

4800 Ashford Dunwoody Road Dunwoody, GA 30338 Phone: (678) 382-6800 dunwoodyga.gov

MEMORANDUM

To: Mayor and City Council

From: Allegra DeNooyer, Planner II

Date: October 15, 2024

Subject: SLUP 24-01 – 140 Perimeter Center W, Parcel ID # 18 349 04 001

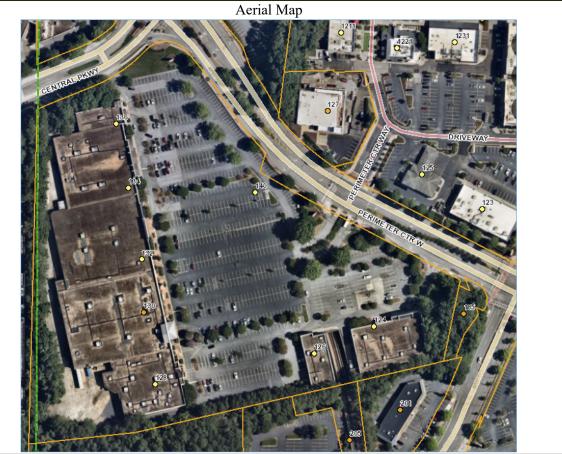
REQUEST

The applicant, Starbucks Coffee Company c/o Gaskins + LeCraw, requests a Special Land Use Permit to allow a drive-through facility.

PLANNING COMMISSION, 8.13.24

The Planning Commission held a public hearing regarding the subject case on August 13, 2024. There were no public comments. Following a discussion around traffic circulation, pedestrian access, and the intersection with Perimeter Center W, the Planning Commission voted unanimously (7-0) to recommend approval for MMSP 24-02, with the stipulation that Gaskins + LeCraw will review the entrance/exit on Perimeter Center W for improved circulation options.

BACKGROUND & PROPOSED DEVELOPMENT



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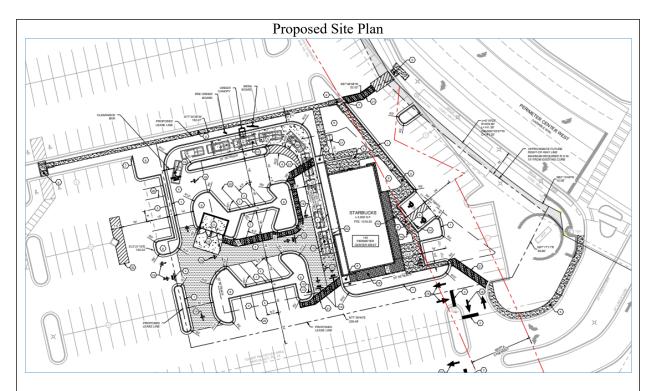
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The subject property, 140 Perimeter Center W, is a 15.85-acre shopping center known as Perimeter Square built in 1994 and is located along the border between the City of Dunwoody and the City of Sandy Springs. The Ashford Lane shopping center is located across the street to the east, the High Street redevelopment as well as an auto care store are located to the south, and there is another shopping center (Perimeter Square West) to the north. It was rezoned from O-I (Office-Institution) to C-1 (Local Commercial) for the development of a shopping center in 1993 and is currently zoned C-1. Currently, the subject property is home to 7 tenants: Total Wine & More, FedEx, PetSmart, Academy Sports + Outdoors, Havertys Furniture, T.J. Maxx, and AT&T Store.

Starbucks Coffee Company proposes to install a drive-through facility as an outparcel along the eastern edge of the parking lot of 140 Perimeter Center W, directly north of the existing curb cut on Perimeter Center W. In October 2023, the City of Dunwoody adopted an ordinance requiring new drive-through facilities to get a Special Land Use Permit necessitating this application.

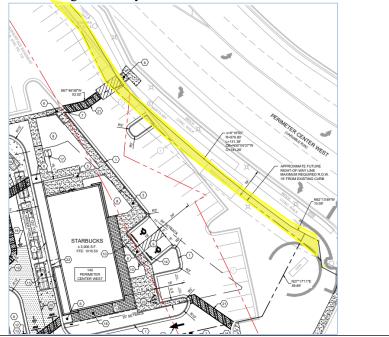


The proposed site area is 0.93 acres and will result in a net removal of 77 existing parking spaces compared to current conditions. The one-story restaurant will be 3,000 square feet and will operate a single drive-through lane with 10 stacking spaces.



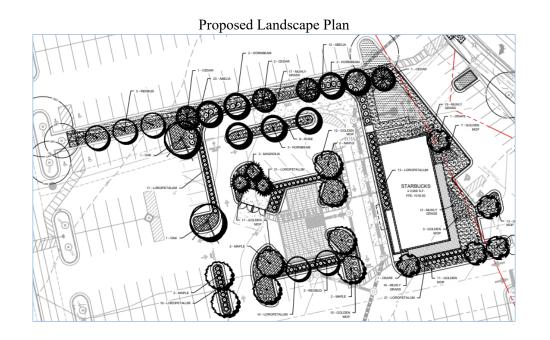
The project will be set back approximately 55 feet from the property edge in order to accommodate a MARTA easement. Parts of the site are on top of the underground Red Line MARTA route as it travels between Dunwoody and Sandy Springs stations. No structures are allowed on top of the MARTA line, while parking and associated improvements are permittable. Right-of-way dedication and improvements will be determined by the Public Works Department during the permitting stage. The currently requested right-of-way dedication for future improvements is shown in yellow in the graphic below.





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The project will include two pedestrian walkways: one from the northern edge of the curb cut on Perimeter Center W and one at the northern edge of the lease line for Starbucks. This walkway will extend in an existing landscape island towards the shopping center and will improve pedestrian accessibility for the entire site. Existing trees in the landscape island will be replanted in accordance with the landscape plan below. The restaurant façade materials will be primarily brick and glass.



Proposed Elevations along Perimeter Center W



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SURROUNDING LAND ANALYSIS

Direction	Zoning	Future Land Use	Current Land Use
N	C-1 and O-I	Perimeter Center (PC-2)	Shopping Center
S	OCR and C-1	Perimeter Center (PC-1)	High Street and Firestone Complete Auto Care
E	OCR and O-I	Perimeter Center (PC-1)	Ashford Lane (Shopping Center)
W	N/A – Sandy Springs	N/A – Sandy Springs	7000 Central Park Office Building

SPECIAL LAND USE PERMIT REVIEW AND APPROVAL CRITERIA

Chapter 27, Section 27-359 identifies criteria for evaluating applications for special land use permits. No application for special land use permit shall be granted by the City Council unless satisfactory provisions and arrangements have been made concerning each of the following factors, all of which are applicable to each application:

(1) Whether the proposed use is consistent with the policies of the comprehensive plan;

(2) Whether the proposed use complies with the requirements of this zoning ordinance;

(3) Whether the proposed site provides adequate land area for the proposed use, including provision of all required open space, off-street parking and all other applicable requirements of the subject zoning district;

(4) Whether the proposed use is compatible with adjacent properties and land uses, including consideration of:

a. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust or vibration generated by the proposed use;

b. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use;

c. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use;

d. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the character of vehicles or the volume of traffic generated by the proposed use;

e. Whether the size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and massing of adjacent and nearby lots and buildings; and

f. Whether the proposed plan will adversely affect historic buildings, sites, districts, or archaeological resources.

(5) Whether public services, public facilities and utilities—including motorized and nonmotorized transportation facilities—are adequate to serve the proposed use;

(6) Whether adequate means of ingress and egress are proposed, with particular reference to nonmotorized and motorized traffic safety and convenience, traffic flow and control and emergency vehicle access;

(7) Whether adequate provision has been made for refuse and service areas; and

(8) Whether the proposed building as a result of its proposed height will create a negative shadow impact on any adjoining lot or building.

The drive-through is proposed on a property that is zoned C-1; a drive-through is allowed within the C-1 zoning district, provided a Special Land Use Permit is approved. The proposed new drive-through restaurant complies with all the requirements of the zoning ordinance. Additionally, the subject site is not historically significant and staff is not aware of any archaeological resources.

One of the overarching goals of the Comprehensive Plan is to promote connectivity and choice for all modes of travel. By providing two pedestrian paths (only one is required), the project accommodates multiple modes of transportation for its customers and will improve walkability for the site as a whole, mitigating negative impacts from increased car presence. Staff is also particularly supportive of the reduction in surface parking for the site as a whole - building on top of existing impervious surface is a more sustainable form of development. The Comprehensive Plan highlights the conversion of surface parking to other land uses as a redevelopment strategy, particularly in Perimeter Center. Additionally, the shopping center currently has no restaurant; adding Starbucks would diversify the current land uses present in the site.

Staff does not anticipate adverse impacts upon any adjoining land use; the proposed drive-through has adequate stacking distance to prevent issues in traffic flow in the area. In addition to meeting the City's stacking requirements, the restaurant is situated behind a long driveway providing additional queuing area for busy periods. Parking at the overall shopping center is generally sparsely utilized, supporting the elimination of 77 parking spaces. The proposed use is fairly low-impact – a restaurant is a typical tenant in a shopping center – and there is adequate land area for it, especially given the large amount of off-street parking in area already. The drive-through will make use of the current means of ingress and egress, which are wide enough to allow emergency vehicle access, and the proposed dumpster is adequate for refuse purposes. The proposed one-story restaurant is in line with the scale of other buildings in the shopping centers and will not create a negative shadow impact on any adjoining lot or building.

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION

Staff finds the proposed Starbucks drive-through facility to be consistent with the policies and intent of the Comprehensive Plan and finds that it meets the review and approval criteria necessary for approval.

Thus, staff recommends approval of the Special Land Use Permit request, subject to the following exhibits and conditions:

Exhibit A: Proposed Site Plan, prepared by Gaskins + LeCraw, dated January 12, 2024 and last revised July 30, 2024

Exhibit B: Elevations, prepared by Starbucks Coffee Company Co. and dated May 30, 2024 SLUP 24-01 Application

1. The owner shall develop the site in general conformity with "Exhibit A" and Exhibit "B", with the stipulation that the maximum height of any structure must not exceed 35 feet. Minor changes as defined by Section 27-337(b) or necessary changes to meet conditions of zoning or

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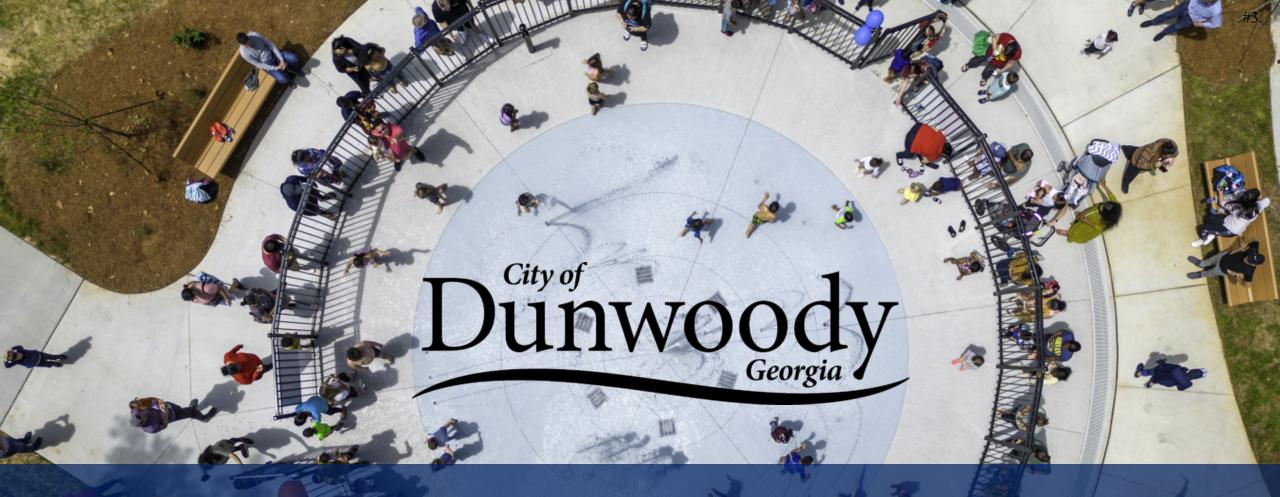
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land development requirements shall be reviewed by the Community Development Director if made necessary by actual field conditions at the time of development.

- 2. The proposed pedestrian improvements must be submitted as part of the land disturbance permit application and need to be installed prior to issuance of a Certificate of Occupancy.
- 3. Prior to issuance of the land disturbance permit, the right-of-way dedication and any applicable right-of-way improvements shall be shown on the land disturbance permit site plan and are subject to review by the Public Works Director.
- 4. The north façade of the proposed building shall have a minimum of one window.

ATTACHMENTS

- Exhibit A: Proposed Site Plan, prepared by Gaskins + LeCraw, dated January 12, 2024 and last revised July 30, 2024
- Exhibit B: Elevations, prepared by Starbucks Coffee Company Co. and dated May 30, 2024
- SLUP 24-01 Application



Starbucks Special Land Use Permit

October 15, 2024

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SLUP 24-01: 140 Perimeter Center W

 The applicant, Starbucks Coffee Company c/o Gaskins + LeCraw, requests a Special Land Use Permit to allow a drive-through facility.



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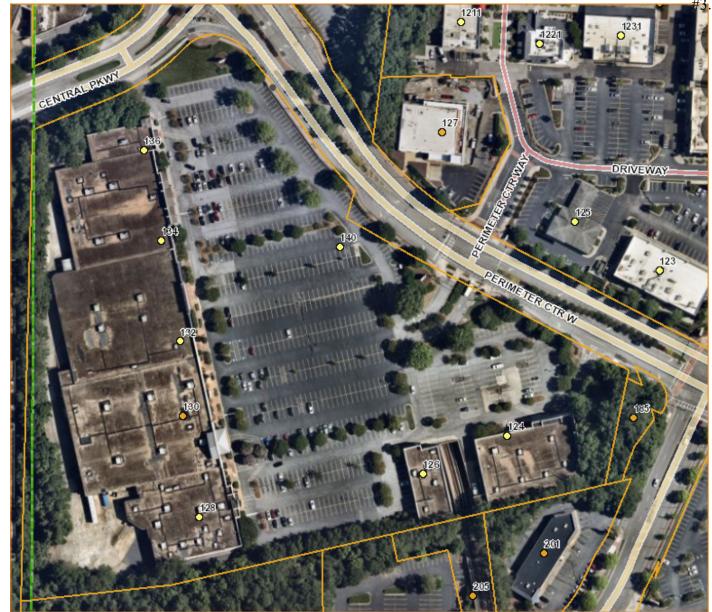
Planning Commission – 8/13/2024

- No public comments
- Discussion around traffic circulation, pedestrian access, and the intersection with Perimeter Center W
- Planning Commission voted unanimously (7-0) to recommend approval for MMSP 24-02, with the stipulation that Gaskins + LeCraw will review the entrance exit on Perimeter Center W for improved circulation options



Background

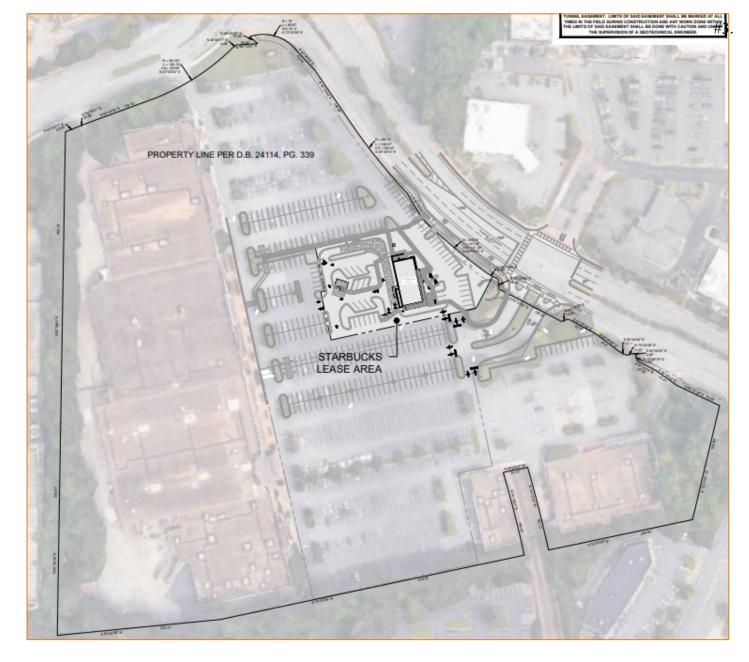
- 15.85-acre shopping center known as Perimeter Square, built in 1994
- Rezoned from O-I to C-1 in 1993
- 7 tenants: Total Wine & More, FedEx, PetSmart, Academy Sports + Outdoors, Havertys Furniture, T. J. Maxx, and AT&T Store





Proposal

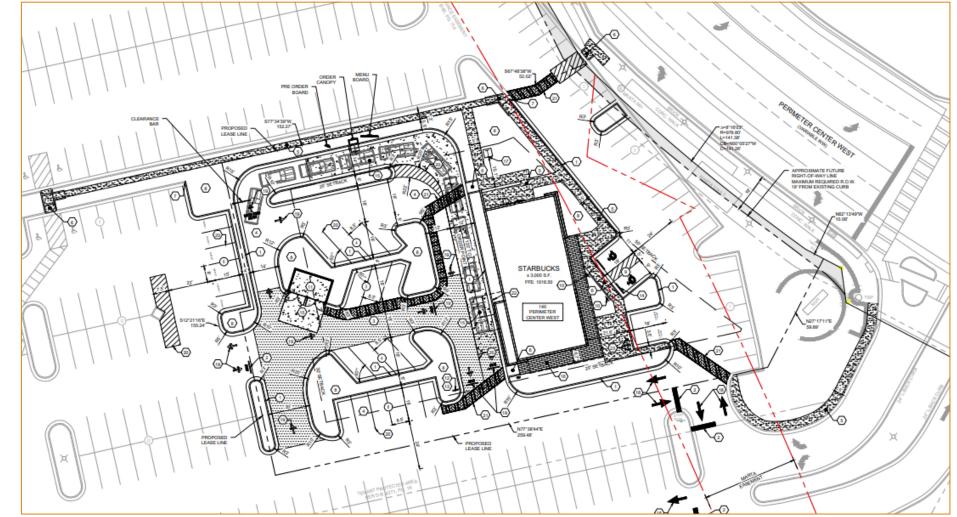
- Starbucks proposes to install a drive-through facility as an outparcel along the eastern edge of the parking lot of 140 Perimeter Center W
- In October 2023, the City adopted an ordinance requiring new drive-through facilities to get a Special Land Use Permit





Site Plan

- 0.93-acre site area
- Net removal of 77 existing parking spaces
- 3,000 SF onestory restaurant
- Single drivethrough lane, 10 stacking spaces

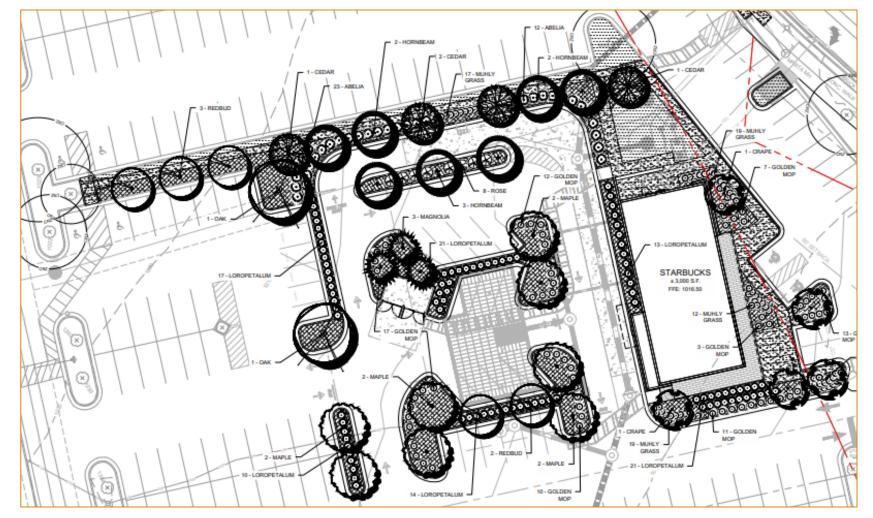




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Landscape Plan

- ADA-compliant walkway will extend in an existing landscape island towards the shopping center
- Existing trees in landscape island will be replanted





Proposed Elevations

 Façade materials will be primarily brick and glass





Recommendation

Approval Criteria:

- Whether the proposed use is consistent with the policies of the comprehensive plan:
 - Comprehensive Plan highlights the conversion of surface parking to other land uses as a redevelopment strategy, particularly in Perimeter Center – building on top of existing impervious surface is a more sustainable form of development
 - One of the overarching goals of the Comprehensive Plan is to promote connectivity and choice for all modes of travel project is providing two pedestrian paths
- Whether the proposed use complies with the requirements of this zoning ordinance:
 - Proposed site plan and elevations demonstrate compliance with the zoning regulations
- Whether the proposed site provides adequate land area for the proposed use, including provision of all required open space, off-street parking and all other applicable requirements of the subject zoning district
 - There is adequate land area, especially given the large amount of off-street parking in the area already



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Recommendation

Approval Criteria (cont.):

- Whether the proposed use is compatible with adjacent properties and land uses, including consideration of:
 - <u>a. Whether the proposed use will create adverse impacts upon any</u> <u>adjoining land use by reason of noise, smoke, odor, dust or vibration</u> <u>generated by the proposed use;</u>
 - Proposed use is fairly low-impact no excessive noise, smoke, odor, dust or vibration
 - b. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use;
 - Proposed use will have standard hours of operation for a restaurant
 - c. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use;
 - Proposed use is fairly low-impact and will operate in a standard way for a shopping center



Recommendation

Approval Criteria (cont.):

• Whether the proposed use is compatible with adjacent properties and land uses, including consideration of:

<u>d. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the character of vehicles or the volume of traffic generated by the proposed use;</u>

- Proposed drive-through has adequate stacking distance to prevent issues in traffic in the area
- Will make use of the current means of ingress and egress
- <u>e. Whether the size, scale and massing of proposed buildings are</u> <u>appropriate in relation to the size of the subject property and in relation to</u> <u>the size, scale and massing of adjacent and nearby lots and buildings; and</u>
 - Proposed restaurant is in line with the scale of other buildings
- f. <u>Whether the proposed plan will adversely affect historic buildings, sites,</u> <u>districts, or archaeological resources.</u>
 - None found.



Conditions

Staff recommends approval of the Special Land Use Permit request, subject to the following exhibits and conditions:

Exhibit A: Proposed Site plan, prepared by Gaskins + LeCraw, dated January 12, 2024 and last revised July 30, 2024

Exhibit B: Elevations, prepared by Starbucks Coffee Company Co. and dated May 30, 2024

- 1. The owner shall develop the site in general conformity with "Exhibit A" and "Exhibit B", with the stipulation that the maximum height of any structure must not exceed 35 feet. Minor changes as defined by Section 27-337(b) or necessary changes to meet conditions of zoning or land development requirements shall be reviewed by the Community Development Director if made necessary by actual field conditions at the time of development.
- 2. The proposed pedestrian improvements must be submitted as part of the land disturbance permit application and need to be installed prior to issuance of a Certificate of Occupancy.
- 3. Prior to issuance of the land disturbance permit, the right-of-way dedication and any applicable rightof-way improvements shall be shown on the land disturbance permit site plan and are subject to review by the Public Works Director.
- 4. The north façade of the proposed building shall have a minimum of one window.



Dunwoody Georgia

SPECIAL LAND USE PERMIT APPLICATION



Community Development

4800 Ashford Dunwoody Road | Dunwoody, GA 30338 Phone: (678) 382-6800 | Fax: (770) 396-4828

Applicant Information:

Company Name:	Starbucks Coffe	e Company c/o Ga	askins + Le	Craw	
Contact Name:	Dani Blumenthal				
Address:	3475 Corporate W	ay, Suite A, Duluth	n, GA 3009	6	
Phone: <u>678.257.10</u>)17 Fax:	Err	nail:	dblumenthal@ga	skinslecraw.com
Pre-application cor	nference date (requi	red):			
Owner Information	: \Box Check here if sa	me as applicant			
Owner's Name:	TKG PERIMETER	SQUARE LLC			
Owner's Address:	2424 RIDGE RD., I	ROCKWALL TX 2	75087		
Phone:	_Fax:	Email:			
Property Informatio	on:				
Property Address:	140 Perimeter Cent	er W.		Parcel ID:	18 349 04 001
Current Zoning Cla					
Requested Zoning	Classification: <u>C-1</u>	c (no rezoning requ	uested)		
Applicant Affidavit:					
determined to be nece	essary, I understand that ertify that I, the applicar	t I am responsible fo	r filing additi	onal materials as specif	ete. If additional materials are ied by the City of Dunwoody f, pursuant to this application
Applicant's Name:	Dexter Patterson, Stor	e Development Mar	nager Southe	ast Georgia for Starbu	cks Coffee Company
Applicant's Signatu	Ine:	A		Date: 6/3	3/2024
Notary:	//			1	/ (
Sworn to and subs	cribed before me thi		Day of		_, 20
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Signature:		ancelle	1 N	zabeth Rickwood OTARY PUBLIC	
My Commission Ex	pires: <u>9/10/</u> 0	5	G S	winnett County	
			My Comm. Ex	pires September 10, 2025	

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	Dunwoody
Campaign Disclosure	Georgia
Statement	Community Development
	4800 Ashford Dunwoody Road Dunwoody, GA 30338 Phone: (678) 382-6800 Fax: (770) 396-4828
Have you, within the two years immediately preced this application, made campaign contributions aggr or more to a member of the City of Dunwoody City member of the City of Dunwoody Planning Commis	regating \$250.00 II YES ANO
Applicant/Owner:	
Signature:	Date: <u>632074</u>
If the answer above is yes, please complete the fol Date Government Official Official	cial Position Amount

#3.

Property Owner(s) Notarized Certification

4800 Ashford Dunwoody Road | Dunwoody, GA 30338 Phone: (678) 382-6800 | Fax: (770) 396-4828

Community Development

City of

I hereby certify that to the best of my knowledge, this amendment form is correct and complete. If additional materials are determined to be necessary, I understand that I am responsible for filing additional materials as specified by the City of Dunwoody Zoning Ordinance. I certify that the applicant(s) (if different) are authorized to act on my behalf, pursuant to this application and associated actions.

Property Owner (If Applicable):

Owner Name	TKG PERIMETER S	QUARE, L	LC		
Signature:	an			Date: 6 -	4.24
Address:					
Phone:	Fax	Email:		I	ſ
Sworn to and sub	scribed before me this	470	Day of	June	, <u>20_24</u>
Notary Public:	DEBI BARTON Notary Public - Notary S STATE OF MISSOURI Comm. Number 1345060 Boone County My Commission Expires: Mar. 20	ле			
Property Owner (I	f Applicable):				
Owner Name:					
Signature:				Date:	
Address:					
Phone:	Fax:	Email:			
Sworn to and sub	scribed before me this		Day of		, 20
Notary Public:					
Property Owner (I	f Applicable):				
Owner Name:		an 1 1			
Signature:				Date:	
Address:	<u> </u>				
Phone:	Fax:	Email:			
Sworn to and sub	scribed before me this		Day of		, 20
Notary Public:					





Campaign Disclosure Statement

Community Development

4800 Ashford Dunwoody Road | Dunwoody, GA 30338 Phone: (678) 382-6800 | Fax: (770) 396-4828

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the City of Dunwoody City Council or a member of the City of Dunwoody Planning Commission?

Applicant / Owner:

		• .
Signature:		Date: 6-4-24
Address: 211 N. Gradium	Blud. Columbin,	

If the answer above is yes, please complete the following section:

Date	Government Official	Official Position	Description	Amount
		— — —		
	10 1			



June 04, 2024

Mayor and City Council City of Dunwoody 4800 Ashford Dunwoody Road Dunwoody, GA 30338

LETTER OF INTENT: Special Land Use Permit Request for 140 Perimeter Center W.

Honorable Mayor and Board of Aldermen

On behalf of my client, Starbucks Coffee Company (the "Applicant") please accept this application to request a Special Land Use Permit (SLUP) for 140 Perimeter Center W., Dunwoody, GA (the "Subject Property"). The Applicant is seeking a SLUP from Code Section 27-72 to permit a drive-through facility.

Please see the proposed site plan, elevations, and other required materials. Thank you for your time and consideration of this request.

Sincerely,

Michelle Macauley

Michelle Macauley Entitlements Director

NOTICE OF CONSTITUTIONAL ALLEGATIONS AND PRESERVATION OF CONSTITUTIONAL RIGHTS

The portions of City of Dunwoody Code of Ordinances, facially and as applied to the Subject Property, which restrict or classify or may restrict or classify the Subject Property so as to prohibit its development as proposed by the Applicant are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of the Fifth Amendment and Fourteenth Amendment of the Constitutional of the United States and Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, and would be in violation of the Commerce Clause, Article I, Section 8, Clause 3 of the Constitution of the United States.

The application of the City of Dunwoody Code of Ordinances to the Subject Property which restricts its use to any classification other than proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitutional of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I of the Constitution of the State of Georgia 1983, and the Equal Protection and Due Process Clauses of the Fourteenth Amendment of the Constitution of the United States denying the Applicant and economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would constitute an arbitrary irrational abuse of discretion and unreasonable use of the zoning power because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant in violation of the due process and equal protection rights guaranteed by the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia.

A refusal by the City of Dunwoody Mayor and City Council to approve the Special Land Use Permit as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any rezoning of the Property subject to conditions which are different from the conditions requested by the Applicant to the extent such different conditions would have the effect of further restricting Applicant's utilization of the property, would also constitute and arbitrary, capricious and discriminatory act in zoning the Subject Property to an unconstitutional classification and would like wise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

A refusal to approve the Special Land Use Permit in question would be unjustified from a fact-based standpoint and instead would result only from constituent opposition, which would be an unlawful delegation of authority in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution.

A refusal to allow the Special Land Use Permit in question would be invalid inasmuch as it would be denied pursuant to an ordinance which is in compliance with the Zoning Procedures Law, O.C.G.A Section 36-66/1 seq., due to the manner in which the Ordinance as a whole and its map(s) have been adopted.

The existing land use designation and/or zoning classification on the Subject Property is unconstitutional as it applies to the Subject Property. This notice is being given to comply with the provisions of O.C.G.A Section 36-11-1 to afford the County an opportunity to revise the Property to a constitutional classification. If action is not taken by the County to rectify this unconstitutional land use designation and/or zoning classification within a reasonable time, the Applicant is hereby placing the County on notice that it may elect to file a claim in the Superior Court of Dekalb County demanding just and adequate compensation under Georgia law for the taking of the Subject Property, diminution of value of the Subject Property, attorney's fees and other damages arising out of the unlawful deprivation of the Applicant's property rights.

For the foregoing reasons, the Applicant respectfully requests that the Variance Request at issue be approved. The Applicant also invites and welcomes any comments from Staff or other officials of the City of Dunwoody so that such recommendations or input might be incorporated as conditions of approval of this Application.

This 21st day of May 2024.

Respectfully submitted,

Michelle Macauley



May 09, 2024

Dear Neighbor:

On behalf of our client, Starbucks Corporation, please join us for a community meeting to discuss a proposed Special Land Use Permit (SLUP) for property located at 140 Perimeter Center W, Dunwoody, Georgia. Starbucks Corporation is seeking a SLUP from Code Section 27-72 to permit a drive-through facility.

We will be hosting a community meeting at the following time and location:

Embassy Suites by Hilton Atlanta Perimeter Center 1030 Crown Point Parkway, Dunwoody, Georgia Meeting Room: Atlantan

Thursday, May 30, 2024 6:30pm – 7:30pm

If you have any questions, please email Dani Blumenthal at dblumenthal@gaskinslecraw.com Thank you, and we look forward to seeing you there.

Sincerely,

Michelle Macauley

Michelle Macauley Entitlements Director

Summary Report

Efforts to notify neighbors about the meeting date, time, and location:

Letters were sent in the mail via USPS on May 9th, 2024. Letters were mailed to all owners of residentially zoned properties within 1,000 feet of the Subject Property and to the City of Dunwoody Planning Department (mailing list provided by City of Dunwoody). The letters included the nature of the application, the street address of the Subject Property, as well as the date, time, place, and purpose of the meeting.

Meeting Location, Date, and Time:

A meeting was held at Embassy Suites by Hilton Atlanta Perimeter Center (1030 Crown Point Parkway, Dunwoody, GA) on Thursday, May 30th from 6:30pm to 7:30pm.

Who was involved in the discussions:

The Project Engineer and Planners involved in the requested Special Land Use Permitting process were present to present the proposal and respond to any questions or comments raised by the community. No community members/property owners attended the meeting.

Suggestions and concerns raised by neighbors:

There were no attendees at the meeting.

Specific changes to the proposal considered and/or made as a result of the meeting:

No changes to the proposal were made as a result of the meeting, as nobody attended.



July 15, 2024

Mayor and City Council City of Dunwoody 4800 Ashford Dunwoody Road Dunwoody, GA 30338

LETTER OF INTENT: Special Land Use Permit Request for 140 Perimeter Center W.

Honorable Mayor and City Council

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Sincerely,

Dani Blumenthal

Dani Blumenthal Entitlements



Sec. 27-358 – Review and Approval Criteria

1) Whether the proposed use is consistent with the policies of the Comprehensive Plan;

The proposed use is consistent with the policies of the Comprehensive Plan.

2) Whether the proposed use complies with the requirements of this zoning ordinance;

The proposed use complies with the requirements of the zoning ordinance.

3) Whether the proposed site provides adequate land area for the proposed use, including provision of all required open space, off-street parking and all other applicable requirements of the zoning district;

The proposed site does provide adequate land area for the proposed use, including provision of all required open space, off-street parking and all other applicable requirements of the zoning district.

- 4) Whether the proposed use is compatible with adjacent properties and land uses, including the consideration of:
 - a. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration generated by the proposed use;

The proposed use will not create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration generated by the proposed use.

b. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use;

The proposed use will not create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use.

c. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use;

The proposed use will not create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use.

d. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the character of vehicles or the volume of traffic generated by the proposed use;



To the knowledge of the Applicant, the proposed use will not create adverse impacts upon any adjoining land use by reason of the character of vehicles or the volume of traffic generated by the proposed use.

e. Whether the size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and massing of adjacent and nearby lots and buildings; and

The size, scale and massing of the proposed building is appropriate in relation to the size of the subject property and in relation to the size, scale and massing of adjacent and nearby lots and buildings.

f. Whether the proposed plan will adversely affect historic buildings, sites, districts, or archaeological resources.

The proposed plan will not adversely affect historic buildings, sites, districts, or archaeological resources.

5) Whether public services, public facilities and utilities – including motorized and nonmotorized transportation facilities – are adequate to serve the proposed use;

To the knowledge of the Applicant, public services, public facilities and utilities are adequate to serve the proposed use.

6) Whether adequate means of ingress and egress are proposed, with particular reference to nonmotorized and motorized traffic safety and convenience, traffic flow and control and emergency vehicle access;

Adequate means of ingress and egress are proposed.

7) Whether adequate provision has been made for refuse and service areas; and

Adequate provision has been made for refuse and service areas.

8) Whether the proposed building as a result of its proposed height will create a negative shadow impact on any adjoining lot or building.

To the knowledge of the Applicant, the proposed building will not create a negative shadow impact on any adjoining lot or building. LEASE LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 349, 18TH DISTRICT, CITY OF DUNWOODY, DEKALB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FOUND ON THE SOUTHERN RIGHT OF WAY OF PERIMETER CENTER WEST (VARIABLE RIGHT OF WAY), WITH GEROGIA WEST STATE PLANE COORDINATES NORTHING: 1,428,972.41 EASTING: 2,242,243.09, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG SAID RIGHT OF WAY WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 151.46 FEET, WITH A RADIUS OF 979.80 FEET, WITH A CHORD BEARING OF SOUTH 50 DEGREES 05 MINUTES 27 SECONDS EAST, WITH A CHORD LENGTH OF 141.26 FEET, TO A POINT;

THENCE CONTINUING ALONG SAID RIGHT OF WAY SOUTH 62 DEGREES 13 MINUTES 49 SECONDS EAST A DISTANCE OF 10.08 FEET, TO A POINT;

THENCE LEAVING SAID RIGHT OF WAY SOUTH 27 DEGREES 17 MINUTES 11 SECONDS WEST A DISTANCE OF 59.89 FEET, TO A POINT;

THENCE SOUTH 77 DEGREES 38 MINUTES 44 SECONDS WEST A DISTANCE OF 247.24 FEET, TO A POINT;

THENCE NORTH 12 DEGREES 22 MINUTES 15 SECONDS WEST A DISTANCE OF 81.67 FEET, TO A POINT;

THENCE NORTH 77 DEGREES 34 MINUTES 39 SECONDS EAST A DISTANCE OF 7.26 FEET, TO A POINT;

THENCE NORTH 12 DEGREES 25 MINUTES 21 SECONDS WEST A DISTANCE OF 73.59 FEET, TO A POINT;

THENCE NORTH 77 DEGREES 34 MINUTES 39 SECONDS EAST A DISTANCE OF 132.89 FEET, TO A POINT;

THENCE NORTH 67 DEGREES 46 MINUTES 38 SECONDS EAST A DISTANCE OF 52.02 FEET, TO A POINT ON THE SOUTHERN RIGHT OF WAY OF PERIMETER CENTER WEST (VARIABLE RIGHT OF WAY), SAID POINT BEING THE POINT OF BEGINNING;

SAID TRACT OR PARCEL CONTAINS 0.87 ACRES (38,058 SQUARE FEET), MORE OR LESS.





BUREDING DESIGN

PERIMETER ROAD W Dunwoody, GA • STORE 78309 • CPN 96856-001 • DATE: MAY 30, 2024







BURE DESIGN

PERIMETER ROAD W Dunwoody, GA • STORE 78309 • CPN 96856-001 • DATE: MAY 30, 2024





PERIMETER ROAD W Dunwoody, GA · STORE 78309 · CPN 96856-001 · DATE: MAY 30, 2024







PERIMETER ROAD W Dunwoody, GA · STORE 78309 · CPN 96856-001 · DATE: MAY 30, 2024



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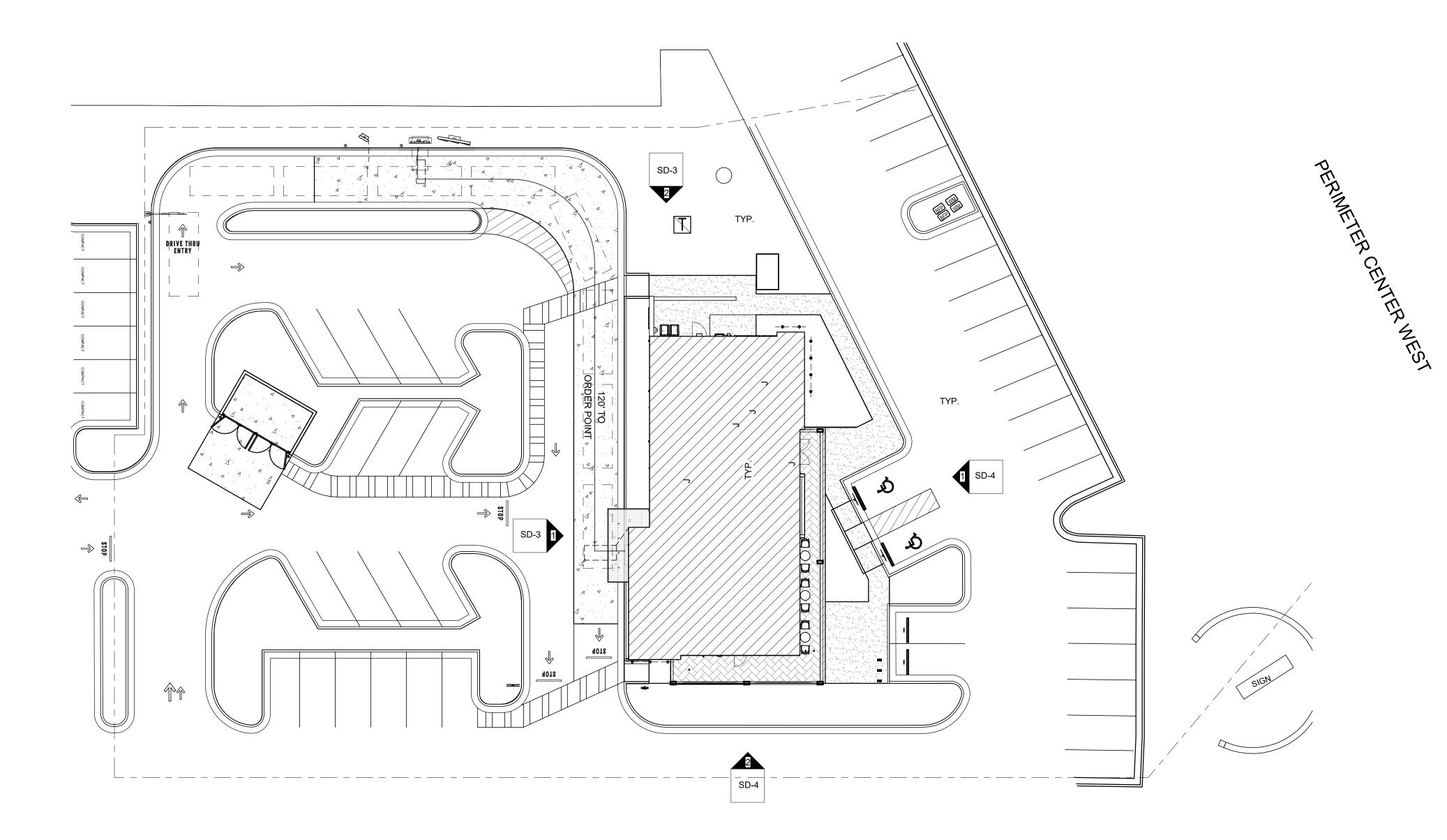


PERIMETER ROAD W

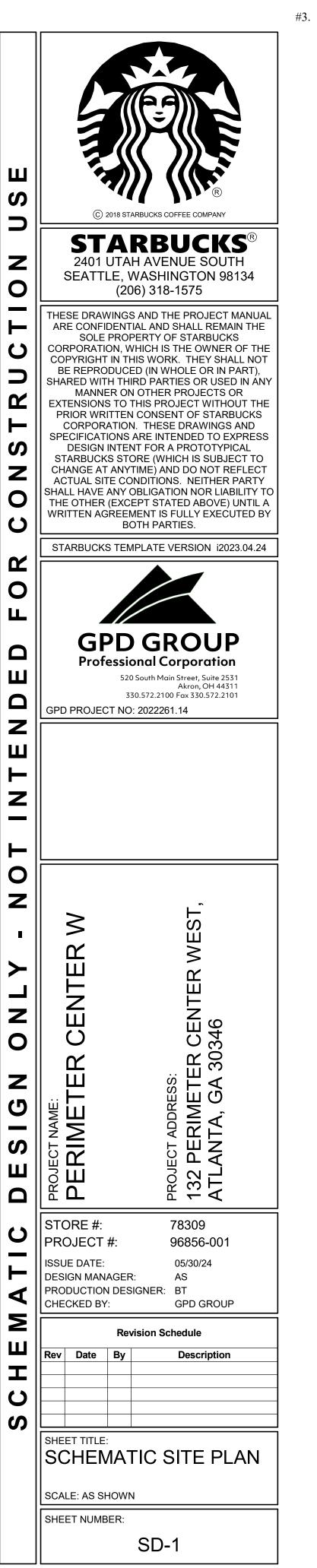


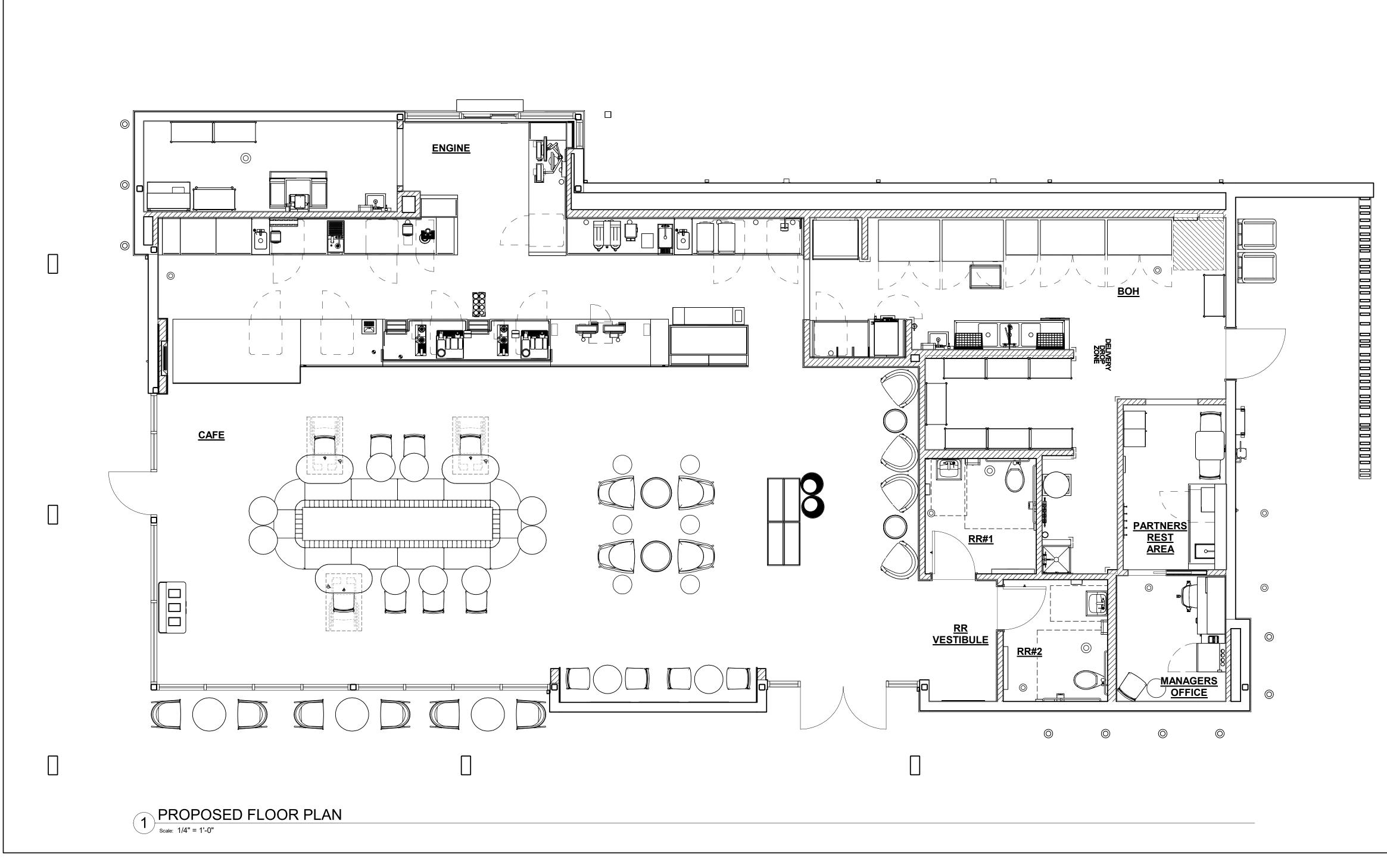
EXTERIOR VIEWS

PERIMETER ROAD W

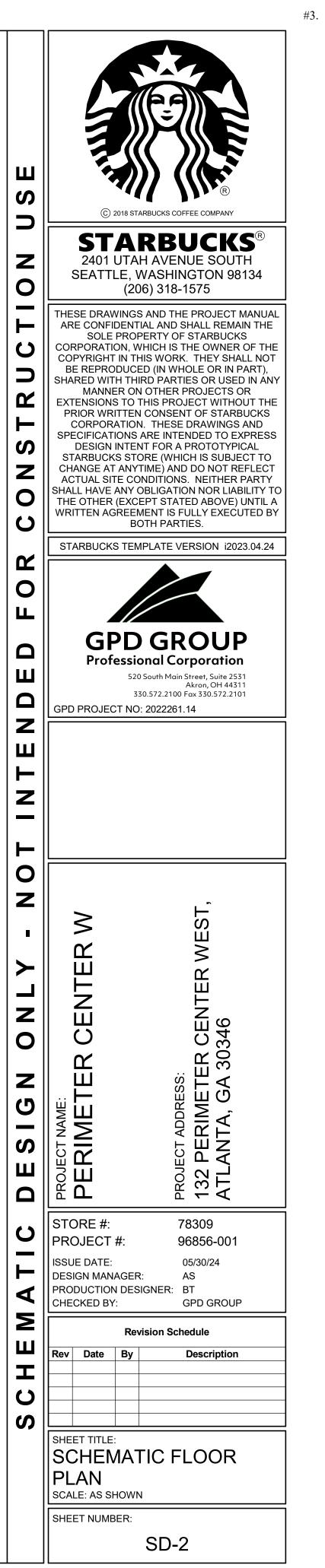


1 PROPOSED SITE PLAN Scale: 1/16" = 1'-0"



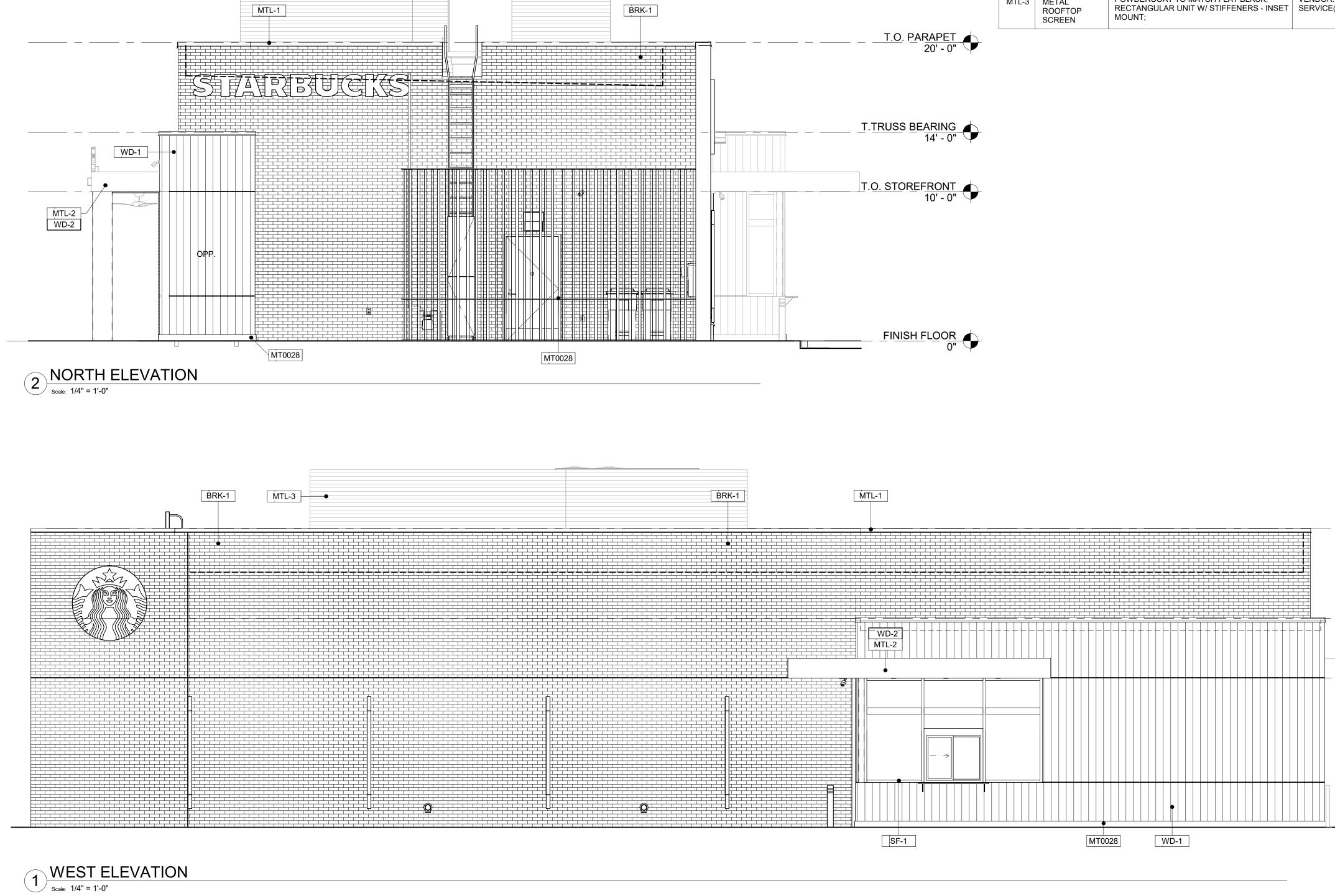


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Scale: 1/4" = 1'-0"



MTL-3

5/29/2024 8:30:13 PM

EXTERI	OR MATERIAL LEG								
		FINISH / DESCRIPTION	VENDOR						
BRK-1	BRICK VENEER	INTERSTATE BRICK, THIN MODULAR 2 1/4" X 8", COLOR OBSIDIAN,	VENDOR CON NE/SE AND S DON.STRANG						
WD-1	WOOD CLADDING	NEW TECHWOOD CLADDING, EUROPEAN BELGIAN BOARD CLADDING, UH58 PERUVIAN TEAK (TK) STYLE;	VENDOR: CIA REPRESENTA MANAGER; O (239) 841.907						
ND-2	WOOD CLADDING	NEW TECHWOOD CLADDING, ALL WEATHER SIDING, PERUVIAN TEAK (TK); UNDERSIDE OF CANOPY; TONGUE AND GROOVE US09 STYLE;	VENDOR: CIA REPRESENTA MANAGER; O (239) 841.9071						
/ITL-1	METAL COPING, LADDER TO ROOF, SECURITY GATE, TRASH ENCLOSURE GATES & GATE POST, DOWNSPOUTS	PAINTED TO MATCH RAL # 7021 MATTE MT0028 - FLAT BLACK							
SF-1	ALUMINUM STOREFRONT	TO MATCH RAL #7021, GLAZING TO BE CLEAR INSULATED							
MTL-2	METAL CANOPY	PREFINISH TO MATCH RAL#7021 MATTE BLACK; CANOPY WITH WOOD CLADDING SOFFIT TO MATCH WOOD CLADDING							
MTL-3	METAL ROOFTOP SCREEN	POWDERCOAT TO MATCH FLAT BLACK; RECTANGULAR UNIT W/ STIFFENERS - INSET MOUNT;	VENDOR: ARC SERVICE@AR						

CONTACT: DON STRANGE - EASTERN REGION MANAGER, ID SOUTH CENTRAL TERRITORY MANAGER; (P) (704) 907.5500 ANGE@INTERSTATEBRICK.COM				
: CIARA RUSE - CIARA@OCA-LTD.COM, ENTATIONATIVE OF NEWTECHWOOD FLORIDA TERRITORY	ш			
R; O'CONNOR & ASSOCIATED, LTD; (P) (800) 894.4199; (M) 9071	ပ	(C) 2018 STAR	BUCKS COFFEE COMPANY	
: CIARA RUSE - CIARA@OCA-LTD.COM, ENTATIONATIVE OF NEWTECHWOOD FLORIDA TERRITORY R; O'CONNOR & ASSOCIATED, LTD; (P) (800) 894.4199; (M)			RBUCKS	R
9071	z	2401 UTAH	AVENUE SOUTH	
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	U	CORPORATION, WH	RTY OF STARBUCKS ICH IS THE OWNER OF S WORK. THEY SHALL I	
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@ARCHLOUVERS.COM - (888) 568.8371;	Z	CHANGE AT ANYTI	RE (WHICH IS SUBJECT ME) AND DO NOT REFLI DITIONS. NEITHER PAF	ECT
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MTL-2 WD-2	Σ	CHECKED BY:	GPD GROUP	
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0 2' 4' 8'		SHEET NUMBER:		

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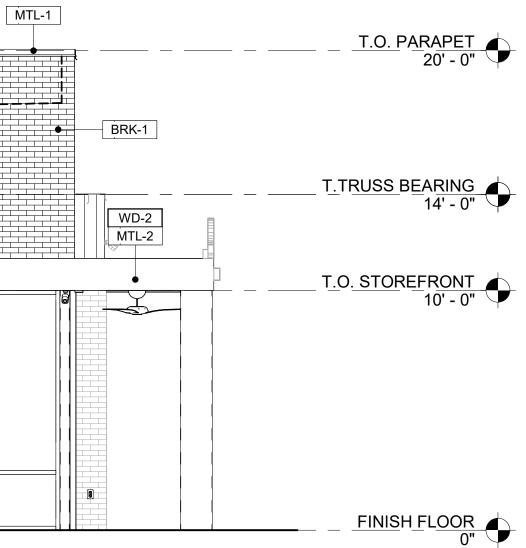
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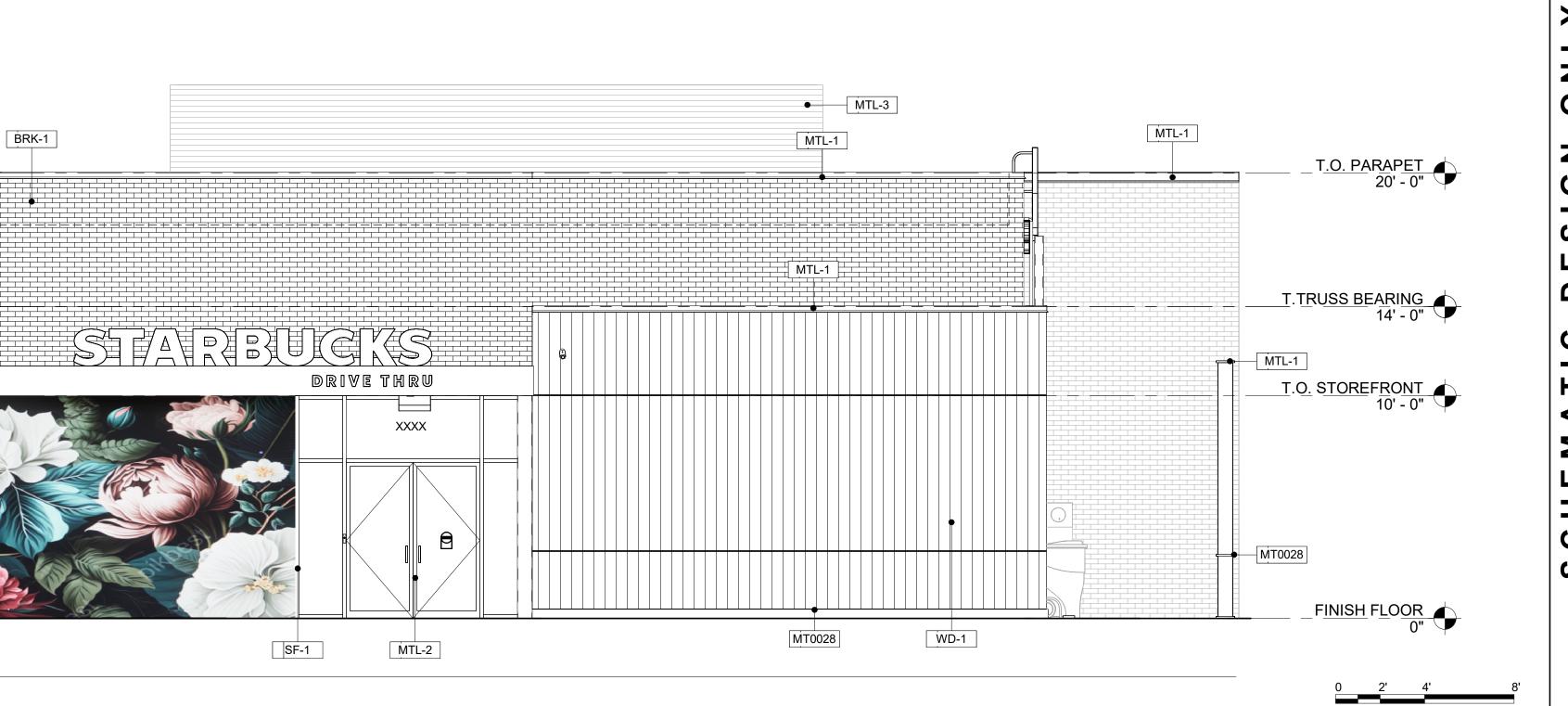
SD-3

MTL-3 MTL-1 STARBUCKS DRIVE THRU • MTL-2 WD-2 WD-1 × EXIT Orly SF-1 MT0028 BRK-1 2 SOUTH ELEVATION [/] Scale: 1/4" = 1'-0" WD-2 MTL-2 • SF-1 1 EAST ELEVATION Scale: 1/4" = 1'-0"

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		FINISH / DESCRIPTION	VENDOR
BRK-1	BRICK VENEER	INTERSTATE BRICK, THIN MODULAR 2 1/4" X 8", COLOR OBSIDIAN,	VENDOR CONT/ NE/SE AND SOU DON.STRANGE(
WD-1	WOOD CLADDING	NEW TECHWOOD CLADDING, EUROPEAN BELGIAN BOARD CLADDING, PERUVIAN TEAK (TK);	VENDOR: CIARA REPRESENTATI MANAGER; O'CO (239) 841.9071
WD-2	WOOD CLADDING	NEW TECHWOOD CLADDING, ALL WEATHER SIDING, PERUVIAN TEAK (TK); UNDERSIDE OF CANOPY;	VENDOR: CIARA REPRESENTATI MANAGER; O'CO (239) 841.9071
MTL-1	METAL COPING, LADDER TO ROOF, SECURITY GATE, TRASH ENCLOSURE GATES & GATE POST, DOWNSPOUTS	PAINTED TO MATCH RAL # 7021 MATTE MT0028 - FLAT BLACK	
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MTL-3	METAL ROOFTOP SCREEN	POWDERCOAT TO MATCH FLAT BLACK; RECTANGULAR UNIT W/ STIFFENERS - INSET MOUNT;	VENDOR: ARCHI SERVICE@ARCH





TACT: DON STRANGE - EASTERN REGION MANAGER, DUTH CENTRAL TERRITORY MANAGER; (P) (704) 907.5500 E@INTERSTATEBRICK.COM
RA RUSE - CIARA@OCA-LTD.COM, TIONATIVE OF NEWTECHWOOD FLORIDA TERRITORY

CONNOR & ASSOCIATED, LTD; (P) (800) 894.4199; (M) RA RUSE - CIARA@OCA-LTD.COM,

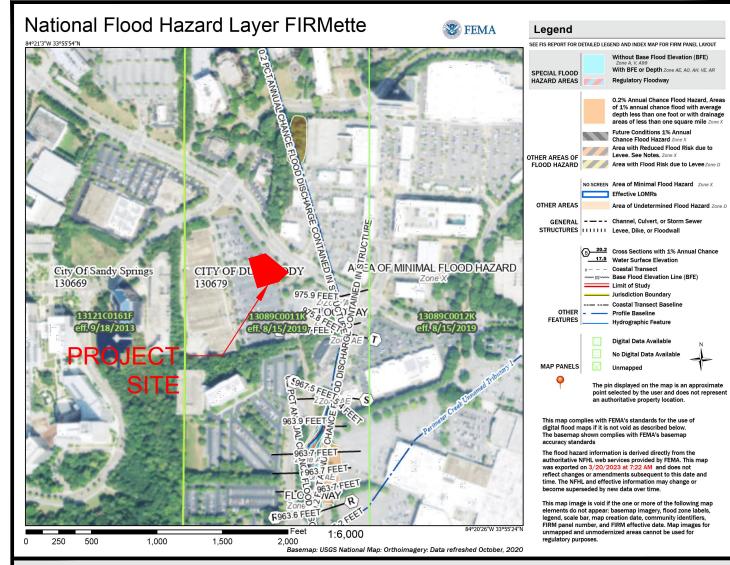
TIONATIVE OF NEWTECHWOOD FLORIDA TERRITORY CONNOR & ASSOCIATED, LTD; (P) (800) 894.4199; (M)

Scale: 1/4" = 1'-0"

HITECTURAL LOUVERS / V6JF; CHLOUVERS.COM - (888) 568.8371;



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FEMA MAP

FLOOD PLAIN IS NOT PRESENT ON THIS SITE AS SHOWN ON THE FEMA FIRM MAP NUMBER 13089C0011K. DATED AUGUST 15, 20

PROJEC	T TEAM
DEVELOPER STARBUCKS COFFEE COMPANY 2401 UTAH AVENUE SOUTH SEATTLE, WA 98134 DEXTER PATTERSON 470.217.4087	CIVIL ENGINEERING GASKINS + LECRAW 3475 CORPORATE WAY SUITE A DULUTH, GA 30096 678.546.8100 KYLE SHARPE, P.E.
ARCHITECT GPD GROUP PROFESSIONAL CORP. 520 SOUTH MAIN STREET SUITE 2531 AKRON, OH 44311 678.781.5094 BRADLEY TURNER	SURVEYOR GASKINS + LECRAW 1266 POWDER SPRINGS RD SW MARIETTA, GA 30064 770.424.7168 DEAN OLSON
PROJECT	CONTACTS
ELECTRIC GEORGIA POWER 241 RALPH MCGILL BLVD NE ATLANTA, GA 30308 888.660.5890	NATURAL GAS ATLANTA GAS LIGHT 10 PEACHTREE PLACE ATLANTA, GA 30309 404.584.3690
TELEPHONE AT&T 888.722.1787	WATER & SEWER DEKALB COUNTY WATERSHED MANAGMENT 1300 COMMERCE DRIVE DECATUR, GA 30030 404371.2000
PLANNING & ZONING CITY OF DUNWOODY 4800 ASHFORD DUNWOODY ROAD DUNWOODY, GA 30338 678.382.6757 MADALYN SMITH	ENGINEERING CITY OF DUNWOODY 4800 ASHFORD DUNWOODY ROAD DUNWOODY, GA 30338 678.3826809 KEVIN MOORE



TOTAL DISTURBED AREA = 0.95 ACRES

24 HOUR CONTACT

DEXTER PATTERSON 470.217.4087 STARBUCKS COFFEE COMPANY

AS-BUILT NOTE

CONTRACTOR SHALL PROVIDE THE NECESSARY SIGNED/SEALED AS-BUILT SURVEY(S) TO ENGINEER AS REQUIRED FOR FINAL APPROVAL BY THE LOCAL JURISDICTION AT LEAST 30 DAYS PRIOR TO PROJECT COMPLETION. AS-BUILT SURVEY(S) SHALL INCLUDE ALL RIM ELEVATIONS, INVERTS, PIPE SIZES & MATERIALS, AND PIPE SLOPES FOR ALL STORM AND SANITARY SEWERS IN JURISDICTIONS WHERE AN AS-BUILT HYDROLOGY ANALYSIS OR STORMWATER CERTIFICATION" IS REQUIRED BY THE ENGINEER OF RECORD, THE CONTRACTOR SHALL ALSO SUPPLY ALL NECESSARY DOCUMENTATION REQUIRED FOR THE ENGINEER TO DETERMINE UNDERGROUND POND(S), IF APPLICABLE, PROVIDE THE ADEQUATE STORAGE VOLUMES. SUCH DOCUMENTATION MAY INCLUDE, BUT SHALL NOT BE LIMITED TO, PHOTOGRAPHS OF SYSTEM INSTALLATION, COMPACTION REPORTS UNDER AND ABOVE THE SYSTEM, DELIVERY TICKETS, SHOP DRAWINGS, ELEVATIONS OF STONE BEDDING (TOP AND BOTTOM), AS WELL AS THE HORIZONTAL LIMITS OF STONE.

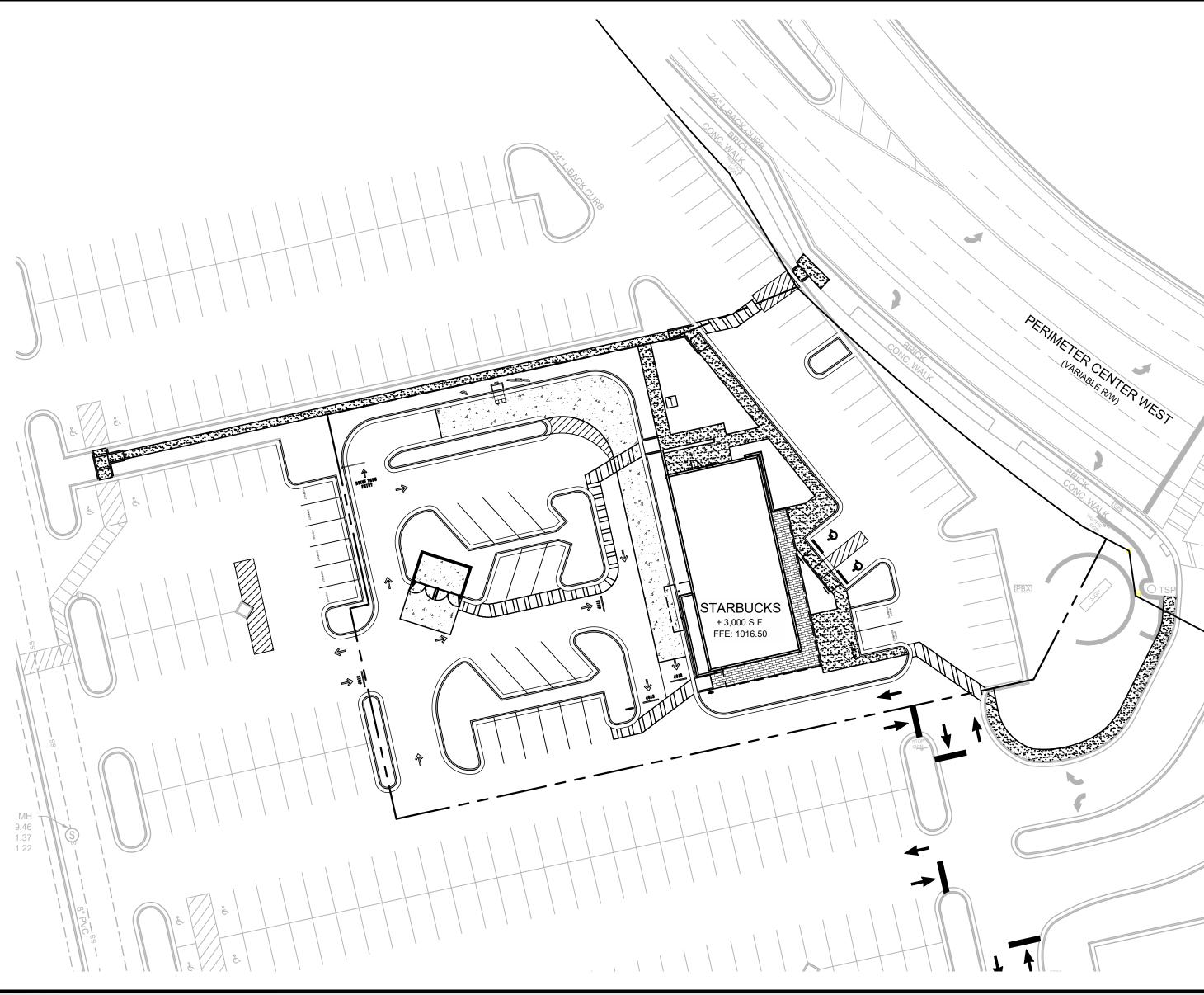
GENERAL NOTES

THE APPROVAL OF THESE PLANS AND THE ISSUANCE OF THIS LAND DISTURBANCE PERMIT DOES NOT IN ANY WAY SUGGEST THAT ALL OTHER REQUIREMENTS FOR THE LEGAL OR APPROPRIATE OPERATIONS FOR THIS ACTIVITY, WHICH MAY REQUIRE ADDITIONAL PERMITTING HAVE BEEN MET. THE ONUS IS ON THE OWNER/DEVELOPER/BUILDER O DISCOVER WHAT ADDITIONAL PERMITTING OR APPROVALS MAY BE NECESSARY TO OPERAT FROM THIS POINT IN AN APPROPRIATE AND LEGAL MANNER. PLAN APPROVAL OR PERMIT SSUANCE DOES NOT ABSOLVE THE APPLICANT FROM COMPLYING WITH ALL APPLICABLE LAWS STANDARDS, OR OTHER PERMITS WHICH MAY BE REQUIRED FOR THIS PROJECT.

ATTENTION IS DRAWN TO THE FACT THAT THE SCALE OF THESE DRAWINGS MAY HAVE BEEN DISTORTED DURING THE REPRODUCTION PROCESS.

IF ANY CONFLICTS, DISCREPANCIES, OR ANY OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY AND SHALL NOT COMMENCE FURTHER PERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.





PRIOR TO BEGINNING CONSTRUCT PRE-CONSTRUCTION MEETING. FA
AT THE END OF CONSTRUCTION TH WILL BE RESPONSIBLE FOR THE SI
PRIOR TO ISSUING A CERTIFICATE AGREEMENT.
EROSION CONTROL MEASURES MU

NO OTHER PROJECTS ARE ASSOCIATED, TO BE REFERENCED

STARBUCKS - PERIMETER SQUARE

140 PERIMETER CENTER WEST LAND LOT 349, DISTRICT 18, PARCEL 18 349 04 001 DUNWOODY, DEKALB COUNTY, GEORGIA

DEKALB COUNTY AP# 3150095

LOCATION MAP: 1" = 30'

JURISDICTIONAL NOTES

TION, CONTACT LIA FABIAN (lia.fabian@dunwoodyga.gov) AND KEVIN MOORE (kevin.moore@dunwoodyga.gov) TO SCHEDULE A AILURE TO DO SO WILL RESULT IN A STOP WORK ORDER. HE CONTRACTOR MUST SCHEDULE FINAL BUILDING AND SITE INSPECTIONS. THE PERMIT WILL REMAIN OPEN AND THE CONTRACTOR ITE UNTIL FINAL INSPECTIONS HAVE BEEN COMPLETE. OF OCCUPANCY, AND INSPECTION AND MAINTENANCE AGREEMENT MUST BE FILED WITH DEKALB COUNTY, EMAIL KEVIN MOORE FOR

UST BE IN PLACE PRIOR TO LAND DISTURBING DEMOLITION.

DEKALB COUNTY NOTES

SCOPE OF WORK

THE SCOPE OF WORK FOR THIS PROJECT INCLUDES THE DEMOLITION OF EXISTING PARKING LOT PAVEMENT AND SITE LIGHTING TO BE REPLACED WITH THE CONSTRUCTION OF A NEW 59 SEAT STARBUCKS COFFEE SHOP BUILDING, PARKING LOT, DRIVES, SIDEWALKS, UTILITIES, AND STORMWATER INFRASTRUCTURE. THIS IS A PROPOSED LEASE AREA OF A PORTION OF THE OVERALL SHOPPING CENTER.

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization by Gaskins + LeCraw, Inc., 2024

JURISDICTIONAL APPROVAL STAMPS







<u>S</u>		

L-1.0 L-1.1	TREE PROTECTION PLAN LANDSCAPE PLAN	x x x		x x	GPD GF GPD GF RIVE - SUITE PROJE	ERIMETER C DISTRICT 18 Y, DEKALB (
L-1.2	LANDSCAPE DETAILS	x				RIMI ISTI DE
	OWNER TKG PERIMETER SQUARE LLC 2424 RIDGE ROAD ROCKWALL, TX 75087 SITE LEASE AREA				GPI 1801 WATERMARK DRIVE STARBUCKS - F	140 PERIMETER LAND LOT 349, DISTRICT DUNWOODY, DEKALB
	SITE LEASE AREA: 0.93 ACRES (40,48	33 S.F.)			DEKALB COUNTY AP#:	3150095
	IMPERVIOUS AREA: 30,890 S.F. (76.3%)			SEAL:	
	PERVIOUS AREA: 9,593 S.F. (23.7%)				
	ZONING CLASSIFICATION				1/10	
	JURISDICTION: CITY OF DUNW	/OODY			GISTE	
	ZONING: C-1C (PERIMETER CENTER OVE	RLAY)			No. PEOSCO	P
	ADJACENT ZONING: C-1C (PERIMETER CENTER OVE	RLAY)				*
	BUILDING SETBACKS				3, WGINEER	d d
	FRONT: 50' (BASE ZONING) 0'/20' MAX. (BUILD TO				THE ROPESSIONAL	
	SIDE: — REAR:	20' 30'				7/30/2024
	BUILDING SUMMARY				CALL BEFORE YO	U DIG
	BUILDING AREA: 3,000 S.F. (59 S	SEATS)				
	BUILDING COVERAGE:	7.8%				
	PARKING SUMMARY					
	PARKING REQ.: 10 SPACES / 1,0	00 S.F.				
	30 SI	PACES			Know what's below	w.
	PARKING PROV.: 40 SI	PACES			Callbefore yo	ou dig.
	MIN. STALL DIMENSIONS: 8.	.5' x 18'			SCALE & NORTH A	RROW:
	MIN. DRIVE WIDTH:	22'				_
	MARTA EASEMENT NOTE					
TUNNEL E TIMES IN	CTOR TO TAKE NOTE OF EXISTING MARTA MARTA I EASEMENT. LIMITS OF SAID EASEMENT SHALL BE I THE FIELD DURING CONSTRUCTION AND ANY WOR S OF SAID EASEMENT SHALL BE DONE WITH CAUT THE SUPERVISION OF A GEOTECHNICAL ENGINE	MARKE K DON ION AN	ED AT	TALL	DESIGN INFO	
					DRAWN BY: DESIGNED BY:	MAT MAT
	STATE WATERS NOTE				REVIEWED BY:	TKS
NO PORTI	ION OF THIS PROJECT IS LOCATED WITHIN 200' OF	4 STAT	EW	ATER	JOB #:	011148
	OR WETLANDS.					ARY 12, 2024
					COVER	
					C-0 1	

PREPARED IN THE OFFICE OF:

GASKINS

+LECRAW

2024 GASKINS + LECRAW.

3475 CORPORATE WAY

SUITE A DULUTH, GA 30096

HONE - 678.546.810 FAX - 770.441.0298

www.gaskinslecraw.com

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REVISIONS:

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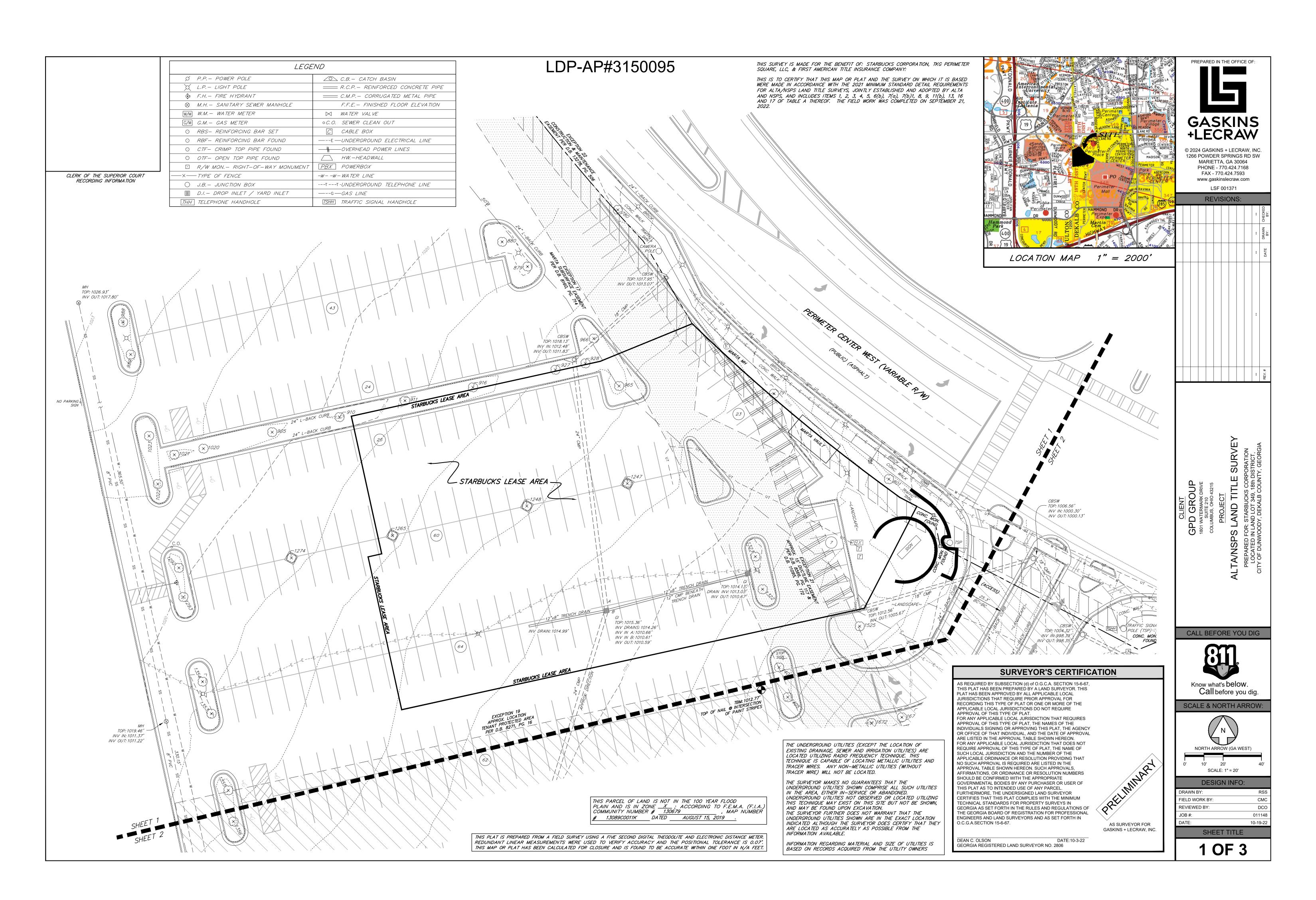
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LEGEND								
Ø P.P POWER POLE	∠O C.B.− CATCH BASIN							
X L.P LIGHT POLE								
. F.H. – FIRE HYDRANT	C.M.P. – CORRUGATED METAL PIPE							
⊗ M.H.− SANITARY SEWER MANHOLE	F.F.E. – FINISHED FLOOR ELEVATION							
W/M W.M WATER METER	WA TER VAL VE							
G/M G.M GAS METER	∘ <i>C.O. SEWER CLEAN OUT</i>							
○ RBS- REINFORCING BAR SET	C CABLE BOX							
⊙ RBF— REINFORCING BAR FOUND	E							
⊙ CTF− CRIMP TOP PIPE FOUND								
O OTF- OPEN TOP PIPE FOUND	HW. – HEADWALL							
□ R/W MON RIGHT-OF-WAY MONUMENT	PBX POWERBOX							
	-ww-WATER LINE							
O J.B JUNCTION BOX	TT-UNDERGROUND TELEPHONE LINE							
D.I. – DROP INLET / YARD INLET	GGAS LINE							
THH TELEPHONE HANDHOLE	TSHH TRAFFIC SIGNAL HANDHOLE							

†gg

112

747 (X)

TOP: 1014.13

DRAIN INV. 1013.03 INV OUT: 1010.67

TOP: 1015.36'

INV DRAINS: 1014.26'

INV IN A:1010.66'

INV IN B: 1010.61'

INV OUT: 1010.59'

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X; ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER # 130679 , MAP NUMBER # 13089C0011K DATED AUGUST 15, 2019

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER. REDUNDANT LINEAR MEASUREMENTS WERE USED TO VERIFY ACCURACY AND THE POSITIONAL TOLERANCE IS 0.07'. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN N/A FEET. THE UNDERGROUND UTILITIES (EXCEPT THE LOCATION OF EXISTING DRAINAGE, SEWER AND IRRIGATION UTILITIES) ARE LOCATED UTILIZING RADIO FREQUENCY TECHNIQUE. THIS TECHNIQUE IS CAPABLE OF LOCATING METALLIC UTILITIES AND TRACER WIRES. ANY NON-METALLIC UTILITIES (WITHOUT TRACER WIRE) WILL NOT BE LOCATED.

THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

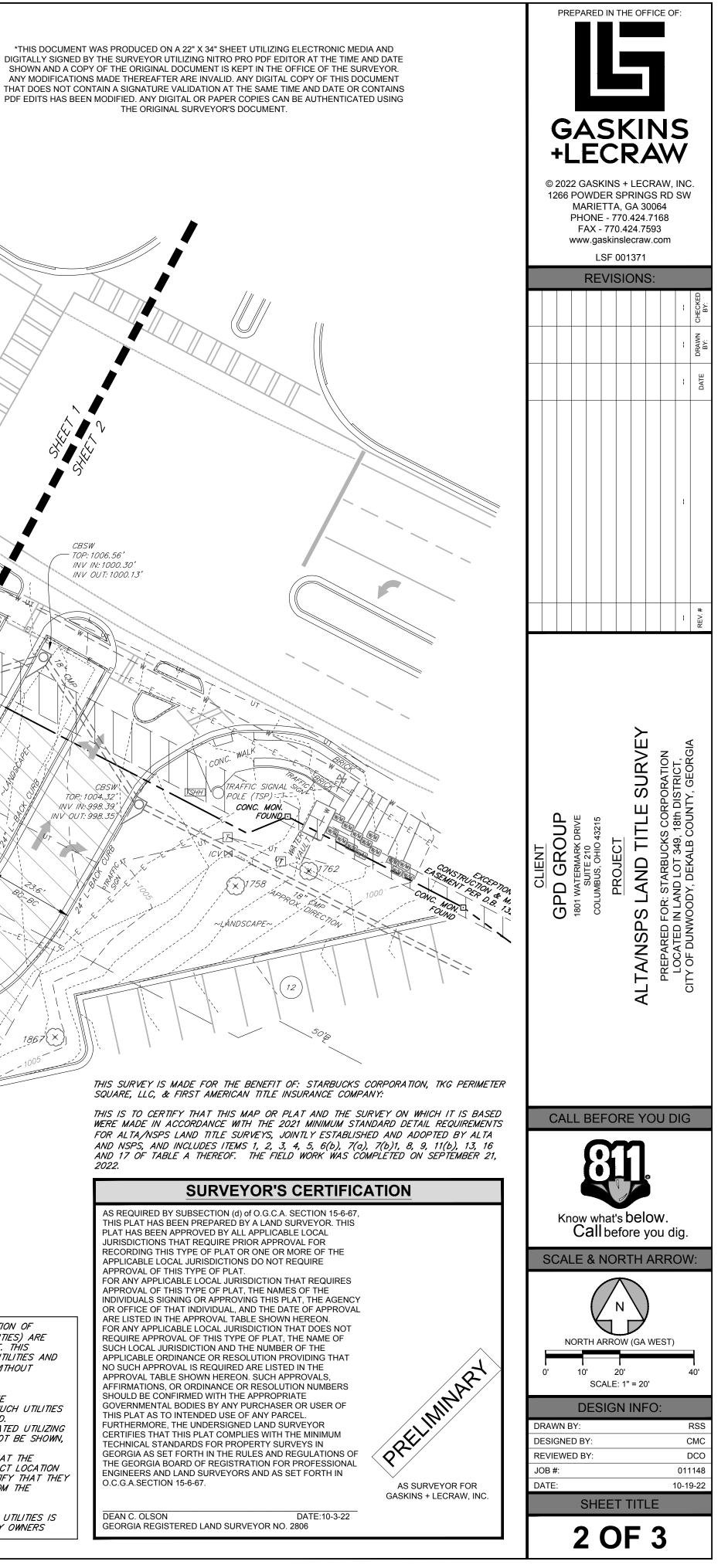
INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS

1867 >

CBSW

VV QUT: 998.35

ACCESE.



CLERK OF THE SUPERIOR COURT RECORDING INFORMATION

ALTA TABLE A ITEM NOTES:

ITEM 1 - #4 REBARS SET AT ALL CORNERS UNLESS OTHERWISE NOTED. ITEM 2 - "ADDESS OF 130 PERIMETER CENTER WEST PER CITY OF DUNWOODY ONLINE GIS MAPS.

ITEM 3 - SEE FLOOD NOTE. ITEM 4 - SUBJECT TRACT IS 15.73 ACRES PER D.B. 24114, PG. 339. TOPO AREA

SHOWN IS APPROX. 3.9 ACRES ITEM 5 - VERTICAL RELIEF SHOWN GRAPHICALLY WITH 1' CONTOURS; VERTICAL DATUM -

SEE GPS NOTE ITEM 6(b) - PROPERTY IS ZONED C-1 - LOCAL COMMERCIAL PER CITY OF DUNWOODY ONLINE ZONING MAP

ITEM 7(a) - NO BUILDINGS IN TOPO AREA AT TIME OF SURVEY.

ITEM 7(b)(1) - NO BUILDINGS IN TOPO AREA AT TIME OF SURVEY. ITEM 8 - ALL SUBSTANTIAL FEATURES OBSERVED WHILE CONDUCTING FIELD WORK ARE SHOWN.

ITEM 9- 363 TOTAL PARKING SPACES (INCLUDING 8 HANDICAP) WERE OBSERVED IN TOPO AREA AT TIME OF SURVEY. ITEM 11(b) - SITE UTILITIES SHOWN ARE BASED ON ABOVE GROUND VISIBLE EVIDENCE AND UNDERGROUND UTILITIES MARKED BY PAINT OR FLAGS BY RHD SERVICES AND

FIELD LOCATED BY GASKINS. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE IN NATURE. ITEM 13 - NAMES OF ADJOINING TRACTS HAVE BEEN SHOWN GRAPHICALLY. ITEM 16-THERE WAS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK,

BUILDING CONSTRUCTION, OR BUILDING ADDITIONS AT THE TIME OF SURVEY. ITEM 17- THERE WAS NO KNOWN PROPOSED CHANGES TO STREET RIGHT OF WAY LINES PROVIDED OR FOUND AT THE TIME OF SURVEY, NOR WAS THERE ANY EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OBSERVED.

TITLE COMMITMENT NOTES: FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER: NCS-1150645-HOU1

EFFECTIVE DATE: SEPTEMBER 27, 2022 @ 8:00 AM EXCEPTIONS PER TITLE COMMITMENT

CENTRAL PARKWAY AND PERIMETER CENTER WEST.

14. TERMS AND PROVISIONS OF THAT CERTAIN UNRECORDED LEASE AS EVIDENCED BY MEMORANDUM OF LEASE FROM DAVID L. BARNHART AND E. ANDREW ISAKSON, AS TENANTS IN COMMON, D/B/A PERIMETER SQUARE SHOPPING CENTER TO BED, BATH & BEYOND OF PERIMETER INC., A GEORGIA CORPORATION, DATED AUGUST 11, 1993, FILED FOR RECORD OCTOBER 29, 1993, AND RECORDED IN DEED BOOK 7902, PAGE 17, AFORESAID RECORDS; AS AMENDED BY THAT CERTAIN AMENDMENT TO MEMORANDUM OF LEASE FROM BVK PERIMETER SQUARE RETAIL LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS SUCCESSOR IN INTEREST TO DAVID L. BARNHART AND E. ANDREW ISAKSON, AS TENANTS IN COMMON, TO BED BATH & BEYOND INC., A NEW YORK CORPORATION, AS SUCCESSOR IN INTEREST TO BED BATH & BEYOND PERIMETER INC., A GEORGIA CORPORATION, DATED AUGUST 21, 2009, FILED FOR RECORD SEPTEMBER 4, 2009, AND RECORDED IN DEED BOOK 21633, PAGE 202, AFORESAID RECORDS. (CONTAINS RESTRICTIONS) AFFECTS SUBJECT TRACT. DEED DESCRIBES SUBJECT TRACT. VAGUE IN NATURE. NOT A SURVEY ISSUE.

15. TERMS AND PROVISIONS OF THAT CERTAIN UNRECORDED LEASE AS EVIDENCED BY MEMORANDUM OF LEASE FROM E. ANDREW ISAKSON AND DAVID L. BARNHART, AS TENANTS IN COMMON, D/B/A PERIMETER SQUARE SHOPPING CENTER TO THE TJX COMPANIES, INC., A DELAWARE CORPORATION, DATED SEPTEMBER 13, 1993, FILED FOR RECORD OCTOBER 29, 1993, AND RECORDED IN DEED BOOK 7902, PAGE 33, AFORESAID RECORDS. (CONTAINS RESTRICTIONS)

AFFECTS SUBJECT TRACT. DEED DESCRIBES SUBJECT TRACT. VAGUE IN NATURE. NOT A SURVEY ISSUE. 16. EASEMENT FROM E. ANDREW ISAKSON AND DAVID L. BARNHART D/B/A PERIMETER SQUARE TO GEORGIA POWER COMPANY, DATED DECEMBER 21, 1993, FILED FOR RECORD MARCH 9, 1994, AND RECORDED IN DEED BOOK 8095, PAGE 538, AFORESAID RECORDS. AFFECTS SUBJECT TRACT. VAGUE IN NATURE. NOT PLOTTABLE. 17. TERMS AND PROVISIONS OF THAT CERTAIN DECLARATION OF PERMANENT SUBSURFACE EASEMENT, BY E. ANDREW ISAKSON AND DAVID L. BARNHART, DATED APRIL 1, 1994, FILED FOR RECORD APRIL 26, 1994, AND

RECORDED IN DEED BOOK 8160, PAGE 714, AFORESAID RECORDS. AFFECTS SUBJECT TRACT. SHOWN GRAPHICALLY.

18. ATLANTA GAS LIGHT EASEMENT AS EVIDENCED BY THAT CERTAIN UNRECORDED SERVICE LINE AGREEMENT BY AND BETWEEN ATLANTA GAS LIGHT COMPANY AND ANDREW ISAKSON (SIC) AND DAVID L BARNHART DATED JUNE 24, 1994.

MAY AFFECT SUBJECT. NO DEED RECORDED. 19. TERMS AND PROVISIONS OF THAT CERTAIN UNRECORDED LEASE AS EVIDENCED BY MEMORANDUM OF LEASE FROM E. ANDREW ISAKSON AND DAVID L. BARNHART, AS TENANTS IN COMMON, D/B/A PERIMETER SQUARE SHOPPING CENTER TO PETSMART, INC., A DELAWARE CORPORATION, DATED JANUARY 25, 1994, FILED FOR RECORD

SEPTEMBER 7, 1994, AND RECORDED IN DEED BOOK 8271, PAGE 16, AFORESAID RECORDS. AFFECT SUBJECT TRACT. APPROX. SHOWN PER EXHIBIT A. NOT A SURVEY ISSUE. 20. SANITARY SEWER FASEMENT FROM METROPOLITAN LIFE INSURANCE COMPANY. A NEW YORK CORPORATION. DOING BUSINESS AS PERIMETER CENTER INVESTMENTS. TO E. ANDREW ISAKSON AND DAVID L BARNHART. AS TENANTS IN COMMON, DATED MARCH 24, 1994, FILED FOR RECORD DECEMBER 9, 1994, AND RECORDED IN DEED BOOK 8398, PAGE 720, AFORESAID RECORDS.

DOES NOT AFFECT SUBJECT TRACT. 21. TERMS AND PROVISIONS OF THAT CERTAIN DUCTLINE AND TEMPORARY CONSTRUCTION EASEMENT AGREEMENT. BY AND BETWEEN NEW YORK LIFE INSURANCE COMPANY, A NEW YORK MUTUAL LIFE INSURANCE COMPANY, AND GEORGIA POWER COMPANY, A GEORGIA CORPORATION, DATED MAY 15, 1995, FILED FOR RECORD JUNE 1, 1995, AND RECORDED IN DEED BOOK 8566, PAGE 117, AFORESAID RECORDS; AS AMENDED BY THAT CERTAIN FIRST AMENDMENT TO DUCTLINE AND TEMPORARY CONSTRUCTION EASEMENT AGREEMENT BY AND BETWEEN IC-10 CAPITAL FUNDS ATLANTA, LP., A GEORGIA LIMITED PARTNERSHIP AND SUCCESSOR-IN-INTEREST TO NEW YORK LIFE INSURANCE COMPANY, A NEW YORK MUTUAL LIFE INSURANCE COMPANY, AND GEORGIA POWER COMPANY, A GEORGIA CORPORATION, DATED NOVEMBER 17, 1999, FILED FOR RECORD DECEMBER 15, 1999, AND RECORDED IN DEED BOOK 11095, PAGE 172, AFORESAID RECORDS. NOTE: THE TEMPORARY CONSTRUCTION EASEMENT CONTAINED IN THE AGREEMENT HAS TERMINATED BY ITS TERMS. AFFECTS SUBJECT TRACT. SHOWN GRAPHICALLY.

22. PERMANENT CONSTRUCTION AND MAINTENANCE EASEMENT FOR CONSTRUCTION OR IMPROVEMENT OF SIDEWALKS AND TRANSPORTATION IMPROVEMENTS FROM IC-10 CAPITAL FUNDS ATLANTA, LP., A GEORGIA LIMITED LIABILITY PARTNERSHIP, TO DEKALB COUNTY, GEORGIA, DATED MAY 29, 2002, FILED FOR RECORD MAY 30, 2002, AND RECORDED IN DEED BOOK 13278, PAGE 506, AFORESAID RECORDS. AFFECTS SUBJECT TRACT. SHOWN GRAPHICALLY.

23. ANY CLAIM THAT THE TITLE IS SUBJECT TO A TRUST OR LIEN CREATED UNDER THE PERISHABLE AGRICULTURAL COMMODITIES ACT, 1930 (7 U.S.C. §§499A, ET SEQ.) OR THE PACKERS AND STOCKYARDS ACT (7 U.S.C. §§181 ET SEQ.) OR UNDER SIMILAR STATE LAWS. NOT A SURVEY ISSUE

24. MATTERS AS WOULD BE DISCLOSED BY A CURRENT AND ACCURATE SURVEY AND INSPECTION OF THE LAND. AFFECTS AS SHOWN

AFFECTS SUBJECT TRACT BUT DOES NOT AFFECT SUBJECT AREA. EASEMENT IS LOCATED AT INTERSECTION OF

ARTHUR K. ADAMS, LATE OF THE STATE OF GEORGIA, COUNTY DEKALB, DECEASED, DATED JUNE 5, 1979, FILED FOR RECORD JULY 30, 1979, AND RECORDED IN DEED BOOK 4096, PAGE 27, DEKALB COUNTY, GEORGIA RECORDS. DOES NOT AFFECT SUBJECT TRACT. EASEMENT IS IN CURRENT RIGHT OF WAY OF PERIMETER CENTER WEST. 13. SLOPE EASEMENT FROM AL J. BRAXTON AND KERWIN BUTLER ADAMS AS CO-EXECUTORS UNDER THE LAST WILL AND TESTAMENT OF MARIE B. ADAMS TO VANTAGE PROPERTIES, INC., DATED JULY 11, 1985, FILED FOR RECORD JULY 23, 1985, AND RECORDED IN DEED BOOK 5259, PAGE 364, AFORESAID RECORDS

12. RESERVATION OF SURFACE WATER DRAINAGE EASEMENT CONTAINED IN QUIT-CLAIM DEED FROM TAYLOR & MATHIS ENTERPRISES, A GEORGIA GENERAL PARTNERSHIP, METROPOLITAN LIFE INSURANCE COMPANY, A NEW YORK CORPORATION, AND 2154 TRADING CORPORATION, A NEW YORK CORPORATION, TO KERWIN BUTLER ADAMS AND AL JOE BRAXTON, AS CO-EXECUTORS UNDER THE LAST WILL AND TESTAMENT OF MRS. MARIE B. ADAMS, A/K/A MRS.

*THIS DOCUMENT WAS PRODUCED ON A 22" X 34" SHEET UTILIZING ELECTRONIC MEDIA AND DIGITALLY SIGNED BY THE SURVEYOR UTILIZING NITRO PRO PDF EDITOR AT THE TIME AND DATE SHOWN AND A COPY OF THE ORIGINAL DOCUMENT IS KEPT IN THE OFFICE OF THE SURVEYOR. ANY MODIFICATIONS MADE THEREAFTER ARE INVALID. ANY DIGITAL COPY OF THIS DOCUMENT THAT DOES NOT CONTAIN A SIGNATURE VALIDATION AT THE SAME TIME AND DATE OR CONTAINS PDF EDITS HAS BEEN MODIFIED. ANY DIGITAL OR PAPER COPIES CAN BE AUTHENTICATED USING THE ORIGINAL SURVEYOR'S DOCUMENT.

> TITLE COMMITMENT PROPERTY DESCRIPTIC ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 348

> COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN AT THE INTERSECTION OF THE LAND LOTS 18 AND 19, 7 GEORGIA, AND LAND LOTS 348 AND 349, 18TH DISTRICT, DEKALB COUNTY, GEORGIA; COUNTY LINE, NORTH OO DEGREES 39 MINUTES 20 SECONDS WEST A DISTANCE OF FOUND; THENCE, NORTH 03 DEGREES 12 MINUTES 26 SECONDS WEST A DISTANCE OF MONUMENT FOUND ON THE SOUTHEASTERN RIGHT-OF-WAY LINE OF CENTRAL PARKWA THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, NORTHEASTERLY ALONG THE CURVE TO THE LEFT AN ARC DISTANCE OF 22.69 FEET TO A POINT (SAID ARC BEING HAS A BEARING OF NORTH 66 DEGREES 28 MINUTES 10 SECONDS EAST AND A DIST CONTINUING ALONG SAID RIGHT-OF-WAY LINE, NORTH 67 DEGREES 33 MINUTES 30 26.90 FEET TO A POINT; THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, NO SECONDS EAST A DISTANCE OF 102.22 FEET TO A POINT: THENCE, CONTINUING ALON NORTHEASTERLY ALONG THE ARC OF A 381.62 FOOT RADIUS CURVE TO THE LEFT AN TO A POINT (SAID ARC BEING SUBTENDED BY A CHORD WHICH HAS A BEARING OF NO SECONDS EAST AND A DISTANCE OF 163.86 FEET); THENCE, CONTINUING ALONG SAID ARC OF A 70.00 FOOT RADIUS CURVE TO THE RIGHT AN ARC DISTANCE OF 4.09 FEE SUBTENDED BY A CHORD WHICH HAS A BEARING OF NORTH 45 DEGREES 04 MINUTES DISTANCE OF 4.08 FEET); THENCE, LEAVE SAID RIGHT-OF-WAY LINE AND RUN NORT SECONDS EAST A DISTANCE OF 36.86 FEET TO A POINT; THENCE, NORTH 50 DEGRED 17.38 FEET TO A POINT ON THE SOUTHEASTERN RIGHT-OF-WAY LINE OF CENTRAL P ALONG SAID RIGHT-OF-WAY LINE AND THE SOUTHWESTERN RIGHT OF-WAY LINE OF OF WAY VARIES), SOUTHEASTERLY ALONG THE ARC OF A 70.00 FOOT RADIUS CURVE OF 86.88 FEET TO A POINT ON THE SOUTHWESTERN RIGHT-OF-WAY LINE OF PERIME BEING SUBTENDED BY A CHORD WHICH HAS A BEARING OF SOUTH 74 DEGREES 59 DISTANCE OF 81.40 FEET); THENCE, CONTINUE ALONG SAID RIGHT-OF-WAY LINE SOL SECONDS EAST A DISTANCE OF 45.00 FEET TO A POINT; THENCE, CONTINUE ALONG 35 DEGREES 54 MINUTES 21 SECONDS EAST A DISTANCE OF 106.69 FEET TO A POIN RIGHT-OF-WAY LINE, SOUTHEASTERLY ALONG THE ARC OF A 967.80 FOOT RADIUS DISTANCE OF 148.56 FEET TO A POINT (SAID ARC BEING SUBTENDED BY A CHORD 40 DEGREES 18 MINUTES 15 SECONDS EAST AND A DISTANCE OF 148.42 FEET); THE RIGHT-OF-WAY LINE, SOUTH 32 DEGREES 14 MINUTES 50 SECONDS EAST A DISTANC THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, SOUTHEASTERLY ALONG THE CURVE TO THE LEFT AN ARC DISTANCE OF 141.38 FEET TO A POINT (SAID ARE BEIN HAS A BEARING OF SOUTH 51 DEGREES 41 MINUTES 28 SECONDS EAST AND A DIST. CONTINUING ALONG SAID RIGHT-OF-WAY LINE, SOUTH 63 DEGREES 49 MINUTES 57 19.93 FEET TO A POINT; THENCE, CONTINUE ALONG SAID RIGHT-OF-WAY LINE AND MINUTES 56 SECONDS EAST A DISTANCE OF 17.12 FEET TO A POINT; THENCE, SOUTH SECONDS EAST A DISTANCE OF 116.74 FEET TO A POINT; THENCE, NORTH 67 DEGRE A DISTANCE OF 12.03 FEET TO A POINT; THENCE, SOUTH 63 DEGREES 04 MINUTES 53.75 FEET TO A POINT; THENCE, SOUTH 54 DEGREES 05 MINUTES 00 SECONDS EA. A POINT; THENCE, SOUTH 64 DEGREES 12 MINUTES 47 SECONDS EAST A DISTANCE NORTH 73 DEGREES 54 MINUTES 35 SECONDS EAST A DISTANCE OF 11.97 FEET TO DEGREES 15 MINUTES 53 SECONDS EAST A DISTANCE OF 3.98 FEET TO A POINT; TI MINUTES 19 SECONDS EAST A DISTANCE OF 10.63 FEET TO A POINT; THENCE, SOUTH SECONDS EAST A DISTANCE OF 35.02 FEET TO A POINT; THENCE, SOUTH 56 DEGRED A DISTANCE OF 43.41 FEET TO A POINT; THENCE, SOUTH 66 DEGREES 17 MINUTES 78.39 FEET TO A POINT; THENCE, LEAVE SAID RIGHT-OF-WAY LINE SOUTH 11 DEGR. A DISTANCE OF 194.89 FEET TO AN IRON PIN; THENCE, SOUTH 76 DEGREES 27 MINU DISTANCE OF 245.04 FEET TO AN IRON PIN; THENCE, NORTHWESTERLY ALONG THE A CURVE TO THE LEFT AN ARC DISTANCE OF 142.18 FEET TO A POINT (SAID ARC BEING HAS A BEARING OF NORTH 15 DEGREES 49 MINUTES 28 SECONDS WEST AND A DIST. SOUTH 76 DEGREES 26 MINUTES 56 SECONDS WEST A DISTANCE OF 41.41 FEET TO ALONG THE ARC OF A 1,972.25 FOOT RADIUS CURVE TO THE RIGHT AN ARC DISTANC PIN (SAID ARC BEING SUBTENDED BY A CHORD WHICH HAS A BEARING OF SOUTH 13 SECONDS EAST AND A DISTANCE OF 142.02 FEET); THENCE, SOUTH 76 DEGREES 27 DISTANCE OF 516.75 FEET TO AN IRON PIN: THENCE, SOUTH 82 DECREES 49 MINUTE OF 273.17 FEET TO AN IRON PIN ON THE COMMON LINE BETWEEN THE 18TH DISTRICT DISTRICT, FULTON COUNTY; THENCE, ALONG SAID COUNTY LINE, NORTH OO DEGREES DISTANCE OF 353.91 FEET TO AN IRON PIN ON SAID COUNTY LINE AT THE INTERSEC 17TH DISTRICT, FULTON COUNTY, GEORGIA, AND LAND LOTS 348 AND 349, 18TH DIST

SAID TRACT OF LAND CONTAINS 15.734 ACRES OF LAND, MORE OR LESS.

AND THE TRUE POINT OF BEGINNING.

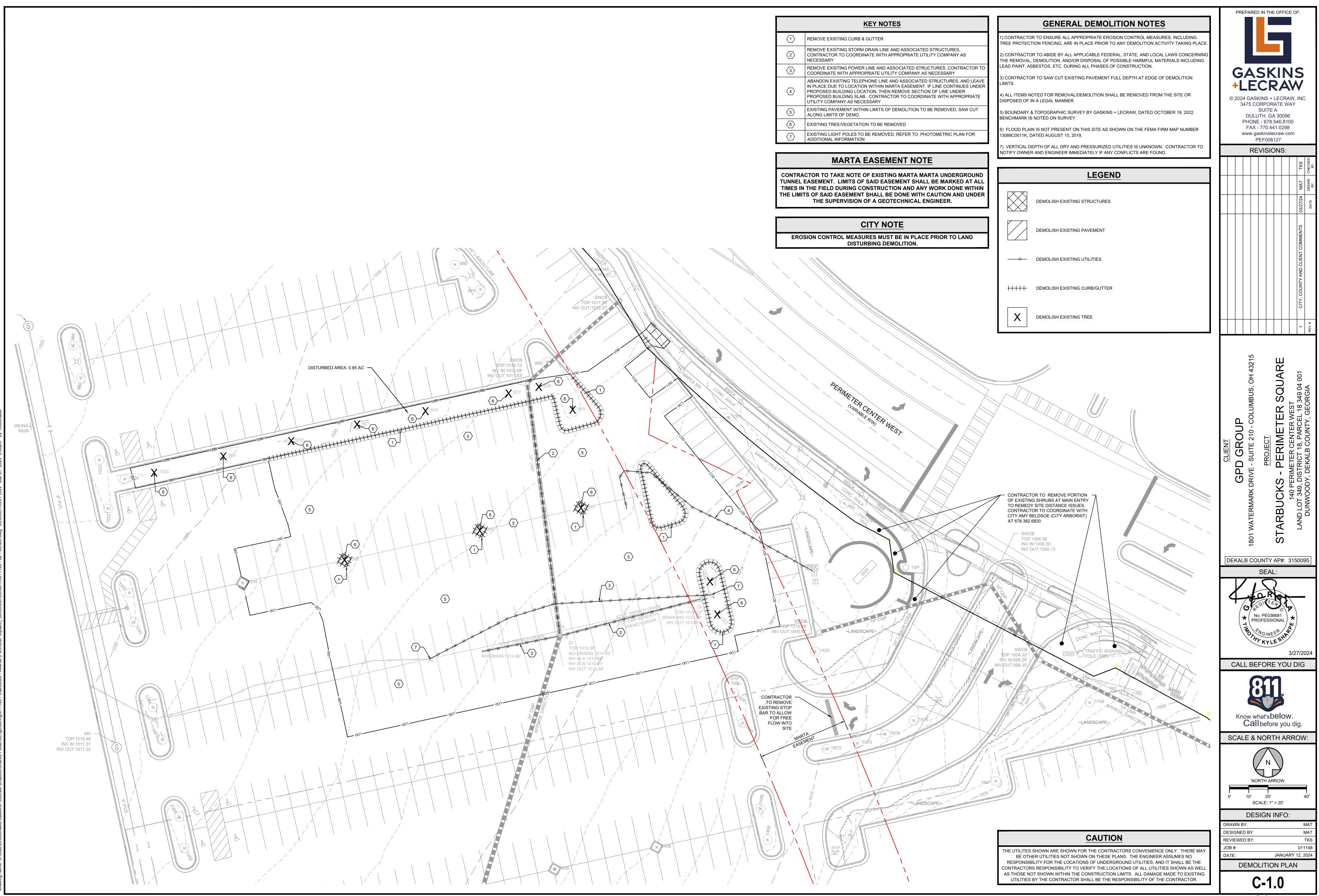
THIS SURVEY IS MADE FOR THE BENEFIT OF: STARBUCKS CORPORATION, TKG PERIMETER SQUARE, LLC, & FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(b), 7(a), 7(b)1, 8, 9, 11(b), 13, 16 AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 21, 2022.

& 349, 18TH DISTRICT, DEKALB	
H DISTRICT, FULTON COUNTY, HENCE, CONTINUING ALONG SAID	
40 FEET TO AN IRON PIN .74 FEET TO A CONCRETE ((RIGHT OF WAY VARIES);	
C OF A 385.50 FOOT RADIUS CUBTENDED BY A CHORD WHICH CE OF 22.69 FEET); THENCE,	
ONDS EAST A DISTANCE OF 68 DEGREES 18 MINUTES 38 SAID RIGHT-OF-WAY LINE, DO DISTANCE OF 15 15 15 15 15 1	
RC DISTANCE OF 165.15 FEET TH 55 DEGREES 47 MINUTES 53 IGHT-OF-WAY LINE, ALONG THE	
TO A POINT (SAID ARC BEING 6 SECONDS EAST AND A 84 DEGREES 37 MINUTES 56	
02 MINUTES 33 SECONDS WEST (WAY; THENCE, CONTINUE RIMETER CENTER WEST (RIGHT	
D THE RIGHT AN ARC DISTANCE P CENTER WEST (SAID ARC UTES OO SECONDS EAST AND A	
44 DEGREES 40 MINUTES 44 ID RIGHT-OF-WAY LINE, SOUTH THENCE. ALONG SAID	
EVE TO THE LEFT AN ARC CH HAS A BEARING OF SOUTH E, CONTINUING ALONG SAID	
OF 50.00 FEET TO A POINT; PC OF A 979.80 FOOT RADIUS SUBTENDED BY A CHORD WHICH	
CE OF 141.26 FEET); THENCE, CONDS EAST A DISTANCE OF N SOUTH O9 DEGREES 35	
64 DEGREES 07 MINUTES 53 5 01 MINUTES 01 SECONDS EAST SECONDS EAST A DISTANCE OF A DISTANCE OF 45.60 FEET TO	
A DISTANCE OF 43.80 FEET TO 15.11 FEET TO A POINT; THENCE, POINT; THENCE, SOUTH 64 ICE, SOUTH 15 DEGREES 24	
64 DEGREES 11 MINUTES 29 14 MINUTES 45 SECONDS EAST SECONDS EAST A DISTANCE OF	
S 45 MINUTES 57 SECONDS WEST ES 37 SECONDS WEST A C OF A 2,013.54 FOOT RADIUS	
SUBTENDED BY A CHORD WHICH NCE OF 142.12 FEET); THENCE, POINT; THENCE, SOUTHEASTERLY	
OF 142.15 FEET TO AN IRON DEGREES 52 MINUTES 22 INUTES 37 SECONDS WEST A	
47 SECONDS WEST A DISTANCE DEKALB COUNTY, AND THE 17TH 1 MINUTES 26 SECONDS WEST A	
ON OF LAND LOTS 18 AND 19, ICT, DEKALB COUNTY, GEORGIA,	
SURVEYOR'S CERTIFIC	ATION
QUIRED BY SUBSECTION (d) of O.G.C.A. SECTION 15-6-67, PLAT HAS BEEN PREPARED BY A LAND SURVEYOR. THIS HAS BEEN APPROVED BY ALL APPLICABLE LOCAL DICTIONS THAT REQUIRE PRIOR APPROVAL FOR	
RDING THIS TYPE OF PLAT OR ONE OR MORE OF THE CABLE LOCAL JURISDICTIONS DO NOT REQUIRE OVAL OF THIS TYPE OF PLAT.	
NY APPLICABLE LOCAL JURISDICTION THAT REQUIRES OVAL OF THIS TYPE OF PLAT, THE NAMES OF THE DUALS SIGNING OR APPROVING THIS PLAT, THE AGENCY FICE OF THAT INDIVIDUAL, AND THE DATE OF APPROVAL	
ISTED IN THE APPROVAL TABLE SHOWN HEREON. NY APPLICABLE LOCAL JURISDICTION THAT DOES NOT IRE APPROVAL OF THIS TYPE OF PLAT, THE NAME OF	
LOCAL JURISDICTION AND THE NUMBER OF THE CABLE ORDINANCE OR RESOLUTION PROVIDING THAT JCH APPROVAL IS REQUIRED ARE LISTED IN THE OVAL TABLE SHOWN HEREON. SUCH APPROVALS,	at
MATIONS, OR ORDINANCE OR RESOLUTION NUMBERS ILD BE CONFIRMED WITH THE APPROPRIATE IRNMENTAL BODIES BY ANY PURCHASER OR USER OF	PRELIMINARY
PLAT AS TO INTENDED USE OF ANY PARCEL. HERMORE, THE UNDERSIGNED LAND SURVEYOR IFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM	OF IN
IGIA AS SET FORTH IN THE RULES AND REGULATIONS OF GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL NEERS AND LAND SURVEYORS AND AS SET FORTH IN	\sim
INICAL STANDARDS FOR PROPERTY SURVEYS IN RGIA AS SET FORTH IN THE RULES AND REGULATIONS OF GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL NEERS AND LAND SURVEYORS AND AS SET FORTH IN G.A.SECTION 15-6-67.	AS SURVEYOR FOR GASKINS + LECRAW, INC.

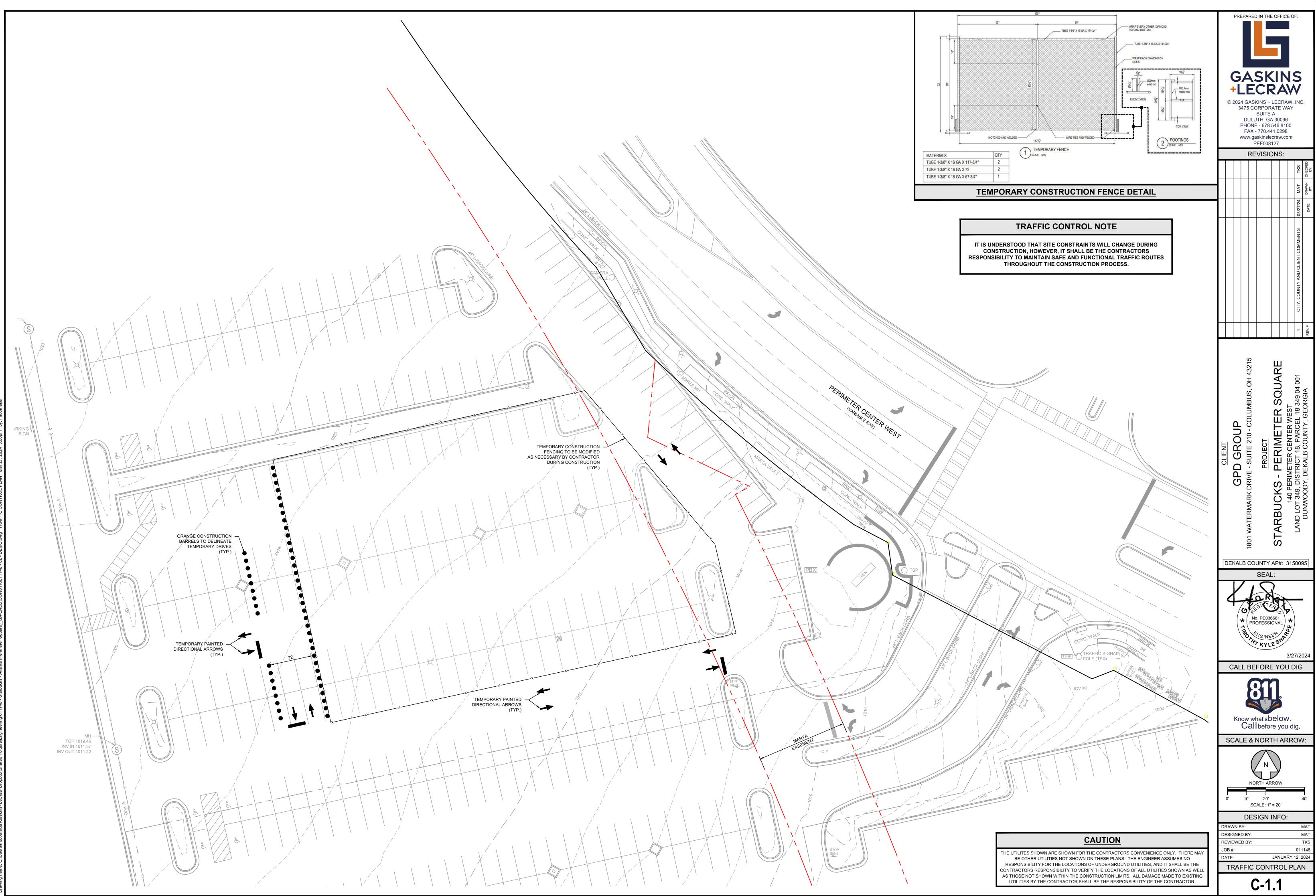
	PREPARED IN THE OFFICE OF:											
	1266 POWDER SPRINGS RD SW MARIETTA, GA 30064 PHONE - 770.424.7168 FAX - 770.424.7593 www.gaskinslecraw.com											
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GENERAL NOTES	EROSION CONTROL NOTES	GRADING NOTES	DRAINAGE NOTES	UTILITY NOTES	PREPARED IN THE OFFICE OF:
ALL WORK AND MATERIALS SHALL COMPLY WITH ALL STATE, CITY AND COUNTY REGULATIONS AND CODES	CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THESE DRAWINGS.	THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING	CONTRACTOR TO CONFIRM STRUCTURE ELEVATIONS SHOWN AND PROVIDE SHOP DRAWINGS TO OWNER &	ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.	
AND O.S.H.A. STANDARDS. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS, BUILDING UTILITY ENTRANCE LOCATIONS, EXACT LOCATIONS AND DIMENSIONS OF ENTRIES, SIDEWALKS, DOWNSPOUTS, AND BOLLARDS IN BUILDING SIDEWALKS.	ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED	UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH	ENGINEER FOR REVIEW PRIOR TO ORDERING OF OR INSTALLATION OF STRUCTURES. PRECAST STRUCTURES MAY BE USED AT CONTRACTORS OPTION. STORM PIPE SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED:	CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72-HOURS BEFORE CONNECTING TO ANY EXISTING LINE. SANITARY SEWER PIPE, AS SHOWN ON PLANS, SHALL BE AS FOLLOWS:	
UNLESS SHOWN OTHERWISE ON THE PLANS, CONTRACTOR SHALL APPLY 4" OF TOP SOIL TO ALL DISTURBED AREAS OF THE SITE, PLANT GRASS SEED OR SOD, APPLY STRAW, AND WATER. IT IS THE RESPONSIBILITY OF	BY PERMITTING AGENCY OR OWNER. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL.	THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. ALL CUT OR FILL SLOPES SHALL BE 2:1 OR FLATTER UNLESS OTHERWISE NOTED.	TYPE 1: RCP, CLASS III PER ASTM C-76, WITH FLEXIBLE PLASTIC BITUMEN GASKETS AT JOINTS. TYPE 2: SPIRAL RIB METAL PIPE TYPE 1R: ALUMINIZED COATED AS SPECIFIED ON CONSTRUCTION DRAWINGS. ONLY PERMITTED WHEN SPECIFICALLY INDICATED ON CONSTRUCTION DRAWINGS. PIPE	PVC PER ASTM D 3034 DUCTILE IRON PIPE PER AWWA C150 PIPE RUNS BETWEEN MANHOLES TO BE THE SAME CLASS.	
THE CONTRACTOR TO ESTABLISH A HEALTHY STAND OF GRASS ON ALL SEEDED OR SODDED AREAS. IF A HEALTHY STAND OF GRASS CAN NOT BE ESTABLISHED BY THE TIME THE BUILDING BECOMES OCCUPIED, THEN SOD SHALL BE INSTALLED AND WATERED UNTIL GRASS IS ESTABLISHED.	ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE CONTAINED AND PROPERLY TREATED OR DISPOSED.	EXISTING AND PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT	ENDS SHALL BE RE-CORRUGATED AND INSTALLED WITH SEMI-CORRUGATED HUGGER-TYPE BANDS AND "O" RING GASKETS IN ACCORDANCE WITH PIPE MANUFACTURER'S INSTALLATION REQUIREMENTS. SPIRAL RIB METAL PIPE MUST COMPLY WITH ASTM A 760 TYPE 1R. ACCEPTABLE MANUFACTURER: CONTECH, INC." ULTRA FLO OR ULTRA FLO II", CALDWELL CULVERT CO. "SMOOTH	WATER LINES, AS SHOWN ON PLANS, SHALL BE AS FOLLOWS: PVC C-900 PER ASTM D 2241, CLASS 200 UNDER PUBLIC ROADS, OTHERWISE CLASS 150 DUCTILE IRON PIPE PER AWWA C150	GASKINS +LECRAW
ALL ISLANDS WITH CURB & GUTTER SHALL BE LANDSCAPED. THOSE ISLANDS ARE TO HAVE CURB & GUTTER AS SHOWN ON THE CONSTRUCTION DRAWINGS.	SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.	AND CONTINUOUS GRADE. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED	RIB", OR APPROVED EQUAL. TYPE 3: HIGH DENSITY POLYETHYLENE, ADS N-12 ST IB PIPE (PER AASHTO M294), OR APPROVED EQUAL, SHALL HAVE A SMOOTH INTERIOR AND ANNULAR EXTERIOR CORRUGATIONS. 4- THROUGH 60-INCH	EITHER COPPER TUBE TYPE "L" (SOFT) PER ANSI 816.22 PVC, 200 P.S.I. PER ASTM D1784 AND D2241.	© 2024 GASKINS + LECRAW, INC. 3475 CORPORATE WAY
ALL DIMENSIONS AND RADII ARE REFERENCED TO THE FACE OF CURB UNLESS OTHERWISE NOTED. ALL BUILDING DIMENSIONS ARE REFERENCED TO THE OUTSIDE FACE OF THE STRUCTURE UNLESS OTHERWISE NOTED.	DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.	AREAS. TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY BY GASKINS + LECRAW.	SHALL MEET AASHTO M294. PIPE SHALL BE JOINED USING A BELL & SPIGOT JOINT MEETING AASHTO M294. THE JOINT SHALL BE SOIL-TIGHT AND GASKETS, WHEN APPLICABLE, SHALL MEET THE REQUIREMENTS OF ASTM F477. FITTINGS SHALL CONFORM TO ASTM F 2306. MATERIAL FOR PIPE	MINIMUM TRENCH WIDTH SHALL BE 2 FEET. ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS WITH THRUST BLOCKING AS CALLED OUT IN THE	SUITE A DULUTH, GA 30096 PHONE - 678.546.8100
CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE	RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORMWATER DISCHARGE INTO DRAINAGE DITCHES OR JURISDICTIONAL WATERS.	ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL GRASS AND MAINTAIN DISTURBED AREAS UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.	PRODUCTION SHALL BE AN ENGINEERED COMPOUND OF VIRGIN AND RECYCLED HIGH DENSITY POLYETHYLENE CONFORMING WITH THE MINIMUM REQUIREMENTS OF CELL CLASSIFICATION 424420C (ESCR TEST CONDITION B) FOR 4- THROUGH 10-INCH (100 TO 250 MM) DIAMETERS, AND 435420C (ESCR TEST CONDITION B) FOR 12- THROUGH 60-INCH DIAMETERS, AS DEFINED AND	SPECIFICATIONS. ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE).	FAX - 770.441.0298 www.gaskinslecraw.com PEF008127
INCLUDED IN BID. AREAS TO BE DISTURBED SHALL BE IMPROVED PER THESE PLANS OR RESTORED TO THEIR ORIGINAL OR BETTER CONDITION.	ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THE EROSION AND SEDIMENT CONTROL PLANS SHALL BE INITIATED AS SOON AS PRACTICABLE.	CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.	DESCRIBED IN THE LATEST VERSION OF ASTM D3350, EXCEPT THAT CARBON BLACK CONTENT SHOULD NOT EXCEED 4%. INSTALLATION SHALL BE IN ACCORDANCE WITH ASTM D2321 OR PER MANUFACTURER'S RECOMMENDATION.	CONTRACTOR SHALL MAINTAIN A MINIMUM OF 3'-0" COVER ON ALL WATERLINES UNLESS OTHERWISE SPECIFIED BY UTILITY PROVIDER.	REVISIONS:
ACCESSIBLE SIGNS WITH A "VAN" MARKING SHALL HAVE ADDITIONAL SIGN MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY SIGN DENOTING VAN ACCESSIBILITY. ALL ACCESSIBLE SIGNS SHALL MEET THE CURRENT MINIMUM ADA AND LOCAL STANDARDS.	DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE EROSION CONTROL PLANS AND/OR LANDSCAPE PLAN.	ALL WORK AND MATERIALS SHALL COMPLY WITH ALL STATE AND LOCAL REGULATIONS AND CODES AND O.S.H.A. STANDARDS.	EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.	IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATERLINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING, THE WATERLINE SHALL HAVE MECHANICAL JOINTS	I TKS
REFER TO THE DETAIL SHEETS FOR DETAILS OF ON-SITE SIGNAGE, STRIPING, AND PAVEMENT MARKING. REFER TO SITE PLAN FOR ADDITIONAL DIMENSIONAL INFORMATION. ALL HEIGHTS AND SETBACKS SHALL MEET THE MINIMUM STANDARDS SET FORTH IN THE LOCAL CODE.	IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND	ALL PROPOSED CONTOURS AND SPOT ELEVATIONS REFLECT FINISHED GRADES. ALL ELEVATIONS ARE IN REFERENCE TO THE BENCHMARK, AND THIS MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO GROUND BREAKING.	IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.	WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 18" CLEARANCE. MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50). LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.	24 MA ⁻
THE CONTRACTOR SHALL EMPLOY ALL NECESSARY BARRICADES, SIGNS, FENCES, FLASHING LIGHTS, TRAFFIC MEN, ETC. FOR MAINTENANCE AND PROTECTION OF TRAFFIC AS REQUIRED.	TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO	THE CONTRACTOR SHALL IMMEDIATELY REPORT TO OWNER ANY DISCREPANCIES FOUND BETWEEN ACTUAL FIELD CONDITIONS AND CONSTRUCTION DOCUMENTS AND SHALL WAIT FOR INSTRUCTION PRIOR TO	ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.	TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, AND TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATIONS IN UNPAVED AREAS WITH	03/27/
THE CONTRACTOR SHALL PROTECT ALL MONUMENTS, IRON PINS, AND PROPERTY CORNERS DURING CONSTRUCTION.	STORM DRAINS MUST BE REMOVED IMMEDIATELY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER.	PROCEEDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING EXISTING UTILITIES, AND SHALL REPAIR ALL DAMAGE TO EXISTING UTILITIES THAT OCCUR DURING CONSTRUCTION.	ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".	WATER TIGHT LIDS. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3,000 P.S.I.	ENTS
CONTRACTOR AGREES TO REPAIR ANY DAMAGE TO THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE STANDARDS OF THE GOVERNING DOT.	CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT FROM THE EROSION CONTROL BASINS AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.	CONTRACTOR SHALL BLEND NEW EARTHWORK SMOOTHLY TO TRANSITION BACK TO EXISTING GRADE.	ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.	DRAWINGS DO NOT PURPORT TO SHOW ALL EXISTING UTILITIES.	TCOMM
THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE OWNER ANY DISCREPANCIES FOUND BETWEEN THE ACTUAL FIELD CONDITIONS AND THE CONSTRUCTION DOCUMENTS AND SHALL WAIT FOR INSTRUCTION PRIOR TO PROCEEDING.	SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.	ALL SITE PREPARATION AND UNSUITABLE SOIL REMOVAL, AS WELL AS THE PLACEMENT OF FILL MATERIALS SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL REPORT (BY OTHERS).	ALL STORM DRAINAGE WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE CLASS III REINFORCED CONCRETE PIPE, UNLESS OTHERWISE SHOWN.	EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES. REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.	
TRAFFIC CONTROL NOTES	ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.	LIMITS OF CLEARING SHOWN ON GRADING PLAN ARE BASED UPON THE APPROXIMATE CUT AND FILL SLOPE LIMITS, OR OTHER GRADING REQUIREMENTS.	A MINIMUM GRADE OF 0.50% SHALL BE MAINTAINED ON ALL PIPES. ALL PIPE LENGTHS AND SLOPES ARE APPROXIMATE.	CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL JURISDICTION WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.	UNTY AN UNTY AN A CONTRACT OF CONTRACT.
REFER TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (LATEST EDITION) FOR DETAILS OF STANDARD TRAFFIC CONTROL SIGNS AND STANDARDS.	ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STATE EROSION AND SEDIMENT CONTROL REGULATIONS, U.S. DEPARTMENT OF AGRICULTURE, AND U.S. SOIL CONSERVATION SERVICE REGULATIONS.	THE PROPOSED CONTOURS SHOWN IN DRIVES AND PARKING LOTS AND SIDEWALKS ARE FINISHED ELEVATIONS INCLUDING PAVEMENT. REFER TO PAVEMENT CROSS SECTION DATA TO ESTABLISH CORRECT SUBBASE OR AGGREGATE BASE COURSE ELEVATIONS.	ALL PIPES SHALL BE LAID ON STRAIGHT ALIGNMENTS AND EVEN GRADES USING A PIPE LASER OR OTHER ACCURATE METHOD.	THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS WAS PROVIDED BY THE LAND SURVEYOR AND IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR	CITY, CO
DEMOLITION NOTES	THE CONTRACTOR SHALL DILIGENTLY AND CONTINUOUSLY MAINTAIN ALL EROSION CONTROL DEVICES AND STRUCTURES TO MINIMIZE EROSION. THE CONTRACTOR SHALL MAINTAIN CLOSE CONTACT WITH THE INSPECTOR SO THAT PERIODIC INSPECTIONS CAN BE PERFORMED AT APPROPRIATE STAGES OF	CONTRACTOR SHALL INSURE POSITIVE DRAINAGE SO THAT RUNOFF WILL DRAIN BY GRAVITY FLOW ACROSS NEW PAVEMENT AREAS TO NEW OR EXISTING DRAINAGE INLETS OR SHEET OVERLAND. ANY GRADING BEYOND THE LIMITS OF CONSTRUCTION AS SHOWN ON THE GRADING PLAN IS PROHIBITED.	SUBSURFACE DRAINAGE FACILITIES MAY RE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR. UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING STANDARDS IN	MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.	
THE CONTRACTOR SHALL FIELD VERIFY AND LOCATE ALL EXISTING UTILITIES ON SITE PRIOR TO ANY DEMOLITION.	CONSTRUCTION. STABILIZATION IS THE BEST FORM OF EROSION CONTROL. ALL DISTURBED AREAS WHICH ARE NOT	THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL SHEETING, SHORING, BRACING AND SPECIAL EXCAVATION MEASURES REQUIRED TO MEET OSHA, FEDERAL, STATE AND LOCAL	ADDITION TO OTHER APPLICABLE CRITERIA: A. NO MORE THAN 500 LF OF TRENCH MAY BE OPENED AT ONE TIME. B. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.	CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.	
THE CONTRACTOR SHALL PERFORM DEMOLITION ACTIVITIES AS NOTED AND SHOWN ON THESE PLANS. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY PERMITS AND PAY FEES REQUIRED FOR	OTHERWISE STABILIZED SHALL BE TOP SOILED AND SEEDED, TEMPORARILY OR PERMANENTLY IN ACCORDANCE WITH THE STATE REGULATIONS. TOPSOILING, PERMANENT SEEDING AND GRASS ESTABLISHMENT IS REQUIRED PRIOR TO PROJECT COMPLETION AND ACCEPTANCE.	REGULATIONS PURSUANT TO THE INSTALLATION OF THE WORK INDICATED ON THESE DRAWINGS. THE DESIGN ENGINEER ACCEPTS NO RESPONSIBILITY FOR THE DESIGN(S) TO INSTALL SAID ITEMS. THE CONTRACTOR SHALL INCLUDE IN THE BID ANY DEWATERING AND MOISTURE CONDITIONING	 C. EFFLUENT FROM DEWATERING OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT FLOWING STREAMS OR OFF-SITE PROPERTY. D. MATERIAL USED FOR BACK-FILLING TRENCHES SHALL BE PROPERLY COMPACTED IN ORDER TO 	IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.	Ш 515
DEMOLITION AND HAUL-OFF FROM THE APPROPRIATE AUTHORITIES. THESE FEES ARE TO BE INCLUDED WITH THE BID.	ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED. TRAPPED SEDIMENT AND THE DISTURBED SOIL AREAS RESULTING FROM THE DISPOSITION OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED TO	ALL FOUNDATION EXCAVATION SHALL BE INSPECTED BY A QUALIFIED GEOTECHNIAL REPRESENTATIVE TO	D. MATERIAL USED FOR BACK-FILLING TRENCHES SHALL BE PROPERLY COMPACTED IN ORDER TO MINIMIZE EROSION AND PROMOTE STABILIZATION. E. DESTABILIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE EROSION AND SEDIMENT	ALL EXISTING AND PROPOSED UTILITY MAIN LENGTHS SHOWN ARE APPROXIMATE. ALL EXISTING UTILITIES PROPOSED TO BE RELOCATED ON THESE PLANS SHALL BE PLACED UNDERGROUND,	JAR 133
THE CONTRACTOR SHALL PREPARE ALL DOCUMENTS AND ACQUIRE APPROPRIATE PERMITS AS REQUIRED PRIOR TO THE COMMENCEMENT OF DEMOLITION. THE DEMOLITION PLAN IS INTENDED TO DEPICT GENERAL DEMOLITION AND UTILITY WORK. IT IS NOT	PREVENT FURTHER EROSION AND SEDIMENTATION. WHEN A CRUSHED STONE CONSTRUCTION ENTRANCE HAS BEEN COVERED WITH SOIL OR HAS BEEN	DETERMINE WHETHER UNSUITABLE MATERIAL MUST BE REMOVED. ALL UNDESIRABLE MATTER SHALL BE REMOVED, BACKFILLED AND COMPACTED AS REQUIRED BY THE GEOTECHNICAL REPRESENTATIVE.	CONTROL REGULATIONS. F. APPLICABLE SAFETY REGULATIONS SHALL BE COMPLIED WITH.	UNLESS OTHERWISE NOTED. CONTRACTOR TO REFERENCE MEP PLANS FOR ALL GREASE TRAP SIZING, DETAILS, CLEANOUTS, SAMPLE	BUS, (SQL 849 04 RGIA
INTENDED TO IDENTIFY EACH ELEMENT OF DEMOLITION OR RELOCATION. CONTRACTOR SHALL COORDINATE WITH THE OWNER AND APPROPRIATE UTILITY COMPANY PRIOR TO WORK. IN ACCORDANCE WITH THE DEMOLITION PLAN. CONTRACTOR TO COMPLETELY DEMOLISH AND DISPOSE OF	PUSHED INTO THE SOIL BY CONSTRUCTION TRAFFIC, IT SHALL BE REPLACED, AT NO ADDITIONAL COST TO THE OWNER, WITH A DEPTH OF STONE EQUAL TO THAT OF THE ORIGINAL APPLICATION. ALL DRAINAGE INLETS SHALL BE PROTECTED FROM SILTATION. INEFFECTIVE PROTECTION DEVICES SHALL	GRADES, ELEVATIONS AND LOCATIONS SHOWN ARE APPROXIMATE. AS DIRECTED BY THE ENGINEER, THEY MAY BE ADJUSTED TO ACCOMMODATE UNFORESEEN CONDITIONS. STATIONS, OFFSETS AND ELEVATIONS REFER TO THE CENTER OF DROP INLETS, MANHOLES AND JUNCTION BOXES, AND THE MIDPOINT OF THE LIP FOR CATCH BASINS.	THIS PLAN DETAILS PIPES UP TO 5FT FROM THE BUILDING FACE. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING CONNECTIONS. CONTRACTOR SHALL SUPPLY AND INSTALL PIPE ADAPTERS AS NECESSARY.	WELLS, AND VENT PIPING. GREASE TRAPS SHOWN ON CIVIL DRAWINGS ARE FOR REFERENCE ONLY.	
OFFSITE IN A LAWFUL MANNER EXISTING BUILDINGS, INCLUDING FOUNDATIONS AND ALL APPURTENANCES LOCATED ON AND AROUND THE PROPERTY INCLUDING BUT NOT LIMITED TO BOLLARDS, GAS METERS, AIR CONDITIONING UNITS, SIGNS, CURBS, SIDEWALKS, ELECTRIC METERS, FENCING, ETC.	BE IMMEDIATELY REPLACED AND THE INLET CLEANED. FLUSHING IS NOT AN ACCEPTABLE METHOD OF CLEANING. SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED	CONTRACTOR TO ENSURE THAT ALL ADA ROUTES, SIDEWALKS, PATHS, ETC. HAVE A LONGITUDINAL SLOPE OF LESS THAN 5% AND A CROSS SLOPE OF LESS THAN 2%. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY, AND PRIOR TO POURING OF CONCRETE, IF ANY ADA ROUTES EXCEED THE CRITERIA LISTED	STRUCTURE TOP ELEVATIONS SHOWN HERE ARE APPROXIMATE. CONTRACTOR SHALL ADJUST AS NECESSARY.		
REMOVE AND/OR PLUG EXISTING UTILITIES SUCH AS SANITARY SEWER, WATER, GAS, ELECTRIC, AND TELEPHONE AS SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING EACH UTILITY COMPANY TO COORDINATE REMOVAL OF ALL UTILITIES AND FOR DETERMINING HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES PRIOR TO COMMENCING WORK.	TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND-DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UPSLOPE LAND DISTURBANCE TAKES PLACE. STABILIZATION MEASURES SHALL BE APPLIED TO STRUCTURES SUCH AS DAMS, DIKES AND DIVERSIONS	ABOVE.			CLIENT CLIENT SUITE 2 SUITE 2 ERIN FIER CE CT 18, 1 ALB CC
THE CONTRACTOR SHALL CUT AND PLUG, OR ARRANGE FOR THE APPROPRIATE UTILITY COMPANY TO CUT AND PLUG, ALL SERVICE PIPING AT THE STREET LINE OR MAIN, AS REQUIRED, OR AS OTHERWISE NOTED. ALL SERVICES MAY NOT BE SHOWN ON THIS PLAN. THE CONTRACTOR SHALL INVESTIGATE THE SITE PRIOR	IMMEDIATELY AFTER INSTALLATION. LIMITS OF GRADING SHOWN ON THE PLAN ARE MAXIMUM LIMITS FOR EROSION CONTROL PURPOSES ONLY. SURVEYOR TO DETERMINE ACTUAL LIMIT.				
TO BIDDING TO DETERMINE THE EXTEND OF SERVICE PIPING TO BE REMOVED, CUT OR PLUGGED. THE CONTRACTOR SHALL ARRANGE FOR RESETTING OF CURB BOXES, VALVE BOXES AND REMOVAL AND/OR RELOCATION OF OVERHEAD UTILITIES AND POLES WITH THE APPROPRIATE UTILITY COMPANY.	ALL MEASURES STATED ON THE EROSION AND SEDIMENT CONTROL PLANS, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED				140 P 140 P 17 349, 1WOOE
INSTALL ALL EROSION AND SEDIMENT CONTROL DEVICES AND TREE PROTECTION PRIOR TO BEGINNING DEMOLITION WORK.	BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5" RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING: CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE				
THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES TO REMAIN IN PLACE. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO AVOID UNNECESSARY DAMAGE TO EXISTING ROAD	CONSTRUCTION DRAWINGS. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.				STA S01 W/
SURFACE. SAWCUT AT INTERFACE OF PAVEMENT OR CURB TO REMAIN. SAWCUT EXISTING PAVEMENT AT THE R/W.	INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.				
ALL EXISTING ITEMS TO REMAIN WHICH ARE DAMAGED DURING CONSTRUCTION SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT THE SOLE EXPENSE OF THE CONTRACTOR.	ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL				DEKALB COUNTY AP#: 3150095 SEAL:
THE CONTRACTOR SHALL MAINTAIN ALL UTILITY SERVICES TO THE ADJOINING PROPERTIES DURING THE DEMOLITION PROCESS. SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED EXISTING PIPING OR OTHER UTILITY BE UNCOVERED	BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT				1 las
DURING EXCAVATION, CONSULT THE ENGINEER IMMEDIATELY FOR DIRECTION BEFORE PROCEEDING FURTHER WITH WORK IN THIS AREA.	TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL				CO REGISTER OF
ASBESTOS OR HAZARDOUS MATERIAL, IF FOUND ON SITE, SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIAL CONTRACTOR AND DISPOSED OF PROPERLY .	CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.				* No. PE036681 PROFESSIONAL *
					O, WGINEES HAT
					3/27/2024 CALL BEFORE YOU DIG
					្តា
					Know what's below.
					SCALE & NORTH ARROW:
AS-BUILT NOTE					DESIGN INFO:
CONTRACTOR SHALL PROVIDE THE NECESSARY SIGNED/SEALED AS-BUILT SURVEY(S) TO ENGINEER AS REQUIRED FOR FINAL APPROVAL BY THE LOCAL JURISDICTION AT LEAST 30 DAYS PRIOR TO PROJECT COMPLETION. AS-BUILT SURVEY(S) SHALL INCLUDE ALL RIM ELEVATIONS,					DRAWN BY: MAT DESIGNED BY: MAT
INVERTS, PIPE SIZES & MATERIALS, AND PIPE SLOPES FOR ALL STORM AND SANITARY SEWERS. IN JURISDICTIONS WHERE AN AS-BUILT HYDROLOGY ANALYSIS OR STORMWATER "CERTIFICATION" IS REQUIRED BY THE ENGINEER OF RECORD, THE CONTRACTOR SHALL ALSO SUPPLY ALL NECESSARY DOCUMENTATION REQUIRED FOR THE ENGINEER TO DETERMINE					REVIEWED BY: TKS JOB #: 011148
UNDERGROUND POND(S), IF APPLICABLE, PROVIDE THE ADEQUATE STORAGE VOLUMES. SUCH DOCUMENTATION MAY INCLUDE, BUT SHALL NOT BE LIMITED TO, PHOTOGRAPHS OF SYSTEM INSTALLATION, COMPACTION REPORTS UNDER AND ABOVE THE SYSTEM, DELIVERY TICKETS,					DATE: JANUARY 12, 2024 GENERAL NOTES
SHOP DRAWINGS, ELEVATIONS OF STONE BEDDING (TOP AND BOTTOM), AS WELL AS THE HORIZONTAL LIMITS OF STONE.					C-0.1

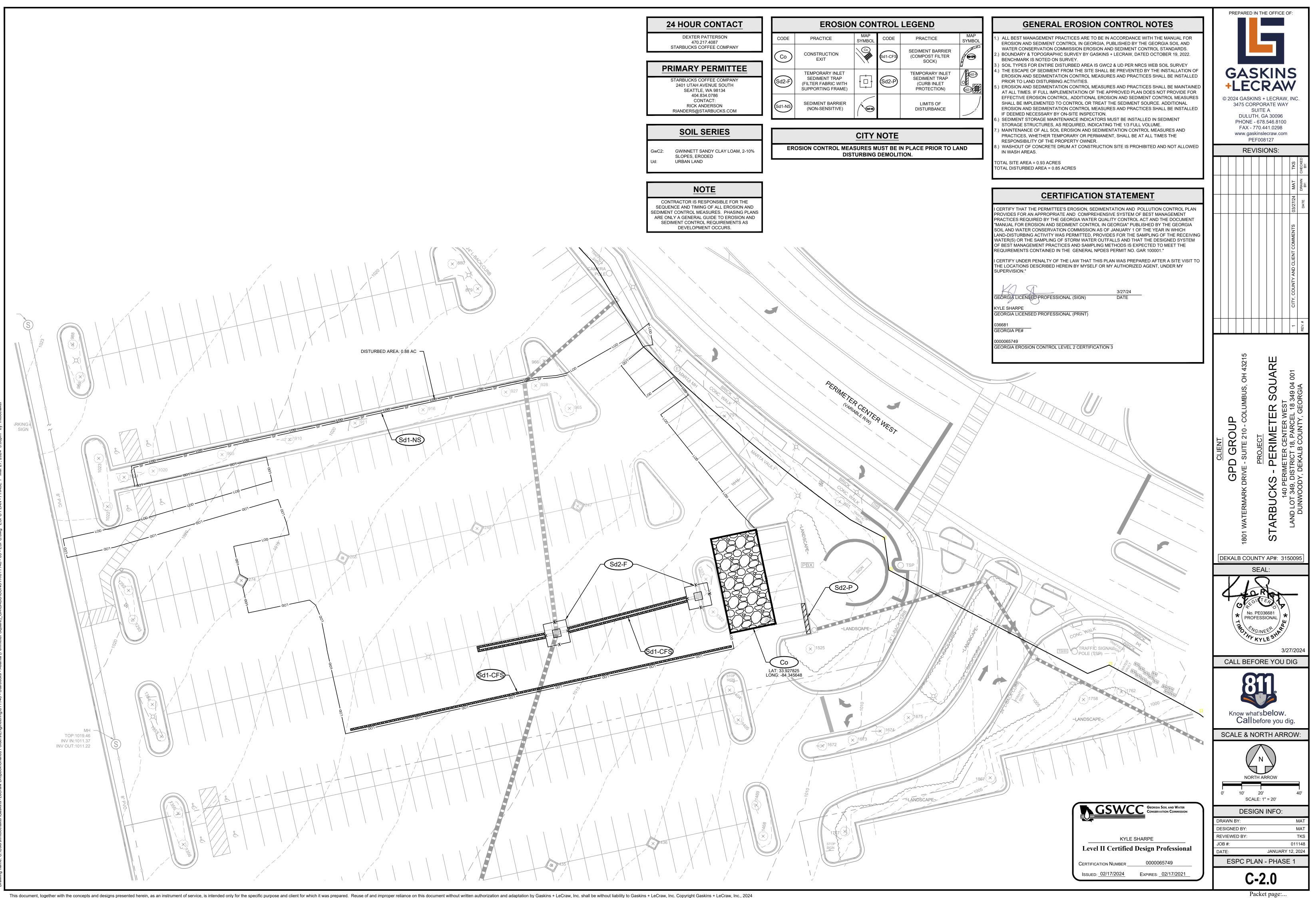


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	KEY NOTES
$\langle 1 \rangle$	REMOVE EXISTING CURB & GUTTER
2	REMOVE EXISTING STORM DRAIN LINE AND ASS CONTRACTOR TO COORDINATE WITH APPROPRINECESSARY
3	REMOVE EXISTING POWER LINE AND ASSOCIATE
<u>(4)</u>	ABANDON EXISTING TELEPHONE LINE AND ASSO IN PLACE DUE TO LOCATION WITHIN MARTA EAS PROPOSED BUILDING LOCATION, THEN REMOVE PROPOSED BUILDING SLAB. CONTRACTOR TO C UTILITY COMPANY AS NECESSARY
(5)	EXISTING PAVEMENT WITHIN LIMITS OF DEMOLITAL
6	EXISTING TREE/VEGETATION TO BE REMOVED
$\langle 7 \rangle$	EXISTING LIGHT POLES TO BE REMOVED, REFER ADDITIONAL INFORMATION



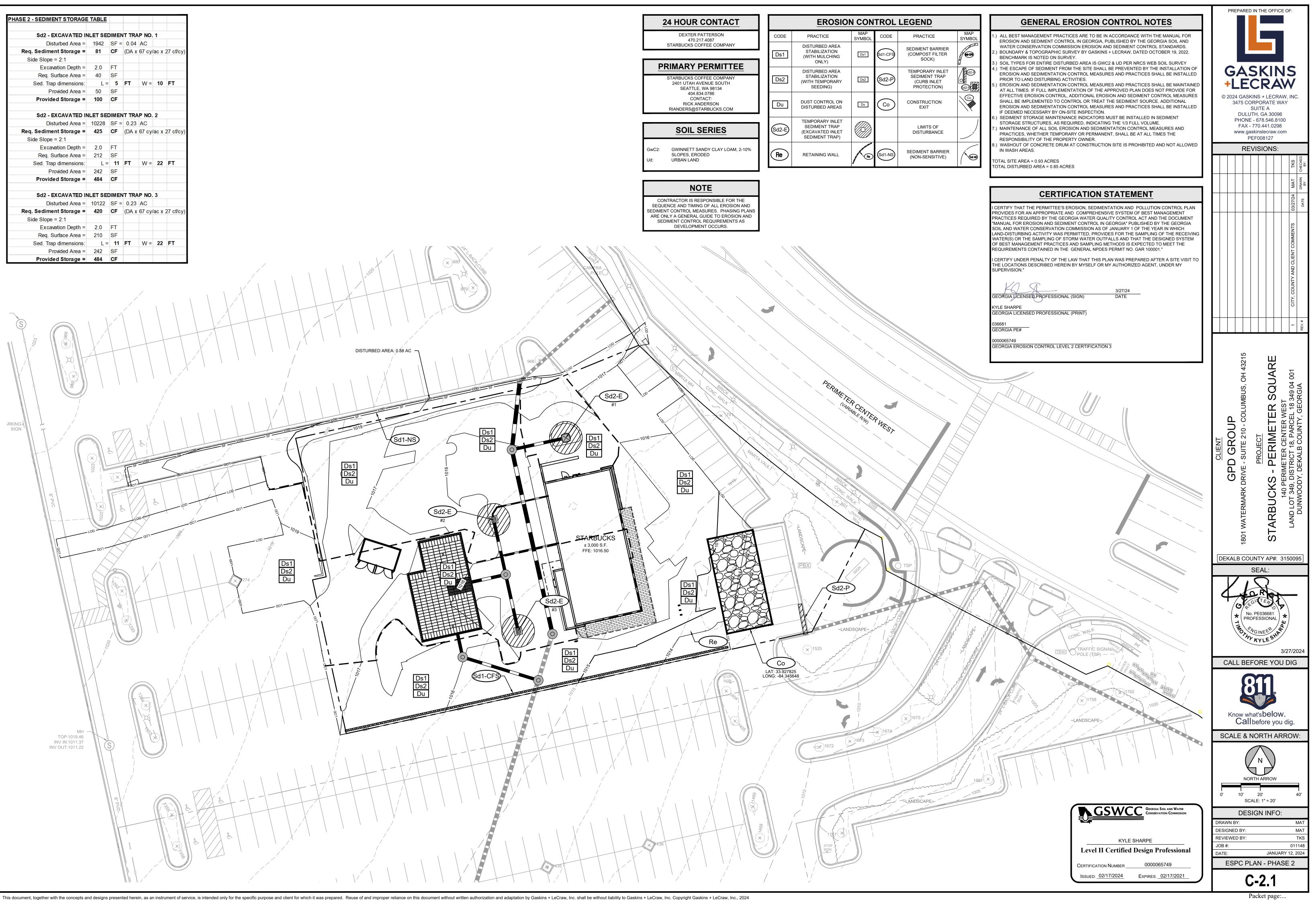
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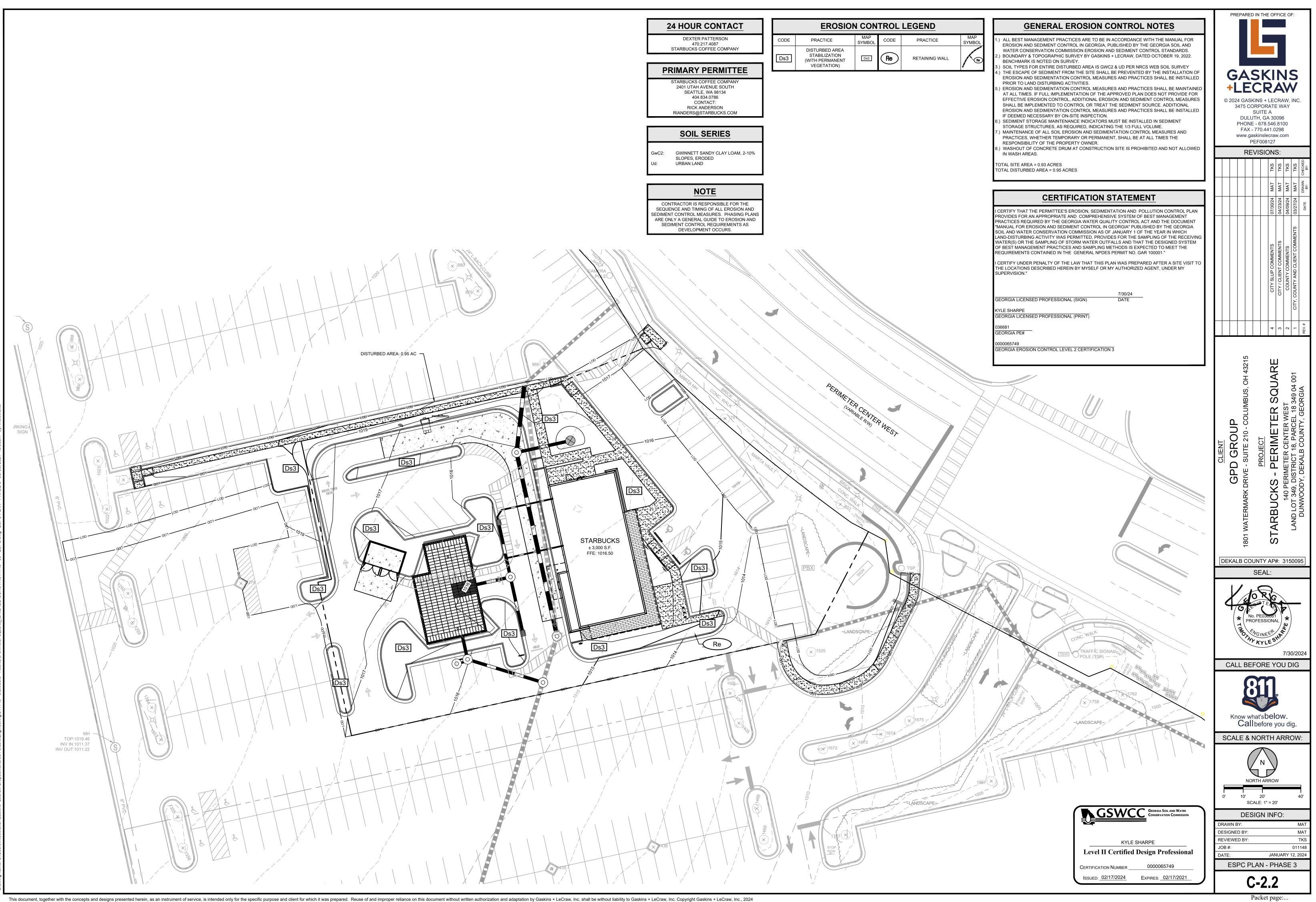


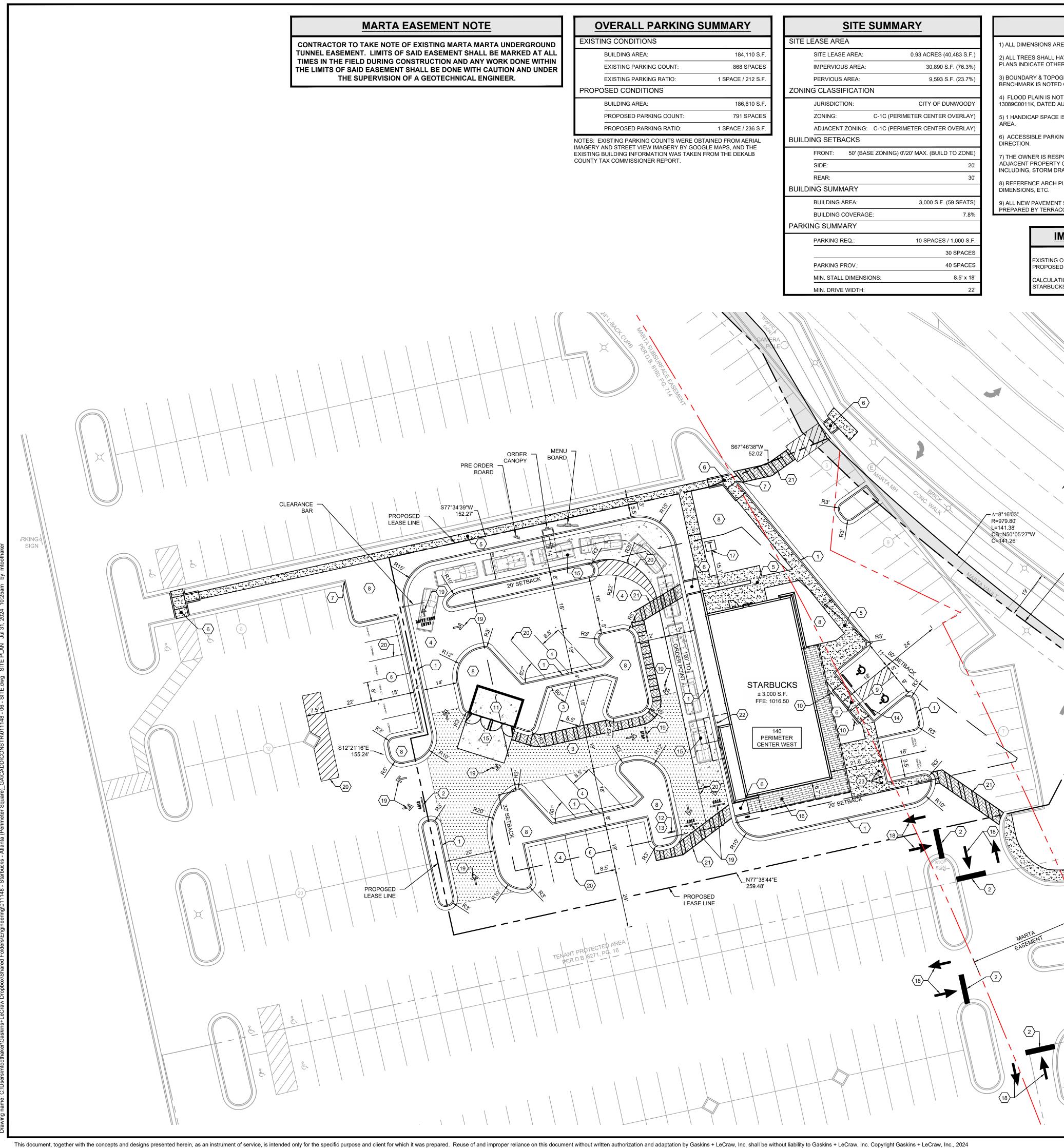
#3

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Gaskins + LeCraw, Inc. shall be without liability to Gaskins + LeCraw, Inc. Copyright Gaskins + LeCraw, Inc., 2024

SE 2 - SEDIMENT STORAGE	TABLE					
Sd2 - EXCAVATED IN	ILET SEC	DIMEN	T TRA	P NO.	1	
Disturbed Area =	1942	SF =	0.04	AC		
Req. Sediment Storage =	81	CF	(DA x	67 cy/	/ac x	27 cf/
Side Slope = 2:1						
Excavation Depth =	2.0	FT				
Req. Surface Area =	40	SF				
Sed. Trap dimensions:	L =	5	FT	VV =	10	FT
Provided Area =	50	SF				
Provided Storage =	100	CF				
Sd2 - EXCAVATED IN	ILET SEC	DIMEN	T TRA	P NO.	2	
Disturbed Area =	10228	SF =	0.23	AC		
Req. Sediment Storage =	425	CF	(DA x	67 cy/	/ac x	27 cf/
Side Slope = 2:1						
Excavation Depth =	2.0	FT				
Req. Surface Area =	212	SF				
Sed. Trap dimensions:	L =	11	FT	W =	22	FT
Provided Area =	242	SF				
Provided Storage =	484	CF				
Sd2 - EXCAVATED IN	ILET SEC		T TRA	P NO.	3	
Disturbed Area =	10122	SF =	0.23	AC		
Req. Sediment Storage =	420	CF	(DA x	67 cy/	/ac x	27 cf/
Side Slope = 2:1						
Excavation Depth =	2.0	FT				
Req. Surface Area =	210	SF				
Sed. Trap dimensions:	Ľ =	11	FT	W =	22	FT
Provided Area =	242	SF				
Provided Storage =	484	CF				







GENERAL SITE N

1) ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS SPE 2) ALL TREES SHALL HAVE PROPER PROTECTION DURING C PLANS INDICATE OTHERWISE.

3) BOUNDARY & TOPOGRAPHIC SURVEY BY GASKINS + LECF BENCHMARK IS NOTED ON SURVEY.

4) FLOOD PLAIN IS NOT PRESENT ON THIS SITE AS SHOWN 13089C0011K, DATED AUGUST 15, 2019.

5) 1 HANDICAP SPACE IS REQUIRED TO BE VAN ACCESSIBLE 6) ACCESSIBLE PARKING AREAS, INCLUDING AISLES, SHALL

7) THE OWNER IS RESPONSIBLE FOR OBTAINING ANY NECES ADJACENT PROPERTY OWNERS IN ORDER TO PERFORM THE INCLUDING, STORM DRAINAGE, CURB AND GUTTER AND PAV

8) REFERENCE ARCH PLANS FOR DIRECTIONAL SIGNAGE, S

9) ALL NEW PAVEMENT SHALL MEET OR EXCEED GEOTECHN PREPARED BY TERRACON, DATED MARCH 13, 2024.

IMPERVIOUS CALCUI PERVIOUS (SF) 4,441 (11.0%) EXISTING CONDITION: PROPOSED CONDITION: 9,593 (23.7%) CALCULATIONS BASED ON AREA OF PROPOSED STARBUCKS PROJECT (40,483 S.F.)

> APPROXIMATE FUTURE RIGHT-OF-WAY LINE MAXIMUM REQUIRED R.O.W. 19' FROM EXISTING CURB

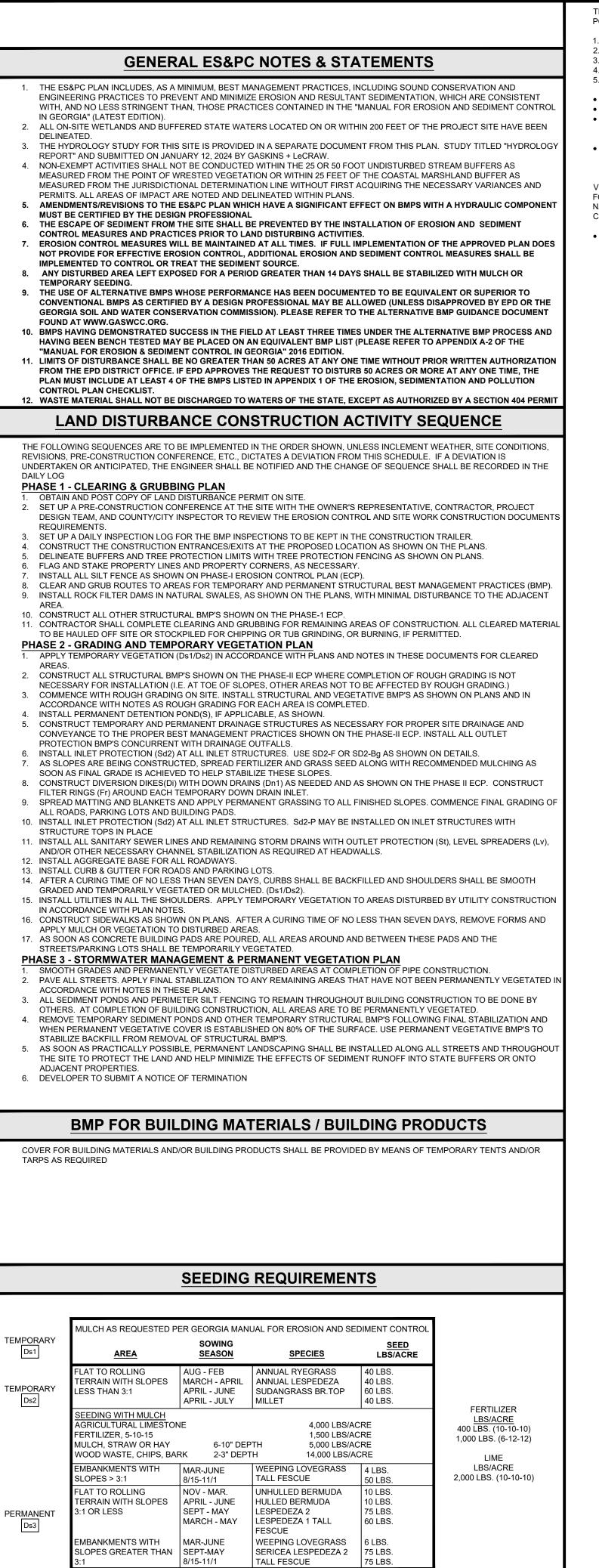
> > N27°17'11"E 59.89'

SPECIFIED OTHERWISE.		24" CURB & GUTTER, SEE SHEET C-7.0 FOR DETAIL	
ECRAW, DATED OCTOBER 19, 2022.	2	24" WHITE STOP BAR, SEE SHEET C-7.0 FOR DETAIL HEAVY DUTY PAVEMENT, REFER TO GEOTECH REPORT FOR PAVEMENT SPECIFICATIONS	
IN ON THE FEMA FIRM MAP NUMBER	4	SPECIFICATIONS STANDARD DUTY PAVEMENT, REFER TO GEOTECH REPORT FOR PAVEMENT SPECIFICATIONS	GASKINS
BLE WITH A MINIMUM 96" WIDE ACCESS	5	CONCRETE SIDEWALK, SEE SHEET C-7.0 FOR DETAIL	+LECRAW
	6	GDOT STANDARD ADA RAMP WITH DETECTABLE WARNING, SEE SHEET C-7.1 FOR DETAIL	© 2024 GASKINS + LECRAW, INC. 3475 CORPORATE WAY
ALL SLOPE NO MORE THAN 2% IN ANY		CONTRACTOR TO TIE INTO AND MATCH EXISTING CURB & GUTTER	SUITE A DULUTH, GA 30096 PHONE - 678.546.8100
CESSARY AGREEMENTS FROM THE REQUIRED OFFSITE WORK, PAVEMENT TIE-INS AND GRADING.	8 9	LANDSCAPE AREA, SEE SHEET L-1.1 FOR LANDSCAPE PLANTING DESIGN ADA PARKING AREA, SEE SHEET C-7.0 FOR DETAIL(S)	FAX - 770.441.0298 www.gaskinslecraw.com
, SITE SIGNAGE, BUILDING	(1)	ADA PARKING SIGN, SEE SHEET C-7.0 FOR DETAIL	PEF008127 REVISIONS:
CHNICAL SPECIFICATION. SEE REPORT	(11)	DUMPSTER ENCLOSURE, REFER TO ARCHITECTURAL PLANS FOR DETAILS	TTKS TTKS
	(12)	STOP SIGN (R1-1), SEE SHEET C-7.0 FOR MOUNTING DETAIL	
JLATIONS		DO NOT ENTER SIGN (R5-1), SEE SHEET C-7.0 FOR MOUNTING DETAIL CONCRETE WHEEL STOP PLACED 2' FROM FACE OF CURB OR SIDEWALK, SEE	MAT MAT MAT MAT BY:
IMPERVIOUS (SF) 36,042 (89.0%)	(14)(15)	SHEET C-7.0 FOR DETAIL CONCRETE PAVEMENT, REFER TO GEOTECH REPORT FOR PAVEMENT	07/30/24 04/09/24 03/27/24 03/27/24
30,890 (76.3%) ED LEASE LINE OF	(16)	SPECIFICATIONS CONCRETE PAVERS UNDER BUILDING CANOPY, SEE ARCH PLANS FOR DETAILS	
	(17)	CONCRETE TRANSFORMER PAD PER UTILITY OWNER'S REQUIREMENTS	VENTS
		TYPICAL PAVEMENT MARKINGS, SEE SHEET C-7.0 FOR DETAILS	ENTS AENTS I COMN
	(19)	STARBUCKS PAVEMENT MARKINGS, SEE SHEET C-7.0 FOR DETAILS	
	20) (21)	4" WIDE SINGLE SOLID WHITE LINE (SSWL) 5' WIDE, STAMPED CONCRETE AND WHITE STRIPED PEDESTRIAN	CITY SLUP COMMENTS CITY / CLIENT COMMENTS COUNTY COMMENTS COUNTY AND CLIENT COMME
	21/	PATH/CROSSWALK CONCRETE BOLLARD, SEE SHEET C-7.0 FOR DETAIL(S)	COUNTY (CITY / CITY / C
	(23)	BIKE RACKS, SEE SHEET C-7.0 FOR DETAIL(S)	
			4 © 0 – ^m
			OUP 10 - COLUMBUS, OH 4321 10 - COLUMBUS, OH 4321 10 - COLUMBUS, OH 4321 IETER VEST ARCEL 18 349 04 001 JNTY, GEORGIA
			CIENT COLORING, GEORGIA COLUMBUS, OH 43215 CIENT CIENT COLUMBUS, OH 43215 CIENT COLUMBUS, OH 43215 CIENT
		TRAFFIC SIGNALS POLE (TSP)	DEKALB COUNTY AP#: 3150095 SEAL: SEAL: No. PE030051 No. P
		TRAFFIC SIGNAL POLE (TSP) ICV ICV	DEKALB COUNTY AP#: 3150095 SEAL: SEAL: No. PE030001 PROFESSIONAL NO. PE030001 PROFESSIONAL NO. PE030001 PROFESSIONAL NO. PE030001 PROFESSIONAL NO. PE030001 PROFESSIONAL NO. PE030001 PROFESSIONAL NO. PE030001 PROFESSIONAL NO. PE030001 PROFESSIONAL NO. PE030001 PROFESSIONAL NO. PE030001 NO. PE030000 NO. PE03000 NO. PE0300 NO.

GREEN INFRASTRUCTURE CAN BE FOUND AT THE USEPA WEBSITE

STORM WATER RETENTION STRUCTURES

INFILTRATION OF RUNOFF ON-SITE



DISTURBED AREAS IDLE FOR GREATER THAN 7 DAYS WILL BE MULCHED OIR SEEDED WITH TEMPORARY VEGETATION. AREAS SHOULD NOT BE EXPOSED GREATER THAN 14 DAYS AFTER LAST CONSTRUCTION ACTIVITY WITHOUT PERMANENT SEEDING. THE SURFACE WILL BE ROUGHENED PRIOR TO PLANTING TO PROMOTE GOOD SEED INFILTRATION HAND-PLANTED SEED WILL BE STABILIZED WITH APPROPRIATE MULCH (E.G. HAY STRAW) WITHIN 24-HOURS OF PLANTING. SLOPES GREATER THAN 3 TO 1 WILL BE UNDERLAIN WITH A DOT APPROVED MATTING AND HYDROSEEDED.

STORMWATER MANAGEMENT NOTES

THE FOLLOWING IS A DESCRIPTION OF MEASURES THAT MAY BE INSTALLED DURING THE CONSTRUCTION PROCESS TO CONTROL POLLUTANTS IN STORM WATER DISCHARGES THAT WILL OCCUR AFTER CONSTRUCTION OPERATIONS HAVE BEEN COMPLETED.

STORM WATER DETENTION STRUCTURES (INCLUDING WET PONDS)

FLOW ATTENUATION BY USE OF OPEN VEGETATED SWALES AND NATURAL DEPRESSIONS

5. SEQUENTIAL SYSTEMS (WHICH COMBINE SEVERAL PRACTICES)

STRUCTURAL MEASURES SHOULD BE PLACED ON UPLAND SOILS TO THE DEGREE ATTAINABLE THE INSTALLATION OF THESE DEVICES MAY BE SUBJECT TO SECTION 404 OF THE CWA

 THE ES&PC PLAN ONLY ADDRESSES THE INSTALLATION OF STORM WATER MANAGEMENT MEASURES, AND NOT THE ULTIMATE OPERATION AND MAINTENANCE OF SUCH STRUCTURES AFTER THE CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED AND THE SITE HAS UNDERGONE FINAL STABILIZATION.

OPERATORS ARE ONLY RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF STORM WATER MANAGEMENT MEASURES PRIOR TO FINAL STABILIZATION OF THE SITE, AND ARE NOT RESPONSIBLE FOR MAINTENANCE AFTER STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY HAVE BEEN ELIMINATED FROM THE SITE.

VELOCITY DISSIPATION DEVICES SHALL BE PLACED AT DISCHARGE LOCATIONS AND ALONG THE LENGTH OF ANY OUTFALL CHANNEL FOR THE PURPOSE OF PROVIDING A NON-EROSIVE VELOCITY FLOW FROM THE STRUCTURE TO A WATER COURSE SO THAT THE NATURAL PHYSICAL AND BIOLOGICAL CHARACTERISTICS AND FUNCTIONS ARE MAINTAINED AND PROTECTED [E.G. NO SIGNIFICANT CHANGES IN THE HYDROLOGICAL REGIME OF THE RECEIVING WATER(S).]

 INSTALLATION AND USE OF GREEN INFRASTRUCTURE APPROACHES AND PRACTICES THAT MIMIC NATURAL PROCESSES AND DIRECT STORMWATER WHERE IT CAN BE INFILTRATED. EVAPOTRANSPIRATED OR RE-USED WITH SIGNIFICANT UTILIZATION OF SOILS AND VEGETATION RATHER THAN TRADITIONAL HARDSCAPE COLLECTION, CONVEYANCE AND STORAGE STRUCTURES ARE

ENCOURAGED TO THE MAXIMUM EXTENT PRACTICABLE. GREEN INFRASTRUCTURE PRACTICES OR APPROACHES INCLUDE PERMEABLE OR POROUS PAVING, VEGETATED SWALES INSTEAD OF CURBS AND GUTTERS, GREEN ROOFS, TREE BOXES, RAIN GARDENS, CONSTRUCTED WETLANDS, INFILTRATION PLANTERS, VEGETATED MEDIAN STRIPS, PROTECTION AND ENHANCEMENT OF RIPARIAN BUFFERS AND FLOODPLAINS, AND THE OVERALL REDUCTION IN SITE DISTURBANCE AND IMPERVIOUS AREA. DESIGN INFORMATION ON GREEN INFRASTRUCTURE PRACTICES AND OTHER WAYS TO MANAGE STORMWATER CAN BE FOUND IN THE GEORGIA STORMWATER MANAGEMENT MANUAL AND COASTAL STORMWATER SUPPLEMENT. ADDITIONAL INFORMATION ON

BEST MANAGEMENT PRACTICES

1. STRIPPING OF VEGETATION, REGRADING, AND OTHER DEVELOPMENT ACTIVITIES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO MINIMIZE EROSION

2. CUT AND FILL OPERATIONS SHALL BE KEPT TO A MINIMUM, AND WILL NOT ENDANGER ADJACENT PROPERTIES.

3. DEVELOPMENT PLANS WILL CONFORM TO TOPOGRAPHY AND SOIL TYPE, SO AS TO CREATE THE LOWEST PRACTICABLE EROSION POTENTIAL:

4. WHENEVER FEASIBLE, NATURAL VEGETATION SHALL BE RETAINED, PROTECTED, AND SUPPLEMENTED;

5. THE DISTURBED AREA AND THE DURATION OF EXPOSURE TO EROSIVE ELEMENTS SHALL BE KEPT TO A PRACTICABLE MINIMUM; 6. DISTURBED SOIL SHALL BE STABILIZED AS QUICKLY AS PRACTICABLE;

7. TEMPORARY VEGETATION OR MULCHING SHALL BE EMPLOYED TO PROTECT EXPOSED CRITICAL AREAS DURING DEVELOPMENT; 8. PERMANENT VEGETATION AND STRUCTURAL EROSION CONTROL MEASURES SHALL BE INSTALLED AS SOON AS PRACTICABLE;

9. TO THE EXTENT NECESSARY, SEDIMENT IN RUNOFF WATER SHALL BE TRAPPED BY THE USE OF DEBRIS BASINS, SILT TRAPS, OR SIMILAR MEASURES UNTIL THE DISTURBED AREA IS STABILIZED; SILT FENCING WILL BE DOT TYPE "C"

10. ADEQUATE PROVISIONS SHALL BE PROVIDED TO MINIMIZE DAMAGE FROM SURFACE WATER TO THE CUT FACE OF EXCAVATIONS OR THE SLOPING SURFACES OF FILLS; ALL FILL SLOPES SHALL HAVE SILT FENCING AT THE TOE; 11. GRADING EQUIPMENT SHALL CROSS FLOWING STREAMS BY THE MEANS OF BRIDGES OR CULVERTS, EXCEPT WHEN SUCH

METHODS ARE NOT FEASIBLE, PROVIDED IN ANY CASE THAT SUCH CROSSINGS SHALL BE KEPT TO A MINIMUM; 12. FILLS SHALL NOT ENCROACH UPON NATURAL WATER COURSES OR CONSTRUCTED CHANNELS IN A MANNER SO AS TO ADVERSELY AFFECT OTHER PROPERTY OWNERS;

13. PROVISIONS SHALL BE PROVIDED FOR TREATMENT OR CONTROL OF ANY SOURCE OF SEDIMENTS AND ADEQUATE SEDIMENTATION CONTROL FACILITIES TO RETAIN SEDIMENTS ON SITE OR PRECLUDE SEDIMENTATION OF ADJACENT WATERS BEYOND THE LEVELS SPECIFIED IN THIS PERMIT:

14. NO CONSTRUCTION ACTIVITIES SHALL BE CONDUCTED WITHIN A 25-FOOT BUFFER ALONG THE BANKS OF ALL STATE WATERS. EXCEPTIONS INCLUDE AN APPROVED VARIANCE OR WHERE A DRAINAGE STRUCTURE OR A ROADWAY DRAINAGE STRUCTURE MUST BE CONSTRUCTED, PROVIDED THAT ADEQUATE EROSION CONTROL MEASURES ARE INCORPORATED IN THE PROJECT PLANS AND SPECIFICATIONS AND ARE IMPLEMENTED.

15. NO CONSTRUCTION ACTIVITIES SHALL BE CONDUCTED WITHIN A BUFFER AND A BUFFER SHALL REMAIN IN ITS NATURAL, UNDISTURBED, STATE OF VEGETATION UNTIL ALL LAND-DISTURBING ACTIVITIES ON THE CONSTRUCTION SITE ARE COMPLETED;

16. NO CONSTRUCTION ACTIVITIES SHALL BE CONDUCTED WITHIN A 25-FOOT BUFFER, AS MEASURED HORIZONTALLY FROM THE POINT WHERE VEGETATION HAS BEEN WRESTED BY NORMAL STREAM FLOW OR WAVE ACTION, ALONG THE BANKS OF ANY STATE WATERS CLASSIFIED AS 'TROUT STREAMS' EXCEPT WHEN APPROVAL IS GRANTED BY THE DIRECTOR FOR ALTERNATE BUFFER REQUIREMENTS IN ACCORDANCE WITH THE PROVISIONS OF O.C.G.A. 12-7-6, OR WHERE A ROADWAY DRAINAGE STRUCTURE MUST BE CONSTRUCTED: PROVIDED. HOWEVER. THAT SMALL SPRINGS AND STREAMS CLASSIFIED AS 'TROUT STREAMS' WHICH DISCHARGE AN AVERAGE ANNUAL FLOW OF 25 GALLONS PER MINUTE OR LESS SHALL HAVE A 25-FOOT BUFFER OR THEY MAY BE PIPED, AT THE DISCRETION OF THE PERMITTEE, PURSUANT TO THE TERMS OF A RULE PROVIDING FOR A GENERAL VARIANCE PROMULGATED BY THE BOARD OF NATURAL RESOURCES INCLUDING NOTIFICATION OF SUCH TO EPD AND THE LOCAL ISSUING AUTHORITY OF THE LOCATION AND EXTENT OF THE PIPING AND PRESCRIBED METHODOLOGY FOR MINIMIZING THE IMPACT OF SUCH PIPING AND FOR MEASURING THE VOLUME OF WATER DISCHARGED BY THE STREAM. ANY SUCH PIPE MUST STOP SHORT OF THE DOWN STREAM PERMITTEE'S PROPERTY, AND THE PERMITTEE MUST COMPLY WITH THE BUFFER REQUIREMENT FOR ANY ADJACENT TROUT STREAMS

17. EXCEPT AS PROVIDED ABOVE, FOR BUFFERS REQUIRED PURSUANT TO PART IV.(XV), AND (XVI)., NO CONSTRUCTION ACTIVITIES SHALL BE CONDUCTED WITHIN A BUFFER AND A BUFFER SHALL REMAIN IN ITS NATURAL, UNDISTURBED, STATE OF VEGETATION UNTIL ALL LAND-DISTURBING ACTIVITIES ON THE CONSTRUCTION SITE ARE COMPLETED. BETWEEN THE TIME FINAL STABILIZATION OF THE SITE IS ACHIEVED AND UPON THE SUBMITTAL OF A NOTICE OF TERMINATION, A BUFFER MAY BE THINNED OR TRIMMED OF VEGETATION AS LONG AS A PROTECTIVE VEGETATIVE COVER REMAINS TO PROTECT WATER QUALITY AND AQUATIC HABITAT AND A NATURAL CANOPY IS LEFT IN SUFFICIENT QUANTITY TO KEEP SHADE ON THE STREAM BED.

18. VELOCITY DISSIPATION DEVICES SHALL BE PLACED AT DISCHARGE LOCATIONS AND ALONG THE LENGTH OF ANY OUTFALL CHANNEL FOR THE PURPOSE OF PROVIDING A NON-EROSIVE VELOCITY FLOW FROM THE STRUCTURE TO A WATER COURSE SO THAT THE NATURAL PHYSICAL AND BIOLOGICAL CHARACTERISTICS AND FUNCTIONS ARE MAINTAINED AND PROTECTED (E.G., NO SIGNIFICANT CHANGES IN THE HYDROLOGICAL REGIME OF THE RECEIVING WATER(S).

19. INSTALLATION AND USE OF GREEN INFRASTRUCTURE APPROACHES AND PRACTICES THAT MIMIC NATURAL PROCESSES AND DIRECT STORM WATER WHERE IT CAN BE INFILTRATED, EVAPOTRANSPIRATED OR RE-USED WITH SIGNIFICANT UTILIZATION OF SOILS AND VEGETATION RATHER THAN TRADITIONAL HARDSCAPE COLLECTION, CONVEYANCE AND STORAGE STRUCTURES ARE ENCOURAGED TO THE MAXIMUM EXTENT PRACTICABLE.

20. WASTE DISPOSAL. NO SOLID MATERIALS, INCLUDING BUILDING MATERIALS, SHALL BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT

21. OFF-SITE VEHICLE TRACKING OF DIRT, SOILS, AND SEDIMENTS AND THE GENERATION OF DUST SHALL BE MINIMIZED OR ELIMINATED TO THE MAXIMUM EXTENT PRACTICAL. THE PLAN SHALL INCLUDE THE BEST MANAGEMENT PRACTICE TO BE IMPLEMENTED AT THE SITE OR COMMON DEVELOPMENT.

22. ALL PERMITTEES SHALL ENSURE AND DEMONSTRATE THAT THEIR PLAN IS IN COMPLIANCE WITH APPLICABLE STATE AND/OR LOCAL WASTE DISPOSAL. SANITARY SEWER OR SEPTIC SYSTEM REGULATIONS.

PRODUCT SPECIFIC PRACTICES

PETROLEUM PRODUCTS ALL ON SITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY PETROLEUM TO BE STORED IN TANKS WILL HAVE BE SURROUNDED BY AN EARTHEN BERM AS A SECONDARY PROTECTIVE MEASURE ALL CONTAINERS/TANKS WILL BE REGULARLY INSPECTED FOR CRACKS OR LEAKAGE. IF POSSIBLE, PETROLEUM PRODUCTS WILL BE STORED IN A COVERED AREA, ANY ASPHALT SUBSTANCES USED ON SITE WILL BE APPLIED ACCORDING TO THE MANUFACTURE'S RECOMMENDATIONS.

PAINTS:

ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM OR SURFACE WATERS BUT WILL BE PROPERLY DISPOSED OF ACCORDING TO MANUFACTURE'S INSTRUCTIONS AND FEDERAL, STATE AND LOCAL REGULATIONS.

CONCRETE TRUCKS:

CONCRETE TRUCKS WILL NOT BE ALLOWED TO WASHOUT OR DISCHARGE SURPLUS CONCRETE DRUM WASH ON SITE, WASHOUT OF THE DRUM AT THE SITE IS PROHIBITED.

FERTILIZERS:

FERTILIZER USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED. FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORM WATER. STORAGE WILL BE IN A COVERED SHED (WHENEVER POSSIBLE). THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO SEALABLE PLASTIC BINS TO AVOID SPILLS (WHENEVER POSSIBLE)

SANITARY/SEPTIC WASTES:

DURING CONSTRUCTION, 1 PORTABLE TOILET PER EVERY 10 WORKERS SHALL BE PROVIDED ONSITE. ALL SANITARY WASTE FACILITIES WILL BE SERVICED BY A QUALIFIED DOMESTIC WASTE HAULER. FACILITIES WILL BE PLACED OUT OF HIGH FLOW AREAS. AND WILL BE KEPT AWAY FROM, AND NOT RINSED INTO, STORM DRAIN INLETS AND RECEIVING BODIES OF WATER. AT COMPLETION, THE SITE WILL BE SERVED BY DEKALB COUNTY SANITARY SEWER.

MULCH:

MULCH STORAGE MUST COMPLY WITH THE FOLLOWING SECTION OF THE STANDARD FIRE PREVENTION CODE: SECTION 502.3.1 - NO PERSON SHALL STORE IN ANY BUILDING OR UPON ANY PREMISES IN EXCESS OF 2,500 CU.FT. GROSS VOLUME OF COMBUSTIBLE EMPTY PACKING CASES, BOXES, BARRELS OR SIMILAR CONTAINERS, OR RUBBER TIRES, OR RUBBER OR OTHER SIMILARLY COMBUSTIBLE MATERIALS WITHOUT A PERMIT.

SANDBLASTING GRITS

NO SANDBLASTING GRIT WILL BE DISPOSED OF ON SITE. ITS DISPOSAL WILL BE COORDINATED WITH A LICENSED WASTE MANAGEMENT OR TRANSPORT AND DISPOSAL FIRM.

CONSTRUCTION WASTES:

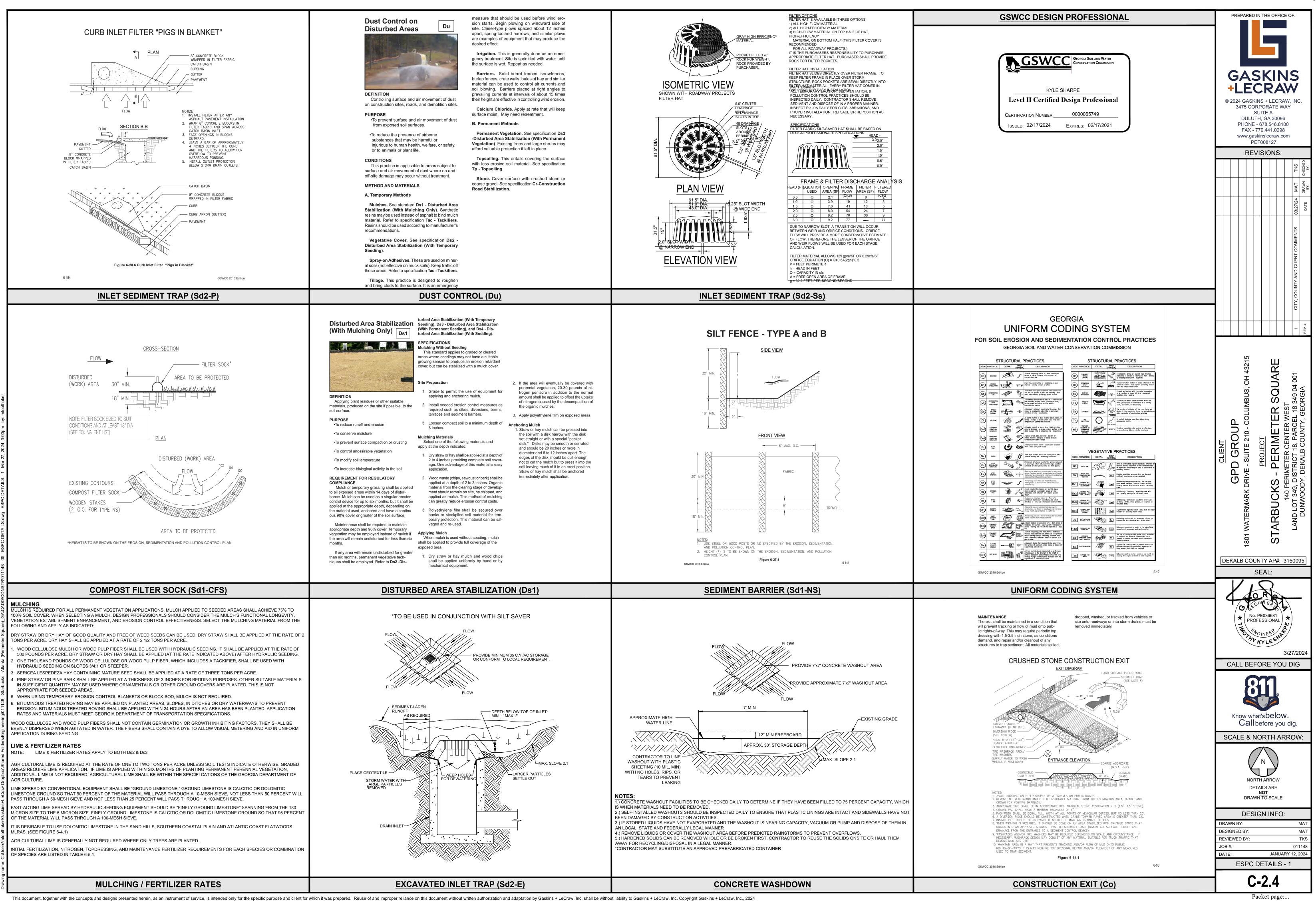
ALL CONSTRUCTION WASTE, FOR EXAMPLE: RUBBLE, PACKAGING MATERIALS, SCRAP BUILDING SUPPLIES, AND TREES AND SHRUBS REMOVED DURING GRUBBING, WILL BE COLLECTED AT A DESIGNATED ON-SITE LOCATION. IF POSSIBLE THE WASTE ACCUMULATION AREA WILL BE LOCATED IN A COVERED AREA. ALL CONSTRUCTION WASTES WILL BE REMOVED REGULARLY ON A CONSISTENT SCHEDULE AND DISPOSED OF AT AUTHORIZED DISPOSAL SITES.

DETERGENTS:

THE USE OF DETERGENTS WILL BE LIMITED ON SITE, AND NO WASH WATER CONTAINING DETERGENTS WILL BE DISCHARGED TO STORM DRAIN INLETS OR RECEIVING BODIES OF WATER.

<u>S</u>	CHEDULE OF AC	TIVITIES		PREPARED IN THE OFFICE OF:
BEGIN CONSTRUCTION MARCH 2024	ESTIMATED COMPLETION: MARCH	MAY 2024 APRIL	MAY	
DESCRIPTION INSTALL & MAINTAIN SEDIMENT CONTROL	1	2	3	
				CACKING
INTERMEDIATE PHASE EROSION CONTROL BMP INSTALLATION FINAL PHASE EROSION CONTROL BMP				GASKINS +LECRAW
INSTALLATION INSTALLATION AND MAINTENANCE OF			<u> </u>	© 2024 GASKINS + LECRAW, INC.
TEMPORARY SEDIMENT BASIN/RETROFIT DEMOLITION, CLEARING, AND GRUBBING				3475 CORPORATE WAY SUITE A DULUTH, GA 30096
GRADING TEMPORARY MULCHING/SEEDING AS REQ'D	5//////////////////////////////////////			PHONE - 678.546.8100 FAX - 770.441.0298 www.gaskinslecraw.com
TO STABLIIZE @ 14 DAY INTERVALS UTILITIES (STORM)				REVISIONS:
PAVING FINAL STABILIZATION/PERMANENT AS REQ'D				
AT 30 DAY INTERVALS REMOVE SEDIMENT CONTROL STRUCTURES			<u> </u>	$\blacksquare + + + + + + + + + + + + + + + + + + +$
FINAL CLEAN-UP				24 MAT
	NERAL SITE INFO	DRMATION		03/27/24
DESCRIPTION OF EXISTING LAND EXISTING PARKING LOT WITH UTILITIES AN	ND STORMWATER CONVEYANC	ESYSTEM		
SITE PURPOSE AND CONSTRUCT THIS SITE IS PROPOSED TO BE A FREE ST. DETENTION FACILITIES ARE LOCATED ON	ANDING STARBUCKS AND ASSO			COMMENTS
SITE DESCRIPTION AND LOCATIO TOTAL SITE AREA - 0.93 AC	<u>N</u>			CLIENT
TOTAL AREA OF DISTURBANCE - 0.85 ACRI SOIL TYPES: GWC2 & UD THIS SITE IS LOCATED IN DUNWOODY, DEI	KALB COUNTY, GEORGIA.			LY AND
THE SITE IS LOCATED ON THE SOUTHERN ADDRESS: 140 PERIMETER CENTER WEST			ND PERIMETER CENTER WEST	CITY, COUNTY AND
	S FEE CALCULATION .85 AC = \$34 CITY FEE .85 AC = \$34 EPD FEE	GPS LOCATION OF Co LAT: 33.927825° LONG: -84.345648°		
WETLANDS/STREAMS: THERE ARE NO KNOWN WETLANDS OR ST	REAMS LOCATED ON THIS SITE	. THERE ARE NO KNOWN BLUEL	LINE STREAMS ON SITE.	24
RECEIVING WATERS: RECEIVING WATERS FROM THE SITE - UT (OF NANCY CREEK. THERE SHAI	LL BE NO ADVERSE IMPACTS TO	D THE RECEIVING WATERS BY	
POST DEVELOPMENT RUNOFF FROM THE DRAINAGE DESCRIPTION:	SITE.			Ш 55
THE SITE IS SLOPING TERRAIN WITH SLOF TRIBUTARY OF UT OF NANCY CREEK.	PES RANGING FROM 1-45% SLOP	PES. THE EXISTING DRAINAGE F	LOWS TO AN UNNAMED	H 432 AR 001
SLOPES AFTER GRADING: AFTER CONSTRUCTION THE AVERAGE SLO	OPE OF THE SITE IS APPROXIM	ATELY 3%. EMBANKMENT ARE 2	:1 OR LESS.	LUMBUS, OH 43: R SQUAR EST EORGIA
(CONTACT INFOR	MATION		P columbus, oh 43215 Columbus, oh 43215 R MEST R WEST R WEST Y, GEORGIA
PRIMARY PERMITTEE: STARBUCKS COFFEE COMPANY	CIVIL ENGINEER: GASKINS + LECRAW	EPD MOU	STRICT OFFICE	
2401 UTAH AVENUE SOUTH SEATTLE, WA 98134 470.217.4087	3475 CORPORATE WAY SUITE A DULUTH, GA 30096	STE 114 ATLANTA	ERNATIONAL PARKWAY , GA 30354-3906	
DEXTER PATTERSON DEPATTER@STARBUCKS.COM OPERATOR:	MR. KYLE SHARPE, PE 678.546.8100 24 HOUR CONTACT :	404.362.20	071	
CONTRACTOR - TBD QUALIFIED PERSONNEL	DEXTER PATTERSON 470.217.4087			
				ERMARK I BUCK DUNWOO
				801 WATERMAI STARBUC LAND LOT
				1801 WATERMARK STARBUCK LAND LOT 345 DUNWOC
				DEKALB COUNTY AP#: 3150095
				SEAL:
				1 to Ro
				C LEGISTER EN
				THE RYLESHA
				3/27/2024
				CALL BEFORE YOU DIG
				811
				Know what's below. Call before you dig.
				SCALE & NORTH ARROW:
				$\langle \rangle$
GSW	ICC DESIGN PRO	FESSIONAL		NORTH ARROW
				0' 10' 20' 40' SCALE: 1" = 20'
		ia Soil and Water rvation Commission		DESIGN INFO: DRAWN BY: MAT
	KYLE SHARPE			DESIGNED BY: MAT REVIEWED BY: TKS
Lev	vel II Certified Design	Professional		JOB #: 011148 DATE: JANUARY 12, 2024
		065749		
Issu	ED: 02/17/2024 EXPIRES	. 02/17/2021		C-2.3

#3



									Γ
		PLANT, PLANTING RATE, AI		Resour	ce				
		Species	Broadcast Rates	Area ³	Solid lines indicate opt	es by Resource	lines indicate	Remarks	
		BAHIA, PENSACOLA	Pure I Seed (I Rate Per Acre ² Per 100	PLS)	J F M A M	J J A S	0 N [>	Spe
		Paspalum notatum alone or with temporary cover with other perennials	60 lbs 1.4 ll	bs P				166,000 seed per pound. Low growing. - Sod forming. Slow to establish. Plant with companion crop. Will spread nto bermud pastures and awns. Mix with Sericea les	ith a da
oothaker		BAHIA, WILMINGTON Paspalum notatum	30 lbs 0.7	lb C				deza or weeping lovegrass.	
pm by: mtoothal		alone or with temporary cover with other perennials BERMUDA, COMMON	60 lbs 1.4 30 lbs 0.7					 Same as above.	LES Amb <i>Lesj</i> or App <i>Lesj</i> (Du
, 2024 3:01pm		Cynodon dactylon Hulled seed alone	10 lbs 0.2	P Ib C				1,787,000 seed per pound. Quick cover.	scar
- 2 Mar 27,		with other perennials BERMUDA, COMMON Cynodon dactylon	6 lbs 0.7	lb				Low growing and sod forming. Full sun. Good for athletic fileds.	unsc
ESPC DETAILS		Unhulled seed with temporary cover with other perennials	10 lbs 0.2 6 lbs 0.1					Plant with winter annuals.	LES Les _i Les
		Species	Broadcast Rates	Resourc Area ³		s by Resource /		Remarks	plan LOV <i>Era</i> ş
PC DETAIL			Pure L Seed (F Rate Per Acre² Per 1000	PLS)	J F M A M	but marginal dates.		-	alon with
18 - 05 - ESI		BERMUDA SPRIGS <i>Cynodon dactylon</i> Coastal, Common, Midland, or Tift 44	40 cu ft 0.9 cu t or sod plugs 3' x3'	ft M-L				A cubic foot contains approximately 650 sprigs. A bushel contains 1.25 cubic feet of	Spe
NSTR\0111		Coastal, Common, of Tift 44 Tift 78		P C C		/ / / / 		Sprige: / Record of the contained field of th	01
Square)_GA\CADD\CONSTR\011148 - 05 - ESPC DETAILS.dwg		CENTIPEDE Eremochloa ophuiroides	Block sod only	P					MAI Pan
Square)_G/				C				Drought tolerant. Full sun or partial shade Effective adjacent to concrete and in con- centrated flow areas. Irrigation is needed until fully established. Do not plant near	
Atlanta (Perimeter		CROWNVETECH Coronilla varia						pastures. Winterhardy as far as north Athens and Atlanta	ama
		with winter annuals or cool						100,000 seed per pound. Dense growth. Drought tolerant and fire resistant. Attract rose, pink and white blossoms spring to la fall. Mix with 30 pounds of Tall fescue or 1	ate alor
011148 - Starbucks		season grasses Species	15 lbs 0.3 l Broadcast Rates	b M-L P Resourc Area ³	De Planting Date	s by Resource /		pounds of rye. Inoculate see with M inoculant. Use from North Atlanta and Northwa	ard. SUN MAX
ring			Pure L	ivo	Solid lines indicate opti		ines indicate	-	1 R 2 P
Folders\Enginee		FESCUE, TALL Festuca arundinacea	Rate Per Acre ² Per 1000	PLS)	J F M A M	J J A S	O N D		3 M P re C re
ox\Shared F		alone	50 lbs 1.1 ll	Р				227,000 seed per pound. Use alone only better sites. Mix with perennial lespededz or Crownvetch. Apply topdressing in sprir following fall plantings. Not for heavy use	za ing
Craw Dropbo		with other perennials KUDZU Pueraria thumbergiana	30 lbs 0.7 ll					areas or athletic fields. Rapid and vigorous growth. Excellent in	
3askins+Le(Plants or crowns LESPEDEZA SERICEA Lespedeza cuneata	3' - 7' apart	ALL				gully erosion control. Will climb. Good livestock forage.	
C:\Users\mtoothaker\Gaskins+LeCraw Dropbox\Shared		scarified	60 lbs 1.4 ll			-		350,000 seed per pound. Widely adapted Low maintenace. Mix with Weeping loveg- rass, Common bermuda, bahia, or tall fescue. Takes 2 to 3 years to become fully	9- Iv
): C:\Users\n		unscarified	75 lbs 1.7 ll					established. Excellent on roadbanks. Inoc late seed with EL inoculant. Mix with Tall fesue or winter annuals.	
awing name:		seed- bearing hay	3 tons 1338 l	M-L P bs C				Cut when seed mixture is mature, but be- fore, it shatters. Add Tall fescue or winter -annuals.	r
Ū.	This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for w	which it was prepared. Reuse of and improper re	eliance on this docum	nent without	written authorizatio	-			

		TYPE OF S	SPECIES YE	Table 6-5	5.1. Fertilizer Requi ANALYSIS OR EQUIVALENT N-P-K	rements RATE	N TOP DRESSING RATE
		1. Cool seas grasses	Secon	d enance	6-12-12 6-12-12 10-10-10	1500 lbs./ac. 1000 lbs./ac. 400 lbs./ac.	50-100 lbs./ac. 1/2/
		2. Cool seas grasses a legumes	and Secon	id enance	6-12-12 0-10-10 0-10-10	1500 lbs./ac. 1000 lbs./ac. 400 lbs./ac.	0-50 lbs./ac. 1/ — —
		3. Ground c	Secon	id enance	10-10-10 10-10-10 10-10-10	1300 lbs./ac. 3/ 1300 lbs./ac. 3/ 1100 lbs./ac.	
		4. Pine seed	dlings First		20-10-5	one 21-gram pellet per seedling placed in the closing hole	_
		5. Shrub Les		enance	0-10-10 0-10-10	700 lbs./ac. 700 lbs./ac. 4/	_
		6. Temporar cover croj seeded al	pps		10-10-10	500 lbs./ac.	30 lbs./ac. 5/
		7. Warm sea grasses	Secon	id enance	6-12-12 6-12-12 10-10-10	1500 lbs./ac. 800 lbs./ac. 400 lbs./ac.	50-100 lbs./ac. 2/6/ 50-100 lbs./ac. 2/ 30 lbs./ac.
		8. Warm sea grasses a legumes	and Secon	d enance	6-12-12 0-10-10 0-10-10	1500 lbs./ac. 1000 lbs./ac. 400 lbs./ac.	50 lbs./ac./6/
PERMANE Resourc Area ³	Planting Dates by Resource Area Remarks Solid lines indicate optimum dates, dotted lines indicate		FEF	RTILIZ	<u>ER REQUIE</u>	<u>REMENTS</u>	
Resourc	e Planting Dates by Resource Area Remarks		<u>FE</u> F	RTILIZ	<u>ER REQUIE</u>	REMENTS	
Resourc Area ³	e Planting Dates by Resource Area Remarks Solid lines indicate optimum dates, dotted lines indicate permissible but marginal dates. Image: Constrained and the second seco	Species	FEF Broadcast Rates		VER REQUI		Remarks
Resourc Area ³	e Planting Dates by Resource Area Remarks Solid lines indicate optimum dates, dotted lines indicate permissible but marginal dates. Remarks J F M A M J J A S O N D Image: state of the state of th	·	Broadcast Rates Pure Live Seed (PLS)	Resource Area ³	Planting Dates by Re Solid lines indicate optimum date permissible but marg	esource Area	Remarks
Resourc Area ³ e S) sqft P	e Planting Dates by Resource Area Remarks Solid lines indicate optimum dates, dotted lines indicate permissible but marginal dates. A A A A S O N D J F M A M J J A S O N D	Rate F LESPEDEZA Ambro virgata <i>Lespedeza virgata DC</i> or Appalow <i>Lespedeza cuneata</i>	Broadcast Rates	Resource Area ³	Planting Dates by Re	esource Area	Remarks
Resourc Area ³ e S) sqft P C C M-L	e Planting Dates by Resource Area Remarks Solid lines indicate optimum dates, dotted lines indicate permissible but marginal dates. Image: Constraint of the second s	Rate F LESPEDEZA Ambro virgata <i>Lespedeza virgata DC</i> or Appalow <i>Lespedeza cuneata</i> (Dumont) G. Don)	Broadcast Rates Pure Live Seed (PLS)	Resource Area ³	Planting Dates by Re Solid lines indicate optimum date permissible but marg	esource Area	000 seed per pound. Height of growt 24 inches. Advantageous in urban Spreading-type growth. New growth se coloration. Mix with weeping loveg common bermuda, bahia, tall fescu
Resourc Area ³ e S) sqft P C C M-L P P	e Planting Dates by Resource Area Remarks Solid lines indicate optimum dates, dotted lines indicate permissible but marginal dates. Image: Constraint of the second s	Rate F LESPEDEZA Ambro virgata <i>Lespedeza virgata DC</i> or Appalow <i>Lespedeza cuneata</i> (<i>Dumont</i>) <i>G. Don</i>) scarified 60	Broadcast Rates Pure Live Seed (PLS) Per Acre ² Per 1000 sqft	Resource Area ³	Planting Dates by Re Solid lines indicate optimum date permissible but marg	A S O N D A S O S O S O S O S O S O S O S O S O S	000 seed per pound. Height of grown 24 inches. Advantageous in urban Spreading-type growth. New growth ze coloration. Mix with weeping love; common bermuda, bahia, tall fescu nter annuals. Do not mix with Serica
Resourc Area ³ e S) sqft P C C M-L P P	e Planting Dates by Resource Area Remarks Solid lines indicate optimum dates, dotted lines indicate permissible but marginal dates. Image: Constraint of the second s	Rate F LESPEDEZA Ambro virgata <i>Lespedeza virgata DC</i> or Appalow <i>Lespedeza cuneata</i> (<i>Dumont</i>) <i>G. Don</i>) scarified 60	Broadcast Rates Pure Live Seed (PLS) Per Acre ² Per 1000 sqft	Resource Area ³	Planting Dates by Re Solid lines indicate optimum date permissible but marg	A S O N D A S O S O S O S O S O S O S O S O S O S	000 seed per pound. Height of growt 24 inches. Advantageous in urban Spreading-type growth. New growtt ze coloration. Mix with weeping love common bermuda, bahia, tall fescu nter annuals. Do not mix with Serica ideza. Slow to develop solid stands.
Resource Area ³ a) b) c) c) c) c) c) c) c) c) c) c	e Planting Dates by Resource Area Remarks Solid lines indicate optimum dates, dotted lines indicate permissible but marginal dates. 166,000 seed per pound. Low growing. J F M A M J J A S O N D	Rate F LESPEDEZA Ambro virgata Lespedeza virgata DC or Appalow Lespedeza cuneata (Dumont) G. Don) scarified unscarified 75 LESPEDEZA, SHRUB Lespedeza thumbergii	Broadcast Rates Pure Live Seed (PLS) Per Acre ² Per 1000 sqft 30 lbs 1.4 lb 75 lbs 1.7 lb	Resource Area ³	Planting Dates by Re Solid lines indicate optimum date permissible but marg	A S O N D A S O N D 300,0 A S O N D 300,0 300,0 300,0 18 to eas.3 bronz rass, or win lespe 10,0	000 seed per pound. Height of grow 24 inches. Advantageous in urban Spreading-type growth. New growth ze coloration. Mix with weeping lovt common bermuda, bahia, tall fescu nter annuals. Do not mix with Seric deza. Slow to develop solid stands. llate seed with EL inoculant.
Resourc Area ³ e Syft P C M-L P C C P C	e Planting Dates by Resource Area Remarks Solid lines indicate optimum dates, dotted lines indicate permissible but marginal dates. Image: Constraint of the permissible but marginal dates. Image: Constraint of the permissible but marginal dates. J F M A M J J A S O N D Image: Constraint of the permissible but marginal dates. Image: Constraint of the permissible but marginal dates. Image: Constraint of the permissible but marginal dates. Image: Constraint of the permissible but marginal dates. Image: Constraint of the permissible but marginal dates. Image: Constraint of the permissible but marginal dates. Image: Constraint of the permissible but marginal dates. Image: Constraint of the permissible but marginal dates. Image: Constraint of the permissible but marginal dates. Image: Constraint of the permissible but marginal dates. Image: Constraint of the permissible but marginal dates. Image: Constraint of the permissible but marginal dates. Image: Constraint of the permissible but marginal dates Image: Constraint of the permissible but marginal dates. Image: Constraint of the permissible but marginal dates. Image: Constraint of the permissible but margin	Rate F LESPEDEZA Ambro virgata <i>Lespedeza virgata DC</i> or Appalow <i>Lespedeza cuneata</i> (<i>Dumont</i>) G. Don) scarified 60 unscarified 75 LESPEDEZA, SHRUB <i>Lespedeza bicolor</i>	Broadcast Rates Pure Live Seed (PLS) Per Acre ² Per 1000 sqft	Resource Area ³	Planting Dates by Re Solid lines indicate optimum date permissible but marg	A S O N D A S O N D 300,0 A S O N D 300,0 300,0 300,0 18 to eas.3 bronz rass, or win lespe 10,0	000 seed per pound. Height of growt 24 inches. Advantageous in urban Spreading-type growth. New growtt ze coloration. Mix with weeping love common bermuda, bahia, tall fescu nter annuals. Do not mix with Serica ideza. Slow to develop solid stands.
Resource Area ³ a) a) b) c) c) c) c) c) c) c) c) c) c	e Planting Dates by Resource Area Remarks Solid lines indicate optimum dates, dotted lines indicate permissible but marginal dates.	Rate F LESPEDEZA Ambro virgata Lespedeza virgata DC or Appalow Lespedeza cuneata (Dumont) G. Don) scarified unscarified ZESPEDEZA, SHRUB Lespedeza bicolor Lespedeza thumbergii plants LOVEGRASS, WEEPING Eragrostis curvula alone 4	Broadcast Rates Pure Live Seed (PLS) Per Acre ² Per 1000 sqft 30 lbs 1.4 lb 75 lbs 1.7 lb	Resource Area ³	Planting Dates by Re Solid lines indicate optimum date permissible but marg	A S O N D A S O N D 300,0 A S O N D 300,0 18 to eas.3 bronz rass, or win lespe Inocu 1,500 Droug	000 seed per pound. Height of growt 24 inches. Advantageous in urban Spreading-type growth. New growth ze coloration. Mix with weeping love common bermuda, bahia, tall fescu nter annuals. Do not mix with Serice ideza. Slow to develop solid stands. ilate seed with EL inoculant.
Resource Area ³ a) b) c) c) c) c) c) c) c) c) c) c	Planting Dates by Resource Area Remarks Solid lines indicate optimum dates, dotted lines indicate permissible but marginal dates. Image: constraint of the second dates indicate permissible but marginal dates. J F M A M J A S O N D Image: constraint of the second dates Image: constraint of the second dates Image: constraint of the second dates Image: constraint of the second dates Image: constraint of the second dates Image: constraint of the second dates Image: constraint of the second dates Image: constraint of the second dates Image: constraint of the second dates Image: constraint of the second dates Image: constraint of the second dates Image: constraint of the second dates Image: constraint of the second dates Image: constraint of the second dates Image: constraint of the second dates Image: constraint of the second dates Image: constraint of the second dates Image: constraint of the second dates Image: constraint of the second dates Image: constraint of the second dates Image: constraint of the second dates Image: constraint dates Image: constraint dates<	Rate F LESPEDEZA Ambro virgata Lespedeza virgata DC or Appalow Lespedeza cuneata (Dumont) G. Don) scarified unscarified 75 LESPEDEZA, SHRUB Lespedeza bicolor Lespedeza thumbergii plants LOVEGRASS, WEEPING Eragrostis curvula alone 4 with other perennials	Broadcast Rates Pure Live Seed (PLS) Per Acre ² Per 1000 sqft S0 lbs 1.4 lb 75 lbs 1.7 lb 3' x3' 4 lbs 0.1 lb	Resource Area ³	Planting Dates by Re Solid lines indicate optimum date permissible but marg	esource Area	000 seed per pound. Height of grow 24 inches. Advantageous in urbar Spreading-type growth. New growt ze coloration. Mix with weeping love common bermuda, bahia, tall fesc ther annuals. Do not mix with Serice deza. Slow to develop solid stands late seed with EL inoculant.

) et or					Sol	id lin							otted i dates		india	ate	
		Rate Per Acre ² F	Pure Live Seed (PLS) Per 1000 sqft		J	F	м	A	М	J	J	А	s	0	N	D	
	MAIDENCANE Panicum hemitomon																
ade.	sprigs	2' x 3' spacing	ALL														For very wet sites. May clog channels. Dig sprigs from local sources. Use along river banks and shorelines.
on- ed ar	PANICGRASS, ATLANTIC COASTAL Panicum amarum var amarukum																
		20 lbs	0.5 lb	P C													Grows well on coastal sand dunes, borrow areas, and gravel pits. Provides winter cove for wildlife. Mix with Sericea lespedeza exce on sand dunes.
n. active	REED CANARY GRASS Phalaris arundinacea																
o late or 15 ocu-	alone with other perrenials	50 lbs 30 lbs	1.1 lb 0.7 lb	M-L P													Grows similar to Tall fescue
ward.	SUNFLOWER, 'AZTEC' MAXIMILLIAN Helianthus maximiliani																

227,000 seed per pound. Mix with Weeping lovegrass or other low-grwoing grasses or legumes.

M-L P 10 lbs 0.2 lb C 1 Reduce seeding rates by 50% when drilled 2 PLS is an abbreviation for Pure Live Seed. Refer to Section V.E. of these specifications. 3 M-L represents to Mountain; Blue Ridge; and Ridges and Valleys MLRAs P represents the Southern Piedmont MLRA C represents the Souther Coastal Plain;Sand Hills;Black Lands;and Atlantic Coast Flatwoods MLRAs. See Figure 6-4.1

VE PRACTICES (Ds3)

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	GSWC		SIG	iN	Ρ	R	OF	Ē	S	SI	0	N					PR	EPAR	ED II	N THE	OFFI		:	7
	Level	SSV II Cert	KYLI tifie		HAI	G C₀ ig 00	ORGIA NSERV	S оіі. Атіо 657	AND N Co	d Wa dmmi: SSI	ATER ISSION	» alal					G +] 2022	4 GA: 4475 (C DUL PHOI FA)	SKIIN COR SULUTH NE - K - 7 gask PEF	SK SK POR/ JITE / H, GA 678.5 70.44	ECR ATE V 3009 46.81 1.029 craw.c 27	AW, 1 VAY 96 100 8 com	CLIENT COMMENTS 03/27/24 MAT TKS	DATE DATE DATE DATE DATE DATE DATE DATE
			D	ET	Ά	IL																	, COUNTY AND	
	ver or Companion Cover Crops AND PLANTING DATE FOR T						-	NON	N CF	ROP	PS 1												CITY,	
Species	Broadcast Rates	Resource Area ³	Solid		ndica	nte op	tes b otimum ole but	n date	əs, do	otted	line		cate	Remarks									~	KEV. #
BARLEY	Pure Live Seed (PLS) Per 1000 Rate Per Acre ² sqft		JI	= м	A	M	IJ	J	A	S	0	N	D					3215			ШХ			
BARLEY <i>Hordeum vulagre</i> alone in mixture	3 bu. (144 lbs) 3.3 lbs 1/2 bu. (24lbs) 0.6 lb	M-L P C												14,000 seed per pound. Winter hardy. Use on productive soils.				3US, OH 4(SQUARE		349 04 00 1 DRGIA	
LESPEDEZA, ANNUAL Lespedeza striata alone in mixture	40 lbs 0.9 lb 10 lbs 0.2 lb	M-L P C												200,000 seed per pound. May volunteer for sev- eral years. Use inoculant EL.		1	GROUP	- SUITE 210 - COLUMBUS, OH 43215			ЧЦ	ES S	16, PARCEL 18 349 04 3 COLINTY GEORGIA	
LOVEGRASS, WEEPING <i>Eragrostis curvula</i> alone in mixture	4 lbs 0.1 lb 2 lbs 0.05 lb	M-L P C												1,500,000 seed per pound. May last for several years. Mix with <i>Sericea lespedeza</i> .		S S	PD GR	VE - SUITE		PROJECT	- PERIMET	IMETER		
MILLET, BROWNTOP Panicum fasciculatum alone in mixture	40 lbs 0.9 lb 10 lbs 0.2 lb	M-L P C												137,000 seed per pound. Quick dense cover. Will provide excessive competion in mixtures if seeded at high rate.			G	1801 WATERMARK DRIV			STARBUCKS -	140 PER	348, UI	·
Species	Broadcast Rates	Resource Area ³	Solid	lines i	ndica	te op	tes b btimum ble but	n date	əs, da	otted	llines		cate	Remarks				01 WATE			STARE			
MILLET, PEARL Pennesetum glaucum alone	Rate Per Acre ² sqft		JF	- M	A 		J	J	A	s	0	N		88,000 seed per pound. Quick dense cover. May reach 5 feet in height. Not recommended for mixtures.		DE	KA		OUN		\P#:	3150)095]
OATS Avena sativa alone in mixture	4 bu. (128 lbs) 2.9 lbs 1 bu. (32 lbs) 0.7 lb	M-L P C											-	13,000 seed per pound. Use on productive soils. Not as a winter hardy as rye or barley.		2	ł	*(_				P *	_	
RYE <i>Secale cereale</i> alone in mixture	3 bu. (168 lbs) 3.9 lbs 1/2 bu. (28 lbs) 0.6 lb	M-L P C												18,000 seed per pound. Quick cover. Drought tolerant and winter hardy.				TIMO				3/27		.4
RYEGRASS, ANNUAL Lolium temulentum alone	40 lbs 0.9 lb	M-L P C				-								227,000 seed per pound. Dense cover. Very com- petitive and is <u>not</u> to be used in mixtures.	ľ	C	JAL					UD	U)	
SUDANGRASS Sorghum sudanese alone Species	60 lbs 1.4 lbs	M-L P C Resource Area ³		Plar			tes b	by R		urce	e Are	ea		55,000 seed per pound. Good on droughty sites. <u>Not</u> recommended for mixtures. Remarks		_			llb	efor	e yo	W. u dię RRC		
TRITICALE <i>X-Triticosecale</i> alone in mixture	Pure Live Seed (PLS) Per 1000 Rate Per Acre² 3 bu. (144 lbs) 3.3 lbs 1/2 bu. (24 lbs) 0.6 lb		Solid	lines i	ndica pern	nte op nissib	otimum ole but	n date marg	es, do ginal	otted date:	l lines s.		D	Use on lower part of Southern Coastal Plain and in Atlantic Coastal Flatwoods only.				N			ROW			
WHEAT Triticum aestivum alone in mixture	3 bu. (180 lbs) 4.1 lbs 1/2 bu. (30 lbs) 0.7 lb	M-L P C											will	15,000 seed per pound. Winter hardy.	[GNE	DE	SIC	GN I			MA MA Th	τ
			² Re ³ M· P C	educe L repr	seed esen ents ents	ing r ts the the S Sout	ates by e Mour Southe thern C	y 50% ntain ern Pi	% wh ; Blue edmo	ien di e Rid ont N	rilled lge; a /ILRA	l. and R	idge	rrowd out perennials if seeded too heavily s and Valleys MLRAs k Lands; and Atlantic Coast Flatwoods MLRAs		JOB # DATE	#: ::	ESP	СС)ETA	ILS	ARY 1	01114	18
	TEMPORAR	VEG						PR	RA	C	T		E	<u>S (Ds2)</u>					C.	-2	5			



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MARTA EASEMENT

CONTRACTOR TO TAKE NOTE OF EXISTING MARTA MARTA UNDERGROUND TUNNEL EASEMENT. LIMITS OF SAID EASEMENT SHALL BE MARKED AT ALL R = 70' L = 86.87' CH= 81.4' S 73°22'59" E TIMES IN THE FIELD DURING CONSTRUCTION AND ANY WORK DONE WITHIN THE LIMITS OF SAID EASEMENT SHALL BE DONE WITH CAUTION AND UNDER THE SUPERVISION OF A GEOTECHNICAL ENGINEER. R = 967.8'L = 148.57' CH= 148.42' S 38°42'14" E S 62°36'46" E N 75°30'36" E 11.97' S 62°39'52" E STARBUCKS LEASE AREA

NOTE

GENERAL SITE NOTES

1) ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS SPECIFIED OTHERWISE. 2) ALL TREES SHALL HAVE PROPER PROTECTION DURING CONSTRUCTION UNLESS APPROVED PLANS INDICATE OTHERWISE.

3) BOUNDARY & TOPOGRAPHIC SURVEY BY GASKINS + LECRAW, DATED OCTOBER 19, 2022. BENCHMARK IS NOTED ON SURVEY.

4) FLOOD PLAIN IS NOT PRESENT ON THIS SITE AS SHOWN ON THE FEMA FIRM MAP NUMBER 13089C0011K, DATED AUGUST 15, 2019.

5) 1 HANDICAP SPACE IS REQUIRED TO BE VAN ACCESSIBLE WITH A MINIMUM 96" WIDE ACCESS AREA.

6) ACCESSIBLE PARKING AREAS, INCLUDING AISLES, SHALL SLOPE NO MORE THAN 2% IN ANY DIRECTION.

7) THE OWNER IS RESPONSIBLE FOR OBTAINING ANY NECESSARY AGREEMENTS FROM ADJACENT PROPERTY OWNERS IN ORDER TO PERFORM THE REQUIRED OFFSITE WORK, INCLUDING, STORM DRAINAGE, CURB AND GUTTER AND PAVEMENT TIE-INS AND GRADING.

8) REFERENCE ARCH PLANS FOR DIRECTIONAL SIGNAGE, SITE SIGNAGE, BUILDING DIMENSIONS, ETC.

9) ALL NEW PAVEMENT SHALL MEET OR EXCEED GEOTECHNICAL SPECIFICATION. SEE REPORT PREPARED BY TERRACON, DATED MARCH 13, 2024.

	SITE S	SUMMARY
SITE LEASE /	AREA	
SITE LE	EASE AREA:	0.93 ACRES (40,483 S.F.)
IMPER'	VIOUS AREA:	30,890 S.F. (76.3%)
PERVIC	OUS AREA:	9,593 S.F. (23.7%)
ZONING CLA	SSIFICATIO	N
JURISE	DICTION:	CITY OF DUNWOODY
ZONIN	G:	C-1C (PERIMETER CENTER OVERLAY)
ADJAC	ENT ZONING:	C-1C (PERIMETER CENTER OVERLAY)
BUILDING SE	TBACKS	
FRONT	: 50' (BAS	E ZONING) 0'/20' MAX. (BUILD TO ZONE)
SIDE:		20'
REAR:		30'
BUILDING SU	IMMARY	
BUILDI	NG AREA:	3,000 S.F. (59 SEATS)
BUILDI	NG COVERAGE	E: 7.8%
PARKING SU	MMARY	
PARKI	NG REQ.:	10 SPACES / 1,000 S.F.
		30 SPACES
PARKI	NG PROV.:	40 SPACES
MIN. S	TALL DIMENSIC	DNS: 8.5' x 18'
MIN. DI	RIVE WIDTH:	22'

OVERALL PARKING S	UMMARY
EXISTING CONDITIONS	
BUILDING AREA:	184,110 S.F.
EXISTING PARKING COUNT:	868 SPACES
EXISTING PARKING RATIO:	1 SPACE / 212 S.F.
PROPOSED CONDITIONS	
BUILDING AREA:	186,610 S.F.
PROPOSED PARKING COUNT:	791 SPACES
PROPOSED PARKING RATIO:	1 SPACE / 236 S.F.

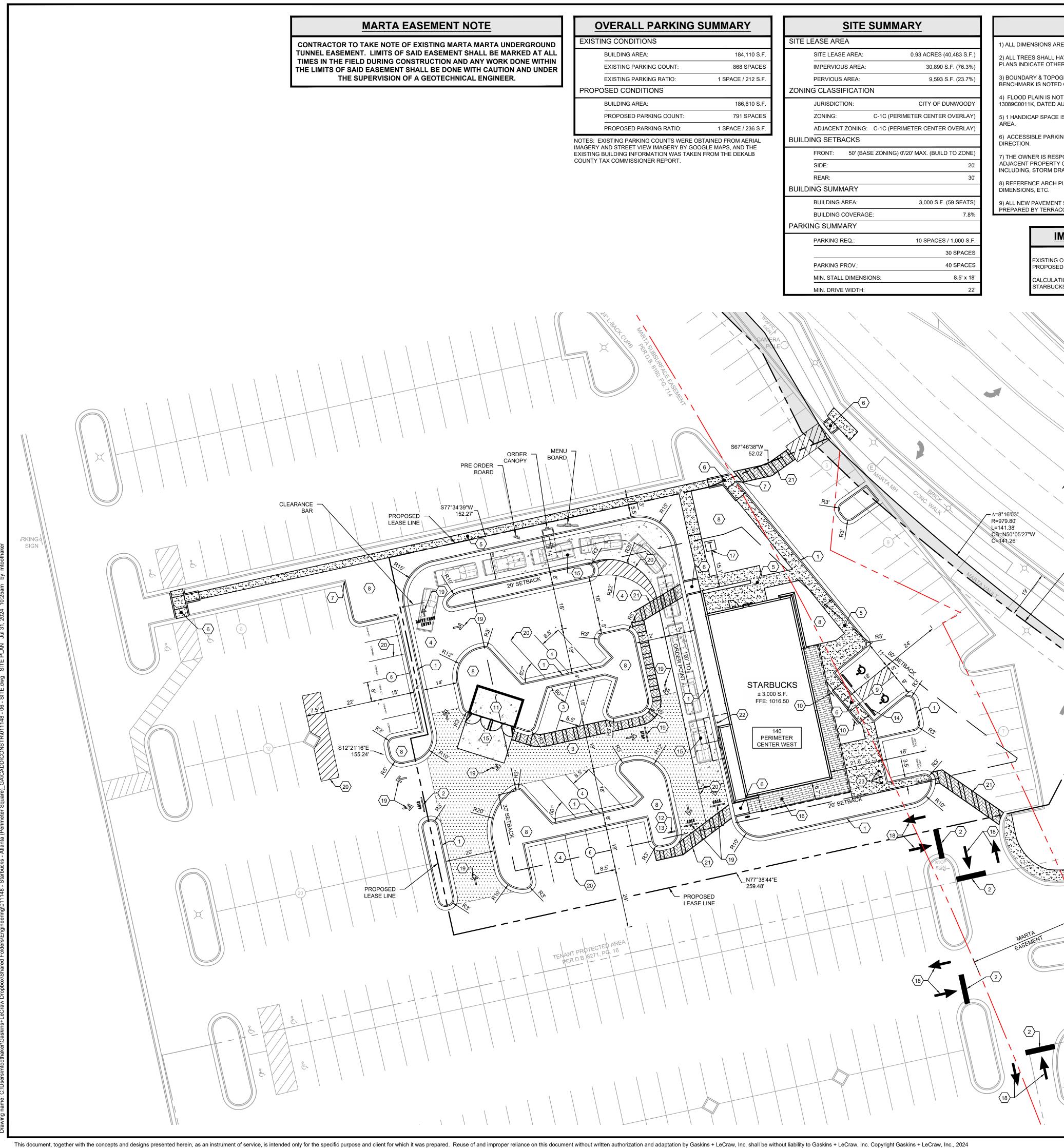
NOTES: EXISTING PARKING COUNTS WERE OBTAINED FROM AERIAL IMAGERY AND STREET VIEW IMAGERY BY GOOGLE MAPS, AND THE EXISTING BUILDING INFORMATION WAS TAKEN FROM THE DEKALB COUNTY TAX COMMISSIONER REPORT.

		G			S					S	
		2024 3	4 G 475 DI PH(F/	ASł CC JLU DNE AX -	KINS DRP SUI ITH E - 6 770 askir	S + OR ITE , G/ 578. 0.44 nsle	A 30 546 11.0 crav	CRA E W 096 .810 298	W, AY 500	•	2.
					VI		127 DN	S:			
							TKS	TKS	TKS	TKS	CHECKED BY:
							4 MAT	4 MAT	4 MAT	4 MAT	DRAWN BY:
							07/30/24	04/23/24	04/09/24	03/27/24	DATE
							CITY SLUP COMMENTS	CITY / CLIENT COMMENTS	COUNTY COMMENTS	CITY, COUNTY AND CLIENT COMMENTS	
							4	ю	2	~	REV. #
CLIENT		GPD GROUP					STARRICKS - PERIMETER SOUARE			LAND LOT 349, [
		/	, G		SE			AL AL	* 30	0/20	
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	0'		25	NO	RTH	N I AR 50'	= 50) ∾			0 0'
	RAV		Y:		SIG	N	INF	0			MAT
RI	ESIC EVIE DB #	WE									MAT TKS 1148
	ATE		/=-							12, 2	2024

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OVERALL SITE PLAN

C-3.0



GENERAL SITE N

1) ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS SPE 2) ALL TREES SHALL HAVE PROPER PROTECTION DURING C PLANS INDICATE OTHERWISE.

3) BOUNDARY & TOPOGRAPHIC SURVEY BY GASKINS + LECF BENCHMARK IS NOTED ON SURVEY.

4) FLOOD PLAIN IS NOT PRESENT ON THIS SITE AS SHOWN 13089C0011K, DATED AUGUST 15, 2019.

5) 1 HANDICAP SPACE IS REQUIRED TO BE VAN ACCESSIBLE 6) ACCESSIBLE PARKING AREAS, INCLUDING AISLES, SHALL

7) THE OWNER IS RESPONSIBLE FOR OBTAINING ANY NECES ADJACENT PROPERTY OWNERS IN ORDER TO PERFORM THE INCLUDING, STORM DRAINAGE, CURB AND GUTTER AND PAV

8) REFERENCE ARCH PLANS FOR DIRECTIONAL SIGNAGE, S

9) ALL NEW PAVEMENT SHALL MEET OR EXCEED GEOTECHN PREPARED BY TERRACON, DATED MARCH 13, 2024.

IMPERVIOUS CALCUI PERVIOUS (SF) 4,441 (11.0%) EXISTING CONDITION: PROPOSED CONDITION: 9,593 (23.7%) CALCULATIONS BASED ON AREA OF PROPOSED STARBUCKS PROJECT (40,483 S.F.)

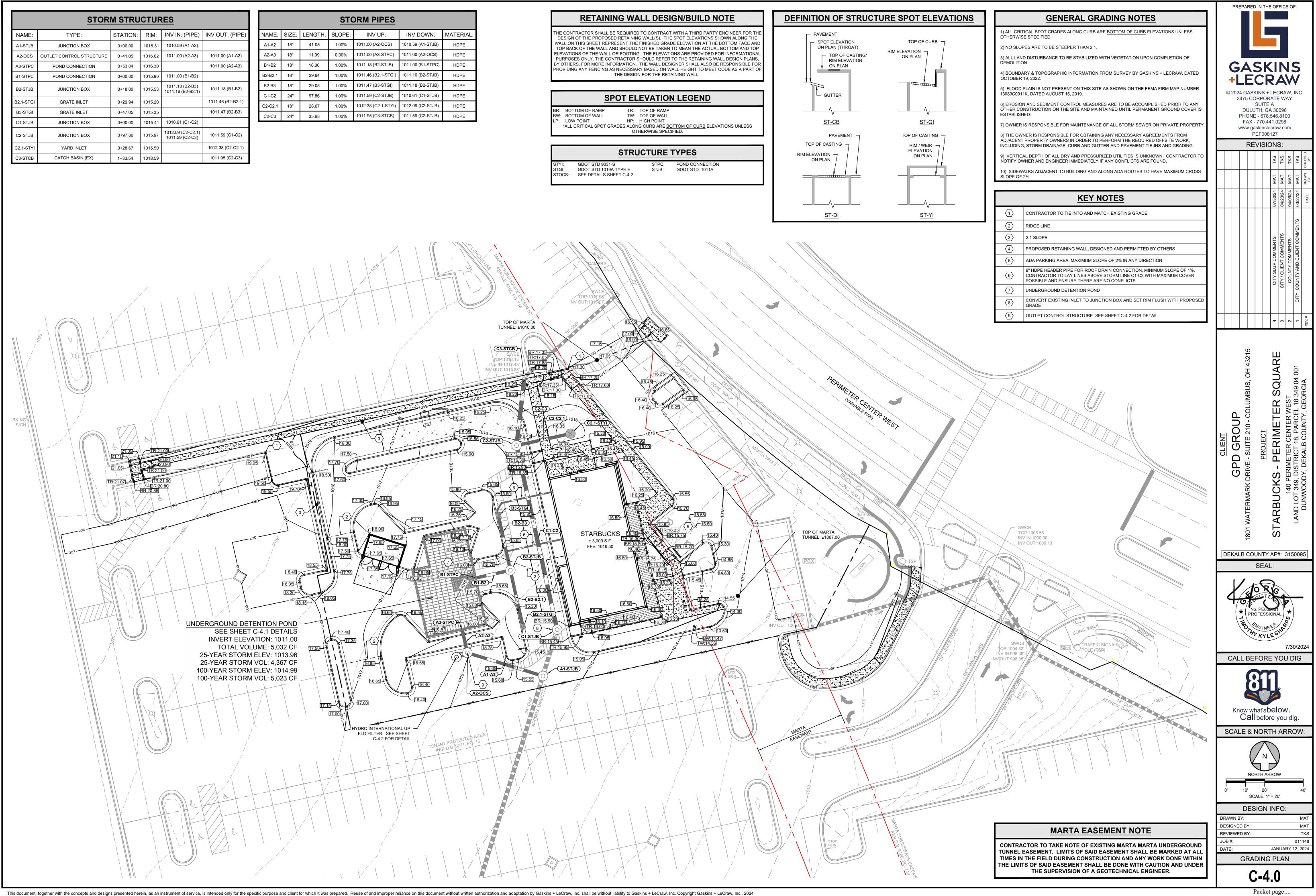
> APPROXIMATE FUTURE RIGHT-OF-WAY LINE MAXIMUM REQUIRED R.O.W. 19' FROM EXISTING CURB

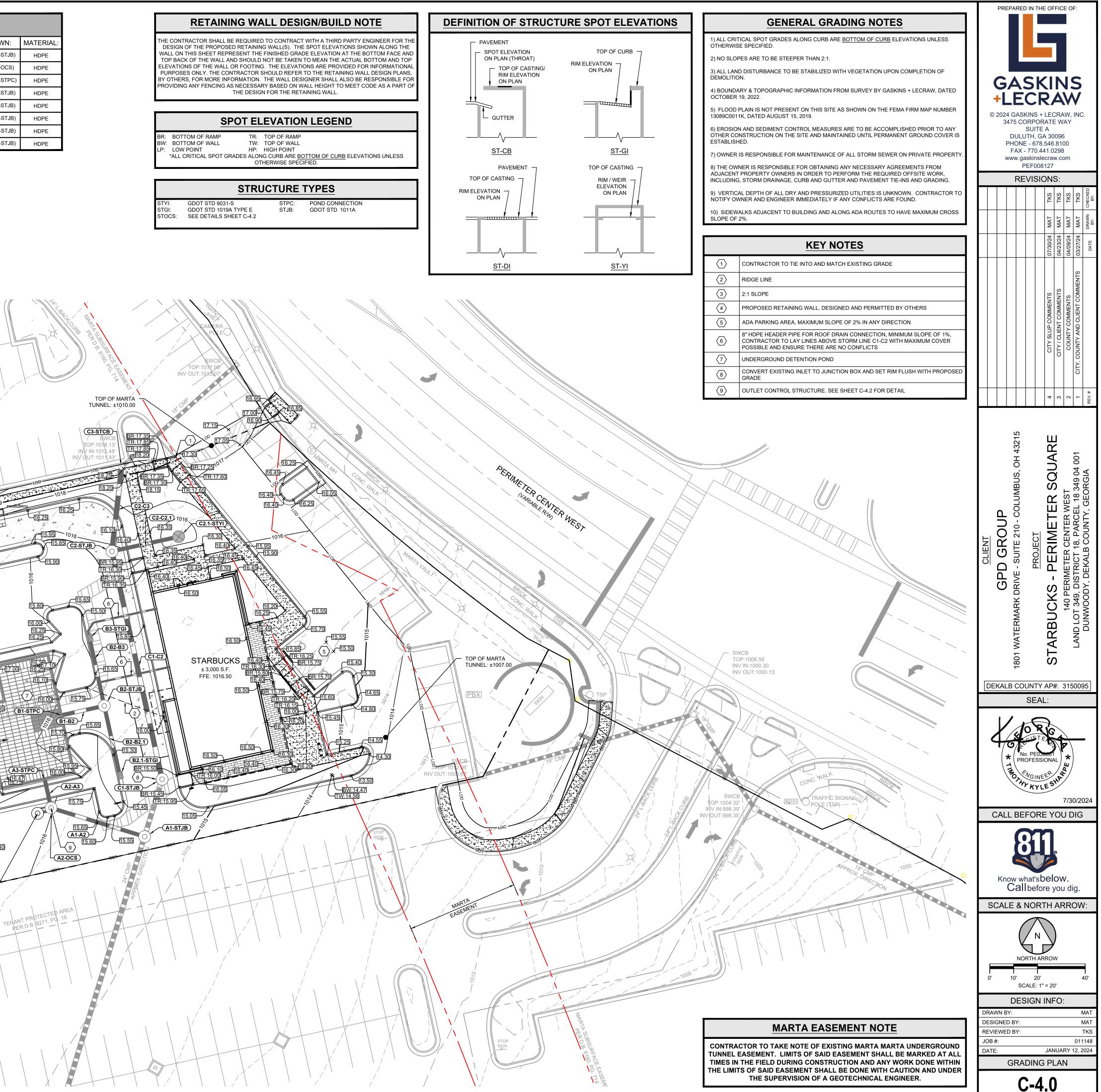
> > N27°17'11"E 59.89'

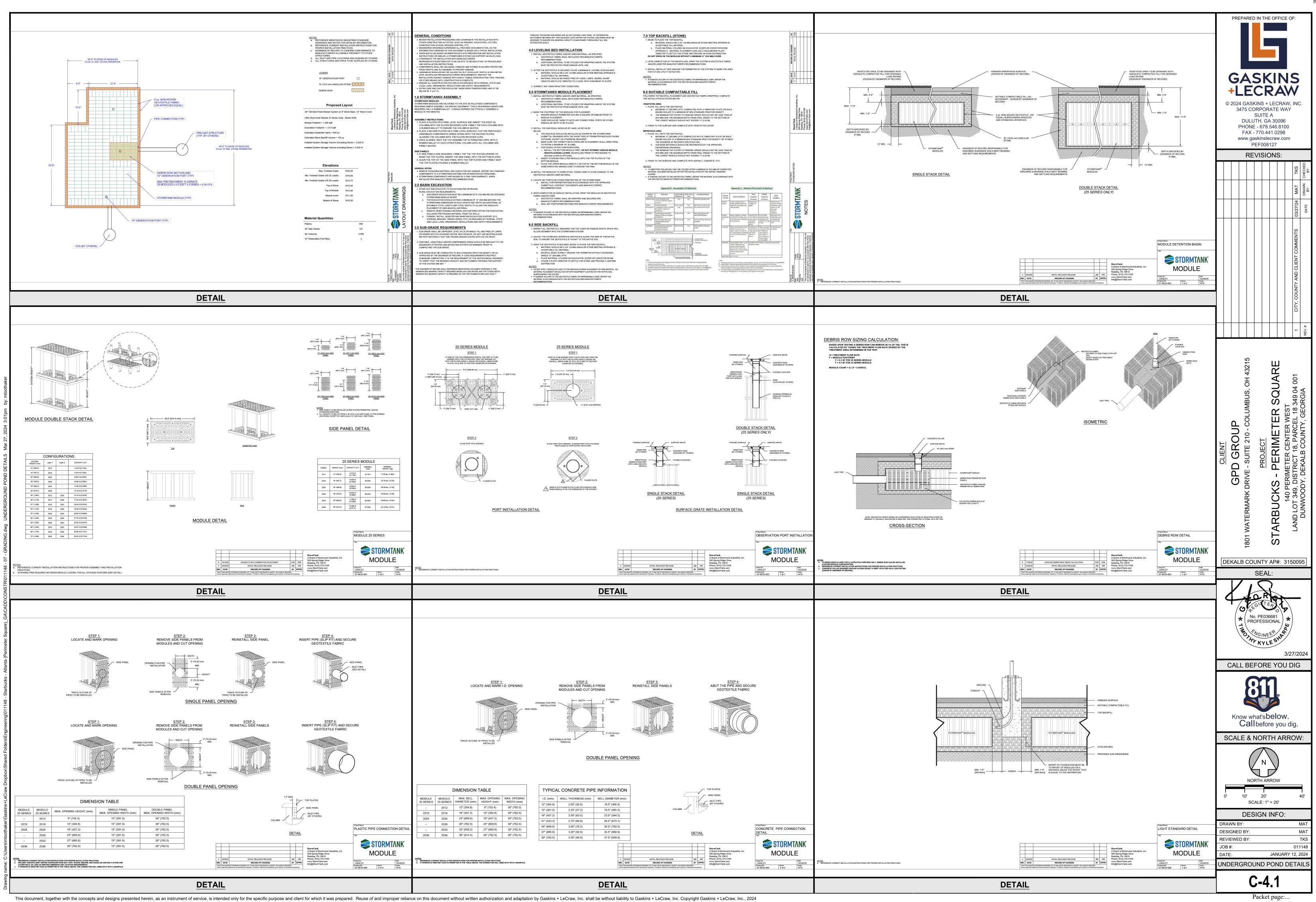
			PREPARED IN THE OFFICE OF:
		24" CURB & CUTTER SEE SHEET C-7.0 FOR DETAIL	
SPECIFIED OTHERWISE.	$\langle 1 \rangle$ $\langle 2 \rangle$	24" CURB & GUTTER, SEE SHEET C-7.0 FOR DETAIL 24" WHITE STOP BAR, SEE SHEET C-7.0 FOR DETAIL	
ECRAW, DATED OCTOBER 19, 2022.	$\langle 2 \rangle$	HEAVY DUTY PAVEMENT, REFER TO GEOTECH REPORT FOR PAVEMENT SPECIFICATIONS	
/N ON THE FEMA FIRM MAP NUMBER	4	SPECIFICATIONS STANDARD DUTY PAVEMENT, REFER TO GEOTECH REPORT FOR PAVEMENT SPECIFICATIONS	GASKINS
BLE WITH A MINIMUM 96" WIDE ACCESS	5	CONCRETE SIDEWALK, SEE SHEET C-7.0 FOR DETAIL	+LECRAW
	6	GDOT STANDARD ADA RAMP WITH DETECTABLE WARNING, SEE SHEET C-7.1 FOR DETAIL	© 2024 GASKINS + LECRAW, INC. 3475 CORPORATE WAY
ALL SLOPE NO MORE THAN 2% IN ANY		CONTRACTOR TO TIE INTO AND MATCH EXISTING CURB & GUTTER	SUITE A DULUTH, GA 30096 PHONE - 678.546.8100
CESSARY AGREEMENTS FROM THE REQUIRED OFFSITE WORK, PAVEMENT TIE-INS AND GRADING.	 (8) (9) 	LANDSCAPE AREA, SEE SHEET L-1.1 FOR LANDSCAPE PLANTING DESIGN ADA PARKING AREA, SEE SHEET C-7.0 FOR DETAIL(S)	FAX - 770.441.0298 www.gaskinslecraw.com
, SITE SIGNAGE, BUILDING	(10)	ADA PARKING SIGN, SEE SHEET C-7.0 FOR DETAIL	PEF008127 REVISIONS:
CHNICAL SPECIFICATION. SEE REPORT	(11)	DUMPSTER ENCLOSURE, REFER TO ARCHITECTURAL PLANS FOR DETAILS	TTKS TTKS
	(12)	STOP SIGN (R1-1), SEE SHEET C-7.0 FOR MOUNTING DETAIL	
JLATIONS		DO NOT ENTER SIGN (R5-1), SEE SHEET C-7.0 FOR MOUNTING DETAIL CONCRETE WHEEL STOP PLACED 2' FROM FACE OF CURB OR SIDEWALK, SEE	MAT MAT MAT MAT MAT
IMPERVIOUS (SF) 36,042 (89.0%)		SHEET C-7.0 FOR DETAIL CONCRETE PAVEMENT, REFER TO GEOTECH REPORT FOR PAVEMENT	07/30/24 04/23/24 03/27/24 03/27/24
30,890 (76.3%)	(15) (16)	SPECIFICATIONS CONCRETE PAVERS UNDER BUILDING CANOPY, SEE ARCH PLANS FOR DETAILS	04, 10, 07
ED LEASE LINE OF	(17)	CONCRETE TRANSFORMER PAD PER UTILITY OWNER'S REQUIREMENTS	
	(18)	TYPICAL PAVEMENT MARKINGS, SEE SHEET C-7.0 FOR DETAILS	ATS ENTS COMME
	(19)	STARBUCKS PAVEMENT MARKINGS, SEE SHEET C-7.0 FOR DETAILS	
	20>	4" WIDE SINGLE SOLID WHITE LINE (SSWL) 5' WIDE, STAMPED CONCRETE AND WHITE STRIPED PEDESTRIAN	CITY SLUP COMMENTS CITY / CLIENT COMMENTS COUNTY AND CLIENT COMME
	(21)	PATH/CROSSWALK	CITY SI CUNTY / CL
	(22)(23)	CONCRETE BOLLARD, SEE SHEET C-7.0 FOR DETAIL(S) BIKE RACKS, SEE SHEET C-7.0 FOR DETAIL(S)	
	23/		
		CONC. WALK CONC. WALK CONC. WALK CONC. WALK CONC. WALK CONC. WALK CONC. WALK CONC. WALK CONC. WALK	CIENT CLENT
ALIBSURAFACELE LA		PAVEMENT LEGEND *CONTRACTOR TO SUBMIT JOINT PLAN TO GEOTECH FOR REVIEW/APPROVAL PRIOR TO PAVING Image: Ima	NORTH ARROW 0' 10' 20' 40' SCALE: 1" = 20' DESIGN INFO: DRAWN BY: MAT DESIGNED BY: MAT REVIEWED BY: TKS

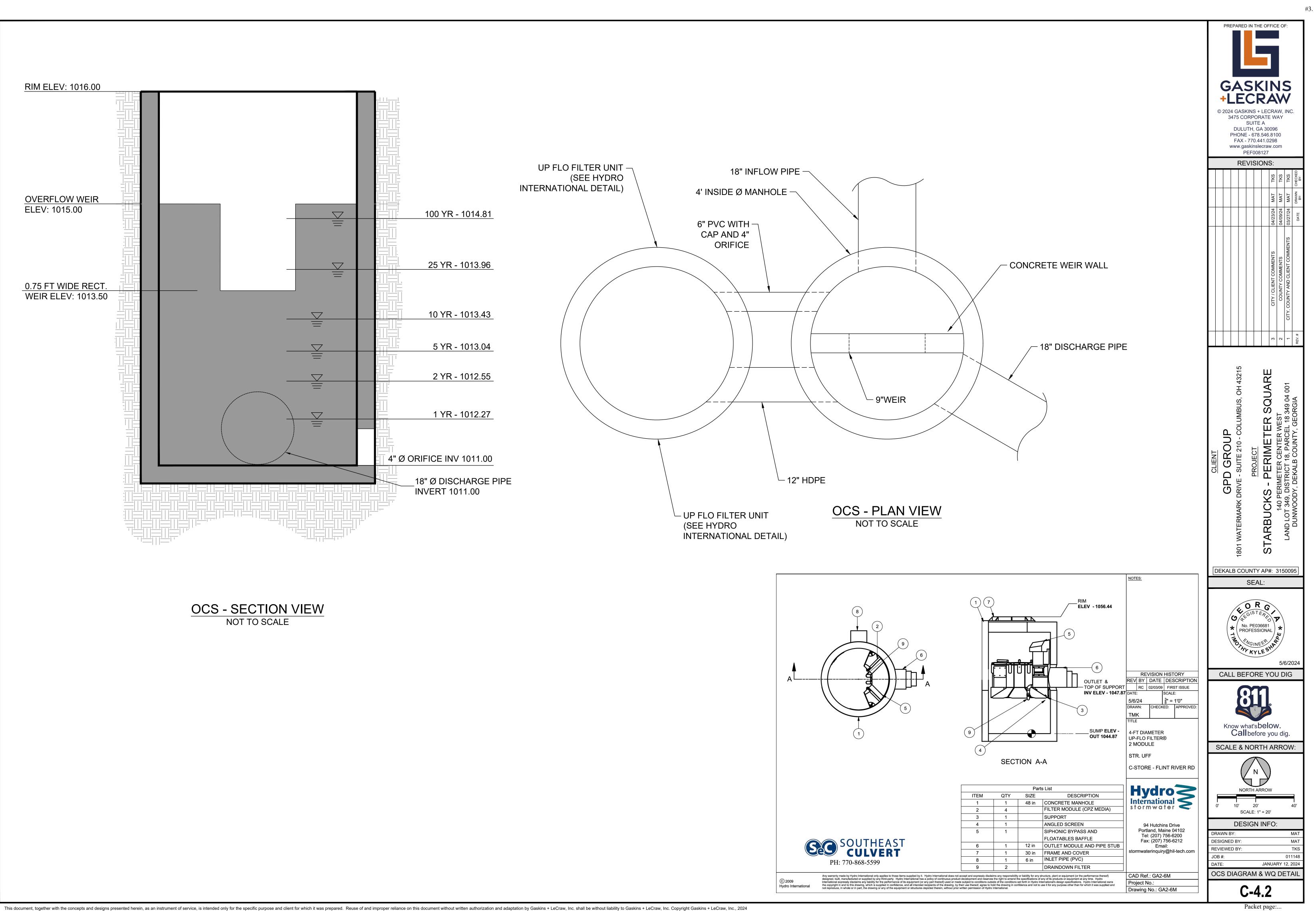
	STOR	M STRU	CTUR	RES	
NAME:	TYPE:	STATION:	RIM:	INV IN: (PIPE)	INV OUT: (PIPE)
A1-STJB	JUNCTION BOX	0+00.00	1015.31	1010.59 (A1-A2)	
A2-OCS	OUTLET CONTROL STRUCTURE	0+41.05	1016.02	1011.00 (A2-A3)	1011.00 (A1-A2)
A3-STPC	POND CONNECTION	0+53.04	1016.30		1011.00 (A2-A3)
B1-STPC	POND CONNECTION	0+00.00	1015.90	1011.00 (B1-B2)	
B2-STJB	JUNCTION BOX	0+18.00	1015.53	1011.18 (B2-B3) 1011.16 (B2-B2.1)	1011.18 (B1-B2)
B2.1-STGI	GRATE INLET	0+29.94	1015.20		1011.46 (B2-B2.1)
B3-STGI	GRATE INLET	0+47.05	1015.35		1011.47 (B2-B3)
C1-STJB	JUNCTION BOX	0+00.00	1015.41	1010.61 (C1-C2)	
C2-STJB	JUNCTION BOX	0+97.86	1015.97	1012.09 (C2-C2.1) 1011.59 (C2-C3)	1011.59 (C1-C2)
C2.1-STYI	YARD INLET	0+28.67	1015.50		1012.38 (C2-C2.1)
C3-STCB	CATCH BASIN (EX)	1+33.54	1018.59		1011.95 (C2-C3)

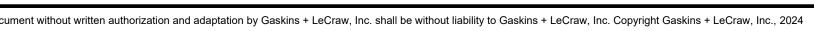
			<u>STC</u>		
NAME:	SIZE:	LENGTH:	SLOPE:	INV UP:	INV DO\
A1-A2	18"	41.05	1.00%	1011.00 (A2-OCS)	1010.59 (A1-
A2-A3	18"	11.99	0.00%	1011.00 (A3-STPC)	1011.00 (A2-
B1-B2	18"	18.00	1.00%	1011.18 (B2-STJB)	1011.00 (B1-
B2-B2.1	18"	29.94	1.00%	1011.46 (B2.1-STGI)	1011.16 (B2-
B2-B3	18"	29.05	1.00%	1011.47 (B3-STGI)	1011.18 (B2-
C1-C2	24"	97.86	1.00%	1011.59 (C2-STJB)	1010.61 (C1-
C2-C2.1	18"	28.67	1.00%	1012.38 (C2.1-STYI)	1012.09 (C2-
C2-C3	24"	35.68	1.00%	1011.95 (C3-STCB)	1011.59 (C2-

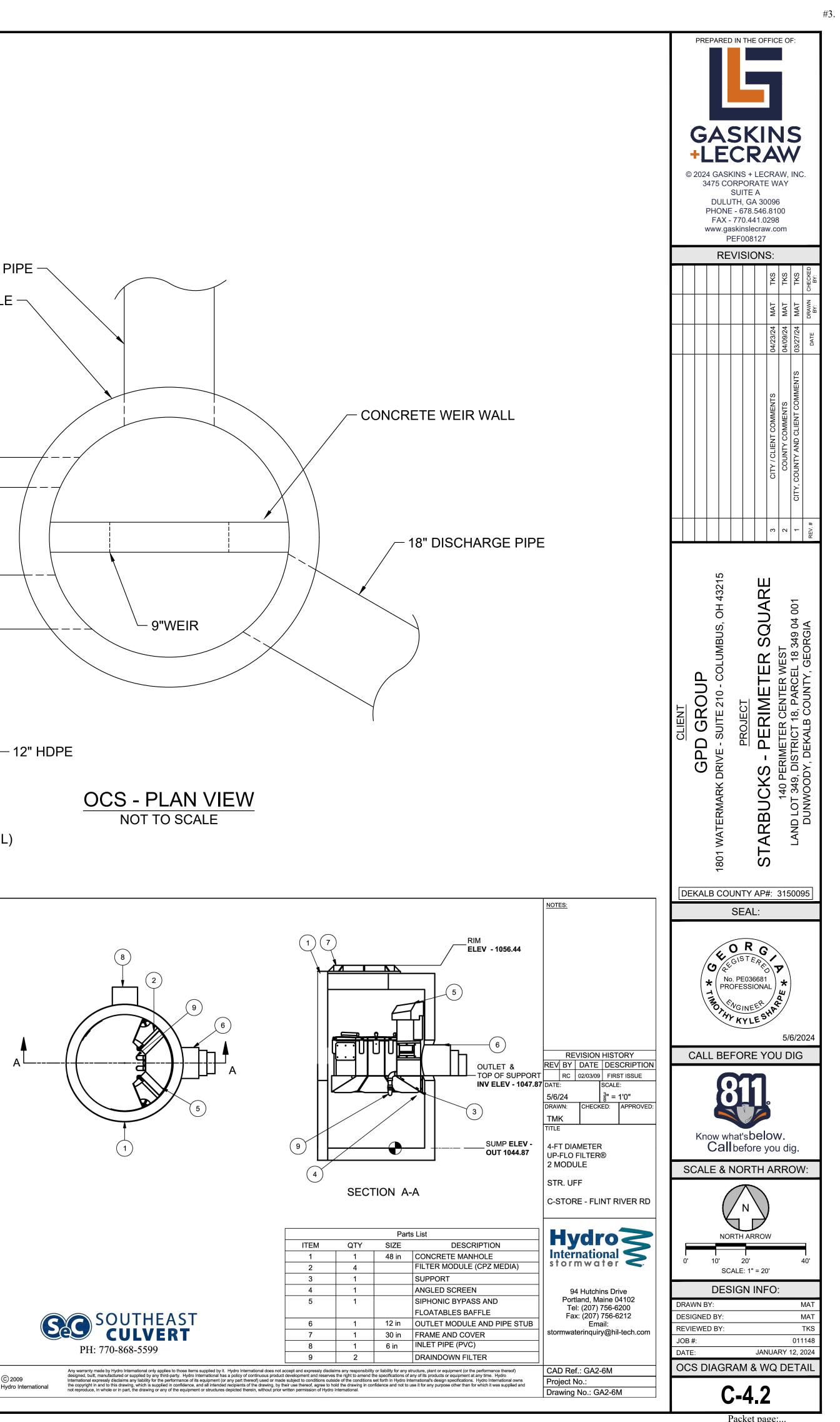






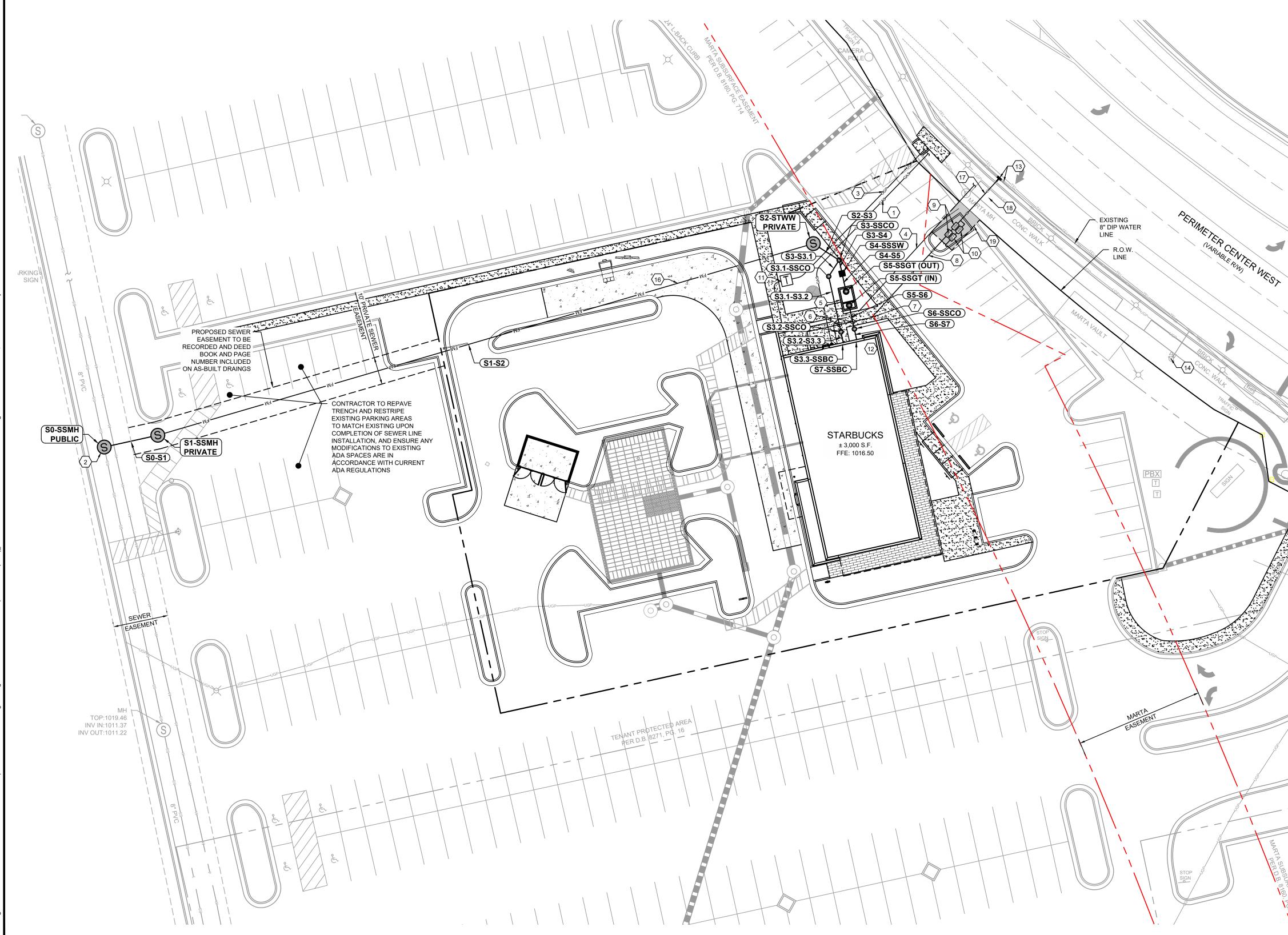






	SANI	TARY S	FRUC	TURES	
NAME:	TYPE:	STATION:	RIM:	INV IN: (PIPE)	INV OUT: (PIPE)
S0-SSMH	MANHOLE	0+00.00	1020.70	1014.50 (S0-S1)	1014.40 (EX)
S1-SSMH	MANHOLE	0+20.00	1020.81	1015.20 (S1-S2)	1014.70 (S0-S1)
S2-STWW	WET WELL W/ PUMP	2+68.99	1017.24	1012.10 (S2-S3)	1009.55 (S1-S2)
S3-SSCO	CLEANOUT	2+80.17	1017.12	1012.21 (S3-S4) 1012.21 (S3-S3.1)	1012.21 (S2-S3)
S3.1-SSCO	CLEANOUT	0+07.07	1016.11	1012.28 (S3.1-S3.2)	1012.28 (S3-S3.1)
S3.2-SSCO	CLEANOUT	0+27.81	1016.46	1012.49 (S3.2-S3.3)	1012.49 (S3.1-S3.2)
S3.3-SSBC	BLDG CONNECTION	0+31.81	1016.50		1012.53 (S3.2-S3.3)
S4-SSSW	SAMPLING WELL	2+85.17	1016.67	1012.26 (S4-S5)	1012.26 (S3-S4)
S5-SSGT (IN)	GREASE TRAP	2+97.09	1016.33	1012.38 (S5-S6)	
S5-SSGT (OUT)	GREASE TRAP)	2+91.92	1016.34		1012.32 (S4-S5)
S6-SSCO	CLEANOUT	3+05.91	1016.46	1012.46 (S6-S7)	1012.46 (S5-S6)
S7-SSBC	BLDG CONNECTION	3+09.91	1016.50		1012.50 (S6-S7)

			<u>SA</u>	NITARY PIPES		
NAME:	SIZE:	LENGTH:	SLOPE:	INV UP:	INV DOWN:	MATERIAL:
S0-S1	8"	20.00	1.00%	1014.70 (S1-SSMH)	1014.50 (S0-SSMH)	DI
S1-S2	2"	248.99	-2.27%	1009.55 (S2-STWW)	1015.20 (S1-SSMH)	PVC
S2-S3	6"	11.18	1.00%	1012.21 (S3-SSCO)	1012.10 (S2-STWW)	PVC
S3-S3.1	6"	7.07	1.00%	1012.28 (S3.1-SSCO)	1012.21 (S3-SSCO)	PVC
S3-S4	6"	5.00	1.00%	1012.26 (S4-SSSW)	1012.21 (S3-SSCO)	PVC
S3.1-S3.2	6"	20.74	1.00%	1012.49 (S3.2-SSCO)	1012.28 (S3.1-SSCO)	PVC
S3.2-S3.3	6"	4.00	1.00%	1012.53 (S3.3-SSBC)	1012.49 (S3.2-SSCO)	PVC
S4-S5	6"	6.75	1.00%	1012.32 (S5-SSGT (OUT))	1012.26 (S4-SSSW)	PVC
S5-S6	6"	8.82	1.00%	1012.46 (S6-SSCO)	1012.38 (S5-SSGT (IN))	PVC
S6-S7	6"	4.00	1.00%	1012.50 (S7-SSBC)	1012.46 (S6-SSCO)	PVC



STRI	JCTURE T	YPES
	SSWW:	WET WELL

SSCO:	CLEANOUT	SSWW:
SSMH:	MANHOLE	SSGT:
SSBC:	BUILDING CONNECTION	SSSW:

MARTA EASEMENT NOTE

CONTRACTOR TO TAKE NOTE OF EXISTING MARTA MARTA UNDERGROUND TUNNEL EASEMENT. LIMITS OF SAID EASEMENT SHALL BE MARKED AT ALL TIMES IN THE FIELD DURING CONSTRUCTION AND ANY WORK DONE WITHIN THE LIMITS OF SAID EASEMENT SHALL BE DONE WITH CAUTION AND UNDER THE SUPERVISION OF A GEOTECHNICAL ENGINEER.

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ES		

GREASE TRAP SAMPLING WELL

	GENERAL UTILITY NOTES	<u>,</u>

CONTRACTOR TO NOTIFY OWNER/DEVELOPER AND ENGINEER IMMEDIATELY IF FIELD CONDITIONS DIFFER FROM DESIGN ASSUMPTIONS.

- LOCATION OF UNDERGROUND UTILITIES SHOWN IS BASED ON A SURVEY BY GASKINS + LECRAW, DATED OCTOBER 19, 2022. APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF LOCATIONS PRIOR TO ANY CONSTRUCTION ACTIVITY. MAINTAIN 10' HORIZONTAL SEPARATION BETWEEN WATER AND SEWER LINES.
- REFER TO ARCH/MEP PLANS FOR ON SITE UTILITY CONDUITS FOR SITE LIGHTING, ETC. AND UTILITY ENTRY AND EXIT LOCATIONS
- VERTICAL DEPTH OF ALL DRY AND PRESSURIZED UTILITIES IS UNKNOWN. CONTRACTOR TO NOTIFY OWNER AND ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE FOUND.

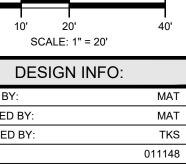
KEY NOTES UNDERGROUND GAS SERVICE, CONTRACTOR TO COORDINATE WITH UTILITY $\langle 1 \rangle$ PROVIDER FOR EXACT LOCATION AND CONTINUATION LOCATION OF PROPOSED DOGHOUSE MANHOLE FOR PROPOSED SANITARY $\langle 2 \rangle$ SEWER CONNECTION UNDERGROUND POWER SERVICE, CONTRACTOR TO COORDINATE WITH UTILITY $\langle 3 \rangle$ PROVIDER FOR EXACT LOCATION AND CONTINUATION. UNDERGROUND TELEPHONE SERVICE, CONTRACTOR TO COORDINATE WITH $\langle 4 \rangle$ UTILITY PROVIDER FOR EXACT LOCATION AND CONTINUATION $\langle 5 \rangle$ 1,500 GALLON GREASE TRAP, SEE MEP PLANS FOR DETAILS CONTRACTOR TO BEND WATER LINE AS NECESSARY TO ENSURE VERTICAL $\langle 6 \rangle$ CLEARANCE $\langle 7 \rangle$ HORIZONTAL PIPE BEND $\langle 8 \rangle$ 2" PVC DOMESTIC WATER LINE 9 2" DOMESTIC WATER METER AND RPZ BACKFLOW PREVENTER PER UTILITY PROVIDER STANDARDS AND SPECIFICATIONS 1" IRRIGATION WATER METER AND RPZ BACKFLOW PREVENTER PER UTILITY (10) PROVIDER STANDARDS AND SPECIFICATIONS PROPOSED TRANSFORMER PAD PER UTILITY PROVIDER STANDARDS AND $\langle 11 \rangle$ SPECIFICATIONS (12) REFER TO ARCH PLANS FOR ALL LOCATIONS AND INTERNAL CONNECTIONS PROPOSED TAPPING SLEEVE AND VALVE, 8x8x2 TAP FOR DOMESTIC LINE AND (13) 8X8X1 TOP FOR IRRIGATION LINE (14) EXISTING FIRE HYDRANT PROPOSED SITE LIGHTING, REFER TO PHOTOMETRIC PLAN FOR ADDITIONAL (15) INFORMATION (16) PROPOSED 2" PVC PRIVATE FORCE MAIN (17) 2" COPPER DOMESTIC WATER LINE FROM TAP TO METER (18) 1" COPPER IRRIGATION WATER LINE FROM TAP TO METER (19)

10'x15' WATER EASEMENT TO DEKALB COUNTY FOR WATER METERS

SUITE A DULUTH, GA 30096 PHONE - 678.546.8100 FAX - 770.441.0298 www.gaskinslecraw.com PEF008127 **REVISIONS**:



THE UTILITES SHOWN ARE SHOWN FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS OF UNDERGROUND UTILITIES, AND IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES SHOWN AS WELL AS THOSE NOT SHOWN WITHIN THE CONSTRUCTION LIMITS. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.



JANUARY 12, 2024

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PREPARED IN THE OFFICE OF:

GASKINS +LECRAW

© 2024 GASKINS + LECRAW, INC.

3475 CORPORATE WAY

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DEKALB COUNTY AP#: 3150095

SEAL:

CALL BEFORE YOU DIG

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

SCALE & NORTH ARROW:

NORTH ARRO

UTILITY PLAN

C-5.0

Packet page:...

10' 20'

RAWN BY:

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REVIEWED BY:

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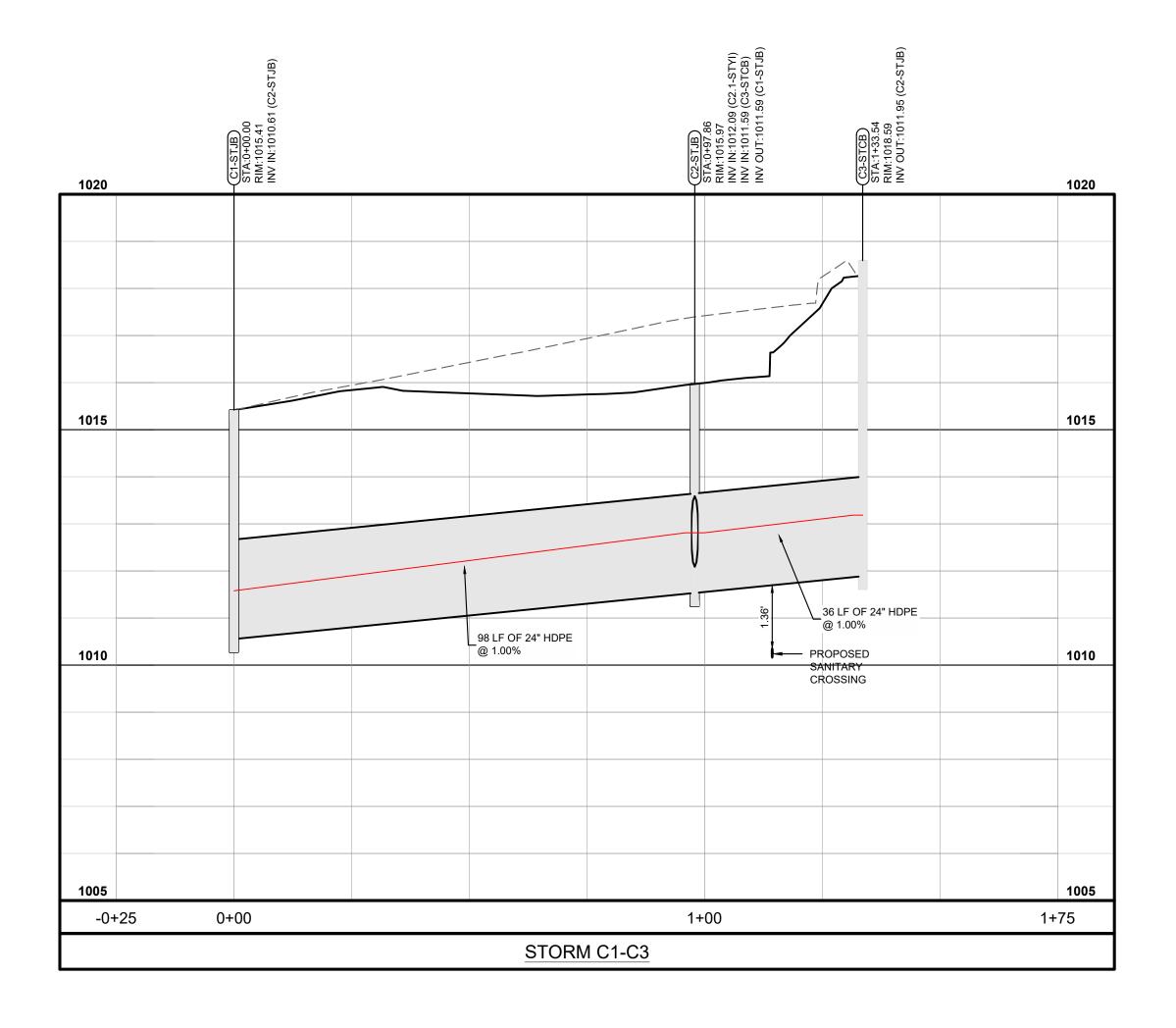
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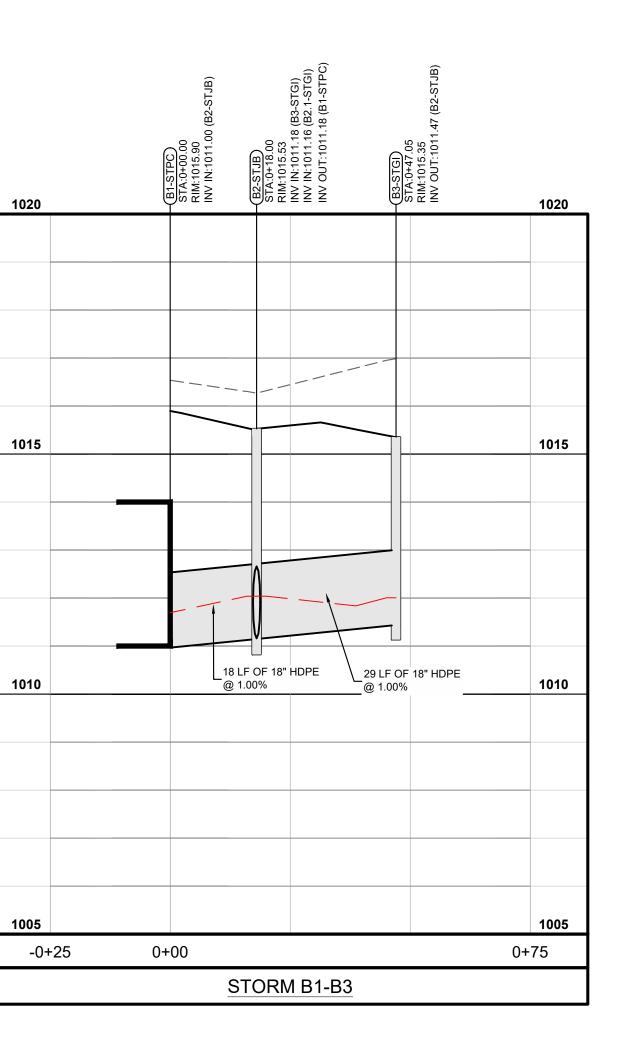
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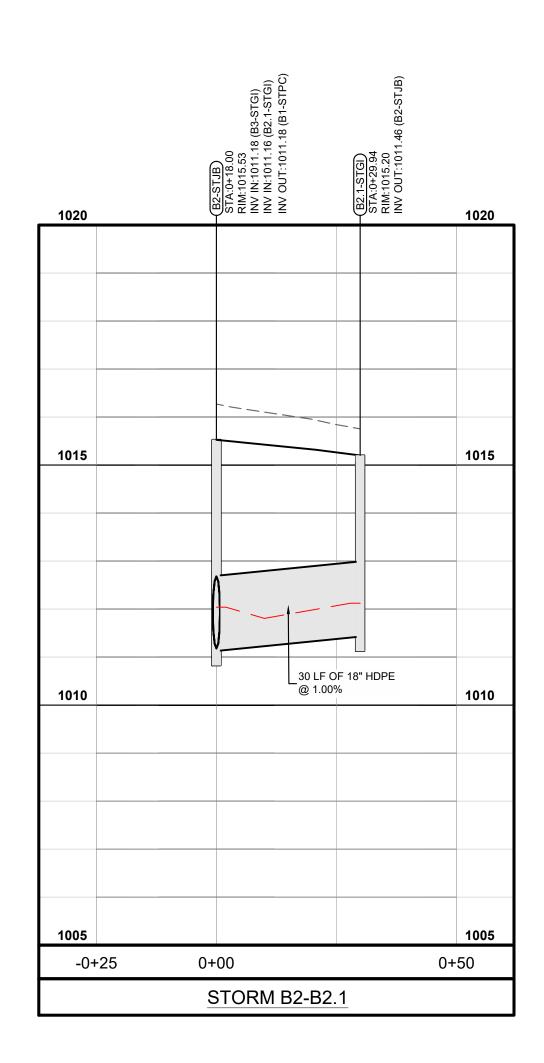
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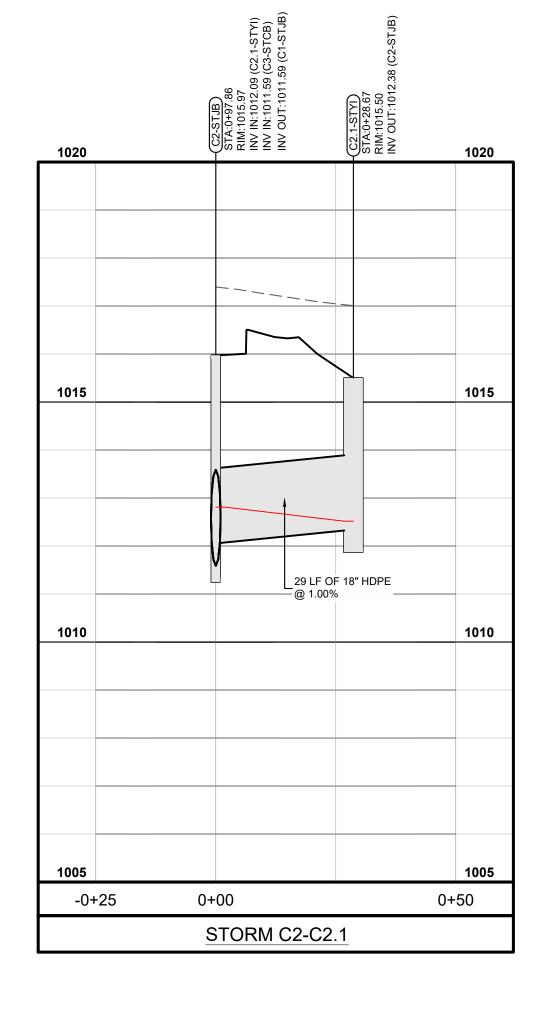
(A3-S⁻ 00 (A1-A2-OCS STA:0-441.05 RIM:1016.02 INV IN:1011.00 INV OUT:1011.00 STA:0+53.04 RIM:1016.30 INV OUT:1011.00 INV OUT:1011.00 A1-STJB STA:0+00.00 RIM:1015.31 INV IN:1010.5 1020 1020 1015 1015 _12 LF OF 18" HDPE @ 0.00% 1010 1010 ___41 LF OF 18" HDPE @ 1.00% 1005 1005 -0+25 0+75 0+00 STORM A1-A3



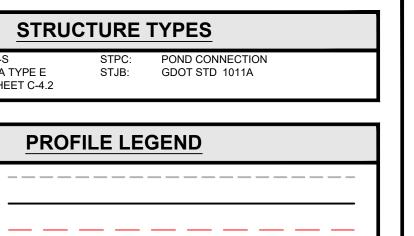
g name: C:\Users\mtoothaker\Gaskins+LeCraw Dropbox\Shared Folders\Engineering\011148 - Starbucks - Atlanta (Perimeter Square)_GA\CADD\CONSTR\011148 - 09 - PROFILES.dwg STORM PROFILES Mar 27, 2024 3:02pm by: mt







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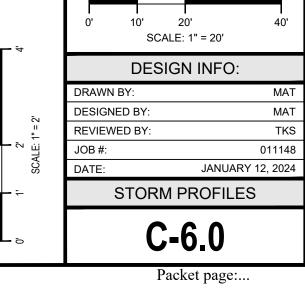
STYI:GDOT STD 9031-SSTGI:GDOT STD 1019A TYPE ESTOCS:SEE DETAILS SHEET C-4.2

EXISTING GRADE:

100 YR. HGL:

PROPOSED GRADE:

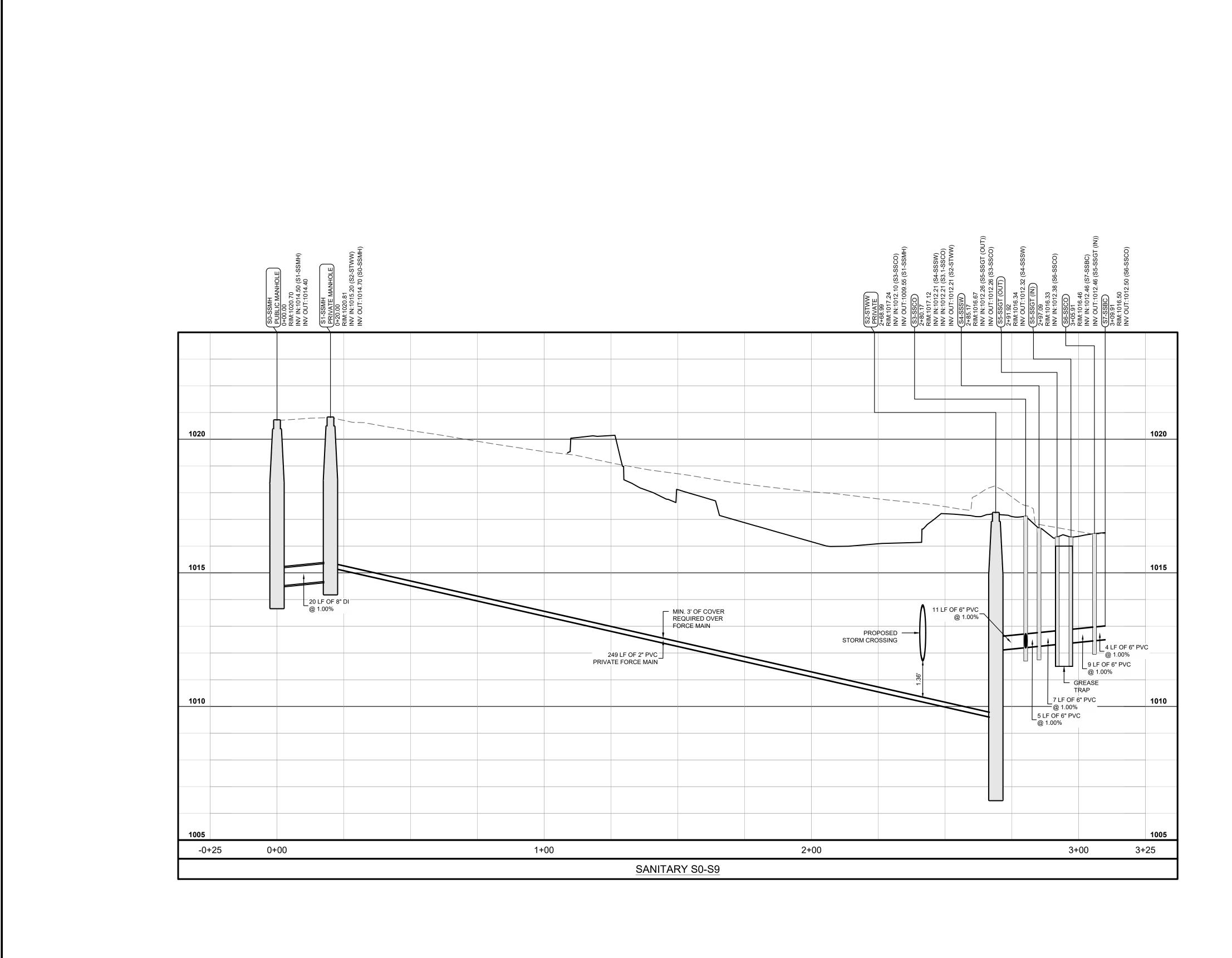
GASKINS +LECRAW © 2024 GASKINS + LECRAW, INC. 3475 CORPORATE WAY SUITE A DULUTH, GA 30096 PHONE - 678.546.8100 FAX - 770.441.0298 www.gaskinslecraw.com PEF008127 **REVISIONS**: S SQUARE 432 PROJECT PERIMETER SQUAR METER CENTER WEST TRICT 18, PARCEL 18 349 04 001 DEKALB COUNTY, GEORGIA НО GPD GROUP C DRIVE - SUITE 210 - COLUM LARBUCKS -140 PERI LAND LOT 349, DIS DUNWOODY, 140 PE LAND LOT 349, [DUNWOOD ≥ 801 Ś DEKALB COUNTY AP#: 3150095 SEAL: lo. PE0366 PROFESSION 3/27/2024 CALL BEFORE YOU DIG Know what's**below.** Callbefore you dig.



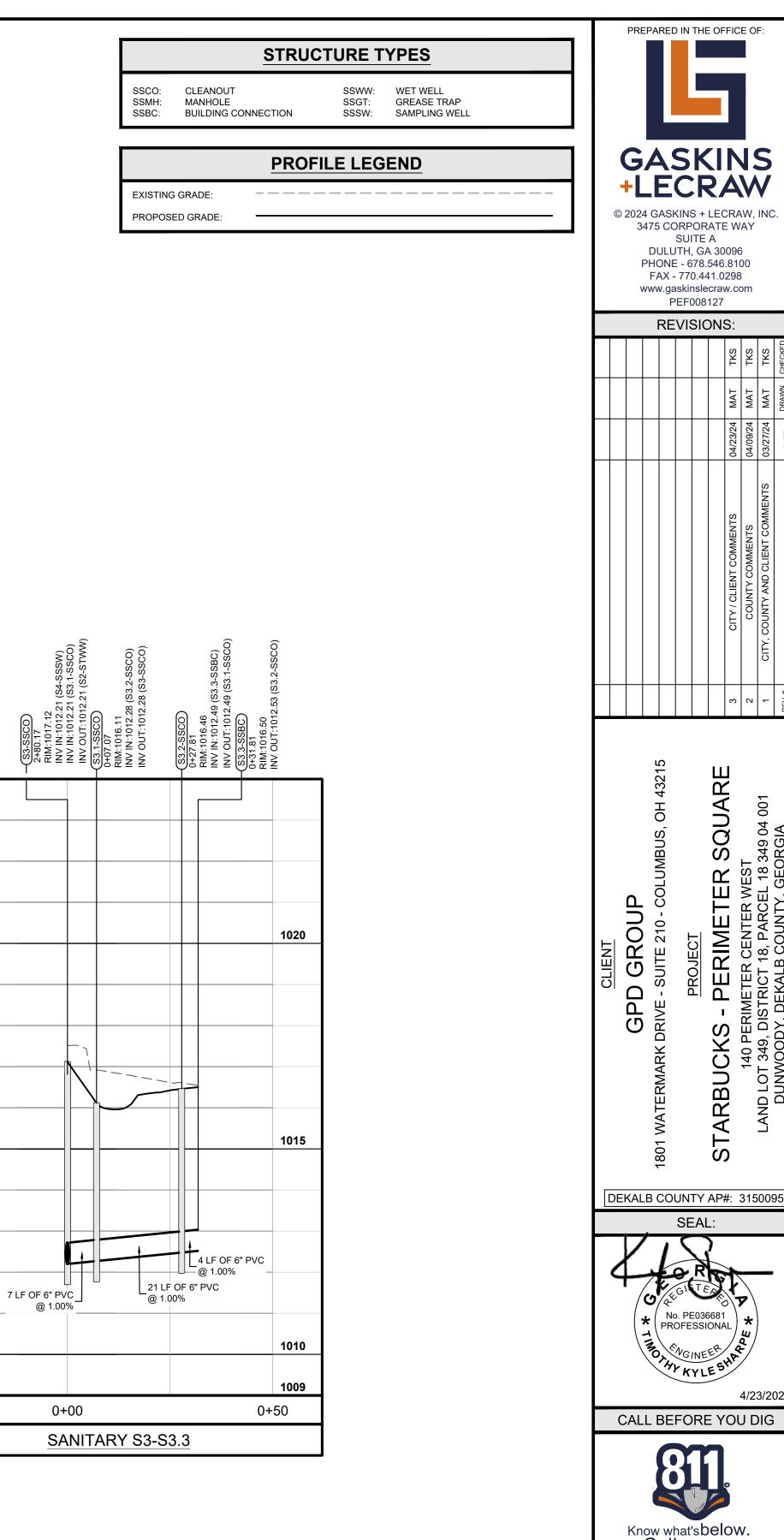
SCALE & NORTH ARROW:

NORTH ARROW

PREPARED IN THE OFFICE OF:



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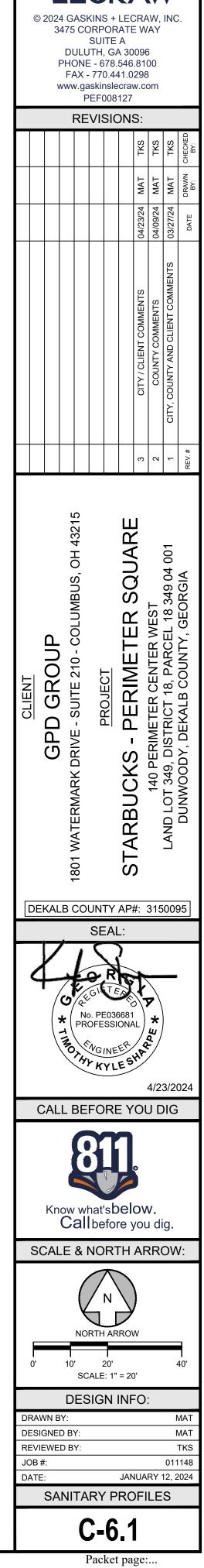
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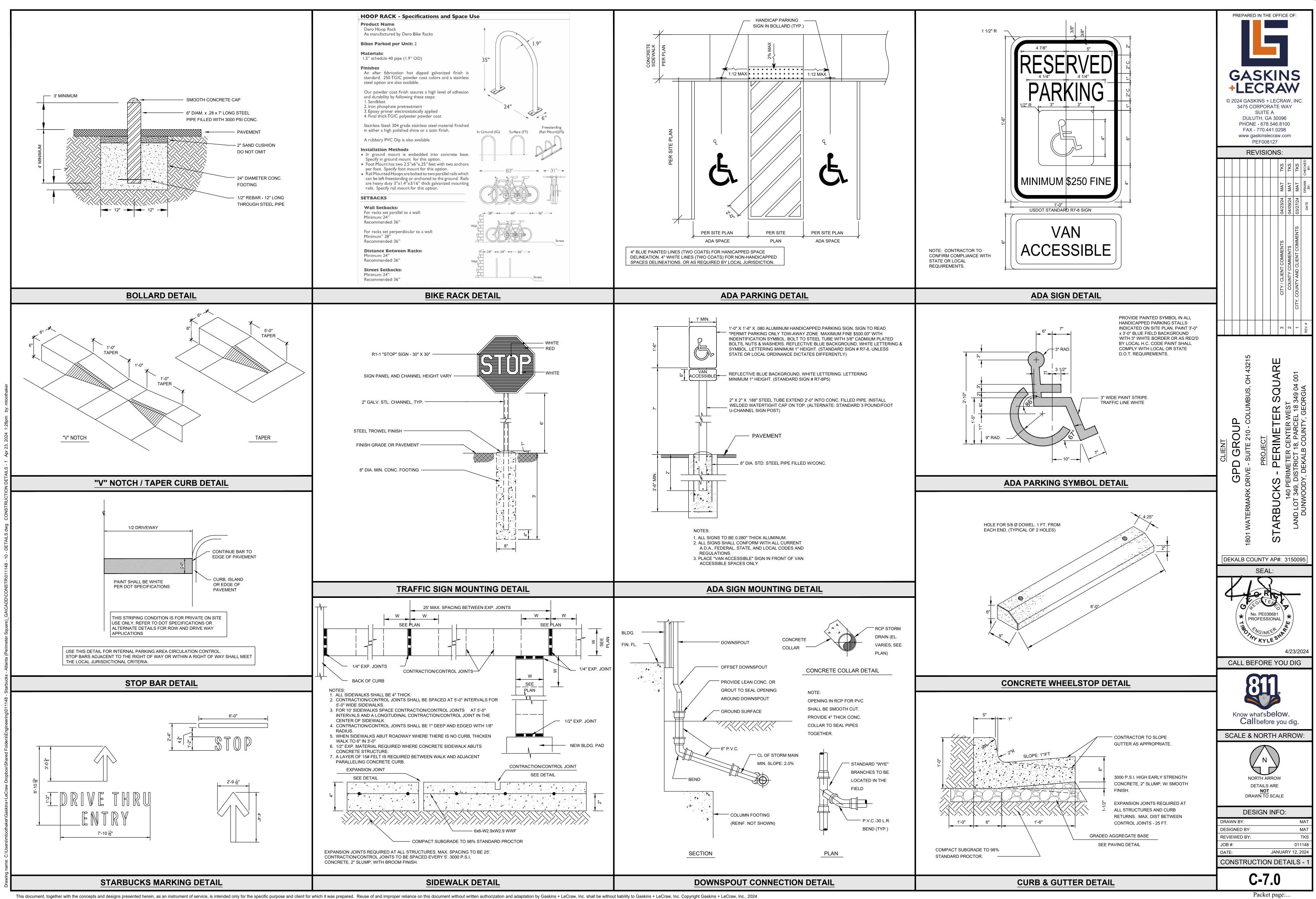
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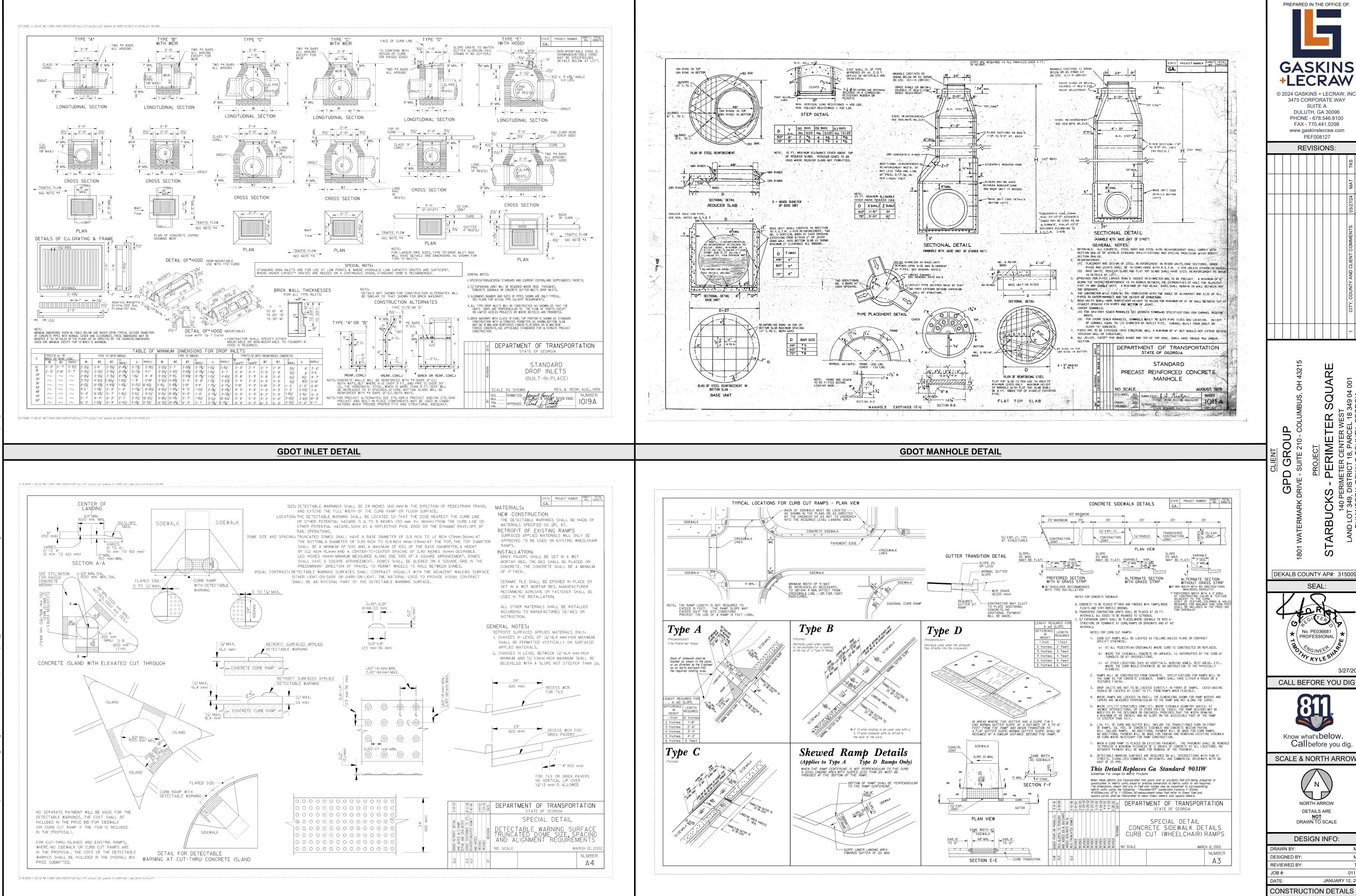
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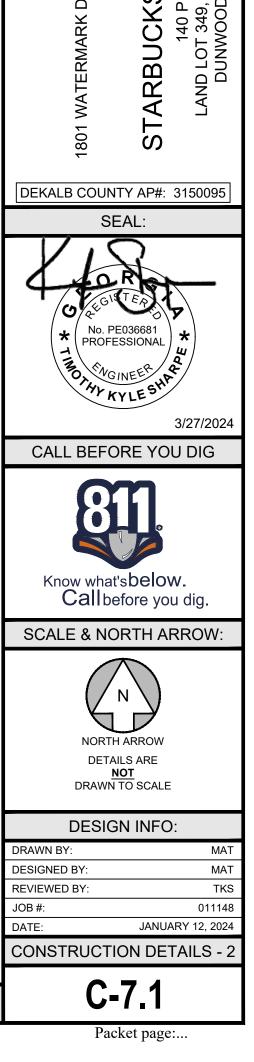






GDOT DETECTABLE WARNING DETAIL

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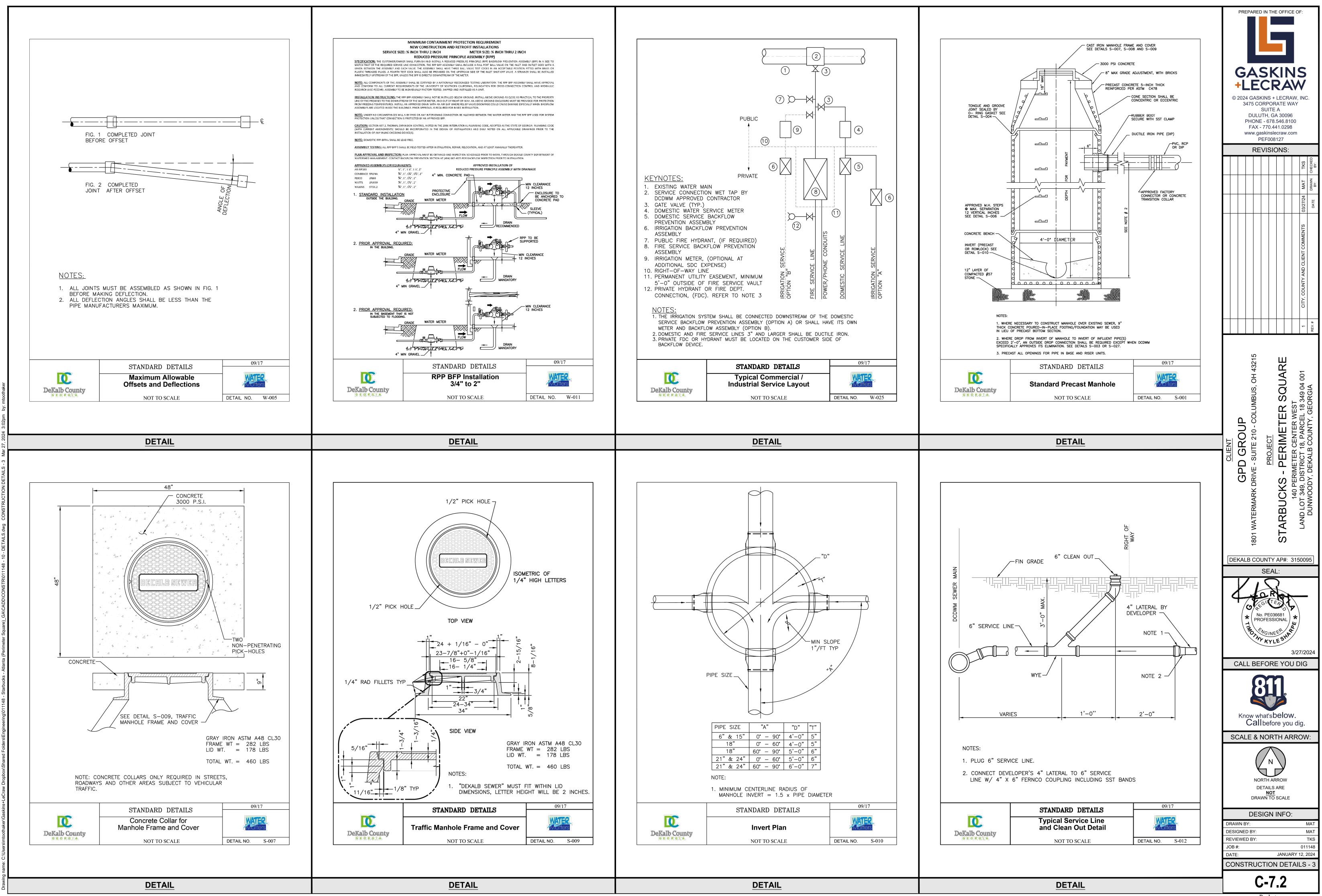
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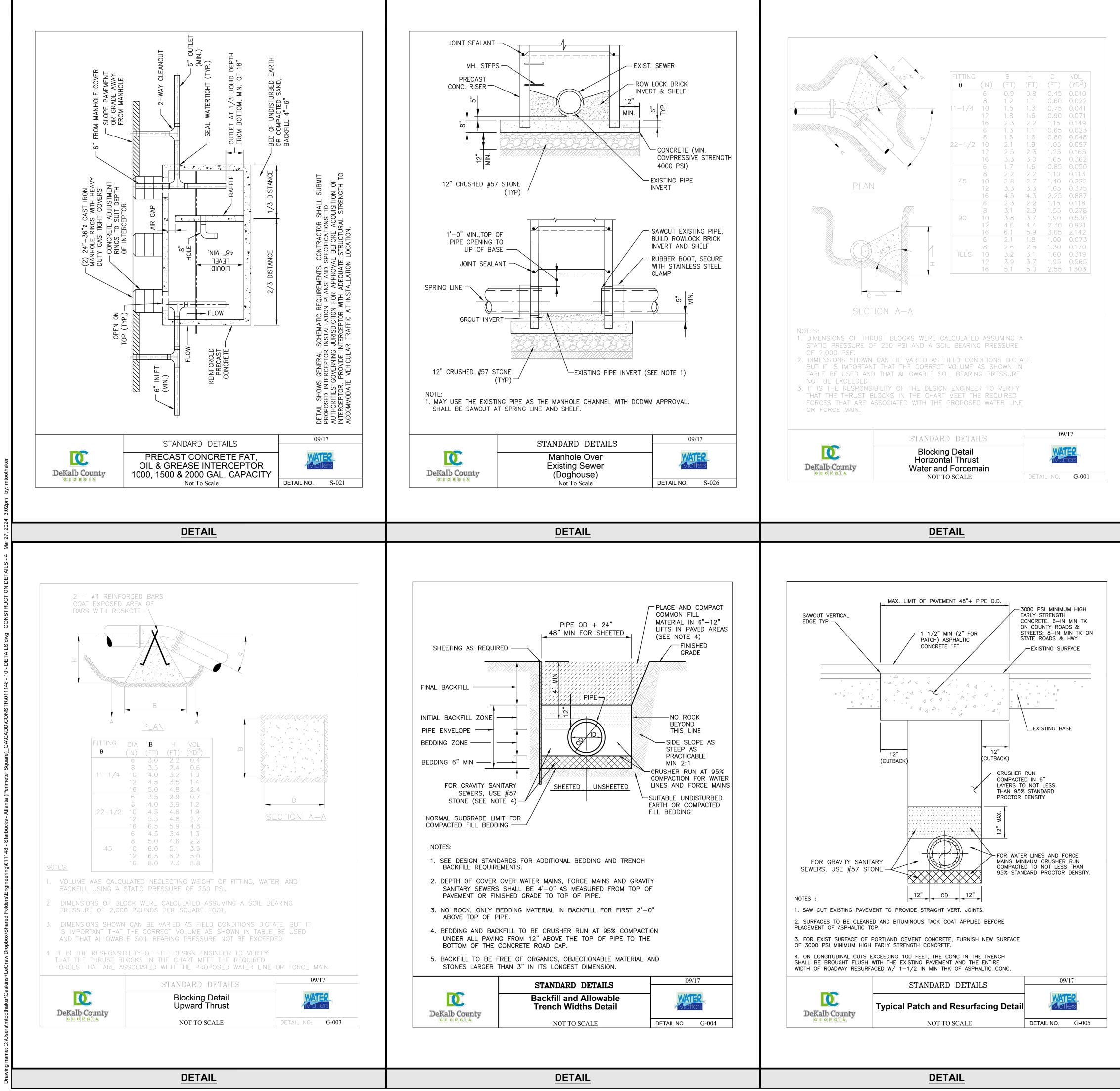
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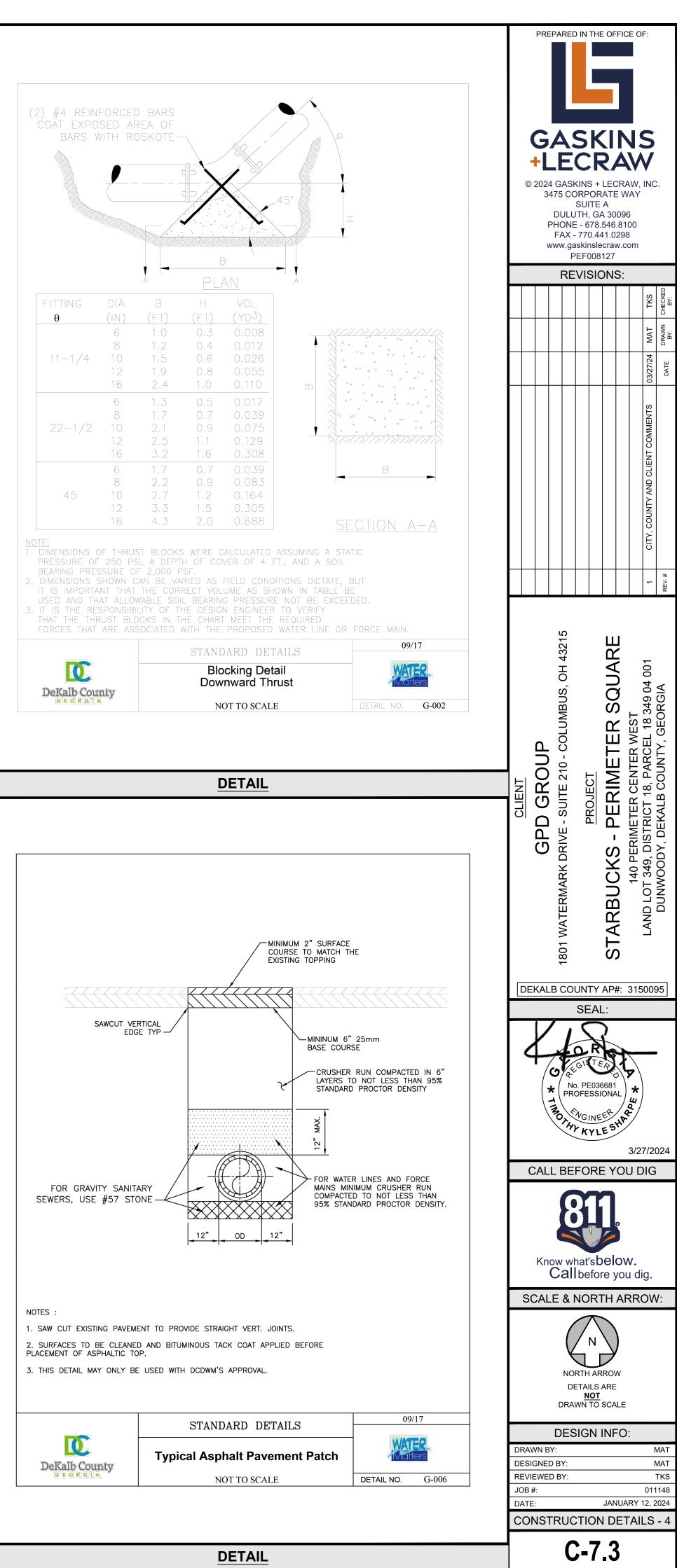
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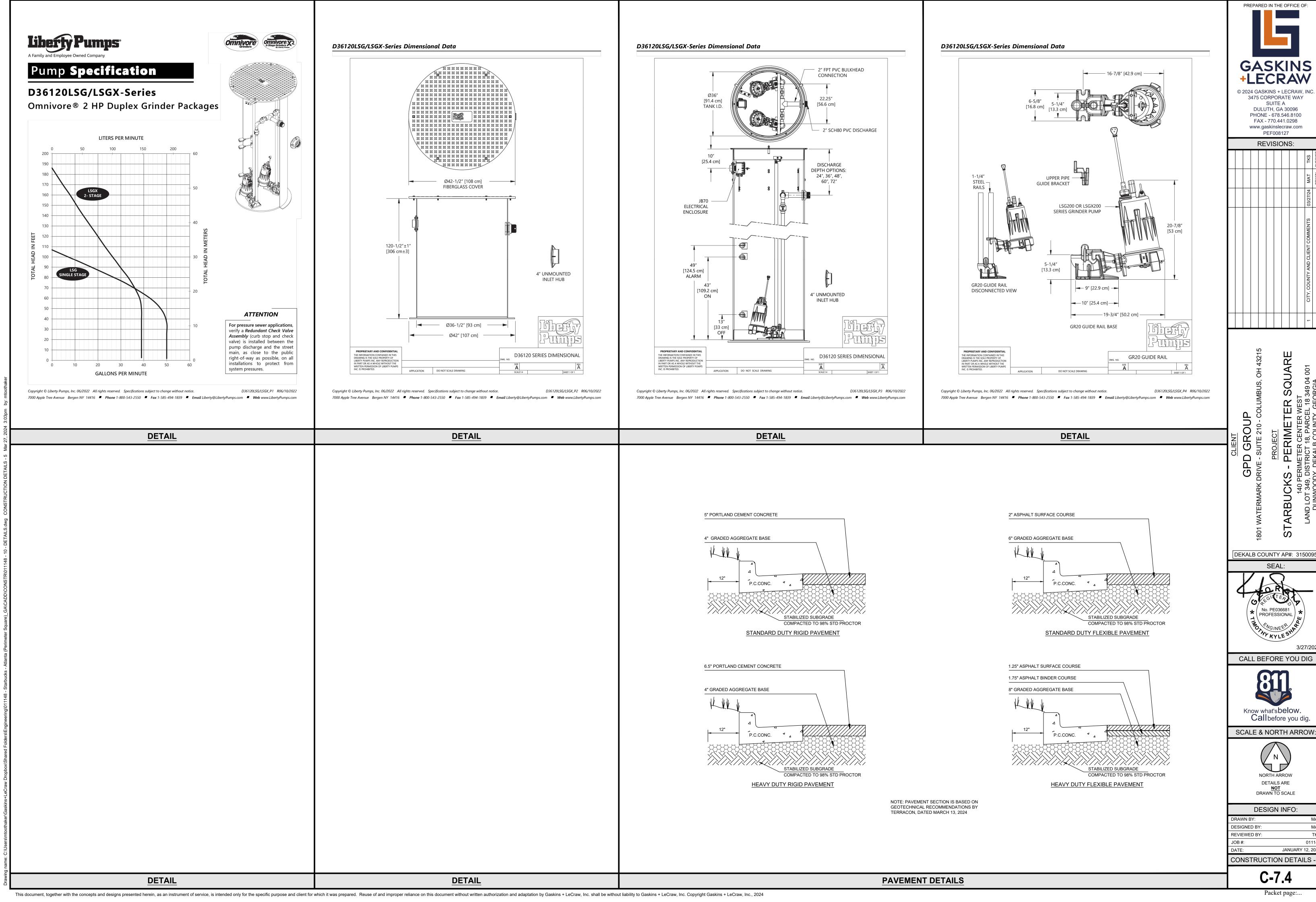
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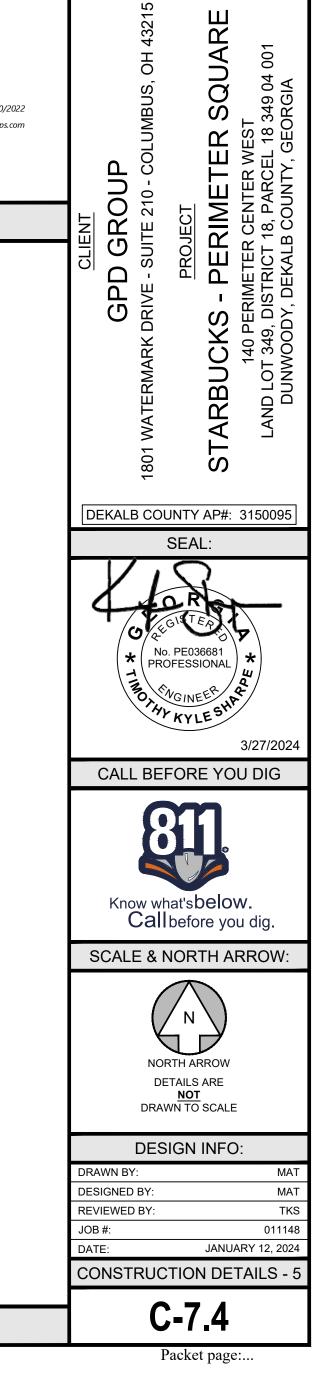
#3



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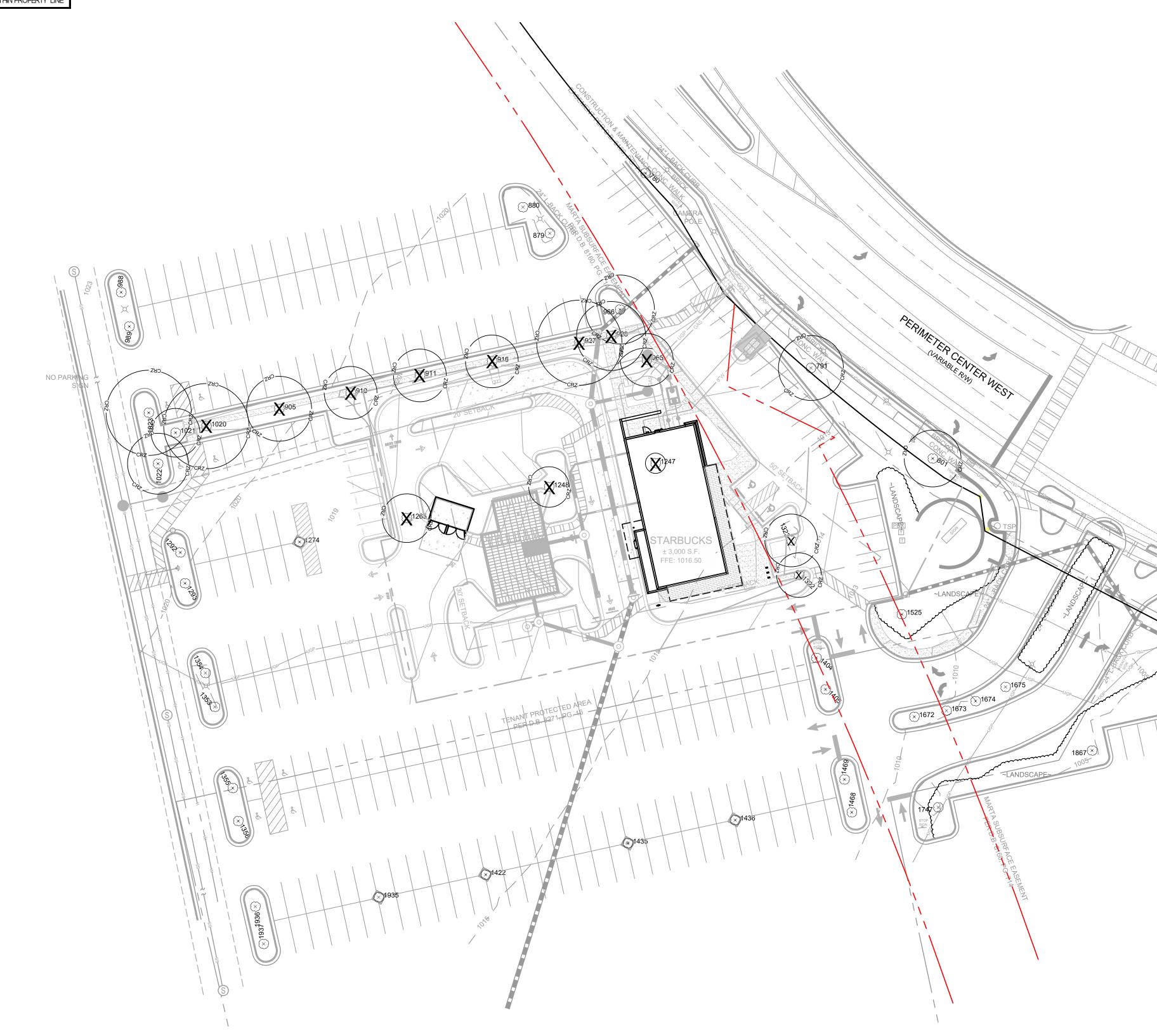
MEASUREMENTS FOR UNDERSTORY TREES WERE AT DBH OF EACH TREE. FOR MULTI-STEM TREES; EACH STEM WAS MEASURED, ADDED TOGETHER, THEN DIVIDED BY PI TO GIVE AN ACCURATE DBH VALUE.

TOTAL UNITS NEEDED FOR RECOMPENSE / PROPOSED TO REMAIN ARE MULTIPLIED BY 1.5 SEC. 16-110.2b

TREE ID#	DBH	TYPE	UNIT VALUE	SPECIMEN Y/N	STATUS
905	11.8"	CRAPE MY RTLE	0.8	YES	REMOVED
<mark>91</mark> 0	8"	CRAPE MY RTLE	0.5	YES	REMOVED
911	5.4"	CRAPE MY RTLE	x	NO	REMOVED
916	6.2"	CRAPE MY RTLE	0.3	YES	REMOVED
927	10.2"	HOLLY	0.6	YES	REMOVED
928	5.6"	HOLLY	x	NO	REMOVED
965	5.1"	HOLLY	x	NO	REMOVED
1020	5.8"	HOLLY	x	NO	REMOVED
1247	3"	HOLLY	х	NO	REMOVED
1248	3.5"	HOLLY	х	NO	REMOVED
1265	5.3"	HOLLY	x	NO	REMOVED
1322	2.9"	CRAPE MY RTLE	x	NO	REMOVED
1323	9.5"	CRAPE MY RTLE	0.6	YES	REMOVED
SF	CEIMEN TREE	EUNITS TO BE REMOVED =	2.8		

		TREES	TO REMAIN
TREE ID#	DBH	TYPE	STATUS
791	19"	OAK	TO REMAIN, NOT LOCATED WITHIN PROPERTY LINE
801	14"	OAK	TO REMAIN, NOT LOCATED WITHIN PROPERTY LINE
966	6"	HOLLY	TO REMAIN, NOT LOCATED WITHIN PROPERTY LINE
1021	12.3"	HOLLY	TO REMAIN, NOT LOCATED WITHIN PROPERTY LINE
1022	12"	HOLLY	TO REMAIN, NOT LOCATED WITHIN PROPERTY LINE
1023	12"	HOLLY	TO REMAIN, NOT LOCATED WITHIN PROPERTY LINE





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MARTA EASEMENT NOTE

CONTRACTOR TO TAKE NOTE OF EXISTING MARTA MARTA UNDERGROUND TUNNEL EASEMENT. LIMITS OF SAID EASEMENT SHALL BE MARKED AT ALL TIMES IN THE FIELD DURING CONSTRUCTION AND ANY WORK DONE WITHIN THE LIMITS OF SAID EASEMENT SHALL BE DONE WITH CAUTION AND UNDER THE SUPERVISION OF A GEOTECHNICAL ENGINEER.

~LANDSCAPE~

OR	ORDINANCE REQUIREMENTS									
SITE DENS	ITY REQUIREM	ENT: 0.87 ACR	ES							
SITE DENS	TY FACTOR (SDF)	= 20 UNITS/ACRE	17.4 UNIT							
	RECOMP	ENSE REQUIRED =	4.2 UNIT:							
	TOTAL U	NITS REQUIRED =	21.6 UN T							
	PR	OPOSED UNITS =	21.6 UNIT							
		REQUIREMENT								
		ROW LA ISLAND =	3 TREE							
	2 TREE / DOUBLE F		10 TREE							
		HRUBS / 1 TREE =	52 SHRUB							
"LA IS AN	ABBREVIATION FO	DR LANDSCAPE"								
	SITE :	SUMMAR	Y							
SITE LEAS	SE AREA									
SIT	E LEASE AREA:	0.93 ACRES (40,483 S.F.)								
IMF	PERVIOUS AREA:		30,890 S.F. (76.3%)							
PEI	RVIOUS AREA:		9,593 S.F. (23.7%)							
	LASSIFICATIO	N								
JUI	RISDICTION:		CITY OF DUNWOODY							
ZO	NING:	C-1C (PERIMETER CENTER OVERLAY)								
AD	ADJACENT ZONING: C-1C (PERIMETER CENTER OVERLA									
BUILDING	SETBACKS									
FR	ONT: 50' (BAS	E ZONING) 0'/20' I	MAX. (BUILD TO ZONE)							
SIC)E:		20'							
RE	AR:		30'							

BUILDING SUMMARY

PARKING SUMMARY

BUILDING AREA:

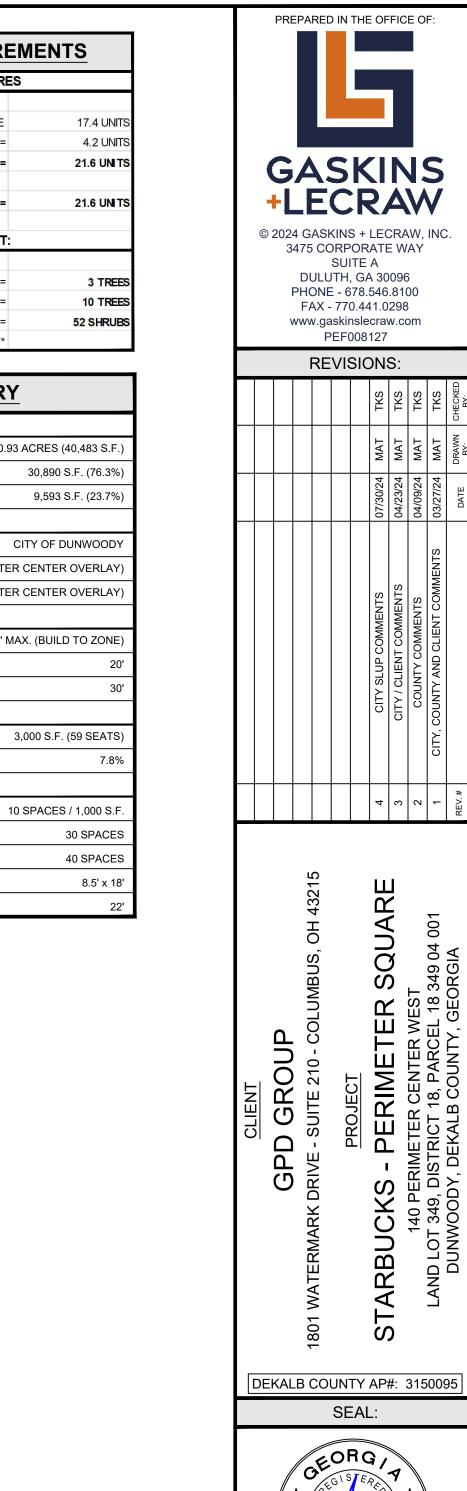
PARKING REQ.:

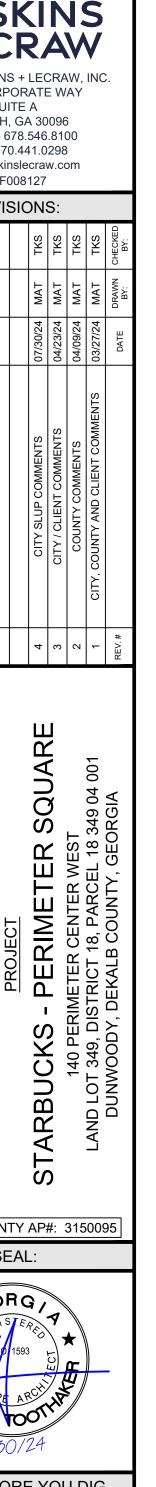
PARKING PROV .:

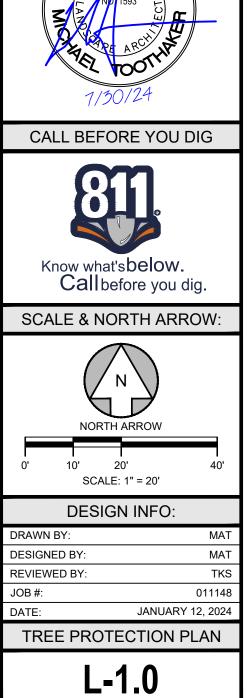
MIN. DRIVE WIDTH:

MIN. STALL DIMENSIONS:

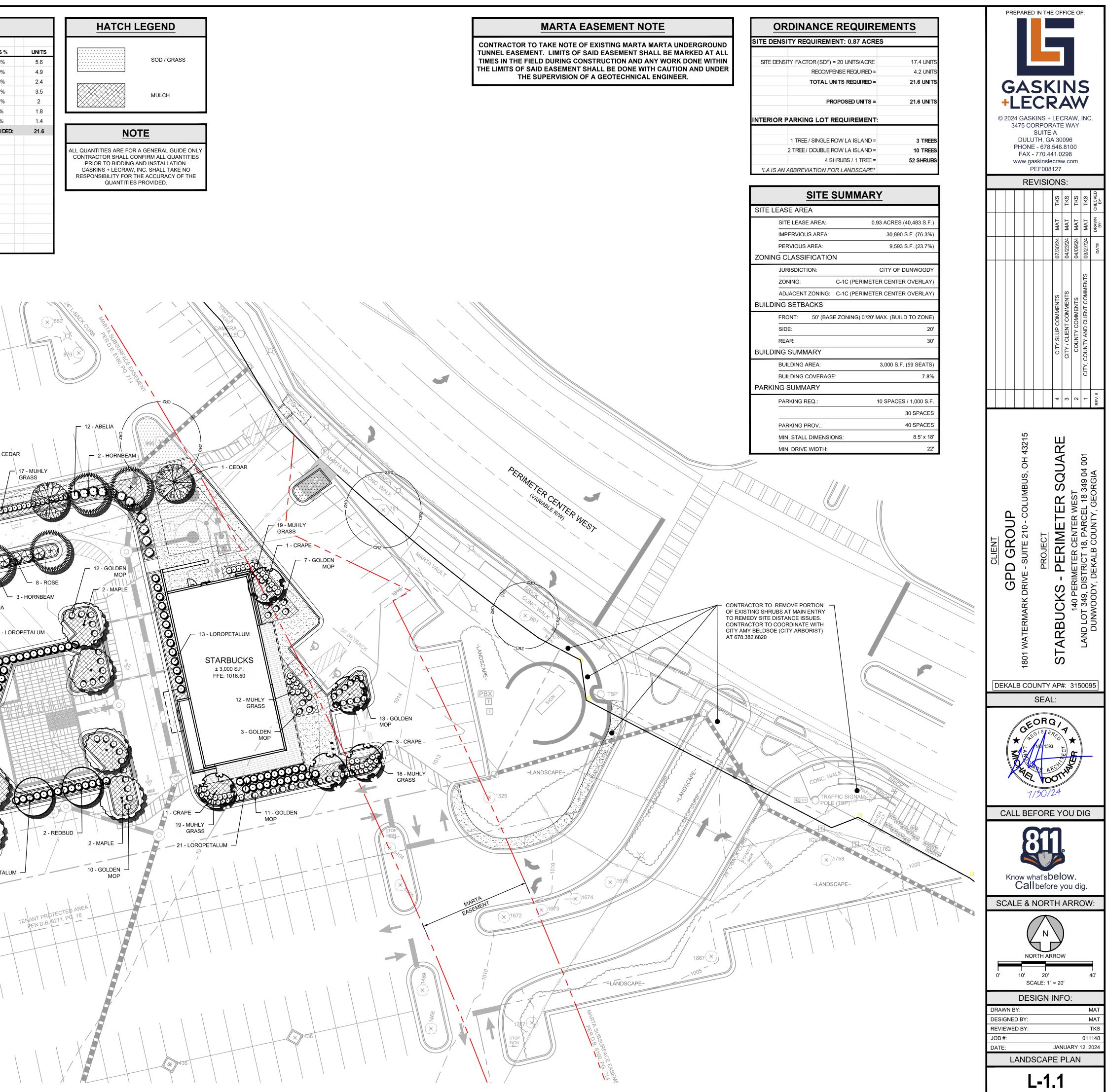
BUILDING COVERAGE:

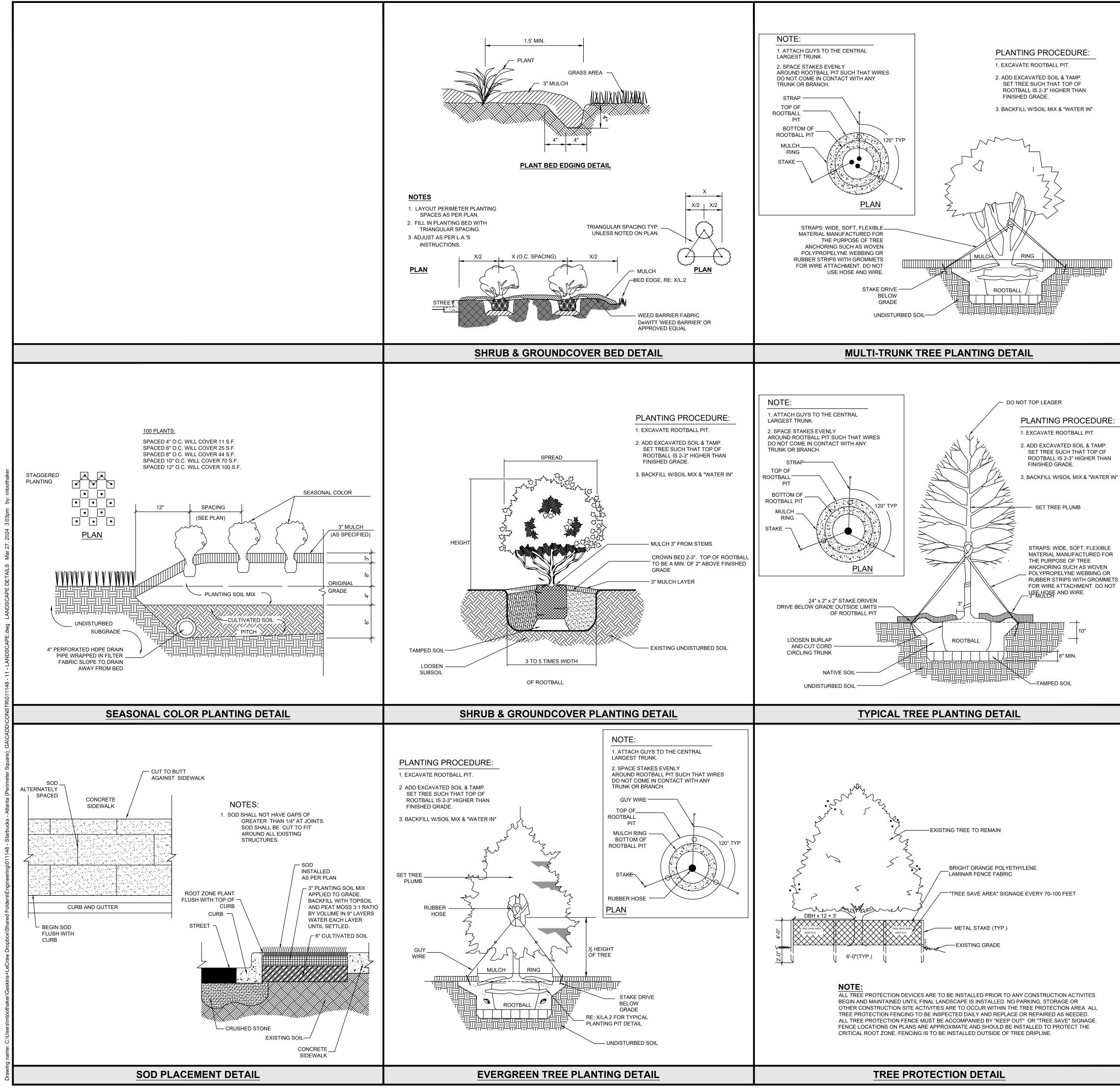






BOTANICAL NAME BOTANICAL NAME (AB) Acer buergerianum (CA) Carpinus betulus 'Fastigiata' (CD) Cedrus atlantica (CD) Cedrus atlantica (CD) Cercis canadensis 'Flame' (LN) Lagerstroemia x 'Natchez' (MG) Magnolia grandiflora (QP) Quercus phellos FHRUBS/HERBACEOUS O (AG) Abelia 'Edw ard Goucher' (CP) Chamacyparis pisifera (LP) Loropetalum chinensis rubrum '	COMMON NAME COMMON NAME Trident Maple Columnar Hornbeam Columnar Blue Atlas Cedar Flame Redbud	QUANTITY	MIN. SIZE				-
(CA) Carpinus betulus 'Fastigiata' (CD) Cedrus atlantica (CI) Cercis canadensis 'Flame' (LN) Lagerstroemia x 'Natchez' (MG) Magnolia grandiflora (QP) Quercus phellos FHRUBS/HERBACEOUS (AG) (Abelia 'Edw ard Goucher' (CP) (LP) Loropetalum chinensis rubrum '	Columnar Hornbeam Columnar Blue Atlas Cedar		MIN. SIZE	MIN. SPACING	TREE TYPE	UNIT/TREE	GENUS
(CD) Cedrus atlantica (CI) Cercis canadensis 'Flame' (LN) Lagerstroemia x 'Natchez' (MG) Magnolia grandiflora (QP) Quercus phellos (CAG) Abelia 'Edw ard Goucher' (CP) Chamacyparis pisifera (LP) Loropetalum chinensis rubrum '	Columnar Blue Atlas Cedar	8	4" CAL. 4" CAL.	30' O.C. 30' O.C.	DECIDUOUS UNDERSTORY DECIDUOUS UNDERSTORY	0.7	23.53% 20.59%
(LN) Lagerstroemia x 'Natchez' (MG) Magnolia grandiflora (QP) Quercus phellos HRUBS/HERBACEOUS Image: Comparis of the second		4 5	10'-12' HT. 4" CAL.	30' O.C. 25' O.C.	EVERGREEN UNDERSTORY	0.6	11.76%
(QP) Quercus phellos HRUBS/HERBACEOUS (AG) Abelia 'Edw ard Goucher' (CP) Chamacyparis pisifera (LP) Loropetalum chinensis rubrum '	White Crape Myrtle	5	6'-8' HT.	30' O.C.	DECIDUOUS UNDERSTORY	0.4	14.71%
 (AG) Abelia 'Edw ard Goucher' (CP) Chamacyparis pisifera (LP) Loropetalum chinensis rubrum ' 	Southern Magnolia Willow Oak	3	10'-12' HT. 4" CAL.	30' O.C. 35' O.C.	EV ERGREEN CANOPY DECIDUOUS CANOPY	0.6 0.7	8.82% 5.88%
 (AG) Abelia 'Edw ard Goucher' (CP) Chamacyparis pisifera (LP) Loropetalum chinensis rubrum ' 	TOTAL NUMBER OF TREES:	34				TOTAL UN	
(CP) Chamacyparis pisifera(LP) Loropetalum chinensis rubrum '	ORNAMENTALS: Edw ard Goucher Abelia	34	3 GAL.	3' O.C.			
	Golden Mop	73 96	3 GAL. 3 GAL.	3' O.C. 4' O.C.			
(MC) Muhlenbergia capillaris	Pink Muhly Grass	85	1 GAL.	24" O.C.			
(RR) Rosa 'Radrazz'	Knock Out Rose TOTAL NUMBER OF SHRUBS:	8 296	5 GAL.	5' O.C.			
	PERENNIALS:						
SOD) Cynodon dactylon (MUL) Mulch B	Bermuda Grass Hardw ood Mulch	2,200 S.F. 6,000 S.F.					
KING SIGN			3 - REDBUD				
	CRZ		17 - LOR			17 - GOLDEN MOP	





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GENERAL IRRIGATION NOTES	PREPARED IN THE OFFICE OF:
1. CONTRACTOR SHALL LOCATE UTILITIES AND SERVICES IN AND AROUND THE SITE PRIOR TO START OF WORK.	
 THE CONTRACTOR SHALL MAKE ALL EFFORTS TO AVOID DAMAGE TO EXISTING STRUCTURES, PAVING, AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIR OF DAMAGE TO ON-SITE UTILITIES, STRUCTURES, OR PAVING RESULTING 	
FROM IRRIGATION CONSTRUCTION. REPAIRS SHALL BE COMPLETED AT NO ADDOTIONAL COST TO THE OWNER. 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONFORMING TO ALL CODES AND ORDINANCES RELEVANT TO THE WORK UNDER THIS	
CONTRACT. 5. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNER.	GASKINS
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIALS AND LABOR TO FULLY EXECUTE AND GUARANTEE, AS REQUIRED, ALL WORK IN ACCORDANCE WITH SPECIFICATIONS, AND ALSO AS PER INSTRUCTIONS OF THE LANDSCAPE ARCHITECT AND THE OWNER.	+LECRAW © 2024 GASKINS + LECRAW, INC.
7. CONTRACTOR SHALL USE ONLY NEW, COMMERCIAL GRADE MATERIAL.	3475 CORPORATE WAY SUITE A
8. AUTOMATIC CONTROL CLOCK WILL BE LOCATED ON-SITE BY THE LANDSCAPE ARCHITECT OR OWNER. 9. IRRIGATION DESIGNER SHALL LAYOUT SYSTEM TO MINIMIZE CONFLICTS WITH THE LOCATION OF PROPOSED PLANT MATERIALS (AS	DULUTH, GA 30096 PHONE - 678.546.8100 FAX - 770.441.0298
SHOWN ON THE PLANTING PLAN) AND OTHER SITE AMENITIES. 10. ALL MAIN LINES SHALL BE INSTALLED A MAXIMUM OF 2' FROM THE BACK OF CURBS WHERE POSSIBLE. LATERALS LINES SHALL BE	www.gaskinslecraw.com PEF008127
INSTALLED LIKEWISE WHERE POSSIBLE. 11. THE CONTRACTOR SHALL ADJUST THE RADIUS AND ARC OF EACH HEAD TO MINIMIZE "OVERTHROW" AND TO ELIMINATE "DRY SPOTS." OVERTUROW ONTO PAYER AREAS SHALL NOT BE ALLOWED.	REVISIONS:
OVERTHROW ONTO PAVED AREAS SHALL NOT BE ALLOWED. 12. ELECTRIC SUPPLY WILL BE STUBBED-OUT AT CONTROL CLOCK LOCATION BY OTHERS. THE IRRIGATION CONTRACTOR SHALL BE DESPONSIBLE FOR ALL FLEETBICAL CONNECTIONS FROM CONTROL VALVES TO THE CONTROL CLOCK	TKS CHECKED BY:
RESPONSIBLE FOR ALL ELECTRICAL CONNECTIONS FROM CONTROL VALVES TO THE CONTROL CLOCK. 13. THE ENTIRE SYSTEM SHALL BE UNCONDITIONALLY GUARANTEED BY THE IRRIGATION CONTRACTOR AGAINST ALL DEFECTIVE WORK AND MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF TOTAL ACCEPTANCE.	MAT
14. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE AT TIME OF COMPLETION FOR PROVIDING "AS-BUILT" DRAWINGS, TO INCLUDE LOCATIONS OF ALL VALVES (MANUAL AND AUTOMATIC) WITH TRIANGULATED MEASUREMENTS TO EACH LOCATION AS WELL AS ANY DEVIATIONS IN LOCATION OF PIPING AND HEADS AS REPRESENTED BY THE CONTRACT DOCUMENTS.	03/27/24
15. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO HAVE ALL PLANTING AREAS MARKED BY THE LANDSCAPE ARCHITECT OR CONTRACTOR PRIOR TO INSTALLATION.	<u>ی</u>
16. ALL MAINLINES AND LATERAL LINES SHALL BE CLASS 200 PVC.	COMMENTS
17. ALL SLEEVES SHALL BE SCHEDULE 40 PVC. 18. CONTRACTOR SHALL SUPPLY: TWO QVC KEYS AND MATCHING HOSE SWIVELS; TWO OF EACH TYPE OF IRRIGATION HEAD; AS-BUILT	CLIENT CC
IRRIGATION PLAN; AND LAMINATED DIAGRAM OF IRRIGATION ZONES. 19. LAWN, SHRUBS/TREES, AND FLOWERS SHALL EACH BE ZONED SEPARATELY.	AND CL
20. CONTRACTOR SHALL VERIFY WATER SUPPLY G.P.M. AND P.S.I. PRIOR TO SYSTEM DESIGN AND CONSTRUCTION.	COUNTY
GENERAL LANDSCAPE NOTES	CITY,
1. ALL PLANT MATERIAL MUST BE HEALTHY, VIGOROUS, & FREE OF PESTS AND DISEASE. 2. ALL PLANTS MUST BE CONTAINER GROWN OR BALLED & BURLAPPED.	A C C C C C C C C C C C C C C C C C C C
 ALL TREES MUST HAVE A FULL HEAD, STRAIGHT TRUNK, SINGLE DOMINANT LEADER, & MEET ALL REQUIREMENTS SPECIFIED IN PLANT LIST. 	
4. ALL PLANTS ARE SUBJECT TO REJECTION BY THE OWNER BEFORE, DURING, & AFTER INSTALLATION.	43215 RE
5. STAKE TREES, IF ENVIRONMENTAL CONDITIONS WARRANT. (I.E. WIND OR STEEP SLOPES) 6. ALL PLANTS & PLANT BEDS MUST BE COMPLETELY MULCHED WITH 3" OF CLEAN, ORGANIC MULCH (PINESTRAW, WOOD CHIPS).	он 43 JAR + 001
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES & SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY & ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION, AT NO ADDITIONAL COST TO OWNER.	P columbus, oh 43: rer SQUAR t west t, georgia y, georgia
8. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON PLANS, BEFORE PRICING WORK. CONTRACTOR SHALL IMMEDIATELY NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.	Г соц соц т т т т т т соц и соц и соц и
9. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING (INCLUDING, BUT NOT LIMITED TO, WATERING, SPRAYING, MULCHING, MOWING, FERTILIZING, ETC.) ALL PLANTED AREAS AND LAWNS UNTIL THE JOB IS ACCEPTED IN FULL, BY THE OWNER.	
10. THE OWNER WILL CONTRACT FOR A PROGRAM OF LANDSCAPE MAINTENANCE SERVICES THROUGHOUT THE ONE (1) YEAR GUARANTEE PERIOD UNLESS OTHERWISE DETERMINED.	
11. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING AT THE DATE OF TOTAL ACCEPTANCE AND SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD (AS PER DIRECTION OF THE LANDSCAPE ARCHITECT).	C PC
12. THE LANDSCAPE ARCHITECT WILL APPROVE THE STAKED LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION. 13. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.	
14. WATER TREES AFTER PLANTING. 15. MAINTAIN ORIGINAL GRADE OR SLIGHTLY ABOVE GRADE AT THE TREE BASE.	801 WATERMARK STARBUCK 140 LAND LOT 349 DUNWOC
16. DO NOT BREAK ROOT BALL.	VATEF
17. SET TRUNKS PLUMB 18. ALL DUG TREES IN LEAF SHALL BE ACCLIMATED FOR TWO WEEKS UNDER A MIST SYSTEM, AT THE NURSERY SOURCE, PRIOR TO	N 1801
INSTALLATION. 19. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, DEFOLIATES OR FAILS TO GERMINATE PRIOR TO TOTAL ACCEPTANCE OF THE WORK SHALL BE PROMPTLY REMOVED FROM THE SITE & REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL DIVIDUAL OF THE SERVICE AT THE OUTPUT TO THE OUTPUT DIVIDED.	DEKALB COUNTY AP#: 3150095
PLANT LIST SPECIFICATIONS AT NO COST TO THE OWNER. 20. STANDARDS SET FORTH IN THE LATEST EDITION OF "AMERICAN STANDARDS FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL OF THE SAME SPECIES, QUANTITY,	SEAL:
SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS. 21. IF SUFFICIENT ADDITIONAL TOPSOIL IS AVAILABLE, THE CONTRACTOR SHALL BACKFILL THE PARKING LOT ISLANDS WITH 100% TOPSOIL. PLANTERS SHALL BE FREE OF DELETERIOUS MATERIAL AND SOIL SHALL BE SUITABLE FOR PLANTING. ALL ROCKS AND DEBRIS SHALL BE REMOVED FROM PLANTING BEDS, INCLUDING SODDED AREAS, PRIOR TO INSTALLATION.	$\begin{array}{c} \mathbf{G}^{\mathbf{E}} \\ \bigstar \\ \mathbf{A}^{\mathbf{E}} \\ \mathbf{C}^{\mathbf{E}} \\ \mathbf{C}^$
22. THE CONTRACTOR HAS THE COMPLETE RESPONSIBILITY FOR THE HANDLING OF ALL SURPLUS EXCAVATED MATERIALS INCLUDING THE REMOVAL OF ANY EXCESS MATERIALS FROM THE PROJECT SITE. THE CONTRACTOR SPECIFICALLY UNDERSTANDS AND AGREES THAT DUE TO THE SEQUENCE OF THE WORK, HE MAY NEED TO RETAIN SELECT EXACERBATED MATERIALS ON SITE TO MEET LATER NEEDS OF THE PROJECT. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AS TO ANY DECISIONS MADE TO HAUL OFF EXCESS MATERIAL OR TO RETAIN MATERIAL ON SITE FOR LATER USE. THE CONTRACTOR SHALL HAVE THE COMPLETE RESPONSIBILITY FOR HAVING ADEQUATE, SUITABLE MATERIAL ON-SITE TO REPLACE UNSUITABLE MATERIAL OR TO OTHERWISE CONFORM TO THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.	3/21/24
23. CONTRACTOR SHALL REMOVE & DISPOSE OF ALL PLANT MATERIAL EXISTING ON SITE THAT DOES NOT CONFORM WITH THE LANDSCAPE PLAN. ALL LANDSCAPED AREAS SHALL BE TREATED AS SPECIFIED ON THE LANDSCAPE PLAN OR AS DIRECTED BY THE LANDSCAPE	CALL BEFORE YOU DIG
ARCHITECT. THIS SHALL INCLUDE ALL GRASS AREAS USED FOR EROSION CONTROL PURPOSES. 24. GRASS ALL DISTURBED AREAS (INCLUDING RIGHT-OF-WAY), UNLESS OTHERWISE INDICATED. AREAS TO BE SODDED SHALL BE CLEANED OF ALL STONES AND DEBRIS, RAKED SMOOTH AND CONFORM TO PROPOSED GRADES. IF SODDED, SOD SHALL BE ROLLED TO PROVIDE A CONSISTENTLY EVEN SURFACE.	811.
25. CONTRACTOR SHALL DESIGN AND INSTALL AUTOMATIC IRRIGATION SYSTEM TO PROVIDE 100% COVERAGE IN ACCORDANCE WITH SPRINKLER HEAD MANUFACTURER'S SPECIFICATIONS.	
	Know what's below. Call before you dig.
	SCALE & NORTH ARROW:
	NORTH ARROW DETAILS ARE
	<u>NOT</u> DRAWN TO SCALE
	DESIGN INFO: DRAWN BY: MAT
	DESIGNED BY: MAT REVIEWED BY: TKS
	REVIEWED BY: TKS JOB #: 011148 DATE: JANUARY 12, 2024
	LANDSCAPE DETAILS
	L-1.2

Packet page:...











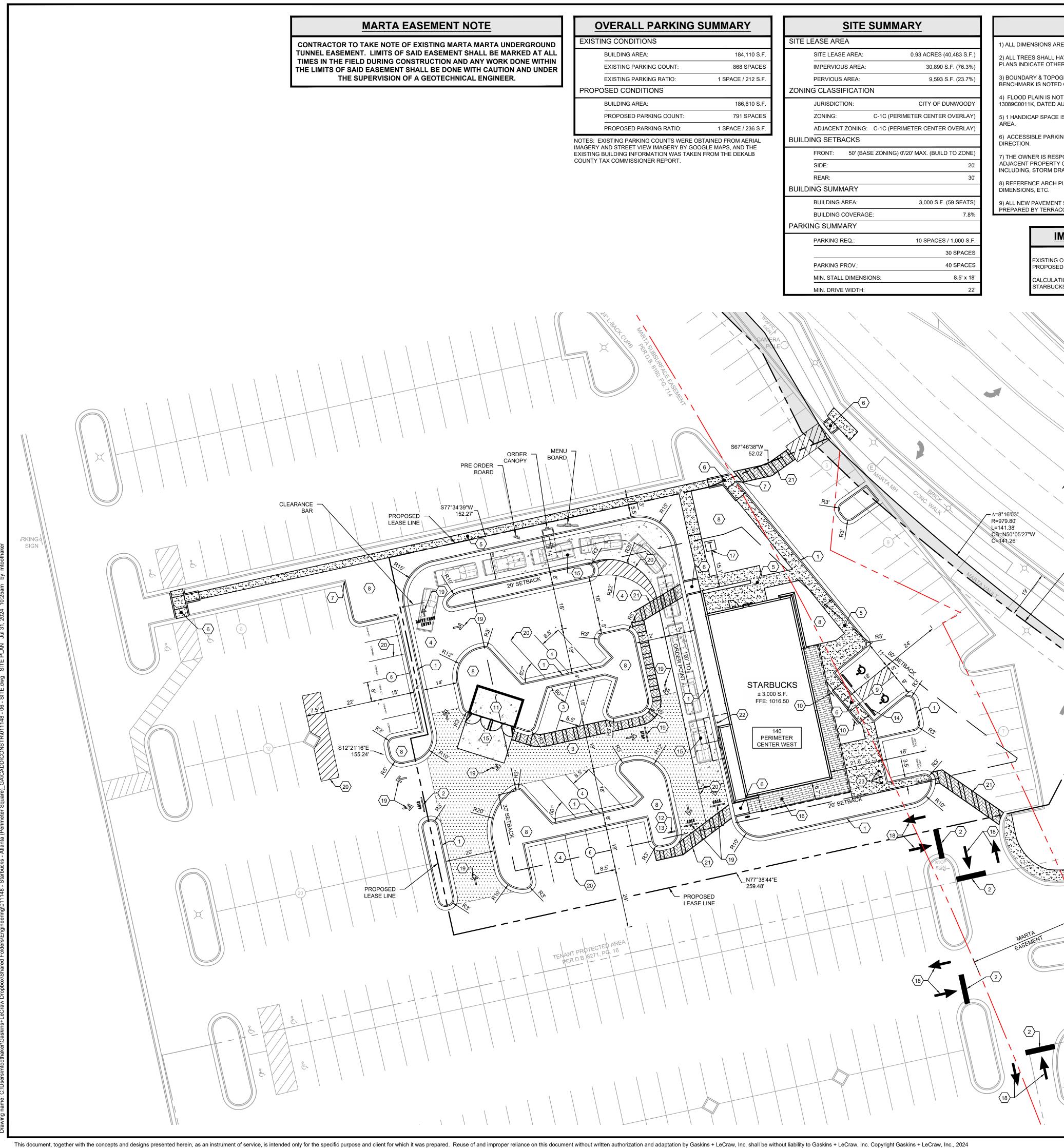












GENERAL SITE N

1) ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS SPE 2) ALL TREES SHALL HAVE PROPER PROTECTION DURING C PLANS INDICATE OTHERWISE.

3) BOUNDARY & TOPOGRAPHIC SURVEY BY GASKINS + LECF BENCHMARK IS NOTED ON SURVEY.

4) FLOOD PLAIN IS NOT PRESENT ON THIS SITE AS SHOWN 13089C0011K, DATED AUGUST 15, 2019.

5) 1 HANDICAP SPACE IS REQUIRED TO BE VAN ACCESSIBLE 6) ACCESSIBLE PARKING AREAS, INCLUDING AISLES, SHALL

7) THE OWNER IS RESPONSIBLE FOR OBTAINING ANY NECES ADJACENT PROPERTY OWNERS IN ORDER TO PERFORM THE INCLUDING, STORM DRAINAGE, CURB AND GUTTER AND PAV

8) REFERENCE ARCH PLANS FOR DIRECTIONAL SIGNAGE, S

9) ALL NEW PAVEMENT SHALL MEET OR EXCEED GEOTECHN PREPARED BY TERRACON, DATED MARCH 13, 2024.

IMPERVIOUS CALCUI PERVIOUS (SF) 4,441 (11.0%) EXISTING CONDITION: PROPOSED CONDITION: 9,593 (23.7%) CALCULATIONS BASED ON AREA OF PROPOSED STARBUCKS PROJECT (40,483 S.F.)

> APPROXIMATE FUTURE RIGHT-OF-WAY LINE MAXIMUM REQUIRED R.O.W. 19' FROM EXISTING CURB

> > N27°17'11"E 59.89'

				PREPARED IN THE OFFICE OF:
			EAVY DUTY PAVEMENT, REFER TO GEOTECH REPORT FOR PAVEMENT	
			TANDARD DUTY PAVEMENT, REFER TO GEOTECH REPORT FOR PAVEMENT	GASKINS
	ALL SLOPE NO MORE THAN 2% IN ANY			DULUTH, GA 30096
	THE REQUIRED OFFSITE WORK,			FAX - 770.441.0298 www.gaskinslecraw.com
	CHNICAL SPECIFICATION. SEE REPORT		UMPSTER ENCLOSURE, REFER TO ARCHITECTURAL PLANS FOR DETAILS	
	JLATIONS		ONCRETE WHEEL STOP PLACED 2' FROM FACE OF CURB OR SIDEWALK, SEE	
	36,042 (89.0%)	(15) 0	ONCRETE PAVEMENT, REFER TO GEOTECH REPORT FOR PAVEMENT	7/30/24 4/23/24 4/09/24 3/27/24
	30,890 (76.3%)			
			ONCRETE TRANSFORMER PAD PER UTILITY OWNER'S REQUIREMENTS	VENTS
				AENTS AENTS NTS F COMN
		5	WIDE, STAMPED CONCRETE AND WHITE STRIPED PEDESTRIAN	SLUP C
				CITY / CI
			AND WALK AS	DEKALB COUNTY AP#: 3150095 SEAL:
PAVEMENT LEGEND "CONTRACTOR TO SUBMIT JOINT PLAN TO GEOTECH FOR REVIEW/APPROVAL PRIOR TO PAVING "CONTRACTOR TO SUBMIT JOINT PLAN TO GEOTECH FOR REVIEW/APPROVAL PRIOR TO PAVING "CONCRETE PAVEMENT (SEE GEOTECH REPORT BY TERRACON, DATED MARCH 13, 2024) HEAVY DUTY PAVEMENT (SEE GEOTECH REPORT BY TERRACON, DATED MARCH 13, 2024) HEAVY DUTY PAVEMENT (SEE GATCH 13, 2024) CONCRETE PAVERS (SEE ARCHITECTURAL PLANS		Stratific Strategy	TRAFFIC SIGNALD GN CA	7/30/2024 CALL BEFORE YOU DIG
REVIEW/APPROVAL PRIOR TO PAVING 0° 10° 20° 20° 20° 20° 20° 20° 20° 20° 20° 2			PAVEMENT LEGEND	Call before you dig. SCALE & NORTH ARROW:
Image: Construction of the second			REVIEW/APPROVAL PRIOR TO PAVING	SCALE: 1" = 20' DESIGN INFO:
CONCRETE PAVERS (SEE ARCHITECTURAL PLANS SITE PLAN	2 BSUR		HEAVY DUTY PAVEMENT (SEE GEOTECH REPORT BY TERRACON,	DESIGNED BY:MATREVIEWED BY:TKSJOB #:011148
FOR MORE INFORMATION) C-3.1	FACE EASEME			SITE PLAN



STORE 78309
 CPN 96856-001
 DATE: MAY 30, 2024















STORE 78309
 CPN 96856-001
 DATE: MAY 30, 2024

ELEVATIONS