

City of Sugar Hill
Planning Staff Report
DRB-CBD 21-003

DATE: January 31, 2022; *Updated 2/10/2022*
TO: Mayor and Council, Design Review Board
FROM: Planning Director
SUBJECT: Central Business District (CBD) Design Review
Mixed-use development with single family attached residential (townhomes) and commercial, Rangewater Real Estate, LLC

REQUEST The City of Sugar Hill has received an application from Rangewater Real Estate, LLC c/o Shane Lanham with Mahaffey Pickens Tucker, LLC requesting design review board approval for a mixed-use development with single family attached residential (townhomes) and commercial land uses.

RECOMMENDED ACTION

Approval of the site plan and buildings in material and architectural detail with the following conditions:

1. Final designs shall substantially resemble the attached exhibits labeled Exhibit 1 through 7. Final material and color selections shall be subject to on-site mock-up approval, with identified materials.
2. A substantial gateway art feature shall be incorporated into the site design. The final design and location shall be approved by the City Manager prior to releasing permits and installed prior to final certificate of occupancy. *Developer may elect to make a monetary contribution of \$25,000 to the City of Sugar Hill in lieu of installing the improvements.*
3. Sidewalks along Highway 20 shall be constructed in accordance with the paver details currently approved for use in the Central Business District by the city and GA Department of Transportation (refer to Exhibit 7).
4. Ornamental streetlights approved by GA Dept. of Transportation for Highway 20 shall be installed along the Hwy 20 frontage (refer to Exhibit 7).

DISCUSSION

- Land use was previously approved and CBD boundary expanded to include the subject property under rezoning case RZ 21-005 on September 13, 2021.
- Proposed development includes ~~124~~ townhomes. There are 15 four-story homes fronting Highway 20. The remaining homes are three-story. Most are front entry arranged around a pedestrian oriented streetscape or common green space amenity.

- 5,000 square feet of retail space has been planned for the corner of Bailey Avenue and Highway 20 with a small off-street parking area behind. Limited information has been provided for the commercial building and will require subsequent design review board approval prior to permitting.

APPLICANT/OWNER: Rangewater Real Estate, LLC, c/o Shane Lanham with Mahaffey Pickens Tucker, LLP Kittle Homes

EXISTING ZONING: General Business District/Town Center Overlay District/Central Business District (BG/TCO/CBD).

REQUEST: Design review approval, mixed use townhome residential development.

PROPERTY SIZE: ± 10.579 Acres, Tax Parcel #'s: R7-306-089 & R7-306-

LOCATION: 5000 & 5252 Nelson Brogdon Boulevard.

The old Bailey cabinet shop operated on the subject property for many years. Today the buildings house office and warehouse uses.

DESIGN REVIEW CRITERIA

1. Is the proposed project consistent with the adopted design guidelines for the type of development, and/or the proposed use?

The CBD requirements are designed to foster development of the city center using traditional block patterns characterized by common side walls, building fronts abutting the sidewalk and on-street parking; breaking up large blocks; optimizing multi-modal connectivity and incorporating small public gathering spaces.

The proposed design is consistent with the adopted design guidelines. The buildings provide pedestrian-scale architectural elements and street level commercial use(s) at the corner of Bailey Avenue and Highway 20. The site includes pedestrian-oriented streetscape elements and integrates space for public gathering as well.

2. Is the proposed project consistent and compatible with the nature and character of the surrounding areas?

The proposed designs are consistent with the adopted vision and emerging character of Downtown Sugar Hill.

3. *Are the site design, landscaping, general design, character, arrangement and scale of buildings, texture, materials and colors of the project similar to or compatible with features or structures in the area.*

The proposed elevations and conceptual site plans are compatible in scale, material selection, and general design character with the nearby proposed development.

4. *Will the interior arrangement or use have any effect on exterior architectural features and otherwise complies with the standards of this ordinance?*

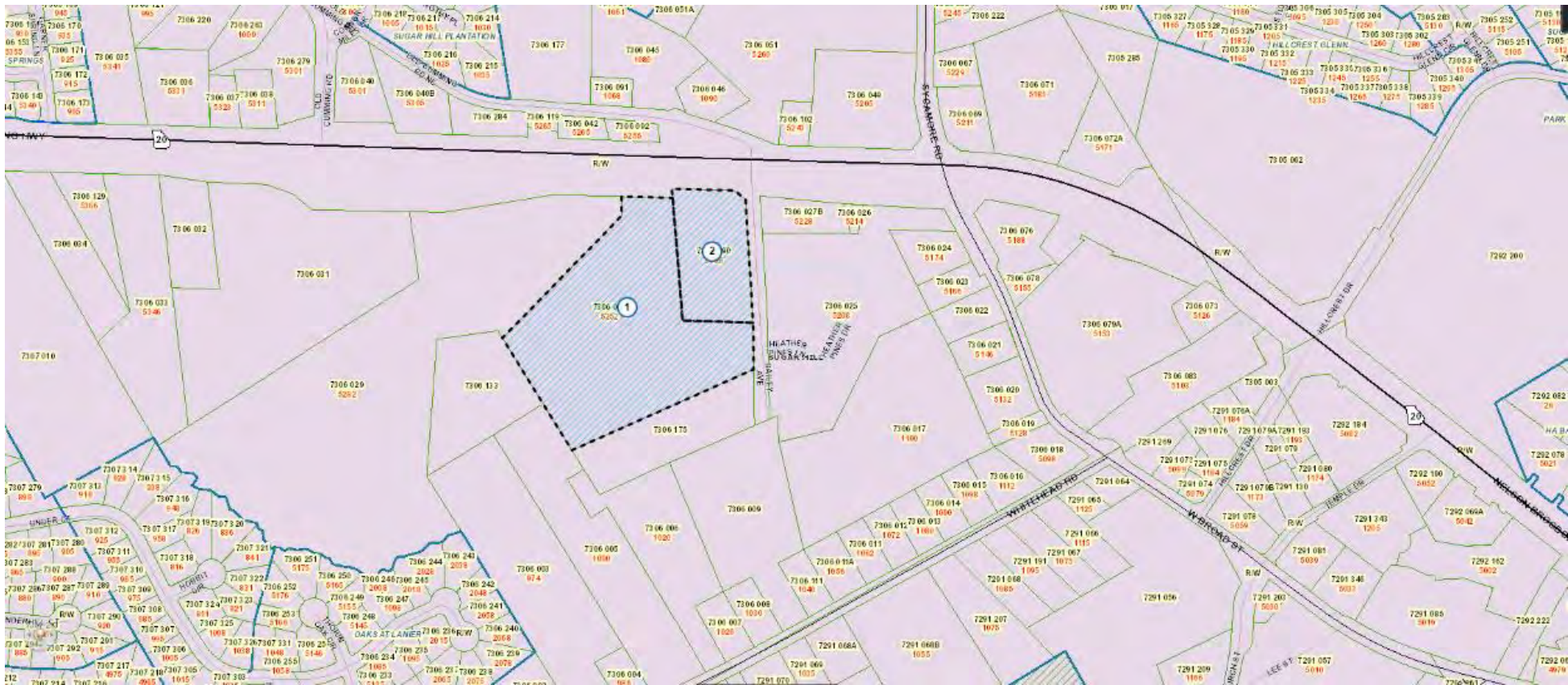
The design team will need to ensure that any interior changes to the configuration do not adversely affect the layout of the facade.

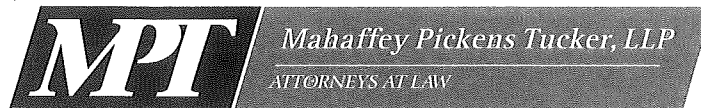
5. *Does the project contribute or resemble the following criteria for considering a design inappropriate?*

Character foreign to the area / Arresting and spectacular effects / Violent contrasts of material or color, or intense or lurid colors / A multiplicity or incongruity of details resulting in a restless and disturbing appearance / The absence of unity and coherence in composition not in consonance with the density and character of the present structure or surrounding area.

The proposed changes do not contribute to any of the listed inappropriate design criteria.

DRB-CBD 21-003
LOCATION MAP
BG, TCO and CBD Overlay
Design Review Approval





Matthew P. Benson
 Gerald Davidson, Jr.*
 Rebecca B. Gober
 Brian T. Easley
 Christopher D. Holbrook
 Charlotte L. Luu
 W. Brady Hughes

Samuel C. Kennon
 Shane M. Lanham
 Jeffrey R. Mahaffey
 Steven A. Pickens
 Andrew D. Stancil
 R. Lee Tucker, Jr.

*Of Counsel

**COMBINED LETTER OF INTENT FOR DESIGN REVIEW AND STREAM BUFFER
 VARIANCE APPLICATIONS OF RANGEWATER REAL ESTATE, LLC**

Mahaffey Pickens Tucker, LLP submits this Letter of Intent and attached Design Review and Stream Buffer Variance applications (the “Applications”) on behalf of Rangewater Real Estate, LLC (the “Applicant”), relative to an approximately 10.579-acre tract (the “Property”) located along Nelson Brogdon Boulevard (State Route 20) at its intersection with Bailey Avenue. The Property was recently rezoned to the BG zoning classification and annexed into the Central Business District Overlay to accommodate a proposed mixed-use development including single-family attached residential and commercial land uses.

Townhomes in the proposed community would be constructed with facades of brick, stone, and/or fiber cement siding with additional attractive architectural elements as depicted on the building elevations submitted with the Application. A mix of three- and four-story townhomes is proposed to create architectural diversity within the development and provide attractive streetscapes along Nelson Brogdon Boulevard and Bailey Avenue.

The Applicant also requests approval of variances from the requirements of the Stream Buffer Protection Ordinance of the City of Sugar Hill (the “SBPO”) to allow land disturbance within the 50-foot wide undisturbed stream buffer and the construction of impervious surfaces within the 25-foot wide impervious surface setback. While proposed land disturbance activities within the 50-foot undisturbed buffer relate to the installation of a multi-use trail and detention/water quality ponds, and are therefore permitted as exemptions from the requirements of the SBPO, the Applicant submits this stream buffer variance out of an abundance of caution.

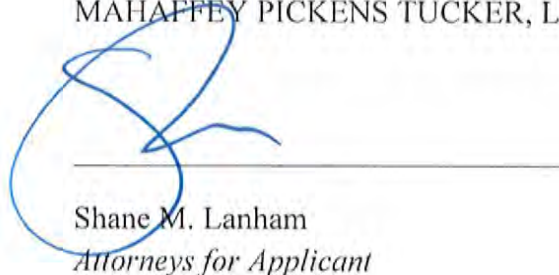
Additionally, the Applicant requests a variance from the requirements of the SBPO in order to allow the installation of impervious surfaces within the 25-foot wide impervious surface setback. Proposed impervious surfaces include driveways, curb, gutter, and similar stormwater infrastructure as well as townhome units.

The subject Property is oddly shaped, includes a stream segment which meanders along the southerly boundary line, and includes steep topography which frustrate strict compliance with the requirements of the SBPO. As discussed in greater detail in the attached stream buffer variance narrative provided by the project's engineers, the development would provide various mitigation measures which are designed to offset effects of proposed land development on the Property. Accordingly, the Applicant submits that impacts to the buffer have been avoided or minimized to the fullest extent practicable. Moreover, the project involves the construction of structures which, by their nature, must be located within the buffer as well as paved recreational foot trails and viewing areas.

The Applicant and its representatives welcome the opportunity to meet with staff of the City of Sugar Hill Planning and Development Department to answer any questions or to address any concerns relating to the matters set forth in this letter or in the Applications filed herewith. The Applicant respectfully requests your approval of these Applications.

Respectfully submitted this 27th day of September, 2021.

MAHAFFEY PICKENS TUCKER, LLP

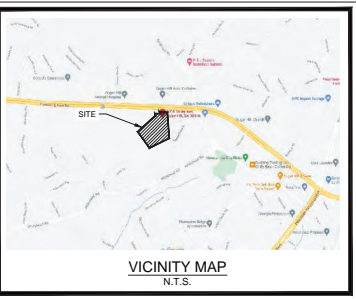


Shane M. Lanham
Attorneys for Applicant



DEVELOPMENT SUMMARY:

<u>SITE SUMMARY:</u>	
CURRENT ZONING:	LM
PROPOSED ZONING:	BG WITH CBD OVERLAY
SITE AREA:	10.579 ACRES
TRAP PARCELS:	R7306 089 R7306 090
<u>SETBACK REQUIREMENTS:</u>	
REQUIRED:	
FRONT:	0-12 FT
BACK:	30 FT
SIDE:	10 FT
PROVIDED:	
FRONT:	VARIES
BACK:	30 FT
SIDE:	10 FT
<u>PROPOSED LAND USES & DENSITIES:</u>	
PROPOSED USE:	TOWNHOMES AND 124 UNITS AND/OR COMMERCIAL
TOWNHOMES	124 UNITS
TYPE CLARENDON (4-STORY)	1,683 SF
TYPE MOZART (3-STORY)	1,766 SF
TYPE BEEHIVEN	1,433 SF
CLUBHOUSE	1,500 SF
RETAIL/COMMERCIAL	4,500 SF
MAXIMUM DENSITY	
ALLOWED:	11.22 UNITS/ACRE
PROPOSED:	17.72 UNITS/ACRE
MAXIMUM LOT COVERAGE:	NONE
MAXIMUM IMPERVIOUS:	NONE
MAXIMUM BUILDING HEIGHT:	
ALLOWED:	70 FT
PROPOSED:	4 STORIES
GREENSPACE AREA PROPOSED:	-2.5 ACRES (23%)
<u>PARKING SUMMARY:</u>	
REQUIRED PARKING:	300 SPACES (TOTAL)
SINGLE FAMILY TOWNHOUSE (124 UNITS)	248 SPACES (2.0 UNITS)
RETAIL/COMMERCIAL (4,500 SF)	45 SPACES (1.0 UNITS/50 SF)
PROPOSED PARKING:	461 SPACES (TOTAL)
SINGLE FAMILY TOWNHOUSE	363 SPACES
RETAIL/COMMERCIAL	45 SPACES
PRIVATE ON-STREET PARKING	18 SPACES
PUBLIC ON-STREET PARKING	15 SPACES
HANDICAP	8 SPACES



SITE PLAN NOTE:

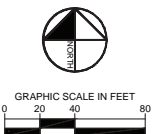
THE BUILDING FOOTPRINTS, DRIVEWAY LOCATIONS, OPEN SPACE LOCATIONS, SIDEWALK DESIGNS AND LOCATIONS, AND PARKING LOCATIONS ON THIS SITE PLAN ARE FOR ILLUSTRATIVE PURPOSES. THEIR SHAPES, LOCATIONS, AND AMOUNTS MAY VARY AS ALLOWED FOR BY THE SITE DATA TABLE, THE BG REGULATIONS, AND THE CBD OVERLAY REGULATIONS.

SEWER NOTE:

SUBJECT PROPERTY WILL TIE INTO THE EXISTING PUBLIC SEWER SYSTEM.

SURVEY NOTE:
SURVEY PROVIDED BY GEOSURVEY, LTD.

DRBCBD 21-003
Exhibit 1



Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GEORGIA 30009
PHONE (770) 619-4280
WWW.KIMLEY-HORN.COM

**WEST MIDTOWN
RESIDENTIAL
OWNER, LLC**
3405 PIEDMONT ROAD, NE, SUITE 450
ATLANTA, GA 30305
PHONE: (404) 266-7612

[illegible]

**ECHO STREET WEST
PHASE 1
MULTI-FAMILY**
750 ECHO STREET, ATLANTA, GA 30318



GSWCC CERT. (LEVEL II)	0000029507
DRAWN BY	BAC
DESIGNED BY	ANM
REVIEWED BY	JKM
DATE	12/24/2021
PROJECT NO.	019626008
TITLE	
DRB SITE PLAN	
SHEET NUMBER	
C2-00	

DEVELOPMENT SUMMARY:

SITE SUMMARY:

CURRENT ZONING:	LM
PROPOSED ZONING:	BG WITH CBD OVERLAY
SITE AREA:	10.579 ACRES
TAX PARCELS:	R7306 089 R7306 090
SETBACK REQUIREMENTS:	
REQUIRED:	
FRONT:	0-12 FT
BACK:	30 FT
SIDE:	10 FT
PROVIDED:	
FRONT:	VARIABLE
BACK:	30 FT
SIDE:	10 FT

PROPOSED LAND USES & DENSITIES:

PROPOSED USE:	TOWNHOMES AND RETAIL AND/OR COMMERCIAL
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TOWNHOMES	124 UNITS
TYPE CLARENDON (4-STORY)	1,883 SF
TYPE MOZART (3-STORY)	1,756 SF
TYPE BEETHOVEN	1,432 SF
CLUBHOUSE	1,500 SF
RETAIL/COMMERCIAL	4,500 SF

MAXIMUM DENSITY ALLOWED:	12 UNITS/ACRE
PROPOSED:	11.72 UNITS/ACRE

MAXIMUM LOT COVERAGE:	NONE
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MAXIMUM IMPERVIOUS:	NONE
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MAXIMUM BUILDING HEIGHT:	70 FT
ALLOWED:	4 STORIES
PROPOSED:	

GREENSPACE AREA PROPOSED:	~2.5 ACRES (23%)
---------------------------	------------------

PARKING SUMMARY:

REQUIRED PARKING:	300 SPACES (TOTAL)
SINGLE FAMILY TOWNHOUSE (124 UNITS)	248 SPACES (2.0/UNIT)
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SINGLE FAMILY TOWNHOUSE	383 SPACES
RETAIL/COMMERCIAL	45 SPACES
PRIVATE ON-STREET PARKING	18 SPACES
PUBLIC ON-STREET PARKING	15 SPACES
HANDICAP	4 SPACES

1
LC-1.0
NTS
BRICK PAVER BANDING, TYP.

10' LANDSCAPE STRIP, 615' LONG
25 TREES AND 25 SHRUBS REQUIRED
25 TREES AND 25 SHRUBS PROVIDED

30' LANDSCAPE STRIP, 450' LONG
MIX OF LARGE CANOPY TREES,
EVERGREEN TREES, ORNAMENTAL TREES,
LARGE EVERGREEN SHRUBS, SMALL
EVERGREEN SHRUBS, AND SEEDED LAWN

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	FORM	NOTES
AT	25	ACER BURGUNDIUM / TRIDENT MAPLE	8.6	7' CAL	MINIMUM 14' HGT.	CENTRAL LEADER	FULL AND HEALTHY
ARM	55	ARMSTRONG'S RED MAPLE	8.6	7' CAL	MINIMUM 14' HGT.	CENTRAL LEADER	FULL AND HEALTHY
AB	3	AUTUMN BLAZE RED MAPLE	8.6	7' CAL	MINIMUM 14' HGT.	CENTRAL LEADER	FULL AND HEALTHY
AA	14	AMERICAN HORNBEE	8.6	7' CAL	MINIMUM 14' HGT.	CENTRAL LEADER	FULL AND HEALTHY
CB	43	CYPRESS LAUREL / PYRAMIDAL EUROPEAN HORNBEE	8.6	7' CAL	MINIMUM 14' HGT.	CENTRAL LEADER	FULL AND HEALTHY
CA	15	CAMPBELL'S CAROLINA / AMERICAN HORNBEE	8.6	7' CAL	MINIMUM 14' HGT.	CENTRAL LEADER	FULL AND HEALTHY
CD	27	CECILIUM DEODAR / BLUE DEODAR CEDAR	8.6	7' CAL	MINIMUM 14' HGT.	CENTRAL LEADER	FULL AND HEALTHY
CE	11	CHORUS VIRGINICA / WHITE FRINGETREE	8.6	7' CAL	MINIMUM 14' HGT.	CENTRAL LEADER	FULL AND HEALTHY
CF	46	GOLDSPIRE MAIDENHAIR TREE	8.6	7' CAL	MINIMUM 14' HGT.	CENTRAL LEADER	FULL AND HEALTHY
CG	7	EMILY BRUNER HOLLY	8.6	7' CAL	MINIMUM 14' HGT.	CENTRAL LEADER	FULL AND HEALTHY
CH	24	SOUTHERN MAGNOLIA	8.6	7' CAL	MINIMUM 14' HGT.	CENTRAL LEADER	FULL AND HEALTHY
CI	18	JANE MAGNOLIA	8.6	7' CAL	MINIMUM 14' HGT.	CENTRAL LEADER	FULL AND HEALTHY
CJ	17	STAR MAGNOLIA	8.6	7' CAL	MINIMUM 14' HGT.	CENTRAL LEADER	FULL AND HEALTHY
CK	3	TUPELO	8.6	7' CAL	MINIMUM 14' HGT.	CENTRAL LEADER	FULL AND HEALTHY
CL	6	YOSHINO CHERRY	8.6	7' CAL	MINIMUM 14' HGT.	CENTRAL LEADER	FULL AND HEALTHY
CM	23	SCARLET OAK	8.6	7' CAL	MINIMUM 14' HGT.	CENTRAL LEADER	FULL AND HEALTHY
CN	14	BALD CYPRESS	8.6	7' CAL	MINIMUM 14' HGT.	CENTRAL LEADER	FULL AND HEALTHY
CO	30	DEGROOT'S SPIRE ARBORVITAE	8.6	7' CAL	MINIMUM 14' HGT.	CENTRAL LEADER	FULL AND HEALTHY
CP	11	ATHENA ELM	8.6	7' CAL	MINIMUM 14' HGT.	CENTRAL LEADER	FULL AND HEALTHY

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	FORM	NOTES
B3	406	LEX CORNUTA / BURFORD NANA / DWARF BURFORD HOLLY	3 GAL	18" MINIMUM HEIGHT	FULL AND HEALTHY	48" d.c.	
B3	67	LEX GLABRA / SHAMROCK / INDIAN BERRY	3 GAL	18" MINIMUM HEIGHT	FULL AND HEALTHY	48" d.c.	
B3	59	ALICIA PARVIFLORA / JAPANESE ANISE	3 GAL	18" MINIMUM HEIGHT	FULL AND HEALTHY	48" d.c.	
MC3	46	MYRTICA CERRERA / WAX MYRTLE	3 GAL	18" MINIMUM HEIGHT	FULL AND HEALTHY	72" d.c.	
RI	121	RHAPHOLEPS INDICA / CLARK / INDIAN HAWTHORN	3 GAL	12"X12" MINIMUM SIZE	FULL AND HEALTHY	42" d.c.	

PLANT SCHEDULE	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	FORM	NOTES
LA	2,342	LANDSCAPE SPACE (TYPICAL)	3 GAL				36" d.c.
CT4	20,001	CYNODON DACTYLON / TIF 419 / BERBERIS GRASS	300	36"			SMOOTH LINES AND TIGHT JOINTS.
LB	3,203	UNIQUE MURRAY / BIG BLUE / BIG BLUE LILYBURY	4" POT				FULL AND HEALTHY
ZZ	4,167	ZOYSIA X ZEON / ZEON ZOYSIA	300	36"			SMOOTH LINES AND TIGHT JOINTS.

NELSON BROGDON BOULEVARD

PROPOSED BRICK
PAVER BANDING,
TYP.

0'-12' (VARYING) FRONT
LANDSCAPE STRIP, 313' LONG
SMALL UNDERSTORY TREES,
SMALL EVERGREEN SHRUBS,
AND SEEDED LAWN

PROPOSED
STREET LIGHT,
TYP.
PROPOSED
MONUMENT SIGN



VICINITY MAP

Trees	Common	Canopy Area / Tree (SF)	Total Canopy Area (SF)
25	TRIDENT MAPLE	314	7850
55	ARMSTRONG'S RED MAPLE	962	52910
3	AUTUMN BLAZE RED MAPLE	314	942
14	DOWNY SERVICEBERRY	314	4396
43	PYRAMIDAL EUROPEAN HORNBEE	314	13502
15	AMERICAN HORNBEE	314	4710
27	BLUE DEODAR CEDAR	707	19089
11	WHITE FRINGETREE	491	5401
46	GOLDSPIRE MAIDENHAIR TREE	314	14444
4	EMILY BRUNER HOLLY	314	1256
8	WHITE CROPE MYRTLE	314	2512
24	SOUTHERN MAGNOLIA	1256	30144
18	JANE MAGNOLIA	491	8838
17	STAR MAGNOLIA	177	3009
3	TUPELO	1590	4770
6	YOSHINO CHERRY	707	4242
23	SCARLET OAK	1590	36570
14	BALD CYPRESS	491	6874
30	DEGROOT'S SPIRE ARBORVITAE	177	5310
11	ATHENA ELM	1590	17490
Total Canopy Coverage		53%	244259
Total Site Area (AC)		10.579	460821.24

16 TDU / AC	TREE DENSITY REQUIREMENTS	SITE ACERAGE = 10.579	TOTAL TDU REQUIRED =	169.26
COMMON NAME	CAL (IN.)	Density Units	QTY.	Units Attained
TRIDENT MAPLE	2" CAL	0.5	25	12.5
ARMSTRONG'S RED MAPLE	2" CAL	0.5	55	27.5
AUTUMN BLAZE RED MAPLE	2" CAL	0.5	3	1.5
DOWNY SERVICEBERRY	1.5" CAL	0.4	14	5.6
PYRAMIDAL EUROPEAN HORNBEE	2" CAL	0.5	43	21.5
AMERICAN HORNBEE	2" CAL	0.5	15	7.5
BLUE DEODAR CEDAR	2" CAL	0.5	27	13.5
WHITE FRINGETREE	1.5" CAL	0.4	11	4.4
GOLDSPIRE MAIDENHAIR TREE	2" CAL	0.5	46	23
EMILY BRUNER HOLLY	1.5" CAL	0.4	7	2.8
WHITE CROPE MYRTLE	1.5" CAL	0.4	8	0
SOUTHERN MAGNOLIA	1.5" CAL	0.4	24	9.6
JANE MAGNOLIA	1.5" CAL	0.4	18	7.2
STAR MAGNOLIA	1.5" CAL	0.4	17	6.8
TUPELO	1.5" CAL	0.4	3	1.2
YOSHINO CHERRY	1.5" CAL	0.4	6	2.4
SCARLET OAK	2" CAL	0.5	23	11.5
BALD CYPRESS	1.5" CAL	0.4	14	5.6
DEGROOT'S SPIRE ARBORVITAE	1.5" CAL	0.4	30	0
ATHENA ELM	2" CAL	0.5	11	5.5
TOTAL TDU PROVIDED =				169.6
TREE DENSITY REQUIREMENT SATISFIED				

NOTE: EXISTING TREES TO BE SURVEYED AND COUNTED TOWARDS TREE DENSITY UNITS AS APPLICABLE.

PARKING TREE CALCULATIONS

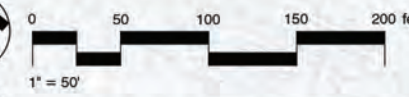
OFF-STREET PARKING LOT PLANTING REQUIREMENTS
PER CITY OF SUGAR HILL BUFFER, LANDSCAPE, TREE ORDINANCE:

PROVIDE 1 TREE PER 5 PERIMETER PARKING SPACES

TOTAL PARKING SPACES = 413
TREES REQUIRED (413/5) = 82.6
TREES PROVIDED = 370

GENERAL NOTES

- OWNER/DEVELOPER: RANGEWATER REAL ESTATE
5605 GLENRIDGE DRIVE NE, SUITE 775
ATLANTA, GA 30342
CONTACT: TREVOR KIERECKI
TEL: (470) 312-2891
- LANDSCAPE ARCHITECT: IRONWOOD DESIGN GROUP
425 S ATLANTA STREET, ROSWELL, GA 30075
SUITE 120



IRONWOOD
DESIGN GROUP
IRONWOODDG.COM
Landscape Architecture | Project Management
Planning | LEED Consulting | Urban Design

IF YOU ARE A GEORGIA
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CALL 811
770.535.4332
UTILITY LOCATIONS
IT'S THE LAW



IRONWOOD
DESIGN GROUP
IRONWOODDG.COM
Landscape Architecture | Project Management
Planning | LEED Consulting | Urban Design

STC2020-00053

RANGEWATER REAL ESTATE

SUGAR HILL

5000 & 5252 BAILEY AVENUE
SUGAR HILL, GA 30518
LAND LOT 306, 7th DISTRICT

Stamp



Revisions

DRBCBD 21-003
Exhibit 2

Sheet Title

LANDSCAPE
CONCEPT
PLAN

Job No: 2021-084
Scale: 1" = 50'-0"
Date: 1-28-2022
Drawn By: STS

LC-1.0

DEVELOPMENT SUMMARY:

SITE SUMMARY:

CURRENT ZONING:	LM
PROPOSED ZONING:	BG WITH CBD OVERLAY
SITE AREA:	10.579 ACRES
TAX PARCELS:	R7306 089 R7306 090
SETBACK REQUIREMENTS:	
REQUIRED:	
FRONT:	0-12 FT
BACK:	30 FT
SIDE:	10 FT
PROVIDED:	
FRONT:	VARIES
BACK:	30 FT
SIDE:	10 FT

PROPOSED LAND USES & DENSITIES:

PROPOSED USE:	TOWNHOMES AND RETAIL AND/OR COMMERCIAL
---------------	--

TOWNHOMES	124 UNITS
TYPE CLARENDON (4-STORY)	1,683 SF
TYPE MOZART (3-STORY)	1,756 SF
TYPE BEETHOVEN	1,432 SF
CLUBHOUSE	1,500 SF
RETAIL/COMMERCIAL	4,500 SF

MAXIMUM DENSITY ALLOWED:	12 UNITS/ACRE
PROPOSED:	11.72 UNITS/ACRE

MAXIMUM LOT COVERAGE:

NONE

MAXIMUM IMPERVIOUS:

NONE

MAXIMUM BUILDING HEIGHT:

NONE

ALLOWED:

70 FT

PROPOSED:

4 STORIES

GREENSPACE AREA PROPOSED:




















~2.5 ACRES (23%)

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REQUIRED PARKING:	300 SPACES (TOTAL)
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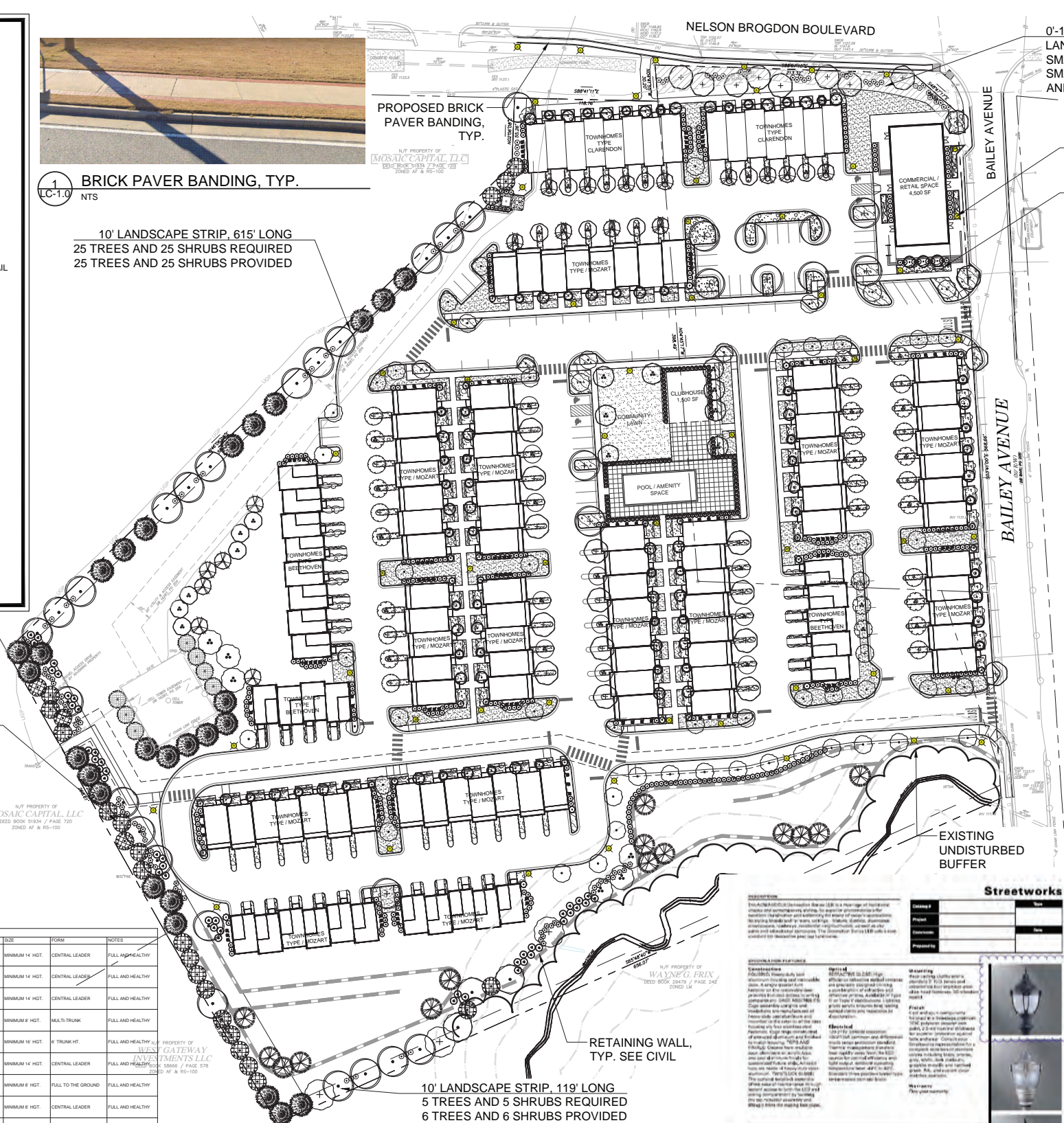
30' LANDSCAPE STRIP, 450' LONG
MIX OF LARGE CANOPY TREES,
EVERGREEN TREES, ORNAMENTAL TREES,
LARGE EVERGREEN SHRUBS, SMALL
EVERGREEN SHRUBS, AND SEEDED LAWN

PLANT SCHEDULE								
TREES	CODE	QTY	BOTANICAL / COMMON NAME	CAL.	SIZE	SIZE	FORM	NOTES
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	ARM	55	ACER RUBRUM / ARMSTRONG / ARMSTRONG RED MAPLE	8.8	2" CAL.	MINIMUM 14' HGT.	CENTRAL LEADER	FULL AND HEALTHY
	AB	3	ACER RUBRUM / AUTUMN BLAZE / AUTUMN BLAZE RED MAPLE	8.8	2" CAL.	MINIMUM 14' HGT.	CENTRAL LEADER	FULL AND HEALTHY
	AA	14	AMELANCHIER ARBOREA / AUTUMN BRILLIANCE / DOWNY SERVICEBERRY	8.8	1.5" CAL.	MINIMUM 8' HGT.	MULTI-TRUNK	FULL AND HEALTHY
	CB	43	CARPINUS BETULUS / FASTIGIATA / PYRAMIDAL EUROPEAN HORNBEEAM	8.8	2" CAL.	MINIMUM 16' HGT.	9' TRUNK HT.	FULL AND HEALTHY
	CA	15	CARPINUS CAROLINIANA / AMERICAN HORNBEEAM	8.8	2" CAL.	MINIMUM 14' HGT.	CENTRAL LEADER	FULL AND HEALTHY
	CB2	27	CEDRUS DEODARA / BLUE CEDAR CEDAR	8.8	2" CAL.	MINIMUM 8' HGT.	FULL TO THE GROUND	FULL AND HEALTHY
	CV	11	CHIONANTHUS VIRGINICUS / WHITE FRINGETREE	8.8	1.5" CAL.	MINIMUM 8' HGT.	CENTRAL LEADER	FULL AND HEALTHY
	GF	46	GINKGO BILOBA / GOLDSPIRE / GOLDSPIRE MAIDENHAIR TREE	8.8	2" CAL.	MINIMUM 12' HGT.	CENTRAL LEADER	FULL AND HEALTHY
	EL	7	ILEX X EMILY BRUNER / EMILY BRUNER HOLLY	8.8	1.5" CAL.	MINIMUM 8' HGT.	FULL TO THE GROUND	FULL AND HEALTHY
	UV	3	LACUSTREMA X NATCHEZ / WHITE CRAPE MYRTLE	15	GAL.	MINIMUM 8' HGT.	MULTI-TRUNK	FULL AND HEALTHY
	MS4	24	MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA	8.8	1.5" CAL.	MINIMUM 8' HGT.	FULL TO THE GROUND	FULL AND HEALTHY
	MS5	18	MAGNOLIA SOULANGIANA / JANE / JANE MAGNOLIA	8.8	1.5" CAL.	MINIMUM 8' HGT.	MULTI-TRUNK	FULL AND HEALTHY
	MS	17	MAGNOLIA STELLATA / STAR MAGNOLIA	8.8	1.5" CAL.	MINIMUM 8' HGT.	MULTI-TRUNK	FULL AND HEALTHY
	NS	3	NYSSA SYLVATICA / TURPELO	8.8	1.5" CAL.	MINIMUM 10' HGT.	CENTRAL LEADER	FULL AND HEALTHY
	PV	6	PRUNUS X YEDENSIS / YOSHINO CHERRY	8.8	1.5" CAL.	MINIMUM 8' HGT.	CENTRAL LEADER	FULL AND HEALTHY
	QC	23	QUERCUS COCCINEA / SCARLET OAK	8.8	2" CAL.	MINIMUM 14' HGT.	CENTRAL LEADER	FULL AND HEALTHY
	TD	14	TAXODIUM DISTICHUM / BALD CYPRESS	8.8	1.5" CAL.	MINIMUM 8' HGT.	FULL TO THE GROUND	FULL AND HEALTHY
	TD3	30	THALICTRUM OCCIDENTALE / DEERHOUT'S SPIRE / DEERHOUT'S SPIRE ARBORVITAE	15	GAL.	MINIMUM 8' HGT.	FULL TO THE GROUND	FULL AND HEALTHY
	UA	11	ULMUS PARVIFOLIUS / ATHENA / ATHENA ELM	8.8	2" CAL.	MINIMUM 14' HGT.	CENTRAL LEADER	FULL AND HEALTHY








1
LC-1.0
BRICK PAVER BANDING, TYP.
NTS

10' LANDSCAPE STRIP, 615' LONG
25 TREES AND 25 SHRUBS REQUIRED
25 TREES AND 25 SHRUBS PROVIDED



RETAINING WALL,
TYP. SEE CIVIL

10' LANDSCAPE STRIP, 119' LONG
5 TREES AND 5 SHRUBS REQUIRED
6 TREES AND 6 SHRUBS PROVIDED

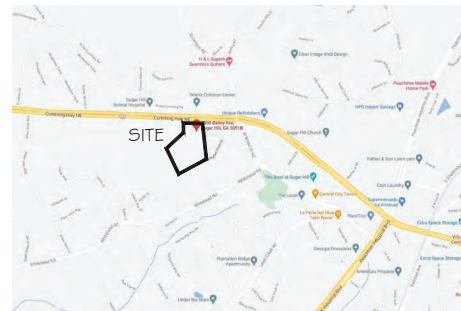
PLANT SCHEDULE								
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	DIMENSIONS	NOTES	SPACING	
	IB3	406	ILEX CORNUTA /BURFORDI NANA / DWARF BURFORD HOLLY	3 GAL	18" MINIMUM HEIGHT	FULL AND HEALTHY	48" o.c.	
	IG3	67	ILEX GLABRA / SHAMROCK / INK BERRY	3 GAL	18" MINIMUM HEIGHT	FULL AND HEALTHY	48" o.c.	
	IP3	69	ILICUM PARVIFOLIUM / JAPANESE ANISE	3 GAL	18" MINIMUM HEIGHT	FULL AND HEALTHY	48" o.c.	
	MC3	46	MYRTICA CERIFERA / WAX MYRTLE	3 GAL	18" MINIMUM HEIGHT	FULL AND HEALTHY	72" o.c.	
	RI	121	RHAPHIOLEPS INDICA / CLARA / INDIAN HAWTHORN	3 GAL	12"x12" MINIMUM SIZE	FULL AND HEALTHY	42" o.c.	

PLANT SCHEDULE								
SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME		CONT	FIELD2	FIELD3	SPACING
	LA	2,342	/ LANDSCAPE SPACE (TYPICAL)		3	GAL		36" o.c.
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME		CONT	FIELD2	NOTES	SPACING
	CT4	20,001 SF	CYNODON DACTYLON / TIF 419 / BERMAUDA GRASS		SOD	SF	SMOOTH LINES AND TIGHT JOINTS.	
	LB	3,203	LIRIOPE MUSCARI / BIG BLUE / BIG BLUE LILYTURF		4" POT		FULL & HEALTHY	15" o.c.
	Z2	4,167 SF	ZOYSIA X ZEON / ZEON ZOYSIA		SOD	SF	SMOOTH LINES AND TIGHT JOINTS.	

2
LC-1.0
STREET LIGHT, TYP.
NTS

0'-12' (VARYING) FRONT
LANDSCAPE STRIP, 313' LONG
SMALL UNDERSTORY TREES,
SMALL EVERGREEN SHRUBS,
AND SEEDED LAWN

PROPOSED
STREET LIGHT,
TYP.
PROPOSED
MONUMENT SIGN



VICINITY MAP

Trees	Common	Canopy Area / Tree (SF)	Total Canopy Area (SF)
25	TRIDENT MAPLE	314	7850
55	ARMSTRONG RED MAPLE	962	52910
3	AUTUMN BLAZE RED MAPLE	314	942
14	DOWNY SERVICEBERRY	314	4396
43	PYRAMIDAL EUROPEAN HORNBEEAM	314	13502
15	AMERICAN HORNBEEAM	314	4710
27	BLUE CEDAR CEDAR	207	19089
11	WHITE FRINGETREE	451	5107
46	GOLDSPIRE MAIDENHAIR TREE	314	14444
4	EMILY BRUNER HOLLY	314	1256
8	WHITE CRAPE MYRTLE	314	2512
24	SOUTHERN MAGNOLIA	1256	30144
18	JANE MAGNOLIA	491	8848
17	STAR MAGNOLIA	177	4009
3	TURPULO	1590	4710
6	YOSHINO CHERRY	207	4742
23	SCARLET OAK	1590	36570
14	BALD CYPRESS	491	6874
30	DEERHOOT'S SPIRE ARBORVITAE	177	3310
11	ATHENA ELM	1590	17490
Total Canopy Coverage		53%	244259
Total Site Area (AC)		10.579	460821.24

TREE DENSITY REQUIREMENTS				
16 TDU / AC	SITE AVERAGE = 10.579	TOTAL TDU REQUIRED =	169.26	
COMMON NAME	CAL. (IN.)	Density Units	QTY.	Units Area'd
TRIDENT MAPLE	2" CAL.	0.5	25	12.5
ARMSTRONG RED MAPLE	2" CAL.	0.5	55	27.5
AUTUMN BLAZE RED MAPLE	2" CAL.	0.5	3	1.5
DOWNY SERVICEBERRY	1.5" CAL.	0.4	14	5.6
PYRAMIDAL EUROPEAN HORNBEEAM	2" CAL.	0.5	43	21.5
AMERICAN HORNBEEAM	2" CAL.	0.5	15	7.5
BLUE CEDAR CEDAR	2" CAL.	0.5	27	13.5
WHITE FRINGETREE	1.5" CAL.	0.4	11	5.4
GOLDSPIRE MAIDENHAIR TREE	2" CAL.	0.5	46	23
EMILY BRUNER HOLLY	1.5" CAL.	0.4	7	3.5
WHITE CRAPE MYRTLE	2.5" CAL.	0.5	8	4
SOUTHERN MAGNOLIA	1.5" CAL.	0.4	24	9.6
JANE MAGNOLIA	1.5" CAL.	0.4	18	7.2
STAR MAGNOLIA	1.5" CAL.	0.4	17	6.8
TURPULO	1.5" CAL.	0.4	3	1.2
YOSHINO CHERRY	1.5" CAL.	0.4	6	3.4
SCARLET OAK	2" CAL.	0.5	23	11.5
BALD CYPRESS	1.5" CAL.	0.4	14	5.6
DEERHOOT'S SPIRE ARBORVITAE	1.5" CAL.	0.4	30	15
ATHENA ELM	2" CAL.	0.5	11	5.5
TOTAL TDU PROVIDED =			169.5	
TREE DENSITY REQUIREMENT SATISFIED				

NOTE: EXISTING TREES TO BE SURVEYED AND COUNTED TOWARDS TREE DENSITY UNITS AS APPLICABLE.

PARKING TREE CALCULATIONS

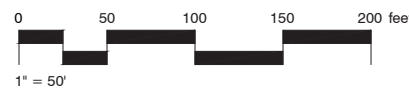
OFF-STREET PARKING LOT PLANTING REQUIREMENTS
PER CITY OF SUGAR HILL BUFFER, LANDSCAPE, TREE ORDINANCE:

PROVIDE 1 TREE PER 5 PERIMETER PARKING SPACES

TOTAL PARKING SPACES = 413
TREES REQUIRED (413/5) = 82.6
TREES PROVIDED = 370

GENERAL NOTES

- OWNER/DEVELOPER: RANGEWATER REAL ESTATE
5605 GLENRIDGE DRIVE NE, SUITE 775
ATLANTA, GA 30342
CONTACT: TREVOR KIERECKI
TEL: (470) 312-2891
- LANDSCAPE ARCHITECT: IRONWOOD DESIGN GROUP
425 S ATLANTA STREET, ROSWELL, GA 30075
SUITE 120



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IRONWOOD
DESIGN GROUP
IRONWOODDG.COM
Landscape Architecture | Project Management
Planning | LEED Consulting | Urban Design

STC2020-00053

RANGEWATER REAL ESTATE

SUGAR HILL

5000 & 5252 BAILEY AVENUE
SUGAR HILL, GA 30518
LAND LOT 306, 7th DISTRICT

Stamp



Revisions

DRBCBD 21-003
Exhibit 3

Sheet Title

LANDSCAPE
CONCEPT
PLAN

Job No: 2021-084
Scale: 1" = 50'-0"
Date: 1-28-2022
Drawn By: STS

LC-1.0

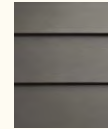


RANGE WATER

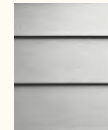
Highway 20 Fronting Facades



Pearl Grey Plank Siding



Aged Pewter Hardie Plank Siding



Arctic White Hardie Plank Siding



Ansley Park Brick



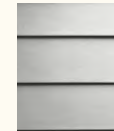
Mosstown Brick

DRBCBD 21-003
Exhibit 4



RANGEWATER

Bailey Ave Facing Facades



Arctic White Hardie Plank Siding



Ansley Park Brick



Mosstown Brick

DRBCBD 21-003
Exhibit 5



RANGEWATER

Internal Facing Facades



DRBCBD 21-003
Exhibit 6



Arctic White Hardie Plank Siding



Ansley Park Brick



Mosstown Brick



White Board and Batten



Pearl Grey
Plank Siding

Streetworks

DESCRIPTION

The ACN/ARC/CLB Generation Series LED is a marriage of traditional shapes and contemporary styling. Its superior photometrics offer excellent illumination and uniformity for many of today's applications. Its styling blends well in many settings - historic districts, downtown streetscapes, roadways, residential neighborhoods, as well as city parks and educational campuses. The Generation Series LED sets a new standard for decorative post top luminaires.

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction

HOUSING: Heavy-duty cast aluminum housing and removable door. A single quarter turn fastener on the removable door provides tool-less access to wiring compartment. **CAGE ASSEMBLIES:** Cage assembly uprights and medallions are manufactured of heavy-duty cast aluminum and mounted to the exterior of the base housing via four stainless steel fasteners. Cage rings constructed of extruded aluminum and finished to match housing. **TOPS AND FINIALS:** Choose from multiple spun aluminum or acrylic tops and cast aluminum finials for customized fixture style. All solid tops are made of heavy-duty spun aluminum. **TWISTLOCK GLOBE:** The optional twistlock assembly offers ease of maintenance through instant access to both the LED and wiring compartment by twisting the top refractor assembly and lifting it from the mating lock plate.

Optical

REFRACTIVE GLOBE: High efficiency refractive optical systems are precisely designed utilizing a combination of refractive and reflective prisms. Available in Type III or Type V distributions. Lighting grade acrylic ensures long lasting optical clarity and resistance to discoloration.

Electrical

120-277V 50/60Hz operation. 10kV/10kA common and differential mode surge protection standard. Thermal management transfers heat rapidly away from the LED source for optimal efficiency and light output. Ambient operating temperature from -40°C to 40°C. Standard three-position tunnel type compression terminal block.

Mounting

Base casting slipfits over a standard 3" O.D. tenon and secured via four stainless steel allen head fasteners. 3G vibration tested.

Finish

Cast and spun components finished in a five-stage premium TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Consult your Streetworks representative for a complete selection of standard colors including black, bronze, grey, white, dark platinum, graphite metallic and hartford green. RAL and custom color matches available.

Warranty

Five-year warranty.



ACN/ARC/CLB
GENERATION
SERIES LED

LED

DECORATIVE POST TOP
LUMINAIRE



CERTIFICATION DATA
UL/eUL Wet Location Listed

EPA
Effective Projected Area:
2.1 Square Feet

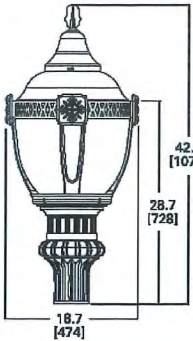
SHIPPING DATA
Approximate Net Weight:
50 lbs. (23 kgs.)

TD516011EN
December 7, 2020 5:11 PM

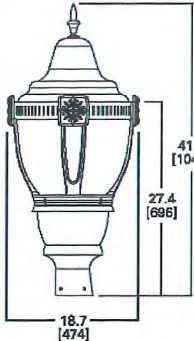
DIMENSIONS



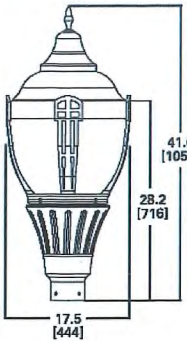
ACN (Acorn Base)



ARC (Architectural Base)



CLB (Classical Base)



ACN (Acorn Base)

