



**DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT**

DATE: July 12, 2019
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – Village Walk at Hapeville**

BACKGROUND

The City of Hapeville has received a revised Design Review Application from Miller Lowry Developments for the Village Walk at Hapeville mixed-use development. The new documentation addresses deficiencies in the original application reviewed at the May 15, 2019 and in a revised application reviewed at the June 19, 2019 Design Review Committee meeting.

This report addresses the concerns raised by the Design Review Committee and in Planner's Report for the original application. As with the original Planner's Report, it is split into Residential and Commercial portions.

REPORT

Residential – Design Review Commission Notes

1. The façade and roof form of the townhomes cannot be mirrored or repeating; it is suggested to add offsets in the units (no more than 3 per offset)

Offsets have been added. Window placement, stoop canopies, doors, and gables have changed so that no more than two identical or mirrored facades are adjacent.

Roof forms have not changed and are still all side-gabled. Permitted roof forms are flat, pyramidal, side-gabled, or shed. No more than three adjacent one-family attached units shall have the same roof form.

2. Mechanical features must be included and show screening

Compliant.

3. No GBG windows to be used; must provide window and window trim dimensions

Plans identify window brand but still do not describe the type of simulated divided light used.

Window and window trim dimensions have been provided, and the window specifications are compliant.

4. Plans must include building numbers and a light next to the doors

Plans include placeholder spaces for building numbers. Lights above doors are shown.

5. Provide roof shingle warranty information that must meet standards

Compliant.

6. Roof overhang will be a minimum of 12" beyond façade

Compliant.

7. Provide a landscape plan that shows sidewalk connecting units to commercial area and each unit to the sidewalk to meet ADA requirements. Landscape plan must include details of the wall and screening to be used along the Central Avenue portion of the property

Landscape plan shows sidewalk connecting units to commercial area and each unit to the sidewalk. Screening wall location and details are included on plans.

Residential – Proposed Design Review Exception

8. A design exception will be provided to allow 26' width on driveway at request of Fire Marshal

Residential – Other Planner's Comments

- The sidewalk along South Central Avenue must have a clear area of 6' and a landscape area of 5' between the clear area and the street. Existing sidewalk has a 5.25' clear area and a landscape area behind the sidewalk, which is not compliant. Use of the existing sidewalk will require a design exception.
- A design exception is required to allow the expanded pedestrian walkway to serve in place of the required sidewalk along Willingham Drive.
- A design exception is required to permit the townhomes to face away from the adjacent public sidewalk along South Central Avenue.

Commercial – Design Review Commission Notes

1. Building heights must be at least 24' tall

Compliant.

2. Provide building numbers on plan

Compliant.

3. Must include information on material and look of proposed screening wall along Central Avenue

Material and look of the proposed screening wall are included in the landscape plan.

4. Upgrade landscape plan to include street trees

Compliant.

5. Sidewalk shown on landscape plan must wrap from Colville side to rear parking area

Compliant.

6. Provide plans to include mechanical features and screening

A/C units shown on roofs. Screening is not provided.

7. Provide height and material of dumpster screening for all dumpsters

Compliant.

8. Provide pedestrian scale streetlights

Compliant.

9. Awnings must have square aluminum tubing frame

Compliant.

10. Commercial properties must use full depth brick

Compliant.

Commercial – Proposed Design Review Exception

11. Exception to allow for 5' sidewalk along Colville Avenue to allow for 6' width in parking area for safety concerns.

12. An exception to not require hardscape along Colville Avenue frontage to allow for more plantings and maintain the park like feel that is desired.

13. A design exception will be given to allow for a 26' driveway at the request of the Fire Marshal.

Commercial – Other Planner's Comments

- A design exception is required to allow the commercial buildings to not enfront along South Central Avenue.
- A design exception is required to use existing sidewalk along South Central Avenue.
- A design exception is required to allow the expanded pedestrian walkway to serve in place of the required sidewalk along Willingham Drive.
- A landscape buffer 10' wide is required between the parallel parking spaces and the sidewalk along South Central. The existing buffer is under 10', which is not compliant and will require a design exception.
- Storefronts are compliant with the "storefront and awning" treatment.

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: MAR 20 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: Miller Lowry Developments Contact Number: 478-952-6662
Applicants Address: 2964 Peachtree Rd. NW. Suite 540 Atlanta, GA 30305
E-Mail Address: robertas@millerlowry.com Zoning Classification: Village
Address of Proposed Work: Situated between Central, Colville Ave & Williamsburg Dr.
Parcel ID# (INFORMATION MUST BE PROVIDED): 14012700020429, 14012700020379
Property Owner: Hapeville Dev. Authority Contact Number: 404-328-8130
Project Description (including occupancy type): See attached narrative.

Contractors Name: Miller Lowry Developments Contact Number: 770-903-4422
Contact Person: Rob Rojas Contact Number: [REDACTED]

I hereby make application to the City of Hapeville, to the Design Review Committee for the above referenced property. I do hereby swear or affirm that the information provided here and above is true, complete and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application. I understand that the City of Hapeville, Georgia, reserves that right to enforce any and all ordinances regardless of any action or approval on this application. I further understand that it is my/our responsibility to conform with all of City of Hapeville's Ordinances in full. I hereby acknowledge that all requirements of the City of Hapeville shall be adhered to. I can read and write the English language and/or this document has been read and explained to me and I have full and voluntarily completed this application. 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 violation thereof.

[Signature]
Applicants Signature

3/19/19
Date

Project Class (check one):

☐ Residential

☐ Commercial

☒ Mixed-Use Development

Project Type:

☒ New Commercial Construction

☐ Addition to Existing Commercial Building

☐ Addition to Existing Residential Structure

☐ Accessory Structure

☒ Site Plan, Grading & Landscaping

☐ New Single Family Residential Construction

☐ Other

Total Square Footage of proposed New Construction: \$67,700

Total Square Footage of existing building: N/A → raw land

Estimated Cost of Construction: \$ 5.7 million

List/Describe Building Materials on the exterior of the **existing** structure: N/A → raw land

List/Describe Building Materials **proposed** for the exterior facade of the new structure: _____

Townhomes = fiber cement board + batten siding, fiber cement
lap siding, asphalt roof shingles, aluminum clad windows,
aluminum gutters + downspouts
Commercial = brick veneer, hard coat stucco, fabric awnings

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)

I Robert Rojas RR swear or affirm that before receipt of an application, I have received this notice and I read and write the English language or I have had someone read and explain this document to me.



DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

I, the undersigned, agree that with my signature and submission to the City of Hapeville, I have done the following:

- ☒ Read the City of Hapeville's Architectural Design Guidelines and relevant Code sections for my proposed project. The Architectural Design Guidelines may be found here:
https://library.municode.com/ga/hapeville/codes/code_of_ordinances?nodeId=PTIICOOR_CH81ARDEST
- ☒ Ensured that my proposed project meets all of the required criteria per the City of Hapeville Code of Ordinances.
- ☒ Submitted my application materials in full by the published deadline for review by Staff prior to the Design Review Committee meeting.
- ☒ Identified and explained all deficiencies or components of the proposed project that do not meet with the requirements set forth in the Code. This explanation should be submitted as a separate document in the application.
- ☒ *N/A - Vornace* Understood that any deficiencies in the application must be resolved at least 10 days prior to the Design Review Committee meeting or the application may not be presented to the DRC for review.
- ☒ Submitted architectural drawings and details for all projects unless allowed in writing by the Community Services or Planning & Zoning Department.
- ☒ Agreed to submit any required revisions by the Design Review Committee with updated drawings to the Community Services Department for review prior to requesting any permits.

Philip Projes

Printed Name

[Signature]

Signature

3/20/19

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 true 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,

A handwritten signature in blue ink, consisting of stylized, cursive letters that appear to be 'ML' followed by a horizontal flourish.

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 Lowry 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:

A handwritten signature in blue ink, appearing to read "Katrina Bradbury", is written over the printed name.

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









07.10.19	D.R.C. REVISION 3
07.02.19	D.R.C. REVISION 2
06.14.19	D.R.C. REVISION 1
03.20.19	D.R.C. APPLICATION
DATE	DESCRIPTION

PROJECT

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

NUMBER 18030

START 01.22.2019

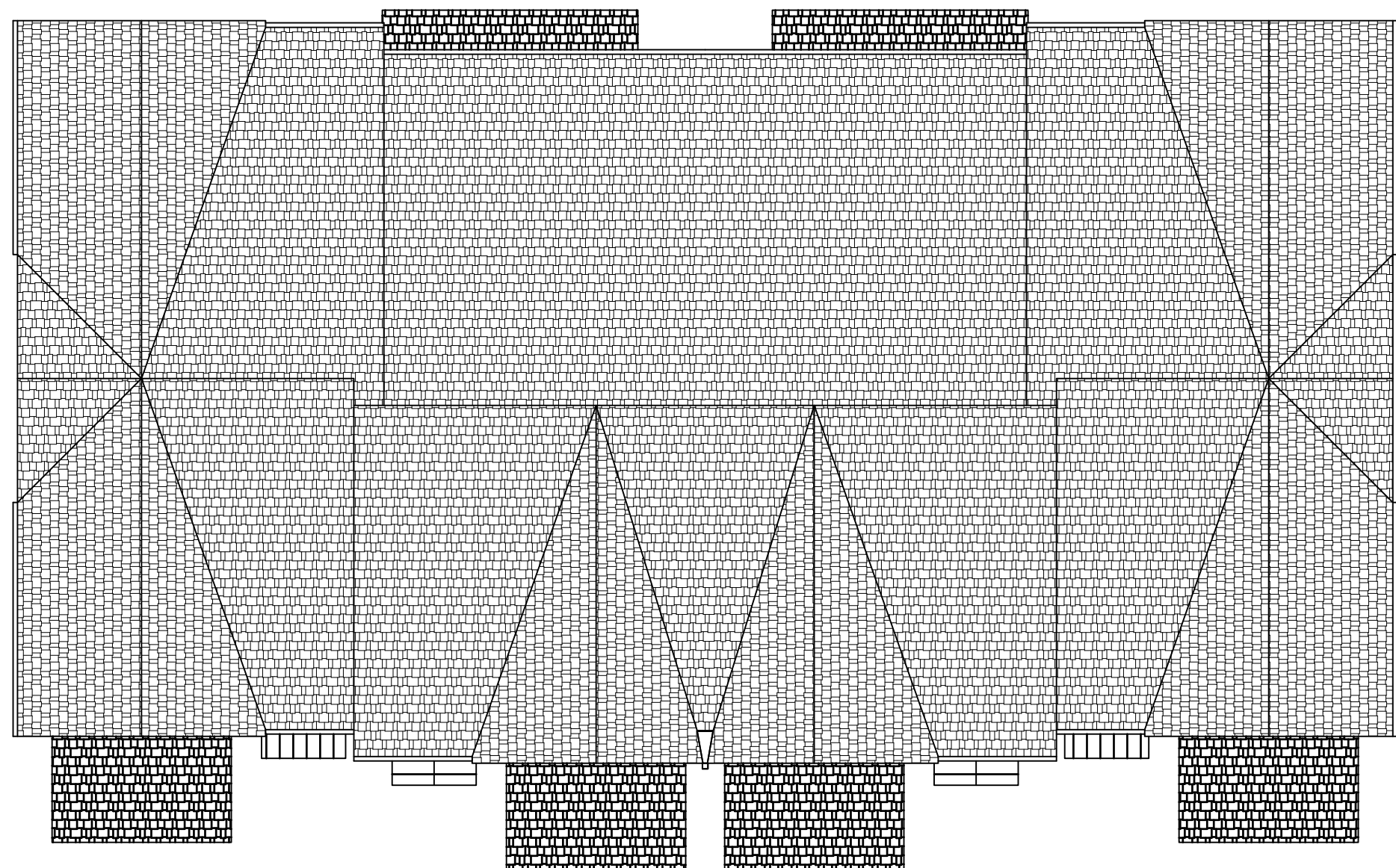
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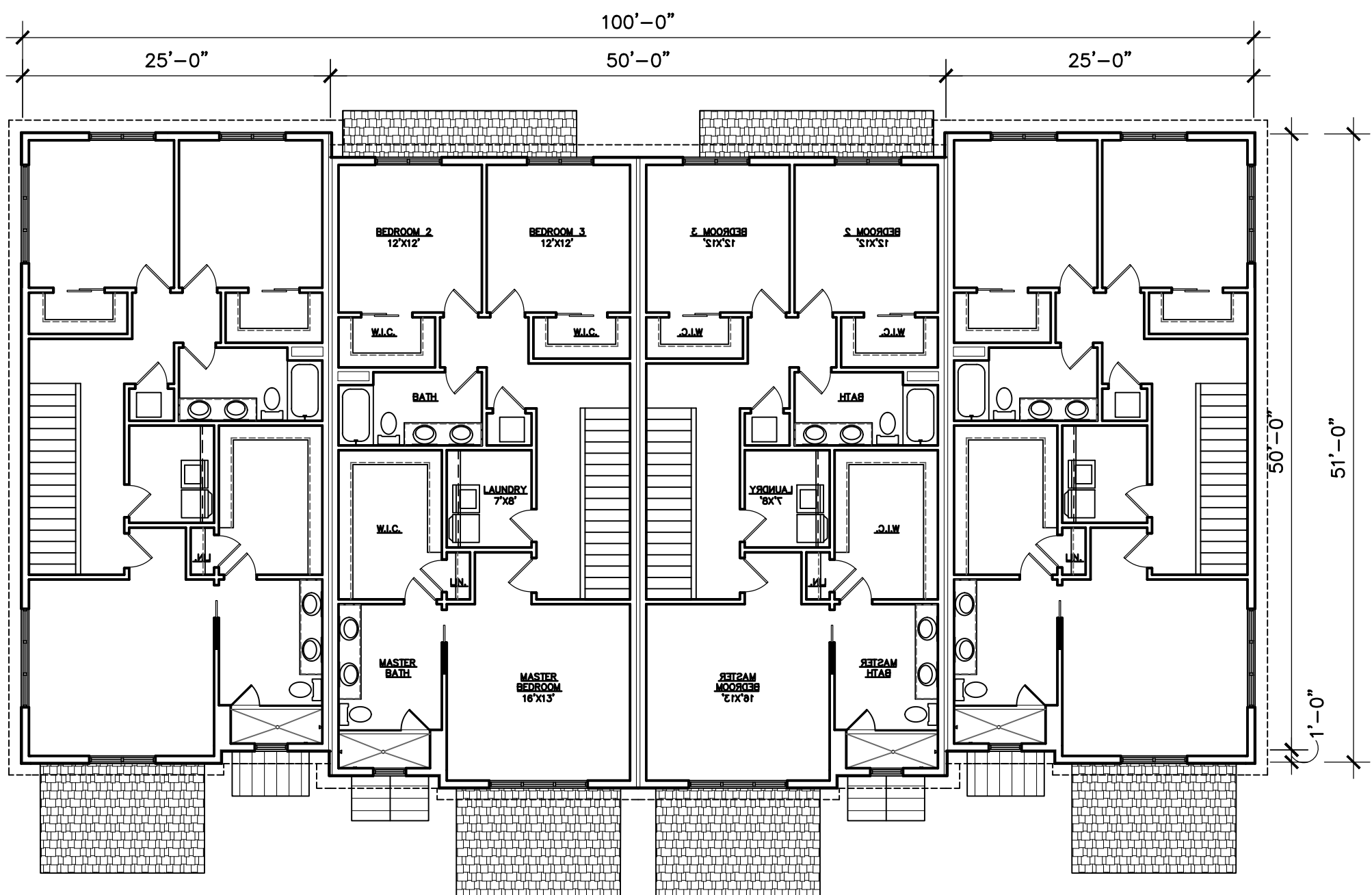
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Building
Plans

SHEET

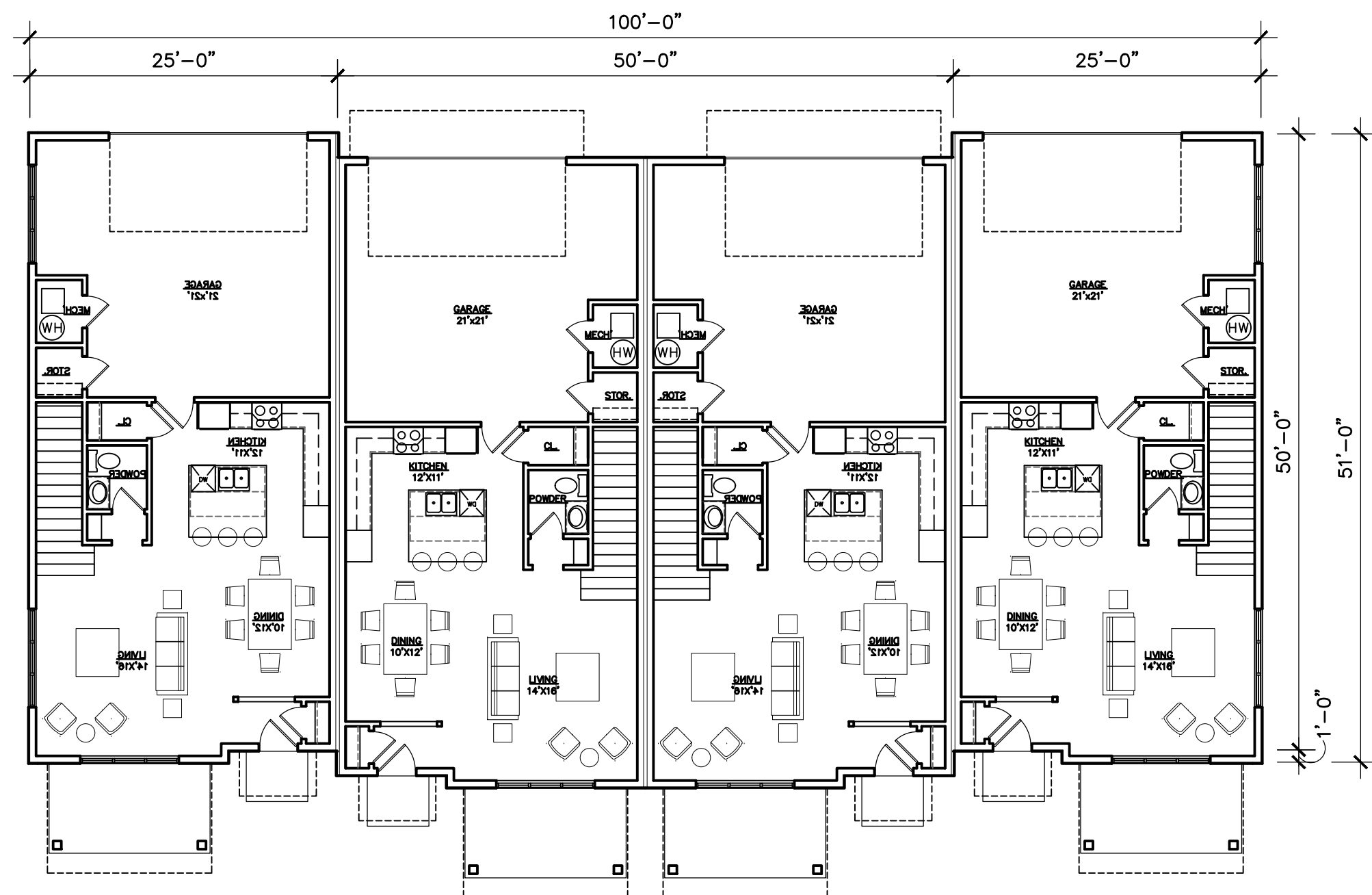
A101



plan 3 ROOF PLAN
3/32"=1'-0" A101 FOUR UNIT BLDG



plan 2 SECOND FLOOR PLAN
3/32"=1'-0" A101 FOUR UNIT BLDG



plan 1 FIRST FLOOR PLAN
3/32"=1'-0" A101 FOUR UNIT BLDG

07.10.19	D.R.C. REVISION 3
07.02.19	D.R.C. REVISION 2
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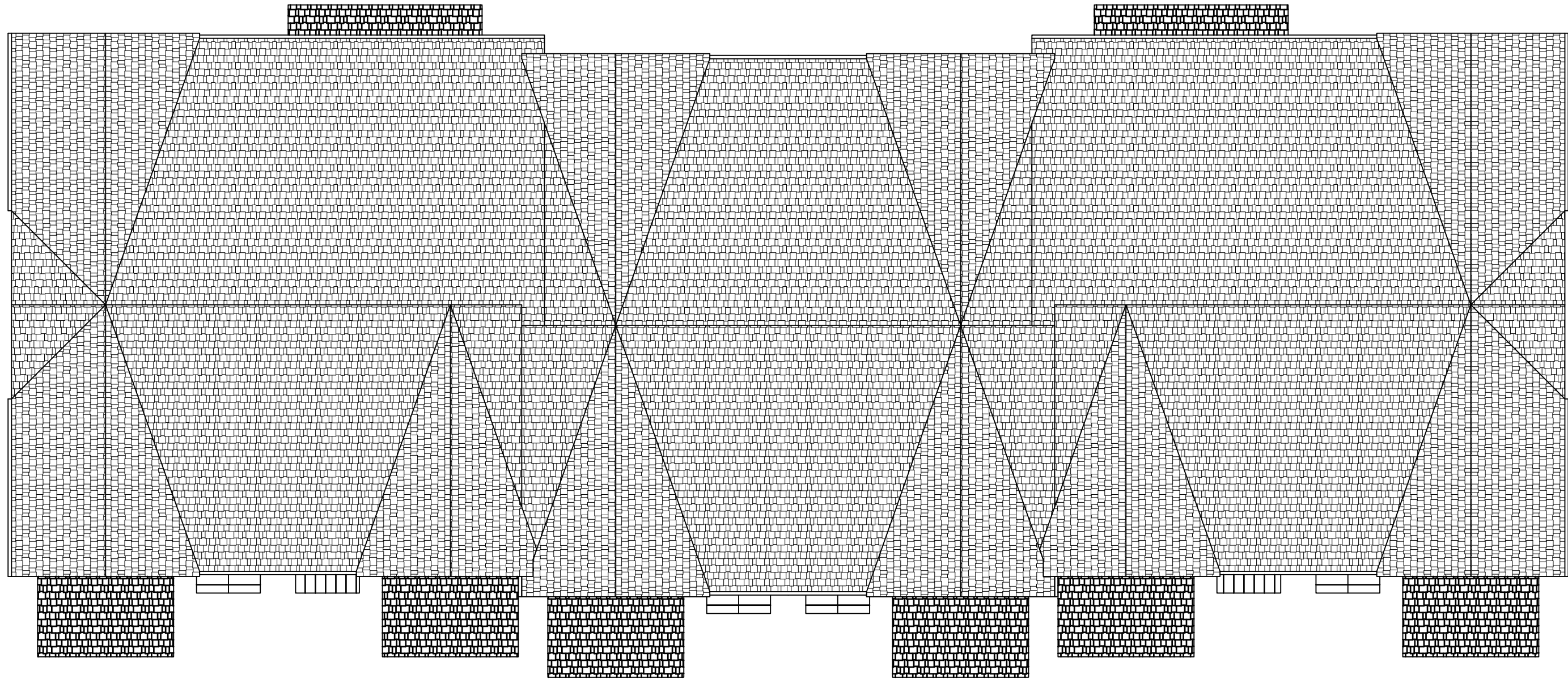
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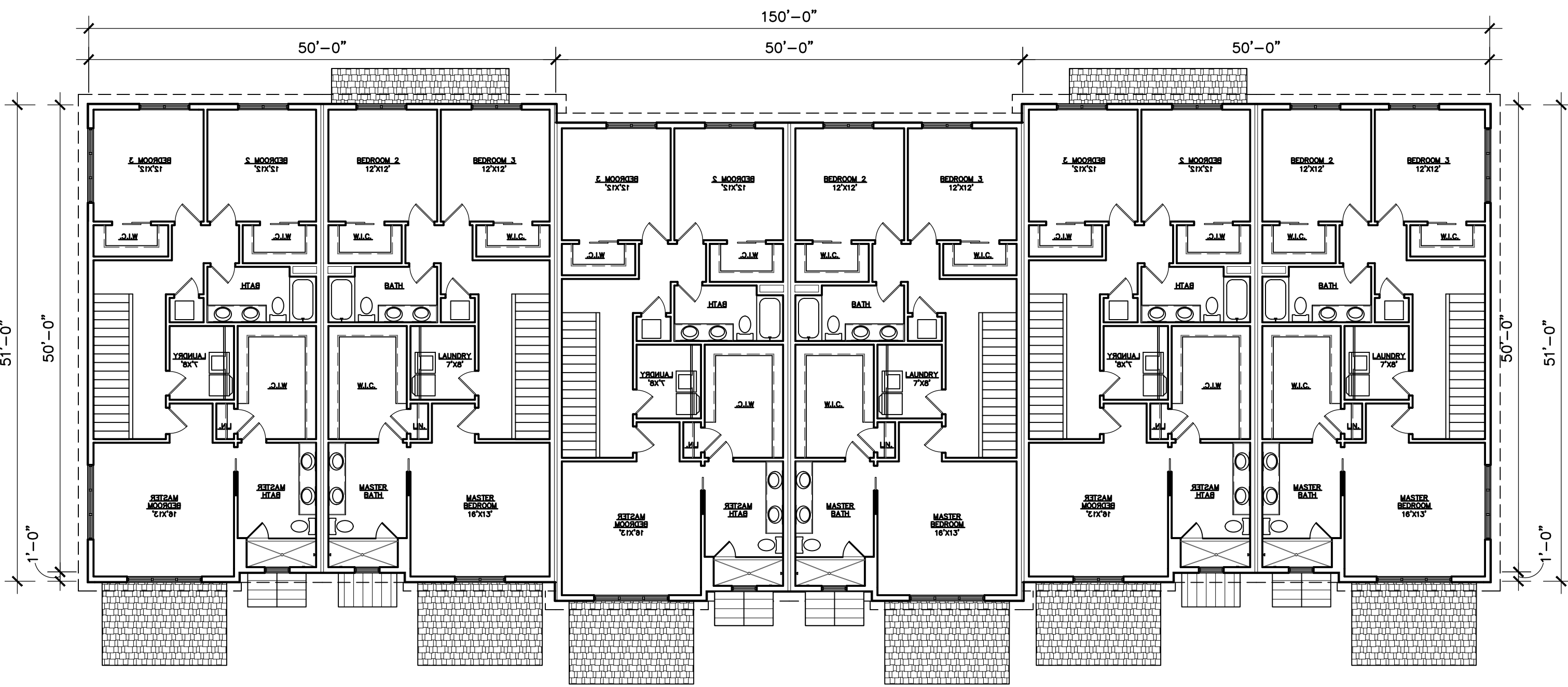
Building
Plans

SHEET

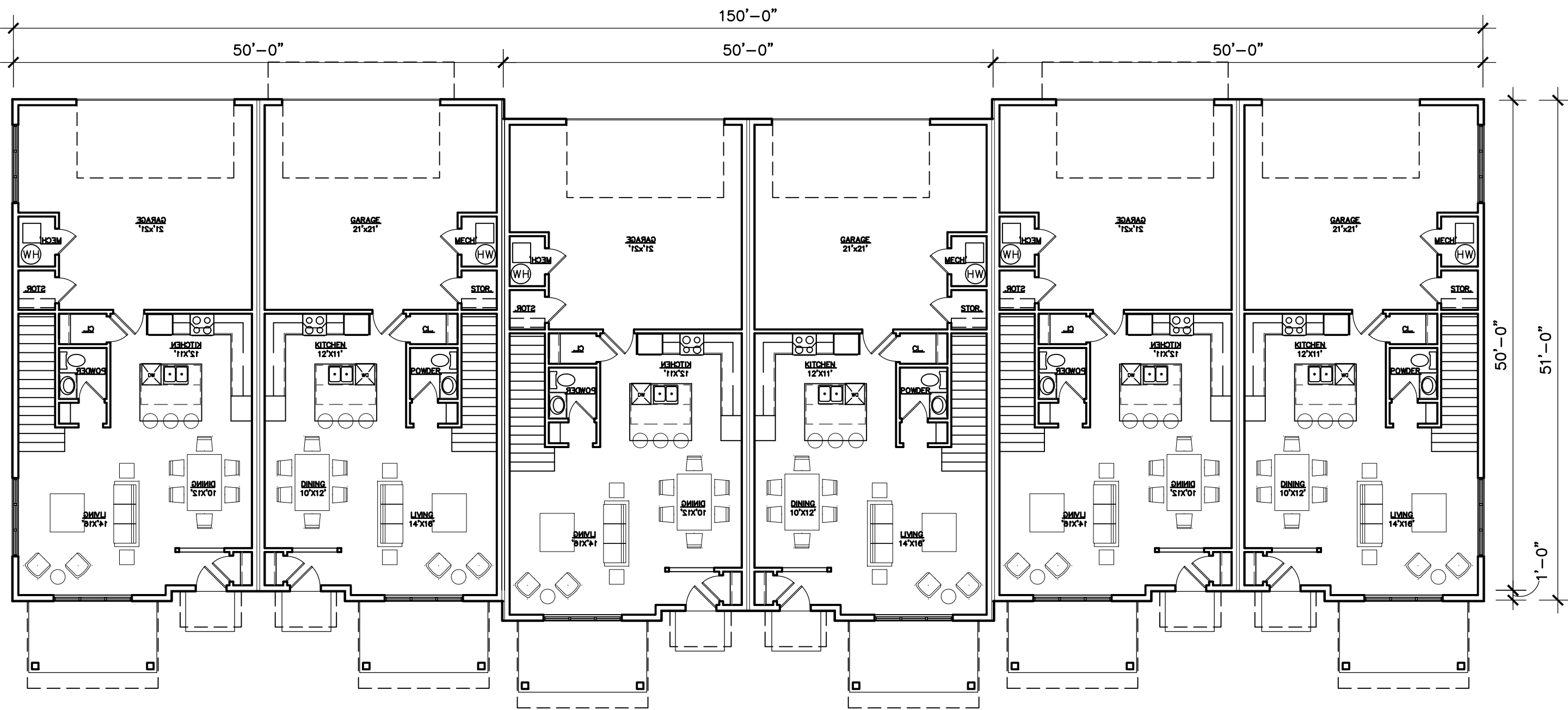
A102



plan 3 ROOF PLAN
3/32"=1'-0" A102 SIX UNIT BLDG



plan 2 SECOND FLOOR PLAN
3/32"=1'-0" A102 SIX UNIT BLDG



plan 1 FIRST FLOOR PLAN
3/32"=1'-0" A102 SIX UNIT BLDG

elev 7 REAR ELEVATION
1/8"=1'-0" A201 FOUR UNIT BLDG



elev 5 FRONT ELEVATION
1/8"=1'-0" A201 FOUR UNIT BLDG

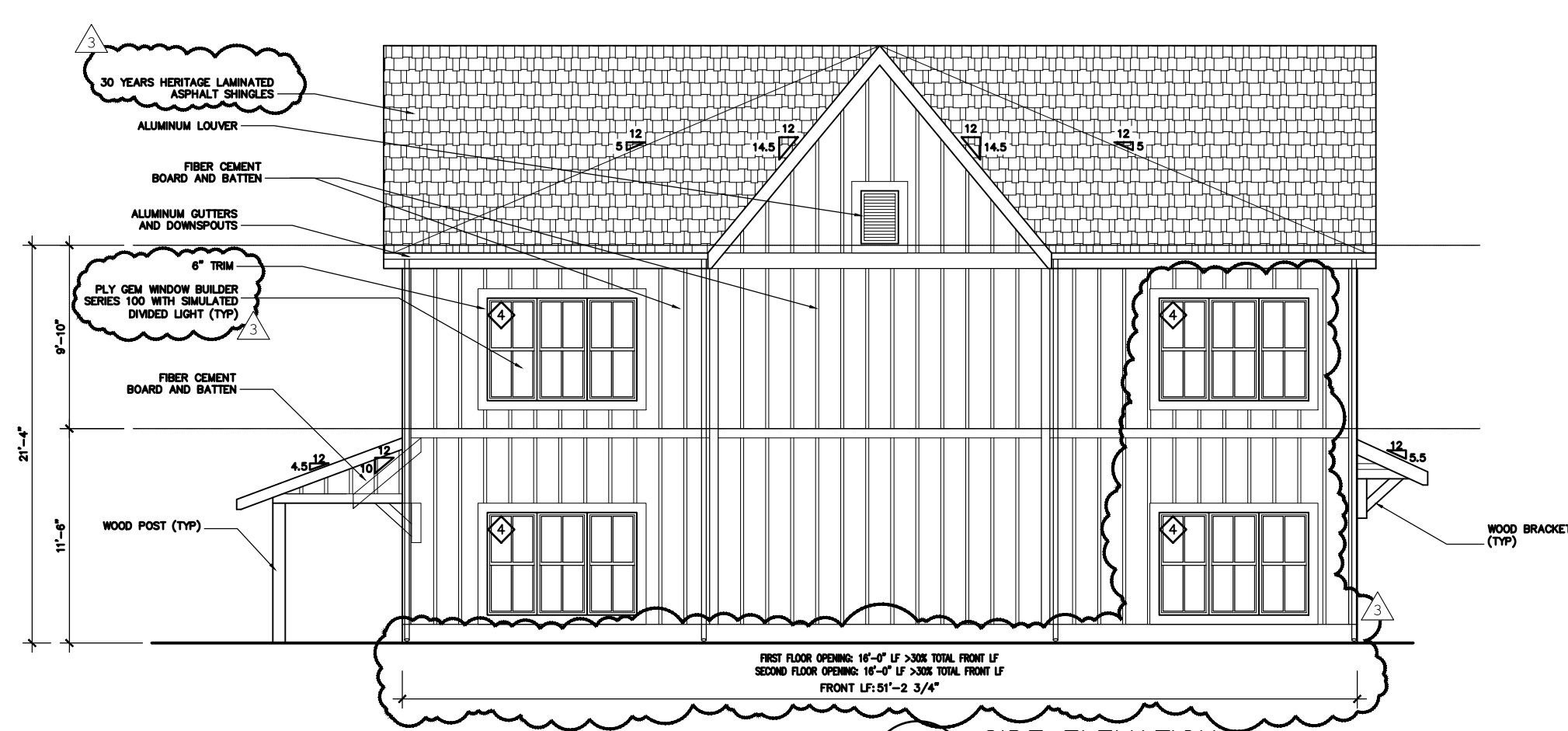


elev 3 REAR ELEVATION
1/8"=1'-0" A201 SIX UNIT BUILDING

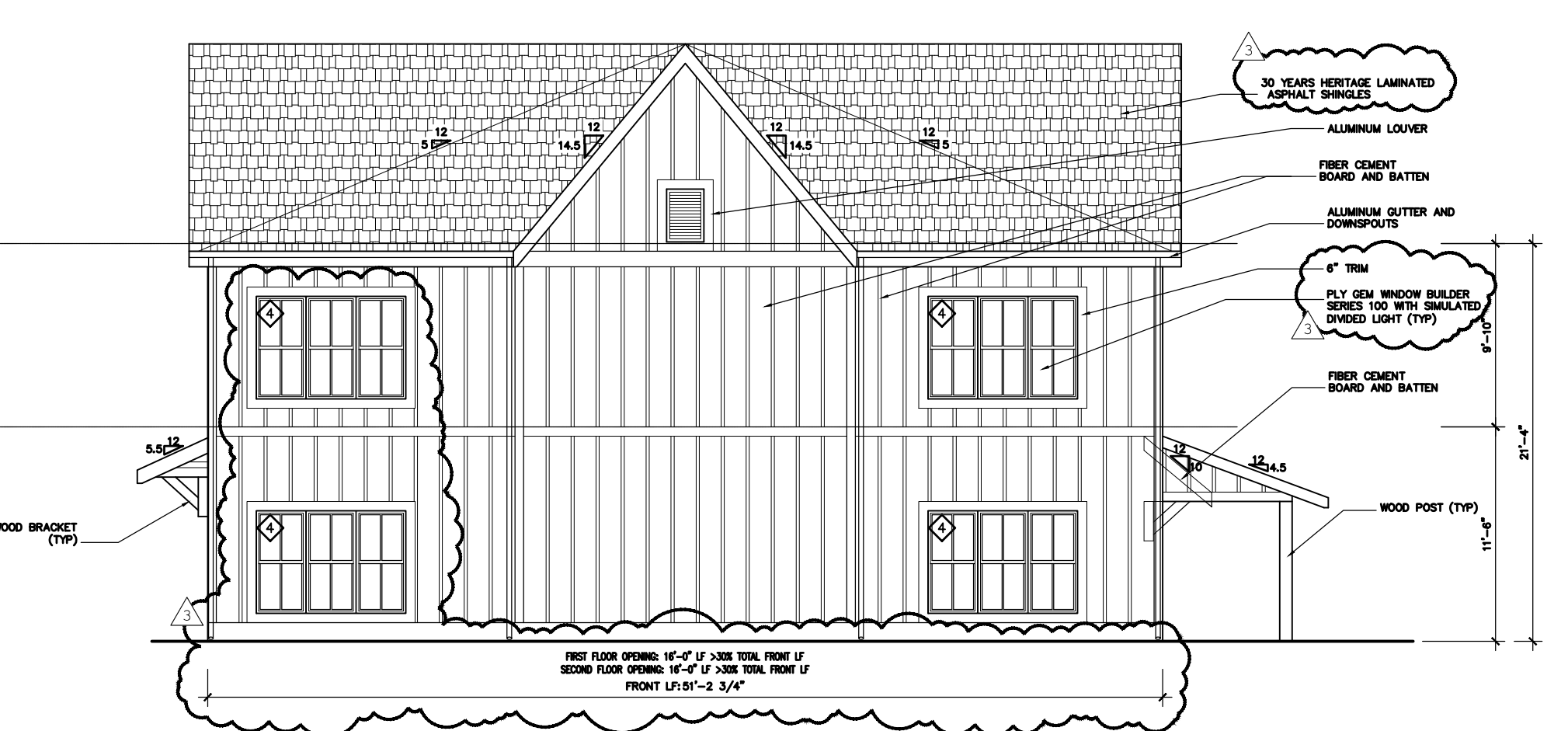


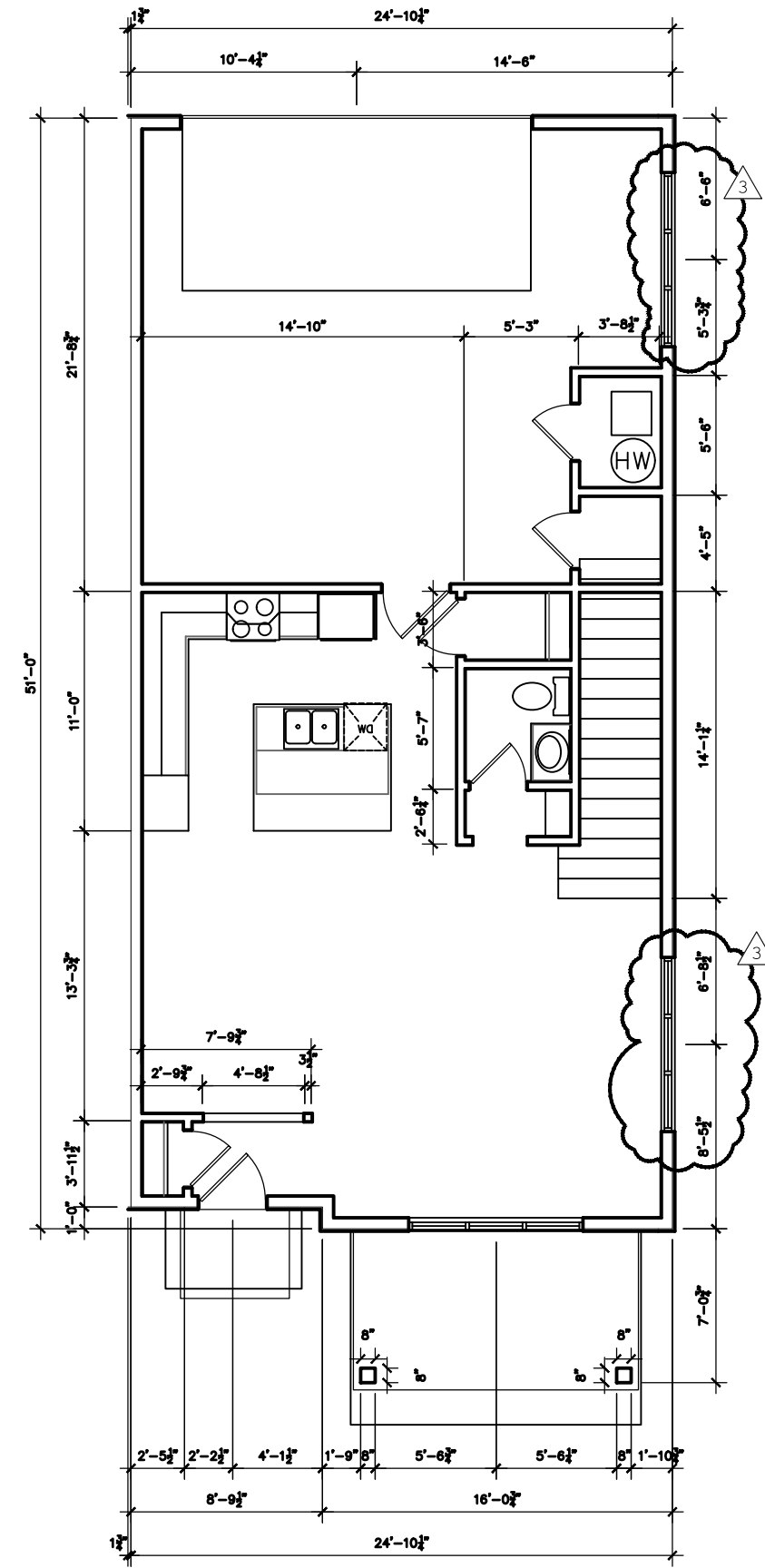
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elev 8 SIDE ELEVATION
1/8"=1'-0" A201 ALL BUILDINGS

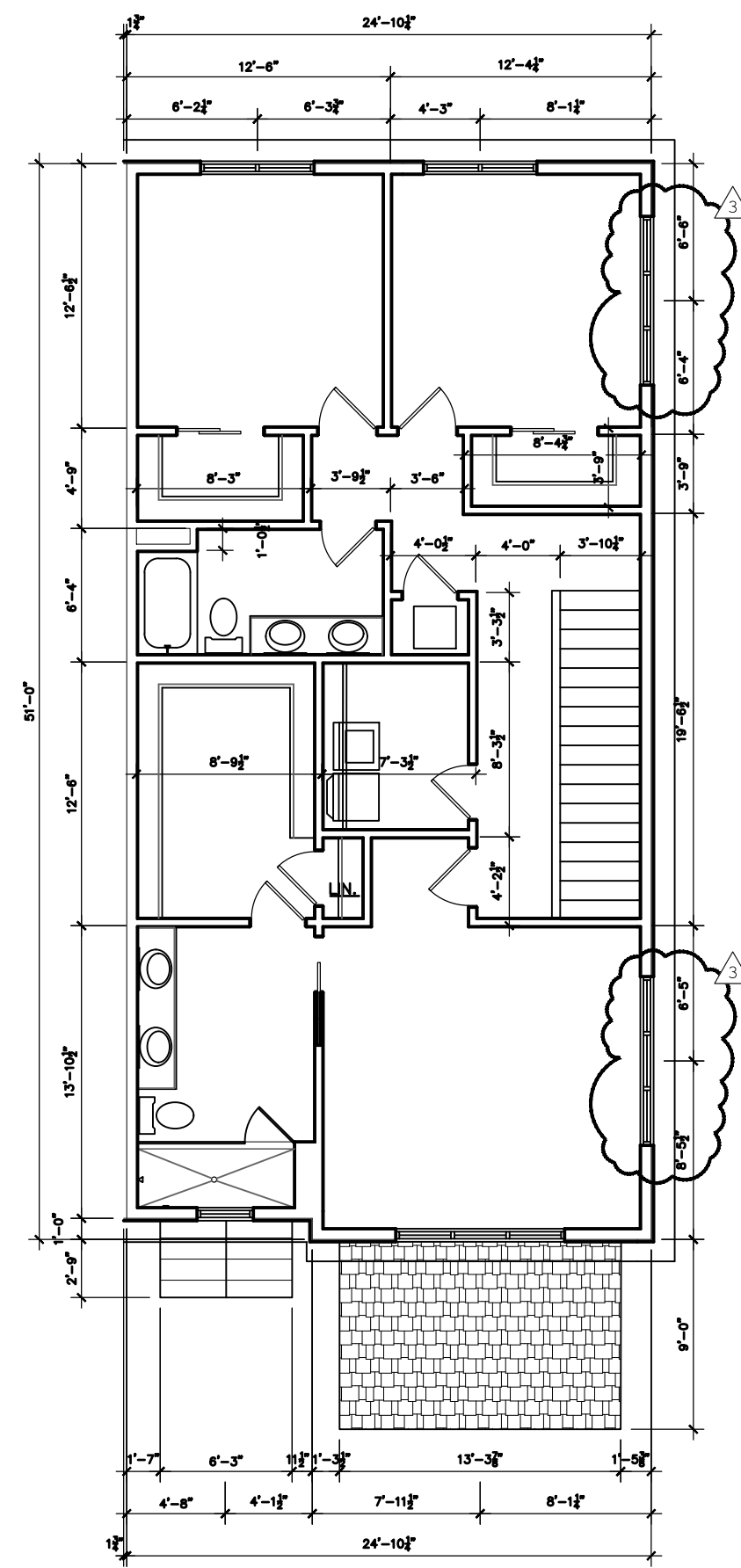


elev 6 SIDE ELEVATION
1/8"=1'-0" A201 ALL BUILDINGS

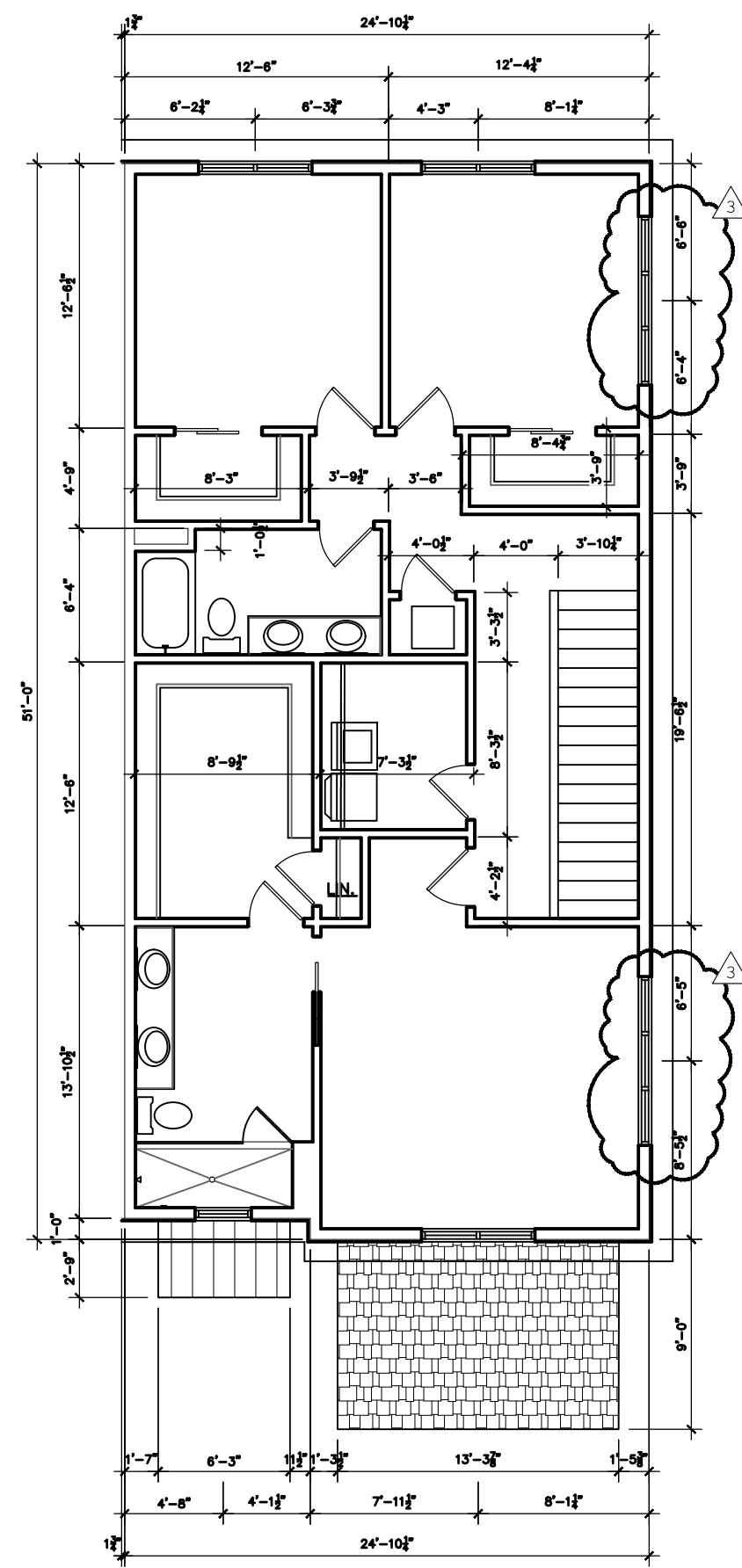




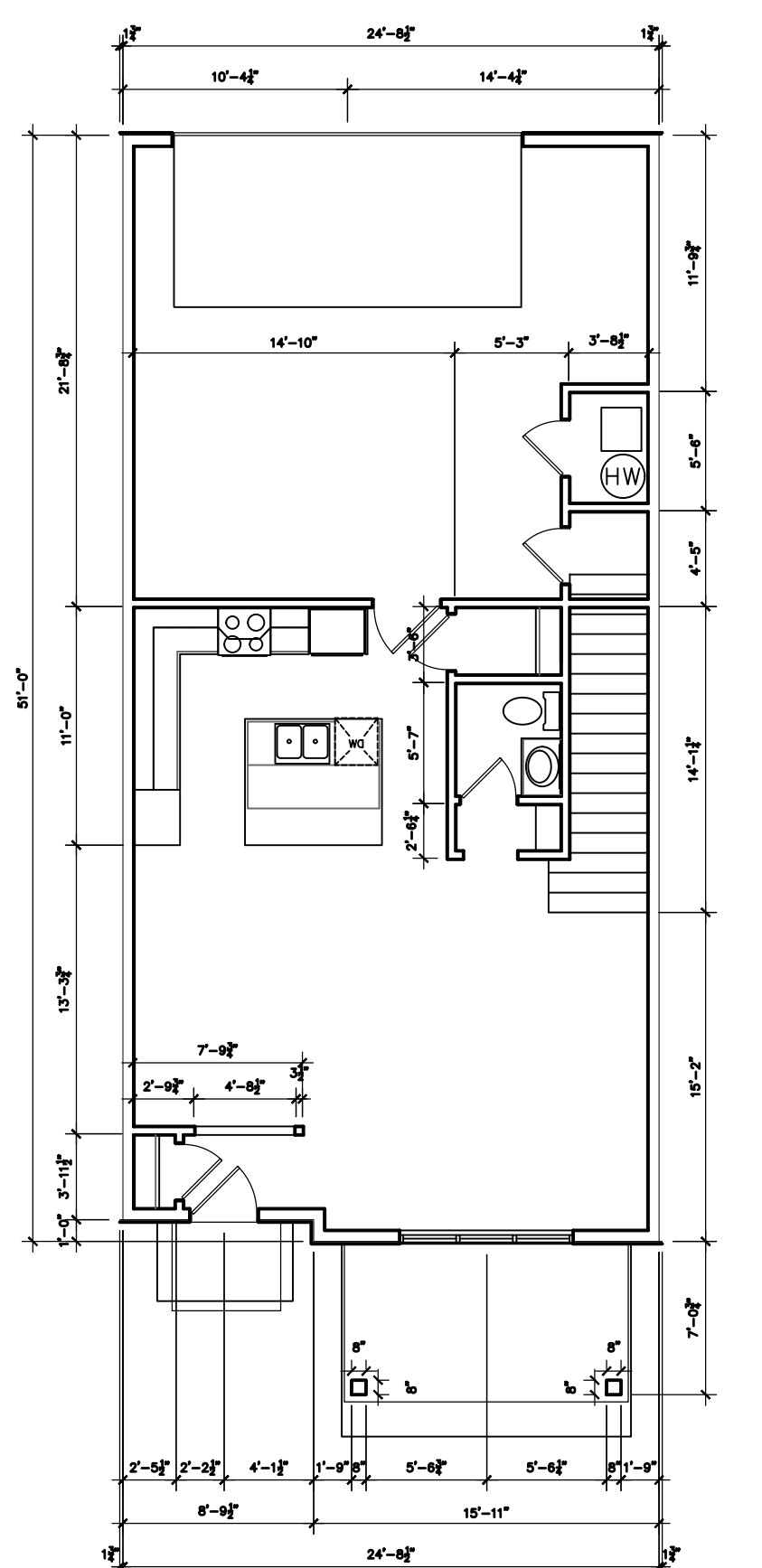
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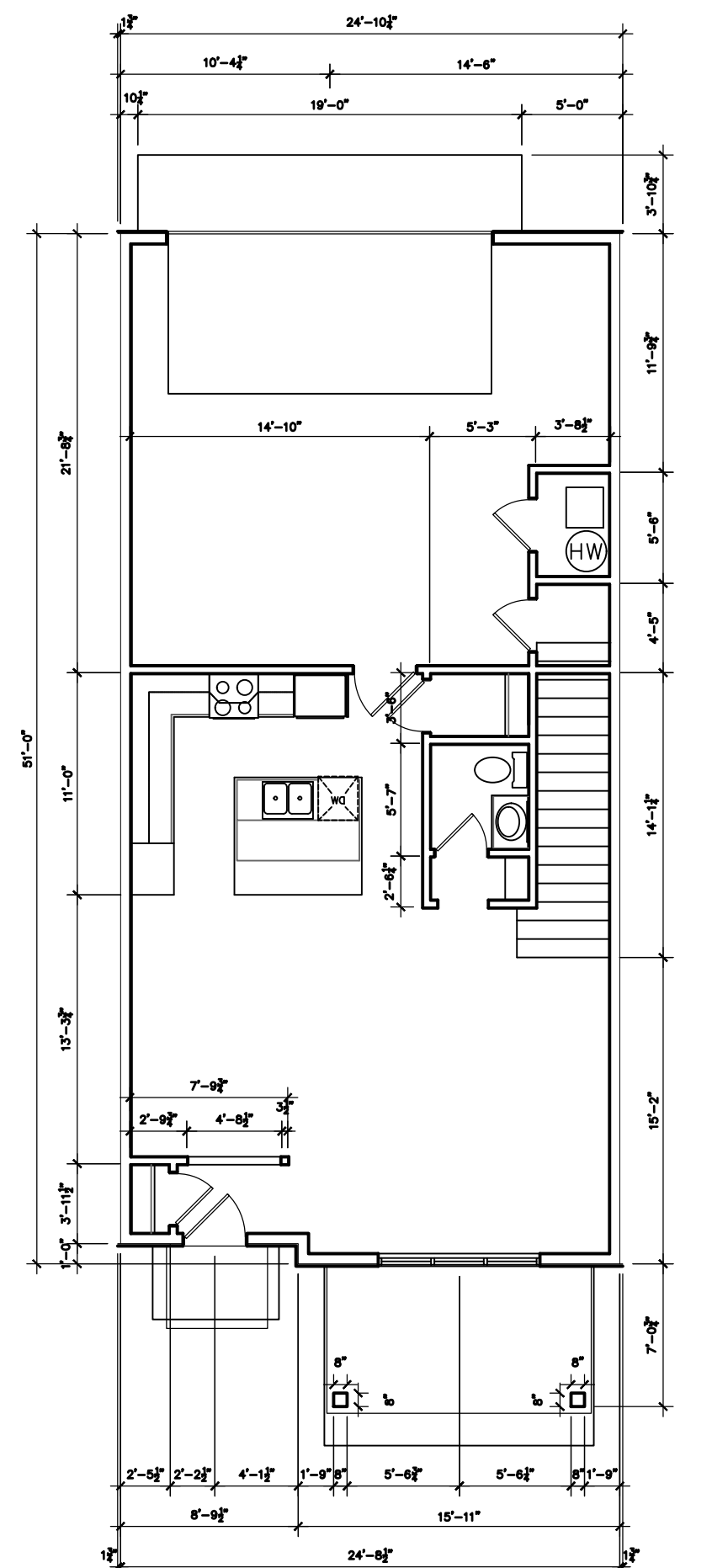
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1/8"=1'-0" A501 FLOOR PLAN



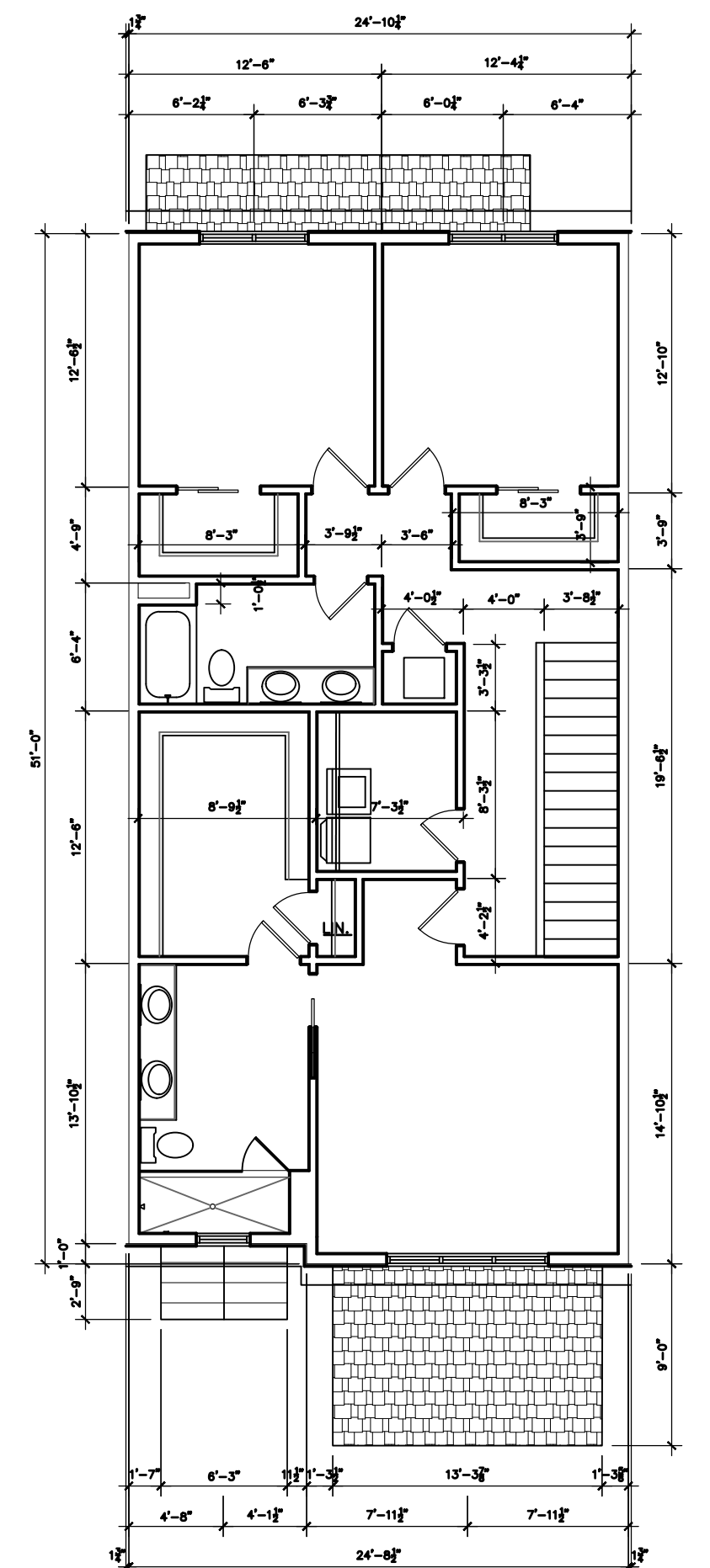
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1/8"=1'-0" A501 FLOOR PLAN



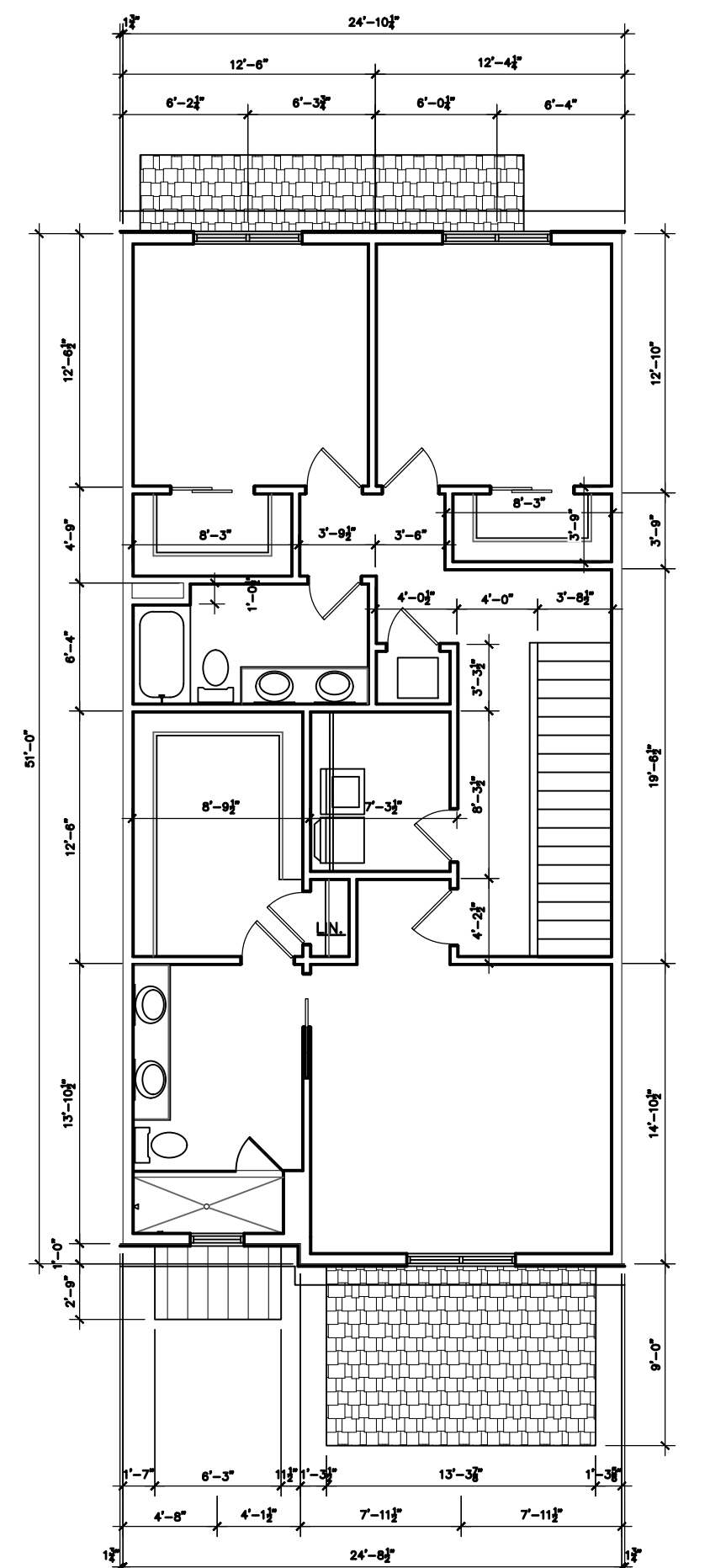
plan 1 FIRST (MIDDLE A)
1/8"=1'-0" A501 FLOOR PLAN



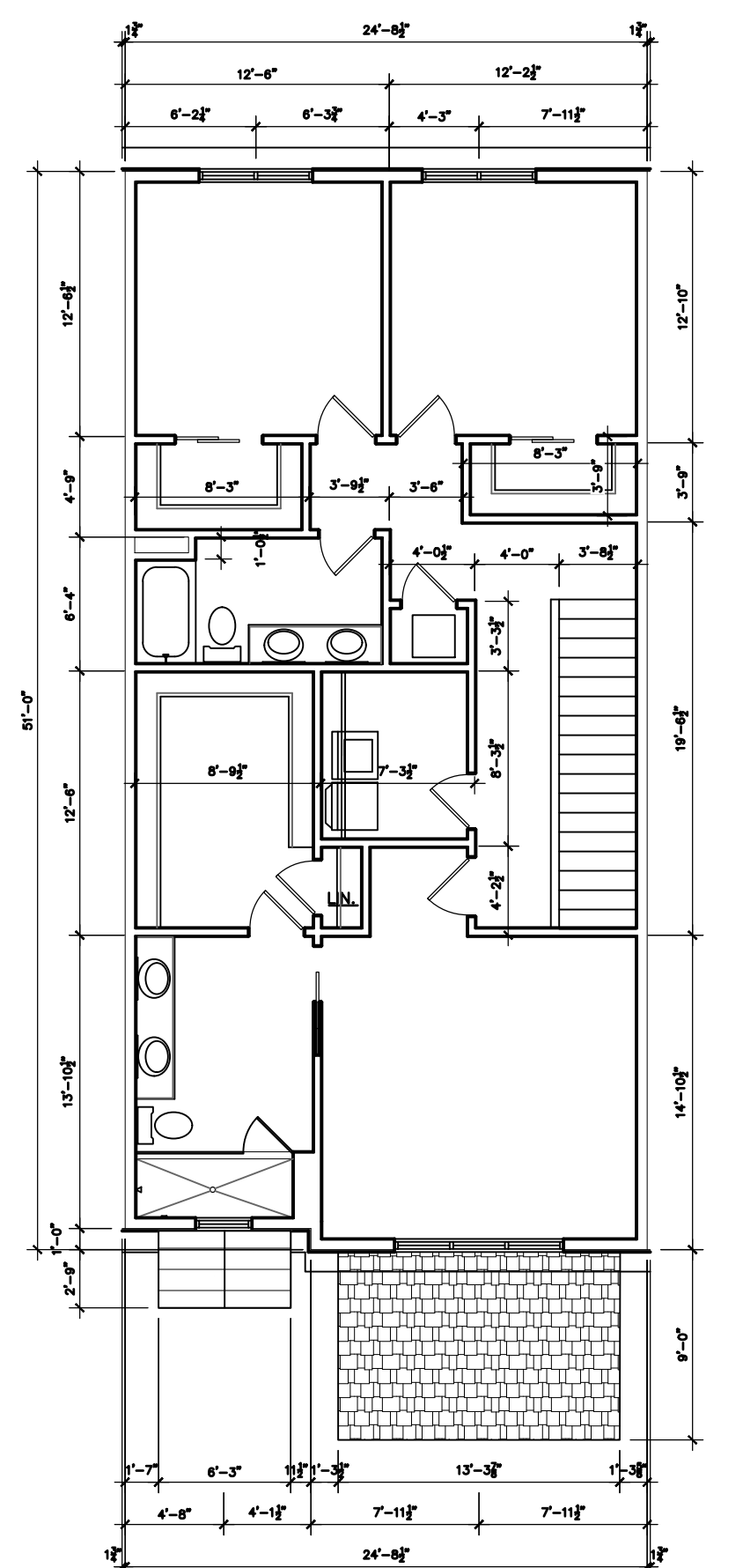
plan 2 FIRST (MIDDLE B)
1/8"=1'-0" A501 FLOOR PLAN



plan 3 SECOND (MIDDLE A)
1/8"=1'-0" A501 FLOOR PLAN



plan 4 SECOND (MIDDLE B)
1/8"=1'-0" A501 FLOOR PLAN



plan 5 SECOND (MIDDLE C)
1/8"=1'-0" A501 FLOOR PLAN

[illegible]

07.10.19	D.R.C. REVISION 3
07.02.19	D.R.C. REVISION 2
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FULTON CO.
GEORGIA

NUMBER 18030

START 01.22.2019

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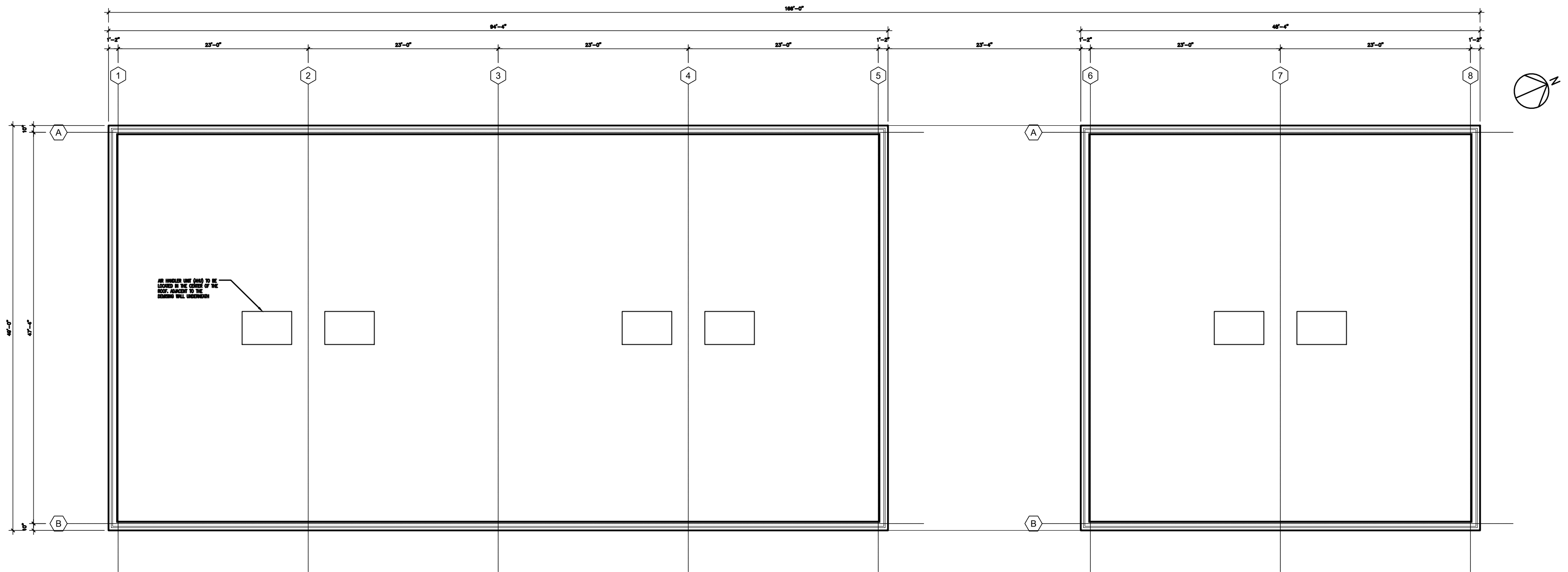
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TITLE

Retail Buildings
Plans

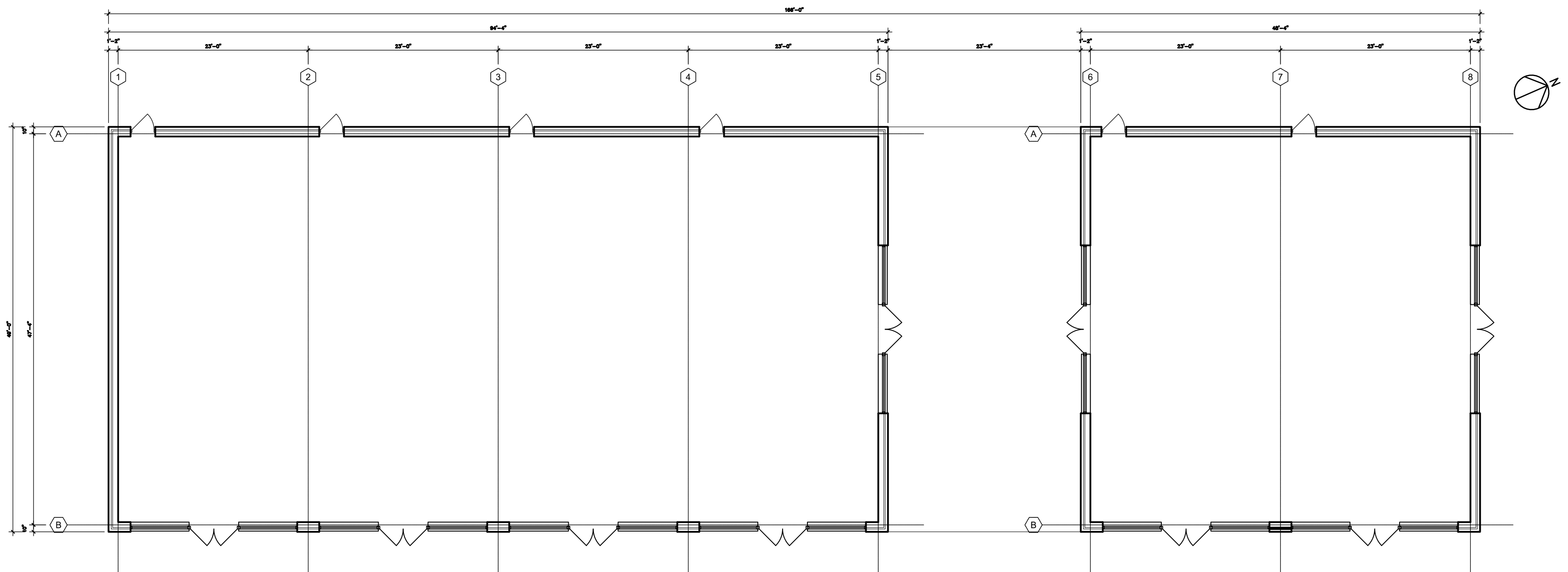
SHEET

A102



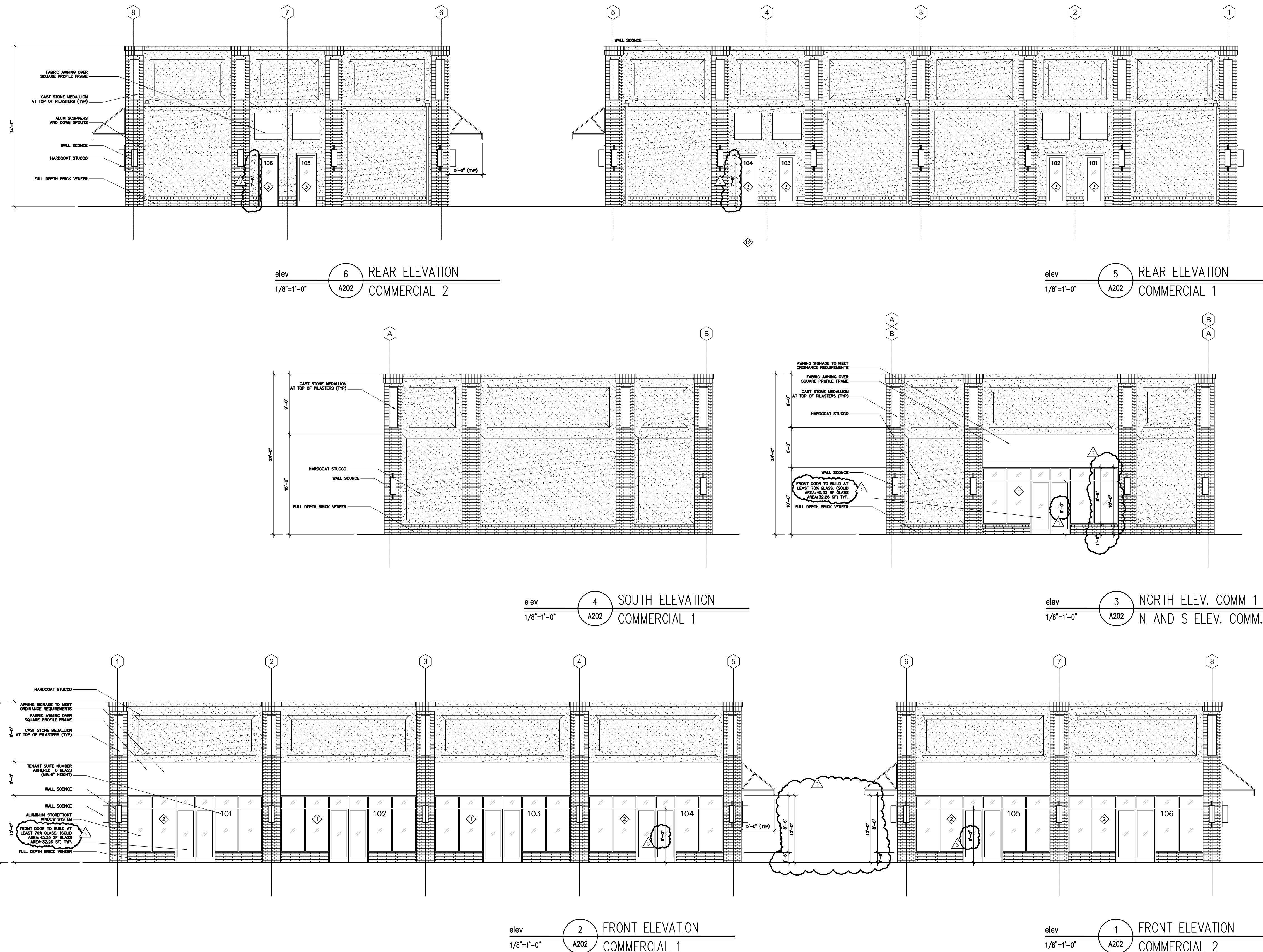
plan 4 COMMERCIAL 1
3/2"=1'-0" A102 ROOF PLAN

plan 3 COMMERCIAL 2
3/2"=1'-0" A102 ROOF PLAN



plan 2 COMMERCIAL 1
3/2"=1'-0" A102 PLAN

plan 1 COMMERCIAL 2
3/2"=1'-0" A102 PLAN



NOTE: VARIANCE REDUCTION FROM 24 FOOT MINIMUM

07.10.19	D.R.C. REVISION 3
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LAND LOTS
89 & 127, 14TH DIST.
CITY OF HAPEVILLE
FULTON CO.
GEORGIA

NUMBER 18030

START 01.22.2019

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TITLE

RETAIL
ELEVATIONS

SHEET

A202

07.10.19	D.R.C. REVISION 3
07.02.19	D.R.C. REVISION 2
06.14.19	D.R.C. REVISION 1
03.20.19	D.R.C. APPLICATION
DATE	DESCRIPTION

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

NUMBER	18030
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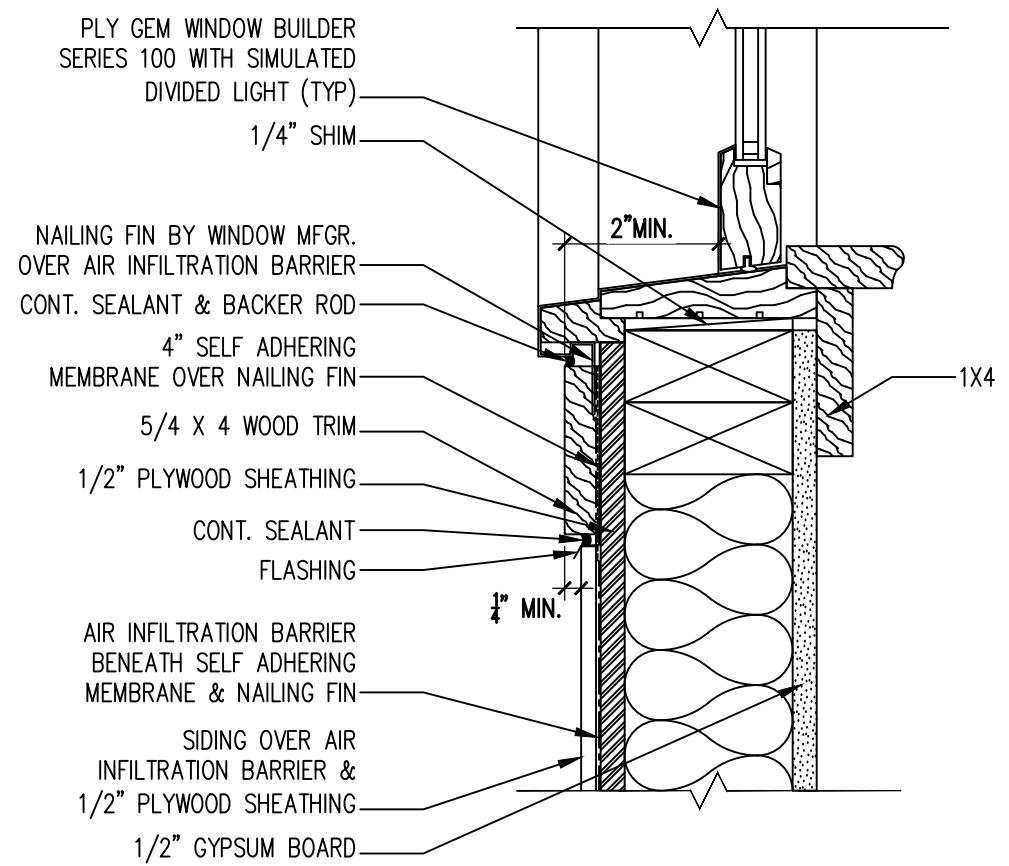
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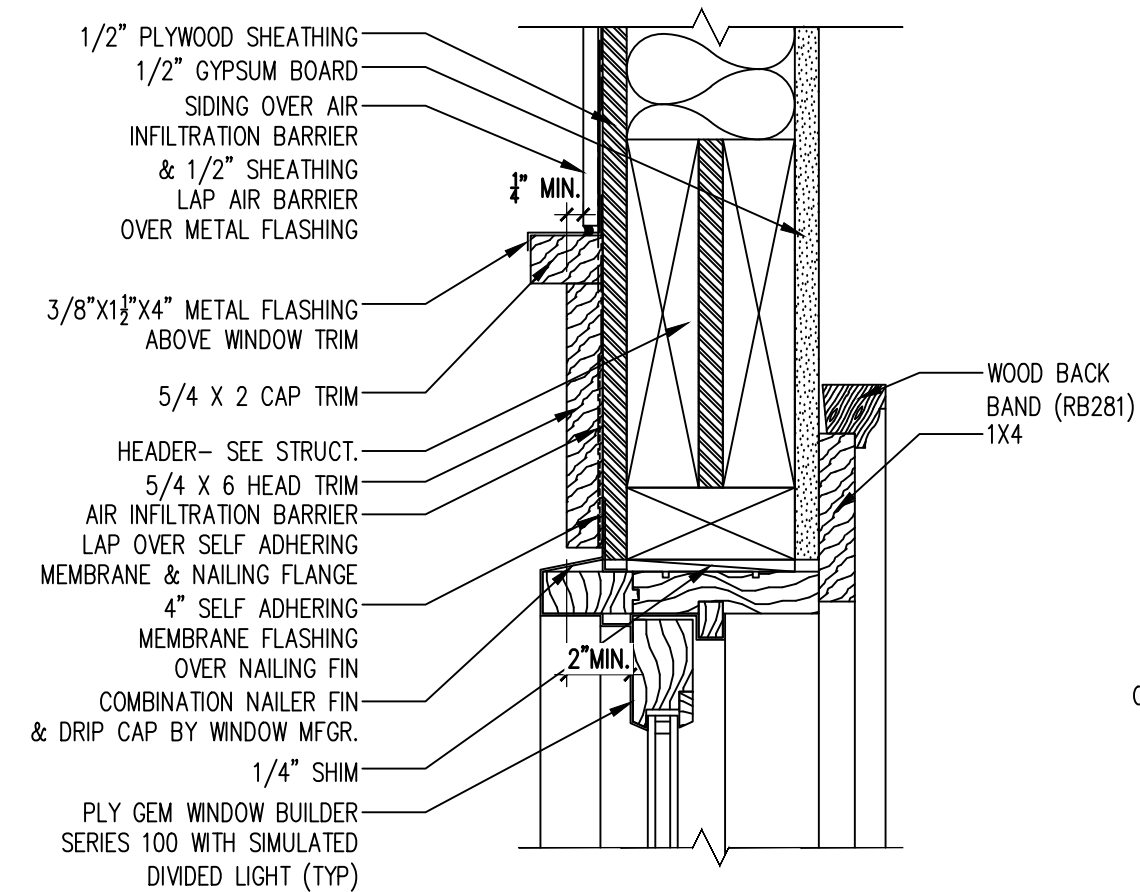
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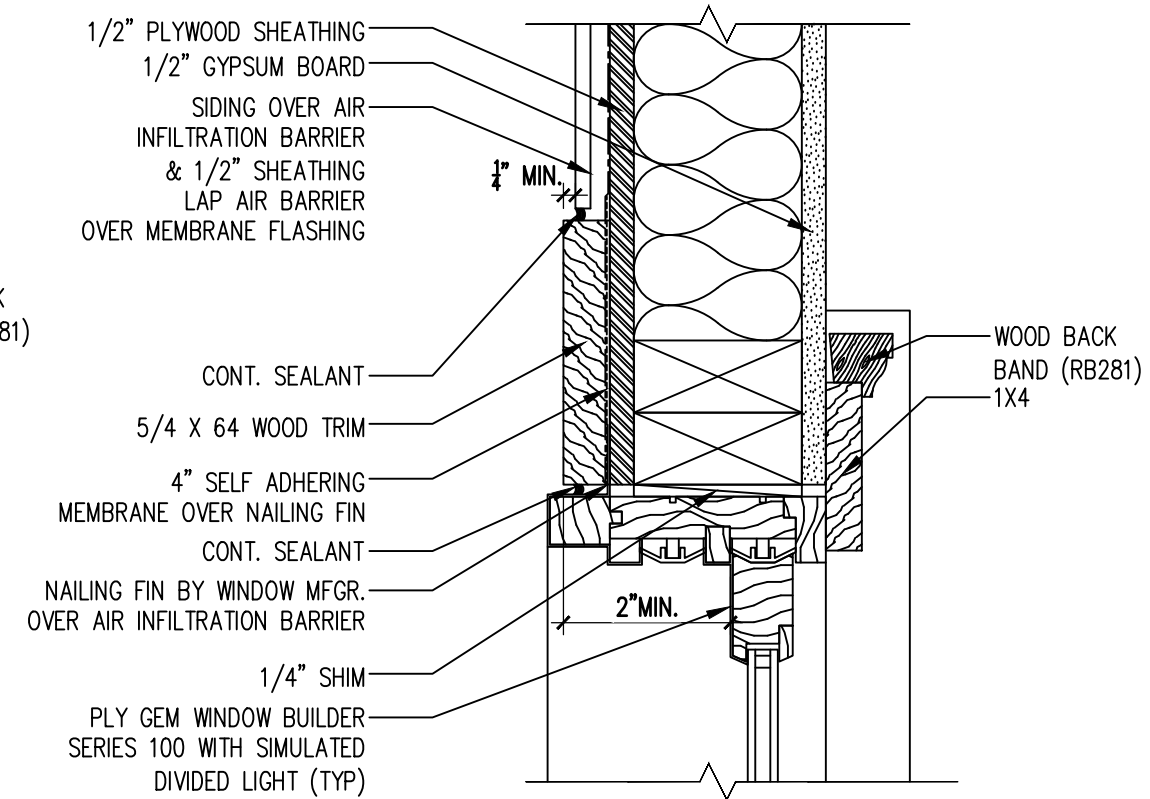
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3 WINDOW SILL—SIDING
3" = 1'-0"

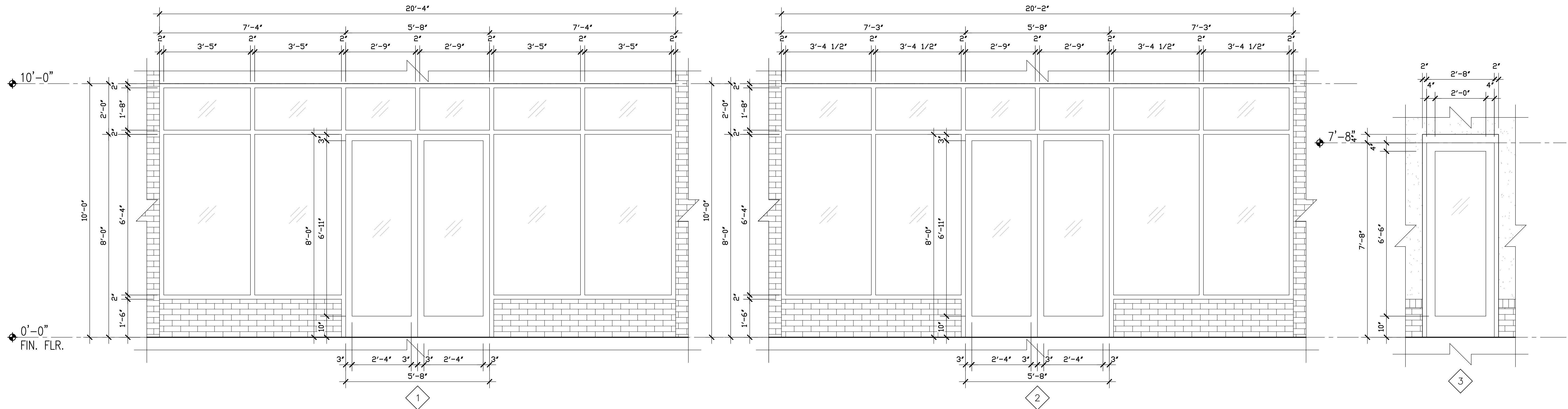


2 WINDOW HEAD—SIDING
3" = 1'-0"

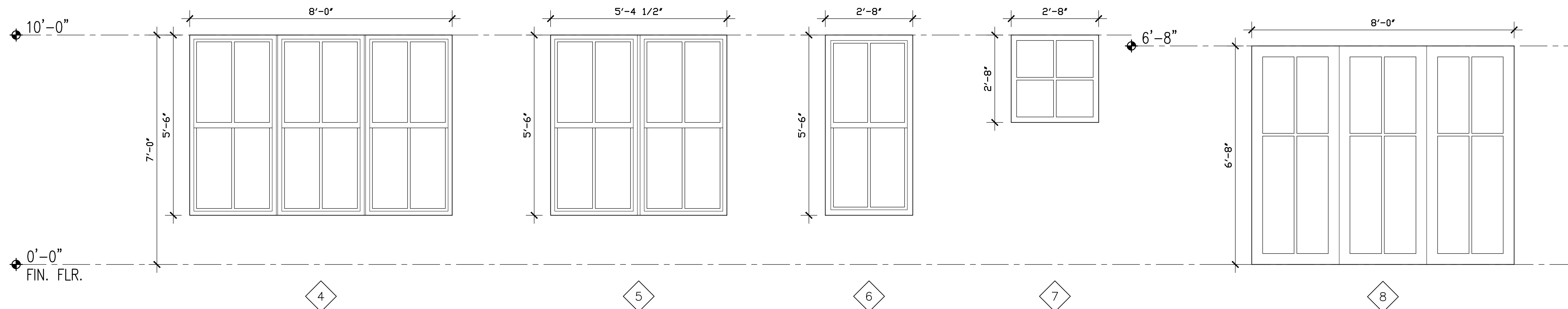


1 WINDOW JAMB—SIDING
3" = 1'-0"

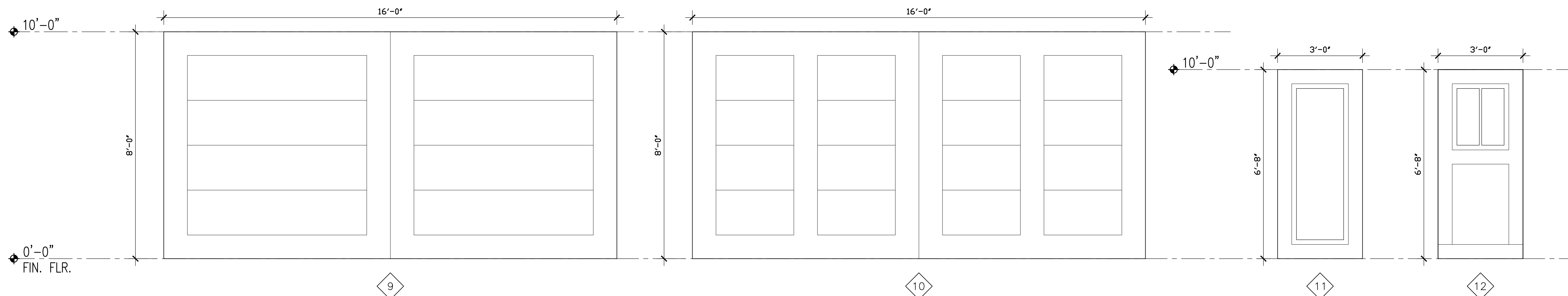
STOREFRONT AND DOOR TYPES



WINDOW TYPES



DOOR TYPES



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

www.KDCarchitects.com

SEAL

[illegible]

7.10.19	D.R.C. REVISION 3
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FULTON CO.
GEORGIA

NUMBER	18030
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START	01.22.2019
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DRAWN NK

CHECKED JC

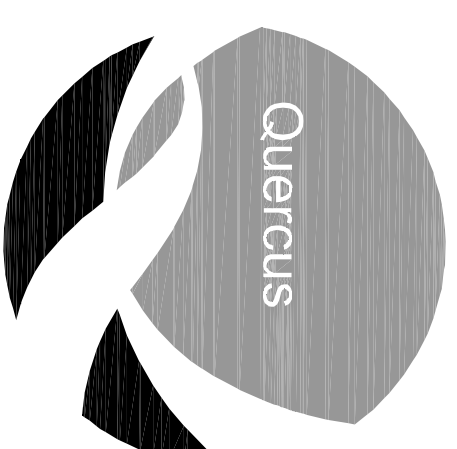
TITLE

DOOR AND WINDOWS
TYPES



SHEET

A801}



**VILLAGE
WALK @
HAPEVILLE**

City of Hapeville, Fulton County
Georgia

**Miller Lowry
Developments, LLC**
2964 Peachtree Rd., NW Suite 540
Atlanta, GA 30305

DATE: 03.06.19

PRINTING		
<u>1</u>	<u>03.06.19</u>	<u>PC review</u>
<u>2</u>	<u>06.15.19</u>	<u>DRC review</u>
<u>3</u>	<u>07.02.19</u>	<u>DRC remarks</u>

CONTRACTOR, LANSBROKE CONTRACTOR PLEASE NOTE. ALL ITEMS NOT TAGGED BY THE LANSBROKE ARCHIVIST AT SOURCE MUSTERY PRIOR TO INCIDENT BY LANSBROKE CONTRACTOR. CONSULT TAD FOR NUMBER SOURCE INFORMATION. LANSBROKE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE LANSBROKE ARCHIVIST A MINIMUM OF THIRTY DAYS IN ADVANCE OF TAGGING FOR SPECIFICATION PURPOSES. ANY ITEMS NOT TAGGED BY THE LANSBROKE ARCHIVIST IN ADVANCE OF INSTALLATION ARE SUBJECT TO REMOVAL AND DESTRUCTION. ALL ITEMS NOT TAGGED BY THE LANSBROKE ARCHIVIST WILL BE REMOVED AS SPECIFIED BY THE LANSBROKE ARCHIVIST. THE LANSBROKE ARCHIVIST IS NOT RESPONSIBLE FOR THE REMOVAL OF MATERIAL TO BELIEVER TO JOB SITE OR REMOVAL.

SPECIAL IRRIGATION NOTES

- IRIGATION FOR PROJECT TO BE DESIGNED BY CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR ALL DESIGN, CONSTRUCTION AND INSTALLATION RELATED TO IRRIGATION ON BOTH THE GROUND PLANE AND AMBIENT DECK. CONTRACTOR SHALL PROVIDE SUFFICIENT IRRIGATION TO ALL PLANT MATERIALS.
- ALL TURF AREAS TO RECEIVE SPRINKLER RAIN AT LEAST TWO SPARKLEHEADS
- CONTRACTOR IS RESPONSIBLE FOR SUPPLY OF ALL NECESSARY PARTS FOR IRRIGATION INCLUDING BUT NOT LIMITED TO HEADS, VALVES, TUBING ETC., WHENEVER THE CONTRACTOR HAS ANY WORK TO DO IN THESE AREAS, ETC.
- PROVIDE A PROPOSAL AND BIDDING FOR AN IRRIGATION SYSTEM THAT DRAWS WATER FROM THE MAINLINE WATER SYSTEM. THE PROPOSAL SHOULD INCLUDE A SYSTEM WITH A SHUT OFF VALVE LOCATED IN THE FIELD. (VALVES WILL NEED TO BE DONE TO GET THE PUMP ON THE WELL AS WELL)

SEAL



DRC

Submission

ALLC Project #: 1915
 Drawn by: JCN
 Reviewed by: JCN

PLANTING PLAN

00-77

FOR CONSTRUCTION

SHEET L7-01

SHEET L7-02

SHEET L7-03

SHEET L7-04

SHEET L7-05

Scale: 1" = 30'-0"

GENERAL LANDSCAPE NOTES

- LANDSCAPE WORK ALL INCLUDE BUT IS NOT LIMITED TO: THE SUPPLYING OF ALL PLANT MATERIALS SPECIFIED, THE FINISHING 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 CS SHALL ASSIGN A QUALIFIED PROJECT MANAGER AND FIELD SUPERVISOR TO WORK DIRECTLY WITH THE LAND SUPERVISOR. THE WORK AT ALL TIMES THROUGH FINAL OWNER ACCEPTANCE.

- ALL LANDSCAPE WORK SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES. PERMITTING IS THE RESPONSIBILITY OF THE CLIENT.
- VERIFICATION OF EXISTING CONDITIONS IS THE RESPONSIBILITY OF THE LC. THIS INCLUDES BUT IS NOT LIMITED TO: SOIL CONDITIONS, UTILITIES UNDERGROUND AND ABOVE GROUND, EXISTING STRUCTURES, ETC.
- THE LC SHOULD BE COMPLETELY FAMILIAR WITH LANDSCAPE PLANS PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES OR POTENTIAL PROBLEMS, ETC. SHOULD BE MADE KNOWN TO THE ARCHITECT FOR COMMENT/REVISION PRIOR TO COMMENCEMENT OF WORK.
- ALL REASONABLE SPECIFICATIONS ARE TO BE TAKEN IN ORDER TO PROTECT EXISTING STRUCTURES, PLANTINGS, FINISHINGS, LUMBER AND LANDSCAPE. THE LC IS RESPONSIBLE FOR DETERMINING WHAT OCCURS AS A RESULT OF ITS NEGLIGENCE.
- EXISTING OR PROPOSED PLANTING PATTERNS ARE NOT TO BE DISTURBED BY THE LC IN A WAY THAT IS INCONSISTENT WITH THE LANDSCAPE PLANS.
- THE LC IS RESPONSIBLE FOR COORDINATING WORK TO BE PERFORMED WITH THE WORK OF OTHER SUBCONTRACTORS ON THE SITE, INCLUDING SCHEDULING AND PHYSICAL INTERFERENCE.

- THE LCA MUST CONFIRM THE AVAILABILITY OF ALL SPECIFIED PLANT MATERIALS (OR THE EQUIVALENT OF WORK) THAT ARE REQUIRED TO BE OBTAINED FROM THE LA, INCLUDING THE LA'S FIELD INSPECTION AND/OR SUBMISSION OF PLANT MATERIALS TO THE DISCRETION OF THE LA.
- ALL PLANT MATERIAL MUST MEET OR EXCEED THE AMERICAN STANDARDS FOR NURSERY STOCK AS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND APPROVED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE INC.
- ALL PLANT MATERIAL, SPECIES SPECIFIED ARE MINIMUM SIZES. ALL CONTAINERS AND TREE CALIPERS SIZES ARE MINIMUM.
- CONTAINER OR CALIPER SIZE MAY BE INCREASED IF NECESSARY TO PROVIDE OPTIMAL PLANT SIZE SPECIFIED.
- ALL PLANT MATERIAL MUST BE SUBJECT TO REVIEW BY THE LA, ON THE DAY OF THE LA, PRIOR TO INSTALLATION. WHEN DELIVERED TO THE LA TO BE PLANTED, THE CONTRACTOR MUST PROVIDE SPECIFIED PLANT MATERIAL IN A BAYNETE, SLANT, OR ROUND TO THE LA TO BE PLANTED. THE LA TO BE PLANTED DOES NOT COMPLY WITH THE REQUIREMENTS, THE LA RESERVES THE RIGHT TO REJECT SUCH PLANTS AND REPLACE WITH ACCEPTABLE MATERIALS.
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- NO PLANT SUGGESTIONS WILL BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL FROM THE L.A. CITY SUSTAINABILITY TEAM. ANY SUGGESTIONS MUST BE SUBMITTED IN WRITING ACCOMPANIED BY PICTURES OR SAMPLES FOR APPROVAL BY THE L.A. CITY SUSTAINABILITY TEAM.
- ALL SHIRB BEEBES SHALL BE TITLED TO MINIMUM DEPTH OF 12" PLANTING BEDS TO BE SEPARATED FROM A MINIMUM WITH A 4" DEEP EXCAVATED TRENCH. THE TRENCH SHALL HAVE A VERTICAL FACE AGAINST THE LAMNARE AND A GENTLY SLOPED EDGE LEADING IN TO THE SHIRB BED.
- IT IS THE RESPONSIBILITY FOR ENSURING THAT THE SOIL IN ALL PLANTED BEDS IS OF AN APPROPRIATE TYPE AND CONSISTENCY TO SUPPORT THE PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TESTING THE SOIL AND PROVIDING THE L.A. CITY SUSTAINABILITY TEAM WITH THE RESULTS OF THE TESTING. NECESSARY AMENDMENTS SHOULD BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE L.A. CITY SUSTAINABILITY TEAM.
- THE L.A. CITY SHALL BE RESPONSIBLE FOR REMOVING EXISTING VEGETATION AS REQUIRED AND PREPARING PLANTING BEDS PRIOR TO INSTALLATION OF PLANT MATERIALS.
- THE LANDSCAPE CONTRACTOR SHALL TEST PROJECT SOILS TO VERIFY THAT THE SOILS MEET THE ACCEPTABLE LEVELS FOR GROWING OF PLANT MATERIALS AND ADOPTED EXCHANGE IN PLANT BEDS AND PLANTERS. THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE LOCATION AND RELOCATION OF EXISTING ON-SITE SIGNAGES WITH THE LANDSCAPE ARCHITECT. ALL EXISTING SIGNAGES SHALL BE FOR AMENDING AND RELOCATION OF EXISTING SIGNAGES AND APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT PRIOR TO DELIVERY AND INSTALLATION OF PLANT MATERIALS AT THE JOB.
- THE LANDSCAPE CONTRACTOR SHALL INSURE ADEQUATE ELECTRICAL DRAINAGE IN ALL PLANTERS AND PLANTERS. VERTICAL DRAINAGE THROUGH ASPHALT AND COMPACTED LIFT SHALL BE ACCOMPLISHED TO ENSURE DRAINAGE.
- ALL PLANTING BEDS SHALL BE STAKED AND OR PAINTED BY THE L.A. CITY APPROVED BY THE LANDSCAPE ARCHITECT. TREES SHALL BE LOCATED WITH STAKES OR PAINTED BY THE L.A. CITY APPROVED BY THE LANDSCAPE ARCHITECT.

- [illegible]

GENERAL GRADING NOTES

- THE CONTRACTOR SHALL FULFILL/MAKE HIMSELF/FITSELF WITH THE PROJECT PRIOR TO BIDDING THE WORK.
- THE CONTRACTOR SHALL BE REQUIRED TO REPAIR ALL EARTHWORK AND SITE GRADING NECESSARY TO COMPLETE THE FINISHED GRADES NOTED ON THE PRODDING PLANS ACCORDING TO THE SPECIFICATIONS.
- MINORLY UNDERGROUND UTILITIES, CONDUIT CABLES, GRAPES/PIES, ETC. HAVE BEEN REPAIRED USING A METHOD OR SCHEDULED FOR THE UTILIZATION OF THE CONTRACTOR'S OWNERS. CONTRACTORS SHALL COORDINATE AND WORK CAREFULLY WITH OTHER CONTRACTORS, TRADES, AND THE OWNERS REPRESENTATIVE TO AVOID DAMAGE TO THESE UNDERGROUND AND ABOVE ELEMENTS. ANY DAMAGES SHALL BE REPAIRED IMMEDIATELY TO THE OWNERS REPRESENTATIVE.
- FINISHED GRADES IN PLANNING BED AREAS SHALL BE 1" TO 2" BELOW THE FINISHED ELEVATIONS SHOWN ON ALL LANDSCAPE SURFACES (SEE DETAILS FOR AVERAGE CONDITIONS).
- ALL UTILITIES, STEELER'S MANHOLES, OUTFALL STRUCTURES, SWALES, AND OTHER STRUCTURES OR TOPOGRAPHICAL FEATURES SHALL BE FIELD SHOWN AND REFERRED PRIOR TO CONSTRUCTION. NOTIFY THE OWNERS REPRESENTATIVE IF ANY EXISTING UTILITY MANHOLES NEEDS TO BE REPAIRED TO AVOID DAMAGING GRADES THROUGH THE MANHOLES.
- ALL ALL REQUIRED SHALL BE CLEAN WELL DRAINING SLOPE. THE SLOPE SHALL BE CLEAN AND FREE OF ALL LATERAL HORIZONTAL TO SURROUNDING MATERIAL. MUCK, ROCKS, BRUSHES, ETC.
- CONTROLS ARE BEING SHOWN SHALL BE SMOOTH, CONTINUOUS, ALL SLOPE SLOPES SHALL BE A MAXIMUM SLOPE OF FOUR PER HUNDRED, AND VOID OF DEPRESSIONS AND SURFACE RETAINING MATERIAL. ALL SLOPES SHALL HAVE A MINIMUM SLOPE OF FOUR PER HUNDRED, TO ONE (ONE) (1%) VERTICAL (1" IN 100) UNLESS OTHERWISE NOTED.
- MAXIMUM SLOPE SHALL SLOPE SHALL BE 5% (1" IN 20) AND ALL LATERAL SLOPES/REQUIREMENTS. MINIMUM SLOPE SHALL BE 1% MINIMUM LANDSCAPE SLOPES SHALL BE 2% PICKED UPWARD DRAINAGE STRUCTURES.
- ALL EXISTING AND LANDSCAPE AREAS OF THE PROJECT SHALL POSITIVELY DRAIN TO DRAINAGE STRUCTURES INDICATED ON THE SITE GRADING AND CIVIL ENGINEERING PLANS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EROSION PROTECTION AND SLOPE STABILIZATION BY OWNER APPROVED MEANS.
- CONTRACTOR SHALL EMPLOY A PERSONNEL AND INSTALL ALL NECESSARY FENCES, BARRICADES, AND SIGNAGE CONTROL, SERVICES AS WELL AS MAINTAIN AND REPAIR ANY DAMAGE WHICH MAY IMPAIR THEIR EFFECTIVENESS AND IS DIRECTED BY THE OWNERS REPRESENTATIVE.
- ANY LIMITS OF WORK DURING JURISDICTIONAL BOUNDARIES OR EXISTING WATER BODIES SHALL BE VERIFIED IN THE FIELD AND APPROVED BY THE OWNERS REPRESENTATIVE.

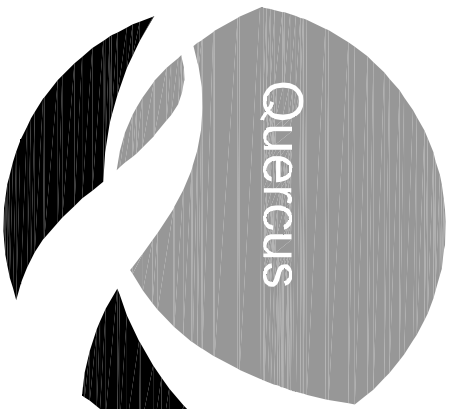
GENERAL SITE LAYOUT NOTES

- CONTRACTOR SHALL FULLY FAMILIARIZE HIMSELF/HERSELF WITH THE PROJECT PRIOR TO BEGINNING THE WORK.
- SEE SITE LAYOUT DRAWINGS FOR CONSTRUCTION MATERIAL GEOGRAPHY OF THE PROJECT'S STRUCTURAL ELEMENTS.
- 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 ENDING FOR THE SITE WITH THE OWNERS REPRESENTATIVE AND LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE IMMEDIATELY BROUGHT TO ATTENTION OF THE OWNERS REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
- UNLESS NOTED OTHERWISE, THE LIMITS OF CONSTRUCTION SHALL BE AS NOTED ON THE DRAWINGS.
- CONTRACTOR SHALL USE THE DIMENSIONS AND SPACING LAYOUTS INDICATED ON THE SITE LAYOUT PLANS TO LAYOUT ALL HARDSCAPE ELEMENTS AND PLANTING MATERIALS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE IMMEDIATELY BROUGHT TO ATTENTION OF THE OWNERS REPRESENTATIVE AND LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
- WHEREVER POSSIBLE, THE CONTRACTOR SHALL COORDINATE THE LAYOUT OF THE PAVEMENT AND PAVEMENT PATTERN WITH THE LOCATION OF THE DRAIN INLETS AND OTHER AT-GRADE UTILITY ELEMENTS.

CONTRACTOR / LANDSCAPE CONTRACTOR PLEASE NOTE

NOTE: ALL TREES TO BE TAGGED BY THE LANDSCAPE ARCHITECT AT SOURCE (LANDSCAPE CONTRACTOR TO PROCUREMENT) BY LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR TO BE RESPONSIBLE FOR NOTIFYING LANDSCAPE ARCHITECT A MINIMUM OF THIRTY DAYS IN ADVANCE OF TAGGING FOR SCHEDULING PURPOSES.

ALL TREES NOT TAGGED BY THE LANDSCAPE ARCHITECT IN ADVANCE OF INSTALLATION ARE SUBJECT TO REMOVAL AND REPLACEMENT AT AN ADDITIONAL EXPENSE TO THE OWNER OR LANDSCAPE ARCHITECT. TREES ARE TO BE REMOVED AS SPECIFIED BY LANDSCAPE ARCHITECT.



PLACE MAKING + MASTER
PLANNING + LANDSCAPE
ARCHITECTURE

Atlanta + Baltimore (404) 522-2342 www.QuercusGA.com

VILLAGE
WALK @
HAPEVILLE

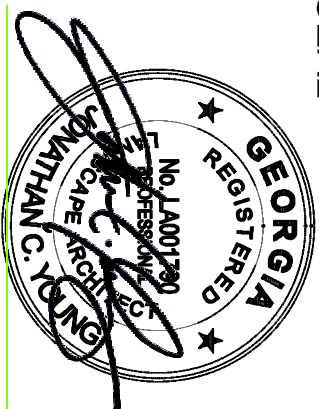
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SEAL



DRC
Submission

PLANTING
PLAN

QU/C Project #: 19157
Drawn by: JCY
Reviewed by: JC

L7-01

FOR CONSTRUCTION

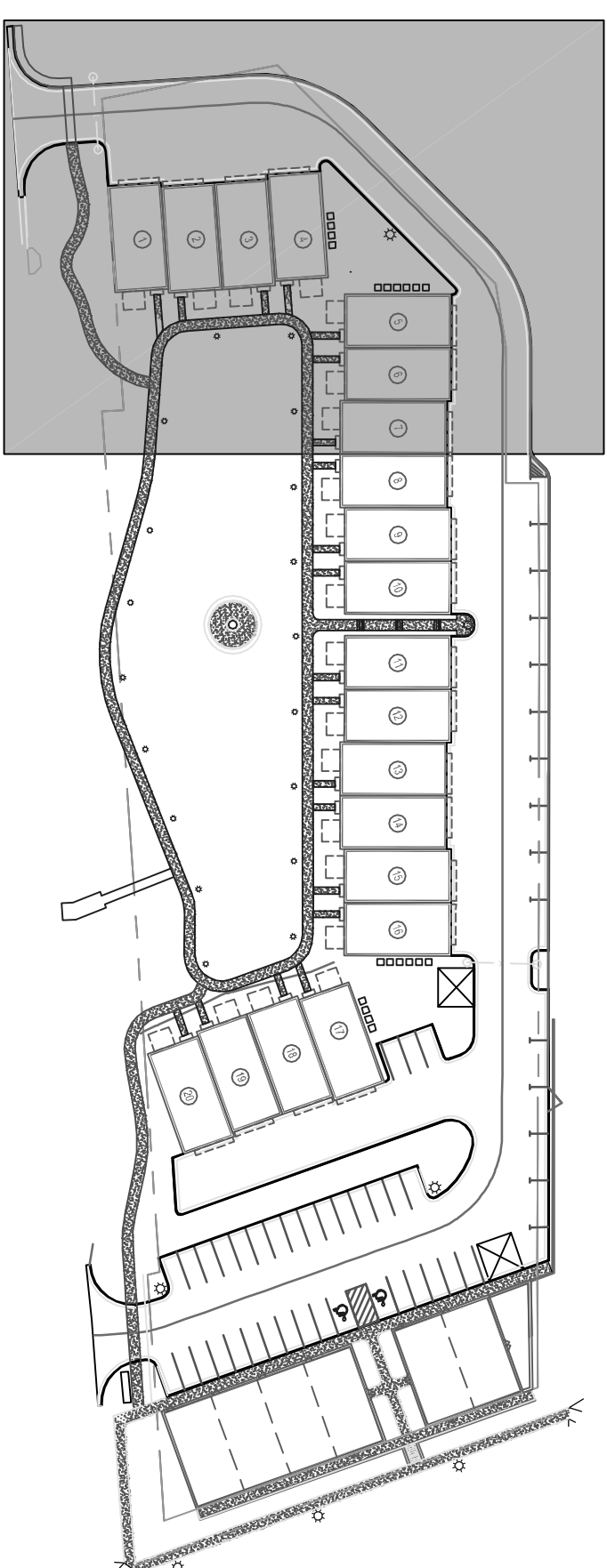
RECOMPENSE TREE SCHEDULE

ABBR.	BOTANICAL NAME	COMMON NAME	COND.	SIZE	NOTES*
TREES					
DECIDUOUS					
ARO-4	Acer rubrum 'October Glory'	'October Glory' Red Maple	B&B	4" cal.	See # below
ONP-4	Quercus natalli 'Ochlocknee'	'Ochlocknee' Nuttall Oak	B&B	4" cal.	See # below
OPH-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
INS-10	Ilex x 'Nellie R. Stevens'	'Nellie R. Stevens' Holly	Cont	10' ht.	See # below
MVG-6	Magnolia virginiana 'Green Mille'	'Green Mille' Sweetbay Mag.	Cont	6' ht.	See # below
ACCENT					
VAC-8	Vitex agnus-castus	'Chaste Tree'	Cont	8' ht.	See # below
PSK-2.5	Prunus serotina 'Kwanzan'	'Kwanzan' Cherry	Cont	2.5" cal.	See # below
SHRUBS					
DECIDUOUS					
LCB-3	Loropetalum chinensis	'Burgundy' Loropetalum	Cont	3 gal.	See # below
FL-7	Forsythia x 'Intermedia'	'Forsythia'	Cont	7 gal.	See # below
EVERGREEN					
BMG-3	Buxus microphylla 'Green Mini'	'Green Mini' Korean Boxwood	Cont	3 gal.	See # below
BMJ-1	Buxus microphylla 'Winter Gant'	'Winter Gant' Boxwood	Cont	1 gal.	See # below
IP-7	Illicium parviflorum	'Anise'	Cont	7 gal.	4' ht at install
RI-3	Rhaphiolepis indica	'Indian Hawthorne'	Cont	3 gal.	See # below
IVH-3	Ilex virginica 'Henry's Garnet'	'Henry's Garnet' Sweetspirie	Cont	3 gal.	See # below
IVH-7	Ilex virginica 'Henry's Garnet'	'Henry's Garnet' Sweetspirie	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					
VM-1	Vinca minor	'Periwinkle'	Flat	pot	See # below
PT-1	Pachysandra terminalis	'Japanese Pachysandra'	Flat	pot	See # below
LM-1	Liriodie muscari 'Big Blue'	'Big Blue' Liriope	Cont	1 gal.	See # below
HFM-1	Hemerocallis 'Frodo Me'	'Daylily'	Cont	1 gal.	See # below

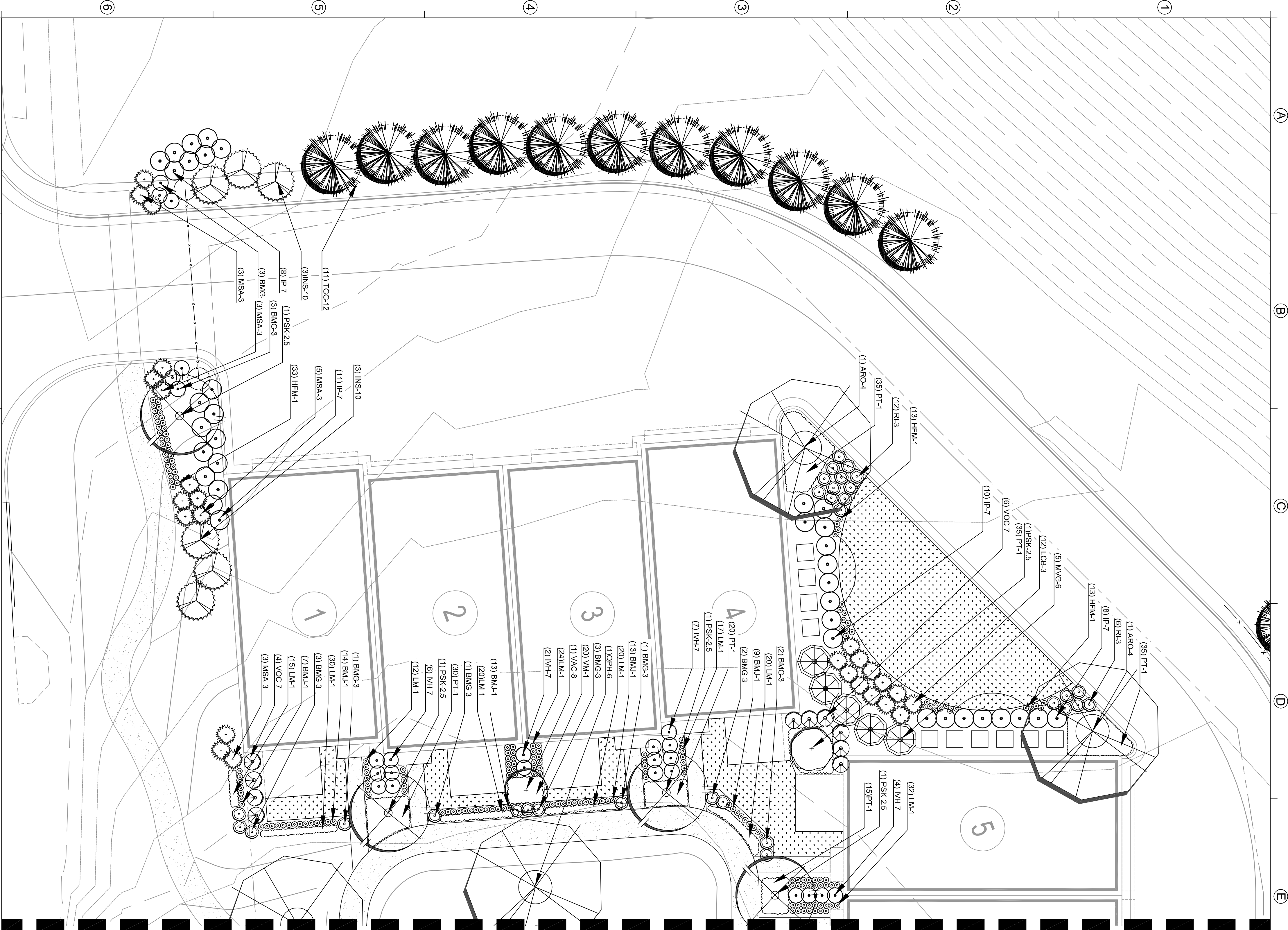
* SEE PLANT SPECIFIC CONDITION NOTES BELOW FOR EACH PLANT AS SPECIFIED

PLANT SPECIFIC CONDITION NOTES

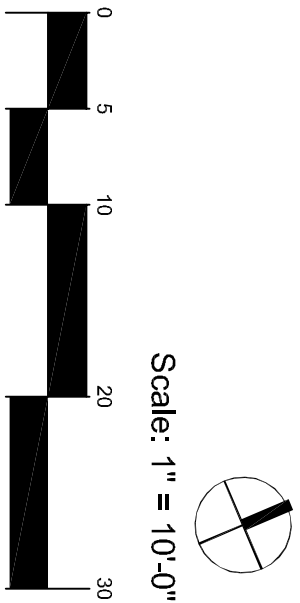
- ALL PLANTS SHALL HAVE **MATCHED** CHARACTERISTICS IN FORM, COLOR, VIGOR, GROWTH HABIT, AND FOLIAGE DENSITY. ANY PLANT THAT DEVIATES SUBSTANTIALLY FROM THE ACCEPTED NORM WILL BE REJECTED ON-SITE.
- ALL LIKE PLANTS SHALL HAVE A SIMILAR CENTRAL GROWTH **LEADER** AT A CONSISTENT HEIGHT ABOVE THE ROOT COLOR WITHOUT ANY VISIBLE DAMAGE. ALL PLANTS WITH A BROKEN OR DAMAGED CENTRAL LEADER WILL BE REJECTED ON-SITE.
- EACH PLANT SHALL HAVE **MULTIPLE TRUNKS** WITH SIMILAR DIAMETER, STRENGTH, VIGOR, AND HABIT. THE PLANT SHALL BE LIMBED UP WITH ACCEPTABLE NURSERY PRUNING PRACTICES TO HIGHLIGHT THE MULTI-TRUNK FORM.
- EACH PLANT SHALL EXHIBIT EXEMPLARY **SPECIMEN** QUALITIES THAT BEST PORTRAY THE UNIQUENESS OF THE SPECIFIED SPECIES - FORM, HABIT, COLOR, TEXTURE, SIZE, VIGOR.
- EACH **STANDARD** PLANT SHALL HAVE A CLEAR, SINGLE, STRAIGHT TRUNK WITH NO VISIBLE DAMAGE. THE LIMBED UP CLEAR HEIGHT SHALL BE COMPLAINT WITH DESIGN INTENT, LOCAL CODE, AND NURSERY BEST PRACTICES.
- ARRANGE THE PLANTS SPECIFIED IN A **HEDGE** 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.

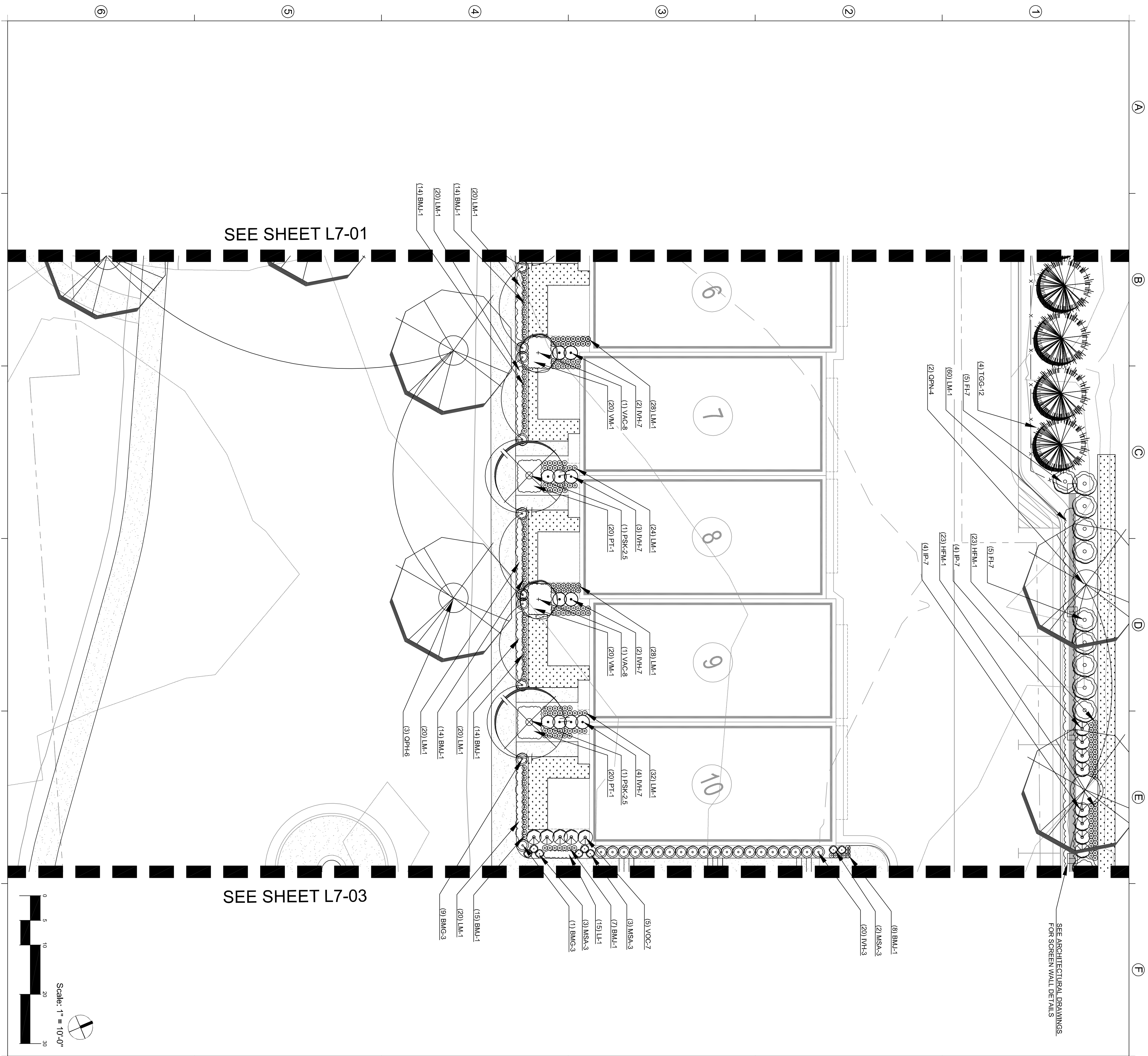


KEY PLAN



SEE SHEET L7-02



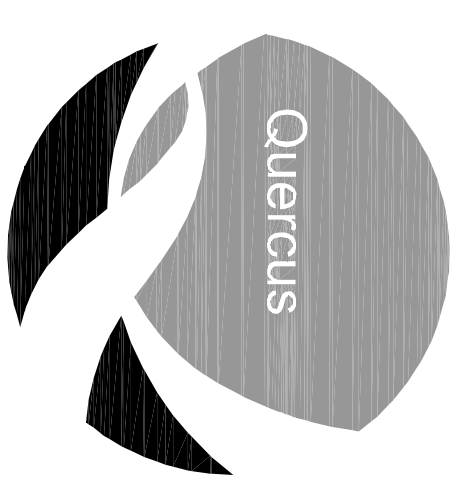
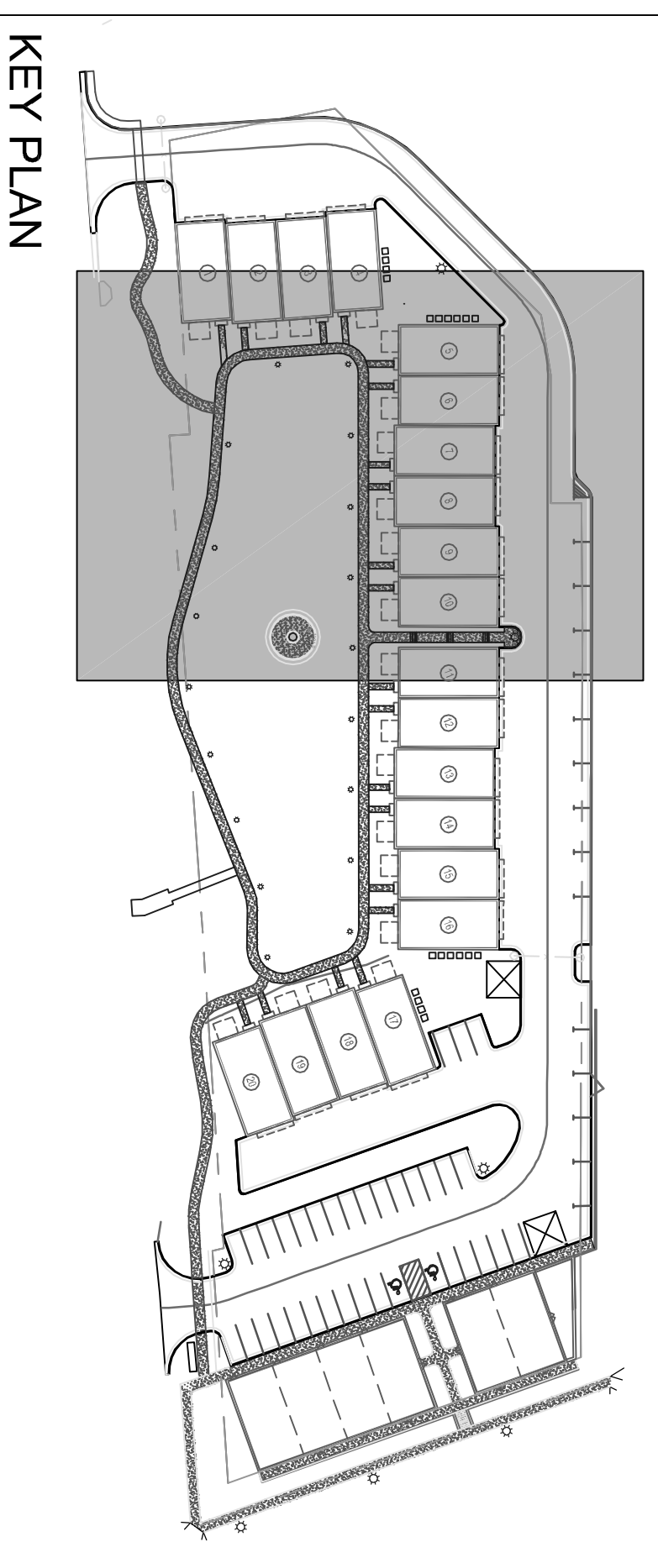


RECOMPENSE TREE SCHEDULE				
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OPH-6	Quercus phellos 'Hightower'	'Hightower' Willow Oak	B&B 6" cal.	See # below
UPE-4	Ulmus parvifolia 'Etnier II'	'Ailee' Lacebark Elm	B&B 4" cal.	See # below
EVERGREEN				
TGG-12	Thuja plicata 'Green Giant'	'Thuja' 'Green Giant'	Cont 12 ht.	See # below
INS-10	Ilex 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	Vibex agnus-castus	'Chaste Tree'	Cont 8' ht.	See # below
PSK-2.5	Prunus serrulata 'Kwanzan'	'Kwanzan' Cherry	Cont 2.5" cal.	See # below
SHRUBS				
DECIDUOUS				
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FI-7	Forsythia x 'Inlemmedia	'Forsythia'	Cont 7 gal.	See # below
EVERGREEN				
BMG-3	Buxus microphylla 'Green Mtn'	'Green Mtn' Korean Boxwood	Cont 3 gal.	See # below
BMU-1	Buxus microphylla 'Winter Gem'	'Winter Gem' Boxwood	Cont 1 gal.	See # below
IP-7	Illium parviflorum	'Aisle'	Cont 7 gal.	4" ht at install
RI-3	Rhipsalopsis indica	'Indian Hawthorne'	Cont 3 gal.	See # below
INH-3	Itea virginica 'Henry's Garnet'	'Henry's Garnet' Sweetspire	Cont 3 gal.	See # below
IVC-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
M5A-3	Miscanthus sinensis 'Adagio'	'Adagio' Maiden Grass	Cont 3 gal.	See # below
GROUNDCOVER				
VM-1	Vinca minor	'Periwinkle'	Flat pot	See # below
PT-1	Pacliy'sandra terminalis	'Japanese' Pacliy'sandra	Flat pot	See # below
LM-1	Liriope muscat 'Big Blue'	'Big Blue' Liriope	Cont 1 gal.	See # below
HFM-1	Hemerocallis 'Fooled Me'	'Daylily'	Cont 1 gal.	See # below

* SEE PLANT SPECIFIC CONDITION NOTES BELOW FOR EACH PLANT AS SPECIFIED

PLANT SPECIFIC CONDITION NOTES

- ① ALL PLANTS SHALL HAVE **MATCHED** CHARACTERISTICS IN FORM, COLOR, VIGOR, GROWTH HABIT, AND FOLIAGE DENSITY. ANY PLANT THAT DEVIATES SUBSTANTIALLY FROM THE ACCEPTED NORM WILL BE REJECTED ON-SITE.
- ② ALL LIKE PLANTS SHALL HAVE A SIMILAR CENTRAL GROWTH **LEADER** AT A CONSISTENT HEIGHT ABOVE THE ROOT COLOR WITHOUT ANY VISIBLE DAMAGE. ALL PLANTS WITH A BROKEN OR DAMAGED CENTRAL LEADER WILL BE REJECTED ON-SITE.
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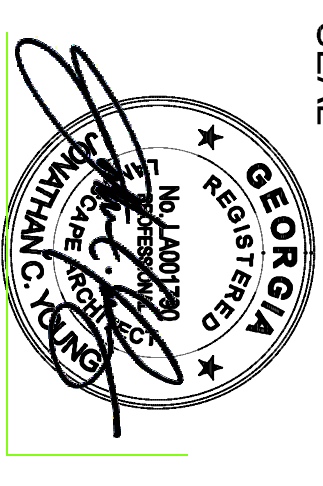
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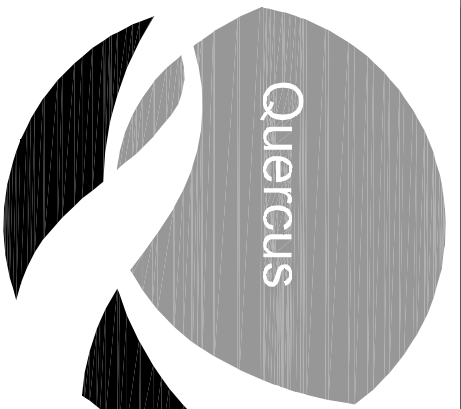
SEAL

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Submission

PLANTING PLAN

L7-02

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PLACE MAKING + MASTER
PLANNING + LANDSCAPE
ARCHITECTURE

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VILLAGE
WALK @
HAPEVILLE

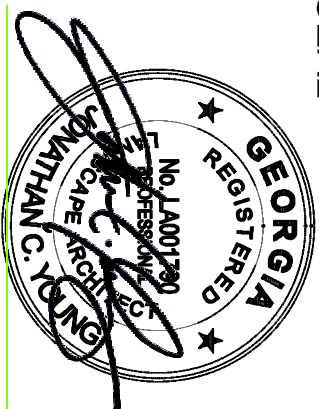
City of Hapeville, Fulton County,
Georgia

Miller Lowry
Developments, LLC
2564 Peachtree Rd., NW Suite 540
Atlanta, GA 30305

DATE: 03.06.19

PRINTING:
1 03.06.19 PC review
2 06.15.19 DRC review
3 07.02.19 DRC remarks

SEAL



DRC
Submission

PLANTING
PLAN

QULC Project #: 19157
Drawn by: JCY
Reviewed by: JC

L7-03

RECOMPENSE TREE SCHEDULE

ABBR.	BOTANICAL NAME	COMMON NAME	COND.	SIZE	NOTES*
TREES					
DECIDUOUS					
ARO-4	Acer rubrum 'October Glory'	'October Glory' Red Maple	B&B	4" cal.	See # below
ONP-4	Quercus nattefillii 'Ochlocknee'	Ochlocknee Nuttall Oak	B&B	4" cal.	See # below
OPH-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
INS-10	Ilex x 'Nellie R. Stevens'	'Nellie R. Stevens' Holly	Cont	10 ht.	See # below
MYG-6	Magnolia virginiana 'Green Mille'	'Green Mille' Sweetbay Mag.	Cont	6 ht.	See # below
ACCENT					
VAC-8	Vlex agnus-castus	Chaste Tree	Cont	8 ht.	See # below
PSK-2.5	Prunus serrulata 'Kwanzan'	'Kwanzan' Cherry	Cont	2.5" cal.	See # below
SHRUBS					
DECIDUOUS					
LCB-3	Loropetalum chinensis	Burgundy Loropetalum	Cont	3 gal.	See # below
FL-7	Forsythia x intermedia	Forsythia	Cont	7 gal.	See # below
EVERGREEN					
BMG-3	Buxus microphylla 'Green Mini'	'Green Mini' 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.	4' ht at install
RI-3	Rhaphiolepis 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

* SEE PLANT SPECIFIC CONDITION NOTES BELOW FOR EACH PLANT AS SPECIFIED

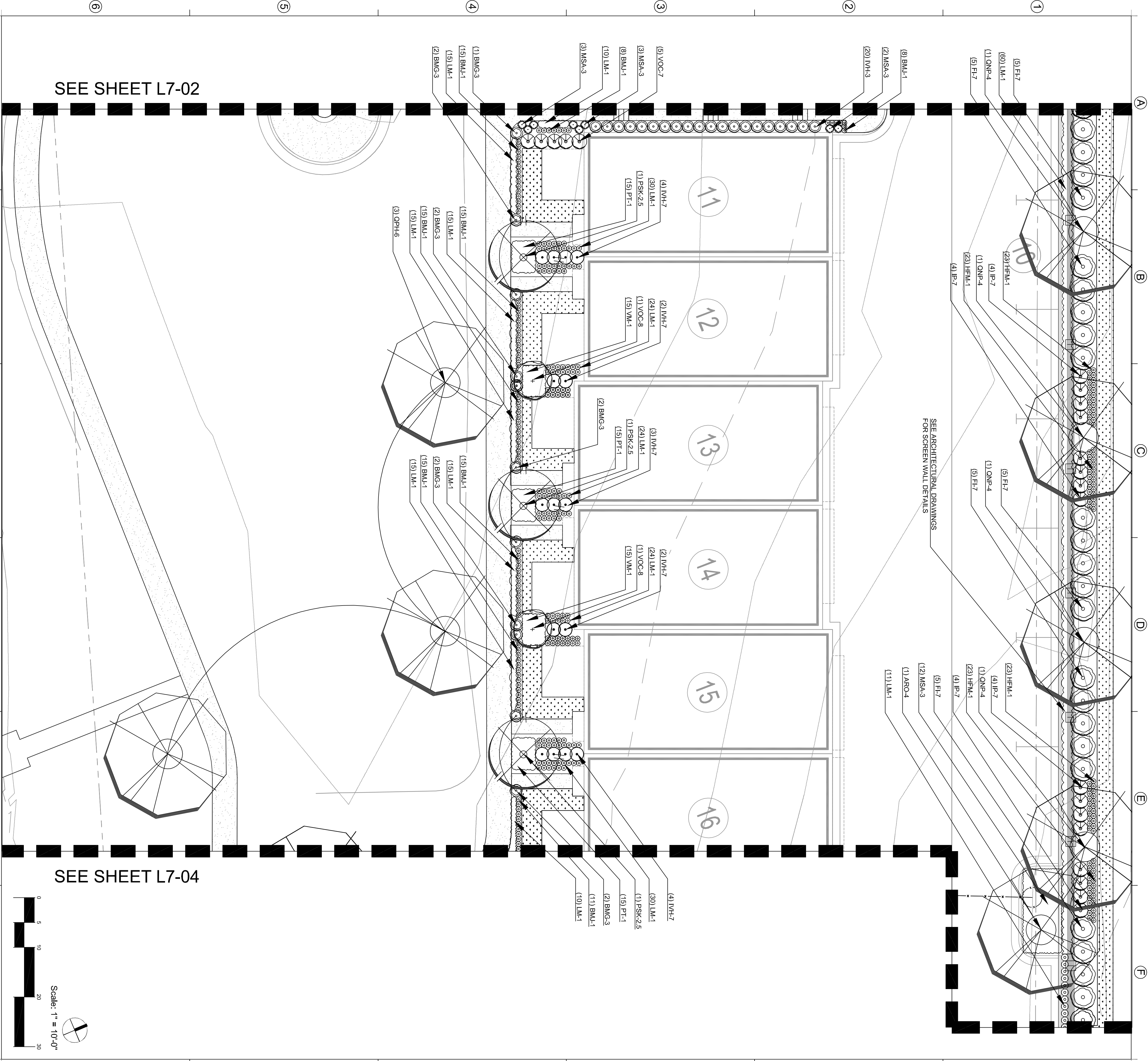
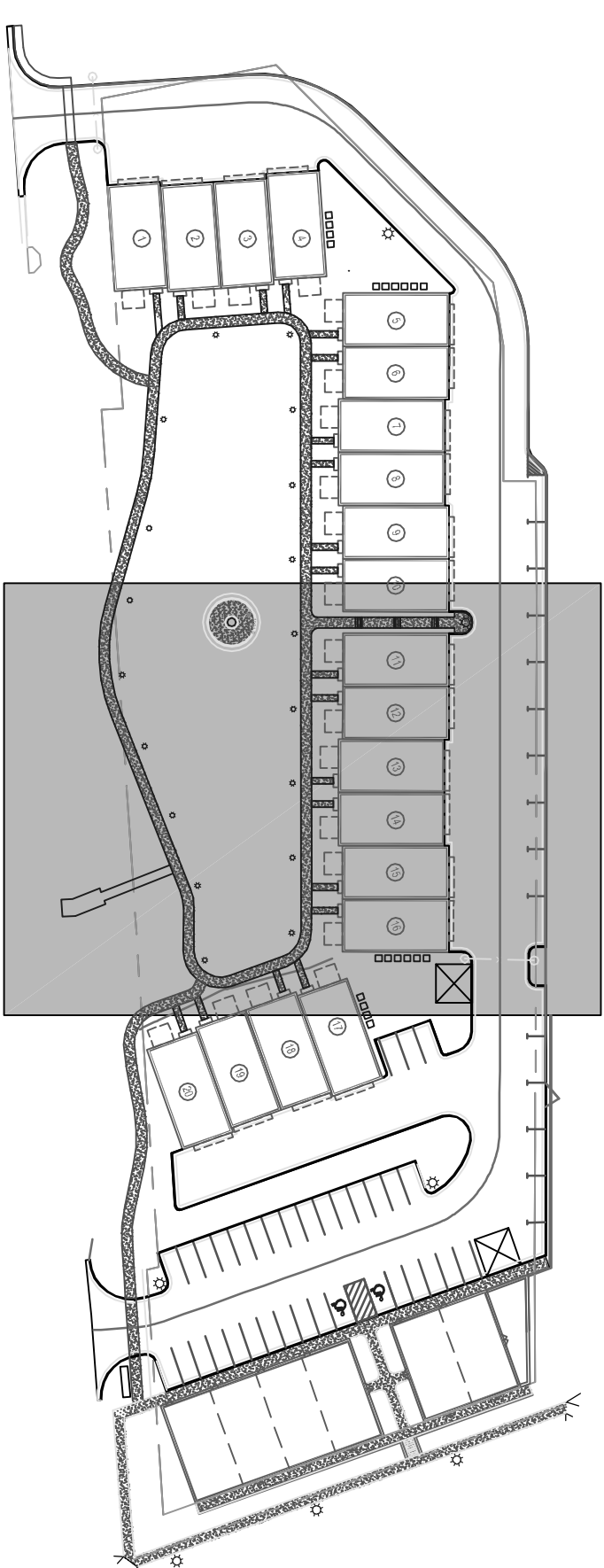
GROUNDCOVER

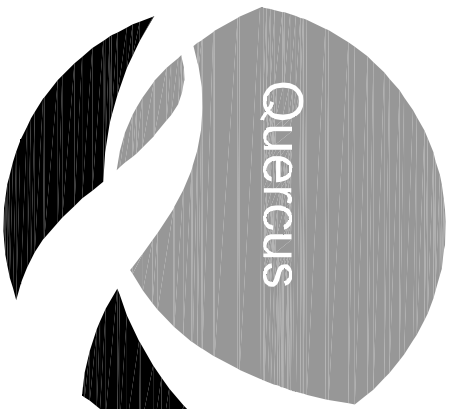
VM-1	Vinca minor	Periwinkle	Flat	pot	See # below
PT-1	Pachysandra terminalis	Japanese Pachysandra	Flat	pot	See # below
LM-1	Liriope muscari 'Big Blue'	'Big Blue' Liriope	Cont	1 gal.	See # below
HFM-1	Hemerocallis 'Froled Me'	Daylily	Cont	1 gal.	See # below

PLANT SPECIFIC CONDITION NOTES

- ALL PLANTS SHALL HAVE **MATCHED** CHARACTERISTICS IN FORM, COLOR, VIGOR, GROWTH HABIT, AND FOLIAGE DENSITY. ANY PLANT THAT DEVIATES SUBSTANTIALLY FROM THE ACCEPTED NORM WILL BE REJECTED ON-SITE.
- ALL LIKE PLANTS SHALL HAVE A SIMILAR CENTRAL GROWTH **LEADER** AT A CONSISTENT HEIGHT ABOVE THE ROOT COLOR WITHOUT ANY VISIBLE DAMAGE. ALL PLANTS WITH A BROKEN OR DAMAGED CENTRAL LEADER WILL BE REJECTED ON-SITE.
- EACH PLANT SHALL HAVE **MULTIPLE TRUNKS** WITH SIMILAR DIAMETER, STRENGTH, VIGOR, AND HABIT. THE PLANT SHALL BE LIMBED UP WITH ACCEPTABLE NURSERY PRUNING PRACTICES TO HIGHLIGHT THE MULTI-TRUNK FORM.
- EACH PLANT SHALL EXHIBIT EXEMPLARY **SPECIMEN** QUALITIES THAT BEST PORTRAY THE UNIQUENESS OF THE SPECIFIED SPECIES - FORM, HABIT, COLOR, TEXTURE, SIZE, VIGOR.
- EACH **STANDARD** PLANT SHALL HAVE A CLEAR, SINGLE, STRAIGHT TRUNK WITH NO VISIBLE DAMAGE. THE LIMBED UP CLEAR HEIGHT SHALL BE COMPLAINT WITH DESIGN INTENT, LOCAL CODE, AND NURSERY BEST PRACTICES.
- ARRANGE THE PLANTS SPECIFIED IN A **HEDGE** 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.

KEY PLAN





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VILLAGE
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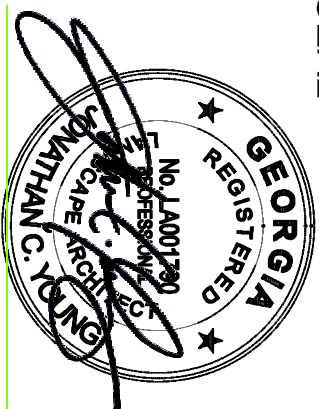
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PLANTING
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QU.C Project #: 19157
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L7-04

FOR CONSTRUCTION

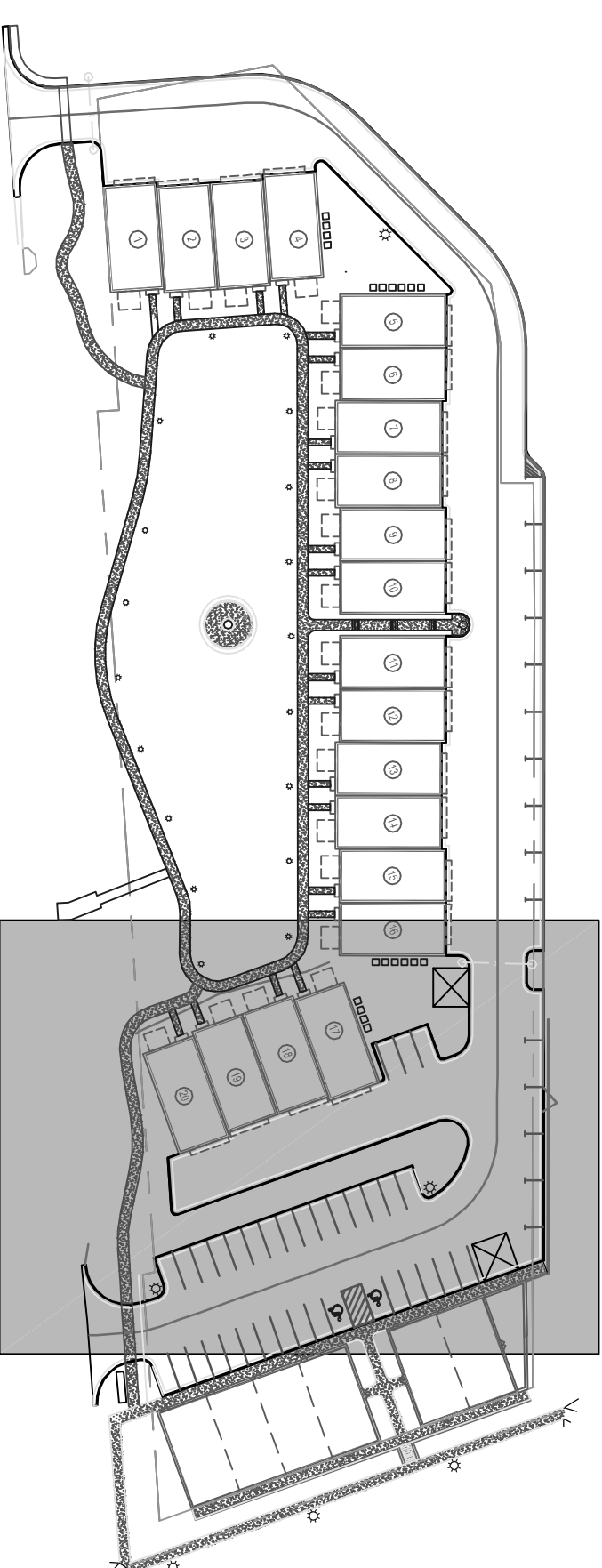
RECOMPENSE TREE SCHEDULE

ABBR.	BOTANICAL NAME	COMMON NAME	COND.	SIZE	NOTES*
TREES					
DECIDUOUS					
ARO-4	Acer rubrum 'October Glory'	'October Glory' Red Maple	B&B	4" cal.	See # below
QNP-4	Quercus natalli 'Ochlocknee'	Ochlocknee Nuttall Oak	B&B	4" cal.	See # below
OPH-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
INS-10	Ilex x 'Nellie R. Stevens'	'Nellie R. Stevens' Holly	Cont	10' ht.	See # below
MVG-6	Magnolia virginiana 'Green Mille'	Green Mille Sweetbay Mag.	Cont	6' ht.	See # below
ACCENT					
VAC-8	Vitex agnus-castus	Chaste Tree	Cont	8' ht.	See # below
PSK-2.5	Prunus serotina 'Kwanzan'	'Kwanzan' Cherry	Cont	2.5" cal.	See # below
SHRUBS					
DECIDUOUS					
LCB-3	Loropetalum chinensis	Burgundy Loropetalum	Cont	3 gal.	See # below
FL-7	Forsythia x intermedia	Forsythia	Cont	7 gal.	See # below
EVERGREEN					
BWG-3	Buxus microphylla 'Green Mini'	'Green Mini' 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.	4' ht at install
RI-3	Rhaphiolepis indica	Indian Hawthorne	Cont	3 gal.	See # below
IVH-3	Ilex virginica 'Henry's Garnet'	'Henry's Garnet' Sweetspire	Cont	3 gal.	See # below
IVH-7	Ilex 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					
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PT-1	Pachysandra terminalis	Japanese Pachysandra	Flat	pot	See # below
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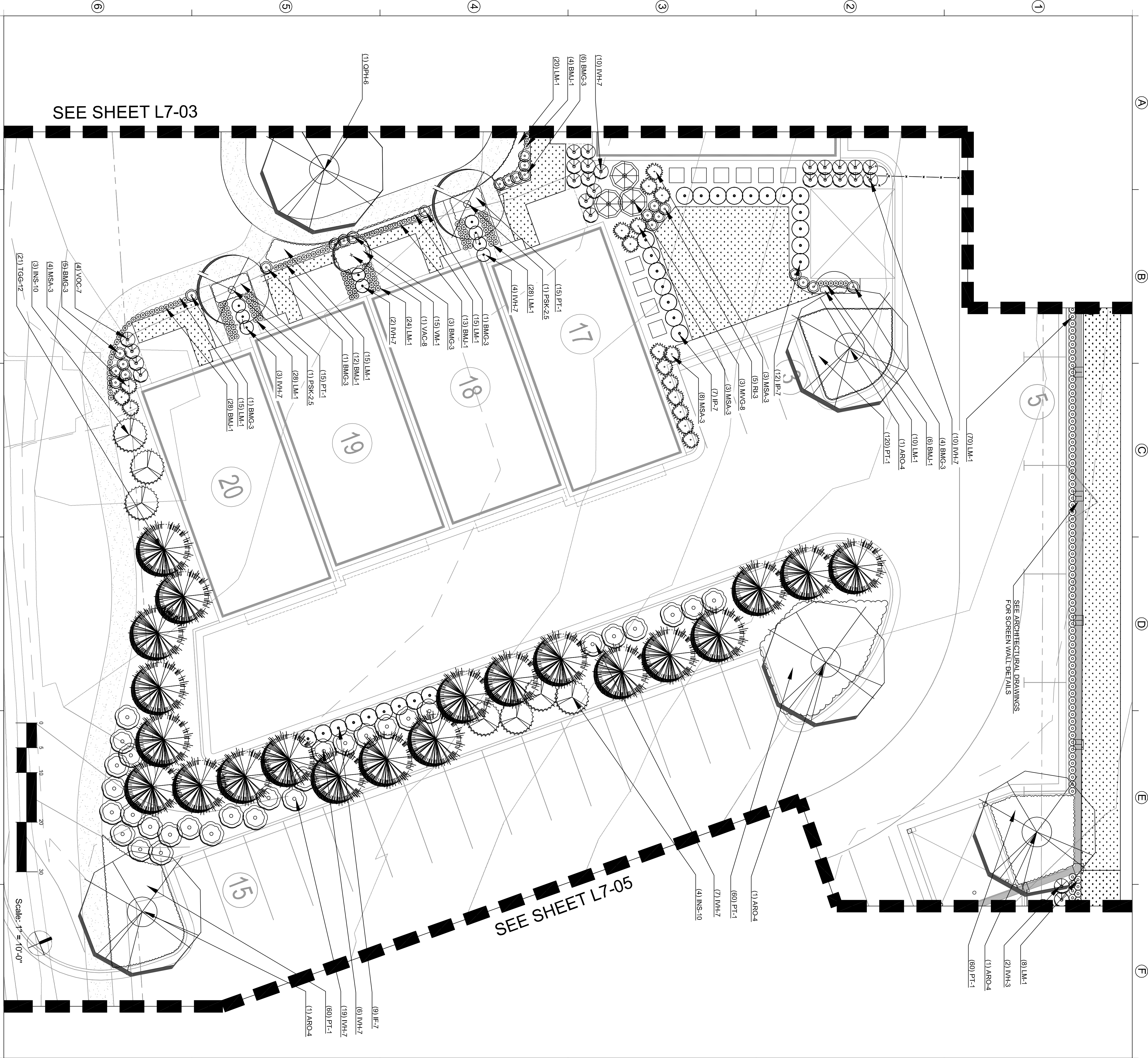
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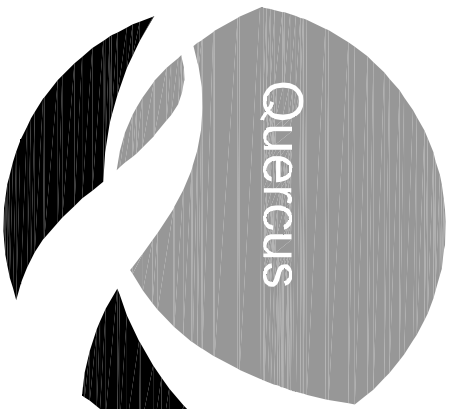
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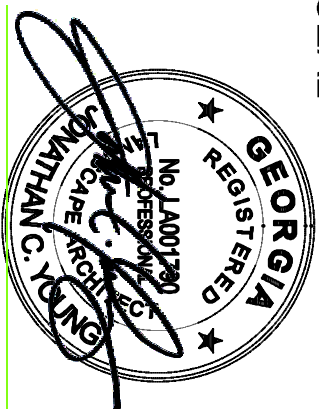
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L7-05

RECOMPENSE TREE SCHEDULE

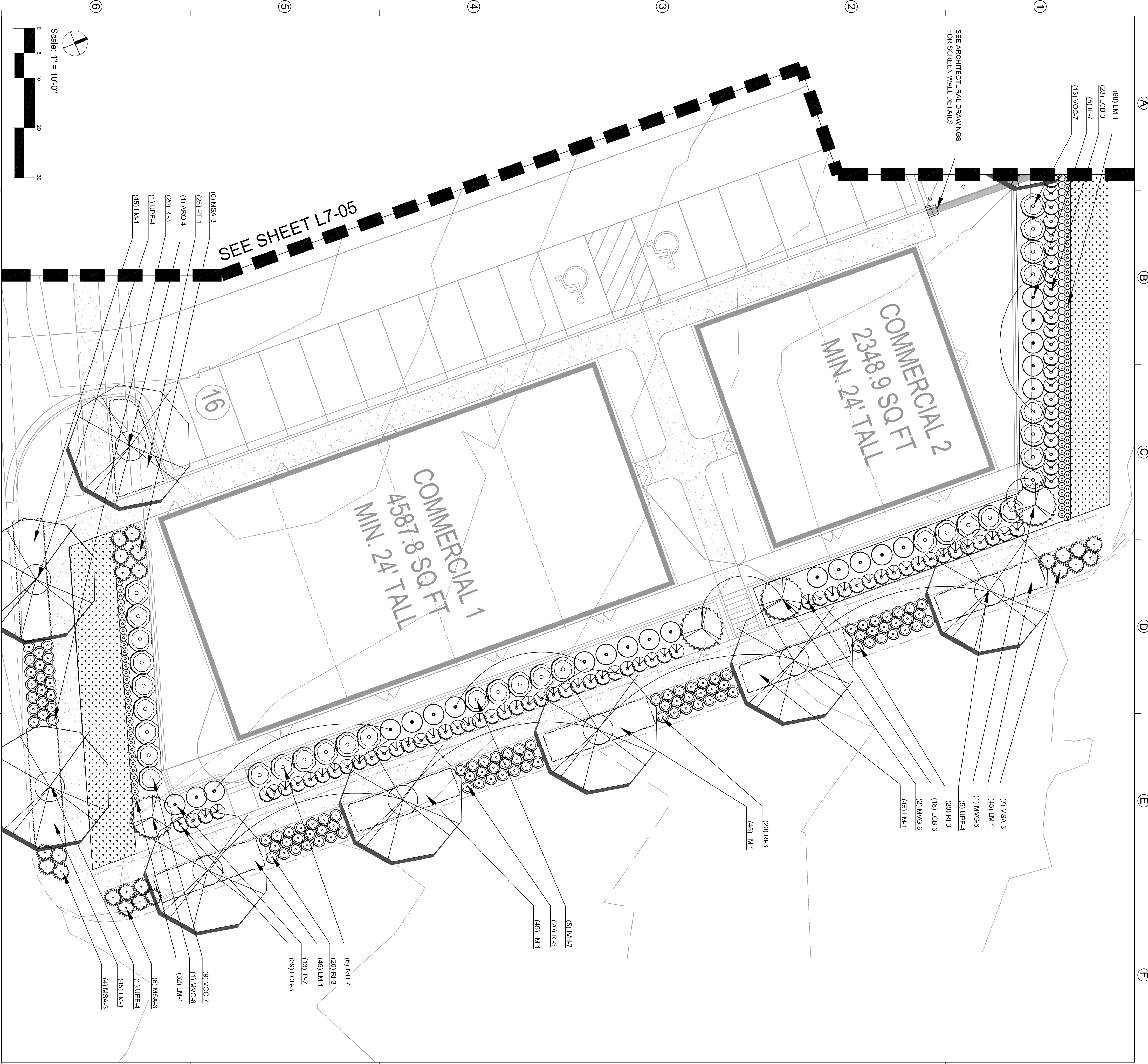
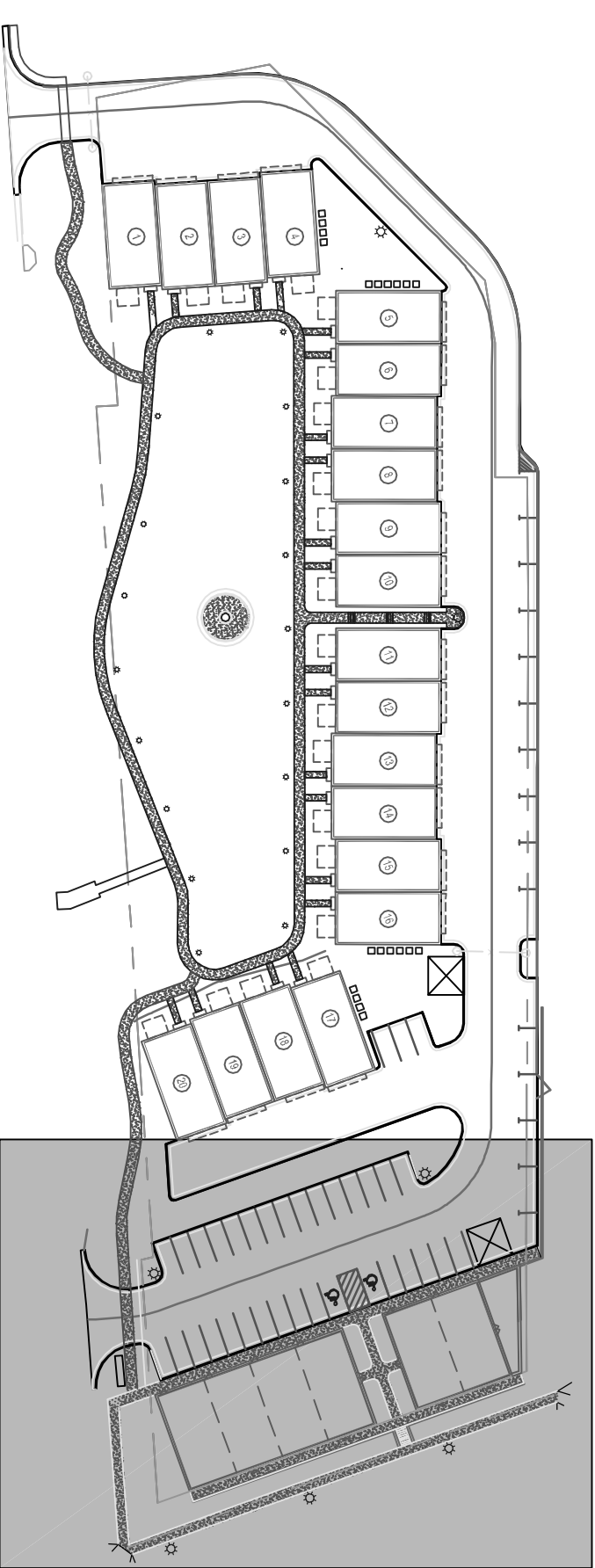
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