

CURRENT ZONING:

CITY OF ALPHARETTA, GEORGIA
"O-I" OFFICE INSTITUTIONAL DISTRICT

8.1.1. DEVELOPMENT STANDARDS.

- A. Height Regulations. Buildings shall be no higher than 60 feet or 4 stories, whichever is higher, except when a Use Permit to exceed the maximum height is approved.
B. Minimum Front Yard - 40 feet
C. Minimum Side Yard - 40 feet adjacent to street
D. Minimum Rear Yard - 25 feet
E. Minimum Lot Area Per Dwelling
F. Minimum Lot Width
G. Minimum On-Lot Frontage
H. Minimum Heated Floor Area
I. Minimum Accessory Structure Requirements
J. Maximum Lot Coverage

FLOOD INFORMATION

A FIELD SURVEY WAS NOT CONDUCTED TO DETERMINE THE FLOOD ZONE AREAS. ANY FLOOD ZONE LINES DISTINGUISHING BETWEEN FLOOD AREAS ARE GRAPHICALLY PLOTTED FROM FEMA FLOOD INSURANCE RATE MAPS (FIRM). A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO DETERMINE OR VERIFY THE LOCATION OF THE FLOOD AREAS.

GEORGIA LINE LOCATION

Table with 2 columns: Utility Name and Location/Status. Includes entries for Atlanta Gas Light, City of Alpharetta Traffic, ATT&T / T Telecom, Charter Communications, Comcast Communications Catv, Fiberlight LLC Telecom, Fulton County Water, Fulton County Sewer, Georgia Power, Level 3 Communications Telecom, Verizon Business (MCI Facilities), CenturyLink Telecom, Sawnee EMC, X O Communications Telecom, and Zayo Fiber Solutions Telecom.

SURVEYOR'S NOTES:

- 1. The site address is not posted as it is a vacant lot.
2. 1/2" rebars have been set at all corners except as shown hereon.
3. The data shown hereon was produced from a "ground run" random shot survey utilizing a combination of Sokkia GSR 2700ISX GPS Units and a Sokkia Total Station Model SET 5.
4. If buildings are shown hereon, their dimensions were as field measured along the first floor exterior wall lines.
5. The property line measurements shown hereon are as per the plat/deed and field measurements.
6. The bearings, if shown, are based on plat/deed bearings.
7. This survey project performed as a joint venture between: Timothy W. Simpson, Carr & Associates Engineers, Inc.
8. This survey meets or exceeds the Standards for the Practice of Land Surveying in the State of Georgia.
9. All field measurements matched record dimensions within the precision requirements of ALTA/NSPS Specifications.
10. The field data upon which this plat is based has a closure one foot in 25,000+ feet and an angular error of 3" per angle point, and was adjusted using Least Squares.
11. This plat/deed description has been calculated for closure and is found to be accurate within in one foot in 374,215.
12. The use of this survey is limited to its purpose shown hereon and as understood by the Surveyor at the time of the survey.
13. The Surveyor was not informed of the existence of any cemeteries on the properties shown hereon, except as shown.
14. This survey plat may not be recorded without the express written consent of the Surveyor or Carr & Associates Engineers, Inc.
15. TABLE A11: This Surveyor was not provided mapping of the underground utilities as per the ALTA/ACSM Standards.
16. TABLE A13: The names of adjacent landowners were not provided to the Surveyor per the ALTA/ACSM Standards.
17. TABLE A16: There was no evidence of earth moving, building additions on the date shown hereon.
18. TABLE A17: The Surveyor shown hereon is not aware of any completed or proposed changes in street right-of-way lines.
19. TABLE A18: No apparent wetlands are located on the subject property according to the U.S. Fish and Wildlife Service National Wetlands Inventory located at www.fws.gov/wetlands.
20. The designation of the right-of-way lines shown hereon are per the subject deed. The right-of-way themselves have not been surveyed per their respective deeds.

NOTES CORRESPONDING TO SCHEDULE B - PART II EXCEPTIONS FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER NCS-987596-ATL

Exceptions 1-13 and 50-53 are not recorded survey related items; therefore, an opinion is not offered herein by the Surveyor as to their respective locations and affect/benefit on the subject property.

- 14 Right-of-way to Shawnee Electric as recorded in Deed Book 3453, Page 20 has been limited to the existing power facilities as of a Commitment Letter dated April 20, 2020.
15 INTENTIONALLY DELETED
16 INTENTIONALLY DELETED
17 Right-of-way to Shawnee Electric as recorded in Deed Book 3767, Page 561 has been limited to the existing power facilities as of a Commitment Letter dated April 20, 2020.
18 INTENTIONALLY DELETED
19 Right-of-way to Shawnee Electric as recorded in Deed Book 3930, Page 134 has been limited to the existing power facilities as of a Commitment Letter dated April 20, 2020.
20 INTENTIONALLY DELETED
21 INTENTIONALLY DELETED
22 INTENTIONALLY DELETED
23 INTENTIONALLY DELETED
24 INTENTIONALLY DELETED
25 Right-of-way to Shawnee Electric as recorded in Deed Book 5072, Page 371 has been limited to the existing power facilities as of a Commitment Letter dated May 16, 2005.
26 INTENTIONALLY DELETED
27 INTENTIONALLY DELETED
28 INTENTIONALLY DELETED
29 Zoning Agreement as recorded in Deed Book 12628, Page 189 (Deed Book 40056, Page 309) and further Partially Assigned in Deed Book 41299, Page 142 (Deed Book 49799, Page 313) is blanket in nature over and across the subject property with the exception that portion of the property within Land Lot 1260.
30 INTENTIONALLY DELETED
31 Declaration of Covenants, Restrictions and Easements as recorded in: Deed Book 13456, Page 186 is covenants, restrictions and easements that are blanket in nature over and affecting the portion of property that is in Land Lot 1260.
32 Easement to Georgia Power Company as recorded in Deed Book 14045, Page 186 gives no specific land location, just a vague description of being along the back edge of Eastside Drive; therefore, the location or affect upon the subject property cannot be made.
33 Water line easement as recorded in Deed Book 18037, Page 170 affects the subject property and is shown hereon.
34 Sanitary Sewer Easement as recorded in Deed Book 21544, Page 1 and Deed Book 22055, Page 173 affects the subject property and is shown hereon.
35 INTENTIONALLY DELETED
36 Sanitary Sewer Easement as recorded in Deed Book 22866, Page 265 affects the subject property and is shown hereon.
37 INTENTIONALLY DELETED
38 Easement agreement as recorded in Deed Book 43267, Page 616 grants an encroachment easement for storm water drainage pipes in two different locations.
39 INTENTIONALLY DELETED
40 INTENTIONALLY DELETED
41 Easement and Restriction Agreement as recorded in Deed Book 49799, Page 292 is blanket in nature over and affecting the subject property.
42 Reciprocal Shared Access and Entry Driveway Easement and Maintenance Agreement as recorded in Deed Book 54403, Page 460 is blanket in nature over and affecting the subject property with specific described easements plotted hereon.
43 Storm Water Drainage Easement, Maintenance Agreement, Sanitary Sewer Easement and Temporary Construction Easement as recorded in Deed Book 54403, Page 493 is blanket in nature over and affecting the subject property with specific described easements plotted hereon.
44 Declaration of Use Restrictions as recorded in Deed Book 54403, Page 520 are restrictions placed upon that area shown as Parcel "B" hereon.
45 Obligations of Grantor as recorded in Deed Book 55706, Page 127 are blanket in nature over and affecting the subject property.
46 The Stormwater and Drainage Easement Agreement recorded in Deed Book 55706, Page 144 grants rights and obligations to the Detention Pond located on the Village Park property West of Morris Road to the subject property.
47 Right of Way Easement as recorded in Deed Book 55709, Page 14 has been limited to the existing power facilities as of a Commitment Letter dated April 20, 2020.
48 Matters of the Plat as recorded in Plat Book 346, Pages 4-11 is the road Right of Way known as Morris Road adjoining the subject property and is shown hereon.
49 Matters of the Plat as recorded in Plat Book 379, Pages 122 are plotted hereon and does affect the subject property. The provided plat is illegible but appears to show a 65' front setback and a 25' utility easement along West Bridge Road on TRACT "B".

TITLE DESCRIPTION:

PARCEL 1:

The portion of the following property lying north of Webb Bridge Road, east of Morris Road and west of North Point Parkway:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 1259, 1260, 1261 and 1262, of the 2nd District, 2nd Section, of Fulton County, Georgia and being more particularly described as follows:

COMMENCING at a 1/2" rebar found at the common corner of Land Lots 1259, 1260, 1262, and 1261; THENCE North 89 degrees 05 minutes 26 seconds East (Bearing Basis - Deed Book 40056, Page 261) for a distance of 842.23 feet to a 1/2" rebar found on the westerly right-of-way line of North Point Parkway (having a 120 foot right-of-way); THENCE along the westerly right-of-way line of North Point Parkway the following courses and distances: THENCE South 03 degrees 34 minutes 51 seconds East for a distance of 37.99 feet to a 1/2" rebar found; THENCE along a curve to the left having a radius of 632.96 feet and an arc length of 203.61 feet, being subtended by a chord of South 13 degrees 05 minutes 25 seconds East for a distance of 202.73 feet to a concrete monument found; THENCE South 23 degrees 48 minutes 53 seconds West for a distance of 62.85 feet to a concrete monument found; THENCE leaving the westerly right-of-way line of North Point Parkway and following along the northerly right-of-way line of Webb Bridge road the following courses and distances: THENCE South 59 degrees 21 minutes 43 seconds West for a distance of 152.34 feet to a point, said point being the POINT OF BEGINNING; THENCE continuing South 59 degrees 21 minutes 43 seconds West for a distance of 293.22 feet a capped rebar stamped "GEOSURVEY LTD LSF-000621" found; THENCE continuing North 27 degrees 37 minutes 26 seconds West for a distance of 32.02 feet to a found concrete monument; THENCE South 62 degrees 31 minutes 34 seconds West for a distance of 29.55 feet to a found concrete monument; THENCE South 27 degrees 19 minutes 27 seconds East for a distance of 33.66 feet to a capped rebar set; THENCE South 59 degrees 21 minutes 43 seconds West for a distance of 30.31 feet to a point; THENCE South 59 degrees 39 minutes 31 seconds West for a distance of 207.46 feet to a 1/2" rebar found; THENCE leaving the northerly right-of-way line of Webb Bridge Road run North 16 degrees 21 minutes 53 seconds West for a distance of 476.98 feet to a capped rebar set; THENCE North 45 degrees 42 minutes 20 seconds West for a distance of 194.38 feet to a capped rebar set on the easterly right-of-way of Morris Road; THENCE along the easterly right-of-way line of Morris Road the following courses and distances: THENCE along a curve to the left having a radius of 280.00 feet and an arc length of 115.46 feet, being subtended by a chord of North 12 degrees 01 minutes 20 seconds East for a distance of 114.64 feet to a point; THENCE North 00 degrees 12 minutes 32 seconds East for a distance of 95.75 feet to a capped rebar set; THENCE leaving the easterly right-of-way line of Morris Road South 65 degrees 52 minutes 31 seconds East for a distance of 257.60 feet to a capped rebar set; THENCE North 89 degrees 05 minutes 25 seconds East for a distance of 168.12 feet to a point; THENCE South 00 degrees 54 minutes 35 seconds East for a distance of 290.00 feet to a capped rebar set; THENCE North 89 degrees 05 minutes 25 seconds East for a distance of 247.01 feet to a point; THENCE South 31 degrees 15 minutes 40 seconds East for a distance of 149.46 feet to the said POINT OF BEGINNING.

Containing 266,108.91 sq. ft. 6.109 acres, more or less.

PARCEL 2:

Together with those non-exclusive easement for regarding stormwater runoff as set forth in Stormwater and Drainage Easement Agreement dated December 21, 2015 by and between Village Park of Alpharetta, LLC, a Georgia limited liability company and Greenstone Preston Ridge LP, a Georgia limited partnership, recorded December 28, 2015 in Deed Book 55706, Page 144, Clerk of the Superior Court of Fulton County, Georgia.

THIS IS THE SAME PARCEL INSURED IN THE FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-987596-ATL DATED OCTOBER 29, 2019 AT 8:00 AM, REVISED 1/3/20, REVISED 3/23/20, REVISED 3/30/20, REVISED 4/21/20



DRAWING INVALID WITHOUT SEAL



CARR & ASSOCIATES ENGINEERS, INC.
153 CAHABA VALLEY PARKWAY
PELHAM, ALABAMA 35124
PHONE: (205) 988-9495 FAX: (205) 988-9495
CIVIL, STRUCTURAL & ENVIRONMENTAL ENGINEERS AND LAND SURVEYORS
LAND SURVEYORS
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Table with 4 columns: NO., DESCRIPTION, BY, DATE. Contains revision entries for AKIN, JUMP, S.E.B., and REVISED COMMITMENT RECEIVED.

Table with 4 columns: NO., SURVEYOR, DESIGN ENGINEER, P. E., PRINCIPAL. Lists Timothy W. Simpson as the principal.

CLIENT: STACK ACQUISITIONS, LLC
PROJECT NAME: LAND LOTS 1259-1262 2ND DISTRICT 2ND SECTION FULTON COUNTY, GEORGIA
DRAWING TITLE: ALTANSPS LAND TITLE SURVEY

Table with 2 columns: SHEET 1 OF 2, DWG. NO.: 23.393-01R4

CERTIFICATE

TO: Greenstone Preston Ridge LP, a Georgia limited partnership, Stack Acquisitions, LLC., a Delaware limited liability company, SI ATLLZ, LLC, a Delaware limited liability company and 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 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-4, 5, 6a, 7a, 7b1, 7c, 8, 9, 11, 13, 14, 16, 17 and 20 of table a thereof. The fieldwork was completed on May 4, 2016 and updated February 10, 2020.

I hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Georgia to the best of my knowledge, information, and belief.

Signature of Timothy W. Simpson, dated 5/12/2020.

Project Coordinator: Bart Carr, Phone: 205-664-8498, bartcarr@ccrengineers.com

811 logo with text: Know what's below. Call 2 working days before digging. It's the Law! Georgia Line Location Center, Inc. 1-800-282-7411

UTILISURVEY, LLC (Professional Utility Locator)
- Private Electric
- Water Service
- Telephone Service



DRAWING INVALID WITHOUT SEAL



CARR & ASSOCIATES ENGINEERS, INC.
 153 CAHABA VALLEY PARKWAY
 PELHAM, ALABAMA 35124
 Phone: (205) 964-9488 Fax: (205) 964-9485

CIVIL, STRUCTURAL & ENVIRONMENTAL ENGINEERS AND LAND SURVEYORS

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NO.	DESCRIPTION	BY	REVIEW	DATE
1	PLAN COMP. 2/27/20	BBF	BFC	3/9/20
2	S.E.B. 3/7/20 COMMENTS	BBF	BFC	3/9/20
3	REVISED COMMITMENT RECEIVED 3/23/20	BBF	BFC	3/9/20
4	REVISED COMMITMENT RECEIVED 3/31/20	BBF	BFC	3/9/20
5	REVISED COMMITMENT RECEIVED 3/31/20	BBF	BFC	5/12/20

NO.	DESCRIPTION	BY	REVIEW	DATE
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4	REVISED COMMITMENT RECEIVED 3/31/20	BBF	BFC	3/9/20
5	REVISED COMMITMENT RECEIVED 3/31/20	BBF	BFC	5/12/20

FIELD BOOK:	N/A	CREW:	CHEFFY/CV/CC	CADD OPER:	GP/BBF	CADD FILE:	DESIGN FILE:	DESIGN ENG:	N/A	DATE:	FEB 2020	SCALE:	1"=50'
PRODUCTION:	N/A	SURVEYOR:		DESIGN ENGINEER:		P. E.:		PRINCIPAL:					

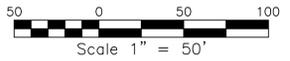
CLIENT: **STACK ACQUISITIONS, LLC**
 PROJECT NAME: **LAND LOTS 1259, 1260, 1261 AND 1262 2ND DISTRICT 2ND SECTION FULTON COUNTY, GEORGIA**
 PROJECT NO.: 23.393
 SHEET 2 OF 2
 DWG. NO.: **23.393-02R4**
 DRAWING TITLE: **ALTANSPS LAND TITLE SURVEY**

LEGEND

- CONCRETE MONUMENT FOUND
- CAPPED REBAR/IRON PIN FOUND
- CAPPED REBAR/IRON PIN SET
- FIELD DISTANCE OR ANGLE
- DEED DISTANCE OR ANGLE
- CONTROL POINT
- UTILITY POLE
- TRAFFIC SIGNAL POLE
- POLE W/SINGLE LIGHT
- ELECTRICAL MANHOLE
- GUY ANCHOR
- TRANSFORMER PAD
- PULLBOX
- TRAFFIC SIGNAL CABINET
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- GRATE INLET
- SINGLE WING INLET
- DOUBLE WING INLET
- CONCRETE HEADWALL
- CABLE TV PEDESTAL
- SINGLE POLED SIGN
- UNDERGROUND UTILITY MARKER
- TREE TAG
- TREE DRUPLINE
- HARDWOOD TREE
- FLOW ROUTE
- CONCRETE WALK OR PAD

- RIGHT-OF-WAY LINE
- SECTION LINE
- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- 1' CONTOUR LINE
- 5' CONTOUR LINE
- GAS LINE
- OVERHEAD POWER LINE
- UNDERGROUND POWER LINE
- OVERHEAD POWER, PHONE & CABLE
- OVERHEAD TELEPHONE
- UNDERGROUND PHONE LINE
- FIBER OPTIC
- WATER LINE
- SANITARY SEWER LINE
- WROUGHT IRON FENCE
- STORM SEWER PIPE
- WREST VEGETATION LINE

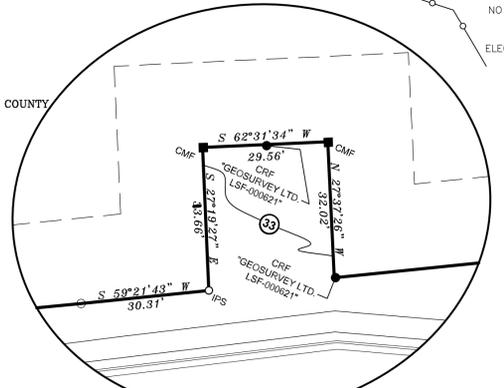
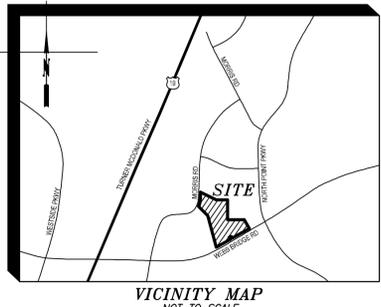
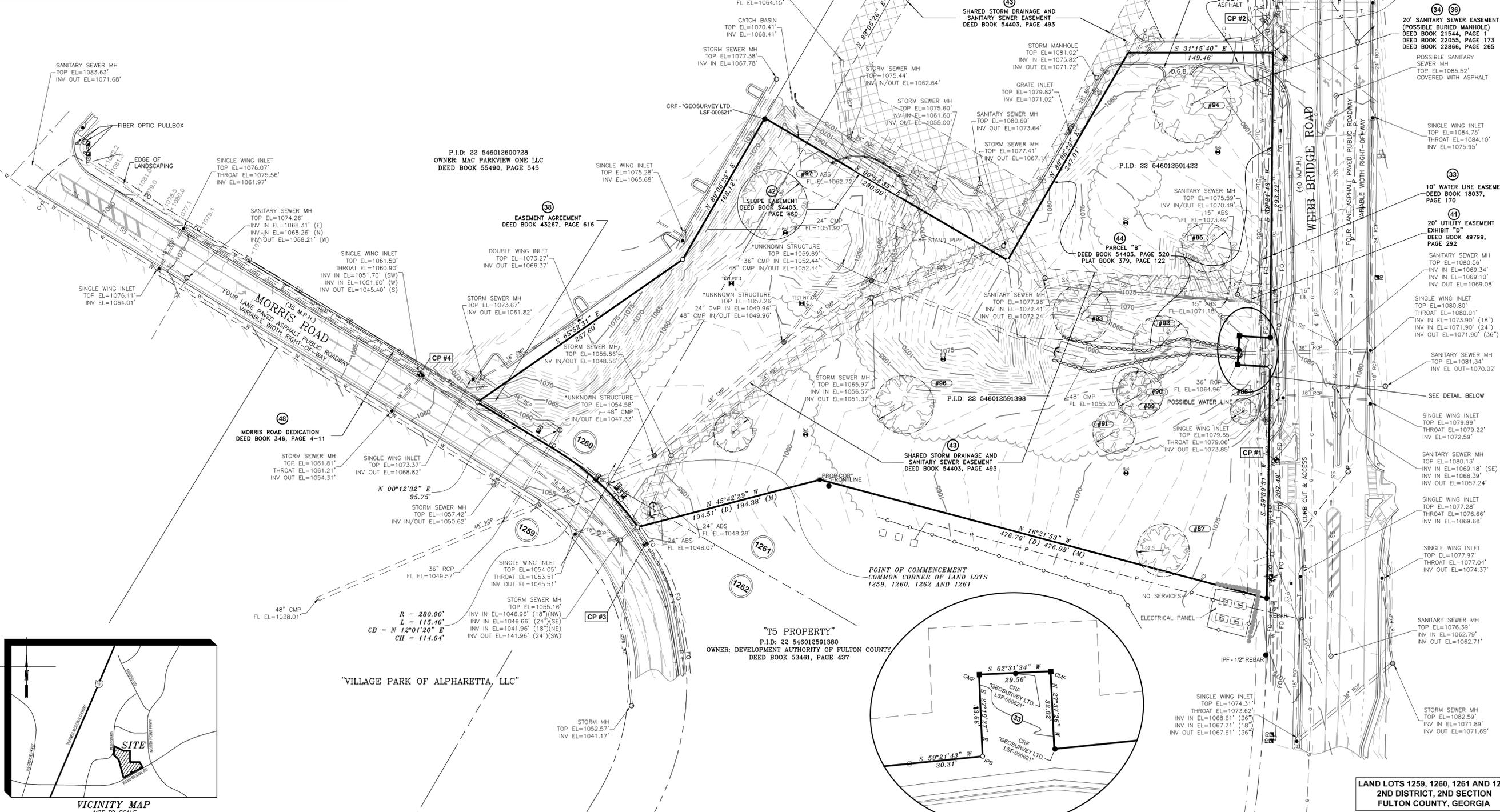
- N NORTH
- S SOUTH
- E EAST
- SE SOUTHEAST
- MH MANHOLE
- FO FIBER OPTIC
- EL ELEVATION
- INV INVERT ELEVATION
- RCP REINFORCED CONCRETE PIPE
- CMP CORRUGATED METAL PIPE
- D.G.B. DENSE GRADE BASE



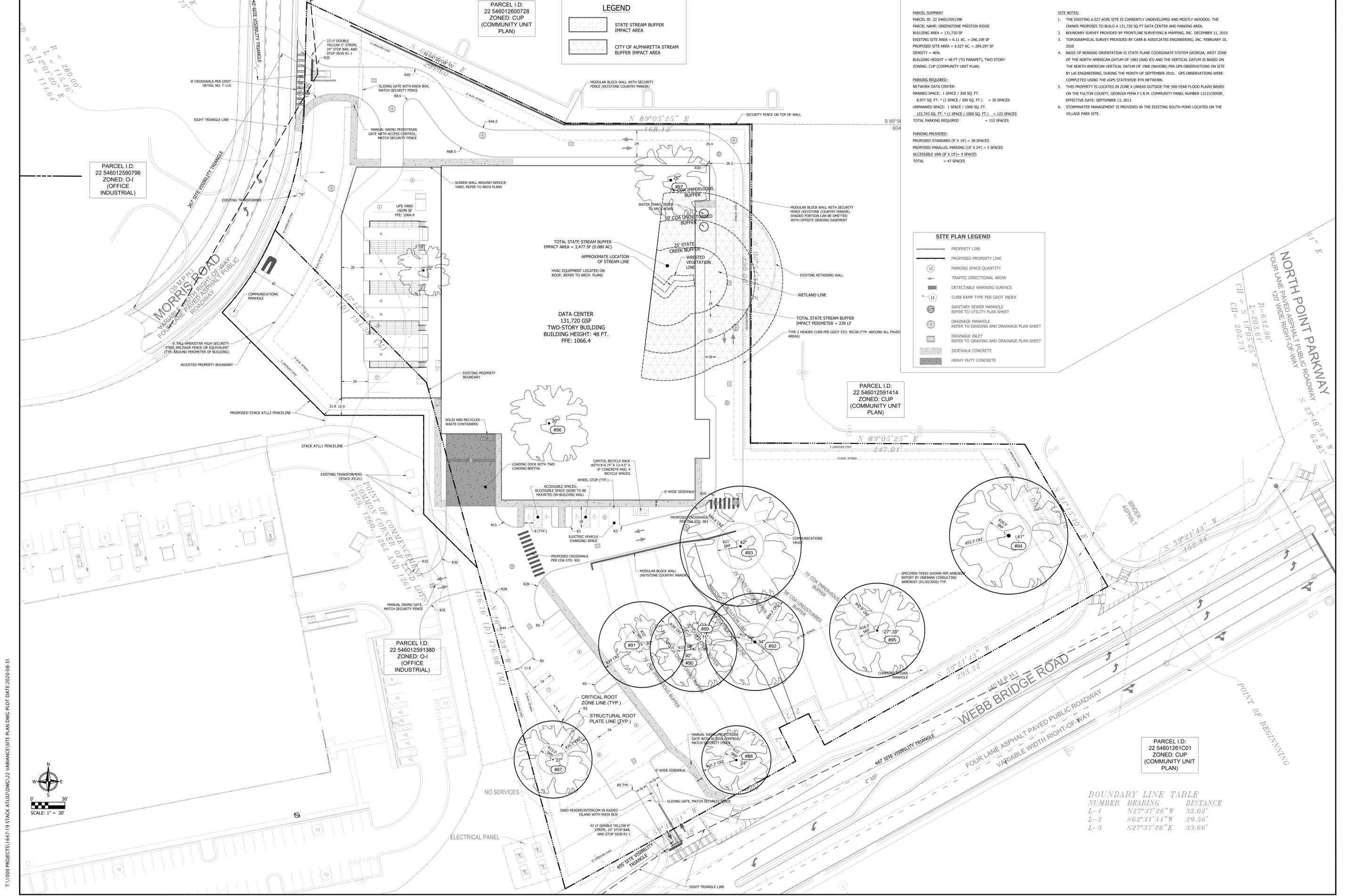
CONTROL POINTS

ID	NORTH	EAST	ELEVATION	DESCRIPTION
CP #1	1482554.89	2267626.78	1079.02	CROSS SET
CP #2	1482753.78	2267988.85	1085.97	CROSS SET
CP #3	1483075.85	2267226.17	1056.45	MAG NAIL SET
CP #4	1483364.68	2267261.22	1061.58	CROSS SET

SOURCE BENCHMARK IS OBUS. NAVD '88 NAD '83



LAND LOTS 1259, 1260, 1261 AND 1262 2ND DISTRICT, 2ND SECTION FULTON COUNTY, GEORGIA



PARCEL I.D:
22 546012600728
ZONED: CUP
(COMMUNITY UNIT
PLAN)

LEGEND

- STATE STREAM BUFFER IMPACT AREA
- CITY OF ALPHARETTA STREAM BUFFER IMPACT AREA

PARCEL SUMMARY
 PARCEL ID: 22 546012591398
 PARCEL NAME: GREENSTONE PRESTON RIDGE
 BUILDING AREA = 131,720 SF
 EXISTING SITE AREA = 6.11 AC. = 266,109 SF
 PROPOSED SITE AREA = 6.527 AC. = 284,297 SF
 DENSITY = 46%
 BUILDING HEIGHT = 48 FT (TO PARAPET), TWO STORY
 ZONING: CLP (COMMUNITY UNIT PLAN)

PARKING REQUIRED:
 NETWORK DATA CENTER:
 MANNED SPACE: 1 SPACE / 300 SQ. FT. = 30 SPACES
 8,977 SQ. FT. * (1 SPACE / 300 SQ. FT.) = 30 SPACES
 UNMANNED SPACE: 1 SPACE / 1000 SQ. FT. = 123 SPACES
 122,743 SQ. FT. * (1 SPACE / 1000 SQ. FT.) = 123 SPACES
 TOTAL PARKING REQUIRED = 153 SPACES

PARKING PROVIDED:
 PROPOSED STANDARD (9' X 19') = 38 SPACES
 PROPOSED PARALLEL PARKING (10' X 24') = 5 SPACES
 ACCESSIBLE VAN (8' X 19') = 4 SPACES
 TOTAL = 47 SPACES

- SITE NOTES:**
- THE EXISTING 6.527 ACRE SITE IS CURRENTLY UNDEVELOPED AND MOSTLY WOODED. THE OWNER PROPOSES TO BUILD A 131,720 SQ FT DATA CENTER AND PARKING AREA.
 - BOUNDARY SURVEY PROVIDED BY FRONTLINE SURVEYING & MAPPING, INC. DECEMBER 11, 2010
 - TOPOGRAPHICAL SURVEY PROVIDED BY CARR & ASSOCIATES ENGINEERING, INC. FEBRUARY 10, 2009
 - BASIS OF BEARING ORIENTATION IS STATE PLANE COORDINATE SYSTEM GEORGIA, WEST ZONE OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83) AND THE VERTICAL DATUM IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83) PER GPS OBSERVATIONS ON SITE BY LAI ENGINEERING, DURING THE MONTH OF SEPTEMBER 2010. GPS OBSERVATIONS WERE COMPLETED USING THE GPS STATEWIDE RTK NETWORK.
 - THIS PROPERTY IS LOCATED IN ZONE X (AREAS OUTSIDE THE 500-YEAR FLOOD PLAIN) BASED ON THE FULTON COUNTY, GEORGIA FEMA F.I.R.M. COMMUNITY PANEL NUMBER 13121C0059F, EFFECTIVE DATE: SEPTEMBER 13, 2013
 - STORMWATER MANAGEMENT IS PROVIDED IN THE EXISTING SOUTH POND LOCATED ON THE VILLAGE PARK SITE.

SITE PLAN LEGEND

- PROPERTY LINE
- PROPOSED PROPERTY LINE
- PARKING SPACE QUANTITY
- TRAFFIC DIRECTIONAL ARROW
- DETECTABLE WARNING SURFACE
- CURB RAMP TYPE PER GDOT INDEX
- SANITARY SEWER MANHOLE REFER TO UTILITY PLAN SHEET
- DRAINAGE MANHOLE REFER TO GRADING AND DRAINAGE PLAN SHEET
- DRAINAGE INLET REFER TO GRADING AND DRAINAGE PLAN SHEET
- SIDEWALK CONCRETE
- HEAVY DUTY CONCRETE

PARCEL I.D:
22 546012590796
ZONED: O-I
(OFFICE INDUSTRIAL)

PARCEL I.D:
22 546012591414
ZONED: CUP
(COMMUNITY UNIT PLAN)

PARCEL I.D:
22 546012591380
ZONED: O-I
(OFFICE INDUSTRIAL)

PARCEL I.D:
22 54601261C01
ZONED: CUP
(COMMUNITY UNIT PLAN)



BOUNDARY LINE TABLE

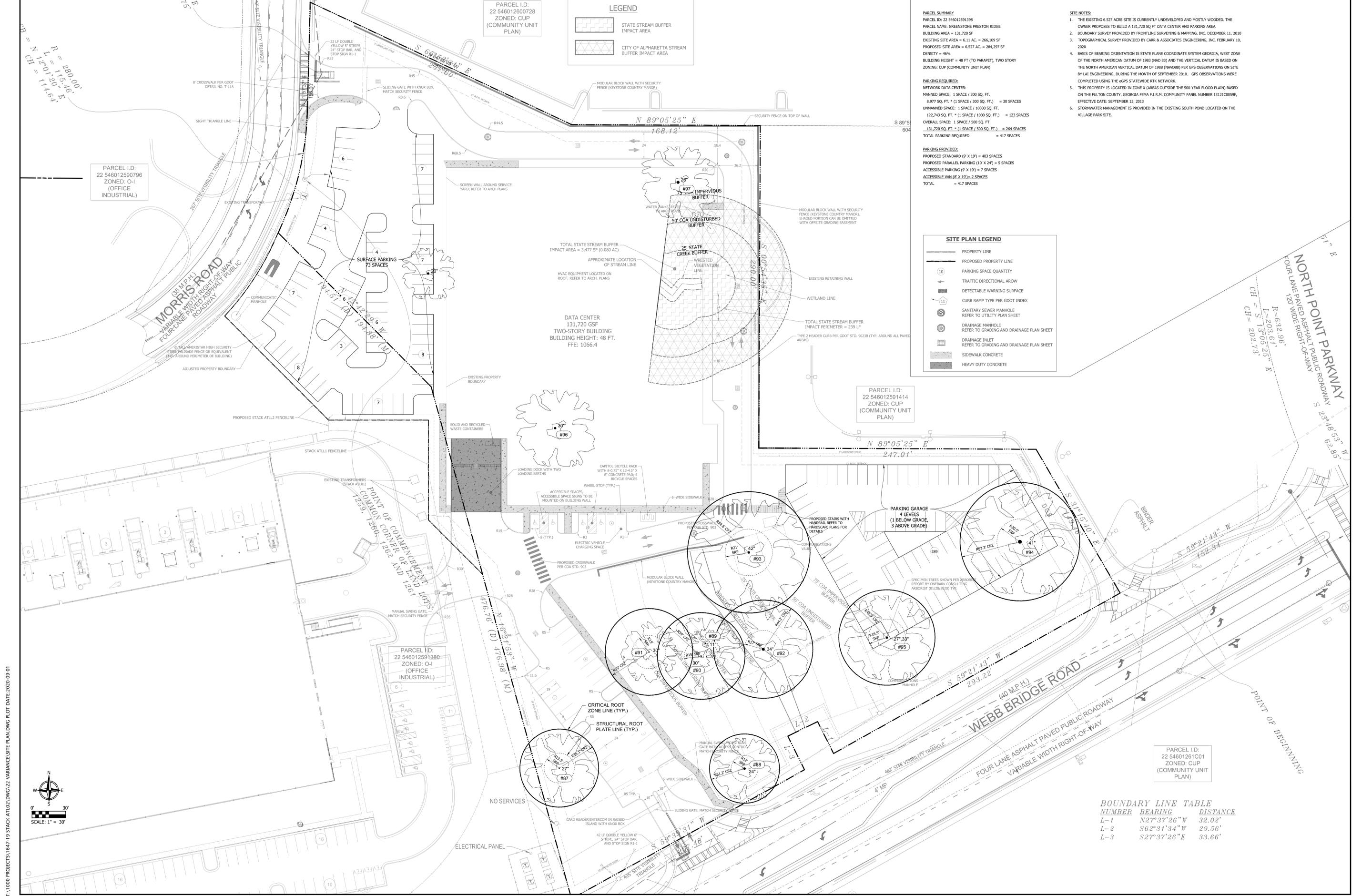
NUMBER	BEARING	DISTANCE
L-1	N27°37'26"W	32.02'
L-2	S62°31'34"W	29.56'
L-3	S27°37'26"E	33.66'

T:\1000 PROJECTS\16471-19 STACK ATLL2\DWG\22 VARIANCE SITE PLAN.DWG PLOT DATE: 2024-08-31



STACK ATLL2 SITE PLAN WITH PROPOSED PARKING





PARCEL I.D.:
22 546012600728
ZONED: CUP
(COMMUNITY UNIT
PLAN)

LEGEND

- STATE STREAM BUFFER
- IMPACT AREA
- CITY OF ALPHARETTA STREAM BUFFER IMPACT AREA

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 122,748 SQ. FT. (1 SPACE / 1000 SQ. FT.) = 123 SPACES
 OVERALL SPACE: 1 SPACE / 500 SQ. FT. = 264 SPACES
 131,720 SQ. FT. (1 SPACE / 500 SQ. FT.) = 264 SPACES
 TOTAL PARKING REQUIRED = 417 SPACES

PARKING PROVIDED:

PROPOSED STANDARD (9' X 19') = 403 SPACES
 PROPOSED PARALLEL PARKING (10' X 24') = 5 SPACES
 ACCESSIBLE PARKING (9' X 19') = 7 SPACES
 ACCESSIBLE VAN (8' X 19') = 2 SPACES
 TOTAL = 417 SPACES

- SITE NOTES:**
- THE EXISTING 6.527 ACRE SITE IS CURRENTLY UNDEVELOPED AND MOSTLY WOODED. THE OWNER PROPOSES TO BUILD A 131,720 SQ FT DATA CENTER AND PARKING AREA.
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 - TOPOGRAPHICAL SURVEY PROVIDED BY CARR & ASSOCIATES ENGINEERING, INC. FEBRUARY 10, 2009
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 - STORMWATER MANAGEMENT IS PROVIDED IN THE EXISTING SOUTH POND LOCATED ON THE VILLAGE PARK SITE.

SITE PLAN LEGEND

- PROPERTY LINE
- PROPOSED PROPERTY LINE
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- TRAFFIC DIRECTIONAL ARROW
- DETECTABLE WARNING SURFACE
- CURB RAMP TYPE PER GDOT INDEX
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- DRAINAGE MANHOLE REFER TO GRADING AND DRAINAGE PLAN SHEET
- DRAINAGE INLET REFER TO GRADING AND DRAINAGE PLAN SHEET
- SIDEWALK CONCRETE
- HEAVY DUTY CONCRETE

PARCEL I.D.:
22 546012590796
ZONED: O-I
(OFFICE INDUSTRIAL)

PARCEL I.D.:
22 546012591414
ZONED: CUP
(COMMUNITY UNIT PLAN)

PARCEL I.D.:
22 546012591380
ZONED: O-I
(OFFICE INDUSTRIAL)

PARCEL I.D.:
22 54601261C01
ZONED: CUP
(COMMUNITY UNIT PLAN)

T:\1000 PROJECTS\164719 STACK ATLL2.DWG.22 VARIANCE SITE PLAN.DWG PLOT DATE: 2020-09-01



BOUNDARY LINE TABLE

NUMBER	BEARING	DISTANCE
L-1	N27°37'26"W	32.02'
L-2	S62°31'34"W	29.56'
L-3	S27°37'26"E	33.66'

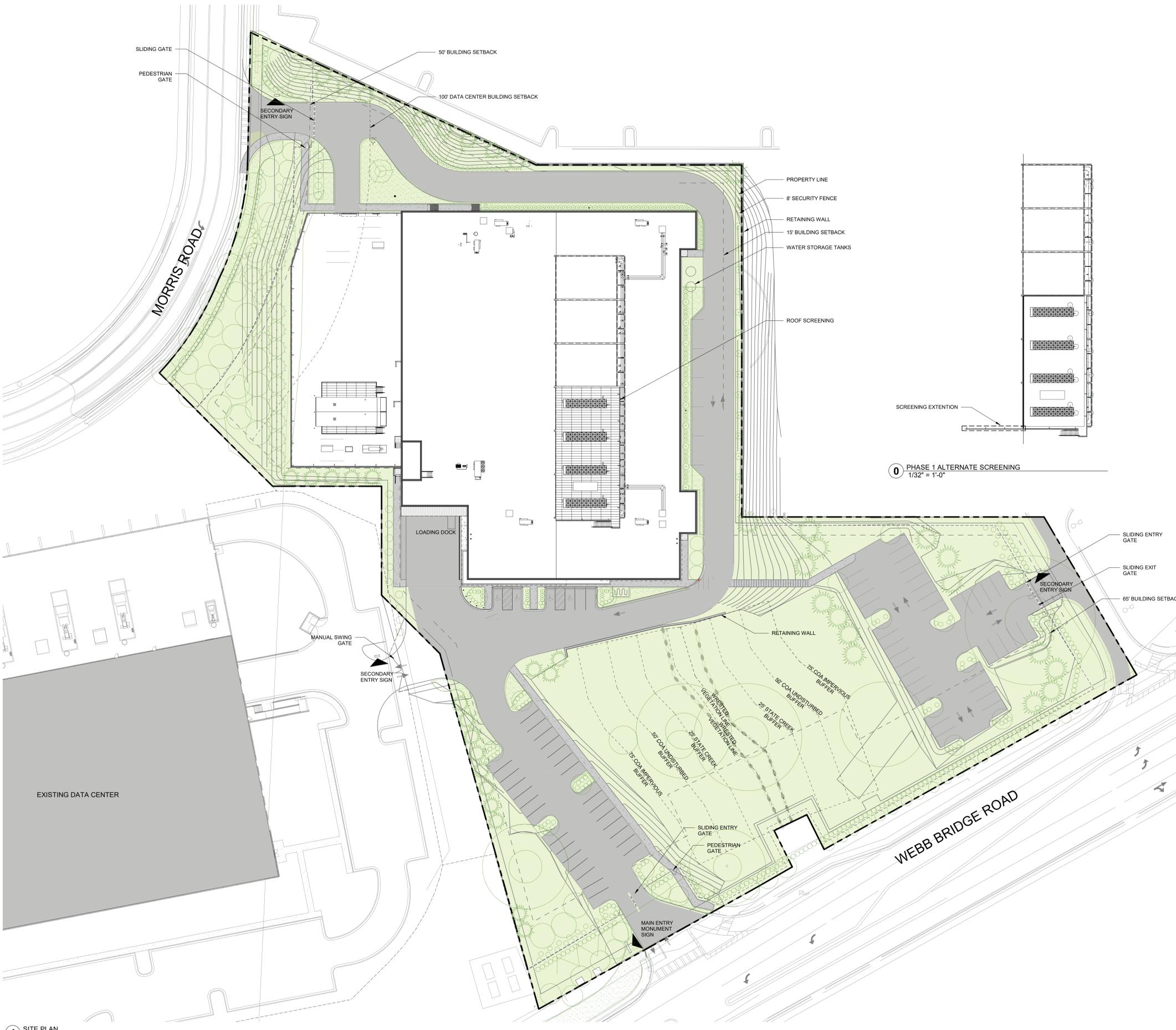


STACK ATLL2 SITE PLAN

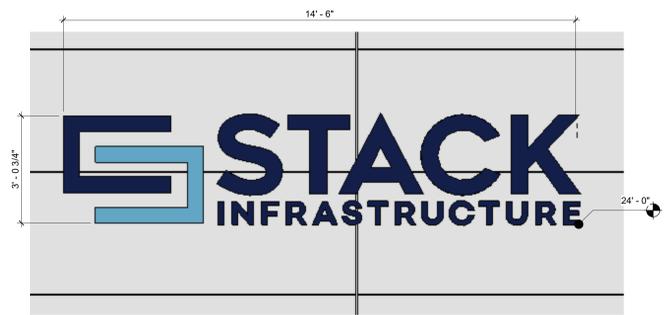
WITH CODE REQUIRED PARKING



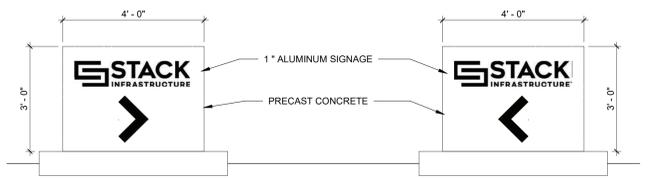
BUILDING	
Building Height	48' - 0"
Levels	2
Gross S.F.	133,000 SF
# of Data Halls	2
Data Hall S.F.	24,000 SF
MW Installed Planned	2 12
Equipment Screen Wall Height	60' - 0"



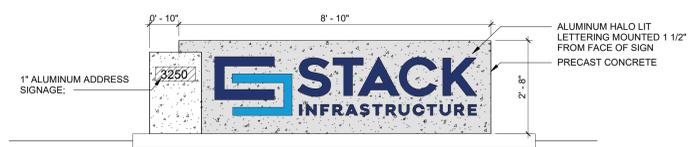
0 PHASE 1 ALTERNATE SCREENING
1/32" = 1'-0"



4 BUILDING SIGNAGE
1/2" = 1'-0"



3 SECONDARY ENTRY - MONUMENT SIGN ELEVATION
1/2" = 1'-0"



2 MAIN ENTRY - MONUMENT SIGN ELEVATION
1/2" = 1'-0"

1 SITE PLAN
1/32" = 1'-0"



SITE PLAN

As indicated



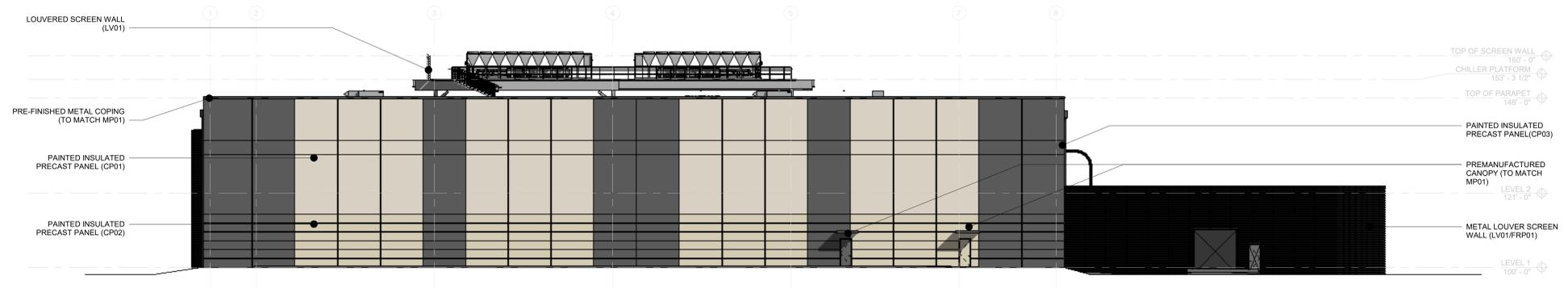
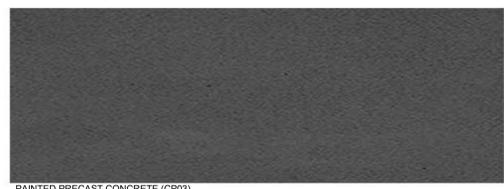
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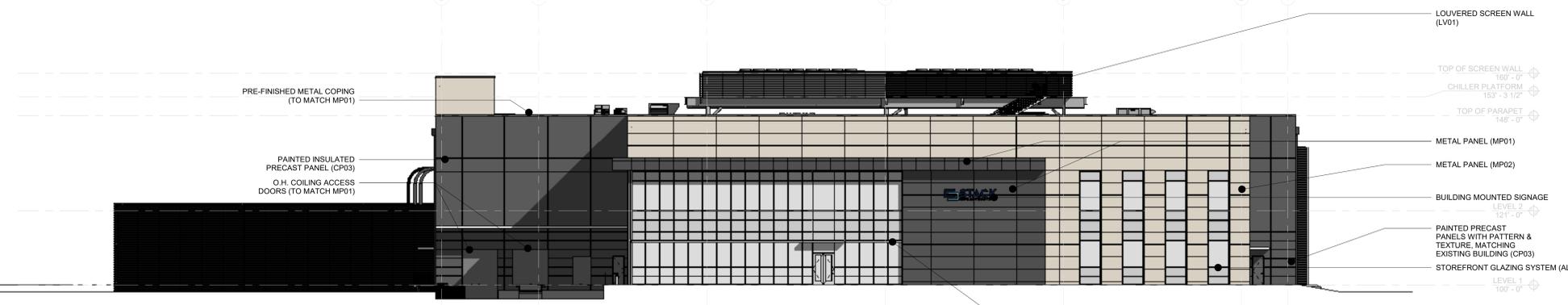
CORGAN 



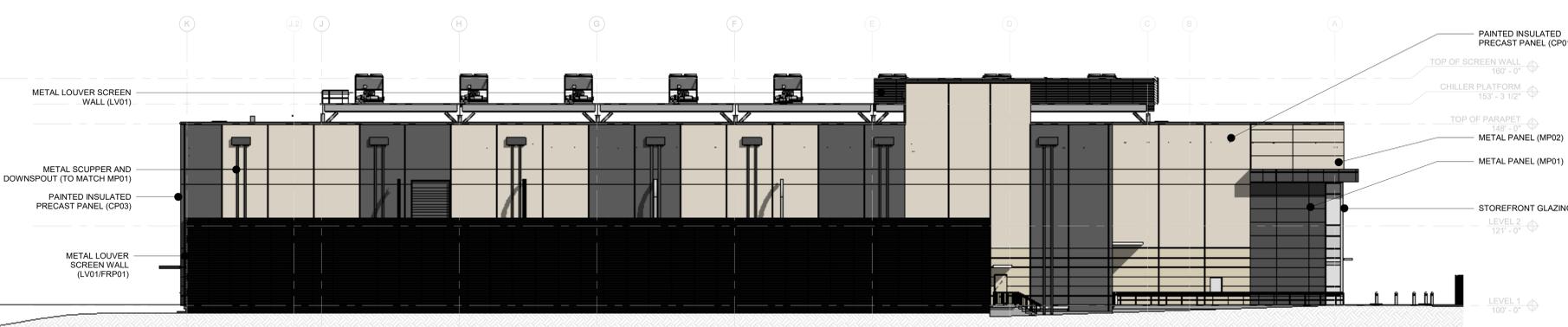
1 EAST ELEVATION
1/16" = 1'-0"



2 NORTH ELEVATION
1/16" = 1'-0"



3 SOUTH ELEVATION
1/16" = 1'-0"



4 WEST ELEVATION
1/16" = 1'-0"



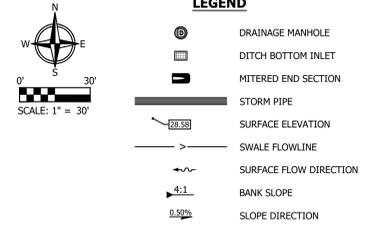








LAT. 34° 4'38.57"N
LONG. 84°15'48.34"W



C ORGAN

KW Mission Critical Engineering, d.p.c.
173 N Broadway, 2nd Floor Milwaukee, WI 53202

Landis Evans + Partners
3330 Preston Ridge Road, Suite 380 Alpharetta, GA 30005

L.A. Fuess Partners, Inc.
3333 Lee Pkwy # 300, Dallas, TX 75219

Exante360 Exante 360
985 Dove St, 3rd Floor Newport Beach, CA 92280

EROSION CONTROL NOTES:

- ALL AREAS TO RECEIVE STRUCTURAL FILL TO BE CLEANED, STRIPPED AND FREE OF TOPSOIL, ROOTS, STUMPS, AND ALL OTHER DELETERIOUS MATERIAL. STRUCTURAL FILL TO BE CLEAN FROM ORGANICS AND ALL OTHER DELETERIOUS MATERIAL. FILL TO BE PLACED IN MAXIMUM 8" LIFT AND COMPACTED TO AT LEAST 95% STANDARD PROCTOR MAXIMUM DENSITY AND TO WITHIN 3% OF THE OPTIMUM MOISTURE CONTENT, UNLESS OTHERWISE SPECIFIED IN THE PROJECT GEOTECHNICAL REPORT OR BY THE PROJECT GEOTECHNICAL ENGINEER. ALL FILL SOILS TO BE PLACED UNDER THE OBSERVATION OF THE PROJECT GEOTECHNICAL ENGINEER. DOCUMENTATION OF COMPACTATION TESTING SHALL BE PROVIDED TO LAND DISTURBANCE ACTIVITY INSPECTOR FOR ALL ROADWAY CONSTRUCTION IN RIGHT-OF-WAY. (INCLUDING DECELERATION LANE) CONTACT LAND DISTURBANCE ACTIVITY INSPECTOR PRIOR TO CONSTRUCTION FOR FURTHER TESTING REQUIREMENTS.
- FAILURE OF THE CONTRACTOR TO PERFORM THE PRESCRIBED EROSION CONTROL PRACTICES SHALL RESULT IN THE IMMEDIATE ISSUANCE OF A STOP-WORK ORDER FOR THE PROJECT SITE, PURSUANT TO UDC 3.1.1.F.2.d.
- MAINTENANCE OF ALL SOIL EROSION AND SEDIMENTATION CONTROL PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE RESPONSIBILITY OF THE OWNER.
- ALL DISTURBED AREAS MUST BE VEGETATED WITHIN 14 DAYS OF FINAL GRADE.
- ALL FILL SLOPES SHALL HAVE SILT FENCE AT THE TOE OF THE SLOPE.
- THIS SITE DOES CONTAIN STATE WATERS AND WETLANDS. STATE WATERS AND WETLANDS HAVE BEEN DELINEATED.
- THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
- EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLANS DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- THE CONTRACTOR SHALL REMOVE SEDIMENT ONCE IT HAS ACCUMULATED TO ONE-HALF THE ORIGINAL HEIGHT OF THE SILT FENCE USED FOR EROSION CONTROL.
- MAXIMUM CUT OR FILL SLOPES ARE 2 HORIZONTAL: 1 VERTICAL.
- ANY DISTURBED AREA LEFT EXPOSED FOR 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
- ALL SILT FENCE SHALL BE TYPE S.
- THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION, WHICH WILL PREVENT OR FLOW OF MUD ONTO RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE, AS CONDITIONS DEMAND. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLE OR SITE ONTO ROADWAY OR INTO STORM DRAIN SYSTEM MUST BE REMOVED IMMEDIATELY BY SWEEPING.
- ALL STORM DRAINS AND DROP INLETS WILL HAVE 4" PERMANENT POLLUTION PREVENTION MARKERS INSTALLED PRIOR TO INSPECTION.
- THE OWNER WILL MAINTAIN STORM WATER RUNOFF CONTROL AT ALL TIMES. ADDITIONAL CONTROLS WILL BE INSTALLED IF DETERMINED NECESSARY BY CITY INSPECTION.
- IRRIGATION SYSTEMS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY.
- AT LEAST ONE PERSON ON A PROJECT OR SITE MUST HAVE COMPLETED THE LEVEL 1A EROSION EDUCATION & TRAINING COURSE AND BE CERTIFIED BY GSWCC.
- SUBCONTRACTORS MUST COMPLETE EITHER LEVEL 1A EROSION EDUCATION & TRAINING COURSE OR ATTEND SUBCONTRACTOR AWARENESS SEMINAR.
- LANDSCAPING, FENCING OR SAFETY BENCHES PER GEORGIA STORMWATER MANAGEMENT MANUAL, REQUIRED AROUND STORMWATER MANAGEMENT FACILITIES.
- THE CITY WILL REQUIRE A MAINTENANCE BOND TO REMAIN IN PLACE ON ALL PUBLIC IMPROVEMENTS (INCLUDING BUT NOT LIMITED TO CURB AND GUTTER, SIDEWALK, PAVEMENT AND BASE, PAVEMENT MARKINGS AND STREET SIGNS OR SIGNALIZATION, THE ENTIRE PROJECT STORM SYSTEM BOTH INSIDE AND OUTSIDE RIGHT-OF-WAY, DETENTION AND WATER QUALITY DEVICES) FOR A MINIMUM OF 1 YEAR AFTER FINAL PLAT SIGN-OFF OR UNTIL THE FINAL CERTIFICATE OF OCCUPANCY IS ISSUED, WHICHEVER IS LONGER. THIS BOND SHOULD BE GRANTED FOR ONE-YEAR AND RENEWED UNTIL THE FINAL CERTIFICATE OF OCCUPANCY IS ISSUED.
- SEDIMENT STORAGE VOLUME MUST BE IN PLACE PRIOR TO AND DURING ALL LAND DISTURBING ACTIVITIES UNTIL FINAL STABILIZATION OF THE SITE HAS BEEN ACHIEVED.
- APPROVED PLANS AND NPDES DAILY LOG MUST BE ON SITE AT ALL TIMES.
- IF PRIMARY PERMITEE CHANGES DURING THE COURSE OF A PROJECT, THE NEW PRIMARY PERMITEE MUST SUBMIT COPIES OF THE NEW NOI TO THE CITY OF ALPHARETTA LAND DISTURBANCE INSPECTOR.
- THE DESIGN PROFESSIONAL WHO PREPARED THE ES&PC PLAN IS TO INSPECT THE INSTALLATION OF BMPs WITHIN 7 DAYS AFTER INITIAL CONSTRUCTION ACTIVITY BEGINS. PROOF OF SITE VISIT SHALL BE KEPT ON SITE.
- AMENDMENTS/REVISIONS TO THE ES&PC PLAN WHICH HAVE A SIGNIFICANT EFFECT ON BMPs WITH A HYDRAULIC OR DESIGN COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL AND MUST BE APPROVED BY THE CITY OF ALPHARETTA.
- THE APPLICABLE PORTION OF ES&PC PLAN IS TO BE PROVIDED TO EACH SECONDARY PERMITEE PRIOR TO THE SECONDARY CONDUCTING ANY CONSTRUCTION ACTIVITY AND IN THE EVENT OF ANY CHANGE TO THE PLAN.
- WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.
- THE ES&PC PLAN IS IN COMPLIANCE WITH WASTE DISPOSAL, SANITARY SEWER, OR SEPTIC TANK REGULATIONS.
- APPROPRIATE BMPs WILL BE USED FOR THE SPILL/PREVENTION AND/OR REMEDIATION OF ALL PETROLEUM SPILLS AND LEAKS, INCLUDING SD2P, SD2F, AND SD3s.
- EMERGENCY RESPONSE AND CLEAN-UP PROCEDURES: ALL SPILLS WILL BE CLEANED UP IMMEDIATELY UPON DISCOVERY. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLETELY REMOVE AND DISPOSE OF ALL SPILLS THAT OCCUR. SHOULD A SPILL OCCUR, FIRST ELIMINATE THE SOURCE OF THE SPILL, TAKE ACTION TO KEEP SPILL FROM SPREADING AND FINALLY REMOVE AND DISPOSE OF ALL CONTAMINATED MATERIALS, VEHICLES OR EQUIPMENT LEFT ON SITE OVERNIGHT, DAILY INSPECTION FOR LEAKS IS REQUIRED. KEEP A SPILL KIT ON SITE AT ALL TIMES. TYPICAL ITEMS TO INCLUDE ARE GLOVES, SAFETY GLASSES, SPILL SORBENTS, WISK BROOM, SQUEEGEE, DUSTPAN, SMALL SHOVEL, HEAVY PLASTIC BAGS, PLASTIC AND METAL WASTE CONTAINERS.
- EROSION CONTROL MATTING SHALL BE INSTALLED ON ALL SLOPES 3:1 AND STEEPER.

24 HOUR EMERGENCY CONTACT
CHRIS OWENS
Phone: (404) 518-5505



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Date of issue: 08/31/2020

STACK - ATLL 2



KEYPLAN

EROSION CONTROL PLAN PHASE 3

JOB 1647-19
DATE 05-19-2020
SHEET

C400

CITY OF ALPHARETTA ARBORIST NOTES:

- IF THERE ARE INCONSISTENCIES BETWEEN ANY ITEMS ON THESE PLANS THE MORE STRICT INTERPRETATION OF THOSE REQUIREMENTS SHALL BE FOLLOWED. PLEASE CONTACT THE CITY ARBORIST FOR ANY INTERPRETATION.
- PRIOR TO INITIAL SITE OPENING AND INSPECTION CITY ARBORIST WILL BE PROVIDED WITH RECEIPTS AND OR EXECUTED CONTRACTS SHOWING THE REQUIRED TREE CARE PLAN HAS BEEN PRE-PAID TO A REPUTABLE TREE CARE COMPANY.
- TREE SAVE FENCE AND SIGNAGE FOR ENTIRE SITE MUST BE INSTALLED, INSPECTED AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE OR DEMOLITION IS ALLOWED BEFORE THIS INSPECTION AND APPROVAL HAS OCCURRED.
- THE CRZ OF SPECIMEN TREES PLUS ALL BUFFERS SHALL BE PROTECTED WITH WIRE-BACK TREE SAVE FENCING WITH METAL SUPPORT POSTS OR CHAIN LINK AND TREE SAVE SIGNAGE.
- INSTALLATION OF THE TREE SAVE FENCE WILL INVOLVE NO TRENCHING.
- ALL EXISTING TREES IDENTIFIED FOR PRESERVATION OR FOUND WITHIN TREE SAVE AREAS MUST BE FULLY PROTECTED DURING ALL PHASES OF THIS PROJECT.
- ANY LIMBS OVERHANGING THE LOD THAT MAY BE RIPPED, TORN, OR DAMAGED DURING CONSTRUCTION SHALL BE PROPERLY PRUNED UNDER THE DIRECTION OF AN ISA CERTIFIED ARBORIST.
- IT IS THE OWNER'S RESPONSIBILITY TO MAINTAIN THE VEGETATION AND REMOVE TRASH AND DEBRIS AROUND THE PERIMETER OF THE PROJECT, EVEN IF WITHIN THE PUBLIC ROW, IN ACCORDANCE WITH THE CITY OF ALPHARETTA PROPERTY MAINTENANCE CODES.
- ALL APPROVED REVISIONS TO THE LOCATION OF THE TREE SAVE FENCE NEED TO BE COORDINATED WITH THE LAND DISTURBANCE INSPECTOR PRIOR TO RELOCATION.
- IT IS THE OWNER'S RESPONSIBILITY TO MAINTAIN THE VEGETATION AND REMOVE TRASH AND DEBRIS AROUND PERIMETER OF THE PROJECT, EVEN IF WITHIN THE PUBLIC ROW, IN ACCORDANCE WITH THE CITY OF ALPHARETTA PROPERTY MAINTENANCE CODES.
- ALL APPROVED REVISIONS TO THE LOCATION OF THE TREE SAVE FENCE NEED TO BE COORDINATED WITH THE LAND DISTURBANCE INSPECTOR PRIOR TO RELOCATION.

SILT FENCE LOCATION NOTE:

- SILT FENCE HAS BEEN SHOWN OFFSET FROM LIMITS OF DISTURBANCE FOR CLARITY. IT IS INTENDED TO BE INSTALLED AT THE LIMITS OF DISTURBANCE.

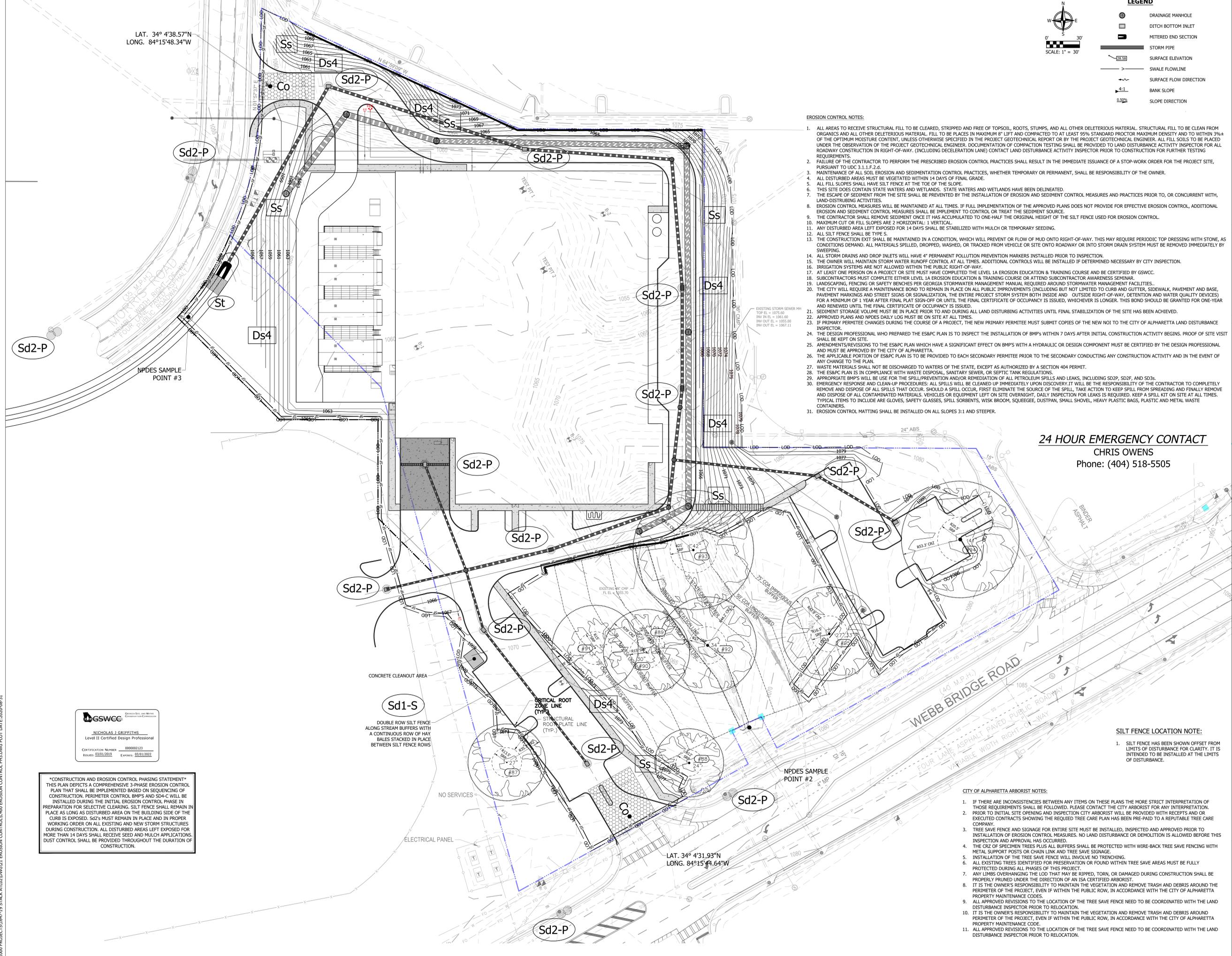
"CONSTRUCTION AND EROSION CONTROL PHASING STATEMENT"
THIS PLAN DEPICTS A COMPREHENSIVE 3-PHASE EROSION CONTROL PLAN THAT SHALL BE IMPLEMENTED BASED ON SEQUENCING OF CONSTRUCTION. PERIMETER CONTROL BMPs AND SD4-C WILL BE INSTALLED DURING THE INITIAL EROSION CONTROL PHASE IN PREPARATION FOR SELECTIVE CLEARING. SILT FENCE SHALL REMAIN IN PLACE AS LONG AS DISTURBED AREA ON THE BUILDING SIDE OF THE CURB IS EXPOSED. SD2s MUST REMAIN IN PLACE AND IN PROPER WORKING ORDER ON ALL EXISTING AND NEW STORM STRUCTURES DURING CONSTRUCTION. ALL DISTURBED AREAS LEFT EXPOSED FOR MORE THAN 14 DAYS SHALL RECEIVE SEED AND MULCH APPLICATIONS. DUST CONTROL SHALL BE PROVIDED THROUGHOUT THE DURATION OF CONSTRUCTION.

GSWCC Georgia Soil and Water Conservation Commission

NICHOLAS J. GRIFFITHS
Level II Certified Design Professional

CERTIFICATION NUMBER: 0000002123
ISSUED: 03/01/2019 EXPIRES: 03/01/2022

T:\1000 PROJECTS\1647-19 STACK ATLL\DWG\01 EROSION CONTROL\C400 EROSION CONTROL PH3.DWG PLOT DATE: 2020-08-31



LAT. 34° 4'31.93"N
LONG. 84°15'44.64"W

