DESIGN REVIEW BOARD
MARCH 15, 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. **PLEDGE TO THE FLAG**

6. **ITEMS FROM STAFF**

7. **ITEMS FROM BOARD MEMBERS**

   1. **DRB Meeting Minutes of February 16. 2024**

8. **PUBLIC HEARING**

   1. **DRB240004 Eddie V's Prime Seafood 11405 Haynes Bridge Rd**
      consideration of new construction

   2. **DRB240010 Daltex Alpharetta (Alpharetta Crossing) 11770 Haynes Bridge Rd**
      consideration of exterior paint changes

   3. **DRB240014 Hen Mother Cookhouse 50 South Main Street**
      consideration of exterior changes

   4. **DRB240012 The Nest Cafe 50 Canton Street** WITHDRAWN BY APPLICANT
      consideration of new construction

   5. **DRB240011 TopGolf 10900 Westside Pkwy** WITHDRAWN BY APPLICANT
      consideration of exterior changes.

   6. **DRB240013 The Providence Group Old Milton Parkway Townhomes**
      consideration of new construction

   7. **DRB240003 Chick-Fil-A 4285 State Bridge Rd**
      consideration of new construction

9. **ADJOURNMENT**

DESIGN REVIEW BOARD
FEBRUARY 16, 2024
UNOFFICIAL MINUTES

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

1. MEETING ANNOUNCEMENTS

Chair Kramer called the Workshop to order at 8:30 a.m.

2. WORK SESSION ITEMS

There was discussion on cases to be considered at the meeting.

Cal Estate Holdings

- Paint Color.
- Landscape Plan.

Taco Bell

- Elevations, Furniture, Lighting.
- Signage – how is it lit?
- Share lighting with Starbucks.
- Staff approves of lighting plan.
- Wall between Starbucks & Taco Bell has no safety rail.

3. CALL TO ORDER

Chair Kramer called the meeting to order at 9:00 a.m.

4. ROLL CALL

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

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

5. PLEDGE TO THE FLAG

6. ITEMS FROM STAFF

7. ITEMS FROM BOARD MEMBERS

1. DRB Meeting Minutes of January 19, 2024

- **Vice Chair Schwing offered a motion to approve.**
  - **Board Member Palmer seconded the motion.**
  - **Motion carried (7-0)**

8. PUBLIC HEARING

1. DRB230050 Fifth Third Bank 4303 State Bridge Rd

Dana Baker and Craig Moss presented consideration of new landscape.

- Tree Preservation Plan.
- Updated Landscape Plan.
- Relocated dumpster.
- Buffer near Drive Thru area.
- Added parking lot island.
- Carissa Hollies and Needlepoint Hollies for screening on Old Milton Parkway.
- Changed species to be more in line with neighboring properties.
- Addressed conflicts with Lighting.
- Added additional trees.
- Provided photos of species.

There was discussion:

- Dumpster size, location, and screening.
- North and back side need better screening.
- Distance between sidewalk on north side of site.
- Spacing of Carissa Hollies.
- Change Catmint to something heartier such as, Black-eyed Susan.
- Irrigation.
- Consider a softer Evergreen species than Needlepoint next to the pedestrian walkway.
- New parking island is out our jurisdiction. Applicant is working with the developer of the project.
- Site Lines.
- Site Lighting near Drive Thru – shifted to ensure it will not interfere with tree canopy.
- Photometrics

There was no public comment.

- **Vice Chair Schwing offered a motion to approve the landscaping with the following conditions:**

1. **Applicant will provide better screening for the dumpster with final approval by Staff.**
2. **Applicant will tighten the spacing on the Carissa Hollies along State Bridge Rd.**
3. **Applicant will select a different material, something more hearty for planting around the Publix sign - the suggestion was to replace the Catmint with Black-eyed Susan.**
4. **Applicant will select a material that is softer, less spikey than the Needlepoint Hollies along the walkway with final approval by Staff.**

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

2. DRB240007 Main Street Mortgage Brokers 159 North Main St

Tammy Albright presented consideration of new signage.

- Existing Monument Sign.
- New Logo matches color of front door.
- New Logo.
- Monument Sign prepped.
- Sign Details.
- Ground Covering.
- Showed nearby signs.
- Provided color samples of 3 colors.
- Painted aluminum letters protrude out 2 inch offset. Color is “baked on” for a cured, factory finish.

There was discussion of planting around the base of the sign.

- Base of monument sign now matches the building.
- Staff showed Landscape planned approved by Council with future Landscape Plans to be approved by Staff.
- Applicant’s plan is to keep pebble rock and add seasonal landscaping.
- Low monument base.
- Shady area.
- Staff showed Council Condition #4 “Landscape plan shall be submitted and approved by Staff and shall be exclusive of overhead utilities and utility easements. If landscape material is removed during Hwy 9 construction, property owner shall be required to reinstall any lost vegetation.”
- Staff stated that Board may make recommendations for what can go around the monument sign with approval by Staff.
- Board suggested species to use as ground cover.
- GDOT completion of Hwy 9 construction.

There was no public comment.

- **Board Member Rowen offered a motion to approve the new signage with a suggestion related to landscaping at the base of the sign. Applicant will review possible ground cover such as mondo grass or liriope, to be approved by Staff at the completion of the DOT construction.**
- **Board Member Palmer seconded the motion.**
- **Motion carried (7-0)**

3. DRB240008 Cal Estate Holdings 390 North Main St

Board Member Corkill recused himself as he designed the Landscape Plan.

Tara Davis, architect, presented consideration of new exterior colors and landscape.

- Business use will be an art gallery.
- Front door will remain.
- 2 swing doors will be replaced.

There was discussion:

- Options for lead glass doors.
- Provide Paint colors.
- DRB clarified that building has already been painted.
- DRB wishes stone had not been painted.
- Parapet cap painted Iron Ore.

Applicant continued presentation:

- Exterior has already been painted “Simply White” color without DRB approval.
- Windows, facia, and trim have been painted “Iron Ore” color without DRB approval.
- Applicant requested to retain the white on the brick and to paint the front with” Brassica”, muted purple color to relate to the branding.
- Would like to paint the stacked stone and arch, keeping the windows and door frames “iron ore” keeping brick and triangular face in the front “Simply White” for contrast.
- Existing Landscape.

There was more discussion:

- DRB unsure of purple color.
- Tone down colors of porte-cochere. Use a color between Iron Ore and Calluna colors instead of Brassica.
- Are colors in Historic color palette?
- General up lights in Landscape.
- Replacing existing chandelier with simple black sconce.
- Landscape

- Client wants Symmetry and refinement.
- Framing of front entrance.
- Existing plant beds.
- Paved gray stone circular area and benches.
- Planning decorative vase feature in the center.
- Plant species.
- Mulch.
- Site plan proposed. with landscape area.

- Retaining wall
- High elevation change
- Staff presented photo from September 2023 showing silt fence has been removed and new pole has been set.
- Circular area has been built up to account for grade change.
- Staff suggested a set of stairs that would come from the garden to the wall.
- Staff suggested possible mural on the wall to be approved by Cultural Arts Commission after construction.
- Staff showed Heritage color palette with muted colors.
- Considering building signage and monument signage.
- Two rollaway trash bins behind the building.
- Stormwater area to be updated.
- Uplighting around perimeter of front garden beds.
- Gray square cobblestone area.
- Concrete benches.
- Cement vase.

There was no public comment.

❖ **Vice- Chair Schwing offered a motion to approve the Elevations, Materials and Landscape as presented today with the following conditions**:

1. **Applicant will attempt to keep the leaded glass and repair it, if possible, with final review and approval by Staff and**
2. **Applicant will explore a walkway, and stair to the public sidewalk with Staff once the GDOT construction is done.**

- **Board Member Palmer seconded the motion.**

- **Board Member Rowen offered a Friendly Amendment for the Applicant to consider modifying the color, which is called Brassica, to a gray tone which complies with the Heritage color palette, to be approved by Staff.**

- **Vice-Chair Schwing did not accept the Friendly Amendment.**

- **Motion carried (4-2) (Kramer, Rowen)**

Board Member Corkill rejoined the meeting,

Chair Kramer called a recess.at 10;05 a.m.
Chari Kramer reconvened the meeting a1 10:12 a.m.

4. DRB240009 Taco Bell 10850 Haynes Bridge Rd
consideration of exterior changes

Brandon Duffy presented for the Applicant.

- Add brick to front elevation.
- Adding exterior patio with umbrella and patio seating.
- Paint building a similar color.
- Add a new walk-in box.
- New Menu Board, Clearance Bar and Canopy.
- Revamp the lights with LED lights.
- Replace light bulbs or fixtures on exterior of building, new branding, new paint, refresh any damaged sidewalks.
- Upgrade the Landscaping, add shade trees.

There was discussion:

- Façade is Stucco.
- Adding brick and painting brick to match the building.
- Patio is non-existent. today.
- Showed location of L shaped fencing.
- Showed furnishings.
- Location of shade tree.
- Staff: requested addition of seating on existing concrete benches along the fence and maintain egress.
- Tree is needed in Parking Lot Island adjacent to the patio to provide shade.
- Light pole.
- Staff will choose tree and location to fulfill requirement.
- Ground Cover may have to change.
- Applicant did not have actual paint samples. Stated existing palette is similar.
- Showed location of Walkin Cooler on Site Plan.
- DRB would like some level of masonry material.
- Ape applied LED perimeter lighting – edge of fascia hidden by Z metal flashing. Allows purple lights to reflect on the top portion of the building to provide a “glow”.
- DRB prefers softer white light.
- Wainscoting on cooler.

- Color of cooler will be Enduring Bronze.
- Existing Stone w painted brick above.
- Recessed area over store front will be purple with band above it.
- Front Elevation – Bronze color Awnings remain.
- Applicant proposed possible murals as part of sign package to be approved by Cultural Arts Commission.
- Georgia Petite Hawthorne.
- Site is irrigated.
- Color specified for order point Canopy – illuminated, bronze color post, white overall plain, unbranded canopy,
- Digital menu with speaker post.
- No face-lit signs allowed.
- Showed photo with umbrella color.
- Taco Bell Custom color purple umbrella color to match color on building.

There was no Public Comment.

❖ **Vice- Chair Schwing offered a motion to approve the Elevations, Materials as presented with the following conditions**:

1. **The elevations and materials on the walk-in cooler will match the existing building.**
2. **The LED perimeter lighting will be white or no lighting at all would also be acceptable Not purple.**
3. **The color brainstorm bronze as submitted will actually be enduring Bronze; because we don't have a sample of that, Applicant will submit a sample to Staff for approval.**

- **Board Member Le Cain seconded the motion.**
- **Motion carried (7-0)**

There was discussion about the cooler during the motion.

❖ **Vice- Chair Schwing offered a motion to approve the Landscape, Patio, and Furniture with the following conditions**:

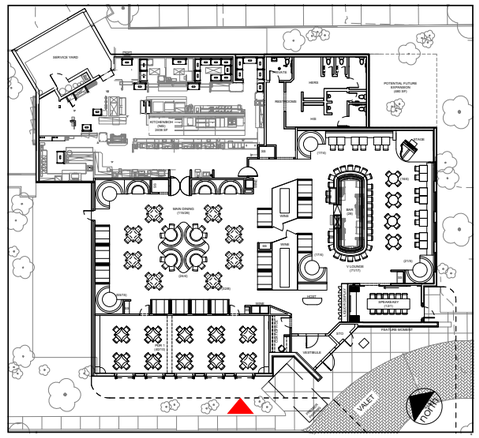
1. Applicant will add benches along the fence to the south side of the patio.
2. Replace tree in the parking lot island in the northeast corner of the building that was previously removed, species and caliper of the tree to be approved by Staff,
3. Applicant will add additional landscape screening around the walk-in cooler with final approval by Staff.

- **Board Member Le Cain seconded the motion.**
- **Board Member Corkill offered a Friendly Amendment regarding the landscaping per his comment that the Indian Hawthorne is replaced with something else that would be better in this climate.**
- **Vice-Chair Schwing accepted the Friendly Amendment.**

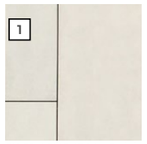
- **Motion with the Friendly Amendment carried (7-0).**

9. ADJOURNMENT

Chair Kramer adjourned the meeting at 10:58 a.m.



02 KEY PLAN
NTS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PROPOSED: EQUITONE TECTIVA

2
FIBER CEMENT PANEL (B)
PROPOSED: EQUITONE LINEA

3
PORCELAIN FACADE PANEL
PROPOSED: PORCELANOSA

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COMPOSITE WOOD SIDING
PROPOSED: NEWTECHWOOD
ALLWEATHER

5
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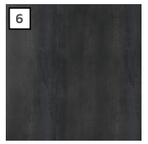
PROPOSED: NEWTECHWOOD
EUROPEAN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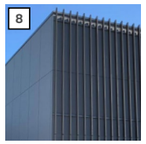
PROPOSED: MOZ DESIGNS 212D
EXTERIOR

7
HIGH TEXTURE STUCCO
ALTERNATE : EIFS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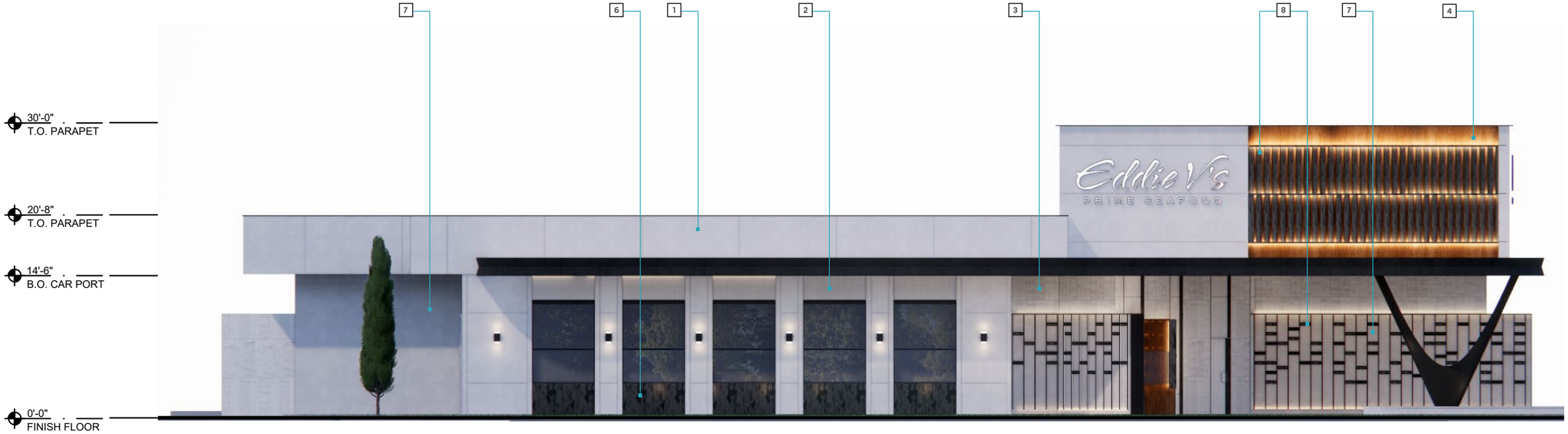

01 SOUTHWEST ELEVATION
SCALE: 3/32" = 1'-0"

ARCHITECT:

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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

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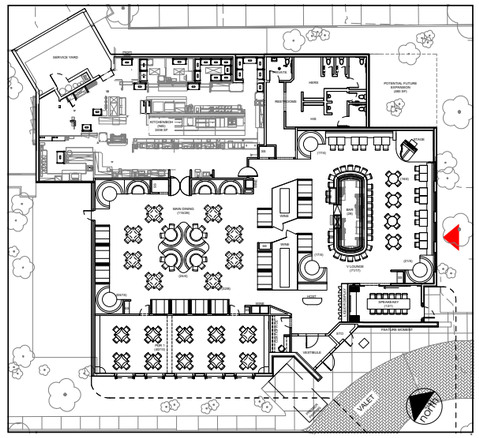

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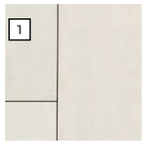
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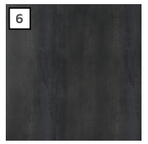
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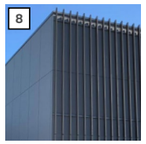
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CUSTOM

01 SOUTHEAST ELEVATION
SCALE: 3/32" = 1'-0"

ARCHITECT:

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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

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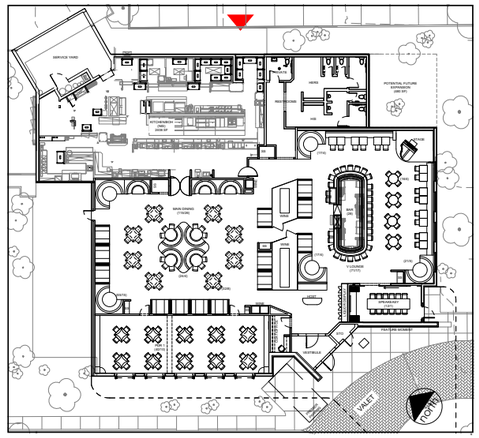

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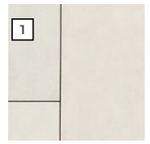
KEY PLAN



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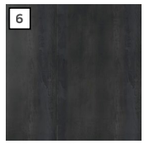

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EXTERIOR

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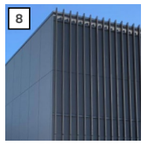
HIGH TEXTURE STUCCO
ALTERNATE : EIFS



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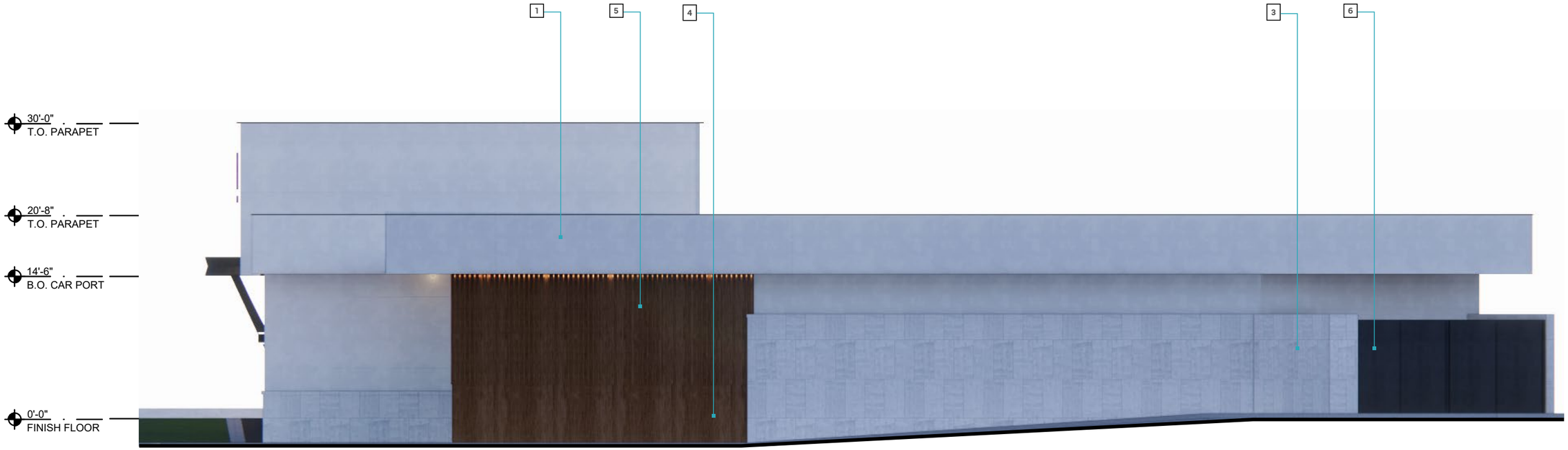

01
SCALE: 3/32" = 1'-0"
NORTHEAST ELEVATION

ARCHITECT:

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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

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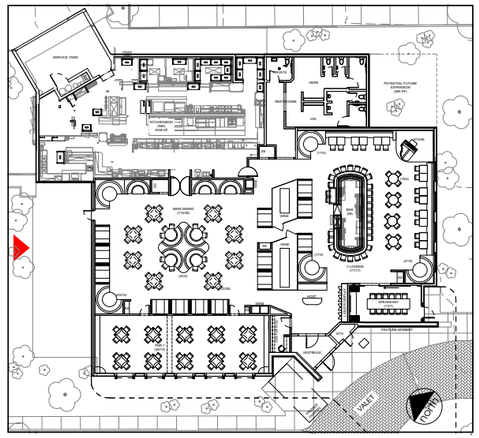

02 KEY PLAN
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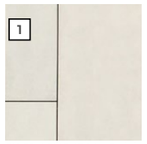
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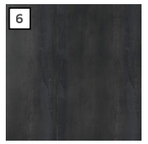
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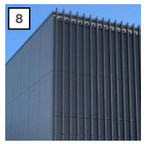
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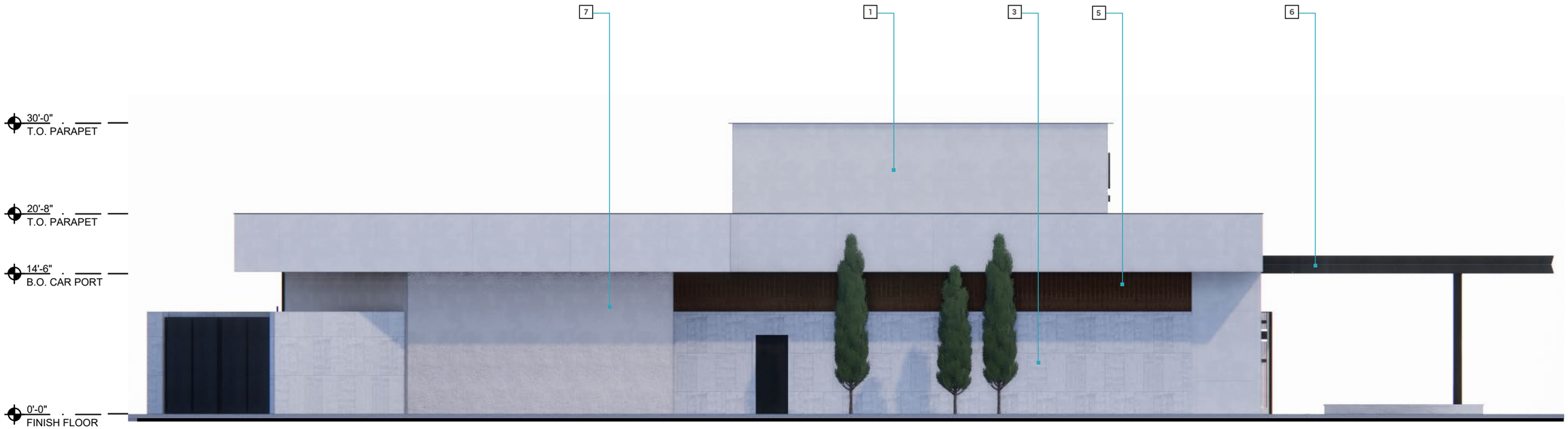

01 NORTHWEST ELEVATION
SCALE: 3/32" = 1'-0"

ARCHITECT:
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EDDIE V'S PRIME SEAFOOD

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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

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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

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sheet title

RENDERED VIEW

sheet number
RD-02

project number
5380

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GA 30009
SITE LINE STUDY

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drawn by: AH

reviewed by: LF/GS

sheet title

RENDERED VIEW

sheet number
RD-03

project number
5380

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sheet title

RENDERED VIEW

sheet number
RD-04

project number
5380

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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

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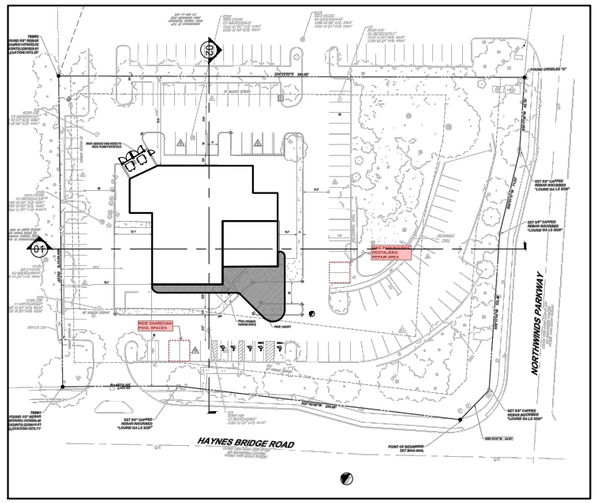
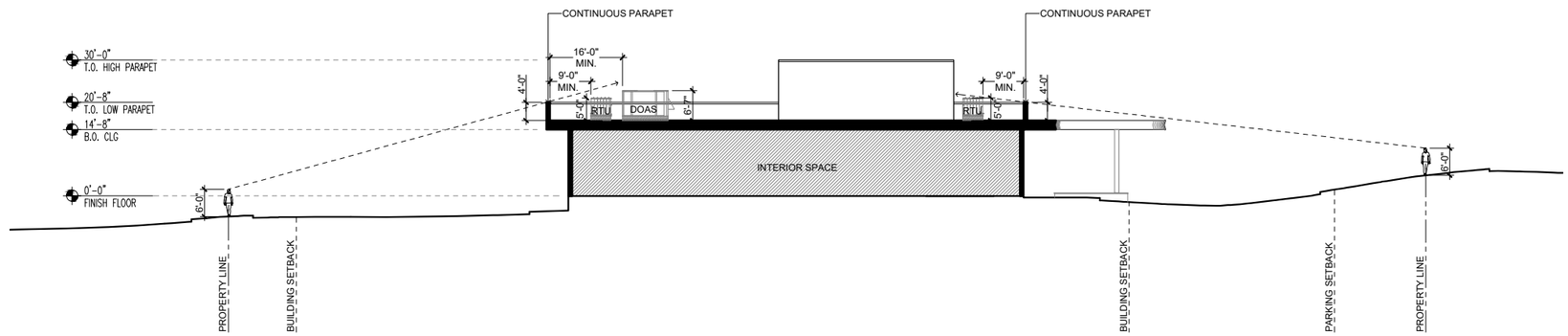


01 SITE PLAN

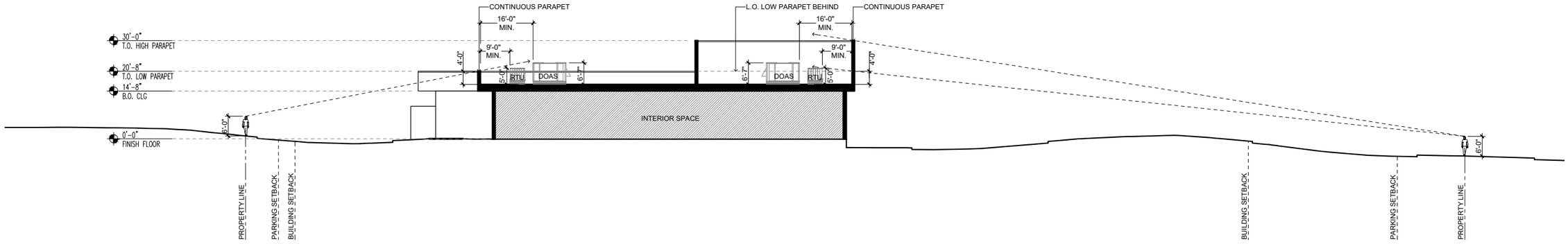
SCALE: 1/128"=1'-0"



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'

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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

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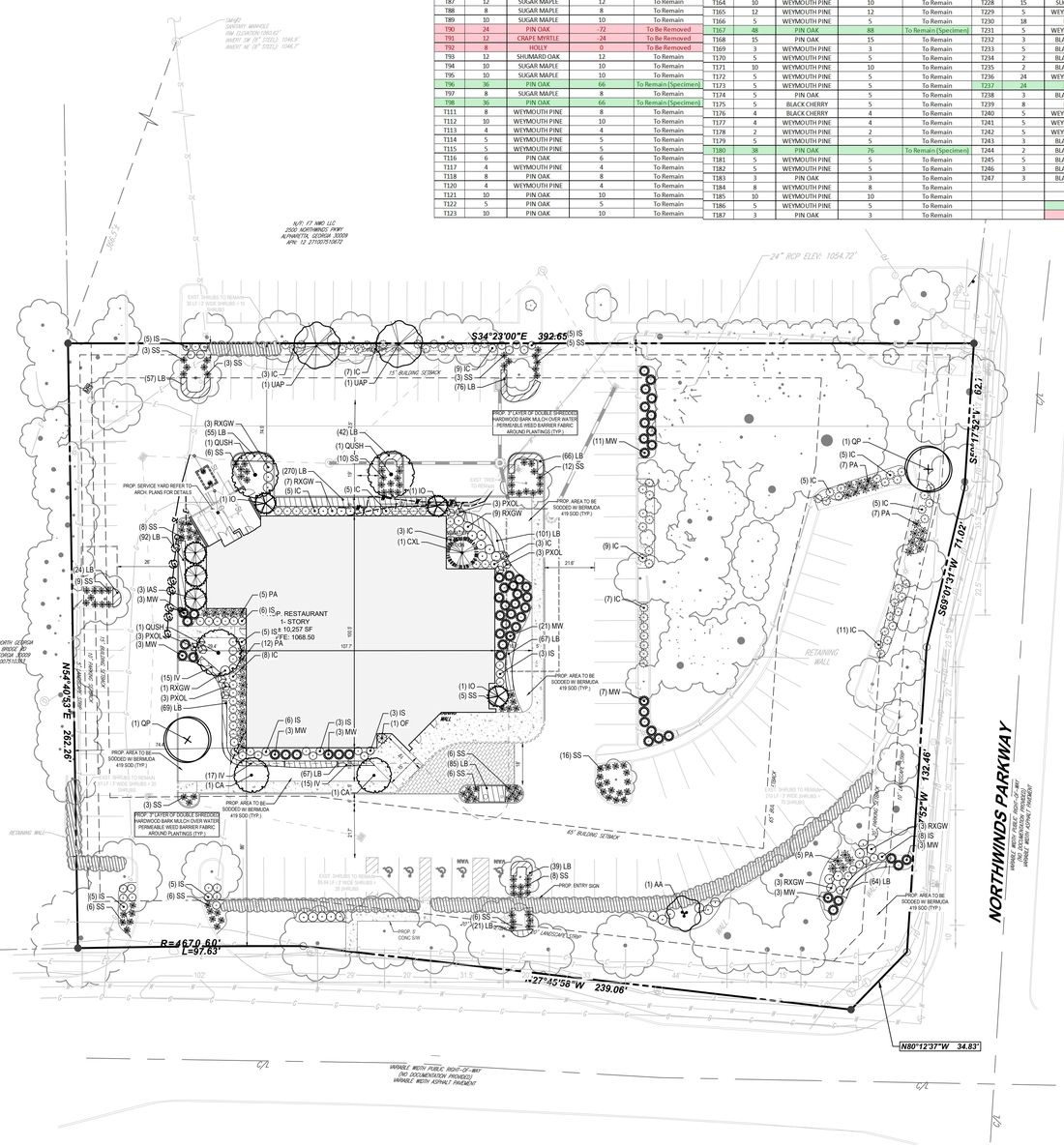
EXISTING TREE TABLE				
Tree Tag	DBH (Inches)	Tree Type	Unit Credit Per Tree	Status
T1	15	SUGAR MAPLE	N/A	To Remain
T2	10	TARAJO HOLLY	N/A	To Remain
T3	15	TARAJO HOLLY	N/A	To Remain
T4	12	TARAJO HOLLY	N/A	To Remain
T5	24	TARAJO HOLLY	N/A	To Remain
T6	36	TARAJO HOLLY	N/A	To Remain
T7	28	TARAJO HOLLY	N/A	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	0	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
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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
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SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

C-701

ORG. DATE - 11/06/2023

Jan 12, 2024
H:\2023\GAA230157.00\ENGINEERING\CAD\DRAWINGS\PRESENTATION PLANS\GAA230157.00-LSCP-01A------LAYOUT C-701 LANDSCAPE PLAN

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.

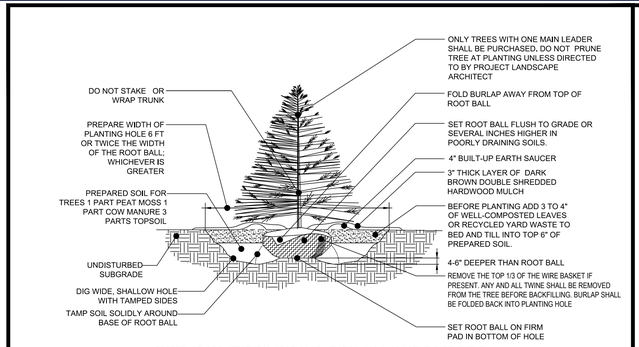
C. TREES AND SHRUBS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND THROUGHOUT THE 90 DAY MAINTENANCE PERIOD AS SPECIFIED HEREIN. CULTIVATION, WEEDING, WATERING AND THE PREVENTATIVE TREATMENTS SHALL BE PERFORMED AS NECESSARY TO KEEP PLANT MATERIAL IN GOOD CONDITION AND FREE OF INSECTS AND 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.

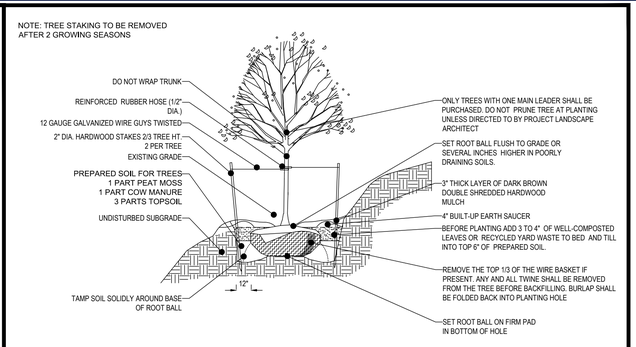
B. THE SITE SHALL BE CLEANED AND LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.



REFERENCE: ARCHITECTURAL GRAPHIC STANDARDS 1998 CUMULATIVE SUPPLEMENT.

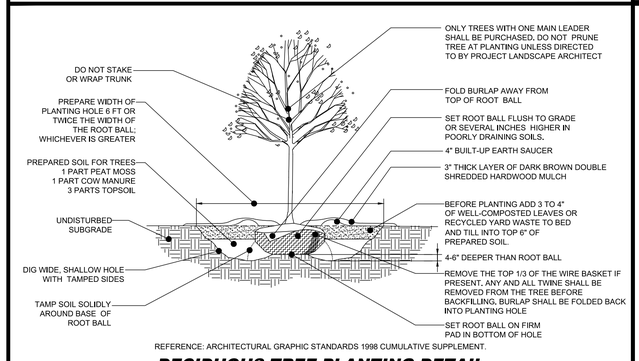
EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE



TREE PLANTING ON SLOPE DETAIL

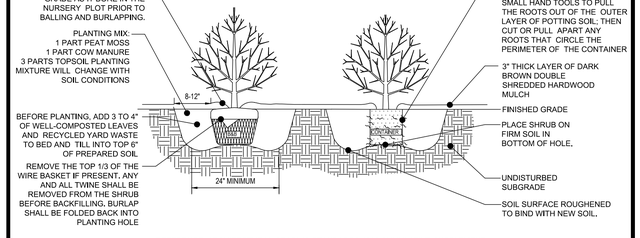
NOT TO SCALE



REFERENCE: ARCHITECTURAL GRAPHIC STANDARDS 1998 CUMULATIVE SUPPLEMENT.

DECIDUOUS TREE PLANTING DETAIL

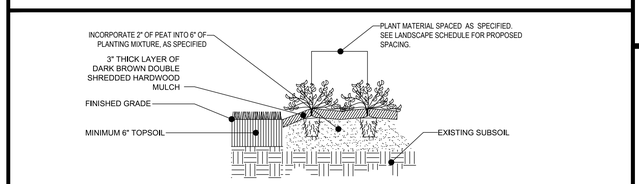
NOT TO SCALE



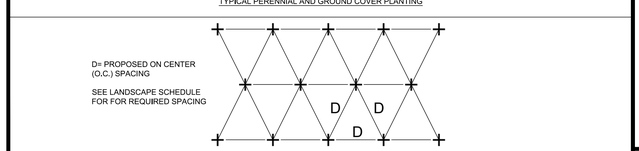
REFERENCE: ARCHITECTURAL GRAPHIC STANDARDS 1998 CUMULATIVE SUPPLEMENT

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

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

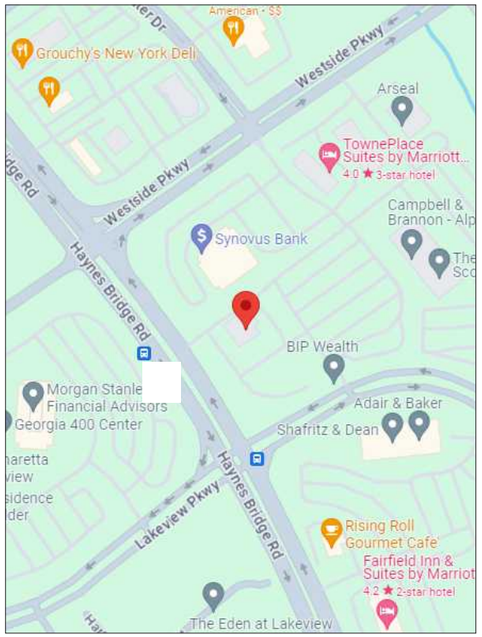
234.458.0990

Prepared for:

Eddie V's®

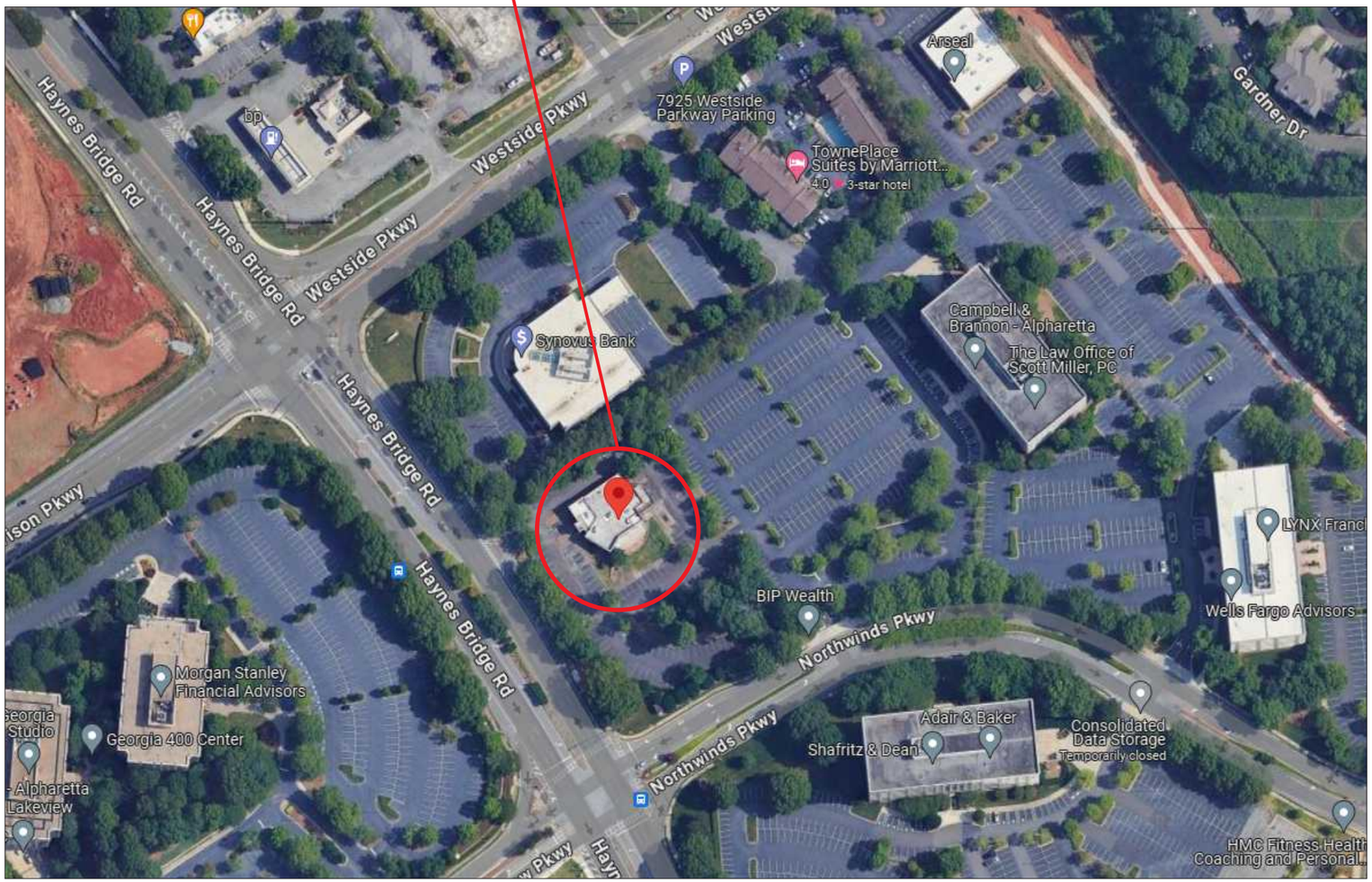
PRIME SEAFOOD

DRB Package

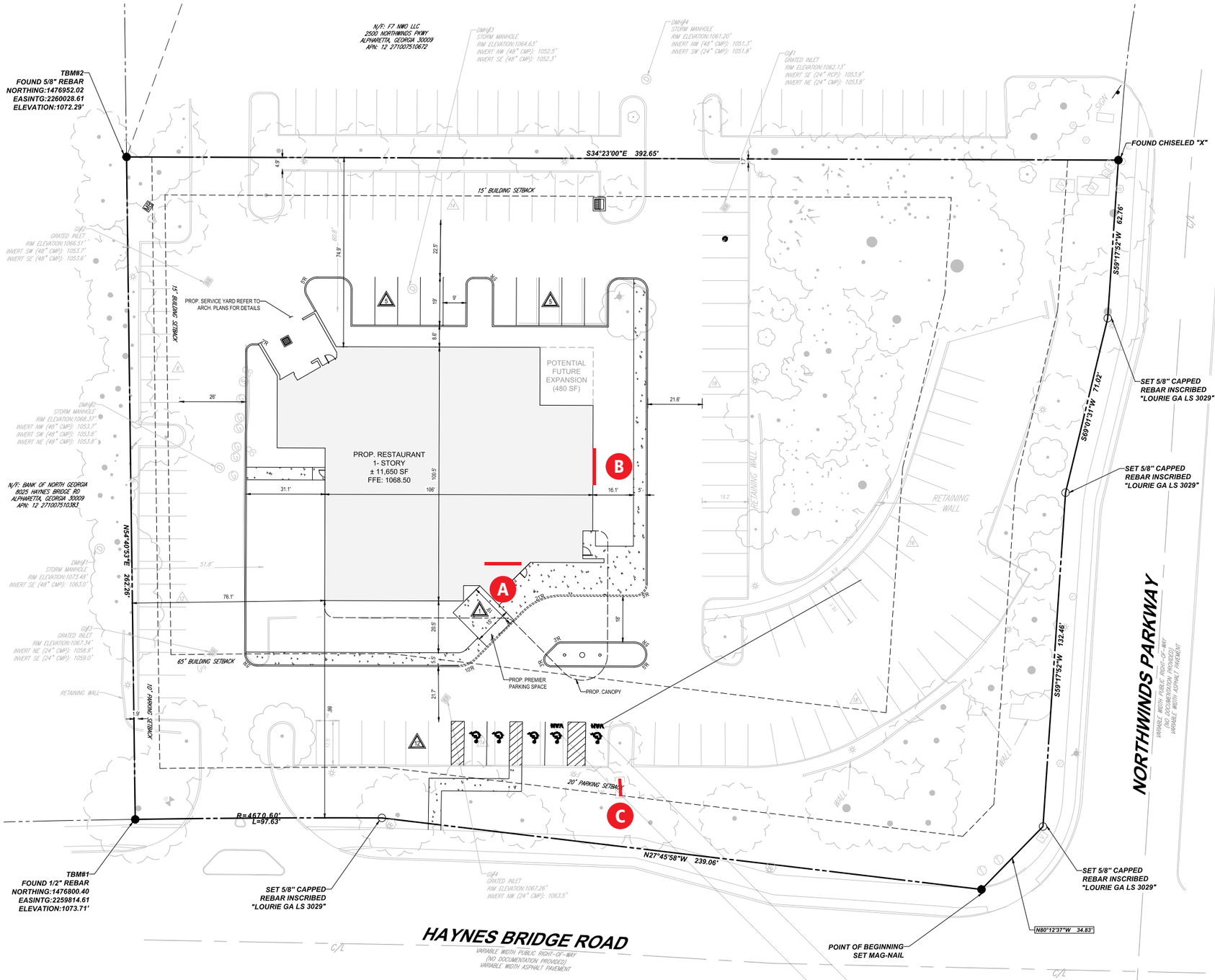


1 VICINITY MAP
SCALE: NTS

STORE LOCATION



2 AERIAL VIEW
SCALE: NTS



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 SITE PLAN
SCALE: 1/16" = 1' - 0"

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.

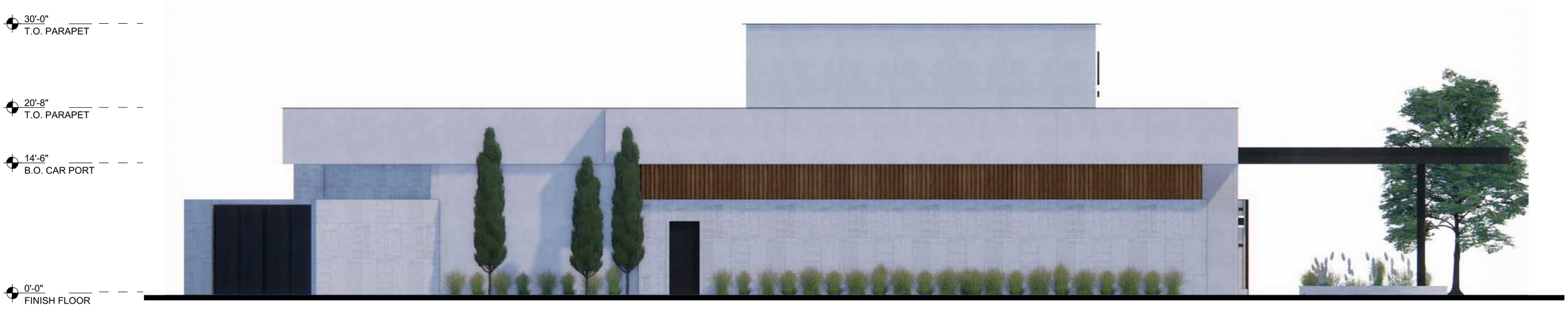
1 EAST ELEVATION (VIP ACCESS)
SCALE: 3/32" = 1' - 0"

SF ALLOWANCE:
1 SF per 1 LF
105.25 Max SF

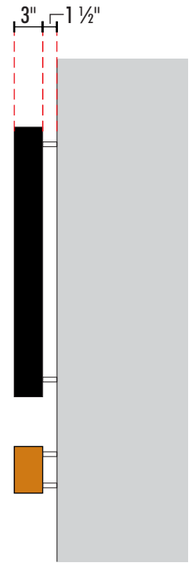
FIELD OF VISIBILITY

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

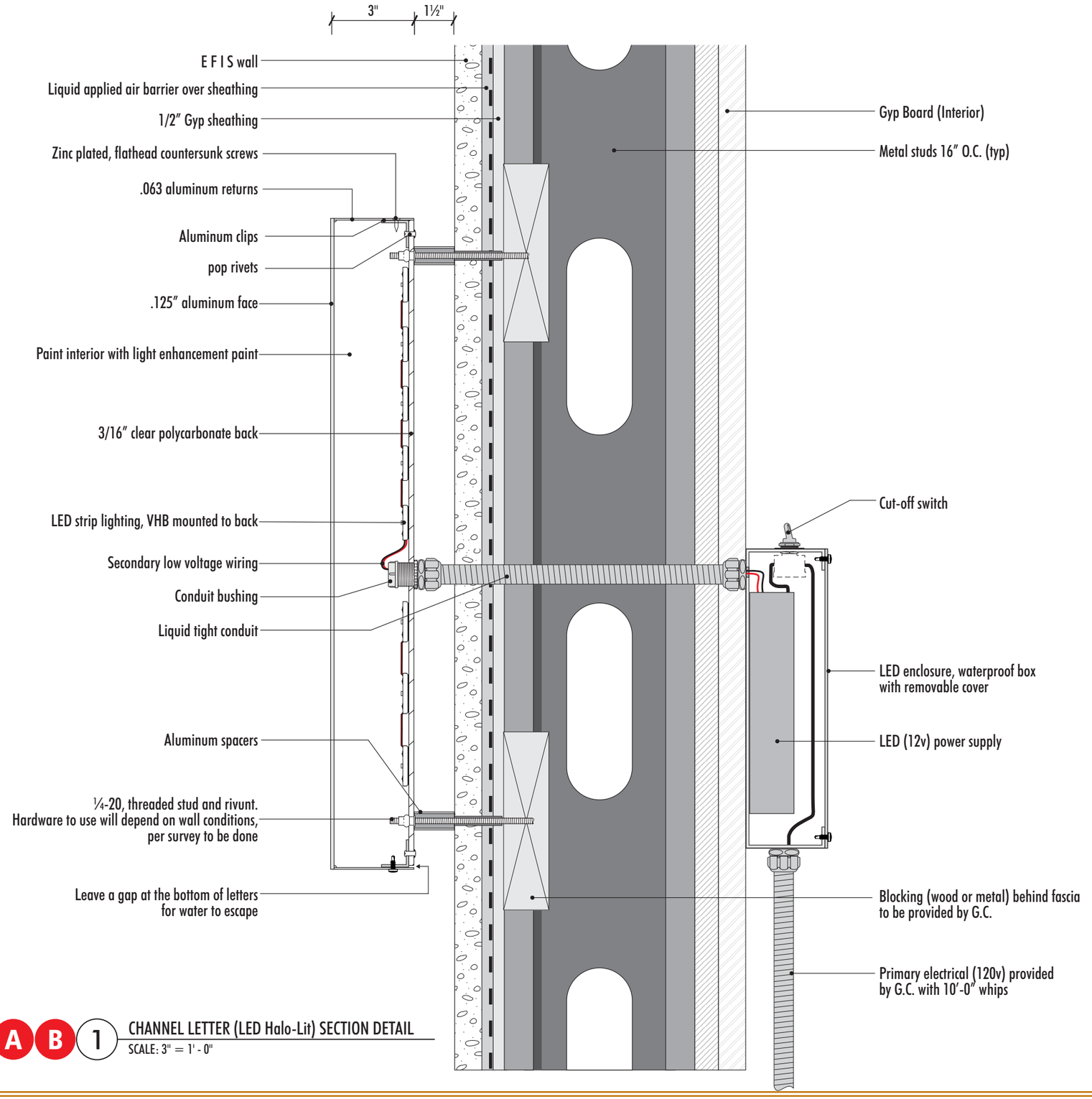
Eddie V's

- 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

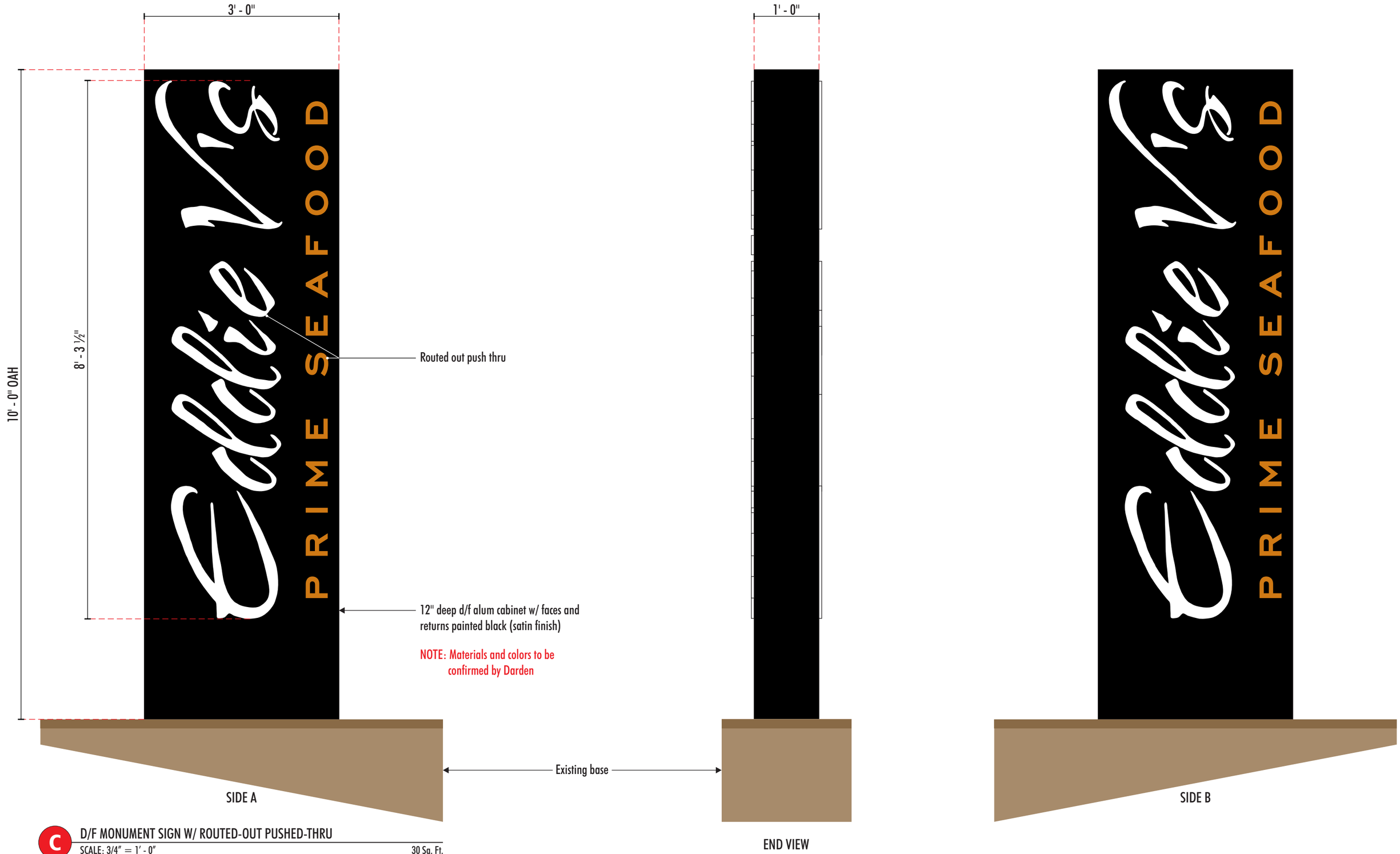
Power to sign to be done by a electrical contractor or licensed electrician

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.

PROPOSED SIGNAGE

EXISTING CONDITIONS

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: Daltex Alpharetta, LLC

Location Address: 11770 Haynes Bridge Road Alpharetta, GA 30009

Mailing Address: 3715 Northside Parkway, NW Building 400-Suite 100

City: Atlanta State: GA Zip Code: 30327 -

Contact for All Notifications: Taylor Hill

Contact Telephone: 404 - 846 - 4017 Mobile Telephone: 404 - 309 - 0458

Fax: - - Email: thill@cororealty.com

Contact's Relation to Business: Property Manager

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		325.00

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: Daltex Alpharetta, LLC

Physical Address: 11770 Haynes Bridge Road Alpharetta, GA 30009

Mailing Address: 3715 Northside Parkway, NW Building 400-Suite 100

City: Atlanta State: GA Zip Code: 30327 -

Owner Telephone: 404 - 846 - 4039 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): Daltex Alpharetta, LLC Date: 01/05/2024

Owner Signature: John Grozine, as agent of Daltex Alpharetta, LLC

Property Information:

Address (If Assigned) : 11770 Haynes Bridge Road Alpharetta, GA 30009

Tax ID or Map Reference Number: 12258206960717 & 12258406951052

Land Lot(s): District: 10 Section:

Existing Zoning of Property: C2 Existing Uses of Property: Commercial Retail Center

---

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

Applicant Signature: Taylor Hill Date: 01-05-2024

Print Form

DESIGN REVIEW BOARD REVIEW CRITERIA

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

The repainting of the center is to be in line with surrounding color schemes such as the Shake Shack, Regic

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

☐ Yes

☐ No

N/A

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.

Estimator: Russ Hazelwood
Russ@artisticpaintingconcepts.com
(678) 222-6049

Alpharetta Crossing

Alabaster (SW 7008)

- Shops

Passive (SW 7064)

- Corner Stores
- Columns

Urbane Bronze (SW 7048)

- Roof
- Anchors
- Flashing

These colors are created by computer software. Shades may vary depending on printer and computer screen

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Passive (SW 7064)

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CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: _____

☐ Fee Paid Initial: _____

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Business Name: Hen Mother Cookhouse

Location Address: 50 South Main St

Mailing Address: 11780 Windcreek Overlook

City: Alpharetta State: GA Zip Code: 30005 -

Contact for All Notifications: Tarver Siebert

Contact Telephone: 404 - 274 - 5900 Mobile Telephone: - -

Fax: - - Email: tarver@mts-architecture.com

Contact's Relation to Business: Architect

This Application For (Check all that apply):

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

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CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: _____

Physical Address: _____

Mailing Address: _____

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

Owner Telephone: _____ - _____ - _____ Contact Fax: _____ - _____ - _____

Property Owner Authorization *(Must be completed if the applicant is not the legal owner of the subject property)*:

I, the undersigned, do hereby swear and attest, under penalty of law for false swearing, that I am the legal owner, as shown in the records of Fulton County, Georgia, of the property described herein and that I authorize the person identified herein as "Applicant" to act on my behalf in pursuit of this request.

Owner Name (Printed): _____ Date: _____

Owner Signature: _____

Property Information:

Address (If Assigned) : _____

Tax ID or Map Reference Number: _____

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

Existing Zoning of Property: _____ Existing Uses of Property: _____

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

Applicant Signature: _____ Date: _____

Print Form

DESIGN REVIEW BOARD REVIEW CRITERIA

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

Color meets aspirations of Historic District in reviving historic color palette.

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

☐ Yes

☒ No

No changes to existing rooftop structures or equipment.

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
- ■ Craftsman (see below)

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

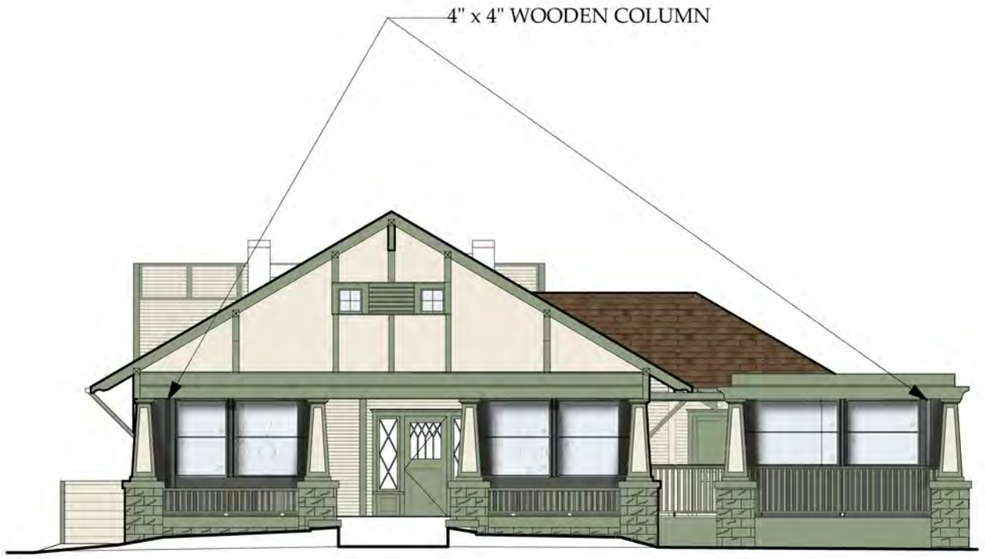
Describe how your application meets one (or more) of the above architectural design styles.

This is a historic structure that predates City Hall. We designed the conversion from offices to Restaurant Holmes in 2017. We are proposing new paint colors for exterior structure, no architectural changes. The colors selected are consistent with historic aspirations of the design district.

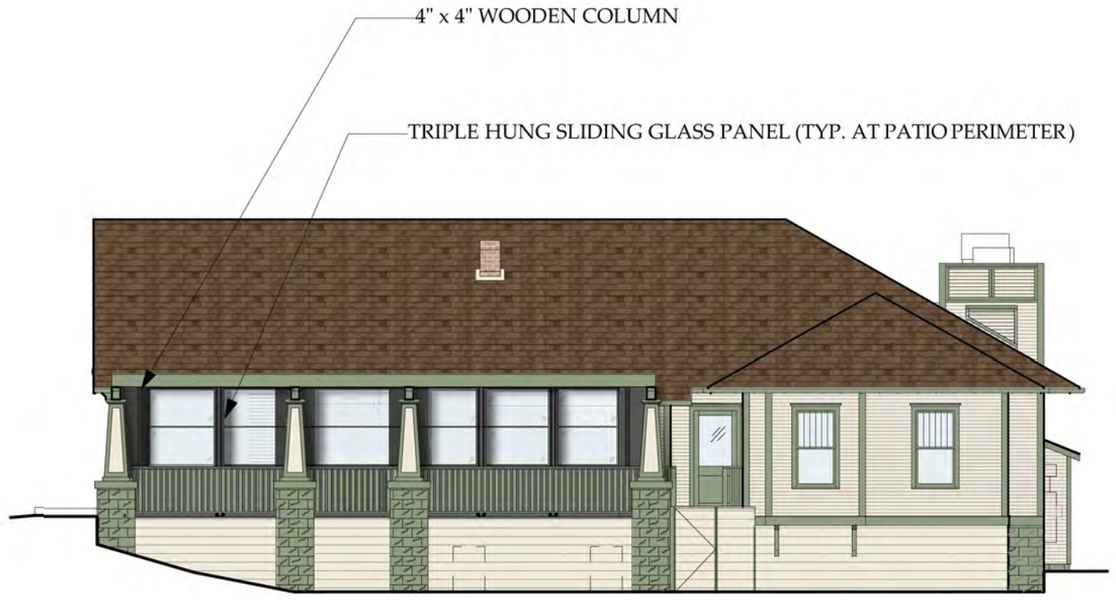
Please review the Alpharetta Downtown Design Guidelines at this link: Alpharetta Downtown Design Guidelines

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

Proposed exterior colors selected from Benjamin Moore "Historic" Collection & Sherwin Williams "Historic" Collection as per Section 18(a) of the Alpharetta Design Review Board Ordinance and Design Guidelines.



1 PROPOSED FRONT (WEST) ELEVATION
SCALE: 3/32" = 1'-0"



2 PROPOSED SIDE (SOUTH) ELEVATION
SCALE: 3/32" = 1'-0"

COLORS

SW 0050, "CLASSIC LIGHT BUFF"
BENJAMIN MOORE HC-123,
"KENNEBUNKPORT GREEN"

3 PROPOSED BACK (EAST) ELEVATION
SCALE: 3/32" = 1'-0"

4 PROPOSED SIDE (NORTH) ELEVATION
SCALE: 3/32" = 1'-0"

Architect
MT Studio
182 Elizabeth St NE
Atlanta, GA 30307
(404) 274-5900
tarver@mts-architecture.com

Structural Engineer

Hen Mother Cookhouse
50 South Main St,
Alpharetta, GA 30009

Project No. 2342
Date 1/31/2024

02

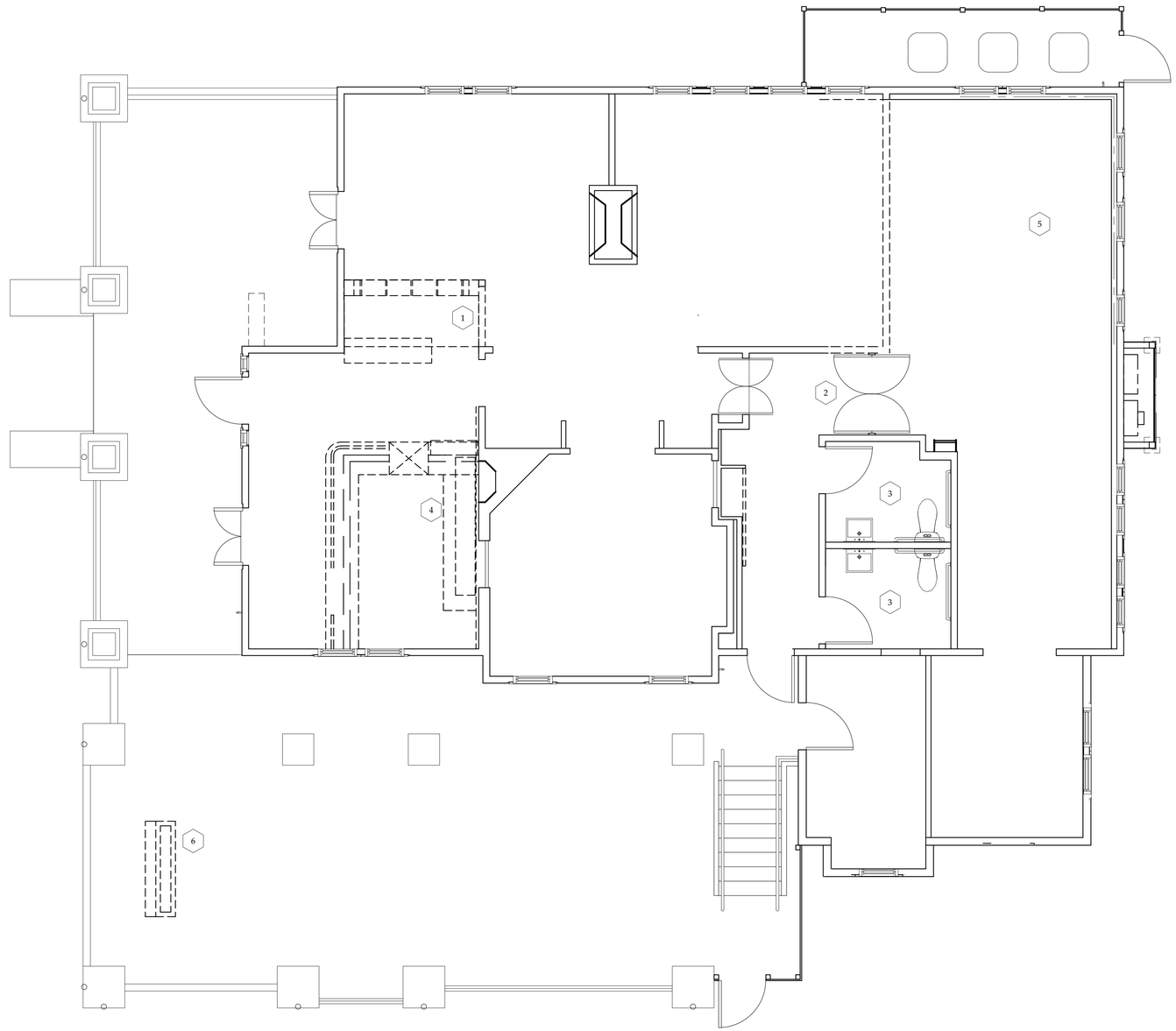
Original paper size is 11"x17"

DSGN

copyright MT Studio Architecture

DEMOLITION PRICING NOTES

1. DEMO WINE RACK, WALLS, COLUMN, AND PLATFORM ABOVE.
2. SAVE DOOR AND REUSE IN NEW LOCATION
3. CUT AWAY DRYWALL IN RESTROOM TO PRESERVE EXISTING ART WHERE POSSIBLE
4. REMOVE BAR & FLOORING. CAP PLUMBING LINES. PREP FLOOR TO RECEIVE NEW OAK FLOORING
5. REMOVE KITCHEN EQUIPMENT, CEILING TILES & GRID, AND DRYWALL WHERE REQUIRED TO ACCESS GAS AND PLUMBING LINES
6. DEMO PLANTER OUTSIDE



1 A1.1 EXISTING/DEMO FLOOR PLAN
1/4" = 1'-0"
0 1 2 4 8

WALL LEGEND:

- EXISTING WALL
- DEMO WALL

Architect

MT Studio
182 Elizabeth St NE
Atlanta GA 30307
(404) 274-5900

MEP Engineer

Stamp

Hen Mother Cookhouse
50 South Main Street
Alpharetta, Ga 30009

No.	Revision/Issue	Date

EXISTING / DEMO PLAN

A1.1

Original sheet size is 24" x 36"

PRICING NOTES

WAITING AREA / EXTERIOR

- F1 — NEW WALL SEPARATING AREA. SIDING TO MATCH EXISTING. NEW 36" x 84" DOOR WITH FULL VENT PANEL. PAINT TBD.
- F2 — PAINT EXTERIOR. COLOR TBD.

DINING 1

- F3 — PAINT THROUGHOUT. PRIME DESIGNATED WALLS TO RECEIVE MURAL BY OWNER
- A1 — NEW 42" HIGH WALLS
- F4 — REUPHOLSTER EXISTING BANQUETTE
- F5 — MODIFY EXISTING BANQUETTE BASED ON NEW WALL LOCATION. REUPHOLSTER.
- F6 — NEW BANQUETTE TO MATCH EXISTING DESIGN WITH NEW FABRIC.
- F7 — PAINT EXISTING FIREPLACE & MANTEL. COLOR TBD.

ESPRESSO BAR

- F31 — SYNTHETIC STONE COUNTERTOP
- F9 — PAINTED TAMBOUR STYLE BAR FRONT WITH 5" BASE ON CUSTOMER SIDE. SMOOTH WHITE FRP INSIDE. REFER TO PRECEDENT PHOTO.
- F10 — NEW PROTECT-ALL FLOORING AND BASE BEHIND BAR. COLOR TBD.
- F11 — LIQUOR & GLASS STORAGE HANGING SHELVES/ FROM CEILING- 2 TIERS
- F12 — INTEGRATED LED WOOD SHELVING
- F33 — FINISH EXISTING WALL BEHIND BAR WITH MIRROR TILE- $25 / SF ALLOWANCE

HALLWAY / JUICE BAR / TEA & COFFEE BAR

- A3 — DEMO EXISTING CABINETRY. 3 x 1' DEEP OPEN WOOD SHELVES.
- F8 — STAINLESS STEEL COUNTERTOPS
- F13 — WHITE SUBWAY TILE UP TO CEILING - $8 / SF ALLOWANCE
- A4 — NOT USED
- F14 — PAINT WALLS & SOFFIT ABOVE
- A5 — LEAVE RECESSED CURTAIN ROD

ELECTRICAL

- E1 — NEW OUTLET
- E2 — CHANGE ALL ELECTRICAL DEVICES TO WHITE.
- E3 — MOVE SWITCHES, THERMOSTAT AND ALARM HERE.
- E4 — NEW CEILING MOUNTED OUTLET
- E5 — NEW CEILING MOUNTED DATA

MECHANICAL

- M1 — REPLACE ALL GRILLES AND DIFFUSERS

KITCHEN

- A6 — RELOCATE WALL.
- A7 — REPLACE EXISTING WINDOW GLASS PANEL WITH PROTECTIVE TEMPERED GLASS.
- F15 — NEW PROTECT-ALL FLOORING AND BASE THROUGHOUT KITCHEN. COLOR TBD.
- F16 — NEW WHITE FRP ON ALL WALLS IN KITCHEN.
- A8 — FIX FLOORS SO THAT COOLER OPENS.

HALLWAY & RESTROOMS

- F17 — PAINT IN HALLWAY. COLOR TBD.
- F18 — EXISTING FLOOR AND WALL TILE TO REMAIN. PAINT ABOVE TILE. PRIME WALL TILE TO RECEIVE OWNERS MURAL.
- F19 — PAINT EXISTING CABINETRY, COLOR TBD.
- F20 — NEW TILE FLOORING IN HALLWAY - $8 / SF ALLOWANCE- DALTILE KEYSTONES "BLENDS".
- F32 — RESET AND/ OR RECAULK LAVATORY FIXTURES.

DINING 2

- F21 — REMOVE EXISTING WALLPAPER. PAINT WAINSCOTING, WALLS AND CEILING
- F22 — REMOVE UPPER CABINET / DOOR OF HUTCH. ADD 3x 1' DEEP WOOD SHELVES.
- A9 — RELOCATE EXISTING BRACKET TO BAR
- F23 — TILE ABOVE COUNTER TO CEILING. ANTIQUE MIRROR TILE - $25 / SF ALLOWANCE
- F24 — NOT USED

DINING 3

- F25 — REPLACE FLOORING TO MATCH WOOD FLOOR. THRESHOLD AT TRANSITION TO EXISTING WOOD FLOOR
- F26 — PAINT WALLS THROUGHOUT. COLOR TBD.

PATIO SERVER STATION

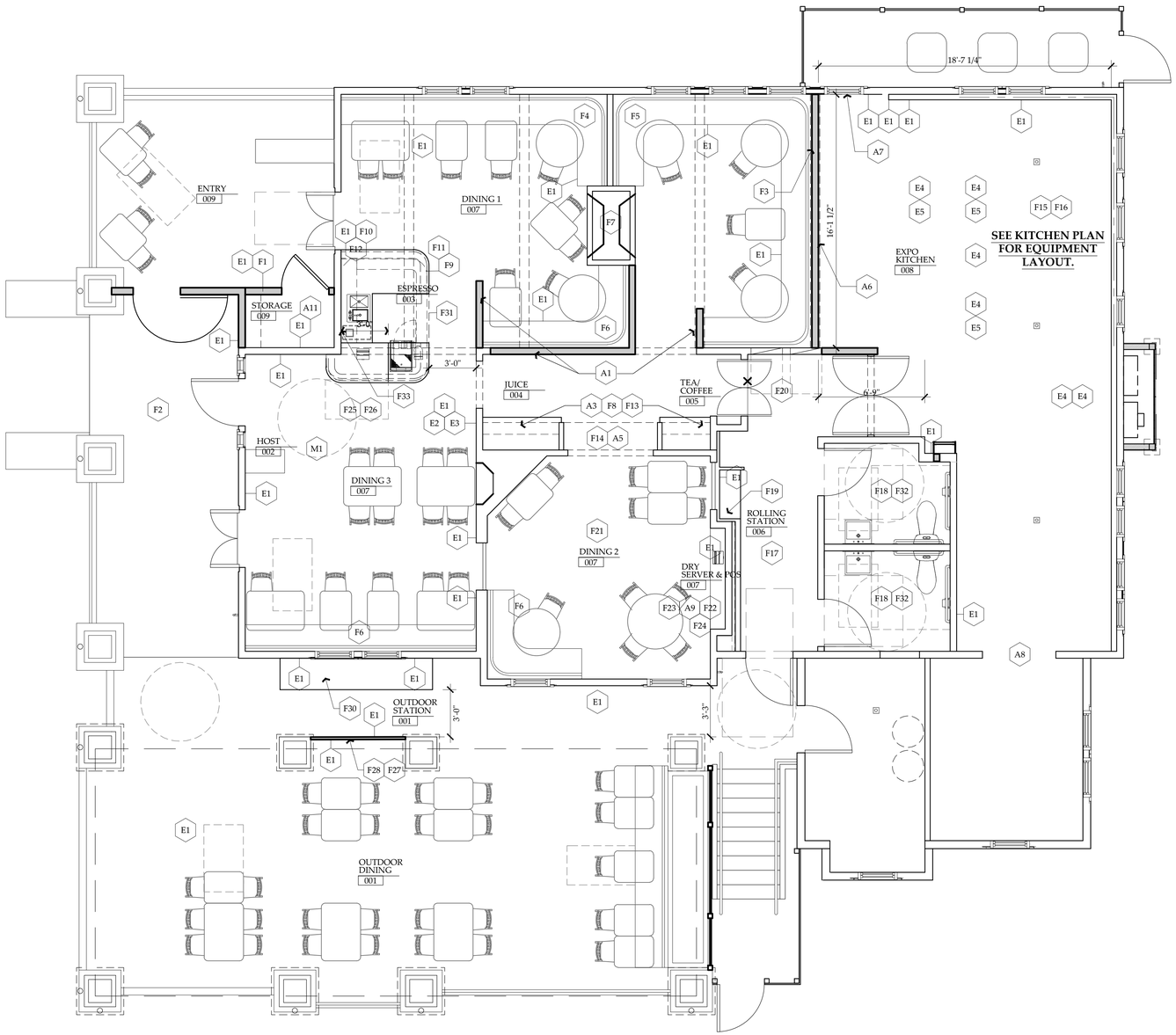
- A10 — NOT USED.
- F27 — 3 x 1' DEEP WOOD SHELVES
- F28 — NEW 42" TALL WALL- CUSTOMER FACING SIDE FINISHED WITH 5" PAINTED "NICKEL GAP" WOOD; EMPLOYEE SIDE FINISHED WITH FRP. ¾ HARDI TRIM CAP

PATIO DINING

- F29 — NOT USED
- F30 — 2'-0" DEEP STAINLESS STEEL COUNTER

ENTRY STORAGE CLOSET

- A11 — MOVE ICE MACHINE TO CLOSET



1 / A1.2 PROPOSED FLOOR PLAN
1/4" = 1'-0"
0 1 2 4 8

F12

F11

F9

PAINTED TAMBOUR PRECEDENT PICTURES

GENERAL NOTES:

- REPLACE MISSING ACCESSORIES AS NEEDED.
- VERIFY EXISTING CONDITIONS. IF EXISTING OUTLET IS WITHIN 1' 0" OF NEW OUTLET, DO NOT PLACE NEW OUTLET.

LEGEND:

- EXISTING WALL
- NEW WALL - NEW 2X4 WALL WITH ½" GYP. BOARD EACH SIDE

Architect

MT Studio
182 Elizabeth St NE
Atlanta GA 30307
(404) 274-5900

MEP Engineer

Stamp

Hen Mother Cookhouse
50 South Main Street
Alpharetta, Ga 30009

No.	Revision/Issue	Date

PROPOSED FLOOR PLAN

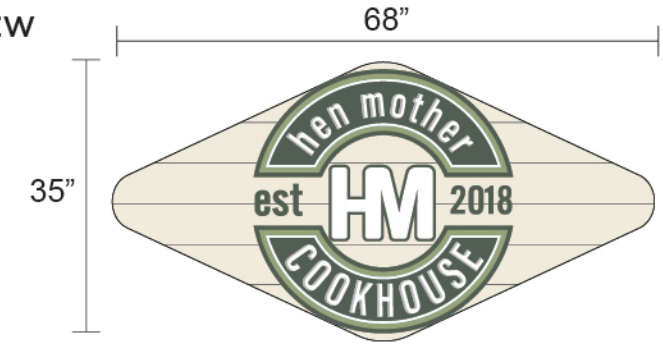
A1.2

Original sheet size is 24" x 36"

POST AND PANEL SIGN - OPTION C3.4

LAYOUT VIEW

Option C3.4



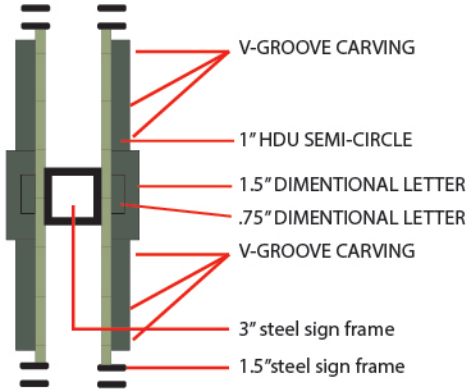
DESCRIPTION

TWO 1” THICK CARVED HDU SEMI-CIRCLES WITH WHITE V-CARVE TRIM AND LETTERING. SEMI-CIRCLES ARE PAINTED CALDWELL GREEN WITHIN THE V-CARVE AND KENNEBUNKPORT GREEN OUTSIDE OF IT, AND HAVE CALDWELL GREEN EDGES AND SIDES.
ONE SET OF 0.75” THICK HDU LETTERS PAINTED CALDWELL GREEN
ONE SET OF 1.5 ”THICK HDU LETTERS LETTERS ARE PAINTED WHITE WITH CALDWELL GREEN EDGES AND SIDES. ALL MOUNTED ON EITHER SIDE TO EXISTING WOOD AND METAL BACKER WHERE THE WOOD IS PAINTED CLASSIC LIGHT BUFF.

PROPOSED VIEW

Existing Sign

HEIGHT TO TOP OF EXISTING MONUMENT IS 63.25”



CLASSIC LIGHT BUFF	CALDWELL GREEN	KENNEBUNKPORT GREEN	BLACK

ATTENTION!
Please Check
- Spelling
- Content
- Measurements
- Colors
- Placement

CUSTOM WRAPS & GRAPHICS
BLACK DOG SIGN COMPANY
www.BlackDogSignCompany.com
5510 McGinnis Ferry Road, Suite C
Alpharetta, GA 30005
888.885.7446

PREPARED FOR

CLIENT: Hen Mother Cookhouse
BILLING ADDRESS:
PHONE NUMBER:
CONTACT: Soraya Khoury
CONTACT EMAIL:
JOB SITE: 50 S Main St, Alpharetta, GA 30009

ABOUT THIS DRAWING

DATE: 12-18-2023
REV DATE: 02-15-2023
PROJECT: POST AND PANEL
SCALE:
SQ. FT.: 16.52
DESIGNER: AM

APPROVAL

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

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

WALL SIGN - OPTION C4

DESCRIPTION

ONE 1.5" THICK CARVED HDU BACKER WITH WHITE V-CARVE TRIM. BACKER IS PAINTED KENNEBUNKPORT GREEN WITHIN THE V-CARVE AND BLACK OUTSIDE OF IT.
ONE SET OF 1" THICK HDU LETTERS (HEN MOTHER)
LETTERS ARE PAINTED WHITE WITH CALDWELL GREEN EDGES AND SIDES.
ONE SET OF 1.5 "THICK HDU LETTERS (COOKHOUSE)
LETTERS ARE PAINTED WHITE WITH CALDWELL GREEN EDGES AND SIDES.

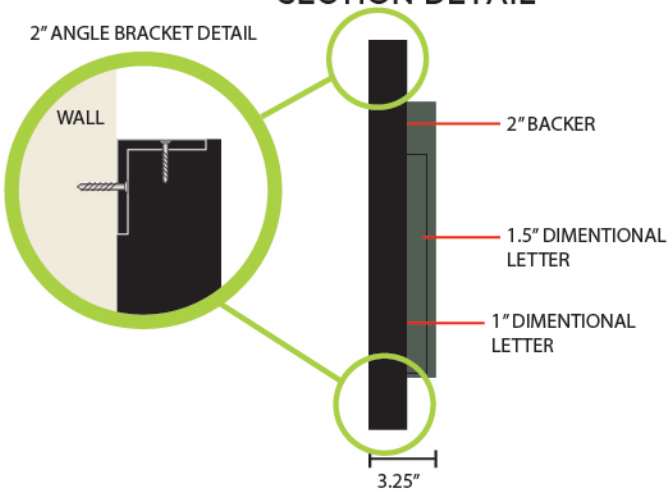
8" WHITE PAINTED DIMENSIONAL ADDRESS NUMBERS (1/2" THICK HDU)
PLACED ON LEFT SIDE, ALONG GREEN TRIM.

BLACK

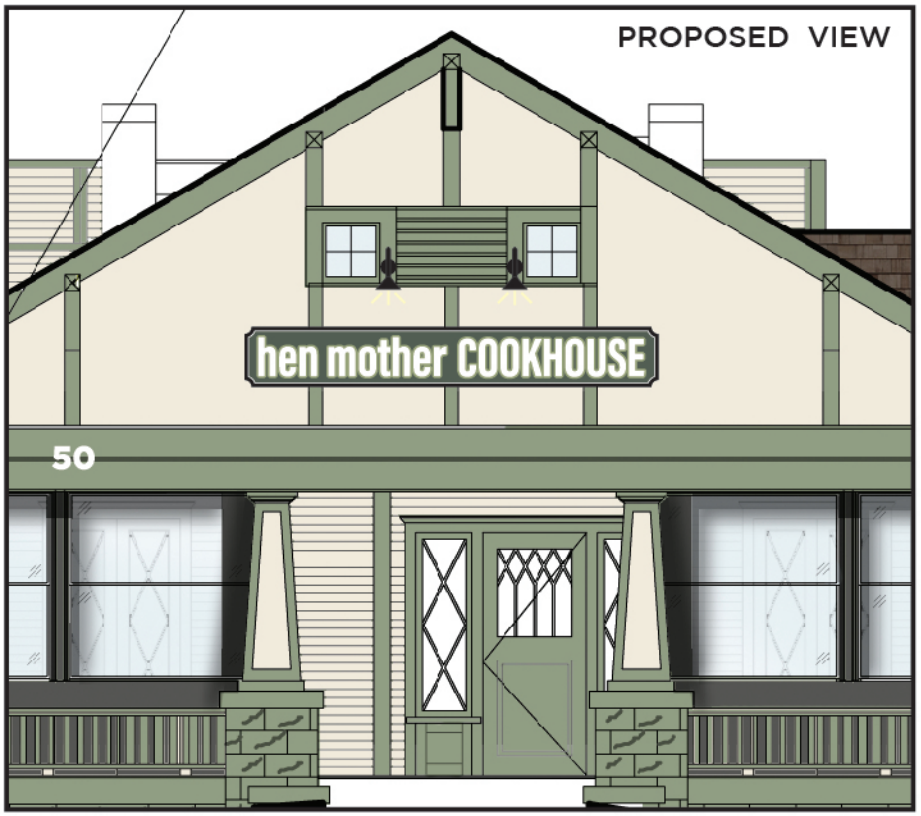
KENNEBUNKPORT GREEN

CALDWELL GREEN

SECTION DETAIL



Option C3 LAYOUT VIEW



CUSTOM WRAPS & GRAPHICS
BLACK DOG SIGN COMPANY
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5510 McGinnis Ferry Road, Suite C
Alpharetta, GA 30005
888.885.7446

PREPARED FOR

CLIENT: Hen Mother Cookhouse
BILLING ADDRESS:
PHONE NUMBER:
CONTACT: Soraya Khoury
CONTACT EMAIL:
JOB SITE: 50 S Main St, Alpharetta, GA 30009

ABOUT THIS DRAWING

DATE: 12-18-2023
REV DATE: 02-15-2023
PROJECT: WALL SIGN
SCALE:
SQ. FT.: 20
DESIGNER: AM

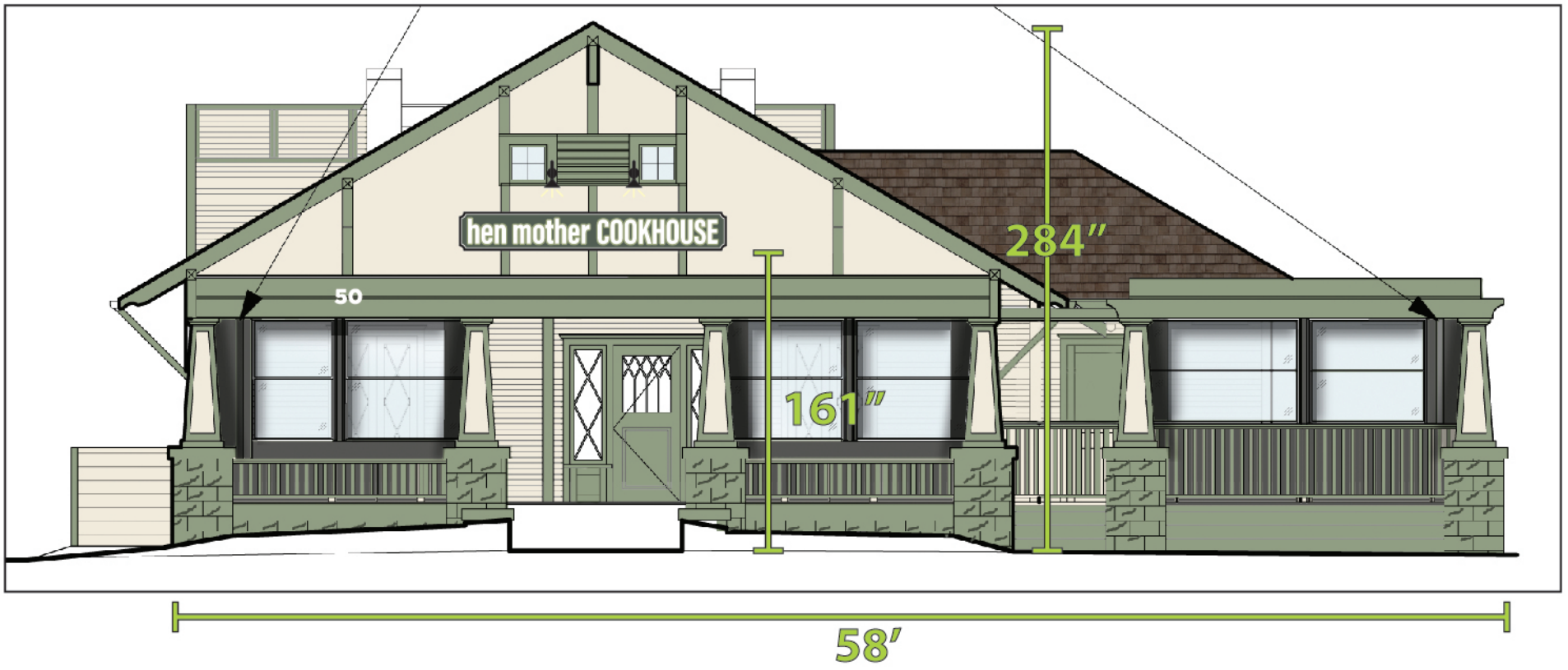
APPROVAL

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

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

WALL SIGN - OPTION C4

PROPOSED VIEW



CUSTOM WRAPS & GRAPHICS
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5510 McGinnis Ferry Road, Suite C
Alpharetta, GA 30005
888.885.7446

PREPARED FOR

CLIENT: Hen Mother Cookhouse
BILLING ADDRESS:
PHONE NUMBER:
CONTACT: Soraya Khoury
CONTACT EMAIL:
JOB SITE: 50 S Main St, Alpharetta, GA 30009

ABOUT THIS DRAWING

DATE: 12-18-2023
REV DATE: 02-15-2023
PROJECT: WALL SIGN
SCALE:
SQ. FT.: 20
DESIGNER: AM

APPROVAL

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

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

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: _____

☐ Fee Paid Initial: _____

For your convenience, this form may be completed electronically and printed upon completion. If you choose to handwrite your responses, please print in a clear, easily legible fashion.

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

Your completed submittal package should be delivered to:

City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

NOTE: All applicable fees must be included with the application. Please note that a 3% convenience fee will be added to all credit card transactions. Applications will be accepted only on the dates reflected on the page of this form titled "Filing Deadlines and Meeting Schedule" and only between the hours of 8:30 AM and 3:30 PM.

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

Business Name: The Providence Group of Georgia, LLC

Location Address: 2325 Old Milton Pkwy, Alpharetta, GA 30004

Mailing Address: 11340 Lakefield Dr, Building 2, Suite 140

City: Johns Creek State: GA Zip Code: 30097 -

Contact for All Notifications: Clint Walters

Contact Telephone: 404 - 274 - 4492 Mobile Telephone: 404 - 274 - 4492

Fax: _____ - _____ - _____ Email: cwalters@theprovidencegroup.com

Contact's Relation to Business: Representative

This Application For (Check all that apply):

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

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

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: Tin Chan, Miu Lin Chan, Miranda Shun Ngan Eng

Physical Address: 2325 Old Milton Parkway, Alpharetta, GA 30004

Mailing Address: 2424 Stockbridge Road

City: Oakland State: CA Zip Code: 94611 -

Owner Telephone: 415 - 235 - 5282 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): Miranda Shun Ngan Eng Date: 1/24/2024

Owner Signature: Miranda Shun Ngan Eng 1/24/24

Property Information:

Address (If Assigned) : 2325 Old Milton Pkwy

Tax ID or Map Reference Number: 12 2703074800230 & 12 270307480560

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

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

---

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

Applicant Signature: Date: 1/25/24

Print Form

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: Tin Chan, Miu Lin Chan, Miranda Shun Ngan Eng

Physical Address: 2325 Old Milton Parkway, Alpharetta, GA 30004

Mailing Address: 2424 Stockbridge Road

City: Oakland **State:** CA **Zip Code:** 94611 -

Owner Telephone: 415 - 235 - 5282 **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): Tin chan miu Lin chan **Date:** 1/20/2024

Owner Signature: Tin Chan Miu Lin Chan

Property Information:

Address (If Assigned) : 2325 Old Milton Pkwy

Tax ID or Map Reference Number: 12 2703074800230 & 12 270307480560

Land Lot(s): 748 **District:** 1 **Section:** 2

Existing Zoning of Property: DT-LW **Existing Uses of Property:** Vacant

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

Applicant Signature: [signature] **Date:** 1/25/24

Print Form

DESIGN REVIEW BOARD REVIEW CRITERIA

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

The projects elevations and landscaping along Old Milton Parkway will be compatible and complementary with the character of the surrounding area.

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

☐ Yes

■ No

Project architecture does not include rooftop structures.

DESIGN REVIEW BOARD REVIEW CRITERIA

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

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

- [x] 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.

Georgian Architecture is characterized by simple facades with strict symmetry in massing and fenestration. Brick is most predominantly used as well as as hip roofs and dormers. Windows generally feature decorative headers and entrance doors include embellishments such as pediments and transoms.

Please review the Alpharetta Downtown Design Guidelines at this link: Alpharetta Downtown Design Guidelines

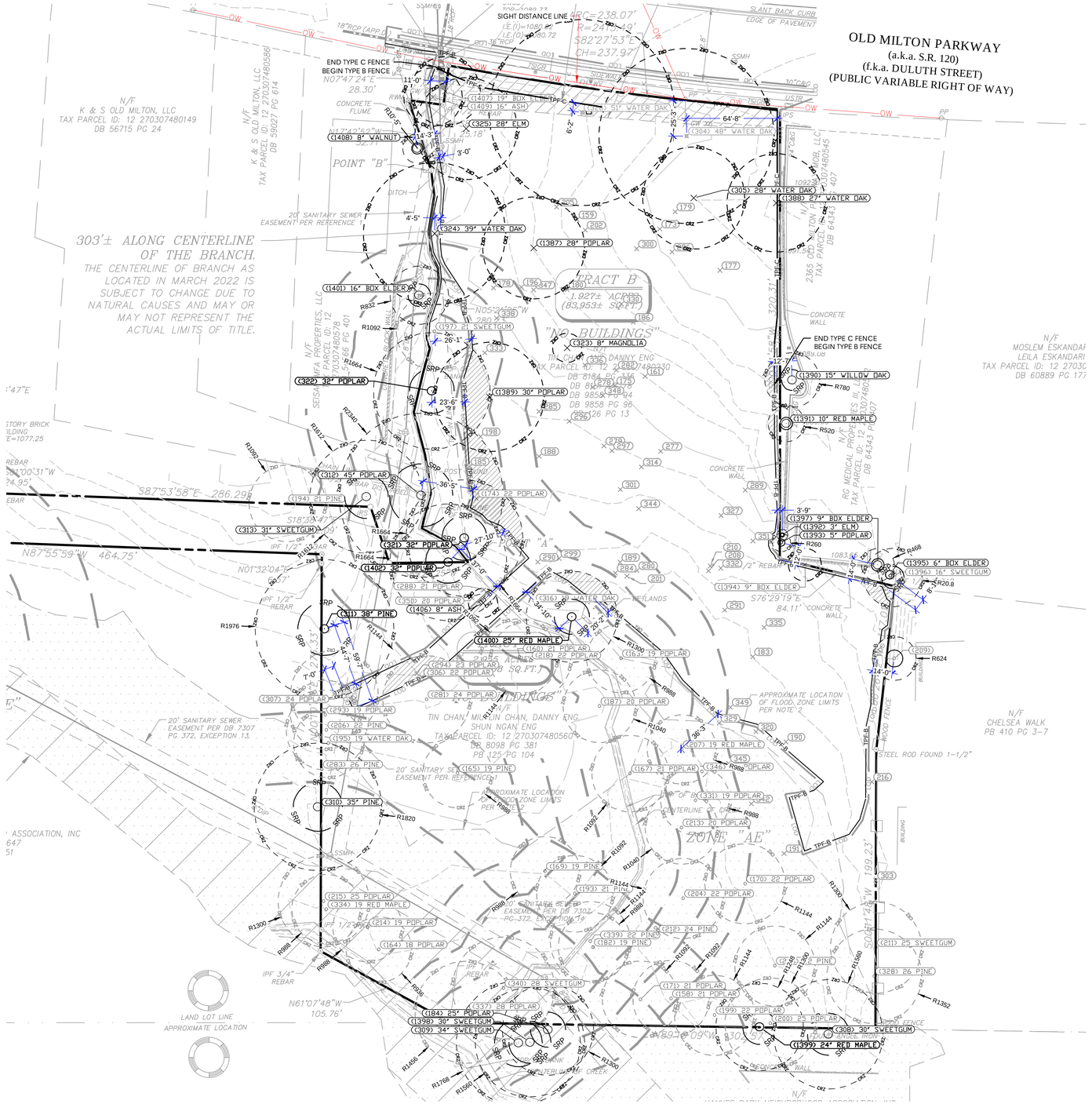
List how your application aligns with or compliments the Alpharetta Downtown Design Guidelines.

The Design Guidelines encourage architectural styles that are compatible with nearby uses and include traditional details that are appropriate to the Georgian architectural vernacular they seek to emulate. The elevations submitted have simple massing and are well-propotioned and aesthetically pleasing. Roof details within the buildings are varied to create interest but remain consistent with Georgian design.

The site plan also includes pocket parks and green spaces that provide visual interest. The buildings are held to the front portion of the property along the street and sidewalks while the rear portion of the property is preserved for green spaces and pedestrian trails.

EXHIBIT A - RENDERINGS

EXHIBIT A - RENDERINGS


OLD MILTON PARKWAY
(a.k.a. S.R. 120)
(f.k.a. DULUTH STREET)
(PUBLIC VARIABLE RIGHT OF WAY)
SIGHT DISTANCE LINE
END TYPE C FENCE
BEGIN TYPE B FENCE
303'± ALONG CENTERLINE OF THE BRANCH.
THE CENTERLINE OF BRANCH AS LOCATED IN MARCH 2022 IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND MAY OR MAY NOT REPRESENT THE ACTUAL LIMITS OF TITLE.
TRACT B
1.927± ACRES
(83,953± SQ.FT.)
"NO BUILDINGS"
"ZONE "AE""
APPROXIMATE LOCATION OF FLOOD ZONE LIMITS PER NOTE 2
20' SANITARY SEWER EASEMENT PER REFERENCE
20' SANITARY SEWER EASEMENT PER DB 7307 PG 372, EXCEPTION 13.
LAND LOT LINE APPROXIMATE LOCATION
N/F K & S OLD MILTON, LLC TAX PARCEL ID: 12 2703074805149 DB 56715 PG 24
N/F K & S OLD MILTON, LLC TAX PARCEL ID: 12 2703074805861 DB 59027 PG 614
N/F MOSLEM ESKANDAR LEILA ESKANDARI TAX PARCEL ID: 12 2703C DB 60889 PG 177
N/F CHELSEA WALK PB 410 PG 3-7
STEEL ROD FOUND 1-1/2"
IPF 1/2" REBAR
IPF 3/4" REBAR
N87°55'59"W 464.75'
S87°53'58"E 286.29'
N61°07'48"W 105.76'
S76°29'19"E 84.11'
N07°47'24"E 28.30'
N01°32'04"E 50.7'
(1407) 19" BOX ELDER
(1409) 16" ASH
(325) 28" ELM
(1408) 8" WALNUT
(324) 39" WATER OAK
(1387) 28" POPLAR
(305) 28" WATER OAK
(1388) 27" WATER OAK
(304) 48" WATER OAK
(1401) 16" BOX ELDER
(1972) 21" SWEETGUM
(322) 32" POPLAR
(323) 8" MAGNOLIA
(1389) 30" POPLAR
(1390) 15" WILLOW OAK
(1391) 10" RED MAPLE
(312) 45" POPLAR
(313) 31" SWEETGUM
(321) 32" POPLAR
(1402) 32" POPLAR
(1397) 9" BOX ELDER
(1392) 9" ELM
(1393) 5" POPLAR
(1395) 6" BOX ELDER
(1396) 16" SWEETGUM
(1394) 9" BOX ELDER
(2097)
(288) 21 ELDER
(350) 20 POPLAR
(1406) 8" ASH
(311) 38" PINE
(1400) 25" RED MAPLE
(316) WATER OAK
(2088) 21 POPLAR
(1399) 24" RED MAPLE
(309) 34" SWEETGUM
(1398) 30" SWEETGUM
(308) 30" SWEETGUM
(310) 35" PINE
(1401) 16" BOX ELDER
(1403) 22 POPLAR
(1404) 22 POPLAR
(1405) 22 POPLAR
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(1742) 22 POPLAR
(1743) 22 POPLAR
(160) 21 POPLAR
(218) 22 POPLAR
(294) 23 POPLAR
(306) 22 POPLAR
(307) 24 POPLAR
(293) 19 POPLAR
(206) 22 PINE
(195) 19 WATER OAK
(283) 26 PINE
(215) 25 POPLAR
(334) 19 RED MAPLE
(214) 19 POPLAR
(164) 18 POPLAR
(281) 24 POPLAR
(165) 19 PINE
(169) 19 PINE
(193) 21 PINE
(339) 22 PINE
(182) 19 PINE
(340) 26 SWEETGUM
(337) 28 POPLAR
(184) 25" POPLAR
(187) 20 POPLAR
(207) 19 RED MAPLE
(167) 21 POPLAR
(346) POPLAR
(331) 19 POPLAR
(213) 20 POPLAR
(170) 22 POPLAR
(204) 22 POPLAR
(212) 24 PINE
(171) 21 POPLAR
(158) 21 POPLAR
(199) 22 POPLAR
(200) 25 POPLAR
(211) 25 SWEETGUM
(328) 26 PINE
(2098) 12 PINE
(2099) 12 PINE
(2100) 12 PINE
(2101) 12 PINE
(2102) 12 PINE
(2103) 12 PINE
(2104) 12 PINE
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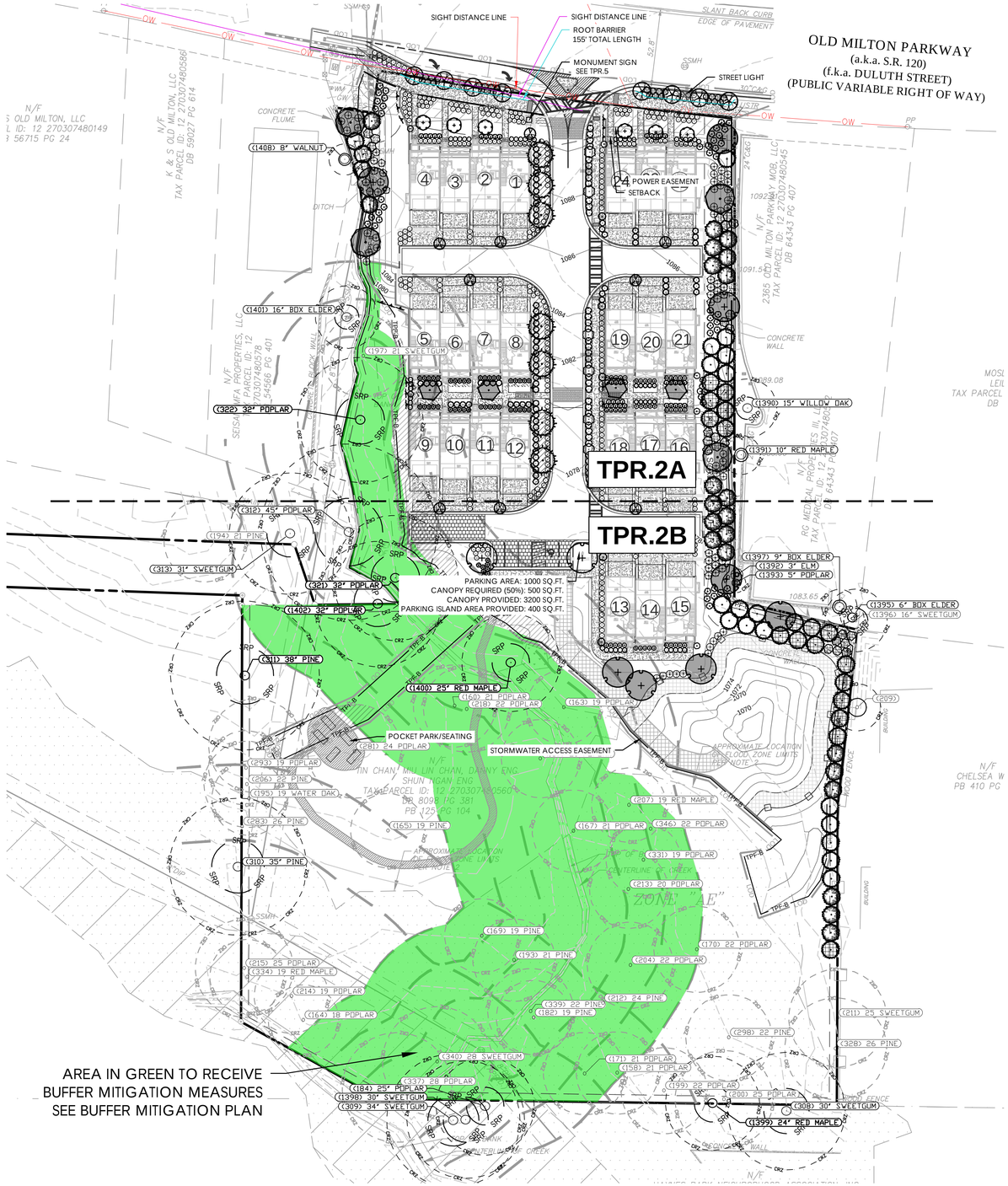
(2107) 12 PINE
(2108) 12 PINE
(2109) 12 PINE
(2110) 12 PINE



LANDSCAPE NOTES:

1. THE CITY ARBORIST MUST INSPECT THE SITE BEFORE INSTALLATION OF EROSION CONTROL MEASURES. LAND DISTURBANCE WITHOUT A SITE INSPECTION AND APPROVAL BY THE CITY ARBORIST WILL RESULT IN A "STOP-WORK ORDER" AND FINES.
2. IF TREE SURVEY INACCURACIES ARE FOUND ON-SITE, A STOP WORK ORDER WILL BE ISSUED UNTIL REVISED PLANS ARE APPROVED AND PROCESSED BASED ON ACCURATE INFORMATION.
3. DESIGN LANDSCAPE ARCHITECT OR PROJECT ARBORIST WILL INSPECT, VERIFY, AND APPROVE THE LANDSCAPE HAS BEEN PLANTED PER THE APPROVED PLANS AND CITY STANDARDS PRIOR TO CONTACTING THE CITY ARBORIST FOR A CO INSPECTION.
4. TREES AGREED UPON TO BE SAVED ARE THE RESPONSIBILITY OF THE OWNER.
5. A 4" LAYER OF MULCH IS REQUIRED FOR THE CRZ OF SPECIMEN TREES, TREES OF QUALITY, AND TREE GROUPINGS. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION AND SHALL NOT TOUCH THE TRUNKS OF THE TREE(S).
6. A MINIMUM 2" LAYER OF MULCH IS REQUIRED FOR ALL EXISTING, NON-SPECIMEN, LANDSCAPE TREES, INCLUDING STREET AND PARKING LOT TREES. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION AND SHALL NOT TOUCH THE TRUNKS OF THE TREE(S).
7. ALL MULCH MUST BE ORGANIC MULCH CONSISTING OF WOOD CHIPS, SHREDDED BARK, PINE NEEDLES, OR SIMILAR. SYNTHETIC MULCH OR ROCKS ARE NOT APPROVED FOR USE IN THE CITY OF ALPHARETTA.
8. ALL NEWLY PLANTED TREES SHALL HAVE VISIBLE ROOT FLARES AT FINISHED GRADE. NO CIRCLING ROOTS SHALL BE ALLOWED ON PLANTED TREES. THE UPPER TWO RINGS OF THE WIRE BASKET, ALL BURLAP, AND STRAPPING MUST BE CUT AND REMOVED PRIOR TO BACKFILL.
9. PLANT SIZES (CALIPER AND HEIGHT) MUST MATCH THE SIZES SHOWN ON THE PLANS. PLANTS THAT DO NOT MEET THESE MINIMUMS WILL NOT BE ACCEPTED. E.G. 3 INCH CALIPER TREES MUST BE 3 INCHES OR LARGER. PLANT HEIGHT MEASUREMENT IS TAKEN AT THE TOP OF THE MAIN BODY OF THE PLANT AND NOT AT THE TIP OF THE TOPMOST GROWTH.
10. ALL NEWLY PLANTED TREES SHALL BE EQUIVALENT IN QUALITY TO A FLORIDA #1 GRADE OR BETTER. ALL TREES OF LESSER QUALITY SHALL BE REJECTED BY THE CITY ARBORIST.
11. WATERING BAGS OR A DRIP IRRIGATION SYSTEM MUST BE PROVIDED FOR ALL TREES IMMEDIATELY AFTER PLANTING AND REMAIN THROUGH ESTABLISHMENT.
12. WHEN WATERING BAGS ARE USED MANUFACTURERS RECOMMENDATIONS MUST BE FOLLOWED FOR PROPER SIZING AND WATERING SCHEDULES. BAGS WILL BE FILLED WEEKLY BY OWNER AND DURING DROUGHTS FOR A MINIMUM OF 18 MONTHS AFTER INSTALLATION.
13. NO TRENCHING ALLOWED IN TREE SAVE AREAS- INCLUDING IRRIGATION.
14. TREE PIT DRAINAGE TESTING IS REQUIRED WHEN TREES ARE PLANTED IN PARKING LOT ISLANDS, SIDEWALK TREE PITS, ROADWAY MEDIANS, OR SIMILAR LOCATIONS. PLEASE REFER TO CITY DETAILS REGARDING PLANTING PIT OR LANDSCAPE ISLAND CONSTRUCTION. FILL EACH PIT WITH WATER. IF PERCOLATION IS LESS THAN 100% WITHIN A 12 HOUR PERIOD, USE AN AUGER TO DRILL A 10" INCH HOLE TO A DEPTH OF FOUR FEET BELOW THE BOTTOM OF THE PIT. FILL HOLE WITH DRAINAGE GRAVEL AND COVER WITH A SOIL SEPARATOR. RETEST PIT. IF DRAINAGE IS STILL UNSATISFACTORY, CITY ARBORIST AND PROJECT ARBORIST MUST BE NOTIFIED IN WRITING OF THE LOCATIONS WITH POOR DRAINAGE TO PROVIDE A SOLUTION BEFORE PLANTING. TESTING RESULTS MUST BE PROVIDED TO THE CITY ARBORIST.
15. ALL BUFFERS SHALL BE PLANTED WHERE SPARSE AND CODE REQUIRED SCREENING SHALL BE INSTALLED IN ORDER TO CREATE A YEAR ROUND OPAQUE SCREEN WITHIN 2 YEARS OF CONSTRUCTION OR AS DIRECTED BY THE CITY OF ALPHARETTA. DURING CONSTRUCTION OR AT THE TIME OF CO THE CITY MAY REQUIRE ADDITIONAL PLANTINGS TO MEET THESE REQUIREMENTS ABOVE WHAT IS SHOWN ON THE APPROVED LANDSCAPE PLAN.
16. ALL TREE ANCHORING DEVICES SHALL BE REMOVED FROM TREE AFTER ONE COMPLETE GROWING SEASON OR ONE YEAR AFTER PLANTING, WHICHEVER IS GREATER.
17. PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE CARE AND MAINTENANCE OF THE TREES AND LANDSCAPING THAT FRONT THEIR PROPERTY WITHIN THE ROW.
18. LANDSCAPE CONTRACTORS ARE REQUIRED TO ATTEND THE CITY OF ALPHARETTA PRE-CONSTRUCTION CLASS PRIOR TO BEGINNING WORK ON ANY PROJECT. PLEASE CALL (678)297-6070 FOR INFORMATION AND TO RESERVE A SPOT.
19. **NO TREES SHALL BE PLANTED ON ANY AREA OF AN EARTHEN DAM OR EMBANKMENT.** MAKE SURE THIS NOTE IS BOLD AND LOCATED IN A PROMINENT PLACE NEAR THE DAM.

PLANT KEY

SYMBOL	CODE	COMMON NAME
TREES		
	MA2	ALTA MAGNOLIA
	CC3	AMERICAN HORNBEAM
	JVB	BRODIE EASTERN REDCEDAR
	AA	DOWNY SERVICEBERRY
	MR	KELTYK SWEETBAY MAGNOLIA
	IN3	NELLIE R. STEVENS HOLLY
	AR	RED MAPLE
	MM	SAUCER MAGNOLIA MULTI-TRUNK
	QS	SHUMARD OAK
	QU	SOLSTYCE NUTTALL OAK
SHRUBS		
	AEA	AUTMN ANGEL AZALEA
	CA	EVERGREEN CLEMATIS
	IF3	FLORIDA SUNSHINE ANISE TREE
	AIF	FORMOSA AZALEA
	RG	GRO-LOW FRAGRANT SUMAC
	IG2	INKBERRY HOLLY
	HL	LITTLE LIME HYDRANGEA
	LCP	LOROPETALUM
	IO	OAK LEAF HOLLY
	MCA	PINK MUHLY
	CHF	PLUM YEW
	CP	PROSTRATE PLUM YEW
	CS	RED TWIG DOGWOOD
	RXK	ROSE
	MS	SOFT CARESS MAHONIA
	PJ	SOUTHERN LADY PIERIS
	CS2	SWEET SHRUB
	DVJ	VINTAGE JADE DISTYLIUM
	MC	WAX MYRTLE
	MW	WHITE CLOUD MUHLY GRASS
	IW	WINTERBERRY
GROUND COVERS		
	CA3	APPALACHIAN SEDGE
	LM	LILY TURF
	SC	SEASONAL COLOR

KEY:

- SPECIMEN TREE TO BE PRESERVED
- SPECIMEN TREE TO BE REMOVED
- NON SPECIMEN TREE (NST) TO BE REMOVED
- NON SPECIMEN TREE (NST) TO BE SAVED
- CRZ OF SPECIMEN TREE TO BE PRESERVED
- CRZ OF SPECIMEN TREE TO BE REMOVED
- TREE PROTECTION FENCE
- LIMITS OF DISTURBANCE
- CRZ IMPACTION AREA
- TREE SAVE AREA

LANDSCAPE NOTES:

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

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 OR CHAIN LINK AND TREE SAVE SIGNAGE.**
5. **INSTALLATION OF THE TREE SAVE FENCE WILL INVOLVE NO TRENCHING.**
6. **ALL EXISTING TREES IDENTIFIED FOR PRESERVATION OR FOUND WITHIN TREE SAVE AREAS MUST BE FULLY PROTECTED DURING ALL PHASES OF THIS PROJECT.**
7. **ADDITIONAL TREES ALONG THE LIMITS OF DISTURBANCE WITH ENCROACHMENT INTO THE SRP AND DEEMED STRUCTURALLY UNSAFE BY THE CITY ARBORIST OR THE PROJECT ARBORIST MAY BE REQUIRED TO BE REMOVED PRIOR TO CO.**
8. **ALL ROOTS ENCOUNTERED 1/2" OR GREATER DURING GRADING OR EXCAVATING OPERATIONS 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.**

UTILITY NOTE:

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

BUFFER MITIGATION NOTES:

1. MITIGATION AREA TO HAVE ALL TRASH AND DEBRIS REMOVED FROM SITE
2. ALL INVASIVE PLANT SPECIES ARE TO BE REMOVED
3. SPARSE AREAS ARE TO BE REPLANTED TO BUFFER STANDARDS
4. ANY TREES FALLEN IN THE STREAM BANK THAT ARE IMPEDING FLOW ARE TO BE REMOVED
5. ERODED AREAS OF THE STREAM BANK ARE TO BE STABILIZED WITH GEO-GRID AND REPLANTED WITH LIVESTAKES
6. LIVESTAKE PLANTING WILL CONSIST OF NATIVE PLANT MATERIAL WHICH MAY INCLUDE BUT IS NOT LIMITED TO BLACK WILLOW, SILKY DOGWOOD, AMERICAN SYCAMORE, ELDERBERRY, SMOOTH ALDER, NINEBARK, BUTTONBUSH, AND SPICEBUSH
7. ERODED OR EXPOSED SOIL IN MITIGATION AREA TO BE MULCHED AND SEEDED WITH NATIVE SEED MIX - REFERENCE ROUNDSTONE SEED MIX 171 - SOUTHERN RIPARIAN MIX

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0 40 80 120 FEET
1" = 40'

NORTH

360 STUDIO LANDSCAPE ARCHITECTURE
A Division of PEC+
350 RESEARCH COURT
PEACHTREE CORNERS,
GEORGIA 30092
O: 770.451.2741
PEC360STUDIO.COM

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PROJECT

OLD MILTON

2325 OLD MILTON PKWY
ALPHARETTA, GA

748
12TH

FOR

THE PROVIDENCE GROUP
OF GEORGIA, LLC.

11340 LAKEFIELD DRIVE
SUITE 140
JOHNS CREEK, GA 30097

CONTACT:
CLINT WALTERS
404.274.4492

REVISION	DATE
LDP SUBMITTAL	11/17/2023

DRAWN BY: JP
APPROVED BY: DM

PROJECT NUMBER
15315.01A

SEAL

GEORGIA REGISTERED No. 1768 LANDSCAPE ARCHITECT DOUG MCCLURE
12/26/24

SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE

DATE
01/26/2024

TITLE
TREE PROTECTION & REPLACEMENT PLAN

SHEET
TPR.2

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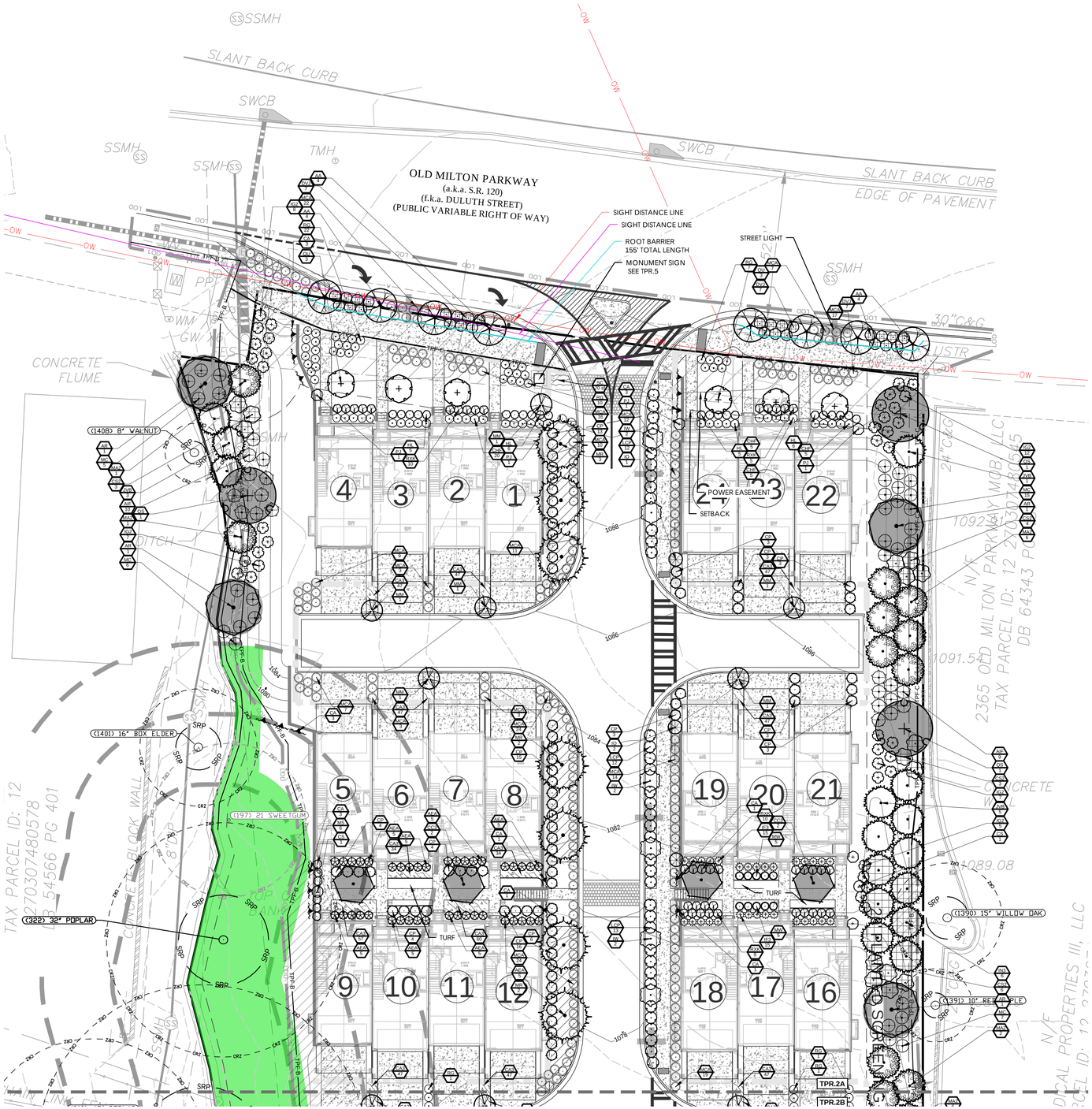

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4/26/24

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DATE

01/26/2024

TITLE

TREE PROTECTION & REPLACEMENT PLAN ENLARGEMENT

SHEET

TPR.2A

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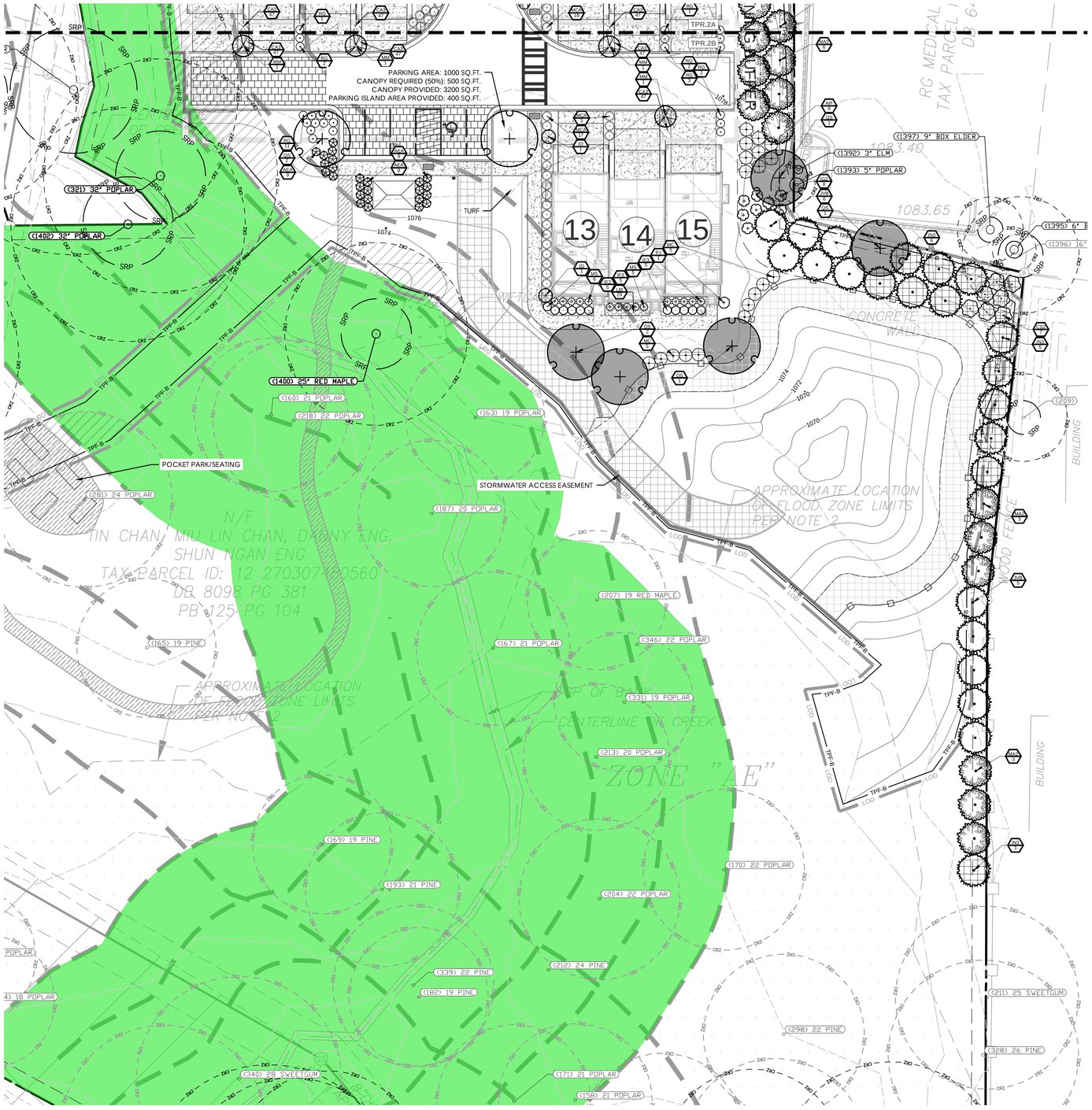

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SEAL

GEORGIA REGISTERED No. 1768 LANDSCAPE ARCHITECT DOUG MCARTHUR

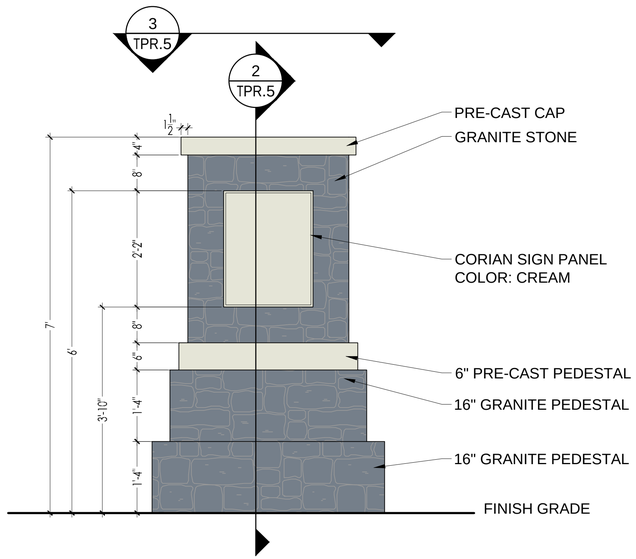
SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE

DATE
01/26/2024

TITLE
TREE PROTECTION & REPLACEMENT PLAN ENLARGEMENT

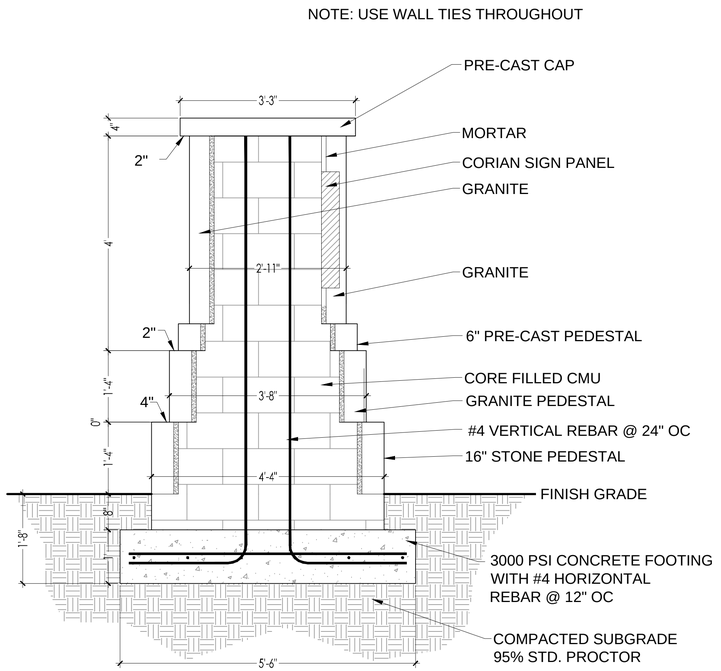
SHEET
TPR.2B

J:\2015\1531501A\DeLandArch\15315.01A - L - TPR.dwg

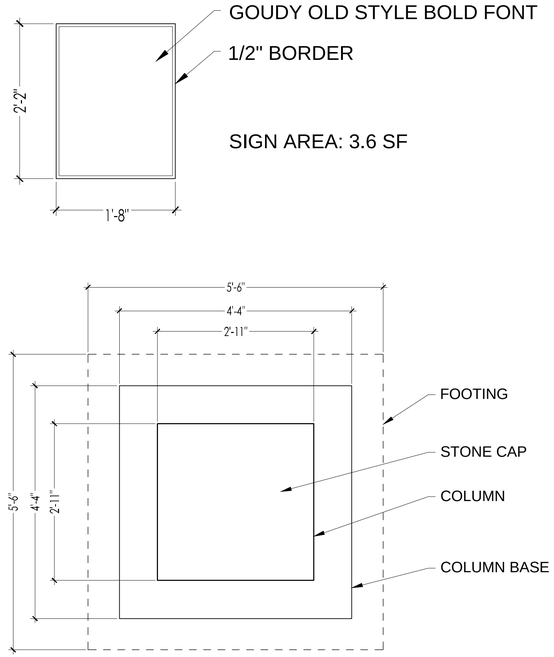


1 TPR.5 **MONUMENT SIGN**
ELEVATION
SCALE: 3/4" = 1'-00"

NOTE: USE WALL TIES THROUGHOUT



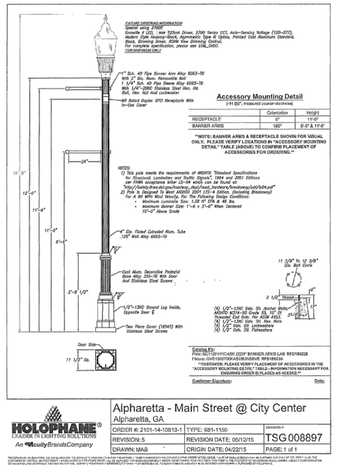
2 TPR.5 **MONUMENT SIGN**
SECTION
SCALE: 3/4" = 1'-00"



3 TPR.5 **MONUMENT SIGN**
PLAN
SCALE: 3/4" = 1'-00"

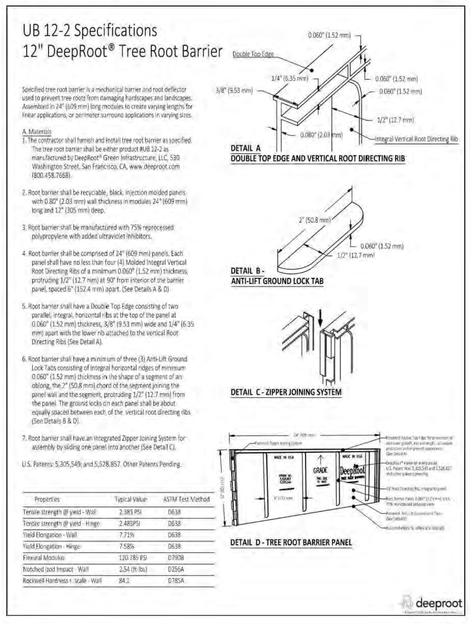
PEDESTRIAN LIGHTING

Holophane
Southeast Sales Support Team
Alpharetta, GA 30009
1-855-8989-8038
Pole: GC112F411CABK - black (2) 24" Banner Arms Lab RFD186228 - black
Fixture: GVD1002700KASMB3NSBVE RFD186230 - black
LIGHT POLES TO BE PLACED 1 PER 80 LF OF STREETSCAPE. ADDITIONALLY, AT MULTI-USE TRAIL ENTRANCES AND ACTIVE ZONES.



LIGHTING NOTES:
1) Pedestrian Lighting only used on sidewalk sections
2) Please see City Detail sheet DPL.01

4 TPR.5 **PEDESTRIAN LIGHT**
SPECIFICATION
SCALE: N.T.S.



5 TPR.5 **ROOT BARRIER**
SPECIFICATION
SCALE: N.T.S.

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PROJECT

OLD MILTON

2325 OLD MILTON PKWY
ALPHARETTA, GA

748
12TH

FOR

THE PROVIDENCE GROUP
OF GEORGIA, LLC.

11340 LAKEFIELD DRIVE
SUITE 140
JOHNS CREEK, GA 30097

CONTACT:
CLINT WALTERS
404.274.4492

REVISION	DATE
LDP SUBMITTAL	11/17/2023

DRAWN BY: JP
APPROVED BY: DM

PROJECT NUMBER
15315.01A

SEAL

GEORGIA REGISTERED LANDSCAPE ARCHITECT No. 1768 DOUG MCCLURE
12/6/24

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DATE
01/26/2024

TITLE
DETAILS

SHEET
TPR.5

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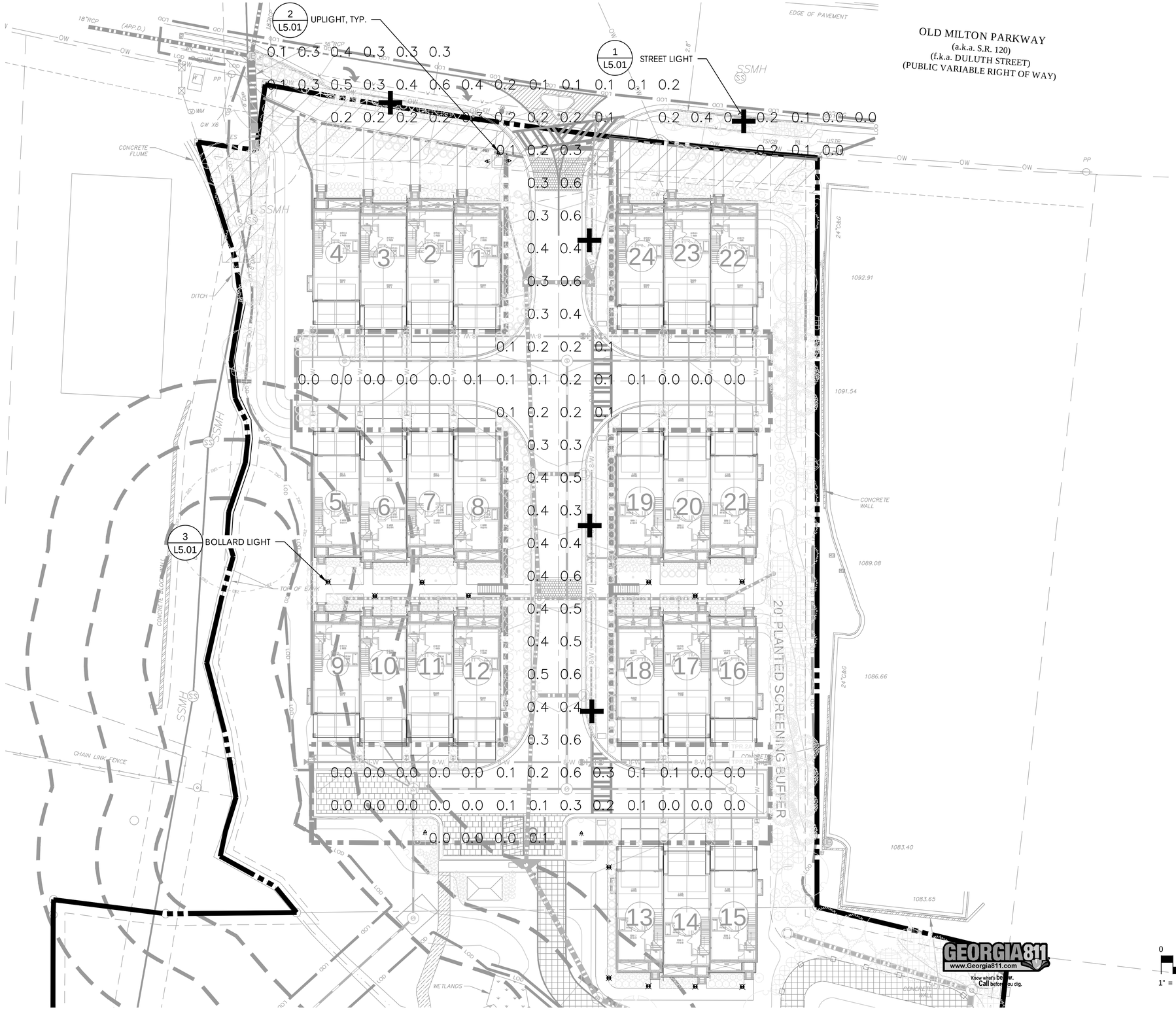

CONCEPT STREET LIGHTING:

+ STREET LIGHT SYMBOL
QUANTITY - 5
SPACING - SHOWN ON PLAN

LIGHTING KEY

- SIGN LIGHT
- UPLIGHT
- BOLLARD LIGHT
- \+ STREET LIGHT

GENERAL SITE LIGHTING NOTES

- THIS LIGHTING PLAN IS FOR FIXTURE LOCATIONS ONLY - WIRING DIAGRAMS, DETAILS, AND INSTALLATION SPECIFICATIONS ARE BY CONTRACTOR
- CONTRACTOR SHALL PROVIDE PHOTOCELL, TIMER OR SWITCH CONTROLLED LIGHTING SYSTEMS USING FIXTURES AND LOCATIONS NOTED ON THIS PLAN. COORDINATE WITH OWNER FOR PREFERRED SWITCHING OPTION. INSTALLATION SHALL COMPLY WITH ALL APPLICABLE STATE AND COUNTY CODES AND SHALL MEET OR EXCEED THE NATIONAL ELECTRICAL CODE. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ALL PERMITS AND APPROVALS AS REQUIRED. SYSTEM SHALL BE GUARANTEED FOR 1 YEAR, PARTS AND LABOR, DUE TO FAILURE BASED ON FAULTY WORKMANSHIP OR EQUIPMENT FAILURE
- THE INTENT OF THIS PLAN IS TO PROVIDE LOW LEVEL UNOBTRUSIVE SITE LIGHTING FOR PEDESTRIAN FLOW AND LIGHTING OF SELECTED DESIGN ELEMENTS. FINAL AIMING AND ADJUSTING SHALL BE MADE AT NIGHT
- CONTRACTOR SHALL HAND DIG ANY TRENCHES FOR WIRE ADJACENT TO EXISTING TREES
- ALL LOW VOLTAGE CABLES TO BE INSTALLED IN CONDUIT OR WITHIN IRRIGATION TRENCHES TO PROTECT FROM ACCIDENTAL CUTTING BY LANDSCAPE CONTRACTORS AT LATER DATES

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PROJECT

OLD MILTON

2325 OLD MILTON PKWY
ALPHARETTA, GA

748
12TH

FOR

THE PROVIDENCE GROUP
OF GEORGIA, LLC.

11340 LAKEFIELD DRIVE
SUITE 140
JOHNS CREEK, GA 30097

CONTACT:
CLINT WALTERS
404.274.4492

REVISION	DATE
LDP SUBMITTAL	11/17/2023

DRAWN BY: JP
APPROVED BY: DM

PROJECT NUMBER
15315.01A

SEAL

SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE

DATE
01/26/2024

TITLE
LANDSCAPE
LIGHTING &
UTILITY PLAN

SHEET
L5.00

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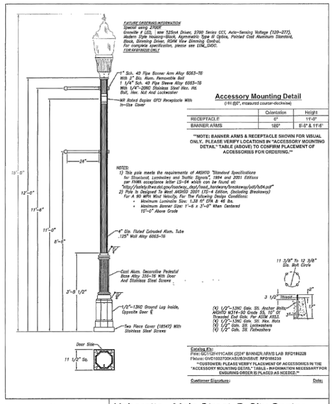
PEDESTRIAN LIGHTING

Holophane
Southeast Sales Support Team
Alpharetta, GA 30009
1-855-8989-8038
Pole: GC112F411CABK - black (2) 24" Banner Arms Lab RFD186228 - black
Fixture: GVD1002700KASMB3NSBVE RFD186230 - black
LIGHT POLES TO BE PLACED 1 PER 80 LF OF STREETSCAPE. ADDITIONALLY, AT MULTI-USE TRAIL ENTRANCES AND ACTIVE ZONES.



LIGHTING NOTES:

1) Pedestrian Lighting only used on sidewalk sections
2) Please see City Detail sheet DPL.01

1 L5.01 **STREET LIGHT** SPECIFICATION NTS

DENALI SERIES™ FLOODLIGHT

BK6SSL 12-27W LED

PROJECT:
TYPE:
CATALOG NUMBER:
SOURCE:
NOTES:

CATALOG NUMBER LOGIC

DE	LED	x60	FL	BLP	9	11	A
DE	- LED	- x58	- FL	- SAP	- 12	- 11	- C

Example:

Configure Driver Housing Separately
Driver Housing Required

INTEGRAL DRIVER HOUSINGS:
- **NF2** = HPJ Housing
- **PNG** = Universal Power Module-2
- **PMD2** = Universal Power Module-2 Dual
- **PC** = Power Canopy
- **PYR** = Power Pipe R
- **TMR** = Pole Mount or Tenon Mount

REMOTE DRIVER HOUSINGS:
- **HPJ2RR** = HPJ Remote Housing
- **PN2RR** = Universal Power Module-2 Remote
- **PM2DRR** = Universal Power Module-2 Dual Remote
- **RM** = Remote Wall Mount
- **DRM** = Dual Remote Wall Mount

Series
- **DE** = Denali Series™ Floodlight

Source
- **LED** = 'A' Module with Cold Phosphor Technology

LED Type

x58 = 12WLED/2.7K	**x61** = 20WLED/2.7K	**x64** = 27WLED/2.7K
x59 = 12WLED/3K	**x62** = 20WLED/3K	**x65** = 27WLED/3K
x60 = 12WLED/4K	**x63** = 20WLED/4K	**x66** = 27WLED/4K

Optics
- **SP** = Spot (15°)
- **FL** = Flood (35°)
- **WFL** = Wide Flood (65°)*

Finish

Aluminum Finish

Powder Coat Color	Satin	Wrinkle
Bronze	BZP	BZW
Black	BLP	BLW
White (Classic)	WHP	WHW
Aluminum	SAP	—
Verde	—	VER

Premium Finish

ABP	Antique Brass Powder*	CMG	Cascade Mountain Granite	RMG	Rocky Mountain Granite
AMG	Aberdeen Mountain Granite	CSE	Cracked Ice	SDS	Sidewash Desert Sandstone
AOW	Antique White	CWH	Cream	SRG	Sierra Mountain Granite
BCM	Black Chrome	HUG	Hunter Green	TXF	Textured Forest
BGE	Beige	MDS	Mojave Desert Sandstone	WCP	Weathered Copper*
BPP	Brown Pebble Powder	NBP	Natural Brass Powder	WBR	Weathered Iron
CAP	Clear Anodized Powder	OCP	Old Copper		(Also available in NBC Premium Lustrous 2.0 Finish)

Lens Type
- **9** = Clear (Standard)
- **10** = Spread Lens*
- **12** = Soft Focus Lens*
- **13** = Westbrooke Lens*

Shielding
- **11** = Honeycomb Baffle*

*Recommended for up to 2 Lens/Shielding combo

Cap Style
- **A** = 45°
- **B** = 90°
- **C** = Flush
- **D** = 45° Trim Wrap Hide (Internal Use Only)
- **E** = 90° Trim Wrap Hide (Internal Use Only)

B-K LIGHTING | 40429 Brickyard Drive • Madera, CA 93636 • USA | 559.436.5600 • FAX 559.438.5900 | www.bklighting.com • info@bklighting.com | RELEASED 11-7-17 | DRAWING NUMBER SUB001113

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2 L5.01 **UPLIGHT** SPECIFICATION NTS

PRODUCT TECHNICAL DATA SHEET

HCI LIGHTING
HERITAGE CASTING & IRONWORKS LTD.

BOLLARDS

B675 SERIES

non-lighted

SPECIFICATIONS

The body of the bollard is made from heavy duty cast aluminum or cast iron to withstand harsh weather. The non-lighted ballard is equipped with decorative cast top and is secured with four (4) stainless steel head socket screws.

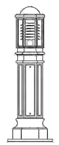
Finish is electrostatically applied with thermoset polyester powder-coat.

PRODUCT	TOP	DIFFUSER TYPE	WATTAGE	CCT	VOLTAGE	OPTICS	OPTIONS	COLOR
B675	A B U Q	N/A	N/A	N/A	N/A	N/A	EB1 SINGLE EYE BOLT EB2 DOUBLE EYE BOLT	STANDARD RAL 6005 GREEN 9010 GREY 8019 BRONZE 9011 BLACK 9016 WHITE *CONTACT FOR AVAILABILITY CUSTOM RAL

Product ordering sample
B675 - A - EB1 - RAL9011 BLACK

B875-LED SERIES

lighted



SPECIFICATIONS

The body of the bollard is made from heavy duty cast aluminum or cast iron to withstand harsh weather. The lighted ballard is equipped with an aluminum fixture head on top with a choice of light sources and optical systems, and is secured with four (4) stainless steel head socket screws.

Finish is electrostatically applied with thermoset polyester powder-coat.

PRODUCT	TOP	DIFFUSER TYPE	WATTAGE	CCT	VOLTAGE	OPTICS	OPTIONS	COLOR
B875	L1 L3 L4 L5 L6	FAC: FROSTED ACRYLIC FPC FROSTED POLYCARBONATE WAC WHITE ACRYLIC WPC WHITE POLYCARBONATE	LED35W LED50W LED80W	3000K 4000K 5000K ± 10% VARIANCE	120-277V STEP DOWN TRANSFORMER 347V 480V	TYPE II TYPE III	BL BASE LAMP DIM DIMMING CONTROL PVR INTERNAL PHOTO LV LOUVRE REFLECTOR EB1 EB2 EYE BOLT	STANDARD RAL 6005 GREEN 9010 GREY 8019 BRONZE 9011 BLACK 9016 WHITE *CONTACT FOR AVAILABILITY CUSTOM RAL

Product ordering sample
B875 - L1 - FAC - LED35W - 3000K - 120-277V - TYPE II - DIM - RAL9011 BLACK

(800) 267-3175 | www.hcilighting.com

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3 L5.01 **BOLLARD LIGHT** SPECIFICATION NTS

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PROJECT

OLD MILTON

2325 OLD MILTON PKWY
ALPHARETTA, GA

748
12TH

FOR

THE PROVIDENCE GROUP
OF GEORGIA, LLC.

11340 LAKEFIELD DRIVE
SUITE 140
JOHNS CREEK, GA 30097

CONTACT:
CLINT WALTERS
404.274.4492

REVISION	DATE
LDP SUBMITTAL	11/17/2023

DRAWN BY: JP
APPROVED BY: DM

PROJECT NUMBER
15315.01A

SEAL

GEORGIA REGISTERED LANDSCAPE ARCHITECT No. 1768 DOUG MCCURE

SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE

DATE
01/26/2024

TITLE
LIGHTING DETAILS

SHEET
L5.01

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Trim Color:
Greek Villa SW7551

Windows:
Black

Siding Color:
Maison Blanche SW 7526

Avondale

Mosswood

Gutter/Metal

Urbane Bronze
SW 7048

Railings

Black

Cedar Accent

Charwood SW 3542

Scheme 1

Aberdeen

Trim Color:
Alabaster SW7008

Windows:
Black

Siding Color:
Versatile Gray SW6062

New Castle Grey

Bradford Hall Tudor

Gutter/Metal

Urbane Bronze
SW 7048

Railings

Black

Cedar Accent

Charwood SW 3542

Scheme 2

Aberdeen

Trim Color:
Ivory Lace SW7013

Windows:
Black

Siding Color:
Shittake SW9173

Magnolia Bay

Ortega

Gutter/Metal

Urbane Bronze
SW 7048

Railings

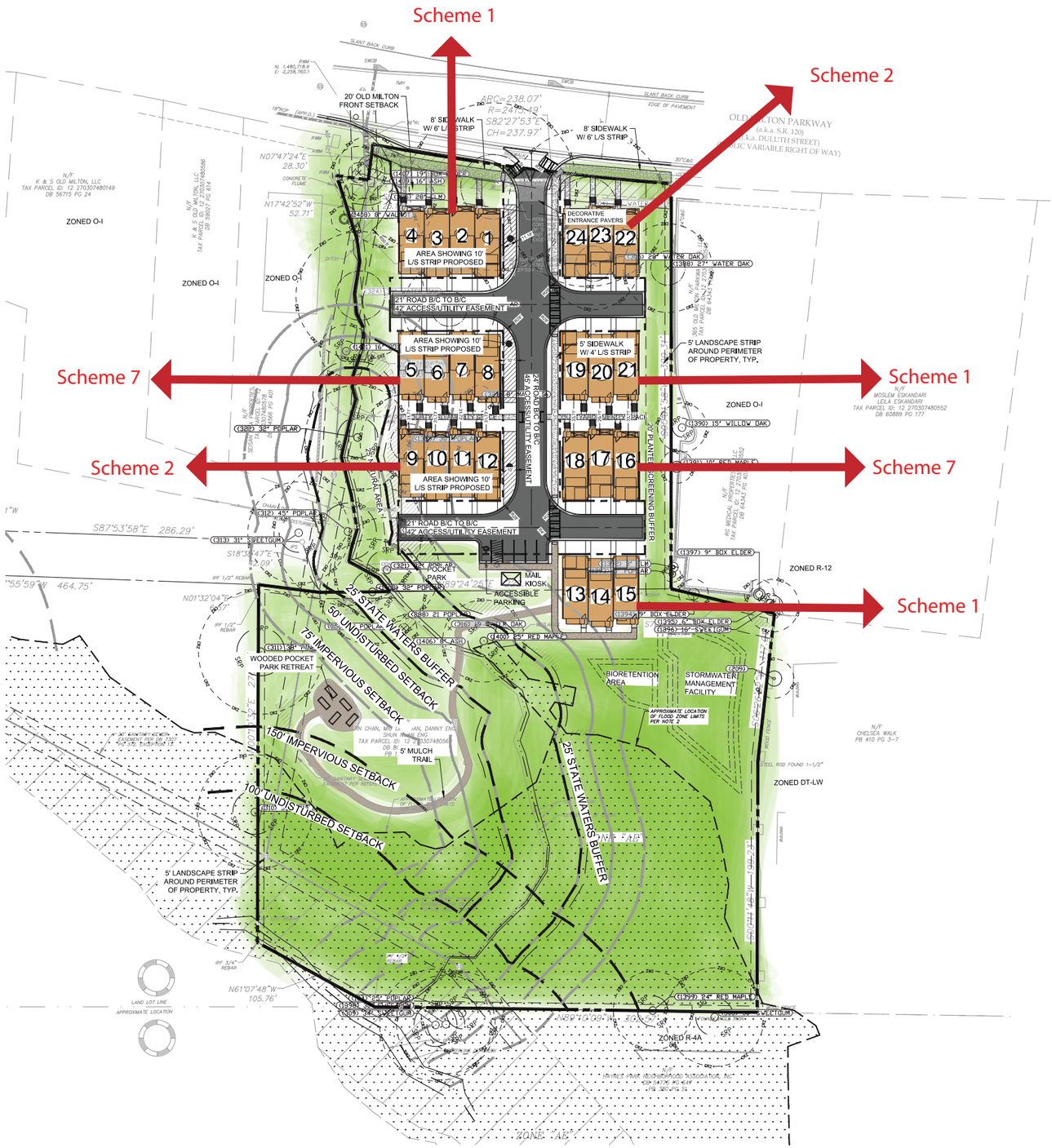
Black

Cedar Accent

Charwood SW 3542

Scheme 7

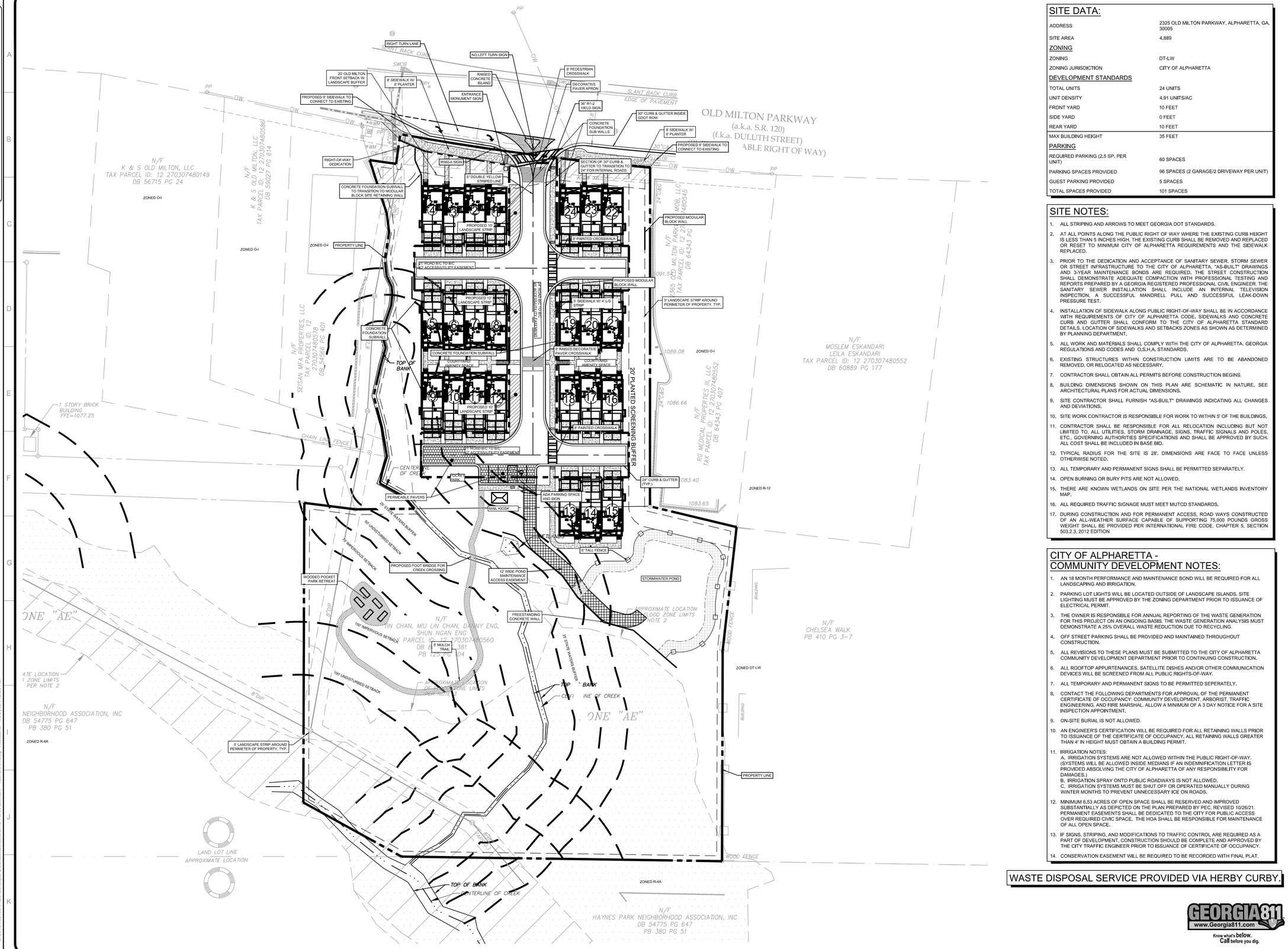
Aberdeen



Site Map with Color Schemes

Aberdeen

THE PROVIDENCE GROUP
A GREEN BRICK PARTNER



SITE DATA:

ADDRESS	2325 OLD MILTON PARKWAY, ALPHARETTA, GA, 30005
SITE AREA	4.889
ZONING	
ZONING	DT-LW
ZONING JURISDICTION	CITY OF ALPHARETTA
DEVELOPMENT STANDARDS	
TOTAL UNITS	24 UNITS
UNIT DENSITY	4.91 UNITS/AC
FRONT YARD	10 FEET
SIDE YARD	0 FEET
REAR YARD	10 FEET
MAX BUILDING HEIGHT	35 FEET
PARKING	
REQUIRED PARKING (2.5 SP, PER UNIT)	60 SPACES
PARKING SPACES PROVIDED	96 SPACES (2 GARAGE/2 DRIVEWAY PER UNIT)
GUEST PARKING PROVIDED	5 SPACES
TOTAL SPACES PROVIDED	101 SPACES

SITE NOTES:

1. ALL STRIPING AND ARROWS TO MEET GEORGIA DOT STANDARDS.
2. AT ALL POINTS ALONG THE PUBLIC RIGHT OF WAY WHERE THE EXISTING CURB HEIGHT IS LESS THAN 5 INCHES HIGH, THE EXISTING CURB SHALL BE REMOVED AND REPLACED OR RESET TO MINIMUM CITY OF ALPHARETTA REQUIREMENTS AND THE SIDEWALK REPLACED.
3. PRIOR TO THE DEDICATION AND ACCEPTANCE OF SANITARY SEWER, STORM SEWER OR STREET INFRASTRUCTURE TO THE CITY OF ALPHARETTA, "AS-BUILT" DRAWINGS AND 3-YEAR MAINTENANCE BONDS ARE REQUIRED, THE STREET CONSTRUCTION SHALL DEMONSTRATE ADEQUATE COMPACTION WITH PROFESSIONAL TESTING AND REPORTS PREPARED BY A GEORGIA REGISTERED PROFESSIONAL CIVIL ENGINEER. THE SANITARY SEWER INSTALLATION SHALL INCLUDE AN INTERNAL TELEVISION INSPECTION, A SUCCESSFUL MANDRELL PULL AND SUCCESSFUL LEAK-DOWN PRESSURE TEST.
4. INSTALLATION OF SIDEWALK ALONG PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF CITY OF ALPHARETTA CODE. SIDEWALKS AND CONCRETE CURB AND GUTTER SHALL CONFORM TO THE CITY OF ALPHARETTA STANDARD DETAILS. LOCATION OF SIDEWALKS AND SETBACKS ZONES AS SHOWN AS DETERMINED BY PLANNING DEPARTMENT.
5. ALL WORK AND MATERIALS SHALL COMPLY WITH THE CITY OF ALPHARETTA, GEORGIA REGULATIONS AND CODES AND O,S,H,A, STANDARDS.
6. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED REMOVED, OR RELOCATED AS NECESSARY,
7. CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.
8. BUILDING DIMENSIONS SHOWN ON THIS PLAN ARE SCHEMATIC IN NATURE, SEE ARCHITECTURAL PLANS FOR ACTUAL DIMENSIONS.
9. SITE CONTRACTOR SHALL FURNISH "AS-BUILT" DRAWINGS INDICATING ALL CHANGES AND DEVIATIONS,
10. SITE WORK CONTRACTOR IS RESPONSIBLE FOR WORK TO WITHIN 5' OF THE BUILDINGS.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATION INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS AND POLES, ETC., GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
12. TYPICAL RADIUS FOR THE SITE IS 28'. DIMENSIONS ARE FACE TO FACE UNLESS OTHERWISE NOTED.
13. ALL TEMPORARY AND PERMANENT SIGNS SHALL BE PERMITTED SEPARATELY.
14. OPEN BURNING OR BURY PITS ARE NOT ALLOWED.
15. THERE ARE KNOWN WETLANDS ON SITE PER THE NATIONAL WETLANDS INVENTORY MAP.
16. ALL REQUIRED TRAFFIC SIGNAGE MUST MEET MUTCD STANDARDS.
17. DURING CONSTRUCTION AND FOR PERMANENT ACCESS, ROAD WAYS CONSTRUCTED OF AN ALL-WEATHER SURFACE CAPABLE OF SUPPORTING 75,000 POUNDS GROSS WEIGHT SHALL BE PROVIDED PER INTERNATIONAL FIRE CODE, CHAPTER 5, SECTION 503.2.3, 2012 EDITION

CITY OF ALPHARETTA - COMMUNITY DEVELOPMENT NOTES:

1. AN 18 MONTH PERFORMANCE AND MAINTENANCE BOND WILL BE REQUIRED FOR ALL LANDSCAPING AND IRRIGATION.
2. PARKING LOT LIGHTS WILL BE LOCATED OUTSIDE OF LANDSCAPE ISLANDS. SITE LIGHTING MUST BE APPROVED BY THE ZONING DEPARTMENT PRIOR TO ISSUANCE OF ELECTRICAL PERMIT.
3. THE OWNER IS RESPONSIBLE FOR ANNUAL REPORTING OF THE WASTE GENERATION FOR THIS PROJECT ON AN ONGOING BASIS. THE WASTE GENERATION ANALYSIS MUST DEMONSTRATE A 25% OVERALL WASTE REDUCTION DUE TO RECYCLING.
4. OFF STREET PARKING SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION.
5. ALL REVISIONS TO THESE PLANS MUST BE SUBMITTED TO THE CITY OF ALPHARETTA COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO CONTINUING CONSTRUCTION.
6. ALL ROOFTOP APPURTENANCES, SATELLITE DISHES AND/OR OTHER COMMUNICATION DEVICES WILL BE SCREENED FROM ALL PUBLIC RIGHTS-OF-WAY.
7. ALL TEMPORARY AND PERMANENT SIGNS TO BE PERMITTED SEPERATELY.
8. CONTACT THE FOLLOWING DEPARTMENTS FOR APPROVAL OF THE PERMANENT CERTIFICATE OF OCCUPANCY: COMMUNITY DEVELOPMENT, ARBORIST, TRAFFIC ENGINEERING, AND FIRE MARSHAL. ALLOW A MINIMUM OF A 3 DAY NOTICE FOR A SITE INSPECTION APPOINTMENT.
9. ON-SITE BURIAL IS NOT ALLOWED.
10. AN ENGINEER'S CERTIFICATION WILL BE REQUIRED FOR ALL RETAINING WALLS PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, ALL RETAINING WALLS GREATER THAN 4' IN HEIGHT MUST OBTAIN A BUILDING PERMIT.
11. IRRIGATION NOTES:
    A. 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.)
    B. IRRIGATION SPRAY ONTO PUBLIC ROADWAYS IS NOT ALLOWED.
    C. IRRIGATION SYSTEMS MUST BE SHUT OFF OR OPERATED MANUALLY DURING WINTER MONTHS TO PREVENT UNNECESSARY ICE ON ROADS.
12. MINIMUM 6.53 ACRES OF OPEN SPACE SHALL BE RESERVED AND IMPROVED SUBSTANTIALLY AS DEPICTED ON THE PLAN PREPARED BY PEC, REVISED 10/26/21. PERMANENT EASEMENTS SHALL BE DEDICATED TO THE CITY FOR PUBLIC ACCESS OVER REQUIRED CIVIC SPACE. THE HOA SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL OPEN SPACE.
13. IF SIGNS, STRIPING, AND MODIFICATIONS TO TRAFFIC CONTROL ARE REQUIRED AS A PART OF DEVELOPMENT, CONSTRUCTION SHOULD BE COMPLETE AND APPROVED BY THE CITY TRAFFIC ENGINEER PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
14. CONSERVATION EASEMENT WILL BE REQUIRED TO BE RECORDED WITH FINAL PLAT.

WASTE DISPOSAL SERVICE PROVIDED VIA HERBY CURBY.

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ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES

350 RESEARCH COURT STE 200
PEACHTREE CORNERS, GA 30092

PROJECT

OLD MILTON PKWY

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT

2325 OLD MILTON PARKWAY
ALPHARETTA, GA, 30005

FOR

MIRANDA ENG
11340 LAKEFIELD DRIVE
SUITE 140
JOHNS CREEK, GA, 30097
P: 404-274-4492

D230045

REVISIONS

NO.	DATE	BY	DESCRIPTION
-1	1-26-24	DH	DRB EXHIBIT SUBMITTAL

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

GEORGIA REGISTERED No. 050117 PROFESSIONAL ENGINEER DANIEL H HANKER

GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION # 0000087022 EXP. 05/22/2025

SITE PLAN EXHIBIT

0 20 40 80 120

SCALE: 1" = 40'
DATE: 1/26/2024
PROJECT: 15315.01A

GRID NORTH
GEORGIA WEST ZONE

EX A
SHEET

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J:\2015\15315.01A\Docs\Graphics & Exhibits\EXHIBITS\SITE PLAN EXHIBIT - 15315.01A.dwg - AWilliams - 1/26/2024 12:20 PM

City Council Meeting & Public Hearing
SEPTEMBER 18, 2023
UNOFFICIAL MINUTES
Office of the City Clerk

ALPHARETTA CITY HALL
COUNCIL CHAMBERS | 2 PARK PLAZA | 6:30 PM

This summary is provided as a convenience and service to the public, media and staff. It is not the intent to record proceedings verbatim. Any reproduction of this summary must include this notice. This is not an official record of the Alpharetta City Council Meeting proceedings. Meetings are recorded and available for review at https://www.youtube.com/user/alpharettagov.

1. CALL TO ORDER
   - Mayor Gilvin called the meeting to order at 6:48 p.m.
2. ROLL CALL
   - Council Members
     - Mayor Jim Gilvin
     - Mayor Pro Tem Dan Merkel
     - Donald F. Mitchell
     - Douglas J. DeRito
     - Brian Will
     - Jason Binder
   - Council Members Absent
     - John Hipes
   - Staff
     - Chris Lagerbloom, City Administrator
     - Molly Esswein, City Attorney
     - James Drinkard, Assistant City Administrator
     - Lauren Shapiro, City Clerk
     - Adam Montgomery, Director of Information Technology
     - Morgan Rodgers, Director of Recreation, Parks, and Cultural Services
     - Pete Sewczwicz, Director of Public Works
     - Tom Harris, Director of Finance
     - Michael Woodman, Planning and Development Services Manager
     - Bret Schroeder, Zoning Enforcement Manager

3. PLEDGE TO THE FLAG

4. PRESENTATIONS & PROCLAMATIONS

A. Proclamation: Constitution Week

- Mayor Gilvin presented a proclamation to local members of the Daughters of the American Revolution to celebrate Constitution Week.

B. Wacky World Donor and Sponsor Recognition

- Mayor Gilvin presented an award to The Cuce Family for the generous contribution to the rebuild of Wacky World Playground.

5. BOARDS & COMMISSIONS

A. Board of Ethics: Appointment Nominations

Consideration of approval of appointments to the Board of Ethics.

This item was not considered or discussed during tonight's meeting.

B. Recreation Commission Reappointment

Reappointment of Cheryl Rand to the Recreation Commission by Mayor Gilvin.

- Mayor Gilvin reappointed Cheryl Rand to serve on the Recreation Commission.

6. CONSENT AGENDA

A. Special Called City Council Meeting Minutes (Meeting of 8/28/2023 at 11:00a.m.)

Consideration of approval of the Special Called City Council Meeting Minutes from the meeting of August 28, 2023 at 11:30 a.m.

B. Ratification of Consent Order and Final Judgment: Parcel 15 of McGinnis Ferry Road Widening Project

*Council ratification of Consent Order and Final Judgment regarding Civil Action File No. **2022CV364088** in the amount of **$16,493.00** in connection with **Parcel #15** of the McGinnis Ferry Road Widening Project (PI #0004634) (Owners: Najwa Joudeh & Windward HOA).*

C. Ratification of Consent Order and Final Judgment: Parcel 30 of McGinnis Ferry Road Widening Project

*Council Ratification of Consent Order and Final Judgment regarding Civil Action File No. **2022CV364091** in the amount of **$70,100.00** in connection with **Parcel #30** of he McGinnis Ferry Road Widening Project (PI #0004634) (Owners: Cuong Phu Nguyen, Ching I Wang, and Windward HOA).*

D. Ratification of Consent Order and Final Judgment: Parcel 41 of McGinnis Ferry Road Widening Project

*Council Ratification of Consent Order and Final Judgment regarding Civil Action File No. **2022CV363933** in the amount of **$62,750.00** in connection with **Parcel 41** of the McGinnis Ferry Road Widening Project (PI #0004634) (Owner: LaDeshia Robinson).*

E. Ratification of Consent Order and Final Judgment: Parcel 64 of McGinnis Ferry Road Widening Project

*Council Ratification of consent Order and Final Judgment regarding Civil Action File No. **2022CV363747** in the amount of **$125,000.00** in connection with **Parcel #64** of the McGinnis Ferry Road Widening Project (PI #0004634) (Owners: Oscar Sinisterra and Windward Community Services Association, Inc.)*

F. Ratification of Consent Order and Final Judgment: Parcel 66B of McGinnis Ferry Road Widening Project

*Council Ratification of Consent Order and Final Judgment regarding Civil Action File No. **2022CV363834** in the amount of **$7,461.06** in connection with **Parcel #66B** of the McGinnis Ferry Road Widening Project (PI #0004634) (Owners: Qiangwei Liu and Windward HOA).*

G. Ratification of Consent Order and Final Judgment: Parcel 67 of McGinnis Ferry Road Widening Project

*Council ratification of Consent Order and Final Judgment regarding Civil Action File No. **2022CV363823** in the amount of **$35,000.00** in connection with **Parcel #67** of the McGinnis Ferry Road Widening Project (PI #0004634) (Owners: Daniel Woo Hwang, Raquel Aimee Hwang, and Windward HOA).*

H. Ratification of Consent Order and Final Judgment: Parcel 68 of McGinnis Ferry Road Widening Project

*Council ratification of Consent Order and Final Judgment regarding Civil Action File No. **2022CV363613** in the amount of $28,200.00 in connection with **Parcel #68** of the McGinnis Ferry Road Widening Project (PI #0004634) (Owners: Niranjana Gundagatti Rajasekhara and Windward HOA).*

I. Ratification of Consent Order and Final Judgment: Parcel 76 of McGinnis Ferry Road Widening

*Council ratification of Consent Order and Final Judgment regarding Civil Action File No. **2022CV364122** in the amount of **$8,875.00** in connection with **Parcel #76** of the McGinnis Ferry Road Widening Project (PI #0004634) (Owners: David L.F. Smith, Curdel Smith, and Windward HOA).*

PUBLIC COMMENTS:

- There were no public comments.

❖ Council Member DeRito offered a motion to approve the Consent Agenda.

- Council Member Will seconded the motion.
- The motion was approved unanimously (6-0).

7. PUBLIC HEARING

A. Z-23-09/V-23-15 2325 Old Milton Parkway Tract

Consideration of a rezoning and variance to allow for the construction of 24 "For-Sale' townhomes on 4.9 acres. A rezoning is requested from O-1 (Office-Institutional) and R-12 (Dwelling, 'For-Sale', Residential) to DT-LW (Downtown Live-Work). Variances are requested to reduce stream buffers, modify streetscape standards and reduce landscape strips. The

property is located at 2325 Old Milton Parkway and is legally described as being located in Land Lot 748, 1st District, 2nd Section, Fulton County, Georgia.

- Planning and Development Services Manager, Michael Woodman, came forward to present this item.
- The applicant, The Providence Group, is requesting a rezoning and variances to allow for the construction of twenty-four (24) 'For-Sale' townhomes on 4.88 acres in the Downtown. The proposed density is 4.92 dwelling units per acre. A rezoning is requested from R-12 (Dwelling, 'For-Sale', Residential) to DT-LW (Downtown Live-Work). Variances are requested to allow encroachments into a non-perennial stream buffer and impervious setback, and to modify streetscape standards (sidewalk, planter, landscape strip). The subject property is located at 2325 Old Milton Parkway, and 210 Norcross Street near the southeast corner of Old Milton Parkway and Haynes Bridge Road.
- This item was considered by the Planning Commission at the September 7, 2023 meeting. There was one (1) public comment from a Chelsea Walk residents with concerns over tree removal and stormwater runoff. The resident requested that the evergreen trees planted adjacent to Chelsea Walk be at least eight-foot (8') tall. After discussion, Planning Commission recommended approval subject to staff's recommended conditions (vote 7-0).
- Staff is recommending that Mayor and City Council approve Z-23-09/V-23-15 The Providence Group/2325 Old Milton Parkway, subject to the following conditions:

    1. Approximately 4.88 acres shall be zoned DT-LW and developed substantially similar to site plan prepared by PEC, revised 8/29/23, except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
    2. Architecture and materials shall be developed substantially similar to the submitted renderings, labeled Exhibit A - Rendering, 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. Townhome buildings facing Old Milton Parkway shall have chimneys on either end of the building as depicted in Exhibit B – Elevations with Chimneys. Townhomes shall have 4-sided architecture, materials and details.
    3. Density shall not exceed 24 dwelling units.
    4. Courtyards may encroach into landscape strips, subject to meeting the minimum landscape material requirements, as approved by Staff.
    5. Developer shall improve Old Milton Parkway streetscape with a minimum 6' planter planted with street trees (subject to Staff and GDOT approval),

minimum 8' sidewalk, and decorative pedestrian lighting, with final approval by Staff. In lieu of tree grates, the soil area around street trees shall be planted with evergreen ornamental grasses, groundcovers and/or shrubs.

6. Streets, alleys and sidewalks internal to the site shall be developed as depicted on the site plan prepared by PEC, revised 8/29/23, with final approval by Staff. Decorative pedestrian lighting shall be required throughout the development. Internal streets and alleys shall be private and maintained by the HOA.
7. Minimum 10' landscape strip shall be required along one side and a 4' landscape strip and 5' sidewalk along the opposite side of internal streets, not including alleys, as generally depicted on the site plan prepared by PEC, revised 8/29/23. The 10' landscape strip shall be exclusive of water & sewer utilities. Should Fulton County require an unencumbered water line easement, shrubs shall replace trees on the side of the street with a 4' landscape strip.
8. Minimum 20' landscape strip and building setback shall be provided along Old Milton Parkway. Landscape strip shall be planted with shade trees as a continuation of what has been planted or designed in the Downtown and outside of utility easements and overhead utilities, as approved by Staff.
9. A 20' planted buffer shall be provided along eastern property line as depicted on the site plan prepared by PEC, revised 8/29/23. A double row of evergreen and hardwood trees and shrubs shall be planted along the west property line between Unit 4 and My First Academy, as approved by Staff.
10. Project entrance shall include a decorative paver apron, landscaping, decorative low wall or fence with columns, as approved by Staff. Improvements shall be maintained by the HOA.
11. Open space shall be developed substantially similar to the site plan prepared by PEC, revised 8/29/23, as approved by Staff. Open space shall be developed with a park-like setting with decorative landscape, hardscape and seating. Landscape shall include plant selections promoting the historic Downtown.
12. Creeping vines shall be planted to cover retaining and low walls, as approved by Staff.
13. Developer shall save trees as depicted on the tree plan prepared by 360 Studio, revised 8/29/23.
14. Fences and walls visible from the public right-of-way shall be decorative, as approved by Staff. Unfinished wood fences and decks shall not be visible from the street.

15. HVAC and similar equipment shall not be visible or shall be screened from the public right-of-way.

16. Garbage pickup shall be from within the development.

17. No more than 10% of the residential units shall be permitted to be rented, as recorded in the HOA's declarations and covenants.

18. To mitigate stream buffer impacts, developer shall comply with a combination of the following measures, as approved by Staff:

    a) Provide 50% 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. Enhancements may include removing fallen trees inside the stream bed that are impeding flow, plant eroded or sparsely vegetated areas of stream banks with live stakes, add enhanced buffer plantings where sparsely vegetated, and remove invasive vines.

    c) Obtain any necessary state and federal approvals for the stream and buffer impacts.

    d) Or alternative mitigation measures, as approved by Staff.

19. Developer shall plant a single row of minimum 8' tall evergreen trees in the 5' landscape strip abutting the Chelsea Walk subdivision.

- The applicant requests variances to modify Downtown Overlay site regulations (streetscape standards) and Unified Development Code (UDC) regulations pertaining to a stream buffer encroachment. The property has an unusual shape, is situated between commercial properties, and has significant topography due to the presence of multiple streams and floodplain. The applicant proposes to mitigate the stream buffer encroachments (approximately 0.32 acres) by replanting sparse areas to buffer standards, buffer enhancements, and stream bank stability enhancements. If approved, additional mitigation is recommended, such as providing additional runoff reduction.
- The applicant's proposed density is generally lower than densities approved in the Downtown and along Old Milton Parkway.
- The submitted site plan depicts twenty-four (24), three (3) story 'For-Sale' townhomes with access from a new entrance off Old Milton Parkway. Approximately 2.56 acres of the property will remain undisturbed due to the presence of stream, buffers and floodplain. Townhomes have access from a new private street and four (4) alleys. All townhomes are rear-loaded and are twenty feet (20') wide. Townhomes oriented to Old Milton Parkway are depicted with a fifteen-foot (15') setback and landscape strip along the right-of-way. Chelsea Walk was approved with a fifteen-foot (15')

building setback and landscape strip along Old Milton Parkway and all other developments recently approved along Old Milton Parkway in the Downtown were approved with a twenty-foot (20') building setback and landscape strip.

- An eight-foot (8') sidewalk and six-foot (6') planter are depicted along Old Milton Parkway and a five-foot (5') sidewalk and four-foot (4') planter are depicted along the west side of the new private street. A twenty-foot (20') planted buffer is proposed adjacent to the medical office building to the east and a 25' natural area is depicted along the western property line. If approved, a double row of evergreen trees and shrubs should be provided along the west property line adjacent to My First Academy daycare center.
- Each townhome unit will have two (2) side-by-side parking spaces within a garage and a Code-compliant driveway accommodating two (2) additional cars. Five (5) guest parking spaces are provided near the mail kiosk. The Downtown Code requires 60 parking spaces for the proposed subdivision (2.5 parking spaces/unit), of which 101 spaces are provided on the site plan.
- The site plan depicts 0.60 acres, or 12.3%, open space within the proposed development. Amenity space is proposed to include a two (2) pocket parks, with one (1) located at the north end of the site and one (1) at the south end of the site.
- There are approximately sixteen (16) specimen trees on the property or near the boundary of the property. Of those, the applicant proposes to remove five (5) specimen trees. An additional five (5) non-specimen trees are proposed to be removed in the stream buffer due to impacts from the development, including a sewer extension which crosses the stream in the southwest corner of the property. All other trees located in stream buffers and floodplain will be preserved. A stormwater management pond and bioretention area are depicted at the south end of the property adjacent to a pocket park.
- The submitted renderings depict two (2) story over basement and three (3) story townhomes in the Greek Revival style, consisting primarily of brick with metal roof accents. Units will range in size from approximately 1,600 to 2,120 square feet and will all be three (3) bedrooms.
- The applicant provided a trip generation report, which estimates that the 24 townhome units would generate approximately seven (7) AM Peak Hour trips and ten (10) PM Peak Hour trips.
- Fulton County calculated the potential maximum number of children who may live on the property by using the Fulton County Schools standard calculation to identify the number of children that a residential development will generate. Based on the total figure for all three school levels, it can be assumed that the proposed development could house approximately 0 – 12 school age children. Numbers provided by Fulton County Schools show that Northwestern Middle School is approaching maximum capacity and Milton High School is over capacity.

- The Citizen Participation Plan Report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that no comments were received other than the comments at the Community Zoning Information Meeting (CZIM). The CZIM was held on July 12, 2023. There were public comments in support and a request to remove a dead Pine tree that could fall into Chelsea Walk.
- Staff has reviewed the applicant's proposal against the established review criteria for a rezoning and variance. The zoning proposal is consistent with the vision of the Downtown Master Plan and future land use designation of the property. The proposed density is generally lower than densities approved in the Downtown. Developments approved along Old Milton Parkway in the Downtown have provided a twenty-foot (20') building setback and landscape strip, except that Chelsea Walk was approved with a fifteen-foot (15') building setback and landscape strip. If approved, a twenty-foot (20') building setback and landscape strip should be provided along Old Milton Parkway.
- There are exceptional conditions pertaining to the property due to its unusual shape, topography, presence of streams and floodplain, and location between commercial properties. Approximately 2.88 acres of the property is unbuildable due to the presence of streams and floodplain. It does not appear that variances are being requested for the purpose of increasing density. If approved, stream buffer encroachments should be mitigated with a combination of buffer enhancements and additional runoff reduction measures.
- Kirk Fjelstul, attorney with Smith Gambrell Russell, came forward to present on behalf of the applicant, The Providence Group.

PUBLIC COMMENTS:

- There were no public comments.

❖ Mayor Pro Tem Merkel offered a motion to approve Z-23-09/V-23-15 The Providence Group/2325 Old Milton Parkway, subject to the following conditions:

1. Approximately 4.88 acres shall be zoned DT-LW and developed substantially similar to site plan prepared by PEC, revised 8/29/23, except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
2. Architecture and materials shall be developed substantially similar to the submitted renderings, labeled Exhibit A - Rendering, 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. Townhome buildings facing Old Milton Parkway shall have chimneys on either end of the building as depicted in Exhibit B – Elevations with Chimneys. Townhomes shall have 4-sided architecture, materials and details.
3. Density shall not exceed 24 dwelling units.

4. Courtyards may encroach into landscape strips, subject to meeting the minimum landscape material requirements, as approved by Staff.
5. Developer shall improve Old Milton Parkway streetscape with a minimum 6' planter planted with street trees (subject to Staff and GDOT approval), minimum 8' sidewalk, and decorative pedestrian lighting, with final approval by Staff. In lieu of tree grates, the soil area around street trees shall be planted with evergreen ornamental grasses, groundcovers and/or shrubs.
6. Streets, alleys and sidewalks internal to the site shall be developed as depicted on the site plan prepared by PEC, revised 8/29/23, with final approval by Staff. Decorative pedestrian lighting shall be required throughout the development. Internal streets and alleys shall be private and maintained by the HOA.
7. Minimum 10' landscape strip shall be required along one side and a 4' landscape strip and 5' sidewalk along the opposite side of internal streets, not including alleys, as generally depicted on the site plan prepared by PEC, revised 8/29/23. The 10' landscape strip shall be exclusive of water & sewer utilities. Should Fulton County require an unencumbered water line easement, shrubs shall replace trees on the side of the street with a 4' landscape strip.
8. Minimum 20' landscape strip and building setback shall be provided along Old Milton Parkway. Landscape strip shall be planted with shade trees as a continuation of what has been planted or designed in the Downtown and outside of utility easements and overhead utilities, as approved by Staff.
9. A 20' planted buffer shall be provided along eastern property line as depicted on the site plan prepared by PEC, revised 8/29/23. A double row of evergreen and hardwood trees and shrubs shall be planted along the west property line between Unit 4 and My First Academy, as approved by Staff.
10. Project entrance shall include a decorative paver apron, landscaping, decorative low wall or fence with columns, as approved by Staff. Improvements shall be maintained by the HOA.
11. Open space shall be developed substantially similar to the site plan prepared by PEC, revised 8/29/23, as approved by Staff. Open space shall be developed with a park-like setting with decorative landscape, hardscape and seating. Landscape shall include plant selections promoting the historic Downtown.
12. Creeping vines shall be planted to cover retaining and low walls, as approved by Staff.
13. Developer shall save trees as depicted on the tree plan prepared by 360 Studio, revised 8/29/23.
14. Fences and walls visible from the public right-of-way shall be decorative, as approved by Staff. Unfinished wood fences and decks shall not be visible from the street.
15. HVAC and similar equipment shall not be visible or shall be screened from the public right-of-way.

16. Garbage pickup shall be from within the development.
17. No more than 10% of the residential units shall be permitted to be rented, as recorded in the HOA's declarations and covenants.
18. To mitigate stream buffer impacts, developer shall comply with a combination of the following measures, as approved by Staff:
    a. Provide 50% 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. Enhancements may include removing fallen trees inside the stream bed that are impeding flow, plant eroded or sparsely vegetated areas of stream banks with live stakes, add enhanced buffer plantings where sparsely vegetated, and remove invasive vines.
    c. Obtain any necessary state and federal approvals for the stream and buffer impacts.
    d. Or alternative mitigation measures, as approved by Staff.
19. Developer shall plant a single row of minimum 8' tall evergreen trees in the 5' landscape strip abutting the Chelsea Walk subdivision.

- Council Member Mitchell seconded the motion.
- The motion was approved unanimously (6-0).

B. PH-23-12 Gated Subdivision/1580 Mayfield Road

Consideration of a public hearing to allow a 5-lot subdivision to be gated. Unified Development Code (UDC) Subsection 3.5.6 Gated subdivisions/private streets requires that requests for gated subdivisions be considered at a public hearing by City Council. The property is located at 1580 Mayfield Road and is legally described as being located in Land Lots 1057 & 1104, 2nd District, 2nd Section, Fulton County, Georgia.

- Planning and Development Services Manager, Michael Woodman, came forward to present this item.
- The applicant, KJ Luxury Homes, requests consideration to allow a five (5) lot single-family detached subdivision to be gated. The subject property is located at 1580 Mayfield Road on the north side of Mayfield Road between Gransley and Harrington Falls.
- Staff is recommending that Mayor and City Council approve PH-23-12 Gated Subdivision/1580 Mayfield Road, subject to the following conditions:
    1. Gated subdivision shall be developed substantially as depicted on the site plan prepared by B.C. Engineering, Inc., revised 8/15/2023, except for modifications required to comply with the conditions below. Gated subdivision shall include vehicle stacking for a minimum 4 passenger vehicles, or 80', as well as a U-turn area with sufficient turning radii for a delivery truck to make an uninterrupted U-turn, with final approval by Staff.

2. Development shall be gated with a private street and maintained by the HOA.
3. Gate details and entrance landscaping shall be substantially similar to the plan prepared by Sugar Hill Outdoors, LLC, revised 8/24/2023, with final approval by Staff.
4. Gate access shall be provided by siren, key pad, Knox key and meet 2012 IFC 503.6.

- The property was approved for a rezoning to R-22 (Dwelling, 'For-Sale', Residential) on May 1, 2023. The property was previously developed with a single-family detached home and several outbuildings. Surrounding properties are zoned AG (Agriculture) to the north, east, south and west. Harrington Falls subdivision is located to the west, Gransley subdivision is located to the north and east, and an unplatted lot with a single-family detached home is located to the south.
- The subdivision is estimated to generate four (4) AM Peak Hour trips and five (5) PM Peak Hour trips. The proposed gated entrance provides stacking space for four (4) passenger vehicles, approximately 80' of stacking length, as well as a U-turn accommodating the turning radii of a delivery truck between the call box and gates. The applicant submitted entrance gate details and an entrance landscape plan. The entrance gate details depict brick columns with lighting and five (5) rail horse fence metal gates. The landscape plan depicts decorative landscaping in the entrance median and along the property frontage on Mayfield Road.
- The City's Public Works department was consulted on the applicant's request as it relates to the design of the gated entrance, i.e., appropriate stacking length, turnaround radii, and other considerations. The proposed gated entrance was designed to the specifications recommended by Staff (queueing for 1 delivery truck and 1-2 passenger vehicles and U-turn accommodating a delivery truck turning radius). It was determined that a deceleration lane was not necessary on Mayfield Road, which would serve as a design measure to help control speeds on Mayfield Road. Public Works requested that the applicant conduct a site distance analysis due to the presence of a curve in Mayfield Road in the vicinity of the proposed gated entrance. The applicant provided the site distance analysis on the site plan which shows that the proposal meets the left turn stopping sight distance of 250' and the intersection sight distance of 390'.
- The Citizen Participation Plan Report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that the applicant has communicated with two (2) property owners in Harrington Falls regarding concerns over safety on Mayfield Road and maintaining the existing curb cut on the property to the west.
- The City received a public comment from a resident in Harrington Falls with safety concerns over adding a gated entrance for the subdivision given the limited visibility and lack of space for a deceleration lane on Mayfield Road. The resident requested a deceleration lane and ample stacking space for multiple cars and delivery vehicles.
- The Community Zoning Information Meeting was held on August 9, 2023. There was one (1) public comment with concerns over stopped traffic on the curve of Mayfield Road caused by residents trying to enter the subdivision, no deceleration lane, school bus access, and do not want tornado siren removed.

- Staff has reviewed the applicant's proposal and finds that it can support the applicant's request to allow a gated subdivision. The proposal provides sufficient vehicle stacking and a turnaround area is provided accommodating delivery truck turning movements. In addition, the applicant provided a sight distance analysis meeting the left turn stopping sight distance and intersection sight distance. A deceleration lane is not recommended since right turn movements into the subdivision will help control the speed of traffic on Mayfield Road. If approved, the gated entrance should include decorative brick or stone columns, metal gate and landscaping.
- Ethan Underwood (attorney with Miles Hansford Tallant) came forward to speak on behalf of the applicant. He shared that he is unaware of the comment about tornado siren from the CZIM.

CITY COUNCIL DISCUSSION:

- Mayor Gilvin asked about the public comment from the CZIM about the tornado siren.

PUBLIC COMMENTS:

- There were no public comments.

❖ Mayor Pro Tem Merkel offered a motion to approve PH-23-12 Gated Subdivision/1580 Mayfield Road, subject to the following conditions:

1. Gated subdivision shall be developed substantially as depicted on the site plan prepared by B.C. Engineering, Inc., revised 8/15/2023, except for modifications required to comply with the conditions below. Gated subdivision shall include vehicle stacking for a minimum 4 passenger vehicles, or 80', as well as a U-turn area with sufficient turning radii for a delivery truck to make an uninterrupted U-turn, with final approval by Staff.
2. Development shall be gated with a private street and maintained by the HOA.
3. Gate details and entrance landscaping shall be substantially similar to the plan prepared by Sugar Hill Outdoors, LLC, revised 8/24/2023, with final approval by Staff.
4. Gate access shall be provided by siren, key pad, Knox key and meet 2012 IFC 503.6.
    - Manager Woodman offered a clarification to Condition #1 after the motion was made.
    - Mayor Pro Tem Merkel retracted his motion.

❖ Mayor Pro Tem Merkel offered a motion to approve PH-23-12 Gated Subdivision/1580 Mayfield Road, subject to the following conditions:

1. Gated subdivision shall be developed substantially as depicted on the site plan prepared by A.C.R. Engineering, Inc., revised 8/15/2023, except for modifications required to comply with the conditions below. Gated subdivision shall include vehicle stacking for a minimum 4 passenger vehicles, or 80', as well as a U-turn area with sufficient turning radii for a delivery truck to make an uninterrupted U-turn, with final approval by Staff.
2. Development shall be gated with a private street and maintained by the HOA.

3. Gate details and entrance landscaping shall be substantially similar to the plan prepared by Sugar Hill Outdoors, LLC, revised 8/24/2023, with final approval by Staff.
4. Gate access shall be provided by siren, key pad, Knox key and meet 2012 IFC 503.6.
    - Council Member DeRito seconded the motion.
    - The motion was approved unanimously (6-0).

C. PH-23-15 McCoy Way Road Abandonment

Consideration of request to abandon a remnant portion of McCoy Way. The property is located adjacent to 12200 McCoy Way and is legally described as being located in Land Lots 1244, 2nd District, 2nd Section, Fulton County, Georgia.

- Planning and Development Services Manager, Michael Woodman, came forward to present this item.
- City Attorney, Molly Esswein, read the Resolution title aloud.
- The applicants, Justin and Allyson Hayworth, request a road abandonment of a 0.029-acre (1,284 square feet) remnant portion of the McCoy Way right-of-way. If approved, the right-of-way will be incorporated into the applicant's property. The remnant portion of McCoy Way is located adjacent to the northeast corner of the applicant's property, which is 12200 McCoy Way located in the Emerson Hall subdivision.
- Staff is recommending that Mayor and City Council Approve PH-23-15 McCoy Way Road Abandonment request to abandon a remnant portion of the McCoy Way public right-of-way.
- In addition to the applicant's property, two (2) other residential properties touch the remnant piece of right-of-way. The applicant notified each adjacent property owner and both responded that they had no interest in acquiring the remnant piece of right-of-way. If approved, the abandoned right-of-way will be purchased by the applicants and incorporated into their residential lot.
- Access will not be denied as a result of the proposed road abandonment.
- The City's Public Works Department and Fulton County were consulted on this issue and expressed no concerns with the requested road abandonment.
- The value of the land has not been determined yet.

PUBLIC COMMENTS:

- Allyson Hayworth came forward to speak in favor of this item and would like to opportunity to purchase this property.

❖ Mayor Pro Tem Merkel offered a motion to approve PH-23-15 McCoy Way Road Abandonment request to abandon a remnant portion of the McCoy Way public right-of-way.

- Council Member DeRito seconded the motion.
- The motion was approved unanimously (6-0).

8. NEW BUSINESS

A. Resolution: Fiscal Year 2024 Local Maintenance and Improvement Grant

Consideration of adoption of a resolution that authorizes the submission of the Fiscal Year 2024 Local Maintenance and Improvement Grant Application to the Georgia Department of Transportation and approval authorizing the Mayor to sign all necessary documents.

- Director of Public Works, Pete Sewczwicz, came forward to present this item.
- City Attorney, Molly Esswein, read the Resolution title aloud.
- The LMIG budget for FY 2024 is based on the collection of motor fuel taxes from FY 2023. The amount of each local government's allocation is based on the total centerline road miles for your local road system and the total population of your city/ county as compared with the total statewide centerline road miles and total statewide population. We plan our budget for milling and resurfacing based upon receiving this grant.
- LMIG funds can be escrowed by the local government for a maximum of three fiscal years for the construction of larger projects, but GDOT expects the vast majority of the projects to be completed within the fiscal year of the grant.
- All LMIG projects must be completed as soon as possible, but substantially complete within three years from the date of the LMIG application. All preconstruction activities, advertisements, lettings, and quality control of work and materials will be the responsibility of the local government.

PUBLIC COMMENTS:

- There were no public comments.

❖ Council Member DeRito offered a motion to approve a resolution that authorizes the submission of the Fiscal Year 2024 Local Maintenance and Improvement Grant Application to the Georgia Department of Transportation and approval authorizing the Mayor to sign all necessary documents

  - Council Member Will seconded the motion.
  - The motion was approved unanimously (6-0).

B. Invitation to Bid 24-001: Fiscal Year 2024 Milling and Resurfacing

Consideration of approval to award Invitation to Bid 24-001 to Blount Construction Company, Inc. for an amount totaling $3,326,039.02 for the Fiscal Year 2024 Milling and Resurfacing Project with approval of the associated contract and with authorization for the Mayor to execute all necessary documents.

- Director of Public Works, Pete Sewczwicz, came forward to present this item.
- The City of Alpharetta maintains over 500 lane miles of roadway. Each year the City budgets dollars towards the milling and resurfacing of these roads. Accomplishing this task extends the roads' useful life and increases the roads' ability to handle traffic volumes.

- Public Works utilizes the services of a 3rd party to drive city-maintained streets to evaluate roadway conditions. Each road is inspected for various criteria: patching, rutting, longitudinal cracks, etc. The objective was to collect accurate data and information about the City's road inventory and surface condition that would allow the City's staff to optimize their plan for road network repair and rehabilitation under budget constraints. After entering last year's milling and resurfacing, data was put into the system and our current average Pavement Condition Index (P.C.I.) score is 73. This score places the City in the fair classification. A score above 75 would place the City in the good classification.
- Based on these ratings, 29 locations adding up to 14.22 lane miles were included in the annual offering. Two roads due to insufficient/failing subgrade will be treated with soil cement.
- The Department of Public Works prepared a request for bids (ITB 24-001) for the locations listed above. The City advertised competitive bids on July 27, 2023. Bids for the project were received on August 24, 2023, and the City received a total of six bids.
- We also included an Add Alternate in the bid for the usage of a Material Transfer Vehicle (MTV). MTV's are utilized on larger paving projects to regulate the internal temperature of the asphalt and ensure proper mixture of the aggregate. Blount's bid for the Alternate was $ 12,097.65 for three days of MTV usage. Including the add alternate brings the total project cost to $ 3,326,039.02.
- The apparent low bidder, Blount Construction Company, LLC has completed multiple roadway and paving projects within the Metro Atlanta area including work for City of Dunwoody, Forsyth County, and the City of Stockbridge. Additionally, Blount Construction has accomplished roadway projects, including resurfacing and soil cement for Alpharetta. Public Works staff determined Blount Construction Company, LLC to be the lowest responsive and responsible bidder.
- All work included within this project's scope shall be finished by Monday, July 1, 2024.

PUBLIC COMMENTS:

- There were no public comments.

❖ Council Member DeRito offered a motion to approve the award of Invitation to Bid 24-001 to Blount Construction Company, Inc. for an amount totaling $3,326,039.02 for the Fiscal Year 2024 Milling and Resurfacing Project with approval of the associated contract and with authorization for the Mayor to execute all necessary documents.

  - Council Member Will seconded the motion.
  - The motion was approved unanimously (6-0).

C. Union Hill Park Design Conceptual Site Plan

Consideration of approval of the conceptual site plan for Union Hill Park designed by Dix-Hite Plus Partners, Inc.

- Director of Recreation, Parks, and Cultural Services, Morgan Rodgers, came forward to present this item.
- Union Hill Park is a roughly 11-acre park space located on Union Hill Road south of McGinnis Ferry Road. The park today is very much under-utilized and consists primarily of a covered roller hockey rink, a combined restroom and concession building, and a parking lot.
- One of the nine projects included the renovation of Union Hill Park. The project would include the reformation of the park as a recreational and gathering space that better meets the needs of current and future Alpharetta residents, including trails, expanded Greenway connectivity, and other amenities.
- To ensure resident engagement with the surrounding neighborhoods and the citizens of Alpharetta at large, staff held virtual and in-person public input meetings. For those unable to attend the public meetings, an online survey was made available on the City's website to allow for additional comments.
- With the feedback provided, a more concrete rendering was conceptualized and provided by Dix-Hite Plus Partners Inc. The conceptual site plan (attached hereto as the "Union Hill Park Design Concept", "Union Hill Park Skatepark Concept Design", and "Union Hill Park Forsyth Connection") includes enhanced access to the Greenway, a family gathering space and playground, a skate park as well as stormwater and parking improvements. Additionally, perspective renderings for the park are included to help further visualize the design and park's possibilities.
- Work has been completed on the renovation of the covered hockey rink into an events venue. Work included repair of the roof, repairing the entire structure, upgrading lights and electrical work, large circulating fans, removal and replacement of ceiling insulation, upgrade of the restrooms and storage area and refinishing the floor. Additionally, perspective renderings for the park as well as proposed ideas for re-usage of existing materials are included to help further visualize the design and park's possibilities.
- Staff recommends approval of the design concept. Approval would permit staff to proceed to the next phase of the project, requesting proposals for the drafting of a blueprint from the design concept specifications. This blueprint would then be used for construction of the park.

PUBLIC COMMENTS:

- There were no public comments.

- ❖ Mayor Pro Tem Merkl offered a motion to approve the conceptual site plan for Union Hill Park designed by Dix-Hite Plus Partners, Inc.
    - Council Member Will seconded the motion.
    - The motion was approved unanimously (6-0).

D. **Memorandum of Understanding: City of Alpharetta and Mulroy Family Webb Bridge Dog Park**

Consideration of approval of the design plan, as presented, and construction of the privately funded dog park at Webb Bridge Park courtesy of the Mulroy Family.

- Director of Recreation, Parks, and Cultural Services, Morgan Rodgers, came forward to present this item.
- An Alpharetta resident is interested in donating $50,000 toward the construction of a dog park at Webb Bridge Park, subject to City Council approval. The City match is $4,000 and being funded through current appropriations within the Park Enhancements account. The total cost of the improvements is estimated at $53,285.
- Initial plans for the dog park are conceptual. The rendering presented for discussion has been considered by staff and the Recreation Commission. The concept includes two access gates as well as two connected fenced-in areas, one for small dogs and one for large dogs. The area would remain a natural setting.
- Staff recommends approval of the receipt of the private donor funds and the construction of the Webb Bridge Dog Park as outlined in the attached Memorandum of Understanding.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Mayor Pro Tem Merkel offered a motion to approve the design plan, as presented, and a Memorandum of Understanding for the construction of the privately funded dog park at Webb Bridge Park courtesy of the Mulroy Family.
    - Council Member Will seconded the motion.
    - The motion was approved unanimously (6-0).

9. PUBLIC COMMENT

- Laverne LeBlanc (1465 Mid Broadwell Road, Alpharetta, GA 30004) came forward to speak about garbage pick-up from apartment buildings. She would like for the city to have a city dump.

10. REPORTS

- Council Member DeRito shared that he attended the Alpharetta High School Future Business Leaders of America meeting this past week, and there were over 150 students in attendance. It was welcoming to see that we have local students who really care about their country and our community.

- Mayor Gilvin shared that he attended a game at Miracle League Field at North Park and it was heartwarming to see. Also, there was a performance by the Alpharetta Symphony Orchestra at the Alpharetta United Methodist Church and it was fantastic.

11. EXECUTIVE SESSION (IF NEEDED)

- ❖ Mayor Pro Tem Merkel offered a motion to recess to executive session for land acquisition and litigation.
  - Council Member DeRito seconded the motion.
  - The motion was approved unanimously (6-0).
- ❖ Council Member DeRito offered a motion to reconvene the meeting.
  - Council Member Will seconded the motion.
  - The motion was approved unanimously (6-0).

12. ADJOURNMENT

- ❖ Council Member Mitchell offered a motion to adjourn the meeting.
  - Council Member Will seconded the motion.
  - The motion was approved unanimously (6-0).

- With there being no further items to consider or discuss, Mayor Gilvin adjourned the meeting at 8:33 p.m.

Respectfully submitted,

Lauren Shapiro

Lauren Shapiro, City Clerk

Exhibit B - Elevations w/Chimneys

Scheme C - Homesite 16 to 18

Scheme A - Homesite 19 to 21

Scheme B - Homesite 22 to 24

Trim Color:
Greek Villa SW7551

Windows:
Black

Siding Color:
Maison Blanche SW 7526

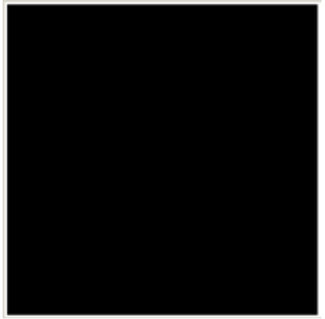
Avondale

Mosswood

Gutter/Metal

Urbane Bronze
SW 7048

Railings



Black

Cedar Accent

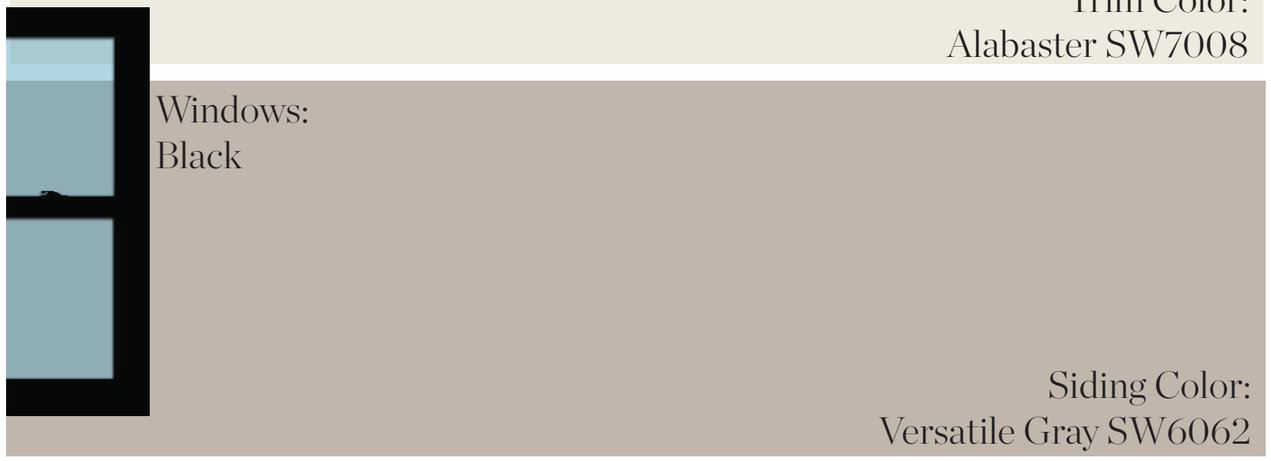
Charwood SW 3542

Buildings
1 to 4
13 to 15
19 to 21

Scheme A

Aberdeen

Trim Color:
Alabaster SW7008



New Castle Grey

Bradford Hall Tudor

Scheme B

Aberdeen

Gutter/Metal

Urbane Bronze
SW 7048

Railings

Black

Cedar Accent

Charwood SW 3542

Buildings
5 to 8
16 to 18

Trim Color:
Ivory Lace SW7013

Magnolia Bay

Ortega

Scheme C

Aberdeen

Gutter/Metal

Urbane Bronze
SW 7048

Railings

Black

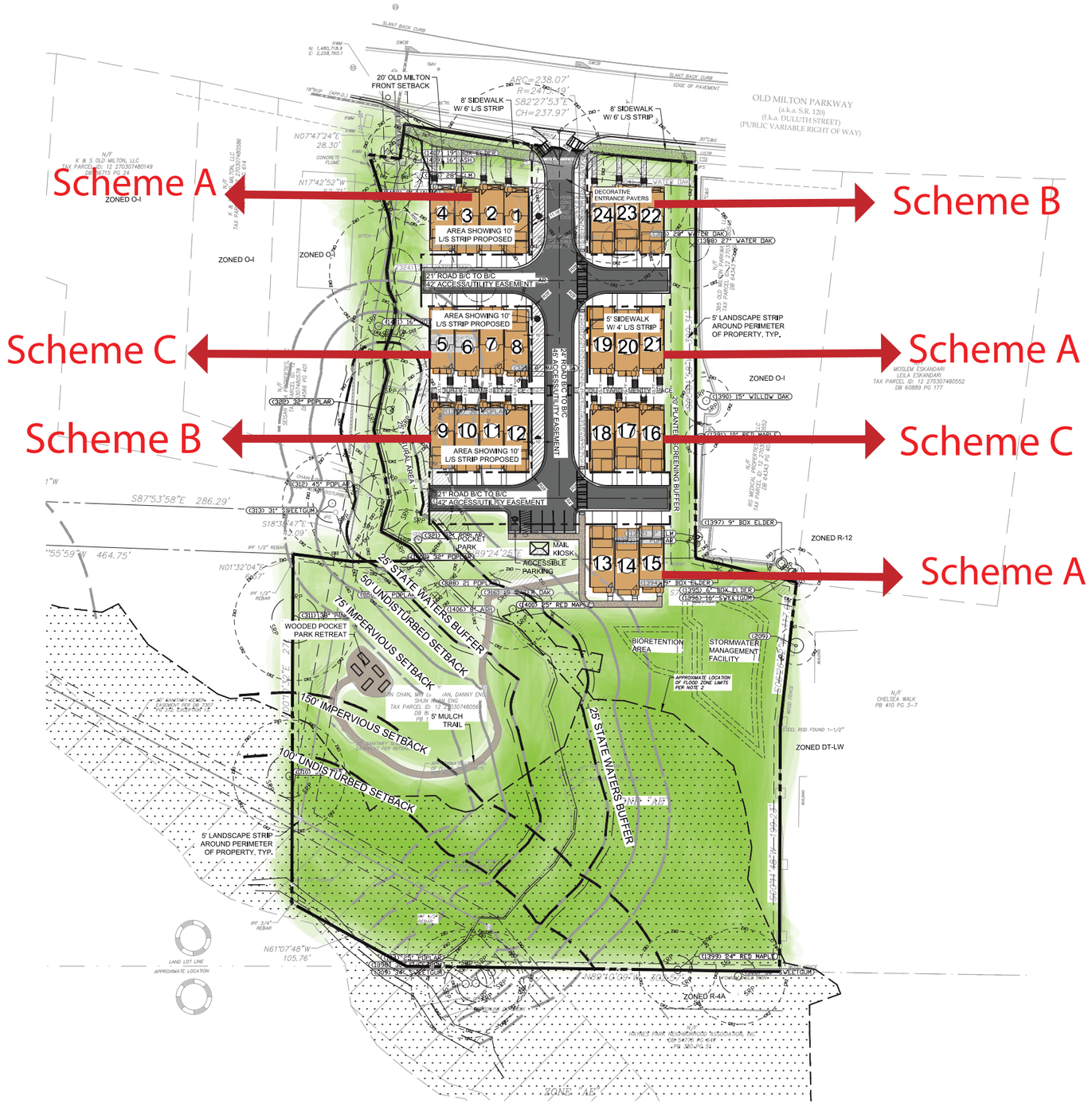
Cedar Accent

Charwood SW 3542

Buildings
9 to 12
22 to 24

THE PROVIDENCE GROUP

A GREEN BRICK PARTNER



Site Map with Color Schemes

Aberdeen

THE PROVIDENCE GROUP

A GREEN BRICK PARTNER

Scheme A - Homesite 1 to 4

Scheme B - Homesite 9 to 12

Scheme C - Homesite 5 to 8

STOP

Chick-fil-A

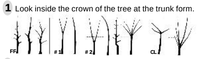
Chick-fil-A

Chick-fil-A

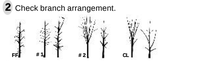
Tree Grading Cue Card

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, 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.

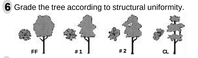
4 Measure the caliper of the trunk.

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.*(15 trunk diam)*
- ✓Crown is thin and sparsely foliated.*(allow for harvest/grime 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.

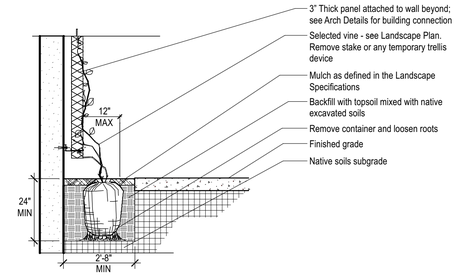
Important Grading Notes

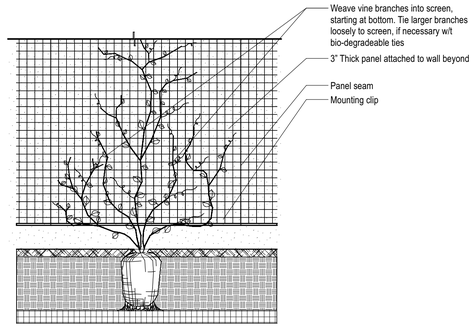
- Remember that grading a tree should be a quick process. Once you are familiar with the process it should only take a few seconds to grade a single tree.
- When grading small maturing trees such as crape-myrtle, cattley guava, wax privet, yaupon holly, lignum-vitae, wax myrtle or other small-maturing 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

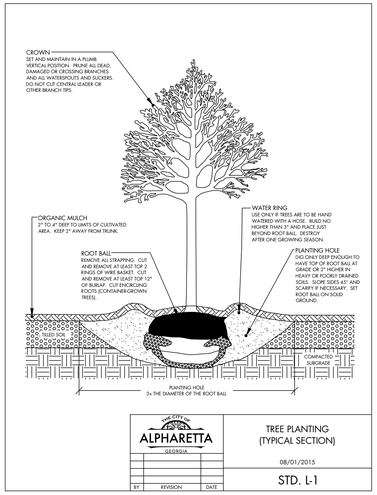




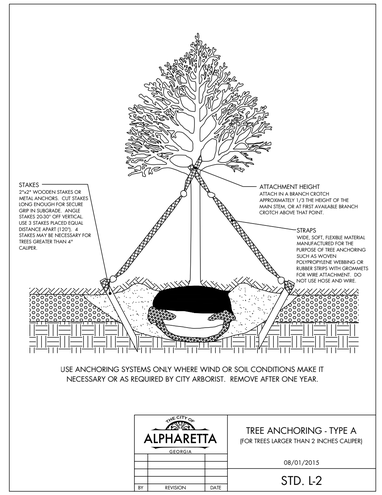
NOTE

1. Plant vines per landscape plans and Landscape Specifications.
2. Typical spacing varies from 1' to 4' OC. depending upon vine species and container size.
3. Irrigation will be required in all climate zones. Install per Irrigation Plan and Irrigation Specifications.

1 SCREENING PANEL WITH VINE DETAILS
SCALE: NTS

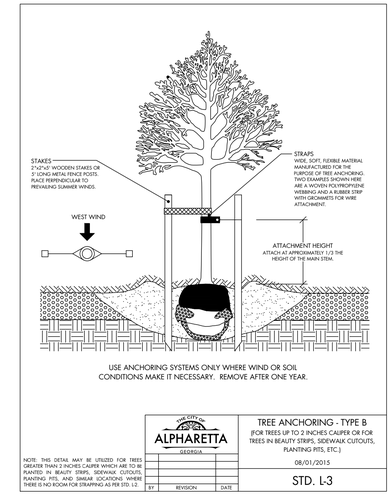


THE CITY OF ALPHARETTA GEORGIA	TREE PLANTING (TYPICAL SECTION)
BY REVISION DATE	08/01/2015
	STD. L-1



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

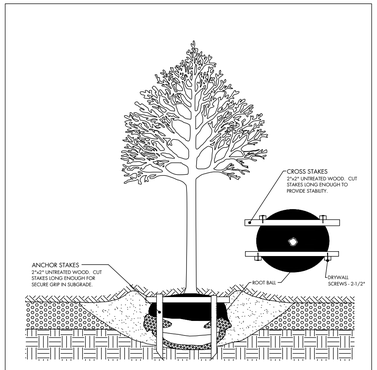
THE CITY OF ALPHARETTA GEORGIA	TREE ANCHORING - TYPE A (FOR TREES LARGER THAN 2 INCHES CALIPER)
BY REVISION DATE	08/01/2015
	STD. L-2



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

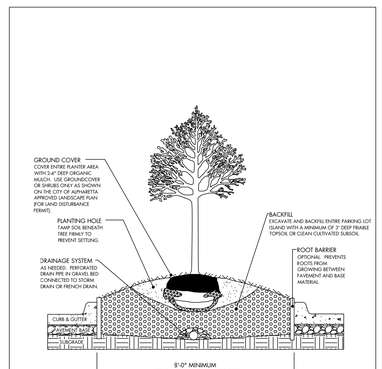
NOTE: THIS DETAIL MAY BE UTILIZED FOR TREES GREATER THAN 2 INCHES CALIPER WHICH ARE TO BE PLANTED IN BEAUTY STRIPS, SIDEWALK CUTOUTS, PLANTING PITS, AND SIMILAR LOCATIONS WHERE THERE IS NO ROOM FOR STRAPPING AS PER STD. L2.

THE CITY OF ALPHARETTA GEORGIA	TREE ANCHORING - TYPE B (FOR TREES UP TO 2 INCHES CALIPER OR FOR TREES IN BEAUTY STRIPS, SIDEWALK CUTOUTS, PLANTING PITS, ETC.)
BY REVISION DATE	08/01/2015
	STD. L-3

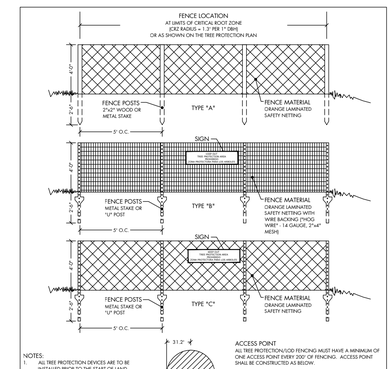


USE ANCHORING SYSTEMS ONLY WHERE WIND OR SOIL CONDITIONS MAKE IT NECESSARY. REMOVE AFTER ONE YEAR.

THE CITY OF ALPHARETTA GEORGIA	TREE ANCHORING - TYPE C (FOR CONTAINER GROWN TREES OR B&B TREES UP TO 2 INCHES CALIPER)
BY REVISION DATE	08/01/2015
	STD. L-4



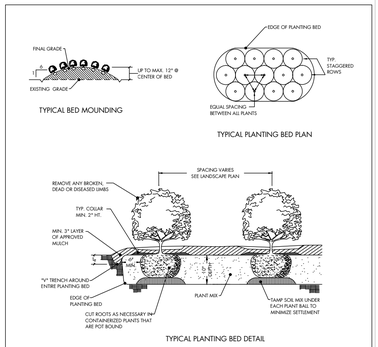
THE CITY OF ALPHARETTA GEORGIA	TREE PLANTING IN PARKING LOTS (TYPICAL SECTION)
BY REVISION DATE	08/01/2015
	STD. L-5



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 SHALL 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. INSTALLATION SHALL INVOLVE NO TRENCHING.
4. 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



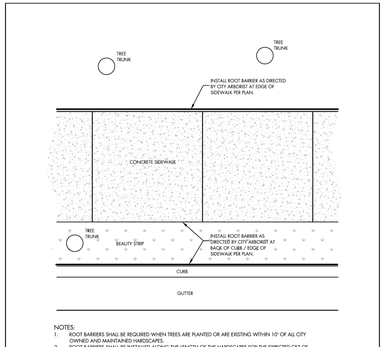
TYPICAL BED MOUNDING

TYPICAL PLANTING BED PLAN

TYPICAL PLANTING BED DETAIL

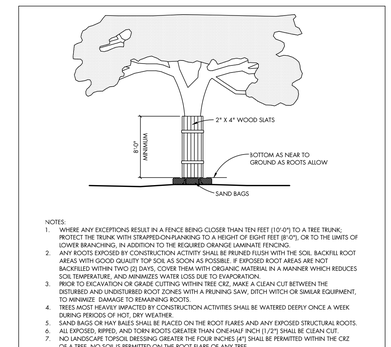
NOTES:
1. OMIT COLLAR AROUND EACH SHRUB WHEN IRRIGATION SYSTEM IS PRESENT.
2. INSTALL TOP OF PLANT BALL 2"-3" ABOVE ADJACENT GRADE.
3. TAMP PLANTING MIX FIRMLY AS PIT IS FILLED AROUND EACH PLANT BALL.
4. SOAK EACH PLANT BALL AND PIT IMMEDIATELY AFTER INSTALLATION.

THE CITY OF ALPHARETTA GEORGIA	SHRUB PLANTING BED
BY REVISION DATE	08/01/2015
	STD. L-7



NOTES:
1. ROOT BARRIERS SHALL BE REQUIRED WHEN TREES ARE PLANTED OR ARE EXISTING WITHIN 10' OF ALL CITY OWNED AND MAINTAINED HARDSCAPES.
2. ROOT BARRIERS SHALL BE INSTALLED ALONG THE LENGTH OF THE HARDSCAPES FOR THE EXPECTED CRZ OF THE TREE AT MATURITY OR ALONG THE ENTIRE LENGTH OF THE HARDSCAPE.
3. ROOT BARRIER SHALL BE HIGH DENSITY AND HIGH IMPACT PLASTIC, A MINIMUM 18" DEEP, AS AVAILABLE FROM "DEEP ROOT", VESPRO, INC, OR EQUIVALENT AS APPROVED BY CITY OF ALPHARETTA. BIO BARRIER OR SIMILAR MAY BE SUBSTITUTED, AS APPROVED BY THE CITY.
4. TOP OF ROOT BARRIER SHALL BE SET A MINIMUM OF ½" ± ABOVE FINISHED GRADE OF SOIL. HOWEVER, UNDER NO CIRCUMSTANCES SHALL THE TOP OF ROOT BARRIER EXTEND ABOVE ADJACENT CURB, SIDEWALK OR OTHER HARD SURFACING, AND SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. PLEASE PROVIDE MANUFACTURER'S INSTRUCTIONS.

THE CITY OF ALPHARETTA GEORGIA	ROOT BARRIER DETAIL (FOR PUBLIC SIDEWALKS OR CURBING)
PCB REVISE NOTE #3 8/24/16	
BY REVISION DATE	08/01/2015
	STD. L-8



NOTES:
1. WHERE ANY EXCEPTIONS RESULT IN A FENCE BEING CLOSER THAN TEN FEET (10'-0") TO A TREE TRUNK; PROTECT THE TRUNK WITH STRAPPED-ON PLANKING TO A HEIGHT OF EIGHT FEET (8'-0"), OR TO THE LIMITS OF LOWER BRANCHING, IN ADDITION TO THE REQUIRED ORANGE LAMINATE FENCING.
2. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL. BACKFILL ROOT AREAS WITH GOOD QUALITY TOP SOIL AS SOON AS POSSIBLE. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN TWO (2) DAYS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE, AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
3. PRIOR TO EXCAVATION OR GRADE CUTTING WITHIN TREE CRZ, MAKE A CLEAN CUT BETWEEN THE DISTURBED AND UNDISTURBED ROOT ZONES WITH A PRUNING SAW, DITCH WITCH OR SIMILAR EQUIPMENT, TO MINIMIZE DAMAGE TO REMAINING ROOTS.
4. TREES MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES SHALL BE WATERED DEEPLY ONCE A WEEK DURING PERIODS OF HOT, DRY WEATHER.
5. SAND BAGS OR HAY BALES SHALL BE PLACED ON THE ROOT FLARES AND ANY EXPOSED STRUCTURAL ROOTS.
6. ALL EXPOSED, RIPPED, AND TORN ROOTS GREATER THAN ONE-HALF INCH (1/2") SHALL BE CLEAN CUT.
7. NO LANDSCAPE TOPSOIL DRESSING GREATER THE FOUR INCHES (4") SHALL BE PERMITTED WITHIN THE CRZ OF A TREE. NO SOIL IS PERMITTED ON THE ROOT FLARE OF ANY TREE.
8. PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC AND EQUIPMENT SHALL TAKE PLACE BEFORE CONSTRUCTION BEGINS.

THE CITY OF ALPHARETTA GEORGIA	TREE PROTECTION - WOOD SLATS
BY REVISION DATE	08/01/2015
	STD. L-9

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998

manley LAND DESIGN
Landscape Architecture
Manley Land Design, Inc.
51 Old Canton Street
Alpharetta, Georgia 30009
770.442.8171 tel

GEORGIA REGISTERED No. LA001178 LANDSCAPE ARCHITECT Aaron Dennis Neilson

CHICK-FIL-A

ALPHARETTA COMMONS

4285 STATE BRIDGE ROAD
ALPHARETTA, GEORGIA 300022

FSU# 00686

REVISION SCHEDULE
NO. DATE BY DESCRIPTION

MLD PROJECT #	2023214
PRINTED FOR	PERMIT
DATE	8/17/23
DRAWN BY	KCN

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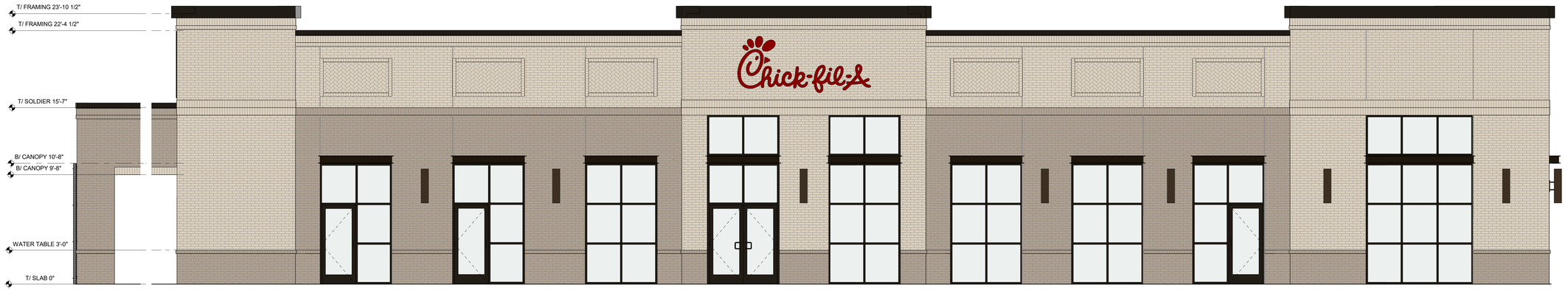
SHEET
Landscape Details

PERMIT

SHEET NUMBER
L-101

D8 EXTERIOR ELEVATION
1/4" = 1'-0"



C8 EXTERIOR ELEVATION
1/4" = 1'-0"

B8 EXTERIOR ELEVATION
1/4" = 1'-0"

B4 EXTERIOR ELEVATION
1/4" = 1'-0"

FINISH SCHEDULE - EXTERIOR

MARK	DESCRIPTION	MANUFACTURER	MODEL NAME	MODEL NUMBER	COLOR	NOTE
BR-A	BRICK VENEER (PRIMARY)	ACME BRICK - PERLA EAST GATE	MODULAR	105401 - PEP031	RIDGEMAR	
BR-B	BRICK VENEER (ACCENT)	ACME BRICK - PERLA EAST GATE	MODULAR	106745 - PEP166	MARBLE GRAY	
CP-1	CANOPY METAL FASCIA		DURA COAT	DC19ST-2703	DARK BRONZE	OIL RUBBED BRONZE METALLIC TEXTURE PVD
CP-2	CANOPY METAL DECK				WHITE	SMOOTH WHITE, HIGH GLOSS
EC-1	PARAPET WALL COPING	DUROLAST / EXCEPTIONAL METALS			MIDNIGHT BRONZE	
PT-113	EXTERIOR PAINT	SHERWIN WILLIAMS	SHER-CRYL HIGH PERFORMANCE ACRYLIC #B66-350		DARK BRONZE	FINISH: SEMI-GLOSS
SC-1	STUCCO	STO	POWERWALL		STO WHITE	FINISH: SAND MEDIUM
SC-2	STUCCO	STO	POWERWALL		ADOBE BROWN	FINISH: SAND MEDIUM

ATTACHED CANOPY SCHEDULE

Mark	Description	Count	Overall Width	Overall Depth	Tie Back Mounting (Offset From Top)	Integral Lighting
C1-C	Exterior Canopy	14	<varies>	1'-0"	0"	Yes
C4-B	Exterior Canopy	1	5'-4"	4'-0"	2'-4"	Yes
Grand total		15				

GENERAL NOTES
1. ALL SIGNAGE PROVIDED BY OTHERS
2. REF FLOOR PLAN AND WINDOW LEGEND FOR STOREFRONT INFORMATION

CANOPY NOTES:

BUILDING MOUNTED CANOPIES
- 8" THICK CANOPY
- KYNAR FINISH OF STRUCTURE, FASCIA, & DECKING TO MATCH CP-1

COLUMN MOUNTED CANOPIES
- 10" THICK CANOPY
- FINISH OF STRUCTURE TO BE CP-1
- FINISH OF DECKING TO BE CP-2

LEGEND

BR-A
BR-B
EC-1
BR-A BRICK HERRINGBONE PATTERN FRAMED IN ROWLOCK RE: DETAIL A2/A-502
SOLDIER COURSE
ROWLOCK COURSE
EXPANSION JOINT, SEALANT COLOR TO MATCH MORTAR COLOR, RE: SPECIFICATIONS
CARD READER BY SECURITY VENDOR - RE: ELEC
SCUPPER - PT-113 SEE A2 /A-503
MDP - PT-113 RE: ELECTRICAL
WALL MOUNTED TRELLIS
OIL EXTRACTION PORT ACCESS BOX
CO2 FILL BOX - RE: KITCHEN
LIGHT FIXTURE - RE: ELECTRICAL
CT CABINET - PT-113 RE: ELECTRICAL

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998

cph
www.cphcorp.com
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A & E Firm

Plans Prepared By
CPH, INC.
State of Georgia Licenses:
Engineer No. PEF006331
Surveyor No. LSF000870
Architect No. N/A
Landscape No. N/A

STATE OF GEORGIA
BROOK KEVIN SHERRARD
CERTIFICATE NO. RA 031857
REGISTERED ARCHITECT

CHICK-FIL-A
ALPHARETTA COMMONS

4285 State Bridge Rd
Alpharetta, GA 30022

FSR#00686

BUILDING TYPE / SIZE: P13 LE MED
RELEASE: 22.05

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

SUP

CONSULTANT PROJECT # C29161
PRINTED FOR SUP
DATE 11/29/2023
DRAWN BY CPH

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SHEET
EXTERIOR ELEVATIONS

SHEET NUMBER
A-301

Autodesk Docs://GA_00686_Alpharetta Commons FSU_2022 10_FSR00686_Alpharetta Commons FSU_ARC.rvt
2/6/2024 10:32:06 AM
10-LE-00686-A-301-EXTERIOR ELEVATIONS

ALCON LIGHTING

SPECIFICATION SHEET

Shop Now

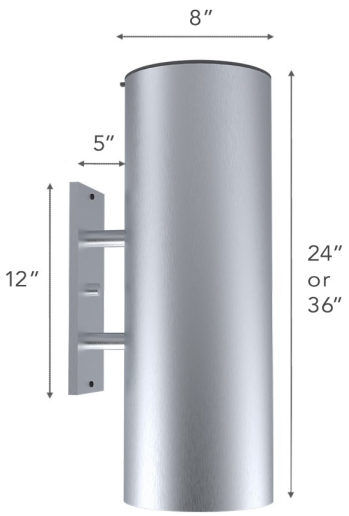
Project Name: _____ Type: _____ Quantity: _____

INTENDED USE

This wall-mounted, cylindrical LED light is made for safety in wet exterior locations. Get durable uplighting and downlighting in commercial space such as outdoor dining and/or a campus or residential exterior.

FEATURES

Construction: 6061 marine grade corrosion resistant aluminum
Mounting: Mounts on a standard size J-Box
Wattage: 2x23 Watts
Lumens: 4116 Lumen Total
CRI: 90+
Input Voltage: 120/277V, 50-60Hz **Dimming:** TRIAC and ELV
LED Life: 50,000 hours
Listings: cULus for Wet Location, Energy Star, Made in America
Warranty: 4 years carefree for parts & components (labor not included)



SPEC GRADE

DAMP LOCATION SUITABLE

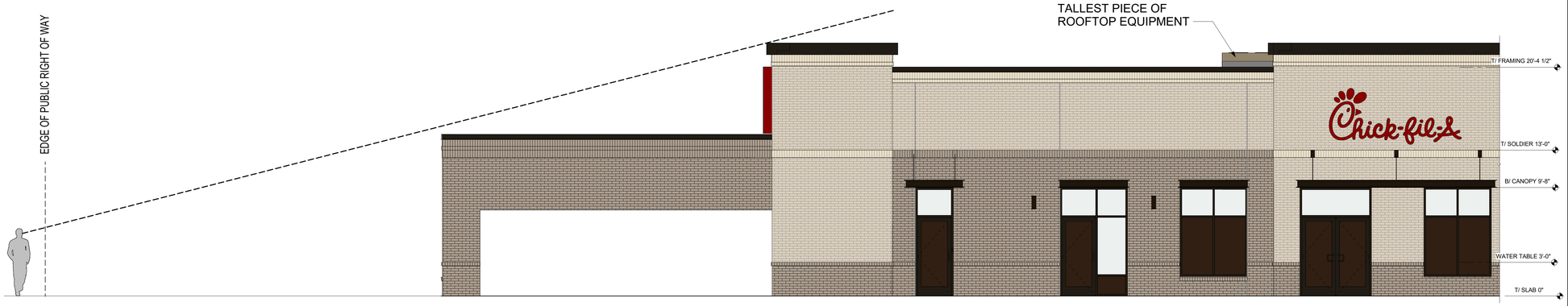
MADE IN AMERICA

ORDERING INFORMATION Example: (11234-24-27K-BK)

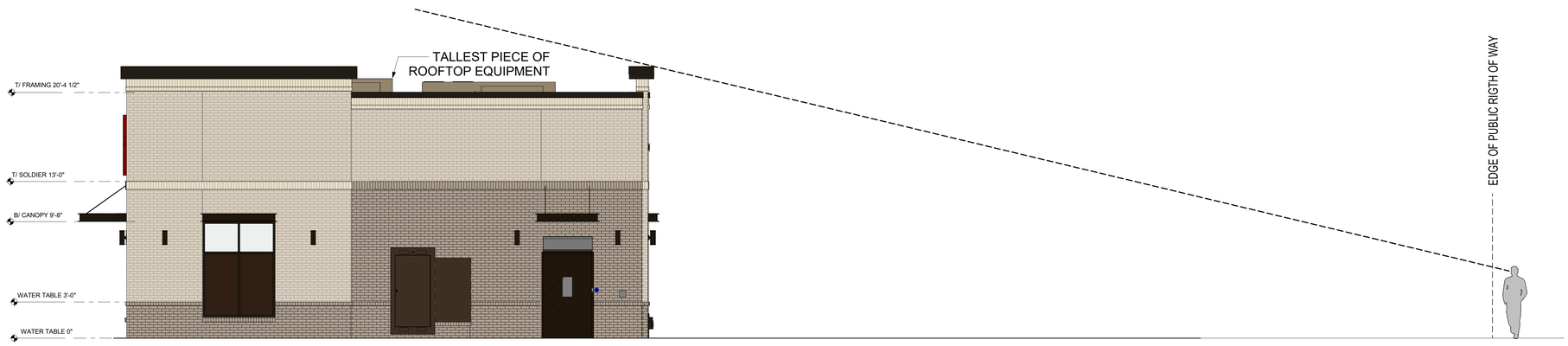
Model	Height	Color Temp	Finish	Options
11234	24 24 Inch 36 36 Inch	27K 2700K 30K 3000K 35K 3500K 40K 4000K	BK Black WH White BR Bronze GR Gray SB Satin Brass SA Satin Aluminum AB Antique Brass	R-EM Remote Emergency Back-up Battery

COMPATIBLE DIMMERS FOR STATIC WHITE

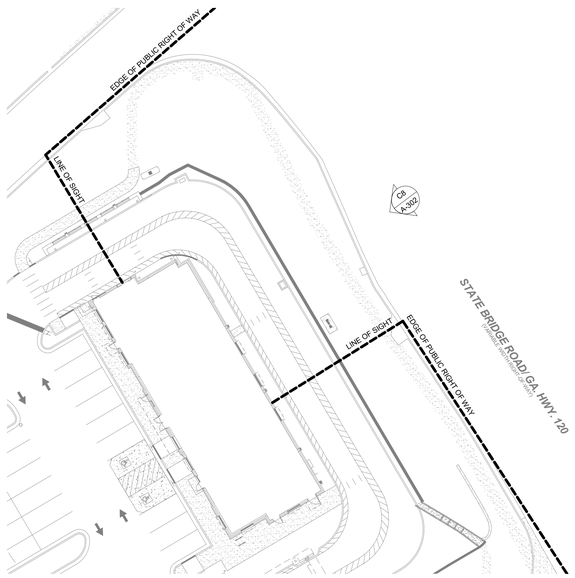
Manufacturer	Model	Type
Leviton	ILLUMATECH IPL06	LEADING EDGE
Lutron	NOVA T NTLV-600	LEADING EDGE
Lutron	SKYLARK S-600	LEADING EDGE
Leviton	IG4005 6631	LEADING EDGE
Lutron	LUMEA LG-600P	LEADING EDGE
Leviton	VPE06	TRAILING EDGE
Lutron	SELV-303P	TRAILING EDGE



C8 EXTERIOR ELEVATION
1/4" = 1'-0"



B8 EXTERIOR ELEVATION
1/4" = 1'-0"



A8 FLOOR PLAN
1/2" = 1'-0"

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5200 Buffington Road
Atlanta, Georgia
30349-2998

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A & E Firm

Plans Prepared By
CPH, INC.
State of Georgia Licenses:
Engineer No. PEF006331
Surveyor No. LSF000870
Architect No. N/A
Landscape No. N/A

STATE OF GEORGIA
BROOK KEVIN SHERRARD
CERTIFICATE NO. RA 035951
REGISTERED ARCHITECT

CHICK-FIL-A
ALPHARETTA COMMONS

4285 State Bridge Rd
Alpharetta, GA 30022

FSR#00686

BUILDING TYPE / SIZE: P13 LE MED
RELEASE: 22.05

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

SUP

CONSULTANT PROJECT #	C29161
PRINTED FOR	SUP
DATE	11/29/2023
DRAWN BY	CPH

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SHEET
SIGHT LINE DIAGRAM

SHEET NUMBER
A-302

Autodesk Docs://GA_00686_Alpharetta Commons FSU_2022.10_FSR00686_Alpharetta Commons FSU_ARC.rvt
11/27/2023 4:23:49 PM
10-LE-00686-A-302-SIGHT LINE DIAGRAM

LOC	DESCRIPTION	QTY
A	MONUMENT	1
B1	CHANNEL LETTERS	1
B2	WALL ICON	1
C	STOP / DO NOT ENTER - PED CROSSING	2
D	STOP	3
E	DO NOT ENTER	1
F	PEDESTRIAN CROSSING	2
G	DRIVE THRU ← / DRIVE THRU →	2
H	FLAG POLE (35')	1
I	ADA	1
J	ADA VAN ACCESS	1
K	CLEARANCE BAR	2
L	MENU BOARD	2
M		
N		
O		

CLAYTON Signs
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Lake City, GA 30260
404-361-3800 fax 404-361-7038
website - www.claytonsigns.com

REMODEL

DRAWING FILE-

ALL ELECTRICAL SIGNS ARE 120 VOLTS UNLESS OTHERWISE INDICATED

DRAWN BY BRANDON GUEST
ACCOUNT REP. BRANDON GUEST
DRAWING DATE 11-10-23

STORE NUMBER
686

STORE ADDRESS
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Alpharetta, GA 30022
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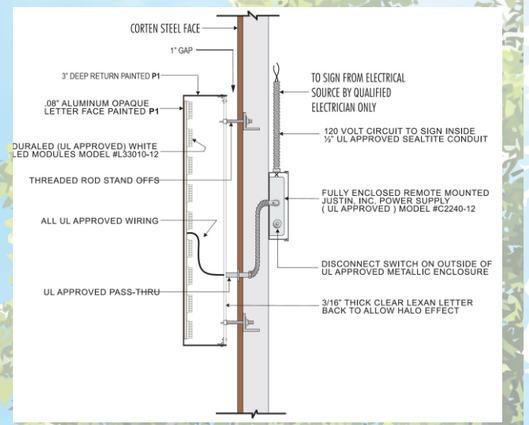
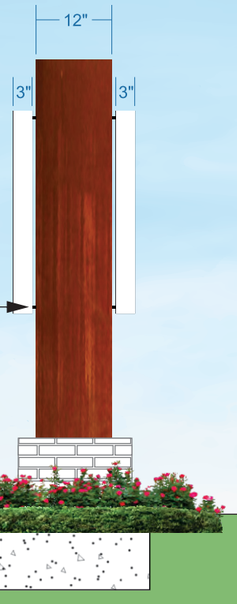
SIGN TYPE: MONUMENT
DOUBLE-SIDED, INTERNALLY ILLUMINATED LOGO
QTY: 1

TOTAL SIGN AREA
32 SQ. FT.





Pg.3 a FRONT ELEVATION
Scale: 1/2"=1'

P1 PAINT - WHITE

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REMODEL	DRAWING FILE-	ALL ELECTRICAL SIGNS ARE 120 VOLTS UNLESS OTHERWISE INDICATED	DRAWN BY BRANDON GUEST ACCOUNT REP. BRANDON GUEST DRAWING DATE 11-10-23	STORE NUMBER 686	STORE ADDRESS Chick-fil-A 4285 State Bridge Road Alpharetta, GA 30022 Alpharetta Commons

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A

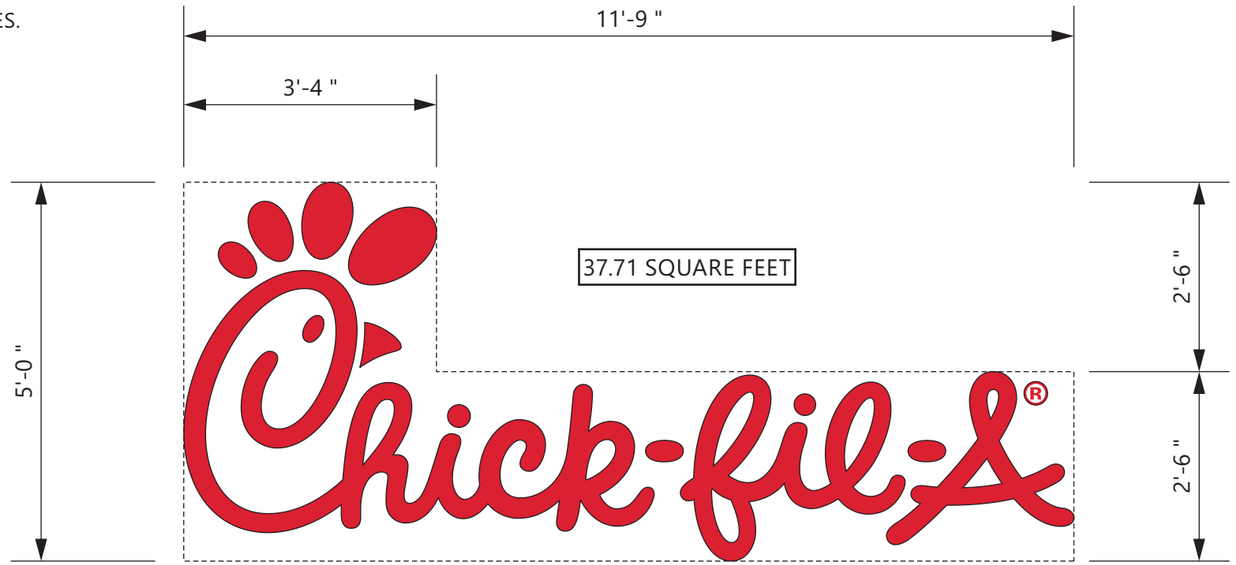
SPECIFICATIONS

QTY: 1

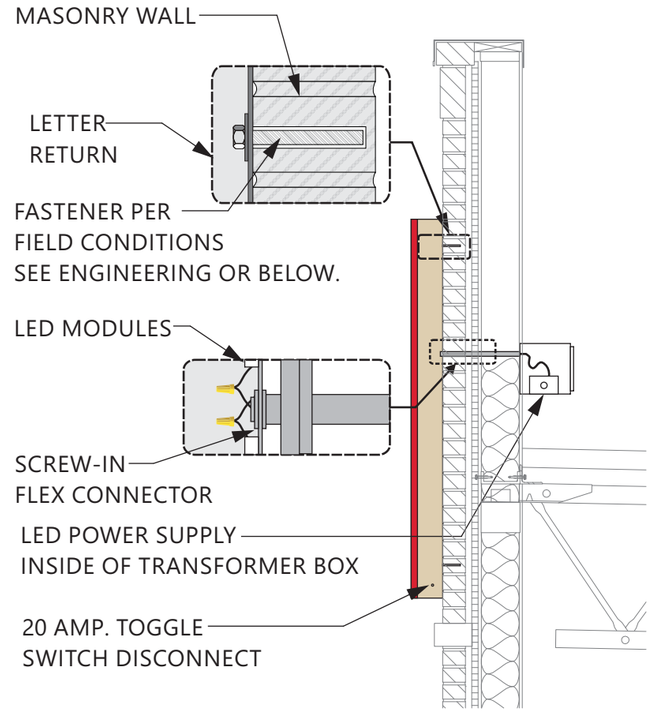
CHICK-FIL-A SCRIPT LETTERS
LETTERS ARE LED-ILLUMINATED
CHANNEL LETTERS MOUNTED
ON ALUMINUM SURFACE OF BUILDING
WITH TRANSFORMERS REMOTELY
LOCATED BEHIND THE WALL IN
UL APPROVED TRANSFORMER BOXES.
FACES ARE 3/16" ACRYLIC
RETURNS ARE .063 ALUMINUM
BACKS ARE .080 ALUMINUM
ALL RETURNS ARE ARC-WELDED TO
LETTER BACKS

CHANNEL LETTER FACES
2793 RED ACRYLIC
TRIMCAP RETAINER-
1" RED JEWELITE TRIMCAP

ALUMINUM RETURNS
PAINTED TO MATCH
SHERWIN WILLIAMS
SW6108 LATTE



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



FASTENER NOTE:
USE 18-8 STAINLESS STEEL BOLTS W/ SPACERS THRU EIFS.
EXPANSION BOLTS IN CONCRETE OR BRICK WALLS.
TOGGLE BOLTS IN CONCRETE BLOCK OR PANEL WALLS.
TEK SCREWS IN METAL STUDS. LAG-BOLTS IN WOOD STUDS.
ALL THREAD BOLTS WITH BLOCKING BETWEEN STUDS.

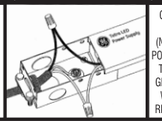
CROSS-SECTION
SCALE - 1/2" = 1'- 0"

CHANNEL LETTERS (RED ILLUMINATION) — WET LOCATION

CLAYTON Signs
c UL us LISTED

LED's
JTSLSO16R-0.4 RED LED

POWER SUPPLY
BL-120-12-60 POWER SUPPLY



CONNECT THE AC LINE TO THE BLACK (LINE) AND WHITE (NEUTRAL) INPUT WIRES OF THE POWER SUPPLY USING 18-14 AWG TWIST ON WIRE CONNECTORS. GROUND POWER SUPPLY GREEN WIRE TO GROUNDING SCREW. REPLACE JUNCTION BOX COVER.

THIS SIGN IS ITENDED TO BE INSTALLED IN ACCORDANCE WITH REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN.

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Lake City, GA 30260
404-361-3800 fax 404-361-7038
website - www.claytonsigns.com

REMODEL

DRAWING FILE-

ALL ELECTRICAL SIGNS ARE 120 VOLTS UNLESS OTHERWISE INDICATED

DRAWN BY BRANDON GUEST
ACCOUNT REP. BRANDON GUEST
DRAWING DATE 11-10-23

STORE NUMBER
686

STORE ADDRESS
Chick-fil-A
4285 State Bridge Road
Alpharetta, GA 30022
Alpharetta Commons

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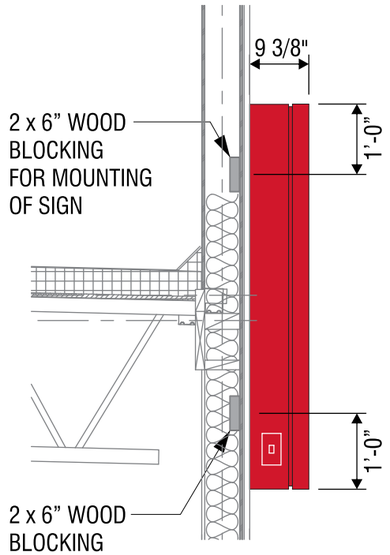
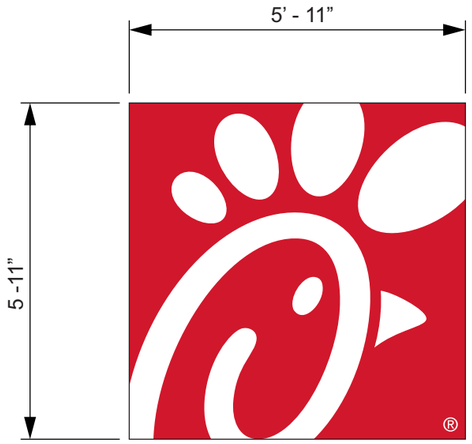
B1

QTY: 1

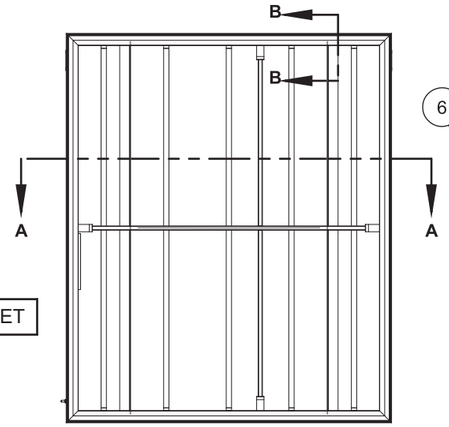




35.00 SQUARE FEET

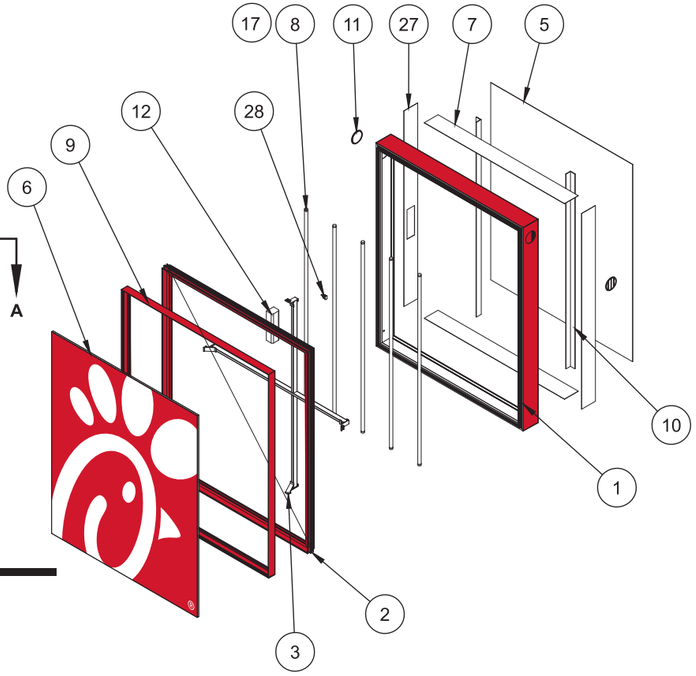
ELEVATION

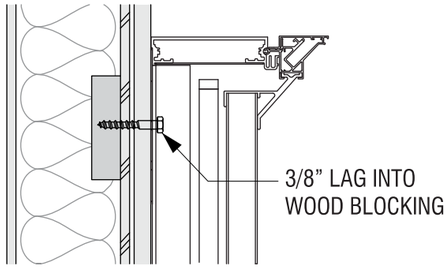
SCALE - 3/8" = 1'- 0"



BRACE SUPPORT DETAIL

NOT TO SCALE



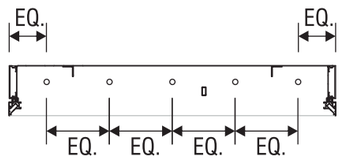


END VIEW

SCALE - ½" = 1'- 0"

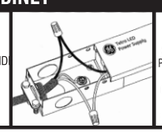
SECTION B-B

NOT TO SCALE



SECTION A-A

SCALE - ½" = 1'- 0"

CLAYTON Signs c UL us LISTED	SINGLE FACED CABINET			WET LOCATION
	LED's GEWHSSPS3 - 71K - SINGLED SID POWER SUPPLY GEPS12 - 12V POWER SUPPLY		CONNECT THE AC LINE TO THE BLACK (LINE) AND WHITE (NEUTRAL) INPUT WIRES OF THE POWER SUPPLY USING 18-14 AWG TWIST ON WIRE CONNECTORS. GROUND POWER SUPPLY GREEN WIRE TO GROUNDING SCREW. REPLACE JUNCTION BOX COVER.	

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Lake City, GA 30260
404-361-3800 fax 404-361-7038
website - www.claytonsigns.com

REMODEL

DRAWING FILE-

ALL ELECTRICAL SIGNS ARE 120 VOLTS UNLESS OTHERWISE INDICATED

DRAWN BY BRANDON GUEST
ACCOUNT REP. BRANDON GUEST
DRAWING DATE 11-10-23

STORE NUMBER 686

STORE ADDRESS
Chick-fil-A
4285 State Bridge Road
Alpharetta, GA 30022
Alpharetta Commons

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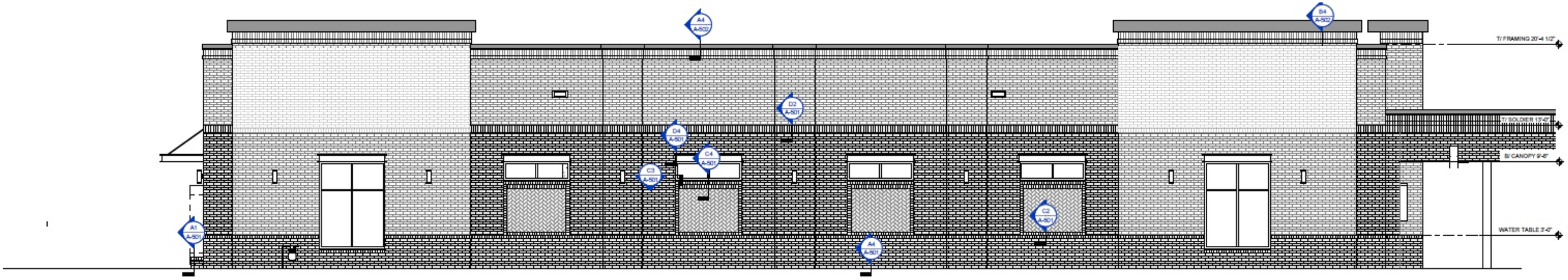
B2



D1 EXTERIOR ELEVATION
1/4" = 1'-0"

C1 EXTERIOR ELEVATION
1/4" = 1'-0"

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Lake City, GA 30260
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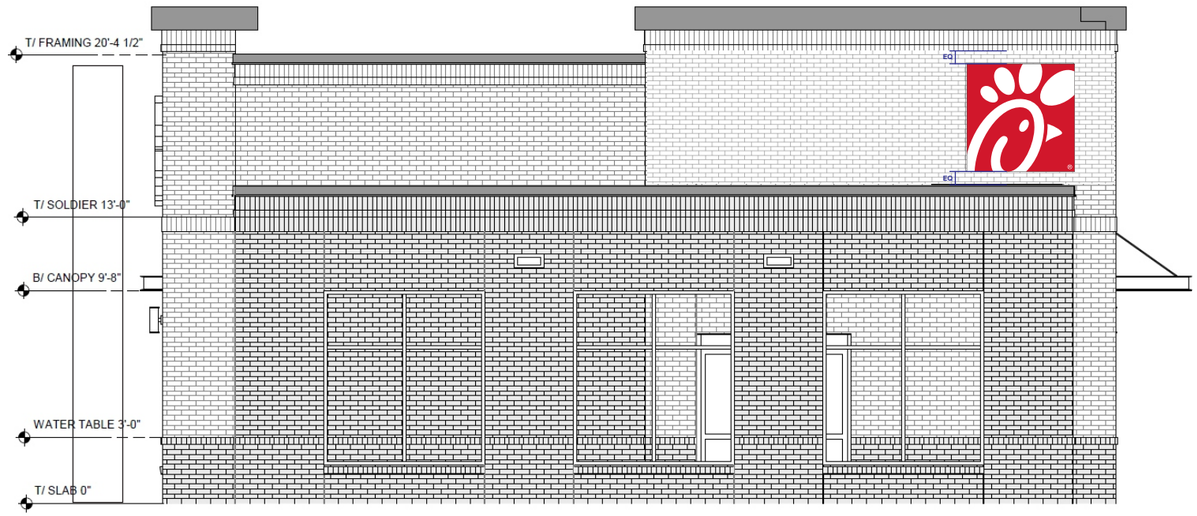
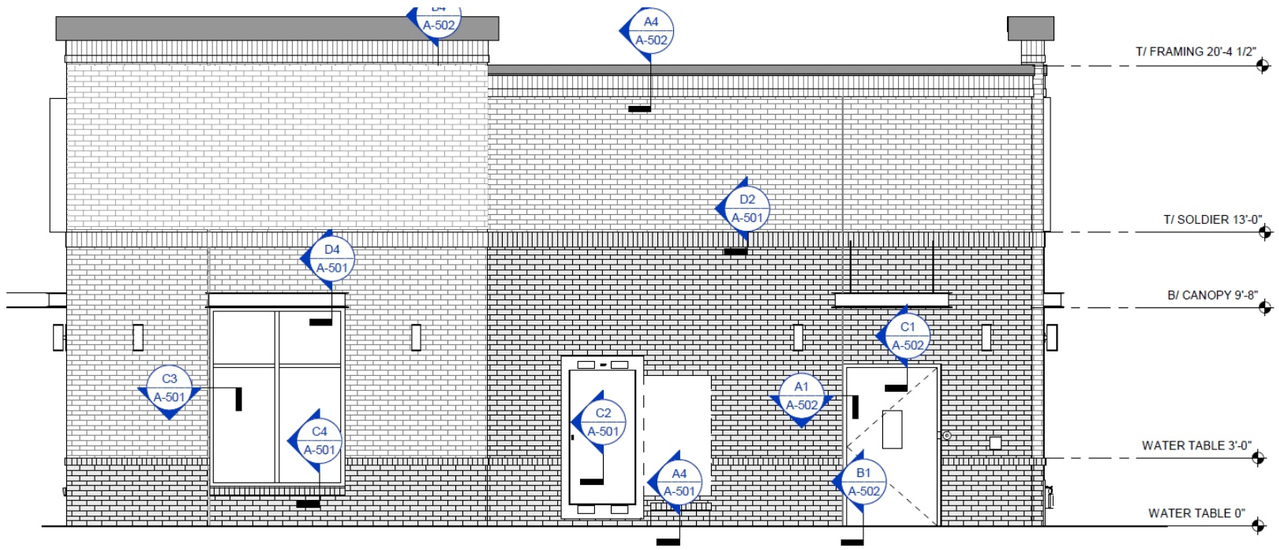


B1 EXTERIOR ELEVATION
1/4" = 1'-0"



B3 EXTERIOR ELEVATION
1/4" = 1'-0"

SPECIFICATIONS

SIGN PANELS
PANELS ARE .080 ALUMINUM
WITH REFLECTIVE BACKGROUND
AND GRAPHICS.
SIGN POSTS
POSTS ARE 2" x 2" SQUARE
ALUMINUM TUBING CAPPED ON TOP

SIGN PANEL
3M #680-82 REFLECTIVE RED.

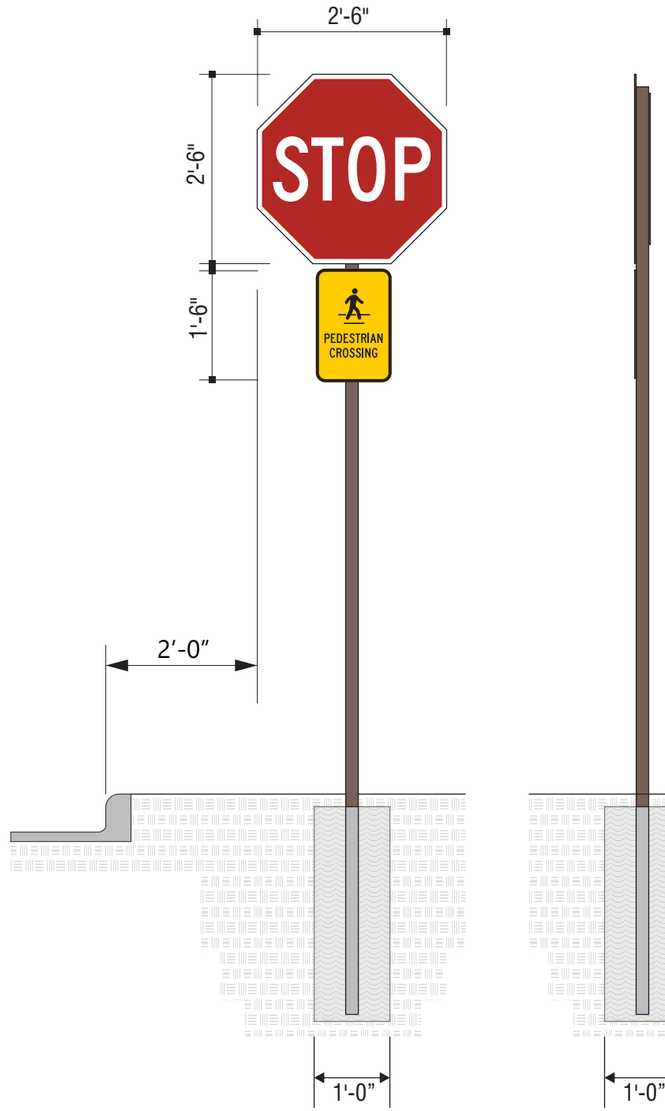
SIGN PANEL
3M #680-10 REFLECTIVE WHITE

BACK OF SIGN PANEL AND POST
MATTHEWS #74155 DARK BRONZE

SIGN PANEL
3M 680-81 YELLOW REFLECTIVE

GC IS RESPONSIBLE FOR ANY BOLLARDS OR CORE DRILLING THAT IS REQUIRED

QTY: 2



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

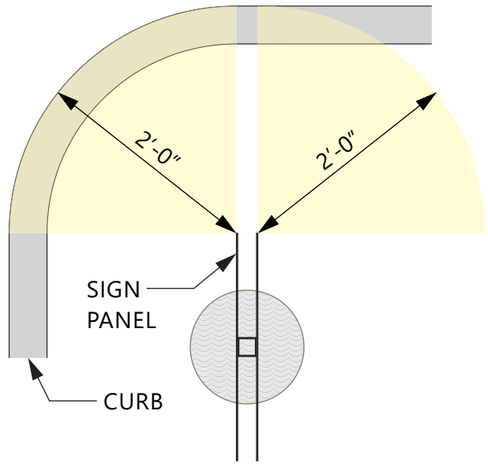
END VIEW
SCALE - 1/2" = 1'- 0"

SIDE B

7'-0"
BOTTOM OF PANEL

0'-0 "
TOP OF CURB

-3'-0 "
BOTTOM OF FOUNDATION



PLAN VIEW
SCALE - 3/4" = 1'- 0"

CLAYTON Signs
5198 North Lake Drive
Lake City, GA 30260
404-361-3800 fax 404-361-7038
website - www.claytonsigns.com

REMODEL	DRAWING FILE-	ALL ELECTRICAL SIGNS ARE 120 VOLTS UNLESS OTHERWISE INDICATED	DRAWN BY BRANDON GUEST ACCOUNT REP. BRANDON GUEST DRAWING DATE 11-10-23	STORE NUMBER 686	STORE ADDRESS Chick-fil-A 4285 State Bridge Road Alpharetta, GA 30022 Alpharetta Commons	C

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SPECIFICATIONS

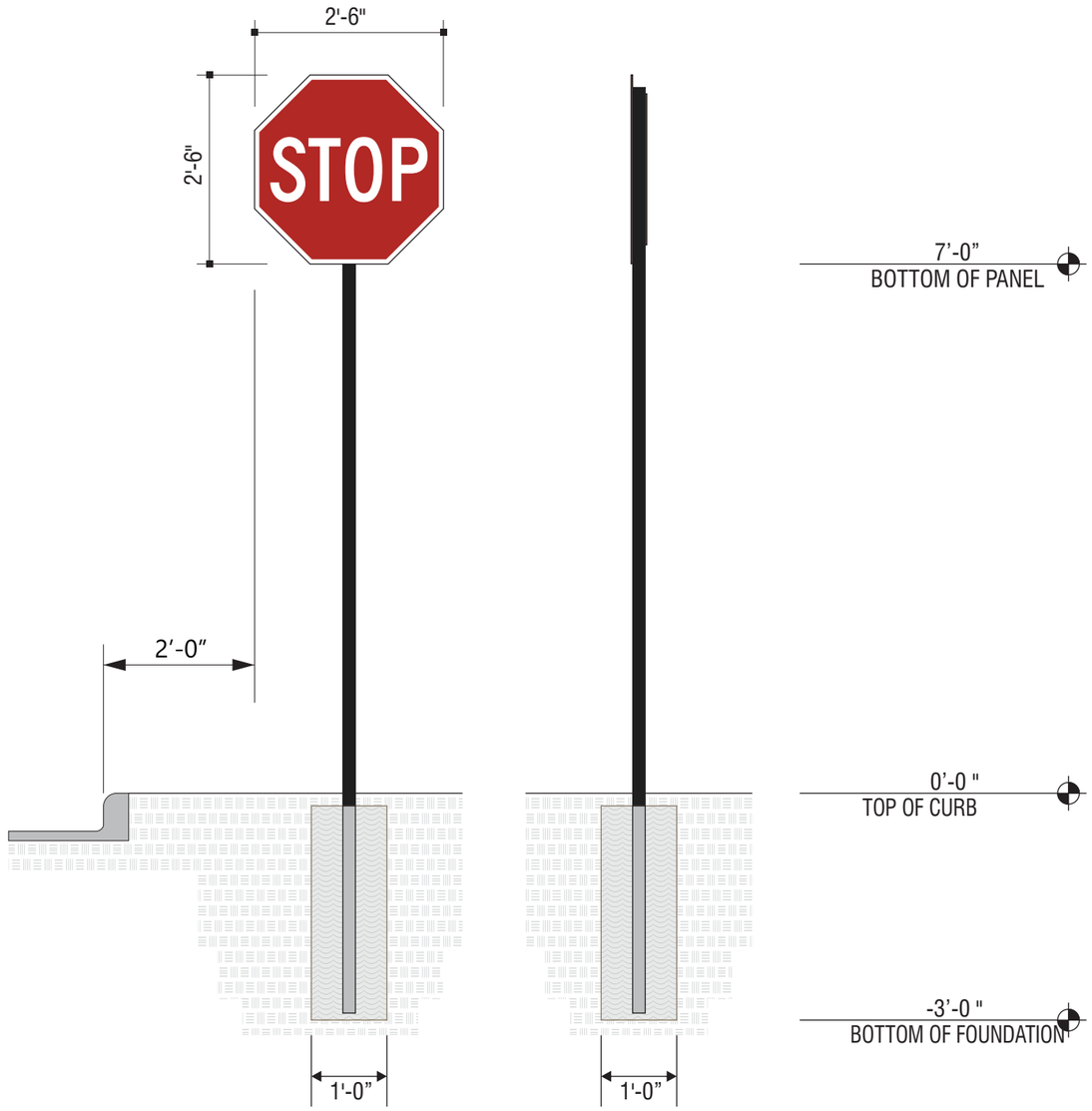
SIGN PANELS
PANELS ARE .080 ALUMINUM
WITH REFLECTIVE BACKGROUND
AND GRAPHICS.
SIGN POSTS
POSTS ARE 2" x 2" SQUARE
ALUMINUM TUBING CAPPED ON TOP

SIGN PANEL
REFLECTIVE RED RUBY
3M 680-82

BACK OF SIGN PANEL AND POST
MP 20181 DARK BRONZE
SW #DDM460012

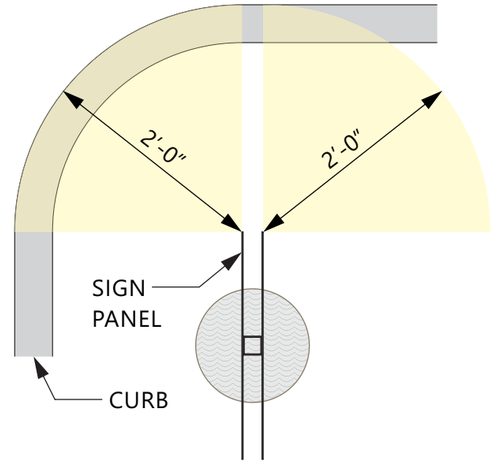
GC IS RESPONSIBLE FOR ANY BOLLARDS OR CORE DRILLING THAT IS REQUIRED

QTY: 3



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

END VIEW
SCALE - 1/2" = 1'- 0"



PLAN VIEW
SCALE - 3/4" = 1'- 0"

CLAYTON Signs
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404-361-3800 fax 404-361-7038
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REMODEL	DRAWING FILE-	ALL ELECTRICAL SIGNS ARE 120 VOLTS UNLESS OTHERWISE INDICATED	DRAWN BY BRANDON GUEST ACCOUNT REP. BRANDON GUEST DRAWING DATE 11-10-23	STORE NUMBER 686	STORE ADDRESS Chick-fil-A 4285 State Bridge Road Alpharetta, GA 30022 Alpharetta Commons	D

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SPECIFICATIONS

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ALUMINUM TUBING CAPPED ON TOP

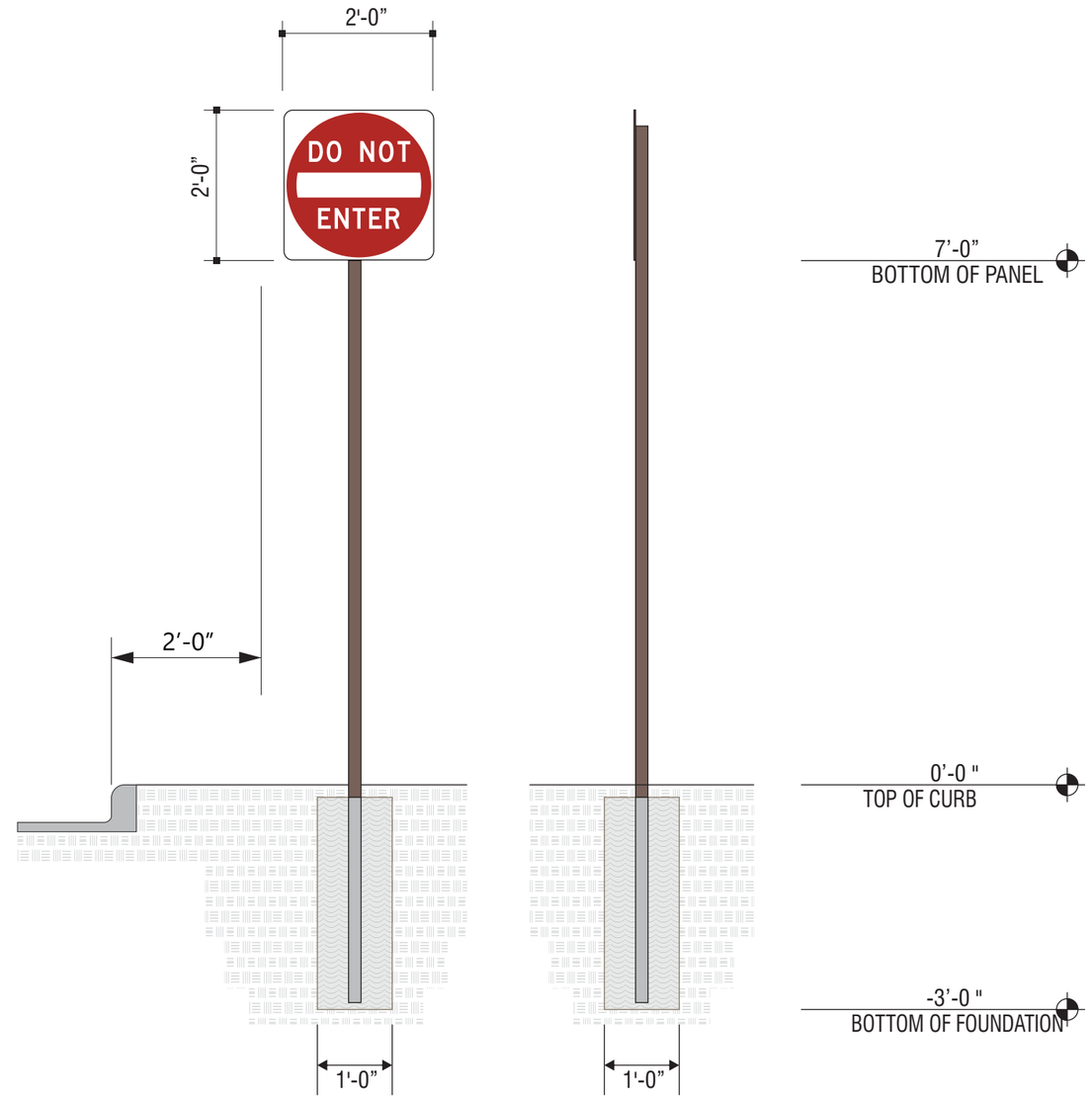
SIGN PANEL
3M #680-82 REFLECTIVE RED.

SIGN PANEL
3M #680-10 REFLECTIVE WHITE

BACK OF SIGN PANEL AND POST
MATTHEWS #74155 DARK BRONZE

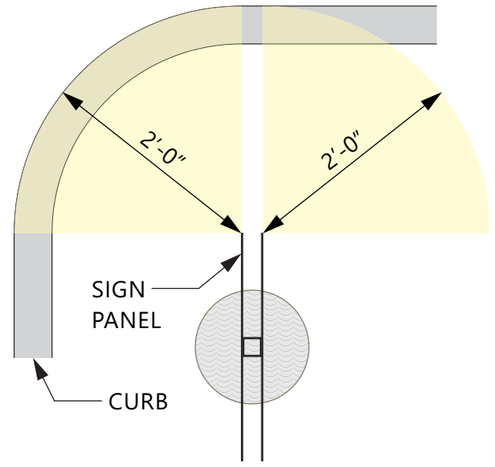
GC IS RESPONSIBLE FOR ANY BOLLARDS OR CORE DRILLING THAT IS REQUIRED

QTY: 1



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

END VIEW
SCALE - 1/2" = 1'- 0"



PLAN VIEW
SCALE - 3/4" = 1'- 0"

CLAYTON Signs
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				686	Chick-fil-A 4285 State Bridge Road Alpharetta, GA 30022 Alpharetta Commons

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E

SPECIFICATIONS

SIGN PANELS
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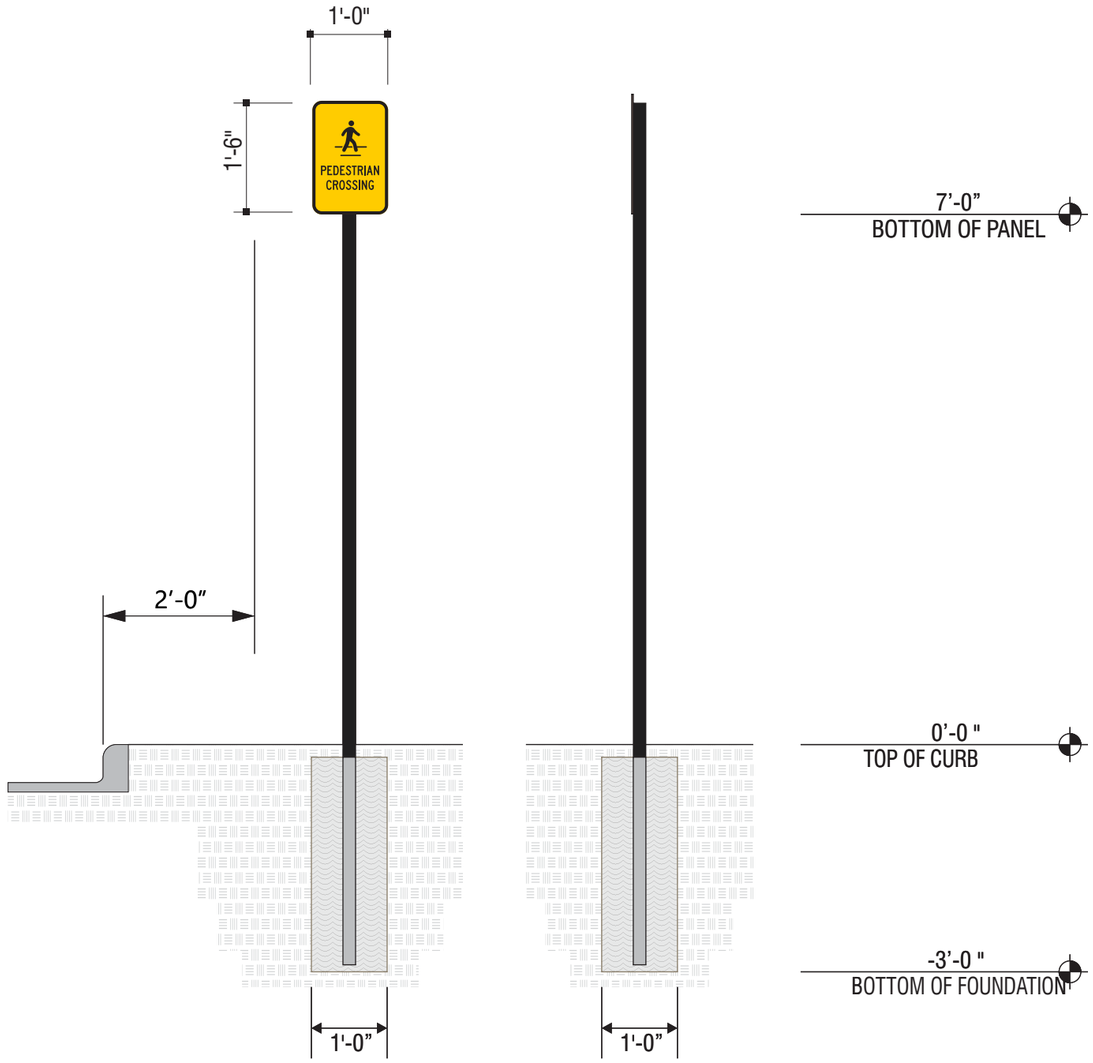
WITH REFLECTIVE BACKGROUND
AND GRAPHICS.
SIGN POSTS
POSTS ARE 2" x 2" SQUARE
ALUMINUM TUBING CAPPED ON TOP

FRONT, SIDES & BACK OF SIGN PANEL AND POST
MATTHEWS #20181 DARK BRONZE

SIGN PANEL
3M 680-81 YELLOW REFLECTIVE

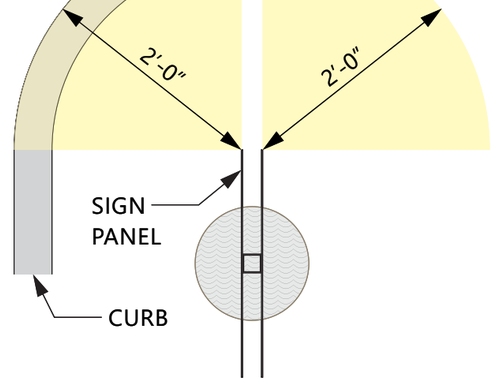
GC IS RESPONSIBLE FOR ANY BOLLARDS OR CORE DRILLING THAT IS REQUIRED

QTY: 2



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

END VIEW
SCALE - 1/2" = 1'- 0"



PLAN VIEW
SCALE - 3/4" = 1'- 0"

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SPECIFICATIONS

SIGN PANELS
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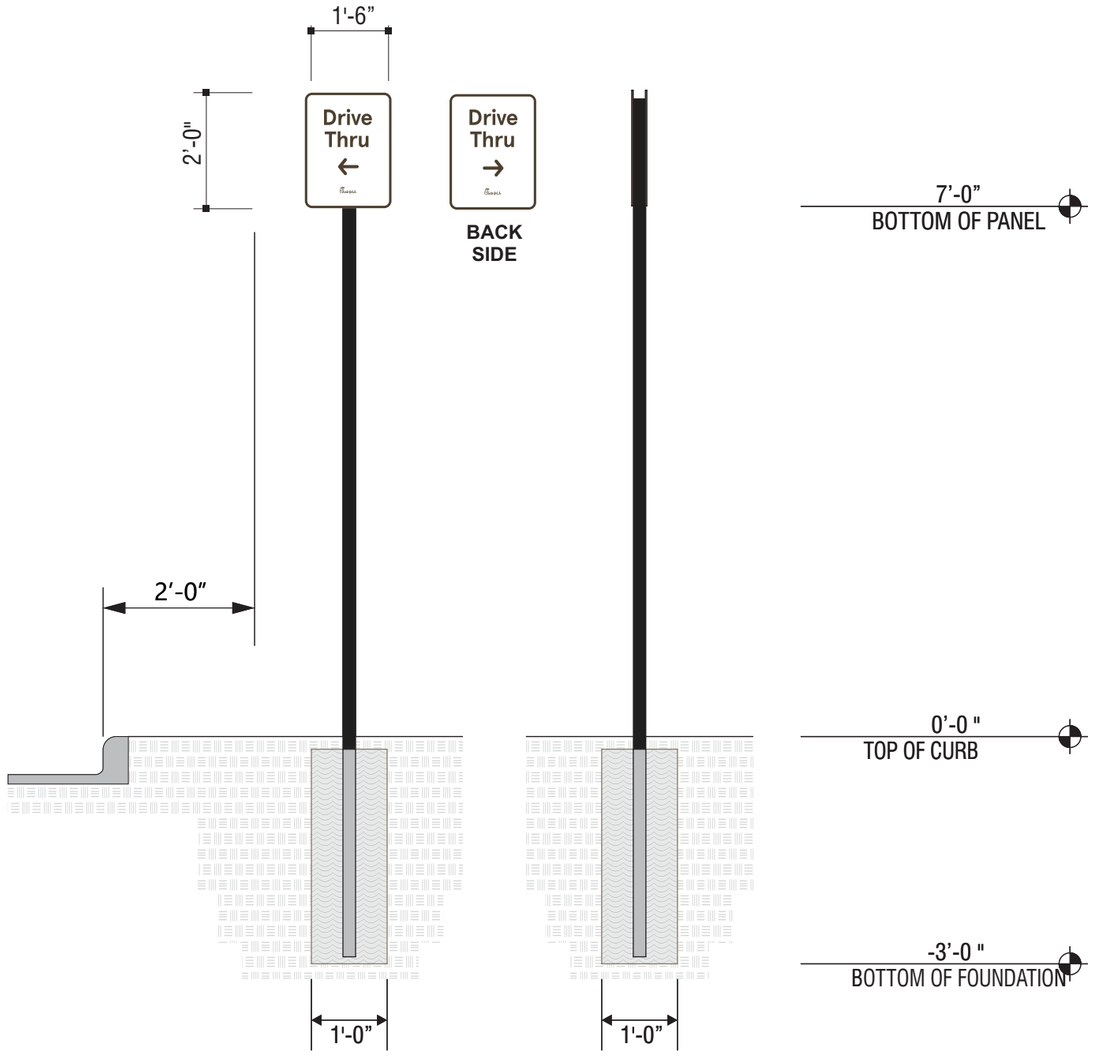
AND GRAPHICS.
SIGN POSTS
POSTS ARE 2" x 2" SQUARE
ALUMINUM TUBING CAPPED ON TOP

FRONT, SIDES & BACK OF SIGN PANEL AND POST
MATTHEWS #20181 DARK BRONZE

SIGN PANEL
AEG 7300 WHITE REFLECTIVE

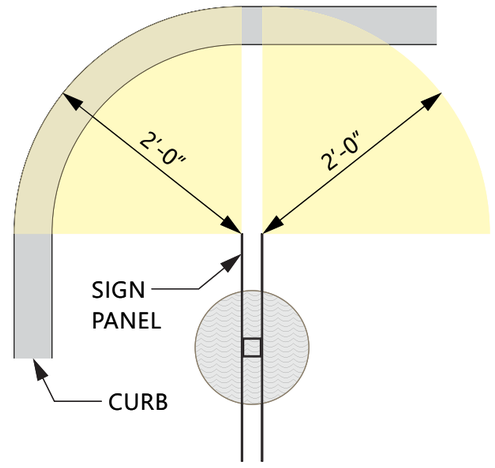
GC IS RESPONSIBLE FOR ANY BOLLARDS OR CORE DRILLING THAT IS REQUIRED

QTY: 2



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

END VIEW
SCALE - 1/2" = 1'- 0"



PLAN VIEW
SCALE - 3/4" = 1'- 0"

CLAYTON Signs
5198 North Lake Drive
Lake City, GA 30260
404-361-3800 fax 404-361-7038
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REMODEL	DRAWING FILE-	ALL ELECTRICAL SIGNS ARE 120 VOLTS UNLESS OTHERWISE INDICATED	DRAWN BY BRANDON GUEST ACCOUNT REP. BRANDON GUEST DRAWING DATE 11-10-23	STORE NUMBER 686	STORE ADDRESS Chick-fil-A 4285 State Bridge Road Alpharetta, GA 30022 Alpharetta Commons

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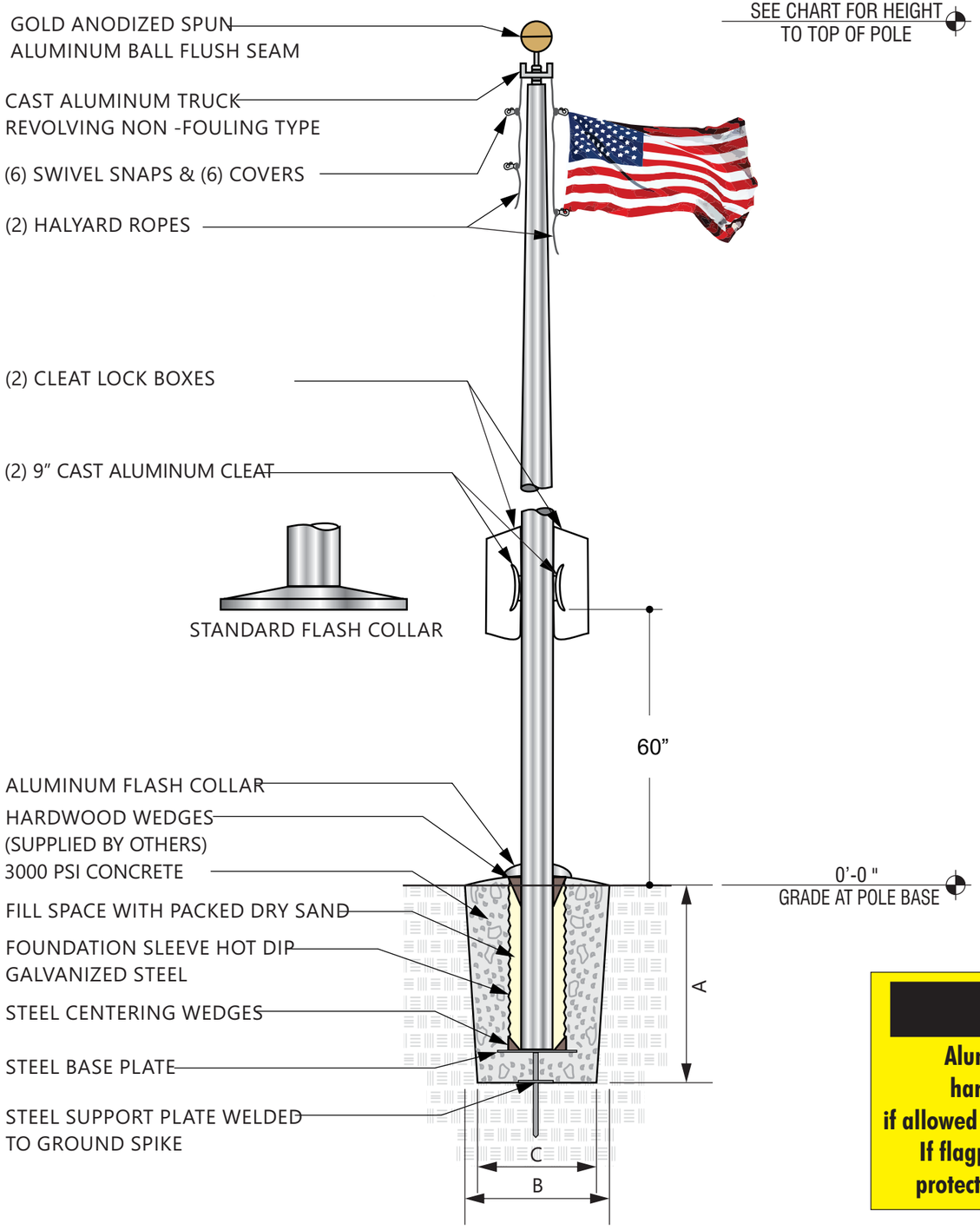
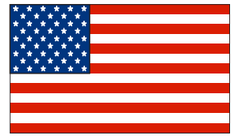
G





FLAG SIZES

POLE	A	B	MATERIAL
20'	3'0"	5'0"	POLYESTER
25'	4'0"	6'0"	POLYESTER
30'	5'0"	8'0"	POLYESTER
35'	6'0"	10'0"	POLYESTER
40'	8'0"	12'0"	POLYESTER
45'	8'0"	12'0"	POLYESTER
50'	12'0"	18'0"	POLYESTER

FOUNDATION SIZES

HEIGHT	A	B	C
20'	3'6"	30"	24"
25'	3'6"	30"	24"
30'	3'6"	30"	24"
35'	4'0"	36"	30"
40'	4'6"	42"	36"
45'	5'0"	48"	42"
50'	5'6"	48"	42"

GROUND SLEEVE AND CONCRETE INSTALLED
BY THE GENERAL CONTRACTOR
POLE INSTALLED ON PRE-INSTALLED GROUND
SLEEVE BY SIGN CONTRACTOR

Aluminum flagpoles are wrapped with protective paper and shipped in a hard fiber tube for indoor storage only. The flagpole shaft(s) will STAIN if allowed to remain in contact with wet or damp shipping tubes and protective paper. If flagpole must be stored out doors, remove from hard fiber tube and unwrap protective paper immediately. Make sure flagpole is supported off the ground.

CLAYTON Signs
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404-361-3800 fax 404-361-7038
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REMODEL

DRAWING FILE-

ALL ELECTRICAL SIGNS ARE 120 VOLTS UNLESS OTHERWISE INDICATED

DRAWN BY BRANDON GUEST
ACCOUNT REP. BRANDON GUEST
DRAWING DATE 11-10-23

STORE NUMBER 686

STORE ADDRESS
Chick-fil-A
4285 State Bridge Road
Alpharetta, GA 30022
Alpharetta Commons

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H

SPECIFICATIONS

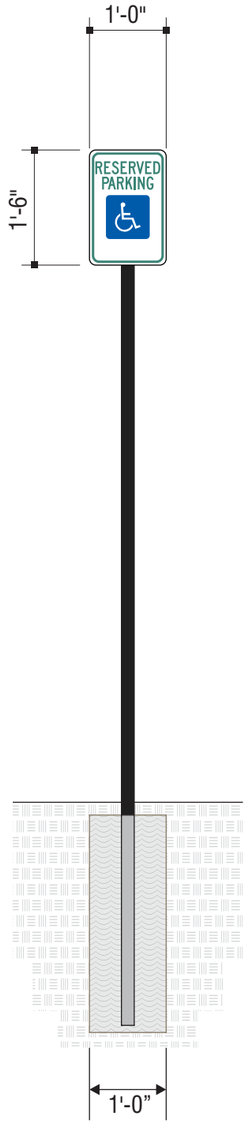
SIGN PANELS
PANELS ARE .080 ALUMINUM
WITH REFLECTIVE BACKGROUND
AND GRAPHICS.
SIGN POSTS
POSTS ARE 2" x 2" SQUARE
ALUMINUM TUBING CAPPED ON TOP

[redacted]

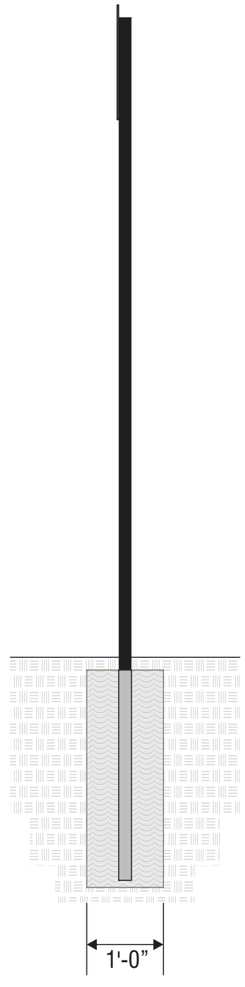
BACK OF SIGN PANEL AND POST
Matthews 74155 NEW BRONZE

GC IS RESPONSIBLE FOR ANY BOLLARDS OR CORE DRILLING THAT IS REQUIRED

QTY: 1



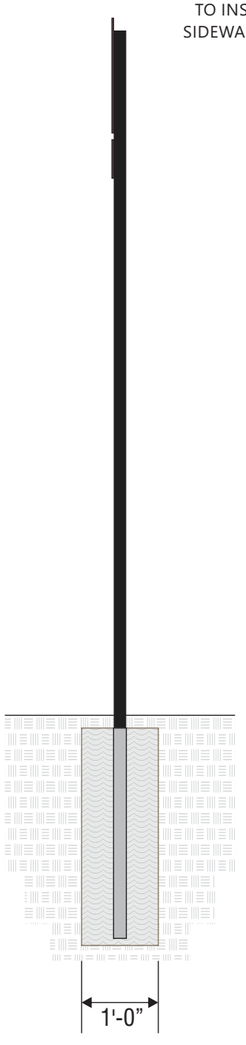
ELEVATION
SCALE - 1/2" = 1'- 0"



END VIEW
SCALE - 1/2" = 1'- 0"

QTY: 1

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



END VIEW
SCALE - 1/2" = 1'- 0"

NOTE: IF THIS SIGN IS LOCATED ON THE SIDEWALK THEN IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO INSTALL A PVC SLEEVE INTO THE CONCRETE WHEN THE SIDEWALK IS POURED PRIOR TO INSTALLATION OF THE SIGN' BY CLAYTON SIGNS.

7'-0"
BOTTOM OF PANEL

0'-0 "
GRADE AT SIGN BASE

-3'-0 "
BOTTOM OF FOUNDATION

CLAYTON Signs
5198 North Lake Drive
Lake City, GA 30260
404-361-3800 fax 404-361-7038
website - www.claytonsigns.com

REMODEL	DRAWING FILE-	ALL ELECTRICAL SIGNS ARE 120 VOLTS UNLESS OTHERWISE INDICATED	DRAWN BY BRANDON GUEST ACCOUNT REP. BRANDON GUEST DRAWING DATE 11-10-23	STORE NUMBER 686	STORE ADDRESS Chick-fil-A 4285 State Bridge Road Alpharetta, GA 30022 Alpharetta Commons

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I,J

SPECIFICATIONS

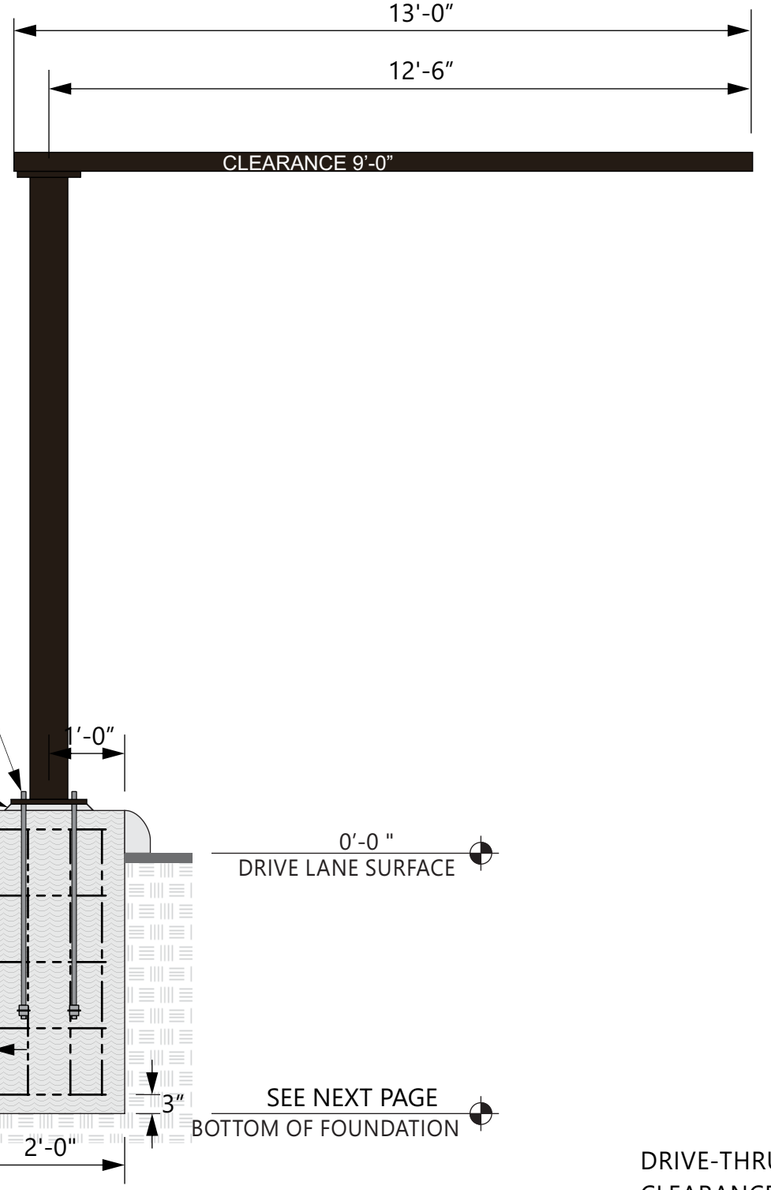
STEEL CLEARANCE BAR

CLEARANCE BAR FURNISHED
AND INSTALLED BY
PATTISON SIGN GROUP
ANCHOR CAGES AND FOOTINGS
FURNISHED AND INSTALLED BY
CLAYTON SIGNS

COLORS

CHICK-FIL-A DARK BRONZE

QTY: 2



ELEVATION

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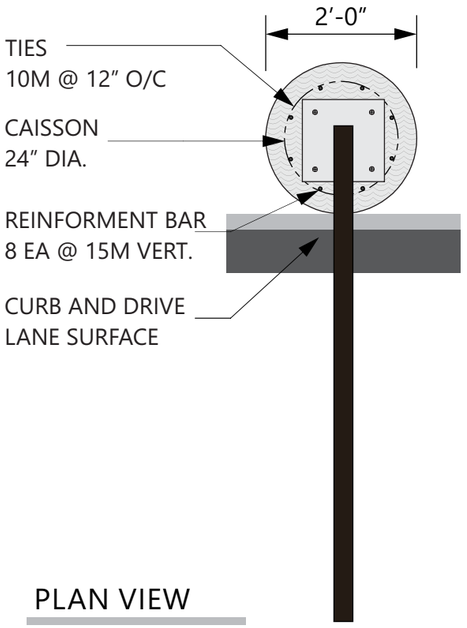
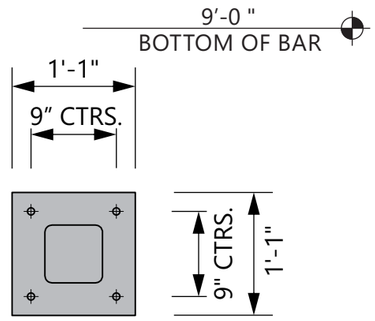


PLAN VIEW

SCALE - 1/2” = 1'- 0"



BASE PLATE DETAIL

SCALE - 3/4” = 1'- 0"

ANCHOR BOLT - QTY. 4

NOT TO SCALE

DRIVE-THRU
CLEARANCE BAR

CLAYTON Signs
5198 North Lake Drive
Lake City, GA 30260
404-361-3800 fax 404-361-7038
website - www.claytonsigns.com

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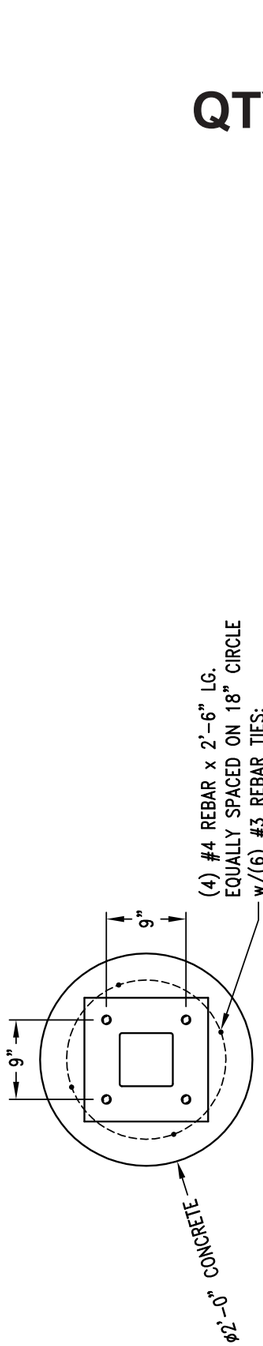
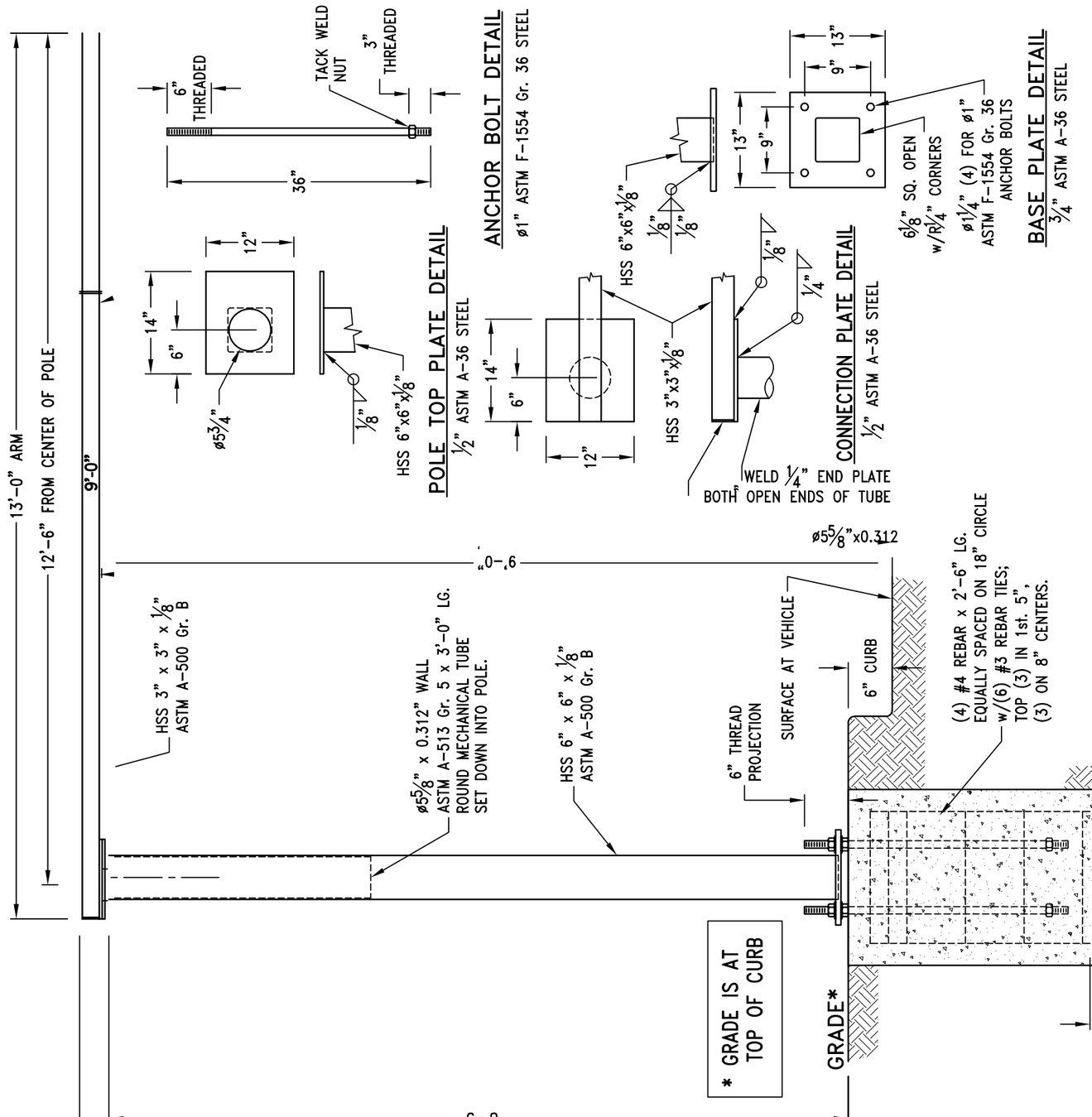
QTY: 2





ELEVATION VIEW

SITE:
Chick-Fil-A

FOUNDATION DESIGN NOTES:
1. Concrete shall have a minimum compressive strength of 3000 PSI at 28 days.
2. Reinforcing steel shall be ASTM A-615 Gr. 60.
3. Caisson footing designed using a soil bearing force of 150 PSF per foot Lateral.
   If this soil condition does not exist, it is the Erector's responsibility to have a new base designed for the existing soil conditions by a Licensed Engineer.
4. Anchor bolts shall be ASTM F-1554 Gr. 36 steel.

DESIGN WIND LOAD:
Based on the 2015 International Building Code (ASCE 7-10) using Risk Category II, Exposure C and 115 mph wind speed.

DESIGN SNOW LOAD:
Based on Ground Snow Loads.

REV	DATE	DESCRIPTION	APPROVED
A	26 Apr 21	RELEASED FOR PERMITTING	J. HOGAN

Robert-James & Associates, Inc.
12255 West 187th Street, Mokena Illinois 60448-9737
phone: 708-479-8385 fax: 708-479-8395 email: rja37@comcast.net

TITLE: SINGLE POLE DRIVE-THRU CLEARANCE ARM WITH 9'-0" CLEARANCE

DRAWN BY	DATE	SCALE	DRAWING NUMBER	SHEET	REV.
J. GREENAN	26 Apr 21	NONE	2104154	1 OF 1	A
CHECKED BY J. HOGAN	DATE 26 Apr 21				

CLAYTON Signs
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404-361-3800 fax 404-361-7038
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REMODEL

DRAWING FILE-

ALL ELECTRICAL SIGNS ARE 120 VOLTS UNLESS OTHERWISE INDICATED

DRAWN BY BRANDON GUEST
ACCOUNT REP. BRANDON GUEST
DRAWING DATE 11-10-23

STORE NUMBER: 686

STORE ADDRESS:
Chick-fil-A
4285 State Bridge Road
Alpharetta, GA 30022
Alpharetta Commons

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K

SPECIFICATIONS

ALUMINUM CONSTRUCTION CABINETS
WITH DIGITAL DISPLAY BOARDS
WITH STATIC IMAGES

MENU BOARDS FURNISHED
BY COATES GROUP AND
INSTALLED BY HONOR BUILT
MENU BOARD COLUMN AND FRAMING
FURNISHED AND INSTALLED BY
PATTISON SIGN GROUP
ANCHOR CAGES AND FOOTINGS
FURNISHED AND INSTALLED BY
CLAYTON SIGNS

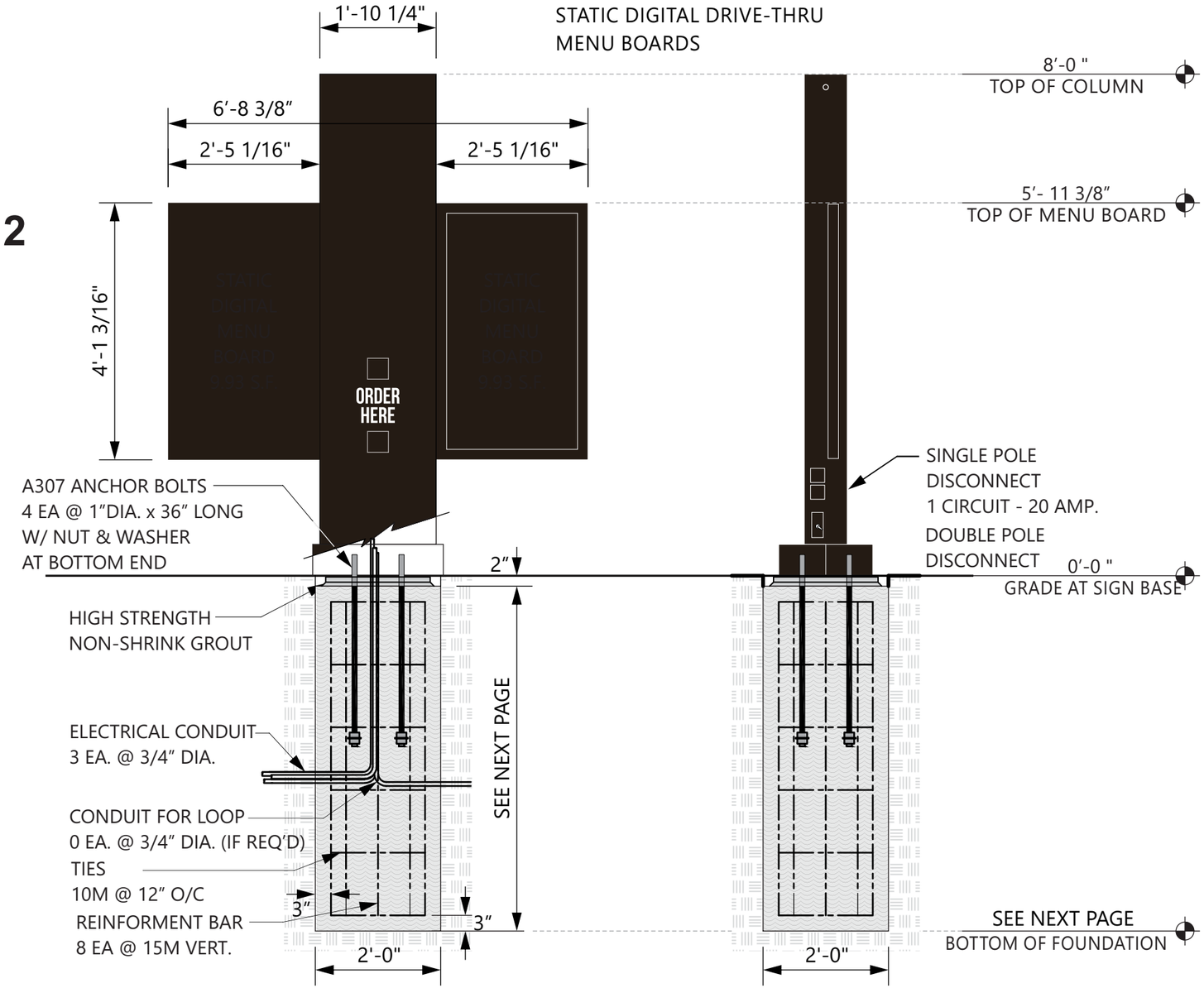
COLORS

CHICK-FIL-A DARK BRONZE

WHITE REFLECTIVE VINYL FILM

QTY: 2

STATIC DIGITAL DRIVE-THRU
MENU BOARDS



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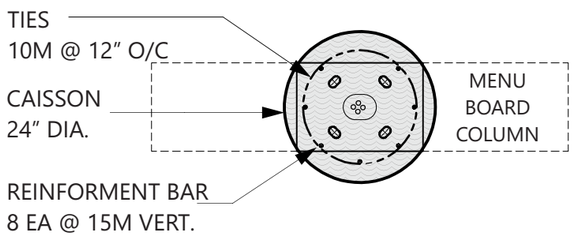
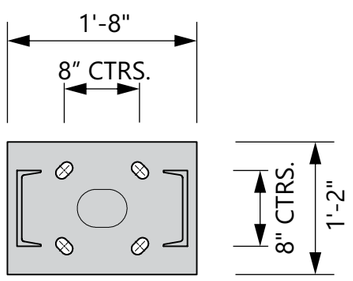
SCALE - 1/2" = 1'- 0"

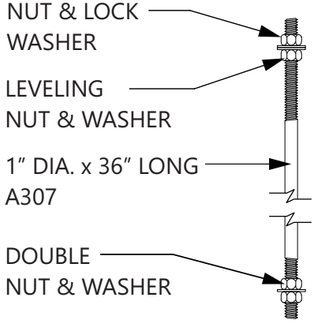
END VIEW
SCALE - 1/2" = 1'- 0"



PLAN VIEW
SCALE - 1/2" = 1'- 0"



BASE PLATE DETAIL
SCALE - 3/4" = 1'- 0"



ANCHOR BOLT - QTY. 4
NOT TO SCALE

CLAYTON Signs
5198 North Lake Drive
Lake City, GA 30260
404-361-3800 fax 404-361-7038
website - www.claytonsigns.com

REMODEL DRAWING FILE-	ALL ELECTRICAL SIGNS ARE 120 VOLTS UNLESS OTHERWISE INDICATED	DRAWN BY BRANDON GUEST ACCOUNT REP. BRANDON GUEST DRAWING DATE 11-10-23	STORE NUMBER 686	STORE ADDRESS Chick-fil-A 4285 State Bridge Road Alpharetta, GA 30022 Alpharetta Commons	L

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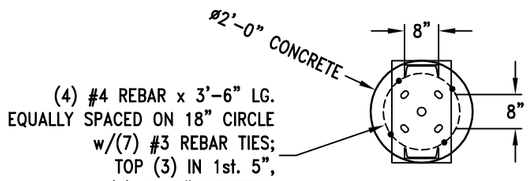
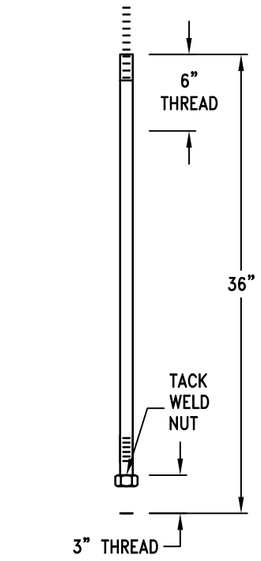
QTY: 2



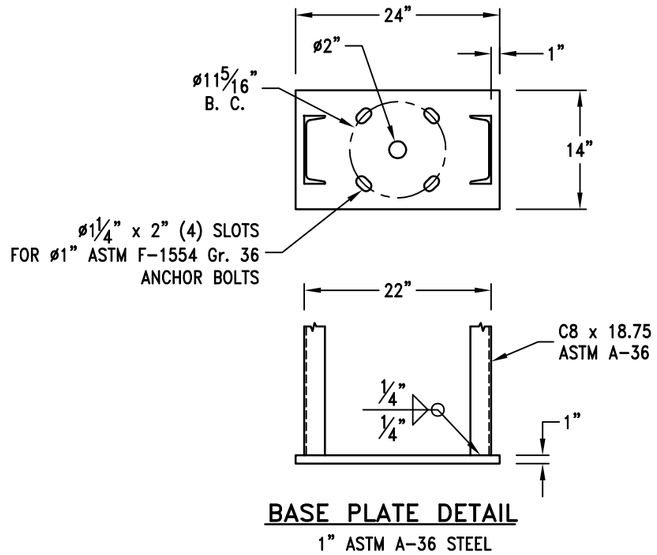
PLAN VIEW

QTY. CONCRETE: 0.5 CU. YDS.



ANCHOR BOLT DETAIL

ø1" ASTM F-1554 Gr. 36 STEEL



BASE PLATE DETAIL

1" ASTM A-36 STEEL

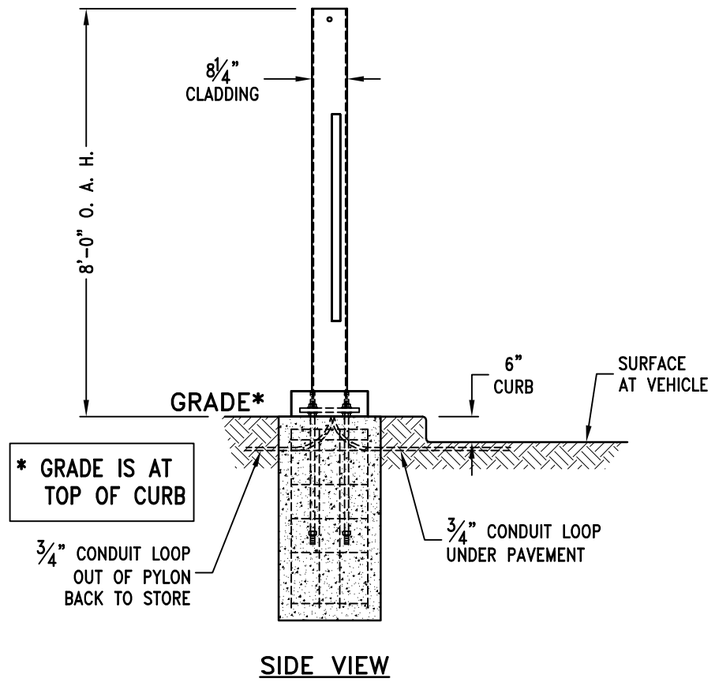
FOUNDATION DESIGN NOTES:

1. Concrete shall have a minimum compressive strength of 3000 PSI at 28 days.
2. Reinforcing steel shall be ASTM A-615 Gr. 60.
3. Caisson footing designed using a soil bearing force of 150 PSF per foot Lateral. If this soil condition does not exist, it is the Erector's responsibility to have a new footing designed for the existing soil conditions by a Licensed Engineer.
4. Anchor bolts shall be ASTM F-1554 Gr. 36 steel.

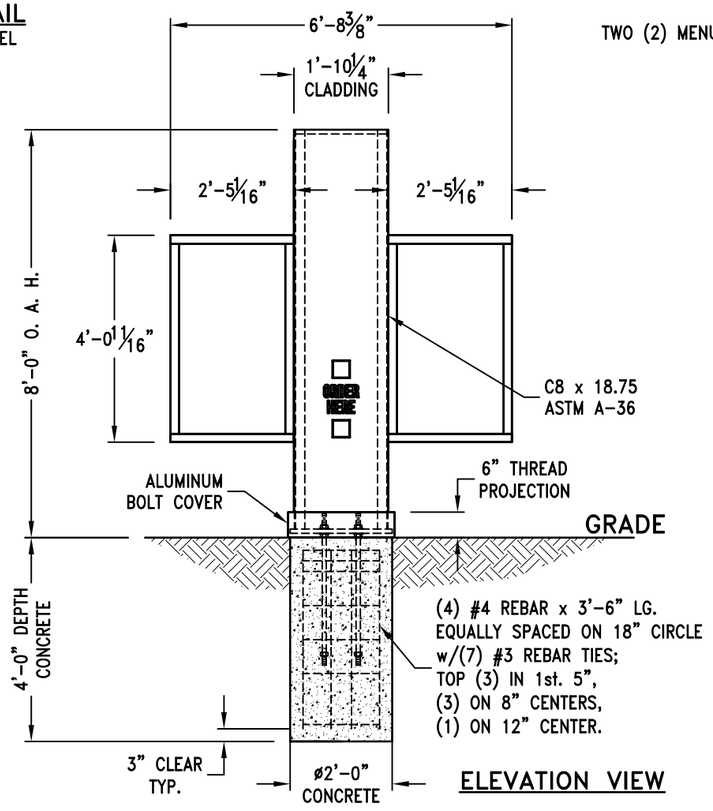
DESIGN WIND LOAD:

Based on the 2015 International Building Code (ASCE 7-10) using Risk Category II, Exposure C and 115 mph wind speed.

TWO (2) MENUBOARDS WILL BE INSTALLED AT THIS SITE: ONE AT EACH OF THE TWO DRIVE-THRU LANES



SIDE VIEW



ELEVATION VIEW

SITE:
Chick-Fil-A

REV	DATE	DESCRIPTION	APPROVED
A	26 Apr 21	RELEASED FOR PERMITTING	J. HOGAN

Robert-James & Associates, Inc.
12255 West 187th Street, Mokena Illinois 60448-9737
phone: 708-479-8385 fax: 708-479-8395 email: rja37@comcast.net

TITLE: 8'-0" OAH CLADDED SINGLE POLE DRIVE-THRU MENUBOARD. TWO (2) REQUIRED

DRAWN BY	DATE	SCALE	DRAWING NUMBER	SHEET	REV.
J. GREENAN	26 Apr 21	NONE	2104156	1 OF 1	A
CHECKED BY J. HOGAN	DATE 26 Apr 21				

CLAYTON Signs
5198 North Lake Drive
Lake City, GA 30260
404-361-3800 fax 404-361-7038
website - www.claytonsigns.com

REMODEL

DRAWING FILE-

ALL ELECTRICAL SIGNS ARE 120 VOLTS UNLESS OTHERWISE INDICATED

DRAWN BY BRANDON GUEST
ACCOUNT REP. BRANDON GUEST
DRAWING DATE 11-10-23

STORE NUMBER: 686

STORE ADDRESS: Chick-fil-A, 4285 State Bridge Road, Alpharetta, GA 30022, Alpharetta Commons

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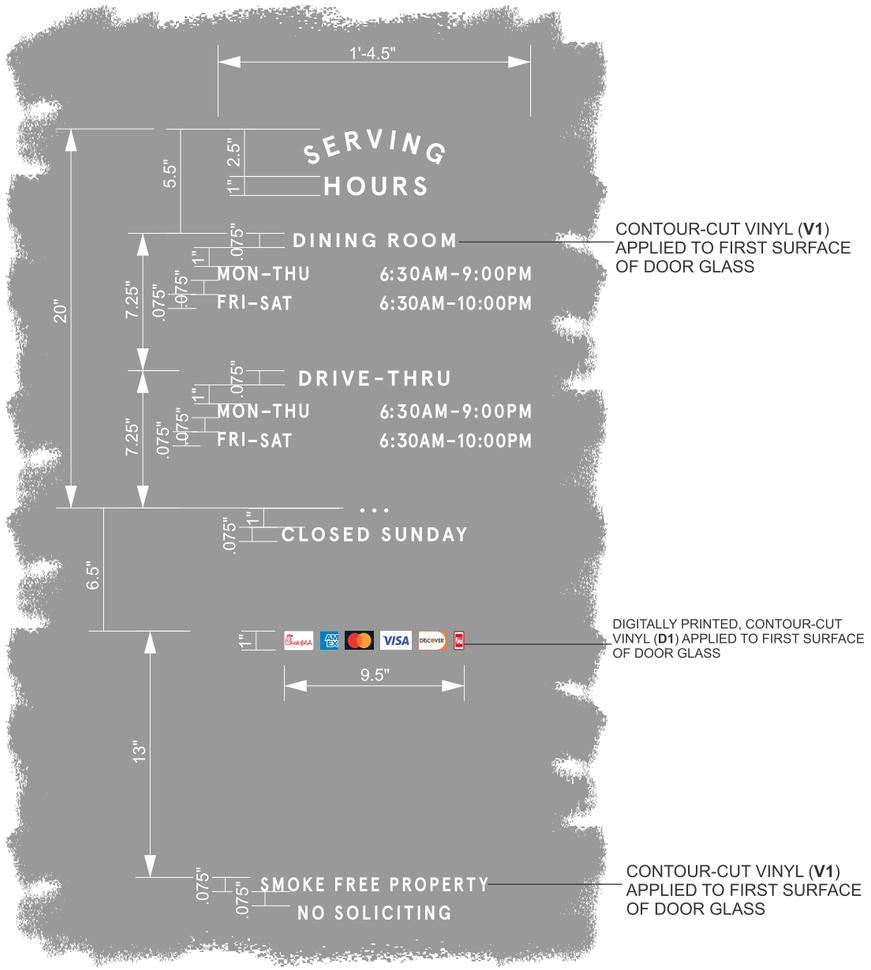
L

SIGN TYPE: VINYL GRAPHICS
TEMPLATE 3
2-DAY BLOCK, 2 CHANNELS

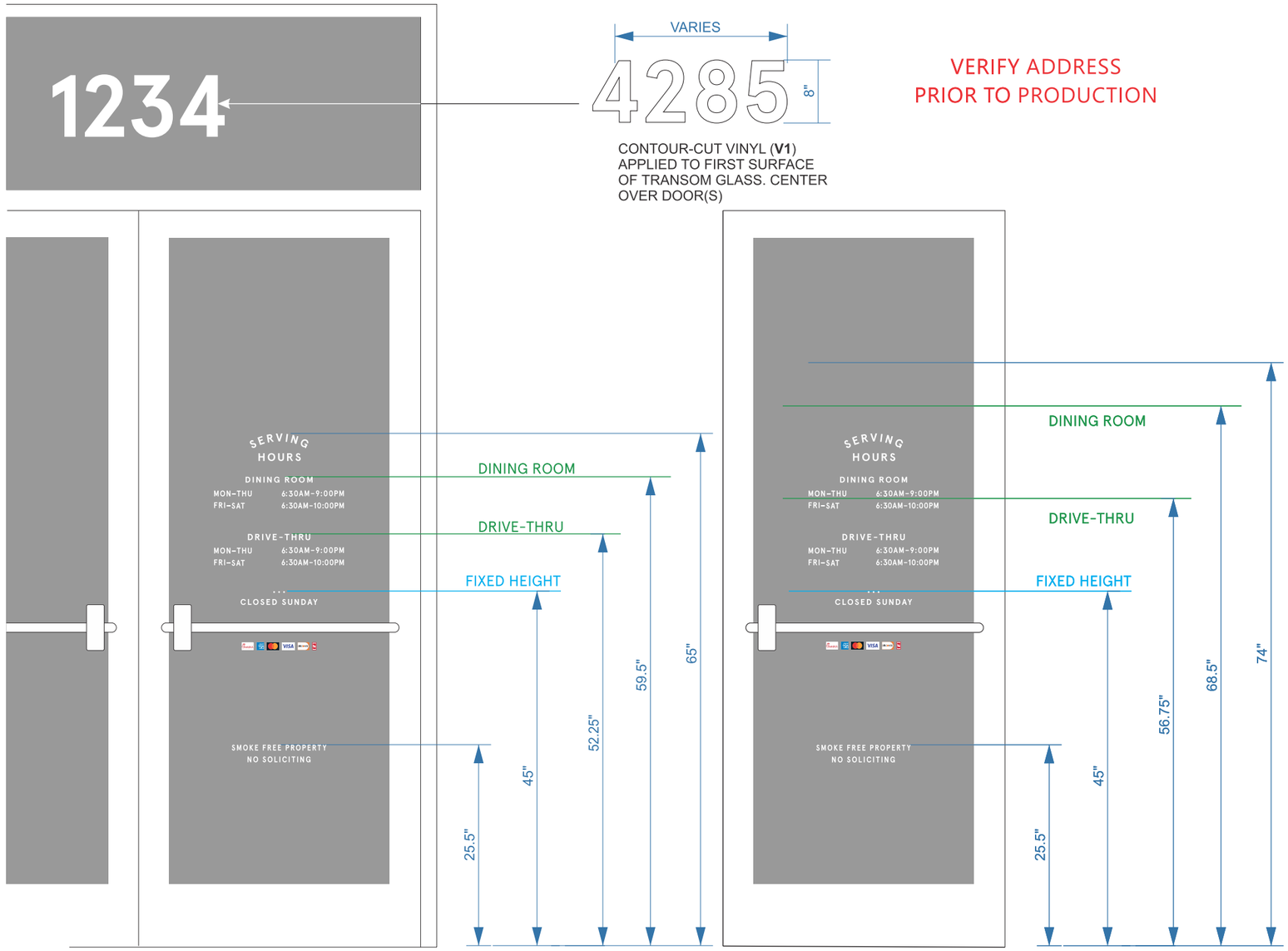


CONTOUR-CUT VINYL (**V1**) APPLIED TO FIRST SURFACE OF DOOR GLASS

DIGITALLY PRINTED, CONTOUR-CUT VINYL (**D1**) APPLIED TO FIRST SURFACE OF DOOR GLASS

CONTOUR-CUT VINYL (**V1**) APPLIED TO FIRST SURFACE OF DOOR GLASS

Pg.5 b FRONT VIEW - 2-DAY
Scale: 1 1/2"=1'



CONTOUR-CUT VINYL (**V1**) APPLIED TO FIRST SURFACE OF TRANSOM GLASS. CENTER OVER DOOR(S)

VERIFY ADDRESS
PRIOR TO PRODUCTION

Pg.5 b FRONT ELEVATION
Scale: 3/4"=1'

V1 **OPAQUE VINYL - 3M 7725-3015-010 "WHITE"**

D1 **DIGITAL PRINT VINYL - 3M 1J180Cv3-110 (WITH UV LAMINATE)**

CLAYTON Signs
5198 North Lake Drive
Lake City, GA 30260
404-361-3800 fax 404-361-7038
website - www.claytonsigns.com

REMODEL	DRAWING FILE-	ALL ELECTRICAL SIGNS ARE 120 VOLTS UNLESS OTHERWISE INDICATED	DRAWN BY BRANDON GUEST ACCOUNT REP. BRANDON GUEST DRAWING DATE 11-10-23	STORE NUMBER 686	STORE ADDRESS Chick-fil-A 4285 State Bridge Road Alpharetta, GA 30022 Alpharetta Commons

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2023 ALL RIGHTS RESERVED

Chick-fil-A

Chick-fil-A
9'-0"

2 Park Plaza
Alpharetta, GA 30009
Phone: 678.297.6000
www.alpharetta.ga.us

CITY COUNCIL
ACTION SUMMARY

City Council Date: 11/13/2023
Public Hearing Item: V-23-22 Chick-fil-a / 4285 State Bridge Road

Motion: Mayor Pro Tem Merkel
Second: Council Member Binder
Motion to Approve: Passed 6-1 (with Council Member Will in opposition)

- Mayor Pro Tem Merkel offered a motion to approve V-23-22 Chick-fil-a / 4285 State Bridge Road, subject to the following conditions:

1. Property shall be developed substantially in accordance with the site plan prepared by CPH, revised 10/2/23, except for modifications required to comply with the conditions below.
2. Building shall have significant architectural details on all 4 sides and shall be substantially similar to the location at Avalon or North Point, final approval by DRB. Awnings shall be black and windows along State Bridge Road shall have a transparent transom, final approval by DRB.
3. Front building setback and landscape strip along State Bridge Road shall be as depicted on the site plan prepared by CPH, revised 10/2/23.
4. Required parking shall be provided as depicted on the site plan prepared by CPH, revised 10/2/23.
5. Parking lot landscape islands shall be provided and planted as depicted on the landscape plan prepared by Manley Land Design, revised 10/2/23, including eliminating required trees in 3 landscape island locations.
6. Developer shall plant the planter along State Bridge Road with a continuous row of shrubs or grasses min. 2' tall at time of planting, final approval by DRB.
7. Foundation plantings, in-ground and/or in pots, shall be required on all sides of the building, final approval by DRB.
8. Low wall along State Bridge Road and project driveway shall have a brick or stone exterior and shall be heavily landscaped, including shrubs and vines and/or climbing landscaping, final approval by DRB.
9. Vines and/or climbing landscaping shall be required on all columns of the order canopy and drive-through pick-up structure, final approval by DRB.
10. Trees shall be saved as depicted on the landscape plan prepared by Manley Land Design, revised 10/2/23.

11. Minimum 350 square foot outdoor seating area shall be provided.
12. Developer shall provide creative signage, such as a painted sign and/or blade/perpendicular sign, with final approval by Staff. Existing non-conforming pole sign shall be removed. Monument sign shall not be a sign cabinet, shall not be internally illuminated, and shall have a maximum height of 6'.
13. Dumpster enclosure shall be designed with materials that are compatible with the primary building and shall be heavily screened with landscaping from the adjacent right-of-way, final approval by DRB.
14. If additional stormwater measures are necessary, they shall be aesthetically pleasing and bioswales shall be used where feasible. Run-off reduction shall be addressed with green stormwater BMPs, as approved by Staff.
15. Columns of the order canopy shall be brick with final approval by DRB.

- Council Member DeRito seconded the motion.
- The motion was approved (5-2; with Council Member Mitchell and Council Member Hipes in opposition).

FINAL CONDITIONS

1. Property shall be developed substantially in accordance with the site plan prepared by CPH, revised 10/2/23, except for modifications required to comply with the conditions below.
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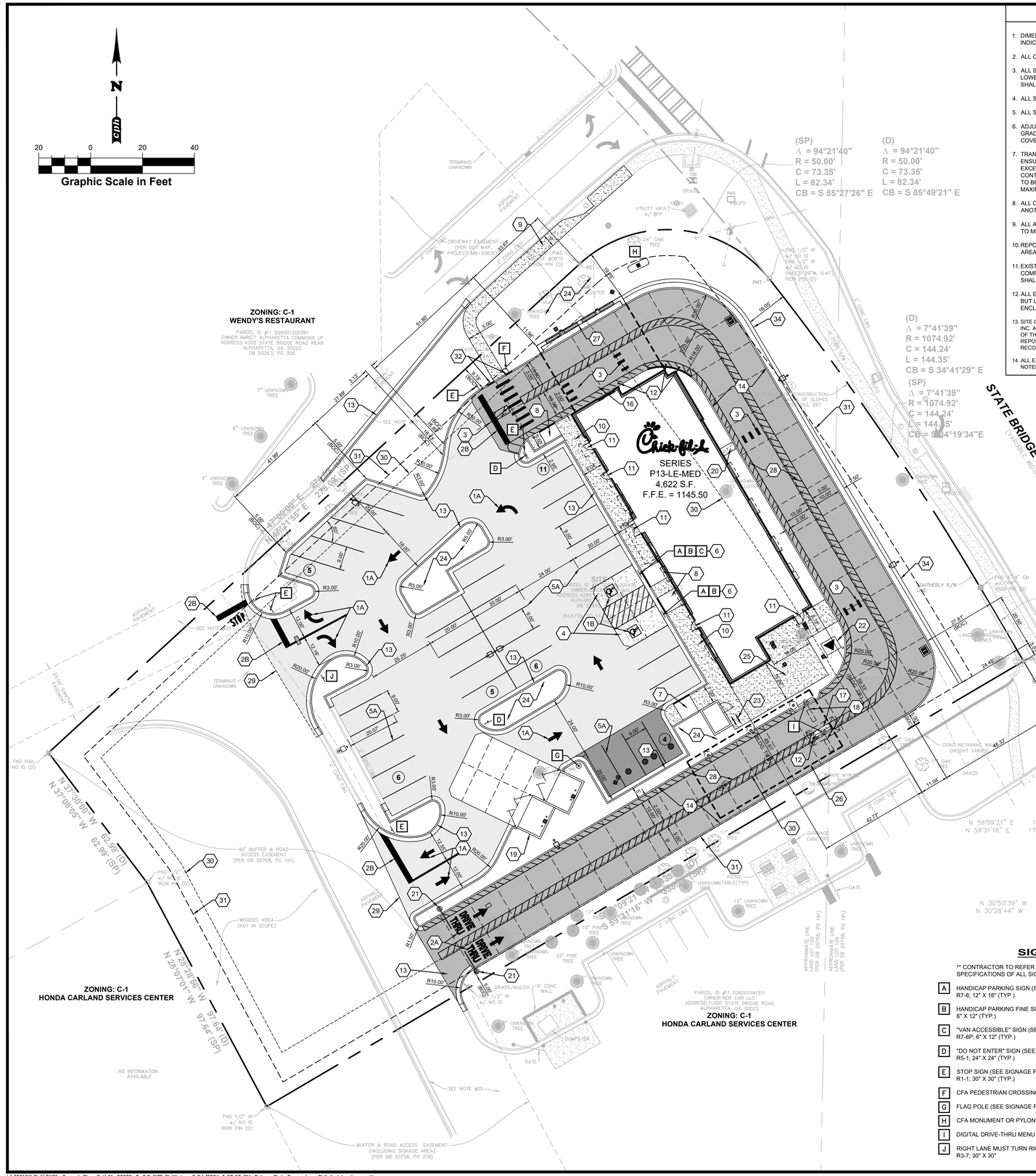

GENERAL NOTES

1. DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS SHOWN (BOC) WHICH INDICATES BACK OF CURB.
2. ALL CURBED RADII ARE TO BE 10' AND 3' UNLESS OTHERWISE NOTED.
3. ALL SIGNS SHALL HAVE A 7'0" MIN. CLEARANCE FROM FINISH GRADE TO BOTTOM OF LOWEST SIGN MOUNTED ON POST. ALL SIGNAGE INCLUDING REGULATORY SIGNAGE, SHALL MEET THE LOCAL AGENCY DESIGN GUIDELINES & MUTCD REQUIREMENTS.
4. ALL SIGNS SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR.
5. ALL STRIPING SHALL BE IN CONFORMANCE WITH LOCAL AGENCY REQUIREMENTS.
6. ADJUST ALL MANHOLE RINGS AND CLEAN OUT COVERS TO BE FLUSH WITH FINISHED GRADE. ALL PARTS TO BE TRAFFIC BEARING (AASHTO H-20 LOADING). MANHOLE COVERS SHALL MEET THE LOCAL AGENCY STANDARD.
7. TRANSITIONS TO BE FLUSH ALL ALONG THE ACCESSIBLE ROUTE. CONTRACTOR SHALL ENSURE THE MAXIMUM CONSTRUCTED LEVEL TRANSITION AT EVERY JOINT DOES NOT EXCEED THE MAXIMUM ALLOWABLE UNDER THE ADA AFTER SETTLEMENT, EXPANSION, CONTRACTION, ETC. CHANGES IN LEVEL OF 1/4" HIGH MAXIMUM SHALL BE PERMITTED TO BE VERTICAL. CHANGES IN LEVEL BETWEEN 1/4" HIGH MINIMUM AND 1/2" HIGH MAXIMUM SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2.
8. ALL CONCRETE POURS SHALL BE BOUND BY EXPANSION JOINTS WHEN ABUTTING ANOTHER CONCRETE POUR / SLAB OR ASPHALT PAVEMENT, INCLUDING CURBING.
9. ALL AFFECTED SIDEWALKS, RAMPS AND CROSSWALKS WILL BE BUILT AND INSPECTED TO MEET CURRENT ADA REQUIREMENTS.
10. REPOSITION OR RELOCATE SECURITY/OPERATIONAL CAMERAS AT SERVICE YARD AREA, REFER ARCH/MEP PLANS.
11. EXISTING ASPHALT PAVEMENT TO BE RESEALED WITH ASPHALT SEALANT AT COMPLETION OF PROJECT SITE WORK. EXISTING STRIPING AND PAVEMENT MARKINGS SHALL BE REPAINTED TO MATCH EXISTING CONDITIONS UNLESS OTHERWISE NOTED.
12. ALL EXPOSED METALS SHALL BE REPAINTED DARK BRONZE, WHICH SHOULD INCLUDE, BUT LIMITED TO, SIGN POSTS, BOLLARDS, LIGHT POLES, GAS PIPING & DUMPSTER ENCLOSURE APPURTENANCES.
13. SITE GEOTECHNICAL INVESTIGATION PERFORMED BY TERRACON CONSULTANTS, INC. CPH, INC. ASSUMES NO RESPONSIBILITY FOR THE CORRECTNESS, ACCURACY OR COMPLETENESS OF THEIR SCOPE OF WORK. THE CONTRACTOR SHALL OBTAIN A COPY OF THE GEOTECHICAL REPORT FOR THIS SITE PRIOR TO CONSTRUCTION AND COMPLY WITH THE RECOMMENDATIONS CONTAINED WITHIN.
14. ALL EXISTING STRIPING SHALL BE RE-STRIPED TO MATCH EXISTING CONDITIONS UNLESS NOTED OTHERWISE ON PLAN.

SITE LEGEND

- (2) = PARKING SPACE PER ROW
- (1A / C2.0) = DETAIL NUMBER / SHEET NUMBER
- = LIGHT POLE

SIGN LEGEND

** CONTRACTOR TO REFER TO THE SIGNAGE PACKAGE FOR PLACEMENT AND SPECIFICATIONS OF ALL SIGNS **

- A — HANDICAP PARKING SIGN (SEE SIGNAGE PACKAGE) R7-8; 12" X 18" (TYP.)
- B — HANDICAP PARKING FINE SIGN (SEE SIGNAGE PACKAGE) 6" X 12" (TYP.)
- C — "VAN ACCESSIBLE" SIGN (SEE SIGNAGE PACKAGE) R7-8P; 6" X 12" (TYP.)
- D — "DO NOT ENTER" SIGN (SEE SIGNAGE PACKAGE) R5-1; 24" X 24" (TYP.)
- E — STOP SIGN (SEE SIGNAGE PACKAGE) R1-1; 30" X 30" (TYP.)
- F — CFA PEDESTRIAN CROSSING SIGN (SEE SIGNAGE PACKAGE)
- G — FLAG POLE (SEE SIGNAGE PACKAGE)
- H — CFA MONUMENT OR PYLON SIGN
- I — DIGITAL DRIVE-THRU MENU BOARDS
- J — RIGHT LANE MUST TURN RIGHT SIGN (SEE SIGNAGE PACKAGE) R3-7; 30" X 30"

SITE DATA

STATEMENT OF INTENT

PROPOSED PROJECT IS PART OF OWNER'S EXISTING PROPERTY REINVESTMENT PROGRAM TO IMPROVE CUSTOMER SERVICE AND RESTAURANT OPERATIONS. PROPERTY IMPROVEMENTS WILL INCLUDE CONSTRUCTING A NEW BUILDING AND DUAL LANE DRIVE THRU WITH CANOPY, EXISTING PARKING LOT WILL BE ADJUSTED TO SUPPORT ELEMENTS PROPOSED.

ADDRESS: 4285 STATE BRIDGE ROAD, ALPHARETTA, GEORGIA 30022

CHICK-FIL-A SITE AREA: 1.48 AC.± (64,673 S.F. ±)

ZONING: C-1: NEIGHBORHOOD COMMERCIAL

PARCEL ID: 11 026001201435

BUILDING INFORMATION

EXISTING CONDITION:
EXISTING BUILDING AREA: 4,377 S.F.
EXISTING FLOOR AREA RATIO: .0677
NUMBER OF STORIES: 1
MAX. BUILDING HEIGHT: 21'

PROPOSED CONDITION:
PROPOSED BUILDING AREA: 4,622 S.F.
PROPOSED FLOOR AREA RATIO: .0715
NUMBER OF STORIES: 1
PROPOSED MAX. BUILDING HEIGHT: 20.13'

LAND COVERAGE SUMMARY

EXISTING CONDITION:	
IMPERVIOUS AREA:	44,932 S.F. (69.48%)
OPEN SPACE:	19,741 S.F. (30.52%)
TOTAL:	64,673 S.F. (100.00%)

PROPOSED CONDITION:	
IMPERVIOUS AREA:	43,096 S.F. (66.64%)
OPEN SPACE:	21,577 S.F. (33.36%)
TOTAL:	64,673 S.F. (100.00%)

BUILDING SETBACKS	REQUIRED	PROVIDED
FRONT (EAST)	65'	50.29'
SIDE (NORTH)	15'	40.27'
SIDE (SOUTH)	15'	49.61'
REAR (WEST)	15'	232.48'

LANDSCAPE BUFFER	REQUIRED	PROVIDED
FRONT (EAST)	20'	16.05'
SIDE (NORTH)	10'	5'
SIDE (SOUTH)	5'	5'
REAR (WEST)	10'	58.03'

PARKING INFORMATION

EXISTING CONDITION:	
REGULAR:	49 SPACES
ADA:	3 SPACES
TOTAL:	52 SPACES

PROPOSED CONDITION:	
REGULAR:	35 SPACES
ADA:	2 SPACES
TOTAL:	37 SPACES

REQUIRED PARKING: 1 SPACES FOR EVERY 100 S.F. OF THE ENTIRE FACILITY
4622 / 100 = 46 SPACES
ADA: 2 ADA SPACES REQUIRED (1 VAN ACCESSIBLE)

DESIGN NOTES & KEY PLAN

- 1A DIRECTIONAL ARROW (1A / C2.0)
- 1B PAINTED HANDICAP PARKING SYMBOL (1B / C2.0)
- 2A DRIVE-THRU GRAPHICS (2A / C2.0)
- 2B STOP BAR GRAPHIC (2B / C2.0)
- 3 CROSSWALK MARKINGS (3 / C2.0)
- 4 STANDARD OR HANDICAP PARKING STALL PER CODE (4 / C2.0)
- 5A 4" SOLID WHITE STRIPING
- 5B 4" SOLID DOUBLE YELLOW STRIPING
- 5C 4" DIRECTIONAL YELLOW STRIPING
- 6 BOLLARD MOUNTED SIGN (6 / C2.0)
- 7 RETURNED CURB HANDICAP RAMP (7 / C2.0)
- 8 SIDEWALK ACCESSIBLE RAMP (8 / C2.0)
- 9 CONCRETE SIDEWALK (9 / C2.0)
- 10 CONCRETE SIDEWALK w/ CURB & GUTTER (10 / C2.0)
- 11 ENTRY DOOR FROST SLAB DETAIL (11 / C2.0)
- 12 CONCRETE BOLLARD (12 / C2.0)
- 13 CONCRETE CURB & GUTTER (SEE GRADING PLAN TO DETERMINE TYPE) (13 / C2.0)
- 14 CONCRETE INTEGRAL CURB (14 / C2.0)
- 15 LANDSCAPE & IRRIGATION PROTECTOR (15 / C2.0)
- 16 DRIVE-THRU ISOMETRIC (16 / C2.0)
- 17 DRIVE-THRU ORDER POINT ISLAND (17 / C2.0)
- 18 MENU BOARD LOOP DETECTION SYSTEM (18 / C2.0)
- 19 SCREENED REFUSE ENCLOSURE (REFER TO ARCH. PLANS)
- 20 CONCRETE PAD FOR OPTIONAL CASH STATION
- 21 DRIVE-THRU CLEARANCE BAR (REFER TO SIGNAGE PACKAGE)
- 22 ELECTRIC TRANSFORMER CONCRETE PAD. COORDINATE WITH POWER COMPANY FOR PAD & BOLLARD PROTECTION REQUIREMENTS PRIOR TO WORK IN THIS AREA.
- 23 BIKE RACK (23 / C2.0)
- 24 LANDSCAPED AREA
- 25 OUTDOOR SEATING AREA, 350 S.F.
- 26 FREE-STANDING ORDER POINT CANOPY (REFER TO ARCH. PLANS)
- 27 PORTE-COCHERE OUTSIDE MEAL DELIVERY CANOPY (REFER TO ARCH. PLANS)
- 28 DIAGONAL STRIPED WALKWAY, SINGLE YELLOW SOLD LINE / 4" WIDE PER CFA SPECIFICATIONS.
- 29 SAWCUT LIMITS. CONTRACTOR SHALL NEATLY SAWCUT, REMOVE AND MATCH EXISTING PAVEMENT & CURBING WITH SMOOTH TRANSITION.
- 30 BUILDING SETBACK.
- 31 LANDSCAPE SETBACK.
- 32 3' CURB TRANSITION TO FLUSH.
- 33 CONCRETE FLUME. (33 / C2.0)
- 34 CONCRETE SCREEN WALL (REFER TO ARCH. PLANS FOR DETAILS)

LDP2023-056

GEORGIA 811 Utilities Protection Center, Inc.
Know what's below. Call before you dig.

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998

cph
www.cphcorp.com
Building Better Communities Together
1031-C W. 23rd Street
Panama City, FL 32405
Ph: 850.563.1490

Plans Prepared By:
CPH, LLC
A Full Service A & E Firm

GEORGIA REGISTERED No. PE037823 PROFESSIONAL ENGINEER JASON LAMAR TOOLE

Digitally signed by Jason L Toole
DN: C=US, O=Florida, dnQualifier=A01410C0000017E5468FDBE00018735, CN=Jason L Toole
Reason: I am the author of this document
Location: Florida
Date: 2024.02.23 10:27:13-05'00'
Foxit PhantomPDF Version: 10.1.0

JASON L. TOOLE, P.E.
PE037823
SGWCC #68203

This item has been digitally signed and sealed by Jason L. Toole, PE. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CHICK-FIL-A
Alpharetta Commons
4285 State Bridge Road
Alpharetta, Fulton County, Georgia 30022

FSR#00686

BUILDING TYPE / SIZE: P14 LE BN
RELEASE: vX.YY.MM

REVISION SCHEDULE

NO.	DATE	DESCRIPTION
1		
2		
3		
4		

CONSULTANT PROJECT # C29161
PRINTED FOR Permit
DATE 8/18/2023
DRAWN BY CPH, LLC

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Permit

SHEET
SITE PLAN

SHEET NUMBER
C-2.0

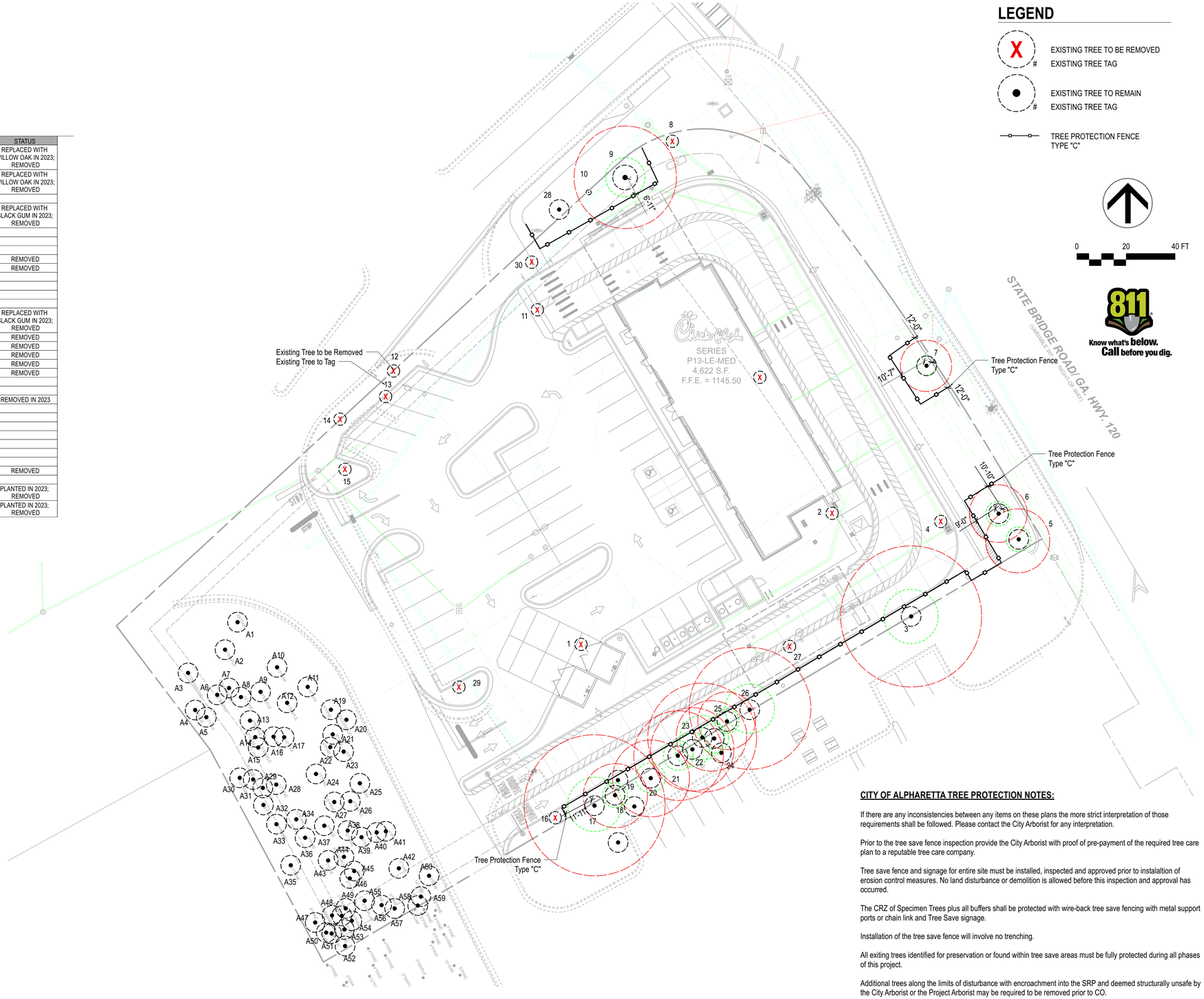
J:\C29161\Civil\DWG_Current_Plan_Set\01-00686-C-2.0 SITE PLAN.dwg, 2/14/2024 3:27:50 PM, Pulver, Chris D., _cph - Civil And Landscape.stb

EXISTING TREES LIST A

#	TREE	DBH (INCHES)	CONDITION	CRZ (1.3' TO 1" DBH)	IMPACTION%	STATUS
1	RED MAPLE	13		16.9		REPLACED WITH WILLOW OAK IN 2023; REMOVED
2	CHINESE ELM	6		7.8		REPLACED WITH WILLOW OAK IN 2023; REMOVED
3	WILLOW OAK	22	FAIR	28.6		
4	RED MAPLE	12	POOR	15.6		REPLACED WITH BLACK GUM IN 2023; REMOVED
5	RED MAPLE	10	FAIR	13.0	0.05%	
6	RED MAPLE	9	FAIR	11.7	0.06%	
7	TRIDENT MAPLE	8	GOOD	10.4		
8A	RIVER BIRCH	16	FAIR	20.8		REMOVED
8B	RIVER BIRCH	11	FAIR	14.3		REMOVED
9A	RIVER BIRCH	16	FAIR	20.8		
9B	RIVER BIRCH	12	FAIR	15.6		
9C	RIVER BIRCH	11	FAIR	14.3		
10	STUMP					
11	OAK	13		16.9		REPLACED WITH BLACK GUM IN 2023; REMOVED
12	CHERRY	12	POOR	15.6	100.00%	REMOVED
13	WILLOW OAK	22	GOOD	28.6		REMOVED
14	CHERRY (BOUNDARY)	8	POOR	10.4		REMOVED
15	PIN OAK	26	GOOD	33.8		REMOVED
16	BLACK GUM	16	FAIR	20.8		REMOVED
17	LOBLOLLY PINE (BOUNDARY)	22	FAIR	28.6		
18	LOBLOLLY PINE (BOUNDARY)	10	POOR	13.0		
19	STUMP					REMOVED IN 2023
20	SWEET GUM (BOUNDARY)	12	POOR	15.6		
21	LOBLOLLY PINE	14	FAIR	18.2		
22	LOBLOLLY PINE (BOUNDARY)	13	FAIR	16.9		
23	WILLOW OAK	17	FAIR	22.1		
24	LOBLOLLY PINE (BOUNDARY)	11	FAIR	14.3		
25	LOBLOLLY PINE	9	FAIR	11.7		
26	WILLOW OAK	19	FAIR	24.7		
27	HARDWOOD	4		5.2		REMOVED
28	CHERRY	3		3.9		
29	WILLOW OAK	2		2.6		PLANTED IN 2023; REMOVED
30	CHERRY	2		2.6		PLANTED IN 2023; REMOVED

EXISTING TREES LIST B

#	TREE	DBH (INCHES)	CONDITION	CRZ (1.3' TO 1" DBH)	SAVED (INCHES)
A1	OAK	28			28
A2	MAPLE	5			5
A3	DOGWOOD	4			4
A4	PINE	9			9
A5	OAK	7			7
A6	MAPLE	5			5
A7	DOGWOOD	4			4
A8	PINE	16			16
A9	MAPLE	9			9
A10	OAK	10			10
A11	OAK	19			19
A12	MAPLE	4			4
A13	MAPLE	4			4
A14	GUM	6			6
A15	MAPLE	9			9
A16	PINE	14			14
A17	PINE	14			14
A19	PINE	6			6
A20	DOGWOOD	4			4
A21	OAK	8			8
A22	PINE	4			4
A23	PINE	5			5
A24	PINE	17			17
A25	OAK	11			11
A26	MAPLE	6			6
A27	PINE	15			15
A28	PINE	12			12
A29	PINE	9			9
A30	PINE	10			10
A31	PINE	9			9
A32	PINE	4			4
A33	PINE	11			11
A34	PINE	10			10
A35	PINE	11			11
A36	PINE	5			5
A37	PINE	9			9
A38	PINE	16			16
A39	MAPLE	6			6
A40	OAK	7			7
A41	PINE	4			4
A42	OAK	11			11
A43	OAK	7			7
A44	DOGWOOD	4			4
A45	OAK	8			8
A46	OAK	6			6
A47	PINE	8			8
A48	DOGWOOD	4			4
A49	PINE	7			7
A50	PINE	6			6
A51	PINE	4			4
A52	PINE	6			6
A53	PINE	5			5
A54	PINE	12			12
A55	POPLAR	9			9
A56	PINE	9			9
A57	PINE	8			8
A58	PINE	4			4
A59	PINE	14			14
A60	PINE	6			6
					504
					TOTAL INCHES



LEGEND

- X / # — EXISTING TREE TO BE REMOVED; EXISTING TREE TAG
- # — EXISTING TREE TO REMAIN; EXISTING TREE TAG
- TREE PROTECTION FENCE TYPE "C"

0 20 40 FT

811 Know what's below. Call before you dig.

CITY OF ALPHARETTA TREE PROTECTION NOTES:

If there are any inconsistencies between any items on these plans the more strict interpretation of those requirements shall be followed. Please contact the City Arborist for any interpretation.

Prior to the tree save fence inspection provide the City Arborist with proof of pre-payment of the required tree care plan to a reputable tree care company.

Tree save fence and signage for entire site must be installed, inspected and approved prior to instalaltion of erosion control measures. No land disturbance or demolition is allowed before this inspection and approval has occurred.

The CRZ of Specimen Trees plus all buffers shall be protected with wire-back tree save fencing with metal support ports or chain link and Tree Save signage.

Installation of the tree save fence will involve no trenching.

All exiting trees identified for preservation or found within tree save areas must be fully protected during all phases of this project.

Additional trees along the limits of disturbance with encroachment into the SRP and deemed structurally unsafe by the City Arborist or the Project Arborist may be required to be removed prior to CO.

All roots encountered 1/2" or greater during grading or excavating operations shall be clean cut under the direction of an ISA Certified Arborist.

Any limbs overhanging the LOD that may be ripped, torn, or damaged during construction SHALL be propertly pruned under the direction of an ISA Certified Arborist.

It is the owner's responsbility to maintain the vegetaion and removed trash and debris around the perimeter of the project, even if within the public ROW, in accordance with the City of Alpharetta Property Maintenance Codes.

All approved revisions sto the location of the tree save fence need to be coordinated with the land disturbance inspector prior to relocaiton.

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4285 STATE BRIDGE ROAD
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FSU# 00686

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SHEET
Tree Protection Plan

PERMIT

SHEET NUMBER
L-001

CITY OF ALPHARETTA LANDSCAPE NOTES:

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

If tree survey inaccuracies are found on-site, a stop work order will be issued until revised plans are approved and processed based on accurate information.

Design Landscape Architect or Project Arborist will inspection, verify, and approve the landscape has been planted per the approved plans and city standards prior to contacting the City Arborist for a CO inspection.

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

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

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

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

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

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

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

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

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

NO TRENCHING ALLOWED IN TREE SAVE AREAS INCLUDING IRRIGATION.

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

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

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

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

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

LANDSCAPE REQUIREMENTS

A. SITE DENSITY

REQUIRED 1. 130 inches per acre
1.48 acres x 130 inches = 192 inches required
See sheet L-001 for Existing Trees and total inches to remain
2. No more than 25% of the trees planted shall be the same genus = 6 max of any one tree genus
No less than 50% of the trees planted shall be native = 12 native trees minimum
No less than 40% of the trees planted shall be overstory trees = 9 overstory trees minimum
No less than 40% of all landscaping planted shall be native = 226 native shrubs required

PROVIDED 1.

QTY	TREE	SIZE (INCHES)	NATIVE	OVERSTORY		TOTAL	PERCENTAGE
	EXISTING INCHES				=	500	
2	GINKGO	4			=	8	9%
6	BRODIE JUNIPER	2	6		=	12	26%
3	LITTLE GEM MAGNOLIA	2	3		=	6	13%
3	BLACK GUM	4	3	3	=	12	13%
4	WILLOW OAK	4	4	4	=	16	17%
5	PRINCETON ELM	3		5	=	15	22%
23	TOTAL				=	569	inches provided
					=	16	native trees provided
					=	12	overstory trees provided

QTY	SHRUBS	NATIVE
50	GEORGE L. TABER AZALEA	50
61	RED ENCORE AZALEA	
92	CLETHRA	92
68	INKBERRY	68
77	DWARF YAUPON HOLLY	77
80	YELLOW ANISE	80
12	LOROPETALUM	
20	ADAGIO GRASS	
91	HEAVY METAL SWTICH GRASS	91
13	PODOCARPUS	
564	TOTAL	= 458 native shrubs provided

B. PARKING LOT SCREENING

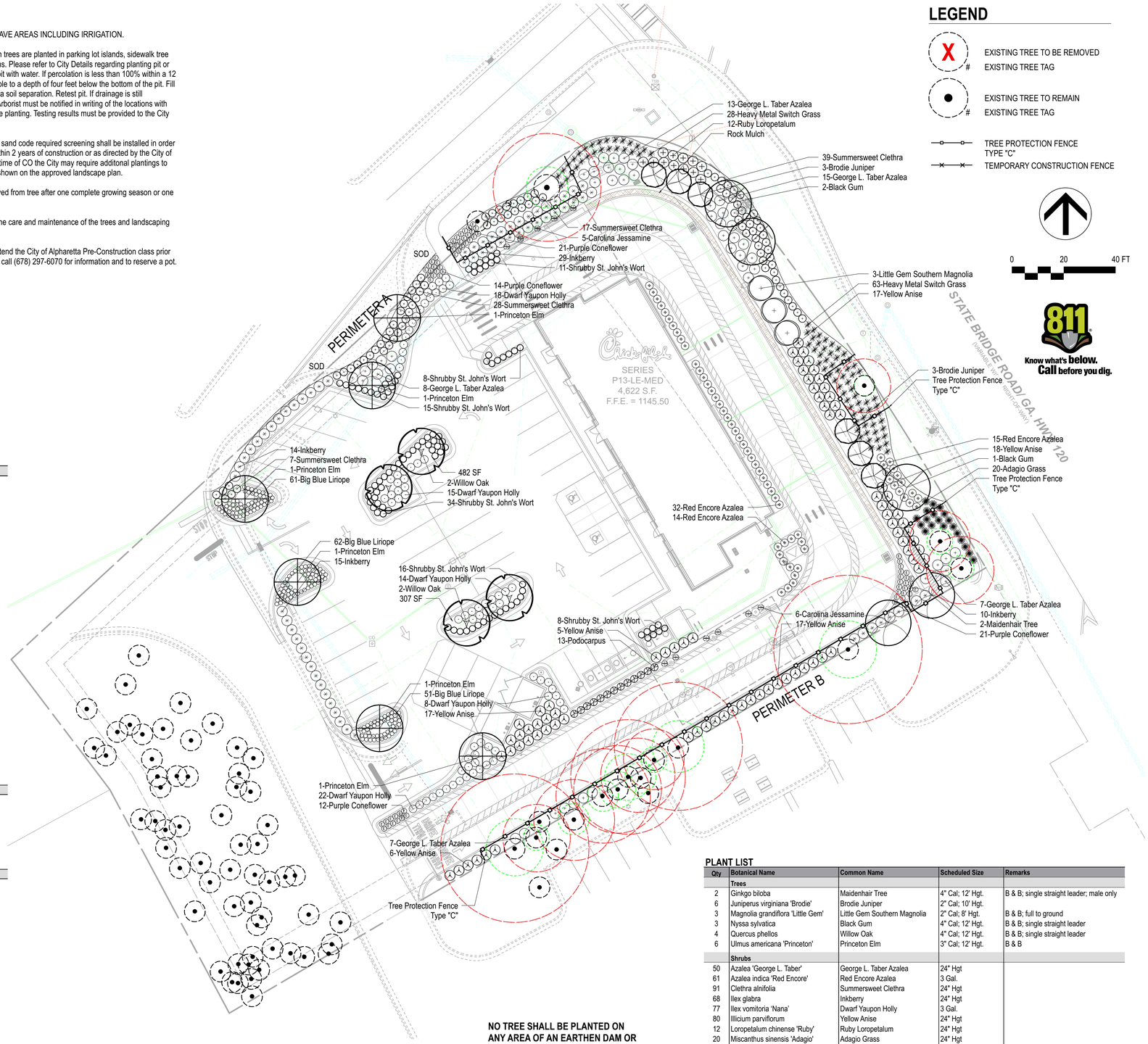
REQUIRED 1. 200 SF of landscape island is required at the end of each parking bay
And each 72 feet of single parking length
2. (1) 2" Cal shade tree per landscape island; turf grass will not be accepted in islands = 9 trees required
Or (2) trees per every tree that cannot be planted in a landscape island

PROVIDED 1. See plan for landscape island SF and landscape
2. 4 willow oak, 5 Princeton elm = 9 trees provided

C. LANDSCAPE STRIPS

REQUIRED 1. 10' width of landscape strip along public right-of-ways and private roads
(1) 4" Cal shade tree per 40 LF of frontage; ornamental trees shall be 3" Cal
State Bridge Road: 217 LF / 40 LF x 1 tree = 5 street trees required
Perimeter A: 211 LF / 40 LF x 1 tree = 5 street trees required
2. 5' width of landscape strip along property lines which do not adjoin a public right-of-way
(1) 4" Cal shade tree per 50 LF; 24" Hgt shrubs
Perimeter B: 282 LF / 50 LF x 1 tree = 6 perimeter trees required

PROVIDED 1. State Bridge Road: 3 trees existing, 3 black gum = 6 street trees provided
Perimeter A: 2 trees existing, 3 Princeton elm = 5 street trees existing
2. Perimeter B: 4 tree existing, 2 ginkgo = 6 perimeter trees provided



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

ALL TREES MUST BE PLANTED OUTSIDE OF ANY UTLITY EASEMENTS, UNLESS APPROVED BY THE CITY ARBORIST OR UTILITY PROVIDER.
This pertains to ALL utilities (water, sewar, gas, fiber optic, electric, etc.).

PLANT LIST

Qty	Botanical Name	Common Name	Scheduled Size	Remarks
	Trees			
2	Ginkgo biloba	Maidenhair Tree	4" Cal; 12' Hgt.	B & B; single straight leader; male only
6	Juniperus virginiana 'Brodie'	Brodie Juniper	2" Cal; 10' Hgt.	
3	Magnolia grandiflora 'Little Gem'	Little Gem Southern Magnolia	2" Cal; 8' Hgt.	B & B; full to ground
3	Nyssa sylvatica	Black Gum	4" Cal; 12' Hgt.	B & B; single straight leader
4	Quercus phellos	Willow Oak	4" Cal; 12' Hgt.	B & B; single straight leader
6	Ulmus americana 'Princeton'	Princeton Elm	3" Cal; 12' Hgt.	B & B
	Shrubs			
50	Azalea 'George L. Taber'	George L. Taber Azalea	24" Hgt	
61	Azalea indica 'Red Encore'	Red Encore Azalea	3 Gal.	
91	Clethra alnifolia	Summersweet Clethra	24" Hgt	
68	Ilex glabra	Inkberry	24" Hgt	
77	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	3 Gal.	
80	Illicium parviflorum	Yellow Anise	24" Hgt	
12	Loropetalum chinense 'Ruby'	Ruby Loropetalum	24" Hgt	
20	Miscanthus sinensis 'Adagio'	Adagio Grass	24" Hgt	
91	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass	24" Hgt	
13	Podocarpus macrophyllus 'Maki'	Podocarpus	3 Gal.	
	Groundcovers			
68	Echinacea purpurea	Purple Coneflower	1 Gal.	Plant 24" O.C.
11	Gelsemium sempervirens	Carolina Jessamine	3 Gal.	Train to screen, see detail sheet L-101
92	Hypericum prolificum	Shrubby St. John's Wort	1 Gal.	Plant 30" O.C.
174	Liriope muscari 'Big Blue'	Big Blue Liriope	1 Gal.	Plant 18" O.C.
1,200	Cynodon dactylon	Hybrid Bermuda Grass	SF; Sod	
	Other			
388	Rock Mulch	Rock Mulch	SF.	See Specifications

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SHEET
Landscape Plan

PERMIT

SHEET NUMBER
L-100

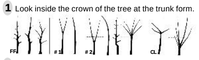
SOUTHEAST LANDSCAPE NOTES

1. Landscape Contractor to read and understand the Landscape Specifications prior to finalizing bids. The Landscape Specifications shall be adhered to throughout the construction process.
2. Contractor is responsible for locating and protecting all underground utilities prior to digging.
3. Contractor is responsible for protecting existing trees from damage during construction.
4. All tree protection devices to be installed prior to the start of land disturbance, and maintained until final landscaping.
5. All tree protection areas to be protected from sedimentation.
6. All tree protection fencing to be inspected daily, and repaired or replaced as needed.
7. No parking, storage or other construction activities are to occur within tree protection areas.
8. All planting areas shall be cleaned of construction debris (ie. concrete, rock, rubble, building materials, etc) prior to adding and spreading of the topsoil.
9. General Contractor is responsible for adding a min of 4" clean friable topsoil in all planting beds and all grassed areas. Graded areas to be held down the appropriate elevation to account for topsoil depth. See Landscape Specifications for required topsoil characteristics.
10. In all parking lot islands, the General Contractor is responsible to remove all debris, fracture/loosen subgrade to a min. 24" depth. Add topsoil to a 6"-8" bermed height above island curbing; refer to landscape specifications and landscape island detail.
11. Prior to beginning work, the Landscape Contractor shall inspect the subgrade, general site conditions, verify elevations, utility locations, irrigation, approve topsoil provided by the General Contractor and observe the site conditions under which the work is to be done. Notify the General Contractor of any unsatisfactory conditions, work shall not proceed until such conditions have been corrected and are acceptable to the Landscape Contractor.
12. Any deviations from the approved set of plans are to be approved by the Landscape Architect.
13. Landscaping shall be installed in conformance with ANSI Z60.1 the "American Standard for Nursery Stock" and the accepted standards of the American Association of Nurserymen.
14. Existing grass in proposed planting areas shall be killed and removed. Hand rake to remove all rocks and debris larger than 1 inch in diameter, prior to adding topsoil and planting shrubs.
15. Soil to be tested to determine fertilizer and lime requirements prior to laying sod.
16. Annual and perennial beds: add min. 4 inch layer of organic material and till to a min. depth of 12 inches. Mulch annual and perennial beds with 2-3 inch depth of mini nuggets.
17. All shrubs beds (existing and new) to be mulched with a min. 3 inch layer of mulch (double shredded hardwood mulch).
18. Planting holes to be dug a minimum of twice the width of the root ball, for both shrub and tree. Set plant material 2-3" above finish grade. Backfill planting pit with topsoil and native excavated soil.
19. Sod to be delivered fresh (Cut less than 24 hours prior to arriving on site), laid immediately, rolled, and watered thoroughly immediately after planting. Edge of sod at planting beds are to be "V" trenched; see Landscape Details.
20. Any existing grass disturbed during construction to be fully removed, regraded and replaced. All tire marks and indentions to be repaired.
21. Water thoroughly twice in first 24 hours and apply mulch immediately.
22. The Landscape Contractor shall guarantee all plants installed for one full year from date of acceptance by the owner. All plants shall be alive and at a vigorous rate of growth at the end of the guarantee period. The Landscape Contractor shall not be responsible for acts of God or vandalism. See Landscape Specifications for Warranty requirements/expectations.
23. Any plant that is determined dead, in an unhealthy, unsightly condition, lost its shape due to dead branches, or other symptoms of poor, non-vigorous growth, shall be replaced by the Landscape Contractor. See Landscape Specifications for warranty requirements/expectations.
24. Site to be 100% irrigated in all planting beds and grass area by an automatic underground Irrigation System. Irrigation as-built shall be provided to the Landscape Architect within 24 hours of irrigation install completion.
25. Stake all evergreen and deciduous trees as shown in the planting detail and as per the Landscape Specifications.
26. Remove stakes and guying from all trees after one year from planting.

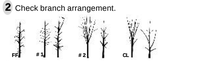
Tree Grading Cue Card

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, 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.

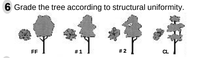
4 Measure the caliper of the trunk.

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.*(15 trunk diam)*
- ✓Crown is thin and sparsely foliated.*(allow for harvest/replnt 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.

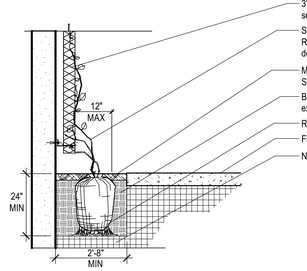
☞ Trunks do not have to be straight to be a Florida Fancy or Florida #1. See drawings for Florida Fancy and Florida #1 in step one.

☞ 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.*

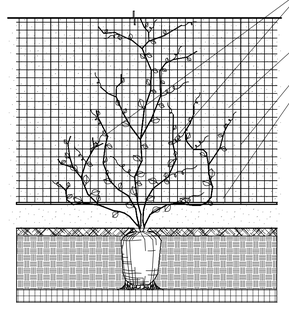
This tree grading cue card was provided to you courtesy of the Roots Plus Field Growers Association of Florida

ROOTS PLUS GROWERS

Growing Quality Field-Grown Trees



- 3" Thick panel attached to wall beyond; see Arch Details for building connection
- Selected vine - see Landscape Plan. Remove stake or any temporary trellis device
- Mulch as defined in the Landscape Specifications
- Backfill with topsoil mixed with native excavated soils
- Remove container and loosen roots
- Finished grade
- Native soils subgrade

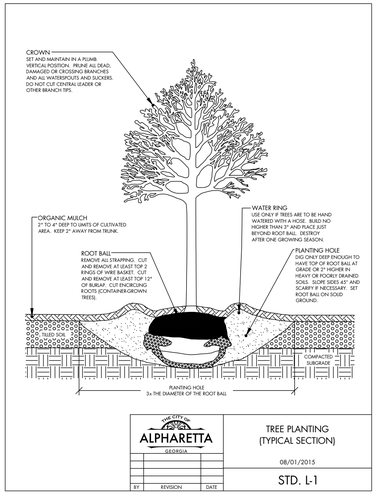


- Weave vine branches into screen, starting at bottom. Tie larger branches loosely to screen, if necessary w/t bio-degradeable ties
- 3" Thick panel attached to wall beyond
- Panel seam
- Mounting clip

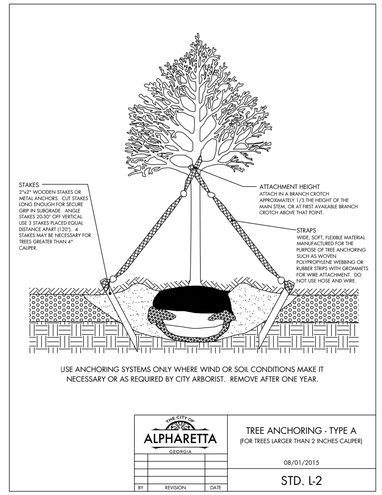
NOTE

1. Plant vines per landscape plans and Landscape Specifications.
2. Typical spacing varies from 1' to 4' OC. depending upon vine species and container size.
3. Irrigation will be required in all climate zones. Install per Irrigation Plan and Irrigation Specifications.

1 SCREENING PANEL WITH VINE DETAILS
SCALE: NTS

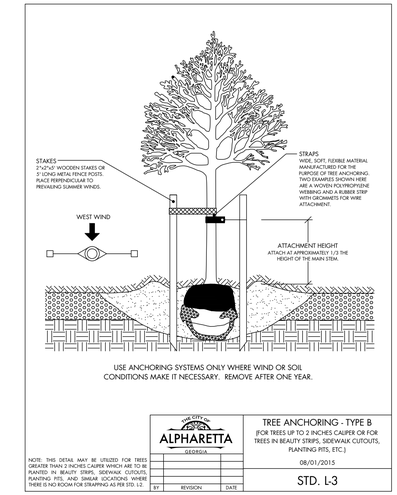


CITY OF ALPHARETTA GEORGIA	TREE PLANTING (TYPICAL SECTION)
BY REVISION DATE	08/01/2015
	STD. L-1



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

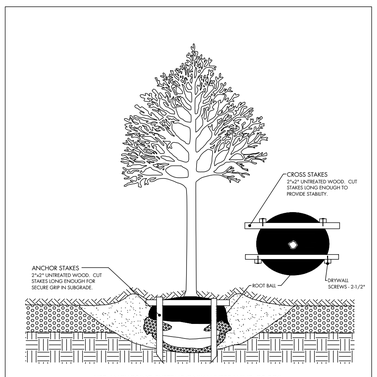
CITY OF ALPHARETTA GEORGIA	TREE ANCHORING - TYPE A (FOR TREES LARGER THAN 2 INCHES CALIPER)
BY REVISION DATE	08/01/2015
	STD. L-2



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

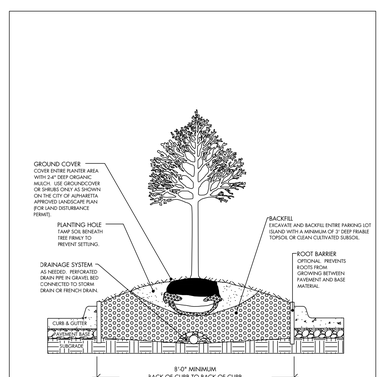
CITY OF ALPHARETTA GEORGIA	TREE ANCHORING - TYPE B (FOR TREES UP TO 2 INCHES CALIPER OR FOR TREES IN BEAUTY STRIPS, SIDEWALK CUTOUTS, PLANTING PITS, ETC.)
BY REVISION DATE	08/01/2015
	STD. L-3

NOTE: THIS DETAIL MAY BE UTILIZED FOR TREES GREATER THAN 2 INCHES CALIPER WHICH ARE TO BE PLANTED IN BEAUTY STRIPS, SIDEWALK CUTOUTS, PLANTING PITS, AND SIMILAR LOCATIONS WHERE THERE IS NO ROOM FOR STRAPPING AS PER STD. L2.

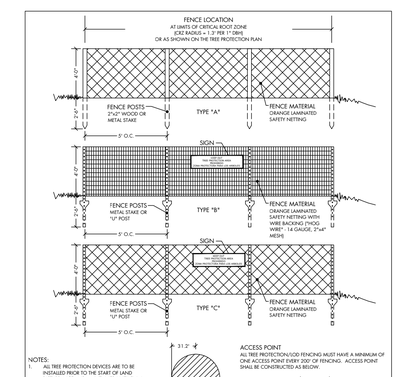


USE ANCHORING SYSTEMS ONLY WHERE WIND OR SOIL CONDITIONS MAKE IT NECESSARY. REMOVE AFTER ONE YEAR.

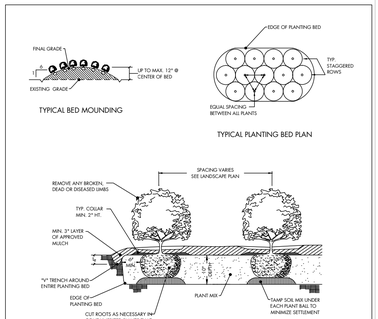
CITY OF ALPHARETTA GEORGIA	TREE ANCHORING - TYPE C (FOR CONTAINER GROWN TREES OR B&B TREES UP TO 2 INCHES CALIPER)
BY REVISION DATE	08/01/2015
	STD. L-4



CITY OF ALPHARETTA GEORGIA	TREE PLANTING IN PARKING LOTS (TYPICAL SECTION)
BY REVISION DATE	08/01/2015
	STD. L-5

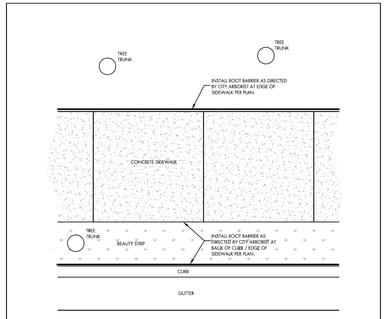


CITY OF ALPHARETTA GEORGIA	TREE PROTECTION / L.O.D. FENCING
BY REVISION DATE	08/01/2015
	STD. L-6



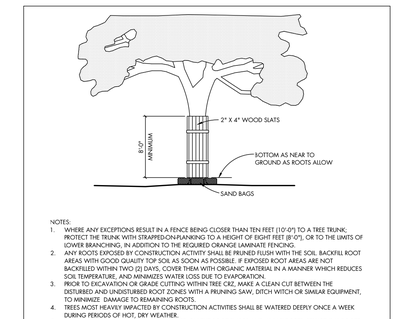
NOTES:
1. CHAT COLLAR AROUND EACH SHRUB WHEN IRRIGATION SYSTEM IS PRESENT.
2. INSTALL TOP OF PLANT BALL 2"-3" ABOVE ADJACENT GRADE.
3. TAMP PLANTING MIX FIRMLY AS PIT IS FILLED AROUND EACH PLANT BALL.
4. SOAK EACH PLANT BALL AND PIT IMMEDIATELY AFTER INSTALLATION.

CITY OF ALPHARETTA GEORGIA	SHRUB PLANTING BED
BY REVISION DATE	08/01/2015
	STD. L-7



NOTES:
1. ROOT BARRIERS SHALL BE REQUIRED WHEN TREES ARE PLANTED OR ARE EXISTING WITHIN 10' OF ALL CITY OWNED AND MAINTAINED HARDSCAPES.
2. ROOT BARRIERS SHALL BE INSTALLED ALONG THE LENGTH OF THE HARDSCAPES FOR THE EXPECTED CRZ OF THE TREE AT MATURITY OR ALONG THE ENTIRE LENGTH OF THE HARDSCAPE.
3. ROOT BARRIER SHALL BE HIGH DENSITY AND HIGH IMPACT PLASTIC, A MINIMUM 18" DEEP, AS AVAILABLE FROM "DEEP ROOT", VESPRO, INC, OR EQUIVALENT AS APPROVED BY CITY OF ALPHARETTA. BIO BARRIER OR SIMILAR MAY BE SUBSTITUTED, AS APPROVED BY THE CITY.
4. TOP OF ROOT BARRIER SHALL BE SET A MINIMUM OF ½" ABOVE FINISHED GRADE OF SOIL. HOWEVER, UNDER NO CIRCUMSTANCES SHALL THE TOP OF ROOT BARRIER EXTEND ABOVE ADJACENT CURB, SIDEWALK OR OTHER HARD SURFACING, AND SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. PLEASE PROVIDE MANUFACTURER'S INSTRUCTIONS.

CITY OF ALPHARETTA GEORGIA	ROOT BARRIER DETAIL (FOR PUBLIC SIDEWALKS OR CURBING)
PCB REVISE NOTE #3 8/24/16	
BY REVISION DATE	08/01/2015
	STD. L-8



NOTES:
1. WHERE ANY EXCEPTIONS RESULT IN A FENCE BEING CLOSER THAN TEN FEET (10'-0") TO A TREE TRUNK; PROTECT THE TRUNK WITH STRAPPED-ON PLANKING TO A HEIGHT OF EIGHT FEET (8'-0"), OR TO THE LIMITS OF LOWER BRANCHING, IN ADDITION TO THE REQUIRED ORANGE LAMINATE FENCING.
2. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL. BACKFILL ROOT AREAS WITH GOOD QUALITY TOP SOIL AS SOON AS POSSIBLE. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN TWO (2) DAYS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE, AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
3. PRIOR TO EXCAVATION OR GRADE CUTTING WITHIN TREE CRZ, MAKE A CLEAN CUT BETWEEN THE DISTURBED AND UNDISTURBED ROOT ZONES WITH A PRUNING SAW, DITCH WITCH OR SIMILAR EQUIPMENT, TO MINIMIZE DAMAGE TO REMAINING ROOTS.
4. TREES MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES SHALL BE WATERED DEEPLY ONCE A WEEK DURING PERIODS OF HOT, DRY WEATHER.
5. SAND BAGS OR HAY BALES SHALL BE PLACED ON THE ROOT FLARES AND ANY EXPOSED STRUCTURAL ROOTS.
6. ALL EXPOSED, RIPPED, AND TORN ROOTS GREATER THAN ONE-HALF INCH (1/2") SHALL BE CLEAN CUT.
7. NO LANDSCAPE TOPSOIL DRESSING GREATER THE FOUR INCHES (4") SHALL BE PERMITTED WITHIN THE CRZ OF A TREE. NO SOIL IS PERMITTED ON THE ROOT FLARE OF ANY TREE.
8. PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC AND EQUIPMENT SHALL TAKE PLACE BEFORE CONSTRUCTION BEGINS.

CITY OF ALPHARETTA GEORGIA	TREE PROTECTION - WOOD SLATS
BY REVISION DATE	08/01/2015
	STD. L-9

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998

manley LAND DESIGN
Landscape Architecture
Manley Land Design, Inc.
51 Old Canton Street
Alpharetta, Georgia 30009
770.442.8171 tel

GEORGIA REGISTERED No. LA001758 LANDSCAPE ARCHITECT Aaron Dennis Neitzel

CHICK-FIL-A
ALPHARETTA COMMONS
4285 STATE BRIDGE ROAD ALPHARETTA, GEORGIA 300022

FSU# 00686

REVISION SCHEDULE
NO. DATE BY DESCRIPTION

MLD PROJECT #	2023214
PRINTED FOR	PERMIT
DATE	2/19/24
DRAWN BY	KCN

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SHEET
Landscape Details

PERMIT

SHEET NUMBER
L-101

LANDSCAPE SPECIFICATIONS

PART 1 - GENERAL

DESCRIPTION
Provide trees, shrubs, ground covers, sod, and annuals/perennials as shown and specified on the landscape plan. The work includes:
1. Soil preparation.
2. Trees, shrubs, ground covers, and annuals/perennials.
3. Planting mixes.
4. Top Soil, Mulch and Planting accessories.
5. Maintenance.
6. Decorative stone.

Related Work:
1. Irrigation System.

QUALITY ASSURANCE
Plant names indicated; comply with “Standardized Plant Names” as adopted by the latest edition of the American Joint Committee of Horticultural Nomenclature. Names of varieties not listed conform generally with names accepted by the nursery trade. Provide stock true to botanical name and legibly tagged.

Comply with sizing and grading standards of the latest edition of “American Standard for Nursery Stock”. A plant shall be dimensioned as it stands in its natural position.

All plants shall be nursery grown under climatic conditions similar to those in the locality of the project for a minimum of 2 years.

Nursery Stock furnished shall be at least the minimum size indicated. Larger stock is acceptable, at no additional cost, and providing that the larger plants will not be cut back to size indicated. Provide plants indicated by two measurements so that only a maximum of 25% are of the minimum size indicated and 75% are of the maximum size indicated.

Before submitting a bid, the Contractor shall have investigated the sources of supply and be satisfied that they can supply the listed plants in the size, variety and quality as specified. Failure to take this precaution will not relieve the Contractor from their responsibility for furnishing and installing all plant materials in strict accordance with the Contract Documents without additional cost to the Owner. The Landscape Architect shall approve any substitutes of plant material, or changes in plant material size, prior to the Landscape Contractor submitting a bid.

DELIVER, STORAGE AND HANDLING
Take all precautions customary in good trade practice in preparing plants for moving. Workmanship that fails to meet the highest standards will be rejected. Spray deciduous plants in foliage with an approved “Anti-Desiccant” immediately after digging to prevent dehydration. Dig, pack, transport, and handle plants with care to ensure protection against injury. Inspection certificates required by law shall accompany each shipment invoice or order to stock. Protect all plants from drying out. If plants cannot be planted immediately upon delivery, properly protect them with soil, wet peat moss, or in a manner acceptable to the Landscape Architect. Water heeled-in plantings daily. No plant shall be bound with rope or wire in a manner that could damage or break the branches. Cover plants transported on open vehicles with a protective covering to prevent wind burn.

PROJECT CONDITIONS
Protect existing utilities, paving, and other facilities from damage caused by landscape operations.

A complete list of plants, including a schedule of sizes, quantities, and other requirements are shown on the drawings. In the event that quantity discrepancies or material omissions occur in the plant materials list, the planting plans shall govern.

The irrigation system will be installed prior to planting. Locate, protect and maintain the irrigation system during planting operations. Repair irrigation system components damaged during planting operations; at the Contractor’s expense. Refer to the irrigation specifications, irrigation plan and irrigation details.

Do not begin landscape accessory work before completion of final grading or surfacing.

WARRANTY
Warrant plant material to remain alive, be healthy and in a vigorous condition for a period of 1 year after completion and final acceptance of entire project.

Replace, in accordance with the drawings and specifications, all plants that are dead or, are in an unhealthy, or unsightly condition, and have lost their natural shape due to dead branches, or other causes due to the Contractor’s negligence. The cost of such replacement(s) is at the Contractor’s expense. Warrant all replacement plants for 1 year after installation.

Warranty shall not include damage, loss of trees, plants, or ground covers caused by fires, floods, freezing rains, lightning storms, winds over 75 miles per hour, winter kill caused by extreme cold, severe winter conditions not typical of planting area, and/or acts of vandalism or negligence on a part of the Owner.

Remove and immediately replace all plants, found to be unsatisfactory during the initial planting installation.

Maintain and protect plant material, lawns, and irrigation until final acceptance is made.

ACCEPTANCE
Inspection of planted areas will be made by the Owner’s representative.
1. Planted areas will be accepted provided all requirements, including maintenance, have been complied with and plant materials are alive and in a healthy, vigorous condition.

Upon acceptance, the Contractor shall commence the specified plant maintenance.

CODES, PERMITS AND FEES
Obtain any necessary permits for this Section of Work and pay any fees required for permits.

The entire installation shall fully comply with all local and state laws and ordinances, and with all established codes applicable thereto; also as depicted on the landscape and irrigation construction set.

PART 2 - PRODUCTS

MATERIALS
Plants: Provide typical of their species or variety; with normal, densely developed branches and vigorous, fibrous root systems. Provide only sound, healthy, vigorous plants free from defects, disfiguring knots, sun scald injuries, frost cracks, abrasions of the bark, plant diseases, insect eggs, borers, and all forms of infestation. All plants shall have a fully developed form without voids and open spaces. Plants held on storage will be rejected if they show signs of growth during the storage period.
1. Balled and plants wrapped with burlap, to have firm, natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Provide ball sizes complying with the latest edition of the “American Standard for Nursery Stock”. Cracked or mushroomed balls, or signs of circling roots are not acceptable.
2. Container- grown stock: Grown in a container for sufficient length of time for the root system to have developed to hold its soil together, firm and whole.
   a. No plants shall be loose in the container.
   b. Container stock shall not be pot bound.
3. Plants planted in rows shall be matched in form.
4. Plants larger than those specified in the plant list may be used when acceptable to the Landscape Architect.
   a. If the use of larger plants is acceptable, increase the spread of roots or root ball in proportion to the size of the plant.
5. The height of the trees, measured from the crown of the roots to the top of the top branch, shall not be less than the minimum size designated in the plant list.
6. No pruning wounds shall be present with a diameter of more than 1” and such wounds must show vigorous bark on all edges.
7. Evergreen trees shall be branched to the ground or as specified in plant list.
8. Shrubs and small plants shall meet the requirements for spread and height indicated in the plant list.
   a. The measurements for height shall be taken from the ground level to the height of the top of the plant and not the longest branch.
   b. Single stemmed or thin plants will not be accepted.
   c. Side branches shall be generous, well-twigged, and the plant as a whole well-bushed to the ground.
   d. Plants shall be in a moist, vigorous condition, free from dead wood, bruises, or other root or branch injuries.

ACCESSORIES
Topsoil: Shall be Fertile, friable, natural topsoil of loamy character, without admixture of subsoil material, obtained from a well-drained arable site, reasonably free from clay, lumps, coarse sands, stones, roots, sticks, and other foreign materials, with acidity range of between pH 6.0 and 6.8.

Note: All planting areas shall be cleaned of construction debris (ie. Concrete, rubble, stones, building material, etc.) prior to adding and spreading of the top soil.
1. *Sod Areas:* Spread a minimum 4” layer of top soil and rake smooth.
2. *Planting bed areas:* Spread a minimum 4” layer of top soil and rake smooth.
3. *Landscape Islands/Medians:* Fracture/loosen existing subgrade to a minimum 24” depth. Remove and replace any subgrade unsuitable for planting. Once subgrade is clean of debris and loosened, add topsoil to a minimum berm 6”-8” height above island curbing.
4. *Annual/Perennial bed areas:* Add a minimum of 4” organic matter and till to a minimum 12” depth.

Mulch: Type selected dependent on region and availability; see landscape plans for type of much to be used. Hold mulch 4” from tree trunks and shrub stems.
1. Hardwood: (color) dark brown, 6 month old well rotted double shredded native hardwood bark mulch not larger than 4” in length and ½” in width, free of wood chips and sawdust. Install minimum depth of 3”.
2. Pine Straw: Pine straw to be fresh harvest, free of debris, bright in color. Bales to be wired and tightly bound. Needles to be dry. Install minimum depth of 3”.
3. River Rock: (color) light gray to buff to dark brown, washed river rock, 1” – 3” in size. Install in shrub beds to an even depth of 3”. Weed control barrier to be installed under all rock mulch areas. Use caution during installation not to damage plant material.
4. Mini Nuggets: Install to a minimum depth of 2”-3” at all locations of annual and perennial beds. Lift the stems and leaves of the annuals and carefully spread the mulch to avoid injuring the plants. Gently brush the mulch off the plants.

Guying/Staking:
1. Arbortie: Green (or white) staking and guying material to be flat, woven, polypropylene material, ¾” wide 900 lb. break strength. Arbortie shall be fastened to stakes in a manner which permits tree movement and supports the tree.
2. Remove Guying/Staking after one year from planting.

Tree Wrap: Tree wraps should be used on young, newly planted thin-barked trees (Cherry, Crabapple, Honey Locust, Linden, Maple, Mountain Ash, Plum) that are most susceptible to sun scald/Sunburn. Standard waterproofed tree wrapping paper, 2-1/2” wide, made of 2 layers of crepe Draft paper weighing not less than 30 lbs. per ream, cemented together with asphalt. Wrap the tree in the fall and leave the wrap in place throughout the winter and early spring. Tree wraps are temporary and no longer needed once trees develop corky bark.

PART 3 – EXECUTION

INSPECTION
Prior to beginning work, the Landscape Contractor shall inspect the subgrade, general site conditions, verify elevations, utility locations, irrigation, approve top soil provided by the General Contractor and observe the site conditions under which the work is to be done. Notify the General Contractor of any unsatisfactory conditions, and work shall not proceed until such conditions have been corrected and are acceptable to the Landscape Contractor.

PREPARATION
Planting shall be performed only by experienced workmen familiar with planting procedures under the supervision of a qualified supervisor.

Locate plants as indicated on the plans or as approved in the field after staking by the Landscape Contractor. If obstructions are encountered that are not shown on the drawings, do not proceed with planting operations until alternate plant locations have been selected and approved by the Landscape Architect; spacing of plant material shall be as shown on the landscape plan.

Excavate circular plant pits with vertical sides, except for plants specifically indicated to be planted in beds. Provide shrub pits at least 12” greater than the diameter of the root system and 24” greater for trees. Depth of pit shall accommodate the root system. Provide undisturbed sub grade to hold root ball at nursery grade as shown on the drawings.

INSTALLATION
Set plant material in the planting pit to proper grade and alignment. Set plants upright, plumb, and faced to give the best appearance or relationship to each other or adjacent structure. Set plant material 2” – 3” above the finish grade. No filling will be permitted around trunks or stems. Backfill the pit with topsoil mix and excavated material. Do not use frozen or muddy mixtures for backfilling. Form a ring of soil around the edge of each planting pit to retain water.

After balled and wrapped in burlap plants are set, muddle planting soil mixture around bases of balls and fill all voids.
1. Remove all burlap, ropes, and wires from the top 1/3 of the root ball

Space ground cover plants in accordance with indicated dimensions. Adjust spacing as necessary to evenly fill planting bed with indicated quantity of plants. Plant to within 24” of the trunks of trees and shrubs within planting bed and to within 18” of edge of bed.

Mulching:
1. Mulch tree and shrub planting pits and shrub beds with required mulching material (see landscape plan for mulch type); depth of mulch as noted above. **Hold mulch back 4” away from tree trunks and shrub stems.** Thoroughly water mulched areas. After watering, rake mulch to provide a uniform finished surface.

Decorative Stone: (where indicated on landscape plan)
1. Install weed control barrier over sub-grade prior to installing stone. Lap 6” on all sides.
2. Place stone without damaging weed barrier.
3. Arrange stones for best appearance and to cover all weed barrier fabric.

Wrapping, guying, staking:
1. Inspect trees for injury to trunks, evidence of insect infestation, and improper pruning before wrapping.
2. Wrapping:
   a. Wrap trunks of all young newly planted trees known to have thin bark. Wrap spirally from bottom to top with specified tree wrap and secure in place.
   b. Overlap ½ the width of the tree wrap strip and cover the trunk from the ground to the height of the second branch.
   c. Secure tree wrap in place with twine wound spirally downward in the opposite direction, tied around the tree in at least 3 places in addition to the top and bottom.
   d. Wrap the trees in the fall and leave the wrap in place throughout the winter and early spring.
   d. Tree wraps are temporary and no longer needed once the trees develop corky bark.
3. Staking/Guying:
   a. Stake/guy all trees immediately after lawn sodding operations and prior to acceptance.
   b. Stake deciduous trees 2” caliper and less. Stake evergreen trees under 7’-0” tall.
      1. Stakes are placed in line with prevailing wind direction and driven into undisturbed soil.
      2. Ties are attached to the tree, usually at the lowest branch.
   c. Guy deciduous trees over 2” caliper. Guy evergreen trees 7’-0” tall and over.
      1. Guy wires to be attached to three stakes driven into undisturbed soil, with one stake placed in the direction of the prevailing wind.
      2. Ties are attached to the tree as high as practical.
      3. The axis of the stake should be at 90 degree angle to the axis on the pull of the guy wire.
4. **Remove all guying and staking after one year from planting.**

Pruning:
1. Prune deciduous trees and evergreens only to remove broken or damaged branches.

WORKMANSHIP
During landscape/irrigation installation operations, all areas shall be kept neat and clean. Precautions shall be taken to avoid damage to existing structures. All work shall be performed in a safe manner to the operators, the occupants and any pedestrians.

Upon completion of installation operations, all excess materials, equipment, debris and waste material shall be cleaned up and removed from the site; unless provisions have been granted by the owner to use on-site trash receptacles. Sweep parking and walks clean of dirt and debris. Remove all plant tags and other debris from lawns and planting areas.

Any damage to the landscape, the structure, or the irrigation system caused by the landscape contractor shall be repaired by the landscape contractor without charge to the owner.

MAINTENANCE
Contractor shall provide maintenance until work has been accepted by the Owner's Representative.

Maintenance shall include mowing, fertilizing, mulching, pruning, cultivation, weeding, watering, and application of appropriate insecticides and fungicides necessary to maintain plants and lawns free of insects and disease.
1. Re-set settled plants to proper grade and position. Restore planting saucer and adjacent material and remove dead material.
2. repair guy wires and stakes as required. Remove all stakes and guy wires after 1 year.
3. Correct defective work as soon as possible after deficiencies become apparent and weather and season permit.
4. Water trees, plants and ground cover beds within the first 24 hours of initial planting, and not less than twice per week until final acceptance.

LANDSCAPE MAINTENANCE SPECIFICATIONS

The Contractor shall provide as a separate bid, maintenance for a period of ***1 year*** after final acceptance of the project landscaping. The Contractor must be able to provide continued maintenance if requested by the Owner or provide the name of a reputable landscape contractor who can provide maintenance.

STANDARDS
All landscape maintenance services shall be performed by trained personnel using current, acceptable horticultural practices.

All work shall be performed in a manner that maintains the original intent of the landscape design.

All chemical applications shall be performed in accordance with current county, state and federal laws, using EPA registered materials and methods of application. These applications shall be performed under the supervision of a Licensed Certified applicator.

APPROVALS
Any work performed in addition to that which is outlined in the contract shall only be done upon written approval by the Owner’s Representative (General Manager of the restaurant).

All seasonal color selections shall be approved by the General Manager prior to ordering and installation.

SOIL TESTING
The maintenance contractor shall perform soil tests as needed to identify imbalances or deficiencies causing plant material decline. The owner shall be notified of the recommendation for approval, and the necessary corrections made at an additional cost to the owner.

Acceptable Soil Test Results

	Landscape Trees and Shrubs	Turf
pH Range	5.0-7.0	6.0-7.0
Organic Matter	>1.5%	>2.5%
Magnesium (Mg)	100+lbs./acre	100+lbs./acre
Phosphorus (P2OS)	150+lbs./acre	150+lbs./acre
Potassium (K2O)	120+lbs./acre	120+lbs./acre
Soluble salts/ Conductivity	Not to exceed 900ppm/1.9 mmhos/cm in soil; not to exceed 1400 ppm/2.5 mmhos/cm in high organic mix	Not to exceed 750ppm/0.75 mmhos/cm in soil; not to exceed 2000 ppm/2.0 mmhos/cm in high organic mix

For unusual soil conditions, the following optional tests are recommended with levels not to exceed:

Boron	3 pounds per acre
Manganese	50 pounds per acre
Potassium (K2O)	450 pounds per acre
Sodium	20 pounds per acre

WORKMANSHIP
During landscape maintenance operations, all areas shall be kept neat and clean. Precautions shall be taken to avoid damage to existing structures. All work shall be performed in a safe manner to the operators, the occupants and any pedestrians.

Upon completion of maintenance operations, all debris and waste material shall be cleaned up and removed from the site, unless provisions have been granted by the owner to use on-site trash receptacles.

Any damage to the landscape, the structure, or the irrigation system caused by the maintenance contractor, shall be repaired by the maintenance contractor without charge to the owner.

TURF

GENERAL CLEAN UP
Prior to mowing, all trash, sticks, and other unwanted debris shall be removed from lawns, plant beds, and paved areas.

MOWING
Warm season grasses (i.e. Bermuda grass) shall be maintained at a height of 1” to 2” during the growing season.

Cool season grasses, including blue grass, tall fescue, perennial ryegrass, etc., shall be maintained at a height of 2” to 3” in spring and fall. From June through September, mowing height shall be maintained at no less than 3”.

The mowing operation includes trimming around all obstacles, raking excessive grass clippings and removing debris from walks, curbs, and parking areas. Caution: Weed eaters should NOT be used around trees because of potential damage to the bark.

EDGING
Edging of all sidewalks, curbs and other paved areas shall be performed once every other mowing. Debris from the edging operations shall be removed and the areas swept clean. Caution shall be used to avoid flying debris.

LIMING & FERTILIZING
A soil test shall be taken to determine whether an application of limestone in late fall is necessary. If limestone is required, the landscape contractor shall specify the rate, obtain approval from the owner and apply it at an additional cost. A unit price for liming of turf shall accompany the bid based on a rate of 50 pounds per 1000 square feet.

Fertilizer shall be applied in areas based on the existing turf species.

LAWN WEED CONTROL: HERBICIDES
Selection and proper use of herbicides shall be the landscape contractor’s responsibility. All chemical applications shall be performed under the supervision of a Licensed Certified Applicator. **Read the label prior to applying any chemical.**

INSECT & DISEASE CONTROL FOR TURF
The contractor shall be responsible for monitoring the site conditions on each visit to determine if any insect pest or disease problems exist. The contractor shall identify the insect pest or disease, as well as the host plant, and then consult the most current edition of the Cooperative Extension Service’s “Commercial Insecticide Recommendation for Turf” for control. The licensed applicator shall be familiar with the label provided for the selected product prior to application.

Inspection and treatment to control insect pests shall be included in the contract price.

TREES, SHRUBS, & GROUND COVER

PRUNING
All ornamental trees, shrubs and ground cover shall be pruned when appropriate to remove dead or damaged branches, develop the natural shapes. **Do not shear trees or shrubs**. If previous maintenance practice has been to shear and ball, then a natural shape will be restored gradually.

Pruning Guidelines:
1. Prune those that flower before the end of June immediately after flowering. Flower buds develop during the previous growing season. Fall, winter or spring pruning would reduce the spring flowering display.
2. Prune those that flower in summer or autumn in winter or spring before new growth begins, since these plants develop flowers on new growth.
3. Delay pruning plants grown for ornamental fruits, such as cotoneasters, pyracanthas and viburnums.
4. Hollies and other evergreens may be pruned during winter in order to use their branches for seasonal decoration. However, severe pruning of evergreens should be done in early spring only.
5. Broadleaf evergreen shrubs shall be hand-pruned to maintain their natural appearance after the new growth hardens off.
6. Hedges or shrubs that require shearing to maintain a formal appearance shall be pruned as required. Dead wood shall be removed from sheared plants before the first shearing of the season.
7. Conifers shall be pruned, if required, according to their genus.
   A. Yews, junipers, hemlocks, arborvitae, and false-cypress may be pruned after new growth has hardened off in late summer. If severe pruning is necessary, it must be done in early spring.
   B. Firs and spruces may be lightly pruned in late summer, fall, or winter after completing growth. Leave side buds. Never cut central leader.
   C. Pines may be lightly pruned in early June by reducing candles.
8. Groundcover shall be edged and pruned as needed to contain it within its borders.
9. Thinning: Remove branches and water sprouts by cutting them back to their point of origin on parent stems. This method results in a more open plant, without stimulating excessive growth. Thinning is used on crepe myrtle, lilacs, viburnums, smoke bush,etc.
10. Renewal pruning: Remove oldest branches of shrub at ground, leaving the younger, more vigorous branches. Also remove weak stems. On overgrown plants, this method may be best done over a three-year period. Renewal pruning may be used on abelia, forsythia, deutzia, spiraea, etc.

Plants overhanging passageways and parking areas and damaged plants shall be pruned as needed.

Shade trees that cannot be adequately pruned from the ground shall not be included in the Maintenance Contract. A certified arborist under a separate contract shall perform this type of work.

SPRING CLEANUP
Plant beds shall receive a general cleanup before fertilizing and mulching. Cleanup includes removing debris and trash from beds and cutting back herbaceous perennials left standing through winter, e.g. ornamental grasses, Sedum Autumn Joy.

FERTILIZING
For trees, the rate of fertilization depends on the tree species, tree vigor, area available for fertilization, and growth stage of the tree. Mature specimens benefit from fertilization every 3 to 4 years; younger trees shall be fertilized more often during rapid growth stages.

The current recommendation is based on the rate of 1000 square feet of area under the tree to be fertilized. For deciduous trees, 2 to 6 pounds of Nitrogen per 1000 square feet; for narrow-leaf evergreens, 1 to 4 pounds of Nitrogen per 1000 square feet; for broadleaf evergreens, 1 to 3 pounds of Nitrogen per 1000 square feet.

Shrubs and groundcover shall be top-dressed with compost 1” deep, or fertilized once in March with 10-6-4 analysis fertilizer at the rate of 3 pounds per 100 square feet of bed area. Ericaceous material shall be fertilized with an ericaceous fertilizer at the manufacturer’s recommendation rate. If plants are growing poorly, a soil sample should be taken.

MULCHING
Annually, all tree and shrub beds will be prepared and mulched, to a minimum depth of 3” with quality mulch to match existing. Bed preparation shall include removing all weeds, cleaning up said bed, edging and cultivating decayed mulch into the soil. Debris from edging is to be removed from beds where applicable. If deemed necessary, a pre-emergent herbicide may be applied to the soil to inhibit the growth of future weeds.

Organically maintained gardens shall not receive any pre-emergent herbicides. Mulch in excess of 4” will be removed from the bed areas. SPECIAL CARE shall be taken in the mulching operation not to over-mulch or cover the base of trees and shrubs. This can be detrimental to the health of the plants.

WEEDING
All beds shall be weeded on a continuous basis throughout the growing season to maintain a neat appearance at all times.

Pre-emergent (soil-applied) and post-emergent (foliar-applied) herbicides shall be used where and when applicable and in accordance with the product’s label.

INSECT & DISEASE CONTROL: TREES, SHRUBS & GROUNDCOVER

The maintenance contractor shall be responsible for monitoring the landscape site on a regular basis. The monitoring frequency shall be monthly except for growing season, which will be every other week. Trained personnel shall monitor for plant damaging insect activity, plant pathogenic diseases and potential cultural problems in the landscape. The pest or cultural problem will be identified under the supervision of the contractor.

For plant damaging insects and mites identified in the landscape, the contractor shall consult and follow the recommendations of the most current edition of the state Cooperative Service publication on insect control on landscape plant material.

Plant pathogenic disease problems identified by the contractor that can be resolved by pruning or physical removal of damaged plant parts will be performed as part of the contract. For an additional charge, plant pathogenic diseases that can be resolved through properly timed applications of fungicides shall be made when the owner authorizes it.

If the contractor notes an especially insect-or disease-prone plant species in the landscape, he/she will suggest replacement with a more pest-resistant cultivar or species that is consistent with the intent of the landscape design.

NOTE: For identification of plant-damaging insects and mites, a reference textbook that can be used is *Insects that feed on Trees and Shrubs* by Johnson and Lyon, Comstock Publishing Associates. For plan pathogenic diseases, two references are suggested: *Scouting and Controlling Woody Ornamental Diseases in Landscapes and Nurseries*, authorized by Gary Moorman, published by Penn State College of Agricultural Sciences, and *Diseases of Trees and Shrubs* by Sinclair and Lyon, published by Comstock Publishing Press.

TRASH REMOVAL
The maintenance contractor shall remove trash from all shrub and groundcover beds with each visit.

LEAF REMOVAL
All fallen leaves shall be removed from the site in November and once in December. If requested by the owner, the maintenance contractor, at an additional cost to the owner shall perform supplemental leaf removals.

WINTER CLEAN-UP
The project shall receive a general clean-up once during each of the winter months, i.e., January, February, and March.

Clean-up includes:
- Cleaning curbs and parking areas
- Removing all trash and unwanted debris
- Turning mulch where necessary
- Inspection of grounds

SEASONAL COLOR: PERENNIALS, ANNUALS, AND BULBS

The installation of perennials, annuals, and bulbs, unless specified herein, shall be reviewed with the owner, and, if accepted, installed and billed to the owner.

SEASONAL COLOR MAINTENANCE

Perennialization of Bulbs:
1. After flowering, cut off spent flower heads.
2. Allow leaves of daffodils and hyacinths to remain for six weeks after flowers have faded. Cut off at base.
3. Allow leaves of other bulbs to yellow naturally and then cut off at base.
4. Apply fertilizer after flowering in spring, possibly again in fall. Apply 10-10-10 at the rate of 2 pounds per 1000 square feet, or top-dress with compost 1” deep. Fall fertilization with a bulb fertilizer or mulching with 1” of compost is optional.

Flower Rotation:
1. Bulbs: Remove the entire plant and bulb after flowers have faded or at the direction of the owner, and install new plants if included in contract.
2. Summer Annuals or Fall Plants:
   a. Dead heading: Pinch and remove dead flowers on annuals as necessary.
   b. Fertilizing Summer Annuals: Fertilize using one or two methods: Apply a slow-release fertilizer in May following manufacturer’s recommendations. A booster such as 10-10-10 may be necessary in late summer. Or, apply liquid fertilizations of 20-20-20 water-soluble fertilizers, not to exceed 2 pounds of 20-20-20 per 100 gallons of water, monthly; or mulch with compost 1” deep.
   c. Removal: If fall plants are to be installed, summer annuals shall be left in the ground until the first killing frost and then removed, unless otherwise directed by the owner.

Perennials:
1. After initial installation, if a time-released fertilizer has been incorporated during plant installation, no more fertilizer need be applied the first growing season.
2. The following year:
   a. Fertilize perennials with a slow-release fertilizer or any 50% organic fertilizer, or mulch perennials with compost 1” deep.
   b. Cut all deciduous perennials flush to the ground by March 1, if this was not done the previous fall, to allow new growth to develop freely.
   c. Mulch the perennial bed once in early spring at 1”-2” depth. If soil is bared in late fall, re-mulch lightly after ground is frozen to protect perennials.
   d. Inspect for insect or disease problems on perennials. Monitor and control slugs on hostas and ligularias. Powdery mildew on phlox, monardas, and asters can be prevented with properly timed fungicides or use of disease-resistant varieties.
   e. Weed perennial bed as specified in “WEEDING” above.
   f. Prune branching species to increase density. Cut only the flowering stems after blooming. Do not remove the foliage.
3. The following fall cut back deteriorating plant parts unless instructed to retain for winter interest, e.g. Sedum Autumn Joy and ornamental grasses.
4. Long-term Care:
   a. Divide plants that overcrowd the space provided. Divide according to the species. Some need frequent dividing, e.g. asters and yarrow every two years; other rarely, if ever, e.g. peonies, hosta, and astilbe.
   b. For detailed information regarding the care of specific perennials, refer to *All About Perennials* by Ortho; *Perennials: How to Select, Grow and Enjoy* by Pamela Harper and Frederick McGouty, Hp Books Publisher; *Herbaceous Perennial Plants: A Treatise on their Identification, Culture and Garden Attributes* by Allan Armitage, Stipes Pub LLC.

SUMMARY OF MAINTENANCE

LAWN MAINTENANCE
1. Soil analysis performed annually to determine pH. If pH does not fall within specified range, adjust according to soil test recommendations.
2. Maintain proper fertility and pH levels of the soil to provide an environment conducive to turf vitality for cool season grasses
3. Mow warm and cool season on a regular basis and as season and weather dictates. Remove no more than the top 1/3 of leaf blade. Clippings on paved and bed areas will be removed.
4. Aerate warm season turf areas to maintain high standards of turf appearance.
5. Apply pre-emergent to turf in two applications in early February and early April to extend barrier.
6. Apply post emergent as needed to control weeds.
7. Mechanically edge curbs and walks.
8. Apply non-selective herbicide, to mulched bed areas and pavement and remove excess runners to maintain clean defined beds.

TREE, GROUNDCOVER, AND SHRUB BED MAINTENANCE
1. Prune shrubs, trees and groundcover to encourage healthy growth and create a natural appearance.
2. Mulch to be applied in February/March with a half rate in late summer to top dress.
3. Apply pre-emergent herbicides in February and April.
4. Manual weed control to maintain clean bed appearance.
5. Apply fungicides and insecticides as needed to control insects and disease.
6. Ornamental shrubs, trees and groundcovers to be fertilized three (3) times per year with a balanced material (January/February, April/May, and October/November)
7. Edge all mulched beds.
8. Remove all litter and debris.

GENERAL MAINTENANCE
1. Remove all man-made debris, blow edges.
2. Inspect grounds on a monthly basis and schedule inspection with Unit Operator.

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REVISION SCHEDULE
NO. DATE BY DESCRIPTION

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Landscape & Maintenance Specifications

SHEET NUMBER

L-102