



Planning Commission

Regular Meeting Agenda

SCAN FOR AGENDA
PACKET



Frances Meaders Council Chambers
151 Willowbend Road
July 14, 2025 | 6:30 PM

I. Pledge of Allegiance

II. Additions or Deletions

III. Announcements and Reports

IV. Approval of Minutes

1. Planning Commission Meeting June 9, 2025

V. Public Hearing

VI. Old Agenda Items

VII. New Agenda Items

1. Landscape Plan, Industrial Building, 1001 Moba Drive
2. Building Elevations, Warehouse/Office, 1601 Moba Drive

VIII. Workshop Items

It is the policy of the City of Peachtree City that all city-sponsored public meetings and events are accessible to people with disabilities and are in compliance with Title VI of the Civil Rights Act of 1964. If you need assistance in participating in this meeting or event due to a disability as defined under the ADA or need assistance per Title VI, please contact the City's Title VI and ADA Coordinator, Dr. Teaa Allston-Bing at (770) 632-4276 or e-mail tallston-bing@peachtree-city.org at least three (3) business days before the scheduled meeting or event to request an accommodation.

Planning Commission of Peachtree City
Meeting Minutes
Monday, June 9, 2025
6:30 PM

Pledge of Allegiance

The Peachtree City Planning Commission met Monday June 9, 2025 in the Council Chambers at City Hall. Chairman Scott Ritenour called the meeting to order at 6:30 p.m. Vice Chairman Kenneth Hamner and Commissioner Felicia Reeves were also present. Andrew Kriz was absent. In addition, Mayor Kim Learnard, Planning and Development Director Shayla Reed, Senior Planner Lora Hooks, Recording Secretary Martha Barksdale, and IT Specialist Katelyn Daws were in attendance.

Additions or Deletions

None

Announcements and Reports

None

Approval of Minutes

1. Planning Commission Meeting April 28, 2025

Hamner moved to approve the April 28, 2025 Planning Commission meeting minutes. Reeves seconded. Motion carried unanimously.

Public Hearing

None

Discussion Items

1. Discussion regarding fence requirements for residential zoning districts (Section 18-165)

Reed said text amendments would be going to Mayor and Council, and she wanted the Planning Commission to be aware. The first amendment asked Council for additions to the code to include all residential zoning classifications in the section applying to fences.

2. Discussion regarding roof signs (Code Sections 66-3 and 66-15)

Another requested text amendment would involve roof signs and clarify if signs on a parapet should be allowed.

Old Agenda Items

None

New Agenda Items

1. Building Elevations, Enterprise, 1000 Crosstown Drive

Hooks showed the location at the corner of Crosstown Drive and SR 74. It was under new ownership and renovations were planned, including painting, new windows, and a roof replacement. She showed photos of its current appearance and how it would look after the renovations. The colors proposed for this building

complied with the requirements by being neutral and complementary to the adjacent building, Staff stated.

Billy Giddens, with property development for Enterprise, represented the applicant, saying they wanted this building to blend in with the area.

Reeves asked how many vehicles they would have on site? He said they would have as many as 400 in their fleet, but there should never be more than 25 or 30 on the ground at one time. Would they need to expand the parking lot? Reeves asked, and Giddens said they would not.

Ritenour asked if Enterprise rented electric vehicles (EVs). Giddens confirmed they did and planned for half their fleet to be EVs in the future. Chargers would be installed in anticipation of the move to more EVs.

Hamner said he thought this would look good and was glad to see this redevelopment. Reeves agreed. Ritenour noted this had not been an attractive site for several years, and he hoped they could further improve the property with landscaping.

Reeves moved to approve the building elevations for Enterprise at 1000 Crosstown Drive. Hamner seconded. Motion carried unanimously.

2. Building Elevations Request for Waiver, McElroy Metals, 555 Dividend Drive

McElroy Metals was planning an expansion of just under 5,000 square feet. Section 724 of the Land Development Ordinance (LDO) gave the Planning Commission the authority to waive an architectural review for a building if it was not be visible from the road once the project was completed, Hooks stated. She presented the site plan that showed the expansion on the opposite side of the building from the entrance drive. Street views showed a substantial buffer, and Hooks said it was staff's opinion that this would not be visible from the road. Because the project was under 5,000 square feet of new impervious surface, a site plan review by the Planning Commission was not required.

Chris Davis of Davis Building represented the applicant, saying this addition would be used for storage of raw coils of metal.

Reeves asked if the waiver included waiver of all of the sections. Hooks said it did, and added they would have to submit a site plan with the building permit. Staff would make sure all site requirements were met.

Hamner said this was in the City's best interest, and Ritenour agreed there wasn't an issue since the building was hidden by the buffer.

Hamner moved to approve the building elevations request for waiver at McElroy Metals, 555 Dividend Drive. Reeves seconded. Motion carried unanimously.

3. Building Elevations Modifications, Office Building, 455 Northlake Drive

The Planning Commission approved the elevations for this building in March, but the architect was requesting modifications, including changing the location of the approved brick colors, adding a four-inch projection in certain areas to give definition, and adding downspouts as an architectural feature. The height of the parapet walls had been lowered as well. Staff was of the opinion that these modifications met the City's standards, Hooks reported.

Architect Doug Carrithers said the three downspouts shown on the elevation had been changed to just one. Otherwise, everything was as Hooks had presented it. He noted that the rooftop units would still be fully screened even with the lowered parapets.

Ritenour thanked him for listening to the Planning Commission's comments and making these changes.

Reeves moved to approve the building elevation modifications for 455 Northlake Drive with the change to the location and number of downspouts.. Hamner seconded. Motion carried unanimously.

4. Conceptual Site Plan & Elevations, Office Building, 3511 TDK Blvd.

Hooks showed the location on TDK Boulevard at TDK Extension adjacent to Lake McIntosh Park and the Planterra Golf Course. The lot is Zoned General Industrial (GI) and is in the Airport Overlay District, meaning they would have to coordinate with the Federal Aviation Administration and the Peachtree City Airport Authority to make sure the building complied with their specifications.

The proposal was for a two-story, 13,600 square foot office building and 54 parking spaces, the majority of which would be pervious paving. In addition, 46,000 square feet of tree save area was proposed.

The 5.17-acre lot was currently wooded and vacant, Hooks said. She noted there was limited road frontage, just enough to fit the access drive in. It was platted in 2006, prior to the lake's construction, and a 2010 opinion from the City Attorney said lots platted before the lake was built did not have to comply with the buffer requirements except where they related to soil erosion and sedimentation control. Hooks said the City Engineer had reviewed these plans on a preliminary basis and would continue to enforce these requirements during the construction process.

Moving on to the elevations, Hooks noted that the proposed building had a modern look and feel with lots of glass being utilized to bring nature inside. Tennessee Field Stone and Nichiha fiber cement boards were proposed as primary materials.

She explained how the building was oriented, with the east side technically being the front since it faced TDK Boulevard. According to the ordinance, the front should have at least 80% primary materials, and the sides should be at least 50% primary

materials. Glass was not figured into the calculations. In the plan, the front was 13% primary materials, while the side with the entrance contained 45%. The side facing the lake had 13%. She said the architect would be able to clarify where the various materials were. There was no requirement for primary materials on the rear. Hooks showed renderings of the building with day and night views and one of how the building would look upon approach.

The color palette met requirements by being neutral earth tones, Hooks said. Staff felt it would blend well with the natural surroundings.

Staff was of the opinion that the conceptual site plan met the City's ordinances and development standards. The proposed building elevations were innovative, neutral, and blended with the natural surroundings, thus meeting a majority of the City's development standards. However, the percentage of primary materials was lower than the LDO required, Hooks remarked, so approval would be at the Commission's discretion.

Jason Walls of Highland Land Planning and Jefferson Brown of Jefferson Architecture, who said he would be the owner of the building, were present.

Hamner asked for a recap of where the percentages of primary materials fell short, and Hooks complied. Brown said they didn't ignore the ordinance, but hoped they could get an exemption because the building couldn't be seen from the road. He said they looked at this as a conservation site with an emphasis on feeling like they were outdoors even when they were in the building. The building was oriented to take advantage of natural light. Also, their clients would be able to see at this facility how multiple types of building materials could be used. He again said he was aware of the requirements but hoped there would be a path forward.

Hamner asked what he would do if they didn't approve this plan, and Brown said he would redesign the building to be one story. Reeves then confirmed with Hooks that the labeling of the front and sides of this building followed the same standards they used for all buildings.

Reeves said it seemed to her this project could qualify for a waiver. Brown said they might go back and request a waiver depending on what the Commission said.

This was a beautiful building and Reeves said she understood what he was trying to do. The large shortfall in these percentages was troubling but, she remarked, no one would think of the side facing the road as the front of the building, especially since it couldn't be seen from the road.

Hamner said he liked the building, but the 80% requirement gave him pause. Ritenour asked if they could apply for a waiver, and Hooks said it was an option.

He told Brown that he understood this piece of property was difficult to develop.

Other projects had been proposed here. However, approving this would set a precedent. Brown said he understood, but hoped they could create a path forward. Ritenour said he would like for this building to set a precedent for redevelopment in the City.

Hooks reminded them that glass was removed from the equation. Glass could stay if the other materials were changed to primary materials. Brown said he could go to 80% brick, then. Hooks pointed out that the fiber cement was a primary material, and Brown liked that idea. He thought using 80% Nichiha would maintain the feel he wanted. He said he didn't want to come back to request a waiver; he needed to get this project moving. He would change the material to Nichiha.

Hamner moved to approve the conceptual site plan and elevations for the office building at 3511 TDK Blvd. with the condition of making the front or approach elevation at least 80% Nichiha panels. Reeves seconded. Motion carried unanimously.

5. Conceptual Plat, Kensington Gardens, 400 Stagecoach Rd./Spear Rd.

This property was annexed into the City in 2023. A portion of it was zoned as Estate Residential (ER) and the remainder, which was what was before the Commission now, was rezoned to Limited Use Residential (LUR-23). She showed the plat, and said the LUR zoning came with several conditions:

- 1. All residential lots shall comply with all requirements listed in Section 1002.4 of the Zoning Ordinance (R-43 zoning district):*
 - *Minimum lot width: 150 feet*
 - *Minimum lot width adjacent to street right-of-way: 40 feet on street, 35 feet on cul-de-sac*
 - *Front setback: 50 feet*
 - *Side setback: 15 feet*
 - *Rear setback: 30 feet*
- 2. The maximum number of units shall be 21, consisting of a minimum of one acre lots.*
- 3. Environmentally sensitive lands such as floodplains, wetlands, streams, and their associated buffers shall be platted separately from residential lots and dedicated to either a Home Owner's Association or the City.*
- 4. A 50-foot landscape buffer meeting all the requirements of Section 723.2 of the Land Development Ordinance shall be located along Spear Road. A landscape plan for this buffer shall be reviewed and approved by the Planning Division.*
- 5. A 50-foot buffer shall be provided along the western property line abutting 209 Spear Road.*

Staff reviewed this and said the proposal was in compliance with all these conditions. The LDO also required a multi-use path connecting the development to the path network, and Hooks said there was a path planned for the north side of the property extending west to the property line toward Stagecoach Road.

The LDO required at least three acres of open space per 100 dwelling units. The proposed subdivision had only 21 residential lots, and the developer had an additional development nearby, Hyde Park Phase 1, which had fewer than 10 lots and more than three acres of recreation space. The developer requested to use the existing recreation space in Hyde Park to meet the open space requirement for both subdivisions. Hooks showed this area on a map of the developments, demonstrating the connection between the two phases.

Hooks also explained that the LDO required at least two trees per platted residential lot and said the City would inspect for that before issuing certificates of occupancy.

Staff was of the opinion the conceptual plat meets the zoning conditions and the City's land development standards. Should the Commission approve the plat, the following

conditions were recommended:

- 1. Developer shall be responsible for constructing a multi-use path to the limit of the property as shown on the concept plat per Peachtree City standards during the road construction phase of the development.*
- 2. Developer shall extend Stagecoach Road to the limit of the City right-of-way per Peachtree City standards during the road construction phase of the development.*

Developers Michael Hyde Jr. and Michael Hyde Sr. were present. Hyde Jr. commented that they had lived and done business in the city for many years. He said Engineering had already approved of the use of the three acres in Hyde Park Phase 1 to fulfill the recreation requirement. He also noted that they would be working with the City on making the nine acres of floodplain an amenity through the Southern Conservation Trust.

Hamner asked about the size of the houses. Hyde said they were required to be more than 3,500 square feet, but homes in Phase 1 were 5,000 square feet or larger. These houses would sell for at least \$1 million.

They would have to submit a landscape plan for the proposed 9-acre recreation area in the floodplain and the buffer along Spear Road, Hyde remarked. They intended to have picnic tables and walking paths on one side and work with the school to develop the area on the other side of the creek for education purposes. Hamner noted that it was a long hike from the lots on Spear Road to the three-acre recreation area. He wondered if any thought had been given to having a park area that was closer, and Hyde pointed out the nine acres that would be HOA controlled, plus path access to the park with a pond and trails.

Reeves also asked Hooks to point out the three acres on the aerial photo. Hyde again said Engineering had suggested they make this the recreation space. There would be 12 acres of open area when the nine acres were included.

Hamner acknowledged this met all the requirements. Ritenour agreed, adding it would have been nice to have some recreation closer to the houses on Spear.

Hamner moved to approve the conceptual plat, Kensington Gardens, 400 Stagecoach Rd./Spear Road with the conditions as stated. Reeves seconded. Motion carried unanimously.

Workshop Items

No workshop items.

Ritenour noted that the next Planning Commission meeting would be June 23.

There being no further business, Reeves moved to adjourn at 7:52 p.m. Hamner seconded. Motion carried unanimously.

Martha Barksdale, Recording Secretary

Scott Ritenour, Chairman

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Planning Commission

FROM: Lora Hooks, Senior Planner 7/9/2025
Shayla Reed, Planning Director 7/9/2025

DATE: July 14, 2025

SUBJECT: Landscape Plan, Industrial Building, 1001 Moba Drive

Recommendation:

Staff is of the opinion the landscape plan for the industrial development located at 1001 Moba Drive meets the requirements of the City ordinances and development standards. Should the Planning Commission decide to approve the plan, staff recommends the following condition:

1. Any plant substitutions shall be a written submission to the city and must be approved by the planning department prior to installation.

Discussion:

Southtree Commercial has submitted a landscape plan for an industrial development located at 1001 Moba Drive in the Moba Industrial Complex.

Based on the amount of impervious surface area (205,997 SF), which includes new structures, drives, parking areas, and sidewalks, the landscape ordinance requires a minimum of 618 caliper inches of canopy trees and 412 caliper inches of understory trees. Due to limited planting space on the property, the proposal is for all trees to be 4 caliper inches to meet the minimum 50% requirement and reduce the amount of the tree fund contribution.

The proposal is for 364 inches of canopy trees and 208 inches of understory trees. See table below for calculations:

TREE CACLULATIONS					
Tree Type	Inches Required	Inches Provided	% of Required	Number of Trees to Fund	Tree Fund Contribution
Canopy	618	364	59%	85	\$42,500.00
Understory	412	208	51%	102	\$30,600.00
Total	1,030	572	56%	187	\$73,100.00

Section 1114.5 of the Land Development Ordinance permits the tree fund compliance method after all the trees that can be reasonably planted on the site are provided. It is the opinion of staff that this requirement has been met.

The existing tree-save landscape buffer is sparse due to the Georgia Power easement that occupies half of the buffer depth. Therefore, the buffer will be supplemented with new trees, all of which are evergreen.

The proposal also includes the replanting of 13 street trees that were removed during site construction. Nuttall Oaks are specified as equivalent to the remaining street trees in the development. These trees do not count towards the caliper inch requirement.

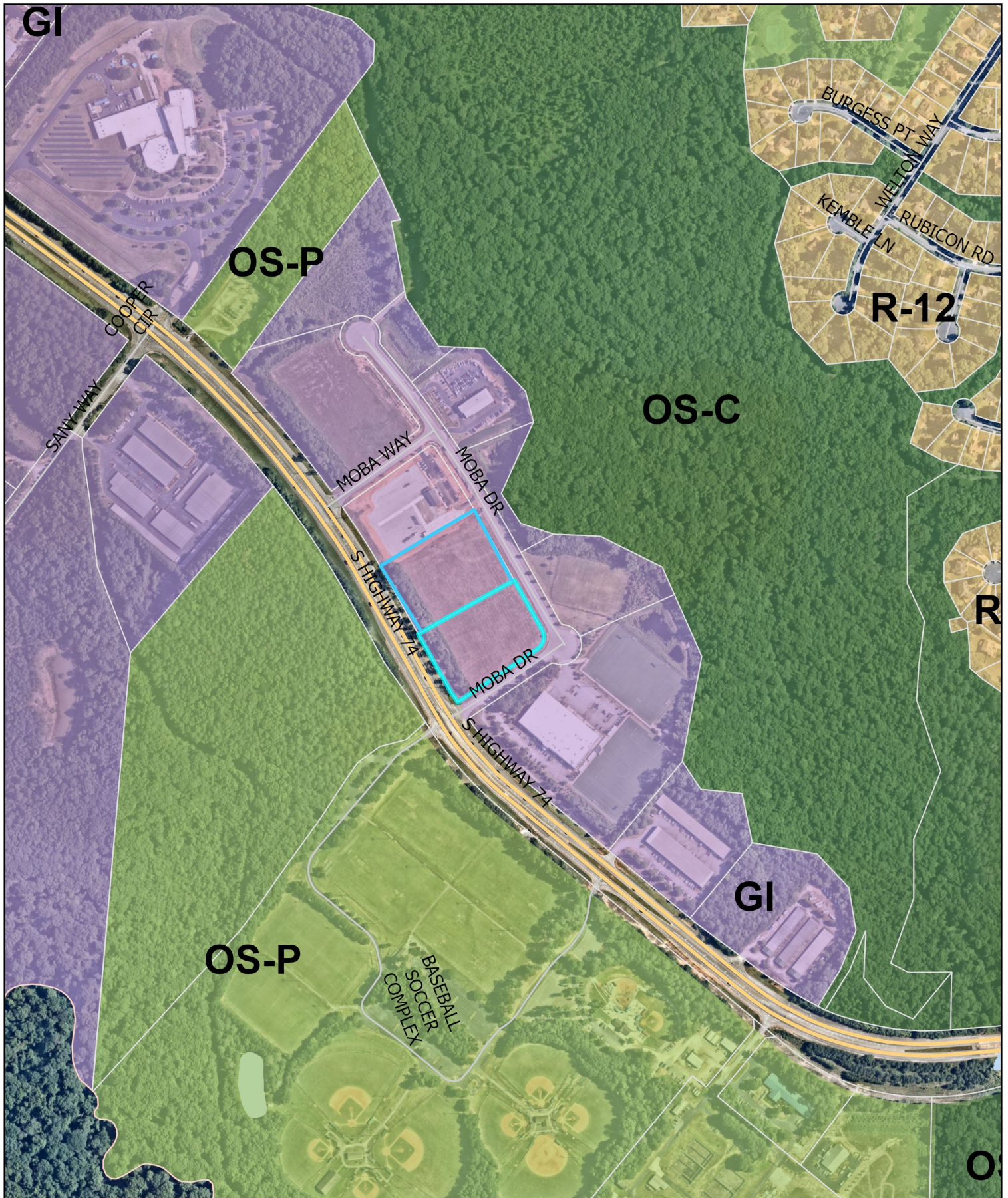
More than 50% of the tree species specified are native to the eastern United States. Those not native to Georgia are the Mary Nell Holly, Deodar Cedar, and Eastern Red Cedar.

Budget Impact:

There are no budget impacts associated with this item.

Attachments:

1. Zoning Map
2. Landscape Plan

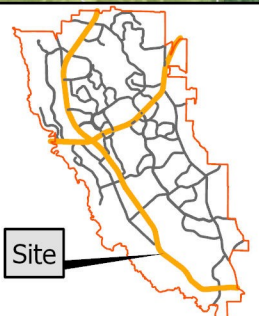


Zoning Map

Lots 7 and 8
1301 and 1001 Moba Drive

2024

For informational purposes only



REFER TO SHEET L2.2 AND L2.3 FOR LANDSCAPE SPECIFICATIONS.

Bid Notes:
1. The information in this Form is for listing purposes only and does not indicate all specification requirements. For complete description of plant material requirements, refer to Drawings.
2. Unit price shall include cost of materials and labor to furnish items indicated, including, but not limited to, freight, delivery, storage, handling, protection, of completed work, soil mix, mulch, gravel, drainage materials, drainage testing, warranty, taxes, general conditions, overhead and profit.

Note: Contractor to supply quantities from plan and field verification.

LANDSCAPE MATERIAL SCHEDULE FOR LOTS 7 AND 8. REFER TO SHEET T1.2 FOR MOBA WAY ENTRANCE DRIVE PLANTINGS						
QUANTITY	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE	NOTES	CANOPY OR UNDERSTORY	SPECIES % (MAX 30%)
Site Density Trees						
10	Quercus phellos	Willow Oak	4" Caliper with a Min. 16' hgt.	Strong Central Leader, B&B	Deciduous Canopy	7.0%
31	Cedrus deodara	Deodar Cedar	4" Caliper with a Min. 16' hgt.	Single Stem, B&B	Deciduous Canopy	21.7%
16	Ulmus americana 'Jefferson'	Jefferson Elm	4" Caliper with a Min. 16' hgt.	Single Stem, B&B	Deciduous Canopy	11.2%
34	Magnolia grandiflora 'Brackens Brown'	Brackens Brown Magnolia	4" Caliper with a Min. 8' hgt.	Full to Ground, B&B	Evergreen Canopy	23.8%
24	Juniperus virginiana	Eastern Red Cedar	4" Caliper with a Min. 8' hgt.	Full to Ground, B&B	Evergreen Understory	16.8%
15	Ilex 'Mary Nell'	Mary Nell Holly	4" Caliper with a Min. 8' hgt.	Full to Ground, B&B	Evergreen Understory	10.5%
13	Ilex vomitoria	Yaupon Holly	Multi-Stem, 2" Caliper Each of 3 Stems Minimum, B&B		Evergreen Understory	9.1%
143	Proposed Trees on Site					
QUANTITY	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE	NOTES	CANOPY OR UNDERSTORY	
Street Trees						
13	Nuttall Oak	Quercus nuttallii	4" Caliper with a Min. 16' hgt.	Strong Central Leader, B&B	Deciduous Canopy	
13	Proposed Street Trees					

QUANTITY	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE	NOTES
Shrubs & Groundcover				
3	Chamaecyparis obtusa 'Nana Gracillis'	Dwarf Hinoki Cypress	15 gallon	full branching
4	Juniperus virginiana 'Taylor'	Taylor Juniper	15 gallon	full branching
4	Ilex aquifolium	Festive Holly	15 gallon	full branching
16	Illicium parviflorum	Anise	7 gallon	full branching
49	Cleyera Japonica	Japanese Cleyera	7 gallon	full branching
10	Hydrangea paniculata 'Limelight'	Limelight Hydrangea	3 gallon	full branching
144	Muhlenbergia capillaris 'Lenca'	Regal Mist Pink Switch Grass	3 gallon	full branching
148	Ilex cornuta 'Dwarf Burford'	Dwarf Burford Holly	min. 24" tall at planting	full branching
476	Liriope muscari 'Emerald Goddess'	Emerald Goddess Liriope	1 gallon	full branching
	Sodded Turf	Tif Tuf Bermuda		per specifications
	Seeded Turf	To be selected by the Contractor		per specifications
	Shredded Hardwood Mulch (excluding areas to receive plants)			per specifications
	Landscape Maintenance during installation phase until substantial completion			
	Hand-watering during installation phase until substantial completion			

PEACHTREE CITY SEC. 1112. - PLANTING AND MAINTENANCE CRITERIA.
THE FOLLOWING NOTES SHALL BE REQUIRED ON ALL LANDSCAPE PLANS SUBMITTED FOR REVIEW AND APPROVAL:

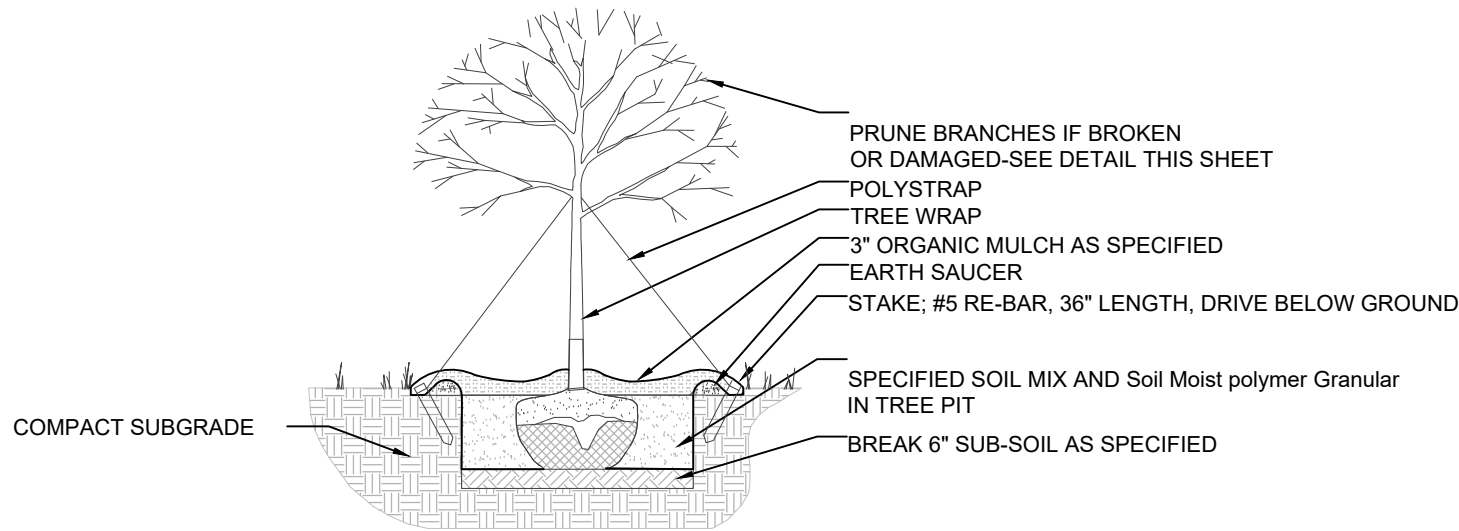
- (A) ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK AS PREPARED BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND ADOPTED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE, INC. (ANSI Z60.1).
- (B) ALL PLANT MATERIAL SHALL BE MAINTAINED IN COMPLIANCE WITH THE LATEST EDITION OF THE NATIONAL TREE CARE STANDARDS AS PREPARED BY THE TREE CARE INDUSTRY ASSOCIATION (TCIA) AND ADOPTED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI A300).
- (C) IT SHALL BE THE DUTY OF ANY PERSON OR PERSONS OWNING OR OCCUPYING PROPERTY SUBJECT TO THIS ORDINANCE TO MAINTAIN SAID PROPERTY IN GOOD CONDITION SO AS TO PRESENT A HEALTHY, NEAT, AND ORDERLY APPEARANCE. PROPERTY SHALL BE KEPT FREE FROM REFUSE AND DEBRIS. PLANTING BEDS SHALL BE MULCHED WITH A MINIMUM OF THREE INCHES OF FRESH MULCH AT LEAST ONCE EACH YEAR TO PREVENT WEED GROWTH AND TO MAINTAIN SOIL MOISTURE. PLANT MATERIALS SHALL BE PRUNED AS NECESSARY TO MAINTAIN GOOD HEALTH AND CHARACTER. TURF AREAS SHALL BE MOWED PERIODICALLY. ALL ROADWAYS, CURBS AND SIDEWALKS SHALL BE EDGED WHEN NECESSARY IN ORDER TO PREVENT ENCROACHMENT FROM ADJACENT GRASSED AREAS.
- (D) WHERE LANDSCAPING AREAS ADJOIN GRASSED RIGHTS-OF-WAY, SUCH AREAS SHALL BE CONSIDERED PART OF THE LANDSCAPED AREA FOR PURPOSES OF MAINTENANCE. AT OF COMPLETION OF SITE IMPROVEMENTS, THE PROPERTY OWNER SHALL HAVE AN IMPLIED EASEMENT ON RIGHTS-OF-WAY EXTENDING FROM THE SITE TO THE ROAD PAVEMENT IN ORDER TO COMPLETE THE REQUIRED MAINTENANCE.
- (E) A MAINTENANCE INSPECTION OF TREES SHALL BE PERFORMED PERIODICALLY WITHIN AND AT THE END OF THREE FULL YEARS FROM THE DATE THE CERTIFICATE OF OCCUPANCY IS ISSUED. PROJECT OWNERS AT THE TIME OF THE MAINTENANCE INSPECTIONS ARE RESPONSIBLE FOR ORDINANCE COMPLIANCE.
- (F) THE OWNERS OF THE PROPERTY AND THEIR AGENTS, OR ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, PRESERVATION AND MAINTENANCE OF ALL PLANTING AND PHYSICAL FEATURES SHOWN ON THIS PLAN. THE OWNERS SHALL BE RESPONSIBLE FOR ANNUAL MAINTENANCE OF THE VEGETATION TO INCLUDE, BUT NOT BE LIMITED TO, FERTILIZATION, PRUNING (WITHIN LIMITS), PEST CONTROL, MULCHING, MOWING, PROTECTION OF THE ROOT ZONES FROM EQUIPMENT, CONSTRUCTION AND RELATED MATERIAL, WATERING SCHEDULE FOR IRRIGATION SYSTEM AND ANY OTHER CONTINUING MAINTENANCE OPERATIONS REQUIRED TO MAINTAIN THE HEALTH AND VITALITY OF ALL PLANT MATERIAL. FAILURE TO MAINTAIN ALL PLANTINGS IN ACCORDANCE WITH THIS PLAN SHALL CONSTITUTE A VIOLATION OF THIS ORDINANCE AND SHALL RESULT IN ISSUANCE OF APPROPRIATE CITATIONS AND/OR FINES.
- (G) ALL PLANT MATERIAL SHALL BE ALLOWED TO REACH ITS MATURE SIZE AND SHALL BE MAINTAINED AT ITS MATURE SIZE. EXCEPT FOR TRIMMING AND PRUNING DONE IN STRICT ACCORDANCE WITH THE TERMS, CONDITIONS AND PROVISIONS OF A PERMIT ISSUED BY THE CITY, VEGETATION SHALL NOT BE CUT OR SEVERELY PRUNED OR OTHERWISE DAMAGED SO THAT THEIR NATURAL FORM IS IMPAIRED. A VIOLATION OF THIS SECTION SHALL SUBJECT THE VIOLATOR TO A FINE AS SPECIFIED WITHIN THE LAND DEVELOPMENT ORDINANCE. IN ADDITION TO THIS FINE, THE OWNER OF THE PROPERTY WHERE A VIOLATION HAS OCCURRED SHALL BE REQUIRED TO REPLACE EACH UNLAWFULLY PRUNED, DAMAGED, OR REMOVED TREE WITH A TREE OF EQUAL SIZE AS DETERMINED BY THE CITY.

(ORD. NO. 1072, § 1, 2-6-2014)

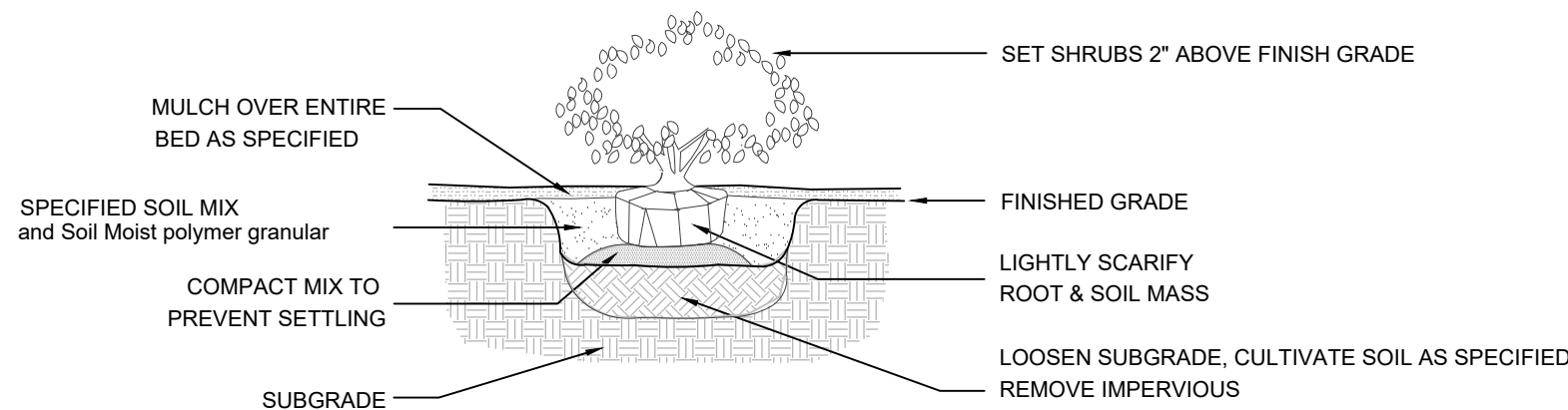
PEACHTREE CITY SEC. 1113. - PLANT GUARANTEE REQUIREMENTS.
IN ORDER TO ENSURE THE PLANTINGS APPROVED AS A PART OF THE OVERALL LANDSCAPE PLAN REMAIN IN GOOD HEALTH, THE NOTES SHALL BE PROVIDED ON ALL LANDSCAPE PLANS SUBMITTED FOR REVIEW AND APPROVAL:

- (A) THE PROPERTY OWNER SHALL GUARANTEE ALL PLANT MATERIAL FOR A MINIMUM OF THREE YEARS FROM DATE OF ACCEPTANCE BY THE CITY LANDSCAPE ARCHITECT AND THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. THEREAFTER, THE CITY LANDSCAPE ARCHITECT SHALL INSPECT SAID IMPROVEMENTS AND SHALL MAKE A DETERMINATION OF WHETHER OR NOT THE REQUIRED TREES AND LANDSCAPING ARE HEALTHY AND HAVE A REASONABLE CHANCE OF SURVIVING TO MATURITY. THE OWNER SHALL BE NOTIFIED BY LETTER OF ANY REPLACEMENTS OR RESTORATION THAT MUST BE MADE TO MAINTAIN COMPLIANCE WITH THIS ORDINANCE. ALL UNHEALTHY AND DEAD PLANT MATERIAL SHALL BE REPLACED WITHIN 45 DAYS OF RECEIPT OF SUCH LETTER IN CONFORMANCE WITH THE APPROVED LANDSCAPE PLAN.
- (B) AFTER DEVELOPMENT IS COMPLETE, THE CITY LANDSCAPE ARCHITECT SHALL CONTINUE TO MAKE RANDOM INSPECTIONS TO INSURE THAT ALL EXISTING TREES OF PROTECTED SIZE AS WELL AS REPLACEMENT AND/OR SUPPLEMENTAL TREES ARE MAINTAINED. TREE PLANTING SHALL BE REQUIRED SHOULD ANY OF THESE TREES DIE, BE REMOVED, OR BE DESTROYED AT ANY TIME AFTER COMPLETION OF DEVELOPMENT. THIS REGULATION APPLIES TO ALL PROJECTS REGARDLESS OF THE DATE THE DEVELOPMENT PERMIT OR DEVELOPMENT APPROVAL WAS ISSUED.

(ORD. NO. 1072, § 1, 2-6-2014)

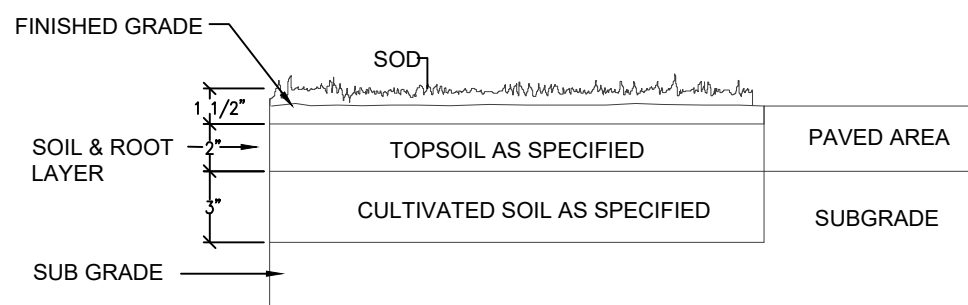


- General Planting Notes:
1. EXCAVATE TREE PIT TO A DEPTH EQUAL TO DEPTH OF ROOTBALL PLUS 24", AND A WIDTH EQUAL TO TWO (2) TIMES THE DIAMETER OF THE ROOTBALL.
2. FILL TREE PIT WITH WATER AND CONFIRM PERCOLATION RATE. (NOTIFY LANDSCAPE ARCHITECT AND OWNER IF POOR DRAINAGE CONDITIONS EXIST.)
3. INSTALL TREE PER DETAIL AVOIDING ANY DAMAGE TO ROOTBALL OR TRUNK OF TREE.
4. REMOVE BURLAP ON TOP 1/3 OF TREE ROOTBALL. REMOVE BURLAP ON TOP 1/3 OF TREE ROOTBALL.
5. IMMEDIATELY SOAK TREE PIT WITH WATER AND REMOVE ANY AIR POCKETS THAT MAY HAVE OCCURRED DURING BACKFILLING.
6. CREATE TREE MULCH SAUCER WITH SPECIFIED MULCH.
7. STAKE AND GUY TREE WITH SPECIFIED MATERIALS.



- NOTES:
1. IF ROOTBALL IS WRAPPED IN NON-BIODEGRADABLE BURLAP, REMOVE ENTIRE WRAP AFTER PLACED IN PIT.

NOTE: INSTALL SOD SO THAT TOP OF SOIL & ROOT LAYER IS LEVEL WITH TOP OF PAVEMENT.



- 3
L2.1 SOD PLANTING DETAIL
N.T.S.

REVISIONS

NO.	DATE	ISSUE
1	5/12/2025	CITY CMTS
2	6/16/2025	CITY CMTS

PROJECT NAME

MOBACORP
LOTS 7 & 8

PROJECT ADDRESS

1001 MOBA
DRIVE,
PEACHTREE
CITY, GA

LAND LOT 33 & 34
6TH DISTRICT
CITY OF PEACHTREE
FAYETTE COUNTY

OWNER

1401 MOBA L.L.C.
201 PROSPECT
PARK, SUITE A
PEACHTREE
CITY, GA 30269

SHEET TITLE

LANDSCAPE
SCHEDULE
& DETAILS

DATE 04/09/2025

PROJ. NO. 2024031

PROFESSIONAL SEAL



SHEET

L2.1
ISSUED FOR PERMIT

LANDSCAPE SPECIFICATIONS (Available in letter size format upon request)

1.1 SUMMARY

- A. Extent of Landscape Work is indicated on Drawings and in schedules.
- B. Provide and furnish all labor, materials and equipment required or inferred from Drawings and Specifications to complete the Work of this Section.

1.2 UNIT PRICES

- A. Submit bid on unit prices bid form provided in this specification manual.

1.3 SUBMITTALS

- A. Approval: Obtain approval from Landscape Architect for all submittals prior to the beginning of Work, unless otherwise approved.
- B. Approved Tree Nurseries: specified on unit prices bid form.
 - 1. Alternate Nurseries Proposed by Contractor: Alternate nurseries will be considered by the Landscape Architect only if photographs of specified materials are submitted within ten (10) business days prior to bid due date. The Landscape Architect will tentatively accept, subject to physical observation and tagging, or reject alternate nurseries within five (5) business days of submittal date of photographs. The Landscape Architect will select and tag 100 percent of trees from acceptable alternate nurseries prior to delivery to Project Site unless the tree nursery is located more than 3 hours from project site. Contractor shall provide the Landscape Architect a minimum of three (3) weeks advance notice to proposed tagging trip(s). Contractor shall limit tagging trips to no more than two (2) at a maximum of one (1) day each.
 - a. Photographs submitted from alternate nurseries shall indicate a person and measuring pole, with clear numerical indicators of height in each scene. Submit photograph(s) of individual plant and one photograph showing an overall view of the field(s) that plants are being grown in.
 - C. Topsoil Location and Sample: Furnish Landscape Architect with written statement stating location of property from which topsoil is to be obtained. Submit one (1) gallon Ziploc bag of topsoil proposed for use.
 - D. Topsoil Test Report: Submit results of soil analysis by a qualified soil-testing laboratory, for standardized ASTM 5268 topsoil proposed for use in planting soil mixes. Report shall include percentages of deleterious materials; organic matter; gradation of sand, silt, and clay content, as determined by test methods included in Part 2 - Products; cation exchange capacity; pH level; mineral, major nutrient and micro nutrient content of top soil.
 - E. Product Data: Submit, for information only, product data for proprietary materials and items, including soil amendments, soil conditioner, and other packaged and manufactured products.

1.4 QUALITY ASSURANCE

- A. Industry Reference Standards: Refer to Division 01 References Section. National List of Scientific Plant Names, latest edition.

American National Standards Institute, Inc. (ANSI):

ANSI Z60.1 American Standard for Nursery stock by the American Association of Nurseryman.
- B. Qualifications:

Installer Qualifications: Engage a firm specializing in landscape installation. Submit written documentation of successful completion of ten (10) projects of similar size, scope and complexity to work specified for this Project.

Firm Experience Period: Seven (7) years of experience.

Field Foreman Experience: Five (5) years of experience with installing firm.
- C. Soil-Testing Laboratory Qualifications: Engage a reputable independent laboratory, recognized by the State Department of Agriculture, with the experience and capability to conduct testing and analysis of existing surface soils representative of planting areas and lawn areas on site, new topsoil to be used in soil mixes and soil mixes with reference to specified plant materials.
- D. Soil Analysis: Furnish soil analysis and a written report by a qualified soil-testing laboratory stating percentages of organic matter; gradation of sand, silt, and clay content; cation exchange capacity; deleterious material; pH; and mineral and plant- nutrient content of the soil.
 - 1. Testing methods and written recommendations shall comply with USDA's Handbook No. 60.
 - 2. Report suitability of tested soil for plant growth.
 - a. Based upon the test results, state recommendations for soil treatments and soil amendments to be incorporated. State recommendations in weight per 1000 sq. ft. (92.9 sq. m) or volume per cu. yd. (0.76 cu. m.) for nitrogen, phosphorus, and potash nutrients and soil amendments to be added to produce satisfactory planting soil suitable for healthy, viable plants.
 - b. Report presence of problem salts, minerals, or heavy metals, including aluminum, arsenic, barium, cadmium, chromium, cobalt, lead, lithium, and vanadium. If such problem materials are present, provide additional recommendations for corrective action.
 - E. Measurements: Measure according to ANSI Z60.1. Do not prune to obtain required sizes.

- 1. Trees and Shrubs: Measure with branches and trunks or canes in their normal position. Take height measurements from or near the top of the root flare for field-grown stock and container grown stock. Measure main body of tree or shrub for height and spread; do not measure branches or roots tip to tip. Certain tree species, particularly conifers, may have extended leaders which protrude well beyond the body of the crown. In such cases, only the first foot of growth of the leader beyond the closest side branch will count towards its overall height measurement. Take caliper measurements 6 inches (150 mm) above the root flare for trees up to 4-inch (100-mm) caliper size, and 12 inches (300 mm) above the root flare for larger sizes.

- 2. Each plant procured for the project must, at the minimum, meet all of the specified size parameters listed, i.e. caliper, height, spread, container size, comment. The Landscape Architect has the right to reject any material that falls short of the specified sizes.
- 3. All container sizes listed are full sizes (e.g. one gallon must fit the dimensions of a full one gallon pot). No trade gallons will be acceptable unless prior approval is granted by the Landscape Architect.
- 4. Other Plants: Measure with stems, petioles, and foliage in their normal position.

1.5 MATERIAL QUANTITIES:

- A. It is the Contractor's responsibility to total and confirm all material quantities. Items quantified by an area (i.e., square feet - sf., square yard - sq. yd.) or volume (cubic feet - cu. ft., cubic yard-cu. yd.) shall be calculated and confirmed by the Contractor. The quantities listed on the plant list are estimated. In the event of a discrepancy between the totals listed on the plant list and the numerical callouts on the Drawings, the Drawings shall govern. The actual total quantities shall be determined by the Contractor.
 - 1. The plants listed on the unit price proposal form in the project manual is provided for convenience. In the event of a discrepancy between the unit price proposal form and plant quantities indicated on the Drawings, the Drawings shall govern.

1.6 MATERIAL SIZES:

- A. It is the Contractor's responsibility to confirm that the sizes indicated on the Drawing callouts match the sizes on the Drawing plant list. The plants list on the Drawings is provided for convenience and is only a summary. In the event of a discrepancy between the sizes on callouts and the plant sizes indicated on the Drawing plant list, the larger of the two sizes shall govern. The Contractor shall bring any discrepancy to the Landscape Architect's and Owner's attention.
 - 1. The plants listed on the unit price proposal form in the project manual is provided for convenience. In the event of a discrepancy between the unit price proposal form and the plant sizes indicated on the Drawing callouts, the Drawings shall govern.

1.7 DELIVERY, STORAGE AND HANDLING:

- A. Packaged Materials: Deliver packaged materials in original and unopened containers showing weight, certified analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored on site.
- B. Bulk Materials
 - 1. Do not dump or store bulk materials near structures, utilities, walkways and pavements, or on existing turf areas or plants.
 - 2. Provide erosion-control measures to prevent erosion or displacement of bulk materials, discharge of soil-bearing water runoff, and airborne dust reaching adjacent properties, water conveyance systems, or walkways.
 - 3. Accompany each delivery of bulk fertilizers[, lime,] and soil amendments with appropriate certificates.
 - C. Sod: Time delivery so that sod will be placed within twenty-four (24) hours after stripping. Protect sod against drying and breaking of rolled strips.
 - D. Trees, Shrubs and Ground Cover: Provide freshly dug trees and shrubs. Do not prune prior to delivery. Do not bend or bind-tie trees or shrubs in such manner as to damage bark, break branches or destroy natural shape. Provide protective covering during shipment.
 - 1. Immediately after digging up bare-root stock, pack root system in wet straw, hay, or other suitable material to keep root system moist until planting.
 - E. Deliver trees, shrubs and ground cover after preparations for planting have been completed and plant immediately. If planting is delayed more than six (6) hours after delivery, set trees, shrubs and ground cover in shade, protect from current and forecasted weather and mechanical damage, and keep roots moist.
 - 1. Set balled stock on ground or in partially excavated hole and cover rootbball with soil, peat moss, sawdust or other acceptable material.
 - 2. Do not remove container-grown stock from containers until planting time.
 - 3. Heal-in bare-root stock. Soak roots in water. Do not let roots dry out.
 - 4. Water root systems of plant material stored on-site. Water as often as necessary to maintain root systems in a moist condition.

1.8 PROJECT CONDITIONS:

- A. Insurance on plant material and other materials stored or installed is the responsibility of the Contractor. Such insurance shall cover fire, theft, vandalism and other unusual phenomenon. Should the Contractor elect not to provide such insurance, he will in no way hold the Owner responsible for any losses incurred by the aforementioned acts. The Contractor is responsible for all costs incurred in replacing damaged or stolen materials prior to Date of Substantial Completion of the Work.
- B. Proceed with and complete landscape work as rapidly as portions of Site become available, working within seasonal limitations for each kind of landscape work required.
- C. Existing Grades: Existing grades will be within 0.2 feet of grades shown on the Civil Engineering Drawings when landscape work is to begin. Determine condition of existing grades prior to beginning the Work. When irregular or incomplete grading conditions are encountered, notify the Owner in writing before beginning the Work. Determine location of existing drainage patterns and maintain patterns in completed Work. Perform Work in a manner which will avoid damage to finished grading and drainage patterns. All damage to finished grading and drainage resulting from Work covered in these Contract Documents shall be repaired at the Contractor's expense.
- D. Existing Utilities: Determine location of underground utilities. Perform Work in a manner which will avoid possible damage. Excavate as required. Maintain grade stakes set by others unless removal is mutually agreed upon by parties concerned. All damage to utilities resulting from Work covered in these Contract Documents shall be repaired at the Contractor's expense.

- E. Existing Conditions: Perform landscape Work in the Tree Protection Zones and in existing or previously completed landscape areas to avoid damage and disturbance to these areas. Limit work in these areas to only that necessary to perform work specified herein and shown on the Drawings. Return and repair any areas damaged or disturbed while performing the Work to the existing conditions encountered prior to the Work.
- F. Excavation: When conditions detrimental to plant growth are encountered, such as rubble fill, adverse drainage conditions, or obstructions, notify Landscape Architect in writing before planting.
- G. Weather Limitations: Proceed with planting when existing and forecasted weather conditions are suitable.
- H. Coordination With Turf Areas (Lawns): Plant trees and shrubs after final grades are established and prior to planting of turf, unless otherwise acceptable to Landscape Architect. If planting of trees and shrubs occurs after turf Work, protect turf areas and promptly repair damage to turf areas resulting from plant operations.

1.9 WARRANTY:

- A. Warranty for a period of one (1) year (unless directed otherwise by Owner or required by Landscape Bond, following the Date of Substantial Completion, all trees, shrubs, groundcovers, plants and grass against any defects including death and unsatisfactory growth, as determined by the Landscape Architect. Warranty shall include the complete cost to supply and install all replacement plant materials according to the requirements herein. Defects resulting from lack of adequate maintenance, neglect or abuse by the Owner, abuse or damage by others, or unusual phenomenon or incidents beyond the Contractor's control are excepted. Should questions arise concerning the responsibility of replacement, the Landscape Architect will be available for arbitration provided the Owner and Contractor mutually desire.
- B. Remove and replace all trees, shrubs, groundcovers and lawn, or other plants found to be more than 25 percent dead or in unhealthy condition during warranty period as determined by Landscape Architect or Owner. Make replacements immediately unless required to plant in the succeeding planting season.
- C. Replacements: Match adjacent specimens of same species. Replacements are subject to all requirements stated in the Contract Documents and are subject to observation by the Landscape Architect prior to digging.
- D. Repair grades, lawn areas, paving and any other damage resulting from replacement planting operations, at no additional cost to the Owner.
- E. Inspect Project site monthly during warranty period to determine what changes, if any, should be made in the maintenance program. Submit all recommended changes in writing to the Landscape Architect and the Owner.
- F. Replacements made during the Warranty Period or following the site visit for Final Acceptance will carry an additional one (1) year warranty beginning at the time of replacement.

PART 2 - PRODUCTS

2.1 SOURCE QUALITY CONTROL:

- A. General: Only plant material grown in a recognized nursery in accordance with good horticultural practice will be accepted. Provide healthy, vigorous stock free of disease, insects, eggs, larvae, and defects such as knots, sun-scald, injuries, abrasions or disfigurement.
- B. Observation of Plant Material Prior to Digging:
 - 1. Contractor must locate all plant material to be supplied for the Project and inform the Landscape Architect in writing of location within thirty (30) days of the date of the Contract or notice to proceed, which ever is first.
 - 2. The Landscape Architect may select and tag the trees required for the Project, at the Contractor's sources. In any event the Landscape Architect shall approve 100 percent of the trees required for the Project.
 - 3. In the event plant material is found to be unacceptable, the Contractor will pursue other sources until acceptable plant material is found, at no additional cost to the Owner. If, due to unacceptable plant material at the Contractor's source, additional tagging trips are required by the Landscape Architect, the Contractor will reimburse the Landscape Architect for his time and travel expenses.
 - 4. Approval at the plant source does not impair the right of the Landscape Architect to observe and reject material at the time of shipping or during progress of the Work.
- F. Approval and Selection of Materials and Work: The selection of all materials and the execution of all operations required under the Drawings and Specifications is subject to the approval of the Landscape Architect. The Landscape Architect has the right to reject any and all materials and any and all Work which, in his opinion, does not meet the requirements of the Contract Documents at any stage of the operations. The Contractor shall remove rejected work and/or materials from Project site and replace promptly.

2.2 TOPSOIL:

- A. If topsoil has not been stockpiled for re-use in planting soil and other Landscape Work, then Provide new topsoil which is fertile, friable, pervious, sandy loam, surface soil; free of subsoil, clay lumps, brush, weeds and other litter, and free of roots, stumps, stones larger than one and one-half (1½) inches in any dimension, and other extraneous or toxic matter harmful to plant growth.
- B. Obtain topsoil from local sources or from areas having similar soil characteristics to that found at Project Site. Obtain topsoil only from naturally, well-drained sites where topsoil occurs in a depth of not less than four (4) inches; do not obtain from bogs or marshes, unless specified.
- C. Topsoil: ASTM D 5268 complying with the following composition as determined by the indicated test methods:
 - 1. Deleterious Materials: 2 percent max. by mass; ASTM D 2487. (Rock, gravel, slag, cinder, stone).
 - 2. Organic Material: 5-10 percent min. by mass; ASTM D 2974.
 - 3. Sand Content: 20 - 30 percent by mass.
 - 4. Silt Content: 25 - 35 percent by mass.
 - 5. Clay Content: 15 - 25 percent by mass.
 - 6. pH Range: 5 to 7; ASTM D 4972.

2.3 INORGANIC SOIL AMENDMENTS:

- C. Lime: ASTM C 602, Class T, agricultural liming material containing a minimum of 80 percent calcium carbonate equivalent, with a minimum 99 percent passing a No. 8 sieve and a minimum 75 percent passing a No. 60 sieve.
 - D. Aggregate Soil Conditioner: Rotary kiln expanded slate specially graded for use as a horticultural soil conditioner with the following composition as determined by the indicated test methods:
 - 1. Dry Loose Unit Weight: 48-55 lbs/cu.ft.; ASTM C 29.
 - 2. Specific Gravity: To meet 1.45 to 1.60 dry bulk; ASTM C 127.
 - 3. Gradation: 3/8-inch to No. 8; ASTM C 330 with 100 percent passing the 3/4-inch sieve.
 - 4. Absorption: Five percent or more; ASTM C 127.
 - 5. LA Abrasion: Weight loss between 20 percent and 30 percent; AASHTO T 96.
 - 6. Chemical Characteristic:
 - a. pH: 6.5 to 10 range.
 - b. Soluble salts: To meet horticultural rural range of 0.75 to 3.5 mmhos/cm.
 - 7. Process the slate using only non-hazardous fuels such as coal or natural gas.
 - 8. The expanded slate shall be free of clay lumps and organic impurities.
 - 9. Obtain aggregate soil conditioner from a single supplier.
 - 10. Available Products: Subject to compliance with the requirements, aggregate soil conditioners that may be incorporated in the Work includes, but is not limited to the following:
 - a. Acceptable Supplier and Products:
 - 1) Supplier: Caroline Stalite Company
 - a) Product: 5/16-inch Perma Till
 - b. Coarse Sand: Clean, washed, natural or manufactured sand, free of extraneous or toxic matter with the following grain size distribution or coarser; ASTM C136.
- | | | | | | | |
|--------------|-----------|-----------|------|-----|------|------|
| Sieve Size / | % Passing | | | | | |
| .5 in./ | 100.0 | .375 in./ | 98.0 | #4/ | 98.0 | #10/ |
| | | | | | | 93.0 |
| | | | | | | #20/ |
| | | | | | | 21.0 |
| | | | | | | #60/ |
| | | | | | | 1.0 |
| #140/ | 0.5 | #200/ | 0.5 | | | |

2.5 PLANTING SOIL:

- A. Planting Soil Mix For On-Grade Plantings: Provide soil mix consisting of existing surface soil amended with a completely decomposed and manufactured natural organic soil amendment in not less than the following quantities.
 - 1. Existing surface soil by volume: 40 percent.
 - 2. Manufactured soil amendment by volume: 60 percent.
 - 3. Commercial fertilizer as recommended in soil report.
 - 4. Acceptable soil amendment manufacturers and products:
 - a. Manufacturer: ERTH Products, LLC.
- 1) Product: Total Landscape Planting Mix.
- b. Manufacturer: It Saul Natural, LLC.
- 1) Product: Mr. Natural CLM.
- B. Planting Soil Mix for Annual Color and Perennial Plantings: Provide manufacturer's pre-mixed soil mix.
 - 1. Acceptable Manufacturer and Product:
 - a. Manufacturer: It Saul Natural, LLC.
- 1) Product: Mr. Natural CLM

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ISSUED FOR CONSTRUCTION

REVISIONS

NO.	DATE	ISSUE
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PROJECT NAME

MOBACORP
LOTS 7 & 8

PROJECT ADDRESS

1001 MOBA
DRIVE,
PEACHTREE
CITY, GA

LAND LOT 33 & 34
6TH DISTRICT
CITY OF PEACHTREE
FAYETTE COUNTY

OWNER

1401 MOBA L.L.C.
201 PROSPECT
PARK, SUITE A
PEACHTREE
CITY, GA 30269

SHEET TITLE

LANDSCAPE
SPECIFICATIONS

PROFESSIONAL SEAL



SHEET

L2.2
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CONTINUED ON SHEET L2.2

2.6 PLANT MATERIALS:

1. Provide plants true to species and variety, complying with recommendations of ANSI Z60.1 "American Standard for Nursery Stock". Nomenclature to comply with "National List of Scientific Plant Names."

2. Specific requirements concerning plant material and the manner in which it is to be supplied are shown on the Drawings and plant list.

3. Plant material indicated as pre-tagged and pre-purchased on the Drawings has been selected and purchased for the Project by the Owner at the nursery indicated. Contractor shall be responsible for the total installation of the material including freight, labor, profit, complete warranty and replacement, and all items specified herein and as indicated on the Drawings.

4. Acclimatization: Plants must have grown under climatic conditions similar to those of the locality of the project site for a minimum of two (2) years immediately prior to being planted on the Project.

Quality and Size:

1. Furnish nursery grown plants, freshly dug, normally shaped and well branched, fully foliated when in leaf and with healthy well developed root systems. Plants to be free of disease, insect infestations or their eggs and larvae, and defects such as knots, sun scald, injuries, abrasions and disfigurement.

2. Furnish plants to match as closely as possible whenever symmetry is called for.

3. Provide trees and shrubs of sizes shown or specified. Trees and shrubs of larger size may be used if acceptable to the Landscape Architect, and if sizes of roots or rootballs are increased proportionately. The increased size will not result in additional cost to the Owner.

4. Stock Specified in a Size Range: Within each size range not less than 50 percent the plants must be of the maximum size specified.

5. Balled and Burlapped Plants: Plants designated "B&B" are to have firm, natural balls of soil corresponding to sizes specified in ANSI Z60.1 "American Standard for Nursery Stock". Balls to be firmly wrapped in biodegradable burlap and securely tied with biodegradable heavy twine, rope and/or wire baskets. Plants with loose, broken or manufactured rootballs will be rejected. Rootballs shall be lifted from the bottom only, not by stems or trunks.

2.7 MISCELLANEOUS LANDSCAPE MATERIALS:

A. Burlap for wrapping earthball shall be biodegradable jute mesh not less than 7.2 oz. per square yard. Wrapping materials made from man made fibers are unacceptable.

B. Guy Stakes, Upright Stakes, and Deadmen: Grade No. 2 or better, uniform grade pressure preservative treated pine AWPAC-2, or sound new hardwood or redwood free of knots, holes and other defects, two (2) by two (2) inches by thirty (30) inches long, pointed at one end.

C. Guy Anchors: No. 4 rebars or comparable size steel stakes, three (3) feet in length.

D. Arbor tape: generic name; rot resistant, flat woven polypropylene or similar material, 3/4 inch wide min., 900 lb break strength min., resistant to degradation by the sun, cold weather, chemicals and contact with soil.

1. Color: Green/Olive

E. Hose: One half (1/2) inch diameter black reinforced rubber or plastic garden hose. Cut to required lengths to protect tree trunks from damage by wires. Used hose is acceptable.

F. General:

G. Water and water transportation is the sole responsibility of the Contractor.

H. Mulch:

1. Pinestraw: Pine needle mulch predominately composed of Longleaf Pine needles and other long needled Southern Yellow Pine species. Clean, fresh, dark brown, and free of branches, cones, foreign matter, insects and disease.

I. Drain Pipe and Fittings: Corrugated perforated polyethylene drain tubing, black, meeting ASTM F 405.

3.1 PREPARATION:

A. General:

1. Contractor shall examine conditions under which planting is to be installed, review applicable architectural and engineering Drawings, and be familiar with alignment of underground utilities before digging.

2. Planting Time: Planting operations are to be performed at such times of the year as the job may require, with the stipulation that the Contractor guarantees the plant material as specified. Plant only during periods when weather conditions are suitable.

3. Verify layout information shown on the Drawings, in relation to property survey and existing bench marks before proceeding to layout the work. Locate and protect existing benchmarks and control points. Preserve reference points (coordinates) shown on the Drawings during construction.

4. Work from lines established by the property survey, established bench marks and markers to set coordinate points for the tree locations on the Project. Calculate and measure required dimensions. Do not scale Drawings to determine dimensions.

5. Tree Locations: Locate and layout tree (coordinate) locations by instrumentation and similar appropriate means.

6. Layout individual tree and shrub locations and areas for multiple plantings. Stake locations and outline areas and secure Landscape Architect's acceptance before start of excavation for planting work. Make adjustments as requested.

7. Notify Landscape Architect of adverse sub-surface drainage or soil conditions. State conditions and submit a recommendation for correction including costs. Obtain approval for method of correction prior to continuing Work in the affected area. In the event that alternate locations are selected, the Contractor shall prepare such areas at no additional expense to the Owner.

B. Excavation for Trees and Specimen Shrubs:

1. Excavate pits, beds and trenches with vertical sides, as specified and as shown on the Drawings.

2. Loosen hardpan and moisture barrier until hardpan has been broken and moisture is allowed to drain freely.

3. For balled and burlapped (B&B trees and shrubs), make excavations at least four (4) feet wider than the ball diameter for the top twelve (12) inches of the pit. For the remaining depth of the pit, excavate at least two (2) feet wider than the full diameter and equal to the ball depth, plus an allowance for setting of ball on a layer of compacted backfill. Allow for six (6) inch minimum setting layer of excavated soil.

4. For container grown stock, excavate as specified for balled and burlapped stock, adjusted to size of container width and depth.

C. Test Drainage:

1. Tree and Specimen Shrub Pits: Fill each pit with water. If percolation is less than 100 percent within a period of twelve (12) hours, drill a ten (10) inch diameter auger hole to a depth up to five (5) feet below the bottom of the pit. Fill auger hole with drainage gravel and cover with filter fabric. Retest pit. In case drainage is still unsatisfactory, notify Landscape Architect, in writing, of the condition before planting trees in the questionable areas. Contractor is fully responsible for warranty of the plant material.

D. Subsoil Removal:

1. Dispose of subsoil removed from landscape excavations at an off-site location. Do not mix with planting soil. Do not use as backfill.

3.2 PREPARATION OF PLANTING SOIL:

A. Before mixing, clean topsoil, or existing surface soil if using a soil conditioner, of roots, plants, clods, stones, clay lumps, and other extraneous materials harmful or toxic to plant growth.

B. Mix specified soil amendments and fertilizers with topsoil, or soil conditioner with existing surface soil at rates specified. Delay mixing of fertilizer if planting will not follow placing of planting soil within a few days.

C. For pit and trench type backfill, mix planting soil prior to backfilling and keep covered until used.

D. For planting soil prepared with a manufactured soil conditioner, mix planting soil in large batches before backfilling, stock pile for use at site and keep covered until used. Do not mix soil conditioner at individual planting sites.

E. For groundcover and shrub beds, mix planting soil either prior to planting or apply on a surface layer over prepared bed area and mix both thoroughly in the bed before planting.

3.3 PREPARATION OF SHRUB AND GROUND COVER PLANTING BEDS:

A. Layout planting beds on the ground to the lines shown on the Drawings. Have layout approved by Landscape Architect prior to constructing the bed.

B. Outline bed with a trench edge as shown on the Drawings. Place soil for trench edge within bed area.

C. Loosen existing soil to a minimum depth of twelve (12) inches using a roto tiller or similar equipment. Remove all sticks, stones, rubbish and other material detrimental to plant growth.

D. Spread four (4) inch minimum layer of planting soil mix over entire bed area. (Additional soil mix may be necessary to build up shrub beds to grade as shown on the Drawings.) Work planting soil mix into top of loosened soil with roto tiller.

E. Smooth planting areas to conform to specified grades after settlement has occurred. Slope surface of shrub beds to drain toward the trench edge.

F. Mass preparation of beds is not applicable for areas exceeding 4:1 slope.

3.4 PREPARATION OF ANNUAL COLOR AND PERENNIAL BEDS:

A. Excavate bed to a depth of four (4) inches, break through 'hard pan' and remove all stone, roots, debris, etc. Remove excavated soil.

2. Roto till excavated bed to a depth of six to eight (6-8) inches.

C. Slope the base of the bed to the trench edge.

D. Spread six (6) inch minimum layer of planting soil mix over entire bed. Work planting soil mix into top of loosened soil with roto tiller.

E. Place additional planting soil mix to build up bed a minimum of six (6) inches above existing grade for annual color beds and four (4) inches above existing grade for perennial beds. Roto till entire bed to a depth of twelve (12) inches.

3.5 PREPARATION FOR PLANTING LAWNS:

A. Loosen the grade of lawn areas to a minimum depth of six (6) inches. Remove stones over one and one-half (1½) inches in any dimension and sticks, roots, rubbish and other extraneous matter. Limit preparation to areas which will be planted promptly after preparation.

B. Place approximately one-half (1/2) of total amount of topsoil required. Work into top of loosened subgrade to create a transition layer and then place remainder of topsoil mixture to minimum depth required to meet lines, grades and elevations shown, after light rolling and natural settlement. (Insert Paragraph if included in scope and coordinate with Alternate No. 2 & 3).

C. Allow for sod thickness in areas to be sodded.

D. Grade lawn areas to smooth, even surface with loose, uniformly fine texture. Roll and rake, remove ridges and fill depressions as required to meet finish grades. Limit fine grading to areas which can be planted immediately after grading.

E. Fertilize and lime prior to start of grassing operation. Apply ground limestone at the rate recommended by soil test analysis and work into top six (6) inches of soil. Apply fertilizer at the recommended rate; work into top two (2) inches of soil. The fertilizer application shall not precede the placement of sod by more than three (3) days.

F. Moisten prepared lawn areas before planting if soil is dry. Water thoroughly and allow surface moisture to dry before planting lawns. Do not create a muddy soil condition.

G. Restore lawn areas to specified condition if eroded or otherwise disturbed after fine grading and prior to planting.

H. Preparation of Unchanged Grades: Where lawns are to be planted in areas that have

not been altered or disturbed by excavating, grading, or stripping operations, prepare soil for lawn planting as follows: Till to a depth of not less than six (6) inches; apply soil amendments and

initial fertilizers as specified; remove high areas and fill in depressions; till soil to a homogenous mixture of fine texture, free of lumps, clots, stones, roots and other extraneous matter. Prior to preparation of unchanged areas, remove existing grass, vegetation and turf. Dispose of such material outside of Owner's property; do not turn over into soil being prepared for lawns.

3.6 PLANTING TREES AND SPECIMEN SHRUBS:

A. Set balled and burlapped (B&B) stock on layer of compacted excavated existing soil, plumb and in center of pit or trench with top of ball two to three (2-3) inches above the finish grade and also two to three (2-3) inches above the grade they bore to natural grade before transplanting. Remove all straps and ropes made of man-made fibers completely from rootball. Loosen and remove burlap and biodegradable ropes from top half of rootball. Cut and remove the top half of all wire baskets before backfilling. Use planting soil mixture to backfill plant pits. When plants are set, place additional backfill around base and sides of ball, and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately two-thirds (2/3) full, water thoroughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer of backfill.

B. Remove all man made or impervious materials from the rootball and trunk before final installation of trees and specimen shrubs.

C. Set container grown stock as specified for balled and burlapped stock, except remove containers, without damaging rootballs, prior to backfilling.

D. Apply anti-desiccant using power spray to provide an adequate film over trunks, branches, stems, twigs and foliage. If deciduous trees or shrubs are moved in full leaf, spray with anti-desiccant at nursery before moving and again after planting as per manufacturer's recommendations.

E. Mulching: Immediately after planting work has been completed, mulch pits, trenches and planting beds. Provide mulch as specified on Drawings. Finish edges according to the Drawings.

F. Water: Soak all plants immediately after planting, continue watering thereafter as necessary until Date of Substantial Completion.

G. Smooth planting areas to conform to specified grades after full settlement has occurred and mulch has been applied.

3.7 STAKING, GUYING AND PRUNING:

A. Stake and guy trees immediately after planting. Plants shall be plumb after staking or guying. Maintain stakes, wires and guys until Final Acceptance of the Work.

B. Staking trees of one (1) inch caliper and under or four (4) feet height: Use single stake with rubber hose and wire loop around trunk. Use only wooden stakes as specified.

C. Staking trees of one (1) inch caliper and up to two and three quarters (2-3/4) inch caliper: Drive two stakes, 180 degrees to each other, securely into ground and fasten to tree with wire and tie. Use hose around wire so wire is not in contact with plant, or use Cinch-tie of appropriate size. Adhere to staking details unless alternate detail has been approved by Landscape Architect prior to beginning of planting operation.

D. Guying trees of three (3) inch caliper and larger: Position guys around trunk at approximately two-fifths (2/5) the height of the tree. Anchor guys in ground either to notched stakes or steel rods driven securely into ground with top end three (3) inches below finish grade.

E. Pruning: Unless otherwise directed by the Landscape Architect do not cut tree leaders. Remove only injured or dead branches from trees, if any. Prune shrubs at the direction of the Landscape Architect.

F. Remove and replace promptly any plants pruned or mis-formed resulting from improper pruning.

G. Inspect tree trunks for injury, improper pruning and insect infestation and take corrective measures.

3.8 PLANTING SHRUB AND GROUND COVER BEDS:

A. Excavate large enough area in loosened soil to install specified container grown plants.

B. Remove containers without damaging the rootball and set in excavated hole. If the plants are root bound, gently pull roots apart by hand to loosen up the rootball.

C. Place container grown plant in excavated hole with top of rootball even with final shrub bed elevation.

D. Backfill rootball with soil from the bed and lightly compact soil around plant to eliminate voids and air pockets.

E. Mulching: Immediately after planting mulch planting beds with a minimum depth as indicated on Drawings. Finish edges according to the Drawings. Remove all mulch from foliage of plants.

F. Watering: Soak entire area immediately after planting. Continue watering thereafter as necessary until Date of Substantial Completion.

3.9 INSTALLING LAWNS:

A. Sodding New Lawns:

1. Water soil prior to receiving sod. At the time of sod placement soil must be moist but not saturated.

2. Lay sod within twenty-four (24) hours from time of stripping. If not possible, sod may be stored on site up to thirty-six (36) hours after stripping provided sod is properly protected: unstack, unroll and place in shade and keep moist until installation.

3. Do not plant dormant sod.

4. Do not plant sod on frozen ground.

5. Lay sod to form a solid mass with tightly fitted joints. Snugly fit ends and sides of sod strips; do not overlap. Stagger strips to offset joints in adjacent courses. Work from boards to avoid damage to subgrade or sod. Tamp or roll lightly to ensure contact with subgrade. Work sifted soil into minor cracks between pieces of sod; remove excess to avoid

smothering of adjacent grass.

6. Anchor sod with wood pegs to prevent slippage on slopes equal to or greater than 3:1 and wherever erosion can be anticipated. Lay sod perpendicular to slope direction, with staggered joints.

7. Water sod thoroughly with a fine spray immediately after planting until soil is damp to a depth of four (4) inches. If rainfall is insufficient, keep sodded area moist until grass has securely rooted into the planting area.

3.10 MAINTENANCE:

A. Begin maintenance immediately after planting.

B. Maintain trees, shrubs lawns, and other plants until Date of Substantial Completion of the Work.

C. Maintain trees, shrubs, lawns and other plants by watering, pruning, cultivating, weeding, and re-mulching as required for healthy growth. Restore trench edges around mulch rings and along bed lines. Tighten and repair stake and guy supports and reset trees and shrubs to proper grades or vertical position as required. Restore or replace damaged wrappings. Spray as required to keep trees and shrubs free of insects and disease.

D. Maintain lawns by watering, weeding, mowing, repair of eroded areas and re-seeding or re-sodding as necessary to establish a uniform stand of the specified grasses.

E. Remove all trees, shrubs, ground covers, lawn or other plants which die, turn brown and/or defoliate prior to Date of Substantial Completion from the site. Replace immediately with plant material of the same species, quantity, size and meeting all requirements.

3.11 CLEAN UP AND PROTECTION:

A. During Landscape Work, keep pavements clean and work area in an orderly condition.

B. Upon completion of Work, clear grounds of debris, superfluous materials and all equipment. Remove from site to satisfaction of Landscape Architect and Owner.

C. Protect landscape Work and materials from damage due to landscape operations, operations by other contractors and trades and trespassers. Maintain protection during installation and maintenance periods. Treat, repair or replace damaged landscape Work as directed, at no additional cost to the Owner.

3.12 OBSERVATION AND ACCEPTANCE:

A. Periodic site visits will be made by the Landscape Architect to review the quality and progress of the Work. Work found to be unacceptable must be corrected within five (5) calendar days. Remove rejected plants and materials promptly from the Project.

B. Upon completion of Work, the Contractor shall notify the Landscape Architect and the Owner at least ten (10) days prior to requested date of site visit for Substantial Completion of all or portions of the Work. Landscape Architect will issue a punch list for work to be corrected. All work on the punch list must be completed within five (5) working days from date of site visit. Where Work does not comply with requirements, replace rejected Work and continue specified maintenance until by Landscape Architect finds work to be acceptable.

C. If a site visit to verify Substantial Completion has been scheduled and the Landscape Architect arrives at the site and determines that the Landscape Development is not substantially complete, the Contractor shall be responsible for all costs incurred by the Landscape Architect to re-visit the site. Reimbursable expenses include but are not limited to the following: mileage, airfare, consultant's time, parking fee, meals, rental car, etc. All incurred expenses will be deducted from the final contract amount.

D. Certificate of Substantial Completion will be issued for acceptable Work. If punch list items are issued with the Certificate, they must be corrected within five (5) working days.

E. Warranty commences on the date of issuance of the Certificate of Substantial Completion.

F. Final Acceptance: One (1) year after Date of Substantial Completion of the Work in total the Landscape Architect and/or the Owner will visit the site to determine Final Acceptance. Upon satisfactory completion of repairs and/or replacements the Landscape Architect and/or the Owner will certify, in writing, the Final Acceptance of the Work. The Final Acceptance letter will serve as evidence that the Contractor's one (1) year warranty obligations have been met.

END OF SECTION LANDSCAPE SPECIFICATIONS

VIRIDIANstudiosLANDSCAPE ARCHITECTS

LANDSCAPE ARCHITECTURE

PO BOX 870136
STONE MOUNTAIN, GA 30087
P: 404-780-2170
W: Viridianstudiosatl.com

REVISIONS

NO.	DATE	ISSUE
△		
△		
△		
△		
△		
△		
△		

PROJECT NAME

MOBACORP
LOTS 7 & 8

PROJECT ADDRESS

1001 MOBA
DRIVE,
PEACHTREE
CITY, GA

LAND LOT 33 & 34
6TH DISTRICT
CITY OF PEACHTREE
FAYETTE COUNTY

OWNER

1401 MOBA L.L.C.
201 PROSPECT
PARK, SUITE A
PEACHTREE
CITY, GA 30269

SHEET TITLE

LANDSCAPE
SPECIFICATIONS

DATE04/09/2025

PROJ. NO.2024031

PROFESSIONAL SEAL

GEORGIAREGISTERED
LANDSCAPE ARCHITECT
JILL ELIZABETH KELLER

SHEET

L2.3
ISSUED FOR PERMIT

ISSUED FOR CONSTRUCTION

Page 15 of 27

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Planning Commission

FROM: Lora Hooks, Senior Planner 7/9/2025
Shayla Reed, Planning Director

DATE: July 14, 2025

SUBJECT: Building Elevations, Warehouse/Office, 1601 Moba Drive

Recommendation:

Staff is of the opinion the proposed elevations for the warehouse and office building to be located at 1601 Moba Drive meet the City's ordinances and development standards.

Discussion:

Southtree Commercial has submitted building elevations for the proposed warehouse and office building to be located at 1601 Moba Drive.

The property is located within 500 feet of the centerline of Highway 74, a major thoroughfare as defined by the City ordinance, and therefore is required to comply with the architectural design requirements per Sections 724-730 of the Land Development Ordinance (LDO).

Architectural Design

Section 725 of the LDO establishes general goals for architectural design, including high quality design and architectural innovation, as well as compatibility with surrounding development and the natural environment.

Similar to most industrial sites, the building is constructed of steel and will be faced with a combination of brick and metal panels. Front facades should be 80% primary materials (ie. brick or stone) and side facades should be at least 50% primary materials.

The site technically has three frontages. Staff reviewed this site with the side of the building facing HWY 74 (west facade) as the primary front facade. With a brick coverage of 81% on the front (west) facade, 54% on the north facade, and 87% on the south facade, the proposal satisfies the ordinance requirement.

Exterior Colors

Sections 728 through 730 establish color requirements which state the predominant colors should be neutral or earth tones. The proposed brick colors are brown and gray with gray metal panels and a blue accent color. The proposed color palette is as follows:

- Brown brick, Chocolate
- Gray brick, Pewter
- Horizontal metal panels, Ash Gray
- Vertical metal panels, Slate Gray
- Accent color, Gallery Blue

Staff is of the opinion that the color selection is primarily neutral and blends with the natural surroundings and nearby development.

The signage shown on the building elevations is not a part of this review and approval. Signage requires a separate staff review and permit.

Budget Impact:

There are no budget impacts associated with this request.

Attachments:

1. Zoning Map
2. Color Elevations and Materials
3. Renderings



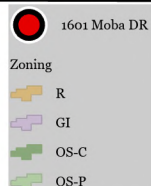
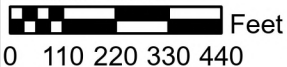
Zoning Map: 2025

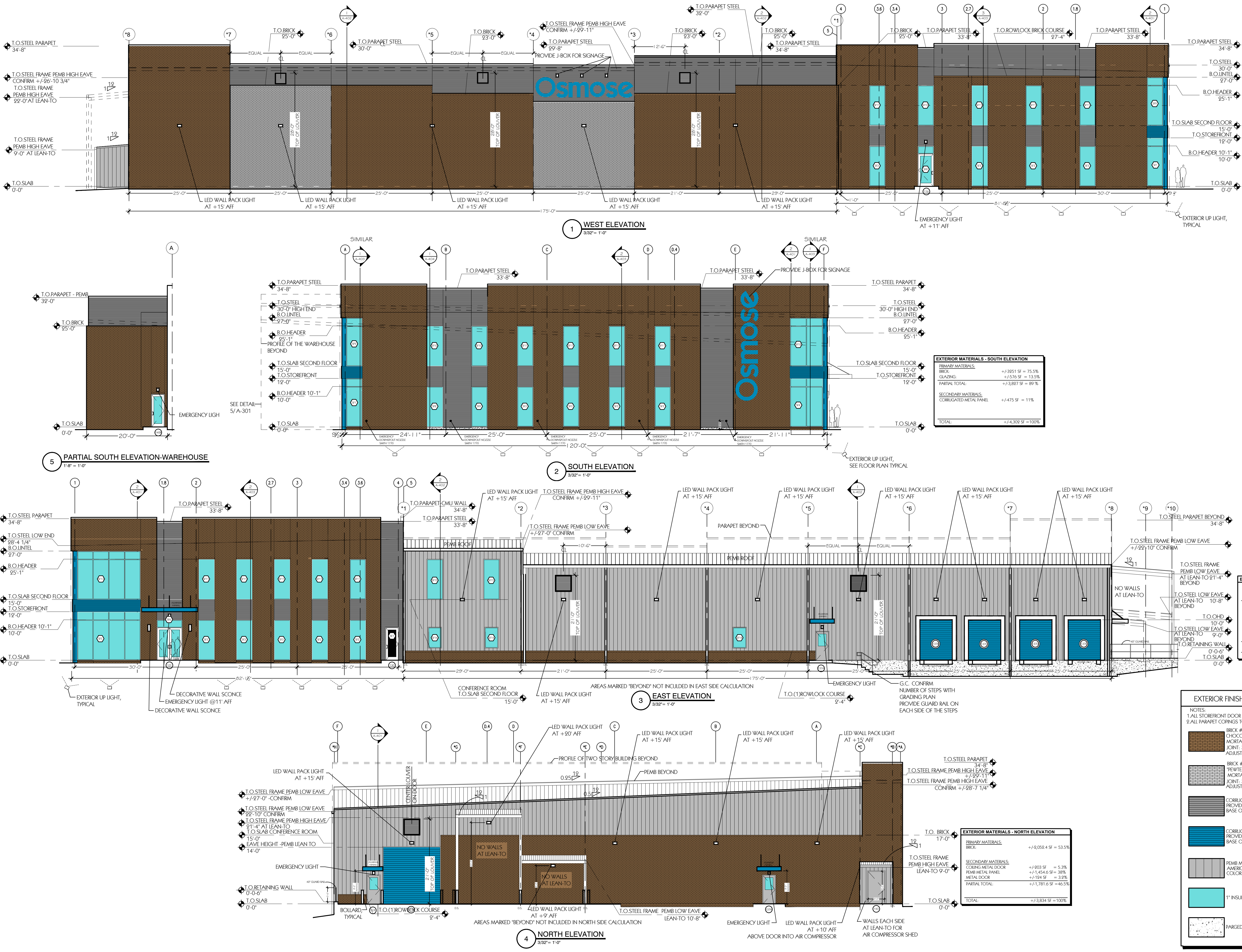
**1601 Moba Dr
ZONED: GI**

For information purposes only



1 inch = 400 feet





EXTERIOR MATERIALS - WEST ELEVATION	
PRIMARY MATERIALS:	
BRICK	+/-5,618 SF = 76.7%
GLAZING	+/-416 SF = 4.6%
PARTIAL TOTAL:	+/-7,034 SF = 81.5%
SECONDARY MATERIALS:	
CORRUGATED METAL PANEL	+/-1,593 SF = 17.7%
PEMB METAL PANEL	+/-76 SF = 0.8%
PARTIAL TOTAL:	+/-1,599 SF = 18.5%
TOTAL:	+/-8,633 SF = 100%

EXTERIOR MATERIALS - SOUTH ELEVATION	
PRIMARY MATERIALS:	
BRICK	+/-3,951 SF = 75.5%
GLAZING	+/-576 SF = 13.5%
PARTIAL TOTAL:	+/-4,527 SF = 89%
SECONDARY MATERIALS:	
CORRUGATED METAL PANEL	+/-475 SF = 11%
TOTAL:	+/-5,002 SF = 100%

EXTERIOR MATERIALS - EAST ELEVATION	
PRIMARY MATERIALS:	
BRICK	+/-1,899.7 SF = 25.3%
GLAZING	+/-1,092.7 SF = 13.7%
PARTIAL TOTAL:	+/-2,992.4 SF = 39%
SECONDARY MATERIALS:	
CORRUGATED METAL PANEL	+/-145.5 SF = 1.9%
PEMB METAL PANEL	+/-3,813.5 SF = 51.0%
CEILING METAL PANEL	+/-300 SF = 4.3%
METAL DOOR	+/-48 SF = 0.6%
PARKED CONCRETE	+/-245.6 SF = 3.2%
PARTIAL TOTAL:	+/-4,569.5 SF = 61%
TOTAL:	+/-7,485 SF = 100%

EXTERIOR MATERIALS - NORTH ELEVATION	
PRIMARY MATERIALS:	
BRICK	+/-9,058.4 SF = 53.5%
SECONDARY MATERIALS:	
CORRUGATED METAL PANEL	+/-903 SF = 5.3%
PEMB METAL PANEL	+/-1,454.6 SF = 30%
METAL DOOR	+/-104 SF = 3.2%
PARTIAL TOTAL:	+/-11,416 SF = 46.5%
TOTAL:	+/-17,874.5 SF = 100%

EXTERIOR FINISH LEGEND - BASE OF DESIGN

NOTES:
1. ALL STOREFRONT DOOR AND WINDOWS FRAMES DARK BRONZE COLOR.
2. ALL PARAPET COPINGS TO BE DARK BRONZE.

BRICK #1: MODULAR BRICK VENEER - RUNNING BOND
MORTAR: COOSA LIGHT
JOINT: 3/8" CONCAVE MORTAR JOINT
ADJUSTABLE BRICK TIE ANCHOR: GALVANIZED DW-10HS

BRICK #2: MODULAR BRICK VENEER - RUNNING BOND
MORTAR: COOSA LIGHT
JOINT: 3/8" CONCAVE MORTAR JOINT
ADJUSTABLE BRICK TIE ANCHOR: GALVANIZED DW-10HS

CORRUGATED METAL PANEL OVER 7/8" HAT CHANNELS
PROVIDED BY GENERAL CONTRACTOR
BASE OF DESIGN: FABRAL, WEATHER XL "ASH GRAY 449"

CORRUGATED METAL PANEL OVER 7/8" HAT CHANNELS
PROVIDED BY GENERAL CONTRACTOR
BASE OF DESIGN: FABRAL, WEATHER XL "GALLERY BLUE 449"

PEMB METAL PANEL SYSTEM
AMERICAN BUILDINGS - NUCOR
COLOR: SLATE GRAY

1" INSULATED GLASS WITH GRAY TINT

PARGED CONCRETE

JEFFERSON

JEFFERSON BROWNE
ARCHITECTURE, INC.
150 HUNTERSTON ROAD, SUITE 1000
PEACHTREE CITY, GEORGIA 30069
770-432-9545
JEFFERSONARCHITECTS.COM

REVISIONS

#	DESCRIPTION

OSMOSE AT MOBA
OFFICE AND WAREHOUSE
1601 MOBA DRIVE, LOT 5, MOBACORP INDUSTRIAL PARK
PEACHTREE CITY, GEORGIA 30069
PROJECT #4298

PAZ SUBMITTAL
NOT ISSUED FOR CONSTRUCTION
Release Date: June 13, 2025

SEAL

EXTERIOR
ELEVATIONS

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