



CULTURAL ARTS COMMISSION
SPECIAL CALLED MEETING
DECEMBER 5, 2023

ALPHARETTA CITY HALL
COUNCIL CHAMBERS
2 PARK PLAZA
6:00 PM

- I. **CALL TO ORDER**
- II. **ROLL CALL**
- III. **PLEDGE TO THE FLAG**
- IV. **ACKNOWLEDGMENT**
 - a. **North Fulton Rotary "Alpharetta Greenway Mural Trail" Artists**
Acknowledgment of the student artists who participated in the North Fulton Rotary's "Alpharetta Greenway Mural Trail" project along the Big Creek Greenway.
- V. **APPROVAL OF MEETING MINUTES**
 - a. **Cultural Arts Commission Meeting Minutes from September 26, 2023**
Approve, as written, the Cultural Arts Commission meeting minutes from September 26, 2023, at 6:00 p.m.
 - b. **Cultural Arts Commission Meeting Minutes from October 24, 2023**
Approve, as written, the Cultural Arts Commission meeting minutes from October 24, 2023, at 6:00 p.m.
- VI. **OLD BUSINESS**
- VII. **NEW BUSINESS**
 - a. **Public Art Approval - Manning on the Square Art Sculpture, Taylor Morrison**
Consideration of approval of the sculpture design and placement by Artist Michael Dillion presented by Brian Taylor of Taylor Morrison.
- VIII. **STAFF PRESENTATIONS & WORKSHOP DISCUSSION**
 - a. **Cultural Services Division Monthly Report - December 2023**
Report on the latest updates, projects, events and/or initiatives of the Cultural Services Division of the Recreation, Parks & Cultural Services Department.
- IX. **ITEMS FROM COMMISSION MEMBERS**
- X. **PUBLIC COMMENT**
- XI. **ADJOURNMENT**

2
0
2
3

DESIGN WORKSHOP FOR MURAL ARTISTS

Congratulations!

On behalf of the Greenway Mural Project, your art piece has been selected as one of the 8 high school paintings to be placed along the hiking trails.

We are very excited for you to join in this collaborative effort.

You are invited to an Artist Design Workshop

SUNDAY OCTOBER 1ST

2:00-5:00

PRESTON RIDGE COMMUNITY CENTER

(ATTACHED TO THE YMCA)

3655 PRESTON RIDGE, RD, UNIT 100

ALPHARETTA GA 30005

Attending this workshop is important so that we can polish up designs, discuss a plan & prep for the painting day. We will ask that you sign a participation agreement, a waiver of liability and a social media agreement. If possible, please bring the device you created your work on. I will also have color prints to work from by hand.

Please RSVP AnnaLysa Kimball
annalysakimball@gmail.com



The original photo collage concept





Alpharetta Greenway Mural Trail











Alpharetta Greenway Mural Trail

14 likes • 28 followers

Message

Following



Posts

About

Photos

Mentions

Details

 Page · Art

 Haynes Bridge Park Greenway access,
Alpharetta, GA, United States, Georgia

 annalysakimball@gmail.com





STAFF REPORT

Department: Recreation, Parks & Cultural Services

Submitted By: Amber O'Dwyer

Meeting Date: December 5, 2023

AGENDA ITEM:

Cultural Arts Commission Meeting Minutes from September 26, 2023

Approve, as written, the Cultural Arts Commission meeting minutes from September 26, 2023, at 6:00 p.m.

STAFF RECOMMENDATION:

Approve, as written, the Cultural Arts Commission meeting minutes from September 26, 2023, at 6:00 p.m.

ITEM DESCRIPTION:

Administrative Office Coordinator, Amber O'Dwyer, attended, recorded, and prepared a synopsis of the pertinent information that occurred during the Cultural Arts Commission meeting on September 26, 2023, at 6:00 p.m.

Commissioners in Attendance:

- Melody Cookson (Chair)
- Michael Barsky (Vice Chair)
- Sumita Patel
- Sabine Genet

Commissioners Absent:

- Gene Andrews
- Shital Foster
- Dianna Smeal

ALTERNATIVES:

N/A

ATTACHMENTS:

1. 09.26.23 - CAC Minutes (Unofficial)



CULTURAL ARTS COMMISSION

MEETING

UNOFFICIAL MINUTES

SEPTEMBER 26, 2023

ALPHARETTA CITY HALL
COUNCIL CHAMBERS | 2 PARK PLAZA | 6:00 PM

This summary is provided as a convenience and service to the public, media, and staff. It is not the intent to record proceedings verbatim. Any reproduction of this summary must include this notice. Public comments are noted as heard by the Cultural Arts Commission, but not quoted or paraphrased. This document includes limited presentation by the Cultural Arts Commission and invited speakers in summary form.

I. CALL TO ORDER

- ❖ Chairwoman Cookson called the meeting to order at 6:05 p.m.

II. ROLL CALL

- Cultural Arts Commission Members - Present
 - Melody Cookson (Chair)
 - Michael Barsky (Vice Chair)
 - Sabine Genet
 - Sumita Patel
- Cultural Arts Commission Members - Absent
 - Gene Andrews
 - Shital Foster
 - Dianna Smeal
- Staff
 - Morgan Rodgers – Director, Recreation, Parks & Cultural Services
 - Kim Manning – Cultural Services Manager, Recreation, Parks & Cultural Services
 - Nancy Murphy – Cultural Services Gallery Coordinator, Recreation, Parks & Cultural Services
 - Amber O'Dwyer – Administrative Office Coordinator, Recreation, Parks & Cultural Services

III. PLEDGE TO THE FLAG

IV. APPROVAL OF MEETING MINUTES

a. Cultural Arts Commission Meeting Minutes from August 22, 2023

- ❖ Chairwoman Cookson called for a motion to approve the minutes.
 - Commissioner Patel offered a motion to approve the minutes, as written, from the August 22, 2023, Cultural Arts Commission meeting.
 - Commissioner Barsky seconded the motion.
- ❖ The motion was approved unanimously.

V. OLD BUSINESS

- There was no old business.

VI. NEW BUSINESS

a. Public Art Approval – Standard at Alpharetta Mural Design

- Dallas Bond and Chris Anderson of Standard at Alpharetta came forward to present the item.
- Kim Manning came forward to mention that a mural already exists at the location of interest and the applicants are wishing to replace it with a new design.
- The applicant is opening a new restaurant at 4 South Main Street. The location is at the corner of South Main Street and Academy Street, currently where the replica of the Old Milton County Courthouse stands (previously Carson Kitchen).
- The applicant is redesigning the interior and one exterior wall on the patio to represent the new restaurant concept.
- The zoning of the property was approved for a mural that represents the previous business owner. The applicant is requesting approval to cover the old mural with a new mural design that represents the new restaurant concept.
- The Public Art Review Committee held the review on September 11, 2023, and recommended approval of the application with revised visuals and an updated maintenance plan.
- This mural design, a concept to be installed by the number three graffiti artist in the nation, is unique and differs from the mural at the restaurant's Roswell location and is comprised of details such as one owner's vehicle (the Jeep), the Atlanta skyline, and a gas pump as a nod to the gas station that once stood on the corner with the number "23" to represent the year of the restaurant's opening.
- The Commission agreed that the vibrant design and inclusion of the City's name could make the mural a hot spot for photos.
- The Commission requested that the gas pump in the mural design be modified to replicate one of the gas pumps from the historic gas station that once stood in downtown Alpharetta.

❖ Chairwoman Cookson called for a motion.

- Commissioner Genet offered a motion to approve, as presented, the mural design for Standard at Alpharetta for installation on the patio at 4 South Main Street, Alpharetta, GA 30009 with the specification that the gas pump illustrated in the mural be revised to resemble a gas pump from the location's historic gas station subject to staff approval.

- Commissioner Barsky seconded the motion.

❖ The motion was approved unanimously.

b. Public Art Approval – "The Visitor" Sculpture

- Nancy Murphy, President of Arts Alpharetta and Kim Manning, Cultural Services Manager for the Department of Recreation, Parks & Cultural Services came forward to present the item.
- The City of Alpharetta contracts bi-yearly with Arts Alpharetta to curate, install, and deinstall 5-8 temporary sculptures for an Art Walk. Arts Alpharetta offers an option to purchase the sculptures to help fund public art.
- In 2018, "The Visitor" (a.k.a. "the bear" sculpture) was introduced at Brooke Street Park as part of the Outdoor On Loan Exhibit "Miscellany" curated by Arts Alpharetta and in 2019, the sculpture was procured by the Alpharetta Convention & Visitors Bureau as a permanent piece for the City.

- After five years, "The Visitor", is deteriorating due to outdoor weather conditions. After further research, staff realized the sculpture was not intended for year-round outdoor exposure. While fiberglass can be used for outdoor sculptures, a proper sealant of the material is required. "The Visitor" needs repairs and refurbishing to the outer fiberglass layer as well as surface repainting to bring life back to the public art piece. Currently, the sculpture is in storage to protect the piece from any further damage.
 - Arts Alpharetta reached out to the original artist, Geemon Xin Meng, who declined the opportunity to repair "The Visitor". Staff then needed to consider whether to restore the sculpture or decommission it. The restoration of "The Visitor" would require resurfacing, repainting, and a new sealant, and with the original artist not interested, staff was presented with the opportunity to enlist an all-new design for the sculpture.
 - City Staff and Arts Alpharetta shared a Call to Artists for qualifications to repair the sculpture and received a resume from a local Alpharetta artist, Angelika Domschke, who has extensive experience with sculptures made from fiberglass, painting outdoor murals, and a chemistry degree to understand how to properly repair the sculpture base. This made her uniquely qualified to correctly refurbish the sculpture.
 - City Staff and Arts Alpharetta are recommending Angelika Domschke as the new artist of "The Visitor" by restoring the fiberglass surface and repainting a new mural on the exterior. The artist was required to give three options for a new mural exterior. Staff then deliberated on what the sculpture should represent and portray as one of the City's premier pieces of art.
 - City Staff presented the renderings to the Public Art Review Committee and the Alpharetta Convention & Visitors Bureau. Both were approving of the new concept for "The Visitor" which includes a "blue sky" featuring elements of nature, hearts, and welcoming eyes as shown in the artist's image.
 - Additionally, the words "hello" and "Alpharetta" in two differing fonts would be included to pay homage to the sculpture's original design (which consisted of numerous languages all translated to "hello").
 - Lastly, funds donated by Arts Alpharetta would be used for the restoration and repair of the "The Visitor" thereby rendering the City no fiscal impact.
 - Commissioners felt the fonts used for "hello" and "Alpharetta" clashed and were slightly illegible and would like to see a different font selection. Additionally, some felt that the new design moved away from the concept of "diversity" that the original piece conveyed.
 - Staff stated that they did consider restoring the piece to the original design but were informed that the intricacy of the varying fonts, etc. would significantly increase the restoration costs.
 - Commissioners felt by requesting that by removing one of the "hearts" in the design (specifically the heart located along the shoulder) space could be created to incorporate more translations of the word "hello" thus further cementing the tribute to the original piece, ensuring that the piece still recognized Alpharetta's diversity, and would subsequently make the varying fonts used in the restoration appear intentional and not mismatched. This request would find balance between ensuring that the piece represents Alpharetta as intended without radically modifying the art and vision of the artist.
- ❖ Chairwoman Cookson called for a motion.
- Commissioner Patel offered a motion to approve both the repair and the repainting design of the City's public art sculpture known as "The Visitor", located at Alpharetta City Hall along Brooke Street Park to include the proposed modifications of removing one of the hearts and revising the fonts located on the back of the sculpture subject to staff approval.

- Commissioner Genet seconded the motion.

❖ The motion was approved unanimously.

VII. STAFF PRESENTATIONS & WORKSHOP DISCUSSION

a. Cultural Services Division Monthly Report – September 2023

- Kim Manning, Cultural Services Manager for the Recreation, Parks & Cultural Services Department came forward to present the item.

Monthly Highlights

- October's is Natural Arts & Humanities month, and the Cultural Services Division is featuring the month as "ARTober" in a special brochure. Additionally, a proclamation will be presented at the October 16th City Council Meeting and commissioners are invited to attend.
- The City of Alpharetta and the Alpharetta & Old Milton County Historical Society have signed a new Memorandum of Understanding which addresses the assets and archives located at two historic sites: The Mansell House and Log Cabin.
- Current and recent classes being featured at the Arts Center include but are not limited to "Literacy Day", Professional Pet Photography, Adaptive Physio Jazz, Engineering Camp, and Watercolor.

Monthly Initiatives

- The "wave design" sculpture at Wills Park Pool is in the works. The wave will accompany the crosswalk mural to help enhance the overall design of the art installation known as "Here Comes the Sun".
- The Spotlight Theater Memorandum of Understanding (MOU) is currently underway between the City of Alpharetta and North Point Mall. The MOU will permit the use of a designated space within the mall as a community theater for shows and performances with an audience of approximately 150 people. Staff is hopeful that the MOU will be presented and approved at the October 16, 2023, Council Meeting.
- Flannery, the piano at Cogburn Park, has been discontinued. Staff is working with Play Me Again Pianos to raise funding for a replacement piano at the location.

Current & Upcoming Happenings

- Nancy Murphy Cultural Services Gallery Coordinator for the Department of Recreation, Parks & Cultural Services came forward to present the item.
- Alpharetta is fortunate that the City invests in the arts to make various exhibits possible.
- The *Warmth of Autumn Quilt Exhibit* courtesy of the Chattahoochee Evening Stars Quilt Guild is on display at the City Hall Community Room Gallery Exhibit. The exhibit's display overflowed to the Arts Center.
- *Wood Works* is the current exhibit on display at the Arts Center. Art pieces are constructed from wood salvaged from the Westbook Farm that had to be demolished at Mayfield Park.
- The annual Arts Center Family Day will be October 7th from 10am-2pm. The event features several local Art Leader Groups, free crafts for event attendees, and is a great way to engage with the community.
- *Hamlet* will be presented by ACT 1 at Brooke Street Park on October 27th, 28th, November 3rd, and November 4th.
- *Beethoven's 5th Symphony* will be performed by Alpharetta Symphony on November 3rd at 3pm at Alpharetta United Methodist Church.

- *Restless in Resthaven* will be returning courtesy of a partnership between Alpharetta and Old Milton County Historical Society and ACT 1.

CULTURAL ARTS COMMISSION DISCUSSION

RE: Cultural Services Division Monthly Report

- Q Last year, the Arts Center showcased a gallery featuring Indian art around the same time as Diwali. Will the Arts Center feature the show again this year given the turnout was amazing? (Patel)
- A Staff attempts to rotate out shows each year given the limited window of gallery time and try not have the same show if possible. Nevertheless, staff stays in close contact with the event organizers of the original show and was under the impression this year's show would take place at North Point Mall that could offer a larger space to accommodate the high attendance rate and event's scope. (Manning)
- C The event referenced is planned for North Point Mall the same weekend as Diwali and is anticipated to have a massive turnout. (Patel)

b. Director's Report

- Morgan Rodgers, Director of Recreation, Parks & Cultural Services came forward to comment on how far the City has come in terms of embracing arts and culture.
- Additionally, he is very proud of the progress The Cultural Arts Commission has made since its inception in terms of the role The Commission now plays due to the explosive interest and installation of public art sculptures, murals, music, etc. He is pleased to see how much we (the City) value the selection, curation, and restoration of art in its multiple forms.
- Lastly, he wished to remind commissioners about the upcoming 2023 Wire & Wood event. The event has increased from 6 stages to 8 and will incorporate many Music Match performances.
- Lastly, he teased an upcoming initiative to further promote Alpharetta as a "music city" and that more details were to come.

VIII. ITEMS FROM COMMISSION MEMBERS

- There were no items from commissioners.

IX. PUBLIC COMMENT

- There was no public comment.

X. ADJOURNMENT

- ❖ Chairwoman Cookson called for a motion to adjourn the meeting.
 - Commissioner Patel made a motion to adjourn the meeting.
 - Commissioner Barsky seconded the motion.
- ❖ With there being no further business to consider or discuss, Chairwoman Cookson adjourned the meeting at 7:01 p.m.

Respectfully submitted,



Amber O'Dwyer

Administrative Office Coordinator
Recreation, Parks & Cultural Services



STAFF REPORT

Department: Recreation, Parks & Cultural Services

Submitted By: Amber O'Dwyer

Meeting Date: December 5, 2023

AGENDA ITEM:

Cultural Arts Commission Meeting Minutes from October 24, 2023

Approve, as written, the Cultural Arts Commission meeting minutes from October 24, 2023, at 6:00 p.m.

STAFF RECOMMENDATION:

Approve, as written, the Cultural Arts Commission meeting minutes from October 24, 2023, at 6:00 p.m.

ITEM DESCRIPTION:

Administrative Office Coordinator, Amber O'Dwyer, attended, recorded, and prepared a synopsis of the pertinent information that occurred during the Cultural Arts Commission meeting on October 24, 2023, at 6:00 p.m.

Commissioners in Attendance:

- Melody Cookson (Chair)
- Michael Barsky (Vice Chair)
- Gene Andrews
- Shital Foster
- Alicia Burr (Alternate)

Commissioners Absent:

- Sumita Patel
- Sabine Genet
- Dianna Smeal

ALTERNATIVES:

N/A

ATTACHMENTS:

1. 10.24.23 - CAC Minutes (Unofficial)



CULTURAL ARTS COMMISSION

MEETING

UNOFFICIAL MINUTES

OCTOBER 24, 2023

ALPHARETTA CITY HALL

COUNCIL CHAMBERS | 2 PARK PLAZA | 6:00 PM

This summary is provided as a convenience and service to the public, media, and staff. It is not the intent to record proceedings verbatim. Any reproduction of this summary must include this notice. Public comments are noted as heard by the Cultural Arts Commission, but not quoted or paraphrased. This document includes limited presentation by the Cultural Arts Commission and invited speakers in summary form.

I. CALL TO ORDER

Chairwoman Cookson called the meeting to order at 6:08 p.m.

II. ROLL CALL

- Cultural Arts Commission Members - Present
 - Melody Cookson (Chair)
 - Michael Barsky (Vice Chair)
 - Gene Andrews
 - Shital Foster
 - Alicia Burr (Alternate)
- Cultural Arts Commission Members - Absent
 - Dianna Smeal
 - Sabine Genet
 - Sumita Patel
- Staff
 - Lauren Shapiro – City Clerk
 - Morgan Rodgers – Director, Recreation, Parks & Cultural Services
 - Kurt Kirby – Senior Operations Manager, Recreation, Parks & Cultural Services
 - Amber O'Dwyer – Administrative Office Coordinator, Recreation, Parks & Cultural Services

III. PLEDGE TO THE FLAG

IV. APPROVAL OF MEETING MINUTES

a. Cultural Arts Commission Meeting Minutes from September 26, 2023

- ❖ Chairwoman Cookson deferred approval of the minutes from the September 26, 2023, meeting to the next regular meeting in the absence of a majority quorum of the commission present at the meeting.

V. OLD BUSINESS

- There was no old business.

VI. NEW BUSINESS

a. Public Art Approval – The Longest Continuous Outdoor Mural Trail in the World

- Thomas Nolf representing the North Fulton Rotary came forward to present the item.
- Mr. Nolf mentioned that this is the second time he is coming before the Commission regarding the item and thanked the Cultural Arts Commission again for the role they play in the future of arts and culture in Alpharetta's future.
- Mr. Nolf recounted a story regarding the City of Semmering, Austria. Semmering is a small city situated between Vienna and Venice that connected the two major cities by rail. This small city envisioned and built a route that had a huge impact. North Fulton Rotary hopes the City can see the impact that the mural project along the Greenway might have, albeit on a smaller scale.

The Initiative

- The applicant is requesting permission to paint (9) raised concrete maintenance holes (also known as turrets or manholes) murals along the Alpharetta Greenway Trails beginning at the Haynes Bridge Road entrance and ending at Kimball Bridge.
- North Fulton Rotary placed a call for artists to local high school students, hosted a how-to-paint maintenance holes workshop for the selected students, and have committed to maintaining the maintenance holes in the future.
- The maintenance plan for the murals includes:
 - Preparation of the site to include the City's commitment to remove weeds and grass along the bottom of each maintenance hole for ready accessibility for the student artists and to ensure routine maintenance to keep the murals visible and aesthetically pleasing along the Greenway trail.
 - An account has been established with Sherwin William for the paint procured for the project and the account will keep record of the colors used for color matching of the maintenance holes over time.
 - To prevent / deter vandalism, the better the surface is prepared, the less likely graffiti would be permanent. Power washing of the maintenance holes, a base coat, the mural, and protective topcoat will be put in place to ensure the murals will last and any graffiti can be easily removed.
- North Fulton Rotary will provide staff with a day-of logistics plan regarding how they will stage and paint the murals in 1-2 days. The plan will not impact the walkways or people along the Greenway.
- North Fulton Rotary's goal is to make this a yearly project and continue to paint maintenance holes along the Alpharetta Greenway. The hope is to continue the murals up past Mansell to the County line.

Approval by Fulton County

- The raised concrete maintenance holes are owned by Fulton County and located along the Alpharetta Greenway Trails. The applicant received permission from the Fulton County

Department of Public Works to paint the maintenance holes to support beautification of the Alpharetta Big Creek Greenway.

- The initiative from Fulton County for the mural project will emphasize the importance of the water infrastructure system and demonstrate the collective commitment to protect our water resources through community and government partnership.
- Fulton County not only provided approval but also will provide materials and tools to paint the maintenance holes.
- Fulton County has agreed to revisit the partnership in 2024 for additional support.

Approval by City of Alpharetta

- The Cultural Arts Commission gave the nod to proceed with the concept and requested North Fulton Rotary return for approval of each set of murals to be completed. The first (9) are ready for review and approval.
- For 2023, the applicant is presenting (9) maintenance holes with individual murals and artists. Each maintenance hole mural proposal was curated by the Public Art Review Committee.
- The Public Art Review Committee held the review on October 9, 2023, and recommended approving the application with revised visuals for (2) of the (9) proposed murals; revised maintenance plan; and a day-of logistics plan.

CULTURAL ARTS COMMISSION DISCUSSION

RE: Public Art Approval – The Longest Continuous Outdoor Mural Trail in the World

Q Were there two murals you were making edits on? (Burr)

A Yes, number murals 7 and 9 were edited. (Nolfa)

Q Will the entire structure be wrapped in paint, or will some of the grey concrete remain exposed? (Barsky)

A Below the floodplain, the maintenance holes will remain unpainted. Above the floodplain level through the cone-shaped top of the maintenance hole will be painted. (Nolfa)

Q Can a QR code be added to the murals? (Barsky)

A Yes, but North Fulton Rotary also has the goal of listing the muralists on the City's website pertaining to public art pieces within the City. Additionally, the organization thought a QR code on a specific rock at the parking lot recognizing the various partners might be possible. (Nolfa)

Q Is any lighting being considered? (Andrews)

A The Big Creek Greenway closes at dusk, so no plans for lighting are being considered to deter visitation of the Greenway after hours and to stay within the realm of safety. (Nolfa)

❖ Chairwoman Cookson called for a motion.

- Commissioner Andrews offered a motion to approve the (9) mural designs, as presented, for the raised maintenance holes along the Big Creek Greenway as part the North Fulton Rotary "Turrets to Treasures" beautification project.
- Commissioner Barsky seconded the motion.

❖ The motion was approved unanimously.

VII. STAFF PRESENTATIONS & WORKSHOP DISCUSSION

a. Cultural Services Division Monthly Report – October 2023

- Morgan Rodgers, Director for the Recreation, Parks & Cultural Services Department came forward to present the item.

Monthly Highlights

- The annual Arts Center Family Day was held on October 7. The event featured several local Art Leader Groups, free crafts for event attendees, and was a great way to engage with the community. Hundreds of people came out making the event a great interlude to ARTober.
- October's is Natural Arts & Humanities month, and a proclamation was presented at the October 16 City Council Meeting.

Monthly Initiatives

- Crosswalks in Parks – November – Alpharetta Community Center (ACC) Cross Walk
 - A new mural is to be installed at the ACC at Wills Park.
 - Staff hopes to start the crosswalk mural the first of November (weather permitting).
- The Spotlight Theater Memorandum of Understanding (MOU) is currently underway between the City of Alpharetta and North Point Mall. The MOU will permit the use of a designated space within the mall as a community theater for shows and performances with an audience of approximately 150 people. Staff is hopeful that the MOU will be presented and approved by City Council in November.
- "The Visitor" sculpture has a revised rendering, and the artist is set to begin work in November.
 - At the Cultural Art Commission's request, the second heart was removed, and the fonts on the back of the piece modified to make them more congruent.

Current & Upcoming Happenings

- *The Warmth of Autumn Quilt Exhibit* courtesy of the Chattahoochee Evening Stars Quilt Guild is on display at the City Hall Community Room Gallery Exhibit. The exhibit's display overflowed to the Arts Center.
- *Wood Works* is the current exhibit on display at the Arts Center. Art pieces are constructed from wood salvaged from the Westbook Farm that had to be demolished at Mayfield Park.
- *Alpharetta Music Match featuring Surrender Hill* at Fogo & Lions is scheduled for October 26 at 9pm.
- *Hamlet* is being presented by ACT1 Community Theater at Brooke Street Park's East Lawn on October 27 & 28 and November 4 & 5.
- *Beethoven's Fifth Symphony* is being presented by the Alpharetta Symphony Orchestra at Alpharetta First United Methodist Church on November 3 at 8pm.
- *Diwali* presented by India American Cultural Association will be November 11 at North Point Mall.

- *Artists Holiday Market* presented by Arts Alpharetta will be at the Alpharetta Arts Center November 18 from 10am-6pm.
- The *Atlanta Portrait Society Annual Exhibit* will be on display at the Alpharetta Arts Center Gallery November 21, 2023 – January 20, 2024.
- *She Loves Me* presented by ACT1 Community Theater is showing December 1-17 on Fridays and Saturdays 8pm and on Sundays 2pm.

b. Open Records Act Training & Presentation

- Lauren Shapiro, City Clerk came forward to present the item.
- The City of Alpharetta has issued an official City of Alpharetta email address to all City board and commission members.
- In addition, the City Clerk's Office would like to issue a brief training on the Georgia Open Records Act (O.C.G.A 50-18-70 through 50-18-78).
 - The Georgia State Legislature has deemed that government should be open to the public to include meetings and public records and such records should be provided to those who make requests within a quick timeframe.
 - The definition of a public record has been expanded to include documents, maps, photos, text messages, emails, and more.
 - With the inclusion of emails, the City wishes to offer a refresher on proper open records procedures to all board members and commissioners.
 - In 2022, the City received over 6,200 open records requests and is on track to receive even more this year.
 - Requests come in many forms (phone call, email, letter, and the City's online portal known as JustFIOA).
 - The City has three (3) days to provide the records, or a pre-retrieval estimate to process the request.
 - While some information may be redacted (50 exceptions identified by the State of Georgia), not all apply to cities. Examples of items that can be redacted include personal cell phone numbers or personal email addresses, medical records, attorney client privileged items, trade secrets, and/or information related to children's records.
 - Moving forward, to ensure cyber security and ease of open record retrieval, the City has issued a city email account to each commissioner that will only be used moving forward.
 - Additionally, training videos will be distributed once a month via the City's Department of Information Technology to ensure compliance and to strengthen cybersecurity.

VIII. ITEMS FROM COMMISSION MEMBERS

- Commissioner Foster mentioned Family Day was a wonderful time, was very creative, and well put together. Additionally, the 2023 Wire & Wood event received high praise from friends invited by Commissioner Foster to attend the event.

- Commissioner Andrews mentioned several event he helped facilitate, including a large film festival held on October 6-7 attended by several local dignitaries and celebrities. In addition, in honor of Breast Cancer Awareness Month, Fulton County Commissioner Barrett and several others were honored with a “sneaker” brunch.
- Chairman Cookson mentioned The Alpharetta Chamber of Commerce will be hosting a “Decorate the District” contest for downtown brick-and-mortar businesses to bring a festive introduction to the upcoming holiday season. The initiative will include window painting artists and the décor will be voted upon to determine the best display.

IX. PUBLIC COMMENT

- Chris Miller, with the Law Office of Miller & Chaet, came forward to speak.
- Mr. Miller stated he had attended the North Fulton Rotary mural artist workshop and was excited about the mural project. He wished he could bring forward the eight muralists who are very enthusiastic about the project.
- Mr. Miller mentioned there are plans to have a celebration or unveiling but the North Fulton Rotary is waiting for the murals to be completed before an event and date is solidified.

X. ADJOURNMENT

- ❖ Chairwoman Cookson called for a motion to adjourn the meeting.
 - Commissioner Barsky made a motion to adjourn the meeting.
 - Commissioner Foster seconded the motion.
- ❖ With there being no further business to consider or discuss, Chairwoman Cookson adjourned the meeting at 6:52 p.m.

Respectfully submitted,



Amber O'Dwyer
Administrative Office Coordinator
Recreation, Parks & Cultural Services



STAFF REPORT

Department: Recreation, Parks & Cultural Services

Submitted By: Brian Taylor, Michael Dillon

Meeting Date: December 5, 2023

AGENDA ITEM:

Public Art Approval - Manning on the Square Art Sculpture, Taylor Morrison

Consideration of approval of the sculpture design and placement by Artist Michael Dillon presented by Brian Taylor of Taylor Morrison.

STAFF RECOMMENDATION:

Approve, as presented, the sculpture design and placement by Artist Michael Dillon presented by Brian Taylor of Taylor Morrison.

BUDGET & PROCUREMENT:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

Total Project Cost: Project has no impact on the budget. Public Art / Sculpture is budgeted through Taylor Morrison.

ITEM DESCRIPTION:

BACKGROUND:

The artist selected by Taylor Morrison is Michael Dillon. He owns and operates a blacksmith shop called Dillon Forge located in Crabapple, Georgia. Michael has more than thirty years' experience producing both functional and non-representational metal sculptures. He creates railings, furniture, and sculpture primarily forged from iron.

The public art sculpture is proposed for Manning on the Square, which is a neighborhood of new construction homes within walking distance of the historic downtown center in Alpharetta, GA.

Brian Taylor of Taylor Morrison will give the presentation for the proposed public art sculpture.

RECOMMENDATION EXPLANATION:

Approve, as presented, the sculpture design and placement by Artist Michael Dillon presented by Brian Taylor of Taylor Morrison.

ALTERNATIVES:

N/A

ATTACHMENTS:

1. Manning on the Square Public Art App and Review
2. Manning on the Square Image Rendering
3. Manning on the Square Sculpture Rendering
4. Artist Proposal
5. Public Art Exhibit with Maintenance Plan
6. Public Art Location Map (1)
7. Public Art Location Map (2)
8. SIGNED Permission Letter - Manning Sculpture



2023 Public Art Application

Applicant Contact Name: Taylor Morrison of Georgia LLC

**Application Contact plans and/or funds the proposed public art.*

Contact Role (Choose One): ☒ Developer ☐ Artist ☐ Community Group ☐ Other

Phone Number: 480-915-3238

Email: Mcardenas@taylormorrison.com

Public Art (Choose One): ☐ Mural ☒ Sculpture ☐ Memorial ☐ Community Art

☐ Integrated Architectural ☐ Landscape Architectural Work

Images (3) Three Enclosed: ☒ YES ☐ NO **Applicant must submit three (3) images with different vantage points for proposed public art piece. One (1) image of the (3) must reference the scale/size of the piece (Example- have a person in the photo with the art work). Artist renderings are acceptable.*

Artist Name: Michael Dillon

Artist Contact (Website/ Email/Phone/Resume): dillonforge@gmail.com

Maintenance Plan Enclosed: ☒ YES ☐ NO

**Maintenance plan for the proposed public art is required with application. Plan must include a description of all materials; how the piece was created; paint colors specifications; and so on as it applies to the piece.*

Proposed Public Art Location Address: 198 Anglin Walk, Alpharetta, GA 30009

Location Photos Enclosed: ☒ YES ☐ NO

**Photos of proposed public art location is required with application. Location photos must show the surrounding area and different vantage points. List in a separate word document any businesses, residents, etc. that might view the proposed public art on a daily basis.*

Describe the surroundings and how it fits the proposed location: Location of public art will be at the half moon seating area to the right of the entrance monument.

Owner of Property: Taylor Morrison of Georgia LLC

**Attach a Letter of Permission from the Property Owner to Install the Public Art Piece and length of agreement.*

Name of Conclusive Owner of Proposed Public Art: Manning on the Square Community Association, Inc.

**Final owner and responsible party for long term maintenance of the piece.*

Phone Number: 770-580-1789

Email: cam-hoa@bhhsgeorgia.com

Email the following as separate attachments to Kim Zane, Cultural Services Manager
kzane@alpharetta.ga.us

☒ Public Art Application (Page 1 Completed)

☒ (3) Images of Proposed Public Art

☒ Maintenance Plan

☒ Location Photos of Proposed Public Art

☒ Letter of Permission from Property Owner to Install Public Art Piece

**All above requirements must be completed for a Public Art Committee Review to be scheduled.*



Public Art Review Committee Criteria & Discussion:

	YES	NO
1. Public Art is handmade and original; not a reproduction	X	
2. Overall quality & construction of the piece is of high standards	X	
3. Strength and power of public art piece is good to above average	X	
4. Public Art will add to the overall location	X	
5. Any concerns about messaging that could be misinterpreted		X
6. Scale of the piece fits the location	X	
7. Piece meets consensus of community standards	X	

Public Art Review Committee Recommendations:

_____ **Approved as Proposed**

**Route to Alpharetta Cultural Arts Commission for final approval. Meetings occur on the fourth Wednesdays of the month so please plan appropriately.*

X Approved with Minor Modifications / No Further Review Required

**Applicant & Review Committee agree to modifications. Route to Cultural Arts Commission for final approval.*

_____ Approved with Modifications / Further Review Committee Discussion Required

**Applicant works on modifications. A second Public Art Committee review will be scheduled when modifications are submitted to Cultural Services Manager.*

 Declined / Request for New Proposal / Further Discussion Optional

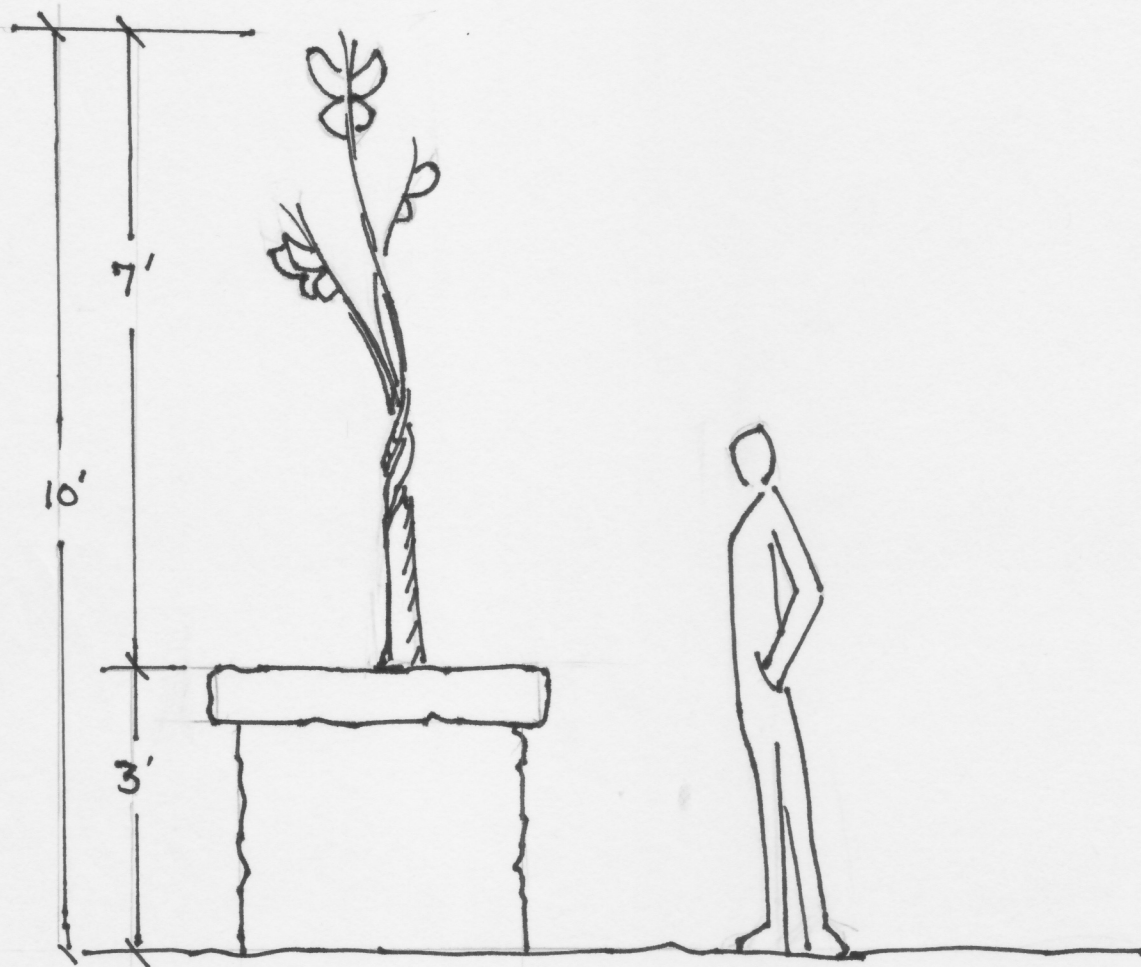
**Applicant revises approach with Public Art Review Committee recommendations and resubmits application with a new proposed public art piece.*

Alpharetta Cultural Arts Commission Final Monthly Review:

Added to Agenda: 11-27-23 Commission Review Date: 12-5-23

**Final reviews takes place on the fourth Wednesdays of the month with agendas on the third Wednesday, so please plan appropriately. Once approved, activation of public art piece may begin.*

Maintenance Plan: At 8' tall there will be 3 full dimensional butterflies in stainless steel. The wingspan will be between 12 " -14 " with heavy textural marks through forging the material. They will transition out of a 8 " steel base as if in flight. The materials used are substantial and will be maintenance free besides an occasional cleaning. The sculpture will sit upon the existing 3 ' column and will be anchored with stainless steel bolts. The steel will have a natural patina that may change slightly over time. A light cleaning of loose debris and a coat of paste wax can be performed biannually if desired but is not required. If damage occurs from vandalizing a paint stripper and wire brush can be used to remove. The stainless steel will remain the same with no attention needed. This piece is forged and fabricated from heavy material and will have little chance of damage from the natural elements.



MANNING SCULPTURE
TAYLOR MORRISON

Michael D.H.

September 8, 2023

Taylor Morrison of Georgia, LLC

www.taylormorrison.com

T: 4809153238

Re: Manning On The Square – Public Art Sculpture Installation – Permission Letter for Michael Dillon

To whom it may concern:

Michael Dillon of Dillon Forge is authorized by Taylor Morrison of Georgia, LLC, property owner of 40 Cumming Street/136 Manning Drive, Alpharetta, GA 30009 (also known as “subdivision” Manning On The Square) to install a City of Alpharetta approved Public Art Sculpture at 198 Anglin Walk, Alpharetta, GA 30009 nearest the entrance monument for the subdivision.

Dillon Forge has the permission from the property owner, Taylor Morrison of Georgia, LLC to install the City of Alpharetta approved Public Art Sculpture as included in the approved City of Alpharetta Public Art application.

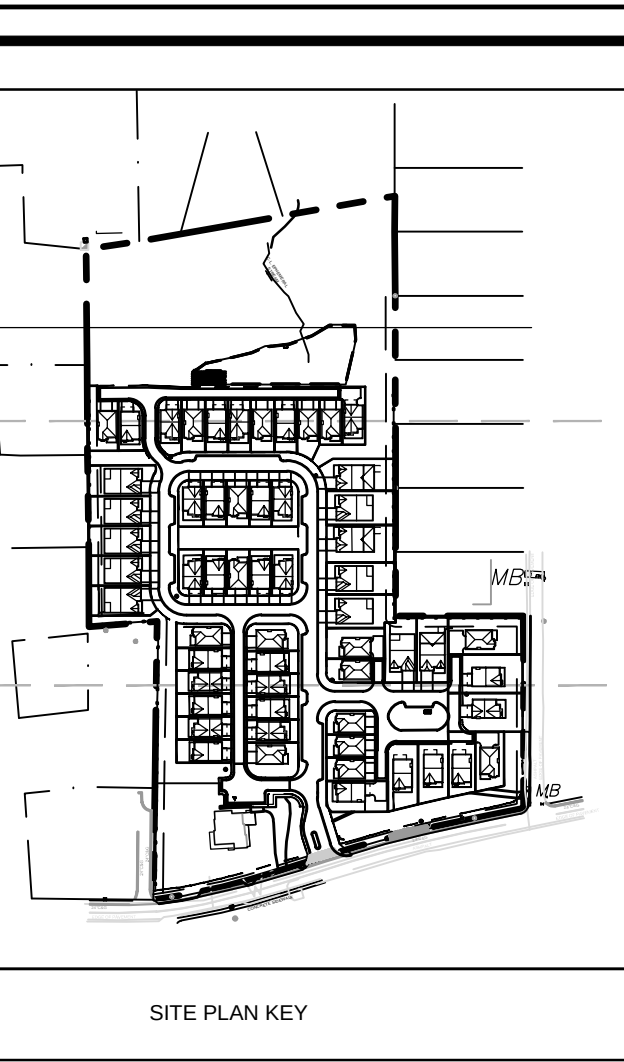
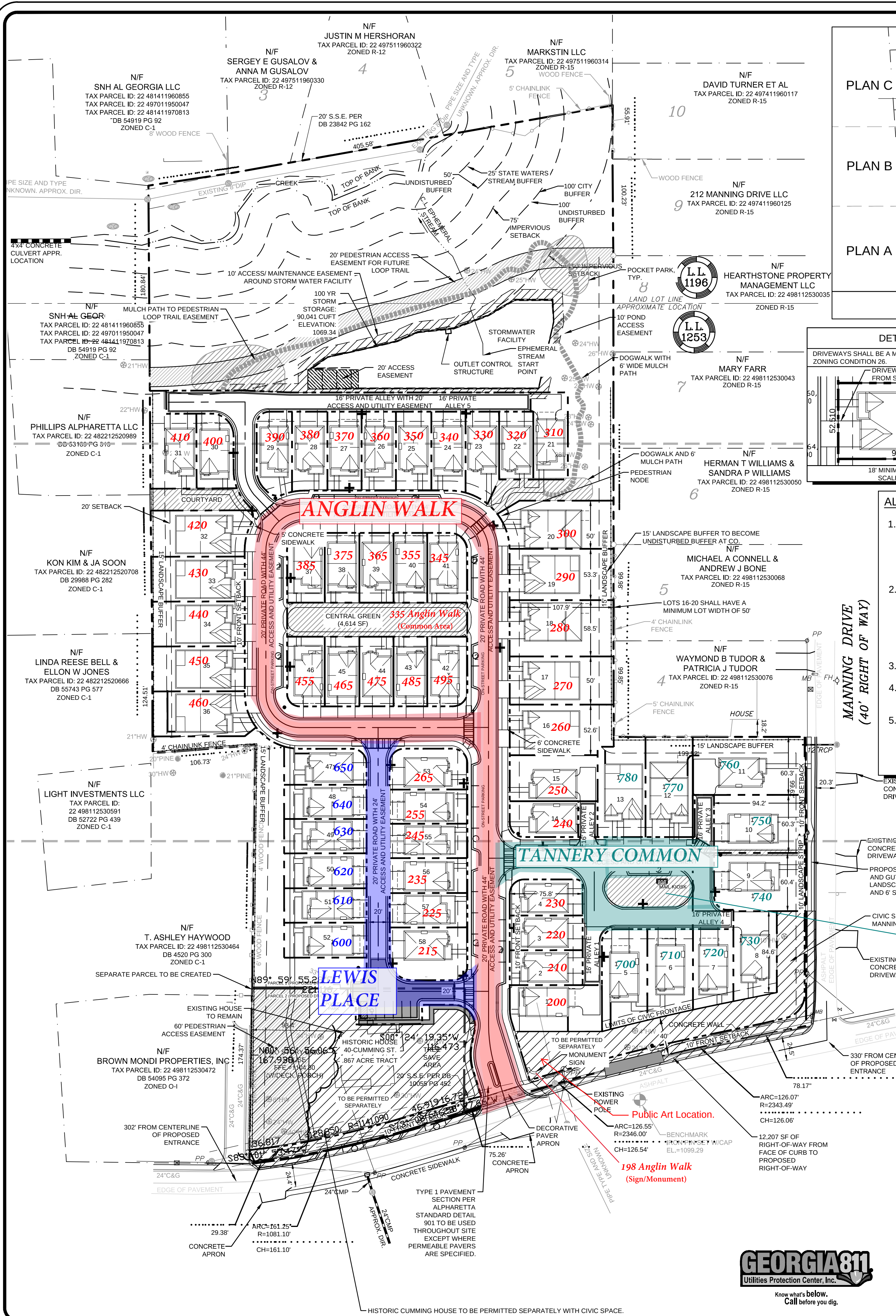
See exhibit.

Warmest Regards,



Brian Taylor

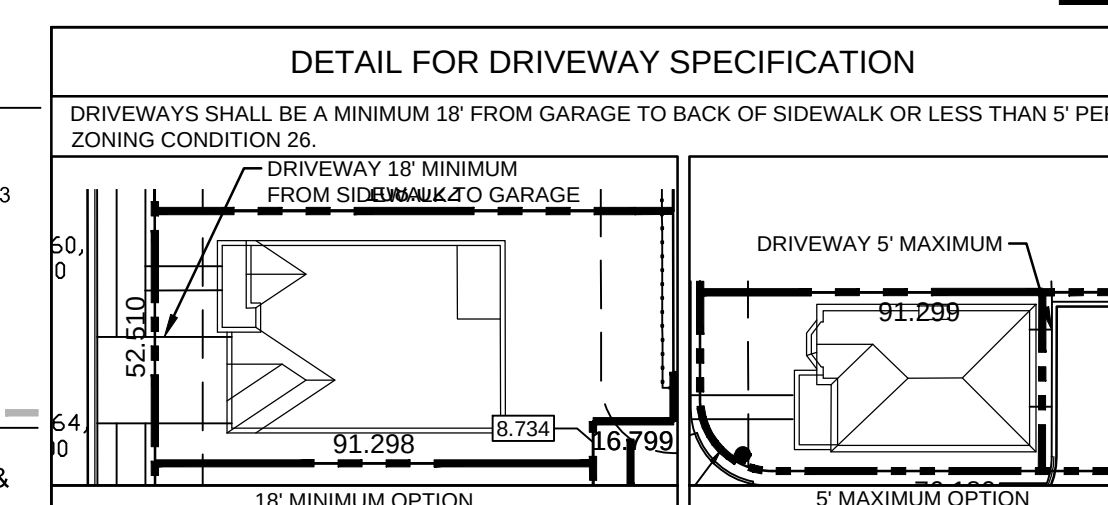
VP of Land Development



COMMUNITY DEVELOPMENT NOTES:

1. AN 18-MONTH PERFORMANCE AND MAINTENANCE BOND WILL BE REQUIRED FOR ALL LANDSCAPING AND IRRIGATION.
2. PARKING LOT LIGHTS WILL BE LOCATED OUTSIDE OF LANDSCAPE ISLANDS. SITE LIGHTING MUST BE APPROVED BY THE ZONING DEPARTMENT PRIOR TO ISSUANCE OF ELECTRICAL PERMIT.
3. THE OWNER IS RESPONSIBLE FOR ANNUAL REPORTING OF THE WASTE GENERATION FOR THIS PROJECT ON AN ONGOING BASIS. THE WASTE GENERATION ANALYSIS MUST DEMONSTRATE A 25% OVERALL WASTE REDUCTION DUE TO RECYCLING.
4. OFF STREET PARKING SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION.
5. ALL REVISIONS TO THESE PLANS MUST BE SUBMITTED TO THE CITY OF ALPHARETTA COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO CONTINUING CONSTRUCTION.
6. ALL ROOFTOP APPURTENANCES, SATELLITE DISHES AND/OR OTHER COMMUNICATION DEVICES WILL BE SCREENED FROM ALL PUBLIC RIGHTS-OF-WAY.
7. ALL TEMPORARY AND PERMANENT SIGNS TO BE PERMITTED SEPARATELY.
8. CONTACT THE FOLLOWING DEPARTMENTS FOR APPROVAL OF THE PERMANENT CERTIFICATE OF OCCUPANCY: COMMUNITY DEVELOPMENT, ARBORIST, TRAFFIC ENGINEERING, AND FIRE MARSHAL. ALLOW A MINIMUM OF A 3-DAY NOTICE FOR A SITE INSPECTION APPOINTMENT.
9. ON-SITE BURIAL IS NOT ALLOWED.
10. AN ENGINEER'S CERTIFICATION WILL BE REQUIRED FOR ALL RETAINING WALLS PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. ALL RETAINING WALLS GREATER THAN 4 FEET IN HEIGHT MUST OBTAIN A BUILDING PERMIT.
11. IRRIGATION NOTES:
 - A. IRRIGATION SYSTEMS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY. (SYSTEMS WILL BE ALLOWED INSIDE MEDIANS IF AN INDemnIFICATION LETTER IS PROVIDED ABSOLVING THE CITY OF ALPHARETTA OF ANY RESPONSIBILITY FOR DAMAGES.)
 - B. IRRIGATION SPRAY ONTO PUBLIC ROADWAYS IS NOT ALLOWED.
 - C. IRRIGATION SYSTEMS MUST BE SHUT OFF OR OPERATED MANUALLY DURING WINTER MONTHS TO PREVENT UNNECESSARY ICE ON ROADS.

HISTORIC CUMMING HOUSE TO BE PERMITTED SEPARATELY WITH CIVIC SPACE



LDP NUMBER: D170064

UTILITY PROVIDERS:

WATER: FULTON COUNTY
SEWER: FULTON COUNTY
POWER: SUWANEE EMC
GAS: ATLANTA GAS LIGHT
TELECOMMUNICATIONS: COMCAST, AT&T
GARBAGE PICK-UP: WASTE MANAGEMENT

ALPHARETTA TRANSPORTATION NOTES:

1. 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.
2. 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 678.297.6200.
3. ALL REQUIRED TRAFFIC SIGNAGE MUST MEET MUTCD STANDARDS.
4. ALL REQUIRED TRAFFIC STRIPING MUST MEET MUTCD AND CDOT PLAN SPECIFICATIONS AND MUST BE THERMO-PLASTIC.
5. PROVIDE ALL REQUIRED DETAILS ON PLANS (H/C AND SIGNAGE DETAILS). GENERAL NOTE - ALL H/C RAMP FORMS MUST BE APPROVED BY CITY LAND DISTURBANCE INSPECTOR PRIOR TO CONCRETE POUR.

LOT #	REQUIRED MINIMUM LOT SIZE (SF)	LOT SIZE (SF)	IMP %
1	2500	4571	55.59
2	2500	2747	67.13
3	2500	2735	67.35
4	2500	2784	65.77
5	4000	4702	45.60
6	4000	4216	51.97
7	4000	4115	65.37
8	4000	4024	58.18
9	7000	7024	48.49
10	7000	7006	48.00
11	7000	7002	36.62
12	2500	5104	54.62
13	2500	5005	55.06
14	2500	2802	60.30
15	2500	4367	51.16
16	5000	5525	48.54
17	5000	5403	49.92
18	5000	6310	45.88
19	5000	5752	46.87
20	5000	5573	54.75
21	2500	3249	68.07
22	2500	2502	69.94
23	2500	3022	62.51
24	2500	2921	67.13
25	2500	3015	62.06
26	2500	2922	67.45
27	2500	2909	68.17
28	2500	3020	61.59
29	2500	3005	65.39
30	2500	2897	67.07
31	2500	4143	43.93
32	2500	4846	57.78
33	2500	4511	59.19
34	2500	4490	59.55
35	2500	4482	59.71
36	2500	4666	58.47
37	2500	2766	66.67
38	2500	2605	69.98
39	2500	2570	67.12
40	2500	2533	68.80
41	2500	2943	64.59
42	2500	2963	63.99
43	2500	2530	69.76
44	2500	2589	67.34
45	2500	2604	68.82
46	2500	2795	67.44
47	2500	3173	62.78
48	2500	3040	67.96
49	2500	3061	67.79
50	2500	3111	66.89
51	2500	3062	67.57
52	2500	3115	67.29
53	2500	3329	55.87
54	2500	2866	68.88
55	2500	2883	68.23
56	2500	2929	67.57
57	2500	2882	68.22
58	2500	4260	43.99

SITE DATA:	TOTAL SITE AREA	11.705 ACRES
PARCEL 1	10.868 ACRES	
PARCEL 2 - (MANNING HOUSE PARCEL) NOT PART OF LDP	0.837 ACRES	
ONSITE DISTURBED AREA	8.153 ACRES	
OFFSITE DISTURBED AREA	0.196 ACRES	
ZONING		
ZONING (PARCEL 1)	DT-R	
ZONING (PARCEL 2) NOT PART OF LDP	DT-LW	
ZONING JURISDICTION	CITY OF ALPHARETTA	
LDP NUMBER:	D170064	
RESIDENTIAL DT-R DENSITY		
TOTAL RESIDENTIAL UNITS	58 HOMES	
SINGLE FAMILY DETACHED HOMES	58 UNITS	
RESIDENTIAL DENSITY STANDARD PER UDC (WITHOUT CONDITIONAL USE PERMIT)	8 UNITS/ACRE	
DENSITY PROPOSED (58 UNITS / 10.868 ACRES)	5.34 UNITS/ACRE	
BUILDING SQFT AND HEIGHT	SEE ARCHITECTURAL PLANS	
PERIMETER SETBACK SUMMARY (DT-R & DT-LW)		
FRONTAGE PROPERTY SETBACK	10 FEET MIN.	
SIDE YARD SETBACK	0 FEET	
REAR YARD SETBACK	3/10 FEET	
TRANSITIONAL BUFFER ZONE	N/A	
LANDSCAPE STRIP	10 FEET (SEE PLAN)	
PARCEL 1 (DT-R) LOT STANDARDS		
DETACHED LOTS		
FRONT YARD SETBACK	10 FEET	
* A FRONT PORCH MAY EXTEND UP TO 9 FEET, INCLUDING THE STEPS, INTO A REQUIRED FRONT SETBACK, PROVIDED THAT SUCH EXTENSION IS AT LEAST 2 FEET FROM THE VERTICAL PLANE OF ANY LOT LINE.		
SIDE YARD SETBACK	0 FEET	
REAR YARD SETBACK	3/10 FEET	
BUILDING SEPARATION	5 FEET MINIMUM	
LOT COVERAGE	70% MAX	
PARCEL 1 PARKING SUMMARY (DT-R)		
RESIDENTIAL PARKING (2 GARAGE SPACES & 2 DRIVEWAY SPACES PER UNIT + 28 GUEST SPACES)	256 SPACES	
RESIDENTIAL TOTAL HOMES	58 HOMES	
RESIDENTIAL PARKING REQUIRED	2 / HOME = 116 SPACES	
RESIDENTIAL PARKING PROVIDED	256 SPACES	
GUEST PARKING REQUIRED	9 Sp. (15'59)	
GUEST PARKING PROVIDED	28 SPACES	
PARCEL 2 PARKING SUMMARY (DT-LW)		
OFFICE PARKING REQUIRED (3,777 SF)	3/1000 SF = 11 SPACES	
OFFICE PARKING PROVIDED	3/1000 SF = 12 SPACES	
ONE OF THE TWELVE PROPOSED SPACES TO BE HANDICAP		
PARCEL 2 - 40 CUMMING STREET BUILDING (DT-LW)		
BUILDING SQ FEET (PER FULTON COUNTY ACCESSOR)	3,777 SQ. FT.	
PARCEL 2 LOT STANDARDS (DT-LW)		
LOT AREA	2,500 SF. MIN	
LOT WIDTH	25 FT. MIN	
LOT COVERAGE	70% MAX/ 38% PROVIDED	
CIVIC & AMENITY SPACE SUMMARY		
**OPEN SPACE REQUIREMENTS ARE SATISFIED IN TOTAL BASED ON THE PRESERVATION OF 40 CUMMING STREET HOUSE ON THE SITE PER SEC. 3.2-4.1		

SITE NOTES:

1. ALL STRIPING AND ARROWS TO MEET GEORGIA DOT STANDARDS.
2. 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 MINIMUM CITY OF ALPHARETTA REQUIREMENTS AND THE SIDEWALK REPLACED.
3. PRIOR TO THE DEDICATION AND ACCEPTANCE OF SANITARY SEWER, STORM SEWER OR STREET INFRASTRUCTURE TO THE CITY OF ALPHARETTA, "AS-BUILT" DRAWINGS AND 3-YEAR MAINTENANCE BONDS ARE REQUIRED. THE STREET CONSTRUCTION SHALL DEMONSTRATE ADEQUATE COMPACTION WITH PROFESSIONAL TESTING AND REPORTS PREPARED BY A GEORGIA REGISTERED PROFESSIONAL CIVIL ENGINEER. THE SANITARY SEWER INSTALLATION SHALL INCLUDE AN INTERNAL TELEVISION INSPECTION, A SUCCESSFUL MANDRELL PULL AND SUCCESSFUL LEAK-DOWN PRESSURE TEST.
4. INSTALLATION OF SIDEWALK ALONG PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF CITY OF ALPHARETTA CODE. SIDEWALKS AND CONCRETE CURB AND GUTTER SHALL CONFORM TO THE CITY OF ALPHARETTA STANDARD DETAILS. LOCATION OF SIDEWALKS AND SETBACKS ZONES AS SHOWN AS DETERMINED BY PLANNING DEPARTMENT.
5. ALL WORK AND MATERIALS SHALL COMPLY WITH THE CITY OF ALPHARETTA, GEORGIA REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
6. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED REMOVED, OR RELOCATED AS NECESSARY.
7. CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.
8. BUILDING DIMENSIONS SHOWN ON THIS PLAN ARE SCHEMATIC IN NATURE. SEE ARCHITECTURAL PLANS FOR ACTUAL DIMENSIONS.
9. SITE CONTRACTOR SHALL FURNISH "AS-BUILT" DRAWINGS INDICATING ALL CHANGES AND DEVIATIONS.
10. SITE WORK CONTRACTOR IS RESPONSIBLE FOR WORK TO WITHIN 5' OF THE BUILDINGS.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATION INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNS, AND POLES, ETC. GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
12. ALL TEMPORARY AND PERMANENT SIGNS SHALL BE PERMITTED SEPARATELY.
13. OPEN BURNING OR BURY PITS ARE NOT ALLOWED.
14. THERE ARE NO KNOWN WETLANDS ON SITE PER THE NATIONAL WETLANDS INVENTORY MAP.
15. ALL REQUIRED TRAFFIC SIGNAGE MUST MEET MUTCD STANDARDS.
16. NO WELLS OR SEPTIC SYSTEMS ARE PROPOSED OR EXIST ON SITE.

POCKET PARK KEY		
	POCKET PARK	SAMPLE CHARACTER INCLUDES THE USE OF BENCHES, ENHANCED LANDSCAPING FOCAL FEATURES AND OTHER ELEMENTS AS APPROVED BY STAFF
	LIGHT POLES	LIGHT POLES (FOR DETAILS PLEASE SEE LIGHTING PLAN ON TPR)

40 CUMMING STREET, 136 MANNING DRIVE

FOR
TAYLOR MORRISON
4400 NORTH POINT PKWY, STE 295
ALPHARETTA, GA 30009
PHONE: 770-741-0253

FULTON COUNTY - 11-151 WBR
PROJECT NUMBER: 11-151 WBR

LAND LOT 1106 & 1253
PARCEL ID: 22-498112530027 &
22-498112530035

REVISIONS:

NO.	DATE	BY	DESCRIPTION
-1	01/17/2018	CSL	FULTON COUNTY W&S
-2	01/22/2018	BVV	ALPHARETTA COMMENTS
-3	01/22/2018	CSL	FULTON COUNTY W&S
-4	03/01/2018	BVV	ALPHARETTA COMMENTS
-5	03/23/2018	BVV	ALPHARETTA COMMENTS
-6	04/19/2018	JMC	ALPHARETTA COMMENTS
-7	05/03/2018	JMC	ALPHARETTA COMMENTS
-8	05/16/2018	CQ	ALPHARETTA SIGN OFF

SITE PLAN

0 30 60 120 180

SCALE: 1" = 60'

DATE: 12/08/2017

PROJECT: 16334.00

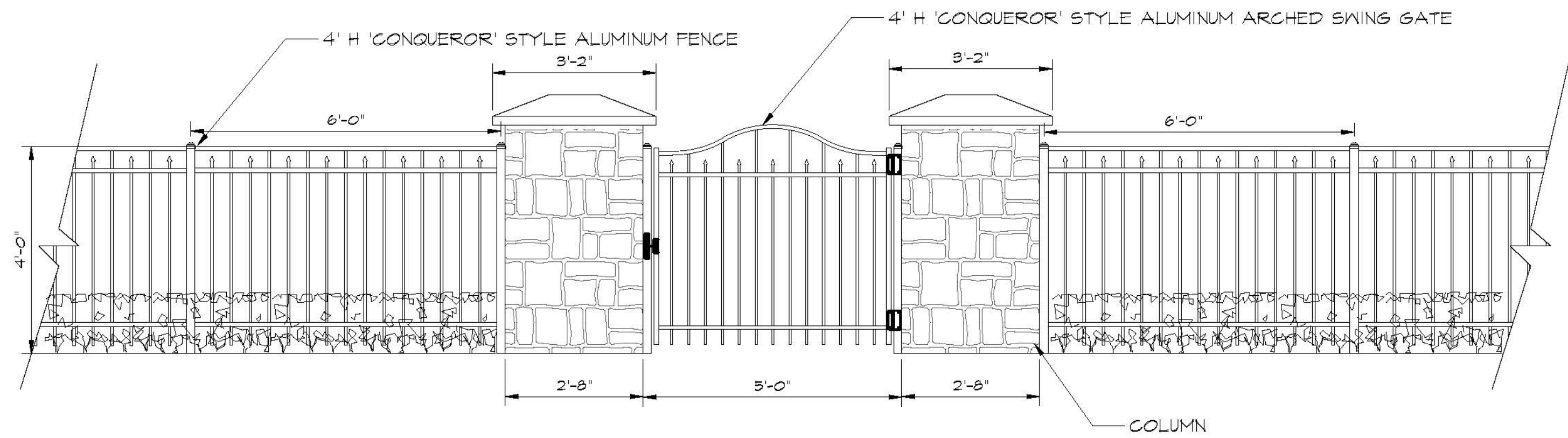
THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION # 0000059389 EXP. 10/27/2018

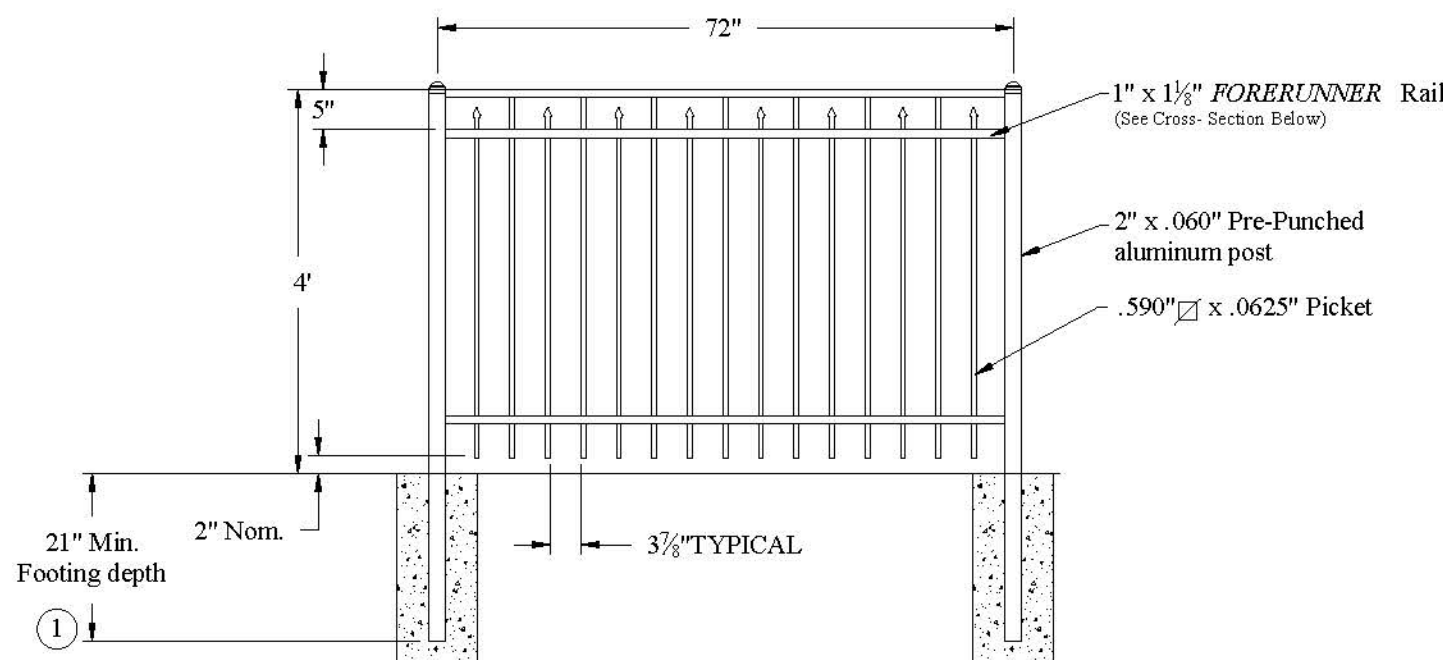
05/16/2018

C3.00

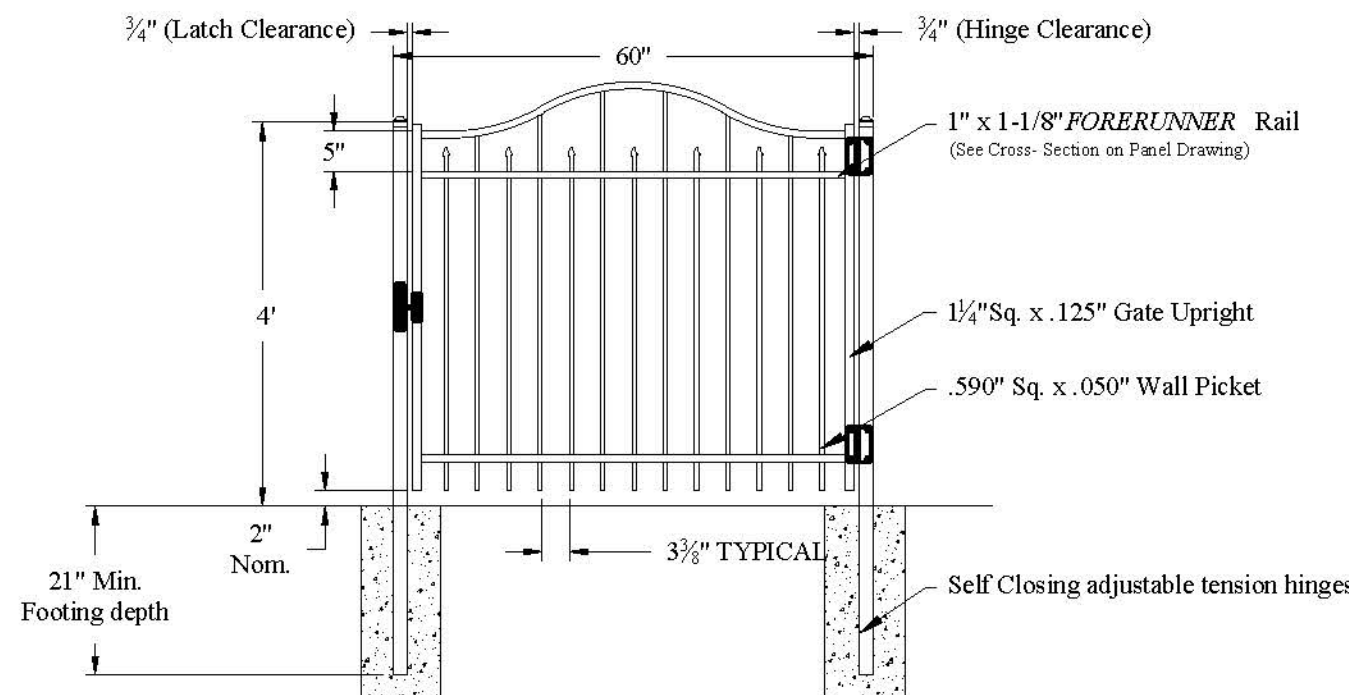
SHEET



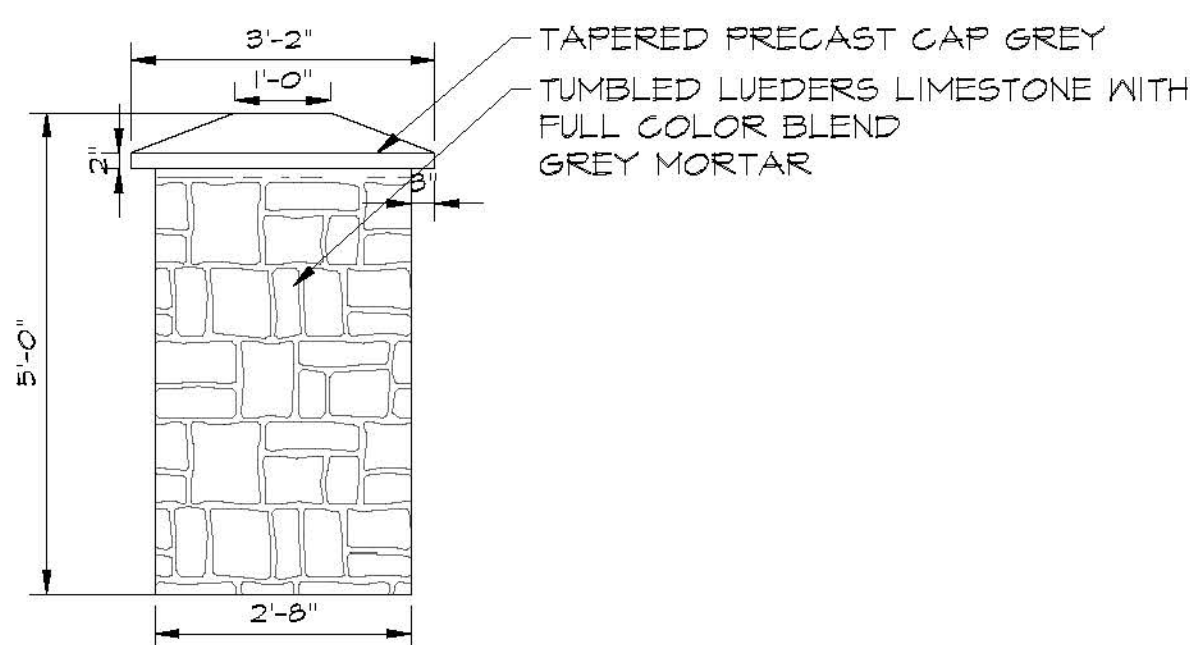
03 HOUSE GATE COLUMN AND FENCE
HS2 ELEVATION
SCALE 1/2"=1'-0"



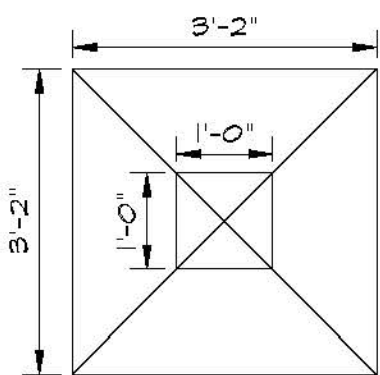
04 4' H 'CONQUEROR' STYLE ALUMINUM FENCE
HS2 DETAIL
N/A



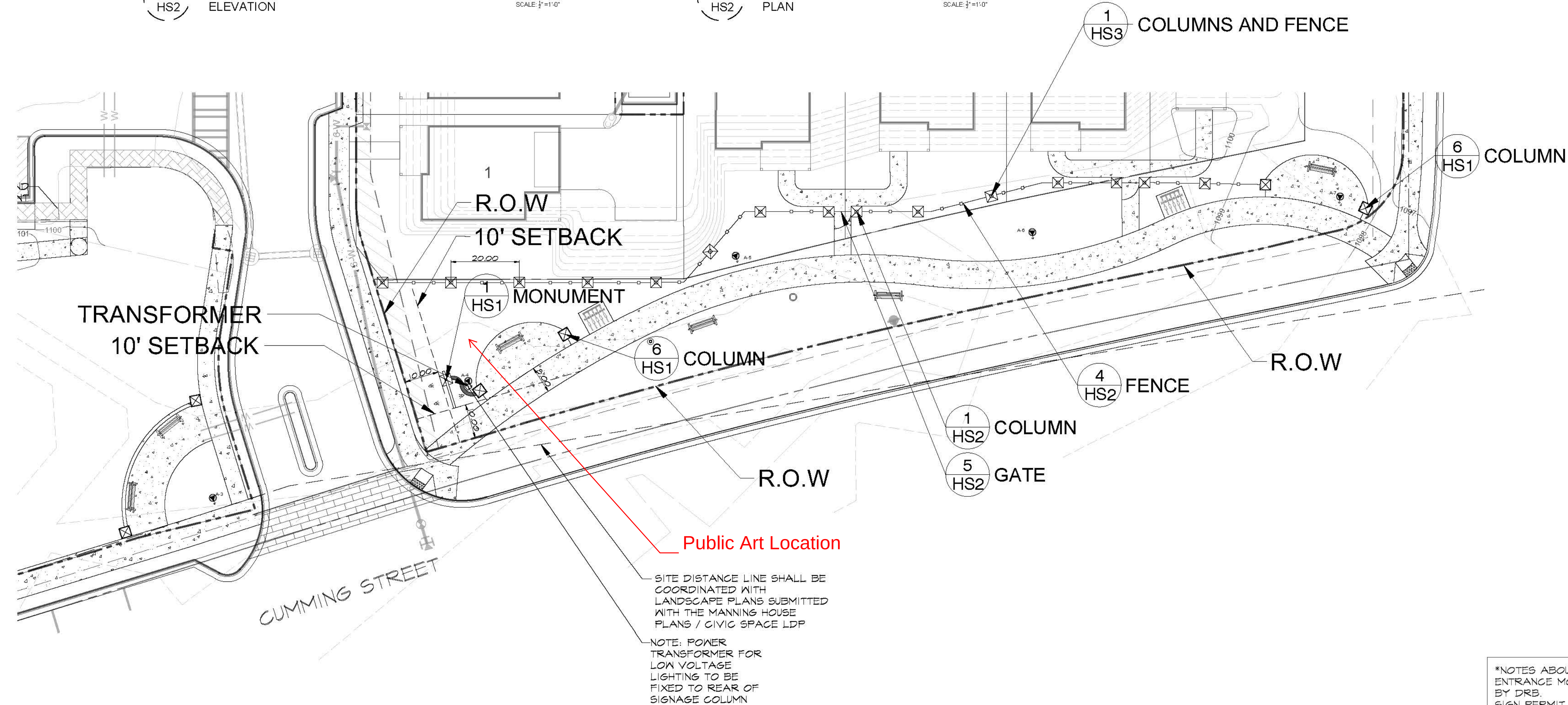
05 4' H 'CONQUEROR' STYLE ALUMINUM ARCHED SWING GATE
HS2 DETAIL
N/A



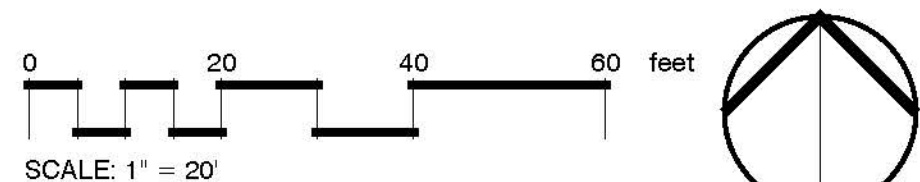
01 HOUSE GATE COLUMN
HS2 ELEVATION
SCALE 1/2"=1'-0"



02 HOUSE GATE COLUMN
HS2 PLAN
SCALE 1/2"=1'-0"



HARDSCAPE PLAN
SCALE 1"=20'-0"



*NOTES ABOUT MONUMENT:
ENTRANCE MONUMENT APPROVED
BY DRB
SIGN PERMIT # 5200088
DATE: 06/30/20

ZONING: DT-R
MUNICIPALITY: CITY OF ALPHARETTA

Owner:

TAYLOR
MORRISON
4400 NORTH POINT
PKWY, SUITE 295
ALPHARETTA, GA
30022
770-945-3600

Drawn by:

MOONEY
design studio
Landscape Architecture | Planning
1190 N. Highland Ave. NE
Atlanta, Ga 31106 #8822
(t) 404.483.7361

LEWIS MANNING
PARK

LDP #200022

40 CUMMING
STREET 136
MANNING STREET
ALPHARETTA, GA
30009



REVISIONS

HARDSCAPE PLAN

SCALE:

SHEET:

HS2

DATE: 09.16.20

Plat Book 459 Page 8
Filed and Recorded 06/21/2023 01:09:06 PM
2023-0169715
CATHELENE ROBINSON
Clerk of Superior Court
Fulton County, GA
Participant IDs: 5743483344

SITE INFORMATION

- TOTAL ONSITE AREA: 11.705 ACRES / TOTAL AREA DISTURBED 8.246 ACRES (TOTAL LOT AREA 11.705 ACRES / 0.144 AC OFFSITE)
- BOUNDARY INFORMATION PROVIDED BY PLANNERS AND ENGINEERS COLLABORATIVE, DATED 11/16/17.
- I HAVE EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR FULTON COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER(S) 13121C0058F, EFFECTIVE DATE 09/18/2013 AND FOUND NO PORTION OF THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE "A" (AREAS OF 100 YEAR FLOOD).
- THE ORTHOMETRIC HEIGHTS (ELEVATIONS AND CONTOURS) SHOWN HEREON WERE DETERMINED BY A COMBINATION OF FIELD RUN SURVEY BY GUNNIN LAND SURVEYING, LLC, DATED 07/29/2015 AND FULTON COUNTY GIS.

RESERVED FOR PLAT FILING

SITE DATA:

TOTAL SITE AREA	11.705 ACRES
LOTS 1-58	10.868 ACRES
(MANNING HOUSE) NOT PART OF LDP	0.837 ACRES
ONSITE DISTURBED AREA	8.102 ACRES
OFFSITE DISTURBED AREA	0.144 ACRES

ZONING	
ZONING (LOTS 1-58)	DT-R
ZONING (MANNING HOUSE) NOT PART OF LDP	DT-LW
ZONING JURISDICTION	CITY OF ALPHARETTA
LDP NUMBER:	D170064
ZONING CASE NUMBER:	CLUP-17-02 / Z-17-04

RESIDENTIAL DT-R DENSITY	
TOTAL RESIDENTIAL UNITS	58 HOMES
SINGLE FAMILY DETACHED HOMES	58 UNITS
RESIDENTIAL DENSITY STANDARD PER UDC (WITHOUT CONDITIONAL USE PERMIT)	8 UNITS/ACRE
DENSITY PROPOSED (58 UNITS / 10.868 ACRES)	5.34 UNITS/ACRE
BUILDING SQFT AND HEIGHT	SEE ARCHITECTURAL PLANS

PERIMETER SETBACK SUMMARY (DT-R & DT-LW)

FRONTAGE PROPERTY SETBACK	10 FEET MIN.
SIDE YARD SETBACK	0 FEET
REAR YARD SETBACK	3/10 FEET
TRANSITIONAL BUFFER ZONE	N/A
LANDSCAPE STRIP	10 FEET (SEE PLAN)

LOTS 1-58 (DT-R) LOT STANDARDS

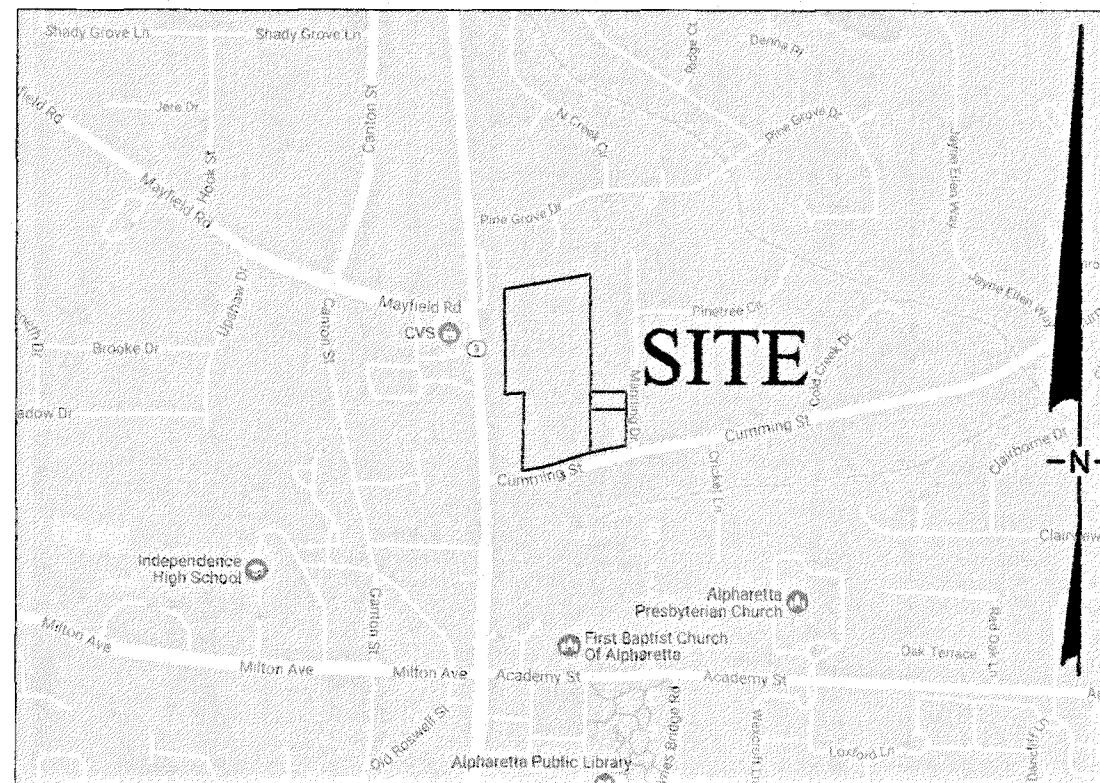
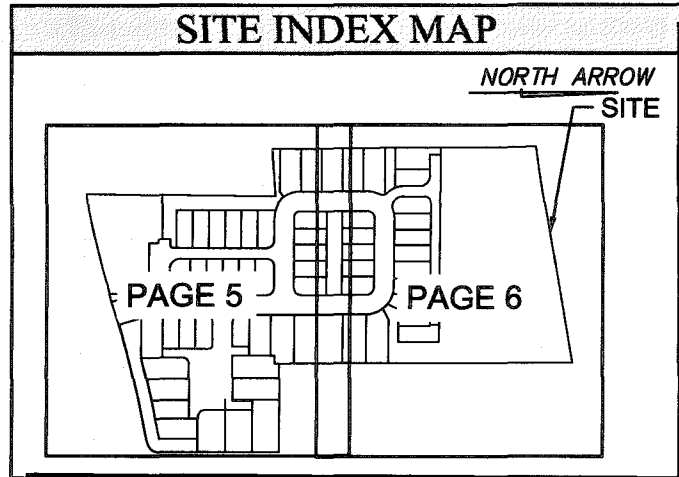
DETACHED LOTS	
FRONT YARD SETBACK	10 FEET
*A FRONT PORCH MAY EXTEND UP TO 9 FEET, INCLUDING THE STEPS, INTO A REQUIRED FRONT SETBACK, PROVIDED THAT SUCH EXTENSION IS AT LEAST 2 FEET FROM THE VERTICAL PLANE OF ANY LOT LINE.	
SIDE YARD SETBACK	0 FEET
REAR YARD SETBACK	3/10 FEET
BUILDING SEPARATION	5 FEET MINIMUM
LOT COVERAGE	70% MAX
MANNING HOUSE LOT STANDARDS (DT-LW)	
LOT AREA	2,500 SF. MIN
LOT WIDTH	25 FT. MIN
LOT COVERAGE	70% MAX/ 38% PROVIDED

CIVIC & AMENITY SPACE SUMMARY

**OPEN SPACE REQUIREMENTS ARE SATISFIED IN TOTAL BASED ON THE PRESERVATION OF 40 CUMMING STREET HOUSE ON THE SITE PER SEC. 3.2.4-I

NOTES

- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION SUPPLIED AND TO THE SURVEYOR'S BEST KNOWLEDGE ARE APPROXIMATELY AS SHOWN. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- I HAVE EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR FULTON COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 13121C0058F, PANEL 58 OF 490, EFFECTIVE DATE SEPTEMBER 18, 2013 AND FOUND NO PORTION OF THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE "A" (AREAS OF 100 YEAR FLOOD). THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD).
- THE ORTHOMETRIC HEIGHTS (ELEVATIONS AND CONTOURS) SHOWN HEREON WERE DETERMINED BY GPS OBSERVATIONS AND WERE ADJUSTED BY PLANNERS AND ENGINEERS COLLABORATIVE IN NOVEMBER 2017. NORTH AMERICAN HORIZONTAL DATUM OF 1983 (NAD83), NORTH AMERICAN VERTICAL DATUM OF 1989 (NAVD89), GEORGIA WEST ZONE STATE PLANE COORDINATES.
- THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
- THE BEARINGS SHOWN HEREON ARE CALCULATED BY TURNED ANGLES.
- ALL COMMON AREAS, OPEN SPACES, AMENITIES, SIGN, FENCE AND LANDSCAPE MAINTENANCE EASEMENTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- THE CITY OF ALPHARETTA DOES NOT ENFORCE RESTRICTIVE COVENANTS.
- CITY OF ALPHARETTA AND FULTON COUNTY PERSONNEL AND/OR AGENTS SHALL HAVE FREE AND TOTAL ACCESS TO AND ACROSS ALL EASEMENTS.
- THE BEARINGS SHOWN ON THE PLAT ARE CALCULATED FROM ANGLES TURNED ON THE FIELD AND REFERENCED TO THE GRID NORTH, GEORGIA WEST ZONE.
- SEWER AND WATER SERVICE IS PROVIDED BY FULTON COUNTY. STRUCTURES ARE NOT ALLOWED IN DRAINAGE EASEMENTS.
- ALL STORM EASEMENTS ON SITE ARE PRIVATELY OWNED.
- THE MASTER DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS ARE RECORDED IN DEED BOOK 62363, PAGE 198.
- THIS FINAL SUBDIVISION PLAT IS SUBJECT TO THE COVENANTS SET FORTH IN THE SEPARATE DOCUMENT(S) ATTACHED HERETO, DATED OCTOBER 1, 2020, WHICH HEREBY BECOMES A PART OF THIS FINAL SUBDIVISION PLAT.
- HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE IN PUBLIC ACCESS AREAS.
- SANITARY SEWER LINES ARE PRIVATE. THE 44' ACCESS AND UTILITY EASEMENT DOES NOT INCLUDE THE SEWER LINE.
- ALL SIDE AND REAR PROPERTY LINES SHALL HAVE UP TO A 5' DRAINAGE EASEMENT ON EACH SIDE OF THE PROPERTY LINE.
- TREES SHOWN ON THIS PLAT ARE TO BE PROTECTED AND CONSERVED, UNLESS THEY HAVE DIED OR ARE DEEMED HAZARDOUS BY A QUALIFIED PROFESSIONAL.



SITE LOCATION MAP

NOT TO SCALE

SITE DATA

ADDRESSES: 40 CUMMING STREET
136 MANNING DRIVE
0 MANNING DRIVE
ALPHARETTA, GA 30009

SITE AREA: 11.705 AC

ZONING: DT-R

TAX PARCEL IDS: 22 498 112530027
22 498 112530365
22 498 112530084

THERE ARE STATE WATERS LOCATED ON THE SITE

THERE ARE NO WETLANDS ON THIS SITE

THE SITE DOES NOT LIE WITHIN A FLOODPLAIN

UTILITY PROVIDERS:

WATER: FULTON COUNTY
SEWER: FULTON COUNTY
POWER: SAWNEE EMC
GAS: ATLANTA GAS LIGHT
TELECOMMUNICATIONS: COMCAST, AT&T
GARBAGE PICK-UP: WASTE MANAGEMENT

SHEET INDEX

SHEET 1 - COVER
SHEET 2 & 3 - ZONING
SHEET 4 - TREE PLAN
SHEET 4 - STORM CHART
SHEETS 5 & 6 - LOTS

STATEMENTS

- THE CITY OF ALPHARETTA DOES NOT ENFORCE RESTRICTIVE COVENANTS.
- THIS FINAL SUBDIVISION PLAT IS SUBJECT TO THE COVENANTS SET FORTH IN THE SEPARATE DOCUMENT(S) ATTACHED HERETO, DEED BOOK 64936, PAGE 141, DATED DECEMBER 6, 2021 WHICH HEREBY BECOMES A PART OF THIS FINAL SUBDIVISION PLAT.

DRAINAGE NOTE

THE OWNER OF RECORD, ON BEHALF OF HIMSELF (ITSELF) AND ALL SUCCESSORS IN INTEREST, SPECIFICALLY RELEASES THE CITY OF ALPHARETTA FROM ANY AND ALL LIABILITY AND RESPONSIBILITY FOR FLOODING OR EROSION FROM STORM DRAINS OR FROM FLOODING FROM HIGH WATER OF NATURAL CREEKS, RIVERS OR DRAINAGE FEATURES. A DRAINAGE EASEMENT IS HEREBY ESTABLISHED FOR THE SOLE PURPOSE OF PROVIDING FOR THE EMERGENCY PROTECTION OF THE FREE FLOW OF SURFACE WATERS ALONG ALL WATERCOURSES AS ESTABLISHED BY THESE REGULATIONS AND THE DIRECTORS OF PUBLIC WORKS. SAID DIRECTOR MAY CONDUCT EMERGENCY MAINTENANCE OPERATIONS WITHIN THIS EASEMENT WHERE EMERGENCY CONDITIONS EXIST. EMERGENCY MAINTENANCE SHALL BE THE REMOVAL OF TREES AND OTHER DEBRIS, EXCAVATION, FILLING AND THE LIKE NECESSARY TO REMEDY A CONDITION, WHICH IN THE JUDGEMENT OF SAID DIRECTOR IS POTENTIALLY INJURIOUS TO LIFE, PROPERTY OR THE PUBLIC ROAD OR UTILITY SYSTEM. SUCH EMERGENCY MAINTENANCE, CONDUCTED FOR THE COMMON GOOD, SHALL NOT BE CONSTRUED AS CONSTITUTING A CONTINUING MAINTENANCE OBLIGATION ON THE PART OF CITY OF ALPHARETTA NOR AN ABROGATION OF CITY OF ALPHARETTA'S RIGHT TO SEEK REIMBURSEMENT FOR EXPENSES FROM THE OWNER/S OF THE PROPERTY/IES OF THE LANDS THAT GENERATED THE CONDITION.

ALPHARETTA LDP NUMBER D170064
ALPHARETTA FINAL PLAT CASE #FP200007
FULTON COUNTY PROJECT NUMBER 17-151-WR

MANNING ON THE SQUARE

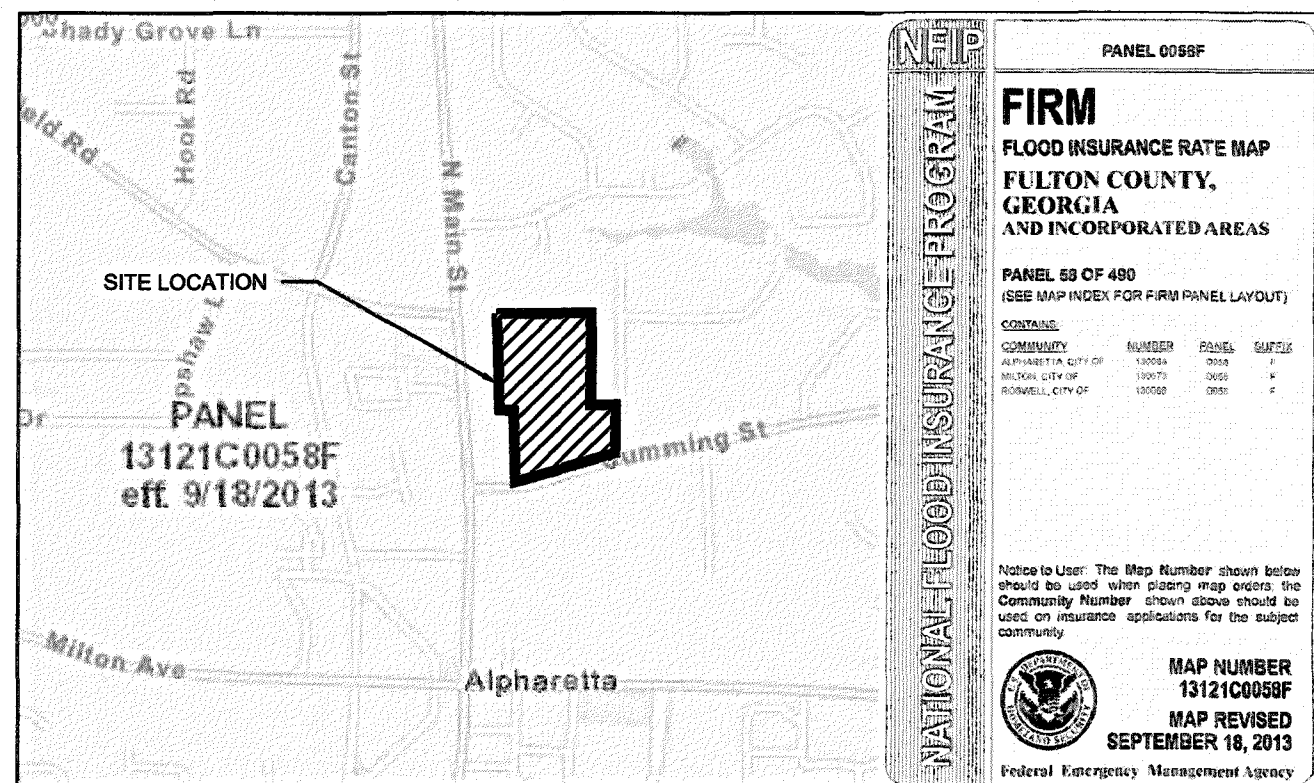
40 CUMMING STREET 136 MANNING DRIVE

ALPHARETTA, GA 30009

FOR

TAYLOR MORRISON OF GEORGIA, LLC.

4400 NORTH POINT PKWYSTE 295
ALPHARETTA, GA 30009
PHONE: 770.741.0253



FEMA FIRM MAP

FEMA FIRM PANEL NO.: 13121C0058F
NOT TO SCALE

FULTON COUNTY DEPARTMENT OF PUBLIC WORKS

I CERTIFY THAT THIS DEVELOPMENT HAS COMPLIED WITH THE APPLICABLE POTABLE WATER REQUIREMENTS AND SANITARY SEWER REQUIREMENTS OF FULTON COUNTY AS OF THE FOLLOWING DATE. ANY REVISIONS TO THIS DOCUMENT AFTER THE DATE BELOW THAT MAY AFFECT THE WATER AND SEWER SYSTEMS PRESENTED HEREON SHALL VOID THIS APPROVAL. APPROVED THIS _____ DAY OF _____ 2020

SEE ORIGINAL SIGNATURE IN PB 435, PAGE 64
SIGNATURE _____ PRINTED NAME _____
FULTON COUNTY DEPARTMENT OF WATER RESOURCES

CERTIFICATE OF FINAL SUBDIVISION PLAT APPROVAL

REVISION 5
THIS PLAT SUPERCEDES THE PLAT RECORDED IN PLAT BOOK 457, PAGE 106. THE PURPOSE OF THIS REVISION IS TO: REVISE THE IMPERVIOUS AREA ON THE LOT CHART. SEE SHEET 3

6/21/23
DATE
COMMUNITY DEVELOPMENT DEPARTMENT
6/21/23
DATE
DEVELOPMENT SERVICES - STORMWATER

ENGINEERING CERTIFICATE

"IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE" AND WILL BE PLACED DURING CONSTRUCTION OF THE IMPROVEMENTS SHOWN ON THIS PLAT; AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN; AND ALL THE ENGINEERING REQUIREMENTS OF THE LAND SUBDIVISION REGULATIONS OF ALPHARETTA, GEORGIA, HAVE BEEN FULLY COMPLIED WITH."

SEE ORIGINAL SIGNATURE IN PB 435, REGISTERED P.E. No. 034393
BY: PAGE 64

REGISTERED R.L.S. No. 3179
BY:

CITY OF ALPHARETTA ENGINEERING/ PUBLIC WORKS DEPARTMENT

APPROVED THIS _____ DAY OF _____ 2017

SEE ORIGINAL SIGNATURE IN PB 435, PAGE 64
SIGNATURE _____ PRINTED NAME _____
CITY OF ALPHARETTA ENGINEERING/ PUBLIC WORKS DEPARTMENT

ENGINEER: KENNETH WOOD, P.E.
PLANNERS AND ENGINEERS
COLLABORATIVE

ADDRESS: 350 RESEARCH COURT
PEACHTREE CORNERS,
GEORGIA 30092

PHONE: 770.451.2741
EMAIL: KWOOD@PECATL.COM

CONTACT INFORMATION:

SURVEYOR: MICHAEL C. SANFORD
PLANNERS AND ENGINEERS
COLLABORATIVE

ADDRESS: 350 RESEARCH COURT
PEACHTREE CORNERS,
GEORGIA 30092

PHONE: 770.451.2741
EMAIL: CSANFORD@PECATL.COM

OWNER/ DEVELOPER: BRIAN TAYLOR
TAYLOR MORRISON
OF GEORGIA, LLC

ADDRESS: 4400 NORTH POINT PKWY
STE 295
ALPHARETTA, GA 30009

PHONE: 770.741.0253

FULTON COUNTY DEPARTMENT OF HEALTH AND WELLNESS ENVIRONMENTAL HEALTH SERVICES

This development is approved provided the following required improvements are in compliance with the Fulton County Code of Ordinances, Chapter 34, Article IV, DRINKING WATER and Article XI, SEWAGE DISPOSAL.

WATER SUPPLY

- ☐ Public Water Supply
Individual Meter (s)
☐ Private-Master Metered
☐ Individual Onsite
water supply (well)

SEWAGE DISPOSAL

- ☐ Public Sanitary Sewage System
☐ Individual Onsite Sewage
Management System(s)

SEE ORIGINAL SIGNATURE IN PB 435, PAGE 64
Date _____ Fulton County Department of Health and Wellness

SEE ORIGINAL SIGNATURE IN PB 435, PAGE 64
Revision Date _____ Fulton County Department of Health and Wellness

SURVEYOR'S ACKNOWLEDGMENT

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, AND IS TO THE ACCURACY AND SPECIFICATIONS REQUIRED BY THE FULTON COUNTY DEVELOPMENT STANDARDS.

11/17/21
DATE
MICHAEL C. SANFORD
PRINTED NAME
SIGNATURE

SURVEYOR'S CERTIFICATE.

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE" AND WILL BE PLACED DURING CONSTRUCTION OF THE IMPROVEMENTS SHOWN ON THIS PLAT; AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

11/17/21
DATE
MICHAEL C. SANFORD
PRINTED NAME
SIGNATURE
REGISTERED GEORGIA LAND SURVEYOR SURVEY No. 3179

OWNERS ACKNOWLEDGMENT AND DECLARATION:

STATE OF GEORGIA
COUNTY OF FULTON
CITY OF ALPHARETTA

The owner of record of the land shown on this plat and whose name is subscribed thereto, in person or through a duly authorized agent, hereby acknowledges that this final subdivision plat was made from an actual survey, and dedicates to the City of Alpharetta, as noted below, the complete ownership, and use of all streets, public water facilities, storm drains, easements, greenway easements, other public facilities and appurtenances and the protection and maintenance of the Lewis-Manning House thereon shown:

To Fulton County:

Public Sewer/Water Easements 0.385 acres.

To the City of Alpharetta

Access / Utility Easement 2.119 acres

Storm sewer Easement 0.797 acres

(Storm Water Detention Pond)

Public Access/Pedestrian Easement for Future Loop 0.23 acres

Dedicated Right-of-way 0.176 acres

HOME OWNERS ASSOCIATION

Civic Space / Open Space 3.650 acres

Common Area along Cumming Street is all public access 0.270 acres

SEE ORIGINAL SIGNATURE IN PB 435, PAGE 64

Subdivider _____ Owner of Record _____

SEE ORIGINAL SIGNATURE IN PB 435, PAGE 64

Signature of Subdivider _____ Signature of Owner of Record _____

Date _____ Date _____

A DRAINAGE EASEMENT IS PROVIDED TO THE LEWIS MANNING HOUSE ALLOWING THE DISCHARGE OF STORMWATER ONTO THE HOA PROPERTY.

THE LEWIS MANNING HOUSE PROPERTY IS NOT SUBJECT THE MANNING ON THE SQUARE COMMUNITY ASSOCIATION.

AN ACCESS EASEMENT IS PROVIDED TO THE MANNING HOUSE THROUGH THE PRIVATE ROADS OWNED BY THE MANNING ON THE SQUARE COMMUNITY ASSOCIATION.

IT IS THE RESPONSIBILITY OF THE OWNER OF THE LEWIS MANNING HOUSE TO PROVIDE FOR ITS PROTECTION AND MAINTENANCE AS A HISTORIC STRUCTURE.

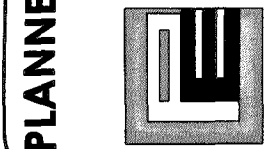
PLANNERS AND ENGINEERS COLLABORATIVE
"WE PROVIDE SOLUTIONS!"

1515 PLANNING @ LANDSCAPE ARCHITECTURE
1515 CIVIL ENGINEERING @ LAND SURVEYING
350 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092
(770) 451-2741 @ WWW.PECATL.COM
C.O.A.-18F000004

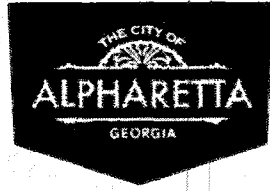


FINAL PLAT
FOR
MANNING ON THE SQUARE
F/K/A 40 CUMMING STREET, 136 MANNING DRIVE
LAND LOT(S) 1196 & 1253
DISTRICT 2nd, 2nd SECTION
FULTON COUNTY
GEORGIA

DRAWN BY: MN
CHECKED BY: MCS
DATE: 06/21/2023
SCALE: 1"=30'
DATE OF FIELD WORK: 04/16/20



RESERVED FOR PLAT FILING



CITY COUNCIL AGENDA ACTION SUMMARY

Public Hearing Date: September 25, 2017

CLUP-17-02/Z-17-04 Taylor Morrison/40 Cumming Street
Consideration of a request to rezone 0.837 acres from R-15 (Dwelling, 'For-Sale' Residential) to DT-LW (Downtown Live-Work) and rezone 10.868 acres from R-15 to DT-R (Downtown Residential) to allow for the construction of 58 'For-Sale' detached homes and to allow a historic structure to be used for an office. A comprehensive land use plan amendment is requested from Downtown Residential Density to Central Business District and from Low Density Residential to Downtown Residential Density. The property is located on the north side of Cumming Street between Highway 9 and Manning Drive at 40 Cumming Street and is legally described as being located in Land Lots 1196 and 1253, 2nd District, 2nd Section, Fulton County, Georgia.

Motion: Approve with Conditions, Kennedy
Second: Owens
Approve: 7-0

2 PARK PLAZA
ALPHARETTA, GA 30009
PHONE: 678.297.6000
WWW.ALPHARETTA.GA.US

Council Member Kennedy offered a motion to approve CLUP-17-02/Z-17-04 Taylor Morrison/40 Cumming Street subject to the staff conditions with the following changes:

- O Condition #1 - change date to September 12, 2017
- O Condition #2 - change date to September 12, 2017
- O Condition #8 - change date to September 12, 2017
- O Condition #9 - Add a sentence regarding Certificate of Occupancy that reads, "This restriction shall not apply to nor prevent the opening of up to 3 model homes prior to restoration."
- O Condition #11 - strike last sentence regarding evergreen plantings and adding a sentence that reads, "Enhanced plantings and/or understory trees shall be required along the north and east sides of The Lewis Manning House."
- O Condition #12 - adding a sentence to the end that reads, "Further, the Lewis Manning House shall be designated as an historic structure under the City's Historic Preservation Ordinance."
- O Condition #18 - strike requirement for granite wall on the Manning Drive lots #9-11 and adding a sentence that reads, "Individual landscape plans intended to provide landscaping complementary to existing landscape on Manning Drive shall be submitted for staff approval for the plot of homes on Manning Drive lots #9-11."
- O Condition #30 - changing the date on PEC plan to September 22, 2017. Strike requirement for 7500 square foot central tree save area and replacing that with a sentence that reads, "The applicant site plan shall include a central green and a green with a mail kiosk that provides a combined total of at least 5500 square feet."

- * The motion received a second from Council Member Mitchell
- * Council Member Binder offered a friendly amend to add a Condition #41 - "Pocket parks to the west and northeast of the detention area as depicted in site plan submitted on 9/28/2017 (sheet Z2 dated September 22, 2017)."
- * Amendment accepted by Kennedy and Mitchell
- * The motion was approved 7-0

Final Conditions:

- The site, consisting of approximately 10.868 acres, shall be zoned DT-R and developed substantially similar to site plan submitted by PEC, dated 9/22/2017, except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
- The Lewis-Manning House property, consisting of approximately 0.837 acres, shall be zoned DT-LW and developed substantially similar to site plan submitted by PEC, dated 9/22/2017, except for modifications required to comply with the conditions below. Use shall be restricted to office or HOA use.
- The permitted residential product on the property shall be single-family detached. Minimum lot size shall be 7,000 square feet for lots fronting Manning Drive (Lots 9-11) and 5,000 square feet adjacent to existing residential on Manning Drive (Lots 17-20). All lots fronting Cumming Street (Lots 5-8) shall have a minimum size of 4,000 square feet and all other lots shall have a minimum lot size of 2,500 square feet in order to maximize tree saves.
- There shall be only three single-family detached lots fronting Manning Drive (Lots 9-11) and those lots shall have a minimum lot width of 60'. Lots that back up to

- Existing trees shall be preserved as depicted on Sheet SPE prepared by PEC, dated 9/22/2017. The location of the tree protection fence around #87 (47' White Oak) shall be approved by Staff. The applicant's site plan shall include a central green and a green with a mail kiosk that provides a combined total of at least 5,800 square feet. Additional encroachments shall be allowed per this plan with additional tree care to offset the encroachment as approved by Staff. The 2 non-specimen trees, as well as the 10' Magnolia, along Manning Drive shall be incorporated into lots along Manning Drive.
- Make reasonable efforts to remove exotic and invasive trees and shrubs within open space, tree save areas and stream buffer and replant where sparse as approved by Staff.
- Final streetscape shall match the approved Downtown streetscape standards and include decorative pedestrian lighting as approved by Staff. Street trees shall be required along Cumming Street within the beauty strip, as well as behind the sidewalks as a continuation of what has been previously planted or designed in the Downtown, as approved by Staff. Heavy landscaping shall be provided along Manning Drive, as approved by Staff. All required landscaping shall be outside of utility easements.
- Street trees of the proper size and locations shall be required along all internal roads as approved by Staff.
- Off-site tree encroachment shall be limited to no more than 20% on the CRZ and shall require notification/approval by property owner, as approved by administrative variance.
- Decorative paver apron dimensioned at 12' deep and 40' wide shall be required at the project driveway entrance at Cumming Street as approved by Staff.
- Landscape, hardscape, fences and walls shall complement materials used in the Downtown, as approved by Staff.
- No more than 10% of the residential units shall be permitted to be rented, as recorded in the HOA's declarations and covenants.
- Overhead utilities internal to the project shall be placed underground.
- Final detention area shall be coordinated with Community Development staff during plan review process, except that no stormwater management facilities shall be permitted within the impervious setback and there shall be no additional tree clearing.
- Road width and configuration shall require Fire Marshal review and approval.
- Pocket parks to the west and northeast of the detention area as depicted in site plan submitted on 9/28/2017 (sheet Z2 dated September 22, 2017).



2 PARK PLAZA
ALPHARETTA, GA 30009
PHONE: 678.297.6000
WWW.ALPHARETTA.GA.US

CITY COUNCIL ACTION SUMMARY

Planning Commission Date: 10/7/2021
City Council Date: 11/1/2021
Public Hearing Item: PH-21-19 Lewis Manning House / 40 Cumming Street Change to Conditions of Zoning

Consideration of a request to change conditions of zoning to allow the Lewis Manning house to be used for a private residence. Previous conditions of zoning allowed the structure to be used for an office or HOA use. The property is located at 40 Cumming Street and is legally described as being located in Land Lot 1253, 2nd District, 2nd Section, Fulton County, Georgia.

Motion: Council Member Richard
Second: Council Member Burnett
Approved: 6-1; with Council Member Binder in opposition.

- * Council Member Richard offered a motion to approve PH-21-19 Lewis Manning House / 40 Cumming Street Change to Conditions of Zoning, subject to the following conditions:

- The Lewis-Manning House property, consisting of approximately 0.837 acres, shall be zoned DT-LW and developed substantially similar to site plan prepared by D. Tracy Ward, dated 9/8/2021, except for modifications required to comply with the conditions below. Use shall be restricted to a private single-family residence.
- An easement shall be recorded on the final plat providing for use of the Lewis-Manning House yard as depicted on the site plan.
- The yard surrounding the Lewis-Manning House shall be enhanced with landscape, hardscape, as approved by Staff. Enhanced plantings and/or understory trees shall be required along the north and east sides of the Lewis-Manning House. Developer of the Manning on the Square subdivision shall provide a sculpture or fountain in the civic space on the east side of the entrance to the subdivision, as approved by Staff.
- Developer shall provide a statement on the final plat and in a binding legal agreement providing for the protection of the Lewis-Manning House. Further, the Lewis-Manning House shall be designated as an historic structure under the City's Historic Preservation Ordinance.
- The property will forever be known as the Lewis Manning House and will be so designated by a plaque, which will be affixed to the exterior of the structure, as approved by DRB.

- existing homes on Manning Drive (lots 17-20) shall have a minimum lot width of 50'.
- Minimum building setbacks shall comply with the DT-R district standards.
- Homes fronting Cumming Street (Lots 5-8) shall face that street. Side elevations shall be enhanced with architectural elements and/or shall be screened with evergreen plantings, as approved by Staff. Civic space along Cumming Street shall be a minimum 40' wide, as depicted on the site plan, and developed with a park-like setting with heavy decorative landscape, hardscape, walls and seating. The landscape shall include plant selections promoting the historic district. Civic areas to be maintained by HOA.
- Homes adjacent to existing residential and commercial shall be front loaded.
- Architecture and materials shall be substantially similar to the renderings prepared by Main Street Designs, dated 9/12/2017, except for modifications required to comply with these conditions, and in compliance with the Alpharetta Downtown Code subject to approval by Staff. Front porches and stoops shall have a minimum depth of 8' as measured from the front door. Bay windows shall have a minimum depth of 2'. 4-sided architecture and materials shall be required. A minimum 50% of homes fronting Cumming Street (Lots 5-8) and Manning Drive (Lots 9-11) shall be three-sided brick or stone with fireplaces.
- The Historic Lewis-Manning House shall be restored and protected. Restoration and modifications shall require review and approval by Staff. The exterior of the home shall be restored prior to the first Certificate of Occupancy on the property. Landscaping and fencing style shall be designed to complement the time period of the historic home. This restriction shall not apply to nor prevent the opening of up to 3 model homes prior to restoration.
- An easement shall be recorded on the final plat providing for use of the Lewis-Manning House yard as depicted on the site plan.
- The yard surrounding the Lewis-Manning House shall be enhanced with landscape, hardscape, seating areas and a sculpture or fountain, as approved by Staff. Enhanced plantings and/or understory trees shall be required along the north and east sides of the Lewis-Manning House.
- Developer shall provide a statement on the final plat and in a binding legal agreement providing for the protection and maintenance of the Lewis-Manning House. Further, the Lewis-Manning House shall be designated as an historic structure under the City's Historic Preservation Ordinance.
- The Lewis-Manning House shall be permitted 1 monument sign not to exceed 10 square feet and 1 wall sign shall not exceed 4 square feet both to be approved by the DRB. The property will forever be known as the Lewis Manning House and will be so designated by a plaque, which will be affixed to the exterior of the structure as approved by the DRB.
- A minimum 15' transitional, planted buffer, as depicted on the zoning plan, shall be provided adjacent to the existing Manning Drive residential properties to the east and shall be planted with evergreen trees and/or shrubs to provide a visual screen between uses, as approved by Staff. After installation, buffer shall be recorded as undisturbed.

New Conditions:

- Exterior modifications and additions to the historic structure, accessory structures and walls and fencing shall be consistent with the architectural style of the Lewis Manning House, subject to review by the City's Downtown Consultant and approval of a certificate of appropriateness by the Historic Preservation Commission.
- Swimming pool and cabanas shall be located to have the least impact to existing trees. This may result in a reduction to the swimming pool and cabana footprints. CRZ impacts to trees shall not exceed the impacts listed on the site plan prepared by D. Tracy Ward, dated 9/8/2021, with final approval by Staff. Cabanas shall not exceed a height of 16' and shall be screened from view of the public right-of-way.
- The proposed addition to the Lewis Manning House shall not exceed the height depicted on the submitted conceptual images.
- The Lewis Manning House yard shall be developed with a park-like setting, including decorative plant selections promoting the historic district. A landscape plan shall be subject to approval by the Design Review Board.
- Prior to a Certificate of Occupancy associated with the Manning on the Square subdivision and Lewis Manning House property, the Manning on the Square final plat shall be updated to reflect the above changes, including but not limited to a statement that the Lewis Manning House shall be used as a private residence, amending open space areas, providing access for the Lewis Manning House and reflecting any necessary revisions to the declarations and covenants.
- Conditions of zoning related to file #CLUP-17-02/Z-17-04 Taylor Morrison/40 Cumming Street shall remain in effect, unless superseded by the conditions above. Changes to the conditions above shall not release the developer of Manning on the Square from conditions, such as addressing the Cumming Street streetscape, providing civic space along Cumming Street and path connection through the site.
 - Council Member Burnett seconded the motion.
 - The motion was approved [6-1; with Council Member Binder in opposition].

FINAL CONDITIONS:

- The Lewis-Manning House property, consisting of approximately 0.837 acres, shall be zoned DT-LW and developed substantially similar to site plan prepared by D. Tracy Ward, dated 9/8/2021, except for modifications required to comply with the conditions below. Use shall be restricted to a private single-family residence.
- An easement shall be recorded on the final plat providing for use of the Lewis-Manning House yard as depicted on the site plan.
- The yard surrounding the Lewis-Manning House shall be enhanced with landscape, hardscape, as approved by Staff. Enhanced plantings and/or understory trees shall be required along the north and east sides of the Lewis-Manning House. Developer of the Manning on the Square subdivision shall provide a sculpture or fountain in the civic space on the east side of the entrance to the subdivision, as approved by Staff.
- Developer shall provide a statement on the final plat and in a binding legal agreement providing for the protection of the Lewis-Manning House. Further, the Lewis-Manning House shall be designated as an historic structure under the City's Historic Preservation Ordinance.

- A minimum 15' landscape buffer shall be provided adjacent to properties to the west zoned commercial.
- Roadways with on-street parking shall incorporate curb extensions at intersections. Internal road shall include on-street parking and sidewalk, where feasible, as approved by Staff.
- The corner of Cumming Street and Manning Drive shall be heavily landscaped with evergreen plantings to screen the sides of Units 8 & 9 and internal driveway and decorative ornamental plantings.
- A stacked stone, brick or granite wall shall be constructed between homes fronting Cumming Street (Lots 5-8) and front landscape area. Benches and a public art pedestal shall be approved by Staff. Individual landscape plans intended to provide landscaping complementary to existing landscape on Manning Drive shall be submitted for staff approval for the plot of homes on Manning Drive (Lots 9-11).
- Civic and amenity areas shall include a mix of trees, shrubs, and ground covers of varying heights, textures and colors as approved by Staff.
- Development shall not be gated and roads will be private and maintained by the HOA.
- Developer shall remove, by hand, trash from the stream at the north end of the property.
- Add trees, shrubs and ground cover plantings to the south side of the trail that roughly parallels the stream, where cleared or sparse. Plantings will consist of traditional native southern plants creating a manicured park-like natural appearance as approved by Staff.
- In addition to required trees in the on-street parking bump outs, shade trees alternating with flowering ornamental trees shall be planted on the backside of the sidewalk as approved by Staff. In lieu of tree grates, the soil area around the trees shall be planted with evergreen ornamental grasses, groundcovers or shrubs. Creeping fig or another creeping vine shall be planted to cover decorative and retaining walls as approved by Staff.
- Civic space along Cumming Street and Manning Drive shall be recorded for public use.
- Multi-use path along Cumming Street shall be a 12' concrete accessible path. A path connection through site and along stream shall be provided. Developer shall dedicate a permanent 20' wide public access easement to the City within the 150' impervious setback, as depicted on the site plan. Easement documents shall address maintenance responsibilities, which shall be maintained by the HOA. Lighting, seating areas, landscape and hardscape shall be provided along Cumming Street, as approved by Staff.
- Driveways shall be a minimum 18' from garage to back of sidewalk or less than 5'.
- Parking areas and internal driveways shall be heavily screened from Cumming Street, Manning Drive and civic space. A tree shall be provided every 3rd parallel parking space along Cumming Street.
- Internal sidewalks shall be provided to the fronts of units and shall be a minimum 5' with pedestrian-scale lighting provided throughout the development.
- Fencing visible from the street or civic areas shall be decorative as approved by Staff.

- The property will forever be known as the Lewis Manning House and will be so designated by a plaque, which will be affixed to the exterior of the structure, as approved by DRB.

New Conditions:

- Exterior modifications and additions to the historic structure, accessory structures and walls and fencing shall be consistent with the architectural style of the Lewis Manning House, subject to review by the City's Downtown Consultant and approval of a certificate of appropriateness by the Historic Preservation Commission.
- Swimming pool and cabanas shall be located to have the least impact to existing trees. This may result in a reduction to the swimming pool and cabana footprints. CRZ impacts to trees shall not exceed the impacts listed on the site plan prepared by D. Tracy Ward, dated 9/8/2021, with final approval by Staff. Cabanas shall not exceed a height of 16' and shall be screened from view of the public right-of-way.
- The proposed addition to the Lewis Manning House shall not exceed the height depicted on the submitted conceptual images.
- The Lewis Manning House yard shall be developed with a park-like setting, including decorative plant selections promoting the historic district. A landscape plan shall be subject to approval by the Design Review Board.
- Prior to a Certificate of Occupancy associated with the Manning on the Square subdivision and Lewis Manning House property, the Manning on the Square final plat shall be updated to reflect the above changes, including but not limited to a statement that the Lewis Manning House shall be used as a private residence, amending open space areas, providing access for the Lewis Manning House and reflecting any necessary revisions to the declarations and covenants.
- Conditions of zoning related to file #CLUP-17-02/Z-17-04 Taylor Morrison/40 Cumming Street shall remain in effect, unless superseded by the conditions above. Changes to the conditions above shall not release the developer of Manning on the Square from conditions, such as addressing the Cumming Street streetscape, providing civic space along Cumming Street and path connection through the site.

DRAWN BY: MN
CHECKED BY: MCS
FILE NO.: 16334.00
DATE: 03/13/20
SCALE: 1"=30'
DATE OF FIELD WORK: 04/16/20



FINAL PLAT FOR
MANNING ON THE SQUARE
F/K/A 40 CUMMING STREET, 136 MANNING DRIVE
LAND LOT(S) 1196 & 1253
DISTRICT 2nd, 2nd SECTION
CITY OF ALPHARETTA
FULTON COUNTY
GEORGIA

REV	DATE	DESCRIPTION	BY
5	04/26/23	SEE NOTE ON COVER	MCS
4	04/05/23	SEE NOTE ON COVER	MCS
3	10/31/22	SEE NOTE ON COVER	MCS
2	11/17/21	SEE NOTE ON COVER	MCS
1	01/10/21	SEE NOTE ON COVER	MCS

PLANNERS AND ENGINEERS COLLABORATIVE
"WE PROVIDE SOLUTIONS"
#SITE PLANNING # LANDSCAPE ARCHITECTURE
#CIVIL ENGINEERING # LAND SURVEYING
350 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092
1710161-2710 # WWW.PECAL.COM
C.O.A.-LS00004

RESERVED FOR PLAT FILING

CENTERLINE CURVE DATA						
CURVE #	ARC	RADIUS	CHORD	CHORD BEARING	ANGLE OF DEFLECTION	DEGREE OF CURVATURE
C1	44.88'	150.00'	44.71'	N08°35'15"W	17°08'30"	17°08'30"
C2	62.82'	40.00'	56.56'	N45°00'31"W	89°59'00"	89°59'00"
C3	28.58'	40.00'	27.98'	S69°31'53"W	40°56'15"	40°56'15"
C4	34.27'	40.00'	33.23'	S24°31'09"W	49°03'45"	49°05'13"
C5	54.98'	35.00'	49.50'	S45°01'28"E	90°00'00"	90°00'00"
C6	27.41'	40.00'	26.87'	N19°37'39"W	43°23'03"	43°23'03"

Lot and Access & Utility Curve Table					
Lot #	Access	Utility	Curve	Table	Notes

Curve #	Length	Radius	Chord Direction	Chord Length
C1	11.97	40.00	N8° 35' 16"W	11.92
C2	23.57	15.00	N44° 59' 30"E	21.22
C3	11.00	7.00	S45° 00' 00"E	9.90
C4	20.42	13.00	N45° 00' 00"E	18.38
C5	48.64	2357.66	S75° 58' 49"W	48.64
C6	48.52	2357.66	S77° 09' 39"W	48.52
C7	33.75	2357.66	S78° 09' 38"W	33.75
C8	23.56	15.00	N45° 00' 31"W	21.21
C9	1.48	62.00	N0° 41' 57"W	1.48
C10	39.09	62.00	N19° 26' 35"W	38.45
C11	14.60	62.00	N44° 15' 03"W	14.57
C12	25.84	62.00	N62° 56' 08"W	25.65
C13	16.37	62.00	N82° 26' 14"W	16.32
C14	12.96	62.00	S84° 00' 35"W	12.94
C15	10.29	62.00	S73° 15' 46"W	10.28
C16	17.83	15.00	N77° 26' 21"W	16.80
C17	18.79	28.00	N19° 13' 27"W	18.44
C18	20.42	13.00	N45° 00' 00"E	18.38
C19	36.24	23.00	S45° 07' 59"E	32.60
C20	19.44	52.00	S10° 42' 43"E	19.33
C21	16.64	52.00	S30° 35' 36"E	16.57
C22	18.54	15.00	S7° 58' 20"E	17.38

Lot and Access & Utility Curve Table				
Curve #	Lot #	Foot	Street Elevation	Street Lot #

Curve #	Length	Radius	Chord Direction	Chord Length
C23	29.72	62.00	S13° 42' 28"W	29.44
C24	37.38	57.00	S18° 48' 40"E	36.71
C25	35.75	57.00	S55° 33' 59"E	35.17
C26	16.40	57.00	S81° 46' 47"E	16.35
C27	23.56	15.00	S45° 01' 46"E	21.21
C28	12.57	8.00	S44° 58' 58"W	11.32
C29	3.15	2.02	S45° 11' 49"E	2.84
C30	12.18	17.02	S68° 28' 26"E	11.93
C31	16.82	17.02	S19° 39' 27"E	16.15
C32	26.46	58.27	S2° 49' 29"E	26.23
C33	28.28	18.00	N44° 59' 16"E	25.46
C34	28.27	18.00	S45° 00' 31"E	25.45
C35	23.56	15.00	S44° 58' 45"W	21.21
C36	20.42	13.00	N45° 01' 28"W	18.38
C37	23.56	15.00	N44° 58' 14"E	21.22
C38	23.56	15.00	S45° 01' 14"E	21.21
C39	15.79	24.24	S75° 18' 03"W	15.51
C40	36.11	23.00	N45° 01' 02"W	32.52
C41	13.39	15.00	S01° 52' 20"W	12.95
C42	33.95	25.00	S38° 53' 06"W	31.40
C43	245.93	2380.96	S76° 20' 53"W	245.82
C44	172.42	1278.93	S75° 43' 06"W	172.29
C45	21.98	14.00	S45° 01' 16"E	19.79
C46	16.40	57.00	S81° 46' 47"E	16.35

Access & Utility Line Table

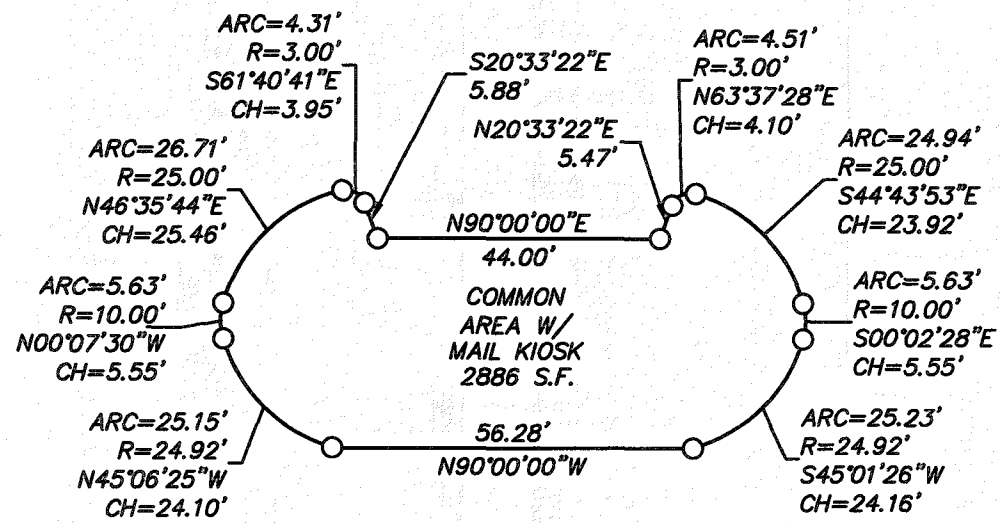
Line #	Length	Direction
L1	2.02'	N90° 00' 00"E
L2	43.69'	N0° 02' 18"W
L3	20.00'	N89° 57' 42"E
L4	60.29'	S0° 02' 18"E
L5	45.09'	S0° 02' 18"E
L6	6.10'	N90° 00' 00"E
L7	1.38'	S0° 00' 00"E
L8	5.45'	S0° 02' 04"E
L9	11.64'	N90° 00' 00"W
L10	17.11'	S0° 02' 04"W
L11	8.85'	S0° 02' 04"W
L12	6.23'	N90° 00' 00"E
L13	19.04'	S0° 23' 45"E
L14	81.35'	N89° 37' 54"E
L15	15.95'	N0° 35' 48"W
L16	20.88'	S89° 59' 43"E
L17	4.11'	S8° 39' 45"W
L18	6.00'	S81° 20' 15"E
L19	22.04'	S8° 38' 01"W

<i>Line #</i>	<i>Length</i>	<i>Direction</i>
<i>L1</i>	<i>78.17'</i>	<i>S78° 34' 18"W</i>
<i>L2</i>	<i>75.26'</i>	<i>S72° 20' 14"W</i>
<i>L3</i>	<i>29.38'</i>	<i>S81° 11' 16"W</i>
<i>L4</i>	<i>14.19'</i>	<i>N00° 55' 34"E</i>
<i>L5</i>	<i>1.20'</i>	<i>N89° 59' 28"E</i>
<i>L6</i>	<i>99.62'</i>	<i>S00° 18' 50"E</i>
<i>L7</i>	<i>200.56'</i>	<i>S00° 02' 18"W</i>

Lot Line Table		
Line #	Length	Direction
L1	6.41'	N43° 23' 03"W
L2	6.01'	S43° 23' 03"E

Right of Way Dedication Curve Table					
Station	Curve #	Station	Curve #	Station	Curve #

Curve #	Length	Radius	Chord Direction	Chord Length
C1	126.07	2343.49	S77° 01' 50"W	126.06
C2	126.55	2346.00	S74° 04' 23"W	126.54
C3	161.25	1084.10	S76° 36' 35"W	161.10



LOT #	ADDRESS	REQUIRED MINIMUM LOT SIZE (SF)	LOT SIZE (SF)	IMP AREA	IMP %	
1	#200 Anglin Walk	2500	4571	2123	46.44	
2	#210 Anglin Walk	2500	2747	1657	60.32	
3	#220 Anglin Walk	2500	2735	1727	63.14	
4	#230 Anglin Walk	2500	2784	1700	61.06	
5	#700 Tannery Common	4000	4703	2056	43.72	
6	#710 Tannery Common	4000	4212	2055	48.79	
7	#720 Tannery Common	4000	3331	1741	52.27	
8	#730 Tannery Common	4000	4024	2045	50.82	
9	#740 Tannery Common	7000	7024	3467	49.36	
10	#750 Tannery Common	7000	7006	3259	46.52	
11	#760 Tannery Common	7000	7002	2564	36.62	DOES NOT OWN
12	#770 Tannery Common	2500	5104	2788	54.62	DOES NOT OWN
13	#780 Tannery Common	2500	5005	2756	55.06	DOES NOT OWN
14	#240 Anglin Walk	2500	2602	1811	69.60	
15	#250 Anglin Walk	2500	4367	2263	51.82	
16	#260 Anglin Walk	5000	5525	2682	48.54	DOES NOT OWN
17	#270 Anglin Walk	5000	5403	2697	49.92	DOES NOT OWN
18	#280 Anglin Walk	5000	6310	2895	45.88	DOES NOT OWN
19	#290 Anglin Walk	5000	5752	2696	46.87	DOES NOT OWN
20	#300 Anglin Walk	5000	5573	3051	54.75	DOES NOT OWN
21	#310 Anglin Walk	2500	3249	2255	69.41	
22	#320 Anglin Walk	2500	2502	1731	69.18	*
23	#330 Anglin Walk	2500	3022	2090	69.16	
24	#340 Anglin Walk	2500	2921	2044	69.98	
25	#350 Anglin Walk	2500	3015	2090	69.32	
26	#360 Anglin Walk	2500	2922	2045	69.99	
27	#370 Anglin Walk	2500	2909	2035	69.96	
28	#380 Anglin Walk	2500	3020	2090	69.21	
29	#390 Anglin Walk	2500	3005	2095	69.72	
30	#400 Anglin Walk	2500	2897	2027	69.97	
31	#410 Anglin Walk	2500	4143	2588	62.47	
32	#420 Anglin Walk	2500	4846	2846	58.73	
33	#430 Anglin Walk	2500	4511	2837	62.89	
34	#440 Anglin Walk	2500	4490	2837	63.18	
35	#450 Anglin Walk	2500	4482	2837	63.30	
36	#460 Anglin Walk	2500	4667	2620	56.14	
37	#385 Anglin Walk	2500	2766	1844	66.67	DOES NOT OWN
38	#375 Anglin Walk	2500	2605	1823	69.98	DOES NOT OWN
39	#365 Anglin Walk	2500	2570	1589	61.83	
40	#355 Anglin Walk	2500	2534	1768	69.77	
41	#345 Anglin Walk	2500	2943	1901	64.59	DOES NOT OWN
42	#495 Anglin Walk	2500	2963	1896	63.99	DOES NOT OWN
43	#485 Anglin Walk	2500	2530	1765	69.76	
44	#475 Anglin Walk	2500	2569	1779	69.25	
45	#465 Anglin Walk	2500	2604	1669	64.09	
46	#455 Anglin Walk	2500	2795	1885	67.44	DOES NOT OWN
47	#650 Lewis Place	2500	3173	1992	62.78	DOES NOT OWN
48	#640 Lewis Place	2500	3040	2066	67.96	DOES NOT OWN
49	#630 Lewis Place	2500	3061	2075	67.79	DOES NOT OWN
50	#620 Lewis Place	2500	3111	2081	66.89	DOES NOT OWN
51	#610 Lewis Place	2500	3062	2069	67.57	DOES NOT OWN
52	#600 Lewis Place	2500	3115	2096	67.29	DOES NOT OWN
53	#265 Anglin Walk	2500	3329	1860	55.87	DOES NOT OWN
54	#255 Anglin Walk	2500	2866	1974	68.88	DOES NOT OWN
55	#245 Anglin Walk	2500	2883	1967	68.23	
56	#235 Anglin Walk	2500	2929	1979	67.57	DOES NOT OWN
57	#225 Anglin Walk	2500	2882	1979	68.67	
58	#215 Anglin Walk	2500	4260	1874	43.99	DOES NOT OWN
Total			216971	127031	58.55	

LEGEND

- IF IRON PIN FOUND (#4 Re-Rod unless noted otherwise)
- PS IRON PIN SET (#4 Re-Rod unless noted otherwise)
- PC IRON PIN WITH CAP FOUND
- POINT
- OP OPEN TOP PIPE FOUND
- CP CRIMP TOP PIPE FOUND
- AN IRON ANGLE
- NF PK NAIL FOUND
- NS PK NAIL SET
- CM CONCRETE MONUMENT FOUND
- RM RIGHT OF WAY MONUMENT FOUND
- U UTILITY POLE (CARRIES MULTIPLE UTILITIES)
- P POWER POLE (WOOD)
- S SERVICE POLE W/ LIGHT
- G POWER POLE W/ GUY WIRE
- OW OVERHEAD POWER / TELEPHONE LINE
- EM ELECTRIC METER
- W VALVE WATER VALVE
- FH FIRE HYDRANT
- M WATER METER
- G GAS METER
- S STORM SEWER LINE
- S SINGLE WING CATCH BASIN
- S DOUBLE WING CATCH BASIN
- S CURB INLET
- S DROP INLET
- S JUNCTION BOX
- S SANITARY SEWER LINE
- S SANITARY SEWER CLEANOUT
- S SANITARY SEWER MANHOLE
- S TELEPHONE BOX
- S TELEPHONE MANHOLE
- S MONITORING WELL
- S FIBER OPTIC MARKER
- W UNDERGROUND WATER LINE
- G UNDERGROUND GAS LINE
- E UNDERGROUND ELECTRIC LINE
- T UNDERGROUND TELEPHONE LINE
- C UNDERGROUND CABLE LINE
- FO UNDERGROUND FIBER OPTIC LINE

ABBREVIATIONS

- APPROX. APPROXIMATE
- BM BENCH MARK
- C&G CURB & GUTTER
- CM CORRUGATED METAL PIPE
- CL CENTERLINE
- DB DEED BOOK
- DIP DUCTILE IRON PIPE
- DIR DIRECTION
- INV INVERT
- P.O.B. POINT OF BEGINNING
- SWCB SINGLE WING CATCH BASIN
- DWCB DOUBLE WING CATCH BASIN
- PB PLAT BOOK
- N/F NOW OR FORMALLY
- ROP REINFORCED CONCRETE PIPE
- LP LIGHT POLE
- LPP LAMP POST

CLOSURE AND EQUIPMENT STATEMENT

The field data upon which this map or plat is based has a closure precision of one foot in 29,334 feet and an angular error of 00' 00" 02" per angle point and was adjusted using the compass adjustment rule.

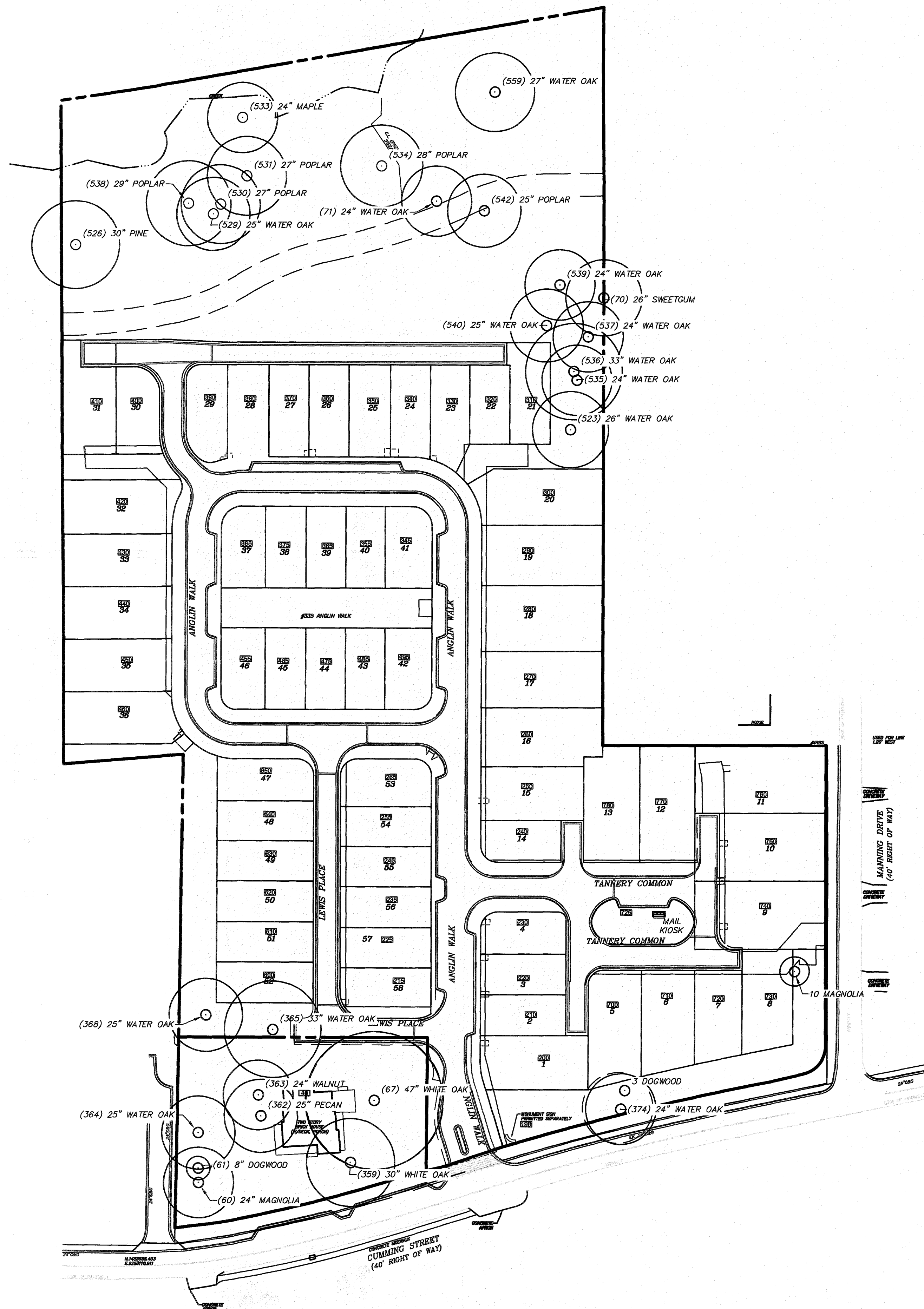
This map or plat has been calculated for closure and is found to be accurate to within one foot in feet.

EQUIPMENT USED:

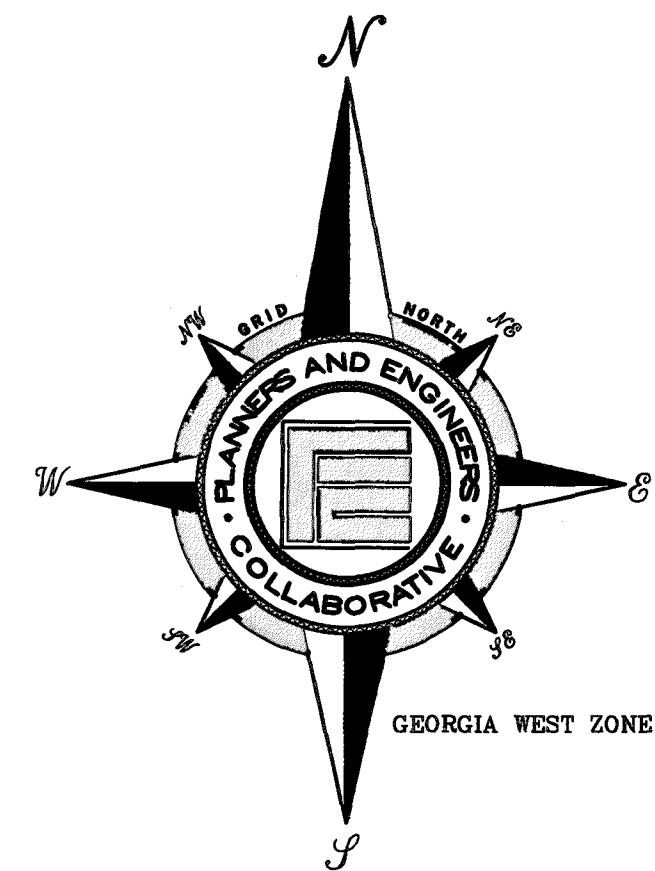
ANGULAR: TOPCON TOTAL STATION

LINEAR: TOPCON TOTAL STATION

TREES



TREES SHOWN ON THIS PLAT ARE TO BE PROTECTED AND CONSERVED, UNLESS THEY HAVE DIED OR ARE DEEMED HAZARDOUS BY A QUALIFIED PROFESSIONAL



HW 1.0 STA: 0+00.00 RIM: 1087.49 INV IN: 1084.16 (1.1)	DI 3.5 STA: 5+53.60 RIM: 1087.85 INV IN: 1087.54 (3.6) INV OUT: 1087.44 (3.5)
JB 1.1 STA: 0+07.29 RIM: 1071.15 INV IN: 1064.23 (1.2) INV OUT: 1064.23 (1.1)	DI 3.6 STA: 5+96.41 RIM: 1086.49 INV OUT: 1089.92 (3.6)
DWCB 1.2 STA: 1+47.67 RIM: 1070.60 INV IN: 1065.71 (1.3) INV OUT: 1065.26 (1.2)	DI 4.1 STA: 0+21.38 RIM: 1085.11 INV OUT: 1081.57 (4.1)
SWCB 1.3 STA: 2+56.98=0+00.00 RIM: 1076.42 INV IN: 1068.47 (1.4) INV IN: 1069.32 (3.1) INV IN: 1069.97 (2.1) INV OUT: 1068.02 (1.3)	DI 5.1 STA: 0+24.60 RIM: 1079.90 INV OUT: 1074.09 (5.1)
SWCB 1.4 STA: 3+68.26 RIM: 1076.02 INV IN: 1069.72 (1.5) INV OUT: 1069.89 (1.4)	DI 6.1 STA: 1+02.00 RIM: 1079.94 INV IN: 1075.85 (6.2) INV OUT: 1075.45 (6.1)
DWCB 1.5 STA: 4+58.41 RIM: 1076.00 INV IN: 1070.75 (1.6) INV OUT: 1070.67 (1.5)	JB 6.2 STA: 1+96.40 RIM: 1088.92 INV IN: 1077.13 (6.3) INV OUT: 1077.10 (6.2)
SWCB 1.6 STA: 5+52.72=0+00.00 RIM: 1078.37 INV IN: 1073.87 (5.1) INV IN: 1072.17 (1.7) INV OUT: 1072.17 (1.6)	DI 6.3 STA: 2+88.49=0+00.00 RIM: 1086.76 INV IN: 1078.10 (6.4) INV IN: 1078.06 (7.1) INV OUT: 1077.94 (6.3)
DI 1.7 STA: 6+49.53=0+00.00 RIM: 1084.22 INV IN: 1073.10 (10.1) INV IN: 1073.14 (1.8) INV OUT: 1073.05 (1.7)	DWCB 6.4 STA: 3+44.66 RIM: 1084.73 INV IN: 1078.69 (6.5) INV OUT: 1078.46 (6.4)
DI 1.8 STA: 7+63.37=0+00.00 RIM: 1088.48 INV IN: 1074.57 (1.9) INV IN: 1074.62 (6.1) INV OUT: 1074.22 (1.8)	JB 6.5 STA: 4+13.21 RIM: 1083.07 INV IN: 1079.64 (6.5) INV OUT: 1079.37 (6.4)
DI 1.9 STA: 8+97.87=0+00.00 RIM: 1086.10 INV IN: 1088.79 (1.11) INV IN: 1086.95 (9.1) INV OUT: 1084.96 (1.10)	WI 6.6 STA: 4+84.78 RIM: 1093.88 INV IN: 1080.16 (6.6)
DI 1.11 STA: 10+54.42 RIM: 1089.78 INV IN: 1083.52 (1.12) INV OUT: 1083.40 (1.11)	DWCB 7.1 STA: 0+57.71 RIM: 1089.06 INV OUT: 1078.92 (7.1)
DI 1.12 STA: 10+74.65 RIM: 1089.77 INV OUT: 1083.76 (1.12)	WI 8.1 STA: 0+42.89 RIM: 1086.12 INV OUT: 1078.60 (8.1)
WI 2.1 STA: 0+78.51 RIM: 1079.16 INV OUT: 1072.77 (2.1)	SWCB 9.1 STA: 0+47.59 RIM: 1086.57 INV OUT: 1080.75 (9.1)
DI 3.1 STA: 0+74.40 RIM: 1077.85 INV IN: 1073.06 (3.2) INV OUT: 1073.06 (3.1)	WI 10.1 STA: 1+14.41 RIM: 1077.74 INV OUT: 1073.84 (10.1)
DI 3.2 STA: 1+64.73 RIM: 1083.71 INV IN: 1076.53 (3.3) INV OUT: 1076.49 (3.2)	HW 11.0 STA: 0+00.00 RIM: 1087.21 INV IN: 1082.23
DI 3.3 STA: 2+30.82=0+00.00 RIM: 1086.12 INV IN: 1077.44 (3.4) INV IN: 1077.57 (8.1) INV OUT: 1077.44 (3.3)	OCS 11.1 STA: 0+81.33 RIM: 1089.09 INV OUT: 1082.59
DI 3.4 STA: 3+35.39=0+00.00 RIM: 1084.84 INV IN: 1078.83 (3.5) INV IN: 1081.17 (4.1) INV OUT: 1078.52 (3.4)	DI 1.5A STA: 1+27.63 RIM: 1077.12 INV OUT: 1082.59

DRAWN BY: PEC
CHECKED BY: JH/MCS
DATE: 06/10/2020
SCALE: 1"=60'
DATE OF FIELD WORK: 04/16/20

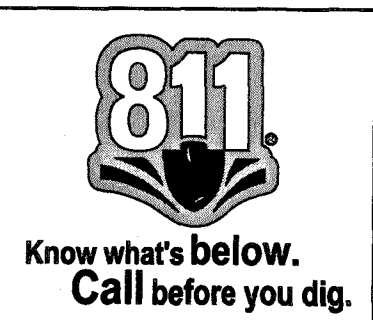
PLANNERS AND ENGINEERS COLLABORATIVE
"WE PROVIDE SOLUTIONS"
B SITE PLANNING & LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING & LAND SURVEYING
350 RESEARCH COURT, PEACHTREE CORNERS, GEORGIA 30092
(770) 451-1241 | WWW.PEC-CAL.COM
C.O.A. 15R000004

FINAL PLAT
FOR
MANNING ON THE SQUARE
F/K/A 40 CUMMING STREET, 136 MANNING DRIVE
FULTON COUNTY, GEORGIA

LAND LOT(S): 1196 & 1253
DISTRICT: 2nd, 2nd SECTION
CITY OF ALPHARETTA

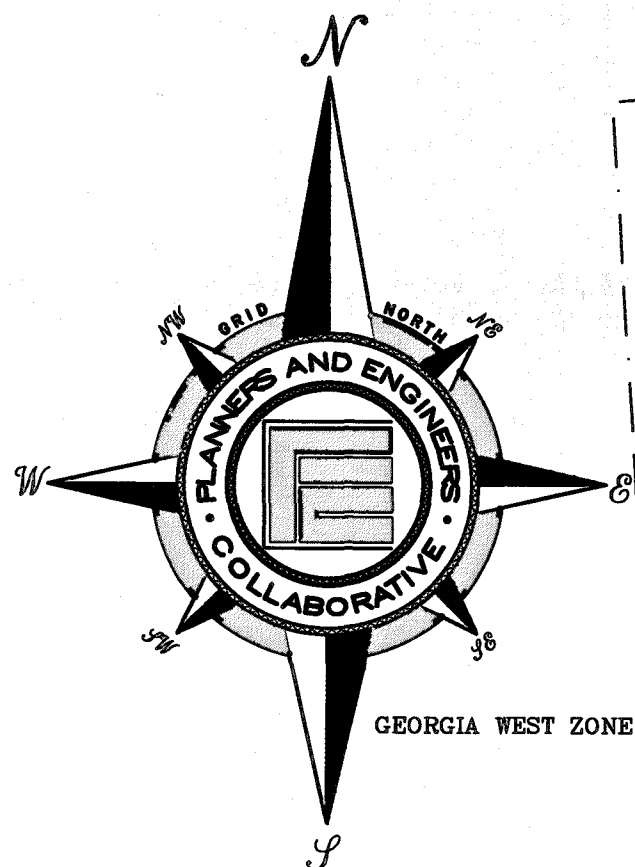
REV	DATE	DESCRIPTION
5	04/26/23	SEE NOTE ON COVER
4	04/05/23	SEE NOTE ON COVER
3	10/31/22	SEE NOTE ON COVER
2	11/11/21	SEE NOTE ON COVER
1	07/10/21	SEE NOTE ON COVER

BY	DATE	DESCRIPTION
MCS		
MCS		
MCS		
MCS		



 IRON PIN FOUND (44 Re-Rod unless noted otherwise)
 IRON PIN SET (44 Re-Rod unless noted otherwise)
 IRON PIN WITH CAP FOUND
 POINT
 OPEN TOP PIPE FOUND
 CRAMP TOP PIPE FOUND
 ANGLE IRON
 PK NAIL FOUND
 PK NAIL SET
 CONCRETE MONUMENT FOUND
 RIGHT OF WAY MONUMENT FOUND
 UTILITY POLE (CARRIES MULTIPLE UTILITIES)
 POWER POLE (WOOD)
 SERVICE POLE W/ LIGHT
 POWER POLE W/ GUY WIRE
 OVERHEAD POWER / TELEPHONE LINE
 ELECTRIC METER
 WATER VALVE
 FIRE HYDRANT
 WATER METER
 GAS METER
 STORM SEWER LINE
 SINGLE WING CATCH BASIN
 DOUBLE WING CATCH BASIN
 CURB INLET
 DROP INLET
 JUNCTION BOX
 SANITARY SEWER LINE
 SANITARY SEWER CLEAOUT
 SANITARY SEWER MANHOLE
 TELEPHONE BOY
 TELEPHONE MANHOLE
 MONITORING WELL
 FIBER OPTIC MARKER
 UNDERGROUND WATER LINE
 UNDERGROUND GAS LINE
 UNDERGROUND ELECTRIC LINE
 UNDERGROUND TELEPHONE LINE
 UNDERGROUND CABLE LINE
 UNDERGROUND FIBER OPTIC LINE

APPROX.	APPROXIMATE
BM	BENCH MARK
C&G	CURB & GUTTER
CMP	CORRUGATED METAL PIPE
CL	CENTERLINE
DB	DEED BOOK
DIF	DUCTILE IRON PIPE
DIR.	DIRECTION
INV.	INVERT
P.O.B.	POINT OF BEGINNING
SWCB	SINGLE WING CATCH BASIN
DWCB	DOUBLE WING CATCH BASIN
PB	PLAT BOOK
N/F	NOW OR FORMALLY
ROP	REINFORCED CONCRETE PIPE
LP	LIGHT PALE
LPP	LAMP POST



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

DRAWN BY: PEC
 FILE NO: 16-334/MCS
 FILE NO: 16-334.00
 DATE: 03/13/20
 SCALE: 1"=30'
 DATE OF FIELD WORK: 04/16/20

0 15 30 60

GEORGIA
 REGISTERED
 LAND SURVEYORS
 MICHAEL & SANFORD

FINAL FOR *PLAT*
MANNING ON THE SQUARE
F/K/A 40 CUMMING STREET, 136 MANNING DRIVE
LAND LOT(S) 1196 & 1253
DISTRICT 2nd, 2nd SECTION
CITY OF ALPHARETTA
FULTON COUNTY
GEORGIA

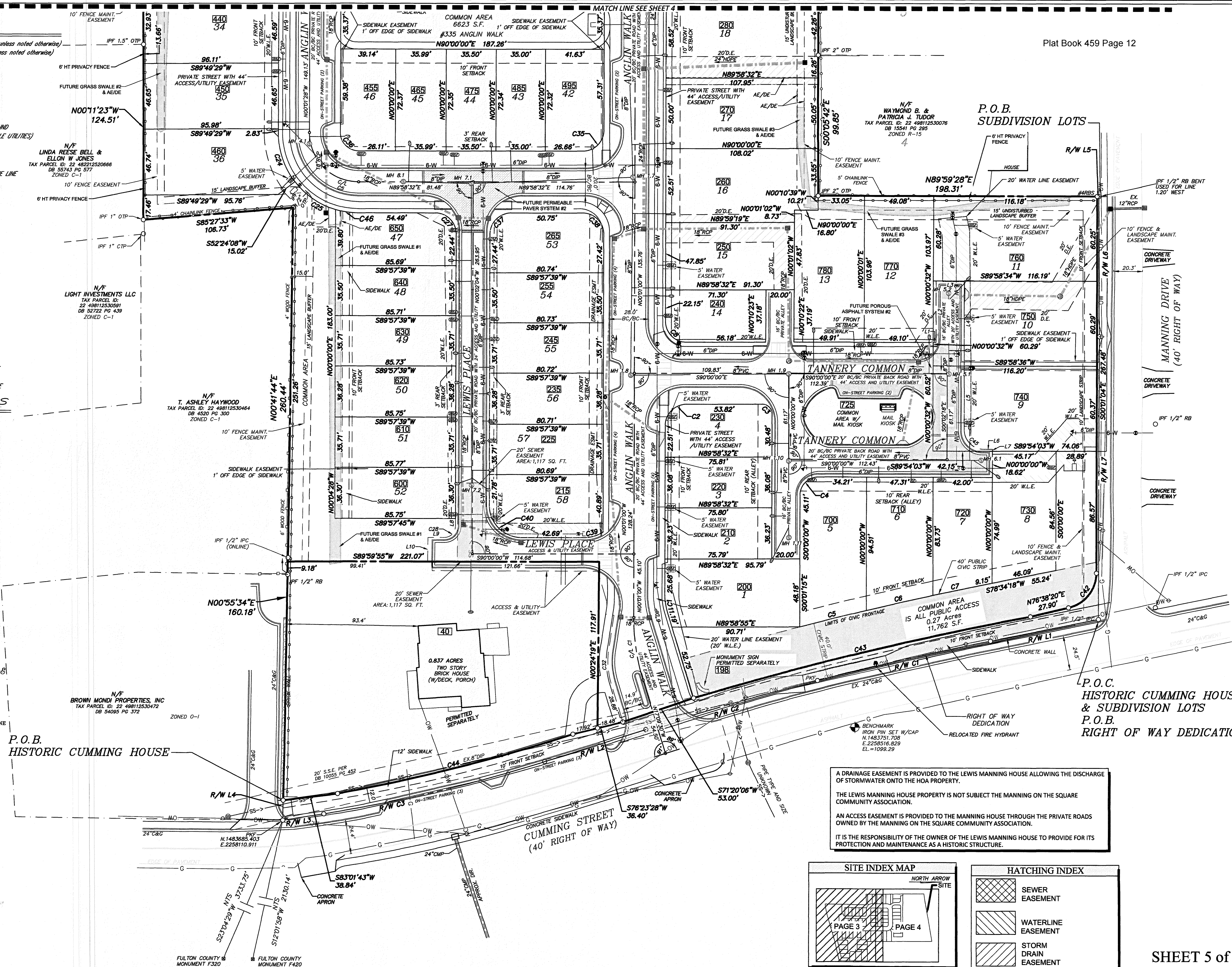
REV	DATE	DESCRIPTION	BY
5	04/26/23	SEE NOTE ON COVER	MCS
4	04/05/23	SEE NOTE ON COVER	MCS
3	10/31/22	SEE NOTE ON COVER	MCS
2	11/17/21	SEE NOTE ON COVER	MCS
1	01/10/21	SEE NOTE ON COVER	MCS

PLANNERS AND ENGINEERS COLLABORATIVE

"WE PROVIDE SOLUTIONS"

 **SITE PLANNING & LANDSCAPE ARCHITECTURE**
CIVIL ENGINEERING & LAND SURVEYING
330 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092
(770) 451-2741 • WWW.PEACELL.COM
C.O.A.-L35000004

Page 33 of 5



LEGEND

- IRON PIN FOUND (#4 Re-Rod unless noted otherwise)
- IRON PIN SET (#4 Re-Rod unless noted otherwise)
- IRON PIN WITH CAP FOUND
- POINT
- OPEN TOP PIPE FOUND
- CRIMP TOP PIPE FOUND
- ANGLE IRON
- PK NAIL FOUND
- PK NAIL SET
- CONCRETE MONUMENT FOUND
- RIGHT OF WAY MONUMENT FOUND
- UTILITY POLE (CARRIES MULTIPLE UTILITIES)
- POWER POLE (WOOD)
- SERVICE POLE W/ LIGHT
- POWER POLE W/ GUY WIRE
- OVERHEAD POWER / TELEPHONE LINE
- ELECTRIC METER
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- GAS METER
- STORM SEWER LINE
- SINGLE WING CATCH BASIN
- DOUBLE WING CATCH BASIN
- CURB INLET
- DROP INLET
- JUNCTION BOX
- SAWITARY SEWER LINE
- SAWITARY SEWER CLEANOUT
- SAWITARY SEWER MANHOLE
- TELEPHONE BOX
- TELEPHONE MANHOLE
- MONITORING WELL
- FIBER OPTIC MARKER
- UNDERGROUND WATER LINE
- UNDERGROUND GAS LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND CABLE LINE
- UNDERGROUND FIBER OPTIC LINE

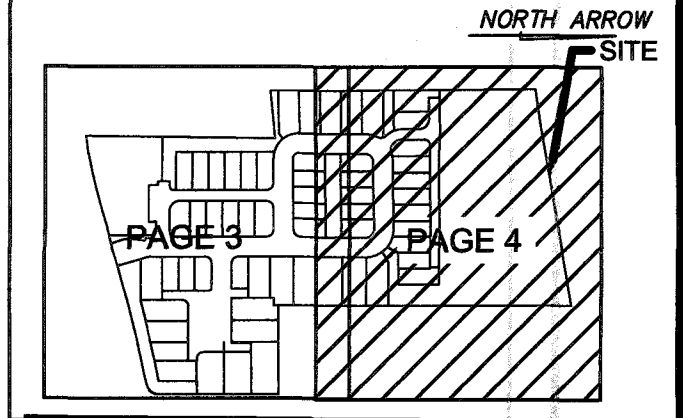
ABBREVIATIONS

- | | |
|---------|--------------------------|
| APPROX. | APPROXIMATE |
| BM | BENCH MARK |
| C&G | CURB & GUTTER |
| CMP | CORRUGATED METAL PIPE |
| CL | CENTERLINE |
| DB | DEED BOOK |
| DIP | DUCTILE IRON PIPE |
| DIR | DIRECTION |
| INV. | INVERT |
| P.O.B. | POINT OF BEGINNING |
| SWCB | SINGLE WING CATCH BASIN |
| DWCB | DOUBLE WING CATCH BASIN |
| PB | PLAT BOOK |
| N/F | NOW OR FORMALLY |
| RCP | REINFORCED CONCRETE PIPE |
| LP | LIGHT POLE |
| LPP | LAMP POST |

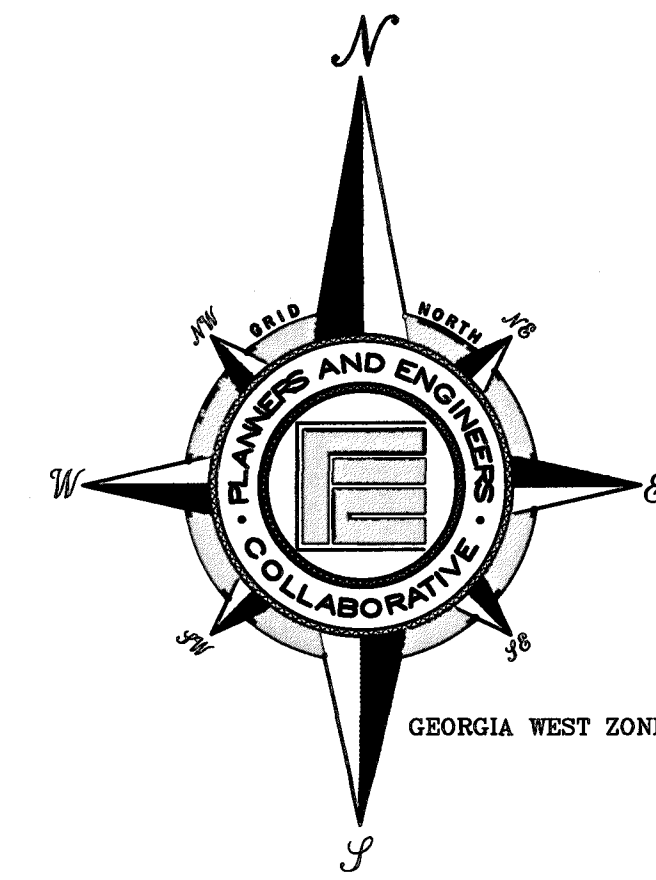
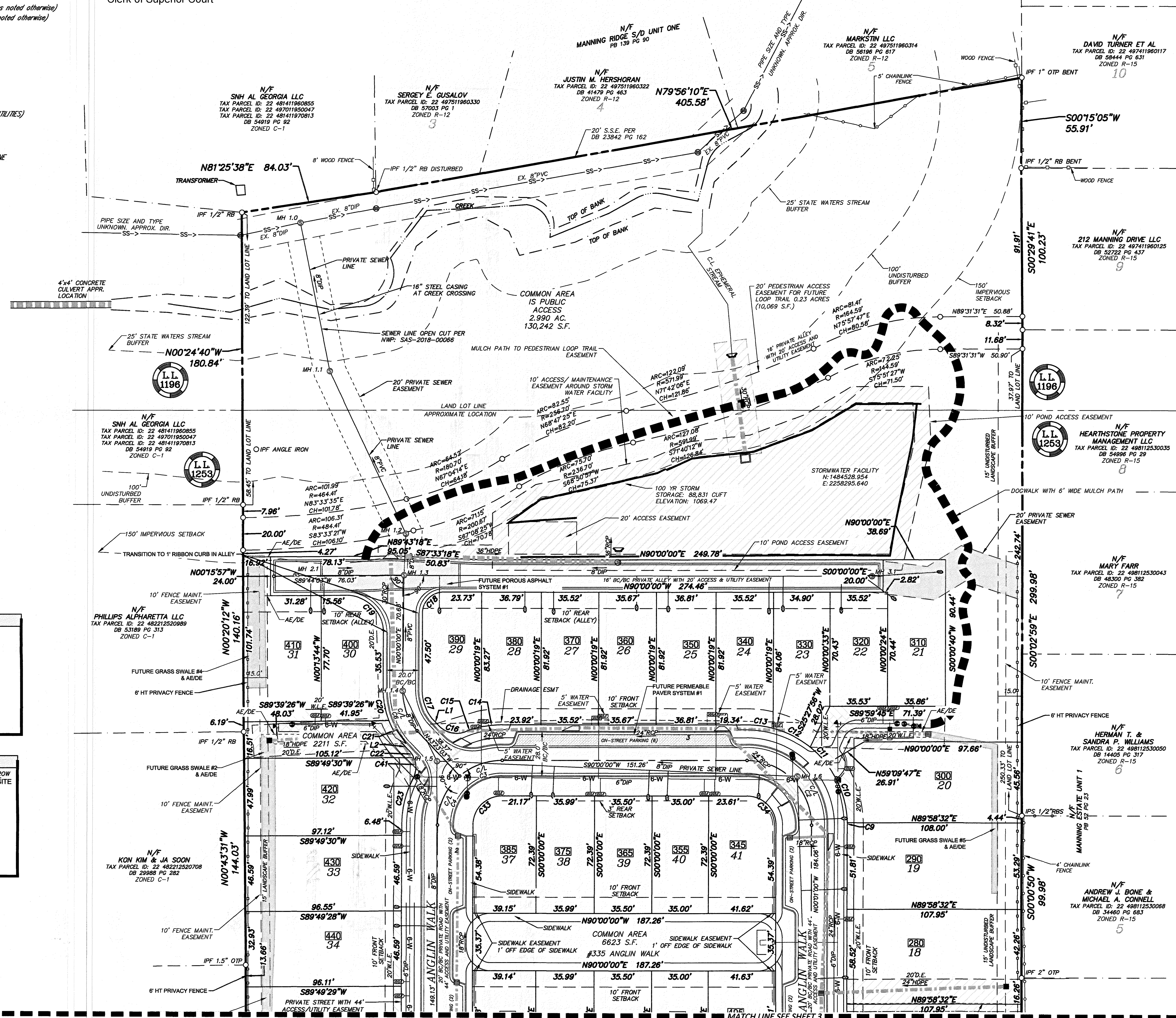
HATCHING INDEX

- SEWER EASEMENT
- WATERLINE EASEMENT
- STORM DRAIN EASEMENT

SITE INDEX MAP



Plat Book 459 Page 13
CATHELENE ROBINSON
Clerk of Superior Court



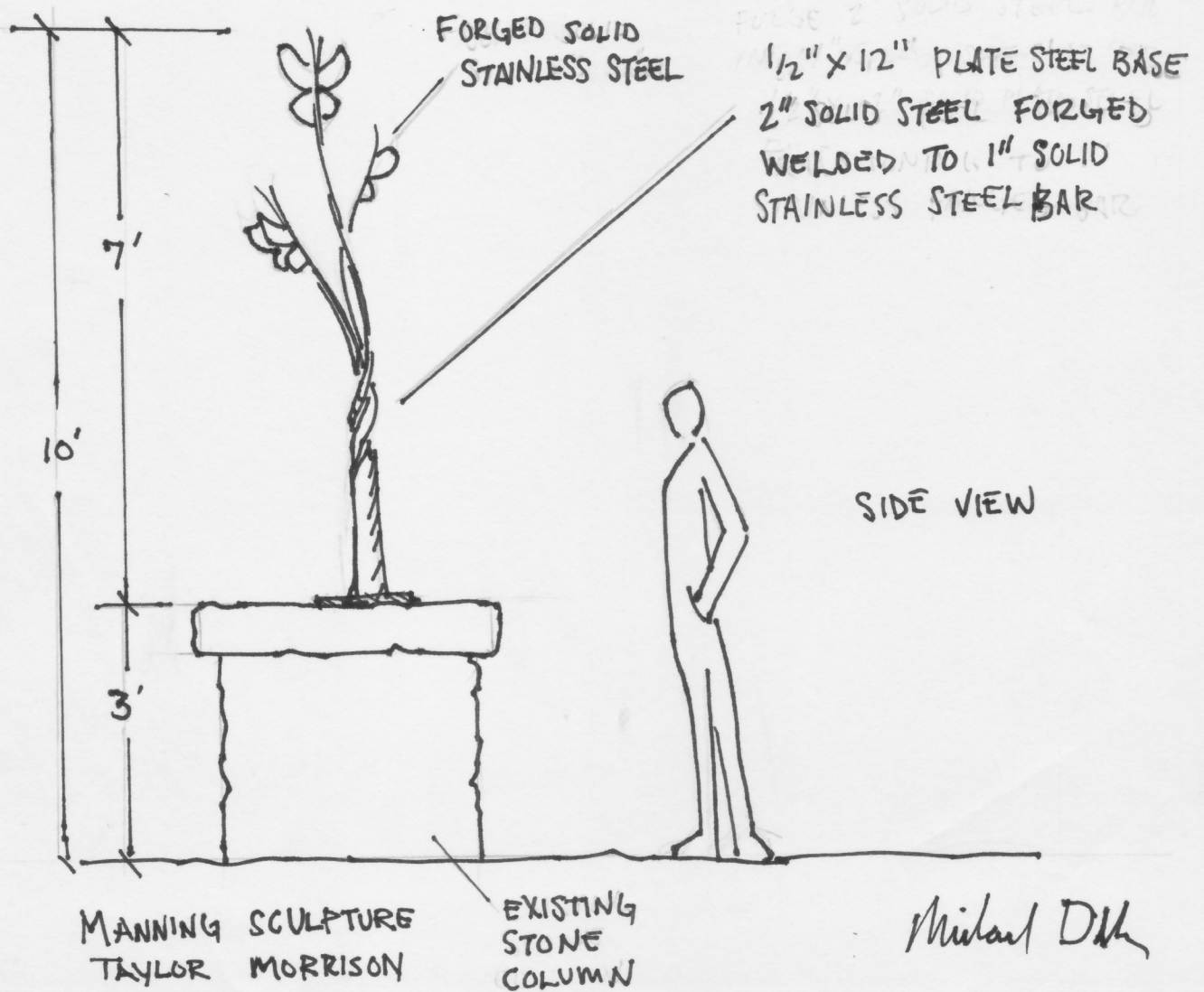
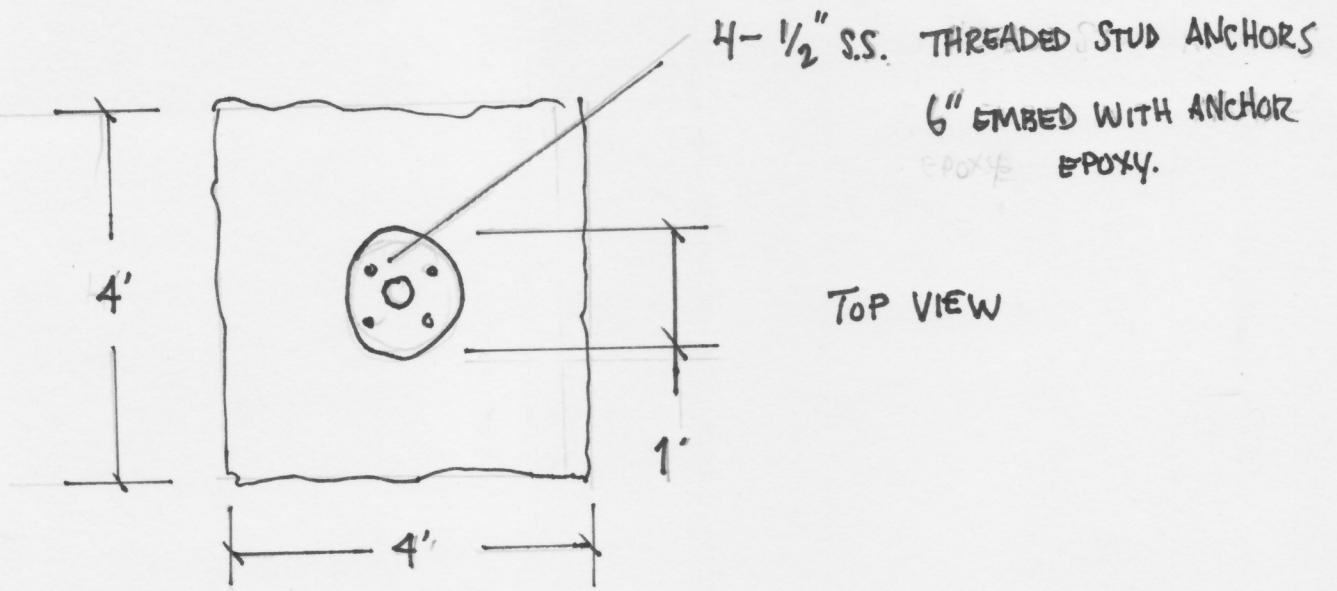
DRAWN BY: PEC
 CHECKED BY: JNH/ACS
 DATE: 04/16/20
 SCALE: 1"=30'
 DATE OF FIELD WORK: 04/16/20

PLANNERS AND ENGINEERS COLLABORATIVE
 "WE PROVIDE SOLUTIONS"
 SITE PLANNING & LANDSCAPE ARCHITECTURE
 CIVIL ENGINEERING & LAND SURVEYING
 350 RESEARCH COURT, PEACHTREE CORNERS, GEORGIA 30092
 (770) 451-2741 | WWW.PECATL.COM
 C.O.A.-LS000004

FINAL PLAT
 FOR
 MANNING ON THE SQUARE
 F/K/A 40 CUMMING STREET, 136 MANNING DRIVE
 LAND LOT(S) 1196 & 1253
 DISTRICT 2nd, 2nd SECTION
 CITY OF ALPHARETTA
 COUNTY FULTON
 STATE OF GEORGIA

REV	DATE	DESCRIPTION	BY
5	04/26/23	SEE NOTE ON COVER	ACS
4	04/25/23	SEE NOTE ON COVER	ACS
3	10/31/22	SEE NOTE ON COVER	ACS
2	11/17/21	SEE NOTE ON COVER	ACS
1	01/10/21	SEE NOTE ON COVER	ACS





Alpharetta sculpture proposal for Manning Square
By Dillon Forge
Taylor Morrison

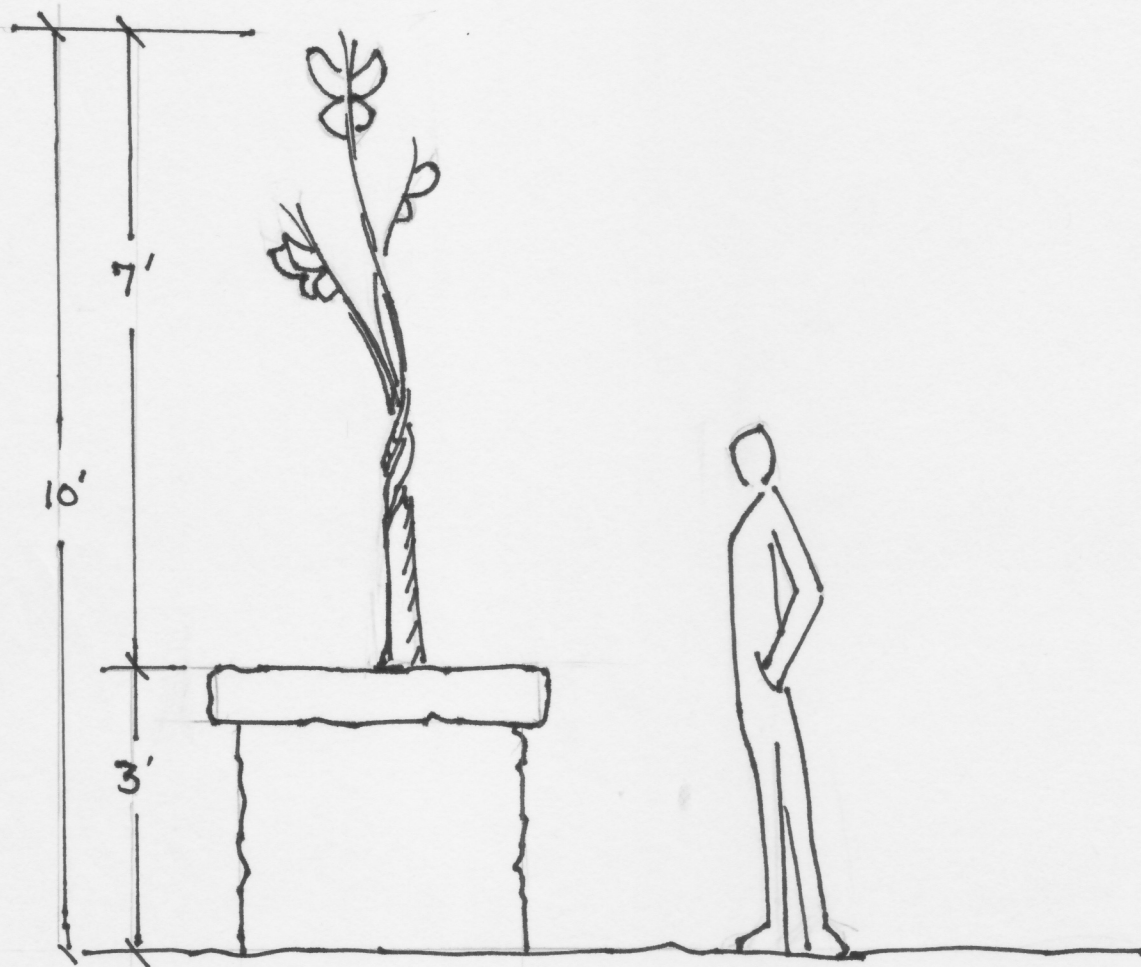
Description

At 8' tall there will be 3 full dimensional butterflies in stainless steel. The wingspan will be between 12"-14" with heavy textural marks through forging the material. They will transition out of a 8" steel base as if in flight. The materials used are substantial and will be maintenance free besides an occasional cleaning. The sculpture will sit upon the existing 3' column and will be anchored with stainless steel bolts.

Maintenance care

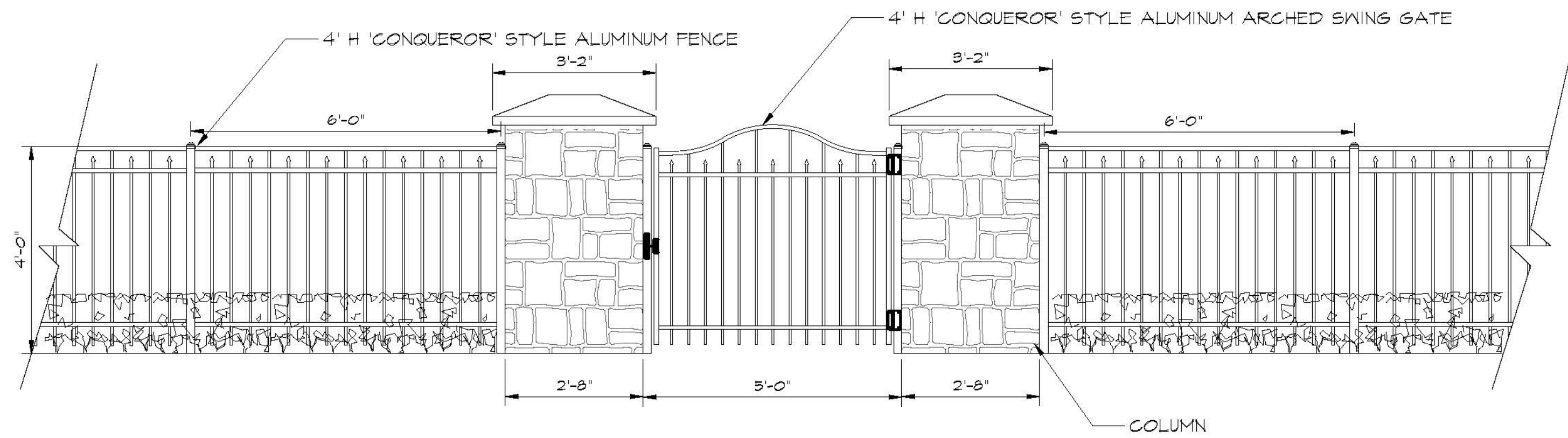
The steel will have a natural patina that may change slightly over time. A light cleaning of loose debris and a coat of paste wax can be performed biannually if desired but is not required. If damage occurs from vandalizing a paint stripper and wire brush can be used to remove. The stainless steel will remain the same with no attention needed. This piece is forged and fabricated from heavy material and will have little chance of damage from the natural elements.

Maintenance Plan: At 8' tall there will be 3 full dimensional butterflies in stainless steel. The wingspan will be between 12 " -14 " with heavy textural marks through forging the material. They will transition out of a 8 " steel base as if in flight. The materials used are substantial and will be maintenance free besides an occasional cleaning. The sculpture will sit upon the existing 3 ' column and will be anchored with stainless steel bolts. The steel will have a natural patina that may change slightly over time. A light cleaning of loose debris and a coat of paste wax can be performed biannually if desired but is not required. If damage occurs from vandalizing a paint stripper and wire brush can be used to remove. The stainless steel will remain the same with no attention needed. This piece is forged and fabricated from heavy material and will have little chance of damage from the natural elements.

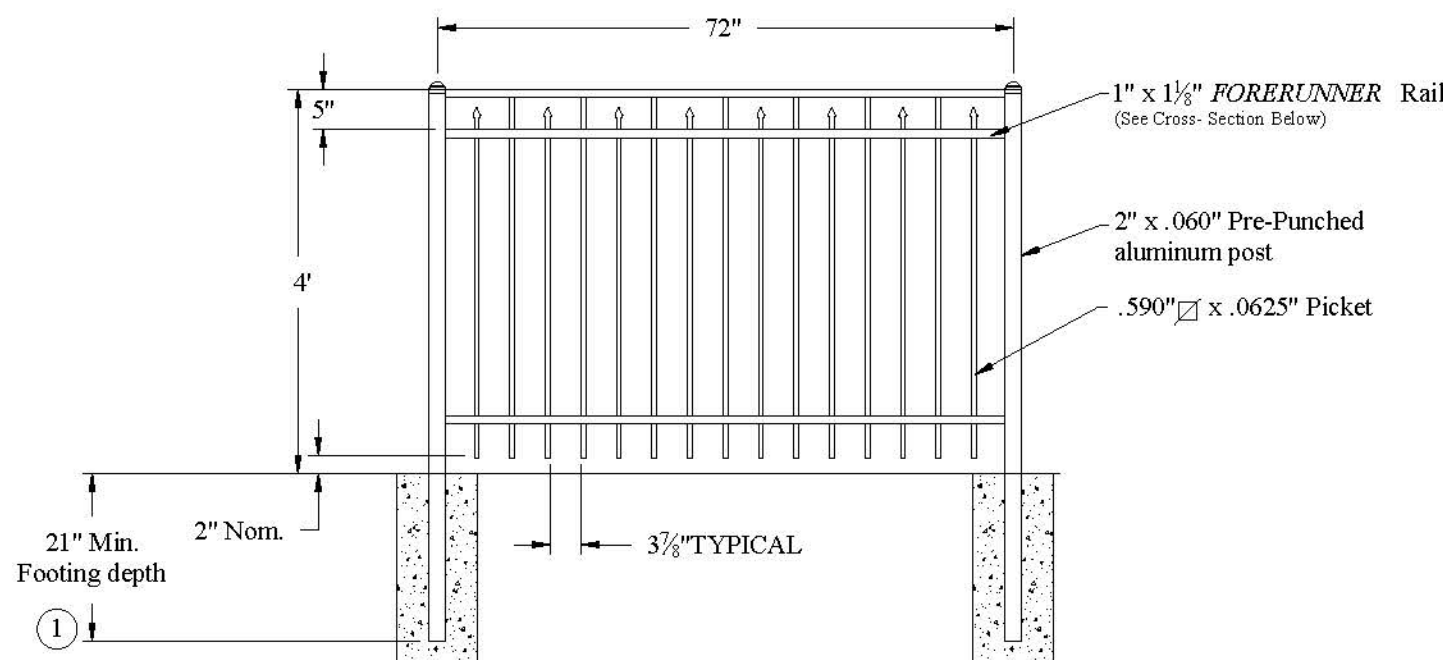


MANNING SCULPTURE
TAYLOR MORRISON

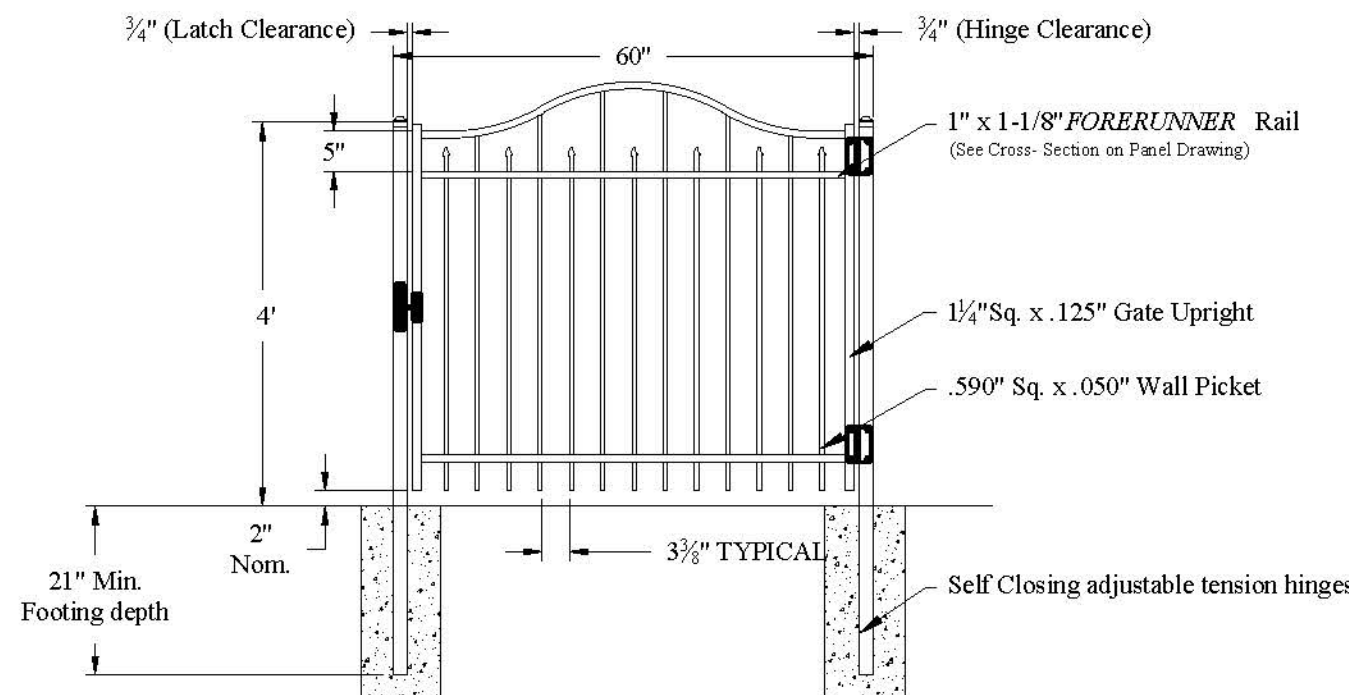
Michael D.H.



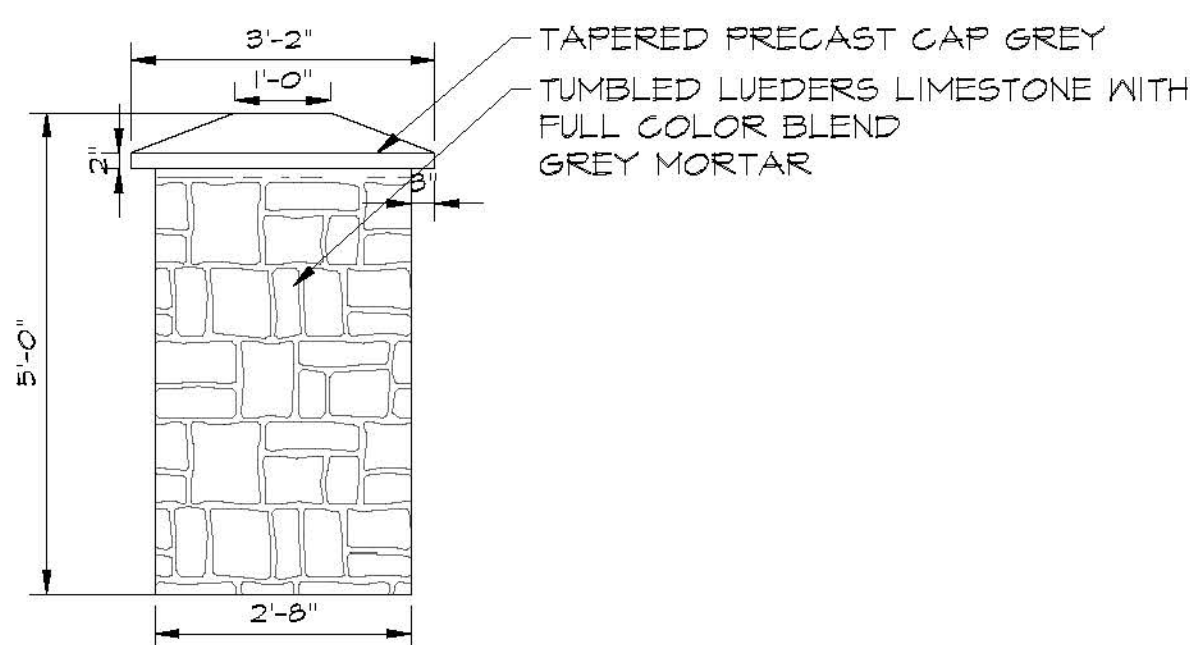
03 HOUSE GATE COLUMN AND FENCE
HS2 ELEVATION
SCALE 1/2"=1'-0"



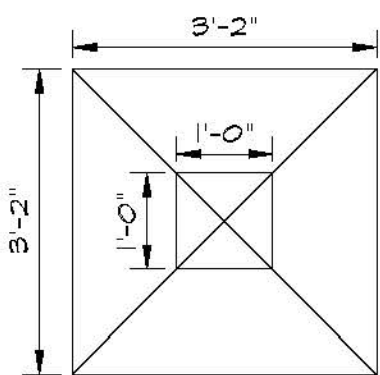
04 4' H 'CONQUEROR' style ALUMINUM FENCE
HS2 DETAIL
N/A



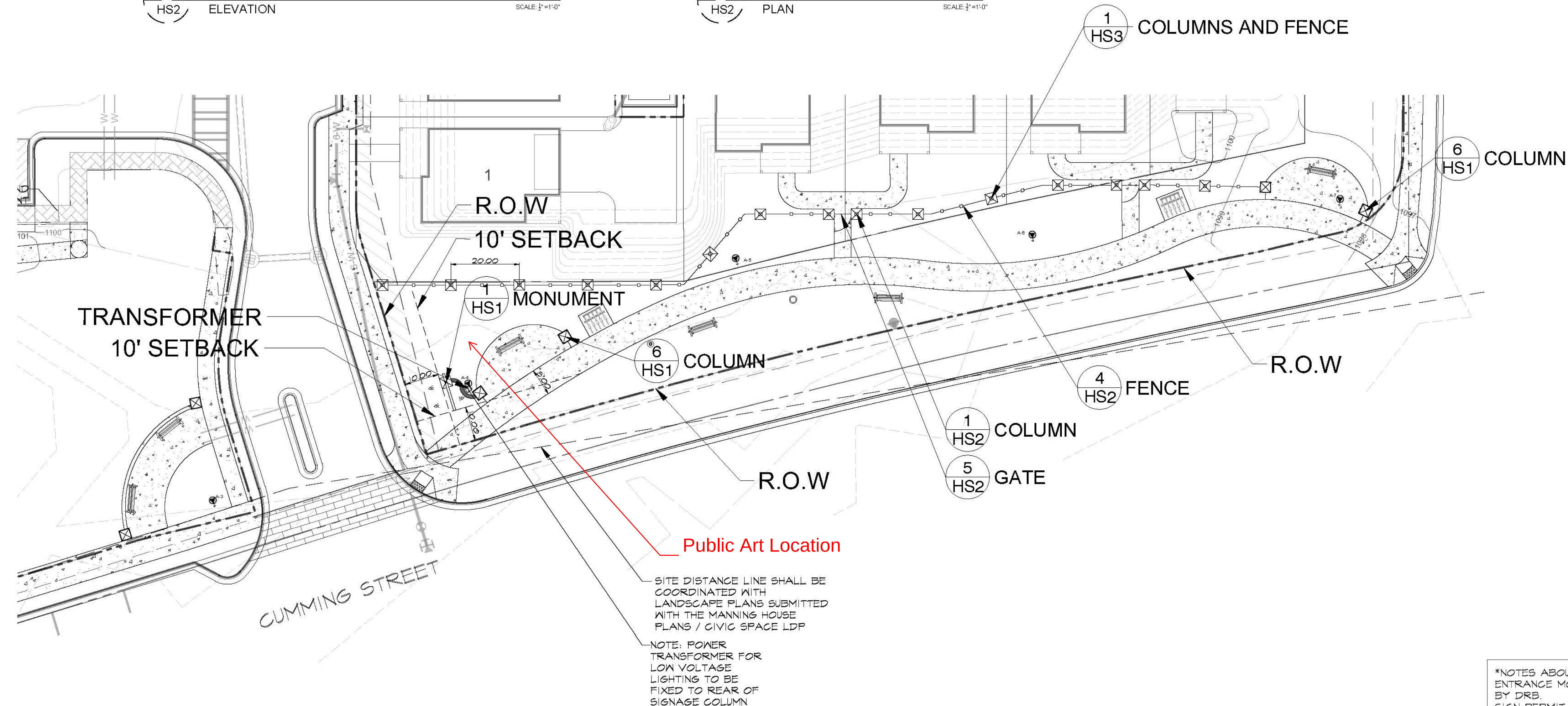
05 4' H 'CONQUEROR' style ALUMINUM ARCHED SWING GATE
HS2 DETAIL
N/A



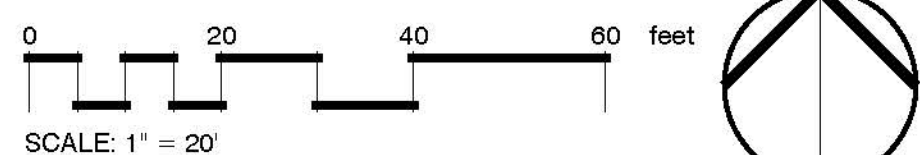
01 HOUSE GATE COLUMN
HS2 ELEVATION
SCALE 1/2"=1'-0"



02 HOUSE GATE COLUMN
HS2 PLAN
SCALE 1/2"=1'-0"



HARDSCAPE PLAN
SCALE 1"=20'-0"



*NOTES ABOUT MONUMENT:
ENTRANCE MONUMENT APPROVED
BY DRB
SIGN PERMIT # 5200088
DATE: 06/30/20

ZONING: DT-R
MUNICIPALITY: CITY OF ALPHARETTA

Owner:

TAYLOR
MORRISON
4400 NORTH POINT
PKWY, SUITE 295
ALPHARETTA, GA
30022
770-945-3600

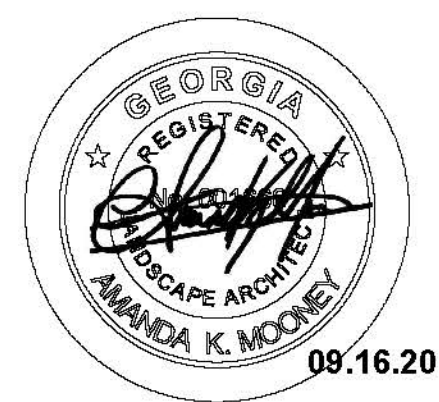
Drawn by:

MOONEY
design studio
Landscape Architecture | Planning
1190 N. Highland Ave. NE
Atlanta, Ga 31106 #8822
(t) 404.483.7361

LEWIS MANNING
PARK

LDP #200022

40 CUMMING
STREET 136
MANNING STREET
ALPHARETTA, GA
30009



REVISIONS

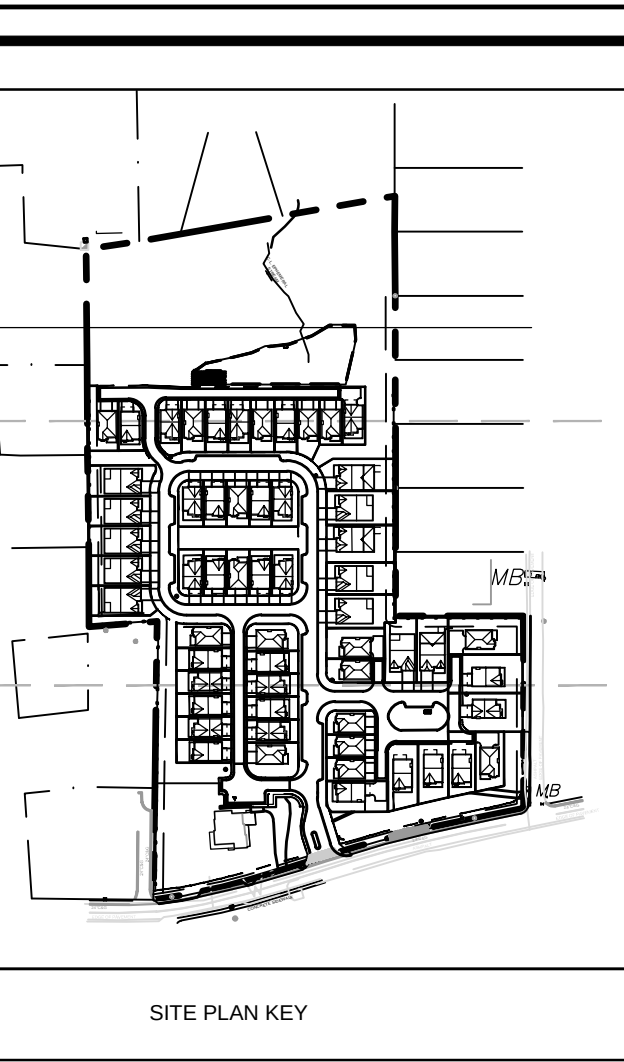
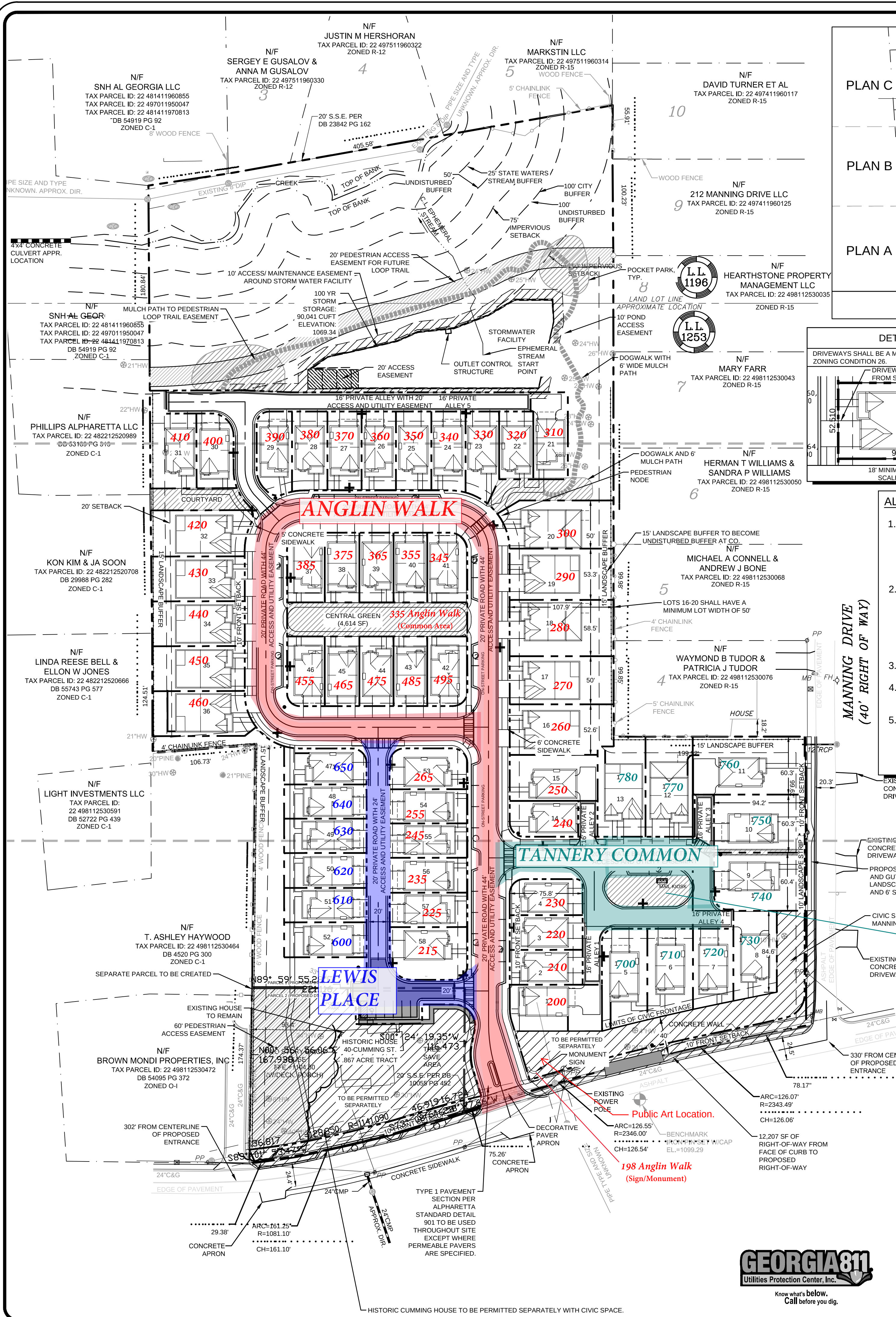
HARDSCAPE PLAN

SCALE:

SHEET:

HS2

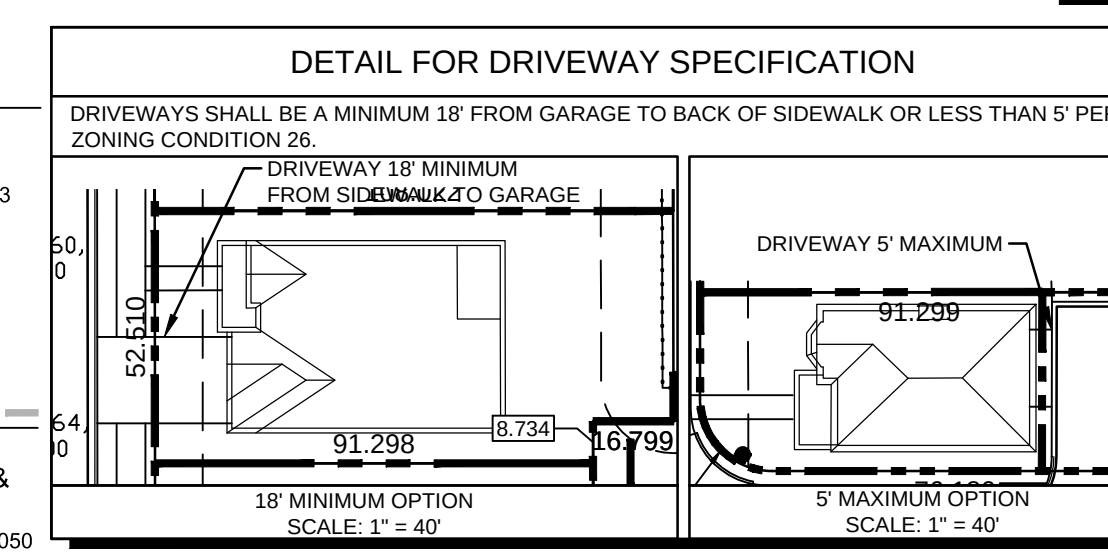
DATE: 09.16.20



COMMUNITY DEVELOPMENT NOTES:

1. AN 18-MONTH PERFORMANCE AND MAINTENANCE BOND WILL BE REQUIRED FOR ALL LANDSCAPING AND IRRIGATION.
2. PARKING LOT LIGHTS WILL BE LOCATED OUTSIDE OF LANDSCAPE ISLANDS. SITE LIGHTING MUST BE APPROVED BY THE ZONING DEPARTMENT PRIOR TO ISSUANCE OF ELECTRICAL PERMIT.
3. THE OWNER IS RESPONSIBLE FOR ANNUAL REPORTING OF THE WASTE GENERATION FOR THIS PROJECT ON AN ONGOING BASIS. THE WASTE GENERATION ANALYSIS MUST DEMONSTRATE A 25% OVERALL WASTE REDUCTION DUE TO RECYCLING.
4. OFF STREET PARKING SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION.
5. ALL REVISIONS TO THESE PLANS MUST BE SUBMITTED TO THE CITY OF ALPHARETTA COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO CONTINUING CONSTRUCTION.
6. ALL ROOFTOP APPURTENANCES, SATELLITE DISHES AND/OR OTHER COMMUNICATION DEVICES WILL BE SCREENED FROM ALL PUBLIC RIGHTS-OF-WAY.
7. ALL TEMPORARY AND PERMANENT SIGNS TO BE PERMITTED SEPARATELY.
8. CONTACT THE FOLLOWING DEPARTMENTS FOR APPROVAL OF THE PERMANENT CERTIFICATE OF OCCUPANCY: COMMUNITY DEVELOPMENT, ARBORIST, TRAFFIC ENGINEERING, AND FIRE MARSHAL. ALLOW A MINIMUM OF A 3-DAY NOTICE FOR A SITE INSPECTION APPOINTMENT.
9. ON-SITE BURIAL IS NOT ALLOWED.
10. AN ENGINEER'S CERTIFICATION WILL BE REQUIRED FOR ALL RETAINING WALLS PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. ALL RETAINING WALLS GREATER THAN 4 FEET IN HEIGHT MUST OBTAIN A BUILDING PERMIT.
11. IRRIGATION NOTES:
 - A. IRRIGATION SYSTEMS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY. (SYSTEMS WILL BE ALLOWED INSIDE MEDIANS IF AN INDemnIFICATION LETTER IS PROVIDED ABSOLVING THE CITY OF ALPHARETTA OF ANY RESPONSIBILITY FOR DAMAGES.)
 - B. IRRIGATION SPRAY ONTO PUBLIC ROADWAYS IS NOT ALLOWED.
 - C. IRRIGATION SYSTEMS MUST BE SHUT OFF OR OPERATED MANUALLY DURING WINTER MONTHS TO PREVENT UNNECESSARY ICE ON ROADS.

HISTORIC CUMMING HOUSE TO BE PERMITTED SEPARATELY WITH CIVIC SPACE



LDP NUMBER: D170064

UTILITY PROVIDERS:

WATER: FULTON COUNTY
SEWER: FULTON COUNTY
POWER: SUWANEE EMC
GAS: ATLANTA GAS LIGHT
TELECOMMUNICATIONS: COMCAST, AT&T
GARBAGE PICK-UP: WASTE MANAGEMENT

ALPHARETTA TRANSPORTATION NOTES:

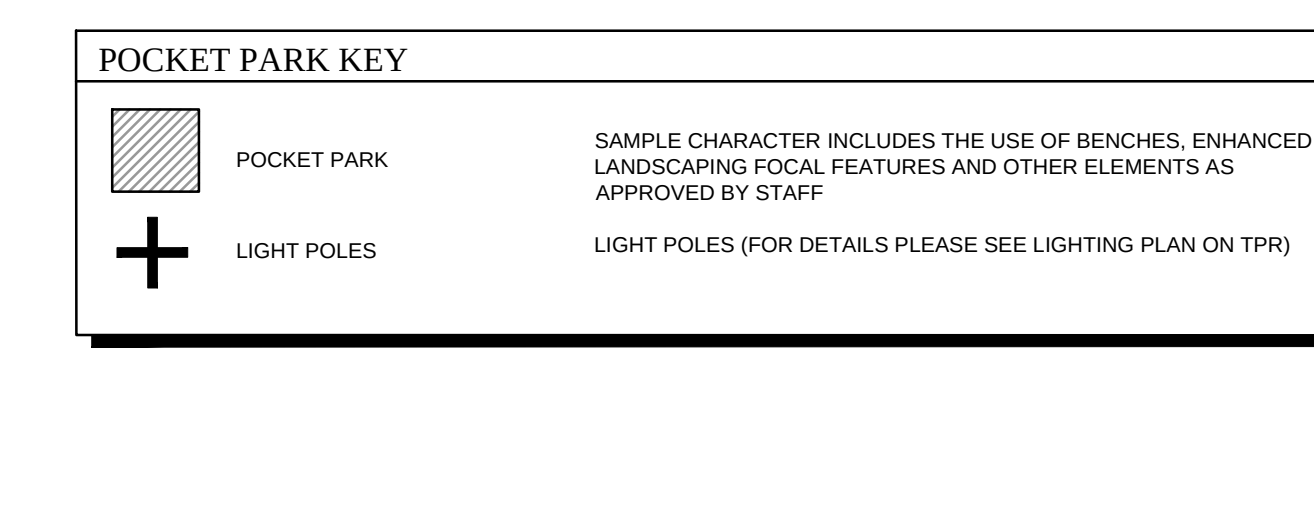
1. CONTRACTOR IS TO PROVIDE THE CITY OF ALPHARETTA ENCROACHMENT PERMIT FOR ALL WORK WITHIN THE CITY'S R.O.W. ANY TRAFFIC SIGNAL OR UTILITY RELOCATIONS WILL BE THE RESPONSIBILITY OF THE OWNER / DEVELOPER.
2. ALL UTILITY LOCATES AND RELOCATIONS, AND/OR DAMAGE WILL BE THE RESPONSIBILITY OF THE DEVELOPER / CONTRACTOR. DEVELOPER / CONTRACTOR MUST CONTACT CITY OF ALPHARETTA LOCATE PERSONNEL DIRECTLY FOR TRAFFIC SIGNAL UTILITY LOCATES. PHONE 678.297.6200.
3. ALL REQUIRED TRAFFIC SIGNAGE MUST MEET MUTCD STANDARDS.
4. ALL REQUIRED TRAFFIC STRIPING MUST MEET MUTCD AND CDOT PLAN SPECIFICATIONS AND MUST BE THERMO-PLASTIC.
5. PROVIDE ALL REQUIRED DETAILS ON PLANS (H/C AND SIGNAGE DETAILS). GENERAL NOTE - ALL H/C RAMP FORMS MUST BE APPROVED BY CITY LAND DISTURBANCE INSPECTOR PRIOR TO CONCRETE POUR.

LOT #	REQUIRED MINIMUM LOT SIZE (SF)	LOT SIZE (SF)	IMP %
1	2500	4571	55.59
2	2500	2747	67.13
3	2500	2735	67.35
4	2500	2784	65.77
5	4000	4702	45.60
6	4000	4216	51.97
7	4000	4115	65.37
8	4000	4024	58.18
9	7000	7024	48.49
10	7000	7006	48.00
11	7000	7002	36.62
12	2500	5104	54.62
13	2500	5005	55.06
14	2500	2802	60.30
15	2500	4367	51.16
16	5000	5525	48.54
17	5000	5403	49.92
18	5000	6310	45.88
19	5000	5752	46.87
20	5000	5573	54.75
21	2500	3249	68.07
22	2500	2502	69.94
23	2500	3022	62.51
24	2500	2921	67.13
25	2500	3015	62.06
26	2500	2922	67.45
27	2500	2909	68.17
28	2500	3020	61.59
29	2500	3005	65.39
30	2500	2897	67.07
31	2500	4143	43.93
32	2500	4846	57.78
33	2500	4511	59.19
34	2500	4490	59.55
35	2500	4482	59.71
36	2500	4666	58.47
37	2500	2766	66.67
38	2500	2605	69.98
39	2500	2570	67.12
40	2500	2533	68.80
41	2500	2943	64.59
42	2500	2963	63.99
43	2500	2530	69.76
44	2500	2569	67.34
45	2500	2604	68.82
46	2500	2795	67.44
47	2500	3173	62.78
48	2500	3040	67.96
49	2500	3061	67.79
50	2500	3111	66.89
51	2500	3062	67.57
52	2500	3115	67.29
53	2500	3329	55.87
54	2500	2866	68.88
55	2500	2883	68.23
56	2500	2929	67.57
57	2500	2882	68.22
58	2500	4260	43.99

SITE DATA:	
TOTAL SITE AREA	11.705 ACRES
PARCEL 1	10.868 ACRES
PARCEL 2 - (MANNING HOUSE PARCEL) NOT PART OF LDP	0.837 ACRES
ONSITE DISTURBED AREA	8.153 ACRES
OFFSITE DISTURBED AREA	0.196 ACRES
ZONING	
ZONING (PARCEL 1)	DT-R
ZONING (PARCEL 2) NOT PART OF LDP	DT-LW
ZONING JURISDICTION	CITY OF ALPHARETTA
LDP NUMBER:	D170064
RESIDENTIAL DT-R DENSITY	
TOTAL RESIDENTIAL UNITS	58 HOMES
SINGLE FAMILY DETACHED HOMES	58 UNITS
RESIDENTIAL DENSITY STANDARD PER UDC (WITHOUT CONDITIONAL USE PERMIT)	8 UNITS/ACRE
DENSITY PROPOSED (58 UNITS / 10.868 ACRES)	5.34 UNITS/ACRE
BUILDING SQFT AND HEIGHT	SEE ARCHITECTURAL PLANS
PERIMETER SETBACK SUMMARY (DT-R & DT-LW)	
FRONTAGE PROPERTY SETBACK	10 FEET MIN.
SIDE YARD SETBACK	0 FEET
REAR YARD SETBACK	3/10 FEET
TRANSITIONAL BUFFER ZONE	N/A
LANDSCAPE STRIP	10 FEET (SEE PLAN)
PARCEL 1 (DT-R) LOT STANDARDS	
DETACHED LOTS	
FRONT YARD SETBACK	10 FEET
* A FRONT PORCH MAY EXTEND UP TO 9 FEET, INCLUDING THE STEPS, INTO A REQUIRED FRONT SETBACK, PROVIDED THAT SUCH EXTENSION IS AT LEAST 2 FEET FROM THE VERTICAL PLANE OF ANY LOT LINE.	
SIDE YARD SETBACK	0 FEET
REAR YARD SETBACK	3/10 FEET
BUILDING SEPARATION	5 FEET MINIMUM
LOT COVERAGE	70% MAX
PARCEL 1 PARKING SUMMARY (DT-R)	
RESIDENTIAL PARKING (2 GARAGE SPACES & 2 DRIVEWAY SPACES PER UNIT + 28 GUEST SPACES)	256 SPACES
RESIDENTIAL TOTAL HOMES	58 HOMES
RESIDENTIAL PARKING REQUIRED	2 / HOME = 116 SPACES
RESIDENTIAL PARKING PROVIDED	256 SPACES
GUEST PARKING REQUIRED	9 Sp. (15'59")
GUEST PARKING PROVIDED	28 SPACES
PARCEL 2 PARKING SUMMARY (DT-LW)	
OFFICE PARKING REQUIRED (3,777 SF)	3/1000 SF = 11 SPACES
OFFICE PARKING PROVIDED	3/1000 SF = 12 SPACES
ONE OF THE TWELVE PROPOSED SPACES TO BE HANDICAP	
PARCEL 2 - 40 CUMMING STREET BUILDING (DT-LW)	
BUILDING SQ FEET (PER FULTON COUNTY ACCESSOR)	3,777 SQ. FT.
PARCEL 2 LOT STANDARDS (DT-LW)	
LOT AREA	2,500 SF. MIN
LOT WIDTH	25 FT. MIN
LOT COVERAGE	70% MAX/ 38% PROVIDED
CIVIC & AMENITY SPACE SUMMARY	
**OPEN SPACE REQUIREMENTS ARE SATISFIED IN TOTAL BASED ON THE PRESERVATION OF 40 CUMMING STREET HOUSE ON THE SITE PER SEC. 3.2.4-I	

SITE NOTES:

1. ALL STRIPING AND ARROWS TO MEET GEORGIA DOT STANDARDS.
2. 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 MINIMUM CITY OF ALPHARETTA REQUIREMENTS AND THE SIDEWALK REPLACED.
3. PRIOR TO THE DEDICATION AND ACCEPTANCE OF SANITARY SEWER, STORM SEWER OR STREET INFRASTRUCTURE TO THE CITY OF ALPHARETTA, "AS-BUILT" DRAWINGS AND 3-YEAR MAINTENANCE BONDS ARE REQUIRED. THE STREET CONSTRUCTION SHALL DEMONSTRATE ADEQUATE COMPACTION WITH PROFESSIONAL TESTING AND REPORTS PREPARED BY A GEORGIA REGISTERED PROFESSIONAL CIVIL ENGINEER. THE SANITARY SEWER INSTALLATION SHALL INCLUDE AN INTERNAL TELEVISION INSPECTION, A SUCCESSFUL MANDRELL PULL AND SUCCESSFUL LEAK-DOWN PRESSURE TEST.
4. INSTALLATION OF SIDEWALK ALONG PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF CITY OF ALPHARETTA CODE. SIDEWALKS AND CONCRETE CURB AND GUTTER SHALL CONFORM TO THE CITY OF ALPHARETTA STANDARD DETAILS. LOCATION OF SIDEWALKS AND SETBACKS ZONES AS SHOWN AS DETERMINED BY PLANNING DEPARTMENT.
5. ALL WORK AND MATERIALS SHALL COMPLY WITH THE CITY OF ALPHARETTA, GEORGIA REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
6. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED REMOVED, OR RELOCATED AS NECESSARY.
7. CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.
8. BUILDING DIMENSIONS SHOWN ON THIS PLAN ARE SCHEMATIC IN NATURE. SEE ARCHITECTURAL PLANS FOR ACTUAL DIMENSIONS.
9. SITE CONTRACTOR SHALL FURNISH "AS-BUILT" DRAWINGS INDICATING ALL CHANGES AND DEVIATIONS.
10. SITE WORK CONTRACTOR IS RESPONSIBLE FOR WORK TO WITHIN 5' OF THE BUILDINGS.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATION INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNS, ETC. GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
12. ALL TEMPORARY AND PERMANENT SIGNS SHALL BE PERMITTED SEPARATELY.
13. OPEN BURNING OR BURY PITS ARE NOT ALLOWED.
14. THERE ARE NO KNOWN WETLANDS ON SITE PER THE NATIONAL WETLANDS INVENTORY MAP.
15. ALL REQUIRED TRAFFIC SIGNAGE MUST MEET MUTCD STANDARDS.
16. NO WELLS OR SEPTIC SYSTEMS ARE PROPOSED OR EXIST ON SITE.



40 CUMMING STREET, 136 MANNING DRIVE

FOR
TAYLOR MORRISON
4400 NORTH POINT PKWY, STE 295
ALPHARETTA, GA 30009
PHONE: 770.741.0253

FULTON COUNTY - 11-151 WBP
PROJECT NUMBER: 11-151 WBP

LAND LOT 1106 & 1253
PARCEL ID: 22-498112530027 &
22-498112530035

REVISIONS:

NO.	DATE	BY	DESCRIPTION
-1	01/17/2018	CSL	FULTON COUNTY W&S
-2	01/22/2018	BVW	ALPHARETTA COMMENTS
-3	01/22/2018	CSL	FULTON COUNTY W&S
-4	03/01/2018	BVW	ALPHARETTA COMMENTS
-5	03/23/2018	BVW	ALPHARETTA COMMENTS
-6	04/19/2018	JMC	ALPHARETTA COMMENTS
-7	05/03/2018	JMC	ALPHARETTA COMMENTS
-8	05/16/2018	CQ	ALPHARETTA SIGN OFF

SITE PLAN

0 30 60 120 180

SCALE: 1" = 60'

DATE: 12/08/2017

PROJECT: 16334.00

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

GEORGIA
REGISTERED PROFESSIONAL
ENGINEER
KENNETH J. WOOD
05/16/2018

GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION # 0000059389 EXP. 10/27/2018

C3.00

SHEET

September 8, 2023

Taylor Morrison of Georgia, LLC

www.taylormorrison.com

T: 4809153238

Re: Manning On The Square – Public Art Sculpture Installation – Permission Letter for Michael Dillon

To whom it may concern:

Michael Dillon of Dillon Forge is authorized by Taylor Morrison of Georgia, LLC, property owner of 40 Cumming Street/136 Manning Drive, Alpharetta, GA 30009 (also known as “subdivision” Manning On The Square) to install a City of Alpharetta approved Public Art Sculpture at 198 Anglin Walk, Alpharetta, GA 30009 nearest the entrance monument for the subdivision.

Dillon Forge has the permission from the property owner, Taylor Morrison of Georgia, LLC to install the City of Alpharetta approved Public Art Sculpture as included in the approved City of Alpharetta Public Art application.

See exhibit.

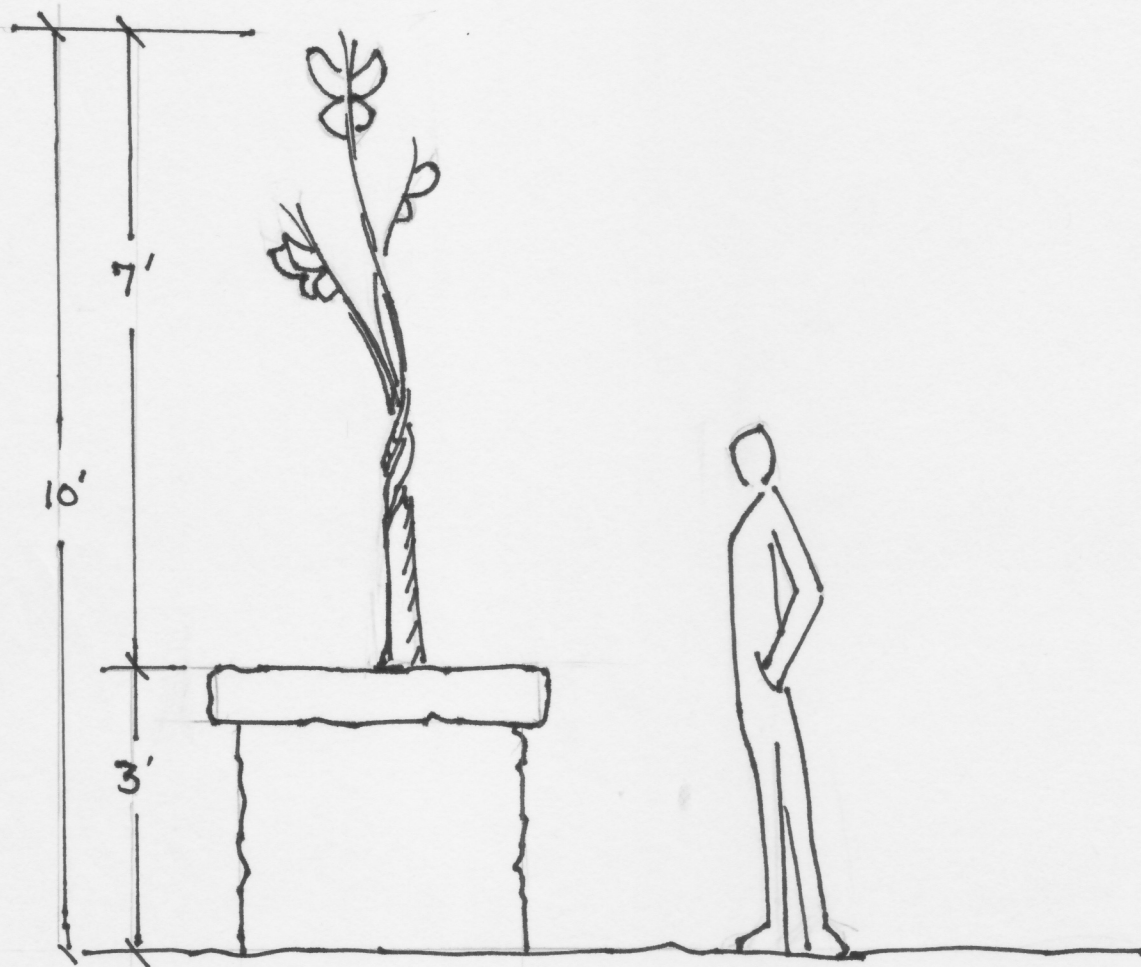
Warmest Regards,



Brian Taylor

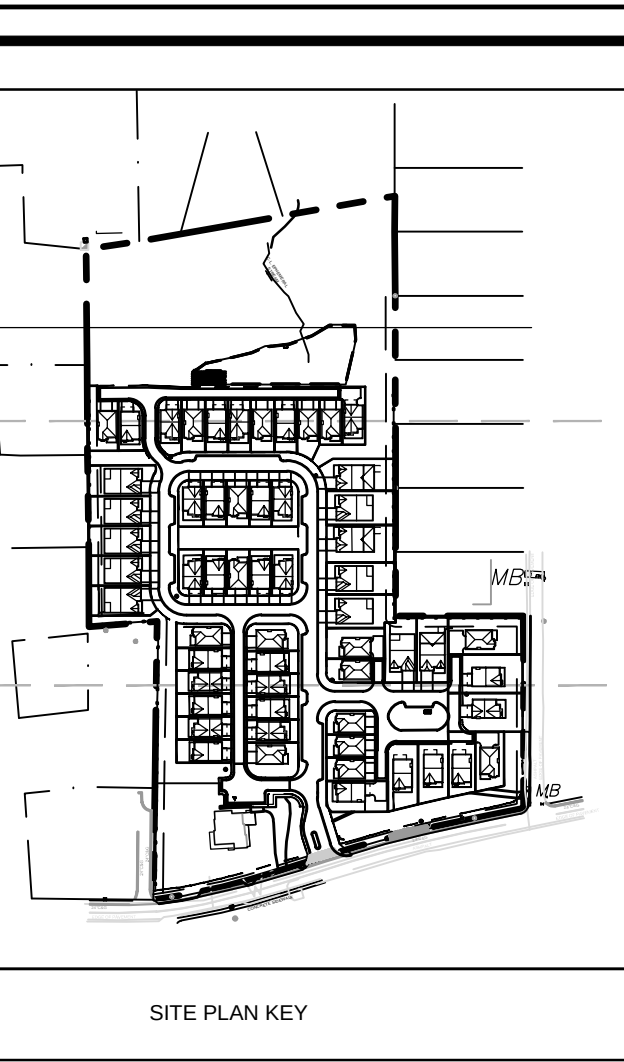
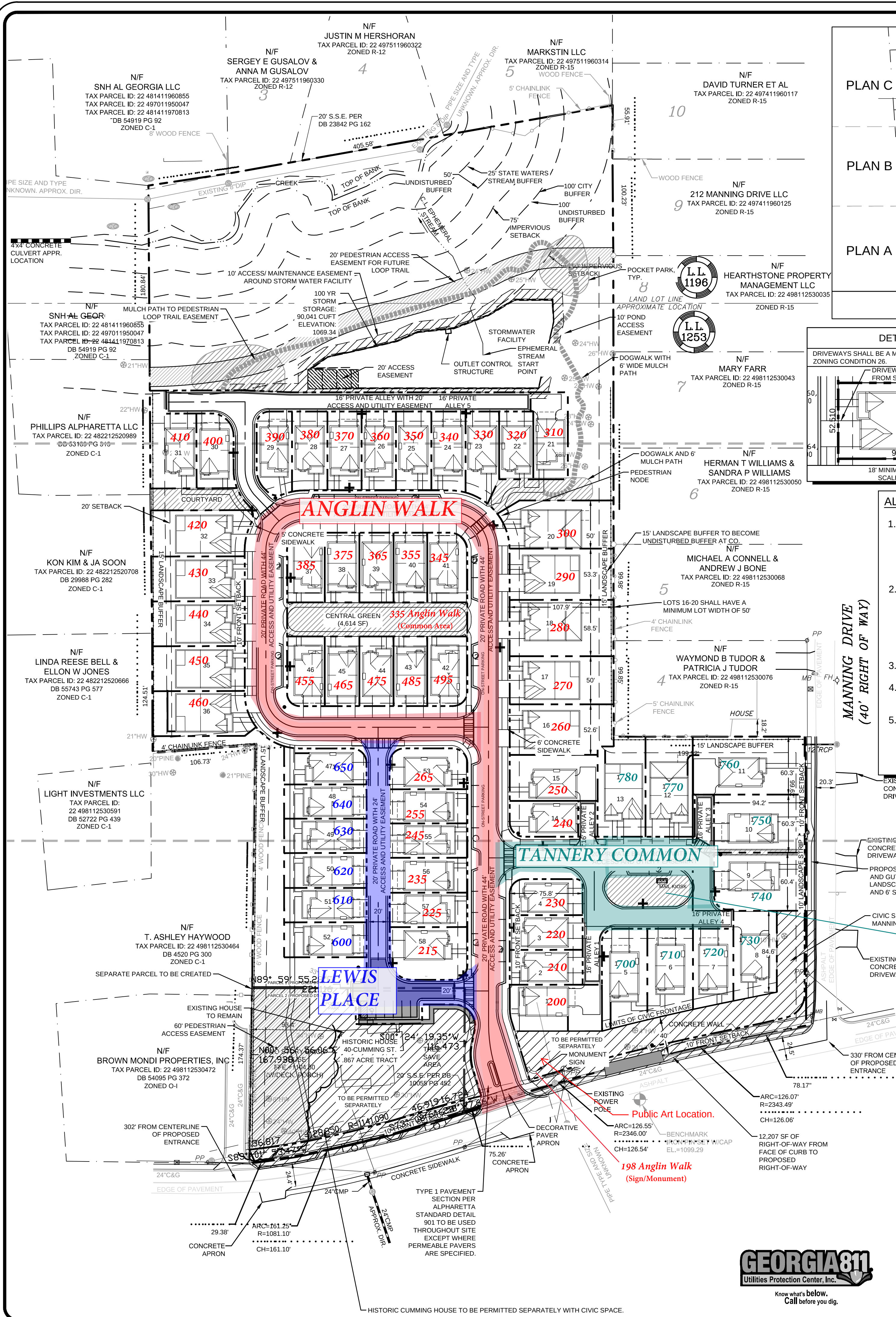
VP of Land Development

Maintenance Plan: At 8' tall there will be 3 full dimensional butterflies in stainless steel. The wingspan will be between 12 " -14 " with heavy textural marks through forging the material. They will transition out of a 8 " steel base as if in flight. The materials used are substantial and will be maintenance free besides an occasional cleaning. The sculpture will sit upon the existing 3 ' column and will be anchored with stainless steel bolts. The steel will have a natural patina that may change slightly over time. A light cleaning of loose debris and a coat of paste wax can be performed biannually if desired but is not required. If damage occurs from vandalizing a paint stripper and wire brush can be used to remove. The stainless steel will remain the same with no attention needed. This piece is forged and fabricated from heavy material and will have little chance of damage from the natural elements.



MANNING SCULPTURE
TAYLOR MORRISON

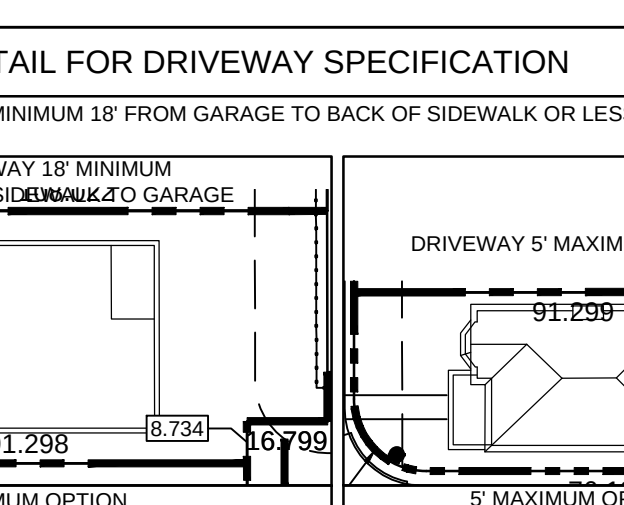
Michael D.H.



COMMUNITY DEVELOPMENT NOTES:

1. AN 18-MONTH PERFORMANCE AND MAINTENANCE BOND WILL BE REQUIRED FOR ALL LANDSCAPING AND IRRIGATION.
2. PARKING LOT LIGHTS WILL BE LOCATED OUTSIDE OF LANDSCAPE ISLANDS. SITE LIGHTING MUST BE APPROVED BY THE ZONING DEPARTMENT PRIOR TO ISSUANCE OF ELECTRICAL PERMIT.
3. THE OWNER IS RESPONSIBLE FOR ANNUAL REPORTING OF THE WASTE GENERATION FOR THIS PROJECT ON AN ONGOING BASIS. THE WASTE GENERATION ANALYSIS MUST DEMONSTRATE A 25% OVERALL WASTE REDUCTION DUE TO RECYCLING.
4. OFF STREET PARKING SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION.
5. ALL REVISIONS TO THESE PLANS MUST BE SUBMITTED TO THE CITY OF ALPHARETTA COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO CONTINUING CONSTRUCTION.
6. ALL ROOFTOP APPURTENANCES, SATELLITE DISHES AND/OR OTHER COMMUNICATION DEVICES WILL BE SCREENED FROM ALL PUBLIC RIGHTS-OF-WAY.
7. ALL TEMPORARY AND PERMANENT SIGNS TO BE PERMITTED SEPARATELY.
8. CONTACT THE FOLLOWING DEPARTMENTS FOR APPROVAL OF THE PERMANENT CERTIFICATE OF OCCUPANCY: COMMUNITY DEVELOPMENT, ARBORIST, TRAFFIC ENGINEERING, AND FIRE MARSHAL. ALLOW A MINIMUM OF A 3-DAY NOTICE FOR A SITE INSPECTION APPOINTMENT.
9. ON-SITE BURIAL IS NOT ALLOWED.
10. AN ENGINEER'S CERTIFICATION WILL BE REQUIRED FOR ALL RETAINING WALLS PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. ALL RETAINING WALLS GREATER THAN 4 FEET IN HEIGHT MUST OBTAIN A BUILDING PERMIT.
11. IRRIGATION NOTES:
 - A. IRRIGATION SYSTEMS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY. (SYSTEMS WILL BE ALLOWED INSIDE MEDIANS IF AN INDENIFICATION LETTER IS PROVIDED ABSOLVING THE CITY OF ALPHARETTA OF ANY RESPONSIBILITY FOR DAMAGES.)
 - B. IRRIGATION SPRAY ONTO PUBLIC ROADWAYS IS NOT ALLOWED.
 - C. IRRIGATION SYSTEMS MUST BE SHUT OFF OR OPERATED MANUALLY DURING WINTER MONTHS TO PREVENT UNNECESSARY ICE ON ROADS.

HISTORIC CUMMING HOUSE TO BE PERMITTED SEPARATELY WITH CIVIC SPACE



LDP NUMBER: D170064

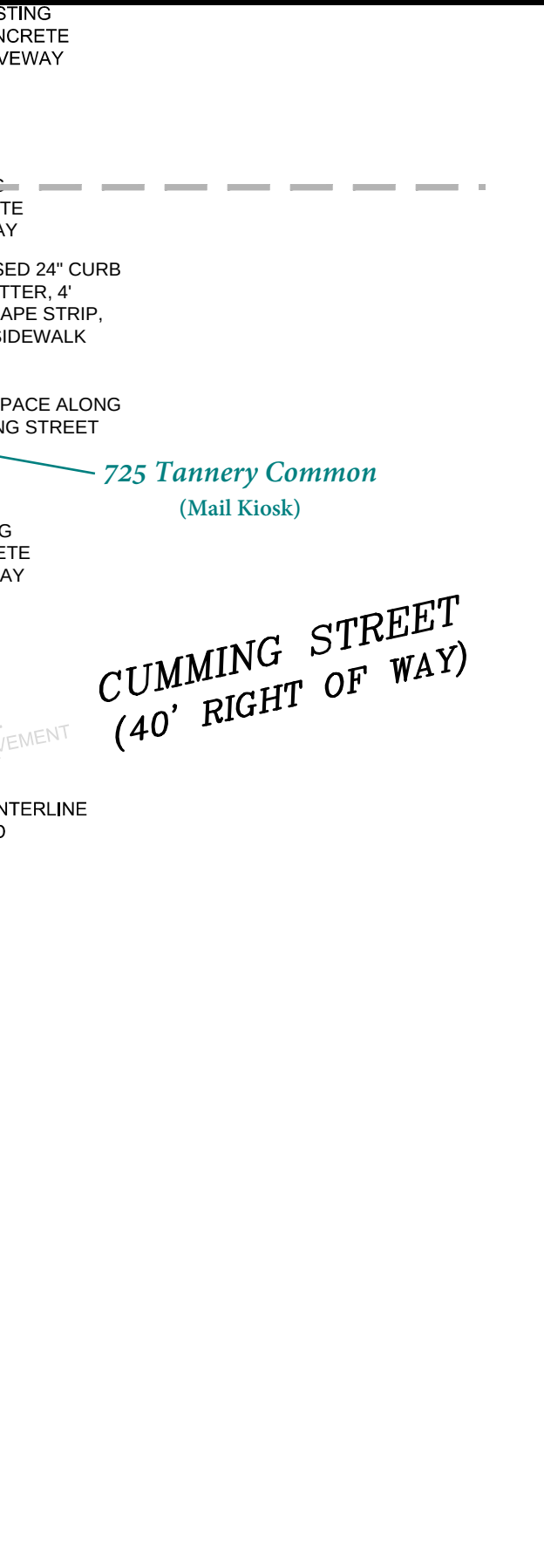
UTILITY PROVIDERS:

WATER: FULTON COUNTY
SEWER: FULTON COUNTY
POWER: SUWANEE EMC
GAS: ATLANTA GAS LIGHT
TELECOMMUNICATIONS: COMCAST, AT&T
GARBAGE PICK-UP: WASTE MANAGEMENT

ALPHARETTA TRANSPORTATION NOTES:

1. 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.
2. 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 678.297.6200.
3. ALL REQUIRED TRAFFIC SIGNAGE MUST MEET MUTCD STANDARDS.
4. ALL REQUIRED TRAFFIC STRIPING MUST MEET MUTCD AND CDOT PLAN SPECIFICATIONS AND MUST BE THERMO-PLASTIC.
5. PROVIDE ALL REQUIRED DETAILS ON PLANS (H/C AND SIGNAGE DETAILS). GENERAL NOTE - ALL H/C RAMP FORMS MUST BE APPROVED BY CITY LAND DISTURBANCE INSPECTOR PRIOR TO CONCRETE POUR.

LOT #	REQUIRED MINIMUM LOT SIZE (SF)	LOT SIZE (SF)	IMP %
1	2500	4571	55.59
2	2500	2747	67.13
3	2500	2735	67.35
4	2500	2784	65.77
5	4000	4702	45.60
6	4000	4216	51.97
7	4000	4115	65.37
8	4000	4024	58.18
9	7000	7024	48.49
10	7000	7006	48.00
11	7000	7002	36.62
12	2500	5104	54.62
13	2500	5005	55.06
14	2500	2802	60.30
15	2500	4367	51.16
16	5000	5525	48.54
17	5000	5403	49.92
18	5000	6310	45.88
19	5000	5752	46.87
20	5000	5573	54.75
21	2500	3249	68.07
22	2500	2502	69.94
23	2500	3022	62.51
24	2500	2921	67.13
25	2500	3015	62.06
26	2500	2922	67.45
27	2500	2909	68.17
28	2500	3020	61.59
29	2500	3005	65.39
30	2500	2897	67.07
31	2500	4143	43.93
32	2500	4846	57.78
33	2500	4511	59.19
34	2500	4490	59.55
35	2500	4482	59.71
36	2500	4666	58.47
37	2500	2766	66.67
38	2500	2605	69.98
39	2500	2570	67.12
40	2500	2533	68.80
41	2500	2943	64.59
42	2500	2963	63.99
43	2500	2530	69.76
44	2500	2569	67.34
45	2500	2604	68.82
46	2500	2795	67.44
47	2500	3173	62.78
48	2500	3040	67.96
49	2500	3061	67.79
50	2500	3111	66.89
51	2500	3062	67.57
52	2500	3115	67.29
53	2500	3329	55.87
54	2500	2866	68.88
55	2500	2883	68.23
56	2500	2929	67.57
57	2500	2882	68.22
58	2500	4260	43.99



SITE DATA:

TOTAL SITE AREA 11.705 ACRES

PARCEL 1 10.868 ACRES

PARCEL 2 - (MANNING HOUSE PARCEL) NOT PART OF LDP 0.837 ACRES

ONSITE DISTURBED AREA 8.153 ACRES

OFFSITE DISTURBED AREA 0.196 ACRES

ZONING

ZONING (PARCEL 1) DT-R

ZONING (PARCEL 2) NOT PART OF LDP DT-LW

ZONING JURISDICTION CITY OF ALPHARETTA

LDP NUMBER: D170064

RESIDENTIAL DT-R DENSITY

TOTAL RESIDENTIAL UNITS 58 HOMES

SINGLE FAMILY DETACHED HOMES 58 UNITS

RESIDENTIAL DENSITY STANDARD PER UDC (WITHOUT CONDITIONAL USE PERMIT) 8 UNITS/ACRE

DENSITY PROPOSED (58 UNITS / 10.868 ACRES) 5.34 UNITS/ACRE

BUILDING SQFT AND HEIGHT SEE ARCHITECTURAL PLANS

PERIMETER SETBACK SUMMARY (DT-R & DT-LW)

FRONTAGE PROPERTY SETBACK 10 FEET MIN.

SIDE YARD SETBACK 0 FEET

REAR YARD SETBACK 3/10 FEET

TRANSITIONAL BUFFER ZONE N/A

LANDSCAPE STRIP 10 FEET (SEE PLAN)

PARCEL 1 (DT-R) LOT STANDARDS

DETACHED LOTS 10 FEET

FRONT YARD SETBACK 10 FEET

*** A FRONT PORCH MAY EXTEND UP TO 9 FEET, INCLUDING THE STEPS, INTO A REQUIRED FRONT SETBACK, PROVIDED THAT SUCH EXTENSION IS AT LEAST 2 FEET FROM THE VERTICAL PLANE OF ANY LOT LINE.**

SIDE YARD SETBACK 0 FEET

REAR YARD SETBACK 3/10 FEET

BUILDING SEPARATION 5 FEET MINIMUM

LOT COVERAGE 70% MAX

PARCEL 1 PARKING SUMMARY (DT-R)

RESIDENTIAL PARKING 256 SPACES (2 GARAGE SPACES & 2 DRIVEWAY SPACES PER UNIT + 28 GUEST SPACES)

RESIDENTIAL TOTAL HOMES 58 HOMES

RESIDENTIAL PARKING REQUIRED 2 / HOME = 116 SPACES

RESIDENTIAL PARKING PROVIDED 256 SPACES

GUEST PARKING REQUIRED 9 Sp. (15'59)

GUEST PARKING PROVIDED 28 SPACES

PARCEL 2 PARKING SUMMARY (DT-LW)

OFFICE PARKING REQUIRED (3,777 SF) 3/1000 SF = 11 SPACES

OFFICE PARKING PROVIDED 3/1000 SF = 12 SPACES

ONE OF THE TWELVE PROPOSED SPACES TO BE HANDICAP

PARCEL 2 - 40 CUMMING STREET BUILDING (DT-LW)

BUILDING SQ FEET (PER FULTON COUNTY ACCESSOR) 3,777 SQ. FT.

PARCEL 2 LOT STANDARDS (DT-LW)

LOT AREA 2,500 SF. MIN

LOT WIDTH 25 FT. MIN

LOT COVERAGE 70% MAX/ 38% PROVIDED

CIVIC & AMENITY SPACE SUMMARY

****OPEN SPACE REQUIREMENTS ARE SATISFIED IN TOTAL BASED ON THE PRESERVATION OF 40 CUMMING STREET HOUSE ON THE SITE PER SEC. 3.2.4-I**

SITE NOTES:

1. ALL STRIPING AND ARROWS TO MEET GEORGIA DOT STANDARDS.
2. 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 MINIMUM CITY OF ALPHARETTA REQUIREMENTS AND THE SIDEWALK REPLACED.
3. PRIOR TO THE DEDICATION AND ACCEPTANCE OF SANITARY SEWER, STORM SEWER OR STREET INFRASTRUCTURE TO THE CITY OF ALPHARETTA, "AS-BUILT" DRAWINGS AND 3-YEAR MAINTENANCE BONDS ARE REQUIRED. THE STREET CONSTRUCTION SHALL DEMONSTRATE ADEQUATE COMPACTION WITH PROFESSIONAL TESTING AND REPORTS PREPARED BY A GEORGIA REGISTERED PROFESSIONAL CIVIL ENGINEER. THE SANITARY SEWER INSTALLATION SHALL INCLUDE AN INTERNAL TELEVISION INSPECTION, A SUCCESSFUL MANDRELL PULL AND SUCCESSFUL LEAK-DOWN PRESSURE TEST.
4. INSTALLATION OF SIDEWALK ALONG PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF CITY OF ALPHARETTA CODE. SIDEWALKS AND CONCRETE CURB AND GUTTER SHALL CONFORM TO THE CITY OF ALPHARETTA STANDARD DETAILS. LOCATION OF SIDEWALKS AND SETBACKS ZONES AS SHOWN AS DETERMINED BY PLANNING DEPARTMENT.
5. ALL WORK AND MATERIALS SHALL COMPLY WITH THE CITY OF ALPHARETTA, GEORGIA REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
6. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED REMOVED, OR RELOCATED AS NECESSARY.
7. CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.
8. BUILDING DIMENSIONS SHOWN ON THIS PLAN ARE SCHEMATIC IN NATURE. SEE ARCHITECTURAL PLANS FOR ACTUAL DIMENSIONS.
9. SITE CONTRACTOR SHALL FURNISH "AS-BUILT" DRAWINGS INDICATING ALL CHANGES AND DEVIATIONS.
10. SITE WORK CONTRACTOR IS RESPONSIBLE FOR WORK TO WITHIN 5' OF THE BUILDINGS.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATION INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNS, ETC. GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
12. ALL TEMPORARY AND PERMANENT SIGNS SHALL BE PERMITTED SEPARATELY.
13. OPEN BURNING OR BURY PITS ARE NOT ALLOWED.
14. THERE ARE NO KNOWN WETLANDS ON SITE PER THE NATIONAL WETLANDS INVENTORY MAP.
15. ALL REQUIRED TRAFFIC SIGNAGE MUST MEET MUTCD STANDARDS.
16. NO WELLS OR SEPTIC SYSTEMS ARE PROPOSED OR EXIST ON SITE.

POCKET PARK KEY

	POCKET PARK
	LIGHT POLES

SAMPLE CHARACTER INCLUDES THE USE OF BENCHES, ENHANCED LANDSCAPING FOCAL FEATURES AND OTHER ELEMENTS AS APPROVED BY STAFF

LIGHT POLES (FOR DETAILS PLEASE SEE LIGHTING PLAN ON TPR)

40 CUMMING STREET, 136 MANNING DRIVE

FOR TAYLOR MORRISON

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

4400 NORTH POINT PKWY, STE 295

ALPHARETTA, GA 30009

PHONE: 770.741.0253

"WE PROVIDE SOLUTIONS"

PLANNERS AND ENGINEERS COLLABORATIVE

SITE PLANNING LANDSCAPE ARCHITECTURE CIVIL ENGINEERING LAND SURVEYING

350 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092 (770) 451-2741 FAX (770) 451-3915

REVISIONS:

NO.	DATE	BY	DESCRIPTION
-1	01/17/2018	CSL	FULTON COUNTY W&S
-2	01/22/2018	BVV	ALPHARETTA COMMENTS
-3	01/22/2018	CSL	FULTON COUNTY W&S
-4	03/01/2018	BVV	ALPHARETTA COMMENTS
-5	03/23/2018	BVV	ALPHARETTA COMMENTS
-6	04/19/2018	JMC	ALPHARETTA COMMENTS
-7	05/03/2018	JMC	ALPHARETTA COMMENTS
-8	05/16/2018	CQ	ALPHARETTA SIGN OFF

SITE PLAN

SCALE: 1" = 60'

DATE: 12/08/2017

PROJECT: 16334.00

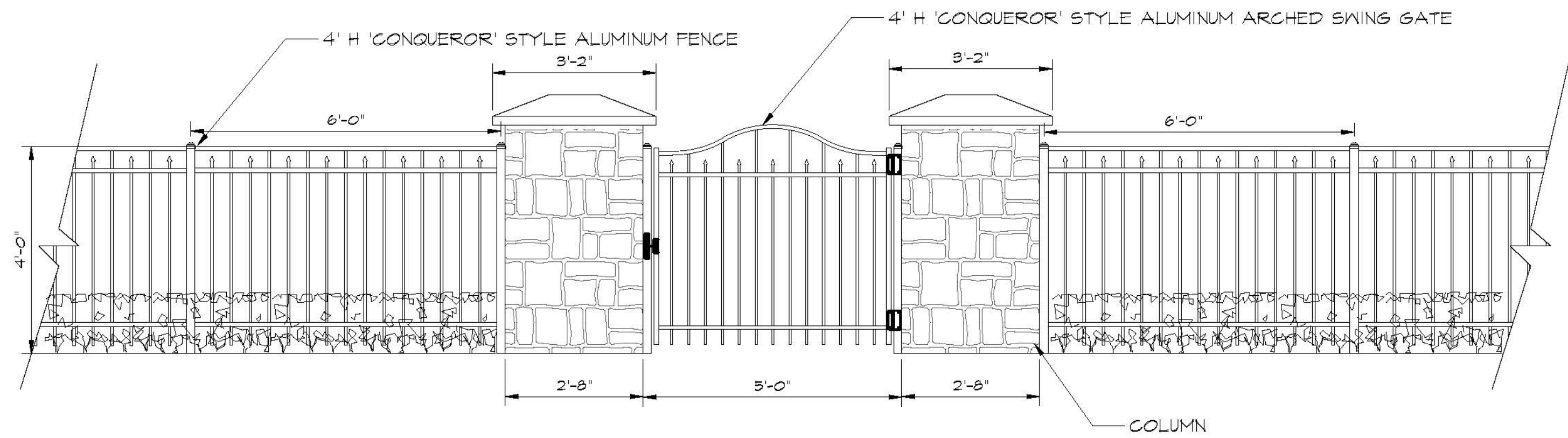
THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION # 0000059389 EXP. 10/27/2018

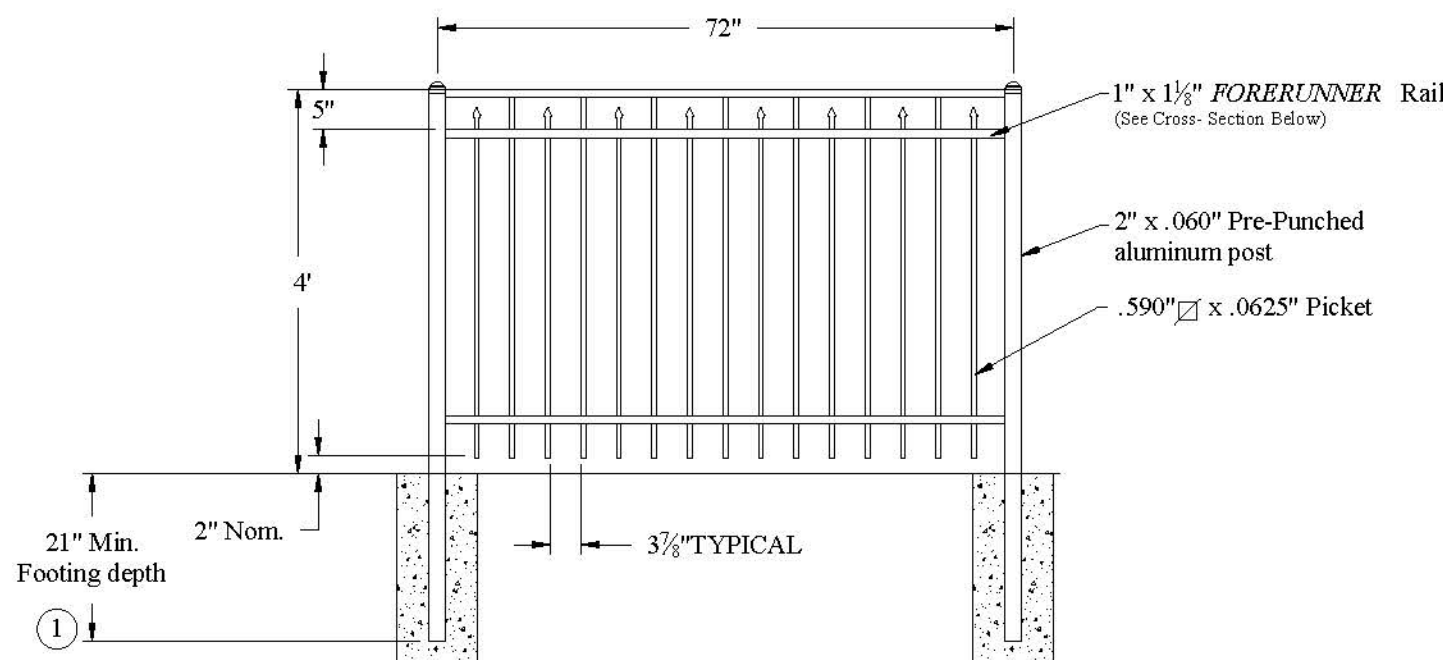
05/16/2018

C3.00

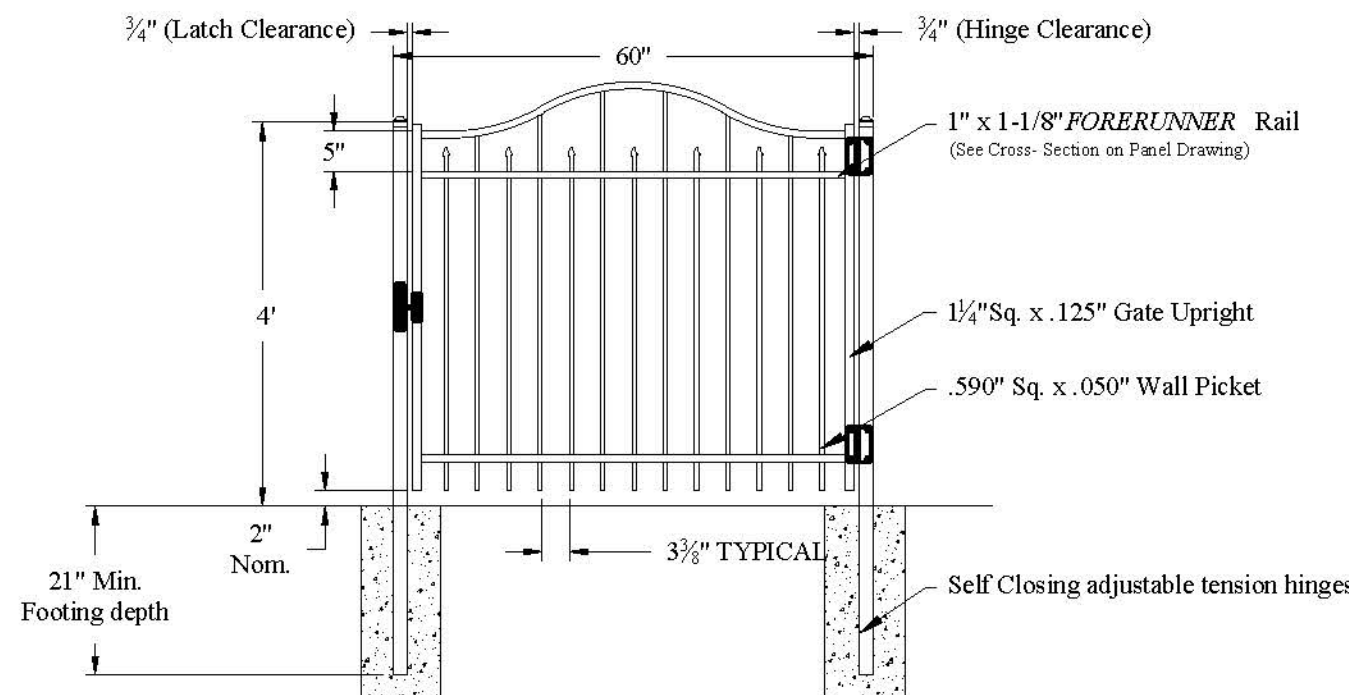
SHEET



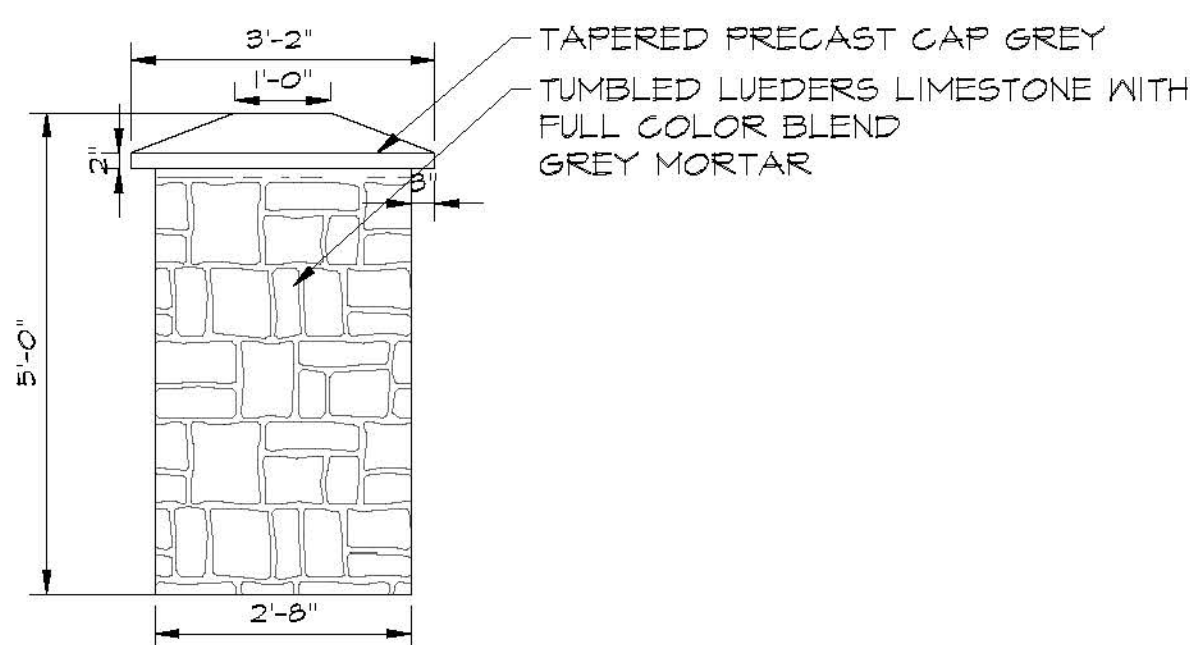
03 HOUSE GATE COLUMN AND FENCE
HS2 ELEVATION
SCALE 1/2"=1'-0"



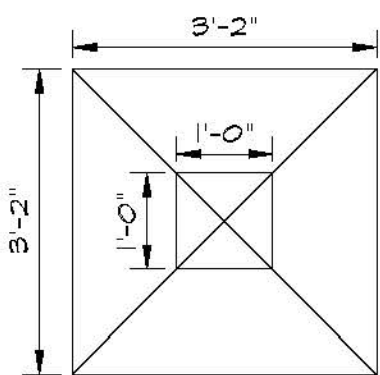
04 4' H 'CONQUEROR' STYLE ALUMINUM FENCE
HS2 DETAIL
N/A



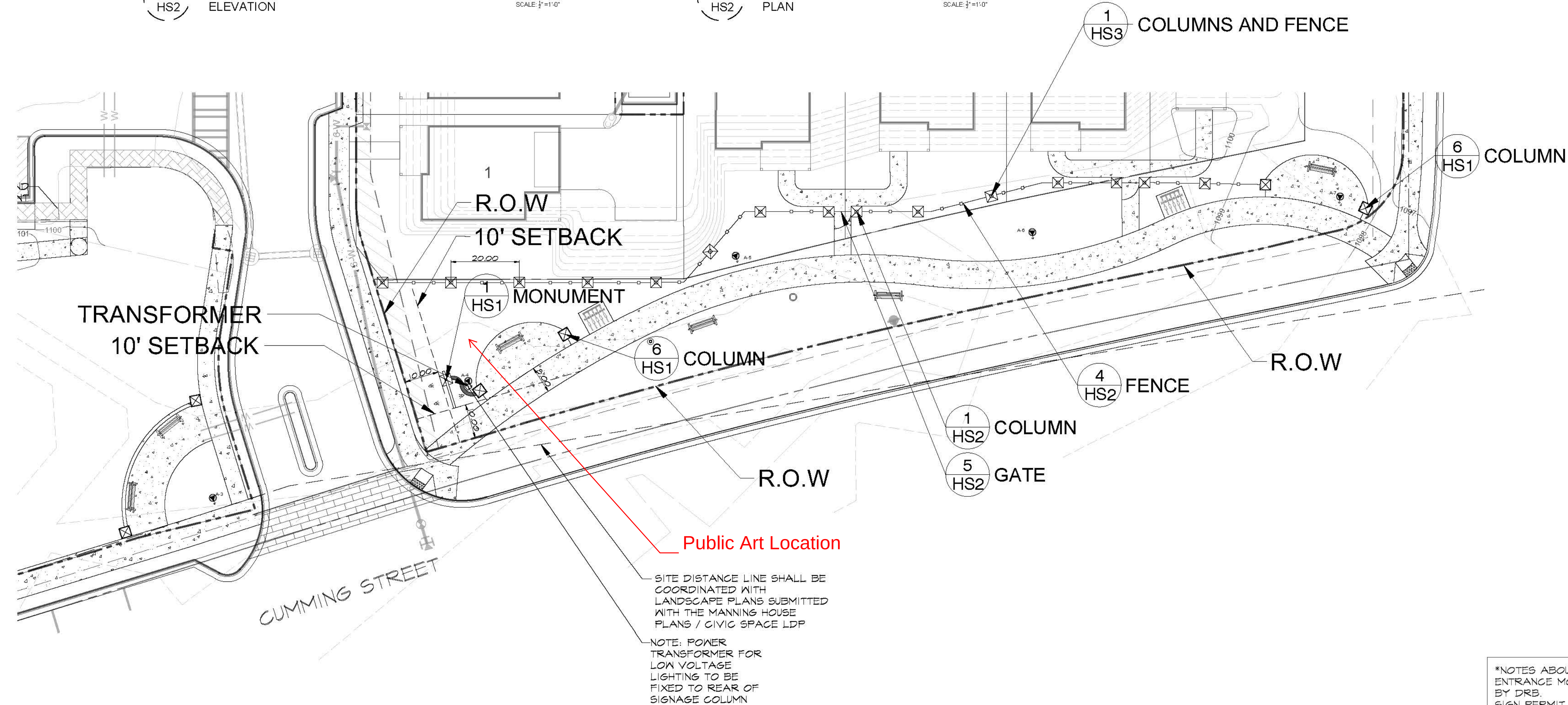
05 4' H 'CONQUEROR' STYLE ALUMINUM ARCHED SWING GATE
HS2 DETAIL
N/A



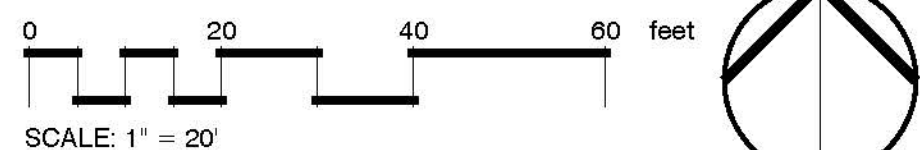
01 HOUSE GATE COLUMN
HS2 ELEVATION
SCALE 1/2"=1'-0"



02 HOUSE GATE COLUMN
HS2 PLAN
SCALE 1/2"=1'-0"



HARDSCAPE PLAN
SCALE 1"=20'-0"



*NOTES ABOUT MONUMENT:
ENTRANCE MONUMENT APPROVED
BY DRB
SIGN PERMIT # 5200088
DATE: 06/30/20

ZONING: DT-R
MUNICIPALITY: CITY OF ALPHARETTA

Owner:

TAYLOR
MORRISON
4400 NORTH POINT
PKWY, SUITE 295
ALPHARETTA, GA
30022
770-945-3600

Drawn by:

MOONEY
design studio
Landscape Architecture | Planning
1190 N. Highland Ave. NE
Atlanta, Ga 31106 #8822
(t) 404.483.7361

LEWIS MANNING
PARK

LDP #200022

40 CUMMING
STREET 136
MANNING STREET
ALPHARETTA, GA
30009



REVISIONS

HARDSCAPE PLAN

SCALE:

SHEET:

HS2

DATE: 09.16.20



STAFF REPORT

Department: Recreation, Parks & Cultural Services

Submitted By: Kim Z. Manning

Meeting Date: December 5, 2023

AGENDA ITEM:

Cultural Services Division Monthly Report - December 2023

Report on the latest updates, projects, events and/or initiatives of the Cultural Services Division of the Recreation, Parks, & Cultural Services Department.

STAFF RECOMMENDATION:

This report is presented for Cultural Arts Commission discussion and information purposes. No vote or formal action is requested at this time.

ITEM DESCRIPTION:

MONTHLY HIGHLIGHTS:

- Arts & Culture Events, Classes, and Music Match
- Public Art in Parks – (9) Manhole Murals by North Fulton Rotary – “Alpharetta Greenway Mural Trail”

MONTHLY INITIATIVES:

- Crosswalks in Parks Project - Alpharetta Community Center & Wills Park Pool - Updates
- Community Stage “The Spotlight” – MOU North Point Mall & City – Council Meeting Dec 18 Agenda
- The Visitor Sculpture – Donation & Update

CULTURAL ARTS COMMISSION Q & A:

- There were no questions posed by the Cultural Arts Commission at the previous meeting that warranted a follow-up response from the Cultural Arts Division.

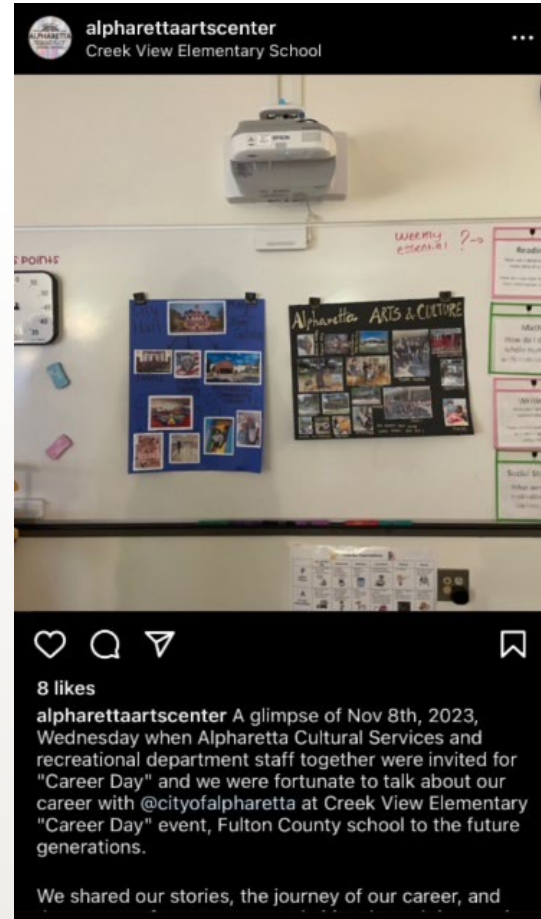
MONTHLY HAPPENINGS:

- *Arts & Culture Online Calendar* <https://www.alpharetta.ga.us/government/departments/recreation-parks/cultural-services>
- *Alpharetta Music City -- Live Music Calendar* <https://www.awesomealpharetta.com/calendar/category/alpharetta-music-city-live-music/>
- *Heartwarming Sights & Scenes by Tony Thomas* / Community Gallery at City Hall / Nov 15, 2023 through Jan 12, 2024
- *Atlanta Portrait Society Annual Exhibit* / Alpharetta Arts Center Gallery / Nov 21, 2023 through Jan 20, 2024
- *She Loves Me* presented by ACT1 Community Theater / Dec 1-17 / Fri/Sat 8pm & Sun 2pm / Tickets: <https://act1theater.org/shelovesme>
- *The Nutcracker* presented by Metropolitan Ballet Theatre / Innovation Academy / Dec 8-10 / Tickets: <https://www.metropolitanballet.org/tickets>
- *Wreaths Across America Event* presented by Alpharetta Old Milton County Historical Society & Daughter of the American Revolution / Resthaven Cemetery, Plus Various Cemeteries In Alpharetta / 12pm / Online orders can be made by clicking on the link: www.wreathsasscrossamerica.org/GA0270P / If you would like to attend one of the wreath laying ceremonies please contact jfboren52@gmail.com

ATTACHMENTS:

1. Cultural Services Division Presentation - December 2023

Alpharetta Cultural Arts Commission Staff Report December 2023



BLUEPRINT FOR SUCCESS: A VISION BOOK WORKSHOP

with Ashley King
#31468

Sat, Dec 9, 1-2:30 pm

Ages 13 -16



HOLIDAY CARDS & ORNAMENTS

WITH GREG STONE

#31467

December 7
5-7:30 pm

Ages 8 - 15



Crosswalks in Parks...Alpharetta Community Center Crosswalk by Artist Reinilda Blair with Arts Alpharetta



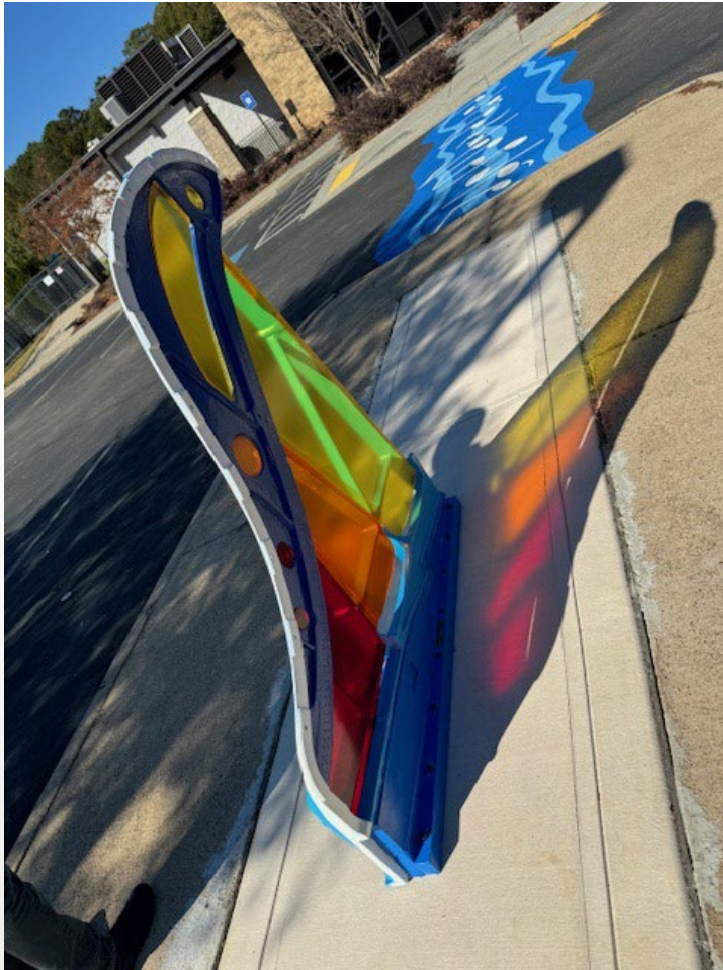
- 1) PIANO PLATE
- 2) WOOD BASE
- 3) LEG BOTTOM BASE
- 4) BOLTS
- 5) CONCRETE POD

sheltoncochrandesigns Current project: turn a 350+ piano plate into an outdoor sculpture for the Alpharetta Aquatic Center titled Rolling Waves at Sunrise.

Public Art in Parks...Wills Park Pool

Crosswalk by Artist Amanda Shelnutt with Arts Alpharetta

Sculpture by Artist Shelton Cochran

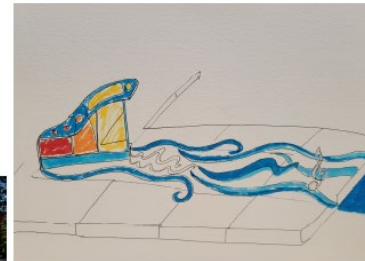


Alpharetta Art Center
238 Canton Street
Alpharetta, Georgia 30009
Crosswalk Proposal (revised 11/8/2023)

To be Provided:
Site Preparation:
• Pressure wash
Materials:
• Cones
• Brushes
• Solvents
• Asphalt paint—Blues (2), White



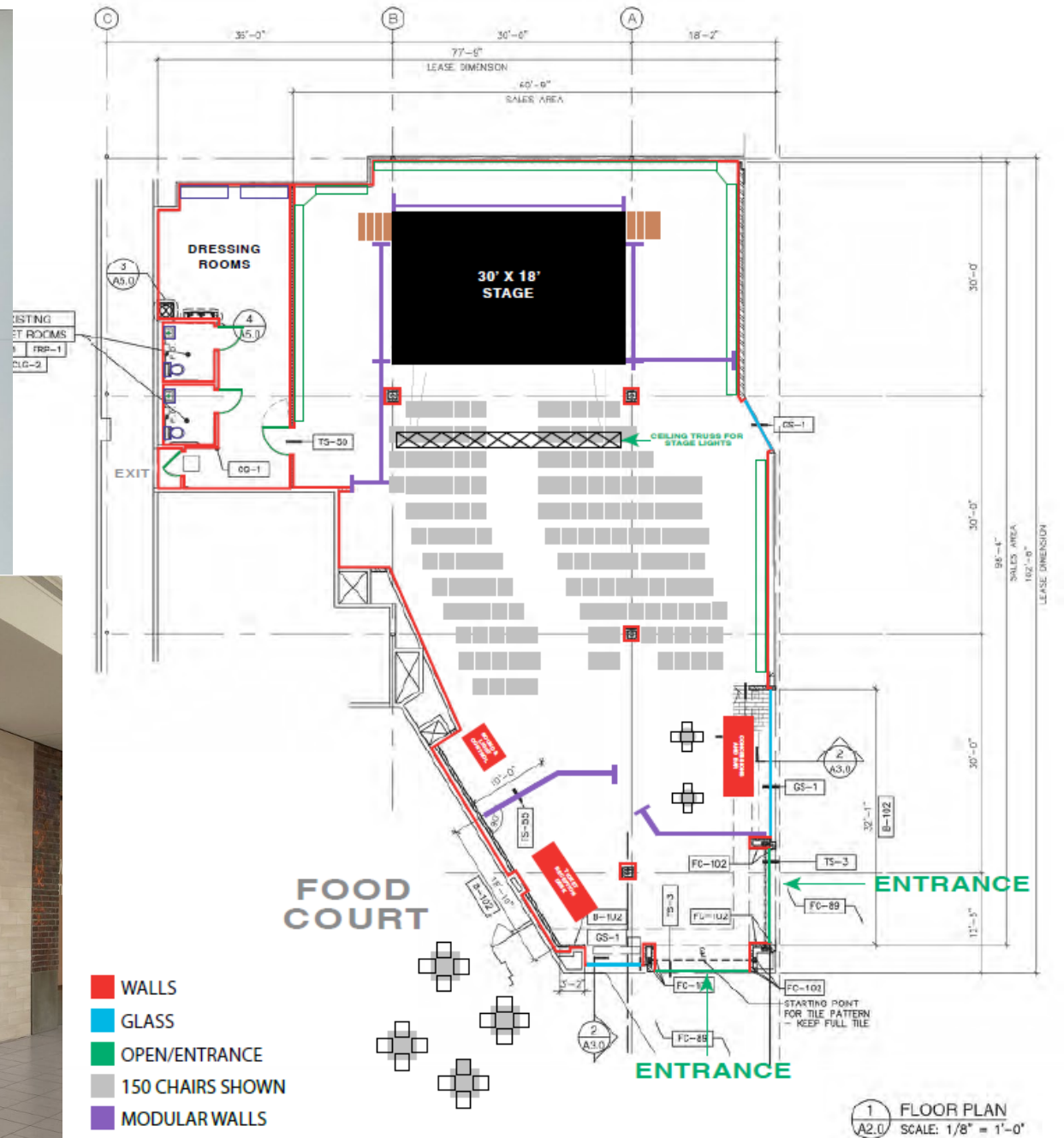
Crosswalk (Pool) Finishing Crosswalk Paint:
• Wave/Water/ Treble Clef
• Paint components by hand to "connect" the new sculpture pad and crosswalk motifs



ASHEL FINE ART, LLC
5250 Concord Downs Drive
Cumming, Georgia 30040
ashelfineart@gmail.com 404.729.3955

Amanda K. Shelnutt, Fine Art Consultant





ACVB – Donates \$5,000 to Repair & Refurbish The Visitor Sculpture





We're excited to announce our first show at the Alpharetta Arts Center Gallery.

The opening reception will be from 5pm to 7pm on December 2nd. Arts Alpharetta is a vibrant arts community and we look forward to our first PSA exhibition at the Alpharetta Arts Center Gallery. Join us at the opening reception in this beautiful gallery for the awards presentation, hors d'œuvres and live music.



Below, Award Winners from our last exhibition:



(L to R): *Adam The Violinist* by Linda Maphet; *Money for Nothing Chicks for Free* by Michele Smither; *Baby* by Eric Nyros



ACT1 THEATER
PRESENTS

Book by
Joe Masteroff

Music by
Jerry Bock

Lyrics by
Sheldon
Harnick



Based on a Play by
Mikhail Lermontov

Originally Directed
Broadway by Elmo
Packer

Originally Produced
Broadway by Elmo
Packer

In Association with
Lawrence M. Kander &
Philip C. McKernan

Original Orchestration
by Don Walker

Adapted by David
Marsok, Jr.

She Loves Me
is presented through special ar-
rangement with Music Theatre of
Atlanta. All materials provided
also supplied by MTAT.
www.mtatlanta.com

December 1-17, 2023
Fridays and Saturdays @ 8:00 PM
Sunday Matinees @ 2:00 PM

act1theater.org | 180 Academy St., Alpharetta, GA 30009
(770) 663-8989



**HEARTWARMING SIGHTS AND SCENES
BEAUTIFUL PAINTINGS AND PRINTS BY ARTIST**

Tony Thomas

**WHERE: THE COMMUNITY GALLERY AT CITY HALL
IN ALPHARETTA, GEORGIA**

WHEN: NOVEMBER 15TH 2023 – JANUARY 12TH 2024





Page 55 of 56

