

DESIGN REVIEW BOARD APPLICATION

MEETING DATE: May 7, 2024

TYPE OF REVIEW: FINAL ☒ **COURTESY** ☐ **CASE #** ☐

PROJECT INFORMATION

PROJECT NAME: City of Milton Fire Station No. 45

PROJECT ADDRESS: 13801 Birmingham Rd, Alpharetta, GA

OVERLAY/FORM BASED CODE: Rural Milton Overlay

HAS LDP/BUILDING PERMIT BEEN SUBMITTED FOR REVIEW? YES ☐ NO ☒

PROJECT TYPE (CHECK ONE): SITE/LANDSCAPE ☒
BUILDING ☒
SALES TRAILER ☐
DEMOLITION ☐
ZONING/USE PERMIT/VARIANCE ☐
OTHER (EXPLAIN) ☐

PROJECT DESCRIPTION: New construction consisting of structural steel frame with metal stud infill and CMU walls. Exterior materials include cementitious siding and brick veneer walls with sloped metal roof.

APPLICANT/REPRESENTATIVE INFORMATION

CONTACT PERSON NAME: Joey Bodiford - Project Manager

COMPANY: MSSA-PBK Architects

ADDRESS: West Broad Street, Suite M207 Sugar Hill, GA, 30518

PHONE: 770-227-5473 **FAX:** ☐

EMAIL: joey.bodiford@mssa-pbk.com

APPLICANT'S SIGNATURE: *To the best of my knowledge, this application is correct and complete. I understand that I, or my representative should be in attendance at the Design Review Board meeting on May 7, 2024, at 6:00pm, to present this project. To the best of my knowledge, I have met all applicable Overlay/Form Based Code conditions (Hwy 9/Deerfield, Birmingham, Crabapple, Rural Milton.)*

Applicant: Joey Bodiford **Date** 4/29/24

SERVICE • TEAMWORK • OWNERSHIP • LEADERSHIP • RURAL HERITAGE

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DESIGN REVIEW BOARD SUBMITTAL REQUIREMENTS

Please see the list below for materials required according to the type of review. All site plans and building plans shall be drawn to scale. Mounted drawings and sample boards showing materials, colors, etc. may be brought to the meeting for your presentation. **Please fold all large drawings down to 8 1/2 by 11 size and collate all materials.** 11x17 'booklets' are acceptable as well. **Incomplete submittals will not be accepted for review.** If you have any questions, please contact Jackie Lim at 678 242 2513 or jackie.lim@miltonga.gov.

SITE PLAN/LANDSCAPE PLAN REVIEW—9 sets

Construction drawings, as required for LDP, including, but not limited to:

- ☒ Site location map(atlas map)
- ☒ Aerial map (Google)
- ☒ Acreage, density, adjacent zonings
- ☒ Zoning conditions (if any)
- ☒ Building footprint, square footage
- ☒ Grading, storm water plan, detention/retention areas
- ☒ Location of streams, stream buffers
- ☒ Roadways, parking areas, driveways, sidewalks, bike paths, pedestrian paths
- ☒ Dumpster enclosure detain/ location
- ☒ Landscape plan showing location, size and type of specimen and recompense trees, as well as other plantings
- ☐ Site lighting with photometric drawings , lighting fixture details **Site lighting to be determined by Power Provider.**
- N/A ☐ Retaining wall(s) location and material details
- N/A ☐ Fencing location and detail(s)
- N/A ☐ Bike rack location and detail
- N/A ☐ Mail kiosk location and detail (If applicable)

BUILDING REVIEW—9 sets

- ☒ Site location map(atlas map)
- ☒ Aerial map (Google)
- ☒ Site plan
- ☒ Colored renderings of all facades
- ☒ Line drawings of all elevations with heights, and materials labled
- N/A ☐ Locations of roof top equipment, satellite dishes, antennas,vents,exhausts (as applicable)
- N/A ☐ Site line study showing that rooftop units are not visible from adjoining roads (if applicable)
- ☒ Location, details of lighting fixtures **Building wall mounted**
- ☒ Dumpster enclosure details (If applicable)
- N/A ☐ Mail kiosk details (If applicable)
- ☒ Sample board showing materials, colors, etc. (Bring to the meeting)

N/A SALES TRAILER—9 sets

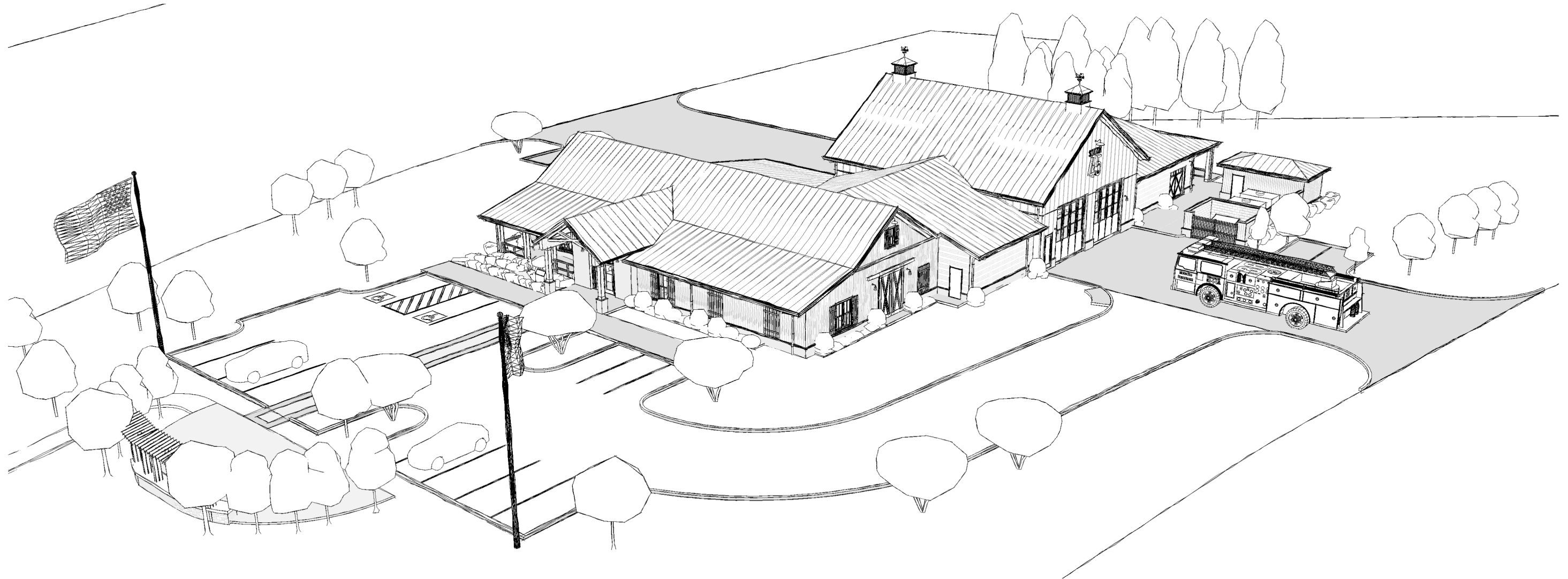
- ☐ Site location map(atlas map)
- ☐ Aerial map (Google)
- ☐ Site plan showing location of sales trailer, setbacks, parking, etc.
- ☐ Landscape plan
- ☐ Picture and/or construction details of trailer

N/A DEMOLITION REVIEW—9 sets

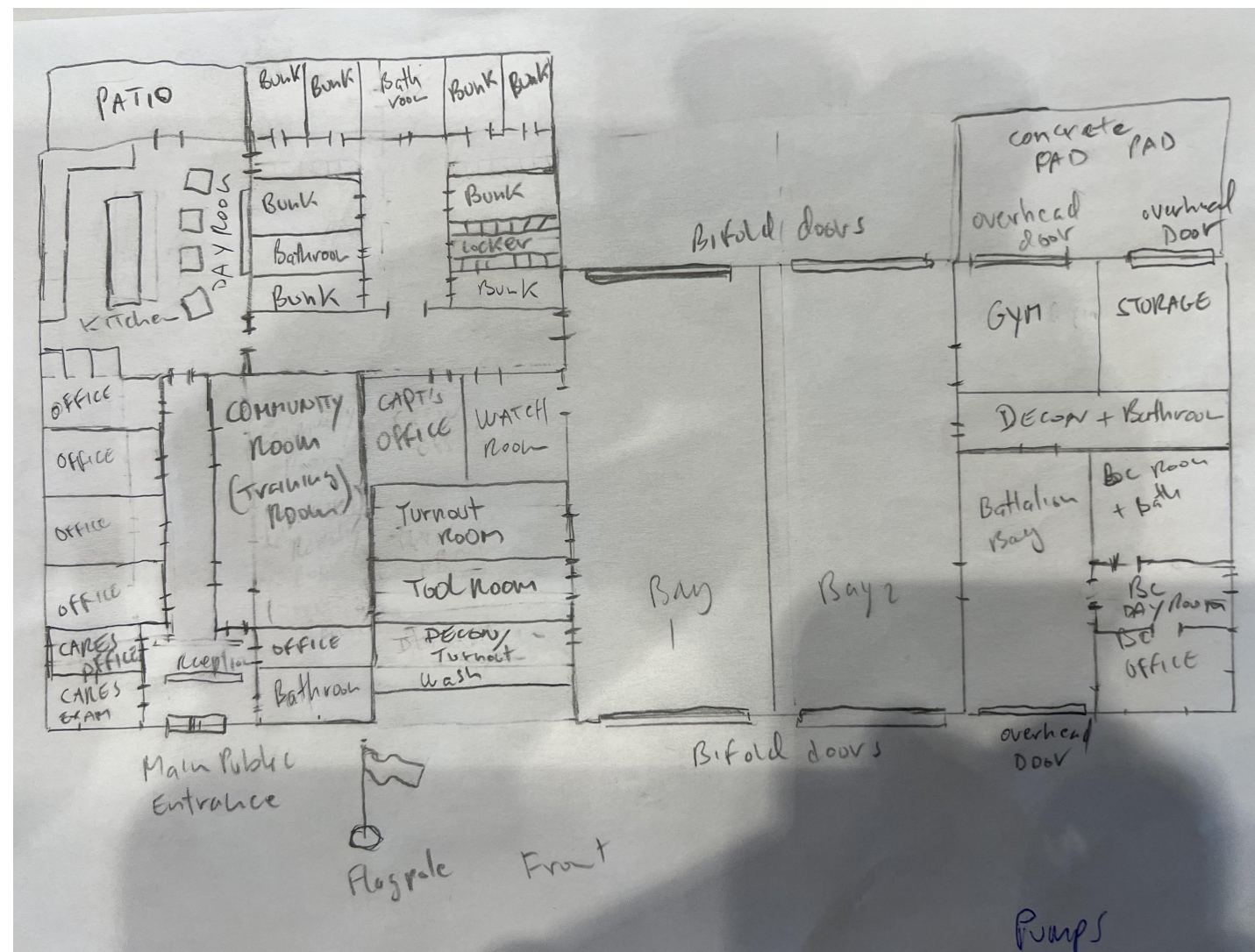
- ☐ Site location map(atlas map)
- ☐ Aerial map (Google)
- ☐ Site plan, indicating structure(s) to be demolished and the location of specimen trees, erosion control, tree save fencing
- ☐ Pictures of structure(s) to be demolished

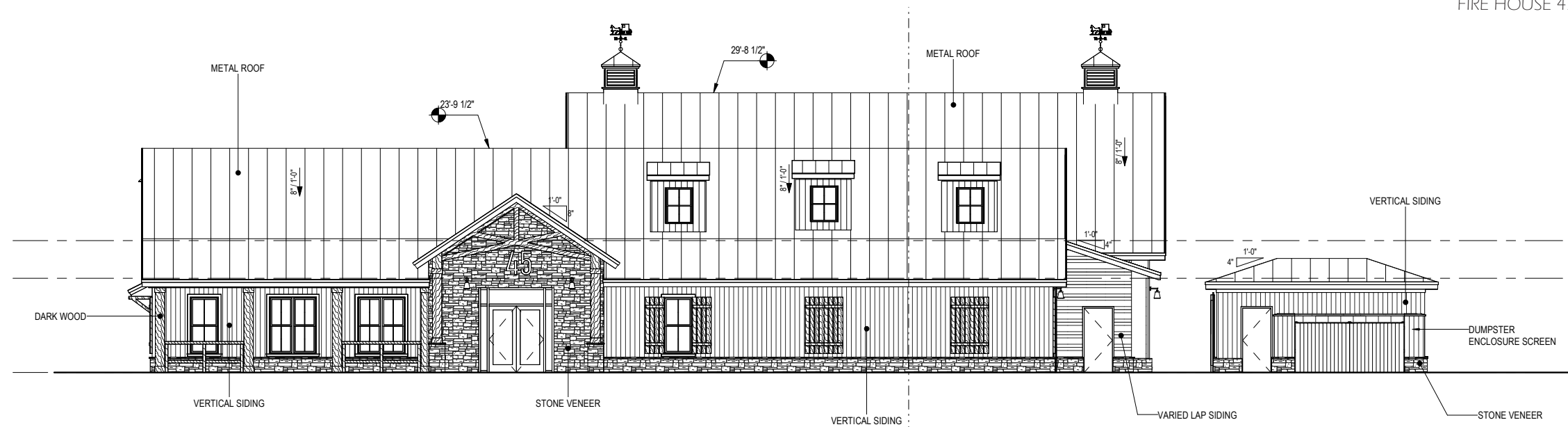
N/A VARIANCE/USE PERMIT/REZONING—9 sets

- ☐ Site location map(atlas map)
- ☐ Aerial map (Google)
- ☐ Acreage, density, existing site conditions
- ☐ Conceptual site plan showing location of buildings, detention areas, streams/stream buffers, specimen trees, roads, parking, driveways, sidewalks, etc.
- ☐ For commercial/multifamily/townhome uses: conceptual renderings of buildings, square footages
- ☐ For sign variance: site line study showing view of signs from adjacent roads
- ☐ For stream buffer variance: mitigation plan

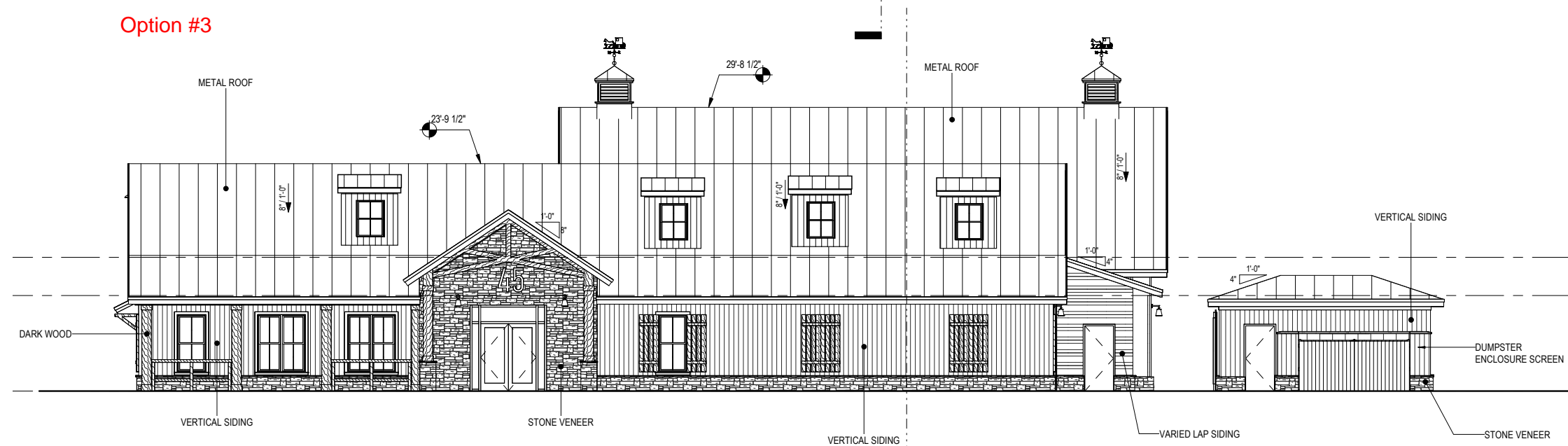


Design Review Board Presentation
City of Milton Fire Station #45

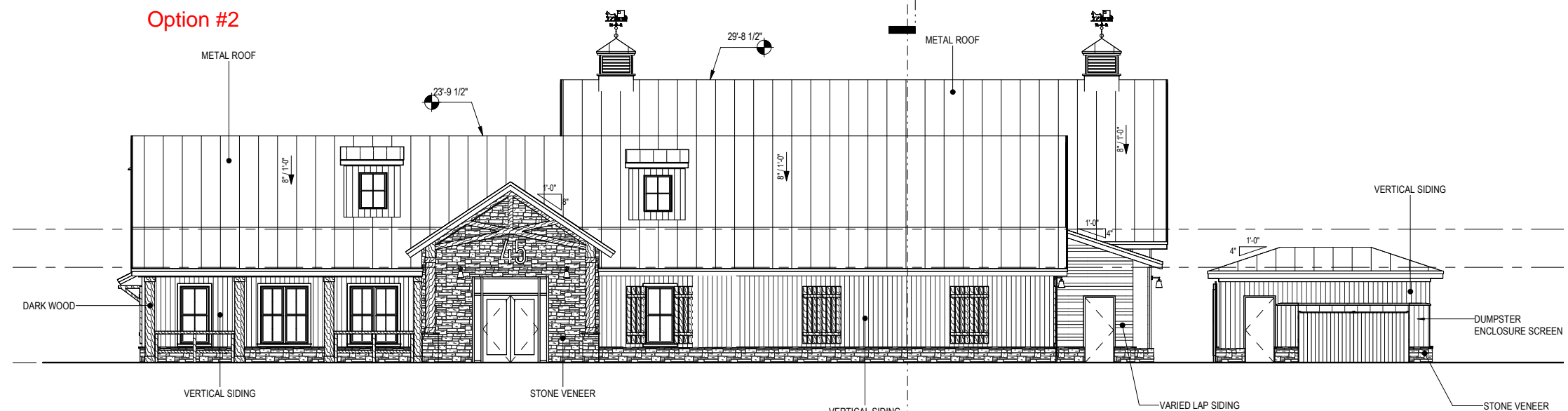




Option #3



Option #2











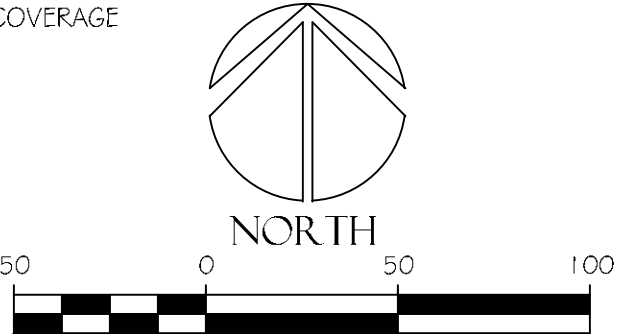
Option #1

CONCEPTUAL SITE PLAN NOTES:

- 1. PROJECT IS LOCATED IN LAND LOT 847, DISTRICT 2, SECTION 2, FULTON COUNTY, GEORGIA, WITHIN THE CITY OF MILTON
- 2. SITE IS 2.091 ACRES PER SURVEY PROVIDED BY BRUMBELOW-REESE AND ASSOCIATES, INC DATED SEPTEMBER 21, 2023
- 3. NO STREAMS, RIVERS OR LAKES, FLOODPLAIN, OR WETLANDS ARE ON-SITE OR WITHIN 200' OFFSITE.
- 4. DENISTY = 0.48 LOTS/ACRE (1 LOT / 2.091 ACRES)
- 5. IMPERVIOUS SURFACES
TOTAL SITE AREA = 2.091 ACRES
ONSITE IMPERVIOUS SURFACE AREA = 0.85 ACRES (36,931.86 SF)
% IMPERVIOUS= 0.85 ACRES / 2.091 ACRES = 41%
- 6. PROJECT IS ZONED AG-1 (AGRICULTURAL), RURAL MILTON OVERLAY.
- 7. 22 PARKING SPACES REQUIRED BY OWNER,
22 PARKING SPACES PROVIDED (20 REGULAR WITH 2 HANDICAP SPACES)
- 8. NO EXISTING TREES ON-SITE. EXISTING TREE CANOPY IS 0%. PROPOSED TREE CANOPY IS 48%.
- 9. 10' WIDE LANDSCAPE ISLAND EVERY 6TH PARKING SPACE + 10' WIDE AREA @ END OF EACH PARKING BAY
22 PARKING SPACES / 6 = 3.67 = 4 + 4 PARKING BAYS =
8 TREES REQUIRED, 10 TREES PROPOSED.

- 10. 40% TREE COVERAGE REQUIRED FOR THE 2.091 ACRE SITE.
2.091 ACERS X .40 = 0.8364 ACRES TO HAVE TREE CANOPY COVERAGE
.8364 ACRES X 43,560 SF = 36,433.58 SF TO HAVE CANOPY COVERAGE
PROPOSED TREES
(10) AB @ 900 SF = 9,000 SF
(12) QP @ 1,600 SF = 19,200 SF
(12) CW @ 400 SF = 4,800 SF
(12) PY @ 900 SF = 10,800 SF
TOTAL = 43,800 SF = 1.055 ACRES
(1.055 ACRES/2.091 ACRES) = 48
48% PROPOSED TREE COVERAGE

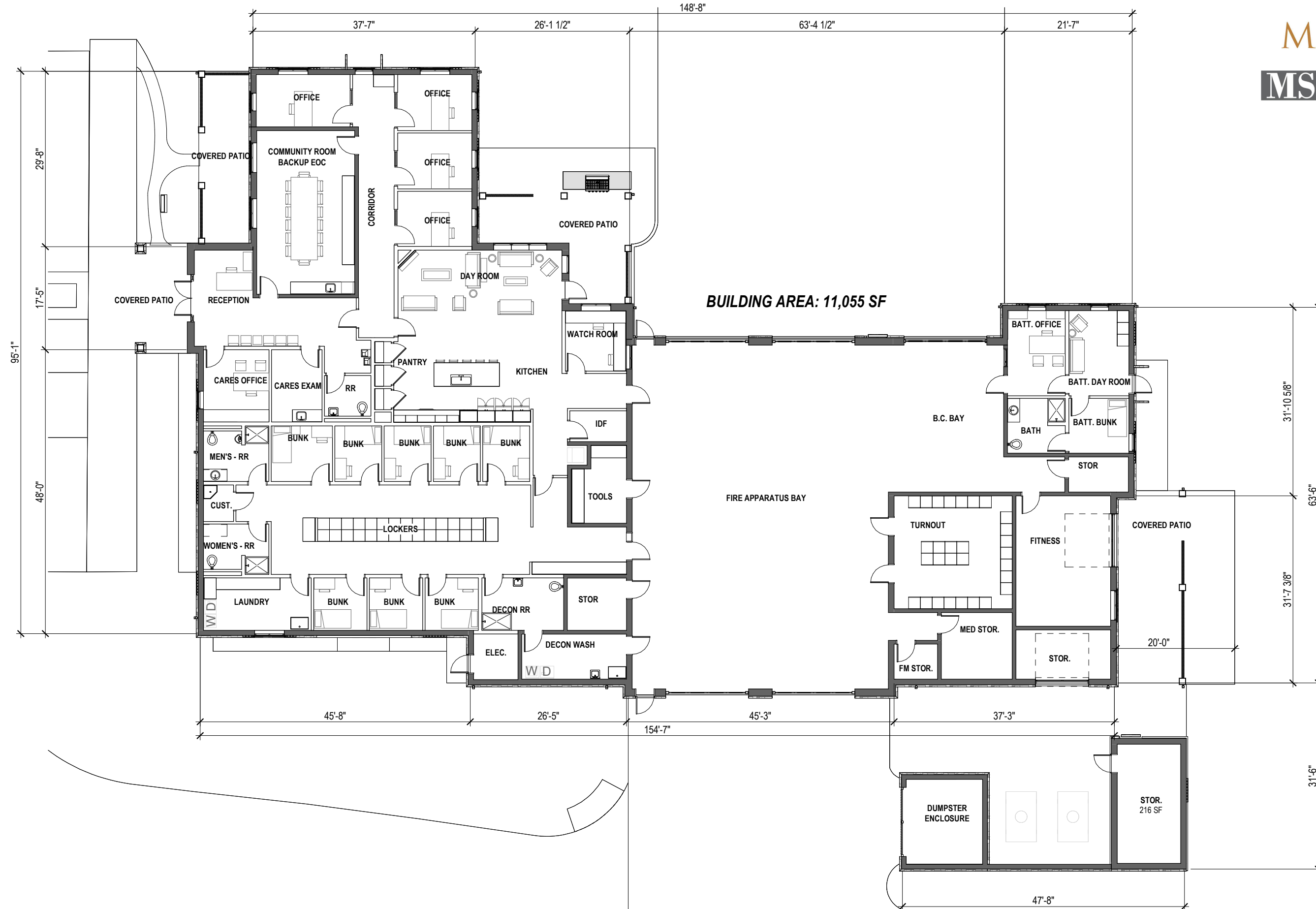
PLANT SCHEDULE		
SYMBOL	CODE	BOTANICAL / COMMON NAME
DECIDUOUS TREES		
	AB	Acer balsamifolium / Thicket Maple
	QP	Quercus phellos / Willow Oak
EVERGREEN TREES		
	TF1B2	Ilex cornuta 'B. arfordii' / Bayford Holly
	H3	Ilex opaca / American Holly
	M	Magnolia grandiflora 'Little Cam' / Little Cam Dwarf Southern Magnolia
FLOWERING TREES		
	CW	Cornus flor du 'Willo' / White Flowering Dogwood
	PY	Prunus x yedoensis / Yoshino Cherry
SYMBOL	CODE	BOTANICAL / COMMON NAME
SHRUBS		
	H4	Ilex vomitoria 'Nana' / Dwarf Nausea Holly

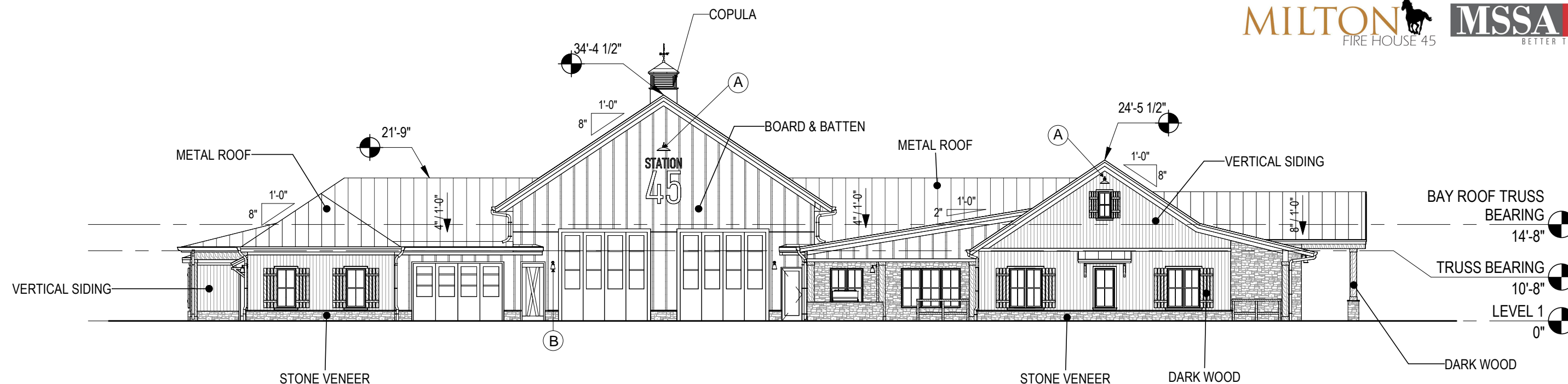


GRAPHIC SCALE (in feet)
1 INCH = 50 FT.

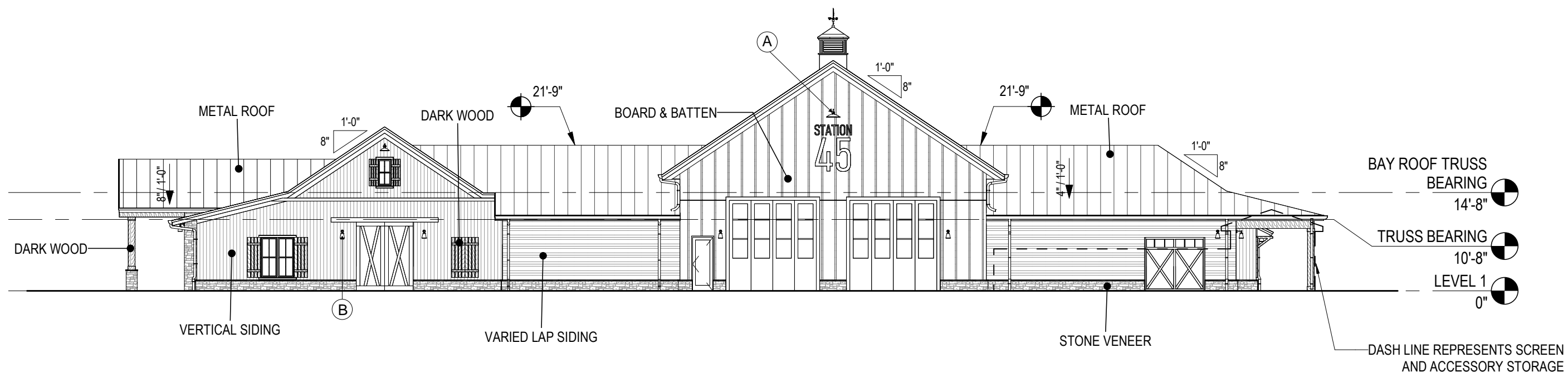
MILTON FIRE STATION #45
CITY OF MILTON

SITE PLAN
1" = 50'





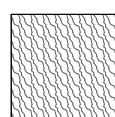
1 1/16" = 1'-0" **EXTERIOR ELEVATION- NORTH- OVERALL**



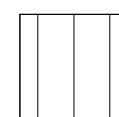
2 1/16" = 1'-0" **EXTERIOR ELEVATION- SOUTH- OVERALL**



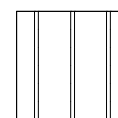
STONE VENEER
DARK GRAY LEDGESTONE



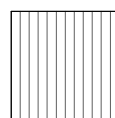
DARK WOOD
DARK FAUX WOOD GRAIN



METAL ROOF
CLEAR, LIGHT GRAY FINISH



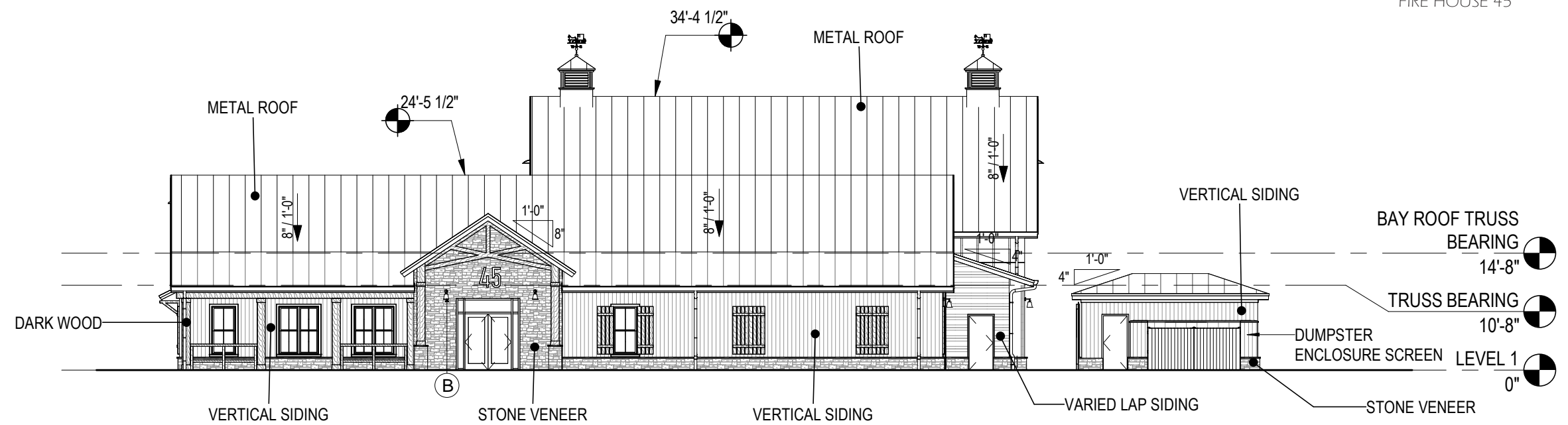
FIBER CEMENT SIDING
BOARD & BATTEN - WHITE



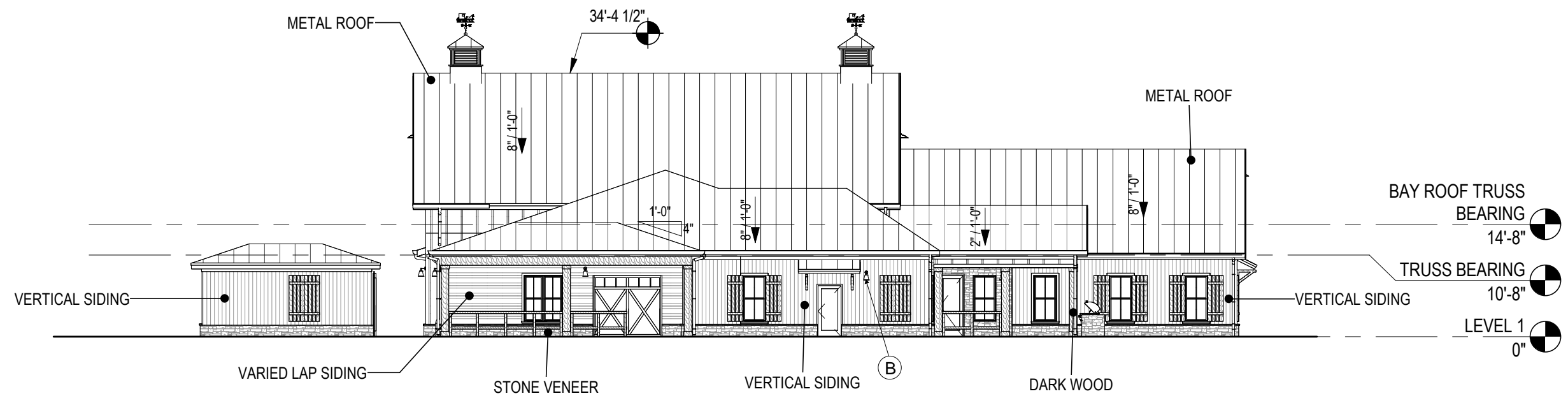
FIBER CEMENT SIDING
VERTICAL SIDING - WHITE



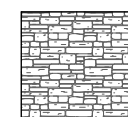
FIBER CEMENT SIDING
VARIED LAP SIDING - 4/4/8 EXPOSURE
PANTONE 652



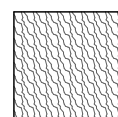
1 1/16" = 1'-0" EXTERIOR ELEVATION- WEST- OVERALL



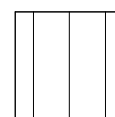
2 1/16" = 1'-0" EXTERIOR ELEVATION- EAST- OVERALL



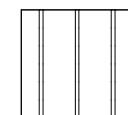
STONE VENEER
DARK GRAY LEDGESTONE



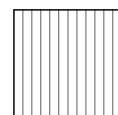
DARK WOOD
DARK FAUX WOOD GRAIN



METAL ROOF
CLEAR, LIGHT GRAY FINISH



FIBER CEMENT SIDING
BOARD & BATTEN - WHITE



FIBER CEMENT SIDING
VERTICAL SIDING - WHITE



FIBER CEMENT SIDING
VARIED LAP SIDING - 4/4/8 EXPOSURE
PANTONE 652



1

1/16" = 1'-0"

EXTERIOR ELEVATION- NORTH- OVERALL



2

1/16" = 1'-0"

EXTERIOR ELEVATION- SOUTH- OVERALL



1

1/16" = 1'-0"

EXTERIOR ELEVATION- WEST- OVERALL



2

1/16" = 1'-0"

EXTERIOR ELEVATION- EAST- OVERALL

















