

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-14-26	
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	
OFFICE 18,000 SF	
RETAIL/RESTAURANT 21,500 SF	
BANK 3,350 SF	
TOTAL ACRES:	18.5 ACRES
PROPOSED ACRES:	R/W DEDICATION 2.5 AC
	RESIDENTIAL 9.1 AC
	POND SITE 2.9 AC
	COMMERCIAL 4.0 AC
TOTAL DISTURBED ACRES:	19.1 ACRES
TOTAL IMPERVIOUS AREA:	236,095 SF/5.42 ACRES
COMMERCIAL PARKING REQUIRED:	
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 #S:	12-284108020160
	12-284108020889
	12-284108020210
	12-284108020228
	12-284108020236

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 D1.0 FOR PAVEMENT SPECIFICATIONS AND DETAILS.
8. REFER TO SHEET C2.0 FOR BENCHMARK LOCATION.
9. ALL RADII ARE 3' UNLESS OTHERWISE SPECIFIED.
10. INCORPORATE BICYCLE PARKING, BENCHES AND OTHER COMPLEMENTARY AMENITIES.

ADDITIONAL NOTE:

IF DBR 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 4.4.5J.

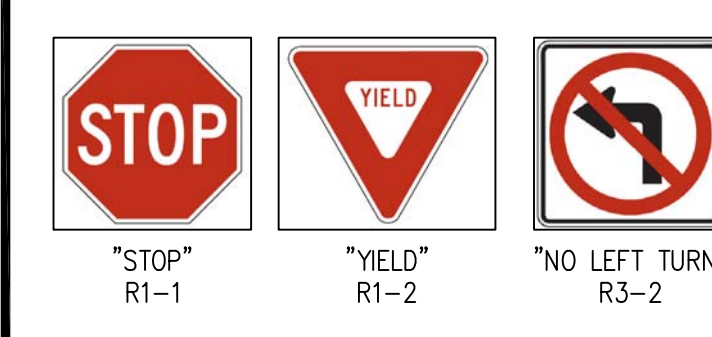
TREE SAVE NOTES

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) FEET AWAY FROM ANY UTILITY LINE.

CAUTION

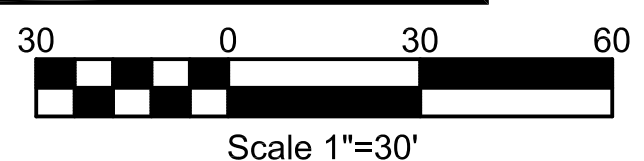
THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE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

SIGN LEGEND



PERMIT NOTE:

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



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



SITE LAYOUT PLAN

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

REVISIONS	DATE
1. GDOT COMMENTS	08-31-16
2. FULTON COUNTY PERMIT REVISION	11-09-16
3. PERMIT REVISION	11-18-16
4. PERMIT REVISION-COMMENTS ADDRESSED	12-09-16
5. WATER METER ADJUSTMENT	01-19-17
6. TENANT REVISION	03-08-17
7. COPYRIGHT BY AEC	

PROJECT NO: 16-385420
CIVIL DRAWN BY: EST, SCH, JLM
CIVIL DESIGNED BY: CJF, SLR
LANDSCAPE DRAWN BY:
LANDSCAPE DESIGNED BY:
CHECKED BY:
DATE: 3-21-16

SHEET

C4.1