

THE MAXWELL

Main Street & Devore Road
Downtown Alpharetta, Georgia



Rare Opportunity in walkable
Downtown Alpharetta. 12.9 acre site
with 138 upscale residential units,
26,065 SF of Retail & Dining and
8,559 Office

Delivering in 2020



Taste of Alpharetta

Mixed-Use Redevelopment

- Dining & Food Hall
- Retail
- Entertainment
- Office
- Upscale Residential

222 Main Street, Alpharetta, GA 30009

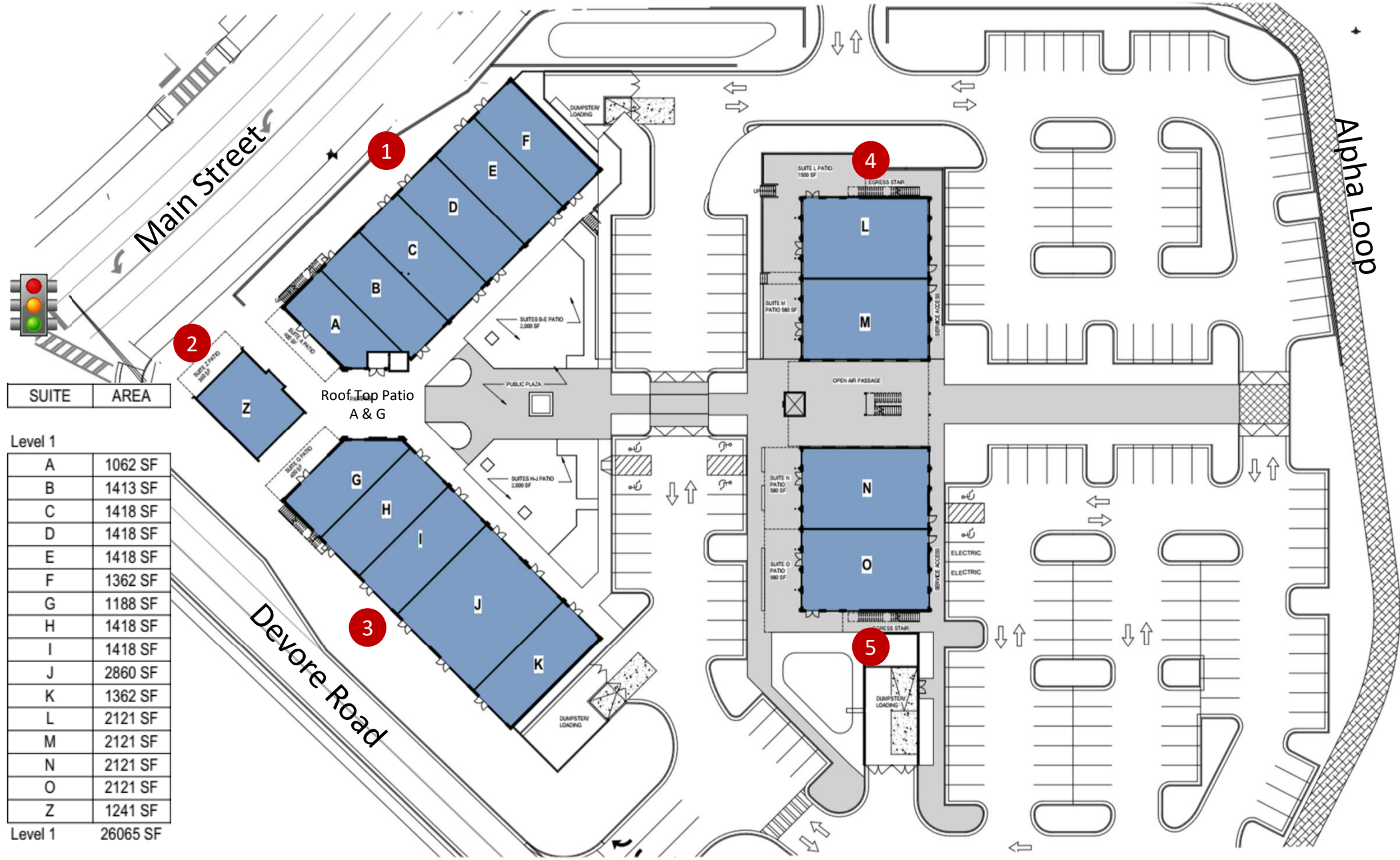
THE MAXWELL



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Site Plan – Ground Level



SUITE	AREA
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Level 1

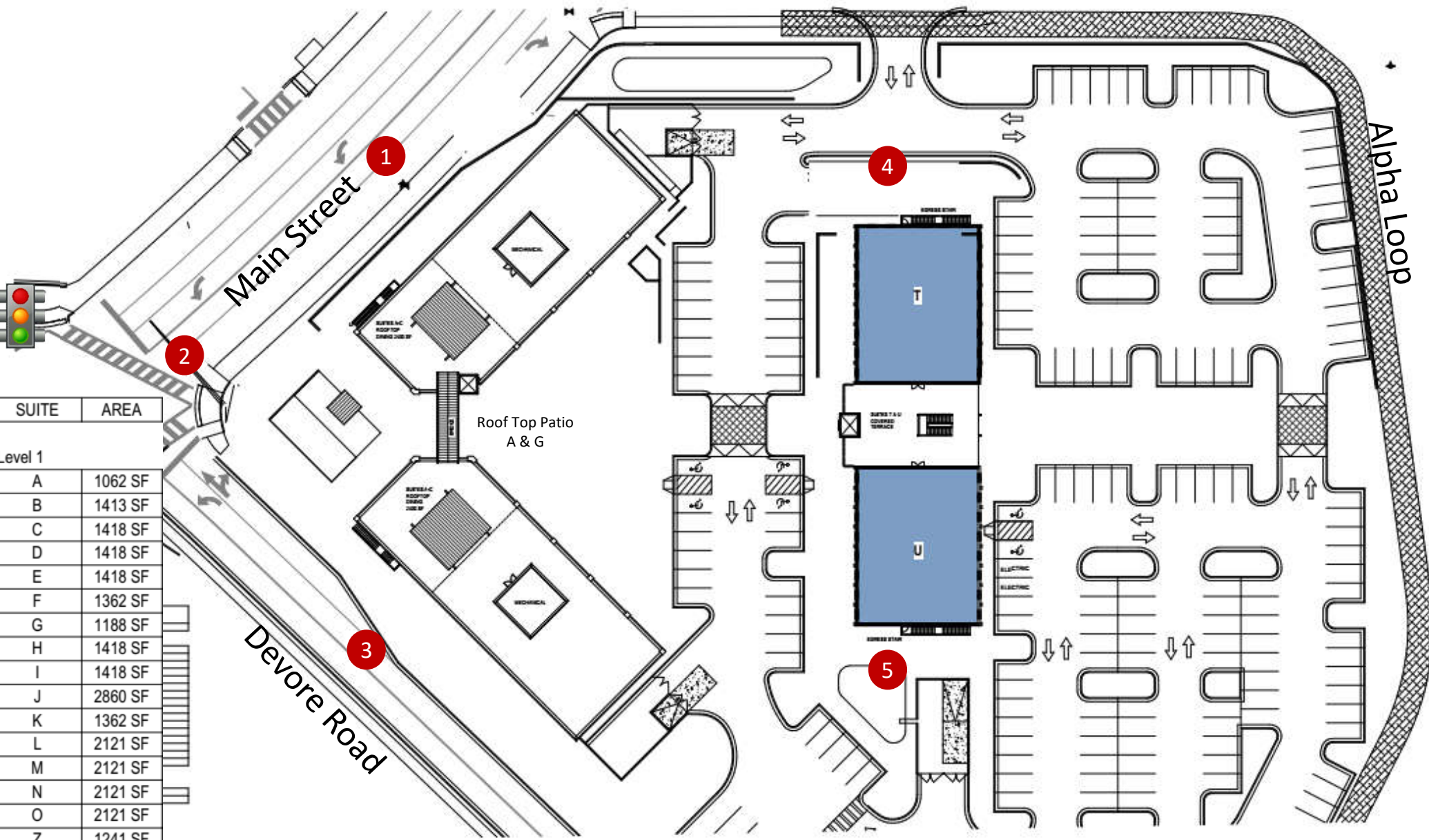
A	1062 SF
B	1413 SF
C	1418 SF
D	1418 SF
E	1418 SF
F	1362 SF
G	1188 SF
H	1418 SF
I	1418 SF
J	2860 SF
K	1362 SF
L	2121 SF
M	2121 SF
N	2121 SF
O	2121 SF
Z	1241 SF
Level 1	26065 SF

Level 2

T	4279 SF
U	4279 SF
Level 2	8559 SF
Grand total	34623 SF

● Building

Site Plan – 2nd Level

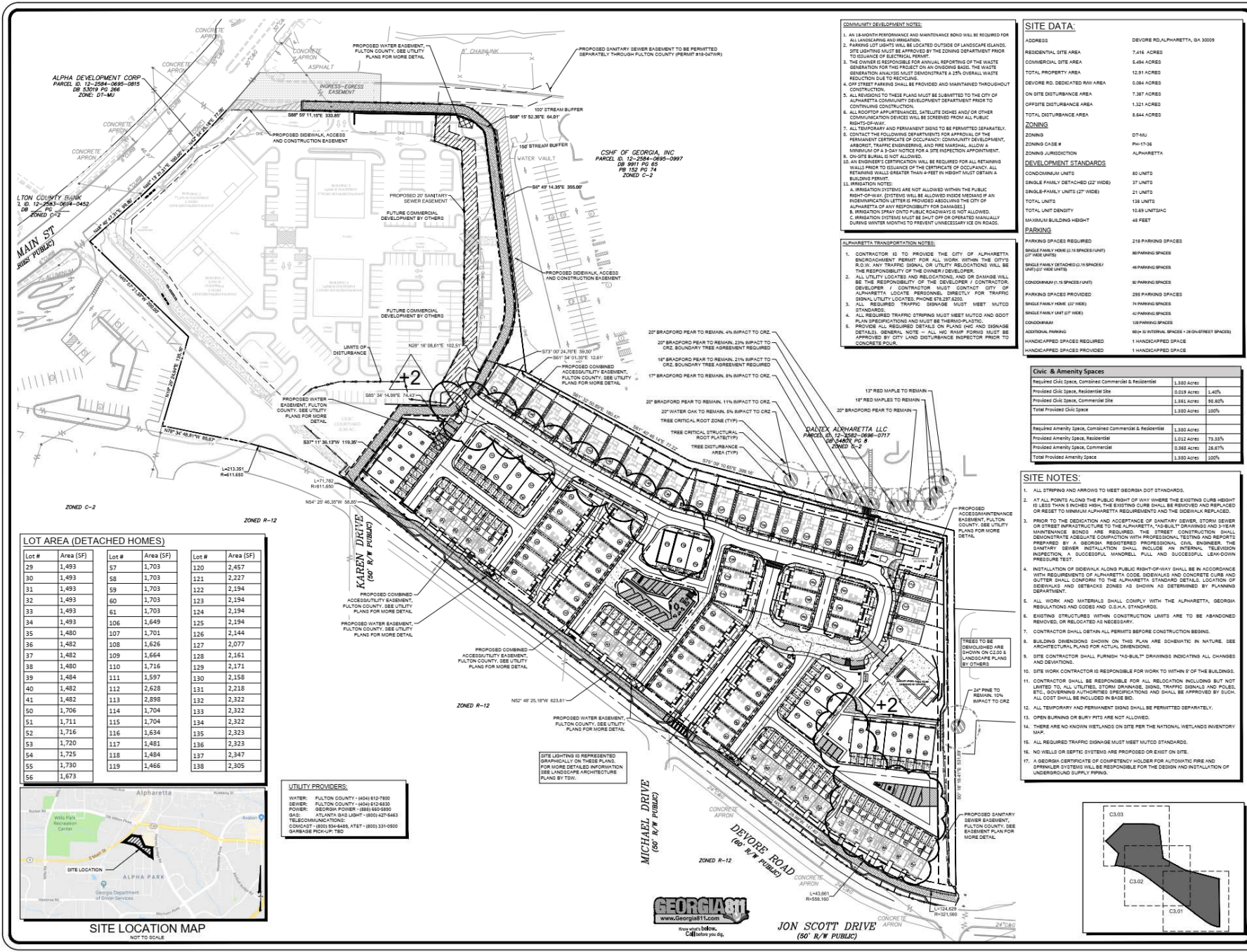


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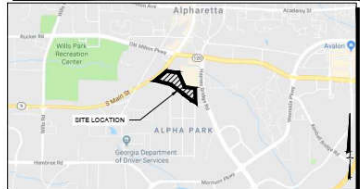
● Building

Site Plan including Site & Residential Units



LOT AREA (DETACHED HOMES)

Lot #	Area (SF)	Lot #	Area (SF)	Lot #	Area (SF)
29	1,493	57	1,703	120	2,457
30	1,493	58	1,703	121	2,227
31	1,493	59	1,703	122	2,194
32	1,493	60	1,703	123	2,194
33	1,493	61	1,703	124	2,194
34	1,493	106	1,649	125	2,194
35	1,480	107	1,701	126	2,144
36	1,482	108	1,626	127	2,077
37	1,482	109	1,664	128	2,161
38	1,480	110	1,716	129	2,171
39	1,484	111	1,597	130	2,158
40	1,482	112	2,628	131	2,218
41	1,482	113	2,898	132	2,322
50	1,706	114	1,704	133	2,322
51	1,711	115	1,704	134	2,322
52	1,716	116	1,634	135	2,323
53	1,720	117	1,481	136	2,323
54	1,725	118	1,484	137	2,347
55	1,730	119	1,466	138	2,305
56	1,673				



UTILITY PROVIDERS:
 WATER: FULTON COUNTY - (404) 612-7900
 SEWER: FULTON COUNTY - (404) 612-8200
 POWER: GEORGIA POWER - (888) 602-5800
 GAS: ATLANTA GAS LIGHT - (800) 427-6463
 TELECOMMUNICATIONS: COMCAST - (800) 391-4848, AT&T - (800) 331-0800
 GARBAGE PICKUP: T&D



JON SCOTT DRIVE
(60' R/W PUBLIC)

- COMMUNITY DEVELOPMENT NOTES:**
- AN 18-MONTH PERFORMANCE AND MAINTENANCE BOND WILL BE REQUIRED FOR ALL LANDSCAPING AND IRRIGATION.
 - PARKING LOT LIGHTS WILL BE LOCATED OUTSIDE OF LANDSCAPE ISLANDS. SITE LIGHTING MUST BE APPROVED BY THE ZONING DEPARTMENT PRIOR TO ISSUANCE OF SEWERAGE PERMIT.
 - THE OWNER IS RESPONSIBLE FOR ANNUAL REPORTING OF THE WASTE GENERATION FOR THIS PROJECT ON AN ONGOING BASIS. THE WASTE REDUCTION DUE TO RECYCLING.
 - STREET FURNISHINGS SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION.
 - ALL REQUESTS TO TREE PLANS MUST BE SUBMITTED TO THE CITY OF ALPHARETTA COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO CONTINUING CONSTRUCTION.
 - ALL ROOFTOP APPURTENANCES, SATellite DISHES AND/OR OTHER CONSTRUCTION SHALL BE SCREENED FROM ALL PUBLIC RIGHTS-OF-WAY.
 - ALL YEAR-AROUND PERMANENT SIGNAGE TO BE PERMITTED SEPARATELY.
 - CONTACT THE FOLLOWING DEPARTMENTS FOR APPROVAL OF THE PERMANENT CERTIFICATE OF OCCUPANCY: COMMUNITY DEVELOPMENT, ARBORIST, TRAFFIC ENGINEERING, AND FIRE MARSHAL. ALLOW A MINIMUM OF 30-DAY NOTICE FOR A SITE INSPECTION APPOINTMENT.
 - ON-SITE BURIAL IS NOT ALLOWED.
 - AN EROSION CONTROL PLAN WILL BE REQUIRED FOR ALL REMAINING WALLS PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. ALL REMAINING WALLS GREATER THAN 4 FEET IN HEIGHT MUST OBTAIN A BUILDING PERMIT.
 - EROSION NOTES:
 - IRRIGATION SYSTEMS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY. SYSTEMS WILL BE ALLOWED WHERE NECESSARY FOR REIMPHANTATION LETTER IS PROVIDED RESOLVING THE CITY OF ALPHARETTA OF ANY RESPONSIBILITY FOR DAMAGES.
 - IRRIGATION SPRAY ONTO PUBLIC ROADWAYS IS NOT ALLOWED.
 - IRRIGATION SYSTEMS MUST BE SHUT OFF OR OPERATED MANUALLY DURING WINTER MONTHS TO PREVENT UNNECESSARY ICE ON ROADS.

- ALPHARETTA TRANSPORTATION NOTES:**
- CONTRACTOR IS TO PROVIDE THE CITY OF ALPHARETTA ENCROACHMENT PERMIT FOR ALL WORK WITHIN THE CITY'S R.O.W. ANY TRAFFIC SIGNAL OR UTILITY RELOCATIONS WILL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER.
 - ALL UTILITY LOCATES AND RELOCATIONS, AND OR DAMAGE WILL BE THE RESPONSIBILITY OF THE DEVELOPER / CONTRACTOR. DEVELOPER / CONTRACTOR MUST CONTACT CITY OF ALPHARETTA LOCATE PERSONNEL DIRECTLY FOR TRAFFIC SIGNAL UTILITY LOCATES. PHONE 678.337.4300.
 - ALL REQUIRED TRAFFIC STRIPING MUST MEET MUTCO AND DOT PLAN SPECIFICATIONS AND MUST BE THERMO-PLASTIC.
 - PROVIDE ALL REQUIRED DETAILS ON PLANS AND BID DRAWING DETAILS. GENERAL NOTE - ALL "H" RAMP FORMS MUST BE APPROVED BY CITY LAND DISTURBANCE INSPECTOR PRIOR TO CONCRETE POUR.

SITE DATA:

ADDRESS:	DEVOE RD, ALPHARETTA, GA 30009
RESIDENTIAL SITE AREA:	7,416 ACRES
COMMERCIAL SITE AREA:	5,848 ACRES
TOTAL PROPERTY AREA:	12.26 ACRES
DEVELOPER NO. DEDICATED HWY AREA:	0.084 ACRES
ON-SITE DISTURBANCE AREA:	7,387 ACRES
OFFSITE DISTURBANCE AREA:	1,321 ACRES
TOTAL DISTURBANCE AREA:	8,844 ACRES

ZONING:
 ZONING: DT-4U
 ZONING CASE #: PH-17-06
 ZONING JURISDICTION: ALPHARETTA

DEVELOPMENT STANDARDS:

CONDOMINIUM UNITS:	80 UNITS
SINGLE FAMILY DETACHED (22' WIDE):	37 UNITS
SINGLE FAMILY UNITS (22' WIDE):	21 UNITS
TOTAL UNITS:	138 UNITS
TOTAL UNIT DENSITY:	10.89 UNITS/AC
MAXIMUM BUILDING HEIGHT:	48 FEET

PARKING:

PARKING SPACES REQUIRED:	218 PARKING SPACES
SINGLE FAMILY HOME (0.9 SPACES/UNIT) (27' WIDE (MIN)):	80 PARKING SPACES
SINGLE FAMILY DETACHED (1 SPACES/ UNIT) (MIN) (27' WIDE):	40 PARKING SPACES
CONDOMINIUM (1.5 SPACES/UNIT):	90 PARKING SPACES
PARKING SPACES PROVIDED:	286 PARKING SPACES
SINGLE FAMILY HOME (27' WIDE):	4 PARKING SPACES
SINGLE FAMILY UNIT (27' WIDE):	4 PARKING SPACES
CONDOMINIUM:	108 PARKING SPACES
ADDITIONAL PARKING:	860 30 MINUTE SPACES (1000 STREET SPACES)
HANDICAPPED SPACES REQUIRED:	1 HANDICAPPED SPACE
HANDICAPPED SPACES PROVIDED:	1 HANDICAPPED SPACE

Civic & Amenity Spaces

Required Civic Space, Combined Commercial & Residential:	1.350 Acres
Provided Civic Space, Residential Site:	0.058 Acres
Provided Civic Space, Commercial Site:	1.884 Acres
Total Provided Civic Space:	1.942 Acres
Required Amenity Space, Combined Commercial & Residential:	1.350 Acres
Provided Amenity Space, Residential:	1.012 Acres
Provided Amenity Space, Commercial:	0.368 Acres
Total Provided Amenity Space:	1.380 Acres

REVISIONS:

NO.	DATE	BY	DESCRIPTION
+1	04-10-2018	PEC	FULTON WIS LDP SUBMITTAL
-2	05-10-2018	PEC	LDP SUBMITTAL
-3	07-18-2018	PEC	CITY/COUNTY COMMENTS
-4	08-15-2018	PEC	FULTON WIS SUBMITTAL
-5	08-23-2018	PEC	FULTON WIS SUBMITTAL
-6	08-28-2018	PEC	LDP SUBMITTAL
-7	09-06-2018	PEC	FULTON WIS SUBMITTAL
+1	10-20-2018	PEC	FULTON WIS LDP REVISION
+2	12-03-2018	PEC	PERMIT SITE REVISION

- SITE NOTES:**
- ALL STRIPING AND ARROWS TO MEET GEORGIA DOT STANDARDS.
 - AT ALL POINTS ALONG THE PUBLIC RIGHT-OF-WAY WHERE THE EXISTING CURB HEIGHT IS LESS THAN 5 INCHES HIGH, THE EXISTING CURB SHALL BE REMOVED AND REPLACED OR RESET TO MEET MINIMUM ALPHARETTA REQUIREMENTS AND THE SIDEWALK REPLACED OR RESET TO THE DEDICATION AND ACCEPTANCE OF SANITARY SEWER, STORM SEWER OR STREET INFRASTRUCTURE TO THE ALPHARETTA "AS-BUILT" DRAWINGS AND 3-YEAR MAINTENANCE BONDS ARE REQUIRED. THE STREET CONSTRUCTION SHALL DEMONSTRATE ADEQUATE COMPACTION WITH PROFESSIONAL TESTING AND REPORTS PROVIDED BY A REGIONAL-REQUIRED PROFESSIONAL CIVIL ENGINEER. THE SANITARY SEWER INSTALLATION SHALL INCLUDE AN INTERNAL TELEVISION INSPECTION, A SUCCESSFUL MANHOLE FULL AND SUCCESSFUL LEAKDOWN PRESSURE TEST.
 - INSTALLATION OF SIDEWALK ALONG PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF ALPHARETTA CODES, SIDEWALKS AND CONCRETE CURB AND GUTTER SHALL CONFORM TO THE ALPHARETTA STANDARD DETAILS. LOCATION OF SIDEWALKS AND SETBACK ZONES AS SHOWN AS DETERMINED BY PLANNING DEPARTMENT.
 - ALL WORK AND MATERIALS SHALL COMPLY WITH THE ALPHARETTA, GEORGIA, REGULATIONS AND CODES AND O.S.A.K. STANDARDS.
 - EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE REMOVED, REMOVED, OR RELOCATED AS NECESSARY.
 - CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.
 - BUILDING DIMENSIONS SHOWN ON THIS PLAN ARE SCHEMATIC IN NATURE. SEE ARCHITECTURAL PLANS FOR ACTUAL DIMENSIONS.
 - SITE CONTRACTOR SHALL FURNISH "AS-BUILT" DRAWINGS INDICATING ALL CHANGES AND DEVIATIONS.
 - SITE WORK CONTRACTOR IS RESPONSIBLE FOR WORK TO WITHIN 5' OF THE BUILDING.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATION INCLUDING BUT NOT LIMITED TO ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS AND POLES, ETC. GOVERNING AUTHORITY SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BIDDING PRICE.
 - ALL TEMPORARY AND PERMANENT SIGNS SHALL BE PERMITTED SEPARATELY.
 - OPEN BURNING OR BURY PITS ARE NOT ALLOWED.
 - THERE ARE NO KNOWN WETLANDS ON SITE PER THE NATIONAL WETLANDS INVENTORY MAP.
 - ALL REQUIRED TRAFFIC SIGNAGE MUST MEET MUTCO STANDARDS.
 - NO WELLS OR SEPTIC SYSTEMS ARE PROPOSED OR EXIST ON SITE.
 - A GEORGIA CERTIFICATE OF COMPETENCY HOLDER FOR AUTOMATIC FIRE AND SPRINKLER SYSTEMS WILL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF UNDERGROUND SUPPLY MAINS.

MAXWELL
 A MASTER PLANNED RESIDENTIAL DEVELOPMENT
 THE PROVIDENCE GROUP
 11240 SUITE 450 DR.
 JOHN'S CREEK, GA 30097
 PHONE: 770-327-4544

WE PROVIDE SOLUTIONS™
PLANNERS AND ENGINEERS COLLABORATIVE
 SITE PLANNING, LANDSCAPE ARCHITECTURE, CIVIL ENGINEERING AND SURVEYING
 11240 JOHN'S CREEK DRIVE, SUITE 450, JOHN'S CREEK, GA 30097

LAND LOT 065 008
 10 ACRES
 CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

CITY OF ALPHARETTA LDP #: D180019
FULTON COUNTY (SS.W): 18-031WRB

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MASTER SITE PLAN

SCALE: DATE: 12/03/2018 PROJECT: 16143.03

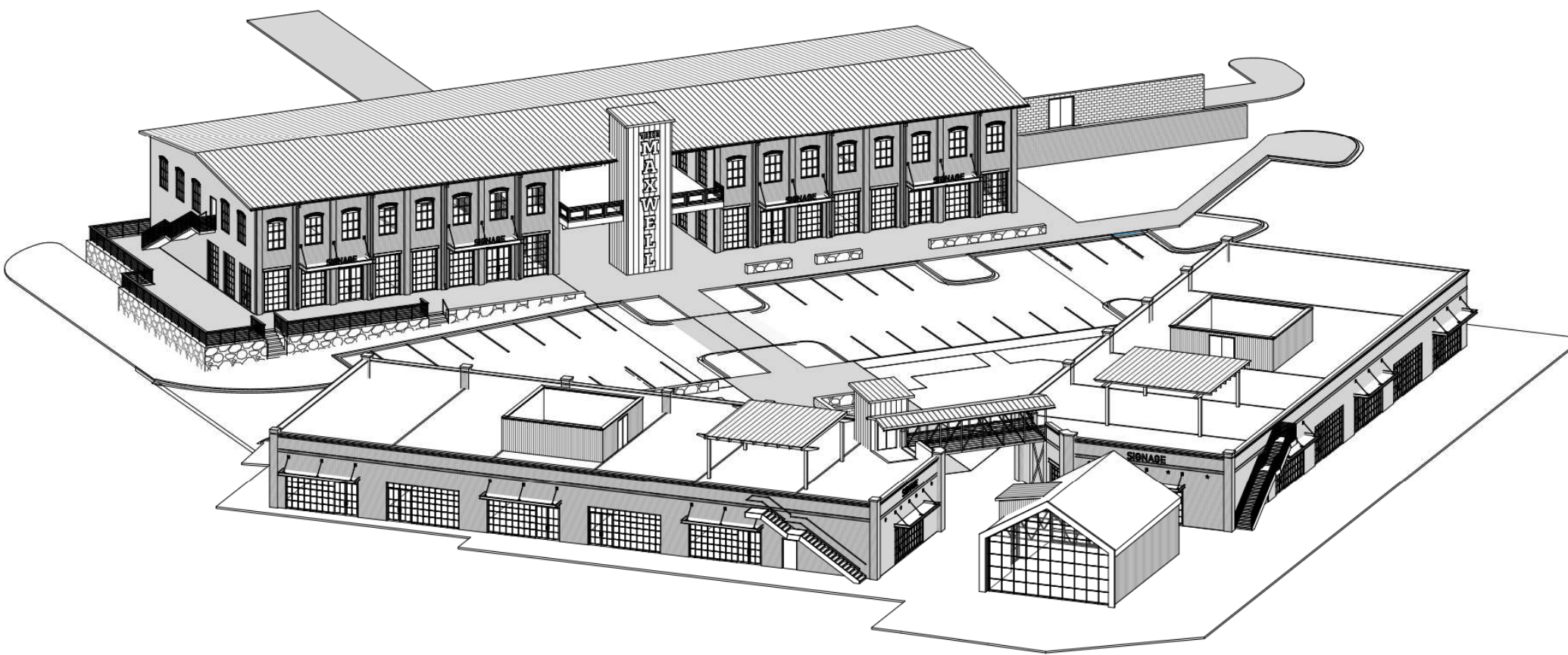
THIS SEAL IS ONLY VALID IF COUNTERSIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

GEORGIA
 PROFESSIONAL ENGINEER
 CIVIL ENGINEERING
 12/03/2018

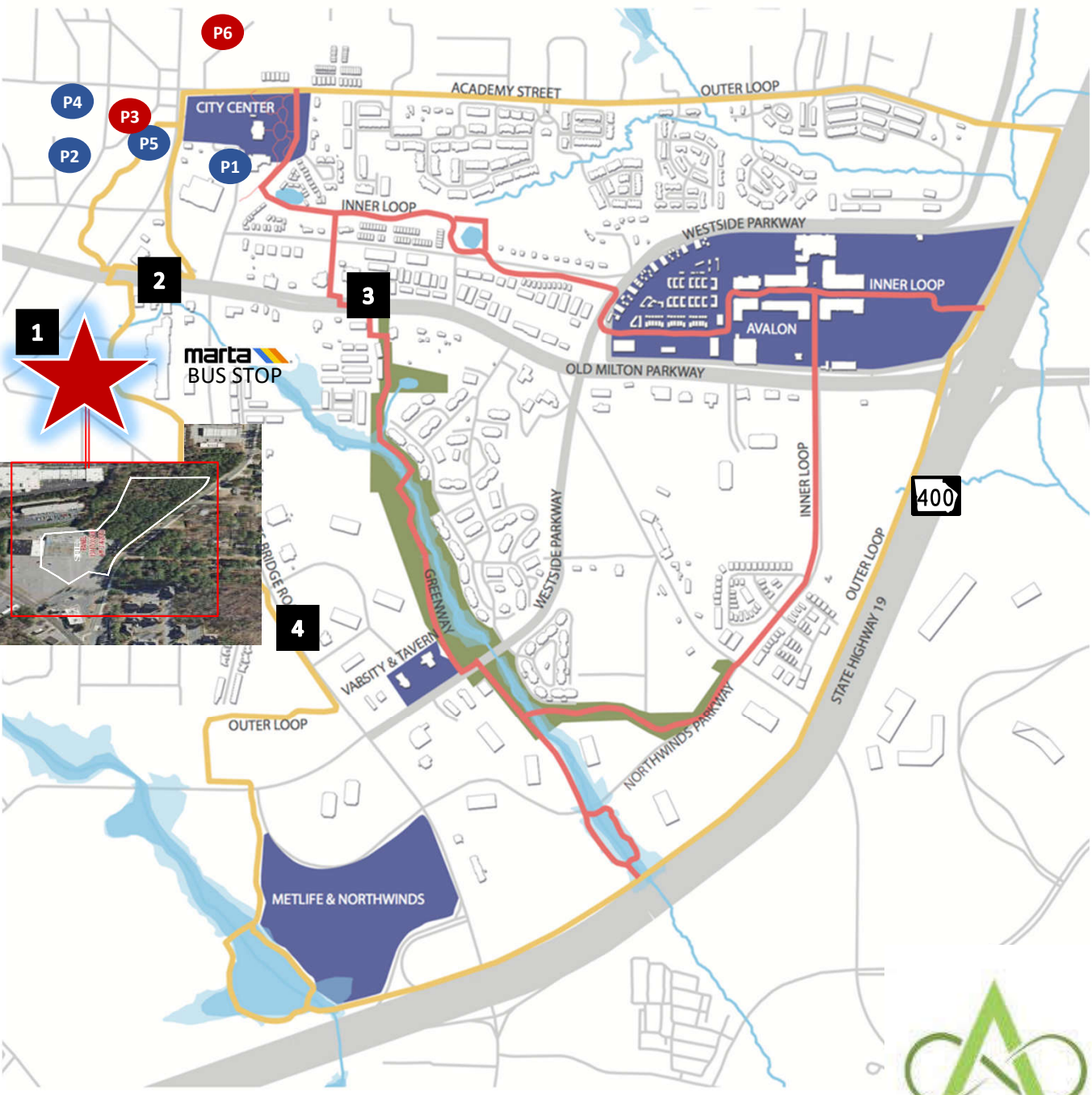
GSWC LEVEL II DESIGN PROFESSIONAL CERTIFICATION # 0000058388 EXP. 10/27/2018

C3.00
 SHEET

Elevation



Alpha Loop & Transportation



PARKING	LOCATION	SPACES
P1	City Hall Parking Deck	450
P2	Roswell Street	73
P3	Old Roswell Street	88
P4	Milton Avenue Temporary	58
P5	Old Roswell Temporary (Future 300 parks)	50
P6	Alpharetta UMC	120

● Timed Parking Lot
 ● Non-Timed Parking Lot

Traffic Counts

1	27,700 S. Main Street
2	41,400 Old Milton Parkway
3	40,200 Old Milton Parkway
4	24,900 Haynes Bridge Road

On-Site

“The idea of the project currently known as *The Alpha Loop* is to connect people to activity centers, parks, and jobs by a network of multi-use trails that provides safe alternatives to driving and offers recreational benefit.”

Source: City of Alpharetta, Alpha Loop



ALPHARETTA "Technology City of the South"

#1 City to Relocate,
Forbes

Best Small City to Start a
Business,
Entrepreneur 2015

Best City for Women
Entrepreneurs, GoodCall
2015

Best Place to Start a
Business in GA,
Nerdwallet 2015

600+ Technology
Companies

Downtown Alpharetta's
Farmers Market named
"Best Saturday
Excursion", Atlanta
Magazine

25% Top Technology
Employers in Metro
Atlanta

Corporate HQ include
LexisNexis, UPS, ADP,
Comcast

Verizon Amphitheater
seats 12,000 and is
home to the Atlanta
Symphony



THE MAXWELL



DEVELOPMENT TEAM:

Commercial:

Mayfair Street Partners
www.mayfairstreetpartners.com

Dassett

Main Street Alpharetta, LLC

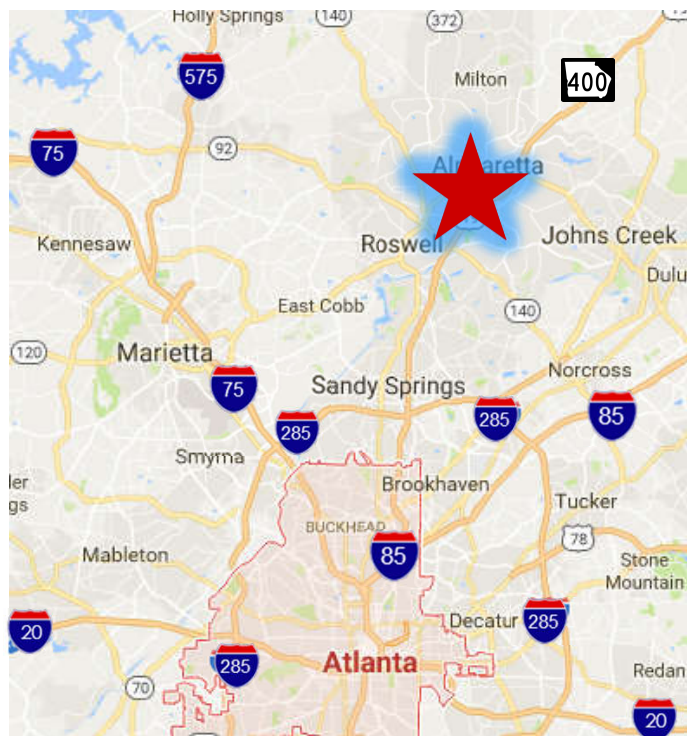
Residential:

The Providence Group
www.theprovidencegroup.com

Leasing Contact:

Shannon Shuman Martin
 Retail Leasing Advisors
shannon@retailleasingadvisors.net
www.retailleasingadvisors.net

(404) 312.4305



Demographics

Demographics:	<u>3 Miles</u>	<u>5 Miles</u>
Population	60,812	182,011
Average HH Income	\$110,145	\$120,622
Drive Time:	<u>10 Min</u>	<u>15 Min</u>
Population	71,306	204,897
Average HH Income	\$110,597	\$133,552



1,000,000 + Daytime Population in trade area.

