



DESIGN REVIEW BOARD JUNE 17, 2016

ALPHARETTA CITY HALL
COUNCIL CHAMBERS
2 PARK PLAZA
8:30 AM

- I. WORKSHOP
- II. CALL TO ORDER
- III. ROLL CALL
- IV. PLEDGE TO THE FLAG
- V. ITEMS FROM STAFF
- VI. ITEMS FROM BOARD MEMBERS
 1. DRB Meeting Minutes of
- VII. PUBLIC HEARING
 1. 09:00 - 09:10 Staff update on Old Milton Project
 2. 09:10 - 09:20 DRB160050/03-23 Flatlands Bourbon& Bayou 52b North Main
review signage
Staff recommends approval of the sign package as submitted.
 3. 09:20 - 09:30 DRB 160049 291 North Main St
review sign
*Staff recommends approval of the sign package as submitted with
materials and colors to compliment parent building.*
 4. 09:30 - 10:00 DRB 160034 Liberty Village Old Milton Pky @ Westside Pky
cursory elevation review.
- VIII. ADJOURNMENT

CITY COUNCIL AGENDA ACTION SUMMARY

Public Hearing Date: March 3, 2015

Item#: CLUP-14-07/Z-14-11/V-14-26 Old Milton Holdings, LLC.

Consideration of a request to rezone approximately 21 acres from R-12, O-P, and C-1 to MU in order to develop single family detached and attached homes, office, restaurant, commercial, public space. A request to change the Comprehensive Land Use Plan from Professional/Business Office to Mixed Use is also requested. A total of 4 variances are being requested 1) 25 acres limit 2) less than 25% office 3) buffers and 4) allow "For sale" detached dwellings. The property is located on Thompson Street and Old Milton Parkway. The property is legally described as being located in Land Lot 749, 802, 1st District, 2nd Section, Fulton County, Georgia.

Motion:	Approved with Conditions
Motion:	Kennedy
Second:	Owens
Vote:	7-0-0

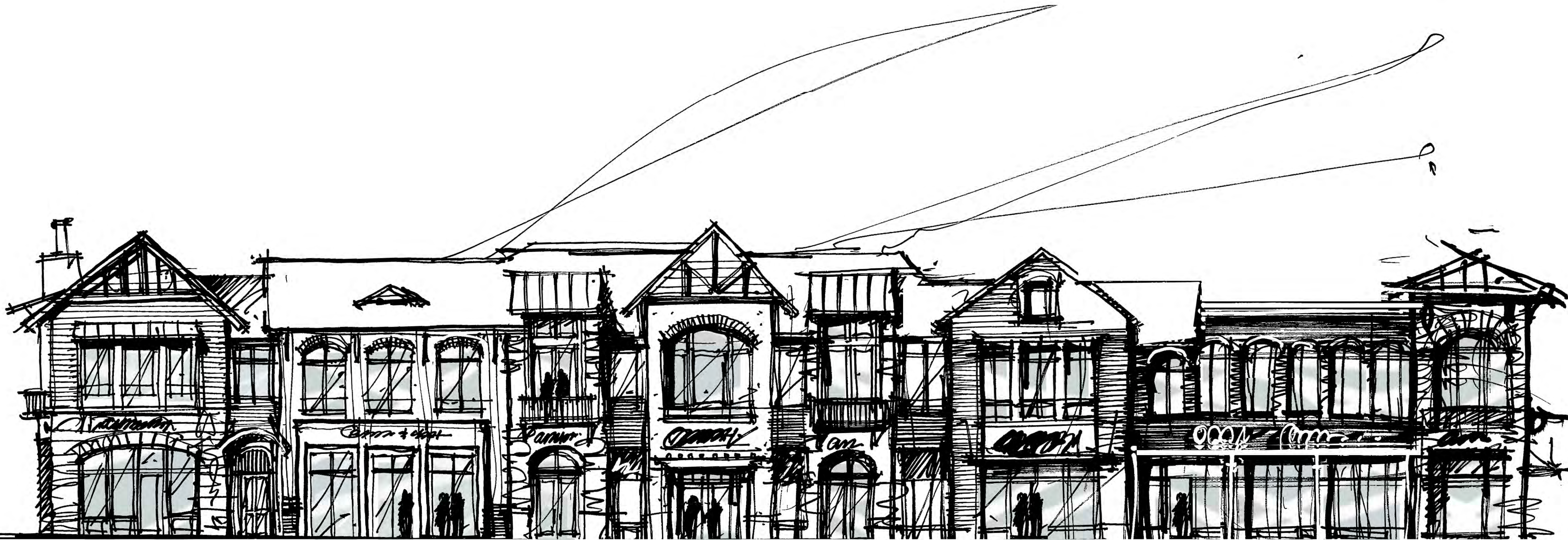
Approve CLUP-14-07/Z-14-11/V-14-26 Old Milton Holdings, LLC., subject to the following conditions:

- 1. The site, consisting of approximately 21 acres shall be zoned MU and limited to 8.82 units per acre. Land Use shall be "Mixed Use Residential"**
- 2. Office/Commercial portion of the site, consisting of approximately 3 acres, shall be zoned MU. Retail and restaurant uses shall be limited to a maximum of 25,000 sf which represents currently vested retail on existing C1 parcel. Retail and restaurant shall be restricted to the ground floor within multi-level buildings. One stand-alone sit-down restaurant shall be permitted, no drive thru windows. A permit for a 2nd standalone restaurant may be permitted only after construction of a minimum of 12000 square feet of office space. The following uses shall be permitted:**
 - a. Office**
 - b. Restaurant/No drive thru (all restaurants shall include outdoor seating)**
 - c. Bakery**
 - d. Beauty Shop**
 - e. Print shop**
 - f. Craftsman/artist studio**
 - g. Florist**
 - h. Shipping store**
 - i. Bank (Internal Drive Thru Only)**
 - j. Fitness studio**

- k. Wine Store
 - l. Phone Store
 - m. Coffee Shop/ Coffee House
 - n. Jewelry Store
 - o. Spa Services (conditional)
3. Vehicle access to Westside Parkway shall be limited to one right-in/right-out intersection and one right in/right out and left in only intersection. Westside Parkway median shall be extended to Old Milton Parkway. Intersection improvements to be approved by Staff.
 4. Vehicle access to Old Milton Parkway shall be limited to one full access intersection at Park Street and a minimum of one right-in/right-out intersection as shown.
 5. Vehicle access to Thompson Street to include up to four full access intersections. Homes fronting Thompson Street shall be rear loaded.
 6. Applicant's traffic study recommended installing a traffic signal at Old Milton and Park Street. In order to preserve the integrity of Old Milton Parkway, developer shall complete the Post Office Street to Thompson, providing an equivalent signalized access. Traffic Impact Fee credits will granted for the completion of this improvement.
 7. Thompson Street shall generally be improved as follows: 36 foot half width right-of-way to incorporate 12 foot walkway, 6 foot planting area, 8 foot on-street parking, and 10 foot travel lane with final approval by Staff.
 8. Local Streets (Park Street, proposed North/South Street, and proposed East/West Street) shall generally be improved as follows: 30 foot half-width right-of-way incorporating a 6 foot minimum walkway, 6 foot minimum planting area, 8 foot on-street parking, and 10 foot travel lanes.
 9. At the intersection of Old Milton Parkway and Park Street, provide a right turn lane from Park Street.
 10. The first parking lot drive isle shall be 75 feet minimum from the stop bar at stop controlled intersection and 150 feet at signalized intersections.
 11. Provide signal modifications recommended by traffic study including the addition of right turn overlap signal phasing at the intersection of Westside Parkway and Old Milton Parkway.
 12. Roadways with on-street parking shall incorporate curb extensions at intersections.
 13. Along Old Milton Parkway/West Side Parkway, sidewalks shall be 8 foot wide min.
 14. Development shall augment street connectivity with bike and pedestrian facilities throughout common areas. Pedestrian lighting shall be incorporated throughout the development. Maintenance of

- the lighting shall be the responsibility of the property owner's association.
15. Commercial buildings shall have pedestrian access from all adjacent streets and incorporate bicycle parking, benches and other complementary amenities.
 16. Provide a bus shelter along Old Milton Pkwy, as coordinated with the City and MARTA.
 17. An area of at least 1500 square foot shall be established at the corner of Old Milton Parkway and Westside Parkway for a sitting area with a monument or sculpture, park benches and/or water feature. Plan to be approved by Design Review Board. All entrances on Old Milton Parkway shall be heavily landscaped.
 18. The Applicant shall prepare a phased grading plan to be approved by the Community Development Staff for review and approval. Tree buffer, as shown in the phased grading plan presented by staff at the hearing, specifically, the 50 foot strip of trees may be removed upon staff approval.
 19. The greenspace between units 89-103 shall link to the greenway along Thompson through a green space created between the for-sale lots in order to provide loop from Thompson Street to Park to Concorde Place and back to Thompson Street.
 20. Parking and rear of units shall not be visible for Old Milton Parkway or Westside Parkway. Architectural elements such as brick walls and trellises shall be used as well as berms and landscaping with final approval by Staff.
 21. Tree #49 (37" water oak) shall be saved as shown with little to no more than 20% encroachment into the CRZ. Work with Staff to design walking paths within CRZ.
 22. Tree #115 (10" Japanese maple) should be spaded and transplanted on site.
 23. Work with Staff to attempt to incorporate trees reported to be in good condition by the applicants arborist report.
 24. The park located on the north side of Thompson Street shall be improved with walkways and/or boardwalks, and landscaping appropriate for a passive park as approved by Staff .The Applicant will work with Community Development Staff to designate an area in the park for the automated bike rental station. Park shall be dedicated to the City with easements established for the HOA to maintain the detention pond.
 25. Detention pond shall be built as a decorative water feature that fits the natural environment with heavy landscaping and surrounding trail. Pond shall have a permanent pool. All visible walls shall be faced with stone as approved by Staff.
 26. Linear park depicted along Thompson Street and new North/South Street shall be substantially as depicted with widths ranging from a minimum of 35 feet to 78 feet in width and shall be dedicated to the

- City of Alpharetta upon completion. "Landing" area and linear park shall be improved with hardscape and landscape, as well as decorative directional signage with final approval by Staff.
27. Additional brick inlay crosswalk shall be required on Thompson Street and be relocated at the Thompson Street/Park Street intersection in front of Lot 4 or 5.
 28. **Residential Architecture shall be representative of southern classic style. Commercial and office shall be European or English style as in picture shown as exhibit A. All uses and/or buildings shall coordinate architecture. Design Review Board shall review townhomes, stacked flats and retail/restaurant and office building architecture. Site and landscape plan for commercial portion shall also require Design Review Board approval.**
 29. Each elevation shall be different for the proposed 21 single family homes along Thompson Street.
 30. Buildings along Old Milton Parkway, Thompson Street, Westside Parkway and Park Street shall face those streets to the greatest extent possible with garages located to the rear of the buildings. In cases where the side of the building faces those streets, the sides shall be designed to have the appearance of facing those streets. There shall be no visible rear yards along Old Milton Parkway.
 31. Signage for all uses shall coordinate and require Design Review Board approval.
 32. In consideration of the dedication by the applicant of additional park land and public space beyond the 10% code requirement and construction of improvements on that land, the City and the applicant shall enter into a Development Agreement, by which, the City agrees to donate 2 parcels to the applicant as requested and approved by the City Attorney and provide administrative relief where possible on tree recompense as determined by the Director of Community Development.
 33. The outdoor light fixtures shall be cut off type, designed to avoid spillage of light onto adjacent properties.
 34. A 15 foot landscape buffer shall be installed on the northern property line of the parcel shown as stacked flats.
 35. Garbage dumpsters shall be screened and put in a location approved by staff.



WBA ARCHITECTURE INTERIOR DESIGN PLANNING

VIEW FROM THE PARKING LOT
MAY 10, 2016

WAKEFIELD BEASLEY & ASSOCIATES ARCHITECTS, INC | WWW.WBASSOCIATES.COM | ATLANTA JACKSONVILLE DUBAI PANAMA SHANGHAI

RETAIL MIXED/USED STUDIO

LIBERTY VILLAGE
ALPHARETTA, GA



WAKEFIELD
BEASLEY &
ASSOCIATES
11 70000

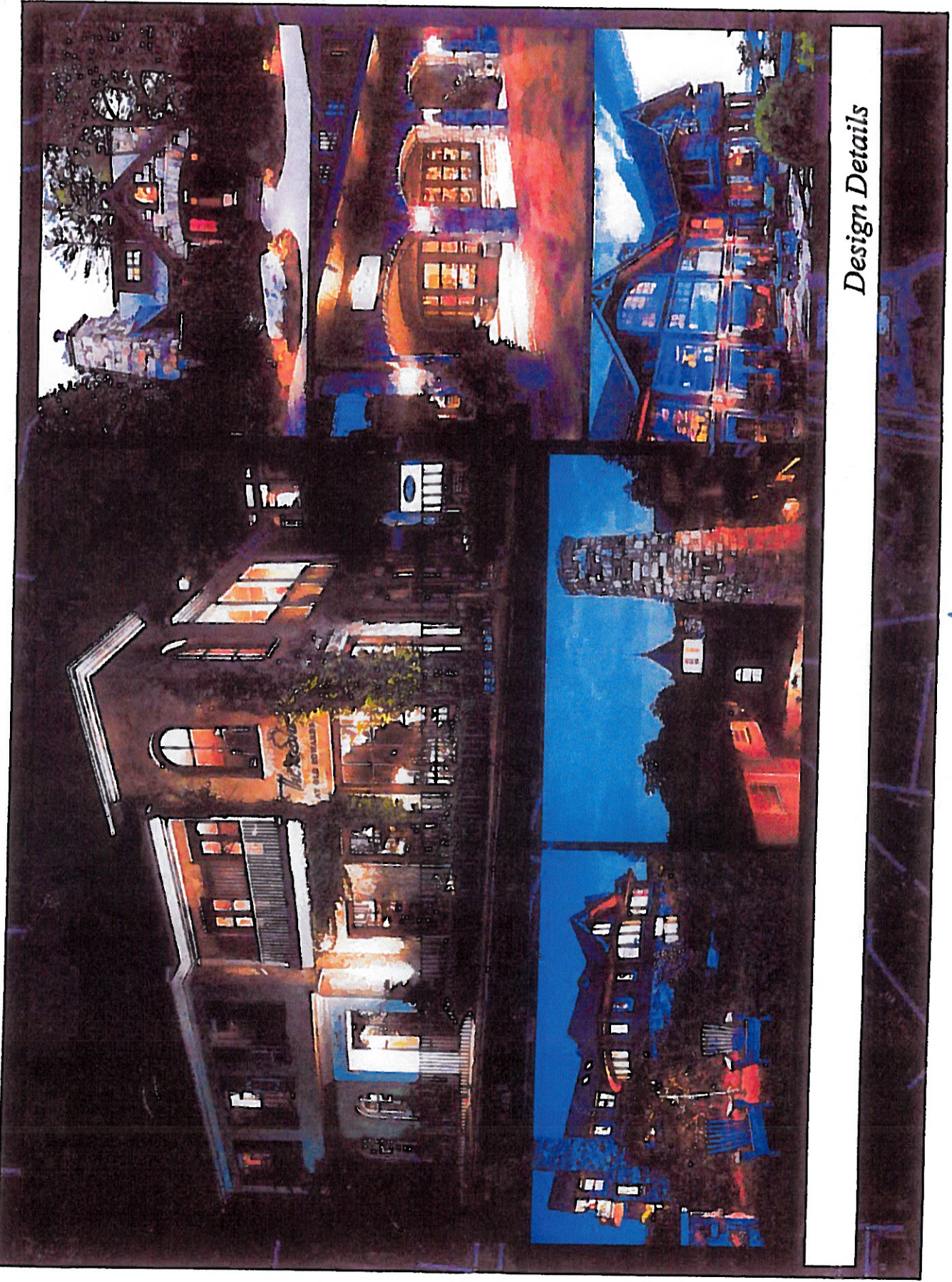


Exhibit A

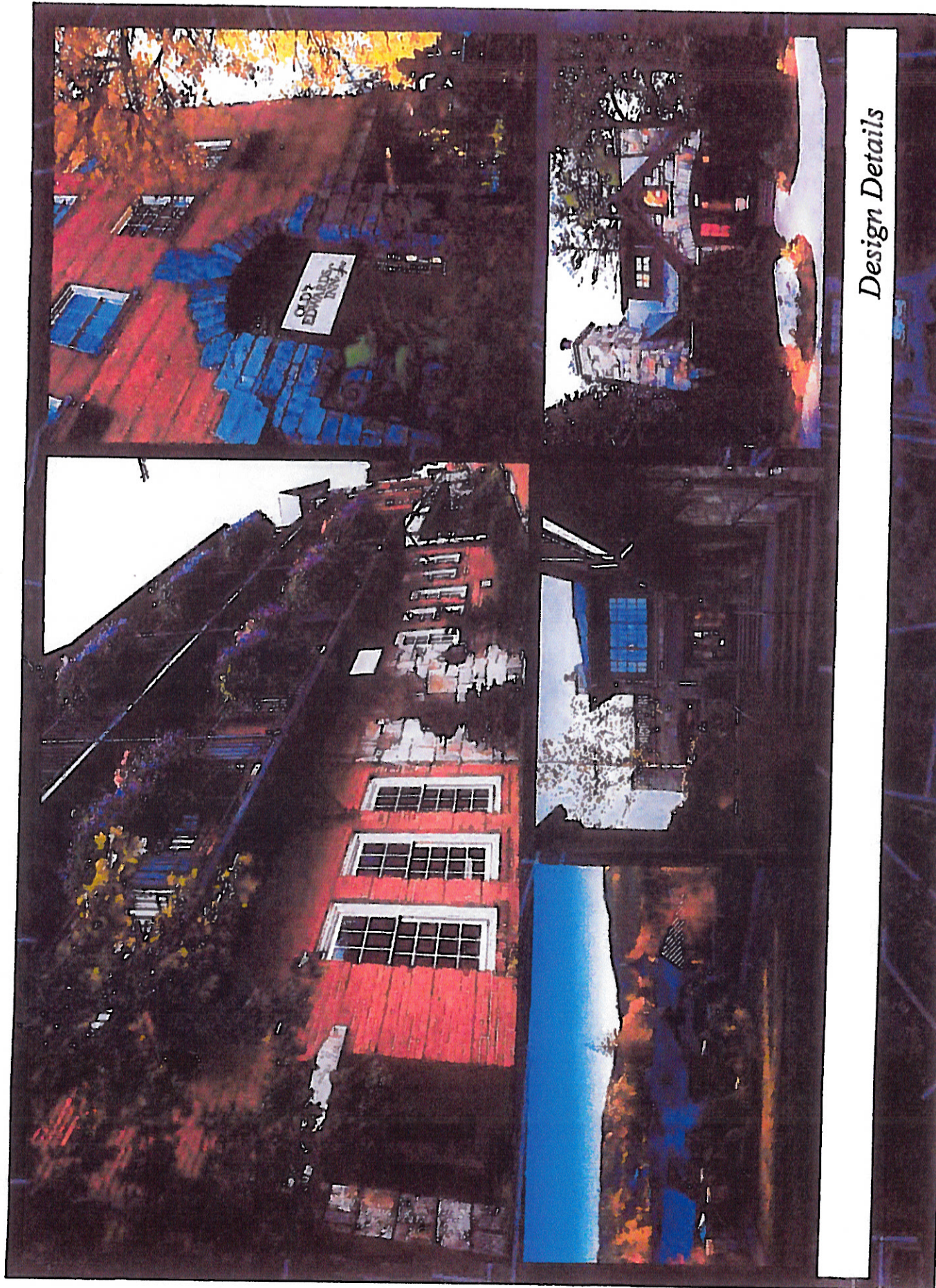


Design Details



Design Details

Exhibit *A*



Design Details

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

041D# 03-23
FOR OFFICE USE ONLY

Case DRB: DRB/60050

☐ Fee Paid

Initials: _____

JUN 2016
RECEIVED BY
Community
Development

For your convenience, this form may be completed electronically and printed upon completion. If you choose not to take advantage of this option, please print your responses in a clear, easily legible fashion.

Please complete this form in its entirety and verify that all information is true and accurate.

Your completed submittal package (see Instructions for details) should be delivered to:

City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

NOTE: All applicable fees must be included with the application. Applications will be accepted only on the dates reflected on the page of this form titled "Deadlines and Meeting Schedule" and only between the hours of 8:30 AM and 3:30 PM.

If you have questions regarding this application or the design review process, please contact Bret Schroeder by calling 678-297-6088.

Business Name:

Flatlands Bourbon & Bayou

Location Address:

52 N Main St Suite B Alpharetta GA

Mailing Address:

same

30009

City:

Alpharetta

State:

GA

Zip Code:

30009

Contact For All Notifications:

Jodi Chieco

Contact Telephone:

770-235-2152

Mobile Telephone:

770-235-2152

Fax:

770-640-0302

Email:

jchieco@comcast.net

Contact's Relation To Business:

owner

22-4823-1269-0146

This Application For (Check all that apply):

- | | |
|--|---|
| ☐ Addition | ☐ Modification to Exterior |
| ☐ Auxiliary Structure | ☐ New Construction |
| ☐ Color Selection | ☒ Signage |
| ☐ Material Selection | |

Application Fees:

Any review within the Central Business District \$ 100.00

Review of signs, satellite antennas, play yards, and improvements valued at less than \$10,000. \$ 200.00

All other reviews \$ 300.00

Total Due \$ _____

This page will be the first page of your completed submittal packet.



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: Larry L. Atfig

Physical Address: 52 B North Main Street

Mailing Address: 225 Oakmore Drive

City: Alpharetta State: GA Zip Code: 30009

Owner Telephone: 678-549-0504 Contact Fax: N/A

Property Owner Authorization (Must be completed if the applicant is not the legal owner of the subject property):

I, the undersigned, do hereby swear and attest, under penalty of law for false swearing, that I am the legal owner, as shown in the records of Fulton County, Georgia, of the property described herein and that I authorize the person identified herein as "Applicant" to act on my behalf in pursuit of this request.

Owner Name (Printed): _____ Date: _____

Owner Signature: _____

Property Information:

Address (If Assigned): _____

Tax ID or Map Reference Number: _____

Land Lot(s): _____ District: _____ Section: _____

Existing Zoning of Property: _____ Existing Uses of Property: _____

This form is to be executed under oath. I, the person identified herein as "Applicant," do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Design Review Board Application is true and correct and contains no misleading information. I also understand that Design Review Board review and/or approval does not include review or approval for code compliance and that City of Alpharetta site and building plan review staff should be contacted with respect to code compliance issues and permitting procedures.

Applicant Signature: [Signature]

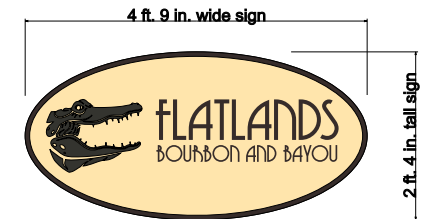
Date: 5-27-16

Print Form





Front Elevation Building Sign



Front Elevation Sign Panels:

Size : Sign face is 4'9" wide x 2'4" tall (11.08 sq. ft.)

Material : 1.5" thick HDU sign panel with carved background and raised letters and border. Single Sided.

Colors : Background - painted SW 6387 Compatible Cream to match existing building colors.

Letters and Logo - painted to match SW 6048 Terra Brun to match building trim.

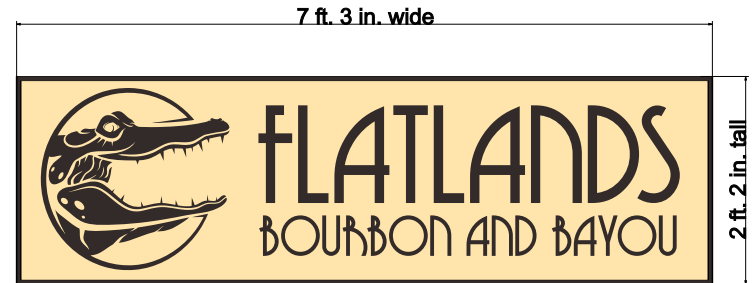
Border - painted to match SW 6048 Terra Brun.

Installation : Sign face is mounted to building facade with mechanical fasteners.

Scale: 3/8" = 1ft.



Side Elevation Building Sign



Side Elevation Sign Panels:

Size : Sign face is 7'3" wide x 2'2" tall (15.71 sq. ft.)

Material : 1.5" thick HDU sign panel with carved background and raised letters and border. Single Sided.

Colors : Background - painted SW 6387 Compatible Cream to match existing building colors.

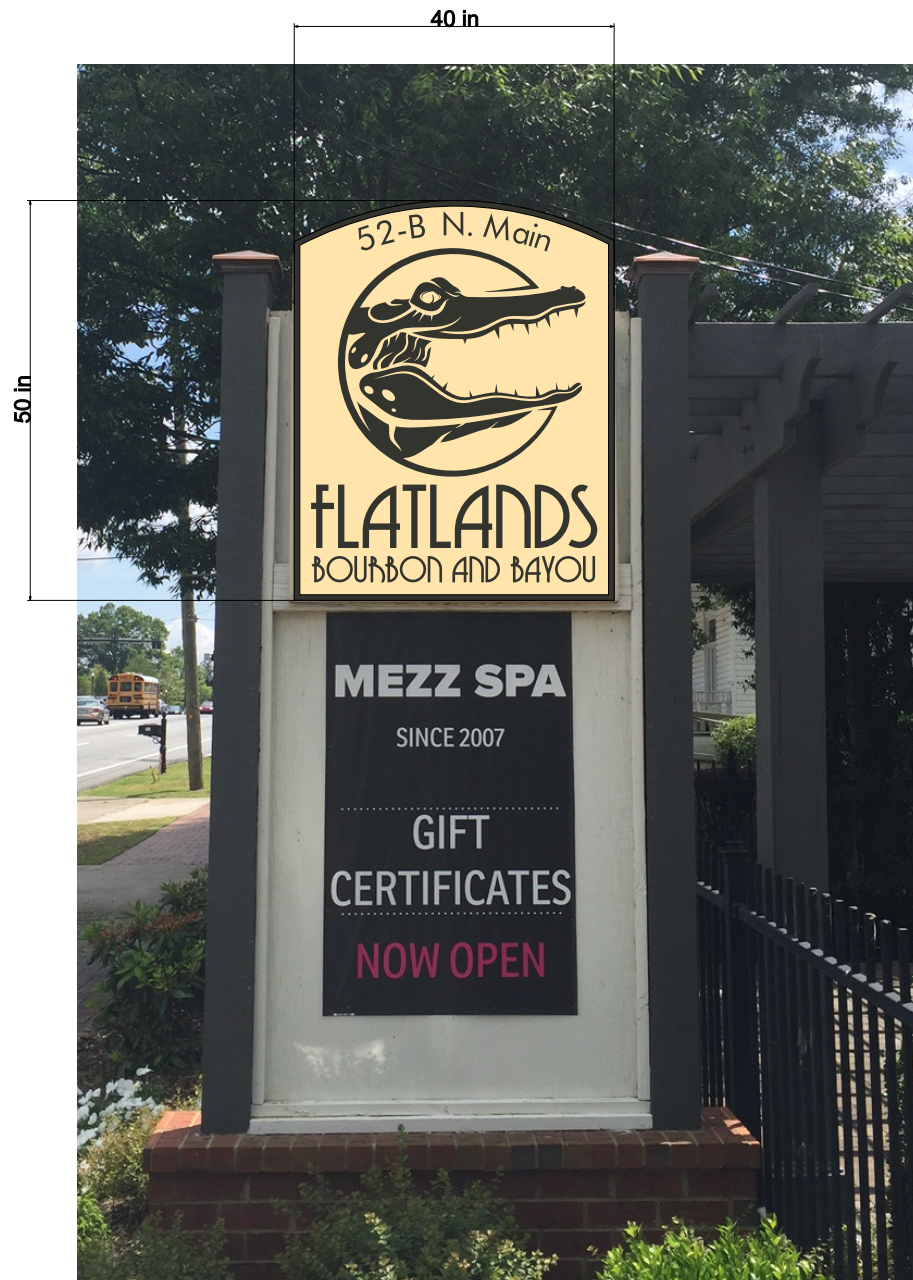
Letters and Logo - painted to match SW 6048 Terra Brun to match building trim.

Border - painted to match SW 6048 Terra Brun.

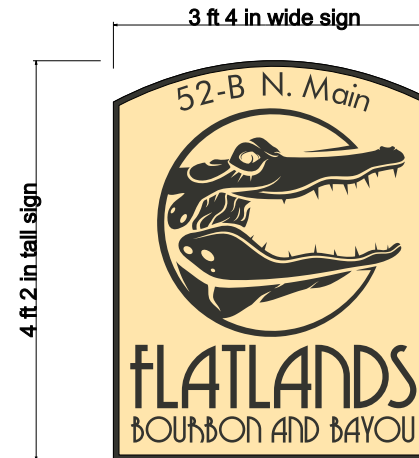
Installation : Sign face is mounted to building facade with mechanical fasteners.

EXISTING SIGN REMOVED

Scale: 1/2" = 1ft.



North Main Street Side Monument



Monument Sign Panels:

Size : Sign face is 3'4" wide x 4'2" tall (13.89 sq. ft.)

Quantity : 2-total, 1 for each side of existing monument.

Material : 1.5" thick HDU sign panel with carved background and raised letters and border. Single Sided.

Colors : Background - painted SW 6387 Compatible Cream to match existing building colors.

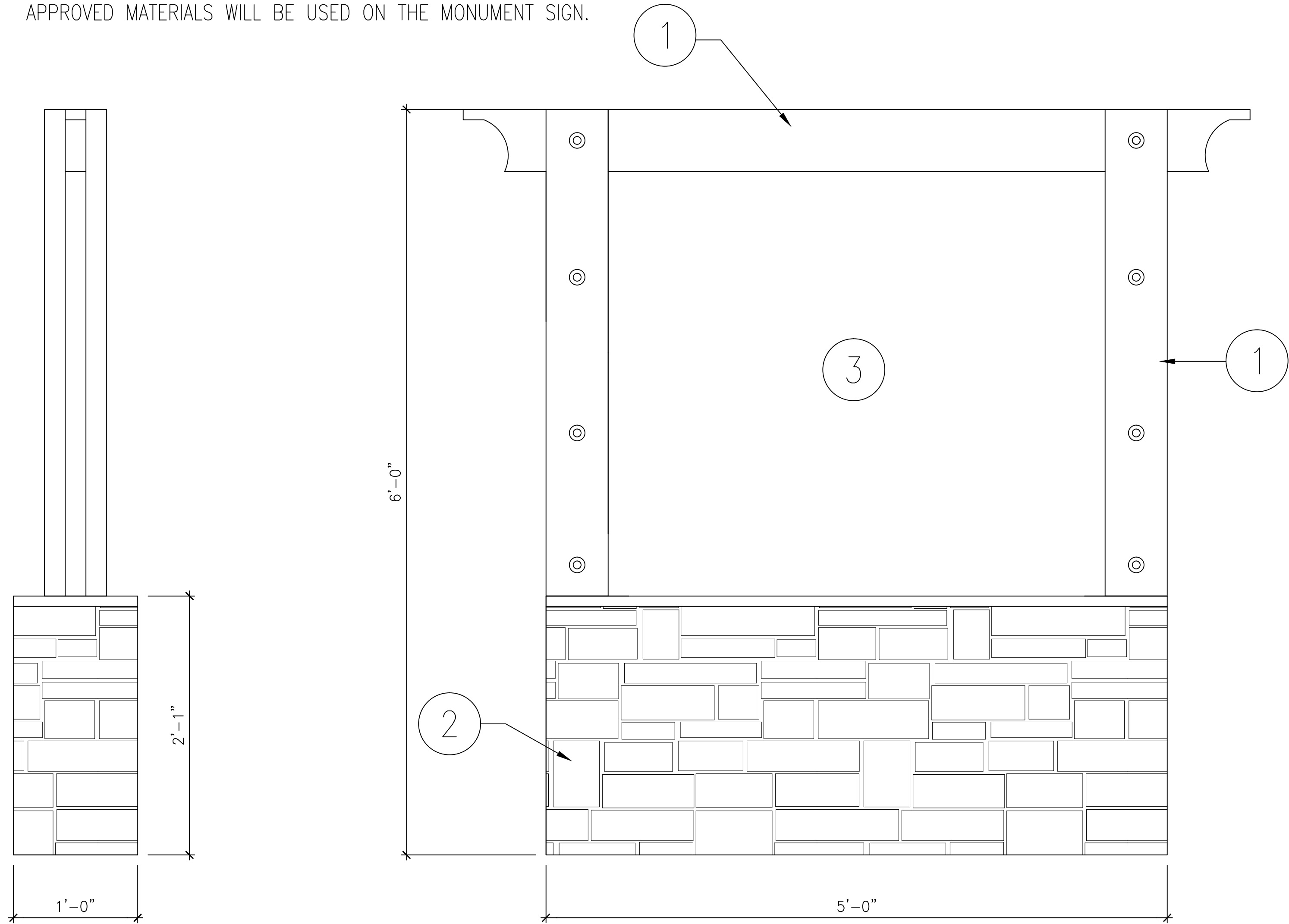
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Border - painted to match SW 6048 Terra Brun.

Installation : Sign face is mounted to existing structure with mechanical fasteners.

Scale: 1/2" = 1ft.

NOTE: CEDAR AND STONE WERE APPROVED FOR EXTERIOR FRONT PORCH IN APRIL BY THE DESIGN REVIEW BOARD. THESE SAME APPROVED MATERIALS WILL BE USED ON THE MONUMENT SIGN.



MONUMENT SIGN
SCALE: 3" = 1'-0"

1

GENERAL NOTES:

- A. WRITTEN DIMENSIONS GOVERN. IN CASE OF CONFLICT IN PARTITION LOCATIONS, DIMENSIONS AND TYPES, NOTIFY THE ARCHITECT/DESIGNER FOR WRITTEN CLARIFICATION PRIOR TO PROCEEDING WITH CONSTRUCTION. THE CONSTRUCTION PLAN BY DESIGNER SUPERSEDES OTHER PLANS.
- B. REFERENCE SHEETS A-00 AND A101 FOR ADDITIONAL INFORMATION.
- C. ITEMS SHOWN ON LEGEND ARE NOT AUTOMATICALLY INCLUDED IN SCOPE. CONTRACTOR SHALL USE DRAWINGS TO DEFINE SCOPE.
- D. ALL FINISH MATERIALS SHALL BE APPROVED BY OWNER PRIOR TO INSTALLATION.

KEYNOTES:

- 1 2"x6" CEDAR
- 2 MANUFACTURED STONE BASE WITH CAP, 12"x12", 2'-1" HEIGHT
- 3 BACKLIT SIGN - CABINET WITH LED LIGHTING AND TRANSLUCENT FACES.

ARCHITECT — HEATHER CLARK, NO. 01866,
D&B PROFESSIONAL RESOURCE, LLC, CANTON, GA

ARCHITECTURE AND INTERIOR DESIGN

2/clever designs for architecture

3640 SINCLAIR SHORES ROAD, CUMMING, GA 30041
TELEPHONE 770-886-5557 FAX 770-889-1735
e-mail: pda1981@comcast.net

NEW MONUMENT SIGNAGE FOR
MARK WORLEY

291 NORTH MAIN STREET
ALPHARETTA, GEORGIA 30009

drawing title
SIGNAGE

These drawings copyrighted, all rights reserved.

revised

date

drawing

job

05-31-16

A-102

16008

FOR PERMIT REVIEW

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: _____

☐ Fee Paid Initial: _____

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Business Name: Mark Worley

Location Address: 291 North Main Street, Alpharetta, GA 30009

Mailing Address: 14132 Taylor Valley Way, Alpharetta

City: Alpharetta State: GA Zip Code: 30004

Contact For All Notifications: Jennifer Pickler

Contact Telephone: 678 823 3831 Mobile Telephone: _____

Fax: _____ Email: pda1981@comcast.net

Contact's Relation To Business: architectural firm contact

This Application For (Check all that apply):

- | | |
|--|---|
| ☐ Addition | ☐ Modification to Exterior |
| ☐ Auxiliary Structure | ☐ New Construction |
| ☐ Color Selection | ☒ Signage |
| ☐ Material Selection | |

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Any review within the Central Business District	\$	100.00
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Total Due	\$	<u>100.00</u>

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CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

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Property Owner Name: Mark Worley

Physical Address: 291 North Main Street, Alpharetta, GA 30009

Mailing Address: 14132 Taylor Valley Way

City: Alpharetta State: GA Zip Code: 30004

Owner Telephone: 404 - 323 - 1921 Contact Fax: _____

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Owner Name (Printed): Mark Worley Date: 5/31/16

Owner Signature: [Signature]

Property Information:

Address (If Assigned): 291 North Main Street, Alpharetta, GA 30009

Tax ID or Map Reference Number: _____

Land Lot(s): 1197 District: 2nd Section: 2nd

Existing Zoning of Property: _____ Existing Uses of Property: _____

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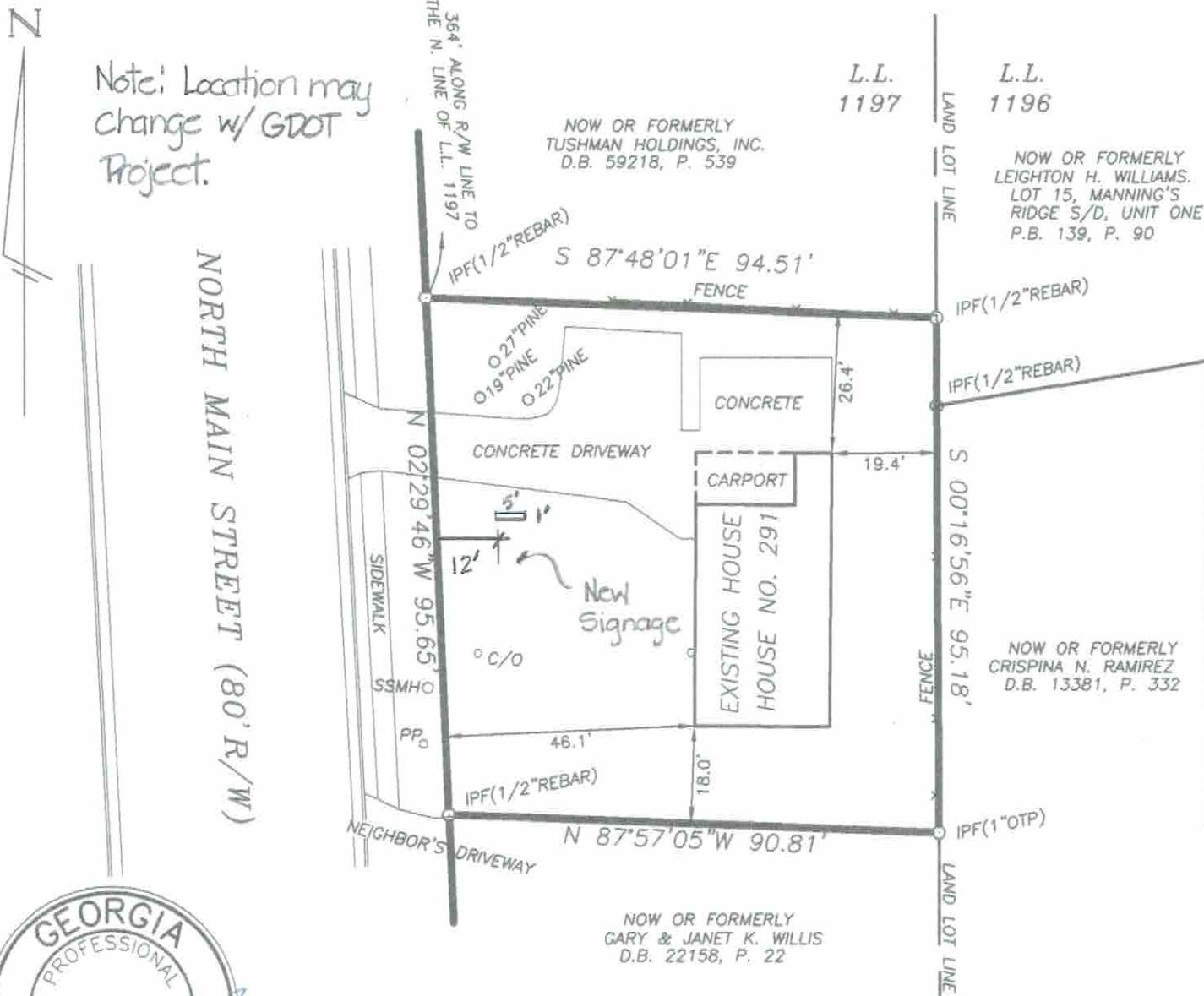
SURVEY PLAT PREPARED FOR:

MARK WORLEY
291 North Main Street

LAND LOT: 1197 DISTRICT: 2nd SECTION: 2nd
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

DEED REFERENCE

WARRANTY DEED RECORDED AT
DEED BOOK 48383, PAGE 23



AREA:

8,823 SQUARE FEET
0.20 ACRE

SITE ADDRESS:

291 NORTH MAIN STREET
ALPHARETTA, GA. 30009

GENERAL NOTES:

- (1) FIELD DATA CLOSURE IS ONE FOOT IN 28,332 FEET WITH AN ANGULAR ERROR OF 2 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.
- (2) THE EQUIPMENT USED WAS A TOPCON GPT-2003
- (3) THE CALCULATED PLAT CLOSURE IS 1 FOOT IN 44,053 FEET.
- (4) BEFORE YOU DIG, CALL THE UTILITIES PROTECTION CENTER, INC., AT 1-800-282-7411 FOR UNDERGROUND UTILITIES LOCATION.

REVISIONS:

- (1) REVISED: 2/25/2016, NAME CHANGE

PREPARED BY:

REGISTERED LAND SURVEYORS, INC.

136 SAVANNA ESTATES DRIVE

CANTON, GEORGIA 30115

PHONE (770) 998-7676

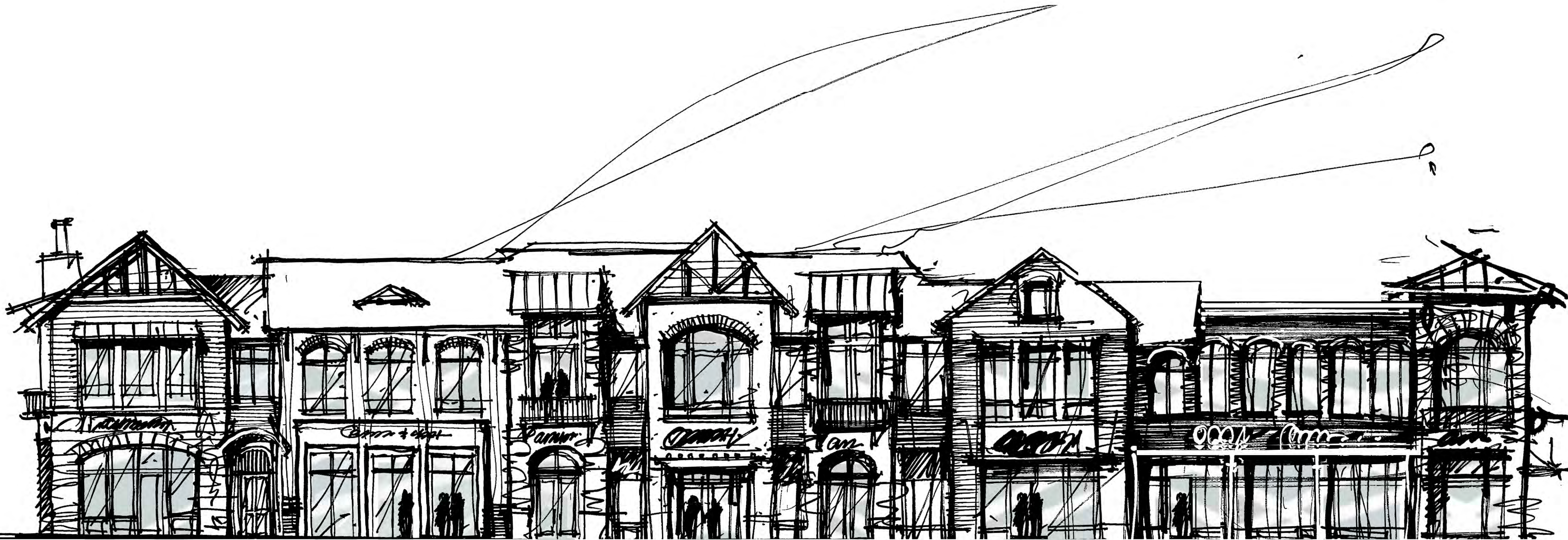
email: registeredlandsu@comcast.net

GRAPHIC SCALE: 1" = 30'



JOB No. 329-ADJ

DATE: 2-23-2016



WBA ARCHITECTURE INTERIOR DESIGN PLANNING

VIEW FROM THE PARKING LOT
MAY 10, 2016

WAKEFIELD BEASLEY & ASSOCIATES ARCHITECTS, INC | WWW.WBASSOCIATES.COM | ATLANTA JACKSONVILLE DUBAI PANAMA SHANGHAI

RETAIL MIXED/USED STUDIO

LIBERTY VILLAGE
ALPHARETTA, GA



11 70000

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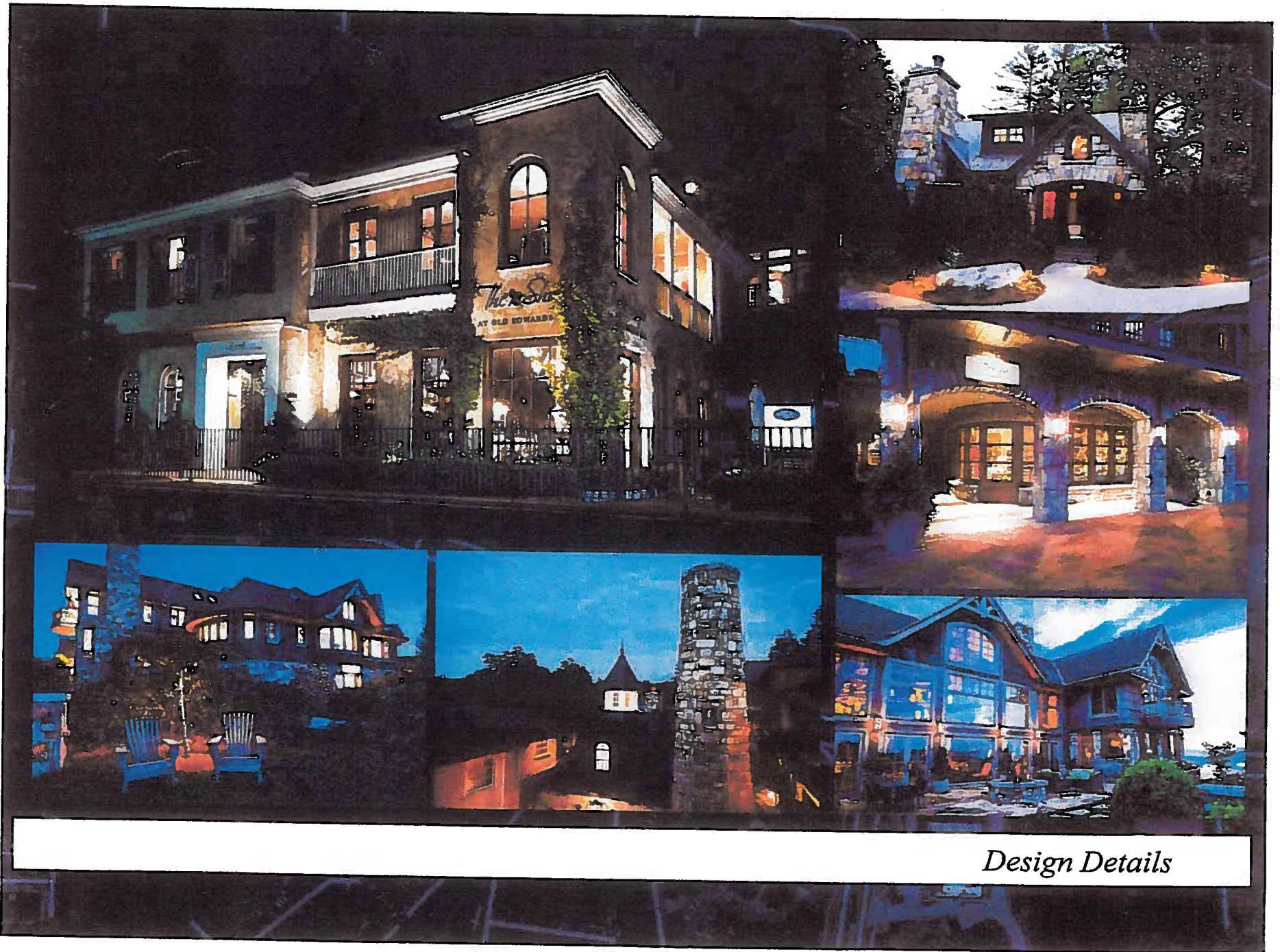
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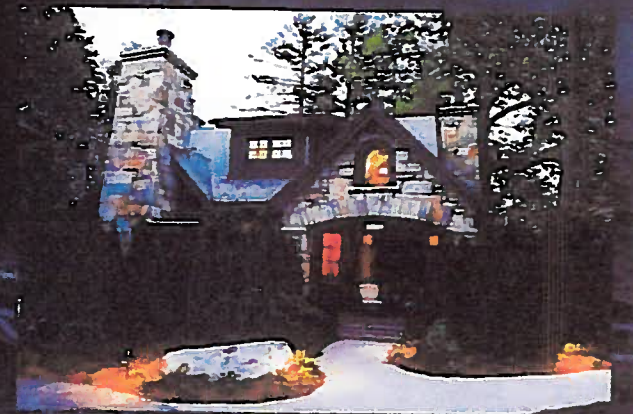
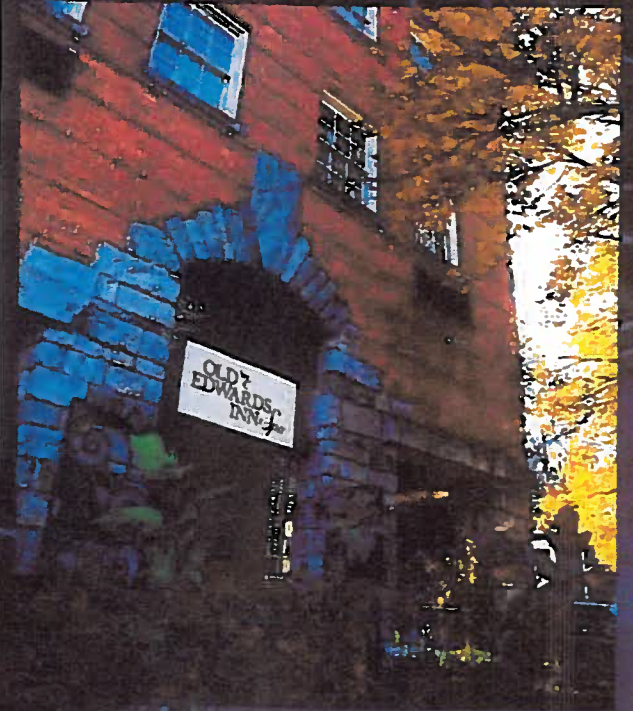
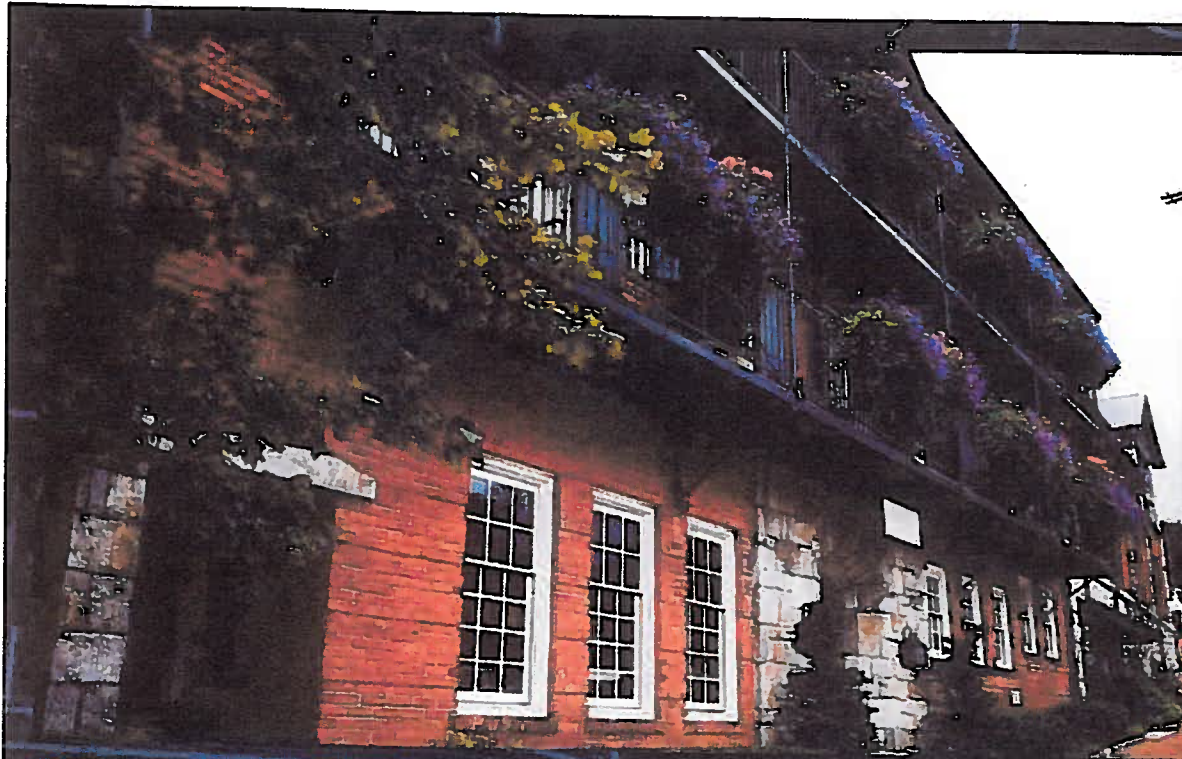
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 9. At the intersection of Old Milton Parkway and Park Street, provide a right turn lane from Park Street.
 10. The first parking lot drive isle shall be 75 feet minimum from the stop bar at stop controlled intersection and 150 feet at signalized intersections.
 11. Provide signal modifications recommended by traffic study including the addition of right turn overlap signal phasing at the intersection of Westside Parkway and Old Milton Parkway.
 12. Roadways with on-street parking shall incorporate curb extensions at intersections.
 13. Along Old Milton Parkway/West Side Parkway, sidewalks shall be 8 foot wide min.
 14. Development shall augment street connectivity with bike and pedestrian facilities throughout common areas. Pedestrian lighting shall be incorporated throughout the development. Maintenance of

- the lighting shall be the responsibility of the property owner's association.
15. Commercial buildings shall have pedestrian access from all adjacent streets and incorporate bicycle parking, benches and other complementary amenities.
 16. Provide a bus shelter along Old Milton Pkwy, as coordinated with the City and MARTA.
 17. An area of at least 1500 square foot shall be established at the corner of Old Milton Parkway and Westside Parkway for a sitting area with a monument or sculpture, park benches and/or water feature. Plan to be approved by Design Review Board. All entrances on Old Milton Parkway shall be heavily landscaped.
 18. The Applicant shall prepare a phased grading plan to be approved by the Community Development Staff for review and approval. Tree buffer, as shown in the phased grading plan presented by staff at the hearing, specifically, the 50 foot strip of trees may be removed upon staff approval.
 19. The greenspace between units 89-103 shall link to the greenway along Thompson through a green space created between the for-sale lots in order to provide loop from Thompson Street to Park to Concorde Place and back to Thompson Street.
 20. Parking and rear of units shall not be visible for Old Milton Parkway or Westside Parkway. Architectural elements such as brick walls and trellises shall be used as well as berms and landscaping with final approval by Staff.
 21. Tree #49 (37" water oak) shall be saved as shown with little to no more than 20% encroachment into the CRZ. Work with Staff to design walking paths within CRZ.
 22. Tree #115 (10" Japanese maple) should be spaded and transplanted on site.
 23. Work with Staff to attempt to incorporate trees reported to be in good condition by the applicants arborist report.
 24. The park located on the north side of Thompson Street shall be improved with walkways and/or boardwalks, and landscaping appropriate for a passive park as approved by Staff .The Applicant will work with Community Development Staff to designate an area in the park for the automated bike rental station. Park shall be dedicated to the City with easements established for the HOA to maintain the detention pond.
 25. Detention pond shall be built as a decorative water feature that fits the natural environment with heavy landscaping and surrounding trail. Pond shall have a permanent pool. All visible walls shall be faced with stone as approved by Staff.
 26. Linear park depicted along Thompson Street and new North/South Street shall be substantially as depicted with widths ranging from a minimum of 35 feet to 78 feet in width and shall be dedicated to the

- City of Alpharetta upon completion. "Landing" area and linear park shall be improved with hardscape and landscape, as well as decorative directional signage with final approval by Staff.
27. Additional brick inlay crosswalk shall be required on Thompson Street and be relocated at the Thompson Street/Park Street intersection in front of Lot 4 or 5.
 28. **Residential Architecture shall be representative of southern classic style. Commercial and office shall be European or English style as in picture shown as exhibit A. All uses and/or buildings shall coordinate architecture. Design Review Board shall review townhomes, stacked flats and retail/restaurant and office building architecture. Site and landscape plan for commercial portion shall also require Design Review Board approval.**
 29. Each elevation shall be different for the proposed 21 single family homes along Thompson Street.
 30. Buildings along Old Milton Parkway, Thompson Street, Westside Parkway and Park Street shall face those streets to the greatest extent possible with garages located to the rear of the buildings. In cases where the side of the building faces those streets, the sides shall be designed to have the appearance of facing those streets. There shall be no visible rear yards along Old Milton Parkway.
 31. Signage for all uses shall coordinate and require Design Review Board approval.
 32. In consideration of the dedication by the applicant of additional park land and public space beyond the 10% code requirement and construction of improvements on that land, the City and the applicant shall enter into a Development Agreement, by which, the City agrees to donate 2 parcels to the applicant as requested and approved by the City Attorney and provide administrative relief where possible on tree recompense as determined by the Director of Community Development.
 33. The outdoor light fixtures shall be cut off type, designed to avoid spillage of light onto adjacent properties.
 34. A 15 foot landscape buffer shall be installed on the northern property line of the parcel shown as stacked flats.
 35. Garbage dumpsters shall be screened and put in a location approved by staff.



Design Details



Design Details