



Planning Commission

Regular Meeting Agenda

SCAN FOR AGENDA
PACKET



Frances Meaders Council Chambers
151 Willowbend Road
July 28, 2025 | 6:30 PM

I. Pledge of Allegiance

II. Additions or Deletions

III. Announcements and Reports

IV. Approval of Minutes

1. Planning Commission Meeting July 14, 2025

V. Public Hearing

VI. Old Agenda Items

VII. New Agenda Items

1. Request for Planning Commission to initiate a Sign Ordinance Text Amendment (Shayla Reed)
2. Building Elevations, J. Alexander's, 100 Market Place Blvd.
3. Landscape Plan, Storage Facility, 425 HWY 74 S

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, July 14, 2025
6:30 PM

Pledge of Allegiance

Chairman Scott Ritenour opened the meeting with the Pledge of Allegiance. Vice Chairman Kenneth Hamner and Commissioners Andrew Kriz and Robert Halverson were present. Planning and Development Director Shayla Reed, Senior Planner Lora Hooks, Recording Secretary Martha Barksdale, and IT Specialists Katelyn Daws and Steven Shelton were also in attendance.

Additions or Deletions

None

Announcements and Reports

Ritenour welcomed new member Halverson to the Commission, and Halverson briefly introduced himself, saying he was an architect. Another new Commissioner and an alternate had also been appointed by Council to fill vacancies but were not present.

Approval of Minutes

1. Planning Commission Meeting June 9, 2025

Kriz moved to approve the June 9, 2025, Planning Commission meeting minutes. Hamner seconded. Motion carried unanimously.

Public Hearing

None

Old Agenda Items

None

New Agenda Items

1. Landscape Plan, Industrial Building, 1001 Moba Drive

Hooks said this property was two parcels combined into one in the Moba Industrial Complex. Based on the impervious surface area of 205,997 square feet, the landscape ordinance required 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 was for all trees to be four caliper inches to meet the minimum 50% requirement and reduce the amount of the tree fund contribution. The proposal was for 364 inches of canopy trees, which was 59% of the requirement, and 208 inches (51%) of understory trees.

Section 1114.5 of the Land Development Ordinance (LDO) permitted the tree fund compliance method after all the trees that could be reasonably planted on the site were provided. Hooks stated it was the opinion of staff that this requirement was met.

She pointed out that the existing 60-foot tree-save landscape buffer was sparse

due to the Georgia Power easement that took up half of the buffer depth and would be supplemented with new evergreen trees. The proposal also called for replacing 13 street trees that were removed during site construction with Nuttall Oaks, but those trees would not count towards the caliper inch requirement.

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

The applicant, Chuck Ogletree of Southtree Commercial, said they had been working with City staff on the street trees and the buffer. He thought this was a good landscape plan.

Hamner asked if they would be open to substituting the non-native trees with native species. Ogletree said they would, but right now there was a problem in locating and digging trees at this time of year. The trees they indicated were what they could obtain. The landscaper had tried to use as many native trees as possible but couldn't find everything.

Would an American Holly work in place of the Mary Nell Holly? Hamner inquired, and Ogletree replied that was fine if they could find them. Hamner said the American Holly was a similar size and had berries. He suggested an Eastern White Pine or a Loblolly Pine in place of the Deodar Cedar. Hamner said the Eastern Red Cedar was native to Georgia, but he felt it was overused in landscapes and suggested a Southern Red Cedar, Carolina Hemlock, or Virginia Pine. Ogletree told him they would look into that.

Kriz confirmed that this was a pickleball facility and recalled that Ogletree had earlier told the Planning Commission it was hard to fit in all the required parking, so he understood that landscaping would be difficult as well. Ogletree said the Georgia Power easement made things tight because they were not allowed to plant anything under it. Kriz agreed with Hamner and suggested a condition that the applicant work with staff to use more native species if possible.

Halverson agreed with adding that condition, and Ritenour said he did too, but understood that this was not a good time of year for transplanting. He added that he was glad to see them upping the trunk size in order to get more caliper inches. However, he continued, there were some trees in the city that would soon need replacement, so it would be good that the tree fund would be getting a boost.

Hamner moved to approve the landscaping plan for the industrial building at 1001 Moba Drive with the condition of working with staff to substitute non-native plants with native plants to Georgia if available. Kriz seconded. Motion carried unanimously.

2. Building Elevations, Warehouse/Office, 1601 Moba Drive

This property also was in the Moba Industrial Complex and was zoned General Industrial (GI). Hooks noted that because it was within 500 feet of a major thoroughfare (SR 74), this building must comply with the architectural design requirements stated in the LDO. The building would be constructed of steel and faced with a combination of brick and metal panels. The LDO said the front facade should be at least 80% primary materials and side facades at least 50%. This site technically had three frontages, Hooks remarked, but the side facing SR 74, which was the west side, was considered the primary front façade. It would have brick coverage of 81%. The north façade would have 54%, and there would be 87% brick coverage on the south façade.

Hooks explained that the proposed brick colors were brown and gray with gray metal panels and a blue accent color. She noted they were not approving signage; that required a separate permit, but signage was shown for visual effect.

Renderings included a key plan of the site to illustrate what viewpoint they showed. They included the office portion of the building, and views of the entire building from various locations.

Hooks stated that the LDO required the colors to be neutral or earth tones, which these were, and staff was of the opinion that these met the requirement. She concluded that staff was of the opinion that the proposed elevations for the warehouse and office building to be located at 1601 Moba Drive met the City's ordinances and development standards.

Architect Paul Gresham represented the applicant. He said Ogletree and the team had worked hard to meet the requirements.

Halverson said he believed that renderings should be consistent with the elevations. He pointed to the louvers shown on the elevations but not on the renderings as an example. In general, he thought the elevations looked good, but there were inconsistencies that bothered him. He stated that the back of the building was the nicer façade and had some suggestions about improving the front façade by continuing the brick, removing windows, and adding articulation.

Gresham said the renderings were produced before the final discussions with the City and were not updated.

Halverson noted that they didn't approve lighting but said he would have liked to see an elevation at night. He also asked about elements on the end of the building, and Gresham said they were functions related to the laydown yard.

Hamner liked the building. Kriz asked Halverson if he was saying the corrugated metal louvers should be better shown. Halverson said he was. The renderings made that area look like brick, but it was not. Kriz said the building looked good, and he was glad to have an architect on the board. He asked Gresham about an

area on one side, and Gresham said it was of different heights to create a rhythm and pattern. Also, that side was blocked from view by trees, even though it was technically the front.

Ritenour thanked Halverson for his insight.

Kriz moved to approve the building elevations for the warehouse and office at 1601 Moba Drive. Halverson seconded. Motion carried unanimously.

Workshop Items

Ritenour noted that the next Planning Commission meeting would be July 28. Reed said there would be a text amendment regarding signs on the agenda, and more text amendments would be coming up at future meetings. Hooks said some building elevations and probably a landscape plan would be presented. There would be a Unified Development Ordinance (UDO) Steering Committee meeting that night, too.

There being no further business, Hamner moved to adjourn at 6:57 p.m. Kriz seconded. Motion carried unanimously.

Martha Barksdale, Recording Secretary

Scott Ritenour, Chairman

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Planning Commission

FROM:

DATE: July 28, 2025

SUBJECT: Request for Planning Commission to initiate a Sign Ordinance Text Amendment (Shayla Reed)

Recommendation:

Discussion:

The purpose of this agenda item is to determine the next steps to an inquiry made by the Planning Commission to staff.

Per Sec. 1302.(1)(b) of the city's Zoning Ordinance, a proposal to amend the text of the zoning ordinance may be initiated only by the City Council or by the Planning Commission, except text amendments to specifically numbered LUR and LUC districts may be initiated by the property owner and follow the zoning map amendment hearing process. The Planning and Zoning staff is requesting that the Planning Commission consider initiating a Text Amendment to revise an identified conflict in the Sign Ordinance.

Staff received an inquiry from a Planning Commissioner inquiring about details of a recently installed "Roof Sign." After researching, staff determined that one section of the Sign Ordinance provided prohibition of a wall sign while another conflicts with the restriction.

Relative Sections of the city adopted Sign Ordinance:

- Sec. 66-3. – Definitions, of the Sign Ordinance provides definitions for a roof sign.
- Sec. 66-5. - Prohibited roof signs.
- Sec. 66-15. – Retail, commercial, office or industrial (LC, GC, LUC, OI, LI, GI, LUI), restricts a roof sign but only if it extends above a parapet.
 - Sign applications have been received requesting signage along the parapet's wall and therefore permitting the requests.

Webster dictionary defines a Parapet Wall as "a low wall at the edge of a platform, roof, or bridge."

Staff is asking the Planning Commission and City Council, to determine whether signs

should be allowed along the surface of a parapet wall.

Examples of signage on a parapet wall:



Budget Impact:

Attachments:

None

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Planning Commission

FROM: Lora Hooks, Senior Planner 07/23/2025
Shayla Reed, Planning Director 07/23/2025

DATE: July 28, 2025

SUBJECT: Building Elevations, J. Alexander's, 100 Market Place Blvd.

Recommendation:

While the front facade materials fall short of the 80% requirement for primary materials by a small percentage, Staff feels the proposed building elevation modifications for 100 Market Place Blvd. meet the remaining requirements of the ordinances and development requirements for Peachtree City.

Discussion:

Fusion AE, an architecture and engineering firm, has submitted building elevation modifications for a new tenant to be located at 100 Market Place Blvd., formerly Smokey Bones. The major elements of the building's redesign include a renovation of the front entrance and the addition of stone veneer to accent some of the building's architectural features. In addition, a new color is proposed for the canopies.

The property is zoned GC, General Commercial, and it is also located in the HWY 54 Corridor Overlay District. In addition to the architectural standards in the city's Land Development Ordinance (LDO), architectural proposals must respond to the design guidelines for the overlay district. All sides of the building should contain similar architectural detailing; buildings shall utilize massing, special architectural features and changes in roof line to emphasize building entrances; and long expanses of walls should be broken up with architectural elements.

Staff feels the redesign of the entrance and the stone veneer added to emphasize the architectural features at the building corners meet the design guideline requirements.

Per Section 725 of the LDO, front facades should be 80% primary materials (ie. brick or stone) and side facades should be at least 50% primary materials. Since stone is considered a primary material, the change from brick to stone on the sides and rear of the building will not change the amount of primary materials. All three sides will remain 100% primary materials. The front facade proposes a small reduction of primary materials, replacing a portion of the existing brick with EIFS. The new amount of primary materials on the front facade is 77%.

Below are before and after images of the building:

Front Elevation



Left Side Elevation





Rear Elevation



Right Side Elevation





The design guidelines for the overlay district specify materials and colors for architectural finishes. Colors and materials proposed shall be substantially the same or equal to those specified in the guidelines. The colors and materials proposed for the building upgrades are as follows:

- Coronado Stone, Texas Cream (similar to cast stone by Rock Cast in Creme Buff - design guidelines)
- EIFS, STO Corp. Soft White (similar to Soft White by Stuc-O-Flex - design guidelines)
- Metal Canopies to remain with a new color, Berridge Metal Copper-Cote (no colors specified in the design guidelines for canopies)
- Accent Brick color, repainted Sherwin-Williams Tricorn Black (painted brick is permitted in the design guidelines)
- New gate/doors for existing trash enclosure, Berridge Metal Matte Black (similar to trim color Weathervane SW2927 in the design guidelines)



CREME BUFF

A warm and inviting blend of soft beige and golden hues, reminiscent of sunlit sandstone.



Coronado Stone Texas Cream



309
Soft White



STO Corp.
Soft White

Staff feels the proposed colors and materials are substantially the same as those listed in the design guidelines.

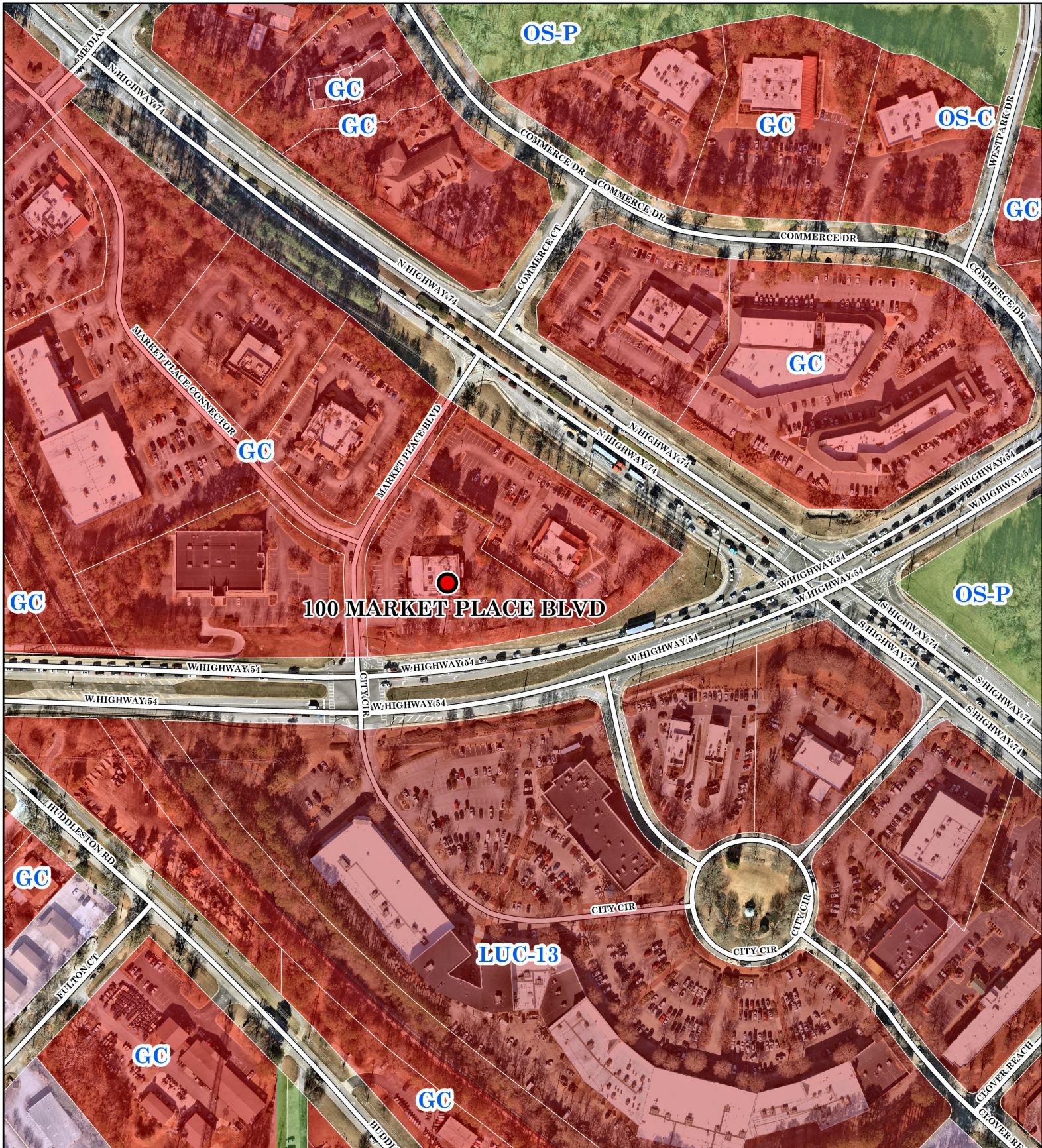
The signage shown on the building elevations is not a part of this review and approval. Signage requires a separate staff review and permit. The guidelines for the overlay district also contain requirements for signage. These requirements will be taken into consideration when the proposed signage is reviewed.

Budget Impact:

There are no budget impacts associated with this request.

Attachments:

1. Zoning Map
2. Renderings
3. Elevation Drawings



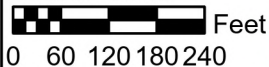
Zoning Map: 2025

100 MARKET PLACE BLVD
ZONED: GC

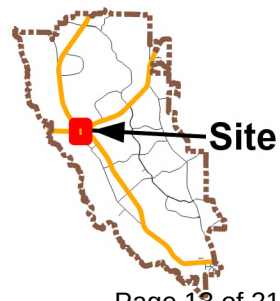
For information purposes only



1 inch = 241 feet



- 100 MARKET PLACE BLVD
- GC
- LUC-13
- LI
- OS-C
- OS-P



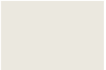


Front Elevation



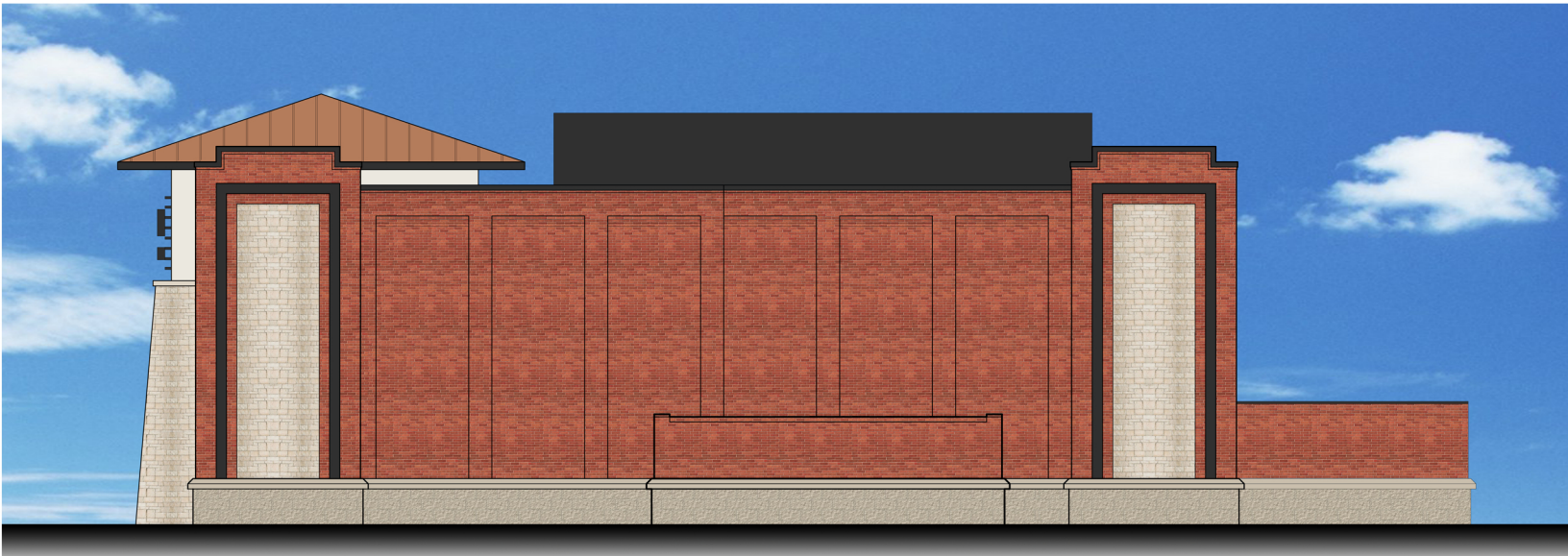
Left Elevation

Finish Schedule

	Coronado Stone Texas Cream
	Berridge Metal Copper-Cote
	STO Corp. Soft White
	Sherwin Williams Tricorn Black
	Berridge Metal Matte Black

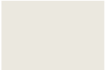
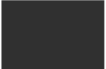


Rear Elevation



Right Elevation

Finish Schedule

	Coronado Stone Texas Cream
	Berridge Metal Copper-Cote
	STO Corp. Soft White
	Sherwin Williams Tricorn Black
	Berridge Metal Matte Black



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CORPORATE:

SPB HOSPITALITY
19219 KATY FWY
HOUSTON, TX 77094
PHONE: 346.440.0772
EMAIL: www.spbhospitality.com



100 MARKET PL BLVD
PEACHTREE, GA 30269

DATE	DESCRIPTION
06.27.2025	PLANING & ZONING

**EXTERIOR
ELEVATIONS**

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CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Planning Commission

FROM: Lora Hooks, Senior Planner 07/23/2025
Shayla Reed, Planning Director 07/23/2025

DATE: July 28, 2025

SUBJECT: Landscape Plan, Storage Facility, 425 HWY 74 S

Recommendation:

Staff is of the opinion the landscape plan for the self-storage facility located at 425 HWY 74 S meets the requirements of the City ordinances and development standards.

Discussion:

Heirloom Development has submitted a landscape plan for the self-storage facility located at 425 HWY 74 S.

Based on the amount of impervious surface area (70,132 SF), including new structures, drives, parking areas, and sidewalks, the landscape ordinance requires 210 caliper inches of canopy trees and 138 inches of understory trees.

Per Section 1110(e) of the Land Development Ordinance (LDO), preservation of existing vegetation is highly encouraged. The Planning Commission may permit up to a 25% reduction in the total number of trees required by the ordinance.

The applicant is requesting a reduction of 5% for 6,206 SF of tree area preserved. If approved, the reduction would reduce the caliper inch requirements to 200 inches of canopy trees and 131 inches of understory trees.

The reduction is calculated as follows: (Square footage of tree save area/Total square footage of the project site) X 100. The project square footage is 127,630 SF and the proposed tree save area is 6,206 SF. The resulting calculation is $6,206/127,630 \text{ SF} \times 100 = 4.86$, rounded up to 5%.

The proposal is for 114 inches of canopy trees and 70 inches of understory trees. A minimum of 50% of the canopy and understory tree requirement must be provided before an alternative compliance method may be requested.

See table below for calculations:

TREE CALCULATIONS					
Tree Type	Inches Required	Inches Provided	% of Required	Number of Trees to Fund	Tree Fund Contribution
Canopy	200	114	57%	29	\$14,500.00
Understory	131	70	53%	31	\$9,300.00
Total	331	184	55.5%	60	\$23,800.00

Section 1114.5 of the LDO 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.

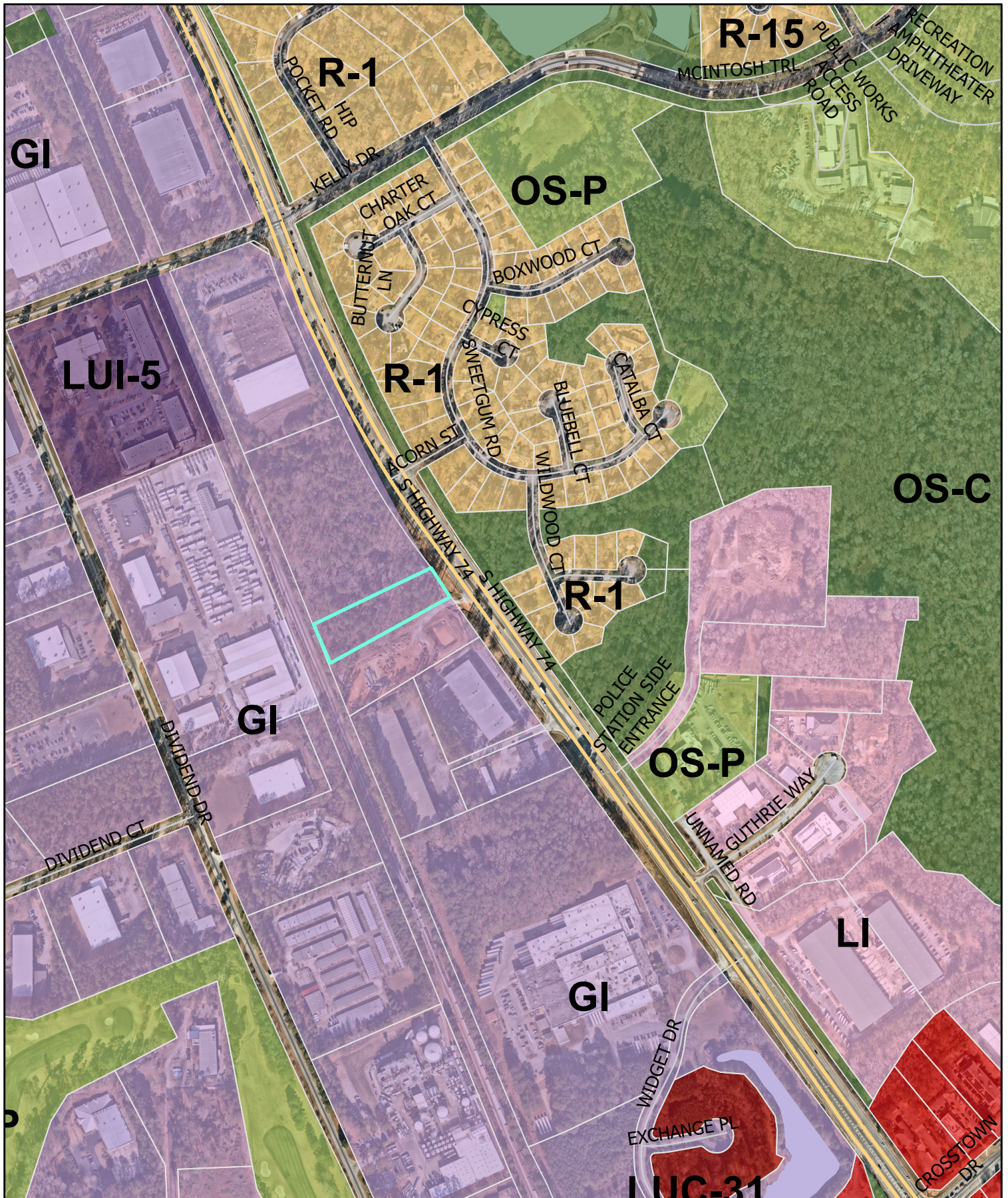
All proposed trees are native to the eastern United States.

Budget Impact:

There are no budget items associated with this request.

Attachments:

1. Zoning Map
2. Landscape Plan

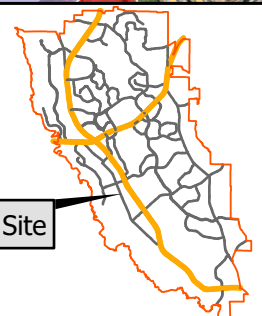


Zoning Map

425 HWY 74 S

2024

For informational purposes only



LANDSCAPE COMPLIANCE

TOTAL SITE AREA = 2.93ac/127,630sf

Zoning Gl

Unbuildable Wetland/Landscape Buffer = .13ac/5,795sf
Unbuildable Sewer Line Easement = .1ac/4,335sf
Unbuildable Drainage Easement = .09ac/4,105sf
Unbuildable Detention/Easements = .21ac/9,212sf
Designated Tree Save Area = 0.14ac/6,206sf

Total buildable area 2.26ac/98,446sf

IMPERVIOUS = 1.61ac/70,132sf (buildings,drives,parking,walks)

Canopy: 70,132 / 1,000 = 70.1 x 3 inches = 210.3 inches Canopy
Understory: 70,132 / 1,000 = 70.1 x 2 inches = 137.6 inches Understory

REDUCTION REQUEST FOR TREE SAVE AREA: 6,206sf or 4.86%

PROPOSED REDUCTION AND INCHES TO BE PLANTED:
Overstory/Canopy: 210.3 x .05 = 10.5 inches - 210.3 = 199.78 inches
199.78 inches x (50%) = 99.89 inches required
Proposed inches: 114 inches canopy installed
Understory:137.6 x .05 = 6.88 inches - 137.6 inches = 130.72 inches
130.72 inches x (50%) = 68.80 inches required
Proposed inches: 70 inches understory installed

PARKING
40 Parking Spaces
Plant material shall not obstruct the view between 24 inches and 60 inches
Shrubs & Mulch only in islands

One shade tree in each island
Min. 24" Ht. hedge between parking and street frontage.

OWNER/DEVELOPER
JACKSON WEBB
HEIRLOOM DEVELOPMENT, LLC
3511 JEFFERSON TOWNSHIP PKWY
Marietta, ga 30066
770-313-2855

CITY NOTES:

(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 (TCA) 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 OR 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 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.

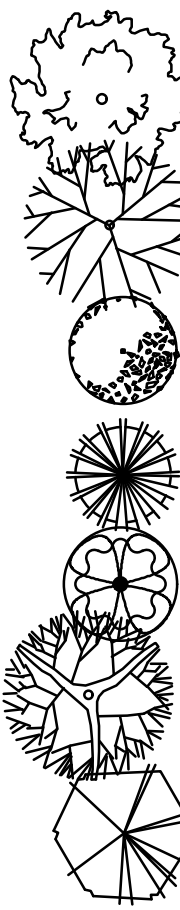
(H)THE PROPERTY OWNER SHALL GUARANTEE ALL PLANT MATERIAL FOR A MINIMUM OF THREE YEARS FROM DATE OF ACCEPTANCE BY THE CITY LANDSCAPE ARCHITECT AND THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. THEREAFTER, THE CITY LANDSCAPE ARCHITECT SHALL INSPECT SAID IMPROVEMENTS AND SHALL MAKE A DETERMINATION OF WHETHER 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.

(I)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.

ANY GROUND MOUNTED MECHANICAL EQUIPMENT, UTILITY BOXES, CABLE, ELECTRICAL SHALL BE TOTALLY SCREENED WITH PLANT MATERIAL 12" HIGHER THAN EQUIPMENT. NOTIFY THE LANDSCAPE ARCHITECT OF ANY UTILITY OR MECHANICAL EQUIPMENT REQUIRING ADDITIONAL SCREENING TO COMPLY WITH CODE.

ALL PLANT SUBSTITUTIONS MUST BE APPROVED BY THE CITY PLANNER PRIOR TO INSTALLATION.

WHILE SINGLE-TRUNK IS PREFERRED, IF USED, MULTI-TRUNK TREES USED AS UNDERSTORY TREES SHALL HAVE A MINIMUM OF 3 CANES, EACH OF WHICH SHALL BE A MINIMUM OF TWO CALIPER INCHES (SEC. 1110 OF THE LAND DEVELOPMENT ORDINANCE).



TREE LIST

12	RED MAPLE ACER rubrum v. R. Sunset	3.0"Cal.	8'-10"Ht	Native	36"	over
15	BLACK TUPELO Nyssa silvatica	3.0"Cal.	8'-10"Ht	Native	45"	over
14	REDBUD CERCIS canadensis	2.0"Cal.	6'-8"Ht.	Native	28"	under
09	EA.RED CEDAR 'Brodie' Juniperus virginiana	2.0"Cal.	6'-8"Ht.	Native	18"	evergreen*
12	FLORIDA DOGWOOD Cornus florida	2.0"Cal.	6'-8"Ht.	Native	24"	under
04	SCARLET OAK Quercus coccinea	3.0"Cal.	8'-10"Ht.	Native	12"	over
07	BALD CYPRESS TAXODIUM distichum 3.0" CAL. (21")	3.0"Cal.	8'-10"Ht.	Native	21"	over

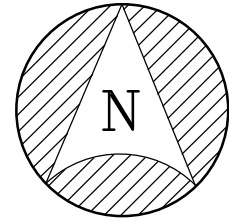
* Evergreen applied as understory

TOTAL OVER-STORY INCHES 114"
TOTAL UNDER-STORY INCHES 70"

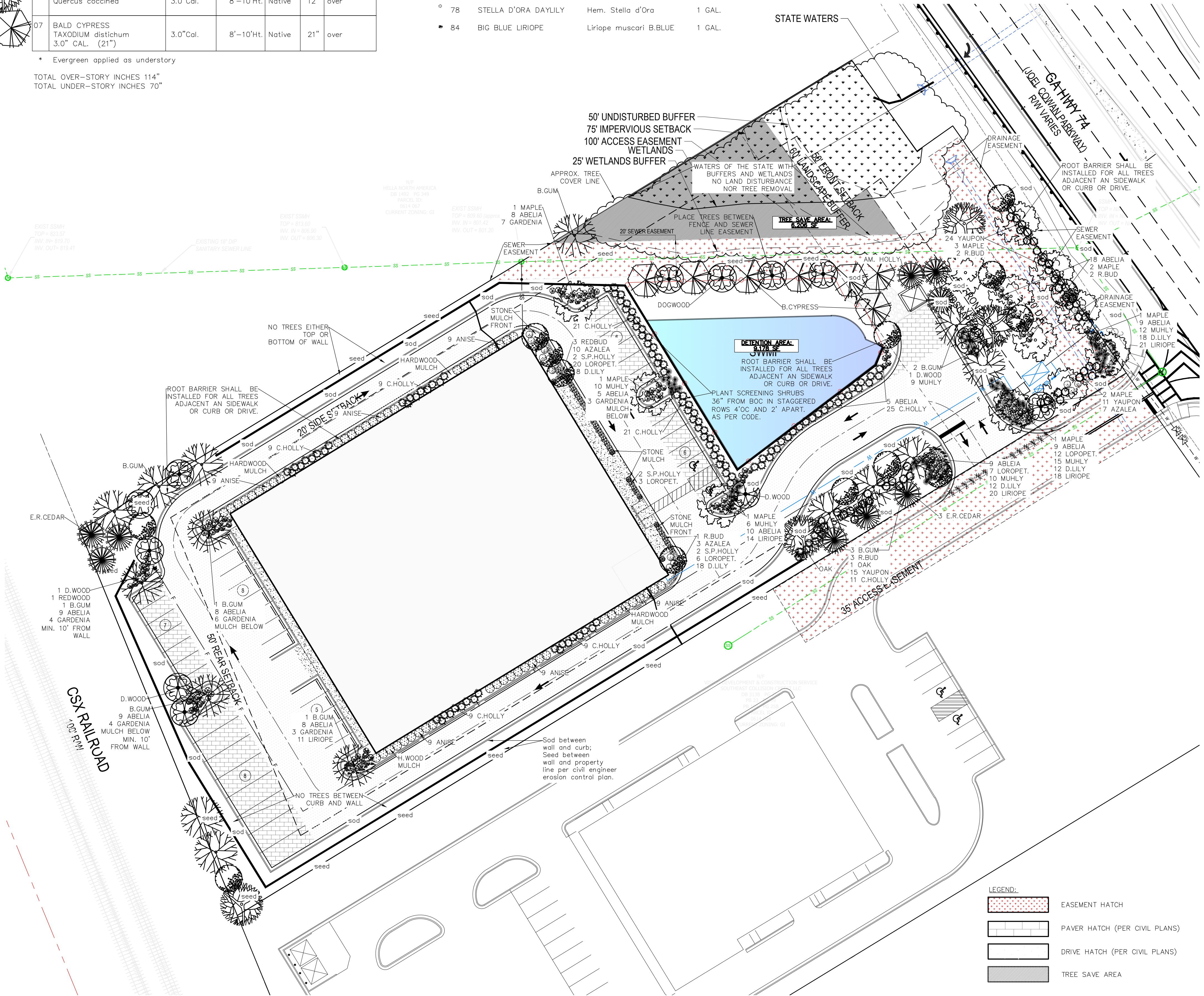
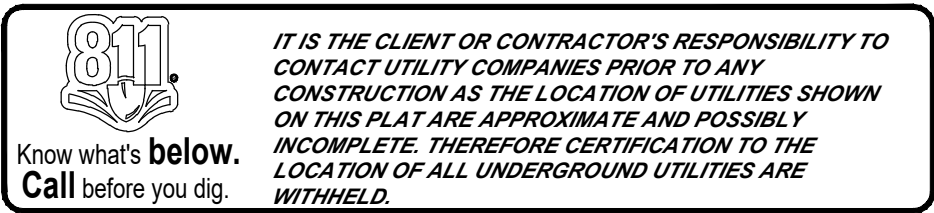
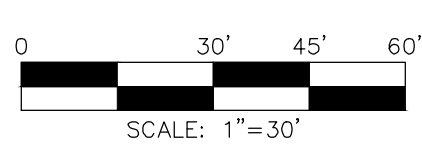
SHRUBS

114	DWARF CARISSA HOLLY	ILEX cornuta 'carissa	Min. 24" Ht.	
54	FLORIDA ANISE	Illicium floridanum	Min. 24" Ht.	Native
62	MUHLY GRASS	MUHLBERGIA capillaris	3 GAL.	Native
06	SKY PENCIL HOLLY	Ilex x SKY PENCIL	4' Ht.	
27	DWARF GARDENIA	Gardenia radicans nana	3 GAL.	
23	ENCORE PINK AZALEA	Rhodo. Encore	3 GAL.	
107	'Rose Creek' ABELIA	Abelia grand. Rose. Cr.	3 GAL.	
48	DWARF YAUPON HOLLY	ILEX vomitoria 'nana'	3 GAL.	Native
50	LOROPETALUM 'Pur. Pixie'	Lor. chin. Pur. Pix. Dwarf	3 GAL.	
78	STELLA D'ORA DAYLILY	Hem. Stella d'Ora	1 GAL.	
84	BIG BLUE LIRIOPE	Liriope muscari B.BLUE	1 GAL.	

NORTH:

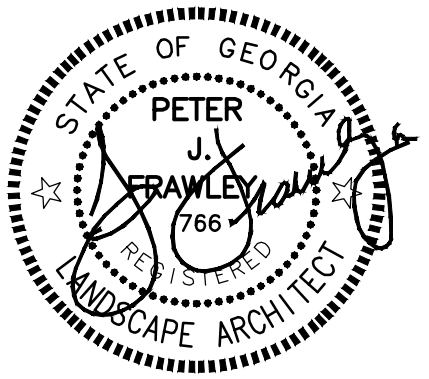


SCALE:



REVISIONS:

DATE	#
6/23/25	
7/22/25	
7/23/25	



FRAWLEY
ASSOCIATES, LLC.
LANDSCAPE ARCHITECTS
675 SEMINOLE AVE (SUITE 101)
ATLANTA, GA 30307 (404) 874-5091

PEACHTREE CITY SELF-STOAGE
425 HIGHWAY 74 S,
PEACHTREE CITY FAYETTE CITY., GA

LANDSCAPE PLAN/
CALCULATIONS

SCALE: AS SHOWN

DATE: 04/10/25

PROJECT: FA-25003

SHEET
L-1.0
SHEET 1 OF 2

GENERAL CONTRACT NOTES

PEACHTREE CITY NOTES TAKE PRECEDENCE SEE PAGE L1.0 REPORT ANY CONFLICTS FOR RESOLUTION

SURVEY/BASE/TREE SURVEY: INFORMATION PREPARED BY OTHERS; FRAWLEY ASSOCIATES LLC (FA) DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS.

WETLANDS, FLOOD PLANES, STREAMS, ASSOCIATED BUFFERS: THIS PROJECT HAS WATERS OF THE STATE OR IS ADJACENT TO WETLANDS/WATERS OF THE STATE. THE CONTRACTOR SHALL IN NO MANNER DISTURB ANY AREA SO INDICATED ON THIS DRAWING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL FINES OR PENALTIES ASSOCIATED WITH DISTURBANCE OF ANY OF THESE AREAS. AS STANDING AND FLOWING WATER CAN SOMETIMES BE INTERMITTENT, THE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR, OWNER AND LANDSCAPE ARCHITECT IMMEDIATELY IF ANY STANDING OR FLOWING WATER IS APPARENT ON THE SITE PRIOR TO DISTURBANCE; FAILURE TO DO SO MAY INVOLVE PENALTIES AND FINES WHICH SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

LIMITS TO WORK: THE CONTRACTOR SHALL VISIT THE SITE TO DETERMINE WHETHER THE CONSTRUCTION WAS PERFORMED WITHIN THE LIMIT OF WORK AREA DEPICTED ON THIS DRAWING. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO TURN OVER IN A 'FINISHED CONDITION' ALL THE DISTURBED AREA, EVEN IF IT IS OUTSIDE THE LIMIT OF WORK AREA SHOWN ON THE DRAWINGS. AT A MINIMUM THE DISTURBED AREA ASSOCIATED WITH THIS CONSTRUCTION SHALL BE SODDED AND LEFT IN A 'FINISHED CONDITION'.

PERMITS: THE LANDSCAPE CONTRACTOR SHALL WORK FROM A STAMPED SET OF PERMIT PLANS. DO NOT WORK FROM ANY PLANS THAT DO NOT HAVE THE PERMIT STAMP BY THE MUNICIPALITY. ENSURE THAT THE PERMIT PLANS ARE THE MOST CURRENT.

SITE CONDITIONS: ACTUAL SITE CONDITIONS MAY HAVE CHANGED SINCE THESE DRAWINGS WERE PREPARED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES/CONFLICTS WHICH MAY EXIST BETWEEN THE DRAWINGS AND ACTUAL SITE CONDITIONS. FAILURE TO NOTIFY, WILL BE CONSIDERED ACCEPTANCE OF SITE CONDITIONS.

TREE PROTECTION: ALL EXISTING TREES, SPECIMEN AND OR NON-SPECIMEN, COUNTED FOR MUNICIPAL CREDIT MUST BE FULLY PRESERVED DURING ALL PHASES OF THIS PROJECT.

TREE SAVE FENCE FOR ENTIRE SITE MUST BE INSTALLED, PRIOR TO OR IN CONJUNCTION WITH THE INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE OF DEMOLITION IS ALLOWED BEFORE TREE SAVE FENCING HAS BEEN INSTALLED.

THE CLEANING OF EQUIPMENT, STORAGE OF MATERIALS OR DIRT, DISPOSAL OF WASTE MATERIAL SUCH AS PAINT, OIL SOLVENTS OR OTHER HARMFUL SUBSTANCES, OR ANY OTHER SUCH ACT WHICH MAY BE HARMFUL TO THE CONTINUED FATALITY OF THE TREE(S) WITHIN THE TREE PROTECTION AREA, IS PROHIBITED.

PRIOR TO COMMENCEMENT OF ANY GRADING, CONSTRUCTION OR TREE REMOVAL AUTHORIZED THROUGH THE ISSUANCE OF A LAND DISTURBANCE PERMIT, A TREE PROTECTION AREA FOR ANY TREE LOCATED WITHIN 25' OF ANY PROPOSED GRADING, CONSTRUCTION OR TREE REMOVAL MUST BE ESTABLISHED BY PHYSICAL BARRIERS AND MAINTAINED UNTIL SUCH WORK IS COMPLETED.

ANY TREE DESIGNATED IN THE PLAN TO BE SAVED THAT IS DAMAGED DURING CONSTRUCTION, OR AS A RESULT OF SUCH CONSTRUCTION, SHALL BE TREATED ACCORDING TO ACCEPTED NATIONAL ARBORISTS ASSOCIATION STANDARDS, OR REPLACED WITH A TREE(S) EQUAL IN THE UNIT VALUE OF THE TREE REMOVED. HOWEVER, ANY SPECIMEN TREE DAMAGED AS DESCRIBED ABOVE SHALL BE REPLACED ACCORDING TO MUNICIPAL ORDINANCES. DAMAGE TO ANY TREES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND COMPENSATED FOR AT THE CONTRACTOR'S EXPENSE.

SITE WALLS: ANY WALLS SHOWN ON THIS PLAN ARE BY OTHERS. COMPLIANCE WITH ANY PEDESTRIAN OR VEHICULAR SAFETY FEATURES RELATIVE TO THESE WALLS ARE ALSO BY OTHERS.

SITE OBSERVATION/DRAWING DISCREPANCIES: THE OWNER MAY OR MAY NOT HAVE CONTRACTED WITH FRAWLEY ASSOCIATES LLC TO OBSERVE CONTRACTOR COMPLIANCE WITH THE CONTRACT DRAWINGS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ADHERE TO THE DRAWINGS AND SPECIFICATIONS.

SUBSTITUTIONS: NO TREE SPECIES OR SIZE SUBSTITUTIONS WILL BE CONSIDERED UNLESS A SUBSTITUTION HAS BEEN SUBMITTED IN WRITING TO THE MUNICIPALITY AND APPROVED BY THE MUNICIPALITY. FAILURE TO COMPLY IN THIS REGARD MAY RESULT IN THE REPLACEMENT OF ALREADY INSTALLED PLANT MATERIAL AND IN A DELAY IN RECEIVING THE CERTIFICATE OF OCCUPANCY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COPY THE LANDSCAPE ARCHITECT ON ANY CHANGES APPROVED BY THE MUNICIPALITY.

MUNICIPAL COMPLIANCE: IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE MUNICIPALITY HAVING JURISDICTION THAT THE INSTALLED LANDSCAPE IS IN COMPLIANCE WITH PERMITTED DRAWINGS. THE CONTRACTOR SHALL COORDINATE WITH THE MUNICIPAL SITE INSPECTOR/ARBORIST/PLANNER ON ALL ASPECTS OF THE INSTALLATION.

FRAWLEY ASSOCIATES LLC (FA) SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION, MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY ANY CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR ANY CONTRACTORS EMPLOYEES, OR FOR THE FAILURE OF ANY CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT THE CONTRACTOR'S WORK SITE IS KEPT IN A SAFE CONDITION FOR WORKERS AND THE PUBLIC DURING THE COURSE OF THE CONSTRUCTION AND LEAVE THE SITE IN A SAFE CONDITION AT THE END OF EACH WORK DAY. NO DISCREPANCY IN CONSTRUCTION DRAWINGS OR SPECIFICATIONS SHALL CAUSE DEFECTIVE OR INAPPROPRIATE MATERIALS TO BE USED OR POOR WORKMANSHIP TO BE ALLOWED/ACCEPTED. (FA) SHALL NOT BE LIABLE FOR SAFETY ISSUES RELATIVE TO TREE PLANTINGS REQUIRED BY ANY MUNICIPALITY TO BE WITHIN THE ROW.

FA HAS ONLY BEEN CONTRACTED TO PREPARE THE LANDSCAPE PLANTING PLAN FOR THIS PROPERTY. FA HAS NOT PREPARED THE FOLLOWING: IRRIGATION/WELL DESIGN, GRADING DESIGN, HYDROLOGY DESIGN, SOILS DESIGN, PLANT MAINTENANCE SCHEDULES, UTILITY DESIGN, STRUCTURAL DESIGN, ARCHITECTURAL DESIGN, ELECTRICAL DESIGN. THE CONTRACTOR SHALL CONTACT THE OWNER FOR ANY ISSUES RELATED TO WORK PREPARED BY OTHERS.

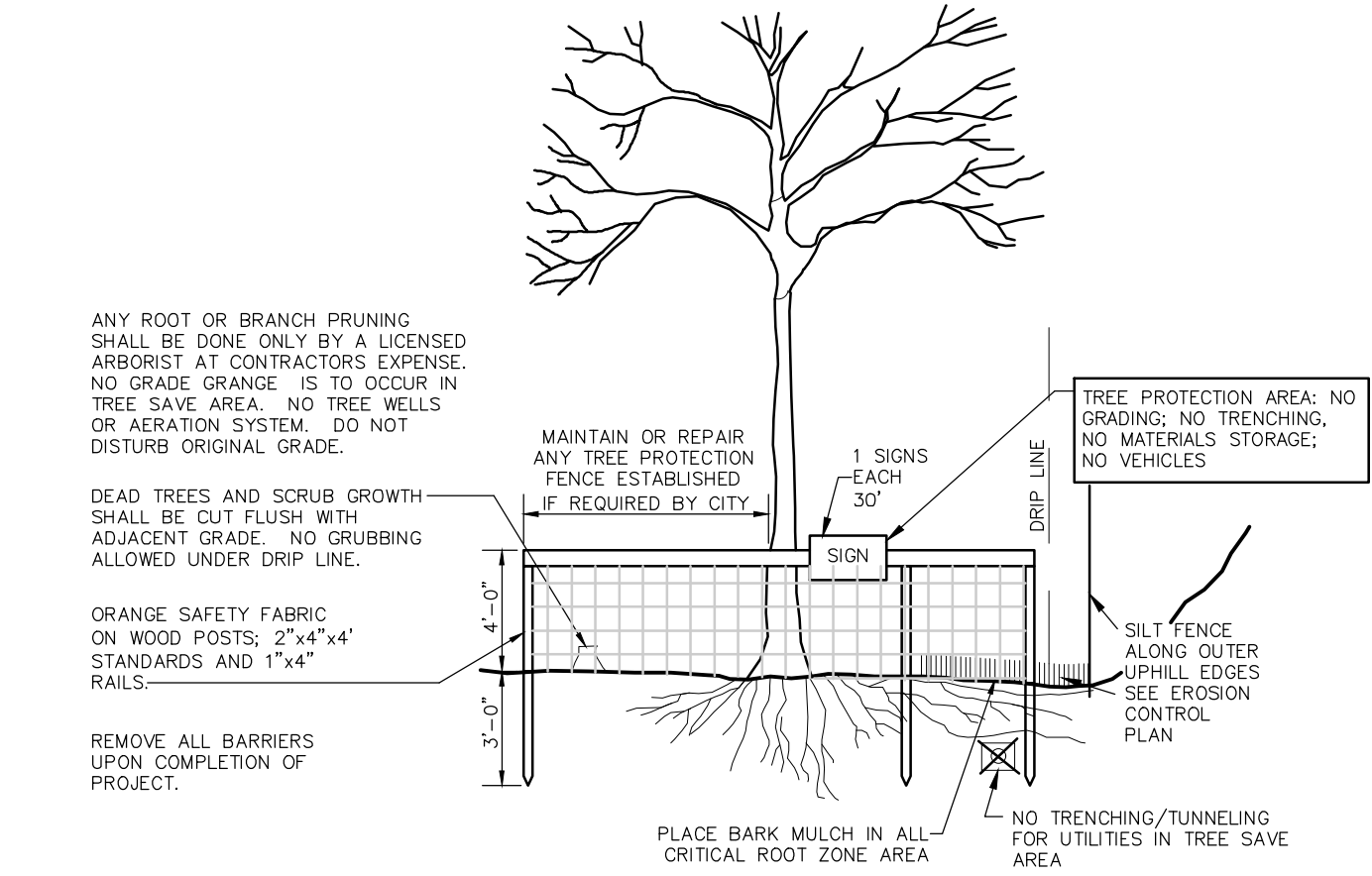
CALL BEFORE YOU DIG-811-UTILITY LOCATION: IT IS THE CONTRACTOR'S RESPONSIBILITY TO HAVE ALL UTILITIES LOCATED PRIOR TO ANY DIGGING. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE UTILITIES PROTECTION CENTER IN GEORGIA @ 811, 72 HOURS BEFORE DIGGING, (EXCLUDING HOLIDAYS AND WEEKENDS) AS SPECIFIED IN THE 'CALL-BEFORE-YOU-DIG' LAW.

THE CONTRACTOR SHALL NOTIFY THE MUNICIPALITY AND LANDSCAPE ARCHITECT IN WRITING, IF IT BECOMES APPARENT DURING THE INSTALLATION THAT OVERHEAD WIRES WILL INTERFERE WITH THE GROWTH OF TREES OVER TIME. FAILURE TO NOTIFY PRIOR TO INSTALLATION MAY REQUIRE RELOCATION AT NO ADDITIONAL COST TO THE OWNER.

COORDINATION: THE CONTRACTOR SHALL COORDINATE AND SEQUENCE HIS WORK WITH THAT OF OTHER SITE CONTRACTORS.

ORGANIC MULCH SHALL BE PINE STRAW. ALL PLANTED AREAS NOT INDICATED FOR SOD OR SEED SHALL BE MULCHED WITH 3" FRESH MULCH CURRENT CROP 'SETTLED', TREES IN SOD SHALL BE MULCHED WITH A 6" DIAMETER CIRCLE OF MULCH TO A DEPTH OF 3" SETTLED.

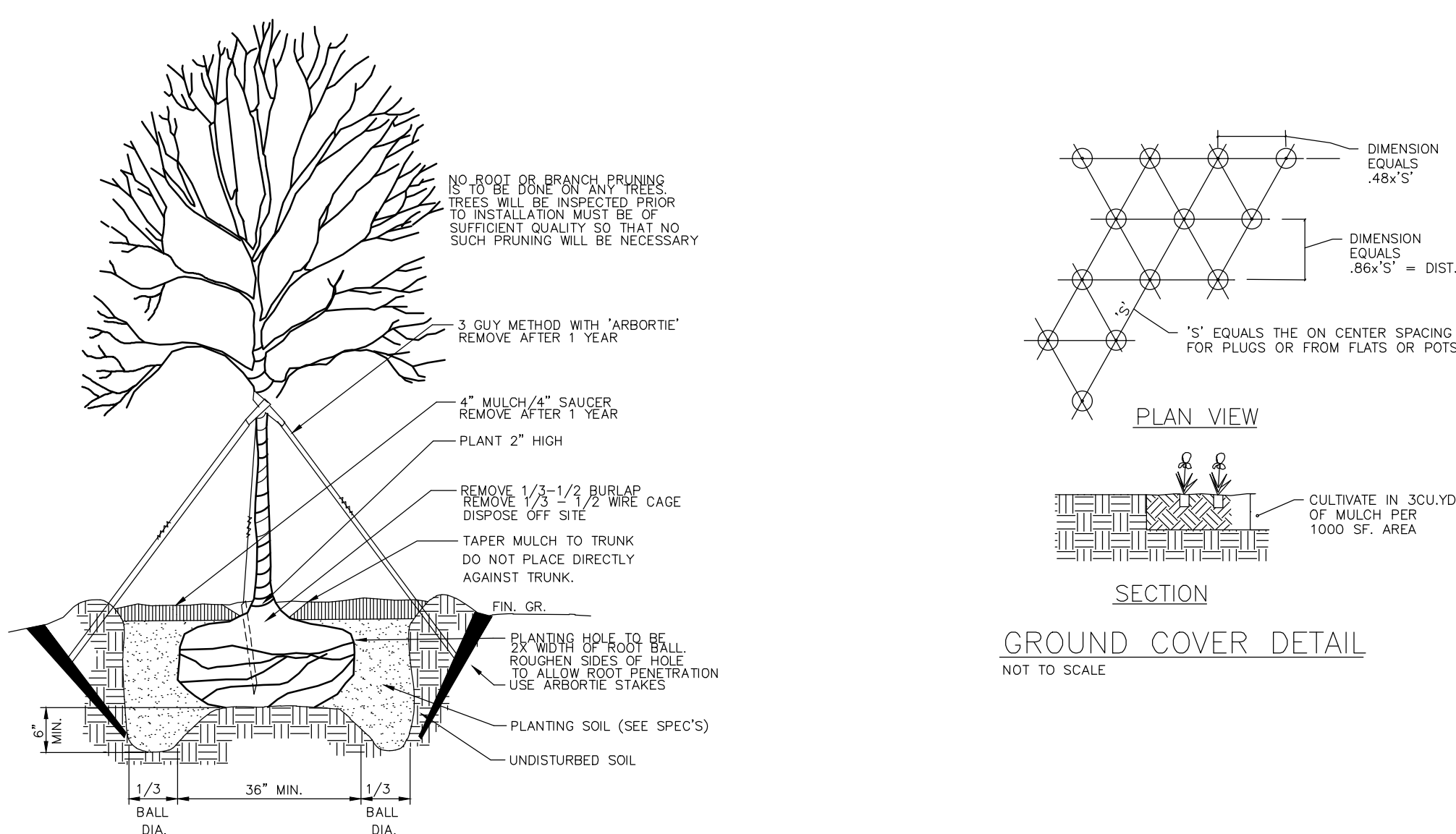
INORGANIC MULCH SHALL BE 1"-3" EGG ROCK SET ON WEED CONTROL FABRIC. THE INORGANIC MULCH SHALL BE LIMITED TO THOSE AREAS DIRECTLY AROUND THE BUILDING



TREE PROTECTION FENCE DETAIL

NOT TO SCALE

DO NOT ENGAGE IN ANY LAND DISTURBANCE OR TREE REMOVAL IN WATERS OF THE STATE OR ITS WETLANDS OR BUFFERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL FINES OR LEGAL ISSUES RELATING TO VIOLATIONS WITHIN THE WATERS OF THE STATE. HAVE THE GENERAL CONTRACTOR STAKE LIMITS.



GUYED TREE PLANTING

NOT TO SCALE

TREE MEASUREMENTS: SPECIFIC TO MUNICIPAL REQUIREMENTS ALL DECIDUOUS AND EVERGREEN TREES SHALL FIRST MEET THE CONDITIONS OF CALIPER AND THEN HEIGHT. CALIPER MEASUREMENTS ARE TAKEN 6" ABOVE THE GROUND FOR TREES 4" CAL. OR LESS AND 12" ABOVE THE GROUND FOR TREES OVER 4" CALIPER. SHRUBS SHALL MEET THE REQUIREMENTS FOR HEIGHT AND CONTAINER/B&B SIZE.

SIGHT DISTANCES: ALL TREES 3" CAL. OR LARGER SHALL HAVE A CLEARANCE TO THE LOWEST LIMB/BRANCH OVERHANG OF 6.5' HT. ALL SHRUBS AT ANY DRIVE OR ROADWAY INTERSECTION OR AT THE TIPS OF PARKING LOT ISLANDS SHALL BE INSTALLED AND MAINTAINED AT OR BELOW 2'-0" IN ORDER TO MAINTAIN SAFE SITE DISTANCES FOR DRIVERS. THE OWNER/CONTRACTOR IS RESPONSIBLE FOR ONGOING MAINTENANCE OF THE PLANT MATERIAL AFTER INSTALLATION, AS DESCRIBED ABOVE. THE CONTRACTOR SHALL INFORM THE OWNER OF THIS OBLIGATION AND SUBMIT TO THE OWNER A COST FOR ONGOING MAINTENANCE OF THE INSTALLATION FOR THE GUARANTEE PERIOD.

CLEANING: THE CONTRACTOR SHALL BE RESPONSIBLE TO CLEAN AND REMOVE/DISPOSE, IN A LEGAL MANNER, FROM THE SITE ALL DEBRIS THAT IS A PART OF THE CONTRACTOR'S OPERATION.

PARKING LOT ISLANDS: THE CONTRACTOR SHALL VERIFY THAT NO CONSTRUCTION DEBRIS NOR COMPACTED SUB-BASE EXISTS IN PARKING LOT ISLANDS. THE CONTRACTOR SHALL EXCAVATE EACH ENTIRE ISLAND TO A DEPTH OF 2'-0" AND REFILL WITH SUITABLE PLANTING SOIL PRIOR TO THE INSTALLATION OF THE PLANT MATERIAL; REMOVAL OF INSTALLED PLANT MATERIAL AND EXCAVATION OF ISLANDS WILL BE REQUIRED IF ANY ISLAND IS NOT PREPARED IN THIS MANNER.

OTHER MATERIALS: THE CONTRACTOR SHALL SUPPLY, AS A PART OF THIS CONTRACT, ALL MATERIALS NECESSARY FOR THE COMPLETE INSTALLATION OF THE LANDSCAPE AS SHOWN ON THE DRAWINGS. THE OWNER SHALL SUPPLY THE WATER NECESSARY FOR THE LANDSCAPE INSTALLATION. THE CONTRACTOR SHALL IMMEDIATELY BRING TO THE ATTENTION OF THE OWNER, IN WRITING AND BEFORE INSTALLATION, ANY CONDITIONS WHICH MAY ADVERSELY EFFECT THE PLANTING OR THE PROPER GROWTH OF VEGETATION.

GRADING/DRAINAGE/HYDROLOGY: SITE GRADING/DRAINAGE DESIGN HAS BEEN PREPARED BY OTHERS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO 'FINE GRADE' WITH POSITIVE DRAINAGE THE TOP 3" AS A PART OF THE LANDSCAPE WORK. THE CONTRACTOR SHALL ACCEPT GRADING PRIOR TO COMMENCEMENT OF LANDSCAPE WORK. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR OF ANY AREAS WHICH DO NOT HAVE POSITIVE DRAINAGE PRIOR TO PROCEEDING. REFER TO CIVIL ENGINEER'S DRAWING FOR ALL DRAINAGE, SPOT GRADES, DRAINAGE STRUCTURES ETC.

PLANT DETAILS: ALL PLANT MATERIAL WILL BE INSTALLED AS PER THE DETAILS SHOWN ON THE DRAWING. THE CONTRACTOR SHALL DEMONSTRATE THAT TREE ANCHORS HAVE BEEN INSTALLED AS DETAILED. NO ABOVE GROUND GUYING IS ALLOWED.

PLANT QUALITY/CRITERIA: ALL TREES SHALL BE OF GOOD QUALITY, FREE OF DISEASE, STRAIGHT TRUNKED, FULL HEADED, SYMMETRICAL AND WELL ROOTED. PLANT MATERIAL SHALL BE WELL LEAFED WITH 90% COVERAGE; NO SUBSTANTIAL AREAS WHICH EXHIBIT DEAD, DYING OR DETERIORATING LEAF MASS WILL BE ACCEPTED. ALL TREES/SHRUBS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED WITH SIZES AS INDICATED ON THE PLANT LIST OR ON THE DRAWINGS. ALL PLANTS SHALL BE HEALTHY, WOODRUS MATERIAL FREE OF PESTS AND DISEASES. ALL ROOTBALLS, CONTAINERS & HEIGHT TO WIDTH RATIOS SHALL CONFORM TO THE SIZE STANDARDS SET FORTH IN 'AMERICAN STANDARDS FOR NURSERY STOCK' AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.

PLANTING CONDITIONS: IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE GENERAL CONTRACTOR AND ACCEPT PLANTING/GRADED/SITE CONDITION. PLANT MATERIAL SHALL NOT BE INSTALLED IN AREAS WHICH HAVE NOT BEEN BROUGHT TO FINISHED GRADE OR IN AREAS WHERE BUILDING MATERIALS HAVE BEEN BURIED OR NOT PROPERLY REMOVED FROM THE SITE. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE TO 'FINE GRADE' THE SITE. THE CONTRACTOR SHALL BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT ANY SITE CONDITIONS WHICH WILL ADVERSELY EFFECT THE GROWTH OF THE PLANT MATERIAL.

TOPSOIL: 2" OF NEW OR STOCKPILED TOPSOIL SHALL BE ADDED TO ALL AREAS TO BE SEEDED OR PLANTED WITH ANNUALS/GROUND COVER. TOPSOIL SHALL BE ADDED TO TREE AND SHRUB PLANTINGS IN A RATIO OF 1/3 TOPSOIL TO 2/3 SITE SOIL. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, FINE LOAMY SOIL.

MAINTENANCE DURING CONSTRUCTION: IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE LANDSCAPE INSTALLATION INCLUDING WATERING, MOWING, PRUNING, WEEDING, MAINTAINING BED EDGES, PEST CONTROL AND SLOPE STABILIZATION UNTIL 'FINAL ACCEPTANCE' BY THE OWNER/OWNER'S REPRESENTATIVE.

SODDING: THE SPECIES OF SOD SHALL BE BERMUDA GRASS OR AS REQUIRED BY THE DEVELOPMENT AND AS SUITABLE FOR THE GEOGRAPHIC LOCALITY. SOD SHALL ONLY BE INSTALLED DURING THE APPROPRIATE SEASON. SOD SHALL BE STRONGLY ROOTED, WEED, DISEASE AND PEST FREE AND UNIFORM IN THICKNESS. IT SHALL BE INSTALLED WITHIN 24 HOURS OF DELIVERY. IT SHALL BE INSTALLED IN AREAS FINE GRADED TO DRAIN PROPERLY. ANY SOD WHICH CREATES PONDING SHALL BE REMOVED, THE AREA RE-GRADED AND THE SOD RESET.

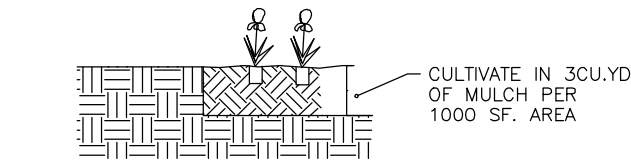
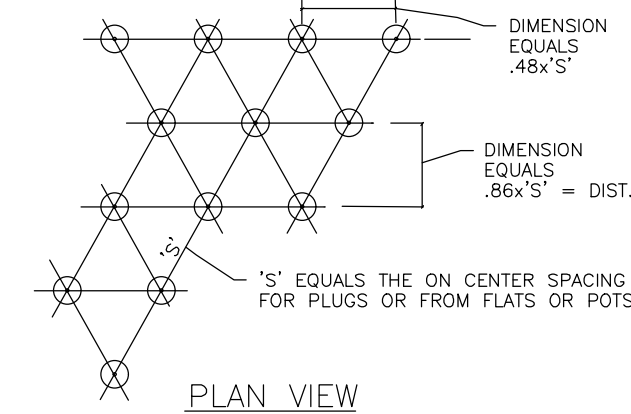
PLANT GUARANTEE: ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF THREE YEARS BEGINNING AT FINAL ACCEPTANCE. THE CONTRACTOR SHALL REPLACE ANY PLANT MATERIAL WHICH DIES OR IS IN A DETERIORATING CONDITION DURING THE GUARANTEE PERIOD AND HAS BEEN PROPERLY MAINTAINED, (WHICH INCLUDES PROPER WATERING). UNHEALTHY TREES SHALL BE DEFINED AS A MAIN LEADER DIE BACK OR 25% OF THE CROWN IS DEAD. UNHEALTHY SHRUBS AND GROUND COVER WILL BE DEFINED AS A MINIMUM OF NOT COMPLYING WITH SPECIFICATIONS IN THE 'AMERICAN STANDARD FOR NURSERY STOCK'.

IRRIGATION: THE CONTRACTOR SHALL SUBMIT A PRICE TO DESIGN AND INSTALL A FULLY AUTOMATIC IRRIGATION SYSTEM FOR THIS LANDSCAPE INSTALLATION. THE LANDSCAPE CONTRACTOR SHALL SPECIFY THE TYPE OF CONTROL SYSTEM, THE INCLUSION OF AS-BUILT DRAWINGS, THE TYPES & SIZES OF PIPES AND FITTINGS, BACKFLOW PREVENTION DEVICE, PRESSURE REDUCING VALVES, SLEEVES AND LOCATIONS, CONTROL WIRE, IRRIGATION VALVES, VALVE BOXES AND THRUST BLOCKS. THE LANDSCAPE CONTRACTOR SHALL PAY FOR ALL PERMITS AND FEES. THE LANDSCAPE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES. THE LANDSCAPE CONTRACTOR SHALL PROVIDE A CERTIFICATE OF WARRANTY, REGISTRATION AND WRITTEN GUARANTEE FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL ASPECTS OF ANY IRRIGATION SYSTEM; FRAWLEY ASSOCIATES LLC, HAS NOT, IN ANY MANNER, PARTICIPATED IN THE DESIGN AND OR INSTALLATION OF ANY IRRIGATION SYSTEM.

MANUAL WATERING: ANY PLANTING INSTALLED WITHOUT OR PRIOR TO THE OPERATION OF AUTOMATIC IRRIGATION SYSTEM SHALL BE WATERED BY THE CONTRACTOR ON A REGULAR SCHEDULE UNTIL FINAL ACCEPTANCE. ALL TREES SHALL BE INSTALLED WITH 'GATOR BAGS' OR APPROVED EQUAL FOR ANY INSTALLATION WITHOUT AN AUTOMATIC IRRIGATION SYSTEM.

IRRIGATION METER: THE LANDSCAPE CONTRACTOR SHALL VERIFY WHETHER THE OWNER OR MUNICIPALITY REQUIRES A SEPARATE IRRIGATION METER. IF A SEPARATE IRRIGATION METER IS REQUIRED THE OWNER SHALL PAY OF THE METER AND ITS INSTALLATION. IF A SEPARATE IRRIGATION METER IS NOT REQUIRED AND THE HOUSE METER IS PROPERLY SIZED TO ACCOMMODATE AN IRRIGATION SYSTEM, THE IRRIGATION SYSTEM SHALL BE ATTACHED TO THE HOUSE METER. ALL IRRIGATION CONNECTIONS SHALL HAVE THE PROPER CHECK AND OR BACK FLOW DEVICES AS REQUIRED BY THE MUNICIPALITY FOR SUCH AN IRRIGATION CONNECTION. THESE DEVICES SHALL BE A PART OF THE IRRIGATION INSTALLERS' WORK.

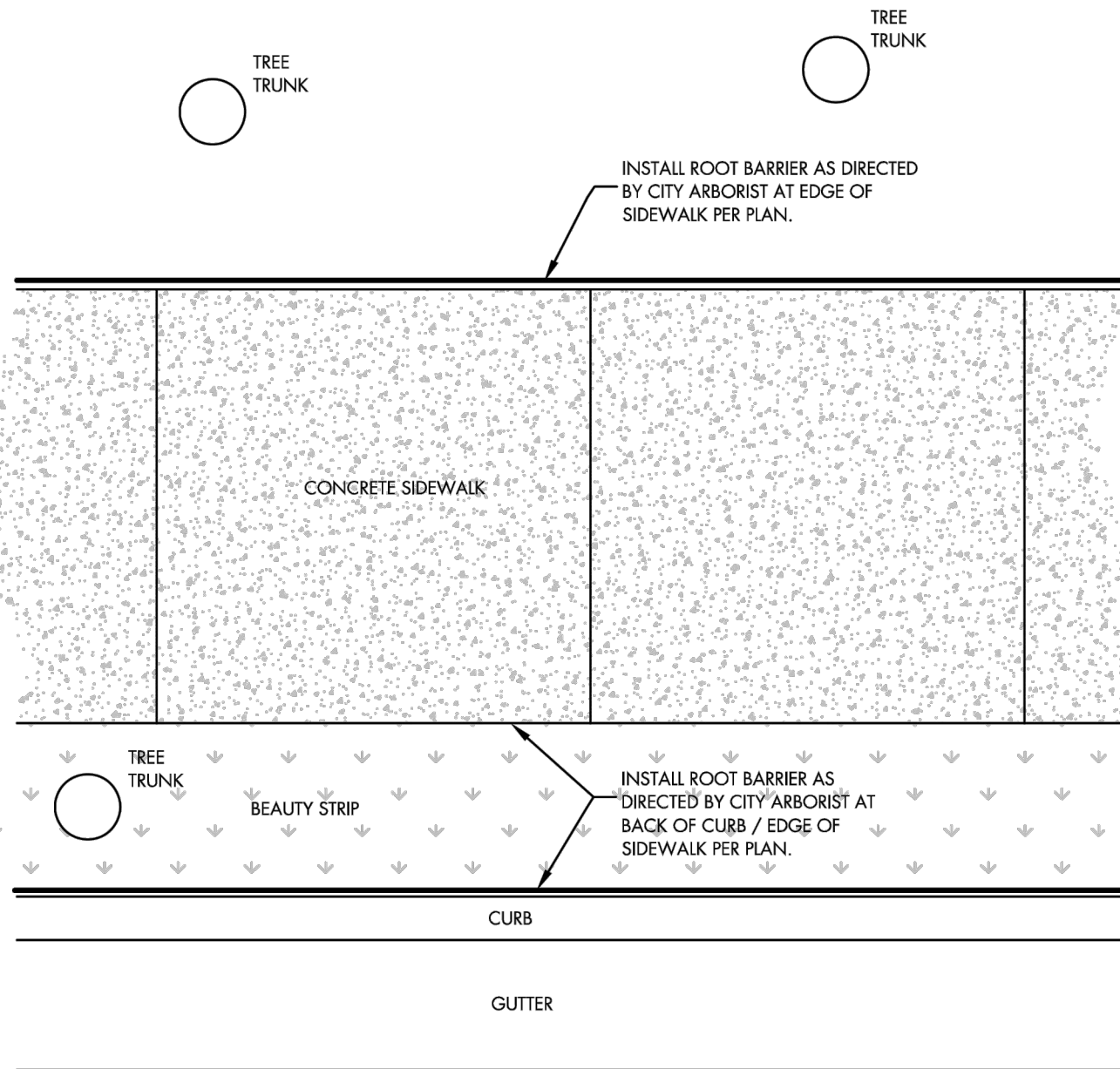
ANY LANDSCAPED AREA WHICH IS NOT COVERED BY AN AUTOMATIC IRRIGATION SYSTEM SHALL BE WITHIN 100' OF A HOSE BIB.



SECTION

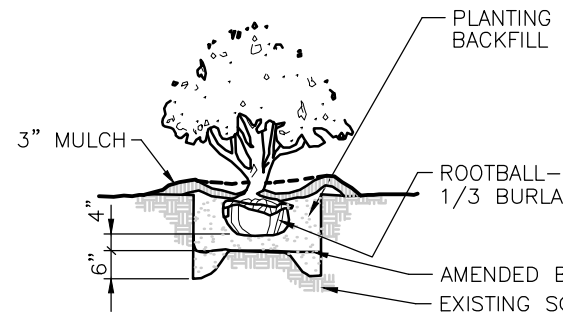
GROUND COVER DETAIL

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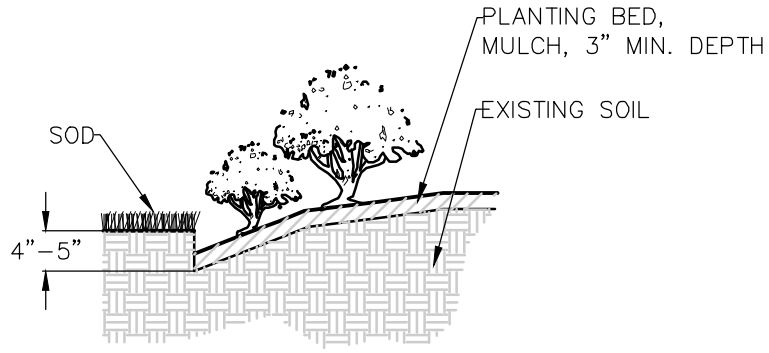
NOTES:

- ROOT BARRIERS SHALL BE REQUIRED WHEN TREES ARE PLANTED OR ARE EXISTING WITHIN 10' OF ALL CITY OWNED AND MAINTAINED HARDSCAPES.
- ROOT BARRIERS SHALL BE INSTALLED ALONG THE LENGTH OF THE HARDSCAPES FOR THE EXPECTED CRZ OF THE TREE AT MATURITY OR ALONG THE ENTIRE LENGTH OF THE HARDSCAPE
- ROOT BARRIER SHALL BE HIGH DENSITY AND HIGH IMPACT PLASTIC, A MINIMUM 18" DEEP, AS AVAILABLE FROM "DEEP ROOT", VESPRO, INC, OR EQUIVALENT AS APPROVED BY CITY OF ALPHARETTA. BIO BARRIER OR SIMILAR MAY BE SUBSTITUTED, AS APPROVED BY THE CITY.
- TOP OF ROOT BARRIER SHALL BE SET A MINIMUM OF 2" ABOVE FINISHED GRADE OF SOIL HOWEVER, UNDER NO CIRCUMSTANCES SHALL THE TOP OF ROOT BARRIER EXTEND ABOVE ADJACENT CURB, SIDEWALK OR OTHER HARD SURFACING, AND SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. PLEASE PROVIDE MANUFACTURER'S INSTRUCTIONS.



SHRUB PLANTING

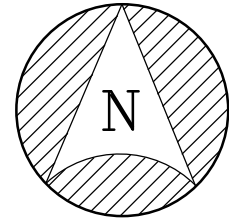
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SHOVEL CUT BED EDGE

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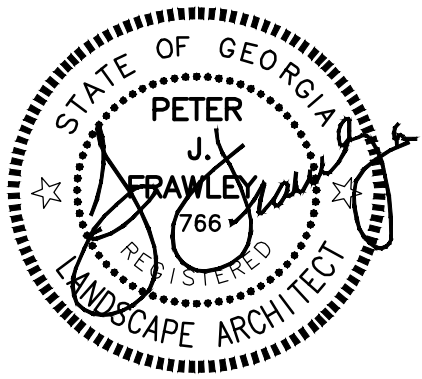


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7/22/25	
7/23/25	



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PEACHTREE CITY FAYETTE CITY., GA

NOTES AND DETAILS

SCALE: AS SHOWN

DATE: 04/10/25

PROJECT: FA-25003

SHEET

L-1.1
SHEET 2 OF 2