



CITY OF ALPHARETTA LDP# D160017  
FULTON COUNTY PERMIT # 16-041WR  
GA DEPT. OF TRANSPORTATION PERMIT #

**SITE DATA**

LAND LOT: 749 & 802, 1ST DISTRICT, 2nd SECTION  
EXISTING ZONING: MU (RESIDENTIAL AND RETAIL)  
CLUP-14-07 / Z-14-11 / V-14-28  
SETBACKS (PER ZONING CONDITIONS):  
FRONT: 0'  
SIDE: 0'  
REAR: 0'  
PROPOSED USE: RESIDENTIAL, COMMERCIAL  
RESIDENTIAL BUILDINGS: (ALPHARETTA LDP #15-0081)  
SINGLE FAMILY LOTS: 25  
TOWNHOMES: 89  
TOTAL - 114  
DENSITY - 6.16 UN/AC  
MAXIMUM BUILDING HEIGHT - 4 STORIES  
COMMERCIAL BUILDINGS: OFFICE 3,350 SF  
RETAIL/RESTAURANT 21,500 SF  
BANK 3,350 SF  
TOTAL ACREAGE: 18.5 ACRES  
PROPOSED ACREAGE: R/W DEDICATION 2.5 AC  
RESIDENTIAL 9.1 AC  
POND SITE 2.9 AC  
COMMERCIAL 4.0 AC  
TOTAL DISTURBED ACREAGE: 1.9 ACRES  
TOTAL IMPERVIOUS AREA: 136,095 SF/5.42 ACRES  
COMMERCIAL PARKING REQUIREMENT:  
BANK 3 PER 1000 SF (11 REQUIRED)  
RETAIL/RESTAURANT 1 PER 500 SF (43 REQUIRED)  
OFFICE 3 PER 1000 SF (54 REQUIRED)  
TOTAL REQUIRED: 108  
H/C PARKING REQUIRED: 5  
COMMERCIAL PARKING PROVIDED: 227 INCLUDING 10 H/C  
TAX PARCEL ID #: 12-284108020160  
12-284108020889  
12-284108020210  
12-284108020228  
12-284108020236



Civil Engineering  
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50 Warm Springs Circle  
Roswell • Georgia • 30075  
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**SITE LAYOUT PLAN**

**LIBERTY PARK VILLAGE  
(AKA EAST VILLAGE - COMMERCIAL)  
ALPHARETTA, FULTON COUNTY, GEORGIA**

**SITE LAYOUT NOTES**

1. ALL TEMPORARY AND PERMANENT SIGNS SHALL BE PERMITTED SEPARATELY.
2. CONTACT THE FOLLOWING DEPARTMENTS FOR APPROVAL OF THE PERMANENT CERTIFICATE OF OCCUPANCY: COMMUNITY DEVELOPMENT, ENGINEERING, ARBORIST, TRAFFIC, FIRE, AND ENVIRONMENTAL SERVICES, ALLOW A MINIMUM OF 3 DAYS NOTICE FOR A SITE INSPECTION APPOINTMENT.
3. BURY PITS ARE NOT ALLOWED.
4. NO WELLS OR SEPTIC SYSTEMS ARE PROPOSED OR EXIST ON SITE.
5. ALL DIMENSIONS ARE TO BACK OF CURB, UNLESS OTHERWISE SPECIFIED.
6. CHECK ALL SLOPES OF H/C FORMS FOR COMPLIANCE TO ADA PRIOR TO POURING.
7. SEE SHEET D.1.0 FOR PAVEMENT SPECIFICATIONS AND DETAILS.
8. REFER TO SHEET C.2.0 FOR BENCHMARK LOCATION.
9. ALL RADII ARE 3' UNLESS OTHERWISE SPECIFIED.
10. INCORPORATE BICYCLE PARKING, BENCHES AND OTHER COMPLEMENTARY AMENITIES.

**ADDITIONAL NOTE:**  
IF DRB APPROVAL OF LANDSCAPE/HARDSCAPE PLANS RESULT IN CHANGES TO THE LDP, A PERMIT REVISION MUST BE SUBMITTED TO THE CITY FOR APPROVAL.

**WALL NOTES**

1. ALL WALLS 30" AND OVER IN HEIGHT REQUIRE A MINIMUM 42" HANDRAIL ON TOP.
2. ALL WALLS DESIGNED AND PERMITTED BY OTHERS.
3. FOR WALLS 4'-0" AND OVER A SEPARATE BUILDING PERMIT WILL BE REQUIRED. ALL WALLS OVER 4'-0" REQUIRED FENCING OR ACCEPTABLE DENSE VEGETATION AT THE TOP PER UDC ARTICLE IV 4.4.5.J.

**TREE SAVE NOTES**

1. TREE SAVE FENCE FOR ENTIRE SITE MUST BE INSTALLED, INSPECTED, AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE IS ALLOWED BEFORE TREE SAVE FENCING HAS BEEN APPROVED.
2. THE CRZ OF SPECIMEN TREES PLUS ALL THE STREAM BUFFERS SHALL BE PROTECTED WITH WIRE-BACK TREE SAVE FENCING WITH METAL SUPPORT POSTS AND TREE SAVE SIGNAGE.
3. INSTALLATION OF TREE SAVE FENCE WILL INVOLVE NO TRENCHING.
4. ALL TREES MUST BE PLANTED AT LEAST FIVE (5) AWAY FROM ANY UTILITY LINE.

**CAUTION**

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE PREPARE ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

**SIGN LEGEND**

"STOP" R1-1	"YIELD" R1-2	"NO LEFT TURN" R3-2

PERMIT NOTE:  
NO WORK TO OCCUR IN OLD MILTON PARKWAY R.O.W. UNTIL GEORGIA PERMIT IS OBTAINED.

30 0 30 60  
Scale 1"=30'

**GEORGIA81**  
Utilities Protection Center, Inc.

Know what's below.  
Call before you dig.  
Dial 811 or Call 1-800-282-7411

**NORTH**

NO.	REVISIONS	DATE
4	GDOT COMMENTS	08-1-16
5	FULTON COUNTY PERMIT REVISION	11-1-16
6	PERMIT REVISION	11-1-16
7	PERMIT REVISION-COMMENTS ADDRESSED	12-29-16
8	WATER METER ADJUSTMENT	01-1-17
9	TENANT REVISION	01-08-17

PROJECT NO: 16-38420  
CIVIL DRAWN BY: EST. SCH. JLM  
CIVIL DESIGNED BY: QF, SLR  
LANDSCAPE DRAWN BY:  
LANDSCAPE DESIGNED BY:  
CHECKED BY:  
DATE - 3-21-16

SHEET

C4.1