CITY OF HAPEVILLE DESIGN REVIEW APPLICATION

SUBMITTAL	DATE: MAR 2 0 2019
NOTE:	All applications must be typed or neatly printed. Applications or an authorized representative is required to personally appear at the Design Review Meeting to answer questions.
	The Design Review Committee meets the third Wednesday of each month. Every attempt will be made to place your application for review on the next month's agenda following the submittal of a completed application with supporting documents; however, that may not always be possible. The City reserves the right to schedule applications as deemed necessary.
Applicant:	MMer Lowry Avelopments Contact Number: 478-952-6662
	Idress: 2964 Penchtee R.J. NW. Svite S40 Atlanta, 6H 3>3
E-Mail Addres	ss: Obo Mas Caville 100 g. O. Zoning Classification: Village
Address of Pr	roposed Work: Shuted between Central, Glore the + WM mg han
Parcel ID# (IN	FORMATION MUST BE PROVIDED): 140/27000 204 29 , 140/27000 2037
Property Own	er: Huperme Dev. Arthorn Contact Number: 404-328-8130
	cription (including occupancy type): See attacked nearther.
Contractors	Name: MMer Lary Developments Contact Number: 773-953-4422
Contact Pers	son: Rob Ropas Contact Number:
property. I do accurate, and application and reserves that right	application to the City of Hapeville, to the Design Review Committee for the above referenced hereby swear or affirm that the information provided here and above is true, complete and I understand that any inaccuracies may be considered just cause for invalidation of this d any action taken on this application. I understand that the City of Hapeville, Georgia, ght to enforce any and all ordinances regardless of any action or approval on this application.
full. I hereby a	cknowledge that all requirements of the City of Hapeville shall be adhered to. I can read and shall shall be adhered to the comment has been read and explained to me and I have full and
voluntarily com	pleted this application. I understand that it is a felony to make false statements or writings to
tile City of mape	eville, Georgia pursuant to O.C.G.A. 16-10-20 and I may be prosecuted for violation thereof.
Applicants	3/19/19 Signature Date
· · · · · · · · · · · · · · · · · · ·	g

Project Class (check one):
ResidentialCommercialMixed-Use Development
Project Type:
New Commercial ConstructionAddition to Existing Commercial Building
Addition to Existing Residential StructureAccessory Structure
Site Plan, Grading & LandscapingNew Single Family Residential Construction
Other
Total Square Footage of proposed New Construction: \$67,700
Total Square Footage of existing building:
Estimated Cost of Construction:
List/Describe Building Materials on the exterior of the <u>existing</u> structure: MH — faw (cno
List/Describe Building Materials <u>proposed</u> for the exterior facade of the new structure: Touthous = first cement board + buffer siding, fiber Cement lop siding, asphalt 100f Shingles, aluminum clad windows, cluminum getters + downsports Connercial = bride vener, hard coat strees, fibric aurings

NOTICE

Please be advised that the Community Service Department is here to assist all applicants regarding application procedures, meeting schedules and necessary deadlines. The Community Service Department does **NOT** make any final decisions for the Design Review Committee, Sign Committee, Planning Commission, Board of Appeals or rezoning request to Mayor and Council.

A complete application must be submitted before the Community Service Department will accept an application and forward the same to the appropriate entity.

Building inspections issued by the City of Hapeville are contracted out to State of Georgia Certified Inspectors. These inspectors make the final decisions regarding building, electrical, plumbing and HVAC work completed in the City of Hapeville. The Hapeville Fire Marshal conducts inspections issued through the Community Services Department as needed. Both the Certified Inspectors and Fire Marshal make the final decisions before Certificates of Occupancy's are issued.

Please be advised that the Community Service Department shall not be responsible for your purchasing materials, equipment, items, signs, etc... before you receive final approval by any entity whose approval is required.

I understand that it is a felony to make false statements or writings to the City of Hapeville, Georgia pursuant to O.C.G.A. 16-10-20 and I may be prosecuted for a violation thereof.

(Please Print & Initial)



DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

I, the undersigned, agree that following:	with my signature and submission to the City of Hapev	ille, I have done the
proposed project. The A	e's Architectural Design Guidelines and relevant Code s rchitectural Design Guidelines may be found here: /ga/hapeville/codes/code of ordinances?nodeId=PTIIC	•
Ensured that my propose of Ordinances.	ed project meets all of the required criteria per the City	of Hapeville Code
Submitted my application Design Review Committee	n materials in full by the published deadline for review ee meeting.	by Staff prior to the
· · · · · · · · · · · · · · · · · · ·	all deficiencies or components of the proposed project et forth in the Code. This explanation should be submit tion.	
Understood that any defi	iciencies in the application must be resolved at least 10 ee meeting or the application may not be presented to	
	drawings and details for all projects unless allowed in w lanning & Zoning Department.	riting by the
	quired revisions by the Design Review Committee with test Department for review prior to requesting any perm	nits.
Phoh Propes	n-h	3/2/19
Printed Name	Signature	Date

Should you have any questions, please do not hesitate to contact the Community Services Department at 404-669-2120.

Thank you for interest and investment in the City of Hapeville.

All that parcel of land lying in and being located in Land Lot 98 and 127 of the 14th District, Fulton County, Georgia, and being more particularly described as follows:

Commencing at a 1/2 inch capped rebar set at the southwest quadrant of the intersection of Central Ave and Colville Ave, said capped rebar being the ture point of beginning (POB).

Thence leaving said POB, S 01° 12' 25.9" W for a distance of 215.6095 feet to a point on a line.

Thence, N 73° 02' 33.1" W for a distance of 153.8800 feet to a point on a line.

Thence, N 08° 10' 44.9" E for a distance of 5.7000 feet to a point on a line.

Thence, N 72° 56' 24.1" W for a distance of 406.1516 feet to a point on a line.

Thence, N 17° 16′ 55.5″ E for a distance of 10.0437 feet to a point on a line.

Thence, N 73° 14' 01.5" W for a distance of 94.5067 feet to a point on a line.

Thence, N 72° 45' 36.0" W for a distance of 49.9771 feet to a point on a line.

Thence, N 10° 05' 03.5" E for a distance of 104.7466 feet to a point on a line.

Thence, N 65° 51' 37.7" E for a distance of 59.9364 feet to a point on a line.

Thence, N 65° 53' 01.3" E for a distance of 97.4780 feet to a point on a line.

Thence, S 78° 08' 45.4" E for a distance of 36.0818 feet to a point on a line.

Thence, S 69° 13′ 19.6″ E for a distance of 50.0000 feet to a point on a line.

Thence, N 20° 46′ 40.4″ E for a distance of 15.0000 feet to a point on a line.

Thence, S 69° 45′ 39.2″ E for a distance of 77.7820 feet to a point on a line.

Thence, S 68° 50' 14.8" E for a distance of 49.8439 feet to a point on a line.

Thence, S 68° 57' 42.6" E for a distance of 200.3277 feet to a point on a line.

Thence, S 68° 48' 41.0" E for a distance of 49.9678 feet to a point on a line.

Thence S 69° 16' 47.1" E a distance of 77.0059 feet to a 1/2 inch rebar set, said rebar being the true point of beginning.

Said parcel of land contains 3.255 acres (141,786.66 square feet).



2964 Peachtree Rd. NW Suite 540 Atlanta, GA 30305

March 20, 2019

Community Service Department 3474 North Fulton Avenue Hapeville, GA 30354

To whom it may concern,

Miller Lowry Developments respectfully requests your positive consideration for the attached Design Review Committee Application. Our intent is to develop "The Village Walk at Hapeville", a new +/- 3.25 acre mixed-use community, located at the gateway to Hapeville. The specific property is nestled between Central Avenue, Colville Avenue, and Willingham Dr. just east of I-85. Our proposed site plan includes 20 townhomes and approximately 7,132 sf of boutique commercial space, with the townhomes being no taller than 2.5 stories each.

Since our original submittal to staff on 12.11.18 for site plan approval, Miller Lowry has made significant changes to the site plan design and architecture to address staff's comments, and or concerns, along with designing a site that works well with the City's current characteristics. Much thought has been put into the plan in making the project an extension of the commercial developments to the east of the site across from Colville Avenue, while also making the residential portion of the site an extension of the residential neighborhoods south of the site across Willingham Dr.

Each townhome will have a 2 car garage accessed by a rear drive aisle and all front entry facades will face a Village Green that preserves many of the existing trees on site. The intent of the Village Green concept is to conserve the openness of the site, by not overwhelming the site from a density perspective. Additional amenities to the residents will be a pervious walking path around the Green and a common area firepit, not to mention the walkable retail options nearby.

The commercial space will be in two single-level buildings located along the eastern border of the site and will incorporate architecture that compliments the immediate areas buildings.

Miller Lowry Developments will be submitting to the Board of Appeals for approval of 4 total variances including: waving the sidewalk requirement for Willingham in order to conserve trees and the sites topography, decreasing the required distance between buildings from 20' to 10' which we already have approval from the Fire Marshall on, decreasing the commercial off street

parking from 36 to 32 parks, and lastly reducing the building height on the commercial portion to 18'.

Sincerely,

Miller Lowry Developments



2964 Peachtree Rd. NW Suite 540 Atlanta, GA 30305

March 19, 2019

To Whom It May Concern,

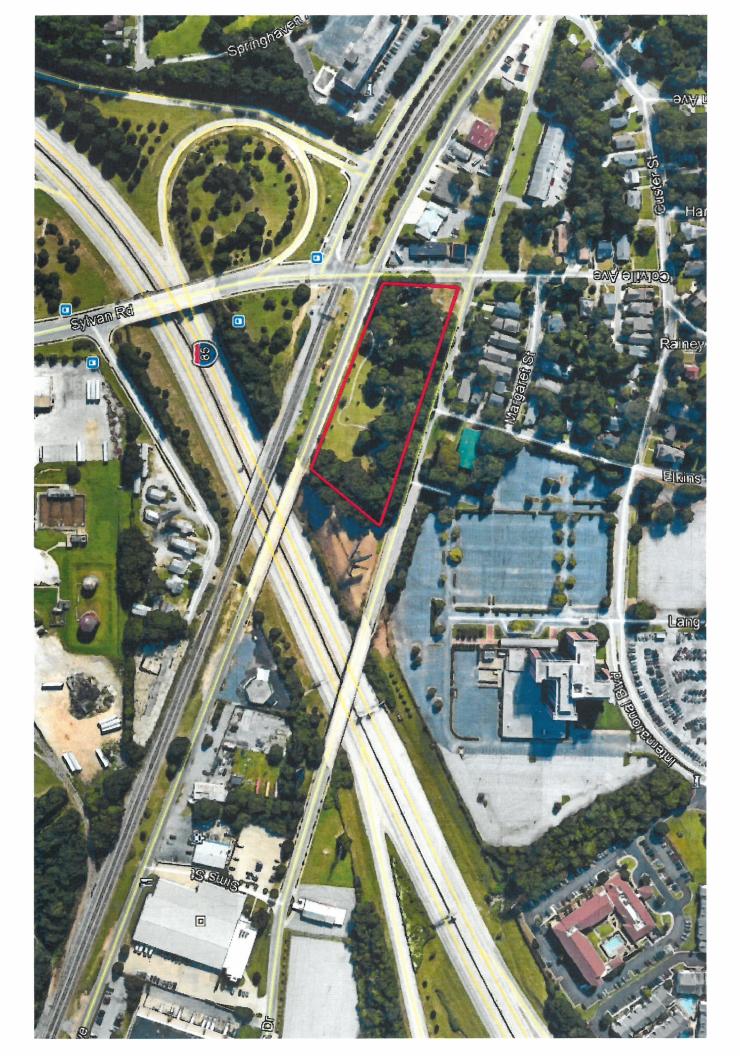
This letter is to serve that the Development Authority of Hapeville, GA is the property owner of Parcel Identification Numbers: 14012700020429, 140127000379. The Development Authority is aware that Miller Lowery Developments is applying for a Design Review Committee for the property located at the Parcel ID Numbers above.

Sincerely, Robert Rojas

Miller Lowry Developments

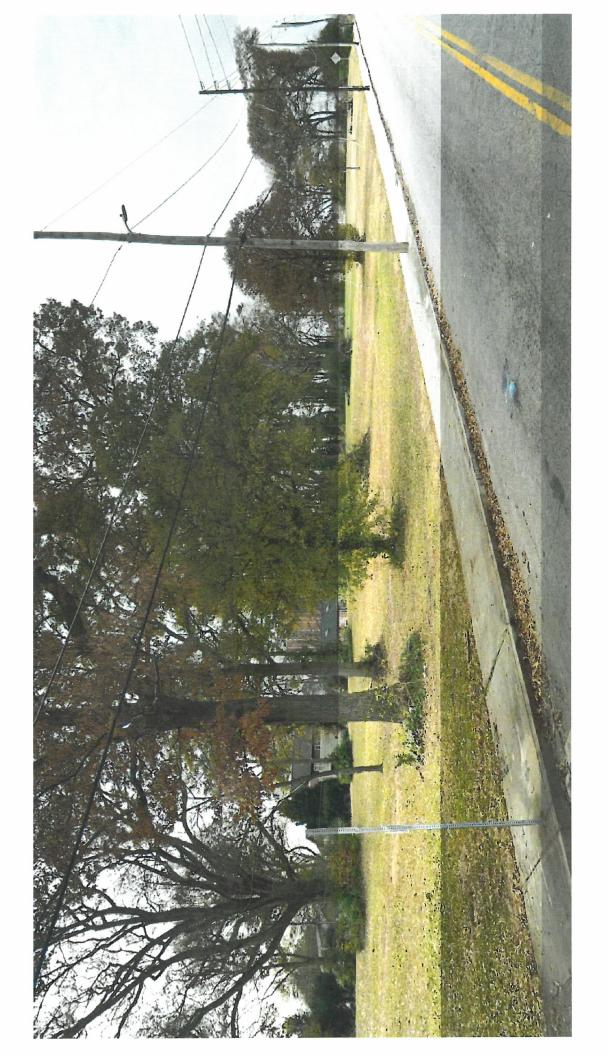
Agreed to and accepted by current owners:

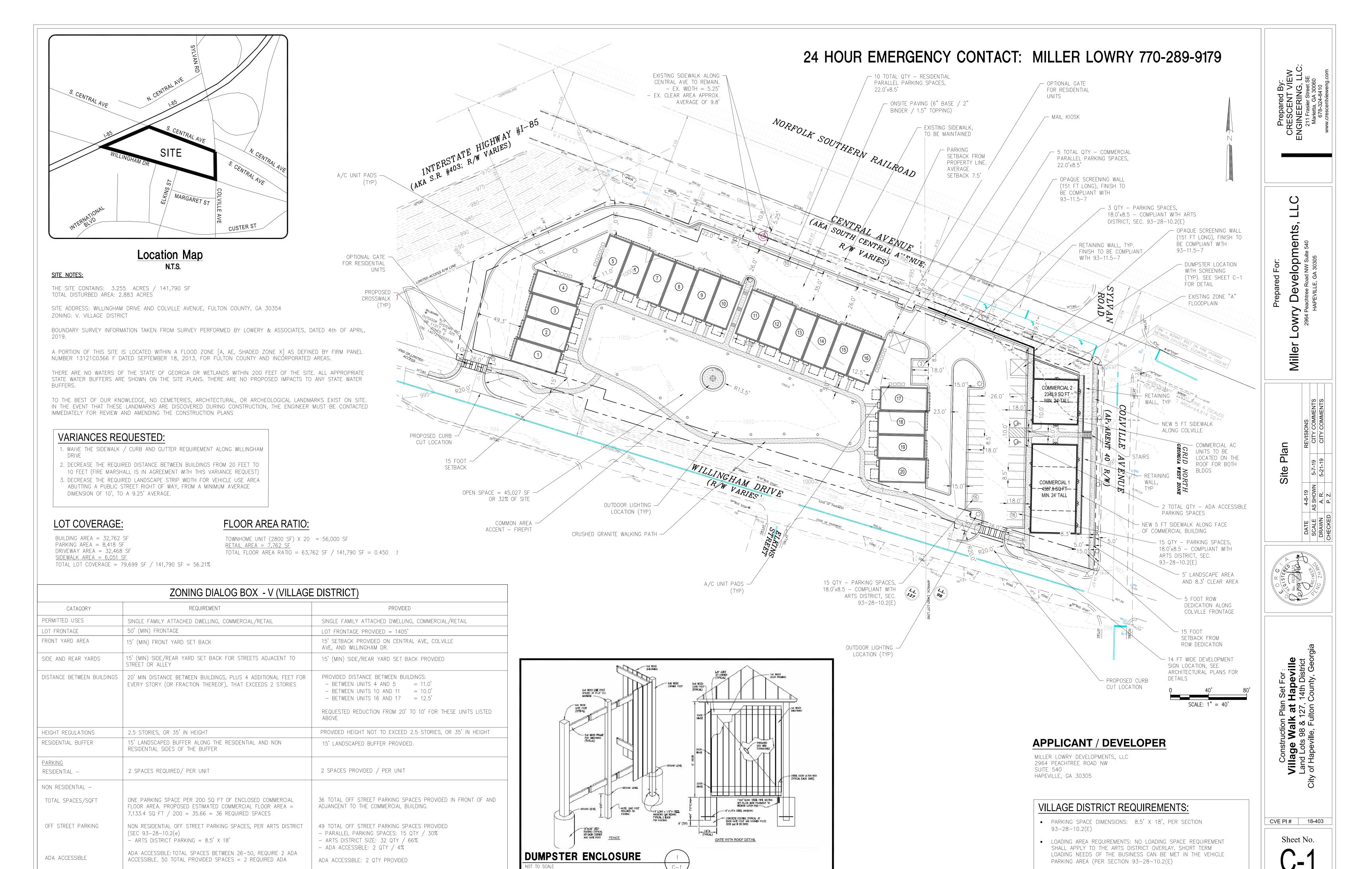
Katrina Bradbury (Chairman of The City of Hapeville DDA):

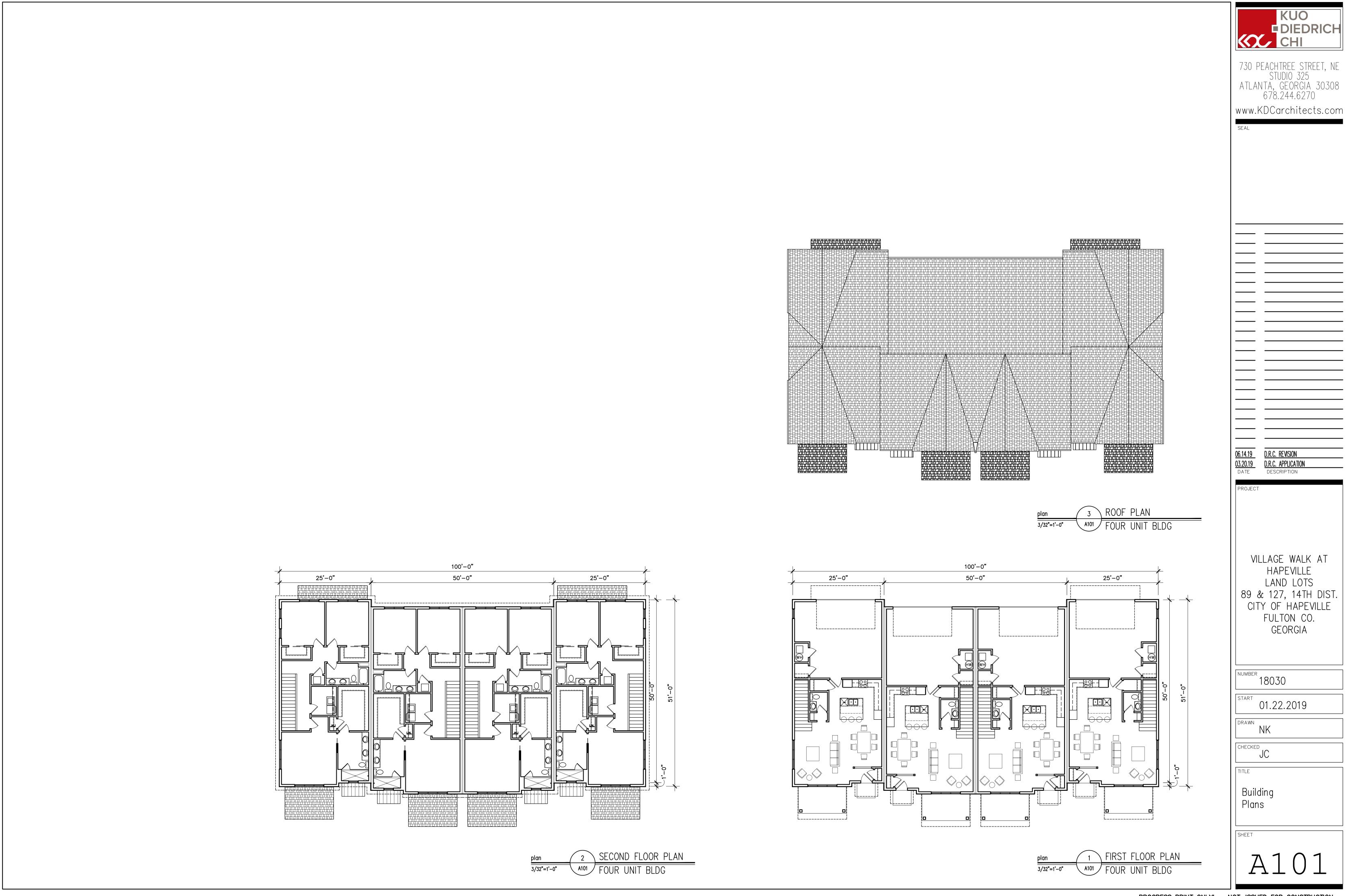




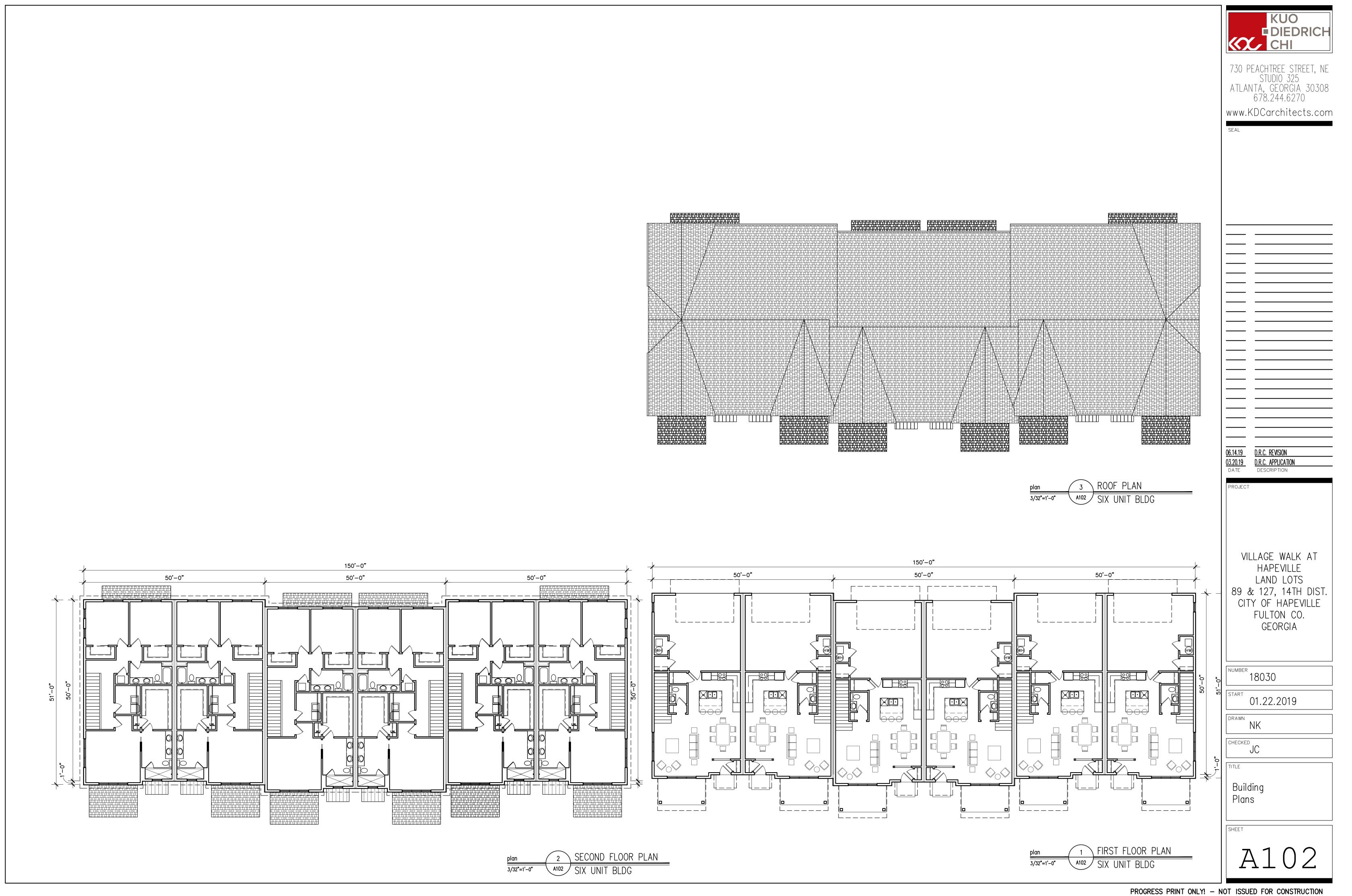








DIEDRICH CHI





DIEDRICH CHI

730 PEACHTREE STREET, NE STUDIO 325 ATLANTA, GEORGIA 30308 678.244.6270

www.KDCarchitects.com

06.14.19
03.20.19
DATE
D.R.C. REVISION
D.R.C. APPLICATION
DESCRIPTION

VILLAGE WALK AT HAPEVILLE LAND LOTS 89 & 127, 14TH DIST. CITY OF HAPEVILLE FULTON CO. GEORGIA

18030

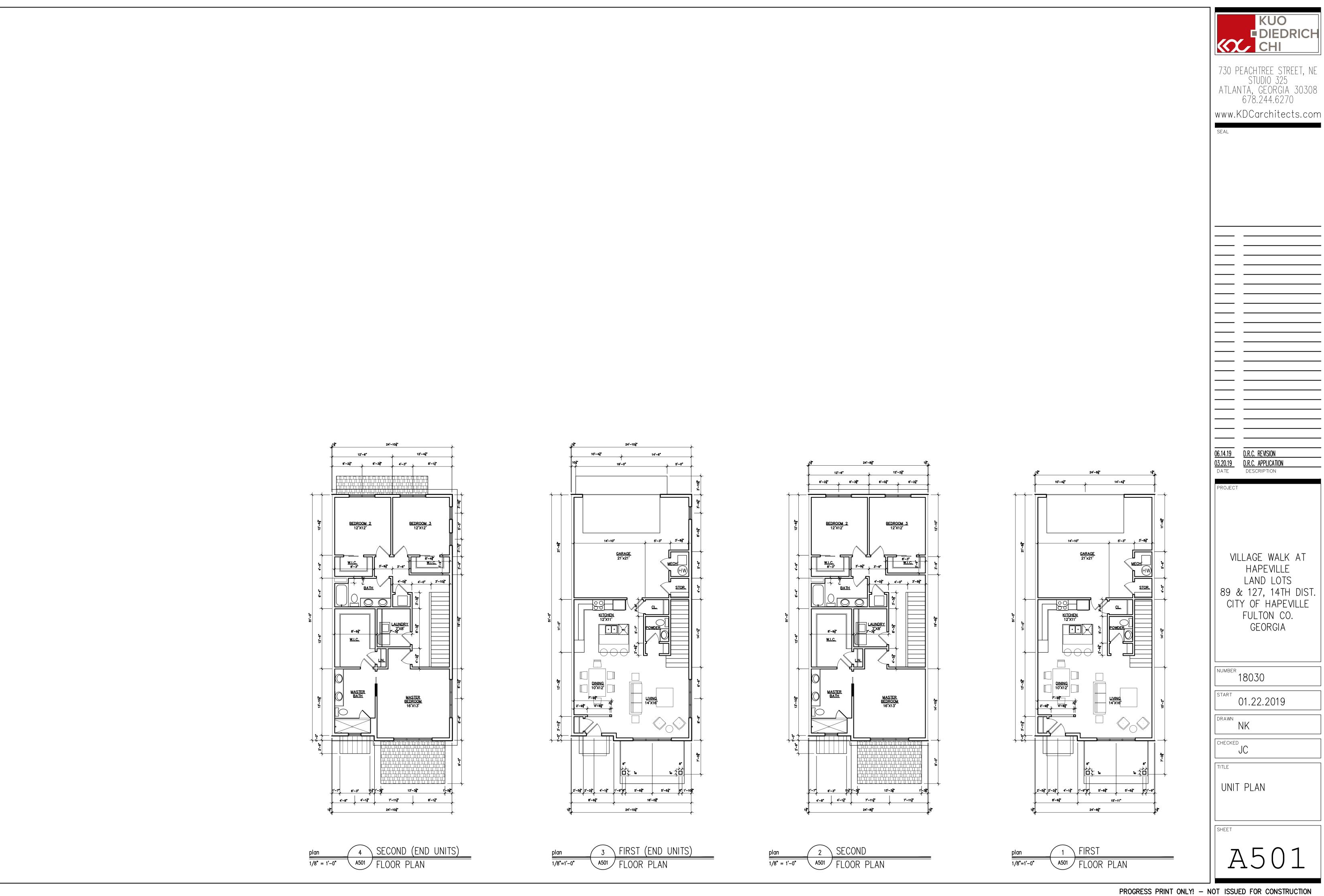
01.22.2019

CHECKED

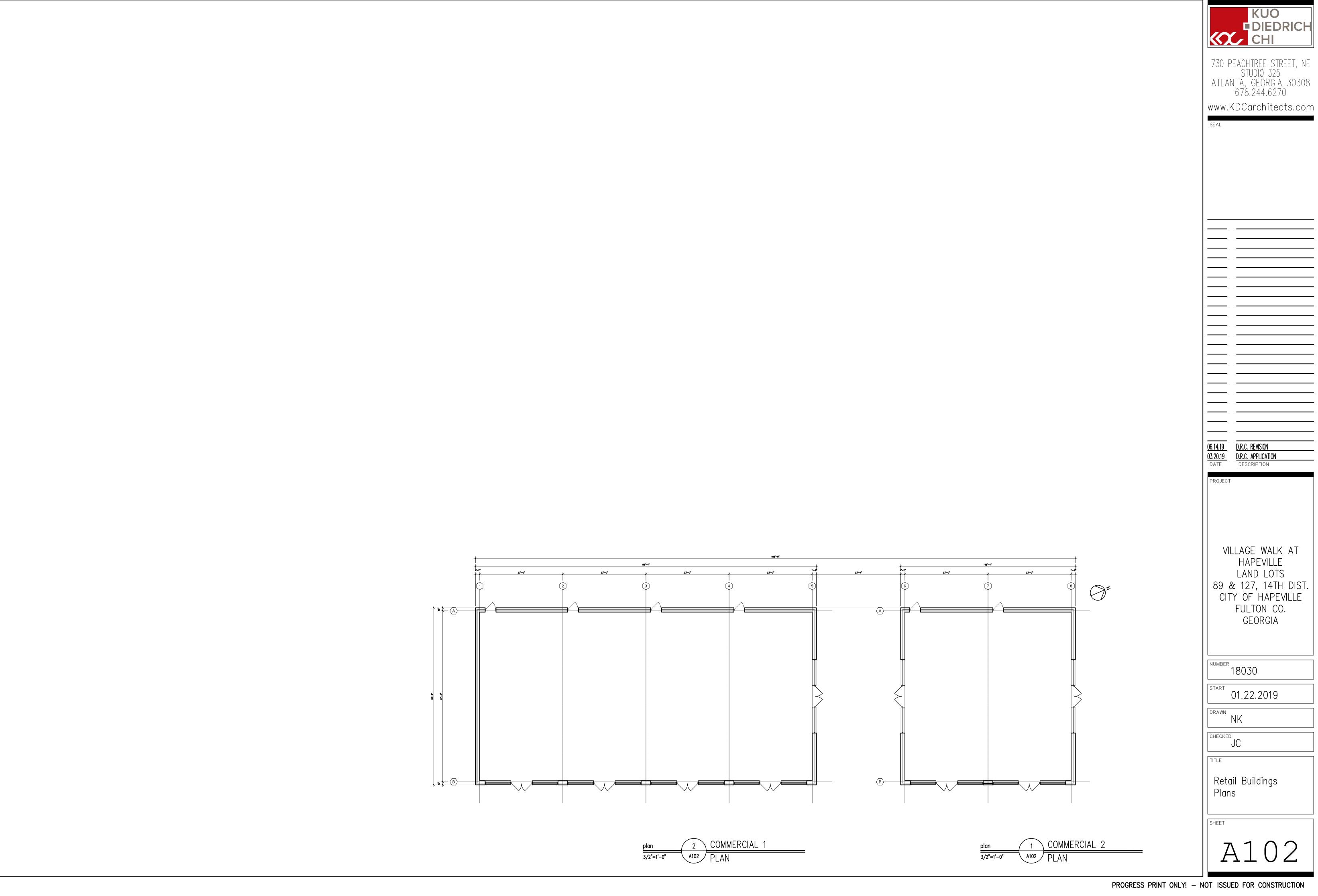
TITLE

ELEVATIONS

A201



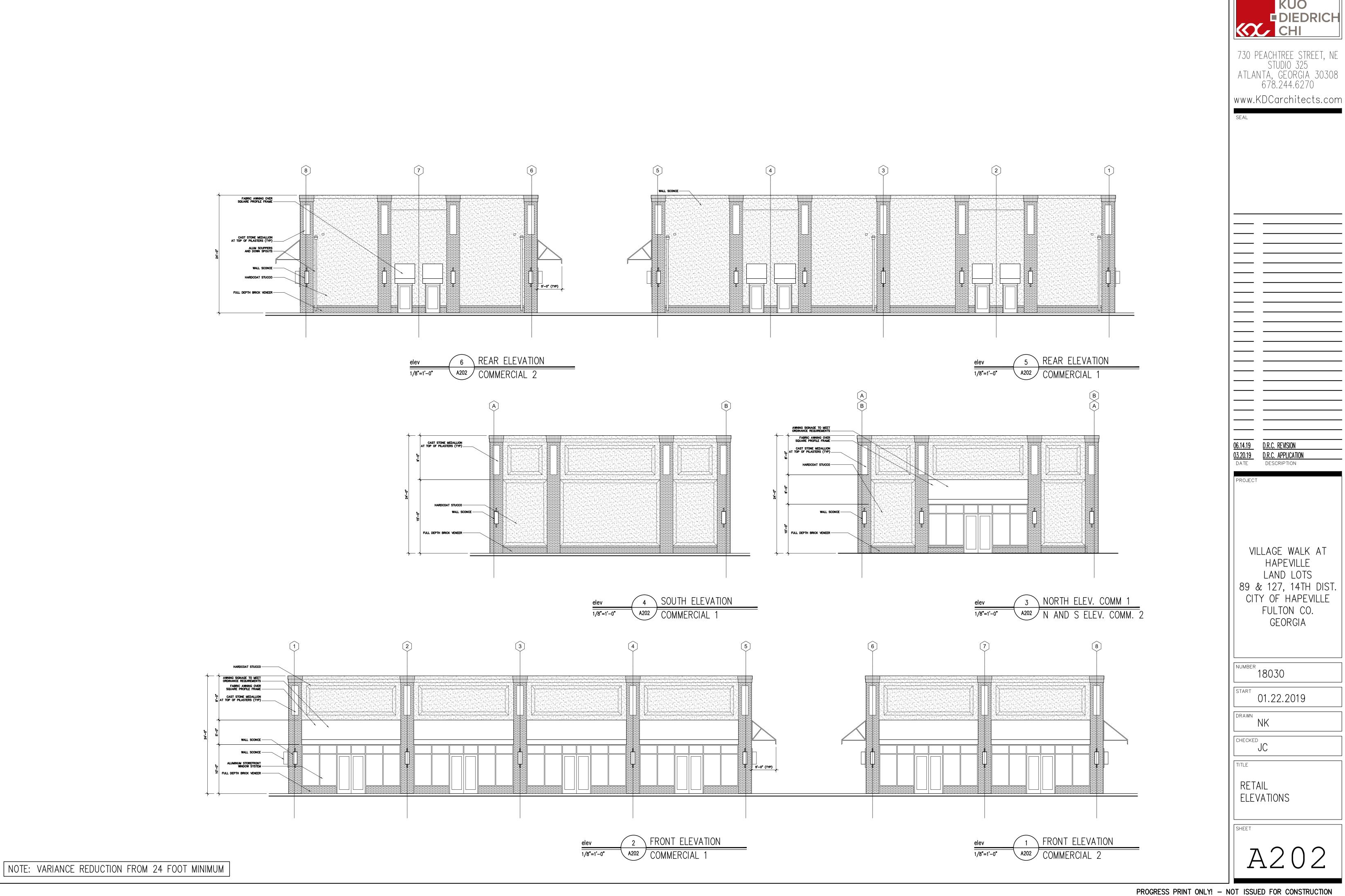






STUDIO 325 ATLANTA, GEORGIA 30308 678.244.6270

VILLAGE WALK AT

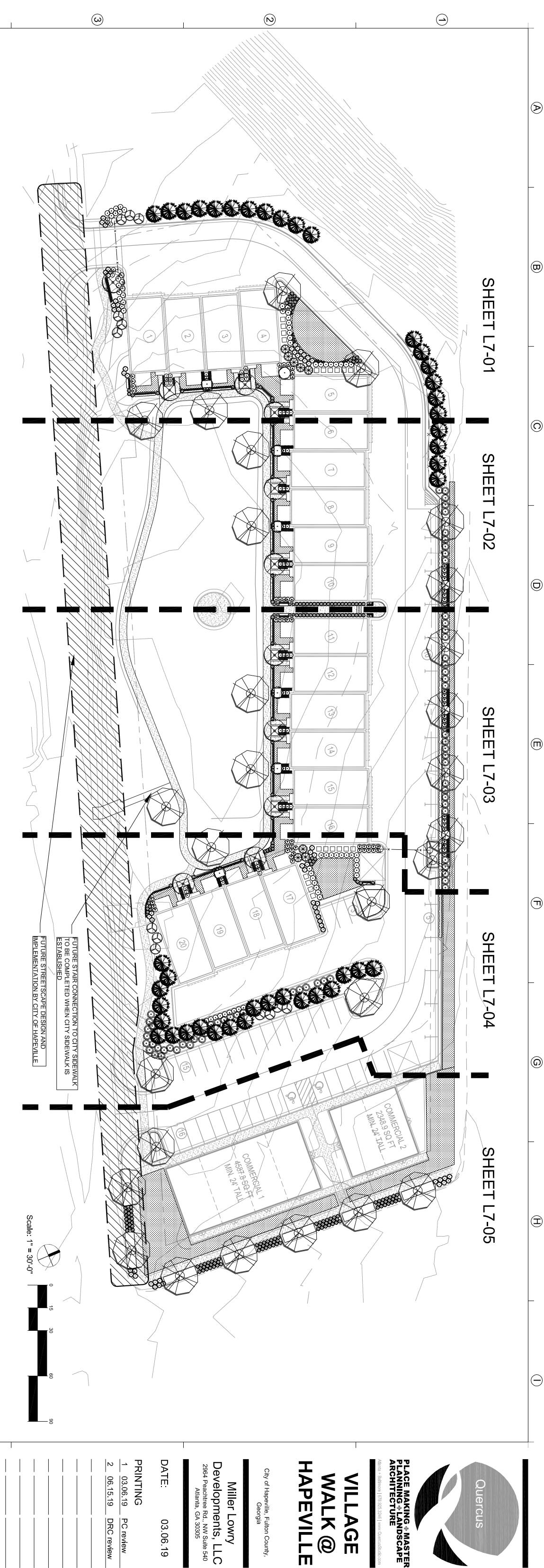




STUDIO 325 ATLANTA, GEORGIA 30308

www.KDCarchitects.com

89 & 127, 14TH DIST. CITY OF HAPEVILLE



AGE

LANDSCAPE WORK SHALL INCLUDE, BUT IS NOT LIMITED TO, THE SUPPLYING OF ALL PLANT MATERIALS SPECIFIED, THE FURNISHING OF ALL LABOR, EQUIPMENT WATER, ELECTRICITY, EQUIPMENT AND ALL MATERIALS CALLED. THE WORK SHALL INCLUDE MAINTAINING OF ALL PLANTS AND PLANTING AREAS UNTIL FINAL ACCEPTANCE BY THE OWNER. THE LC SHALL ASSIGN A QUALIFIED PROJECT MANAGER AND FIELD SUPERVISOR TO WORK DIRECTLY WITH THE LA AND SUPERVISE THE WORK AT ALL TIMES THROUGH FINAL OWNER ACCEPTANCE.

VERIFICATION OF EXISTING CONDITIONS IS THE RESPONSIBILITY OF THE LC. THIS INCLUDES BUT IS NOT LIMITED TO: SOI CONDITIONS, UTILITIES (UNDERGROUND AND ABOVE GROUND), EXISTING STRUCTURES, ETC. THE LC SHOULD BE COMPLETELY FAMILIAR WITH LANDSCAPE PLANS PRIOR TO COMMENCEMENT OF WORK. POTENTIAL PROBLEMS, ETC. SHOULD BE MADE KNOWN TO THE LA PRIOR TO COMMENCEMENT OF WORK

4

EXISTING OR PROPOSED DRAINAGE PATTERNS ARE NOT TO BE DISTURBED BY THE LC IN A WAY THAT IS INCONSISTENT WITH THE LANDSCAPE PLANS. ALL REASONABLE SAFEGUARDS ARE TO BE TAKEN IN ORDER TO PROTECT EXISTING STRUCTURES, PAVEMENT, FURNISI LAWN AND LANDSCAPING. THE LC IS RESPONSIBLE FOR DAMAGE THAT OCCURS AS A RESULT OF LC NEGLIGENCE.

THE LC IS RESPONSIBLE FOR COORDINATING WORK TO BE PERFORMED WITH THE WORK OF OTHER SUBCONTRACTORS ON THE SITE, INCLUDING SCHEDULING AND PHYSICAL INTERFERENCE.

C MUST CONFIRM THE AVAILABILITY OF ALL SPECIFIED PLANT MATERIAL PRIOR TO THE COMMENCEMENT OF WORK. THE LC ARRANGE FOR APPROVAL FOR PLANT MATERIALS BY THE LA VIA FIELD VISITS/TAGGING AND OR SUBMISSION OF PLANT ES AT THE DISCRETION OF THE LA.

ALL PLANT MATERIAL SHALL MEET OR EXCEED THE AMERICAN STANDARDS FOR NURSERY STOCK AS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN AND APPROVED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE INC.

ALL PLANT MATERIAL SIZES SPECIFIED ARE MINIMUM SIZES. ALL CONTAINER AND TREE CALIPER SIZES ARE MINIM CONTAINER OR CALIPER SIZE MAY BE INCREASED IF NECESSARY TO PROVIDE OVERALL PLANT SIZE SPECIFIED.

NO PLANT SUBSTITUTIONS WILL BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL FROM THE LA. ANY SUBSTITUTIONS MUST BE SUBMITTED IN WRITING ACCOMPANIED BY PICTURES OR SAMPLES FOR APPROVAL BY THE LA PRIOR TO INSTALLATION.

5

THE LC IS RESPONSIBLE FOR ENSURING THAT THE SOIL IN ALL PLANTED AREAS IS OF AN APPROPRIATE TYPE AND CONSISTENCY FOR PLANTING AND AT THE CORRECT PH. THE LC IS RESPONSIBLE FOR FIELD VERIFYING SOIL AND SUITABILITY, AND ANY NECESSARY AMENDMENTS SHOULD BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE LA. L SHRUB BEDS SHALL BE TILLED TO MINIMUM DEPTH OF 12". PLANTING BEDS TO BE SEPARATED FROM LAWN AREAS WITH A 4" EP EXCAVATED TRENCH. THE TRENCH SHALL HAVE A VERTICAL FACE AGAINST THE LAWN AREA, AND A GENTLY TAPERED GE LEADING INTO THE SHRUB BED.

THE LC SHALL BE RESPONSIBLE FOR REMOVING EXISTING VEGETATION AS REQUIRED AND PFTO INSTALLATION OF PLANT MATERIALS. RING PLANTING AREAS PRIOR

ANDSCAPE CONTRACTOR SHALL TEST PROJECT SOILS TO VERIFY THAT THE SOILS ON-SITE ARE ACCEPTABLE FOR PROPER THAN THE LANDSCAPE CONTRACTOR SHALL OF PLANT MATERIALS AND ADEQUATE DRAINAGE IN PLANT BEDS AND PLANTERS. THE LANDSCAPE CONTRACTOR SHALL DINATE THE LOCATION, AND PROCUREMENT OF EXISTING ON-SITE SOIL SAMPLES WITH THE LANDSCAPE ARCHITECT. SENTATIVE SAMPLES SHALL BE SUBMITTED TO A CERTIFIED TESTING LABORATORY FOR ANALYSIS. THE FINDINGS, THER WITH RECOMMENDATIONS FOR AMENDING THE SOILS SHALL BE REVIEWED AND APPROVED BY THE OWNER AND SCAPE ARCHITECT PRIOR TO DELIVERY AND INSTALLATION OF PLANT MATERIALS AT THE JOB.

ALL PLANTING BEDS SHALL BE STAKED AND OR PAINTED BY THE LC FOR APPROVAL BY THE LA PRIOR TO PLANT INSTALLATION. TREES SHALL BE LOCATED WITH STAKES OR FLAGS FOR APPROVAL BY THE LA PRIOR TO INSTALLATION. THE LANDSCAPE CONTRACTOR SHALL ENSURE ADEQUATE VERTICAL DRAINAGE IN ALL PLANT BEDS AND PLANTERS. VERTICAI DRIILING THROUGH HARDPAN AND COMPACTED FILL SHALL BE ACCOMPLISHED TO ENSURE DRAINAGE.

ALL PROPOSED TREES SHALL BE INSTALLED EITHER ENTIRELY IN OR ENTIRELY OUT OF PLANTING BEDS. PLANTING BED OUTLINES SHALL NOT BE OBSTRUCTED AND SHALL BE SMOOTH AND FLOWING. IF TREES ARE LOCATED OUTSIDE PLANTING BEI IN SOD AREAS, MAINTAIN A MINIMUM 3' WIDE OFFSET. PLANT QUANTITIES SHOWED ON THE LANDSCAPE CONTRACT DOCUMENTS ARE FOR THE CONVENIENCE OF THE LANDSCAPE RACTOR. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES AND REPORTING ANY REPANCIES TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO CONTRACT AWARD AND COMMENCEMENT OF

6

(A 4" LAYER OF MULCH AS SPECIFIED. AL TREES SHALL HAVE A 4" THICK MUCH RING HE LANDSCAPE SCOPE OF WORK INCLUDES MULCHING AS AN INTEGRAL PART OF TEM.

ATE WATERING BY THE LC AS REQUIRED UNTIL THE LANDSCAPE IRRIGATION IAL ACCEPTANCE BY OWNER.

NO TREES SHALL BE PLANTED WITHIN DESIGNATED UTILITY CORRIDORS, PUBLIC RIGHT OF WAY (WITHOUT RIGHT OF WAY UTILIZATION PERMIT) NOR ANY PLANTS LOCATED WITHIN FOUR FEET (4') OF ANY SWALE CENTERLINE IDENTIFIED ON THE DRAWINGS. FIELD ADJUSTMENTS AS NECESSARY AND REVIEW ADJUSTMENTS WITH THE LA PRIOR TO INSTALLATION. THE LC SHALL BE RESPONSIBLE FOR PROVIDING EFFECTIVE TRAFFIC CONTROL AND REI BACKFILL OFF-SITE ON A DAILY BASIS AT NO ADDITIONAL COST TO THE OWNER. THE CONSTRUCTION LIMIT LINE SHALL BE LEFT UNDISTURBED. EXISTING TREES BE LEFT UNDISTURBED AND PROTECTED BY BARRICADES ERECTED AT THE FIGHE SHALL TRAVERSE THIS AREA NOR SHALL ANY STORAGE OF MATERIALS OR FITHE TREE DRIPLINE(S). ANY EXISTING PLANT BEDS OR TREES DAMAGED BY BY THE RESPONSIBLE PARTY AT THEIR OWN EXPENSE.

• NOTE: QUANTITIES NECESSARY TO COMPLETE T ESTIMATES HAVE BEEN MADE CAREFULLY, BUT T HIS ESTIMATES ARE ONLY AN AID FOR CLARIFICA OWN ESTIMATES. DIFFERENCES SHALL BE BROU COMPENSATION SHALL BE ALLOWED FOR EXTRA RESPONSIBLE FOR INSTALLATION OF PLANT MATE HEIGHT AND SPREAD DIMENSIONS SPECIFIED RANGE OF SIZE IS GIVEN, NO PLANT SHALL BE SHALL BE AS LARGE AS THE MAXIMUM SIZE SP WARRANTY: ALL PLANTS SHALL BE WARRANTED TO REMAIN ALIVE AND HEALTHY AND IN THRIVING CONDITION FOR ONE YEAR FROM THE DATE OF JOB ACCEPTANCE. PLANTS SHALL BE SPECIMEN QUALITY. PLANTS SHALL BE SOUND, HEALTHY AND VIGOROUS, WELL BRANCHED, AND DENSELY FOLIATED WHEN IN LEAF. THE WORK ON THE DRAWING SHALL BE FURNISHED BY THE LC. QUANTITY
THE LANDSCAPE ARCHITECT ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS
CATION OF UNITS AND A CHECK FOR THE CONTRACTOR TO COMPARE WITH HIS
DUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. NO EXTRA
RA QUANTITIES NECESSARY TO COMPLETE THE WORK. CONTRACTOR SHALL BE
ATERIAL ACCORDING TO DRAWINGS. EFER TO THE MAIN BODY OF THE PLANT AND NOT FROM BRANCH TI9P TO TIP. ESS THAN THE MINIMUM SIZE AND NOT LESS THAN 5 PERCENT OF THE PLANTS)(FIED.

ERWISE SPECIFIED. SEE SPECIFICATIONS FOR FERTILIZER AND AMENDMENT

RE BASKETS SHOULD HAVE TOP RUNG CUT PRUNED AT THE MIDPOINT OF THEIR LIFE SPAN IN THE NURSERY OR AFTER. NFORMATION REGARDING NURSERY GROWING PRACTICES AND PROVISION OF THE IZONTALLY, AND REMAINDER OF BA CET TO REI

ALL B&B TREES SHALL BE MOVED WITH STRAF TRUNK. CONTAINER PLANTS SHALL BE MOVEI TRUNK. PING CONNECTED TO WIRE BASKET ONLY, NEVER ATTACHED DIRECTLY TO TREE IN A WAY THAT IS COMPLETELY SUPPORTED BY THE CONTAINER, NOT THE TREE

PLANTS SHALL BE SUBJECT TO REVIEW BY LANDSCAPE ARCHITECT AT THE NURSERY. LAND SOLE JUDGE OF THE QUALITY AND ACCEPTABILITY OF MATERIALS AND PLACEMENT. LL TREES TO BE INSTALLED WITH MOST ATTR

LC TO ENSURE ALL TREE ROOTS BE STURDIL' WITH TWINE OR WIRE, OR PINNED.

TREES SPECIFIED TO HAVE CLEAR TRUNK HE FIELD-PRUNED BY CONTACTOR.

THE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL EARTHWORK AND SITE GRADING NECES FINISHED GRADES NOTED ON THE DRADING PLANS ACCORDING TO THE SPECIFICATIONS.

SSARY TO ACHIEVE THE

ANY TREES NOT TAGGED BY THE LANDSCAPE ARCHITECT IN ADVANCE OF INSTALLATION ARE SUBJECT TO REMOVAL AND REPLACEMENT AT NO ADDITIONAL EXPENSE TO THE OWNER OR LANDSCAPE ARCHITECT. TREES ARE TO BE REMOVED AS SPECIFIED BY LANDSCAPE ARCHITECT.

ANDSCAPE CONTRACTOR IS TO PROVIDE PHOTOGRAPHS OF ALL SHRIFO DELIVERY TO JOB SITE FOR APPROVAL.

OUNDCOVER MATERIAL TO LANDSCAPE ARCHITECT PR

NOTE: ALL TREES TO BE TAGGED BY THE LANDSCAPE ARCHITECT AT SOURCE NURSERY PRIOR TO PROCUREMENT BY LANDSCAPE CONTRACTOR. CONSULT L9-01 FOR NURSERY SOURCE INFORMATION. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE LANDSCAPE ARCHITECT A MINIMUM OF THIRTY DAYS IN ADVANCE OF TAGGING FOR SCHEDULING PURPOSES.

DRC review

PC review

03.06.19

CONTRACTOR / LANDSCAPE CONTRACTOR PLEASE NOTE

ENERAL GRADING NOTES

FINISHED GRADE IN PLANTING BED AREAS SHALL BE 1" TO 2" BELOW THE FINISHED ELEVATIONS SURFACES (SEE DETAILS FOR VARYING CONDITIONS). NUMEROUS UNDERGROUND UTILITIES, CONDUIT, SLEEVES, DRAINAGE PIPES, ETC., HAVE BEEN PREVIOUSLY INSTALLED OR SCHEDULED FOR FUTURE INSTALLATION BY OTHERS. CONTRACTOR SHALL COORDINATE AND WORK CLOSELY WITH OTHER CONTRACTORS, TRADES, AND THE OWNER'S REPRESENTATIVE TO AVOID DAMAGE TO THESE UNDERGROUND AND AT GRAD ELEMENTS. ANY DAMAGES SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE.

ALL FILL REQUIRED SHALL BE CLEAN, WELL DRAINING SOIL. FILL SHALL BE CLEAN AND FREE OF ALL MATERIAL HARMFUL TO PLANT GROWTH AND DELETERIOUS MATERIAL SUCH AS ROCKS (LAGER THAN 2" DIA.), COMPACTED CLAY, ROADBED OR SURFACING MATERIAL, MUCK, ROOTS, BRANCHES, ETC... ALL UTILITIES, SLEEVES, MANHOLES, OUTFALL STRUCTURES, SWALES, AND OTHER STRUCTURES OR TOPOGRAPHICAL FEATU SHALL BE FIELD STAKED AND VERIFIED PRIOR TO CONSTRUCTION. NOTIFY THE OWNERS REPRESENTATIVE OF ANY EXISTING UTILITY WHICH NEEDS TO BE RAISED TO MATCH FINISHED GRADES SHOWN IN THE DRAWINGS.

CONTOURS FOR BERMING SHALL BE SMOOTH, CONTINUOUS ARCS. SIDE SLOPES SHALL BE SMOOTH AND EVEN IN TRANSITION AND VOID OF DEPRESSIONS AND SURFACE IRREGULARITIES. ALL BERMS SHALL HAVE A MAXIMUM SIDE SLOPE OF FOUR FEET (4) HORIZONTAL TO ONE FOOT (1) VERTICAL (IE., 4 TO 1), UNLESS OTHERWISE NOTED. MAXIMUM SIDEWALK SLOPE SHALL BE 5% (1' IN 20') AND MEET ALL HANDICAP REQUIREMENTS. MINIMUM SIDEWALK SLOPE SHALL BE 1%. MAXIMUM SIDEWALK CROSS SLOPE SHALL BE 2% PITCHED TOWARD DRAINAGE STRUCTURES.

ANY LIMITS OF WORK ABUTTING JURISDICTIONAL BOUNDARIES OR EXISTING WATER BODIES SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY FENCES, BARRICADES, AND SEDIMENT CONTROL DEVICES AS WEL AS MAINTAIN AND REPAIR ANY DAMAGE WHICH MAY IMPEDE THEIR EFFECTIVENESS AND AS DIRECTED BY THE OWNER'S REPRESENTATIVE.

REFER TO HARDSCAPE PLANS AND DETAILS AS WELL AS THE STRUCTURAL DOCUMENTS FOR ADDITIONAL LAYOUT INFORMATION CONTRACTOR SHALL COORDINATE AND VERIFY ALL POINTS OF BEGINNING AND BENCHMARKS FOR THE SITE WITH THE OWNER'S REPRESENTATIVE PRIOR TO INITIATING LAYOUT OF SITE ELEMENTS. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO ATTENTION OF THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT. SEE SITE LAYOUT DRAWINGS FOR CONSTRUCTION LAYOUT GEOMETRY OF THE PROJECT'S SITE DEVELOP

CONTRACTOR SHALL USE THE DIMENSIONING AND STAKING LAYOUTS INDICATED ON THE SITE LAYOUT PLANS TO LAYOUT ALL SITE ELEMENTS, PAVEMENT AND PAVEMENT PATTERNS, ETC., BRING ANY DISCREPANCIES, INCONSISTENCIES OR ERRORS TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. WHEREVER POSSIBLE, THE CONTRACTOR SHALL COORDINATE THE LAYOUT OF THE PAVEMENT AND THE LOCATION OF THE DRAIN INLETS AND OTHER AT GRADE UTILITY ELEMENTS.

ALL PAVEMENT AND LANDSCAPE AREAS OF THE PROJECT SHALL POSITIVELY DRAIN TO DRAINAGE STRUCTURES INDICATED ON THE SITE GRADING AND CIVIL ENGINEERING PLANS.

IRRIGATION FOR PROJECT TO BE DESIGN/BUILD BY CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR ALL DESIGN, COORDINATION, AND INSTALLATION RELATED TO IRRIGATION ON BOTH THE GROUND PLANE AND AMENITY DECK. CONTRACTOR RESPONSIBLE FOR SUPPLYING IRRIGATION TO ALL PLANT MATERIAL.

CONTRACTOR IS RESPONSIBLE FOR SUPPLY OF ALL NECESSARY PARTS FOR IRRIGATION INCLUDING BUT NOT LIMITED TO: HEADS SLEEVES, WATER LINES, WATER METER, CONTROLLERS, VALVES, ETC. PROVIDE A PROPOSAL AND PRICING FOR AN IRRIGATION SYSTEM THAT DRAWS WATER FROM THE MUNICIPAL WATER SYSTEM, AND AN ALTERNATE PROPOSAL AND PRICING FOR A SYSTEM THAT DRAWS WATER FROM AN ON SITE WELL. (STUDIES WILL NEED TO BE DONE TO SEE IF AN ON SITE WELL IS VIABLE.)

SEAL GEORGIA GEO/STERR

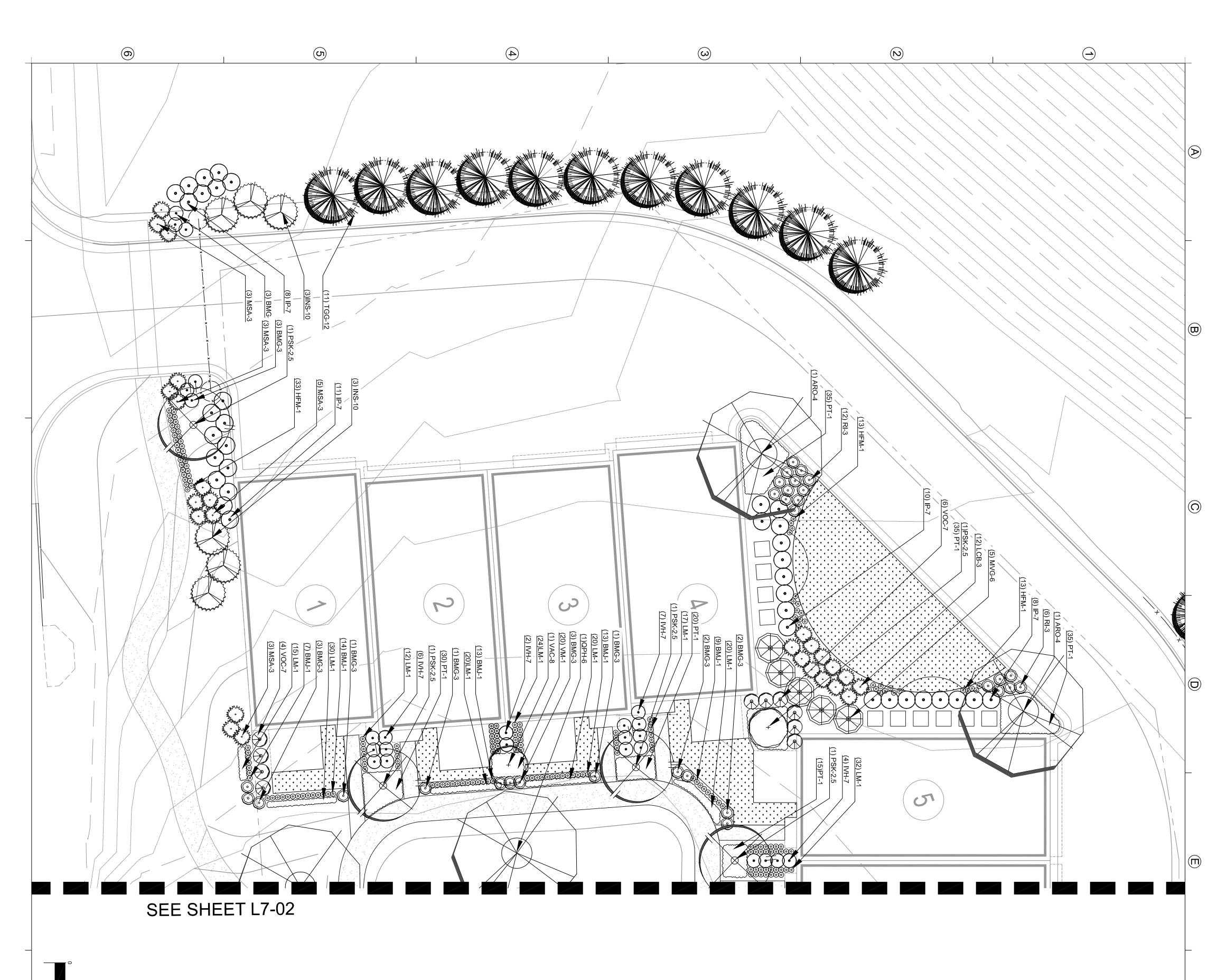
Submission DRC

PLANTING

QLLC Project #: Drawn by: Reviewed by:

19157 JCY

PLAN



 \bigcirc

RECOMPENSE TANION BOTANION TREES

BOTANICAL

TREE SCHEDULE

COMMON NAME

COND.

SIZE

NOTES*

ARO-4 QNP-4 QPH-6 UPE-4

Acer rubrum 'October Glory' Quercus nattallii 'Ochlocknee' Quercus phellos 'Hightower' Ulmus parvifolia 'Elmer II'

'October Glory' Red Maple 'Ochlocknee' Nuttall Oak

4" cal 4" cal 6" cal

See # below See # below

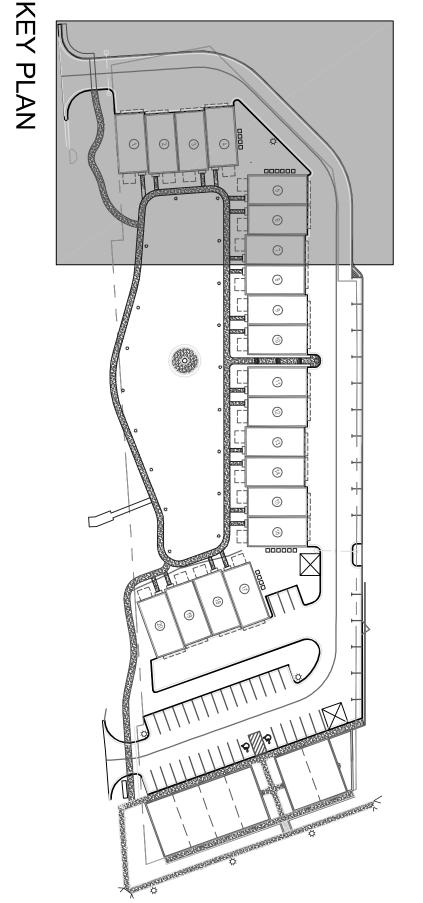
Quercus

4" cal.

See # below

below

Hightower Willow Oak Allee Lacebark Elm



PLANT SPECIFIC CONDITION NOTES

GROUNDCOVER

PT-1 LM-1 HFM-

Pachysandra terminalis Liriope muscari 'Big Blue' Hemerocallis 'Fooled Me'

Japanese Pachysandra 'Big Blue' Liriope

Cont Cont

pot 1 gal. 1 gal.

See # below
See # below
See # below
See # below

Fat at

Perriwinkle

VM-1

Vinca minor

MSA-3

Miscanthus sinensis 'Adagio'

'Adagio' Maiden Grass

Cont

3 gal

See # below

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VOC-7

Itea virginica 'Henry's Garnet' Itea virginica 'Henry's Garnet' Viburnum x 'Chindo'

'Henry's Garnet' Sweetspire 'Henry's Garnet' Sweetspire 'Chindo' Viburnum

Cont Cont

See # below See # below

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Cont

See # below

EVERGREE BMG-3 BMJ-1 IP-7 RI-3 IVH-3 IVH-7

Illicium parviflorum Rhaphiolepsis indica

Indian Hawthorne

Cont Cont

See # below See # below

3 gal. 1 gal. 7 gal. 3 gal. 3 gal. 7 gal. 7 gal.

Buxus microphylla 'Green Mtn' Buxus microphylla 'Winter Gem'

'Green Mtn' Korean Boxwood 'Winter Gem' Boxwood

Cont

Cont

See See

below below

City of Hapeville, Fulton County, Georgia

SHRUBS

PSK-2.5

Prunus

serrulata 'Kwanzan'

'Kwanzan' Cherry

Cont Cont

2.5" cal

See # below
. See # below

8' ht.

Chaste Tree

Vitex agnus-castus

ACCENT VAC-8

LCB-3 FI-7

Forsythia x intermedia

Forsythia

Burgundy Loropetalum

Cont Cont

3 gal. 7 gal.

See # below See # below

HAPEVILLE

WALK@

VILLAGE

Loropetalum chinensis

EVERGREEN
TGG-12
INS-10
MVG-6

Magnolia virginiana 'Green Mile'

'Nellie R. Stevens' Holly 'Green Mile' Sweetbay Mag.

Cont

Cont

12' ht. 10' ht. 6' ht.

See # below See # below See # below

PLACE MAKING + MASTER PLANNING + LANDSCAPE ARCHITECTURE

below

Cont

Thuja 'Green Giant'

llex x 'Nellie R. Stevens' Thuja plicata 'Green Giant'

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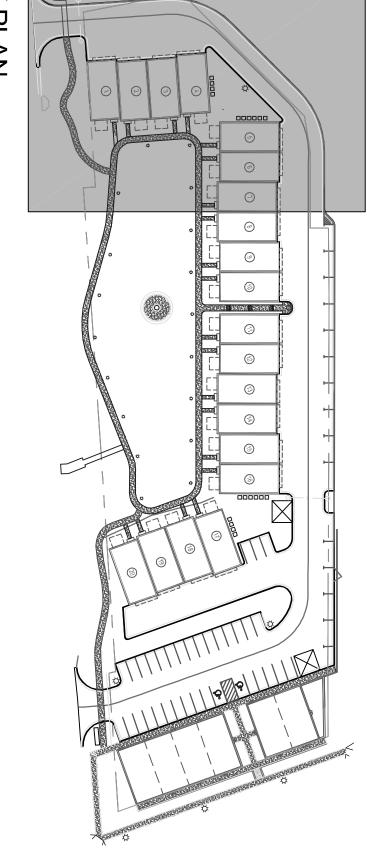
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(2)

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5

ARRANGE THE PLANTS SPECIFIED IN A <u>HEDGE</u> FORMATION SO THAT THE FOLIAGE FROM ONE PLANT OVERLAPS THE FOLIAGE OF THE ADJACENT PLANT AFTER 5 YEARS OF GROWTH. GROWTH RATES WILL VARY BY SPECIES AND MICRO-CLIMATE.



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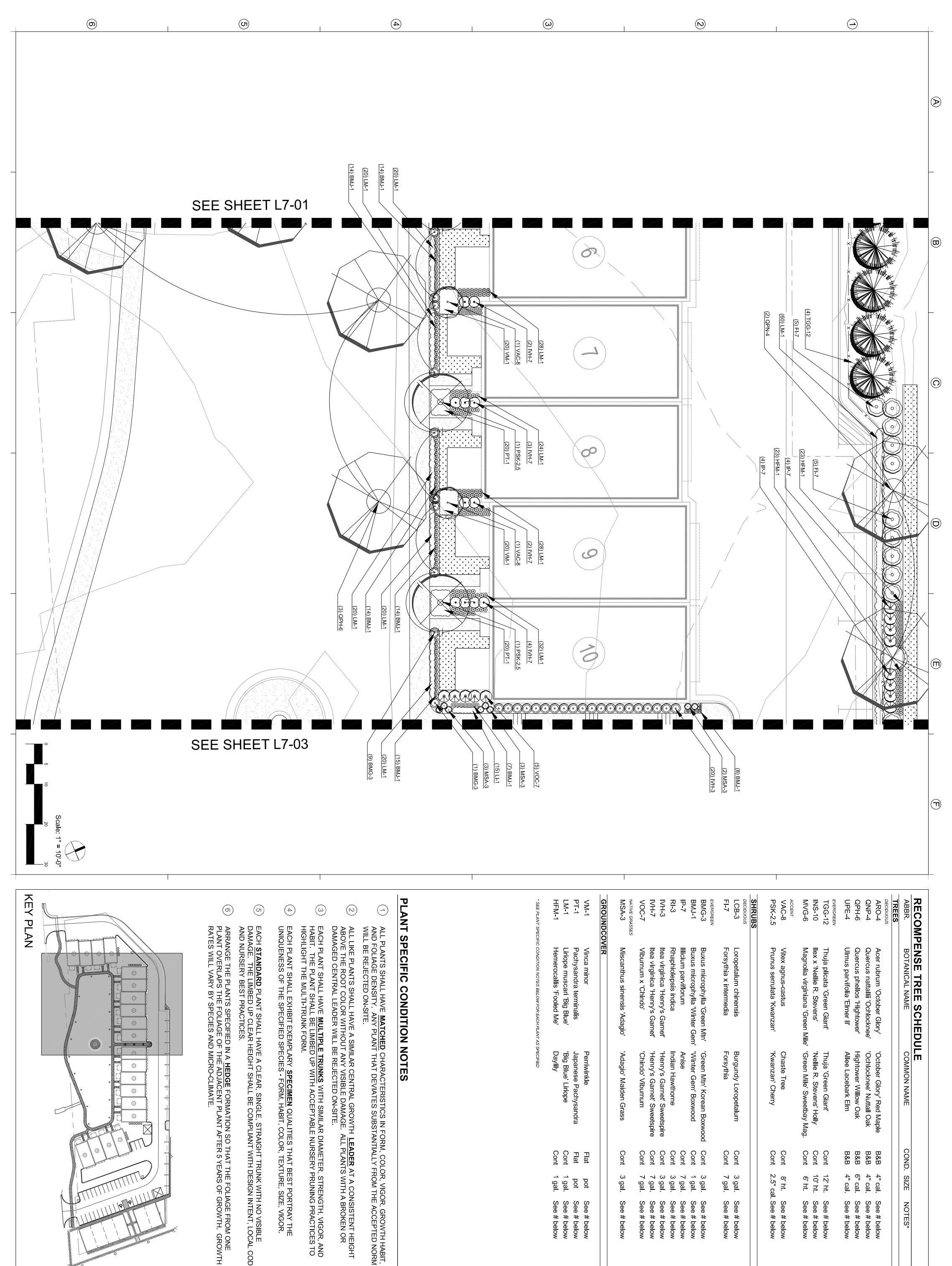
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PLANTING

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FOR CONSTRUCTION

SEAL GEORGIA PEGISTERA



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KECOMPENSE	PENSE - REF SCHEDOLE				
TDEEC				1	
DECIDUOUS					
ARO-4	Acer rubrum 'October Glory'	'October Glory' Red Maple	B&B	4" cal.	See # below
QNP-4	Quercus nattallii 'Ochlocknee'	'Ochlocknee' Nuttall Oak	B&B	4" cal.	See # below
QPH-6	Quercus phellos 'Hightower'	Hightower Willow Oak	B&B	6" cal.	See # below
UPE-4	Ulmus parvifolia 'Elmer II'	Allee Lacebark Elm	B&B	4" cal	See # below
EVERGREEN					
TGG-12	Thuja plicata 'Green Giant'	Thuja 'Green Giant'	Cont	12' ht.	See # below
NS-10	llex x 'Nellie R. Stevens'	'Nellie R. Stevens' Holly	Cont	10' ht.	See # below
MVG-6	Magnolia virginiana 'Green Mile'	'Green Mile' Sweetbay Mag.	Cont	6' ht.	See # below
ACCENT					
VAC-8	Vitex agnus-castus	Chaste Tree	Cont	8' ht.	See # below
PSK-2.5	Prunus serrulata 'Kwanzan'	'Kwanzan' Cherry	Cont	2.5" cal	2.5" cal. See # below
SHRUBS					
DECIDUOUS					
LCB-3	Loropetalum chinensis	Burgunay Loropetalum	Cont	ડ gal.	See # Delow
FI-7	Forsythia x intermedia	Forsythia	Cont	7 gal.	See # below
EVERGREEN					
BMG-3	Buxus microphylla 'Green Mtn'	'Green Mtn' Korean Boxwood	Cont	3 gal.	See # below
BMJ-1	Buxus microphylla 'Winter Gem'	'Winter Gem' Boxwood	Cont	1 gal.	See # below
IP-7	Illicium parviflorum	Anise	Cont	7 gal.	See # below
RI-3	Rhaphiolepsis indica	Indian Hawthorne	Cont	3 gal	See # below
IVH-3	Itea virginica 'Henry's Garnet'	'Henry's Garnet' Sweetspire	Cont	3 gal.	See # below
IVH-7	Itea virginica 'Henry's Garnet'	'Henry's Garnet' Sweetspire	Cont	7 gal.	See # below
VOC-7	Viburnum x 'Chindo'	'Chindo' Viburnum	Cont	7 gal.	See # below
NATIVE GRASSES					
MSA-3	Miscanthus sinensis 'Adagio'	'Adagio' Maiden Grass	Cont	3 gal.	See # below
GROUNDCOVER	OVER				
VM-1	Vinca minor	Perriwinkle	Flat	pot	See # below
PT-1	Dachveandra terminalie	Jananese Pachysandra	Flat	pot	See # below
		Japanese i aciiysanaa			り~~ # トヘlow
LM-1	Liriope muscari 'Big Blue'	'Big Blue' Liriope	Cont	1 gal.	MOIA # DAIOM

HAPEVILLE

WALK@

VILLAGE

City of Hapeville, Fulton County, Georgia

PLACE MAKING + MASTER PLANNING + LANDSCAPE ARCHITECTURE

Quercus

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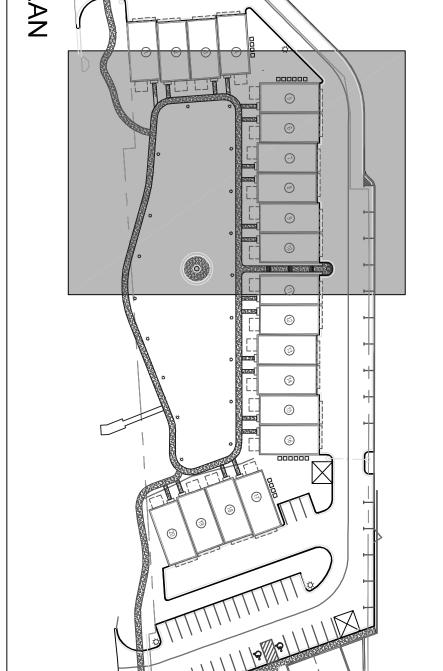
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SEAL

GEORGIA PEGISTERA

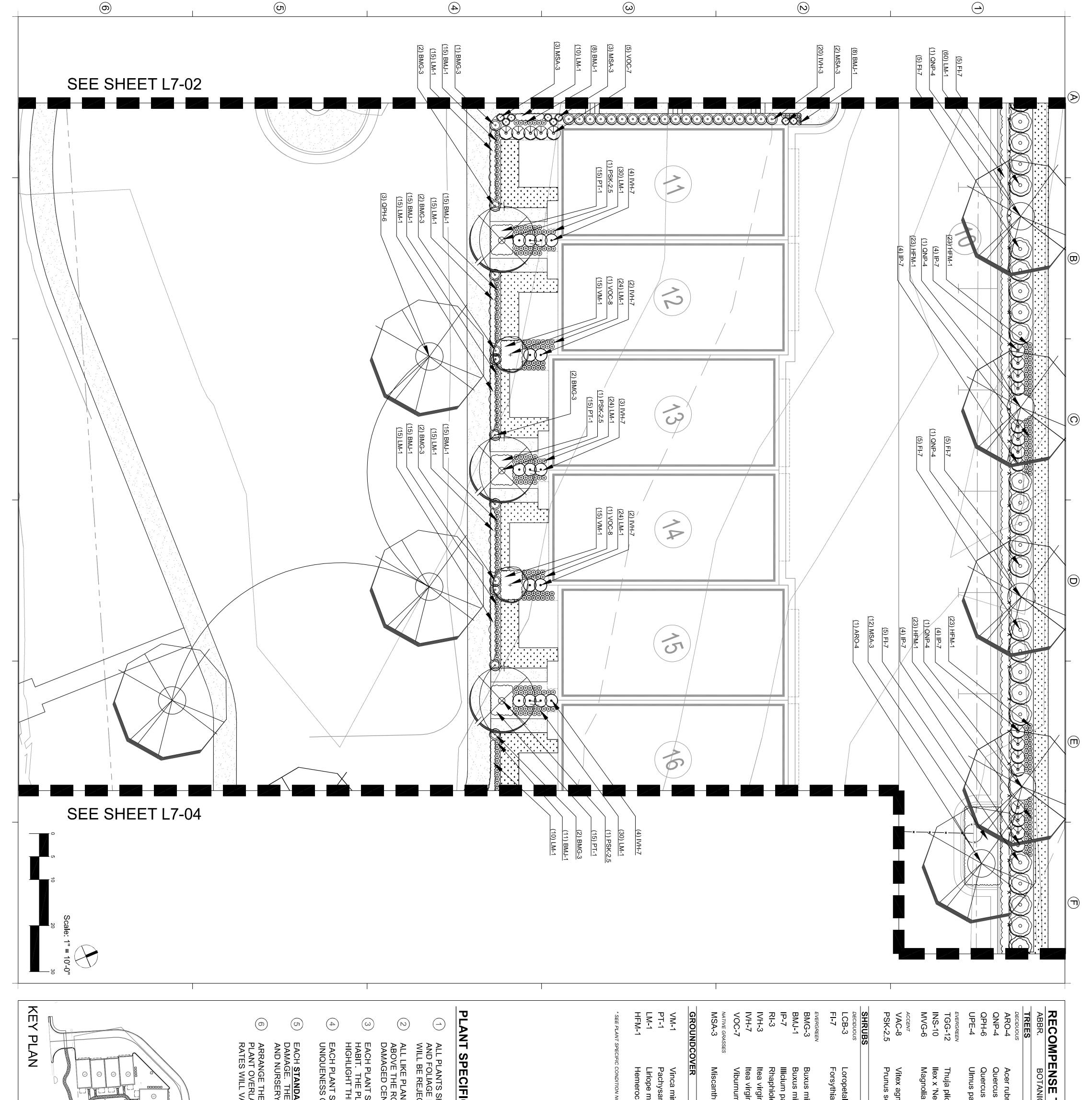
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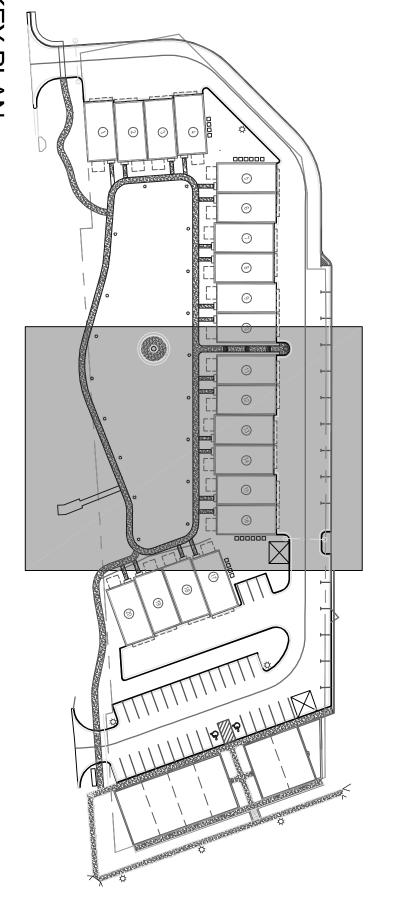
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PLANTING

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Acer rubrum 'October Glory' Quercus nattallii 'Ochlocknee' Quercus phellos 'Hightower' Ulmus parvifolia 'Elmer II' Itea virginica 'Henry's Garnet' Itea virginica 'Henry's Garnet' Viburnum x 'Chindo' Pachysandra terminalis Liriope muscari 'Big Blue' Hemerocallis 'Fooled Me' Illicium parviflorum Rhaphiolepsis indica Vinca minor Prunus Miscanthus sinensis 'Adagio' Magnolia virginiana 'Green Mile' Buxus microphylla 'Green Mtn' Buxus microphylla 'Winter Gem' Thuja plicata 'Green Giant' llex x 'Nellie R. Stevens' Forsythia x intermedia Vitex agnus-castus BOTANICAL oropetalum chinensis serrulata 'Kwanzan' TREE SCHEDULE 'Henry's Garnet' Sweetspire 'Henry's Garnet' Sweetspire 'Chindo' Viburnum Perriwinkle Japanese Pachysandra 'Big Blue' Liriope 'October Glory' Red Maple 'Ochlocknee' Nuttall Oak 'Adagio' Maiden Grass 'Green Mtn' Korean Boxwood 'Winter Gem' Boxwood 'Nellie R. Stevens' Holly 'Green Mile' Sweetbay Mag. Hightower Willow Oak Forsythia Indian Hawthorne Burgundy Loropetalum 'Kwanzan' Cherry Chaste Tree Thuja 'Green Giant' Allee Lacebark Elm COMMON NAME COND. Cont Fat at Cont Cont Cont Cont 3 gal. 1 gal. 7 gal. 3 gal. 3 gal. 7 gal. 7 gal. 4" cal 4" cal 6" cal 2.5" cal 12' ht. 10' ht. 6' ht. 3 gal. 7 gal. 4" cal. SIZE 3 gal 1 gal. 1 gal. 8' ht. pot See # below . See # below See See See # below NOTES* # below # below # below # below # below below

PLACE MAKING + MASTER PLANNING + LANDSCAPE ARCHITECTURE

Quercus

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PLANT SPECIFIC CONDITION NOTES

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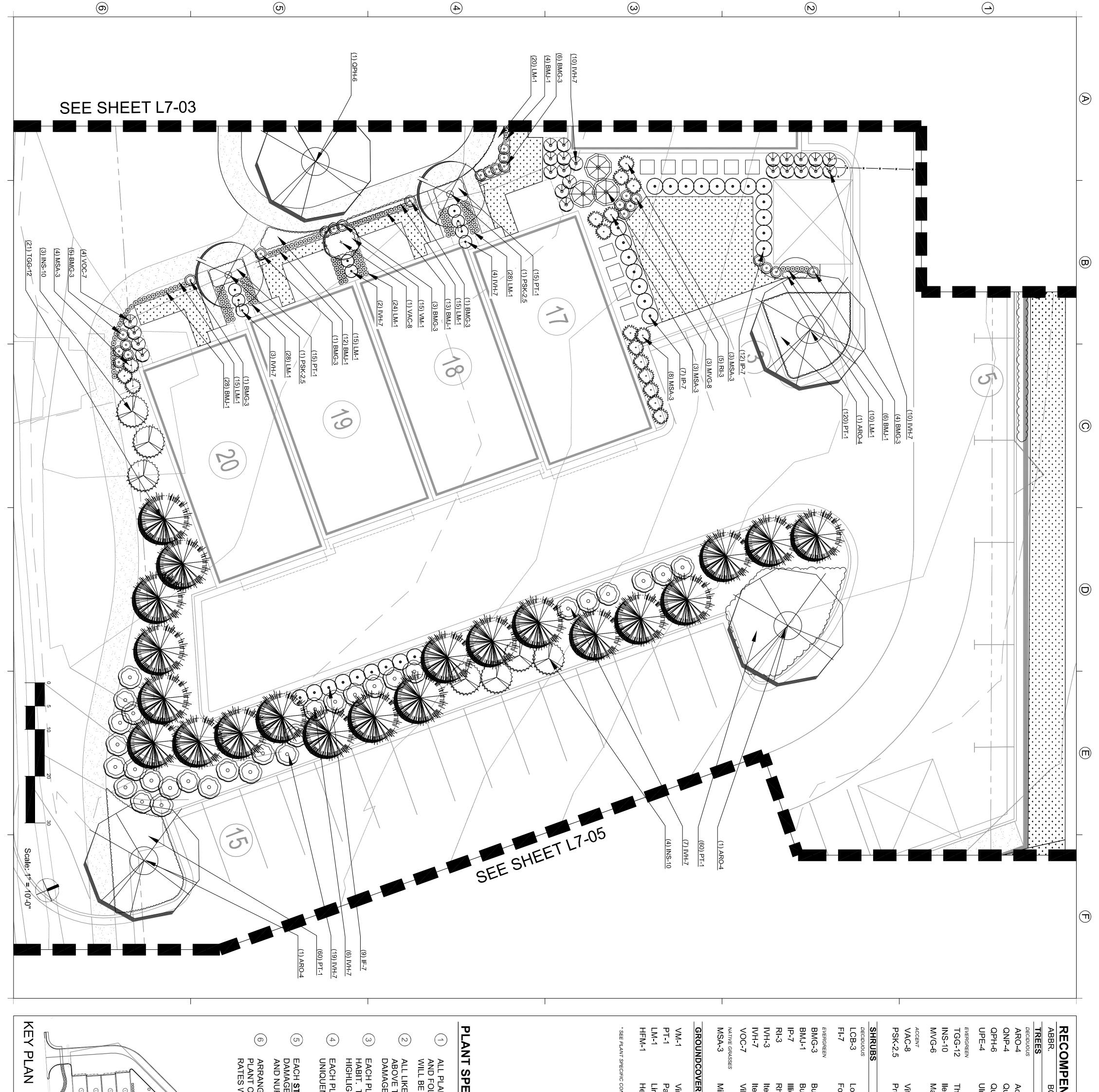
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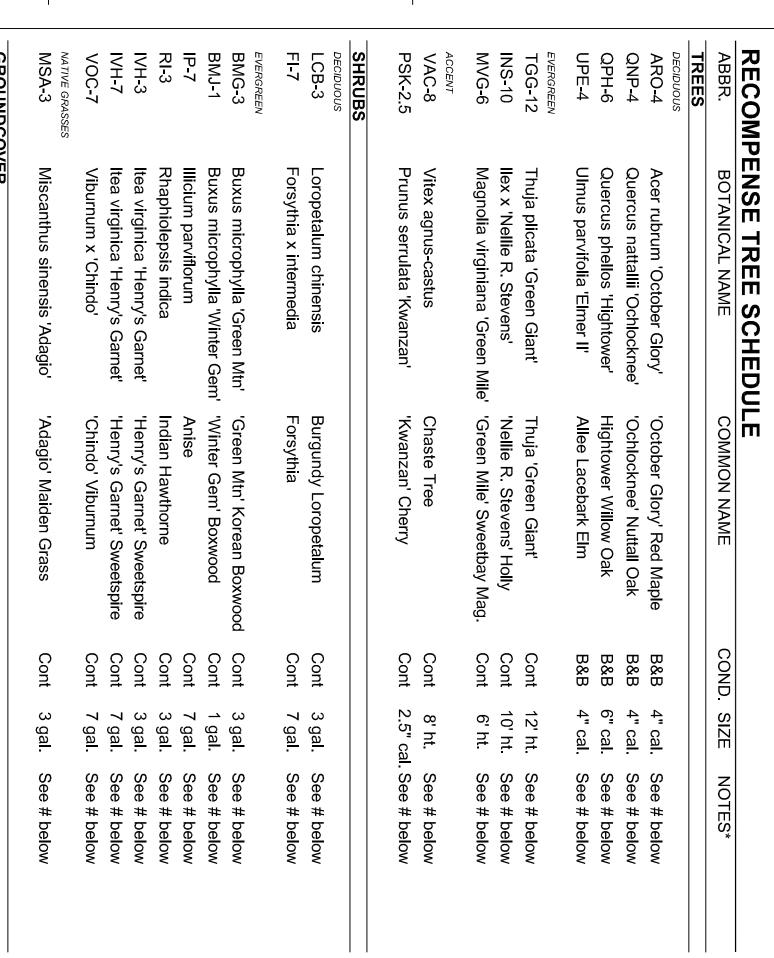
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PLANTING

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FOR CONSTRUCTION





PLACE MAKING + MASTER PLANNING + LANDSCAPE ARCHITECTURE

Quercus

ANT SPECIFIC CONDITION NOTES

Pachysandra terminalis Liriope muscari 'Big Blue' Hemerocallis 'Fooled Me'

Japanese Pachysandra 'Big Blue' Liriope

Cont Cont

pot 1 gal. 1 gal.

See # below
See # below
See # below
See # below

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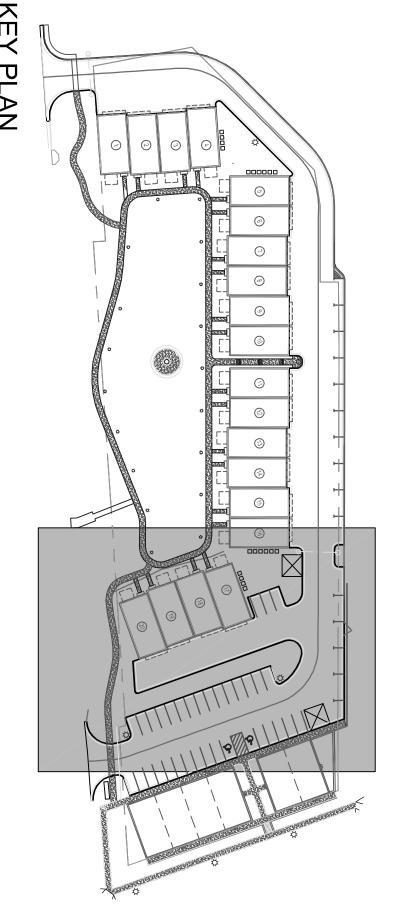
DRC review

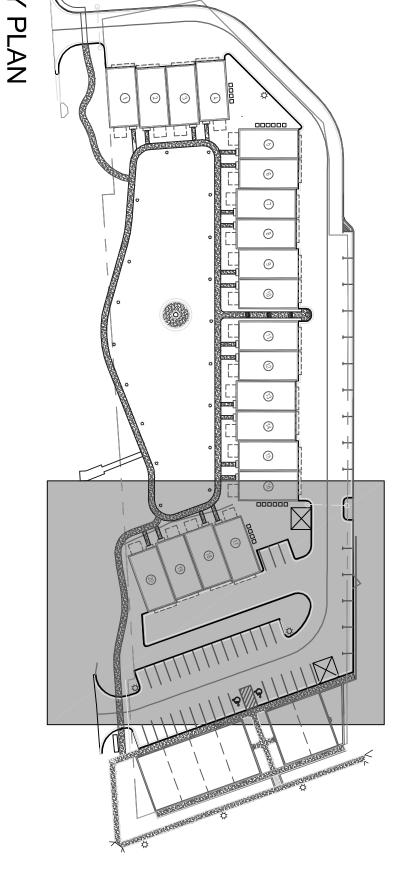
Fat at

Perriwinkle

Vinca minor

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SEAL GEORGIA PEGISTERA

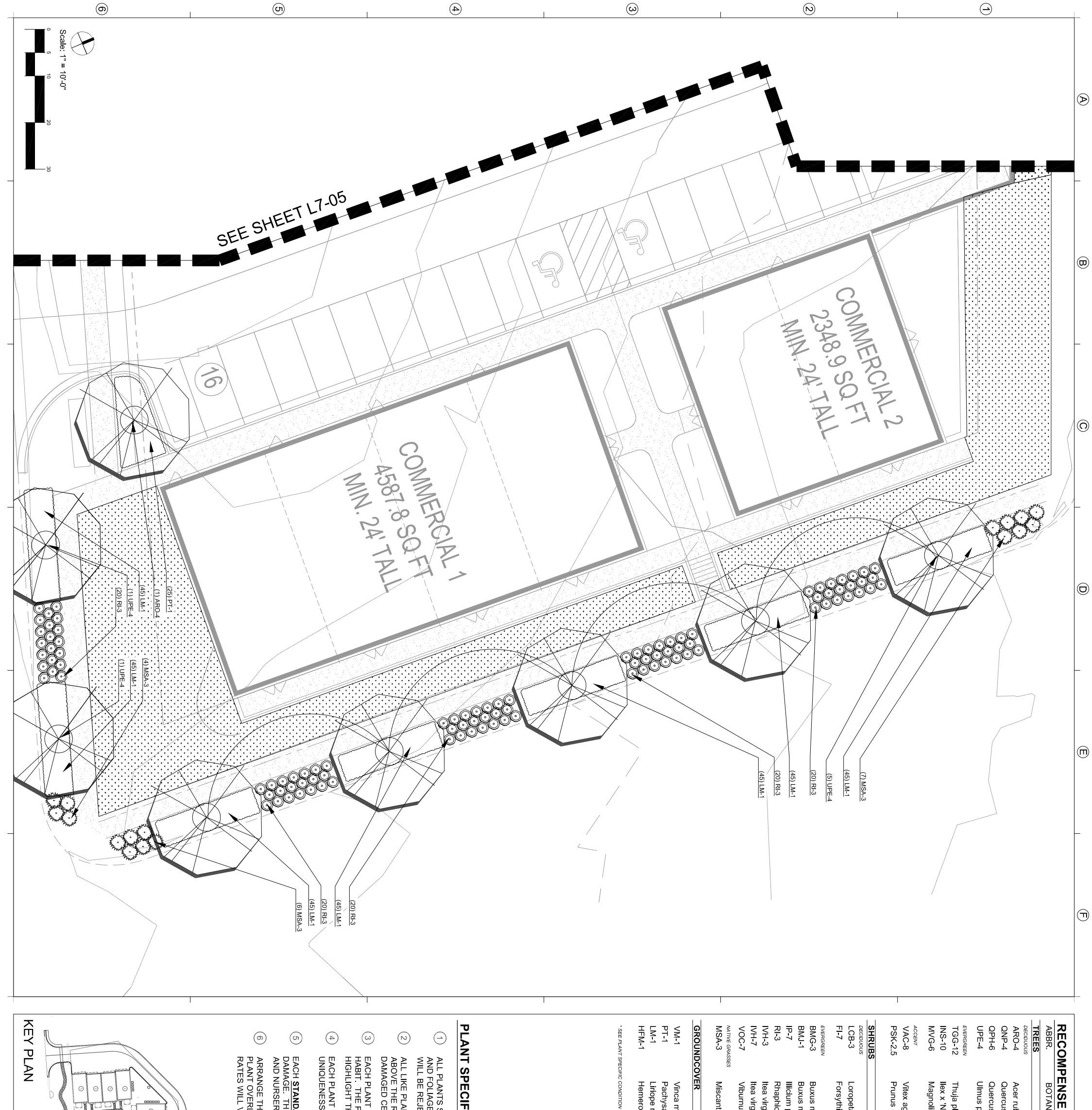
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PLANTING

FOR CONSTRUCTION

PLAN



				Š H I I I		<u>D</u> >> 24
				;PECIFIED	* SEE PLANT SPECIFIC CONDITION NOTES BELOW FOR EACH PLANT AS SPECIFIED	* SEE PLANT SPEC
WOK	See # below	1 gal.	Cont	Daylily	Hemerocallis 'Fooled Me'	HFM-1
WO	See # below	1 gal.	Cont	'Big Blue' Liriope	Liriope muscari 'Big Blue'	LM-1
below below	See # below See # below	pot	Flat	Perriwinkle Japanese Pachysandra	Vinca minor Pachysandra terminalis	VM-1 PT-1
					OVER	GROUNDCOVER
below	See # be	3 gal.	Cont	'Adagio' Maiden Grass	Miscanthus sinensis 'Adagio'	NATIVE GRASSES MSA-3
below	See # be	7 gal.	Cont	'Chindo' Viburnum	Viburnum x 'Chindo'	VOC-7
below	See # be	7 gal	Cont	'Henry's Garnet' Sweetspire	Itea virginica 'Henry's Garnet'	IVH-7
below	See # be	3 gal.	Cont	'Henry's Garnet' Sweetspire		IVH-3
below	See # be	3 gal.	Cont	Indian Hawthorne	Rhaphiolepsis indica	RI-3
below	See # be	7 gal.	Cont	Anise	Illicium parviflorum	IP-7
below	See # be		Cont	'Winter Gem' Boxwood	Buxus microphylla 'Winter Gem'	BMJ-1
below	See # be	3 gal.	Cont	'Green Mtn' Korean Boxwood	Buxus microphylla 'Green Mtn'	EVERGREEN BMG-3
below	See # be	7 gal.	Cont	Forsythia	Forsythia x intermedia	FI-7
below	See # be		Cont	Burgundy Loropetalum	Loropetalum chinensis	LCB-3
						SHRUBS
WOK	. See # below	2.5" cal.	Cont	'Kwanzan' Cherry	Prunus serrulata 'Kwanzan'	PSK-2.5
WOK	See # below	8' ht	Cont	Chaste Tree	Vitex agnus-castus	VAC-8
						ACCENT
WO	See # below	6' ht.	Cont	'Green Mile' Sweetbay Mag.	Magnolia virginiana 'Green Mile'	MVG-6
WO	See # below	10' ht.	Cont	'Nellie R. Stevens' Holly	llex x 'Nellie R. Stevens'	INS-10
below	See # be	12' ht.	Cont	Thuja 'Green Giant'	Thuja plicata 'Green Giant'	EVERGREEN TGG-12
WO	See # below	4" cal.	B&B	Allee Lacebark Elm	Ulmus parvifolia 'Elmer II'	UPE-4
WOK	See # below	6" cal.	B&B	Hightower Willow Oak	Quercus phellos 'Hightower'	QPH-6
below	#	4" cal.	B&B	'Ochlocknee' Nuttall Oak	Quercus nattallii 'Ochlocknee'	QNP-4
below	See # be	4" cal	B&B	'October Glory' Red Maple	Acer rubrum 'October Glory'	ARO-4
						TREES
•	NOTES*	SIZE	COND.	COMMON NAME	BOTANICAL NAME	ABBR.
				F	PENSE TREE SCHEDULE	RECOMPENSE

PLACE MAKING & MASTER PLANNING & LANDSCAPE ARCHITECTURE

Quercus

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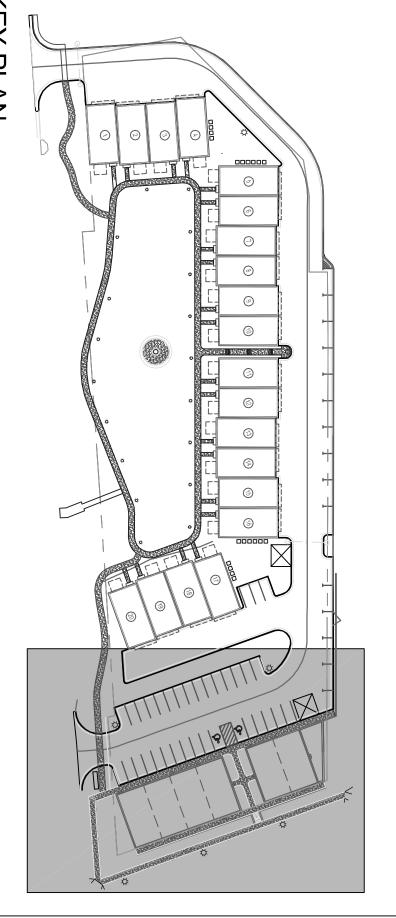
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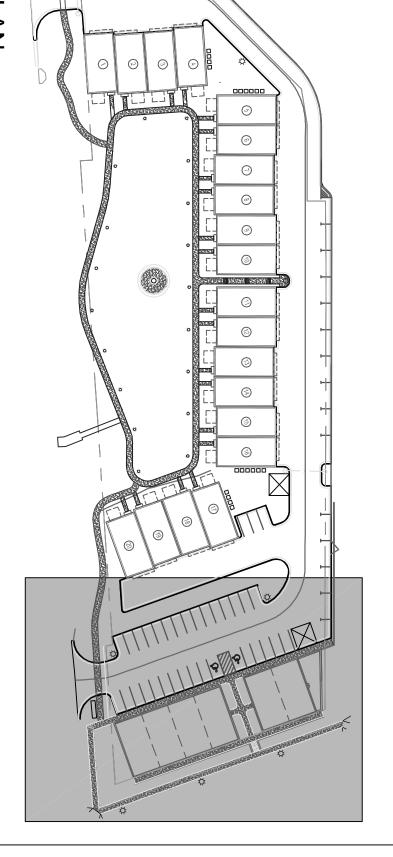
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PC review

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Submission DRC

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