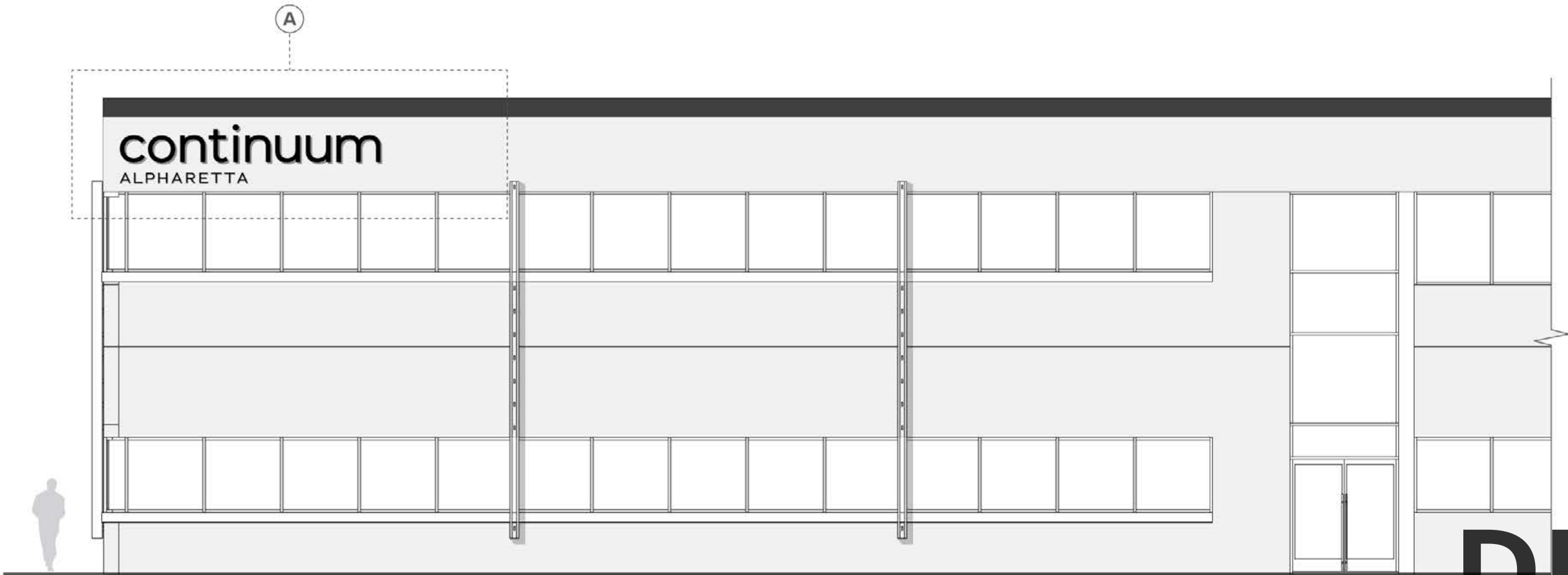
REVISIONS:	DATE:
01 - New Logo	07/14/23



SITE PLAN NOT TO SCALE



CONCEPTUAL RENDERING



1 Elevation
Scale : 1/8"=1'

DRAFT



1

Top View

Scale : 3/8"=1'



Internally illuminated fabricated aluminum reverse-channel letters with halo illumination. Letters to be mechanically fastened as required.

2

Front View

Scale : 3/8"=1'



3

Side View

Scale : 3/8"=1'

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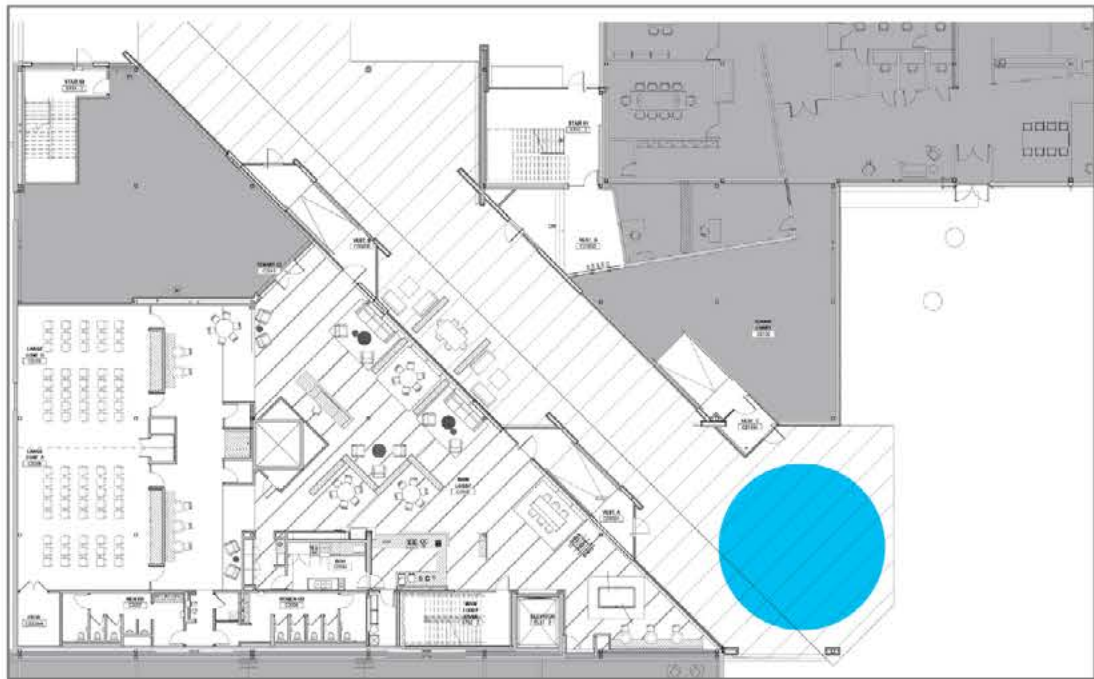
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REVISIONS: DATE:

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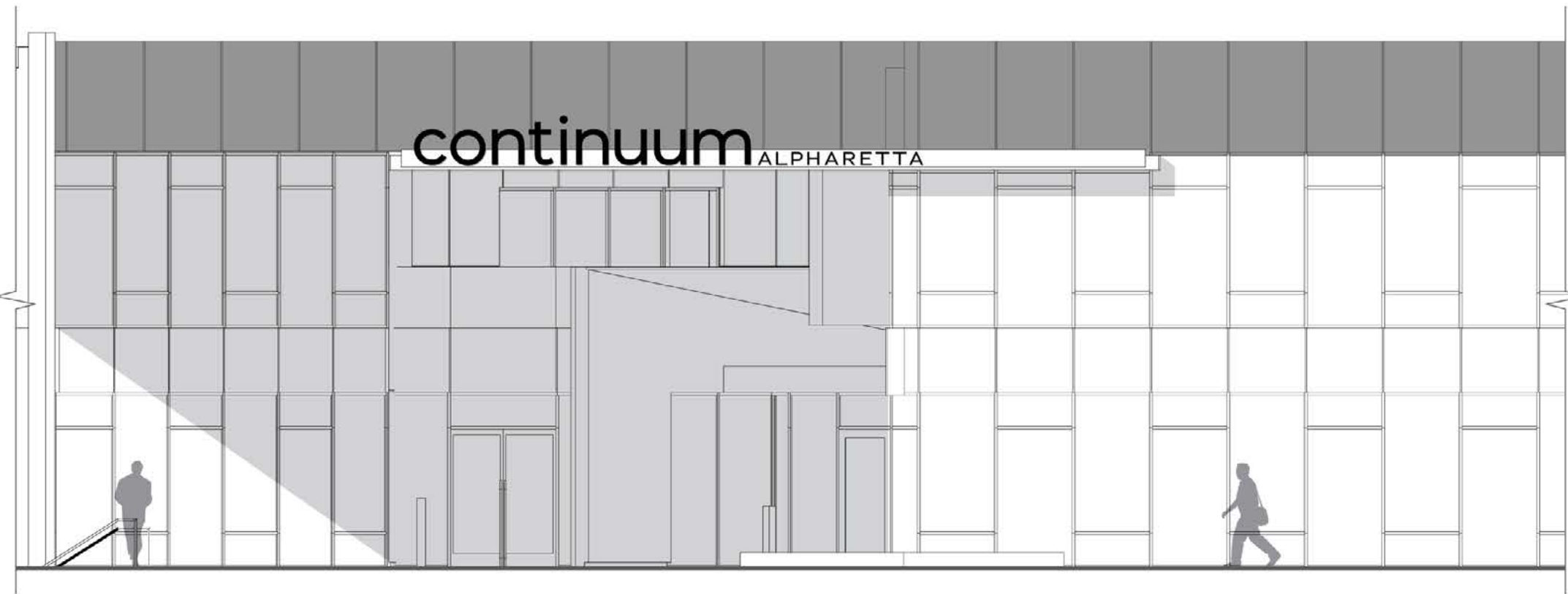
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SITE PLAN NOT TO SCALE



CONCEPTUAL RENDERING



1 Elevation
Scale : 1/8"=1'

DRAFT



LANDSCAPE

DRAFT



DRAFT

INTRODUCTION



WESTSIDE PARKWAY



WESTSIDE PARKWAY



EAST - TOWARD GA 400



SOUTH - TOWARD HP DATA CENTER



FORMAL DESIGN AESTHETIC

continuum
ALPHARETTA

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MANICURED STREETSCAPE



DESIGN FOR LARGE EVENTS

CONTEXT COMPARISON - AVALON



LABEL

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UNIFORM PAVEMENT



FOOD AND BEVERAGE FOCUS

CONTEXT COMPARISON - HALCYON



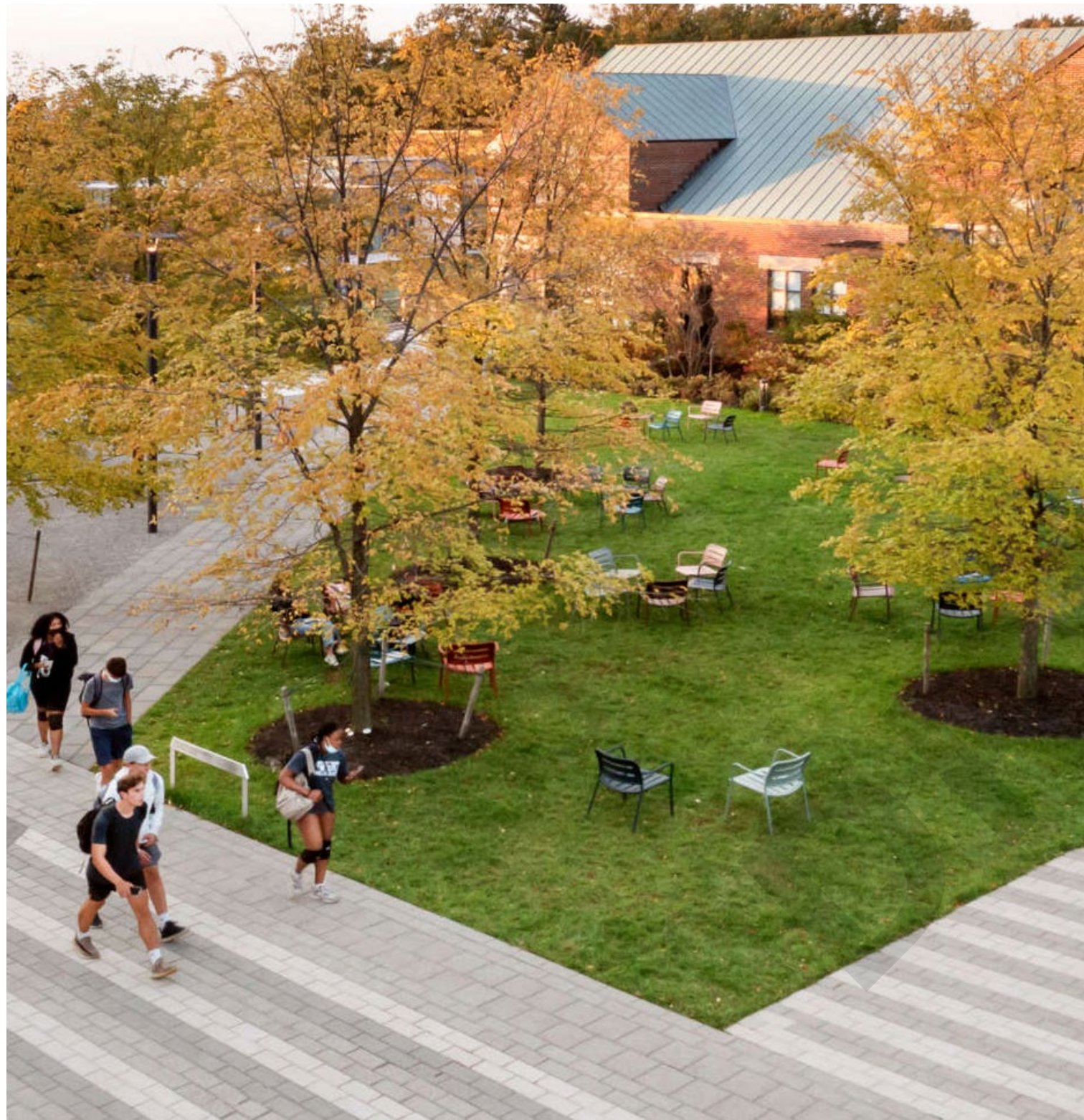
AXIAL PUBLIC SPACES



TRADITIONAL MATERIALITY



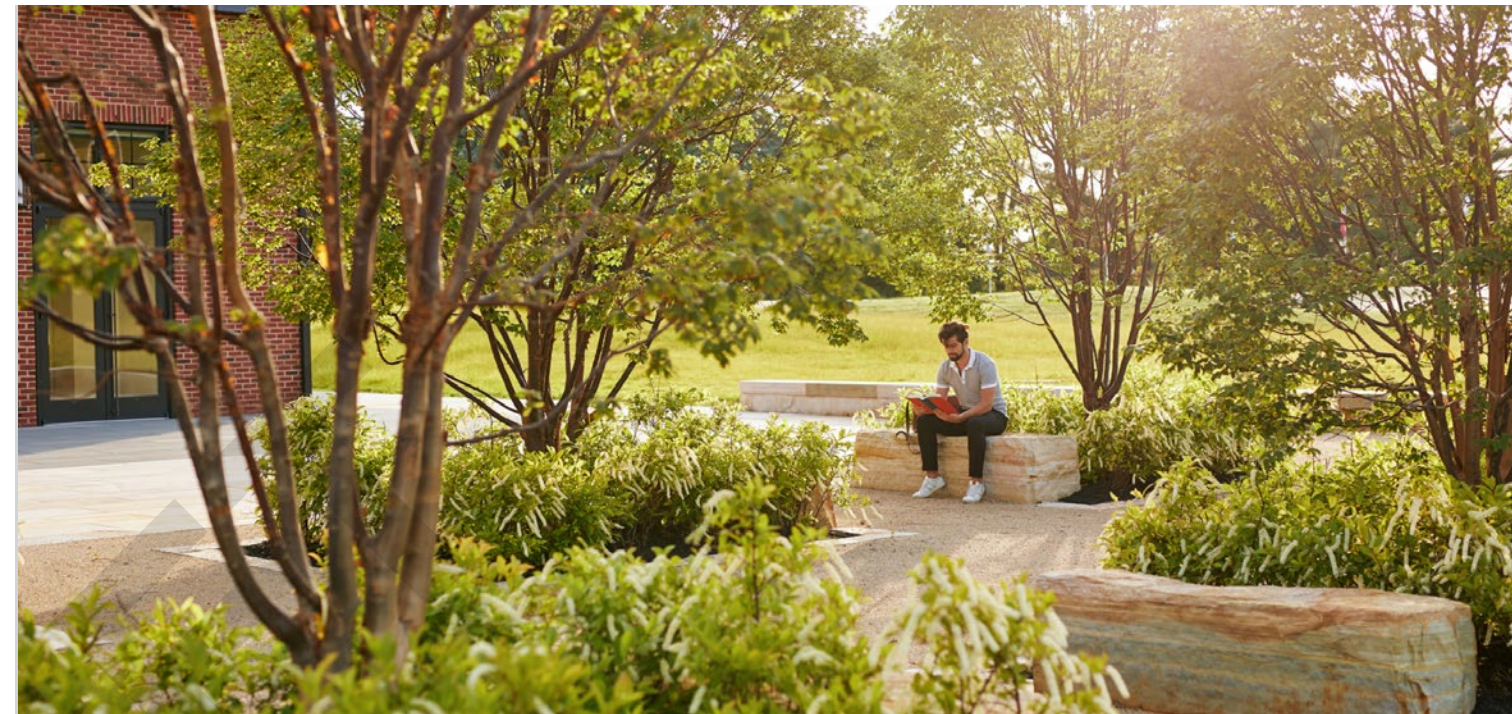
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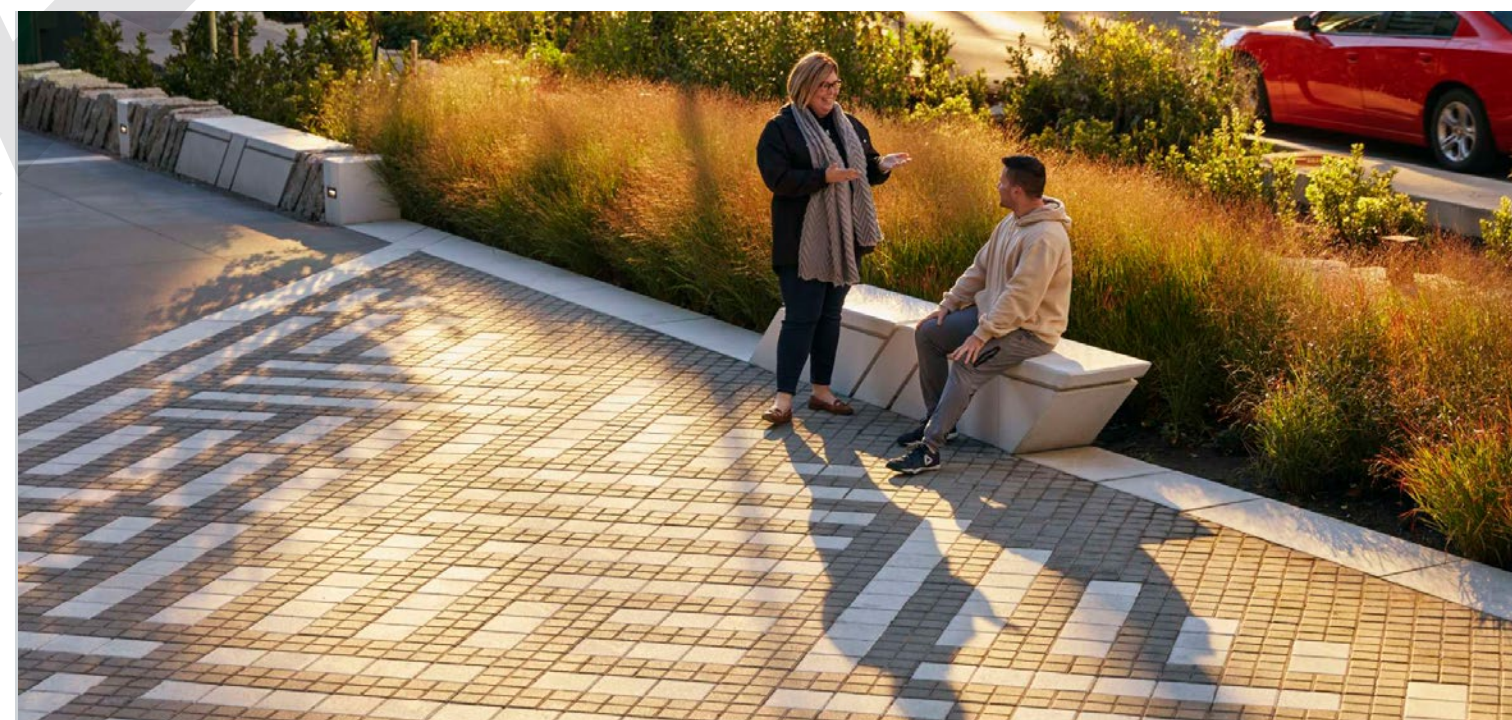
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continuum
ALPHARETTA

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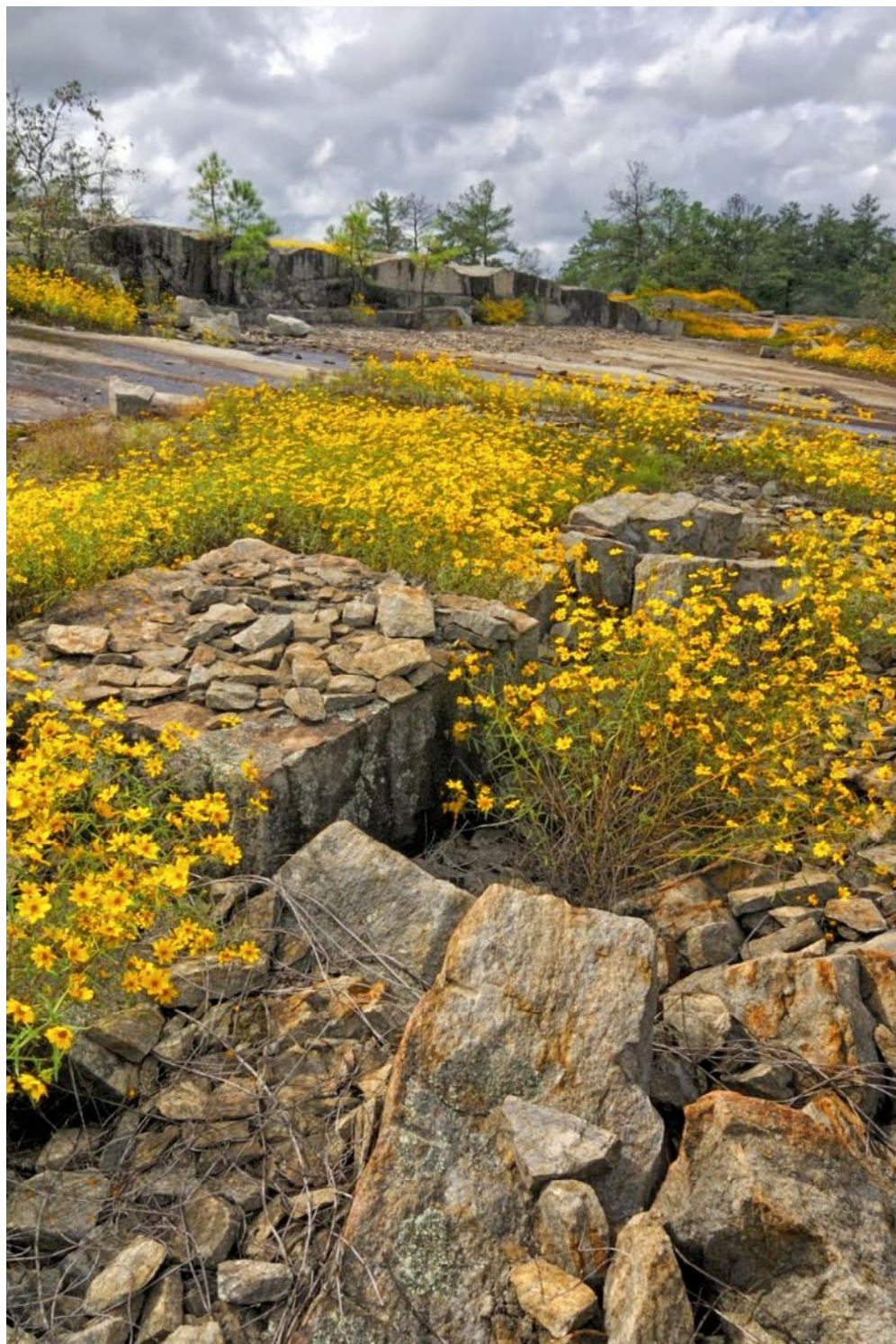


NATURAL MATERIALS + REWILDING



INATIVE PLANTS

CONTINUUM DIFFERENTIATIONS



BUILD OFF ECOLOGICAL ASSETS



CREATE A COMFORTABLE
ENVIRONMENT FOR ALL USERS



STEWARD LOCAL WATERSHEDS



ANALYSIS REVIEW SUMMARY

DRAFT

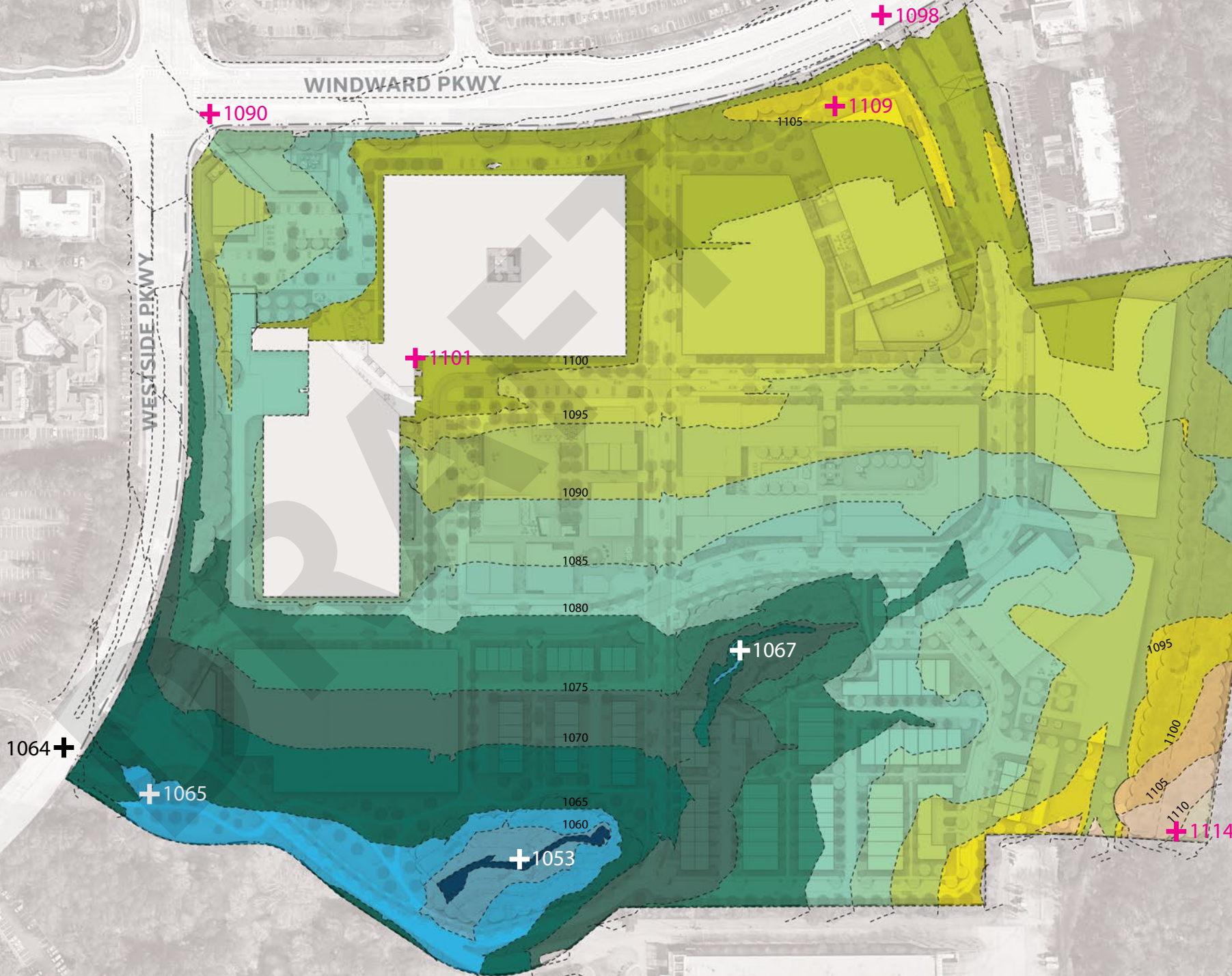


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- 5 FT MAJOR CONTOUR LINES
- + SPOT ELEVATION





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FORESTED AREAS

VEGETATED STREAM BUFFER

SIDEWALK TREE CANOPY

OPEN SPACES

STORMWATER RETENTION UNDER GREEN OPEN SPACES

OPEN SPACE, ECOLOGICAL FEATURES &
STORMWATER MANAGEMENT



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LEGEND

PEDESTRIAN

- PRIMARY CIRCULATION
- SECONDARY CIRCULATION
- TENTIARY CIRCULATION
- ACCESS POINTS
- CONNECTION TO CITYWIDE LOOPS

VEHICULAR

- PRIMARY CIRCULATION
- SECONDARY CIRCULATION
- TENTIARY CIRCULATION
- ACCESS POINTS
- PARKING

ALPHARETTA VEHICULAR
CORRIDORS OF INFLUENCE

CONNECTION TO
BIG CREEK GREENWAY

WINDWARD PKWY

INTERNAL VEHICULAR
CIRCULATION - MINOR

INTERNAL VEHICULAR
CIRCULATION - MAJOR

CONNECTION TO
ALPHA LOOP

GA - 400

HP CENTER



DESIGN APPROACH

DRAFT

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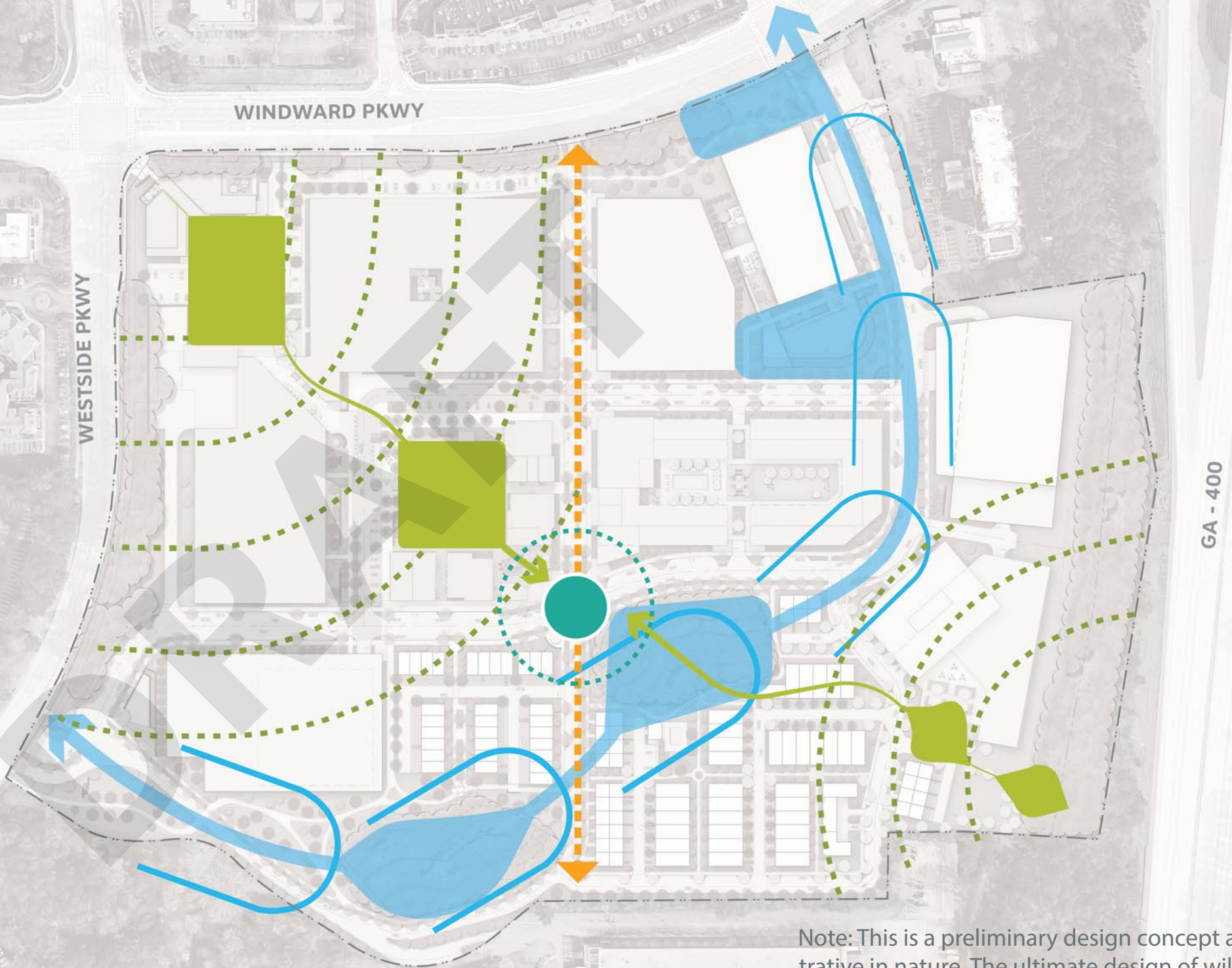
GRANITE OUTCROP



PIEDMONT FOREST



BIG CREEK WATERSHED



Note: This is a preliminary design concept and is illustrative in nature. The ultimate design of will be developed during site plan review and approval processes following the approval of these guidelines.

PARTI DIAGRAM - DESIGN APPROACH



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GRANITE OUTCROP



PIEDMONT FOREST

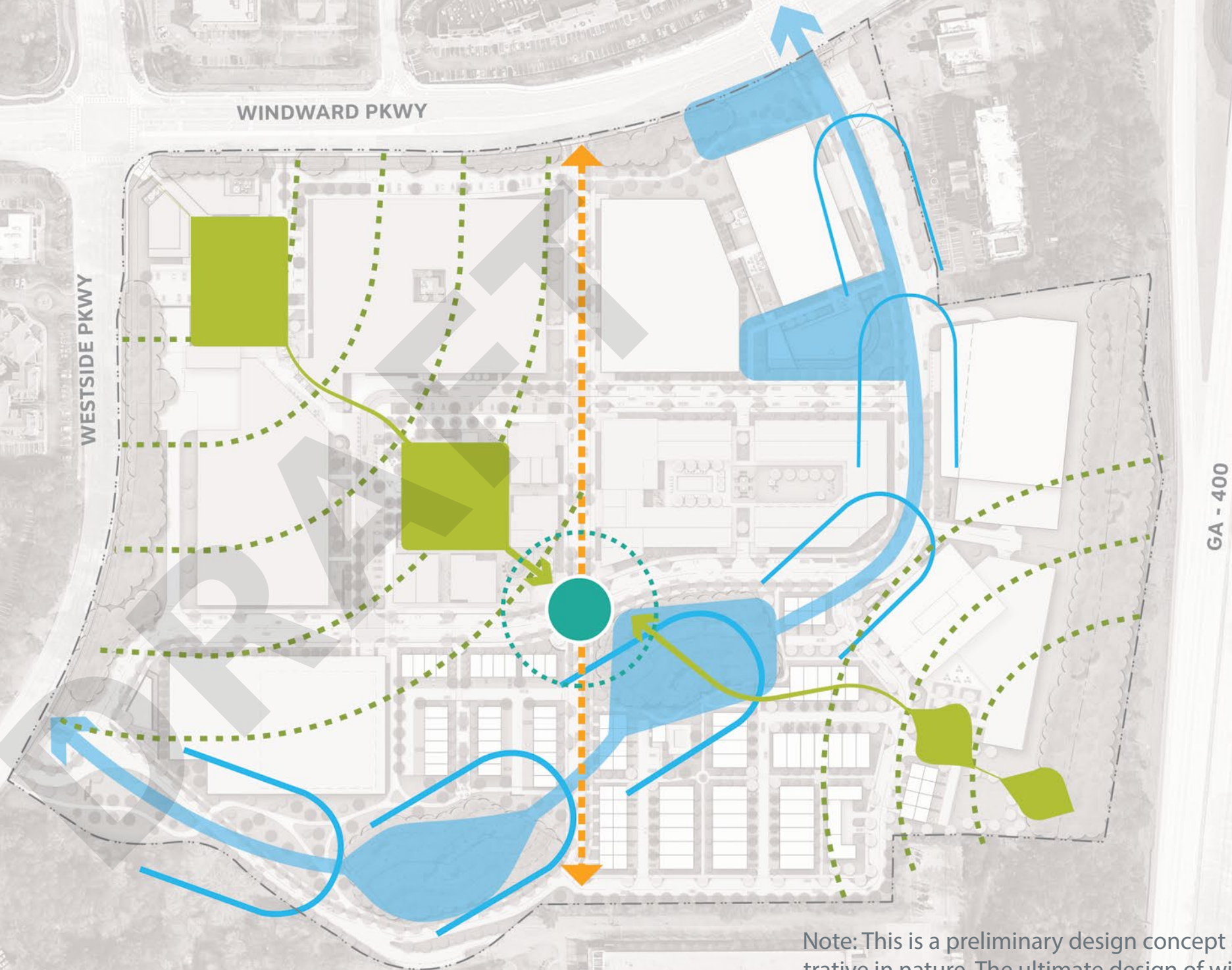


BIG CREEK WATERSHED

continuum

ALPHARETTA

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PARTI DIAGRAM - DESIGN APPROACH



CONSOLIDATED GOALS & CHARACTER IMAGES

DRAFT



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PLACEHOLDER

Note: This is a preliminary design concept and is illustrative in nature. The ultimate design of will be developed during site plan review and approval processes following the approval of these guidelines.

continuum

ALPHARETTA

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HP CENTER

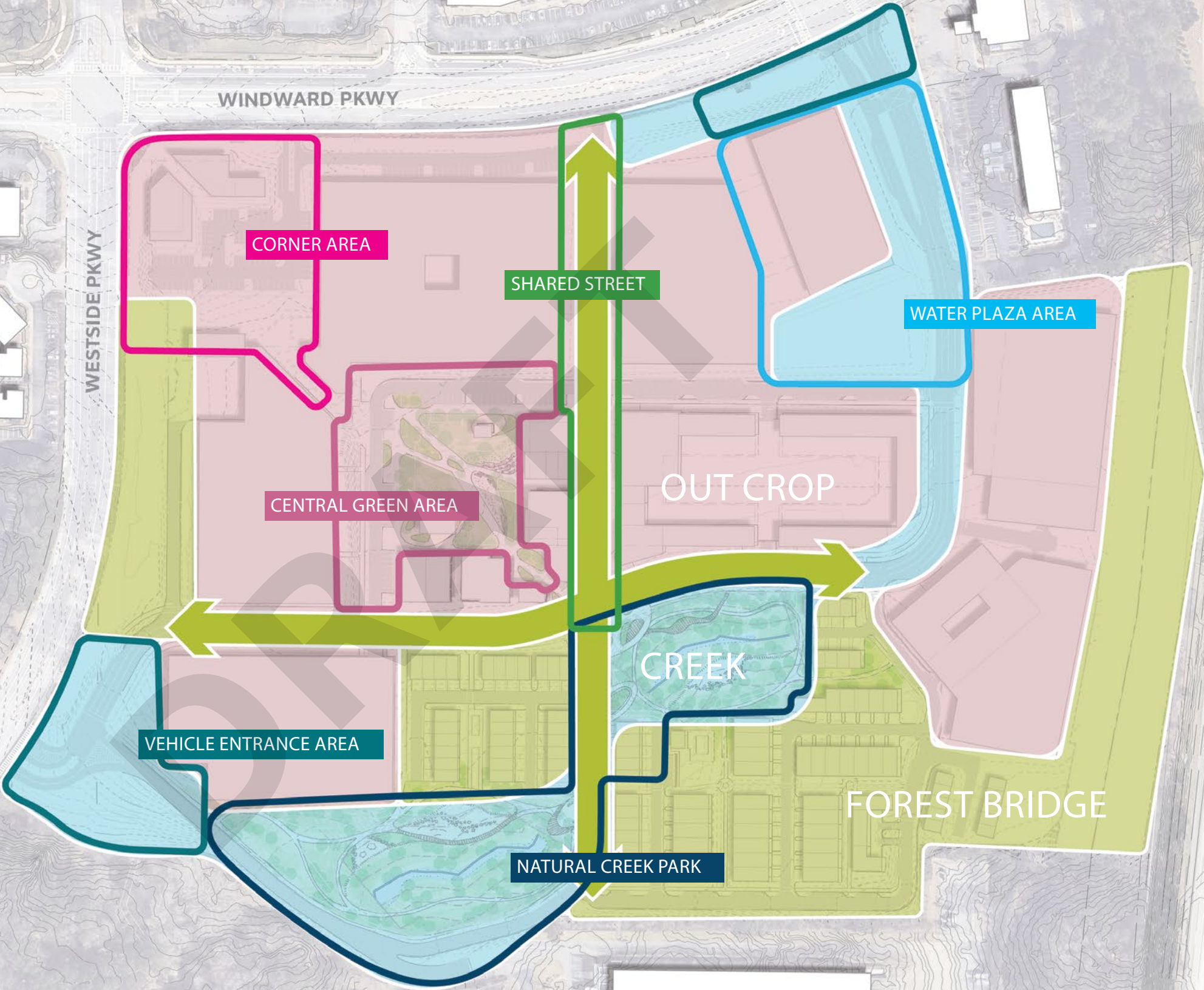
ILLUSTRATIVE PLAN - DEVELOPMENT



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ZONE XX - CENTRAL GREEN SPACE

Note: This is a preliminary design concept and is illustrative in nature. The ultimate design of will be developed during site plan review and approval processes following the approval of these guidelines.



CAPTION



CAPTION



CAPTION



CAPTION



ZONE XX - CENTRAL GREEN SPACE

Note: Images on this page are provided as illustrative examples of design elements and principles discussed in this section. The ultimate design of will be developed during site plan review and approval processes following the approval of these guidelines.



PAVING



ROCK FORMATION



TREE GROVE



LAWN



SEATING



PLANTING

ZONE XX - NATURAL CREEK PARK



ZONE XX - NATURAL CREEK PARK

Note: Images on this page are provided as illustrative examples of design elements and principles discussed in this section. The ultimate design of will be developed during site plan review and approval processes following the approval of these guidelines.



BOARDWALK



NATURE PLAY



SEATING



TRAIL



ROCK FORMATION



GATHERING SPACE



GATHERING SPACE



PLANTING

ZONE XX - CREEK HEADWATER

Note: This is a preliminary design concept and is illustrative in nature. The ultimate design of will be developed during site plan review and approval processes following the approval of these guidelines.



CAPTION



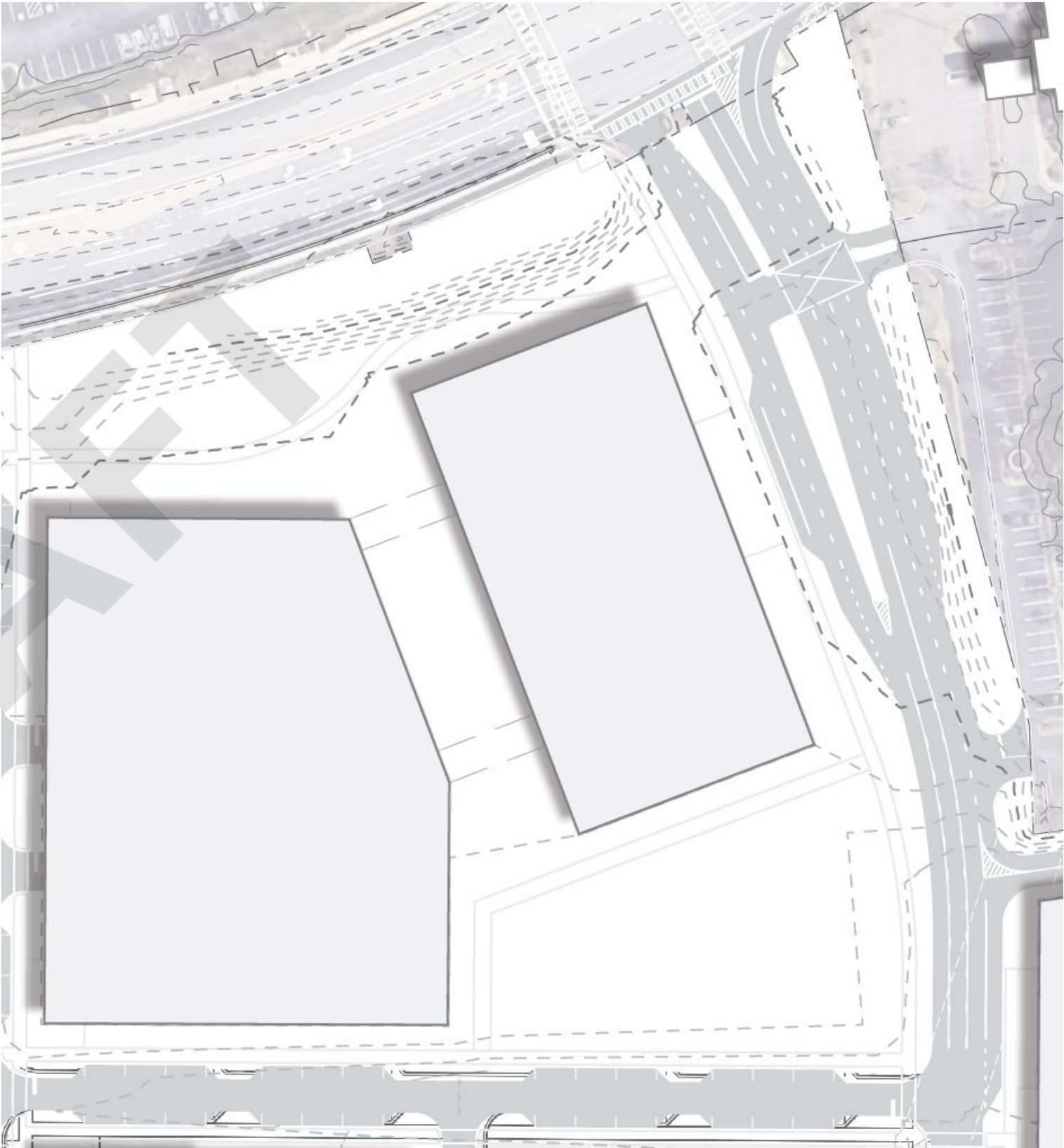
CAPTION



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ZONE XX - CREEK HEADWATER

Note: Images on this page are provided as illustrative examples of design elements and principles discussed in this section. The ultimate design of will be developed during site plan review and approval processes following the approval of these guidelines.



PAVING



ROCK FORMATION



GATHERING SPACE



DOG PARK



SEATING



PLANTING

ZONE XX - OUTCROP CORNER RETAIL SPACE

Note: This is a preliminary design concept and is illustrative in nature. The ultimate design of will be developed during site plan review and approval processes following the approval of these guidelines.



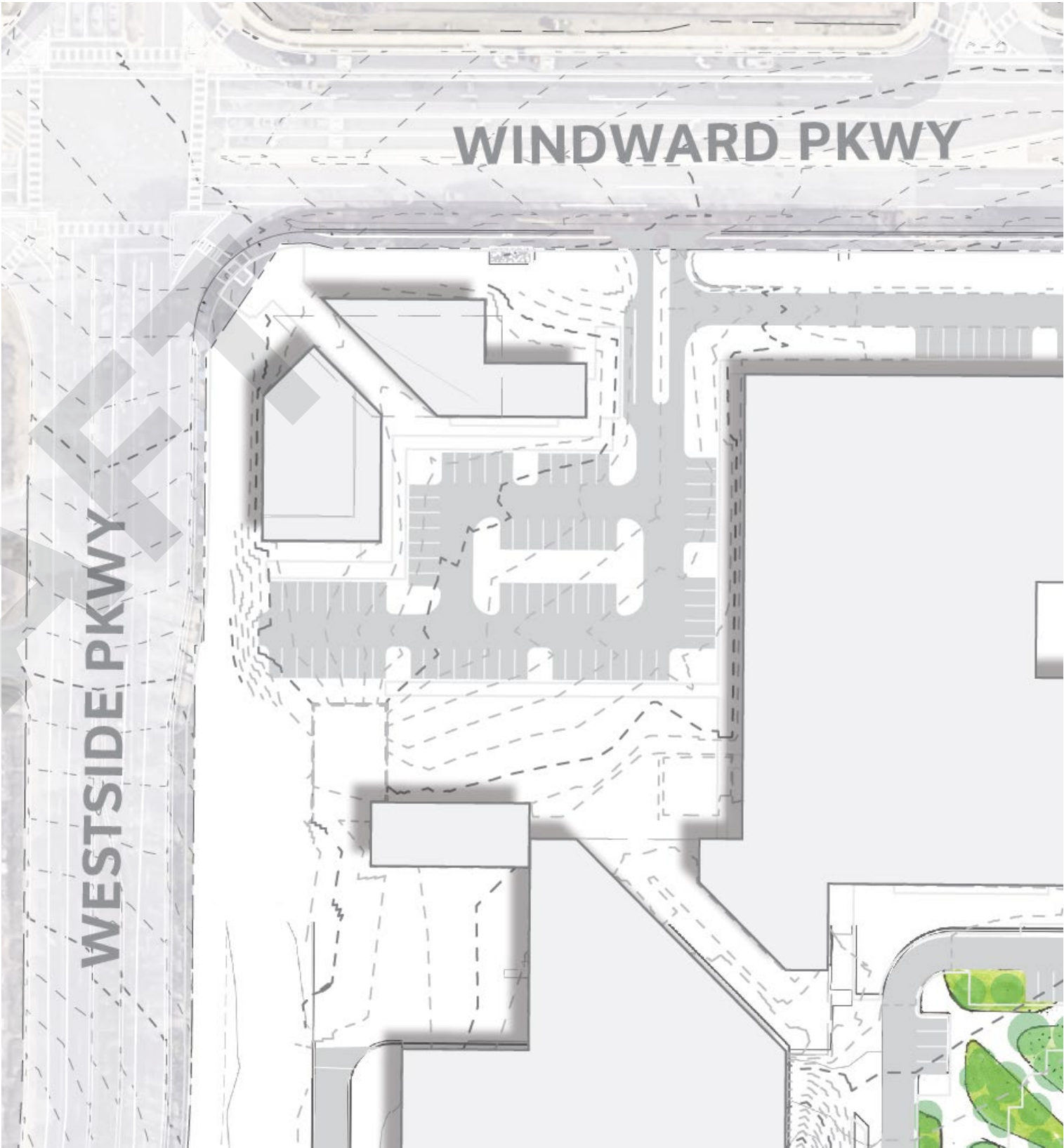
CAPTION



CAPTION



CAPTION



ENLARGEMENT ZONES- CHARACTER IMAGES

ZONE XX - OUTCROP CORNER RETAIL SPACE

Note: Images on this page are provided as illustrative examples of design elements and principles discussed in this section. The ultimate design of will be developed during site plan review and approval processes following the approval of these guidelines.



PAVING



ROCK FORMATION



SEATING



PARKING LOT



PLANTING



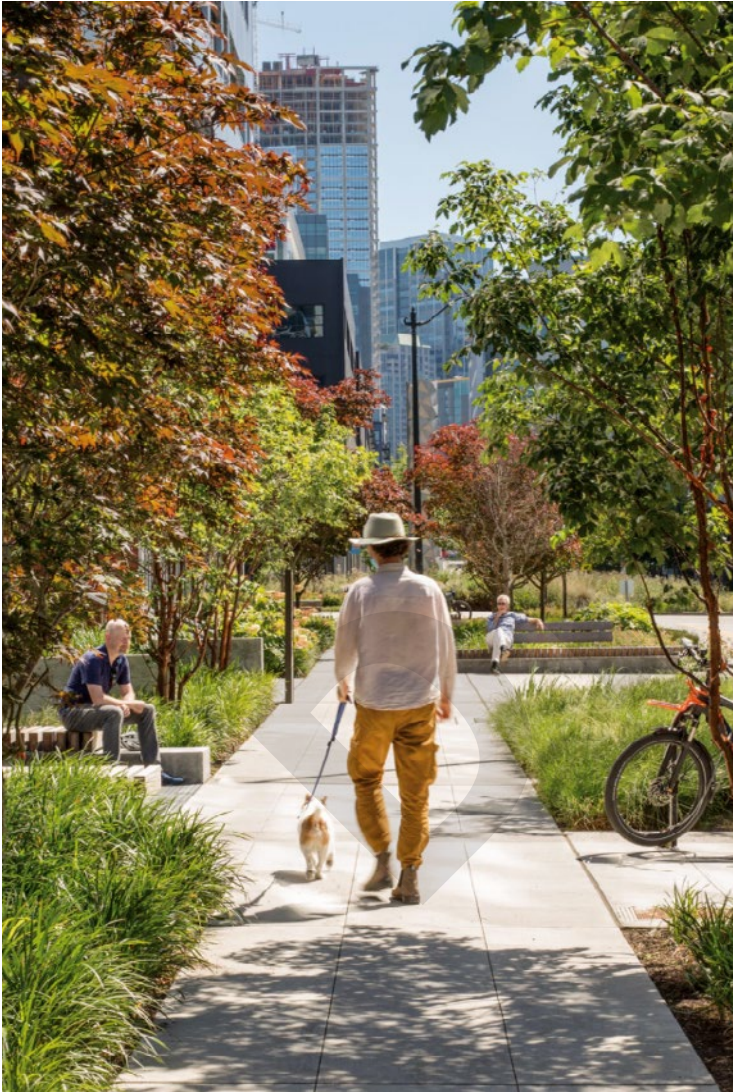
PLANTING

ZONE XX - FOREST STREETSCAPE

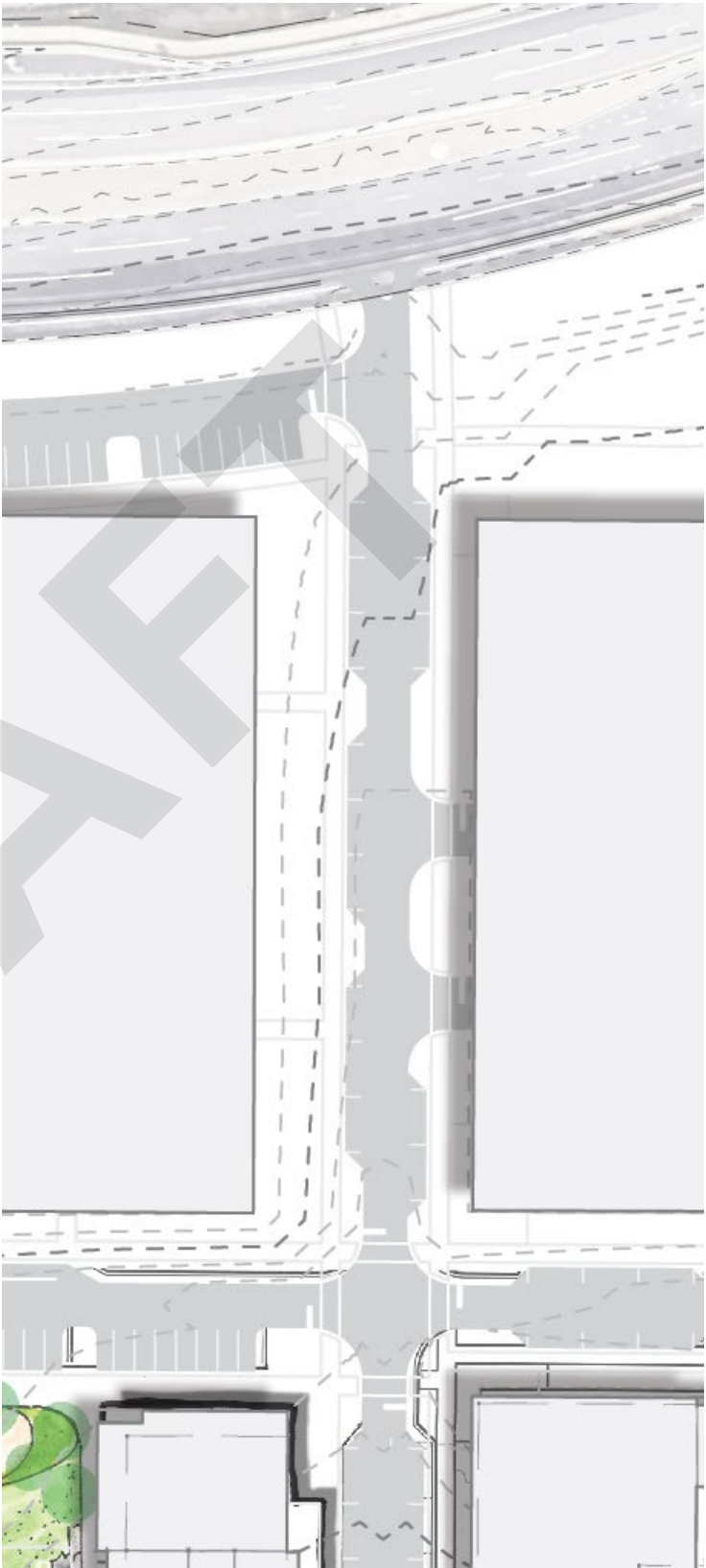
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CAPTION



CAPTION



ZONE XX - FOREST STREETSCAPE

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PAVING



ROCK FORMATION



SEATING



GATHERING SPACE



PLANTING



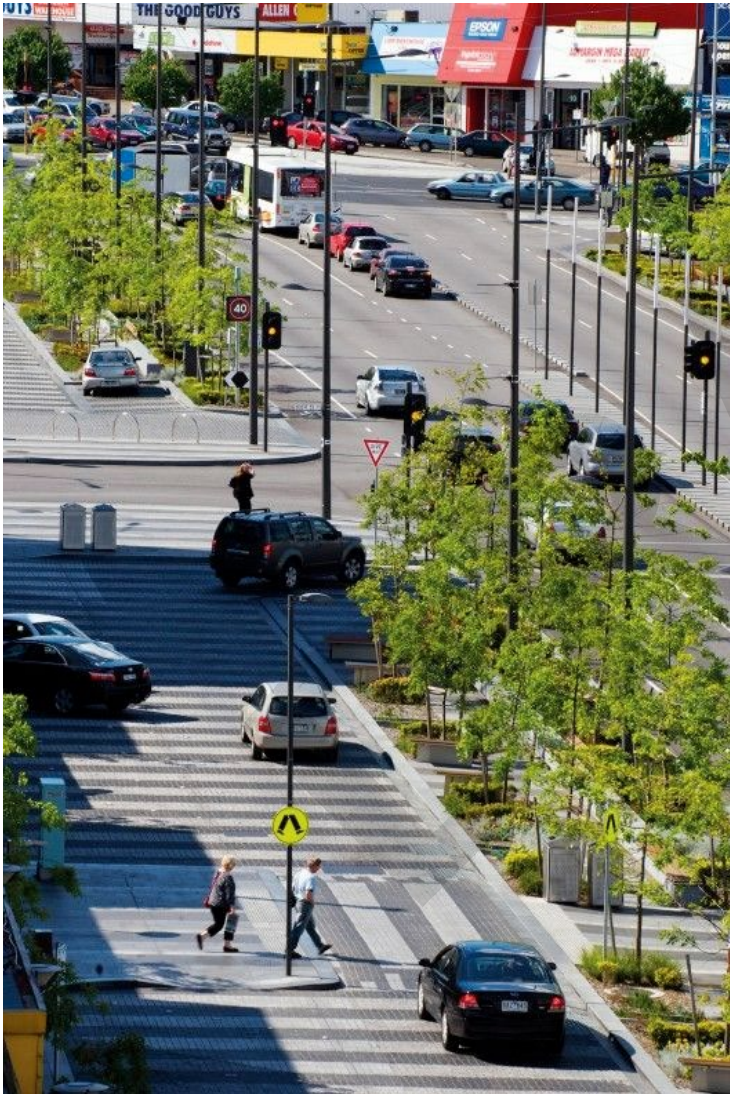
STROMWATER RETENTION

VEHICULAR ENTRANCES

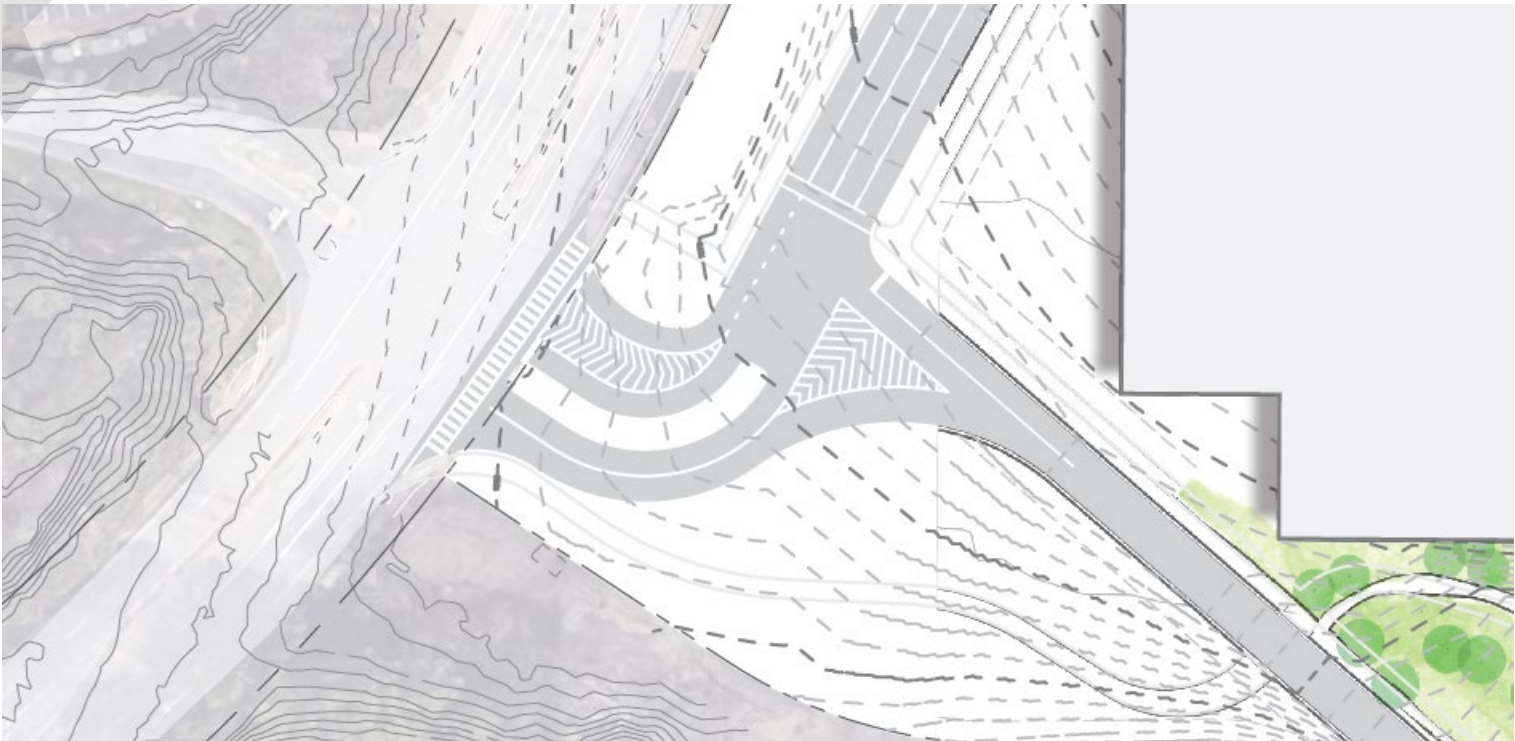
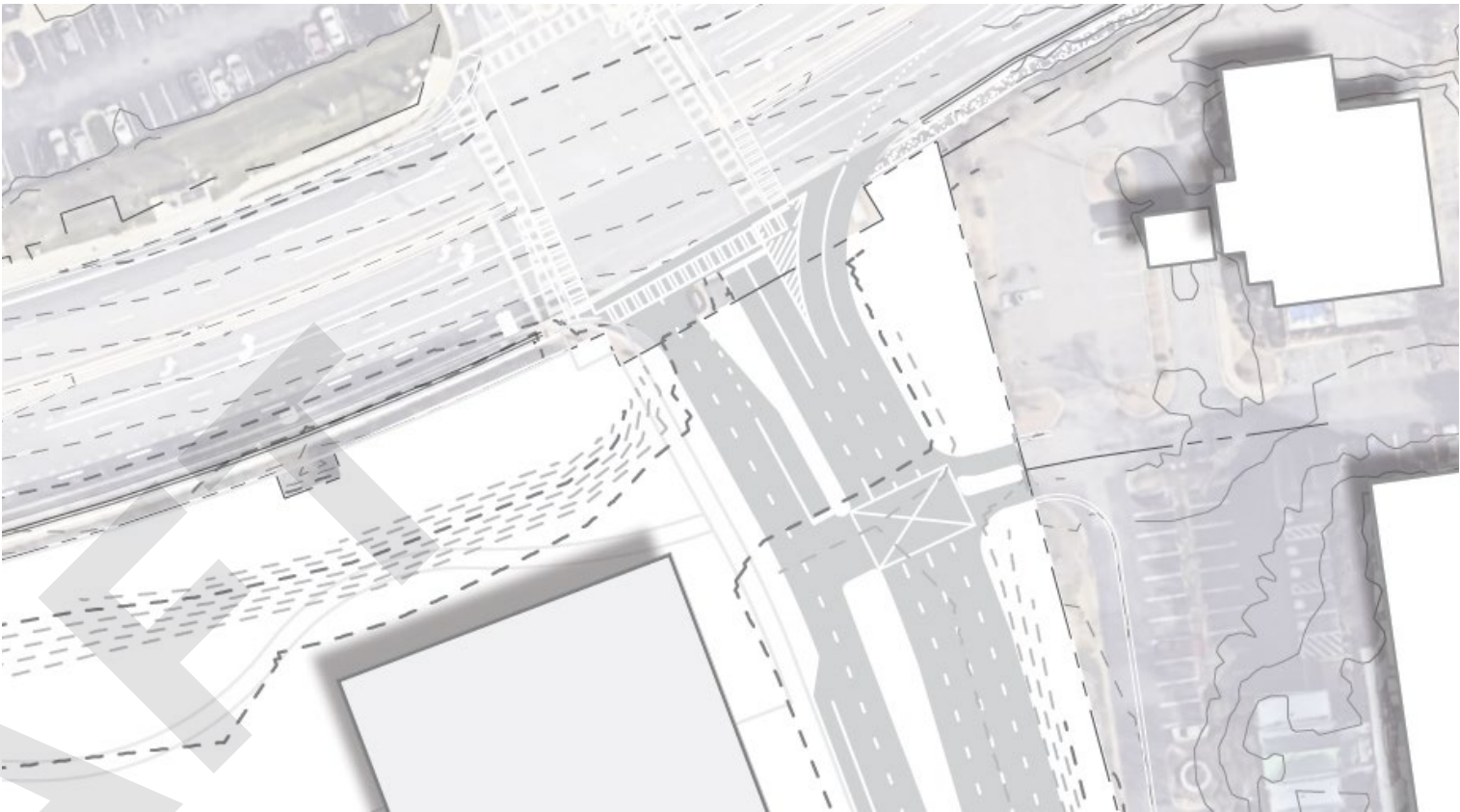
Note: This is a preliminary design concept and is illustrative in nature. The ultimate design of will be developed during site plan review and approval processes following the approval of these guidelines.



CAPTION



CAPTION



ENLARGEMENT ZONES- CHARACTER IMAGES

VEHICULAR ENTRANCES

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PAVING



ROCK FORMATION



PLANTING



SEATING



WATER FEATURE



STREET TYPOLOGIES

DRAFT



OPEN SPACE MATERIALITY IMAGES

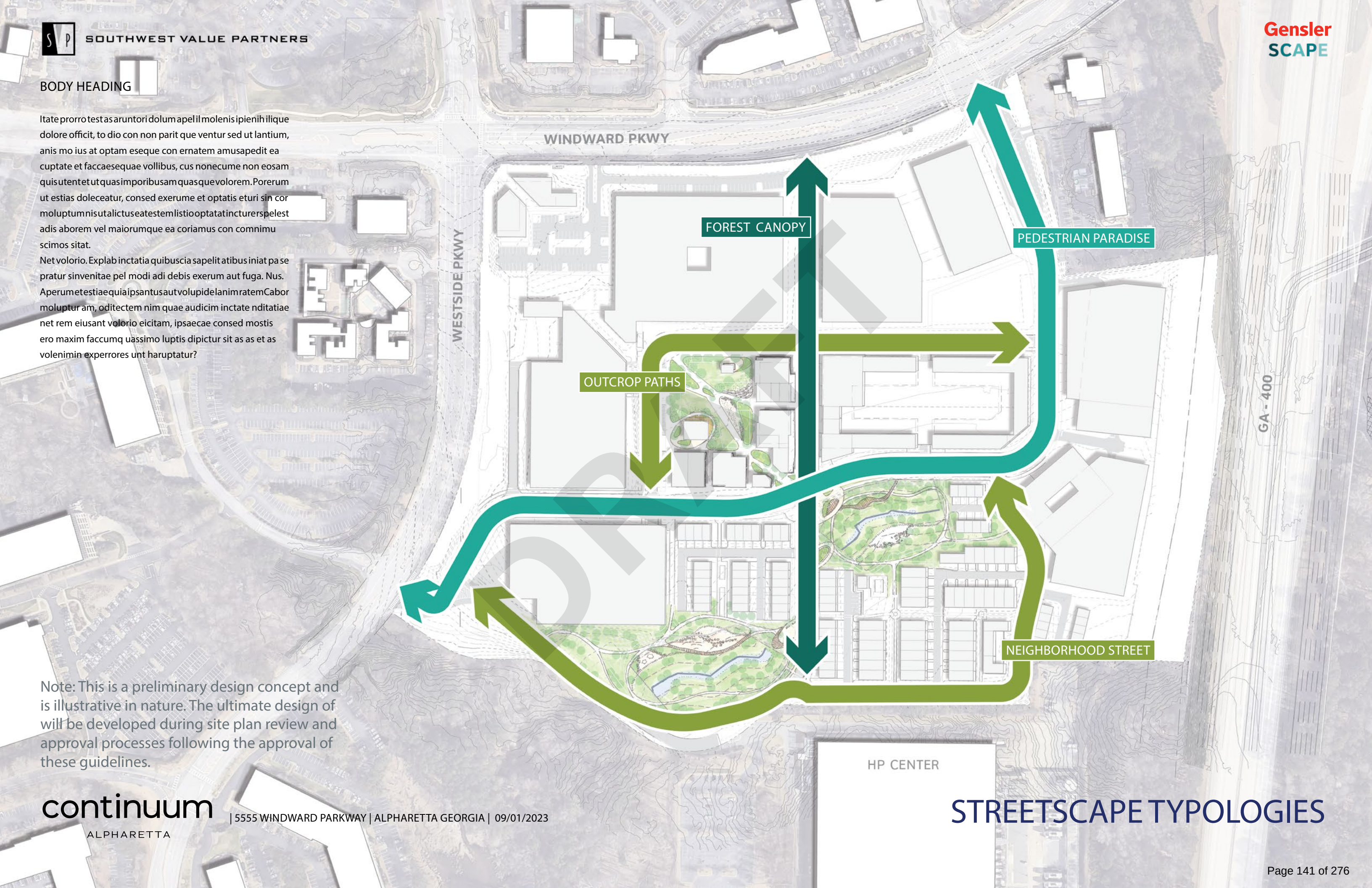
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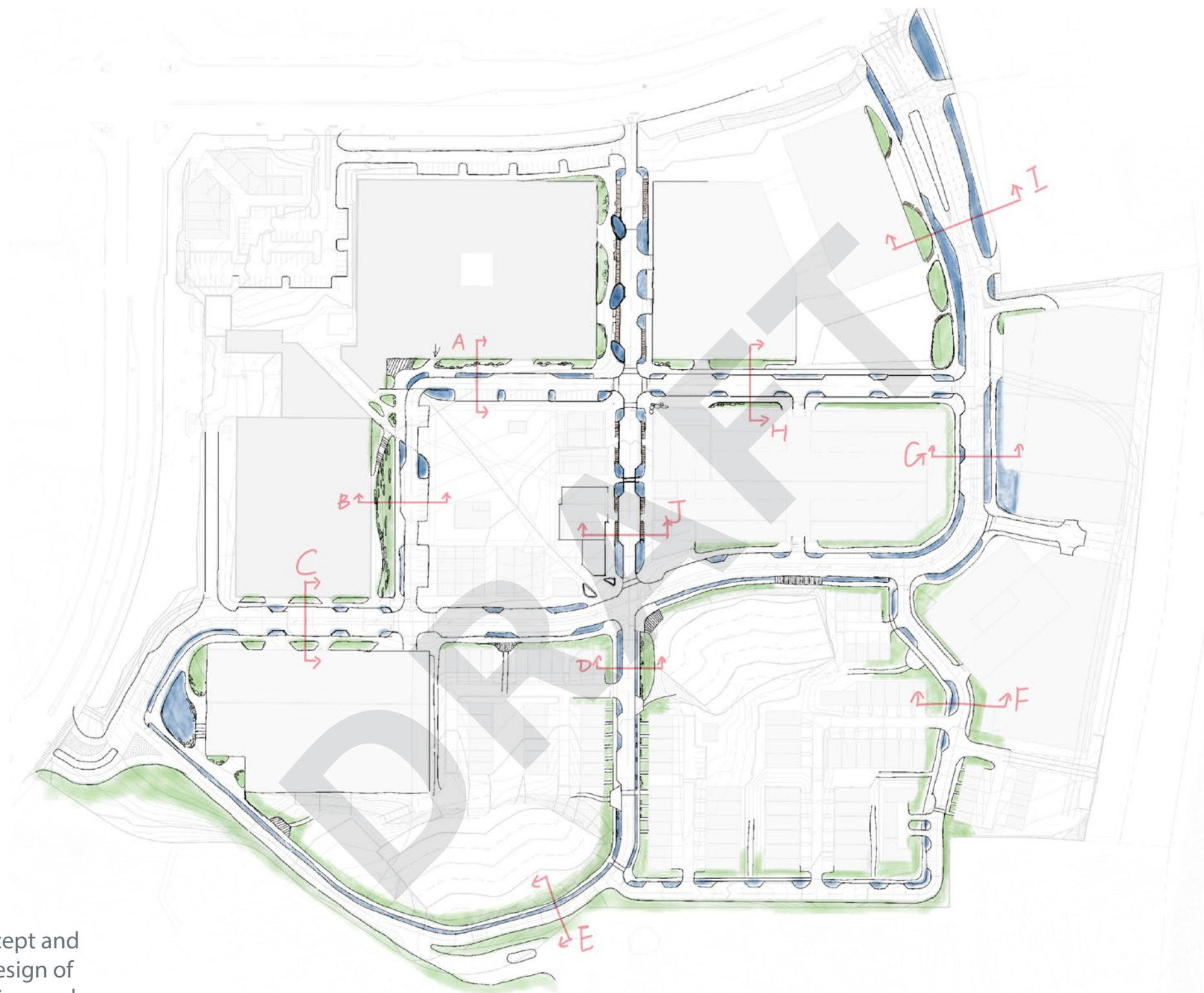


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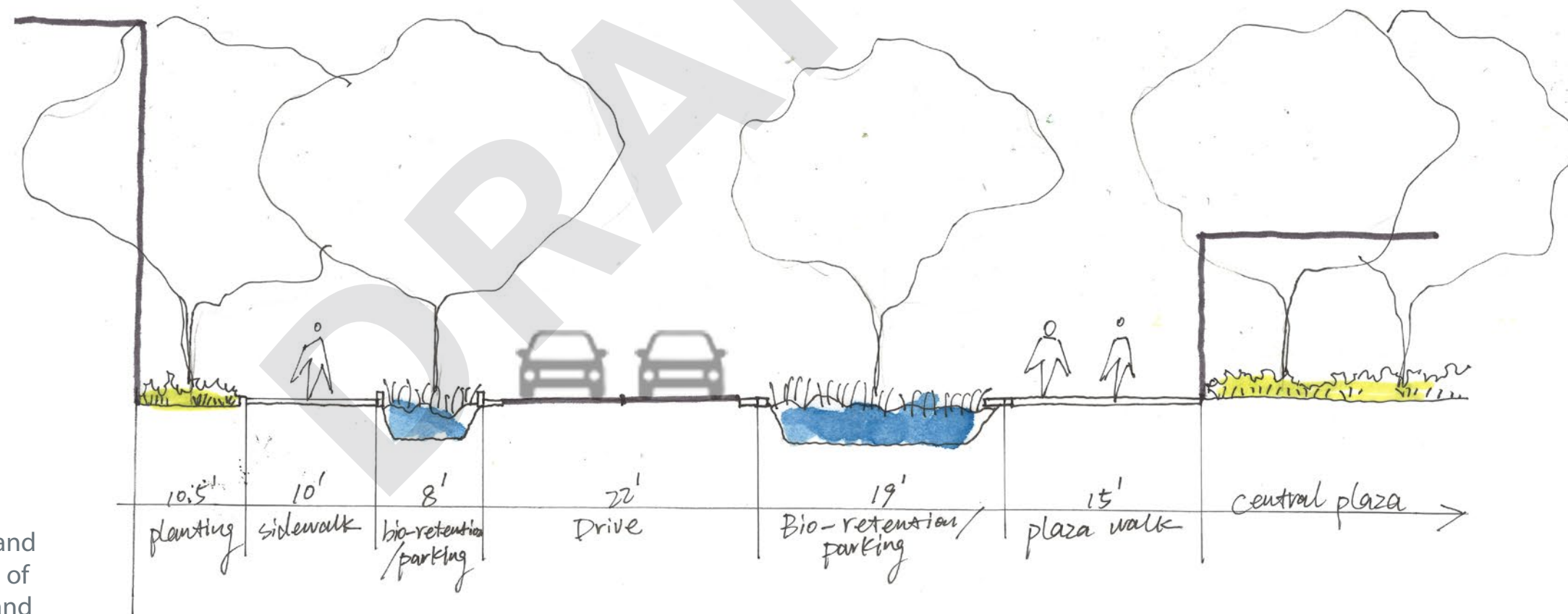
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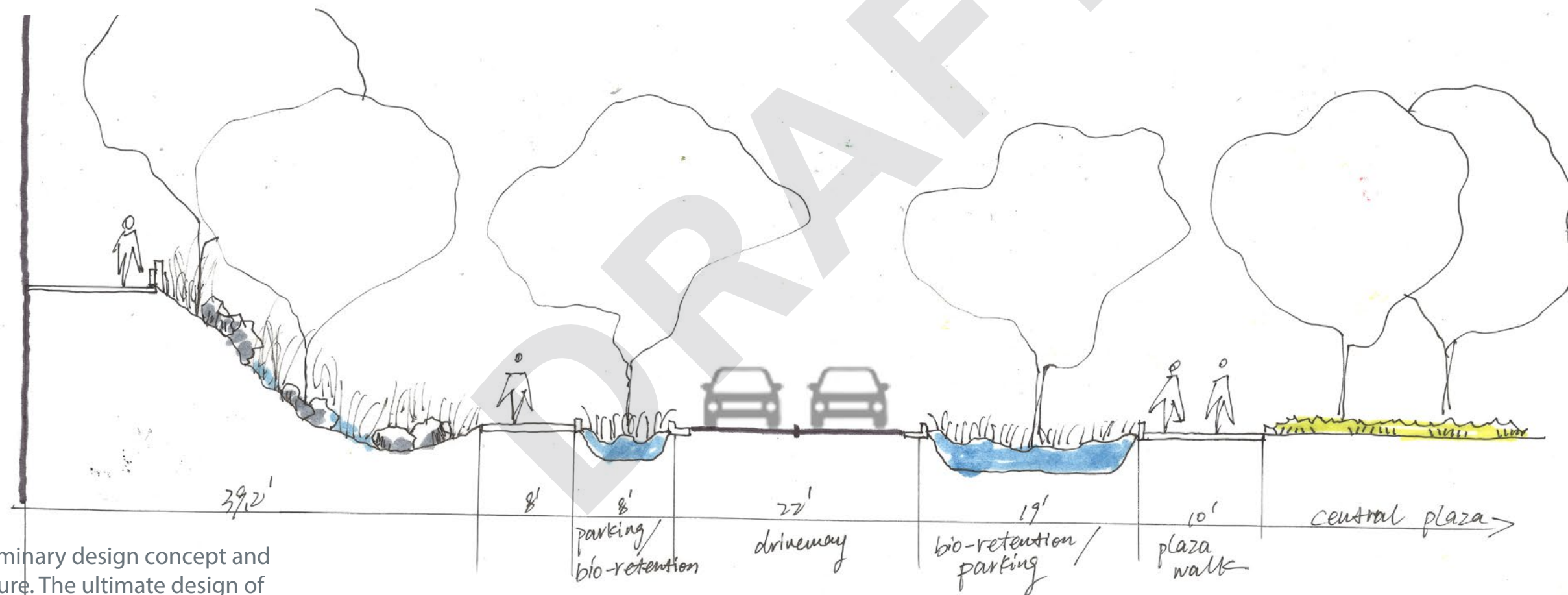




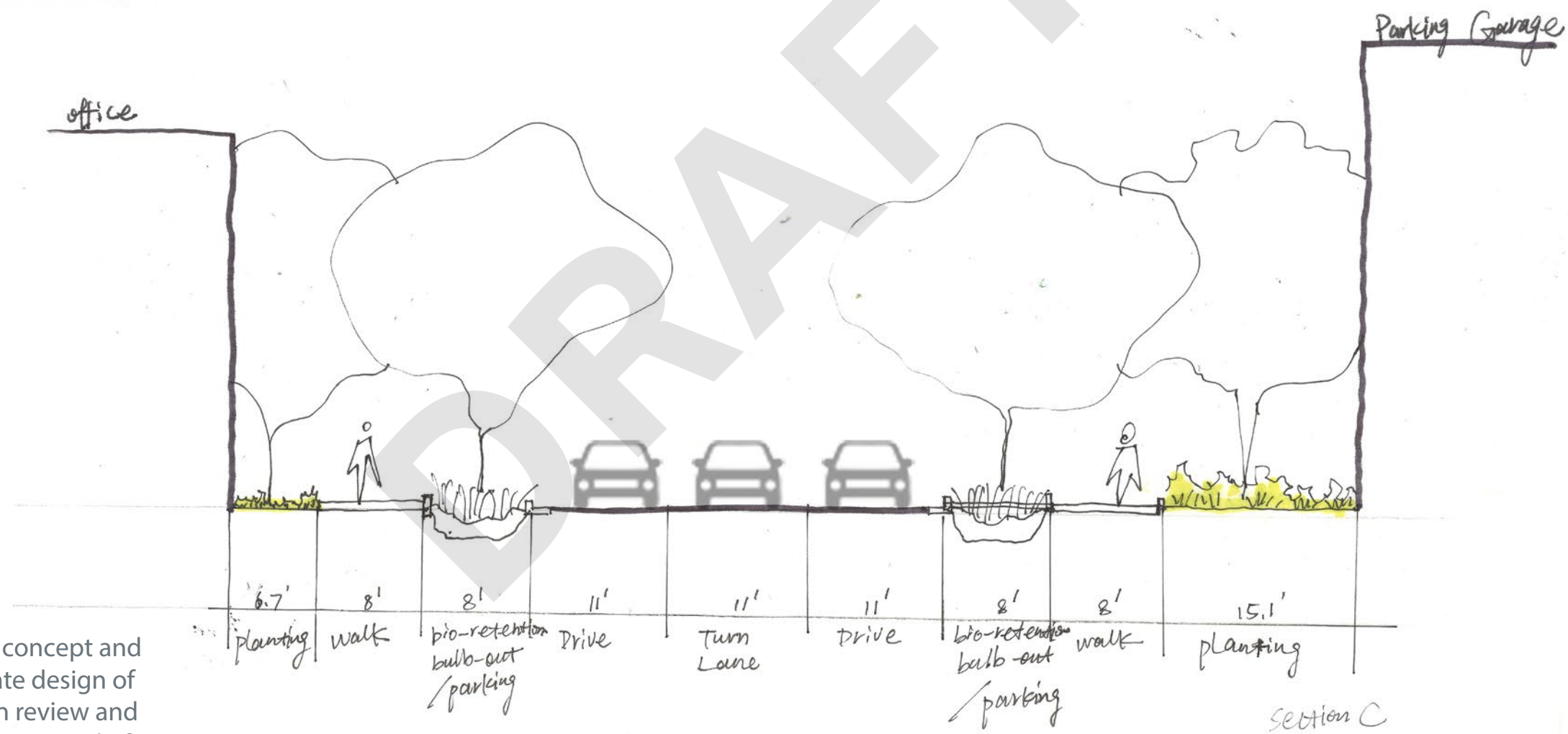
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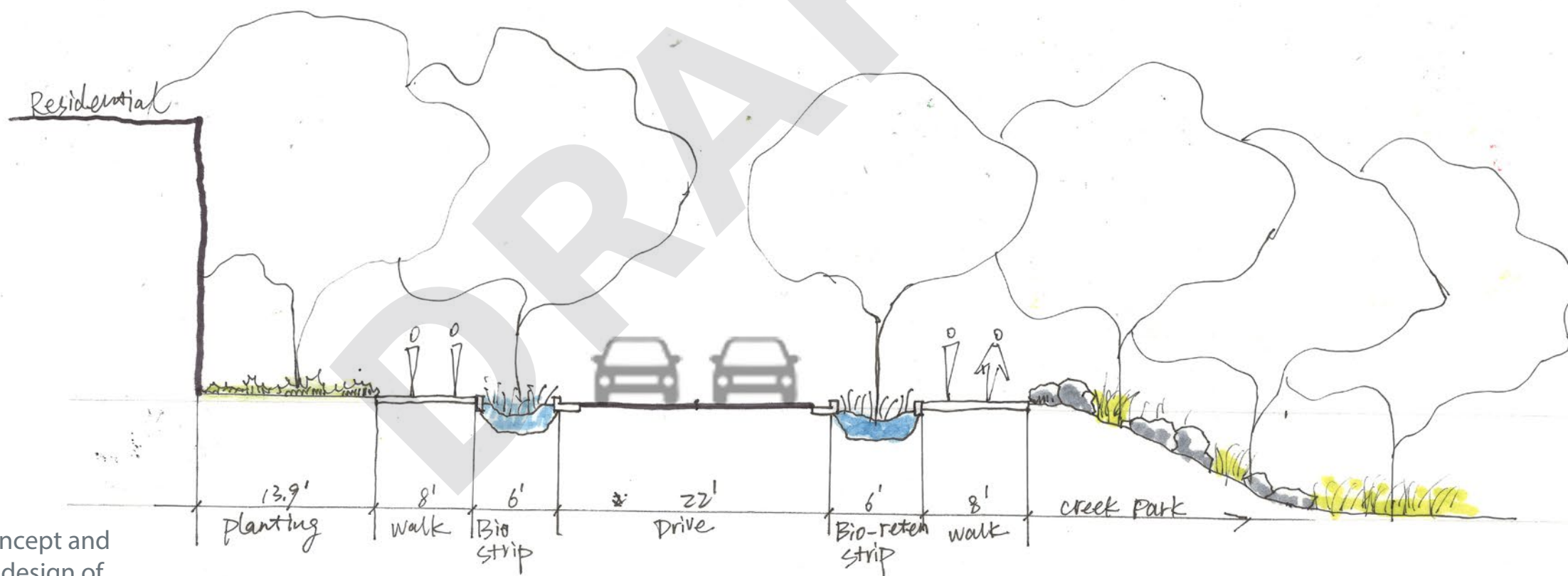
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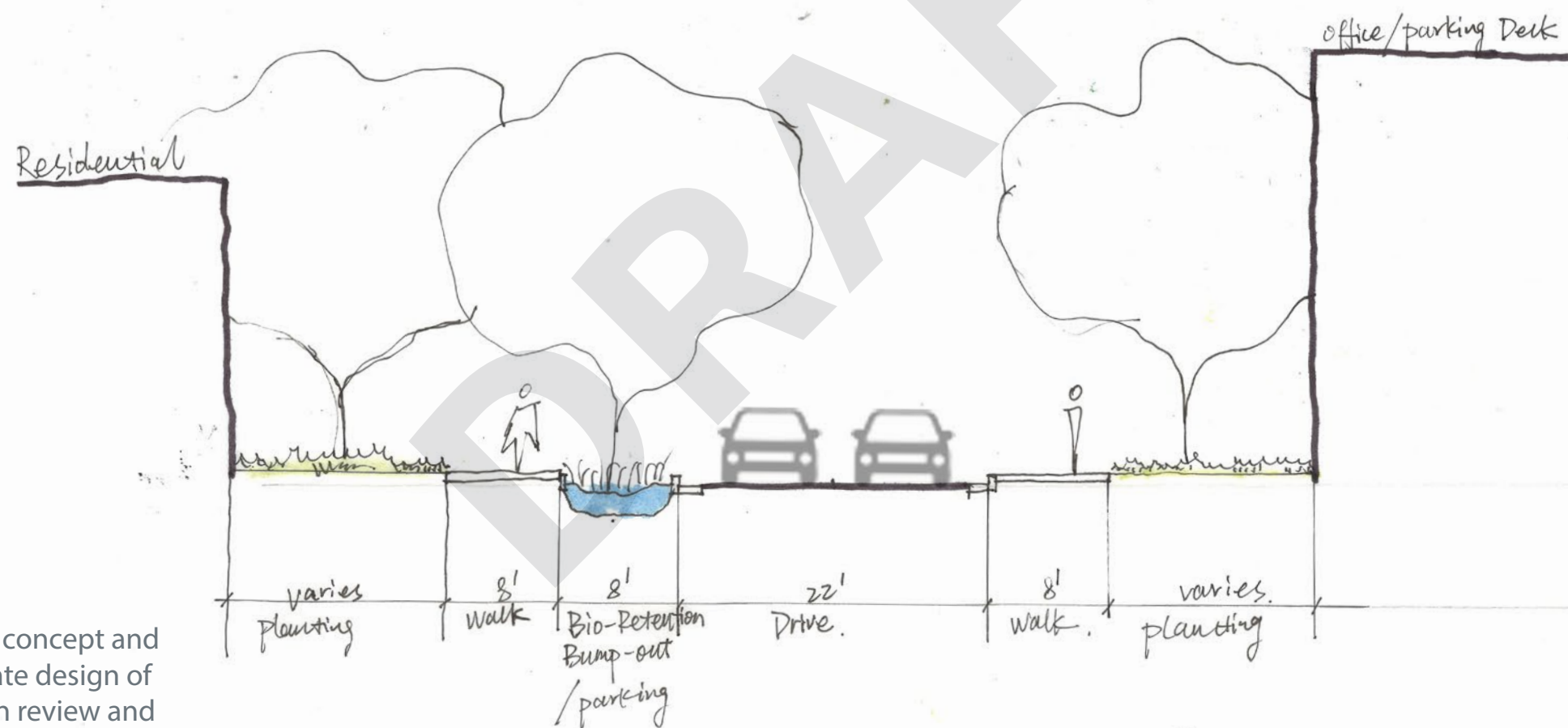
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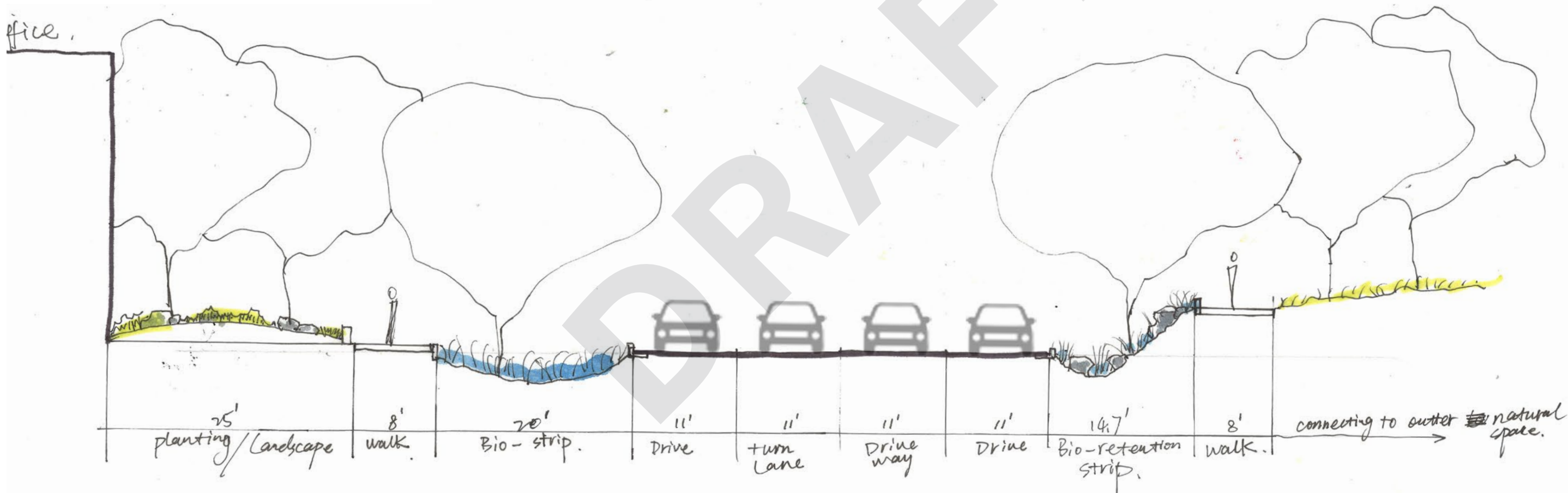
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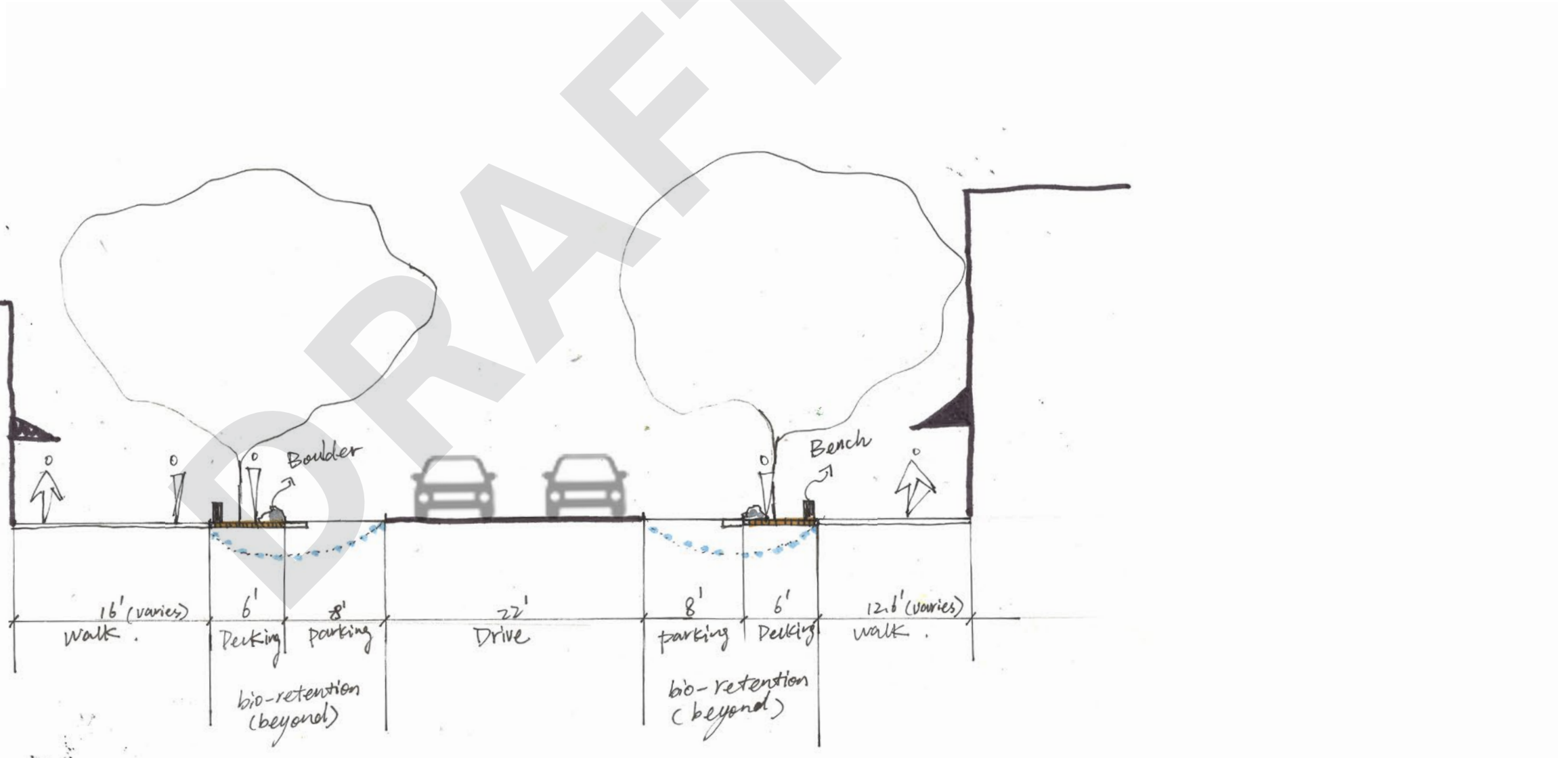
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continuum

ALPHARETTA

| 5555 WINDWARD PARKWAY | ALPHARETTA GEORGIA | 09/01/2023

STREETSCAPE SECTION



Note: This is a preliminary design concept and is illustrative in nature. The ultimate design of will be developed during site plan review and approval processes following the approval of these guidelines.



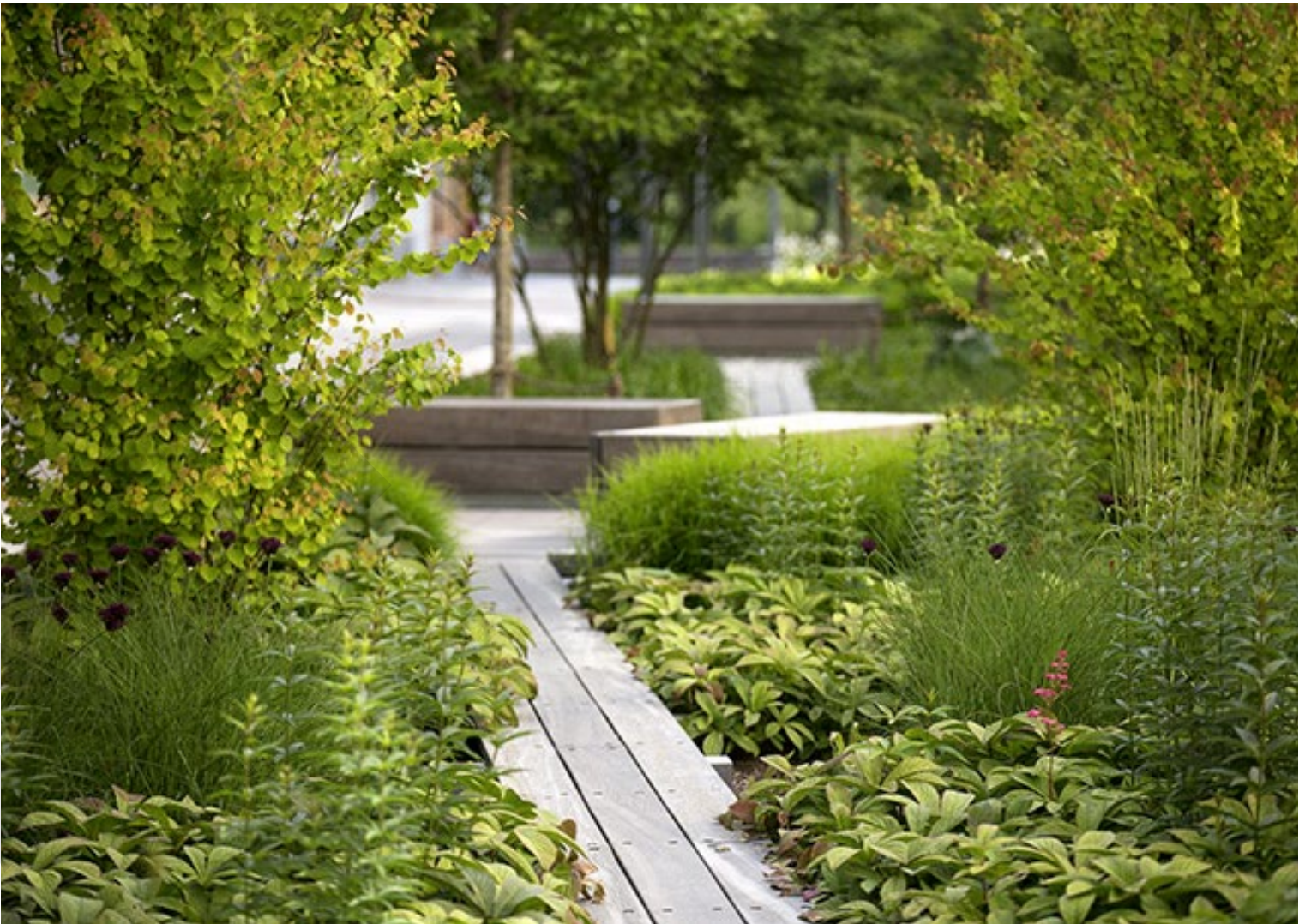
DESIGN ELEMENTS & FEATURES

DRAFT

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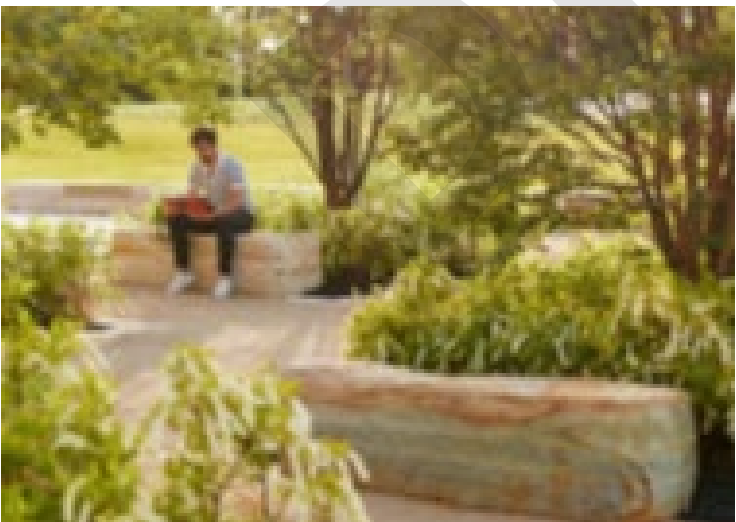
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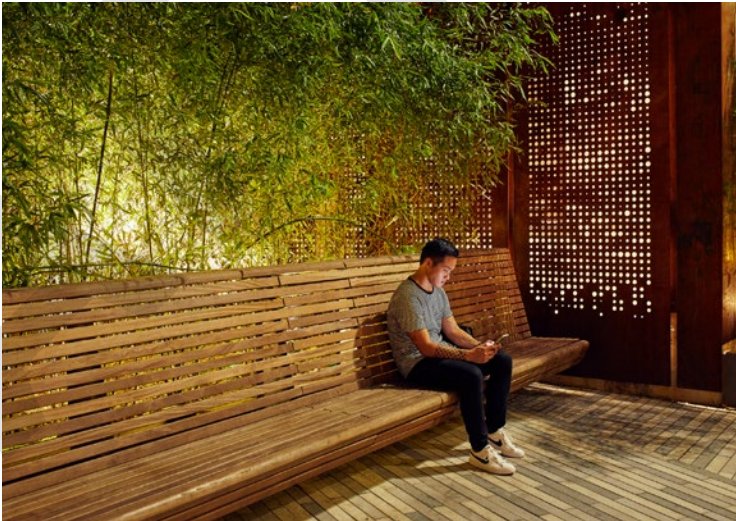


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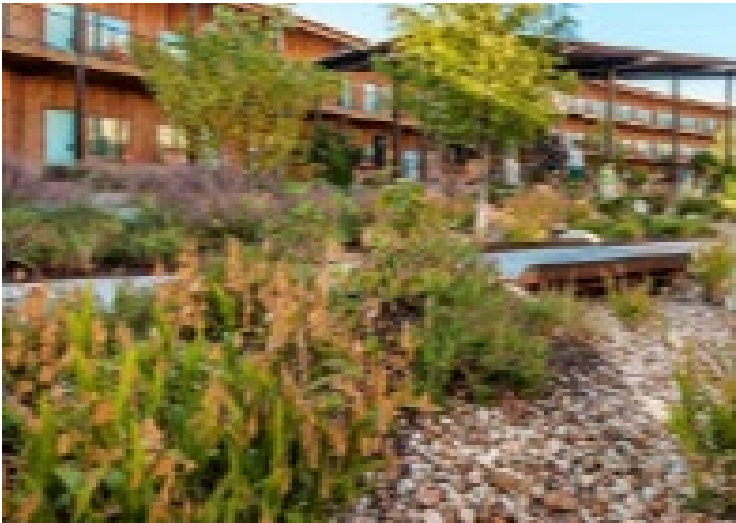
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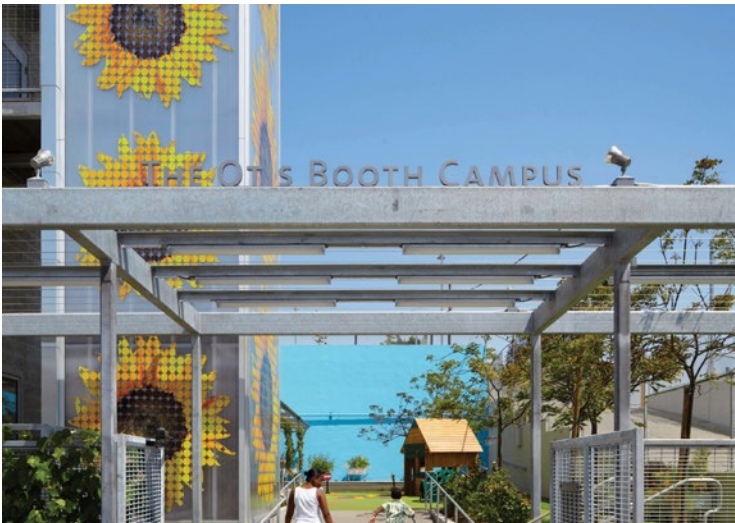


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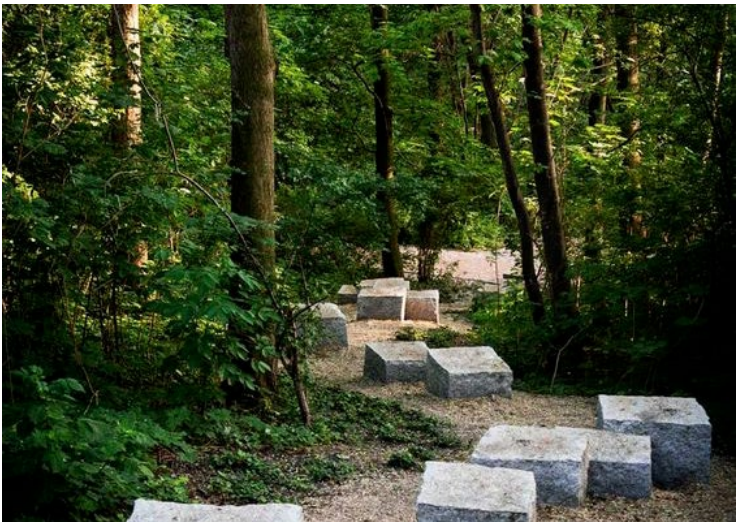
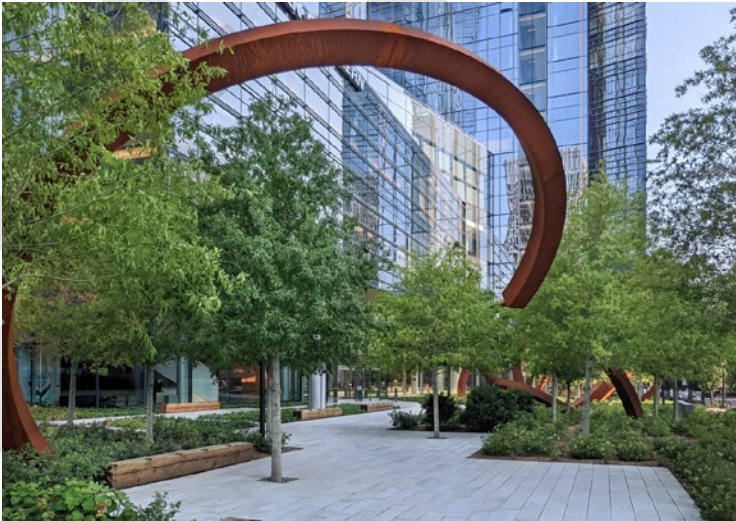
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CITY OF ALPHARETTA

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: Eskandari Dynasti, LLC.

Location Address: 501 S. Main Street, Alpharetta, GA. 30009

Mailing Address: 501 S. Main Street, Alpharetta, GA. 30009

City: Alpharetta State: GA. Zip Code: 30009 - _____

Contact for All Notifications: Samwle Kimani

Contact Telephone: 678 438 4759 - _____ Mobile Telephone: 678 438 4759 - _____

Fax: _____ - _____ Email: KSidesign@outlook.com

Contact's Relation to Business: Architect

This Application For (Check all that apply):

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

Application Fees:

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

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



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: Eskandari Dynasti, LLC.

Physical Address: 501 S. Main Street, Alpharetta, GA. 30009

Mailing Address: 501 S. Main Street, Alpharetta, GA. 30009

City: Alpharetta State: GA. Zip Code: 30009 -

Owner Telephone: 404 - 259 - 8921 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): Moslem Eskandari Date: 7-29-2023

Owner Signature: Moslem Eskandari

Property Information:

Address (If Assigned) : 2385 Old Milton Pkwy, Alpharetta, GA.

Tax ID or Map Reference Number: 12 270307480636

Land Lot(s): 748 District: 1st Section: 2nd

Existing Zoning of Property: DT-LW Existing Uses of Property: Residential

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?

This Developments matches others in the area in terms of scale(Low rise mixed used centers), style and Exterior veneers (Brick veneers with cement siding and stone accent).

The Retail center has flat roof with parapets to conceal rooftop units, while the residential units have pitched roof with Architectural Asphalt Shingles. Traditional Divide light windows are used both in the commercial and residential buildings.

The commercial Center will house a cafe, a pharmacy and small office suites to server the local neighborhood.

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?

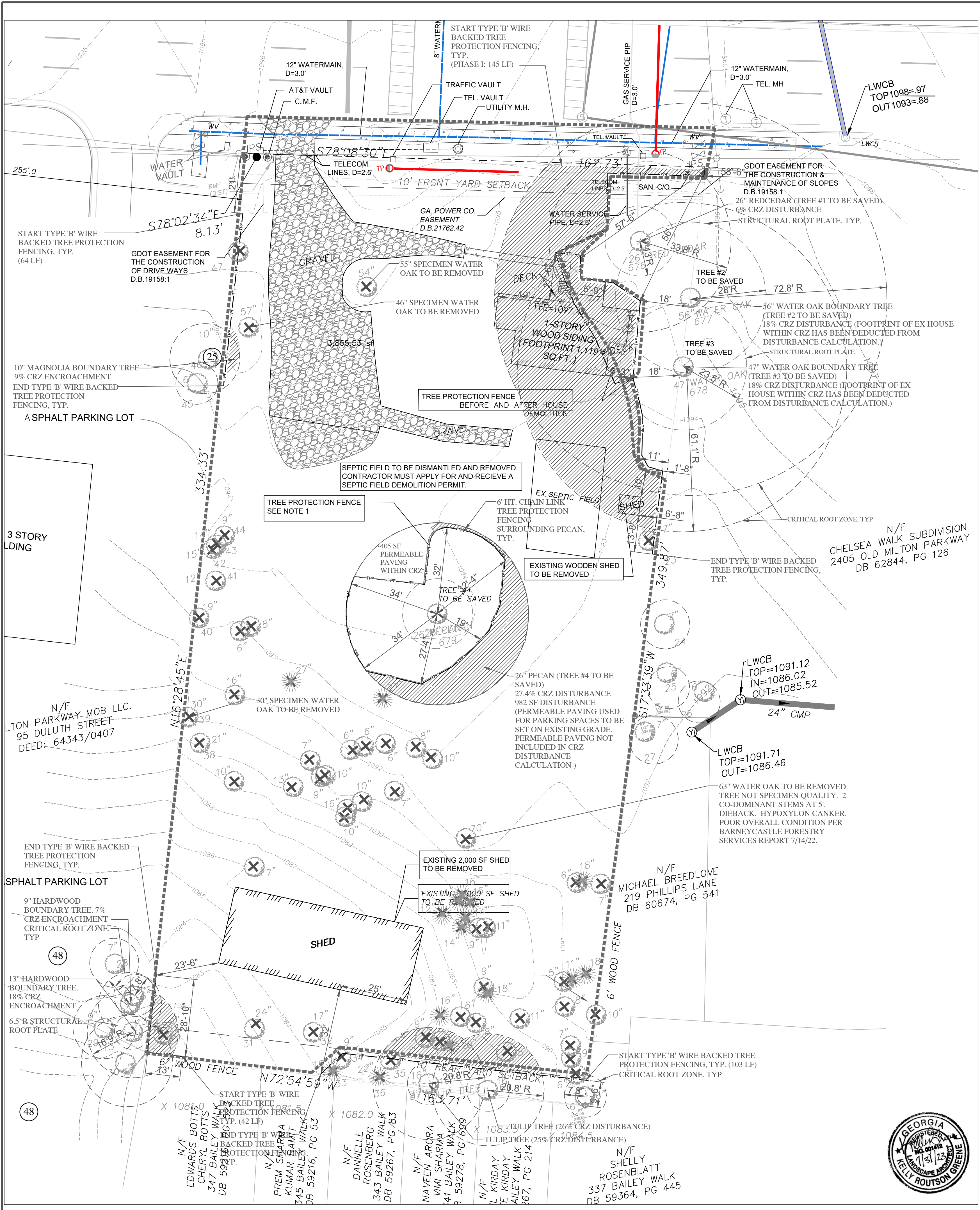
- | | | |
|---|---|---|
| ☐ Georgian | ☐ Shingle | ☐ French Colonial |
| ☐ Federal / Adam | ☐ Folk Victorian | ☐ French Eclectic |
| ☒ Greek Revival | ☐ Romanesque | ☐ French New Traditional |
| ☐ Neoclassical | ☐ Italianate | |
| ☐ Stick | ☐ Tudor Eclectic | |
| ☐ Queen Anne | ☐ Beaux Arts | |

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

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

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.



LANDSCAPE REQUIREMENTS:

SITE IS ZONED: DT-LW (DOWNTOWN LIVE-WORK)
REFER TO NOTES SHEET C1 FOR DETAILS REGARDING APPROVED ZONING CONDITIONS
AND DESIGN REVIEW BOARD COMMENTS AND REQUIREMENTS.

SITE MUST PROVIDE FOR A TREE DENSITY OF 130 INCHES PER ACRE.
1.31 ACRES x 130 INCHES = 170.3 INCHES REQUIRED

SDF - EDF = RDF

THEREFORE THE FOLLOWING CALCULATION APPLIES. PLEASE REFER TO TABLES
AND CALCULATIONS BELOW FOR ADDITIONAL INFORMATION.

170.3 SDF - 162 EDF = 8.3 RDF

TABLES FOR UNIT DENSITY:

EXISTING TREES:		
TREES TO BE PRESERVED PER ITEM 14 CITY COUNCIL MEETING DEC. 12, 2022:		
DBH	SPECIES	TREE #
26"	RED CEDAR (SPECIMEN)	1
26"	PECAN (SPECIMEN)	4
ADDITIONAL PRESERVED TREES ON-SITE:		
6"	HARDWOOD	0.2% CRZ DISTURBANCE
16"	TULIP TREE	25% CRZ DISTURBANCE, ARBORIST PRESCRIPTION REQUIRED, NOT COUNTED TOWARD UNIT DENSITY.
16"	TULIP TREE	26% CRZ DISTURBANCE, ARBORIST PRESCRIPTION REQUIRED, NOT COUNTED TOWARD UNIT DENSITY.
6"	NON SPECIMEN INCHES PRESERVED ON-SITE	

- DENSITY CREDIT CALCULATIONS:
- 2 X INCHES FOR EACH SPECIMEN TREE SAVED
 - 1 X INCHES FOR EACH TREE SAVED PER CITY REQUEST / RECOMMENDATION

THEREFORE THE FOLLOWING APPLIES:

26" RED CEDAR (SPECIMEN) 26" X 2 =
(SAVED PER ZONING CONDITIONS) 26" X 1 =

26" PECAN (SPECIMEN) 26" X 2 =
(SAVED PER ZONING CONDITIONS) 26" X 1 =

92" DENSITY CREDIT
26" DENSITY CREDIT
92" DENSITY CREDIT
196" TOTAL SPECIMEN DENSITY CREDITS

156" SPECIMEN DENSITY CREDITS + 6" NON SPECIMEN DENSITY PRESERVED = 162" EXISTING DENSITY FACTOR

SPECIMEN TREES REMOVED:			
DBH	SPECIES	RECOMPENSE MULTIPLIER	REPLACEMENT INCHES
57"	WATER OAK	(X 3)	171"
54"	WATER OAK	(X 3)	162"
30"	WATER OAK	(X 3)	90"
		425"	TOTAL REPLACEMENT INCHES REQUIRED

(96) SPECIMEN RECOMPENSE INCHES PROVIDED (REFER TO PLANT SCHEDULE ON TREE REPLACEMENT PLAN)
THEREFORE THE FOLLOWING APPLIES:

425" SPECIMEN REPLACEMENT INCHES REQUIRED
- 96" SPECIMEN RECOMPENSE INCHES PROVIDED ON-SITE

367" SPECIMEN RECOMPENSE INCHES TO BE PLANTED ON ANOTHER SITE OR PAID TO THE CITY OF ALPHARETTA TREE FUND AS
DIRECTED BY CITY ARBORIST.

CRITICAL ROOT ZONE IMPACT FOR SAVED TREES ON-SITE AND BOUNDARY TREES:

26" REDCEDAR (TREE SAVED PER ZONING CONDITIONS)
3,589 SF TOTAL CRZ
207 SF EX HOUSE REMOVED AND CHANGED TO PERVIOUS
204 SF DISTURBED AREA BEYOND EX HOUSE TO BE REMOVED
6% DISTURBED CRZ

56" WATER OAK (BOUNDARY TREE SAVED PER ZONING CONDITIONS)
16,650 SF TOTAL CRZ
1,556 SF EX HOUSE REMOVED AND CHANGED TO PERVIOUS
2,159 SF DISTURBED AREA BEYOND EX HOUSE TO BE REMOVED
13% DISTURBED CRZ

47" WATER OAK (BOUNDARY TREE SAVED PER ZONING CONDITIONS)
11,728 SF TOTAL CRZ
1,314 SF EX HOUSE REMOVED AND CHANGED TO PERVIOUS
2,159 SF DISTURBED AREA BEYOND EX HOUSE TO BE REMOVED
18% DISTURBED CRZ

26" PECAN (TREE SAVED PER ZONING CONDITIONS)
3,590 SF TOTAL CRZ
370 SF PERMEABLE PARKING AREA ON EX GRADE/NON DISTURBED CRZ
730 SF DISTURBED AREA
20% DISTURBED CRZ

13" HARDWOOD (BOUNDARY TREE)
897 SF TOTAL CRZ
144 SF DISTURBED AREA
16% DISTURBED CRZ

KEY

- TPF PHASE 1 TREE PROTECTION FENCING, PHASE 1 FENCING TO REMAIN IN PLACE UNTIL PROJECT COMPLETION EXCEPT WHEN ADJUSTED FOR PHASE 2 TREE PROTECTION FENCING OR AS OTHERWISE DIRECTED BY ARBORIST AND/OR TREE CARE AND MAINTENANCE PLAN.
- P2 ADJUSTED FENCING FOR PHASE 2 TREE PROTECTION FENCING

CITY OF ALPHARETTA GENERAL NOTES:

IF THERE ARE INCONSISTENCIES BETWEEN ANY ITEMS ON THESE PLANS THE MORE STRICT INTERPRETATION OF THOSE REQUIREMENTS SHALL BE FOLLOWED. PLEASE CONTACT THE CITY ARBORIST FOR ANY INTERPRETATION.

PRIOR TO THE TREE SAVE FENCE INSPECTION PROVIDE THE CITY ARBORIST WITH PROOF OF PRE-PAYMENT OF THE REQUIRED TREE CARE PLAN TO A REPUTABLE TREE CARE COMPANY.

TREE SAVE FENCE AND SIGNAGE FOR ENTIRE SITE MUST BE INSTALLED, INSPECTED AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE OR DEMOLITION IS ALLOWED BEFORE THIS INSPECTION AND APPROVAL HAS OCCURRED.

THE CRZ OF SPECIMEN TREES PLUS ALL BUFFERS SHALL BE PROTECTED WITH WIRE-BACK TREE SAVE FENCING WITH METAL SUPPORT POSTS OR CHAIN LINK AND TREE SAVE SIGNAGE.

INSTALLATION OF THE TREE SAVE FENCE WILL INVOLVE NO TRENCHING.

ALL EXISTING TREES IDENTIFIED FOR PRESERVATION OR FOUND WITHIN TREE SAVE AREAS MUST BE FULLY PROTECTED DURING ALL PHASES OF THIS PROJECT.

ADDITIONAL TREES ALONG THE LIMITS OF DISTURBANCE WITH ENCROACHMENT INTO THE SRP AND DEEMED STRUCTURALLY UNSAFE BY THE CITY ARBORIST OR THE PROJECT ARBORIST MAY BE REQUIRED TO BE REMOVED PRIOR TO CO.

ALL ROOTS ENCOUNTERED 1" OR GREATER DURING GRADING OR EXCAVATING OPERATIONS SHALL BE CLEAN CUT UNDER THE DIRECTION OF AN ISA CERTIFIED ARBORIST.

ANY LIMBS OVERHANGING THE LOD THAT MAY BE RIPPED, TORN, OR DAMAGED DURING CONSTRUCTION SHALL BE PROPERLY PRUNED UNDER THE DIRECTION OF AN ISA CERTIFIED ARBORIST.

IT IS THE OWNER'S RESPONSIBILITY TO MAINTAIN THE VEGETATION AND REMOVE TRASH AND DEBRIS AROUND THE PERIMETER OF THE PROJECT, EVEN IF WITHIN THE PUBLIC ROW, IN ACCORDANCE WITH THE CITY OF ALPHARETTA PROPERTY MAINTENANCE CODES.

ALL APPROVED REVISIONS TO THE LOCATION OF THE TREE SAVE FENCE NEED TO BE COORDINATED WITH THE LAND DISTURBANCE INSPECTOR PRIOR TO RELOCATION.

REQUIRED ZONING CONDITIONS AS IT APPLIES TO TREE PRESERVATION. FOR A COMPLETE LIST OF CONDITIONS, PLEASE REFER TO SHEET C1:

DEVELOPER SHALL SAVE THE FOLLOWING SPECIMEN TREES: #676 (26" CEDAR), #677 (68" WATER OAK), #678 (44" WATER OAK), AND #683 (23" PECAN). CONSTRUCTION WITHIN CRZ OF SAVED SPECIMEN TREES SHALL BE LIMITED TO NO MORE THAN 20% ENCROACHMENT AND SHALL BE ACCOMPLISHED USING INNOVATIVE TECHNIQUES TO BRIDGE OVER THE ROOT ZONES, AS APPROVED BY STAFF. DEMOLITION AND CONSTRUCTION WITHIN THE CRZ OF SAVED SPECIMEN TREES SHALL BE COMPLETED UNDER THE SUPERVISION OF AN ISA CERTIFIED ARBORIST.

DEVELOPER SHALL SAVE ADDITIONAL TREES OF QUALITY AND/OR TREE GROUPINGS, AS APPROVED BY STAFF.

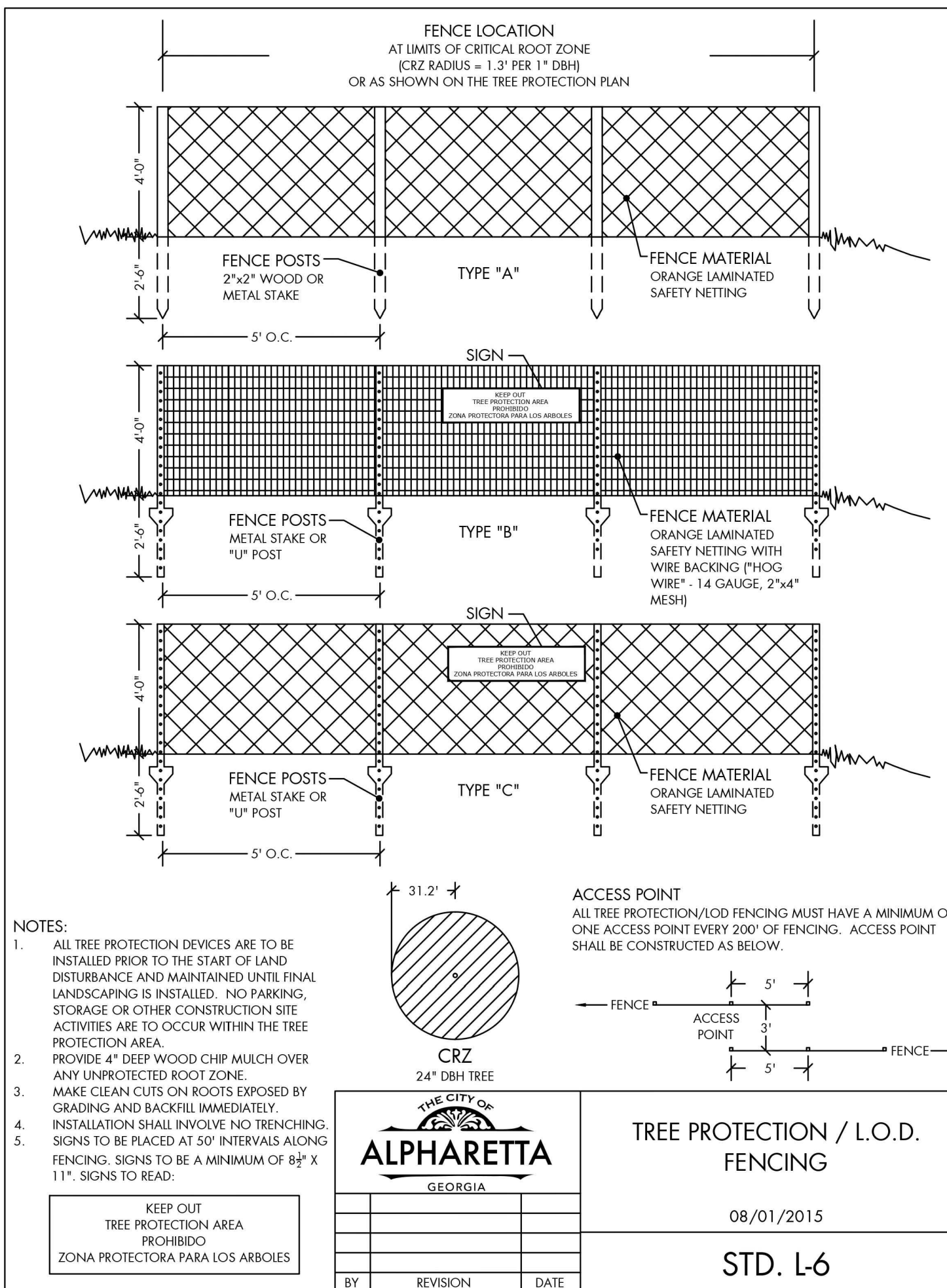
ABOVE CONDITIONS WILL BE MET WITH A TREE CARE GUIDELINE REPORT PREPARED BY AN ISA CERTIFIED ARBORIST. SUCH REPORT SHALL BE SUBMITTED TO THE CITY ARBORIST FOR REVIEW AND APPROVAL.

ALL TREE CRITICAL ROOT ZONES ARE DENOTED AT A RADIUS OF 1.5 TIMES THE DBH

ALL TREE STRUCTURAL ROOT PLATES ARE DENOTED AT 0.9 TIMES THE DBH

TREE PROTECTION FENCING SHALL BE THE FIRST ITEM INSTALLED ON-SITE

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



GreenRoots Design, LLC
Landscape Architecture & Design
P.O. Box 191172
Atlanta, Georgia 31119
404.285.6595
www.greenrootsdesign.com

Prepared by:

Graphic SCALE (in feet) 1"=20'-0"

Project / Client:

AVALON VILLAGE SUBDIVISION
CITY OF ALPHARETTA
FULTON COUNTY

Drawing Date: May 30, 2023
Revised: July 31, 2023 - Address City Comments

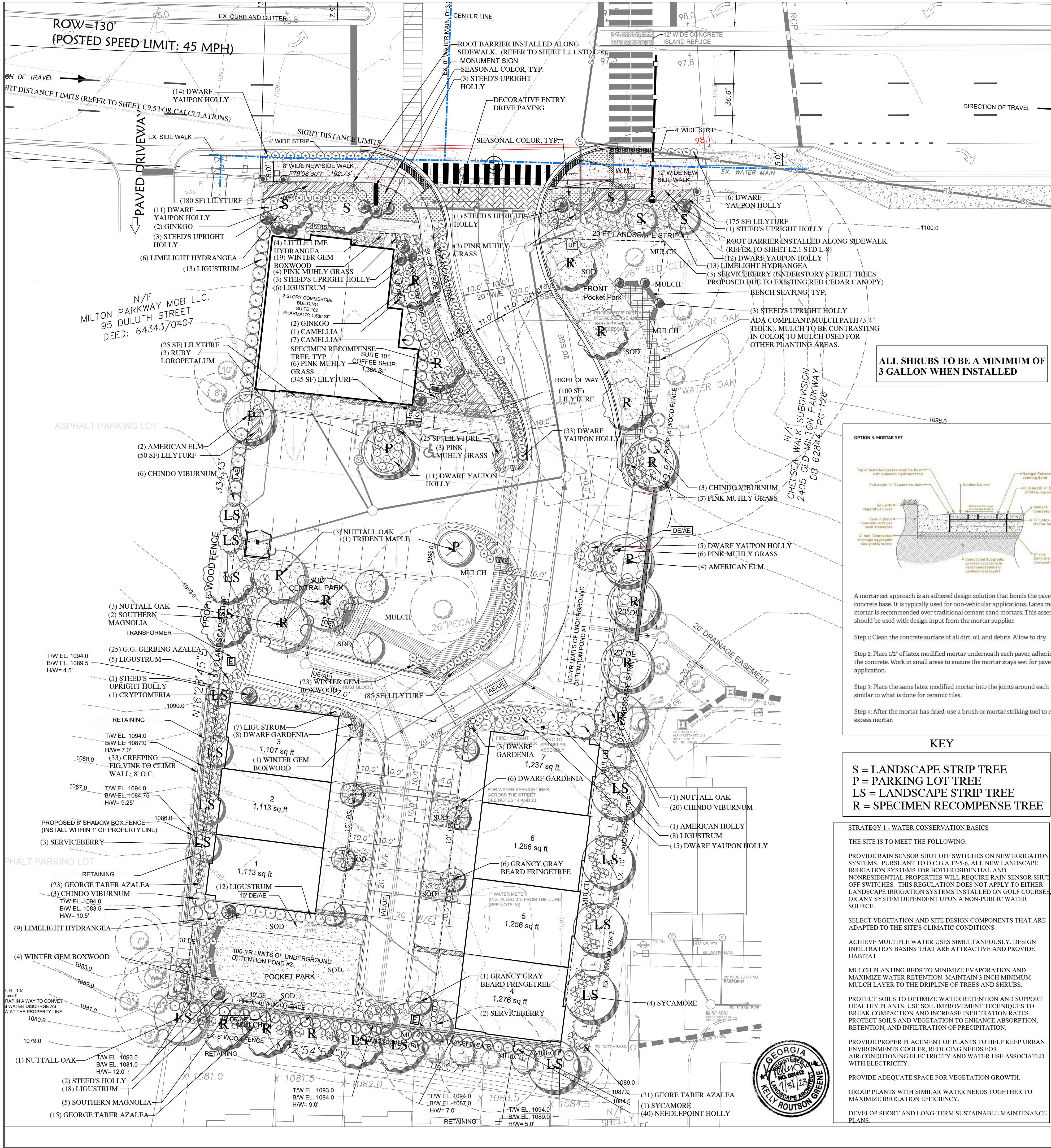
NO.	REVISION	DATE

Sheet Title:

TREE PROTECTION PLAN

Sheet Number:

L1.0



PLANT SCHEDULE:

QTY.	COMMON NAME	BOTANICAL NAME	SIZE / HEIGHT	TO
2	GINKGO (RECOMPENSE)	GINKGO BILOBA	4" CAL. / 12-14'	2
2	GINKGO	GINKGO BILOBA	4" CAL. / 12-14'	8
4	SOUTHERN MAGNOLIA (RECOMPENSE)	MAGNOLIA GRANDIFLORA	4" CAL. / 12-14'	16
2	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA	4" CAL. / 9-10'	12
2	NUTTALL OAK (RECOMPENSE)	QUERCUS NUTTALLI	4" CAL. / 12-14'	8
2	NUTTALL OAK	QUERCUS NUTTALLI	4" CAL. / 9-10'	12
2	AMERICAN ELM (RECOMPENSE)	ULMUS AMERICANA	4" CAL. / 12-14'	12
2	AMERICAN ELM	ULMUS AMERICANA	2" CAL. / 9-10'	6
1	TRIDENT MAPLE	ACER RUPESTRANS	2" CAL. / 9-10'	2
2	SYCAMORE	PLATANUS OCCIDENTALIS	4" CAL. / 12-14'	2
2	AMELANCHIER ARBOREA	AMELANCHIER ARBOREA	2" CAL. / 9-10'	2
2	SERVICEBERRY	AMELANCHIER ARBOREA	2" CAL. / 9-10'	10
10	AMERICAN HOLLY	ILEX OPACA	2" CAL. / 9-10'	2
7	GRANCY GRAYBEARD FRINGETREE	CHIONANTHUS VIRGINICUS	2" CAL. / 9-10'	14
42	TOTAL TREES PLANTED FOR UNIT DENSITY (NON RECOMPENSE TREES)			111
14	TOTAL TREES PLANTED FOR SPECIMEN RECOMPENSE			5

(14) 4" CALIPER TREES PLANTED FOR RECOMPENSE @ 56 TOTAL INCHES

- NO MORE GENUS.
- NO LESS TREES.
- NO LESS UNLESS

LANDSCAPE REQUIREMENTS & NOTES:

STREETSCAPE AND LANDSCAPE STRIPS:

SPACING OF STREET TREES IS BASED ON THE AVERAGE CANOPY SPREAD OF THE SPECIES SELECTED FROM THE CITY'S APPROVED TREE LIST. CANOPY SPREAD IS NOTED IN THE APPROVED TREE LIST. THEREFORE THE FOLLOWING APPLIES:
170.62 LF STREET FRONTAGE - 50 LF DRIVEWAY = 120.62 LF
120.62 LF / 45 TREE CANOPY SPREAD = 2.68 = (3) SHADE STREET TREES REQUIRED. DUE TO EXISTING CEDAR TO BE SAVED OVERHEAD POWER LINES AND UNDERGROUND UTILITIES, UNDERSTORY TREES HAVE BEEN PROPOSED.

IF THE SPACING OF SHADE TREES EXCEEDS 25 FEET ON-CENTER, IT IS RECOMMENDED TO FILL IN THE GAPS BETWEEN EACH SHADE TREE WITH UNDERSTORY TREES.

SPACING OF SHADE TREES SHALL NOT EXCEED 40' ON-CENTER.

SHADE TREES SHALL BE A MINIMUM OF 4" CALIPER; ORNAMENTAL TREES SHALL BE A MINIMUM OF 3" CALIPER. THE USE OF A COMBINATION OF SHADE TREES AND ORNAMENTAL TREES IS RECOMMENDED.

IT IS DESIRABLE TO PLANT TREES AND SHRUBS WITHIN THE BEAUTY STRIP ALONG ROADWAYS TO PROVIDE A SEPARATION BETWEEN PEDESTRIANS AND VEHICULAR TRAFFIC.

STREET TREES SHALL BE PRUNED OR HAVE A CLEAR TRUNK TO A MINIMUM HEIGHT OF 7 FEET.

(1) SHADE TREE, MINIMUM OF 4" CALIPER, SHALL BE PROVIDED FOR EVERY 50 LINEAR FEET OF LANDSCAPE STRIP THEREFORE THE FOLLOWING APPLIES:

349.87 LF EAST LANDSCAPE STRIP - 130 LF BOUNDARY TREES CRZ = 219.87 LF
219.87 LF / 50 LF = 4.40 = (4) SHADE TREES REQUIRED.

163.71 LF SOUTH LANDSCAPE STRIP / 50 LF = 3.27 = (3) SHADE TREES REQUIRED

334.33 LF WEST LANDSCAPE STRIP / 50 LF = 6.69 = (7) SHADE TREES REQUIRED. ONE EVERGREEN TREE HAS BEEN PROVIDED IN LIEU OF A SHADE TREE DUE TO ALLOTTE PLANTING SPACE.

SHRUBS SHALL BE PROVIDED IN ALL LANDSCAPE STRIPS. SHRUBS SHALL BE A MINIMUM OF 2' TALL AT TIME OF PLANTING. SHRUBS LOCATED IN LANDSCAPE STRIPS MAY BE USED TO MEET THE PARKING LOT SCREENING REQUIREMENT.

STREET LIGHTS AND PEDESTRIAN LIGHTS SHALL NOT CONFLICT WITH TREE LOCATIONS AND SHALL BE A MINIMUM OF 20 FEET AWAY FROM A TREE WHERE PRACTICAL.

CONSTRUCTION WITHIN THE CRZ OF SAVED SPECIMEN TREES SHALL BE COMPLETE UNDER THE SUPERVISION OF AN ISA CERTIFIED ARBORIST.

PARKING LOT LANDSCAPING:

A 200 SQUARE FOOT WIDE LANDSCAPE STRIP ISLAND AT THE END OF EACH PARKING BAY IS REQUIRED

A 200 SQUARE FOOT ISLAND IS REQUIRED EVERY 72 FEET OF SINGLE PARKING LENGTH.

ONE SHADE TREE REQUIRED IN EACH PARKING ISLAND. ISLAND DEPTH FOR TREES MUST BE 3' DEEP OR 6 INCHES GREATER THAN THE HEIGHT OF THE ROOTBALL AND BACKFILLED WITH A MINIMUM OF 600 CUBIC FEET OF FRABLE SOIL.

ISLANDS 400 SQUARE FEET OR LARGER AND CORNER ISLANDS SHALL BE PLANTED WITH A LARGE OVERSTORY TREE.

PARKING LOT TREES MUST BE 2" CALIPER MINIMUM AT TIME OF PLANTING AND HAVE A CLEAR TRUNK TO A MINIMUM HEIGHT OF 6 FEET.

THE REMAINDER OF A LANDSCAPE ISLAND SHALL BE PLANTED WITH SHRUBS, ORNAMENTAL GRASSES, AND GROUND COVERS AND MULCH SHALL BE APPLIED. TURF GRASS WILL NOT BE ACCEPTED.

UTILITIES AND LIGHTING ARE NOT ALLOWED WITHIN REQUIRED PARKING LOT LANDSCAPE ISLANDS.

TREES PLANTED AT THE HEAD OF ANY PARKING STALLS MUST BE LOCATED IN LINE WITHIN THE PARKING STALL STRIPING TO PREVENT VEHICLES DAMAGING THE TRUNKS.

SHRUBS SHALL BE 2 FEET TALL AT TIME OF PLANTING; 2 ROWS DEP AND SHALL PROVIDE A SCREEN WITHIN 3 YEARS OF PLANTING.

CONDITIONS REQUIRED BY THE CITY AS APPLIES SPECIFICALLY TO TREES AND LANDSCAPING. FOR A FULL LIST OF CONDITIONS, PLEASE REFER TO SHEET C1.

4' PLANTER (BEAUTY STRIP) PLANTED WITH STREET TREES AND/OR SHRUBS (SUBJECT TO STAFF AND DDOT APPROVAL). SOIL AREA AROUND STREET TREES SHALL BE PLANTED WITH EVERGREEN ORNAMENTAL GRASSES, GROUND COVERS AND/OR SHRUBS.

MINIMUM 20' LANDSCAPE STRIP BUILDING SETBACK PROVIDED ALONG OLD MILTON PARKWAY. LANDSCAPE STRIPS SHALL BE PLANTED WITH SHADE TREES AS A CONTINUATION OF WHAT HAS BEEN PLANTED OR DESIGNED IN THE DOWNTOWN AND OUTSIDE OF UTILITY EASEMENTS AND OVERHEAD UTILITIES, AS APPROVED BY DRB.

A MINIMUM 10' LANDSCAPE STRIP SHALL BE REQUIRED ALONG BOTH SIDES OF INTERNAL STREET, NOT INCLUDING THE ALLEY. LANDSCAPE STRIPS SHALL BE EXCLUSIVE OF UTILITIES AND EASEMENTS, EXCEPT THAT IF FULTON COUNTY REQUIRES AN UNENCUMBERED EASEMENT SHRUBS SHALL REPLACE TREE REQUIREMENTS ON ONE SIDE OF STREET.

LANDSCAPE STRIPS ALONG THE WEST, SOUTH AND EAST PROPERTY LINES SHALL BE PLANTED WITH A DOUBLE ROW OF EVERGREEN AND HARDWOOD TREES AND SHRUBS ADJACENT TO THE ON-SITE TOWNHOMES AND ADJACENT TO THE RESIDENTIAL PORTION OF CHELSEA WALK, AS APPROVED BY DRB.

PROJECT ENTRANCE SHALL INCLUDE A DECORATIVE PAVEMENT APRON, LANDSCAPING AND HARDSCAPE, AS APPROVED BY DRB.

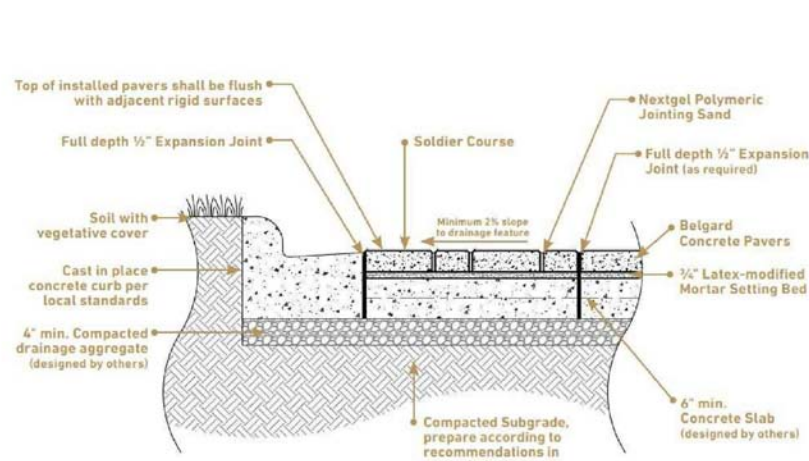
OPEN SPACE SHALL BE DEVELOPED SUBSTANTIALLY SIMILAR TO THE SITE PLAN PREPARED BY KSI DESIGN GROUP, L.A. AS APPROVED BY STAFF. OPEN SPACE SHALL BE DEVELOPED WITH A PARK-LIKE SETTING AND DECORATIVE LANDSCAPE, HARDSCAPE AND SEATING. LANDSCAPE SHALL INCLUDE PLANT SELECTIONS PROMOTING THE HISTORIC DOWNTOWN.

CREeping VINES SHALL BE PLANTED TO COVER RETAINING AND LOW WALLS, AS APPROVED BY DRB.

EACH TOWNHOME UNIT SHALL HAVE AT LEAST (1) TREE PLANTED IN THE FRONT YARD ALONG THE ALLEY, AS APPROVED BY STAFF.

ALL SHRUBS TO BE A MINIMUM OF 3 GALLON WHEN INSTALLED

OPTION 3. MORTAR SET



A mortar set approach is an adhered design solution that bonds the pavers to a concrete base. It is typically used for non-vehicular applications. Latex modified mortar is recommended over traditional cement and mortars. This assembly should be used with design input from the mortar supplier.

Step 1: Clean the concrete surface of all dirt, oil, and debris. Allow to dry.

Step 2: Place 1/2" of latex modified mortar underneath each paver, adhering it to the concrete. Work in small areas to ensure the mortar stays wet for paver application.

Step 3: Place the same latex modified mortar into the joints around each paver, similar to what is done for ceramic tiles.

Step 4: After the mortar has dried, use a brush or mortar striking tool to remove excess mortar.

KEY

S = LANDSCAPE STRIP TREE
P = PARKING LOT TREE
LS = LANDSCAPE STRIP TREE
R = SPECIMEN RECOMPENSE TREE

STRATEGY 1 - WATER CONSERVATION BASICS

THE SITE IS TO MEET THE FOLLOWING:

PROVIDE RAIN SENSOR SHUT OFF SWITCHES ON NEW IRRIGATION SYSTEMS. PURSUANT TO O.C.G.A. 12-5-6, ALL NEW LANDSCAPE IRRIGATION SYSTEMS FOR BOTH RESIDENTIAL AND NONRESIDENTIAL PROPERTIES WILL REQUIRE RAIN SENSOR SHUT OFF SWITCHES. THIS REGULATION DOES NOT APPLY TO EITHER LANDSCAPE IRRIGATION SYSTEMS INSTALLED ON GOLF COURSES, OR ANY SYSTEM DEPENDENT UPON A NON-PUBLIC WATER SOURCE.

SELECT VEGETATION AND SITE DESIGN COMPONENTS THAT ARE ADAPTED TO THE SITE'S CLIMATIC CONDITIONS.

ACHIEVE MULTIPLE WATER USES SIMULTANEOUSLY. DESIGN INFILTRATION BASINS THAT ARE ATTRACTIVE AND PROVIDE HABITAT.

MULCH PLANTING BEDS TO MINIMIZE EVAPORATION AND MAXIMIZE WATER RETENTION. MAINTAIN 3 INCH MINIMUM MULCH LAYER TO THE DRIPLINE OF TREES AND SHRUBS.

PROTECT SOILS TO OPTIMIZE WATER RETENTION AND SUPPORT HEALTHY PLANTS. USE SOIL IMPROVEMENT TECHNIQUES TO BREAK COMPACTION AND INCREASE INFILTRATION RATES. PROTECT SOILS AND VEGETATION TO ENHANCE ABSORPTION, RETENTION, AND INFILTRATION OF PRECIPITATION.

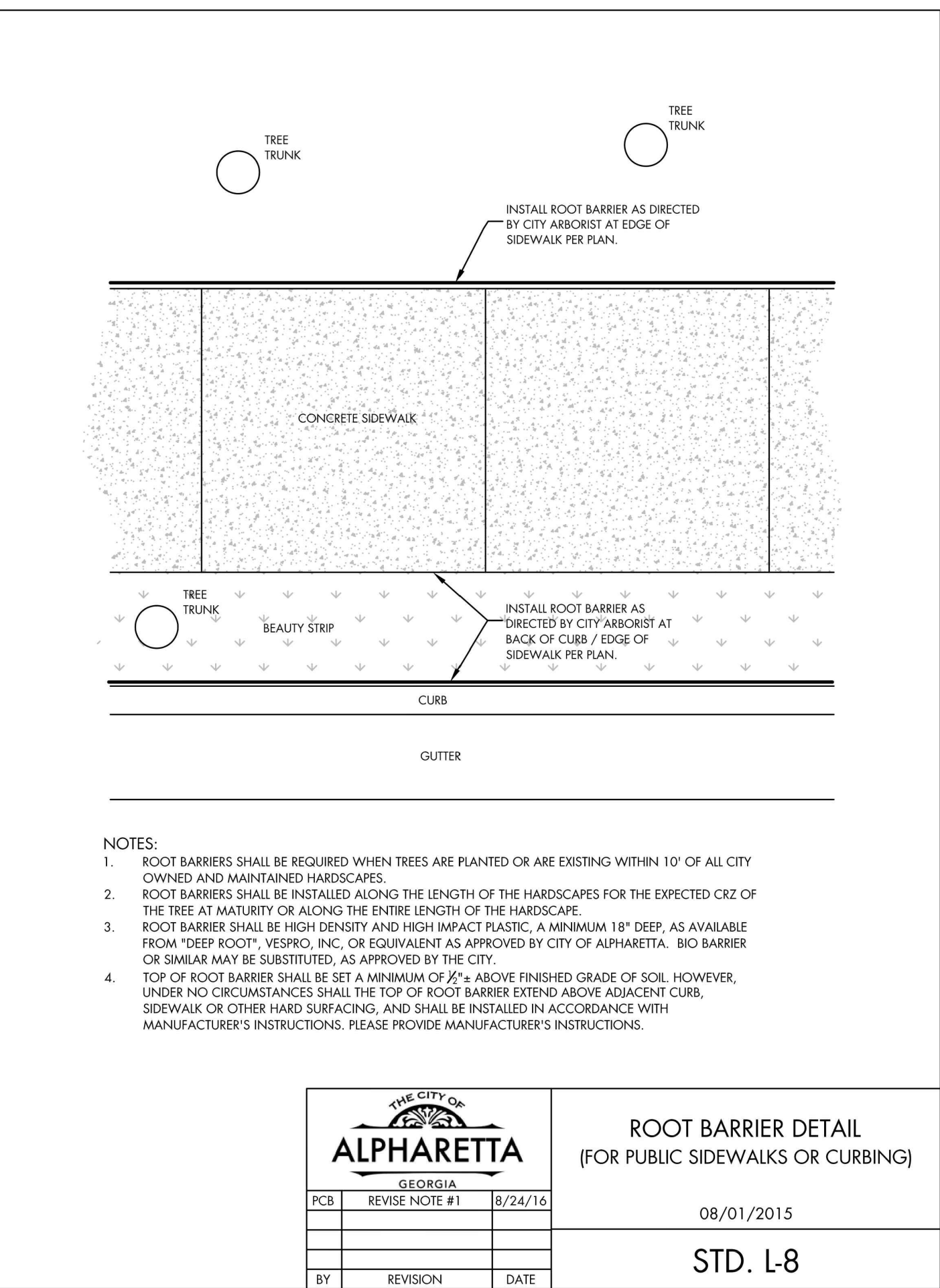
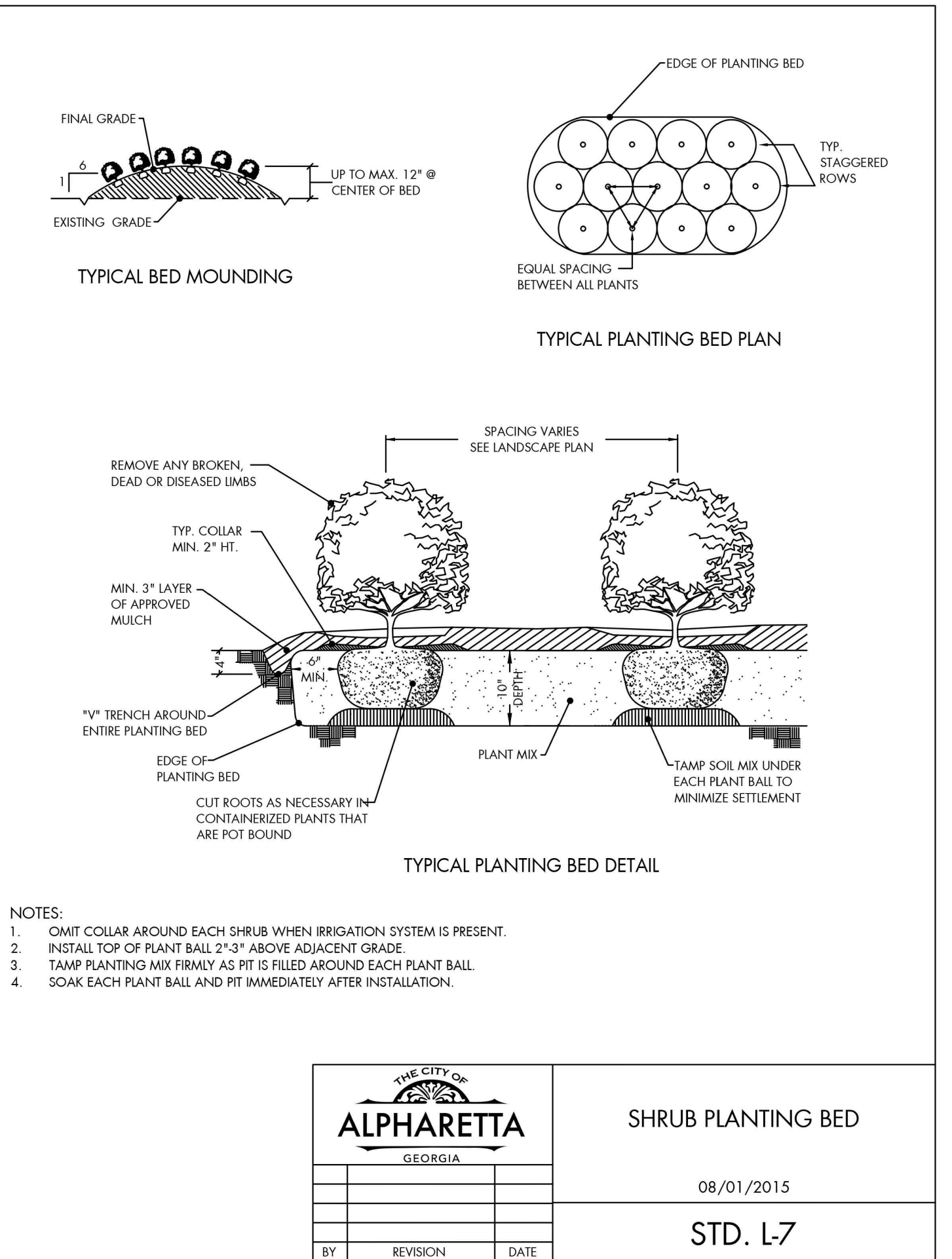
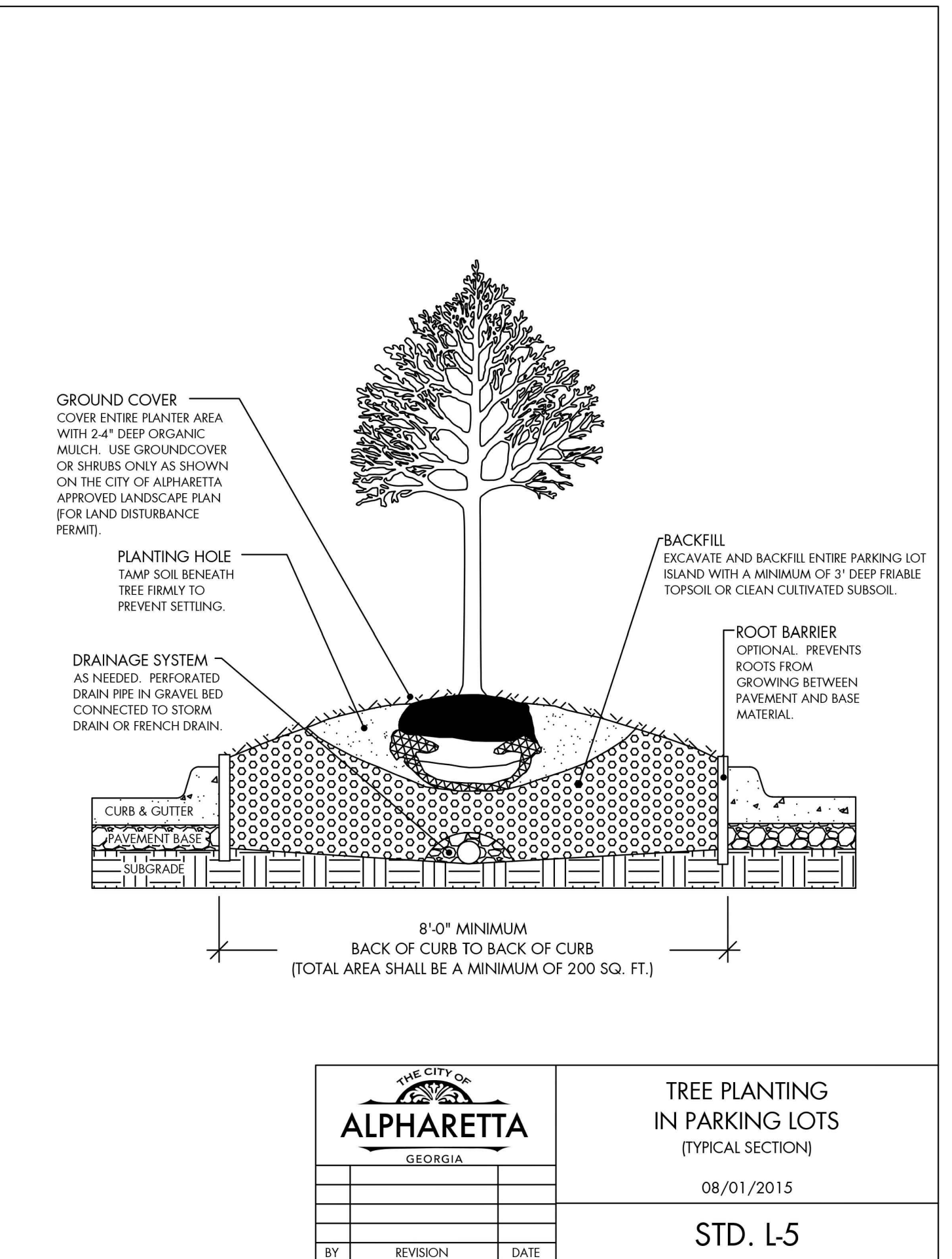
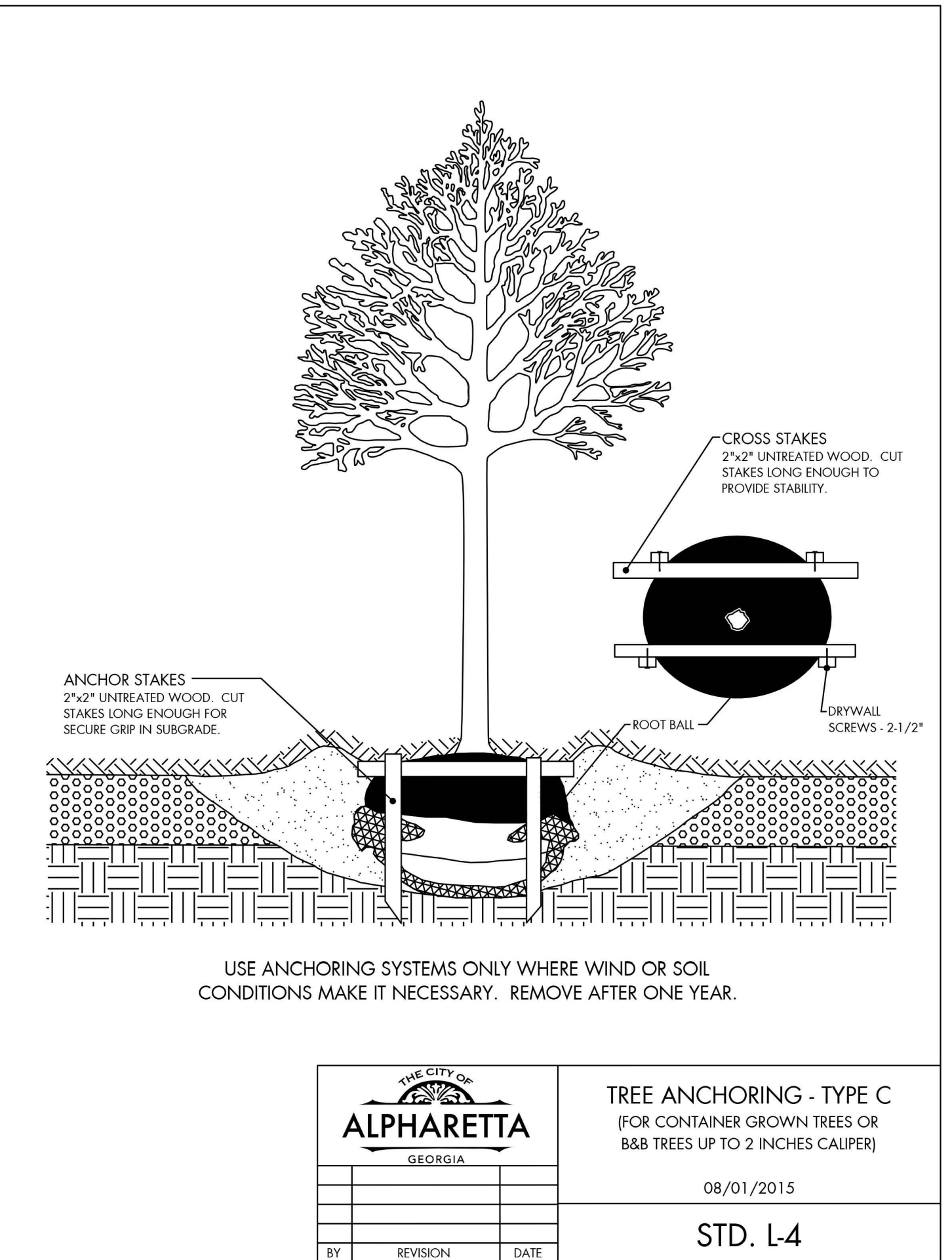
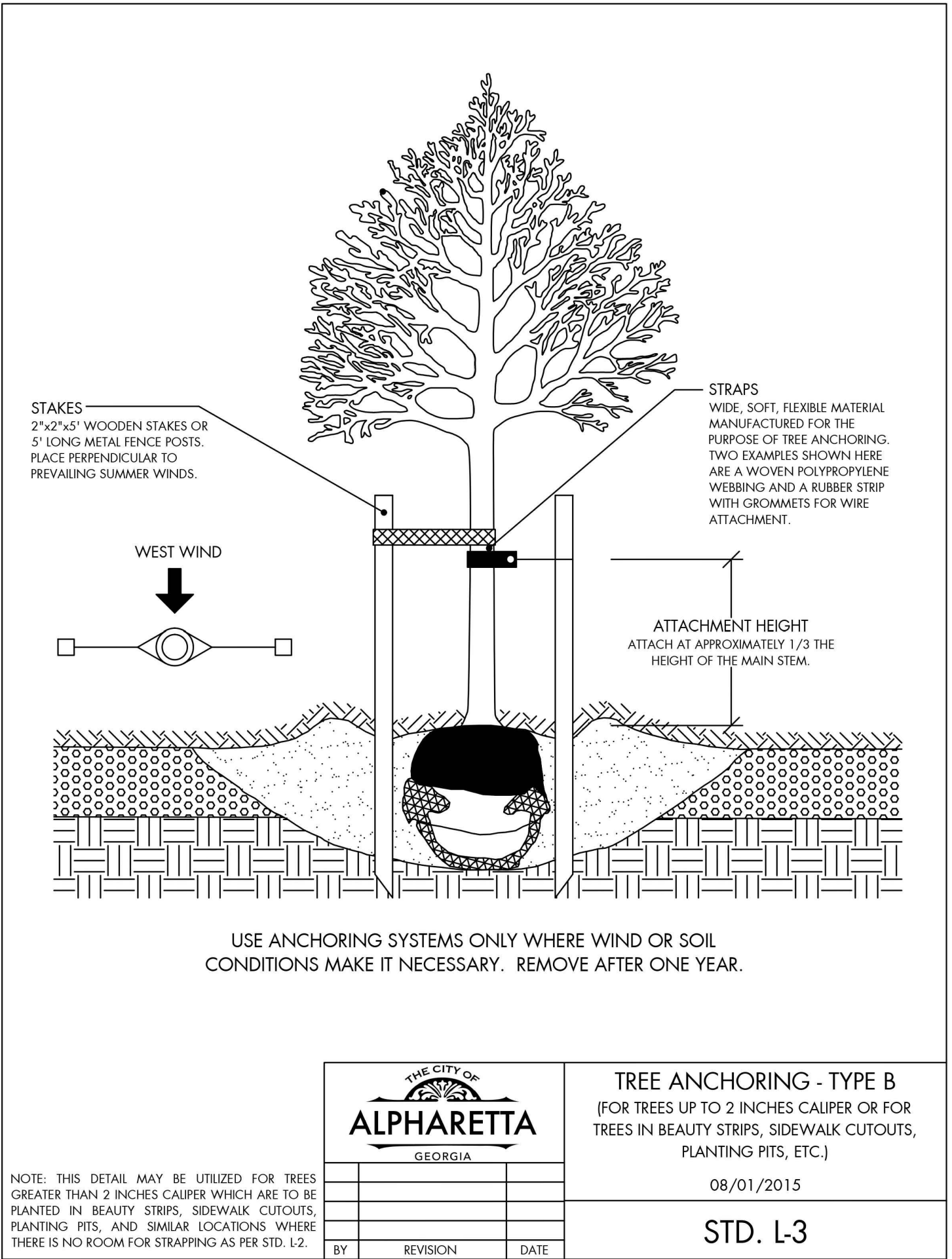
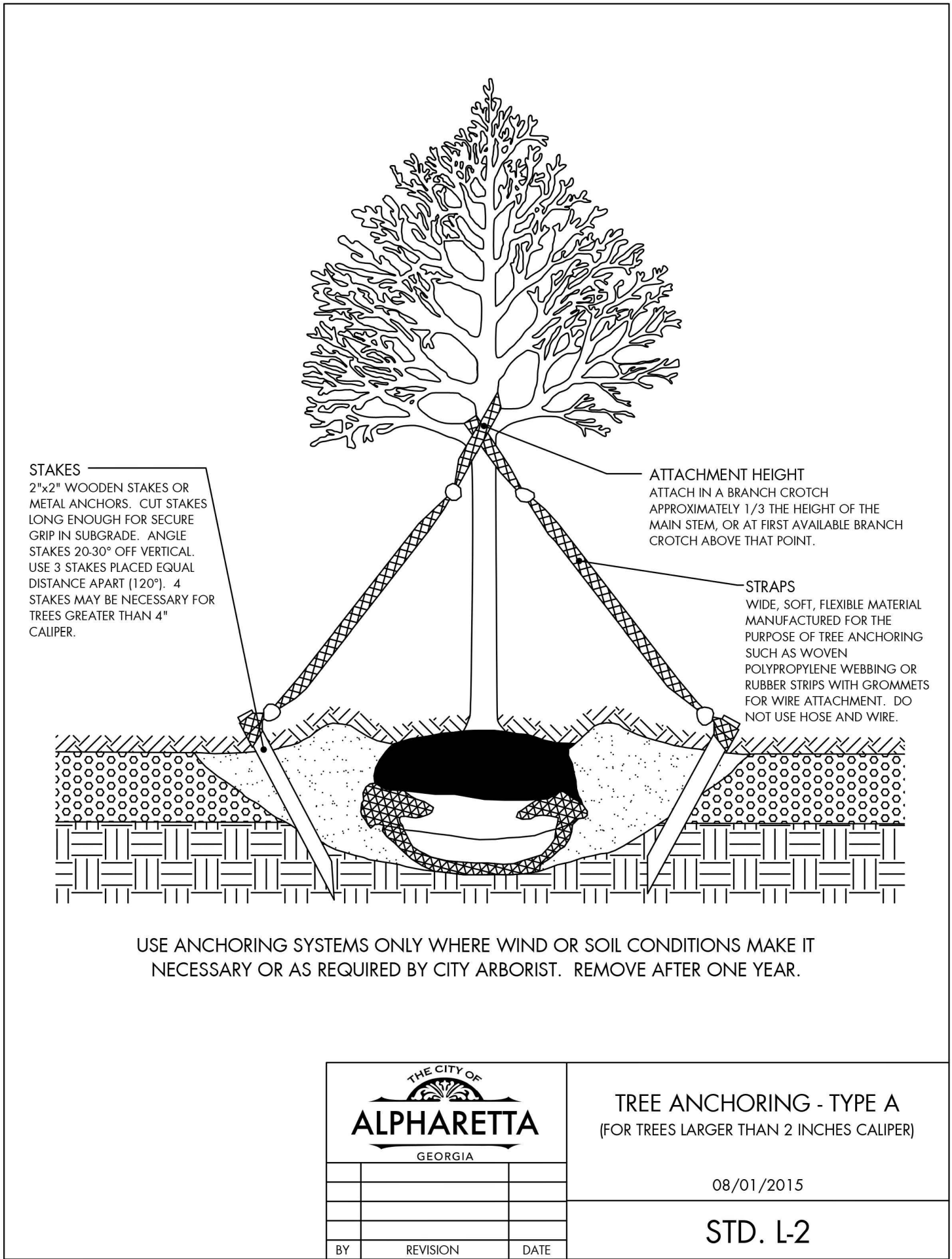
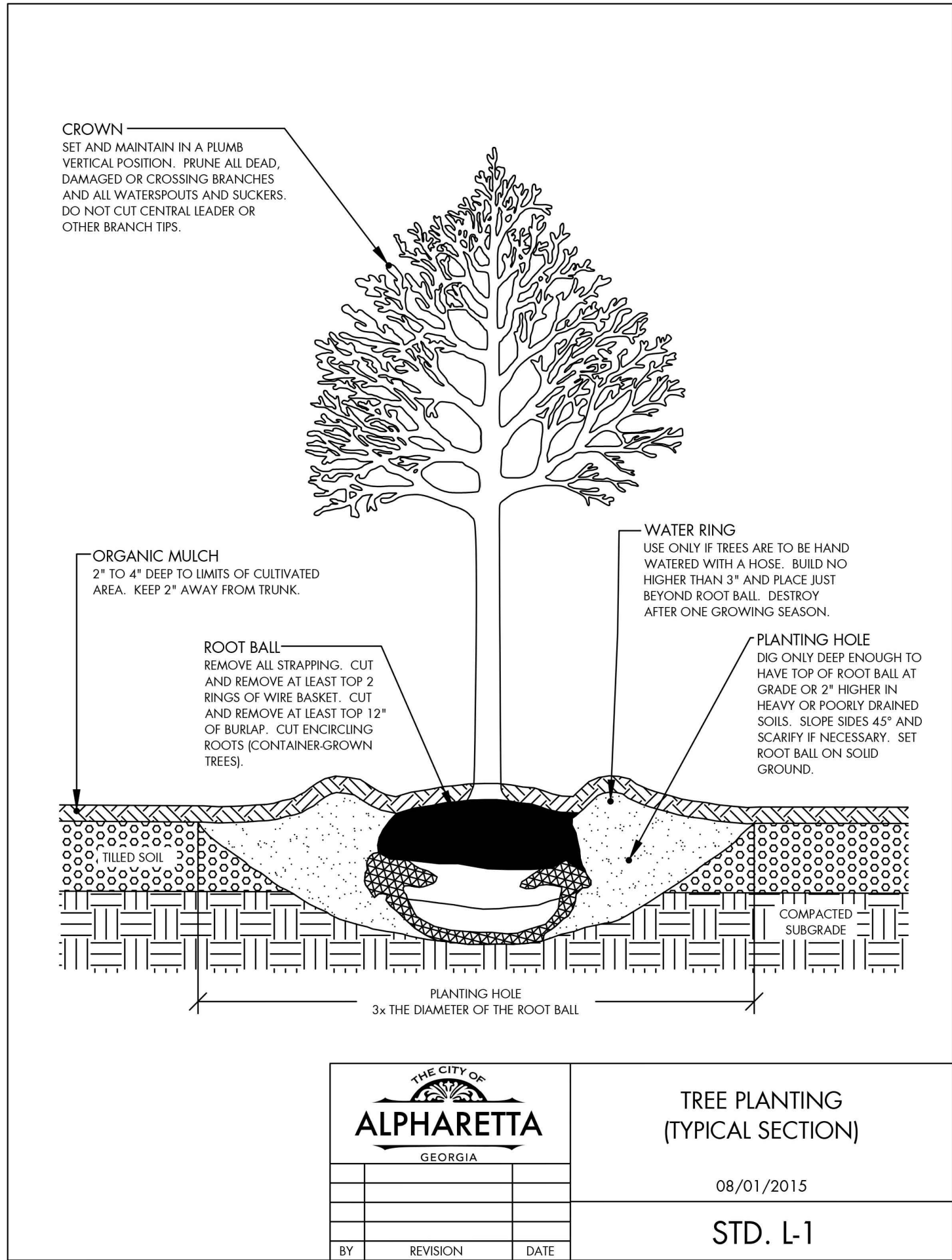
PROVIDE PROPER PLACEMENT OF PLANTS TO HELP KEEP URBAN ENVIRONMENTS COOLER, REDUCING NEEDS FOR AIR-CONDITIONING ELECTRICITY AND WATER USE ASSOCIATED WITH ELECTRICITY.

PROVIDE ADEQUATE SPACE FOR VEGETATION GROWTH.

GROUP PLANTS WITH SIMILAR WATER NEEDS TOGETHER TO MAXIMIZE IRRIGATION EFFICIENCY.

DEVELOP SHORT AND LONG-TERM SUSTAINABLE MAINTENANCE PLANS.





Project/ Client:
AVALON VILLAGE SUBDIVISION
CITY OF ALPHARETTA
FULTON COUNTY

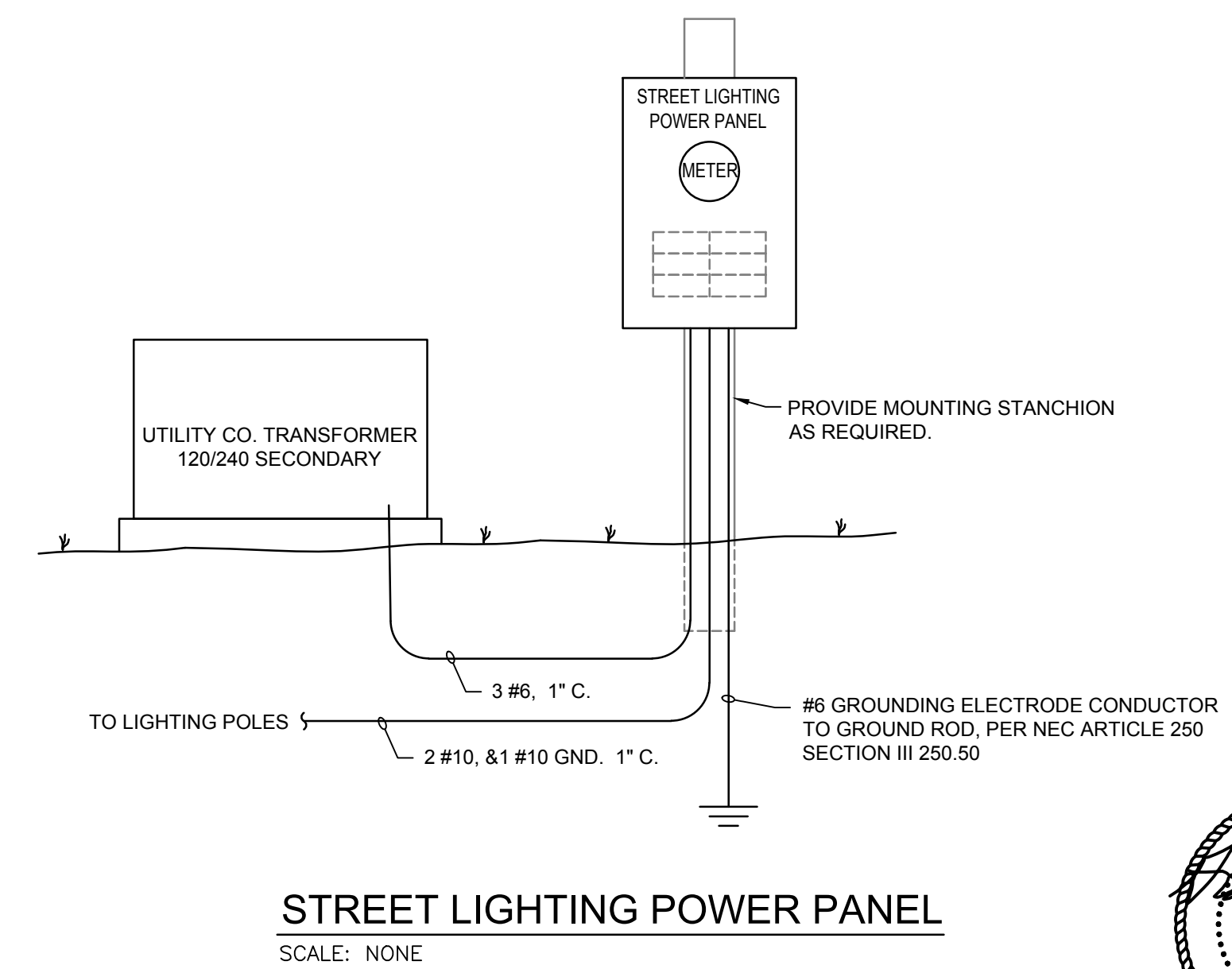
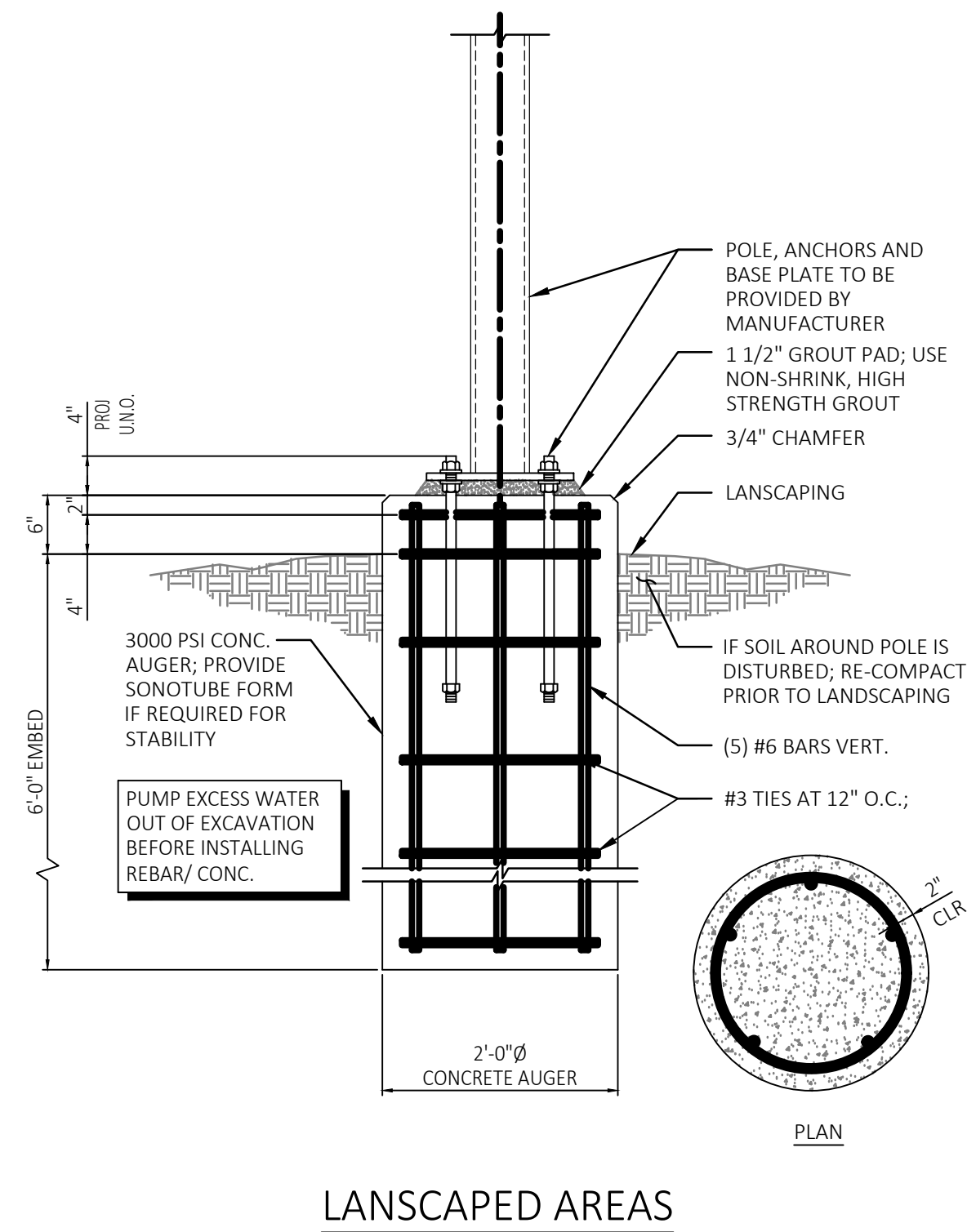
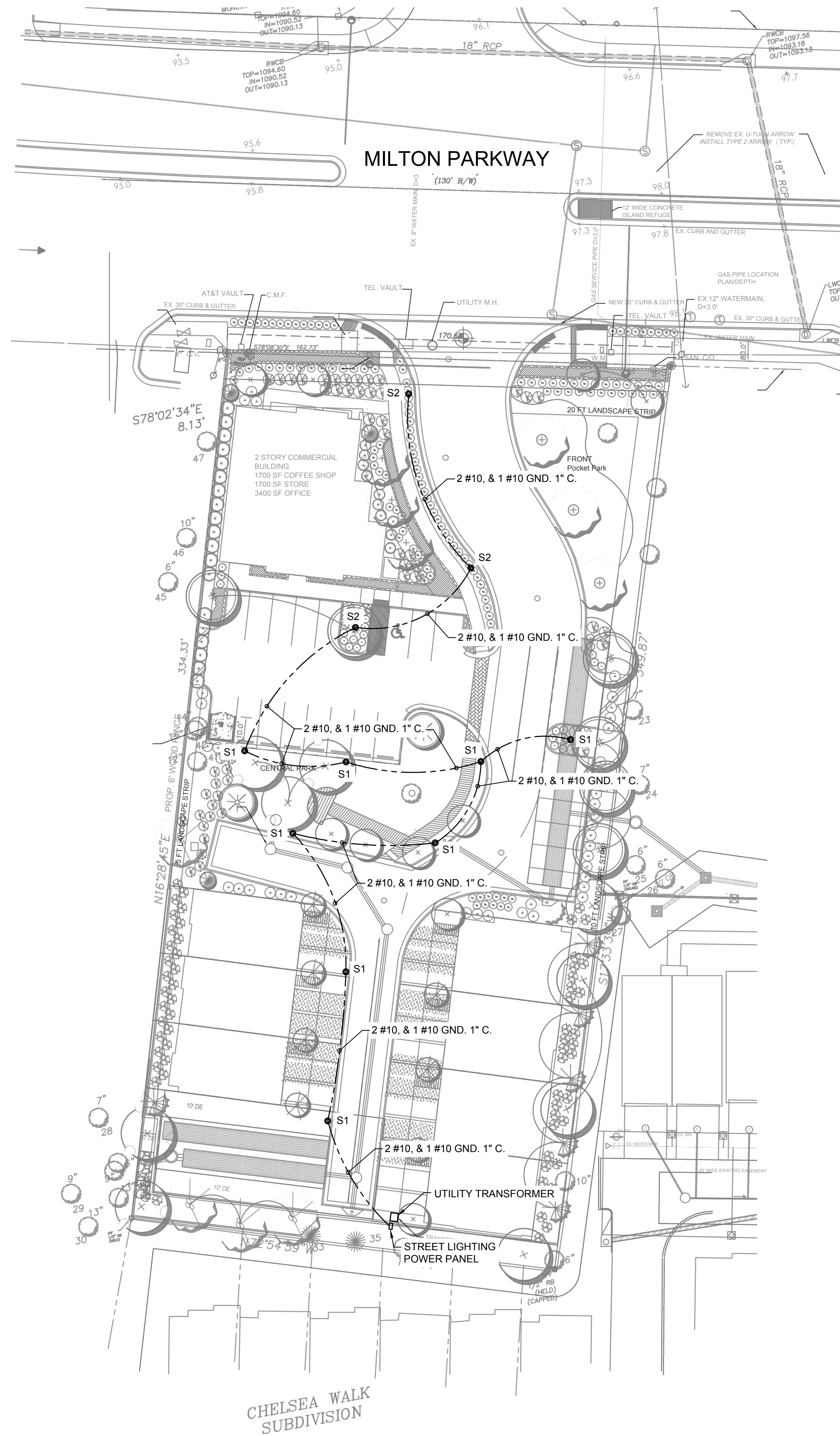
Drawing Date: May 30, 2023
Rev'd: July 31, 2023 - Address City Comments

NO.	REVISION	DATE

Sheet Title:
PLANTING DETAILS

Sheet Number:

L2.1

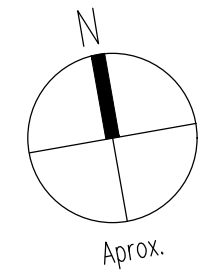
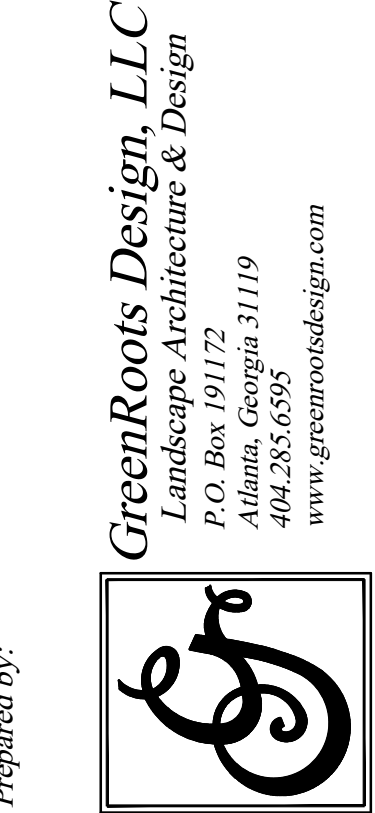


120/240 PANEL STREET LIGHTING POWER PANEL

120/240 VOLT, 1 PHASE, 3 WIRE, 60HZ			NEMA 3R SURFACE MOUNT		
LOCATION	LOAD (VA)	CIRCUIT NUMBER			
SPACE		1			
SPACE		3			
SPACE		5			
			CIRCUIT NUMBER	LOAD (VA)	LOCATION
			2	1000	STREET LIGHTING
			4		SPACE
			6		SPACE

TOTAL CONNECTED LOAD 9 KW - DEMAND 1.1 KW
ALL BRANCH BREAKERS SIZED AS SHOWN

PANEL LOCATION ADJACENT TO TRANSFORMER



GRAPHIC SCALE (in feet) 1"=20'-0"

Project / Client:

AVALON VILLAGE SUBDIVISION

CITY OF ALPHARETTA

FULTON COUNTY

Drawing Date: May 30, 2023
Revisions:

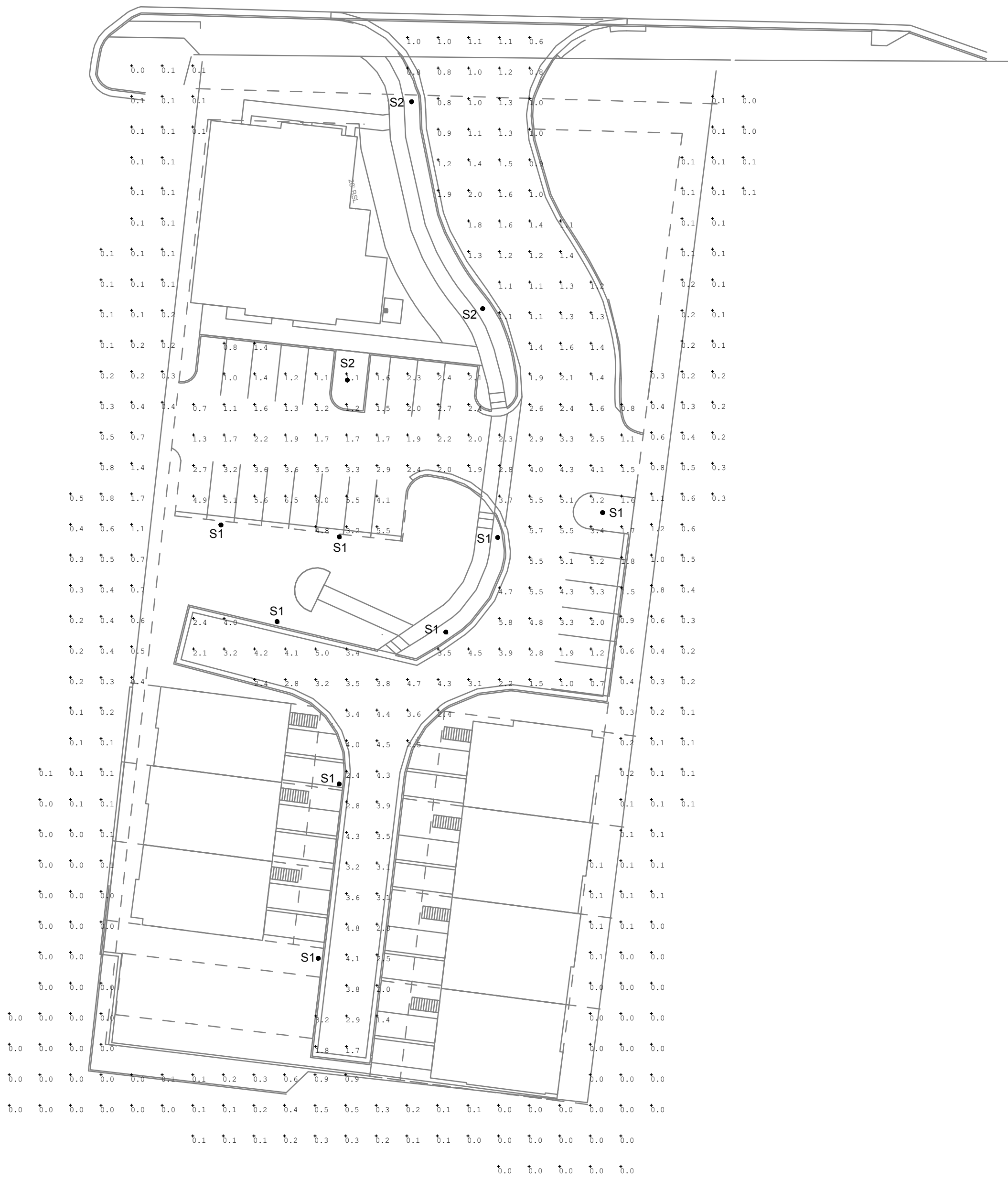
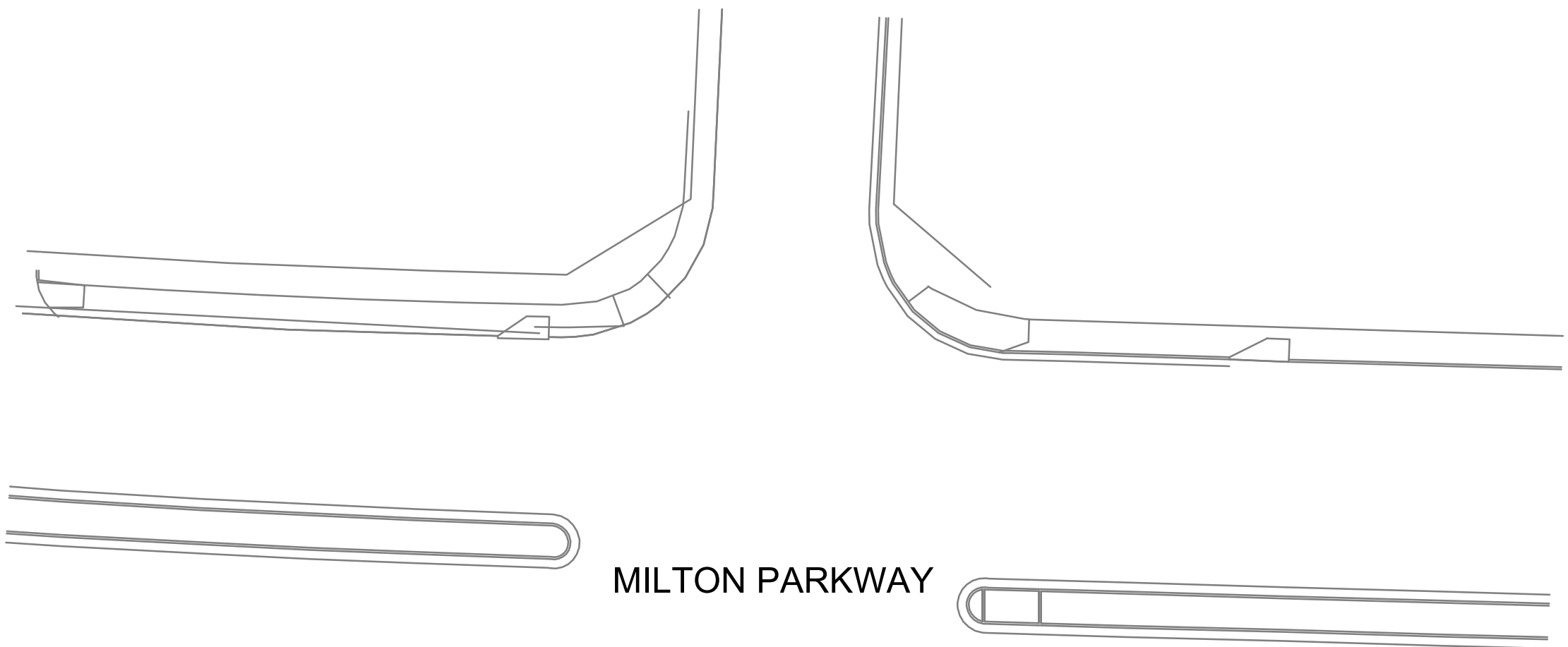
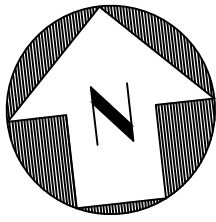
Sheet Title:

SITE LIGHTING
PLAN

Sheet Number:

E1.1





SITE PHOTOMETRIC PLAN
SCALE: 1"=30'

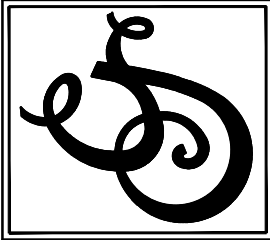
LIGHTING FIXTURE SCHEDULE					
MARK	TYPE	VOLT	WATTS	LAMP/SETTING	BRAND & CATALOG NO.
S1	POLE MOUNTED AREA LIGHT , WITH INTEGRAL DIMMING PHOTO CELL, AND INTEGRAL ON-OFF PHOTO CELL, TYPE 3 DISTRIBUTION	240	100	9424 LUMEN 2700K	HOLOPHANE GVD3 P30 27K MVOLT MS GL3 BK PR7 PCLL FDP80
S2	POLE MOUNTED AREA LIGHT , WITH INTEGRAL DIMMING PHOTO CELL, AND INTEGRAL ON-OFF PHOTO CELL, TYPE 5 DISTRIBUTION	240	100	11415 LUMEN 2700K	HOLOPHANE GVD3 P30 27K MVOLT MS GL5 BK PR7 PCLL FDP80

LIGHTING CALCULATION SUMMARY

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Overspill Top	Illuminance	Fc	0.20	1.7	0.0	N.A.	N.A.
Roadway Top	Illuminance	Fc	2.56	6.9	0.6	4.27	10.83

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Description	Tag	Luminaire Lumens	Total Watts
●	8	GVD3 P50 27K XXXX GL3L5	Single	GVD3 P50 27K XXXX GL3L5	S1	9424	792
●	3	GVD3 P50 27K XXXX GL5	Single	GVD3 P50 27K XXXX GL5	S2	11415	297

GreenRoots Design, LLC
Landscape Architecture & Design
P.O. Box 191172
Atlanta, Georgia 31119
404.285.6595
www.greenrootsdesign.com



Prepared by:

Legend:

Project / Client:

Drawing Date: May 30, 2023
Revisions:

Sheet Title:

SITE PHOTOMETRIC PLAN

Sheet Number:

E1.0



CONSTRUCTION PLANS FOR:
AVALON VILLAGE

2385 OLD MILTON PARKWAY, ALPHARETTA, GA 30004

SITE NOTES:

1.

SITE AREA - 1.31 ACRES
OFFICE/ RETAIL AREA - 0.60 ACRES
TOWNHOMES AREA - 0.71 ACRES
2.

TOTAL NUMBER OF LOTS/UNITS - 8
7 - REAR ENTRY RESIDENTIAL, (DENSITY: 5.34 (6.11 MAX.)) (8,000 SF MAX)
3.

TOWNHOMES AREA DENSITY : 5.34 (6.11 MAX.)
4.

MAXIMUM BUILDING HEIGHT- COMMERCIAL 40' OR 2 STORIES;
RESIDENTIAL 40' OR 3 STORIES
5.

ZONING-DT-LW (DOWNTOWN LIVE-WORK)
6.

PROPOSED LAND USE - TOWNHOMES AND OFFICE/ RETAIL
7.

LOT COVERAGE: 65%, PERCENT IMPERVIOUS: 63%
8.

AMENITY SPACE: 0.13 ACRES (10%)
9.

CIVIC SPACE: 0.13 ACRES (10%)
10.

BUILDING SETBACKS:
FRONT: 10', SIDE: 0', REAR (NO ALLEY): 3'
12.

RIGHT-OF-WAY DEDICATION AREA: 0.4 AC
- PARKING SUMMARY:

(RETAIL) 3,400 SF .

REQUIRED 1/500 SF = 7 SPACES, (OFFICE) 3400 SF .

REQUIRED 3/1000SF = 10 SPACES

TOTAL PARKING REQUIRED (FOR COMMERCIAL USE.)

= 17 SPACES (1 HC PARKING), 1 BICYCLE PARKING REQ.

BLDG 200 & 300- 7 TOWNHOMES (NO GATE)

MIN PER UNIT

4 BEDROOMS, 3.5 BATHROOMS

2 CAR GARAGE, 2 OUTDOOR PARKING

TOTAL PARKING PROVIDED =20+1 SPACES (1 HC PARKING)

UTILITY CONTACTS:

WATER & SEWER	GAS	POWER (OHD)	TELECOMUNICATION
FULTON COUNTY	ATLANTA GAS LIGHT	GEORGIA POWER	VERIZON (MCI)
TIM MULLEN	10 Peachtree Pl NE,	11675 Wills Rd,	5055 North Point Pkwy,
11575 MAXWELL ROAD	Atlanta, GA 30309	Alpharetta, GA 30009	
SUITE B, ROOM 102	Phone: 800.282.7411	Phone: 888.660.5890	Alpharetta, GA 30022
ALPHARETTA, GA 30009	Web site: www.atlantagaslight.com	Web site: www.georgiapower.com	Phone: (678) 339-5144

404-612-7429

GENERAL NOTES:

- SITE NOTES

1. SITE TAX PARCEL NUMBERS: 12 270307480636

2. SITE ADDRESS: 2385 Old Milton Parkway, Alpharetta, GA 30004

3. TOTAL PROJECT AREA: 1.31± ACRES; TOTAL DISTURBED AREA: 1.1 ACRE

4. PROJECT ZONED: DT-LW (DOWNTOWN LIVE-WORK) ; ZONING CASE NUMBER Z-22-14/CU-22-08/V-22-27 2385

5. DATE: DEC. 12, 2022 PERCENT IMPERVIOUS: 63%

6. CONSTRUCTION EXIT GPS LOCATION : 34.07°N, 84.29°W
- THE PURPOSE OF THE PLANS:

6. CONSTRUCTION OF A SUBDIVISION TO INCLUDE 7 TOWNHOMES AND ONE COMMERCIAL BUILDING
- SURVEY REFERENCE

7. BOUNDARY AND TOPOGRAPHIC INFORMATION WAS TAKEN FROM THAT BOUNDARY AND TOPOGRAPHIC SURVEY FOR ESKANDARI DYNASTY, LLC., MERIDIAN GEOMATICS DATED JAN. 11, 2023.

8. PROJECT BENCHMARK: FIRE HYDRANT OPERATION NUT, EL = 1095.03 (SEE SHEET C4 FOR LOCATION).
- FLOOD PLAIN

9. NO PORTION OF THIS PROPERTY IS WITHIN A 100-YR FLOOD HAZARD ZONE AS SHOWN ON THE F.E.M.A. INSURANCE RATE MAP OF FULTON COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 13121C0058F, DATED SEPTEMBER 18, 2013 .
- STATE WATERS

10. STATE WATERS ARE NOT PRESENT ON THIS SITE.
- WETLANDS

11. THERE ARE NO WETLANDS PRESENT ON THIS SITE.
- UTILITIES

12. ALL PROPOSED WATER SERVICE FOR THIS PROJECT TO BE PUBLIC. PUBLIC WATER SERVICE TO BE PROVIDED BY FULTON COUNTY.

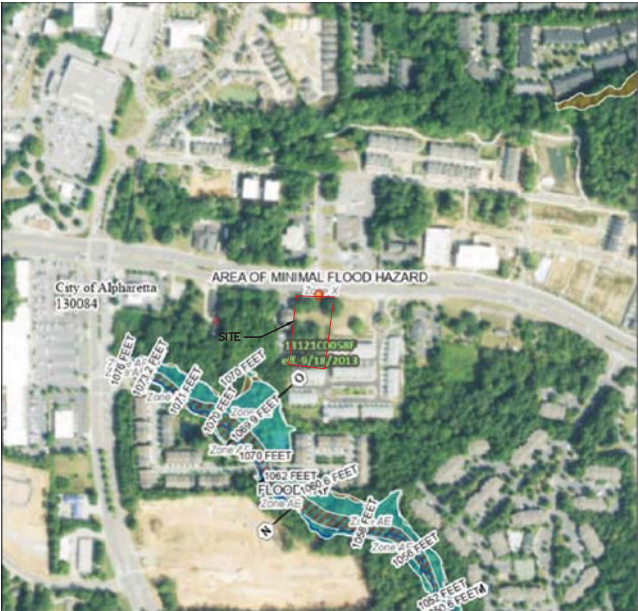
13. ALL PROPOSED SANITARY SEWER IS NOT GRAVITY FLOW. ALL PROPOSED GRAVITY SANITARY SEWER SERVICE FOR THIS PROJECT TO BE PUBLIC.THE E ONE SIMPLEX PUMPS AND THE FORCE MAIN IS PRIVATE.PUBLIC SANITARY SEWER SERVICE TO BE PROVIDED BY FULTON COUNTY.

14. IF THERE IS A CONFLICT BETWEEN FULTON COUNTY NOTES AND THE GENERAL NOTES, THEN PRIORITY SHALL BE GIVEN TO FULTON COUNTY NOTES.
- THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, AND HIS CONTRACTORS ARE REMINDED THAT THE ENGINEER IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

VICINITY MAP



FLOOD MAP



DESIGNER

CONTACT NAME: BEHROOZ FALLAHI
TITLE OR POSITION: PROJECT MANAGER
PHONE NUMBER: 678 428 5685
EMAIL: bruce.neeluinc@gmail.com

OWNER / DEVELOPER / PRIMARY PERMITEE

ESKANDARI DYNASTY, LLC.

MIKE ESKANDARI
2385 OLD MILTON PKWY
ALPHARETTA, GA 30009
PHONE:(404)259-8921
NORTHFULTONPHARMACY@GMAIL.COM

24 HOUR EMERGENCY CONTACT
(404) 259 8921

MIXED USE: SINGLE-FAMILY ATTACHED AND OFFICES/ RETAIL.

SEE ADDITIONAL NOTES SHEET FOR GENERAL NOTES

THE CONTACT PERSON MUST BE ACCESSIBLE 24 HOURS A DAY,
7 DAYS A WEEK WITH NO EXCEPTIONS.



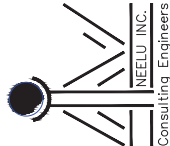
SHEET INDEX

SHEET NO.	DESCRIPTION
C0	COVER SHEET
C1	NOTES
C2	EXISTING CONDITIONS & DEMOLITION PLAN
C3	SITE PLAN
C4	OVERALL GRADING & DRAINAGE PLAN
C5	SIGNAGE STRIPING & FIRE ACCESS PLAN
C6.1	SANITARY SEWER PLAN
C6.2	WATER DISTRIBUTION PLAN
C7	STORM WATER MANAGEMENT PLAN
C8.0-C8.2	EROSION , SEDIMENT & POLLUTION CONTROL NOTES
C8.3	INITIAL EROSION , SEDIMENT & POLLUTION CONTROL PLAN
C8.4	INTERMEDIATE EROSION , SEDIMENT & POLLUTION CONTROL PLAN
C8.5	FINAL EROSION , SEDIMENT & POLLUTION CONTROL PLAN
C8.6-C8.8	EROSION , SEDIMENT & POLLUTION CONTROL CALCULATIONS
C9.1-C9.3	ENTRANCE PLAN, ENTRANCE PLAN WITH SANITARY/ WATER
C9.4	CENTERLINE PLAN AND PROFILE
C9.5	SITE DISTANCE PLAN/PROFILE
C9.6	SIGNAL PLAN
C9.7-C9.8	SWEPT PATH ANALYSIS - FIRE TRUCK
C10.1~ C10.3	SANITARY SEWER PROFILES/ E ONE SYSTEM SPECIFICATIONS
C11.1~ C11.5	STORM SEWER PROFILES
C12.1~ C12.14	CONSTRUCTION DETAILS
C12.15	RECORDED DRAINAGE EASEMENT
C12.16	WALL AND POST SUPPORT DETAILS
L1	TREE PROTECTION PLAN
L2.0	TREE REPLACEMENT PLAN
L2.1	TREE REPLACEMENT DETAILS
1 OF 1	PROPERTY SURVEY WITH DRAINAGE EASEMENT

REVISIONS:									
A	JUN. 03, 23	FOR PERMIT REVIEW							
B	JULY 18, 23	FOR PERMIT REVIEW							
C	SEPT. 4, 23	FOR PERMIT REVIEW							

Neelu, Inc.

601 Basset Ct. SE,
Smyrna, GA 30080
Phone: (770) 312 2014



AVALON VILLAGE SUBDIVISION
2385 OLD MILTON PARKWAY
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA
FULTON COUNTY PROJECT
NO.: WRN23-033

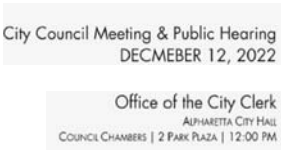


B. M. Fallahi
09/04/23

PROJECT NO: 22-06
DATE: AUG. 16, 2022

COVER SHEET

C0



CITY COUNCIL ACTION SUMMARY

- ITEM #:
Z-22-14 / CU-22-08 / V-22-27 NORTH FULTON PHARMACY / 2385 OLD MILTON PARKWAY
GROUP: DT-LW
MOTION:
APPROVED WITH CONDITIONS-THE MOTION WAS APPROVED UNANIMOUSLY (6-0)
- MAYOR PRO TEM MERKEL OFFERED A MOTION TO APPROVE Z-22-14 / CU-22-08 / V-22-27 / 2385 OLD MILTON PARKWAY SUBJECT TO THE FOLLOWING CONDITIONS:
- APPROXIMATELY 1.31 ACRES SHALL BE ZONED DT-LW AND DEVELOPED SUBSTANTIALLY SIMILAR TO SITE PLAN PREPARED BY KSI DESIGN GROUP, LABELED EXHIBIT A, EXCEPT FOR MODIFICATIONS REQUIRED TO COMPLY WITH THE CONDITIONS BELOW. HOWEVER, LOT YIELD DEPICTED IS NOT GUARANTEED AND SUBJECT TO MEETING ALL CITY CODE REQUIREMENTS AND CONDITIONS OF ZONING.
 - ARCHITECTURE AND MATERIALS SHALL BE SUBSTANTIALLY SIMILAR TO THE SUBMITTED RENDERINGS, LABELED EXHIBIT B, AND DEVELOPED IN COMPLIANCE WITH THE DOWNTOWN CODE BUILDING DESIGN REGULATIONS AND DOWNTOWN CONSULTANT COMMENTS, SUBJECT TO FINAL APPROVAL BY DRB. STOREFRONT GLASS SHALL NOT EXTEND TO THE GROUND. NON-RESIDENTIAL BUILDING AND TOWNHOMES SHALL HAVE 4-SIDED ARCHITECTURE, MATERIALS AND DETAILS.
 - DENSITY SHALL NOT EXCEED 6.11 DWELLING UNITS PER ACRE.
 - DEVELOPER SHALL IMPROVE OLD MILTON PARKWAY STREETScape WITH A MINIMUM 4' PLANTER PLANTED WITH STREET TREES AND/OR SHRUBS (SUBJECT TO STAFF AND GDOT APPROVAL), MINIMUM 8' SIDEWALK WEST OF PROJECT ENTRANCE AND 12' SIDEWALK EAST OF PROJECT ENTRANCE, AND DECORATIVE PEDESTRIAN LIGHTING, WITH FINAL APPROVAL BY STAFF. IN LIEU OF TREE GRATES, THE SOIL AREA AROUND STREET TREES SHALL BE PLANTED WITH EVERGREEN ORNAMENTAL GRASSES, GROUNDCOVERS AND/OR SHRUBS.
 - MINIMUM 20' LANDSCAPE STRIP/BUILDING SETBACK SHALL BE PROVIDED ALONG OLD MILTON PARKWAY. LANDSCAPE STRIP SHALL BE PLANTED WITH SHADE TREES AS A CONTINUATION OF WHAT HAS BEEN PLANTED OR DESIGNED IN THE DOWNTOWN AND OUTSIDE OF UTILITY EASEMENTS AND OVERHEAD UTILITIES, AS APPROVED BY DRB.
 - NEW INTERNAL STREET, ALLEY AND SIDEWALKS SHALL BE DEVELOPED AS DEPICTED ON THE SITE PLAN PREPARED BY KSI DESIGN GROUP, LABELED EXHIBIT A, WITH FINAL APPROVAL BY STAFF. DECORATIVE PEDESTRIAN LIGHTING SHALL BE REQUIRED THROUGHOUT THE DEVELOPMENT. INTERNAL STREETS AND ALLEYS SHALL BE PRIVATE AND MAINTAINED BY THE HOA.
 - MINIMUM 10' LANDSCAPE STRIP SHALL BE REQUIRED ALONG BOTH SIDES OF INTERNAL STREET, NOT INCLUDING THE ALLEY. LANDSCAPE STRIPS SHALL BE EXCLUSIVE OF UTILITIES AND EASEMENTS, EXCEPT THAT IF FULTON COUNTY REQUIRES AN UNENCUMBERED EASEMENT SHRUBS SHALL REPLACE TREE REQUIREMENTS ON ONE SIDE OF THE STREET.
 - LANDSCAPE STRIPS ALONG THE WEST, SOUTH AND EAST PROPERTY LINES SHALL BE PLANTED WITH A DOUBLE ROW OF EVERGREEN AND HARDWOOD TREES AND SHRUBS ADJACENT TO THE ON-SITE TOWNHOMES AND ADJACENT TO THE RESIDENTIAL PORTION OF CHELSEA WALK, AS APPROVED BY DRB.
 - PROJECT ENTRANCE SHALL INCLUDE A DECORATIVE PAVER APRON, LANDSCAPING, AND HARDSCAPE, AS APPROVED BY DRB.
 - DEVELOPER SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH UPGRADING THE OLD MILTON PARKWAY TRAFFIC SIGNAL TO ACCOMMODATE THE NEW DEVELOPMENT. TRAFFIC SIGNAL MODIFICATION TO BE COMPLETE PRIOR TO FINAL PLAT.
 - DEVELOPER SHALL UPGRADE THE CROSSWALKS ACROSS OLD MILTON PARKWAY AT KINGRY LANE TO PROVIDE AN ENHANCED PEDESTRIAN AND BICYCLE CROSSING, AS APPROVED BY STAFF AND GDOT. THIS IMPROVEMENT SHALL BE ELIGIBLE FOR IMPACT FEE CREDITS.
 - OPEN SPACE SHALL BE DEVELOPED SUBSTANTIALLY SIMILAR TO THE SITE PLAN PREPARED BY KSI DESIGN GROUP, LABELED EXHIBIT A, AS APPROVED BY STAFF. OPEN SPACE SHALL BE DEVELOPED WITH A PARK-LIKE SETTING WITH DECORATIVE LANDSCAPE, HARDSCAPE AND SEATING. LANDSCAPE SHALL INCLUDE PLANT SELECTIONS PROMOTING THE HISTORIC DOWNTOWN.
 - CREEPING VINES SHALL BE PLANTED TO COVER RETAINING AND LOW WALLS, AS APPROVED BY DRB.
 - DEVELOPER SHALL SAVE THE FOLLOWING SPECIMEN TREES: #676 (26' CEDAR), #677 (50' WATER OAK), #678 (44' WATER OAK), AND #683 (23' PECAN). CONSTRUCTION WITHIN THE CRZ OF SAVED SPECIMEN TREES SHALL BE LIMITED TO NO MORE THAN A 20% ENCROACHMENT AND SHALL BE ACCOMPLISHED USING INNOVATIVE TECHNIQUES TO BRIDGE OVER THE ROOT ZONES, AS APPROVED BY STAFF. DEMOLITION AND CONSTRUCTION WITHIN THE CRZ OF SAVED SPECIMEN TREES SHALL BE COMPLETED UNDER THE SUPERVISION OF AN ISA CERTIFIED ARBORIST.
 - DEVELOPER SHALL SAVE ADDITIONAL TREES OF QUALITY AND/OR TREE GROUPINGS, AS APPROVED BY STAFF.
 - EACH TOWNHOME UNIT SHALL HAVE AT LEAST 1 TREE OR LARGE ORNAMENTAL TREE PLANTED IN THE FRONT YARD ALONG THE ALLEY, AS APPROVED BY STAFF.
 - FUTURE INTERPARCEL CONNECTION TO THE EAST SHALL BE STRIPED AS PARKING UNTIL SUCH TIME THAT THE ADJACENT PROPERTY IS DEVELOPED.
 - FENCES AND WALLS VISIBLE FROM THE PUBLIC RIGHT-OF-WAY SHALL BE DECORATIVE, AS APPROVED BY DRB. UNFINISHED WOOD FENCES AND DECKS SHALL NOT BE VISIBLE FROM THE STREET.
 - HVAC AND SIMILAR EQUIPMENT SHALL NOT BE VISIBLE FROM THE PUBLIC RIGHT-OF-WAY.
 - DUMPSTER ENCLOSURE SHALL NOT BE VISIBLE FROM THE PUBLIC RIGHT-OF-WAY AND SHALL BE NO CLOSER THAN 100' FROM THE ADJACENT TOWNHOMES IN CHELSEA WALK.
 - GARBAGE PICKUP SHALL BE FROM WITHIN THE DEVELOPMENT.
 - UNDERGROUND STORMWATER MANAGEMENT INFRASTRUCTURE MAY BE PLACED IN THE PARKING LOT AND PRIVATE ALLEY AS DEPICTED ON THE SITE PLAN PREPARED BY KSI DESIGN GROUP, LABELED EXHIBIT A, WITH FINAL APPROVAL BY STAFF. UNDERGROUND STORMWATER SHALL NOT BE LOCATED IN THE FIRE TRUCK TURNAROUND. STORMWATER FACILITIES SHALL BE INDICATED ON THE RECORDED FINAL PLAT, CLEARLY DESCRIBING THE UNDERGROUND FACILITIES, THEIR FUNCTION, PURPOSE, OWNERSHIP, AND GRANTING ACCESS FOR INSPECTION, MAINTENANCE AND REPAIR RIGHTS TO THE HOA AND THE CITY. MAINTENANCE RESPONSIBILITIES SHALL BE INCLUDED IN THE RECORDED COVENANTS WITH ALL COSTS TO BE BORNE BY THE HOA, HOME AND BUSINESS OWNERS OF THE DEVELOPMENT.

- 'NO ON-STREET PARKING' SIGNAGE SHALL BE POSTED AT THE HAMMERHEAD TURNAROUND, ALLEY AND INTERNAL STREET.
- NO MORE THAN 1 OF THE RESIDENTIAL UNITS SHALL BE PERMITTED TO BE RENTED, AS RECORDED IN THE HOA'S DECLARATIONS AND COVENANTS.
- 'DRUG STORE, PHARMACY' AND 'RESTAURANT' SHALL BE ADDED AS A CONDITIONAL USE AT 2385 OLD MILTON PARKWAY. 'DRUG STORE, PHARMACY' SHALL BE LIMITED TO AVALON PHARMACY AND NO MORE THAN 2,500 SQUARE FEET AND 'RESTAURANT' SHALL BE LIMITED TO AVALON COFFEE BAR AND NO MORE THAN 1,500 SQUARE FEET. NO ADDITIONAL 'DRUG STORE, PHARMACY' OR 'RESTAURANT' USE OR SUBLEASING SHALL BE PERMITTED WITHIN THE APPROVED SPACES.
- 'DRUG STORE, PHARMACY' SHALL BE LIMITED TO A RETAIL PHARMACY AND 'RESTAURANT' SHALL BE LIMITED TO A COFFEE SHOP. NEITHER CONDITIONAL USE SHALL HAVE DRIVE-THROUGH FACILITIES.
- HOURS OF OPERATION FOR AVALON PHARMACY SHOULD BE LIMITED TO MONDAY – FRIDAY 9:00 AM – 6:00 PM AND SATURDAY 10:00 AM – 2:00 PM. HOURS OF OPERATION FOR AVALON COFFEE BAR SHALL BE LIMITED TO MONDAY – SUNDAY 8:00 AM – 6:00 PM.
- THERE SHALL BE JOINT PROPERTY OWNERS ASSOCIATION FOR THE ENTIRE PROPERTY PROVIDING FOR THE MAINTENANCE OF SITE IMPROVEMENTS.
 - COUNCIL MEMBER DERITO SECONDED THE MOTION.
 - COUNCIL MEMBER HIPES OFFERED A FRIENDLY AMENDMENT TO ADD "CONDITION #29: THE ENTIRETY OF THE PROPERTY IS ENTITLED TO ONE MONUMENT SIGN." MAYOR PRO TEM MERKEL DID NOT ACCEPT THE FRIENDLY AMENDMENT, AS HE WOULD PREFER TO STICK TO THE CITY'S CODE IN TERMS OF SIGNAGE AND NOT ADD THIS CONDITION FOR SIGNAGE.
 - THE MOTION WAS APPROVED UNANIMOUSLY (6-0).

FULTON COUNTY REQUIRES THE FOLLOWING SEWER AND WATER NOTES TO BE INCLUDED IN ALL PROJECTS THAT INVOLVED CONNECTION TO THE FULTON COUNTY'S SANITARY SEWER AND/OR POTABLE WATER SYSTEMS RESPECTIVELY. IF THERE IS A CONFLICT BETWEEN FULTON COUNTY NOTES AND THE GENERAL NOTES, THEN PRIORITY SHALL BE GIVEN TO FULTON COUNTY NOTES.

- SANITARY SEWER NOTES**
- ALL WASTEWATER PIPE CONSTRUCTION SHOWN ON THESE PLANS MUST CONFORM TO FULTON COUNTY'S STANDARDS AND SPECIFICATIONS, INCLUDING SANITARY SEWER REGULATIONS LATEST COPY.
 - NO SANITARY SEWER SHALL BE ACCEPTED BY THE COUNTY WITHOUT AN AS-BUILT DRAWING SHOWING THE HORIZONTAL AND VERTICAL ALIGNMENT OF THE SEWER SYSTEM, THE LOCATION OF ALL MANHOLES, SEWER CONNECTIONS, PIPING MATERIALS, REQUIRED EASEMENT LIMITS AND JUNCTIONS, AND PROPERTY LINES CONNECTIONS, PIPING MATERIALS, REQUIRED EASEMENT LIMITS AND JUNCTIONS, AND PROPERTY LINES.
 - CONTRACTOR MUST FIELD VERIFY THE LOCATION AND ELEVATION OF ALL KNOWN AND UNKNOWN UNDERGROUND UTILITIES.
 - ALL TEMPORARY AND PERMANENT WASTEWATER EASEMENTS MUST BE DRESSED AND GRASSED TO CONTROL EROSION PRIOR TO ACCEPTANCE. TREES SHALL NOT BE PLANTED
 - AS-BUILT DRAWINGS AND MAINTENANCE BOND(S) MUST BE SUBMITTED AND ARE REQUIRED PRIOR TO INSPECTION AND ACCEPTANCE. DIGITAL AS-BUILT WILL BE REQUIRED. NOTE THAT DIGITAL AS-BUILTS WILL BE REQUIRED AT THE COMPLETION OF THE PROJECT. PLEASE SEE: <https://www.fultoncountygga.gov/services/water-services/development-permitting/inspection-for-the-requirements>. MAINTENANCE BONDS ARE DUE AT FINAL APPROVAL OF THE AS-BUILTS.
 - NEOPRENE COUPLINGS WITH STAINLESS STEEL BANDS AND SHEAR RINGS ARE REQUIRED FOR JOINING DIFFERENT TYPES OF SANITARY SEWER PIPES.
 - POOLS SHALL NOT DRAIN INTO WASTEWATER PIPE SYSTEMS. POOLS SHALL DRAIN INTO AN APPROVED INDIVIDUAL ONSITE WASTEWATER MANAGEMENT SYSTEM.
 - LOW PRESSURE AIR TESTING REQUIRED FOR ALL WASTEWATER PIPE SYSTEMS. THIS TEST MUST MEET ALL REQUIREMENTS AS OUTLINED IN UNI-B-06 OR CURRENT REVISION. A FULTON COUNTY INSPECTOR MUST BE PRESENT DURING TESTING.
 - CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND INVERT ELEVATIONS OF WASTEWATER PIPES FOR A CONNECTION TO EXISTING WASTEWATER SYSTEMS.
 - CONTRACTOR IS TO CUT AND REMOVE THE PIPE ONLY UPON FINAL APPROVAL BY THE FULTON COUNTY INSPECTOR.
 - ALL WASTEWATER LINES AND LATERALS WITH LESS THAN ONE-FOOT OF CLEARANCE TO ANOTHER UTILITY LINE SHALL BE CONSTRUCTED WITH A CONCRETE SADDLE TO MAINTAIN SEPARATION.
 - NO FILL SHALL BE PLACED ON A SANITARY SEWER EASEMENT WITHOUT APPROVAL BY THE DIRECTOR OF PW. ALL SANITARY MANHOLES MUST EXTEND TO THE GROUND SURFACE.
 - FOR ALL PROJECTS UTILIZING INDIVIDUAL ONSITE WASTEWATER MANAGEMENT SYSTEMS DESIGN AND PROVISIONS SHALL BE IN CONFORMANCE WITH FULTON COUNTY DEPARTMENT OF HEALTH AND WELLNESS REGULATIONS.
 - EIGHT INCH (8") OR LARGER PIPE LINES SHALL BE CCTV INSPECTED. A VIRUS FREE PORTABLE STORAGE DRIVE (USB FLASH DRIVE) AND WRITTEN INSPECTION LOG SHALL BE PROVIDED WHEN AS-BUILTS ARE SUBMITTED.
 - USF 7635 BOX REQUIRED FOR WASTEWATER CLEANOUTS IN PAVED AREA PER FULTON COUNTY STANDARD DETAIL 709.
 - COMPACTION OF THE BACK FILL OF ALL TRENCHES SHALL BE COMPACTED TO AT LEAST 90% STANDARD PROCTOR DENSITY. BACKFILL MATERIAL SHALL BE FREE FROM ROOTS, STUMPS, OR OTHER FOREIGN DEBRIS, AND SHALL BE PLACED AT OR NEAR OPTIMUM MOISTURE CONTENT. CORRECTION OF ANY TRENCH SETTLEMENT WITHIN A YEAR FROM THE DATE OF APPROVAL WILL BE THE RESPONSIBILITY OF THE CONTRACTOR. COMPACTION OF THE BACK FILL OF ALL TRENCHES LOCATED UNDER PAVEMENT SHALL BE COMPACTED TO AT LEAST 95% STANDARD PROCTOR DENSITY.
 - SANITARY SEWER LATERALS SHOULD BE MARKED WITH 4"x4"POST WITH MIN. 4- FEET ABOVE GROUND. THE TOP 1" SHOULD BE PAINTED GREEN. EACH LATERAL IS TO BE BROUGHT TO THE GROUND SURFACE IN ACCORDANCE WITH FULTON COUNTY STANDARD 909.
 - ALL REQUIRED OFF SITE EASEMENTS SHALL BE DEDICATED TO FULTON COUNTY PRIOR TO UTILITY PERMITTING. ALL PUBLIC ON- SITE EASEMENTS FOR OTHER THAN SINGLE FAMILY RESIDENTIAL PROJECTS THAT WILL BE FINAL PLATTED SHALL BE DEDICATED TO FULTON COUNTY PRIOR TO WATER RESOURCES PERMIT APPROVAL.
 - FOR RESIDENTIAL PROJECTS WHERE ONSITE SANITARY SEWER EASEMENTS ARE TO BE DEDICATED TO FULTON COUNTY, THE FOLLOWING APPLIES: SANITARY SEWER EASEMENT INSIDE PROPERTY LINE TO BE SHOWN IN FINAL PLAT FOR RECORDING.
 - FOR ALL PROJECTS CONTAINING PVC WASTEWATER PIPES, ALSO INCLUDE THE FOLLOWING NOTES: (SEE ATTACHED CONDITION FOR PVC).
 - PIPE SHALL BE ASTM D3034, SDR35 IN 12.5 FOOT LAYING LENGTHS WITH ELASTOMERIC SEALED JOINTS IN ACCORDANCE WITH ASTM D3212.

- PIPE BEDDING SHALL BE #57, SHARP, ANGULAR, CRUSHED STONE. BEDDING SHALL EXTEND A MINIMUM OF 4" BELOW THE PIPE AND EXTEND TO THE TOP OF THE PIPE. THE BEDDING SHALL BE COMPACTED BY "SLICING WITH A FLAT SHOVEL". THE WIDTH OF THE DITCH MUST BE IN ACCORDANCE WITH OSHA SAFETY STANDARDS.
- INITIAL BACKFILL: AFTER BEDDING, COMPLETE INITIAL BACKFILL WITH #57 STONE. IF NO ROCK IS ENCOUNTERED, INITIAL BACKFILL SHALL EXTEND TO A HEIGHT 6" ABOVE OF THE TOP OF THE PIPE, OTHERWISE INITIAL BACKFILL SHALL EXTEND TO 12" ABOVE THE TOP OF THE PIPE.
- FITTINGS FOR LATERAL CONNECTIONS SHALL BE 45° WYES AND BENDS. PROVIDE PVC PIPE STOPPERS FOR EACH LATERAL. PROVIDE SPECIAL WATERTIGHT CONNECTIONS AT MANHOLES AND TRANSITIONS TO DUCTILE IRON PIPE AS RECOMMENDED BY THE PIPE MANUFACTURER.
- AFTER INSTALLATION, A DEFLECTION TEST IS REQUIRED. INITIAL DEFLECTION SHALL BE LIMITED TO 3% OF THE UNDEFLECTED DIAMETER. A SECOND TEST SHALL BE MADE AT LEAST 8 MONTHS AFTER THE INSTALLATION BUT BEFORE FINAL ACCEPTANCE. AT THAT TIME DEFLECTION SHALL BE LIMITED TO 5% OF THE UNDEFLECTED DIAMETER.
- ALL MANHOLES LOCATED WITHIN A PAVED AREA SHALL HAVE CONCENTRIC CONE SECTIONS AND FLANGE DOWN FRAMES AND COVERS. ALL MANHOLES LOCATED WITHIN AN UNPAVED AREA SHALL HAVE ECCENTRIC CONE SECTIONS WITH BOLT DOWN FLANGE UP FRAME AND COVERS, OR HINGED CAST IN PLACE LOCKABLE COVERS. ALL MANHOLES LOCATED WITHIN A FLOOD PRONE AREA SHALL HAVE ECCENTRIC CONE SECTIONS WITH BOLT DOWN GASKETED FLANGE UP FRAME AND COVERS. RAISE TOP OF MANHOLES IN LANDSCAPE AREAS TO 0.5- FEET ABOVE GRADE.
- ISSUANCE OF THIS PERMIT DOES NOT IN ANY WAY IMPLY THAT WASTEWATER TAPS FOR BUILDING PERMITS WILL BE ISSUED. CONTACT THE DEPARTMENT OF PUBLIC WORKS, WATER RESOURCES DIVISION AT (404) 612-7400 FOR FURTHER INFORMATION.
- ANY CHANGES TO THE SEWER DRAWINGS MUST BE APPROVED BY FULTON COUNTY.
- NOTIFY FULTON COUNTY INSPECTOR 24-HOURS PRIOR TO CONSTRUCTION.

Water Notes

- ALL PUBLIC WATER LINES SHALL BE MARKED WITH A CONTINUOUS ELECTRONIC MARKING SYSTEM (EMS) CAUTION TAPE. AT A MAXIMUM BURIAL DEPTH OF 2- FEET DIRECTLY ABOVE THE WATER LINE LOCATED BELOW THE TAPE (3M PATHMARKING TAPE MODEL #90 6116 16220 7613).
- WATER VALVE MARKERS SHALL BE PLACED AT ALL LOCATIONS WHERE WATER VALVES ARE NOT IN THE STREETS. WATER VALVES THAT ARE IN THE STREET WILL BE CLEARLY MARKED WITH A V SUCK OUT ON THE CURB.
- ALL TEMPORARY AND PERMANENT WATER EASEMENTS MUST BE DRESSED AND GRASSED TO CONTROL EROSION PRIOR TO ACCEPTANCE. NO TREES WILL BE ALLOWED TO BE PLANTED IN UTILITY EASEMENTS OR WITHIN 10- FEET OF A PUBLIC WATER MAIN.
- AS-BUILT DRAWINGS AND MAINTENANCE BOND(S) MUST BE SUBMITTED AND ARE REQUIRED PRIOR TO INSPECTION AND ACCEPTANCE. DIGITAL AS-BUILT WILL BE REQUIRED. NOTE THAT DIGITAL AS-BUILTS WILL BE REQUIRED AT THE COMPLETION OF THE PROJECT. PLEASE SEE: <https://www.fultoncountygga.gov/services/water-services/development-permitting/inspection-for-the-requirements>. MAINTENANCE BONDS ARE DUE AT FINAL APPROVAL OF THE AS-BUILTS.
- ALL CONSTRUCTION METHODS AND MATERIALS USED IN THE FULTON COUNTY WATER SYSTEM MUST BE MADE OF DUCTILE IRON, AND COMPLY IN RESPECT TO ANSIAWWA21.11C1111.68 STANDARD SPECIFICATIONS. PLANS THAT DO NOT MEET THE SPECIFICATIONS IN ALL RESPECTS ALL LINES SHOULD BE CLASS 51, OR GREATER (WHEN REQUESTED BY THE COUNTY). ALL SERVICE LINES SHOULD BE TYPE "K" COPPER.
- CONTRACTOR IS RESPONSIBLE TO VERIFY THE LOCATION AND DEPTH OF THE EXISTING WATER LINES PRIOR TO CONSTRUCTION.
- REQUIRED 18-INCH VERTICAL SEPARATION BETWEEN PROPOSED WATER LINES AND OTHER EXISTING AND PROPOSED UTILITIES LINES SHALL BE VERIFIED DURING CONSTRUCTION.
- IF EXISTING WATER SERVICE LINE IS TO BE REMOVED AND ABANDONED, THE SERVICE SHALL BE REMOVED BACK TO THE CORPORATION STOP AND CAPPED AT THE WATER MAIN LINE IN THE PRESENCE OF THE INSPECTOR. OTHER EXISTING AND ABANDONED WATER SERVICE STRUCTURES WILL BE REMOVED IN THE PRESENCE OF THE INSPECTOR.
- WATER METER BOXES ARE TO HAVE 1-INCH TYPE "K" COPPER SERVICE LINE. THE SERVICE LINE MUST BE CONTINUOUS FROM THE MAIN TO THE WATER METER AND SHALL HAVE A MINIMUM COVER OF 48". ALL JOINTS SHALL BE FLARED. THE SERVICE LINE SHALL CONNECT TO THE MAIN LINE WITH A DIRECT TAP WITH A CORPORATION COCK WITH A MINIMUM OF 18" BETWEEN TAPS.
- WATER METER BOX SHALL BE A POLYETHYLENE METER BOX (MODEL 1219-18-1MKF DEEP) WITH POLYETHYLENE LID (MODEL 1219-1MKF DEEP). LID FOR STRETCH YOKE BOX SHALL BE DFW MODEL 6514-1MKF DEEP WITH OBLONG KNOCK OUT AND 1/4-INCH RECESS FOR METER ANTENNAE WITH A FERROUS MAGNET IN THE LID AND A PLASTIC LOCKING MECHANISM.
- FOR RESIDENTIAL SUBDIVISIONS: NO INDIVIDUAL METERS ARE TO BE PLACED IN A CONCRETE SIDEWALK OR DRIVEWAY. METERS MUST BE MAINTAINED IN GRASS AREAS.
- THE CONTRACTOR SHALL INSTALL CAST IRON WATER METER BOXES AND 1" TYPE "K" COPPER SERVICE LINES FOR ALL SERVICES INCLUDING CUL-DE-SACS.
- LOT LINES WILL BE CLEARLY IDENTIFIED AND MARKED ON TOP OF CURBS BEFORE THE WATER MAIN IS INSTALLED.
- A 6" P.V.C. CONDUIT WILL BE USED TO ACCESS ALL LOTS ON OPPOSITE SIDES OF THE STREET, EXCEPT IN CUL-DE-SACS. INSPECTOR MUST BE NOTIFIED 24 HOURS BEFORE CONSTRUCTION BEGINS.
- THRUST BLOCKING WILL BE USED AT ALL BENDS, PLUGS, TEES, AND FIRE HYDRANTS.

- FIRE HYDRANTS SHOWN IN THE RADIUS OF A CURVE SHALL BE FIELD ADJUSTED SO THAT THE ACTUAL INSTALLATION OF FIRE HYDRANTS WILL BE OUTSIDE OF CURVE RADIUS.
- ALL SAMPLING STATIONS AND AUTOMATIC FLUSHING STATIONS INSTALLED WITHIN A DEVELOPMENT SHALL BE METERED AND THE SAMPLING STATION SHALL BE OWNED AND MAINTAINED BY THE HOA. ALL LINES 6" DIAMETER OR GREATER MUST BE PRESSURE TESTED AT 250 PSI FOR A MINIMUM OF TWO (2) HOURS.
- WATER TAPS, SERVICE LINES, AND METER BOXES IN RESIDENTIAL SUBDIVISIONS WILL BE INSTALLED BY THE DEVELOPER PER CURRENT FULTON COUNTY SPECIFICATIONS.
- ALL REQUIRED OFF SITE EASEMENTS SHALL BE DEDICATED TO FULTON COUNTY PRIOR TO UTILITY PERMITTING. ALL PUBLIC ON- SITE EASEMENTS FOR OTHER THAN SINGLE FAMILY RESIDENTIAL PROJECTS THAT WILL BE FINAL PLATTED SHALL BE DEDICATED TO FULTON COUNTY PRIOR TO WATER RESOURCES PERMIT APPROVAL.
- FOR RESIDENTIAL PROJECTS WHERE ONSITE WATER EASEMENTS ARE TO BE DEDICATED TO FULTON COUNTY, THE FOLLOWING APPLIES: WATER EASEMENT INSIDE PROPERTY LINE TO BE SHOWN IN FINAL PLAT FOR RECORDING.
- ANY CHANGES TO THE WATER DRAWINGS MUST BE APPROVED BY FULTON COUNTY.
- NOTIFY FULTON COUNTY INSPECTOR 24-HOURS PRIOR TO CONSTRUCTION.

CITY OF ALPHARETTA COMMUNITY DEVELOPMENT NOTES:

- AN 18-MONTH PERFORMANCE AND MAINTENANCE BOND WILL BE REQUIRED FOR ALL LANDSCAPING AND IRRIGATION.
- PARKING LOT LIGHTS WILL BE LOCATED OUTSIDE OF LANDSCAPE SLANDS. SITE LIGHTING MUST BE APPROVED BY THE ZONING DEPARTMENT PRIOR TO ISSUANCE OF ELECTRICAL PERMIT.
- THE OWNER IS RESPONSIBLE FOR ANNUAL REPORTING OF THE WASTE GENERATION FOR THIS PROJECT ON AN ONGOING BASIS. THE WASTE GENERATION ANALYSIS MUST DEMONSTRATE A 25% OVERALL WASTE REDUCTION DUE TO RECYCLING.
- OFF STREET PARKING SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION.
- ALL REVISIONS TO THESE PLANS MUST BE SUBMITTED TO THE CITY OF ALPHARETTA COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO CONTINUING CONSTRUCTION.
- ALL ROOFTOP APPURTENANCES, SATELLITE DISHES AND/OR OTHER COMMUNICATION DEVICES WILL BE SCREENED FROM ALL PUBLIC RIGHTS-OF-WAY.
- ALL TEMPORARY AND PERMANENT SIGNS TO BE PERMITTED SEPARATELY.
- CONTACT THE FOLLOWING DEPARTMENTS. FOR APPROVAL OF THE PERMANENT CERTIFICATE OF OCCUPANCY: COMMUNITY DEVELOPMENT, ARBORIST, TRAFFIC ENGINEERING, AND FIRE MARSHAL. MINIMUM OF A 3-DAY NOTICE FOR A SITE INSPECTION APPOINTMENT.
- ON-SITE BURIAL IS NOT ALLOWED.
- AN ENGINEER'S CERTIFICATION WILL BE REQUIRED FOR ALL RETAINING WALLS PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. ALL RETAINING WALLS GREATER THAN 4- FEET IN HEIGHT MUST OBTAIN A BUILDING PERMIT.
- IRRIGATION NOTES:
 - IRRIGATION SYSTEMS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY (SYSTEMS WILL BE ALLOWED INSIDE MEDIANS IF AN INDEMNIFICATION LETTER IS PROVIDED ABSOLVING THE CITY OF ALPHARETTA OF ANY RESPONSIBILITY FOR DAMAGES.)
 - IRRIGATION SPRAY ON TO PUBLIC ROADWAYS IS NOT ALLOWED.
 - IRRIGATION SYSTEMS MUST BE SHUT OFF OR OPERATED MANUALLY DURING WINTER MONTHS TO PREVENT UNNECESSARY ICE ON ROADS.
- CITY OF ALPHARETTA TRAFFIC ENGINEERING NOTES:
 - CONTRACTOR IS TO PROVIDE THE CITY OF ALPHARETTA ENCROACHMENT PERMIT FOR ALL WORK WITHIN THE GDOT R.O.W.. ANY TRAFFIC SIGNAL OR UTILITY RELOCATIONS WILL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER.
 - ALL UTILITY LOCATES AND RELOCATIONS, AND OR DAMAGE WILL BE THE RESPONSIBILITY OF THE DEVELOPER/CONTRACTOR. DEVELOPER/CONTRACTOR MUST CONTACT CITY OF ALPHARETTA LOCATE PERSONNEL DIRECTLY FOR TRAFFIC SIGNAL UTILITY LOCATES. (PHONE 678.297.6200)
 - ALL REQUIRED TRAFFIC SIGNAL MUST MEET MUTCD STANDARDS.
 - ALL REQUIRED TRAFFIC STRIPING MUST MEET MUTCD AND GDOT PLAN SPECIFICATIONS AND MUST BE THERMO-PLASTIC
 - PROVIDE ALL REQUIRED DETAILS ON PLANS (H/C AND SIGNAGE DETAILS). GERNERAL NOTE - ALL H/C RAMP FORMS MUST BE APPROVED BY CITY LAND DISTURBANCE INSPECTOR PRIOR TO CONCRETE POUR.
 - IF SIGNS, STRIPING, AND MODIFICATIONS TO TRAFFIC CONTROL ARE REQUIRED AS A PART OF DEVELOPMENT, CONSTRUCTION SHOULD BE COMPLETE AND APPROVED BY THE CITY TRAFFIC ENGINEER PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
 - IF SIGNALIZATION OR SIGNAL MODIFICATIONS ARE REQUIRED AS A PART OF DEVELOPMENT. CONSTRUCTION SHOULD BE COMPLETE AND APPROVED BY THE CITY TRAFFIC ENGINEER PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

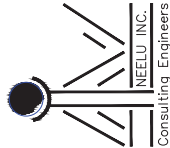
CITY OF ALPHARETTA SITE ENGINEERING NOTES:

- ALL AREAS TO RECEIVE STRUCTURAL FILL TO BE CLEARED, STRIPPED AND FREE OF TOPSOIL, ROOTS, STUMPS, AND ALL OTHER DELETERIOUS MATERIAL. STRUCTURAL FILL TO BE CLEAN FROM ORGANICS AND ALL OTHER DELETERIOUS MATERIAL. FILL TO BE PLACED IN MAXIMUM 8" LIFTS AND COMPACTED TO AT LEAST 95% STANDARD PROCTOR MAXIMUM DENSITY AND TO WITHIN 3% OF THE OPTIMUM MOISTURE CONTENT. UNLESS OTHERWISE SPECIFIED IN THE PROJECT GEOTECHNICAL REPORT OR BY THE PROJECT GEOTECHNICAL ENGINEER. ALL FILL SOILS TO BE PLACED UNDER THE OBSERVATION OF THE PROJECT GEOTECHNICAL ENGINEER. DOCUMENTATION OF COMPACTION TESTING SHALL BE PROVIDED TO LAND DISTURBANCE ACTIVITY INSPECTOR FOR ALL ROADWAY CONSTRUCTION IN RIGHT-OF-WAY (INCLUDING DECELERATION LANE) CONTACT LAND DISTURBANCE ACTIVITY INSPECTOR PRIOR TO CONSTRUCTION FOR FURTHER TESTING REQUIREMENTS.
- FAILURE OF THE CONTRACTOR TO PERFORM THE PRESCRIBED EROSION CONTROL PRACTICES SHALL RESULT IN THE IMMEDIATE ISSUANCE OF A STOP-WORK ORDER FOR THE PROJECT SITE. PURSUANT TO UDC 3.1.1.F.2.d.
- MAINTENANCE OF ALL SOIL EROSION AND SEDIMENTATION CONTROL PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE THE RESPONSIBILITY OF THE OWNER.
- ALL DISTURBED AREAS MUST BE VEGETATED WITHIN 14 DAYS OF FINAL GRADE.
- ALL FILL SLOPES SHALL HAVE SILT FENCE AT THE TOE OF THE SLOPE.
- THIS SITE DOES NOT CONTAIN ANY STATE WATERS.
- THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.
- EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- THE CONTRACTOR SHALL REMOVE SEDIMENT ONCE IT HAS ACCUMULATED TO ONE-HALF THE ORIGINAL HEIGHT OF THE SILT FENCE USED FOR EROSION CONTROL.
- MAXIMUM CUT OR FILL SLOPES ARE 2 HORIZONTAL: 1 VERTICAL .
- ANY DISTURBED AREA LEFT EXPOSED FOR 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
- ALL SILT FENCE SHALL BE TYPE 'C'
- THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION, WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE, AS CONDITIONS DEMAND. (ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLE OR SITE ONTO ROADWAY OR INTO STORM DRAIN SYSTEM MUST BE REMOVED IMMEDIATELY BY SWEEPING)
- ALL STORM DRAINS AND DROP INLETS WILL HAVE 4" PERMANENT POLLUTION PREVENTION MARKERS INSTALLED PRIOR TO INSPECTION. MARKERS ARE AVAILABLE AT CITY OF ALPHARETTA ENGINEERING/ PUBLIC WORKS DEPARTMENT 678-297-6200.
- THE OWNER WILL MAINTAIN STORM WATER RUNOFF CONTROLS AT ALL TIMES. ADDITIONAL CONTROLS WILL BE INSTALLED IF DETERMINED NECESSARY BY CITY INSPECTION.
- IRRIGATION SYSTEMS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY.
- AT LEAST ONE PERSON ON A PROJECT OR SITE MUST HAVE COMPLETED THE LEVEL 1A EROSION EDUCATION & TRAINING COURSE AND BE CERTIFIED BY GSWCC.
- SUBCONTRACTORS MUST COMPLETE EITHER LEVEL 1A EROSION EDUCATION & TRAINING COURSE OR ATTEND SUBCONTRACTOR AWARENESS SEMINAR.
- LANDSCAPING, FENCING, OR SAFETY BENCHES PER GEORGIA STORM WATER MANAGEMENT MANUEL REQUIRED AROUND STORM WATER MANAGEMENT FACILITIES.
- THE CITY WILL REQUIRE A MAINTENANCE BOND IN PLACE ON ALL PUBLIC IMPROVEMENTS (INCLUDING BUT NOT LIMITED TO CURB AND GUTTER, SIDEWALK, PAVEMENT AND BASE, PAVEMENT MARKINGS AND STREET SIGNS OR SIGNALIZATION, THE ENTIRE PROJECT STORM SYSTEM BOTH INSIDE AND OUTSIDE RIGHT-OF-WAY, DETENTION AND WATER QUALITY DEVICES) FOR A MINIMUM OF 1 YEAR AFTER FINAL PLAT SIGN-OFF OR UNTIL THE FINAL CERTIFICATE OF OCCUPANCY IS ISSUED WHICHEVER IS LONGER. THIS BOND SHOULD BE GRANTED FOR ONE-YEAR AND RENEWED UNTIL THE FINAL CERTIFICATE OF OCCUPANCY IS ISSUED.

REVISIONS:							
	FOR PERMIT REVIEW	FOR PERMIT REVIEW					
A	JUN. 03, 23						
B	SEPT. 4, 23						

Neelu, Inc.

601 Basset Ct. SE,
Smyrna, GA 30080
Phone: (770) 312 2014



AVAIL VILLAGE SUBDIVISION
2385 OLD MILTON PARKWAY
CITY OF ALPHARETTA

FULTON COUNTY, GEORGIA
FULTON COUNTY PROJECT
NO.: WRN23-033

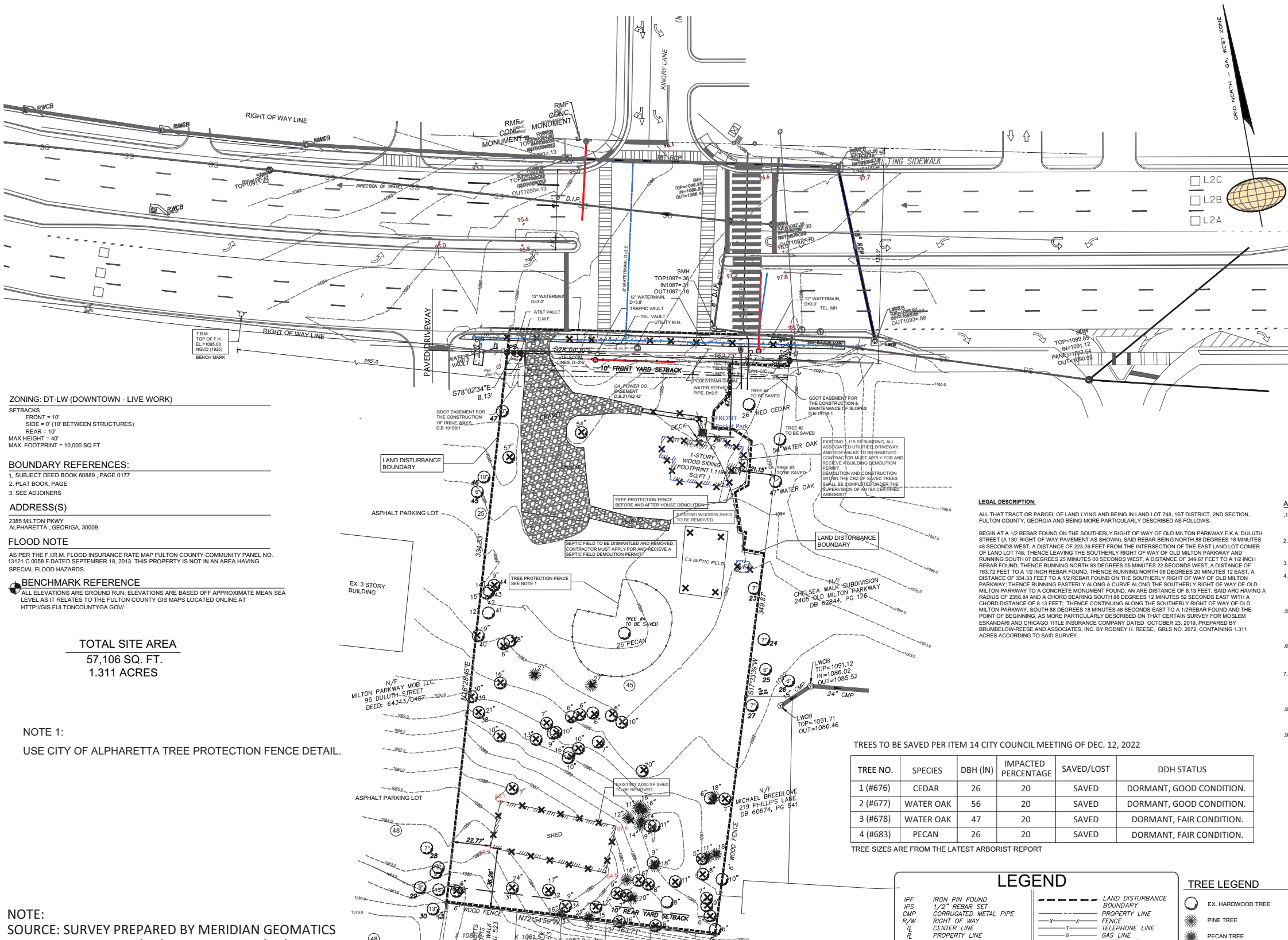


B. M. Fallahi
09/04/23

PROJECT NO: 22-06
DATE: AUG. 16, 2022

NOTES

C1



ZONING: DT-LW (DOWNTOWN - LIVE WORK)
SETBACKS
FRONT = 10'
SIDE = 0' (10' BETWEEN STRUCTURES)
REAR = 10'
MAX HEIGHT = 40'
MAX. FOOTPRINT = 10,000 SQ.FT.

BOUNDARY REFERENCES:
1. SUBJECT DEED BOOK 60889 , PAGE 0177
2. PLAT BOOK, PAGE
3. SEE ADJOINERS

ADDRESS(S)
2385 MILTON PKWY
ALPHARETTA, GEORGIA, 30009

FLOOD NOTE
AS PER THE F.I.R.M. FLOOD INSURANCE RATE MAP FULTON COUNTY COMMUNITY PANEL NO. 13121 C 0058 F DATED SEPTEMBER 18, 2013. THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

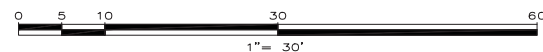
BENCHMARK REFERENCE
ALL ELEVATIONS ARE GROUND RUN. ELEVATIONS ARE BASED OFF APPROXIMATE MEAN SEA LEVEL AS IT RELATES TO THE FULTON COUNTY GIS MAPS LOCATED ONLINE AT HTTP://GIS.FULTONCOUNTYGA.GOV/

TOTAL SITE AREA
57,106 SQ. FT.
1.311 ACRES

NOTE 1:
USE CITY OF ALPHARETTA TREE PROTECTION FENCE DETAIL.

NOTE:
SOURCE: SURVEY PREPARED BY MERIDIAN GEOMATICS SURVEYORS DATED 1/11/2022, REVISED 2/10/2023.
TREE SAVE TABLE ADDED BY NEELU INC., BASED ON THE CITY COUNCIL MEETING OF DEC. 12, 2022, NOTES.
UTILITY DEPTHS, 8" WATERMAIN, AND GAS SERVICE PIPE ADDED BY NEELU INC., BASED OF FIELD SURVEY BY SITREP SERVICES LLC., ON 3-28-2023.
EXISTING TREES LOCATIONS AND SIZES UPDATED BASED ON THE LATEST ARBORIST REPORT.

GRAPHIC SCALE



PROTECT THE U/G DETENTION POND AREA AGAINST COMPACTION DURING CONSTRUCTION.
SPREAD 6 INCHES OF GRAVEL TO THIS AREA BEFORE GRADING ACTIVITIES..

LEGAL DESCRIPTION:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 748, 1ST DISTRICT, 2ND SECTION, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT A 1/2 REBAR FOUND ON THE SOUTHERLY RIGHT OF WAY OF OLD MILTON PARKWAY F.K.A. DULUTH STREET (A 130' RIGHT OF WAY PAVEMENT AS SHOWN), SAID REBAR BEING NORTH 88 DEGREES 18 MINUTES 48 SECONDS WEST, A DISTANCE OF 223.26 FEET FROM THE INTERSECTION OF THE EAST LAND LOT CORNER OF LAND LOT 748, THENCE LEAVING THE SOUTHERLY RIGHT OF WAY OF OLD MILTON PARKWAY AND RUNNING SOUTH 07 DEGREES 25 MINUTES 00 SECONDS WEST, A DISTANCE OF 340.87 FEET TO A 1/2 INCH REBAR FOUND, THENCE RUNNING NORTH 83 DEGREES 05 MINUTES 22 SECONDS WEST, A DISTANCE OF 163.72 FEET TO A 1/2 INCH REBAR FOUND, THENCE RUNNING NORTH 08 DEGREES 20 MINUTES 12 EAST, A DISTANCE OF 334.33 FEET TO A 1/2 INCH REBAR FOUND ON THE SOUTHERLY RIGHT OF WAY OF OLD MILTON PARKWAY, THENCE RUNNING EASTERLY ALONG A CURVE ALONG THE SOUTHERLY RIGHT OF WAY OF OLD MILTON PARKWAY TO A CONCRETE MONUMENT FOUND, AN ARE DISTANCE OF 8.13 FEET, SAID ARC HAVING A RADIUS OF 2356.84 AND A CHORD BEARING SOUTH 88 DEGREES 12 MINUTES 52 SECONDS EAST WITH A CHORD DISTANCE OF 8.13 FEET, THENCE CONTINUING ALONG THE SOUTHERLY RIGHT OF WAY OF OLD MILTON PARKWAY, SOUTH 88 DEGREES 18 MINUTES 48 SECONDS EAST TO A 1/2 REBAR FOUND AND THE POINT OF BEGINNING, AS MORE PARTICULARLY DESCRIBED ON THAT CERTAIN SURVEY FOR MOSLEM ESKANDARI AND CHICAGO TITLE INSURANCE COMPANY DATED OCTOBER 23, 2019, PREPARED BY BRUMBLELOW-REESE AND ASSOCIATES, INC. BY RODNEY H. REESE. GRLS NO. 2072, CONTAINING 1.311 ACRES ACCORDING TO SAID SURVEY.

TREES TO BE SAVED PER ITEM 14 CITY COUNCIL MEETING OF DEC. 12, 2022

TREE NO.	SPECIES	DBH (IN)	IMPACTED PERCENTAGE	SAVED/LOST	DDH STATUS
1 (#676)	CEDAR	26	20	SAVED	DORMANT, GOOD CONDITION.
2 (#677)	WATER OAK	56	20	SAVED	DORMANT, GOOD CONDITION.
3 (#678)	WATER OAK	47	20	SAVED	DORMANT, FAIR CONDITION.
4 (#683)	PECAN	26	20	SAVED	DORMANT, FAIR CONDITION.

TREE SIZES ARE FROM THE LATEST ARBORIST REPORT

LEGEND

IPF	IRON PIN FOUND	LAND DISTURBANCE BOUNDARY
IPS	1/2" REBAR SET	PROPERTY LINE
OMP	CORRUGATED METAL PIPE	RIGHT OF WAY
R/W	RIGHT OF WAY	TELEPHONE LINE
Q	CENTER LINE	GAS LINE
R	PROPERTY LINE	WATER LINE
FES	FLARED END SECTION	SEWAGE LINE
L.L.L.	LAND LOT LINE	POWER LINE
T.B.M.	TEMPORARY BENCHMARK	FIRE DEPT. LINE
INV.	INVERT ELEVATION	CRIMP TOP PIPE
SMH	SANITARY SEWER MANHOLE	REBAR
PO	POWER POLE	SANITARY LIGHTS
FD	FIRE HYDRANT	DRAIN INLET
LP	LIGHT POLE	SAN. SEWER MANHOLE
ICV	IRRIGATION CONTROL VALVE	SKAVINRY
GP	GEORGIA POWER MANHOLE LID	CLEANOUT
TCM	TELE. COMM. MANHOLE LID	WATER VALVE
GV	GAS VALVE	GUY WIRE
AC	AIR CONDITIONER	NOW OR FORMERLY
N/F	NOW OR FORMERLY	PERC. TEST (BOREHOLE)
PT	PERC. TEST (BOREHOLE)	4x4 TRANSFORMER
W.M.	WATER METER	RAIL ROAD TIE WALL

TREE LEGEND

EX	EX. HARDWOOD TREE
P	PINE TREE
W	WATER TREE
O	OAK TREE



OWNER / DEVELOPER / PRIMARY PERMITEE
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MIKE ESKANDARI
2385 OLD MILTON PKWY
ALPHARETTA, GA 30009
PHONE: (404) 259-8921
NORTHFULTONPHARMACY@GMAIL.COM
CITY OF ALPHARETTA LDP NO. D230016

SITE ZONING: DT-LW (DOWNTOWN LIVE-WORK)
SITE AREA: 1.31 ACRES
DISTURBED AREA: 1.31 ACRES
TAX PARCEL ID: 12 270307480636

ARBORIST NOTES:

- ALL EXISTING TREES, SPECIMEN AND NON-SPECIMEN, COUNTED FOR EDF CREDITS OR FOUND WITHIN TREE SAVE AREAS MUST BE FULLY PRESERVED DURING ALL PHASES OF THIS PROJECT.
- THE CRZ OF SPECIMEN TREES PLUS ALL STREAM BUFFERS SHALL BE PROTECTED WITH WIRE-BACK TREE SAVE FENCING WITH METAL SUPPORT POSTS AND TREE SAVE SIGNAGE.
- INSTALLATION OF THE TREE SAVE FENCE WILL INVOLVE NO TRENCHING.
- TREE SAVE FENCE FOR ENTIRE SITE MUST BE INSTALLED, INSPECTED AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE OR DEMOLITION IS ALLOWED BEFORE TREE SAVE FENCING HAS BEEN INSPECTED AND APPROVED BY CITY ARBORIST.
- ADDITIONAL TREES ALONG THE LIMITS OF DISTURBANCE WITH ENCROACHMENT INTO THE SRP AND DEEMED STRUCTURALLY UNSAFE BY THE CITY ARBORIST OR THE PROJECT ARBORIST MAY BE REQUIRED TO BE REMOVED PRIOR TO CONSTRUCTION.
- ALL ROOTS ENCOUNTERED 12" OR GREATER DURING GRADING OR EXCAVATING OPERATIONS SHALL BE CLEAN OUT UNDER THE DIRECTION OF AN ISA CERTIFIED ARBORIST.
- IT IS THE OWNERS RESPONSIBILITY TO MAINTAIN THE VEGETATION AND REMOVE TRASH AND DEBRIS AROUND THE PERIMETER OF THE PROJECT, ESPECIALLY WITHIN AREAS ADJUTING A PUBLIC ROW, IN ACCORDANCE WITH THE CITY OF ALPHARETTA PROPERTY MAINTENANCE CODES.
- ALL APPROVED REVISIONS TO THE LOCATION OF THE TREE SAVE FENCE NEED TO BE COORDINATED WITH THE LAND DISTURBANCE INSPECTOR PRIOR TO RELOCATION.
- DEMOLITION AND CONSTRUCTION WITHIN THE CRZ OF SAVED TREES SHALL BE COMPLETED UNDER THE SUPERVISION OF AN ISA CERTIFIED ARBORIST.

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

THE CRZ OF SPECIMEN TREES PLUS ALL STREAM AND ZONING BUFFERS SHALL BE PROTECTED WITH WIRE-BACK TREE SAVE FENCING WITH METAL SUPPORT POSTS AND TREE SAVE SIGNAGE PRIOR TO LAND DISTURBANCE. INSTALLATION OF THE TREE SAVE FENCE WILL INVOLVE NO TRENCHING.

NOTE:
EXISTING WATER SERVICE LINES ARE TO BE REMOVED BACK TO THE CORPORATION STOP AT THE MAIN LINE IN THE PRESENCE OF THE FULTON COUNTY INSPECTOR.

NOTE:
ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF BUILDING, OR CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.

NOTE:
ALL EXISTING ONSITE BUILDINGS AND UTILITIES TO BE REMOVED, UNLESS OTHERWISE NOTED. REMOVAL AND ABANDONMENT OF EXISTING CLEANOUTS OR WATER SERVICES TO TAKE PLACE IN THE PRESENCE OF THE FULTON COUNTY INSPECTOR.

NOTE:
A SEPARATE DEMOLITION PERMIT IS REQUIRED PRIOR TO REMOVAL OF HOUSES AND SHED STRUCTURES.

FLOOD HAZARD NOTE:
THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP OF FULTON COUNTY, GEORGIA COMMUNITY PANEL NUMBER 13121C0058F, DATED SEPTEMBER 18, 2013.

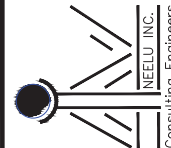
SEE ADDITIONAL NOTES SHEET FOR GENERAL NOTES:

THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE ENGINEER IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.



REVISIONS:					
A	JUN. 03, 23	FOR PERMIT REVIEW			
B	JULY 18, 23	FOR PERMIT REVIEW			
C	SEPT. 4, 23	FOR PERMIT REVIEW			

Neelu, Inc.
601 Basset Ct. SE,
Smyrna, GA 30080
Phone: (770) 312 2014



AVAILON VILLAGE SUBDIVISION
2385 OLD MILTON PARKWAY
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA
FULTON COUNTY PROJECT
NO.: WRN23-033

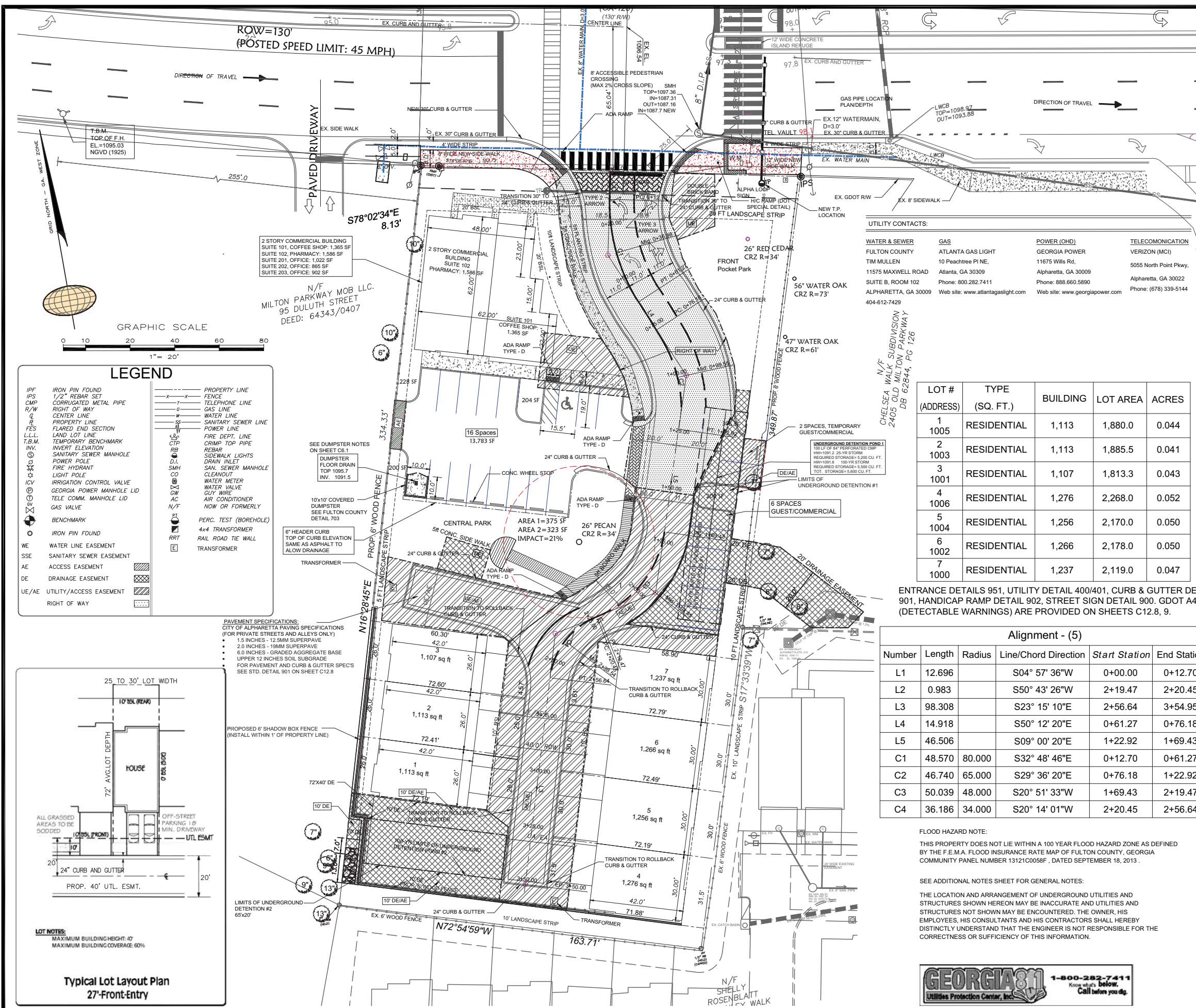


B. M. Fallahi
09/04/23

PROJECT NO: 22-06
DATE: AUG. 16, 2022

EXISTING CONDITIONS
& DEMOLITION PLAN

C2



OWNER / DEVELOPER / PRIMARY PERMITEE
ESKANDARI DYNASTY, LLC.
MIKE ESKANDARI
2385 OLD MILTON PKWY
ALPHARETTA, GA 30009
PHONE: (404) 259-8921
NORTHFULTONPHARMACY@GMAIL.COM
CITY OF ALPHARETTA LDP NO. D230016
SITE ZONING: DT-LW (DOWNTOWN LIVE-WORK)
SITE AREA: 1.31 ACRES
DISTURBED AREA: 0.11 AC., OFFSITE 0.1 AC.
TAX PARCEL ID: 12 270307480636

UTILITY CONTACTS:

WATER & SEWER	GAS	POWER (O&D)	TELECOMUNICATION
FULTON COUNTY TIM MULLEN 11575 MAXWELL ROAD SUITE B, ROOM 102 ALPHARETTA, GA 30009 404-612-7429	ATLANTA GAS LIGHT 10 Peachtree PI NE, Atlanta, GA 30309 Phone: 800.282.7411 Web site: www.atlantagaslight.com	GEORGIA POWER 11675 Wills Rd, Alpharetta, GA 30009 Phone: 888.660.5890 Web site: www.georgiapower.com	VERIZON (MCI) 5055 North Point Pkwy, Alpharetta, GA 30022 Phone: (678) 339-5144

LOT # (ADDRESS)	TYPE (SQ. FT.)	BUILDING	LOT AREA	ACRES
1 1005	RESIDENTIAL	1,113	1,880.0	0.044
2 1003	RESIDENTIAL	1,113	1,885.5	0.041
3 1001	RESIDENTIAL	1,107	1,813.3	0.043
4 1006	RESIDENTIAL	1,276	2,268.0	0.052
5 1004	RESIDENTIAL	1,256	2,170.0	0.050
6 1002	RESIDENTIAL	1,266	2,178.0	0.050
7 1000	RESIDENTIAL	1,237	2,119.0	0.047

ENTRANCE DETAILS 951, UTILITY DETAIL 400/401, CURB & GUTTER DETAIL 901, HANDICAP RAMP DETAIL 902, STREET SIGN DETAIL 900. GDOT A4 (DETECTABLE WARNINGS) ARE PROVIDED ON SHEETS C12.8, 9.

Alignment - (5)					
Number	Length	Radius	Line/Chord Direction	Start Station	End Station
L1	12.696		S04° 57' 36"W	0+00.00	0+12.70
L2	0.983		S50° 43' 26"W	2+19.47	2+20.45
L3	98.308		S23° 15' 10"E	2+56.64	3+54.95
L4	14.918		S50° 12' 20"E	0+61.27	0+76.18
L5	46.506		S09° 00' 20"E	1+22.92	1+69.43
C1	48.570	80.000	S32° 48' 46"E	0+12.70	0+61.27
C2	46.740	65.000	S29° 36' 20"E	0+76.18	1+22.92
C3	50.039	48.000	S20° 51' 33"W	1+69.43	2+19.47
C4	36.186	34.000	S20° 14' 01"W	2+20.45	2+56.64

FLOOD HAZARD NOTE:
THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP OF FULTON COUNTY, GEORGIA COMMUNITY PANEL NUMBER 13121C0058F, DATED SEPTEMBER 18, 2013.

SEE ADDITIONAL NOTES SHEET FOR GENERAL NOTES:
THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE ENGINEER IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

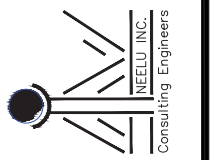


- SITE NOTES:**
- SITE AREA - 1.31 ACRES
OFFICE AREA - 0.60 ACRES
TOWN HOMES AREA - 0.71 ACRES
TOTAL NUMBER OF LOTS/UNITS - 8
 - 7 - REAR ENTRY RESIDENTIAL
1 - TWO STORY OFFICE BUILDING (8,000 SF MAX)
TOWNHOMES AREA DENSITY : 5.34 (8.11 MAX.)
 - MAXIMUM BUILDING HEIGHT - COMMERCIAL 40' OR 2 STORIES;
RESIDENTIAL 40' OR 3 STORIES
 - ZONING-DT-LW (DOWNTOWN LIVE-WORK)
PROPOSED LAND USE - TOWNHOMES AND OFFICE
 - LOT COVERAGE: 65%
 - AMENITY SPACE: 0.13 ACRES (10%)
 - CIVIC SPACE: 0.13 ACRES (10%)
 - BUILDING SETBACKS:
FRONT: 10', SIDE: 0', REAR (NO ALLEY): 3'
 - RIGHT-OF-WAY DEDICATION AREA: 0.4 AC
PARKING SUMMARY:
(RETAIL) 3,500 SF
REQUIRED 1/500 SF = 7 SPACES, (OFFICE) 3,500 SF
REQUIRED 3/1000SF = 11 SPACES
TOTAL PARKING REQUIRED (FOR COMMERCIAL USE) =
18 SPACES (1 HC PARKING), 1 BICYCLE PARKING REQ.
BLDG 200 & 300 - 7 TOWNHOMES (NO GATE)
MIN PER UNIT
4 BEDROOMS, 3.5 BATHROOMS
2 CAR GARAGE, 2 OUTDOOR PARKING
TOTAL PARKING PROVIDED = 20+1 SPACES (1 HC PARKING)

- NOTES:**
- A SEPARATE BUILDING PERMIT WILL BE REQUIRED, ALL WALLS OVER 4'-0" REQUIRE FENCING OR ACCEPTABLE DENSE VEGETATION AT THE TOP PER UDC ARTICLE IV4.45J
 - NO WELLS OR SEPTIC SYSTEM ARE PROPOSED ON-SITE ANY EXISTING SEPTIC SYSTEM TO BE REMOVED PER STATE STANDARDS.
 - INTERNAL GREEN SPACES SHALL INCLUDE STRUCTURES, LANDSCAPING, OR OTHER VISUAL ELEMENTS TO TERMINATE GREEN SPACE THAT ARE OPEN TO ALLEYWAYS WITH FINAL APPROVAL BY STAFF. VISIBLE RETAINING WALLS SHALL BE STONE OR BRICK FACED.
 - THERE ARE NO STATE WATERS WITHIN 200 FEET OF THE SITE.
 - THERE ARE NO WETLANDS ON THE SITE.
 - ALL CURB RADII ARE 5'. UNLESS OTHERWISE NOTES.
 - ALL INTERNAL SUBDIVISION STREETS TO BE 25 MPH.
 - CONTRACTOR SHALL VERIFY ALL GRADES PRIOR TO STARTING WORK. ANY DISCREPANCIES SHALL BE REPORTED, IN WRITING, TO THE OWNERS REPRESENTATIVE.
 - ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF BUILDING, OR CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.
 - PEDESTRIAN LIGHTING MUST BE APPROVED BY STAFF PRIOR TO INSTALLATION.
 - IF SIGNS, STRIPING, AND MODIFICATIONS TO TRAFFIC CONTROL ARE REQUIRED AS PART OF DEVELOPMENT, CONSTRUCTION SHOULD BE COMPLETE AND APPROVED BY THE CITY TRAFFIC ENGINEER PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
 - FOR PAVEMENT AND CURB & GUTTER SPEC'S SEE STD. DETAIL 901 ON SHEET C12.8.

REVISIONS:	FOR PERMIT REVIEW	FOR PERMIT REVIEW	FOR PERMIT REVIEW
A	JUN. 03, 23		
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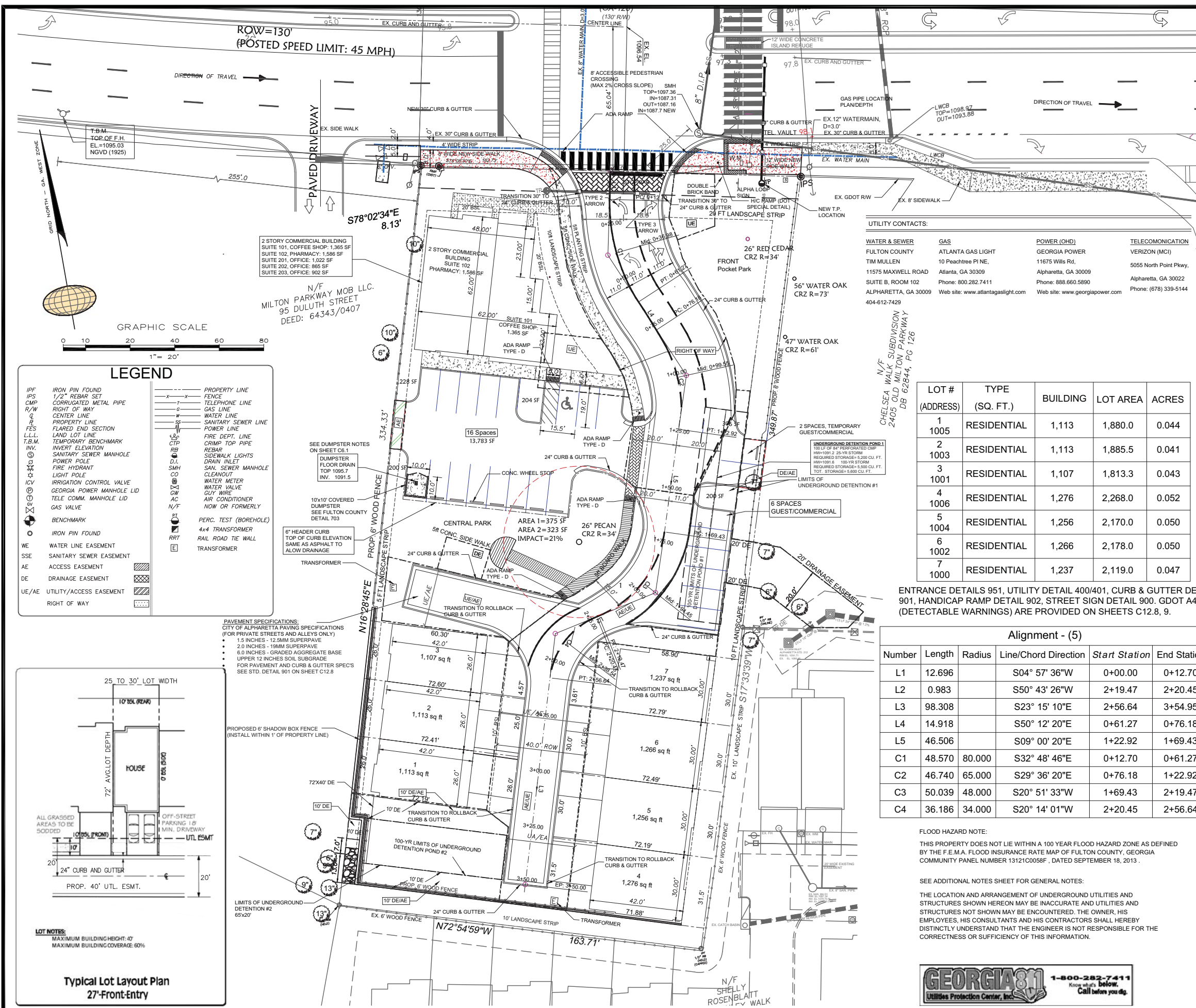


AVALLON VILLAGE SUBDIVISION
2385 OLD MILTON PARKWAY
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA
FULTON COUNTY PROJECT
NO.: WRN23-033

GEORGIA REGISTERED PROFESSIONAL ENGINEER
No. 47672
B. M. Fallahi
09/04/25
PROJECT NO: 22-06
DATE: AUG. 16, 2022

SITE PLAN

C3



OWNER / DEVELOPER / PRIMARY PERMITEE
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MIKE ESKANDARI
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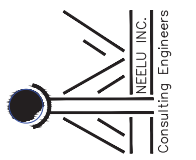
SEE ADDITIONAL NOTES SHEET FOR GENERAL NOTES:
THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE ENGINEER IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

- SITE NOTES:**
- SITE AREA - 1.31 ACRES
OFFICE AREA - 0.80 ACRES
TOWN HOMES AREA - 0.71 ACRES
TOTAL NUMBER OF LOTS/UNITS - 8
 - 7 - REAR ENTRY RESIDENTIAL
1 - TWO STORY OFFICE BUILDING (8,000 SF MAX)
TOWNHOMES AREA DENSITY : 5.34 (8.11 MAX.)
MAXIMUM BUILDING HEIGHT - COMMERCIAL 40' OR 2 STORIES;
RESIDENTIAL 40' OR 3 STORIES
 - ZONING-DT-LW (DOWNTOWN LIVE-WORK)
PROPOSED LAND USE - TOWNHOMES AND OFFICE
 - LOT COVERAGE: 65%
AMENITY SPACE: 0.13 ACRES (10%)
CIVIC SPACE: 0.13 ACRES (10%)
 - BUILDING SETBACKS:
FRONT: 10', SIDE: 0', REAR (NO ALLEY): 3'
 - RIGHT-OF-WAY DEDICATION AREA: 0.4 AC
PARKING SUMMARY:
(RETAIL) 3,500 SF
REQUIRED 1/500 SF = 7 SPACES, (OFFICE) 3,500 SF
REQUIRED 3/1000SF = 11 SPACES
TOTAL PARKING REQUIRED (FOR COMMERCIAL USE) =
18 SPACES (1 HC PARKING), 1 BICYCLE PARKING REQ.
BLDG 200 & 300 - 7 TOWNHOMES (NO GATE)
MIN PER UNIT
4 BEDROOMS, 3.5 BATHROOMS
2 CAR GARAGE, 2 OUTDOOR PARKING
TOTAL PARKING PROVIDED = 20+1 SPACES (1 HC PARKING)

- NOTES:**
- A SEPARATE BUILDING PERMIT WILL BE REQUIRED, ALL WALLS OVER 4'-0" REQUIRE FENCING OR ACCEPTABLE DENSE VEGETATION AT THE TOP PER UDC ARTICLE IV.4.5J
 - NO WELLS OR SEPTIC SYSTEM ARE PROPOSED ON-SITE ANY EXISTING SEPTIC SYSTEM TO BE REMOVED PER STATE STANDARDS.
 - INTERNAL GREEN SPACES SHALL INCLUDE STRUCTURES, LANDSCAPING, OR OTHER VISUAL ELEMENTS TO TERMINATE GREEN SPACE THAT ARE OPEN TO ALLEYWAYS WITH FINAL APPROVAL BY STAFF. VISIBLE RETAINING WALLS SHALL BE STONE OR BRICK FACED.
 - THERE ARE NO STATE WATERS WITHIN 200 FEET OF THE SITE.
 - THERE ARE NO WETLANDS ON THE SITE.
 - ALL CURB RADII ARE 5'. UNLESS OTHERWISE NOTES.
 - ALL INTERNAL SUBDIVISION STREETS TO BE 25 MPH.
 - CONTRACTOR SHALL VERIFY ALL GRADES PRIOR TO STARTING WORK. ANY DISCREPANCIES SHALL BE REPORTED, IN WRITING, TO THE OWNERS REPRESENTATIVE.
 - ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF BUILDING, OR CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.
 - PEDESTRIAN LIGHTING MUST BE APPROVED BY STAFF PRIOR TO INSTALLATION.
 - IF SIGNS, STRIPING, AND MODIFICATIONS TO TRAFFIC CONTROL ARE REQUIRED AS PART OF DEVELOPMENT, CONSTRUCTION SHOULD BE COMPLETE AND APPROVED BY THE CITY TRAFFIC ENGINEER PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
 - FOR PAVEMENT AND CURB & GUTTER SPEC'S SEE STD. DETAIL 901 ON SHEET C12.8.

REVISIONS:		
A	JUN. 03, 23	FOR PERMIT REVIEW
B	JULY 18, 23	FOR PERMIT REVIEW
C	SEPT. 4, 23	FOR PERMIT REVIEW

Neelu, Inc.
601 Basset Ct. SE,
Smyrna, GA 30080
Phone: (770) 312 2014

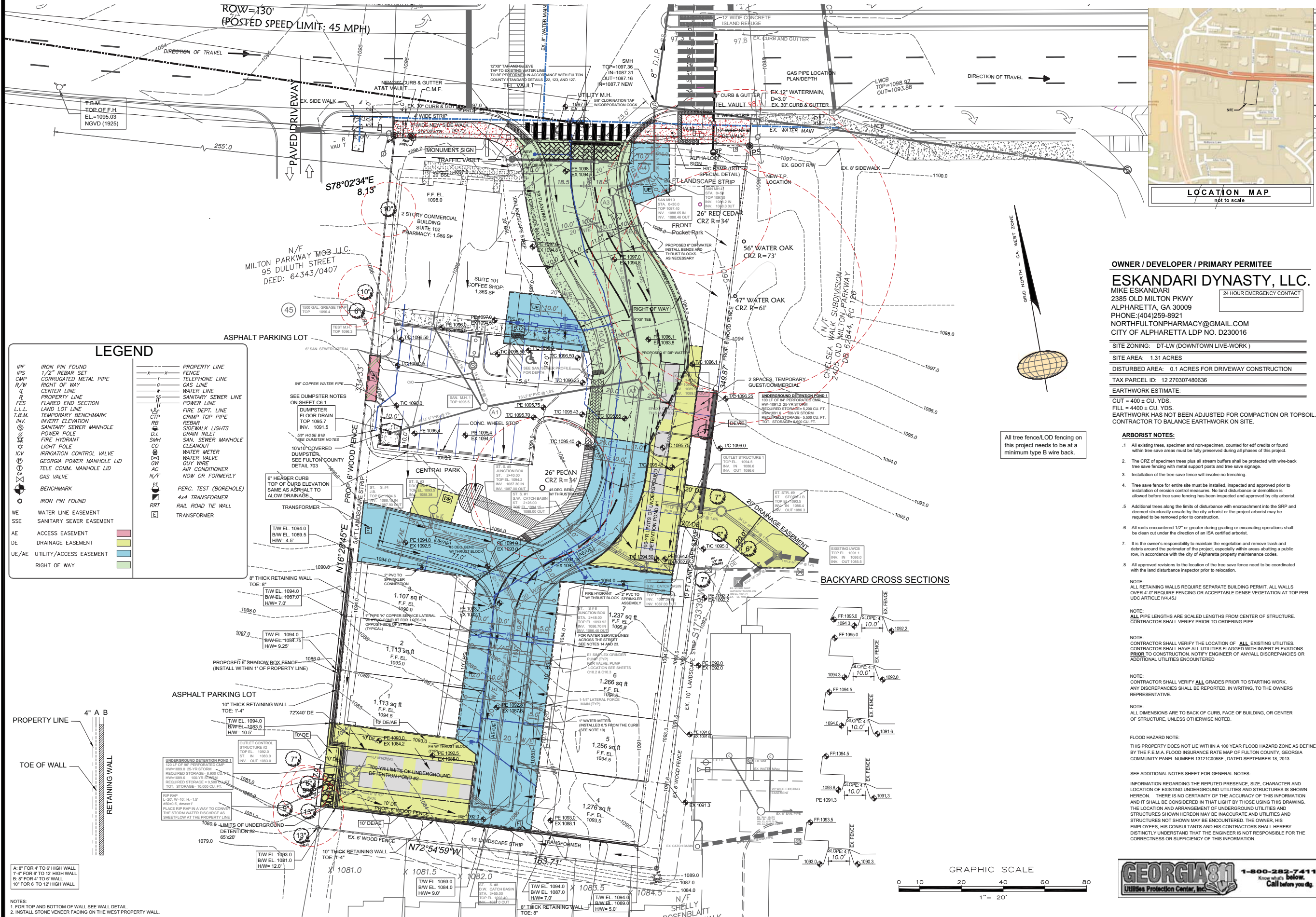


AVOLON VILLAGE SUBDIVISION
2385 OLD MILTON PARKWAY
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA
FULTON COUNTY PROJECT
NO.: WRN23-033

GEORGIA REGISTERED PROFESSIONAL ENGINEER
No. 47672
B. M. Fallahi
09/04/25
PROJECT NO: 22-06
DATE: AUG. 16, 2022

SITE PLAN

C3



OWNER / DEVELOPER / PRIMARY PERMITEE
ESKANDARI DYNASTY, LLC.
MIKE ESKANDARI
2385 OLD MILTON PKWY
ALPHARETTA, GA 30009
PHONE: (404) 259-8921
NORTHFULCONPHARMACY@GMAIL.COM
CITY OF ALPHARETTA LDP NO. D230016

SITE ZONING: DT-LW (DOWNTOWN LIVE-WORK)
SITE AREA: 1.31 ACRES
DISTURBED AREA: 0.1 ACRES FOR DRIVEWAY CONSTRUCTION
TAX PARCEL ID: 12 270307480636
EARTHWORK ESTIMATE:
CUT = 400 ± CU. YDS.
FILL = 400 ± CU. YDS.
EARTHWORK HAS NOT BEEN ADJUSTED FOR COMPACTION OR TOPSOIL.
CONTRACTOR TO BALANCE EARTHWORK ON SITE.

ARBORIST NOTES:

- All existing trees, specimen and non-specimen, counted for edf credits or found within tree save areas must be fully preserved during all phases of this project.
- The CRZ of specimen trees plus all stream buffers shall be protected with wire-back tree save fencing with metal support posts and tree save signage.
- Installation of the tree save fence will involve no trenching.
- Tree save fence for entire site must be installed, inspected and approved prior to installation of erosion control measures. No land disturbance or demolition is allowed before tree save fencing has been inspected and approved by city arborist.
- Additional trees along the limits of disturbance with encroachment into the SRP and deemed structurally unsafe by the city arborist or the project arborist may be required to be removed prior to construction.
- All roots encountered 12" or greater during grading or excavating operations shall be clean cut under the direction of an ISA certified arborist.
- It is the owner's responsibility to maintain the vegetation and remove trash and debris around the perimeter of the project, especially within areas abutting a public road, in accordance with the city of Alpharetta property maintenance codes.
- All approved revisions to the location of the tree save fence need to be coordinated with the land disturbance inspector prior to relocation.

NOTE:
ALL RETAINING WALLS REQUIRE SEPARATE BUILDING PERMIT. ALL WALLS OVER 4'-0" REQUIRE FENCING OR ACCEPTABLE DENSE VEGETATION AT TOP PER UDC ARTICLE IV.4.5J

NOTE:
CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES. CONTRACTOR SHALL HAVE ALL UTILITIES FLAGGED WITH INVERT ELEVATIONS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES OR ADDITIONAL UTILITIES ENCOUNTERED

NOTE:
CONTRACTOR SHALL VERIFY ALL GRADES PRIOR TO STARTING WORK. ANY DISCREPANCIES SHALL BE REPORTED, IN WRITING, TO THE OWNERS REPRESENTATIVE.

NOTE:
ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF BUILDING, OR CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.

FLOOD HAZARD NOTE:
THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP OF FULTON COUNTY, GEORGIA COMMUNITY PANEL NUMBER 131210058F, DATED SEPTEMBER 18, 2013.

SEE ADDITIONAL NOTES SHEET FOR GENERAL NOTES:

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE ENGINEER IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

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

REVISIONS:					
A	JUN. 03, 23	FOR PERMIT REVIEW			
B	JULY 18, 23	FOR PERMIT REVIEW			
C	SEPT. 4, 23	FOR PERMIT REVIEW			

Neelu, Inc.
601 Basset Ct. SE
Smyrna, GA 30080
Phone: (770) 312 2014

NEELU INC.
Consulting Engineers

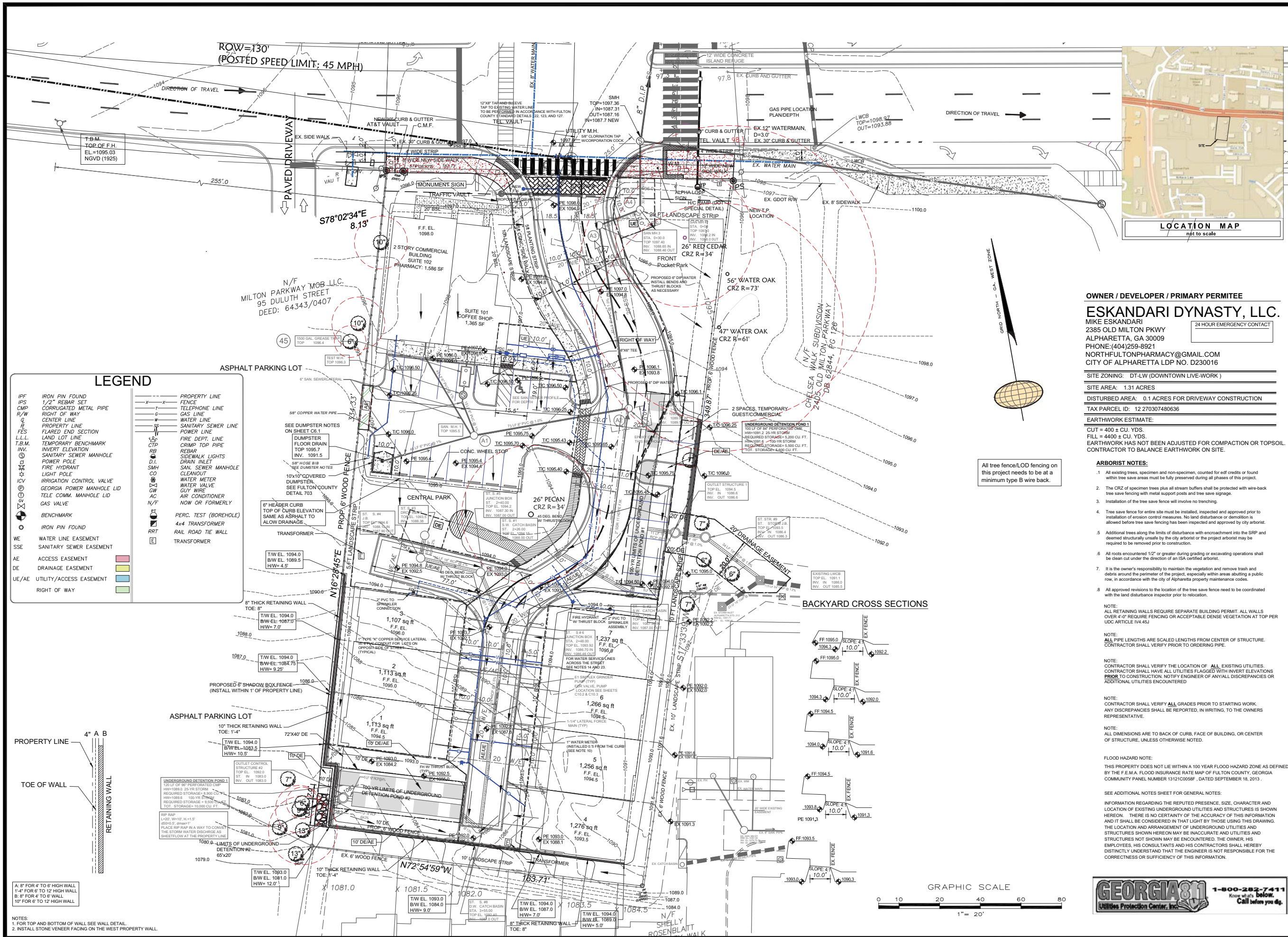
AVALON VILLAGE SUBDIVISION
2385 OLD MILTON PARKWAY
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA
FULTON COUNTY PROJECT
NO.: WRN23-033

GEORGIA
REGISTERED
No. 47672
PROFESSIONAL
ENGINEER
B. M. Fallahi
09/04/25

PROJECT NO: 22-06
DATE: AUG. 16, 2022

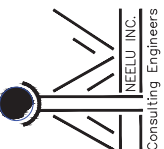
OVERALL GRADING & DRAINAGE PLAN

C4



REVISIONS:			
A	JUN. 03, 23	FOR PERMIT REVIEW	
B	JULY 18, 23	FOR PERMIT REVIEW	
C	SEPT. 4, 23	FOR PERMIT REVIEW	

Neelu, Inc.
601 Basset Ct., SE.
Smyrna, GA 30080
Phone: (770) 312 2014



AVALON VILLAGE SUBDIVISION
2385 OLD MILTON PARKWAY
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA
FULTON COUNTY PROJECT
NO.: WRN23-033

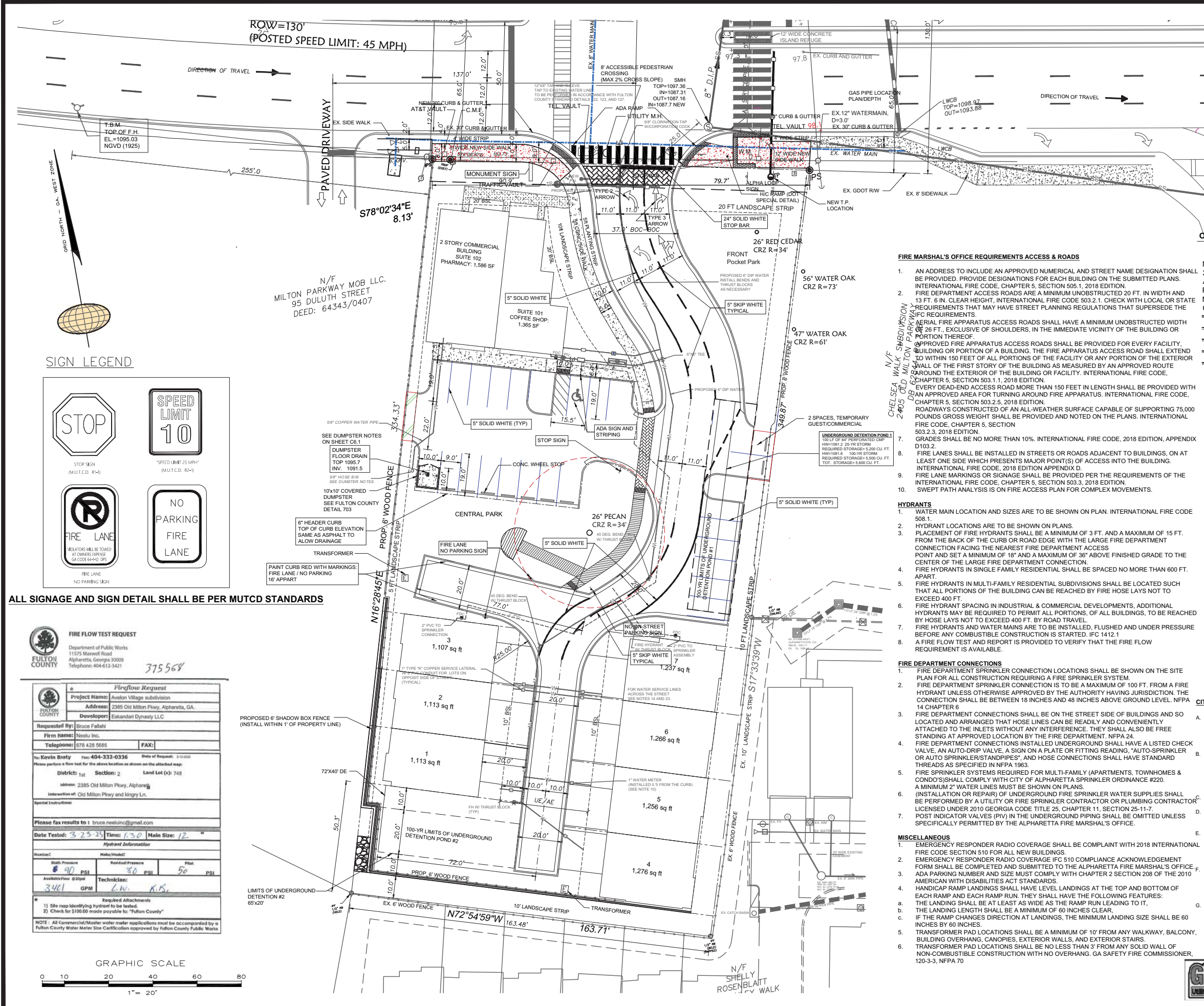


B. M. Fallahi
09/04/23

PROJECT NO: 22-06
DATE: AUG. 16, 2022

OVERALL GRADING
& DRAINAGE PLAN

C4



OWNER / DEVELOPER / PRIMARY PERMITEE
ESKANDARI DYNASTY, LLC.
MIKE ESKANDARI
2385 OLD MILTON PKWY
ALPHARETTA, GA 30009
PHONE: (404) 259-8921
NORTHFULTONPHARMACY@GMAIL.COM
CITY OF ALPHARETTA LDP NO. D230016

24 HOUR EMERGENCY CONTACT
(404) 259-8921

SITE ZONING: DT-LW (DOWNTOWN LIVE-WORK)
SITE AREA: 1.31 ACRES
DISTURBED AREA: 0.1 ACRES FOR DRIVEWAY CONSTRUCTION
TAX PARCEL ID: 12 270307480636

- SITE NOTES:**
- SITE AREA - 1.31 ACRES
OFFICE AREA - 0.60 ACRES
TOWNHOMES AREA - 0.71 ACRES
 - TOTAL NUMBER OF LOTS/UNITS - 8
7 - REAR ENTRY RESIDENTIAL
1 - TWO STORY OFFICE BUILDING (8,000 SF MAX)
 - TOWNHOMES AREA DENSITY - 5.34 (6.11 MAX.)
 - MAXIMUM BUILDING HEIGHT- 40'
 - ZONING-DT-LW (DOWNTOWN LIVE-WORK)
 - PROPOSED LAND USE - TOWNHOMES AND OFFICE
 - LOT COVERAGE: 65%
 - AMENITY SPACE: 0.13 ACRES (10%)
 - CIVIC SPACE: 0.13 ACRES (10%)
 - BUILDING SETBACKS:
FRONT: 10', SIDE: 0', REAR (NO ALLEY): 3'
 - RIGHT-OF-WAY DEDICATION AREA: 0.4 AC
PARKING SUMMARY:
(RETAIL) 3,400 SF.
REQUIRED 1/500 SF = 7 SPACES, (OFFICE) 3,400 SF.
REQUIRED 3/1000 SF = 11 SPACES
TOTAL PARKING REQUIRED (FOR COMMERCIAL USE.)
= 18 SPACES (1 HC PARKING), 1 BICYCLE PARKING REQ.
BLDG 200 & 300- 7 TOWNHOMES (NO GATE)
MIN PER UNIT
4 BEDROOMS, 3.5 BATHROOMS
2 CAR GARAGE, 2 OUTDOOR PARKING
TOTAL PARKING PROVIDED = 20+1 SPACES (1 HC PARKING)

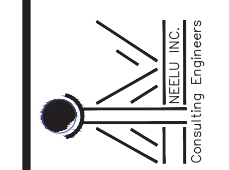
CITY OF ALPHARETTA TRAFFIC ENGINEERING NOTES:

- CONTRACTOR IS TO PROVIDE THE CITY OF ALPHARETTA ENCROACHMENT PERMIT FOR ALL WORK WITHIN THE GDOT R.O.W. ANY TRAFFIC SIGNAL OR UTILITY RELOCATIONS WILL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER.
- ALL UTILITY LOCATES AND RELOCATIONS, AND OR DAMAGE WILL BE THE RESPONSIBILITY OF THE DEVELOPER/CONTRACTOR. DEVELOPER/CONTRACTOR MUST CONTACT CITY OF ALPHARETTA LOCATE PERSONNEL DIRECTLY FOR TRAFFIC SIGNAL UTILITY LOCATES. (PHONE 678.297.6200)
- ALL REQUIRED TRAFFIC SIGNAL MUST MEET MUTCD STANDARDS.
- ALL REQUIRED TRAFFIC STRIPING MUST MEET MUTCD AND GDOT PLAN SPECIFICATIONS AND MUST BE THERMO-PLASTIC
- PROVIDE ALL REQUIRED DETAILS ON PLANS (H/C AND SIGNAGE DETAILS). GENERAL NOTE - ALL H/C RAMP FORMS MUST BE APPROVED BY CITY LAND DISTURBANCE INSPECTOR PRIOR TO CONCRETE POUR.
- IF SIGNS, STRIPING, AND MODIFICATIONS TO TRAFFIC CONTROL ARE REQUIRED AS A PART OF DEVELOPMENT, CONSTRUCTION SHOULD BE COMPLETE AND APPROVED BY THE CITY TRAFFIC ENGINEER PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- IF SIGNALIZATION OR SIGNAL MODIFICATIONS ARE REQUIRED AS A PART OF DEVELOPMENT, CONSTRUCTION SHOULD BE COMPLETE AND APPROVED BY THE CITY TRAFFIC ENGINEER PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.



REVISIONS:		FOR PERMIT REVIEW
A	JUN. 03, 23	FOR PERMIT REVIEW
B	JULY 18, 23	FOR PERMIT REVIEW
C	SEPT. 4, 23	FOR PERMIT REVIEW

Neelu, Inc.
601 Basset Ct. SE,
Smyrna, GA 30080
Phone: (770) 312 2014

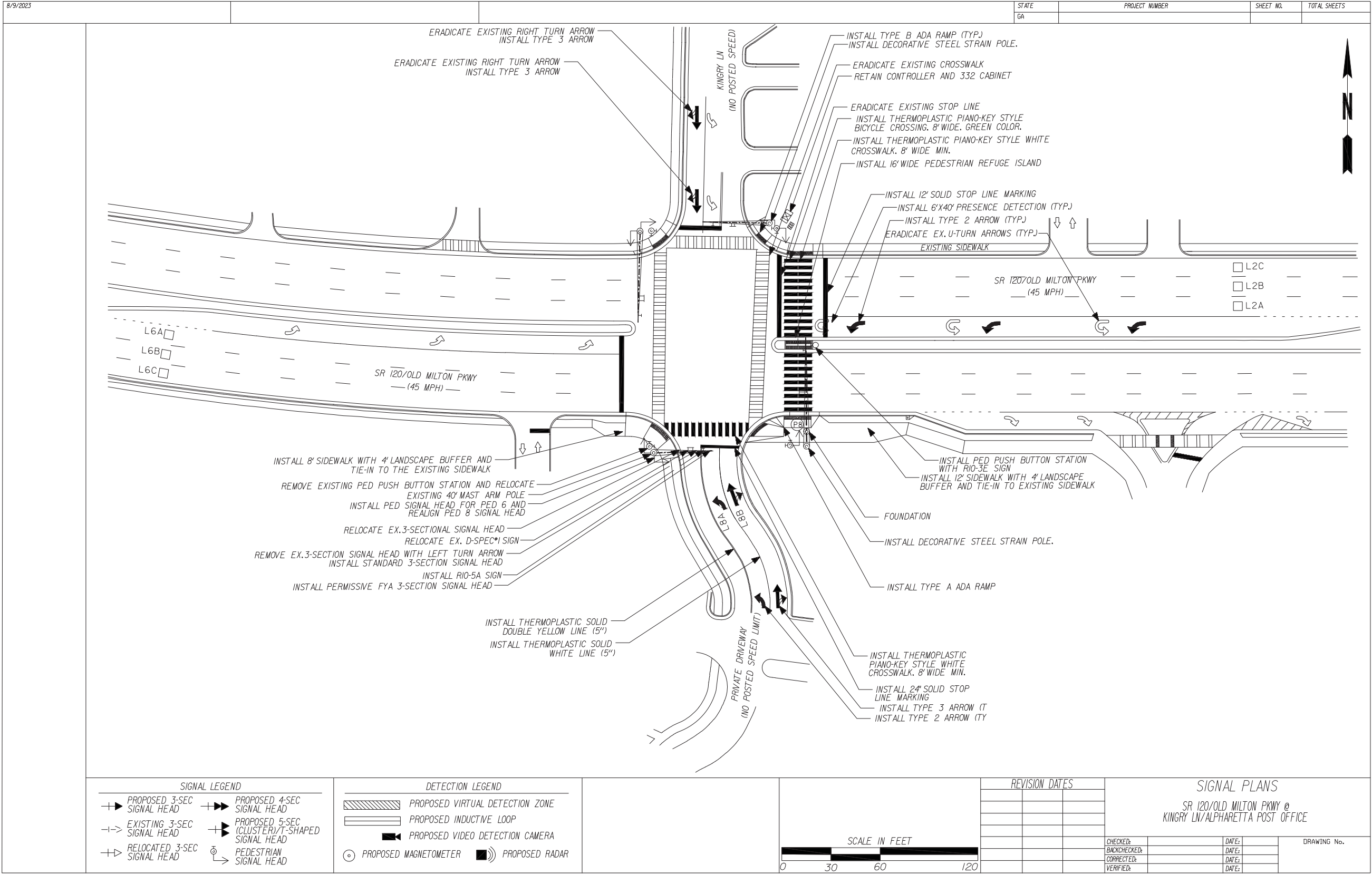


AVALON VILLAGE SUBDIVISION
2385 OLD MILTON PARKWAY
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA
FULTON COUNTY PROJECT
NO.: WRN23-033



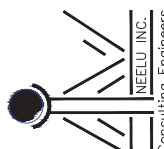
B. M. Fallahi
09/04/23
PROJECT NO: 22-06
DATE: AUG. 16, 2022

SIGNAGE STRIPING & FIRE ACCESS PLAN
C5



REVISIONS:	FOR PERMIT REVIEW	FOR PERMIT REVIEW
A	JUN. 03, 23	
B	SEPT. 4, 23	

Neelu, Inc.
601 Basset Ct. SE,
Smyrna, GA 30080
Phone: (770) 312 2014



AVALON VILLAGE SUBDIVISION
2385 OLD MILTON PARKWAY
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA
FULTON COUNTY PROJECT
NO.: WRN23-033

GEORGIA REGISTERED PROFESSIONAL ENGINEER
No. 47672
B. M. FALLAHI
09/04/23

PROJECT NO: 22-06
DATE: AUG. 16, 2022

SIGNAL PLAN

C9.6



SUMMARY

AREAS/USE

1ST FLOOR- 3,400SF RETAIL
 2ND FLOOR 3,400SF OFFICE

BUILDING HEIGHT

ALLOWED

40FT
 3 STORIES

PROPOSED

32FT
 2 STORIES

EXTERIOR VENEER

ROOF- SIGLE PLY MEMBRANE,
 >2FT HIGH PARAPETS
 WALLS BRICK VENEER, STUCCO, STONE

FIRE PROTECTION

Building to be fully Sprinklered per NFPA13

BLDG 100 STREET VIEW



100

AVALON VILLAGE-

Live-Work DEVELOPMENT
 2385 Old Milton- ALPHARETTA GA

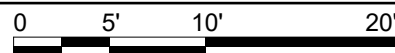
Architect
KSi
 design group
 678-438-4759, KSIdesign@outlook.com

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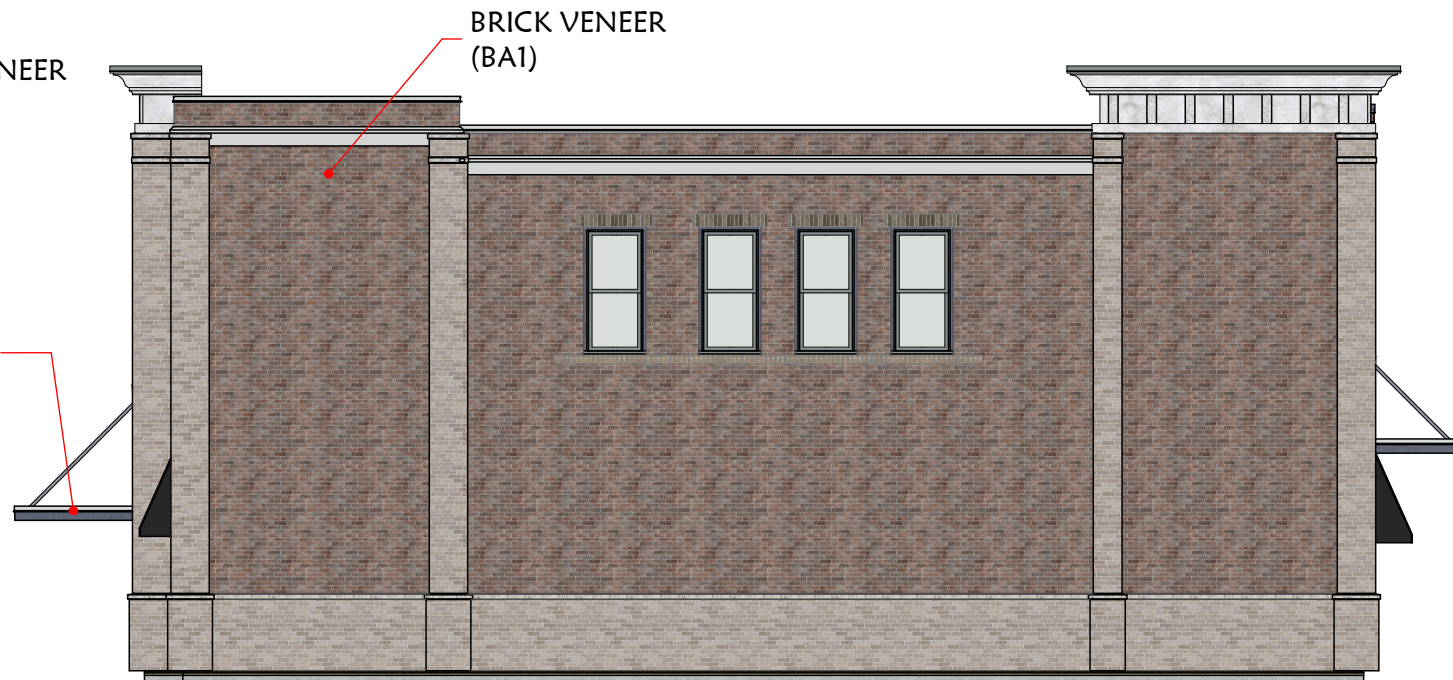
1 FRONT(OLD MILTON) Elevation

SCALE: 1" = 10'



BRICK VENEER (BA2)

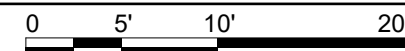
METAL AWNING (PAINTED BLACK)



BRICK VENEER (BA1)

4 RIGHT SIDE Elevation

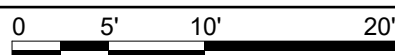
SCALE: 1" = 10'



BRICK VENEER (LIMEWASH BRICK)

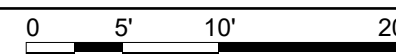
2 LEFT SIDE Elevation

SCALE: 1" = 10'



3 REAR Elevation

SCALE: 1" = 10'



BUILDING ELEVATIONS



100.1

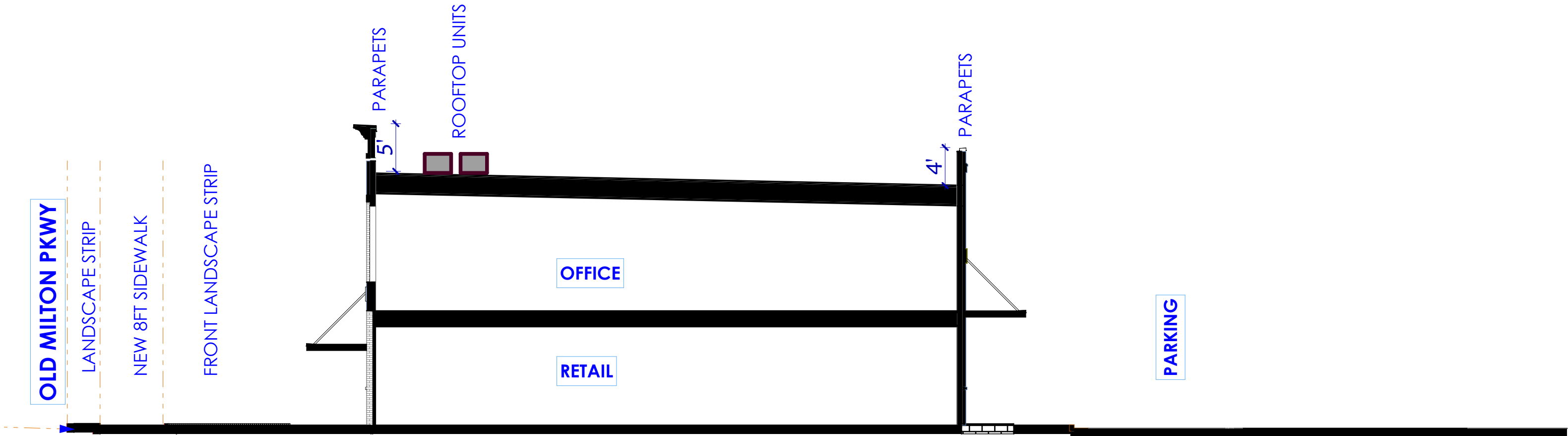
9/5/2023

AVALON VILLAGE-

Live-Work DEVELOPMENT
2385 Old Milton- ALPHARETTA GA

Architect
KSi
design group
678-438-4759,
KSidesign@outlook.com

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BLDG 100- SITE LINE



100.2

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Live-Work DEVELOPMENT
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9/5/2023



FRONT VIEW- BLDG 200



TH2.1

9/4/2023

AVALON VILLAGE-

Live-Work DEVELOPMENT
2385 Old Milton- ALPHARETTA GA

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KSi
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678-438-4759,

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Elevations- BLDG 200

TH2.2

9/4/2023

AVALON VILLAGE-

Live-Work DEVELOPMENT
2385 Old Milton- ALPHARETTA GA

Architect
KSi
design group
678-438-4759,

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Elevations- BLDG 200





FRONT VIEW- BLDG 300



TH3.1

9/5/2023

AVALON VILLAGE-

Live-Work DEVELOPMENT
2385 Old Milton- ALPHARETTA GA

Architect
KSi
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678-438-4759,
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Elevations- BLDG 300

TH3.2

9/5/2023

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Live-Work DEVELOPMENT
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KSi
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Elevations- BLDG 300

TH3.3

9/5/2023

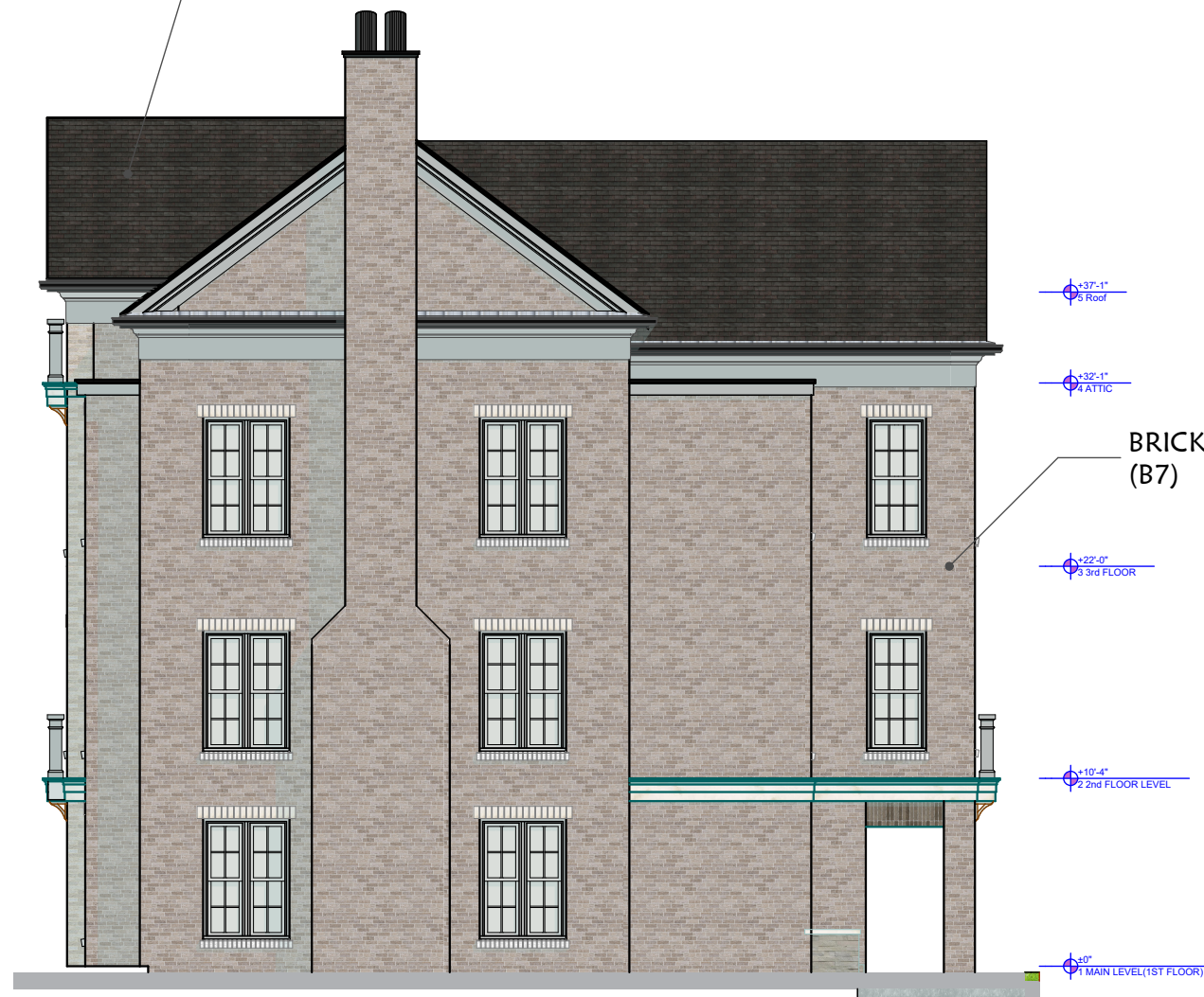
AVALON VILLAGE-

Live-Work DEVELOPMENT
2385 Old Milton- ALPHARETTA GA

Architect
KSi
design group
678-438-4759,

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KSidesign@outlook.com

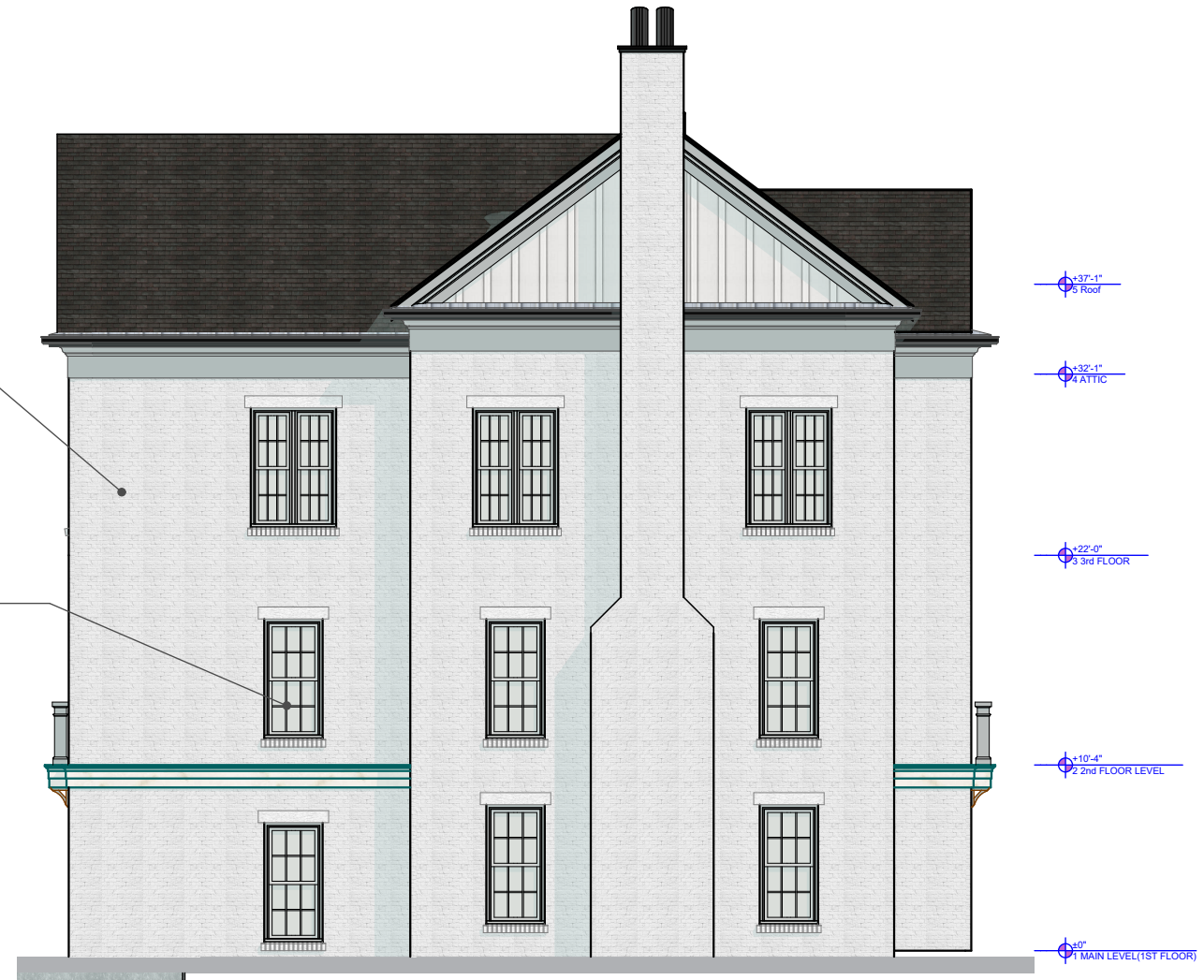
ARCHITECTURAL ASPHALT SHINGELS
TYP. ALL TOWN HOMES



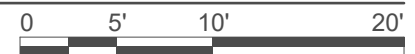
2 STREET SIDE Elevation
SCALE: 1" = 10'



BRICK VENEER (B4)
ALUM. CLAD WOOD WINDOWS



1 LEFT SIDE Elevation
SCALE: 1" = 10'



Elevations- BLDG 300



TH3.4

9/5/2023

AVALON VILLAGE-

Live-Work DEVELOPMENT
2385 Old Milton- ALPHARETTA GA

Architect
KSi
design group
678-438-4759,

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CEMENT SIDING



SIDING COLORS

S2

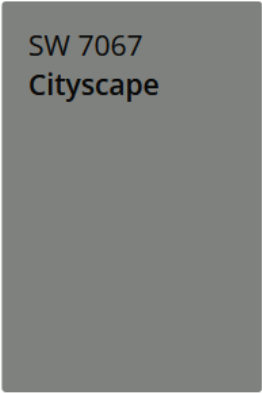
S5

S6



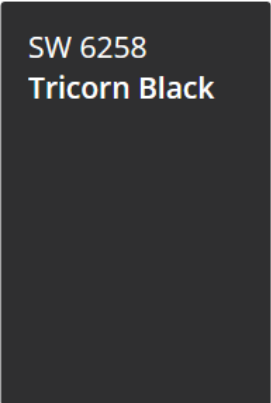
PAINT

TRIM



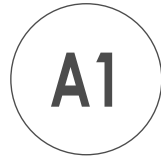
Window Frame,
Trim/Columns
BALUSTARDES/RAILING

METALS



GUTTERS,
DOWNSPOUTS
COPING

EXTERIOR VENEER



9/5/2023

AVALON VILLAGE-

Live-Work DEVELOPMENT
2385 Old Milton- ALPHARETTA GA

COMMERCIAL BRICK

B1



GENERAL SHALE- SPANISH MOSS BLEND

B4



GENERAL SHALE- CARDOBA

B3



GENERAL SHALE- CORTEZ

B7



GENERAL SHALE- WINTERHAVEN

BA2



TRIANGLE BRICK- LINVILLE

BA1



TRIANGLE BRICK- SOUTHAMPTON



GENERAL SHALE- WINTERHAVEN

STONE VENEER-
BASE/GARAGE LEVEL



HORIZON STONE- HANDCRAFTED HERMITAGE

Shingles- Existing House



Weathered wood



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678-438-4759, KSIdesign@outlook.com

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: Eskandari Dynasti, LLC.

Location Address: 501 S. Main Street, Alpharetta, GA. 30009

Mailing Address: 501 S. Main Street, Alpharetta, GA. 30009

City: Alpharetta State: GA. Zip Code: 30009 - _____

Contact for All Notifications: Samwle Kimani

Contact Telephone: 678 438 4759 - _____ Mobile Telephone: 678 438 4759 - _____

Fax: _____ - _____ Email: KSidesign@outlook.com

Contact's Relation to Business: Architect

This Application For (Check all that apply):

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

Application Fees:

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

All other reviews \$ 300.00

Legal Advertising Requirement \$ 175.00

Total Due _____

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



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: Eskandari Dynasti, LLC.

Physical Address: 501 S. Main Street, Alpharetta, GA. 30009

Mailing Address: 501 S. Main Street, Alpharetta, GA. 30009

City: Alpharetta State: GA. Zip Code: 30009 -

Owner Telephone: 404 - 259 - 8921 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): Moslem Eskandari Date: 7-29-2023

Owner Signature: Moslem Eskandari

Property Information:

Address (If Assigned) : 2385 Old Milton Pkwy, Alpharetta, GA.

Tax ID or Map Reference Number: 12 270307480636

Land Lot(s): 748 District: 1st Section: 2nd

Existing Zoning of Property: DT-LW Existing Uses of Property: Residential

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?

This Developments matches others in the area in terms of scale(Low rise mixed used centers), style and Exterior veneers (Brick veneers with cement siding and stone accent).

The Retail center has flat roof with parapets to conceal rooftop units, while the residential units have pitched roof with Architectural Asphalt Shingles. Traditional Divide light windows are used both in the commercial and residential buildings.

The commercial Center will house a cafe, a pharmacy and small office suites to server the local neighborhood.

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?

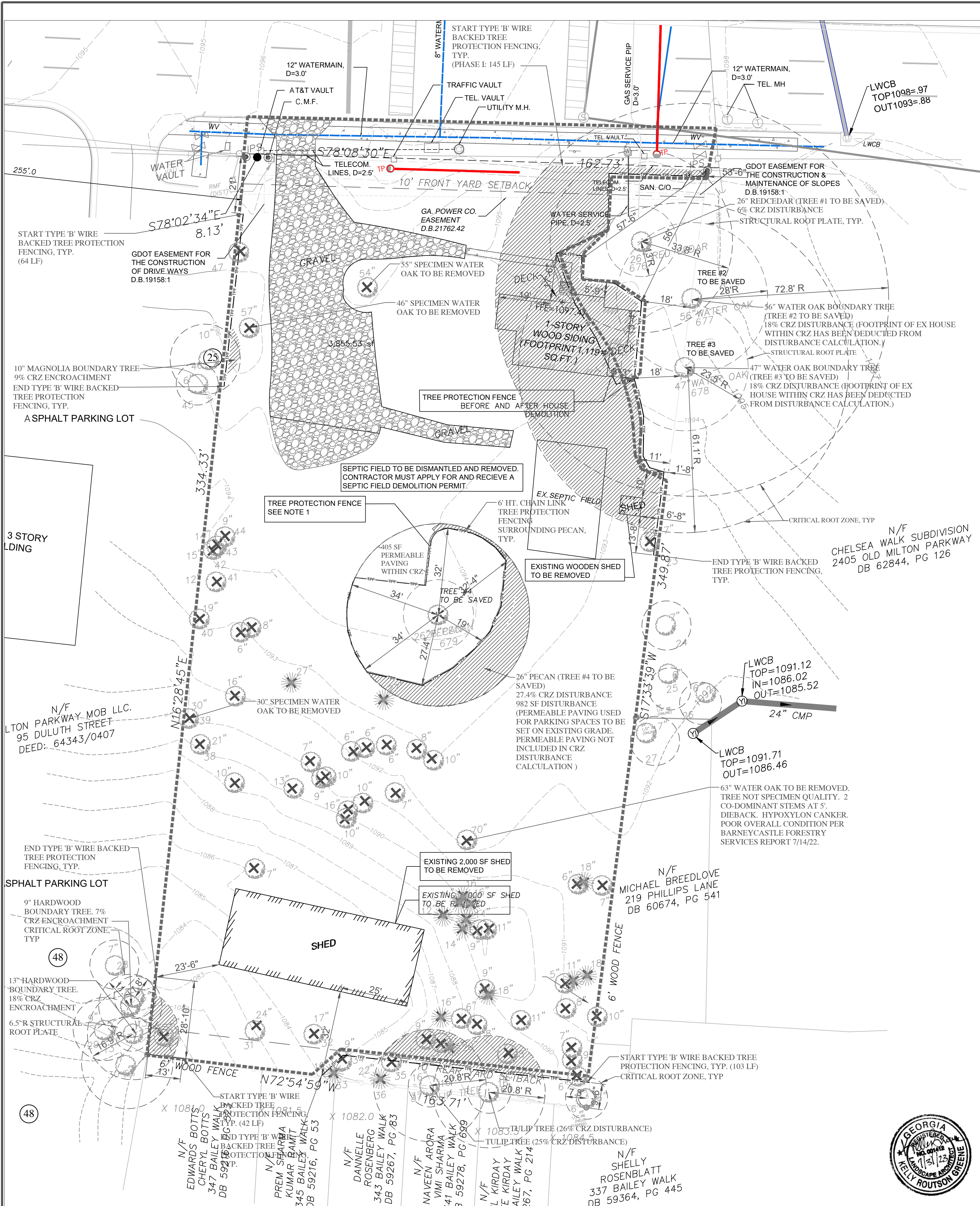
- | | | |
|---|---|---|
| ☐ Georgian | ☐ Shingle | ☐ French Colonial |
| ☐ Federal / Adam | ☐ Folk Victorian | ☐ French Eclectic |
| ☒ Greek Revival | ☐ Romanesque | ☐ French New Traditional |
| ☐ Neoclassical | ☐ Italianate | |
| ☐ Stick | ☐ Tudor Eclectic | |
| ☐ Queen Anne | ☐ Beaux Arts | |

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

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

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.



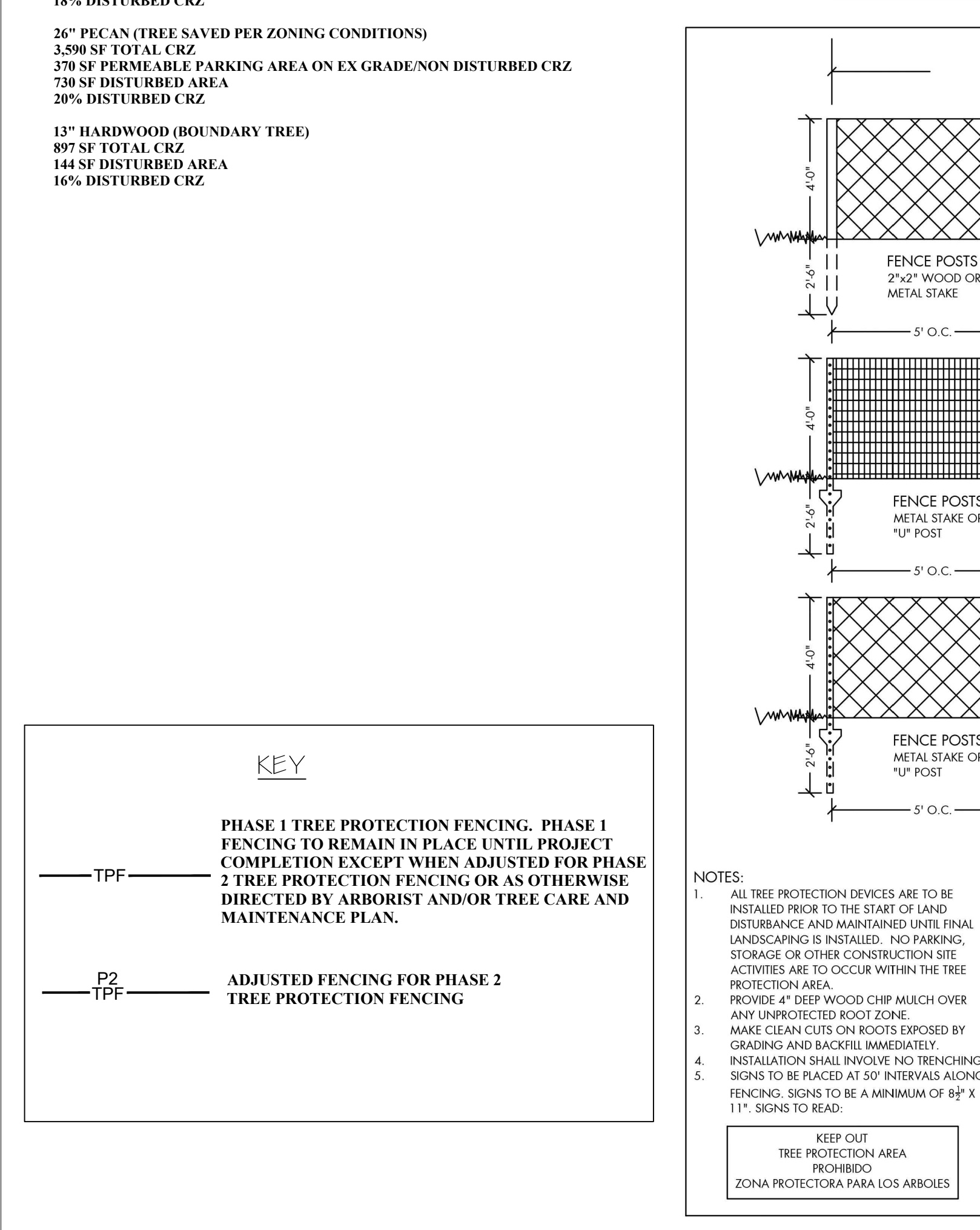
LANDSCAPE REQUIREMENTS:		
SITE IS ZONED: DT-LW (DOWNTOWN LIVE-WORK)		
REFER TO NOTES SHEET C1 FOR DETAILS REGARDING APPROVED ZONING CONDITIONS AND DESIGN REVIEW BOARD COMMENTS AND REQUIREMENTS.		
SITE MUST PROVIDE FOR A TREE DENSITY OF 130 INCHES PER ACRE.		
1.31 ACRES x 130 INCHES = 170.3 INCHES REQUIRED		
SDF - EDF = RDF		
THEREFORE THE FOLLOWING CALCULATION APPLIES. PLEASE REFER TO TABLES AND CALCULATIONS BELOW FOR ADDITIONAL INFORMATION.		
170.3 SDF - 162 EDF = 8.3 RDF		
TABLES FOR UNIT DENSITY:		
EXISTING TREES:		
TREES TO BE PRESERVED PER ITEM 14 CITY COUNCIL MEETING DEC. 12, 2022:		
DBH	SPECIES	TREE #
26"	RED CEDAR (SPECIMEN)	1
26"	PECAN (SPECIMEN)	4
ADDITIONAL PRESERVED TREES ON-SITE:		
6"	HARDWOOD	0.2% CRZ DISTURBANCE
16"	TULIP TREE	25% CRZ DISTURBANCE, ARBORIST PRESCRIPTION REQUIRED, NOT COUNTED TOWARD UNIT DENSITY.
16"	TULIP TREE	26% CRZ DISTURBANCE, ARBORIST PRESCRIPTION REQUIRED, NOT COUNTED TOWARD UNIT DENSITY.
6"	NON SPECIMEN INCHES PRESERVED ON-SITE	
DENSITY CREDIT CALCULATIONS:		
• 2 X INCHES FOR EACH SPECIMEN TREE SAVED		
• 1 X INCHES FOR EACH TREE SAVED PER CITY REQUEST / RECOMMENDATION		
THEREFORE THE FOLLOWING APPLIES:		
26"	RED CEDAR (SPECIMEN) 26" X 2 =	52" DENSITY CREDIT
26"	(SAVED PER ZONING CONDITIONS) 26" X 1 =	26" DENSITY CREDIT
26"	PECAN (SPECIMEN) 26" X 2 =	52" DENSITY CREDIT
26"	(SAVED PER ZONING CONDITIONS) 26" X 1 =	26" DENSITY CREDIT
156" TOTAL SPECIMEN DENSITY CREDITS		
156" SPECIMEN DENSITY CREDITS + 6" NON SPECIMEN DENSITY PRESERVED = 162" EXISTING DENSITY FACTOR		
SPECIMEN TREES REMOVED:		
DBH	SPECIES	RECOMPENSE MULTIPLIER
52"	WATER OAK	(X 2)
54"	WATER OAK	(X 2)
30"	WATER OAK	(X 2)
425" TOTAL REPLACEMENT INCHES REQUIRED		
(96) SPECIMEN RECOMPENSE INCHES PROVIDED (REFER TO PLANT SCHEDULE ON TREE REPLACEMENT PLAN) THEREFORE THE FOLLOWING APPLIES:		
425" SPECIMEN REPLACEMENT INCHES REQUIRED		
- 96" SPECIMEN RECOMPENSE INCHES PROVIDED ON-SITE		
367" SPECIMEN RECOMPENSE INCHES TO BE PLANTED ON ANOTHER SITE OR PAID TO THE CITY OF ALPHARETTA TREE FUND AS DIRECTED BY CITY ARBORIST.		
CRITICAL ROOT ZONE IMPACT FOR SAVED TREES ON-SITE AND BOUNDARY TREES:		
26" RED CEDAR (TREE SAVED PER ZONING CONDITIONS)		
3,589 SF TOTAL CRZ		
207 SF EX HOUSE REMOVED AND CHANGED TO PERVIOUS		
204 SF DISTURBED AREA BEYOND EX HOUSE TO BE REMOVED		
6% DISTURBED CRZ		
56" WATER OAK (BOUNDARY TREE SAVED PER ZONING CONDITIONS)		
16,650 SF TOTAL CRZ		
1,556 SF EX HOUSE REMOVED AND CHANGED TO PERVIOUS		
2,159 SF DISTURBED AREA BEYOND EX HOUSE TO BE REMOVED		
13% DISTURBED CRZ		
47" WATER OAK (BOUNDARY TREE SAVED PER ZONING CONDITIONS)		
11,728 SF TOTAL CRZ		
1,314 SF EX HOUSE REMOVED AND CHANGED TO PERVIOUS		
2,159 SF DISTURBED AREA BEYOND EX HOUSE TO BE REMOVED		
18% DISTURBED CRZ		
26" PECAN (TREE SAVED PER ZONING CONDITIONS)		
3,590 SF TOTAL CRZ		
370 SF PERMEABLE PARKING AREA ON EX GRADE/NON DISTURBED CRZ		
730 SF DISTURBED AREA		
20% DISTURBED CRZ		
13" HARDWOOD (BOUNDARY TREE)		
897 SF TOTAL CRZ		
144 SF DISTURBED AREA		
16% DISTURBED CRZ		

ALL TREE CRITICAL ROOT ZONES ARE DENOTED AT A RADIUS OF 1.5 TIMES THE DBH

ALL TREE STRUCTURAL ROOT PLATES ARE DENOTED AT 0.9 TIMES THE DBH

TREE PROTECTION FENCING SHALL BE THE FIRST ITEM INSTALLED ON-SITE

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



CITY OF ALPHARETTA GENERAL NOTES:

IF THERE ARE INCONSISTENCIES BETWEEN ANY ITEMS ON THESE PLANS THE MORE STRICT INTERPRETATION OF THOSE REQUIREMENTS SHALL BE FOLLOWED. PLEASE CONTACT THE CITY ARBORIST FOR ANY INTERPRETATION.

PRIOR TO THE TREE SAVE FENCE INSPECTION PROVIDE THE CITY ARBORIST WITH PROOF OF PRE-PAYMENT OF THE REQUIRED TREE CARE PLAN TO A REPUTABLE TREE CARE COMPANY.

TREE SAVE FENCE AND SIGNAGE FOR ENTIRE SITE MUST BE INSTALLED, INSPECTED AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE OR DEMOLITION IS ALLOWED BEFORE THIS INSPECTION AND APPROVAL HAS OCCURRED.

THE CRZ OF SPECIMEN TREES PLUS ALL BUFFERS SHALL BE PROTECTED WITH WIRE-BACK TREE SAVE FENCING WITH METAL SUPPORT POSTS OR CHAIN LINK AND TREE SAVE SIGNAGE.

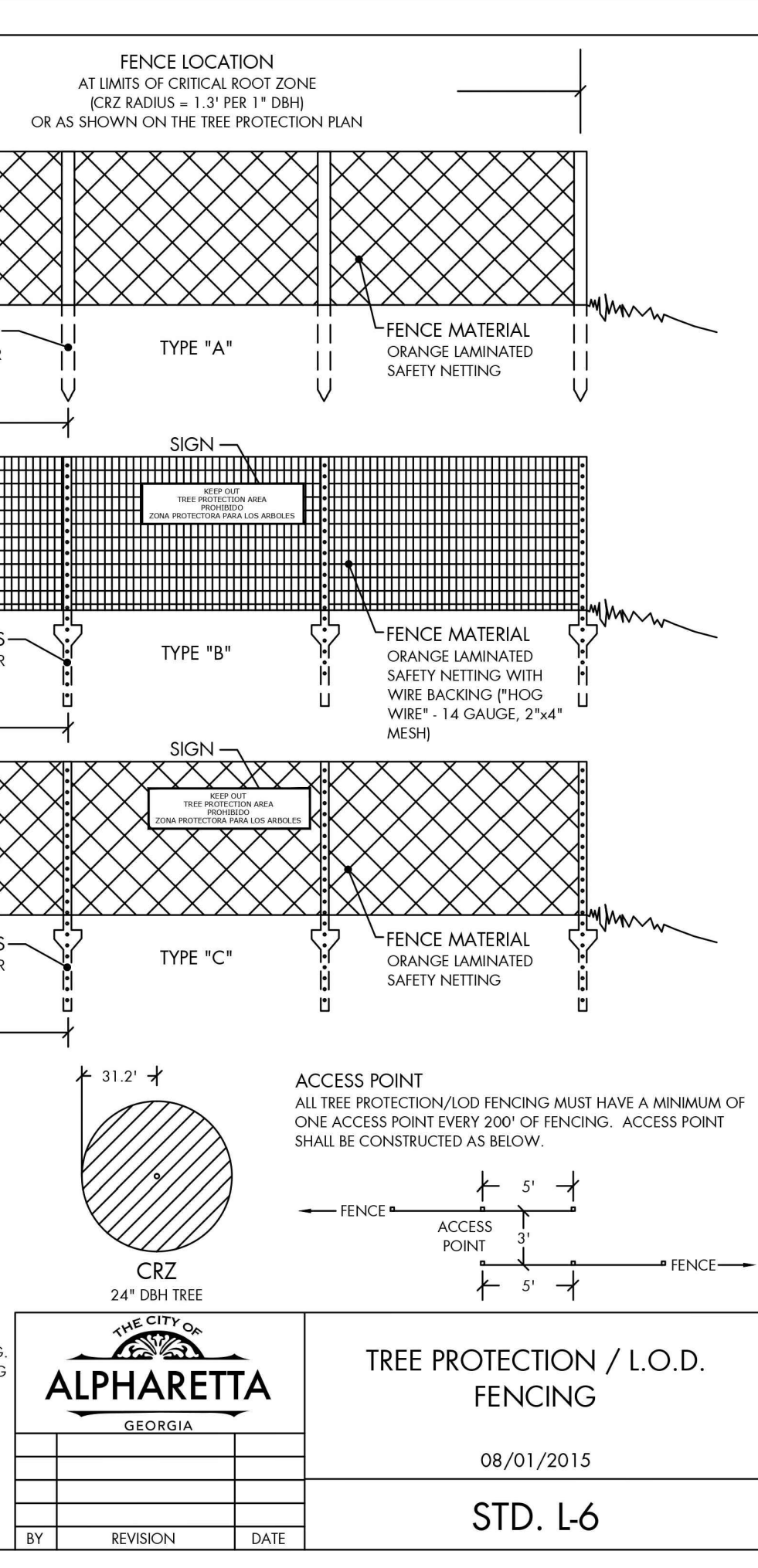
INSTALLATION OF THE TREE SAVE FENCE WILL INVOLVE NO TRENCHING.

ALL EXISTING TREES IDENTIFIED FOR PRESERVATION OR FOUND WITHIN TREE SAVE AREAS MUST BE FULLY PROTECTED DURING ALL PHASES OF THIS PROJECT.

ADDITIONAL TREES ALONG THE LIMITS OF DISTURBANCE WITH ENCROACHMENT INTO THE SRP AND DEEMED STRUCTURALLY UNSAFE BY THE CITY ARBORIST OR THE PROJECT ARBORIST MAY BE REQUIRED TO BE REMOVED PRIOR TO CO.

ALL ROOTS ENCOUNTERED 1\"/>

DEVELOPER SHALL SAVE THE FOLLOWING SPECIMEN TREES: #676 (26\"/>



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Atlanta, Georgia 31119
404.285.6595
www.greenrootsdesign.com

Prepared by:

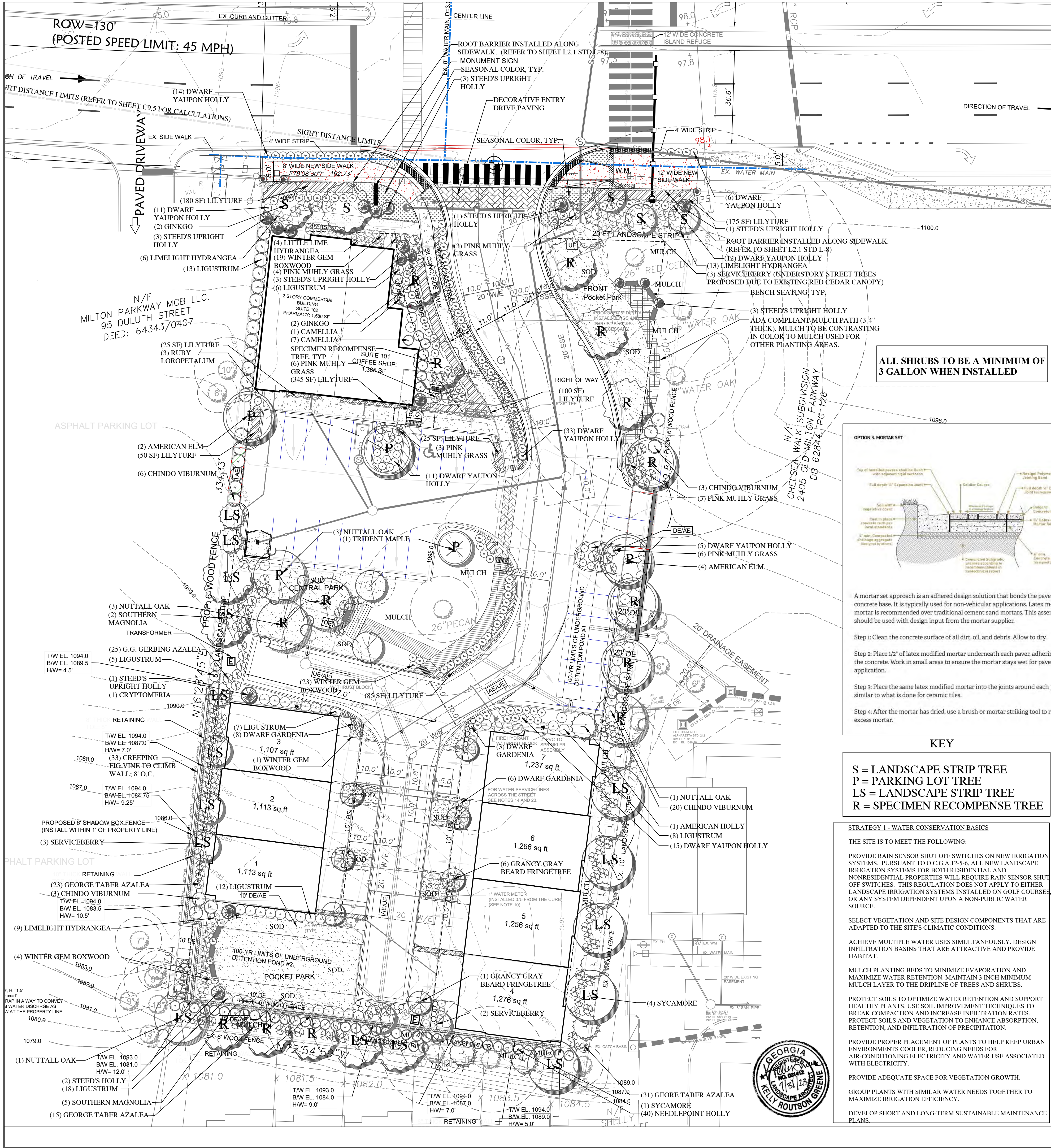
Graphic SCALE (in feet) 1"=20'-0"
0' 20' 40'

Project/Client:
AVALON VILLAGE SUBDIVISION
CITY OF ALPHARETTA
FULTON COUNTY

Drawing Date: May 30, 2023
Revised: July 31, 2023 - Address City Comments

Sheet Title:
TREE PROTECTION PLAN

Sheet Number:
L1.0



PLANT SCHEDULE:

QTY.	COMMON NAME	BOTANICAL NAME	SIZE / HEIGHT	TO
2	GINKGO (RECOMPENSE)	GINKGO BILOBA	4" CAL. / 12-14'	2
2	GINKGO	GINKGO BILOBA	4" CAL. / 12-14'	8
4	SOUTHERN MAGNOLIA (RECOMPENSE)	MAGNOLIA GRANDIFLORA	4" CAL. / 12-14'	16
2	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA	4" CAL. / 9-10'	12
2	NUTTALL OAK (RECOMPENSE)	QUERCUS NUTTALLI	4" CAL. / 12-14'	8
2	NUTTALL OAK	QUERCUS NUTTALLI	4" CAL. / 9-10'	12
2	AMERICAN ELM (RECOMPENSE)	ULMUS AMERICANA	4" CAL. / 12-14'	12
2	AMERICAN ELM	ULMUS AMERICANA	2" CAL. / 9-10'	6
1	TRIDENT MAPLE	ACER RUPESTRANS	2" CAL. / 9-10'	2
2	SYCAMORE	PLATANUS OCCIDENTALIS	4" CAL. / 12-14'	2
2	AMELANCHIER ARBOREA	AMELANCHIER ARBOREA	2" CAL. / 9-10'	2
2	SERVICEBERRY	AMELANCHIER ARBOREA	2" CAL. / 9-10'	10
10	AMERICAN HOLLY	ILEX OPACA	2" CAL. / 9-10'	2
7	GRANCY GRAYBEARD FRINGETREE	CHICANTHUS VIRGINICUS	2" CAL. / 9-10'	14
42	TOTAL TREES PLANTED FOR UNIT DENSITY (NON RECOMPENSE TREES)			111
14	TOTAL TREES PLANTED FOR SPECIMEN RECOMPENSE			56

(14) 4" CALIPER TREES PLANTED FOR RECOMPENSE @ 56 TOTAL INCHES

- NO MORE GENUS.
- NO LESS TREES.
- NO LESS UNLESS

LANDSCAPE REQUIREMENTS & NOTES:

STREETSCAPE AND LANDSCAPE STRIPS:

SPACING OF STREET TREES IS BASED ON THE AVERAGE CANOPY SPREAD OF THE SPECIES SELECTED FROM THE CITY'S APPROVED TREE LIST. CANOPY SPREAD IS NOTED IN THE APPROVED TREE LIST. THEREFORE THE FOLLOWING APPLIES:
170.62 LF STREET FRONTAGE - 50 LF DRIVEWAY = 120.62 LF
120.62 LF / 45 TREE CANOPY SPREAD = 2.68 = (3) SHADE STREET TREES REQUIRED. DUE TO EXISTING CEDAR TO BE SAVED OVERHEAD POWER LINES AND UNDERGROUND UTILITIES, UNDERSTORY TREES HAVE BEEN PROPOSED.

IF THE SPACING OF SHADE TREES EXCEEDS 25 FEET ON-CENTER, IT IS RECOMMENDED TO FILL IN THE GAPS BETWEEN EACH SHADE TREE WITH UNDERSTORY TREES.

SPACING OF SHADE TREES SHALL NOT EXCEED 40' ON-CENTER.

SHADE TREES SHALL BE A MINIMUM OF 4" CALIPER; ORNAMENTAL TREES SHALL BE A MINIMUM OF 3" CALIPER. THE USE OF A COMBINATION OF SHADE TREES AND ORNAMENTAL TREES IS RECOMMENDED.

IT IS DESIRABLE TO PLANT TREES AND SHRUBS WITHIN THE BEAUTY STRIP ALONG ROADWAYS TO PROVIDE A SEPARATION BETWEEN PEDESTRIANS AND VEHICULAR TRAFFIC.

STREET TREES SHALL BE PRUNED OR HAVE A CLEAR TRUNK TO A MINIMUM HEIGHT OF 7 FEET.

(1) SHADE TREE, MINIMUM OF 4" CALIPER, SHALL BE PROVIDED FOR EVERY 50 LINEAR FEET OF LANDSCAPE STRIP THEREFORE THE FOLLOWING APPLIES:

349.87 LF EAST LANDSCAPE STRIP - 130 LF BOUNDARY TREES CRZ = 219.87 LF
219.87 LF / 50 LF = 4.40 = (4) SHADE TREES REQUIRED.

163.71 LF SOUTH LANDSCAPE STRIP / 50 LF = 3.27 = (3) SHADE TREES REQUIRED

334.33 LF WEST LANDSCAPE STRIP / 50 LF = 6.69 = (7) SHADE TREES REQUIRED. ONE EVERGREEN TREE HAS BEEN PROVIDED IN LIEU OF A SHADE TREE DUE TO ALLOTTE PLANTING SPACE.

SHRUBS SHALL BE PROVIDED IN ALL LANDSCAPE STRIPS. SHRUBS SHALL BE A MINIMUM OF 2' TALL AT TIME OF PLANTING. SHRUBS LOCATED IN LANDSCAPE STRIPS MAY BE USED TO MEET THE PARKING LOT SCREENING REQUIREMENT.

STREET LIGHTS AND PEDESTRIAN LIGHTS SHALL NOT CONFLICT WITH TREE LOCATIONS AND SHALL BE A MINIMUM OF 20 FEET AWAY FROM A TREE WHERE PRACTICAL.

CONSTRUCTION WITHIN THE CRZ OF SAVED SPECIMEN TREES SHALL BE COMPLETE UNDER THE SUPERVISION OF AN ISA CERTIFIED ARBORIST.

PARKING LOT LANDSCAPING:

A 200 SQUARE FOOT WIDE LANDSCAPE STRIP ISLAND AT THE END OF EACH PARKING BAY IS REQUIRED

A 200 SQUARE FOOT ISLAND IS REQUIRED EVERY 72 FEET OF SINGLE PARKING LENGTH.

ONE SHADE TREE REQUIRED IN EACH PARKING ISLAND. ISLAND DEPTH FOR TREES MUST BE 3' DEEP OR 6 INCHES GREATER THAN THE HEIGHT OF THE ROOTBALL AND BACKFILLED WITH A MINIMUM OF 600 CUBIC FEET OF FRABLE SOIL.

ISLANDS 400 SQUARE FEET OR LARGER AND CORNER ISLANDS SHALL BE PLANTED WITH A LARGE OVERSTORY TREE.

PARKING LOT TREES MUST BE 2" CALIPER MINIMUM AT TIME OF PLANTING AND HAVE A CLEAR TRUNK TO A MINIMUM HEIGHT OF 6 FEET.

THE REMAINDER OF A LANDSCAPE ISLAND SHALL BE PLANTED WITH SHRUBS, ORNAMENTAL GRASSES, AND GROUND COVERS AND MULCH SHALL BE APPLIED. TURF GRASS WILL NOT BE ACCEPTED.

UTILITIES AND LIGHTING ARE NOT ALLOWED WITHIN REQUIRED PARKING LOT LANDSCAPE ISLANDS.

TREES PLANTED AT THE HEAD OF ANY PARKING STALLS MUST BE LOCATED IN LINE WITHIN THE PARKING STALL STRIPING TO PREVENT VEHICLES DAMAGING THE TRUNKS.

SHRUBS SHALL BE 2 FEET TALL AT TIME OF PLANTING; 2 ROWS DEP AND SHALL PROVIDE A SCREEN WITHIN 3 YEARS OF PLANTING.

CONDITIONS REQUIRED BY THE CITY AS APPLIES SPECIFICALLY TO TREES AND LANDSCAPING. FOR A FULL LIST OF CONDITIONS, PLEASE REFER TO SHEET C1.

4' PLANTER (BEAUTY STRIP) PLANTED WITH STREET TREES AND/OR SHRUBS (SUBJECT TO STAFF AND DDOT APPROVAL). SOIL AREA AROUND STREET TREES SHALL BE PLANTED WITH EVERGREEN ORNAMENTAL GRASSES, GROUND COVERS AND/OR SHRUBS.

MINIMUM 20' LANDSCAPE STRIP BUILDING SETBACK PROVIDED ALONG OLD MILTON PARKWAY. LANDSCAPE STRIPS SHALL BE PLANTED WITH SHADE TREES AS A CONTINUATION OF WHAT HAS BEEN PLANTED OR DESIGNED IN THE DOWNTOWN AND OUTSIDE OF UTILITY EASEMENTS AND OVERHEAD UTILITIES, AS APPROVED BY DRB.

A MINIMUM 10' LANDSCAPE STRIP SHALL BE REQUIRED ALONG BOTH SIDES OF INTERNAL STREET, NOT INCLUDING THE ALLEY. LANDSCAPE STRIPS SHALL BE EXCLUSIVE OF UTILITIES AND EASEMENTS, EXCEPT THAT IF FULTON COUNTY REQUIRES AN UNENCUMBERED EASEMENT SHRUBS SHALL REPLACE TREE REQUIREMENTS ON ONE SIDE OF STREET.

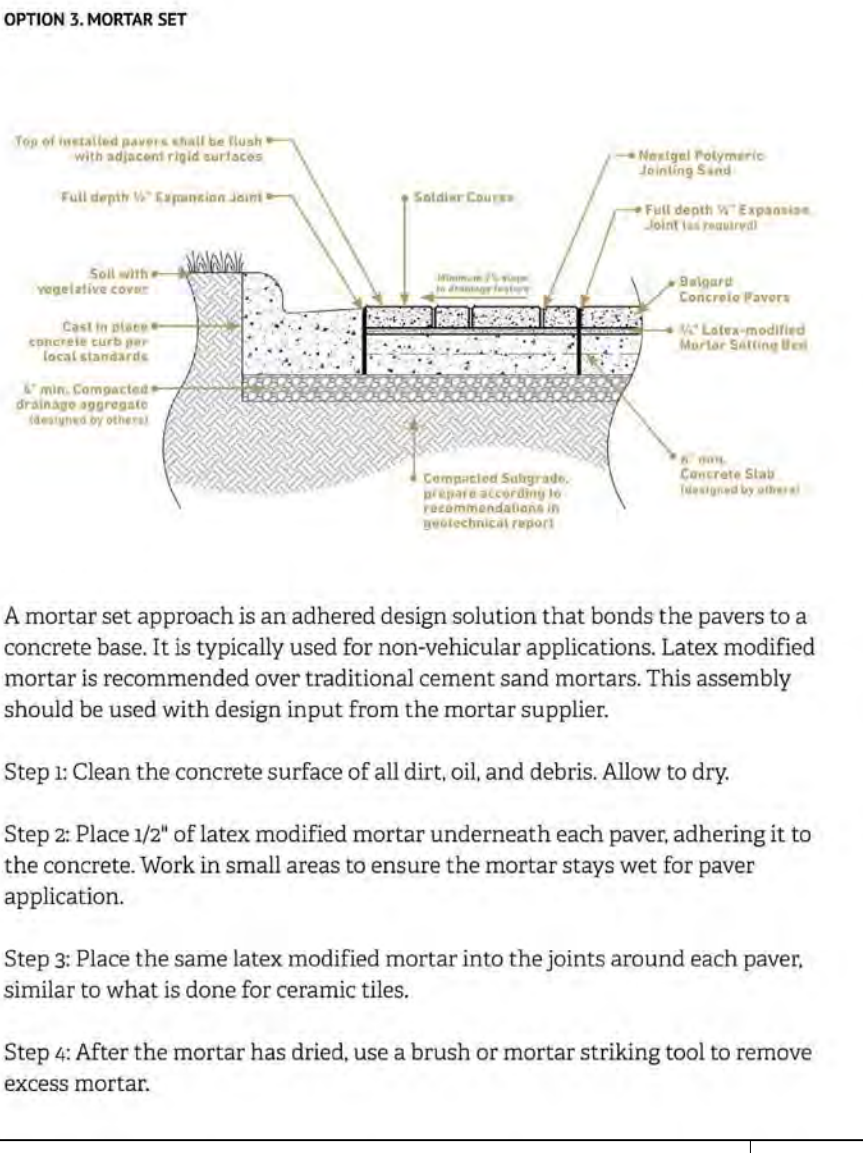
LANDSCAPE STRIPS ALONG THE WEST, SOUTH AND EAST PROPERTY LINES SHALL BE PLANTED WITH A DOUBLE ROW OF EVERGREEN AND HARDWOOD TREES AND SHRUBS ADJACENT TO THE ON-SITE TOWNHOMES AND ADJACENT TO THE RESIDENTIAL PORTION OF CHELSEA WALK, AS APPROVED BY DRB.

PROJECT ENTRANCE SHALL INCLUDE A DECORATIVE PAVEMENT APRON, LANDSCAPING AND HARDSCAPE, AS APPROVED BY DRB.

OPEN SPACE SHALL BE DEVELOPED SUBSTANTIALLY SIMILAR TO THE SITE PLAN PREPARED BY KSI DESIGN GROUP, L.A. AS APPROVED BY STAFF. OPEN SPACE SHALL BE DEVELOPED WITH A PARK-LIKE SETTING AND DECORATIVE LANDSCAPE, HARDSCAPE AND SEATING. LANDSCAPE SHALL INCLUDE PLANT SELECTIONS PROMOTING THE HISTORIC DOWNTOWN.

CREeping VINES SHALL BE PLANTED TO COVER RETAINING AND LOW WALLS, AS APPROVED BY DRB.

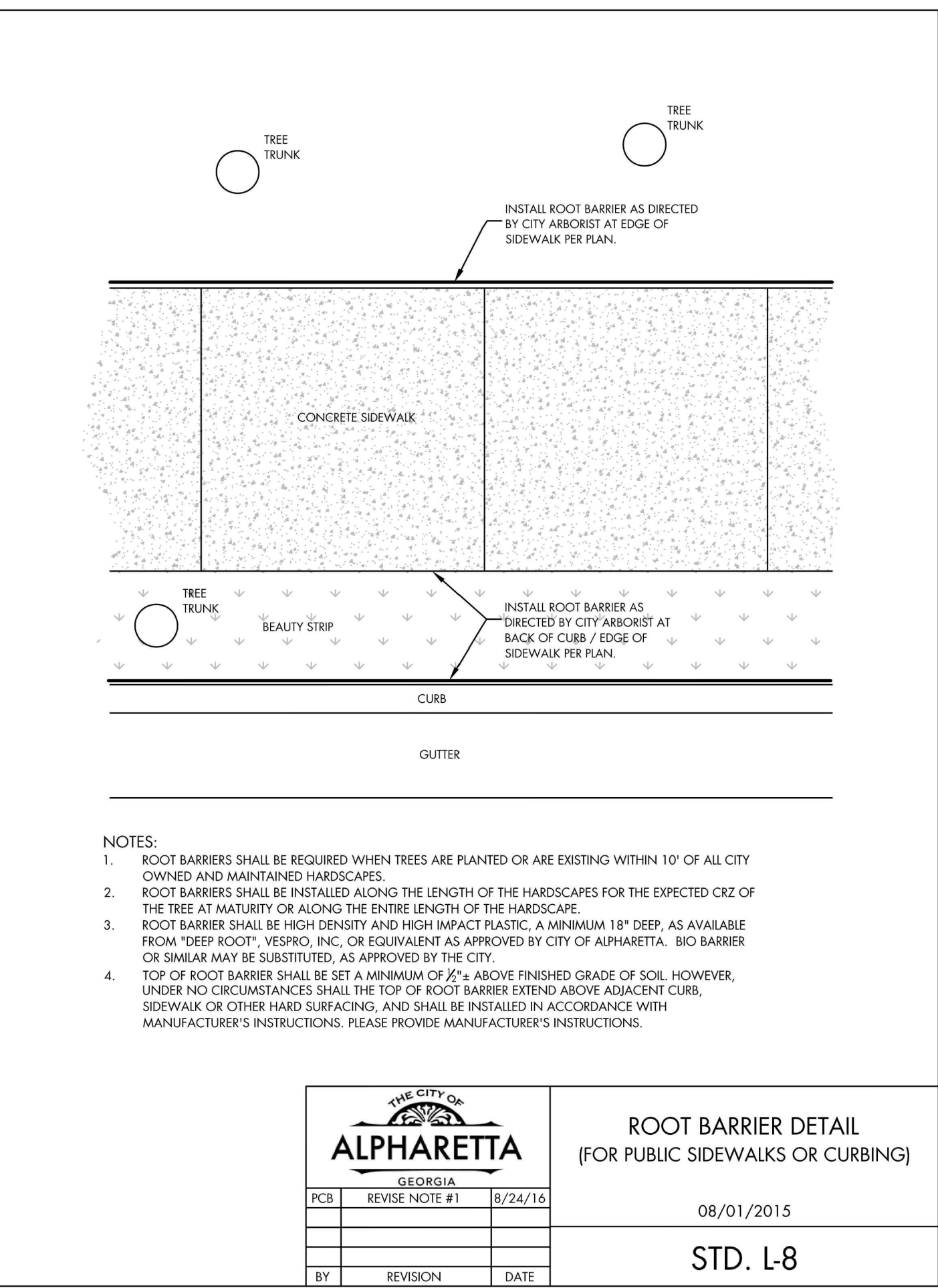
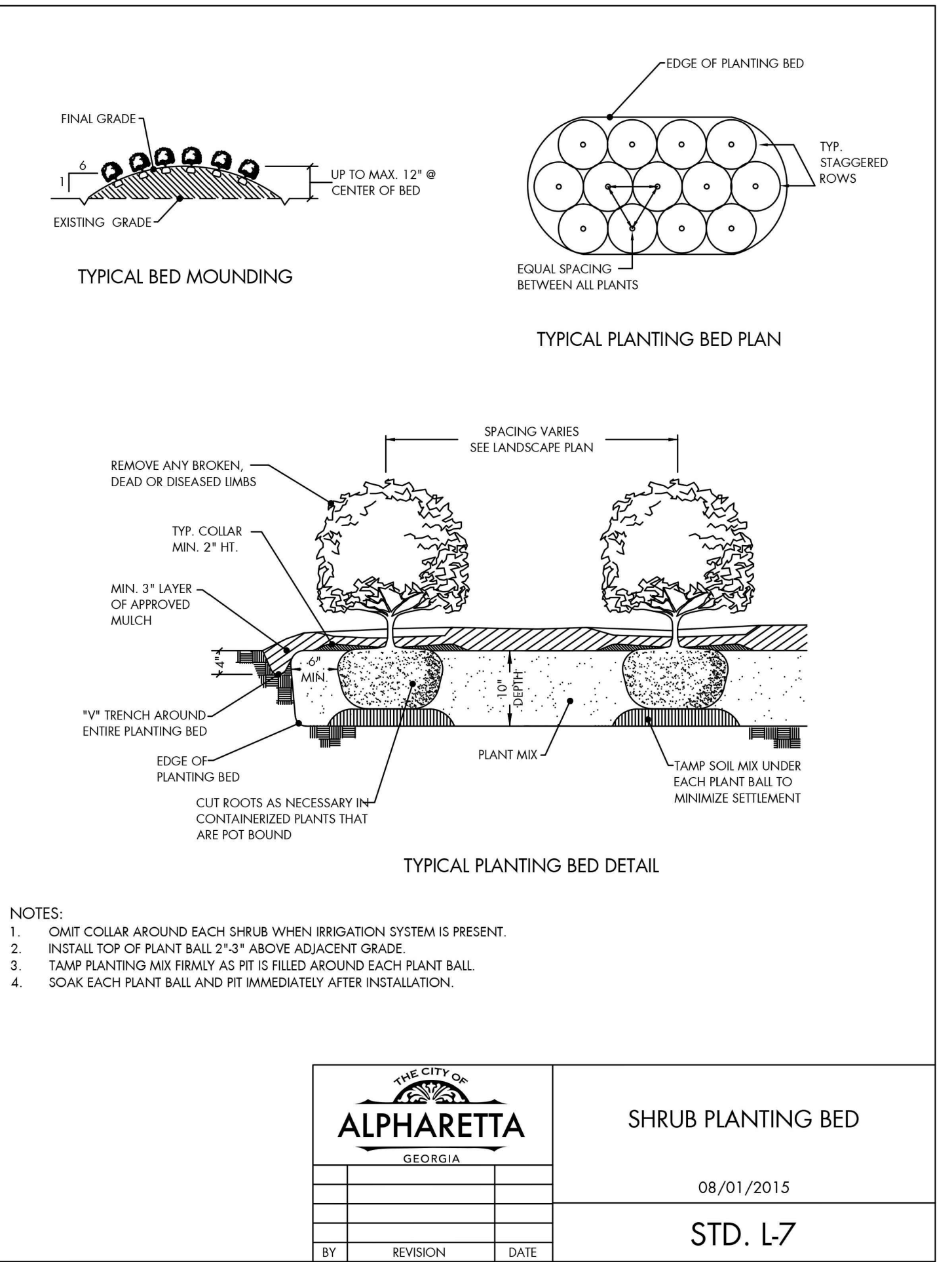
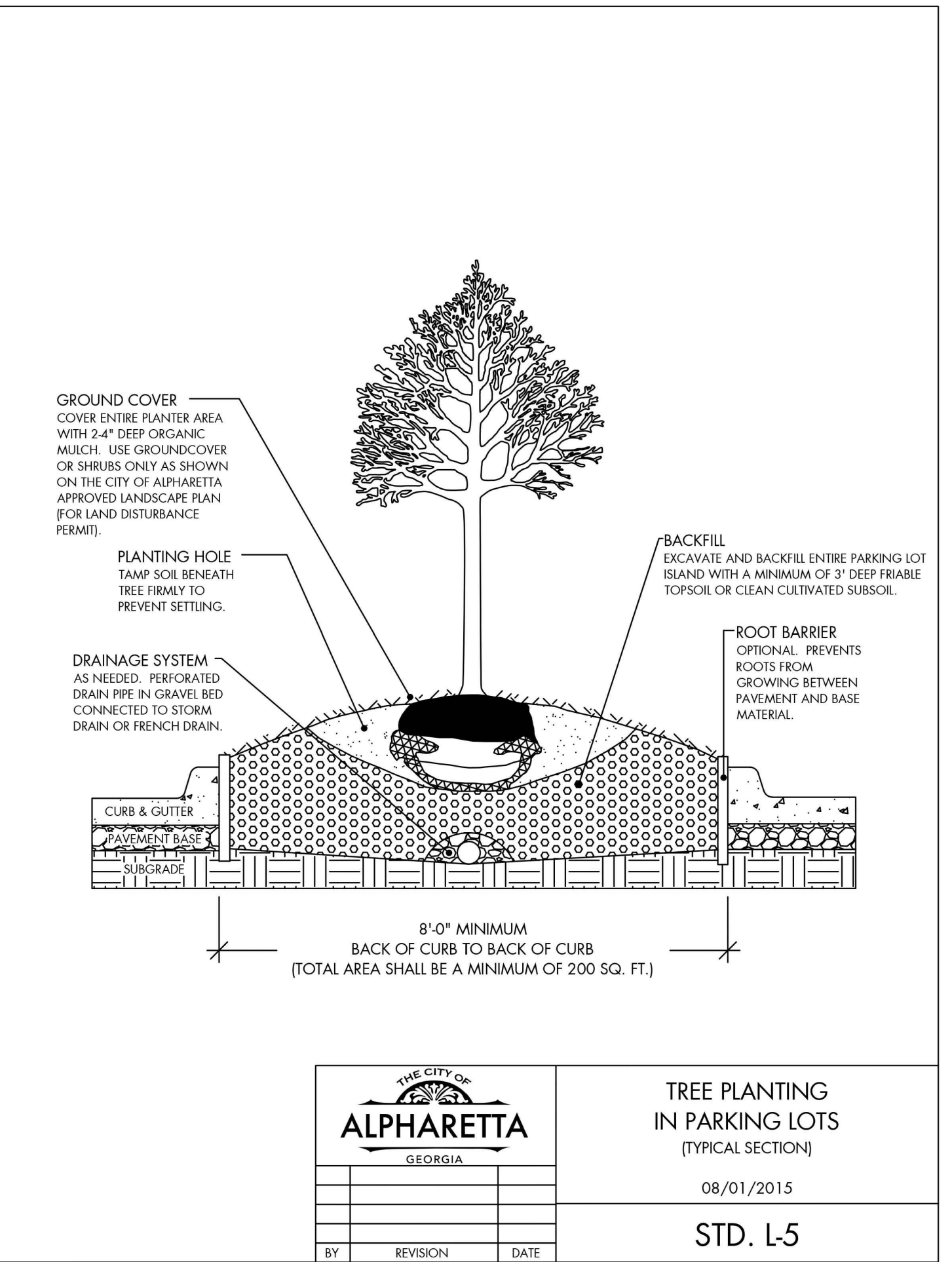
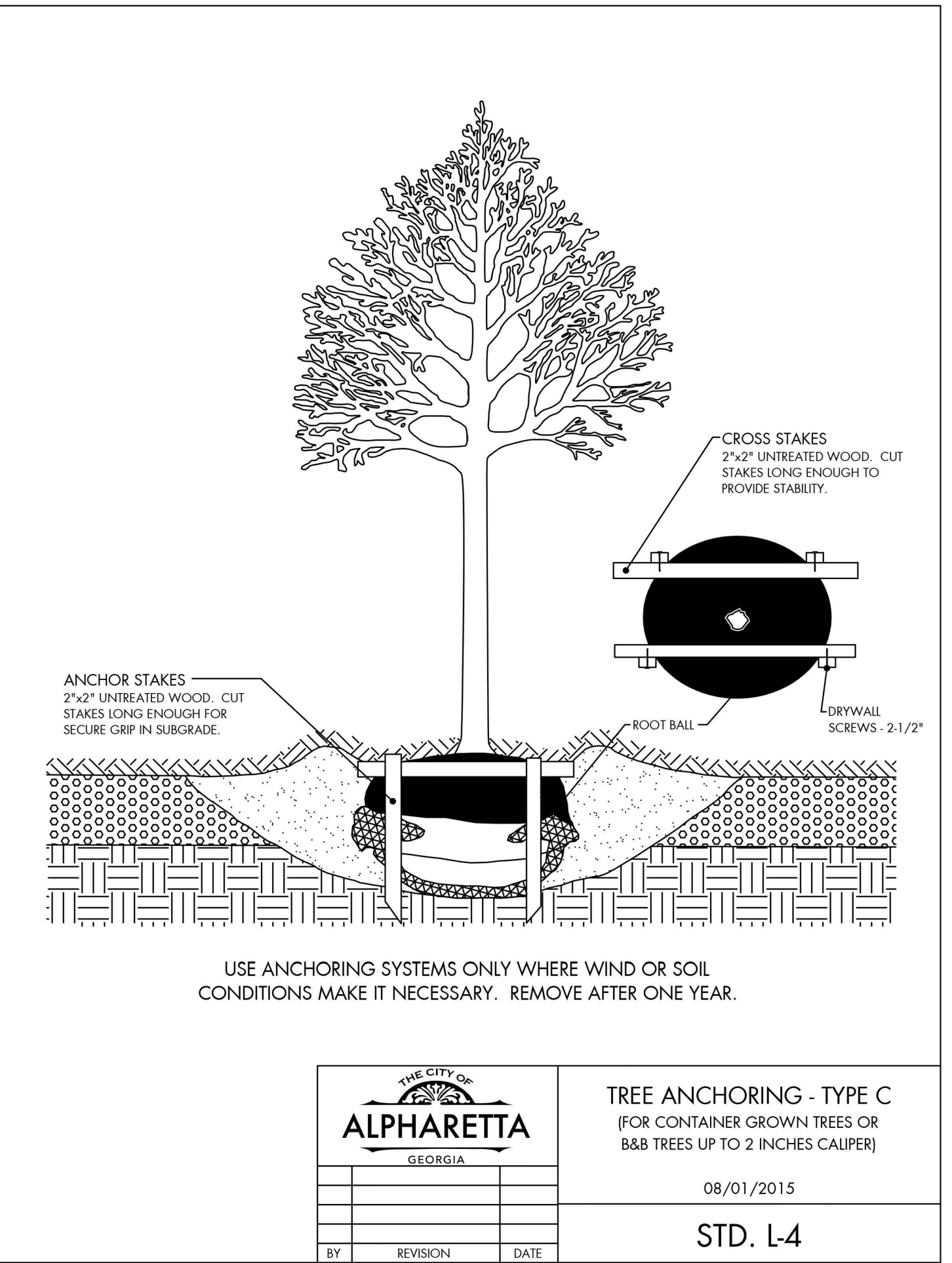
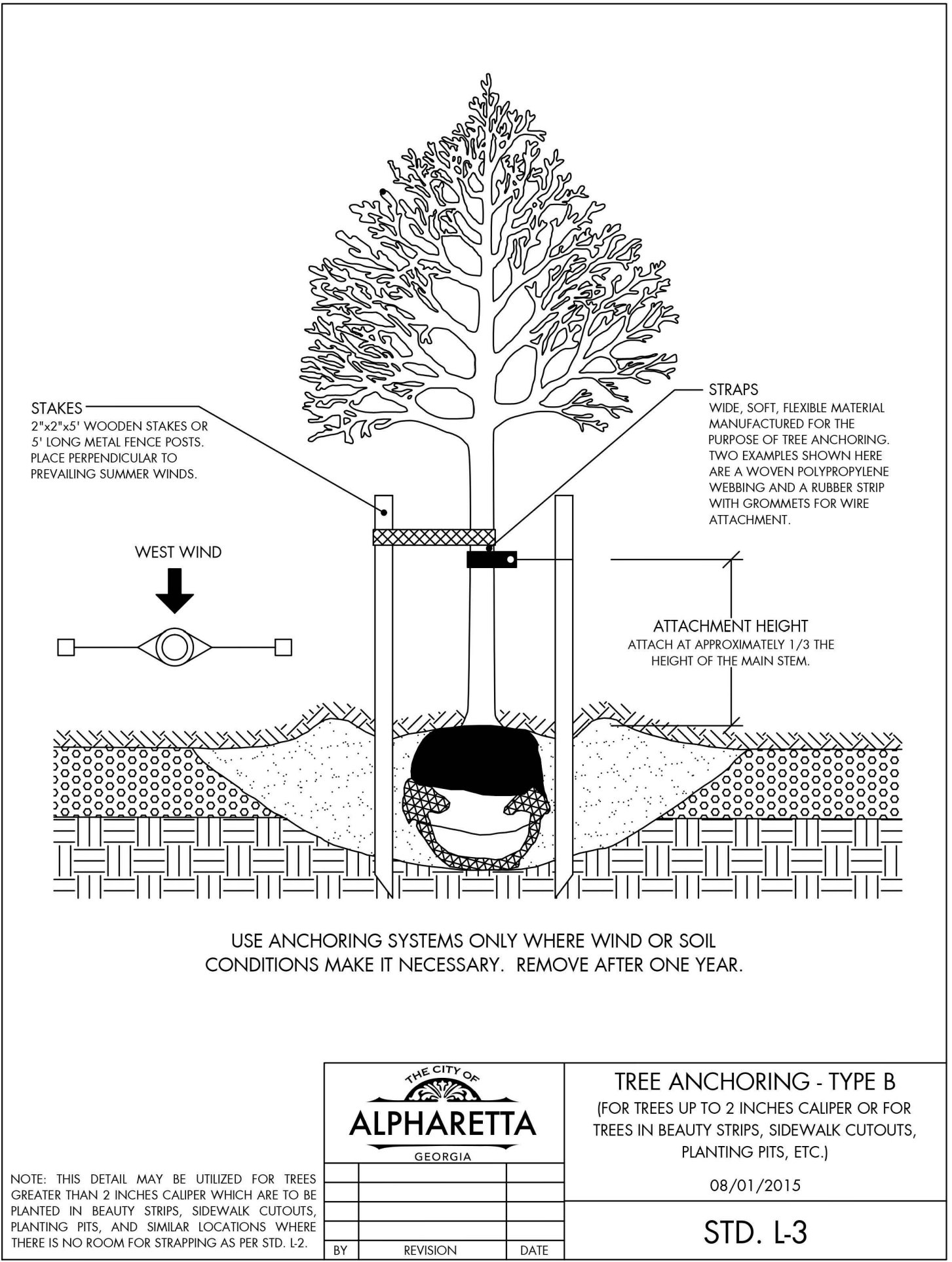
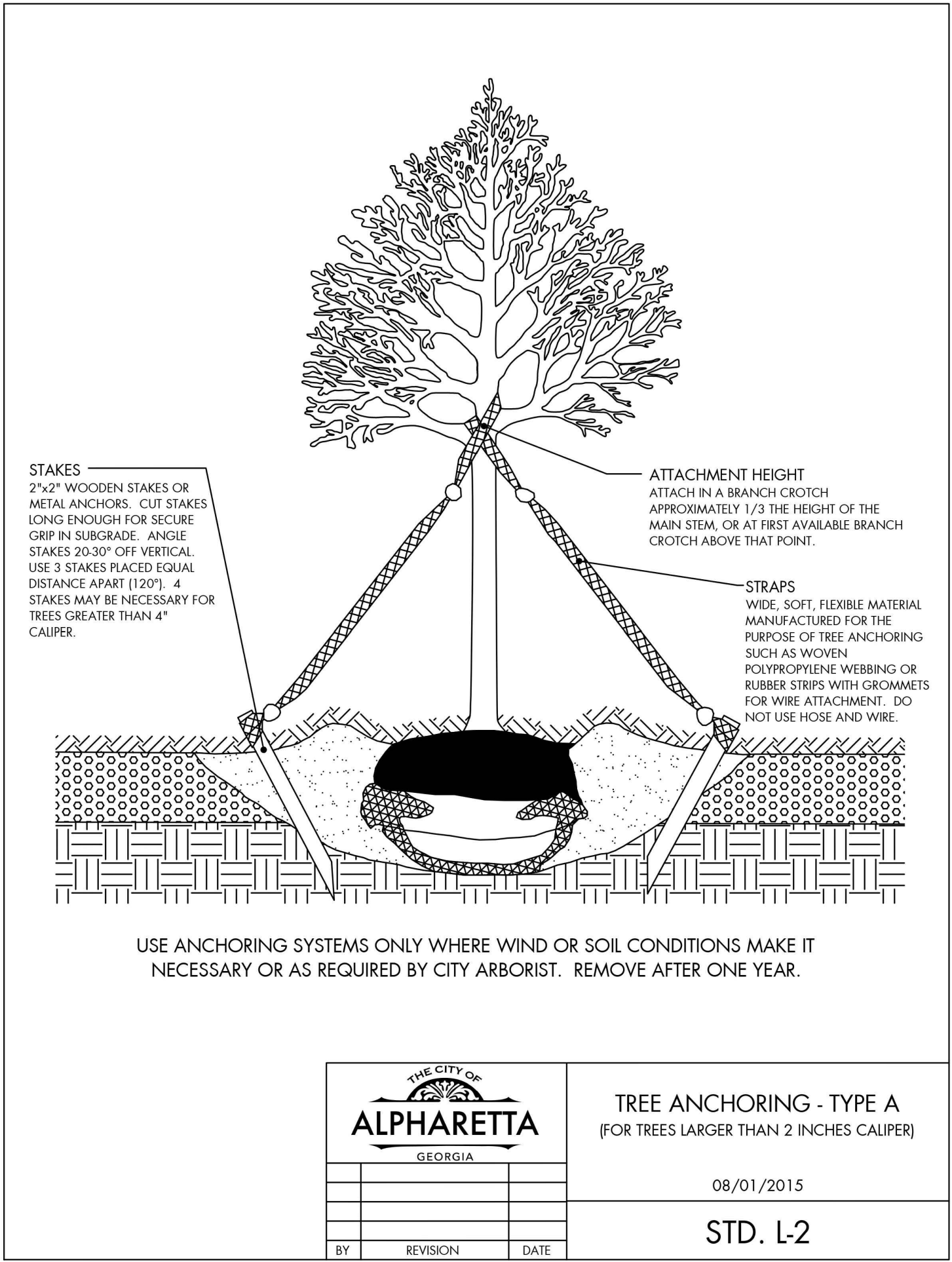
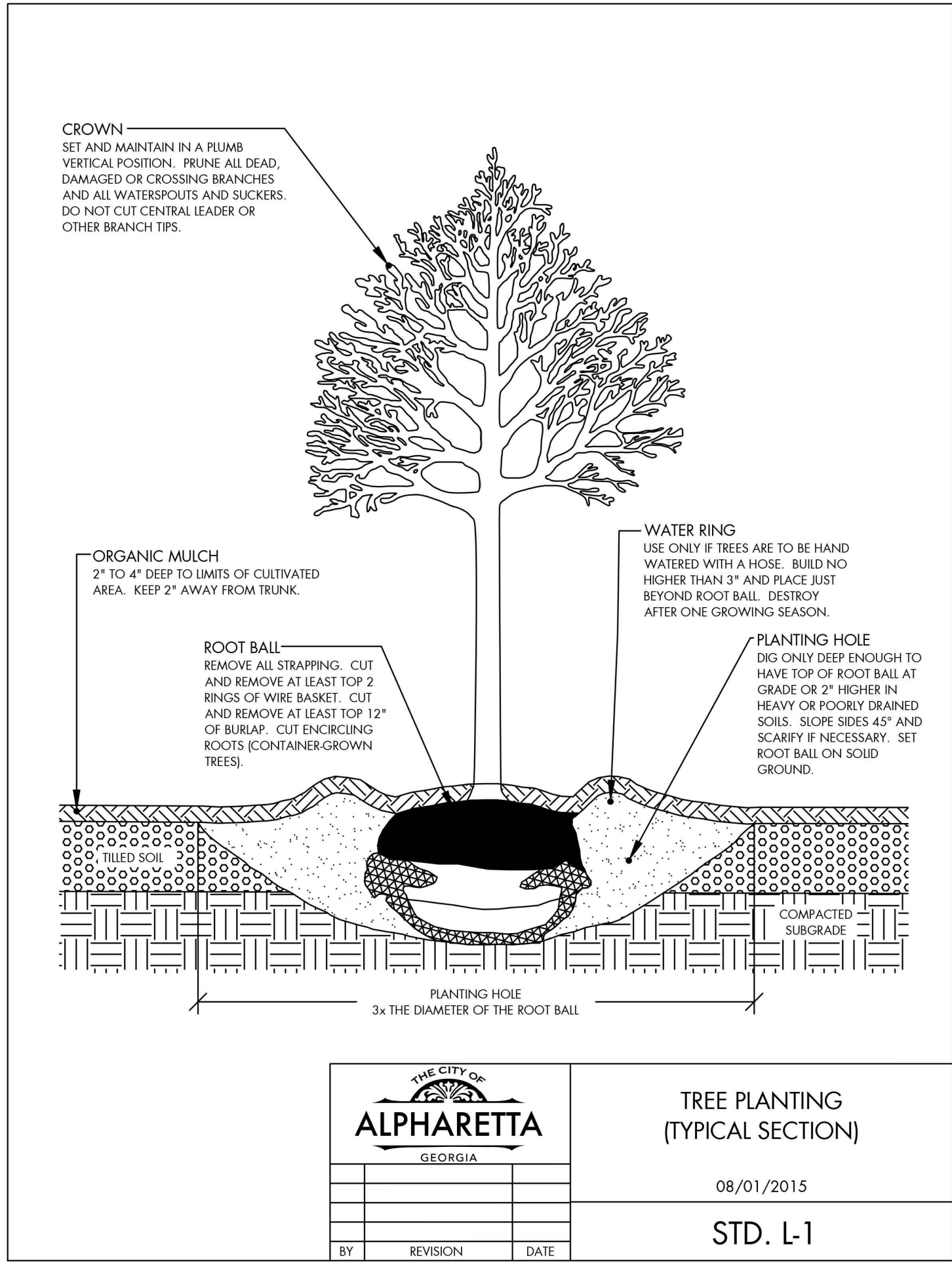
EACH TOWNHOME UNIT SHALL HAVE AT LEAST (1) TREE PLANTED IN THE FRONT YARD ALONG THE ALLEY, AS APPROVED BY STAFF.



KEY
S = LANDSCAPE STRIP TREE
P = PARKING LOT TREE
LS = LANDSCAPE STRIP TREE
R = SPECIMEN RECOMPENSE TREE

STRATEGY 1 - WATER CONSERVATION BASICS
THE SITE IS TO MEET THE FOLLOWING:
PROVIDE RAIN SENSOR SHUT OFF SWITCHES ON NEW IRRIGATION SYSTEMS. PURSUANT TO O.C.G.A. 12-5-6, ALL NEW LANDSCAPE IRRIGATION SYSTEMS FOR BOTH RESIDENTIAL AND NONRESIDENTIAL PROPERTIES WILL REQUIRE RAIN SENSOR SHUT OFF SWITCHES. THIS REGULATION DOES NOT APPLY TO EITHER LANDSCAPE IRRIGATION SYSTEMS INSTALLED ON GOLF COURSES, OR ANY SYSTEM DEPENDENT UPON A NON-PUBLIC WATER SOURCE.
SELECT VEGETATION AND SITE DESIGN COMPONENTS THAT ARE ADAPTED TO THE SITE'S CLIMATIC CONDITIONS.
ACHIEVE MULTIPLE WATER USES SIMULTANEOUSLY. DESIGN INFILTRATION BASINS THAT ARE ATTRACTIVE AND PROVIDE HABITAT.
MULCH PLANTING BEDS TO MINIMIZE EVAPORATION AND MAXIMIZE WATER RETENTION. MAINTAIN 3 INCH MINIMUM MULCH LAYER TO THE DRIPLINE OF TREES AND SHRUBS.
PROTECT SOILS TO OPTIMIZE WATER RETENTION AND SUPPORT HEALTHY PLANTS. USE SOIL IMPROVEMENT TECHNIQUES TO BREAK COMPACTION AND INCREASE INFILTRATION RATES. PROTECT SOILS AND VEGETATION TO ENHANCE ABSORPTION, RETENTION, AND INFILTRATION OF PRECIPITATION.
PROVIDE PROPER PLACEMENT OF PLANTS TO HELP KEEP URBAN ENVIRONMENTS COOLER, REDUCING NEEDS FOR AIR-CONDITIONING ELECTRICITY AND WATER USE ASSOCIATED WITH ELECTRICITY.
PROVIDE ADEQUATE SPACE FOR VEGETATION GROWTH.
GROUP PLANTS WITH SIMILAR WATER NEEDS TOGETHER TO MAXIMIZE IRRIGATION EFFICIENCY.
DEVELOP SHORT AND LONG-TERM SUSTAINABLE MAINTENANCE PLANS.





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Atlanta, Georgia 31119
404.285.6595
www.greenrootsdesign.com

Prepared by:

Legend:

Project/ Client:

Drawing Date: May 30, 2023
Rev'd: July 31, 2023 - Address City Comments

Sheet Title:

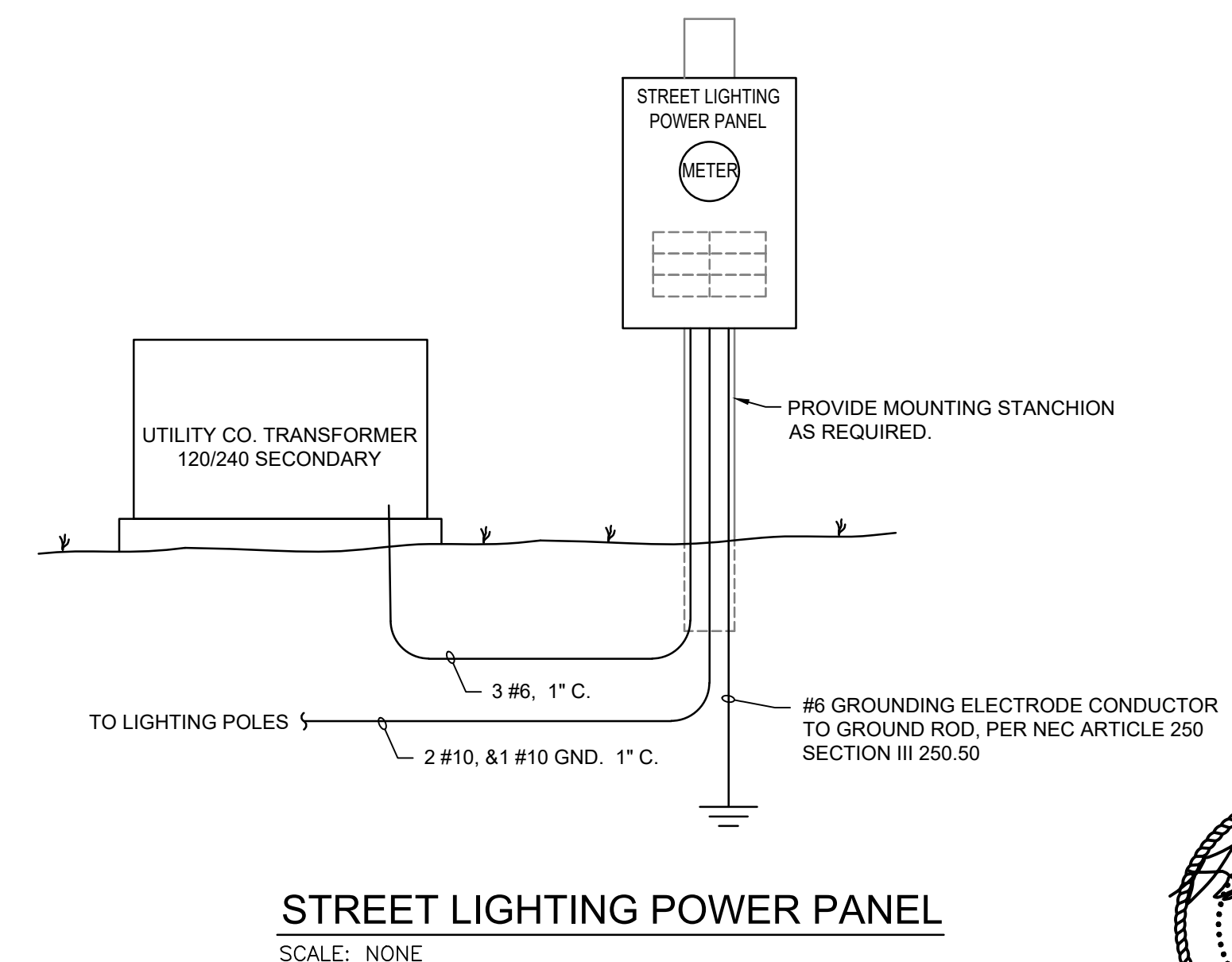
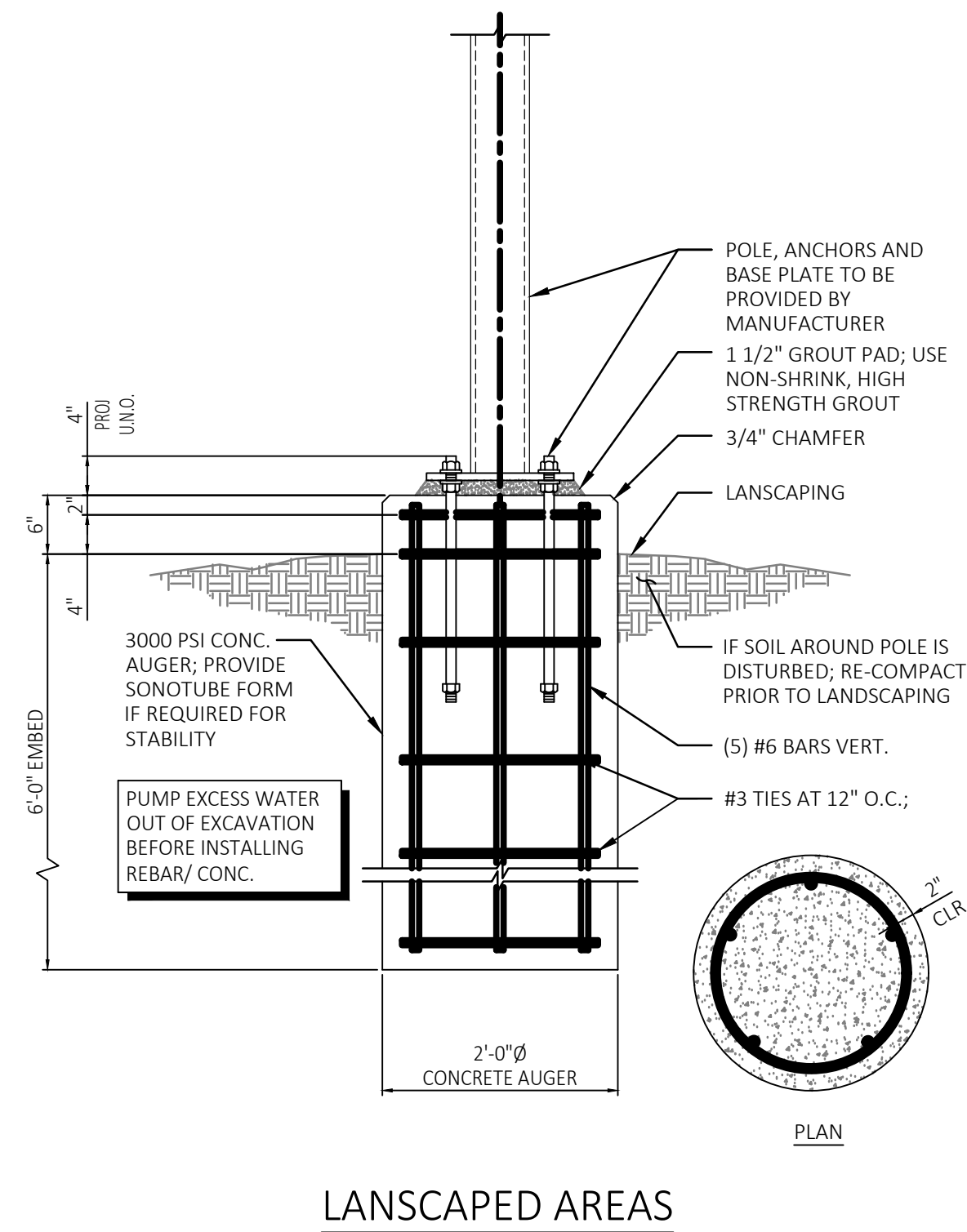
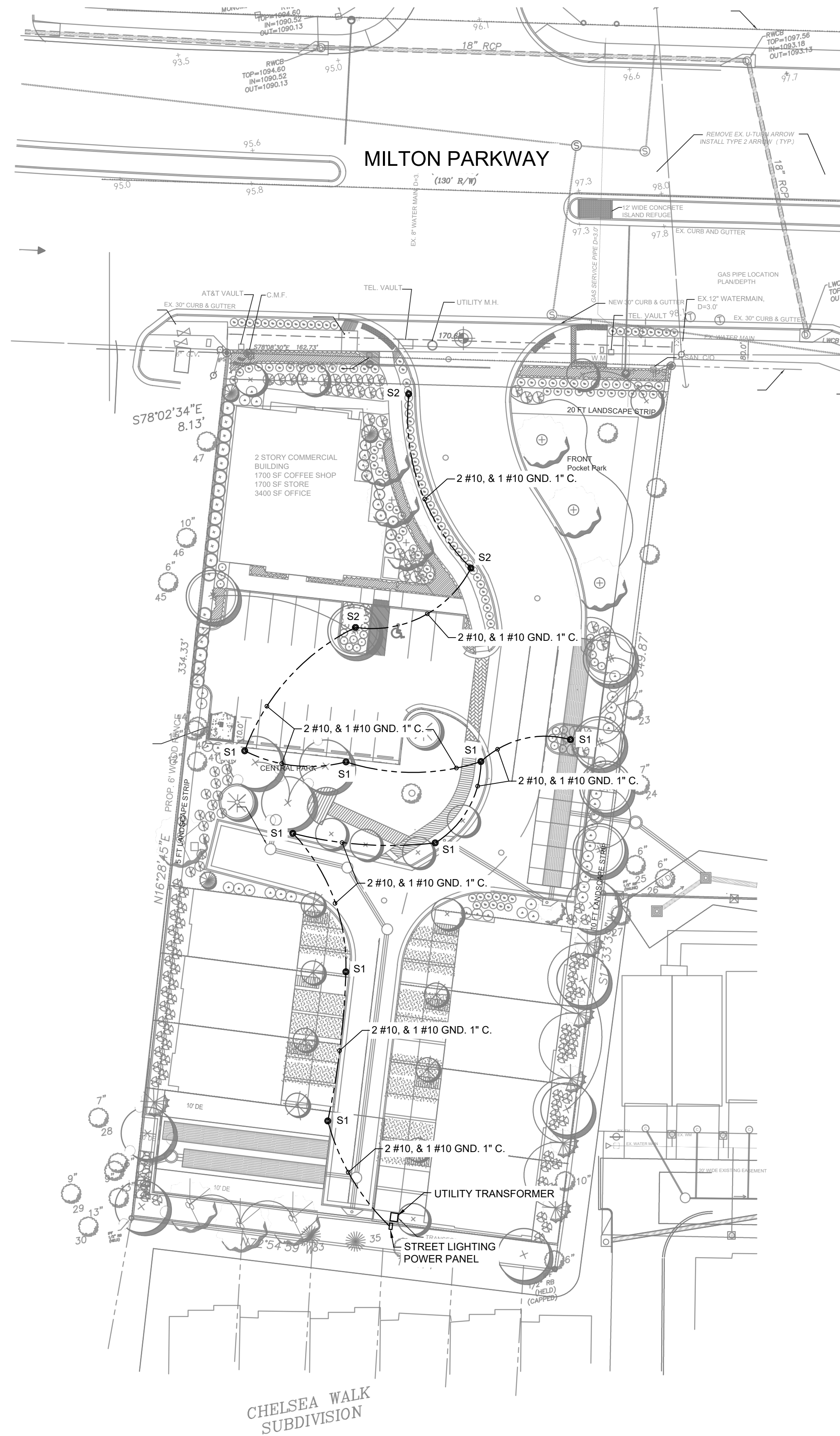
Sheet Number:

GRAPHIC SCALE (in feet)
1"=10'-0"
5' 10' 20'

AVALON VILLAGE SUBDIVISION
CITY OF ALPHARETTA
FULTON COUNTY

PLANTING DETAILS

L2.1



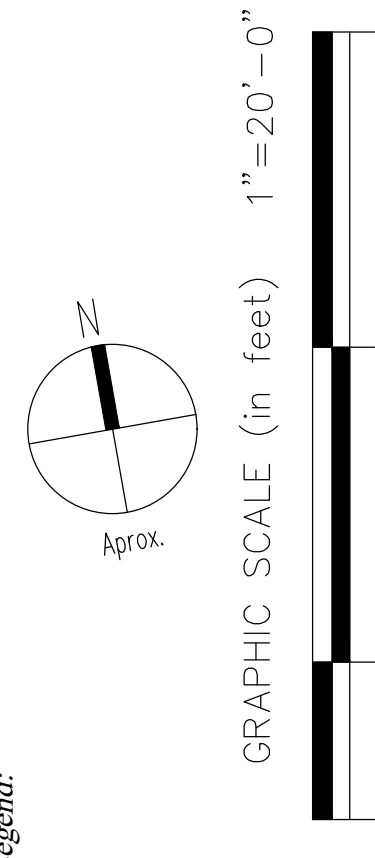
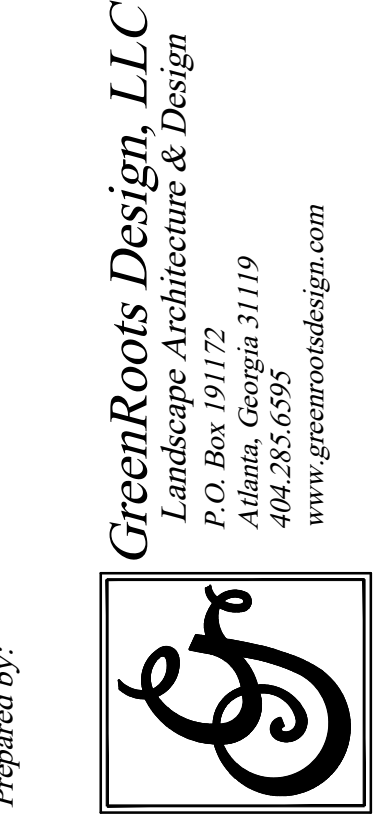
120/240 PANEL STREET LIGHTING POWER PANEL

120/240 VOLT, 1 PHASE, 3 WIRE, 60HZ			NEMA 3R SURFACE MOUNT		
LOCATION	LOAD (VA)	CIRCUIT NUMBER			
SPACE		1			
SPACE		3			
SPACE		5			
			2	1000	STREET LIGHTING
			4		SPACE
			6		SPACE

TOTAL CONNECTED LOAD 9 KW - DEMAND 1.1 KW

ALL BRANCH BREAKERS SIZED AS SHOWN

PANEL LOCATION ADJACENT TO TRANSFORMER



Project / Client:
AVALON VILLAGE SUBDIVISION
CITY OF ALPHARETTA
FULTON COUNTY

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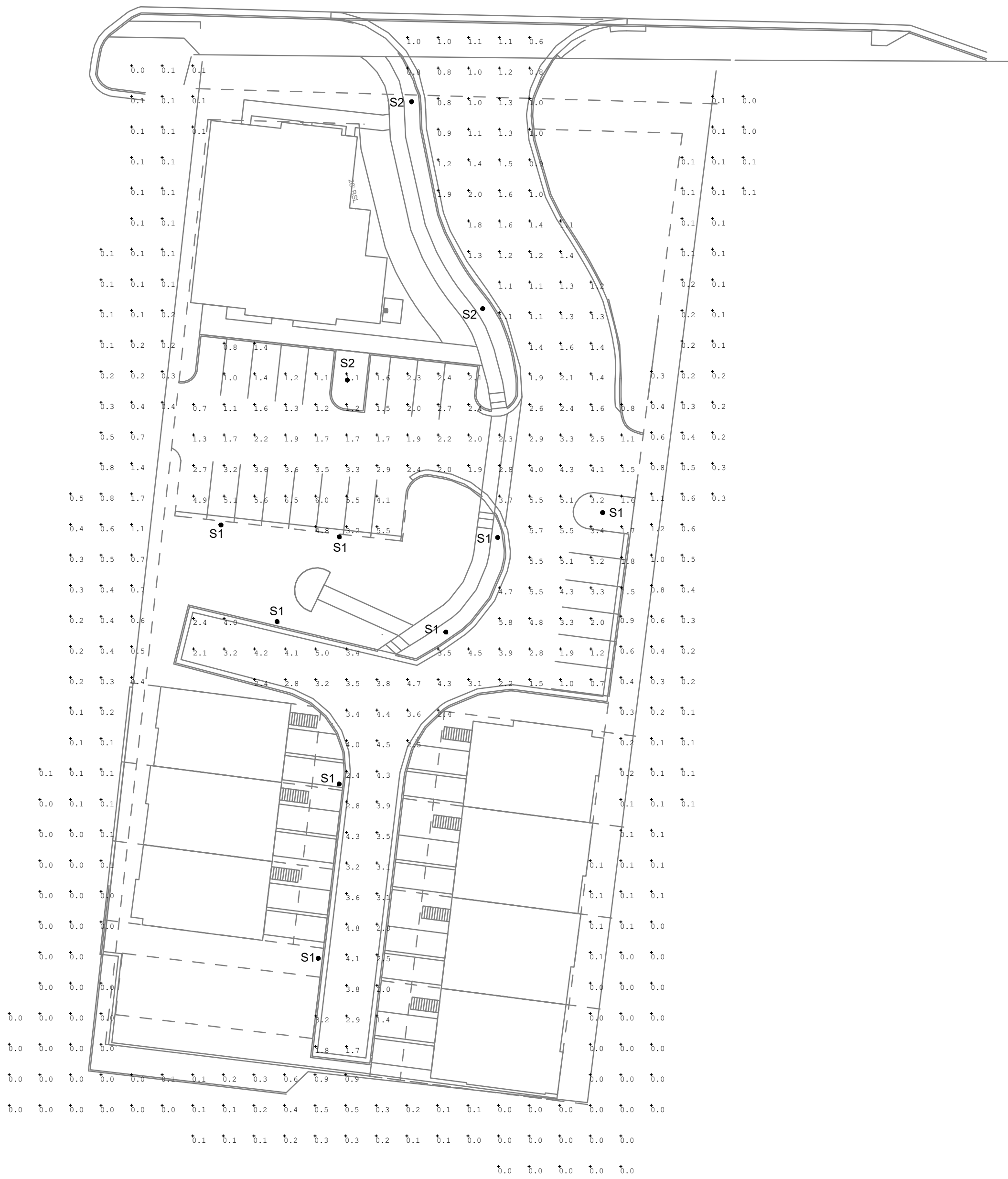
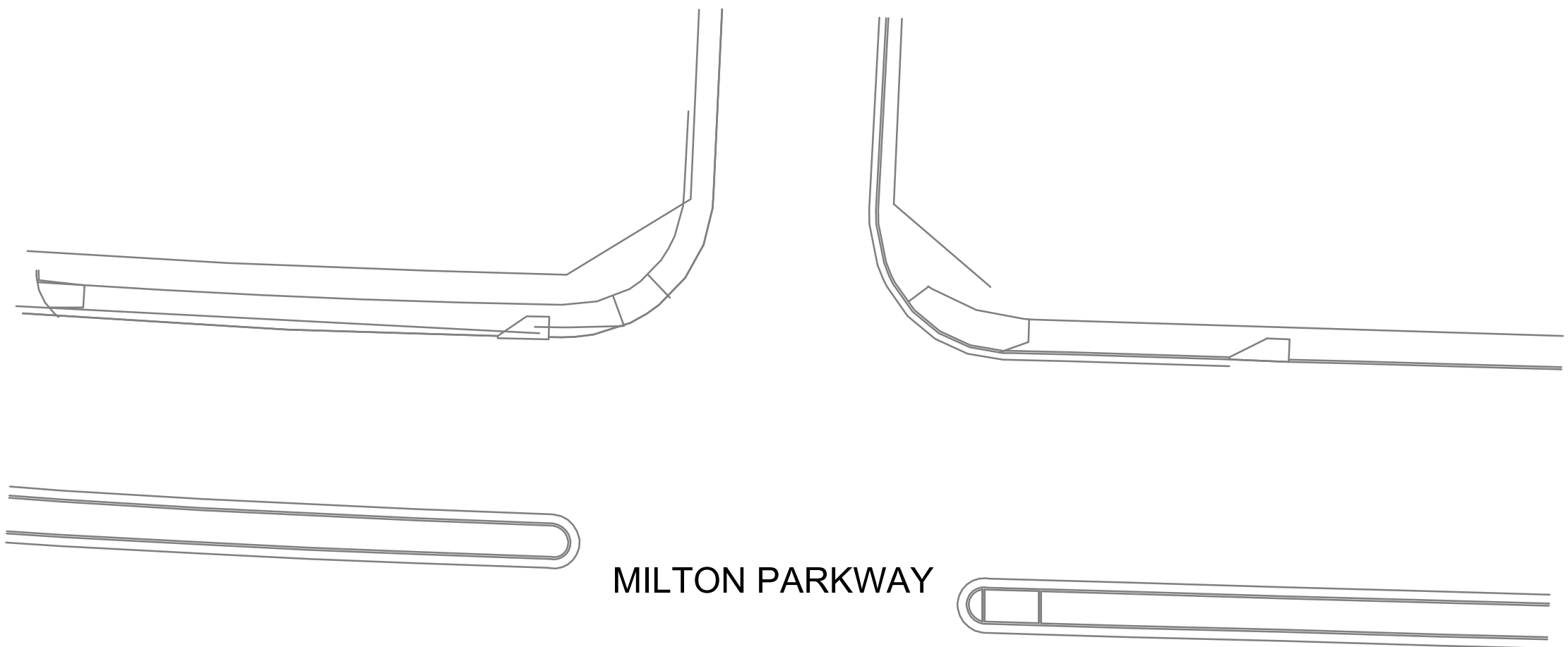
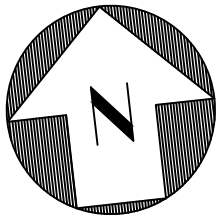
Sheet Title:

SITE LIGHTING
PLAN

Sheet Number:

E1.1





SITE PHOTOMETRIC PLAN
SCALE: 1"=30'

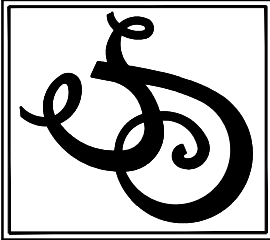
LIGHTING FIXTURE SCHEDULE					
MARK	TYPE	VOLT	WATTS	LAMP/SETTING	BRAND & CATALOG NO.
S1	POLE MOUNTED AREA LIGHT , WITH INTEGRAL DIMMING PHOTO CELL, AND INTEGRAL ON-OFF PHOTO CELL, TYPE 3 DISTRIBUTION	240	100	9424 LUMEN 2700K	HOLOPHANE GVD3 P30 27K MVOLT MS GL3 BK PR7 PCLL FDP80
S2	POLE MOUNTED AREA LIGHT , WITH INTEGRAL DIMMING PHOTO CELL, AND INTEGRAL ON-OFF PHOTO CELL, TYPE 5 DISTRIBUTION	240	100	11415 LUMEN 2700K	HOLOPHANE GVD3 P30 27K MVOLT MS GL5 BK PR7 PCLL FDP80

LIGHTING CALCULATION SUMMARY

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Overspill Top	Illuminance	Fc	0.20	1.7	0.0	N.A.	N.A.
Roadway Top	Illuminance	Fc	2.56	6.9	0.6	4.27	10.83

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Description	Tag	Luminaire Lumens	Total Watts
●	8	GVD3 P50 27K XXXX GL3LU	Single	GVD3 P50 27K XXXX GL3LU	S1	9424	792
●	3	GVD3 P50 27K XXXX GL5	Single	GVD3 P50 27K XXXX GL5	S2	11415	297

GreenRoots Design, LLC
Landscape Architecture & Design
P.O. Box 191172
Atlanta, Georgia 31119
404.285.6595
www.greenrootsdesign.com



Prepared by:

Legend:

Project / Client:

Drawing Date: May 30, 2023
Revisions:

Sheet Title:

SITE PHOTOMETRIC PLAN

Sheet Number:

E1.0



CONSTRUCTION PLANS FOR:
AVALON VILLAGE

2385 OLD MILTON PARKWAY, ALPHARETTA, GA 30004

SITE NOTES:

1.

SITE AREA - 1.31 ACRES
OFFICE/ RETAIL AREA - 0.60 ACRES
TOWNHOMES AREA - 0.71 ACRES
2.

TOTAL NUMBER OF LOTS/UNITS - 8
7 - REAR ENTRY RESIDENTIAL, (DENSITY: 5.34 (6.11 MAX.)) (8,000 SF MAX)
3.

TOWNHOMES AREA DENSITY : 5.34 (6.11 MAX.)
4.

MAXIMUM BUILDING HEIGHT- COMMERCIAL 40' OR 2 STORIES;
RESIDENTIAL 40' OR 3 STORIES
5.

ZONING-DT-LW (DOWNTOWN LIVE-WORK)
6.

PROPOSED LAND USE - TOWNHOMES AND OFFICE/ RETAIL
7.

LOT COVERAGE: 65%, PERCENT IMPERVIOUS: 63%
8.

AMENITY SPACE: 0.13 ACRES (10%)
9.

CIVIC SPACE: 0.13 ACRES (10%)
10.

BUILDING SETBACKS:
FRONT: 10', SIDE: 0', REAR (NO ALLEY): 3'
12.

RIGHT-OF-WAY DEDICATION AREA: 0.4 AC
- PARKING SUMMARY:

(RETAIL) 3,400 SF .

REQUIRED 1/500 SF = 7 SPACES, (OFFICE) 3400 SF .

REQUIRED 3/1000SF = 10 SPACES

TOTAL PARKING REQUIRED (FOR COMMERCIAL USE.)

= 17 SPACES (1 HC PARKING), 1 BICYCLE PARKING REQ.

BLDG 200 & 300- 7 TOWNHOMES (NO GATE)

MIN PER UNIT

4 BEDROOMS, 3.5 BATHROOMS

2 CAR GARAGE, 2 OUTDOOR PARKING

TOTAL PARKING PROVIDED =20+1 SPACES (1 HC PARKING)

UTILITY CONTACTS:

WATER & SEWER	GAS	POWER (OHD)	TELECOMUNICATION
FULTON COUNTY	ATLANTA GAS LIGHT	GEORGIA POWER	VERIZON (MCI)
TIM MULLEN	10 Peachtree Pl NE,	11675 Wills Rd,	5055 North Point Pkwy,
11575 MAXWELL ROAD	Atlanta, GA 30309	Alpharetta, GA 30009	
SUITE B, ROOM 102	Phone: 800.282.7411	Phone: 888.660.5890	Alpharetta, GA 30022
ALPHARETTA, GA 30009	Web site: www.atlantagaslight.com	Web site: www.georgiapower.com	Phone: (678) 339-5144

404-612-7429

GENERAL NOTES:

SITE NOTES

1. SITE TAX PARCEL NUMBERS: 12 270307480636
2. SITE ADDRESS: 2385 Old Milton Parkway, Alpharetta, GA 30004
3. TOTAL PROJECT AREA: 1.31± ACRES; TOTAL DISTURBED AREA: 1.1 ACRE
4. PROJECT ZONED: DT-LW (DOWNTOWN LIVE-WORK) ; ZONING CASE NUMBER Z-22-14/CU-22-08/V-22-27 2385
5. DATE: DEC. 12, 2022 PERCENT IMPERVIOUS: 63%
6. CONSTRUCTION EXIT GPS LOCATION : 34.07°N, 84.29°W

THE PURPOSE OF THE PLANS:

6. CONSTRUCTION OF A SUBDIVISION TO INCLUDE 7 TOWNHOMES AND ONE COMMERCIAL BUILDING

SURVEY REFERENCE

7. BOUNDARY AND TOPOGRAPHIC INFORMATION WAS TAKEN FROM THAT BOUNDARY AND TOPOGRAPHIC SURVEY FOR ESKANDARI DYNASTY, LLC., MERIDIAN GEOMATICS DATED JAN. 11, 2023.
8. PROJECT BENCHMARK: FIRE HYDRANT OPERATION NUT, EL = 1095.03 (SEE SHEET C4 FOR LOCATION).

FLOOD PLAIN

9. NO PORTION OF THIS PROPERTY IS WITHIN A 100-YR FLOOD HAZARD ZONE AS SHOWN ON THE F.E.M.A. INSURANCE RATE MAP OF FULTON COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 13121C0058F, DATED SEPTEMBER 18, 2013 .

STATE WATERS

10. STATE WATERS ARE NOT PRESENT ON THIS SITE.

WETLANDS

11. THERE ARE NO WETLANDS PRESENT ON THIS SITE.

UTILITIES

12. ALL PROPOSED WATER SERVICE FOR THIS PROJECT TO BE PUBLIC. PUBLIC WATER SERVICE TO BE PROVIDED BY FULTON COUNTY.
13. ALL PROPOSED SANITARY SEWER IS NOT GRAVITY FLOW. ALL PROPOSED GRAVITY SANITARY SEWER SERVICE FOR THIS PROJECT TO BE PUBLIC.THE E ONE SIMPLEX PUMPS AND THE FORCE MAIN IS PRIVATE.PUBLIC SANITARY SEWER SERVICE TO BE PROVIDED BY FULTON COUNTY.
14. IF THERE IS A CONFLICT BETWEEN FULTON COUNTY NOTES AND THE GENERAL NOTES, THEN PRIORITY SHALL BE GIVEN TO FULTON COUNTY NOTES.

THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, AND HIS CONTRACTORS ARE REMINDED THAT THE ENGINEER IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

Land Lot 748, 1st District, 2nd Section

CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA
ALPHARETTA LAND DEVELOPMENT PERMIT NO.: D 230016
FULTON County Development Project NO.: WRN23-033
Zoning: DT-LW (DOWNTOWN LIVE-WORK)



DESIGNER

CONTACT NAME: BEHROOZ FALLAHI
TITLE OR POSITION: PROJECT MANAGER
PHONE NUMBER: 678 428 5685
EMAIL: bruce.neeluinc@gmail.com

OWNER / DEVELOPER / PRIMARY PERMITEE

ESKANDARI DYNASTY, LLC.

MIKE ESKANDARI
2385 OLD MILTON PKWY
ALPHARETTA, GA 30009
PHONE:(404)259-8921
NORTHFULTONPHARMACY@GMAIL.COM

24 HOUR EMERGENCY CONTACT
(404) 259 8921

MIXED USE: SINGLE-FAMILY ATTACHED AND OFFICES/ RETAIL.

SEE ADDITIONAL NOTES SHEET FOR GENERAL NOTES

THE CONTACT PERSON MUST BE ACCESSIBLE 24 HOURS A DAY,
7 DAYS A WEEK WITH NO EXCEPTIONS.



SHEET INDEX

SHEET NO.	DESCRIPTION
C0	COVER SHEET
C1	NOTES
C2	EXISTING CONDITIONS & DEMOLITION PLAN
C3	SITE PLAN
C4	OVERALL GRADING & DRAINAGE PLAN
C5	SIGNAGE STRIPING & FIRE ACCESS PLAN
C6.1	SANITARY SEWER PLAN
C6.2	WATER DISTRIBUTION PLAN
C7	STORM WATER MANAGEMENT PLAN
C8.0-C8.2	EROSION , SEDIMENT & POLLUTION CONTROL NOTES
C8.3	INITIAL EROSION , SEDIMENT & POLLUTION CONTROL PLAN
C8.4	INTERMEDIATE EROSION , SEDIMENT & POLLUTION CONTROL PLAN
C8.5	FINAL EROSION , SEDIMENT & POLLUTION CONTROL PLAN
C8.6-C8.8	EROSION , SEDIMENT & POLLUTION CONTROL CALCULATIONS
C9.1-C9.3	ENTRANCE PLAN, ENTRANCE PLAN WITH SANITARY/ WATER
C9.4	CENTERLINE PLAN AND PROFILE
C9.5	SITE DISTANCE PLAN/PROFILE
C9.6	SIGNAL PLAN
C9.7-C9.8	SWEPT PATH ANALYSIS - FIRE TRUCK
C10.1~ C10.3	SANITARY SEWER PROFILES/ E ONE SYSTEM SPECIFICATIONS
C11.1~ C11.5	STORM SEWER PROFILES
C12.1~ C12.14	CONSTRUCTION DETAILS
C12.15	RECORDED DRAINAGE EASEMENT
C12.16	WALL AND POST SUPPORT DETAILS
L1	TREE PROTECTION PLAN
L2.0	TREE REPLACEMENT PLAN
L2.1	TREE REPLACEMENT DETAILS
1 OF 1	PROPERTY SURVEY WITH DRAINAGE EASEMENT

VICINITY MAP



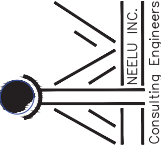
FLOOD MAP



REVISIONS:									
A	JUN. 03, 23	FOR PERMIT REVIEW							
B	JULY 18, 23	FOR PERMIT REVIEW							
C	SEPT. 4, 23	FOR PERMIT REVIEW							

Neelu, Inc.

601 Basset Ct. SE,
Smyrna, GA 30080
Phone: (770) 312 2014



AVALON VILLAGE SUBDIVISION
2385 OLD MILTON PARKWAY
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA
FULTON COUNTY PROJECT
NO.: WRN23-033

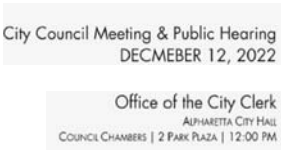


B. M. Fallahi
09/04/23

PROJECT No: 22-06
DATE: AUG. 16, 2022

COVER SHEET

C0



CITY COUNCIL ACTION SUMMARY

- ITEM #:
Z-22-14 / CU-22-08 / V-22-27 NORTH FULTON PHARMACY / 2385 OLD MILTON PARKWAY
GROUP: DT-LW
MOTION:
APPROVED WITH CONDITIONS-THE MOTION WAS APPROVED UNANIMOUSLY (6-0)
- MAYOR PRO TEM MERKEL OFFERED A MOTION TO APPROVE Z-22-14 / CU-22-08 / V-22-27 / 2385 OLD MILTON PARKWAY SUBJECT TO THE FOLLOWING CONDITIONS:
- APPROXIMATELY 1.31 ACRES SHALL BE ZONED DT-LW AND DEVELOPED SUBSTANTIALLY SIMILAR TO SITE PLAN PREPARED BY KSI DESIGN GROUP, LABELED EXHIBIT A, EXCEPT FOR MODIFICATIONS REQUIRED TO COMPLY WITH THE CONDITIONS BELOW. HOWEVER, LOT YIELD DEPICTED IS NOT GUARANTEED AND SUBJECT TO MEETING ALL CITY CODE REQUIREMENTS AND CONDITIONS OF ZONING.
 - ARCHITECTURE AND MATERIALS SHALL BE SUBSTANTIALLY SIMILAR TO THE SUBMITTED RENDERINGS, LABELED EXHIBIT B, AND DEVELOPED IN COMPLIANCE WITH THE DOWNTOWN CODE BUILDING DESIGN REGULATIONS AND DOWNTOWN CONSULTANT COMMENTS, SUBJECT TO FINAL APPROVAL BY DRB. STOREFRONT GLASS SHALL NOT EXTEND TO THE GROUND. NON-RESIDENTIAL BUILDING AND TOWNHOMES SHALL HAVE 4-SIDED ARCHITECTURE, MATERIALS AND DETAILS.
 - DENSITY SHALL NOT EXCEED 6.11 DWELLING UNITS PER ACRE.
 - DEVELOPER SHALL IMPROVE OLD MILTON PARKWAY STREETScape WITH A MINIMUM 4' PLANTER PLANTED WITH STREET TREES AND/OR SHRUBS (SUBJECT TO STAFF AND GDOT APPROVAL), MINIMUM 8' SIDEWALK WEST OF PROJECT ENTRANCE AND 12' SIDEWALK EAST OF PROJECT ENTRANCE, AND DECORATIVE PEDESTRIAN LIGHTING, WITH FINAL APPROVAL BY STAFF. IN LIEU OF TREE GRATES, THE SOIL AREA AROUND STREET TREES SHALL BE PLANTED WITH EVERGREEN ORNAMENTAL GRASSES, GROUNDCOVERS AND/OR SHRUBS.
 - MINIMUM 20' LANDSCAPE STRIP/BUILDING SETBACK SHALL BE PROVIDED ALONG OLD MILTON PARKWAY. LANDSCAPE STRIP SHALL BE PLANTED WITH SHADE TREES AS A CONTINUATION OF WHAT HAS BEEN PLANTED OR DESIGNED IN THE DOWNTOWN AND OUTSIDE OF UTILITY EASEMENTS AND OVERHEAD UTILITIES, AS APPROVED BY DRB.
 - NEW INTERNAL STREET, ALLEY AND SIDEWALKS SHALL BE DEVELOPED AS DEPICTED ON THE SITE PLAN PREPARED BY KSI DESIGN GROUP, LABELED EXHIBIT A, WITH FINAL APPROVAL BY STAFF. DECORATIVE PEDESTRIAN LIGHTING SHALL BE REQUIRED THROUGHOUT THE DEVELOPMENT. INTERNAL STREETS AND ALLEYS SHALL BE PRIVATE AND MAINTAINED BY THE HOA.
 - MINIMUM 10' LANDSCAPE STRIP SHALL BE REQUIRED ALONG BOTH SIDES OF INTERNAL STREET, NOT INCLUDING THE ALLEY. LANDSCAPE STRIPS SHALL BE EXCLUSIVE OF UTILITIES AND EASEMENTS, EXCEPT THAT IF FULTON COUNTY REQUIRES AN UNENCUMBERED EASEMENT SHRUBS SHALL REPLACE TREE REQUIREMENTS ON ONE SIDE OF THE STREET.
 - LANDSCAPE STRIPS ALONG THE WEST, SOUTH AND EAST PROPERTY LINES SHALL BE PLANTED WITH A DOUBLE ROW OF EVERGREEN AND HARDWOOD TREES AND SHRUBS ADJACENT TO THE ON-SITE TOWNHOMES AND ADJACENT TO THE RESIDENTIAL PORTION OF CHELSEA WALK, AS APPROVED BY DRB.
 - PROJECT ENTRANCE SHALL INCLUDE A DECORATIVE PAVER APRON, LANDSCAPING, AND HARDSCAPE, AS APPROVED BY DRB.
 - DEVELOPER SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH UPGRADING THE OLD MILTON PARKWAY TRAFFIC SIGNAL TO ACCOMMODATE THE NEW DEVELOPMENT. TRAFFIC SIGNAL MODIFICATION TO BE COMPLETE PRIOR TO FINAL PLAT.
 - DEVELOPER SHALL UPGRADE THE CROSSWALKS ACROSS OLD MILTON PARKWAY AT KINGRY LANE TO PROVIDE AN ENHANCED PEDESTRIAN AND BICYCLE CROSSING, AS APPROVED BY STAFF AND GDOT. THIS IMPROVEMENT SHALL BE ELIGIBLE FOR IMPACT FEE CREDITS.
 - OPEN SPACE SHALL BE DEVELOPED SUBSTANTIALLY SIMILAR TO THE SITE PLAN PREPARED BY KSI DESIGN GROUP, LABELED EXHIBIT A, AS APPROVED BY STAFF. OPEN SPACE SHALL BE DEVELOPED WITH A PARK-LIKE SETTING WITH DECORATIVE LANDSCAPE, HARDSCAPE AND SEATING. LANDSCAPE SHALL INCLUDE PLANT SELECTIONS PROMOTING THE HISTORIC DOWNTOWN.
 - CREEPING VINES SHALL BE PLANTED TO COVER RETAINING AND LOW WALLS, AS APPROVED BY DRB.
 - DEVELOPER SHALL SAVE THE FOLLOWING SPECIMEN TREES: #676 (26' CEDAR), #677 (50' WATER OAK), #678 (44' WATER OAK), AND #683 (23' PECAN). CONSTRUCTION WITHIN THE CRZ OF SAVED SPECIMEN TREES SHALL BE LIMITED TO NO MORE THAN A 20% ENCROACHMENT AND SHALL BE ACCOMPLISHED USING INNOVATIVE TECHNIQUES TO BRIDGE OVER THE ROOT ZONES, AS APPROVED BY STAFF. DEMOLITION AND CONSTRUCTION WITHIN THE CRZ OF SAVED SPECIMEN TREES SHALL BE COMPLETED UNDER THE SUPERVISION OF AN ISA CERTIFIED ARBORIST.
 - DEVELOPER SHALL SAVE ADDITIONAL TREES OF QUALITY AND/OR TREE GROUPINGS, AS APPROVED BY STAFF.
 - EACH TOWNHOME UNIT SHALL HAVE AT LEAST 1 TREE OR LARGE ORNAMENTAL TREE PLANTED IN THE FRONT YARD ALONG THE ALLEY, AS APPROVED BY STAFF.
 - FUTURE INTERPARCEL CONNECTION TO THE EAST SHALL BE STRIPED AS PARKING UNTIL SUCH TIME THAT THE ADJACENT PROPERTY IS DEVELOPED.
 - FENCES AND WALLS VISIBLE FROM THE PUBLIC RIGHT-OF-WAY SHALL BE DECORATIVE, AS APPROVED BY DRB. UNFINISHED WOOD FENCES AND DECKS SHALL NOT BE VISIBLE FROM THE STREET.
 - HVAC AND SIMILAR EQUIPMENT SHALL NOT BE VISIBLE FROM THE PUBLIC RIGHT-OF-WAY.
 - DUMPSTER ENCLOSURE SHALL NOT BE VISIBLE FROM THE PUBLIC RIGHT-OF-WAY AND SHALL BE NO CLOSER THAN 100' FROM THE ADJACENT TOWNHOMES IN CHELSEA WALK.
 - GARBAGE PICKUP SHALL BE FROM WITHIN THE DEVELOPMENT.
 - UNDERGROUND STORMWATER MANAGEMENT INFRASTRUCTURE MAY BE PLACED IN THE PARKING LOT AND PRIVATE ALLEY AS DEPICTED ON THE SITE PLAN PREPARED BY KSI DESIGN GROUP, LABELED EXHIBIT A, WITH FINAL APPROVAL BY STAFF. UNDERGROUND STORMWATER SHALL NOT BE LOCATED IN THE FIRE TRUCK TURNAROUND. STORMWATER FACILITIES SHALL BE INDICATED ON THE RECORDED FINAL PLAT, CLEARLY DESCRIBING THE UNDERGROUND FACILITIES, THEIR FUNCTION, PURPOSE, OWNERSHIP, AND GRANTING ACCESS FOR INSPECTION, MAINTENANCE AND REPAIR RIGHTS TO THE HOA AND THE CITY. MAINTENANCE RESPONSIBILITIES SHALL BE INCLUDED IN THE RECORDED COVENANTS WITH ALL COSTS TO BE BORNE BY THE HOA, HOME AND BUSINESS OWNERS OF THE DEVELOPMENT.

- 'NO ON-STREET PARKING' SIGNAGE SHALL BE POSTED AT THE HAMMERHEAD TURNAROUND, ALLEY AND INTERNAL STREET.
- NO MORE THAN 1 OF THE RESIDENTIAL UNITS SHALL BE PERMITTED TO BE RENTED, AS RECORDED IN THE HOA'S DECLARATIONS AND COVENANTS.
- 'DRUG STORE, PHARMACY' AND 'RESTAURANT' SHALL BE ADDED AS A CONDITIONAL USE AT 2385 OLD MILTON PARKWAY. 'DRUG STORE, PHARMACY' SHALL BE LIMITED TO AVALON PHARMACY AND NO MORE THAN 2,500 SQUARE FEET AND 'RESTAURANT' SHALL BE LIMITED TO AVALON COFFEE BAR AND NO MORE THAN 1,500 SQUARE FEET. NO ADDITIONAL 'DRUG STORE, PHARMACY' OR 'RESTAURANT' USE OR SUBLEASING SHALL BE PERMITTED WITHIN THE APPROVED SPACES.
- 'DRUG STORE, PHARMACY' SHALL BE LIMITED TO A RETAIL PHARMACY AND 'RESTAURANT' SHALL BE LIMITED TO A COFFEE SHOP. NEITHER CONDITIONAL USE SHALL HAVE DRIVE-THROUGH FACILITIES.
- HOURS OF OPERATION FOR AVALON PHARMACY SHOULD BE LIMITED TO MONDAY – FRIDAY 9:00 AM – 6:00 PM AND SATURDAY 10:00 AM – 2:00 PM. HOURS OF OPERATION FOR AVALON COFFEE BAR SHALL BE LIMITED TO MONDAY – SUNDAY 8:00 AM – 6:00 PM.
- THERE SHALL BE JOINT PROPERTY OWNERS ASSOCIATION FOR THE ENTIRE PROPERTY PROVIDING FOR THE MAINTENANCE OF SITE IMPROVEMENTS.
 - COUNCIL MEMBER DERITO SECONDED THE MOTION.
 - COUNCIL MEMBER HIPES OFFERED A FRIENDLY AMENDMENT TO ADD "CONDITION #29: THE ENTIRETY OF THE PROPERTY IS ENTITLED TO ONE MONUMENT SIGN." MAYOR PRO TEM MERKEL DID NOT ACCEPT THE FRIENDLY AMENDMENT, AS HE WOULD PREFER TO STICK TO THE CITY'S CODE IN TERMS OF SIGNAGE AND NOT ADD THIS CONDITION FOR SIGNAGE.
 - THE MOTION WAS APPROVED UNANIMOUSLY (6-0).

FULTON COUNTY REQUIRES THE FOLLOWING SEWER AND WATER NOTES TO BE INCLUDED IN ALL PROJECTS THAT INVOLVED CONNECTION TO THE FULTON COUNTY'S SANITARY SEWER AND/OR POTABLE WATER SYSTEMS RESPECTIVELY. IF THERE IS A CONFLICT BETWEEN FULTON COUNTY NOTES AND THE GENERAL NOTES, THEN PRIORITY SHALL BE GIVEN TO FULTON COUNTY NOTES.

- SANITARY SEWER NOTES**
- ALL WASTEWATER PIPE CONSTRUCTION SHOWN ON THESE PLANS MUST CONFORM TO FULTON COUNTY'S STANDARDS AND SPECIFICATIONS, INCLUDING SANITARY SEWER REGULATIONS LATEST COPY.
 - NO SANITARY SEWER SHALL BE ACCEPTED BY THE COUNTY WITHOUT AN AS-BUILT DRAWING SHOWING THE HORIZONTAL AND VERTICAL ALIGNMENT OF THE SEWER SYSTEM, THE LOCATION OF ALL MANHOLES, SEWER CONNECTIONS, PIPING MATERIALS, REQUIRED EASEMENT LIMITS AND JUNCTIONS, AND PROPERTY LINES CONNECTIONS, PIPING MATERIALS, REQUIRED EASEMENT LIMITS AND JUNCTIONS, AND PROPERTY LINES.
 - CONTRACTOR MUST FIELD VERIFY THE LOCATION AND ELEVATION OF ALL KNOWN AND UNKNOWN UNDERGROUND UTILITIES.
 - ALL TEMPORARY AND PERMANENT WASTEWATER EASEMENTS MUST BE DRESSED AND GRASSED TO CONTROL EROSION PRIOR TO ACCEPTANCE. TREES SHALL NOT BE PLANTED
 - AS-BUILT DRAWINGS AND MAINTENANCE BOND(S) MUST BE SUBMITTED AND ARE REQUIRED PRIOR TO INSPECTION AND ACCEPTANCE. DIGITAL AS-BUILT WILL BE REQUIRED. NOTE THAT DIGITAL AS-BUILTS WILL BE REQUIRED AT THE COMPLETION OF THE PROJECT. PLEASE SEE: <https://www.fultoncountygga.gov/services/water-services/development-permitting/inspection-for-the-requirements>. MAINTENANCE BONDS ARE DUE AT FINAL APPROVAL OF THE AS-BUILTS.
 - NEOPRENE COUPLINGS WITH STAINLESS STEEL BANDS AND SHEAR RINGS ARE REQUIRED FOR JOINING DIFFERENT TYPES OF SANITARY SEWER PIPES.
 - POOLS SHALL NOT DRAIN INTO WASTEWATER PIPE SYSTEMS. POOLS SHALL DRAIN INTO AN APPROVED INDIVIDUAL ONSITE WASTEWATER MANAGEMENT SYSTEM.
 - LOW PRESSURE AIR TESTING REQUIRED FOR ALL WASTEWATER PIPE SYSTEMS. THIS TEST MUST MEET ALL REQUIREMENTS AS OUTLINED IN UNI-B-06 OR CURRENT REVISION. A FULTON COUNTY INSPECTOR MUST BE PRESENT DURING TESTING.
 - CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND INVERT ELEVATIONS OF WASTEWATER PIPES FOR A CONNECTION TO EXISTING WASTEWATER SYSTEMS.
 - CONTRACTOR IS TO CUT AND REMOVE THE PIPE ONLY UPON FINAL APPROVAL BY THE FULTON COUNTY INSPECTOR.
 - ALL WASTEWATER LINES AND LATERALS WITH LESS THAN ONE-FOOT OF CLEARANCE TO ANOTHER UTILITY LINE SHALL BE CONSTRUCTED WITH A CONCRETE SADDLE TO MAINTAIN SEPARATION.
 - NO FILL SHALL BE PLACED ON A SANITARY SEWER EASEMENT WITHOUT APPROVAL BY THE DIRECTOR OF PW. ALL SANITARY MANHOLES MUST EXTEND TO THE GROUND SURFACE.
 - FOR ALL PROJECTS UTILIZING INDIVIDUAL ONSITE WASTEWATER MANAGEMENT SYSTEMS DESIGN AND PROVISIONS SHALL BE IN CONFORMANCE WITH FULTON COUNTY DEPARTMENT OF HEALTH AND WELLNESS REGULATIONS.
 - EIGHT INCH (8") OR LARGER PIPE LINES SHALL BE CCTV INSPECTED. A VIRUS FREE PORTABLE STORAGE DRIVE (USB FLASH DRIVE) AND WRITTEN INSPECTION LOG SHALL BE PROVIDED WHEN AS-BUILTS ARE SUBMITTED.
 - USF 7635 BOX REQUIRED FOR WASTEWATER CLEANOUTS IN PAVED AREA PER FULTON COUNTY STANDARD DETAIL 709.
 - COMPACTION OF THE BACK FILL OF ALL TRENCHES SHALL BE COMPACTED TO AT LEAST 90% STANDARD PROCTOR DENSITY. BACKFILL MATERIAL SHALL BE FREE FROM ROOTS, STUMPS, OR OTHER FOREIGN DEBRIS, AND SHALL BE PLACED AT OR NEAR OPTIMUM MOISTURE CONTENT. CORRECTION OF ANY TRENCH SETTLEMENT WITHIN A YEAR FROM THE DATE OF APPROVAL WILL BE THE RESPONSIBILITY OF THE CONTRACTOR. COMPACTION OF THE BACK FILL OF ALL TRENCHES LOCATED UNDER PAVEMENT SHALL BE COMPACTED TO AT LEAST 95% STANDARD PROCTOR DENSITY.
 - SANITARY SEWER LATERALS SHOULD BE MARKED WITH 4"x4"POST WITH MIN. 4- FEET ABOVE GROUND. THE TOP 1" SHOULD BE PAINTED GREEN. EACH LATERAL IS TO BE BROUGHT TO THE GROUND SURFACE IN ACCORDANCE WITH FULTON COUNTY STANDARD 909.
 - ALL REQUIRED OFF SITE EASEMENTS SHALL BE DEDICATED TO FULTON COUNTY PRIOR TO UTILITY PERMITTING. ALL PUBLIC ON- SITE EASEMENTS FOR OTHER THAN SINGLE FAMILY RESIDENTIAL PROJECTS THAT WILL BE FINAL PLATTED SHALL BE DEDICATED TO FULTON COUNTY PRIOR TO WATER RESOURCES PERMIT APPROVAL.
 - FOR RESIDENTIAL PROJECTS WHERE ONSITE SANITARY SEWER EASEMENTS ARE TO BE DEDICATED TO FULTON COUNTY, THE FOLLOWING APPLIES: SANITARY SEWER EASEMENT INSIDE PROPERTY LINE TO BE SHOWN IN FINAL PLAT FOR RECORDING.
 - FOR ALL PROJECTS CONTAINING PVC WASTEWATER PIPES, ALSO INCLUDE THE FOLLOWING NOTES: (SEE ATTACHED CONDITION FOR PVC).
 - PIPE SHALL BE ASTM D3034, SDR35 IN 12.5 FOOT LAYING LENGTHS WITH ELASTOMERIC SEALED JOINTS IN ACCORDANCE WITH ASTM D3212.

- PIPE BEDDING SHALL BE #57, SHARP, ANGULAR, CRUSHED STONE. BEDDING SHALL EXTEND A MINIMUM OF 4" BELOW THE PIPE AND EXTEND TO THE TOP OF THE PIPE. THE BEDDING SHALL BE COMPACTED BY "SLICING WITH A FLAT SHOVEL". THE WIDTH OF THE DITCH MUST BE IN ACCORDANCE WITH OSHA SAFETY STANDARDS.
 - INITIAL BACKFILL: AFTER BEDDING, COMPLETE INITIAL BACKFILL WITH #57 STONE. IF NO ROCK IS ENCOUNTERED, INITIAL BACKFILL SHALL EXTEND TO A HEIGHT 6" ABOVE OF THE TOP OF THE PIPE, OTHERWISE INITIAL BACKFILL SHALL EXTEND TO 12" ABOVE THE TOP OF THE PIPE.
 - FITTINGS FOR LATERAL CONNECTIONS SHALL BE 45° WYES AND BENDS. PROVIDE PVC PIPE STOPPERS FOR EACH LATERAL. PROVIDE SPECIAL WATERTIGHT CONNECTIONS AT MANHOLES AND TRANSITIONS TO DUCTILE IRON PIPE AS RECOMMENDED BY THE PIPE MANUFACTURER.
 - AFTER INSTALLATION, A DEFLECTION TEST IS REQUIRED. INITIAL DEFLECTION SHALL BE LIMITED TO 3% OF THE UNDEFLECTED DIAMETER. A SECOND TEST SHALL BE MADE AT LEAST 8 MONTHS AFTER THE INSTALLATION BUT BEFORE FINAL ACCEPTANCE. AT THAT TIME DEFLECTION SHALL BE LIMITED TO 5% OF THE UNDEFLECTED DIAMETER.
- ALL MANHOLES LOCATED WITHIN A PAVED AREA SHALL HAVE CONCENTRIC CONE SECTIONS AND FLANGE DOWN FRAMES AND COVERS. ALL MANHOLES LOCATED WITHIN AN UNPAVED AREA SHALL HAVE ECCENTRIC CONE SECTIONS WITH BOLT DOWN FLANGE UP FRAME AND COVERS, OR HINGED CAST IN PLACE LOCKABLE COVERS. ALL MANHOLES LOCATED WITHIN A FLOOD PRONE AREA SHALL HAVE ECCENTRIC CONE SECTIONS WITH BOLT DOWN GASKETED FLANGE UP FRAME AND COVERS. RAISE TOP OF MANHOLES IN LANDSCAPE AREAS TO 0.5- FEET ABOVE GRADE.
 - ISSUANCE OF THIS PERMIT DOES NOT IN ANY WAY IMPLY THAT WASTEWATER TAPS FOR BUILDING PERMITS WILL BE ISSUED. CONTACT THE DEPARTMENT OF PUBLIC WORKS, WATER RESOURCES DIVISION AT (404) 612-7400 FOR FURTHER INFORMATION.
 - ANY CHANGES TO THE SEWER DRAWINGS MUST BE APPROVED BY FULTON COUNTY.
 - NOTIFY FULTON COUNTY INSPECTOR 24-HOURS PRIOR TO CONSTRUCTION.

Water Notes

- ALL PUBLIC WATER LINES SHALL BE MARKED WITH A CONTINUOUS ELECTRONIC MARKING SYSTEM (EMS) CAUTION TAPE, AT A MAXIMUM BURIAL DEPTH OF 2- FEET DIRECTLY ABOVE THE WATER LINE LOCATED BELOW THE TAPE (3M PATHMARKING TAPE MODEL #90 6116 16220 7613).
- WATER VALVE MARKERS SHALL BE PLACED AT ALL LOCATIONS WHERE WATER VALVES ARE NOT IN THE STREETS. WATER VALVES THAT ARE IN THE STREET WILL BE CLEARLY MARKED WITH A V SUCK OUT ON THE CURB.
- ALL TEMPORARY AND PERMANENT WATER EASEMENTS MUST BE DRESSED AND GRASSED TO CONTROL EROSION PRIOR TO ACCEPTANCE. NO TREES WILL BE ALLOWED TO BE PLANTED IN UTILITY EASEMENTS OR WITHIN 10- FEET OF A PUBLIC WATER MAIN.
- AS-BUILT DRAWINGS AND MAINTENANCE BOND(S) MUST BE SUBMITTED AND ARE REQUIRED PRIOR TO INSPECTION AND ACCEPTANCE. DIGITAL AS-BUILT WILL BE REQUIRED. NOTE THAT DIGITAL AS-BUILTS WILL BE REQUIRED AT THE COMPLETION OF THE PROJECT. PLEASE SEE: <https://www.fultoncountygga.gov/services/water-services/development-permitting/inspection-for-the-requirements>. MAINTENANCE BONDS ARE DUE AT FINAL APPROVAL OF THE AS-BUILTS.
- ALL CONSTRUCTION METHODS AND MATERIALS USED IN THE FULTON COUNTY WATER SYSTEM MUST BE MADE OF DUCTILE IRON, AND COMPLY IN RESPECT TO ANSI/AWWA21.11C/1111.68 STANDARD SPECIFICATIONS. PLANS THAT DO NOT MEET THE SPECIFICATIONS IN ALL RESPECTS ALL LINES SHOULD BE CLASS 51, OR GREATER (WHEN REQUESTED BY THE COUNTY). ALL SERVICE LINES SHOULD BE TYPE "K" COPPER.
- CONTRACTOR IS RESPONSIBLE TO VERIFY THE LOCATION AND DEPTH OF THE EXISTING WATER LINES PRIOR TO CONSTRUCTION.
- REQUIRED 18-INCH VERTICAL SEPARATION BETWEEN PROPOSED WATER LINES AND OTHER EXISTING AND PROPOSED UTILITIES LINES SHALL BE VERIFIED DURING CONSTRUCTION.
- IF EXISTING WATER SERVICE LINE IS TO BE REMOVED AND ABANDONED, THE SERVICE SHALL BE REMOVED BACK TO THE CORPORATION STOP AND CAPPED AT THE WATER MAIN LINE IN THE PRESENCE OF THE INSPECTOR. OTHER EXISTING AND ABANDONED WATER SERVICE STRUCTURES WILL BE REMOVED IN THE PRESENCE OF THE INSPECTOR.
- WATER METER BOXES ARE TO HAVE 1-INCH TYPE "K" COPPER SERVICE LINE. THE SERVICE LINE MUST BE CONTINUOUS FROM THE MAIN TO THE WATER METER AND SHALL HAVE A MINIMUM COVER OF 48". ALL JOINTS SHALL BE FLARED. THE SERVICE LINE SHALL CONNECT TO THE MAIN LINE WITH A DIRECT TAP WITH A CORPORATION COCK WITH A MINIMUM OF 18" BETWEEN TAPS.
- WATER METER BOX SHALL BE A POLYETHYLENE METER BOX (MODEL 1219-18-1MKF DEEP) WITH POLYETHYLENE LID (MODEL 1219-1MKF DEEP). LID FOR STRETCH YOKE BOX SHALL BE DFW MODEL 6514-1MKF DEEP WITH OBLONG KNOCK OUT AND ¼-INCH RECESS FOR METER ANTENNAE WITH A FERROUS MAGNET IN THE LID AND A PLASTIC LOCKING MECHANISM.
- FOR RESIDENTIAL SUBDIVISIONS: NO INDIVIDUAL METERS ARE TO BE PLACED IN A CONCRETE SIDEWALK OR DRIVEWAY. METERS MUST BE MAINTAINED IN GRASS AREAS.
- THE CONTRACTOR SHALL INSTALL CAST IRON WATER METER BOXES AND 1" TYPE "K" COPPER SERVICE LINES FOR ALL SERVICES INCLUDING CUL-DE-SACS.
- LOT LINES WILL BE CLEARLY IDENTIFIED AND MARKED ON TOP OF CURBS BEFORE THE WATER MAIN IS INSTALLED.
- A 6" P.V.C. CONDUIT WILL BE USED TO ACCESS ALL LOTS ON OPPOSITE SIDES OF THE STREET, EXCEPT IN CUL-DE-SACS. INSPECTOR MUST BE NOTIFIED 24 HOURS BEFORE CONSTRUCTION BEGINS.
- THRUST BLOCKING WILL BE USED AT ALL BENDS, PLUGS, TEES, AND FIRE HYDRANTS.

- FIRE HYDRANTS SHOWN IN THE RADIUS OF A CURVE SHALL BE FIELD ADJUSTED SO THAT THE ACTUAL INSTALLATION OF FIRE HYDRANTS WILL BE OUTSIDE OF CURVE RADIUS.
- ALL SAMPLING STATIONS AND AUTOMATIC FLUSHING STATIONS INSTALLED WITHIN A DEVELOPMENT SHALL BE METERED AND THE SAMPLING STATION SHALL BE OWNED AND MAINTAINED BY THE HOA. ALL LINES 6" DIAMETER OR GREATER MUST BE PRESSURE TESTED AT 250 PSI FOR A MINIMUM OF TWO (2) HOURS.
- WATER TAPS, SERVICE LINES, AND METER BOXES IN RESIDENTIAL SUBDIVISIONS WILL BE INSTALLED BY THE DEVELOPER PER CURRENT FULTON COUNTY SPECIFICATIONS.
- ALL REQUIRED OFF SITE EASEMENTS SHALL BE DEDICATED TO FULTON COUNTY PRIOR TO UTILITY PERMITTING. ALL PUBLIC ON- SITE EASEMENTS FOR OTHER THAN SINGLE FAMILY RESIDENTIAL PROJECTS THAT WILL BE FINAL PLATTED SHALL BE DEDICATED TO FULTON COUNTY PRIOR TO WATER RESOURCES PERMIT APPROVAL.
- FOR RESIDENTIAL PROJECTS WHERE ONSITE WATER EASEMENTS ARE TO BE DEDICATED TO FULTON COUNTY, THE FOLLOWING APPLIES: WATER EASEMENT INSIDE PROPERTY LINE TO BE SHOWN IN FINAL PLAT FOR RECORDING.
- ANY CHANGES TO THE WATER DRAWINGS MUST BE APPROVED BY FULTON COUNTY.
- NOTIFY FULTON COUNTY INSPECTOR 24-HOURS PRIOR TO CONSTRUCTION.

CITY OF ALPHARETTA COMMUNITY DEVELOPMENT NOTES:

- AN 18-MONTH PERFORMANCE AND MAINTENANCE BOND WILL BE REQUIRED FOR ALL LANDSCAPING AND IRRIGATION.
- PARKING LOT LIGHTS WILL BE LOCATED OUTSIDE OF LANDSCAPE SLANDS. SITE LIGHTING MUST BE APPROVED BY THE ZONING DEPARTMENT PRIOR TO ISSUANCE OF ELECTRICAL PERMIT.
- THE OWNER IS RESPONSIBLE FOR ANNUAL REPORTING OF THE WASTE GENERATION FOR THIS PROJECT ON AN ONGOING BASIS. THE WASTE GENERATION ANALYSIS MUST DEMONSTRATE A 25% OVERALL WASTE REDUCTION DUE TO RECYCLING.
- OFF STREET PARKING SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION.
- ALL REVISIONS TO THESE PLANS MUST BE SUBMITTED TO THE CITY OF ALPHARETTA COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO CONTINUING CONSTRUCTION.
- ALL ROOFTOP APPURTENANCES, SATELLITE DISHES AND/OR OTHER COMMUNICATION DEVICES WILL BE SCREENED FROM ALL PUBLIC RIGHTS-OF-WAY.
- ALL TEMPORARY AND PERMANENT SIGNS TO BE PERMITTED SEPARATELY.
- CONTACT THE FOLLOWING DEPARTMENTS. FOR APPROVAL OF THE PERMANENT CERTIFICATE OF OCCUPANCY: COMMUNITY DEVELOPMENT, ARBORIST, TRAFFIC ENGINEERING, AND FIRE MARSHAL. MINIMUM OF A 3-DAY NOTICE FOR A SITE INSPECTION APPOINTMENT.
- ON-SITE BURIAL IS NOT ALLOWED.
- AN ENGINEER'S CERTIFICATION WILL BE REQUIRED FOR ALL RETAINING WALLS PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. ALL RETAINING WALLS GREATER THAN 4- FEET IN HEIGHT MUST OBTAIN A BUILDING PERMIT.
- IRRIGATION NOTES:
 - IRRIGATION SYSTEMS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY (SYSTEMS WILL BE ALLOWED INSIDE MEDIANS IF AN INDEMNIFICATION LETTER IS PROVIDED ABSOLVING THE CITY OF ALPHARETTA OF ANY RESPONSIBILITY FOR DAMAGES.)
 - IRRIGATION SPRAY ON TO PUBLIC ROADWAYS IS NOT ALLOWED.
 - IRRIGATION SYSTEMS MUST BE SHUT OFF OR OPERATED MANUALLY DURING WINTER MONTHS TO PREVENT UNNECESSARY ICE ON ROADS.

CITY OF ALPHARETTA TRAFFIC ENGINEERING NOTES:

- CONTRACTOR IS TO PROVIDE THE CITY OF ALPHARETTA ENCROACHMENT PERMIT FOR ALL WORK WITHIN THE GDOT R.O.W.. ANY TRAFFIC SIGNAL OR UTILITY RELOCATIONS WILL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER.
- ALL UTILITY LOCATES AND RELOCATIONS, AND OR DAMAGE WILL BE THE RESPONSIBILITY OF THE DEVELOPER/CONTRACTOR. DEVELOPER/CONTRACTOR MUST CONTACT CITY OF ALPHARETTA LOCATE PERSONNEL DIRECTLY FOR TRAFFIC SIGNAL UTILITY LOCATES. (PHONE 678.297.6200)
- ALL REQUIRED TRAFFIC SIGNAL MUST MEET MUTCD STANDARDS.
- ALL REQUIRED TRAFFIC STRIPING MUST MEET MUTCD AND GDOT PLAN SPECIFICATIONS AND MUST BE THERMO-PLASTIC
- PROVIDE ALL REQUIRED DETAILS ON PLANS (H/C AND SIGNAGE DETAILS). GERNERAL NOTE - ALL H/C RAMP FORMS MUST BE APPROVED BY CITY LAND DISTURBANCE INSPECTOR PRIOR TO CONCRETE POUR.
- IF SIGNS, STRIPING, AND MODIFICATIONS TO TRAFFIC CONTROL ARE REQUIRED AS A PART OF DEVELOPMENT, CONSTRUCTION SHOULD BE COMPLETE AND APPROVED BY THE CITY TRAFFIC ENGINEER PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- IF SIGNALIZATION OR SIGNAL MODIFICATIONS ARE REQUIRED AS A PART OF DEVELOPMENT. CONSTRUCTION SHOULD BE COMPLETE AND APPROVED BY THE CITY TRAFFIC ENGINEER PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

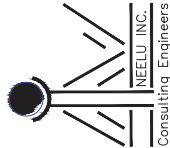
CITY OF ALPHARETTA SITE ENGINEERING NOTES:

- ALL AREAS TO RECEIVE STRUCTURAL FILL TO BE CLEARED, STRIPPED AND FREE OF TOPSOIL, ROOTS, STUMPS, AND ALL OTHER DELETERIOUS MATERIAL. STRUCTURAL FILL TO BE CLEAN FROM ORGANICS AND ALL OTHER DELETERIOUS MATERIAL. FILL TO BE PLACED IN MAXIMUM 8" LIFTS AND COMPACTED TO AT LEAST 95% STANDARD PROCTOR MAXIMUM DENSITY AND TO WITHIN 3% OF THE OPTIMUM MOISTURE CONTENT. UNLESS OTHERWISE SPECIFIED IN THE PROJECT GEOTECHNICAL REPORT OR BY THE PROJECT GEOTECHNICAL ENGINEER. ALL FILL SOILS TO BE PLACED UNDER THE OBSERVATION OF THE PROJECT GEOTECHNICAL ENGINEER. DOCUMENTATION OF COMPACTION TESTING SHALL BE PROVIDED TO LAND DISTURBANCE ACTIVITY INSPECTOR FOR ALL ROADWAY CONSTRUCTION IN RIGHT-OF-WAY (INCLUDING DECELERATION LANE) CONTACT LAND DISTURBANCE ACTIVITY INSPECTOR PRIOR TO CONSTRUCTION FOR FURTHER TESTING REQUIREMENTS.
- FAILURE OF THE CONTRACTOR TO PERFORM THE PRESCRIBED EROSION CONTROL PRACTICES SHALL RESULT IN THE IMMEDIATE ISSUANCE OF A STOP-WORK ORDER FOR THE PROJECT SITE. PURSUANT TO UDC 3.1.1.F.2.d.
- MAINTENANCE OF ALL SOIL EROSION AND SEDIMENTATION CONTROL PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE THE RESPONSIBILITY OF THE OWNER.
- ALL DISTURBED AREAS MUST BE VEGETATED WITHIN 14 DAYS OF FINAL GRADE.
- ALL FILL SLOPES SHALL HAVE SILT FENCE AT THE TOE OF THE SLOPE.
- THIS SITE DOES NOT CONTAIN ANY STATE WATERS.
- THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.
- EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- THE CONTRACTOR SHALL REMOVE SEDIMENT ONCE IT HAS ACCUMULATED TO ONE-HALF THE ORIGINAL HEIGHT OF THE SILT FENCE USED FOR EROSION CONTROL.
- MAXIMUM CUT OR FILL SLOPES ARE 2 HORIZONTAL: 1 VERTICAL .
- ANY DISTURBED AREA LEFT EXPOSED FOR 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
- ALL SILT FENCE SHALL BE TYPE 'C'
- THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION, WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE, AS CONDITIONS DEMAND. (ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLE OR SITE ONTO ROADWAY OR INTO STORM DRAIN SYSTEM MUST BE REMOVED IMMEDIATELY BY SWEEPING)
- ALL STORM DRAINS AND DROP INLETS WILL HAVE 4" PERMANENT POLLUTION PREVENTION MARKERS INSTALLED PRIOR TO INSPECTION. MARKERS ARE AVAILABLE AT CITY OF ALPHARETTA ENGINEERING/ PUBLIC WORKS DEPARTMENT 678-297-6200.
- THE OWNER WILL MAINTAIN STORM WATER RUNOFF CONTROLS AT ALL TIMES. ADDITIONAL CONTROLS WILL BE INSTALLED IF DETERMINED NECESSARY BY CITY INSPECTION.
- IRRIGATION SYSTEMS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY.
- AT LEAST ONE PERSON ON A PROJECT OR SITE MUST HAVE COMPLETED THE LEVEL 1A EROSION EDUCATION & TRAINING COURSE AND BE CERTIFIED BY GSWCC.
- SUBCONTRACTORS MUST COMPLETE EITHER LEVEL 1A EROSION EDUCATION & TRAINING COURSE OR ATTEND SUBCONTRACTOR AWARENESS SEMINAR.
- LANDSCAPING, FENCING, OR SAFETY BENCHES PER GEORGIA STORM WATER MANAGEMENT MANUEL REQUIRED AROUND STORM WATER MANAGEMENT FACILITIES.
- THE CITY WILL REQUIRE A MAINTENANCE BOND IN PLACE ON ALL PUBLIC IMPROVEMENTS (INCLUDING BUT NOT LIMITED TO CURB AND GUTTER, SIDEWALK, PAVEMENT AND BASE, PAVEMENT MARKINGS AND STREET SIGNS OR SIGNALIZATION, THE ENTIRE PROJECT STORM SYSTEM BOTH INSIDE AND OUTSIDE RIGHT-OF-WAY, DETENTION AND WATER QUALITY DEVICES) FOR A MINIMUM OF 1 YEAR AFTER FINAL PLAT SIGN-OFF OR UNTIL THE FINAL CERTIFICATE OF OCCUPANCY IS ISSUED WHICHEVER IS LONGER. THIS BOND SHOULD BE GRANTED FOR ONE-YEAR AND RENEWED UNTIL THE FINAL CERTIFICATE OF OCCUPANCY IS ISSUED.

REVISIONS:							
	FOR PERMIT REVIEW	FOR PERMIT REVIEW					
A	JUN. 03, 23						
B	SEPT. 4, 23						

Neelu, Inc.

601 Basset Ct. SE,
Smyrna, GA 30080
Phone: (770) 312 2014



AVAILON VILLAGE SUBDIVISION
2385 OLD MILTON PARKWAY
CITY OF ALPHARETTA

FULTON COUNTY, GEORGIA
FULTON COUNTY PROJECT
NO.: WRN23-033

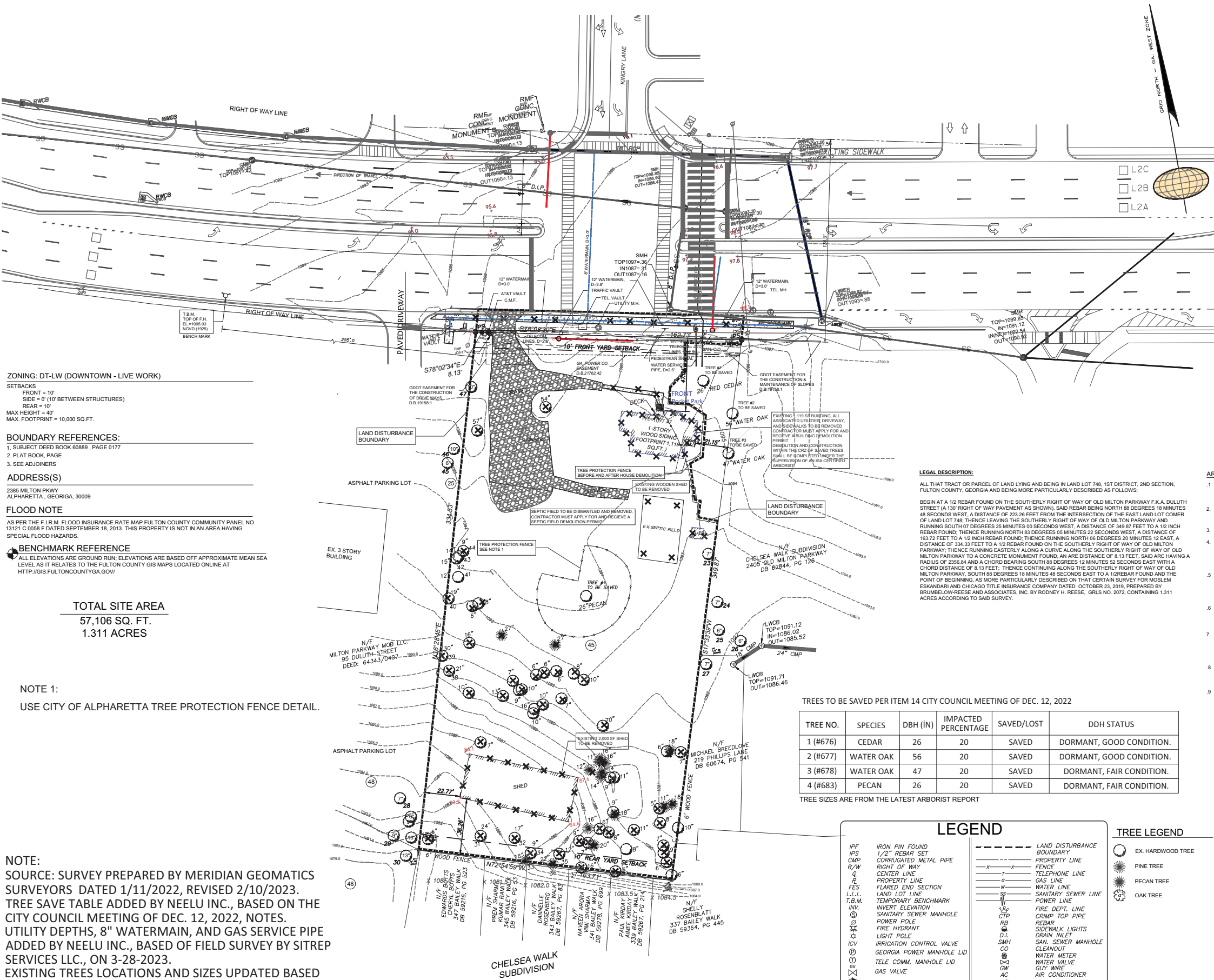


B. M. Fallahi
09/04/23

PROJECT NO: 22-06
DATE: AUG. 16, 2022

NOTES

C1



ZONING: DT-LW (DOWNTOWN - LIVE WORK)

SETBACKS
FRONT = 10'
SIDE = 0' (10' BETWEEN STRUCTURES)
REAR = 10'
MAX HEIGHT = 40'
MAX. FOOTPRINT = 10,000 SQ.FT.

BOUNDARY REFERENCES:

1. SUBJECT DEED BOOK 60889 , PAGE 0177
2. PLAT BOOK, PAGE
3. SEE ADJOINERS

ADDRESS(S)

2385 MILTON PKWY
ALPHARETTA, GEORGIA, 30009

FLOOD NOTE

AS PER THE F.I.R.M. FLOOD INSURANCE RATE MAP FULTON COUNTY COMMUNITY PANEL NO. 13121 C 0058 F DATED SEPTEMBER 18, 2013. THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

BENCHMARK REFERENCE

ALL ELEVATIONS ARE GROUND RUN. ELEVATIONS ARE BASED OFF APPROXIMATE MEAN SEA LEVEL AS IT RELATES TO THE FULTON COUNTY GIS MAPS LOCATED ONLINE AT [HTTP://GIS.FULTONCOUNTYGA.GOV/](http://gis.fultoncountyga.gov/)

TOTAL SITE AREA
57,106 SQ. FT.
1.311 ACRES

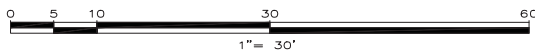
NOTE 1:

USE CITY OF ALPHARETTA TREE PROTECTION FENCE DETAIL.

NOTE:

SOURCE: SURVEY PREPARED BY MERIDIAN GEOMATICS SURVEYORS DATED 1/11/2022, REVISED 2/10/2023. TREE SAVE TABLE ADDED BY NEELU INC., BASED ON THE CITY COUNCIL MEETING OF DEC. 12, 2022, NOTES. UTILITY DEPTHS, 8" WATERMAIN, AND GAS SERVICE PIPE ADDED BY NEELU INC., BASED OF FIELD SURVEY BY SITREP SERVICES LLC., ON 3-28-2023. EXISTING TREES LOCATIONS AND SIZES UPDATED BASED ON THE LATEST ARBORIST REPORT.

GRAPHIC SCALE



PROTECT THE U/G DETENTION POND AREA AGAINST COMPACTION DURING CONSTRUCTION. SPREAD 6 INCHES OF GRAVEL TO THIS AREA BEFORE GRADING ACTIVITIES..

LEGAL DESCRIPTION:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 748, 1ST DISTRICT, 2ND SECTION, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A 1/2 REBAR FOUND ON THE SOUTHERLY RIGHT OF WAY OF OLD MILTON PARKWAY F.K.A. DULUTH STREET (A 130' RIGHT OF WAY PAVEMENT AS SHOWN), SAID REBAR BEING NORTH 88 DEGREES 18 MINUTES 48 SECONDS WEST, A DISTANCE OF 223.26 FEET FROM THE INTERSECTION OF THE EAST LAND LOT CORNER OF LAND LOT 748, THENCE LEAVING THE SOUTHERLY RIGHT OF WAY OF OLD MILTON PARKWAY AND RUNNING SOUTH 07 DEGREES 25 MINUTES 00 SECONDS WEST, A DISTANCE OF 340.87 FEET TO A 1/2 INCH REBAR FOUND, THENCE RUNNING NORTH 08 DEGREES 05 MINUTES 22 SECONDS WEST, A DISTANCE OF 163.72 FEET TO A 1/2 INCH REBAR FOUND, THENCE RUNNING NORTH 08 DEGREES 05 MINUTES 12 EAST, A DISTANCE OF 334.33 FEET TO A 1/2 INCH REBAR FOUND ON THE SOUTHERLY RIGHT OF WAY OF OLD MILTON PARKWAY, THENCE RUNNING EASTERLY ALONG A CURVE ALONG THE SOUTHERLY RIGHT OF WAY OF OLD MILTON PARKWAY TO A CONCRETE MONUMENT FOUND, AN AN DISTANCE OF 8.13 FEET, SAID ARC HAVING A RADIUS OF 2356.84 AND A CHORD BEARING SOUTH 88 DEGREES 12 MINUTES 52 SECONDS EAST WITH A CHORD DISTANCE OF 8.13 FEET, THENCE CONTINUING ALONG THE SOUTHERLY RIGHT OF WAY OF OLD MILTON PARKWAY, SOUTH 88 DEGREES 18 MINUTES 48 SECONDS EAST TO A 1/2 REBAR FOUND AND THE POINT OF BEGINNING, AS MORE PARTICULARLY DESCRIBED ON THAT CERTAIN SURVEY FOR MOSLEM ESKANDARI AND CHICAGO TITLE INSURANCE COMPANY DATED OCTOBER 23, 2019, PREPARED BY BRUMBLOW-REESE AND ASSOCIATES, INC. BY RODNEY H. REESE. GRLS NO. 2072, CONTAINING 1.311 ACRES ACCORDING TO SAID SURVEY.

TREES TO BE SAVED PER ITEM 14 CITY COUNCIL MEETING OF DEC. 12, 2022

TREE NO.	SPECIES	DBH (IN)	IMPACTED PERCENTAGE	SAVED/LOST	DDH STATUS
1 (#676)	CEDAR	26	20	SAVED	DORMANT, GOOD CONDITION.
2 (#677)	WATER OAK	56	20	SAVED	DORMANT, GOOD CONDITION.
3 (#678)	WATER OAK	47	20	SAVED	DORMANT, FAIR CONDITION.
4 (#683)	PECAN	26	20	SAVED	DORMANT, FAIR CONDITION.

TREE SIZES ARE FROM THE LATEST ARBORIST REPORT

LEGEND

IPF	IRON PIN FOUND	LAND DISTURBANCE BOUNDARY
IPS	1/2" REBAR SET	PROPERTY LINE
OMP	CORRUGATED METAL PIPE	RIGHT OF WAY
R/W	RIGHT OF WAY	TELEPHONE LINE
Q	CENTER LINE	GAS LINE
R	PROPERTY LINE	WATER LINE
FES	FLARED END SECTION	SEWAGE LINE
L.L.L.	LAND LOT LINE	POWER LINE
T.B.M.	TEMPORARY BENCHMARK	FIRE DEPT. LINE
INV.	INVERT ELEVATION	CRIMP TOP PIPE
SMH	SANITARY SEWER MANHOLE	REBAR
L.L.L.	LAND LOT LINE	SANITARY LIGHTS
D.I.	DRAIN INLET	D.I.
SMH	SANITARY SEWER MANHOLE	SMH
CO	CLEANOUT	CO
WV	WATER VALVE	WV
GW	GUY WIRE	GW
AC	AIR CONDITIONER	AC
N/F	NOW OR FORMERLY	N/F
PT	PERC. TEST (BOREHOLE)	PT
4x4	4x4 TRANSFORMER	4x4
RRT	RAIL ROAD TIE WALL	RRT
W.M.	WATER METER	W.M.

TREE LEGEND

○	EX. HARDWOOD TREE
●	PINE TREE
●	PECAN TREE
●	OAK TREE



OWNER / DEVELOPER / PRIMARY PERMITEE

ESKANDARI DYNASTY, LLC.
MIKE ESKANDARI
2385 OLD MILTON PKWY
ALPHARETTA, GA 30009
PHONE: (404) 259-8921
NORTHFULTONPHARMACY@GMAIL.COM
CITY OF ALPHARETTA LDP NO. D230016

SITE ZONING: DT-LW (DOWNTOWN LIVE-WORK)

SITE AREA: 1.31 ACRES

DISTURBED AREA: 1.31 ACRES

TAX PARCEL ID: 12 270307480636

ARBORIST NOTES:

1. ALL EXISTING TREES, SPECIMEN AND NON-SPECIMEN, COUNTED FOR EDF CREDITS OR FOUND WITHIN TREE SAVE AREAS MUST BE FULLY PRESERVED DURING ALL PHASES OF THIS PROJECT.
2. THE CRZ OF SPECIMEN TREES PLUS ALL STREAM BUFFERS SHALL BE PROTECTED WITH WIRE-BACK TREE SAVE FENCING WITH METAL SUPPORT POSTS AND TREE SAVE SIGNAGE.
3. INSTALLATION OF THE TREE SAVE FENCE WILL INVOLVE NO TRENCHING.
4. TREE SAVE FENCE FOR ENTIRE SITE MUST BE INSTALLED, INSPECTED AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE OR DEMOLITION IS ALLOWED BEFORE TREE SAVE FENCING HAS BEEN INSPECTED AND APPROVED BY CITY ARBORIST.
5. ADDITIONAL TREES ALONG THE LIMITS OF DISTURBANCE WITH ENCROACHMENT INTO THE SRP AND DEEMED STRUCTURALLY UNSAFE BY THE CITY ARBORIST OR THE PROJECT ARBORIST MAY BE REQUIRED TO BE REMOVED PRIOR TO CONSTRUCTION.
6. ALL ROOTS ENCOUNTERED 1/2" OR GREATER DURING GRADING OR EXCAVATING OPERATIONS SHALL BE CLEAN OUT UNDER THE DIRECTION OF AN ISA CERTIFIED ARBORIST.
7. IT IS THE OWNERS RESPONSIBILITY TO MAINTAIN THE VEGETATION AND REMOVE TRASH AND DEBRIS AROUND THE PERIMETER OF THE PROJECT, ESPECIALLY WITHIN AREAS ADJUTING A PUBLIC ROW, IN ACCORDANCE WITH THE CITY OF ALPHARETTA PROPERTY MAINTENANCE CODES.
8. ALL APPROVED REVISIONS TO THE LOCATION OF THE TREE SAVE FENCE NEED TO BE COORDINATED WITH THE LAND DISTURBANCE INSPECTOR PRIOR TO RELOCATION.
9. DEMOLITION AND CONSTRUCTION WITHIN THE CRZ OF SAVED TREES SHALL BE COMPLETED UNDER THE SUPERVISION OF AN ISA CERTIFIED ARBORIST.

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

THE CRZ OF SPECIMEN TREES PLUS ALL STREAM AND ZONING BUFFERS SHALL BE PROTECTED WITH WIRE-BACK TREE SAVE FENCING WITH METAL SUPPORT POSTS AND TREE SAVE SIGNAGE PRIOR TO LAND DISTURBANCE. INSTALLATION OF THE TREE SAVE FENCE WILL INVOLVE NO TRENCHING.

NOTE: EXISTING WATER SERVICE LINES ARE TO BE REMOVED BACK TO THE CORPORATION STOP AT THE MAIN LINE IN THE PRESENCE OF THE FULTON COUNTY INSPECTOR.

NOTE: ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF BUILDING, OR CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.

NOTE: ALL EXISTING ON-SITE BUILDINGS AND UTILITIES TO BE REMOVED, UNLESS OTHERWISE NOTED. REMOVAL AND ABANDONMENT OF EXISTING CLEANOUTS AND WATER SERVICES TO TAKE PLACE IN THE PRESENCE OF THE FULTON COUNTY INSPECTOR.

NOTE: A SEPARATE DEMOLITION PERMIT IS REQUIRED PRIOR TO REMOVAL OF HOUSES AND SHED STRUCTURES.

FLOOD HAZARD NOTE: THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP OF FULTON COUNTY, GEORGIA COMMUNITY PANEL NUMBER 13121C0058F, DATED SEPTEMBER 18, 2013.

SEE ADDITIONAL NOTES SHEET FOR GENERAL NOTES:

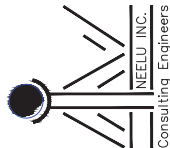
THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE ENGINEER IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.



REVISIONS:	FOR PERMIT REVIEW
A JUN. 03, 23	FOR PERMIT REVIEW
B JULY 18, 23	FOR PERMIT REVIEW
C SEPT. 4, 23	FOR PERMIT REVIEW

Neelu, Inc.

601 Basset Ct. SE,
Smyrna, GA 30080
Phone: (770) 312 2014



AVALON VILLAGE SUBDIVISION

2385 OLD MILTON PARKWAY

CITY OF ALPHARETTA

FULTON COUNTY, GEORGIA

FULTON COUNTY PROJECT

NO.: WRN23-033



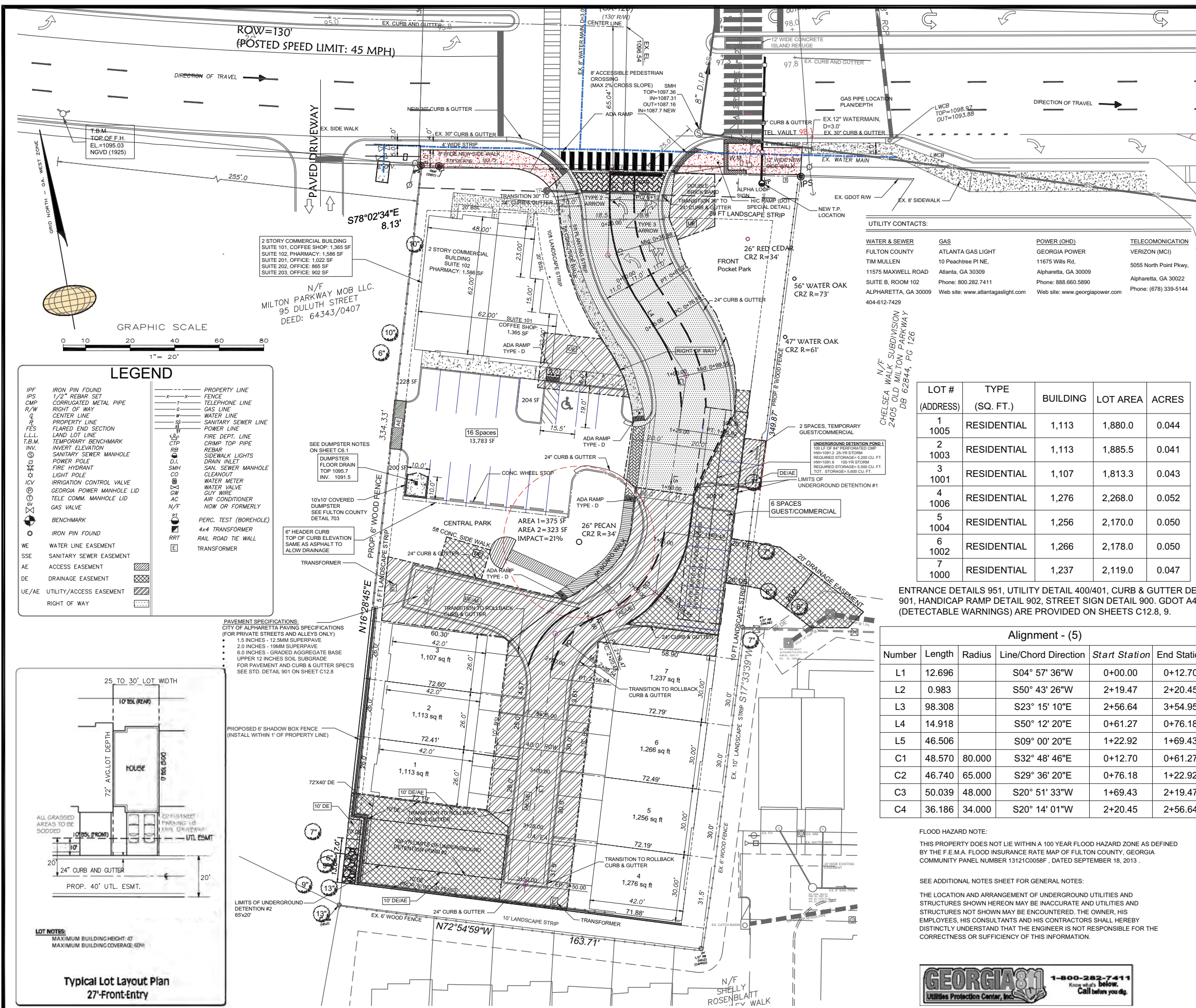
B. M. Fallahi
09/04/23

PROJECT NO: 22-06

DATE: AUG. 16, 2022

EXISTING CONDITIONS
& DEMOLITION PLAN

C2



OWNER / DEVELOPER / PRIMARY PERMITEE
ESKANDARI DYNASTY, LLC.
MIKE ESKANDARI
2385 OLD MILTON PKWY
ALPHARETTA, GA 30009
PHONE: (404) 259-8921
NORTHFULTONPHARMACY@GMAIL.COM
CITY OF ALPHARETTA LDP NO. D230016
SITE ZONING: DT-LW (DOWNTOWN LIVE-WORK)
SITE AREA: 1.31 ACRES
DISTURBED AREA: ONSITE: 1.1 AC., OFFSITE 0.1 AC.
TAX PARCEL ID: 12 270307480636

UTILITY CONTACTS:

WATER & SEWER	GAS	POWER (OHD)	TELECOMUNICATION
FULTON COUNTY TIM MULLEN 11575 MAXWELL ROAD SUITE B, ROOM 102 ALPHARETTA, GA 30009 404-612-7429	ATLANTA GAS LIGHT 10 Peachtree PI NE, Atlanta, GA 30309 Phone: 800.282.7411 Web site: www.atlantagaslight.com	GEORGIA POWER 11675 Wills Rd, Alpharetta, GA 30009 Phone: 888.660.5890 Web site: www.georgiapower.com	VERIZON (MCI) 5055 North Point Pkwy, Alpharetta, GA 30022 Phone: (678) 339-5144

LOT # (ADDRESS)	TYPE (SQ. FT.)	BUILDING	LOT AREA	ACRES
1 1005	RESIDENTIAL	1,113	1,880.0	0.044
2 1003	RESIDENTIAL	1,113	1,885.5	0.041
3 1001	RESIDENTIAL	1,107	1,813.3	0.043
4 1006	RESIDENTIAL	1,276	2,268.0	0.052
5 1004	RESIDENTIAL	1,256	2,170.0	0.050
6 1002	RESIDENTIAL	1,266	2,178.0	0.050
7 1000	RESIDENTIAL	1,237	2,119.0	0.047

ENTRANCE DETAILS 951, UTILITY DETAIL 400/401, CURB & GUTTER DETAIL 901, HANDICAP RAMP DETAIL 902, STREET SIGN DETAIL 900. GDOT A4 (DETECTABLE WARNINGS) ARE PROVIDED ON SHEETS C12.8, 9.

Alignment - (5)					
Number	Length	Radius	Line/Chord Direction	Start Station	End Station
L1	12.696		S04° 57' 36"W	0+00.00	0+12.70
L2	0.983		S50° 43' 26"W	2+19.47	2+20.45
L3	98.308		S23° 15' 10"E	2+56.64	3+54.95
L4	14.918		S50° 12' 20"E	0+61.27	0+76.18
L5	46.506		S09° 00' 20"E	1+22.92	1+69.43
C1	48.570	80.000	S32° 48' 46"E	0+12.70	0+61.27
C2	46.740	65.000	S29° 36' 20"E	0+76.18	1+22.92
C3	50.039	48.000	S20° 51' 33"W	1+69.43	2+19.47
C4	36.186	34.000	S20° 14' 01"W	2+20.45	2+56.64

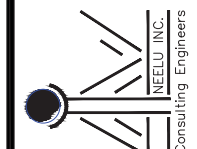
FLOOD HAZARD NOTE:
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SEE ADDITIONAL NOTES SHEET FOR GENERAL NOTES:
THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE ENGINEER IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

- SITE NOTES:**
1. SITE AREA - 1.31 ACRES
OFFICE AREA - 0.60 ACRES
TOWN HOMES AREA - 0.71 ACRES
TOTAL NUMBER OF LOTS/UNITS - 8
 2. 7 - REAR ENTRY RESIDENTIAL
1 - TWO STORY OFFICE BUILDING (8,000 SF MAX)
TOWNHOMES AREA DENSITY : 5.34 (8.11 MAX.)
 3. MAXIMUM BUILDING HEIGHT - COMMERCIAL 40' OR 2 STORIES;
RESIDENTIAL 40' OR 3 STORIES
 4. ZONING-DT-LW (DOWNTOWN LIVE-WORK)
PROPOSED LAND USE - TOWNHOMES AND OFFICE
 5. LOT COVERAGE: 65%
 6. AMENITY SPACE: 0.13 ACRES (10%)
 7. CIVIC SPACE: 0.13 ACRES (10%)
 8. BUILDING SETBACKS:
FRONT: 10', SIDE: 0', REAR (NO ALLEY): 3'
 9. RIGHT-OF-WAY DEDICATION AREA: 0.4 AC
PARKING SUMMARY:
(RETAIL) 3,500 SF
REQUIRED 1/500 SF = 7 SPACES, (OFFICE) 3,500 SF
REQUIRED 3/1000SF = 11 SPACES
TOTAL PARKING REQUIRED (FOR COMMERCIAL USE) = 18 SPACES (1 HC PARKING), 1 BICYCLE PARKING REQ.
BLDG 200 & 300 - 7 TOWNHOMES (NO GATE)
MIN PER UNIT
4 BEDROOMS, 3.5 BATHROOMS
2 CAR GARAGE, 2 OUTDOOR PARKING
TOTAL PARKING PROVIDED = 20+1 SPACES (1 HC PARKING)
 10. NOTES:
 11. A SEPARATE BUILDING PERMIT WILL BE REQUIRED, ALL WALLS OVER 4'-0" REQUIRE FENCING OR ACCEPTABLE DENSE VEGETATION AT THE TOP PER UDC ARTICLE IV4.45J
 12. NO WELLS OR SEPTIC SYSTEM ARE PROPOSED ON-SITE ANY EXISTING SEPTIC SYSTEM TO BE REMOVED PER STATE STANDARDS.
 13. INTERNAL GREEN SPACES SHALL INCLUDE STRUCTURES, LANDSCAPING, OR OTHER VISUAL ELEMENTS TO TERMINATE GREEN SPACE THAT ARE OPEN TO ALLEYWAYS WITH FINAL APPROVAL BY STAFF. VISIBLE RETAINING WALLS SHALL BE STONE OR BRICK FACED.
 14. THERE ARE NO STATE WATERS WITHIN 200 FEET OF THE SITE.
 15. THERE ARE NO WETLANDS ON THE SITE.
 16. ALL CURB RADII ARE 5'. UNLESS OTHERWISE NOTES.
 17. ALL INTERNAL SUBDIVISION STREETS TO BE 25 MPH.
 18. CONTRACTOR SHALL VERIFY ALL GRADES PRIOR TO STARTING WORK. ANY DISCREPANCIES SHALL BE REPORTED, IN WRITING, TO THE OWNERS REPRESENTATIVE.
 19. ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF BUILDING, OR CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.
 20. PEDESTRIAN LIGHTING MUST BE APPROVED BY STAFF PRIOR TO INSTALLATION.
 21. IF SIGNS, STRIPING, AND MODIFICATIONS TO TRAFFIC CONTROL ARE REQUIRED AS PART OF DEVELOPMENT, CONSTRUCTION SHOULD BE COMPLETE AND APPROVED BY THE CITY TRAFFIC ENGINEER PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
 22. FOR PAVEMENT AND CURB & GUTTER SPEC'S SEE STD. DETAIL 901 ON SHEET C12.8.

REVISIONS:		FOR PERMIT REVIEW
A	JUN. 03, 23	
B	JULY 18, 23	
C	SEPT. 4, 23	

Neelu, Inc.
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Smyrna, GA 30080
Phone: (770) 312 2014

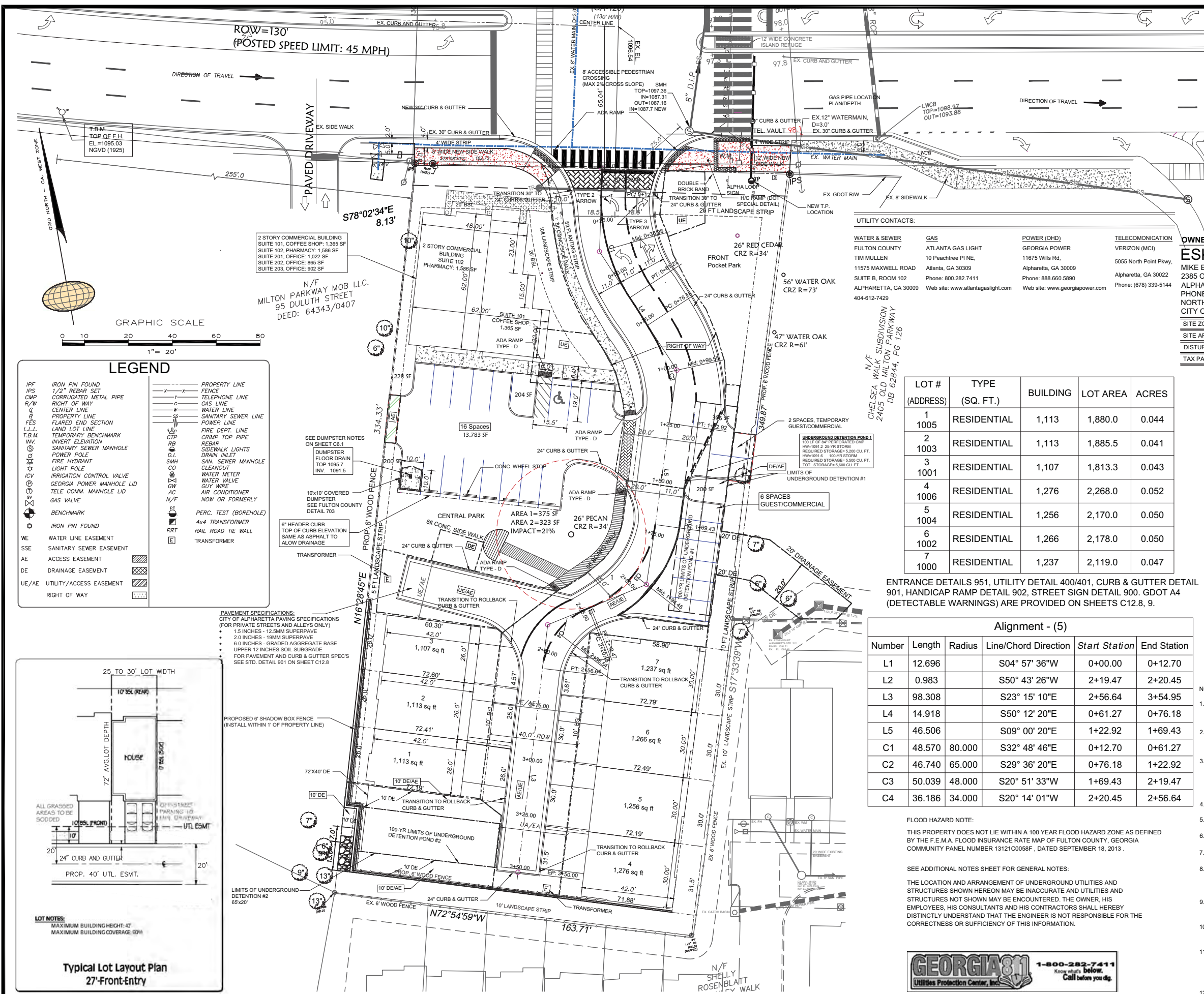


AVALON VILLAGE SUBDIVISION
2385 OLD MILTON PARKWAY
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA
FULTON COUNTY PROJECT
NO.: WRN23-033

GEORGIA REGISTERED PROFESSIONAL ENGINEER
No. 47672
B. M. Fallahi
09/04/23
PROJECT No: 22-06
DATE: AUG. 16, 2022

SITE PLAN

C3



OWNER / DEVELOPER / PRIMARY PERMITEE
ESKANDARI DYNASTY, LLC.
MIKE ESKANDARI
2385 OLD MILTON PKWY
ALPHARETTA, GA 30009
PHONE: (404) 259-8921
NORTHFULTONPHARMACY@GMAIL.COM
CITY OF ALPHARETTA LDP NO. D230016

SITE ZONING: DT-LW (DOWNTOWN LIVE-WORK)
SITE AREA: 1.31 ACRES
DISTURBED AREA: 0.11 AC., OFFSITE 0.1 AC.
TAX PARCEL ID: 12 270307480636

UTILITY CONTACTS:

WATER & SEWER
FULTON COUNTY
TIM MULLEN
11575 MAXWELL ROAD
SUITE B, ROOM 102
ALPHARETTA, GA 30009
404-612-7429

GAS
ATLANTA GAS LIGHT
10 Peachtree PI NE,
Atlanta, GA 30309
Phone: 800.282.7411
Web site: www.atlantagaslight.com

POWER (O&D)
GEORGIA POWER
11675 Wills Rd,
Alpharetta, GA 30009
Phone: 888.660.5890
Web site: www.georgiapower.com

TELECOMUNICATION
VERIZON (MCI)
5055 North Point Pkwy,
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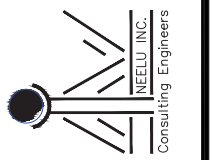


- SITE NOTES:**
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OFFICE AREA - 0.60 ACRES
TOWN HOMES AREA - 0.71 ACRES
TOTAL NUMBER OF LOTS/UNITS - 8
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1 - TWO STORY OFFICE BUILDING (8,000 SF MAX)
TOWNHOMES AREA DENSITY : 5.34 (8.11 MAX.)
 - MAXIMUM BUILDING HEIGHT - COMMERCIAL 40' OR 2 STORIES;
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 - ZONING-DT-LW (DOWNTOWN LIVE-WORK)
PROPOSED LAND USE - TOWNHOMES AND OFFICE
 - LOT COVERAGE: 65%
 - AMENITY SPACE: 0.13 ACRES (10%)
 - CIVIC SPACE: 0.13 ACRES (10%)
 - BUILDING SETBACKS:
FRONT: 10', SIDE: 0', REAR (NO ALLEY): 3'
 - RIGHT-OF-WAY DEDICATION AREA: 0.4 AC
PARKING SUMMARY:
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REQUIRED 3/1000SF = 11 SPACES
TOTAL PARKING REQUIRED (FOR COMMERCIAL USE) =
18 SPACES (1 HC PARKING), 1 BICYCLE PARKING REQ.
BLDG 200 & 300 - 7 TOWNHOMES (NO GATE)
MIN PER UNIT
4 BEDROOMS, 3.5 BATHROOMS
2 CAR GARAGE, 2 OUTDOOR PARKING
TOTAL PARKING PROVIDED = 20+1 SPACES (1 HC PARKING)

- NOTES:**
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 - ALL INTERNAL SUBDIVISION STREETS TO BE 25 MPH.
 - CONTRACTOR SHALL VERIFY ALL GRADES PRIOR TO STARTING WORK. ANY DISCREPANCIES SHALL BE REPORTED, IN WRITING, TO THE OWNERS REPRESENTATIVE.
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 - PEDESTRIAN LIGHTING MUST BE APPROVED BY STAFF PRIOR TO INSTALLATION.
 - IF SIGNS, STRIPING, AND MODIFICATIONS TO TRAFFIC CONTROL ARE REQUIRED AS PART OF DEVELOPMENT, CONSTRUCTION SHOULD BE COMPLETE AND APPROVED BY THE CITY TRAFFIC ENGINEER PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
 - FOR PAVEMENT AND CURB & GUTTER SPEC'S SEE STD. DETAIL 901 ON SHEET C12.8.

REVISIONS:	FOR PERMIT REVIEW	FOR PERMIT REVIEW	FOR PERMIT REVIEW
A	JUN. 03, 23	JUN. 18, 23	JUN. 18, 23
B			
C			

Neelu, Inc.
601 Basset Ct. SE,
Smyrna, GA 30080
Phone: (770) 312 2014

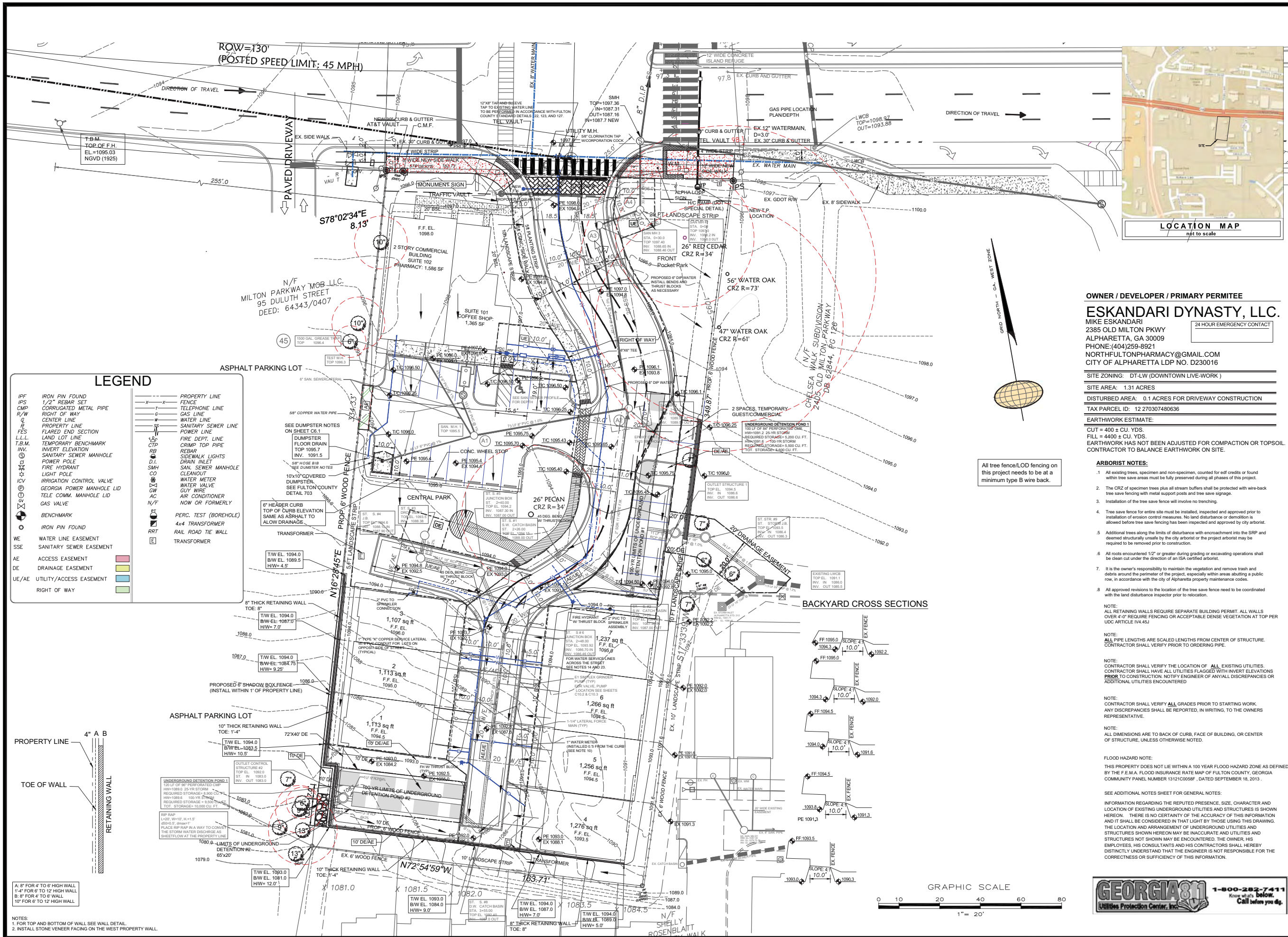


AVOLON VILLAGE SUBDIVISION
2385 OLD MILTON PARKWAY
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA
FULTON COUNTY PROJECT
NO.: WRN23-033

GEORGIA REGISTERED PROFESSIONAL ENGINEER
No. 47672
B. M. Fallahi
09/04/25
PROJECT NO: 22-06
DATE: AUG. 16, 2022

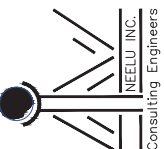
SITE PLAN

C3



REVISIONS:			
A	JUN. 03, 23	FOR PERMIT REVIEW	
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AVALON VILLAGE SUBDIVISION
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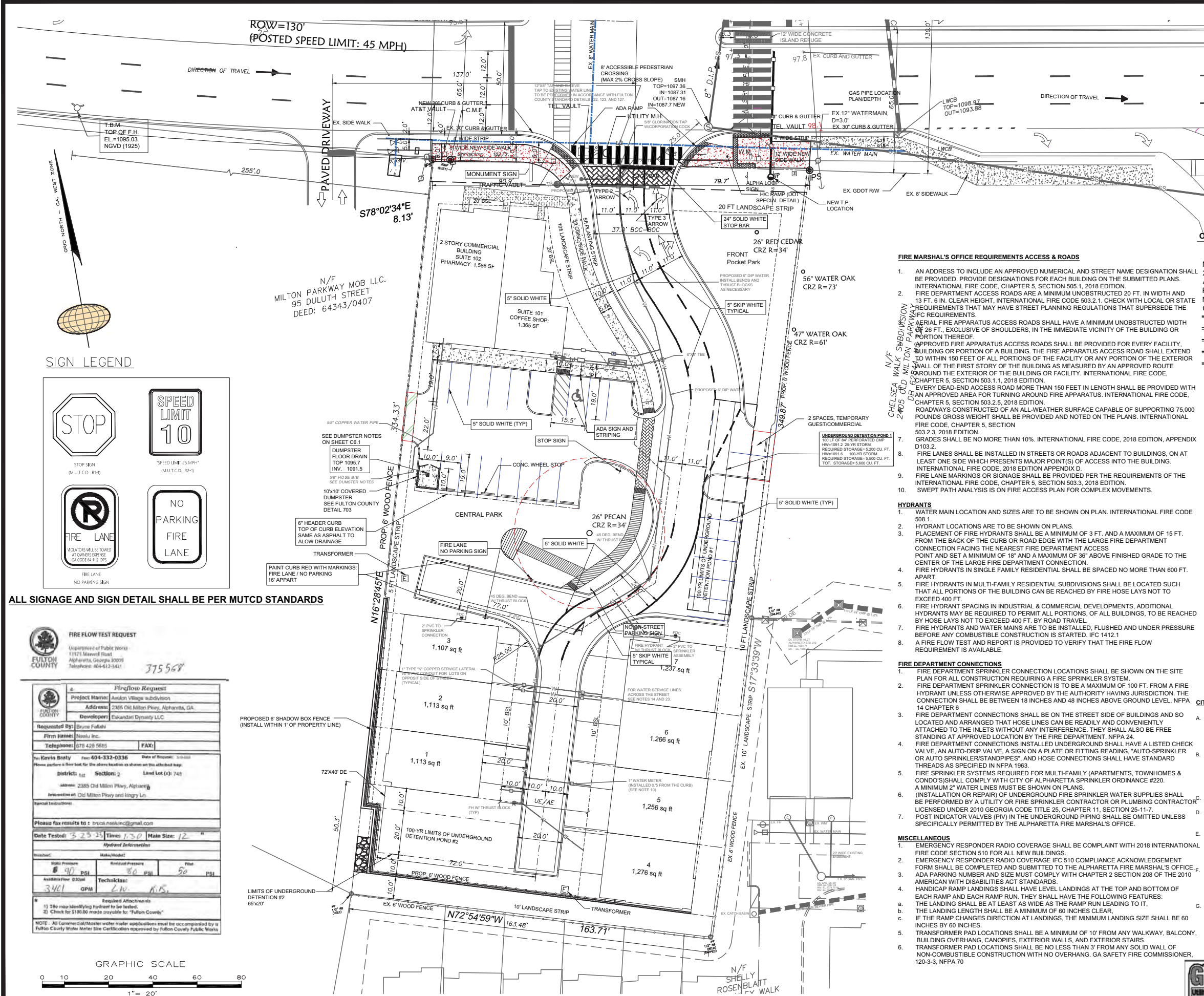


B. M. Fallahi
09/04/23

PROJECT NO: 22-06
DATE: AUG. 16, 2022

OVERALL GRADING
& DRAINAGE PLAN

C4



OWNER / DEVELOPER / PRIMARY PERMITEE
ESKANDARI DYNASTY, LLC.
MIKE ESKANDARI
2385 OLD MILTON PKWY
ALPHARETTA, GA 30009
PHONE: (404) 259-8921
NORTHFULTONPHARMACY@GMAIL.COM
CITY OF ALPHARETTA LDP NO. D230016

24 HOUR EMERGENCY CONTACT
(404) 259-8921

SITE ZONING: DT-LW (DOWNTOWN LIVE-WORK)
SITE AREA: 1.31 ACRES
DISTURBED AREA: 0.1 ACRES FOR DRIVEWAY CONSTRUCTION
TAX PARCEL ID: 12 270307480636

- SITE NOTES:**
- SITE AREA - 1.31 ACRES
OFFICE AREA - 0.60 ACRES
TOWNHOMES AREA - 0.71 ACRES
 - TOTAL NUMBER OF LOTS/UNITS - 8
7 - REAR ENTRY RESIDENTIAL
1 - TWO STORY OFFICE BUILDING (8,000 SF MAX.)
 - TOWNHOMES AREA DENSITY - 5.34 (6.11 MAX.)
 - MAXIMUM BUILDING HEIGHT - 40'
 - ZONING-DT-LW (DOWNTOWN LIVE-WORK)
 - PROPOSED LAND USE - TOWNHOMES AND OFFICE
 - LOT COVERAGE: 65%
 - AMENITY SPACE: 0.13 ACRES (10%)
 - CIVIC SPACE: 0.13 ACRES (10%)
 - BUILDING SETBACKS:
FRONT: 10', SIDE: 0', REAR (NO ALLEY): 3'
 - RIGHT-OF-WAY DEDICATION AREA: 0.4 AC
PARKING SUMMARY:
(RETAIL) 3,400 SF.
REQUIRED 1/500 SF = 7 SPACES, (OFFICE) 3,400 SF.
REQUIRED 3/1000 SF = 11 SPACES
TOTAL PARKING REQUIRED (FOR COMMERCIAL USE) =
18 SPACES (1 HC PARKING), 1 BICYCLE PARKING REQ.
BLDG 200 & 300- 7 TOWNHOMES (NO GATE)
MIN PER UNIT
4 BEDROOMS, 3.5 BATHROOMS
2 CAR GARAGE, 2 OUTDOOR PARKING
TOTAL PARKING PROVIDED = 20+1 SPACES (1 HC PARKING)

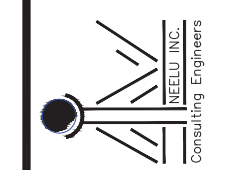
CITY OF ALPHARETTA TRAFFIC ENGINEERING NOTES:

- CONTRACTOR IS TO PROVIDE THE CITY OF ALPHARETTA ENCROACHMENT PERMIT FOR ALL WORK WITHIN THE GDOT R.O.W. ANY TRAFFIC SIGNAL OR UTILITY RELOCATIONS WILL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER.
- ALL UTILITY LOCATES AND RELOCATIONS, AND OR DAMAGE WILL BE THE RESPONSIBILITY OF THE DEVELOPER/CONTRACTOR. DEVELOPER/CONTRACTOR MUST CONTACT CITY OF ALPHARETTA LOCATE PERSONNEL DIRECTLY FOR TRAFFIC SIGNAL UTILITY LOCATES. (PHONE 678.297.6200)
- ALL REQUIRED TRAFFIC SIGNAL MUST MEET MUTCD STANDARDS.
- ALL REQUIRED TRAFFIC STRIPING MUST MEET MUTCD AND GDOT PLAN SPECIFICATIONS AND MUST BE THERMO-PLASTIC
- PROVIDE ALL REQUIRED DETAILS ON PLANS (H/C AND SIGNAGE DETAILS). GENERAL NOTE - ALL H/C RAMP FORMS MUST BE APPROVED BY CITY LAND DISTURBANCE INSPECTOR PRIOR TO CONCRETE POUR.
- IF SIGNS, STRIPING, AND MODIFICATIONS TO TRAFFIC CONTROL ARE REQUIRED AS A PART OF DEVELOPMENT, CONSTRUCTION SHOULD BE COMPLETE AND APPROVED BY THE CITY TRAFFIC ENGINEER PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- IF SIGNALIZATION OR SIGNAL MODIFICATIONS ARE REQUIRED AS A PART OF DEVELOPMENT, CONSTRUCTION SHOULD BE COMPLETE AND APPROVED BY THE CITY TRAFFIC ENGINEER PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.



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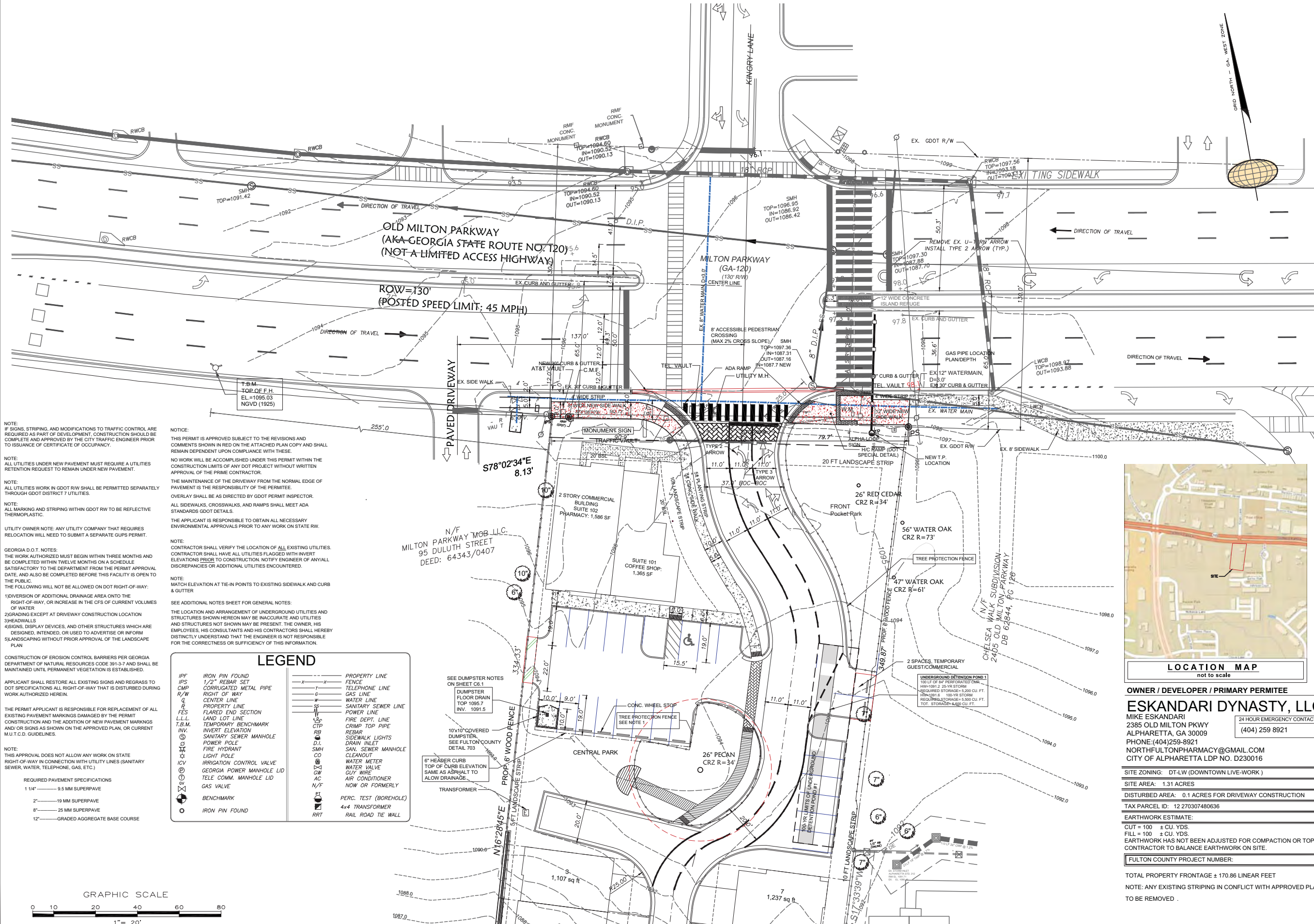
AVALON VILLAGE SUBDIVISION
2385 OLD MILTON PARKWAY
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FULTON COUNTY PROJECT
NO.: WRN23-033



B. M. Fallahi
09/04/23
PROJECT NO: 22-06
DATE: AUG. 16, 2022

SIGNAGE STRIPING & FIRE ACCESS PLAN

C5



NOTE: IF SIGNS, STRIPING, AND MODIFICATIONS TO TRAFFIC CONTROL ARE REQUIRED AS PART OF DEVELOPMENT, CONSTRUCTION SHOULD BE COMPLETE AND APPROVED BY THE CITY TRAFFIC ENGINEER PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

NOTE: ALL UTILITIES UNDER NEW PAVEMENT MUST REQUIRE A UTILITIES RETENTION REQUEST TO REMAIN UNDER NEW PAVEMENT.

NOTE: ALL UTILITIES WORK IN GDOT RW SHALL BE PERMITTED SEPARATELY THROUGH GDOT DISTRICT 7 UTILITIES.

NOTE: ALL MARKING AND STRIPING WITHIN GDOT RW TO BE REFLECTIVE THERMOPLASTIC.

UTILITY OWNER NOTE: ANY UTILITY COMPANY THAT REQUIRES RELOCATION WILL NEED TO SUBMIT A SEPARATE GUPS PERMIT.

GEORGIA D.O.T. NOTES:
THE WORK AUTHORIZED MUST BEGIN WITHIN THREE MONTHS AND BE COMPLETED WITHIN TWELVE MONTHS ON A SCHEDULE SATISFACTORY TO THE DEPARTMENT FROM THE PERMIT APPROVAL DATE, AND ALSO BE COMPLETED BEFORE THIS FACILITY IS OPEN TO THE PUBLIC.
THE FOLLOWING WILL NOT BE ALLOWED ON DOT RIGHT-OF-WAY:
1) DIVERSION OF ADDITIONAL DRAINAGE AREA ONTO THE RIGHT-OF-WAY, OR INCREASE IN THE CFS OF CURRENT VOLUMES OF WATER
2) GRADING EXCEPT AT DRIVEWAY CONSTRUCTION LOCATION
3) HEDGEBANKS
4) SIGNS, DISPLAY DEVICES, AND OTHER STRUCTURES WHICH ARE DESIGNED, INTENDED, OR USED TO ADVERTISE OR INFORM
5) LANDSCAPING WITHOUT PRIOR APPROVAL OF THE LANDSCAPE PLAN

CONSTRUCTION OF EROSION CONTROL BARRIERS PER GEORGIA DEPARTMENT OF NATURAL RESOURCES CODE 391-3-7 AND SHALL BE MAINTAINED UNTIL PERMANENT VEGETATION IS ESTABLISHED.

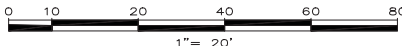
APPLICANT SHALL RESTORE ALL EXISTING SIGNS AND REGRESS TO DOT SPECIFICATIONS ALL RIGHT-OF-WAY THAT IS DISTURBED DURING WORK AUTHORIZED HEREIN.

THE PERMIT APPLICANT IS RESPONSIBLE FOR REPLACEMENT OF ALL EXISTING PAVEMENT MARKINGS DAMAGED BY THE PERMIT CONSTRUCTION AND THE ADDITION OF NEW PAVEMENT MARKINGS AND/OR SIGNS AS SHOWN ON THE APPROVED PLAN, OR CURRENT MUTC.D. GUIDELINES.

NOTE: THIS APPROVAL DOES NOT ALLOW ANY WORK ON STATE RIGHT-OF-WAY IN CONNECTION WITH UTILITY LINES (SANITARY SEWER, WATER, TELEPHONE, GAS, ETC.).

REQUIRED PAVEMENT SPECIFICATIONS
1 1/4" ----- 9.5 MM SUPERPAVE
2" ----- 19 MM SUPERPAVE
8" ----- 25 MM SUPERPAVE
12" ----- GRADED AGGREGATE BASE COURSE

GRAPHIC SCALE



NOTICE: THIS PERMIT IS APPROVED SUBJECT TO THE REVISIONS AND COMMENTS SHOWN IN RED ON THE ATTACHED PLAN COPY AND SHALL REMAIN DEPENDENT UPON COMPLIANCE WITH THESE.

NO WORK WILL BE ACCOMPLISHED UNDER THIS PERMIT WITHIN THE CONSTRUCTION LIMITS OF ANY DOT PROJECT WITHOUT WRITTEN APPROVAL OF THE PRIME CONTRACTOR.

THE MAINTENANCE OF THE DRIVEWAY FROM THE NORMAL EDGE OF PAVEMENT IS THE RESPONSIBILITY OF THE PERMITEE.

OVERLAY SHALL BE AS DIRECTED BY GDOT PERMIT INSPECTOR.

ALL SIDEWALKS, CROSSWALKS, AND RAMPS SHALL MEET ADA STANDARDS GDOT DETAILS.

THE APPLICANT IS RESPONSIBLE TO OBTAIN ALL NECESSARY ENVIRONMENTAL APPROVALS PRIOR TO ANY WORK ON STATE RW.

NOTE: CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES. CONTRACTOR SHALL HAVE ALL UTILITIES FLAGGED WITH INVERT ELEVATIONS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY ALL DISCREPANCIES OR ADDITIONAL UTILITIES ENCOUNTERED.

NOTE: MATCH ELEVATION AT TIE-IN POINTS TO EXISTING SIDEWALK AND CURB & GUTTER

SEE ADDITIONAL NOTES SHEET FOR GENERAL NOTES.

THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE PRESENT. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE ENGINEER IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

LEGEND

IPF IRON PIN FOUND	PROPERTY LINE
IPS 1/2" REBAR SET	FENCE
CMP CORRUGATED METAL PIPE	TELEPHONE LINE
R/W RIGHT OF WAY	GAS LINE
Q CENTER LINE	WATER LINE
FL PROPERTY LINE	SANITARY SEWER LINE
FES FLARED END SECTION	POWER LINE
LLL LAND LOT LINE	FIRE DEPT. LINE
T.B.M. TEMPORARY BENCHMARK	CRIMP TOP PIPE
INV. INVERT ELEVATION	REBAR
SMH SANITARY SEWER MANHOLE	SIDEWALK LIGHTS
PO POWER POLE	DRAIN INLET
HY FIRE HYDRANT	SAN. SEWER MANHOLE
CO LIGHT POLE	CLEANOUT
ICV IRRIGATION CONTROL VALVE	WATER METER
GP GEORGIA POWER MANHOLE LID	WATER VALVE
LC TELE COMM. MANHOLE LID	GUY WIRE
GV GAS VALVE	AIR CONDITIONER
BENCHMARK	NOW OR FORMERLY
IRON PIN FOUND	PERC. TEST (BOREHOLE)
	4x4 TRANSFORMER
	RAIL ROAD TIE WALL



OWNER / DEVELOPER / PRIMARY PERMITEE

ESKANDARI DYNASTY, LLC.

MIKE ESKANDARI
2385 OLD MILTON PKWY
ALPHARETTA, GA 30009
PHONE: (404) 259-8921
NORTHFULFONPHARMACY@GMAIL.COM
CITY OF ALPHARETTA LDP NO. D230016

24 HOUR EMERGENCY CONTACT
(404) 259-8921

SITE ZONING: DT-LW (DOWNTOWN LIVE-WORK)

SITE AREA: 1.31 ACRES

DISTURBED AREA: 0.1 ACRES FOR DRIVEWAY CONSTRUCTION

TAX PARCEL ID: 12 270307480636

EARTHWORK ESTIMATE:

CUT = 100 ± CU. YDS.

FILL = 100 ± CU. YDS.

EARTHWORK HAS NOT BEEN ADJUSTED FOR COMPACTION OR TOPSOIL.

CONTRACTOR TO BALANCE EARTHWORK ON SITE.

FULTON COUNTY PROJECT NUMBER:

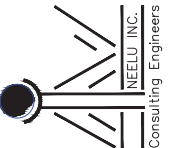
TOTAL PROPERTY FRONTAGE ± 170.86 LINEAR FEET

NOTE: ANY EXISTING STRIPING IN CONFLICT WITH APPROVED PLANS

TO BE REMOVED.

REVISIONS:	FOR PERMIT REVIEW
A	JUN. 03. 23
B	SEPT. 4. 23

Neelu, Inc.
601 Basset Ct. SE,
Smyrna, GA 30080
Phone: (770) 312 2014



AVALON VILLAGE SUBDIVISION
2385 OLD MILTON PARKWAY
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA
FULTON COUNTY PROJECT
NO.: WRN23-033

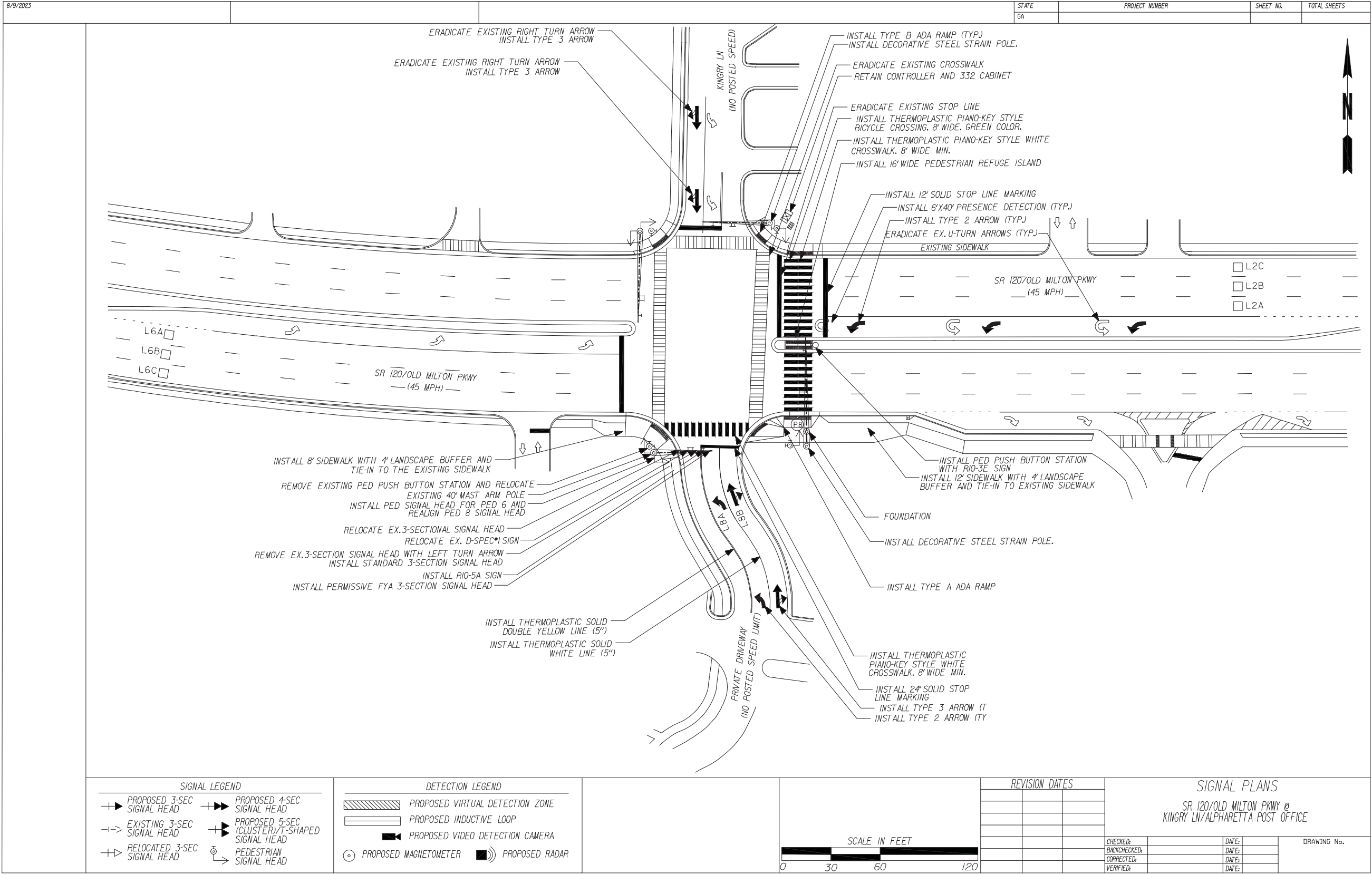


B. M. Fallahi
09/04/23

PROJECT NO: 22-06
DATE: AUG. 16, 2022

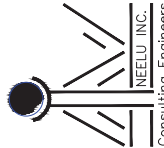
ENTRANCE
PLAN

C9.1



REVISIONS:	FOR PERMIT REVIEW								
	FOR PERMIT REVIEW								
A	JUN. 03, 23								
B	SEPT. 4, 23								

Neelu, Inc.
601 Basset Ct., SE,
Smyrna, GA 30080
Phone: (770) 312 2014



AVALON VILLAGE SUBDIVISION
2385 OLD MILTON PARKWAY
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA
FULTON COUNTY PROJECT
NO.: WRN23-033



B. M. Fallahi
09/04/23

PROJECT NO: 22-06
DATE: AUG. 16, 2022

SIGNAL PLAN

C9.6



SUMMARY

AREAS/USE

1ST FLOOR- 3,400SF RETAIL
 2ND FLOOR 3,400SF OFFICE

BUILDING HEIGHT

<u>ALLOWED</u>	<u>PROPOSED</u>
40FT	32FT
3 STORIES	2 STORIES

EXTERIOR VENEER

ROOF- SIGLE PLY MEMBRANE,
 >2FT HIGH PARAPETS
 WALLS BRICK VENEER, STUCCO, STONE

FIRE PROTECTION

Building to be fully Sprinklered per NFPA13

BLDG 100 STREET VIEW



100

AVALON VILLAGE-

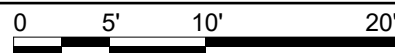
Live-Work DEVELOPMENT
 2385 Old Milton- ALPHARETTA GA

Architect
KSi
 design group
 678-438-4759, KSIdesign@outlook.com

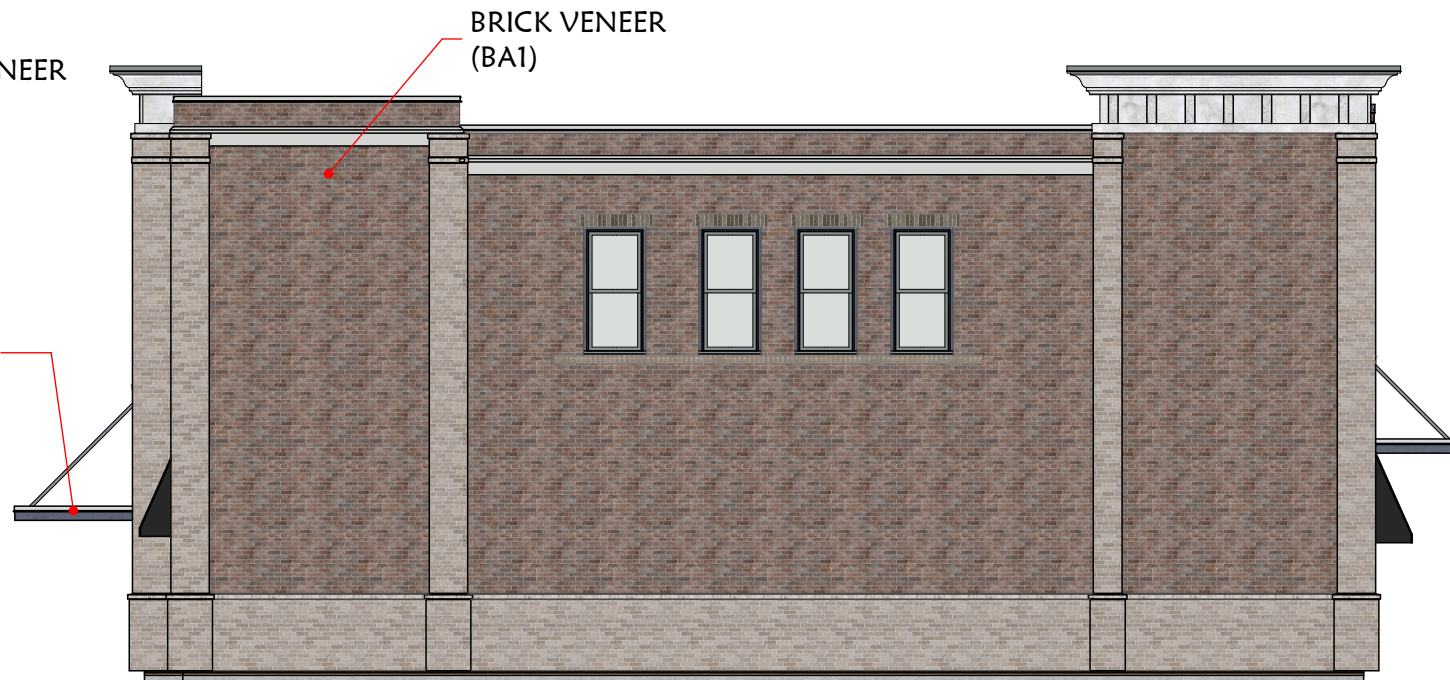
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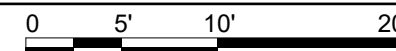
1 FRONT(OLD MILTON) Elevation
SCALE: 1" = 10'



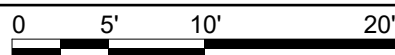
BRICK VENEER (BA2)
METAL AWNING (PAINTED BLACK)



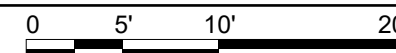
4 RIGHT SIDE Elevation
SCALE: 1" = 10'



2 LEFT SIDE Elevation
SCALE: 1" = 10'



3 REAR Elevation
SCALE: 1" = 10'



BUILDING ELEVATIONS



100.1

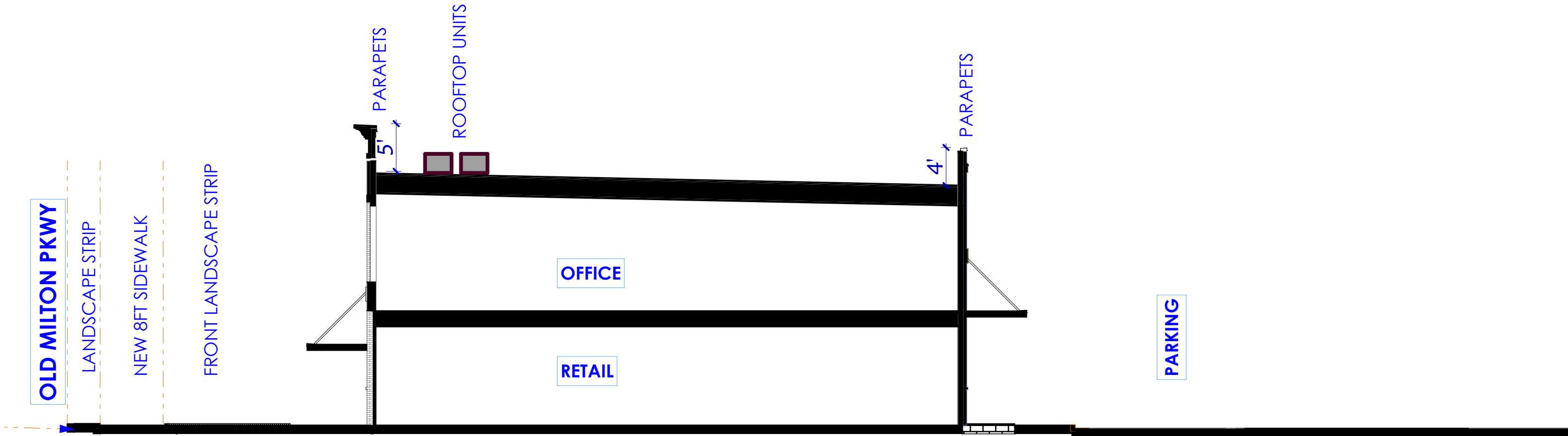
9/5/2023

AVALON VILLAGE-

Live-Work DEVELOPMENT
2385 Old Milton- ALPHARETTA GA

Architect
KSi
design group
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KSidesign@outlook.com

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BLDG 100- SITE LINE



100.2

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FRONT VIEW- BLDG 200



TH2.1

9/4/2023

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Elevations- BLDG 200

TH2.2

9/4/2023

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Elevations- BLDG 200





FRONT VIEW- BLDG 300



TH3.1

9/5/2023

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Elevations- BLDG 300

TH3.2

9/5/2023

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Elevations- BLDG 300

TH3.3

9/5/2023

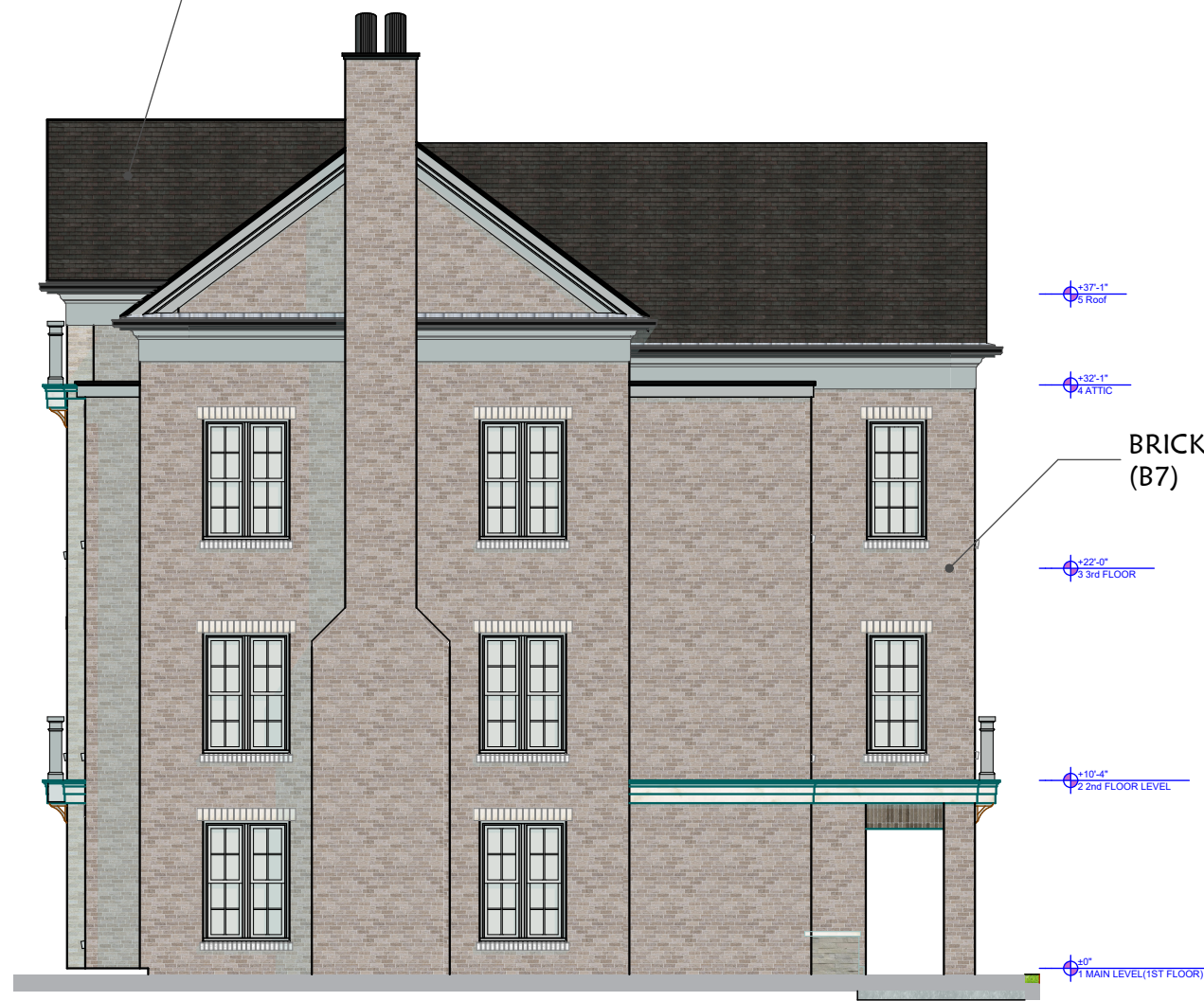
AVALON VILLAGE-

Live-Work DEVELOPMENT
2385 Old Milton- ALPHARETTA GA

Architect
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design group
678-438-4759,

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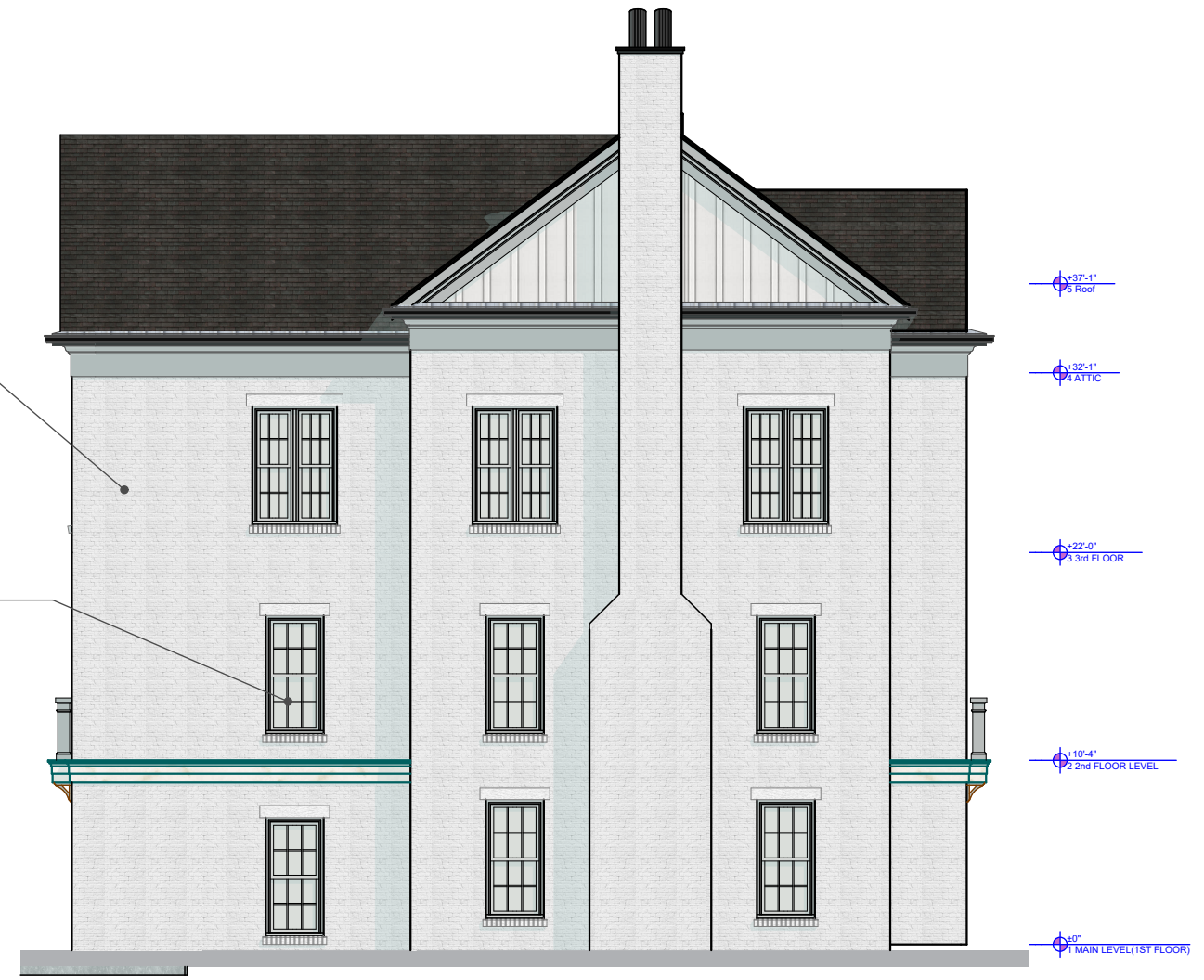
ARCHITECTURAL ASPHALT SHINGELS
TYP. ALL TOWN HOMES



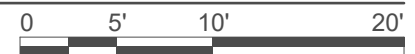
2 STREET SIDE Elevation
SCALE: 1" = 10'



BRICK VENEER (B4)
ALUM. CLAD WOOD WINDOWS



1 LEFT SIDE Elevation
SCALE: 1" = 10'



Elevations- BLDG 300



TH3.4

9/5/2023

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CEMENT SIDING



SIDING COLORS

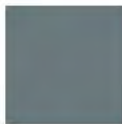
S2



S5

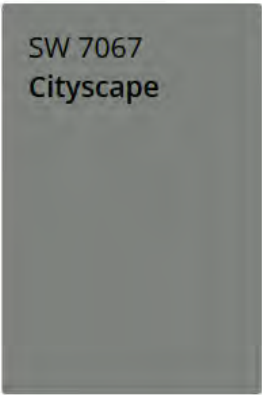


S6



PAINT

TRIM



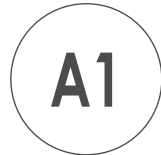
Window Frame,
Trim/Columns
BALUSTARDES/RAILING

METALS



GUTTERS,
DOWNSPOUTS
COPING

EXTERIOR VENEER



9/5/2023

AVALON VILLAGE-

Live-Work DEVELOPMENT
2385 Old Milton- ALPHARETTA GA

COMMERCIAL BRICK

B1



GENERAL SHALE- SPANISH MOSS BLEND

B4



GENERAL SHALE- CARDOBA

B3



GENERAL SHALE- CORTEZ

B7



GENERAL SHALE- WINTERHAVEN

BA2



TRIANGLE BRICK- LINVILLE

BA1



TRIANGLE BRICK- SOUTHAMPTON



GENERAL SHALE- WINTERHAVEN

STONE VENEER-
BASE/GARAGE LEVEL



HORIZON STONE- HANDCRAFTED HERMITAGE

Shingles- Existing House



Weathered wood



SUMMARY

AREAS/USE

1ST FLOOR- 3,400SF RETAIL
 2ND FLOOR 3,400SF OFFICE

BUILDING HEIGHT

<u>ALLOWED</u>	<u>PROPOSED</u>
40FT	32FT
3 STORIES	2 STORIES

EXTERIOR VENEER

ROOF- SIGLE PLY MEMBRANE,
 >2FT HIGH PARAPETS
 WALLS BRICK VENEER, STUCCO, STONE

FIRE PROTECTION

Building to be fully Sprinklered per NFPA13

BLDG 100 STREET VIEW



100

AVALON VILLAGE-

Live-Work DEVELOPMENT
 2385 Old Milton- ALPHARETTA GA

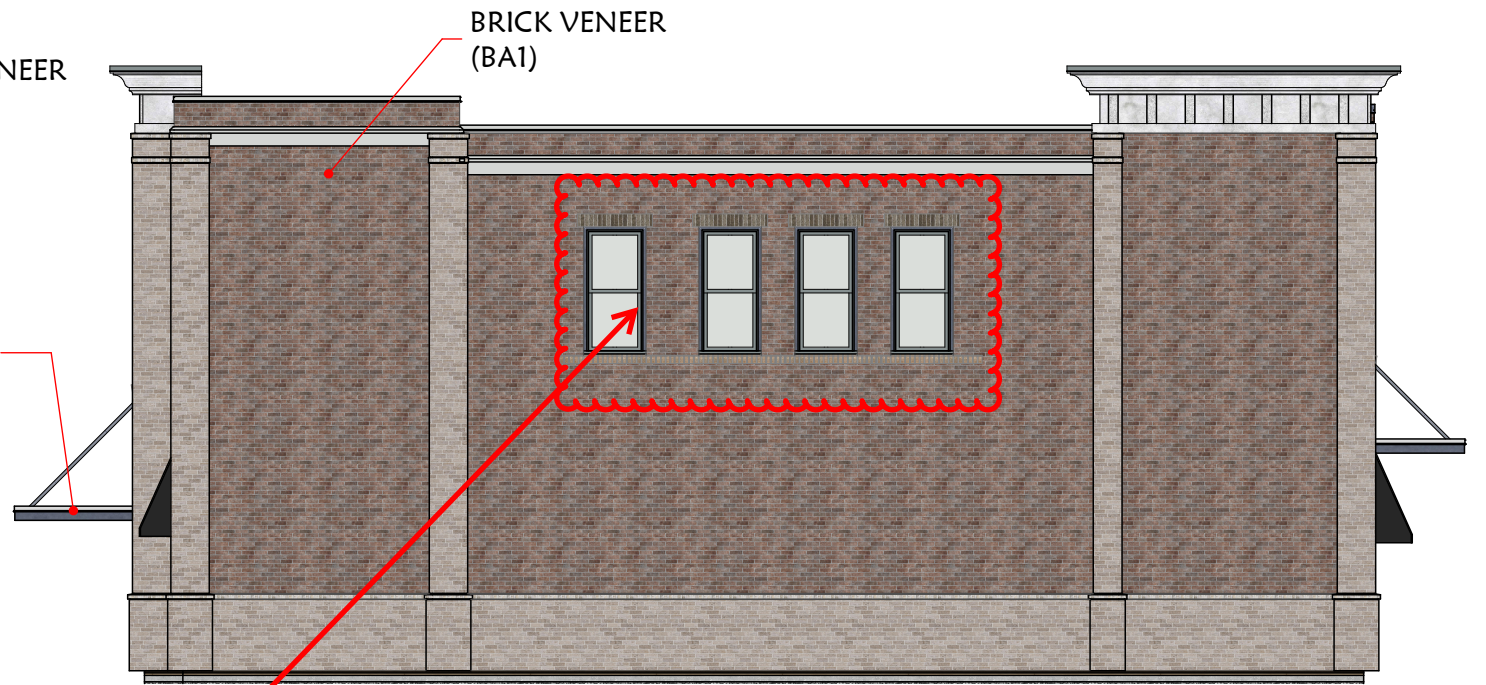
Architect
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1 FRONT(OLD MILTON) Elevation
SCALE: 1" = 10'



4 RIGHT SIDE Elevation
SCALE: 1" = 10'



2 LEFT SIDE Elevation
SCALE: 1" = 10'



3 REAR Elevation
SCALE: 1" = 10'

BUILDING ELEVATIONS



100.1

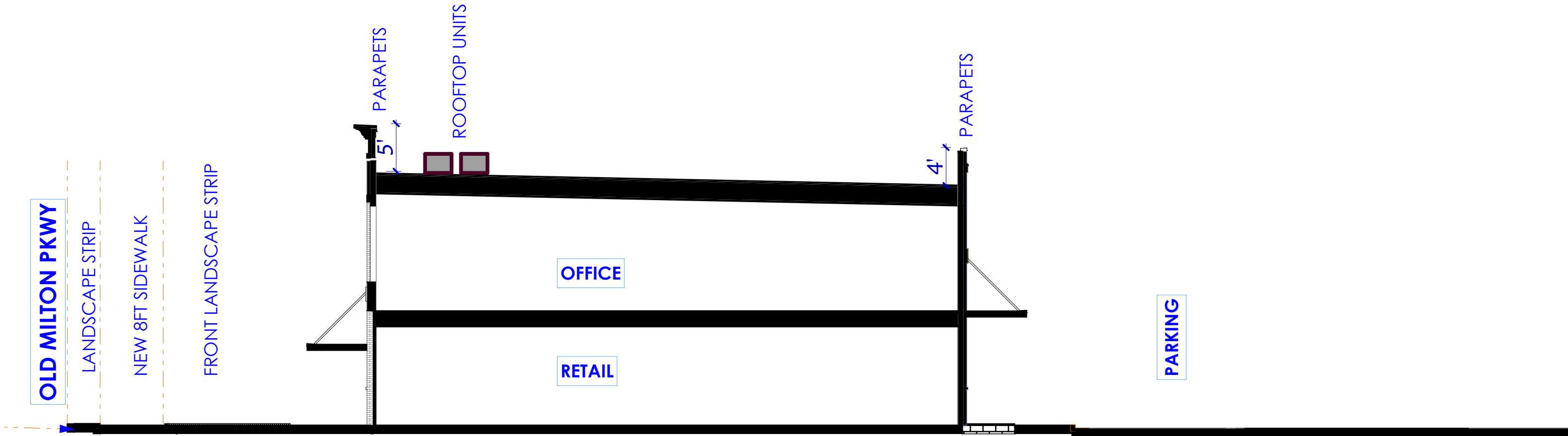
9/5/2023

AVALON VILLAGE-

Live-Work DEVELOPMENT
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BLDG 100- SITE LINE



100.2

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SUMMARY

AREAS/USE

1ST FLOOR- 3,400SF RETAIL
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BUILDING HEIGHT

ALLOWED

40FT
3 STORIES

PROPOSED

32FT
2 STORIES

EXTERIOR VENEER

ROOF- SIGLE PLY MEMBRANE,
>2FT HIGH PARAPETS
WALLS BRICK VENEER, STUCCO, STONE

FIRE PROTECTION

Building to be fully Sprinklered per NFPA13

BLDG 100 STREET VIEW



100

AVALON VILLAGE-

Live-Work DEVELOPMENT
2385 Old Millton- ALPHARETTA GA

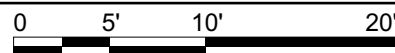
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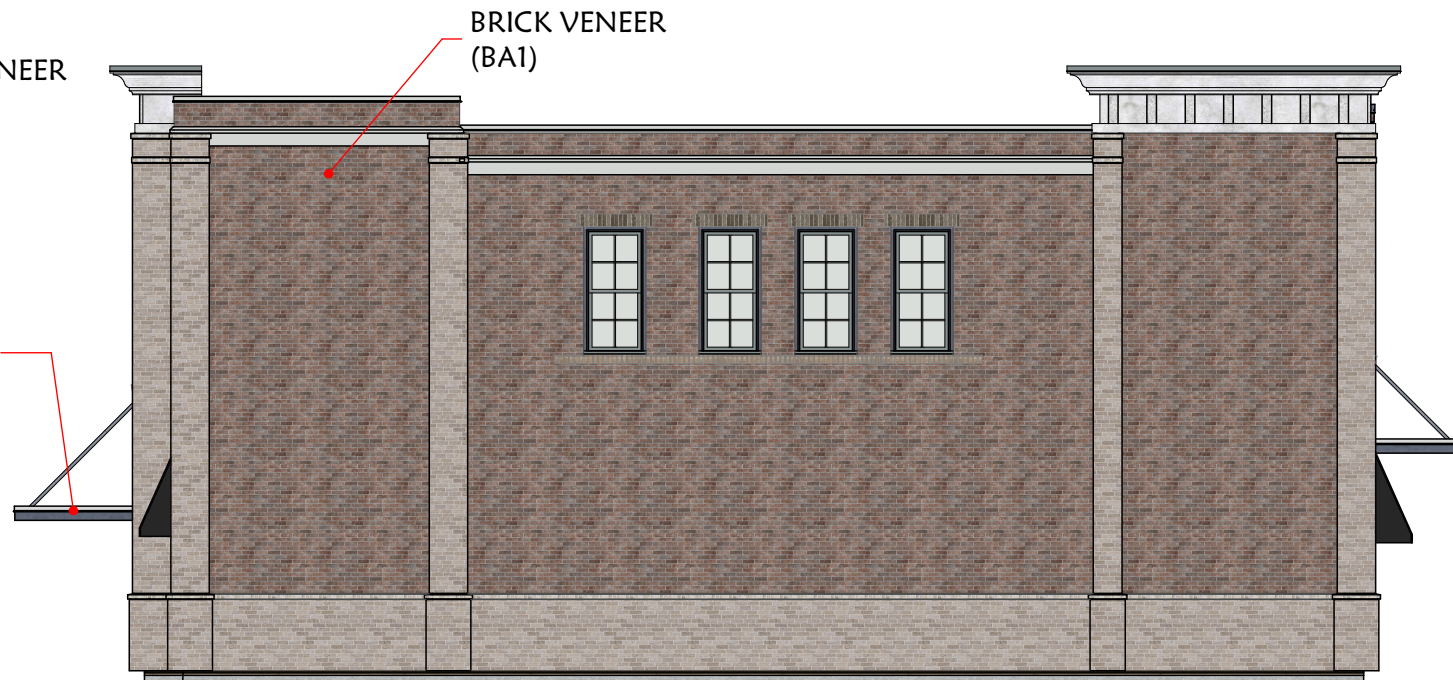
1 FRONT(OLD MILTON) Elevation

SCALE: 1" = 10'



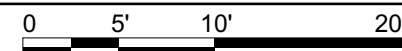
BRICK VENEER (BA2)

METAL AWNING (PAINTED BLACK)



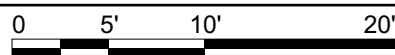
4 RIGHT SIDE Elevation

SCALE: 1" = 10'



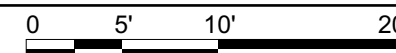
2 LEFT SIDE Elevation

SCALE: 1" = 10'



3 REAR Elevation

SCALE: 1" = 10'



BUILDING ELEVATIONS



100.1

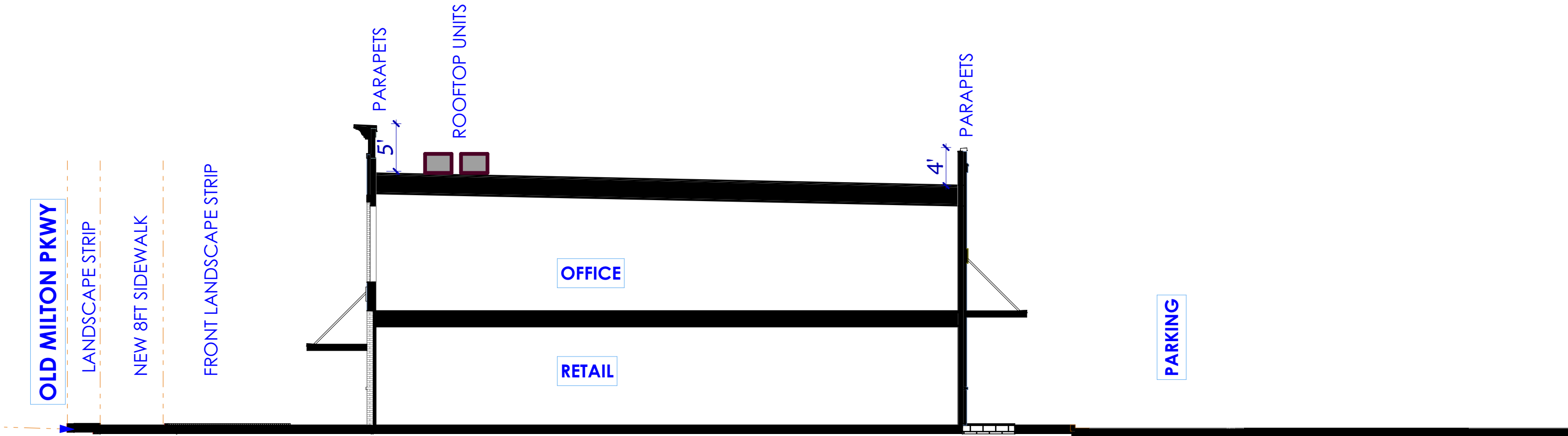
9/5/2023

AVALON VILLAGE-

Live-Work DEVELOPMENT
2385 Old Milton- ALPHARETTA GA

Architect
KSi
design group
678-438-4759,

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BLDG 100- SITE LINE



100.2

AVALON VILLAGE-

Live-Work DEVELOPMENT
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678-438-4759, KSIdesign@outlook.com

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9/5/2023

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: Peach Cobbler 6, LLC DBA Verzachi Bar & Restaurant

Location Address: 2375 Mansell Road, Alpharetta, GA 30022

Mailing Address: 2221 Peachtree Road NE

City: Atlanta, State: GA Zip Code: 30309 - _____

Contact for All Notifications: Andrew Amor, AIA

Contact Telephone: _____ - _____ - _____ Mobile Telephone: 770 - 841 - 1458

Fax: _____ - _____ - _____ Email: Andrewamor@amordesignstudios.com

Contact's Relation to Business: Peach Cobbler 6, LLC's Architect

This Application For (Check all that apply):

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

Application Fees:

Any sign or remodel review within the Downtown Overlay	\$	175.00
All other reviews	\$	300.00

Total Due _____

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



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: The Hay Family Trust

Physical Address: 2375 Mansell Road, Alpharetta, GA 30022

Mailing Address: 41990 Cook Street Suite C301

City: Palm Desert, CA State: CA Zip Code: 92211 - 6101

Owner Telephone: 760 - 360 - 2069 Contact Fax: 760 - 360 - 0455

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): William F. Hay, Trustee of the Hay Family Trust dtd 11/23/2012 Date: 06/12/2023

Owner Signature: _____

Property Information:

Address (If Assigned): 2375 Mansell Road, Alpharetta, GA 30022

Tax ID or Map Reference Number: 12 -2500-0656-044-1 FULTON COUNTY, GA

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

Existing Zoning of Property: OI & NP Overlay Existing Uses of Property: Restaurant

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: 6/1/2023

8/31/2023

Print Form

DESIGN REVIEW BOARD REVIEW CRITERIA

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

The existing restaurant building has contributed to the Mansell Road retail corridor with its attractive design completed 20 years ago. Its most prominent feature being the circular penthouse screen and 2-story "hat" that is canted at an angle perpendicular to Mansell road. The EIFS walls, metal screen and canopy sit on split-faced masonry base tying into the nearby retail buildings. The proposed addition complements the existing building with its virtually all-glass 2-story facade. The paint scheme removes the sports-bar image and dresses it up with shades of white and silver gray for a more sophisticated look.

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 North Point Overlay.

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

The project has a well-established landscape architecture with street trees spaced at approximately 30'. The parking lot has an abundance of islands with shade trees. The existing 5' wide sidewalk is serviceable for pedestrian use.

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

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

Massing of the addition is 25' tall and has an abundance of storefront glazing at both levels facing Mansell Road. The ground story and mezzanine story is articulated by a silver gray painted spandrel panel. The addition is capped off by a roof that can be opened up to the sky via retractable louvers. The windows open up as well in a guillotine fashion giving the patrons an open-air experience that is highly connected to the public street frontage and to the woods and creek natural environment.

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

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

The open space minimums for new developments are exceeded given the fact that the site is 1.77 acres and the lot coverage is only 11%. Considering the lot is partially in the wetlands and the Big Creek Greenway allows pedestrians provide access it from the corner of our lot. In fact approximately 2,000 SF of the lot is occupied by the sidewalk/trail that leads to the pedestrian bridge. The two side terraces provide more than 10% of outdoor dining area as an amenity. These are intentionally oriented towards the Big Creek Greenway for optimal views to the creek and woods. Ground floor addition is a dining area with windows that can roll down for indoor-outdoor connection towards the north and east. We view the adjacent Big Creek Greenway a civic treasure.

Please list and describe the Eco District measures that your application includes.

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

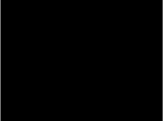
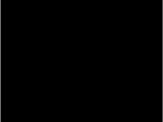
2.10.11 - B1 Note that the project is not increasing the existing building footprint by 30%, therefore this measure is not applicable. The increased footprint is 23%.

Existing Footprint 5,938 SF

Expanded kitchen 340 SF

New Addition 1018 SF

EXTERIOR FINISH SCHEDULE

TAG		EXISTING	NEW	MATERIAL	MANUF'R	FINISH	COLOR	REMARKS
1		X	X	EIFS	Sto, Sherwin Williams	Stolit Fine/1.0	SW7008 Alabaster	Stonelike White Appearance
2			X	EIFS	Sto, Sherwin Williams	Stolit Milano	SW2840 Hammered Silver	Simulate existing canopy in color and smoothness
3		X	X	Split-faced CMU	Old Castle	Split face	SW2840 Hammered Silver	Similar color as existing metal canopy
4		X		Aluminum Mullions & Frames	Existing		Aluminum (factory paint)	
5			X	Aluminum Mullions & Structural Framing	Soltec		Aluminum (factory paint)	Roof Framing and louver system is factory painted "White".
6		X	X	Glass IG Units	PPG or other		Clear Low-E	
7		X		Penthouse Screen, Metal Panel	Existing	Smooth	SW2840 Hammered Silver	New painted finish on existing panels
8		X		Canopy, ACM	Existing	Smooth	SW2840 Hammered Silver	New painted finish on existing ACM panels
9		X	X	Steel Doors & Frames	Sherwin Williams	Semigloss	SW7008 Alabaster	New painted finish on existing doors/frames
10			X	Steel Guardrails	US Door & Fence	Semigloss	Black	



AMOR DESIGN STUDIOS
4045 ADMIRAL DRIVE
ATLANTA, GEORGIA 30341

TRANSMITTAL

EMAILED

September 5, 2023

City of Alpharetta
Design Review Board
2 Park Plaza
Alpharetta, GA 30009
Attention: Bret Schroeder

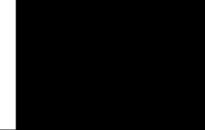
**Verzachi Bar &
Restaurant**
2375 Mansell Road
Alpharetta, GA 30022
DRB230031



Please find enclosed two copies of the following:

1. Design Review Board Application
2. Property Owner Information with Owner's wet signature (note this was submitted already on 6/14/23)
3. Property Owner Information with Applicant's wet signature (note this was submitted already on 6/14/23)
4. Design Review Board Review Criteria pages 6 and 7
5. AS1 Existing and Proposed Site Plans
6. A6.1 and A6.2 Building Elevations (4 sides) in color with notations and building heights
7. A6.3 Sightline Study from public streets
8. A6.4 Photos of existing building with notations
9. Exterior Materials List
10. Renderings of 3D model, 7 views

Andrew Amor, AIA
CEO

EXTERIOR FINISH SCHEDULE								
TAG		EXISTING	NEW	MATERIAL	MANUF'R	FINISH	COLOR	REMARKS
1		X	X	EIFS	Sto, Sherwin Williams	Stolit Fine/1.0	SW7008 Alabaster	Stonelike White Appearance
2			X	EIFS	Sto, Sherwin Williams	Stolit Milano	SW2840 Hammered Silver	Simulate existing canopy in color and smoothness
3		X	X	Split-faced CMU	Old Castle	Split face	SW2840 Hammered Silver	Similar color as existing metal canopy
4		X		Aluminum Mullions & Frames	Existing		Aluminum (factory paint)	
5			X	Aluminum Mullions & Structural Framing	Soltec		Aluminum (factory paint)	Roof Framing and louver system is factory painted "White".
6		X	X	Glass IG Units	PPG or other		Clear Low-E	
7		X		Penthouse Screen, Metal Panel	Existing	Smooth	SW2840 Hammered Silver	New painted finish on existing panels
8		X		Canopy, ACM	Existing	Smooth	SW2840 Hammered Silver	New painted finish on existing ACM panels
9		X	X	Steel Doors & Frames	Sherwin Williams	Semigloss	SW7008 Alabaster	New painted finish on existing doors/frames
10			X	Steel Guardrails	US Door & Fence	Semigloss	Black	

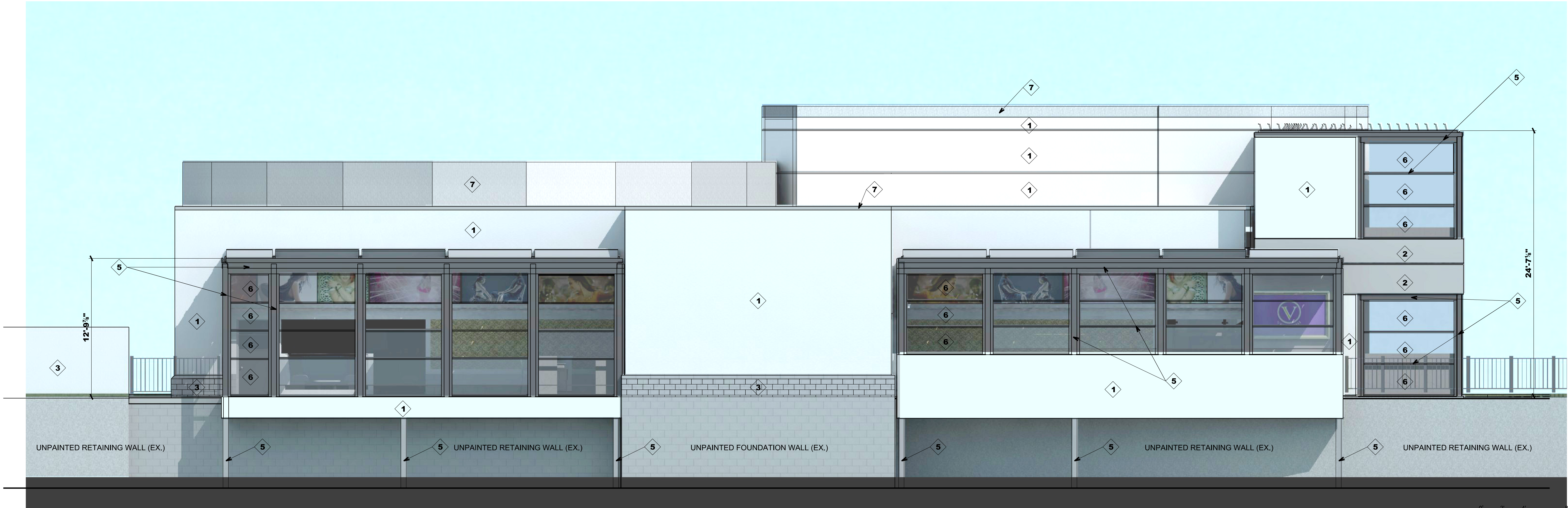


PROPOSED NORTH ELEVATION (MANSELL ROAD)

0' 2' 4' 8'
SCALE : 1/4" = 1'-0"

SCALE
1/4" = 1'-0"

2



PROPOSED EAST ELEVATION (BIG CREEK GREENWAY)

0' 2' 4' 8'
SCALE : 1/4" = 1'-0"

SCALE
1/4" = 1'-0"

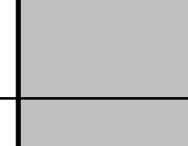
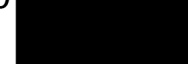
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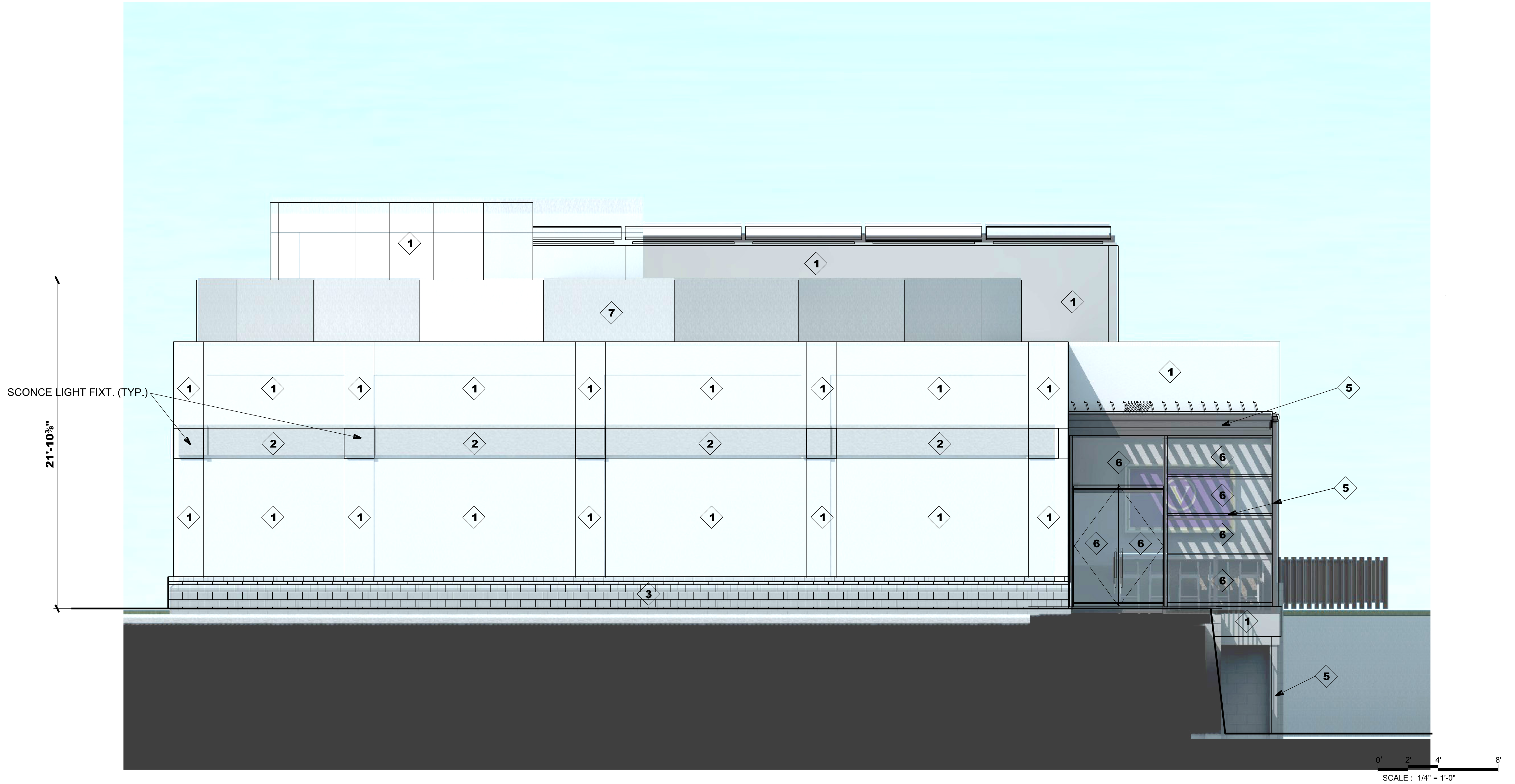
REVISIONS	
1	04/21/2023 CLIENT REVIEW
2	04/27/2023 CLIENT REVIEW
3	04/30/2023 PE REVIEW
4	05/04/2023 CLIENT REVIEW
5	05/16/2023 CLIENT REVIEW
6	05/17/2023 CLIENT REVIEW
7	05/31/2023 1-STOP MTG
8	06/01/2023 ARB SUBMITTAL
9	06/04/2023 REVIEW
10	06/07/2023 ARB SUBMITTAL
11	07/13/2023 CLIENT REVIEW
12	07/22/2023 CLIENT REVIEW
13	08/07/2023 CLIENT REVIEW
14	08/31/2023 DRB SUBMITTAL

DATE
8/31/23
PROJECT NUMBER

SHEET NUMBER

A6.1

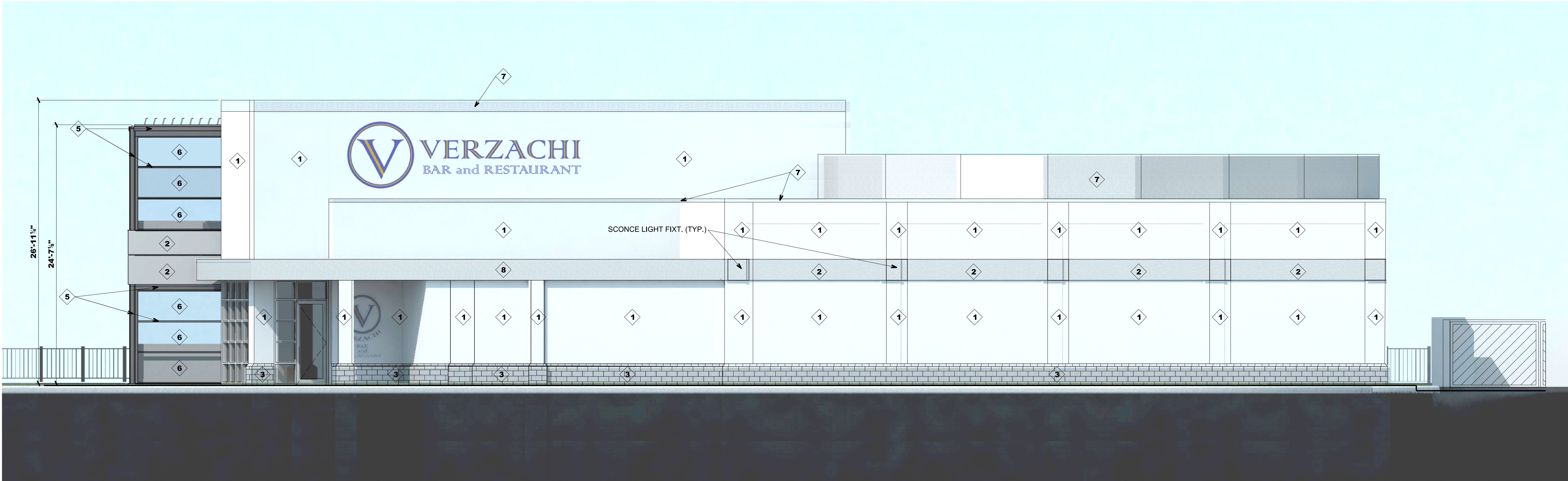
EXTERIOR FINISH SCHEDULE								
TAG		EXISTING	NEW	MATERIAL	MANUF'R	FINISH	COLOR	REMARKS
1		X	X	EIFS	Sto, Sherwin Williams	Stolit Fine/1.0	SW7008 Alabaster	Stonelike White Appearance
2			X	EIFS	Sto, Sherwin Williams	Stolit Milano	SW2840 Hammered Silver	Simulate existing canopy in color and smoothness
3		X	X	Split-faced CMU	Old Castle	Split face	SW2840 Hammered Silver	Similar color as existing metal canopy
4		X		Aluminum Mullions & Frames	Existing		Aluminum (factory paint)	
5			X	Aluminum Mullions & Structural Framing	Soltec		Aluminum (factory paint)	Roof Framing and louver system is factory painted "White".
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7		X		Penthouse Screen, Metal Panel	Existing	Smooth	SW2840 Hammered Silver	New painted finish on existing panels
8		X		Canopy, ACM	Existing	Smooth	SW2840 Hammered Silver	New painted finish on existing ACM panels
9		X	X	Steel Doors & Frames	Sherwin Williams	Semigloss	SW7008 Alabaster	New painted finish on existing doors/frames
10			X	Steel Guardrails	US Door & Fence	Semigloss	Black	



PROPOSED SOUTH ELEVATION (PARKING LOT)

SCALE
1/4" = 1'-0"

2



PROPOSED WEST ELEVATION (BEAVER CREEK)

SCALE
1/4" = 1'-0"

1

REVISIONS	
1	04/21/2023 CLIENT REVIEW
2	04/27/2023 CLIENT REVIEW
3	04/30/2023 PE REVIEW
4	05/04/2023 CLIENT REVIEW
5	05/16/2023 CLIENT REVIEW
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13	08/07/2023 CLIENT REVIEW
14	08/31/2023 DRB SUBMITTAL

DATE
8/31/23
PROJECT NUMBER

SHEET NUMBER

A6.2

PEACH
COBBLER
6, LLC

2221 PEACHTREE RD, NE
SUITE 'G'
ATLANTA, GA 30309

CLIENT

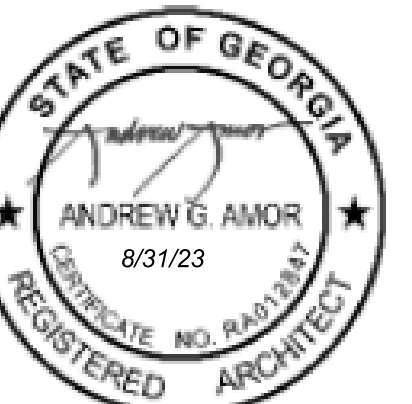
VERZACHI BAR & RESTAURANT

2375 MANSELL ROAD
ALPHARETTA, GA 30022

SHEET TITLE

SIGHTLINE STUDY FROM PUBLIC STREETS

STAMP



SHEETS BEARING THIS SEAL AND WET SIGNATURE
ARE AUTHENTICATED. RESPONSIBILITY FOR ALL
OLDER PLANS, SPECIFICATIONS OR INSTRUMENTS
ARE DISCLAIMED.

REVISIONS

1	04/21/2023	CLIENT REVIEW
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12	07/22/2023	CLIENT REVIEW
13	08/07/2023	CLIENT REVIEW
14	08/31/2023	DRB SUBMITTAL

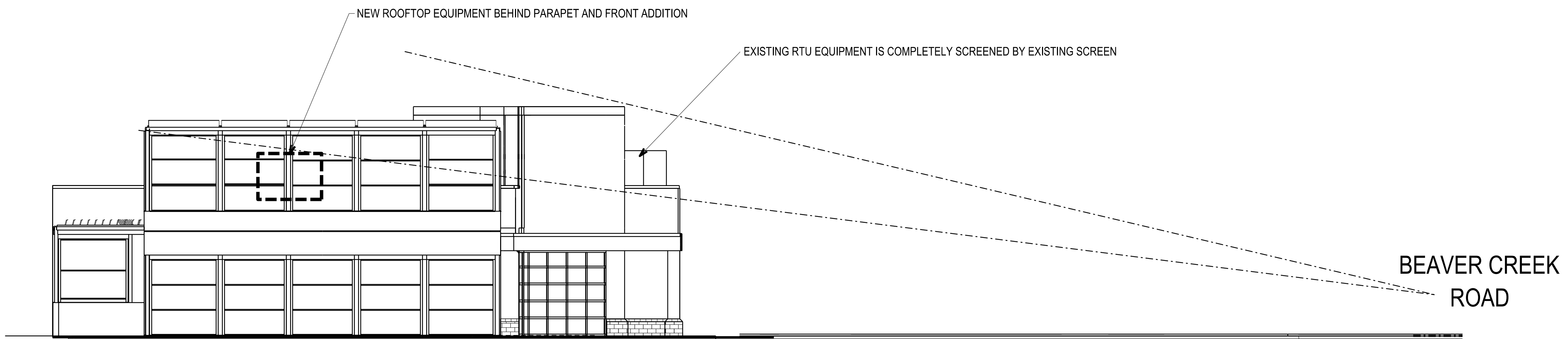
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8/31/23

PROJECT NUMBER

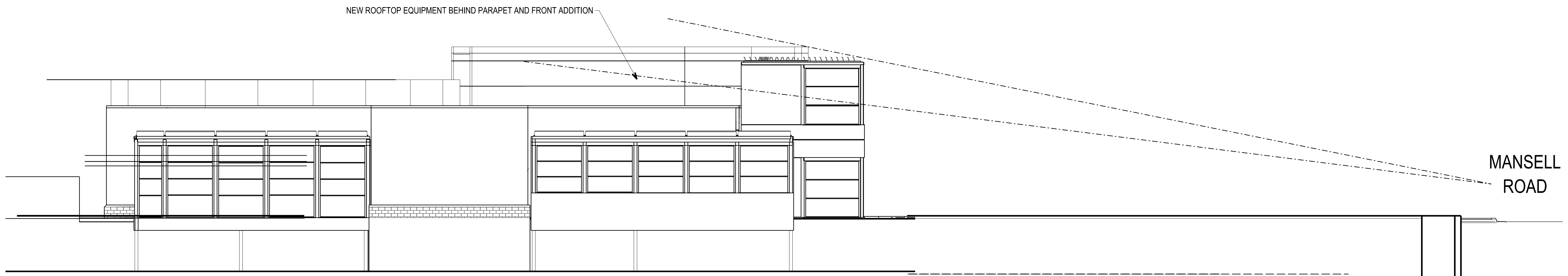
SHEET NUMBER

A6.3



NORTH (MANSELL) ELEVATION

0' 4' 8' 16'
SCALE : 1/8" = 1'-0"
SCALE 1/8" = 1'-0" 2



EAST (BIG CREEK GREENWAY) ELEVATION

0' 4' 8' 16'
SCALE : 1/8" = 1'-0"
SCALE 1/8" = 1'-0" 1

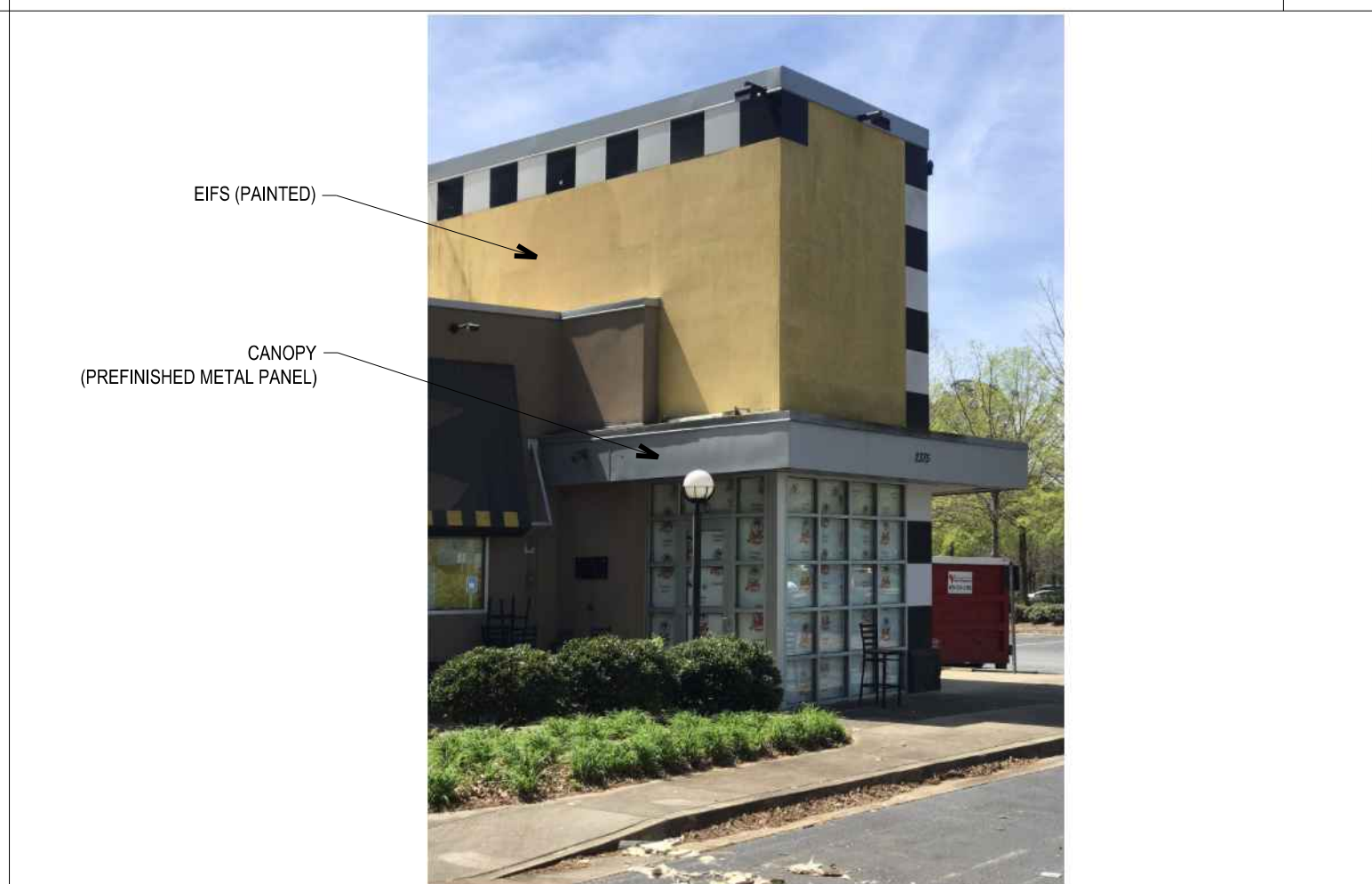


CORNER VIEW (MANSELL & BEAVER CREEK) 1

CORNER VIEW (MANSELL & BEAVER CREEK) 2

CORNER VIEW (MANSELL & BEAVER CREEK) 3

FRONT FACADE (FACING MANSELL RD) 4



FRONT FACADE (FACING MANSELL RD) 5

FRONT FACADE (FACING MANSELL RD) 6

FRONT PATIO (FACING MANSELL RD) 7

FRONT PATIO (FACING MANSELL RD) 8

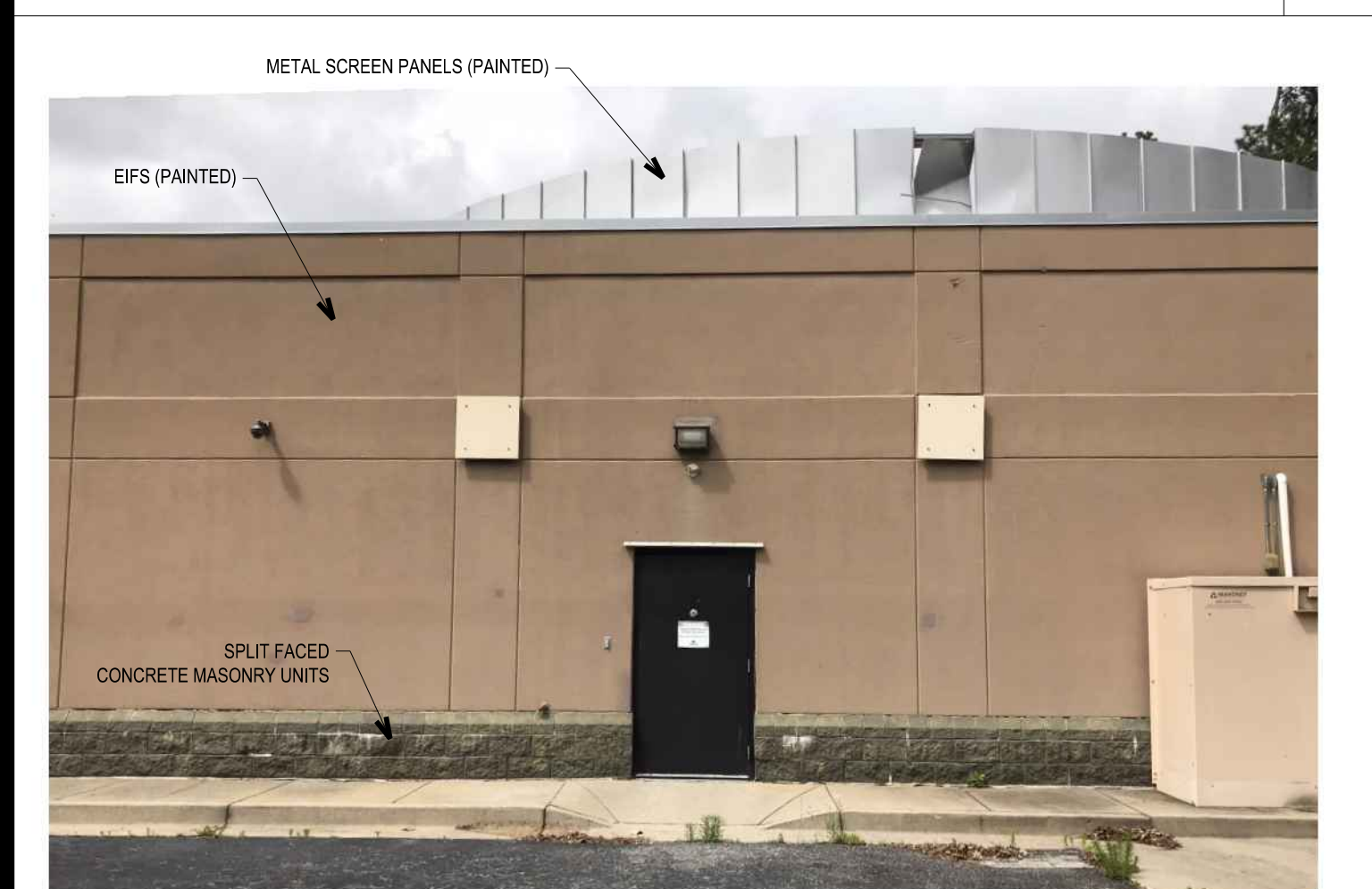


TERRACE FACING BIG CREEK GREENWAY 9

FRONT ENTRANCE (FACING MANSELL RD) 10

FRONT ENTRANCE (FACING BEAVER CREEK) 11

SIDE PATIO (FACING BEAVER CREEK) 12



REAR FACADE (FACING PARKING LOT) 13

REAR FACADE (FACING PARKING LOT) 14

BIG CREEK GREENWAY ENTRY TRAIL 15

BIG CREEK GREENWAY ENTRY TRAIL 16

AMOR
DESIGN
STUDIOS
ARCHITECTURE INTERIORS PLANNING
AMOR DESIGN STUDIOS
4045 ADMIRAL DRIVE
ATLANTA, GA 30341
(770) 841-1458
andrewamor@amordesignstudios.com

**RED RIVER
FOOD GROUP**
2221 PEACHTREE RD, NE
SUITE "G"
ATLANTA, GA 30309

CLIENT
VERZACHI BAR & RESTAURANT
2375 MANSELL ROAD
ALPHARETTA, GA 30022
SHEET TITLE
PHOTOS OF EXISTING EXTERIOR

STAMP
STATE OF GEORGIA
ANDREW G. AMOR
6/4/23
REGISTERED ARCHITECT
NO. RA012841
SHEETS BEARING THIS SEAL AND WET SIGNATURE
ARE AUTHENTICATED. RESPONSIBILITY FOR ALL
OLDER PLANS, SPECIFICATIONS OR INSTRUMENTS
ARE DISCLAIMED.

REVISIONS	
1	
2	
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7	
8	06/01/2023 ARB SUBMITTAL
9	06/04/2023 REVIEW
10	06/07/2023 ARB SUBMITTAL
11	
12	
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14	

DATE
6/4/23
PROJECT NUMBER
SHEET NUMBER
A6.2

PEACH
COBBLER
6, LLC

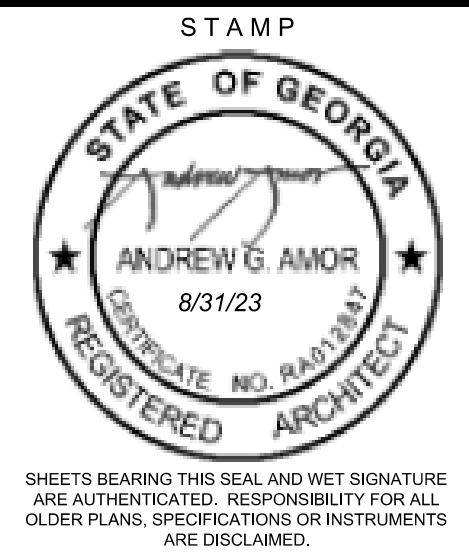
2221 PEACHTREE RD, NE
SUITE 'G'
ATLANTA, GA 30309

CLIENT

VERZACHI BAR & RESTAURANT

2375 MANSELL ROAD
ALPHARETTA, GA 30022

SHEET TITLE
SITE PLAN - EXISTING / DEMO & PROPOSED
ZONING COMPLIANCE



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ARE DISCLAIMED.

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13	08/07/2023	DRB SUBMITTAL
14	08/31/2023	DRB SUBMITTAL

DATE

8/31/23

PROJECT NUMBER

SHEET NUMBER

AS1

PARKING SUMMARY

CITY OF ALPHARETTA:
SECTION 2.5.1 NUMBER OF PARKING SPACES REQUIRED
ONE (1) SPACE FOR 100 SF OF THE ENTIRE FACILITY
REQUIRED:
8176 / 100
TOTAL SPACES REQUIRED = 82
PROVIDED = 96 (INCLUDING 3 ACCESSIBLE SPACES)

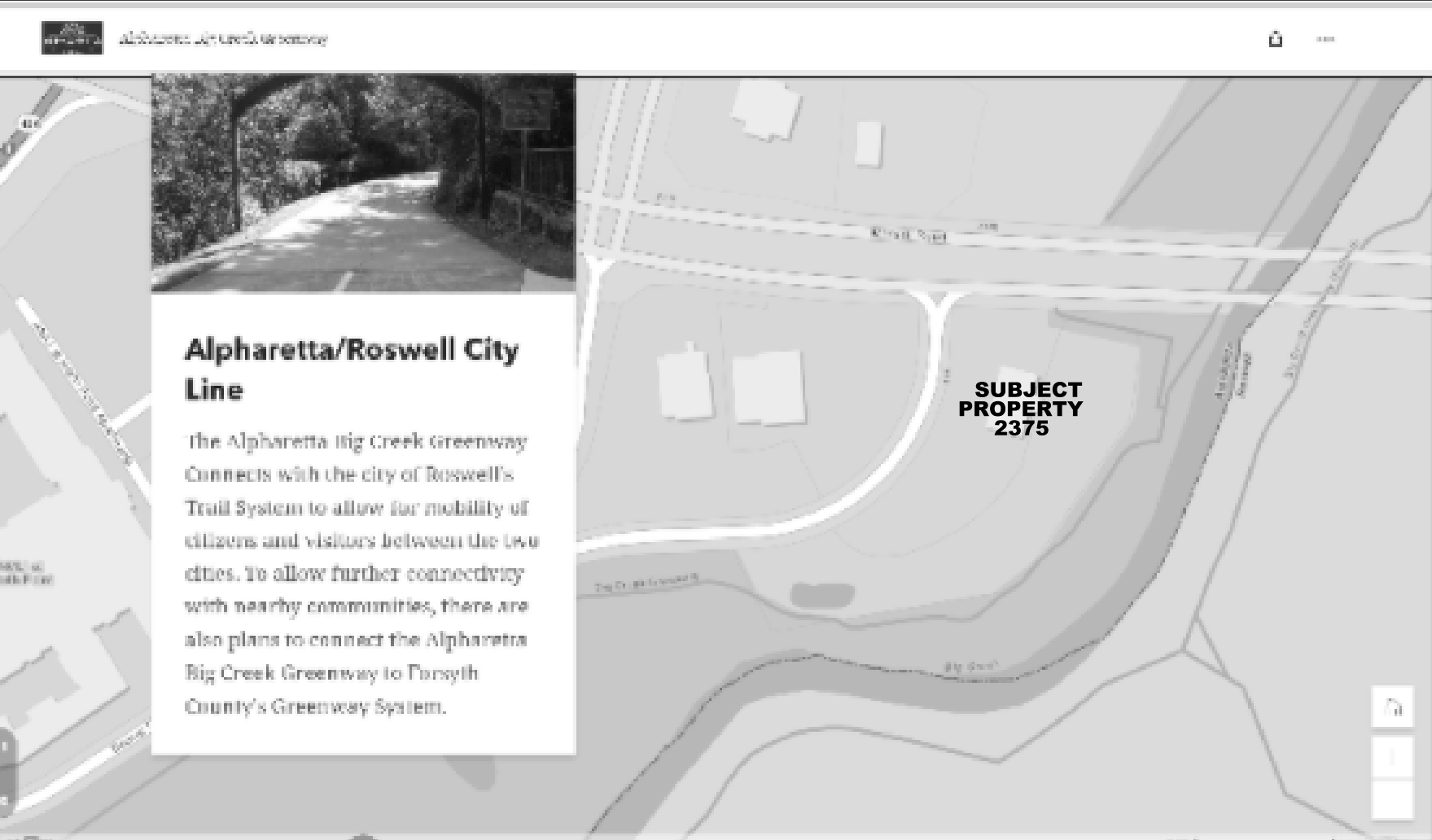
LEGAL DESCRIPTION
LOT AREA 1.77 AC
PARCEL ID 12 250005960441 FULTON COUNTY, GA
ZONING DISTRICT OI - OFFICE INSTITUTIONAL
NORTH POINT OVERLAY DISTRICT
BUILDING SUMMARY
GROSS FLOOR AREA 5938 GROSS SF EXISTING
340 SF KITCHEN EXPANSION
800 SF DINING ROOM ADDITION (GROUND)
800 SF PRIVATE DINING ADDITION (MEZZANINE)
7,876 SF TOTAL ENCLOSED AREA

BUILDING HEIGHT 27' +/- 1 STORY + MEZZANINE
CODE COMPLIANCE
OCCUPANCY GROUP: A-2 SMALL ASSEMBLY

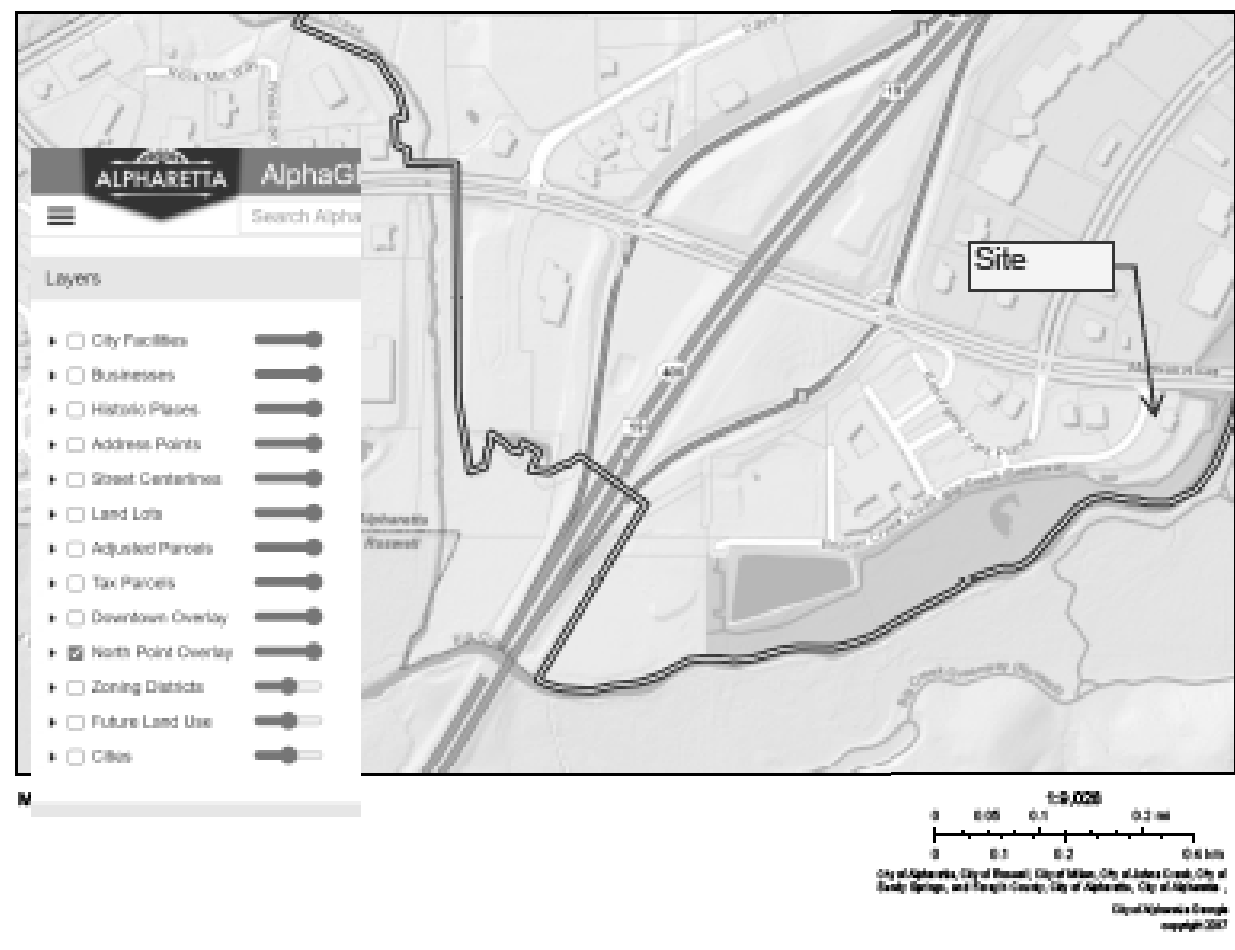
CONSTRUCTION TYPE: TYPE II B, FULLY SPRINKLERED
LOT COVERAGE: 7,078 SF (ENCLOSED FOOTPRINT)
77,101 SF LOT AREA
9% LOT COVERAGE (40% MAXIMUM)

DESCRIPTIVE SUMMARY OF WORK

THE APPLICANT IS A NEW TENANT IN AN EXISTING ONE STORY FREE-STANDING
BUILDING RECENTLY OCCUPIED BY BUFFALO WILD WINGS RESTAURANT. ALL HVAC,
ELECTRICAL AND PLUMBING SYSTEMS WILL BE MODIFIED THROUGH-OUT. GREASE
INTERCEPTORS ARE EXISTING TO REMAIN AS IS. KITCHEN IS EXPANDED 340 SF
UNDERNEATH EXISTING CANOPY. NEW 2-STORY ADDITION (GROUND + MEZZANINE).



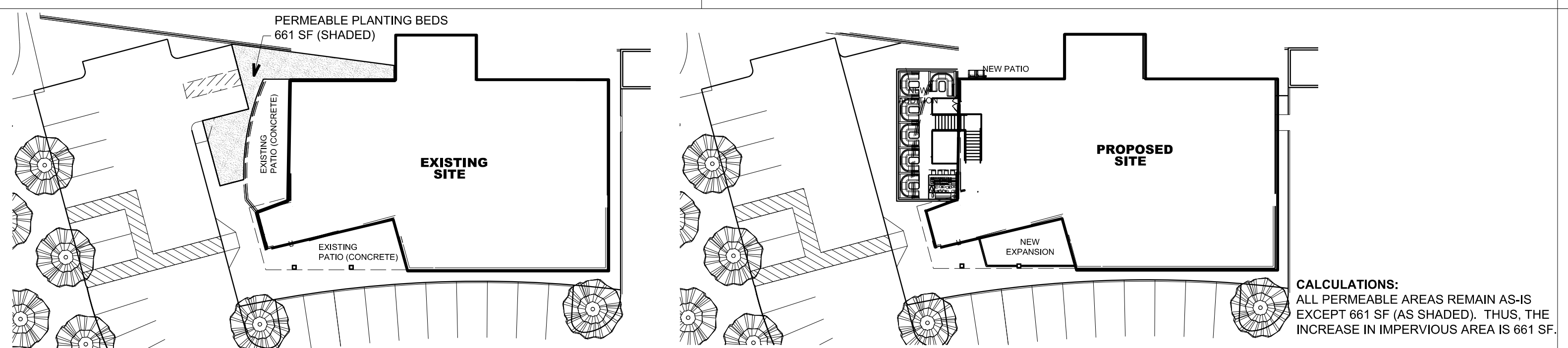
ADJACENT AMENITY SPACE/ CIVIC SPACE



NP OVERLAY DISTRICT MAP



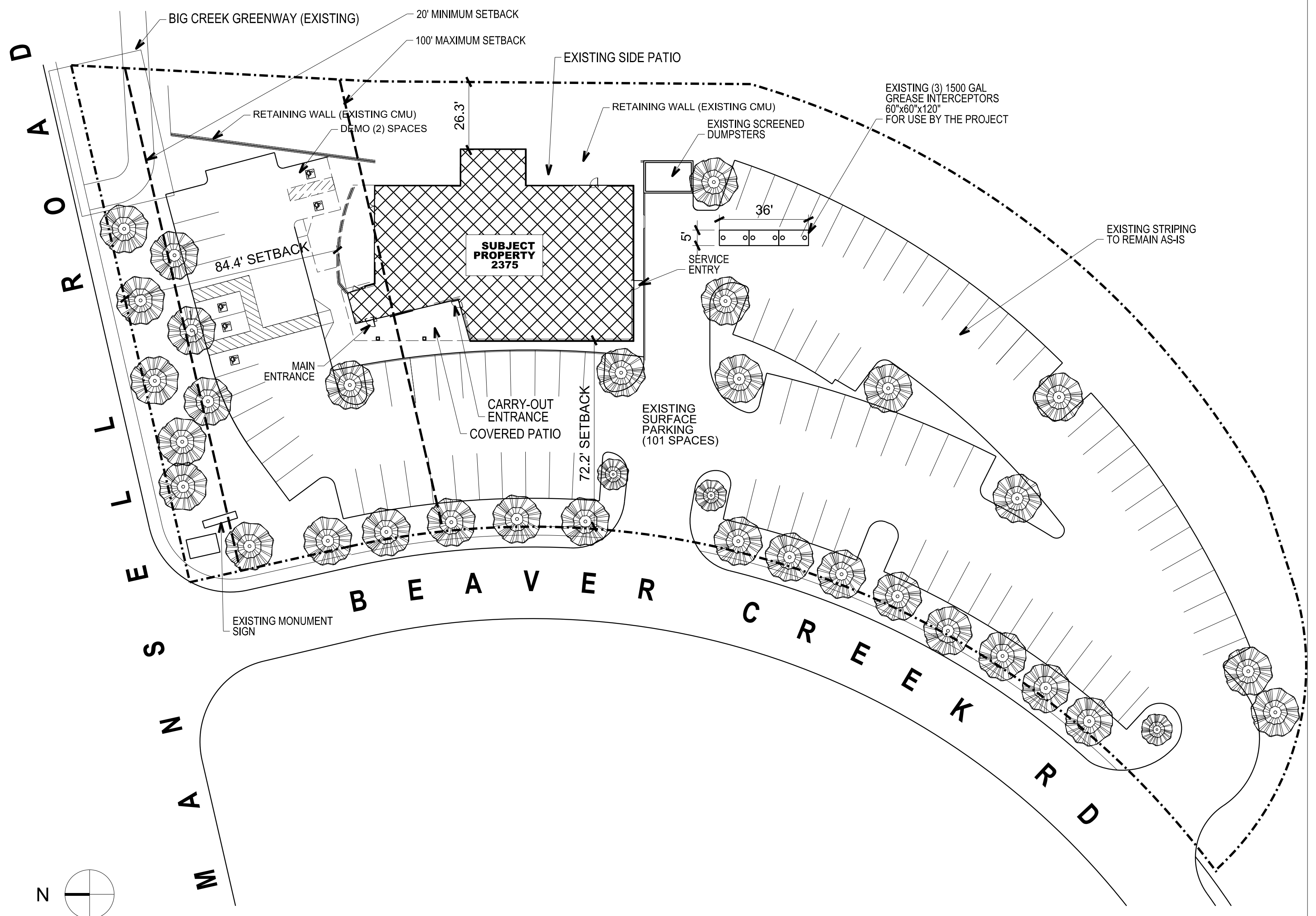
ZONING MAP



CALCULATION OF INCREASED IMPERVIOUS AREA

SCALE
1" = 30'

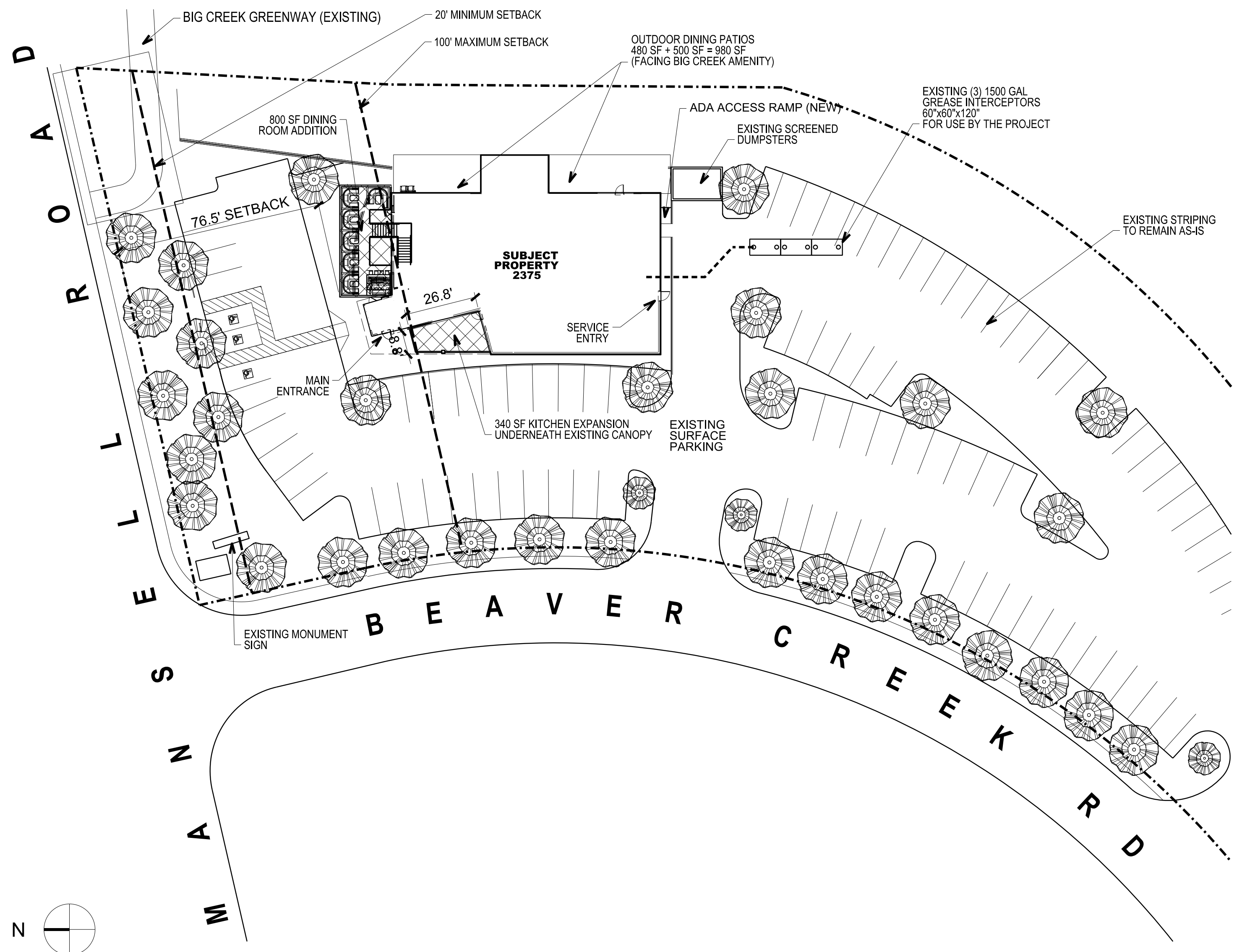
3



EXISTING/ DEMO SITE PLAN

SCALE
1" = 30'

2



PROPOSED SITE PLAN

SCALE
1" = 30'

1















Scheme #1

Shingle Roofing
CertainTeed
Georgetown Gray



Gutters &
Downspouts
Service Partners
Dark Bronze



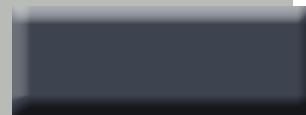
Primary/
Accent Siding
Argos
SW 7065



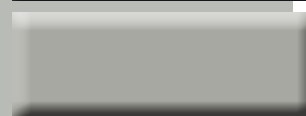
Windows
YKK
Black



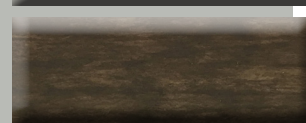
Front Door
Charcoal Blue
SW 2739



Garage Door
Gray Matters
SW 7066



Stained Accents
Chestnut
SW 3524



Trim
Gray Matters
SW 7066



Stone Veneer
Aztec Stone Empire
#110 Chopped Stack

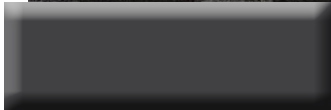
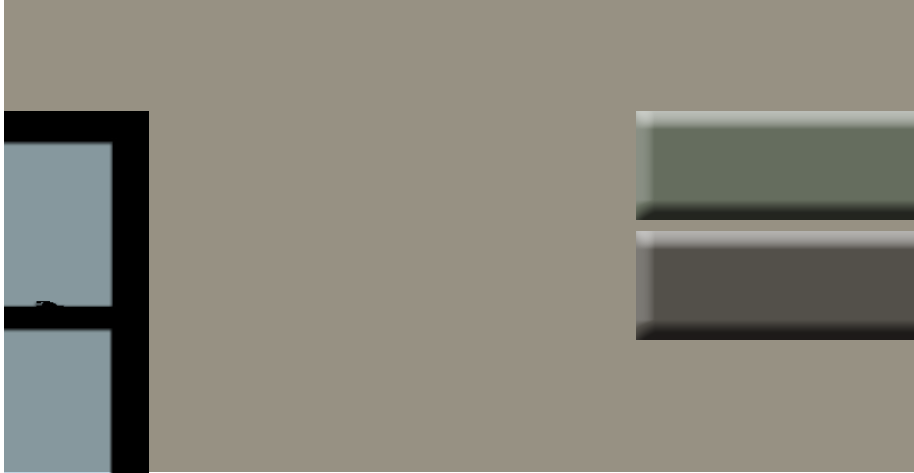
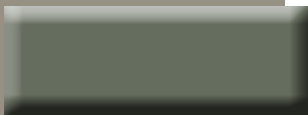
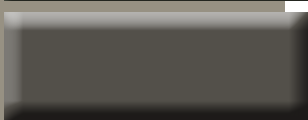
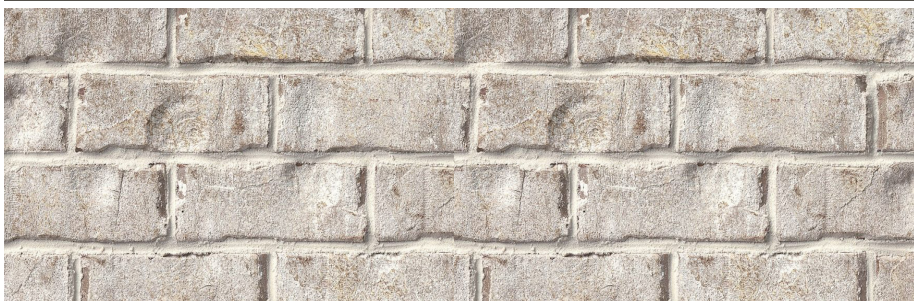


Please Note: Brick images do not reflect actual
mortar color. See Index for mortar colors.



Color selections created by:
Main Street Designs of Georgia, LLC
www.MainStreetDesignsLLC.com

Scheme #2

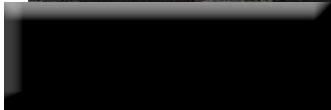
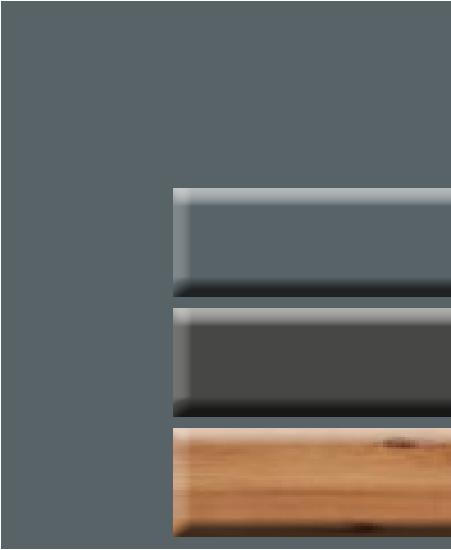
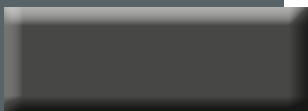
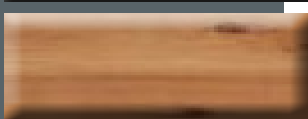
Shingle Roofing CertainTeed <i>Moire Black</i>		
Metal Roof Spectra <i>Bronze</i>		
		
		
Primary/ Accent Siding <i>Felted Wool</i> <i>SW 9171</i>		
Windows YKK <i>Black</i>		
		
		
Brick Veneer North Georgia Brick <i>Magnolia Bay</i>		

Please Note: Brick images do not reflect actual
mortar color. See Index for mortar colors.



Color selections created by:
Main Street Designs of Georgia, LLC
www.MainStreetDesignsLLC.com

Scheme #3

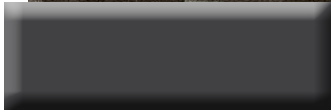
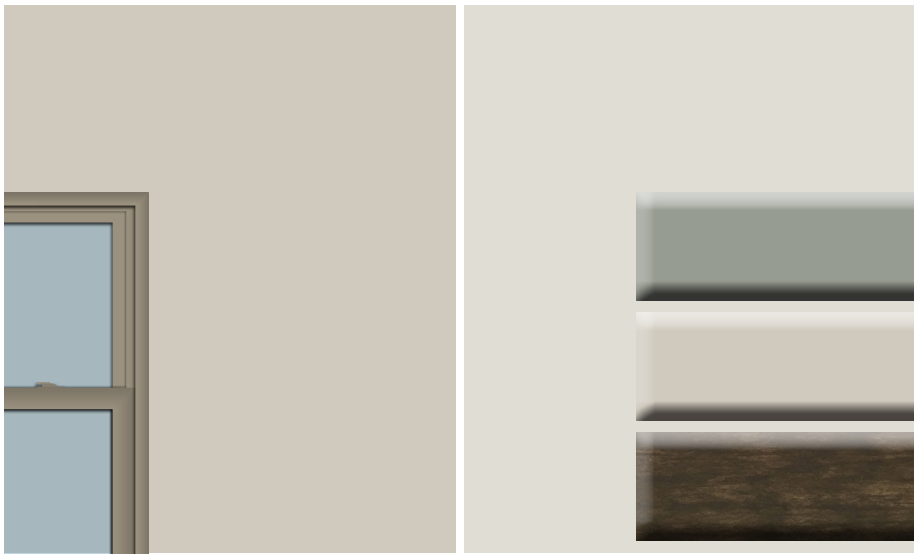
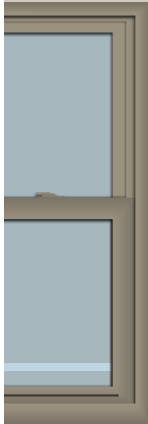
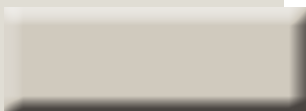
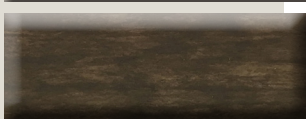
Shingle Roofing CertainTeed <i>Moire Black</i>			
Metal Roof Spectra <i>Black</i>			
			Gutters & Downspouts Service Partners <i>Dark Bronze</i>
Primary Siding <i>Foggy Day</i> SW 6235			Accent Siding <i>Grays Harbor</i> SW 6236
Windows YKK <i>Black</i>		  	Front Door <i>Grays Harbor</i> SW 6236 Garage Door <i>Iron Ore</i> SW 7069 Stained Accents <i>Clear Coat</i>
			Trim <i>Iron Ore</i> SW 7069
Brick Veneer North Georgia Brick <i>Seaside Select</i>			

Please Note: Brick images do not reflect actual
mortar color. See Index for mortar colors.



Color selections created by:
Main Street Designs of Georgia, LLC
www.MainStreetDesignsLLC.com

Scheme #4

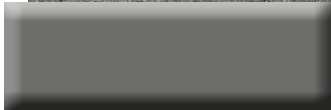
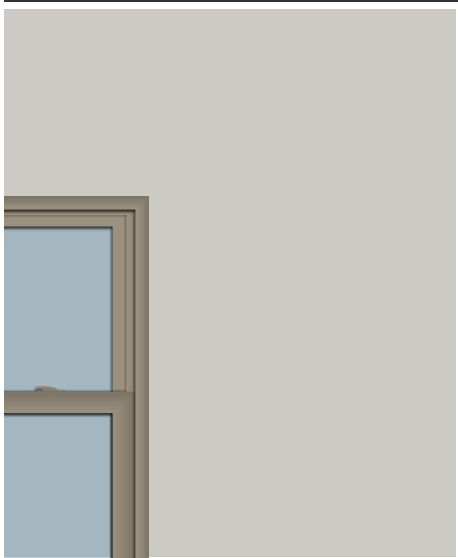
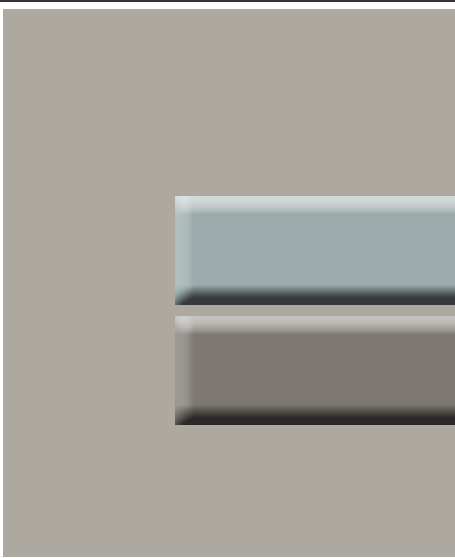
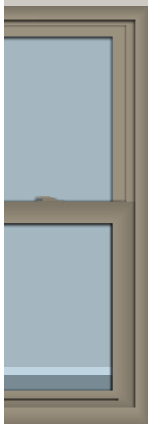
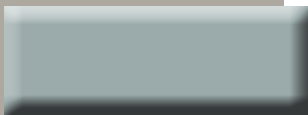
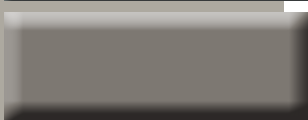
Shingle Roofing CertainTeed <i>Weathered Wood</i>			
Metal Roof Spectra <i>Bronze</i>			
			Gutters & Downspouts Service Partners <i>Dark Bronze</i>
Primary Siding <i>Useful Gray</i> SW 7050			Accent Siding <i>Nuance</i> SW 7049
Windows YKK <i>Stone</i>		  	Front Door <i>Acacia Haze</i> SW 9132 Garage Door <i>Useful Gray</i> SW 7050 Stained Accents <i>Chestnut</i> SW 3524
			Trim <i>Useful Gray</i> SW 7050
Brick Veneer North Georgia Brick <i>Capers Island</i>			

Please Note: Brick images do not reflect actual
mortar color. See Index for mortar colors.



Color selections created by:
Main Street Designs of Georgia, LLC
www.MainStreetDesignsLLC.com

Scheme #5

Shingle Roofing CertainTeed <i>Georgetown Gray</i>			
Metal Roof Spectra <i>Dove Gray</i>			
			Gutters & Downspouts Service Partners <i>Dark Bronze</i>
Primary Siding <i>Repose Gray</i> SW 7015			Accent Siding <i>Dorian Gray</i> SW 7017
Windows YKK <i>Stone</i>		 	Front Door <i>Dutch Tile Blue</i> SW 0031 Garage Door <i>Gauntlet Gray</i> SW 7019
			Trim <i>Gauntlet Gray</i> SW 7019
Brick Veneer North Georgia Brick <i>Old Bailey</i>			

Please Note: Brick images do not reflect actual
mortar color. See Index for mortar colors.



Color selections created by:
Main Street Designs of Georgia, LLC
www.MainStreetDesignsLLC.com

Scheme #6

Shingle Roofing
CertainTeed
Weathered Wood



Primary Siding
Dorian Gray
SW 7017



Windows
YKK
Black



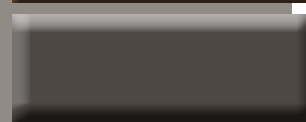
Gutters &
Downspouts
Service Partners
Dark Bronze
Accent Siding
Dovetail
SW 7018



Front Door
Burnished Brandy
SW 7523



Garage Door
Black Fox
SW 7020



Trim
Black Fox
SW 7020



Brick Veneer
North Georgia Brick
Newcastle Gray



Please Note: Brick images do not reflect actual
mortar color. See Index for mortar colors.



Color selections created by:
Main Street Designs of Georgia, LLC
www.MainStreetDesignsLLC.com

Scheme #7

Shingle Roofing
CertainTeed
Moire Black



Primary Siding
City Loft
SW 7631

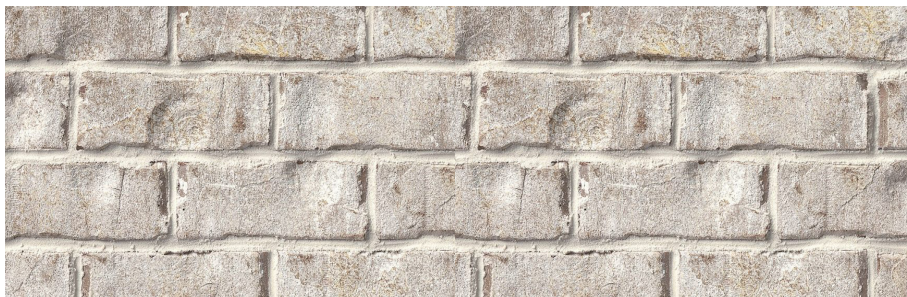


Windows
YKK
Black



Shutters
Iron Ore
SW 7069

Brick Veneer
North Georgia Brick
Magnolia Bay



Please Note: Brick images do not reflect actual
mortar color. See Index for mortar colors.

Gutters &
Downspouts
Service Partners
Dark Bronze
Accent Siding
Iron Ore
SW 7069

Front Door
Iron Ore
SW 7069

Garage Door
Iron Ore
SW 7069

Stained Accents
Clear Coat

Trim
Iron Ore
SW 7069



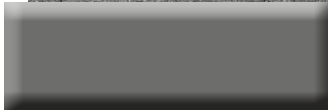
Color selections created by:
Main Street Designs of Georgia, LLC
www.MainStreetDesignsLLC.com

Scheme #8

Shingle Roofing
CertainTeed
Georgetown Gray



Metal Roof
Spectra
Dove Gray



Gutters &
Downspouts
Service Partners
Dark Bronze



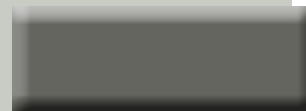
Primary/
Accent Siding
Silver Strand
SW 7057



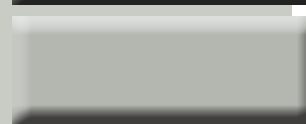
Windows
YKK
Black



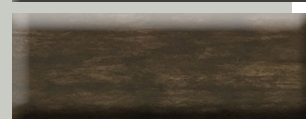
Front Door
Night Owl
SW 7061



Garage Door
Magnetic Gray
SW 7058



Stained Accents
Chestnut
SW 3524



Trim
Magnetic Gray
SW 7058



Brick Veneer
North Georgia Brick
Castle Rock



Please Note: Brick images do not reflect actual
mortar color. See Index for mortar colors.



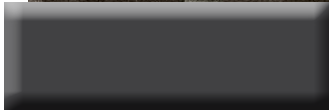
Color selections created by:
Main Street Designs of Georgia, LLC
www.MainStreetDesignsLLC.com

Scheme #9

Shingle Roofing
CertainTeed
Weathered Wood



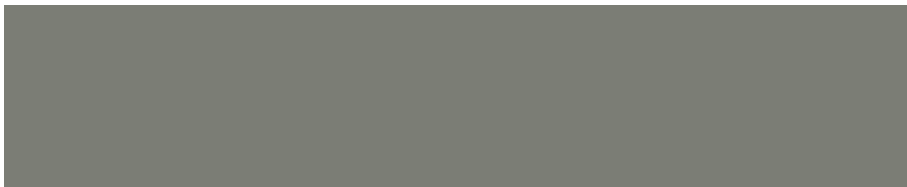
Metal Roof
Spectra
Bronze



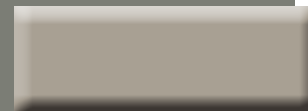
Gutters &
Downspouts
Service Partners
Dark Bronze



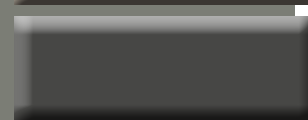
Primary/
Accent Siding
Attitude Gray
SW 7060



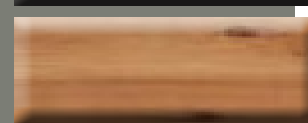
Windows
YKK
Black



Front Door
Intellectual Gray
SW 7045



Garage Door
Iron Ore
SW 7069



Stained Accents
Clear Coat

Trim
Iron Ore
SW 7069



Brick Veneer
North Georgia Brick
Old Edisto



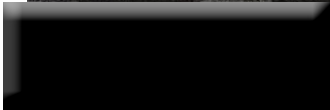
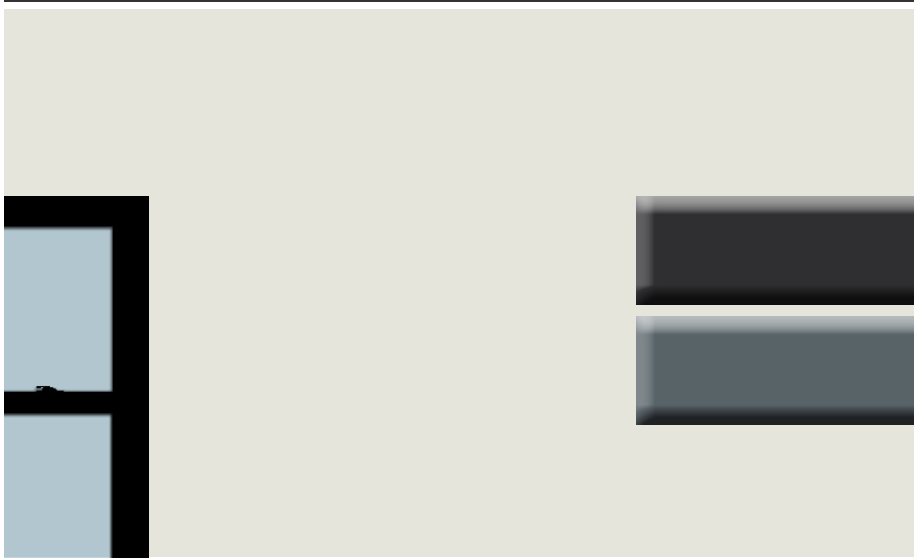
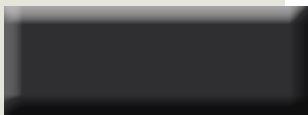
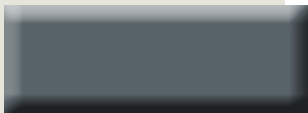
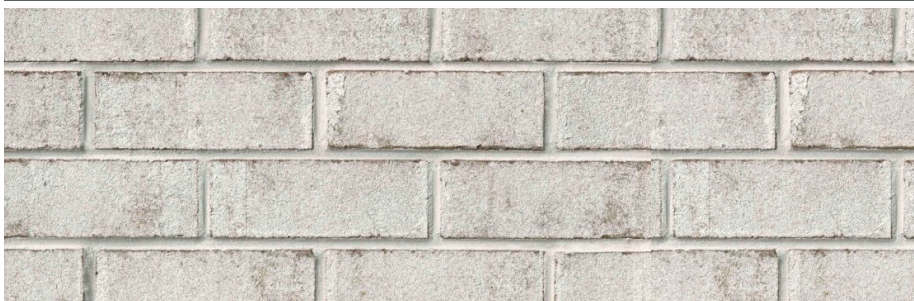
Stone Veneer
Aztec Stone Empire
#110 Chopped Stack

Please Note: Brick images do not reflect actual
mortar color. See Index for mortar colors.



Color selections created by:
Main Street Designs of Georgia, LLC
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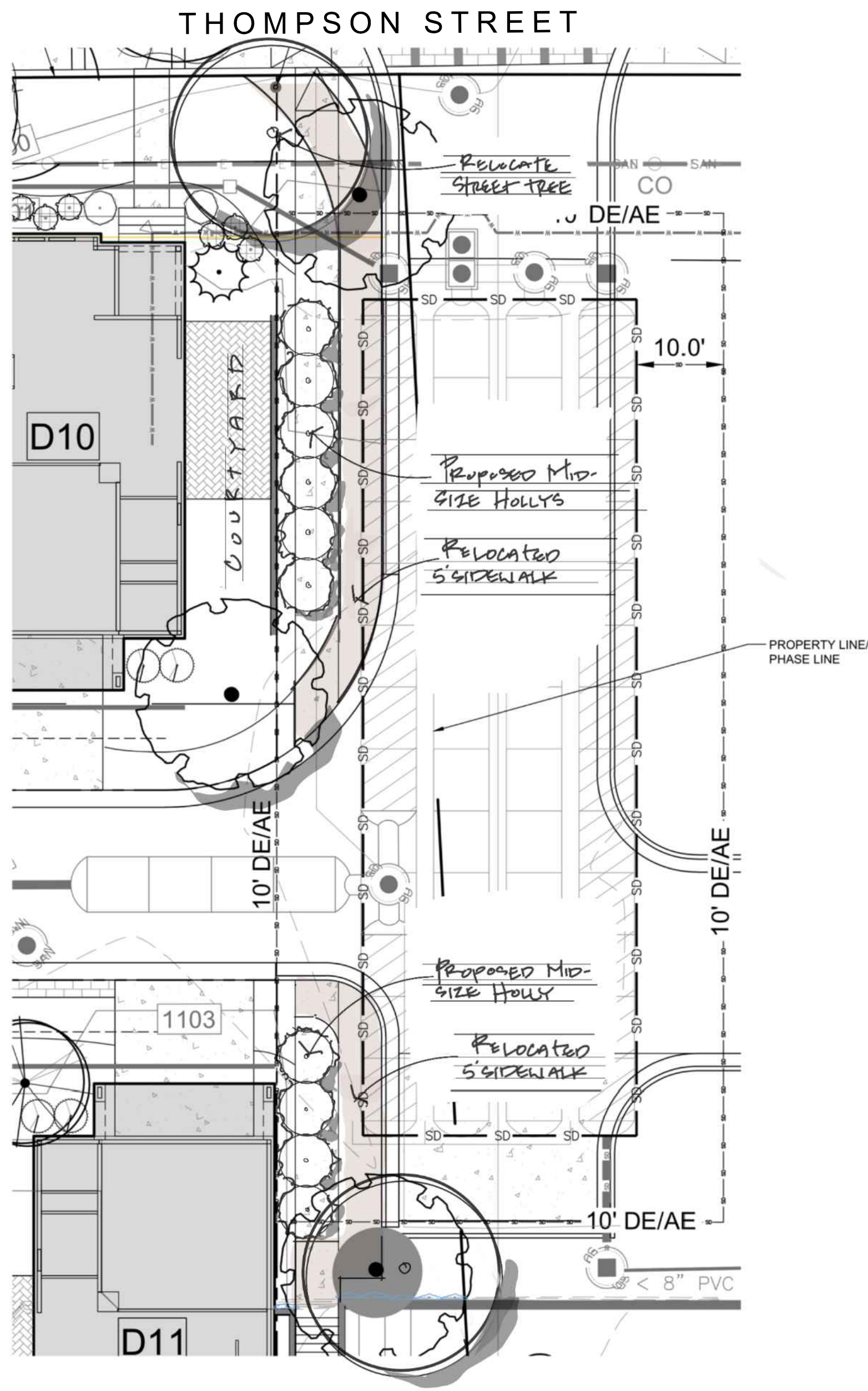
Scheme #10

Shingle Roofing CertainTeed <i>Moire Black</i>			
Metal Roof Spectra <i>Black</i>			
			Gutters & Downspouts Service Partners <i>Dark Bronze</i>
Primary/ Accent Siding <i>Pure White</i> SW 7005			
Windows YKK <i>Black</i>		 	Front Door <i>Tricorn Black</i> SW 6258 Garage Door <i>Grays Harbor</i> SW 6236
			Trim <i>Grays Harbor</i> SW 6236
Brick Veneer North Georgia Brick <i>Old Bailey</i>			

Please Note: Brick images do not reflect actual mortar color. See Index for mortar colors.



Color selections created by:
Main Street Designs of Georgia, LLC
www.MainStreetDesignsLLC.com



MID SIZE HOLLY,
APPROX GROWTH 6-8'
WIDE/ 10-12' TALL

PROPOSED SCREENING TREE - EMERALD COLONADE HOLLY
NOT TO SCALE

SCREENING CONCEPT @ EXISTING ENTRY TO EAST
SCALE: 1" = 10'



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THOMPSON STREET PARK
CITY OF ALPHARETTA, GEORGIA
07/31/2023

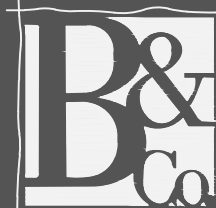
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SKETCH ENLARGED
LANDSCAPE PLAN
SHEET 2 OF 2

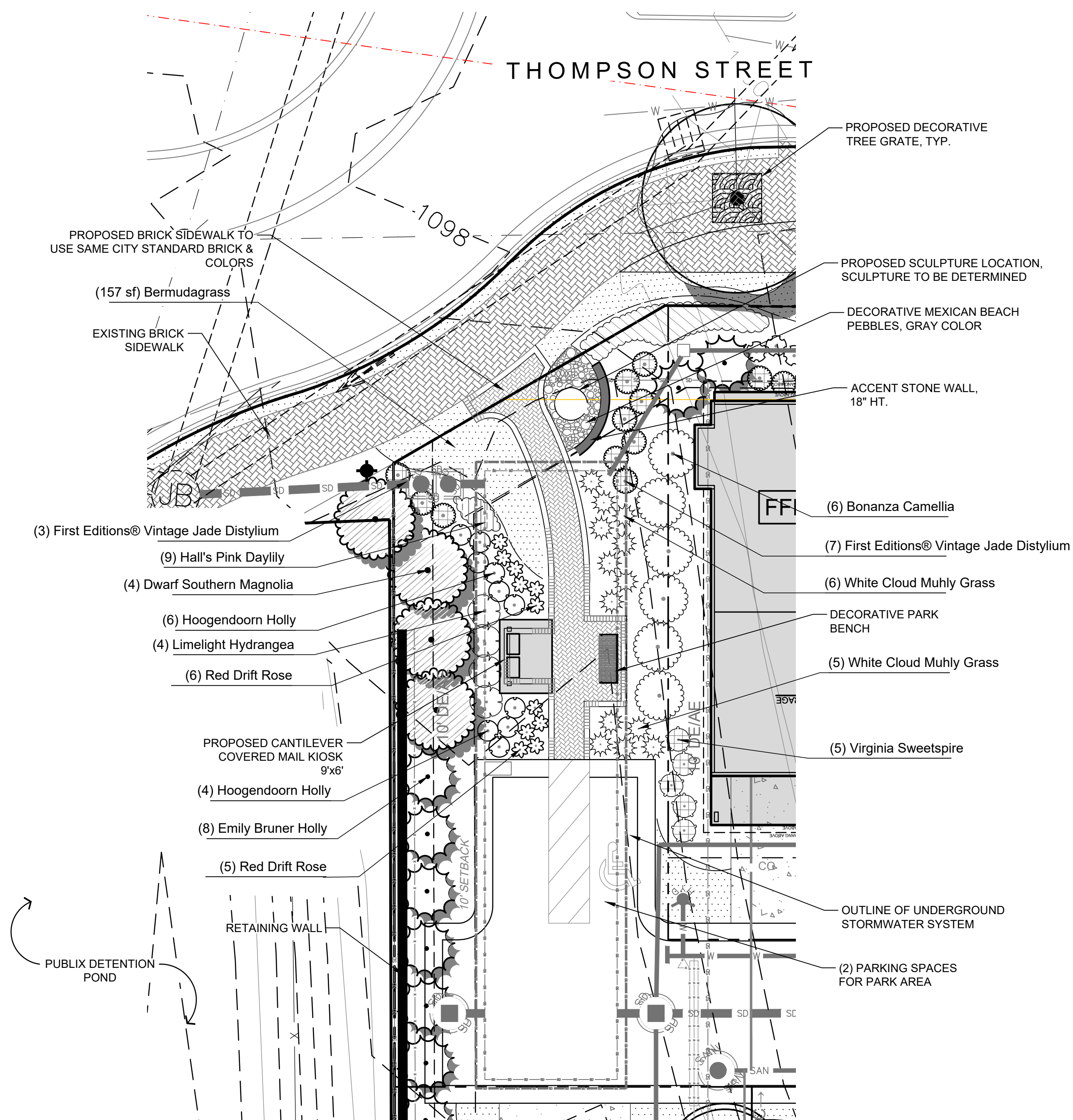


PROVIDENCE GROUP
11340 LAKEFIELD DRIVE,
SUITE 140
JOHNS CREEK, GA 30097

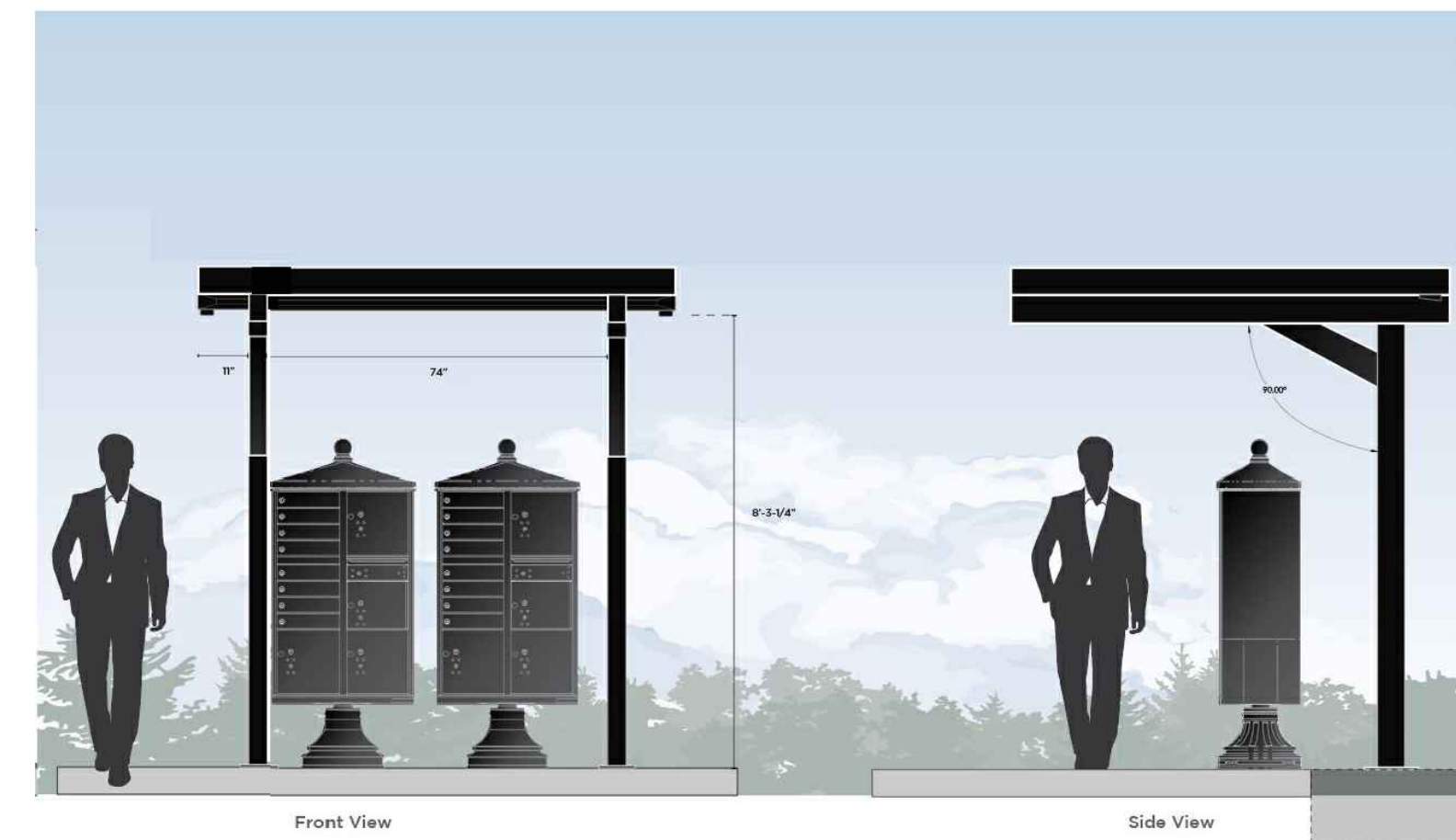
OWNER:



Brunson & Company
LANDSCAPE ARCHITECTS



AMENITY AREA - ENLARGED LANDSCAPE PLAN
SCALE: 1" = 10'



wo.304380 v.10.20.21 Providence Group - Towns On Thompson CBU Cantilever Cover
ONsight K. KIRPICHIEVA C. NORCROSS This document is the property of OnSight Industries, LLC. The information and technology embodied herein shall not be reproduced or copied in whole or in part without previous authorization in writing from OnSight Industries, LLC. 900 Central Park Drive, Sanford, FL 32771 P:407.830.8880 F:407.830.5569 onsigthindustries.com

COVERED MAIL KIOSK - EXAMPLE
NOT TO SCALE



TYPICAL PARK BENCH
NOT TO SCALE



August 1, 2023

City of Alpharetta
Design Review Board

To whom it may concern:

The Providence Group of Georgia, LLC is pleased to submit this application for review by the City of Alpharetta Design Review Board for the project known as Thompson Street Park (CLUP-22-05/Z22-15/CU-22-12/V-22-29 & D230015). The enclosed materials are included for compliance with the following zoning conditions:

- Condition # 3) Architecture and materials shall be developed substantially similar to the submitted renderings prepared by Main Street Designs, labeled Exhibit A, except for modifications required to comply with the Downtown Consultant's comments and in compliance with the Alpharetta Downtown Code, subject to final approval by DRB. Homes shall have 4-sided architecture, materials, and details and each home facing Thompson Street shall have a unique façade.
- Condition # 11) Developer shall plant a row of trees along the west side of the entrance to Thompson Street Flats, as approved by DRB.
- Condition # 12) Developer shall improve the corner of Haynes Bridge Road and Thompson Street with decorative landscaping, brick paver hardscape, seating and monument or sculpture, as approved by DRB. Sculpture shall require final approval by the Cultural Arts Commission.

Enclosed Materials:

- City of Alpharetta Design Review Board Application
- Site Plan – Paradigm Engineering – 7/21/23
- Renderings - Main Street Designs – 7/31/23
- Color Samples - Main Street Designs – 7/31/23
- Condition 11 Exhibit: Sketch Enlarged Landscape Plan - Brunson & Company – 7/31/23

*11340 Lakefield Drive, Suite 140
Johns Creek, Georgia 30097*



- Condition 12 Exhibit: Amenity Area Enlarged Landscape Plan – Brunson & Company – 7/31/23

Thank you for your consideration in this matter, and please reach out with any questions or comments.

Regards,

Clint Walters
The Providence Group of Georgia, LLC
404-274-4492
cwalters@theprovidencegroup.com

*11340 Lakefield Drive, Suite 140
Johns Creek, Georgia 30097*



LOT 10

LOT 9

LOT 8

LOT 7

LOT 6

THOMPSON STREET LOTS 10-6
FRONT ELEVATION

THE
PROVIDENCE
GROUP

51 Thompson
July 31, 2023

MAIN STREET
Designs



LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

THOMPSON STREET LOTS 5-1
FRONT ELEVATION

ASPHALT
ARCHITECTURAL
ROOF SHINGLES

CEMENTITIOUS
SHINGLE SIDING

STONE VENEER

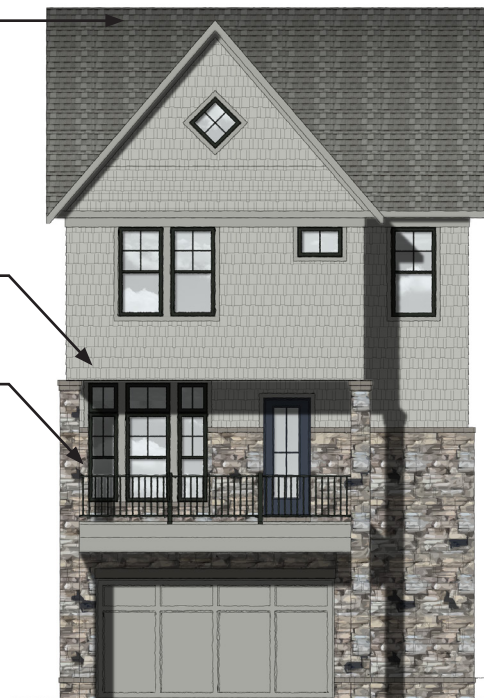


FRONT ELEVATION

ASPHALT
ARCHITECTURAL
ROOF SHINGLES

CEMENTITIOUS
SHINGLE SIDING

STONE VENEER



REAR ELEVATION



LEFT ELEVATION

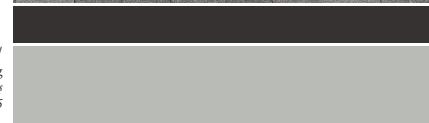
Scheme #1

Shingle Roofing
CertainTeed
Georgetown Gray



Gutters &
Downspouts
Service Partners
Dark Bronze

Primary/
Accent Siding
Argos
SW 7065



Windows
YKK
Black



Front Door
Charcoal Blue
SW 2739
Garage Door
Gray Matters
SW 7066
Stained Accents
Chestnut
SW 3524

Stone Veneer
Aztec Stone Empire
#110 Chopped Stack



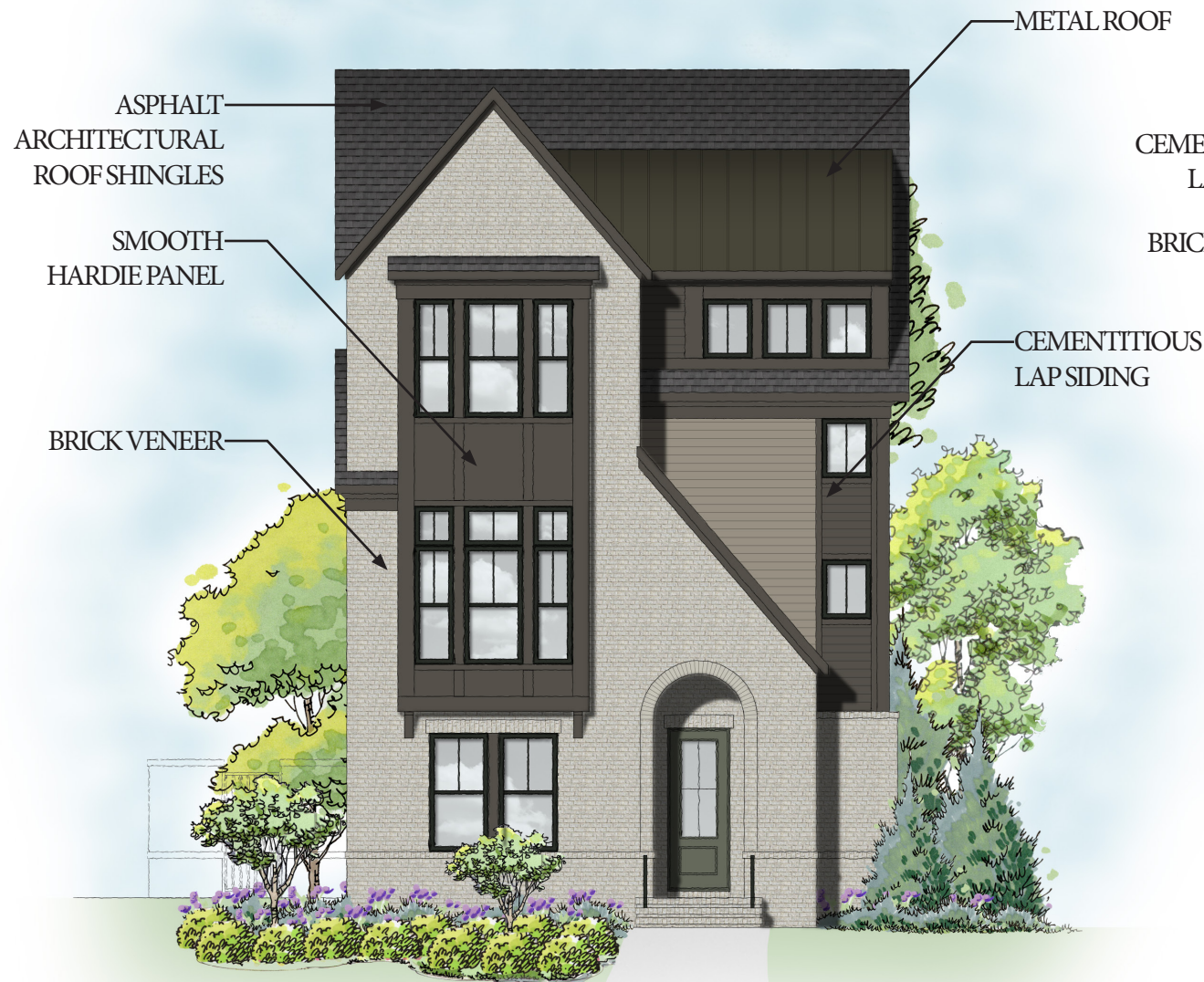
Trim
Gray Matters
SW 7066

Please Note: Brick images do not reflect actual
mortar color. See index for mortar colors.

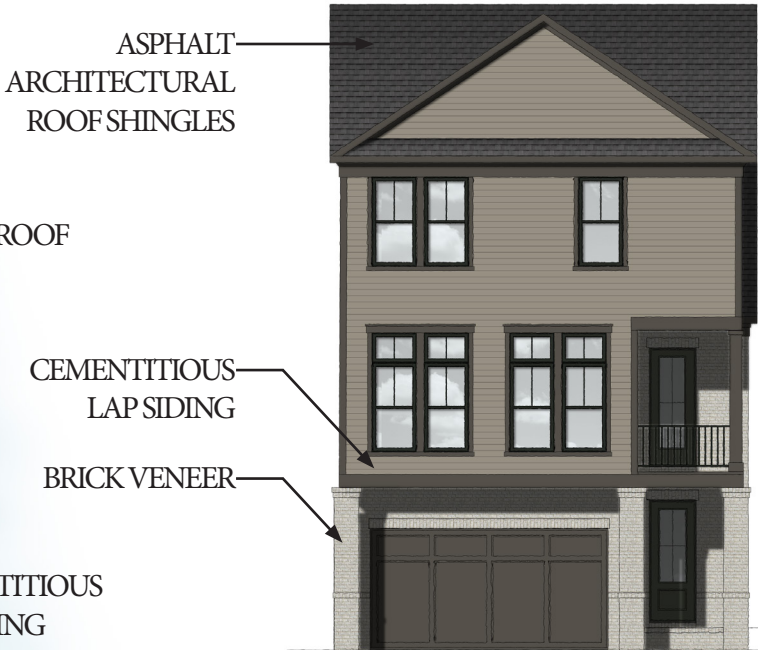
LOT 1
COLOR SCHEME #1



RIGHT ELEVATION



FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



LOT 2
COLOR SCHEME #2



RIGHT ELEVATION

ASPHALT
ARCHITECTURAL
ROOF SHINGLES

CEMENTITIOUS
LAP SIDING

BRICK VENEER

METAL ROOF



FRONT ELEVATION

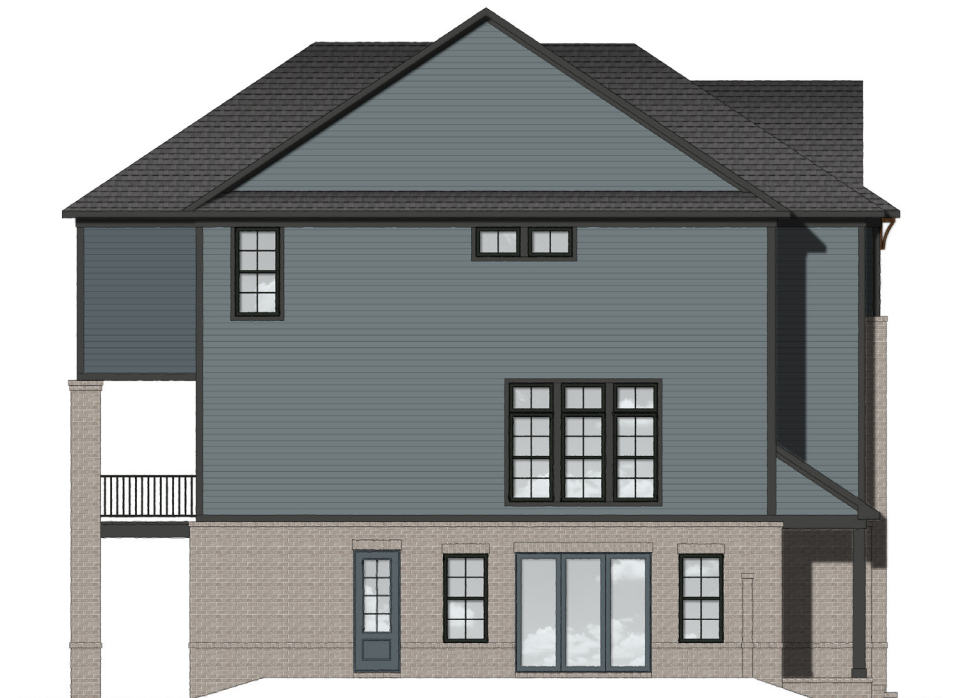
ASPHALT
ARCHITECTURAL
ROOF SHINGLES

CEMENTITIOUS
LAP SIDING

BRICK VENEER

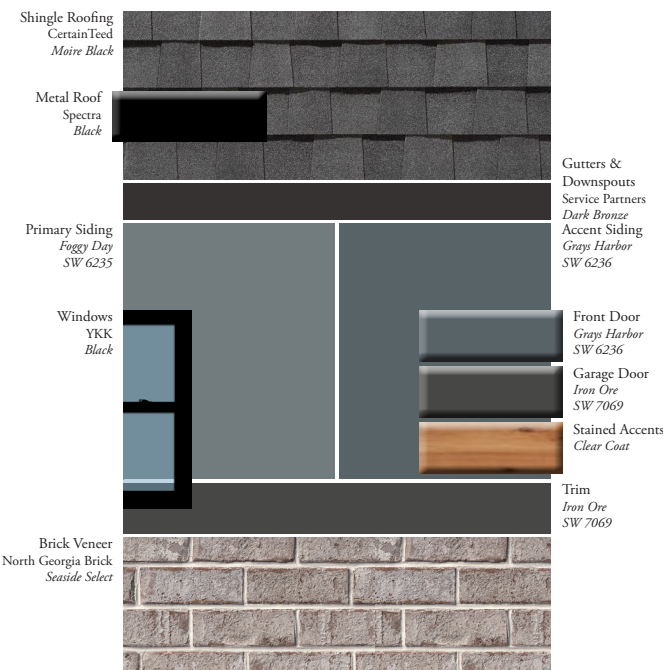


REAR ELEVATION



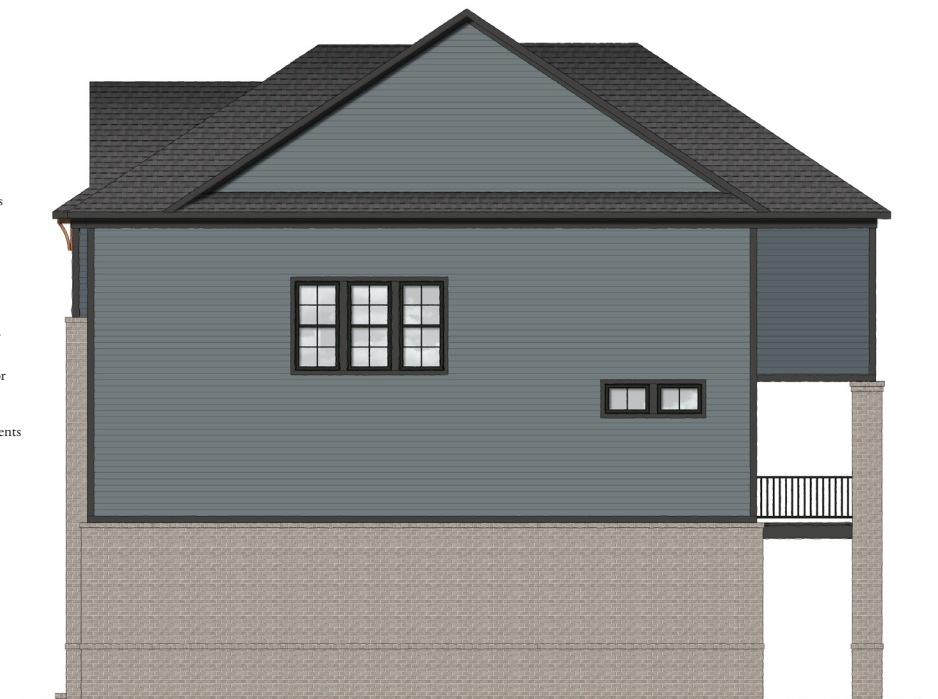
LEFT ELEVATION

Scheme #3



Please Note: Brick images do not reflect actual mortar color. See index for mortar colors.

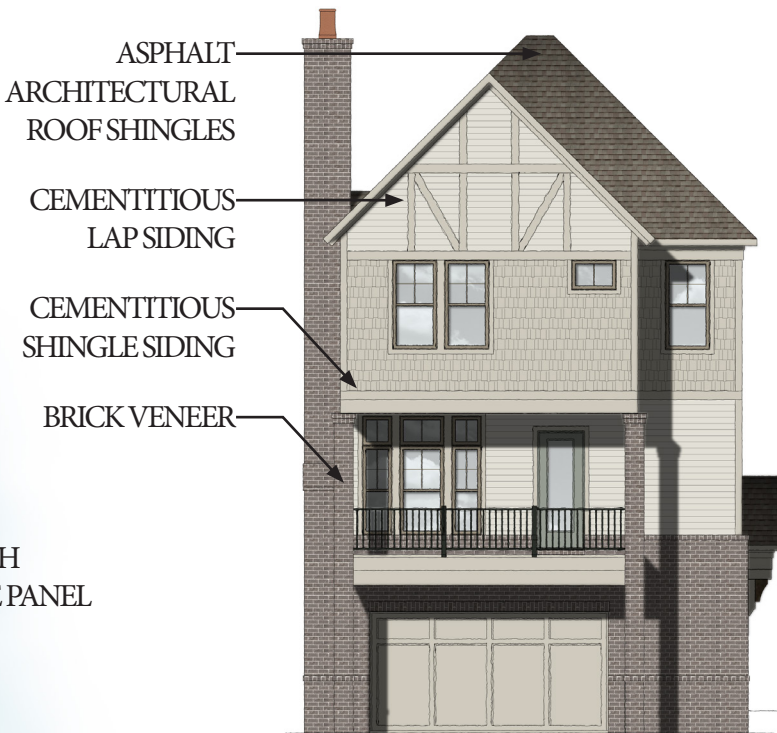
LOT 3
COLOR SCHEME #3



RIGHT ELEVATION



FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



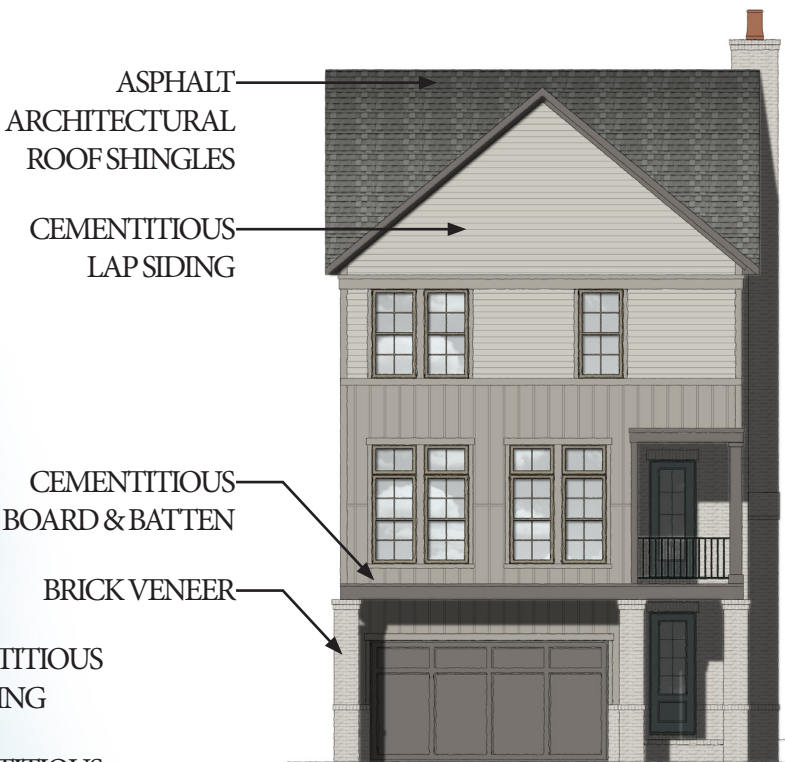
LOT 4
COLOR SCHEME #4



RIGHT ELEVATION



FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



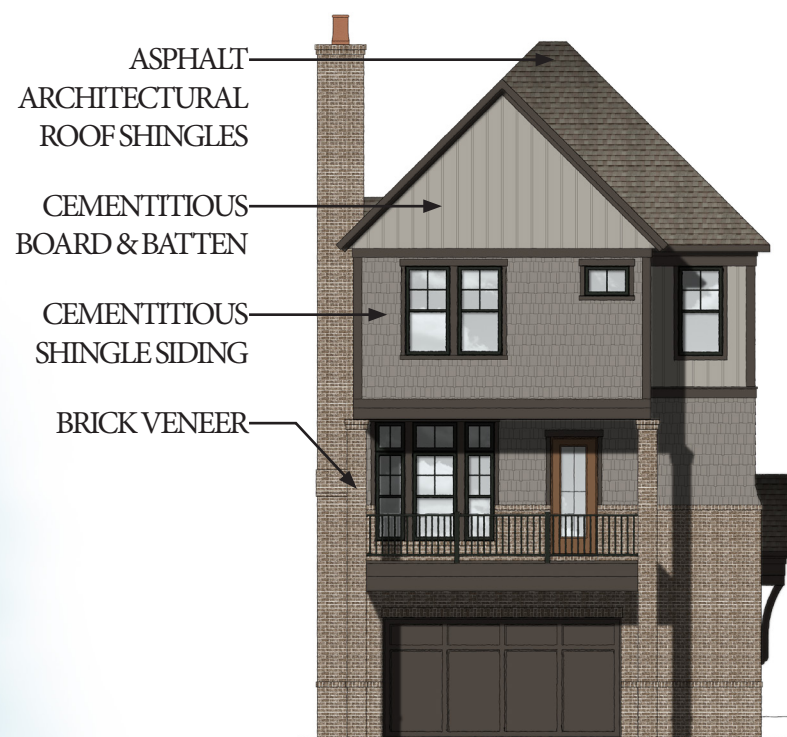
LOT 5
COLOR SCHEME #5



RIGHT ELEVATION



FRONT ELEVATION

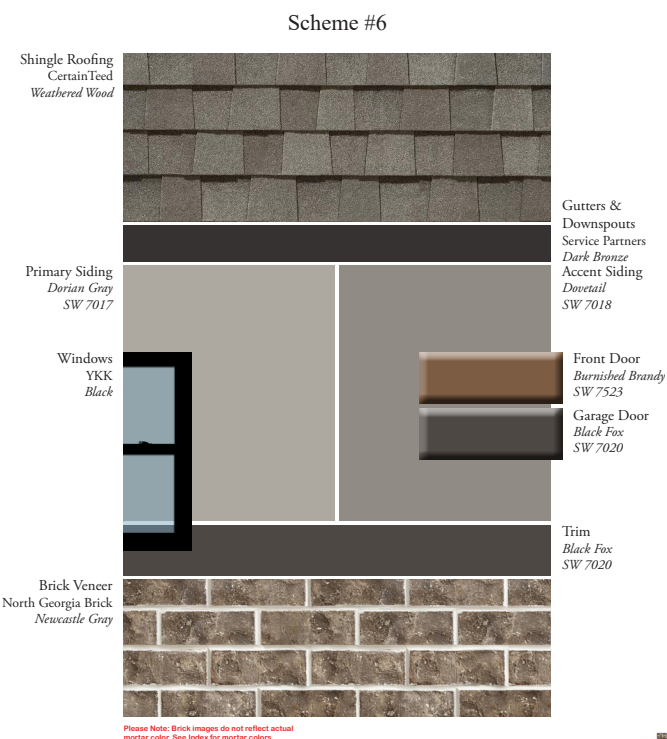


REAR ELEVATION



LEFT ELEVATION

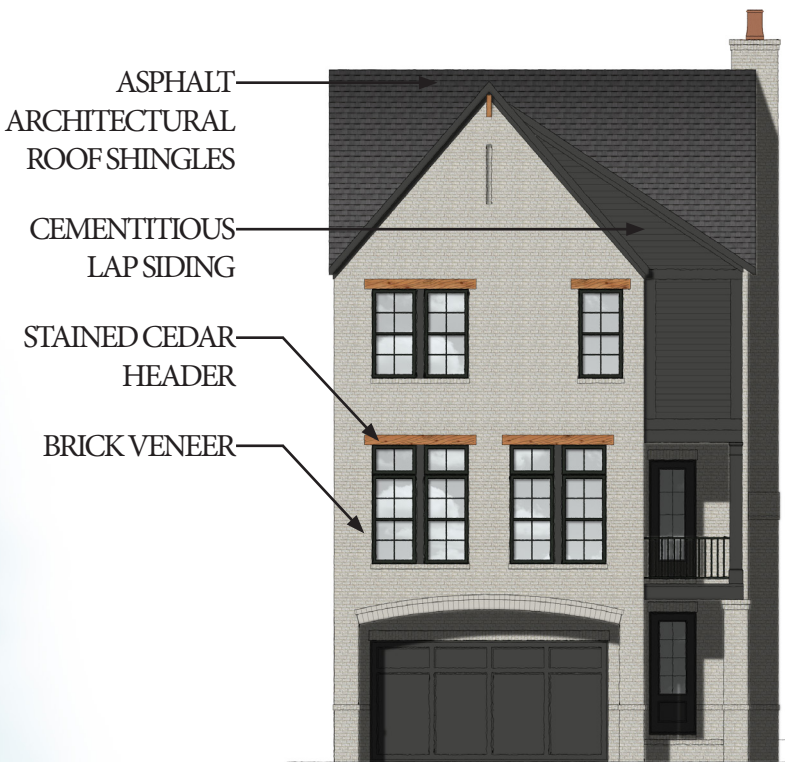
LOT 6
COLOR SCHEME #6



RIGHT ELEVATION



FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



LOT 7
COLOR SCHEME #7



RIGHT ELEVATION



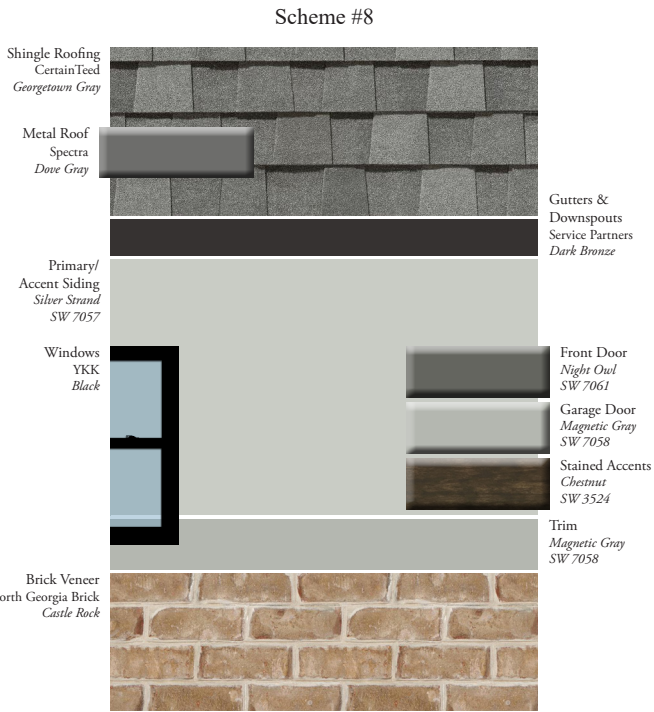
FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



LOT 8
COLOR SCHEME #8



RIGHT ELEVATION

ASPHALT
ARCHITECTURAL
ROOF SHINGLES

CEMENTITIOUS
LAP SIDING

BRICK VENEER

STONE VENEER

METAL ROOF



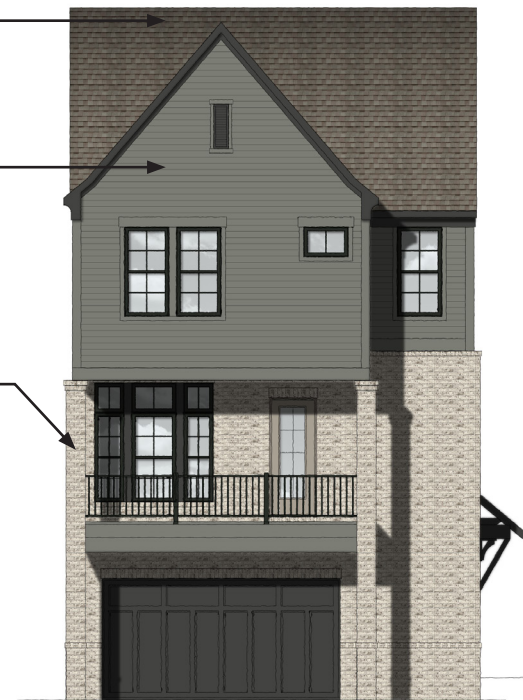
FRONT ELEVATION

ASPHALT
ARCHITECTURAL
ROOF SHINGLES

CEMENTITIOUS
LAP SIDING

BRICK VENEER

STAINED CEDAR
HEADER

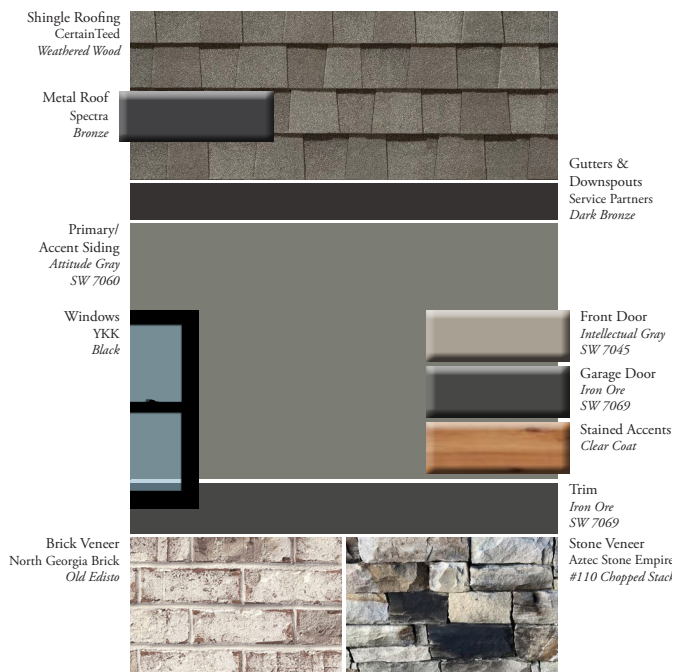


REAR ELEVATION



LEFT ELEVATION

Scheme #9



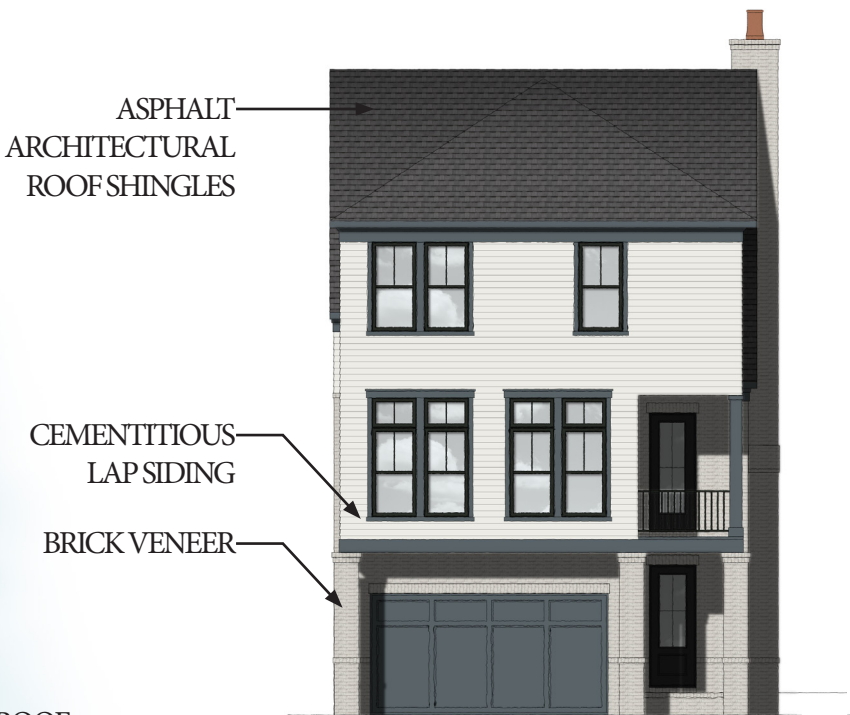
LOT 9
COLOR SCHEME #9



RIGHT ELEVATION



FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



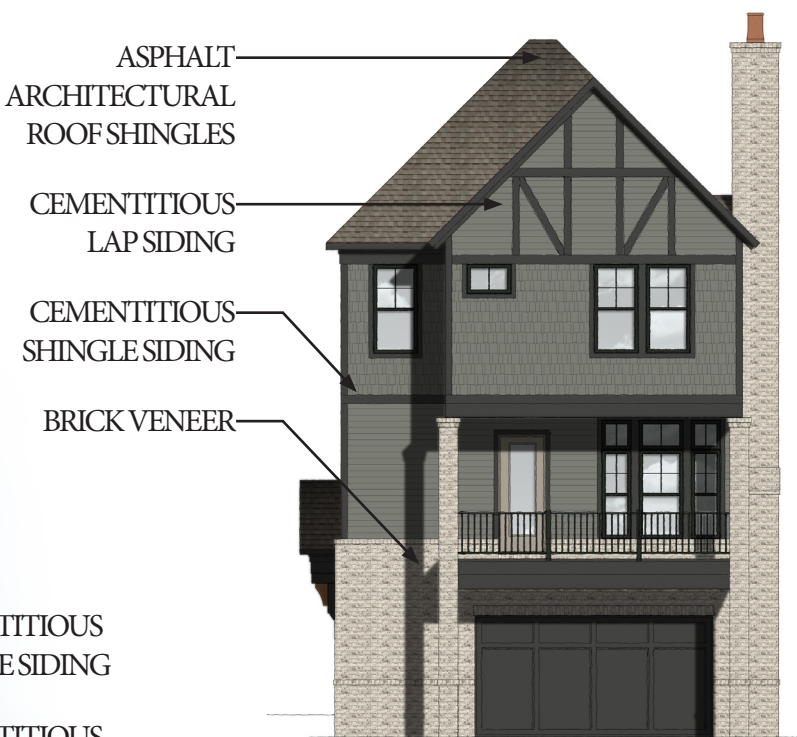
LOT 10
COLOR SCHEME #10



RIGHT ELEVATION



FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



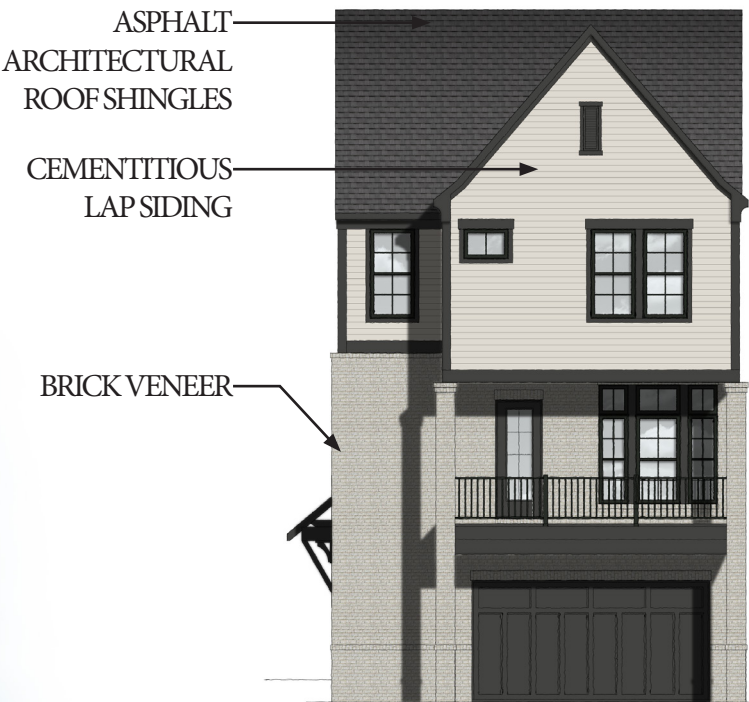
RIGHT ELEVATION



LOT 18
COLOR SCHEME #9



FRONT ELEVATION



REAR ELEVATION



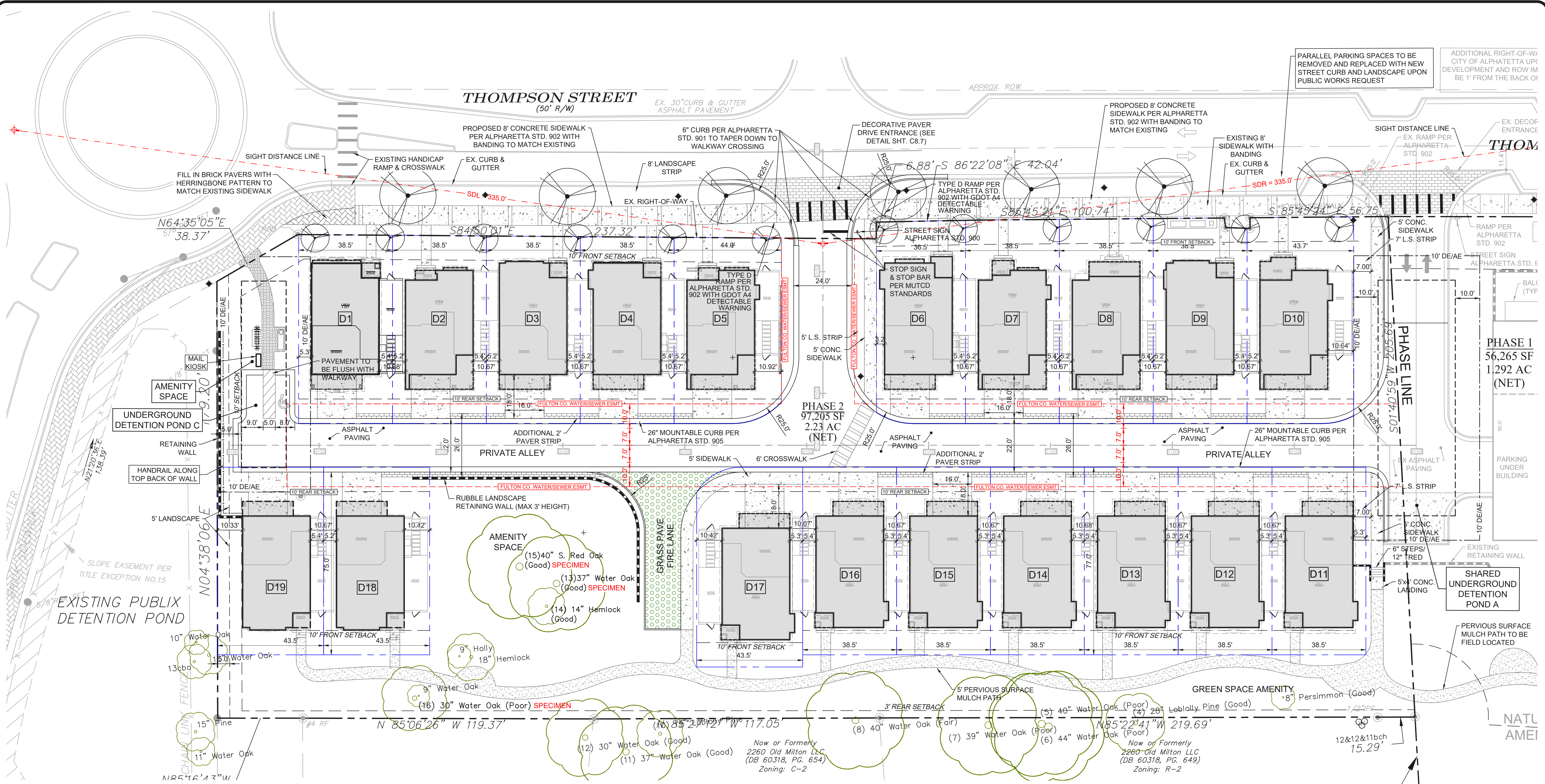
LEFT ELEVATION



LOT 19
COLOR SCHEME #7



RIGHT ELEVATION



ALL UTILITY LOCATES AND RELOCATIONS, AND OR DAMAGE WILL BE THE RESPONSIBILITY OF THE DEVELOPER/ CONTRACTOR. DEVELOPER/CONTRACTOR MUST CONTACT CITY OF ALPHARETTA LOCATE PERSONNEL DIRECTLY FOR TRAFFIC SIGNAL UTILITY LOCATES AT (678) 297-6200.

SIGHT DISTANCE

I, W. BARRY DUNLOP, A PROFESSIONAL ENGINEER IN THE STATE OF GEORGIA, HEREBY CERTIFY THE SIGHT DISTANCE FOR THE THOMPSON STREET PARK ENTRANCE ON THOMPSON STREET IS DESIGNED WITH ADEQUATE DISTANCE. THE REGULATED SPEED LIMIT ON THE APPROACHING 2-LANE THOROUGHFARE IS 25 MPH. THE DESIGNED SIGHT DISTANCE PROVIDES VISIBILITY OF +335 FEET TO THE LEFT AND +335 FEET TO THE RIGHT. THE SIGHT DISTANCE SHALL BE MEASURED FROM A POINT OF 15 FEET FROM THE EDGE OF THE TRAVEL LANE AND 3.5 FEET IN HEIGHT ABOVE THE ROADWAY.

LOT TABLE	
DETACHED	
LOT D1	2,978 SF
LOT D2	2,967 SF
LOT D3	2,956 SF
LOT D4	2,945 SF
LOT D5	3,297 SF
LOT D6	3,008 SF
LOT D7	3,216 SF
LOT D8	3,229 SF
LOT D9	3,204 SF
LOT D10	3,678 SF
LOT D11	2,964 SF
LOT D12	2,964 SF
LOT D13	2,964 SF
LOT D14	2,964 SF
LOT D15	2,964 SF
LOT D16	2,964 SF
LOT D17	3,512 SF
LOT D18	3,350 SF
LOT D19	3,354 SF

LEGEND	
	PROPOSED LIGHT POLE
	PROPOSED MOVEMENT
	EXISTING MOVEMENT
	PROPERTY LINE
	MODULAR BLOCK WALL
	POURED CONCRETE WALL
	EXISTING CURB & GUTTER TO BE REMOVED
	PROPOSED CURB & GUTTER
	DRAINAGE EASEMENT

- NOTES**
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 - NO WELLS OR SEPTIC SYSTEMS ARE PROPOSED OR EXIST ON SITE.
 - ALL HANDICAP RAMP FORMS MUST BE APPROVED BY CITY LAND DISTURBANCE INSPECTOR PRIOR TO CONCRETE POUR.
 - ALL PROPOSED PAVING AND CURB PER ALPHARETTA STANDARD 901.
 - ALL REQUIRED TRAFFIC STRIPING MUST BE THERMOPLASTIC AND MEET MUTCD AND GDOT PLAN SPECIFICATIONS.



CONTRACTOR NOTE

CONTRACTOR IS TO PROVIDE THE CITY OF ALPHARETTA ENCROACHMENT PERMIT FOR ALL WORK WITHIN THE CITY'S R.O.W. ANY TRAFFIC SIGNAL OR UTILITY RELOCATIONS WILL BE THE RESPONSIBILITY OF THE OWNER/ DEVELOPER.

SITE DATA

ADDRESS: 31 & 51 THOMPSON STREET
PARCEL ID: 12 270307480685 & 12 270307480693
ZONING: DT-LW (CASE # CLUP-15-11/Z-15-10/CU-15-11/N-15-25 & PH-16-15)

GROSS LOT AREA: 97,205 SF (2.23 ACRES)

PROPOSED USE: 19 DETACHED SINGLE FAMILY UNITS

DENSITY: 8.5 UNITS PER ACRE

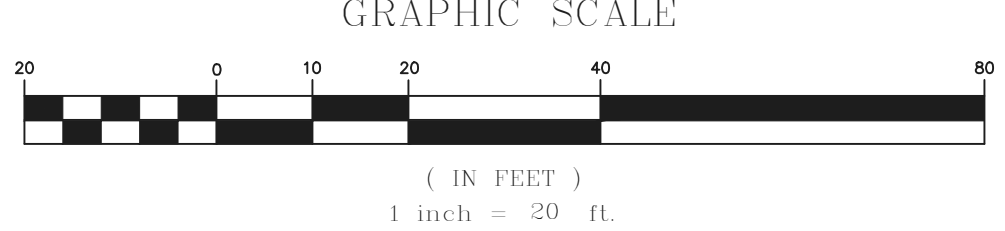
SETBACKS
FRONT YARD: 10'
SIDE YARD: 0' WITH MIN. 10' BETWEEN BUILDINGS
REAR YARD: 10' ON ALLEY
MIN. LOT SIZE: 2,500 SF SINGLE FAMILY DETACHED

MAX. HEIGHT ALLOWED: 40'
MAX. HEIGHT PROPOSED: 40'

PARKING REQUIREMENTS:
2 SPACE PER UNIT + .5 GUEST SPACE PER UNIT = 2.5 SPACE PER UNIT
19 UNITS x 2.5 SPACES PER UNIT = 48 SPACES

PROPOSED GARAGE SPACES: 38 SPACES (TWO PER UNIT)
PROPOSED DRIVEWAY SPACES: 37 SPACES (TWO PER UNIT, UNIT 16 HAS ONE)
PROPOSED INTERNAL GUEST PARKING: 2 SPACES
TOTAL PARKING PROVIDED = 77 SPACES

*NOTE: THREE ARE 2 PARALLEL STREET PARKING SPACES NOT INCLUDED IN CALCULATIONS



*****CAUTION*****

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

24 HOUR CONTACT: ARTHUR ROUNDTREE 404- 350-1444



paradigm
Engineering Services, Inc.
Seven Dunwoody Park
Suite 115
Atlanta, GA 30338
(770) 605-6030
www.Paradigmeng.net

Project No.	P-2239
Design By:	WBD
Drawn By:	LFJ
Checked By:	WBD
Date:	5/17/2023
Scale:	1"=20'

Date	Revision	Comments & Revise Footprints
7/21/23	A	ADDRESS REVIEW

Thompson Street
Park, LLC
401 Peachtree Parkway
Suite 4245
Cumming, GA 30041

OVERALL SITE PLAN
THOMPSON STREET PARK
THOMPSON STREET
LAND LOT 247, 1ST DISTRICT, 2ND SECTION
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

Drawing No.
C2.0

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: The Providence Group of Georgia, LLC

Location Address: 132 Brook Street & 51 Thompson Street

Mailing Address: 11340 Lakefield Drive, Suite 140

City: Johns Creek State: GA Zip Code: 30097 - _____

Contact for All Notifications: Clint Walters

Contact Telephone: 404 - 274 - 4492 Mobile Telephone: _____ - _____ - _____

Fax: _____ - _____ - _____ Email: cwalters@theprovidencegroup.com

Contact's Relation to Business: representative

This Application For (Check all that apply):

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

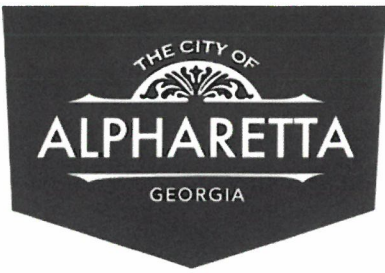
Application Fees:

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

Total Due

\$350.00

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



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: Thompson Street Park, LLC

Physical Address: 51 Thompson Street

Mailing Address: 410 Peachtree Parkway, Suite 4245

City: Cumming State: GA Zip Code: 30041 -

Owner Telephone: 404 - 401 - 0807 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): H. Arthur Rountree Date: 07/25/2023

Owner Signature: 

Property Information:

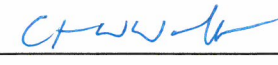
Address (If Assigned) : 51 Thompson Street

Tax ID or Map Reference Number: 12 270307480693

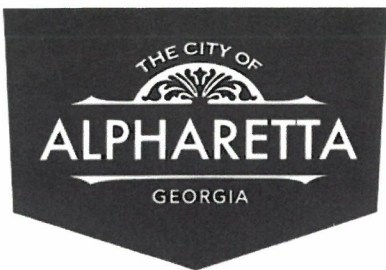
Land Lot(s): 247 District: 1st Section: 2nd

Existing Zoning of Property: DT-LW Existing Uses of Property: vacant

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

Applicant Signature:  Date: 7/31/23

Print Form



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: 2260 Old Milton LLC

Physical Address: 132 Brook Street

Mailing Address: 2300 Bethelview Road, Suite 110-339

City: Cumming State: GA Zip Code: 30040

Owner Telephone: 404 - 401 - 0807 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): Leon Williams Date: 07/25/2023

Owner Signature: Leon Williams

Property Information:

Address (If Assigned) : 132 Brook Street

Tax ID or Map Reference Number: 12 270307480685

Land Lot(s): 247 District: 1st Section: 2nd

Existing Zoning of Property: DT-LW Existing Uses of Property: vacant

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

Applicant Signature: Leon Williams Date: 7/31/21

Print Form

DESIGN REVIEW BOARD REVIEW CRITERIA

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

The project's unique elevations for each of the 10 single family lots facing Thompson Street will be complementary to the surrounding residential uses. The home designs, garden walls, and landscaping will match the character of neighboring projects.

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

Project architecture does not include rooftop structures.

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

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

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

Elevations vary between 3 main styles, Tudor Eclectic, Stick Style, and Shingle Style architecture. It is intended to blend the classic details of each style with architecture found throughout Alpharetta.

Tudor Eclectic elevations will include prominent front-facing gables with steep pitches, chimneys, timber window headers, and the typical tall, narrow windows of the Tudor style. Stick style elevations will include timeless details with steeply pitched gables and cross gables, and horizontal and vertical decorative trim "stickwork". Shingle style elevations will include classic details of shingled walls, wrapping corners, front porches, and large gables. It is intended these details will be used in different ways throughout the community.

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.

Unique elevations are proposed for each of the 10 single family lots facing Thompson Street. All elevations of the single-family houses will wrap the front elevation's architecture to the sides and rear with appropriate detailing and materials. The street facing lots will have garden walls with gates for side yard access that will also be unique to each elevation style. Chimneys will be provided on some lots to enhance the side elevations.

2CityAlph City Of Alpharetta
Permits
Alpharetta, GA 30004

TPG Development, LLC
11340 Lakefield Drive
10.14-00008567
Jul 31, 2023 \$350.00
Renasant Bank
0842012942004190

Date	Invoice	Reference	Payment Amt	Retention	Discount	Total Payment
02600	TPG Development, LLC					
07/31/23	DBR fee thompson	600103,0000	350.00	0.00	0.00	350.00
Total Remittance			350.00	0.00	.00	350.00

2CityAlph City Of Alpharetta
Permits
Alpharetta, GA 30004

TPG Development, LLC
Check Number 10.14-00008567
Check Date Jul 31, 2023

Date	Invoice	Reference	Payment Amt	Retention	Discount	Total Payment
02600	TPG Development, LLC					
07/31/23	DBR fee thompson	600103,0000	350.00	0.00	0.00	350.00
Total Remittance			350.00	0.00	.00	350.00

THE FACE OF THIS CHECK IS PRINTED BLUE - THE BACK CONTAINS A SIMULATED WATERMARK

TPG Development, LLC

11340 Lakefield Drive
Suite 140
Johns Creek, GA 30097

Renasant Bank
209 Troy Street
Tupelo, MS 38804

Date
Jul 31, 2023

Check Number
10.14-00008567

Pay **Three Hundred Fifty Dollars 00 Cents**

Amount
\$350.00

To
The
Order
Of
*City Of Alpharetta
Permits
Alpharetta, GA 30004*

TPG Development, LLC

Per

[Signature]
PAYABLE IN US DOLLARS

⑈00008567⑈ ⑆084201294⑆ 2004190⑈