DESIGN REVIEW BOARD
MAY 17, 2024

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

1. MEETING ANNOUNCEMENTS

Today's Design Review Board meeting will commence at 8:30 a.m. and a break is scheduled at 12:00 p.m. The meeting will resume at 12:30 p.m.

2. WORK SESSION ITEMS

3. CALL TO ORDER

4. ROLL CALL

5. PLEDGE TO THE FLAG

6. ITEMS FROM STAFF

7. ITEMS FROM BOARD MEMBERS

1. **DRB Meeting Minutes of April 19, 2024**

8. PUBLIC HEARING

1. **DRB240018** **Flour Power Studios** 131 South Main St
   review signage
2. **DRB240019** **Play Street Museum** 11770 Haynes Bridge Rd
   review signage
3. **DRB240020** **Campania** 800 North Main St WITHDRAWN BY APPLICANT
   review exterior patio addition
4. **DRB240021** **Canton Mayfield Development** 193 Canton St
   review site and landscape plans

9. ADJOURNMENT

DESIGN REVIEW BOARD
UNOFFICIAL MINUTES
APRIL 19, 2024

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

1. MEETING ANNOUNCEMENTS

The Design Review Board Workshop began at 8:30 a.m.

2. WORK SESSION ITEMS

There was discussion by the Board on the two items on the Agenda.

3. CALL TO ORDER

Chair Kramer called the meeting to order at 9:00 a.m.

4. ROLL CALL

1. ROLL CALL

- Design Review Board Members present:
  - Richard Kramer (Chairman)
  - Frank Schwing (Vice Chairman)
  - Pat Corkill
  - Richard Owens
  - Holly Palmer
  - Erik Rowen
  - Jennifer Sprayberry

- Staff Present:
  - Bret Schroeder, Code Enforcement Manager
  - Elle Taylor, Planning + Zoning Coordinator
  - Nikisha Mistry, GIS Specialist/Special Projects Planner

5. PLEDGE TO THE FLAG

6. ITEMS FROM STAFF

7. ITEMS FROM BOARD MEMBERS

1. DRB Meeting Minutes of March 15, 2024

❖ Board Member Rowen offered a motion to approve.
- Board Member Owens seconded the motion.
- Motion carried (7-0)

8. PUBLIC HEARING

1. DRB240016 South Main Kitchen 9 South Main St
   consideration of exterior furniture

Applicant presented:

- Example of proposed green chair.
- Examples of variation in materials of chairs of nearby businesses.
- Composite Material.
- Planters.
- 2 Sunbrella Umbrellas in Pistachio color.

There was no public comment.

There was discussion from the Board that Staff ensure the color of umbrellas work with the color of the chairs and if not, the fallback would be the other color.

- ❖ Boord Member Palmer offered a motion to approve the green chair, the planters, and table and the green umbrellas as presented today. If the green umbrellas don't complement the green chairs, we'll go with the beige umbrellas.
- Board Member Corkill seconded the motion.

There was discussion during the motion if the plants in the planters are not kept alive, the planters could not remain empty. Staff stated that could be included in the motion although it is difficult for Code Enforcement to monitor.

- ❖ Boord Member Corkill offered a Friendly Amendment that the plants should be kept alive and thriving or they be removed.
- Board Member Palmer accepted.

During the motion, The Applicant stated that if the green chairs are not available, she would like to fall back on the beige chair.

Board Member Palmer withdrew her motion.

- ❖ Boord Member Palmer offered a motion to approve the green chairs as presented today; if they are not available the beige chair that's in the black style that's presented today, the green umbrellas, if they do not match the green chairs, the beige umbrellas, the black planters which shall always have plantings in them; they should not be empty, and the tables are presented today.
- Board Member Corkill seconded the motion.
- Motion carried (7-0)

There was discussion during the motion if the beige chairs are used, Applicant will use beige umbrellas.

2. **DRB240017 The Garren 154 Kimball Bridge Rd**
   consideration of new construction

Applicant presented:

- Overview of project.
- Site Plan.
- Existing Gym Photos.
- Inspiration Architecture.

- Design has been approved by City Consultant.
- Civil Strategy.
- Property Location and Information.
- Phase 1 and Phase 2 Site Plans.
- Timeline of building of project.
- Intent to create a unique Class A experience, Suburban Office Space.
- No change to Existing school building.
- Landscape strategy will remain the same.
- Leasing Office in Phase I Buildings.
- Elevations:
    - Storefront window system with applied muntins to match the window that is on the school building.
    - Graphic Mural placeholder, artwork, to be determined.
    - Prominent Stair Tower.
        - Red Brick.
        - Metal Panels.
        - Cast in place Stone coping & header.
        - Steel plate surround.
        - Mechanical Screening.
        - Exterior stair.
        - Graphic Mural placeholder, artwork.
        - Main Entrance.
        - Main Parking Area.
        - Small parking Area off of Kimball Bridge.
        - Same footprint with addition of "rectangle"
        - Mutton pattern will match School Building.
        - Same Metal panels as School Building.

There was discussion that DRB likes the brickwork and may not want to conceal it with a mural.

- Materials and Specifications.
    - Material Palette
    - Aerial View Rendering
    - Site Line

There was discussion:

- New gym will be Office use.
- Window System floor to ceiling clear glass.
- Building Lighting will be done mostly Phase II.

There was no Public Comment.

- ❖ Vice-Chair Schwing offered a motion to approve elevation and materials as presented today.
- Board Member Rowen seconded the motion.
- Motion carried (7-0)

9. ADJOURNMENT

Chair Kramer adjourned the meeting at 10:03 a.m.

ORDER # 38919

Pantone 1655 C

Pantone Process Blue

Customer: Flour Power Kids Cooking Studio

Project: Alpharetta Rebrand

Salesperson: Don

Designer: Jo

Date: 2/16/2024

Details:

2.5" Unlit Aluminum Pan

Stud Mount 1/2" PVC Lettering

PMS 1655c & Process Blue

Gooseneck lighting - Existing

Contact: Fernando Rosario

Phone: 619-564-0063

Address:
131 South Main St
Suite G
Alpharetta, GA 30004

x Install ☐ P/U ☐ Ship ☐ Del. ☐ OS

Laminate: NA

Grommets: NA

Size: See left

Quantity: 1

Revision: 2

File Name: Alpharetta_2

File Path: P:\F\Flour Power Studios\Alpharetta Rebrand_38919

PLEASE READ PROOF CAREFULLY. ONCE APPROVED, PINNACLE CUSTOM SIGNS WILL NOT BE FINANCIALLY RESPONSIBLE FOR MISSPELLINGS OR INCORRECT LAYOUTS. Disclaimer: Due to factory color calibration on computer monitors, the colors displayed are not guaranteed to be the actual colors. In order to approve the actual colors, you will need to request a hard-copy proof that will be printed on the actual material used for your project for an additional fee.

☐ APPROVED, NO CHANGES REQUIRED
☐ NOT APPROVED, PLEASE MAKE NOTED CHANGES

CUSTOMER SIGNATURE

DESIGN REVIEW BOARD HEARING APPLICATION AND FILING PROCEDURES

UPDATED: Dec 1, 2023

DEPARTMENT OF COMMUNITY DEVELOPMENT

2 PARK PLAZA
ALPHARETTA, GA 30009
WWW.ALPHARETTA.GA.US

TEL: 678.297.6088
FAX: 678.297.6071

INSTRUCTIONS AND REQUIRED MATERIALS

The City of Alpharetta Design Review Board Hearing Application has been designed to allow you the ease of completing the form electronically and printing the completed form for submittal. Please note, however, that the form cannot be saved so as to include the information that you input.

Required Materials:

In order to allow the Design Review Board to adequately and effectively understand and consider the nature of your request it is required that certain materials be included with your submittal. These required items are described below along with the type(s) of review for which they would be needed. Submittals not including the appropriate materials, as indicated below, will not be accepted for review.

Site Plan Review

- ☐ Legal description of the property
- ☐ Site plan(s) showing locations of all site features, including but not limited to
  - Buildings
  - Roads
  - Parking Areas
  - Specimen trees
  - Detention / retention areas
  - Dumpster / refuse locations (screening and materials)
  - HVAC / electrical equipment locations
- ☐ Site lighting with photometric drawings and compatibility to neighboring buildings and property
- ☐ Retaining wall(s) location and materials

Landscape Review

- ☐ Landscape drawing(s) prepared by landscape architect showing locations of all landscape features, including but not limited to
  - Size and type of all plant material; including ground covers
  - Seasonal beds

Signage Review

- ☐ Overall site plan drawing indicating locations of ground signs and required setbacks
- ☐ Exterior elevations indicating locations of all wall signs
- ☐ Individual color drawings of each sign indicated
  - Dimensions
  - Materials
  - Lighting
  - Construction
  - Colors

Exterior Elevation Review

- ☐ Colored exterior elevations with materials notes of all facades of the building(s)
- ☐ All exterior material and color samples (Shall be brought to the scheduled meeting)
- ☐ Provide site line study from the public right of way showing locations of roof-top equipment
  - Vents
  - Satellite dishes
  - Exhaust pipes
  - Antennas
- ☐ Locations of building lighting
- ☐ Perspective drawings and renderings

Submittal Procedure:

One (1) original plus one (1) copy of a completed Hearing application and supporting documents are to be filed by the deadline dates reflected on the following page. Completed applications received after the deadline dates shall be placed on the next available agenda. All renderings attached to the application must be in color.

An electronic file in Adobe format, containing the entire application; including all documents, plans, and drawings; must be included with the application. Each component of your submittal must be saved as a separate file document (for example, all of your individual documents relating to the Exterior Elevation Review (site plan, site line study, and lighting and material cut sheet) should all be saved into one PDF document.

Any oversized materials may be attached to the original application. All collated sets shall be submitted on paper no greater than 11 inches by 17 inches in size and folded to 8.5 inches x 11 inches. Two (2) sets of all landscape plans shall be submitted full-size.

Drawings submitted must be accurate and labeled.

Technical drawings (i.e., signs, elevations, site plans) must be drawn to scale).

Photos shall be mounted on 8.5 inch by 11-inch paper and labeled.
Presentation materials (including actual materials, sample boards, or mounted drawings) should not be submitted, but brought by the Applicant to the scheduled Design Review Board meeting.

Filing Deadlines And Meeting Schedule

Completed applications are accepted only on, or prior to, the dates indicated as filing deadlines and only between the hours of 8:30 a.m. and 3:30 p.m. Applications will not be accepted on any other dates or times. Incomplete applications will not be accepted. All fees must be paid at the time of application.

The Design Review Board convenes at 8:30 a.m. on the meeting dates indicated, and a break will start at 12:00 p.m. and will last until 12:30 p.m. All meetings are held in Council Chambers at Alpharetta City Hall, which is located at 2 Park Plaza.

Filing Deadlines	Meeting Schedule
January 02, 2024	February 16, 2024
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CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: _____

☐ Fee Paid Initial: _____

For your convenience, this form may be completed electronically and printed upon completion. If you choose to handwrite your responses, please print in a clear, easily legible fashion.

Please complete this form and the submittal package in its entirety. *See Page 2 "Instructions and Required Materials" for details.* Lastly, verify that all information is true and accurate.

Your completed submittal package should be delivered to:

City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

NOTE: All applicable fees must be included with the application. Please note that a 3% convenience fee will be added to all credit card transactions. Applications will be accepted only on the dates reflected on the page of this form titled "Filing Deadlines and Meeting Schedule" and only between the hours of 8:30 AM and 3:30 PM.

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

Business Name: Flour Power Cooking Studios

Location Address: 131 South Main St, Suite G, Alpharetta

Mailing Address: 131 South Main St, Suite G

City: Alpharetta State: GA Zip Code: 30004 -

Contact for All Notifications: Misty Cole

Contact Telephone: 678 - 714 - 8700 Mobile Telephone: 678 - 714 - 8700

Fax: _____ - _____ - _____ Email: misty@pinnaclecustomsigns.com

Contact's Relation to Business: Sign contractor

This Application For (Check all that apply):

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

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

Application Fees:

Any sign or remodel review within the Downtown Overlay	$	175.00
All other reviews	$	300.00
Legal Advertising Requirement	$	175.00
Total Due		

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: _____

Physical Address: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____ - _____

Owner Telephone: _____ - _____ - _____ Contact Fax: _____ - _____ - _____

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

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

Owner Name (Printed): _____ Date: _____

Owner Signature: _____

Property Information:

Address (If Assigned) : _____

Tax ID or Map Reference Number: _____

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

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

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

Applicant Signature: _____ Date: _____

Print Form

DESIGN REVIEW BOARD REVIEW CRITERIA

How will this proposal be visually compatible with the character of the surrounding areas?

See attached page

In your submittal package, have you included a site line study from the public right of way, which shows the location of rooftop structures? If not, please explain below.

☐ Yes

☐ No

DESIGN REVIEW BOARD REVIEW CRITERIA

Please respond to the following ONLY if your application is within the North Point Overlay.

Explain how your application meets the site design and streetscape standards required for the North Point Overlay. *Site Design and Streetscape standards for the North Point Overlay can be found at this link:* Unified Development Code §2.10.3(B).

Explain how your application meets the fenestration, pedestrian access, building materials, building facade, and building massing standards required for the North Point Overlay.

Building design standards for the North Point Overlay can be found at this link: Unified Development Code §2.10.8.

Describe the type of Civic Spaces and/or Amenity Spaces that your application includes.

Open Space requirements for the North Point Overlay can be found at this link: Unified Development Code §2.10.10.

Please list and describe the Eco District measures that your application includes.

Eco District Measures for the North Point Overlay can be found at this link: Unified Development Code §2.10.11.

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Which of the following architectural design styles does your application include?

- ☐ Georgian
- ☐ Federal / Adam
- ☐ Greek Revival
- ☐ Neoclassical
- ☐ Stick
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- ■ Romanesque
- ☐ Italianate
- ☐ Tudor Eclectic
- ☐ Beaux Arts
- ☐ French Colonial
- ☐ French Eclectic
- ☐ French New Traditional

Please review the Downtown Overlay Architectural Style Requirements at this link: Unified Development Code § 2.8.7(D)-(R)

Describe how your application meets one (or more) of the above architectural design styles.

Some of the storefronts have arches over the entrances and the walls are made of masonry.

Please review the Alpharetta Downtown Design Guidelines at this link: Alpharetta Downtown Design Guidelines

List how your application aligns with or compliments the Alpharetta Downtown Design Guidelines.

Building facade will still have architectural details and key elements.

DESIGN REVIEW BOARD HEARING APPLICATION AND FILING PROCEDURES

UPDATED: Dec 1, 2023

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CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: _____

☐ Fee Paid Initial: _____

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Alpharetta, GA 30009

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

Business Name: DFDM LLC "DBA Play Street Museum Alpharetta"

Location Address: Alpharetta Crossing - 11770 Haynes Bridge Rd Suite 701&702

Mailing Address: 300 Providence Oaks Circle

City: Alpharetta State: GA Zip Code: 30009 -

Contact for All Notifications: Mark Dolan

Contact Telephone: - - Mobile Telephone: 704 - 491 - 1107

Fax: - - Email: markdolan@playstreetmuseum.com

Contact's Relation to Business: Owner

This Application For (Check all that apply):

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

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

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Any sign or remodel review within the Downtown Overlay	$	175.00
All other reviews	$	300.00
Legal Advertising Requirement	$	175.00
Total Due		175.00

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: Daltex Alpharetta, LLC

Physical Address: 11770 Haynes Bridge Rd Suite 701 & 702

Mailing Address: 3715 Northside Parkway NW Building 400 Suite 100

City: Atlanta State: GA Zip Code: 30327 -

Owner Telephone: 404 - 846 - 4017 Contact Fax: - -

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

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

Owner Name (Printed): Daltex Alpharetta, LLC c/o Coro Realty Advisors, LLC Date: 3/29/2024

Owner Signature: Taylor Hill As Agent for Daltex Alpharetta, LLC

Property Information:

Address (If Assigned) : 11770 Haynes Bridge Road Alpharetta, GA 30009

Tax ID or Map Reference Number: 12 258406951052

Land Lot(s): District: 10 Section:

Existing Zoning of Property: C4 Existing Uses of Property: Retail Shopping Center

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

Applicant Signature: Date: 4/1/24

Print Form

DESIGN REVIEW BOARD REVIEW CRITERIA

How will this proposal be visually compatible with the character of the surrounding areas?

Sign is cohesive to the Alpharetta Crossing Center meeting color, proportion,and lighting requirements.

In your submittal package, have you included a site line study from the public right of way, which shows the location of rooftop structures? If not, please explain below.

☐ Yes

■ No

Not applicable. Sign will be mounted to building facade.

DESIGN REVIEW BOARD REVIEW CRITERIA

Please respond to the following ONLY if your application is within the North Point Overlay.

Explain how your application meets the site design and streetscape standards required for the North Point Overlay. *Site Design and Streetscape standards for the North Point Overlay can be found at this link:* Unified Development Code §2.10.3(B).

N/A

Explain how your application meets the fenestration, pedestrian access, building materials, building facade, and building massing standards required for the North Point Overlay.

Building design standards for the North Point Overlay can be found at this link: Unified Development Code §2.10.8.

N/A

Describe the type of Civic Spaces and/or Amenity Spaces that your application includes.

Open Space requirements for the North Point Overlay can be found at this link: Unified Development Code §2.10.10.

N/A

Please list and describe the Eco District measures that your application includes.

Eco District Measures for the North Point Overlay can be found at this link: Unified Development Code §2.10.11.

N/A

DESIGN REVIEW BOARD REVIEW CRITERIA

Please respond to the following ONLY if your application is within the Downtown Overlay.

Which of the following architectural design styles does your application include?

- ☐ Georgian
- ☐ Federal / Adam
- ☐ Greek Revival
- ☐ Neoclassical
- ☐ Stick
- ☐ Queen Anne
- ☐ Shingle
- ☐ Folk Victorian
- ☐ Romanesque
- ☐ Italianate
- ☐ Tudor Eclectic
- ☐ Beaux Arts
- ☐ French Colonial
- ☐ French Eclectic
- ☐ French New Traditional

Please review the Downtown Overlay Architectural Style Requirements at this link: Unified Development Code § 2.8.7(D)-(R)

Describe how your application meets one (or more) of the above architectural design styles.

N/A. Sign for business only, does not have a design style.

Please review the Alpharetta Downtown Design Guidelines at this link: Alpharetta Downtown Design Guidelines

List how your application aligns with or compliments the Alpharetta Downtown Design Guidelines.

Sign design meets color, lighting, and proportion requirements.

2024

play street museum

Site Recommendation Book
11770 Haynes Bridge Rd
Suite 701 & 702
Alpharetta, GA 30009

QID# 24-71038

Designer:
Chad Wike

Date:
2-13-24

ELEVATION

HILTONDISPLAYS
125 HILLSIDE DRIVE • GREENVILLE SC 29607
P 800 353 9132 • F 864 242 2204
www.hiltondisplays.com

QID 24-71038

JOB NAME

Play Street Museum

LOCATION

11770 HAYNES BRIDGE ROAD
SUITE 701 & 702
ALPHARETTA, GA 30009

CUSTOMER CONTACT

SALESMAN / PM

Brian Baughman

DESIGNER

Chad Wike

DWG. DATE

2-13-24

REV. DATE / REVISION

3-11-24
3-20-24
4-01-24 / GM

SCALE

FILE

2024/ Play Street Museum/
Alpharetta GA/24-71038/
PSM Alpharetta GA 24-71038

DESIGN SPECIFICATIONS ACCEPTED BY:

EST:	CLIENT:
SLS/PM:	LANDLORD:

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.

Underwriters Laboratories Inc.

DRY	
DAMP	
WET	X

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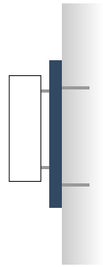
HALO ILLUMINATED CHANNEL LETTERS ON BACKGROUND PANEL

24-71038-1

Qty. 1



Front View

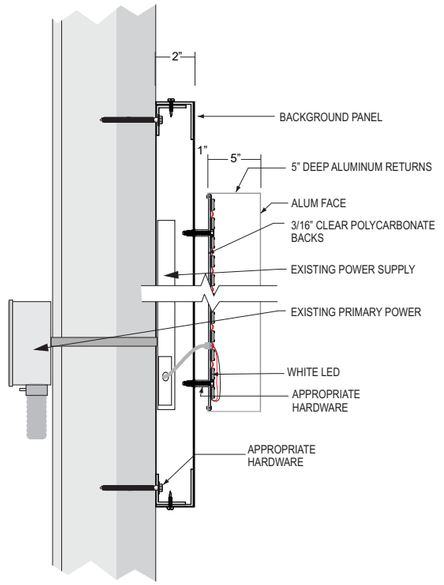
Scale: 1/2" = 1' (11x17 Paper)

34.34 SF

SPECIFICATIONS

A Internally White LED Halo Illuminated channel letters to be fabricated aluminum with pre-painted White interiors, Face painted to match (TBD). Returns painted White Letter backs to be clear polycarb.

B **Backer:** 2" deep Contoured Alum. Pan painted White, Border and Returns Painted to match (TBD) Aluminum back with rivnuts (rev channel letter style) .25" aluminum stud mount



color match sample (TBD)

ILLUMINATED VIEW

COLOR LEGEND		
	PMS/PAINT	VINYL
	TBD	match to Society Sign per technical survey

HILTONDISPLAYS

125 HILLSIDE DRIVE • GREENVILLE SC 29607
P 800 353 9132 • F 864 242 2204
www.hiltondisplays.com

QID 24-71038

JOB NAME

Play Street Museum

LOCATION

11770 HAYNES BRIDGE ROAD
SUITE 701 & 702
ALPHARETTA, GA 30009

CUSTOMER CONTACT

SALESMAN / PM

Brian Baughman

DESIGNER

Chad Wike

DWG. DATE

2-13-24

REV. DATE / REVISION

3-11-24
3-20-24
4-01-24 / GM

SCALE

FILE

2024/ Play Street Museum/
Alpharetta GA/24-71038/
PSM Alpharetta GA 24-71038

DESIGN SPECIFICATIONS ACCEPTED BY:

EST:	CLIENT:
SLS/PM:	LANDLORD:

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.

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2 Park Plaza
Alpharetta, GA 30009
Phone: 678.297.6000
www.alpharetta.ga.us

CITY COUNCIL
ACTION SUMMARY

City Council Date: 5/24/2021
Planning Commission Date: 5/6/2021
Public Hearing Item: CLUP-21-03/Z-21-04/V-21-09 Hudson Park

Consideration of a comprehensive land use plan amendment, rezoning and variance to allow a 17-lot single-family detached subdivision on 2.411 acres in the Downtown. A rezoning is requested from R-10MHD (Dwelling, 'For-Rent' of 'For-Sale', Residential - Historic District) to DT-R (Downtown Residential) for approximately 2.3 acres and from R-10MHD to DT-LW (Downtown Live-Work) for approximately 0.15 acres. A comprehensive land use plan amendment is requested for approximately 0.15 acres from Downtown Residential Density to Mixed Use Live-Work. A variance is requested to allow a private alley to count toward the minimum lot size. The property was previously approved for 20 townhomes and single-family homes. The property is located at 0 and 193 Canton Street and is legally described as being located in Land Lots 1197 & 1252, 2nd District, 2nd Section, Fulton County, Georgia.

Motion: Richard
Second: Binder
Approve: 7-0

- Council Member Richard offered a motion to approve CLUP-21-03/Z-21-04/V-21-09 HUDSON PARK, subject to the following conditions:
  1. Approximately 0.14 acres including the historic Weatherford House shall be zoned DT-LW and the remaining site, consisting of approximately 2.3 acres, shall be zoned DT-R and developed substantially similar to site plan prepared by Plum Creek Consulting, revised 4/26/2021, 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.
  2. The comprehensive land use designation of the 0.14-acre property with the historic Weatherford House shall be 'Mixed Use Live-Work'.
  3. Single-family lots may include the alley in order to comply with the minimum lot size. Lots shall not be permitted variances to the maximum lot coverage requirement.
  4. The historic Weatherford House shall be used for an office or residence. A garage or driveway shall be provided accommodating at least 2 side-by-side parking spaces.
  5. The historic Weatherford House shall be saved on the property, restored, and designated under the City's Historic Preservation Incentive Ordinance. Restoration shall be completed by the 8th Certificate of Occupancy, subject to a Certificate of Appropriateness from the Historic Preservation Commission.
  6. Architecture and materials shall be developed substantially similar to the submitted renderings, except for modifications required to comply with Staff comments and in compliance with the

Alpharetta Downtown Code, subject to final approval by DRB. All homes shall have 4-sided architecture, materials, and details with a unique front elevation. All homes shall have a chimney. A minimum of 5 homes on Canton Street or Mayfield Road shall be substantially brick or stone.

7. Building heights along Canton Street and Mayfield Road shall be limited to no more than 2 stories over basement and 35'.
8. Lots shall have a front yard defined by a decorative low wall (brick or stone), hedge with columns (brick or stone) or decorative fence, as approved by DRB. Hardscape in front yards shall be limited to decorative brick or pervious pavers and/or steppingstones and shall not be placed within the required landscape strip, except to connect to the sidewalk along the street.
9. Canton Street streetscape shall be improved as follows: minimum 6' planter planted with street trees, 8' brick sidewalk, and decorative pedestrian lights, with final approval by Staff. Brick sidewalk shall follow the future right-of-way to accommodate the roundabout and shall connect to the sidewalk on Mayfield Road. In lieu of tree grates, the soil area around street trees shall be planted with evergreen ornamental grasses, groundcovers and/or shrubs.
10. Mayfield Road streetscape shall be improved as follows: minimum 6' planter planted with street trees, 8' concrete sidewalk, and decorative pedestrian lighting, with final approval by Staff. In lieu of tree grates, the soil area around street trees shall be planted with evergreen ornamental grasses, groundcovers and/or shrubs.
11. On-street parallel parking and brick sidewalk on the City's property to the south shall be constructed as depicted on the submitted site plan, with final approval by Staff.
12. Landscape strips along Canton Street and Mayfield Road shall be planted with shade trees as a continuation of what has been planted or designed in the Downtown and outside of utility easements, as approved by DRB.
13. Project entrance at Canton St shall include a decorative paver apron, landscaping, and low wall.
14. In lieu of placing public art on the property, the applicant shall transfer to the City at no cost the 3,325 SF area labeled 'Roundabout R/W' on the submitted site plan. Applicant will pay a sum of $12,500 to the City toward the cost of future public art as part of the future roundabout project.
15. Amenity areas shall be developed with a park-like setting with decorative landscape, hardscape, low walls, and seating. Amenity walking trails shall include a gravel or slate chip path, seating areas and landscaping. Landscape shall include plant selections promoting the historic Downtown.
16. Developer shall construct a pedestrian bridge across the stream connecting the east and west sides of the development.
17. Creeping vines shall be planted to cover retaining and low walls, as approved by Staff.
18. Tree #748 (41" Yellow Poplar) within the stream buffer shall be saved. Encroachment into the critical root zone shall be limited to no more than 20%which shall include a tree care plan as approved by the City's Arborist. Tree recompense shall be paid to the tree fund. A climbing risk assessment with a resistograph or similar testing to determine the health and structural integrity of the tree and main scaffold limbs shall be conducted to determine if tree #734 (38" Water Oak) should be saved, as approved by Staff. Developer shall make reasonable efforts to save additional trees of quality and/or tree groupings.
19. Access from the private drive along east property line (behind CVS) shall require an access agreement from the property owner.
20. Developer shall plant 10' landscape strip along the private driveway behind CVS and the 5' landscape strip along the south property line to landscape buffer standards, as approved by DRB.
21. Fences and walls visible from the public right-of-way shall be decorative, as approved by DRB. Unfinished wood fences and decks shall not be visible from the street.
22. Fire access shall meet IFC 2018 Appendix D and Fire Hydrants.

23. Developer shall remove exotic and invasive species in the stream buffers and revegetate the area, as approved by Staff.
24. Storm water management facilities may be placed underground within the proposed private ally, with final approval by Staff. Easements shall be indicated on the recorded plat, clearly describing the underground facilities, their function, purpose, ownership, and granting access for inspection, maintenance and repair rights to the HOA and the City of Alpharetta. These easements and maintenance responsibilities shall also be included in the recorded covenants with all costs to be borne by the HOA and Homeowners of Hudson Park.
25. Garbage pickup shall be from the alley.
26. No more than 10% of the residential units shall be permitted to be rented, as recorded in the HOA's declarations and covenants.

- The motion received a second from Council Member Binder.
- The motion was approved unanimously (7-0).

Final Conditions:

1. Approximately 0.14 acres including the historic Weatherford House shall be zoned DT-LW and the remaining site, consisting of approximately 2.3 acres, shall be zoned DT-R and developed substantially similar to site plan prepared by Plum Creek Consulting, revised 4/26/2021, 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.
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DESIGN REVIEW BOARD HEARING APPLICATION AND FILING PROCEDURES

UPDATED: Dec 1, 2023

DEPARTMENT OF COMMUNITY DEVELOPMENT

2 PARK PLAZA
ALPHARETTA, GA 30009
WWW.ALPHARETTA.GA.US

TEL: 678.297.6088

INSTRUCTIONS AND REQUIRED MATERIALS

The City of Alpharetta Design Review Board Hearing Application has been designed to allow you the ease of completing the form electronically and printing the completed form for submittal. Please note, however, that the form cannot be saved so as to include the information that you input.

Required Materials:

In order to allow the Design Review Board to adequately and effectively understand and consider the nature of your request it is required that certain materials be included with your submittal. These required items are described below along with the type(s) of review for which they would be needed. Submittals not including the appropriate materials, as indicated below, will not be accepted for review.

Site Plan Review

- ☐ Legal description of the property
- ☐ Site plan(s) showing locations of all site features, including but not limited to
  - Buildings
  - Roads
  - Parking Areas
  - Specimen trees
  - Detention / retention areas
  - Dumpster / refuse locations (screening and materials)
  - HVAC / electrical equipment locations
- ☐ Site lighting with photometric drawings and compatibility to neighboring buildings and property
- ☐ Retaining wall(s) location and materials

Landscape Review

- ☐ Landscape drawing(s) prepared by landscape architect showing locations of all landscape features, including but not limited to
  - Size and type of all plant material; including ground covers
  - Seasonal beds

Signage Review

- ☐ Overall site plan drawing indicating locations of ground signs and required setbacks
- ☐ Exterior elevations indicating locations of all wall signs
- ☐ Individual color drawings of each sign indicated
  - Dimensions
  - Materials
  - Lighting
  - Construction
  - Colors

Exterior Elevation Review

- ☐ Colored exterior elevations with materials notes of all facades of the building(s)
- ☐ All exterior material and color samples (Shall be brought to the scheduled meeting)
- ☐ Provide site line study from the public right of way showing locations of roof-top equipment
  - Vents
  - Satellite dishes
  - Exhaust pipes
  - Antennas
- ☐ Locations of building lighting
- ☐ Perspective drawings and renderings

Submittal Procedure:

One (1) original plus one (1) copy of a completed Hearing application and supporting documents are to be filed by the deadline dates reflected on the following page. Completed applications received after the deadline dates shall be placed on the next available agenda. All renderings attached to the application must be in color.

An electronic file in Adobe format, containing the entire application; including all documents, plans, and drawings; must be included with the application. Each component of your submittal must be saved as a separate file document (for example, all of your individual documents relating to the Exterior Elevation Review (site plan, site line study, and lighting and material cut sheet) should all be saved into one PDF document.

Any oversized materials may be attached to the original application. All collated sets shall be submitted on paper no greater than 11 inches by 17 inches in size and folded to 8.5 inches x 11 inches. Two (2) sets of all landscape plans shall be submitted full-size.

Drawings submitted must be accurate and labeled.

Technical drawings (i.e., signs, elevations, site plans) must be drawn to scale).

Photos shall be mounted on 8.5 inch by 11-inch paper and labeled.

Presentation materials (including actual materials, sample boards, or mounted drawings) should not be submitted, but brought by the Applicant

Filing Deadlines And Meeting Schedule

Completed applications are accepted only on, or prior to, the dates indicated as filing deadlines and only between the hours of 8:30 a.m. and 3:30 p.m. Applications will not be accepted on any other dates or times. Incomplete applications will not be accepted. All fees must be paid at the time of application.

The Design Review Board convenes at 8:30 a.m. on the meeting dates indicated, and a break will start at 12:00 p.m. and will last until 12:30 p.m. All meetings are held in Council Chambers at Alpharetta City Hall, which is located at 2 Park Plaza.

Filing Deadlines	Meeting Schedule
January 02, 2024	February 16, 2024
February 01,2024	March 15, 2024
March 01, 2024	April 19, 2024
April 01, 2024	May 17, 2024
May 01, 2024	June 21, 2024
June 03, 2024	July 19, 2024
July 01, 2024	August 16, 2024
August 01, 2024	September 20, 2024
September 03, 2024	October 18, 2024
October 02, 2024	November 15, 2024
November 01, 2023	January 03, 2025
December 02, 2024	January 17, 2025

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: _____

☐ Fee Paid Initial: _____

For your convenience, this form may be completed electronically and printed upon completion. If you choose to handwrite your responses, please print in a clear, easily legible fashion.

Please complete this form and the submittal package in its entirety. *See Page 2 "Instructions and Required Materials" for details.* Lastly, verify that all information is true and accurate.

Your completed submittal package should be delivered to:

City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

NOTE: All applicable fees must be included with the application. Please note that a 3% convenience fee will be added to all credit card transactions. Applications will be accepted only on the dates reflected on the page of this form titled "Filing Deadlines and Meeting Schedule" and only between the hours of 8:30 AM and 3:30 PM.

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

Business Name: Canton Mayfield Development

Location Address: 193 Canton Street

Mailing Address: 3620 Piedmont Rd NE

City: Atlanta State: GA Zip Code: 30305

Contact for All Notifications: George Jackson

Contact Telephone: 770 - 757 - 1429 Mobile Telephone: 770 - 757 - 1429

Fax: ___ - ___ - ___ Email: ghjacksonjr@gmail.com

Contact's Relation to Business: Partner

This Application For (Check all that apply):

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

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

Application Fees:		
Any sign or remodel review within the Downtown Overlay	$	175.00
All other reviews	$	300.00
Legal Advertising Requirement	$	175.00
Total Due		

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: c/o Mayfield LLC

Physical Address: 766 Blackfoot Trail, Suwanee, GA 30024

Mailing Address: 766 Blackfoot Trail

City: Suwanee State: GA Zip Code: 30024

Owner Telephone: 770 - 403 - 3593 Contact Fax: ___ - ___ - ___

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

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

Owner Name (Printed): George Jackson III Date: 4/1/2024

Owner Signature: George Jackson III

Property Information:

Address (If Assigned) :

Tax ID or Map Reference Number: 22-4822125201 61, 22-4814111970862
22-4822125210 37

Land Lot(s): District: Section:

Existing Zoning of Property: Existing Uses of Property:

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

Applicant Signature: George Jackson III Date: 4/1/2024 Print Form

DESIGN REVIEW BOARD REVIEW CRITERIA

How will this proposal be visually compatible with the character of the surrounding areas?

It will be consistent with downtown overlay rules

In your submittal package, have you included a site line study from the public right of way, which shows the location of rooftop structures? If not, please explain below.

☐ Yes

☒ No N/A

DESIGN REVIEW BOARD REVIEW CRITERIA

Please respond to the following ONLY if your application is within the North Point Overlay.

Explain how your application meets the site design and streetscape standards required for the North Point Overlay. *Site Design and Streetscape standards for the North Point Overlay can be found at this link:* Unified Development Code §2.10.3(B).

Explain how your application meets the fenestration, pedestrian access, building materials, building facade, and building massing standards required for the North Point Overlay.

Building design standards for the North Point Overlay can be found at this link: Unified Development Code §2.10.8.

Describe the type of Civic Spaces and/or Amenity Spaces that your application includes.

Open Space requirements for the North Point Overlay can be found at this link: Unified Development Code §2.10.10.

Please list and describe the Eco District measures that your application includes.

Eco District Measures for the North Point Overlay can be found at this link: Unified Development Code §2.10.11.

DESIGN REVIEW BOARD REVIEW CRITERIA

Please respond to the following ONLY if your application is within the Downtown Overlay.

Which of the following architectural design styles does your application include?

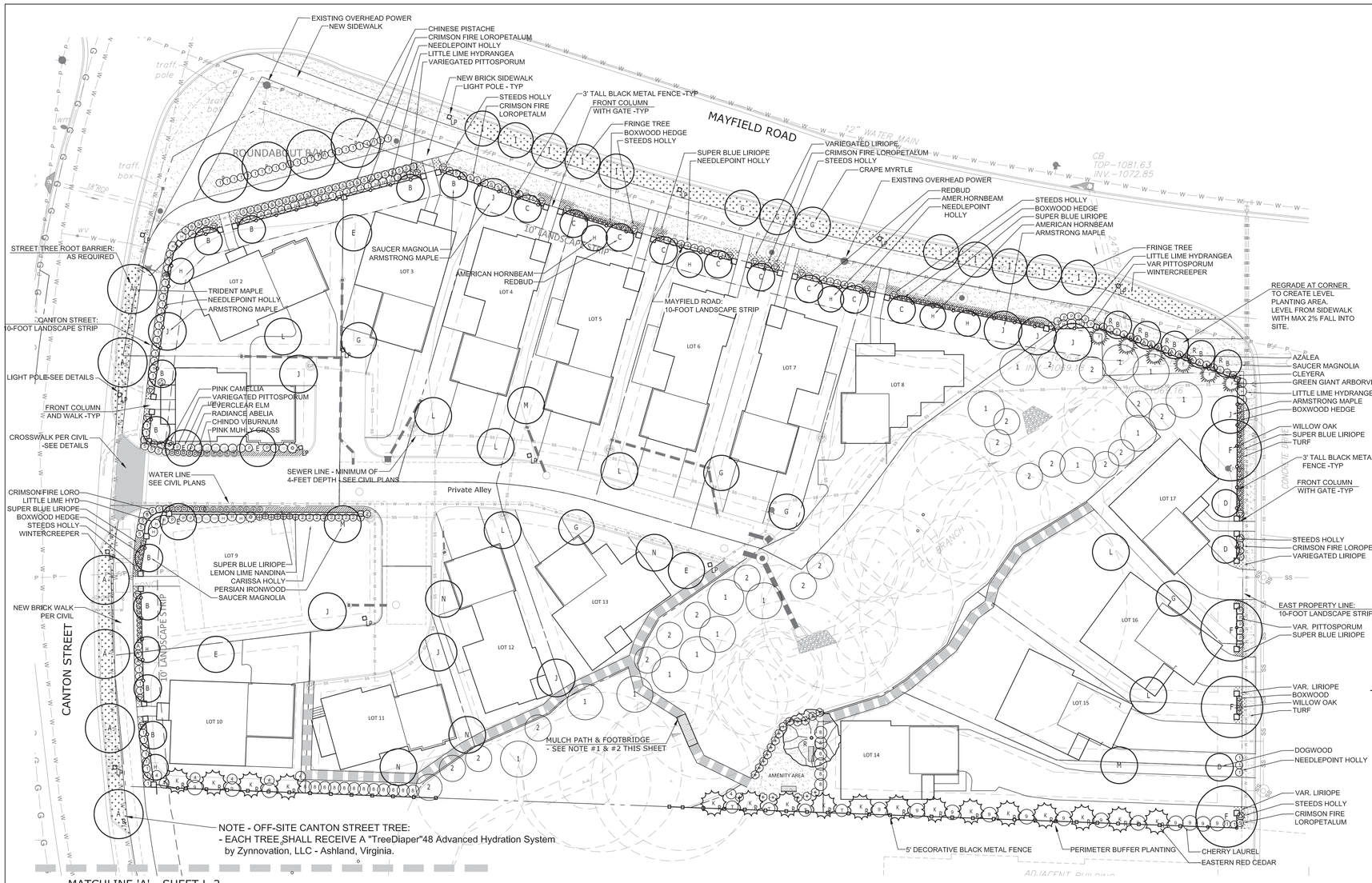
- ☐ Georgian
- ☐ Federal / Adam
- ☐ Greek Revival
- ☐ Neoclassical
- ☐ Stick
- ☐ Queen Anne
- ☐ Shingle
- ☐ Folk Victorian
- ☐ Romanesque
- ☐ Italianate
- ☐ Tudor Eclectic
- ☐ Beaux Arts
- ☐ French Colonial
- ☐ French Eclectic
- ☐ French New Traditional

Please review the Downtown Overlay Architectural Style Requirements at this link: Unified Development Code § 2.8.7(D)-(R)

Describe how your application meets one (or more) of the above architectural design styles.

Please review the Alpharetta Downtown Design Guidelines at this link: Alpharetta Downtown Design Guidelines

List how your application aligns with or compliments the Alpharetta Downtown Design Guidelines.



PLANT LEGEND

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	QTY
A	'AERYN' TRIDENT MAPLE	ACER BUERGERIANUM 'AERYN'	4" CALIPER	10
B	'DARK ALEXANDRINA' SAUCER MAGNOLIA Multi-trunk, Minimum 14' Height	MAGNOLIA S. 'DARK ALEXANDRINA'	4" CALIPER	15
C	EASTERN REDBUD Single-trunk, Minimum 14' Height	CERCIS CANADENSIS	4" CALIPER	9
D	CORNUS FLORIDA - White Flowering Single-trunk, Minimum 14' Height	FLOWERING DOGWOOD	4" CALIPER	3
E	EVERCLEAR ELM	ULMUS PARVIFOLIA 'EVERCLEAR '	4" CALIPER	6
F	WILLOW OAK	QUERCUS PHELLOS	4" CALIPER	4
G	MUSKOGEE LAVENDER CRAPEMYRTLE Standard, Minimum 14' Height	LAGERSTROEMIA 'MUSKOGEE' (STD)	4" CALIPER	8
H	'NATIVE FLAME' AMERICAN HORNBEAM	CARPINUS CAROLINIANA 'NATIVE FLAME'	4" CALIPER	8
I	FRINGE TREE Multi-trunk, Minimum 14' Height	CHIONANTHUS VIRGINICUS	4" CALIPER	10
J	ARMSTRONG GOLD MAPLE	ACER RUBRUM 'ARMSTRONG'	4" CALIPER	10
F	'GREEN GIANT' ARBORVITAE	THUJA 'GREEN GIANT'	13'-14' HEIGHT	6
K	'GREENBELT' EASTERN RED CEDAR	JUNIPERUS V. 'GREENBELT'	13'-14' HEIGHT	17
L	GREEN SHADOW SWEETBAY MAGNOLIA	MAGNOLIA V. 'GREEN SHADOW'	4" CALIPER	7
M	PERSIAN IRONWOOD	PARROTIA PERSICA	4" CALIPER	3
N	MERLOT REDBUD	CERCIS CANADENSIS 'MERLOT'	13'-14' HEIGHT	4
P	CHINESE PISTACHE	PISTACIA CHINENSIS	4" CALIPER	4
S	SWAMP WHITE OAK	QUERCUS BICOLOR	6" CALIPER	1

ENHANCED STREAM BUFFER TREES

1	Overstory: River Birch, Alder, Black Gum, Swamp White Oak	2" CALIPER	15
2	Understory: Sweetbay Magnolia, American Holly, Redbud, Hickory, Hornbeam	2" CALIPER	20

Stream Buffer Trees:
1. All trees shown as Stream Buffer Trees are counted toward site Recompense
2. Final tree locations shall be determined in the field by the project Ecologist/ Arborist or Landscape Architect after the Invasive Species Removal. Final planted tree quantities may vary based on the open space available post removal.

SHRUBS

	COMMON NAME	BOTANICAL NAME	SIZE	QTY
T	'PATTYS SECRET' OSMANTHUS	OSMANTHUS X FORTUNEI 'PATTY'S SECRET'	7 GALLON	4
1	NEEDLEPOINT HOLLY	ILEX CORNUTA 'NEEDLEPOINT'	3 GALLON	90
2	CARISSA HOLLY	ILEX CORNUTA 'CARISSA'	3 GALLON	10
4	YELLOW ANISE	ILLICIUM PARVIFLORUM	3 GALLON	7
5	'CRIMSON FIRE' LOROPETALUM	LOROPETALUM CHINENSIS 'CRIMSON FIRE'	3 GALLON	60
6	JAPANESE CLEYERA	CLEYERA JAPONICA	3 GALLON	11
8	JAPANESE LIGUSTRUM	LIGUSTRUM JAPONICUM	3 GALLON	18
9	CAROLINA CHERRY LAUREL	PRUNUS CAROLINIANA	7 GALLON	15
10	CHINDO VIBURNUM	VIBURNUM AWABUKI 'CHINDO'	7 GALLON	11
V	STEEDS HOLLY	ILEX CRENATA 'STEEDS'	3 GALLON	23
A	ENCORE AZALEA 'AUTUMN CARNATION'	RHODODENDRON ENCORE 'ROBLEC'	3 GALLON	13
R	'RADIANCE' ABELIA	ABELIA GRANDIFLORA 'RADIANCE'	3 GALLON	12
B	'BLUSH' LOROPETALUM	LOROPETALUM C. BLUSH'	3 GALLON	19
P	VARIEGATED PITTOSPORUM	PITTOSPORUM T. VARIEGATA	3 GALLON	33
H	LITTLE LIME HYDRANGEA	HYDRANGEA PANICULATA 'JANE'	3 GALLON	20
M	REGAL MIST PINK MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'LENCA'	3 GALLON	14
N	'LEMON LIME' NANDINA	NANDINA 'LEMON LIME	3 GALLON	7
S	'PINK SNOW' CAMELLIA	CAMELLIA SASANQUA 'PINK SNOW'	15 GALLON	3
W	'WINTER GEM' BOXWOOD	BUXUS M. J. 'WINTER GEM'	3 GALLON	85

GROUNDCOVERS

	COMMON NAME	BOTANICAL NAME		
	VARIEGATED LIRIOPE	LIRIOPE MUSCARI 'VARIEGATA'	1 GAL @ 12" O.C.	250 sf +/-
	'ACUTUS' WINTERCREEPER	EUONYMUS F. 'ACUTUS'	1 GAL @ 18" o.c.	3,600 sf +/-
	'TIFGRAND 419' BERMUDA UNLESS OTHERWISE NOTED	CYNODON DACTYLON 'TIF 419'	SOD	7,300 sf +/-
	'SUPER BLUE' LIRIOPE	LIRIOPE MUSCARI 'SUPER BLUE'	1 GAL @ 15" o.c.	500 sf +/-

NOTE: SITE SHALL BE 100% IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM.
-TREES SHALL HAVE A SEPARATE DRIP IRRIGATION SYSTEM.
-OFF-SITE CANTON ST STREET TREES SHALL RECEIVE WATERING BAG.
-CONTRACTOR TO PROVIDE DESIGN-BUILD IRRIGATION PLANS FOR APPROVAL PRIOR TO INSTALLATION.

LANDSCAPE NOTES:

NOTE #1: MULCH PATH SHALL BE 4-FOOT WIDE SLATE CHIPS, UNDERLAYED WITH "MIRAFI-MSCAPE E" WEED FILTER FABRIC & EDGED WITH BORDER CONCEPTS "BORDER LINE" EDGING WITH "STANDARD 15" STAKES" @ 4 / 10' SECTION (BORDERCONCEPTS.COM 800-845-3343)

NOTE #2: FOOTBRIDGE SHALL BE CUSTOM BUILT TIMBER BRIDGE

0 10' 20' 30'
Scale: 1"=20'

North

DESIGN REVIEW BOARD CONDITIONS:

6. ARCHITECTURE & MATERIALS SUBSTANTIALLY SIMILAR TO THE SUBMITTED RENDERINGS, EXCEPT FOR MODIFICATIONS REQUIRES TO COMPLY WITH STAFF COMMENTS AND IN COMPLIANCE WITH THE ALPHARETTA DOWNTOWN CODE, SUBJECT TO FINAL APPROVAL BY DRB.

8. LOTS SHALL HAVE A FRONT YARD DEFINED BY A DECORATIVE LOW WALL (BRICK OR STONE), HEDGE WITH COLUMNS (BRICK OR STONE) OR DECORATIVE FENCE, AS APPROVED BY DRB. HARDSCAPE IN FRONT YARDS SHALL BE LIMITED TO DECORATIVE BRICK OR PERVIOUS PAVERS AND / OR STEPPINGSTONES AND SHALL NOT BE PLACED WITHIN THE REQUIRED LANDSCAPE STRIP, EXCEPT TO CONNECT TO THE SIDEWALK ALONG THE STREET.

12. LANDSCAPE STRIPS ALONG CANTON STRET & MAYFIELD ROAD SHALL BE PLANTED WITH SHADE TREES AS A CONTINUATION OF WHAT HAS BEEN PLANTED OR DESIGNED IN THE DOWNTOWN AND OUTSIDE OF UTILITY EASEMENTS, AS APPROVED BY DRB.

21. FENCES & WALLS VISIBLE FROM THE PUBLIC RIGHT-OF-WAY SHALL BE DECORATIVE, AS APPROVED BY DRB. UNFINISHED WOOD FENCES AND DECKS SHALL NOT BE VISIBLE FROM THE STREET.

NOTE: LANDSCAPE PLANS FOR THE INDIVIDUAL LOTS SHALL BE DEVELOPED AT THE TIME OF INDIVIDUAL LOT PURCHASE.

SUBMITTAL ONLY - NOT FOR CONSTRUCTION

PATRICK CORKILL LANDSCAPE ARCHITECTURE
404.680.2392

REVISIONS
DATE:

Canton on Mayfield

Canton Street
Alpharetta, GA

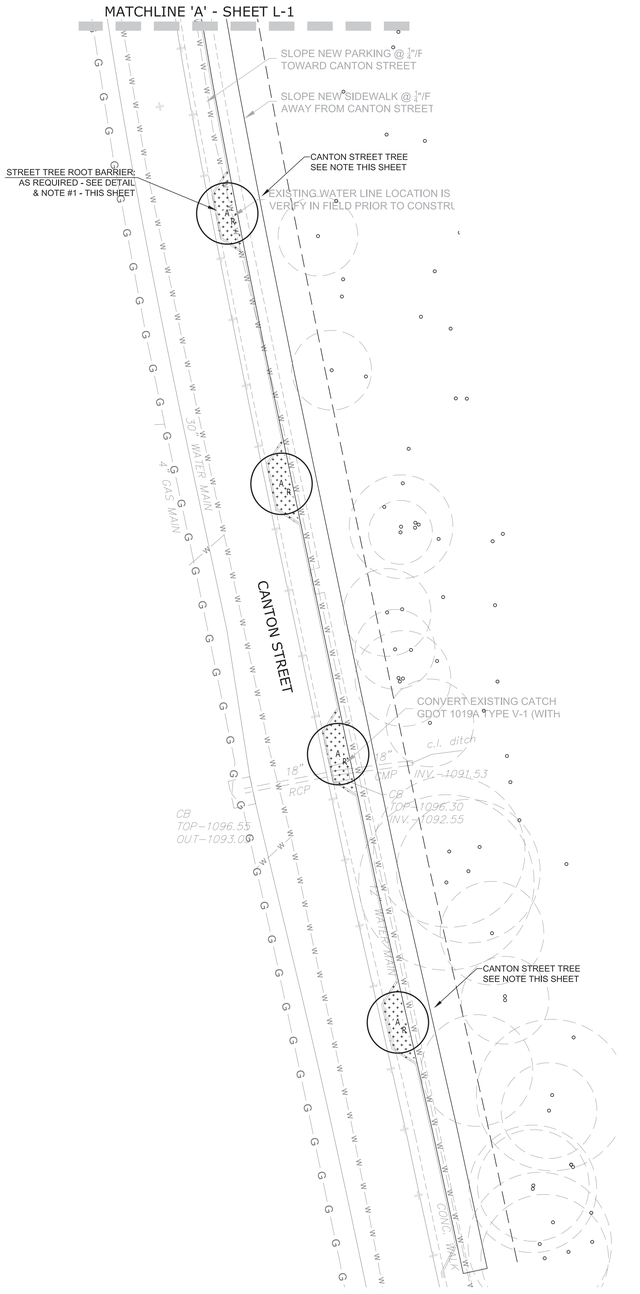
KBD DEVELOPMENT
285 West Wieuca Rd NE
Suite 5010
Atlanta, GA 30342

DRAWING TITLE:

LANDSCAPE PLAN

DRB SUBMITTAL

DATE:	5/17/24
DRAWN:	PJC
SCALE:	1"=20'-0"
SHEET:	L-1



PLANT LEGEND

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE
A	'AERYN' TRIDENT MAPLE	ACER BUERGERIANUM 'AERYN'	4" CALIPER

NOTE - OFF-SITE CANTON STREET TREE:
- EACH TREE SHALL RECEIVE A "TreeDiaper"48 Advanced Hydration System by Zynnovation, LLC - Ashland, Virginia.

NOTE: LANDSCAPE PLANS FOR THE INDIVIDUAL LOTS SHALL BE DEVELOPED AT THE TIME OF INDIVIDUAL LOT PURCHASE.

0 10' 20' 30'
Scale: 1"=20'

North

SUBMITTAL ONLY - NOT FOR CONSTRUCTION

PATRICK CORKILL LANDSCAPE ARCHITECTURE
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Canton on Mayfield
Canton Street
Alpharetta, GA

KBD DEVELOPMENT
285 West Wieuca Rd NE
Suite 5010
Atlanta, GA 30342

DRAWING TITLE:

LANDSCAPE PLAN

DRB SUBMITTAL

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DRAWN:	PJC
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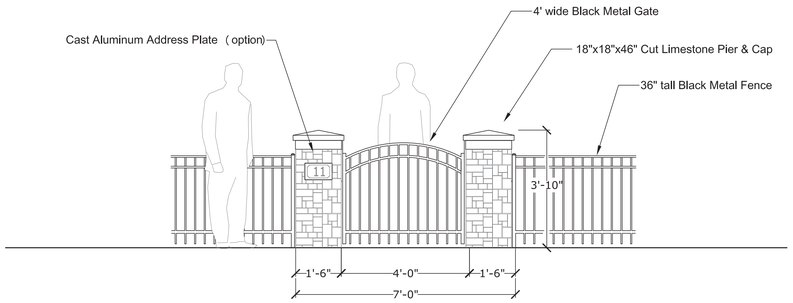


1. Streetscape Column, Gate & Fence

1/2" = 1'-0"

Example - Limestone Pier & Cap

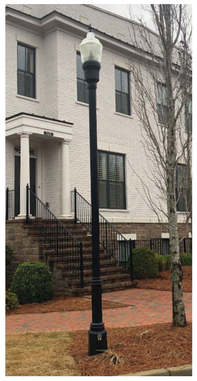
Example - Cut Limestone
- Note, final selection shall match limestone to be used on the building architecture.

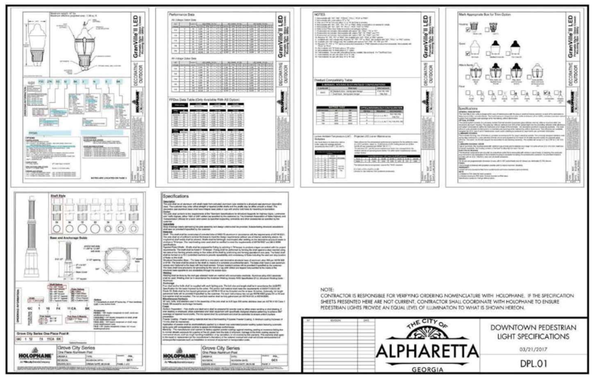
Example - Perimeter Streetscape Fence

Example - Gate

Hanover 'Prest' Brick - Limestone Gray & Charcoal Blend w/Granite Paver Edge

2. Decorative Crosswalk Apron





3. Decorative Pedestrian Light - Example

DuMor 6-foot Bench #58 – Deep Red

Example Color

4. Park Bench - Example Photo

5. Slate Chip Path - Example Photo

Trident Maple

Fringe Tree

Muskogee Crape Myrtle

Green Giant Arborvitae

Dark Alexandrina Magnolia

Redbud

Dogwood

Willow Oak

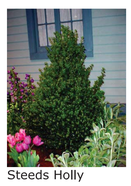
Armstrong Gold Maple

Native Flame American Hornbeam

Everclear Elm

Eastern Red Cedar - Propertyline Buffer

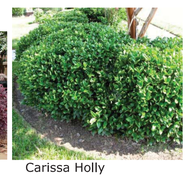
Streetscape Trees



Steeds Holly

Lemon Lime Nandina

Crimson Fire Loropetalum



Carissa Holly

Encore Azalea

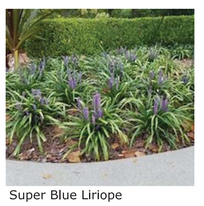
Japanese Cleyera

Chindo Viburnum

Little Lime Hydrangea

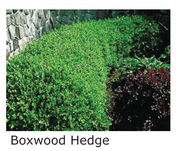
WinterCreeper

Variegated Liriope



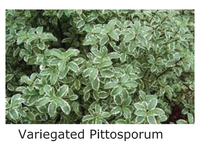
Super Blue Liriope

Needlepoint Holly



Boxwood Hedge

Radiance Abelia



Variegated Pittosporum

Regal Mist Muhly Grass

Pink Snow Camellia

Streetscape Shrubs & Groundcovers

PATRICK CORKILL LANDSCAPE ARCHITECTURE
404.680.2392

REVISIONS

DATE:

Canton on Mayfield

Canton Street
Alpharetta, GA

KBD DEVELOPMENT
285 West Wieuca Rd NE
Suite 5010
Atlanta, GA 30342

DRAWING TITLE:

LANDSCAPE IMAGES

DRB SUBMITTAL

DATE: 5/17/24

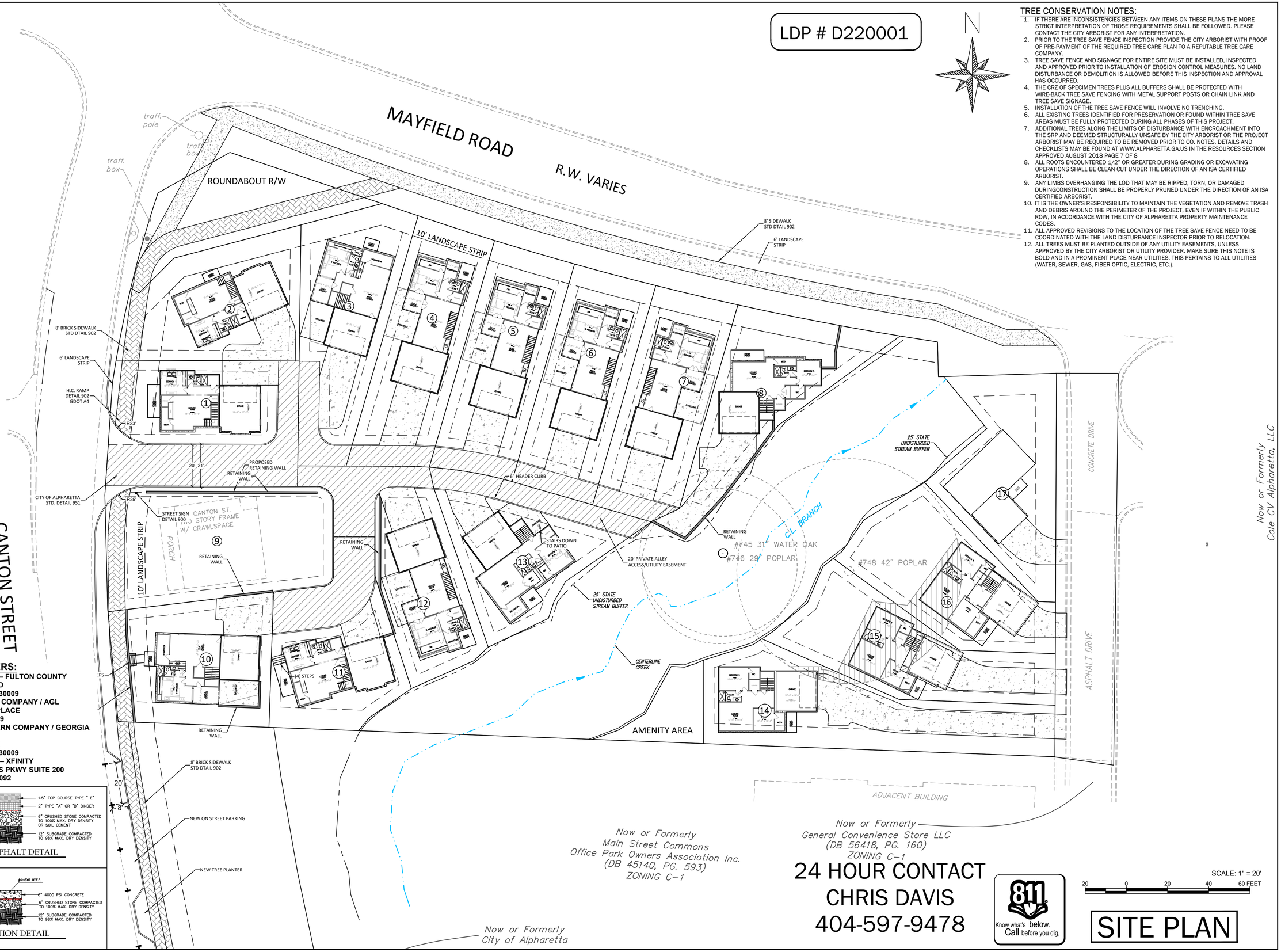
DRAWN:

SCALE: None

SHEET:

L-3

LDP # D220001

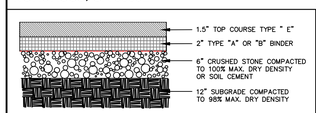


TREE CONSERVATION NOTES:

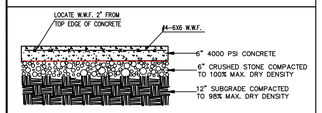
1. IF THERE ARE INCONSISTENCIES BETWEEN ANY ITEMS ON THESE PLANS THE MORE STRICT INTERPRETATION OF THOSE REQUIREMENTS SHALL BE FOLLOWED. PLEASE CONTACT THE CITY ARBORIST FOR ANY INTERPRETATION.
2. PRIOR TO THE TREE SAVE FENCE INSPECTION PROVIDE THE CITY ARBORIST WITH PROOF OF PRE-PAYMENT OF THE REQUIRED TREE CARE PLAN TO A REPUTABLE TREE CARE COMPANY.
3. TREE SAVE FENCE AND SIGNAGE FOR ENTIRE SITE MUST BE INSTALLED, INSPECTED AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE OR DEMOLITION IS ALLOWED BEFORE THIS INSPECTION AND APPROVAL HAS OCCURRED.
4. THE CRZ OF SPECIMEN TREES PLUS ALL BUFFERS SHALL BE PROTECTED WITH WIRE-BACK TREE SAVE FENCING WITH METAL SUPPORT POSTS OR CHAIN LINK AND TREE SAVE SIGNAGE.
5. INSTALLATION OF THE TREE SAVE FENCE WILL INVOLVE NO TRENCHING.
6. ALL EXISTING TREES IDENTIFIED FOR PRESERVATION OR FOUND WITHIN TREE SAVE AREAS MUST BE FULLY PROTECTED DURING ALL PHASES OF THIS PROJECT.
7. ADDITIONAL TREES ALONG THE LIMITS OF DISTURBANCE WITH ENCROACHMENT INTO THE SRP AND DEEMED STRUCTURALLY UNSAFE BY THE CITY ARBORIST OR THE PROJECT ARBORIST MAY BE REQUIRED TO BE REMOVED PRIOR TO CO. NOTES, DETAILS AND CHECKLISTS MAY BE FOUND AT WWW.ALPHARETTA.GA.US IN THE RESOURCES SECTION APPROVED AUGUST 2018 PAGE 7 OF 8
8. ALL ROOTS ENCOUNTERED 1/2" OR GREATER DURING GRADING OR EXCAVATING OPERATIONS SHALL BE CLEAN CUT UNDER THE DIRECTION OF AN ISA CERTIFIED ARBORIST.
9. ANY LIMBS OVERHANGING THE LOD THAT MAY BE RIPPED, TORN, OR DAMAGED DURINGCONSTRUCTION SHALL BE PROPERLY PRUNED UNDER THE DIRECTION OF AN ISA CERTIFIED ARBORIST.
10. IT IS THE OWNER'S RESPONSIBILITY TO MAINTAIN THE VEGETATION AND REMOVE TRASH AND DEBRIS AROUND THE PERIMETER OF THE PROJECT, EVEN IF WITHIN THE PUBLIC ROW, IN ACCORDANCE WITH THE CITY OF ALPHARETTA PROPERTY MAINTENANCE CODES.
11. ALL APPROVED REVISIONS TO THE LOCATION OF THE TREE SAVE FENCE NEED TO BE COORDINATED WITH THE LAND DISTURBANCE INSPECTOR PRIOR TO RELOCATION.
12. ALL TREES MUST BE PLANTED OUTSIDE OF ANY UTILITY EASEMENTS, UNLESS APPROVED BY THE CITY ARBORIST OR UTILITY PROVIDER. MAKE SURE THIS NOTE IS BOLD AND IN A PROMINENT PLACE NEAR UTILITIES. THIS PERTAINS TO ALL UTILITIES (WATER, SEWER, GAS, FIBER OPTIC, ELECTRIC, ETC.).

UTILITY OWNERS:

-WATER & SEWER – FULTON COUNTY
11575 MAXWELL RD
ALPHARETTA, GA 30009
-GAS – SOUTHERN COMPANY / AGL
TEN PEACHTREE PLACE
ATLANTA, GA 30309
-POWER – SOUTHERN COMPANY / GEORGIA POWER
11675 WILLS ROAD
ALPHARETTA, GA 30009
-COMMUNICATION – XFINITY
6200 THE CORNERS PKWY SUITE 200
NORCROSS, GA 30092



LIGHT DUTY ASPHALT DETAIL
NOT TO SCALE



CONCRETE SECTION DETAIL
NOT TO SCALE

24 HOUR CONTACT
CHRIS DAVIS
404-597-9478

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

SCALE: 1" = 20'
20 0 20 40 60 FEET

SITE PLAN

REVISIONS

NO.	DATE

DATE 03/12/2024

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MAYFIELD CANTON CORNERS

PREPARED FOR
MAYFIELD CANTON DEVELOPMENT
285 WEST WIELICA ROAD, NE SUITE 5010
ATLANTA, GA 30342

SITE PLAN

Plum Creek Consulting, LLC
7425 Mid Broadwell Trace
Alpharetta, GA 30004
P: (404) 518-8585 E: chris.owens@plumcc.com

PLUM CREEK CONSULTING

DRAWN BY:	CHECKED BY:	PROJECT NO.
MB	CO	23248

SHEET
C201

ISSUED FOR CONSTRUCTION