DESIGN REVIEW BOARD
JANUARY 19, 2024

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

1. 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.

2. WORK SESSION ITEMS

3. CALL TO ORDER

4. ROLL CALL

5. Election of Officers for 2024

6. PLEDGE TO THE FLAG

7. ITEMS FROM STAFF

8. ITEMS FROM BOARD MEMBERS

1. **DRB Meeting Minutes of December 15, 2023**

9. PUBLIC HEARING

1. **DRB240002** **235 Cricket Lane**
   consideration of new Downtown residential home
2. **DRB240004** **F45 Training** **11740 Haynes Bridge Rd**
   consideration of signage
3. **DRB240001** **LaParrilla** **865 North Main St #101**
   consideration of exterior changes
4. **DRB240005** **Original Chop Shop** **10920 Haynes Bridge Rd #100**
   consideration of exterior changes
5. **DRB240004** **Eddie V's Prime Seafood** **11405 Haynes Bridge Rd**
   consideration of new construction

10. ADJOURNMENT

Design Review Board
UNOFFICIAL Minutes
December 15, 2023
Community Development
City Hall
8:30 a.m.

The public is advised that the following minutes are not a verbatim transcription of business presented at the Design Review Board Meeting of the date shown; but are a synopsis of pertinent information. The public is further advised that the tapes recorded at said meeting are a matter of public record and are available to be heard at the City of Alpharetta's Clerk's office during normal business hours or viewed online at https://www.youtube.com/user/alpharettagov.

I. MEETING ANNOUNCEMENTS

II. WORKSHOP ITEMS

Chairman Kramer called the Workshop to order at 8:32 a.m.

The Commission discussed the following items during the workshop:

1. **Homewood Suites by Hilton** 10775 Davis Dr. proposed exterior changes.
    - Change to 3 paint colors on all four sides.

2. **Fifth Third Bank** 4303 State Bridge Rd proposed new construction.
    - Site Plan
    - Not an outparcel so upgrades are not required but Applicant is being cooperative with suggestions.
    - Dumpsters
    - Examples of other sites
    - Going to dark anodized system, per Staff comments.
    - Elevations
        - Double row soldier course.
        - Cornice.
        - All four sides need to be attractive.
        - Needs foundation plantings.
        - Rear Elevation may be a good place for a mural.

3. **Truck & Tap** 30 Milton Ave proposed exterior roof changes.
    - Continue Roof cover over the rest of the usable roof top area.
    - Brackets

Chairman Kramer adjourned the workshop at 8:47 a.m.

III. CALL TO ORDER

Chairman Kramer called the meeting to order at 9:04 a.m.

IV. ROLL CALL

- **Design Review Board Members present:**
    - Richard Kramer (Chairman)
    - Frank Schwing (Vice Chairman)
    - Erik Rowen
    - Richard Owens
    - Pat Corkill
    - Holly Palmer
    - Jennifer Sprayberry

- **Staff Present:**
    - Bret Schroeder, Code Enforcement Manager
    - Elle Taylor, Planning + Zoning Coordinator
    - Nikisha Mistry, GIS Specialist/Special Projects Planner

V. PLEDGE TO THE FLAG

VI. ITEMS FROM STAFF

Staff thanked the DRB for their work in 2023.

VII. ITEMS FROM BOARD MEMBERS

DRB thanked Staff for their work in 2023.

1. DRB Meeting Minutes of November 17, 2023
    - ❖ Board Member Palmer offered a motion to approve.
    - Board Member Rowen seconded the motion.
    - Motion carried (7-0)

VIII. PUBLIC HEARING

1. **DRB230049 Homewood Suites by Hilton** 10775 Davis Dr
   consideration of exterior changes

Applicant presented color samples:

- SW37 Morris Room Gray - Base
- SW7035 Aesthetic White - Trim, patios, balcony
- SW6258T Tricorn Black - Railings, Roof

There was discussion of:

- Metal Roof
- Longevity of paint

There was no public comment.

- Board Member Palmer offered a motion to approve as presented.
- Board Member Owens seconded the motion.
- Motion carried (7-0)

2. **DRB230050 Fifth Third Bank** 4303 State Bridge Rd
   consideration of new construction

Applicant presented:

- Aerial View
- Parcel Location
- Bronze Mullion Package
- Front and Side elevations showed foundation plantings.
- "Coffee Shop" style interior
- Blue Green Band panels - colored metal solid panels with reveal system.
- Material Samples
- Drive – Thru Elevation
- Rear Elevation
  - Discussion of brick header or recess in the brick to give character- Landscaping is not a permanent solution.
  - Internal roof drainage.
- DRB preferred double soldier course to single.
- Rooftop units not visible.

- EFIS Cap of parapet "steps out "
- DRB discussed amount of ACM Blue Green Panels and how far they "stick out".
- DRB liked signage on Canopy.
- No samples of light fixtures. Most likely similar to ones shown at Ohio location.
- Landscaping:
  - Width of planting space
  - Monument sign location
  - Plant Schedule

    DRB discussed:
    - parking lot species chosen will not do well in parking lot.
    - Southern Sugar Maples not allowed.
    - No Street trees.
    - Trade majority of grasses for evergreens on front & side elevations.
    - Trash Enclosure- need to choose species with survivability. Grasses need to be accents.
    - No submittals for furniture & bike racks.
    - Back side of building needs species sustainability. Use less Hydrangeas and balance with Evergreens.

There was discussion on:

- Handicap Ramp on Crosswalk.
- EV Charger location.
- Security issues of Bank
- Signage veneer should match the building.
- Photometrics
- Light Fixtures will be LED. They may be different than Publix.
- Existing Islands
- Publix Lighting

There was no public comment.

Board Member Rowen offered a motion to approve the Elevations with Conditions, storefront will be medium bronze anodized as well as the canopy fixtures, intermediate soldier course to be 2 courses high and constructed proud of brickfield, the top cornice to be stepped EFIS to match the color of the cast stone base, with a bronze metal parapet cap, the rear elevation will be enhanced by recessed masonry faux window with detailing to be approved by Staff, all drainage to be internal including the canopy drainage, with brass overflows at the base of the building, the exterior wall pack lighting will be similar to the Ohio branch presented to DRB, the Landscape approval will be deferred, the Applicant will provide ADA compliant ramp to the building entrance, the site furnishings including the bench, trash cans, bike rack will be approved by Staff, the dumpster enclosure and transformer will be adequately screened by

plantings on center that will grow together, the site lighting poles will be resubmitted with the landscaping deferred presentation, and the Site Plan is approved as presented.

Vice- Chair Schwing seconded the motion.
Motion carried (7-0)

There was discussion during the motion about relocation of light pole.

Chair Kramer called a recess at 10:18 a.m.

Chair Kramer reconvened the meeting at 10:23 a.m.

3. **DRB230051 Truck & Tap** 30 Milton Ave
consideration of exterior roof changes

Applicant presented:
Existing Roof Top Patio
Proposed Roof Top Patio
Want more substantial permanent structure matching existing architecture.
NE & NW Perspectives using existing steel columns with extensions.
Wood-stained expresso color structure will match what is there now.
Site Line Study
Tilted Roof will not be visible.
Gutter System- internal roof drains and gutter system on the alley side. May need diverters.
Heaters – gas heaters will be mounted up high and angled down. Will follow code on height.
No plans for screens at this time.
Ceiling Fans w/misting system.
Structural capacity
No change to access to rooftop.

There was no public comment.

- Vice Chair Schwing offered a motion to approve elevations and materials with the following condition Applicant will submit any heaters, fans, misters, and their installation details to Staff.

- Board Member Corkill seconded the motion.
- Motion carried (7-0)

IX. ADJOURNMENT

With there being no further items to consider or discuss, Chairman Kramer adjourned the meeting at 10:34 a.m.

Design Review Board Hearing Application And Filing Procedures

UPDATED: June 12, 2023

Department Of Community Development

2 Park Plaza
Alpharetta, GA 30009
www.alpharetta.ga.us

Tel: 678.297.6088
Fax: 678.297.6071

INSTRUCTIONS AND REQUIRED MATERIALS

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

Required Materials:

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

Site Plan Review

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

Landscape Review

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

Signage Review

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

Exterior Elevation Review

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

Submittal Procedure:

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

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

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

Drawings submitted must be accurate and labeled.

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

Photos shall be mounted on 8.5 inch by 11-inch paper and labeled.
Presentation materials (including actual materials, sample boards, or mounted drawings) should not be submitted, but brought by the Applicant to the scheduled Design Review Board meeting.

Filing Deadlines And Meeting Schedule

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

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

Filing Deadlines	Meeting Schedule
January 03, 2023	January 20, 2023
February 01, 2023	February 17, 2023
March 01, 2023	March 17, 2023
April 03, 2023	April 21, 2023
May 01, 2023	May 19, 2023
June 01, 2023	June 16, 2023
July 03, 2023	August 18, 2023
August 01, 2023	September 15, 2023
September 01, 2023	October 20, 2023
October 02, 2023	November 17, 2023
November 01, 2023	December 15, 2023
December 01, 2023	January 19, 2024

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: Toriano Young & Associates

Location Address: 235 Cricket Lane

Mailing Address: 350 Jayne Ellen Way

City: Alpharetta State: GA Zip Code: 30009 -

Contact for All Notifications: Tori Young

Contact Telephone: 678 - 878 - 9791 Mobile Telephone: - -

Fax: - - Email: toriyoung55@gmail.com

Contact's Relation to Business: Owner

This Application For (Check all that apply):

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

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

Application Fees:

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

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: Toriano Young & Associates

Physical Address: 235 Cricket Lane

Mailing Address: 350 Jayne Ellen Way

City: Alpharetta State: GA Zip Code: 30009 -

Owner Telephone: 678 - 878 - 9791 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): Toriano Young & Associates Date: 11/27/2023

Owner Signature:

Property Information:

Address (If Assigned) : 235 Cricket Lane

Tax ID or Map Reference Number: Plat Book 461 page 129

Land Lot(s): 1253 & 1254 District: 2nd Section:

Existing Zoning of Property: DTR 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: 11/26/23

Print Form

Design Review Board Review Criteria

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

The adjacent historic home, Gardner Home located at 133 Cumming Street, has been and continues to be a labor of love for us. While not wanting to emulate the style of home exactly, we have purposefully incorporated the shingle and lap siding application into 235 Cricket Lane. We of course are leaning into broader architectural styles found in the Downtown Overlay of Alpharetta such as Tudor Eclectic and Shingle.

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).

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.

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.

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.

Design Review Board Review Criteria

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

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

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

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

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

We have pulled inspiration from architecture already established in the downtown overlay including but not limited to Tudor Eclectic. You will find the following elements in the subject property: front facing gable with wing, nested gable front porch, main house hipped roof, massive chimneys, curved front door, eyebrow dormers, and stucco and stone.
You'll also notice the Shingle architecture style which includes lap siding in the bottom floor and transitioning to shingles above as well as having a stone water table.

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.

Tudor Eclectic elements:
Front facing gable with wing
Nested gable front porch
Main house hipped roof
Massive chimneys
Curved front door
Eyebrow dormers
Stone, stucco

Shingle Architecture Style:
Stone water table
Wood shingles
Some examples use lap siding in the bottom floor and it transitions to shingles above.

CITY OF ALPHARETTA LANDSCAPE NOTES

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

CITY OF ALPHARETTA UTILITY LANDSCAPE NOTE

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

IRRIGATION NOTES

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

MULCHING NOTE

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

GENERAL LANDSCAPE NOTES

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

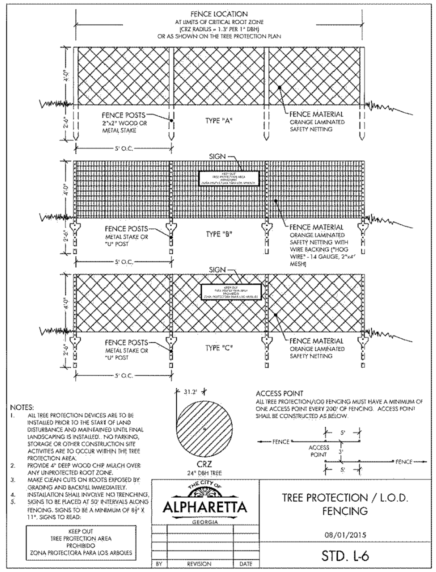
CITY OF ALPHARETTA WATER CONSERVATION PERMIT REQUIREMENTS:

STRATEGY 1 – WATER CONSERVATION BASICS

1. 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
2. SELECT VEGETATION AND SITE DESIGN COMPONENTS THAT ARE ADAPTED TO THE SITE'S CLIMATIC CONDITIONS.
3. ACHIEVE MULTIPLE WATER USES SIMULTANEOUSLY. DESIGN INFILTRATION BASINS THAT ARE ATTRACTIVE AND PROVIDE HABITAT.
4. MULCH PLANTING BEDS TO MINIMIZE EVAPORATION AND MAXIMIZE WATER RETENTION. MAINTAIN 3 INCH MINIMUM MULCH LAYER TO THE DRIPLINE OF TREES AND SHRUBS.
5. 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.
6. PROVIDE PROPER PLACEMENT OF PLANTS TO HELP KEEP URBAN ENVIRONMENTS COOLER, REDUCING NEEDS FOR AIR–CONDITIONING ELECTRICITY AND WATER USE ASSOCIATED WITH ELECTRICITY.
7. PROVIDE ADEQUATE SPACE FOR VEGETATION GROWTH.
8. GROUP PLANTS WITH SIMILAR WATER NEEDS TOGETHER TO MAXIMIZE IRRIGATION EFFICIENCY.
9. DEVELOP SHORT AND LONG–TERM SUSTAINABLE MAINTENANCE PLANS.

STRATEGY 2 – USE WATER CONSERVATION PLANNING TECHNIQUES. (10% CREDIT ISSUED FOR COMBINED USE OF ALL OF FOLLOWING ITEMS:

1. MAINTAIN LARGE AREAS OF EXISTING VEGETATION WHICH PROVIDE SHADE AND EVAPOTRANSPIRATION TO COOL BUILDINGS. PROTECT VEGETATION CANOPY AND FOREST LEAF LITTER. INSTALL MULTILAYERED PLANTING SCHEMES THAT REPLICATE NATURAL SITES WITH BOTH CANOPY AND VEGETATIVE GROUND COVER. LARGE AREAS MUST BE 10% GREATER THAN CODE REQUIREMENTS.
2. LIMIT TURF AREAS. WHERE TURF IS DESIRED, SELECT DROUGHT–TOLERANT, LOW–NUTRIENT LAWN SPECIES THAT WILL REDUCE MAINTENANCE REQUIREMENTS.
3. UTILIZE WATER–EFFICIENT IRRIGATION SYSTEMS THAT USE DRIP OR SUBSURFACE DELIVERY METHODS, TAILOR IRRIGATION TO WEATHER CONDITIONS, AND MEASURE SOIL MOISTURE.

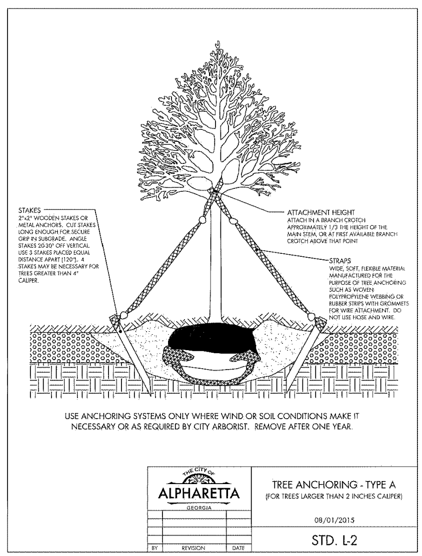


NOTES:
1. ALL TREE PROTECTION DEVICES ARE TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING IS INSTALLED. NO PARKING, STORAGE OR OTHER CONSTRUCTION SITE ACTIVITIES ARE TO OCCUR WITHIN THE TREE PROTECTION AREA.
2. PROVIDE 4" DEEP WOOD CHIP MULCH OVER ANY UNPROTECTED ROOT ZONE.
3. MAKE CLEAN CUTS ON ROOTS EXPOSED BY GRADING AND BACKFILL IMMEDIATELY.
4. INSTALLATION SHALL INVOLVE NO TRENCHING.
5. SIGNS TO BE PLACED AT 50' INTERVALS ALONG FENCING. SIGNS TO BE A MINIMUM OF 8½" X 11". SIGNS TO READ:

KEEP OUT
TREE PROTECTION AREA
PROHIBIDO
ZONA PROTECTORA PARA LOS ARBOLES

THE CITY OF ALPHARETTA GEORGIA | TREE PROTECTION / L.O.D. FENCING | 08/01/2015 | STD. L-6

BY	REVISION	DATE



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

THE CITY OF ALPHARETTA GEORGIA | TREE ANCHORING - TYPE A (FOR TREES LARGER THAN 2 INCHES CALIPER) | 08/01/2015 | STD. L-2

BY	REVISION	DATE

Tree Grading Cue Card

provided by Roots Plus Growers

1. Look inside the crown of the tree at the trunk form.
2. Check branch arrangement.
3. Choose appropriate tree matrix type.
   - Type 1 - spreading and rounded shapes. ex. live oak, dogwood, black olive, gumbo limbo
   - Type 2 - pyramidal shapes. ex. river birch, bald cypress, cedar, pine
   - Type 3 - columnar / upright shapes. ex. 'East Palatka' holly, schefflera, Italian cypress
   - Type 4 - vase shapes. ex. crape-myrtle, buttonwood, ligustrum, redbud
   - Type 5 - oval shapes. ex. red maple, podocarpus, tabebuia, dahoon holly

   Refer to the matrix tables in the Grades and Standards when necessary to determine proper root ball size, container size, crown spread, and height.
4. Measure the caliper of the trunk. *Trunk caliper is measured 6 inches from the ground on trees up to and including 4 inches in caliper, and 12 inches above the ground for larger trees. Diameter at 4½ feet (DBH) is not considered an appropriate measurement for nursery trees.*
5. Grade the tree based on crown spread. *If the crown spread does not look proportional to the tree, use the matrix table you selected above along with the trunk caliper measurement to determine the crown spread for the tree. For this step select a grade based on crown spread only.*
6. Grade the tree according to structural uniformity.
7. Make note of the lowest grade determined in steps 1, 2, 5, and 6.
8. Reduce grade determined in step 7 by one grade if any **one** of the following is true.
   - Tree with a trunk caliper >1" needs a stake to hold it upright.
   - The root ball or container is undersized. (consult tree matrix)
   - B&B root ball is not properly pinned, tied or wired.
   - Tree is excessively root-bound.
   - Evidence of large roots growing out of container. (as trunk dam)
   - Crown is thin and sparsely foliated. (prior to harvesting time of year)
   - More than 5% of branches have tip dieback.
9. Reduce grade determined in step 8 by one grade if **two** of the following are true.
   If only one is true, do not reduce the grade. However, it takes only one true statement to reduce a Florida Fancy to a Florida #1. If more than two of the following are true reduce the grade by two.
   - Tree height is not in proper proportion. (consult tree matrix)
   - Flush cuts were made when pruning branches from the trunk.
   - Branch stubs are left beyond the branch collar.
   - Open trunk wounds or other bark injury is evident.
   - Graft unions are not complete.
   - More than the lower 40% of the trunk is free of branches.
   - More than 5% of canopy is chlorotic/pest & disease damaged.
   - Most leaves are smaller than normal.
   - Included bark between main trunks or trunk and major branch.
   - Trunks and/or major branches are touching.
10. Tree is a cull if it has a root greater than 1/10th the diameter of the trunk circling around more than 1/3rd of the trunk in the top half of the root ball.

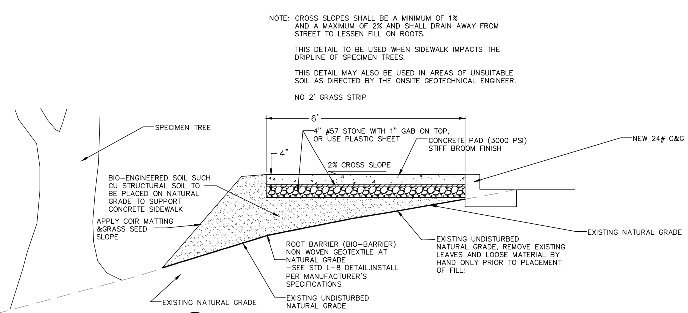
Important Grading Notes

- Remember that grading a tree should be a quick process. Once you are familiar with the process it should only take a few seconds to grade a single tree.
- When grading small maturing trees such as crape-myrtle, cattley guava, wax privet, yaupon holly, lignum-vitae, wax myrtle or other small-maturing trees skip steps 1, 2, and 4.
- Trunks do not have to be straight to be a Florida Fancy or Florida #1. See drawings for Florida Fancy and Florida #1 in step one.
- A trunk dogleg is defined as a significant 's'-shaped deformation in the trunk. This is illustrated in the figure to the right. The angle 'A' can be no more than 30°. The distance 'B' can be no more than the trunk diameter.

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

ROOTS PLUS GROWERS

Growing Quality Field-Grown Trees



NOTE: CROSS SLOPES SHALL BE A MINIMUM OF 1% AND A MAXIMUM OF 2% AND SHALL DRAIN AWAY FROM STREET TO LESSEN FILL ON ROOTS.

THIS DETAIL TO BE USED WHEN SIDEWALK IMPACTS THE DRIPLINE OF SPECIMEN TREES.

THIS DETAIL MAY ALSO BE USED IN AREAS OF UNSUITABLE SOIL AS DIRECTED BY THE ONSITE GEOTECHNICAL ENGINEER.

NO 2' GRASS STRIP

SIDEWALK AT SPECIMEN TREE – SECTION

SCALE: N.T.S.

GEORGIA REGISTERED LANDSCAPE ARCHITECT BRADLEY D. [seal] 1958 7/18/23

A‡EC
Civil Engineering · Land Planning · Landscape Architecture · Water Resources · Property Services · Arborist Services
50 Warm Springs Circle
Roswell • Georgia • 30075
(770)641-1942 • www.aecatl.com

TREE ORDINANCE NOTES & DETAILS

235 CRICKET LANE

TORIANO YOUNG & ASSOCIATES
ALPHARETTA, GEORGIA

NO.	REVISIONS	DATE

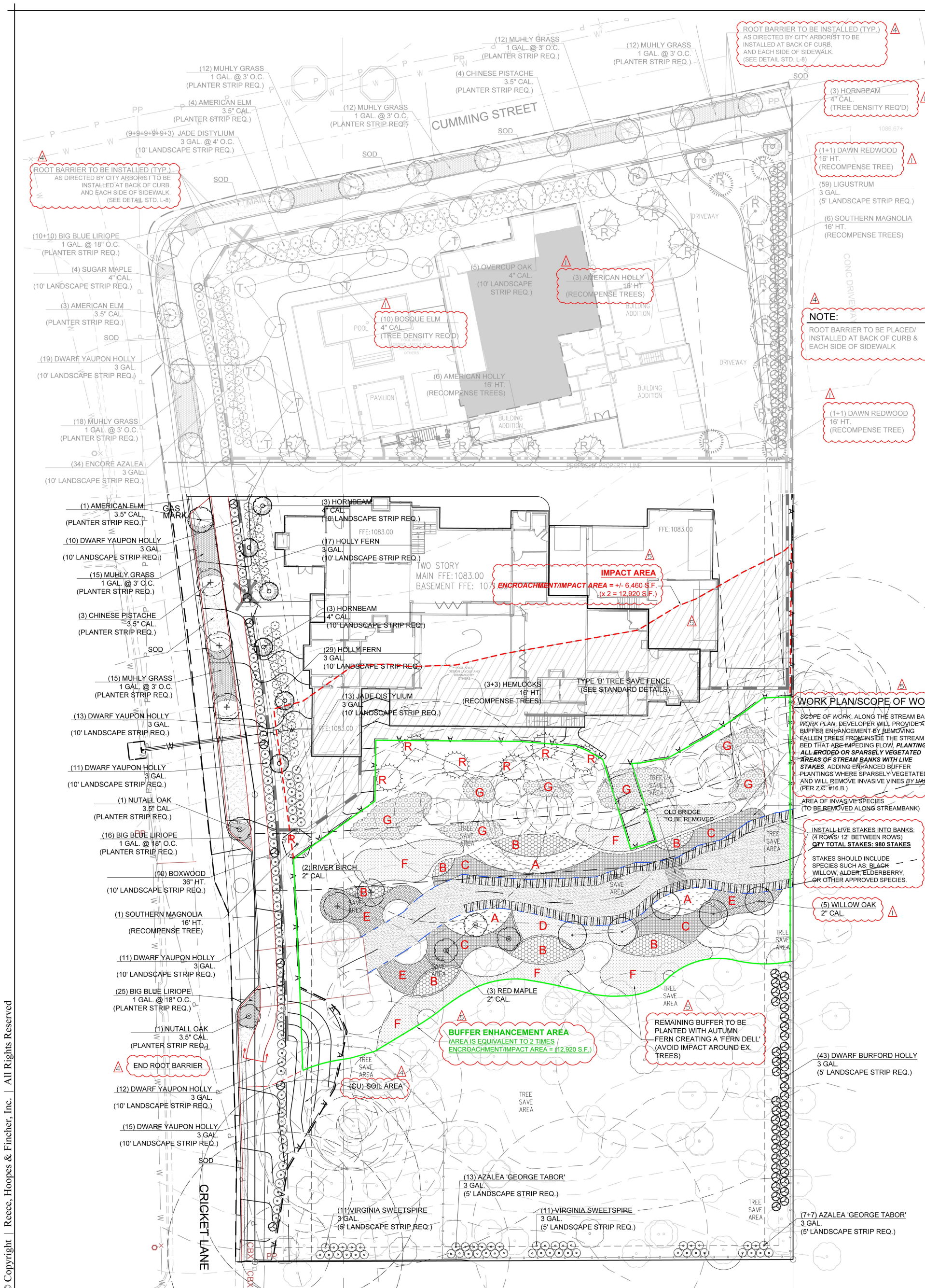
COPYRIGHT BY AEC, INC.

PROJECT NO: 21-4609
CIVIL DRAWN BY: B D R
CIVIL DESIGNED BY: B D R
LANDSCAPE DRAWN BY: B D R
LANDSCAPE DESIGNED BY: B D R
CHECKED BY: J W M / M D V
DATE: 09-12-2023

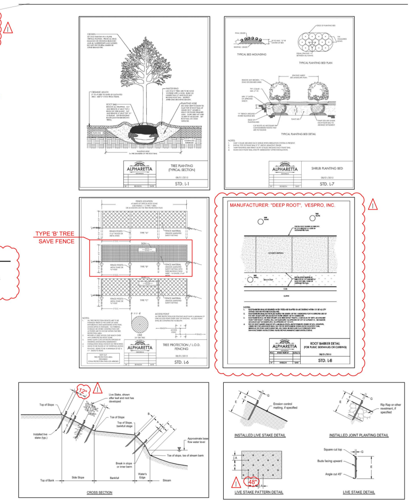
SHEET
L4.0

M:\2021 JOBS\21-4609 133 CUMMING-ST-3-LOTS\LANDSCAPE-TREE-ORD-LDP\SITE-LA-TREE-00.dwg, 9/12/2023 9:20:55 AM, big, ARCH full bleed D (24.00 x 36.00 Inches), 1:1

© Copyright | Reece, Hoopes & Fincher, Inc. | All Rights Reserved



STANDARD LANDSCAPE & LIVE STAKING DETAILS



CREEK MITIGATION LANDSCAPE SCHEDULE:

SCIENTIFIC NAME	COMMON NAME	QTY.	MIN. SIZE	MIN. HT.	NOTES
TREES					
QUERCUS PHELLOS	WILLOW OAK	5	2" CAL.	-	-
ACER RUBRUM	RED MAPLE	3	2" CAL.	-	-
BETULA NIGRA	RIVER BIRCH	2	2" CAL.	-	-

KEY LEGEND	SCIENTIFIC NAME	COMMON NAME	QTY.	MIN. SIZE	NOTES
SHRUBS & GROUNDCOVERS					
A	ILEX GLABRA	INKBERRY	37	1 GAL.	4' O.C
B	ITEA VIRGINICA	VIRGINIA SWEETSPIRE	49	1 GAL.	4' O.C
C	ACORUS CALAMUS	SWEET FLAG	66	1 GAL.	4' O.C
D	CAREX	SEDGE	20	1 GAL.	4' O.C
E	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	40	1 GAL.	4' O.C
F	DRYOPTERIS ERYTHROSORA	AUTUMN FERN	106	1 GAL.	4' O.C
G	RHODODENDRON 'GEORGE L. TABER'	GEORGE TABOR AZALEA	30	3 GAL.	6' O.C.

NOTE:

PREVIOUSLY EXISTING INVASIVES & EXOTIC PLANT MATERIAL HAS BEEN REMOVED FROM STREAM BUFFER AREA PER ZONING CONDITION 16.B.

LOT #1: (TREE DENSITY CALCULATIONS TREES REQ.)

TOTAL (SITE ACREAGE/ ACREAGE WITHIN PROJECT LIMITS): **0.451** ACRES

UTILITY & MAINTENANCE EASEMENTS: **0.05**
(ONSITE/ WITHIN PROJECT LIMITS):

SITE ACREAGE CONSIDERED FOR DENSITY (AC): **0.40**
(TOTAL ACREAGE - UTILITY EASEMENT ACREAGE)

DENSITY INCHES REQUIREMENT: **130**
(INCHES/ACRE)

TOTAL SITE DENSITY FACTOR (SDF) (INCHES): **52.1"**
(DENSITY ACREAGE X DENSITY UNIT REQ.)

TOTAL PROPOSED TREES TO MEET DENSITY REQ.: **(13) - 4" CALIPER TREES**
(10) - BOSQUE ELMS - 4" CAL.
(3) - HORNBEAM - 4" CAL.

(T) = TREE DENSITY REQ.'D TREES

LOT #2: (TREE DENSITY CALCULATIONS TREES REQ.)

TOTAL (SITE ACREAGE/ ACREAGE WITHIN PROJECT LIMITS): **1.191** ACRES

UTILITY & MAINTENANCE EASEMENTS: **0.0620**
(ONSITE/ WITHIN PROJECT LIMITS):

SITE ACREAGE CONSIDERED FOR DENSITY (AC): **0.571**
(TOTAL ACREAGE - UTILITY EASEMENT ACREAGE)

DENSITY INCHES REQUIREMENT: **130**
(INCHES/ACRE)

TOTAL SITE DENSITY FACTOR (SDF) (INCHES): **74.23"**
(DENSITY ACREAGE X DENSITY UNIT REQ.)

TOTAL EXISTING DENSITY FACTOR (EDF) (INCHES): **352"**

TOTAL REPLACEMENT DENSITY FACTOR: **0" (DENSITY REQUIREMENT HAS BEEN MET)**

LANDSCAPE SCHEDULE: (STREETSCAPE / PLANTER STRIP REQ.)

TOTAL FRONTAGE = 544 L.F. / 40 = 14 TREES REQ'D @ 3.5" CAL. 40' O.C. (MAX)

SCIENTIFIC NAME	COMMON NAME	QTY.	MIN. SIZE	MIN. HT.	NOTES
TREES					
QUERCUS TEXANA	NUTTALL OAK	2	3.5" CAL.	-	PLANTER STRIP REQ.
PISTACIA CHINENSIS	CHINESE PISTACHE	7	3.5" CAL.	-	PLANTER STRIP REQ.
ULMUS AMERICANA	AMERICAN ELM	8	3.5" CAL.	-	PLANTER STRIP REQ.
TOTAL PROVIDED TREES: 17					
SHRUBS					
BUXUS M.J. 'WINTER GEM'	WINTERGEM BOXWOOD	10	36" HT.		PLANTER STRIP REQ.
ILEX VOMITORIA 'NANA	DWARF YAUPON HOLLY	91	3 GAL.		PLANTER STRIP REQ.
MUHLENBERGIA CAPILLARIS	MUHLY GRASS	96	1 GAL.		PLANTER STRIP REQ.
GROUNDCOVERS					
LIRIOPE MUSCARI	BIG BLUE LIRIOPE	61	1 GAL.	-	18" O.C
-	SOD	+/-1,140 SF			

10' FRONT YARD LANDSCAPE STRIP REQUIREMENTS:

PER. CITY OF ALPHARETTA REQUIRES PLANTING WITHIN THE 10' LANDSCAPE STRIP OUTSIDE THE UTILITY EASEMENT. BASED ON THE LINEAR FOOTAGE ALONG THE STREET AND UTILITY LINES.

5' LANDSCAPE STRIP REQUIREMENTS:

PER. PROJECT SITE, THERE'S A 5' LANDSCAPE STRIP REQUIRED ON THE EASTERN AND SOUTHERN PROPERTY. [MINIMUM REQ.] = (1 TREE/ 40 L.F.)

* EASTERN PROPERTY (407 L.F.) / 40 = 9 TOTAL TREES REQ.
EXISTING TREES PROVIDED: 9 TREES

* SOUTHERN PROPERTY (190.1 L.F.) / 40 = 4 TOTAL TREES REQ.
EXISTING TREES PROVIDED: 12 TREES

* TOTAL OF **(150) SHRUBS** INSIDE 5' LANDSCAPE STRIP REQUIRED.
TOTAL SHRUBS PROVIDED INSIDE 5' LANDSCAPE STRIPS: **151 SHRUBS**

LANDSCAPE SCHEDULE: (5' & 10' LANDSCAPE STRIP REQ.)

CUMMING ST. & CRICKET LANE
TOTAL FRONTAGE: 544 L.F / 40 = 14 TREES REQ'D @ 4" CAL.
5' LANDSCAPE STRIP: 597 LF/ 4 = 150 SHRUBS @ 3 GAL.
10' LANDSCAPE STRIP: 544 LF/ 4 = 136 SHRUBS @ 3 GAL.
TOTAL SHRUBS REQ'D = 286 SHRUBS @ 3 GAL.

SCIENTIFIC NAME	COMMON NAME	QTY.	MIN. SIZE	MIN. HT.	NOTES
TREES					
QUERCUS LYRATA	OVERCUP OAK	5	4" CAL.	-	10' L/S REQ.
ACER SACCHARUM	SUGAR MAPLE	4	4" CAL.	-	10' L/S REQ.
CARPINUS BETULUS 'COLUMNARIS'	COLUMNAR EUROPEAN HORNBEAM	6	4" CAL.	-	10' L/S REQ.
TOTAL PROVIDED TREES: 15					
SHRUBS					
BUXUS M.J. 'WINTER GEM'	WINTERGEM BOXWOOD	24	3 GAL.		10' L/S REQ.
CYRTOMIUM FALCATUM	HOLLY FERN	93	3 GAL.		10' L/S REQ.
DISTYLIUM × 'VINTAGE JADE'	JADE DISTYLIUM	61	3 GAL.		10' L/S REQ.
RHODODENDRON 'ENCORE'	ENCORE AZALEA	34	3 GAL.		10' L/S REQ.
RHODODENDRON 'GEORGE LINDLEY TABER'	ENCORE 'GEORGE TABOR'	27	3 GAL.		5' L/S REQ.
ITEA VIRGINICA	VIRGINIA SWEETSPIRE	22	3 GAL.		5' L/S REQ.
ILEX CORNUTA 'DWARF BURFORD'	DWARF BURFORD HOLLY	43	3 GAL.		5' L/S REQ.
LIGUSTRUM JAPONICUM	LIGUSTRUM	59	3 GAL.		5' L/S REQ.
TOTAL PROVIDED SHRUBS: 363					

LANDSCAPE SCHEDULE: LOT #1: (SPECIMEN RECOMPENSE TREES REQ.)

* (1) 34" x 3 = 102" REQ'D
= 102" / 4" = 26 TREES REQ'D TO MEET RECOMPENSE

SCIENTIFIC NAME	COMMON NAME	QTY.	MIN. SIZE	MIN. HT.	NOTES
TREES					(R) = RECOMPENSE TREES
METASEQUOIA	DAWN REDWOOD	4	16' HT.	-	RECOMPENSE TREES
MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	6	16' HT.	-	RECOMPENSE TREES
ILEX OPACA	AMERICAN HOLLY	9	16' HT.	-	RECOMPENSE TREES
TOTAL RECOMPENSE TREES ON LOT #1: 19					

LOT #2: (SPECIMEN RECOMPENSE TREES REQ.)

SCIENTIFIC NAME	COMMON NAME	QTY.	MIN. SIZE	MIN. HT.	NOTES
TREES					(R) = RECOMPENSE TREES
MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	1	16' HT.	-	RECOMPENSE TREES
TSUGA CANADENSIS	HEMLOCK	6	16' HT.	-	RECOMPENSE TREES
TOTAL RECOMPENSE TREES ON LOT #2: 7					

0' 20' 40' 60' 80'

rhf
Reece Hoopes Fincher
2305 Macy Drive
Roswell, Georgia 30076
t 770.394.8313
www.rhf.net

Seal: GEORGIA REGISTERED LANDSCAPE ARCHITECT SCOTT A. MORISEY No. LA 001018

TREE REPLACEMENT & PLANTING PLAN - LOT #2

235 CRICKET LANE

ALPHARETTA, GA

Revisions

No.	Date	Remarks
1	07-14-2023	Rev. per City Comments
2	08-04-2023	Rev. per City Comments
3	08-09-2023	Rev. per City Comments
4	08-31-2023	Rev. per City Comments
5	09-12-2023	Rev. per City Comments

Project No.
Date 4.13.2023
File Name
Scale AS SHOWN
Drawn By
Checked By

This drawing is the property of Reece, Hoopes & Fincher, Inc. and is not to be copied in whole or in part without written permission. It is only to be used for the project and site specifically identified herein. Drawings shall be returned immediately upon request.

TP-2
Sheet Number

235 CRICKET LANE ALPHARETTA, GA 30009

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 1253 AND 1254 OF THE 2ND DISTRICT OF FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERN METERED CORNER WHERE SOUTHERN RIGHT OF WAY OF CUMMING STREET INTERSECTS WITH EASTERN RIGHT OF WAY OF CRICKET LINE, THENCE RUN SOUTHWESTERLY ALONG SOUTHERN RIGHT OF WAY OF CUMMING STREET SOUTH 31 DEGREES 13 MINUTES 01 SECONDS WEST A DISTANCE OF 14.32 FEET TO A 0.5"RBS, THENCE RUN IN SOUTHERLY DIRECTION ALONG EASTERN RIGHT OF WAY LINE OF CRICKET LANE 27.17 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 631.83 FEET AND BEING SUBTENDED BY A CHORD SOUTH 09 DEGREES 30 MINUTES 30 SECONDS EAST A DISTANCE OF 27.16 FEET TO A POINT, THENCE SOUTH 07 DEGREES 45 MINUTES 58 SECONDS EAST A DISTANCE OF 37.65 FEET TO A 0.5”RBS AND THE TRUE POINT OF BEGINNING,

FROM THE TRUE POINT OF BEGINNING BEING ESTABLISHED RUN IN EASTERLY DIRECTION LEAVING SAID RIGHT OF WAY OF CRICKET LANE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST A DISATNCE OF 198.32 FEET TO A 0.5”RBS,

THENCE RUN IN SOUTHERLY DIRECTION SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 281.14 FEET TO A 1.0”CTP,

THENCE RUN IN WESTERLY DIRECTION SOUTH 89 DEGREES 45 MINUTES 07 SECONDS WEST A DISTANCE OF 177.98 FEET TO A 0.5”RBS LOCATED ON THE EASTERN RIGHT OF WAY LINE OF CRICKET LANE,

THENCE RUN IN NORTHERLY DIRECTION ALONG EASTERN RIGHT OF WAY LINE OF CRICKET LANE NORTH 00 DEGREES 58 MINUTES 18 SECONDS WEST A DISTANCE OF 89.07 FEET TO A POINT,

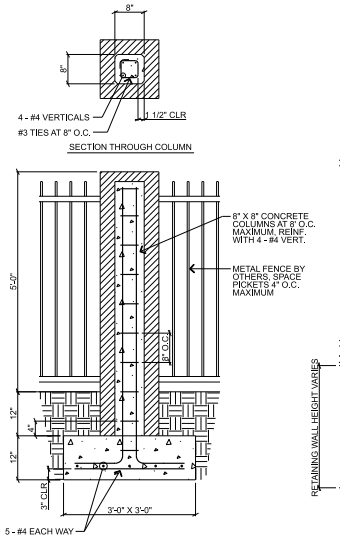
THENCE CONTINUE ALONG SAID RIGHT OF WAY 65.35 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1785.73 FEET AND BEING SUBTENDED BY A CHORD NORTH 02 DEGREES 47 MINUTES 55 SECONDS WEST A DISTANCE OF 65.34 FEET TO A POINT,

THENCE CONTINUE ALONG SAID RIGHT OF WAY 61.92 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 689.44 FEET AND BEING SUBTENDED BY A CHORD NORTH 06 DEGREES 24 MINUTES 52 SECONDS WEST A DISTANCE OF 61.90 FEET TO A POINT,

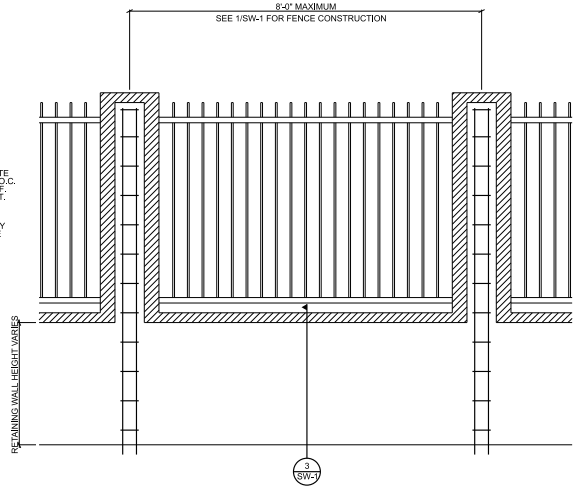
THENCE CONTINUE ALONG SAID RIGHT OF WAY NORTH 07 DEGREES 31 MINUTES 16 SECONDS WEST A DISTANCE OF 64.36 FEET TO A POINT,

THENCE CONTINUE ALONG SAID RIGHT OF WAY NORTH 07 DEGREES 45 MINUTES 58 SECONDS WEST A DISTANCE OF 2.32 FEET TO A POINT AND THE TRUE POINT OF BEGINNING.

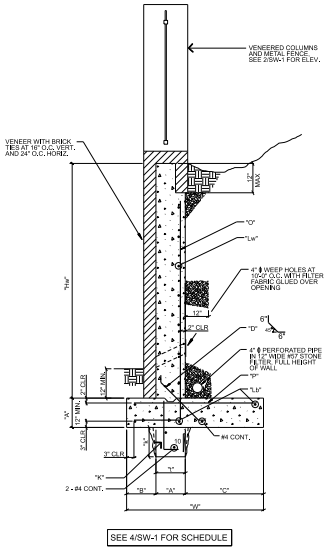
SAID TRACT OR PARCEL CONTAINS 1.191 ACRES.



1 SW-1 FENCE DETAIL
SCALE: 3/4" = 1'-0"



2 SW-1 FENCE ON RETAINING WALL DETAIL
SCALE: 3/4" = 1'-0"



3 SW-1 RETAINING WALL DIAGRAM
SCALE: 1/2" = 1'-0"

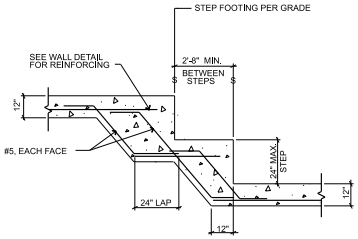
RETAINING WALL SCHEDULE

H_W	<4'	5'	6'	7'	8'	9'	10'
A	12"	12"	12"	12"	12"	12"	12"
B	6"	1'-0"	1'-0"	1'-3"	1'-6"	1'-9"	2'-0"
C	1'-6"	2'-0"	2'-2"	3'-0"	3'-6"	4'-0"	5'-0"
D	#4@12"	#4@12"	#4@9"	#4@9"	#4@9"	#4@9"	#4@9"
K	NONE	NONE	#4@9"	#4@9"	#4@9"	#4@9"	#4@9"
L_b	5 - #4	5 - #5	5 - #5	5 - #5	6 - #5	7 - #5	7 - #5
L_w	#4@12"	#4@12"	#4@12"	#5@12"	#5@12"	#5@12"	#5@12"
O	#4@12"	#4@12"	#4@9"	#5@9"	#5@9"	#5@9"	#6@9"
P	#4@12"	#4@12"	#4@9"	#5@9"	#5@9"	#5@9"	#5@9"
W	3'-0"	4'-0"	4'-2"	5'-3"	6'-0"	6'-9"	8'-0"
KEY TYPE	NONE	NONE	12"X12"	12"X12"	18"X18"	18"X18"	18"X18"

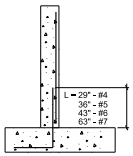
DESIGN CRITERIA: SOIL BEARING CAPACITY: 2000 PSF
UNIT WEIGHT OF SOIL = 120 PCF
INTERNAL ANGLE OF FRICTION = 28 DEGREES
COEFF. OF FRICTION = 0.45
SLOPING BACKFILL (18°), NO SURCHARGE
CONCRETE: 3000 PSI AT 28 DAYS.
REINFORCING STEEL: GRADE 60

TO CONTROL CRACKING, PROVIDE CONTROL JOINTS IN WALLS EVERY 25 FEET, OR LESS, AND AT EVERY FOUNDATION STEP AND AT EVERY ABRUPT CHANGE IN WALL HEIGHT.

4 SW-1 SCHEDULE
SCALE: NTS



5 SW-1 STEPPED FOOTING DETAIL
SCALE: 3/8" = 1'-0"



OPTIONAL SPLICE

6 SW-1 "O" BAR SPLICE DETAIL
SCALE: NTS

REFER TO THE SITE AND GRADING PLANS PREPARED BY AEC, INC. FOR THE FENCE AND RETAINING WALL LOCATIONS AND THE TOP AND BOTTOM OF WALL ELEVATIONS.

DESIGN CODE

DESIGNED IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS WITH GEORGIA AMENDMENTS AND ACI 318

GENERAL NOTES AND REQUIREMENTS

1. COORDINATE AND VERIFY ALL DIMENSIONS AND DETAILS WITH THE ARCHITECTURAL DRAWINGS. NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
2. IF FIELD CONDITIONS VARY FROM THOSE INDICATED ON THE DRAWINGS, CONTACT THE ENGINEER BEFORE PROCEEDING
3. CONTRACTOR SHALL BE RESPONSIBLE FOR BRACING AND SHORING OF THE STRUCTURE DURING CONSTRUCTION TO ENSURE STABILITY.

FOUNDATION NOTES

1. FOUNDATIONS ARE DESIGNED TO BEAR ON RESIDUAL SOIL OR COMPACTED FILL WITH AN ALLOWABLE BEARING CAPACITY OF 2000 PSF. BEARING CAPACITY MUST BE VERIFIED BY A GEOTECHNICAL ENGINEER PRIOR TO CONCRETE PLACEMENT. IF SOIL TESTS DISCLOSE A LESSER BEARING CAPACITY, THIS FOUNDATION SYSTEM IS VOID AND MUST BE RE-DESIGNED.
2. FOOTINGS SHALL BEAR 12" MINIMUM INTO UNDISTURBED EARTH OR MECHANICALLY COMPACTED FILL.
3. FILL SOILS SHALL HAVE COMPACTION TESTS PERFORMED BY A GEOTECHNICAL ENGINEER.
4. SOILS UNDER FOOTING TO BE COMPACTED TO 98% OF THE STANDARD PROCTOR DENSITY; SOILS UNDER SLABS TO BE COMPACTED TO 95% OF THE STANDARD PROCTOR DENSITY.
5. DEPTHS OF THE FOOTINGS SHOWN ON THE DRAWINGS ARE MINIMUM. FOOTING ELEVATION MAY BE LOWERED IF FOUND NECESSARY BY THE ENGINEER.

CONCRETE NOTES

1. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE PROJECT SPECIFICATIONS. ALL DETAILING, FABRICATION, ACCESSORIES, AND PLACEMENT OF REINFORCING SHALL CONFORM TO THE ACI MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES. DESIGN IS IN ACCORDANCE WITH ACI318 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE."
2. CONCRETE SHALL BE NORMAL WEIGHT GRAY CONCRETE AND DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS, UNLESS OTHERWISE SPECIFIED.
3. REINFORCING BARS SHALL BE DEFORMED BARS CONFORMING TO ASTM A615:
   GRADE 40 - #3 BARS
   GRADE 60 - #4 BARS AND LARGER
4. WELDED WIRE FABRIC REINFORCING SHALL CONFORM TO ASTM A185.
5. WHERE THE LENGTH OF A BAR IS GIVEN, AND IT IS TO BE HOOKED, THE HOOK SHALL BE IN ADDITION TO THE LENGTH GIVEN.
6. NO HORIZONTAL CONSTRUCTION JOINTS WILL BE PERMITTED IN SLABS OR WALLS.
7. ALL CONSTRUCTION JOINTS SHALL BE ROUGH SURFACE AND CLEANED BEFORE THE NEXT CONCRETE POUR.

michael quinn and associates, p.c.
consulting engineers
6767 peachtree industrial blvd., suite p
norcross, georgia 30092
telephone: (770) 452-0744

STAMP

PROJECT
SHARON & JEFF LAYMAN
HISTORIC HOME PROJECT
133 CUMMING STREET
ALPHARETTA, GA 30009

TITLE
SITE WALL AND FENCE DETAILS

REV. NO.	REV. DATE

JOB NO.:	23105
DATE:	7/10/23
DESIGN BY:	CGS
DRAWN BY:	CGS
SHEET NO.:	SW-1

PROJECT NARRATIVE:

THE PROPOSED PLANS ARE FOR THE CONSTRUCTION OF ONE NEW THREE-STORY HOME, AND THE CONSTRUCTION OF NEW STORMWATER MANAGEMENT FACILITIES AND ASSOCIATED UTILITIES.

GENERAL NOTS:

1. ZONING FOR THIS PROPERTY IS DT-R.
2. SURVEY BY SURVEY LAND EXPRESS DATED 04/23/21.
3. THE BASIS OF BEARING FOR THIS PLAT IS THE GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE (NAD83). ALL DISTANCES SHOWN HEREON ARE GROUND (NOT GRID) DISTANCES. THE VERTICAL DATUM IS NAVD 88.
4. ALL CONSTRUCTION MUST CONFORM TO THE CITY OF ALPHARETTA STANDARDS AND CONSTRUCTION SPECIFICATIONS, WHETHER OR NOT REVIEW COMMENTS WERE MADE.
5. AEC CONTACT – BRAD RIFFEL @ (770) 641-1942.
6. MIXING OF TOPSOIL SHALL BE ALLOWED AS APPROVED BY A GEOTECHNICAL ENGINEER.
7. THERE IS NO FLOODPLAIN ON THIS PROPERTY FROM A WATER COURSE WITH A DRAINAGE AREA EXCEEDING 100 ACRES OR FLOODPLAIN PER FIRM PANEL (F.I.R.M.) NO. 13121C0058F DATED SEPTEMBER 18, 2013.
8. THE CITY OF ALPHARETTA INSPECTORS SHALL BE NOTIFIED 24 HOURS PRIOR TO ANY CONSTRUCTION ON THIS SITE.
9. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES BEFORE CONSTRUCTION STARTS. EXISTING UTILITIES ARE SHOWN USING THE BEST AVAILABLE INFORMATION. CONTRACTOR IS EXPECTED TO COORDINATE ALL WORK WITH OWNER AND UTILITY COMPANIES TO MINIMIZE DISRUPTION AND DAMAGE TO PROPERTY.
10. ALL LANDSCAPING AND OTHER IMPROVEMENTS SHALL BE REPLACED IN A CONDITION SIMILAR TO THAT WHICH EXISTED ON THE SITE BEFORE CONSTRUCTION.
11. EXISTING UTILITY LINES SHALL BE LOCATED BY THE CONTRACTOR.
12. CONTRACTOR IS RESPONSIBLE FOR OBTAINING REQUIRED GOVERNMENTAL PERMITS AND INSPECTIONS.
13. ALL EARTHWORK WILL BE DONE IN ACCORDANCE WITH SPECIFICATIONS TO BE PROVIDED BY OWNER'S GEOTECHNICAL ENGINEERS.
14. SEDIMENT AND EROSION CONTROL APPROVAL BY THE CITY OF ALPHARETTA.
15. CONTRACTOR RESPONSIBLE FOR LOCATING ALL UTILITIES. CALL "UTILITIES PROTECTION CENTER" PRIOR TO CONSTRUCTION AT 1-800-282-7411 OR 325-5000.
16. UTILITY PROVIDERS:
    WATER SERVICE – FULTON COUNTY (404) 612-7470
    ELECTRIC SERVICE – GEORGIA POWER (877) 365-3276
    SANITARY SEWER – FULTON COUNTY (404) 612-7470
    TELEPHONE – AT&T (678) 624-7143
    GAS SERVICE – ATLANTA GAS LIGHT (404) 391-7561
17. THERE ARE NO WETLANDS BEING DISTURBED ON THIS SITE.
18. ALL SILT BARRIERS MUST BE PLACED AS ACCESS IS OBTAINED DURING INSTALLATION AND DETENTION FACILITIES ARE CONSTRUCTED.
19. SILT BARRIERS TO BE PLACED AS SHOWN AND/OR AS DIRECTED BY PROJECT ENGINEER AND/OR THE CITY OF ALPHARETTA INSPECTOR.
20. AS-BUILT DRAWINGS OF ROADWAYS, STORM DRAINS, SEWERS AND WATER; FIELD APPROVALS BY THE INSPECTOR; AND ALL APPLICABLE BONDS REQUIRED PRIOR TO ACCEPTANCE OR ISSUANCE OF CERTIFICATE OF OCCUPANCY.
21. SIGNING AND STRIPING TO BE PROVIDED BY THE DEVELOPER ACCORDING TO THE CITY OF ALPHARETTA SPECIFICATIONS.
22. FINAL PLAT TO BE PROVIDED PRIOR TO DEDICATION TO THE FULTON COUNTY.
23. ALL FILL AREAS MUST BE COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR. A REPORT FROM A GEOTECHNICAL ENGINEER MAY BE REQUIRED BY THE CONSTRUCTION INSPECTOR FOR ALL FILL AREAS WITHIN THE RIGHT-OF-WAY.

Reviewed for Code Compliance
Sep 21, 2023
Jill Bazinet, PE
City of Alpharetta
Stormwater Engineering

This plan is not complete until stamped by City Arborist

Please note all walls must be built so that no part of the geogrid, foundation, footing, or any other wall components are outside approved limits of disturbance, inside road right-of-way, or outside of the property line. All walls and their structural components near right of way must be kept outside of the right of way. For example no geogrid systems can encroach under sidewalks or into planting strips. Walls shown on this plan at or adjacent to the right of way must be designed to not encroach into the right of way. If wall locations are required to move to meet this, a revision to the Land Development Permit may be required.

CITY OF ALPHARETTA PERMIT # END2300054
FULTON PERMIT # WRN23-044

LAND DEVELOPMENT PLANS
FOR
235 CRICKET LANE (LOT 2)
ALPHARETTA, FULTON, GEORGIA 30009

LOCATED IN
LAND LOT(S) 1253 & 1254
2ND DISTRICT

Reviewed for Code Compliance
Sep 21, 2023
David Shostak
City of Alpharetta
City Arborist

See landscape and tree sheets for specific construction techniques, Arborist monitoring and tree care requirements.

OWNER/DEVELOPER

TORIANO YOUNG & ASSOCIATES, INC.
2055 ARMINDA COURT
ALPHARETTA, GA 30022
TORI YOUNG
(678) 878-9791

CONTRACTOR

TBD

ACCESS FOR FIRE FIGHTING:

5-4.1 A SUITABLE LOCATION AT THE SITE SHALL BE DESIGNATED AS A COMMAND POST AND PROVIDED WITH PLANS, EMERGENCY INFORMATION, KEYS, COMMUNICATIONS, AND EQUIPMENT, AS NEEDED. THE PERSON IN CHARGE OF FIRE PROTECTION SHALL RESPOND TO THE LOCATION COMMAND POST WHENEVER FIRE OCCURS.
5-4.2 WHERE ACCESS TO OR WITHIN A STRUCTURE OR AN AREA IS UNDULY DIFFICULT BECAUSE OF SECURED OPENINGS OR WHERE IMMEDIATE ACCESS IS NECESSARY FOR LIFESAVING OR FIRE- FIGHTING PURPOSES, THE AUTHORITY HAVING JURISDICTION SHALL BE PERMITTED TO REQUIRE A KEY BOX TO BE INSTALLED IN AN ACCESSIBLE LOCATION. THE KEY BOX SHALL BE AN APPROVED TYPE AND SHALL CONTAIN KEYS TO GAIN ACCESS AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
5-4.3 EVERY BUILDING SHALL BE ACCESSIBLE BY FIRE DEPARTMENT APPARATUS BY MEANS OF ROADWAYS HAVING AN ALL- WEATHER DRIVING SURFACE OF NOT LESS THAN 20 FT. (6 M) OF UNOBSTRUCTED WIDTH, HAVING THE ABILITY TO WITHSTAND THE LIVE LOADS OF FIRE APPARATUS, AND HAVING A MINIMUM OF 13 FT 6 IN (4 M) OF VERTICAL CLEARANCE. DEAD-END FIRE DEPARTMENT ACCESS ROADS IN EXCESS OF 150 FT (46 M) IN LENGTH SHALL BE PROVIDED WITH APPROVED PROVISIONS FOR TURNING AROUND FIRE DEPARTMENT APPARATUS. EXCEPTION: THE REQUIREMENTS OF 5-4.3 SHALL BE PERMITTED TO BE MODIFIED WHERE, IN THE OPINION OF THE FIRE DEPARTMENT, FIRE-FIGHTING OR RESCUE OPERATIONS WOULD NOT BE IMPAIRED BY SUCH MODIFICATIONS.
5-4.4 THE REQUIRED WIDTH OF ACCESS ROADWAYS SHALL NOT BE OBSTRUCTED IN ANY MANNER, INCLUDING OBSTRUCTION BY PARKED VEHICLES. NO PARKING SIGNS OR OTHER APPROPRIATE NOTICES, OR BOTH, PROHIBITING OBSTRUCTION SHALL BE PERMITTED TO BE REQUIRED AND SHALL BE MAINTAINED.
5-4.5 THE ACCESS ROADWAY SHALL BE EXTENDED TO WITHIN 150 FT (46 M) OF ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF ANY BUILDING. WHERE AN ACCESS ROADWAY CANNOT BE PROVIDED, AN APPROVED FIRE PROTECTION SYSTEM OR SYSTEMS SHALL BE PROVIDED AS REQUIRED AND APPROVED BY THE AUTHORITY HAVING JURISDICTION.
5-4.7 ACCESS FOR USE OF HEAVY FIRE-FIGHTING EQUIPMENT SHALL BE PROVIDED TO THE IMMEDIATE JOB SITE AT THE START OF THE PROJECT AND MAINTAINED UNTIL COMPLETION.
5-4.10 FREE ACCESS FROM THE STREET TO FIRE HYDRANTS AND TO OUTSIDE CONNECTIONS FOR STANDPIPES, SPRINKLERS, OR OTHER FIRE EXTINGUISHING EQUIPMENT, WHETHER PERMANENT OR TEMPORARY, SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES. PROTECTIVE PEDESTRIAN WALKWAYS SHALL NOT BE CONSTRUCTED SO THAT THEY IMPEDE ACCESS TO HYDRANTS. NO MATERIAL OR CONSTRUCTION SHALL INTERFERE WITH ACCESS TO HYDRANTS, SIAMESE CONNECTIONS, OR FIRE EXTINGUISHING EQUIPMENT.
5-5 STANDPIPES IN ALL NEW BUILDINGS IN WHICH STANDPIPES ARE REQUIRED OR WHERE STANDPIPES EXIST IN BUILDINGS BEING ALTERED OR DEMOLISHED SUCH STANDPIPES SHALL BE MAINTAINED IN CONFORMITY WITH THE PROGRESS OF BUILDING CONSTRUCTION IN SUCH A MANNER THAT THEY ARE ALWAYS READY FOR USE.
6-7.2 WATER SUPPLY
6-7.2.1 A WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIALS ACCUMULATES. THERE SHALL BE NO DELAY IN THE INSTALLATION OF FIRE PROTECTION EQUIPMENT.
6-7.2.2 WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO CONSTRUCTION WORK.
6-7.4 STANDPIPES 6-7.4.1.1* THE PIPE SIZE, HOSE, WATER SUPPLY. AND OTHER DETAILS FOR NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH NFPA 14 STANDARD FOR THE INSTALLATION OF STANDPIPE AND HOSE SYSTEM.
6-7.4.2 STANDPIPE INSTALLATION IN BUILDING UNDER CONSTRUCTION. WHERE REQUIRED BY THE AUTHORITY HAVING JURISDICTION, IN BUILDING UNDER CONSTRUCTION, A STANDPIPE SYSTEM, EITHER TEMPORARY OR PERMANENT IN NATURE, SHALL BE INSTALLED IN ACCORDANCE WITH 6-7.4.2.1 THROUGH 6-7.4.2.7.
6-7.4.2.1 THE STANDPIPE SHALL BE PROVIDED WITH CONSPICUOUSLY MARKED AND READILY ACCESSIBLE FIRE DEPARTMENT CONNECTIONS ON THE OUTSIDE OF THE BUILDING AT THE STREET LEVEL AND SHALL HAVE AT LEAST ONE STANDARD HOSE OUTLET AT EACH FLOOR.

CITY OF ALPHARETTA NOTES:

1. SIDEWALK CROSS SLOPE SHOULD NOT EXCEED 2%, INCLUDING DRIVEWAY CROSSING
2. RETAINING WALLS 4 FEET OR TALLER REQUIRE A STRUCTURAL DESIGN SIGNED, DATED, AND SEALED BY A GEORGIA P.E. A SEPARATE CITY BUILDING PERMIT IS REQUIRED.
3. ALL MATERIAL SPILLED, DROPPED, OR TRACKED FROM VEHICLES FROM SITE ONTO ROADWAY MUST BE REMOVED IMMEDIATELY BY SWEEPING. EXCESSIVE OFFSITE TRACKING MAY WARRANT THE INSTALLATION OF A CONSTRUCTION EXIT AT THE DISCRETION OF THE CITY OF ALPHARETTA INSPECTOR. THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE, AS CONDITIONS DEMAND.
4. EROSION CONTROL MEASURES MUST BE MAINTAINED AT ALL TIMES. SEDIMENT SHALL BE PREVENTED FROM LEAVING THE SITE. FAILURE TO MAINTAIN EROSION CONTROL MEASURES MAY LEAD TO VIOLATIONS INCLUDING STOP WORK ORDERS.
5. BURIAL OF CONSTRUCTION DEBRIS IS NOT PERMITTED.
6. GREEN INFRASTRUCTURE NOTES:
    A. BMP MAINTENANCE COVENANT IS REQUIRED FOR ALL STORMWATER MEASURES TO BE COMPLETED AND RECORDED WITH FULTON COUNTY PROPERTY RECORDS PRIOR TO CO.
    B. DESIGNER MUST CERTIFY THE CONSTRUCTION OF ALL STORMWATER MEASURES WAS DONE IN ACCORDANCE WITH THE DESIGN PLANS PRIOR TO CO.
7. RIGHT-OF-WAY DEDICATION REQUIRED PRIOR TO PERMIT ISSUANCE.

MULTIPLE LOTS NOTE:

1. LOT 1 AND LOT 2 PROJECTS WILL BE PERMITTED AND OPENED AT THE SAME TIME. CO FOR LOT 1 MUST BE ISSUES BEFORE CO FOR LOT 2. EROSION CONTROL NEAR STREAM CANNOT BE REMOVED UNTIL BOTH LOTS ARE FULLY STABILIZED.

THE CITY OF ALPHARETTA GEORGIA

CITY COUNCIL MEETING
STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT
SUBMITTED BY: KATHI COOK
DRAFTED BY: MICHAEL WOODMAN

I. **AGENDA ITEM TITLE:** CLUP-23-01/Z-23-05/V-23-02 133 CUMMING STREET

CITY COUNCIL: MARCH 20, 2023

This item was considered at the 3/2/2023 Planning Commission meeting. Staff recommended approval subject to 15 conditions. There were public comments with one (1) in support of the request and a few in opposition with concerns over width of Cricket Lane, on-street parking, Gardner House should be residential, stream buffer lot could be pocket park, Lot 2 home too large, and need a greater setback on Cricket Lane. After discussion, Planning Commission recommended approval subject to staff's recommended conditions and amending condition #15 and adding a new condition addressing parking of construction vehicles. Vote 7-0

II. **RECOMMENDATION:**

Approve CLUP-23-01/Z-23-05/V-23-02 133 Cumming Street, subject to the following conditions:

1. The 1.76-acre property shall be zoned DT-R and site shall be subdivided and developed substantially similar to the site plan prepared by AEC, revised 2/23/23, except for modifications required to comply with the conditions below.
2. The comprehensive land use plan designation of the property shall be 'Downtown Residential Density'.
3. Residential density shall not exceed 1.14 dwelling units per acre.
4. Architecture and materials shall be developed substantially similar to the submitted renderings, 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.
5. Gardner House shall be limited to a single-family detached home and shall be saved, restored, and designated under the City's Historic Preservation Incentive Ordinance. Restoration shall be completed by the 1st CO. Exterior modifications and additions to the historic structure, accessory structures, and walls and fencing shall be consistent with the architectural style of the Gardner House, subject to review by the City's Downtown Consultant and approval of a certificate of appropriateness by the Historic Preservation Commission.
6. Minimum building setbacks shall be as depicted on the site plan prepared by AEC, revised 2/23/23, except that a minimum 20' front setback shall be provided along Cricket Lane.
7. Developer shall dedicate a 30' half width right-of-way on Cricket Lane improved with a minimum 6' planter planted with street trees, minimum 6' sidewalk, 8' on-street parallel parking, 10' travel lane, and decorative pedestrian lighting, as approved by Staff.
8. Developer shall dedicate a 30' half width right-of-way on Cumming Street improved with a minimum 6' planter planted with street trees, minimum 8' sidewalk and decorative pedestrian lighting, as approved by Staff.
9. Utility cuts in the public right-of-way required for the proposed development shall be repaved for the entire width of the street with repaved area flush with surrounding pavement.
10. Minimum 10' landscape strip shall be provided along Cumming Street and Cricket Lane 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 Staff.
11. Retaining walls shall be clad with a decorative brick or stone finish, as approved by DRB.

1

12. Walls and fencing visible from the public right-of-way shall be brick, stone, and/or decorative black metal fencing, as approved by DRB. Walls and fencing shall not be located in the public right-of-way.
13. Developer shall save the following specimen trees: #6 (30" Loblolly Pine), #8 (32" Southern Red Oak), #9 (29" Southern Red Oak), #10 (30" Yellow Poplar), #12 (32" Yellow Poplar) and #13 (24" Red Maple). Construction within the CRZ of saved 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 specimen trees shall be completed under the supervision of an ISA Certified Arborist.
14. Develop shall save additional trees of quality and tree groupings, as approved by Staff.
15. Stream buffer encroachment shall be as depicted on the site plan prepared by AEC, revised 2/23/23.
16. To mitigate stream buffer impacts, developer shall comply with all of the following measures, as approved by Staff:
    a. Provide 50% or more additional runoff reduction or water quality volume above the standard city requirements.
    b. Provide buffer enhancement on an agreed upon area equal to at least 2 times the area of encroachment/impact. These can include, removing fallen trees from inside the stream bed that are impeding flow, planting eroded or sparsely vegetated areas of stream banks with live stakes, adding enhanced buffer plantings where sparsely vegetated, and removing invasive vines; and
    c. Streambank stabilization.
    d. Obtain any necessary state and federal approvals for the stream and buffer impacts.
    e. Or alternative mitigation measures, as approved by Staff.
17. Construction vehicles shall be located on the private property.

CIVIL ENGINEER

A·EC
Civil Engineering | Water Resources
Land Planning | Property Services
Landscape Architecture | Arborist Services

50 Warm Springs Circle
Roswell ▫ Georgia ▫ 30075
(770)641-1942 ▫ www.aecatl.com

GEORGIA REGISTERED No. 27118 PROFESSIONAL ENGINEER Mark D Van De Water 07/20/2023

AEC CONTACT:

BRAD RIFFEL
770-641-1942
EROSION CONTROL
GSWCC #: 19363

24 HOUR EROSION CONTROL CONTACT:

TY ANDERSON
404-446-8859
GSWCC #: 103080
EXP: 06-27-2026

AEC JOB # 21-4609
INITIAL LDP SUBMITTAL: 05-02-2023
CITY OF ALPHARETTA RESUBMITTAL: 07-20-2023
CITY OF ALPHARETTA RESUBMITTAL: 08-14-2023

FULTON COUNTY SANITARY SEWER NOTES:

1. ALL WASTEWATER PIPE CONSTRUCTION SHOWN ON THESE PLANS MUST CONFORM TO FULTON COUNTY'S STANDARDS AND SPECIFICATIONS, INCLUDING SANITARY SEWER REGULATIONS LATEST COPY.
2. 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.
3. CONTRACTOR MUST FIELD VERIFY THE LOCATION AND ELEVATION OF ALL KNOWN AND UNKNOWN UNDERGROUND UTILITIES.
4. ALL TEMPORARY AND PERMANENT WASTEWATER EASEMENTS MUST BE DRESSED AND GRASSED TO CONTROL EROSION PRIOR TO ACCEPTANCE. TREES SHALL NOT BE PLANTED IN THE PERMANENT EASEMENT AREA, OR WITHIN 10-FEET OF A FULTON COUNTY SEWER MAIN.
5. AS-BUILT DRAWINGS AND MAINTENANCE BOND(S) MUST BE SUBMITTED AND ARE REQUIRED PRIOR TO INSPECTION AND ACCEPTANCE. DIGITAL AS-BUILT WILL BE REQUIRED. NOTE THAT DIGITAL AS-BUILTS WILL BE REQUIRED AT THE COMPLETION OF THE PROJECT. PLEASE SEE: HTTP://WWW.FULTONCOUNTYGA.GOV/IMAGES/STORIES/WR/DEVELOPMENT/CAD STANDARDS.PDF FOR THE REQUIREMENTS. MAINTENANCE BONDS ARE DUE AT FINAL APPROVAL OF THE AS-BUILTS.
6. NEOPRENE COUPLINGS WITH STAINLESS STEEL BANDS AND SHEAR RINGS ARE REQUIRED FOR JOINING DIFFERENT TYPES OF SANITARY SEWER PIPES.
7. POOLS SHALL NOT DRAIN INTO WASTEWATER PIPE SYSTEMS. POOLS SHALL DRAIN INTO AN APPROVED INDIVIDUAL ONSITE WASTEWATER MANAGEMENT SYSTEM.
8. 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.
9. CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND INVERT ELEVATIONS OF WASTEWATER PIPES FOR A CONNECTION TO EXISTING WASTEWATER SYSTEMS.
10. CONTRACTOR IS TO CUT AND REMOVE THE PIPE ONLY UPON FINAL APPROVAL BY THE FULTON COUNTY INSPECTOR.
11. 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.
12. 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.
13. 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.
14. EIGHT-INCHES (8") OR LARGER PIPE LINES SHALL BE TV INSPECTED. A VIRUS FREE PORTABLE STORAGE DRIVE (USB FLASH DRIVE) AND WRITTEN INSPECTION LOG IN COMPLIANCE WITH NASSCO REQUIREMENTS AND CERTIFIED BY A GEORGIA REGISTERED ENGINEER OR REGISTERED LAND SURVEYOR SHALL BE PROVIDED WHEN ASBUILTS ARE SUBMITTED. ALL VIDEOS SHALL INCLUDE PACP AND MACP COMPLETED FORMS. A COPY OF THE OPERATOR'S CURRENT NASSCO CERTIFICATION SHALL BE SUBMITTED.
15. USF 7635 BOX REQUIRED FOR WASTEWATER CLEANOUTS IN PAVED AREA PER FULTON COUNTY STANDARD DETAIL 709.
16. 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.
17. 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.
18. 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.
19. 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.
20. FOR ALL PROJECTS CONTAINING PVC WASTEWATER PIPES, ALSO INCLUDE THE FOLLOWING NOTES: (SEE ATTACHED CONDITION FOR PVC).
    a. PIPE SHALL BE ASTM D3034, SDR35 IN 12.5 FOOT LAYING LENGTHS WITH ELASTOMERIC SEALED JOINTS IN ACCORDANCE WITH ASTM D3212.
    b. 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.
    c. INITIAL BACKFILL: AFTER BEDDING, COMPLETE INITIAL BACKFILL WITH #57 STONE. IF NO ROCK IS ENCOUNTERED, INITIAL BACKFILL SHALL EXTEND TO A HEIGHT 611 ABOVE OF THE TOP OF THE PIPE, OTHERWISE INITIAL BACKFILL SHALL EXTEND TO 12" ABOVE THE TOP OF THE PIPE.
    d. 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.
    e. 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.
21. 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.
22. 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.
23. ANY CHANGES TO THE SEWER DRAWINGS MUST BE APPROVED BY FULTON COUNTY.
24. NOTIFY FULTON COUNTY INSPECTOR 24-HOURS PRIOR TO CONSTRUCTION.

FULTON COUNTY WATER NOTES:

1. 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 #80 6116 16220 7613).
2. 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.
3. 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.
4. AS-BUILT DRAWINGS AND MAINTENANCE BOND(S) MUST BE SUBMITTED AND ARE REQUIRED PRIOR TO INSPECTION AND ACCEPTANCE. DIGITAL AS-BUILT WILL BE REQUIRED. NOTE THAT DIGITAL AS-BUILTS WILL BE REQUIRED AT THE COMPLETION OF THE PROJECT. PLEASE SEE: HTTP://WWW.FULTONCOUNTYGA.GOV/SERVICES/WATER-SERVICES/DEVELOPMENT-PERMITTING/INSPECTION FOR THE REQUIREMENTS. MAINTENANCE BONDS ARE DUE AT FINAL APPROVAL OF THE AS-BUILTS.
5. ALL CONSTRUCTION METHODS AND MATERIALS USED IN THE FULTON COUNTY WATER SYSTEM MUST BE MADE OF DUCTILE IRON, AND COMPLY IN RESPECT TO ANS/AWWAA21.111/CLLL-85 STANDARD SPECIFICATIONS. PLANS THAT DO NOT MEET THE SPECIFICATIONS IN ALL RESPECTS WILL NOT BE ACCEPTED. ALL LINES SHOULD BE CLASS 51, OR GREATER (WHEN REQUESTED BY THE COUNTY). ALL SERVICE LINES SHOULD BE TYPE "K" COPPER.
6. CONTRACTOR IS RESPONSIBLE TO VERIFY THE LOCATION AND DEPTH OF THE EXISTING WATER LINES PRIOR TO CONSTRUCTION.
7. REQUIRED 18-INCH VERTICAL SEPARATION BETWEEN PROPOSED WATER LINES AND OTHER EXISTING AND PROPOSED UTILITIES LINES SHALL BE VERIFIED DURING CONSTRUCTION.
8. 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.
9. 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.
10. WATER METER BOX SHALL BE A POLYETHELENE METER BOX (MODEL 1219-18-LMKF DEEP) WITH POLYETHELENE LID (MODEL 1219-1-MKF DEEP). LID FOR STRETCH YOKE BOX SHALL BE DFW MODEL 6514-1-MKF DEEP WITH OBLONG KNOCK OUT AND ½-INCH RECESS FOR METER ANTENNAE WITH A FERROUS MAGNET IN THE LID AND A PLASTIC LOCKING MECHANISM.
11. FOR RESIDENTIAL SUBDIVISIONS: NO INDIVIDUAL METERS ARE TO BE PLACED IN A CONCRETE SIDEWALK OR DRIVEWAY. METERS MUST BE MAINTAINED IN GRASS AREAS.
12. THE CONTRACTOR SHALL INSTALL CAST IRON WATER METER BOXES AND 1" TYPE "K" COPPER SERVICE LINES FOR ALL SERVICES INCLUDING CUL-DE-SACS.
13. LOT LINES WILL BE CLEARLY IDENTIFIED AND MARKED ON TOP OF CURBS BEFORE THE WATER MAIN IS INSTALLED.
14. A 6" P .V.C. CONDUIT WILL BE USED TO ACCESS ALL LOTS ON OPPOSITE SIDES OF THE STREET, EXCEPT IN CU IDESACS. INSPECTOR MUST BE NOTIFIED 24 HOURS BEFORE CONSTRUCTION BEGINS.
15. THRUST BLOCKING WILL BE USED AT ALL BENDS, PLUGS, TEES, AND FIRE HYDRANTS.
16. 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.
17. 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.
18. WATER TAPS, SERVICE LINES, AND METER BOXES IN RESIDENTIAL SUBDIVISIONS WILL BE INSTALLED BY THE DEVELOPER PER CURRENT FULTON COUNTY SPECIFICATIONS.
19. 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.
20. 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.
21. ANY CHANGES TO THE WATER DRAWINGS MUST BE APPROVED BY FULTON COUNTY.
22. NOTIFY FULTON COUNTY INSPECTOR 24-HOURS PRIOR TO CONSTRUCTION.

LOCATION MAP
N.T.S.
NORTH

FEMA MAP
N.T.S.

The survey indicates that this property does not lie within a flood hazard zone as identified on F.I.R.M. Community Panel No.'s 13121C0058F for Fulton, Georgia - dated 09-18-2013 as published by the Federal Emergency Management Agency - Federal Hazard Insurance Administration.

Table of Contents

Sheet Number	Sheet Title
C1.0	COVER SHEET
C3.0	SITE DEMOLITION PLAN
C4.0	SITE LAYOUT PLAN
C5.0	SITE UTILITY PLAN
C5.1	SANITARY SEWER PROFILES
C6.0	SITE GRADING & DRAINAGE PLAN
C6.1	WATER QUALITY DETAILS
C6.2	STORM SEWER PROFILES
C7.0	EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN
C7.1	EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN
C7.2	PHASE 1 EROSION CONTROL PLAN
C7.3	PHASE 2 EROSION CONTROL PLAN
C7.4	PHASE 3 EROSION CONTROL PLAN
D1.0	CONSTRUCTION DETAILS
D1.1	CONSTRUCTION DETAILS
D2.0	STORM DETAILS
D3.0	UTILITY DETAILS
D3.1	UTILITY DETAILS
D4.0	EROSION CONTROL DETAILS
D4.1	EROSION CONTROL DETAILS
D4.2	EROSION CONTROL DETAILS
D4.3	EROSION CONTROL DETAILS
RW1	TITLE SHEET
RW2	CONSTRUCTION NOTES
RW3	ELEVATION VIEW, PLAN VIEW, TYPICAL CROSS SECTION
RW4	TYPICAL DETAILS
L1.0	EXISTING CONDITIONS
L2.0	ARBORIST'S REPORT & DETAILS
L2.1	ARBORIST'S PRESCRIPTION & TREE CARE PLAN
L3.0	TREE PROTECTION PLAN
L4.0	TREE ORDINANCE NOTES & DETAILS
TP-1	TREE REPLACEMENT AND PLANTING PLAN
TP-2	TREE REPLACEMENT AND PLANTING PLAN

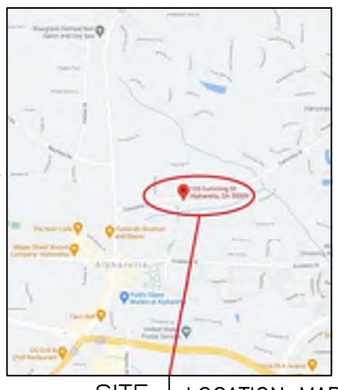
SITE DATA
Zoning: DT-R
Parcel ID (PIN): 22 498112530415
Proposed Use: Single family residence
Front Building Setback: 10' (Cumming Street)
Front Building Setback: 20' (from ex. Cricket Lane R-O-W)
Side Building Setback: 0'
Rear Building Setback: 10'
LA Strip: 10' front, 5' side/rear

LOT 2: 235 CRICKET LANE
Total Acreage 1.19 Ac
Total Disturbed Acreage: 1.1 Ac (Including off-site grading)
Total Impervious Area: 14,740 sf, 0.34 Ac (45%)

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

C1.0

M:\2021 JOBS\21-4609 133 CUMMING-ST-3-LOTS\CIVIL\21-4609-SITE-00.dwg, 9/21/2023 1:54:34 PM, biq, ARCH_D_(24.00_x_36.00_Inches), 1:1



SITE LOCATION MAP
NOT TO SCALE

MAGNETIC

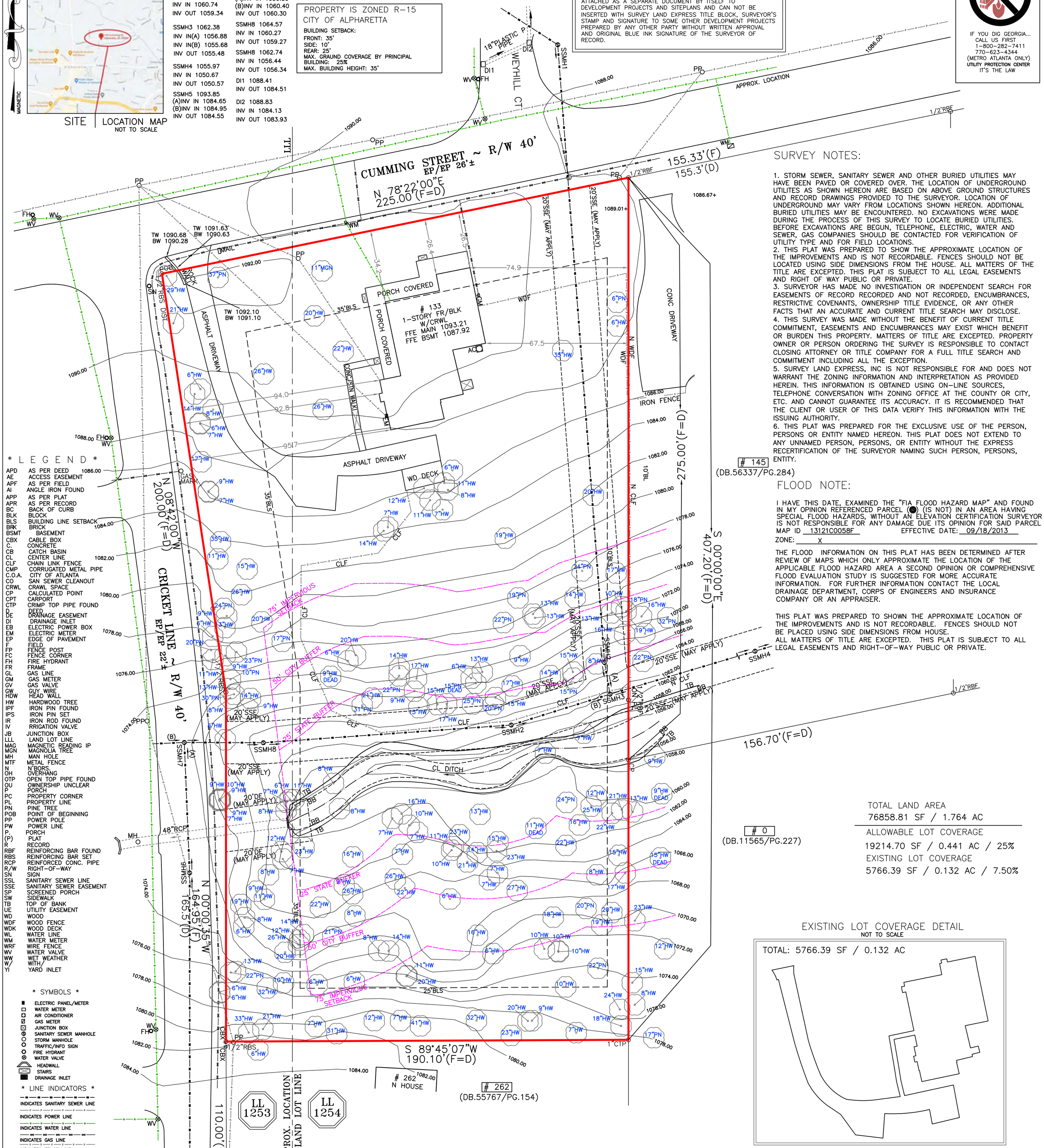
SSMH1 1089.31	SSMH6 1072.76
INV IN 1072.61	INV IN 1067.16
INV OUT 1072.41	INV OUT 1067.06
SSMH2 1066.34	SSMH7 1073.10
INV IN 1060.74	(A)INV IN 1030.80
INV OUT 1059.34	(B)INV IN 1060.40
SSMH3 1062.38	INV OUT 1060.30
INV IN(A) 1056.88	SSMH8 1064.57
INV IN(B) 1055.68	INV IN 1060.27
INV OUT 1055.48	INV OUT 1059.27
SSMH4 1055.97	SSMH8 1062.74
INV IN 1050.67	INV IN 1056.44
INV OUT 1050.57	INV OUT 1056.34
SSMH5 1093.85	DI1 1088.41
(A)INV IN 1084.65	INV OUT 1084.51
(B)INV IN 1084.95	DI2 1088.83
INV OUT 1084.55	INV IN 1084.13
	INV OUT 1083.93

ZONING NOTE:
BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT TO CONFIRM ZONING DISTRICT, PER ZONING DEPARTMENT.

PROPERTY IS ZONED R-15
CITY OF ALPHARETTA
BUILDING SETBACK:
FRONT: 35'
SIDE: 10'
REAR: 25'
MAX. GRAUND COVERAGE BY PRINCIPAL BUILDING: 25%
MAX. BUILDING HEIGHT: 35'

THIS SURVEY PLAT OF EXISTING CONDITIONS ON THE PROPERTY MUST BE USED AS A SINGLE STAND ALONE DOCUMENT. CAN NOT BE SCANNED AND ALTERED, CROPPED OUT COPY/PASTE OR MODIFIED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE. THIS SURVEY PLAT CAN BE ONLY ATTACHED AS A SEPARATE DOCUMENT BY ITSELF TO DEVELOPMENT PROJECTS AND SITEPLANS AND CAN NOT BE INSERTED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE TO SOME OTHER DEVELOPMENT PROJECTS PREPARED BY ANY OTHER PARTY WITHOUT WRITTEN APPROVAL AND ORIGINAL BLUE INK SIGNATURE OF THE SURVEYOR OF RECORD.

IF YOU DIG GEORGIA...
CALL US FIRST
1-800-282-7411
770-623-4344
(METRO ATLANTA ONLY)
UTILITY PROTECTION CENTER
IT'S THE LAW



SURVEY NOTES:

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
2. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF THE TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTION.
5. SURVEY LAND EXPRESS, INC IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.
6. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.

FLOOD NOTE:

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL (●) (IS NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE ITS OPINION FOR SAID PARCEL
MAP ID 13121C0058F EFFECTIVE DATE: 09/18/2013
ZONE: X

THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS AND INSURANCE COMPANY OR AN APPRAISER.

THIS PLAT WAS PREPARED TO SHOWN THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE.
ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAY PUBLIC OR PRIVATE.

TOTAL LAND AREA
76858.81 SF / 1.764 AC

ALLOWABLE LOT COVERAGE
19214.70 SF / 0.441 AC / 25%
EXISTING LOT COVERAGE
5766.39 SF / 0.132 AC / 7.50%

EXISTING LOT COVERAGE DETAIL
NOT TO SCALE

* LEGEND *

APD	AS PER DEED
AE	ACCESS EASEMENT
APF	AS PER FIELD
AI	ANGLE IRON FOUND
APP	AS PER PLAT
APR	AS PER RECORD
BC	BACK OF CURB
BLK	BLOCK
BLS	BUILDING LINE SETBACK
BRK	BRICK
BSMT	BASEMENT
CBX	CABLE BOX
C.	CONCRETE
CB	CATCH BASIN
CL	CENTER LINE
CLF	CHAIN LINK FENCE
CMP	CORRUGATED METAL PIPE
C.O.A.	CITY OF ATLANTA
CO	SAN SEWER CLEANOUT
CRWL	CRAWL SPACE
CP	CALCULATED POINT
CPT	CARPORT
CTP	CRIMP TOP PIPE FOUND
D	DEED
DE	DRAINAGE EASEMENT
DI	DRAINAGE INLET
EB	ELECTRIC POWER BOX
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
F	FIELD
FP	FENCE POST
FC	FENCE CORNER
FH	FIRE HYDRANT
FR	FRAME
GL	GAS LINE
GM	GAS METER
GV	GAS VALVE
GW	GUY WIRE
HDW	HEAD WALL
HW	HARDWOOD TREE
IPF	IRON PIN FOUND
IPS	IRON PIN SET
IR	IRON ROD FOUND
IV	RRIGATION VALVE
JB	JUNCTION BOX
LLL	LAND LOT LINE
MAG	MAGNETIC READING IP
MGN	MAGNOLIA TREE
MH	MAN HOLE
MTF	METAL FENCE
N	N'BORS
OH	OVERHANG
OTP	OPEN TOP PIPE FOUND
OU	OWNERSHIP UNCLEAR
P	PORCH
PC	PROPERTY CORNER
PL	PROPERTY LINE
PN	PINE TREE
POB	POINT OF BEGINNING
PP	POWER POLE
PW	POWER LINE
P.	PORCH
(P)	PLAT
R	RECORD
RBF	REINFORCING BAR FOUND
RBS	REINFORCING BAR SET
RCP	REINFORCED CONC. PIPE
R/W	RIGHT-OF-WAY
SN	SIGN
SSL	SANITARY SEWER LINE
SSE	SANITARY SEWER EASEMENT
SP	SCREENED PORCH
SW	SIDEWALK
TB	TOP OF BANK
UE	UTILITY EASEMENT
WD	WOOD
WDF	WOOD FENCE
WDK	WOOD DECK
WL	WATER LINE
WM	WATER METER
WRF	WIRE FENCE
WV	WATER VALVE
WW	WET WEATHER
W/	WITH/
YI	YARD INLET

* SYMBOLS *

- ELECTRIC PANEL/METER
- WATER METER
- AIR CONDITIONER
- GAS METER
- JUNCTION BOX
- SANITARY SEWER MANHOLE
- STORM MANHOLE
- TRAFFIC/INFO SIGN
- FIRE HYDRANT
- WATER VALVE
- HEADWALL
- STAIRS
- DRAINAGE INLET

* LINE INDICATORS *

- INDICATES SANITARY SEWER LINE
- INDICATES POWER LINE
- INDICATES WATER LINE
- INDICATES GAS LINE
- INDICATES FENCE LINE
- INDICATES DRAINAGE LINE

LOT	BLOCK	
SUBDIVISION	UNIT	
LAND LOTS 1253 AND 1254	2ND DISTRICT	2ND SECTION
FULTON COUNTY, GEORGIA	DB.58683/PG.534	PB./PG.
FIELD WORK DATE APR 23, 2021	PRINTED/SIGNED APR 30, 2021	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE: 17" x 22"	

EXISTING CONDITIONS SURVEY PREPARED FOR: SHEET 1 OF 1

TORI YOUNG

PROPERTY ADDRESS:
133 CUMMING STREET
ALPHARETTA, GA 30009

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

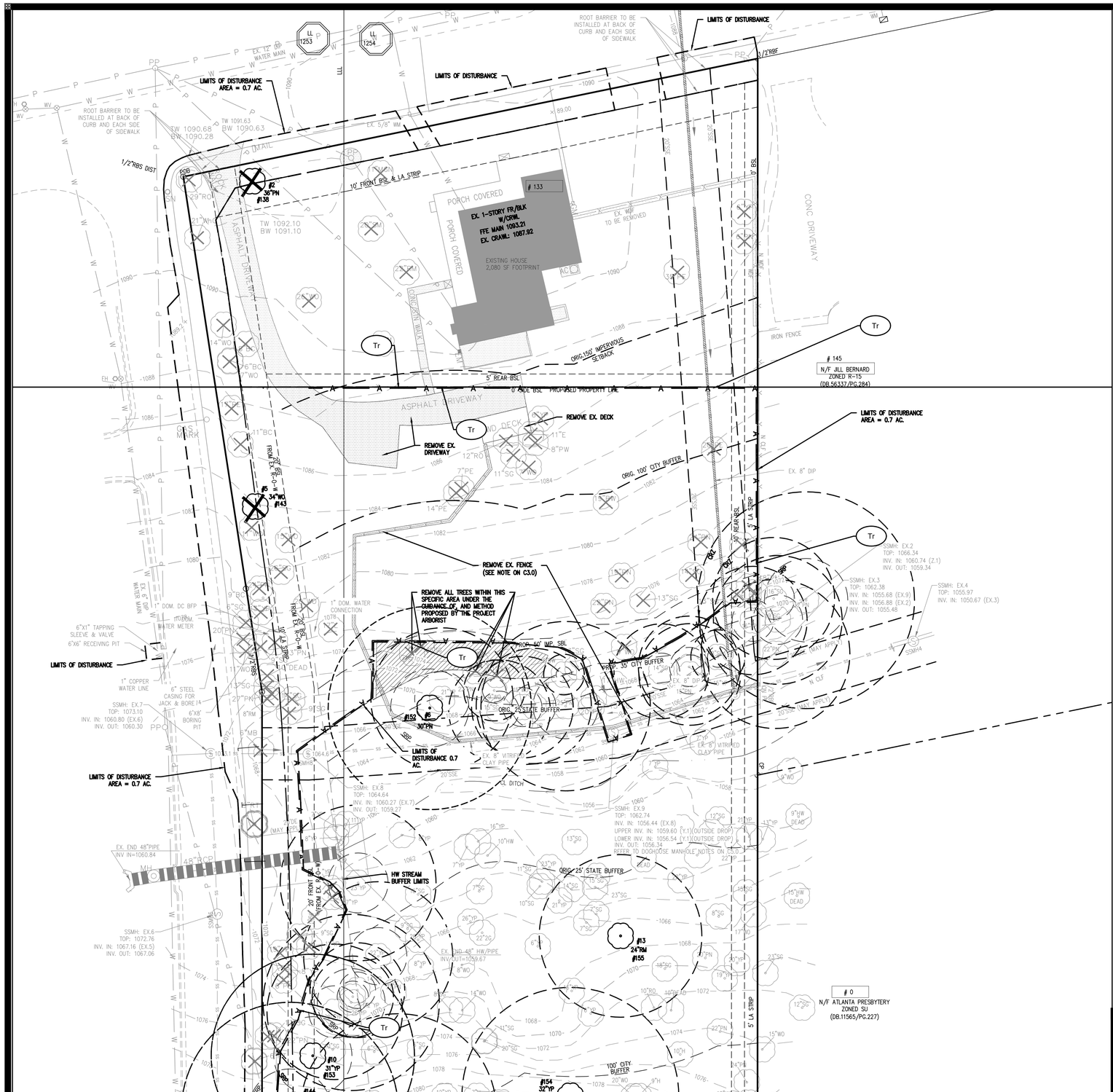
AU
COORD #20202650
DWG #20210963

SURVEY LAND EXPRESS, INC
LAND SURVEYING SERVICES

24 LENOX POINTE
ATLANTA, GA 30324
FAX 404-601-0941
TEL 404-252-5747
INFO@SURVEYLANDEXPRESS.COM

GEORGIA REGISTERED No. 3197 PROFESSIONAL LAND SURVEYOR EUGENE A. STEPANOV

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.



DEMOLITION LEGEND

- SPECIMEN TREE TO BE REMOVED
- NON-SPECIMEN TREE REMOVED
- TREE CRITICAL ROOT ZONE (CRZ)
- TREE STRUCTURAL ROOT PLATE (SRP)
- LIMITS OF DISTURBANCE
- SILT FENCE
- TREE PROTECTION FENCE
- DEMOLITION REMOVAL AREA

FENCE DEMOLITION NOTE:

FENCE REMOVAL TO BE DONE BY HAND AND IN THE PRESENCE OF THE PROJECT ARBORIST TO VERIFY NO IMPACT TO TREES OR BUFFER.

DEMOLITION NOTES

1. ALL PHASE 1 EROSION CONTROL BMPs MUST BE INSTALLED PRIOR TO DEMOLITION WORK.
2. MAINTAIN UTILITY SERVICES TO ADJOINING PROPERTIES THROUGHOUT CONSTRUCTION.
3. ALL DEMOLITION DEBRIS MUST BE REMOVED FROM THE SITE. CONTRACTOR SHALL DISPOSE OF DEBRIS PER ALL APPLICABLE STATE AND FEDERAL REGULATIONS.
4. INSTALL TRAFFIC CONTROL DEVICES PER MUTCD (LATEST EDITION) STANDARDS FOR ALL ROADWORK.
5. THE DEMOLITION DRAWINGS HAVE BEEN DEVELOPED FROM EXISTING DRAWINGS AND SURVEY DATA. THEY MAY NOT REFLECT ACTUAL FIELD CONDITIONS. PRIOR TO PROCEEDING WITH ANY WORK. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF THESE DRAWINGS IN COMPARISON TO EXISTING FIELD CONDITIONS AND THEN IMMEDIATELY NOTIFY THE ENGINEER OF ANY INCONSISTENCIES BETWEEN THESE DRAWINGS AND ACTUAL FIELD CONDITIONS.
6. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER IF ANY DEMOLITION OR NEW CONSTRUCTION WORK (AS INDICATED ON THE CONSTRUCTION DOCUMENTS) CANNOT BE PERFORMED DUE TO EXISTING FIELD CONDITIONS.
7. CONTRACTOR TO COORDINATE DISCONNECTION AND REMOVAL OF ALL UTILITY SERVICES.
8. DEMOLITION WORK SHALL BE EXECUTED IN CONFORMANCE WITH ALL STATE AND FEDERAL CODES.

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

NORTH

20 0 20 40
Scale 1" = 20'

AEC
Civil Engineering | Water Resources
Land Planning | Property Services
Landscape Architecture | Arborist Services
50 Warm Springs Circle
Roswell • Georgia • 30075
(770)641-1942 • www.aecatl.com

SITE DEMOLITION PLAN

235 CRICKET LANE
TORIANO YOUNG & ASSOCIATES
ALPHARETTA, GEORGIA

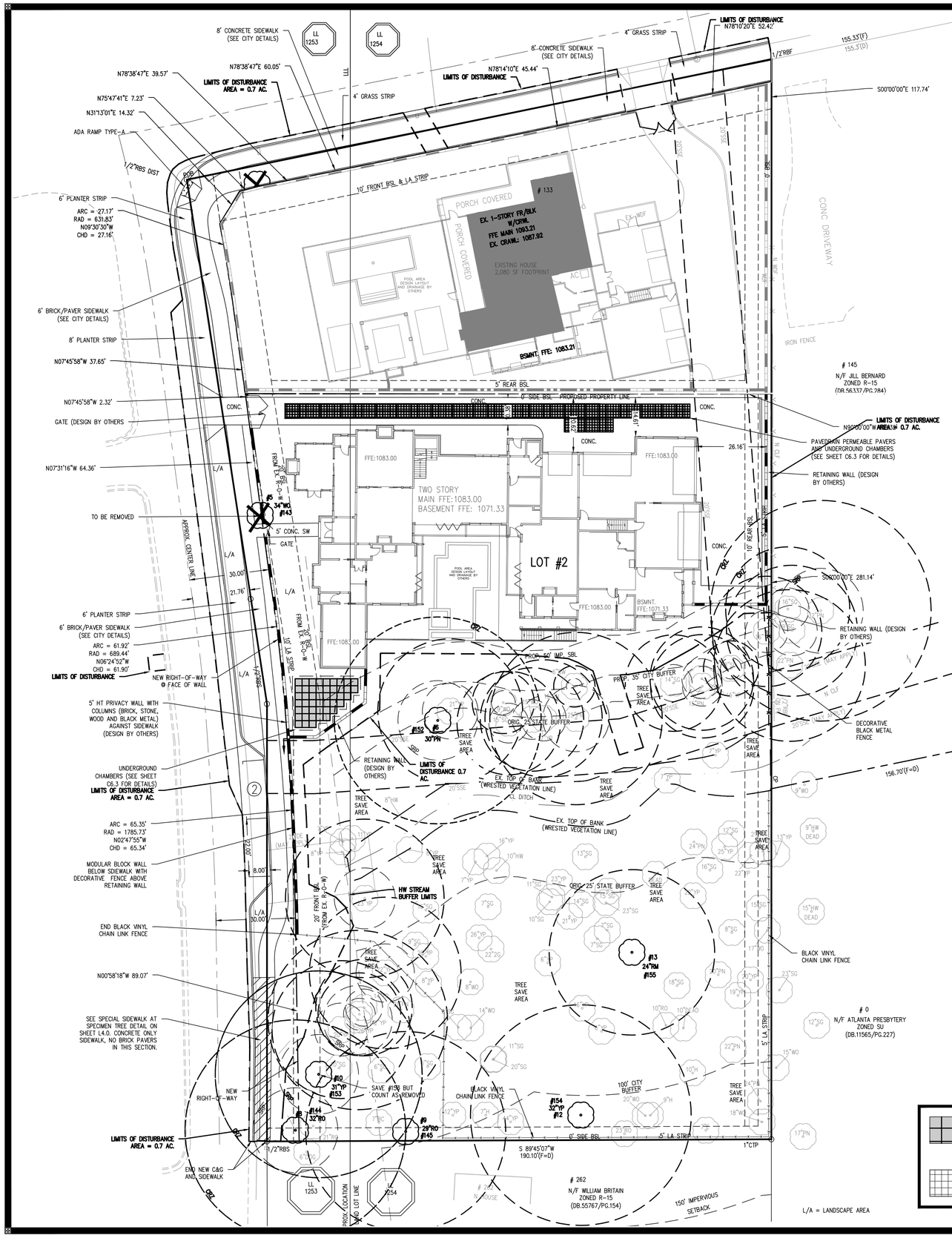
NO.	REVISIONS	DATE

COPYRIGHT © AEC, INC.

PROJECT NO.: 21 - 4609
CIVIL DRAWN BY: B D R
CIVIL DESIGNED BY: B D R
LANDSCAPE DRAWN BY: B D R
LANDSCAPE DESIGNED BY: B D R
CHECKED BY: J W M / M D V
DATE: 09 - 04 - 2023

SHEET
C3.0

M:\2021 JOBS\21-4609 133 CUMMING-ST-3-LOTS\CIVIL\21-4609-SITE-00.dwg, 9/11/2023 4:22:35 PM, bdg, ARCH full bleed D (24.00 x 36.00 Inches), 1:1



SITE DATA:
EXISTING ZONING = R-15
PROPOSED ZONING = DT-R (RE-ZONED PER CLUP-23-01/Z-23-05/V-23-02)
ALLOWED DENSITY = 1.14 UN/AC
PROPOSED DENSITY = 1.13 UN/AC
MIN. AMENITY SPACE = 10% PER LOT
EX LOT AREA = 51,892 OR 1.19 AC.
RIGHT OF WAY TO BE DEDICATED = 5,340 SF OR 0.13 AC.
PROPOSED 1 DETACHED HOUSE
DT-R DISTRICT REGULATIONS:
LOT AREA MIN. = 4,500 SF, LOT WIDTH MIN. = 25'
LOT #2 = 28,842.4 SF OR 0.66 AC. LOT #2 = 282'
LOT #3 (BUFFER AREA) = 25,172 OR 0.58 AC.
LOT MAXIMUM LOT COVERAGE = 70%
LOT #2 = 8,865 SF OR 31%
LOT IMPERVIOUS AREA
LOT #2 = 15,825 SF OR 67%

NOTE: NUMBERS PROVIDED ARE BASED ON EXISTING (PRE RIGHT OF WAY DEDICATION)

FRONT SETBACK FROM ALL LOCAL EX. STREETS R-O-W – 10' MIN.
SIDE SETBACK – 0' MIN. (10' BETWEEN STRUCTURES)
REAR SETBACK (NO ALLEY) = 3' MIN.
REAR SETBACK (ALLEY) = 10' MIN.
MAXIMUM HEIGHT IN STORIES = 3 STORIES
MAXIMUM ALLOWED HEIGHT IN FEET – 35'

VARIANCES GRANTED:
1. REDUCE CITY STREAM BUFFER FROM 100' TO 35' (ON NORTHERN PORTION OF STREAM. SOUTHERN PORTION TO REMAIN PER CITY CODE (100' BUFFER AND 150' IMPERVIOUS SETBACK).
2. REDUCE CITY STREAM IMPERVIOUS SETBACK FROM 150' TO 50' (ON NORTHERN PORTION OF STREAM). SOUTHERN PORTION TO REMAIN PER CITY CODE (100' BUFFER AND 150' IMPERVIOUS SETBACK).

SPECIMEN TREE SIDEWALK INSTALLATION NOTES:
1. REMOVED EXISTING LEAVES AND LOOSE MATERIAL BY HAND ONLY PRIOR TO PLACEMENT OF FILL
2. ROOT BARRIER NON-WOVEN GEOTEXTILE TO BE INSTALLED AT NATURAL GRADE
3. CU-STRUCTURAL SOIL TO BE PLACED ON NATURAL GRADE TO SUPPORT CONCRETE SIDEWALK
4. ADD 4" #57 STONE WITH 1" GAB ON TOP OR USE PLASTIC SHEET
5. ADD CONCRETE PAD (3000 PSI) STIFF BROOM FINISH
6. SLOPE AWAY FROM ROAD AND SIDEWALK WILL BE NO GREATER THAN 2:1
7. THE SLOPE WILL BE GRASS SEEDED
8. CROSS SLOPES SHALL BE A MINIMUM OF 1% AND A MAXIMUM OF 2% AND SHALL DRAIN IN THE DIRECTION OF NATURAL DRAINAGE PATH, BUT AWAY FROM THE EXISTING TREE(S)

NOTES:
1. ALL RETAINING WALLS TO BE DESIGNED AND DETAILED BY OTHERS AND PERMITS APPLIED FOR AND OBTAINED BY OTHERS.
2. ALL GATE DESIGN AND DETAILING BY OTHERS.
3. RIGHT-OF-WAY DEDICATION REQUIRED PRIOR TO PERMIT APPROVAL.

235 CRICKET LANE

EXISTING IMPERVIOUS AREA (IN SQUARE FEET) TO REMAIN ON SITE:

HOME	0 S.F.
DRIVEWAY	0 S.F.
DECK	0 S.F.
PATIO	0 S.F.
POOL	0 S.F.
ETC.	0 S.F.

EXISTING IMPERVIOUS AREA (IN SQUARE FEET) TO BE REMOVED FROM SITE:

DEMOLISHED HOME	0 S.F.
REMOVED DRIVEWAY	0 S.F.
REMOVED DECK	188 S.F.
REMOVED PATIO	0 S.F.
ETC.	9 S.F.

PROPOSED IMPERVIOUS AREA (IN SQUARE FEET) TO BE ADDED TO THE SITE:

NEW HOME/ADDITION	8,951 S.F.
NEW DRIVEWAY	4,133 S.F.
NEW DECK OR PATIO	973 S.F.
NEW POOL	683 S.F.
ETC.	0 S.F.

TOTAL NET NEW IMPERVIOUS AREA (PROPOSED MINUS REMOVED)	14,543 S.F.
TOTAL NEW OR REPLACED IMPERVIOUS AREA (PROPOSED)	14,740 S.F.
TOTAL IMPERVIOUS AREA ON SITE AT END (PROPOSED PLUS REMAINING EXISTING)	14,740 S.F.

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

NORTH
20 0 20 40
Scale 1" = 20'

AEC
Civil Engineering | Water Resources
Land Planning | Property Services
Landscape Architecture | Arborist Services
50 Warm Springs Circle
Roswell • Georgia • 30075
(770)641-1942 • www.aecatl.com

SITE LAYOUT PLAN

235 CRICKET LANE
TORIANO YOUNG & ASSOCIATES
ALPHARETTA, GEORGIA

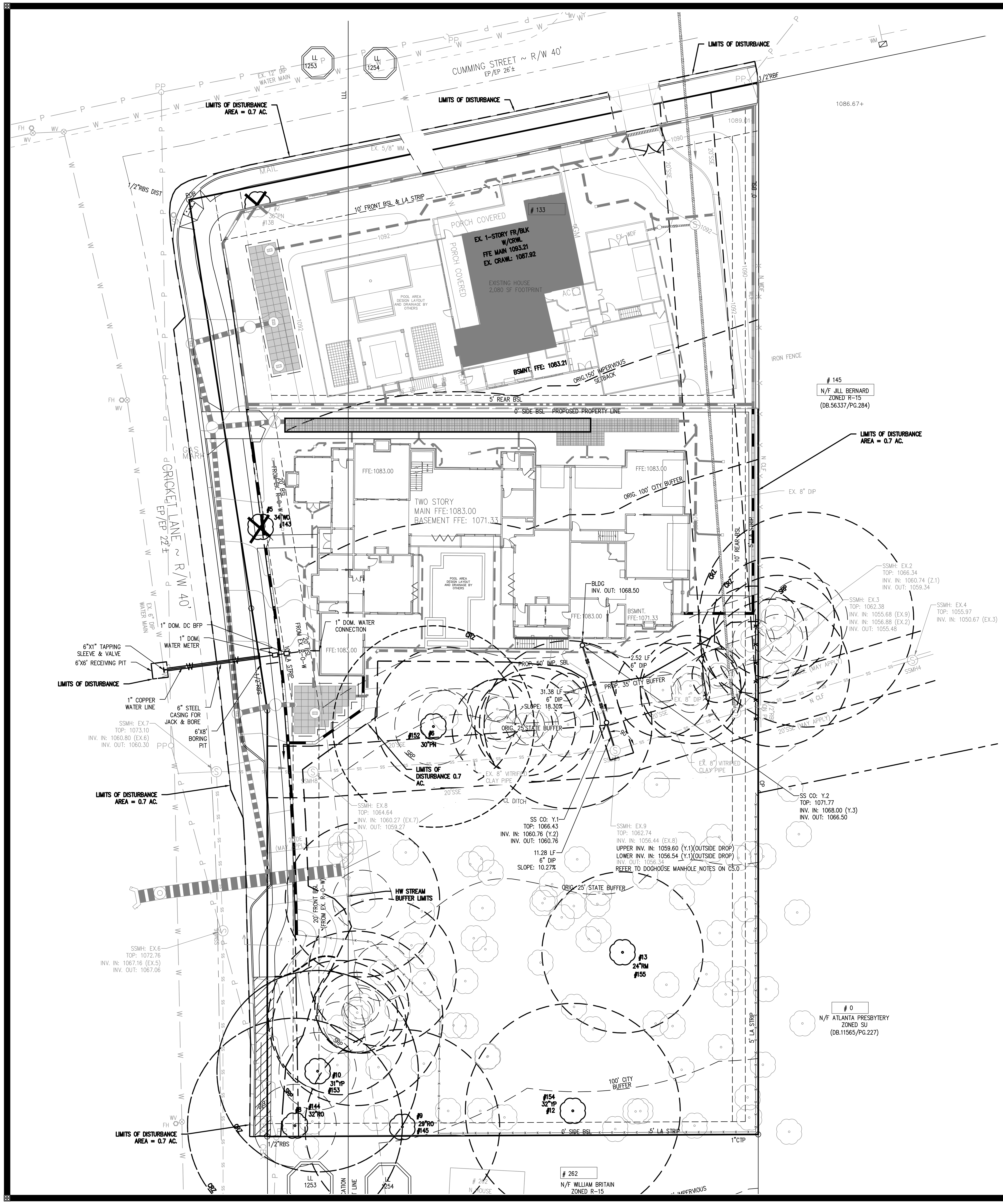
NO.	REVISIONS	DATE

COPYRIGHT BY AEC, INC.

PROJECT NO.: 21 - 4609
CIVIL DRAWN BY: B D R
CIVIL DESIGNED BY: B D R
LANDSCAPE DRAWN BY: B D R
LANDSCAPE DESIGNED BY: B D R
CHECKED BY: J W M / M D V
DATE: 09 - 04 - 2023

SHEET
C4.0

M:\2021 JOBS\21-4609 133 CUMMING ST 3-LOTS\CIVIL\21-4609-SITE-00.dwg, 9/11/2023 4:22:45 PM, brq, ARCH full (bleed D (24.00 x 36.00 Inches), 1:1



FULTON COUNTY SANITARY SEWER NOTES:

1. ALL WASTEWATER PIPE CONSTRUCTION SHOWN ON THESE PLANS MUST CONFORM TO FULTON COUNTY'S STANDARDS AND SPECIFICATIONS, INCLUDING SANITARY SEWER REGULATIONS LATEST COPY.
2. 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.
3. CONTRACTOR MUST FIELD VERIFY THE LOCATION AND ELEVATION OF ALL KNOWN AND UNKNOWN UNDERGROUND UTILITIES.
4. ALL TEMPORARY AND PERMANENT WASTEWATER EASEMENTS MUST BE DRESSED AND GRASSED TO CONTROL EROSION PRIOR TO ACCEPTANCE. TREES SHALL NOT BE PLANTED IN THE PERMANENT EASEMENT AREA, OR WITHIN 10-FEET OF A FULTON COUNTY SEWER MAIN.
5. AS-BUILT DRAWINGS AND MAINTENANCE BOND(S) MUST BE SUBMITTED AND ARE REQUIRED PRIOR TO INSPECTION AND ACCEPTANCE. DIGITAL AS-BUILT WILL BE REQUIRED. NOTE THAT DIGITAL AS-BUILTS WILL BE REQUIRED AT THE COMPLETION OF THE PROJECT. PLEASE SEE: HTTP://WWW.FULTONCOUNTYGA.GOV/IMAGES/STORIES/WR/DEVELOPMENT/CAD STANDARDS.PDF FOR THE REQUIREMENTS. MAINTENANCE BONDS ARE DUE AT FINAL APPROVAL OF THE AS-BUILTS.
6. NEOPRENE COUPLINGS WITH STAINLESS STEEL BANDS AND SHEAR RINGS ARE REQUIRED FOR JOINING DIFFERENT TYPES OF SANITARY SEWER PIPES.
7. POOLS SHALL NOT DRAIN INTO WASTEWATER PIPE SYSTEMS. POOLS SHALL DRAIN INTO AN APPROVED INDIVIDUAL ONSITE WASTEWATER MANAGEMENT SYSTEM.
8. 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.
9. CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND INVERT ELEVATIONS OF WASTEWATER PIPES FOR A CONNECTION TO EXISTING WASTEWATER SYSTEMS.
10. CONTRACTOR IS TO CUT AND REMOVE THE PIPE ONLY UPON FINAL APPROVAL BY THE FULTON COUNTY INSPECTOR.
11. 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.
12. 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.
13. 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.
14. EIGHT-INCHES (8") OR LARGER PIPE LINES SHALL BE TV INSPECTED. A VIRUS FREE PORTABLE STORAGE DRIVE (USB FLASH DRIVE) AND WRITTEN INSPECTION LOG IN COMPLIANCE WITH NASSCO REQUIREMENTS AND CERTIFIED BY A GEORGIA REGISTERED ENGINEER OR REGISTERED LAND SURVEYOR SHALL BE PROVIDED WHEN ASBUILTS ARE SUBMITTED. ALL VIDEOS SHALL INCLUDE PACP AND MACP COMPLETED FORMS. A COPY OF THE OPERATOR'S CURRENT NASSCO CERTIFICATION SHALL BE SUBMITTED.
15. USF 7635 BOX REQUIRED FOR WASTEWATER CLEANOUTS IN PAVED AREA PER FULTON COUNTY STANDARD DETAIL 709.
16. 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.
17. 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.
18. 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.
19. 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.
20. FOR ALL PROJECTS CONTAINING PVC WASTEWATER PIPES, ALSO INCLUDE THE FOLLOWING NOTES: (SEE ATTACHED CONDITION FOR PVC).
    a. PIPE SHALL BE ASTM D3034, SDR35 IN 12.5 FOOT LAYING LENGTHS WITH ELASTOMERIC SEALED JOINTS IN ACCORDANCE WITH ASTM D3212.
    b. 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.
    c. INITIAL BACKFILL: AFTER BEDDING, COMPLETE INITIAL BACKFILL WITH #57 STONE. IF NO ROCK IS ENCOUNTERED, INITIAL BACKFILL SHALL EXTEND TO A HEIGHT 611 ABOVE OF THE TOP OF THE PIPE, OTHERWISE INITIAL BACKFILL SHALL EXTEND TO 12" ABOVE THE TOP OF THE PIPE.
    d. 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.
    e. 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.
21. 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.
22. 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.
23. ANY CHANGES TO THE SEWER DRAWINGS MUST BE APPROVED BY FULTON COUNTY.
24. NOTIFY FULTON COUNTY INSPECTOR 24-HOURS PRIOR TO CONSTRUCTION.

MANHOLE NOTES

1. REPLACE COVERS ON EXISTING MANHOLES WITH NEW (LANDSCAPE AND/OR PAVEMENT) MANHOLE COVER.

EXISTING MANHOLES:

1. CONTRACTOR TO FIELD VERIFY THE LOCATION AND INVERT OF THE EXISTING WASTEWATER LINE PRIOR TO CONSTRUCTION.
2. REMOVE AND REPLACE THE EXISTING INVERT TO ACCEPT THE NEW LINE AS REQUIRED IN THE FIELD.
3. CORE FOR NEW LATERAL FROM THE INSIDE OF THE MANHOLE IN THE PRESENCE OF THE INSPECTOR.
4. NEW DROP LINE TO ENTER MANHOLE AT 0.44-FEET ABOVE THE EFFLUENT INVERT.
5. REBUILD THE WATER TABLE AND INVERT WITH ROWLOCK BRICKS TO DIRECT THE RUNOFF FROM THE NEW LINE TO EXISTING EFFLUENT INVERT.
6. REHABILITATE EXISTING MANHOLE AS REQUIRED IN FIELD TO BRING MANHOLE INTO COMPLIANCE WITH FULTON COUNTY STANDARDS AND REGULATIONS.

DOGHOUSE MANHOLES:

1. CONTRACTOR TO FIELD VERIFY THE LOCATION AND INVERT OF THE EXISTING WASTEWATER LINE PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR IS TO CUT AND REMOVE THE TOP HALF OF THE PIPE ONLY UPON FINAL APPROVAL BY THE FULTON COUNTY INSPECTOR.
3. THE NEW INFLUENT LINE IS TO ENTER THE STRUCTURE A MINIMUM OF 0.53-FEET ABOVE THE EFFLUENT ELEVATION TO ALLOW NEW WATER TABLE TO BE BUILT.
4. BUILD THE WATER TABLE AND INVERT WITH ROWLOCK BRICKS TO DIRECT THE RUNOFF FROM NEW LINES TO EXISTING EFFLUENT INVERT.

WATER TAP NOTE

1. TAP TO EXISTING WATER LINE TO BE PERFORMED IN ACCORDANCE WITH FULTON COUNTY STANDARD DETAILS 122, 123, AND 127.

FULTON COUNTY WATER NOTES:

1. 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 #80 6116 16220 7613).
2. 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.
3. 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.
4. AS-BUILT DRAWINGS AND MAINTENANCE BOND(S) MUST BE SUBMITTED AND ARE REQUIRED PRIOR TO INSPECTION AND ACCEPTANCE. DIGITAL AS-BUILT WILL BE REQUIRED. NOTE THAT DIGITAL AS-BUILTS WILL BE REQUIRED AT THE COMPLETION OF THE PROJECT. PLEASE SEE: HTTP://WWW.FULTONCOUNTYGA.GOV/SERVICES/WATER-SERVICES/DEVELOPMENT-PERMITTING/INSPECTION FOR THE REQUIREMENTS. MAINTENANCE BONDS ARE DUE AT FINAL APPROVAL OF THE AS-BUILTS.
5. ALL CONSTRUCTION METHODS AND MATERIALS USED IN THE FULTON COUNTY WATER SYSTEM MUST BE MADE OF DUCTILE IRON, AND COMPLY IN RESPECT TO ANS/AWWAA21.111/CLLL-85 STANDARD SPECIFICATIONS. PLANS THAT DO NOT MEET THE SPECIFICATIONS IN ALL RESPECTS WILL NOT BE ACCEPTED. ALL LINES SHOULD BE CLASS 51, OR GREATER (WHEN REQUESTED BY THE COUNTY). ALL SERVICE LINES SHOULD BE TYPE "K" COPPER.
6. CONTRACTOR IS RESPONSIBLE TO VERIFY THE LOCATION AND DEPTH OF THE EXISTING WATER LINES PRIOR TO CONSTRUCTION.
7. REQUIRED 18-INCH VERTICAL SEPARATION BETWEEN PROPOSED WATER LINES AND OTHER EXISTING AND PROPOSED UTILITIES LINES SHALL BE VERIFIED DURING CONSTRUCTION.
8. 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.
9. 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.
10. WATER METER BOX SHALL BE A POLYETHELENE METER BOX (MODEL 1219-18-LMKF DEEP) WITH POLYETHELENE LID (MODEL 1219-1-MKF DEEP). LID FOR STRETCH YOKE BOX SHALL BE DFW MODEL 6514-1-MKF DEEP WITH OBLONG KNOCK OUT AND ½-INCH RECESS FOR METER ANTENNAE WITH A FERROUS MAGNET IN THE LID AND A PLASTIC LOCKING MECHANISM.
11. FOR RESIDENTIAL SUBDIVISIONS: NO INDIVIDUAL METERS ARE TO BE PLACED IN A CONCRETE SIDEWALK OR DRIVEWAY. METERS MUST BE MAINTAINED IN GRASS AREAS.
12. THE CONTRACTOR SHALL INSTALL CAST IRON WATER METER BOXES AND 1" TYPE "K" COPPER SERVICE LINES FOR ALL SERVICES INCLUDING CUL-DE-SACS.
13. LOT LINES WILL BE CLEARLY IDENTIFIED AND MARKED ON TOP OF CURBS BEFORE THE WATER MAIN IS INSTALLED.
14. A 6" P .V.C. CONDUIT WILL BE USED TO ACCESS ALL LOTS ON OPPOSITE SIDES OF THE STREET, EXCEPT IN CU IDESACS. INSPECTOR MUST BE NOTIFIED 24 HOURS BEFORE CONSTRUCTION BEGINS.
15. THRUST BLOCKING WILL BE USED AT ALL BENDS, PLUGS, TEES, AND FIRE HYDRANTS.
16. 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.
17. 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.
18. WATER TAPS, SERVICE LINES, AND METER BOXES IN RESIDENTIAL SUBDIVISIONS WILL BE INSTALLED BY THE DEVELOPER PER CURRENT FULTON COUNTY SPECIFICATIONS.
19. 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.
20. 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.
21. ANY CHANGES TO THE WATER DRAWINGS MUST BE APPROVED BY FULTON COUNTY.
22. NOTIFY FULTON COUNTY INSPECTOR 24-HOURS PRIOR TO CONSTRUCTION.

FULTON COUNTY PROJECT
WRN23-044

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

NORTH

20 0 20 40
Scale 1" = 20'

AEC
Civil Engineering / Land Planning / Landscape Architecture
Water Resources / Property Services / Arborist Services
50 Warm Springs Circle
Roswell ▫ Georgia ▫ 30075
(770)641-1942 ▫ www.aecatl.com

SITE UTILITY PLAN

235 CRICKET LANE
TORIANO YOUNG & ASSOCIATES
ALPHARETTA, GEORGIA

NO.	REVISIONS	DATE

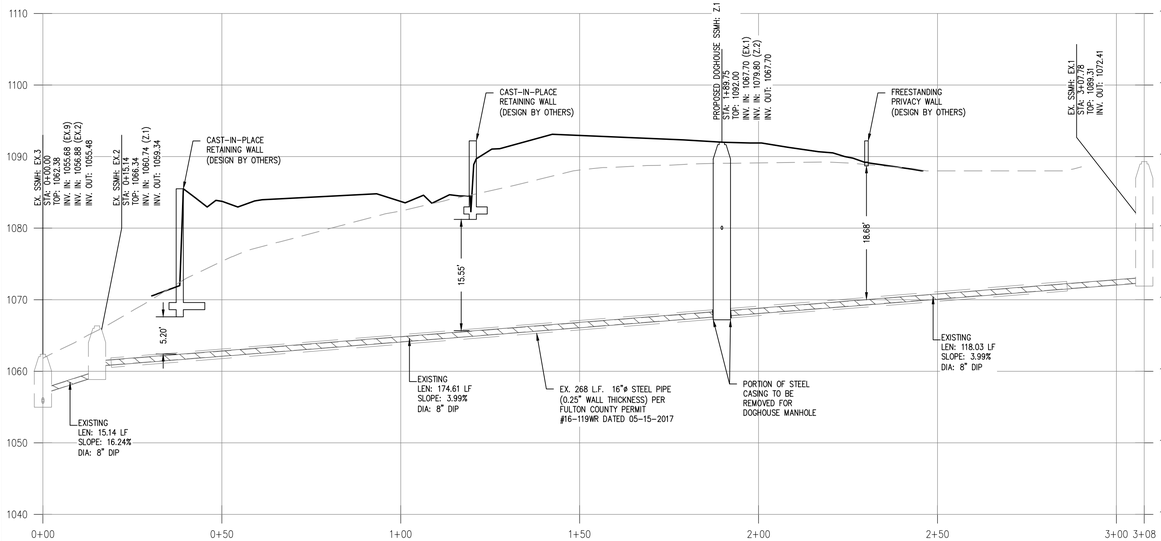
COPYRIGHT BY AEC, INC.

PROJECT NO.: 21 - 4609
CIVIL DRAWN BY: B D R
CIVIL DESIGNED BY: B D R
LANDSCAPE DRAWN BY: B D R
LANDSCAPE DESIGNED BY: B D R
CHECKED BY: J W M / M D V
DATE : 09 - 04 - 2023

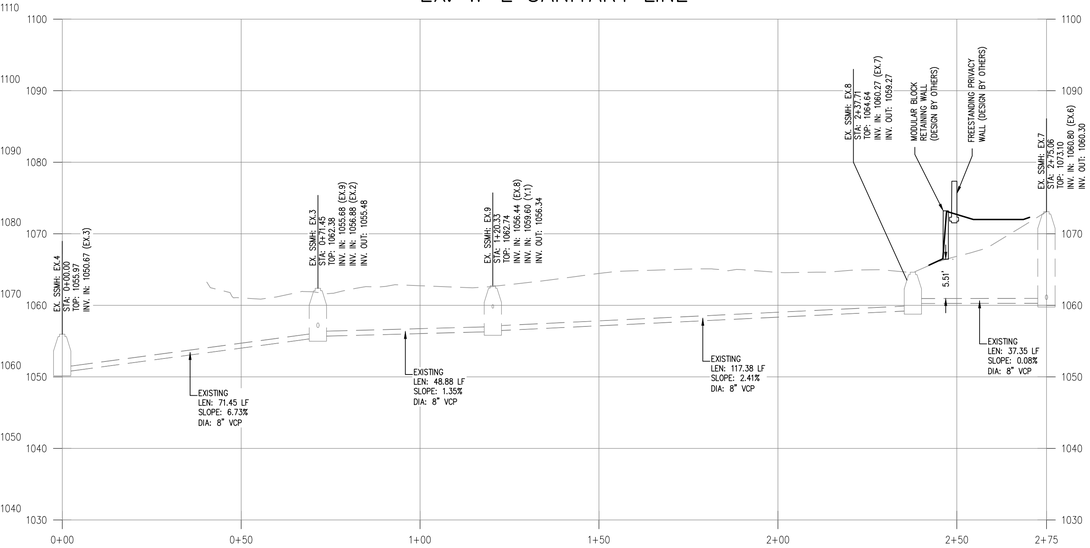
SHEET
C5.0

M:\2021 JOBS\21-4609 133 CUMMING-ST-3-LOTS\CIVIL\21-4609-SITE-00.dwg, 9/11/2023 4:22:55 PM, biq, ARCH full bleed D (24.00 x 36.00 Inches), 1:1

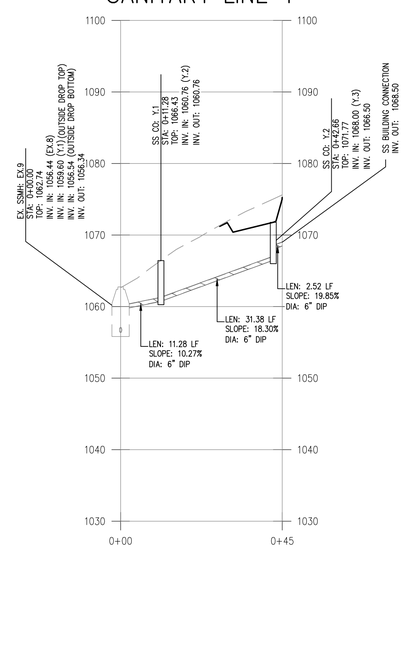
EX. N-S SANITARY LINE



EX. W-E SANITARY LINE



SANITARY LINE Y



SANITARY SEWER PROFILE LEGEND

DIA	DIAMETER
DIP	DUCTILE IRON PIPE
FFE	FINISH FLOOR ELEVATION
HDPE	HIGH-DENSITY POLYETHYLENE PIPE (N-12 SMOOTH INTERIOR PIPE BY NYLOPLAST)
INV	INVERT
LEN	LENGTH
LF	LINEAR FEET
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
SS CO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
STA	STATION
VCP	VITRIFIED CLAY PIPE
	PROPOSED GRADE
	EXISTING GRADE
SS	DIP SANITARY SEWER LINE
SS	PVC SANITARY SEWER LINE
SS	EXISTING SANITARY SEWER LINE

FULTON COUNTY PROJECT
WRN23-044

20 0 20 40

Horizontal Scale 1" = 20'
Vertical Scale 1" = 10'

AEC
Civil Engineering
Land Planning
Landscape Architecture
Water Resources
Property Services
Arborist Services
50 Warm Springs Circle
Roswell • Georgia • 30075
(770)641-1942 • www.aecatl.com

SANITARY SEWER PROFILES

235 CRICKET LANE

TORIANO YOUNG & ASSOCIATES
ALPHARETTA, GEORGIA

NO.	REVISIONS	DATE

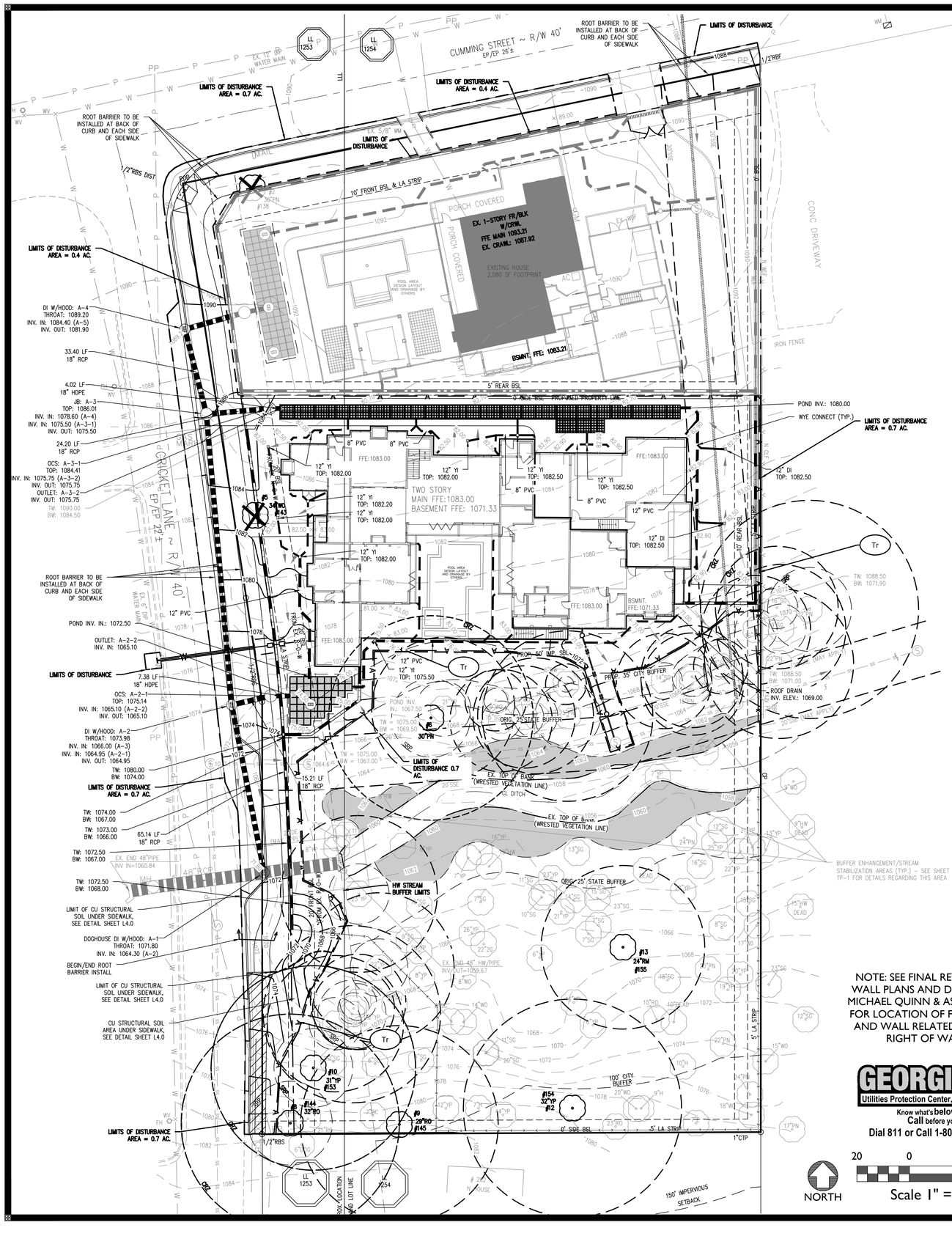
COPYRIGHT BY AEC, INC.

PROJECT NO.: 21 - 4609
CIVIL DRAWN BY: B D R
CIVIL DESIGNED BY: B D R
LANDSCAPE DRAWN BY: B D R
LANDSCAPE DESIGNED BY: B D R
CHECKED BY: J W M / M D V
DATE: 09 - 04 - 2023

SHEET

C5.1

M:\2021 JOBS\21-4609 133 CUMMING ST-3-LOTS\CIVIL\21-4609-SITE-00.dwg, 9/11/2023 4:23:11 PM, biq, ARCH full (deed D (24.00 x 36.00 Inches), 1:1



NOTE: SEE FINAL RETAINING WALL PLANS AND DETAILS BY MICHAEL QUINN & ASSOCIATES FOR LOCATION OF FOOTINGS AND WALL RELATED TO THE RIGHT OF WAY.

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

ROOF DRAIN NOTES:

- ALL ROOF DRAIN AND YARD INLET CONNECTIONS TO BE 8" PVC UNLESS OTHERWISE NOTED ON PLANS.
- ALL ROOF DRAINS AND YARD INLET LINES TO BE 1.0% MIN. SLOPE AND UNDER MIN. 2' OF GROUND COVER.

SIDEWALK/DRIVEWAY NOTE:

SIDEWALK CROSS SLOPE SHOULD NOT EXCEED 2%, INCLUDING DRIVEWAY CROSSING.

RETAINING WALL NOTE:

ALL WALLS OVER 30" TALL MUST HAVE FALL PROTECTION/SAFETY RAILING INSTALLED ON TOP.

STORM AND GRADING LEGEND

BW	BOTTOM OF WALL
CI	CURB INLET
CO	CLEANOUT
DIP	DUCTILE IRON PIPE
DI	DROP INLET
DI W/HOOD	DROP INLET WITH HOOD
DWCB	DOUBLE WING CATCH BASIN
DS	DOWNSPOUT
FFE	FINISH FLOOR ELEVATION
HDPE	HIGH-DENSITY POLYETHYLENE PIPE (N-12 SMOOTH INTERIOR PIPE BY NYLOPLAST)
HT	HEIGHT
HW	HEADWALL
INV	INVERT
JB	JUNCTION BOX
OCS	OUTLET CONTROL STRUCTURE
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
SSMH	SANITARY SEWER MANHOLE
SWCB	SINGLE WING CATCH BASIN
TW	TOP OF WALL
YI	YARD INLET (NYLOPLAST OR APPROVED EQUAL)
+ XX.X	PROPOSED SPOT GRADE
+ XX.X	EXISTING SPOT GRADE
	LIMITS OF DISTURBANCE
	TREE PROTECTION FENCE
	RETAINING WALL
	PROPOSED GRADE
	EXISTING GRADE
	DIP SANITARY SEWER LINE
	PVC SANITARY SEWER LINE
	EXISTING SANITARY SEWER LINE
	PROPOSED STORM SEWER LINE
	EXISTING STORM SEWER LINE
	PROPOSED WATER LINE
	EXISTING WATER LINE

AEC
Civil Engineering · Land Planning · Landscape Architecture · Water Resources · Property Services · Arborist Services
50 Warm Springs Circle
Roswell • Georgia • 30075
(770)641-1942 • www.aecatl.com

SITE GRADING & DRAINAGE PLAN

235 CRICKET LANE
TORIANO YOUNG & ASSOCIATES
ALPHARETTA, GEORGIA

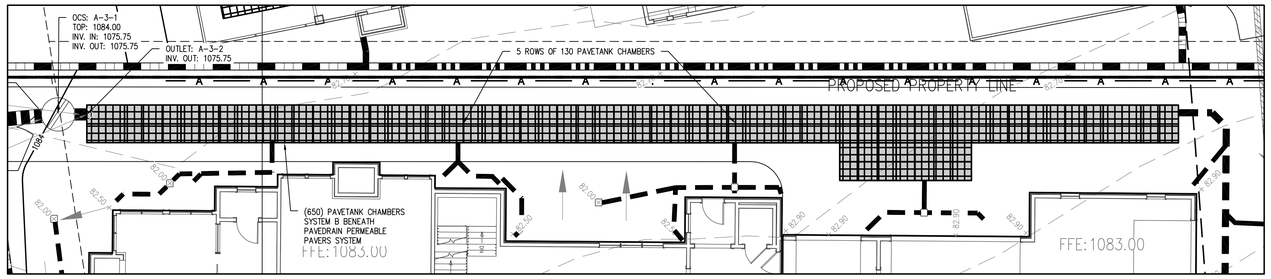
NO.	REVISIONS	DATE

COPYRIGHT BY AEC, INC.

PROJECT NO.: 21 - 4609
CIVIL DRAWN BY: B D R
CIVIL DESIGNED BY: B D R
LANDSCAPE DRAWN BY: B D R
LANDSCAPE DESIGNED BY: B D R
CHECKED BY: J W M / M D V
DATE: 09 - 04 - 2023

SHEET
C6.0

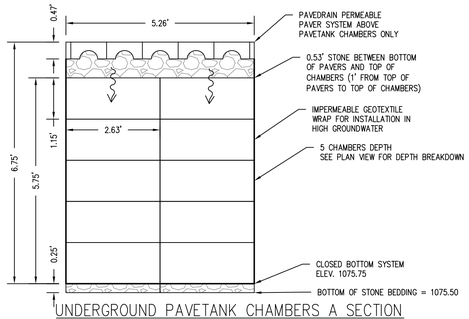
M:\2021 JOBS\21-4609 133 CUMMING-ST-3-LOTS\CIVIL\21-4609-SITE 00.dwg, 9/11/2023 4:23:25 PM, bsg, ARCH full bleed D (24.00 x 36.00 Inches), 1:1



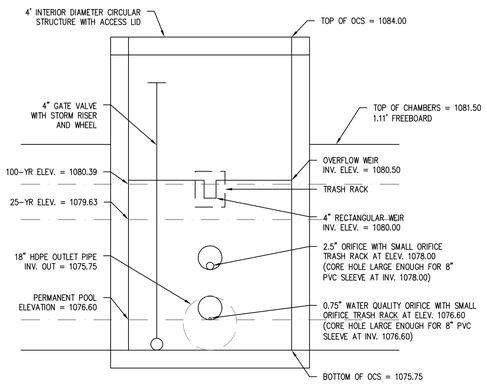
NORTH

UNDERGROUND PAVETANK CHAMBERS A
SCALE: 1" = 10'

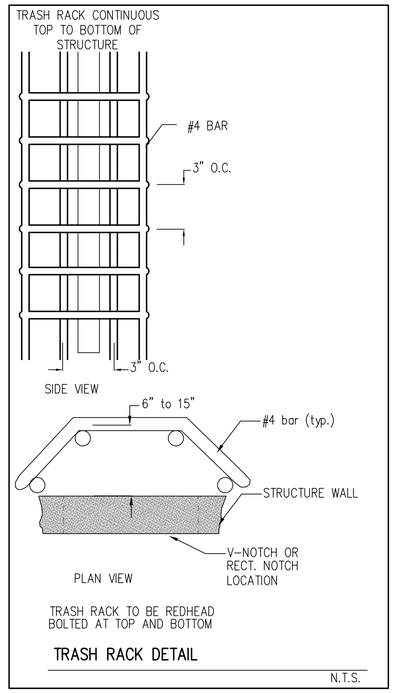
10 0 10 20
Scale 1" = 10'



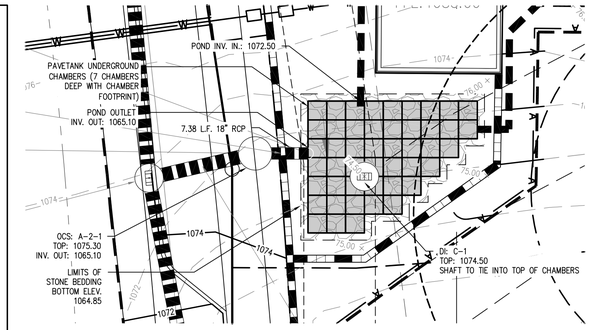
UNDERGROUND PAVETANK CHAMBERS A SECTION
SCALE: 1" = 2'



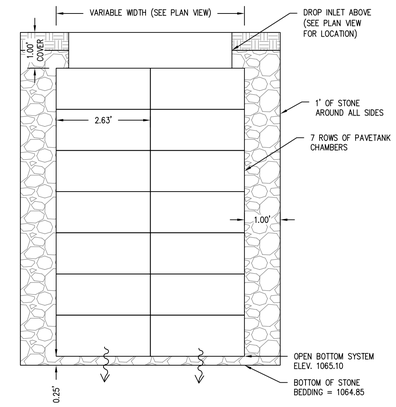
OCS A-3-1 WEIR DETAIL
SCALE: 1" = 2'



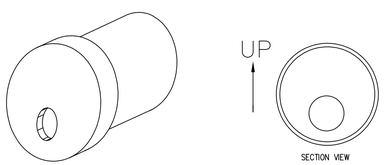
TRASH RACK DETAIL
N.T.S.



UNDERGROUND PAVETANK CHAMBERS B
SCALE: 1" = 10'



UNDERGROUND PAVETANK CHAMBERS B SECTION
SCALE: 1" = 2'

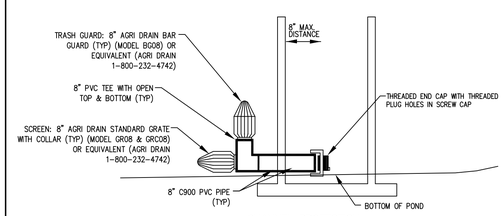


NOTE: PROVIDE END CAPS THAT WILL ALLOW FOR A 0.75" HOLE TO BE CORED. PLACE INVERT OF 0.75" CORED HOLE AT 1076.60.

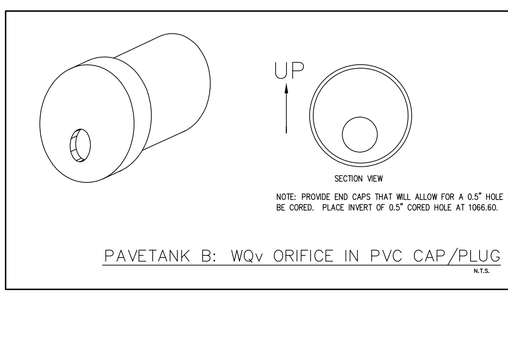
PAVETANK A: WQv ORIFICE IN PVC CAP/PLUG
N.T.S.

INFILTRATION TEST RESULTS	
NO.	INFILTRATION RATE (IN/HR)
I-3	0.79 IN/HR
I-4	GROUNDWATER AT 1080.67
I-5	GROUNDWATER AT 1082.80
I-6	0.28 IN/HR

NOTES:
1. SEE OUTLET STRUCTURE DETAIL FOR SPECIFIC INVERT ELEVATIONS
2. INSTALL THE PERMANENT ORIFICE AFTER RUNOFF AREAS ARE COMPLETELY STABILIZED.

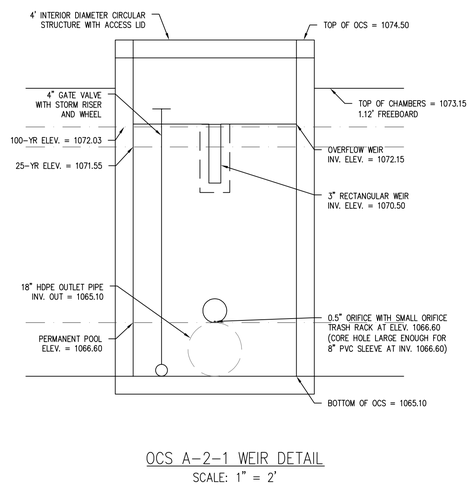


CHANNEL PROTECTION
SMALL ORIFICE TRASH RACK DETAIL
N.T.S.

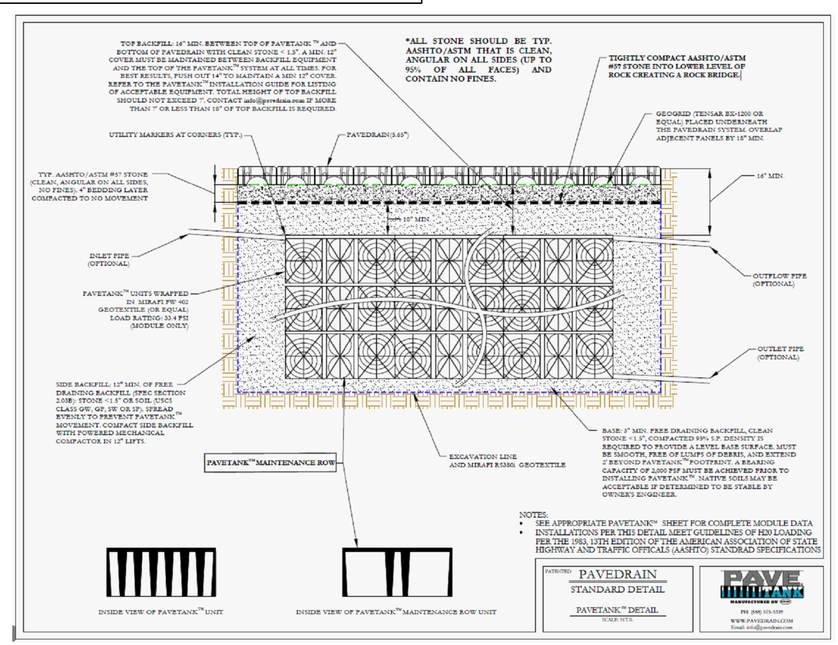


NOTE: PROVIDE END CAPS THAT WILL ALLOW FOR A 0.5" HOLE TO BE CORED. PLACE INVERT OF 0.5" CORED HOLE AT 1066.60.

PAVETANK B: WQv ORIFICE IN PVC CAP/PLUG
N.T.S.



OCS A-2-1 WEIR DETAIL
SCALE: 1" = 2'



CAUTION

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF 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.

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

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 27118 Mark Van De Water

AEC
Civil Engineering
Land Planning
Landscape Architecture
Water Resources
Property Services
Arborist Services
50 Warm Springs Circle
Roswell • Georgia • 30075
(770)641-1942 • www.aecatl.com

WATER QUALITY DETAILS

235 CRICKET LANE
TORIANO YOUNG & ASSOCIATES
ALPHARETTA, GEORGIA

NO.	REVISIONS	DATE

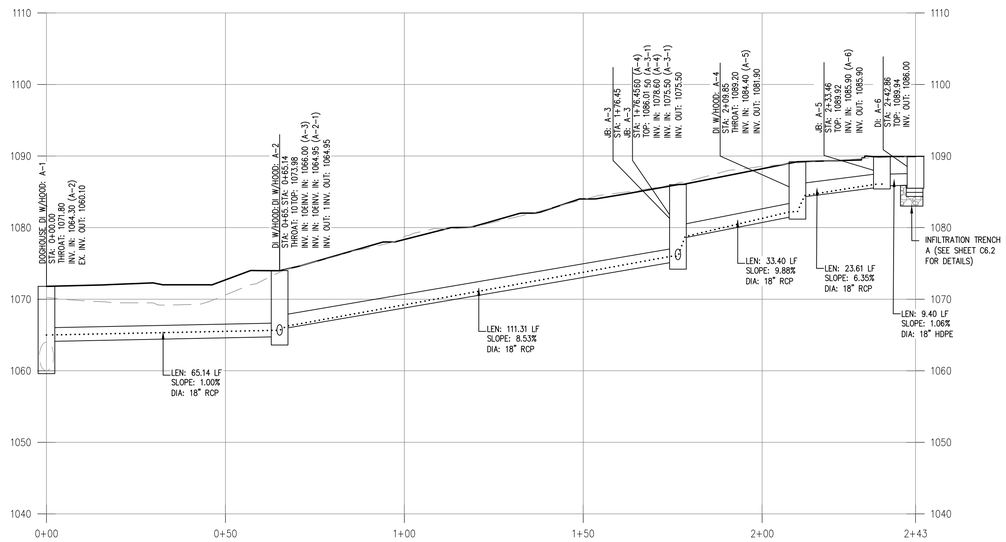
COPYRIGHT AEC INC.

PROJECT NO.: 21 - 4609
CIVIL DRAWN BY: B D R
CIVIL DESIGNED BY: B D R
LANDSCAPE DRAWN BY: B D R
LANDSCAPE DESIGNED BY: B D R
CHECKED BY: J W M / M D V
DATE: 09 - 12 - 2023

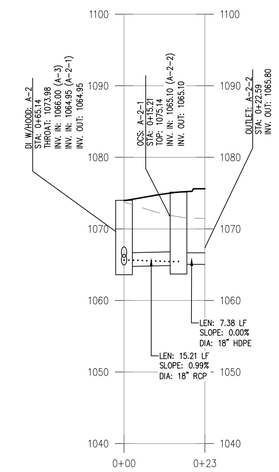
SHEET
C6.1

M:\2021 JOBS\21-4609 133 CUMMING-ST-3-LOTS\CIVIL\21-4609-SITE-00.dwg, 9/21/2023 1:22:13 PM, bsg, ARCH_D_(24.00_x_36.00_inches), 1:1

STORM LINE A-5 TO A-1



STORM LINE A-2-1 TO A-2



STORM SEWER PROFILE LEGEND

DIA	DIAMETER
DI	DROP INLET
DI W/HOOD	DROP INLET WITH HOOD
FFE	FINISH FLOOR ELEVATION
HDPE	HIGH-DENSITY POLYETHYLENE PIPE (N-12 SMOOTH INTERIOR PIPE BY NYLOPLAST)
HW	HEADWALL
INV	INVERT
JB	JUNCTION BOX
LEN	LENGTH
LF	LINEAR FEET
OCS	OUTLET CONTROL STRUCTURE
RCP	REINFORCED CONCRETE PIPE
STA	STATION
YI	YARD INLET (NYLOPLAST OR APPROVED EQUAL)

PROPOSED GRADE
EXISTING GRADE
25-YR HYDRAULIC GRADE LINE
PROPOSED STORM SEWER LINE
EXISTING STORM SEWER LINE

25-YR PIPE CHART

Line	ToLine	LineLength	Incr.Area	TotalArea	RunoffCoeff.	IncrC x A	TotalC x A	InletTime	TimeConc	RnfalInt	TotalRunoff	AdnlFlow	TotalFlow	CapacFull	Veloc	PipeSize	PipeSlope	Inv ElevDn	Inv ElevUp	HGLDn	HGLUp	Grnd/RimDn	Grnd/RimUp	Line ID
		(ft)	(ac)	(ac)	(C)			(min)	(min)	(in/hr)	(cfs)	(cfs)	(cfs)	(cfs)	(ft/s)	(in)	(%)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	
1	Outfall	65.139	0.13	0.2	0.85	0.11	0.17	5	8.2	7.7	1.33	0	3.28	11.36	4.14	18	1	1064.3	1064.95	1064.99	1065.64	1071.8	1073.98	A-2 TO A-1
2	1	111.308	0	0.07	0	0	0.06	0	6.3	8.4	0.52	0	1.68	33.24	6.6	18	8.53	1066	1075.5	1066.23	1075.99	1073.98	1086.01	A-3 TO A-2
3	2	33.404	0.07	0.07	0.88	0.06	0.06	5	5	9.1	0.56	0	0.74	35.76	5.38	18	9.88	1078.6	1081.9	1078.75	1082.22	1086.01	1089.2	A-4 TO A-3
4	3	23.61	0	0	0	0	0	0	0	0	0	0.18	0.18	28.67	3.18	18	6.35	1084.4	1085.9	1084.49	1086.06	1089.2	1089.92	A-5 TO A-4
5	1	15.212	0	0	0	0	0	0	0	0	0	0.79	0.79	11.3	1.87	18	0.99	1064.95	1065.1	1065.64	1065.43	1073.98	1075.14	A-2-1 TO A-2

20 0 20 40

Horizontal Scale 1" = 20'
Vertical Scale 1" = 10'

Civil Engineering
Land Planning
Landscape Architecture
Water Resources
Property Services
Arborist Services

50 Warm Springs Circle
Roswell • Georgia • 30075
(770)641-1942 • www.aecatl.com

STORM SEWER PROFILES

235 CRICKET LANE

TORIANO YOUNG & ASSOCIATES
ALPHARETTA, GEORGIA

NO.	REVISIONS	DATE

COPYRIGHT BY AEC INC.

PROJECT NO.: 21 - 4609
CIVIL DRAWN BY: B D R
CIVIL DESIGNED BY: B D R
LANDSCAPE DRAWN BY: B D R
LANDSCAPE DESIGNED BY: B D R
CHECKED BY: J W M / M D V
DATE: 09 - 04 - 2023

SHEET

C6.2

M:\2021 JOBS\21-4609 133 CUMMING-ST-3-LOTS\CIVIL\21-4609-SITE 00.dwg, 9/11/2023 4:24:01 PM, bdg, ARCH full bleed D (24.00 x 36.00 Inches), 1:1

STAND ALONE EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN (ESPCP)

General Note: All measures outlined in this plan are to be in accordance with the "Manual for Erosion and Sediment Control in Georgia," latest edition and General NPDES Permit GAR 100001.
Project Name: 235 Cricket Lane
Location: Alpharetta, Fulton County, Georgia
Latitude: 34.078868° Land Lot(s): 1253 & 1254
Longitude: -84.290210° District Number(s): 2nd
Note: Latitude and longitude are the location of main construction entrance.

I. Narrative, Notes and Other information

A. Project Description and nature of construction activities: 133 Cumming Street is a residential redevelopment that will consist of demolition of an existing driveway and auxiliary structures, renovation and adding onto an existing historic house, construction of a paved driveway, pool, stormwater management BMPs, and associated utilities.

B. Owner
Toriano Young & Associates
2055 Arminda Court
Alpharetta, GA 30022
Contact: Mr. Toriano Young
(678) 878-9791
toriyoung55@gmail.com

Operator
TBD

C. 24-hour Local Erosion and Sedimentation Control Contact:
Ty Anderson
(404) 446-8859

D. Total AREA / Disturbed AREA
Estimated Total Site Area: 1.19 Acres
Total Disturbed Area: 0.7 Acres

E. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES.

F. 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.

G. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

H. ~~**THE DESIGN PROFESSIONAL WHO PREPARED THE ESAPC PLAN IS TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS, PERIMETER CONTROL BMP's AND SEDIMENT BASING IN ACCORDANCE WITH PART IV.A.5. WITHIN SEVEN (7) DAYS AFTER INSTALLATION.**~~

I. ~~**AMENDMENTS/REVISIONS TO THE ESAPC PLAN WHICH HAVE A SIGNIFICANT EFFECT ON BMP's WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.**~~

J. ~~**WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.**~~

K. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25-FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.

L. Stormwater management runoff coefficient or peak discharge flow of the site prior to and after construction.

Basin	Area (Acres)	Area (mi²)	"CN"	25-Year Runoff (ft³/s)	NTU
Upstream Sampling Point U1	33.9	0.05	83	139.82	Δ25
Downstream Sampling Point D1	33.9	0.05	83	139.82	Δ25

M. Upstream Conditions
Currently, the majority of the upstream property is a combination of commercial, forested, and suburban residential areas. The terrain is hilly with some steep slopes present.

N. Downstream Conditions
Currently, the area immediately downstream is suburban residential areas. The project area is within the Big Creek watersheds.

O. Name of Receiving Water(s): Big Creek watershed (See F.I.R.M. Panel 13121C0056G & 13121C0057G)
Receiving water(s) have been assessed according to the Rules & Regulations For Water Quality Control, Chapter 391-Revised June 2011 by the Georgia Department of Natural Resources (DNR) Environmental Protection Division (EPD). Receiving water(s) are not designated as trout streams.

P. Extent of Wetlands Area
0.0 total acres/ no impact (no soil disturbance proposed in delineated wetland areas).

Q. Site Map: See Attached

R. Sampling Point(s)
Stormwater turbidity levels for this project shall not increase by more than 25 nephelometric turbidity units (NTU) between corresponding upstream/downstream sample locations. This limit is based upon Appendix B of GAR100001. This project has one (1) representative upstream/downstream sampling point location(s) (see Basin Map on this sheet). One (1) upstream and downstream sample(s) will be collected to measure for turbidity increase. The upstream sample(s) should be taken upstream of the 48" RCP culvert beneath Cricket Lane. The downstream sample(s) should be taken downstream of the proposed site's property line along the stream that runs through the property west to east.

S. Site Soil Conditions
The following table describes existing site soil characteristics. Soils information taken from the U.S. Department of Agriculture Natural Resources Conservation Service soil survey map for Fulton County, Georgia. Refer to Soils Map on this sheet for more information.

Soil Symbol	Soil Description	Erodibility, K Factor (Whole Soil)	Available Water Capacity (Permeability, cm/cm)	Hydrologic Soil Group	Surface Texture	pH
PaD2	Pacolet sandy loam, 10 to 15 percent slopes, moderately eroded	0.15	0.13	B	Sandy loam	5.5
UdC	Urban land-Appling Hard Labor complex, 2 to 10 percent slopes					

T. Critical Areas
1. All slopes over 3:1 slope shall have erosion control matting.
2. All Wetland and Stream Buffer Areas shall have erosion control BMPs applied per the ESPCP.

U. Impaired Stream Segment
The site does not discharge into, or within one mile upstream of and within the same watershed as, any portion of a biota (Bio-F/Bio-M) impaired stream segment per Georgia's most current 305(b)/303(d) list.

V. Stream Buffer Encroachment
This project does encroach on one or more state stream buffers. Stream buffer encroachment(s) include 183 s.f. of disturbance for a sanitary sewer line connection to an existing sanitary sewer main. Therefore, a stream buffer variance is not required.

II. Pollution Controls

A. Cut and Fill
1. Operations shall be kept to a minimum, phase if possible.
2. Shall not endanger adjoining properties.
3. Fills shall not encroach upon natural watercourses. Channels shall be constructed in a manner so as to not adversely affect other property owners.
4. Minimize damage from surface water to the cut face of excavations or the sloping surfaces of fills.

B. State Water Banks
1. Non-exempt activities shall not be conducted within twenty-five (25) feet of the banks of any State waters, as measured from the point where vegetation has been wrested by normal stream flow or wave action, except when approved by the Director for alternate buffer requirements or through necessary variances and permits.
2. Non-exempt activities shall not be conducted within fifty (50) horizontal feet, as measured from the point where vegetation has been wrested by normal stream flow or wave action, of the banks of any State waters classified as "trout stream" flow unless approved by the Director for alternate buffer requirements or through necessary variances and permits.

C. Stabilization Practices
1. Vehicle areas - Fill in rill eroded areas when found.
2. Temporary Mulching - When an area will be left open more than 14 days with no construction.
3. Sod stabilization - Used in higher velocity channel flows.
4. Permanent vegetation - This is to be established once final grade is achieved.
5. Surface roughening: Texturing of soil surfaces to reduce sheet flow and improve surface water impoundment.
6. Sediment Basins - Shall be inspected to insure stable side slopes.

D. Structural Controls to be Used
1. Construction Exit, Construction Road Stabilization, Type C Silt Fence, Excavated Sediment Traps, Inlet Sediment Traps, Temporary Sediment Pond, Diversions, Retaining Walls, Retrofitted Detention Pond, Storm Outlet Protection, Surface Roughening, and Topsoiling.

E. Vegetative Controls to be Used
1. Disturbed Area Stabilization including the use of Tackifiers and Binders, Mulch, Temporary Grassing, Permanent Grassing, Sodding, Permanent Vegetation, Dust Control, Anionic Polyacylimide, and Erosion Control Matting and Blankets.

F. Stormwater Management Report - Master Hydrology Study by AEC, Inc., last dated MONTH DAY, YEAR.

G. Phasing of Project
1. Permittee shall follow the phased Sediment and Erosion Control Plans while working with the site's unique topography and soil types to prevent erosion and water pollution. Notify the Design Professional at once if the design fails to perform or needs to be modified for any BMPs with a hydraulic component.
2. No project may exceed 50 acres of disturbance at one time unless previously approved by EPD.

H. Other Controls
1. Waste Disposal: Locate waste collection areas away from streets, gutters, watercourses, and storm drains. Waste collection areas, such as dumpsters are often best located near construction site entrances to minimize traffic on disturbed soils. All trash and construction debris from the site will be hauled to an approved landfill. No construction waste material will be buried on-site. All personnel will receive instructions regarding the correct procedure for waste disposal. Notices describing these practices will be posted in the construction office. The site superintendent will be responsible for seeing that these procedures are followed. Employee waste and other loose materials will be collected so as to prevent the release of "floatables" during runoff events.
   a. Waste materials shall not be discharged to waters of the State, except as authorized by a Section 404 permit.
2. Off-Site Vehicle Tracking: A stabilized construction entrance will be provided to help reduce vehicle tracking of sediments. The paved streets adjacent to the site will be swept and scraped regularly to remove any excess mud, dirt, or rock tracked from the construction area. A source of fresh water for washing sediment from trucks, especially during periods of wet weather, may be provided in order to minimize the amount of street sweeping and scraping required. Any wastewater resulting from this operation will be directed into a sediment trap. Refer to the Tire Wash Detail.
3. **Additional Regulations: All permittees shall ensure and demonstrate that their Plan is in compliance with applicable State and local waste disposal, sanitary sewer, septic, and petroleum storage system regulations.**
4. Dust Control: During grading operations, periodically apply moisture spray to large areas for dust control. Anionic PAM may also be used in accordance with State and EPA guidelines and manufacturer's specifications.
5. Concrete Washdown: Best management practices shall be employed for concrete washdown of tools, concrete mixer chutes, hoppers and the rear of vehicles. Remove all excess concrete using squeegee or similar tool and place all excess concrete in a form, box, holder or designated washout area where it may be removed when it is hardened. Clean all finishing tools in the wash out area. Use the minimum amount of water to wash the chute, finishing tools and any other equipment. Dispose of small amounts of excess dry concrete, grout and mortar properly. Never bury waste material where it can leach into groundwater and contaminate drinking water sources.
6. Hazardous Waste: No hazardous waste is expected to be generated or encountered in this project. In the event that hazardous waste is encountered, all hazardous waste materials will be disposed of in the manner specified by local or state regulation or by the manufacturer. The site superintendent will be responsible for seeing that these practices are followed.
7. Liquid Waste and Non-Storm Water Discharges: Non-Storm Water Discharges from fire hydrant flushing; potable water sources including water line flushing; irrigation drainage; air conditioning condensate; springs; uncontaminated ground water; and foundation or footing drains may be discharged onsite only if they are not contaminated with process materials or pollutants. Care shall be taken to discharge so that erosion and or damage to adjacent property does not occur due to the discharge. All other liquid wastes shall be collected and transported off-site and disposed of properly. If an undocumented spring or stream is encountered before or during construction, work shall cease within 100 feet of the water source and the design professional shall be contacted immediately. **The discharge of wastewater from washout and cleanout of stucco, paint, form release oils, curing compounds and other construction materials may not be released.**
8. Sanitary Waste: All workers, throughout the life of the project will provide portable sanitary units, for use. A licensed sanitary waste management contractor will regularly collect all sanitary waste from the portable units.
9. Grading Equipment: Grading Equipment shall cross flowing streams by the means of bridges or culverts, except when such methods are not feasible, provided in any case that such crossings should be kept to a minimum.
10. Dewatering Trenches and Excavations: The discharge of pollutants from dewatering trenches will be minimized and are prohibited unless managed by appropriate controls. Some controls include: (a) divert surface water away from trenches with dams, channels, sumps, flumes, and temporary diversions; (b) avoid pumping directly onto slopes which could erode the slopes; (c) pump directly into wooded buffers, if available; (d) use oil/water separator if discharge water becomes contaminated with oil, grease, or chemical products; (e) use stable channels with grass-lined slopes, limiting velocities as necessary to prevent erosion via check dams or other methods.

III. Materials and Safety

Note: This section is provided for informational purposes only. All Material Safety and Spill Prevention Control Contingency (SPCC) plans are to be in accordance with policies and procedures already in place.

A. Significant Materials Expected at Site Inventory:
- Lime
- Lumber
- Fertilizers
- Concrete mix
- Paints
- Steel pipe
- Steel reinforcing bars and related materials
- Diesel fuel and lubricating oils
- Reinforced concrete pipe
- HDPE Pipe
- Ductile iron pipe

B. Spill Prevention and Response Procedures
Spill prevention and response includes "Good Housekeeping" as well as specific practices for certain products and established procedures for responding to spills which do occur.

C. Practices for Products, "Good Housekeeping"
1. Materials - An effort will be made to store only enough material required to do the job.
2. Storage - All materials stored on-site will be stored in a neat, orderly manner in their appropriate containers and stored in a covered area. If storage in a covered area is not possible the materials will be covered with polyethylene or polypropylene sheeting to protect them from the elements.
3. Mixing - Substances will not be mixed with one another unless recommended by the manufacturer.
4. Labeling - Products will be kept in their original containers with the original manufacturer's label affixed to each container.
5. Disposal - Whenever possible, all of a product will be used before disposing of the container. Manufacturer recommendation for proper use and disposal will be followed.
6. Inspections - The site superintendent will inspect the site regularly to ensure proper use and disposal of materials on-site.
7. Spoil materials - Any excavated earth that will not be used for fill material and all demolished pavement will be hauled off site immediately and disposed of properly.

D. Specific Product Practices
1. Petroleum Products - All on-site vehicles will be monitored for leaks and receive regular preventive maintenance to reduce the chance of leakage. If petroleum products will be present at the site, they will be stored in tightly sealed containers, which are clearly labeled. If fuel is stored onsite, a fuel storage area shall be provided. See Fuel Storage Detail. Any asphalt substances used on-site will be applied according to the manufacturer recommendations.
2. Concrete Trucks - Concrete trucks must washout in a designated area. Refer to Concrete Truck Washout Detail.
3. Vehicle/Equipment Washing - Soaps or solvents used in washing must be collected and may not be discharged.
4. Construction Materials - Wastewater from construction materials may not be discharged.
5. Paints - All containers will be tightly sealed and stored when not required for use. Excess paint will not be poured into the storm sewer system but will be properly disposed of according to manufacturer instructions or State and local regulations.
6. Fertilizers - Fertilizers used will be applied only in the minimum amounts recommended by the manufacturer. Once applied, fertilizer will be worked into the soil to limit exposure to storm water. The fertilizer will be stored in a covered area and any partially used bags will be transferred to a sealable plastic bin to avoid spills.
7. Building Materials & Building Products - Plastic sheeting or temporary roofs shall be used to cover building materials, building products, construction wastes, trash landscape materials, fertilizers, pesticides, herbicides, detergents, sanitary waste and other materials to minimize exposure to precipitation and to storm water.

E. Spill Control and Response Practices
The owner or the site superintendent will designate a spill prevention and response team. In addition, the following practices will be followed for spill cleanup:
1. Information - Manufacturers recommended methods for spill cleanup will be clearly posted, and site personnel will be made aware of the procedures and the location of the information and cleanup supplies.
2. Equipment - Materials and equipment necessary for spill cleanup will be present on the site at all times. Equipment and materials will include but not be limited to brooms, shovels, rags, gloves, goggles, absorbent materials (sand, sawdust, etc.) and plastic or metal trash containers specifically for this purpose. The materials and equipment necessary for spill cleanup will be dependent upon the nature and quantity of the material stored on-site.
3. Response - Care shall be taken to prevent and contain any petroleum spills. In the event of a spill, appropriate remediation measures shall be immediately undertaken. Those measures shall include removal of the contaminated soil, replacement of said soil, placing of petroleum tanks on above ground pad with surrounding berms to provide secondary containment to prevent leakage into any storm water system.
4. Safety - The spill area will be kept well ventilated, and personnel will wear appropriate protective clothing to prevent injury from contact with a hazardous substance.
5. Reporting - Spills of toxic of hazardous material (if present on site) will be reported to the appropriate state or local government agency, regardless of the size.
6. Record keeping - The spill prevention plan will be modified to include measures to prevent this type of spill from reoccurring as will as improved methods for cleaning up future spills should they occur. A description of each spill, what caused it, and the cleanup measures used will be maintained with the plan. **Any spill over 25 gallons must be reported to the Spill Response Center. Contact the National Response Center 24-hour spill reporting hotline at (800) 424-8802, the Region 4 (Southeast) 24-hour spill reporting number at (404) 562-8700 OR Georgia's Environmental Agency at (404) 657-5947.**

IV. NPDES Information

~~The following information shall comply with the NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT TO DISCHARGE STORM WATER ASSOCIATED WITH CONSTRUCTION ACTIVITY INTO THE WATERS OF THE STATE OF GEORGIA. Specifically, the NPDES General Permit No. GAR 100001, Authorization To Discharge Under The National Pollutant Discharge Elimination System Storm Water Discharges Associated With Construction Activity For Stand Alone Construction Projects, further referred to as the general permit or the permit. A full copy of the permit is available online at www.epd.georgia.gov:~~

~~**Deadlines for Notification (to be filed by primary permittee)**~~
~~Owners or Operators or both who intend to obtain coverage under this general permit for storm water discharges from a construction site (where construction activities begin after issuance of this permit), shall submit a Notice of Intent (NOI) in accordance with the requirements of this Part at least fourteen (14) days prior to the commencement of construction activities.~~

~~See General Permit No. 100001 for further deadlines and exemptions~~

~~**The Notice of Intent Shall be Submitted by the following procedure (to be filed by primary permittee)**~~
~~NOIs are to be submitted online through the EPD's GEOS system to the appropriate EPD District Office according to the schedule in Appendix A of this permit and to the Local Issuing Authority in jurisdictions authorized to issue a Land Disturbance Activity permit for the permittee's construction site pursuant to O.C.G.A. 12-7-1, et seq. If an electronic submittal service is provided by EPD then the NOI may be submitted electronically; if required, a paper copy must also be submitted by return receipt certified mail or similar service. The permittee shall retain a copy of the proof of submittal at the construction site or the proof of submittal shall be readily available at a designated alternative location from commencement of construction until such time as a Notice of Termination (NOT) is submitted in accordance with Part VI.~~

~~**Applicable Fees (to be paid by primary permittee)**~~
~~Any applicable fees shall be submitted by the primary permittee in accordance with Rules and Regulations for Water Quality Control (Rules) promulgated by the Board of Natural Resources. By submitting an NOI for coverage under this permit the primary permittee agrees to pay any fees required, now or in the future, by such Rules authorized under O.C.G.A. Section 12-5-23(a)(5)(A), which allows the Board of Natural Resources to establish a fee system. Fees may be assessed on land disturbing activity proposed to occur on or after the effective date of this permit and shall be paid in accordance with such Rules.~~

~~**Plans (to be completed by primary permittee)**~~
~~**Keeping Plans Current:** The primary permittee(s) shall amend their Plan whenever there is a change in design, construction, operation, or maintenance, which has a significant effect on BMP's with a hydraulic component (i.e., those BMP's where the design is based upon rainfall intensity, duration and return frequency of storms) or if the Plan proves to be ineffective in eliminating or significantly minimizing pollutants from sources identified under Part IV.D.3. of this permit. Amendments to the Plan must be certified by a design professional as provided in this permit.~~

~~**Inspections (to be completed by primary permittee)**~~
~~(A) Permittee requirements.~~
~~(1). Each day when any type of construction activity has taken place at a primary permittee's site, certified personnel provided by the primary permittee shall inspect:~~
~~(a) all areas at the primary permittee's site where petroleum products are stored, used, or handled for spills and leaks from vehicles and equipment; and~~
~~(b) all locations at the primary permittee's site where vehicles enter or exit the site for evidence of off-site sediment tracking. These inspections must be conducted until a Notice of Termination is submitted.~~
~~(2). Measure and record rainfall within disturbed areas of the site that have not met final stabilization once every 24 hours except any non-working Saturday, non-working Sunday and non-working Federal holiday. The data collected for the purpose of compliance with this permit shall be representative of the monitored activity. Measurement of rainfall may be suspended if all areas of the site have undergone final stabilization or established a crop of annual vegetation and a seeding of target perennials appropriate for the region.~~
~~(3). Certified personnel (provided by the primary permittee) shall inspect the following at least once every seven (7) calendar days and within 24 hours of the end of a storm that is 0.5 inches rainfall or greater (unless such storm ends after 5:00 PM on any Friday or on any non- working Saturday, non-working Sunday or any non-working Federal holiday in which case the inspection shall be completed by the end of the next business day and/or working day, whichever occurs first):~~
~~(a) disturbed areas of the primary permittee's construction site;~~
~~(b) areas used by the primary permittee for storage of materials that are exposed to precipitation; and~~
~~(c) structural control measures. Erosion and sediment control measures identified in the Plan applicable to the primary permittee's site shall be observed to ensure that they are operating correctly. Where discharge locations or points are accessible, they shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving water(s). For areas of a site that have undergone final stabilization or established a crop of annual vegetation and a seeding of target perennials appropriate for the region, the permittee must comply with Part IV.D.4.a.(4). These inspections must be conducted until a Notice of Termination is submitted.~~

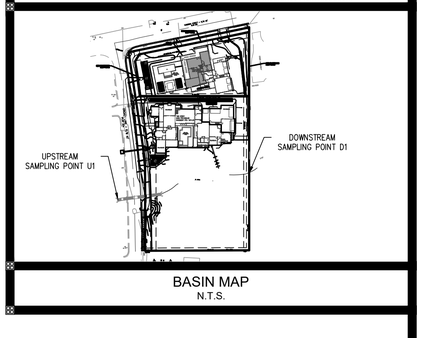
(Continued on next sheet)

LOCATION MAP
N.T.S.

SOILS MAP
N.T.S.

FEMA MAP
N.T.S.

The survey indicates that this property does not lie within a flood hazard zone as identified on F.I.R.M. Community Panel No.'s 13121C0056G & 13121C0057G for Fulton County, Georgia - dated June 19, 2020 as published by the Federal Emergency Management Agency - Federal Hazard Insurance Administration.



BASIN MAP
N.T.S.

MARK VAN DE WATER
GSWCC LEV. II #6960
EXP. 3-15-24

AEC
Civil Engineering
Land Planning
Landscape Architecture
Water Resources
Property Services
Arborist Services
50 Warm Springs Circle
Roswell ▪ Georgia ▪ 30075
(770)641-1942 ▪ www.aecatl.com

EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN

235 CRICKET LANE
TORIANO YOUNG & ASSOCIATES
ALPHARETTA, GEORGIA

NO.	REVISIONS	DATE

COPYRIGHT BY AEC, INC.

PROJECT NO.: 21 - 4609
CIVIL DRAWN BY: B D R
CIVIL DESIGNED BY: B D R
LANDSCAPE DRAWN BY: B D R
LANDSCAPE DESIGNED BY: B D R
CHECKED BY: J W M / M D V
DATE: 09 - 04 - 2023

SHEET
C7.0

M:\2021 JOBS\21-4609 133 CUMMINGS ST-3-LOTS\CIVIL\21-4609-SITE-00.dwg, 9/11/2023 4:24:11 PM, bdg, ARCH full bleed D (24.00 x 36.00 Inches), 1:1

STAND ALONE EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN (ESPCP)

General Note: All measures outlined in this plan are to be in accordance with the "Manual for Erosion and Sediment Control in Georgia," latest edition.

Project Name: 235 Cricket Lane
Location: Alpharetta, Fulton County, Georgia
Latitude: 34.078868° Land Lot(s): 1253 & 1254
Longitude: -84.290210° District Number(s): 2nd
Note: Latitude and longitude are the location of main construction entrance.

IV. NPDES INFORMATION (Continued from previous sheet)

(4). Certified personnel (provided by the primary permittee) shall inspect at least once per month during the term of this permit (i.e., until a Notice of Termination is submitted to EPD) the areas of the site that have undergone final stabilization or established a crop of annual vegetation and a seeding of target perennials appropriate for the region. These areas shall be inspected for evidence of, or the potential for, pollutants entering the drainage system and the receiving water(s). Erosion and sediment control measures identified in the Plan shall be observed to ensure that they are operating correctly. Where discharge locations or points are accessible, they shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving water(s).

(5). Based on the results of each inspection, the site description and the pollution prevention and control measures identified in the Erosion, Sedimentation and Pollution Control Plan, the Plan shall be revised as appropriate not later than seven (7) calendar days following each inspection. Implementation of such changes shall be made as soon as practical but in no case later than seven (7) calendar days following each inspection.

(6). A report of each inspection that includes the name(s) of certified personnel making each inspection, the date(s) of each inspection, construction phase (i.e., initial, intermediate or final), major observations relating to the implementation of the Erosion, Sedimentation and Pollution Control Plan, and actions taken in accordance with Part IV.D.4.a.(5). of the permit shall be made and retained at the site or be readily available at a designated alternate location until the entire site or that portion of a construction project that has been phased has undergone final stabilization and a Notice of Termination is submitted to EPD. Such reports shall be readily available by end of the second business day and/or working day and shall identify all incidents of best management practices that have not been properly installed and/or maintained as described in the Plan. Where the report does not identify any incidents, the inspection report shall contain a statement that the best management practices are in compliance with the Erosion, Sedimentation and Pollution Control Plan. The report shall be signed in accordance with Part V.G.2 of this permit.

Maintenance

A description of procedures to ensure the timely maintenance of vegetation, erosion and sediment control measures and other protective measures identified in the site plan in good and effective operating condition.

Stormwater Sampling Shall be Conducted (to be completed by primary permittee)

Permit GAR100001 requires the monitoring of nephelometric turbidity in receiving water(s) or outfalls in accordance with permit GAR100001. The sampling requirements shall not apply to any land disturbance associated with the construction of single-family homes which are not part of a subdivision or planned common development unless five (5) acres or more will be disturbed.

The Following Sample Methods are Permitted

All sampling shall be collected by "grab samples" and the analysis of these samples must be conducted in accordance with methodology and test procedures established by 40 CFR Part 136 (unless other test procedures have been approved); the guidance document titled "NPDES Storm Water Sampling Guidance Document, EPA 833-B-92-001" and guidance documents that may be prepared by the EPD.

(1). Sample containers should be labeled prior to collecting the samples.
(2). Samples should be well mixed before transferring to a secondary container.
(3). Large mouth, well cleaned and rinsed glass or plastic jars should be used for collecting samples. The jars should be cleaned thoroughly to avoid contamination.
(4). Manual, automatic or rising stage sampling may be utilized. Samples required by this permit should be analyzed immediately, but in no case later than 48 hours after collection. However, samples from automatic samplers must be collected no later than the next business day after their accumulation, unless flow through automated analysis is utilized. If automatic sampling is utilized and the automatic sampler is not activated during the qualifying event, the permittee must utilize manual sampling or rising stage sampling during the next qualifying event. Dilution of samples is not required. Samples may be analyzed directly with a properly calibrated turbidimeter. Samples are not required to be cooled.
(5). Sampling and analysis of the receiving water(s) or outfalls beyond the minimum frequency stated in this permit must be reported to EPD as specified in Part IV.E of the permit.

Stormwater Sampling Points

Stormwater sampling shall be conducted at the points as indicated within this ESPCP.

Sampling Frequency (to be completed by primary permittee)

(1). The primary permittee must sample in accordance with the Plan at least once for each rainfall event described below. For a qualifying event, the permittee shall sample at the beginning of any storm water discharge to a monitored receiving water and/or from a monitored outfall location within forty-five (45) minutes or as soon as possible.
(2). However , where manual and automatic sampling are impossible (as defined in this permit), or are beyond the permittee's control, the permittee shall take samples as soon as possible, but in no case more than twelve (12) hours after the beginning of the storm water discharge.
(3). Sampling by the permittee shall occur for the following qualifying events:
(a). For each area of the site that discharges to a receiving water or from an outfall, the first rain event that reaches or exceeds 0.5 inch with a storm water discharge that occurs during normal business hours as defined in this permit, after all clearing and grubbing operations have been completed, but prior to completion of mass grading operations, in the drainage area of the location selected as the representative sampling location;
(b). In addition to (a) above, for each area of the site that discharges to a receiving water or from an outfall, the first rain event that reaches or exceeds 0.5 inch with a storm water discharge that occurs during normal business hours as defined in this permit, after 90 days after the first sampling event or after all mass grading operations have been completed, but prior to submittal of a NOT, in the drainage area of the location selected as the representative sampling location, whichever comes first;
(c). At the time of sampling performed pursuant to (a) and (b) above, if BMPs in any area of the site that discharges to a receiving water or from an outfall are not properly designed, installed and maintained, corrective action shall be defined and implemented within two (2) business days, and turbidity samples shall be taken from discharges from that area of the site for each subsequent rain event that reaches or exceeds 0.5 inch during normal business hours* until the selected turbidity standard is attained, or until post-storm event inspections determine that BMPs are properly designed, installed and maintained;
(d). Where sampling pursuant to (a), (b) or (c) above is required but not possible (or not required because there was no discharge), the permittee, in accordance with Part IV.D.4.a.(6) , must include a written justification in the inspection report of why sampling was not performed. Providing this justification does not relieve the permittee of any subsequent sampling obligations under (a), (b) or (c) above; and
(e). Existing construction activities, i.e., those that are occurring on or before the effective date of this permit, that have met the sampling required by (a) above shall sample in accordance with (b) . Those existing construction activities that have met the sampling required by (b) above shall not be required to conduct additional sampling other than as required by (c) above.

*Note that the Permittee may choose to meet the requirements of (a) and (b) above by collecting turbidity samples from any rain event that reaches or exceeds 0.5 inch and allows for sampling at any time of the day or week.

Reporting (to be completed by Owner or Operator or both)

1. The applicable permittees are required to submit the sampling results to the EPD at the address shown in Part II.C. by the fifteenth (15th) day of the month following the reporting period. Reporting periods are months during which samples are taken in accordance with this permit. Sampling results shall be in a clearly legible format. Upon written notification, EPD may require the applicable permittee to submit the sampling results on a more frequent basis. Sampling and analysis of any storm water discharge(s) or the receiving water(s) beyond the minimum frequency stated in this permit must be reported in a similar manner to the EPD. The sampling reports must be signed in accordance with Part V .G.2. Sampling reports must be submitted to EPD using the electronic submittal service provided by EPD. Sampling reports must be submitted to EPD until such time as a NOT is submitted in accordance with Part VI.
2. All sampling reports shall include the following information:
   a. The rainfall amount, date, exact place and time of sampling or measurements;
   b. The name(s) of the certified personnel who performed the sampling and measurements;
   c. The date(s) analyses were performed;
   d. The time(s) analyses were initiated;
   e. The name(s) of the certified personnel who performed the analyses;
   f. References and written procedures, when available, for the analytical techniques or methods used;
   g. The results of such analyses, including the bench sheets, instrument readouts, computer disks or tapes , etc., used to determine these results;
   h. Results which exceed 1,000 NTU shall be reported as "exceeds 1,000 NTU;" and
   i. Certification statement that sampling was conducted as per the Plan.
3. All written correspondence required by this permit shall be submitted by return receipt certified mail (or similar service) to the appropriate District Office of the EPD according to the schedule in Appendix A of this permit. The permittee shall retain a copy of the proof of submittal at the construction site or the proof of submittal shall be readily available at a designated location from commencement of construction until such time as a NOT is submitted in accordance with Part VI.

Retention of Records (to be completed by Owner or Operator or both)

1. The primary permittee shall retain the following records at the construction site or the records shall be readily available at a designated alternate location from commencement of construction until such time as a NOT is submitted in accordance with Part VI:
   a. A copy of all Notices of Intent submitted to EPD;
   b. A copy of the Erosion, Sedimentation and Pollution Control Plan required by this permit;
   c. The design professional's report of the results of the inspection conducted in accordance with Part IV.A.5. of this permit;
   d. A copy of all sampling information, results, and reports required by this permit;
   e. A copy of all inspection reports generated in accordance with Part IV.D.4.a. of this permit;
   f. A copy of all violation summaries and violation summary reports generated in accordance with Part 111.D.2. of this permit; and
   g. Daily rainfall information collected in accordance with Part IV.D.4.a.(2). of this permit.
2. Copies of all Notices of Intent, Notices of Termination, inspection reports, sampling reports (including all calibration and maintenance records and all original strip chart recordings for continuous monitoring instrumentation), or other reports requested by the EPD, Erosion, Sedimentation and Pollution Control Plans, records of all data used to complete the Notice of Intent to be covered by this permit and all other records required by this permit shall be retained by the permittee who either produced or used it for a period of at least three years from the date that the NOT is submitted in accordance with Part VI of this permit. These records must be maintained at the permittee's primary place of business or at a designated alternative location once the construction activity has ceased at the permitted site. This period may be extended by request of the EPD at any time upon written notification to the permittee.

Notice of Termination Eligibility

1. For construction activities, by the permittee where the entire stand alone development has undergone final stabilization, all storm water discharges associated with construction activity that are authorized by this permit have ceased, the site is in compliance with this permit and all temporary BMPs have been removed. For construction activities where the primary permittee has elected to submit NOts for separate phases of the stand alone development, the phase or phases of the stand alone development on the NOT shall correspond to the phase or phases on the NOI.
2. By the Owner or Operator when the Owner or Operator of the site changes. Where storm water discharges will continue after the identity of the Owner or Operator changes, the permittee must, prior to filing the Notice of Termination, notify any subsequent Owner or Operator of the permitted site as to the requirements of this permit.

The Notice of Termination Shall be Submitted by the following procedure (to be completed primary permittee)

All Notices of Termination will be submitted to the EPD via the online GEOS system to the appropriate EPD District Office according to the schedule in Appendix A of this permit and to the Local Issuing Authority in jurisdictions authorized to issue a Land Disturbance Activity permit for the permittee's construction site pursuant to O.C.G.A. 12-7-1, et seq. If an electronic submittal service is provided by the EPD then the Notice of Termination may be submitted electronically; if required, a paper copy must also be submitted by return receipt certified mail or similar service.

V. Certifications

Design Professional's Certifications

"I certify under penalty of law that this Plan was prepared after a site visit to the locations described herein by myself or my authorized agent, under my supervision."

Design Professional's Signature: _____ **Date:** ___05/02/2023___ .

Design Professional's GWSCC Level II Certification Number.: _____6960_____**Expiration Date:** 3/15/24___ .

OWNER	ENGINEER
Toriano Young & Associates 2055 Arminda Court Alpharetta, GA 30022 Contact: Mr. Toriano Young (678) 878-9791 toriyoung55@gmail.com	**AEC, INC.** 50 WARM SPRINGS CIRCLE ROSWELL, GEORGIA 30075 CONTACT: MARK VAN DE WATER (770) 641-1942 LEVEL II CERT.# 6960

SITEWORK CONSTRUCTION SCHEDULE — START: OCTOBER 2023

ACTIVITY		MONTH 1	2	3	4	5	6	7	8	9	10	11	12	END OF PROJECT
INSTALL TREE PROTECTION FENCING		X												
SEDIMENT CONTROL														
	I		X	X										
	IIA			X	X	X	X							
	IIB					X	X	X	X	X				
	III									X	X	X	X	
EROSION CONTROL MAINTENANCE			X	X	X	X	X	X	X	X	X	X	X	
CLEARING & GRUBBING			X		X	X								
GRADE SITE					X	X	X	X	X	X	X	X	X	
PIPING			X		X	X	X							X
DETENTION			X	X	X									
CURB AND GUTTER											X	X	X	
BUILDING CONST.								X	X	X	X	X	X	
FINE GRADING												X	X	X
TEMP. GRASSING				X	X	X	X	X	X					
PERM. GRASSING								X	X	X	X	X	X	X
PERMANENT VEGETATION													X	X
REMOVE TEMP. BARRIERS													X	X

EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN CHECKLIST
STAND ALONE CONSTRUCTION PROJECTS
SWCD: Region 1

Project Name: 235 Cricket Lane **Address: 235 Cricket Lane, Alpharetta, GA 30009**
City/County: Alpharetta / Fulton County **Date on Plans: 09-05-2023**
Name & email of person filling out checklist: Ben Quattlebaum - biq@aecatl.com

Plan Page #	included Y/N	TO BE SHOWN ON ES&PC PLAN
C7.1	Y	1 The applicable Erosion, Sedimentation and Pollution Control Plan Checklist established by the Commission as of January 1 of the year in which the land-disturbing activity was permitted (The completed Checklist must be submitted with the ES&PC Plan or the Plan will not be reviewed)
C7.0-7.4	Y	2 Level II certification number issued by the Commission, signature and seal of the certified design professional. (Signature, seal and level II number must be on each sheet pertaining to ES&PC plan or the Plan will not be reviewed)
	N/A	3 Limits of disturbance shall be no greater than 50 acres at any one time without prior written authorization from the GAEPD District Office. If GAEPD approves the request to disturb 50 acres or more at any one time, the Plan must include at least 4 of the BMPs listed in Appendix 1 of this checklist and the GAEPD approval letter. * (A copy of the written approval by GAEPD must be attached to the plan for the Plan to be reviewed.)
C7.0	Y	4 The name and phone number of the 24-hour contact responsible for erosion, sedimentation and pollution controls.
C7.0	Y	5 Provide the name, address, email address, and phone number of primary permittee.
C7.0	Y	6 Note total and disturbed acreages of the project or phase under construction
C7.0	Y	7 Provide the GPS location of the construction exit for the site Give the Latitude and Longitude in decimal degrees.
C7.0-7.4	Y	8 Initial date of the Plan and the dates of any revisions made to the Plan including the entity who requested the revisions.
C7.0	Y	9 Description of the nature of construction activity and existing site conditions.
C7.0	Y	10 Provide vicinity map showing site's relation to surrounding areas. Include designation of specific phase, if necessary.
C7.0	Y	11 Identify the project receiving waters and describe all sensitive adjacent areas including streams, lakes, residential areas, wetlands, marshlands, etc. which may be affected.
C7.1	Y	12 Design professional's certification statement and signature that the site was visited prior to development of the ES&PC Plan as stated on **Part IV page 19** of the permit.
	N/A	13 Design professional's certification statement and signature that the permittee's ES&PC Plan provides for an appropriate and comprehensive system of BMPs and sampling to meet permit requirements as stated on **Part IV page 19** of the permit. *
	N/A	14 Clearly note the statement that "The design professional who prepared the ES&PC Plan is to inspect the installation of the initial sediment storage requirements and perimeter control BMPs within 7 days after installation." in accordance with **Part IV.A.5 page 25** of the permit. *
	N/A	15 Clearly note the statement that "Non-exempt activities shall not be conducted within the 25 or 50-foot undisturbed stream buffers as measured from the point of wrested vegetation or within 25-feet of the coastal marshland buffer as measured from the Jurisdictional Determination Line without first acquiring the necessary variances and permits."
C7.0	Y	16 Provide a description of any buffer encroachments and indicate whether a buffer variance is required.
	N/A	17 Clearly note the statement that "Amendments/revisions to the ES&PC Plan which have a significant effect on BMPs with a hydraulic component must be certified by the design professional." *
	N/A	18 Clearly note the statement that "Waste materials shall not be discharged to waters of the State, except as authorized by a Section 404 permit." *
C7.0	Y	19 Clearly note statement that "The escape of sediment from the site shall be prevented by the installation of erosion and sediment control measures and practices prior to land disturbing activities."
C7.0	Y	20 Clearly note statement that "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."
C7.0	Y	21 Clearly note the statement "Any disturbed area left exposed for a period greater than 14 days shall be stabilized with mulch or temporary seeding."
	N/A	22 Any construction activity which discharges storm water into an Impaired Stream Segment, or within 1 linear mile upstream of and within the same watershed as, any portion of a Biota Impaired Stream Segment must comply with Part III. C. of the permit. Include the completed Appendix 1 listing all the BMPs that will be used for those areas of the site which discharge to the Impaired Stream Segment. *
	N/A	23 If a TMDL Implementation Plan for sediment has been finalized for the Impaired Stream Segment (identified in Item 22 above) at least six months prior to submittal of NOI, the ES&PC Plan must address any site-specific conditions or requirements included in the TMDL Implementation Plan. *
	N/A	24 BMPs for concrete washdown of tools, concrete mixer chutes, hoppers and the rear of the vehicles. Washout of the drum at the construction site is prohibited. *
C7.1	Y	25 Provide BMPs for the remediation of all petroleum spills and leaks.
	N/A	26 Description of the measures that will be installed during the construction process to control pollutants in storm water that will occur after construction operations have been completed. *
	N/A	27 Description of practices to provide cover for building materials and building products on site. *
	N/A	28 Description of the practices that will be used to reduce the pollutants in storm water discharges. *
C7.1	Y	29 Description and chart or timeline of the intended sequence of major activities which disturb soils for the major portions of the site (i.e., install perimeter and sediment storage BMPs, clearing and grubbing activities, excavation activities, utility activities, temporary and final stabilization).
	N/A	30 Provide complete requirements of Inspections and record keeping by the primary permittee. *
	N/A	31 Provide complete requirements of Sampling Frequency and Reporting of sampling results. *
	N/A	32 Provide complete details for Retention of Records as per Part IV.F. of the permit. *
	N/A	33 Description of analytical methods to be used to collect and analyze the samples from each location. *
	N/A	34 Appendix B rationale for NTU values at all outfall sampling points where applicable. *
	N/A	35 Delineate all sampling locations, perennial and intermittent streams and other water bodies into which storm water is discharged. *
	N/A	36 A description of appropriate controls and measures that will be implemented at the construction site including: (1) Initial sediment storage requirements and perimeter control BMPs, (2) Intermediate grading and drainage BMPs, and (3) final BMPs. For construction sites where there will be no mass grading and the initial perimeter control BMPs, intermediate grading and drainage BMPs, and final BMPs are the same, the Plan may combine all of the BMPs into a single phase. *
C7.2-7.4	Y	37 Graphic scale and North arrow.
C7.2-7.4	Y	38 Existing and proposed contour lines with contour lines drawn at an interval in accordance with the following:

Map Scale	Ground Slope	Contour Intervals, ft
1 inch = 100ft or larger scale	Flat 0 - 2%	0.5 or 1
	Rolling 2 - 8%	1 or 2
	Steep 8% +	2.5 or 10

	N/A	39 Use of alternative BMPs whose performance has been documented to be equivalent to or superior to conventional BMPs as certified by a Design Professional (unless disapproved by GAEPD or the Georgia Soil and Water Conservation Commission). Please refer to the Alternative BMP Guidance Document found at www.gaswcc.georgia.gov.
	N/A	40 Use of alternative BMP for application to the Equivalent BMP List. Please refer to Appendix A-2 of the Manual for Erosion & Sediment Control in Georgia 2016 Edition. *
	C7.2-7.4	41 Delineation of the applicable 25-foot or 50-foot undisturbed buffers adjacent to state waters and any additional buffers required by the Local Issuing Authority. Clearly note and delineate all areas of impact.
C7.2-7.4	Y	42 Delineation of on-site wetlands and all state waters located on and within 200 feet of the project site.
C7.2-7.4	Y	43 Delineation and acreage of contributing drainage basins on the project site
	N/A	44 Provide hydrology study and maps of drainage basins for both the pre- and post-developed conditions. *
C7.0	Y	45 An estimate of the runoff coefficient or peak discharge flow of the site prior to and after construction activities are completed.
C6.2	Y	46 Storm-drain pipe and weir velocities with appropriate outlet protection to accommodate discharges without erosion. Identify/Delineate all storm water discharge points.
C7.0	Y	47 Soil series for the project site and their delineation.
C7.2-7.4	Y	48 The limits of disturbance for each phase of construction.
C7.2-7.4	Y	49 Provide a minimum of 67 cubic yards of sediment storage per acre drained using a temporary sediment basin, retrofitted detention pond, and/or excavated inlet sediment traps for each common drainage location. Sediment storage volume must be in place prior to and during all land disturbance activities until final stabilization of the site has been achieved. A written justification explaining the decision to use equivalent controls when a sediment basin is not attainable must be included in the Plan for each common drainage location in which a sediment basin is not provided. A written justification as to why 67 cubic yards of storage is not attainable must also be given. Worksheets from the Manual included for structural BMPs and all calculations used by the storage design professional to obtain the required sediment when using equivalent controls. When discharging from sediment basins and impoundments, permittees are required to utilize outlet structures that withdraw water from the surface, unless infeasible. If outlet structures that withdraw water from the surface are not feasible, a written justification explaining this decision must be included in the Plan.
C7.2-7.4	Y	50 Location of Best Management Practices that are consistent with and no less stringent than the Manual for Erosion and Sediment Control in Georgia. Use uniform coding symbols from the Manual, Chapter 6, with legend.
D4.0-4.2	Y	51 Provide detailed drawings for all structural practices. Specifications must, at a minimum, meet the guidelines set forth in the Manual for Erosion and Sediment Control in Georgia.
D4.0-4.2	Y	52 Provide vegetative plan, noting all temporary and permanent vegetative practices. Include species, planting dates and seeding, fertilizer, lime and mulching rates. Vegetative plan shall be site specific for appropriate time of the year that seeding will take place and for the appropriate geographic region of Georgia

* If using this checklist for a project that is less than 1 acre and not part of a common development but within 200 ft of a perennial stream, the * checklist items would be N/A.

Effective January 1, 2023

BMP'S FOR THE REMEDIATION OF ALL PETROLEUM SPILLS AND LEAKS

SOIL CLEANUP AND CONTROL PRACTICES:

- LOCAL, STATE AND MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED AND PROCEDURES WILL BE MADE AVAILABLE TO SITE PERSONNEL.
- MATERIAL AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREAS. TYPICAL MATERIALS AND EQUIPMENT INCLUDES, BUT IS NOT LIMITED TO, BROOMS, DUSTPANS, MOPS, RAGS, GLOVES, GOGGLES, CAT LITTER SAND, SAWDUST AND PROPERLY LABELED PLASTIC AND METAL WASTE CONTAINERS.
- SPILL PREVENTION PRACTICES AND PROCEDURES WILL BE REVIEWED AFTER A SPILL AND ADJUSTED AS NECESSARY TO PREVENT FUTURE SPILLS.
- ALL SPILLS WILL BE CLEANED UP IMMEDIATELY UPON DISCOVERY. ALL SPILLS WILL BE REPORTED AS REQUIRED BY LOCAL, STATE, AND FEDERAL REGULATIONS.
- FOR SPILLS THAT IMPACT SURFACE WATER (LEAVE A SHEEN ON SURFACE WATER), THE NATIONAL RESPONSE CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 1-800-424-8802.
- FOR SPILLS OF AN UNKNOWN AMOUNT, THE NATION RESPONSE CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 1-800-424-8802.
- FOR SPILLS GREATER THAN 25 GALLONS AND NO SURFACE WATER IMPACTS OCCUR, THE GEORGIA E.P.D. WILL BE CONTACTED WITHIN 24 HOURS. 800-241-4113.
- FOR SPILLS LESS THAN 25 GALLONS AND NO SURFACE WATER IMPACTS OCCUR, THE SPILL WILL BE CLEANED UP AND LOCAL AGENCIES WILL BE CONTACTED AS REQUIRED.

THE CONTRACTOR SHALL NOTIFY THE LICENSED PROFESSIONAL WHO PREPARED THIS PLAN IF MORE THAN 1320 GALLONS OF PETROLEUM IS STORED ONSITE (THIS INCLUDES CAPACITIES OF EQUIPMENT) OR IF ANY ONE PIECE OF EQUIPMENT HAS A CAPACITY GREATER THAN 660 GALLONS. THE CONTRACTOR WILL NEED A SPILL PREVENTION CONTAINMENT AND COUNTERMEASURES PLAN PREPARED BY THAT LICENSED PROFESSIONAL.

MARK VAN DE WATER
GSWCC LEV. II #6960
EXP. 3-15-24

AEC
Civil Engineering · Water Resources
Land Planning · Property Services
Landscape Architecture · Arborist Services
50 Warm Springs Circle
Roswell • Georgia • 30075
(770)641-1942 • www.aecatl.com

EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN

235 CRICKET LANE
TORIANO YOUNG & ASSOCIATES
ALPHARETTA, GEORGIA

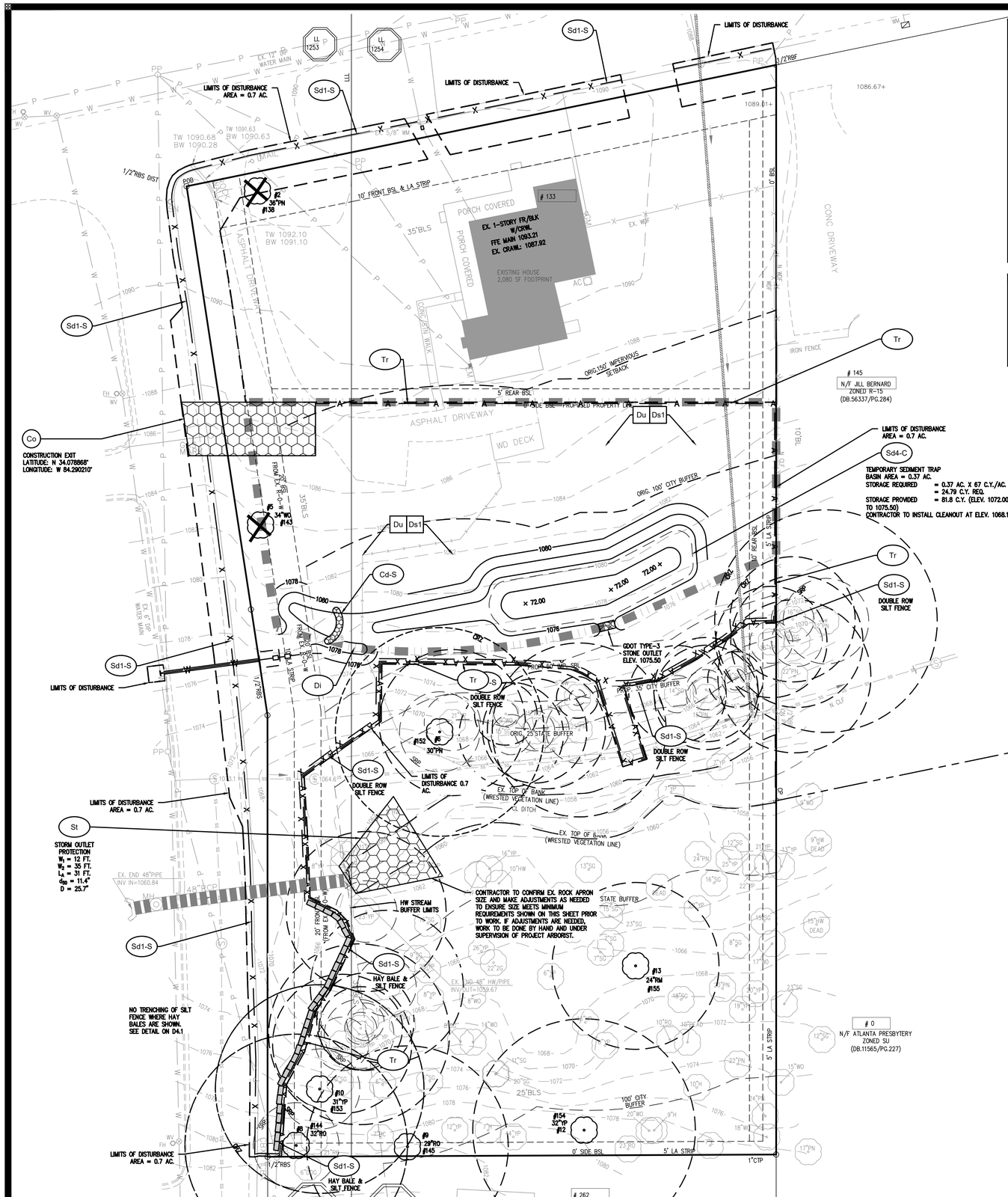
NO.	REVISIONS	DATE

COPYRIGHT BY AEC, INC.

PROJECT NO.: 21 - 4609
CIVIL DRAWN BY: B D R
CIVIL DESIGNED BY: B D R
LANDSCAPE DRAWN BY: B D R
LANDSCAPE DESIGNED BY: B D R
CHECKED BY: J W M / M D V
DATE: 09 - 04 - 2023

SHEET
C7.1

M:\2021 JOBS\21-4609 133 CUMMING ST-3-LOTS\CIVIL\21-4609-SITE-00.dwg, 9/11/2023 4:24:19 PM, biq, ARCH full (bleed D (24.00 x 36.00 inches), 1:1



PHASE I: DEMOLITION & PERIMETER BMP INSTALLATION

- SITE WORK INCLUDES CONSTRUCTION OF A NEW THREE-STORY RESIDENTIAL BUILDING, POOL, ASSOCIATED UTILTIES, AND STORMWATER MANAGEMENT.
- CONTRACTOR SHALL CONFIRM PRIOR TO BEGINNING CONSTRUCTION THAT THE N.O.I. HAS BEEN FILED AND ASSOCIATED FEES PAID. THE NOI AND FEES MUST BE SUBMITTED TO E.P.D. AND/OR THE LOCAL ISSUING AUTHORITY AT LEAST 14 DAYS PRIOR TO BEGINNING CONSTRUCTION.
- INSTALL TREE PROTECTION FENCE (Tr) AND GET ARBORIST TO INSPECT SITE. ONCE ARBORIST APPROVES TREE PROTECTION FENCE INSTALLATION, PROCEED WITH BMP INSTALLATION.
- INSTALL ALL SILT FENCE (Sd1-S) AND CONSTRUCTION EXIT (Co) AS SHOWN ON THE PHASE 1A PLAN.
- NO MASS GRADING EXCEPT WHAT IS SHOWN ON THE PHASE 1 PLAN SHEET.
- LAYOUT STAGING AREA PADS, HAZARDOUS WASTE CONTAINMENT AREAS AND TOPSOIL STOCKPILE AREAS.
- APPLY MULCH (Ds1) AND DUST CONTROL (Du) AS SHOWN ON PHASE 1A PLAN.
- CALL ENGINEER AT 770-641-1942 FOR INSPECTION WITHIN SEVEN (7) DAYS AFTER THE INITIAL EROSION CONTROL BMP'S HAVE BEEN INSTALLED.
- CONTRACTOR SHALL PROTECT THE DOWNSTREAM DRAINAGE CONVEYANCE.
- INSTALL AND MAINTAIN ALL BMP'S SHOWN ON THE PHASE IA PLAN IN ACCORDANCE WITH THE MANUAL FOR SEDIMENT AND EROSION CONTROL IN GEORGIA (LATEST EDITION).

SEDIMENT STORAGE NARRATIVE:

- PHASE 1 – SEDIMENT STORAGE TO BE PROVIDED BY ONE (1) TEMPORARY SEDIMENT TRAP. SEDIMENT STORAGE FOR SHEET FLOW AREAS ARE CAPTURED BY SILT FENCE.

TOTAL DISTURBED AREA = 0.4 AC.
SEDIMENT STORAGE REQUIRED = 0.4 AC. X 67 C.Y./AC. = 26.8 C.Y.
SEDIMENT STORAGE PROVIDED IN Sd4-C #1: 27.8 C.Y.
SEDIMENT STORAGE PROVIDED IN Sd4-C #2: 29.1 C.Y.
TOTAL SEDIMENT STORAGE PROVIDED = 56.9 C.Y.

EROSION CONTROL NOTES:

1. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OF 50-FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25-FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.
2. CONSTRUCTION FOR THIS SITE DOES ENCROACH ON A STATE BUFFER. ENCROACHMENT INCLUDES 183 S.F. FOR THE CONNECTION OF A SANITARY SEWER LINE TO THE EXISTING MAIN.
3. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES.
4. 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.
5. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
6. NAME OF RECEIVING WATERS: BIG CREEK WATERSHED (SEE F.I.R.M. PANEL 13121C0067F) RECEIVING WATER(S) HAVE BEEN ASSESSED ACCORDING TO THE RULES & REGULATIONS FOR WATER QUALITY CONTROL, CHAPTER 391-REVISED JUNE 2011 BY THE GEORGIA DEPARTMENT OF NATURAL RESOURCES (DNR) ENVIRONMENTAL PROTECTION DIVISION (EPD). RECEIVING WATER(S) ARE NOT DESIGNATED AS TROUT STREAMS.

Design Professional's Certifications

"I certify that the permittee's Erosion, Sedimentation and Pollution Control Plan (ESPCP) provides for an appropriate and comprehensive system of best management practices required by the Georgia Water Quality Control Act and the document "Manual for Erosion and Sediment Control in Georgia" (Manual) published by the Georgia Soil and Water Conservation Commission as of January 1st of the year in which the land-disturbing activity was permitted, provides for the sampling of the receiving water(s) or the sampling of the storm water outfalls and that the designed system of best management practices and sampling methods is expected to meet the requirements contained in the Georgia NPDES Permit No. GAR 100001 and that the ESPCP was prepared in accordance with Part IV of that permit."

"I certify under penalty of law that this Plan was prepared after a site visit to the locations described herein by myself or my authorized agent, under my supervision."

Design Professional's Signature: _____ Date: 05/02/2023.

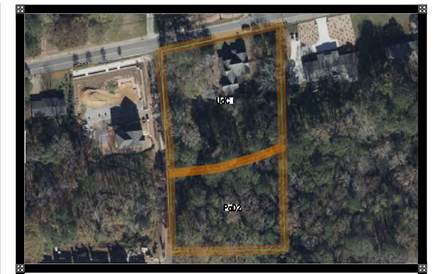
Design Professional's GWSCC Level II Certification Number.: 6960 Expiration Date: 3/15/24.

OWNER	ENGINEER	
Toriano Young & Associates 2055 Arminda Court Alpharetta, GA 30022 Contact: Mr. Toriano Young 678-878-9791	AEC, INC. 50 WARM SPRINGS CIRCLE ROSWELL, GEORGIA 30075 CONTACT: MARK VAN DE WATER (770) 641-1942 LEVEL II CERT.# 6960	

TOTAL SITE AREA
0.45 AC.
TOTAL DISTURBED AREA
0.4 AC.

PRIMARY PERMITTEE
TORIANO YOUNG & ASSOCIATES
2055 ARMINDA COURT
ALPHARETTA, GA 30022
MR. TORIANO YOUNG
(678) 878-9791
TORIYOUNG55@GMAIL.COM

24-HOUR ERO. CONTROL CONTACT:
TY ANDERSON
(404) 446-8859
GSWCC #: 103080
EXP: 06-27-2026



SOILS MAP
N.T.S.

Soil Symbol	Soil Description	Erodibility, K Factor (Whole Soil)	Available Water Capacity (Permeability, cm/cm)	Hydrologic Soil Group	Surface Texture	pH
PaD2	Pacolet sandy loam, 10 to 15 percent slopes, moderately eroded	0.15	0.13	B	Sandy loam	5.5
UdC	Urban land-Appling Hard Labor complex, 2 to 10 percent slopes					

EROSION CONTROL LEGEND

- Co — CONSTRUCTION EXIT
- Ds1 — DISTURBED AREA STABILIZATION (MULCH)
- Ds2 — DISTURBED AREA STABILIZATION (TEMPORARY SEEDING)
- Ds3 — DISTURBED AREA STABILIZATION (PERMANENT GRASSING)
- Ds4 — DISTURBED AREA STABILIZATION (SODDING)
- Du — DUST CONTROL
- Di — DIVERSION DITCH
- LIMITS OF DISTURBANCE
- Sd1-S — SILT BARRIER TYPE "C"
- Sd2-P — TEMPORARY SEDIMENT STORAGE, FILTER FABRIC
- Sd2-P — TEMPORARY SEDIMENT STORAGE "PIG IN A BLANKET"
- Tr — TREE FENCE
- DRAINAGE BASIN LINE
- Dc — STREAM DIVERSION CHANNEL

SITEWORK CONSTRUCTION SCHEDULE START: JULY 2023

ACTIVITY	WEEK 1	WEEK 2	WEEK 3	WEEK 4	MONTH 2	MONTH 3	MONTH 4	MONTH 5	MONTH 6	MONTH 7	MONTH 8	MONTH 9	END OF PROJECT
INSTALL TREE PROTECTION FENCING	x												
SEDIMENT CONTROL													
I		x	x										
IIA				x	x	x	x						
IIB						x	x	x	x	x			
III									x	x	x	x	
EROSION CONTROL MAINTENANCE		x	x	x	x	x	x	x	x	x	x	x	
CLEARING & GRUBBING				x	x	x							
GRADE SITE					x	x	x	x	x	x	x	x	
PIPING					x	x	x						x
DETENTION						x	x						
CURB AND GUTTER									x	x	x	x	
BUILDING CONST.								x	x	x	x	x	
FINE GRADING											x	x	
TEMP. GRASSING				x	x	x	x	x	x				x
PERM. GRASSING								x	x	x	x	x	x
PERMANENT VEGETATION												x	x
REMOVE TEMP. BARRIERS												x	x

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

NORTH

20 0 20 40
Scale 1" = 20'

AEC
Civil Engineering | Water Resources
Land Planning | Property Services
Landscape Architecture | Arborist Services
50 Warm Springs Circle
Roswell ▪ Georgia ▪ 30075
(770)641-1942 ▪ www.aecatl.com

PHASE I EROSION CONTROL PLAN

235 CRICKET LANE
TORIANO YOUNG & ASSOCIATES
ALPHARETTA, GEORGIA

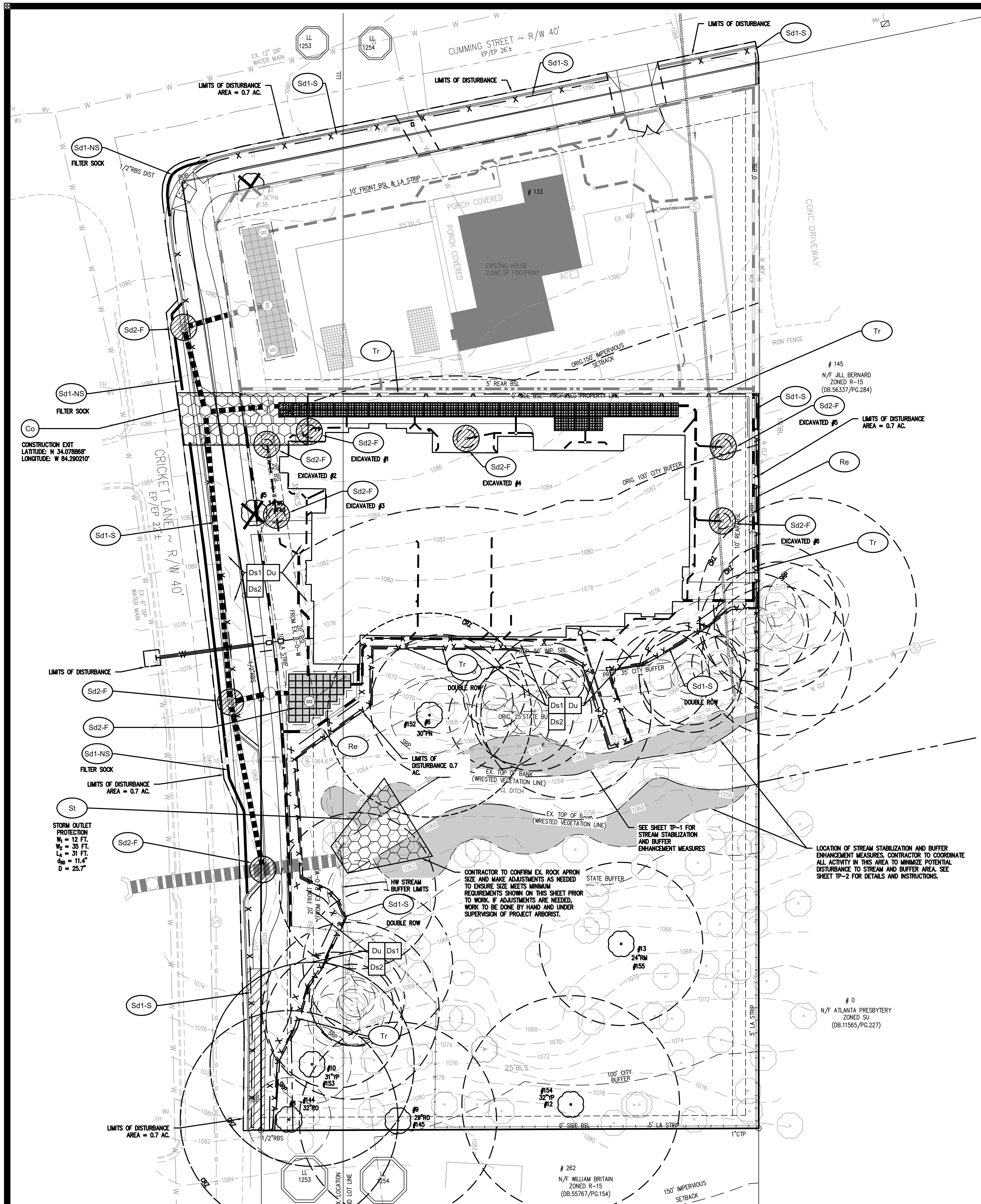
NO.	REVISIONS	DATE

COPYRIGHT BY AEC, INC.

PROJECT NO.: 21 - 4609
CIVIL DRAWN BY: B D R
CIVIL DESIGNED BY: B D R
LANDSCAPE DRAWN BY: B D R
LANDSCAPE DESIGNED BY: B D R
CHECKED BY: J W M / M D V
DATE: 09 - 04 - 2023

SHEET
C7.2

M:\2021 JOBS\21-4609 133 CUMMING-ST-3-LOTS\CIVIL\21-4609-SITE 00.dwg, 9/11/2023 4:24:24 PM, bcg, ARCH full bleed D (24.00 x 36.00 Inches), 1:1



PHASE 2: GRADING, INFRASTRUCTURE INSTALLATION

- CONSTRUCT THE GRADES AS SHOWN.
- CONSTRUCT INFRASTRUCTURE (STORM SEWER, SANITARY SEWER, AND WATER LINE NETWORKS).
- INSTALL TEMPORARY SEDIMENT STORAGE (Sd2) AROUND STORM STRUCTURES AS SHOWN ON PLANS.
- IF JB TOPS ARE NOT INSTALLED IMMEDIATELY, INSTALL SD2–F AT JB LOCATIONS.
- APPLY DUST CONTROL (Du), MULCH (Ds1), AND TEMPORARY SEEDING (Ds2) AS REQUIRED.
- INSTALL AND MAINTAIN ALL BMP'S SHOWN ON THE PHASE 2 PLAN IN ACCORDANCE WITH THE MANUAL FOR SEDIMENT AND EROSION CONTROL IN GEORGIA (LATEST EDITION).
- CONTINUE MAINTENANCE OF BMP'S ALREADY INSTALLED ON SITE.
- CONTINUE MONITORING PROGRAM IN ACCORDANCE WITH THE PLANS AND PERMIT.

SEDIMENT STORAGE NARRATIVE:

- PHASE 2 – SEDIMENT STORAGE PROVIDED WITHIN SIX (6) EXCAVATED INLET SEDIMENT TRAPS (Sd2). SEDIMENT STORAGE FOR SHEET FLOW AREAS ARE CAPTURED BY SILT FENCE.

TOTAL DISTURBED AREA = 0.7 ACRES
TOTAL REQUIRED SEDIMENT STORAGE = 0.7 AC. X 67 C.Y./AC. = 46.9 C.Y. REQUIRED

EXCAVATED INLET SEDIMENT TRAP DATA:

EXCAVATED INLET SEDIMENT TRAP #1:
BASIN AREA TO INLET = 0.02 AC. (1.3 C.Y. REQUIRED)
STORAGE PROVIDED = 2.2 C.Y. (5' DIAMETER, 3' DEPTH ROUND EXCAVATION)
EXCAVATED INLET SEDIMENT TRAP #2:
BASIN AREA TO INLET = 0.02 AC. (1.3 C.Y. REQUIRED)
STORAGE PROVIDED = 2.2 C.Y. (5' DIAMETER, 3' DEPTH ROUND EXCAVATION)
EXCAVATED INLET SEDIMENT TRAP #3:
BASIN AREA TO INLET = 0.02 AC. (1.3 C.Y. REQUIRED)
STORAGE PROVIDED = 2.2 C.Y. (5' DIAMETER, 3' DEPTH ROUND EXCAVATION)
EXCAVATED INLET SEDIMENT TRAP #4:
BASIN AREA TO INLET = 0.03 AC. (2.0 C.Y. REQUIRED)
STORAGE PROVIDED = 2.2 C.Y. (5' DIAMETER, 3' DEPTH ROUND EXCAVATION)
EXCAVATED INLET SEDIMENT TRAP #5:
BASIN AREA TO INLET = 0.04 AC. (2.7 C.Y. REQUIRED)
STORAGE PROVIDED = 3.1 C.Y. (6' DIAMETER, 3' DEPTH ROUND EXCAVATION)
EXCAVATED INLET SEDIMENT TRAP #6:
BASIN AREA TO INLET = 0.04 AC. (2.7 C.Y. REQUIRED)
STORAGE PROVIDED = 3.1 C.Y. (6' DIAMETER, 3' DEPTH ROUND EXCAVATION)

TOTAL EXCAVATED INLET SEDIMENT STORAGE PROVIDED = 15.0 C.Y.

TOTAL LENGTH OF SILT FENCE = 729 L.F.
TOTAL SEDIMENT STORAGE PROVIDED IN SILT FENCE = 729 L.F. X 0.05 C.Y./L.F. = 36.5 C.Y.

TOTAL SEDIMENT STORAGE PROVIDED = 51.5 C.Y.

EROSION CONTROL NOTES:

1. NON–EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OF 50–FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25–FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.
2. CONSTRUCTION FOR THIS SITE DOES ENCROACH ON A STATE BUFFER. ENCROACHMENT INCLUDES 183 S.F. FOR THE CONNECTION OF A SANITARY SEWER LINE TO THE EXISTING MAIN.
3. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES.
4. 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.
5. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
6. NAME OF RECEIVING WATERS: BIG CREEK WATERSHED (SEE F.I.R.M. PANEL 13121C0067F) RECEIVING WATER(S) HAVE BEEN ASSESSED ACCORDING TO THE RULES & REGULATIONS FOR WATER QUALITY CONTROL, CHAPTER 391–REVISED JUNE 2011 BY THE GEORGIA DEPARTMENT OF NATURAL RESOURCES (DNR) ENVIRONMENTAL PROTECTION DIVISION (EPD). RECEIVING WATER(S) ARE NOT DESIGNATED AS TROUT STREAMS.

Design Professional's Certifications

"I certify that the permittee's Erosion, Sedimentation and Pollution Control Plan (ESPCP) provides for an appropriate and comprehensive system of best management practices required by the Georgia Water Quality Control Act and the document "Manual for Erosion and Sediment Control in Georgia" (Manual) published by the Georgia Soil and Water Conservation Commission as of January 1st of the year in which the land-disturbing activity was permitted, provides for the sampling of the receiving water(s) or the sampling of the storm water outfalls and that the designed system of best management practices and sampling methods is expected to meet the requirements contained in the Georgia NPDES Permit No. GAR 100001 and that the ESPCP was prepared in accordance with Part IV of that permit."

"I certify under penalty of law that this Plan was prepared after a site visit to the locations described herein by myself or my authorized agent, under my supervision."

Design Professional's Signature: [signature] **Date: 05/02/2023.**

Design Professional's GWSCC Level II Certification Number.: 6960 Expiration Date: 3/15/24.

OWNER	ENGINEER	
Toriano Young & Associates 2055 Arminda Court Alpharetta, GA 30022 Contact: Mr. Toriano Young 678-878-9791	AEC, INC. 50 WARM SPRINGS CIRCLE ROSWELL, GEORGIA 30075 CONTACT: MARK VAN DE WATER (770) 641–1942 LEVEL II CERT.# 6960	

SOILS MAP
N.T.S.

Soil Symbol	Soil Description	Erodibility, K Factor (Whole Soil)	Available Water Capacity (Permeability, cm/cm)	Hydrologic Soil Group	Surface Texture	pH
PaD2	Pacolet sandy loam, 10 to 15 percent slopes, moderately eroded	0.15	0.13	B	Sandy loam	5.5
UdC	Urban land-Appling Hard Labor complex, 2 to 10 percent slopes					

EROSION CONTROL LEGEND

Symbol	Description
Co	CONSTRUCTION EXIT
Ds1	DISTURBED AREA STABILIZATION (MULCH)
Ds2	DISTURBED AREA STABILIZATION (TEMPORARY SEEDING)
Ds3	DISTURBED AREA STABILIZATION (PERMANENT GRASSING)
Ds4	DISTURBED AREA STABILIZATION (SODDING)
Du	DUST CONTROL
Di	DIVERSION DITCH
	LIMITS OF DISTURBANCE
Sd1-S	SILT BARRIER TYPE "C"
Sd2-F	TEMPORARY SEDIMENT STORAGE, FILTER FABRIC
Sd2-P	TEMPORARY SEDIMENT STORAGE "PIG IN A BLANKET"
Tr	TREE FENCE
	DRAINAGE BASIN LINE
Dc	STREAM DIVERSION CHANNEL

SITEWORK CONSTRUCTION SCHEDULE START: JULY 2023

ACTIVITY		WEEK 1	2	3	4	MONTH 2	3	4	5	6	7	8	9	END OF PROJECT
INSTALL TREE PROTECTION FENCING		X												
SEDIMENT CONTROL														
	I		X	X										
	IIA			X	X	X	X							
	IIB					X	X	X	X	X				
	III									X	X	X	X	
EROSION CONTROL MAINTENANCE			X	X	X	X	X	X	X	X	X	X	X	
CLEARING & GRUBBING				X	X	X								
GRADE SITE					X	X	X	X	X	X	X	X	X	
PIPING					X	X	X							X
DETENTION						X	X							
CURB AND GUTTER											X	X	X	
BUILDING CONST.								X	X	X	X	X	X	
FINE GRADING												X	X	X
TEMP. GRASSING				X	X	X	X	X	X					
PERM. GRASSING								X	X	X	X	X	X	X
PERMANENT VEGETATION													X	X
REMOVE TEMP. BARRIERS													X	X

TOTAL SITE AREA
0.45 AC.
TOTAL DISTURBED AREA
0.4 AC.

PRIMARY PERMITTEE
TORIANO YOUNG & ASSOCIATES
2055 ARMINDA COURT
ALPHARETTA, GA 30022
MR. TORIANO YOUNG
(678) 878-9791
TORIYOUNG55@GMAIL.COM

24-HOUR ERO. CONTROL CONTACT:
TY ANDERSON
(404) 446-8859
GWSCC #: 103080
EXP: 06-27-2026

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

NORTH
20 0 20 40
Scale 1" = 20'

MARK VAN DE WATER
GSWCC LEV. II #6960
EXP. 3-15-24

A|EC
Civil Engineering Water Resources
Land Planning Property Services
Landscape Architecture Arborist Services
50 Warm Springs Circle
Roswell ▫ Georgia ▫ 30075
(770)641-1942 ▫ www.aecatl.com

PHASE 2 EROSION CONTROL PLAN

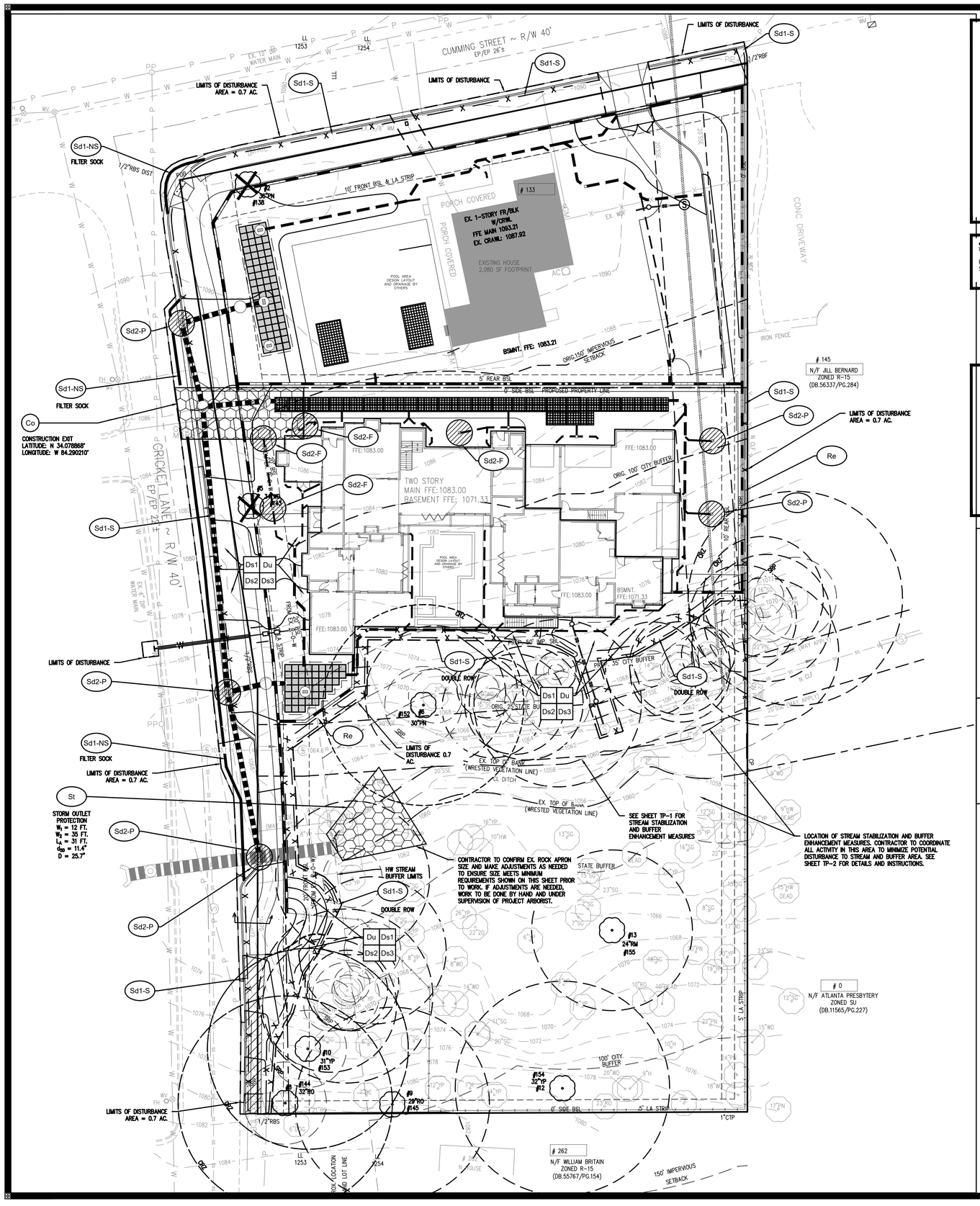
235 CRICKET LANE
TORIANO YOUNG & ASSOCIATES
ALPHARETTA, GEORGIA

NO.	REVISIONS	DATE

COPYRIGHT BY AEC, INC.

PROJECT NO.: 21 - 4609
CIVIL DRAWN BY: B D R
CIVIL DESIGNED BY: B D R
LANDSCAPE DRAWN BY: B D R
LANDSCAPE DESIGNED BY: B D R
CHECKED BY: J W M / M D V
DATE: 09 - 04 - 2023

SHEET
C7.3



PHASE 3: SITE DEVELOPMENT

- CONTINUE MAINTENANCE OF BMP'S ALREADY INSTALLED ON SITE.
- CONTINUE INSPECTION AND STORMWATER SAMPLING PROGRAM IN ACCORDANCE WITH THE PLANS AND PERMIT.
- CONSTRUCT BUILDINGS, PAVED DRIVE AISLES, AND PARKING.
- **REMOVE ALL ACCUMULATED SILT FROM TEMPORARY SEDIMENT TRAPS, VIA SUCTION THROUGH MANHOLE ACCESS OR OTHER MEANS.**
- REPLACE TEMPORARY SEDIMENT STORAGE (Sd2-F) WITH (Sd2-P) FOR STORM STRUCTURES IN PAVED AREAS.
- PLANT TREES AND SHRUBS, SPREAD TOPSOIL AND GRASS ALL DISTURBED AREAS UPON COMPLETION OF FINE GRADING AND CURB BACKFILLING.
- PLANT PERMANENT VEGETATION.
- ACHIEVE FINAL STABILIZATION OF ALL AREAS.
- AFTER ALL AREAS ARE STABILIZED, CONTRACTOR MUST CLEAN ALL UNDERGROUND SEDIMENT AREAS AND REMOVE ALL ACCUMULATED SEDIMENT.
- UPON FINAL STABILIZATION REMOVE ALL EROSION CONTROL BMPs INCLUDING: Sd1, Sd2, AND Tr.
- FILE N.O.T. WITH GEORGIA EPD.

SEDIMENT STORAGE NARRATIVE:

PHASE 3 – SEDIMENT STORAGE TO BE PROVIDED BY INLET SEDIMENT TRAPS (Sd2) AND SILT FENCE FOR SHEET FLOW AREAS AS SITE REACHES FINAL STABILIZATION.

EROSION CONTROL NOTES:

1. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OF 50-FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25-FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.
2. CONSTRUCTION FOR THIS SITE DOES ENCROACH ON A STATE BUFFER. ENCROACHMENT INCLUDES 183 S.F. FOR THE CONNECTION OF A SANITARY SEWER LINE TO THE EXISTING MAIN.
3. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES.
4. 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.
5. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
6. NAME OF RECEIVING WATERS: BIG CREEK WATERSHED (SEE F.I.R.M. PANEL 13121C0067F) RECEIVING WATER(S) HAVE BEEN ASSESSED ACCORDING TO THE RULES & REGULATIONS FOR WATER QUALITY CONTROL, CHAPTER 391-REVISED JUNE 2011 BY THE GEORGIA DEPARTMENT OF NATURAL RESOURCES (DNR) ENVIRONMENTAL PROTECTION DIVISION (EPD). RECEIVING WATER(S) ARE NOT DESIGNATED AS TROUT STREAMS.

Design Professional's Certifications

"I certify that the permittee's Erosion, Sedimentation and Pollution Control Plan (ESPCP) provides for an appropriate and comprehensive system of best management practices required by the Georgia Water Quality Control Act and the document "Manual for Erosion and Sediment Control in Georgia" (Manual) published by the Georgia Soil and Water Conservation Commission as of January 1st of the year in which the land-disturbing activity was permitted, provides for the sampling of the receiving water(s) or the sampling of the storm water outfalls and that the designed system of best management practices and sampling methods is expected to meet the requirements contained in the Georgia NPDES Permit No. GAR 100001 and that the ESPCP was prepared in accordance with Part IV of that permit."

"I certify under penalty of law that this Plan was prepared after a site visit to the locations described herein by myself or my authorized agent, under my supervision."

Design Professional's Signature: _____ **Date:** 05/02/2023.

Design Professional's GWSCC Level II Certification Number.: 6960 **Expiration Date:** 3/15/24.

OWNER	ENGINEER	
Toriano Young & Associates 2055 Arminda Court Alpharetta, GA 30022 Contact: Mr. Toriano Young 678-878-9791	AEC, INC. 50 WARM SPRINGS CIRCLE ROSWELL, GEORGIA 30075 CONTACT: MARK VAN DE WATER (770) 641-1942 LEVEL II CERT.# 6960	

TOTAL SITE AREA
0.45 AC.
TOTAL DISTURBED AREA
0.4 AC.

PRIMARY PERMITTEE
TORIANO YOUNG & ASSOCIATES
2055 ARMINDA COURT
ALPHARETTA, GA 30022
MR. TORIANO YOUNG
(678) 878-9791
TORIYOUNG55@GMAIL.COM

24-HOUR ERO. CONTROL CONTACT:
TY ANDERSON
(404) 446-8859
GSWCC #: 103080
EXP: 06-27-2026

SOILS MAP
N.T.S.

Soil Symbol	Soil Description	Erodibility, K Factor (Whole Soil)	Available Water Capacity (Permeability, cm/cm)	Hydrologic Soil Group	Surface Texture	pH
PaD2	Pacolet sandy loam, 10 to 15 percent slopes, moderately eroded	0.15	0.13	B	Sandy loam	5.5
UdC	Urban land-Appling Hard Labor complex, 2 to 10 percent slopes					

EROSION CONTROL LEGEND

- Co — CONSTRUCTION EXIT
- Ds1 — DISTURBED AREA STABILIZATION (MULCH)
- Ds2 — DISTURBED AREA STABILIZATION (TEMPORARY SEEDING)
- Ds3 — DISTURBED AREA STABILIZATION (PERMANENT GRASSING)
- Ds4 — DISTURBED AREA STABILIZATION (SODDING)
- Du — DUST CONTROL
- Di — DIVERSION DITCH
- LIMITS OF DISTURBANCE
- Sd1-S — SILT BARRIER TYPE "C"
- Sd2-F — TEMPORARY SEDIMENT STORAGE, FILTER FABRIC
- Sd2-P — TEMPORARY SEDIMENT STORAGE "PIG IN A BLANKET"
- Tr — TREE FENCE
- DRAINAGE BASIN LINE
- Dc — STREAM DIVERSION CHANNEL

SITEWORK CONSTRUCTION SCHEDULE											START: JULY 2023
	WEEK				MONTH						
ACTIVITY		1	2	3	4	2	3	4	5	6	7	8	9	END OF PROJECT
INSTALL TREE PROTECTION FENCING		X												
SEDIMENT CONTROL														
	I		X	X										
	IIA			X	X	X	X							
	IIB					X	X	X	X	X				
	III									X	X	X	X	
EROSION CONTROL MAINTENANCE		X	X	X	X	X	X	X	X	X	X	X		
CLEARING & GRUBBING				X	X	X								
GRADE SITE					X	X	X	X	X	X	X	X		
PIPING					X	X	X							X
DETENTION						X	X							
CURB AND GUTTER										X	X	X		
BUILDING CONST.								X	X	X	X	X		
FINE GRADING											X	X		X
TEMP. GRASSING				X	X	X	X	X	X					
PERM. GRASSING								X	X	X	X	X	X	X
PERMANENT VEGETATION													X	X
REMOVE TEMP. BARRIERS													X	X

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

NORTH

20 0 20 40
Scale 1" = 20'

MARK VAN DE WATER
GSWCC LEV. II #6960
EXP. 3-15-24

AEC
Civil Engineering | Water Resources
Land Planning | Property Services
Landscape Architecture | Arborist Services

50 Warm Springs Circle
Roswell • Georgia • 30075
(770)641-1942 • www.aecatl.com

PHASE 3 EROSION CONTROL PLAN

235 CRICKET LANE
TORIANO YOUNG & ASSOCIATES
ALPHARETTA, GEORGIA

NO.	REVISIONS	DATE

COPYRIGHT BY AEC, INC.

PROJECT NO.: 21 - 4609
CIVIL DRAWN BY: B D R
CIVIL DESIGNED BY: B D R
LANDSCAPE DRAWN BY: B D R
LANDSCAPE DESIGNED BY: B D R
CHECKED BY: J W M / M D V
DATE: 09 - 04 - 2023

SHEET
C7.4

M:\2021 JOBS\21-4609 133 CUMMING-ST-3-LOTS\CIVIL\21-4609-SITE 00.dwg, 9/11/2023 4:24:45 PM, bcg, ARCH full bleed D (24.00 x 36.00 Inches), 1:1

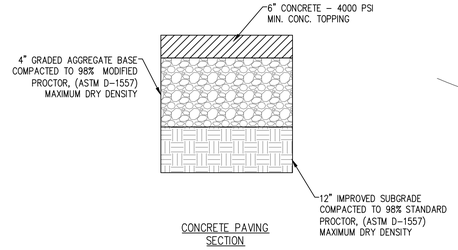
AVAILABLE FROM

COMMUNITY DEVELOPMENT
2 PARK PLAZA
ALPHARETTA, GA 30009
PHONE: 678-297-6000

COSTS:
$5 EACH 4" DURACAST MARKER
$5 5 OZ. TUBE OF SPECIAL ADHESIVE (ADHERES 14 MARKERS)

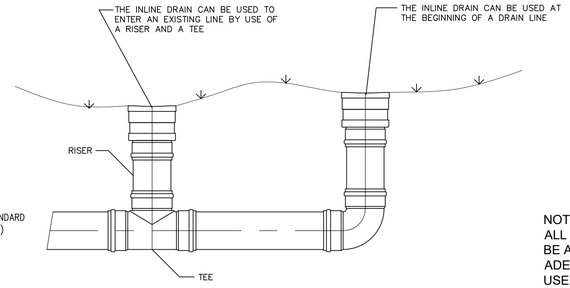
* FOR PICK UP ONLY

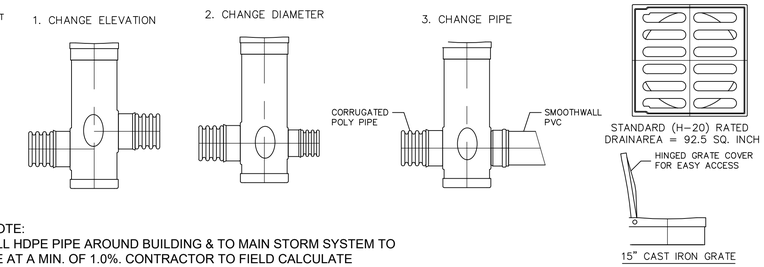
CITY OF ALPHARETTA STORM DRAIN MARKER
N.T.S.



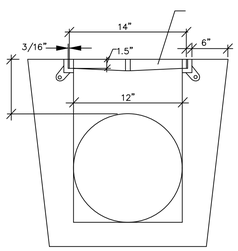
CONCRETE PAVING SECTION

TYPICAL PAVING DETAILS AND NOTES
NOT TO SCALE



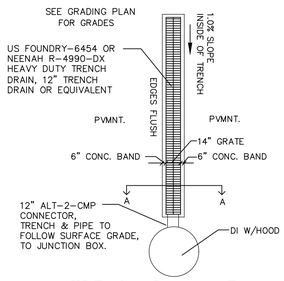


NOTE:
ALL HDPE PIPE AROUND BUILDING & TO MAIN STORM SYSTEM TO BE AT A MIN. OF 1.0%. CONTRACTOR TO FIELD CALCULATE ADEQUATE INVERTS & SLOPES FOR HDPE SYSTEM.
USE 15" IN-LINE AND 15" DRAIN BASINS BY NYLOPLAST.

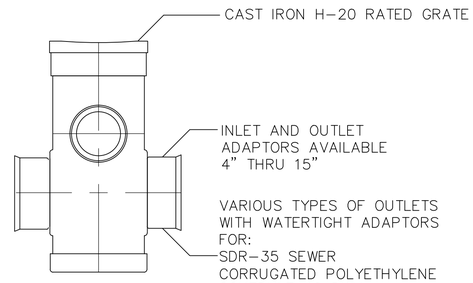


TRENCH DRAIN SECTION A-A
N.T.S.

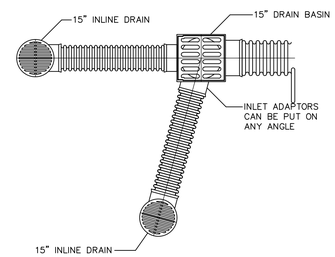
TRENCH REQUIREMENTS:

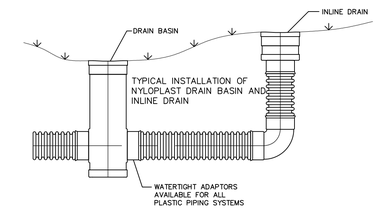


TRENCH PLAN VIEW
SEE GRADING PLAN FOR LINEAR FEET



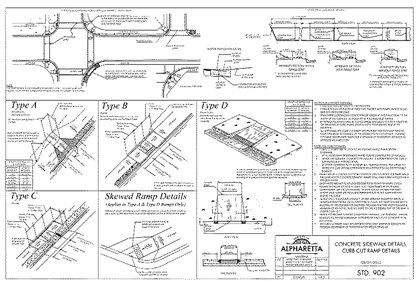
15" DRAIN BASIN

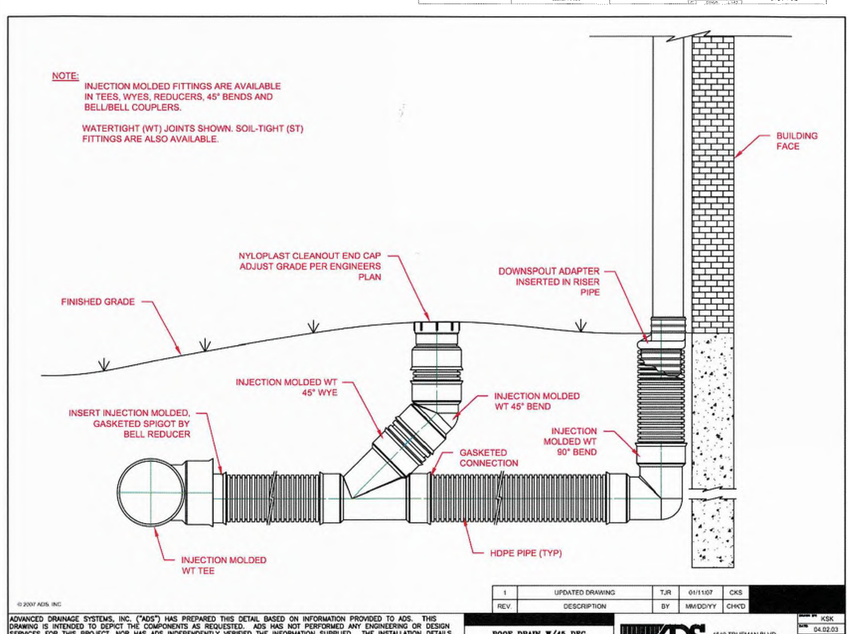




TYPICAL INSTALLATIONS

NYLOPLAST DETAILS
YARD INLETS





REV.	DESCRIPTION	BY	MM/DD/YY	CHK'D
1	UPDATED DRAWING	TJR	01/11/07	CKS

© 2007 ADS, INC.

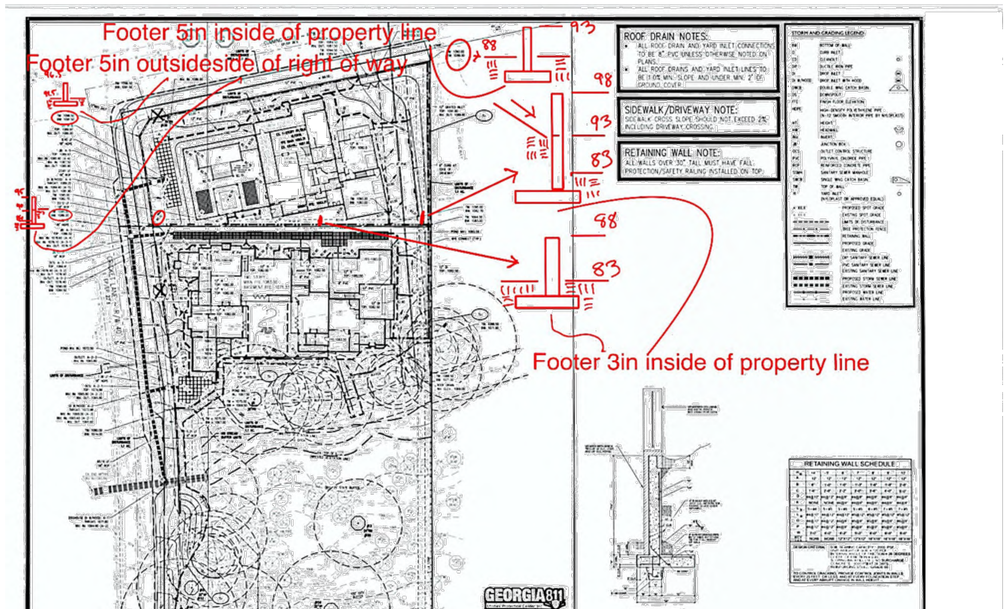
ADVANCED DRAINAGE SYSTEMS, INC. ("ADS") HAS PREPARED THIS DETAIL BASED ON INFORMATION PROVIDED TO ADS. THIS DRAWING IS INTENDED TO DEPICT THE COMPONENTS AS REQUESTED. ADS HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICES FOR THIS PROJECT, NOR HAS ADS INDEPENDENTLY VERIFIED THE INFORMATION SUPPLIED. THE INSTALLATION DETAILS PROVIDED HEREIN ARE GENERAL RECOMMENDATIONS AND ARE NOT SPECIFIC FOR THIS PROJECT. THE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION. IT IS THE DESIGN ENGINEERS RESPONSIBILITY TO ENSURE THE DETAILS PROVIDED HEREIN MEETS OR EXCEEDS THE APPLICABLE NATIONAL, STATE, OR LOCAL REQUIREMENTS AND TO ENSURE THAT THE DETAILS PROVIDED HEREIN ARE ACCEPTABLE FOR THIS PROJECT.

ROOF DRAIN W/45 DEG WYE CLEANOUT

DRAWING NUMBER: STD-1001

ADS ADVANCED DRAINAGE SYSTEMS, INC. 4640 TRUEMAN BLVD HILLIARD, OHIO 43026

DRAWN BY: KSK
DATE: 04.02.03
SCALE: NTS
SHEET: 1 OF 1



Scanned with CamScanner

GEORGIA REGISTERED 8/20/2023 No. 67118 PROFESSIONAL ENGINEER Michael Van De Water

AEC

Civil Engineering
Land Planning
Landscape Architecture
Water Resources
Property Services
Arborist Services

50 Warm Springs Circle
Roswell ▪ Georgia ▪ 30075
(770)641-1942 ▪ www.aecatl.com

CONSTRUCTION DETAILS

235 CRICKET LANE
TORIANO YOUNG & ASSOCIATES
ALPHARETTA, GEORGIA

NO.	REVISIONS	DATE

COPYRIGHT © AEC, INC.

PROJECT NO.: 21 - 4609
CIVIL DRAWN BY: B D R
CIVIL DESIGNED BY: B D R
LANDSCAPE DRAWN BY: B D R
LANDSCAPE DESIGNED BY: B D R
CHECKED BY: J W M / M D V
DATE: 09 - 04 - 2023

SHEET
D1.0

M:\2021\JOBS\21-4609 133 CUMMING-ST-3-LOTS\CIVIL\21-4609 DETAILS-00.dwg, 9/11/2023 4:29:55 PM, big, ARCH full bleed D (36.00 x 24.00 Inches), 1:1

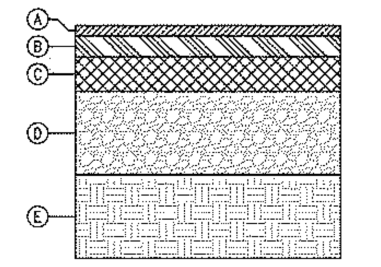
TYPE I PAVEMENT SECTION: AVERAGE DAILY TRAFFIC (ADT) – 1000 VPD (LOCAL RESIDENTIAL STREET)				
	MATERIAL TYPE	TOTAL THICKNESS (INCHES)	MAX LIFT THICKNESS (INCHES)	NOTES
A	12.5 mm SUPERPAVE	1.5	2.5*	*ALLOW UP TO 4 INCHES THICK FOR DRIVEWAY AND SIDE ROAD TRANSITION
B	19 mm SUPERPAVE	2.0	3*	*ALLOW UP TO 6 INCHES PER LIFT FOR TRENCH WIDENING
C	25 mm SUPERPAVE	–	5*	*ALLOW UP TO 6 INCHES PER LIFT FOR TRENCH WIDENING
D	GRADED AGGREGATE BASE	6	6	COMPACTED TO 100 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (AASHTO T180)
E	UPPER 12 INCHES SOIL SUBGRADE	12	–	COMPACTED TO AT LEAST 100 PERCENT OF STANDARD PROCTOR MAXIMUM DRY DENSITY (AASHTO T99)

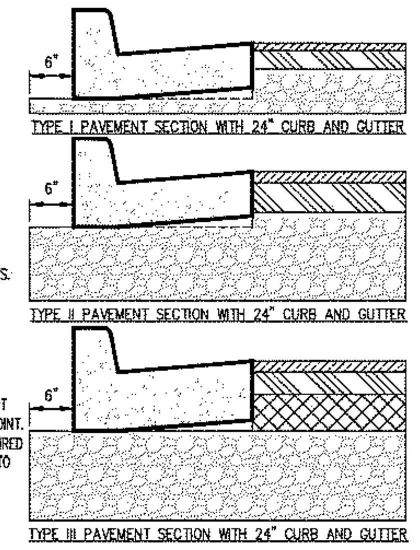
TYPE II PAVEMENT SECTION: AVERAGE DAILY TRAFFIC (ADT) – 5000, 12000 & 16000 VPD (LOCAL RESIDENTIAL, 2 LANE RESIDENTIAL COLLECTOR & 2–3 LANE COLLECTOR STREETS)				
	MATERIAL TYPE	TOTAL THICKNESS (INCHES)	MAX LIFT THICKNESS (INCHES)	NOTES
A	12.5 mm SUPERPAVE	1.5	2.5*	*ALLOW UP TO 4 INCHES THICK FOR DRIVEWAY AND SIDE ROAD TRANSITION
B	19 mm SUPERPAVE	4	3*	*ALLOW UP TO 6 INCHES PER LIFT FOR TRENCH WIDENING
C	25 mm SUPERPAVE	–	5*	*ALLOW UP TO 6 INCHES PER LIFT FOR TRENCH WIDENING
D	GRADED AGGREGATE BASE	12	6	COMPACTED TO 100 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (AASHTO T180)
E	UPPER 12 INCHES SOIL SUBGRADE	12	–	COMPACTED TO AT LEAST 100 PERCENT OF STANDARD PROCTOR MAXIMUM DRY DENSITY (AASHTO T99)

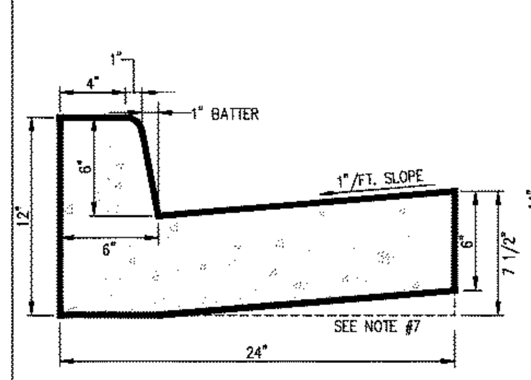
TYPE III PAVEMENT SECTION: AVERAGE DAILY TRAFFIC (ADT) – 18000 & 24000 VPD (4 LANE COLLECTOR & 5 LANE ARTERIAL STREETS)				
	MATERIAL TYPE	TOTAL THICKNESS (INCHES)	MAX LIFT THICKNESS (INCHES)	NOTES
A	12.5 mm SUPERPAVE	1.5	2.5*	*ALLOW UP TO 4 INCHES THICK FOR DRIVEWAY AND SIDE ROAD TRANSITION
B	19 mm SUPERPAVE	3	3*	*ALLOW UP TO 6 INCHES PER LIFT FOR TRENCH WIDENING
C	25 mm SUPERPAVE	5	5*	*ALLOW UP TO 6 INCHES PER LIFT FOR TRENCH WIDENING
D	GRADED AGGREGATE BASE	12	6	COMPACTED TO 100 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (AASHTO T180)
E	UPPER 12 INCHES SOIL SUBGRADE	12	–	COMPACTED TO AT LEAST 100 PERCENT OF STANDARD PROCTOR MAXIMUM DRY DENSITY (AASHTO T99)

PAVEMENT NOTES:

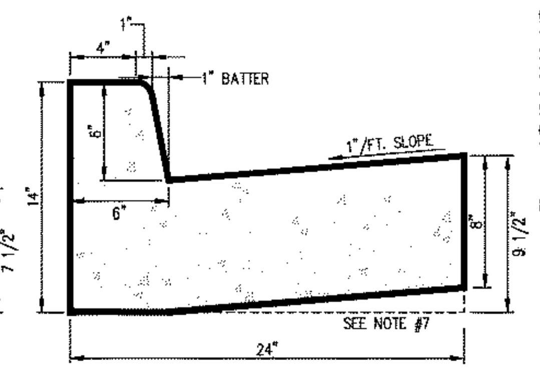
1. PROOF–ROLLING OF BOTH THE SUBGRADE AND G.A.B. MUST BE CONDUCTED WITH A GEOTECHNICAL ENGINEER PRESENT. CITY INSPECTOR MUST ALSO BE PRESENT AND SHOULD BE CONTACTED 72 HOURS IN ADVANCE AT 678–297–6200.
2. COPIES OF THE GEOTECHNICAL ENGINEER'S REPORT (INCLUDING COMPACTION TEST RESULTS) ARE REQUIRED TO BE PROVIDED TO THE CITY INSPECTOR. ALL REPORTS MUST BEAR THE SEAL AND SIGNATURE OF A GEORGIA REGISTERED PROFESSIONAL ENGINEER. COMPACTION TESTS ARE REQUIRED AT A MINIMUM OF EVERY 50 LINEAR FEET IN STAGGERED LOCATIONS AND AT ALL UTILITY CROSSINGS.
3. CORE SAMPLES ARE REQUIRED AT A MINIMUM OF EVERY 100 LINEAR FEET OF ROADWAY AND AT ALL UTILITY CROSSINGS. ADDITIONAL CORE SAMPLES MAY BE REQUIRED BY THE CITY INSPECTOR BASED ON FIELD CONDITIONS AND OBSERVATIONS. CORE SAMPLE RESULTS (INCLUDING LIFT THICKNESS AND COMPACTION VALUES FOR ASPHALT AND GAB) ARE REQUIRED TO BE PROVIDED TO THE CITY INSPECTOR.







FOR USE WITH TYPE I AND II PAVEMENT SECTIONS
N.T.S.



FOR USE WITH TYPE III PAVEMENT SECTION
N.T.S.

CURB AND GUTTER NOTES:

1. ½" PRE–FORMED EXPANSION JOINTS REQUIRED AT ALL STRUCTURES AND RADIUS POINTS.
2. 50' MAXIMUM DISTANCE BETWEEN EXPANSION JOINTS.
3. 10' MAXIMUM DISTANCE BETWEEN CONTRACTION JOINTS.
4. CONCRETE STRENGTH TO BE 3000 P.S.I. WITH A MAXIMUM SLUMP OF 2".
5. CONCRETE FINISH SHALL BE SMOOTHED AND EVENED WITH A WOODEN FLOAT.
6. G.A.B. SHALL EXTEND A MINIMUM OF 6" BEYOND BACK OF CURB.
7. AT CONTRACTOR'S OPTION, THE GUTTER THICKNESS MAY BE INCREASED AT EDGE OF PAVEMENT TO MAKE BOTTOM OF GUTTER PARALLEL WITH PAVING OF BASE COURSE, BUT THE GUTTER THICKNESS MUST NOT BE LESS THAN THE SPECIFIED 6" OR 8" AT ANY POINT.
8. DURING CONSTRUCTION, THE CONTRACTOR'S MATERIALS TESTING AGENCY WILL BE REQUIRED TO PREPARE TEST CYLINDERS AND PROVIDE THE BREAK RESULTS OF SAID CYLINDERS TO THE CITY INSPECTOR. A MINIMUM OF ONE (1) SET PER POUR PER DAY IS REQUIRED. POURS IN EXCESS OF FIFTY (50) CUBIC YARDS REQUIRE ONE (1) SET PER FIFTY (50) CUBIC YARDS OR FRACTION THEREOF.

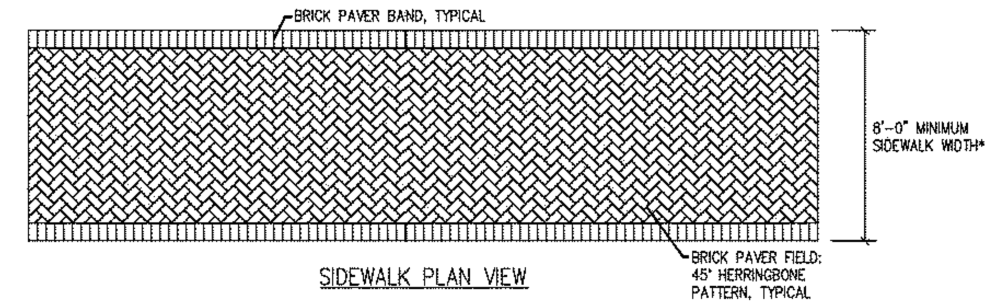
THE CITY OF ALPHARETTA GEORGIA

BY	REVISION	DATE

ROADWAY PAVEMENT SPECIFICATIONS, CURB AND GUTTER DETAILS

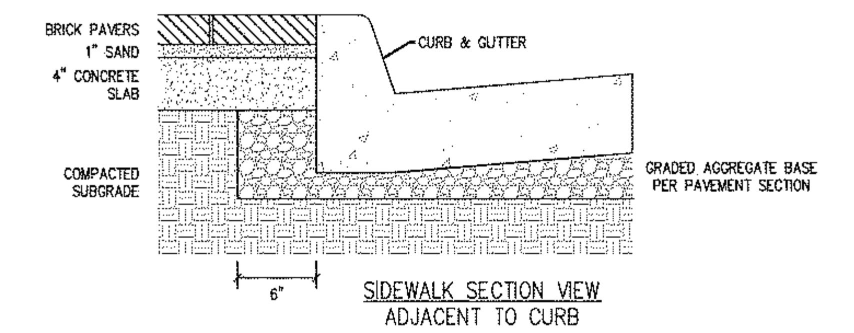
08/01/2015

STD. 901

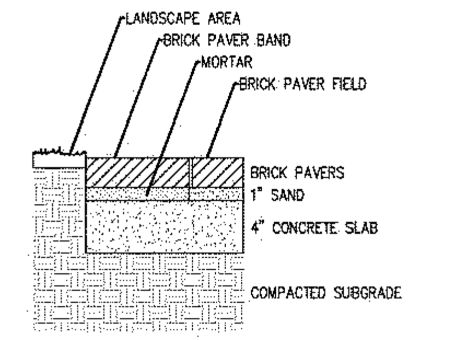


SIDEWALK PLAN VIEW

* SIDEWALK WIDTHS LESS THAN 8' REQUIRE APPROVAL BY COMMUNITY DEVELOPMENT DEPARTMENT.



SIDEWALK SECTION VIEW
ADJACENT TO CURB



SIDEWALK SECTION VIEW
ADJACENT TO LANDSCAPE

BRICK SIDEWALK NOTES:

1. UNIT CLAY PAVER SHALL CONFORM TO ASTM SPECIFICATION STANDARDS C902, CLASS SX, TYPE 1, APPLICATION PX.
2. UNITS SHALL BE 4" X 8" X 2–1/4" SIZE HAVING SQUARE EDGES, 10,000 PSI MINIMUM COMPRESSIVE STRENGTH AND BELOW 6% COLD WATER ABSORPTION.
3. PAVER COLORS SHALL BE A 60/40 MIX OF 60% PATHWAY FULL RANGE AND 40% PATHWAY COCOA BRICK PAVERS AS MANUFACTURED BY PINE HALL BRICK CO., INC., WINSTON–SALEM, NORTH CAROLINA OR APPROVED EQUALS.
4. DETECTABLE WARNING STRIPS SHALL BE 12" X 12" GEORGIA GREY GRANITE TRUNCATED DOME TILES AS MANUFACTURED BY COLD SPRING GRANITE COMPANY, COLD SPRING, MINNESOTA OR APPROVED EQUAL.
5. CONCRETE SLAB SHALL BE CONSTRUCTED PER CITY OF ALPHARETTA STANDARD DETAIL 902 – CONCRETE SIDEWALK DETAILS
6. BRICK PAVER BANDS ADJACENT TO LANDSCAPE AREAS SHALL BE SET IN MORTAR. BRICK PAVER BAND SHALL BE FLUSH WITH ADJACENT BRICK PAVER FIELD.

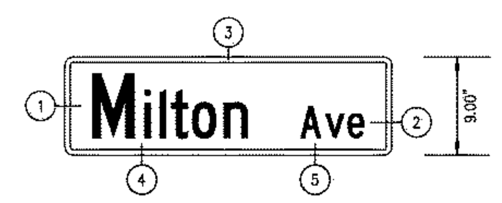
THE CITY OF ALPHARETTA GEORGIA

BY	REVISION	DATE

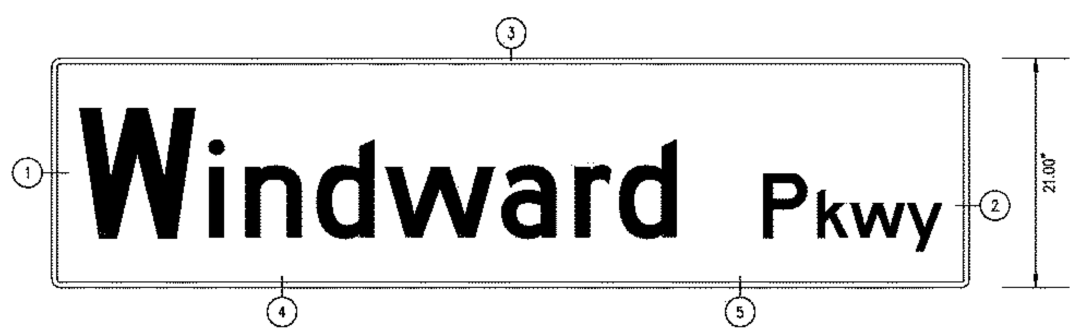
BRICK PAVER SIDEWALK DETAIL FOR DOWNTOWN ALPHARETTA

08/01/2015

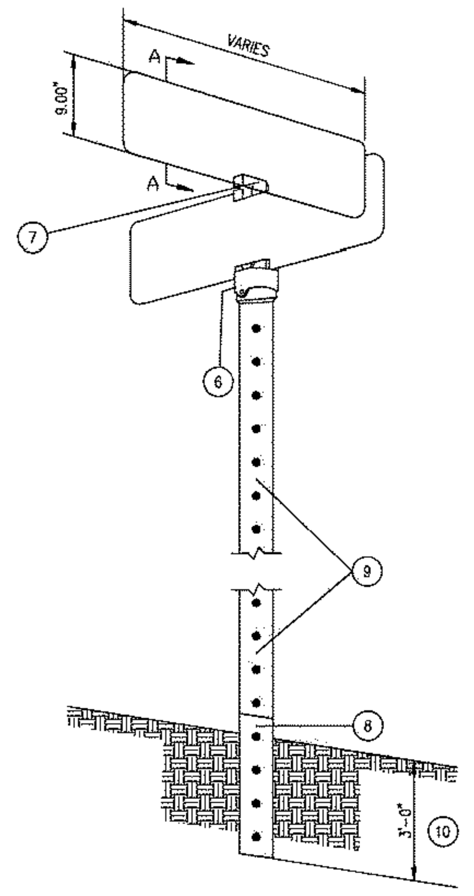
STD. 904

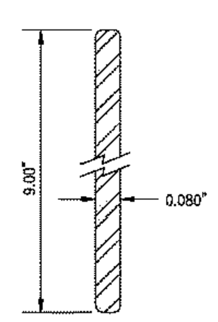


POST MOUNTED SIGN



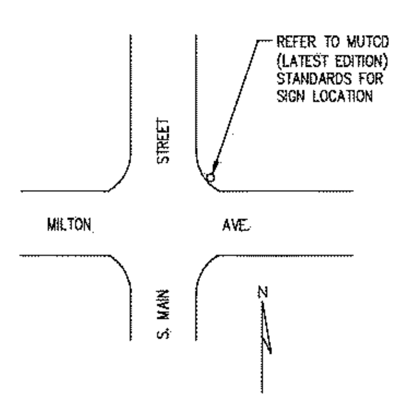
OVERHEAD SIGN





SIGN TO HAVE MILL FINISH WITH 3/4" RADIUS FLAT BLADE WITH NO HOLES

SECTION A–A
N.T.S.



1. REFER TO TABLE BELOW FOR PRIMARY SIZING
2. REFER TO TABLE BELOW FOR SUFFIX & PREFIX SIZING
3. PROVIDE 1/2" WHITE BORDER AROUND EDGE
4. STREET NAME SIGN SHALL BE 3M HIGH INTENSITY PRISMATIC (3M 3930) OR EQUAL
5. STREET NAME SIGN SHALL HAVE ELECTRO–CUTTABLE (EC FILM) TRANSPARENT GREEN MATERIAL INSTALLED OVER BACKING.
6. VULCAN VS–4 U.C. CAP FOR 2" SQUARE POST OR EQUAL
7. VULCAN VS–4 CROSS OR EQUAL
8. BASE POST SQUARE 2–1/4" X 3', 12 GAUGE (BASE POST SHALL NOT EXTEND MORE THAN 6" ABOVE GRADE)
9. SQUARE POST 2" X 10', 12 GAUGE
10. BASE POST SHALL BE DRIVEN 3'–0" BELOW FINISHED GRADE.

TYPE OF MOUNTING	TYPE OF STREET OR HIGHWAY	SPEED LIMIT	PRIMARY LETTER HEIGHT		SUFFIX & PREFIX LETTER HEIGHT		FONT	SIGN SIZE
			INITIAL UPPER–CASE	LOWER–CASE	INITIAL UPPER–CASE	LOWER–CASE		
OVERHEAD	ALL TYPES	ALL SPEED LIMITS	12 INCHES	9 INCHES	6 INCHES	4.5 INCHES	FHWA SERIES D 2000	21" X VARIES*
POST–MOUNTED	MULTI–LANE	MORE THAN 40 MPH	8 INCHES	6 INCHES	4 INCHES	3 INCHES	FHWA SERIES C 2000	9" X VARIES*
POST–MOUNTED	MULTI–LANE	40 MPH OR LESS	6 INCHES	4.5 INCHES	3 INCHES	2.25 INCHES	FHWA SERIES C 2000	9" X VARIES*
POST–MOUNTED	2–LANE	ALL SPEED LIMITS	6 INCHES	4.5 INCHES	3 INCHES	2.25 INCHES	FHWA SERIES C 2000	9" X VARIES*

*SIGN WIDTH SHALL BE DETERMINED BY THE LENGTH OF SIGN LEGEND.

NOTE:
WHERE APPLICABLE, STREET NAME SIGN SHALL BE INSTALLED IN CONJUNCTION WITH STOP SIGN. REFER TO MUTCD STANDARDS.

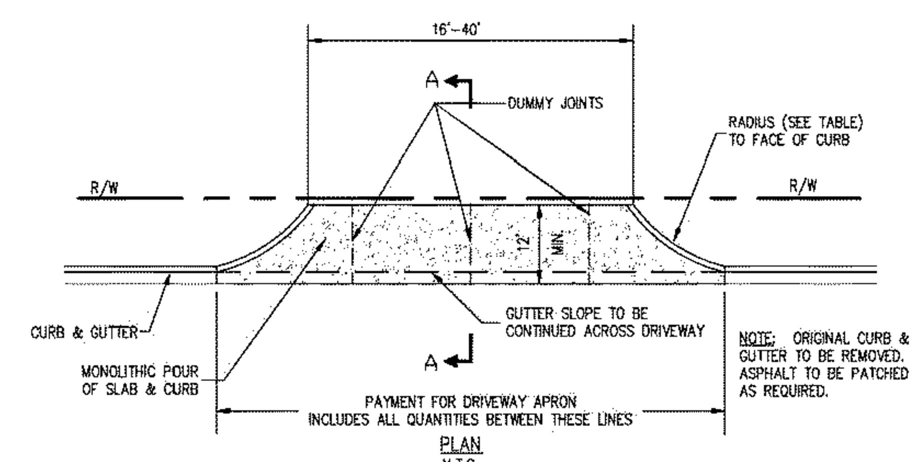
THE CITY OF ALPHARETTA GEORGIA

BY	REVISION	DATE
GS	MUTCD COMPLIANCE	12/22/15

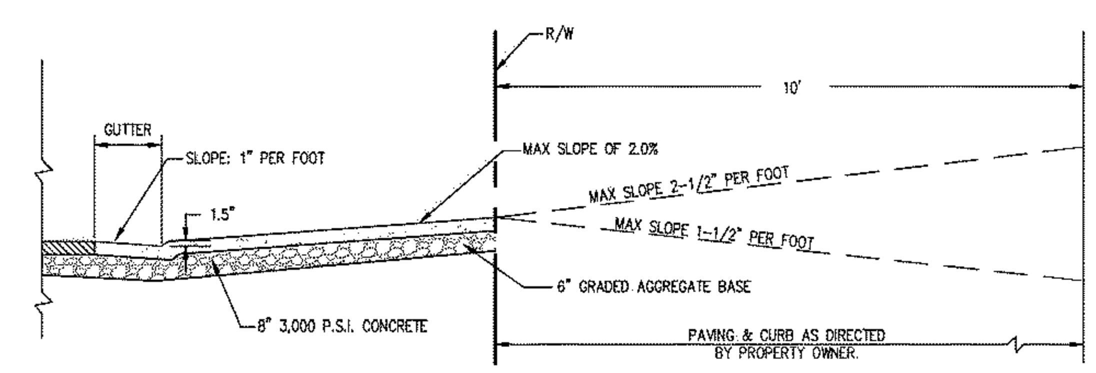
STREET NAME SIGN

08/01/2015

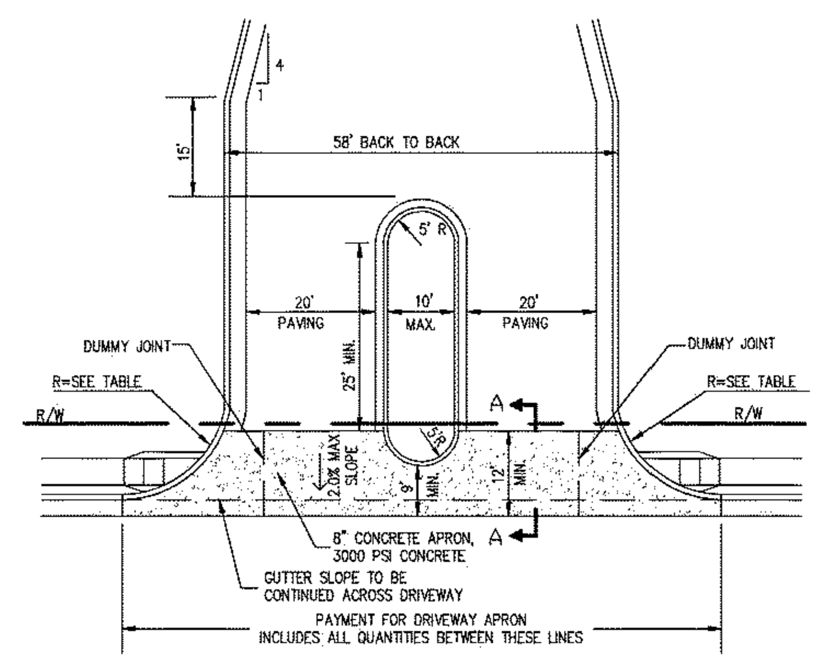
STD. 900



PLAN
N.T.S.



SECTION A–A
N.T.S.



OPTIONAL DIVIDED ENTRANCE PLAN
N.T.S.

DRIVEWAY RADII (MIN)

INDUSTRIAL & COMMERCIAL		LIGHT COMMERCIAL	
WIDTH	RADIUS	WIDTH	RADIUS
20' – 40'	25'	20' – 30'	25'
		30' – 40'	15'

NOTE:
RESIDENTIAL DRIVEWAYS SHALL COMPLY WITH GEORGIA DEPARTMENT OF TRANSPORTATION SPECIAL DETAIL A1.

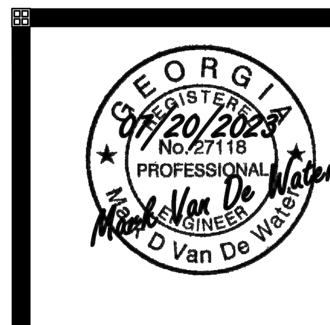
THE CITY OF ALPHARETTA GEORGIA

BY	REVISION	DATE

DRIVEWAY DETAILS

08/01/2015

STD. 951



A+EC

Civil Engineering | Land Planning | Landscape Architecture | Water Resources | Property Services | Arborist Services

50 Warm Springs Circle
Roswell ▫ Georgia ▫ 30075
(770)641-1942 ▫ www.aecatl.com

CONSTRUCTION DETAILS

235 CRICKET LANE

TORIANO YOUNG & ASSOCIATES
ALPHARETTA, GEORGIA

NO.	REVISIONS	DATE

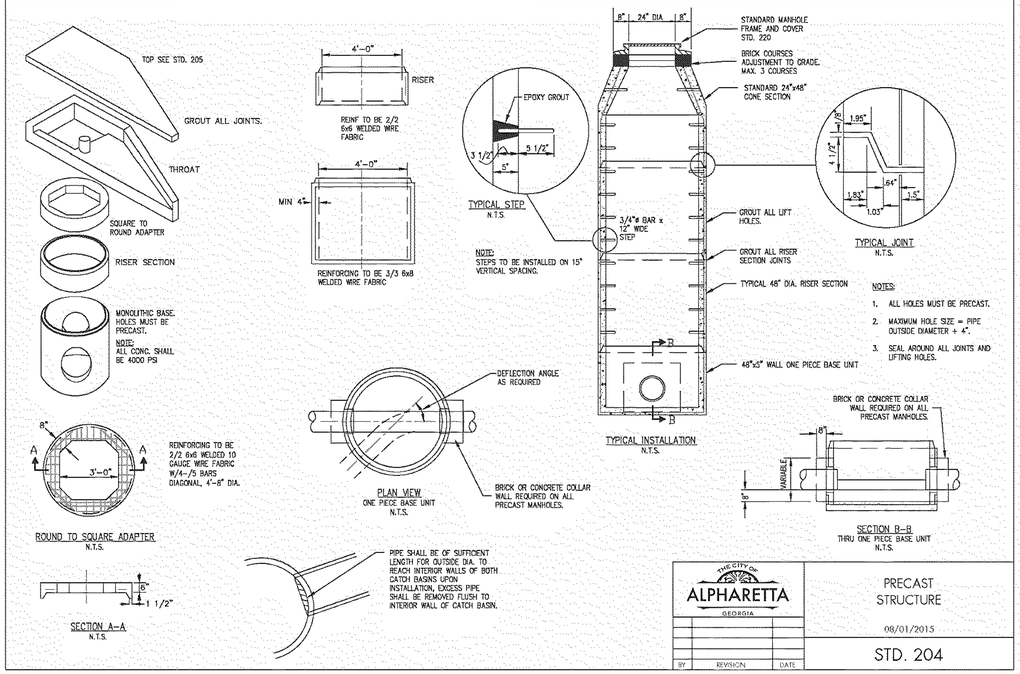
COPYRIGHT BY AEC, INC.

PROJECT NO.: 21 - 4609
CIVIL DRAWN BY: B D R
CIVIL DESIGNED BY: B D R
LANDSCAPE DRAWN BY: B D R
LANDSCAPE DESIGNED BY: B D R
CHECKED BY: J W M / M D V
DATE : 09 - 04 - 2023

SHEET

D1.1

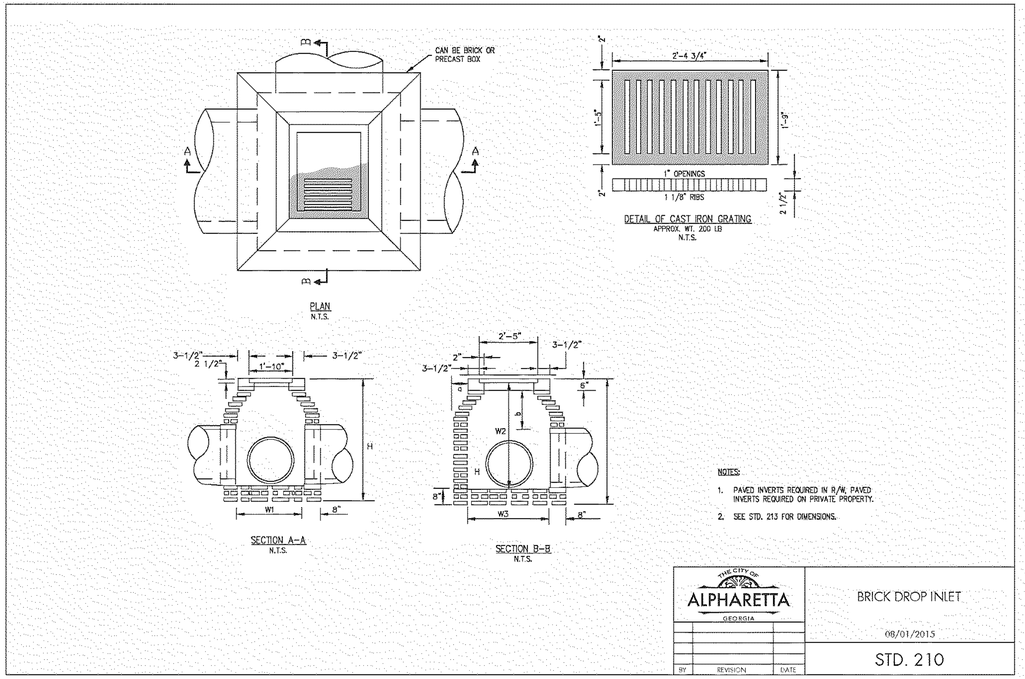
M:\2021 JOBS\21-4609 133 CUMMING-ST-3-LOTS\CIVIL\21-4609 DETAILS-00.dwg, 9/11/2023 4:30:06 PM, biq, ARCH full bleed D (36.00 x 24.00 Inches), 1:1



NOTES:

1. ALL HOLES MUST BE PRECAST.
2. MAXIMUM HOLE SIZE = PIPE OUTSIDE DIAMETER + 4".
3. SEAL AROUND ALL JOINTS AND LIFTING HOLES.

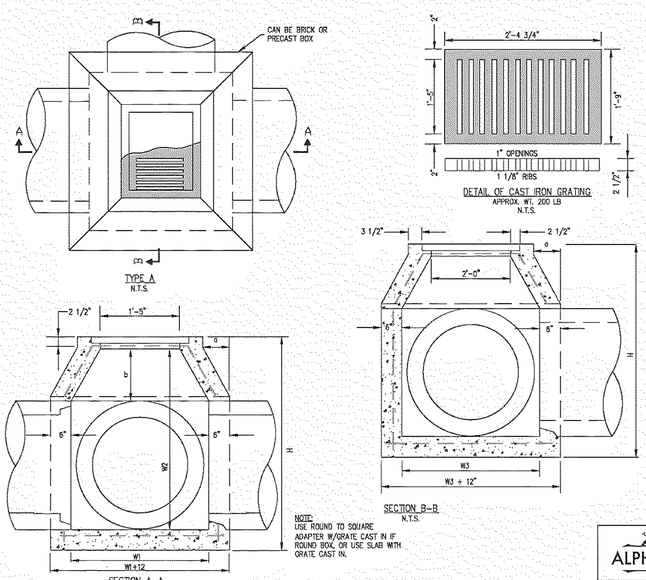
THE CITY OF ALPHARETTA GEORGIA	PRECAST STRUCTURE
BY / REVISION / DATE	08/01/2015
	STD. 204



NOTES:

1. PAVED INVERTS REQUIRED IN R/W, PAVED INVERTS REQUIRED ON PRIVATE PROPERTY.
2. SEE STD. 213 FOR DIMENSIONS.

THE CITY OF ALPHARETTA GEORGIA	BRICK DROP INLET
BY / REVISION / DATE	08/01/2015
	STD. 210



NOTE:
USE ROUND TO SQUARE ADAPTER W/GRATE CAST IN IF ROUND BOX, OR USE SLAB WITH GRATE CAST IN.

NOTE: PAVED INVERTS REQUIRED IN R/W, PAVED INVERTS REQUIRED ON PRIVATE PROPERTY.

NOTES:

1. ALL REINFORCING STEEL SHALL BE 1/2 # AND COVERED NO LESS THAN 2".
2. HORIZONTAL REINFORCING STEEL SHALL BE AT 6" ON CENTER (MAXIMUM).
3. VERTICAL ROW STEEL SHALL BE AT 12" ON CENTER (MAXIMUM).
4. SEE STD. 213 FOR DIMENSIONS.

THE CITY OF ALPHARETTA GEORGIA	CONCRETE DROP INLET
BY / REVISION / DATE	08/01/2015
	STD. 211

BRICK DROP INLET (STD. 210)

D	W1	MIN.-W2	W3	a	b	MIN-H
18"	2'-2"	3'-2 1/2"	2'-9"	0'-4 1/2"	0'-6"	4'-1"
24"	2'-8"	3'-3"	3'-3"	0'-7 1/2"	1'-1 1/4"	4'-9"
30"	3'-7 1/4"	4'-0"	3'-10"	1'-0"	1'-9"	5'-10"
36"	4'-2"	5'-0 1/2"	4'-9"	1'-4 1/2"	2'-2 1/4"	6'-11"
42"	4'-5"	7'-1 3/4"	5'-0"	1'-6"	2'-7 1/4"	8'-0 1/4"
48"	5'-0"	8'-2 3/4"	5'-7"	1'-9 1/2"	3'-1 1/4"	9'-1 1/4"
54"	5'-7"	9'-4"	6'-2"	2'-1"	3'-7 1/2"	10'-2 1/2"
60"	6'-2"	10'-5"	6'-9"	2'-4 1/2"	4'-1 1/2"	11'-3 1/4"
60"	6'-9"	11'-6"	7'-4"	2'-8"	4'-7 1/2"	12'-4 1/4"
72"	7'-4"	12'-7"	7'-11"	2'-11 1/2"	5'-2"	13'-5 1/2"

NOTE:
MAXIMUM VERTICAL DEPTH FOR DROP INLET – H=15'-0"

CONCRETE DROP INLET (STD. 211)

	TYPE A						TYPE B		
D	W1	MIN.-W2	W3	a	b	MIN-H	NORMAL W OR W1	MIN-h	MIN-H
18"	2'-0"	2'-9 1/2"	2'-7"	0'-3 1/2"	0'-6"	3'-6"	2'-3"	2'-10"	4'-0"
24"	2'-8"	4'-0 1/2"	3'-3"	0'-7 1/2"	1'-1"	4'-9"	3'-0"	3'-8"	4'-10"
30"	3'-4"	5'-1 1/2"	3'-11"	0'-11 1/2"	1'-8"	5'-10"	3'-6 1/2"	4'-2 1/2"	5'-4 1/2"
36"	3'-10"	6'-1 1/2"	4'-5"	1'-2 1/2"	2'-1 1/4"	6'-10"	4'-2"	4'-10"	6'-0"
42"	4'-5"	7'-2 1/2"	5'-0"	1'-6"	2'-7 1/2"	7'-11"	4'-8 1/2"	5'-4 1/2"	6'-6 1/2"
48"	5'-0"	8'-3 1/2"	5'-7"	1'-9 1/2"	3'-1 1/4"	9'-0"	5'-3 1/2"	5'-11 1/2"	7'-1 1/2"
54"	5'-7"	9'-4 1/2"	6'-2"	2'-1"	3'-7 1/4"	10'-1"	5'-10"	6'-6"	7'-8"
60"	6'-2"	10'-5 1/2"	6'-9"	2'-4 1/2"	4'-1 1/2"	11'-2"	6'-4 1/2"	7'-0 1/2"	8'-2 1/1"
60"	6'-9"	11'-6 1/2"	7'-4"	2'-8"	4'-7 1/2"	12'-3"	6'-11"	7'-7"	8'-9"
72"	7'-4"	12'-7 1/2"	7'-11"	2'-11 1/2"	5'-1 1/4"	13'-4"	7'-5 1/2"	8'-1 1/2"	9'-3"

THE CITY OF ALPHARETTA GEORGIA	DROP INLET DIMENSIONS
BY / REVISION / DATE	08/01/2015
	STD. 213

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 27118 Mark Van De Water 8/20/2023

AEC

Civil Engineering
Land Planning
Landscape Architecture
Water Resources
Property Services
Arborist Services

50 Warm Springs Circle
Roswell • Georgia • 30075
(770)641-1942 • www.aecatl.com

STORM DETAILS

235 CRICKET LANE

TORIANO YOUNG & ASSOCIATES
ALPHARETTA, GEORGIA

NO.	REVISIONS	DATE

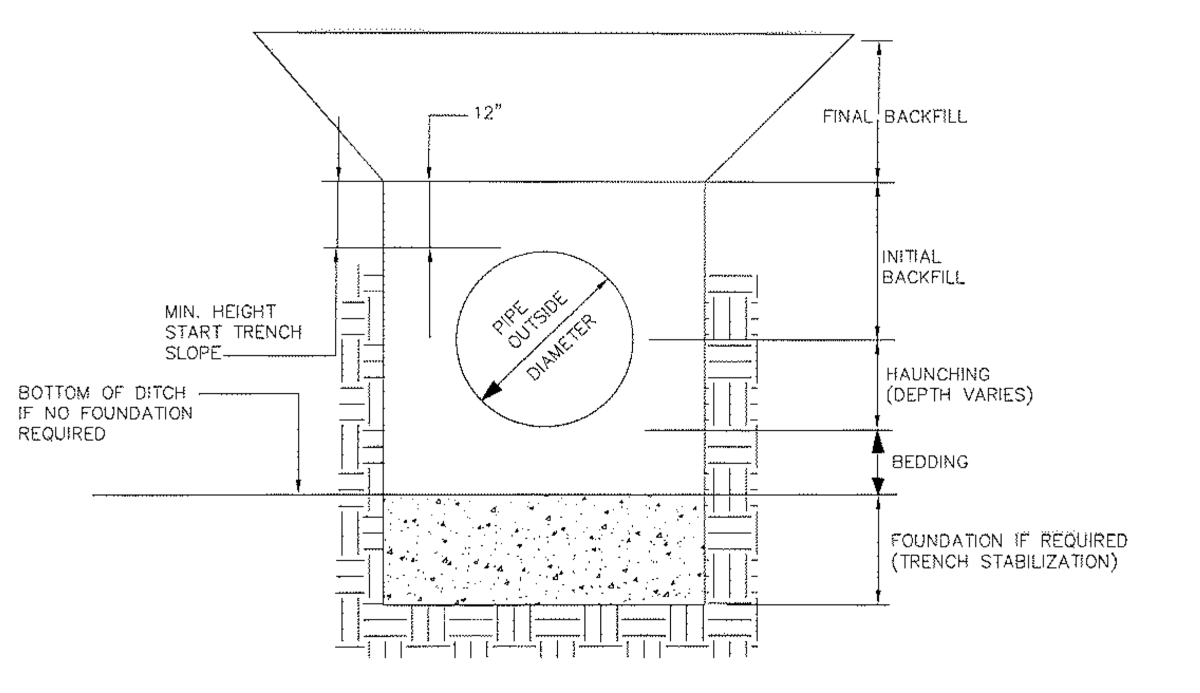
COPYRIGHT BY AEC, INC.

PROJECT NO.: 21 - 4609
CIVIL DRAWN BY: B D R
CIVIL DESIGNED BY: B D R
LANDSCAPE DRAWN BY: B D R
LANDSCAPE DESIGNED BY: B D R
CHECKED BY: J W M / M D V
DATE : 09 - 04 - 2023

SHEET

D2.0

M:\2021 JOBS\21-4609 133 CUMMING-ST-3-LOTS\CIVIL\21-4609 DETAILS-00.dwg, 9/11/2023 4:30:11 PM, bkg, ARCH full bleed D (36.00 x 24.00 Inches), 1:1



NOTE: SEE DETAIL # 103 AND #109 FOR DIMENSIONS AND MATERIALS

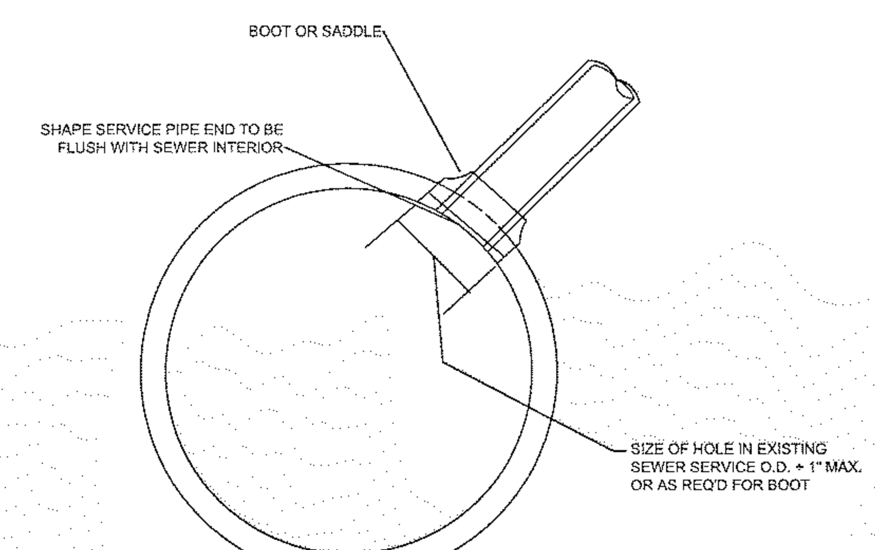
FULTON COUNTY STANDARD DETAIL 108
TRENCH TERMINOLOGY

DATE	REVISIONS	DATE	REVISIONS

DGS/DRN/CHKD: JM
APPROVED: REW
DATE: 12-2-05
FULTON COUNTY
FULTON COUNTY PUBLIC WORKS
141 PRYOR ST. ATLANTA, GA. 30303
404-730-7400 FAX: 404-224-0498
DRAWING NO. 108

NOTES:

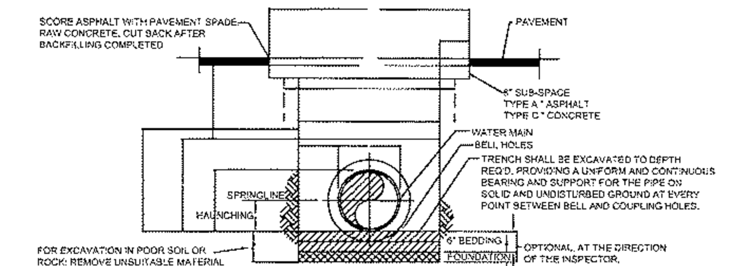
1. HOLE IN EXISTING SEWER SHALL BE CORED.
2. CONNECT SERVICE TO SEWER WITH: -BOOT ON RCP AND VCP SEWERS -TAPPING SADDLE ON DIP SEWERS -MANUFACTURED SADDLE ON PVC PIPE SEWERS
3. NO HAMMER TAPS



FULTON COUNTY STANDARD DETAIL 708
SERVICE CONNECTION ON EXISTING SEWERS

DATE	REVISIONS	DATE	REVISIONS

DGS/DRN/CHKD: JM
APPROVED: REW
DATE: 12-2-05
FULTON COUNTY
FULTON COUNTY PUBLIC WORKS
141 PRYOR ST. ATLANTA, GA. 30303
404-730-7400 FAX: 404-224-0498
DRAWING NO. 708



FOR EXCAVATION IN POOR SOIL OR ROCK: REMOVE UNSUITABLE MATERIAL TO WIDTH AND DEPTH DIRECTED. BEFORE PIPE IS LAID, THE SUBGRADE SHALL BE BACKFILLED WITH AN APPROVED MATERIAL IN 3" LAYERS. EACH LAYER SHALL BE THOROUGHLY TAMPED TO 95 % COMPACTION.

NOTES:

1. COMPACTION: BACKFILLS SHALL BE BUILT-UP IN LAYERS AND EACH LAYER SHALL BE THOROUGHLY COMPACTED BEFORE BEGINNING ANOTHER LAYER. LAYERS SHALL BE NO MORE THAN 6" IN DEPTH. PUDDLING WILL NOT BE PERMITTED, NOR WILL FROZEN OR WET MATERIAL BE PLACED IN TRENCHES.
2. COMPACTION STANDARDS: ALL BACKFILL MATERIALS USED SHALL CONTAIN A SUFFICIENT AMOUNT OF MOISTURE FOR PROPER COMPACTION AND THESE MATERIALS SHALL BE COMPACTED AT NOT LESS THAN 95% OF THEIR OPTIMUM COMPACTION FOR ANY SPECIFIC SOIL CLASSIFICATION AS DETERMINED BY THE MODIFIED PROCTOR TEST A STM. D698
3. COMPACTION TESTS: COMPACTION TESTS MAY BE REQUIRED IN EXISTING OR PROPOSED STREETS, SIDEWALKS, DRIVES AND OTHER EXISTING OR PROPOSED PAVED AREAS AT VARYING DEPTHS AND AT INTERVALS AS DETERMINED BY THE ENGINEER WITH A MINIMUM OF ONE TEST PER JOB, AND A MAXIMUM OF ONE REQUIRED TEST FOR EACH 400' OR LESS OF WATER MAIN CONSTRUCTION, UNLESS SOIL CONDITIONS OR CONSTRUCTION PRACTICES, IN THE OPINION OF THE ENGINEER, WARRANT THE NEED FOR ADDITIONAL TESTS.
4. NO BOULDERS OR LOOSE ROCKS PERMITTED IN THE BACKFILL AT THE BOTTOM OF PIPE TRENCH TO 2'-0" ABOVE PIPE.
5. ALL DESIGNS BASED ON FULLY COMPACTED BACKFILL AND UNIFORMLY SUPPORTED PIPE.
7. FOR PAVEMENT CUT REPAIRS SEE DRAWING 109.

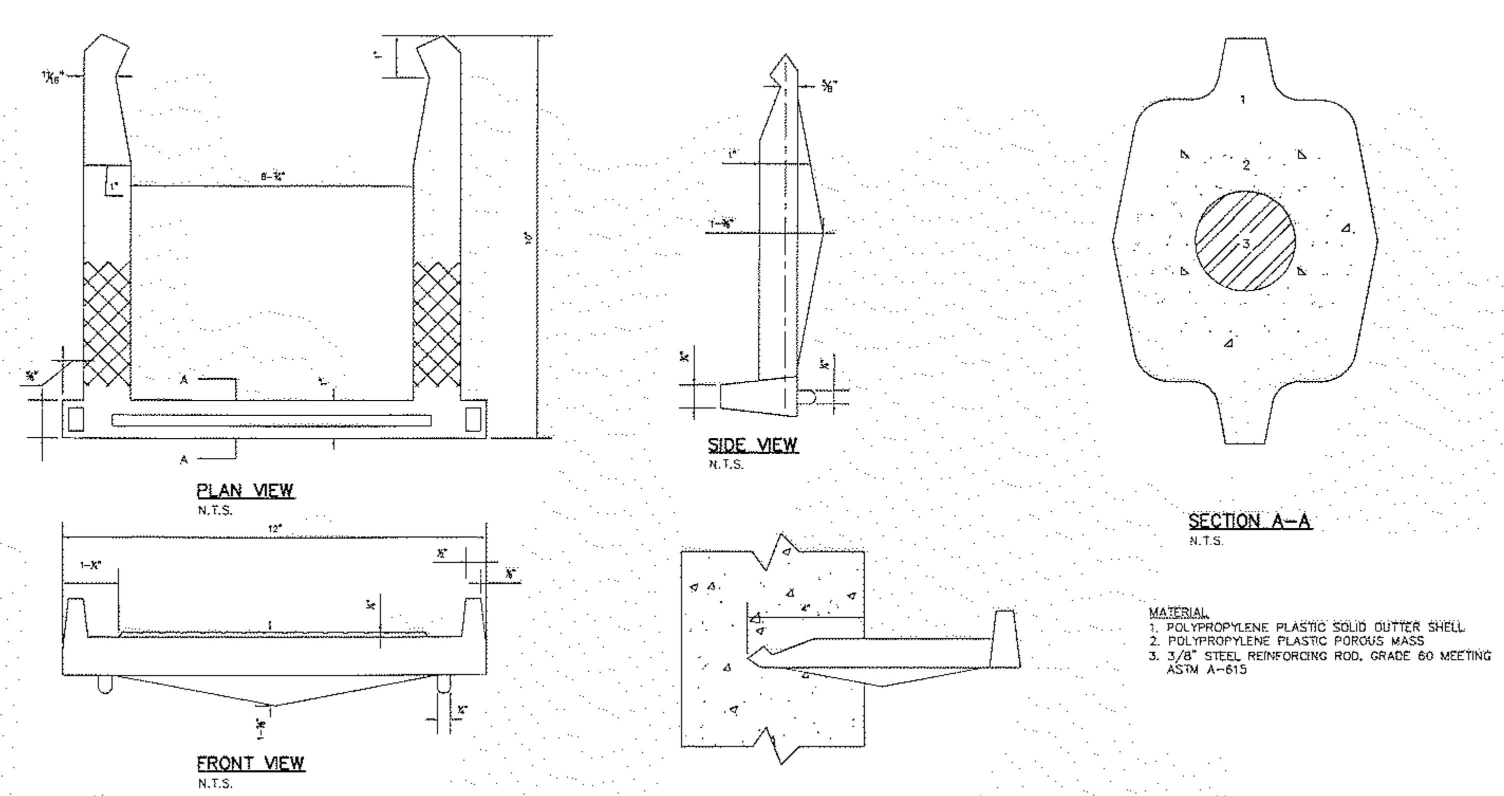
ALLOWABLE TRENCH WIDTHS

PIPE SIZE (NOM)	A SIDE CLEARANCE INCH		B DITCH WIDTH INCH				C SHORING WIDTH (ADDITIONAL-INCH)	D CUT REPAIR WIDTH FEET			
	SOIL	ROCK	SOIL		ROCK			SOIL		ROCK	
			MJ	SJ	MJ	SJ		MJ	SJ	MJ	SJ
3/4"-2"	2	6	NA	8	NA	14	AS APPROVED	NA	3.00	NA	3.17
4"	9	12	25	23	27	23	AS APPROVED	4.08	3.92	4.25	4.06
6"	9	12	28	28	30	30	AS APPROVED	4.33	4.33	4.50	4.50
8"	9	12	32	30	34	32	AS APPROVED	4.67	4.50	4.63	4.67
10"	9	12	34	32	36	34	AS APPROVED	4.83	4.67	5.00	4.83
12"	9	12	36	34	38	36	AS APPROVED	5.00	4.83	5.17	5.00
14"	9	14	39	36	41	38	AS APPROVED	5.23	5.00	5.42	5.17
16"	9	14	42	38	44	40	AS APPROVED	5.50	5.17	5.57	5.33
20"	9	14	45	44	47	46	AS APPROVED	5.75	5.67	5.92	5.63
24"	9	14	50	48	52	50	AS APPROVED	6.17	6.00	6.33	6.17
30"	9	18	58	54	60	56	AS APPROVED	6.83	6.50	7.00	6.67
36"	9	18	64	61	66	63	AS APPROVED	7.33	7.08	7.50	7.25
42"	9	18	72	64	74	66	AS APPROVED	8.00	7.33	8.17	7.50
48"	9	18	78	73	80	76	AS APPROVED	8.50	8.08	9.34	8.25

FULTON COUNTY STANDARD DETAIL 103
ALLOWABLE TRENCH WIDTHS

DATE	REVISIONS	DATE	REVISIONS

DGS/DRN/CHKD: CMS
APPROVED: REW
DATE: 12-2-05
FULTON COUNTY
FULTON COUNTY PUBLIC WORKS
141 PRYOR ST. ATLANTA, GA. 30303
404-730-7400 FAX: 404-224-0498
DRAWING NO. 103

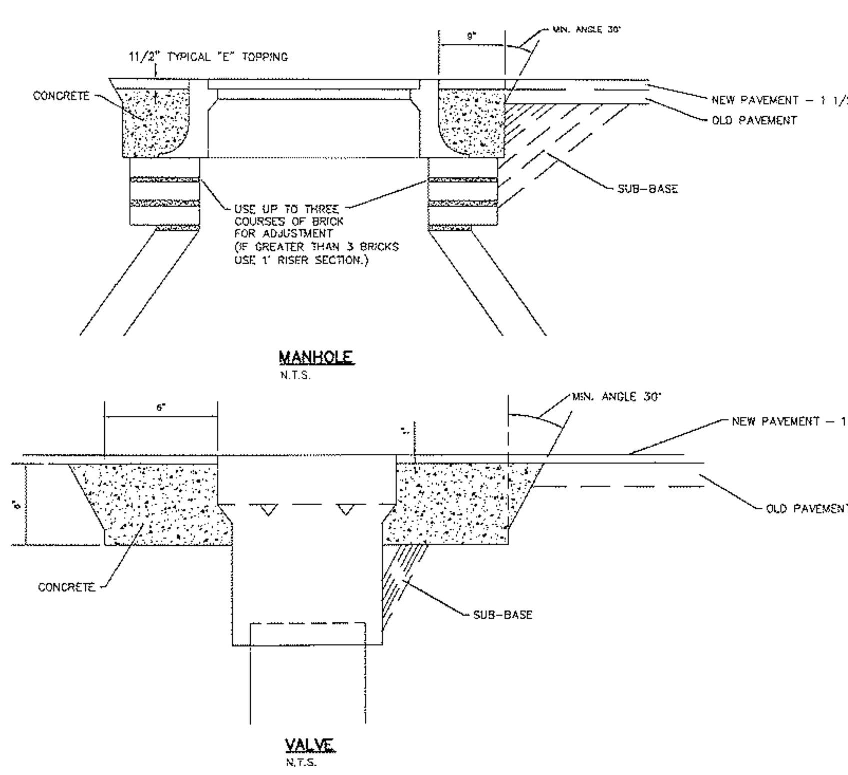


MATERIAL
1. POLYPROPYLENE PLASTIC SOLID GUTTER SHELL
2. POLYPROPYLENE PLASTIC POROUS MASS
3. 3/8" STEEL REINFORCING ROD, GRADE 60 MEETING ASTM A-615

FULTON COUNTY STANDARD DETAIL 104
REINFORCED PLASTIC STEP

DATE	REVISIONS	DATE	REVISIONS

DGS/DRN/CHKD: CMS
APPROVED: REW
DATE: 12-2-05
FULTON COUNTY
FULTON COUNTY PUBLIC WORKS
141 PRYOR ST. ATLANTA, GA. 30303
404-730-7400 FAX: 404-224-0498
DRAWING NO. 104

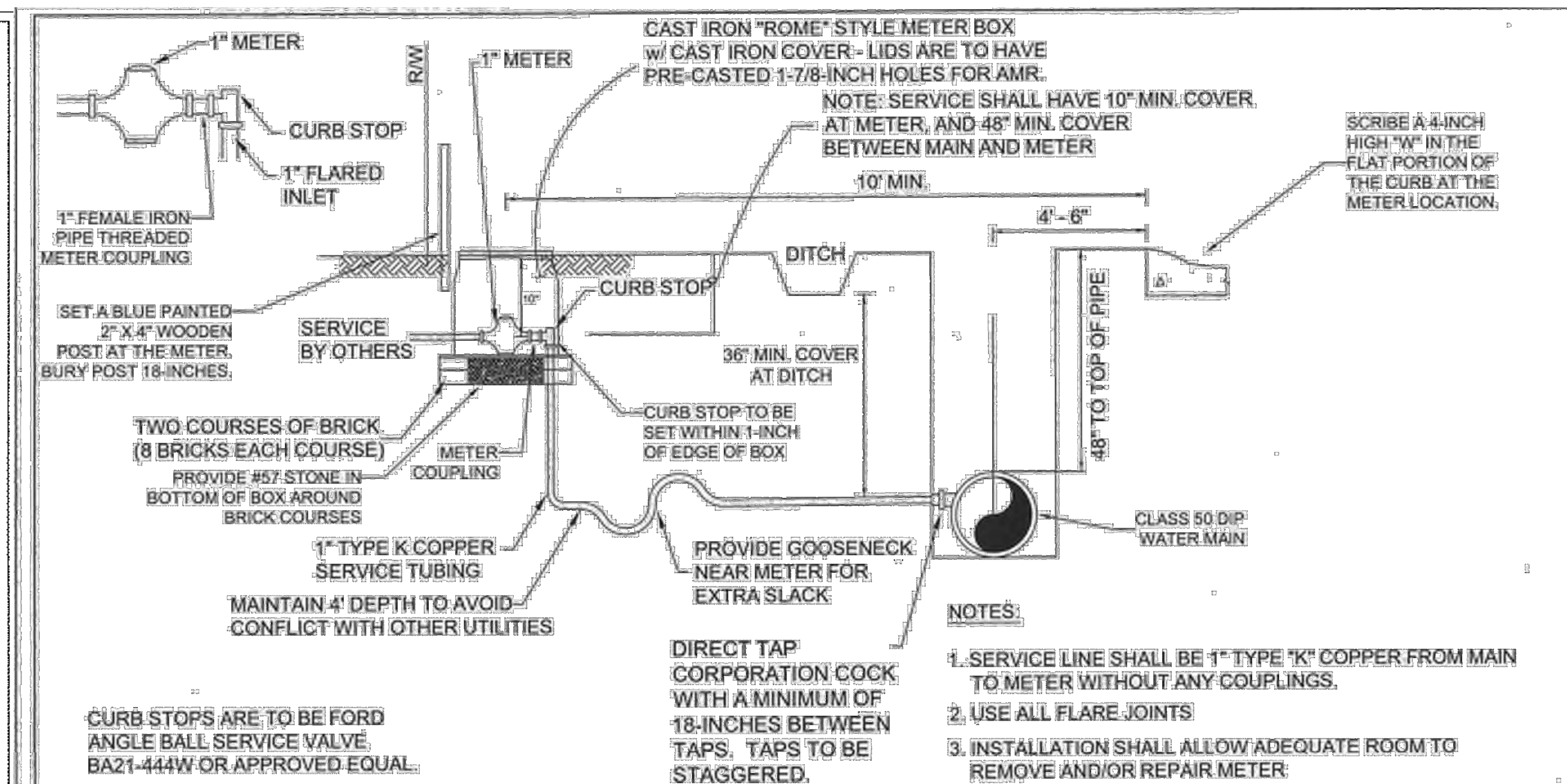


NOTES:
1. STRUCTURES SHALL NOT BE ADJUSTED FOR A PERIOD OF 24 HOURS AFTER RESURFACING IS COMPLETED IN THAT AREA.
2. ASPHALT SHALL BE SAWCUT TO MAKE A SMOOTH, EVEN EDGE.
3. STRUCTURE COVER SHALL BE ADJUSTED TO FIT FLUSH WITH STREET SURFACE.
4. ALL CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 4000 PSI.
5. CONCRETE WILL BE USED TO BACKFILL THE ENTIRE WORKING AREA.
6. FINISHING CONCRETE SHALL BE DONE BY USE OF A TROWEL OR FLOAT.
7. CLEAN ALL ASPHALT OFF SEWER MANHOLES AT TIME OF PAVING TO ALLOW ACCESS TO SYSTEM AT ALL TIMES.

FULTON COUNTY STANDARD DETAIL 105
STRUCTURE ADJUSTMENT

DATE	REVISIONS	DATE	REVISIONS

DGS/DRN/CHKD: CMS
APPROVED: REW
DATE: 12-2-05
FULTON COUNTY
FULTON COUNTY PUBLIC WORKS
141 PRYOR ST. ATLANTA, GA. 30303
404-730-7400 FAX: 404-224-0498
DRAWING NO. 105



CURB STOPS ARE TO BE FORD ANGLE BALL SERVICE VALVE BA21-444W OR APPROVED EQUAL.

SHOULDERS ARE TO BE GRADED TO FINISHED GRADE PRIOR TO SETTING THE METER BOXES.

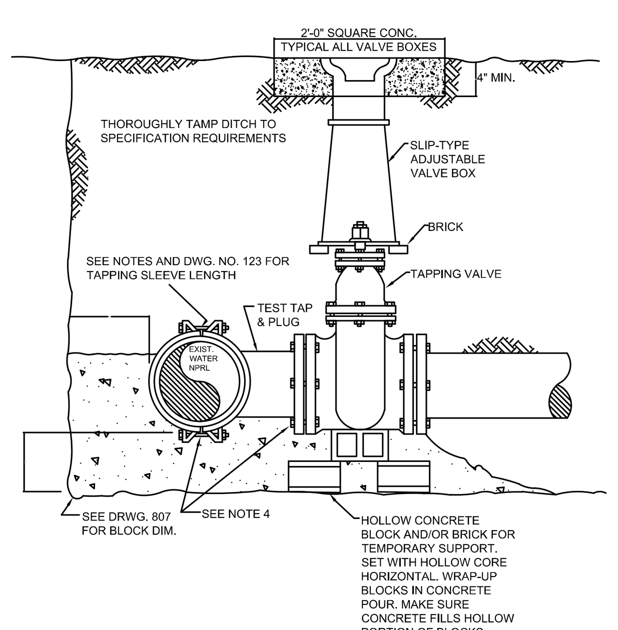
NOTES:

1. SERVICE LINE SHALL BE 1" TYPE "K" COPPER FROM MAIN TO METER WITHOUT ANY COUPLINGS.
2. USE ALL FLARE JOINTS
3. INSTALLATION SHALL ALLOW ADEQUATE ROOM TO REMOVE AND/OR REPAIR METER
4. CAST IRON METER BOX SHALL BE APPROXIMATELY 18" x 24"
5. TYPE K COPPER SERVICE LINE MUST BE CONTINUOUS FROM METER TO MAIN
6. NEW WATER MAIN SUBJECT TO 250LB PRESSURE TEST FOR TWO HOURS.
7. EDGE OF METER BOX TO BE WITHIN 6" OF R/W OR ESMT. LINE. BOX TO BE OUTSIDE OF SIDEWALK.

FULTON COUNTY STANDARD DETAIL 802
1" METER INSTALLATION

DATE	REVISIONS	DATE	REVISIONS
8/08	NRR		
7/16	JPM		

DGS/DRN/CHKD: CMS
APPROVED: REW
DATE: 12-2-05
FULTON COUNTY
FULTON COUNTY PUBLIC WORKS
141 PRYOR ST. ATLANTA, GA. 30303
404-612-7400 FAX: 404-224-0498
DRAWING NO. 802



NOTES:

1. TEMPORARILY SUPPORT TAPPING SADDLE AND VALVE AND APPLY STANDARD HYDROSTATIC TEST.
2. IF NO LEAKS, POUR INDICATED PERMENANT CONCRETE BLOCK AND SUPPORT PAD.
3. MAKE TAP, LINE EXTENSION AND BACKFILL.
4. COVER GLANDS AND BOLTS WITH HEAVY POLYETHELENE SHEETING TO KEEP CONCRETE FROM BONDING. TYPICAL WHENEVER BOLTS OR GLANDS MAY BE "WRAPPED-UP" IN CONCRETE.
5. COAT TAPPING SLEEVE AND BOLTS WITH AN APPROVED BITUMASTIC COATING BEFORE POURING CONCRETE. TYPICAL FOR ALL STEEL INCLUDING RODS, COUPLINGS, STRAPS, AND OTHER BURIED STEEL. SEE NOTE 3, DRWG. 127 FOR COATING.

FULTON COUNTY STANDARD DETAIL 122
TAPPING SLEEVE AND VALVE INSTALLATION DETAILS

DATE	REVISIONS	DATE	REVISIONS

DGS/DRN/CHKD: CMS
APPROVED: REW
DATE: 12-2-05
FULTON COUNTY
FULTON COUNTY PUBLIC WORKS
141 PRYOR ST. ATLANTA, GA. 30303
404-612-7400 FAX: 404-224-0498
DRAWING NO. 122

MAXIMUM TAPPING SLEEVE LENGTH

MAIN & TAP (IN. NOMINAL)	LENGTH (ALONG RUN)
6x6, 6x3, 6x4, 6x2	18"
8x2, 8x3, 8x4, 8x6	19"
8x8	21"
10x2, 10x3, 10x4, 10x6	19"
10x8, 10x10	23"
12x2, 12x3, 12x5, 12x6	19"
12x8	21"
12x10, 12x12	25"

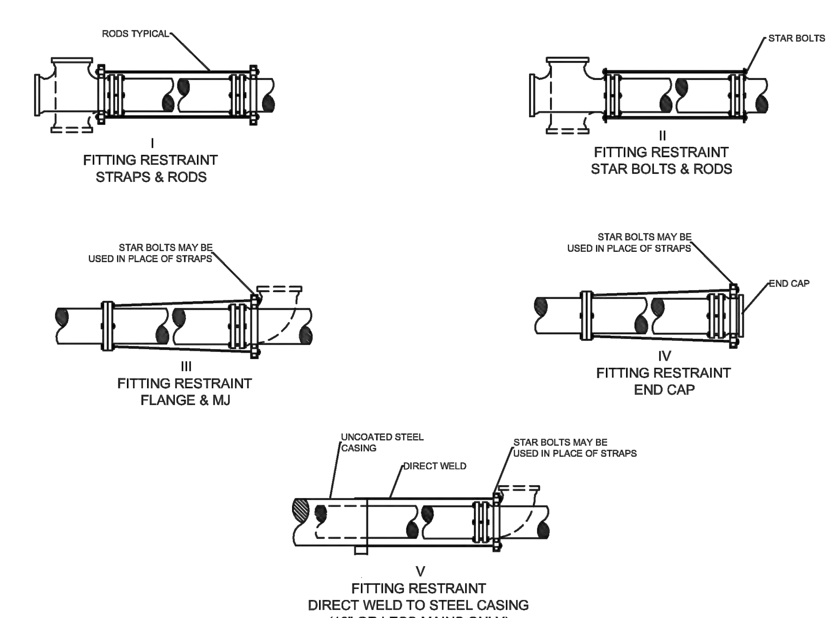
NOTES:

1. ALL TAPPING SLEEVES AND VALVES SHALL BE HYDROSTATICALLY TESTED PRIOR TO TAP
2. SEE DWG. NO. 122 FOR TAPPING SLEEVE INSTALLATION DETAILS
3. WORKMEN INSTALLING TAPPING SLEEVE AND VALVE SHALL FOLLOW MANUFACTURER'S INSTALLATION PROCEDURES AND THE REQUIRMENTS OF FULTON COUNTY ENGINEER'S OFFICE.

FULTON COUNTY STANDARD DETAIL 123
TAPPING SLEEVE LENGTH

DATE	REVISIONS	DATE	REVISIONS
8/08	NRR		

DGS/DRN/CHKD: CMS
APPROVED: REW
DATE: 12-2-05
FULTON COUNTY
FULTON COUNTY PUBLIC WORKS
141 PRYOR ST. ATLANTA, GA. 30303
404-612-7400 FAX: 404-224-0498
DRAWING NO. 123



NOTES:

1. SEE DWG. NO. 126 FOR NUMBER AND DIAMETER OF RODS REQUIRED.
2. NO FLANGES ARE TO BE BURIED.
3. AFTER INSTALLATION, TIE-RODS AND CLAMP ASSEMBLIES SHALL BE CLEANED AND THOROUGHLY COATED WITH ROYSTON LABORATIORIES, INC. ROSKOTE PLASTIC N0. A 939 OR KOPPERS CO. , INC. BITUMASTIC SUPERSERVICE BLACK OR APPROVED EQUIVALENT.
4. WHEN RESTRAINING FITTINGS TO STEEL CASING PIPE, TIE-RODS MUST BE WELDED DIRECTLY TO THE CASING - USE OF STAR BOLTS ARE PROHIBITED. CASING MUST BE FULLY WELDED THROUGHOUT ITS LENGTH AND BE A MINIMUM OF 30' IN LENGTH. AREA TO BE WELDED MUST BE COMPLETELY BARE AND FREE OF ANY COATING MATERIAL.

FULTON COUNTY STANDARD DETAIL 127
THRUST RESTRAINTS: TIE-ROD INSTALLATION

DATE	REVISIONS	DATE	REVISIONS
8/08	NRR		

DGS/DRN/CHKD: CMS
APPROVED: REW
DATE: 12-2-05
FULTON COUNTY
FULTON COUNTY PUBLIC WORKS
141 PRYOR ST. ATLANTA, GA. 30303
404-612-7400 FAX: 404-224-0498
DRAWING NO. 127

GEORGIA REGISTERED No. 27118 PROFESSIONAL ENGINEER Mark D Van De Water 07/20/2023

AEC
Civil Engineering / Land Planning / Landscape Architecture
Water Resources / Property Services / Arborist Services
50 Warm Springs Circle
Roswell ▫ Georgia ▫ 30075
(770)641-1942 ▫ www.aecatl.com

UTILITY DETAILS

FULTON COUNTY PERMIT #: WRN23-044

235 CRICKET LANE

TORIANO YOUNG & ASSOCIATES
ALPHARETTA, GEORGIA

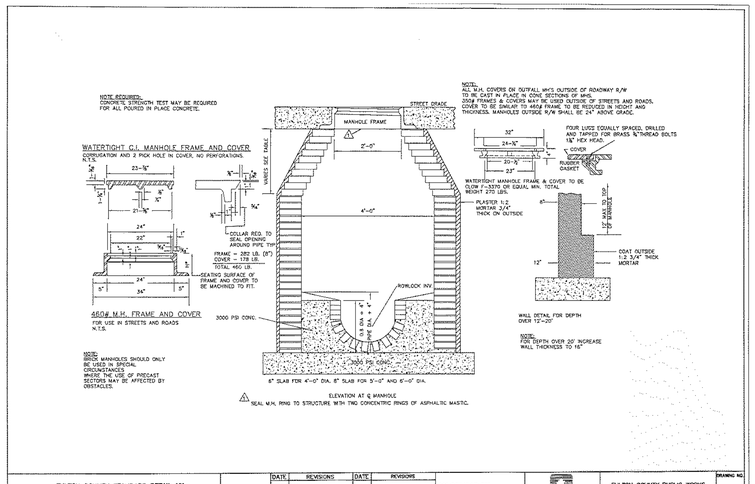
NO.	REVISIONS	DATE

COPYRIGHT BY AEC, INC.

PROJECT NO.: 21 - 4609
CIVIL DRAWN BY: B D R
CIVIL DESIGNED BY: B D R
LANDSCAPE DRAWN BY: B D R
LANDSCAPE DESIGNED BY: B D R
CHECKED BY: J W M / M D V
DATE : 09 - 04 - 2023

SHEET
D3.0

M:\2021 JOBS\21-4609 133 CUMMING-ST-3-LOTS\CIVIL\21-4609 DETAILS-00.dwg, 9/11/2023 4:30:17 PM, big, ARCH full bleed D (36.00 x 24.00 Inches), 1:1



FULTON COUNTY STANDARD DETAIL 111
BRICK MANHOLE DETAIL AND
MANHOLE FRAME AND COVER

DATE	REVISIONS	DATE	REVISIONS

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

FULTON COUNTY

FULTON COUNTY PUBLIC WORKS
141 PRYOR ST. ATLANTA, GA. 30303
404-730-7400 FAX: 404-224-0498

DRAWING NO. 111

MAXIMUM
PERMISSIBLE DEFLECTIONS

SIZE (NOM)	PUSH-ON JOINT (18 FT. JOINTS)		MECHANICAL JOINT (18 FT. JOINTS)	
	DEGREE	MAX. OFFSET	DEGREE	MAX. OFFSET
3"	4.0	15"	4.5	17"
4"	4.0	15"	4.5	17"
6"	4.0	15"	4.5	17"
8"	4.0	15"	4.5	17"
10"	4.0	15"	4.5	17"
12"	4.0	15"	4.5	17"
14"	2.5	9.4"	3.0	11"
16"	2.0	7.5"	3.0	11"
20"	2.0	7.5"	2.0	7.5"
24"	2.0	7.5"	2.0	7.5"
30"	1.5	5.5"	2.0	7.5"
36"	1.5	5.5"	2.0	7.5"
42"	1.5	5.5"	1.5	5.5"
48"	1.5	5.5"	1.5	5.5"

NOTES:
1. WHEN A PIPE IS DEFLECTED, THE PIPE SHALL FIRST BE ASSEMBLED IN A STRAIGHT LINE, BOTH HORIZONTALLY AND VERTICALLY BEFORE THE DEFLECTION IS MADE.
2. FOR MECHANICAL JOINT PIPE, THE BOLTS SHALL BE PARTIALLY TIGHTENED BEFORE THE LENGTH OF PIPE IS DEFLECTED. ANY SUPPORTED PIPE, SHALL BE SO SUPPORTED THAT THERE IS ZERO DEFLECTION EXCEPT WHERE EITHER A HORIZONTAL OR VERTICAL CURVE ON A BRIDGE OR OTHER STRUCTURE IS INVOLVED.
3. THRUST RESTRAINTS MAY BE REQUIRED ON THE DEFLECTED JOINTS.

FULTON COUNTY STANDARD DETAIL 120
MAXIMUM PERMISSIBLE JOINT DEFLECTIONS

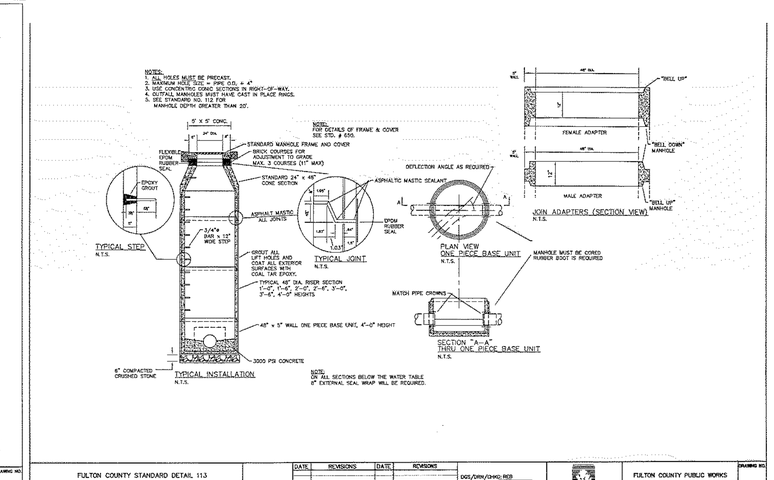
DATE	REVISIONS	DATE	REVISIONS

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

FULTON COUNTY

FULTON COUNTY PUBLIC WORKS
141 PRYOR ST. ATLANTA, GA. 30303
404-730-7400 FAX: 404-224-0498

DRAWING NO. 120



FULTON COUNTY STANDARD DETAIL 113
MANHOLES
PRECAST DETAILS

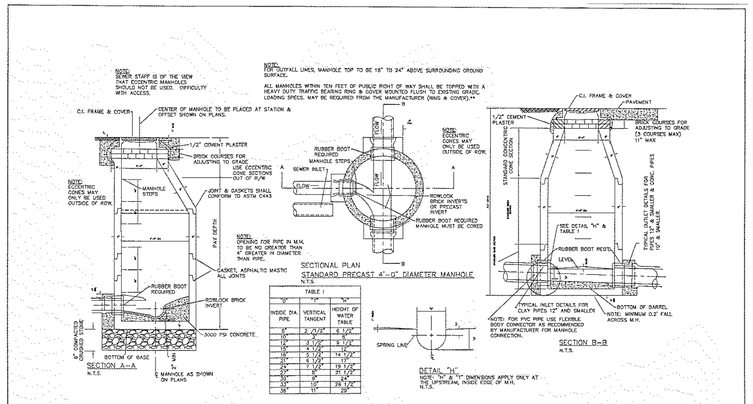
DATE	REVISIONS	DATE	REVISIONS

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

FULTON COUNTY

FULTON COUNTY PUBLIC WORKS
141 PRYOR ST. ATLANTA, GA. 30303
404-730-7400 FAX: 404-224-0498

DRAWING NO. 113



FULTON COUNTY STANDARD DETAIL 114
STANDARD SEWER MANHOLES
PRECAST CONCRETE

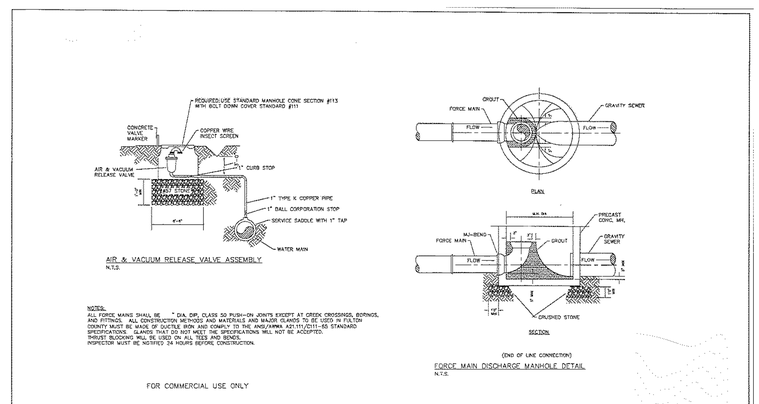
DATE	REVISIONS	DATE	REVISIONS

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

FULTON COUNTY

FULTON COUNTY PUBLIC WORKS
141 PRYOR ST. ATLANTA, GA. 30303
404-730-7400 FAX: 404-224-0498

DRAWING NO. 114



FOR COMMERCIAL USE ONLY

FULTON COUNTY STANDARD DETAIL 116
FORCE MAIN DETAILS
AIR & VACUUM RELEASE VALVE
ASSEMBLY

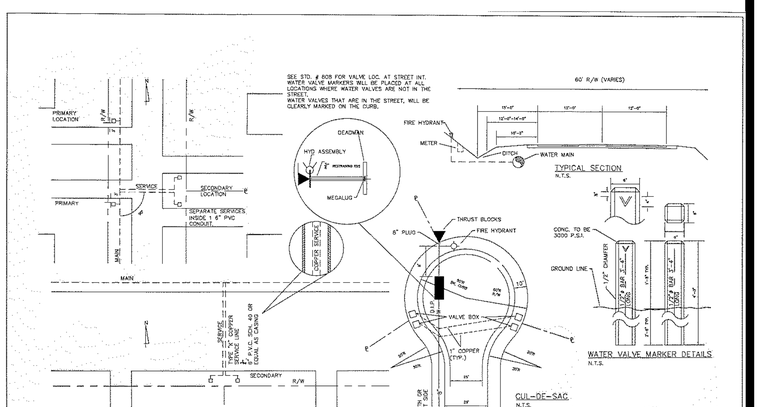
DATE	REVISIONS	DATE	REVISIONS

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

FULTON COUNTY

FULTON COUNTY PUBLIC WORKS
141 PRYOR ST. ATLANTA, GA. 30303
404-730-7400 FAX: 404-224-0498

DRAWING NO. 116



FULTON COUNTY STANDARD DETAIL 813
WATER METER INSTALLATION & ¾" COPPER SERVICE
WATER VALVE MARKERS

DATE	REVISIONS	DATE	REVISIONS

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

FULTON COUNTY

FULTON COUNTY PUBLIC WORKS
141 PRYOR ST. ATLANTA, GA. 30303
404-730-7400 FAX: 404-224-0498

DRAWING NO. 813

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 27118 20 2023 Michael Van De Walker

AECC

Civil Engineering
Land Planning
Landscape Architecture
Water Resources
Property Services
Arborist Services

50 Warm Springs Circle
Roswell • Georgia • 30075
(770)641-1942 • www.aecatl.com

UTILITY DETAILS

FULTON COUNTY PERMIT #: WRN23-044

235 CRICKET LANE

TORIANO YOUNG & ASSOCIATES
ALPHARETTA, GEORGIA

NO.	REVISIONS	DATE

COPYRIGHT BY AEC, INC.

PROJECT NO.: 21 - 4609
CIVIL DRAWN BY: B D R
CIVIL DESIGNED BY: B D R
LANDSCAPE DRAWN BY: B D R
LANDSCAPE DESIGNED BY: B D R
CHECKED BY: J W M / M D V
DATE: 09 - 04 - 2023

SHEET

D3.1

M:\2021\OBS\21-4609 133 CUMMING ST-3-LOTS\CIVIL\21-4609 DETAILS 00.dwg, 9/11/2023 4:30:26 PM, bxg, ARCH full bleed D (36.00 x 24.00 Inches), 1:1

SOIL EROSION AND SEDIMENTATION CONTROL NOTES

A. SILT FENCE MUST MEET THE REQUIREMENTS OF SECTION 171–TEMPORARY FENCE OF THE DEPARTMENT OF TRANSPORTATION, STATE OF GEORGIA, STANDARD SPECIFICATIONS, LATEST EDITION.

B. ADDITIONAL EROSION CONTROL MEASURES WILL BE EMPLOYED WHERE DETERMINED NECESSARY BY ACTUAL SITE CONDITIONS.

C. PROVISIONS TO PREVENT EROSION OF SOIL FROM SITE SHALL BE, AS MINIMUM, IN CONFORMANCE WITH THE REQUIREMENTS OF THE CITY AND COUNTY EROSION AND SEDIMENTATION ORDINANCE AND THE CITY AND COUNTY CODE OF LAWS DEALING WITH EROSION AND SEDIMENTATION.

D. PRIOR TO ANY OTHER CONSTRUCTION, A STABILIZED CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED AT EACH ENTRY TO OR EXIT FROM THE SITE.

E. 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 WELL AS REPAIR AND/OR CLEAN OUT OF ANY STRUCTURES USED TO TRAP SEDIMENT AS CONDITIONS DEMAND. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLE OR SITE ONTO PUBLIC ROADWAY OR INTO STORM DRAIN SYSTEM MUST BE REMOVED IMMEDIATELY.

F. PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITY THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS, OR OTHER APPROPRIATE MEANS. THE LOCATION AND EXTENT OF ALL AUTHORIZED LAND DISTURBANCE SHALL OCCUR INSIDE THE APPROVED LIMITS INDICATED ON THE APPROVED PLANS.

G. IMMEDIATELY AFTER THE ESTABLISHMENT OF CONSTRUCTION ENTRANCES/EXITS, ALL PERIMETER EROSION CONTROL DEVICES AND STORMWATER MANAGEMENT DEVICES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION.

H. OWNER AGREES TO PROVIDE AND MAINTAIN OFF–STREET PARKING ON THE SUBJECT PROPERTY DURING THE ENTIRE CONSTRUCTION PERIOD.

I. THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY BARRICADES WHILE ROADWAY FRONTAGE IMPROVEMENTS ARE BEING MADE.

J. THE CONSTRUCTION OF THE SITE WILL COMMENCE AFTER THE GRADING OR LDP HAS BEEN QCQUIRED. CONSTRUCTION SHALL COMMENCE WITH THE INSTALLATION OF EROSION CONTROL MEASURES SUFFICIENT TO CONTROL SEDIMENT DEPOSITS AND EROSION. ALL SEDIMENT CONTROL WILL BE MAINTAINED UNTIL ALL UPSTREAM GROUND WITHIN THE CONSTRUCTION AREA HAS BEEN COMPLETELY STABILIZED WITH PERMANENT VEGETATION AND ALL ROADS/DRIVEWAYS HAVE BEEN PAVED.

K. EROSION CONTROL DEVICES SHALL BE INSTALLED IMMEDIATELY AFTER GROUND DISTURBANCE OCCURS. THE LOCATION OF SOME OF THE EROSION CONTROL DEVICES MAY HAVE TO BE ALTERED FROM THAT SHOWN ON THE APPROVED PLANS IF DRAINAGE PATTERNS DURING CONSTRUCTION ARE DIFFERENT FROM THE FINAL PROPOSED DRAINAGE PATTERNS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH EROSION CONTROL FOR ALL DRAINAGE PATTERNS CREATED AT VARIOUS STAGES DURING CONSTRUCTION. ANY DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.

L. ALL SILT BARRIERS MUST BE PLACED AS ACCESS IS OBTAINED DURING CLEARING. NO GRADING SHALL BE DONE UNTIL SILT BARRIER INSTALLATION IS COMPLETE AND SEDIMENT STORAGE FACILITIES ARE CONSTRUCTED.

M. CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES UNTIL FINAL STABILIZATION HAS BEEN ACHIEVED. CONTRACTOR SHALL CLEAN OUT ALL SEDIMENT PONDS WHEN REQUIRED BY ENGINEER OR CITY OF ALPHARETTA INSPECTOR. CONTRACTOR SHALL INSPECT EROSION CONTROL MEASURES AT THE END OF EACH WORKING DAY TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.

N. THE GENERAL CONTRACTOR SHALL REMOVE ACCUMULATED SILT ONCE THE SILT HAS ACCUMULATED TO ONE–HALF THE ORIGINAL HEIGHT OF THE BARRIER UTILIZED FOR EROSION CONTROL. IN THE DETENTION POND, SILT SHALL BE REMOVED WHEN A DEPTH HAS ACCUMULATED AS SHOWN ON THE MARKER LOCATED AT THE OUTLET CONTROL STRUCTURE AND ALL SILT SHALL BE REMOVED AT THE END OF THE PROJECTS SITEWORK CONSTRUCTION AND AFTER ALL LANDSCAPED AREAS HAVE BEEN ESTABLISHED WITH GROUNDCOVER (GRASSED OR MULCHED). ALL SILT SHALL BE REMOVED FROM ANY TEMPORARY SEDIMENT TRAPS WHEN SEDIMENT HAS ACCUMULATED TO ONE–HALF OF THE HEIGHT OF THE TRAP. RESPONSIBILITY FOR THESE ACTIONS MUST BE DETERMINED BY THE GENERAL CONTRACTOR PRIOR TO ANY CLEARING AND GRADING.

O. FAILURE TO INSTALL, OPERATE OR MAINTAIN ALL EROSION CONTROL MEASURES IN ACCORDANCE WITH THE MANUAL FOR SEDIMENT AND EROSION CONTROL IN GEORGIA OR LOCAL REQUIREMENTS, WHICHEVER ARE MORE STRINGENT; WILL RESULT IN ALL CONSTRUCTION BEING STOPPED ON THE JOB SITE UNTIL SUCH MEASURES ARE CORRECTED IN ACCORDANCE WITH STATE AND/OR LOCAL STANDARDS.

P. ALL CONSTRUCTION SHALL CONFORM TO CITY OF ALPHARETTA STANDARDS AND SPECIFICATIONS.

Q. A COPY OF THE APPROVED LAND DISTURBANCE PLAN AND PERMIT SHALL BE PRESENT ON THE SITE WHENEVER LAND DISTURBANCE ACTIVITY IS IN PROGRESS.

R. ALL SEWER EASEMENTS DISTURBED MUST BE DRESSED AND GRASSED TO CONTROL EROSION.

S. ALL OPEN SWALES MUST BE GRASSED, AND RIP–RAP MUST BE PLACED AS REQUIRED TO CONTROL EROSION. A MINIMUM OF 4.5 SQ YDS OF 50 LB STONES SHALL BE PLACED AT ALL DOWNSTREAM HEADWALLS IMMEDIATELY UPON THE INSTALLATION OF PIPES AND DRAINAGE DITCHES.

T. SILT BARRIERS SHALL BE PLACED AT DOWNSTREAM TOE OF ALL CUT AND FILL SLOPES.

U. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH TEMPORARY SEEDING.

V. 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.

W. EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT INCLUDE PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

X. 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.

Y. ANY DISTURBED AREA LEFT EXPOSED FOR 14 DAYS SHALL BE TEMPORARILY STABILIZED WITH SEED OR MULCH.

Z. ALL SILT FENCE SHALL BE TYPE C.

AA. THE OWNER WILL MAINTAIN STORM WATER RUNOFF CONTROLS AT ALL TIMES. ADDITIONAL CONTROLS WILL BE INSTALLED IF DETERMINED NECESSARY BY CITY OF ALPHARETTA INSPECTION.

AB. MAINTENANCE OF ALL SOIL EROSION AND SEDIMENTATION CONTROL PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE THE RESPONSIBILITY OF THE OWNER.

AC. ALL DISTURBED AREAS MUST BE VEGETATED WITH PERMANENT VEGETATION WITHIN 14 DAYS OF FINAL GRADE.

AD. ALL FILL SLOPES SHALL HAVE SILT FENCE PLACED 10 FEET BEYOND THE TOE OF THE SLOPE.

AE. MAXIMUM CUT OF FILL SLOPES ARE 2HOR.:1VERT.

AF. CONCENTRATED FLOW AREAS, ALL SLOPES STEEPER THAN 2.5:1 AND WITH A HEIGHT OF TEN FEET OR GREATEr AND CUTS AND FILLS WITHIN STREAM BUFFERS SHALL BE STABILIZED WITH THE APPROPRIATE EROSION CONTROL MATTING OR BLANKETS (Ss).

AG. ALL SLOPES STEEPER THAN 3:1 REQUIRE SURFACE ROUGHENING IF THEY ARE TO BE STABILIZED WITH VEGETATION. HOWEVER, IF THE SLOPE IS TO BE STABILIZED WITH EROSION CONTROL BLANKETS OR SOIL REINFORCEMENT, THE SOIL SURFACE SHOULD NOT BE ROUGHENED.

AH. THIS SITE DOES NOT CONTAIN ANY STATE WATERS OR WETLANDS.

AI. THIS SITE IS NOT LOCATED WITHIN 200 FEET OF STATE WATERS.

AJ. WHEN ANY CONSTRUCTION BORDERS A DRAINAGE COURSE:
1. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY BUILDING OR OTHER EXCAVATION SPOILED DI CONSTRUCTION TRASH OR DEBRIS, ETC., FROM THE DRAINAGE AREA SHOWN HEREON IN AN EXPEDITIOUS MANNER AS CONSTRUCTION PROGRESSES.
2. THE CONTRACTOR HEREBY AGREES TO STOP ALL WORK AND RESTORE THESE AREAS IMMEDIATELY UPON NOTIFICATION BY THE CITY OF ALPHARETTA INSPECTOR AND/OR THE PROJECTS PROFESSIONAL ENGINEER.
3. UPON COMPLETION OF RESTORATION, A PROFESSIONAL ENGINEER SHALL CERTIFY IN WRITING TO THE PROJECT ARCHITECT, OWNER OR GOVERNING MUNICIPALITY THAT ALL CLEAN–UP IS COMPLETE AND THE DRAINAGE COURSE RESTORED TO ORIGINAL CONDITION AND GRADE.

AK. IRRIGATION SYSTEMS ARE NOT ALLOWED WITHIN THE PUBIC RIGHT–OF–WAY.

AL. GENERAL CONTRACTOR SHALL FLUSH OUT ANY SILT WITHIN THE STORM DRAINAGE SYSTEM AT END OF PROJECT & CLEAN OUT ALL SILT CONTROL STORM STRUCTURES.

ALPHARETTA EPD ES&PC CHECKLIST ITEMS

A. "I CERTIFY THAT THE PERMITTEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER QUALITY CONTROL ACT AND THE DOCUMENT "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" (MANUAL) PUBLISHED BY THE STATE SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1, OF THE YEAR IN WHICH THE LAND–DISTURBING ACTIVITY WAS PERMITTED, PROVIDES FOR THE SAMPLING OF THE RECEIVING WATER(S) OR THE SAMPLING OF THE STORM WATER OUTFALLS AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. GAR 100001."

x________________________

B. EROSION CONTROL MEASURES DESIGNED IN ACCORDANCE WITH THE GEORGIA MANUAL FOR EROSION CONTROL MEASURES TO REDUCE OR REMOVE POLLUTANTS IN STORMWATER DISCHARGE.

C. OMITTED – APPLIES TO COMMON DEVELOPMENT ONLY.

D. EACH SECONDARY PERMITTEE IS TO BE PROVIDED A COPY OF THE ESPCP PRIOR TO THE SECONDARY CONDUCTING OF ANY CONSTRUCTION ACTIVITY AND IN THE EVENT OF ANY CHANGE TO THE PLANS.

E. THE DESIGN PROFESSIONAL WHO PREPARED THE ESPCP IS TO INSPECT THE INSTALLATION OF BMP'S WITHIN 7 DAYS AFTER THE CONSTRUCTION ACTIVITY BEGINS. PROOF OF SITE VISIT TO BE KEPT ON SITE.

F. "I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM OR THOSE PERSONS RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS"

X__________________________

G. ANY CHANGES TO THE ESPCP WHICH HAVE SIGNIFICANT EFFECT ON THE BMP'S WITH A HYDRAULIC OR DESIGN COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL AND MUST BE APPROVED BY THE CITY OF ALPHARETTA.

H. SEE THE ESPCP SHEET FOR RUNOFF COEFFICIENTS AND PEAK DISCHARGE RATES OF THE SITE.

I. SEE THE ESPCP SHEET FOR A SITE MAP SHOWING DRAINAGE PATTERNS. SEE THE GRADING AND LAYOUT PLAN FOR STORMWATER DISCHARGE POINTS.

J. SEE THE ESPCP FOR A LIST OF ALL PRIMARY AND SECONDARY PERMITTEES

K. SEE THE EROSION CONTROL PLANS (PHASES 1, 2 & 3) FOR SEDIMENT BASINS

L. SEE THE ESPCP FOR THE DETAILED CONSTRUCTION SCHEDULE.

M. WASTE MATERIALS WILL NOT BE DISCHARGED TO THE WATERS OF THE STATE EXCEPT AUTHORIZED BY A SECTION 404 PERMIT.

N. THE ESPCP IS IN COMPLIANCE WITH WASTE DISPOSAL, SANITARY SEWER, OR SEPTIC TANK REGULATIONS.

O. NO BMP'S FOR REMEDIATION OF PETROLEUM SPILLS IS NECESSARY.

P. DETAILS ON REQUIRED INSPECTIONS AND RECORD KEEPING BY THE PRIMARY PERMITTEE, SECONDARY PERMITTEE, AND TERTIARY PERMITTESES ARE NEEDED TO BE KEPT ONSITE.

Q. THE MEASURES THAT WILL BE INSTALLED DURING THE CONSTRUCTION PROCESS TO CONTROL POLLUTANTS IN THE STOEM WATER THAT WILL OCCUR AFTER CONSTRUCTION HAVE BEEN COMPLETED ARE THE PERMANENT EROSION CONTROL BMP'S SUCH AS A WET–EXTENDED DETENTION POND, GROUND STABILIZATION, PERMANENT WATER QUALITY BMP'S WITH REQUIRED MAINTENANCE.

R. FOR SITES WITH OVER 1 ACRE DISTURBED AREA, 2 COPIES OF THE NPDES NOTICE OF INTENT MUST BE PROVIDED TO THE LAND DISTURBANCE INSPECTOR PRIOR TO INITIATING CONSTRUCTION.

S. SEE THE ESPCP SHEET FOR SAMPLING LOCATIONS AND DESCRIPTION OF THE ANALYTICAL METHODS USED TO COLLECT AND ANALYZE THE SAMPLES FROM EACH LOCATION.

T. RR. SEE THE ESPCP SHEET FOR APPENDIC B RATIONALE FOR OUTFALL SAMPLING POINTS AND INFORMATION ON SAMPLING FREQUENCY AND REPORTING REQUIREMENTS

U. IF PRIMARY PERMITTEE CHANGES DURING THE COURSE OF A PROJECT, THE NEW PRIMARY PERMITTEE MUST SUBMIT COPIES OF NEW NOI TO THE CITY OF ALPHARETTA LAND DISTURBANCE INSPECTOR

V. 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

W. THE CONTRACTOR SHALL REMOVE SEDIMENT ONCE IT HAS ACCUMULATED TO ONE–HALF THE ORIGINAL HEIGHT OF THE SILT FENCE USED FOR EROSION CONTROL.

CONDITIONS:
THIS PRACTICE IS APPLICABLE TO AREAS SUBJECT TO SURFACE AND AIR MOVEMENT OF DUST WHERE ON AND OFF–SITE DAMAGE MAY OCCUR WITHOUT TREATMENT.

METHOD AND MATERIALS:
TEMPORARY METHODS:

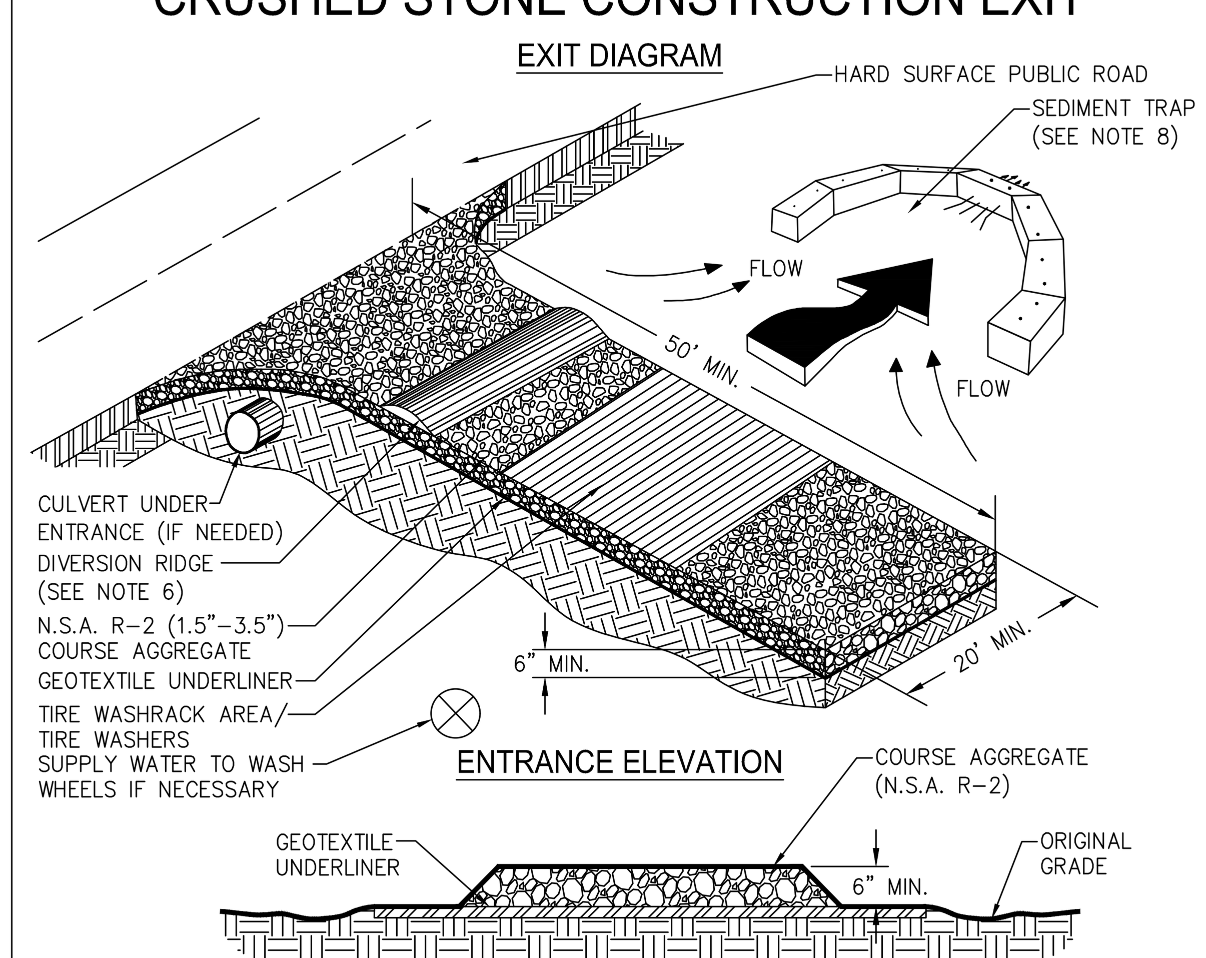
MULCHES. SEE STANDARD (Ds1) – DISTURBED AREA STABILIZATION (WITH MULCHING ONLY. SYNTHETIC RESINS MAY BE USED INSTEAD OF ASPHALT BY BIND MULCH MATERIAL. REFER TO STANDARD Tb TACKIFIERS AND BINDERS. RESINS SUCH AS CURASOL OR TERRATACK SHOULD BE USED ACCORDING TO MANUFACTURE'S RECOMMENDATIONS.
VEGETATIVE COVER: SEE STANDARD (Ds2) – DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING).
SPRAY–ON ADHESIVES: THESE ARE USED ON MINERAL SOILS (NOT EFFECTIVE ON MUCK SOILS) KEEP TRAFFIC OFF THESE AREAS. REFER TO STANDARD (Tb) TACKIFIERS AND BINDERS.
TILLAGE: THIS PRACTICE IS DESIGNED TO ROUGHEN AND BIND CLODS TO THE SURFACE. IT IS AN EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE WIND EROSION STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL–TYPE PLOWS SPACED ABOUT 12 INCHES APART, SPRING–TOOTHED HARROWS, AND SIMILAR PLOWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.
IRRIGATION: THIS IS GENERALLY DONE AS AN EMERGENCY TREATMENT. SITE IS SPRINKLED WITH WATER UNTIL THE SURFACE IS WET. REPEAT AS NEEDED.
BARRIERS: SOLID BOARD FENCES, SNOW FENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING. BARRIERS PLACED AT RIGHT ANGLES TO PREVAILING CURRENTS AT INTERVALS OF ABOUT 15 TIMES THEIR HEIGHT ARE EFFECTIVE IN CONTROLLING WIND EROSION.
CALCIUM CHLORIDE: APPLY AT A RATE THAT WILL KEEP SURFACE MOIST. MAY NEED RETREATMENT

PERMANENT METHODS:

PERMANENT VEGETATION: SEE STANDARD (Ds3) – DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION). EXISTING TREES AND LARGE SHRUBS MAY AFFORD VALUABLE PROTECTION IF LEFT IN PLACE.
TOP SOILING: THIS ENTAILS COVERING THE SURFACE WITH LESS EROSIVE SOIL MATERIAL. SEE STANDARD Tp – TOP SOILING.
STONE: COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL. SEE STANDARD Cr–CONSTRUCTION ROAD STABILIZATION.

Du | DUST CONTROL ON DISTURBED AREAS

CRUSHED STONE CONSTRUCTION EXIT



NOTES:
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R–2 (1.5"–3.5" STONE).
4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%..
7. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
9. WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
10. MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS–OF–WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

CONSTRUCTION EXIT (Co)
NOT TO SCALE

Ds1 MULCHING ONLY

MULCHING BY ITSELF MAY BE USED AS TEMPORARY STABILIZATION (MULCHING ONLY) WHEN SEED WILL NOT HAVE A SUITABLE GROWING SEASON. STABILIZATION MAY BE ACCOMPLISHED WITH: STRAW – 2 TONS/ACRE OR HAY–2.5 TONS/ACRE PROVIDED THAT THE APPROPRIATE DEPTH (2–4") IS ACHEIVED. ALL HAY OR STRAW SHALL BE ANCHORED WITH A TACKIFIER (Tb) (EMULSIFIED ASPHALT, GRADE AE–5 OR SS–1, AT A RATE OF 100 GAL. OF EMULSIFIED ASPHALT AND 100 GAL. OF WATER PER TON OF MULCH), AND PROVIDED THAT A CONTINUOUS COVERAGE OF 90% OR GREATER OF THE SOIL SURFACE IS MAINTAINED. OTHER ACCEPTABLE MULCHES ARE WOOD WASTE, BARK, OR SAWDUST SPREAD 2–3" DEEP. WHEN MULCH IS USED WITH SEED, FOLLOW THE SPECIFICATIONS FOR TEMPOARARY SEEDING (Ds2) OR PERMANENT SEEDING (Ds3).

Ds2 TEMPORARY GRASSING

TEMPORARY GRASSING SHALL CONSIST OF SOWING A QUICK GRASS SUCH AS RYE, BROWN TOP MILLET, OR A GRASS SUITABLE TO THE AREA AND SEASON. MULCH, LIME AND FERTILIZER MAY BE OMITTED UNLESS LOCAL CONDITIONS OR SOIL TESTS INDICATE OTHERWISE. TEMPORARY VEGETATIVE MEASURES SHOULD BE COORDINATED WITH PERMANENT MEASURES TO ASSURE ECONOMICAL AND EFFECTIVE STABILIZATION. FOR ADDITIONAL OPTIONS OR IF THE AREA IS EXPECTED TO BE UNDISTURBED FOR LONGER THAN SIX MONTHS, PERMANENT PERENNIAL VEGETATION (Ds3) SHALL BE USED. REFER TO THE COMPANION PLANTING SCHEDULE UNDER PERMANENT GRASSING (Ds3).

Ds2 GRASSING SCHEDULE

(FOR TEMPORARY)

SPECIES	PLS RATE	DATES	LIME
RYEGRASS (ANNUAL)	40 LBS./AC.	8/15 – 4/1	1 TON/ACRE
WEEPING LOVEGRASS (PERENNIAL)	4 LBS./AC.	3/15 – 6/15	1 TON/ACRE
SUDANGRASS	60 LBS./AC.	4/1 – 8/15	1 TON/ACRE

Ds3 PERMANENT GRASSING

PERMANENT GRASSING SHALL BE APPLIED AND REAPPLIED IF NECESSARY UNTIL FINAL STABILIZATION IS ACHEIVED. FINAL STABILIZATION MEANS THAT ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED, AND THAT FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES, AT LEAST 70% OF THE SOIL SURFACE IS UNIFORMLY COVERED BY PERENNIAL VEGETATION WITHIN THE GROWING SEASON (OR OTHER EQUIVALENT PERMANENT STABILIZATION MEASURES. MULCHING IS REQUIRED FOR ALL PERMANENT VEGETATION APPLICATIONS. MULCH APPLIED TO SEEDED AREAS SHALL ACHIEVE 75% SOIL COVER (25% UNCOVERED) WITHIN 24 HOURS AFTER SEEDING (3). REFER TO THE FERTILIZATION REQUIREMENTS CHART FOR TYPES AND RATES OF FERTILIZER APPLICATION.

Ds3 GRASSING SCHEDULE

(FOR PERMANENT)

SPECIES	PLS RATE	DATES	LIME
HULLED BERMUDA (2)	10 LBS./AC.	3/1 – 7–1	1 TON/ACRE
WEEPING LOVEGRASS	4 LBS./AC.	3/15 – 6/15	1 TON/ACRE
FESCUE	50 LBS./AC.	8/15 – 11/1	1 TON/ACRE

(FOR COMPANION PLANTING)

TARGET SPECIES	PLS RATE	COMPANION SPECIES	PLS RATE	DATES	LIME
SERICEA LESPEDEZA (4)	60 LBS./AC.	WEEPING LOVEGRASS	2 LBS./AC.	3/1 – 5/30	1 TON/ACRE
UNHULLED BERMUDA (2)	10 LBS./AC.	BROWNTOP MILLET	2 LBS./AC.	10/1 – 3/1	1 TON/ACRE
TALL FESCUE	30 LBS./AC.	RYEGRASS, ANNUAL	28 LBS./AC.	10/15 – 1/30	1 TON/ACRE
HULLED BERMUDA	6 LBS./AC.	WILMINGTON BAHIA(1)	30 LBS./AC.	7/1 – 8/15	1 TON/ACRE

NOTES:
1. ALL SEEDING RATES ARE EXPRESSED AS PURE LIVE SEED (PLS).
2. MATTING BLANKETS (MB) AND HYDROSEED ARE REQUIRED ON SLOPES STEEPER THAN 2H:1V.
3. THE LANDSCAPE PLANS, IF ANY WILL SUPERCEDE THIS DETAIL FOR PERMANENT VEGETATION.
4. MULCHING ONLY (Ds1) OR TEMPORARY GRASSING (Ds2) SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN 14 DAYS OF DISTURBANCE AND WHEN ROUGH GRADED DISTURBANCE WILL LAST FOR LESS THAN SIX MONTHS. IF ROUGH GRADIED AREAS WILL BE UNDISTURBED FOR LONGER THAN SIX MONTHS OR AREA IS AT FINAL GRADE, THEN PERMANENT VEGETATION (DS3) SHALL BE USED.
5. BLOCK SOD (Ds4) PROVIDES IMMEDIATE COVER AND IS ESPECIALLY EFFECTIVE IN CONTROLLING EROSION ADJACENT TO CONCRETE FLUMES AND OTHER STRUCTURES.
6. THE CONTRACTOR SHALL SELECT A BMP SUITABLE TO THE SEASON OF THE YEAR AND THE GRADING STATUS OF THE AREA TO BE STABILIZED.
7. CONSTRUCTION SPECIFICATIONS FOR EACH BMP SHALL BE AS PUBLISHED IN THE MANUAL FOR SEDIMENT AND EROSION CONTROL IN GEORGIA, LATEST EDITION.

(1) SUBSTITUTE PENSACOLA BAHIA IN THE COASTAL MAJOR RESOURCE AREA OF GEORGIA.
(2) BERMUDA SHOULD NOT BE PLANTED IN THE M–L MAJOR RESOURCE AREA OF GEORGIA.
(3) MULCH FOR HYDROSEED
500 LB. OF WOOD CELLULOSE MULCH OR EQUIVALENT PER ACRE, THEN APPLY STRAW @ 2 TON/AC. OR HAY @ 2.5 TONS/AC. STRAW OR HAY SHALL BE DRY, NOT CAKED, AND FREE OF WEED SEED.
(4) SERICEA LESPEDEZA SHALL BE SCARIFIED AND INNOCULATED WITH "EL" BACTERIA. USE DOUBLE THE RECOMMENDED RATE OF INOCULUM FOR CONVENTIONAL SEEDING AND 4X THE RECOMMENDED RATE FOR HYDROSEEDING. OTHERWISE FOLLOW THE SUPPLIER'S INSTRUCTIONS WHEN INNOCULATING LEGUMES.

FERTILIZER REQUIREMENTS

TYPE OF SPECIES	YEAR	ANALYSIS OR EQUIVALENT N–P–K	RATE	N TOP DRESSING RATE
I. COOL SEASON GRASSES	FIRST SECOND MAINTENANCE	6–12–12 6–12–12 10–10–10	1500 LBS PER ACRE 1000 LBS PER ACRE 400 LBS PER ACRE	50–100 LBS PER ACRE 1– 2– – 30
2. COOL SEASON GRASSES AND LEGUMES	FIRST SECOND MAINTENANCE	6–12–12 0–10–10 0–10–10	1500 LBS PER ACRE 1000 LBS PER ACRE 400 LBS PER ACRE	0–50 LBS PER ACRE 1– – –
3. GROUND COVERS	FIRST SECOND MAINTENANCE	10–10–10 10–10–10 10–10–10	1300 LBS PER ACRE 3– 1300 LBS PER ACRE 3– 1100 LBS PER ACRE	– – –
4. PINE SEEDLINGS	FIRST	20–10–5	ONE 21–GRAM PELLET PER SEEDLING PLACED IN THE CLOSING HOLE	–
5. SHRUB LESPEDEZA	FIRST MAINTENANCE	0–10–10 0–10–10	700 LBS PER ACRE 700 LBS PER ACRE 4–	– –
6. TEMPORARY COVER CROPS SEEDED ALONE	FIRST	10–10–10	500 LBS PER ACRE	30 LBS PER ACRE 5–
7. WARM SEASON GRASSES	FIRST SECOND MAINTENANCE	6–12–12 6–12–12 10–10–10	1500 LBS PER ACRE 800 LBS PER ACRE 400 LBS PER ACRE	50–100 LBS PER ACRE 2– 6– 50–100 LBS PER ACRE 2– 30 LBS PER ACRE
8. WARM SEASON GRASSES AND LEGUMES	FIRST SECOND MAINTNENACE	6–12–12 0–10–10 0–10–10	1500 LBS PER ACRE 800 LBS PER ACRE 400 LBS PER ACRE	50 LBS/ACRE 6–

1– APPLY IN SPRING FOLLOWING SEEDING.
2– APPLY IN SPLIT APPLICATIONS WHEN HIGH RATES ARE USED.
3– APPLY IN 3 SPLIT APPLICATIONS.
4– APPLY WHEN PLANTS ARE PRUNED.
5– APPLY TO GRASS SPECIES ONLY.
6– APPLY WHEN PLANTS GROW TO A HEIGHT OF 2 TO 4 INCHES.

Ds1 | Ds2 | Ds3 DISTURBED AREA STABILIZATION

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 27118 MARK D VAN DE WATER 07/20/2023

MARK VAN DE WATER
GSWCC LEV. II #6960
EXP. 3-15-24

A|EC
Civil Engineering · Water Resources
Land Planning · Property Services
Landscape Architecture · Arborist Services

50 Warm Springs Circle
Roswell ▫ Georgia ▫ 30075
(770)641-1942 ▫ www.aecatl.com

EROSION CONTROL DETAILS

235 CRICKET LANE
TORIANO YOUNG & ASSOCIATES
ALPHARETTA, GEORGIA

NO.	REVISIONS	DATE

COPYRIGHT BY AEC, INC.

PROJECT NO.: 21 - 4609
CIVIL DRAWN BY: B D R
CIVIL DESIGNED BY: B D R
LANDSCAPE DRAWN BY: B D R
LANDSCAPE DESIGNED BY: B D R
CHECKED BY: J W M / M D V
DATE : 09 - 04 - 2023

SHEET
D4.0

M:\2021 JOBS\21-4609 133 CUMMING-ST-3-LOTS\CIVIL\21-4609 DETAILS-00.dwg, 9/11/2023 4:30:31 PM, biq, ARCH full bleed D (36.00 x 24.00 Inches), 1:1

CONSTRUCTION SPECIFICATIONS

TYPE S SEDIMENT BARRIER

SENSITIVE AREAS
SEDIMENT BARRIERS BEING USED AS TYPE S SHALL HAVE A SUPPORT SPACING OF NO GREATER THAN 4 FEET ON CENTER, WITH EACH DRIVEN INTO THE GROUND 18 INCHES. TYPE S SEDIMENT BARRIERS SHALL HAVE A P-FACTOR NO GREATER THAN 0.030.

INSTALLATION

Sd1-S

TEMPORARY SEDIMENT BARRIERS SHALL BE INSTALLED ACCORDING TO THE FOLLOWING SPECIFICATIONS AS SHOWN ON THE PLANS OR AS DIRECTED BY THE DESIGN PROFESSIONAL.

ALONG ALL STATE WATERS AND OTHER SENSITIVE AREAS, TWO ROWS OF TYPE S SEDIMENT BARRIERS SHALL BE USED. THE TWO ROWS TYPE S SHOULD BE PLACED A MINIMUM OF 30 INCHES APART.

FOR INSTALLATION OF THE BARRIERS, SEE FIGURES 6-27.1, 6-27.2, 6-27.3 AND 6-27.4, RESPECTIVELY. IT IS IMPORTANT TO REMEMBER THAT NOT ALL SEDIMENT BARRIERS NEED TO BE TRENCHED INTO THE GROUND BUT MOST TALLER SEDIMENT BARRIERS DO.

POST INSTALLATION SHALL START AT THE CENTER OF A LOW POINT (IF APPLICABLE) WITH THE REMAINING POSTS SPACED NO GREATER THAN 6 FEET APART FOR TYPE NS SEDIMENT BARRIERS AND NO GREATER THAN 4 FEET APART FOR TYPE S SEDIMENT BARRIERS. FOR POST SIZE REQUIREMENTS, SEE TABLE 6-27.2. FASTENERS FOR WOOD POSTS ARE LISTED IN TABLE 6-27.3.

FASTENERS FOR SILT FENCE

REFER TO FIGURE 6-27.5 AND TABLES 6-27.2 AND 6-27.3.

MAINTENANCE

SEDIMENT SHALL BE REMOVED ONCE IT HAS ACCUMULATED TO ONE-HALF THE ORIGINAL HEIGHT OF THE BARRIER. THIS IS EXTREMELY IMPORTANT WHEN SELECTING BMPS WITH A LOWER PROFILE.

SEDIMENT BARRIERS SHALL BE REPLACED WHENEVER THEY HAVE DETERIORATED TO SUCH AN EXTENT THAT THE EFFECTIVENESS OF THE PRODUCT IS REDUCED (APPROXIMATELY SIX MONTHS) OR THE HEIGHT OF THE PRODUCT IS NOT MAINTAINING 80% OF ITS PROPERLY INSTALLED HEIGHT.

TEMPORARY SEDIMENT BARRIERS SHALL REMAIN IN PLACE UNTIL DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED. ALL SEDIMENT ACCUMULATED AT THE BARRIER SHALL BE REMOVED AND PROPERLY DISPOSED OF BEFORE THE BARRIER IS REMOVED.

PRODUCTS

ALL ALLOWABLE PRODUCTS MUST BE ON THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION'S SEDIMENT BARRIERS APPROVED PRODUCTS LIST (APL).

Table 6-27.3 Fasteners for Wood Posts

	Guage	Crown	Legs	Staples / Post
Wire Staples	17 min.	3/4" wide	1/2" long	5 min.
	Guage	Length	Button Heads	Nail/ Post
Nails	14 min.	1"	3/4"	4 min.

Note: Filter Fabric may also be attached to the post by wire, chors, and pockets or any other method provided mimimum P-factor, as required by GSWCC, is met.

Table 6-27.2 Post Size

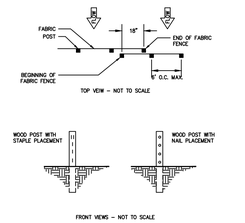
Type	Min Length	Type of Post	Size of Post
NS	4'	Soft wood Oak Steel	3"dia or 2x4 1.5" x1.5" 1.3lb./ft. min
S	4"	Steel Oak	1.3lb./ft. min 2"x2"

Sd1-S

SILT FENCE SEDIMENT BARRIER
NOT TO SCALE

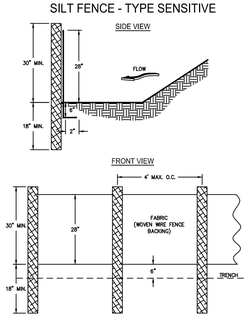
FASTENERS FOR SILT FENCES

OVERLAP AT FABRIC ENDS

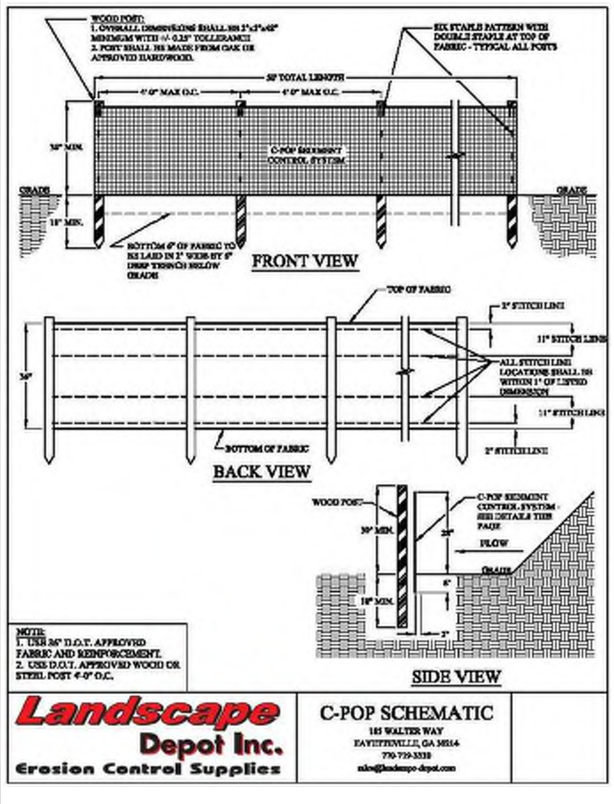


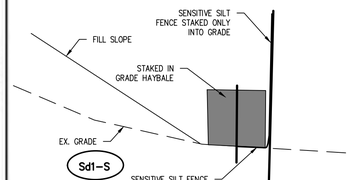
NOTES:
1. THE FABRIC AND WIRE SHOULD BE SECURELY FASTENED TO POSTS AND FABRIC ENDS MUST BE OVERLAPPED A MINIMUM OF 18" OR WRAPPED TOGETHER AROUND A POST TO PROVIDE A CONTINUOUS FABRIC BARRIER AROUND THE INLET.

SILT FENCE - TYPE SENSITIVE



NOTES:
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
2. HEIGHT (*) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.





SENSITIVE SILT FENCE ANCHORED UNDER HAYBALE DETAIL
NOTE: PROJECT ARBORIST TO FIELD DETERMINE LOCATIONS

DESIGN CRITERIA:
THROUGH TESTING THERE ARE TWO DIFFERENT CATEGORIES (HIGH RETENTION AND HIGH FLOW) SUPPORTED. IN AREAS WHERE BMPS ARE BEING USED ON PAVED SURFACES, OR SAFETY IS A CONCERN, THE POTENTIALLY NEGATIVE EFFECTS OF PONDING SHOULD BE
TAKEN INTO ACCOUNT. IN SUCH CASES, A HIGH FLOW BMP IS PREFERRED.

ON UNPAVED AREAS WHERE PONDING WILL NOT CAUSE A SAFETY HAZARD, HIGH RETENTION SHALL BE TAKEN INTO ACCOUNT. IF HIGH RETENTION IS NOT USED IN THIS SITUATION A RATIONALE SHALL BE GIVEN ON THE PLAN AND AN UNPAVED APPLICATION SHOULD APPLY.

ON UNPAVED AREAS INLET SEDIMENT TRAPS SHALL MEET 90% SOIL RETENTION EFFICIENCY WITH A MINIMUM SEEPAGE EFFICIENCY OF 65%.

ON PAVED AREAS OR AREAS WHERE A SAFETY HAZARD IS A SEDIMENT TRAPS SHALL MEET 75% SOIL RETENTION EFFICIENCY WITH A MINIMUM SEEPAGE OF 85%.

SEDIMENT TRAPS MUST BE SELF-DRAINING UNLESS THEY ARE OTHERWISE PROTECTED IN AN APPROVED FASHION THAT WILL NOT PRESENT A SAFETY HAZARD. THE DRAINAGE AREA ENTERING THE INLET SEDIMENT TRAP SHALL BE NO GREATER THAN ONE ACRE.

IF RUNOFF MAY BYPASS THE PROTECTED INLET, A TEMPORARY DIKE SHOULD BE CONSTRUCTED ON THE DOWN SLOPE SIDE OF THE STRUCTURE. ALSO, A STONE FILTER RING MAY BE USED ON THE UP SLOPE SIDE OF THE INLET TO SLOW RUNOFF AND FILTER LARGER SOIL PARTICLES. REFER TO FR-STONE FILTER RING.

CONSTRUCTION SPECIFICATIONS:
AN EXCAVATION MAY BE CREATED AROUND THE INLET SEDIMENT TRAP TO PROVIDE ADDITIONAL SEDIMENT STORAGE. THE TRAP SHALL BE SIZED TO PROVIDE A MINIMUM STORAGE CAPACITY CALCULATED AT THE RATE OF 67 CUBIC YARDS PER ACRE OF DRAINAGE AREA. A MINIMUM DEPTH OF 1.5 FEET FOR SEDIMENT STORAGE SHOULD BE PROVIDED. SIDE SLOPES SHALL NOT BE STEEPER THAN 2:1.

SEDIMENT TRAPS MAY BE CONSTRUCTED ON NATURAL GROUND SURFACE, ON AN EXCAVATED SURFACE, OR ON MACHINE COMPACTED FILL, PROVIDED THEY HAVE A NON-ERODIBLE OUTLET.

CURB INLET PROTECTION (Sd2-P)
ONCE PAVEMENT HAS BEEN INSTALLED, A CURB INLET FILTER SHALL BE INSTALLED ON INLETS RECEIVING RUNOFF FROM DISTURBED AREAS. THIS METHOD OF INLET PROTECTION SHALL BE REMOVED IF A SAFETY HAZARD IS CREATED.

ONE METHOD OF CURB INLET PROTECTION USES "PIGS-IN-A-BLANKET"- 8-INCH CONCRETE BLOCKS WRAPPED IN FILTER FABRIC. SEE FIGURE 6-28.6. ANOTHER METHOD USES GRAVEL BAGS CONSTRUCTED BY WRAPPING DOT #57 STONE WITH FILTER FABRIC, WIRE,
PLASTIC MESH, OR EQUIVALENT MATERIAL.

A GAP OF APPROXIMATELY 4 INCHES SHALL BE LEFT BETWEEN THE INLET FILTER AND THE INLET TO ALLOW FOR OVERFLOW AND PREVENT HAZARDOUS PONDING IN THE ROADWAY. PROPER INSTALLATION AND MAINTENANCE ARE CRUCIAL DUE TO POSSIBLE PONDING IN THE ROADWAY, RESULTING IN A HAZARDOUS CONDITION. SEVERAL OTHER METHODS ARE AVAILABLE TO PREVENT THE ENTRY OF SEDIMENT INTO STORM DRAIN INLETS.

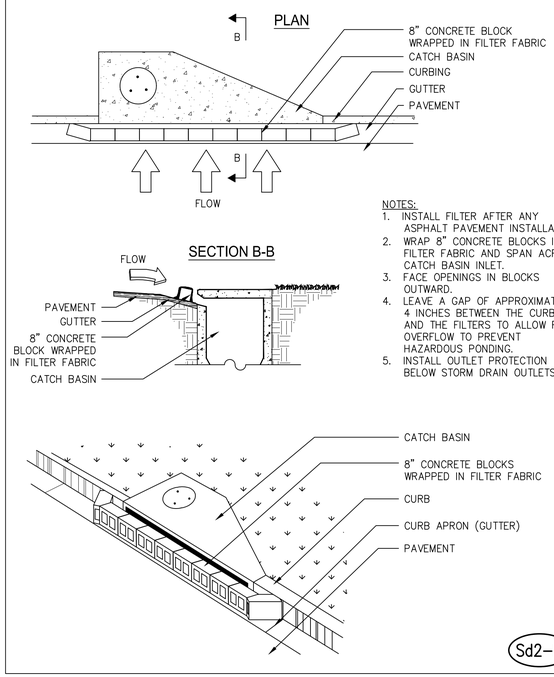
MAINTENANCE:
THE TRAP SHALL BE INSPECTED DAILY AND AFTER EACH RAIN, AND REPAIRS MADE AS NEEDED. SEDIMENT SHALL BE REMOVED WHEN THE SEDIMENT HAS ACCUMULATED TO ONE-HALF THE HEIGHT OF THE TRAP.

SEDIMENT SHALL BE REMOVED FROM CURB INLET PROTECTION IMMEDIATELY. FOR EXCAVATED INLET SEDIMENT TRAPS, SEDIMENT SHALL BE REMOVED WHEN ONE-HALF OF THE SEDIMENT STORAGE CAPACITY HAS BEEN LOST TO SEDIMENT ACCUMULATION. SOD INLET PROTECTION SHALL BE MAINTAINED AS SPECIFIED IN DS4 – DISTURBED AREA STABILIZATION (WITH SODDING).

SEDIMENT SHALL NOT BE WASHED INTO THE INLET. IT SHALL BE REMOVED FROM THE SEDIMENT TRAP, DISPOSED OF AND STABILIZED SO THAT IT WILL NOT ENTER THE INLET AGAIN.

WHEN THE CONTRIBUTING DRAINAGE AREA HAS BEEN PERMANENTLY STABILIZED, ALL MATERIALS AND ANY SEDIMENT SHALL BE REMOVED, AND EITHER SALVAGED OR DISPOSED OF PROPERLY. THE DISTURBED AREA SHALL BE BROUGHT TO PROPER GRADE, THEN
SMOOTHED AND COMPACTED. APPROPRIATELY STABILIZE ALL DISTURBED AREAS AROUND THE INLET.

CURB INLET FILTER "PIGS IN BLANKET"



NOTES:
1. INSTALL FILTER AFTER ANY ASPHALT PAVEMENT INSTALLATION.
2. WRAP 8" CONCRETE BLOCKS IN FILTER FABRIC AND SPAN ACROSS CATCH BASIN INLET.
3. FACE OPENINGS IN BLOCKS OUTWARD.
4. LEAVE A GAP OF APPROXIMATELY 4 INCHES BETWEEN THE CURB AND THE FILTERS TO ALLOW FOR OVERFLOW TO PREVENT HAZARDOUS PONDING.
5. INSTALL OUTLET PROTECTION BELOW STORM DRAIN OUTLETS.

Sd2-P

Sd2

CURB INLET PROTECTION
NOT TO SCALE

DESIGN CRITERIA:
THROUGH TESTING THERE ARE TWO DIFFERENT CATEGORIES (HIGH RETENTION AND HIGH FLOW) SUPPORTED. IN AREAS WHERE BMPS ARE BEING USED ON PAVED SURFACES, OR SAFETY IS A CONCERN, THE POTENTIALLY NEGATIVE EFFECTS OF PONDING SHOULD BE
TAKEN INTO ACCOUNT. IN SUCH CASES, A HIGH FLOW BMP IS PREFERRED.

ON UNPAVED AREAS WHERE PONDING WILL NOT CAUSE A SAFETY HAZARD, HIGH RETENTION SHALL BE TAKEN INTO ACCOUNT. IF HIGH RETENTION IS NOT USED IN THIS SITUATION A RATIONALE SHALL BE GIVEN ON THE PLAN AND AN UNPAVED APPLICATION SHOULD APPLY.

ON UNPAVED AREAS INLET SEDIMENT TRAPS SHALL MEET 90% SOIL RETENTION EFFICIENCY WITH A MINIMUM SEEPAGE EFFICIENCY OF 65%.

ON PAVED AREAS OR AREAS WHERE A SAFETY HAZARD IS A SEDIMENT TRAPS SHALL MEET 75% SOIL RETENTION EFFICIENCY WITH A MINIMUM SEEPAGE OF 85%.

SEDIMENT TRAPS MUST BE SELF-DRAINING UNLESS THEY ARE OTHERWISE PROTECTED IN AN APPROVED FASHION THAT WILL NOT PRESENT A SAFETY HAZARD. THE DRAINAGE AREA ENTERING THE INLET SEDIMENT TRAP SHALL BE NO GREATER THAN ONE ACRE.

IF RUNOFF MAY BYPASS THE PROTECTED INLET, A TEMPORARY DIKE SHOULD BE CONSTRUCTED ON THE DOWN SLOPE SIDE OF THE STRUCTURE. ALSO, A STONE FILTER RING MAY BE USED ON THE UP SLOPE SIDE OF THE INLET TO SLOW RUNOFF AND FILTER LARGER SOIL PARTICLES. REFER TO FR-STONE FILTER RING.

CONSTRUCTION SPECIFICATIONS:
AN EXCAVATION MAY BE CREATED AROUND THE INLET SEDIMENT TRAP TO PROVIDE ADDITIONAL SEDIMENT STORAGE. THE TRAP SHALL BE SIZED TO PROVIDE A MINIMUM STORAGE CAPACITY CALCULATED AT THE RATE OF 67 CUBIC YARDS PER ACRE OF DRAINAGE AREA. A MINIMUM DEPTH OF 1.5 FEET FOR SEDIMENT STORAGE SHOULD BE PROVIDED. SIDE SLOPES SHALL NOT BE STEEPER THAN 2:1.

SEDIMENT TRAPS MAY BE CONSTRUCTED ON NATURAL GROUND SURFACE, ON AN EXCAVATED SURFACE, OR ON MACHINE COMPACTED FILL, PROVIDED THEY HAVE A NON-ERODIBLE OUTLET.

FILTER FABRIC WITH SUPPORTING FRAME (Sd2-F)
THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPE NO GREATER THAN 5%) AND SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS, SUCH AS IN STREET OR HIGHWAY MEDIANS. SILT FENCE MATERIAL WITH WIRE REINFORCEMENT AND SUPPORTED BY STEEL POSTS SHOULD BE USED. THE STAKES SHALL BE SPACED EVENLY AROUND THE PERIMETER OF THE INLET A MAXIMUM OF 3 FEET APART, AND SECURELY DRIVEN INTO THE GROUND, APPROXIMATELY 18 INCHES DEEP. THE FABRIC SHALL BE 36 INCHES TALL AND ENTRENCHED 12 INCHES AND BACKFILLED WITH CRUSHED STONE OR COMPACTED SOIL. FABRIC AND WIRE SHALL BE SECURELY FASTENED TO THE POSTS, AND FABRIC ENDS MUST BE OVERLAPPED A MINIMUM OF 18 INCHES OR WRAPPED TOGETHER AROUND A POST TO PROVIDE A CONTINUOUS FABRIC BARRIER AROUND THE INLET.

MAINTENANCE:
THE TRAP SHALL BE INSPECTED DAILY AND AFTER EACH RAIN, AND REPAIRS MADE AS NEEDED. SEDIMENT SHALL BE REMOVED WHEN THE SEDIMENT HAS ACCUMULATED TO ONE-HALF THE HEIGHT OF THE TRAP.

SEDIMENT SHALL BE REMOVED FROM CURB INLET PROTECTION IMMEDIATELY. FOR EXCAVATED INLET SEDIMENT TRAPS, SEDIMENT SHALL BE REMOVED WHEN ONE-HALF OF THE SEDIMENT STORAGE CAPACITY HAS BEEN LOST TO SEDIMENT ACCUMULATION. SOD INLET PROTECTION SHALL BE MAINTAINED AS SPECIFIED IN DS4 – DISTURBED AREA STABILIZATION (WITH SODDING).

SEDIMENT SHALL NOT BE WASHED INTO THE INLET. IT SHALL BE REMOVED FROM THE SEDIMENT TRAP, DISPOSED OF AND STABILIZED SO THAT IT WILL NOT ENTER THE INLET AGAIN.

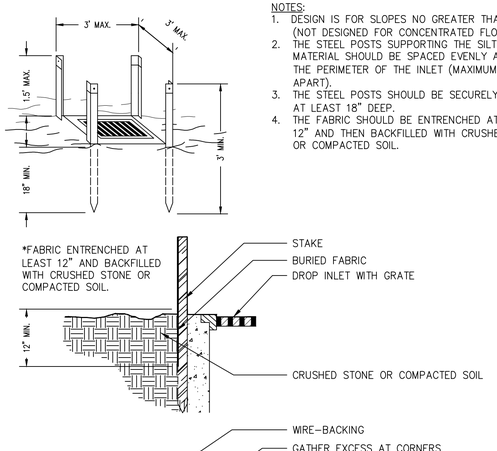
WHEN THE CONTRIBUTING DRAINAGE AREA HAS BEEN PERMANENTLY STABILIZED, ALL MATERIALS AND ANY SEDIMENT SHALL BE REMOVED, AND EITHER SALVAGED OR DISPOSED OF PROPERLY. THE DISTURBED AREA SHALL BE BROUGHT TO PROPER GRADE, THEN
SMOOTHED AND COMPACTED. APPROPRIATELY STABILIZE ALL DISTURBED AREAS AROUND THE INLET.

Sd2

FILTER FABRIC WITH SUPPORTING FRAME
NOT TO SCALE

FABRIC AND SUPPORTING FRAME FOR INLET PROTECTION

STEEL FRAME AND TYPE C SILT FENCE INSTALLATION



NOTES:
1. DESIGN IS FOR SLOPES NO GREATER THAN 5% (NOT DESIGNED FOR CONCENTRATED FLOWS).
2. THE STEEL POSTS SUPPORTING THE SILT FENCE MATERIAL SHOULD BE SPACED EVENLY AROUND THE PERIMETER OF THE INLET (MAXIMUM OF 3' APART).
3. THE STEEL POSTS SHOULD BE SECURELY DRIVEN AT LEAST 18" DEEP.
4. THE FABRIC SHOULD BE ENTRENCHED AT LEAST 12" AND THEN BACKFILLED WITH CRUSHED STONE OR COMPACTED SOIL.

Sd2-F

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 27118 Mark Van De Water
MARK VAN DE WATER
GSWCC LEV. II #6960
EXP. 3-15-24

AEC
Civil Engineering
Land Planning
Landscape Architecture
Water Resources
Property Services
Arborist Services
50 Warm Springs Circle
Roswell • Georgia • 30075
(770)641-1942 • www.aecatl.com

EROSION CONTROL DETAILS

235 CRICKET LANE
TORIANO YOUNG & ASSOCIATES
ALPHARETTA, GEORGIA

NO.	REVISIONS	DATE

COPYRIGHT BY AEC INC.

PROJECT NO.: 21 - 4609
CIVIL DRAWN BY: B D R
CIVIL DESIGNED BY: B D R
LANDSCAPE DRAWN BY: B D R
LANDSCAPE DESIGNED BY: B D R
CHECKED BY: J W M / M D V
DATE : 09 - 04 - 2023

SHEET
D4.1

M:\2021 JOBS\21-4609 133 CUMMING-ST-3-LOTS\CIVIL\21-4609 DETAILS-00.dwg, 9/11/2023 4:30:37 PM, bdg, ARCH full bleed D (36.00 x 24.00 Inches), 1:1

DESIGN CRITERIA:
MANY SEDIMENT FILTERING DEVICES CAN BE DESIGNED TO SERVE AS TEMPORARY SEDIMENT TRAPS. SEDIMENT TRAPS MUST BE SELF-DRAINING UNLESS THEY ARE OTHERWISE PROTECTED IN AN APPROVED FASHION THAT WILL NOT PRESENT A SAFETY HAZARD. THE DRAINAGE AREA ENTERING THE INLET SEDIMENT TRAP SHALL BE NO GREATER THAN ONE ACRE.
IF RUNOFF MAY BYPASS THE PROTECTED INLET, A TEMPORARY DIKE SHOULD BE CONSTRUCTED ON THE DOWN SLOPE SIDE OF THE STRUCTURE. ALSO, A STONE FILTER RING MAY BE USED ON THE UP SLOPE SIDE OF THE INLET TO SLOW RUNOFF AND FILTER LARGER SOIL PARTICLES. REFER TO Fr – STONE FILTER RING.

EXCAVATED INLET SEDIMENT TRAP:
AN EXCAVATION MAY BE CREATED AROUND THE INLET SEDIMENT TRAP TO PROVIDE ADDITIONAL SEDIMENT STORAGE. THE TRAP SHALL BE SIZED TO PROVIDE A MINIMUM STORAGE CAPACITY CALCULATED AT THE RATE OF 67 CUBIC YARDS PER ACRE OF DRAINAGE AREA. A MINIMUM DEPTH OF 1.5 FEET FOR SEDIMENT STORAGE SHOULD BE PROVIDED. SIDE SLOPES SHALL NOT BE STEEPER THAN 2:1.

CONSTRUCTION SPECIFICATIONS:
SEDIMENT TRAPS MAY BE CONSTRUCTED ON NATURAL GROUND SURFACE, ON AN EXCAVATED SURFACE, OR ON MACHINE COMPACTED FILL PROVIDED THEY HAVE A NONE-ERODIBLE OUTLET.

FILTER FABRIC WITH SUPPORTING FRAME: Sd2–F
THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPE NO GREATER THAN 5%) AND SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS, SUCH AS IN STREET OR HIGHWAY MEDIANS. AS SHOWN IN FIGURE XXX, TYPE C SILT FENCE SUPPORTED BY STEEL POSTS SHALL BE USED. THE STAKES SHALL BE SPACED EVENLY AROUND THE PERIMETER OF THE INLET A MAXIMUM OF 3 FEET APART, AND SECURELY DRIVEN INTO THE GROUND, APPROXIMATELY 18 INCHES DEEP. THE FABRIC SHALL BE ENTRENCHED 12 INCHES AND BACK FILLED WITH CRUSHED STONE COMPACTED SOIL. FABRIC AND WIRE SHALL BE SECURELY FASTENED TO THE POSTS, AND FABRIC ENDS MUST BE OVERLAPPED A MINIMUM OF 18 INCHES OR WRAPPED TOGETHER AROUND A POST TO PROVIDE A CONTINUOUS FABRIC BARRIER AROUND THE INLET.

BAFFLE BOX Sd2–B
FOR INLETS RECEIVING RUNOFF WITH A HIGHER VOLUME OR VELOCITY, A BAFFLE BOX INLET SEDIMENT TRAP SHOULD BE USED. AS SHOWN IN FIGURE XXX THE BAFFLE BOX SHALL BE CONSTRUCTED OF 2"X4" BOARDS SPACED A MAXIMUM OF 1 INCH APART OR OF PLYWOOD WITH WEEP HOLES 2 INCHES IN DIAMETER. THE WEEP HOLES SHALL BE PLACED APPROXIMATELY 6 INCHES ON CENTER VERTICALLY AND HORIZONTALLY. GRAVEL SHALL BE PLACED OUTSIDE THE BOX, ALL AROUND THE INLET, TO A DEPTH OF 2 TO 4 INCHES. THE ENTIRE BOX IS WRAPPED IN TYPE C FILTER FABRIC THAT SHALL BE ENTRENCHED 12 INCHES AND BACKFILLED.

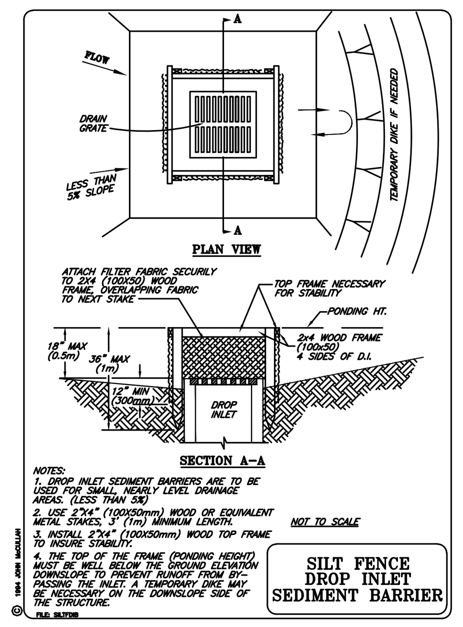
BLOCK AND GRAVEL DROP INLET PROTECTION: Sd2–Bg
THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE HEAVY FLOWS ARE EXPECTED AND WHERE AN OVERFLOW CAPACITY IS NECESSARY TO PREVENT EXCESSIVE PONDING AROUND THE STRUCTURE. AS SHOWN IN FIGURE XXXX ONE BLOCK IS PLACED ON EACH SIDE OF THE STRUCTURE ON ITS SIDE IN THE BOTTOM ROW TO ALLOW POOL DRAINAGE. THE FOUNDATION SHOULD BE EXCAVATED AT LEAST 2 INCHES BELOW THE CREST OF THE STORM DRAIN. THE BOTTOM ROW OF BLOCKS ARE PLACED AGAINST THE EDGE OF THE STORM DRAIN FOR LATERAL SUPPORT AND TO AVOID WASH OUTS WHEN OVERFLOW OCCURS. IF NEEDED, LATERAL SUPPORT MAY BE GIVEN TO SUBSEQUENT ROWS BY PLACING 2"X4 WOOD STUDS THROUGH BLOCK OPENINGS. HARDWARE CLOTH OR COMPARABLE WIRE MESH WITH ½ INCH OPENINGS SHALL BE FITTED OVER ALL BLOCK OPENINGS TO HOLD GRAVEL IN PLACE. CLEAN GRAVEL SHOULD BE PLACED 2 INCHES BELOW THE TOP OF THE BLOCK ON A 2:1 SLOPE OR FLATTER AND SMOOTHED TO AN EVEN GRADE. DOT # 57 WASHED STONE IS RECOMMENDED.

GRAVEL DROP INLET PROTECTION: Sd2–G
THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE HEAVY CONCENTRATED FLOW ARE EXPECTED. AS SHOWN IN FIGURE XXX, STONE AND GRAVEL ARE USED TO TRAP SEDIMENT. THE SLOPE TOWARD THE INLET SHALL BE NO STEEPER THAN 3:1. A MINIMUM 1 FOOT WIDE LEVEL STONE AREA SHALL BE LEFT BETWEEN THE STRUCTURE AND AROUND THE INLET OT PREVENT GRAVEL FROM ENTERING THE INLET. ON THE SLOPE TOWARD THE INLET, STONE 3 INCHES IN DIAMETER AND LARGER SHOULD BE USED. ON THE SLOPE AWAY FROM THE INLET, ½ TO ¾ INCH GRAVEL (#57 WASHED STONE) SHOULD BE USED AT A MINIMUM THICKNESS OF 1 FOOT.

SOD INLET PROTECTION: Sd2–S
THIS METHOD OF INLET PROTECTION IS APPLICABLE ONLY AT THE TIME OF PERMANENT SEEDING, TO PROTECT THE INLET FROM SEDIMENT AND MULCH MATERIAL UNTIL PERMANENT VEGETATION HAS BECOME ESTABLISHED. AS SHOWN IN FIGURE XXX, THE SOD SHALL BE PLACED TO FORM A TURF MAT COVERING THE SOIL FOR A DISTANCE OF 4 FEET FROM EACH SIDE OF THE INLET STRUCTURE. SOD STRIPS SHALL BE STAGGERED SO THAT ADJACENT STRIP ENDS ARE NOT ALIGNED.

CURB INLET PROTECTION: Sd2–P
ONCE PAVEMENT HAS BEEN INSTALLED, A CURB INLET FILTER SHALL BE INSTALLED ON INLETS RECEIVING RUNOFF FORM DISTURBED AREAS. THIS METHOD OF INLET PROTECTION SHALL BE REMOVED IF A SAFETY HAZARD IS CREATED.
ONE METHOD OF CURB INLET PROTECTION USES "PIGS–IN–A–BLANKET"–8 INCH CONCRETE BLOCKS WRAPPED IN FILTER FABRIC. SEE FIGURE XXX, ANOTHER METHOD USES GRAVEL BAGS CONSTRUCTED BY WRAPPING DOT#57 STONE WITH FILTER FABRIC, WIRE, PLASTIC MESH, OR EQUIVALENT MATERIAL. A GAP OF APPROXIMATELY 4 INCHES SHALL BE LEFT BETWEEN THE INLET FILTER AND THE INLET TO ALLOW FOR OVERFLOW AND PREVENT HAZARDOUS POOLING IN THE ROADWAY. PROPER INSTALLATION AND MAINTENANCE ARE CRUCIAL DUE TO POSSIBLE POOLING IN THE ROADWAY, RESULTING IN A HAZARDOUS CONDITION.

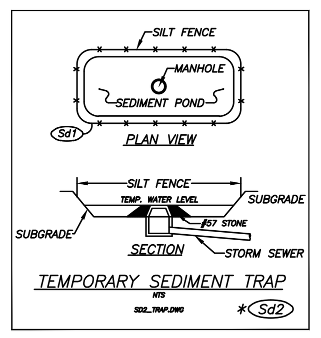
MAINTENANCE:
THE TRAP SHALL BE INSPECTED DAILY AND AFTER EACH RAIN AND REPAIRS MADE AS NEEDED. SEDIMENT SHALL BE REMOVED WHEN THE SEDIMENT HAS ACCUMULATED TO ONE–HALF THE HEIGHT OF THE TRAP. SEDIMENT SHALL BE REMOVED FROM CURB INLET PROTECTION IMMEDIATELY. FOR EXCAVATED INLET SEDIMENT TRAPS, SEDIMENT SHALL BE REMOVED WHEN ONE–HALF OF THE SEDIMENT STORAGE CAPACITY HAS BEEN LOST TO SEDIMENT ACCUMULATION. SOD INLET PROTECTION SHALL BE MAINTAINED AS SPECIFIED IN Ds4 – DISTURBED AREA STABILIZATION (WITH SODDING).
SEDIMENT SHALL NOT BE WASHED IN THE INLET. IT SHALL BE REMOVED FORM THE SEDIMENT TRAP AND DISPOSED OF AND STABILIZED SO THAT IT WILL NOT ENTER THE INLET, AGAIN. WHEN THE CONTRIBUTING DRAINAGE AREA HAS BEEN PERMANENTLY STABILIZED, ALL MATERIALS AND ANY SEDIMENT SHALL BE REMOVED, AND EITHER SALVAGED OR DISPOSED OF PROPERLY. THE DISTURBED AREA SHALL BE BROUGHT OT PROPER GRADE, THEN SMOOTHED AND COMPACTED. APPROPRIATELY STABILIZE ALL DISTURBED AREAS AROUND THE INLET.



NOTES:
1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS. (LESS THAN 5%)
2. USE 2"X4" (100X50mm) WOOD OR EQUIVALENT METAL STAKES, 3' (1m) MINIMUM LENGTH.
3. INSTALL 2"X4" (100X50mm) WOOD TOP FRAME TO INSURE STABILITY.
4. THE TOP OF THE FRAME (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BY-PASSING THE INLET. A TEMPORARY DIKE MAY BE NECESSARY ON THE DOWNSLOPE SIDE OF THE STRUCTURE.

NOT TO SCALE

SILT FENCE DROP INLET SEDIMENT BARRIER



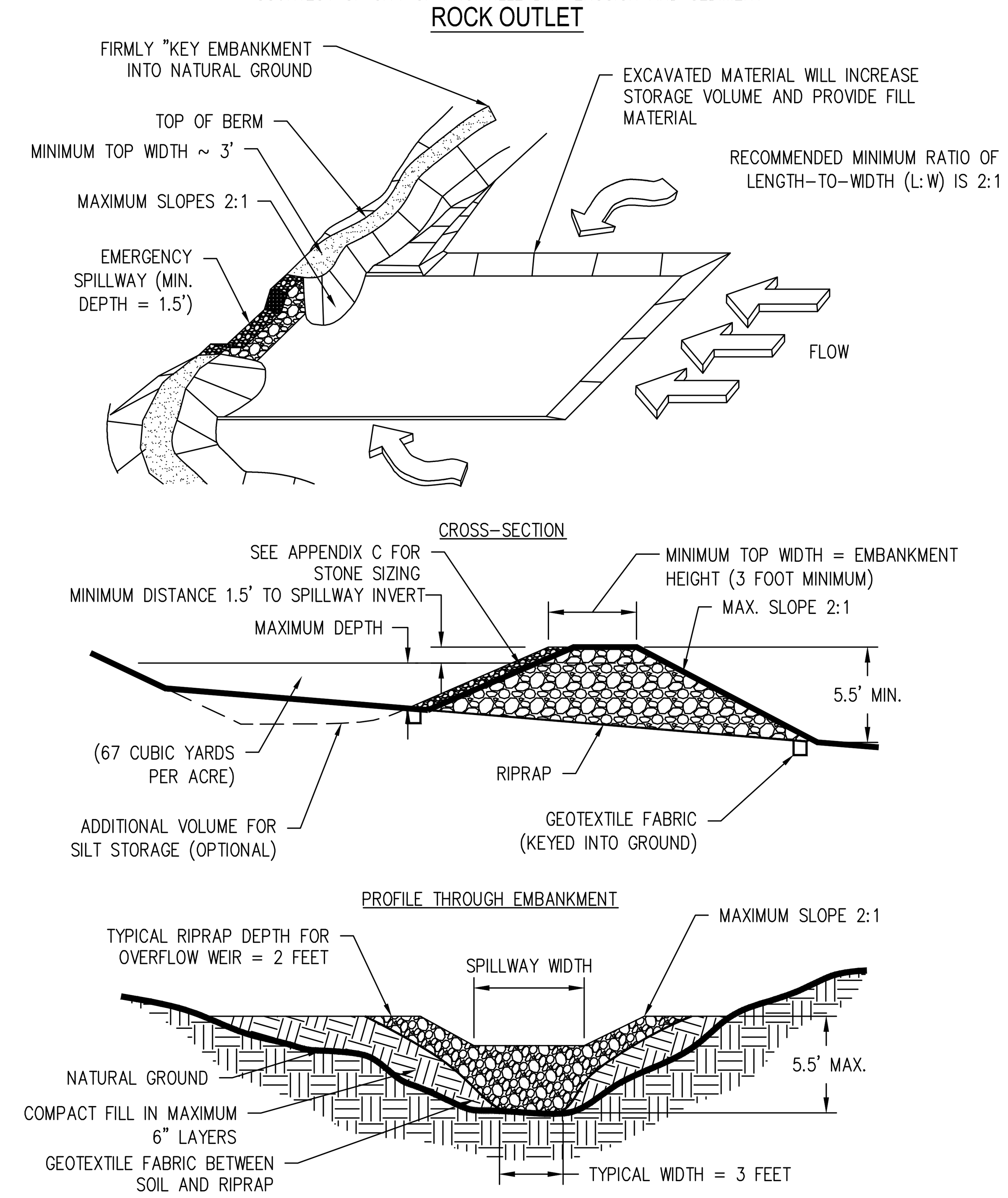
TEMPORARY SEDIMENT TRAP
NTS
SD2_TRAP.DWG
*Sd2

Sd2	SEDIMENT TRAP	
Drawn: BDJ	Date: 1/03	AEC inc. 8995 Roswell Road • Suite 200 Atlanta • Georgia • 30350-1850 (770) 641-1942 Fax (770) 998-6924 www.aecatl.com — CIVIL ENGINEERING, LAND PLANNING, LANDSCAPE ARCHITECTURE, ENVIRONMENTAL ENGINEERING
Scale N.T.S.	Sheet 1	

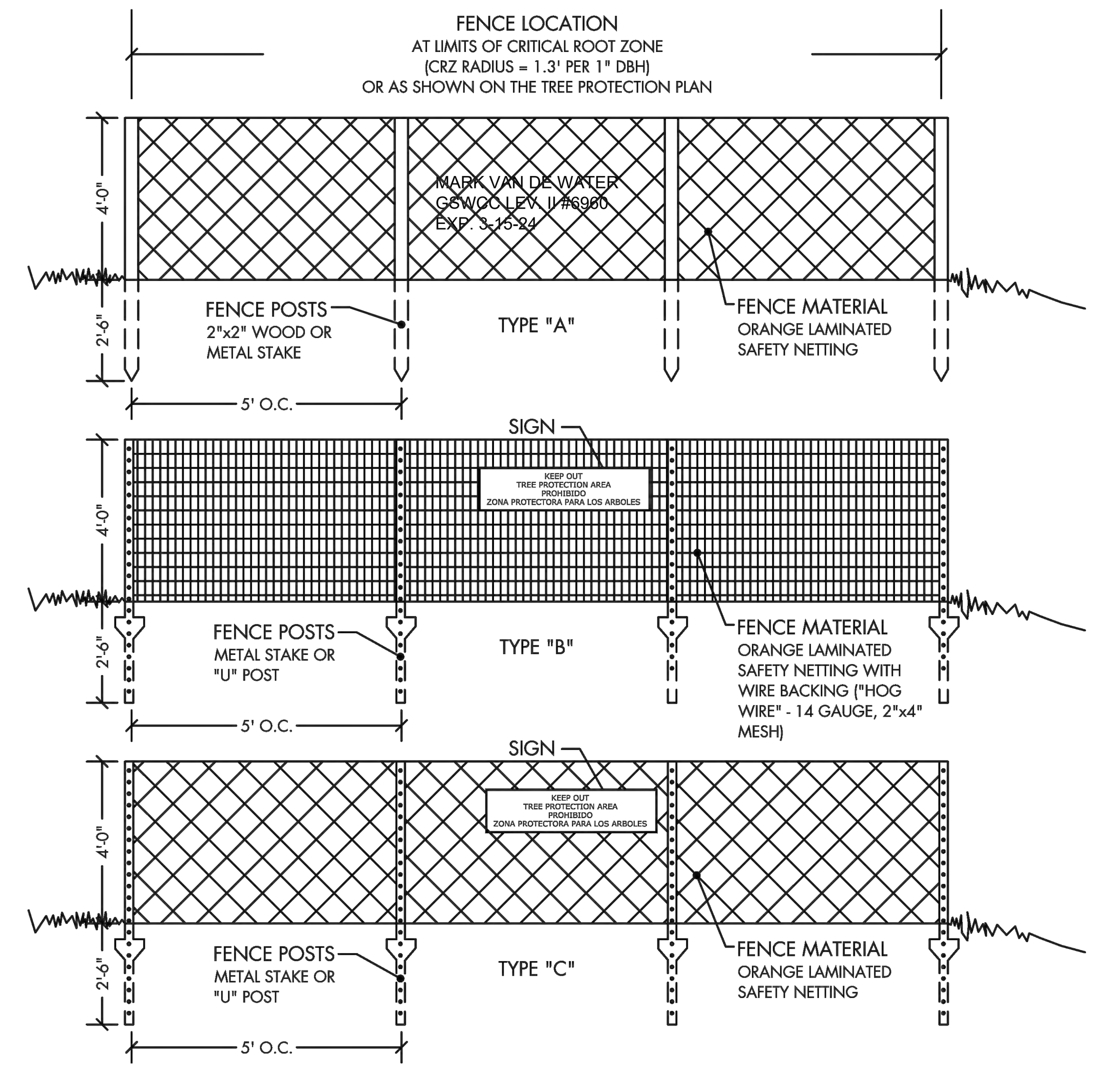
TEMPORARY SEDIMENT TRAP

COURTESY OF CITY OF KNOXVILLE BMP EROSION AND SEDIMENT

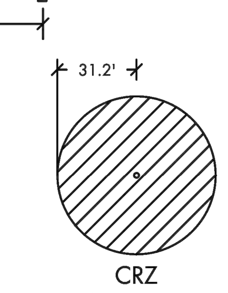
ROCK OUTLET



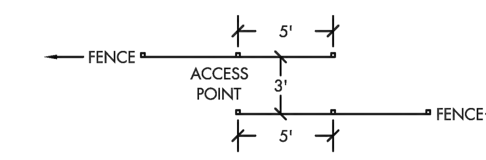
Sd4 TEMPORARY SEDIMENT TRAP
NOT TO SCALE



MARK VAN DE WATER
GSWCC LEV. II #6960
EXP. 3-15-24



ACCESS POINT
ALL TREE PROTECTION/LOD FENCING MUST HAVE A MINIMUM OF ONE ACCESS POINT EVERY 200' OF FENCING. ACCESS POINT SHALL BE CONSTRUCTED AS BELOW.



NOTES:
1. ALL TREE PROTECTION DEVICES ARE TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING IS INSTALLED. NO PARKING, STORAGE OR OTHER CONSTRUCTION SITE ACTIVITIES ARE TO OCCUR WITHIN THE TREE PROTECTION AREA.
2. PROVIDE 4" DEEP WOOD CHIP MULCH OVER ANY UNPROTECTED ROOT ZONE.
3. MAKE CLEAN CUTS ON ROOTS EXPOSED BY GRADING AND BACKFILL IMMEDIATELY.
4. INSTALLATION SHALL INVOLVE NO TRENCHING.
5. SIGNS TO BE PLACED AT 50' INTERVALS ALONG FENCING. SIGNS TO BE A MINIMUM OF 8½" X 11". SIGNS TO READ:

KEEP OUT
TREE PROTECTION AREA
PROHIBIDO
ZONA PROTECTORA PARA LOS ARBOLES

THE CITY OF ALPHARETTA GEORGIA

TREE PROTECTION / L.O.D. FENCING

08/01/2015

STD. L-6

BY	REVISION	DATE

DESIGN CRITERIA:
FORMAL DESIGN IS NOT REQUIRED. THE FOLLOWING STANDARDS SHALL BE USED.

DRAINAGE AREA:
FOR STONE CHECK DAMS, THE DRAINAGE AREA SHALL NOT EXCEED TWO ACRES.

HEIGHT:
THE CENTER OF THE CHECK DAM MUST BE AT LEAST 9 INCHES LOWER THAN OUTER EDGES. DAM HEIGHT SHOULD BE 2 FEET MAXIMUM MEASURED TO CENTER CHECK DAM.

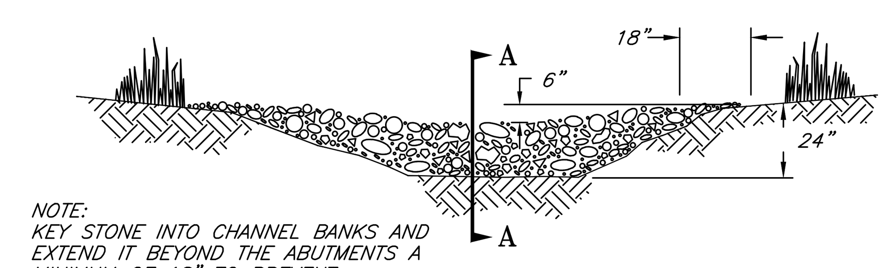
SIDE SLOPES:
SIDE SLOPES SHALL BE 2:1 OR FLATTER.

GEOTEXTILES:
A GEOTEXTILE SHOULD BE USED AS A SEPARATOR BETWEEN THE GRADED STONE AND THE SOIL BASE AND ABUTMENTS. THE GEOTEXTILE WILL PREVENT THE MIGRATION OF SOIL PARTICLES FROM THE SUB GRADE INTO THE GRADED STONE. THE GEOTEXTILE SHALL BE SELECTED / SPECIFIED IN ACCORDANCE WITH AASHTO M288–96 SECTION 7.3 SEPARATION REQUIREMENTS, TABLE 3. GEOTEXTILES SHALL BE "SET" INTO THE SUBGRADE SOILS. THE GEOTEXTILE SHALL BE PLACED IMMEDIATELY ADJACENT TO THE SUBGRADE WITHOUT ANY VOIDS AND EXTEND FIVE FEET BEYOND THE DOWN STREAM TOE OF THE DAM TO PREVENT SCOUR.

CONSTRUCTION SPECIFICATIONS:
THE FOLLOWING TYPES OF CHECK DAMS ARE USED FOR THIS STANDARD.

STONE CHECK DAMS: CD–S
STONE CHECK DAMS SHOULD BE CONSTRUCTED OF GRADED SIZE 2–1– INCH STONE. MECHANICAL OR HAND PLACEMENT SHALL BE REQUIRED TO INSURE COMPLETE COVERAGE OF ENTIRE WIDTH OF DITCH OR SWALE AND THAT CENTER OF DAM IS LOWER THAN EDGES.

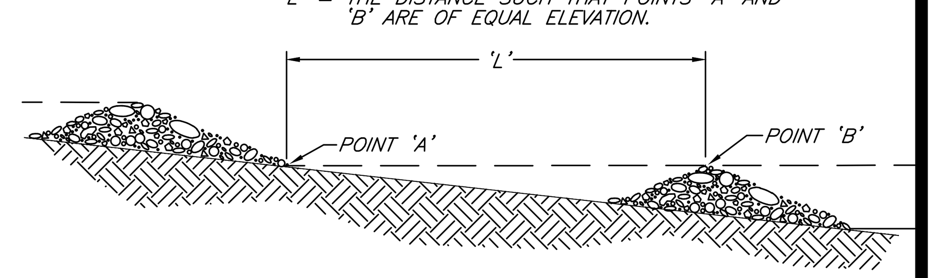
MAINTENANCE:
PERIODIC INSPECTION AND REQUIRED MAINTENANCE MUST BE PROVIDED. SEDIMENT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF ONE–HALF THE ORIGINAL DAM HEIGHT OR BEFORE. IF THE AREA IS TO BE MOWED, CHECK DAMS SHALL BE REMOVED ONCE FINAL STABILIZATION HAS OCCURRED. OTHERWISE, CHECK DAMS MAY REMAIN IN PLACE PERMANENTLY. AFTER REMOVAL, THE AREA BENEATH THE DAM SHALL BE SEEDED AND MULCHED IMMEDIATELY.



NOTE:
KEY STONE INTO CHANNEL BANKS AND EXTEND IT BEYOND THE ABUTMENTS A MINIMUM OF 18" TO PREVENT FLOW AROUND DAM.

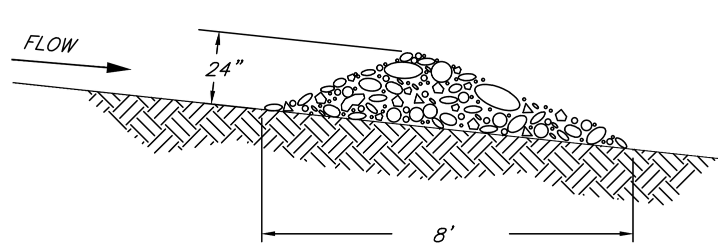
VIEW LOOKING UPSTREAM

'L' = THE DISTANCE SUCH THAT POINTS 'A' AND 'B' ARE OF EQUAL ELEVATION.



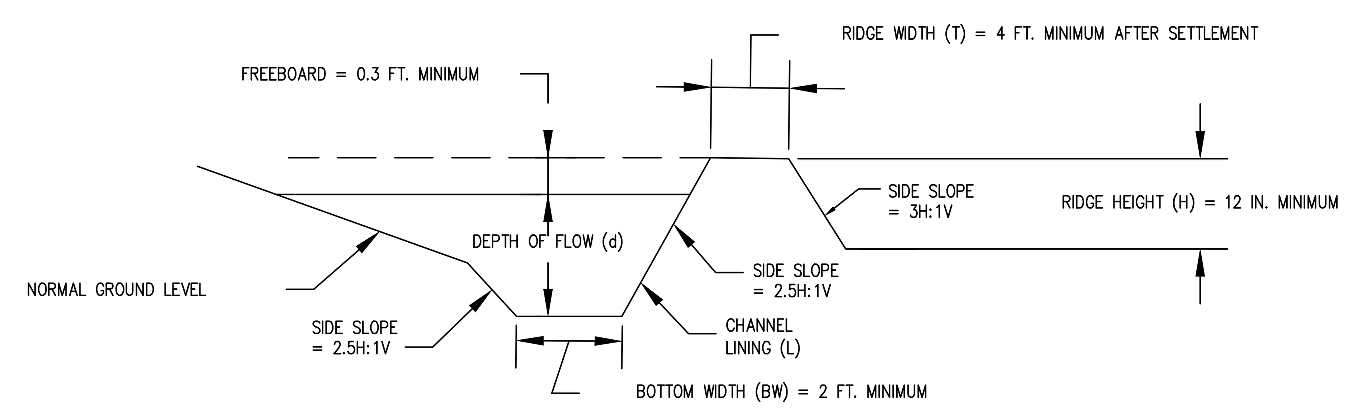
SPACING BETWEEN CHECK DAMS

NOT TO SCALE



SECTION A – A

DRAWN BY: BDJ	DATE:	Cd-S	STONE CHECK DAMS
REVISIONS:		STANDARD EROSION CONTROL DETAILS, BY AEC, INC.	
		DESIGN CRITERIA TAKEN FROM THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA 5TH EDITION (JUNE, 2000)	
		Scale N.T.S.	Sheet 1



CONSTRUCTION SPECIFICATIONS

1. ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS, AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED AND DISPOSED OF SO AS NOT TO INTERFERE WITH THE PROPER FUNCTIONING OF THE DIVERSION.
2. THE DIVERSION SHALL BE EXCAVATED OR SHAPED TO LINE, GRADE, AND CROSS SECTION AS REQUIRED TO MEET THE CRITERIA SPECIFIED HEREIN AND FREE OF IRREGULARITIES WHICH WILL IMPEDE NORMAL FLOW.
3. ALL FILLS SHALL BE MACHINE COMPACTED AS NEEDED TO PREVENT UNEQUAL SETTLEMENT THAT WOULD CAUSE DAMAGE IN THE COMPLETED DIVERSION.
4. ALL EARTH REMOVED AND NOT NEEDED IN CONSTRUCTION SHALL BE SPREAD OR DISPOSED OF SO THAT IT WILL NOT INTERFERE WITH THE FUNCTIONING OF THE DIVERSION.
5. DIVERSION CHANNEL SHALL BE STABILIZED IN ACCORDANCE WITH SPECIFICATION **CH – CHANNEL STABILIZATION**.

NOTES:

1. THE RIDGE SHALL BE COMPACTED AND CONSTRUCTED TO HAVE STABLE SIDE SLOPES, WHICH SHALL NOT BE STEEPER THAN 2H:1V. ALL SLOPES CONSTRUCTED STEEPER THAN 2.5H:1V WILL REQUIRE THE USE OF MATTING OR BLANKET (Mb).
2. EACH DIVERSION SHALL HAVE AN ADEQUATE OUTLET. THE OUTLET MAY BE A CONSTRUCTED OR NATURAL WATERWAY, A STABILIZED VEGETATED AREA, STABILIZED OPEN CHANNEL OR A TEMPORARY DOWNDRAIN (Dn1).
3. CHANNEL LINING SHALL BE BERMUDA OR A TALL FESCUE MIXTURE.
4. TEMPORARY CONSTRUCTION DIVERSIONS ARE DESIGNED FOR A 10–YEAR STORM FREQUENCY.

Di TEMPORARY DIVERSION DIKE

Retaining Wall (Re)

DEFINITION
A wall constructed of one or more of the following: concrete masonry, reinforced concrete cribbing, treated timbers, steel pilings, gabions, stone drywall, rock riprap, etc.

PURPOSE
To assist in the stabilization of cut or fill slopes where stable slopes are not attainable without the use of the wall.

CONDITIONS
Use in conjunction with cut or fill slopes that, because of space limitations or unstable material, do not allow the stable slope criteria listed above, *e.g.* cuts into steep hillsides on small lots or cuts into hillsides behind shopping centers to provide loading space.

DESIGN CRITERIA
General
The design of a retaining wall is a complicated process. Many factors must be taken into account such as: stresses and forces outside and within the wall, allowable height and minimum thickness. Other considerations are: foundation design with respect to loadings, bearing values of soils and footing dimensions. Additional design factors are safety hazards, subsurface and surface drainage and appearance.

Each situation requires a *specific design* that is within the capabilities of the design professional.

Consideration should be given to all of the alternative methods with regard to construction of the wall. Some methods are:

1. Concrete masonry
2. Concrete cribbing
3. Gabions
4. Steel piling
5. Stone drywall
6. Rock riprap, etc.
7. Treated timbers
8. Geotextile wrapped-face wall
9. Geotextile reinforced steep slopes

GSWCC 2016 Edition 6-127

GEORGIA REGISTERED No. 27118 PROFESSIONAL ENGINEER Mark D Van De Water 07/20/2023

A+EC
Civil Engineering, Land Planning, Landscape Architecture, Water Resources, Property Services, Arborist Services
50 Warm Springs Circle
Roswell • Georgia • 30075
(770)641-1942 • www.aecatl.com

EROSION CONTROL DETAILS

235 CRICKET LANE
TORIANO YOUNG & ASSOCIATES
ALPHARETTA, GEORGIA

NO.	REVISIONS	DATE

COPYRIGHT BY AEC, INC.

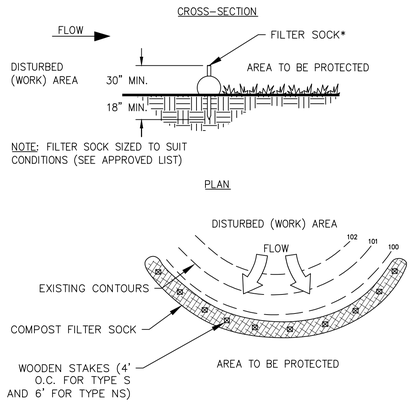
PROJECT NO.: 21 - 4609
CIVIL DRAWN BY: B D R
CIVIL DESIGNED BY: B D R
LANDSCAPE DRAWN BY: B D R
LANDSCAPE DESIGNED BY: B D R
CHECKED BY: J W M / M D V
DATE : 09 - 04 - 2023

SHEET
D4.2

M:\2021 JOBS\21-4609 133 CUMMING-ST-3-LOTS\CIVIL\21-4609 DETAILS-00.dwg, 9/11/2023 4:30:42 PM, biq, ARCH full bleed D (36.00 x 24.00 Inches), 1:1

EROSION AND SEDIMENT CONTROL

COMPOST FILTER SOCK



STORM DRAIN OUTLET PROTECTION

DESIGN CRITERIA:

STRUCTURALLY LINED APRONS AT THE OUTLETS OF PIPES AND PAVED CHANNEL SECTIONS SHALL BE DESIGNED ACCORDING TO THE FOLLOWING CRITERIA:

CAPACITY

PEAK STORMFLOW FROM THE 25–YEAR, 24 HOUR FREQUENCY STORM OR THE STORM SPECIFIED IN THE TITLE 12–7–1 OF THE OFFICIAL CODE OF GEORGIA ANNOTATED OR THE DESIGN DISCHARGE OF THE WATER CONVEYANCE STRUCTURE, WHICHEVER IS GREATER.

TAILWATER DEPTH

THE DEPTH OF THE TAILWATER IMMEDIATELY BELOW THE PIPE OUTLET MUST BE DETERMINED FOR THE DESIGN CAPACITY OF THE PIPE. MANNING'S EQUATION MAY BE USED TO DETERMINE TAILWATER DEPTH. IF THE TAILWATER DEPTH IS LESS THAN HALF THE DIAMETER OF THE OUTLET PIPE, IT SHALL BE CLASSIFIED AS A MINIMUM TAILWATER CONDITION. IF THE TAILWATER DEPTH IS GREATER THAN HALF THE PIPE DIAMETER, IT SHALL BE CLASSIFIED AS A MAXIMUM TAILWATER CONDITION. PIPES WHICH OUTLET ONTO FLAT AREAS WITH NO DEFINED CHANNEL MAY BE ASSUMED TO HAVE A MINIMUM TAILWATER CONDITION.

APRON WIDTH

IF THE PIPE DISCHARGES DIRECTLY INTO A WELL–DEFINED CHANNEL, THE APRON SHALL EXTEND ACROSS THE CHANNEL BOTTOM AND UP THE CHANNEL BANKS TO AN ELEVATION ONE FOOT ABOVE THE MAXIMUM TAILWATER DEPTH OR TO THE TOP OF THE BANK (WHICHEVER IS LESS). IF THE PIPE DISCHARGES ONTO A FLAT AREA WITH NO DEFINED CHANNEL, THE WIDTH OF THE APRON SHALL BE DETERMINED AS FOLLOWS:

A. THE UPSTREAM END OF THE APRON, ADJACENT TO THE PIPE, SHALL HAVE A WIDTH THREE TIMES THE DIAMETER OF THE OUTLET PIPE.
B. FOR THE MINIMUM TAILWATER CONDITION, THE DOWNSTREAM END OF THE APRON SHALL HAVE A WIDTH EQUAL TO THE PIPE DIAMETER PLUS THE LENGTH OF THE APRON. REFER TO FIGURE 6–24.1.
C. FOR A MAXIMUM TAILWATER CONDITION, THE DOWN STREAM END SHALL HAVE A WIDTH EQUAL TO THE PIPE DIAMETER PLUS 0.4 TIMES THE LENGTH OF THE APRON. REFER TO FIGURE 6–24.2.

BOTTOM GRADE

THE APRON SHALL BE CONSTRUCTED WITH NO SLOPE ALONG ITS LENGTH (0.0% GRADE). THE INVERT ELEVATION OF THE DOWNSTREAM END OF THE APRON SHALL BE EQUAL TO THE ELEVATION OF THE INVERT OF THE RECEIVING CHANNEL. THERE SHALL BE NO OVERFALL AT THE END OF THE APRON.

SIDE SLOPE

IF THE PIPE DISCHARGES INTO A WELL–DEFINED CHANNEL, THE SIDE SLOPES OF THE CHANNEL SHALL NOT BE STEEPER THAN 2:1.

ALIGNMENT

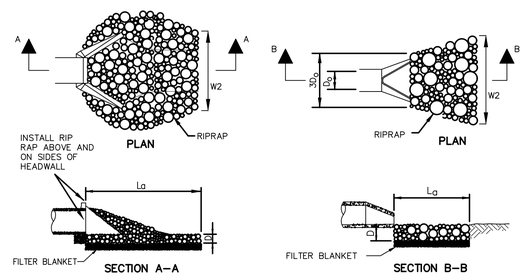
THE APRON SHALL BE LOCATED SO THAT THERE ARE NO BENDS IN THE HORIZONTAL ALIGNMENT.

GEOTEXTILE

GEOTEXTILES SHOULD BE USED AS A SEPARATOR BETWEEN THE GRADED STONE, THE SOIL BASE, AND THE ABUTMENTS. THE GEOTEXTILES WILL PREVENT THE MIGRATION OF SOIL PARTICLES FROM THE SUBGRADE INTO THE GRADED STONE. THE GEOTEXTILE SHALL BE SPECIFIED ON ACCORDANCE WITH AASHTO M288–96 SECTION 7.5, PERMANENT EROSION CONTROL RECOMMENDATIONS. THE GEOTEXTILE SHOULD BE PLACED IMMEDIATELY ADJACENT TO THE SUBGRADE WITHOUT ANY VOIDS.

MATERIALS

THE APRON MAY BE LINED WITH RIPRAP, GROUTED RIPRAP, OR CONCRETE. THE MEDIAN SIZED STONE FOR RIPRAP, D50, SHALL BE DETERMINED FROM THE CURVES, FIGURE 6–24.1 AND 6–24.2, ACCORDING TO THE TAILWATER CONDITION. THE GRADATION, QUALITY AND PLACEMENT OF RIPRAP SHALL CONFORM TO APPENDIX C.



PIPE OUTLET TO WELL–DEFINED CHANNEL:

PIPE OUTLET TO FLAT AREA – NO WELL–DEFINED CHANNEL:

DESIGN SPECIFICATIONS TABLE

HW I.D.	D_o	Q (CFS)	V (FPS)	L_a (FT.)	W_1 (FT.)	W_2 (FT.)	d_{50} (IN.)	D (IN.)
EX	48"	139.82	12.99	31	12	35	11.4	25.7

St STORM DRAIN OUTLET PROTECTION
NOT TO SCALE

CONSTRUCTION SPECIFICATIONS:

1. ENSURE THAT THE SUBGRADE FOR THE FILTER AND RIPRAP FOLLOWS THE REQUIRED LINES AND GRADES SHOWN IN THE PLAN. COMPACT ANY FILL REQUIRED IN THE SUBGRADE TO THE DENSITY OF THE SURROUNDING UNDISTURBED MATERIAL. LOW AREAS IN THE SUBGRADE ON UNDISTURBED SOIL MAY ALSO BE FILLED BY INCREASING THE RIPRAP THICKNESS.
2. THE RIPRAP AND GRAVEL FILTER MUST CONFORM TO THE SPECIFIED GRADING LIMITS SHOWN ON THE PLANS.
3. GEOTEXTILE MUST MEET DESIGN REQUIREMENTS AND BE PROPERLY PROTECTED FROM PUNCHING OR TEARING DURING INSTALLATION. REPAIR ANY DAMAGE BY REMOVING THE RIPRAP AND PLACING ANOTHER PIECE OF FILTER FABRIC OVER THE DAMAGED AREA. ALL CONNECTING JOINTS SHOULD OVERLAP A MINIMUM OF 1 FT. IF THE DAMAGE IS EXTENSIVE, REPLACE THE ENTIRE FILTER FABRIC.
4. RIPRAP MAY BE PLACED BY EQUIPMENT, BUT TAKE CARE TO AVOID DAMAGING THE FILTER.
5. THE MINIMUM THICKNESS OF THE RIPRAP SHOULD BE 1.5 TIMES THE MAXIMUM STONE DIAMETER.
6. CONSTRUCT THE APRON ON ZERO GRADE WITH NO OVERFALL AT THE END. MAKE THE TOP OF THE RIPRAP AT THE DOWNSTREAM END LEVEL WITH THE RECEIVING AREA OR SLIGHTLY BELOW IT.
7. ENSURE THAT THE APRON IS PROPERLY ALIGNED WITH THE RECEIVING STREAM AND PREFERABLY STRAIGHT THROUGHOUT ITS LENGTH. IF A CURVE IS NEEDED TO FIT SITE CONDITIONS, PLACE IT IN THE UPPER SECTION OF THE APRON.
8. IMMEDIATELY AFTER CONSTRUCTION, STABILIZE ALL DISTURBED AREAS WITH VEGETATION.
9. STONE QUALITY – SELECT STONE FOR RIPRAP FROM FIELD STONE OR QUARRY STONE. THE STONE SHOULD BE HARD, ANGULAR, AND HIGHLY WEATHER–RESISTANT. THE SPECIFIC GRAVITY OF THE INDIVIDUAL STONES SHOULD BE AT LEAST 2.5.
10. FILTER – INSTALL A FILTER TO PREVENT SOIL MOVEMENT THROUGH THE OPENINGS IN THE RIPRAP. THE FILTER SHOULD CONSIST OF A GRADED GRAVEL LAYER OR A SYNTHETIC FILTER CLOTH. SEE APPENDIX C; P. C–1.

MAINTENANCE:

INSPECT RIPRAP OUTLET STRUCTURES AFTER HEAVY RAINS TO SEE IF ANY EROSION AROUND OR BELOW THE RIPRAP HAS TAKEN PLACE OR IF STONES HAVE BEEN DISLODGED. IMMEDIATELY MAKE ALL NEEDED REPAIRS TO PREVENT FURTHER DAMAGE.

NOTES:

1. LENGTH (La) IS THE RIPRAP LENGTH (AS SHOWN IN THE CHART).
2. DEPTH (D) IS THE RIPRAP DEPTH (1.5 TIMES THE MAXIMUM STONE DIAMETER, OR AS SHOWN ON DRAWINGS BUT NOT LESS THAN 12").
3. INSTALL A 6" MINIMUM DEEP FILTER STONE BLANKET (#57 STONE) OR FILTER FABRIC (AASHTO M288–96 SECTION 7.5) BETWEEN RIPRAP AND SOIL FOUNDATION.
4. IN A WELL–DEFINED CHANNEL, EXTEND THE APRON UP THE CHANNEL BANKS TO AN ELEVATION OF 6" ABOVE THE MAXIMUM TAILWATER DEPTH, OR TO THE TOP OF THE BANK, WHICHEVER IS LESS.
5. A FILTER BLANKET OR FILTER FABRIC SHOULD BE INSTALLED BETWEEN THE RIPRAP AND SOIL FOUNDATION.
6. FOR VELOCITIES UP TO 6.5 FPS, USE GDOT TYPE 3 WITH #57 FILTER BEDDING STONE.
7. FOR VELOCITIES OVER 6.5 FPS, CONSULT TABLE C–1.

TABLE C–1
GRADED RIP–RAP STONE

FLOW VELOCITY (FT./SEC.)	N.S.A. NO.[1]	SIZE INCHES (SQ. OPENING) MAX.	AVG.[2]	MIN.	FILTER STONE N.S.A. NO.[1]
2.5	R-1	1 1/2	3/4	No. 8	FS-1
4.5	R-2	3	1 1/2	1	FS-1
6.5	R-3	6	3	2	FS-2
9.0	R-4	12	6	3	FS-2
11.5	R-5	18	9	5	FS-2
13.0	R-6	24	12	7	FS-3
14.5	R-7	30	15	12	FS-3

TABLE C–2
FILTER BEDDING STONE

N.S.A. NO.[1]	SIZE INCHES (SQ. OPENING) MAX.	AVG.[2]	MIN.[3]
FS-1	3/8	#30 MESH	#100 MESH
FS-2	2	#4	#100 MESH
FS-3	6 1/2	2 1/2	#16

TABLE C–4
FILTER BEDDING STONE

G.D.O.T. NO.[4]	NOMINAL SIZE (INCHES)
3	2" - 1"
4	1 1/2" - 3/4"
5	1" - 1/2"
6	3/4" - 3/8"
57	1" - No. 4

TABLE C–3
GRADED RIP–RAP STONE

G.D.O.T. NO.[4]	SIZE INCHES (SQ. OPENING) MAX.	AVG.[2]	MIN.[3]	COMMON USES
TYPE 3	12	9	5	CREEK BANKS, PIPE OUTLETS
TYPE 1	24	12	7	LAKES, SHORELINES, RIVERS

1. NATIONAL STONE ASSOCIATION
2. AT LEAST 50% OF THE INDIVIDUAL STONE PARTICLES MUST BE EQUAL OR LARGER THAN LISTED SIZE.
3. 85–100% OF THE INDIVIDUAL STONE PARTICLES MAYBE LESS THAN LISTED SIZE.
4. GEORGIA DEPARTMENT OF TRANSPORTATION

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 27118 Mark Van De Water 9/20/2023

AEC
Civil Engineering
Land Planning
Landscape Architecture
Water Resources
Property Services
Arborist Services
50 Warm Springs Circle
Roswell ▪ Georgia ▪ 30075
(770)641-1942 ▪ www.aecatl.com

EROSION CONTROL DETAILS

235 CRICKET LANE
TORIANO YOUNG & ASSOCIATES
ALPHARETTA, GEORGIA

NO.	REVISIONS	DATE

COPYRIGHT © AEC, INC.

PROJECT NO.: 21 - 4609
CIVIL DRAWN BY: B D R
CIVIL DESIGNED BY: B D R
LANDSCAPE DRAWN BY: B D R
LANDSCAPE DESIGNED BY: B D R
CHECKED BY: J W M / M D V
DATE: 09 - 04 - 2023

SHEET
D4.3

M:\2021 JOBS\21-4609 133 CUMMING ST 3-LOTS\CIVIL\21-4609 DETAILS-00.dwg, 9/11/2023 4:30:46 PM, bkp, ARCH full bleed D (36.00 x 24.00 Inches), 1:1

MECHANICALLY STABILIZED EARTH (MSE) RETAINING WALL
CONSTRUCTION DRAWINGS

Prepared For

235 Cricket Lane

Alpharetta, Georgia

LIST OF DRAWINGS

SHEET	DESCRIPTION
RW1	Title Sheet
RW2	Construction Notes
RW3	Elevation View /Plan View /Typical Cross Section
RW4	Typical Details

CALL BEFORE YOU DIG
1-800-282-7411
GEORGIA

THESE DRAWINGS ALONG WITH THE MERELA CONSULTANTS CO. DESIGN CALCULATIONS CONSTITUTE THE COMPLETE SET OF RETAINING WALL DESIGN DOCUMENTS. THESE DOCUMENTS SHALL BE REVIEWED AND USED ONLY BY THOSE PARTIES DIRECTLY PARTICIPATING ON THIS PROJECT. THESE DOCUMENTS TAKE PRECENDENCE OVER ANY OTHER DOCUMENTS AND SHALL BE THE PRIMARY DOCUMENT TO DETERMINE THE RETAINING WALL DESIGN AND CONSTRUCTION. THIS DRAWING IS BEING FURNISHED FOR USE ON THIS PROJECT ONLY. ANY PARTY ACCEPTING THIS DOCUMENT DOES SO IN CONFIDENCE AND AGREES THAT IT SHALL NOT BE DUPLICATED IN WHOLE OR IN PART, NOR DISCLOSED TO OTHERS WITHOUT THE CONSENT OF MERELA CONSULTANTS CO.

COPYRIGHT 2023, MERELA CONSULTANTS CO.

230910TS.DWG

MERELA Consultants Co.
3830 Thompson Mill Rd., Buford, GA 30519
Phone:(770) 614-3898 • Fax:(770) 831-5511

AEC,Inc.
50 Warm Springs Circle • Roswell, Georgia 30075
(770) 641-1942 phone • (770) 998-6924 fax

REVISION/ISSUE

1	9/17/23	ISSUED FOR CONSTRUCTION

235 Cricket Lane
Alpharetta Georgia

Title Sheet

GEORGIA REGISTERED No. 26683 PROFESSIONAL ENGINEER J. JACK FU

Project Number 230910	
Date Drawn 9/17/23	
Designed By JXF	GA PE # 26683
Scale No Scale	
Title Sheet	
RW1	

1.0 OWNER PROVIDED PROJECT DOCUMENTS

1.1 GRADING PLAN, 235 CRICKET LANE, ALPHARETTA, GEORGIA, PROVIDED BY AEC, INC., DATED 9/13/23.

1.2 NO GEOTECHNICAL INFORMATION PROVIDED.

2.0 RETAINING WALL DESIGN AND CONSTRUCTION DOCUMENTS

2.1 MSE RETAINING WALL CONSTRUCTION DRAWINGS, PREPARED BY MERELA CONSULTANTS CO., FOR 235 CRICKET LANE, ALPHARETTA,, GEORGIA, DATED 9/17/23.

2.2 MSE RETAINING WALL DESIGN CALCULATIONS, PREPARED BY MERELA CONSULTANTS CO., FOR 235 CRICKET LANE, ALPHARETTA,, GEORGIA, DATED 9/17/23.

2.3 THESE DESIGNS AND CONSTRUCTION DRAWINGS ARE BASED SOLELY UPON THE DOCUMENTS LISTED IN SECTION 1.0. CHANGES OR DEVIATIONS FROM THESE DOCUMENTS, INCLUDING GRADING, DRAINAGE, UTILITIES, SOIL CONDITIONS OR SURCHARGE LOADS MAY AFFECT WALL DESIGN REQUIREMENTS. RETAINING WALL DESIGNER OF RECORD SHALL BE NOTIFIED OF ANY CHANGES TO OR DEVIATIONS FROM THE SITE PLAN SO AN ASSESSMENT OF WALL DESIGN REQUIREMENTS CAN BE MADE.

3.0 ENGINEERING DESIGN

3.1 DESIGN METHODOLOGY

3.1.1 AASHTO DESIGN METHODOLOGY FOR INTERNAL AND EXTERNAL STABILITY CALCULATIONS. DESIGNED IN ACCORDANCE WITH NCMA DESIGN METHODOLOGY.

3.1.2 PROJECT SPECIFICATIONS

3.2 SOIL PARAMETERS

	EFFECTIVE FRICTION ANGLE	EFFECTIVE COHESION	MOIST UNIT WEIGHT
REINFORCED BACKFILL	30°	0 PSF	120 PCF
RETAINED SOIL	30°	0 PSF	120 PCF
FOUNDATION	30°	100 PSF	120 PCF

NOTE: ANY REVISIONS TO THESE DESIGN PARAMETERS OR STRUCTURE GEOMETRY SHALL REQUIRE DESIGN MODIFICATIONS PRIOR TO PROCEEDING WITH CONSTRUCTION

3.3 FACTORS OF SAFETY (MINIMUM)

3.3.1 INTERNAL STABILITY

SOIL-GEOGRID INTERACTION COEFFICENT	= 0.8
PERCENT COVERAGE OF GEOGRID	= 100%
FACTOR OF SAFETY FOR UNCERTAINTIES	= 1.5
FACTOR OF SAFETY FOR GEOGRID PULLOUT	= 2.0

3.3.2 EXTERNAL STABILITY

FACTOR OF SAFETY FOR SLIDING AT BASE	= 1.5
FACTOR OF SAFETY AGAINST OVERTURNING	= 2.0

3.3.3 GLOBAL STABILITY

FACTOR OF SAFETY FOR GLOBAL STABILITY (BISHOP'S)	= 1.3
FACTOR OF SAFETY FOR COMPOUND STABILITY (BISHOP'S)	= 1.3
FACTOR OF SAFETY FOR COMPOUND INTERNAL STABILITY (BISHOP'S)	= 1.3
FACTOR OF SAFETY FOR TRANSITIONAL 2-PART WEDGE (SPENCER'S)	= 1.3
FACTOR OF SAFETY FOR EXTERNAL 3-PART WEDGE (SPENCER'S)	= 1.3

3.4 LOADING CONDITIONS

3.4.1 SURCHARGE LOAD = 150 PSF

3.5 MAXIMUM APPLIED BEARING PRESSURE = 1395 PSF

3.6 MINIMUM FACTOR OF SAFETY AGAINST BEARING FAILURE = 2.5

3.7 THE MSE RETAINING WALL HAS BEEN DESIGNED TO ACCEPT DIFFERENTIAL SETTLEMENT ON THE MAGNITUDE OF 1 FT PER 200 FT (SR WALL) OR 1 FT PER 50 FT (WWF WALL) ALONG THE WALL ALIGNMENT.

3.8 THE SEISMIC LOADING HAS BEEN DETERMINED NOT TO CONTROL DESIGN DUE TO GEOGRAPHIC LOCATION.

3.9 HYDROSTATIC LOADING

3.9.1 GROUNDWATER IS ASSUMED TO BE SUBSTANTIALLY BELOW THE RETAINING WALL FOUNDATION AS TO NOT AFFECT THE WALL STABILITY.

3.9.2 THE DESIGN OF THE RETAINING WALL DOES NOT INCLUDE ANY SURFACE HYDROSTATIC LOADING. GRADING ABOVE RETAINING WALL MUST DIVERT WATER AWAY FROM WALL.

3.9.3 SURFACE WATER INFILTRATION, BEARING CAPACITY, TOTAL AND DIFFERENTIAL SETTLEMENTS, AND THEIR EFFECTS ON THIS SYSTEM ARE THE RESPONSIBILITY OF THE OWNER OR OWNER'S REPRESENTATIVE.

4.0 MATERIAL REQUIREMENTS

4.1 SR WALL

4.1.1 WELL-GRADED CRUSHED STONE OR UNREINFORCED 2500 PSI CONCRETE FOR LEVELING PAD.

4.1.2 WALL FACING SHALL BE ANCHOR DIAMOND PRO BLOCK UNITS AND CAP UNITS.

4.1.3 4 OZ. (MINIMUM) NEEDLEPUNCHED, NONWOVEN, POLYPROPYLENE GEOTEXTILE (CONTECH C-40NW OR EQUIVALENT) FOR USE AS A SEPARATOR BETWEEN REINFORCED FILL AND UNIT FILL.

4.1.4 CONSTRUCTION ADHESIVE.

4.1.5 PERFORATED COLLECTOR AND SOLID OUTLET PIPE SHALL BE 4" DIAMETER, CORRUGATED (ADS OR EQUIVALENT) WITH SOCK GEOTEXTILE

4.2 REINFORCING MATERIAL SHALL BE MIRAGRID 3XT.

4.3 REINFORCED BACKFILL

4.3.1 REINFORCED BACKFILL MATERIAL SHALL BE ON-SITE OR IMPORTED SILTY SAND OR SAND (USCS CLASSIFICATION - SM OR SP). IN ADDITION, THE REINFORCED BACKFILL MATERIAL SHALL HAVE THE MINIMUM STRENGTH PARAMETERS OUTLINED IN SECTION 3.0. THE PORTION OF THE REINFORCED BACKFILL MATERIAL PASSING A No. 40 SIEVE SHALL HAVE A LIQUID LIMIT (LL) LESS THAN 40 AND SHALL HAVE A PLASTICITY INDEX (PI) LESS THAN 20, AND SHALL MEET THE FOLLOWING GRADATION:

SIEVE SIZE	PERCENT PASSING
4 INCH	100 - 75
NO. 4	100 - 20
NO. 40	0 - 60
NO. 200	0 - 35

4.3.2 FURTHERMORE, REINFORCED BACKFILL MATERIAL SHALL BE FREE OF EXCESS MOISTURE, ROOTS, MUCK, SOD, ORGANIC MATTER OR OTHER DELETERIOUS MATERIALS. ALL ROCK PARTICLES AND EARTH CLODS SHALL BE LESS THAN THREE INCHES IN THE LONGEST DIMENSION. REINFORCED BACKFILL MATERIALS WHICH DO NOT MEET THESE CRITERIA ARE CONSIDERED UNSUITABLE AND SHALL BE REMOVED.

4.4 EQUIVALENT MATERIALS MAY BE SUBSTITUTED IF APPROVED BY THE RETAINING WALL DESIGNER OF RECORD.

4.5 ALL MATERIAL SUBMITTALS SHALL BE REVIEWED AND APPROVED BY THE RETAINING WALL DESIGN ENGINEER OF RECORD PRIOR TO COMMENCEMENT OF RETAINING WALL CONSTRUCTION.

4.6 MATERIAL RECEIPT AND STORAGE

4.6.1 PALLETS OF SRW UNITS AND SRW CAP UNITS, NONWOVEN GEOTEXTILE SHALL BE STORED IN A LEVEL, FREE- DRAINING LOCATION NEAR THE WALL AREA.

4.6.2 GEOGRID ROLLS SHALL BE INSPECTED UPON DELIVERY TO THE SITE TO ENSURE THAT THE PROPER MATERIAL TYPE AND QUANTITY HAS BEEN RECEIVED.

5.0 CONSTRUCTION

5.0.1 AN APPROVED SET OF CONSTRUCTION DRAWINGS SHALL BE ON-SITE AT ALL TIMES DURING CONSTRUCTION OF THE SEGMENTAL RETAINING WALL SYSTEM.

5.1 EXCAVATION

5.1.1 PRIOR TO CONSTRUCTION OF THE SEGMENTAL RETAINING WALL, THE CONTRACTOR SHALL CLEAR AND GRUB THE REINFORCED BACKFILL ZONE, REMOVING TOPSOIL, BRUSH, SOD OR OTHER ORGANIC OR DELETERIOUS MATERIALS. ANY UNSUITABLE SOILS SHALL BE OVER EXCAVATED AND REPLACED WITH SELECT BACKFILL MATERIAL WHICH SHALL BE COMPACTED AS DIRECTED BY THE PROJECT GEOTECHNICAL ENGINEER.

5.1.2 RETAINING WALL FOUNDATION SHALL BE PROOF ROLLED BY THE CONTRACTOR PRIOR TO SURVEYING AND WALL LAYOUT. ANY WEAK AREAS REVEALED BY THE PROOF ROLLING OPERATION SHALL BE OVER EXCAVATED AND REPLACED BY THE CONTRACTOR.

5.1.3 THE RETAINING WALL FOUNDATION SHALL BE EVALUATED BY THE PROJECT'S GEOTECHNICAL ENGINEER TO VERIFY THAT THE FOUNDATION PROVIDES SUITABLE BEARING CAPACITY THAT MEETS OR EXCEEDS THE APPLIED BEARING PRESSURES SHOWN ON THE WALL ELEVATION(S).

5.1.4 TEMPORARY CONSTRUCTION EXCAVATION SHALL BE MAINTAINED IN ACCORDANCE WITH OSHA, STATE AND LOCAL REGULATIONS.

5.1.5 IF ANY ROCK FORMATIONS AND/OR GROUNDWATER ARE ENCOUNTERED DURING EXCAVATION FOR THIS WALL, IMMEDIATELY CONTACT MERELA CONSULTANTS CO. ENGINEERING DEPARTMENT AT (770) 614-3898.

5.2 SURVEY AND LAYOUT

5.2.1 SURVEY AND LAYOUT OF THE SEGMENTAL RETAINING WALL SYSTEM IS THE RESPONSIBILITY OF THE CONTRACTOR. THE LAYOUT PROVIDED BY THE CONTRACTOR SHALL INDICATE THE FRONT FACE OF WALL. THE WALL LAYOUT SHALL BE IDENTIFIED BY THE PLACEMENT OF STAKES AT WALL ENDS, WALL CORNERS AND EVERY 25 FEET (MAXIMUM) ALONG THE WALL. A PERMANENT BENCH MARK SHALL BE PROVIDED AT EACH RETAINING WALL LOCATION AT AN INTERVAL OF ONE PER EACH 300 LF OF WALL.

5.2.2 TEMPORARY AND/OR PERMANENT EASEMENTS REQUIRED TO CONSTRUCT THE RETAINING WALL(S) ON THIS PROJECT SHALL BE OBTAINED BY OTHERS PRIOR TO COMMENCEMENT OF RETAINING WALL CONSTRUCTION.

5.3 LEVELING PAD INSTALLATION FOR SR WALL

5.3.1 THE LEVELING PAD TRENCH SHALL BE EXCAVATED A MINIMUM OF TWO FEET WIDE AND SIX INCHES DEEP FOR CONCRETE OR EIGHT INCHES DEEP FOR STONE. THE EDGE OF THE TRENCH SHOULD BE APPROXIMATELY SIX INCHES IN FRONT OF THE WALL LAYOUT LINE.

5.3.2 FOR CONCRETE, CONSTRUCT FORMS AS INDICATED ON THE LEVELING PAD FORM DETAIL. POUR CONCRETE AND FINISH TO A SMOOTH SURFACE.

5.3.3 FOR CRUSHED STONE, PLACE STONE WITHIN TRENCH AND COMPACT USING THREE (MINIMUM) PASSES OF A VIBRATORY PLATE TAMPER.

5.3.4 IF THE BOTTOM OF THE WALL STEPS TO FOLLOW GRADE, START THE LEVELING PAD AT THE LOWEST POINT ON THE RETAINING WALL.

5.4 BLOCK INSTALLATION

5.4.1 THE RETAINING WALL (BLOCKS AND CAPS) SHALL BE CONSTRUCTED IN ACCORDANCE WITH THESE CONSTRUCTION DRAWINGS.

5.5 REINFORCEMENT MATERIAL PLACEMENT

5.5.1 GEOSYNTHETIC REINFORCEMENT SHALL BE INSTALLED IN ACCORDANCE WITH THESE CONSTRUCTION DRAWINGS AT THE LOCATIONS AND ELEVATIONS SHOWN ON THE WALL ELEVATION VIEW(S). NO CHANGES TO THE REINFORCEMENT LAYOUT, INCLUDING, BUT NOT LIMITED TO, LENGTH, TYPE, OR ELEVATION, SHALL BE MADE WITHOUT CONSULTING THE MERELA CONSULTANTS CO.

5.5.2 GEOSYNTHETIC REINFORCEMENT PANELS INSTALLED AT WALL CORNERS AND RADII MAY OVERLAP, OVERLAPPING PANELS SHALL BE SEPARATED BY AT LEAST 3 INCHES OF COMPACTED SOIL.

5.5.3 TRACKED CONSTRUCTION EQUIPMENT SHALL NOT BE OPERATED DIRECTLY ON THE REINFORCEMENT MATERIALS. A MINIMUM FILL THICKNESS OF SIX (6) INCHES IS REQUIRED FOR OPERATION OF TRACKED VEHICLES OVER THE REINFORCEMENT MATERIALS. TURNING OF TRACKED VEHICLES SHOULD BE KEPT TO A MINIMUM TO PREVENT TRACKS FROM DISPLACING THE FILL AND/OR THE REINFORCEMENT MATERIALS.

5.6 RETAINING WALL DRAINAGE

5.6.1 EXTERNAL DRAINAGE CONTROL MEASURES MUST BE CONSTRUCTED AND MAINTAINED DURING THE CONSTRUCTION OF THE RETAINING WALL(S). AT THE END OF EACH WORK DAY, THE SURFACE OF THE LAST LIFT OF THE REINFORCED BACKFILL SHALL BE GRADED SUCH THAT SURFACE WATER IS DIRECTED AWAY FROM THE RETAINING WALL(S). IN ADDITION, THE RETAINING WALL SHALL BE PROTECTED FROM SURFACE WATER AT ALL TIMES BY THE USE OF BERMS, DIVERSION DITCHES, TEMPORARY DRAINS, SILT FENCING, AND ALL OTHER MEANS THAT MAY BE REQUIRED.

5.6.2 THE GROUND SURFACE ABOVE AND BELOW THE RETAINING WALL SHALL BE PROTECTED AGAINST EROSION DURING AND AFTER CONSTRUCTION BY OTHERS. SPLASH PADS FOR OUTLET PIPES SHALL BE CONSTRUCTED AND MAINTAINED BY OTHERS.

5.6.3 IT IS THE RESPONSIBILITY OF THE PROJECT CIVIL ENGINEER TO PROPERLY DESIGN THE SITE DRAINAGE AND GRADING TO PREVENT EROSION OF THE RETAINING WALL BACKFILL AND FOUNDATION. AND SURFACE WATER INFILTRATION INTO THE RETAINING WALL BACKFILL. THE RETAINING WALL CONTRACTOR WILL BE RESPONSIBLE FOR THE DAILY DRAINAGE CONTROL MEASURES WITHIN THE RETAINING WALL WORK AREA. THE GENERAL AND EARTHWORK CONTRACTORS SHALL BE RESPONSIBLE FOR SITE DRAINAGE OUTSIDE THE RETAINING WALL WORK AREA AND ITS EFFECTS ON THE RETAINING WALL CONSTRUCTION AND PERFORMANCE DURING AND AFTER CONSTRUCTION.

5.6.4 SURFACE WATER DIVERSION SHALL BE PROVIDED BY THE CONTRACTOR.

5.7 BACKFILL AND COMPACTION

5.7.1 FILL SHALL BE PLACED IN HORIZONTAL LAYERS NOT EXCEEDING 8 INCHES IN UNCOMPACTED THICKNESS FOR HEAVY COMPACTION EQUIPMENT. FOR ZONES WHERE COMPACTION IS ACCOMPLISHED WITH HAND OPERATED EQUIPMENT, FILL SHALL BE PLACED IN HORIZONTAL LAYERS NOT EXCEEDING 6 INCHES IN UNCOMPACTED THICKNESS. ONLY HAND-OPERATED EQUIPMENT SHALL BE USED WITHIN THREE FEET OF WALL FACE.

5.7.2 FILL SHALL BE PLACED FROM THE BACK OF THE SRW UNITS OR THE WIRE FORMS TOWARDS THE ENDS OF THE GEOGRID REINFORCEMENT TO ENSURE FURTHER TENSIONING.

5.7.3 REINFORCED FILL SHALL BE COMPACTED TO A MINIMUM 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED IN ACCORDANCE WITH ASTM D-698 (STANDARD PROCTOR) AT A MOISTURE CONTENT NO GREATER THAN THREE (3) PERCENTAGE POINTS WET OR THREE (3) PERCENTAGE POINTS DRY OF OPTIMUM.

5.7.4 REINFORCED FILL WITHIN THREE (3) FEET OF THE FACE OF THE RETAINING WALL SHALL BE COMPACTED USING A HAND-HELD COMPACTOR. THE COMPACTOR SHALL MAKE A MINIMUM OF THREE (3) PASSES OVER EACH LIFT OF FILL. IF THE COMPACTIVE EFFORT REQUIRED TO DENSIFY THE REINFORCED FILL CAUSES DEFORMATION OF THE WALL FACE, IMMEDIATELY CONTACT THE MERELA CONSULTANTS CO. AT (770) 614-3898 FOR ALTERNATIVE INSTRUCTION.

5.7.5 TESTING METHODS AND FREQUENCY, AND VERIFICATION OF THE MATERIAL SPECIFICATIONS AND COMPACTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

6.0 UTILITIES

6.1 ALL NEW UTILITIES LOCATED WITHIN THE RETAINING WALL REINFORCED ZONE OR LOCATED ADJACENT TO THE RETAINING WALL REINFORCED ZONE SHALL BE INSTALLED AS THE RETAINING WALL REINFORCED BACKFILL IS BEING PLACED. THIS WORK SHALL BE COORDINATED WITH THE MERELA CONSULTANTS CO.

6.2 UTILITIES TO BE INSTALLED IN THE VICINITY OF THE WALL, SUCH AS LIGHT POLES, HAND RAILS GUARD RAILS , AND/OR DRAINAGE STRUCTURES, MUST BE DESIGNED AND CONSTRUCTED SO THAT THEY DO NOT ADD LATERAL FORCES TO THE WALL SYSTEM. ALSO, ANY EXCAVATION, SUCH AS INSTALLATION OF CONCRETE GUTTERS, SHRUB AND TREE PLANTING, ETC., CONDUCTED IN THE VICINITY OF THE WALL AFTER THE WALL HAS BEEN CONSTRUCTED MUST BE DONE WITHOUT DAMAGING THE WALL OR REINFORCEMENT MATERIALS. PLEASE CONTACT MERELA CONSULTANTS CO. IF THERE ARE ANY QUESTIONS.

6.3 UTILITIES THAT ARE CONSTRUCTED INSIDE THE RETAINING WALL'S REINFORCED ZONE SHALL BE PLACED IN STRICT ACCORDANCE WITH PROJECT SPECIFICATIONS. PROPER CARE MUST BE TAKEN TO INSURE THAT ALL THE PIPE JOINTS ARE WATER TIGHT, AND THAT ALL THE PIPES ARE PLACED ON PROPERLY COMPACTED SOILS. ALL BEDDING FILL PLACEMENT AND COMPACTION SHALL BY OTHERS. PLACEMENT AND ALL COMPACTION OF THE UTILITY BACKFILL SHALL BE PERFORMED BY OTHERS IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

6.4 ALL EXISTING UTILITIES LOCATED IN THE RETAINING WALL WORK AREA SHALL BE LOCATED, REMOVED, RELOCATED OR TERMINATED PRIOR TO THE COMMENCEMENT OF RETAINING WALL CONSTRUCTION.

7.0 FIELD INSPECTION

7.1 THE ON-SITE INSPECTION SHALL CONFIRM THAT ALL BACKFILL SOIL PARAMETERS MEET OR EXCEED THE SOIL DESIGN PARAMETERS DESCRIBED IN THE MERELA CONSULTANTS CO. DESIGN DOCUMENTS. TESTING SHALL CONFIRM THAT THE SUPPLIED RETAINING WALL BACKFILL MEETS THE DESIGN REQUIREMENTS BY PERFORMING THE FOLLOWING TESTS:
ATTERBERG LIMITS (ASTM D-4318)
GRAIN SIZE DISTRIBUTION (ASTM D-422)
STANDARD PROCTOR COMPACTION (ASTM D-698)

7.2 THE RETAINING WALL FOUNDATION SHALL BE INSPECTED BY THE PROJECT GEOTECHNICAL ENGINEER TO CONFIRM THAT THE BEARING CAPACITY OF THE FOUNDATION MEETS OR EXCEEDS THE MAXIMUM APPLIED BEARING PRESSURE INDICATED ON THE ELEVATION VIEW.

7.3 RETAINING WALL REINFORCED BACKFILL DENSITY AND MOISTURE CONTENT SHALL BE TESTED BY OTHERS AT ONE TEST PER 2000 SF OF PLAN AREA OF BACKFILL PLACEMENT.

7.4 THE RETAINED SOIL DENSITY AND MOISTURE CONTENT SHALL BE TESTED BY OTHERS AT ONE TEST PER 2000 SF OF PLAN AREA OF RETAINED BACKFILL. THE ON-SITE INSPECTION SHALL CONFIRM THAT THE ACTUAL RETAINED BACKFILL SOIL PARAMETERS MEET OR EXCEED THE SOIL DESIGN PARAMETERS DESCRIBED IN THE MERELA CONSULTANTS COL. DESIGN DOCUMENTS.

7.5 MERELA CONSULTANTS. SHALL BE PROVIDED ALL FIELD INSPECTION TESTING REPORTS AND DATA AS CONSTRUCTION PROCEEDS.

8.0 POST CONSTRUCTION CARE

8.1 PICK-UP TRUCKS AND LIGHT EQUIPMENT MUST BE KEPT A MINIMUM OF THREE (3) FEET FROM THE FRONT FACE OF THE SEGMENTAL RETAINING WALL.

8.2 HEAVY EQUIPMENT, SUCH AS DUMP TRUCKS, COMPACTION EQUIPMENT, ETC., MUST BE KEPT A MINIMUM OF FIVE (5) FEET FROM THE FRONT FACE OF THE SEGMENTAL RETAINING WALL.

8.3 CRANES, BACKHOES, OR OTHER TYPES OF EQUIPMENT WHICH MAY BE ECCENTRICICALLY LOADED BY MOVEMENT OF THE BOOM OR BUCKET ARM MUST BE KEPT A MINIMUM OF TEN (10) FEET FROM THE FRONT FACE OF THE SEGMENTAL RETAINING WALL.

8.4 MATERIAL STOCKPILES SHOULD BE KEPT A MINIMUM OF TEN (10) FEET FROM THE FRONT FACE OF THE SEGMENTAL RETAINING WALL.

8.5 PROPER STORM WATER DRAINAGE AND DIVERSION OF WATER AWAY FROM THE SEGMENTAL RETAINING WALL MUST BE MAINTAINED AT ALL TIMES IN CONFORMANCE WITH THE SEGMENTAL RETAINING WALL DESIGN.

8.6 DO NOT PERFORM ANY EXCAVATION FOR UTILITIES BEHIND THE SEGMENTAL RETAINING WALL WITHIN THE SOIL REINFORCED AREA WITHOUT FIRST CONSULTING THE MERELA CONSULTANTS CO. TO DETERMINE THE LOCATION OF SOIL REINFORCEMENT MATERIALS. THESE MATERIALS MUST BE LEFT UNDISTURBED FOR THE SEGMENTAL RETAINING WALL TO MAINTAIN ITS STRUCTURAL INTEGRITY.

8.7 ANY INCIDENTS THAT MAY CAUSE DAMAGE OR COULD AFFECT THE LONG-TERM PERFORMANCE OF THE SEGMENTAL RETAINING WALL MUST BE REPORTED TO MERELA CONSULTANTS CO. IMMEDIATELY.

THESE DRAWINGS ALONG WITH THE MERELA CONSULTANTS CO. DESIGN CALCULATIONS CONSTITUTE THE COMPLETE SET OF RETAINING WALL DESIGN DOCUMENTS. THESE DOCUMENTS SHALL BE REVIEWED AND USED ONLY BY THOSE PARTIES DIRECTLY PARTICIPATING ON THIS PROJECT. THESE DOCUMENTS TAKE PRECENDENCE OVER ANY OTHER DOCUMENTS AND SHALL BE THE PRIMARY DOCUMENT TO DETERMINE THE RETAINING WALL DESIGN AND CONSTRUCTION. THIS DRAWING IS BEING FURNISHED FOR USE ON THIS PROJECT ONLY. ANY PARTY ACCEPTING THIS DOCUMENT DOES SO IN CONFIDENCE AND AGREES THAT IT SHALL NOT BE DUPLICATED IN WHOLE OR IN PART, NOR DISCLOSED TO OTHERS WITHOUT THE CONSENT OF MERELA CONSULTANTS CO.

COPYRIGHT 2023, MERELA CONSULTANTS CO.

230910CN.DWG

MERELA Consultants Co.
3830 Thompson Mill Rd., Buford, GA 30519
Phone:(770) 614-3898 • Fax:(770) 831-5511

AEC,Inc.
50 Warm Springs Circle • Roswell, Georgia 30075
(770) 641-1942 phone • (770) 998-6924 fax

REVISION/ISSUE

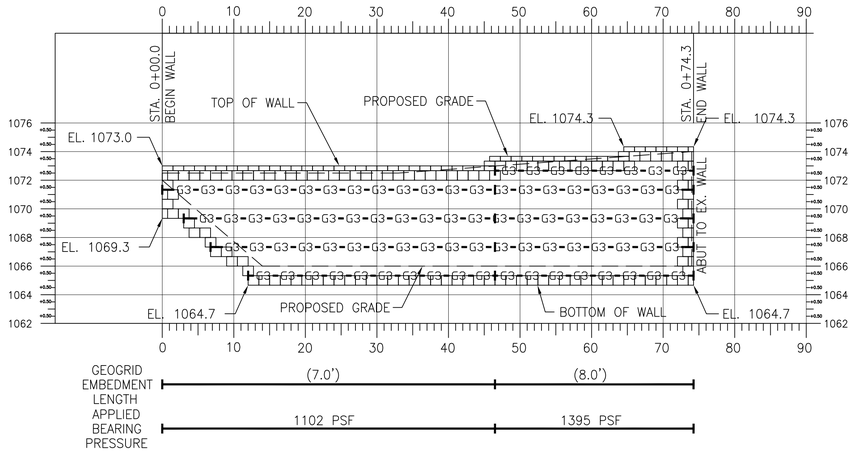
1	9/17/23	ISSUED FOR CONSTRUCTION

235 Cricket Lane
Alpharetta Georgia

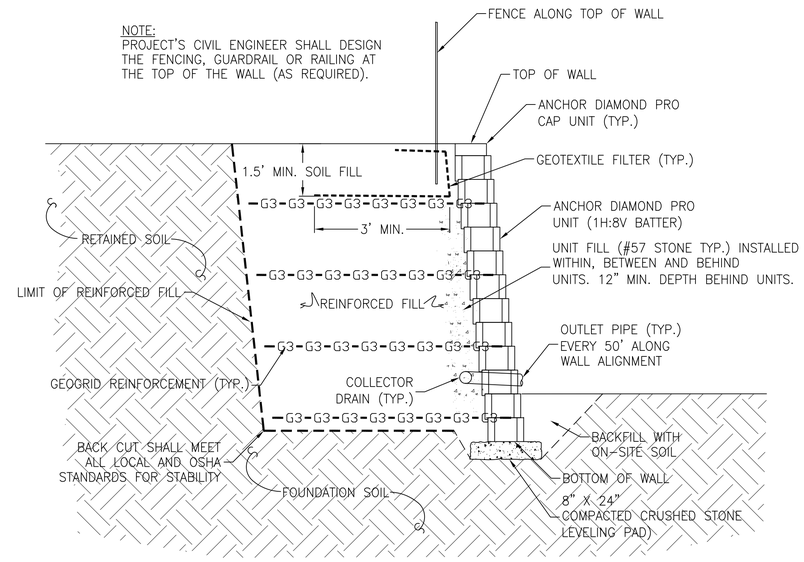
Construction Notes

GEORGIA REGISTERED 26683 PROFESSIONAL ENGINEER X JACKIN

Project Number 230910	
Date Drawn 9/17/23	
Designed By JXF	GA PE # 26683
Scale No Scale	
Construction Notes	
RW2	

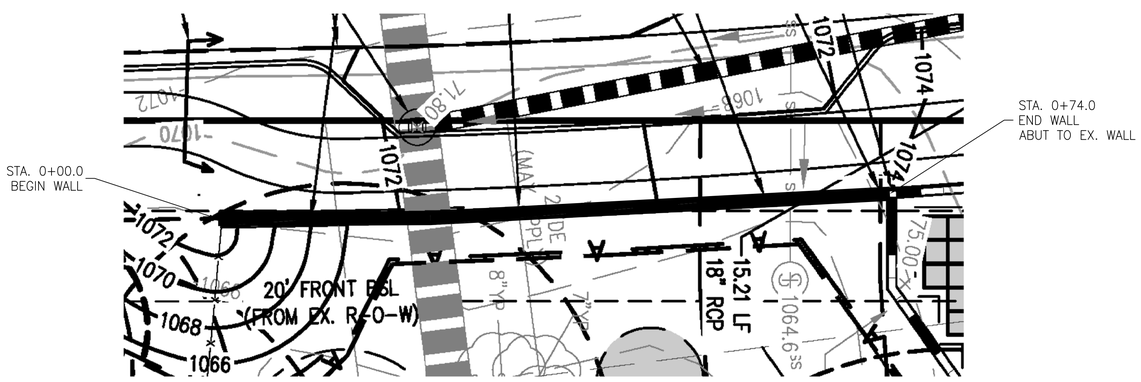


Elevation View



Typical Cross Section

Not to Scale



Plan View

Not to Scale

LEGEND

- ▭ ANCHOR DIAMOND PRO CAP UNIT
- ☐ ANCHOR DIAMOND PRO BLOCK UNIT
- -G3-G3-G3- MIRAGRID 3XT
- -G3+G3- GEOGRID CHANGE OR TERMINATION
- (XX.X') GEOGRID EMBEDMENT LENGTH
- – – – – – PROPOSED GRADE

NOTE:
1. GRADING PLAN HAS BEEN COPIED FROM CIVIL PLAN FOR REFERENCE. REFER TO CIVIL SITE PLANS FOR STRUCTURE LAYOUT INFORMATION. SEE SECTION 1.0, CONSTRUCTION NOTES.
2. GRADING ABOVE RETAINING WALLS MUST DIVERT DRAINAGE AWAY FROM WALL.

THESE DRAWINGS ALONG WITH THE MERELA CONSULTANTS CO. DESIGN CALCULATIONS CONSTITUTE THE COMPLETE SET OF RETAINING WALL DESIGN DOCUMENTS. THESE DOCUMENTS SHALL BE REVIEWED AND USED ONLY BY THOSE PARTIES DIRECTLY PARTICIPATING ON THIS PROJECT. THESE DOCUMENTS TAKE PRECENDENCE OVER ANY OTHER DOCUMENTS AND SHALL BE THE PRIMARY DOCUMENT TO DETERMINE THE RETAINING WALL DESIGN AND CONSTRUCTION. THIS DRAWING IS BEING FURNISHED FOR USE ON THIS PROJECT ONLY. ANY PARTY ACCEPTING THIS DOCUMENT DOES SO IN CONFIDENCE AND AGREES THAT IT SHALL NOT BE DUPLICATED IN WHOLE OR IN PART, NOR DISCLOSED TO OTHERS WITHOUT THE CONSENT OF MERELA CONSULTANTS CO.

COPYRIGHT 2023, MERELA CONSULTANTS CO.

230910EV.DWG

MERELA Consultants Co.
3830 Thompson Mill Rd., Buford, GA 30519
Phone:(770) 614-3898 • Fax:(770) 831-5511

AEC,Inc.
50 Warm Springs Circle • Roswell, Georgia 30075
(770) 641-1942 phone • (770) 998-6924 fax

REVISION/ISSUE

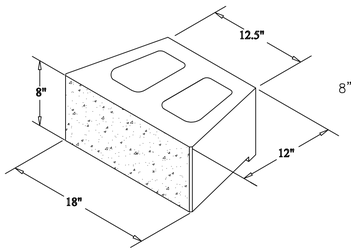
1	9/17/23	ISSUED FOR CONSTRUCTION

235 Cricket Lane
Alpharetta Georgia

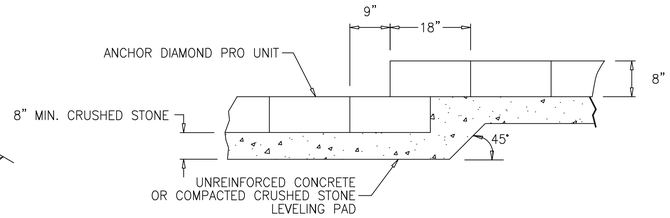
Elevaion View
Plan View
Typical Cross Section

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 26683 J. JACK FRY

Project Number 230910	
Date Drawn 9/17/23	
Designed By JXF	GA PE # 26683
Scale As Shown	
Elevation View	
RW3	

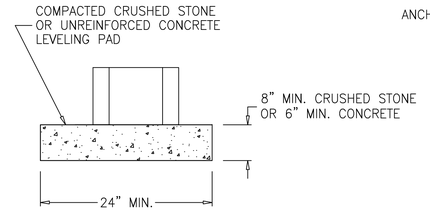


BLOCK UNIT



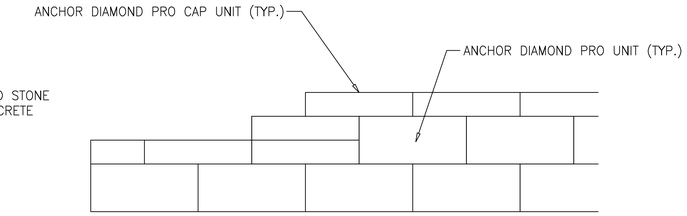
TYPICAL LEVELING PAD STEP DETAIL

NOT TO SCALE



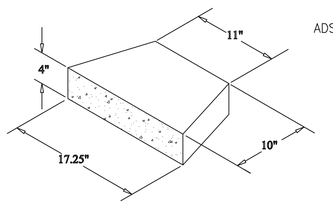
LEVELING PAD DETAIL

NOT TO SCALE



TOP OF WALL STEP

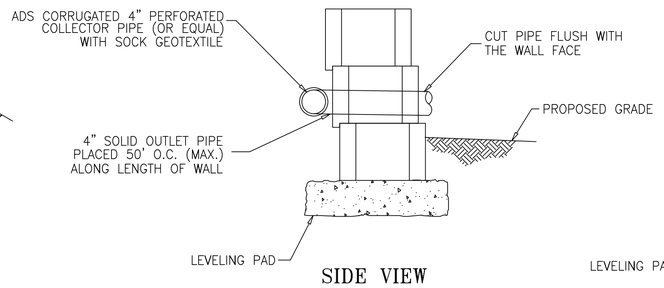
NOT TO SCALE



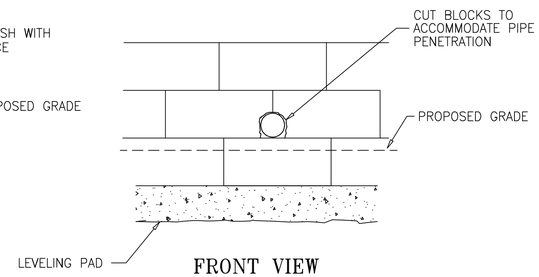
CAP UNIT

ANCHOR DIAMOND PRO UNIT

NOT TO SCALE



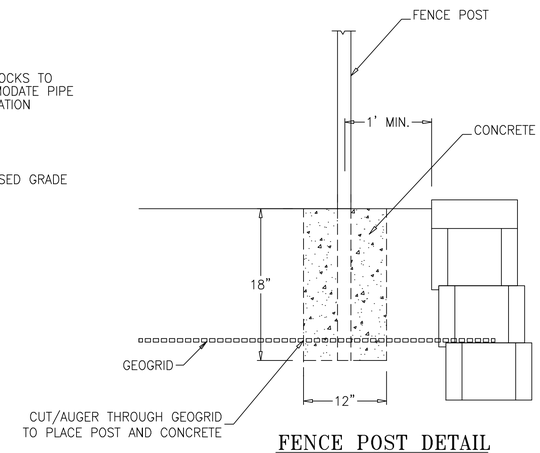
SIDE VIEW



FRONT VIEW

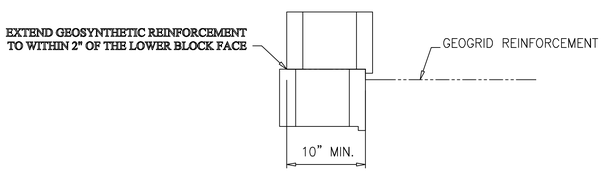
DRAIN PIPE OUTLET

NOT TO SCALE



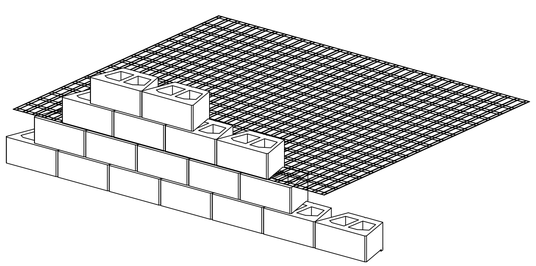
FENCE POST DETAIL
(IF APPLICABLE)

NOT TO SCALE



REINFORCEMENT CONNECTION DETAIL

NOT TO SCALE



ANCHOR DIAMOND PRO – GEOGRID CONNECTION DETAIL

NOT TO SCALE

THESE DRAWINGS ALONG WITH THE MERELA CONSULTANTS CO. DESIGN CALCULATIONS CONSTITUTE THE COMPLETE SET OF RETAINING WALL DESIGN DOCUMENTS. THESE DOCUMENTS SHALL BE REVIEWED AND USED ONLY BY THOSE PARTIES DIRECTLY PARTICIPATING ON THIS PROJECT. THESE DOCUMENTS TAKE PRECENDENCE OVER ANY OTHER DOCUMENTS AND SHALL BE THE PRIMARY DOCUMENT TO DETERMINE THE RETAINING WALL DESIGN AND CONSTRUCTION. THIS DRAWING IS BEING FURNISHED FOR USE ON THIS PROJECT ONLY. ANY PARTY ACCEPTING THIS DOCUMENT DOES SO IN CONFIDENCE AND AGREES THAT IT SHALL NOT BE DUPLICATED IN WHOLE OR IN PART, NOR DISCLOSED TO OTHERS WITHOUT THE CONSENT OF MERELA CONSULTANTS CO.

COPYRIGHT 2023, MERELA CONSULTANTS CO.

230910TD.DWG

MERELA Consultants Co.
3830 Thompson Mill Rd., Buford, GA 30519
Phone:(770) 614-3898 • Fax:(770) 831-5511

AEC,Inc.
50 Warm Springs Circle • Roswell, Georgia 30075
(770) 641-1942 phone • (770) 998-6924 fax

REVISION/ISSUE

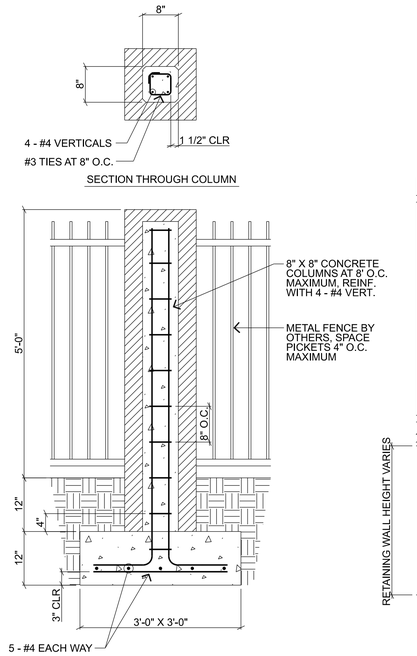
1	9/17/23	ISSUED FOR CONSTRUCTION

235 Cricket Lane

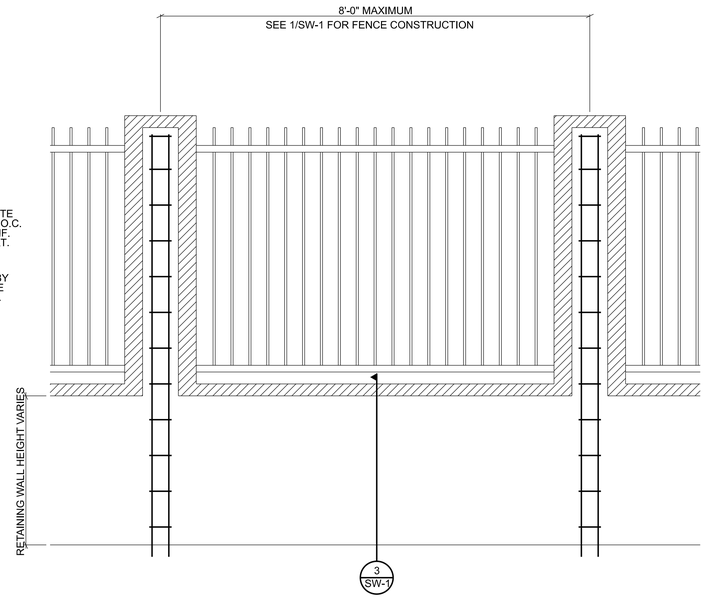
Alpharetta Georgia

Typical Details

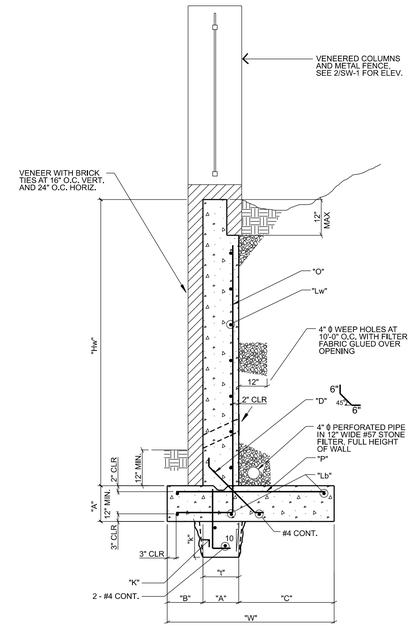
Project Number 230910	
Date Drawn 9/10/23	
Designed By JXF	GA PE # 26683
Scale No Scale	
Typical Details	
RW4	



1 SW-1 FENCE DETAIL
SCALE: 3/4" = 1'-0"



2 SW-1 FENCE ON RETAINING WALL DETAIL
SCALE: 3/4" = 1'-0"



SEE 4/SW-1 FOR SCHEDULE

3 SW-1 RETAINING WALL DIAGRAM
SCALE: 1/2" = 1'-0"

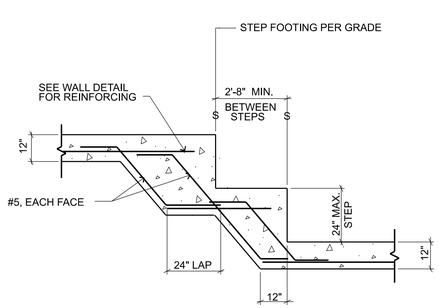
RETAINING WALL SCHEDULE

H_W	<4'	5'	6'	7'	8'	9'	10'
A	12"	12"	12"	12"	12"	12"	12"
B	6"	1'-0"	1'-0"	1'-3"	1'-6"	1'-9"	2'-0"
C	1'-6"	2'-0"	2'-2"	3'-0"	3'-6"	4'-0"	5'-0"
D	#4@12"	#4@12"	#4@9"	#4@9"	#4@9"	#4@9"	#4@9"
K	NONE	NONE	#4@9"	#4@9"	#4@9"	#4@9"	#4@9"
L_b	5 - #4	5 - #5	5 - #5	5 - #5	6 - #5	7 - #5	7 - #5
L_w	#4@12"	#4@12"	#4@12"	#5@12"	#5@12"	#5@12"	#5@12"
O	#4@12"	#4@12"	#4@9"	#5@9"	#5@9"	#5@9"	#6@9"
P	#4@12"	#4@12"	#4@9"	#5@9"	#5@9"	#5@9"	#5@9"
W	3'-0"	4'-0"	4'-2"	5'-3"	6'-0"	6'-9"	8'-0"
KEY t x k	NONE	NONE	12"X12"	12"X12"	18"X18"	18"X18"	18"X18"

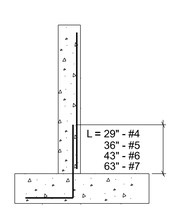
DESIGN CRITERIA: SOIL BEARING CAPACITY: 2000 PSF
UNIT WEIGHT OF SOIL = 120 PCF
INTERNAL ANGLE OF FRICTION = 28 DEGREES
COEFF. OF FRICTION = 0.45
SLOPING BACKFILL (18°), NO SURCHARGE
CONCRETE: 3000 PSI AT 28 DAYS.
REINFORCING STEEL: GRADE 60

TO CONTROL CRACKING, PROVIDE CONTROL JOINTS IN WALLS EVERY 25 FEET, OR LESS, AND AT EVERY FOUNDATION STEP AND AT EVERY ABRUPT CHANGE IN WALL HEIGHT.

4 SW-1 SCHEDULE
SCALE: NTS



5 SW-1 STEPPED FOOTING DETAIL
SCALE: 3/8" = 1'-0"



OPTIONAL SPLICE

6 SW-1 "O" BAR SPLICE DETAIL
SCALE: NTS

REFER TO THE SITE AND GRADING PLANS PREPARED BY AEC, INC. FOR THE FENCE AND RETAINING WALL LOCATIONS AND THE TOP AND BOTTOM OF WALL ELEVATIONS.

DESIGN CODE

DESIGNED IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS WITH GEORGIA AMENDMENTS AND ACI 318

GENERAL NOTES AND REQUIREMENTS

1. COORDINATE AND VERIFY ALL DIMENSIONS AND DETAILS WITH THE ARCHITECTURAL DRAWINGS. NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
2. IF FIELD CONDITIONS VARY FROM THOSE INDICATED ON THE DRAWINGS, CONTACT THE ENGINEER BEFORE PROCEEDING
3. CONTRACTOR SHALL BE RESPONSIBLE FOR BRACING AND SHORING OF THE STRUCTURE DURING CONSTRUCTION TO ENSURE STABILITY.

FOUNDATION NOTES

1. FOUNDATIONS ARE DESIGNED TO BEAR ON RESIDUAL SOIL OR COMPACTED FILL WITH AN ALLOWABLE BEARING CAPACITY OF 2000 PSF. BEARING CAPACITY MUST BE VERIFIED BY A GEOTECHNICAL ENGINEER PRIOR TO CONCRETE PLACEMENT. IF SOIL TESTS DISCLOSE A LESSER BEARING CAPACITY, THIS FOUNDATION SYSTEM IS VOID AND MUST BE RE-DESIGNED.
2. FOOTINGS SHALL BEAR 12" MINIMUM INTO UNDISTURBED EARTH OR MECHANICALLY COMPACTED FILL.
3. FILL SOILS SHALL HAVE COMPACTION TESTS PERFORMED BY A GEOTECHNICAL ENGINEER.
4. SOILS UNDER FOOTING TO BE COMPACTED TO 98% OF THE STANDARD PROCTOR DENSITY. SOILS UNDER SLABS TO BE COMPACTED TO 95% OF THE STANDARD PROCTOR DENSITY.
5. DEPTHS OF THE FOOTINGS SHOWN ON THE DRAWINGS ARE MINIMUM. FOOTING ELEVATION MAY BE LOWERED IF FOUND NECESSARY BY THE ENGINEER.

CONCRETE NOTES

1. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE PROJECT SPECIFICATIONS. ALL DETAILING, FABRICATION, ACCESSORIES, AND PLACEMENT OF REINFORCING SHALL CONFORM TO THE ACI MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES. DESIGN IS IN ACCORDANCE WITH ACI318 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE."
2. CONCRETE SHALL BE NORMAL WEIGHT GRAY CONCRETE AND DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS, UNLESS OTHERWISE SPECIFIED.
3. REINFORCING BARS SHALL BE DEFORMED BARS CONFORMING TO ASTM A615:
   GRADE 40 - #3 BARS
   GRADE 60 - #4 BARS AND LARGER
4. WELDED WIRE FABRIC REINFORCING SHALL CONFORM TO ASTM A185.
5. WHERE THE LENGTH OF A BAR IS GIVEN, AND IT IS TO BE HOOKED, THE HOOK SHALL BE IN ADDITION TO THE LENGTH GIVEN.
6. NO HORIZONTAL CONSTRUCTION JOINTS WILL BE PERMITTED IN SLABS OR WALLS.
7. ALL CONSTRUCTION JOINTS SHALL BE ROUGH SURFACE AND CLEANED BEFORE THE NEXT CONCRETE POUR.

michael quinn and associates, p.c.
consulting engineers
6767 peachtree industrial blvd., suite p
norcross, georgia 30092
telephone: (770) 452-0744

QFA

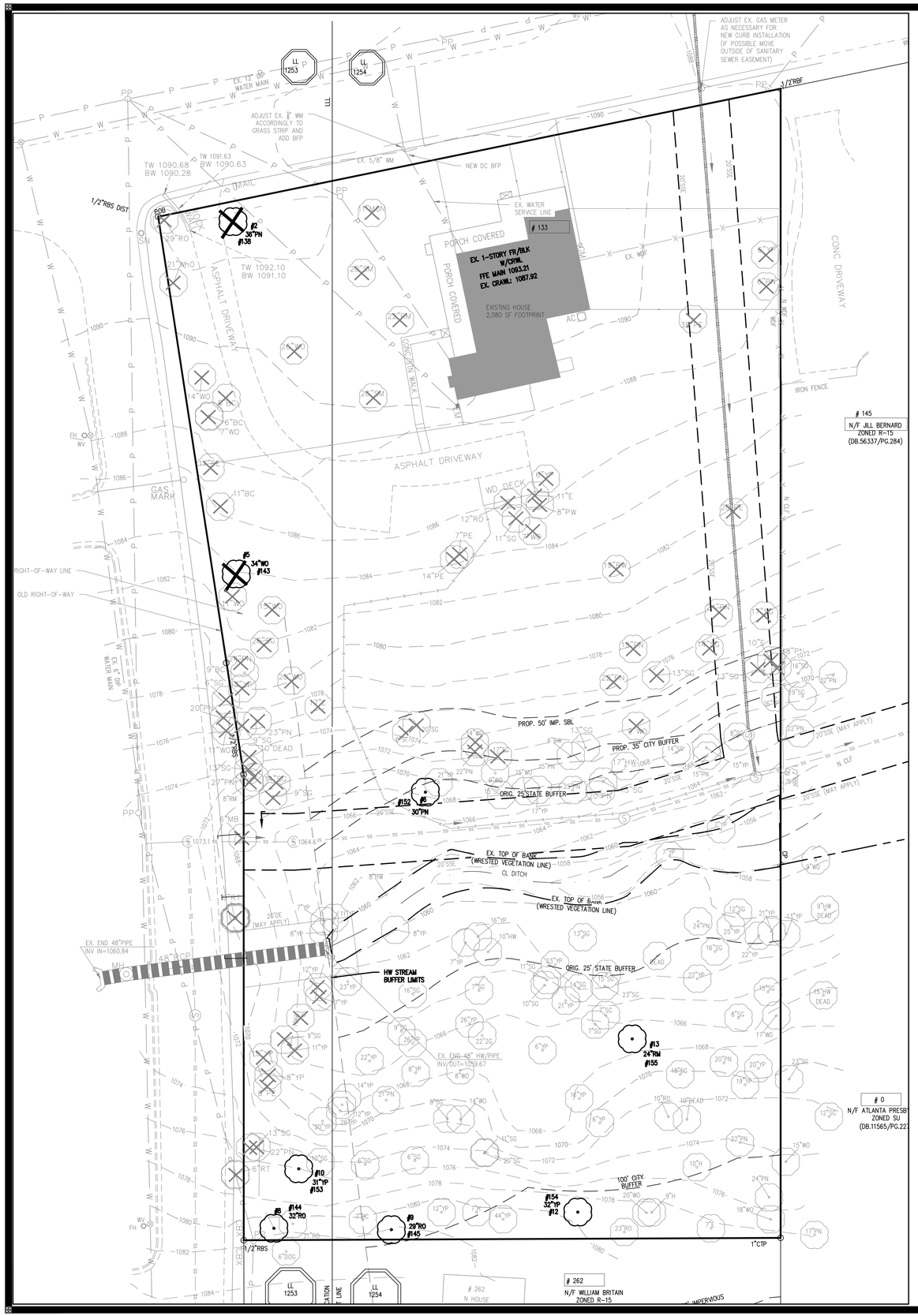
STAMP

PROJECT
SHARON & JEFF LAYMAN
HISTORIC HOME PROJECT
133 CUMMING STREET
ALPHARETTA, GA 30009

TITLE
SITE WALL AND FENCE DETAILS

REV. NO.	REV. DATE

JOB NO.:	23105
DATE:	7/10/23
DESIGN BY:	CGS
DRAWN BY:	CGS
SHEET NO.:	SW-1



July 6, 2023
Re: 235 Cricket Lane Construction

To the owner of 145 Cumming Street:

I am writing on behalf of Toriano Young & Associates, the developer of the property at 235 Cricket Lane, which is located adjacent to the southwest of your property. On June 28, 2023 a basic visual assessment, by a certified arborist, was performed of four trees located on your property for the requirements of the City of Alpharetta. This assessment is included with this letter. The trees were assessed from 235 Cricket Lane.

Based upon the location of the trees and the location of the proposed improvements, your trees will be impacted by the construction within the allowable limits in the code. These three trees can be found on the attached map along the shared property line and they are listed as A (19" Sweetgum), B (16" Sweetgum), and C (32" Loblolly Pine). We are responsible to inform you, as the owner of the trees, of the impacts of the construction on the viability and longevity of these trees and what the expected outcomes for survivability are.

The installation of the silt fence, grading activities, and construction of the structure will impact the rooting zone of these trees. The roots that keep the tree alive are found within the critical root zone (CRZ) and the roots that keep them standing are the structural root plate (SRP). Any boundary tree that will experience more than 10% impact, in the City of Alpharetta, the owner has to be notified and an agreement must be established. We believe the CRZ of these trees will be impacted 11% for A (Sweetgum), 19% for B (Sweetgum) and 13% for C (Loblolly Pine).

Based upon the above information, Toriano Young & Associates is providing you with the below options. If you are in agreement with any of the options below, please place your initials in the space provided to the left of the option. I have also provided a line at the bottom for you to sign and print your name. Your initials and signature will constitute an agreement between yourself and Madewell Homes in relation to the trees. I have also placed an asterisk (*) in front of the option that is favored by Madewell Homes.

2 Sweetgums, 1 Loblolly Pine

*_____1. You understand that the trees identified above and on the attached map will be impacted by the construction and are allowing the developer, at no cost to you, to treat the trees all the way around and allowing access onto your property for the treatments. While we can't guarantee the survivability of the trees, treating the entire tree allows for greater odds of viability.

_____2. You understand that the trees identified above and on the attached map will be impacted by the construction. At no cost to you, Toriano Young & Associates will treat the trees only from the 235 Cricket Lane side, and you will NOT be giving access to treat from 145 Cumming St. The trees will only be treated from 145 Cricket Lane side. It is understood, treating the entire tree is prescribed by the arborist.

Prescription - Root invigoration treatments to help reduce construction stress, Mycorrhizal inoculation for root growth, and add organics to improve above ground growth (Overlapping CRZ's). Treatment will take place pre-construction (spring/summer 2023) and post construction (spring/summer 2024).

Once you have completed this letter, please return it by scanning and emailing it to toriyoung55@gmail.com or by postal mail at 11770 Haynes Bridge Rd. Ste. 205-463, Alpharetta, GA 30009

Thank you and let me know if you have any questions. I can be contacted by email Heidi@hrhtrees.com or by phone at 404-444-5824.

Sincerely,

Heidi R. Harrington

Heidi Rieckermann Harrington
ISA Certified Arborist (NY-1074A)
SAF Certified Forester (2756)
(For Toriano Young & Associates)

Owner Name Printed (145 Cumming St.):

_____

Owner Signature (145 Cumming Street):

_____

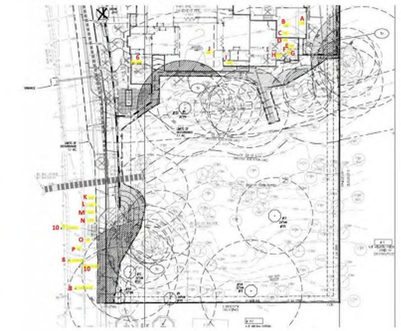
Date: _____

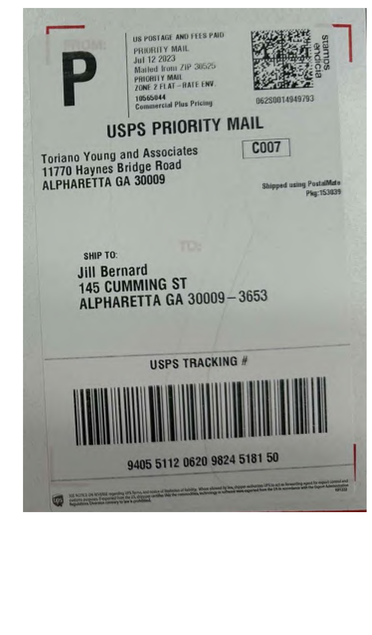
HRH Trees, LLC
Certified Arborist ~ Certified Forester
1125 Oak Brook Way, Atlanta, Georgia 30319
404-444-5824 heidi@hrhtrees.com

PAGE 2
133 Cumming Street/235 Cricket Lane, Alpharetta

Site Plan with Impacted Tree Locations on 235 Cricket Lane:
Boundary trees impacted at greater than 10% need boundary agreement letters with the neighbor(s). All impacted trees 0-20% require a prescription and those impacted at greater than 20% are considered destroyed.

All trees identified below are marked on site with a pink/black striped flagging tape.





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

NORTH

20 0 20 40
Scale 1" = 20'

GEORGIA REGISTERED 958 BRADLEY D. ALBERTS

AEC
Civil Engineering
Land Planning
Landscape Architecture
Water Resources
Property Services
Arborist Services
50 Warm Springs Circle
Roswell • Georgia • 30075
(770)641-1942 • www.aecatl.com

EXISTING CONDITIONS

235 CRICKET LANE
TORIANO YOUNG & ASSOCIATES
ALPHARETTA, GEORGIA

NO.	REVISIONS	DATE

COPYRIGHT © AEC, INC.

PROJECT NO.: 21 - 4609
CIVIL DRAWN BY: B D R
CIVIL DESIGNED BY: B D R
LANDSCAPE DRAWN BY: B D R
LANDSCAPE DESIGNED BY: B D R
CHECKED BY: J W M / M D V
DATE: 09 - 12 - 2023

SHEET
L1.0

M:\2021 JOBS\21-4609 133 CUMMING-ST-3-LOTS\LANDSCAPE-TREE-ORD-LDP\SITE-LA-TREE-00.dwg, 9/12/2023 9:20:29 AM, bkq, ARCH full bleed D (24.00 x 36.00 inches), 1:1

HRH Trees, LLC
Certified Arborist ~ Certified Forester
1125 Oak Brook Way, Atlanta, Georgia 30319
404-444-5824 heidi@hrhtrees.com

April 25, 2023

Tori Young
678-678-9791
toriyoung55@gmail.com

RE: Updated Arborist Report for 133 Cumming Street, Alpharetta, GA

Dear Mr. Young:

Thank you for asking HRH Trees, LLC to verify the specimen trees on the site at 133 Cumming Street in Alpharetta. The original site visit was completed on April 20, 2021. In accordance with the city of Alpharetta arborist, a recent site visit was made today April 25, 2023 to remeasure diameters and review conditions of the trees in the report. Thirteen specimen size trees were verified on site today and no other specimen trees were found. Please see the updated tree data in the report below.

If you have any further questions, please do not hesitate to contact me.

Sincerely,

Heidi R. Harrington

Heidi Rieckermann Harrington
ISA Certified Arborist (NY-1074A)
SAF Certified Forester (2756)

heidi@hrhtrees.com
404-444-5824

HRH Trees, LLC
Certified Arborist ~ Certified Forester
1125 Oak Brook Way, Atlanta, Georgia 30319
404-444-5824 heidi@hrhtrees.com

ARBORIST REPORT
133 Cumming Street, Alpharetta

Overview:
This site is located at 133 Cumming Street, Alpharetta, Georgia. This is a residential lot with a historic house on site. The lot is approximately 1.76 acres according to the site plan provided. The original site visit took place on April 20, 2021. A recent site visit took please April 25, 2023. Diameters were measured at breast height (DBH), 4 ½ feet above ground or below split if multi-trunked with a diameter tape. Tree conditions were noted. Thirteen specimen size trees were identified on site and have been tagged on site with a numbered metal tag and pink with black flagging tape. Six of which are not in good condition.

Alpharetta Specimen Tree Size Criteria
- Pine Trees: 30-inch diameter or larger for trees in the *Pinus* (Pine) genus
- Coniferous Trees: 20" diameter or larger for trees in the *cedrus* (deodar cedar), *Thuja* (Arborvitae), or other ecologically similar trees
- Overstory Trees: 30-inch diameter or larger for trees in the *Liquidambar* (Sweetgum) or *Liriodendron* (Tulip poplar)
- 20-inch diameter or larger for trees in the Fagus (Beech), Nyssa (Tupelo), Diospyros (Persimmon), Sassafras (Sassafras), or other ecologically similar trees,
- 20-inch diameter or larger for *Magnolia grandiflora* (Southern magnolia) and those cultivars that generally reach a mature height over 40'
- 24-inch diameter or larger for trees in all other genera
- Understory Trees: 8-inch (8") diameter or larger
  10-inch (10") diameter or larger for *Oxydendron arboreum* (Sourwood).

Specimen Trees on Site:

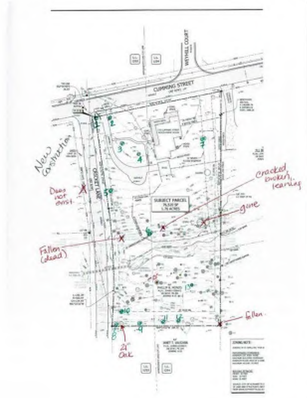
Tree #	Tag #	Species	DBH	Condition	Specimen**
1	139	So. Red Oak	29"	Bifurcated trunk at ~12', top & side crown dieback	NO
2	138	Loblolly Pine	37"	~~Good~~ – Currently has decay at the base of an old wound area, termites also present. 4/25/23	No
3	140	Water Oak	26"	Upper crown dieback, epicormic sprouting on scaffold limbs, 4 main dead limbs, Turkey Tail fruiting bodies on buttress root and trunk wound 4/25/23	NO
4	151	Silver Maple	24"	3-trunks at ~5-6' with decay at crotch union.	NO
5	143	Water Oak	34"	Slightly one-sided due to shading, minor dead limbs	Yes
6	152	Loblolly Pine	31"	Good, cut poison ivy	Yes
7	142	Pecan	34"	3-trunk at ~15', 1 lg dead scaffold, one with damage and 2 main broken limbs - overmature	NO
8	144	So. Red Oak	32"	Good	Yes
9	145	So. Red Oak	30"	Good, slight lean	Yes
10	153	Yellow-poplar	31"	Good	Yes
11	146	Yellow-poplar	41"	Co-dominant where 1 trunk previously cut now with decay	NO
12	154	Yellow-poplar	33"	Good	Yes
13	155	Red Maple	25"	Good, cut vines	Yes

**The city of Alpharetta has final authority on tree condition and DDH qualification.

HRH Trees, LLC
Certified Arborist ~ Certified Forester
1125 Oak Brook Way, Atlanta, Georgia 30319
404-444-5824 heidi@hrhtrees.com

PAGE 2
133 Cumming Street, Alpharetta

Site Plan with Tree Locations:



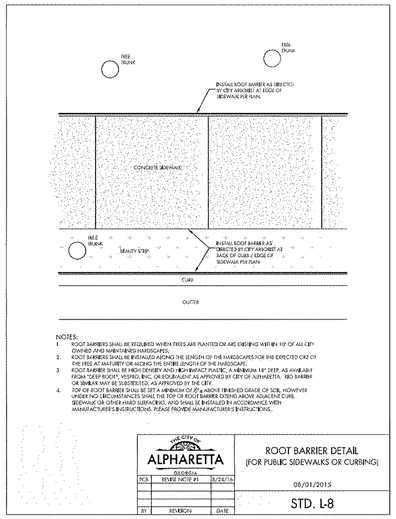
HRH Trees, LLC
Certified Arborist ~ Certified Forester
1125 Oak Brook Way, Atlanta, Georgia 30319
404-444-5824 heidi@hrhtrees.com

PAGE 3
133 Cumming Street, Alpharetta

Pictures of Specimen Trees NOT in good condition:

Tree 1 Tag#139 – So. Red Oak

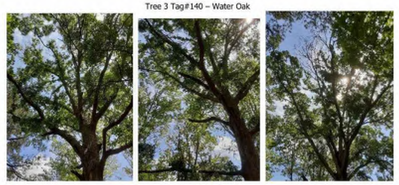
Tree 2 Tag#138 – Loblolly Pine



HRH Trees, LLC
Certified Arborist ~ Certified Forester
1125 Oak Brook Way, Atlanta, Georgia 30319
404-444-5824 heidi@hrhtrees.com

PAGE 4
133 Cumming Street, Alpharetta

Tree 3 Tag#140 – Water Oak

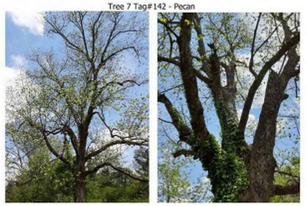


Tree 4 Tag#151 – Silver Maple

HRH Trees, LLC
Certified Arborist ~ Certified Forester
1125 Oak Brook Way, Atlanta, Georgia 30319
404-444-5824 heidi@hrhtrees.com

PAGE 5
133 Cumming Street, Alpharetta

Tree 7 Tag#142 - Pecan



HRH Trees, LLC
Certified Arborist ~ Certified Forester
1125 Oak Brook Way, Atlanta, Georgia 30319
404-444-5824 heidi@hrhtrees.com

PAGE 6
133 Cumming Street, Alpharetta

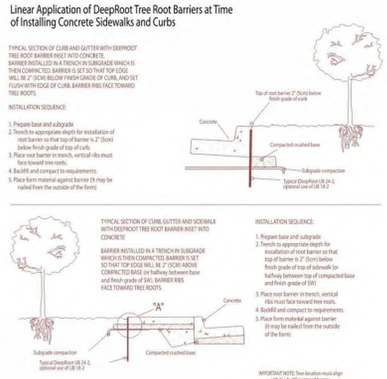
Tree 11 Tag#146 – Yellow-poplar

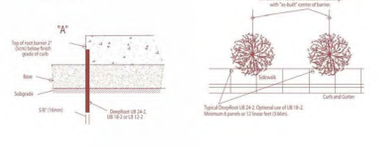
Comments:
Specimen trees are those that reach a specific size in diameter at breast height as defined on Page 1 of this report. They also must meet health and condition criteria. Trees that are dead or dying with more than 30% dead limbs and branches; trees that lean more than 20 degrees from the base; trees with weak form, such as co-dominant trunks; trees that have a pathogen infestation; or trees with decay and hollowing are some examples that would not qualify a tree as a specimen, primarily because the lifespan is significantly reduced or it has become a hazard which could damage property or injure a person.

Final Notes:
Please note that every tree will fail. No arborist can state when, where or how a tree will fail. Live trees that appear healthy may fail as an "act of God" or with significant weather or environmental conditions that cannot be controlled. I certify that all the statements in this report are true, complete, and correct to the best of my knowledge and belief, and that they are made in good faith.

This report was generated by Heidi Rieckermann Harrington, Certified Arborist (ISA #NY-1074A), Certified Forester (SAF #2756), HRH Trees, LLC.

Linear Application of DeepRoot Tree Root Barriers at Time of Installing Concrete Sidewalks and Curbs





Surround Style Planting with Deeproot Universal Barriers

When selecting the Surround style planting application you will have the greatest success by following these simple steps as illustrated below:

A. Prepare the initial planting hole as illustrated below. This is based upon the combination of desired barrier diameter and depth. Consider if drainage devices or amendments are needed to correct any adverse soil or planting conditions in the backfill area.

B. Assemble the appropriate number of DeepRoot Universal Barrier panels. The vertical root deflecting ribs on the panel must face inward, toward the root ball. (This is very important, otherwise the roots will become girdled by traveling around the smooth walled surface)

C. Next place the barrier in the center of the planting hole, keeping in mind that the double top edge of the barrier should be positioned approximately 1/2" (13mm) above grade. This helps retard potential root overgrowth. Failing to position the top edge above grade can allow root overgrowth which can lead to uprooted hardscapes.

D. Backfill and compact with soil inside the barrier to the level where the bottom of the root ball will be when positioned correctly with the crown of the root ball approximately 1" (26mm) above grade.

E. Remove the tree from its container, or cut away the top portion of burlap and position in the center of the barrier. Complete the backfill of the soil. Distribute evenly to maintain the shape of the barrier and compact the backfill every 4" of 1"(5cm-15cm). Roots will die quickly if left exposed to the elements so keep exposure of the roots to a minimum.

F. If staking or guying is required we recommend using the soft, safe and economical alternative to traditional wire and hose. ArborTie (see www.deeproot.com for details)

G. If the tree(s) will be subject to maintenance work such as lawn mowing or weed trimming we strongly recommend the installation of ArborGard+ Tree Trunk Protectors which are placed around the base of young trees to protect them from damage by weed trimmers, lawn mowers and small rodents. (See www.deeproot.com)

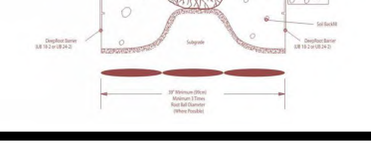
H. Water and follow proper tree maintenance practices.

Trees do require care and nurturing after planting. Consult with your local supplier for proper care procedures for the species you are planting. The planting instructions given here are by no means a comprehensive guide. Rather they are general guidelines to planting with DeepRoot Barriers and a survey of current planting methods. Conditions will vary however and it is recommended that an Arborist be consulted before planting.

For additional information please visit our website at www.deeproot.com...

For information regarding distributors please call: 1 800 LU-ROOT (858.7668). For help with drainage or other difficult installation questions please call DeepRoot Technical Support at: 1 800 ROOT TEK (766.8835).

A Typical Surround Planting Installation Using DeepRoot Universal Barrier



Civil Engineering
Land Planning
Landscape Architecture
Water Resources
Property Services
Arborist Services
50 Warm Springs Circle
Roswell • Georgia • 30075
(770)641-1942 • www.aecatl.com

ARBORIST'S REPORT & DETAILS

235 CRICKET LANE
TORIANO YOUNG & ASSOCIATES
ALPHARETTA, GEORGIA

NO.	REVISIONS	DATE

COPYRIGHT BY AEC, INC.

PROJECT NO.: 21 - 4609
CIVIL DRAWN BY: B D R
CIVIL DESIGNED BY: B D R
LANDSCAPE DRAWN BY: B D R
LANDSCAPE DESIGNED BY: B D R
CHECKED BY: J W M / M D V
DATE : 09 - 12 - 2023

SHEET
L2.0

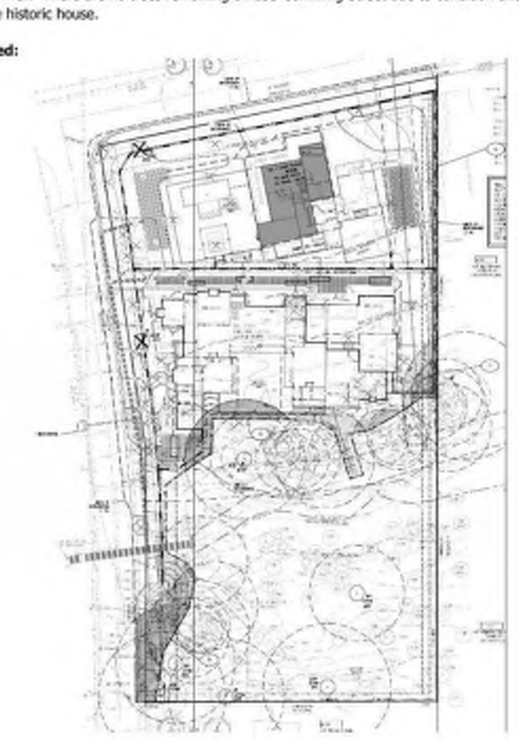
M:\2021 JOBS\21-4609 133 CUMMING ST-3-LOTS\LANDSCAPE-TREE ORD-LDP\SITE-LA-TREE-00.dwg, 9/12/2023 9:20:35 AM, bxp, ARCH full bleed D (24.00 x 36.00 Inches), 1:1

HRH Trees, LLC
Certified Arborist ~ Certified Forester
1125 Oak Brook Way, Atlanta, Georgia 30319
404-444-5824 heidi@hrhtrees.com

UPDATED PRESCRIPTION REPORT
133 Cumming Street/235 Cricket Lane, Alpharetta
Revised August 31, 2023

Overview:
This site is located at 133 Cumming Street/235 Cricket Lane, Alpharetta, Georgia. There are two residential lots with a historic house on 133 Cumming Street. 235 Cricket Lane is currently vacant land. The original site visit took place on April 20, 2021. More recent site visits took place April 25, and June 26, 2023. A specimen tree tally and evaluation were completed earlier this year. See previous report, revised on April 25, 2023. The following information is presented for the preservation of the trees being impacted during construction of a new house on 235 Cricket Lane. Impacted trees are listed below as well. There are no trees remaining on 133 Cumming Street due to condition and additional features being added to the historic house.

Site Plan Provided:

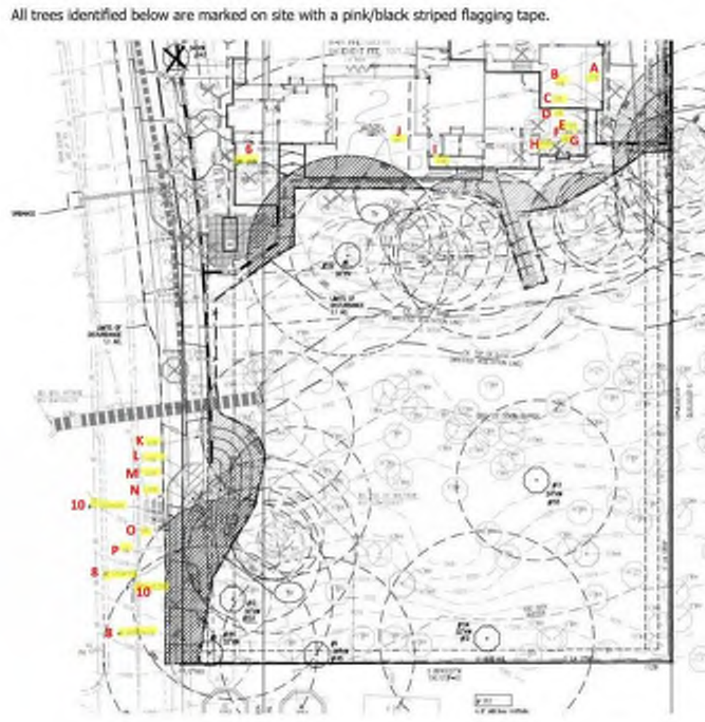


HRH Trees, LLC
Certified Arborist ~ Certified Forester
1125 Oak Brook Way, Atlanta, Georgia 30319
404-444-5824 heidi@hrhtrees.com

PAGE 2
133 Cumming Street/235 Cricket Lane, Alpharetta

Site Plan with Impacted Tree Locations on 235 Cricket Lane:
Boundary trees impacted at greater than 10% need boundary agreement letters with the neighbor(s). All impacted trees 0-20% require a prescription and those impacted at greater than 20% are considered destroyed.

All trees identified below are marked on site with a pink/black striped flagging tape.



HRH Trees, LLC
Certified Arborist ~ Certified Forester
1125 Oak Brook Way, Atlanta, Georgia 30319
404-444-5824 heidi@hrhtrees.com

PAGE 3
133 Cumming Street/235 Cricket Lane, Alpharetta

Impacted Trees on 235 Cricket Lane:

Tree #	Tag #	Species	DBH	Condition	Boundary Tree	Specimen**	(SRP) & CRZ Impact %
A		Sweetgum	19"	Appears healthy	Yes	no	11%
B		Sweetgum	16"	Appears healthy	Yes	no	19%
C		Loblolly Pine	32"	Appears healthy	Yes	Yes	13%
D		Loblolly Pine	22"	Appears healthy	Yes	no	4%
E		Yellow-poplar	16"	Appears healthy	No	no	19%
F		Yellow-poplar	15"	Appears healthy	No	no	14%
G		Loblolly Pine	15"	Bend in upper crown	No	no	8%
H		Sweetgum	14"	Appears healthy	No	no	20%
I		Loblolly Pine	25"	Poor – trunk wound and canker	No	no	19%***
J		Yellow-poplar	21"	Appears healthy	No	no	4%
6	152	Loblolly Pine	31"	Good, cut poison ivy	No	Yes	20%
K		Yellow-poplar	23"	Near creek	No	no	(8%) 20%*
L		Yellow-poplar	22"	Appears healthy	No	no	13%
M		Yellow-poplar	26"	Appears healthy	No	no	20%
N		Yellow-poplar	20"	Appears healthy	No	no	17%
8	144	So. Red Oak	32"	Good – Appears Healthy	No	Yes	(14.7%) 12.4%*
~~O~~	-	~~Yellow-poplar~~	~~14"~~	Dead/Fallen over	~~No~~	~~no~~	
P		Yellow-poplar	12"	Appears healthy	No	no	1%
10	153	Yellow-poplar	31"	Good – Appears Healthy	No	Yes	(12.6%) 23%*

*** May be more impact than noted due to sewer tie-in.
* = Trees near sidewalk project, being impacted, but being managed with specific prescriptions. See the additional arborist report specific to the sidewalk project.

Pictures of Impacted Trees in Poor Condition:

Tree I 25" Pine

Tree O – 14" Yellow-poplar, dead/broken/fallen

HRH Trees, LLC
Certified Arborist ~ Certified Forester
1125 Oak Brook Way, Atlanta, Georgia 30319
404-444-5824 heidi@hrhtrees.com

PAGE 4
133 Cumming Street/235 Cricket Lane, Alpharetta

Arborist Prescriptions:
Arborist supervision of TPF and silt fencing, root pruning and tree removal are included below. Other times on-site Arborist involvement (supervision, site meetings) that may be required will be added as needed. See the **General Tree Preservation Recommendations** below and the specific treatment recommendations for each tree in the **Prescription Treatments and Costs.**

General Tree Preservation Recommendations:
Pre-Construction:
- Flag Limits Of Disturbance (LOD). Best if surveyor stakes the location.
- Remove trees called out for removal. No stump grinding within SRP of remaining trees.
  - *Certified Arborist is required on site to supervise tree removals outside the LOD*
- Install tree protection fencing (TPF) along the limit of disturbance. (**MUST** be outside SRP limits and no trenching).
- Install silt fencing if needed along TPR. Use haybales instead of trenching near tree roots.
  - *Certified Arborist is required to be on site to supervise TPF and silt fencing installation and **perform any root pruning if necessary.***
- Prune remaining trees for health – remove dead limbs and low limbs for vehicular/construction clearance.
- Apply pre-construction treatments if specified in the details below.

During Construction:
- Perform periodic monitoring of tree protection throughout construction activity to document and verify:
  - Tree protection devices are in place and operating properly;
  - Tree protection signage is in place in English and Spanish;
  - No materials or equipment are stored within the critical root zones of protected trees; and,
  - No damage has occurred to protected trees.
- Do not allow any machinery or heavy object beyond the TPF for any reason.
- Apply preventative treatments if prescribed for insect attack.
- Conduct periodic monitoring of tree condition and health throughout construction activity. Inspect trees for remedial treatments and perform treatments as needed.
  - If any roots are damaged or exposed, make clean cuts and cover the exposed roots with soil or mulch so they do not dry out and can seal.
- See specific prescriptions for sidewalk construction on Cricket Lane.
  - *Certified Arborist is required to be on site to supervise this process.*
  -

Post-Construction:
- Spread out any mulch that was placed underneath the trees to a depth of 2 inches. Make sure the bases of the trees are visible and mulch is not piled up the sides of the trunks.
- Continue to protect the trees from post-construction activities (i.e. taking TPF and silt fencing down, trenching for irrigation or other projects, lawn mowers, etc.).
- Remedial treatments may be needed for protected trees if damaged.
- Apply the final treatments for preserved trees if required.
- *Prescriptions may be required for new trees being planted.*

****All work requiring arborist involvement/supervision needs to be coordinated 2 weeks prior to scheduling. This is the responsibility of the general contractor to inform the arborist. Additional fees will be billed for future site visits, treatments and revisions not already included in the below prescriptions.**

Prescription Treatments and Costs:

Plant Health Care Treatment Regime

Tree	Description and Comments	Time of Treatment/Application	Cost
All	Supervision of tree save fencing (TPF) (Billed at $150/hr, Estimate 6hrs)	Pre-Construction	$900.00
All	Supervision of silt fencing & Root Pruning (Billed at $150/hr, Estimate 6hrs)	Pre-Construction	$900.00
Approx 15-20	Supervision of tree removals beyond LOD (Billed at $150/hr, Estimate 6hrs) **** No stump grinding within SRP of remaining trees - cut stumps to grade**	Pre-Construction	$900.00
All	Supervision and Root Pruning during grading around LOD/Haybales	During Construction	$1,200.00
		ARBORIST FEES	**$3,900.00**
A, B, C	**Boundary Trees - 19" Swg (11%), 16" Swg (19%), 32" Pine (13%) (Overlapping root zones - D included)**		
	* Boundary Letter Required		Madewell
	* Root Invigoration treatments with Mycorrhizae to help reduce construction stress and organics to improve root & above ground growth	Pre-Construction (Fall 2023)	$575.00
	* Root Invigoration treatments with Mycorrhizae to help reduce construction stress and organics to improve root & above ground growth	Post-Construction (Spring 2024?)	$575.00
E, F, H	**16" YP (19%), 15" YP (14%), 14" Swg (20%) (Overlapping root zones - G included)**		
	* Root Invigoration treatments with Mycorrhizae to help reduce construction stress and organics to improve root & above ground growth	Pre-Construction (Fall 2023)	$450.00
	* Root Invigoration treatments with Mycorrhizae to help reduce construction stress and organics to improve root & above ground growth	Post-Construction (Spring 2024?)	$450.00
6	**31" Pine (20%) (Overlapping root zones - J included)**		
	* Root Invigoration treatments with Mycorrhizae to help reduce construction stress and organics to improve root & above ground growth	Pre-Construction (Fall 2023)	$350.00
	* Root Invigoration treatments with Mycorrhizae to help reduce construction stress and organics to improve root & above ground growth	Post-Construction (Spring 2024?)	$350.00
		TREATMENT FEES	**$2,750.00**

	* Root Invigoration treatments with Mycorrhizae to help reduce construction stress and organics to improve root & above ground growth	Post-Construction (Spring 2024?)	$350.00
		TREATMENT FEES	**$2,750.00**

Plant Health Care Treatment Regime - Sidewalk

Tree	Description and Comments	Time of Treatment/Application	Cost
K, L, M, N, P, 8 & 10	**Trees impacted by proposed city sidewalk - Construction will take place toward end of project late 2024?**		
	* Root Invigoration treatments with Mycorrhizae to help reduce construction stress and organics to improve root growth, mild fertilization 3-10-3.	Pre-Construction (Fall 2023)	$1,050.00
	* Root Invigoration treatments with Mycorrhizae to help reduce construction stress and organics to improve root growth, mild fertilization 3-10-3.	Post-Construction (Fall 2024)	$1,050.00
8 & 10	**32" Red Oak & 31" Yellow-poplar - Specimen Trees**		
	*Growth regulator application - Focus on roots	Sidewalk Pre-Construction (Spring 2024)	$880.00
		TREATMENT FEES	**$2,980.00**
K, L, M, N, P, 8 & 10	**Arborist supervision (Billed at $150/hr) - Sidewalk**		
	*Remove, by hand, leaf litter and debris from area prior to placement of structural soil (est 2hr)	Sidewalk Pre-Construction (Spring 2024)	$300.00
	*Installation of root barrier along natural grade (est 3hr)	During Sidewalk Construction	$450.00
	*Perform root pruning	During Sidewalk Construction	$300.00
	*Placement of Structural Soil; slope to be no greater than 2:1 (est 3hr)	During Sidewalk Construction	$450.00
	*Placement of 4" #57 stone and 1" GAB (est 2hr)	During Sidewalk Construction	$300.00
	*Concrete pouring (est 4hr)	During Sidewalk Construction	$600.00
	*Installation of erosion control on 2:1 slope toward trees - seeded grass, Grass Mats or Mesh to be used (est 3hr)	Sidewalk Post-Construction	$450.00
		ARBORIST FEES	**$2,850.00**
	TOTAL PROPOSED COSTS		**$12,480.00**
	AMOUNT PAID		**$0.00**
	AMOUNT DUE		**$12,480.00**

NOTES:
- Any on-site inspections will be billed $150 per hour. Additional site visits, inspections &/or treatments not included in this list may be necessary and will be billed separately.
- The treatments are designed to reduce construction stress and promote new roots, but we cannot offer a guarantee of survival.
- If all precautions and treatments are peformed as specified, the trees have a better than 85% chance to survival.
- 10-14 day notice must be given to schedule arborist to be on site where needed and treatment applications.
- * Boundary agreements and permission are required to treat trees on neighboring properties.

PAGE 7
133 Cumming Street/235 Cricket Lane, Alpharetta

Prescription Notes:
- All treatments and applications will be scheduled as specified and performed to proper standards.
- The specified treatments are designed to reduce construction stress and promote new roots, but we cannot offer a guarantee of survival. All changes to the tree care plan must be received **two weeks** prior to any scheduled work or visits. Once treatments begin, no refunds will be given.
- No stump grinding should be performed within SRP of remaining trees.
- Boundary agreement letters are required for neighboring trees with 10% CRZ impact or greater.
- Boundary agreements and permission are required to treat trees on neighboring properties.
- The city requires all prescriptions to be paid in full prior to breaking ground. If all precautions are taken and treatments are applied properly, the survivability of the trees should be greater than 80%.

Other Comments/Recommendations:
An alternative sidewalk was created in order to preserve the trees along the road (Trees K, L, M, N, P, 8 & 10). See the information in the additional arborist report with specific tree care plans.

Tree work should be performed by a reputable tree company to proper standards and specifications. Consult with the International Society of Arboriculture for specific guidelines on tree removal, pruning and replanting, www.isa-arbor.com.

Final Notes:
Please note that every tree will fail. No arborist can state when, where or how a tree will fail. Treatments do not guarantee the survival of the tree(s). They are applied with the intention of reducing tree stress from construction activities. Live trees that appear healthy may fall as an "act of God" or with significant weather or environmental conditions that cannot be controlled.

I certify that all the statements in this report are true, complete, and correct to the best of my knowledge and belief, and that they are made in good faith. All recommendations made in this report are the sole responsibility of the contractor/property owner(s) to address, thus assuming any risk associated with not performing such recommendations.

This report was generated by Heidi Rieckermann Harrington, Certified Arborist (ISA #NY-1074A), Certified Forester (SAF #2756), HRH Trees, LLC.

HRH Trees, LLC
Certified Arborist ~ Certified Forester
1125 Oak Brook Way, Atlanta, Georgia 30319
404-444-5824 heidi@hrhtrees.com

PAGE 3
133 Cumming Street/235 Cricket Lane, Alpharetta

PAGE 8
133 Cumming Street/235 Cricket Lane, Alpharetta

Tree 11 Tag#146 – Yellow-poplar

Comments:
Specimen trees are those that reach a specific size in diameter at breast height as defined on Page 1 of this report. They also must meet health and condition criteria. Trees that are dead or dying with more than 30% dead limbs and branches; trees that lean more than 20 degrees from the base; trees with weak form, such as co-dominant trunks; trees that have a pathogen infestation; or trees with decay and hollowing are some examples that would not qualify a tree as a specimen, primarily because the lifespan is significantly reduced or it has become a hazard which could damage property or injure a person.
- Impact percentages were provided.
- Arborist prescriptions are required by the city for trees being impacted within their CRZ at 0-20%.
- Boundary agreements must be made with neighboring property owners as required by the city.

Remaining Density:
Alpharetta requires a site to maintain 130" of tree diameters (DBH)/acre to remain.

Final Notes:
Please note that every tree will fail. No arborist can state when, where or how a tree will fail. Live trees that appear healthy may fall as an "act of God" or with significant weather or environmental conditions that cannot be controlled. I certify that all the statements in this report are true, complete, and correct to the best of my knowledge and belief, and that they are made in good faith.

This report was generated by Heidi Rieckermann Harrington, Certified Arborist (ISA #NY-1074A), Certified Forester (SAF #2756), HRH Trees, LLC.

HRH TREES, LLC
Heidi Rieckermann Harrington
Certified Arborist ~ Certified Forester
1125 Oak Brook Way, Atlanta, GA 30319
404-444-5824

Property: 133 Cumming St/235 Cricket Lane
Alpharetta, GA 30009

Date: 6/30/2023
revised 8/14/23
revised 8/31/23
revised 9/6/23

Contact: Tori Young
Madewell Homes
678-878-9791
tori@madewell.homes

Arboricultural Prescriptions
Plant Health Care Treatment Regime

Tree	Description and Comments	Time of Treatment/Application	Cost
All	Supervision of tree save fencing (TPF) (Billed at $150/hr, Estimate 6hrs)	Pre-Construction	$900.00
All	Supervision of silt fencing & Root Pruning (Billed at $150/hr, Estimate 6hrs)	Pre-Construction	$900.00
Approx 15-20	Supervision of tree removals beyond LOD (Billed at $150/hr, Estimate 6hrs) **** No stump grinding within SRP of remaining trees - cut stumps to grade**	Pre-Construction	$900.00
All	Supervision and Root Pruning during grading around LOD/Haybales	During Construction	$1,200.00
		ARBORIST FEES	**$3,900.00**
A, B, C	**Boundary Trees - 19" Swg (11%), 16" Swg (19%), 32" Pine (13%) (Overlapping root zones - D included)**		
	* Boundary Letter Required		Madewell
	* Root Invigoration treatments with Mycorrhizae to help reduce construction stress and organics to improve root & above ground growth	Pre-Construction (Fall 2023)	$575.00
	* Root Invigoration treatments with Mycorrhizae to help reduce construction stress and organics to improve root & above ground growth	Post-Construction (Spring 2024?)	$575.00
E, F, H	**16" YP (19%), 15" YP (14%), 14" Swg (20%) (Overlapping root zones - G included)**		
	* Root Invigoration treatments with Mycorrhizae to help reduce construction stress and organics to improve root & above ground growth	Pre-Construction (Fall 2023)	$450.00
	* Root Invigoration treatments with Mycorrhizae to help reduce construction stress and organics to improve root & above ground growth	Post-Construction (Spring 2024?)	$450.00
6	**31" Pine (20%) (Overlapping root zones - J included)**		
	* Root Invigoration treatments with Mycorrhizae to help reduce construction stress and organics to improve root & above ground growth	Pre-Construction (Fall 2023)	$350.00

HRH TREES, LLC
Heidi Rieckermann Harrington
Certified Arborist ~ Certified Forester
1125 Oak Brook Way, Atlanta, GA 30319
404-444-5824

Date: 6/30/2023

Property: 133 Cumming St/235 Cricket Lane
Alpharetta, GA 30009

Contact: Tori Young
Madewell Homes
678-878-9791
tori@madewell.homes

Arboricultural Prescriptions
Plant Health Care Treatment Regime

Tree	Description and Comments	Time of Treatment/Application	Cost
	Site Visit to identify impacted trees by species and condition (235 Cricket)	6/28/2023	$150.00
	Prepare Arborist Report with Prescriptions	6/30/2023	$500.00
		Completed Work	**$650.00**
All	Supervision of tree save fencing (TPF) (Billed at $150/hr, Estimate 6hrs)	Pre-Construction	$900.00
All	Supervision of silt fencing & Root Pruning (Billed at $150/hr, Estimate 6hrs)	Pre-Construction	$900.00
Approx 15-20	Supervision of tree removals beyond LOD (Billed at $150/hr, Estimate 6hrs) **** No stump grinding within SRP of remaining trees - cut stumps to grade**	Pre-Construction	$900.00
		ARBORIST FEES	**$1,800.00**
A, B, C	**Boundary Trees - 19" Swg (11%), 16" Swg (19%), 32" Pine (13%) (Overlapping root zones - D included)**		
	* Boundary Letter Required		Madewell
	* Root Invigoration treatments with Mycorrhizae to help reduce construction stress and organics to improve root & above ground growth	Pre-Construction (Summer 2023)	$575.00
	* Root Invigoration treatments with Mycorrhizae to help reduce construction stress and organics to improve root & above ground growth	Post-Construction (Spring 2024)	$575.00
E, F, H	**16" YP (19%), 15" YP (14%), 14" Swg (20%) (Overlapping root zones - G included)**		
	* Root Invigoration treatments with Mycorrhizae to help reduce construction stress and organics to improve root & above ground growth	Pre-Construction (Summer 2023)	$450.00
	* Root Invigoration treatments with Mycorrhizae to help reduce construction stress and organics to improve root & above ground growth	Post-Construction (Spring 2024)	$450.00
6	**31" Pine (20%) (Overlapping root zones - J included)**		
	* Root Invigoration treatments with Mycorrhizae to help reduce construction stress and organics to improve root & above ground growth	Pre-Construction (Summer 2023)	$350.00
	* Root Invigoration treatments with Mycorrhizae to help reduce construction stress and organics to improve root & above ground growth	Post-Construction (Spring 2024)	$350.00
K, L, M, N, P, 8 & 10	**Trees impacted by proposed city sidewalk**		
	* Arborist supervision (Billed at $150/hr) and treatments (Min $250/tree) to be determined based on final plans		TBD
		ARBORIST FEES	**$2,450.00**
		TREATMENT FEES	**$2,750.00**
	TOTAL COSTS		**$5,200.00**
	AMOUNT PAID		**$0.00**
	AMOUNT DUE		**$5,200.00**

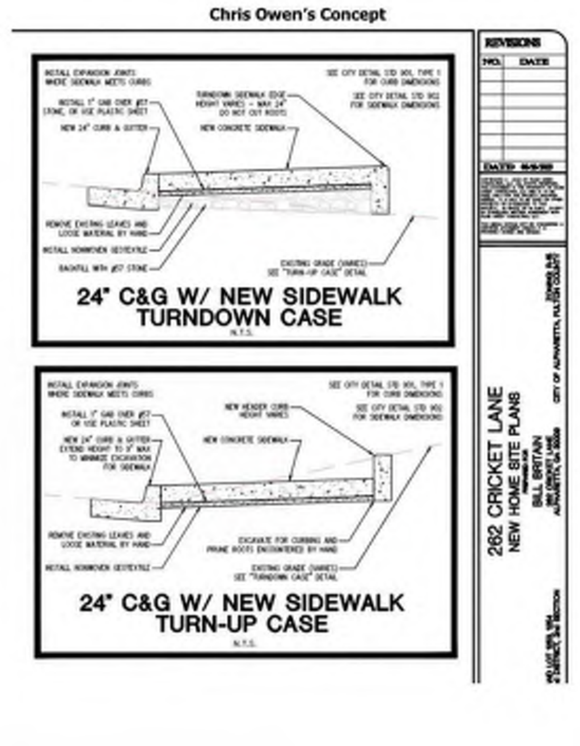
NOTES:
- Any on-site inspections will be billed $150 per hour. Additional site visits, inspections &/or treatments not included in this list may be necessary and will be billed separately.
- The treatments are designed to reduce construction stress and promote new roots and reduce insect activity, but we cannot offer a guarantee of survival or complete eradication of insects.
- 10-14 day notice must be given to schedule arborist to be on site where needed and treatment applications.
- * Boundary agreements and permission are required to treat trees on neighboring properties.

HRH Trees, LLC
Certified Arborist ~ Certified Forester
1125 Oak Brook Way, Atlanta, Georgia 30319
404-444-5824 heidi@hrhtrees.com

ARBORIST REPORT - ADDITION
Cricket Lane, Sidewalk Project, Alpharetta
August 12, 2023

Overview:
This project spans two properties, 262 and 235 Cricket Lane in Alpharetta, Georgia. There are two specimen trees that require protection as well as six other trees in the buffer area. Their structural root plates (SRP) and/or critical root zones (CRZ) will be impacted by a required sidewalk installation on the east side of Cricket Lane. The engineers have designed a plan using structural soil developed for trees in parking lots and along sidewalks.

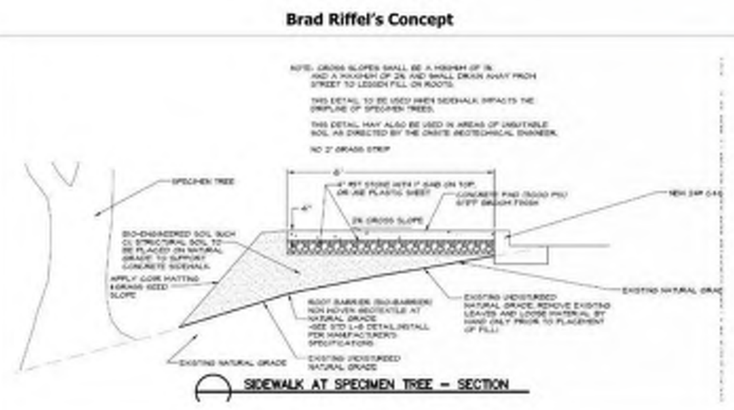
Chris Owen's Concept



HRH Trees, LLC
Certified Arborist ~ Certified Forester
1125 Oak Brook Way, Atlanta, Georgia 30319
404-444-5824 heidi@hrhtrees.com

PAGE 2
Cricket Lane Sidewalk

Brad Riffel's Concept



Comments:
1. CU-Structural Soil®, Stalite® or similar will be used. These are engineered media ("soils") with a significant component of state, stone or gravel to allow for porosity within the root zone of a tree and reduce compaction.
2. Due to proximity to the preserved trees, there will be no grass strip between sidewalk and street. This will maximize the distance from the protected trees.
3. All work within the SRP and CRZ of the protected trees will be done by hand and supervised by the Project Arborist.
4. A soil stabilizer will be used on the slope down toward the trees. Erosion control Grass Mats or Mesh should be used on any open "soil" slopes.
5. Where there will be a curb cut with a tree up slope, this area will be dug by hand. No structural roots can be cut. Using an Airspade may be recommended in ordered to determine where the roots are.
6. All activities will be coordinated with and supervised by the Project Arborist on site.

Pre-Construction Recommendations:
1. This fall, Sept-Oct 2023, a root invigoration treatment will be applied to the trees along the sidewalk, 8 total trees, including 2 specimen trees. This application will contain organics and Mycorrhizal fungi to enhance the root system of the trees, increasing the rooting surface area. A light fertilizer application of 3-10-3 will be incorporated in this treatment as well.
2. Next spring, around March 2024, a growth regulator application will be performed using Cambistat®. The intent here is to reduce top growth and focus all energy on the root systems. This should last in the trees 3-8 years depending on species and weather.

HRH Trees, LLC
Certified Arborist ~ Certified Forester
1125 Oak Brook Way, Atlanta, Georgia 30319
404-444-5824 heidi@hrhtrees.com

PAGE 3
Cricket Lane Sidewalk

Construction Steps as provided by Contractor:
1. Remove existing leaves and loose material by hand only prior to placement of fill
2. Root barrier non-woven geotextile to be installed at natural grade
3. CU Structural Soil to be placed on natural grade to support concrete sidewalk
4. Add 4" #57 stone with 1" GAB on top or use plastic sheet
5. Add concrete pad (3000 psi) stiff broom finish
6. Slope away from road and sidewalk will be no greater than 2:1
7. The slope will be grass seed
8. Cross slopes shall be a minimum of 1% and a maximum of 2% and shall drain in the direction of natural drainage path, but away from the existing tree(s).

Additional Site Prescriptions for Sidewalk Installation:
Plant Health Care Treatment Regime - Sidewalk

Tree	Description and Comments	Time of Treatment/Application	Cost
K, L, M, N, P, 8 & 10	**Trees impacted by proposed city sidewalk - Construction will take place toward end of project late 2024?**		
	* Root Invigoration treatments with Mycorrhizae to help reduce construction stress and organics to improve root growth, mild fertilization 3-10-3.	Pre-Construction (Fall 2023)	$1,050.00
8 & 10	**32" Red Oak & 31" Yellow-poplar - Specimen Trees**		
	*Growth regulator application - Focus on roots	Sidewalk Pre-Construction (Spring 2024)	$880.00
		TREATMENT FEES	**$1,930.00**
K, L, M, N, P, 8 & 10	**Arborist supervision (Billed at $150/hr)**		
	*Remove, by hand, leaf litter and debris from area prior to placement of structural soil (est 2hr)	Sidewalk Pre-Construction (Spring 2024)	$300.00
	*Installation of root barrier along natural grade (est 2hr)	"	$300.00
	*Placement of Structural Soil; slope to be no greater than 2:1 (est 3hr)	"	$450.00
	*Placement of 4" #57 stone and 1" GAB (est 2hr)	"	$300.00
	*Concrete pouring (est 3hr)	"	$450.00
	*Installation of erosion control on 2:1 slope toward trees - seeded grass, Grass Mats or Mesh to be used (est 3hr)	"	$450.00
		ARBORIST FEES	**$2,250.00**

HRH Trees, LLC
Certified Arborist ~ Certified Forester
1125 Oak Brook Way, Atlanta, Georgia 30319
404-444-5824 heidi@hrhtrees.com

PAGE 4
Cricket Lane Sidewalk

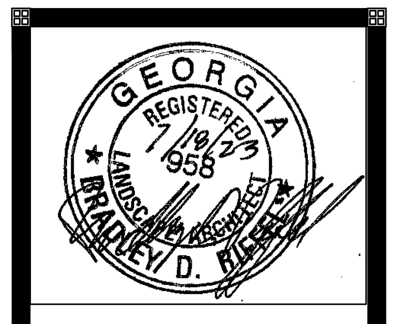
Final Notes:
Since the sidewalk installation will not take place until the end of construction, this plan may be revised with additional information as needed.

All treatments and applications will be scheduled as specified and performed to proper standards. The specified treatments do not guarantee the survival of the tree(s). They are applied with the intention to reduce tree stress from construction activities and promote new root growth. Alpharetta requires all prescription costs be pre-paid prior to ground break. All changes to the tree care plan must be received two weeks prior to any scheduled work or visits. Once treatments begin, no refunds will be given.

****All work requiring Project Arborist involvement/supervision needs to be coordinated 2 weeks prior to scheduling. This is the responsibility of the general contractor to inform the arborist. Additional fees will be billed for rush site visits, additional treatments and revisions.**

Please note that every tree will fail. No arborist can state when, where or how a tree will fail. Live trees that appear healthy may fall as an "act of God" or with significant weather or environmental conditions that cannot be controlled. All recommendations made in this report are the sole responsibility of the contractor/homeowner to address, thus assuming any risk associated with not performing such recommendations. I certify that all the statements in this report are true, complete, and correct to the best of my knowledge and belief, and that they are made in good faith.

This report was generated by Heidi Rieckermann Harrington, Certified Arborist (ISA #NY-1074A), Certified Forester (SAF #2756), HRH Trees, LLC.



A+EC
Civil Engineering
Land Planning
Landscape Architecture
Water Resources
Property Services
Arborist Services

50 Warm Springs Circle
Roswell ▫ Georgia ▫ 30075
(770)641-1942 ▫ www.aecatl.com

ARBORIST'S PRESCRIPTION & TREE CARE PLAN

235 CRICKET LANE
TORIANO YOUNG & ASSOCIATES
ALPHARETTA, GEORGIA

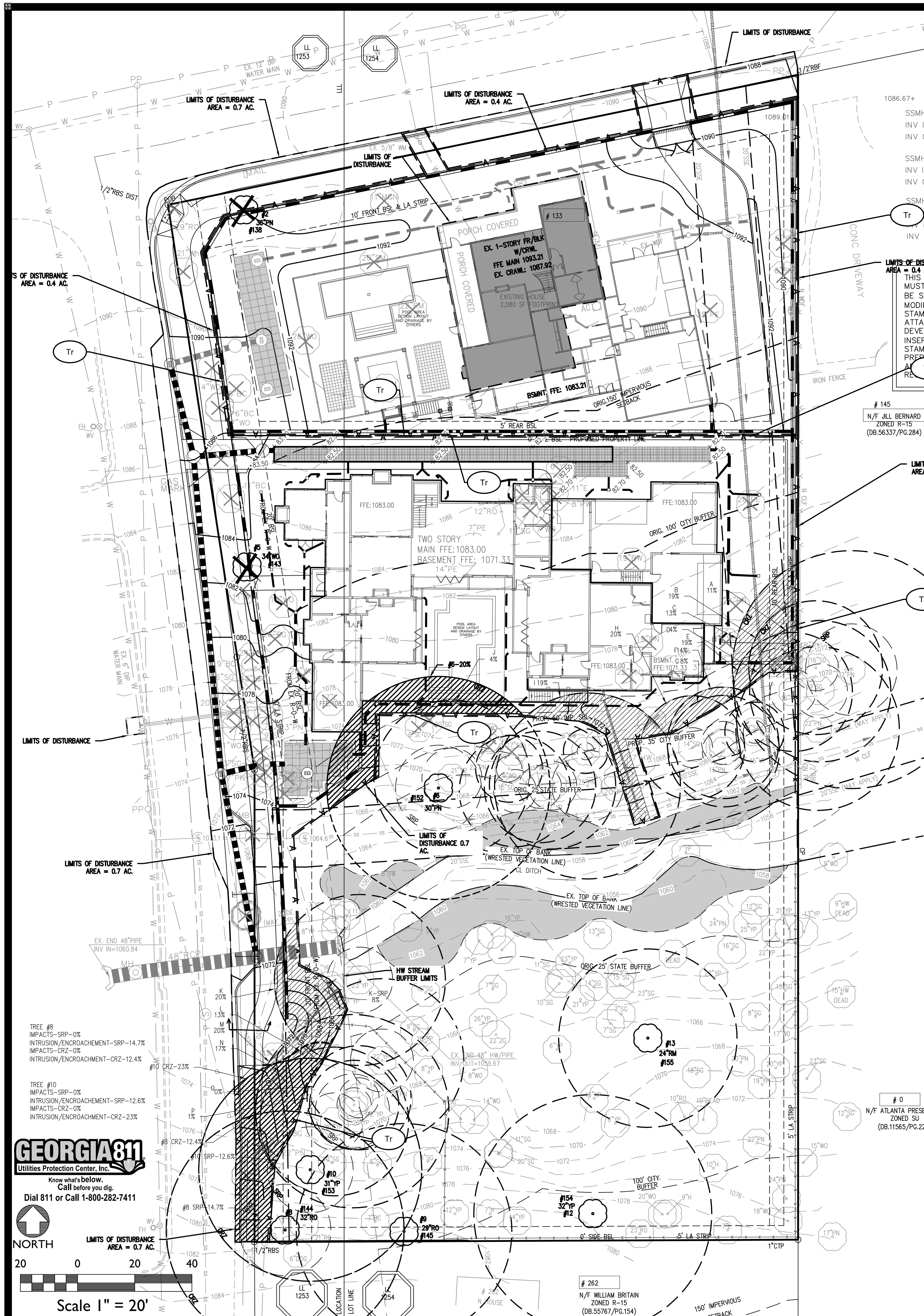
NO.	REVISIONS	DATE

COPYRIGHT BY AEC, INC.

PROJECT NO.: 21 - 4609
CIVIL DRAWN BY: B D R
CIVIL DESIGNED BY: B D R
LANDSCAPE DRAWN BY: B D R
LANDSCAPE DESIGNED BY: B D R
CHECKED BY: J W M / M D V
DATE : 09 - 12 - 2023

SHEET
L2.1

M:\2021 JOBS\21-4609 133 CUMMING-ST-3-LOTS\LANDSCAPE-TREE-ORD-LDP\SITE-LA-TREE-00.dwg, 9/12/2023 9:20:40 AM, biq, ARCH full bleed D (24.00 x 36.00 Inches), 1:1



Trees to be Removed

Qnty	Tree	DBH	Unit Value	Total Units/ Inch
1	YP	6"	6	6"
1	PN	6"	6	6"
1	PE	35"	35	35"
1	PE	20"	20	20"
1	SG	17"	17	17"
1	PN	24"	24	24"
1	SG	14"	14	14"
1	PN	18"	18	18"
1	SG	13"	13	13"
1	E	10"	10	10"
1	SG	13"	13	13"
1	PN	19"	19	19"
1	PN	22"	22	22"
1	BW	19"	19	19"
1	WO	7"	7	7"
1	SG	11"	11	11"
1	PW	8"	8	8"
1	E	11"	11	11"
1	YP	6"	6	6"
1	RO	12"	12	12"
1	PE	7"	7	7"
1	PE	14"	14	14"
1	PN	20"	20	20"
1	YP	8"	8	8"
1	MGN	11"	11	11"
1	SM	20"	20	20"
1	RM	22"	22	22"
1	SM	26"	26	26"
1	WO	26"	26	26"
1	RO	29"	29	29"
1	WhO	21"	21	19"
1	WO	14"	14	14"
1	BC	8"	8	8"
1	BC	6"	6	6"
1	WO	7"	7	7"
1	PE	17"	17	17"
1	BC	11"	11	11"
1	WO	11"	11	11"
1	WO	15"	15	15"
1	SG	26"	26	26"
1	PN	24"	24	24"
1	WO	20"	20	20"
1	BC	9"	9	9"
1	WO	20"	20	20"
1	L	17"	17	17"
1	YP	13"	13	13"
1	SG	6"	6	6"
1	PN	13"	13	19"
1	SG	9"	9	9"
1	WO	11"	11	11"
1	SG	13"	13	13"
1	PN	27"	27	27"
1	RM	8"	8	8"
1	SG	9"	9	9"
1	PE	7"	7	7"
1	SG	14"	14	14"
1	MB	6"	6	6"
1	RT	9"	9	9"
1	MGN	11"	11	11"
1	SG	6"	6	6"
1	WO	14"	14	14"
1	PN	22"	22	22"
1	SG	17"	17	17"
1	RO	29"	29	29"
1	YP	12"	12	19"
1	YP	7"	7	7"
1	SG	8"	8	8"
1	SG	9"	9	9"
1	YP	11"	11	11"
1	YP	19"	19	19"
1	PE	6"	6	19"
1	SG	13"	13	13"
1	PN	12"	12	12"
1	RT	6"	6	6"
74			**Total Inches to Remain**	**1071"**

Trees to Remain Outside Buffers and Easements

Qnty	Tree	DBH	Unit Value	Specimen Multiplier	Total Inches
1	Elm	7"	7	1	7"
1	Yellow Poplar	8"	8	1	8"
1	Hickory	9"	9	1	9"
1	Yellow Poplar	12"	12	1	12"
1	Water Oak	20"	20	1	20"
1	Yellow Poplar	12"	12	1	12"
1	Water Oak	18"	18	1	18"
1	Water Oak	20"	20	1	20"
1	Red Oak	21"	21	1	21"
1	Red Oak	23"	23	1	23"
1	Pine	24"	24	1	24"
1	Yellow Poplar	26"	26	1	26"
1	Yellow Poplar	44"	44	1	44"
	SPECIMENS				
1	Red Oak	32"	32	2	64"
1	Yellow Poplar	32"	32	2	64"
1	Yellow Poplar	30"	30	2	60"
16				**Total Inches to Remain**	**432"**

Specimen Recompense Calculations

Total Specimen Inches Required for Replacement	102.0"
Total Specimen Inches Provided	0.0"

Specimen Requirement Not Met

SPECIMEN Trees to be Removed

Qnty	Tree	DBH	Unit Value	Specimen Multiplier	Total Inches
1	Water Oak	34"	34	3	102"
1				**Total Specimen Tree Inches To Recompense**	**102"**

Impacted Trees on 235 Cricket Lane:

Tree #	Tag #	Species	DBH	Condition	Boundary Tree	Specimen**	(SRP) & CRZ Impact %
A		Sweetgum	19"	Appears healthy	Yes	no	11%
B		Sweetgum	16"	Appears healthy	Yes	no	19%
C		Loblolly Pine	32"	Appears healthy	Yes	Yes	13%
D		Loblolly Pine	22"	Appears healthy	Yes	no	4%
E		Yellow-poplar	16"	Appears healthy	No	no	19%
F		Yellow-poplar	15"	Appears healthy	No	no	14%
G		Loblolly Pine	15"	Bend in upper crown	No	no	8%
H		Sweetgum	14"	Appears healthy	No	no	20%
I		Loblolly Pine	25"	Poor – trunk wound and canker	No	no	19%***
J		Yellow-poplar	21"	Appears healthy	No	no	4%
6	152	Loblolly Pine	31"	Good, cut poison ivy	No	Yes	20%
K		Yellow-poplar	23"	Near creek	No	no	(8%) 20%*
L		Yellow-poplar	22"	Appears healthy	No	no	13%
M		Yellow-poplar	26"	Appears healthy	No	no	20%
N		Yellow-poplar	20"	Appears healthy	No	no	17%
8	144	So. Red Oak	32"	Good – Appears Healthy	No	Yes	(14.7%) 12.4%*
~~O~~	-	~~Yellow-poplar~~	~~14"~~	Dead/Fallen over	~~No~~	~~no~~	
P		Yellow-poplar	12"	Appears healthy	No	no	1%
10	153	Yellow-poplar	31"	Good – Appears Healthy	No	Yes	(12.6%) 23%*

*** May be more impact than noted due to sewer tie-in.
* = Trees near sidewalk project, being impacted, but being managed with specific prescriptions. See the additional arborist report specific to the sidewalk project.

The loblolly pine labeled "I" will be impacted more than shown – the sewer tie-in will destroy the entire roots beyond the cut line closest to the tree, not just the line area.
Trees with CRZ impact greater than 20% and those with any impact within the SRP are usually considered destroyed.

SPECIMEN TREES SAVED

TAG & NUMBER	SIZE (INCHES)	TYPE	QUAN.	BUFFER AREA
152–6	30"	PINE	1	IN
144–8	32"	RO	1	OUT
145–9	29"	RO	1	IN
153–10	30"	YP	1	OUT
154–12	32"	YP	1	OUT
155–13	24"	RM	1	IN

TREE ABBREVIATIONS
PN = PINE
RO = RED OAK
WO = WATER OAK
WhO = WHITE OAK
SM = SILVER MAPLE
PE = PECAN
YP = YELLOW POPLAR
RM = RED MAPLE
SG – SWEET GUM
DOG = DOGWOOD
BW = BLACK WALNUT
BE = BEECH
E = ELM
H = HICKORY
BC = BLACK CHERRY
RT = RED TIP PHOTINIA
MGN = MAGNOLIA
MB = MULBERRY
PW = PAULOWNIA

CITY OF ALPHARETTA TREE PROTECTION NOTES

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

TREE PROTECTION & REPLACEMENT KEY

- SPECIMEN TREE REMOVED
- NON-SPECIMEN TREE REMOVED
- CRITICAL ROOT ZONE
- STRUCTURAL ROOT PLATE
- SPECIMEN TREE REPLACEMENT
- TR= TYPE C TREE PROTECTION FENCING
- TR–B= TYPE B TREE PROTECTION FENCING

CITY OF ALPHARETTA TREE HARDSCAPE JUSTIFICATION STATEMENT

EVERY EFFORT WAS MADE TO PRESERVE AS MANY TREES A POSSIBLE ON THIS SITE. THE GRADING THAT WAS NECESSARY FOR THE PROJECT WAS MINIMIZED TO PRESERVE THE MAXIMUM NUMBER OF TREES POSSIBLE.

GEORGIA REGISTERED 7/19/23 958 LANDSCAPE ARCHITECT BRADLEY D. RIESSEL

A|EC
Civil Engineering
Land Planning
Landscape Architecture
Water Resources
Property Services
Arborist Services
50 Warm Springs Circle
Roswell ▫ Georgia ▫ 30075
(770)641-1942 ▫ www.aecatl.com

TREE PROTECTION PLAN

235 CRICKET LANE

TORIANO YOUNG & ASSOCIATES
ALPHARETTA, GEORGIA

NO.	REVISIONS	DATE

COPYRIGHT BY AEC, INC.

PROJECT NO.: 21 - 4609
CIVIL DRAWN BY: B D R
CIVIL DESIGNED BY: B D R
LANDSCAPE DRAWN BY: B D R
LANDSCAPE DESIGNED BY: B D R
CHECKED BY: J W M / M D V
DATE: 09 - 12 - 2023

SHEET
L3.0

M:\2021 JOBS\21-4609 133 CUMMING-ST-3-LOTS\LANDSCAPE-TREE-ORD-LDP\SITE-LA-TREE-00.dwg, 9/12/2023 9:20:46 AM, biq, ARCH full bleed D (24.00 x 36.00 Inches), 1:1

CITY OF ALPHARETTA LANDSCAPE NOTES

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

CITY OF ALPHARETTA UTILITY LANDSCAPE NOTE

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

IRRIGATION NOTES

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

MULCHING NOTE

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

GENERAL LANDSCAPE NOTES

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

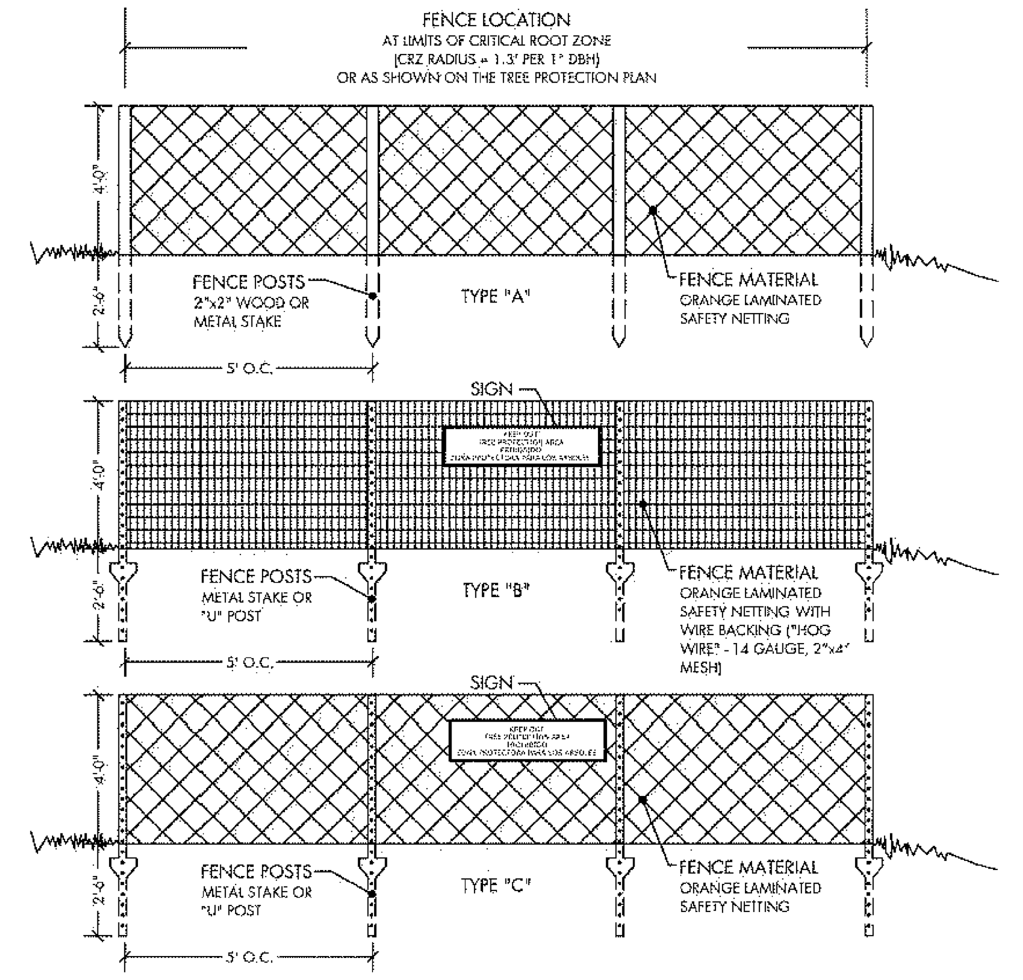
CITY OF ALPHARETTA WATER CONSERVATION PERMIT REQUIREMENTS:

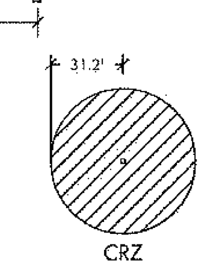
STRATEGY 1 – WATER CONSERVATION BASICS

1. 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
2. SELECT VEGETATION AND SITE DESIGN COMPONENTS THAT ARE ADAPTED TO THE SITE'S CLIMATIC CONDITIONS.
3. ACHIEVE MULTIPLE WATER USES SIMULTANEOUSLY. DESIGN INFILTRATION BASINS THAT ARE ATTRACTIVE AND PROVIDE HABITAT.
4. MULCH PLANTING BEDS TO MINIMIZE EVAPORATION AND MAXIMIZE WATER RETENTION. MAINTAIN 3 INCH MINIMUM MULCH LAYER TO THE DRIPLINE OF TREES AND SHRUBS.
5. 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.
6. PROVIDE PROPER PLACEMENT OF PLANTS TO HELP KEEP URBAN ENVIRONMENTS COOLER, REDUCING NEEDS FOR AIR–CONDITIONING ELECTRICITY AND WATER USE ASSOCIATED WITH ELECTRICITY.
7. PROVIDE ADEQUATE SPACE FOR VEGETATION GROWTH.
8. GROUP PLANTS WITH SIMILAR WATER NEEDS TOGETHER TO MAXIMIZE IRRIGATION EFFICIENCY.
9. DEVELOP SHORT AND LONG–TERM SUSTAINABLE MAINTENANCE PLANS.

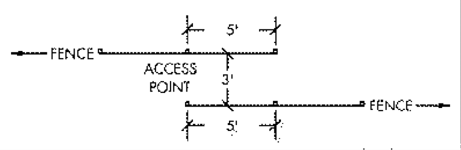
STRATEGY 2 – USE WATER CONSERVATION PLANNING TECHNIQUES. (10% CREDIT ISSUED FOR COMBINED USE OF ALL OF FOLLOWING ITEMS:

1. MAINTAIN LARGE AREAS OF EXISTING VEGETATION WHICH PROVIDE SHADE AND EVAPOTRANSPIRATION TO COOL BUILDINGS. PROTECT VEGETATION CANOPY AND FOREST LEAF LITTER. INSTALL MULTILAYERED PLANTING SCHEMES THAT REPLICATE NATURAL SITES WITH BOTH CANOPY AND VEGETATIVE GROUND COVER. LARGE AREAS MUST BE 10% GREATER THAN CODE REQUIREMENTS.
2. LIMIT TURF AREAS. WHERE TURF IS DESIRED, SELECT DROUGHT–TOLERANT, LOW–NUTRIENT LAWN SPECIES THAT WILL REDUCE MAINTENANCE REQUIREMENTS.
3. UTILIZE WATER–EFFICIENT IRRIGATION SYSTEMS THAT USE DRIP OR SUBSURFACE DELIVERY METHODS, TAILOR IRRIGATION TO WEATHER CONDITIONS, AND MEASURE SOIL MOISTURE.





ACCESS POINT
ALL TREE PROTECTION/LOD FENCING MUST HAVE A MINIMUM OF ONE ACCESS POINT EVERY 200' OF FENCING. ACCESS POINT SHALL BE CONSTRUCTED AS BELOW.



NOTES:
1. ALL TREE PROTECTION DEVICES ARE TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING IS INSTALLED. NO PARKING, STORAGE OR OTHER CONSTRUCTION SITE ACTIVITIES ARE TO OCCUR WITHIN THE TREE PROTECTION AREA.
2. PROVIDE 4" DEEP WOOD CHIP MULCH OVER ANY UNPROTECTED ROOT ZONE.
3. MAKE CLEAN CUTS ON ROOTS EXPOSED BY GRADING AND BACKFILL IMMEDIATELY.
4. INSTALLATION SHALL INVOLVE NO TRENCHING.
5. SIGNS TO BE PLACED AT 50' INTERVALS ALONG FENCING. SIGNS TO BE A MINIMUM OF 8½" X 11". SIGNS TO READ:

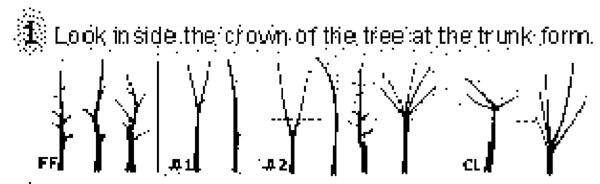
KEEP OUT
TREE PROTECTION AREA
PROHIBIDO
ZONA PROTECTORA PARA LOS ARBOLES

THE CITY OF ALPHARETTA GEORGIA	TREE PROTECTION / L.O.D. FENCING
BY / REVISION / DATE	08/01/2015
	STD. L-6

Tree Grading Cue Card

provided by Roots Plus Growers

1. Look inside the crown of the tree at the trunk form.



2. Check branch arrangement.

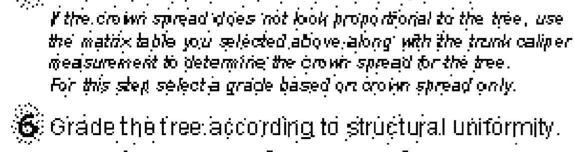
3. Choose appropriate tree matrix type.
   - Type 1 - spreading and rounded shapes. *ex. live oak, dogwood, black olive, gumbo limbo*
   - Type 2 - pyramidal shapes. *ex. river birch, bald cypress, cedar, pine*
   - Type 3 - columnar / upright shapes. *ex. 'East Palatka' holly, schefflera, italian cypress*
   - Type 4 - vase shapes. *ex. crape-myrtle, buttonwood, ligustrum, redbud*
   - Type 5 - oval shapes. *ex. red maple, podocarpus, tabebuia, dahoon holly*

   Refer to the matrix tables in the Grades and Standards when necessary to determine proper root ball size, container size, crown spread, and height.

4. Measure the caliper of the trunk.
   Trunk caliper is measured 6 inches from the ground on trees up to and including 4 inches in caliper, and 12 inches above the ground for larger trees. Diameter at 4½ feet (DBH) is not considered an appropriate measurement for nursery trees.

5. Grade the tree based on crown spread.
   If the crown spread does not look proportional to the tree, use the matrix table you selected above along with the trunk caliper measurement to determine the crown spread for the tree. For this step select a grade based on crown spread only.

6. Grade the tree according to structural uniformity.



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

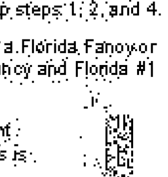
8. Reduce grade determined in step 7 by one grade if any **one** of the following is true.
   - ✓ Tree with a trunk caliper >1" needs a stake to hold it upright.
   - ✓ The root ball or container is undersized. *(consult tree matrix)*
   - ✓ B&B root ball is not properly pinned, tied or wired.
   - ✓ Tree is excessively root-bound.
   - ✓ Evidence of large roots growing out of container. *(≥5 trunk diam.)*
   - ✓ Crown is thin and sparsely foliated. *(allow for harvesting/time of year)*
   - ✓ More than 5% of branches have tip dieback.

9. Reduce grade determined in step 8 by one grade if **two** of the following are true.
   If only one is true, do not reduce the grade. However, it takes only one true statement to reduce a Florida Fancy to a Florida #1. If more than two of the following are true reduce the grade by two.
   - ✓ Tree height is not in proper proportion. *(consult tree matrix)*
   - ✓ Flush cuts were made when pruning branches from the trunk.
   - ✓ Branch stubs are left beyond the branch collar.
   - ✓ Open trunk wounds or other bark injury is evident.
   - ✓ Graft unions are not complete.
   - ✓ More than the lower 40% of the trunk is free of branches.
   - ✓ More than 5% of canopy is chlorotic/pest & disease damaged.
   - ✓ Most leaves are smaller than normal.
   - ✓ Included bark between main trunks or trunk and major branch.
   - ✓ Trunks and/or major branches are touching.

10. Tree is a cull if it has a root greater than 1/10th the diameter of the trunk circling around more than 1/3rd of the trunk in the top half of the root ball.

Important Grading Notes

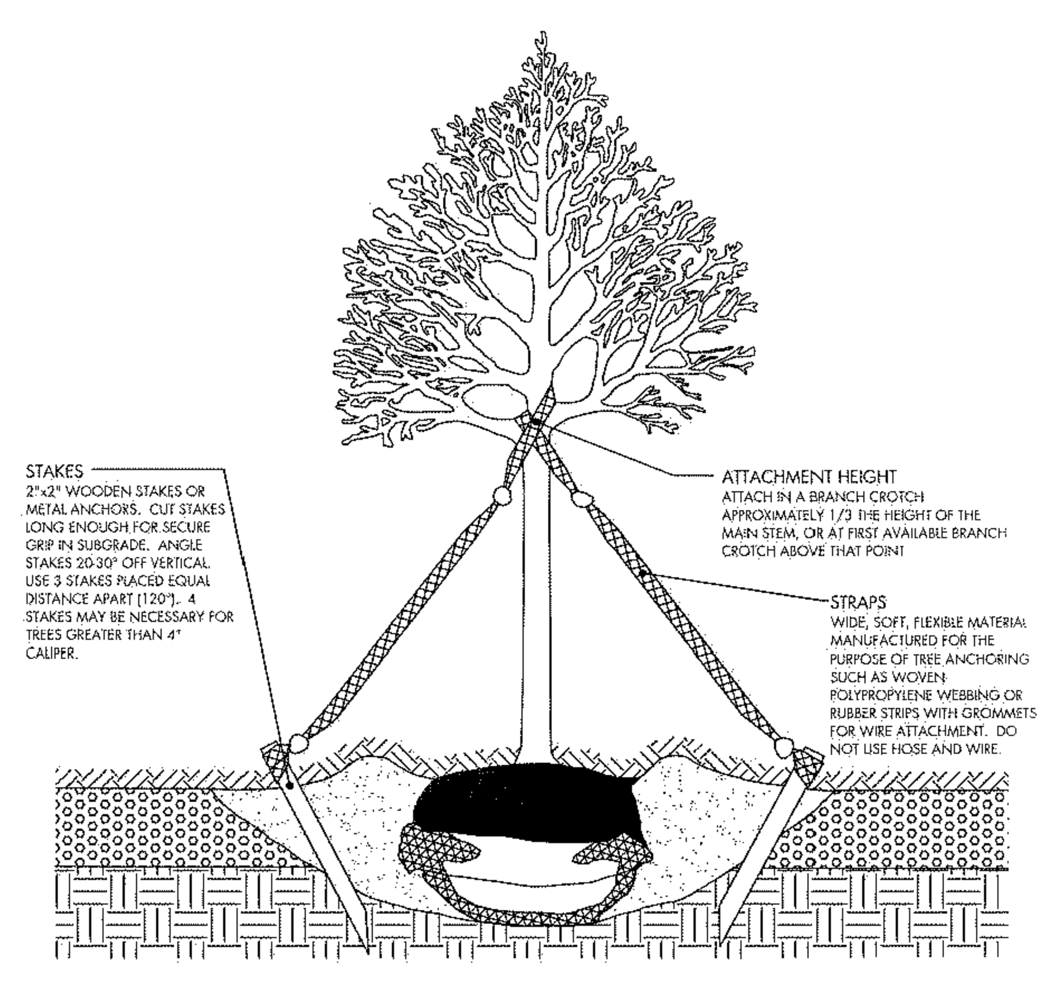
- ☞ Remember that grading a tree should be a quick process. Once you are familiar with the process it should only take a few seconds to grade a single tree.
- ☞ When grading small maturing trees such as crape-myrtle, cattley guava, wax privet, yaupon holly, lignum-vitae, wax myrtle or other small-maturing trees skip steps 1, 2, and 4.
- ☞ Trunks do not have to be straight to be a Florida Fancy or Florida #1. See drawings for Florida Fancy and Florida #1 in step one.
- ☞ A trunk dogleg is defined as a significant 's'-shaped deformation in the trunk. This is illustrated in the figure to the right. *The angle 'A' can be no more than 30°. The distance 'B' can be no more than the trunk diameter.*



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

ROOTS PLUS GROWERS

Growing Quality Field-Grown Trees



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

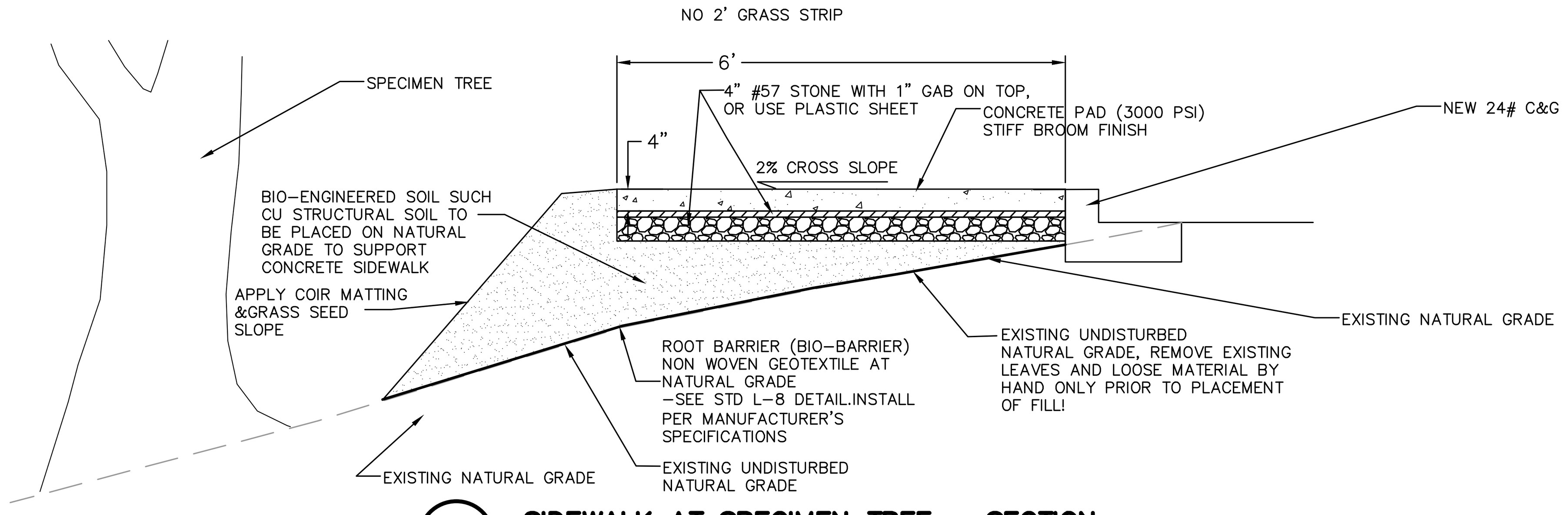
THE CITY OF ALPHARETTA GEORGIA	TREE ANCHORING - TYPE A (FOR TREES LARGER THAN 2 INCHES CALIPER)
BY / REVISION / DATE	08/01/2015
	STD. L-2

NOTE: CROSS SLOPES SHALL BE A MINIMUM OF 1% AND A MAXIMUM OF 2% AND SHALL DRAIN AWAY FROM STREET TO LESSEN FILL ON ROOTS.

THIS DETAIL TO BE USED WHEN SIDEWALK IMPACTS THE DRIPLINE OF SPECIMEN TREES.

THIS DETAIL MAY ALSO BE USED IN AREAS OF UNSUITABLE SOIL AS DIRECTED BY THE ONSITE GEOTECHNICAL ENGINEER.

NO 2' GRASS STRIP



SIDEWALK AT SPECIMEN TREE – SECTION

SCALE: N.T.S.

GEORGIA REGISTERED 7/19/23 958 LANDSCAPE ARCHITECT BRADLEY D. RIESEL

A·EC

Civil Engineering · Water Resources · Land Planning · Property Services · Landscape Architecture · Arborist Services

50 Warm Springs Circle
Roswell ▫ Georgia ▫ 30075
(770)641-1942 ▫ www.aecatl.com

TREE ORDINANCE NOTES & DETAILS

235 CRICKET LANE
TORIANO YOUNG & ASSOCIATES
ALPHARETTA, GEORGIA

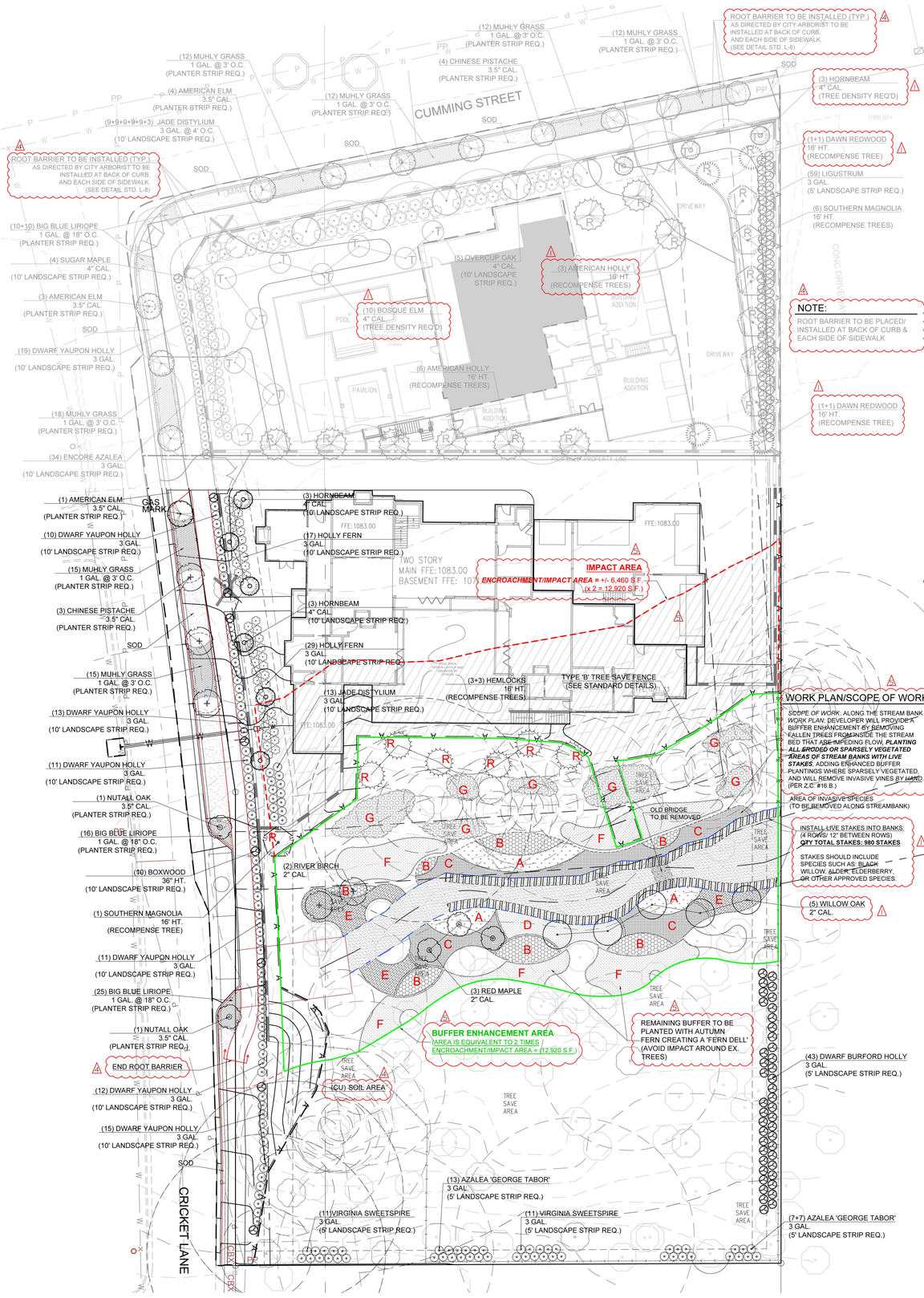
NO.	REVISIONS	DATE

COPYRIGHT BY AEC, INC.

PROJECT NO.: 21 - 4609
CIVIL DRAWN BY: B D R
CIVIL DESIGNED BY: B D R
LANDSCAPE DRAWN BY: B D R
LANDSCAPE DESIGNED BY: B D R
CHECKED BY: J W M / M D V
DATE: 09 - 12 - 2023

SHEET
L4.0

M:\2021 JOBS\21-4609 133 CUMMING-ST-3-LOTS\LANDSCAPE-TREE-ORD-LDP\SITE-LA-TREE-00.dwg, 9/12/2023 9:20:55 AM, biq, ARCH full bleed D (24.00 x 36.00 Inches), 1:1



NOTE:
ROOT BARRIER TO BE PLACED/ INSTALLED AT BACK OF CURB & EACH SIDE OF SIDEWALK

WORK PLAN/SCOPE OF WORK

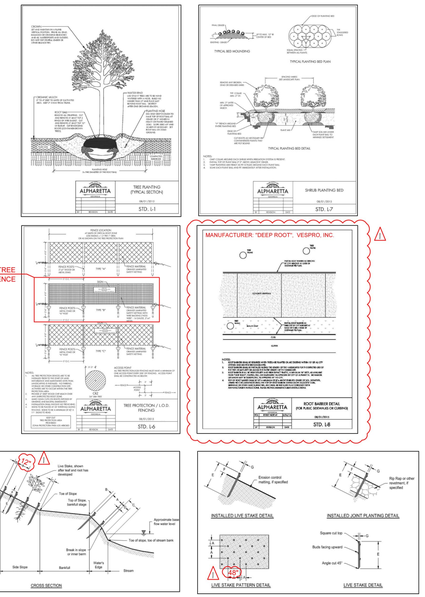
SCOPE OF WORK: ALONG THE STREAM BANK *WORK PLAN*: DEVELOPER WILL PROVIDE A BUFFER ENHANCEMENT BY REMOVING FALLEN TREES FROM INSIDE THE STREAM BED THAT ARE IMPEDING FLOW, ***PLANTING ALL ERODED OR SPARSELY VEGETATED AREAS OF STREAM BANKS WITH LIVE STAKES***, ADDING ENHANCED BUFFER PLANTINGS WHERE SPARSELY VEGETATED, AND WILL REMOVE INVASIVE VINES *BY HAND* (PER Z.C. #16.B.)

AREA OF INVASIVE SPECIES (TO BE REMOVED ALONG STREAMBANK)

INSTALL LIVE STAKES INTO BANKS (4 ROWS/ 12" BETWEEN ROWS) **QTY TOTAL STAKES: 980 STAKES**

STAKES SHOULD INCLUDE SPECIES SUCH AS: BLACK WILLOW, ALDER, ELDERBERRY, OR OTHER APPROVED SPECIES.

STANDARD LANDSCAPE & LIVE STAKING DETAILS



NOTE:
PREVIOUSLY EXISTING INVASIVES & EXOTIC PLANT MATERIAL HAS BEEN REMOVED FROM STREAM BUFFER AREA PER ZONING CONDITION 16.B.

CREEK MITIGATION LANDSCAPE SCHEDULE:

SCIENTIFIC NAME	COMMON NAME	QTY.	MIN. SIZE	MIN. HT.	NOTES
TREES					
QUERCUS PHELLOS	WILLOW OAK	5	2" CAL.	-	-
ACER RUBRUM	RED MAPLE	3	2" CAL.	-	-
BETULA NIGRA	RIVER BIRCH	2	2" CAL.	-	-

KEY LEGEND	SCIENTIFIC NAME	COMMON NAME	QTY.	MIN. SIZE	NOTES
SHRUBS & GROUNDCOVERS					
A	ILEX GLABRA	INKBERRY	37	1 GAL.	4' O.C
B	ITEA VIRGINICA	VIRGINIA SWEETSPIRE	49	1 GAL.	4' O.C
C	ACORUS CALAMUS	SWEET FLAG	66	1 GAL.	4' O.C
D	CAREX	SEDGE	20	1 GAL.	4' O.C
E	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	40	1 GAL.	4' O.C
F	DRYOPTERIS ERYTHROSORA	AUTUMN FERN	106	1 GAL.	4' O.C
G	RHODODENDRON 'GEORGE L. TABER'	GEORGE TABOR AZALEA	30	3 GAL.	6' O.C.

LOT #1: (TREE DENSITY CALCULATIONS TREES REQ.)

TOTAL (SITE ACREAGE/ ACREAGE WITHIN PROJECT LIMITS): **0.451** ACRES

UTILITY & MAINTENANCE EASEMENTS: **0.05**
(ONSITE/ WITHIN PROJECT LIMITS):

SITE ACREAGE CONSIDERED FOR DENSITY (AC): **0.40**
(TOTAL ACREAGE - UTILITY EASEMENT ACREAGE)

DENSITY INCHES REQUIREMENT: **130**
(INCHES/ACRE)

TOTAL SITE DENSITY FACTOR (SDF) (INCHES): **52.1"**
(DENSITY ACREAGE X DENSITY UNIT REQ.)

TOTAL PROPOSED TREES TO MEET DENSITY REQ. : **(13) - 4" CALIPER TREES**
(10) - BOSQUE ELMS - 4" CAL.
(3) - HORNBEAM - 4" CAL.

(T) = TREE DENSITY REQ.'D TREES

LOT #2: (TREE DENSITY CALCULATIONS TREES REQ.)

TOTAL (SITE ACREAGE/ ACREAGE WITHIN PROJECT LIMITS): **1.191** ACRES

UTILITY & MAINTENANCE EASEMENTS: **0.0620**
(ONSITE/ WITHIN PROJECT LIMITS):

SITE ACREAGE CONSIDERED FOR DENSITY (AC): **0.571**
(TOTAL ACREAGE - UTILITY EASEMENT ACREAGE)

DENSITY INCHES REQUIREMENT: **130**
(INCHES/ACRE)

TOTAL SITE DENSITY FACTOR (SDF) (INCHES): **74.23"**
(DENSITY ACREAGE X DENSITY UNIT REQ.)

TOTAL EXISTING DENSITY FACTOR (EDF) (INCHES): **352"**

TOTAL REPLACEMENT DENSITY FACTOR: **0" (DENSITY REQUIREMENT HAS BEEN MET)**

LANDSCAPE SCHEDULE: (STREETSCAPE / PLANTER STRIP REQ.)

TOTAL FRONTAGE = 544 L.F. / 40 = 14 TREES REQ'D @ 3.5" CAL. 40' O.C. (MAX)

SCIENTIFIC NAME	COMMON NAME	QTY.	MIN. SIZE	MIN. HT.	NOTES
TREES					
QUERCUS TEXANA	NUTTALL OAK	2	3.5" CAL.	-	PLANTER STRIP REQ.
PISTACIA CHINENSIS	CHINESE PISTACHE	7	3.5" CAL.	-	PLANTER STRIP REQ.
ULMUS AMERICANA	AMERICAN ELM	8	3.5" CAL.	-	PLANTER STRIP REQ.
TOTAL PROVIDED TREES: 17					
SHRUBS					
BUXUS M.J. 'WINTER GEM'	WINTERGEM BOXWOOD	10	36" HT.		PLANTER STRIP REQ.
ILEX VOMITORIA 'NANA	DWARF YAUPON HOLLY	91	3 GAL.		PLANTER STRIP REQ.
MUHLENBERGIA CAPILLARIS	MUHLY GRASS	96	1 GAL.		PLANTER STRIP REQ.
GROUNDCOVERS					
LIRIOPE MUSCARI	BIG BLUE LIRIOPE	61	1 GAL.	-	18" O.C
-	SOD	+/-1,140 SF			

10' FRONT YARD LANDSCAPE STRIP REQUIREMENTS:

PER. CITY OF ALPHARETTA REQUIRES PLANTING WITHIN THE 10' LANDSCAPE STRIP OUTSIDE THE UTILITY EASEMENT. BASED ON THE LINEAR FOOTAGE ALONG THE STREET AND UTILITY LINES.

5' LANDSCAPE STRIP REQUIREMENTS:

PER. PROJECT SITE, THERE'S A 5' LANDSCAPE STRIP REQUIRED ON THE EASTERN AND SOUTHERN PROPERTY. [MINIMUM REQ.] = (1 TREE/ 40 L.F.)

* EASTERN PROPERTY (407 L.F.) / 40 = 9 TOTAL TREES REQ.
EXISTING TREES PROVIDED: 9 TREES

* SOUTHERN PROPERTY (190.1 L.F.) / 40 = 4 TOTAL TREES REQ.
EXISTING TREES PROVIDED: 12 TREES

* TOTAL OF **(150) SHRUBS** INSIDE 5' LANDSCAPE STRIP REQUIRED.
TOTAL SHRUBS PROVIDED INSIDE 5' LANDSCAPE STRIPS: **151 SHRUBS**

LANDSCAPE SCHEDULE: (5' &10' LANDSCAPE STRIP REQ.)

CUMMING ST. & CRICKET LANE
TOTAL FRONTAGE: 544 L.F / 40 = 14 TREES REQ'D @ 4" CAL.
5' LANDSCAPE STRIP: 597 LF/ 4 = 150 SHRUBS @ 3 GAL.
10' LANDSCAPE STRIP: 544 LF/ 4 = 136 SHRUBS @ 3 GAL.
TOTAL SHRUBS REQ'D = 286 SHRUBS @ 3 GAL.

SCIENTIFIC NAME	COMMON NAME	QTY.	MIN. SIZE	MIN. HT.	NOTES
TREES					
QUERCUS LYRATA	OVERCUP OAK	5	4" CAL.	-	10' L/S REQ.
ACER SACCHARUM	SUGAR MAPLE	4	4" CAL.	-	10' L/S REQ.
CARPINUS BETULUS 'COLUMNARIS'	COLUMNAR EUROPEAN HORNBEAM	6	4" CAL.	-	10' L/S REQ.
TOTAL PROVIDED TREES: 15					
SHRUBS					
BUXUS M.J. 'WINTER GEM'	WINTERGEM BOXWOOD	24	3 GAL.		10' L/S REQ.
CYRTOMIUM FALCATUM	HOLLY FERN	93	3 GAL.		10' L/S REQ.
DISTYLIUM × 'VINTAGE JADE'	JADE DISTYLIUM	61	3 GAL.		10' L/S REQ.
RHODODENDRON 'ENCORE'	ENCORE AZALEA	34	3 GAL.		10' L/S REQ.
RHODODENDRON 'GEORGE LINDLEY TABER'	ENCORE 'GEORGE TABOR'	27	3 GAL.		5' L/S REQ.
ITEA VIRGINICA	VIRGINIA SWEETSPIRE	22	3 GAL.		5' L/S REQ.
ILEX CORNUTA 'DWARF BURFORD'	DWARF BURFORD HOLLY	43	3 GAL.		5' L/S REQ.
LIGUSTRUM JAPONICUM	LIGUSTRUM	59	3 GAL.		5' L/S REQ.
TOTAL PROVIDED SHRUBS: 363					

LANDSCAPE SCHEDULE: LOT #1: (SPECIMEN RECOMPENSE TREES REQ.)

* (1) 34" x 3 = 102" REQ'D
= 102" / 4" = 26 TREES REQ'D TO MEET RECOMPENSE

SCIENTIFIC NAME	COMMON NAME	QTY.	MIN. SIZE	MIN. HT.	NOTES
TREES					(R) = RECOMPENSE TREES
METASEQUOIA	DAWN REDWOOD	4	16' HT.	-	RECOMPENSE TREES
MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	6	16' HT.	-	RECOMPENSE TREES
ILEX OPACA	AMERICAN HOLLY	9	16' HT.	-	RECOMPENSE TREES
TOTAL RECOMPENSE TREES ON LOT #1: 19					

LOT #2: (SPECIMEN RECOMPENSE TREES REQ.)

SCIENTIFIC NAME	COMMON NAME	QTY.	MIN. SIZE	MIN. HT.	NOTES
TREES					(R) = RECOMPENSE TREES
MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	1	16' HT.	-	RECOMPENSE TREES
TSUGA CANADENSIS	HEMLOCK	6	16' HT.	-	RECOMPENSE TREES
TOTAL RECOMPENSE TREES ON LOT #2: 7					

0' 20' 40' 60' 80'

rhf
Reece Hoopes Fincher
2305 Macy Drive
Roswell, Georgia 30076
t 770.394.8313
www.rhf.net

GEORGIA REGISTERED No. LA 001018 LANDSCAPE ARCHITECT SCOTT A. MORISEY

Seal

TREE REPLACEMENT & PLANTING PLAN - LOT #2

235 CRICKET LANE
ALPHARETTA, GA

Revisions

No.	Date	Remarks
1	07-14-2023	Rev. per City Comments
2	08-04-2023	Rev. per City Comments
3	08-09-2023	Rev. per City Comments
4	08-31-2023	Rev. per City Comments
5	09-12-2023	Rev. per City Comments

Project No.
Date 4.13.2023
File Name
Scale AS SHOWN
Drawn By
Checked By

This drawing is the property of Reece, Hoopes & Fincher, Inc. and is not to be copied in whole or in part without written permission. It is only to be used for the project and site specifically identified herein. Drawings shall be returned immediately upon request.

TP-2
Sheet Number

© Copyright | Reece, Hoopes & Fincher, Inc. | All Rights Reserved

1 / A-9 FRONT ELEVATION

SCALE: 3/16" = 1'-0"

1 / A-9 REAR ELEVATION

SCALE: 3/16" = 1'-0"

SHEET:	PRINTED:	DRAWN BY:	BUILDER:	PROJECT DESCRIPTION:	
10 of 23	1/3/2024	BRUCE ROBINSON CUSTOM HOME PLANS 404-216-9152 BEROBINSON913@GMAIL.COM		A SIGNATURE HOME BY MADEWELL 235 CRICKET LANE ALPHARETTA, GA 30009	ELEVATIONS
A-9	RELEASED: 11-20-23	Cricket Lot 2 24x36			

1
A-10
RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'-0"

ELEVATION

PROJECT DESCRIPTION:
A SIGNATURE HOME BY MADEWELL
235 CRICKET LANE
ALPHARETTA, GA 30009

BUILDER:

DRAWN BY:
BRUCE ROBINSON
CUSTOM HOME PLANS
404-216-9152
BEROBINSON913@GMAIL.COM
Cricket Lot 2 24x36

PRINTED: 1/3/2024
RELEASED: 11-20-23

SHEET: 11 of 23
A-10

1 A-11 LEFT SIDE ELEVATION
SCALE: 3/16" = 1'-0"

2 A-11 SECTION @ COURT YARD
SCALE: 3/16" = 1'-0"

ELEVATION

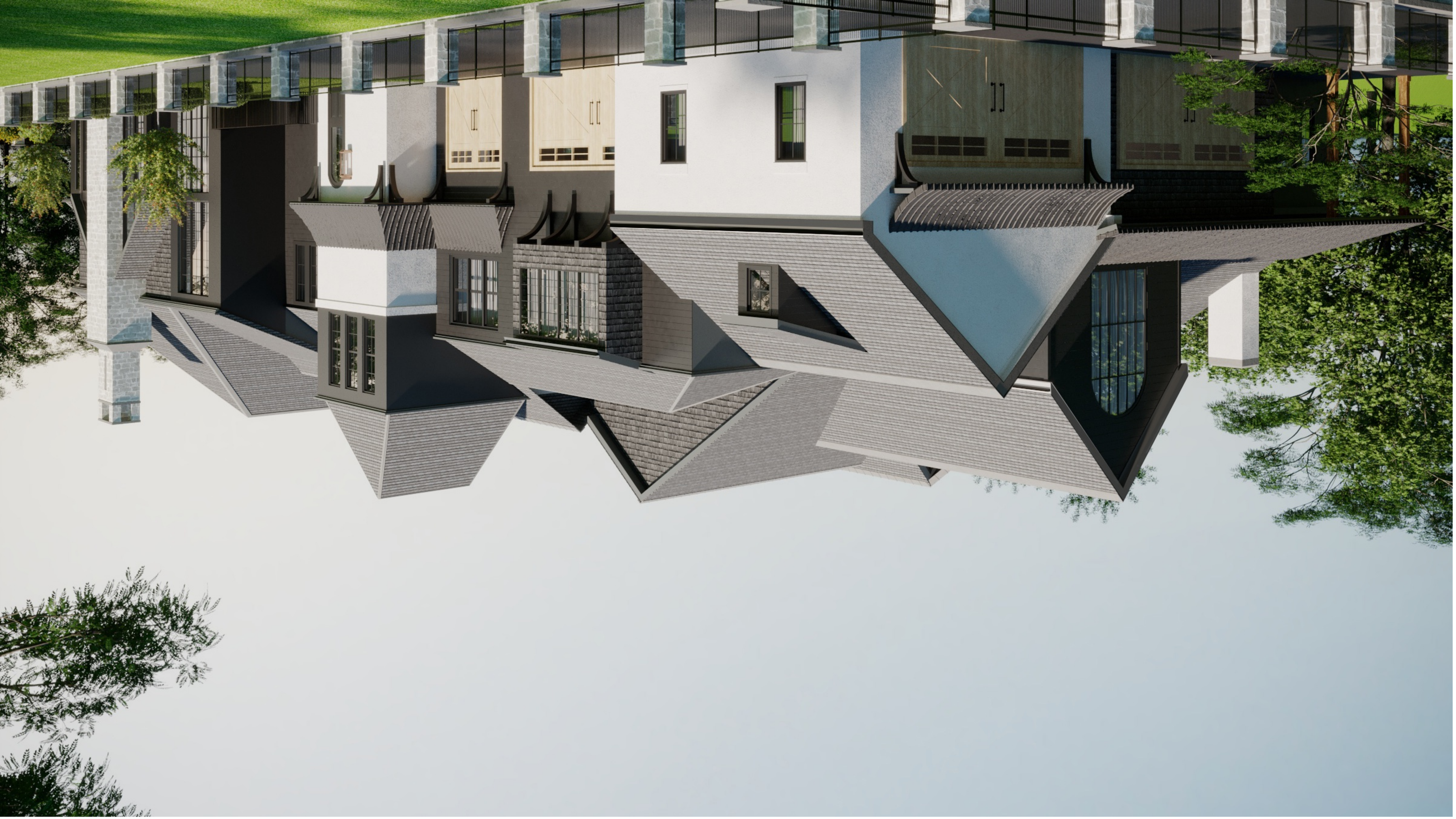
PROJECT DESCRIPTION:
A SIGNATURE HOME BY MADEWELL
235 CRICKET LANE
ALPHARETTA, GA 30009

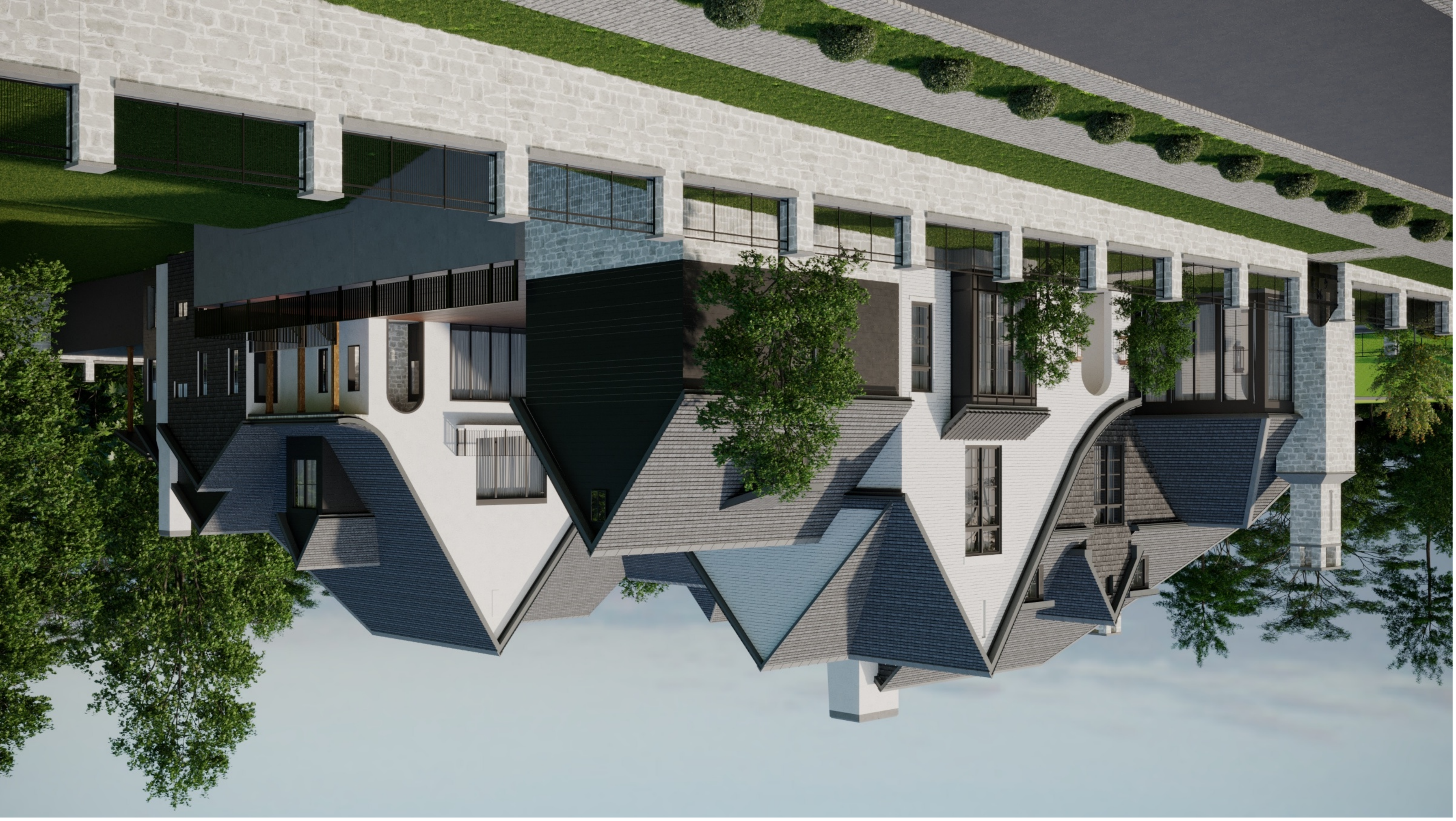
BUILDER:

DRAWN BY:
BRUCE ROBINSON
CUSTOM HOME PLANS
404-216-9152
BEROBINSON913@GMAIL.COM
Cricket Lot 2 24x36

PRINTED: 1/3/2024
RELEASED: 11-20-23

SHEET: 12 of 23
A-11





LAYOUT PAGE TABLE			
LABEL	TITLE	DESCRIPTION	COMMENTS
	COVER PAGE		
A-1	FOUNDATION	FOUNDATION PLAN	
A-2	FLOOR PLAN	TERRACE LEVEL FLOOR PLAN	
A-3	FRAMING	TERRACE CEILING / MAIN FLOOR FRAMING	
A-4	FLOOR PLAN	MAIN FLOOR PLAN	
A-5	SCHEDULES	DOOR & WINDOW SCHEDULES	
A-6	FRAMING	MAIN FLOOR CEILING FRAMING	
A-7	FLOOR PLAN	2ND FLOOR PLAN	
A-8	FRAMING	2ND FLOOR CEILING FRAMING	
A-9	ELEVATIONS	FRONT & REAR ELEVATIONS	
A-10	ELEVATION	RIGHT SIDE ELEVATION	
A-11	ELEVATION	LEFT SIDE ELEVATION	
A-12	ROOF PLAN	MAIN FLOOR ROOF PLAN	
A-13	ROOF PLAN	2ND FLOOR ROOF PLAN	
A-14	ROOF PLAN	COMBINED ROOF PLAN	
E-1	ELECTRICAL	TERRACE LEVEL ELECTRICAL PLAN	
E-2	ELECTRICAL	MAIN FLOOR ELECTRICAL PLAN	
E-3	ELECTRICAL	2ND FLOOR ELECTRICAL PLAN	
D-1	DETAILS	HOUSE SECTIONS	
D-2	DETAILS	HOUSE SECTIONS	
D-3	DETAILS	HOUSE SECTIONS	
D-4	DETAILS	HOUSE SECTION	
D-5	DETAILS	FOUNDATION DETAILS	

HOMEOWNER & CONTRACTOR: TO VERIFY ALL DIMENSIONS,STRUCTURAL DETAILS, AND BUILDING CODES, AND GRADE REQUIREMENTS.

TO THE BEST OF MY KNOWLEDGE THESE PLANS ARE DRAWN TO COMPLY WITH OWNER'S AND/ OR BUILDER'S SPECIFICATIONS AND ANY CHANGES MADE ON THEM AFTER PRINTS ARE MADE WILL BE DONE AT THE OWNER'S AND / OR BUILDER'S EXPENSE AND RESPONSIBILITY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ENCLOSED DRAWING. BRUCE ROBINSON IS NOT LIABLE FOR ERRORS ONCE CONSTRUCTION HAS BEGUN. WHILE EVERY EFFORT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID MISTAKES, THE MAKER CAN NOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR OF THE JOB MUST CHECK ALL DIMENSIONS AND OTHER DETAILS PRIOR TO CONSTRUCTION AND BE SOLELY RESPONSIBLE THEREAFTER.

SQUARE FOOTAGE					
LEVEL	FINISHED S.F.	UNFINISHED S.F.	DECKS / PORCH	UNDER ROOF	NOTES
TERRACE	1257	87	-	1344	
MAIN FLOOR	6351	-	551	8928	GARAGES = 2026 S.F.
2nd FLOOR	3769	-	-	3769	
TOTALS	11,377	87	551	14,041	

SHEET: 1 of 23

PRINTED: 1/3/2024

RELEASED: 11-20-23

DRAWN BY:

BRUCE ROBINSON
CUSTOM HOME PLANS
404-216-9152
BEROBINSON913@GMAIL.COM

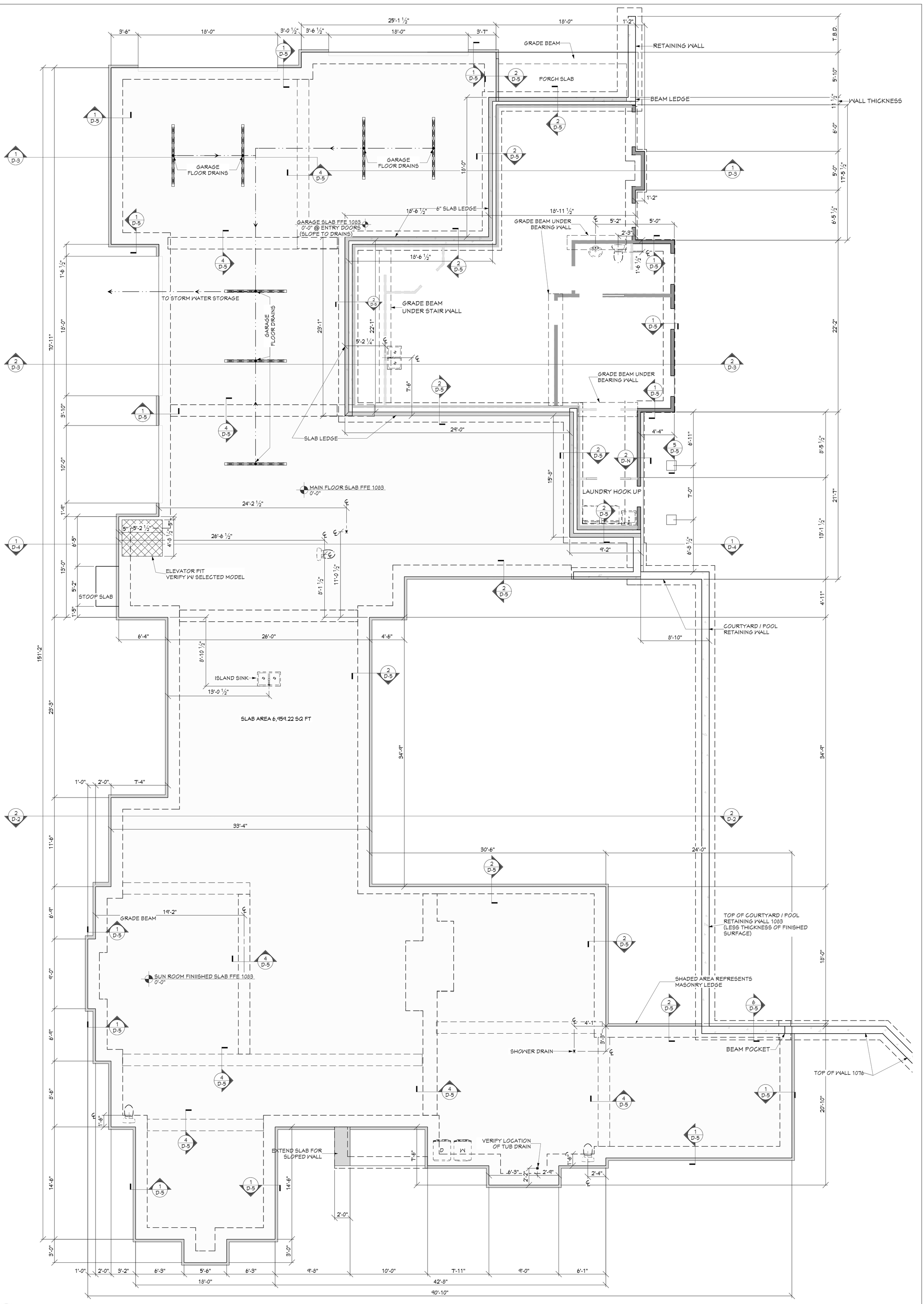
Cricket Lot 2 24x36

BUILDER:

PROJECT DESCRIPTION:

A SIGNATURE HOME BY MADEWELL
235 CRICKET LANE
ALPHARETTA, GA 30009

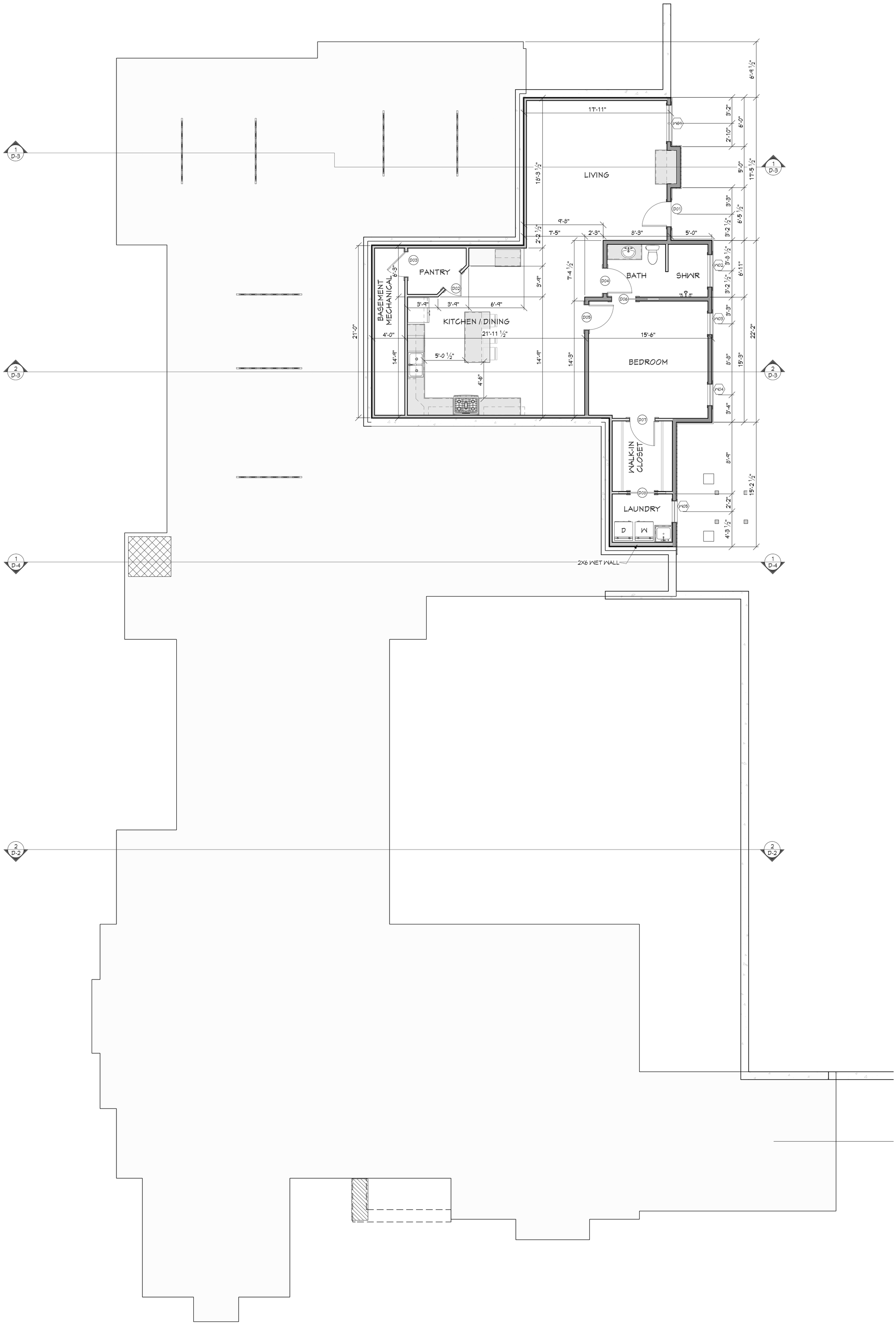
COVER PAGE



1 A-1 FOUNDATION PLAN

SCALE: 3/16" = 1'-0"

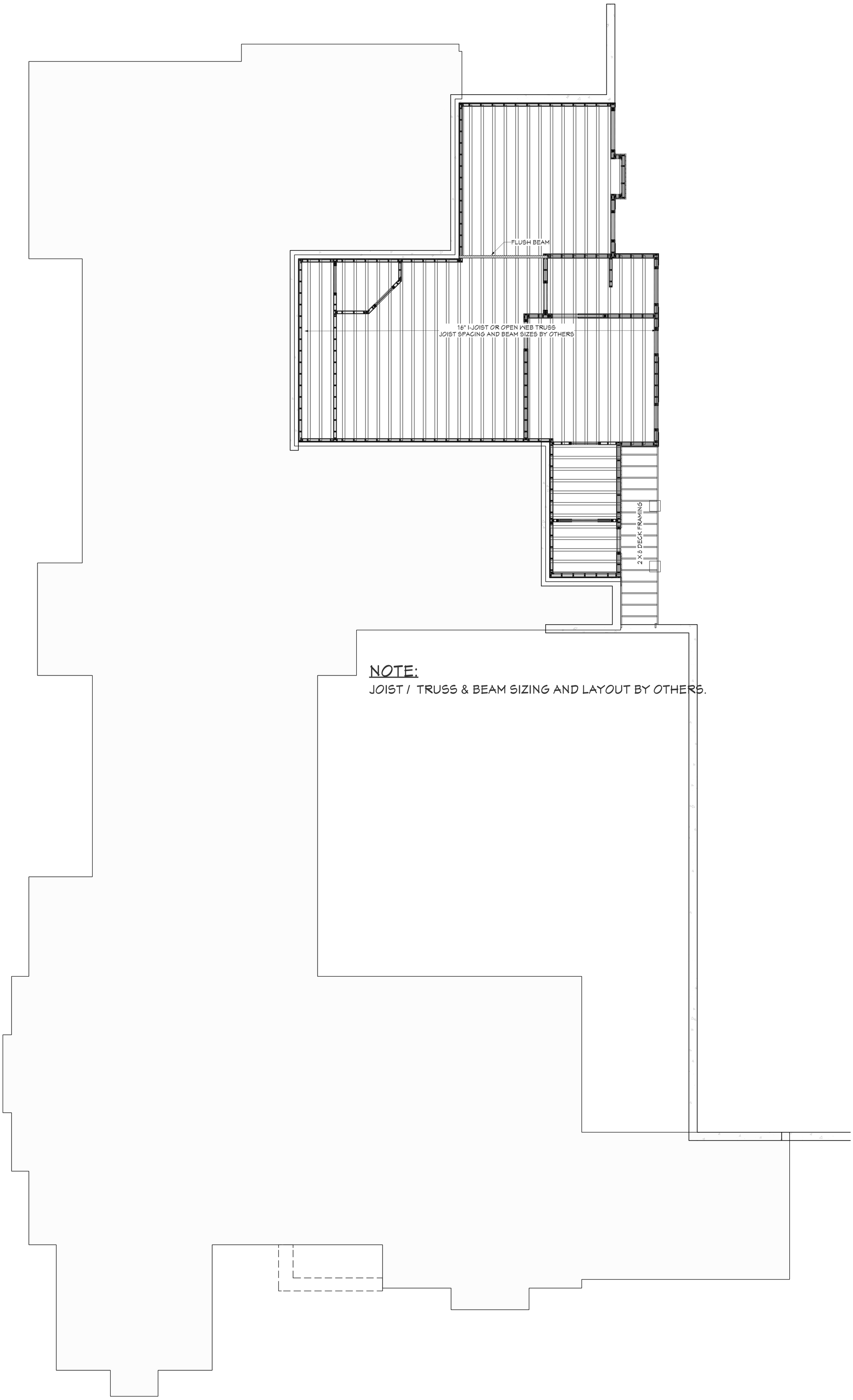
SHEET: 2 of 23	PRINTED: 1/3/2024	DRAWN BY: BRUCE ROBINSON CUSTOM HOME PLANS 404-216-9152 BEROBINSON913@GMAIL.COM	BUILDER:	PROJECT DESCRIPTION: A SIGNATURE HOME BY MADEWELL 235 CRICKET LANE ALPHARETTA, GA 30009	FOUNDATION
A-1	RELEASED: 11-20-23	Cricket Lot 2 24x36			



1 A-2 BASEMENT FLOOR PLAN

SCALE: 3/16" = 1'-0"

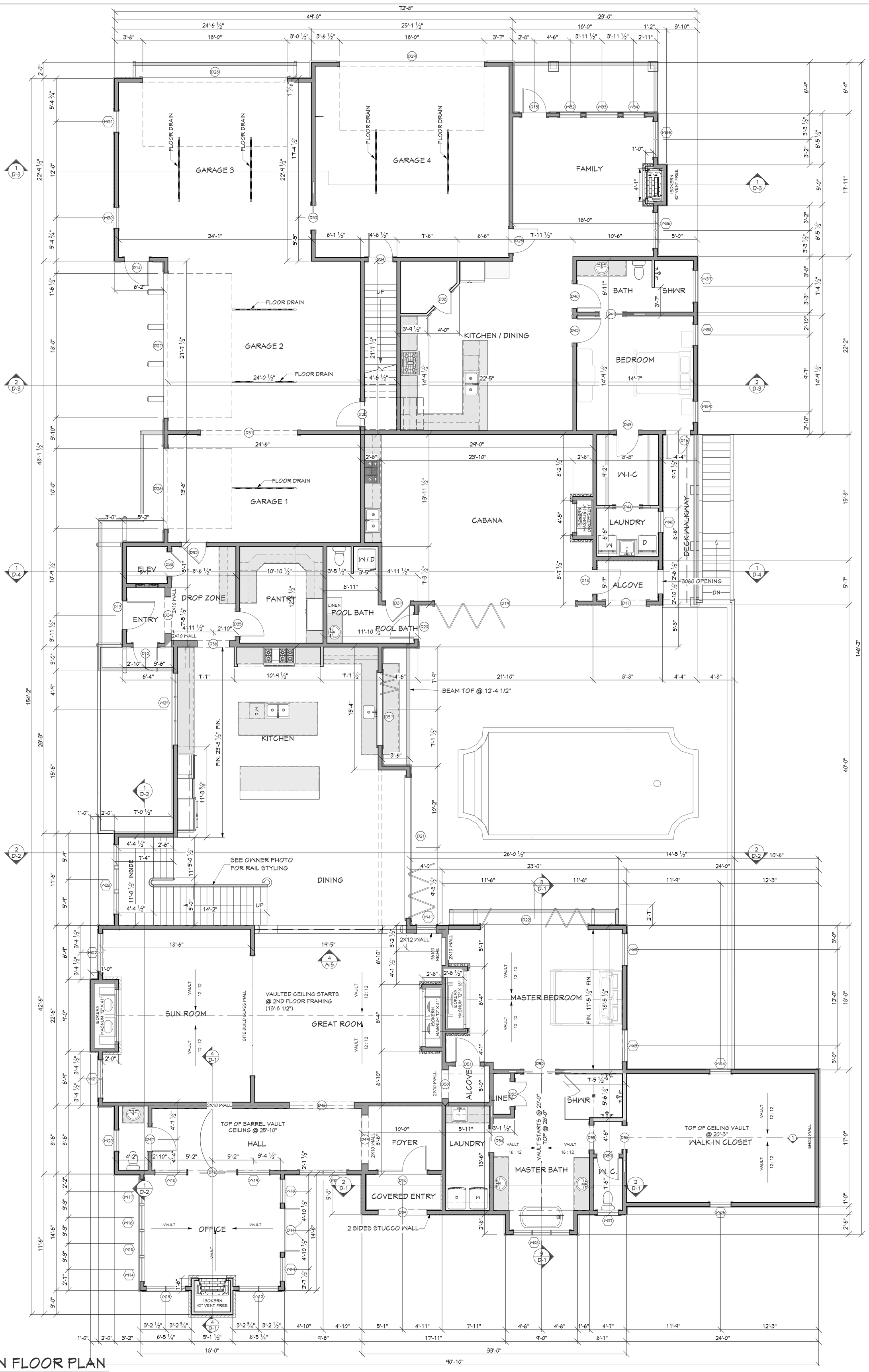
SHEET:	PRINTED:	DRAWN BY:	BUILDER:	PROJECT DESCRIPTION:		
3 of 23	1/3/2024	BRUCE ROBINSON CUSTOM HOME PLANS 404-216-9152 BEROBINSON913@GMAIL.COM		A SIGNATURE HOME BY MADEWELL 235 CRICKET LANE ALPHARETTA, GA 30009	FLOOR PLAN	
A-2	RELEASED: 11-20-23	Cricket Lot 2 24x36				



NOTE:
JOIST / TRUSS & BEAM SIZING AND LAYOUT BY OTHERS.

SCHEMATIC
BASEMENT CEILING FRAMING PLAN
1 / A-3
SCALE: 3/16" = 1'-0"

SHEET: 4 of 23	PRINTED: 1/3/2024	DRAWN BY: BRUCE ROBINSON, CUSTOM HOME PLANS, 404-216-9152, BEROBINSON913@GMAIL.COM, Cricket Lot 2 24x36	BUILDER:	PROJECT DESCRIPTION: A SIGNATURE HOME BY MADEWELL, 235 CRICKET LANE, ALPHARETTA, GA 30009	FRAMING
A-3	RELEASED: 11-20-23				



1 A-4 MAIN FLOOR PLAN

SCALE: 3/16" = 1'-0"

SHEET: 5 of 23	PRINTED: 1/3/2024	DRAWN BY: BRUCE ROBINSON CUSTOM HOME PLANS 404-216-9152 BEROBINSON913@GMAIL.COM	BUILDER:	PROJECT DESCRIPTION: A SIGNATURE HOME BY MADEWELL 235 CRICKET LANE ALPHARETTA, GA 30009	FLOOR PLAN
A-4	RELEASED: 11-20-23	Cricket Lot 2 24x36			

BASEMENT DOOR SCHEDULE					
NO.	CALL	SIZE	R/O	DESCRIPTION	COMMENTS
D01	3080	3182 L EX	37 7/8"X98 3/4"	EXT. HINGED-DOOR E03	
D02	2880	2880 L IN	34"X98 1/2"	HINGED-DOOR P09	
D03	3080	3080 R IN	38"X98 1/2"	HINGED-DOOR P09	
D04	3080	3080 R IN	38"X98 1/2"	HINGED-DOOR P09	
D05	3080	3080 L IN	38"X98 1/2"	HINGED-DOOR P09	
D06	3080	3080 R	73"X100 1/2"	POCKET-DOOR P09	JOHNSON HARDWARE 1500HD
D07	3080	3080 L IN	38"X98 1/2"	HINGED-DOOR P09	
D08	3080	3080 L/R	73"X100 1/2"	DOUBLE POCKET-DOOR P05	JOHNSON HARDWARE 1500HD

BASEMENT WINDOW SCHEDULE					
NO.	CALL	SIZE	R/O	DESCRIPTION	COMMENTS
W01	4660DC	4660DC	54 1/2"X72 1/2"	DOUBLE CASEMENT-LHL/RHR	
W02	4020FX	4020FX	48 1/2"X24 1/2"	FIXED GLASS	
W03	2858SC	2858SC	32 1/2"X68 1/2"	SINGLE CASEMENT-HR	EGRESS
W04	2858SC	2858SC	32 1/2"X68 1/2"	SINGLE CASEMENT-HL	EGRESS
W05	2852SC	2852SC	32 1/2"X62 1/2"	SINGLE CASEMENT-HL	

1 / A-5

BASEMENT FENESTRATION SCHEDULES

SCALE: N/A

MAIN FLOOR DOOR SCHEDULE					
NO.	CALL	SIZE	R/O	DESCRIPTION	COMMENTS
D09	60100	60100 EX	74"X124 1/4"	DOORWAY	ARCHED STONE ENTRY
D10	6292	6292 R EX	74 7/16"X110 3/4"	EXT. DOUBLE HINGED-RT-GLASS PANEL	ARCHED 3/4 LITE ENTRY DOOR
D11	56102	56102 L/R EX	66 7/16"X122 3/4"	EXT. DOUBLE HINGED-GLASS PANEL	FULL LITE OFFICE DOOR
D12	30100	31102 L EX	37 7/8"X122 3/4"	EXT. HINGED-RT-GLASS PANEL	
D13	30100	31102 L EX	43 7/8"X122 3/4"	EXT. HINGED-RT-GLASS PANEL	3/4 LITE ENTRY
D14	32102	32102 L EX	38 1/8"X122 3/4"	EXT. HINGED-DOOR E03	NOT INCLUDED IN QUOTE
D15	3080	31102 L EX	37 7/8"X122 3/4"	EXT. HINGED-DOOR E03	3/4 LITE ENTRY
D16	30100	3182 R EX	37 7/8"X98 3/4"	EXT. HINGED-GLASS PANEL	
D17	50100	50100 EX	62"X121"	DOORWAY	BRICK ARCHED OPENING
D18	3080	31102 L EX	37 7/8"X122 3/4"	EXT. HINGED-DOOR E03	1/2 LITE ENTRY
D19	178104	178104 R EX	212"X124 3/4"	EXT. 0+5 DR. BIFOLD-NW ALUMINUM 840	Q-FOLD-PD-5
D20	31102	31102 L EX	37 7/8"X122 3/4"	EXT. HINGED-DOOR P01	NO GLASS
D21	178104	178104 R EX	212"X124 3/4"	EXT. 0+5 DR. BIFOLD-NW ALUMINUM 840	Q-FOLD-PD-5
D22	136104	136104 L/R EX	162"X124 3/4"	EXT. 1+4 DR. BIFOLD-NW ALUMINUM 840	Q-FOLD-PD-5
D23	3080	3080 L IN	38"X98 1/2"	EXT. HINGED-DOOR	
D24	31102	31102 L IN	37 7/8"X122 3/4"	EXT. HINGED-DOOR	
D25	3282	3282 L EX	38 1/8"X98 1/2"	EXT. HINGED-DOOR E03	
D26	10080	10080	121 1/2"X96 3/4"	GARAGE DOOR W/ OPENER	
D27	18080	18080	217 1/2"X96 3/4"	GARAGE DOOR W/ OPENER	
D28	18080	18080	217 1/2"X96 3/4"	GARAGE DOOR W/ OPENER	
D29	18080	18080	217 1/2"X96 3/4"	GARAGE DOOR W/ OPENER	
D30	3080	3080 R	73"X100 1/2"	POCKET-DOOR P09	JOHNSON HARDWARE 1500
D31	120100	120100	146"X121"	DOORWAY	LVL HEADER
D32	3080	32100 R EX	38 1/8"X120 1/2"	EXT. HINGED-DOOR E03	
D33	30100	30100 L IN	38"X122 1/2"	HINGED-DOOR P09	ELEVATOR DOOR
D34	46100	46100	56"X121"	DOORWAY	ARCHED OPENING W/ BULLNOSE SHEETROCK RETURN
D35	30100	30100 R IN	38"X122 1/2"	HINGED-DOOR P09	
D36	40100	40100 EX	50"X121"	DOORWAY	ARCHED OPENING W/ BULLNOSE SHEETROCK RETURN
D37	31102	31102 L IN	37 7/8"X122 3/4"	HINGED-DOOR P09	
D38	2880	2880 L IN	34"X98 1/2"	HINGED-DOOR P09	
D39	28100	28100 L IN	34"X122 1/2"	HINGED-DOOR P09	
D40	3080	3080 R IN	38"X98 1/2"	HINGED-DOOR P09	
D41	3080	3080 R	73"X100 1/2"	POCKET-DOOR P09	JOHNSON HARDWARE 1500
D42	3080	3080 L IN	38"X98 1/2"	HINGED-DOOR P09	
D43	2880	2880 R IN	34"X98 1/2"	HINGED-DOOR P09	
D44	3080	3080 L/R	73"X100 1/2"	DOUBLE POCKET-DOOR P05	JOHNSON HARDWARE 1500
D46	80100	80100	98"X121"	DOORWAY	ARCHED OPENING W/ BULLNOSE SHEETROCK RETURN
D47	30100	30100 R IN	38"X122 1/2"	HINGED-DOOR P09	ARCHED TOP DOOR
D48	60100	60100 R IN	74"X122 1/2"	SLIDER-GLASS PANEL	OFFICE DOOR
D49	60100	60100	74"X121"	DOORWAY	ARCHED OPENING W BULLNOSE SHEETROCK RETURN
D50	36100	36100	44"X121"	DOORWAY	ARCHED OPENING W/ BULLNOSE SHEETROCK RETURN
D51	30100	30100 L IN	38"X122 1/2"	HINGED-DOOR P09	
D52	40100	40100 L/R	97"X124 1/2"	DOUBLE POCKET-DOOR P09	JOHNSON HARDWARE 1500
D53	30100	30100 L/R IN	38"X122 1/2"	DOUBLE HINGED-DOOR P09	
D54	30100	30100 R	73"X124 1/2"	POCKET-DOOR P09	JOHNSON HARDWARE 1500
D55	30100	30100	38"X121"	CASED OPENING	
D56	30100	30100 L	73"X124 1/2"	POCKET-DOOR P09	JOHNSON HARDWARE 1500
D57	9270	9270 L EX	110 1/8"X84 3/4"	FOLDING WINDOW WALL	ABOVE CABINET COUNTERTOP

MAIN FLOOR WINDOW SCHEDULE					
NO.	CALL	SIZE	R/O	DESCRIPTION	COMMENTS
W06	2874MU	2874	32 1/2"X88 1/2"	MULLED UNIT	
W07	2874MU	2874	32 1/2"X88 1/2"	MULLED UNIT	
W08	7074MU	7074	84 1/2"X88 1/2"	FIXED GLASS	
W09	6082MU	6082	72"X98"	FIXED GLASS	W77 ON ORDER.
W10	3099FX	3099FX	36 1/2"X117"	FIXED GLASS	
W11	3099FX	3099FX	36 1/2"X117"	FIXED GLASS	
W12	41199MU	41199	59 1/2"X117"	MULLED UNIT	
W13	41199MU	41199	59 1/2"X117"	MULLED UNIT	
W14	3099FX	3099FX	36 1/2"X117"	FIXED GLASS	
W15	3099FX	3099FX	36 1/2"X117"	FIXED GLASS	
W16	3099FX	3099FX	36 1/2"X117"	FIXED GLASS	
W17	3099FX	3099FX	36 1/2"X117"	FIXED GLASS	
W18	4096FX	4096FX	48 1/2"X114 1/2"	FIXED GLASS	
W19	4096FX	4096FX	48 1/2"X114 1/2"	FIXED GLASS	
W20	2876MU	2876	32 1/2"X90 1/2"	MULLED UNIT	
W21	41097MU	41097	58"X115"	MULLED UNIT	
W22	41097MU	41097	58"X115"	MULLED UNIT	
W23	8898MU	8898	104 1/2"X116"	MULLED UNIT	FIELD MULL. INDIVIDUAL R.O. 30" X 116" HEADER @ 121 1/2" AFF
W24	9066MU	9066	108 1/2"X78 1/2"	MULLED UNIT	
W30	2856SC	2856SC	32 1/2"X66 1/2"	SINGLE CASEMENT-HL	HEADER @ 99" AFF
W31	2856SC	2856SC	32 1/2"X66 1/2"	SINGLE CASEMENT-HL	HEADER @ 99" AFF
W32	2856SC	2856SC	32 1/2"X66 1/2"	SINGLE CASEMENT-HR	
W33	4056FX	4056FX	48 1/2"X66 1/2"	FIXED GLASS	
W34	2856SC	2856SC	32 1/2"X66 1/2"	SINGLE CASEMENT-HL	
W35	4660DC	4660DC	54 1/2"X72 1/2"	DOUBLE CASEMENT-LHL/RHR	
W36	4660DC	4660DC	54 1/2"X72 1/2"	DOUBLE CASEMENT-LHL/RHR	
W37	4020 TRANSOM	4020FX	48 1/2"X24 1/2"	FIXED GLASS	
W38	2856SC	2856SC	32 1/2"X66 1/2"	SINGLE CASEMENT-HL	
W39	2856SC	2856SC	32 1/2"X66 1/2"	SINGLE CASEMENT-HL	
W40	2854SC	2854SC	32 1/2"X64 1/2"	SINGLE CASEMENT-HL	
W41	26100FX	26100FX	30 1/2"X120 1/2"	FIXED GLASS	
W42	4078SC	4078SC	48 1/2"X92 1/2"	SINGLE CASEMENT-HL-CT	
W43	4078SC	4078SC	48 1/2"X92 1/2"	SINGLE CASEMENT-HR-CT	
W44	2874MU	2874	32 1/2"X88 1/2"	MULLED UNIT	

2 / A-5

MAIN FLOOR FENESTRATION SCHEDULES

SCALE: N/A

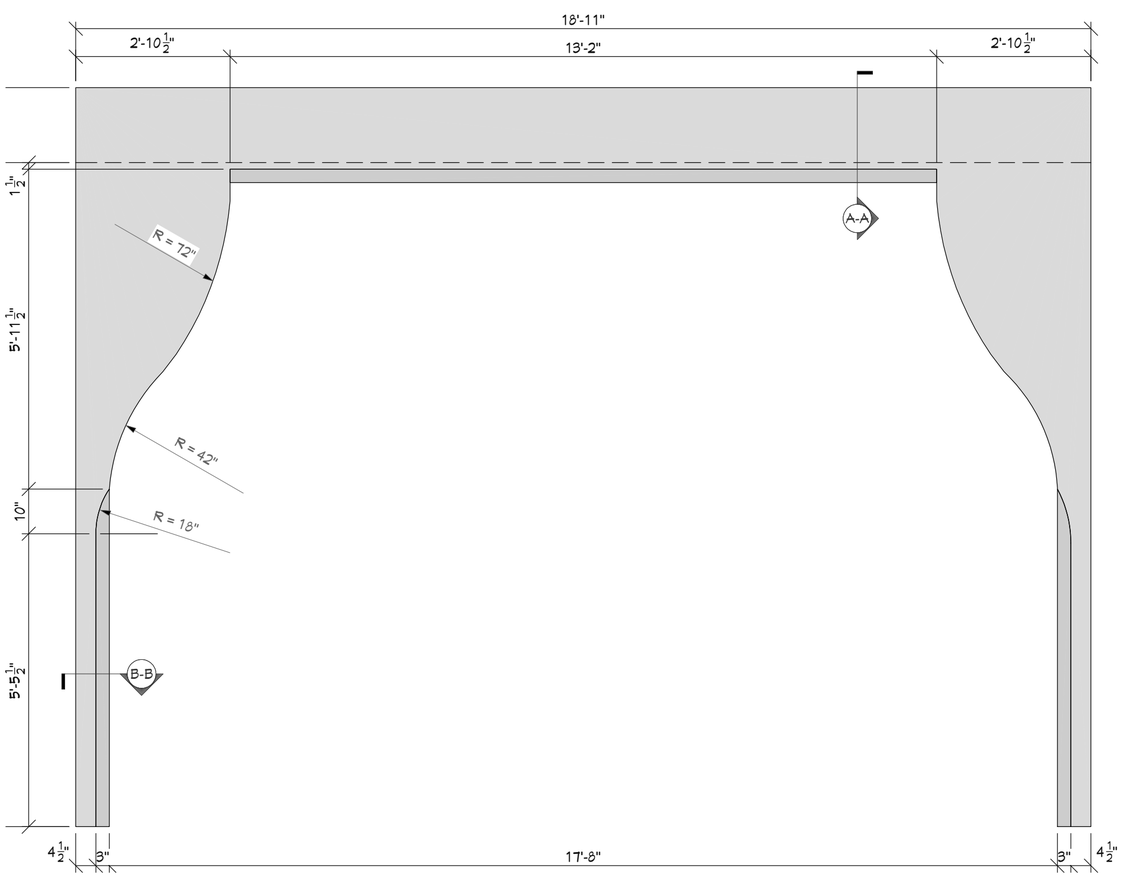
2ND FLOOR DOOR SCHEDULE					
NO.	CALL	SIZE	R/O	DESCRIPTION	COMMENTS
D58	3080	3080 L IN	38"X98 1/2"	HINGED-DOOR P09	
D59	3080	3080 R IN	38"X98 1/2"	HINGED-DOOR P09	
D60	2880	2880 R IN	34"X98 1/2"	HINGED-DOOR P09	
D61	3080	3080 R IN	38"X98 1/2"	HINGED-DOOR P09	
D62	3080	3080 L IN	38"X98 1/2"	HINGED-DOOR P09	
D63	3080	3080 L IN	38"X98 1/2"	HINGED-DOOR P09	
D64	3080	3080 R IN	38"X98 1/2"	HINGED-DOOR P09	
D65	3080	3080 L IN	38"X98 1/2"	HINGED-DOOR P09	ELEVATOR DOOR
D66	3080	3080 R	73 3/4"X100 1/2"	POCKET-DOOR P09	JOHNSON HARDWARE 1500
D67	4080	4080 L/R IN	50"X98 1/2"	DOUBLE HINGED-DOOR P09	
D68	2880	2880 R IN	34"X98 1/2"	HINGED-DOOR P09	
D69	3080	3080 L	73"X100 1/2"	POCKET-DOOR P09	JOHNSON HARDWARE 1500
D70	3080	3080 L/R IN	38"X98 1/2"	DOUBLE HINGED-DOOR P09	
D71	3080	3080 L IN	38"X98 1/2"	HINGED-DOOR P09	
D72	10080	10080	122"X97"	CASED OPENING	LVL HEADER
D73	3080	3080 R IN	38 1/16"X98 1/2"	HINGED-DOOR P09	
D74	3080	3080 R	73 3/4"X100 1/2"	POCKET-DOOR P09	JOHNSON HARDWARE 1500
D75	2880	2880 L IN	34"X98 1/2"	HINGED-DOOR P09	
D76	2880	2880 R IN	34"X98 1/2"	HINGED-DOOR P09	
D77	3080	3080 R IN	38"X98 1/2"	HINGED-DOOR P09	
D78	3080	3080 L IN	38"X98 1/2"	HINGED-DOOR P09	
D79	3080	3080 R IN	38"X98 1/2"	HINGED-DOOR P09	
D80	10683	10683 L/R EX	191 7/16"X99 1/8"	EXT. 2+2-PANEL POCKET-GLASS PANEL	VERIFY INSTALLATION W/ MFG
D81	10683	10683	126 5/8"X99 1/8"	DOORWAY	OPENING IN EXTERIOR WALL
D82	10683	10683	126 5/8"X99 1/8"	DOORWAY	

2ND FLOOR WINDOW SCHEDULE					
NO.	CALL	SIZE	R/O	DESCRIPTION	COMMENTS
W46	1230FX	1620FX	18 1/2"X24 1/2"	FIXED GLASS	18X24 GABLE WINDOW HEADER @ 17'-6"
W47	2630FX	2630FX	30 1/2"X36 1/2"	FIXED GLASS	30X36 DORMER WINDOW
W48	5080MU	5080	60 1/2"X96 1/2"	MULLED UNIT	HEADER @ 278" AFF
W50	1230 FX	2630FX	30 1/2"X36 1/2"	FIXED GLASS	30X36 DORMER WINDOW
W51	6080MU	6080	72 1/2"X96 1/2"	MULLED UNIT	HEADER @ 278" AFF
W52	1230 FX	1620FX	18 1/2"X24 1/2"	FIXED GLASS	18X24 GABLE WINDOW
W53	2630FX	2630FX	30 1/2"X36 1/2"	FIXED GLASS	30X36 DORMER WINDOW
W58	88100MU	88100	104 1/2"X120 1/2"	MULLED UNIT	HEADER 123" ABOVE LANDING. FIELD MULL. INDIVIDUAL R.O. 30" X 120 1/2"
W59	3060SC	3060SC	36 1/2"X72 1/2"	SINGLE CASEMENT-HL	
W60	3060SC	3060SC	36 1/2"X72 1/2"	SINGLE CASEMENT-HL	
W61	3060SC	3060SC	36 1/2"X72 1/2"	SINGLE CASEMENT-HL	
W62	3060SC	3060SC	36 1/2"X72 1/2"	SINGLE CASEMENT-HL	
W63	3060SC	3060SC	36 1/2"X72 1/2"	SINGLE CASEMENT-HL	
W64	2860SC	2860SC	32 1/2"X72 1/2"	SINGLE CASEMENT-HR	
W65	3660FX	3660FX	42 1/2"X72 1/2"	FIXED GLASS	
W66	3660FX	3660FX	42 1/2"X72 1/2"	FIXED GLASS	
W67	12062MU	12062	144 1/2"X74 1/2"	MULLED UNIT	
W68	2630FX	2630FX	30 1/2"X36 1/2"	FIXED GLASS	
W69	90106TC	90106TC	108 1/2"X126 1/2"	TRIPLE CASEMENT-LHL/RHR-CT	HEADER @ 144" AFF
W70	5654DC	5654DC	66 1/2"X64 1/2"	DOUBLE CASEMENT-LHL/RHR	
W72	5460DC	5460DC	64 1/2"X72 1/2"	DOUBLE CASEMENT-LHL/RHR	
W73	5460DC	5460DC	64 1/2"X72 1/2"	DOUBLE CASEMENT-LHL/RHR	
W74	5460DC	5460DC	64 1/2"X72 1/2"	DOUBLE CASEMENT-LHL/RHR	
W75	5460DC	5460DC	64 1/2"X72 1/2"	DOUBLE CASEMENT-LHL/RHR	
W76	4020FX	4020FX	48 1/2"X24 1/2"	FIXED GLASS	

3 / A-5

2nd FLOOR FENESTRATION SCHEDULES

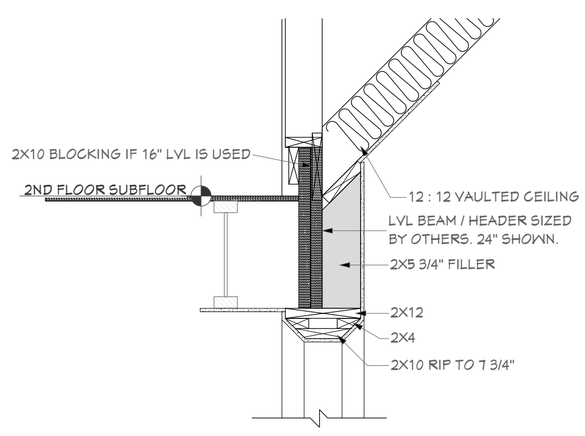
SCALE: N/A



4 / A-5

GREAT ROOM / KITCHEN OPENING

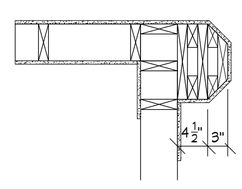
SCALE: 1/2" = 1'-0"



A-A

HEAD JAMB

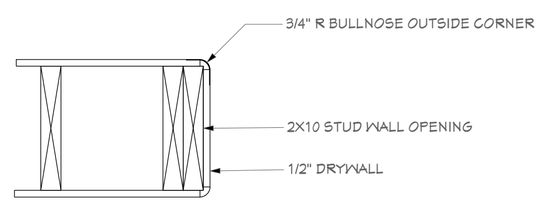
SCALE: 3/4" = 1'-0"



B-B

SIDE JAMB

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



4 / A-5

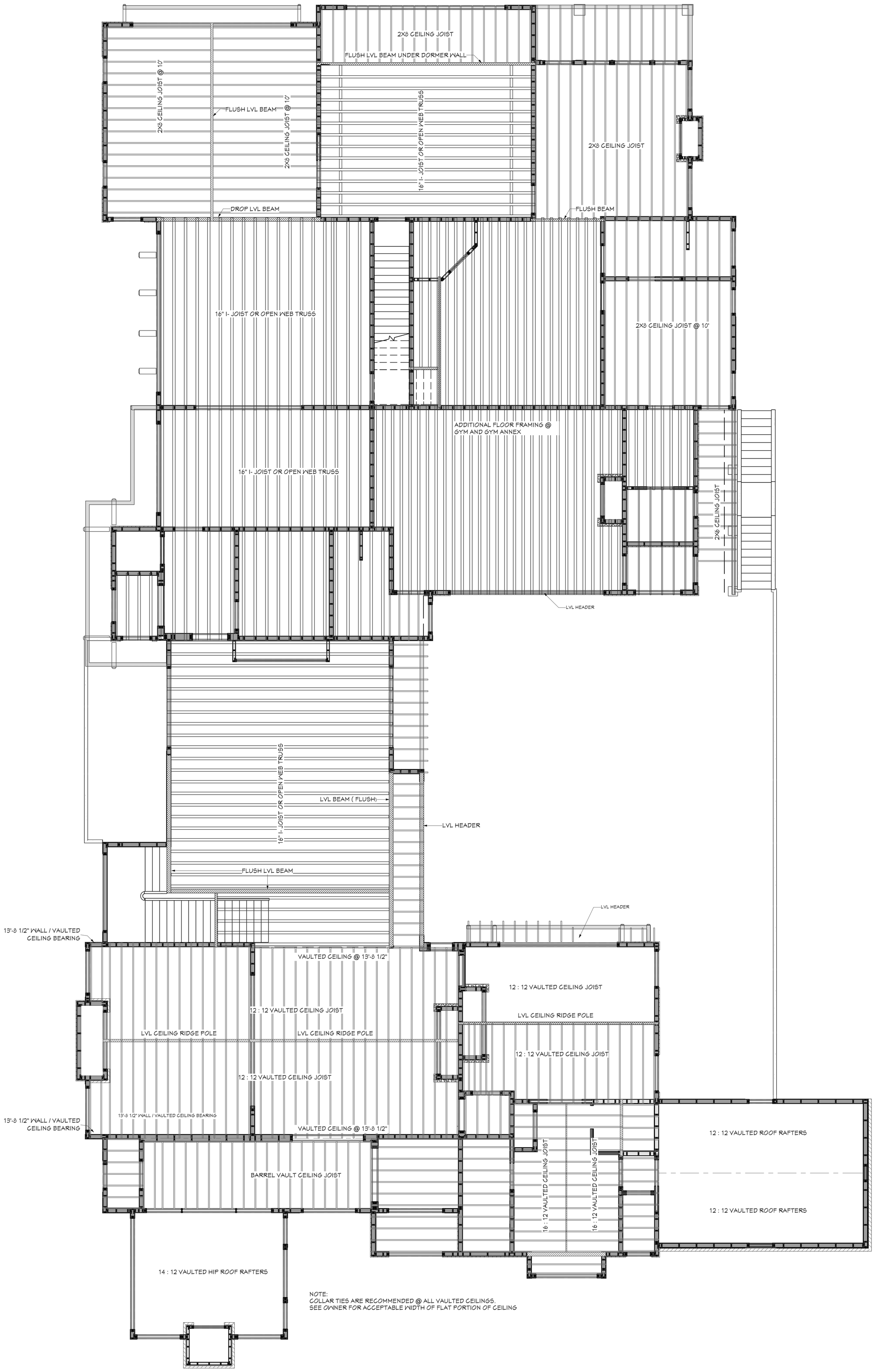
TYP. ELLIPTICAL ARCHED OPENING SIDE JAMB

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

NOTE:

THESE DETAILS ARE MEANT AS GENERAL GUIDELINES OF CONSTRUCTION.
FIELD ADJUSTMENTS MAY BE REQUIRED.
SEE OWNER FOR INSPIRATION PHOTOS AND FINISH DETAILS.

SHEET:	PRINTED:	DRAWN BY:	BUILDER:	PROJECT DESCRIPTION:		
6 of 23	1/3/2024	BRUCE ROBINSON CUSTOM HOME PLANS 404-216-9152 BEROBINSON913@GMAIL.COM		A SIGNATURE HOME BY MADEWELL 235 CRICKET LANE ALPHARETTA, GA 30009	SCHEDULES	
A-5	RELEASED: 11-20-23	Cricket Lot 2 24x36				



NOTE:
COLLAR TIES ARE RECOMMENDED @ ALL VAULTED CEILINGS.
SEE OWNER FOR ACCEPTABLE WIDTH OF FLAT PORTION OF CEILING

NOTE:

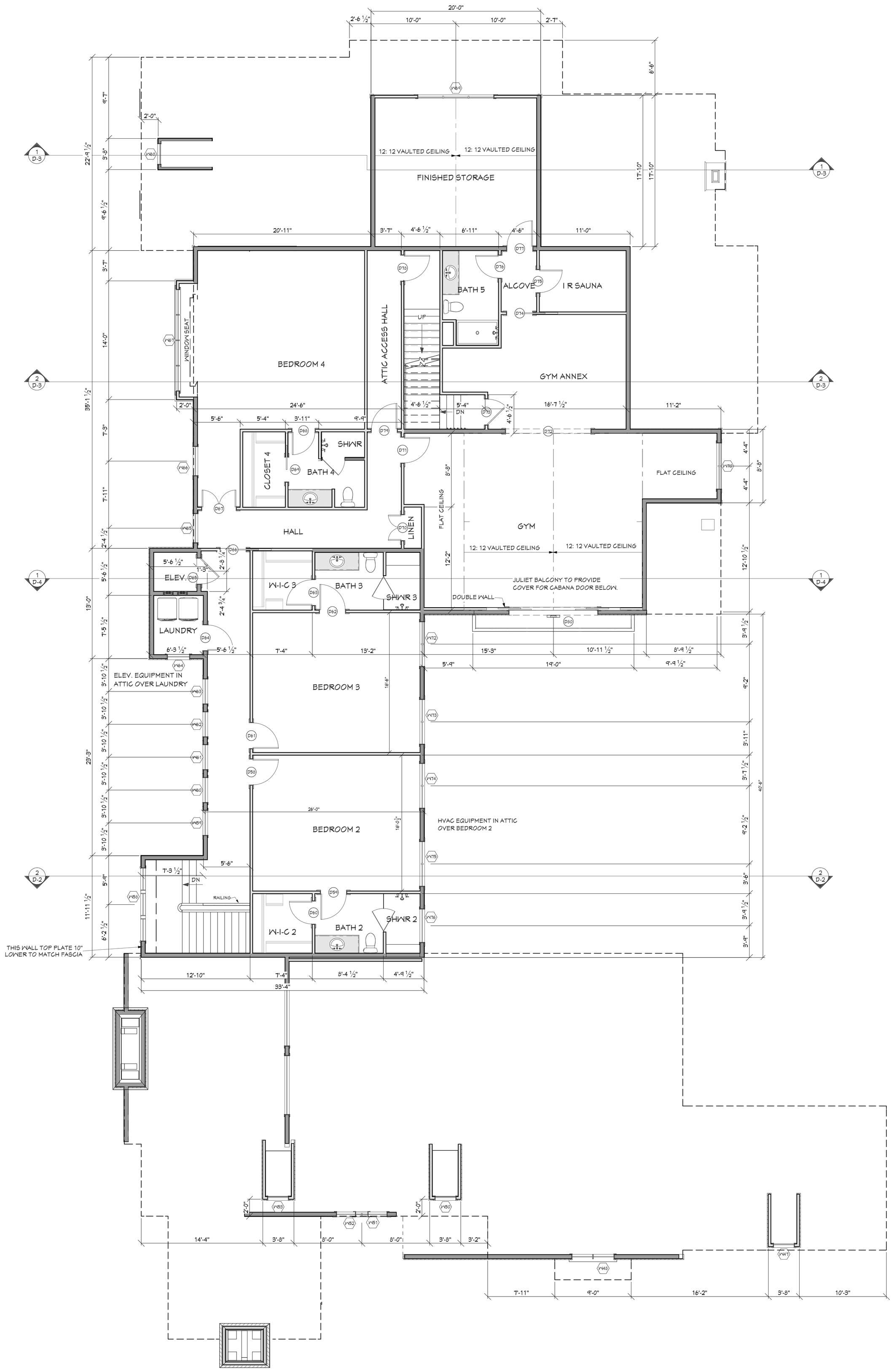
JOIST / TRUSS & BEAM SIZING AND LAYOUT BY OTHERS.

1
A-6

SCHEMATIC
MAIN FLOOR CEILING FRAMING PLAN

SCALE: 3/16" = 1'-0"

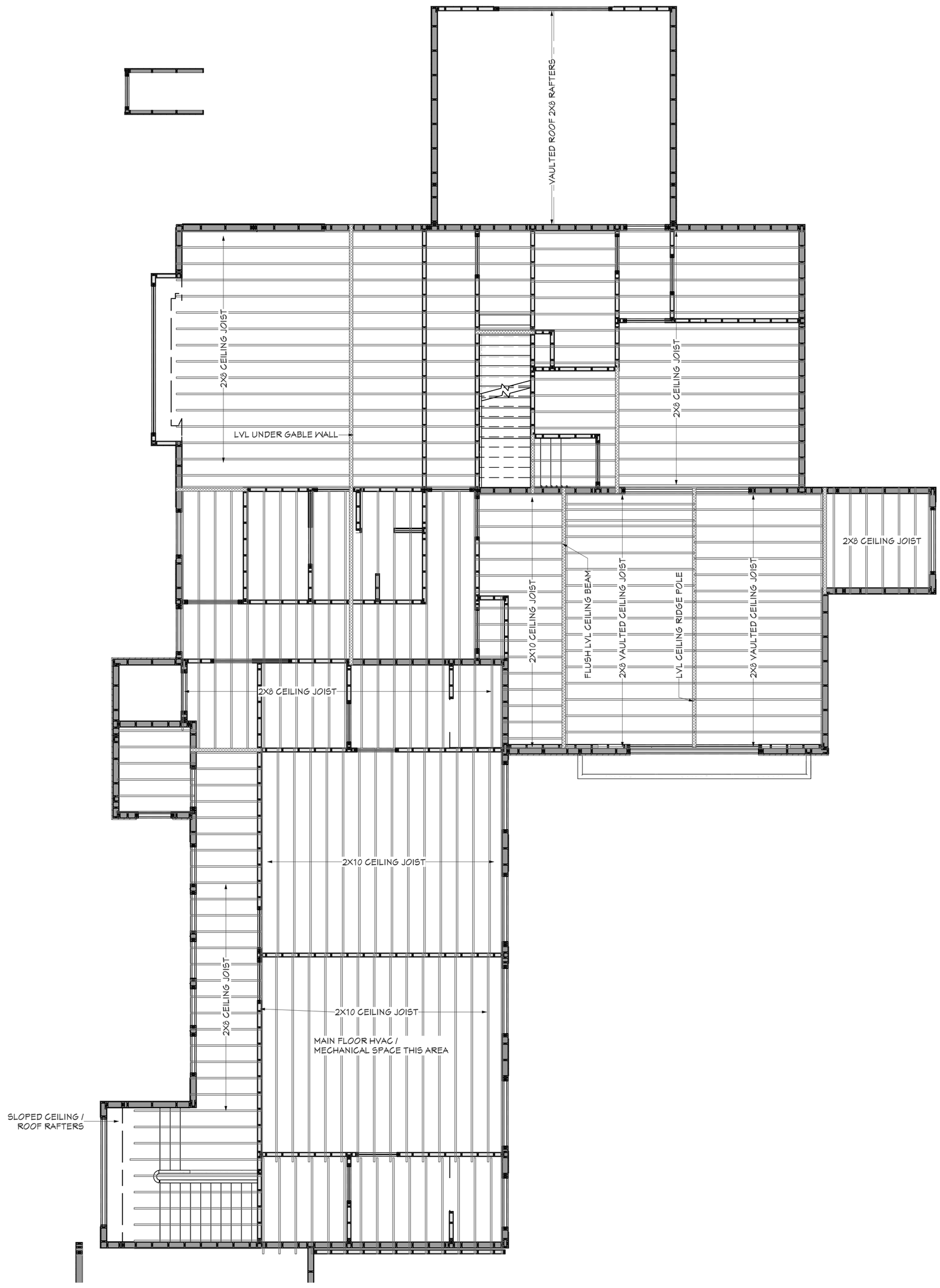
SHEET:	PRINTED:	DRAWN BY:	BUILDER:	PROJECT DESCRIPTION:		
7 of 23	1/3/2024	BRUCE ROBINSON CUSTOM HOME PLANS 404-216-9152 BEROBINSON913@GMAIL.COM		A SIGNATURE HOME BY MADEWELL 235 CRICKET LANE ALPHARETTA, GA 30009	FRAMING	
A-6	RELEASED: 11-20-23	Cricket Lot 2 24x36				



1 A-7 2nd FLOOR PLAN

SCALE: 3/16" = 1'-0"

SHEET: 8 of 23	PRINTED: 1/3/2024	DRAWN BY: BRUCE ROBINSON CUSTOM HOME PLANS 404-216-9152 BEROBINSON913@GMAIL.COM	BUILDER:	PROJECT DESCRIPTION: A SIGNATURE HOME BY MADEWELL 235 CRICKET LANE ALPHARETTA, GA 30009	FLOOR PLAN
A-7	RELEASED: 11-20-23	Cricket Lot 2 24x36			



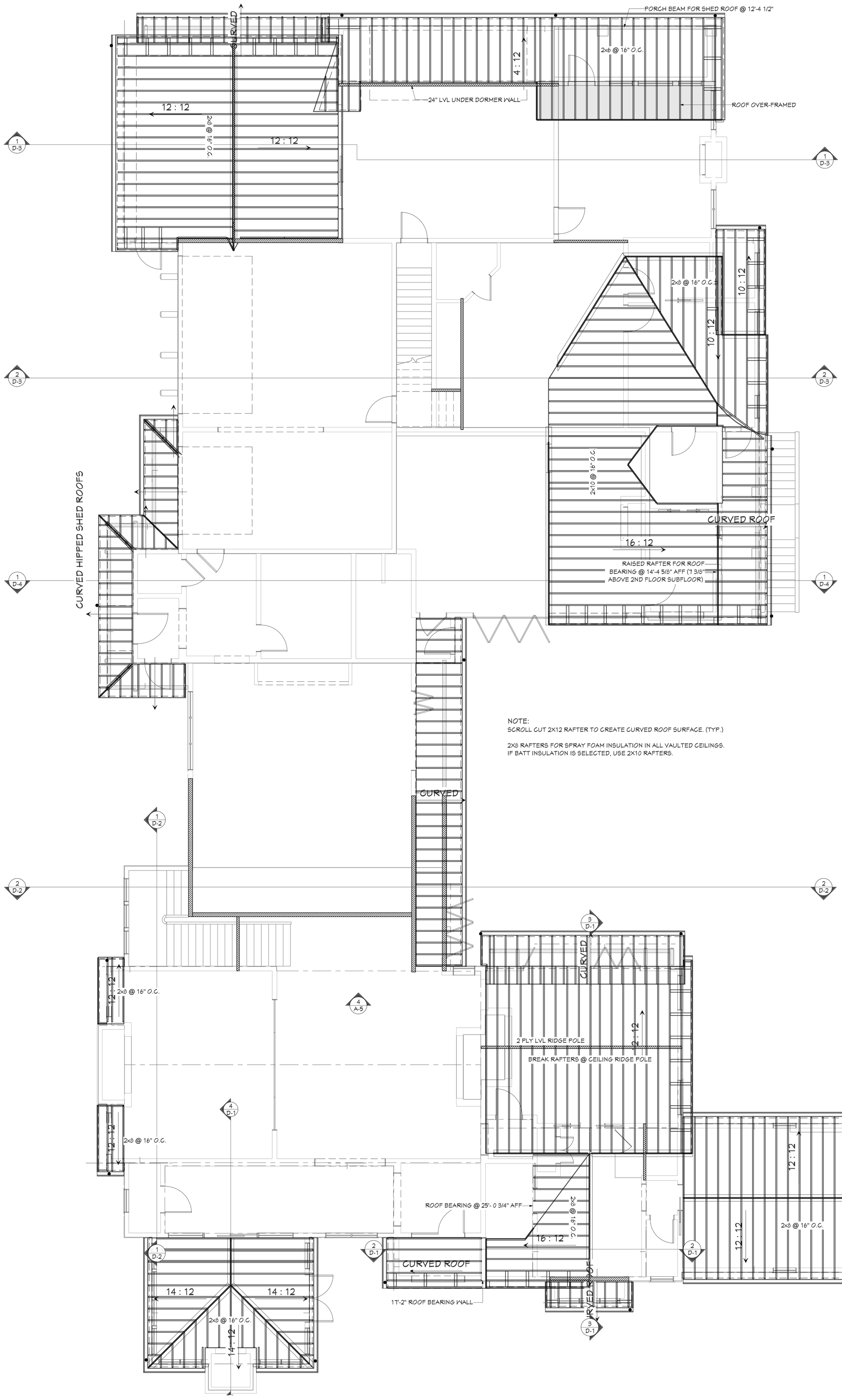
SCHEMATIC

1
A-8

2nd FLOOR CEILING FRAMING PLAN

SCALE: 3/16" = 1'-0"

SHEET: 9 of 23 A-8	PRINTED: 1/3/2024 RELEASED: 11-20-23	DRAWN BY: BRUCE ROBINSON CUSTOM HOME PLANS 404-216-9152 BEROBINSON913@GMAIL.COM Cricket Lot 2 24x36	BUILDER:	PROJECT DESCRIPTION: A SIGNATURE HOME BY MADEWELL 235 CRICKET LANE ALPHARETTA, GA 30009	FRAMING

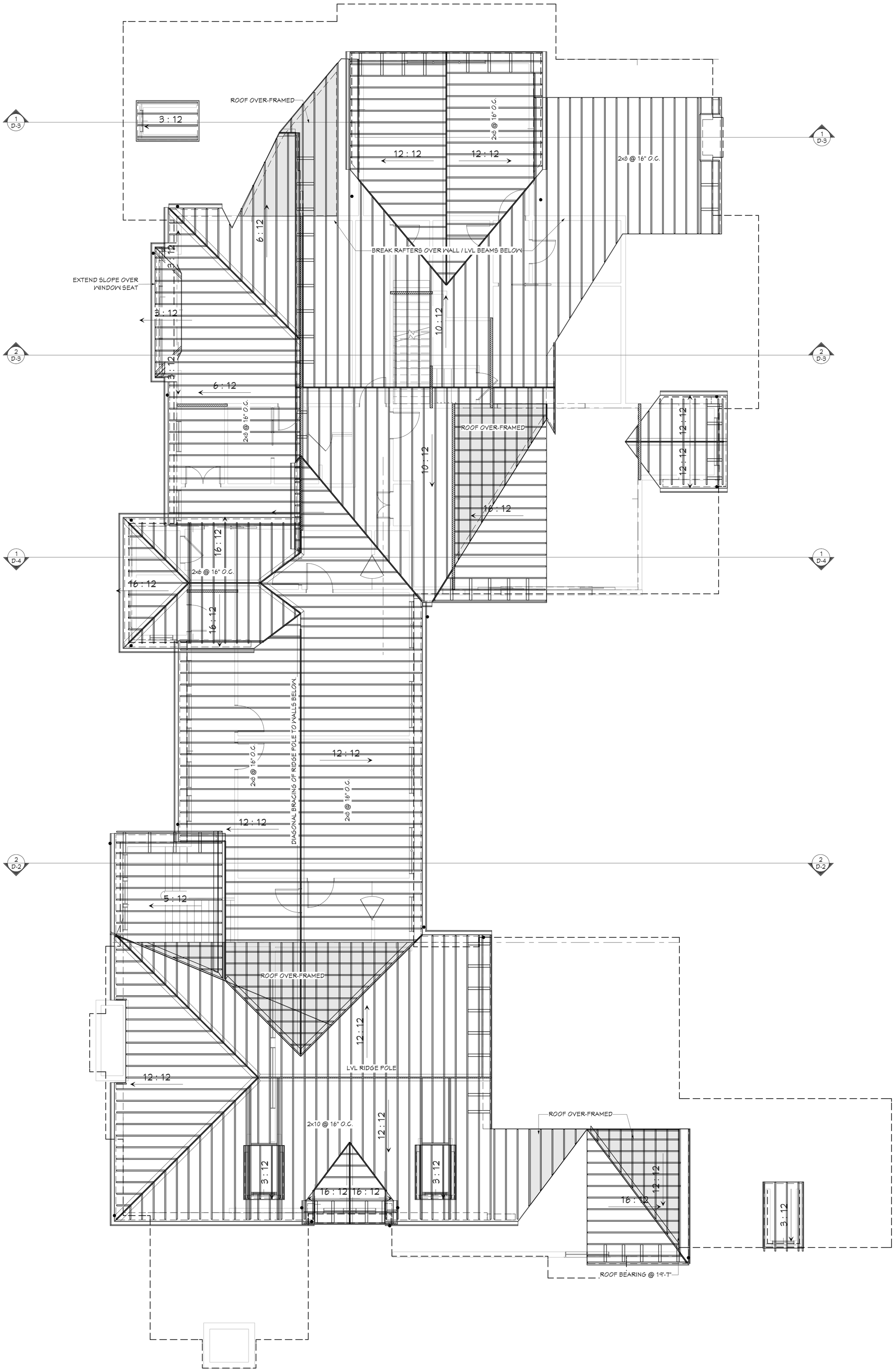


NOTE:
SCROLL CUT 2X12 RAFTER TO CREATE CURVED ROOF SURFACE. (TYP.)

2X8 RAFTERS FOR SPRAY FOAM INSULATION IN ALL VAULTED CEILINGS.
IF BATT INSULATION IS SELECTED, USE 2X10 RAFTERS.

1 / A-12 MAIN FLOOR ROOF PLAN
SCALE: 3/16" = 1'-0"

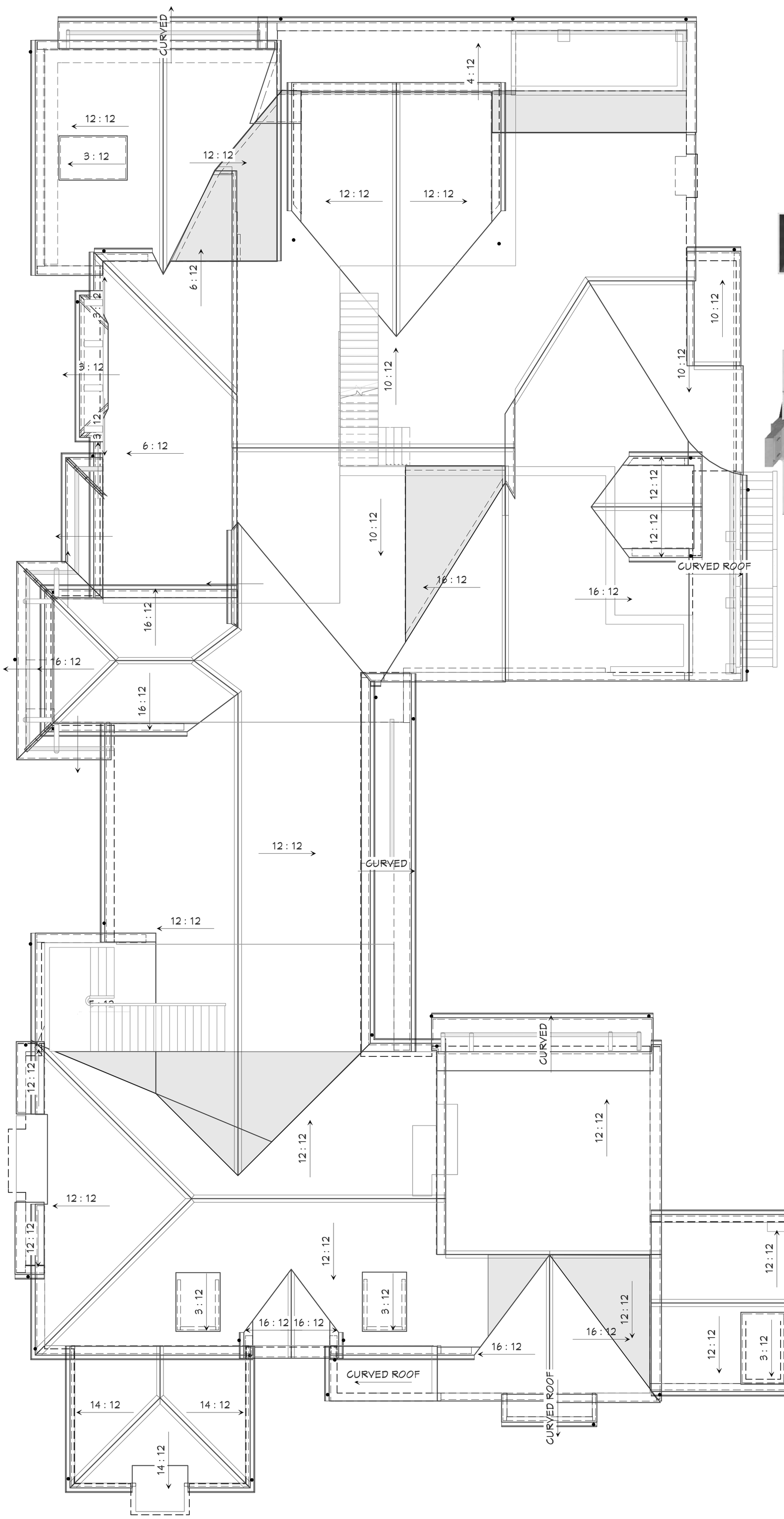
SHEET:	PRINTED:	DRAWN BY:	BUILDER:	PROJECT DESCRIPTION:	
13 of 23	1/3/2024	BRUCE ROBINSON CUSTOM HOME PLANS 404-216-9152 BEROBINSON913@GMAIL.COM		A SIGNATURE HOME BY MADEWELL 235 CRICKET LANE ALPHARETTA, GA 30009	ROOF PLAN
A-12	RELEASED: 11-20-23	Cricket Lot 2 24x36			



1 A-13 2nd FLOOR ROOF PLAN

SCALE: 3/16" = 1'-0"

SHEET: 14 of 23	PRINTED: 1/3/2024	DRAWN BY: BRUCE ROBINSON CUSTOM HOME PLANS 404-216-9152 BEROBINSON913@GMAIL.COM	BUILDER:	PROJECT DESCRIPTION: A SIGNATURE HOME BY MADEWELL 235 CRICKET LANE ALPHARETTA, GA 30009	ROOF PLAN
A-13	RELEASED: 11-20-23	Cricket Lot 2 24x36			

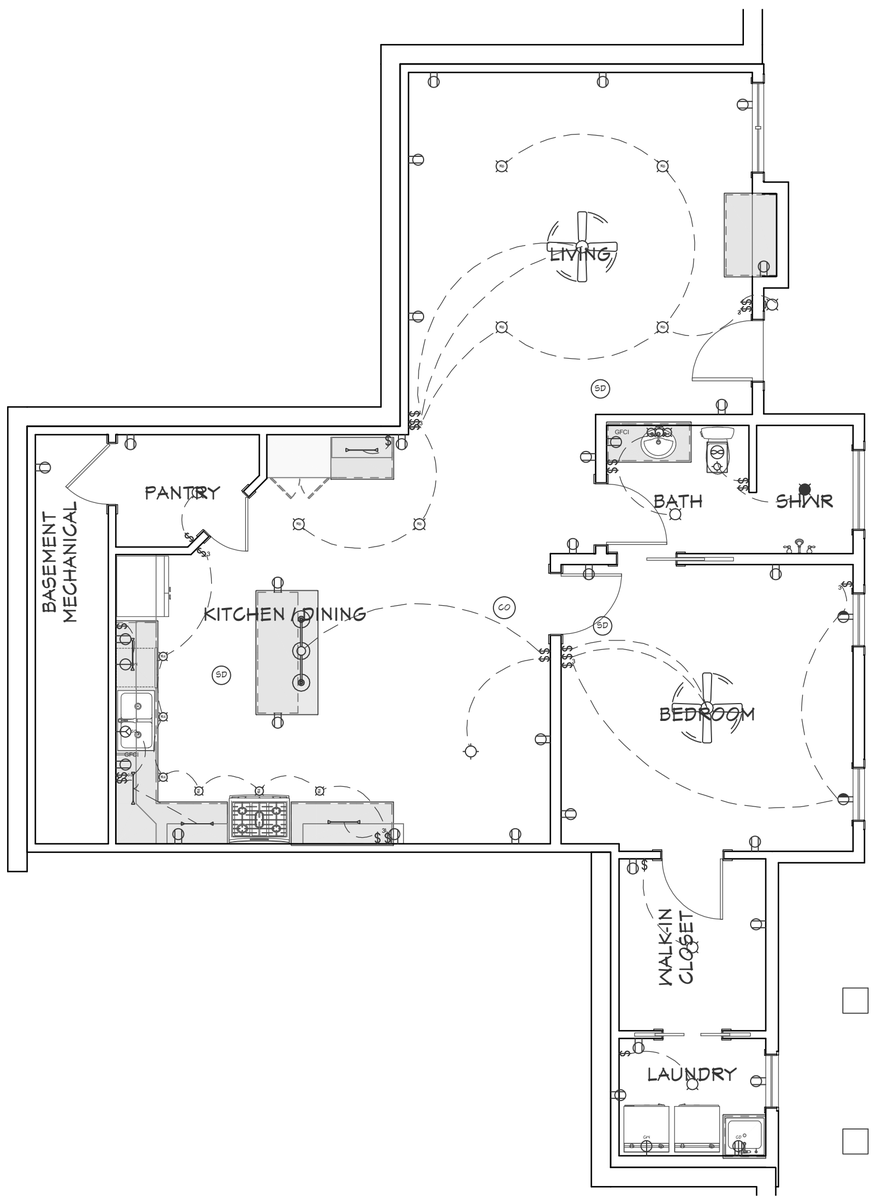


1
A-14

COMBINED FLOOR ROOF PLAN

SCALE: 3/16" = 1'-0"

SHEET: 15 of 23 A-14	PRINTED: 1/3/2024 RELEASED: 11-20-23	DRAWN BY: BRUCE ROBINSON CUSTOM HOME PLANS 404-216-9152 BEROBINSON913@GMAIL.COM Cricket Lot 2 24x36	BUILDER:	PROJECT DESCRIPTION: A SIGNATURE HOME BY MADEWELL 235 CRICKET LANE ALPHARETTA, GA 30009	ROOF PLAN



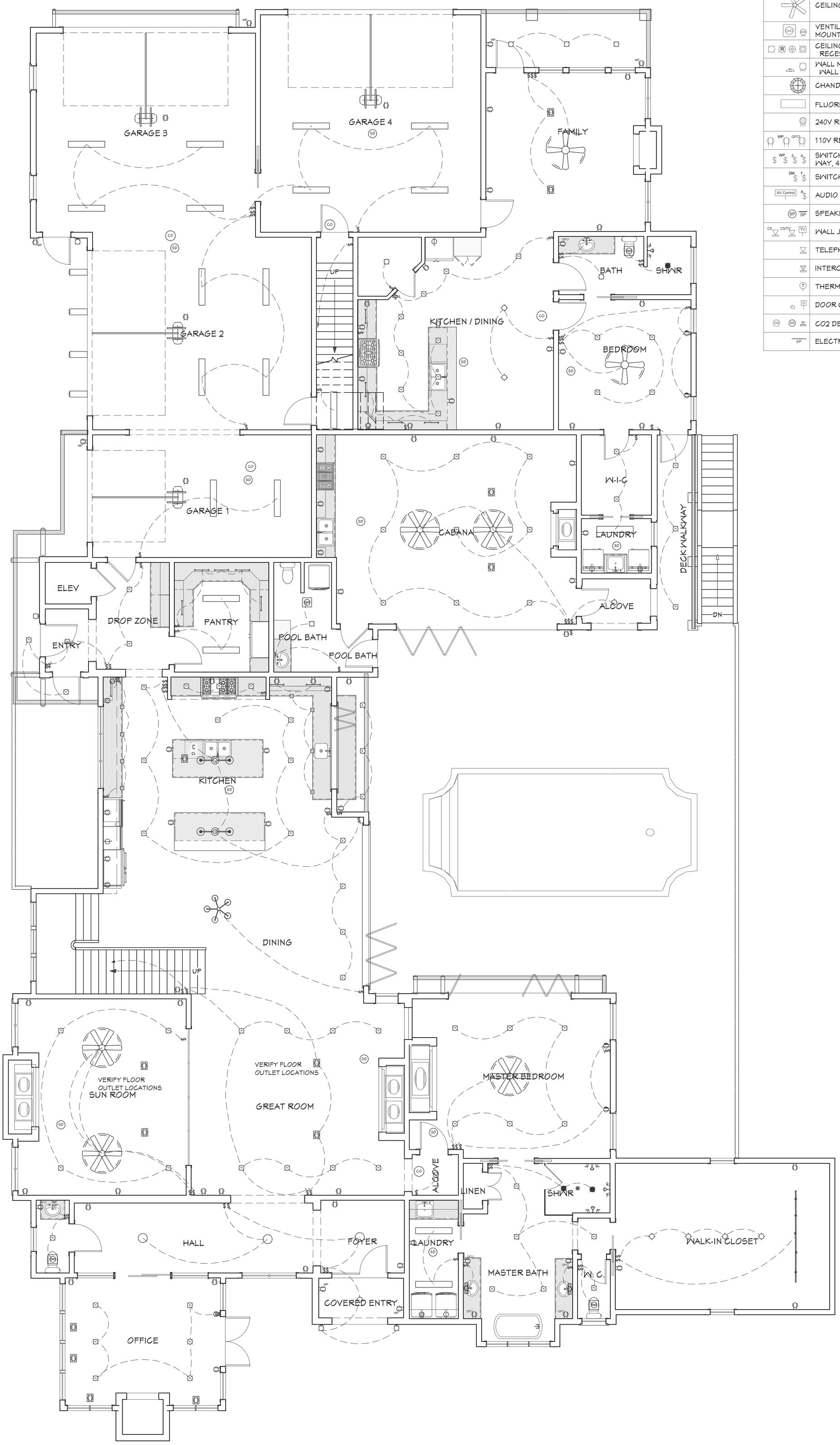
1
E-1

BASEMENT ELECTRICAL PLAN

SCALE: 3/16" = 1'-0"

ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	CEILING FAN
	VENTILATION FANS: CEILING MOUNTED, WALL MOUNTED
	CEILING MOUNTED FIXTURES: SURFACE, RECESSED, HEAT LAMP, LOW VOLTAGE
	WALL MOUNTED FIXTURES: FLUSH MOUNTED, WALL SCONCE
	CHANDELIER LIGHT FIXTURE
	FLUORESCENT / LED LIGHT FIXTURE
	240V RECEPTACLE
WP GFCI	110V REC: DUPLEX, WEATHER PROOF, GFCI
$ WP $ 3 $ 4 $	SWITCHES: SINGLE POLE, WEATHER PROOF, 3-WAY, 4-WAY
DM $ T $	SWITCHES: DIMMER, TIMER
AV Control A $	AUDIO VIDEO: CONTROL PANEL, SWITCH
SP SP	SPEAKERS: CEILING MOUNTED, WALL MOUNTED
C5 C5/TV TV	WALL JACKS: CAT5, CAT5 + TV, TV/CABLE
	TELEPHONE JACK
	INTERCOM
T	THERMOSTAT
	DOOR CHIME, DOOR BELL BUTTON
CO SD SD	CO2 DETECTOR, SMOKE DETECTOR
EP	ELECTRICAL BREAKER PANEL

SHEET:	PRINTED:	DRAWN BY:	BUILDER:	PROJECT DESCRIPTION:	
16 of 23	1/3/2024	BRUCE ROBINSON CUSTOM HOME PLANS 404-216-9152 BEROBINSON913@GMAIL.COM		A SIGNATURE HOME BY MADEWELL 235 CRICKET LANE ALPHARETTA, GA 30009	ELECTRICAL
E-1	RELEASED: 11-20-23	Cricket Lot 2 24x36			



ELECTRICAL - DATA - AUDIO LEGEND

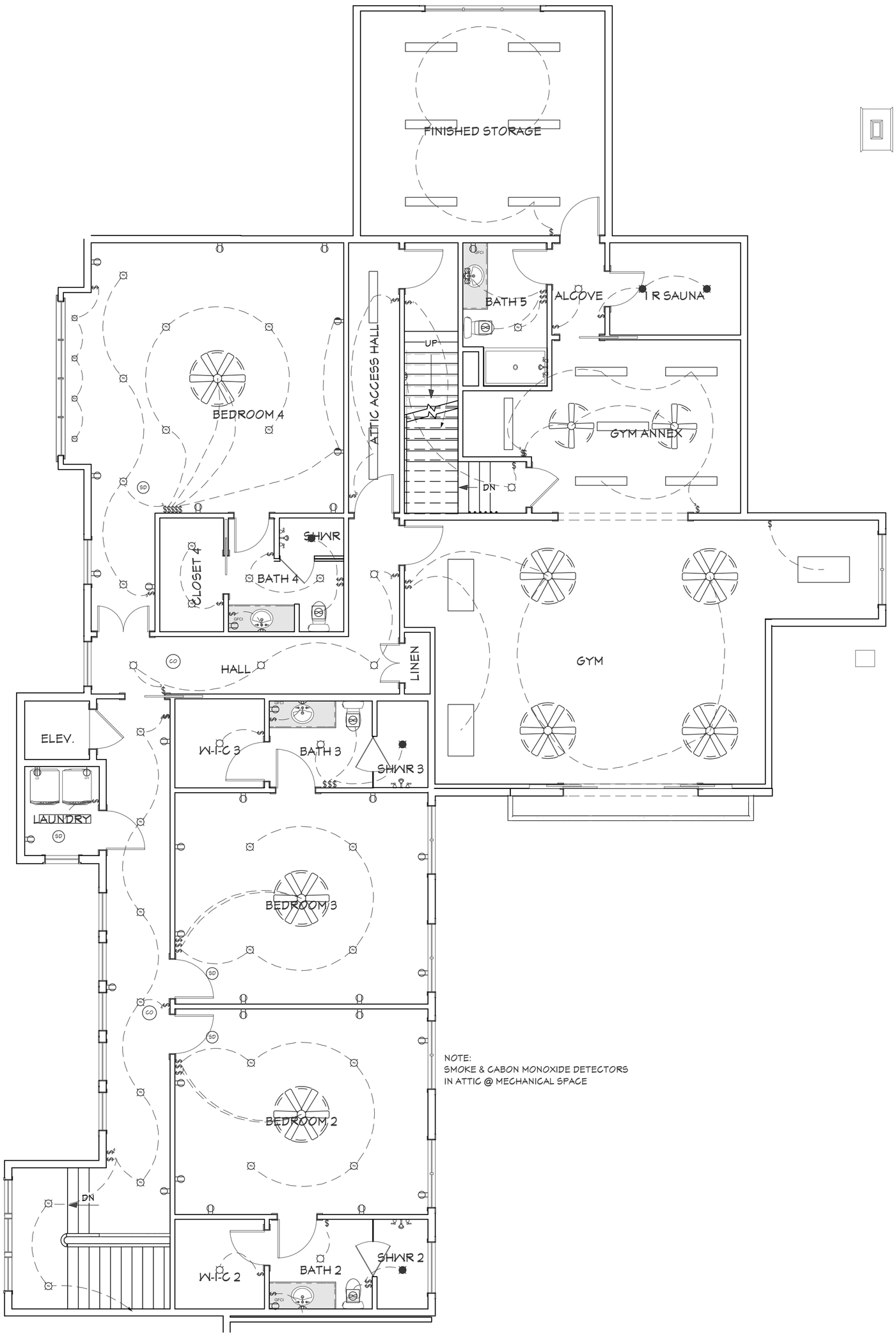
SYMBOL	DESCRIPTION
	CEILING FAN
	VENTILATION FANS: CEILING MOUNTED, WALL MOUNTED
	CEILING MOUNTED FIXTURES: SURFACE, RECESSED, HEAT LAMP, LOW VOLTAGE
	WALL MOUNTED FIXTURES: FLUSH MOUNTED, WALL SCONCE
	CHANDELIER LIGHT FIXTURE
	FLUORESCENT / LED LIGHT FIXTURE
	240V RECEPTACLE
WP GFCI	110V REC: DUPLEX, WEATHER PROOF, GFCI
$ WP $ 3 $ 4 $	SWITCHES: SINGLE POLE, WEATHER PROOF, 3-WAY, 4-WAY
DM $ T $	SWITCHES: DIMMER, TIMER
AV Control A $	AUDIO VIDEO: CONTROL PANEL, SWITCH
SP SP	SPEAKERS: CEILING MOUNTED, WALL MOUNTED
CS CS/TV TV	WALL JACKS: CAT5, CAT5 + TV, TV/CABLE
	TELEPHONE JACK
	INTERCOM
T	THERMOSTAT
	DOOR CHIME, DOOR BELL BUTTON
CO SD SD	CO2 DETECTOR, SMOKE DETECTOR
EP	ELECTRICAL BREAKER PANEL

1 / E-2 MAIN FLOOR ELECTRICAL PLAN

SCALE: 3/16" = 1'-0"

SHEET: 17 of 23	PRINTED: 1/3/2024	DRAWN BY: BRUCE ROBINSON CUSTOM HOME PLANS 404-216-9152 BEROBINSON913@GMAIL.COM	BUILDER:	PROJECT DESCRIPTION: A SIGNATURE HOME BY MADEWELL 235 CRICKET LANE ALPHARETTA, GA 30009	ELECTRICAL
E-2	RELEASED: 11-20-23	Cricket Lot 2 24x36			

ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	CEILING FAN
	VENTILATION FANS: CEILING MOUNTED, WALL MOUNTED
	CEILING MOUNTED FIXTURES: SURFACE, RECESSED, HEAT LAMP, LOW VOLTAGE
	WALL MOUNTED FIXTURES: FLUSH MOUNTED, WALL SCONCE
	CHANDELIER LIGHT FIXTURE
	FLUORESCENT / LED LIGHT FIXTURE
	240V RECEPTACLE
WP GFCI	110V REC: DUPLEX, WEATHER PROOF, GFCI
$ WP $ 3 $ 4 $	SWITCHES: SINGLE POLE, WEATHER PROOF, 3-WAY, 4-WAY
DM $ T $	SWITCHES: DIMMER, TIMER
AV Control A $	AUDIO VIDEO: CONTROL PANEL, SWITCH
SP SP	SPEAKERS: CEILING MOUNTED, WALL MOUNTED
C5 C5/TV TV	WALL JACKS: CAT5, CAT5 + TV, TV/CABLE
	TELEPHONE JACK
	INTERCOM
T	THERMOSTAT
	DOOR CHIME, DOOR BELL BUTTON
CO SD SD	CO2 DETECTOR, SMOKE DETECTOR
EP	ELECTRICAL BREAKER PANEL

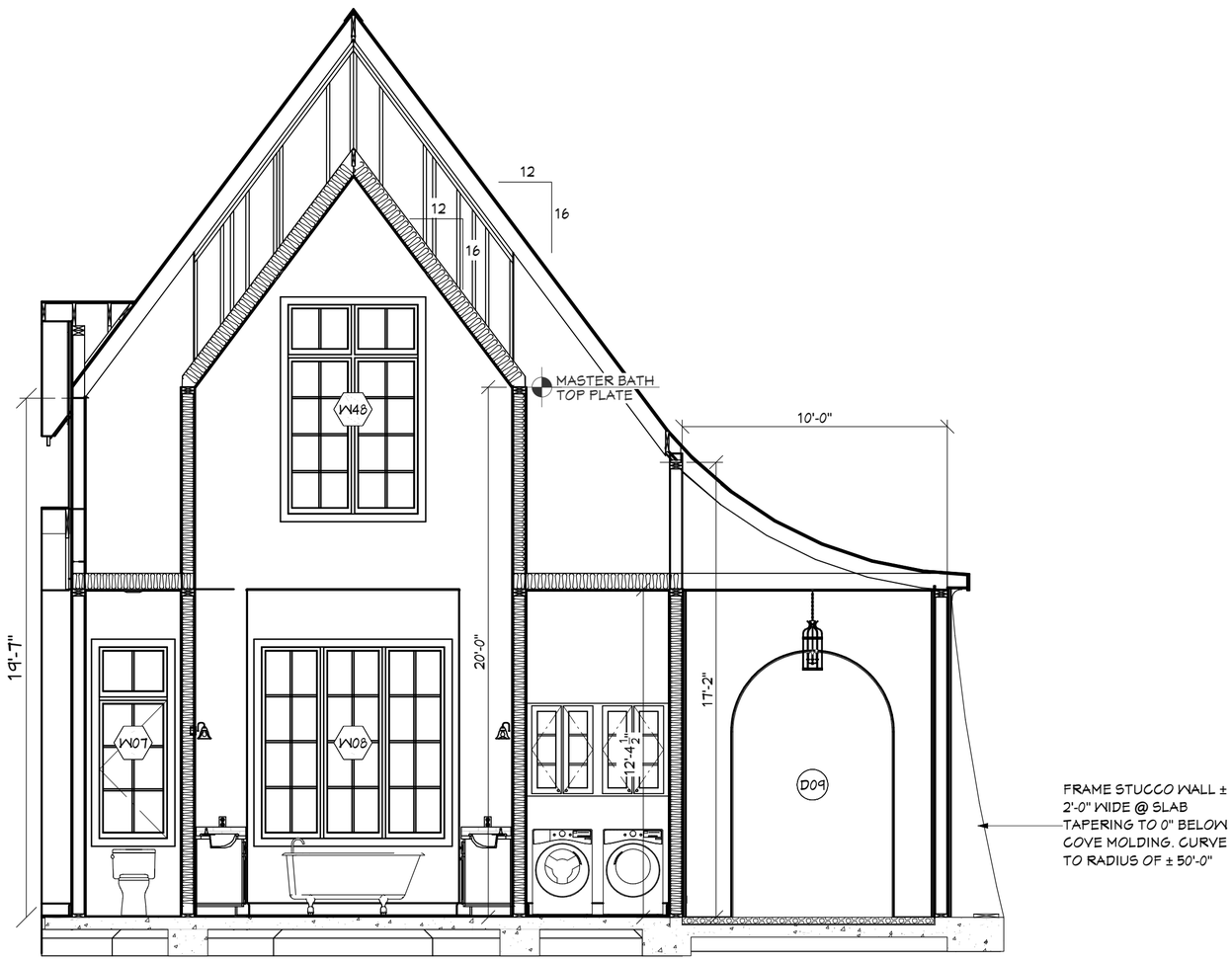


NOTE:
SMOKE & CABON MONOXIDE DETECTORS
IN ATTIC @ MECHANICAL SPACE

1 / E-3 **2nd FLOOR ELECTRICAL PLAN**

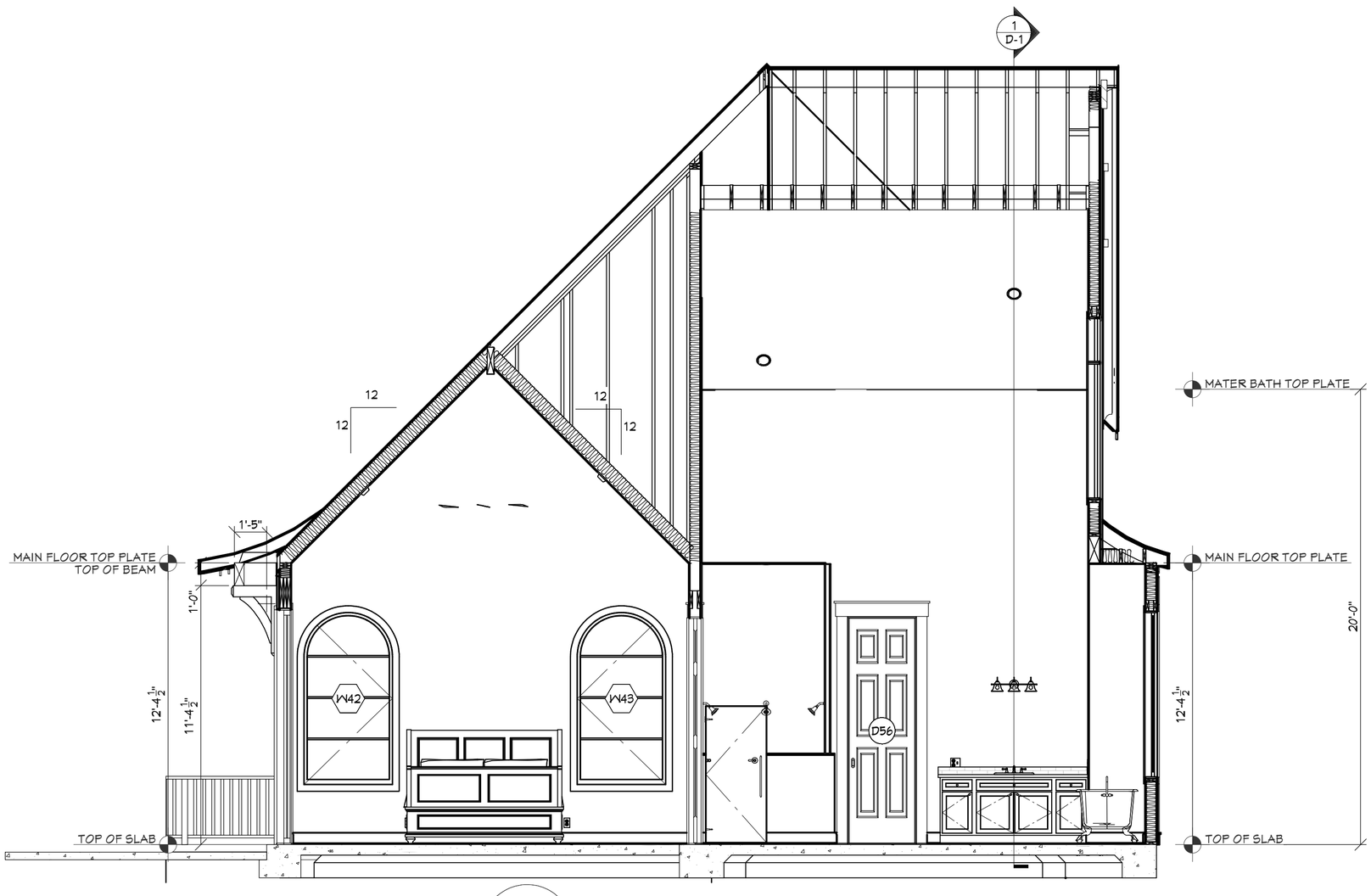
SCALE: 3/16" = 1'-0"

SHEET:	PRINTED:	DRAWN BY:	BUILDER:	PROJECT DESCRIPTION:	
18 of 23	1/3/2024	BRUCE ROBINSON CUSTOM HOME PLANS 404-216-9152 BEROBINSON913@GMAIL.COM		A SIGNATURE HOME BY MADEWELL 235 CRICKET LANE ALPHARETTA, GA 30009	ELECTRICAL
E-3	RELEASED: 11-20-23	Cricket Lot 2 24x36			



1 / D-1 DETAIL DELETED
SCALE: 1/4" = 1'-0"

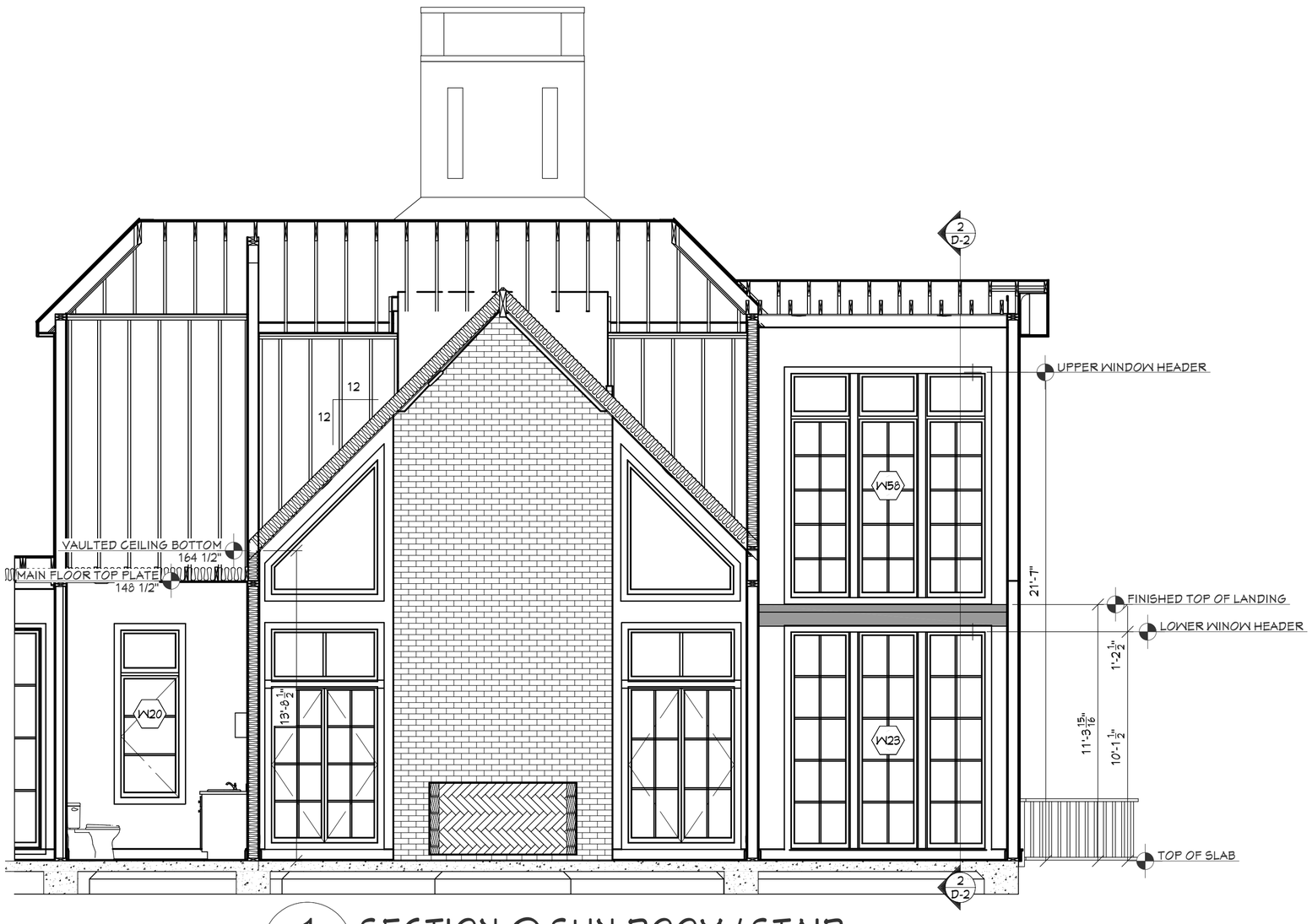
2 / D-1 SECTION @ MASTER BATH / ENTRY
SCALE: 1/4" = 1'-0"



3 / D-1 SECTION @ MASTER SUITE
SCALE: 1/4" = 1'-0"

4 / D-1 SECTION @ FRONT HALL
SCALE: 1/4" = 1'-0"

SHEET: 19 of 23	PRINTED: 1/3/2024	DRAWN BY: BRUCE ROBINSON, CUSTOM HOME PLANS, 404-216-9152, BEROBINSON913@GMAIL.COM, Cricket Lot 2 24x36	BUILDER:	PROJECT DESCRIPTION: A SIGNATURE HOME BY MADEWELL, 235 CRICKET LANE, ALPHARETTA, GA 30009	DETAILS
D-1	RELEASED: 11-20-23				



1 / D-2 SECTION @ SUN ROOM / STAIR

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

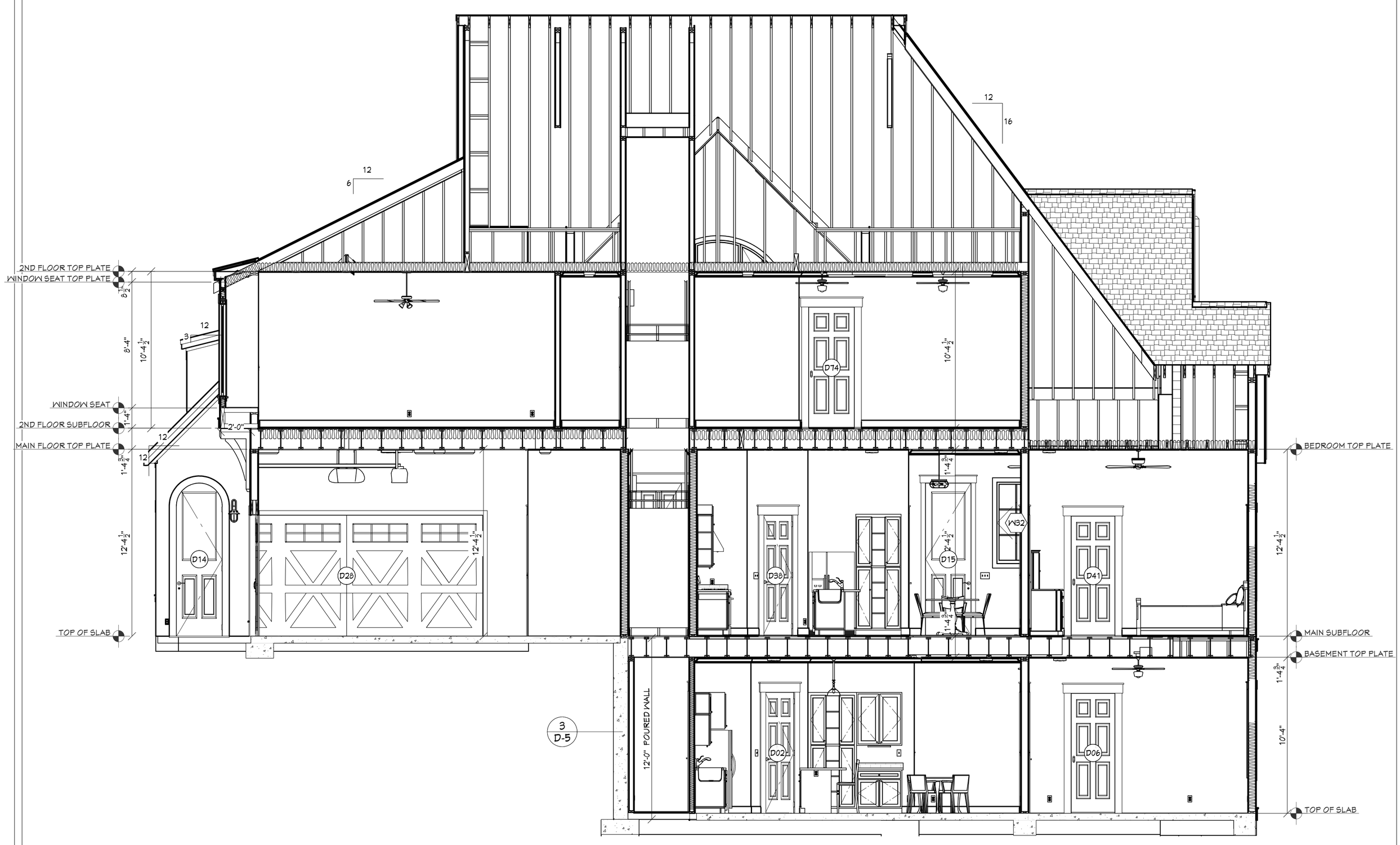
2 / D-2 SECTION @ STAIR

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

SHEET:	PRINTED:	DRAWN BY:	BUILDER:	PROJECT DESCRIPTION:		
20 of 23	1/3/2024	BRUCE ROBINSON CUSTOM HOME PLANS 404-216-9152 BEROBINSON913@GMAIL.COM		A SIGNATURE HOME BY MADEWELL 235 CRICKET LANE ALPHARETTA, GA 30009	DETAILS	
D-2	RELEASED: 11-20-23	Cricket Lot 2 24x36				

1 / D-3 SECTION @ GARAGE

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



2 / D-3 HOUSE SECTION

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

SHEET: 21 of 23	PRINTED: 1/3/2024	DRAWN BY: BRUCE ROBINSON CUSTOM HOME PLANS 404-216-9152 BEROBINSON913@GMAIL.COM	BUILDER:	PROJECT DESCRIPTION: A SIGNATURE HOME BY MADEWELL 235 CRICKET LANE ALPHARETTA, GA 30009	DETAILS
D-3	RELEASED: 11-20-23	Cricket Lot 2 24x36			

1
D-4

SECTION @ CABANA

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

DETAILS

PROJECT DESCRIPTION:

A SIGNATURE HOME BY MADEWELL
235 CRICKET LANE
ALPHARETTA, GA 30009

BUILDER:

DRAWN BY:

BRUCE ROBINSON
CUSTOM HOME PLANS
404-216-9152
BEROBINSON913@GMAIL.COM

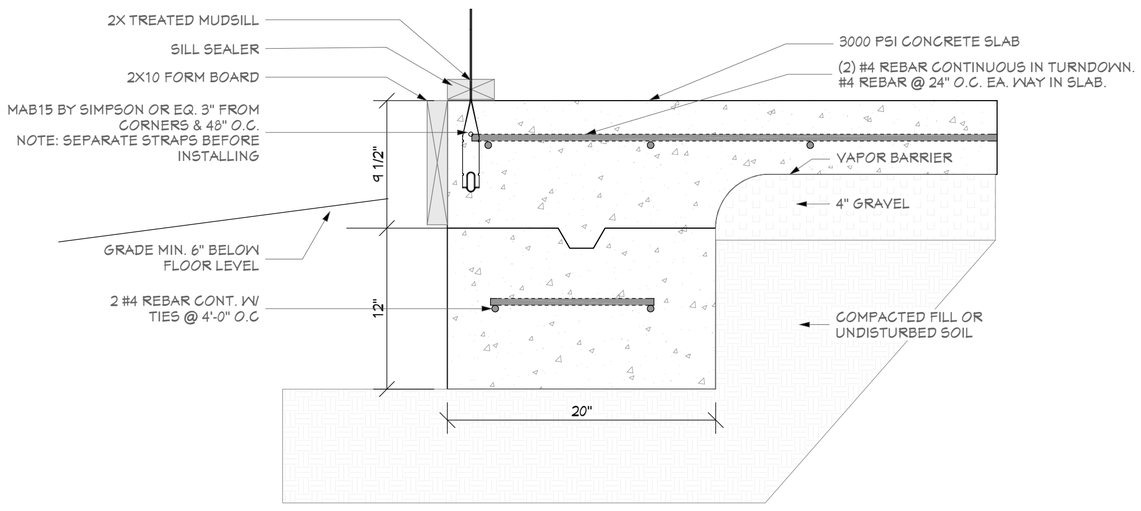
Cricket Lot 2 24x36

PRINTED: 1/3/2024

RELEASED: 11-20-23

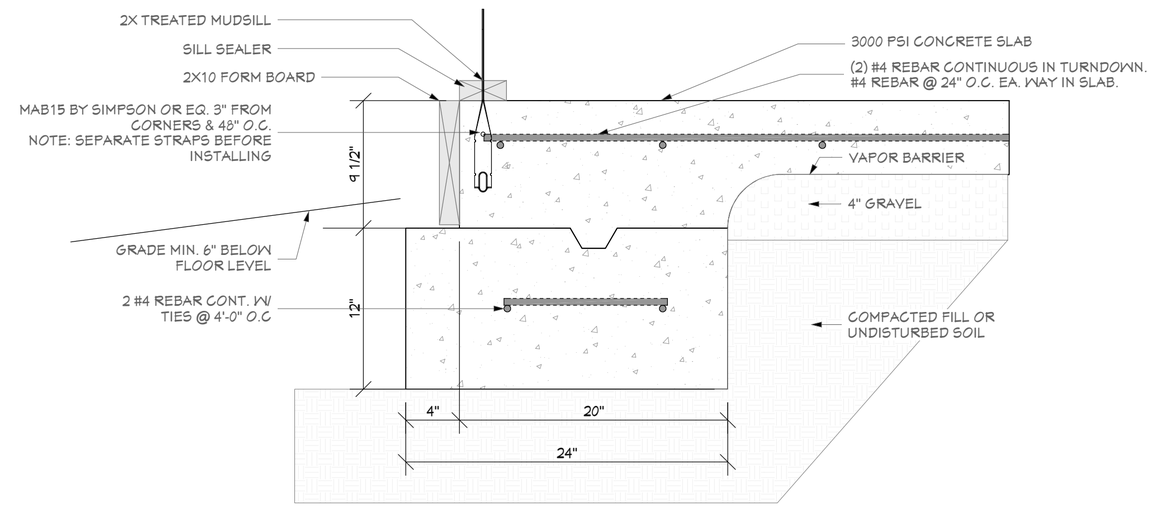
SHEET: 22 of 23

D-4



1 / D-5 TYP. SLAB FOOTING

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

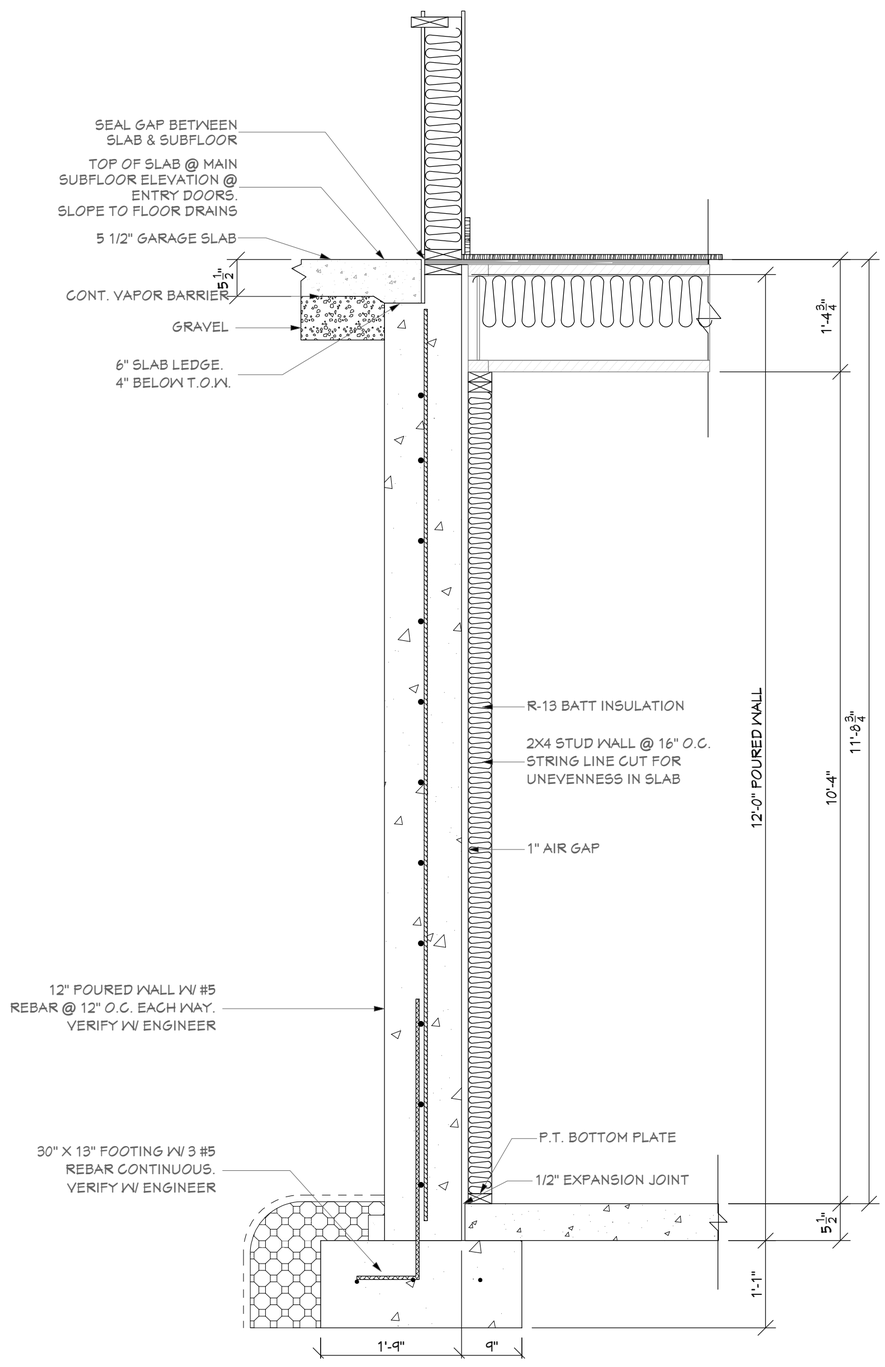


2 / D-5 SLAB FOOTING W/ MASONRY LEDGE

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

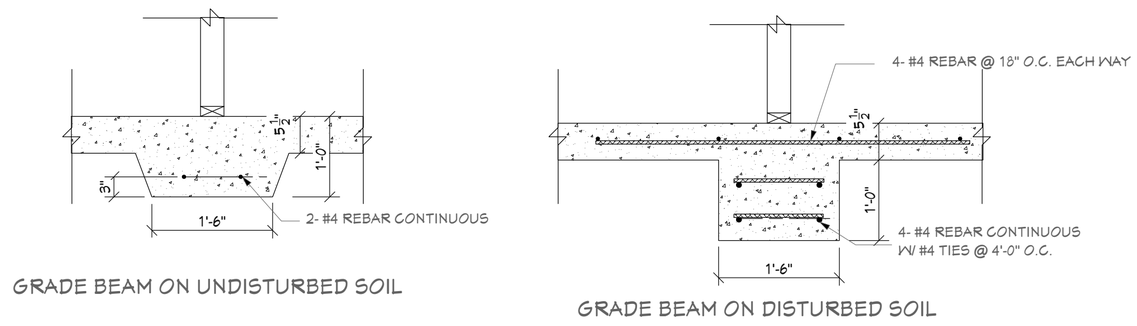
NOTE:

THIS DETAIL USED ALL LOCATIONS IF WATER TABLE IS DESIRED BY OWNER.



3 / D-5 POURED WALL DETAIL

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

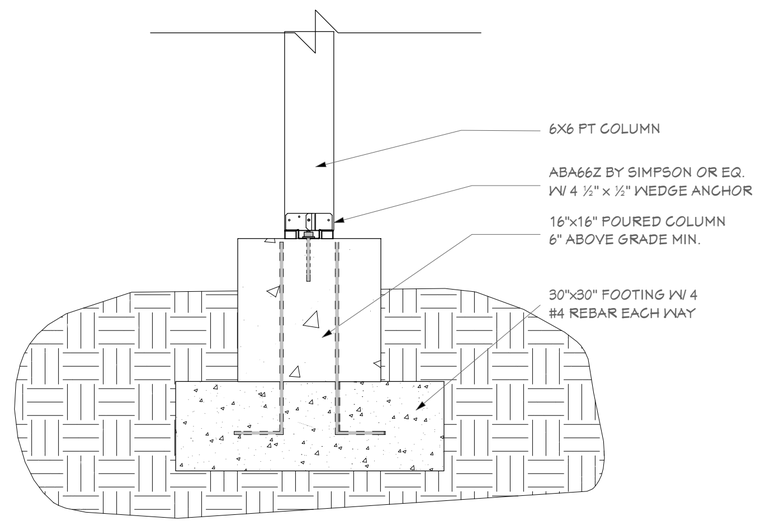


GRADE BEAM ON UNDISTURBED SOIL

GRADE BEAM ON DISTURBED SOIL

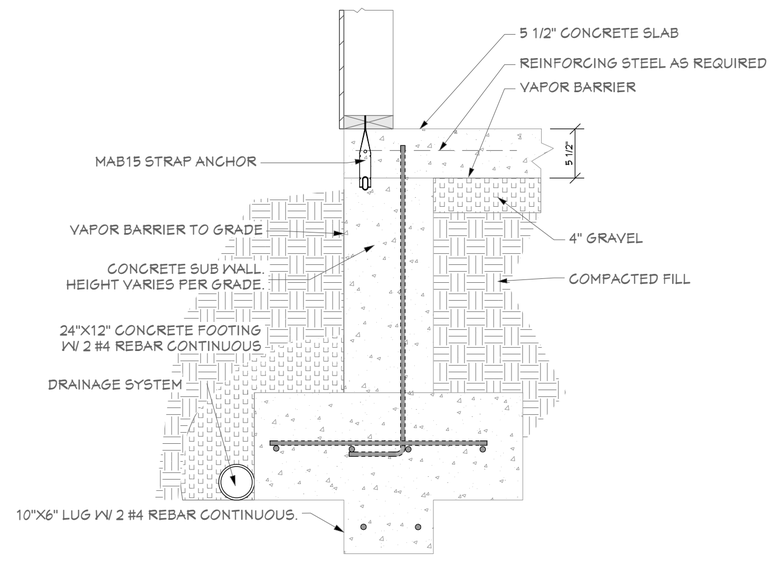
4 / D-5 TYP. GRADE BEAMS

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



5 / D-5 DECK FOOTING DETAIL

SCALE: 1" = 1'-0"



6 / D-5 SLAB ON SUB-WALL

SCALE: 1" = 1'-0"

SHEET: 23 of 23	PRINTED: 1/3/2024	DRAWN BY: BRUCE ROBINSON CUSTOM HOME PLANS 404-216-9152 BEROBINSON913@GMAIL.COM	BUILDER:	PROJECT DESCRIPTION: A SIGNATURE HOME BY MADEWELL 235 CRICKET LANE ALPHARETTA, GA 30009	DETAILS
D-5	RELEASED: 11-20-23	Cricket Lot 2 24x36			

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: MFG GA Alpharetta, LLC

Location Address: 11740 Haynes Bridge Rd Alpharetta GA 30009

Mailing Address: 1777 Reisterstown Rd. Suite 135East

City: Baltimore State: MD Zip Code: 21208 -

Contact for All Notifications: A1 Signs, Inc Michelle Dorminey

Contact Telephone: 770 - 448 - 7446 x115 Mobile Telephone: 770 - 851 - 2293

Fax: X - - Email: michelle@a1signs.com

Contact's Relation to Business: Sign Company

This Application For (Check all that apply):

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

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

Application Fees:

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

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: Stonewalk Alpha II, LLC

Physical Address: 11740 Haynes Bridge Rd Alpharetta 30009

Mailing Address: 1462 Rudder Lane Knoxville TN 37919

City: Knoxville State: TN Zip Code: 37919

Owner Telephone: 865-237-4448 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): Stonewalk Alpha II, LLC Date: 11/30/2023

Owner Signature:

Property Information:

Address (If Assigned): 11740 Haynes Bridge Road Alpharetta GA 30009

Tax ID or Map Reference Number: Deed Book: 59913 | Page: 0093 | Type: LW

PARID:

Land Lot(s): 12258206960048 District: 1D Section:

Existing Zoning of Property: C2- Existing Uses of Property: 374 - Retail - Multi Occup.

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

Applicant Signature: Date: 11/30/2023

Print Form

DESIGN REVIEW BOARD REVIEW CRITERIA

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

Same construction as other existing Businesses:

3" Fabricate stainless steel letters and logo. To Be Halo illuminated with white LED light. Letters will be individually mounted to the Brick wall with 1.5" standoffs.

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 Signs will install to existing wall of Bldg

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 logo as noted will meet the requirements for a lighted sign. • Stainless steel fabricate material • 3" return depth • Halo lighted white • mounted 1.5" standoff of brick Bldg.

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.

We will provide signage for front + side elevation to give the best visibilty for the business location. The mounting will secure to the brick blg with thru bolt fasteners.

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.

Our logo design is easy to ready + gives maximum visibility.

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.

Our lettering + logo sign is simple, easy to read, and includes Halo lighting so that it is visible and meets the North overlay preferred specifications. The halo lights will be low voltage and require less electricity.

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? N/A

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

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

Bldg is existing at 1174 Haynes Bridge Rd.

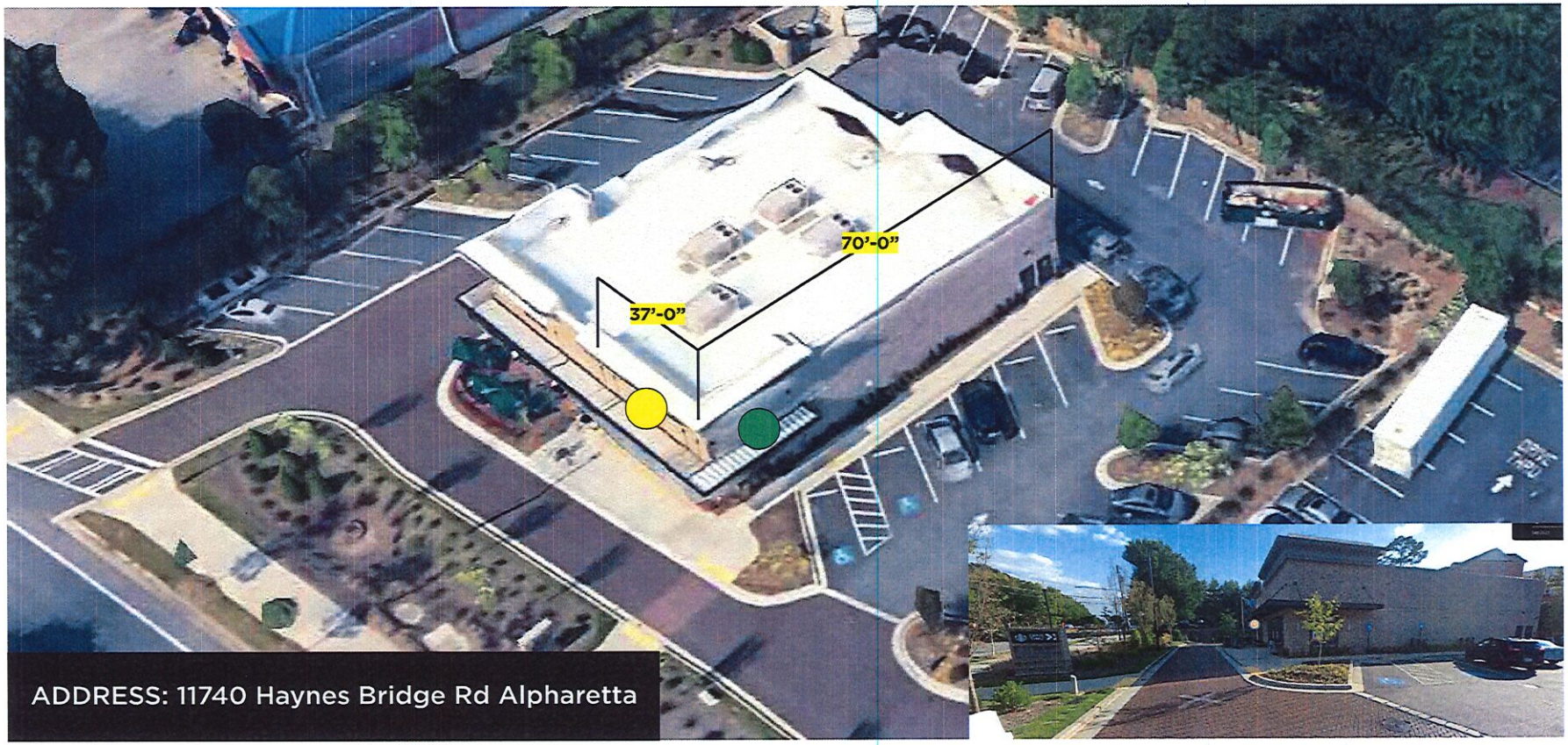
Describe how your application meets one (or more) of the above architectural design styles.

Bldg is exsiting and our sign specification meet the preferred Downtown sign specifications

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.

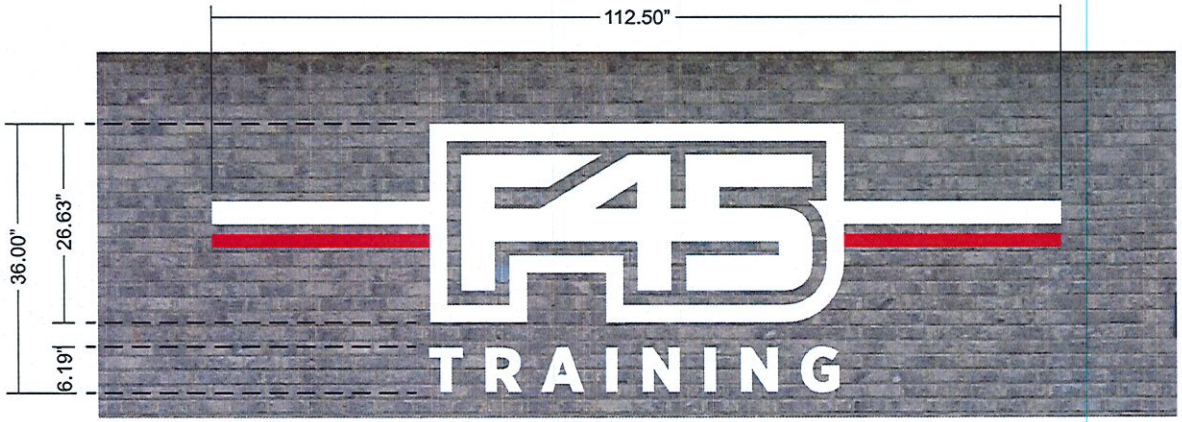
- Architectural Custom Made Stainless Steel Letters and Logo
- 3" returns
- White Halo LED lighted
- mounted to Brick wall 1.5" standoffs
- illumination color is white
- Easy to read with simple highlight design elements.

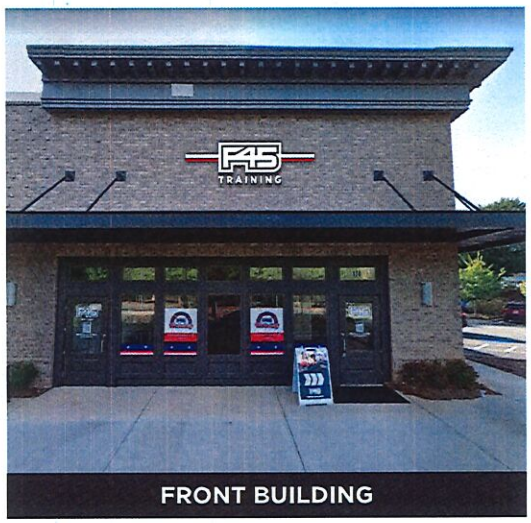


BUILDING FRONT WALL SIGN

BUILDING SIDE WALL SIGN

F45 TRAINING - ALPHARETTA
FRONT & SIDE BUILDING WALL SIGN





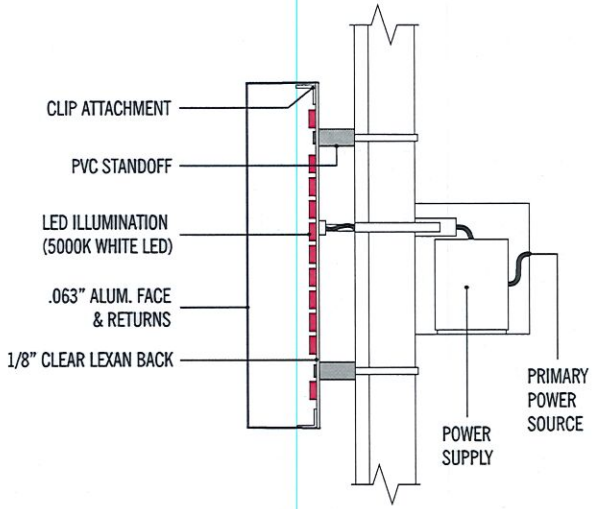
FRONT BUILDING

(QTY: 2 SETS)

3" DEEP FABRICATED
REVERSED ALUM. CHANNEL LETTERS
WHITE RETURNS
HALO LIT (LED LIGHTED - WHITE)
ILLUMINATION/5000K WHITE LED
DIRECT MOUNTED.

PROJECT COLORS

PMS 2035C	WHITE



SIDE BUILDING

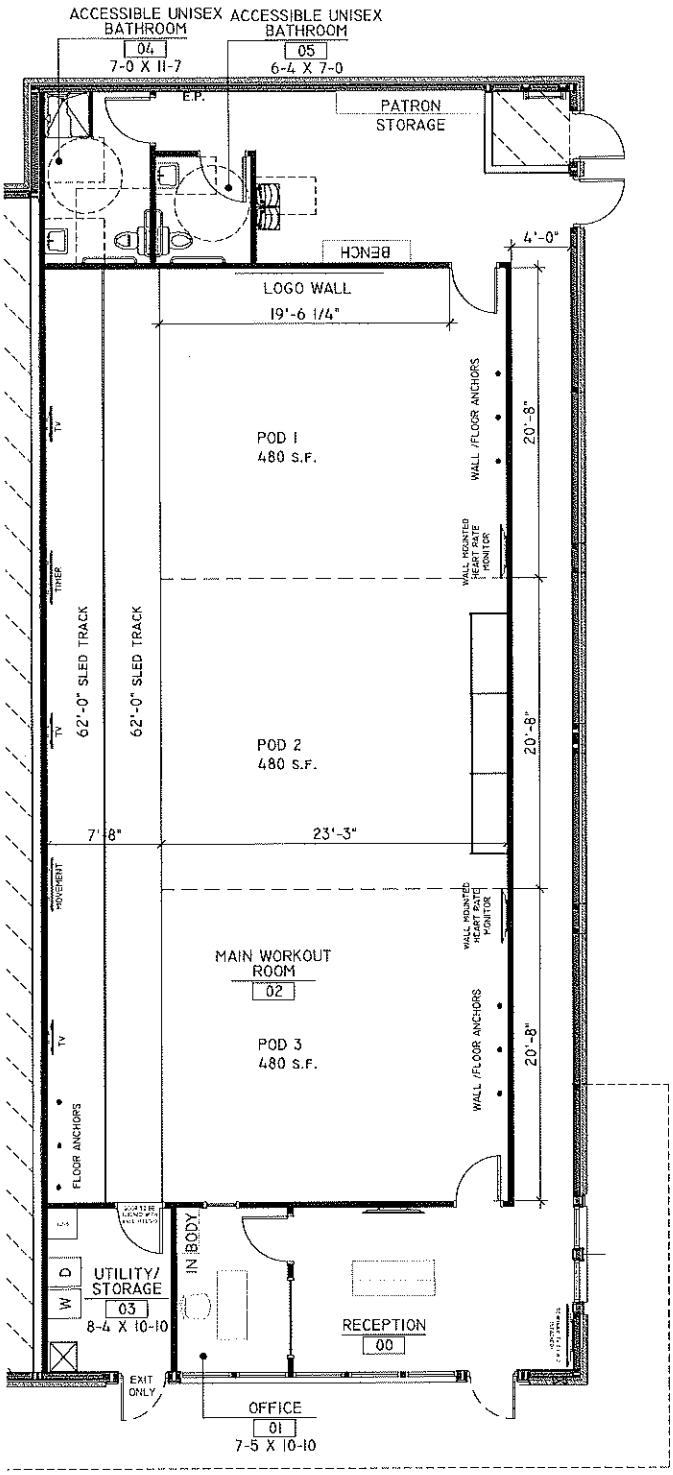
PROJECT: F45 TRAINING	SALESMAN: MICHELLE	SCALE: 3/4"=1'-0"	ALL SKETCHES & DESIGNS OR ANY FACSIMILE THEREOF ARE THE COPYRIGHTED PROPERTY OF A1 SIGNS, INC.	IF USED OR CONSTRUCTED BY OTHERS, A1 SIGNS, INC. WILL BE DULY PAID FOR DESIGNS AND ARTWORK. INITIALS DATE	PRIMARY WIRING OF ADEQUATE VOLTAGE AND CIRCUITS TO SIGN FURNISHED & CONNECTED BY CUSTOMER	6334 BUFORD HWY / NORCROSS, GA 30071 A1Signs.com	A1 SIGNS ATLANTA
LOCATION: ALPHARETTA	FILE: BUILDING WALL SIGNS	DATE: 11/30/23					
CLIENT: N/A	ARTIST: GT	PAGE: _ OF _					

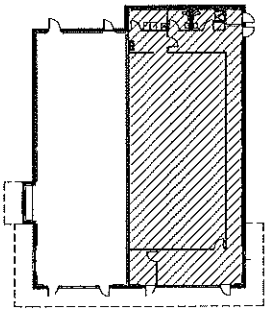
NOTE: REFER TO BRAND GUIDELINES FOR FIXTURE PLACEMENTS:

1) WALL AND FLOOR ANCHORS 35" APART
2) WALL ANCHORS 63" ABOVE FLOOR
3) POWER SUPPLY FOR TV MONITORS (9) 60" FROM FLOOR

GENERAL NOTES:

1) ALL FLOORS OUTSIDE OF THE WORKOUT ROOM TO BE PC OR LVT W/ PC LOOK
2) ALL CEILINGS TO BE WHITE





KEYPLAN

1 P 2 PRELIMINARY PLAN
SCALE : 1/8"=1'-0"

P-2	DATE:	DESCRIPTION:
DRAWN BY: CE	02.01.2022	SPACE PLAN
JOB #: 22058	02.15.22	CLIENT REVISION

F45 HAYNES BRIDGE

11740 HAYNES BRIDGE RD, SUITE B
ALPHARETTA, GA 30009

RSF: 3,219

PLANNING INTERIORS INC

GENERAL NOTES

1. THE CONTRACTOR SHALL COORDINATE WITH OWNER TO VISIT THE SITE TO FAMILARIZE HIMSELF WITH THE LOCAL CONIDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND CORRELATE HIS OBSERVATIONS WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
2. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL WORK CONCERNING PROVISIONS FOR AND INSTALLATION OF EQUIPMENT NOTED NIC (NOT IN CONTRACT).
3. ALL VERTICAL CEILING DROPS SHALL BE MADE OF GYPSUM BOARD UNLESS NOTED OR DETAILED OTHERWISE.
4. ALL CEILING HEIGHTS SHALL BE AS INDICATED ON PLANS UNLESS MECHANICAL, ELECTRICAL OR STRUCTURAL COMPONENTS PREVENT FULL HEIGHT. CEILING SHALL THEN BE AS CLOSE AS SHOWN AND AS APPROVED BY ARCHITECT.
5. PROVIDE JAMB ANCHOR CLIPS, FLOOR ANCHOR CLIPS AND MITERED HEAD SPLICE AT ALL DOOR AND BORROWED LIGHT FRAMES.
6. COORDINATE SPRINKLER SYSTEM INSTALLATION WITH ALL TRADES AND RSA FACILITY MANAGEMENT.
7. ALL WOOD DOORS ARE TO BE SANDED AND SEALED ON TOP, BOTTOM, SIDES, AND EDGES AT A MINIMUM.
8. ALL EXPOSED ELECTRICAL FIXTURES SUCH AS EXIT LIGHTS, FIRE ALARMS, WALL OR CEILING MOUNTED CLOCKS, ETC. SHALL BE CENTERED ON ARCHITECTURAL FEATURES AS INDICATED ON REFLECTED CEILING PLANS.
9. THE ARCHITECTS'S REVIEW OF SHOP DRAWINGS, PRODUCT DATA AND/OR SAMPLES SHALL NOT RELIEVE THE CONTRACTOR OR HIS SUB-CONTRACTORS OF RESPONSIBILITY OF ANY DEVIATION FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS, NOR SHALL ANY SUCH REVIEW RELIEVE RESPONSIBILITY FOR ANY ERROR AND/OR OMISSIONS IN THE SUBMITTALS.
10. CONTRACTOR MUST X-RAY FLOOR SLAB AT ALL PENETRATIONS AND RECEIVE APPROVAL FROM LANDLORD THE LOCATION OF ALL PROPOSED PENETRATIONS PRIOR TO CORING THE FLOOR SLAB.

PERMITS AND LICENSE

1. THE CONTRACTOR MUST HAVE A CURRENT BUSINESS LICENSE AND A CODE COMPLIANCE BOND.
2. SUBCONTRACTORS MUST HAVE A CURRENT BUSINESS LICENSE.
3. ELECTRICAL, PLUMBING AND HEATING SUBCONTRACTORS MUST GET THEIR WORK APPROVED WHEN OBTAINING PERMITS.
4. THE CONTRACTOR SHALL ASSURE THAT FINAL INSPECTIONS ARE MADE ON THE BUILDING PERMIT AND ON EACH SUBCONTRACTOR'S PERMT AND THAT THE FINAL SIGN OFF CARD IS SIGNED BY THE INSPECTOR OF EACH DIVISION.
5. ANY SIGNS SHALL BE PERMITTED SEPERATELY THRU THE APPLICABLEPLANNING AND ZONING DEPARTMENT.
6. CONSTRUCTION TRAILIERS ARE TO BE PERMITTED THRU THE APPLICABLE PLANNING AND ZONING DEPARTMENT.

UTILITIES

1. ELECTRICAL, MECHANICAL AND OUTSIDE UTILITY WORK IS TO BE COORDINATED SO THAT THERE IS A MINIMUM OF CUTTING AND PATCHING.
2. WORK ON UTILITIES TO BE SCHEDULED WITH THE OWNER - 72 HOURS MINIMUM NOTICE.
3. THE BRANCH CIRCUIT FEEDING THE UNIT EQUIPMENT (EMERGENCY LIGHTING) SHALL BE THE SAME BRANCH CIRCUIT AS THAT SERVING THE NORMAL LIGHTING IN THE AREA AND CONNECTED AHEAD OF ANY LOCAL SWITCHES.

CONTRACT DOCUMENTS

1. THE PLANS ARE COMPLIMENTARY; THEREFORE THE CONTRACTOR AND ALL SUB-CONTRACTORS SHALL SEE THE ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL AND ANY OTHER SPECIALIZED DISCIPLINARY DRAWINGS, AND WHAT IS REQUIRED BY ANY ONE SHALL BE BINDING AS IF REQUIRED BY ALL.
2. THE DRAWINGS, SPECIFICATIONS AND ANY ADDENDA ARE COOPERATIVE AND COMPLIMENTARY. PORTIONS OF THE WORK THAT CAN BE BEST ILLUSTRATED MAY NOT BE INCLUDED IN THE SPECIFICATIONS AND PORTIONS BEST DESCRIBED IN THE SPECIFICATIONS MAY NOT BE DEPICTED ON THE DRAWINGS.
3. IT IS THE INTENT OF THE CONTRACT DRAWINGS TO INCLUDE LABOR, MATERIALS, EQUIPMENT AND OTHER SERVICES NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.
4. ALL DRAWINGS AND DETAILS INCORPORATING EXISTING CONDITIONS ARE REPRESENTATIVE OF EXISTING CONDITIONS ONLY. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF THE DETAILS WITH THE ACTUAL CONDITIONS AND COORDINATE WITH THE ARCHITECT ANY DEVIATIONS OF THE DETAILS REQUIRED TO EXECUTE THE INTENT OF THESE DETAILS.

DIMENSIONS

1. ALL INTERIOR DIMENSIONS SHOWN ON FLOOR PLANS FOR GYPSUM PARTITIONS ARE TO THE FACE OF FINISH GYP.
2. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS AT THE SITE, REPORTING ALL DISCREPENCIES BETWEEN THE JOB AND DRAWINGS TO THE ARCHITECT/OWNER. ALL LAYOUTS TO BE CONFIRMED WITH OWNER.

CODE REQUIREMENTS

1. WHERE FURRING IS NOT SHOWN ON PLANS, CHECK AND VERIFY LOCATIONS OF DUCTS, PIPES AND VENTS WITH MECHANICAL DRAWINGS AND FURR IN SAME WITH MATERIAL TO MATCH ADJACENT FINISHES. FURR IN ALL MECHANICAL DUCTS, PIPES AND VENTS IN ALL AREAS, EXCEPT GAS PIPES WHERE REQUIRED BY CODE TO BE RUN EXPOSED.
2. DRYWALL PARTITIONS WHICH EXTEND TO STRUCTURE SHALL BE TIGHT AGAINST ANY BEAMS, HEADERS, JOISTS, DECKS AND FLOOR. SEAL PARTITION COMPLETELY WITH U.L. LISTED SEALANT ALONG FLOOR, CEILING, OTHER FIRE BARRIERS OR EXTERIOR WALLS, PER ASTM E-813 OR NFPA 251.
3. ALL RATED MASONRY PARTITIONS SHALL EXTEND THE RATING FROM FLOOR TO STRUCTURE ABOVE AND BE SEALED TIGHT. USE U.L. LISTED SEALANTS.
4. STATE ON DRAWINGS THAT CONTRACTOR SHALL PERMANENTLY IDENTIFY ALL FIRE-RESISTANCE-RATED WALLS (AND CORRESPONDING FIRE-RESISTANCE RATING) INCLUDING FIRE BARRIER WALLS, SMOKE BARRIER WALLS, FIRE PARTITIONS, FIRE WALLS AND SHAFT ENCLOSURES EITHER BY INSTALLING SIGNS OR BY STENCILING IN CONCEALED SPACES THE FOLLOWING: (_1_) HOUR FIRE AND SMOKE BARRIER-PROTECT ALL OPENINGS. IDENTIFICATION SHALL BE SPACED NO MORE THAN TWELVE (12) FEET ON CENTER WITH A MINIMUM LETTER SIZE OF TWO (2) INCHES IN HEIGHT ON A CONTRASTING BACKGROUND. (SBC SECTION 703.5 OF THE 2002 GA STATE AMENDMENTS)
5. ALL MEANS OF EGRESS AND FIRE PROTECTION FEATURES SHALL REMAIN IN PLACE AND SHALL BE CONTINUOUSLY MAINTAINED FOR ALL OCCUPIED LOCATIONS. ALL STANDARDS FOR NFPA 241 AND NFPA 101 SHALL BE ADDRESSED DURING DEMOLITION AND CONSTRUCTION.
6. ALL FINISHES SHALL BE CLASS "A" OR "B" AS SPECIFIED AND IN ACCORDANCE WITH NFPA 101.

APPLICABLE CODES/YEAR

International Building Code, 2018 Edition, with Georgia Amendments (2020) (2022)
International Residential Code, 2018 Edition, with Georgia Amendments (2020)
International Fire Code, 2018 Edition, with Georgia Amendments (2020)
International Plumbing Code, 2018 Edition, with Georgia Amendments (2020) (2022) (2023)
International Mechanical Code, 2018 Edition, with Georgia Amendments (2020)
International Fuel Gas Code, 2018 Edition, with Georgia Amendments (2020) (2022)
National Electrical Code, 2020 Edition with Georgia Amendments (2021)
International Energy Conservation Code, 2015 Edition, with Georgia Supplements and Amendments (2020) (2022) (2023)
NFPA 101 life safety code, 2018 edition with Georgia Amendments (2020)

BUILDING CODE INFO.

OCCUPANCY LOAD CALCS PER 2018 LSC TABLE 7.3.1.2.

OCCUPANCY LOAD CALCULATIONS

ROOM NO.	USE NAME	USE CLASS	SIZE SQ.FT.	SQ/FT/PRSN	NO. PERSONS
100	PATIO	ASSEMBLY	(18) X TWO TOP TABLES	FIXED SEATS	36
			(01) X FOUR TOP TABLES	FIXED SEATS	4
101	VESTIBULE	ASSEMBLY	40 S/F	7 S/F NET	6
102	HOST	ASSEMBLY	210 S/F	7 S/F NET	30
103	UPPER DINING	ASSEMBLY	(09) X FOUR TOP TABLES	FIXED SEATS	36
		ASSEMBLY	(09) X 48" BOOTH SEATING	1/18" LF	24
104	DINING	ASSEMBLY	(05) X FOUR TOP TABLES	FIXED SEATS	20
			(05) X 48" BOOTH SEATING	1/18" LF	20
105	BAR	ASSEMBLY	(19) BAR STOOLS	FIXED SEATS	19
106	KITCHEN	ASSEMBLY	1,372 S.F.	1/100 S/F	14
107	MEN	ASSEMBLY	NOT INCLUDED IN NET CALCS.		
108	WOMEN	ASSEMBLY	NOT INCLUDED IN NET CALCS.		
109	HALL	ASSEMBLY	107 S/F	7 S/F NET	16
TOTAL OCCUPANT LOAD					225

PLUMBING FIXTURES

	REQUIRED	PROVIDED
WATER CLOSETS	1 PER 75 MALE & PER 75 FEMALE 225/2 = 124 / 75 = 2 MALE & 2 FEMALE	2 MALE & 3 FEMALE 2 URINALS
LAVATORIES	1 PER 200 MALE & PER 200 FEMALE	2 MALE & 2 FEMALE
SERVICE SINK	1 SERVICE SINK	1 EXISTING SERVICE SINK

PROJECT SIZE AND TYPE

Building Area Calculations

Restaurant Space	EXISTING S.F.	NEW S.F.
HEATED SPACE	4,724 S.F.	0 S.F.
PATIO	948 S.F.	0 S.F.
TOTAL	5,672 S.F.	0 S.F.

SCOPE OF WORK

THIS IS AN EXISTING RESTAURANT IN OPERATION. SCOPE OF WORK INCLUDES RELOCATING THE EXISTING ENTRANCE & ADDING A NEW STRUCUTRE AT THE NEW ENTRANCE LOCATION. NO NEW WORK TO BE PERFORMED IN THE EXISTING KITCHEN, DINING ROOM, BAR OR RESTROOMS.

PROJECT DATA

Occupancy: Assembly group A-2-(section 303.1)
Building Type: IBC Type IVB - Unprotected/Sprinklered
Building Classification: Reconstruction per chapter 43.5.2.3 NFPA 101

EXIT WIDTH REQUIREMENTS

AREA, NET FLOOR 225 OCCUPANTS X .2 IN/OCCUPANT = 45"
EXIT WIDTH PROVIDED AT (4) EXITS = (72"+36"+36"+36") = 180" TOTAL > 34" MINIMUM

ALL GARBAGE PICK-UP WILL BE BY PRIVATE VENDOR.

ALL FINISHES SHALL BE CLASS "A" OR "B" AS SPECIFIED AND IN ACCORDANCE WITH NFPA 101. SEE A1.5 FINISH SCHEDULE.

FIRE ALARM AND FIRE SPRINKLER MODIFICATIONS SHALL BE SUBMITTED THROUGH E-PLAN SOLUTION FOR PERMITTING BY SUB-CONTRACTORS. THIS IS FOR DEMO, PLUGGING, ADDING OR RELOCATTING.

CONSULTANTS

ARCHITECT OF RECORD	ENGINEERS OF RECORD
James N. Vaughan II R.A. (Woody) Norwood Architects, Inc. 807 Forrest Street NW Atlanta, GA 30318 Office: (678) 921.0302, ext. 101 Fax: (678) 921.0301 Email: woody@norwooda.com www.norwooda.com	MEP ENGINEER CONVERGE ENGINEERING Justin Hardy Guido Alvarez Office: (404) 800-7988 EMAIL: JUSTIN @ CONVERGEENGINEERS.COM GUIDO@CONVERGEENGINEERS.COM

ARCHITECTURAL LEGEND

SYMBOL	DESCRIPTION
1 / A2.1	EXTERIOR/INTERIOR ELEVATION KEY
1 / A2.1	SECTION KEY
01	DOOR KEY
B	WINDOW KEY
B-1	FINISH KEY
10'-0" / A	CEILING KEY
38B	EQUIPMENT KEY
1	REVISION KEY
1 / A4.1	PARTITION KEY
14	ACCESSORIES KEY
1 / A4.2	ENLARGED PLAN KEY

RENOVATION OF:

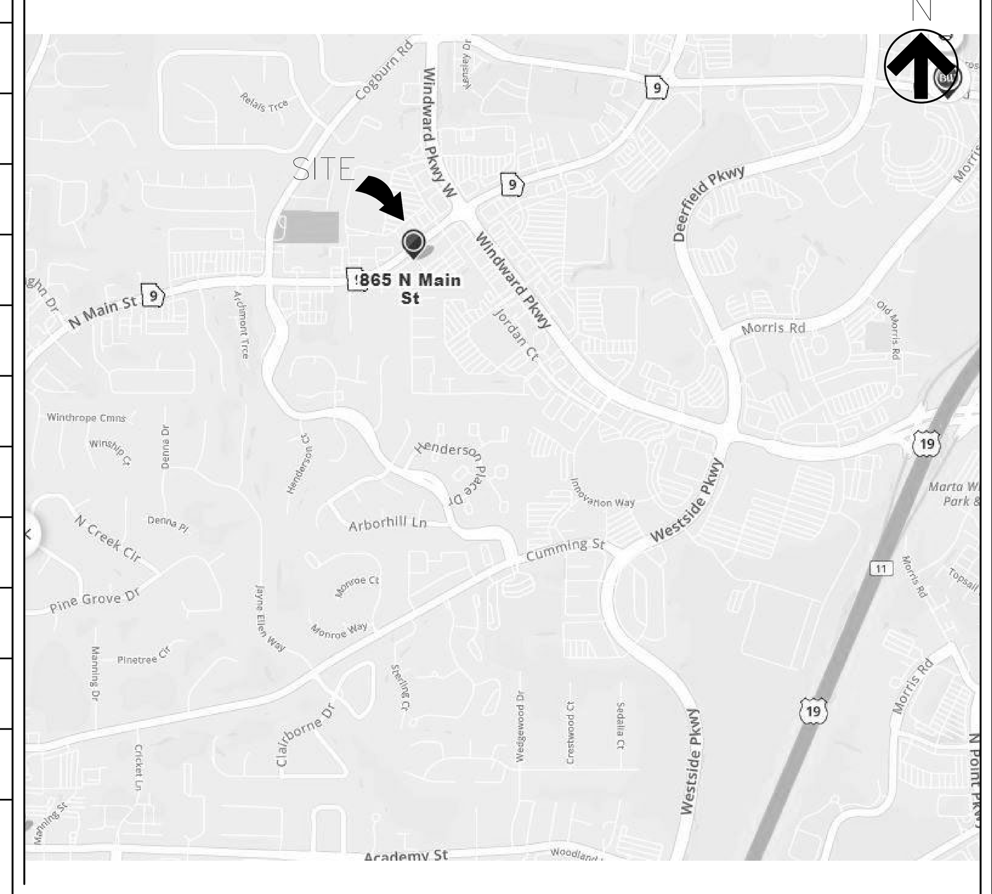
LA PARRILLA

MEXICAN RESTAURANT
865 MAIN STREET, SUITE 101
FULTON COUNTY
ALPHARETTA, GEORGIA 30009

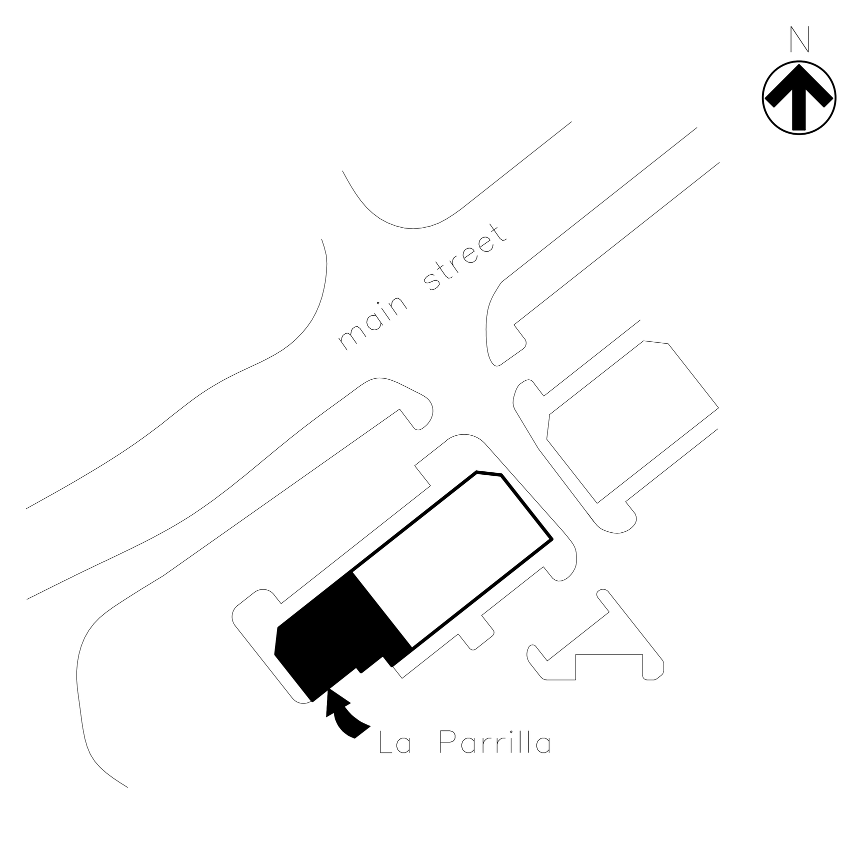
DRAWING INDEX

COVER SHEET	LAST ISSUE DATE	REVISION DATE
C0.1 - COVER SHEET	2023.06.07	2023.09.13
ARCHITECTURAL		
A0.03 OVERALL SITE PLAN	2023.06.07	
A0.04 ENLARGED SITE PLAN	2023.06.07	
A1.0 - DEMOLITION PLAN	2023.06.07	2023.09.13
A1.1 - DIMENSION PLAN/LIFE SAFETY PLAN	2023.06.07	2023.11.29
A1.2 - ROOF PLAN	2023.06.07	2023.09.13
A2.0 - EXTERIOR ELEVATIONS	2023.06.07	2023.11.29
A3.0 - SECTIONS AND DETAILS	2023.06.07	2023.09.13

VICINITY MAP



KEY PLAN



ABBREVIATIONS

#	POUND OR NUMBER
&	AND
@	AT
ACT	ACOUSTIC CEILING TILE
A/C	AIR CONDITIONING
AD	AREA DRAIN
AFF	ABOVE FINISHED FLOOR
ALUM	ALUMINUM
ANOD	ANODIZED
BSMT	BASEMENT
BYND	BEYOND
BD	BOARD
BOT	BOTTOM
CIP	CAST IN PLACE
CHNL	CHANNEL
CJ	CONTROL JOINT
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CPT	CARPET
CT	CERAMIC TILE
DBL	DOUBLE
DEMO	DEMOLISH OR DEMOLITION
DIA	DIAMETER
DIM	DIMENSION
DIMS	DIMENSIONS
DN	DOWN
DR	DOOR
DWG	DRAWING
EA	EACH
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATION
EPDM	ETHYLENE PROPYLENE DIENE M-CLASS
EQ	EQUAL
EXIST	EXISTING
EXP JT	EXPANSION JOINT
EXT	EXTERIOR
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FIXT	FIXTURE
FLR	FLOOR
FO	FACE OF
FND	FOUNDATION
GA	GAUGE
GALV	GALVANIZED
GWB	GYPSUM WALL BOARD
HC	HOLLOW CORE
HI	HIGH
HM	HOLLOW METAL
HP	HIGH POINT
HR	HOUR
HVAC	HEATING, VENTILATING, & A/C
IRGWB	IMPACT RESISTANT GYPSUM WALL BD.
ILO	IN LIEU OF
INSUL	INSULATED OR INSULATION
INT	INTERIOR
LO	LOW
MAX	MAXIMUM
MO	MASONRY OPENING
MECH	MECHANICAL
ME	MBRMEMBRANE
MIN	MINIMUM
MRGWB	MOISTURE-RESISTANT GYP. WALL BD.
MTL	METAL
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
OC	ON CENTER
OH	OPPOSITE HAND
OZ	OUNCE
PCC	PRE-CAST CONCRETE
PLUMB	PLUMBING
PLYD	PLYWOOD
PT	PRESSURE TREATED
PNT	PAINT OR PAINTED
PVC	POLYVINYL CHLORIDE
RBR	RUBBER
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REQD	REQUIRED
RM	ROOM
SIM	SIMILAR
SPEC	SPECIFIED OR SPECIFICATION
SPK	SPEAKER
SPRNK	SPRINKLER
SS	STAINLESS STEEL
STC	SOUND TRANSMISSION COEFFICIENT
STL	STEEL
STRUCT	STRUCTURE OR STRUCTURAL
T&G	TONGUE AND GROOVE
TELE	TELEPHONE
THKNS	THICKNESS
TLT	TOILET
TO	TOP OF
TOC	TOP OF CONCRETE
TOS	TOP OF STEEL
TPD	TOILET PAPER DISPENSER
T/D	TELEPHONE/DATA
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
U/S	UNDERSIDE
VIF	VERIFY IN FIELD
VP	VISION PANEL
W/	WITH
WD	WOOD

SHEET TITLE
COVER SHEET

STATE OF GEORGIA
JAMES N. VAUGHAN II
CERTIFICATE NUMBER RA012704
REGISTERED ARCHITECT

NORWOOD ARCHITECTS
4779 south atlanta road suite 300
smyrna, georgia 30339
ph. 678-921-0302 fax. 678-921-0301
www.norwoodarchitects.com

JOB NO. 2107

(NORWOOD ARCHITECTS INC.) ARCHITECT OF RECORD IS NOT RESPONSIBLE FOR INTERPRETING THE INTENT OF THE CONSTRUCTION DOCUMENTS, INCLUDING MAKING MODIFICATIONS AS MAY BE NECESSARY DURING THE CONSTRUCTION PHASE; AND THAT THE ARCHITECT OF RECORD IS NO LONGER LIABLE FOR THE WORK WHERE CHANGES TO THESE DOCUMENTS HAVE BEEN MADE.

COPYRIGHT 2022 BY NORWOOD ARCH. INC. ALL RIGHTS RESERVED. THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF THE ARCHITECT AND NO PART MAY BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION OF THE COPYRIGHT OWNER.

LA PARRILLA MEXICAN RESTAURANT
865 MAIN STREET, SUITE 101
FULTON COUNTY
ALPHARETTA, GEORGIA 30009

NO	DATE	DESCRIPTION
	2023.06.07	CONSTRUCTION
	2023.05.31	Owner Mods
1	2023-09-13	Revision 1
2	2023-11-29	Revision 2

DRAWING NUMBER
C0.1

FOR CONSTRUCTION

ACCESS FOR FIRE FIGHTING

A suitable location at the site shall be designated as a command post and provided with plans, emergency information, keys, communications, and equipment, as needed. The person in charge of fire protection shall respond to the location command post whenever fire occurs.

Where access to or within a structure or an area is unduly difficult because of secured openings or where immediate access is necessary for life-saving or firefighting purposes, the authority having jurisdiction shall be permitted to require a key box to be installed in an accessible location. The key box shall be an approved type and shall contain keys to gain access as required by the authority having jurisdiction.

Every building shall be accessible by fire department apparatus by means of roadways having an all-weather driving surface of not less than 20 ft. (6m) of unobstructed width, having the ability to withstand the live loads for fire apparatus, and having a minimum of 13 ft. 6 in. (4m) of vertical clearance. Dead-end fire department access roads in excess of 150 ft. (46m) in length shall be provided with approved provisions for turning around fire department apparatus. Exception: The requirements of 5-4.3 shall be permitted to be modified where, in the option of the fire department, firefighting or rescue operations would not be impaired by such modification.

The required width of access roadways shall not be obstructed in any manner, including obstruction by parked vehicles. "No parking" signs or other appropriate notices, or both, prohibiting obstruction shall be permitted to be required and shall be maintained.

The access roadway shall be extended to within 150 ft. (46m) of all portions of the exterior walls of the first story of any building. Where an access roadway cannot be provided, and approved fire protection system or systems shall be provided as required and approved by the authority having jurisdiction.

Access for use of heavy fire-fighting equipment shall be provided to the immediate job site at the start of the project and maintained until completion.

In all buildings over one story in height, at least one stairway shall be provided that is in usable condition at all times and that meets the requirements of 5-2.2 of NFPA 101, Life Safety Code. This stairway shall be extended upward as each floor is installed in new construction and maintained for each floor still remaining during demolition. The stairway shall be lighted. During construction, the stairway shall be enclosed where the building exterior walls are in place.

Free access from the street to fire hydrants and to outside connections for standpipes, sprinklers, or other fire extinguishing equipment, whether permanent or temporary, shall be provided and maintained at all times. Protective pedestrian walkways shall not be constructed so that they impede access to hydrants. No material or construction shall interfere with access to hydrants. Siamese connections, or fire extinguishing equipment.

Standpipes:
In all new buildings in which standpipes are required or where standpipes exist in buildings being altered or demolished, such standpipes shall be maintained in conformity with the progress of building construction in such a manner that they are always ready for use.

Water Supply:
A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. There shall be no delay in the installation of fire protection equipment.

Where underground water mains and hydrants are to be provided, they shall be installed, competed, and in service prior to construction work.

Standpipes:
The pipe size, hose valves, hose, water supply, and other details for new construction shall be in accordance with NFPA 14, Standard for the Installation of Standpipe and Hose System.

Standpipe Installations in Building Under Construction. Where required by the authority having jurisdiction, in building under construction, a standpipe system, either temporary or permanent in nature, shall be installed in accordance with 6- 7.4.2.1. through 6-7.4.2.7.

The standpipes shall be provided with conspicuously marked and readily accessible fire department connections on the outside of the building at the street level and shall have at least one standard hose outlet at each floor.

GREASE INTERCEPTOR NOTE

ANY RESTAURANT, FOOD SERVICE OR CAR MAINTENANCE FACILITY THAT IS PROPOSED FOR THIS SITE AFTER A LAND DISTURBANCE IS ISSUED, MUST INSTALL A PRETREATMENT SYSTEM(S) ACCORDING TO FULTON COUNTY SEWER USE ORDINANCE. THE PRETREATMENT SYSTEM (GREASE TRAP, SAND TRAP OR OIL/WATER SEPARATOR) REQUIRED WILL BE DETERMINED BASED ON THE USE OF THE TENANT AND WOULD INCLUDE INGROUND EXTERIOR SYSTEMS AS WELL AS INTERIOR. ANY PRETREATMENT SYSTEMS CURRENTLY SHOWN ON THE SITE UTILITY PLAN ARE DESIGNED ACCORDING TO INFORMATION SUPPLIED BY THE DEVELOPER/CONTRACTOR OF TENANT OCCUPANT(S) AT THE TIME OF LAND DISTURBANCE PERMIT REVIEW. NO OTHER TENANT SPACES HAVE BEEN APPROVED CONTACT: LEOLA SCOTT (770)640-3061, EXT. 116, DEPT. OF PUBLIC WORKS.

GREASE INTERCEPTOR SIZING CALCULTIONS:

FOR RESTAURANTS:
GREASE INTERCEPTOR CAPACITY REQUIRED = 1,500 GALLONS (PER 100 SEATS)
Ⓐ = RESTAURANTS WITH 50 TO 100 SEATS = 6 (1-1500 GAL. INTERCEPTOR PROVIDED)
Ⓑ = RESTAURANTS WITH 100 TO 200 SEATS = 1 (2-1500 GAL. INTERCEPTORS PROVIDED)

NOTE:

1. ALL REVISIONS TO THESE PLANS MUST BE SUBMITTED TO THE CITY OF ALPHARETTA COMM. DEVELOPMENT DEPARTMENT. PRIOR TO CONTINUING CONSTRUCTION OF SUCH REVISIONS.
2. CONTACT THE FOLLOWING DEPARTMENTS FOR APPROVAL OF THE PERMANENT CERTIFICATE OF OCCUPANCY; COMMUNITY DEVELOPMENT, ENGINEERING, ARBORIST, TRAFFIC, FIRE, AND ENVIRONMENTAL SERVICES. ALLOW A MINIMUM OF 3 DAYS NOTICE FOR A SITE INSPECTION APPOINTMENT.
3. BURY PITS ARE NOT ALLOWED.

NOTE:

ADDITIONAL DUMPSTER PADS AND/OR GREASE TRAPS MAY BE REQUIRED BY THE FULTON COUNTY HEALTH DEPARTMENT DEPENDING ON TENANTS (I.E. RESTAURANT AND GROCERY STORE)

ENVIRONMENTAL NOTES

1. QUARTERLY WASTE MANAGEMENT REPORTING: ONCE THE DEVELOPMENT IS OPERATIONAL, OWNER IS RESPONSIBLE FOR FILING QUARTERLY WASTE MANAGEMENT REPORTS TO DEMONSTRATE COMPLIANCE WITH CITY WASTE MANAGEMENT ORDINANCE. REPORT FORMS WILL BE SENT FROM ES OFFICE.
2. ALL STORM DRAINS TO BE MARKED "KEEP DRAIN WASTE FREE! LEADS TO STREAM/RIVER" STENCIL SHOULD BE APPLIED WITH WHITE TRAFFIC PAINT NO LATER THAN 10 DAYS AFTER DRAIN INSTALLATION. STENCILS CAN BE PURCHASED FROM DIXIE STAMP AND SEAL (ATLANTA) OR WILDCAT STRIPING (CHAMBLEE). SEE STORM DRAIN STENCIL DETAIL ON THIS SHEET.
3. DUMPSTER PAD DIMENSIONS 14'x14', PAD DRAIN CONNECTED TO SANITARY SEWER PER FULTON CO. STANDARD 670. HOSE BIBB TO BE LOCATED WITHIN 50' OF PAD. SEE PAD DETAIL ON ARCHITECTURAL PLANS.
4. PORTA-JOHNS; PORTA-JOHNS SHALL BE KEPT AWAY FROM STORM DRAIN INLETS AND RECEIVING BODIES OF WATER. NO WASHING OR RINSING OF PORTA-JOHNS INTO STORM DRAIN INLETS OR RECEIVING BODIES OF WATER. RUNOFF FROM PORTA-JOHNS INTO WATER SYSTEMS IS IN VIOLATION OF FEDERAL, STATE AND LOCAL WATER QUALITY LAW.
5. SAVE AS MANY TREES AS POSSIBLE. DEVELOPER TO CONSIDER GRINDING ALL CLEARED TREE STUMPS AND VEGETATION FOR USE IN SITE STABILIZATION. BURNING OF SITE DEBRIS IS PROHIBITED.
6. PRIOR TO ANY LAND DISTURBING ACTIVITY, CONTACT ES @ (770)442-9057 TO PARTICIPATE IN "OPERATION GREENSAVE". THIS PROGRAM PRESERVES PLANT MATERIALS THROUGH RELOCATION TO AREA SCHOOLS. THIS PROGRAM WILL NOT INTERFERE WITH CONSTRUCTION SCHEDULE, BUT MUST BE COORDINATED PRIOR TO ANY LAND DISTURBANCE.
7. PER ALPHARETTA CITY ORDINANCE, THERE WILL BE NO OPEN BURNING ON THIS SITE.
8. THE FOLLOWING PLAN WILL BE USED BY THE CONTRACTOR FOR THE MANAGEMENT OF CONSTRUCTION WASTE PRODUCTS:
   A. THE CONTRACTOR SHALL PREPARE A TEMPORARY STORAGE AREA ON SITE FOR CONSTRUCTION WASTE PRODUCTS (PAINT, SOLVENTS, SHEET ROCK MUD, ETC.). STORAGE AREA TO PROVIDE SECONDARY CONTAINMENT TO PREVENT SPILLS OR LEAKS INTO STORMWATER RUNN-OFF OR WATERWAYS.
   B. ALL CONSTRUCTION WASTE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL WATER QUALITY AND STORMWATER REGUALATIONS.
   C. THE CONTRACTOR SHALL MAINTAIN DOCUMENTATION OF ALL CONSTRUCTION WASTE DISPOSAL, AND MAKE THIS INFORMATION AVAILABLE TO THE CITY OF ALPHARETTA UPON REQUEST.
9. TO HELP AVOID EROSION & SEDIMENTATION CONTROL VIOLATIONS, KEY PROJECT FIELD PERSONAL MUST ATTEND THE ALPHARETTA/ROSWELL FUNDAMENTALS OF EROSION & SEDIMENTATION WORKSHPOP. CALL (770)442-9057 OR (678)297-6205 FOR WORKSHOP DATES/LOCATIONS.
10. CALL ENVIRONMENTAL SERVICES AT 442-9057 FOR A FINAL INSPECTION BEFORE APPLYING FOR A CERTIFICATE OF OCCUPANCY.

NOTE:

THE CONTRACTOR IS TO VERIFY THE INVERT ELEVATIONS OF ALL STORM SYSTEM & SANITARY SEWER STRUCTURES.

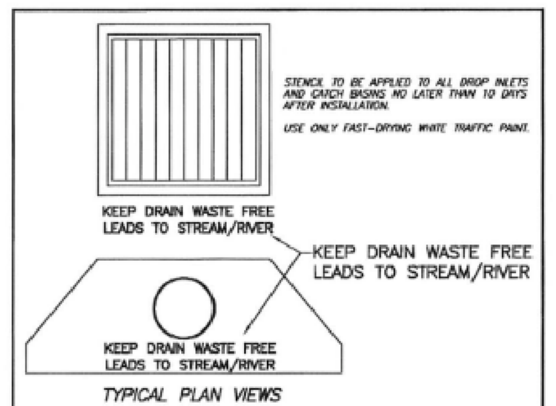
CONTRACTOR IS TO NOTIFY THE ENGINEER AND OWNER/DEVELOPER OF ANY INFORMATION FOUND IN THE FIELD THAT IS DIFFERENT FROM WHAT IS SHOWN ON THESE DESIGN PLANS.

NOTE:

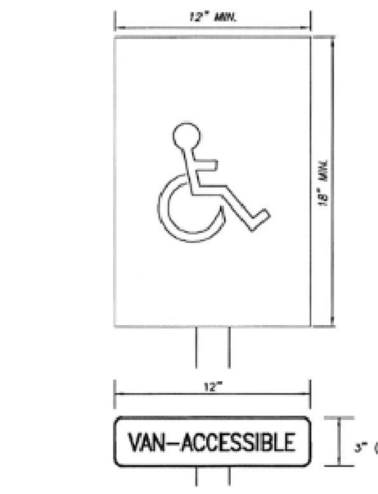
THE OWNER WILL MAINTAIN STORM WATER RUNOFF CONTROLS AT ALL TIMES. ADDITIONAL CONTROLS WILL BE INSTALLED IF DETERMINED BY CITY INSPECTION.

NOTE:

APPROVAL IS FOR CITY OF ALPHARETTA'S UTILITIES ONLY, OTHER UTILITIES MUST BE APPROVED PRIOR TO CONSTRUCTION.



ALPHARETTA STANDARD STORM DRAIN STENCIL DETAIL



HANDICAP SIGN DETAIL

NOTE: THE HANDICAP SIGN SHALL BE A BLUE METAL REFLECTIVE SIGN WHICH IS AT LEAST 12"X18" AND SHALL BE ERECTED SUCH HEIGHT THAT IT WILL NOT BE OBSCURED BY A PARKED VEHICLE. THE SIGN SHALL BEAR THE FOLLOWING LEGEND: "PERMIT PARKING ONLY, TOW AWAY ZONE; OR THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. THE LEGEND SHALL BE CENTERED ON THE SIGN, BE PRINTED IN WHITE AND OCCUPY NOT LESS THAN 75 PERCENT OF THE SURFACE AREA.
THE HANDICAP SIGN SHALL BE POST MOUNTED 7' ABOVE FINISHED GRADE.

NOTES:
* ACCESSIBLE PARKING SPACES RESERVED FOR THE HANDICAPPED SHALL BE IN ACCORDANCE WITH THE ABOVE DETAIL.
* PLEASE CONTACT THE UTILITIES PROTECTION NOT LESS THAN THREE (3) WORKING DAYS BEFORE ANY DIGGING OR BLASTING COMMENCES. THE PHONE NUMBER FOR THE UTILITIES PROTECTION CENTER IS AS FOLLOWS: 1-800-282-7411.
* ALL RAMPS AND SIDEWALKS SHALL BE IN ACCORDANCE WITH ADA SPECIFICATIONS.

ENVIRONMENTAL NOTES

1. OWNER IS TO ENSURE THAT ANY AND ALL TENANTS OF SUBJECT BUILDING SUCCESSFULLY CARRY OUT ALL RECYCLING/ENVIRONMENTAL REQUIREMENTS AS OUTLINED ON THESE PLANS AND REGULATED BY THE CITY OF ALPHARETTA ENVIRONMENTAL SERVICES DEPARTMENT.
2. THE CONTRACTOR IS TO PROVIDE THE FOLLOWING MARKING AT ALL STORM DRAIN INLET LACATIONS TROUGHOUT THE SITE:

KEEP DRAINS WASTE FREE!
DRAINS TO STREAM/RIVER

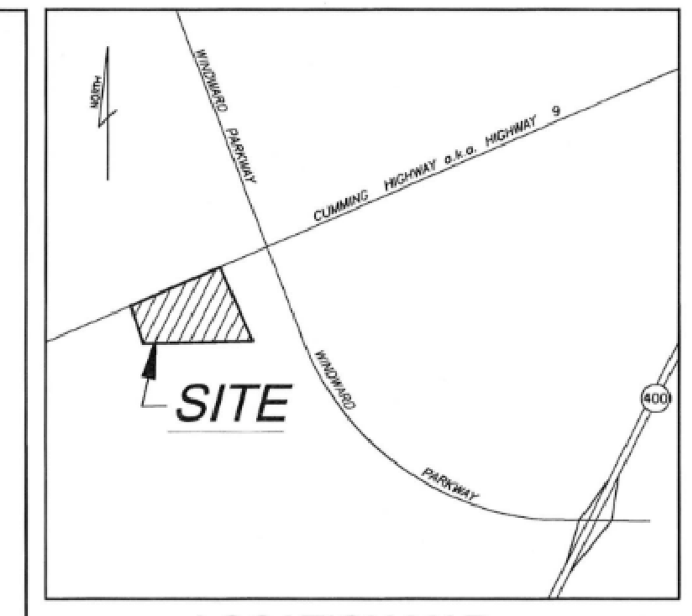
THIS MARKING IS TO BE AS PER STENCIL BY DIXIE STAMP AND SEAL (OR EQUAL). LETTERS ARE TO BE 1-1/2" IN HEIGHT, AND WORDED ON TWO LINES. PAINT USED IN STENCILLING IS TO BE THE SAME AS THAT USED IN PAVEMENT STRIPING. CONTRACTOR IS TO COMPLETE STORM DRAIN MARKINGS WITHIN 10 DAYS AFTER THE COMPLETION OF STORM DRAIN CONSTRUCTIOON.

NOTE:
CONTRACTOR IS TO STENCIL THE FOLLOWING MARKING AT ALL STROM DRAIN INLET LOCATIONS.
SEE NOTE 2 ABOVE.

KEEP DRAINS WASTE FREE!
DRAINS TO STREAM/RIVER

M.H. AND LATERAL STATIONS

STRUCTURE	STATION	STRUCTURE	STATION
M.H. S-1	0+00	M.H. S-6	7+18
M.H. S-2	0+22	LATERAL S	7+95
M.H. S-3	2+09	LATERAL T	7+99
LATERAL A	3+12	LATERAL U	8+17
M.H. S-4	3+38	LATERAL V	8+30
LATERAL B	3+74	LATERAL W	8+51
LATERAL C	3+78	LATERAL X	8+68
LATERAL D	3+96	LATERAL Y	8+85
LATERAL E	4+04	LATERAL Z	9+06
LATERAL F	4+36	LATERAL AA	9+40
LATERAL G	4+76	M.H. S-7	9+48
LATERAL H	4+84	LATERAL BB	9+79
LATERAL I	5+16	M.H. T-7	9+91
M.H. S-5	5+24		
LATERAL J	5+30	M.H. S-2	0+00
LATERAL K	5+38	M.H. T-7	0+13
LATERAL L	5+75		
LATERAL M	5+86	M.H. S-5	0+00
LATERAL N	6+30	LATERAL CC	0+59
LATERAL O	6+38	LATERAL DD	0+96
LATERAL P	6+74	LATERAL K	0+00
LATERAL Q	7+05	LATERAL EE	0+30
LATERAL R	7+10	LATERAL FF	0+54



LOCATION MAP

GENERAL NOTES:

OWNER:
RIVERWOOD PROPERTIES, L.L.C.
210 INTERSTATE NORTH PARKWAY, SUITE 50
ATLANTA, GEORGIA 30339
PHONE - (770) 955-7676
CONTACT: MR. BILL DYER

ENGINEER:
BROCK DESIGN GROUP, INC.
1000 HURRICANE SHOALS ROAD, SUITE B-900
LAWRENCEVILLE, GEORGIA 30043
PHONE - (770) 962-4125
CONTACT: MARK S. BROCK, P.E.

ALL CONSTRUCTION TO COMPLY WITH CITY OF ALPHARETTA STANDARDS.

NOTIFY CITY OF ALPHARETTA INSPECTOR 24 HOURS BEFORE BEGINNING OF CONSTRUCTION.

ZONING: C1

SITE AREA = 7.39 ACRES, PROPOSED USE = RETAIL/ RESTARAUNT SPACE

MISCELANEOUS NOTES:

1. CITY OF ALPHARETTA LDP No. D2000-43
2. DENSITY SUMMARY:
   ALLOWED = 15,000 SF / ACRE
   PROVIDED = 61451/7.39 ACRES = 8315 SF/ACRE (INCLUDES FUTURE BLDG.)
3. MAXIMUM ALLOWABLE BUILDING HEIGHT = 35'
   PROVIDED BUILDING HEIGHT = XX
4. ALL TEMPORARY AND PERMANENT SIGNS TO BE PERMITTED SEPARATELY.
5. ALL ROOFTOP APPURTANANCES, SATELLITE DISHES, AND/OR OTHER COMMINICATIONS DEVICES WILL BE SCREENED FROM ALL PUBLIC RIGHTS-OF-WAY.
6. OFF STREET PARKING SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION. THE CONSTRUCTION SITE ITSELF SHALL BE SECURED AND ADJACENT SITES SHALL BE FREE OF CONSTRUCTION RELATED HAZARDS.
7. DETENTION FOR THIS PROJECT IS PROVIDED FOR BY AN ONSITE DETENTION POND.
8. AN APPROVED FINAL PLAT FOR STREET DEDICATIONS IS REQUIRED PRIOR TO THE ISSUANCE OF A C.O.
9. STREETLIGHTS ARE TO BE PROVIDED BY THE DEVELOPER.
10. ALL STRIPING AND SIGNS MUST MEET MUTCD STANDARDS AND ALL STRIPING MUST BE THERMOPLASTIC.
11. MULCH STORAGE MUST COMPLY WITH THE FOLLOWING SECTION OF THE STANDARD FIRE PREVENTION CODE SECTION 502.3.1 - NO PERSON SHALL STORE IN ANY BUILDING OR UPON ANY PREMISES IN EXCESS OF 2,500 CF GROSS VOLUME OF COMBUSTIBLE EMPTY PACKING CASES, BOXES, BARRELS OR SIMILAR CONTAINERS, OR RUBBER TIRES, RUBBER OR CORK OR OTHER SIMILARY COMBUSTIBLE MATERIALS WITHOUT A PERMIT.
12. SANITARY SEWER TO REMAIN PRIVATE.

IRRIGATION NOTES:
1. 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.)
2. IRRIGATION OVERSPRAY ONTO PUBLIC ROADWAYS IS NOT ALLOWED.
3. IRRIGATION SYSTEMS MUST BE SHUT OFF OR OPERATED MANUALLY DURING WINTER MONTHS IN ORDER TO PREVENT UNNECESSARY ICE ON ROADS.

ZONING:
THIS PROPERTY IS ZONED C-1
FRONT SETBACK = 65' (HIGHWAY 9)
SIDE SETBACK = 15'
REAR SETBACK = 15'

SURVEYING NOTES:

BOUNDARY & TOPOGRAPHIC INFORMATION OBTAINED FROM: ARMSTRONG LAND SURVEYING, DATED 12/16/1999 PHONE (770) 577-0066

TOPOGRAPHIC INFORMATION TIED TO FULTON COUNTY G.I.S. MONUMENT F-013, ELEV. 1024.01.

CONTOUR INTERVAL IS TWO (2) FOOT.

TOTAL TRACT CONTAINS 7.39 ACRES.

THE LOCATION OF UNDERGROUND UTILITIES SHOWN IS APPROPRIATE 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.

PROPERTY LOCATED IN LAND LOT 1112, 2ND DISTRICT, 2ND SECTION CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA.

THIS PROPERTY IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE AS PER FIRM PANEL NO. 13121C0059 E REVISED JUNE 22,1988.

PARKING ANALYSIS:

RESTAURANT = 9,934 S.F.
RETAIL = 37,985 S.F.

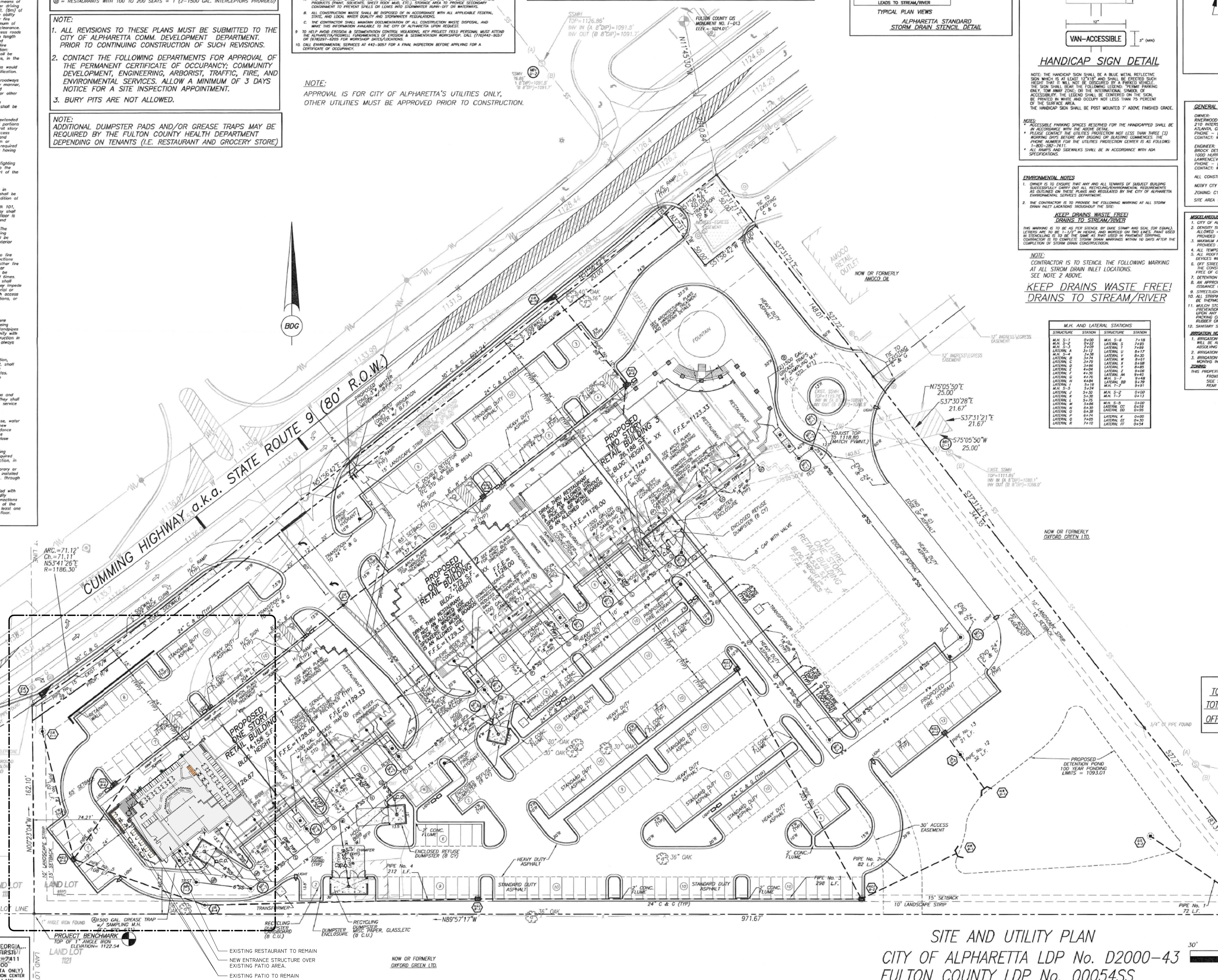
REQUIRED (RESTAURANT)
1 SPACE PER 4 SEATS +
1 PER 2 EMPLOYEES (RESTAURANT)
THEREFORE: 210 SEATS/4 = 53 SPACES
24 EMPLOYEES/2 = 12 SPACES
TOTAL = 65 SPACES REQ'D. (RESTAURANT)

REQUIRED (RETAIL)
1 SPACE/200 SQ. FT. (RETAIL)
THEREFORE: 37,985/200 = 190 SPACES REQ,D.(RETAIL)

TOTAL PARKING REQUIRED = 255 SPACES

PROVIDED:
REGULAR (9'x20') = 287
HANDICAPPED (13'x20' w/5'access) = 6
HANDICAPPED (16'x20' w/8' van access) = 2
TOTAL = 295

LOADING SPACES (12'x40') - 1 REQUIRED - 1 PROVIDED



TOTAL SITE AREA = 7.39 ACRES
TOTAL DISTURBED AREA = 7.39 ACRES ±
OFFSITE DISTURBED AREA = 0.11 ACRES ±

IF YOU DIG GEORGIA... CALL US FIRST! 1-800-282-7411 325-5000 (METRO ATLANTA ONLY) UTILITIES PROTECTION CENTER IT'S THE LAW

SITE AND UTILITY PLAN
CITY OF ALPHARETTA LDP No. D2000-43
FULTON COUNTY LDP No. 00054SS

30' 0 30' 60' 90'
GRAPHIC SCALE
SCALE 1" = 30'

PERMITTED SANITARY SEWER FULTON COUNTY
AUG 2 1 2000
By ______
DIRECTOR, DEPT. OF ENV. & COMM. DEV.

BROCK DESIGN GROUP, INC.
1000 HURRICANE SHOALS RD. SUITE B900
LAWRENCEVILLE, GEORGIA 30043
(770) 962-4125 ~ FAX (770) 962-4126

GEORGIA REGISTERED No. 24202 PROFESSIONAL ENGINEER MARK ROMANO

WINDWARD PROMENADE for RIVERWOOD PROPERTIES, L.L.C.
State Route 9
Land Lot 1112, 2nd District, 2nd Section, City Of Alpharetta, Fulton County, GA

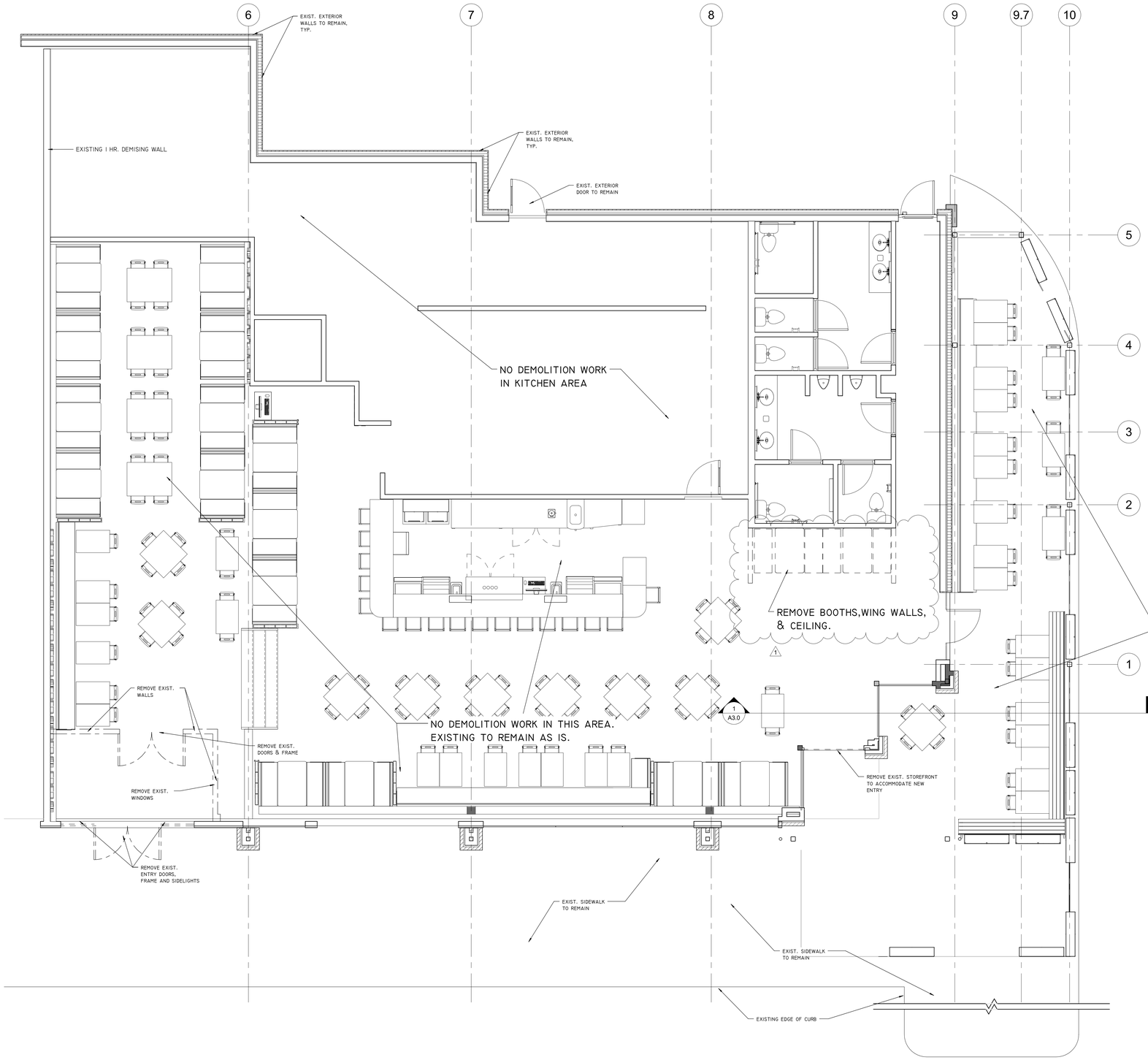
#	DATE	REVISION DESCRIPTION
A	05/09/00	CITY SUBMITTAL
B	08/09/00	ADDRESS COUNTY AND CITY COMMENTS

PROJECT NAME:
WINDWARD PROMENADE for RIVERWOOD PROPERTIES, L.L.C.
L.L. 1112
2nd District, 2nd Section
City Of Alpharetta
Fulton County, Georgia

SHEET TITLE:
SITE PLAN

PROJECT NO. RIV009
SHEET NO. C-1 of 8
DATE: 05/09/00
ISSUE No. 2

F:/DATA/RIVERWOOD/RIV009/RIV009.SHT.DWG



1 DEMOLITION PLAN

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

STATE OF GEORGIA
JAMES N. VASCHAM
REGISTRATION NUMBER 0001
REGISTERED ARCHITECT

NORWOOD ARCHITECTS
4778 south atlanta road suite 300
smyrna, georgia 30339
ph. 678-921-0302 fax. 678-921-0301
www.norwoodarchitects.com

JOB NO. 2107

NORWOOD ARCHITECTS INC / ARCHITECT OF RECORD IS NOT RESPONSIBLE FOR SUBMITTING THESE DOCUMENTS TO OTHERS FOR CONSTRUCTION DOCUMENTS, INCLUDING MAKING MODIFICATIONS AS MAY BE NECESSARY DURING THE CONSTRUCTION PHASE. AUTHORITIES HAVING JURISDICTION OVER THE WORK IS ULTIMATELY FOR THE WORK WHERE CHANGES TO THESE DOCUMENTS HAVE BEEN MADE.

COPYRIGHT 2022 BY NORWOOD ARCH. INC. ALL RIGHTS RESERVED. THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE, ARE THE PROPERTY OF NORWOOD ARCHITECTS AND MAY NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION OF THE COPYRIGHT OWNER.

LA PARRILLA MEXICAN RESTAURANT

865 MAIN STREET, SUITE 101
FULTON COUNTY
ALPHARETTA, GEORGIA 30009

NO	DATE	DESCRIPTION
	2023.06.07	CONSTRUCTION
	2023.05.31	OWNER MODS
1	2023-09-15	REVISION 1

DEMOLITION NOTES

1. IT SHALL BE THE DEMOLITION CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING CONDITIONS SHOWN ON THIS DRAWING PRIOR TO THE BEGINNING OF DEMOLITION. THE DEMOLITION CONTRACTOR SHALL REPORT ANY DESCREPANCIES TO THE ARCHITECT AND WILL AWAIT THE ARCHITECT'S DECISION BEFORE DEMILITION BEGINS. ANY UNFORSEEN CONDITIONS REVEALED DURING DEMOLITION WILL ALSO BE REPORTED TO THE ARCHITECT.
2. REMOVE ALL LOOSE DEBRIS FROM THE BUILDING.
3. REMOVE ALL LOOSE FURNITURE, EQUIPMENT, ARTWORK, ETC. FROM THE BUILDING.
4. DISPOSE OF ALL SCHEDULED MATERIALS AS PER SPECIFICATIONS, DRAWINGS AND PER APPLICABLE CODES.
5. THIS DRAWING IS ISSUED FOR DEMOLITION ONLY. DEMOLITION, REMOVAL AND DISPOSAL OF ALL HAZARDOUS MATERIALS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH ALL APPLICABLE LAWS, RULES AND REGULATIONS.
6. ITEMS AND MATERIALS SCHEDULED FOR DEMOLITION SHALL BE REMOVED THROUGH ALL CONTIGUOUS SURFACES.
7. THE DEMOLITION CONTRACTOR SHALL PROTECT ALL PORTIONS OF THE BUILDING INDICATED TO REMAIN INCLUDING THOSE PORTIONS OF THE BUILDING INDICATED TO REMAIN INCLUDING THOSE PORTIONS ADJACENT TO DEMOLISHED ITEMS AND SHALL INCLUDE BUT NOT BE LIMITED TO BEAMS, COLUMNS, DECKING, MASONRY WALLS, MILLWORK, DOOR HARDWARE, ETC.
8. THE DEMOLITION CONTRACTOR SHALL REMOVE EXISTING FINISHES TO THE LIMITS INDICATED ON THIS DRAWING WITHOUT DAMAGE TO ADJACENT SURFACES TO REMAIN.
9. DEMOLITION CONTRACTOR SHALL MEET ALL REQUIREMENTS OF OSHA RELATED TO THE WORK DESCRIBED HEREIN. DEMOLITION CONTRACTOR SHALL PROVIDE AND INSTALL ADEQUATE SAFETY SIGNAGE THROUGHOUT THE BUILDING AND GROUNDS DURING THE DURATION OF DEMOLITION. DEMOLITION CONTRACTOR SHALL PROVIDE TEMPORARY RAILINGS AT ALL OPENINGS IN FLOOR TO OSHA SPECIFICATIONS.
10. CONDUCT DEMOLITION AND OPERATIONS AND THE REMOVAL OF DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, TREES, WALKS AND ADJACENT FACILITIES.
11. DEMOLISH ALL ELECTRICAL UTILIZATION DEVICES INCLUDING LIGHTING FIXTURES, GENERAL AND SPECIFIC USE POWER OUTLETS AND CONNECTIONS AND CIRCUITS FOR HVAC AND PLUMBING EQUIPMENT.
12. DEMOLISH ALL OUTLET BOXES IN EXISTING TO REMAIN WALLS AND PATCH.
13. DEMOLISH ALL COMMUNICATION WIRING.
14. CONDUITS AND WIRING FOR POWER CIRCUITS MAY BE ABANDONED IN PLACE IF SUCH CONDUITS AND WIRING WILL BE HIDDEN ABOVE CEILINGS AND BEHIND WALLS.
15. REFER TO THE ELECTRICAL DRAWINGS FOR DEMILITIONS LIMITS ASSOCIATED WITH THE POWER SERVICE ENTRANCE. THE EXISTING POWER SERVICE DISCONNECT AND SERVICE ENTRANCE FEEDER MAY BE RE-USED. COORDINATE DEMILITION OF WALLS AND ELECTRICAL SERVICE FOR SELECTIVE DEMOLITION.

DEMOLITION LEGEND

	EXISTING WALL OR ELEMENT TO REMAIN
	EXISTING WALL OR ELEMENT TO BE DEMOLISHED

SHEET TITLE

DEMOLITION PLAN

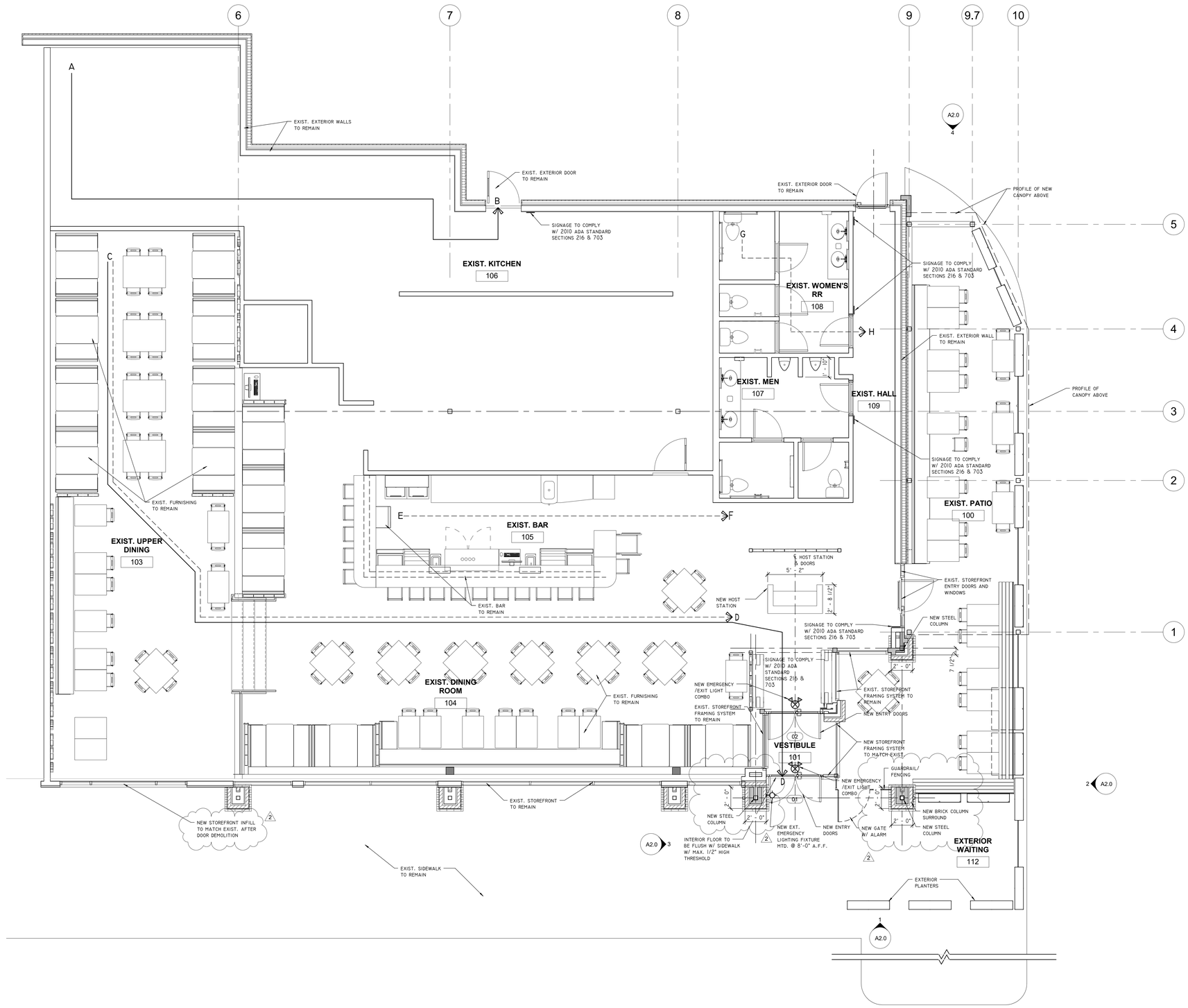
DRAWING NUMBER

A1.0

FOR CONSTRUCTION

DOOR SCHEDULE

Mark	New/Existing	Width	Height	Thickness	Type	Material	Finish	Frame Material	Frame Finish	Lock Type	Closer	Hardware	Comments
01	New Construction	5' - 0"	7' - 0"	0' - 1 3/4"	A	Alum.	Integral	Alum.	Integral	Lockset & Pushbar	Yes	Integral	Pair of 2'-6"x7'-0" storefront entry doors to match existing
02	New Construction	5' - 0"	7' - 0"	0' - 1 3/4"	A	Alum.	Integral	Alum.	Integral	Pushbar	No	Integral	Pair of 2'-6"x7'-0" storefront entry doors to match existing



TRAVEL DISTANCES

C TO D	87'-0"

COMMON PATH OF TRAVEL

E TO F	30'-6"
G TO H	20'-5"

DOOR SECURITY NOTES

1. ALL PIN-TYPE HINGES WHICH ARE ACCESSIBLE FROM OUTSIDE THE SECURED AREA WHEN THE DOOR IS CLOSED, SHALL HAVE NON-REMOVABLE HINGE PINS. IN ADDITION, THEY SHALL HAVE A MINIMUM 1/4" DIAMETER STELL JAMB STUD WITH 1/4" MINIMUM PROJECTION UNLESS THE HINGES ARE SHAPED TO PREVENT REMOVAL OF THE DOOR IF THE HINGE PINS ARE REMOVED.
2. THE STRIKE PLATE FOR THE LATCHES & THE HOLDING DEVICE FOR PROJECTING DEADBOLTS IN WOOD CONSTRUCTION SHALL BE SECURED TO THE JAMB & THE WALL FRAMING WITH SCREWS NOT LESS THAN 2 1/2" IN LENGTH.
3. DEADBOLTS SHALL CONTAIN HARDENED INSERTS.
4. STRAIGHT DEADBOLTS SHALL HAVE A MINIMUM OF 1" AND AN EMBEEMENT OF NOT LESS THAN 5/8"
5. A HOOK-SHAPED OR AN EXPANDING LUG DEADBOLT SHALL HAVE A MINIMUM THROW OF 3/4"
6. CYLINDER GUARDS SHALL BE INSTALLED ON ALL CYLINDER LOCKS WHENEVER THE CYLINDER PROJECTS BEYOND THE FACE OF THE DOOR OR IS OTHERWISE ACCESSIBLE TO GRIPPING TOOLS.

WALL LEGEND

	EXISTING WALL TO REMAIN
	NEW INTERIOR WALL PARTITION 3 5/8" OR 6" METAL STUDS W/ 5/8" GYP. BD ON EA. SIDE. SEE STRUCTURAL DRAWINGS FOR SPECFICATIONS.
	NEW EXTERIOR WALL BRICK OVER VAPOR BARRIER OVER EXTERIOR SHEATHING OVER 6" METAL STUDS

1 DIMENSION PLAN

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

STATE OF GEORGIA
JAMES M. NORWOOD
REGISTERED ARCHITECT
CERTIFICATE NUMBER RA014156

NORWOOD ARCHITECTS
4778 south atlanta road suite 300
smyrna, georgia 30339
ph. 678-921-0302 fax. 678-921-0301
www.norwoodarchitects.com

JOB NO. 2107

NORWOOD ARCHITECTS INC. / ARCHITECT OF RECORD IS NOT RESPONSIBLE FOR WORK PERFORMED FROM THESE CONSTRUCTION DOCUMENTS, INCLUDING MAKING MODIFICATIONS AS MAY BE NECESSARY DURING THE CONSTRUCTION PHASE. ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED PRIOR TO FOR THE WORK WHERE CHANGES TO THESE DOCUMENTS HAVE BEEN MADE.

COPYRIGHT 2022 BY NORWOOD ARCH. INC. ALL RIGHTS RESERVED. THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF NORWOOD ARCHITECTS AND MAY NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION OF THE COPYRIGHT OWNER.

LA PARRILLA MEXICAN RESTAURANT

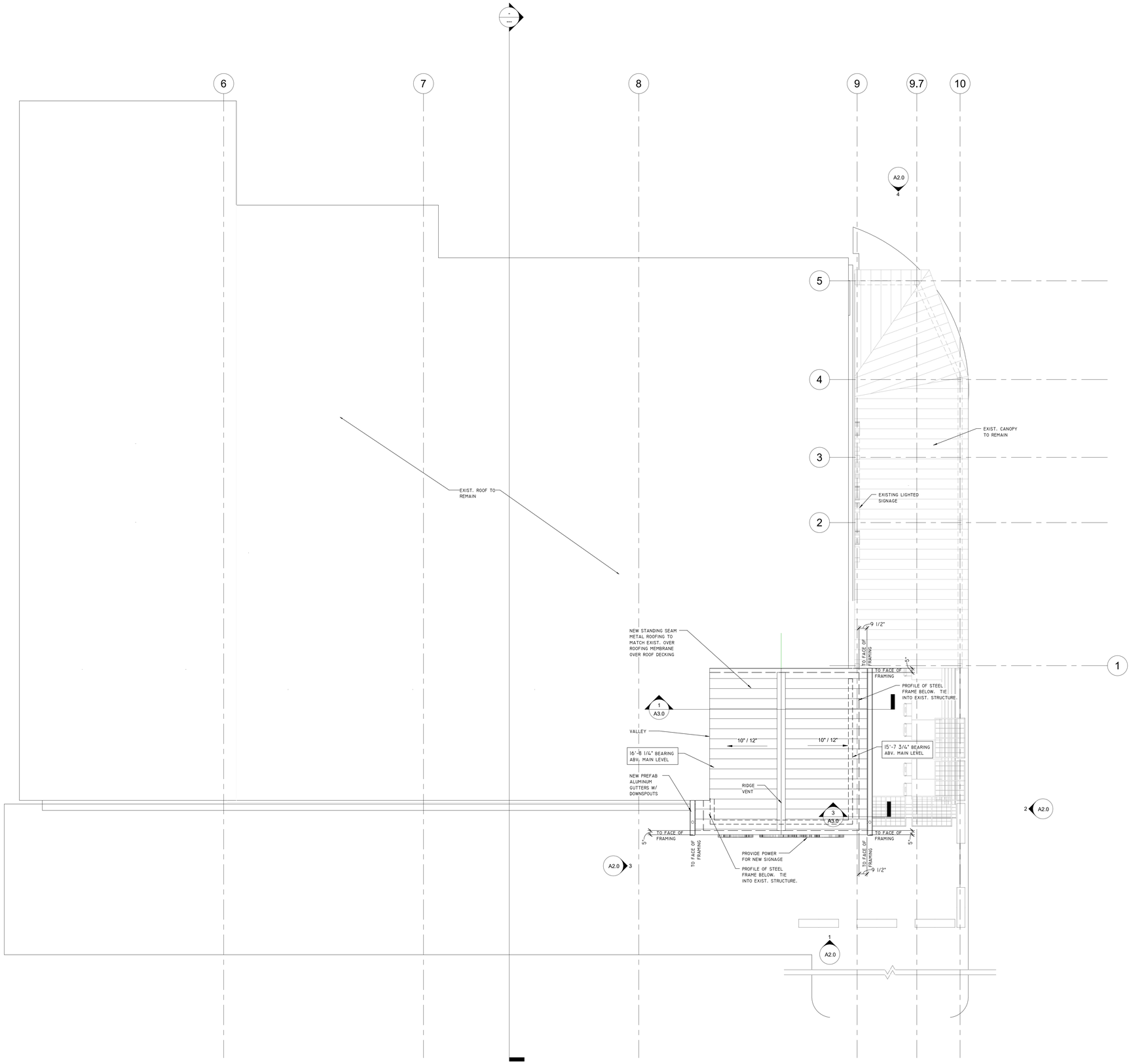
865 MAIN STREET, SUITE 101
FULTON COUNTY
ALPHARETTA, GEORGIA 30009

NO	DATE	DESCRIPTION
	2023.06.07	CONSTRUCTION
	2023.05.31	OWNER MODS
1	2023-09-13	REVISION 1
2	2023-11-29	REVISION 2

SHEET TITLE
DIMENSION PLAN

DRAWING NUMBER
A1.1

FOR CONSTRUCTION



1 ROOF PLAN
SCALE: 1/4" = 1'-0"

STATE OF GEORGIA
JAMES N. VAUGHAN
REGISTERED ARCHITECT

NORWOOD ARCHITECTS
4779 south atlanta road suite 300
smyrna, georgia 30339
ph. 678-921-0302 fax. 678-921-0301
www.norwoodarchitects.com

JOB NO. 2107

NORWOOD ARCHITECTS INC. / ARCHITECT OF RECORD IS NOT RESPONSIBLE FOR WORKING DRAWINGS, SHOP DRAWINGS, CONSTRUCTION DOCUMENTS, INCLUDING MAKING MODIFICATIONS AS MAY BE NECESSARY DURING THE CONSTRUCTION PHASE. ALL ANALYSIS AND ADVICE OF NORWOOD IS NOT TO BE RELIED UPON FOR THE WORK WHERE CHANGES TO THESE DOCUMENTS HAVE BEEN MADE.

COPYRIGHT 2022 BY NORWOOD ARCH. INC. ALL RIGHTS RESERVED. THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION OF THE COPYRIGHT OWNER.

LA PARRILLA MEXICAN RESTAURANT

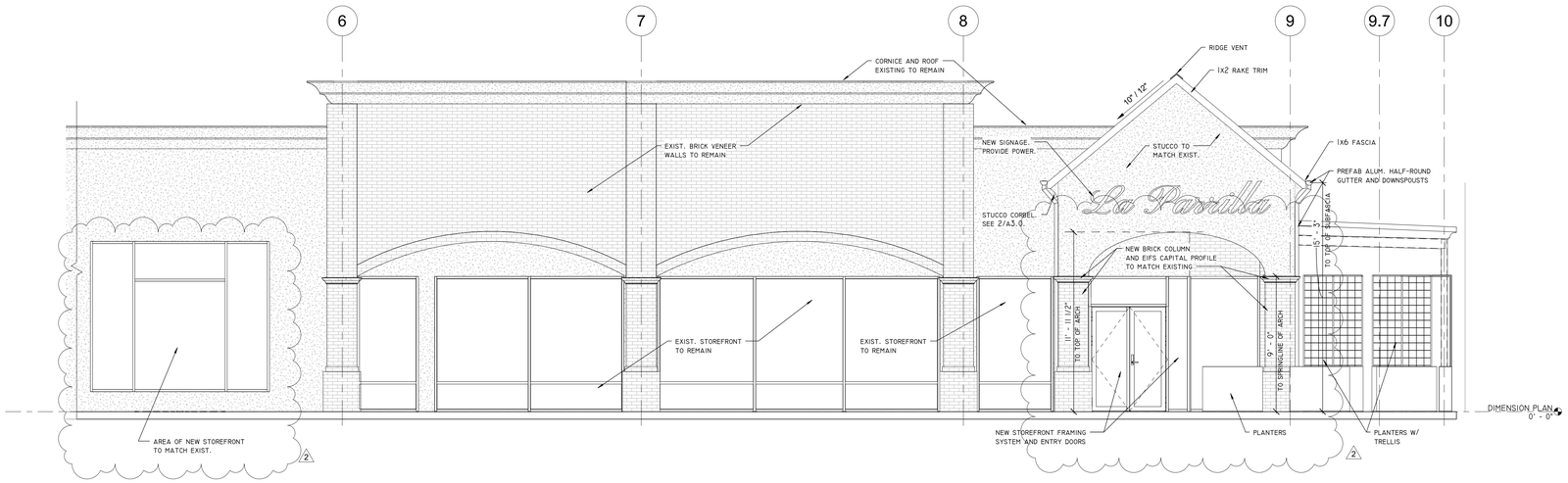
865 MAIN STREET, SUITE 101
FULTON COUNTY
ALPHARETTA, GEORGIA 30009

NO	DATE	DESCRIPTION
	2023.06.07	CONSTRUCTION
	2023.05.31	OWNER MODS
1	2023-09-13	REVISION 1

SHEET TITLE
ROOF PLAN

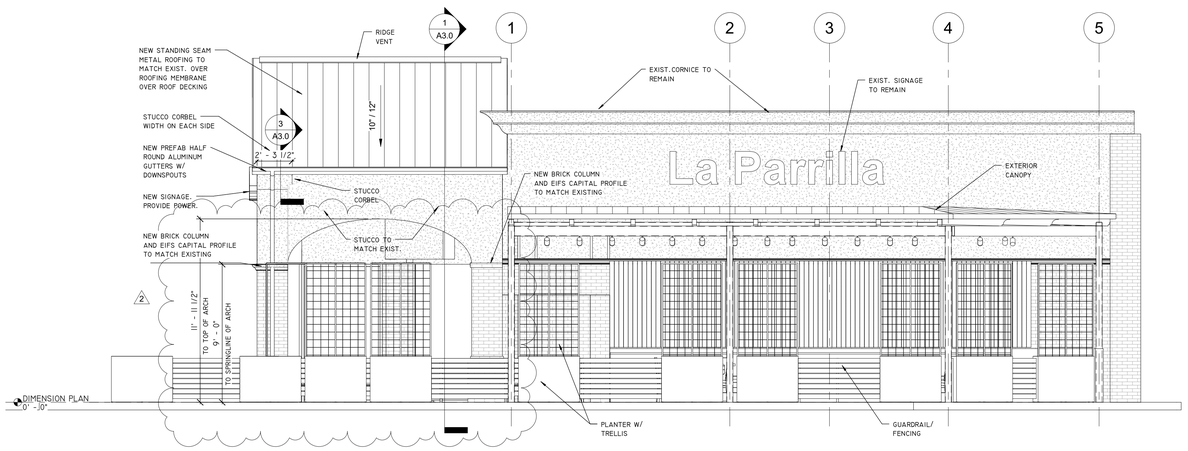
DRAWING NUMBER
A1.2

FOR CONSTRUCTION



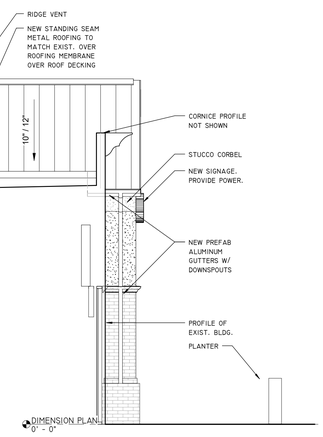
1 ELEV - FRONT ELEVATION

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



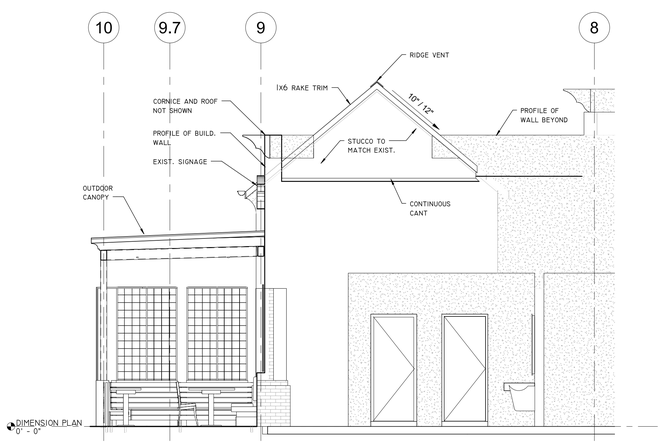
2 ELEV - RIGHT SIDE ELEVATION

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



3 ELEV - LEFT SIDE ELEVATION

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



4 ELEV - REAR ELEVATION

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

STATE OF GEORGIA
JAMES N. WOODY
REGISTERED ARCHITECT

NORWOOD ARCHITECTS
4778 south atlanta road suite 300
smyrna, georgia 30339
ph. 678-921-0302 fax. 678-921-0301
www.norwoodarchitects.com

JOB NO. 2107

NORWOOD ARCHITECTS INC. ARCHITECT OF RECORD IS NOT RESPONSIBLE FOR SUBMITTALS, SHOP DRAWINGS, OR OTHER CONSTRUCTION DOCUMENTS, INCLUDING MAKING MODIFICATIONS AS MAY BE NECESSARY DURING THE CONSTRUCTION PHASE. ALL ADDITIONS AND MODIFICATIONS MUST BE APPROVED IN WRITING FOR THE WORK WHERE CHANGES TO THESE DOCUMENTS HAVE BEEN MADE.

COPYRIGHT 2022 BY NORWOOD ARCH. INC. ALL RIGHTS RESERVED. THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF NORWOOD ARCH. INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION OF THE COPYRIGHT OWNER.

LA PARRILLA MEXICAN RESTAURANT

865 MAIN STREET, SUITE 101
FULTON COUNTY
ALPHARETTA, GEORGIA 30009

NO	DATE	DESCRIPTION
	2023.06.07	CONSTRUCTION
1	2023-09-13	REVISION 1
2	2023-11-29	REVISION 2

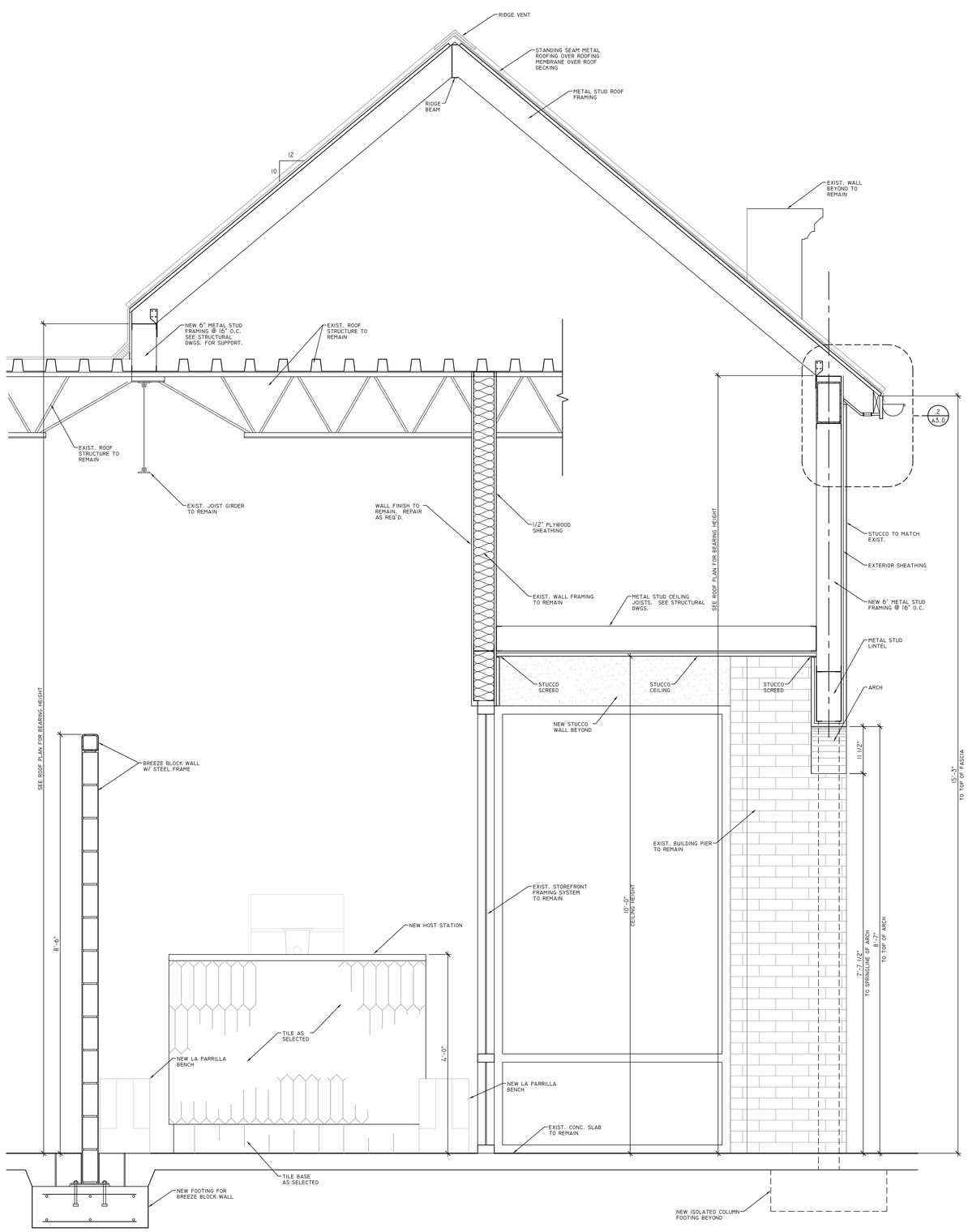
DRAWING NUMBER

A2.0

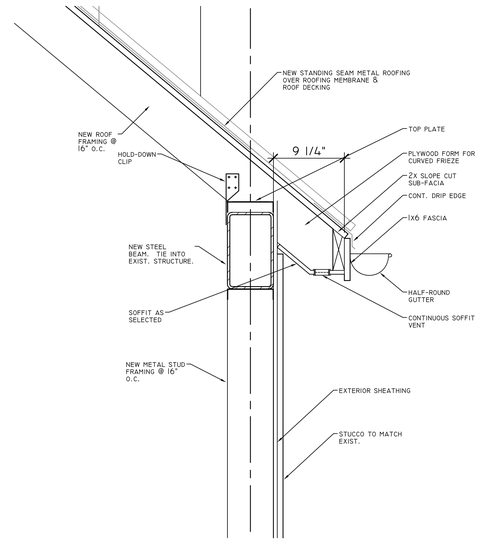
SHEET TITLE

EXTERIOR ELEVATIONS

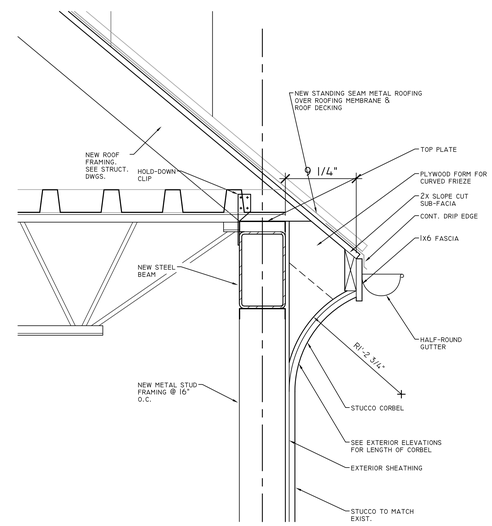
FOR CONSTRUCTION



1 SECTION THRU NEW CANOPY
SCALE: 1"=1'-0"



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



3 BREEZE BLOCK WALL ELEVATION
SCALE: 1 1/2"=1'-0"

STATE OF GEORGIA
JAMES N. WOLCHUK
REGISTERED ARCHITECT

NORWOOD ARCHITECTS
807 forrest st - NW
atlanta, georgia 30318
ph. 678-921-0302 fax 678-921-0301
www.norwoodarchitects.com

PROJECT NO: 2107

(NORWOOD ARCHITECTS INC.) ARCHITECT OF RECORD IS NOT RESPONSIBLE FOR INTERPRETING THE INTENT OF THE CONSTRUCTION DOCUMENTS, INCLUDING MAKING INTERPRETATIONS AS TO WHAT IS REQUIRED DURING CONSTRUCTION PHASE; AND THAT THE ARCHITECT OF RECORD IS NO LONGER LIABLE FOR THE WORK WHERE CHANGES TO THESE DOCUMENTS HAVE BEEN MADE.
COPYRIGHT 2021 BY NORWOOD ARCH. INC. ALL RIGHTS RESERVED. THESE DRAWINGS ARE INSTRUMENTS OF SERVICE. REMAIN THE PROPERTY OF THE ARCHITECT AND NO PART MAY BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION OF THE COPYRIGHT OWNER.

A NEW EXTERIOR PATIO FOR:
LA PARRILLA
865 N. MAIN STREET, SUITE 101
FULTON COUNTY
ALPHARETTA, GEORGIA 30009

NO.	DATE	DESCRIPTION
	2023.06.07	CONSTRUCTION
1	2023.09.13	REVISION 1

SHEET TITLE
WALL SECTIONS

DRAWING NUMBER
A3.1

FOR CONSTRUCTION

FOUNDATION NOTES

1. THE DESIGN SOIL BEARING CAPACITY IS 2,000 PSF.

2. FROST DEPTH FOR THIS PROJECT IS 12" BELOW GRADE. FINISHED GRADE SHALL BE MAINTAINED A MINIMUM OF OF 12" ABOVE BOTTOM OF FOUNDATIONS.

3. FOOTINGS SHALL BE CENTERED ABOUT COLUMN LINES UNLESS NOTED OTHERWISE.

4. COORDINATE TOP OF FOOTINGS ELEVATIONS WITH THE REQUIREMENTS OF OTHER TRADES (PLUMBING, ELECTRICAL, ETC.)

STRUCTURAL STEEL

1. PROVIDE STRUCTURAL STEEL CONFORMING TO THE FOLLOWING STANDARDS:
   - a. AISC MANUAL OF STEEL CONSTRUCTION, 15th EDITION.
   - b. AISC 360-16, SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS.

2. SHOP DRAWINGS:
   - a. SUBMIT SHOP DRAWINGS PREPARED IN ACCORDANCE WITH AISC 326-09.
   - b. PROVIDE COMPLETE WELDING INFORMATION USING AWS SYMBOLS.
   - c. DO NOT BEGIN FABRICATION UNTIL SHOP DRAWINGS ARE COMPLETED AND REVIEWED BY THE STRUCTURAL ENGINEER OF RECORD.

3. ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE FOLLOWING ASTM SPECIFICATIONS:
   - a. WIDE-FLANGE BEAMS----------A992 (GRADE 50)
   - b. SQUARE HOLLOW SHAPES----------ASTM A500 (GRADE B, Fy=46 KSI)
   - c. PLATES AND ANGLES----------ASTM A36 (Fy=36 KSI)
   - d. ANCHOR RODS----------ASTM F1554, GRADE 36
   - e. BOLTS----------ASTM A325
   - f. WASHERS----------ASTM F436, TYPE 1, HARDENED CARBON STEEL
   - g. THREADED RODS----------ASTM A36

4. WELDED CONNECTIONS:
   - a. MAKE ALL WELDED CONNECTIONS IN ACCORDANCE WITH AWS D1.1-14 " STRUCTURAL WELDING CODE", USING TYPE E70XX ELECTRODES.
   - b. EMPLOY ONLY CERTIFIED WELDERS.
   - c. MAINTAIN PROOF OF CERTIFICATION AT THE JOB SITE.

5. THE OWNER SHALL HIRE AN INDEPENDENT TESTING AGENCY TO PROVIDE SPECIAL INSPECTIONS OF BOLTING, WELDING AND OTHER ITEMS IN ACCORDANCE WITH SPECIFIED CODE. CONTRACTOR SHALL CLEARLY MARK THE GRADE OF STEEL ON EACH PIECE WITH A DISTINGUISHING MARK VISIBLE FROM THE FLOOR LEVEL FOR THE PURPOSE OF FIELD INSPECTION.

WELDING

1. MINIMUM WELD SIZE SHALL BE $\frac{3}{16}$" FILLET WELD UNLESS NOTED OTHERWISE

2. FIELD WELDING SHALL BE SHOWN ON SHOP DRAWINGS AND ERECTION DRAWINGS.

3. REFER TO ARCHITECTURAL DOCUMENTS FOR EXPOSED STEEL AND JOINT LOCATIONS AND REQUIREMENTS. ALL EXPOSED WELDED CONNECTIONS SHALL BE GROUND SMOOTH AND SUBJECT TO ARCHITECT APPROVAL. FABRICATOR SHALL ALTER JOINT DETAILING AS REQUIRED TO ENSURE THAT EFFECTIVE THROAT SPECIFIED IN WELD DETAIL IS MAINTAINED AFTER GRINDING OF WELD SURFACE.

4. PROOF OF WELDER'S CERTIFICATE SHALL BE AVAILABLE AT THE JOB SITE FOR REVIEW BY THE INSPECTOR.

5. ALL WELDING SHALL BE DONE WITH E70 ELECTRODES AND SHALL CONFORM TO AMERICAN WELDING SOCIETY STANDARD D1.1 LATEST EDITION.

REINFORCING STEEL

1. REINFORCING STEEL AND ACCESSORIES SHALL BE DETAILED IN ACCORDANCE WITH ACI 315 (MANUEL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES) AND CRSI MSP-1 (MANUEL OF STANDARD PRACTICE), LATEST EDITION.

2. REINFORCING STEEL SHALL CONFORM TO ASTM A-615, GRADE 60.

3. LONGITUDINAL REINFORCING BARS IN FOOTINGS SHALL BE PLACED CONTINUOUS AT CORNERS AND INTERSECTIONS.

4. FOR EVERY VERTICAL OR HORIZONTAL BAR DISCONTINUED BY AN OPENING, ONE BAR (MINIMUM OF 2 BARS) SHALL BE ADDED AT SIDE OF OPENING (HALF EACH SIDE - TYPICAL)

5. PROVIDE DOWELS FROM FOUNDATION, THE SAME SIZE AND NUMBER AS THE VERTICAL WALL OF COLUMN REINFORCING, UNLESS NOTED OTHERWISE.

GENERAL NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THE INTERNATIONAL BUILDING CODE, 2018 EDITION. REFERENCE TO OTHER STANDARD SPECIFICATIONS OR CODES SHALL MEAN THE LATEST BUILDING CODE ADOPTED EDITION OR THE LATEST PUBLISHED EDITION

2. DRAWINGS SHOW TYPICAL AND CERTAIN SPECIFIC CONDITIONS ONLY. FOR DETAILS NOT SPECIFICALLY SHOWN, PROVIDE DETAILS SIMILAR TO THOSE SHOWN.

3. VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND ELEVATIONS AFFECTING NEW CONSTRUCTION BEFORE STARTING WORK. NOTIFY STRUCTURAL ENGINEER OF ANY DISCREPANCY.

4. NOTIFY THE STRUCTURAL ENGINEER IN WRITING OF CONDITIONS ENCOUNTERED IN THE FIELD CONTRADICTORY TO THOSE SHOWN ON THE STRUCTURAL CONTRACT DOCUMENTS.

5. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN, ADEQUACY, AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC. THE STRUCTURAL ELEMENTS ARE NOT STABLE UNTIL THE STRUCTURE IS COMPLETE.

6. THE GENERAL CONTRACTOR SHALL VERIFY THAT MISCELLANEOUS FRAMING SHOWN ON THE STRUCTURAL DRAWINGS FOR MECHANICAL EQUIPMENT, OWNER-FURNISHED ITEMS, PARTITIONS, ETC. IS CONSISTENT WITH THE REQUIREMENTS OF SUCH ITEMS.

7. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES IN ORDER TO COMPLY WITH THE CONSTRUCTION DOCUMENTS.

8. COORDINATE STRUCTURAL CONTRACT DOCUMENTS WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND CIVIL. NOTIFY STRUCTURAL ENGINEER OF ANY CONFLICT.

9. COORDINATE AND VERIFY FLOOR AND ROOF OPENING SIZES AND LOCATIONS WITH ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS. FOR ADDITIONAL OPENINGS, INSERTS, SLEEVES, CURBS, PADS, ETC. NOT SHOWN ON THE STRUCTURAL DRAWINGS, SEE ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS.

10. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF DIMENSIONS SHOWN ON THE STRUCTURAL AND ARCHITECTURAL DRAWINGS. NOTIFY STRUCTURAL ENGINEER OF ANY DISCREPANCY BEFORE STARTING SHOP DRAWINGS OR ANY WORK. FOR DIMENSIONS NOT SHOWN, SEE ARCHITECTURAL DRAWINGS.

11. DO NOT SCALE FOR DIMENSIONS NOT SHOWN ON THE DRAWINGS. SEND WRITTEN REQUEST FOR INFORMATION TO THE ARCHITECT FOR DIMENSIONS NOT PROVIDED.

12. NO PROVISIONS HAVE BEEN MADE IN THE DESIGN FOR THE SUPPORT OF A CONCENTRATED LOAD FROM PLUMBING, MECHANICAL OR HVAC UNITS EXCEPT AS SHOWN ON THE DRAWINGS.

13. THE GENERAL CONTRACTOR HAS SOLE RESPONSIBILITY TO COMPLY WITH ALL APPLICABLE OSHA REGULATIONS.

14. REVIEW OF SUBMITTALS OR SHOP DRAWING BY THE DESIGN PROFESSIONAL DOES NOT RELIEVE THE CONTRACTOR OF THE SOLE RESPONSIBILITY TO REVIEW AND CHECK ALL SUBMITTALS AND SHOP DRAWINGS BEFORE SUBMITTING TO THE DESIGN PROFESSIONAL. THE CONTRACTOR REMAINS SOLELY RESPONSIBLE FOR ERRORS AND OMISSIONS ASSOCIATED WITH THE PREPARATION OF SHOP DRAWINGS AS THEY PERTAIN TO MEMBER SIZES, DETAILS, AND DIMENSIONS SPECIFIED IN THE CONTRACT DOCUMENTS.

15. STRUCTURAL DESIGN PROFESSIONAL IS NOT RESPONSIBLE FOR THE DESIGN OF STEEL STAIRS, HANDRAILS, CURTAIN WALL/WINDOW WALL SYSTEMS, COLD-FORMED METAL FRAMING, OR OTHER SYSTEMS NOT SHOWN IN THE STRUCTURAL DOCUMENTS. SUCH SYSTEMS SHALL BE DESIGNED FURNISHED, AND INSTALLED AS REQUIRED BY OTHER PORTIONS OF THE CONTRACT DOCUMENTS.

DESIGN CRITERIA

1. BUILDING CODES AND STANDARDS.
a. 2018 INTERNATIONAL BUILDING CODE (IBC) WITH 2020 ED. GEORGIA AMENDMENTS.
b. ASCE 7-16, "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES"
c. ACI 318-14, "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE"
d. AISC 15TH EDITION, "SPECIFICATIONS FO RSTRUCTURAL STEEL BUILDINGS"
2. DESIGN ROOF DEAD LOAD
   - a. 20 PSF
3. DESIGN ROOF LIVE LOAD
   - a. 20 PSF
4. DESIGN SLAB LIVE LOAD
   - a. 100 PSF SLAB-ON-GRADE
5. DESIGN SNOW LOAD
   - a. GROUND SNOW LOAD, Pg=5 PSF
6. DESIGN WIND LOADS:
   - a. ULTIMATE DESIGN WIND SPEED, Vult----------115 MPH (3 SECOND GUST)
   - b. NOMINAL DESIGN WIND SPEED Vasd----------89 MPH
   - c. RISK CATEGORY----------III
   - d. WIND EXPOSURE CATEGORY----------B
   - e. IMPORTANCE FACTOR, Iw----------1.00
   - f. BUILDING ENCLOSURE TYPE----------ENCLOSED
   - h. INTERNAL PRESSURE COEFFICIENT (GCpi)---------±0.18
   - i. COMPONENTS AND CLADDING DESIGN PRESSURE
     - INTERIOR ZONES----------26.14 PSF
     - EXTERIOR ZONES----------32.17 PSF

2

WHITE ENGINEERING
STRUCTURAL ENGINEERS
2436 MUIRFIELD WAY
DULUTH, GEORGIA 30096
PHONE: (770) 296-5182

GEORGIA REGISTERED NO. 25156 PROFESSIONAL ENGINEER DAVID A. WHITE

NORWOOD ARCHITECTS
4779 south atlanta road suite 300
smyrna, georgia 30339
ph. 678-921-0302 fax. 678-921-0301
www.norwoodarchitects.com

PROJECT NO: 2107

(NORWOOD ARCHITECTS INC.) ARCHITECT OF RECORD IS NOT RESPONSIBLE FOR OTHERPARTIES USING THESE DOCUMENTS WITHOUT THE ARCHITECT'S PRIOR WRITTEN CONSENT AND WITHOUT MODIFICATIONS AS MAY BE NECESSARY DURING THE CONSTRUCTION PHASE TO REFLECT THE ARCHITECT OF RECORD IS NO LONGER LIABLE FOR THE WORK WHERE CHANGES TO THESE DOCUMENTS HAVE BEEN MADE

COPYRIGHT 2017 BY NORWOOD ARCH. INC. ALL RIGHTS RESERVED. THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF NORWOOD ARCH. AND NO PART MAY BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION OF THE COPYRIGHT OWNER

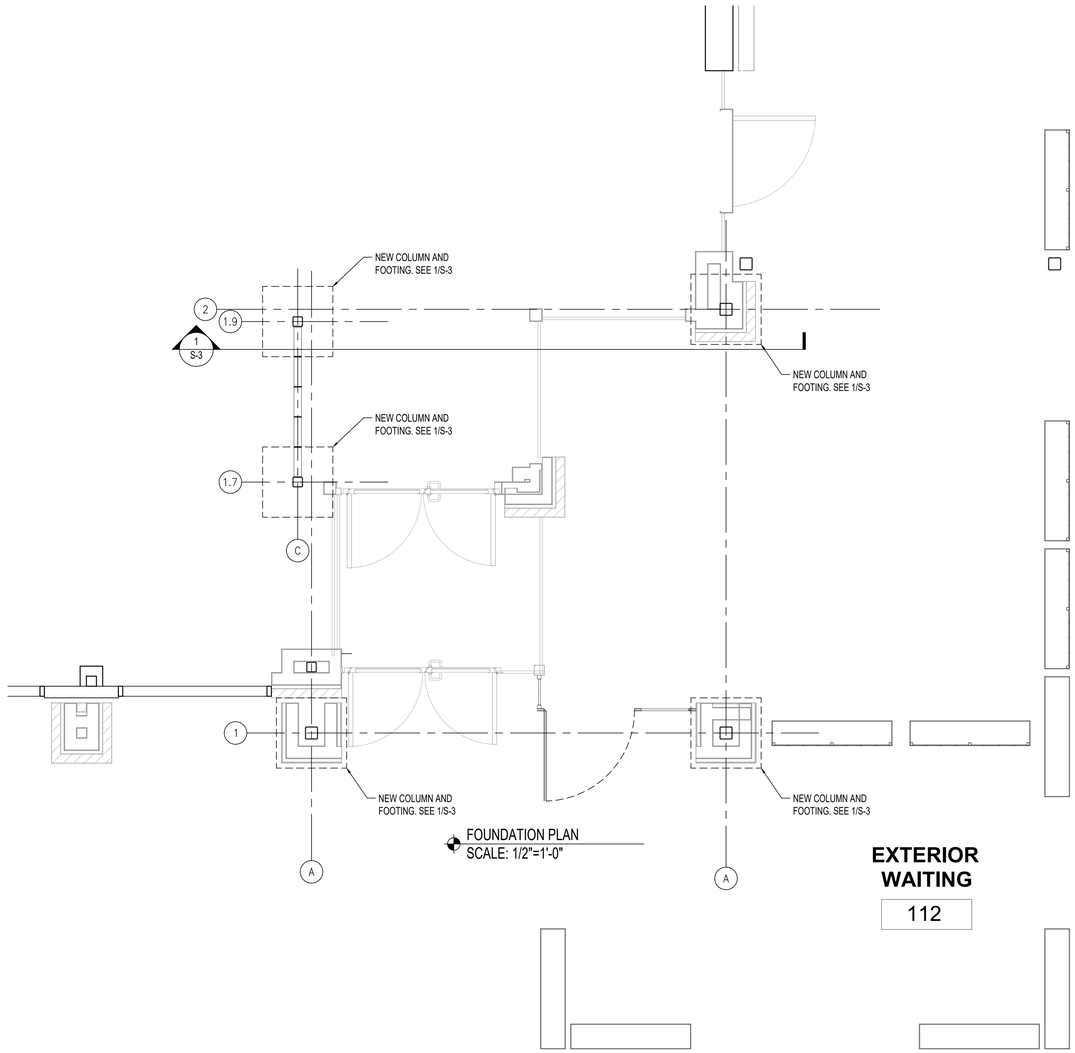
A NEW EXTERIOR PATION FOR:
LA PARRILLA
865 N. MAIN STREET
FULTON COUNTY
ALPHARETTA, GEORGIA 30009

NO.	DATE	DESCRIPTION
	2023.07.07	CONSTRUCTION

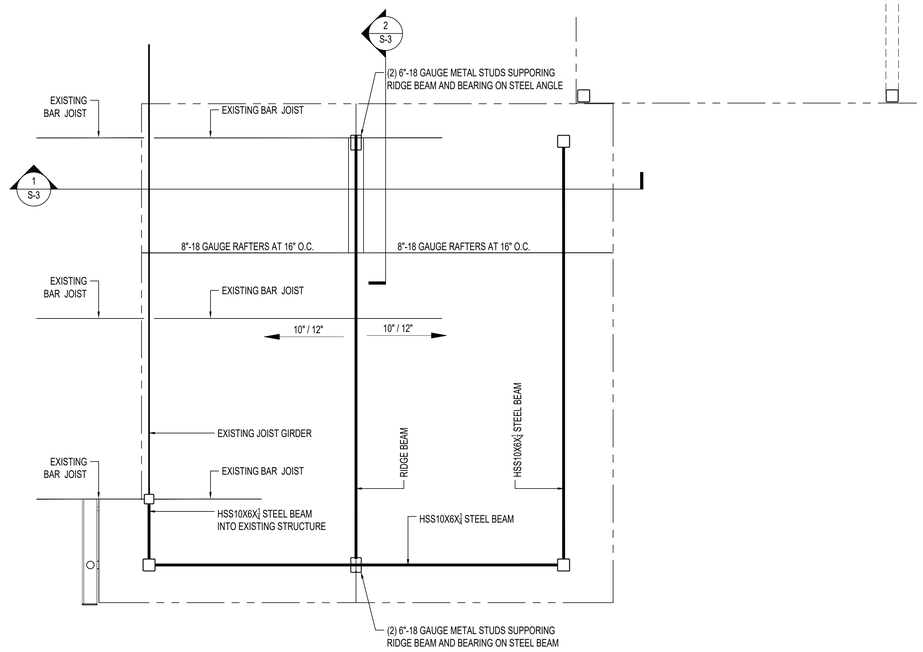
DRAWING NUMBER

S-1

FOR CONSTRUCTION



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



ROOF FRAMING PLAN
SCALE: 1/2"=1'-0"

2

WHITE ENGINEERING
STRUCTURAL ENGINEERS
2436 MUIRFIELD WAY
DULUTH, GEORGIA 30096
PHONE (770) 296-5182

GEORGIA REGISTERED NO. 25156 PROFESSIONAL ENGINEER DAVID A. WHITE

NORWOOD ARCHITECTS
4779 south atlanta road suite 300
smyrna, georgia 30339
ph. 678-921-0302 fax. 678-921-0301
www.norwoodarchitects.com

PROJECT NO: 2107

NORWOOD ARCHITECTS INC.) ARCHITECT OF RECORD IS NOT RESPONSIBLE FOR INTERPRETING THE INTENT OF THE CONTRACT DOCUMENTS, INSPECTING, AUDITING, MODIFICATIONS AS MAY BE NECESSARY DURING THE CONSTRUCTION PROCESS. THE ARCHITECT OF RECORD IS NO LONGER LIABLE FOR THE WORK WHERE CHANGES TO THESE DOCUMENTS HAVE BEEN MADE

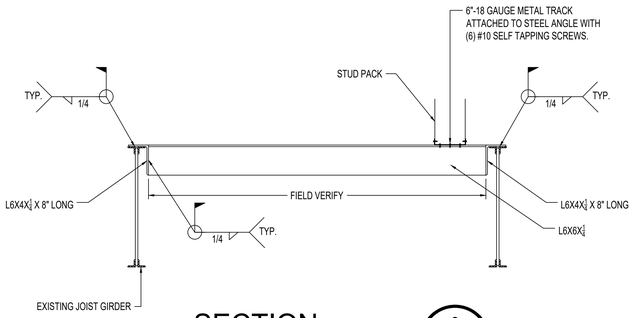
COPYRIGHT 2017 BY NORWOOD ARCH, INC. ALL RIGHTS RESERVED. THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF THE ARCHITECT AND NO PART MAY BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION OF THE COPYRIGHT OWNER

A NEW EXTERIOR PATION FOR:
LA PARRILLA
865 N. MAIN STREET
FULTON COUNTY
ALPHARETTA, GEORGIA 30009

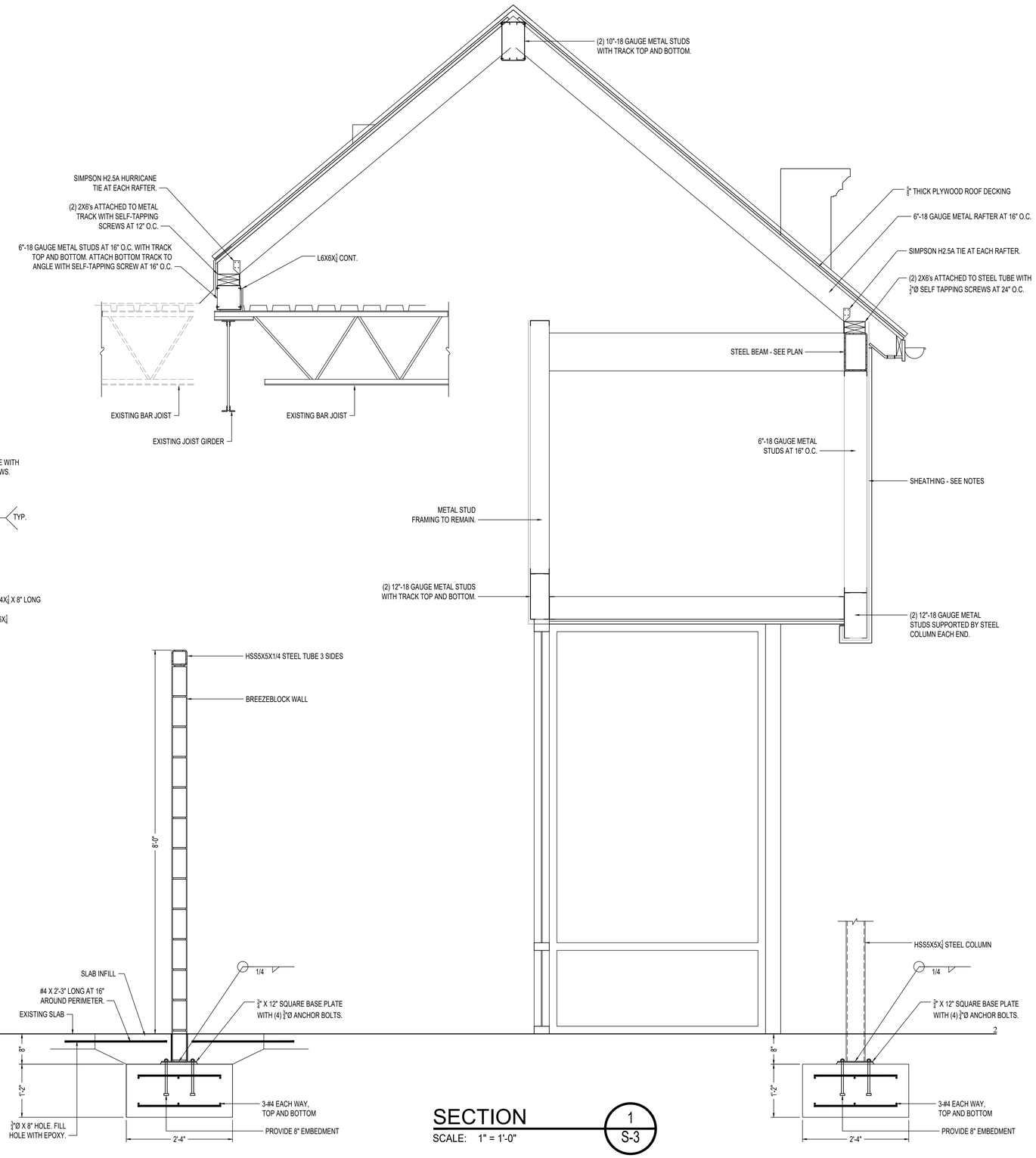
NO.	DATE	DESCRIPTION
	2023.07.07	CONSTRUCTION

DRAWING NUMBER
S-2

FOR CONSTRUCTION



SECTION 2 / S-3
SCALE: 1" = 1'-0"



SECTION 1 / S-3
SCALE: 1" = 1'-0"

WHITE ENGINEERING
STRUCTURAL ENGINEERS
2436 MUIRFIELD WAY
DULUTH, GEORGIA 30096
PHONE: (770) 296-5182

GEORGIA REGISTERED NO. 25156 PROFESSIONAL ENGINEER DAVID A. WHITE

NORWOOD ARCHITECTS
4779 south atlanta road suite 300
smyrna, georgia 30339
ph. 678-921-0302 fax. 678-921-0301
www.norwoodarchitects.com

PROJECT NO: 2107

NORWOOD ARCHITECTS INC.) ARCHITECT OF RECORD IS NOT RESPONSIBLE FOR INTERPRETING THE INTENT OF THE CONTRACT DOCUMENTS, INSURING MATCHING MODIFICATIONS AS MAY BE NECESSARY DURING THE CONSTRUCTION PROCESS, OR ASSUMING THE ARCHITECT OF RECORD IS NO LONGER LIABLE FOR THE WORK WHERE CHANGES TO THESE DOCUMENTS HAVE BEEN MADE.

COPYRIGHT 2017 BY NORWOOD ARCH. INC. ALL RIGHTS RESERVED. THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF THE ARCHITECT AND NO PART MAY BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION OF THE COPYRIGHT OWNER.

A NEW EXTERIOR PATION FOR:
LA PARRILLA
865 N. MAIN STREET
FULTON COUNTY
ALPHARETTA, GEORGIA 30009

NO.	DATE	DESCRIPTION
	2023.07.07	CONSTRUCTION

DRAWING NUMBER
S-3

FOR CONSTRUCTION

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: WINDWARD PROMENADE LLC

Physical Address: 3350 RIVERWOOD PKWY SUITE 450 SE ATLANTA, GA 30339

Mailing Address: City: 3350 RIVERWOOD PKWY SUITE 450

CITY: ATLANTA State: GA Zip Code: 30339 -

Owner Telephone: 770 - 955 - 7676 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): Ben Lefkowitz Date:

Owner Signature: Manager

Property Information:

Address (If Assigned) : 865 MAIN ST SUITE 101 ALPHARETTA , GA 30009

Tax ID or Map Reference Number: 22 512011120415

Land Lot(s): 1112 District: 2ND Section: 2ND

Existing Zoning of Property: C-1 Existing Uses of Property: RETAIL / RESTAURANT SPACE

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

Applicant Signature: Date: 11-28-2023

Print Form

DESIGN REVIEW BOARD REVIEW CRITERIA

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

BY REMOVING THE EXISTING ENTRY DOORS, WE WILL REPLACE WITH STOREFRONT TO MATCH THE EXISTING GLASS, SIZING MULLION FINISH.
THE NEW ELEMENT OVER THE NEW ENTRANCE IS MADE OF EIFS AND WILL MATCH THE EXISTING EIFS COLOR AND TEXTURE AS WELL AS TRIM COLOR.

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 IN SPEAKING WITH BRET SCHROEDER , I DO NOT BELIEVE THIS IS REQUIRED AS IT DOESN'T ADD ANY ADDIITONAL ROOFTOP STRUCUTRES OR EQUIPMENT.

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: LA PARRILLA MEXICAN RESTAURANT

Location Address: 865 MAIN ST SUITE 101

Mailing Address: 865 MAIN ST SUITE 101

City: ALPHARETTA State: GA Zip Code: 30009 -

Contact for All Notifications: WOODY VAUGHAN

Contact Telephone: 678 - 898 - 9294 Mobile Telephone: - -

Fax: - - Email: WOODY@NORWOODA.COM

Contact's Relation to Business: ARCHITECT

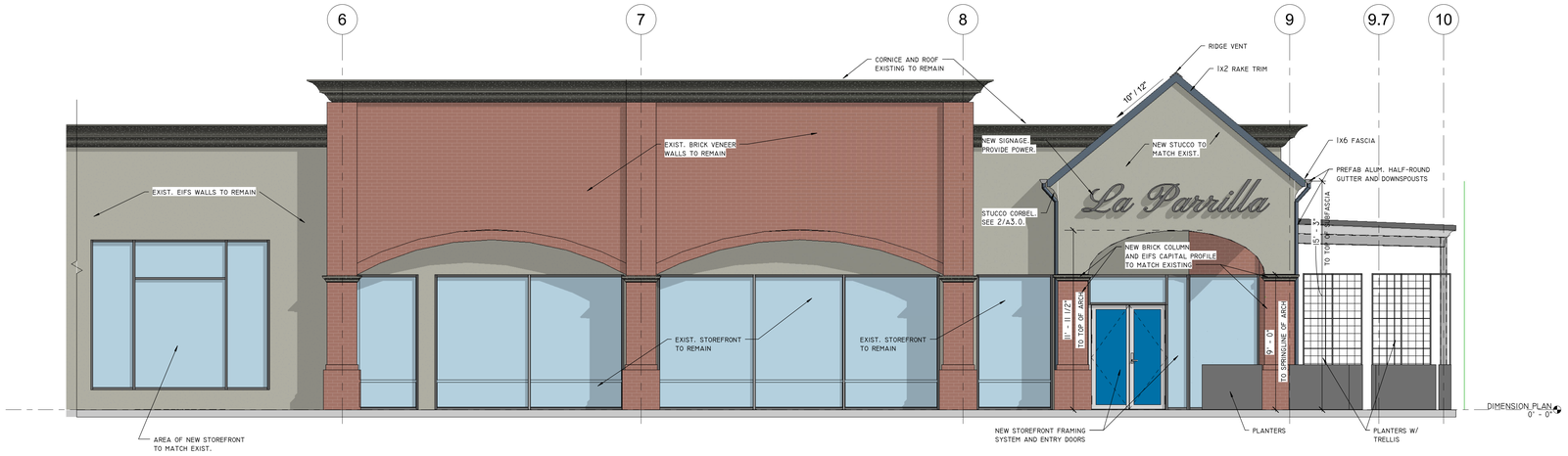
This Application For (Check all that apply):

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

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

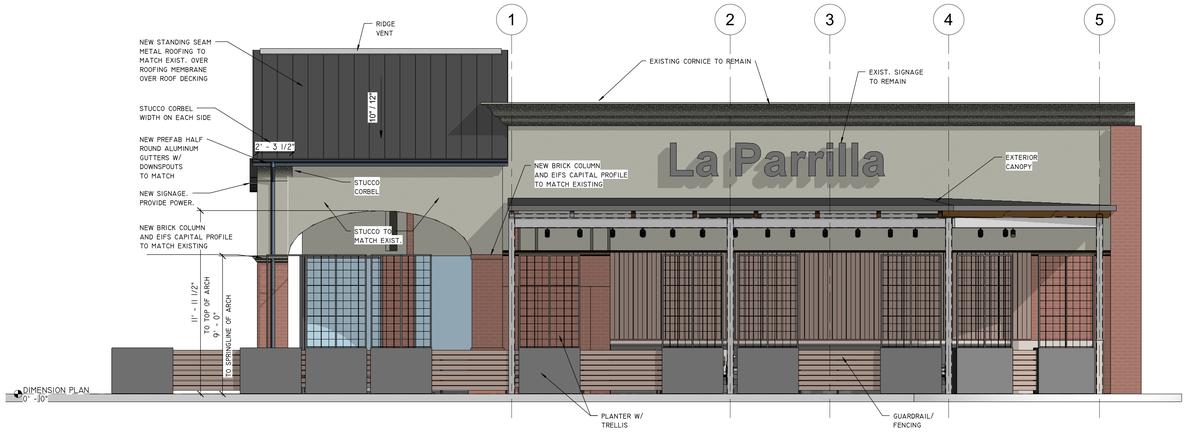
Application Fees:

Any sign or remodel review within the Downtown Overlay	$	175.00
All other reviews	$	300.00
Legal Advertising Requirement	$	175.00
Total Due		650.00



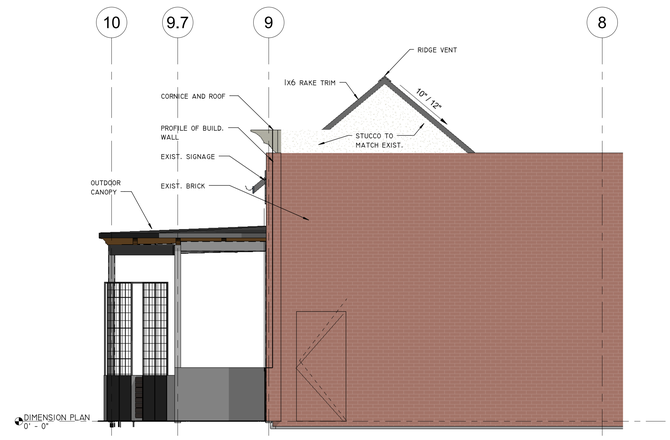
1 ELEV - FRONT ELEVATION -DRB

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



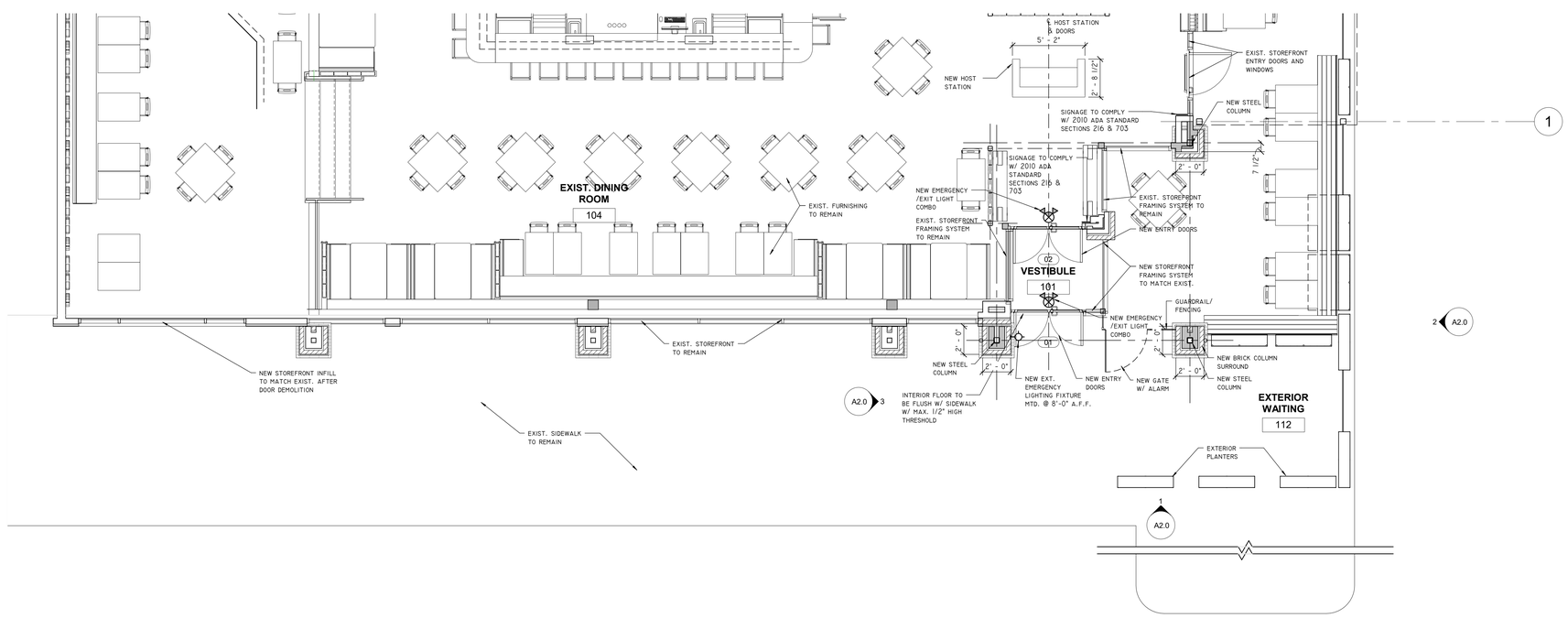
2 ELEV - RIGHT SIDE ELEVATION -DRB

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



3 ELEV - REAR ELEVATION DRB

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



4 DIMENSION PLAN - DRB

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

NORWOOD ARCHITECTS

4778 south atlanta road suite 300
smyrna, georgia 30339
ph. 678-921-0302 fax. 678-921-0301
www.norwoodarchitects.com

JOB NO. 2107

NORWOOD ARCHITECTS INC / ARCHITECT OF RECORD IS NOT RESPONSIBLE FOR ERRORS OR OMISSIONS IN THESE CONSTRUCTION DOCUMENTS, INCLUDING MAKING MODIFICATIONS AS MAY BE NECESSARY DURING THE CONSTRUCTION PHASE. ALL MAKING THIRD PARTY USE OF THESE DOCUMENTS ASSUME FULL FOR THE WORK WHERE CHANGES TO THESE DOCUMENTS HAVE BEEN MADE.

COPYRIGHT 2022 BY NORWOOD ARCH. INC. ALL RIGHTS RESERVED. THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF NORWOOD ARCH. INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION OF THE COPYRIGHT OWNER.

LA PARRILLA MEXICAN RESTAURANT

865 MAIN STREET, SUITE 101
FULTON COUNTY
ALPHARETTA, GEORGIA 30009

NO	DATE	DESCRIPTION
1	2023-11-29	REVISION 2

SHEET TITLE

EXTERIOR ELEVATIONS FOR DRB

DRAWING NUMBER

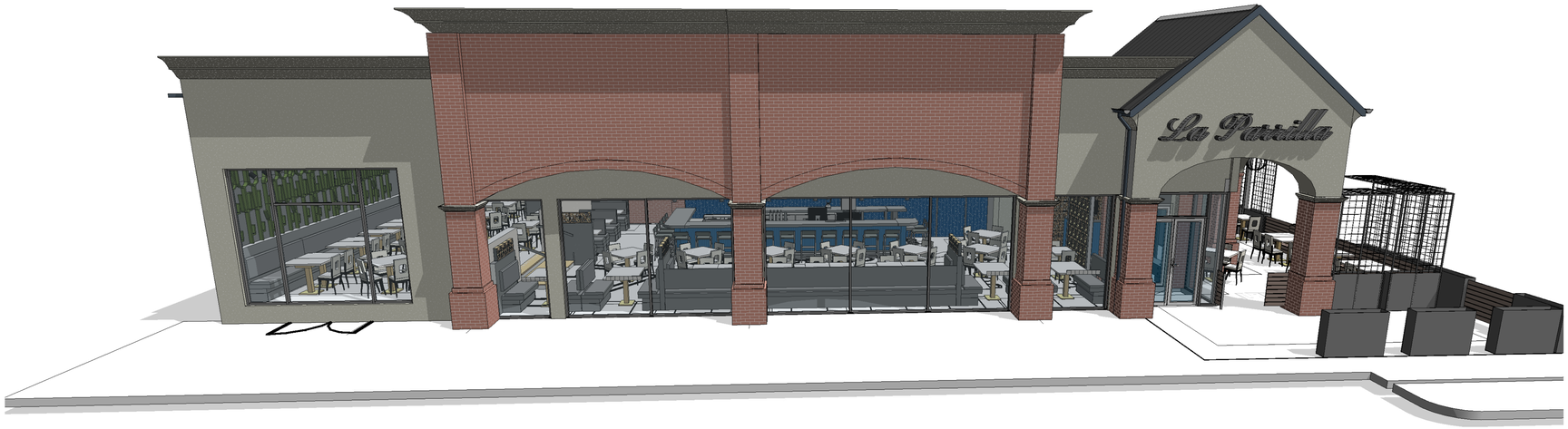
DRB-1

FOR CONSTRUCTION

EXAMPLE OF STEEL PLANTERS

1 3D VIEW - DRB PERPECTIVE 1

SCALE:



2 3D VIEW -DRB PERSPECTIVE 2

SCALE:

EXISTING FRONT ELEVATION

EXISTING RIGHT SIDE ELEVATION

SHEET TITLE

DRB - PERSPECTIVES

NORWOOD ARCHITECTS

4778 south atlanta road suite 300
smyrna, georgia 30339
ph. 678-921-0302 fax. 678-921-0301
www.norwoodarchitects.com

JOB NO. 2107

NORWOOD ARCHITECTS INC / ARCHITECTURE RECORD IS NOT RESPONSIBLE FOR ERRORS OR OMISSIONS IN THE CONSTRUCTION DOCUMENTS, INCLUDING MAKING MODIFICATIONS AS MAY BE NECESSARY DURING THE CONSTRUCTION PHASE. ALL ARCHITECTURAL WORK PRODUCED BY NORWOOD ARCHITECTS IS FOR THE WORK WHERE CHANGES TO THESE DOCUMENTS HAVE BEEN MADE.

COPYRIGHT 2022 BY NORWOOD ARCH, INC. ALL RIGHTS RESERVED. THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF NORWOOD ARCHITECTS. THEY MAY NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION OF THE COPYRIGHT OWNER.

LA PARRILLA MEXICAN RESTAURANT

865 MAIN STREET, SUITE 101
FULTON COUNTY
ALPHARETTA, GEORGIA 30009

NO	DATE	DESCRIPTION
1	2023-11-29	Revision 2

DRAWING NUMBER

DRB-2

FOR CONSTRUCTION

Design Review Board Hearing Application And Filing Procedures

UPDATED: June 12, 2023

Department Of Community Development

2 Park Plaza
Alpharetta, GA 30009
www.alpharetta.ga.us

Tel: 678.297.6088
Fax: 678.297.6071

INSTRUCTIONS AND REQUIRED MATERIALS

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

Required Materials:

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

Site Plan Review

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

Landscape Review

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

Signage Review

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

Exterior Elevation Review

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

Submittal Procedure:

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

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

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

Drawings submitted must be accurate and labeled.

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

Photos shall be mounted on 8.5 inch by 11-inch paper and labeled.
Presentation materials (including actual materials, sample boards, or mounted drawings) should not be submitted, but brought by the Applicant to the scheduled Design Review Board meeting.

Filing Deadlines And Meeting Schedule

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

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

Filing Deadlines	Meeting Schedule
January 03, 2023	January 20, 2023
February 01, 2023	February 17, 2023
March 01, 2023	March 17, 2023
April 03, 2023	April 21, 2023
May 01, 2023	May 19, 2023
June 01, 2023	June 16, 2023
July 03, 2023	August 18, 2023
August 01, 2023	September 15, 2023
September 01, 2023	October 20, 2023
October 02, 2023	November 17, 2023
November 01, 2023	December 15, 2023
December 01, 2023	January 19, 2024

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: Original Chop Shop

Location Address: 10920 Haynes Bridge Road; #200 - Alpharetta, GA 30022

Mailing Address: 5601 Democracy Dr; Suite 235

City: Plano State: TX Zip Code: 75024 -

Contact for All Notifications: Polo Padilla

Contact Telephone: 469- - 579- - 2227 Mobile Telephone: 972 - 457 - 2212

Fax: - - Email: epadilla@idstudio4.com

Contact's Relation to Business: Owner agent/ Architect

This Application For (Check all that apply):

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

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

Application Fees:

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

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: Bang Sik Yim and Shook Ja Yim

Physical Address: 1511 Reagan Circle NW

Mailing Address: P.O BOX 512, Conyers, GA. 30012

City: Conyers State: GA Zip Code: 30012 - 4252

Owner Telephone: 404 - 512 - 4643 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): Bang Sik Yim and Shook Ja Yim Date: 11/30/2023

Owner Signature: Bang S. Yim Shook ja Yim

Property Information:

Address (If Assigned) : 10920 Haynes Bridge Rd, Suite 200, Alpharetta, GA

Tax ID or Map Reference Number: 12 - 2720 - 0754 - 048 - 7

Land Lot(s): 1.6 ac + District: Section:

Existing Zoning of Property: PSC Existing Uses of Property: A2- 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: Polo Padilla Date: 12.01.23

Print Form

Design Review Board Review Criteria

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

The new exterior elevations for Original ChopShop maintain the original building proportions and enhance the building materials to create a new identity for Original ChopShop, modernize the facade, and complement the existing aesthetic. The parapet is being enhanced with a brand specific light blue color on vertical siding that wraps the parapet around the existing tower, incorporates signage, and mimics the existing EIFS banding around the building. A majority of the existing EIFS facade and pilasters at this tenant space are being replaced with a cultured white brick veneer. This helps add consistency in materials that wrap the corner of the building. The materials are neutral in color, complement the existing color scheme, add texture and character, and give the building a modern, clean look. Clerestory windows were added above the existing storefront areas for more visual character. The existing Bolay awnings and light fixtures are being removed and replaced with modern, metal clad awnings and a canopy that covers the patio. The patio wall will double as a planter wall and will be made of materials that complement the new facade. The exterior lighting accentuates the building articulations, materials, and signage.

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.

- [x] 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).

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.

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.

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.

DESIGN REVIEW BOARD REVIEW CRITERIA

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

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

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

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

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

Please review the Alpharetta Downtown Design Guidelines at this link: Alpharetta Downtown Design Guidelines

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

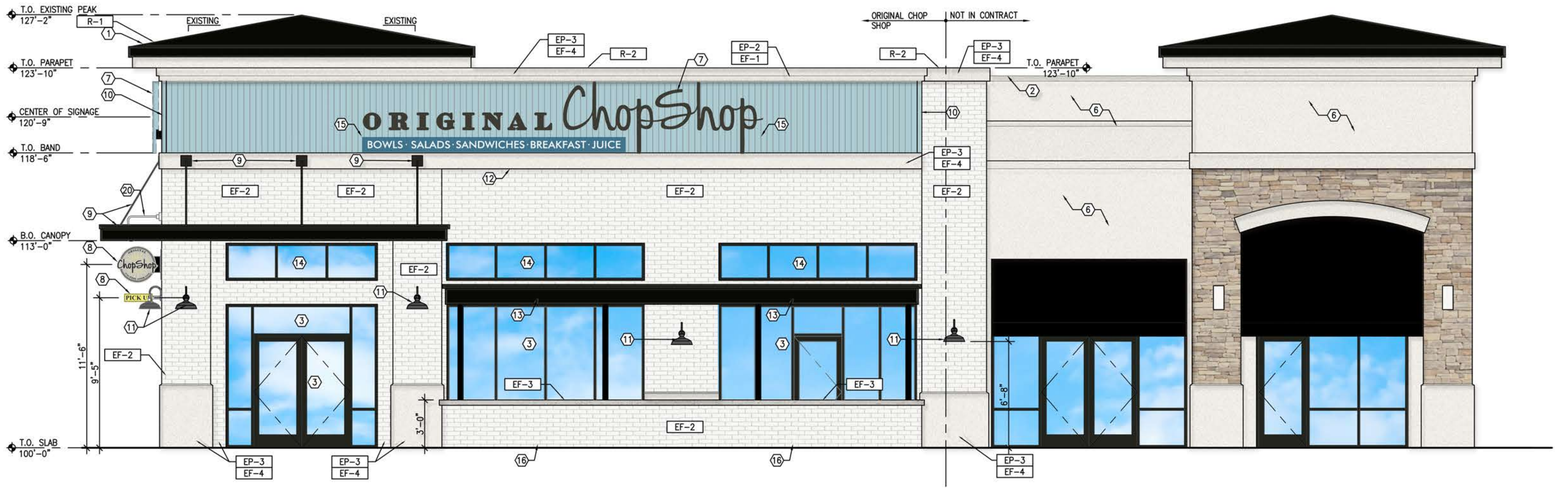
idstu

dio

EXTERIOR RENDERINGS & SITE LINE STUDY

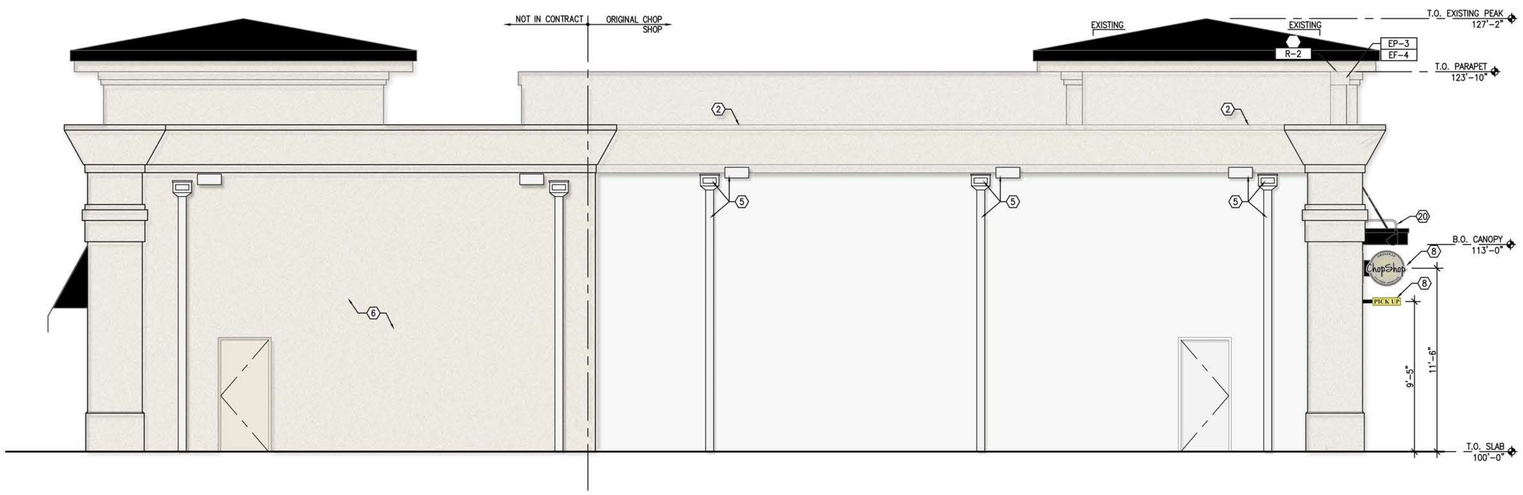
10920 Haynes Bridges Rd
Suite 200
Alpharetta, GA

2023.12.08



EAST ELEVATION 1
1/4"=1'-0"

SOUTH ELEVATION 2
1/4"=1'-0"



WEST ELEVATION 3
1/4"=1'-0"

KEY NOTES:

1	EXISITNG ROOFING TO REMAIN
2	EXISTING BUILDING PARAPET TO REMAIN
3	EXISTING STOREFRONT AND DOOR TO REMAIN
4	EXISTING EXTERIOR FINISHES TO REMAIN
5	EXISTING GUTTER, DOWNSPOUT AND OVERFLOW SCUPPER TO REMAIN, PAINT
6	NO WORK IN THIS AREA
7	BUILDING SIGNAGE; FOR REVIEW UNDER SEPARATE PERMIT, RE: ELECTRICAL, GC TO PROVIDE WIRING
8	NON-ILLUMINATED BUILDING SIGNAGE; FOR REVIEW UNDER SEPARATE PERMIT
9	PRE-FABRICATED ALUMINUM CANOPY AND TURNBUCKLES
10	NICHIHA BOARD TRIM
11	NEW DECORATIVE EXTERIOR WALL SCONCE, RE: ELECTRICAL
12	LED STRIP LIGHT BY SIGNAGE VENDOR, RE: ELECTRICAL
13	NEW PATIO CANOPY
14	NEW WINDOWS AS SCHEUDLED, RE: A4.0 DOOR AND WINDOW SCHEDULE
15	BREAK METAL TO EXTEND 6" BEHIND SIGN RACEWAY. SEAL EDGES TO PREVENT WATER PENETRATION.
16	CUSTOM PLANTER, RE: 1/A3.4

FINISH SCHEDULE - ALPHARETTA, GA

⊡	ITEM
EXTERIOR PAINT	
EP-1	TRICORN BLACK
EP-2	STREAM
EP-3	USEFUL GRAY
EP-4	PURE WHITE
EXTERIOR FINISHES	
EF-1	VERTICAL NICHIHA CEMENT PANEL SYSTEM
EF-2	BRICK FACING TILE
EF-3	CAST STONE WALL CAP
EF-4	EIFS
EF-5	PRE-FINISHED METAL CANOPY
ROOF	
R-1	EXISTING ROOFING TO REMAIN
R-2	PRE-FINISHED METAL PARAPET CAP TO MATCH EXISTING

EP-1
PAINT
Sherwin William SW 6258 Tricorn Black

EP-3
PAINT
Sherwin William SW 7050 Useful Gray

EP-4
PAINT
SHerwin William SW 7005 Pure White

EF-1
ARCHITECTURAL WALL PANEL SYSTEM
Manufacturer: Nichiha
Product: Illumination Fiber Cement Panel System/ or equal
Paint Color: Sherwin William SW6499 Stream

EF-2
BRICK VENEER
Manufacturer: Cultured Stone
Product: Cultured Brick Veneer- Handmade Brick
Dimensions: 2.75"H x 8.19L
Color: Canvas

EF-3
STONE VENEER
Manufacturer: Cultured Stone
Product: Flat Textured Capstones
Dimensions: 12"H x 20"L x 2"thickness
Color: Gray

EF-5
PRE-FINISHED METAL CANOPY

idstudio
6201 CAMPUS CIRCLE DRIVE E
IRVING, TEXAS 75063
P: 972.401.7100
WWW.IDSTUDIOA.COM

CORPORATE:
CHOPSHOP HOLDINGS, LLC
5601 DEMOCRACY DRIVE, SUITE 209
PLANO, TX 75024
PHONE: 205.999.5199
EMAIL: www.hargetthunter.com

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION
PRELIMINARY FOR REVIEW ONLY.
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF DESIGN DEVELOPMENT AND PRICING. THEY WERE PREPARED BY OR UNDER THE AUTHORITY OF RUSTY A. RIDGE LICENSE #24990.
IT IS NOT TO BE USED FOR OTHER PURPOSES.

12/20/2023

ORIGINAL CHOPSHOP - ALPHARETTA

10920 HAYNES BRIDGE RD, SUITE 200
ALPHARETTA, GA 30022

CLIENT:
CHOPSHOP HOLDINGS, LLC
5601 DEMOCRACY DRIVE, SUITE 209
PLANO, TX 75024

DATE	DESCRIPTION

△	DATE	DESCRIPTION

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A2.0

PROJECT NUMBER:
OCS23004

idstudio

EXTERIOR RENDERING

idstudio

EXTERIOR RENDERING

idstudio

EXTERIOR RENDERING

idstudio

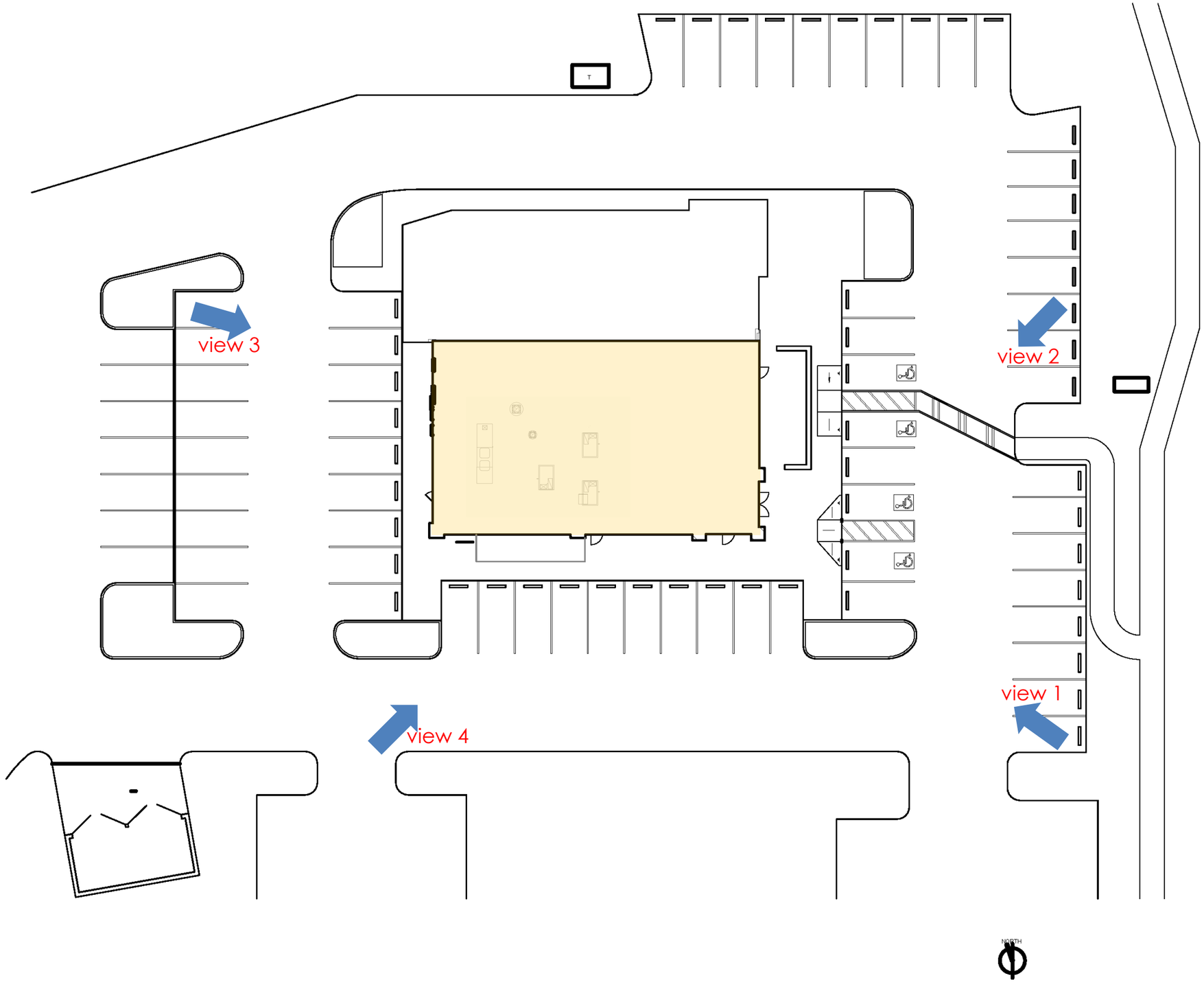
EXTERIOR RENDERING

idstudio

EXTERIOR RENDERING

idstudio

EXTERIOR RENDERING



idstudio

SITE LINE STUDY _ site

idstudio

SITE LINE STUDY _ view 1

idstudio

SITE LINE STUDY _ view 2

idstudio

SITE LINE STUDY _ view 3

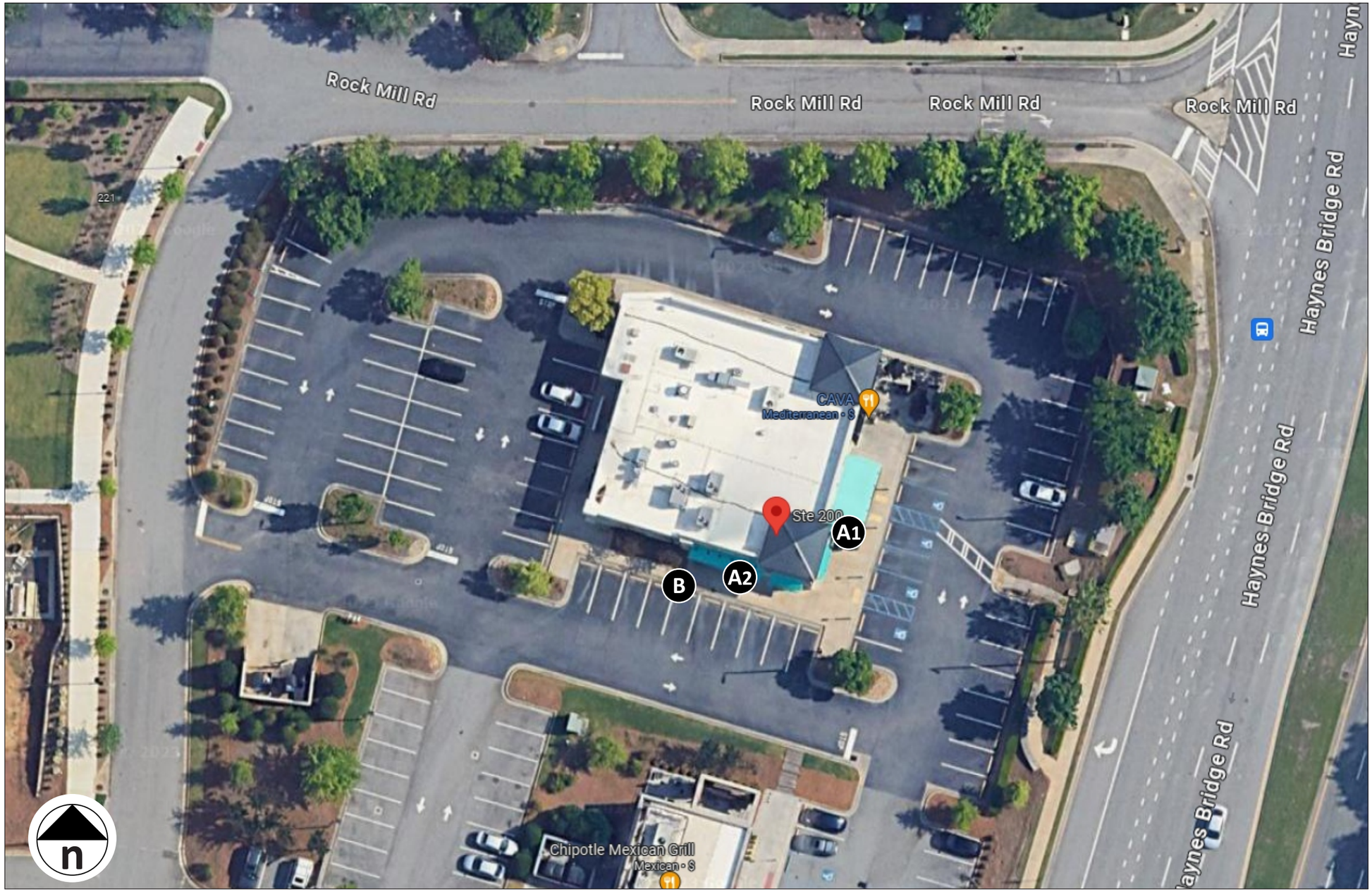
idstudio

SITE LINE STUDY _ view 4

idstu
dio4

6201 Campus Circle Dr E
Irving, TX 75063
972.870.1288 o#
https://www.idstudio4.com

Designed especially for you!



SITE PLAN

Design #
0638016AR5

Sheet 1 **of** 5

Client
ORIGINAL CHOPSHOP

Address
10920 Haynes Bridge Rd Suite 200 Alpharetta, GA 30022

Account Rep.	K MOLTZ
Designer	JOEL GONZALES
Date	11/29/2023

Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	

Revision/Date

R1(11/30/23)JGZ: Revise channel letters

R2(11/30/23)JGZ: Revise blade to non-illum.

R3(12/1/23)JGZ: Revise secondary blade

R4(12/6/23)JGZ: Revise main blade

R5(12/7/23)JGZ: Revise CL to reverse-lit

CHANDLER SIGNS

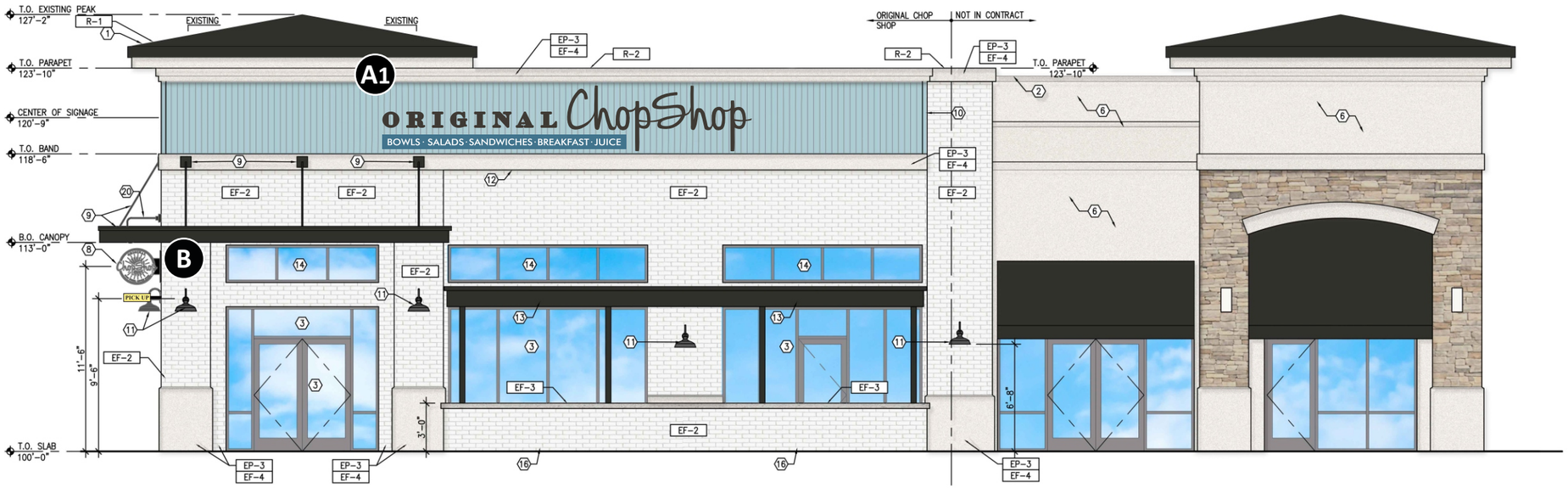
chandlersigns.com

National Headquarters	14201 Sovereign Road #101 Fort Worth, TX 76155 (214) 902-2000 Fax (214) 902-2044
San Antonio	17319 San Pedro Avenue Suite 200 San Antonio, TX 78232 (210) 349-3804 Fax (210) 349-8724
Georgia	111 Woodstone Place Dawsonville, GA 30534 (678) 725-8852 Fax (210) 349-8724
South Texas	PO BOX 125 206 Doral Drive Portland, TX 78374 (361) 563-5599 Fax (361) 643-6533

This drawing is the property of Chandler Signs, LLC
All rights to its use for reproduction are reserved by Chandler Signs, LLC

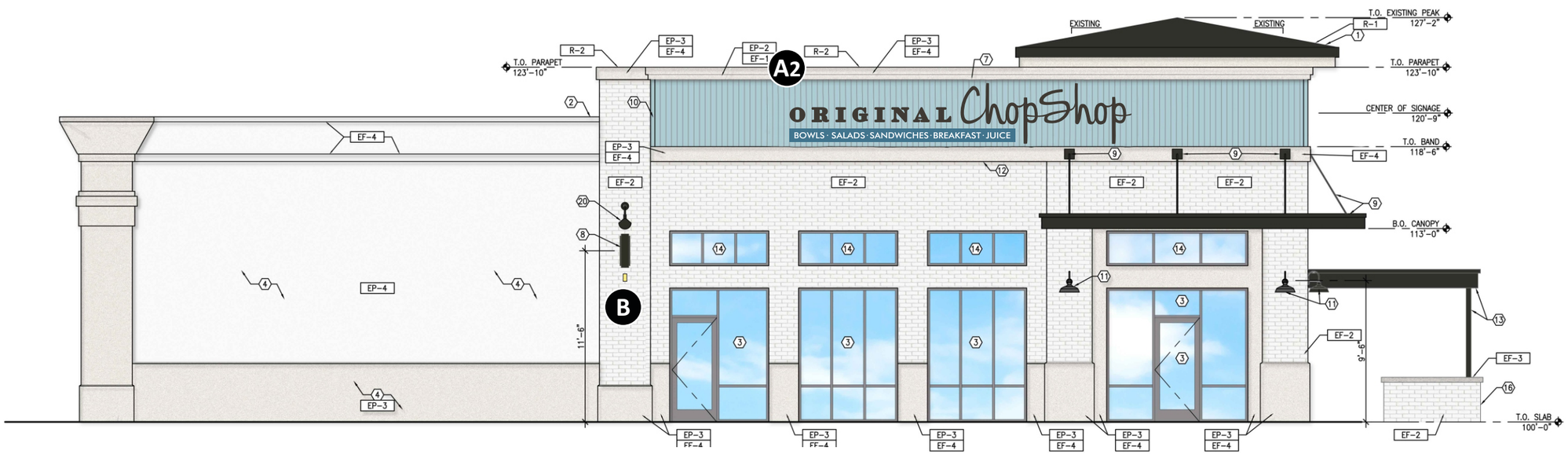
FINAL ELECTRICAL CONNECTION BY CUSTOMER

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN. SIGN WILL BEAR UL LABEL(S).



EAST ELEVATION

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



SOUTH ELEVATION

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

Design #
0638016AR5

Sheet 2 **of** 5

Client
ORIGINAL CHOPSHOP

Address
10920 Haynes Bridge Rd
Suite 200
Alpharetta, GA 30022

Account Rep.	K MOLTZ
Designer	JOEL GONZALES
Date	11/29/2023

Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	

Revision/Date

R1(11/30/23)JGZ: Revise channel letters

R2(11/30/23)JGZ: Revise blade to non-illum.

R3(12/1/23)JGZ: Revise secondary blade

R4(12/6/23)JGZ: Revise main blade

R5(12/7/23)JGZ: Revise CL to reverse-lit

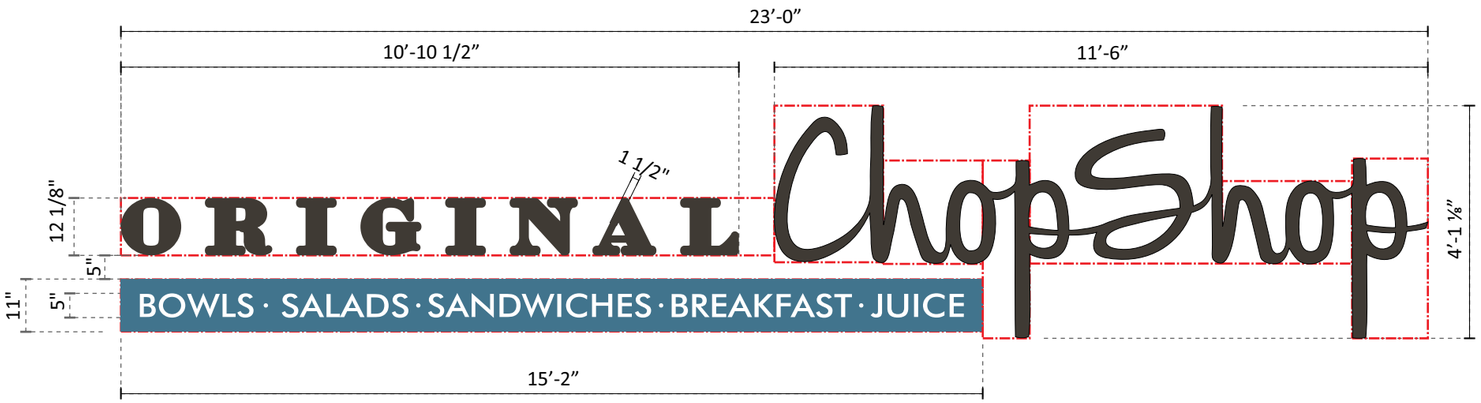
CHANDLER SIGNS
chandlersigns.com

National Headquarters	14201 Sovereign Road #101 Fort Worth, TX 76155 (214) 902-2000 Fax (214) 902-2044
San Antonio	17319 San Pedro Avenue Suite 200 San Antonio, TX 78232 (210) 349-3804 Fax (210) 349-8724
Georgia	111 Woodstone Place Dawsonville, GA 30534 (678) 725-8852 Fax (210) 349-8724
South Texas	PO BOX 125 206 Doral Drive Portland, TX 78374 (361) 563-5599 Fax (361) 643-6533

This drawing is the property of Chandler Signs, LLC
All rights to its use for reproduction are reserved by Chandler Signs, LLC

FINAL ELECTRICAL CONNECTION BY CUSTOMER

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN. SIGN WILL BEAR UL LABEL(S).



A1 A2 **FACE LIT WALL SIGN** SCALE: 3/8" = 1' - 0"

TWO (2) REQUIRED - MANUFACTURE & INSTALL 53.53 SQ FT

TAGLINE FONT: FUTURA MD BT

DIMENSIONS TO BE VERIFIED PRIOR TO MANUFACTURING

NIGHT VIEW

"ORIGINAL CHOPSHOP"
ALUMINUM REVERSE LIT CHANNEL LETTERS.
FACES AND RETURNS PAINTED PMS BLACK 7C.

INTERNALLY ILLUMINATED 7100K WHITE LEDS.
REMOTE POWER SUPPLIES AND DIMMER.

"BOWLS SALADS SANDWICHES BREAKFAST JUICE"
ALUMINUM CABINET P.T.M. PMS 7698C BLUE.
SIDE-LIT COPY IS ROUTED OUT PUSH THRU BACKED WITH CLEAR 3/4" THICK #2406 WHITE ACRYLIC, 1/2" PROJECTION WITH 2ND SURF. WHITE VINYL DIFFUSER AND WHITE OPAQUE 3M VINYL ON 1ST SURFACE. INTERNALLY ILLUMINATED WITH 7100K WHITE LEDS - REMOTE POWER SUPPLIES.
MOUNT FLUSH TO WALL.

Design #
0638016AR5

Sheet 3 **of** 5

Client
ORIGINAL CHOPSHOP

Address
10920 Haynes Bridge Rd
Suite 200
Alpharetta, GA 30022

Account Rep. K MOLTZ

Designer JOEL GONZALES

Date 11/29/2023

Approval / Date

Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	

Revision/Date
R1(11/30/23)JGZ: Revise channel letters
R2(11/30/23)JGZ: Revise blade to non-illum.
R3(12/1/23)JGZ: Revise secondary blade
R4(12/6/23)JGZ: Revise main blade
R5(12/7/23)JGZ: Revise CL to reverse-lit

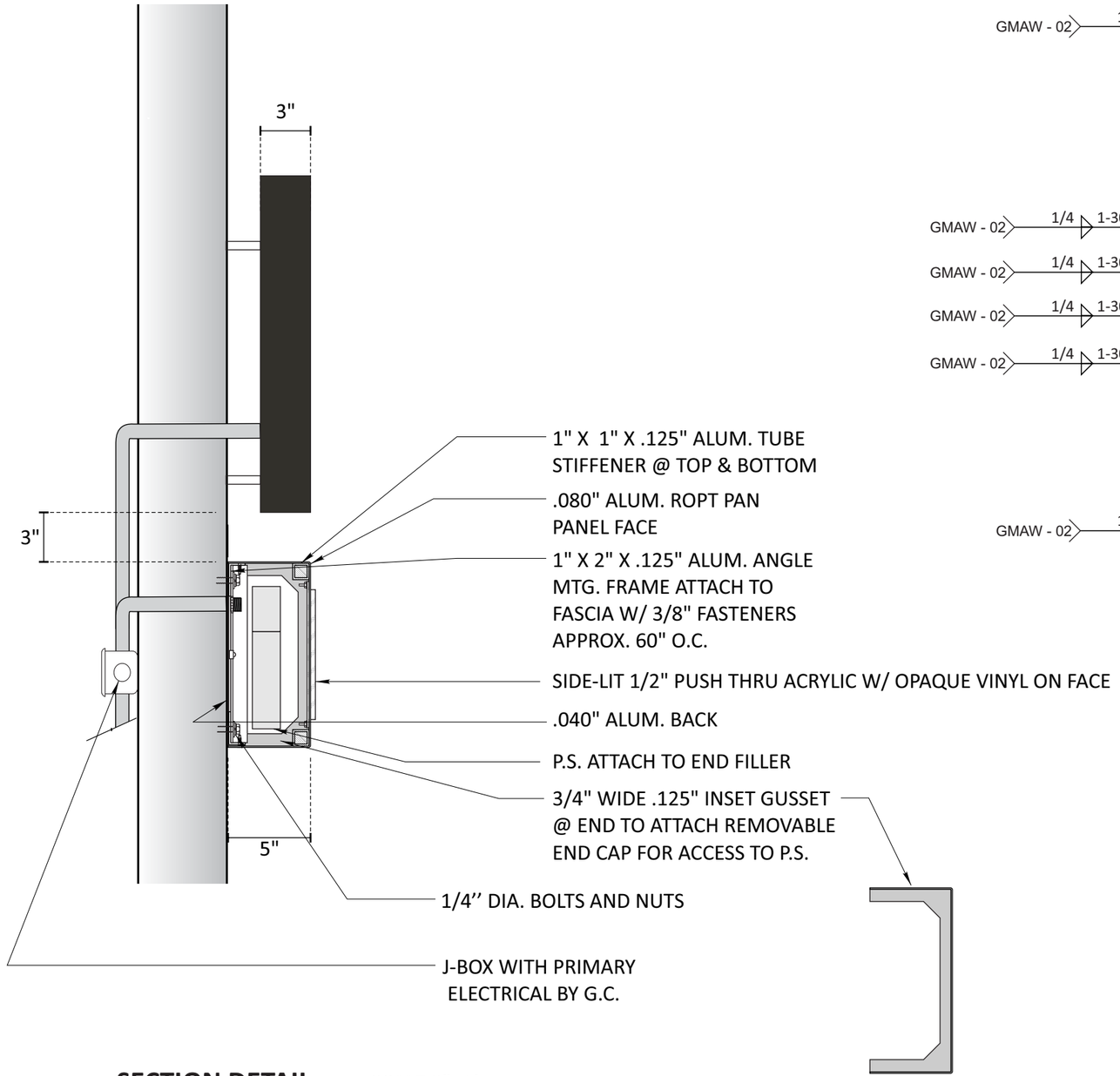
CHANDLER SIGNS
chandlersigns.com

National Headquarters	14201 Sovereign Road #101 Fort Worth, TX 76155 (214) 902-2000 Fax (214) 902-2044
San Antonio	17319 San Pedro Avenue Suite 200 San Antonio, TX 78232 (210) 349-3804 Fax (210) 349-8724
Georgia	111 Woodstone Place Dawsonville, GA 30534 (678) 725-8852 Fax (210) 349-8724
South Texas	PO BOX 125 206 Doral Drive Portland, TX 78374 (361) 563-5599 Fax (361) 643-6533

This drawing is the property of Chandler Signs, LLC
All rights to its use for reproduction are reserved by Chandler Signs, LLC

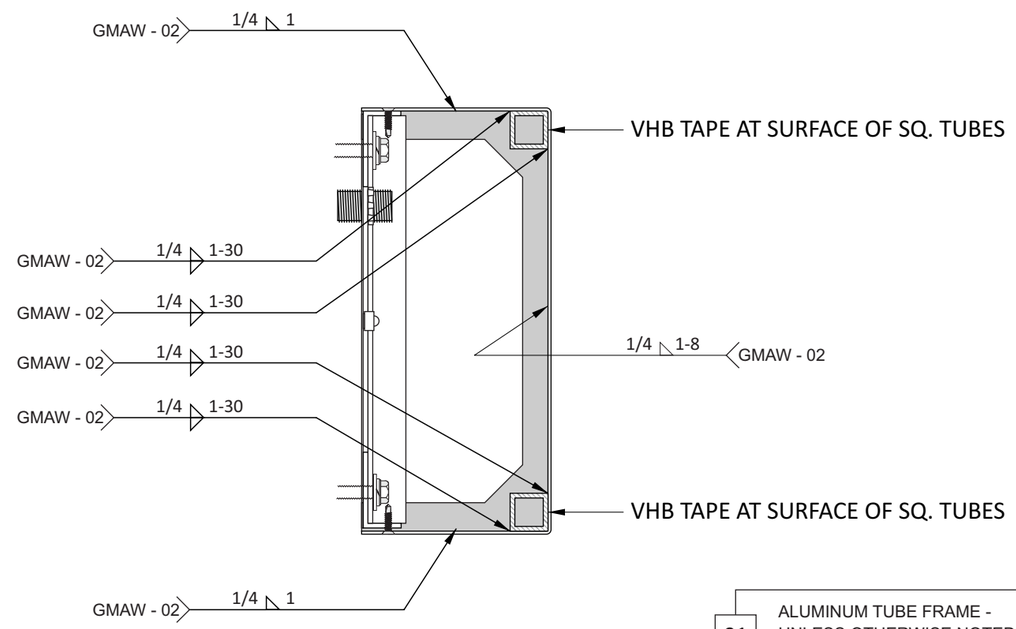
FINAL ELECTRICAL CONNECTION BY CUSTOMER

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN. SIGN WILL BEAR UL LABEL(S).



SECTION DETAIL SCALE 3"=1'

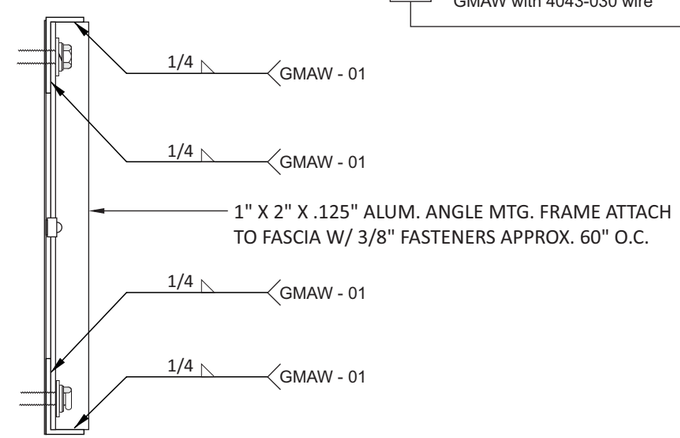
TAGLINE CABINET



DETAIL - TAGLINE CABINET

SCALE: 3" = 1' - 0"

01	ALUMINUM TUBE FRAME - UNLESS OTHERWISE NOTED: GMAW with 4043-035 wire
02	ALUMINUM CABINET/LETTERS UNLESS OTHERWISE NOTED: GMAW with 4043-030 wire



DETAIL - TAGLINE MOUNTING BRACKET

SCALE: 3" = 1' - 0"

REFERENCE WO# 0630602

Design # 0638016AR5

Sheet 4 **of** 5

Client ORIGINAL CHOPSHOP

Address 10920 Haynes Bridge Rd Suite 200 Alpharetta, GA 30022

Account Rep. K MOLTZ

Designer JOEL GONZALES

Date 11/29/2023

Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	

Revision/Date

R1(11/30/23)JGZ: Revise channel letters

R2(11/30/23)JGZ: Revise blade to non-illum.

R3(12/1/23)JGZ: Revise secondary blade

R4(12/6/23)JGZ: Revise main blade

R5(12/7/23)JGZ: Revise CL to reverse-lit

CHANDLER SIGNS

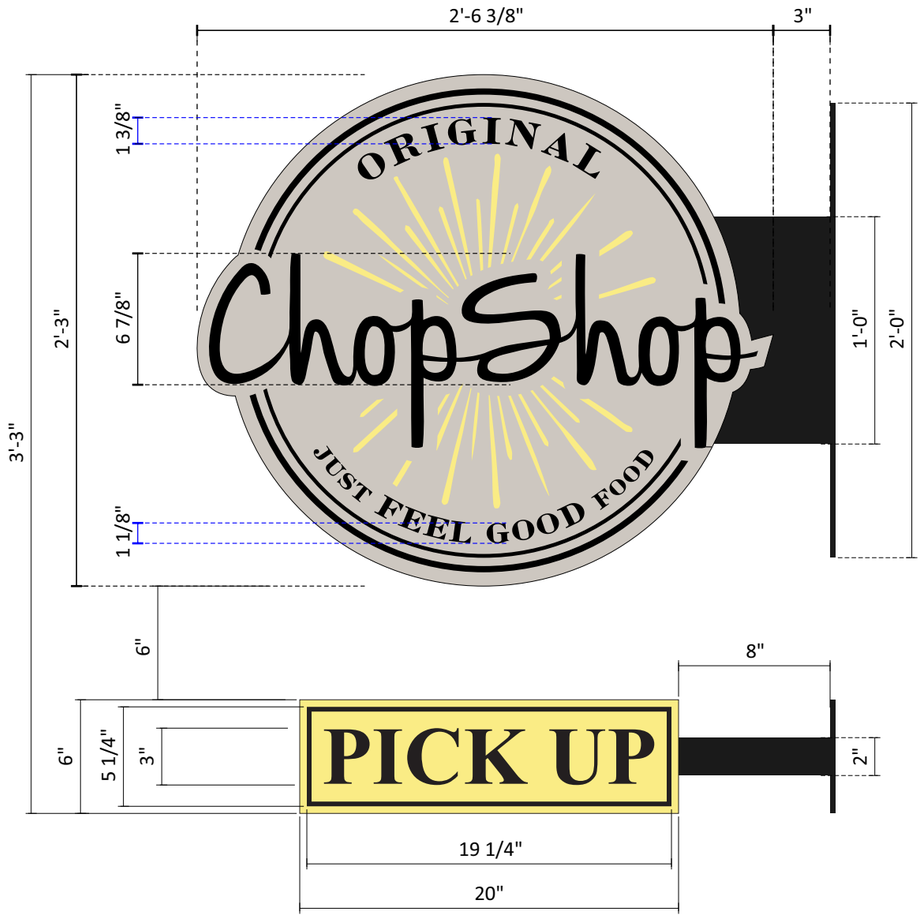
chandlersigns.com

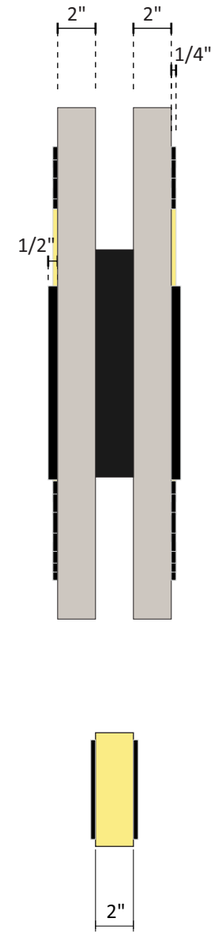
National Headquarters	14201 Sovereign Road #101 Fort Worth, TX 76155 (214) 902-2000 Fax (214) 902-2044
San Antonio	17319 San Pedro Avenue Suite 200 San Antonio, TX 78232 (210) 349-3804 Fax (210) 349-8724
Georgia	111 Woodstone Place Dawsonville, GA 30534 (678) 725-8852 Fax (210) 349-8724
South Texas	PO BOX 125 206 Doral Drive Portland, TX 78374 (361) 563-5599 Fax (361) 643-6533

This drawing is the property of Chandler Signs, LLC All rights to its use for reproduction are reserved by Chandler Signs, LLC

FINAL ELECTRICAL CONNECTION BY CUSTOMER

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN. SIGN WILL BEAR UL LABEL(S).





END VIEW

DESIGN INTENT

B D/F NON-ILLUMINATED BLADE SIGN PAIR

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

ONE [1] EA. REQUIRED - MANUFACTURE & INSTALL

5.7 SQFT

GENERAL SPECIFICATIONS

LOGO: (TWO) S/F 2" DEEP WOODEN CABINETS - PAINTED FACES AND RETURNS TO MATCH SW 6078 REALIST BEIGE

CHOP SHOP: 1/2" THICK ACRYLIC FCOs PAINTED BLACK

ORIG & JUST FEEL GOOD FOOD & PICK UP: 1/4" THICK ACRYLIC FCOs PAINTED BLACK

STARBURST LINES: 1/4" THICK ACRYLIC FCOs PTD TO MATCH PMS 100C YELLOW

OUTER CIRCLES & BORDER FOR "PICK UP": 1/4" THICK ACRYLIC FCOs PAINTED BLACK

"PICK UP": 2" THK. ALUM CONSTRUCTION PTM PMS 100C

COLOR SCHEDULE

1. BLACK
2. PMS 100C
3. SW 6078 REALIST BEIGE

Design #
0638016AR5

Sheet 5 **of** 5

Client
ORIGINAL CHOPSHOP

Address
10920 Haynes Bridge Rd
Suite 200
Alpharetta, GA 30022

Account Rep. K MOLTZ

Designer JOEL GONZALES

Date 11/29/2023

Approval / Date

Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	

Revision/Date

R1(11/30/23)JGZ: Revise channel letters

R2(11/30/23)JGZ: Revise blade to non-illum.

R3(12/1/23)JGZ: Revise secondary blade

R4(12/6/23)JGZ: Revise main blade

R5(12/7/23)JGZ: Revise CL to reverse-lit

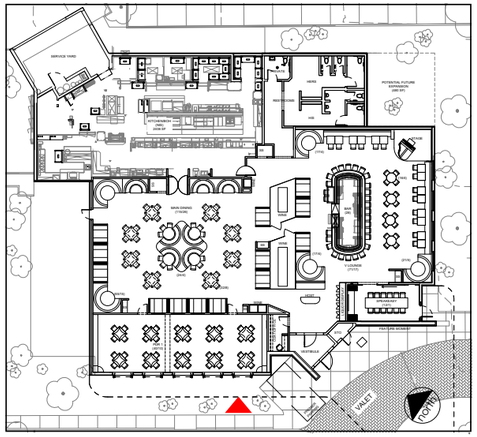
CHANDLER SIGNS
chandlersigns.com

National Headquarters	14201 Sovereign Road #101 Fort Worth, TX 76155 (214) 902-2000 Fax (214) 902-2044
San Antonio	17319 San Pedro Avenue Suite 200 San Antonio, TX 78232 (210) 349-3804 Fax (210) 349-8724
Georgia	111 Woodstone Place Dawsonville, GA 30534 (678) 725-8852 Fax (210) 349-8724
South Texas	PO BOX 125 206 Doral Drive Portland, TX 78374 (361) 563-5599 Fax (361) 643-6533

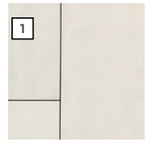
This drawing is the property of Chandler Signs, LLC
All rights to its use for reproduction are reserved by Chandler Signs, LLC

FINAL ELECTRICAL CONNECTION BY CUSTOMER

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN. SIGN WILL BEAR UL LABEL(S).



02 KEY PLAN
NTS



1
FIBER CEMENT PANEL (A)
PROPOSED: EQUITONE TECTIVA

2
FIBER CEMENT PANEL (B)
PROPOSED: EQUITONE LINEA

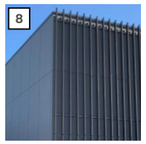
3
PORCELAIN FACADE PANEL
PROPOSED: PORCELANOSA

4
COMPOSITE WOOD SIDING
PROPOSED: NEWTECHWOOD
ALLWEATHER

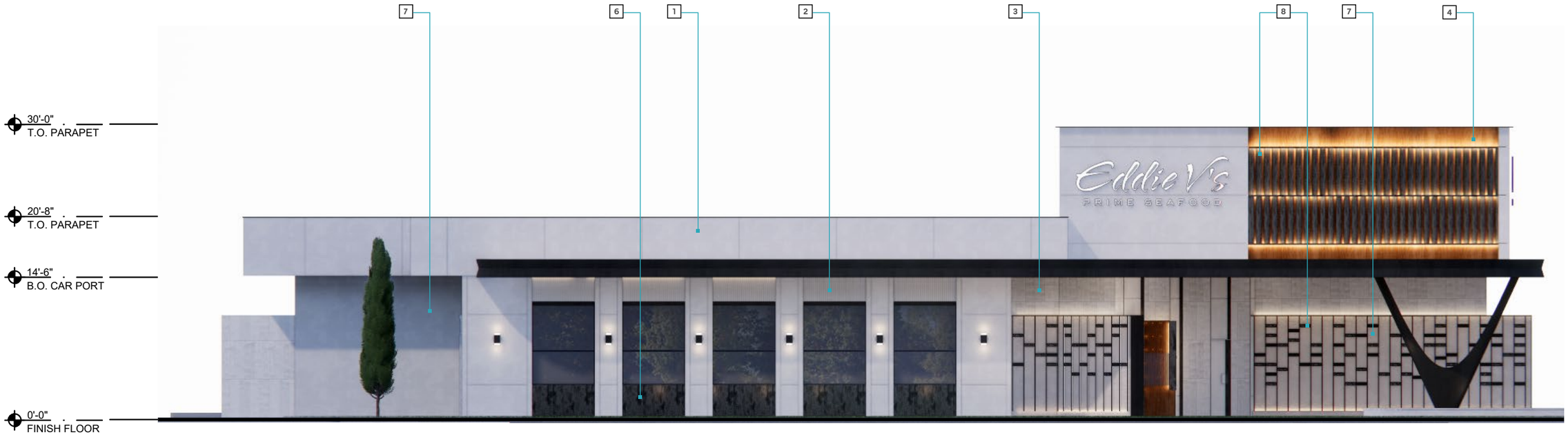
5
COMPOSITE WOOD SIDING
PROPOSED: NEWTECHWOOD
EUROPEAN

6
METAL PANEL
PROPOSED: MOZ DESIGNS 212D
EXTERIOR

7
HIGH TEXTURE STUCCO
ALTERNATE : EIFS



8
ARCHITECTURAL METALS
PROPOSED: ALUMINUM
CUSTOM



01 SOUTHWEST ELEVATION
SCALE: 3/32" = 1'-0"

ARCHITECT:

Harrison.

U S A, LLC
TEXAS: 14850 Quorum Drive, Suite 450
Dallas, TX 75254
Phone 972.807.9257

LONDON: 39 Margaret Street, London W1G 0JQ
Phone +44 (0)20 7493 6397
info@weareharrison.com www.weareharrison.com

REVISIONS:

Δ	date	revision

EDDIE V'S PRIME SEAFOOD

11405 HAYNES BRIDGE ROAD
ALPHARETTA
FULTON COUNTY
GA 30009
SITE LINE STUDY

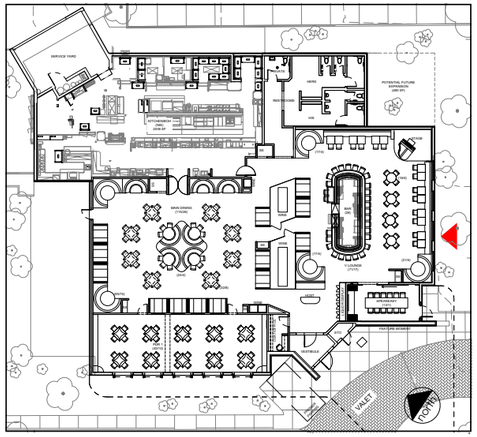
date: 12-01-2023
drawn by: AH
reviewed by: LF/GS

sheet title
EXTERIOR ELEVATION

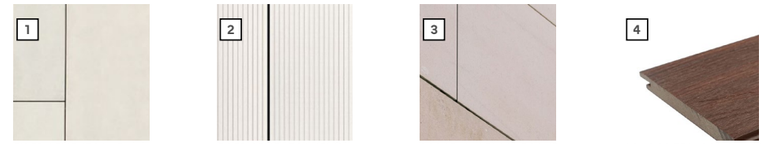
sheet number
SK-01

project number
5380

COPYRIGHT: Drawings and specifications as instruments of service are the property of the designer. They shall not be used, transferred, or sold for use except by an agreement in writing from the designer. Copies of all drawings shall be made available upon request.



02 KEY PLAN
NTS

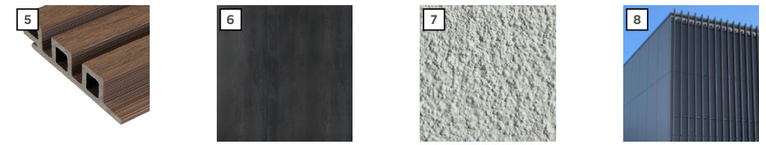


1 FIBER CEMENT PANEL (A)
PROPOSED: EQUITONE TECTIVA

2 FIBER CEMENT PANEL (B)
PROPOSED: EQUITONE LINEA

3 PORCELAIN FACADE PANEL
PROPOSED: PORCELANOSA

4 COMPOSITE WOOD SIDING
PROPOSED: NEWTECHWOOD
ALLWEATHER



5 COMPOSITE WOOD SIDING
PROPOSED: NEWTECHWOOD
EUROPEAN

6 METAL PANEL
PROPOSED: MOZ DESIGNS 212D
EXTERIOR

7 HIGH TEXTURE STUCCO
ALTERNATE : EIFS

8 ARCHITECTURAL METALS
PROPOSED: ALUMINUM
CUSTOM

01 SOUTHEAST ELEVATION
SCALE: 3/32" = 1'-0"

ARCHITECT:

Harrison.

U S A, LLC
TEXAS: 14850 Quorum Drive, Suite 450
Dallas, TX 75254
Phone 972.807.9257

LONDON: 39 Margaret Street, London W1G 0JQ
Phone +44 (0)20 7493 6397
info@weareharrison.com www.weareharrison.com

REVISIONS:

Δ	date	revision

EDDIE V'S PRIME SEAFOOD

11405 HAYNES BRIDGE ROAD
ALPHARETTA
FULTON COUNTY
GA 30009
SITE LINE STUDY

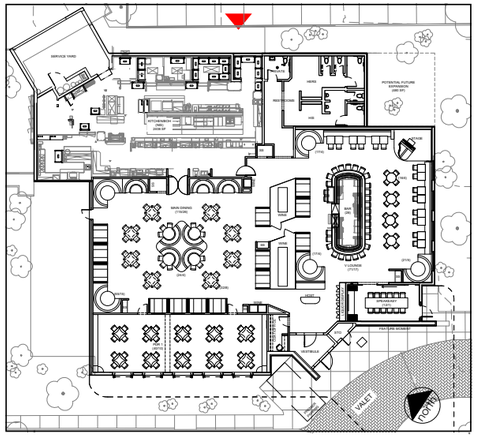
date: 12-01-2023
drawn by: AH
reviewed by: LF/GS

sheet title
EXTERIOR ELEVATION

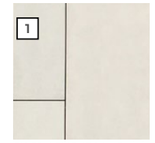
sheet number
SK-02

project number
5380

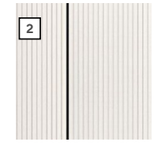
COPYRIGHT: Drawings and specifications as instruments of service are the property of the designer. They shall not be used, transferred, or sold for use except by an agreement in writing from the designer. Copies of all drawings shall be made available upon request.



02 KEY PLAN
NTS



1
FIBER CEMENT PANEL (A)
PROPOSED: EQUITONE TECTIVA



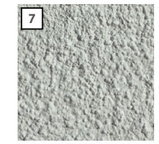
2
FIBER CEMENT PANEL (B)
PROPOSED: EQUITONE LINEA

3
PORCELAIN FACADE PANEL
PROPOSED: PORCELANOSA

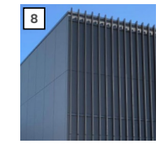
4
COMPOSITE WOOD SIDING
PROPOSED: NEWTECHWOOD
ALLWEATHER

5
COMPOSITE WOOD SIDING
PROPOSED: NEWTECHWOOD
EUROPEAN

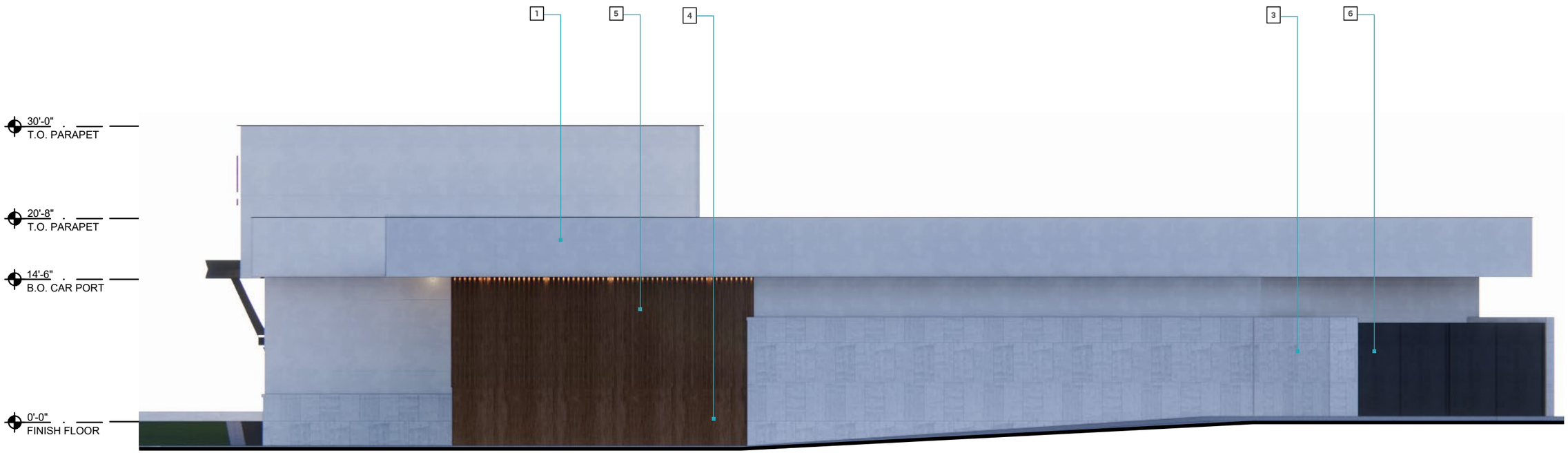
6
METAL PANEL
PROPOSED: MOZ DESIGNS 212D
EXTERIOR



7
HIGH TEXTURE STUCCO
ALTERNATE : EIFS



8
ARCHITECTURAL METALS
PROPOSED: ALUMINUM
CUSTOM



01 NORTHEAST ELEVATION
SCALE: 3/32" = 1'-0"

ARCHITECT:

Harrison.

U S A, LLC
TEXAS: 14850 Quorum Drive, Suite 450
Dallas, TX 75254
Phone 972.807.9257

LONDON: 39 Margaret Street, London W1G 0JQ
Phone +44 (0)20 7493 6397
info@weareharrison.com www.weareharrison.com

REVISIONS:

Δ	date	revision

EDDIE V'S PRIME SEAFOOD

11405 HAYNES BRIDGE ROAD
ALPHARETTA
FULTON COUNTY
GA 30009
SITE LINE STUDY

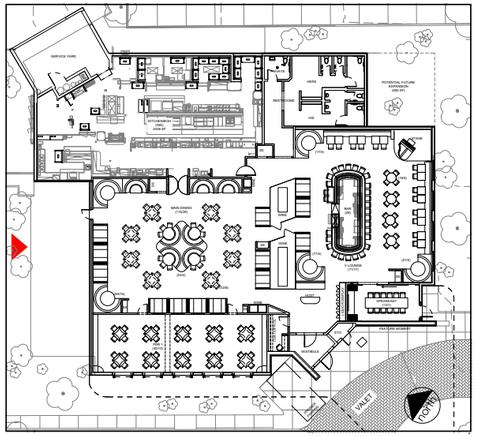
date: 12-01-2023
drawn by: AH
reviewed by: LF/GS

sheet title
EXTERIOR ELEVATION

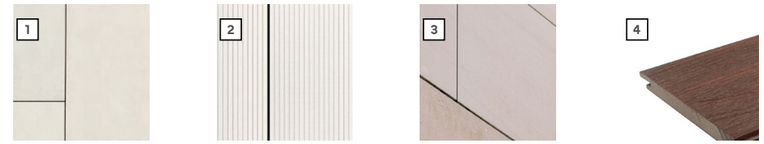
sheet number
SK-03

project number
5380

COPYRIGHT: Drawings and specifications as instruments of service are the property of the designer. They shall not be used, transferred, or sold for use except by an agreement in writing from the designer. Copies of all drawings shall be made available upon request.



02 KEY PLAN
NTS

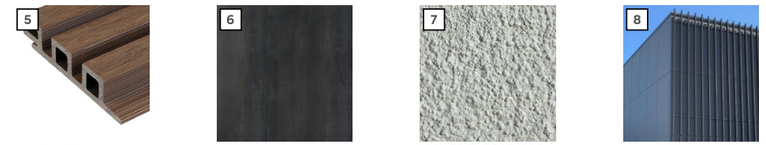


1 FIBER CEMENT PANEL (A)
PROPOSED: EQUITONE TECTIVA

2 FIBER CEMENT PANEL (B)
PROPOSED: EQUITONE LINEA

3 PORCELAIN FACADE PANEL
PROPOSED: PORCELANOSA

4 COMPOSITE WOOD SIDING
PROPOSED: NEWTECHWOOD
ALLWEATHER

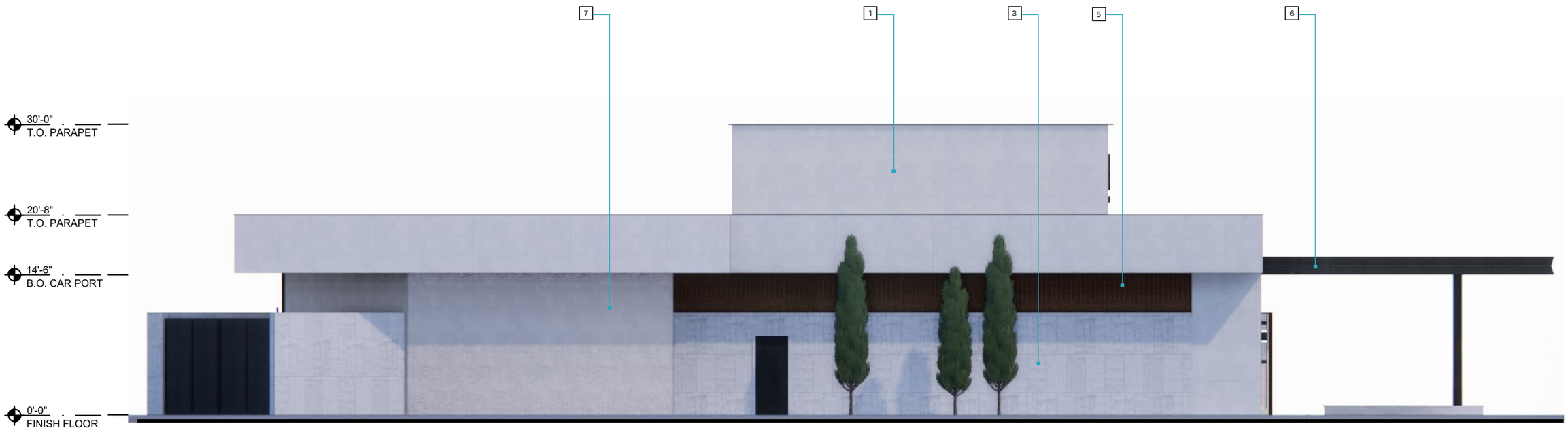


5 COMPOSITE WOOD SIDING
PROPOSED: NEWTECHWOOD
EUROPEAN

6 METAL PANEL
PROPOSED: MOZ DESIGNS 212D
EXTERIOR

7 HIGH TEXTURE STUCCO
ALTERNATE : EIFS

8 ARCHITECTURAL METALS
PROPOSED: ALUMINUM
CUSTOM



01 NORTHWEST ELEVATION
SCALE: 3/32" = 1'-0"

ARCHITECT:

Harrison.

U S A, LLC
TEXAS: 14850 Quorum Drive, Suite 450
Dallas, TX 75254
Phone 972.807.9257

LONDON: 39 Margaret Street, London W1G 0JQ
Phone +44 (0)20 7493 6397
info@weareharrison.com www.weareharrison.com

REVISIONS:

Δ	date	revision

EDDIE V'S PRIME SEAFOOD

11405 HAYNES BRIDGE ROAD
ALPHARETTA
FULTON COUNTY
GA 30009
SITE LINE STUDY

date: 12-01-2023
drawn by: AH
reviewed by: LF/GS

sheet title
EXTERIOR ELEVATION

sheet number
SK-04

project number
5380

COPYRIGHT: Drawings and specifications as instruments of service are the property of the designer. They shall not be used, transferred, or sold for use except by an agreement in writing from the designer. Copies of all drawings shall be made available upon request.

ARCHITECT:

Harrison.

U S A, LLC
TEXAS: 14850 Quorum Drive, Suite 450
Dallas, TX 75254
Phone 972.807.9257

LONDON: 39 Margaret Street, London W1G 0JQ
Phone +44 (0)20 7493 6397
info@weareharrison.com www.weareharrison.com

REVISIONS:

Δ	date	revision

EDDIE V'S PRIME SEAFOOD

11405 HAYNES BRIDGE ROAD
ALPHARETTA
FULTON COUNTY
GA 30009
SITE LINE STUDY

date: 12-01-2023
drawn by: AH
reviewed by: LF/GS

sheet title

RENDERED VIEW

sheet number
RD-01

project number
5380

COPYRIGHT: Drawings and specifications as instruments of service are the property of the designer. They shall not be used, transferred, or sold for use except by an agreement in writing from the designer. Copies of all drawings shall be made available upon request.

ARCHITECT:

Harrison.

U S A, LLC

TEXAS: 14850 Quorum Drive, Suite 450
Dallas, TX 75254
Phone 972.807.9257

LONDON: 39 Margaret Street, London W1G 0JQ
Phone +44 (0)20 7493 6397
info@weareharrison.com www.weareharrison.com

REVISIONS:

Δ	date	revision

EDDIE V'S PRIME SEAFOOD

11405 HAYNES BRIDGE ROAD
ALPHARETTA
FULTON COUNTY
GA 30009
SITE LINE STUDY

date: 12-01-2023

drawn by: AH

reviewed by: LF/GS

sheet title

RENDERED VIEW

sheet number
RD-02

project number
5380

COPYRIGHT: Drawings and specifications as instruments of service are the property of the designer. They shall not be used, transferred, or sold for use except by an agreement in writing from the designer. Copies of all drawings shall be made available upon request.

ARCHITECT:

Harrison.

U S A, LLC

TEXAS: 14850 Quorum Drive, Suite 450
Dallas, TX 75254
Phone 972.807.9257

LONDON: 39 Margaret Street, London W1G 0JQ
Phone +44 (0)20 7493 6397
info@weareharrison.com www.weareharrison.com

REVISIONS:

Δ	date	revision

EDDIE V'S PRIME SEAFOOD

11405 HAYNES BRIDGE ROAD
ALPHARETTA
FULTON COUNTY
GA 30009
SITE LINE STUDY

date: 12-01-2023

drawn by: AH

reviewed by: LF/GS

sheet title

RENDERED VIEW

sheet number
RD-03

project number
5380

COPYRIGHT: Drawings and specifications as instruments of service are the property of the designer. They shall not be used, transferred, or sold for use except by an agreement in writing from the designer. Copies of all drawings shall be made available upon request.

ARCHITECT:

Harrison.

U S A, LLC
TEXAS: 14850 Quorum Drive, Suite 450
Dallas, TX 75254
Phone 972.807.9257

LONDON: 39 Margaret Street, London W1G 0JQ
Phone +44 (0)20 7493 6397
info@weareharrison.com www.weareharrison.com

REVISIONS:

Δ	date	revision

EDDIE V'S PRIME SEAFOOD

11405 HAYNES BRIDGE ROAD
ALPHARETTA
FULTON COUNTY
GA 30009
SITE LINE STUDY

date: 12-01-2023

drawn by: AH

reviewed by: LF/GS

sheet title

RENDERED VIEW

sheet number
RD-04

project number
5380

COPYRIGHT: Drawings and specifications as instruments of service are the property of the designer. They shall not be used, transferred, or sold for use except by an agreement in writing from the designer. Copies of all drawings shall be made available upon request.

ARCHITECT:

Harrison.

U S A, LLC
TEXAS: 14850 Quorum Drive, Suite 450
Dallas, TX 75254
Phone 972.807.9257

LONDON: 39 Margaret Street, London W1G 0JQ
Phone +44 (0)20 7493 6397
info@weareharrison.com www.weareharrison.com

REVISIONS:

Δ	date	revision

EDDIE V'S PRIME SEAFOOD

11405 HAYNES BRIDGE ROAD
ALPHARETTA
FULTON COUNTY
GA 30009
SITE LINE STUDY

date: 12-01-2023
drawn by: AH
reviewed by: LF/GS

sheet title

RENDERED VIEW

sheet number
RD-05

project number
5380

COPYRIGHT: Drawings and specifications as instruments of service are the property of the designer. They shall not be used, transferred, or sold for use except by an agreement in writing from the designer. Copies of all drawings shall be made available upon request.

ARCHITECT:

Harrison.

U S A, LLC
TEXAS: 14850 Quorum Drive, Suite 450
Dallas, TX 75254
Phone 972.807.9257

LONDON: 39 Margaret Street, London W1G 0JQ
Phone +44 (0)20 7493 6397
info@weareharrison.com www.weareharrison.com

REVISIONS:

Δ	date	revision

EDDIE V'S PRIME SEAFOOD

11405 HAYNES BRIDGE ROAD
ALPHARETTA
FULTON COUNTY
GA 30009
SITE LINE STUDY

date: 12-01-2023

drawn by: AH

reviewed by: LF/GS

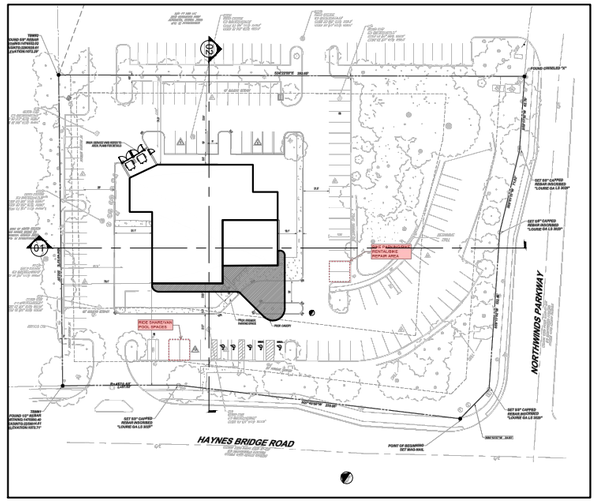
sheet title

RENDERED VIEW

sheet number
RD-06

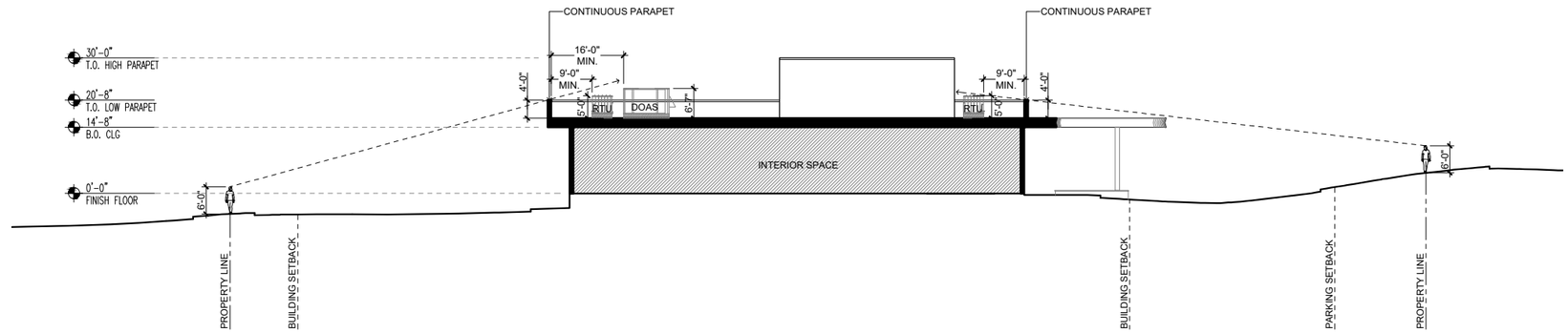
project number
5380

COPYRIGHT: Drawings and specifications as instruments of service are the property of the designer. They shall not be used, transferred, or sold for use except by an agreement in writing from the designer. Copies of all drawings shall be made available upon request.



01 SITE PLAN

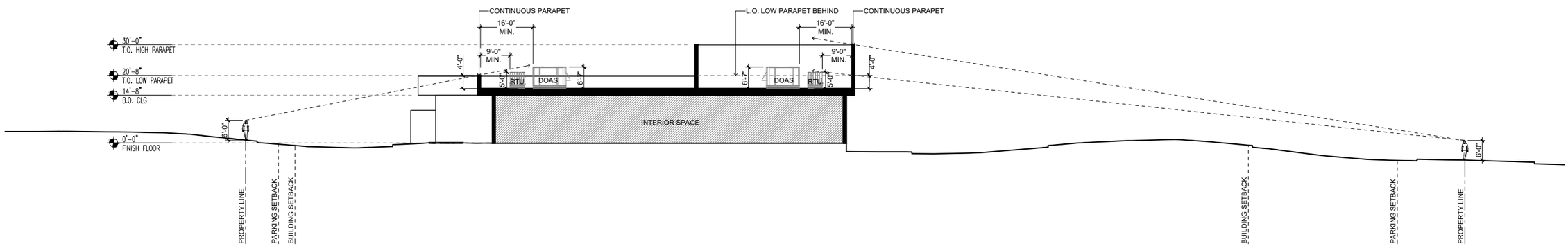
SCALE: 1/128"=1'-0"



02 SITE SECTION

SCALE: 1/32"=1'-0"

0' 10' 20' 40' 80'



01 SITE SECTION

SCALE: 1/32"=1'-0"

0' 10' 20' 40' 80'

ARCHITECT:

Harrison.

U S A, LLC
TEXAS: 14850 Quorum Drive, Suite 450
Dallas, TX 75254
Phone 972.807.9257

LONDON: 39 Margaret Street, London W1G 0JQ
Phone +44 (0)20 7493 6397
info@weareharrison.com www.weareharrison.com

REVISIONS:

Δ	date	revision

EDDIE V'S PRIME SEAFOOD

11405 HAYNES BRIDGE ROAD
ALPHARETTA
FULTON COUNTY
GA 30009
SITE LINE STUDY

date: 12-01-2023

drawn by: AH

reviewed by: LF/GS

sheet title

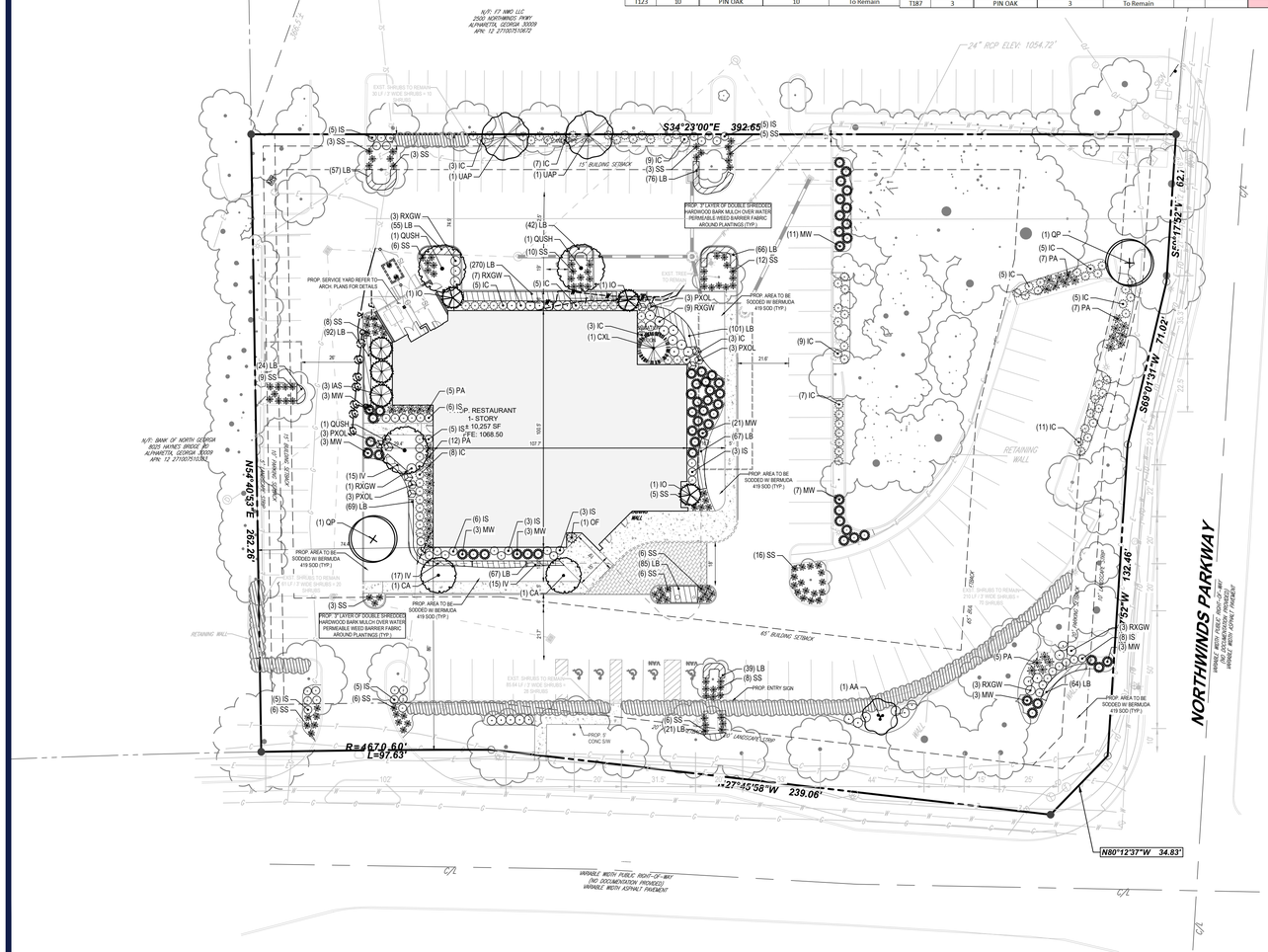
SIGHT LINE STUDY

sheet number
AC-01

project number
5380

COPYRIGHT: Drawings and specifications as instruments of service are the property of the designer. They shall not be used, transferred, or sold for use except by an agreement in writing from the designer. Copies of all drawings shall be made available upon request.

EXISTING TREE TABLE				
Tree Tag	DBH (Inches)	Tree Type	Unit Credit Per Tree	Status
T1	15	SUGAR MAPLE	N/A	To Remain
T2	10	TARAJO HOLLY	N/A	To Remain
T3	15	TARAJO HOLLY	N/A	To Remain
T4	12	TARAJO HOLLY	N/A	To Remain
T5	24	TARAJO HOLLY	N/A	To Remain
T6	36	TARAJO HOLLY	N/A	To Remain
T7	28	TARAJO HOLLY	N/A	To Remain
T8	24	TARAJO HOLLY	N/A	To Remain
T9	24	TARAJO HOLLY	N/A	To Remain
T10	18	TARAJO HOLLY	N/A	To Remain
T11	24	PIN OAK	48	To Remain (Specimen)
T12	24	PIN OAK	48	To Remain (Specimen)
T13	24	PIN OAK	48	To Remain (Specimen)
T14	36	PIN OAK	72	To Remain (Specimen)
T15	18	PIN OAK	18	To Remain
T16	18	PIN OAK	18	To Remain
T17	12	PIN OAK	12	To Remain
T18	15	PIN OAK	15	To Remain
T19	12	PIN OAK	12	To Remain
T20	18	PIN OAK	18	To Remain
T21	24	PIN OAK	24	To Remain
T22	12	SHUMARD OAK	12	To Remain
T40	12	WEYMOUTH PINE	12	To Remain
T46	8	WEYMOUTH PINE	8	To Remain
T49	10	WEYMOUTH PINE	10	To Remain
T52	12	SHUMARD OAK	12	To Remain
T57	9	WEYMOUTH PINE	9	To Remain
T58	8	WEYMOUTH PINE	8	To Remain
T68	15	WEYMOUTH PINE	15	To Remain
T69	13	WEYMOUTH PINE	13	To Remain
T70	20	WEYMOUTH PINE	20	To Remain
T71	12	PIN OAK	12	To Remain
T72	18	PIN OAK	18	To Remain
T73	5	WEYMOUTH PINE	5	To Remain
T76	28	PIN OAK	84	To Be Removed
T77	15	PIN OAK	15	To Remain
T83	10	PIN OAK	10	To Remain
T86	10	SUGAR MAPLE	10	To Remain
T87	12	SUGAR MAPLE	12	To Remain
T88	8	SUGAR MAPLE	8	To Remain
T89	10	SUGAR MAPLE	10	To Remain
T90	24	PIN OAK	72	To Be Removed
T91	12	CRAPE MYRTLE	24	To Be Removed
T92	8	HOLLY	9	To Be Removed
T93	12	SHUMARD OAK	12	To Remain
T94	10	SUGAR MAPLE	10	To Remain
T95	10	SUGAR MAPLE	10	To Remain
T96	36	PIN OAK	66	To Remain (Specimen)
T97	8	SUGAR MAPLE	8	To Remain
T98	36	PIN OAK	66	To Remain (Specimen)
T111	8	WEYMOUTH PINE	8	To Remain
T112	10	WEYMOUTH PINE	10	To Remain
T113	4	WEYMOUTH PINE	4	To Remain
T114	5	WEYMOUTH PINE	5	To Remain
T115	5	WEYMOUTH PINE	5	To Remain
T116	6	PIN OAK	6	To Remain
T117	4	WEYMOUTH PINE	4	To Remain
T118	8	PIN OAK	8	To Remain
T120	4	WEYMOUTH PINE	4	To Remain
T121	10	PIN OAK	10	To Remain
T122	5	PIN OAK	5	To Remain
T123	10	PIN OAK	10	To Remain
T124	8	SUGAR MAPLE	8	To Remain
T125	60	PIN OAK	120	To Remain (Specimen)
T126	8	BLACK CHERRY	8	To Remain
T127	8	WEYMOUTH PINE	8	To Remain
T128	12	WEYMOUTH PINE	12	To Remain
T129	10	WEYMOUTH PINE	10	To Remain
T130	5	BLACK CHERRY	5	To Remain
T131	4	WEYMOUTH PINE	4	To Remain
T132	10	PIN OAK	10	To Remain
T133	10	PIN OAK	10	To Remain
T134	8	PIN OAK	8	To Remain
T135	5	PIN OAK	5	To Remain
T136	10	WEYMOUTH PINE	10	To Remain
T137	5	OLEASTER MACULATA	5	To Remain
T138	5	OLEASTER MACULATA	5	To Remain
T139	8	OLEASTER MACULATA	8	To Remain
T140	8	PIN OAK	8	To Remain
T141	5	SUGAR MAPLE	5	To Remain
T142	5	WEYMOUTH PINE	5	To Remain
T143	4	WEYMOUTH PINE	4	To Remain
T144	10	SUGAR MAPLE	10	To Remain
T145	8	WEYMOUTH PINE	8	To Remain
T146	3	PIN OAK	3	To Remain
T147	18	WEYMOUTH PINE	18	To Remain
T148	3	WEYMOUTH PINE	3	To Remain
T149	8	WEYMOUTH PINE	8	To Remain
T150	10	WEYMOUTH PINE	10	To Remain
T151	4	WEYMOUTH PINE	4	To Remain
T152	6	WEYMOUTH PINE	6	To Remain
T153	5	BLACK CHERRY	5	To Remain
T154	5	WEYMOUTH PINE	5	To Remain
T155	12	WEYMOUTH PINE	12	To Remain
T156	8	WEYMOUTH PINE	8	To Remain
T157	5	WEYMOUTH PINE	5	To Remain
T158	10	WEYMOUTH PINE	10	To Remain
T159	5	BLACK CHERRY	5	To Remain
T160	5	PIN OAK	5	To Remain
T161	8	WEYMOUTH PINE	8	To Remain
T162	5	WEYMOUTH PINE	5	To Remain
T163	5	WEYMOUTH PINE	5	To Remain
T164	10	WEYMOUTH PINE	10	To Remain
T165	12	WEYMOUTH PINE	12	To Remain
T166	5	WEYMOUTH PINE	5	To Remain
T167	48	PIN OAK	88	To Remain (Specimen)
T168	15	PIN OAK	15	To Remain
T169	3	WEYMOUTH PINE	3	To Remain
T170	5	WEYMOUTH PINE	5	To Remain
T171	10	WEYMOUTH PINE	10	To Remain
T172	5	WEYMOUTH PINE	5	To Remain
T173	5	WEYMOUTH PINE	5	To Remain
T174	5	PIN OAK	5	To Remain
T175	5	BLACK CHERRY	5	To Remain
T176	4	BLACK CHERRY	4	To Remain
T177	4	WEYMOUTH PINE	4	To Remain
T178	2	WEYMOUTH PINE	2	To Remain
T179	5	WEYMOUTH PINE	5	To Remain
T180	38	PIN OAK	76	To Remain (Specimen)
T181	5	WEYMOUTH PINE	5	To Remain
T182	5	WEYMOUTH PINE	5	To Remain
T183	3	PIN OAK	3	To Remain
T184	8	WEYMOUTH PINE	8	To Remain
T185	10	WEYMOUTH PINE	10	To Remain
T186	5	WEYMOUTH PINE	5	To Remain
T187	3	PIN OAK	3	To Remain
T188	6	WEYMOUTH PINE	6	To Remain
T189	3	WEYMOUTH PINE	3	To Remain
T190	8	WEYMOUTH PINE	8	To Remain
T191	38	PIN OAK	76	To Remain (Specimen)
T192	3	WEYMOUTH PINE	3	To Remain
T193	3	WEYMOUTH PINE	3	To Remain
T194	3	WEYMOUTH PINE	3	To Remain
T195	2	WEYMOUTH PINE	2	To Remain
T196	8	WEYMOUTH PINE	8	To Remain
T197	3	BLACK CHERRY	3	To Remain
T198	4	WEYMOUTH PINE	4	To Remain
T199	3	WEYMOUTH PINE	3	To Remain
T200	2	WEYMOUTH PINE	2	To Remain
T201	4	WEYMOUTH PINE	4	To Remain
T202	2	WEYMOUTH PINE	2	To Remain
T203	36	PIN OAK	72	To Remain (Specimen)
T204	2	WEYMOUTH PINE	2	To Remain
T205	2	WEYMOUTH PINE	2	To Remain
T206	3	WEYMOUTH PINE	3	To Remain
T207	3	WEYMOUTH PINE	3	To Remain
T208	5	WEYMOUTH PINE	5	To Remain
T209	5	WEYMOUTH PINE	5	To Remain
T210	5	WEYMOUTH PINE	5	To Remain
T211	5	WEYMOUTH PINE	5	To Remain
T212	5	WEYMOUTH PINE	5	To Remain
T213	3	WEYMOUTH PINE	3	To Remain
T214	3	WEYMOUTH PINE	3	To Remain
T215	2	WEYMOUTH PINE	2	To Remain
T216	5	WEYMOUTH PINE	5	To Remain
T217	5	WEYMOUTH PINE	5	To Remain
T218	3	TARAJO HOLLY	3	To Remain
T219	2	TARAJO HOLLY	2	To Remain
T220	3	WEYMOUTH PINE	3	To Remain
T221	2	WEYMOUTH PINE	2	To Remain
T222	12	PIN OAK	12	To Remain
T223	4	WEYMOUTH PINE	4	To Remain
T224	3	WEYMOUTH PINE	3	To Remain
T225	3	WEYMOUTH PINE	3	To Remain
T226	2	WEYMOUTH PINE	2	To Remain
T227	2	WEYMOUTH PINE	2	To Remain
T228	15	SUGAR MAPLE	15	To Remain
T229	5	WEYMOUTH PINE	5	To Remain
T230	18	PIN OAK	18	To Remain
T231	5	WEYMOUTH PINE	5	To Remain
T232	3	BLACK CHERRY	3	To Remain
T233	5	BLACK CHERRY	5	To Remain
T234	2	BLACK CHERRY	2	To Remain
T235	2	BLACK CHERRY	2	To Remain
T236	24	WEYMOUTH PINE	24	To Remain
T237	24	PIN OAK	48	To Remain (Specimen)
T238	3	BLACK CHERRY	3	To Remain
T239	8	PIN OAK	8	To Remain
T240	5	WEYMOUTH PINE	5	To Remain
T241	5	WEYMOUTH PINE	5	To Remain
T242	5	WEYMOUTH PINE	5	To Remain
T243	3	BLACK CHERRY	3	To Remain
T244	2	BLACK CHERRY	2	To Remain
T245	5	BLACK CHERRY	5	To Remain
T246	3	BLACK CHERRY	3	To Remain
T247	3	BLACK CHERRY	3	To Remain
TOTAL:			1782	
Specimen Trees				
Trees to be Removed				



CODE COMPLIANCE CHART			
SECTION	REQUIREMENT	CALCULATIONS	COMPLIANCE
3.2.7 MINIMUM TREE DENSITY AND RECOMPENSE REQUIREMENTS	A. ALL SITES WITHIN THE CITY OTHER THAN 'FOR-SALE' RESIDENTIAL LOTS SHALL MAINTAIN OR ACHIEVE A MINIMUM TREE DENSITY OF 130 INCHES PER ACRE. THE OWNER SHALL BE SUBJECT TO THE MINIMUM TREE DENSITY REQUIREMENT SENT FORTH IN THIS PARAGRAPH, BUT THE OWNER SHALL BASE THE DENSITY CALCULATIONS ON THE NET SITE AREA EXCLUDING THE ACREAGE REQUIRED FOR BUFFERS AND INFRASTRUCTURE IMPROVEMENTS (ROADS, UTILITY LINES, DETENTIONS PONDS, ETC.). IN NO EVENT SHALL A PARKING LOT BE CONSIDERED AN INFRASTRUCTURE IMPROVEMENT. C. OWNERS SHALL RECEIVE A DENSITY CREDIT OF TWO (2) TIMES THE INCHES FOR EACH SPECIMEN TREE SAVED BY UTILIZING AN ALTERNATE SIGN DURING DEVELOPMENT. SPECIMEN TREES THAT CANNOT BE SAVED MUST BE REPLACED WITH RECOMPENSE PLANTINGS EQUAL TO THREE (3) TIMES THE DBH OF THE TREE(S) REMOVED. RECOMPENSE TREES SHALL BE A MINIMUM OF FOUR-INCHES (4") CALIPER AT TIME OF PLANTING. TREES OF QUALITY OR TREE GROUPINGS SHALL RECEIVE A DENSITY CREDIT OF ONE (1) TIMES THE INCHES FOR EACH TREE SAVED. SPECIMEN TREES REMOVED WITHOUT PRIOR APPROVAL SHALL BE SUBJECT TO THE RECOMPENSE REPLANTING REQUIREMENTS AS DESCRIBED IN SECTION 3.2.10 TREE DAMAGE AND SUBJECT TO THE APPLICABLE PENALTIES AS DESCRIBED IN SECTION 3.2.17.	TREE INCH CALCULATIONS HAVE BEEN COORDINATED WITH EXISTING TREES TO REMAIN, AS WELL AS NEW TREES TO BE ADDED, IN ORDER TO MEET THE REQUIREMENT OF 130 INCHES PER ACRE. 130 INCHES PER ACRE x 2.33 ACRES (ACRES OF SITE) = 303.11 INCHES REQUIRED. 1,782 INCHES TO REMAIN ON SITE + 45 INCHES TO BE PLANTED = 1,827 TOTAL INCHES LOCATED ON SITE 1,827 INCHES PROVIDED/EXISTING > 30.5 INCHES REQUIRED.	COMPLIES
3.2.8 TREE REPLANTING, BUFFER, AND LANDSCAPE STANDARDS	C. ALL REPLANTED OVERSTORY TREES SHALL BE AT LEAST SIX (6) FEET TALL AND HAVE A TRUNK OF NOT LESS THAN TWO (2) CALIPER INCHES. ALL REPLANTED UNDERSTORY TREES SHALL BE AT LEAST FOUR (4) FEET TALL OR HAVE A TRUNK NOT LESS THAN ONE (1) CALIPER INCH. IN ORDER TO PROVIDE SUFFICIENT GROWING AREA FOR PLANTED TREES, THE FOLLOWING MINIMUM CRITERIA MUST BE OBSERVED UNLESS OTHERWISE APPROVED BY THE DIRECTOR. 1. NO MORE THAN 25% OF ANY ONE GENUS MAY BE INCLUDED IN ANY REPLANTING PLAN. 2. A MINIMUM OF 40% OF THE REQUIRED TREE DENSITY ON A SITE IS RECOMMENDED TO BE MET THROUGH OVERSTORY TREE PLANTING. C. GREATER THAN 50% OF THE TREES SHALL BE NATIVES.	ALL PERCENTAGE REQUIREMENTS HAVE BEEN MET: 1. 3 (MAXIMUM NUMBER OF ANY ONE GENUS PLANTED) / 17 (TOTAL TREES TO BE PLANTED) = .1764 OR 18% 2. 7 (TOTAL OVERSTORY TREES TO BE PLANTED) / 17 (TOTAL TREES TO BE PLANTED) = .4117 OR 41% 3. GREATER THAN 50% OF THE TREES SHALL BE NATIVE. 14 / 17 TREES TO BE PLANTED NATIVE TO REGION, 13 / 16 = .8235 OR 82%.	COMPLIES
	C. PARKING LOT LANDSCAPING 1. SURFACE PARKING LOTS SHALL PROVIDE A MINIMUM 200 SQUARE FOOT WIDE LANDSCAPE ISLAND AT THE END OF EACH PARKING BAY, AND A 200 SQUARE FOOT ISLAND LOCATED EACH 72 FEET OF SINGLE PARKING LENGTH. EACH LANDSCAPE ISLAND SHALL BE PLANTED WITH ONE SHADE TREE. ISLANDS SHALL BE EXCAVATED TO 3 FEET DEEP OR TO A DEPTH OF 6 INCHES GREATER THAN THE HEIGHT OF THE ROOT BALL AND BACKFILLED WITH A MINIMUM OF 600 CUBIC FEET OF FRIABLE SOIL. ISLANDS THAT ARE 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 THE 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 SHALL NOT BE ALLOWED WITHIN REQUIRED PARKING LOT LANDSCAPE ISLANDS.	OVERSTORY TREES TO BE PROVIDED WITHIN PARKING ISLANDS; THESE TREES TO BE PLANTED SHALL BE A MINIMUM OF 2 INCH CALIPER OR GREATER AT THE TIME OF INSTALL. ADDITIONAL PLANTINGS HAVE ALSO BEEN PROVIDED WITHIN LANDSCAPE ISLANDS. EXISTING NON-CONFORMITIES EXIST WITHIN THE SIZING OF PRE-EXISTING TERMINAL PARKING ISLANDS. THESE ISLANDS ON SITE ARE TO REMAIN IN THE REDESIGN, AND HAVE BEEN UPDATED WITH ADEQUATE PLANTINGS. OVERSTORY TREES AND SUPPLEMENTARY PLANTINGS HAVE BEEN PROVIDED IN ISLANDS SITE-WIDE SO AS TO BRING ENTIRE SITE UP TO THIS SECTION OF THE CODE.	COMPLIES
	D. LANDSCAPE STRIPS 1. THE CITY WANTS TO PROMOTE TREE LINED STREETS THEREFORE, A MINIMUM OF TEN (10) FEET WIDE LANDSCAPE STRIPS SHALL BE PROVIDED ALONG ALL PUBLIC RIGHT-OF-WAYS AND PRIVATE ROADS. MAIN STREETS WHICH ARE LISTED BELOW SHALL HAVE TWENTY (20) FOOT LANDSCAPE STRIPS, EXCEPT THOSE LOCATED WITHIN THE DOWNTOWN OVERLAY DISTRICT. WHICH SHALL HAVE TEN (10) FEET WIDE LANDSCAPE STRIPS OR LANDSCAPING AS APPROVED BY THE DIRECTOR.	EXISTING LANDSCAPE TO REMAIN UNDISTURBED ALONG SITE FRONTAGE TO HAYNES BRIDGE RD. THESE EXISTING TREES AND SHRUBS ADEQUATELY MEET THIS REQUIREMENT, WHILE ALSO REMAINING AT MATURE SIZE DURING CONSTRUCTION TO THE SITE. SHRUBS ALONG HAYNES BRIDGE RD. HAVE GROWN INTO AN EXISTING HEDGE TO REMAIN AND BE USED FOR THIS REQUIREMENT. EXISTING TREES TO REMAIN ON SITE FRONTAGE TO BE USED FOR THIS REQUIREMENT ALONG HAYNES BRIDGE RD., SPACING HAS ALSO BEEN PROVIDED. WHERE OVERSTORY TREES ARE FARTHER THAN 40' O.C., UNDERSTORY TREES HAVE BEEN PROVIDED. EXISTING TREES TO MEET THIS REQUIREMENT ALONG NORTHWINDS PARKWAY AS WELL, SPACING HAS BEEN PROVIDED. WESTERN PROPERTY LINE UTILIZING EXISTING TREES IN ORDER TO MEET THIS REQUIREMENT; THERE IS AN EXISTING NON-CONFORMITY IN THAT LESS THAN 5' FROM BACK OF CURB TO PROPERTY LINE CURRENTLY EXISTS AND SHALL REMAIN. NORTHERN PROPERTY LINE MEETS THIS REQUIREMENT WITH THE ADDITIONAL PLANTINGS OF 4" CAL. OVERSTORY TREES. SPACING PROVIDED.	COMPLIES

GENERAL LANDSCAPE NOTES:

1. THIS PLAN IS TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY.

2. ALL DISTURBED UNPAVED AREAS, EXCLUDING PLANTING BEDS, ARE TO BE SODDED LAWN IN ACCORDANCE WITH LANDSCAPE SPECIFICATION #2.C., UNLESS OTHERWISE STATED ON THIS PLAN.

3. SHRUBS PLANTED ALONG HEAD-IN PARKING STALLS SHALL BE INSTALLED TO ALLOW A CLEARANCE OF TWO FEET FROM FACE OF CURB TO ALLOW FOR BUMPER OVERHANG.

4.IRRIGATION IS REQUIRED BY THE OWNER OR APPROVING MUNICIPALITY, THE CONTRACTOR SHALL PROVIDE AN IRRIGATION SYSTEM MEETING THE SPECIFICATIONS OF THE CHOSEN PRODUCT'S MANUFACTURER. THE IRRIGATION DESIGN SHALL ACCOMMODATE LAWN AND BED AREAS EACH UNDER SEPARATE ZONES TO MAXIMIZE WATER EFFICIENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ANY PERMITS REQUIRED FOR THE INSTALLATION OF AN IRRIGATION SYSTEM.

5. PLANT MATERIAL SUBSTITUTIONS MUST BE FORMALLY SUBMITTED TO BOHLER ENGINEERING AND THE MUNICIPAL ENGINEER AND LANDSCAPE CONSULTANTS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. ANY PLANT MATERIAL THAT ARE TO BE INSTALLED WITHIN STORMWATER BMP FEATURES MUST BE NATIVE SPECIES.

6. NO VEGETATION OR STRUCTURES EXCEEDING 30" IN HEIGHT SHALL BE LOCATED WITHIN THE SIGHT TRIANGLE EASEMENT. THE EASEMENT SHALL PROVIDE RIGHT OF ENTRY TO THE CITY OF GAINESVILLE FOR THE PURPOSE OF REMOVING ANY OBJECT OR VEGETATION THAT RESTRICTS THE CLEAR SIGHT.

7. ALL PLANTS WILL CONFORM TO AMERICAN STANDARDS FOR NURSERY STOCK.

8. SOD TO MATCH SURROUNDING AREA.

9. IF ANY DISCREPANCIES OCCUR BETWEEN THE AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
CANOPY TREES						
QP	2	QUERCUS PALUSTRIS	PIN OAK	4" CAL.	B&B	
QUSH	3	QUERCUS SHUMARDII	SHUMARD OAK	3" CAL.	B&B	
UAP	2	ULMUS AMERICANA 'PRINCETON'	AMERICAN ELM	4" CAL.	B&B	
EVERGREEN TREES						
CXL	1	CUPRESSUS X LEYLANDII	LEYLAND CYPRESS	8' HT.	B&B	
IAS	3	ILEX X ATTENUATA 'SAVANNAH'	SAVANNAH HOLLY	12' HT.	B&B	
IO	3	ILEX OPACA	AMERICAN HOLLY	10' HT.	B&B	
UNDERSTORY TREES						
AA	1	AMELANCHIER ARBOREA	DOWNY SERVICEBERRY	8-10'	B&B	
CA	2	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2" CAL.	B&B	
SHRUBS						
IC	85	ILEX CORNUTA 'CARISSA'	CARISSA CHINESE HOLLY	3 GAL.	CONTAINER	
IS	54	ILEX CRENATA 'SOFT TOUCH'	SOFT TOUCH JAPANESE HOLLY	3 GAL.	CONTAINER	
OF	1	OSMANTHUS X FORTUNEI	FORTUNE OSMANTHUS	5-6'	B&B	
PXOL	12	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN CHERRY LAUREL	5 GAL.	CONTAINER	
RXGW	37	RHODODENDRON X 'GUMPO WHITE'	GUMPO WHITE SATSUKI AZALEA	5 GAL.	CONTAINER	
GRASSES						
MW	57	MUHLENBERGIA CAPILLARIS 'WHITE CLOUD'	WHITE CLOUD MUHLY GRASS	1 GAL.	CONTAINER	
PA	36	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	1 GAL.	CONTAINER	
SS	121	SCHIZACHYRIUM SCOPARIUM 'THE BLUES'	THE BLUES LITTLE BLUESTEM	1 GAL.	CONTAINER	
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
GROUND COVERS						
LB	1,195	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF	1 GAL.	CONTAINER	12" o.c.
PERENNIALS						
IV	47	IRIS VIRGINICA	BLUE FLAG IRIS	1 GAL.	CONTAINER	18" o.c.

30 15 7.5 0 30

1"= 30'

BOHLER™

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BOHLER. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES
© BOHLER

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

Know what's below. Call before you dig.

ALWAYS CALL 811

It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: X-GAA230157.00
DRAWN BY: JPS
CHECKED BY: BSJ
DATE: 11/06/2023
CAD I.D.: CP-0a

PROJECT:

PROP. SITE DEVELOPMENT PLANS

FOR

EDDIE V'S PRIME SEAFOOD RESTAURANT

PROPOSED DEVELOPMENT

11405 HAYNES BRIDGE ROAD
ALPHARETTA
FULTON COUNTY
GA 30009

BOHLER
GA LSF No. 001403
211 PERIMETER CENTER PKWY NE, SUITE 425
ATLANTA, GEORGIA 30346
Phone: (678) 695-6800
GA@BohlerEng.com

SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

C-701

ORG. DATE - 11/06/2023

Jun 12, 2024
H:\2023\GAA230157.00\ENGINEERING\CAD\DRAWINGS\PRESENTATION PLANS\GAA230157.00-LSCP-0a------LAYOUT C-701 LANDSCAPE PLAN
BSJ

LANDSCAPE SPECIFICATIONS

1. SCOPE OF WORK:
THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION, PERMANENT SEEDING OR SODDING, PLANTING AND MULCHING INCLUDING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE CONTRACTED BY THE GENERAL CONTRACTOR.

2. MATERIALS
A. GENERAL - ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS.

B. TOPSOIL - NATURAL, FRIABLE, LOAMY SILT SOIL HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, A PH RANGE BETWEEN 4.5-7.0. IT SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN ONE INCH (1"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.

C. LAWN - ALL DISTURBED AREAS ARE TO BE TREATED WITH A MINIMUM SIX INCH (6") THICK LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, AND SEEDED OR SODDED IN ACCORDANCE WITH THE PERMANENT STABILIZATION METHODS INDICATED WITHIN THE SOIL EROSION AND SEDIMENT CONTROL NOTES.
1.1. LAWN SEED MIXTURE SHALL BE FRESH, CLEAN NEW CROP SEED.
1.2. SOD SHALL BE STRONGLY ROOTED, WEED AND DISEASE/PEST FREE WITH A UNIFORM THICKNESS.
1.3. SOD INSTALLED ON SLOPES GREATER THAN 4:1 SHALL BE PEGGED TO HOLD SOD IN PLACE.

D. MULCH - THE MULCH AROUND THE PERIMETER OF THE BUILDING SHALL BE A 3" LAYER OF DOUBLE SHREDDED BLACK CEDAR MULCH ONLY. ALL OTHER AREAS SHALL BE MULCHED WITH A 3" LAYER OF DOUBLE SHREDDED DARK BROWN HARDWOOD BARK MULCH, UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN.

E. FERTILIZER
1.1. FERTILIZER SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN THE ORIGINAL UNOPENED STANDARD BAGS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. FERTILIZER SHALL BE STORED IN A WEATHERPROOF PLACE SO THAT IT CAN BE KEPT DRY PRIOR TO USE.
1.2. FOR THE PURPOSE OF BIDDING, ASSUME THAT FERTILIZER SHALL BE 10% NITROGEN, 6% PHOSPHORUS AND 4% POTASSIUM BY WEIGHT. A FERTILIZER SHOULD NOT BE SELECTED WITHOUT A SOIL TEST PERFORMED BY A CERTIFIED SOIL LABORATORY.

F. PLANT MATERIAL
1.1. ALL PLANTS SHALL IN ALL CASES CONFORM TO THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1), LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
1.2. IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES FOR ANY AND ALL PLANT MATERIAL.
1.3. PLANTS SHALL BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE. TAGS ARE TO REMAIN ON AT LEAST ONE PLANT OF EACH SPECIES FOR VERIFICATION PURPOSES DURING THE FINAL INSPECTION.
1.4. TREES WITH ABRASION OF THE BARK, SUN SCALDS, DISFIGURATION OR FRESH CUTS OF LIMBS OVER 1¼", WHICH HAVE NOT BEEN COMPLETELY CALLUSED, SHALL BE REJECTED.PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES.
1.5. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH: WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE OF DISEASE, INSECTS, PESTS, EGGS OR LARVAE.
1.6. CALIPER MEASUREMENTS OF NURSERY GROWN TREES SHALL BE TAKEN AT A POINT ON THE TRUNK SIX INCHES (6") ABOVE THE NATURAL GRADE FOR TREES UP TO AND INCLUDING A FOUR INCH (4") CALIPER SIZE. IF THE CALIPER AT SIX INCHES (6") ABOVE THE GROUND EXCEEDS FOUR INCHES (4") IN CALIPER, THE CALIPER SHOULD BE MEASURED AT A POINT 12" ABOVE THE NATURAL GRADE.
1.7. SHRUBS SHALL BE MEASURED TO THE AVERAGE HEIGHT OR SPREAD OF THE SHRUB, AND NOT TO THE LONGEST BRANCH.
1.8. TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL.

3. GENERAL WORK PROCEDURES
A. CONTRACTOR TO UTILIZE WORKMANLIKE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH WORKDAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF.

B. WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSED OF AT THE CONTRACTOR'S EXPENSE. DEBRIS SHALL NOT BE BURIED, INCLUDING ORGANIC MATERIALS, BUT SHALL BE REMOVED COMPLETELY FROM THE SITE.

4. SITE PREPARATIONS
A. BEFORE AND DURING PRELIMINARY GRADING AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES OUTLINED HEREIN.

B. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE TRUNK. CONTRACTOR SHALL ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH CLEAN, SHARP TOOLS AND TOPSOIL SHALL BE PLACED AROUND THE REMAINDER OF THE ROOTS. EXISTING TREES SHALL BE MONITORED ON A REGULAR BASIS FOR ADDITIONAL ROOT OR BRANCH DAMAGE AS A RESULT OF CONSTRUCTION. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR SHALL WATER EXISTING TREES AS NEEDED TO PREVENT SHOCK OR DECLINE.

C. CONTRACTOR SHALL ARRANGE TO HAVE A UTILITY STAKE-OUT TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL. UTILITY COMPANIES SHALL BE CONTACTED THREE (3) DAYS PRIOR TO THE BEGINNING OF WORK.

5. TREE PROTECTION
A. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN. A TREE PROTECTION ZONE SHALL BE ESTABLISHED AT THE DRIP LINE OR 15 FEET FROM THE TRUNK OR AT THE LIMIT OF CONSTRUCTION DISTURBANCE, WHICHEVER IS GREATER. LOCAL STANDARDS THAT MAY REQUIRE A MORE STRICT TREE PROTECTION ZONE SHALL BE HONORED.

B. A FORTY-EIGHT INCH (48") HIGH WOODEN SNOW FENCE OR ORANGE COLORED HIGH-DENSITY 'VISI-FENCE', OR APPROVED EQUAL, MOUNTED ON STEEL POSTS SHALL BE PLACED ALONG THE BOUNDARY OF THE TREE PROTECTION ZONE. POSTS SHALL BE LOCATED AT A MAXIMUM OF EIGHT FEET (8') ON CENTER OR AS INDICATED WITHIN THE TREE PROTECTION DETAIL.

C. WHEN THE TREE PROTECTION FENCING HAS BEEN INSTALLED, IT SHALL BE INSPECTED BY THE APPROVING AGENCY PRIOR TO DEMOLITION, GRADING, TREE CLEARING OR ANY OTHER CONSTRUCTION. THE FENCING ALONG THE TREE PROTECTION ZONE SHALL BE REGULARLY INSPECTED BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITY HAS BEEN COMPLETED.

D. AT NO TIME SHALL MACHINERY, DEBRIS, FALLEN TREES OR OTHER MATERIALS BE PLACED, STOCKPILED OR LEFT STANDING IN THE TREE PROTECTION ZONE.

6. SOIL MODIFICATIONS
A. CONTRACTOR SHALL ATTAIN A SOIL TEST FOR ALL AREAS OF THE SITE PRIOR TO CONDUCTING ANY PLANTING. SOIL TESTS SHALL BE PERFORMED BY A CERTIFIED SOIL LABORATORY.

B. LANDSCAPE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL. SOIL MODIFICATIONS, AS SPECIFIED HEREIN, MAY NEED TO BE CONDUCTED BY THE LANDSCAPE CONTRACTOR DEPENDING ON SITE CONDITIONS.

C. THE FOLLOWING AMENDMENTS AND QUANTITIES ARE APPROXIMATE AND ARE FOR BIDDING PURPOSES ONLY. COMPOSITION OF AMENDMENTS SHOULD BE REVISED DEPENDING ON THE OUTCOME OF A TOPSOIL ANALYSIS PERFORMED BY A CERTIFIED SOIL LABORATORY.
1.1. TO INCREASE A SANDY SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS, THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6-12". USE COMPOSTED BARK, COMPOSTED LEAF MULCH OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A PH HIGHER THAN 7.5.
1.2. TO INCREASE DRAINAGE, MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR AGRICULTURAL GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. SUBSURFACE DRAINAGE LINES MAY NEED TO BE ADDED TO INCREASE DRAINAGE.
1.3. MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.

7. FINISHED GRADING
A. UNLESS OTHERWISE CONTRACTED, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBANCE AREA OF THE SITE.

B. LANDSCAPE CONTRACTOR SHALL VERIFY THAT SUBGRADE FOR INSTALLATION OF TOPSOIL HAS BEEN ESTABLISHED. THE SUBGRADE OF THE SITE MUST MEET THE FINISHED GRADE LESS THE REQUIRED TOPSOIL THICKNESS (1"±).

C. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THIS SET OF CONSTRUCTION PLANS, UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER OR LANDSCAPE ARCHITECT.

D. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER IN AND AROUND THE PLANTING BEDS. STANDING WATER SHALL NOT BE PERMITTED IN PLANTING BEDS.

8. TOPSOILING
A. CONTRACTOR SHALL PROVIDE A SIX INCH (6") THICK MINIMUM LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS.

B. ON-SITE TOPSOIL MAY BE USED TO SUPPLEMENT THE TOTAL AMOUNT REQUIRED. TOPSOIL FROM THE SITE MAY BE REJECTED IF IT HAS NOT BEEN PROPERLY REMOVED, STORED AND PROTECTED PRIOR TO CONSTRUCTION.

C. CONTRACTOR SHALL FURNISH TO THE APPROVING AGENCY AN ANALYSIS OF BOTH IMPORTED AND ON-SITE TOPSOIL TO BE UTILIZED IN ALL PLANTING AREAS. THE PH AND NUTRIENT LEVELS MAY NEED TO BE ADJUSTED THROUGH SOIL MODIFICATIONS AS NEEDED TO ACHIEVE THE REQUIRED LEVELS AS SPECIFIED IN THE MATERIALS SECTION ABOVE.

D. ALL PLANTING AND LAWN AREAS ARE TO BE CULTIVATED TO A DEPTH OF SIX INCHES (6"). ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES SECTION ABOVE. THE FOLLOWING SHALL BE TILLED INTO THE TOP FOUR INCHES (4") IN TWO DIRECTIONS (QUANTITIES BASED ON A 1,000 SQUARE FOOT AREA):
1.1. 20 POUNDS 'GROW POWER' OR APPROVED EQUAL
1.2. 20 POUNDS NITRO-FORM (COURSE) 38-0-0 BLUE CHIP

E. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN CONDITIONS.

9. PLANTING
A. INSOFAR THAT IT IS FEASIBLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THAT THIS IS NOT POSSIBLE, LANDSCAPE CONTRACTOR SHALL PROTECT UNINSTALLED PLANT MATERIAL. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. PLANTS THAT WILL NOT BE PLANTED FOR A PERIOD OF TIME GREATER THAN THREE DAYS SHALL BE HEALED IN WITH TOPSOIL OR MULCH TO HELP PRESERVE ROOT MOISTURE.

B. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION.

C. ANY INJURED ROOTS OR BRANCHES SHALL BE PRUNED TO MAKE CLEAN-CUT ENDS PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY INJURED OR DISEASED BRANCHING SHALL BE REMOVED.

D. ALL PLANTING CONTAINERS AND NON-BIODEGRADABLE MATERIALS SHALL BE REMOVED FROM ROOT BALLS DURING PLANTING. NATURAL FIBER BURLAP MUST BE CUT FROM AROUND THE TRUNK OF THE TREE AND FOLDED DOWN AGAINST THE ROOT BALL PRIOR TO BACKFILLING.

E. POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.

F. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE, AS SHOWN ON THE APPROVED LANDSCAPE PLAN, MUST BE INSTALLED, INSPECTED AND APPROVED BY THE APPROVING AGENCY. THE APPROVING AGENCY SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD AS FOLLOWS. THE PLANTING OF TREES, SHRUBS, VINES OR GROUND COVER SHALL OCCUR ONLY DURING THE FOLLOWING PLANTING SEASONS:
1.1. PLANTS: MARCH 15 TO DECEMBER 15
1.2. LAWN: MARCH 15 TO JUNE 15 OR SEPT. 1 TO DECEMBER 1

G. PLANTINGS REQUIRED FOR A CERTIFICATE OF OCCUPANCY SHALL BE PROVIDED DURING THE NEXT APPROPRIATE SEASON AT THE MUNICIPALITY'S DISCRETION. CONTRACTOR SHOULD CONTACT APPROVING AGENCY FOR POTENTIAL SUBSTITUTIONS.

H. FURTHERMORE, THE FOLLOWING TREE VARIETIES ARE UNUSUALLY SUSCEPTIBLE TO WINTER DAMAGE. WITH TRANSPLANT SHOCK AND THE SEASONAL LACK OF NITROGEN AVAILABILITY, THE RISK OF PLANT DEATH IS GREATLY INCREASED. IT IS NOT RECOMMENDED THAT THESE SPECIES BE PLANTED DURING THE FALL PLANTING SEASON:

ACER RUBRUM	PLATANUS X ACERIFOLIA
BETULA VARIETIES	POPULOUS VARIETIES
CARPINUS VARIETIES	PRUNUS VARIETIES
CRATAEGUS VARIETIES	PYRUS VARIETIES
KOELREUTERIA	QUERCUS VARIETIES
LIQUIDAMBER STYRACIFLUA	TILIA TOMENTOSA
LIRIODENDRON TULIPIFERA	ZELKOVA VARIETIES

I. PLANTING PITS SHALL BE DUG WITH LEVEL BOTTOMS, WITH THE WIDTH TWICE THE DIAMETER OF ROOT BALL. THE ROOT BALL SHALL REST ON UNDISTURBED GRADE. EACH PLANT PIT SHALL BE BACKFILLED IN LAYERS WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY:
- 1 PART PEAT MOSS
- 1 PART COMPOSTED COW MANURE BY VOLUME
- 3 PARTS TOPSOIL BY VOLUME
- 21 GRAMS 'AGRIFORM' PLANTING TABLETS (OR APPROVED EQUAL) AS FOLLOWS:
  A) 2 TABLETS PER 1 GALLON PLANT
  B) 3 TABLETS PER 5 GALLON PLANT
  C) 4 TABLETS PER 15 GALLON PLANT
  D) LARGER PLANTS: 2 TABLETS PER ½" CALIPER OF TRUNK

J. FILL PREPARED SOIL AROUND BALL OF PLANT HALF-WAY AND INSERT PLANT TABLETS. COMPLETE BACKFILL AND WATER THOROUGHLY.

K. ALL PLANTS SHALL BE PLANTED SO THAT THE TOP OF THE ROOT BALL, THE POINT AT WHICH THE ROOT FLARE BEGINS, IS SET AT GROUND LEVEL AND IN THE CENTER OF THE PIT. NO SOIL IS TO BE PLACED DIRECTLY ON TOP OF THE ROOT BALL.

L. ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS OR DRIVEWAYS SHALL BE PRUNED AND MAINTAINED TO A MINIMUM BRANCHING HEIGHT OF 7' FROM GRADE.

M. GROUND COVER AREAS SHALL RECEIVE A ¼" LAYER OF HUMUS RAKED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING. ALL GROUND COVER AREAS SHALL BE WEEDED AND TREATED WITH A PRE-EMERGENT CHEMICAL AS PER MANUFACTURER'S RECOMMENDATION.

N. NO PLANT, EXCEPT GROUND COVERS, GRASSES OR VINES, SHALL BE PLANTED LESS THAN TWO FEET (2') FROM EXISTING STRUCTURES AND SIDEWALKS.

O. ALL PLANTING AREAS AND PLANTING PITS SHALL BE MULCHED AS SPECIFIED HEREIN TO FILL THE ENTIRE BED AREA OR SAUCER. NO MULCH IS TO TOUCH THE TRUNK OF THE TREE OR SHRUB.

P. ALL PLANTING AREAS SHALL BE WATERED IMMEDIATELY UPON INSTALLATION IN ACCORDANCE WITH THE WATERING SPECIFICATIONS AS LISTED HEREIN.

10. TRANSPLANTING (WHEN REQUIRED)
A. ALL TRANSPLANTS SHALL BE DUG WITH INTACT ROOT BALLS CAPABLE OF SUSTAINING THE PLANT.

B. IF PLANTS ARE TO BE STOCKPILED BEFORE REPLANTING, THEY SHALL BE HEALED IN WITH MULCH OR SOIL, ADEQUATELY WATERED AND PROTECTED FROM EXTREME HEAT, SUN AND WIND.

C. PLANTS SHALL NOT BE DUG FOR TRANSPLANTING BETWEEN APRIL 10 AND JUNE 30.

D. UPON REPLANTING, BACKFILL SOIL SHALL BE AMENDED WITH FERTILIZER AND ROOT GROWTH HORMONE.

E. TRANSPLANTS SHALL BE GUARANTEED FOR THE LENGTH OF THE GUARANTEE PERIOD SPECIFIED HEREIN.

F. IF TRANSPLANTS DIE, SHRUBS AND TREES LESS THAN SIX INCHES (6") DBH SHALL BE REPLACED IN KIND. TREES GREATER THAN SIX INCHES (6") DBH MAY BE REQUIRED TO BE REPLACED IN ACCORDANCE WITH THE MUNICIPALITY'S TREE REPLACEMENT GUIDELINES.

11. WATERING
A. NEW PLANTINGS OR LAWN AREAS SHALL BE ADEQUATELY IRRIGATED BEGINNING IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACKFILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED. WATERING SHALL CONTINUE AT LEAST UNTIL PLANTS ARE ESTABLISHED.

B. SITE OWNER SHALL PROVIDE WATER IF AVAILABLE ON SITE AT TIME OF PLANTING. IF WATER IS NOT AVAILABLE ON SITE, CONTRACTOR SHALL SUPPLY ALL NECESSARY WATER. THE USE OF WATERING BAGS IS RECOMMENDED FOR ALL NEWLY PLANTED TREES.

C. IF AN IRRIGATION SYSTEM HAS BEEN INSTALLED ON THE SITE, IT SHALL BE USED TO WATER PROPOSED PLANT MATERIAL, BUT ANY FAILURE OF THE SYSTEM DOES NOT ELIMINATE THE CONTRACTOR'S RESPONSIBILITY OF MAINTAINING THE DESIRED MOISTURE LEVEL FOR VIGOROUS, HEALTHY GROWTH.

12. GUARANTEE
A. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF ONE (1) YEAR FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE APPROVING AGENCY. CONTRACTOR SHALL SUPPLY THE OWNER WITH A MAINTENANCE BOND FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE CONCLUSION OF THE GUARANTEE PERIOD AND WHEN A FINAL INSPECTION HAS BEEN COMPLETED AND APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.

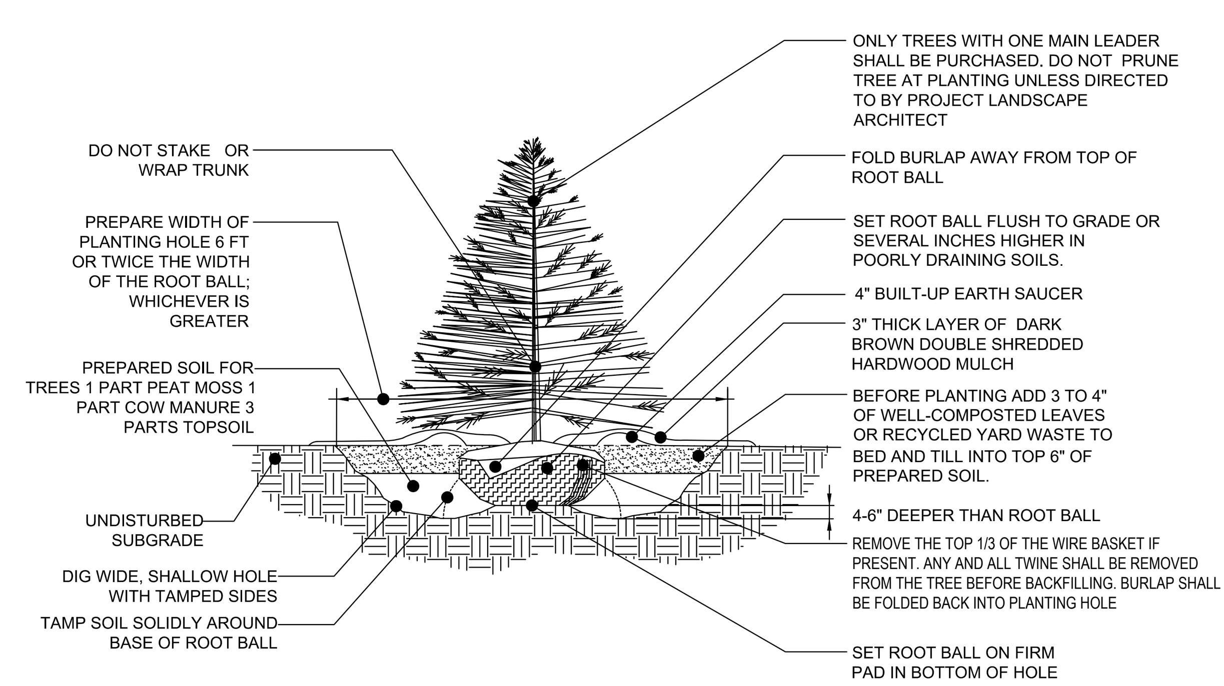
B. ANY DEAD OR DYING PLANT MATERIAL SHALL BE REPLACED FOR THE LENGTH OF THE GUARANTEE PERIOD. REPLACEMENT OF PLANT MATERIAL SHALL BE CONDUCTED AT THE FIRST SUCCEEDING PLANTING SEASON. ANY DEBRIS SHALL BE DISPOSED OF OFF-SITE, WITHOUT EXCEPTION.

C. TREES AND SHRUBS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND THROUGHOUT THE 90 DAY MAINTENANCE PERIOD AS SPECIFIED HEREIN. CULTIVATION, WEEDING, WATERING AND THE PREVENTATIVE TREATMENTS SHALL BE PERFORMED AS NECESSARY TO KEEP PLANT MATERIAL IN GOOD CONDITION AND FREE OF INSECTS AND DISEASE.

D. LAWNS SHALL BE MAINTAINED THROUGH WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING AND OTHER OPERATIONS SUCH AS ROLLING, REGARDING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.

13. CLEANUP
A. UPON THE COMPLETION OF ALL LANDSCAPE INSTALLATION AND BEFORE THE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL UNUSED MATERIALS, EQUIPMENT AND DEBRIS FROM THE SITE. ALL PAVED AREAS ARE TO BE CLEANED.

B. THE SITE SHALL BE CLEANED AND LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.

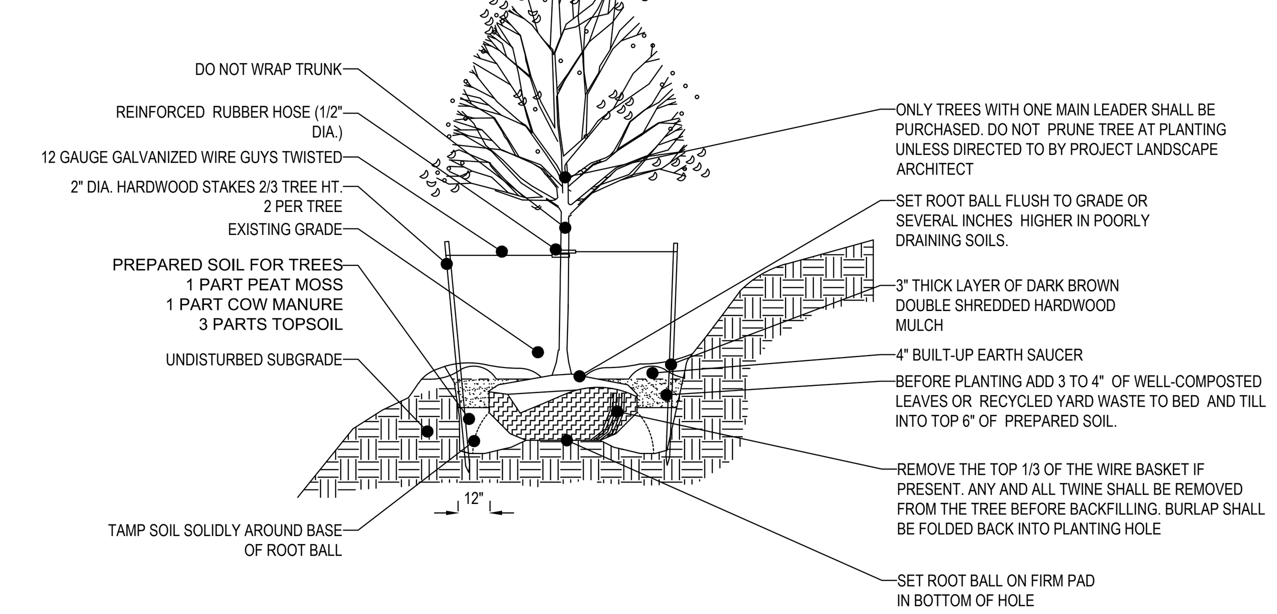


REFERENCE: ARCHITECTURAL GRAPHIC STANDARDS 1998 CUMULATIVE SUPPLEMENT.

EVERGREEN TREE PLANTING DETAIL

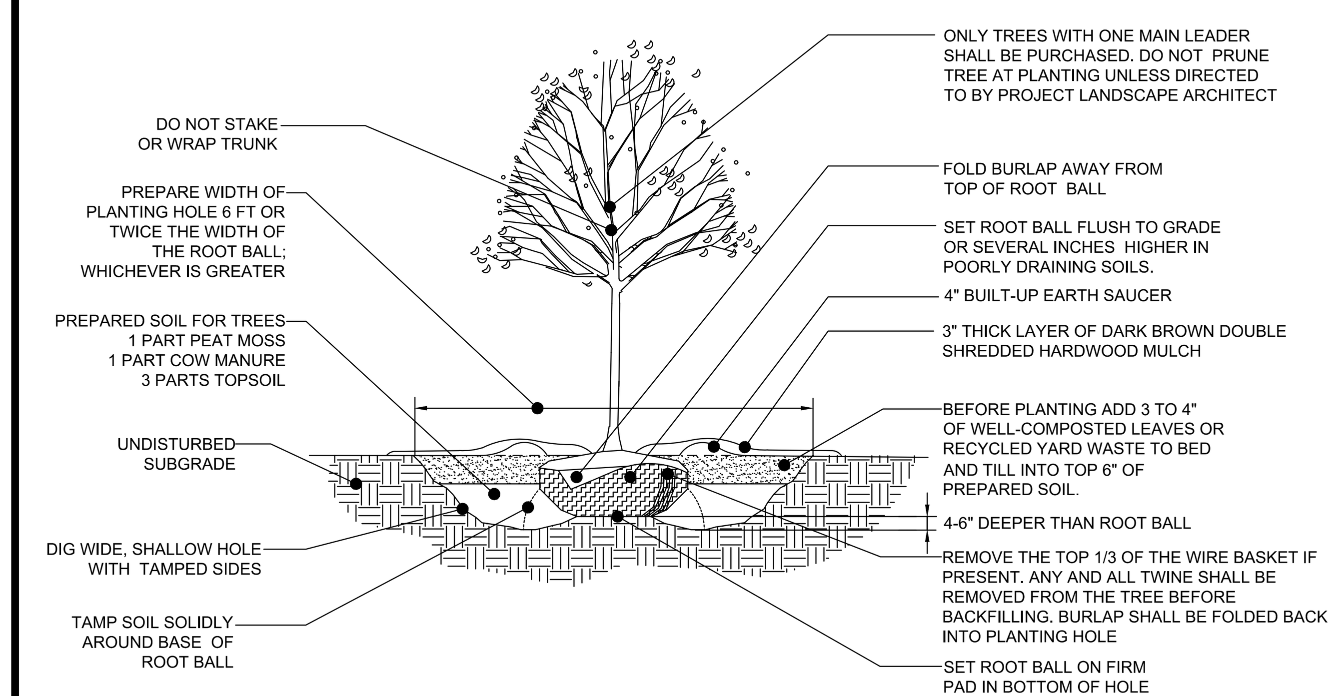
NOT TO SCALE

NOTE: TREE STAKING TO BE REMOVED AFTER 2 GROWING SEASONS



TREE PLANTING ON SLOPE DETAIL

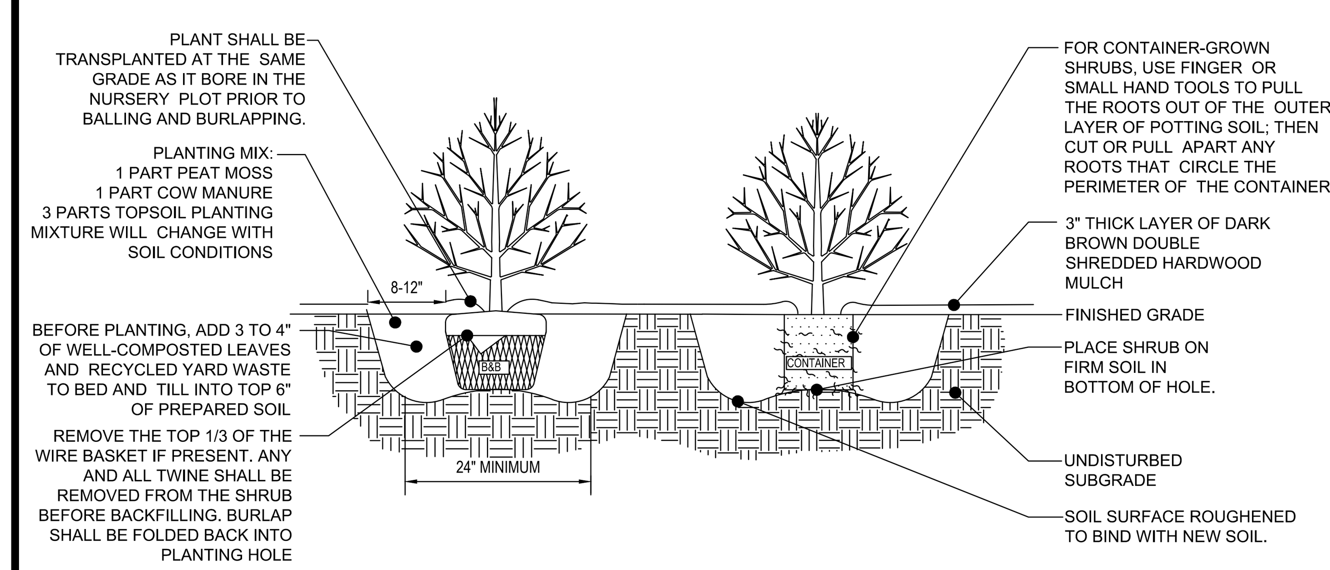
NOT TO SCALE



REFERENCE: ARCHITECTURAL GRAPHIC STANDARDS 1998 CUMULATIVE SUPPLEMENT.

DECIDUOUS TREE PLANTING DETAIL

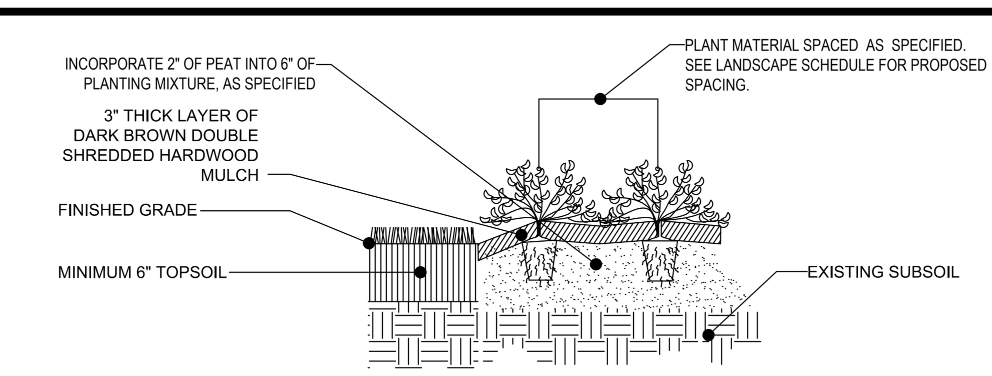
NOT TO SCALE



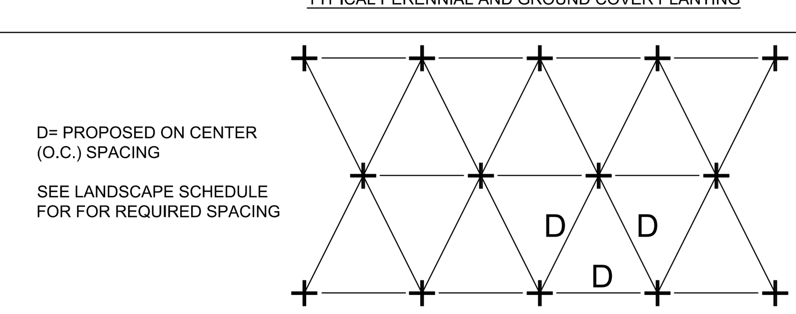
REFERENCE: ARCHITECTURAL GRAPHIC STANDARDS 1998 CUMULATIVE SUPPLEMENT

DECIDUOUS AND EVERGREEN SHRUB PLANTING DETAIL

NOT TO SCALE



TYPICAL PERENNIAL AND GROUND COVER PLANTING



TYPICAL PERENNIAL AND GROUND COVER SPACING & LAYOUT

PERENNIAL/GROUND COVER PLANTING DETAIL

NOT TO SCALE

SEEDING SPECIFICATIONS

1. MATERIAL:

1.1. SEED MIXTURE MUST BE COMPRISED OF THE FOLLOWING VARIETIES AND AT THE SPECIFIED COMPOSITION:
1.1.1. 80% - TURF TYPE TALL FESCUE SEED
1.1.2. 10% - KENTUCKY BLUEGRASS SEED
1.1.3. 10% - ANNUAL RYE GRASS SEED
1.2. INSTALLATION RATES:
1.2.1. SEED: LAWN SEED SHOULD BE APPLIED AT A RATE OF 7 LBS/1,000 SF
1.2.2. LIME: AGRICULTURAL OR PELLETIZED LIME SHOULD BE APPLIED AT SPECIFIED RATE ACCORDING TO SOIL ANALYSIS OR 2,000 LBS PER ACRE (46 LBS/1,000 SF) IF NO SOIL ANALYSIS IS PERFORMED.
1.2.3. FERTILIZER: COMMERCIAL GRADE 12-20-12 SHOULD BE APPLIED AT A RATE OF 250 LBS PER PER ACRE (5.8 LBS/ 1,000 SF)
1.2.4. LIQUID OR DRY LIME: LIQUID LIME SHOULD BE APPLIED AT A RATE OF 2.5 GALLONS PER ACRE OR NEUTRA LIME DRY APPLIED AT A RATE OF 80LBS PER ACRE IN AREAS OF ACIDIC SOILS TO ASSURE GERMINATION AND INITIAL ESTABLISHMENT.
1.2.5. MULCH: WHEAT, OAT, OR BARLEY STRAW MULCH SHALL BE APPLIED AT A RATE OF 80 LBS PER 1,000 SF. DO NOT INSTALL MULCH SO THICK THAT IT COMPLETELY COVERS THE GROUND. TOPSOIL SHOULD BE VISIBLE THROUGH THE STRAW LAYER.

2. EXECUTION AND PREPARATION:

2.1. A SOIL ANALYSIS SHOULD BE PERFORMED TO ASSESS THE FERTILITY NEEDS AND PH OF THE SOIL. ALL INSTALLATION AREAS SHOULD BE PREPARED TO AGRICULTURAL STANDARD RECOMMENDED BY THE DEPARTMENT OF AGRICULTURE WITHIN THE STATE WHERE THE WORK IS BEING PERFORMED. AGRICULTURAL LIME OR PELLETIZED LIME SHOULD BE ADDED DURING THE GROUND PREPARATION STAGE AT THE RATE RECOMMENDED ACCORDING TO SOIL ANALYSIS.
2.2. ALL WEEDS AND UNDESIRABLE PLANTS SHOULD BE REMOVED BEFORE PLANTING BY METHOD OF SPRAYING OR TILLAGE. A NON-SELECTIVE HERBICIDE CAN BE SPRAYED ONE MONTH PRIOR TO PLANTING TO KILL ALL WEEDS AND UNDESIRABLE PLANTS THAT MAY COMPETE WITH THE NEW SEEDLINGS. TILLAGE CAN BE PERFORMED AT LEAST 4 WEEKS PRIOR TO PLANTING AND AGAIN 2 WEEKS AFTER THE INITIAL TILLAGE. THE TILLAGE PROCEDURE CAN BE ADVANTAGEOUS IF LARGE AMOUNTS OF ORGANIC DEBRIS ARE PRESENT ON THE INSTALLATION AREAS.
2.3. PRIOR TO SEEDING, AREA IS TO BE TOPSOILED, FINE GRADED, AND RAKED OF ALL DEBRIS LARGER THAN 2" DIAMETER.
2.4. AREAS TO BE PLANTED SHOULD BE ROLLED WITH A CULTI-PACKER, TURF ROLLER, OR SIMILAR DEVICE TO FIRM THE SEEDBED. THIS PROCESS HELPS ACHIEVE THE DESIRED FIRMNESS. SOIL SHOULD BE FIRMED TO 85% OF COMPACTION.

3. INSTALLATION:

3.1. STRICTLY COMPLY WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS AND RECOMMENDATIONS.
3.2. EQUIPMENT USED TO SPREAD SEED SHOULD HAVE SUFFICIENT CAPACITY TO HOLD AND AGITATE SEED EVENLY IN A CYCLONE OR DROP PATTERN. HYDROSEEDING MAY ALSO BE PERFORMED WITH THE ENGINEER/ARCHITECT'S APPROVAL.
3.3. SEED MAY NEED TO BE APPLIED AT A HALF RATE IN ALTERNATING DIRECTIONS TO ENSURE AN EVEN COVERAGE OF SEED.
3.4. LIQUID LIME OR NEUTRA LIME DRY SHOULD BE TOPICALLY APPLIED TO AREAS WITH ACIDIC SOILS TO ASSIST THE SEED GERMINATION AND VEGETATION GROWTH DURING THE FIRST 90 DAYS. LIQUID LIME SHOULD BE APPLIED AT A RATE OF 2.5 GALLONS PER ACRE OR NEUTRA LIME DRY AT A RATE OF 80LBS PER ACRE.
3.5. FERTILIZER SHOULD BE SPREAD EVENLY OVER THE SEEDED AREAS AT THE RECOMMENDED RATE DETERMINED BY THE INITIAL SOIL ANALYSIS. IF NO SOIL ANALYSIS IS AVAILABLE EVENLY APPLY 12-20-12 STARTER FERTILIZER AT A RATE OF 250LBS PER ACRE (5.8LBS/1000 SQUARE FEET).
3.6. A ROLLED EROSION CONTROL PRODUCT CAN BE APPLIED OVER THE TOP OF SEED IN STEEP SLOPE SITUATIONS TO HELP PREVENT SEED FROM WASHING AND REINFORCE VEGETATION THROUGH ESTABLISHMENT. (FOLLOW REC PRODUCT MANUFACTURER RECOMMENDATIONS.)

4. MAINTENANCE

4.1. FREQUENT LIGHT IRRIGATION WILL NEED TO BE APPLIED TO SEEDED AREAS IF NO NATURAL RAIN EVENTS HAVE OCCURRED WITHIN 2 WEEKS OF SEEDING. AFTER SEED GERMINATION HAS OCCURRED AND PLANTS ARE VISIBLE THE FREQUENCY OF IRRIGATION CAN BE CUT BACK WITH HEAVIER APPLICATION RATES.
4.2. REPAIR ALL SEED WASHINGS AND EROSION.

OWNER MAINTENANCE RESPONSIBILITIES

UPON OWNER'S (OR OWNER CONTRACTOR'S) COMPLETION OF LANDSCAPING WORK, THE OWNER IS FULLY RESPONSIBLE FOR ALL FUTURE MAINTENANCE, CARE, UPKEEP, WATERING, AND TRIMMING OF ALL INSTALLED VEGETATION, PLANTS, TREE, BUSHES, SHRUBS, GRASSES, GRASS, ORNAMENTAL PLANTS AND FLOWERS, FLOWERS, GROUND COVER, AND LANDSCAPING, INCLUDING ALL LANDSCAPE ISLANDS AND AREAS ADJACENT OR PART OF THE LANDSCAPED AREAS. THIS RESPONSIBILITY INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING:

- TREES ADJACENT TO WALKWAYS AND AREAS OF PEDESTRIAN TRAFFIC MUST BE MAINTAINED TO ASSURE THAT ANY BRANCHES MUST BE LIMBED UP TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PEDESTRIAN SURFACES) OR PRUNED BACK TO AVOID ANY INTERFERENCE WITH THE TYPICAL PATH OF TRAVEL.
- TREES WITHIN VEHICULAR SIGHT LINES, AS ILLUSTRATED ON THE LANDSCAPE PLAN, ARE TO BE TRIMMED TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PAVED, TRAVELED SURFACES), OR AS OTHERWISE INDICATED ON THE PLANS.
- VEGETATIVE GROUND COVER, SHRUBS AND ORNAMENTAL PLANTS AND GRASSES MUST BE TRIMMED SO THAT NO PORTION OF THE PLANT EXCEEDS 30 INCHES ABOVE GRADE (OF ALL PAVED, TRAVEL SURFACES) ALONG AND WITHIN THE SIGHT LINES OF PARKING LOTS AND INGRESS-EGRESS WAYS.
- FALLEN PLANT FLOWERS, FRUIT, SEEDS AND DEBRIS DROPPINGS ARE TO BE REMOVED IMMEDIATELY FROM VEHICULAR AND PEDESTRIAN TRAFFIC AREAS TO PREVENT TRIPPING, SLIPPING OR ANY OTHER HAZARDS.

THESE REQUIREMENTS DO NOT AFFECT THE PLANT LIFE GUARANTEES THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE.

BOHLER//™
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BOHLER. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES. © BOHLER

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

811
Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	X-GAA230157.00
DRAWN BY:	JPS
CHECKED BY:	BSJ
DATE:	11/06/2023
CAD I.D.:	

PROJECT:

PROP. SITE DEVELOPMENT PLANS

FOR

EDDIE V'S PRIME SEAFOOD RESTAURANT

PROPOSED DEVELOPMENT

11405 HAYNES BRIDGE ROAD
ALPHARETTA
FULTON COUNTY
GA 30009

BOHLER//
GA LSF No. 001403
211 PERIMETER CENTER PKWY NE, SUITE 425
ATLANTA, GEORGIA 30346
Phone: (678) 695-6800
GA@BohlerEng.com

SHEET TITLE:

SHEET NUMBER:

ORG. DATE - 11/06/2023

Jan 12, 2024
H:\2023\GAA230157.00\ENGINEERING\CAD\DRAWINGS\PRESENTATION PLANS\GAA230157.00-CNDS-0A----->LAYOUT: C-702 LANDSCAPE DETAILS
BJ

FIRST & MAIN

SIGNAGE FOR MODERN BRANDS

Site:

Eddie V's
11405 Haynes Bridge Road
Alpharetta, GA 30009

Date:

23-2567-R02 (DRB)
12.08.2023

j.mueller@firstandmainsigns.com

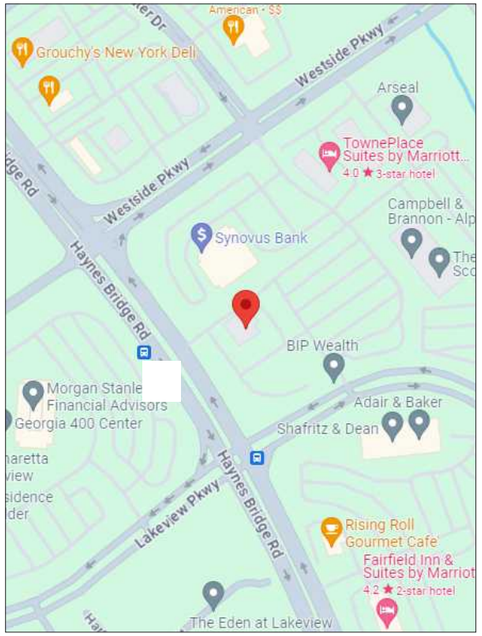
234.458.0990

Prepared for:

Eddie V's®

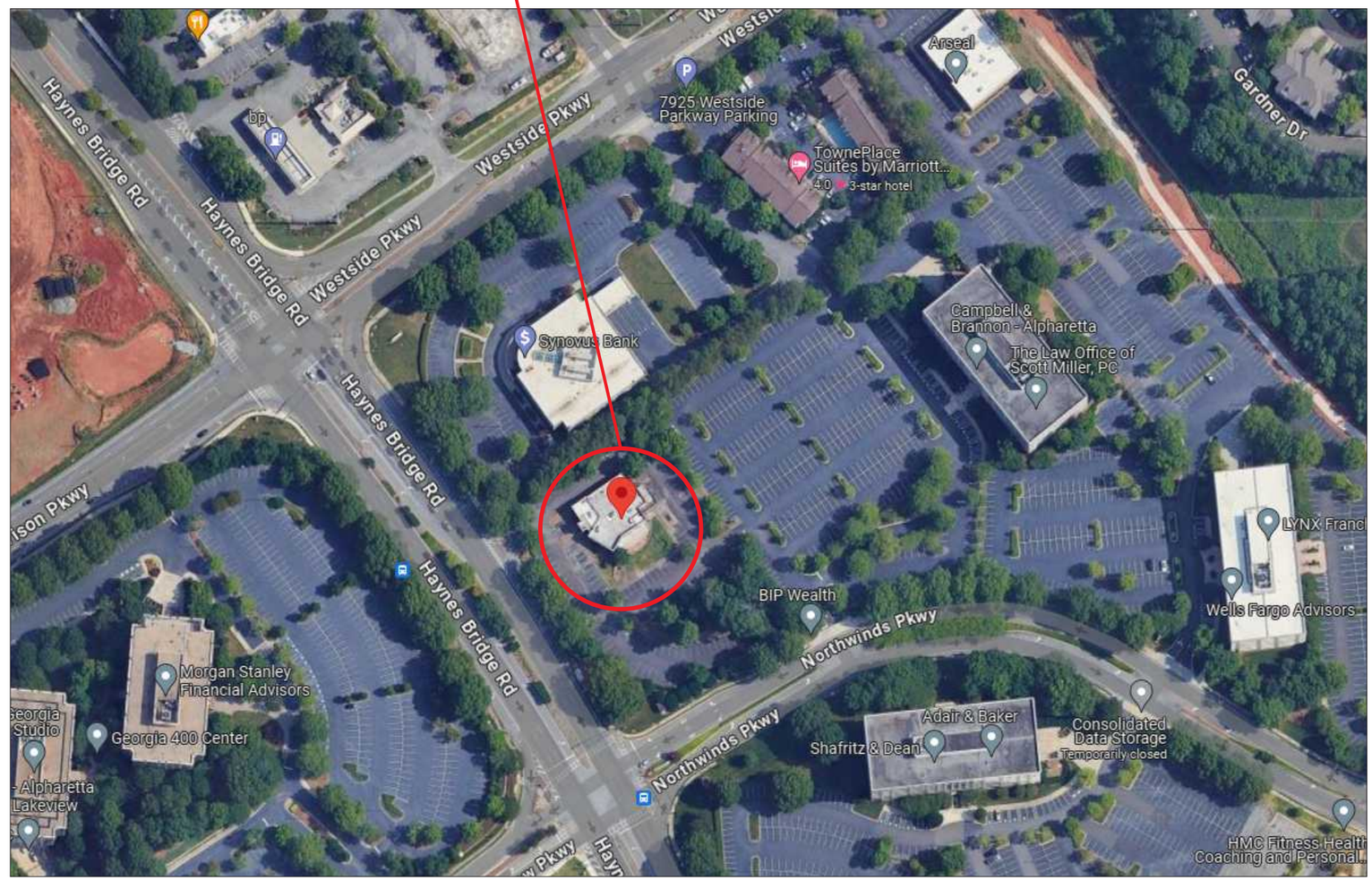
PRIME SEAFOOD

DRB Package

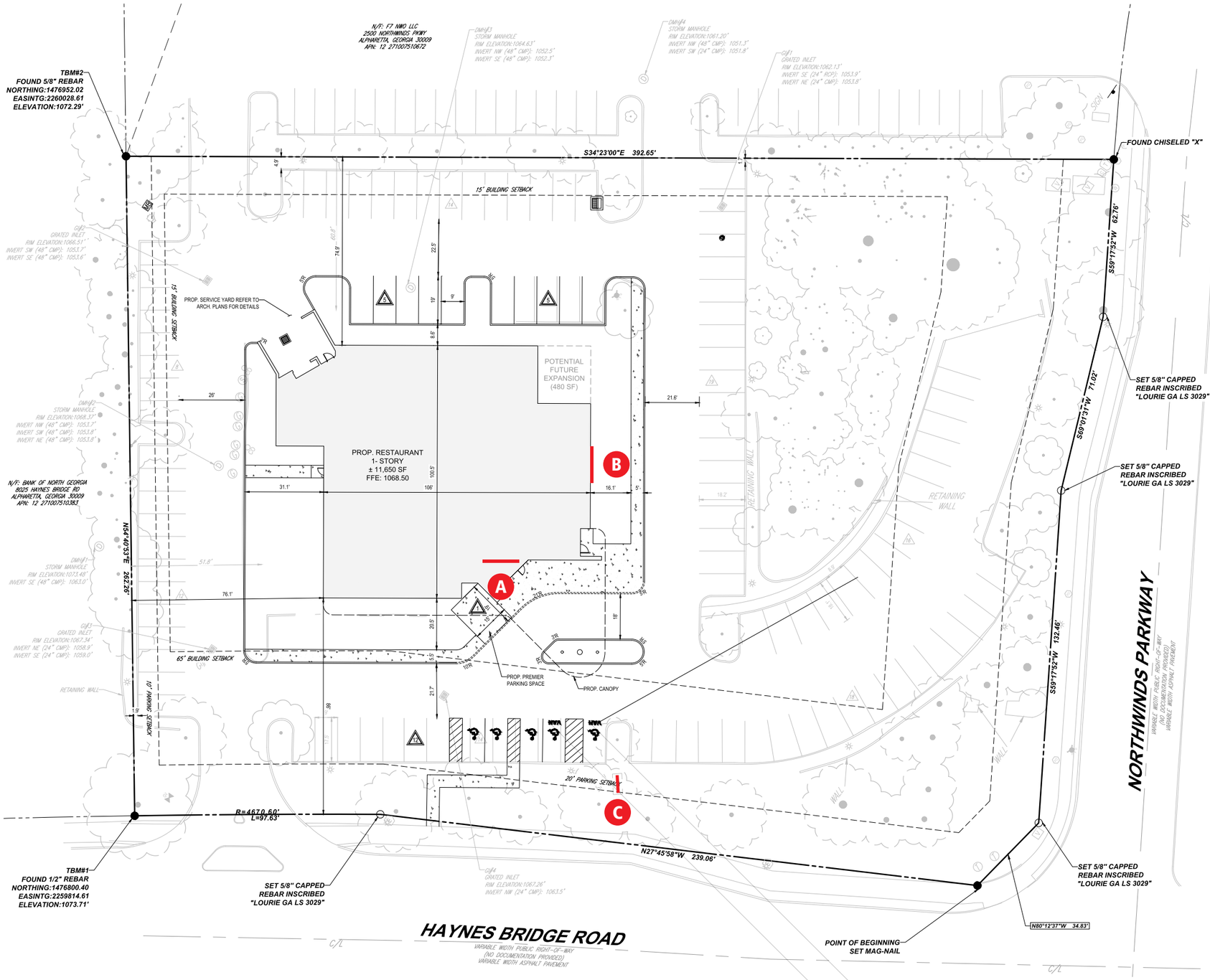


1 VICINITY MAP
SCALE: NTS

STORE LOCATION



2 AERIAL VIEW
SCALE: NTS



1 SITE PLAN
SCALE: 1/16" = 1' - 0"

SQUARE FOOTAGE CHART

SOUTH ELEVATION

SIGN "A" = 72.90 — PROPOSED = 72.90 SF; ALLOWED = 133.91 SF

EAST ELEVATION

SIGN "B" = 72.90 SF — PROPOSED = 72.90 SF; ALLOWED = 105.25 SF

TOTAL BUILDING SQUARE FOOTAGE

SIGNS "A" + "B" = 145.8 SF

MONUMENT SIGN SQUARE FOOTAGE

SIGNS "C" = 30 SF

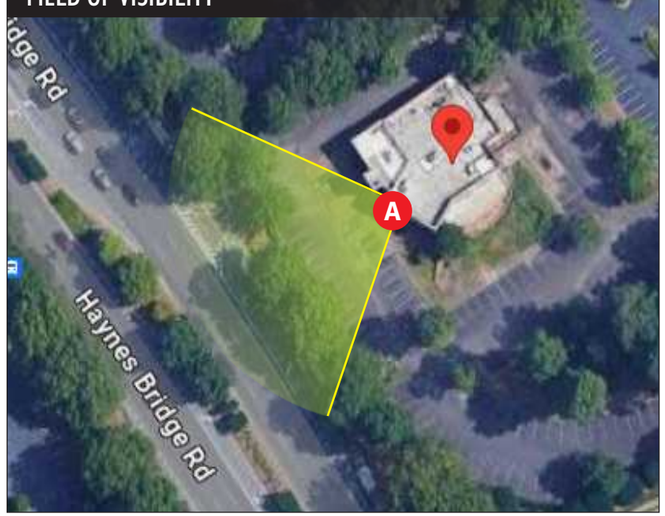
SQUARE FOOTAGE ALLOWANCE

1 SQUARE FOOT PER 1 LINEAR FOOT OF BUILDING FRONTAGE

1 SOUTH ELEVATION (MAIN ENTRY)
SCALE: 3/32" = 1' - 0"

SF ALLOWANCE:
1 SF per 1 LF
133.91 Max SF

FIELD OF VISIBILITY



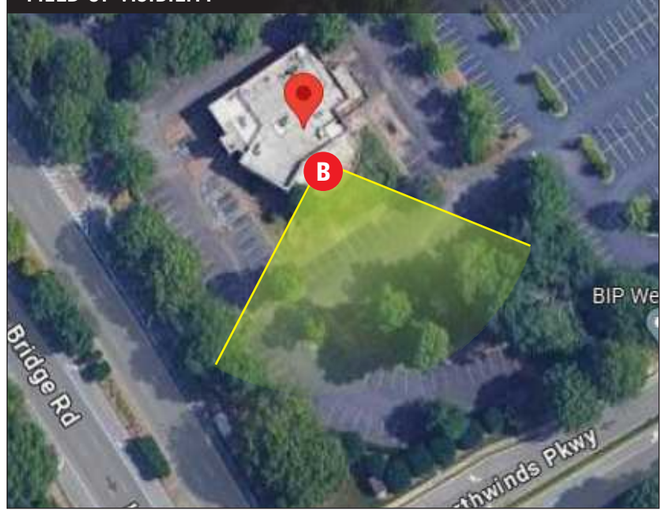
A HALO-LIT CHANNEL LETTERS
SCALE: 1/2" = 1' - 0"

72.90 Sq.Ft.

1 EAST ELEVATION (VIP ACCESS)
SCALE: 3/32" = 1' - 0"

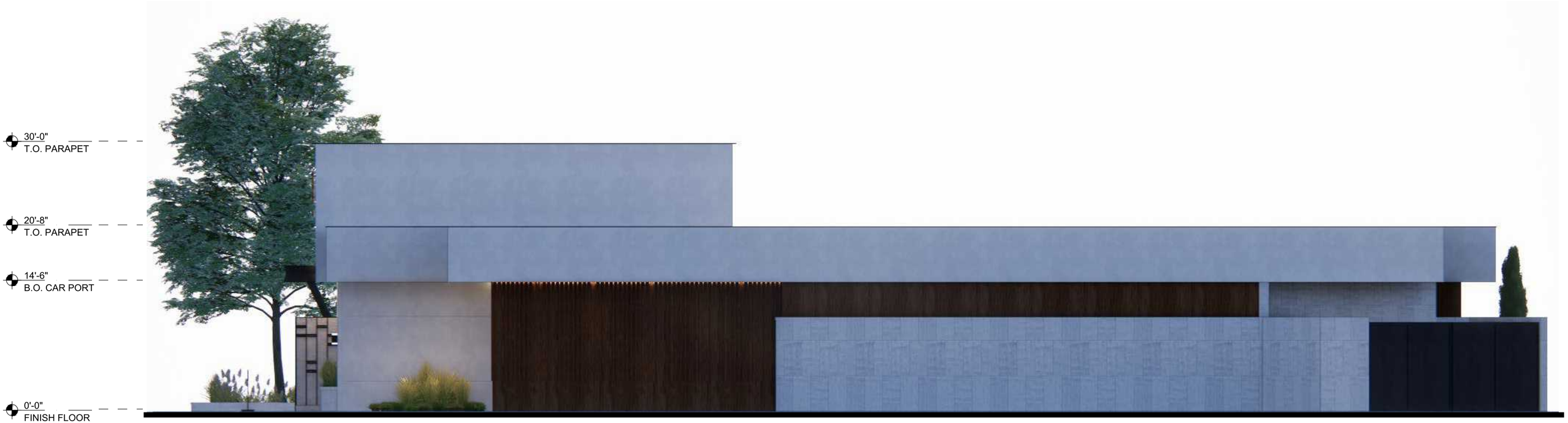
SF ALLOWANCE:
1 SF per 1 LF
105.25 Max SF

FIELD OF VISIBILITY



B HALO-LIT CHANNEL LETTERS
SCALE: 1/2" = 1' - 0"

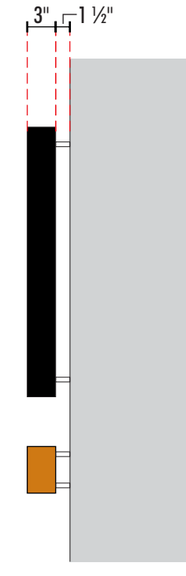
72.90 Sq.Ft.



1 NORTH ELEVATION - NO SIGNAGE

SCALE: 3/32" = 1' - 0"

1 WEST ELEVATION - NO SIGNAGE
SCALE: 3/32" = 1' - 0"



END VIEW

A B REVERSE CHANNEL LETTERS

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

72.90 Sq.Ft.

SPECIFICATIONS

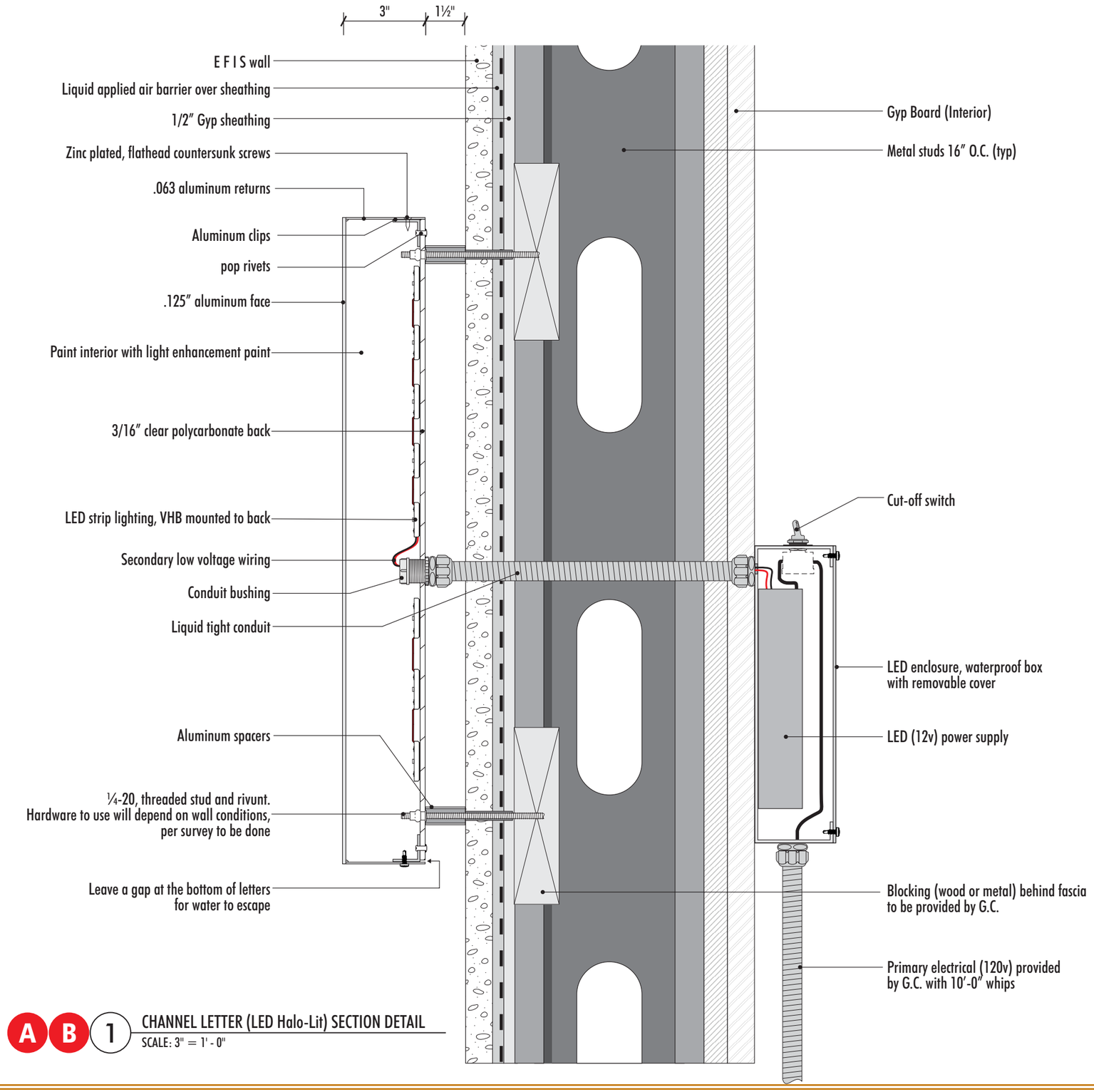
Eddie V's

- Fabricated aluminum 3" deep reverse channel letters, halo illumination
- Face and Returns - Painted black (satin finish)
- Clear polycarbonate backs
- White LED halo illumination w/remote LED power supply (12v) located in LED enclosure behind fascia
- Letters stand-off fascia 1½" with aluminum spacers and ¼-20 lag bolts
  Spacers to be painted closely match fascia (Color TBV)
- Primary power (120v) to signage to be provided by G.C.

PRIME SEAFOOD

- Fabricated aluminum 3" deep reverse channel letters, halo illumination
- Face and Returns - Painted to match PMS 145C (satin finish)
- Clear polycarbonate backs
- White LED halo illumination w/remote LED power supply (12v) located in LED enclosure behind fascia
- Letters stand-off fascia 1½" with aluminum spacers and ¼-20 lag bolts
  Spacers to be painted closely match fascia (Color TBV)
- Primary power (120v) to signage to be provided by G.C.

HALO ILLUMINATION (NIGHTTIME)



A B 1 CHANNEL LETTER (LED Halo-Lit) SECTION DETAIL
SCALE: 3" = 1' - 0"

ELECTRICAL ILLUMINATION REQUIREMENTS

1 Dedicated 20 Amp Circuit at 120 Volts

NOTE: All primary electrical to sign location to be provided by others. A dedicated circuit with NO shared neutrals and a ground returning to the panel is required for installation.

This sign is intended to be installed in accordance with Article 600 or the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

All power supplies to be Ground-Fault Interrupted (GFI)

Signage to have a dedicated branch circuit, three (3) wires (Line, Neutral and Ground)

Wire sizes to be a minimum of 12 Ga. THHN copper wire. Gauge of wire is determined by the length of run and amperage as per NED Article 300

Voltage should read no more than 3 volts between ground and neutral

Conduit can not be used as ground path

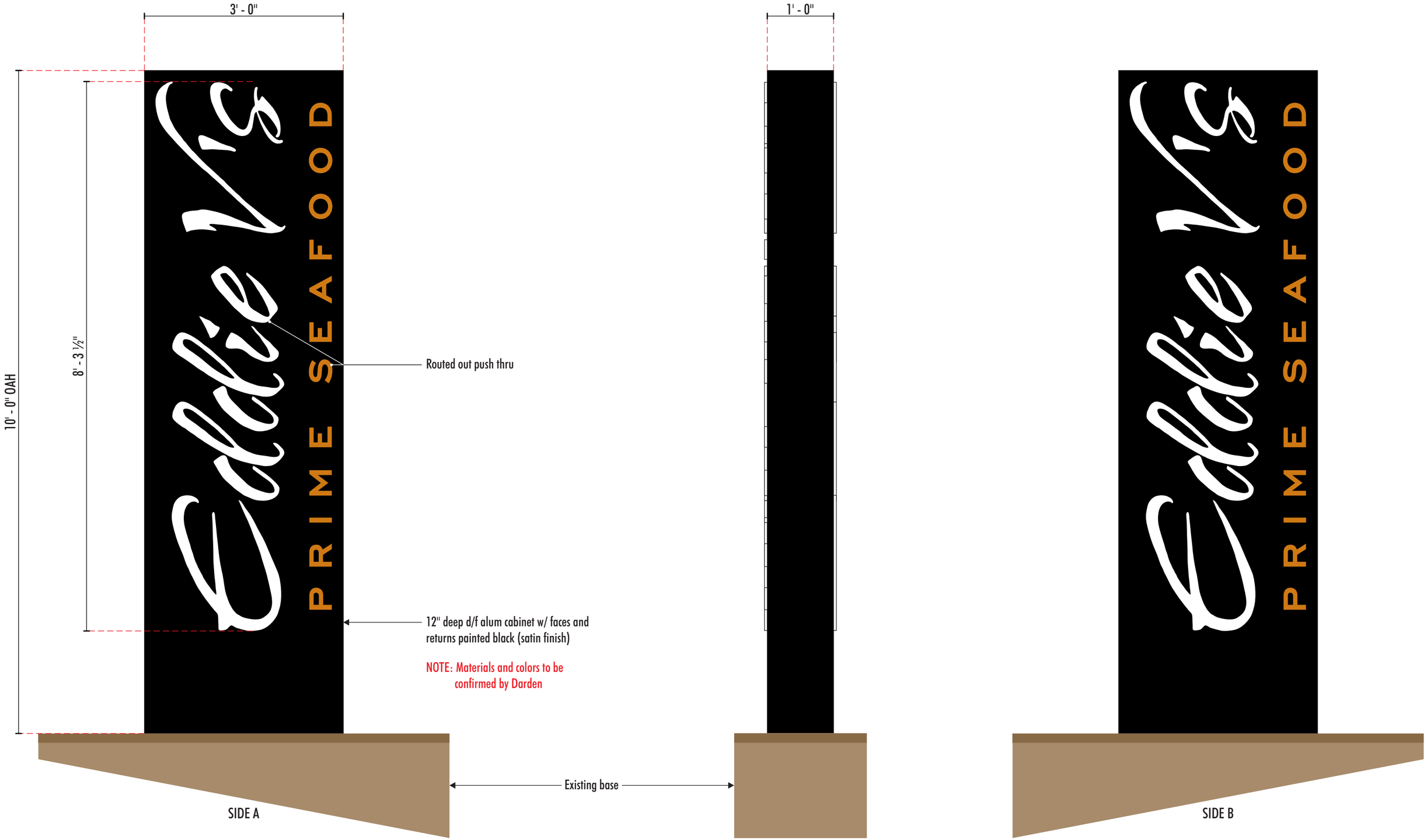
Power to sign to be done by a electrical contractor or licensed electrician

Ground wire must be continuous and go from sign to panel board ground bus.

ALL COMPONENTS TO BE UL APPROVED

U.L. LABELS REQUIRED
INSTALL IN ACCORDANCE W/
NATIONAL ELECTRIC CODES

NOTE: THIS IS A GENERAL WALL SECTION, TYPICAL FOR INSTALLATION



C D/F MONUMENT SIGN W/ ROUTED-OUT PUSHED-THRU

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

30 Sq. Ft.

EXISTING CONDITIONS

PROPOSED SIGNAGE

ALTA/NSPS LAND TITLE SURVEY

11405 HAYNES BRIDGE ROAD

ALPHARETTA, GEORGIA 30009

FULTON COUNTY

SITE INFORMATION

N/F: HAYNES BRIDGE LLC
11405 HAYNES BRIDGE ROAD
APN: 12 271007510691
101,549 ± SQUARE FEET, OR 2.331 ± ACRES

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE COMMITMENT #2-42500, DATED JULY 16, 2023 AT 5:00 PM.

SCHEDULE A DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING WITHIN THE NORTHWINDS DEVELOPMENT AND BEING IN LAND LOT 752 OF THE 1ST DISTRICT, 2ND SECTION OF FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM A POINT FORMED BY THE INTERSECTION OF THE NORTHWESTERN RIGHT-OFWAY LINE OF NORTHWINDS PARKWAY AND THE NORTHERN RIGHT-OF-WAY LINE OF HAYNES BRIDGE ROAD SAID POINT BEING THE POINT OF BEGINNING; THENCE DEPARTING ALONG THE NORTHERLY RIGHT-OF-WAY OF HAYNES BRIDGE ROAD NORTH 27 DEGREES 46 MINUTES 59 SECONDS WEST FOR A DISTANCE OF 239.06 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 4670.60 FEET AND AN ARC LENGTH OF 97.63 FEET, BEING SUBTENDED BY A CHORD OF NORTH 34 DEGREES 46 MINUTES 18 SECONDS WEST FOR A DISTANCE OF 97.63 FEET TO A POINT; THENCE DEPARTING THE NORTHERN RIGHT-OF-WAY OF HAYNES BRIDGE ROAD NORTH 54 DEGREES 40 MINUTES 53 SECONDS EAST FOR A DISTANCE OF 262.26 FEET TO A POINT; THENCE SOUTH 34 DEGREES 21 MINUTES 01 SECONDS EAST FOR A DISTANCE OF 392.65 FEET TO A POINT AT THE RIGHT-OF-WAY OF NORTHWINDS PARKWAY; THENCE DEPARTING ALONG THE NORTHERNWESTERN RIGHT-OF-WAY OF NORTHWINDS PARKWAY SOUTH 59 DEGREES 17 MINUTES 52 SECONDS WEST FOR A DISTANCE OF 62.76 FEET TO A POINT; THENCE SOUTH 69 DEGREES 01 MINUTES 31 SECONDS WEST FOR A DISTANCE OF 71.02 FEET TO A POINT; THENCE SOUTH 59 DEGREES 17 MINUTES 52 SECONDS WEST FOR A DISTANCE OF 132.46 FEET TO A POINT; THENCE NORTH 80 DEGREES 12 MINUTES 37 SECONDS WEST FOR A DISTANCE OF 34.84 FEET TO THE POINT OF BEGINNING.

DISTANCE CERTIFICATION LETTER

SITE ADDRESS: 11405 HAYNES BRIDGE RD., ALPHARETTA, GA 30009

THE ABOVE STATED SITE IS ON THE EAST SIDE OF HAYNES BRIDGE ROAD AND DETERMINED TO BE OUTSIDE OF THE CENTRAL BUSINESS DISTRICT (CBD) AS DEFINED IN ARTICLE I, SECTION 1.4 OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ALPHARETTA, GEORGIA. PER THE CITY OF ALPHARETTA, GEORGIA, CODE OF ORDINANCES, SECTION 4-17, I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND RESEARCH, THERE ARE NO PRIVATE RESIDENCES OR SCHOOL BUS PICKUP/DROP-OFF AREAS WITHIN 200 FEET OF THE ABOVE STATED SITE ADDRESS. THERE ARE NO PUBLIC LIBRARIES, OR BRANCHES THEREOF, NOR CHURCHES, SHRINES, OR CHAPELS USED EXCLUSIVELY FOR RELIGIOUS SERVICES, NOR PUBLIC PARKS REGULARLY USED FOR RECREATIONAL PURPOSES WITHIN 300 FEET OF THE ABOVE STATED SITE ADDRESS. FURTHERMORE, THERE ARE NO RETAIL PACKAGE STORES WITHIN 2,000 FEET OF THE ABOVE STATED SITE ADDRESS.

IN ADDITION TO THE ABOVE STATEMENT, THE FOLLOWING ARE THE RESULTS OF MY RESEARCH:

NEAREST PRIVATE RESIDENCE: 780 FEET TO THE NEAREST APPROXIMATE PROPERTY LINE OF BELL ALPHARETTA APARTMENTS AT 32000 GARDNER DRIVE

NEAREST CHURCH, SHRINE, OR CHAPEL: 2,110 FEET TO THE NEAREST APPROXIMATE PROPERTY LINE OF CLEAR SPRINGS MISSIONARY BAPTIST CHURCH AT 2725 KIMBALL BRIDGE ROAD

NEAREST PUBLIC LIBRARY: 4,890 FEET TO THE NEAREST APPROXIMATE PROPERTY LINE OF ALPHARETTA BRANCH LIBRARY AT 10 PARK PLAZA

NEAREST PUBLIC PARK: 4,760 FEET TO THE NEAREST APPROXIMATE PROPERTY LINE OF CALISTHENIC PARK AT LATITUDE: 34.072108°, LONGITUDE: -84.280864°

NEAREST SCHOOL BUS PICKUP/DROP-OFF AREA: 335 FEET TO THE NEAREST APPROXIMATE PROPERTY LINE OF TOWNEPLACE SUITES BY MARRIOTT ATLANTA-ALPHARETTA AT 7925 WESTSIDE PARKWAY PER FULTON COUNTY SCHOOLS WEBSITE

NEAREST RETAIL PACKAGE STORE: 4,620 FEET TO THE NEAREST APPROXIMATE PROPERTY LINE OF REDS PACKAGE STORE AT 270 SOUTH MAIN STREET

ZONING INFORMATION

PROPERTY IS CURRENTLY ZONED:
AWAITING ZONING REPORT

ITEM	REQUIRED	OBSERVED
PERMITTED USE		COMMERCIAL
MIN. LOT AREA		101,549 SQ. FT. ±
MIN. LOT WIDTH		262.26'
MAX. BLDG COVERAGE		0.06% ±
MIN. SETBACKS FRONT		91.7'
MIN. SETBACKS SIDE		51.8'
MIN. SETBACKS REAR		60.8'
MAX. BUILDING HEIGHT		23.5'±
PARKING REGULAR		123
PARKING HANDICAP		5
PARKING TOTAL		128

PARKING INFORMATION:

NOTES:
BECAUSE THERE MAY BE A NEED FOR INTERPRETATION OF THE APPLICABLE ZONING CODES, WE REFER YOU TO FULTON COUNTY FOR ZONING LAWS AND APPLICABLE CODES.

ZONING PROVIDED BY:

NOTES CORRESPONDING TO SCHEDULE B

3H — EASEMENT FROM IRVIN TATUM TO GEORGIA POWER COMPANY, DATED JULY 14, 1936, FILED FOR RECORD JULY 28, 1936 AT 1:32 P.M., RECORDED IN DEED BOOK 1589, PAGE 539 (MIDDLE), AFORESAID RECORDS.
(UNABLE TO DETERMINE, DOCUMENT REFERENCES FORMER ADJOINERS FROM 1936)

3I — EASEMENT FROM S. H. ALEXANDER TO GEORGIA POWER COMPANY, DATED JULY 14, 1936, FILED FOR RECORD JULY 28, 1936 AT 1:32 P.M., RECORDED IN DEED BOOK 1589, PAGE 539 (BOTTOM), AFORESAID RECORDS.
(UNABLE TO DETERMINE, DOCUMENT REFERENCES FORMER ADJOINERS FROM 1936)

3J — EASEMENT FROM J. H. ALEXANDER TO GEORGIA POWER COMPANY, DATED JANUARY 11 1951, FILED FOR RECORD FEBRUARY 12, 1951, RECORDED IN DEED BOOK 2608, PAGE 561, AFORESAID RECORDS.
(UNABLE TO DETERMINE, DOCUMENT REFERENCES FORMER ADJOINERS FROM 1951)

3K — RIGHT-OF-WAY EASEMENT FROM F. R. KENNEDY, O. J. HARMEN, ET AL TO FULTON COUNTY, DATED SEPTEMBER 14, 1951, FILED FOR RECORD APRIL 10, 1952 AT 9:21 A.M., RECORDED IN DEED BOOK 2734, PAGE 643, AFORESAID RECORDS.
(UNABLE TO DETERMINE, PLAN AND PROFILE ON FILE IN COUNTY ENGINEER'S OFFICE REFERENCED WITHIN NOT PROVIDED)

3N — RIGHT-OF-WAY EASEMENT FROM JOHN R. SHAW JR. TO GEORGIA POWER COMPANY, DATED AUGUST 14, 1961, FILED FOR RECORD SEPTEMBER 25, 1961 AT 1:30 P.M., RECORDED IN DEED BOOK 3777, PAGE 36, AFORESAID RECORDS.
(AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)

3O — EASEMENT FROM THE CITIZENS AND SOUTHERN NATIONAL BANK AS TRUSTEE FOR THE CITIZENS AND SOUTHERN NATIONAL BANK INCOME FUND TO GEORGIA POWER COMPANY, DATED AUGUST 8, 1977, FILED FOR RECORD AUGUST 18, 1977 AT 1:08 P.M., RECORDED IN DEED BOOK 6770, PAGE 359, AFORESAID RECORDS
(AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)

3P — RIGHT-OF-WAY DEED FROM NORTHWIND REALTY CORPORATION TO FULTON COUNTY, DATED JUNE 3, 1993, FILED FOR RECORD JULY 23, 1993 AT 8:30 A.M., RECORDED IN DEED BOOK 16949, PAGE 333, AFORESAID RECORDS.
(AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)

3Q — LANDSCAPEBUFFER EASEMENT AS CONTAINED IN THAT CERTAIN LIMITED WARRANTY DEED FROM NORTHWIND REALTY CORPORATION, AS AGENT FOR OLEIFERA INVESTMENTS LIMITED TO THE CITY OF ALPHARETTA, GEORGIA, DATED APRIL 29, 1994, FILED FOR RECORD MAY 2, 1994 AT 12:01 P.M., RECORDED IN DEED BOOK 18204, PAGE 137, AFORESAID RECORDS
(UNABLE TO DETERMINE, PLAN OF BOUNDARY LINE SURVEY PREPARED FOR NORTHWIND REALTY CORPORATION BY R.H. HATHAWAY G.R.L.S. NO, 1550 OF POST, BUCKLEY, SCHUH & JERNIGAN, INC. DATED FEBRUARY 14, 1994 AND LAST REVISED FEBRUARY 22, 1994 REFERENCED WITHIN NOT PROVIDED)

3S — DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR NORTHWIND BUSINESS ASSOCIATION BY NORTHWIND REALTY CORPORATION, A DELAWLAGE CORPORATION AUTHORIZED TO DO BUSINESS IN GEORGIA, AS AGENT FOR OLEIFERA INVESTMENTS LIMITED, DATED APRIL 29, 1994, FILED FOR RECORD MAY 2, 1994 AT 12:01 P.M., RECORDED IN DEED BOOK 18204, PAGE 151, AFORESAID RECORDS; AS ASSIGNED AND ASSUMED BY THAT CERTAIN ASSIGNMENT AND ASSUMPTION AGREEMENT BY AND BETWEEN NORTHWIND REALTY CORPORATION, A DELAWARE CORPORATION, IN ITS OWN CORPORATE CAPACITY AND IN ITS CAPACITY AS AGENT FOR OLEIFERA INVESTMENTS LIMITED AND POPE & LAND NORTHWIND, L.L.C., A GEORGIA LIMITED LIABILITY COMPANY, DATED AS OF MARCH 17, 1995, FILED FOR RECORD NOVEMBER 29, 1995 AT 3:44 P.M., RECORDED IN DEED BOOK 20291, PAGE 176, AFORESAID RECORDS; AS SUPPLEMENTED BY THAT CERTAIN FIRST SUPPLEMENTARY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR NORTHWIND BUSINESS ASSOCIATION BY POPE & LAND NORTHWIND, L.L.C., A GEORGIA LIMITED LIABILITY COMPANY, DATED JANUARY 24, 1996, FILED FOR RECORD JANUARY 30, 1996 AT 8:30 A.M., RECORDED IN DEED BOOK 20582, PAGE 175, AFORESAID RECORDS: AS FURTHER SUPPLEMENTED BY THAT CERTAIN SECOND SUPPLEMENTARY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR NORTHWIND BUSINESS ASSOCIATION BY POPE & LAND NORTHWIND L.L.C., A GEORGIA LIMITED LIABILITY COMPANY, DATED FEBRUARY 27, 1996, FILED FOR RECORD MARCH 1, 1996 AT 11:52 A.M., RECORDED IN DEED BOOK 20688, PAGE 78, AFORESAID RECORDS; AS FURTHER SUPPLEMENTED BY THAT CERTAINS THIRD SUPPLEMENTARY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR NORTHWIND BUSINESS ASSOCIATION BY POPE & LAND NORTHWIND, L.L.C., A GEORGIA LIMITED LIABILITY COMPANY, DATED MAY 28, 1996, FILED FOR RECORD JUNE 7, 1996 AT 2:39 P.M., RECORDED IN DEED BOOK 21045, PAGE 93, AFORESAID RECORDS; AS FURTHER SUPPLEMENTED BY THAT CERTAIN FOURTH SUPPLEMENTARY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR NORTHWIND BUSINESS ASSOCIATION BY POPE & LAND NORTHWIND, L.L.C., A GEORGIA LIMITED IABILITY COMPANY, DATED OCTOBER 15, 1996, FILED FOR RECORD OCTOBER 18, 1996 AT 1:19 P.M., RECORDED IN DEED BOOK 21678, PAGE 30, AFORESAID RECORDS; AS AMENDED BY THAT CERTAIN AMENDMENT TO FOURTH SUPPLEMENTARY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR NORTHWIND BUSINESS ASSOCIATION BY POPE & LAND NORTHWIND, L.L.C., A GEORGIA LIMITED LIABILITY COMPANY, DATED JULY 24, 1997, FILED FOR RECORD JULY 28, 1997 AT 12:20 P.M., RECORDED IN DEED BOOK 22879, PAGE 335, AFORESAID RECORDS; AS FURTHER SUPPLEMENTED BY THAT CERTAIN FIFTH SUPPLEMENTARY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR NORTHWIND BUSINESS ASSOCIATION BY AND BETWEEN POPE & LAND NORTHWIND, L.L.C., A GEORGIA LIMITED LIABILITY COMPANY AND NORTHWIND INVESTMENTS, L.L.C., A GEORGIA LIMITED LIABILITY COMPANY, DATED JULY 24, 1997, FILED FOR RECORD JULY 28, 1997 AT 12:20 P.M ., RECORDED IN DEED BOOK 22879, PAGE 331, AFORESAID RECORDS; AS FURTHER SUPPLEMENTED BY THAT CERTAIN SIXTH SUPPLEMENTARY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR NORTHWIND BUSINESS ASSOCIATION BY POPE & LAND NORTHWIND, L.L.C., A GEORGIA LIMITED LIABILITY COMPANY, DATED OCTOBER 28, 2002 FILED FOR RECORD NOVEMBER 22, 2002 AT 3:08 P.M., RECORDED IN DEED BOOK 33607, PAGE 308, AFORESAID RECORDS; AS FURTHER SUPPLEMENTED BY THAT CERTAIN SEVENTH SUPPLEMENTARY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS NORTHWIND BUSINESS ASSOCIATION BY POPE & LAND NORTHWIND, L.L.C., A GEORGIA LIMITED LIABILITY COMPANY, DATED JULY 30, 2004, FILED FOR RECORD AUGUST 4, 2004 AT 3:36 P.M., RECORDED IN DEED BOOK 38160, PAGE 315, AFORESAID RECORDS; AS FURTHER SUPPLEMENTED BY THAT CERTAIN EIGHTH SUPPLEMENTARY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR NORTHWIND BUSINESS ASSOCIATION BY POPE & LAND NORTHWIND, L.L.C., A GEORGIA LIMITED LIABILITY COMPANY, DATED JULY 30, 2004, FILED FOR RECORD AUGUST 4, 2004 AT 3:36 P.M., RECORDED IN DEED BOOK 38160, PAGE 319 AFORESAID RECORDS; AS FURTHER ASSIGNED BY THAT CERTAIN ASSIGNMENT OF DECLARANT'S INTEREST UNDER DECLARATION OF COVENANTS,CONDITIONS, AND RESTRICTIONS FOR NORTHWIND BUSINESS ASSOCIATION BY AND BETWEEN POPE & LAND NORTHWIND, L.L.C., A GEORGIA LIMITED LIABILITY COMPANY AND DUKE REALTY LIMITED PARTNERSHIP, AN INDIANA LIMITED PARTNERSHIP, DATED AS OF JULY 30, 2004, FILED FOR RECORD AUGUST 4, 2004 AT 3:36 P.M., RECORDED IN DEED BOOK 38160, PAGE 324, AFORESAID RECORDS; AS FURTHER ASSIGNED BY THAT CERTAIN ASSIGNMENT OF DECLARANT'S INTEREST UNDER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR NORTHWIND BUSINESS ASSOCIATION BY AND BETWEEN DUKE REALTY LIMITED PARTNERSHIP, AN INDIANA LIMITED PARTNERSHIP AND BRE/COH GA LLC, A DELAWARE LIMITED LIABILITY COMPANY, DATED AS OF DECEMBER 9, 2011, FILED FOR RECORD DECEMBER 15, 2011 AT 8:30 A.M., RECORDED IN DEED BOOK 50701, PAGE 623, AFORESAID RECORDS; AS FURTHER ASSIGNED BY THAT CERTAIN ASSIGNMENT OF DECLARANT'S INTEREST UNDER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR NORTHWIND BUSINESS ASSOCIATION BY AND BETWEEN BRE/COH GA LLC, A DELAWARE LIMITED LIABILITY COMPANY AND F7 NWO, LLC, A GEORGIA LIMITED ABILITY COMPANY, DATED AS OF JULY 11, 2016, FILED FOR RECORD JULY 21, 2016 AT 8:59 A.M., RECORDED IN DEED BOOK 56414, PAGE 607, AFORESAID RECORDS; AS FURTHER AMENDED BY THAT CERTAIN AMENDMENTTMENT TO WITHDRAW PROPERTY FROM THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR NORTHWIND BUSINESS ASSOCIATION SUBJECT TO CERTAIN CONTINUING COVENANTS AND OBLIGATIONS BY F7 NWO, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DATED SEPTEMBER 21, 2016, FILED FOR RECORD SEPTEMBER 25, 2018 AT 8:30 A.M., RECORDED IN DEED BOOK 59259, PAGE 162 AFORESAID RECORDS; BUT OMITTING ANY RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS.
(AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)

3U — RESTRICTIVE COVENANT AGREEMENT AS CONTAINED IN THAT CERTAIN LIMITED WARRANTY DEED FROM NORTHWIND REALTY CORPORATION, AS AGENT FOR OLEIFERA INVESTMENTS LIMITED TO NORTHPOINT PARTNERS, INC., A GEORGIA CORPORATION, DATED APRIL 29, 1994. FILED FOR RECORD MAY 2, 1994 AT 12:00 NOON, RECORDED IN DEED BOOK 18204, PAGE 228, AFORESAID RECORDS; BUT OMITTING ANY RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS.
(UNABLE TO DETERMINE, PLAT OF SURVEY MADE FOR NORTHWIND MOTEL SITE BY POST, BUCKLEY, SHUCH & JERNIGAN, INC., DATED OCTOBER 18, 1993, LAST REVISED NOVEMBER 15, 1993 REFERENCED WITHIN NOT PROVIDED)

3AA — EASEMENTS AS CONTAINED IN THAT CERTAIN LIMITED WARRANTY DEED FROM POPE & LAND NORTHWIND, L.L.C., A GEORGIA LIMITED LIABILITY COMPANY TO THE ADAPTIVE LEARNING CENTER FOR INFANTS AND CHILDREN, INC., A GEORGIA CORPORATION, DATED MARCH 28, 1997, FILED FOR RECORD APRIL 22, 1997 AT 1:24P.M ., RECORDED IN DEED BOOK 22493, PAGE 1, AFORESAID RECORDS.
(DOES NOT AFFECT, EFFECT APPEARS TO LIE TO THE EAST OF THE SUBJECT PROPERTY)

3BB — DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS BY POPE & LAND NORTHWIND, L.L.C., A GEORGIA LIMITED LIABILITY COMPANY, DATED OCTOBER 28, 2002, FILED FOR RECORD NOVEMBER 22, 2002 AT 3:08 P.M., RECORDED IN DEED BOOK 33607, PAGE 287 AFORESAID RECORDS; BUT OMITTING ANY RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS.
(AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)

3CC — DECLARATION OF TAKING AS ENTERED IN THAT CERTAIN CONDEMNATION - CITY OF ALPHARETTA VS. 0.246 ACRES OF LAND, CERTAIN EASEMENT RIGHTS, FIRST UNION BANK OF GEORGIA, AS SUCCESSOR IN INTEREST TO ROSWELL BANK, GEORGIA POWER COMPANY AND FULTON COUNTY, GEORGIA, BEING CIVIL ACTION NO. E-16456, DATED JULY 16, 1993, FILED FOR RECORD JULY 16, 1993 AT 5:00 P.M., RECORDED IN DEED BOOK 16861, PAGE 4, AFORESAID RECORDS.
(UNABLE TO DETERMINE, STATION MAPS OF HAYNES BRIDGE ROAD CENTER LINE NOT PROVIDED)

3EE — EASEMENT FOR RIGHT-OF-WAY BY AND BETWEEN GEORGIA POWER COMPANY, A GEORGIA CORPORATION, AMLI RESIDENTIAL PROPERTIES, L.P., A DELAWARE LIMITED PARTNERSHIP AND POPE & LAND NORTHWIND, L.L.C., A GEORGIA LIMITED LIABILITY COMPANY, DATED NOVEMBER 8, 1996, FILED FOR RECORD MAY 16, 1997 AT 3:02 P.M., RECORDED IN DEED BOOK 22613, PAGE 41, AFORESAID RECORDS.
(DOES NOT AFFECT, EASEMENT APPEARS TO LIE TO THE NORTH OF THE SUBJECT PROPERTY)

SEE SHEET 2 OF 2 FOR TOPOGRAPHIC DETAIL

PARKING INFORMATION

REGULAR= 123
HANDICAP= 5
TOTAL=128

FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 13121C0066F, WHICH BEARS AN EFFECTIVE DATE OF 09/18/2013 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA

ZONE "X" - AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE "X" IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.

BASIS OF BEARING

THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON THE NORTHEAST LINE OF THE SUBJECT PROPERTY. THE BEARING IS DENOTED AS S34°23'00"E PER GPS COORDINATE OBSERVATIONS GEORGIA STATE PLANE, WEST ZONE NAD83.
LATITUDE = 34°03'36.0416"
LONGITUDE = -84°17'12.3895"
CONVERGENCE ANGLE = 00°04'02.1647"

SIGNIFICANT OBSERVATIONS

A — RETAINING WALL APPEARS TO CROSS PROPERTY LINE BY AS MUCH AS 18.4'.

UTILITY INFORMATION

THE UTILITIES SHOWN ON THIS DRAWING HEREON HAVE BEEN LOCATED BY FIELD MEASUREMENTS, UTILITY MAP DRAWINGS, PRIVATE UTILITY LOCATE PERFORMED BY BLEW & ASSOCIATES AND GEORGIA 811 DIG UTILITY LOCATE REQUEST. BLEW AND ASSOCIATES MAKES NO WARRANTY TO THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES SHOWN OR NOT SHOWN ON THIS DRAWING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ANY AND ALL UTILITIES PRIOR TO CONSTRUCTION. TICKET NUMBER: 230428-004964

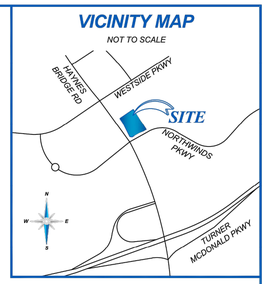
COMPANY:	CONTACT:
ATLANTA GAS LIGHT CUMMING	(770) 781-2020
CITY OF ALPHARETTA	(678) 297-6100
AT&T	(833) 945-0220
COMCAST - CMAFUL	1-800-934-6489
FIBERLIGHT LLC	(844) 509-0775
FULTON COUNTY	(404) 613-8150
GEORGIA POWER	1-888-660-5890
CENTURYLINK	1-877-837-5738
VERIZON BUSINESS	(877) 728-6101

GENERAL NOTES

1. SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
2. DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
3. IN REGARD TO ALTA/NSPS TABLE A ITEM 16, THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS EXCEPT AS SHOWN HEREON.
4. AT THE TIME OF THE ALTA/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
5. AT THE TIME OF THE ALTA/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY, ISOLATED GRAVE SITE OR BURIAL GROUNDS.
6. COMPLETED FIELD WORK WAS MAY 17, 2023.
7. THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.
8. THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO HAYNES BRIDGE ROAD, BEING A PUBLICLY DEDICATED RIGHT-OF-WAY.
9. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
10. NO SURVEYOR OR ANY OTHER PERSON OTHER THAN A LICENSED GEORGIA ATTORNEY MAY PROVIDE LEGAL ADVICE CONCERNING THE STATUS OF TITLE TO THE PROPERTY DESCRIBED IN THIS SURVEY ("THE SUBJECT PROPERTY"). THE PURPOSE OF THIS SURVEY, AND THE COMMENTS RELATED TO THE SCHEDULE B-II EXCEPTIONS, IS ONLY TO SHOW THE LOCATION OF BOUNDARIES AND PHYSICAL OBJECTIONS IN RELATION THERETO. TO THE EXTENT THAT THE SURVEY INDICATES THAT THE LEGAL INSTRUMENT "AFFECTS" THE SUBJECT PROPERTY, SUCH STATEMENT IS ONLY INTENDED TO INDICATE THAT PROPERTY BOUNDARIES INCLUDED IN SUCH INSTRUMENT INCLUDE SOME OR ALL OF THE SUBJECT PROPERTY. THE SURVEYOR DOES NOT PURPORT TO DESCRIBE HOW SUCH INSTRUMENT AFFECTS THE SUBJECT PROPERTY OR THE ENFORCEABILITY OR LEGAL CONSEQUENCES OF SUCH INSTRUMENT.
11. NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM FULTON COUNTY GIS.
12. THE SUBJECT PROPERTY SHOWN HEREON FORMS A MATHEMATICALLY CLOSED FIGURE AND IS CONTIGUOUS WITH THE ADJOINING PUBLIC RIGHT-OF-WAY AND/OR ADJOINING PARCELS WITH NO GAPS OR OVERLAPS.
13. ELEVATIONS ESTABLISHED WITH GPS STATIC OBSERVATIONS UTILIZING ONLINE POSITIONING USER SERVICE (OPUS) FOR POST PROCESSING, VERTICAL DATUM BASED UPON NORTH AMERICAN VERTICAL DATUM (NAVD88) IN US SURVEY FEET. CONTOURS SHOWN ARE ONE FOOT INTERVALS.

VICINITY MAP

NOT TO SCALE



SURVEYOR'S CERTIFICATE

TO: FIRST AMERICAN TITLE INSURANCE COMPANY AND EDDIE V'S HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6b, 8, 9, 11B AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 05/17/2023.

DATE OF PLAT OR MAP: 05/19/2023

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

GEORGIA REGISTERED LS003442 LAND SURVEYOR DAVID A. NIX

DAVID A. NIX
REGISTERED LAND SURVEYOR NO. LS003442
STATE OF GEORGIA
GEORGIA C.O.A. LSF001258

DATE	REVISION HISTORY	BY
06/05/23	CLIENT COMMENTS	WRG
07/28/23	CLIENT COMMENTS/UPDATED TITLE	WRG
08/23/23	CLIENT COMMENTS	WRG

BLEW & ASSOCIATES, P.A.
Surveying
Engineering
Mapping
3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
EMAIL: SURVEY@BLEWINC.COM
OFFICE: 479.443.4506 FAX: 479.582.1883
WWW.BLEWINC.COM

SURVEYOR JOB NUMBER: 23-2789	SURVEY DRAWN BY: W.R.G. - 05/19/2023
SURVEY REVIEWED BY: L.T.	SHEET: 1 OF 2

ALTA/NSPS LAND TITLE SURVEY

11405 HAYNES BRIDGE ROAD

ALPHARETTA, GEORGIA 30009

FULTON COUNTY

TEMPORARY BENCHMARK INFORMATION

TBM#1	TBM#2
FOUND 1/2" REBAR	FOUND 5/8" REBAR
NORTHING:1476800.40	NORTHING:1476952.02
EASINTG:2259814.61	EASINTG:2260028.61
ELEVATION:1073.71'	ELEVATION:1072.29'

INVERT LIST

GI#1 GRATED INLET RIM ELEVATION:1062.13' INVERT SE (24" RCP): 1053.9' INVERT NE (24" CMP): 1053.8'	DMH#1 STORM MANHOLE RIM ELEVATION:1073.48' INVERT SE (48" CMP): 1063.0'	SMH#1 SANITARY MANHOLE RIM ELEVATION:1068.03' INVERT SW (8" STEEL): 1061.8' INVERT NE (8" STEEL): 1061.6'
GI#2 GRATED INLET RIM ELEVATION:1066.51' INVERT SW (48" CMP): 1053.7' INVERT SE (48" CMP): 1053.6'	DMH#2 STORM MANHOLE RIM ELEVATION:1068.37' INVERT NW (48" CMP): 1053.7' INVERT SW (48" CMP): 1056.8' INVERT NE (48" CMP): 1053.7'	SMH#2 SANITARY MANHOLE RIM ELEVATION:1060.62' INVERT SW (8" STEEL): 1046.9' INVERT NE (8" STEEL): 1046.7'
GI#3 GRATED INLET RIM ELEVATION:1067.34' INVERT NE (24" CMP): 1058.9' INVERT SE (24" CMP): 1059.0'	DMH#3 STORM MANHOLE RIM ELEVATION:1064.63' INVERT NW (48" CMP): 1052.5' INVERT SE (48" CMP): 1052.3'	
GI#4 GRATED INLET RIM ELEVATION:1067.26' INVERT NW (24" CMP): 1063.5'	DMH#4 STORM MANHOLE RIM ELEVATION:1061.20' INVERT NW (48" CMP): 1051.3' INVERT SW (24" CMP): 1051.8' INVERT SE (48" CMP): 1051.4'	

TREE TABLE

Tag	Trunk	Tree Type	Tag	Trunk	Tree Type	Tag	Trunk	Tree Type
T1	15"	SUGAR MAPLE	T84	4"	SUGAR MAPLE	T167	48"	PIN OAK
T2	10"	TARAJO HOLLY	T85	8"	SUGAR MAPLE	T168	15"	PIN OAK
T3	15"	TARAJO HOLLY	T86	10"	SUGAR MAPLE	T169	3"	WEYMOUTH PINE
T4	12"	TARAJO HOLLY	T87	12"	SUGAR MAPLE	T170	5"	WEYMOUTH PINE
T5	24"	TARAJO HOLLY	T88	8"	SUGAR MAPLE	T171	10"	WEYMOUTH PINE
T6	36"	TARAJO HOLLY	T89	10"	SUGAR MAPLE	T172	5"	WEYMOUTH PINE
T7	28"	TARAJO HOLLY	T90	24"	PIN OAK	T173	5"	WEYMOUTH PINE
T8	24"	TARAJO HOLLY	T91	12"	CRAPE MYRTLE	T174	5"	PIN OAK
T9	24"	TARAJO HOLLY	T92	8"	HOLLY	T175	5"	BLACK CHERRY
T10	18"	TARAJO HOLLY	T93	12"	SHUMARD OAK	T176	4"	BLACK CHERRY
T11	24"	PIN OAK	T94	10"	SUGAR MAPLE	T177	4"	WEYMOUTH PINE
T12	24"	PIN OAK	T95	10"	SUGAR MAPLE	T178	2"	WEYMOUTH PINE
T13	24"	PIN OAK	T96	36"	PIN OAK	T179	5"	WEYMOUTH PINE
T14	36"	PIN OAK	T97	8"	SUGAR MAPLE	T180	38"	PIN OAK
T15	18"	PIN OAK	T98	36"	PIN OAK	T181	5"	WEYMOUT PINE
T16	18"	PIN OAK	T99	30"	PIN OAK	T182	5"	WEYMOUTH PINE
T17	12"	PIN OAK	T100	30"	PIN OAK	T183	3"	PIN OAK
T18	15"	PIN OAK	T101	8"	TARAJO HOLLY	T184	8"	WEYMOUTH PINE
T19	12"	PIN OAK	T102	10"	TARAJO HOLLY	T185	10"	WEYMOUTH PINE
T20	18"	PIN OAK	T103	8"	TARAJO HOLLY	T186	5"	WEYMOUTH PINE
T21	24"	PIN OAK	T104	8"	TARAJO HOLY	T187	3"	PIN OAK
T22	12"	SHUMARD OAK	T105	8"	TARAJO HOLLY	T188	6"	WEYMOUTH PINE
T23	12"	SHUMARD OAK	T106	8"	TARAJO HOLLY	T189	3"	WEYMOUTH PINE
T24	10"	SHUMARD OAK	T107	8"	TARAJO HOLLY	T190	8"	WEYMOUTH PINE
T25	12"	SHUMARD OAK	T108	8"	TARAJO HOLLY	T191	38"	PIN OAK
T26	12"	SHUMARD OAK	T109	8"	TARAJO HOLLY	T192	3"	WEYMOUTH PINE
T27	13"	SHUMARD OAK	T110	30"	PIN OAK	T193	3"	WEYMOUTH PINE
T28	18"	SHUMARD OAK	T111	8"	WEYMOUTH PINE	T194	3"	WEYMOUTH PINE
T29	12"	SHUMARD OAK	T112	10"	WEYMOUTH PINE	T195	2"	WEYMOUTH PINE
T30	24"	SHUMARD OAK	T113	4"	WEYMOUTH PINE	T196	8"	WEYMOUTH PINE
T31	8"	SHUMARD OAK	T114	5"	WEYMOUTH PINE	T197	3"	BLACK CHERRY
T32	20"	WEYMOUTH PINE	T115	5"	WEYMOUTH PINE	T198	4"	WEYMOUTH PINE
T33	12"	SHUMARD OAK	T116	6"	PIN OAK	T199	3"	WEYMOUTH PINE
T34	6"	SUGAR MAPLE	T117	4"	WEYMOUTH PINE	T200	2"	WEYMOUTH PINE
T35	10"	WEYMOUTH PINE	T118	8"	PIN OAK	T201	4"	WEYMOUTH PINE
T36	24"	WEYMOUTH PINE	T119	8"	WEYMOUTH PINE	T202	2"	WEYMOUTH PINE
T37	8"	WEYMOUTH PINE	T120	4"	WEYMOUTH PINE	T203	36"	PIN OAK
T38	3"	WEYMOUTH PINE	T121	10"	PIN OAK	T204	2"	WEYMOUTH PINE
T39	10"	WEYMOUTH PINE	T122	5"	PIN OAK	T205	2"	WEYMOUTH PINE
T40	12"	WEYMOUTH PINE	T123	10"	PIN OAK	T206	3"	WEYMOUTH PINE
T41	20"	WEYMOUTH PINE	T124	8"	SUGAR MAPLE	T207	3"	WEYMOUTH PINE
T42	20"	WEYMOUTH PINE	T125	60"	PIN OAK	T208	5"	WEYMOUTH PINE
T43	15"	WEYMOUTH PINE	T126	8"	BLACK CHERRY	T209	5"	WEYMOUTH PINE
T44	13"	WEYMOUTH PINE	T127	8"	WEYMOUTH PINE	T210	5"	WEYMOUTH PINE
T45	12"	PIN OAK	T128	12"	WEYMOUTH PINE	T211	5"	WEYMOUTH PINE
T46	8"	WEYMOUTH PINE	T129	10"	WEYMOUTH PINE	T212	5"	WEYMOUTH PINE
T47	20"	WEYMOUTH PINE	T130	5"	BLACK CHERRY	T213	3"	WEYMOUTH PINE
T48	24"	WEYMOUTH PINE	T131	4"	WEYMOUTH PINE	T214	3"	WEYMOUTH PINE
T49	10"	WEYMOUTH PINE	T132	10"	PIN OAK	T215	2"	WEYMOUTH PINE
T50	3"	WEYMOUTH PINE	T133	10"	PIN OAK	T216	5"	WEYMOUTH PINE
T51	26"	WEYMOUTH PINE	T134	8"	PIN OAK	T217	5"	WEYMOUTH PINE
T52	12"	SHUMARD OAK	T135	5"	PIN OAK	T218	3"	TARAJO HOLLY
T53	18"	WEYMOUTH PINE	T136	10"	WEYMOUTH PINE	T219	2"	TARAJO HOLLY
T54	22"	WEYMOUTH PINE	T137	5"	OLEASTER MACULATA	T220	3"	WEYMOUTH PINE
T55	21"	WEYMOUTH PINE	T138	5"	OLEASTER MACULATA	T221	2"	WEYMOUTH PINE
T56	18"	WEYMOUTH PINE	T139	8"	OLEASTER MACULATA	T222	12"	PIN OAK
T57	9"	WEYMOUTH PINE	T140	8"	PIN OAK	T223	4"	WEYMOUTH PINE
T58	8"	WEYMOUTH PINE	T141	5"	SUGAR MAPLE	T224	3"	WEYMOUTH PINE
T59	13"	WEYMOUTH PINE	T142	5"	WEYMOUTH PINE	T225	3"	WEYMOUTH PINE
T60	5"	PIN OAK	T143	4"	WEYMOUTH PINE	T226	2"	WEYMOUTH PINE
T61	24"	WEYMOUTH PINE	T144	10"	SUGAR MAPLE	T227	2"	WEYMOUTH PINE
T62	4"	WEYMOUTH PINE	T145	8"	WEYMOUTH PINE	T228	15"	SUGAR MAPLE
T63	4"	WEYMOUTH PINE	T146	3"	PIN OAK	T229	5"	WEYMOUTH PINE
T64	8"	WEYMOUTH PINE	T147	18"	WEYMOUTH PINE	T230	18"	PIN OAK
T65	15"	SUGAR MAPLE	T148	3"	WEYMOUTH PINE	T231	5"	WEYMOUTH PINE
T66	10"	SUGAR MAPLE	T149	8"	WEYMOUTH PINE	T232	3"	BLACK CHERRY
T67	15"	SUGAR MAPLE	T150	10"	WEYMOUTH PINE	T233	5"	BLACK CHERRY
T68	15"	WEYMOUTH PINE	T151	4"	WEYMOUTH PINE	T234	2"	BLACK CHERRY
T69	13"	WEYMOUTH PINE	T152	6"	WEYMOUTH PINE	T235	2"	BLACK CHERRY
T70	20"	WEYMOUTH PINE	T153	5"	BLACK CHERRY	T236	24"	WEYMOUTH PINE
T71	12"	PIN OAK	T154	5"	WEYMOUTH PINE	T237	24"	PIN OAK
T72	18"	PIN OAK	T155	12"	WEYMOUTH PINE	T238	3"	BLACK CHERRY
T73	5"	WEYMOUTH PINE	T156	8"	WEYMOUTH PINE	T239	8"	PIN OAK
T74	3"	WEYMOUTH PINE	T157	5"	WEYMOUTH PINE	T240	5"	WEYMOUTH PINE
T75	7"	WEYMOUTH PINE	T158	10"	WEYMOUTH PINE	T241	5"	WEYMOUTH PINE
T76	28"	PIN OAK	T159	5"	BLACK CHERRY	T242	5"	WEYMOUTH PINE
T77	15"	PIN OAK	T160	5"	PIN OAK	T243	3"	BLACK CHERRY
T78	18"	PIN OAK	T161	8"	WEYMOUTH PINE	T244	2"	BLACK CHERRY
T79	12"	PIN OAK	T162	5"	WEYMOUTH PINE	T245	5"	BLACK CHERRY
T80	15"	PIN OAK	T163	5"	WEYMOUTH PINE	T246	3"	BLACK CHERRY
T81	15"	PIN OAK	T164	10"	WEYMOUTH PINE	T247	3"	BLACK CHERRY
T82	16"	PIN OAK	T165	12"	WEYMOUTH PINE			
T83	10"	PIN OAK	T166	5"	WEYMOUTH PINE			

CURVE TABLE

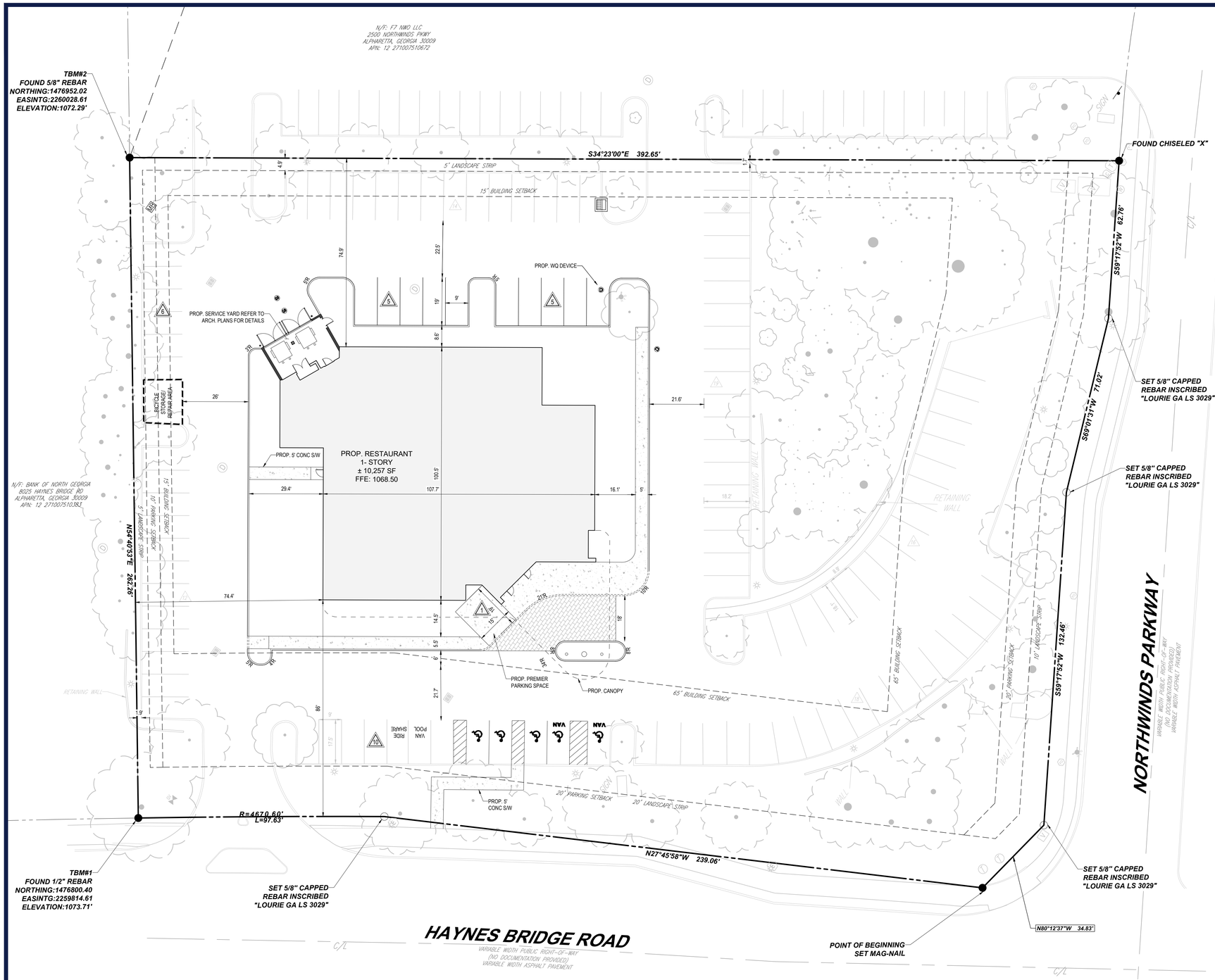
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1(M)	4670.60'	97.63'	1°11'52"	N 34°54'16" W	97.63'
C1(R)	4670.60'	97.63'	N/A	N 34°46'18" W	97.63'
C2(M)	4670.60'	249.00'	3°03'16"	S 36°53'52" E	248.97'

LEGEND & SYMBOLS

- FOUND MONUMENT AS NOTED
- SET MONUMENT AS NOTED
- COMPUTED POINT
- HANDICAP PARKING
- FIRE HYDRANT
- LIGHT
- SANITARY MANHOLE
- BOLLARD
- ELECTRIC BOX
- MAILBOX
- GAS VALVE
- ELECTRIC VAULT
- WATER METER
- WATER VALVE
- IRRIGATION CONTROL VALVE
- GRATED INLET
- STORM MANHOLE
- FIBER OPTIC VAULT
- TELEPHONE PEDESTAL
- CABLE PEDESTAL
- TELEPHONE MANHOLE
- GREASE TRAP
- CLEANOUT
- UTILITY VAULT
- SIGN
- TREE
- BOC — BACK OF CURB
- FL — FLOWLINE
- EC — EDGE OF CONCRETE
- TC — TOP OF CONCRETE
- SW — SIDEWALK
- CL — CENTERLINE
- TA — TOP OF ASPHALT
- TB — TOP OF BANK
- BB — BOTTOM OF BANK
- NG — NATURAL GROUND
- (M) — MEASURED/CALCULATED DIMENSION
- (R) — RECORD DIMENSION
- N/F — NOW OR FORMERLY
- BHL — BUILDING HEIGHT LOCATION
- CMP — CORRUGATED METAL PIPE
- RCP — REINFORCED CONCRETE PIPE
- BOUNDARY LINE
- C/L — CENTERLINE
- WL — UNDERGROUND WATER LINE
- UGE — UNDERGROUND ELECTRIC LINE
- GAS — UNDERGROUND GAS LINE
- FOP — UNDERGROUND FIBER OPTIC LINE
- BTL — UNDERGROUND TELEPHONE LINE
- TEL — UNDERGROUND TELEVISION LINE
- SD — UNDERGROUND STORM DRAINAGE LINE
- SS — UNDERGROUND SANITARY SEWER LINE
- UNK — UNDERGROUND UNKNOWN LINE
- WALL

BLEW & ASSOCIATES, P.A.
Surveying
Engineering
Mapping
3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
EMAIL: SURVEY@BLEWINC.COM
OFFICE: 479.443.4506 FAX: 479.582.1883
WWW.BLEWINC.COM

SURVEYOR JOB NUMBER: 23-2789	**SURVEY DRAWN BY:** W.R.G. - 05/19/2023
SURVEY REVIEWED BY: L.T.	**SHEET:** 2 OF 2



GENERAL SITE NOTES

1. OWNER:

   TBD

2. EQUITABLE DEVELOPER/APPLICANT:

   HARRISON
   14850 QUORUM DR, SUITE 450,
   DALLAS, TX 75254
   PHONE: 972-807-9257

3. ALL SIDEWALKS, STRIPING AND SIGNAGE TO BE ADA AND CODE COMPLIANT.

4. ZONING DATA:
   PARCEL ID: 12 271007510581
   TOTAL PARCEL AREA: 2.33 AC
   EXISTING ZONING: O-I (OFFICE INSTITUTIONAL)
   EXISTING USE: RESTAURANT
   PROPOSED USE: RESTAURANT

5. THIS PLAN IS BASED ON THE FOLLOWING SURVEY INFORMATION:

   "ALTA/NSPS LAND TITLE SURVEY FOR 11405 HAYNES BRIDGE ROAD ALPHARETTA, FULTON COUNTY, GA 30009"
   BLEW & ASSOCIATES, P.A.
   05/19/2023

   "EDDIE V'S PRIME SEAFOOD SITE INVESTIGATION REPORT" PREPARED BY CDS DEVELOPMENT DATED MARCH 27TH, 2023.

6. THE IMPROVEMENTS FOR THIS PROJECT INCLUDE THE CONSTRUCTION OF A RESTAURANT, ASSOCIATED PARKING FACILITIES, AND UNDERGROUND UTILITIES.

7. CONTRACTOR TO INSTALL SOD ON ALL DISTURBED UNPAVED AREAS. SOD TO MATCH SURROUNDING AREA.

8. GC TO PROVIDE IRRIGATION AS A DESIGN-BUILD SCOPE.

STANDARD DRAWING LEGEND

(NOT TO SCALE)

LIMIT OF DISTURBANCE		LOD LOD
EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
	ONSITE PROPERTY LINE / R.O.W. LINE	
	NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CONCRETE CURB & GUTTER	CURB AND GUTTER DEPRESSED CURB AND GUTTER
	TYPICAL LIGHT	
	TYPICAL SIGN	
	PARKING COUNTS	X

BULK REQUIREMENTS

		ALLOWED/REQUIRED	PROVIDED
A. MIN. LOT AREA		TBD	2.33 AC
B. MIN. BUILDING SETBACK			
	FRONT SETBACK	65'	85.5'
	SIDE SETBACK	15'	56.2'
	REAR SETBACK	15'	66.8'
C. MIN. PARKING SETBACK			
	FRONT SETBACK	20'	20'
	SIDE SETBACK	10'	1.9'
	REAR SETBACK	N/A	1.7'
D. PARKING REQUIREMENTS			
	1 SPACE PER 500 SF	24 SPACES	106 SPACES
E. MIN. PARKING SPACE DIMENSIONS		9' x 19'	VARIES
F. MAX. IMPERVIOUS		TBD	TBD

PAVING LEGEND

- CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE
- STANDARD DUTY ASPHALT
- HEAVY DUTY ASPHALT

20 10 5 0 20
1"= 20'

BOHLER™

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BOHLER. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES.
© BOHLER, INC.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	X-GAA230157.00
DRAWN BY:	JPS
CHECKED BY:	BSJ
DATE:	11/06/2023
CAD I.D.:	TE-0a

PROJECT:

PROP. SITE DEVELOPMENT PLANS

FOR

EDDIE V'S PRIME SEAFOOD RESTAURANT

PROPOSED DEVELOPMENT

11405 HAYNES BRIDGE ROAD
ALPHARETTA
FULTON COUNTY
GA 30009

BOHLER
GA LSF No. 001403
211 PERIMETER CENTER PKWY NE, SUITE 425
ATLANTA, GEORGIA 30346
Phone: (678) 695-6800
GA@BohlerEng.com

SHEET TITLE:

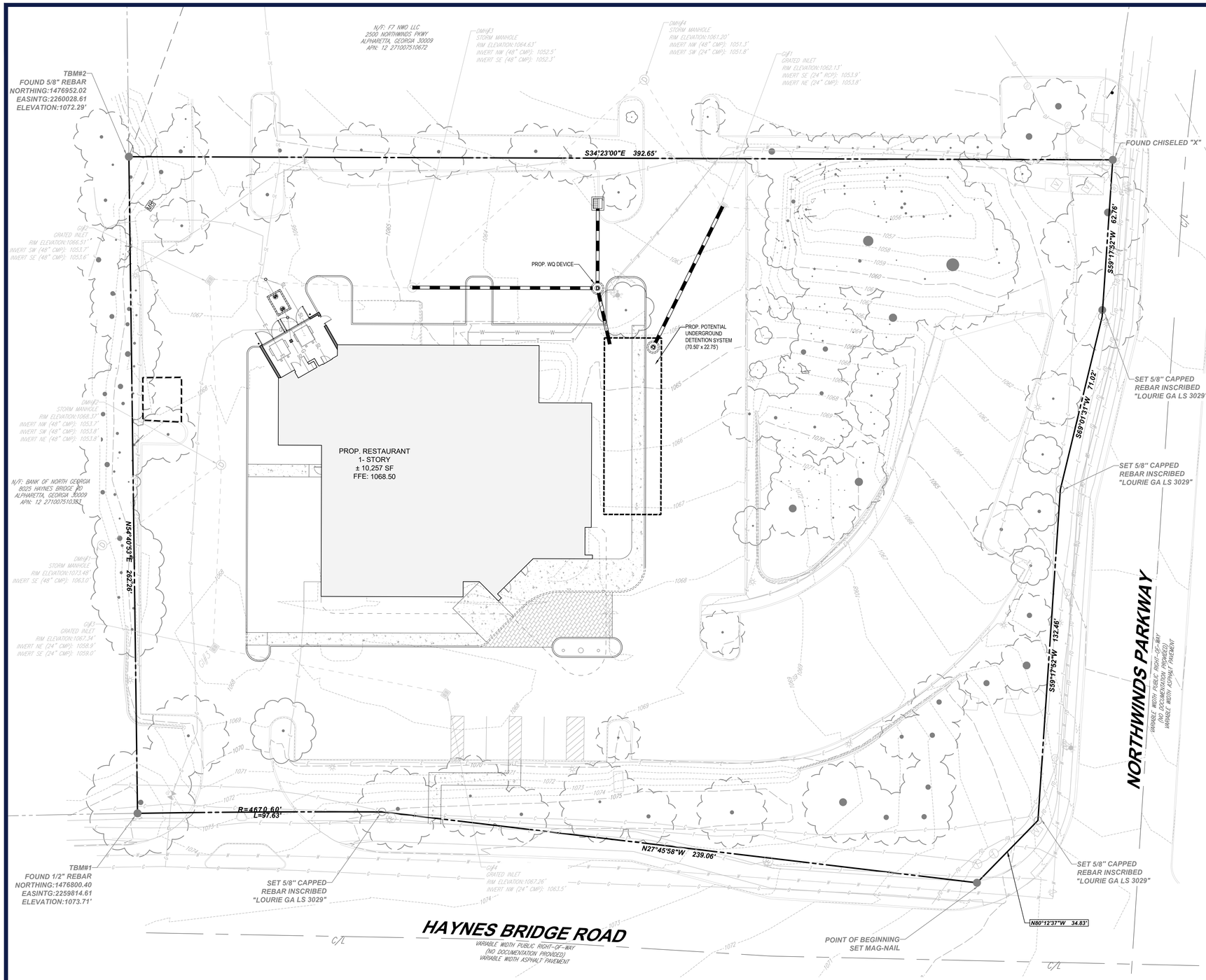
SITE PLAN

SHEET NUMBER:

C-301

ORG. DATE - 11/06/2023

Jan 12, 2024
H:\2023\GAA230157.00\ENGINEERING\CAD\DRAWINGS\PRESENTATION PLANS\GAA230157.00-SITE-0A----LAYOUT: SITE
BSJ



20 10 5 0 20
1"= 20'

BOHLER™

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BOHLER. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES
© BOHLER

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

811
Know what's **below.**
Call before you dig.

ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	X-GAA230157.00
DRAWN BY:	JPS
CHECKED BY:	BSJ
DATE:	11/06/2023
CAD I.D.:	AD-0a

PROJECT:

PROP. SITE DEVELOPMENT PLANS

FOR

EDDIE V'S PRIME SEAFOOD RESTAURANT

PROPOSED DEVELOPMENT

11405 HAYNES BRIDGE ROAD
ALPHARETTA
FULTON COUNTY
GA 30009

BOHLER
GA LSF No. 001403
211 PERIMETER CENTER PKWY NE, SUITE 425
ATLANTA, GEORGIA 30346
Phone: (678) 695-6800
GA@BohlerEng.com

SHEET TITLE:

GRADING AND DRAINAGE PLAN

SHEET NUMBER:

C-401

ORG. DATE - 11/06/2023

Jan 12, 2024
H:\2023\GAA230157.00\ENGINEERING\CAD\DRAWINGS\PRESENTATION PLANS\GAA230157.00-GRAD-0A----LAYOUT: GRAD
BSJ