RECEIVED 2/14/2020 PLANNING & ZONING

ATTACHMENT A

Legend

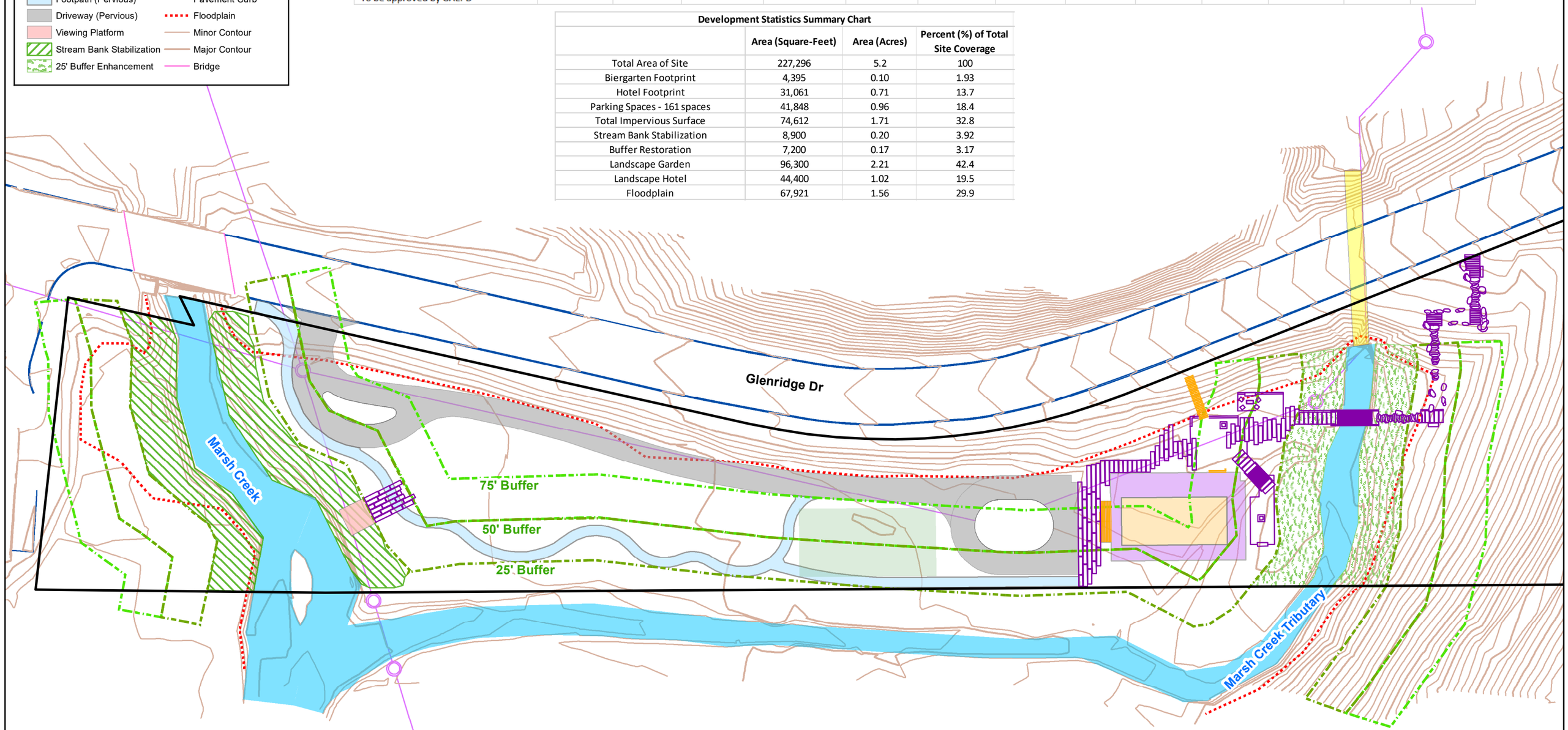
- Site Boundary
- 50' buffer
- 75' buffer
- Biergarten Building
- Biergarten Deck
- Event Lawn
- Footpath (Pervious)
- Driveway (Pervious)
- Viewing Platform
- Stream Bank Stabilization
- 25' Buffer Enhancement
- Streams
- Culvert
- Access to Amenities
- Stairs
- Wall
- Sanitary Sewer
- Pavement Curb
- Floodplain
- Minor Contour
- Major Contour
- Bridge

Stream Buffer Encroachment (Square-Feet)

Buffer/Impervious Setback	Existing Encroachment (SS Easement)	Proposed Event Lawn (Pervious)	Proposed Biergarten Building	Proposed Biergarten Deck	Proposed Vehicle Driveway (Pervious)	Proposed Footpath (Pervious)	Access to Amenities	*Marsh Creek Bank Stabilization (Exempt)	*Viewing Platform (Marsh Creek) (Exempt)	*Marsh Creek Tributary Crossing (Exempt)	Property Access (Exempt)	Total Proposed Encroachment	Difference (Square-Feet)	Difference (%)
State Buffer: 25'	2,425	0	0	0	0	0	0	8,900	256	500	0	0	0	0
City buffer: 50'	2,518	1,520	0	434	1,694	3,587	2,337	0	0	0	400	9,572	7,054	280
City setback: 75'	3,945	1,682	1,336	1,033	2,500	240	1,295	0	0	0	0	8,086	4,141	105
Total Buffer Disturbance	**8,888**	**3,202**	**1,336**	**1,467**	**4,194**	**3,827**	**3,632**	**8,900**	**256**	**500**	**400**	**17,658**	**11,194**	**385**
*To be approved by GAEPD														

Development Statistics Summary Chart

	Area (Square-Feet)	Area (Acres)	Percent (%) of Total Site Coverage
Total Area of Site	227,296	5.2	100
Biergarten Footprint	4,395	0.10	1.93
Hotel Footprint	31,061	0.71	13.7
Parking Spaces - 161 spaces	41,848	0.96	18.4
Total Impervious Surface	74,612	1.71	32.8
Stream Bank Stabilization	8,900	0.20	3.92
Buffer Restoration	7,200	0.17	3.17
Landscape Garden	96,300	2.21	42.4
Landscape Hotel	44,400	1.02	19.5
Floodplain	67,921	1.56	29.9



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0 50 100 Feet

N E S W

Figure 1: Proposed Site Plan

Kimley»Horn

Legend

- Site Boundary
- 50' buffer
- 75' buffer
- Biergarten Building
- Biergarten Deck
- Event Lawn
- Footpath (Pervious)
- Driveway (Pervious)
- Viewing Platform
- Stream Bank Stabilization
- 25' Buffer Enhancement
- Streams
- Culvert
- Access to Amenities
- Stairs
- Wall
- Sanitary Sewer
- Pavement Curb
- Floodplain
- Minor Contour
- Major Contour
- Bridge

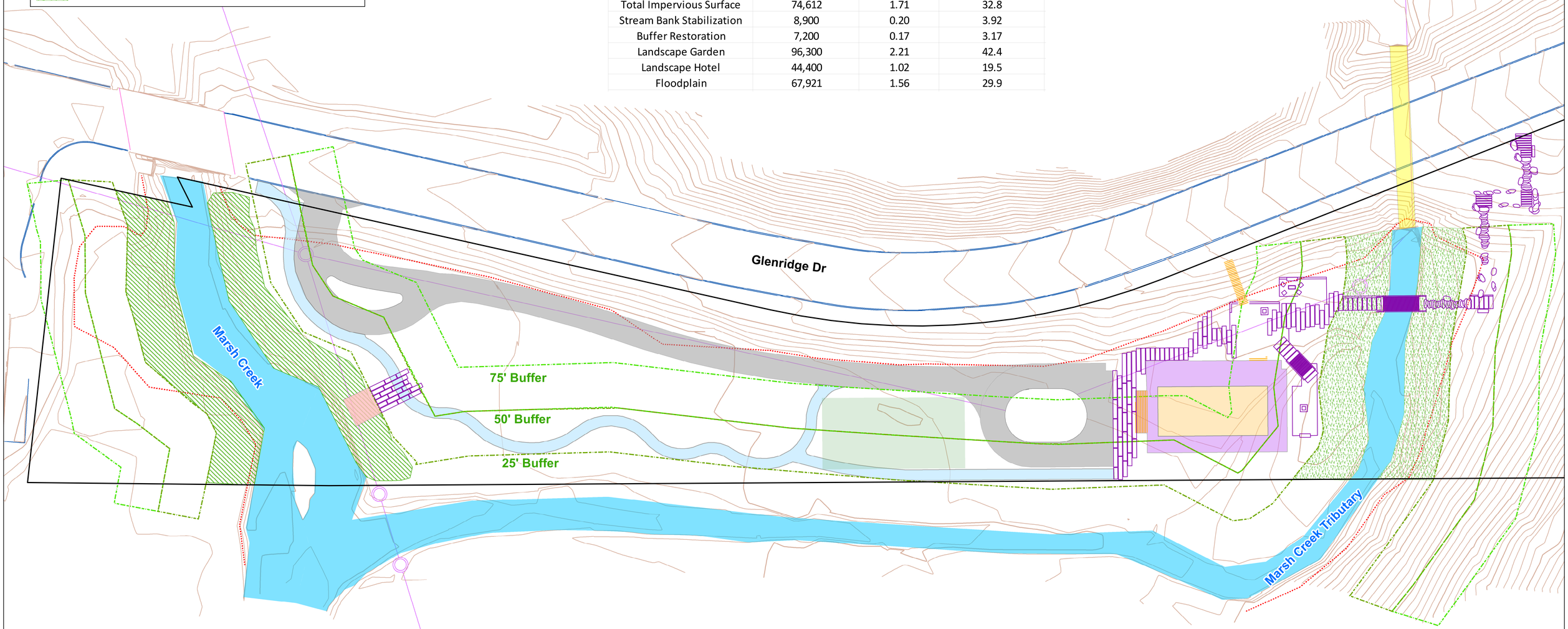
Stream Buffer Encroachment (Square-Feet)

Buffer/Impervious Setback	Existing Encroachment (SS Easement)	Proposed Event Lawn (Pervious)	Proposed Biergarten Building	Proposed Biergarten Deck	Proposed Vehicle Driveway (Pervious)	Proposed Footpath (Pervious)	Access to Amenities	*Marsh Creek Bank Stabilization (Exempt)	*Viewing Platform (Marsh Creek) (Exempt)	*Marsh Creek Tributary Crossing (Exempt)	Property Access (Exempt)	Total Proposed Encroachment	Difference (Square-Feet)	Difference (%)
State Buffer: 25'	2,425	0	0	0	0	0	0	8,900	256	500	0	0	0	0
City buffer: 50'	2,518	1,520	0	434	1,694	3,587	2,337	0	0	0	400	9,572	7,054	280
City setback: 75'	3,945	1,682	1,336	1,033	2,500	240	1,295	0	0	0	0	8,086	4,141	105
Total Buffer Disturbance	**8,888**	**3,202**	**1,336**	**1,467**	**4,194**	**3,827**	**3,632**	**8,900**	**256**	**500**	**400**	**17,658**	**11,194**	**385**

*To be approved by GAEPD

Development Statistics Summary Chart

	Area (Square-Feet)	Area (Acres)	Percent (%) of Total Site Coverage
Total Area of Site	227,296	5.2	100
Biergarten Footprint	4,395	0.10	1.93
Hotel Footprint	31,061	0.71	13.7
Parking Spaces - 161 spaces	41,848	0.96	18.4
Total Impervious Surface	74,612	1.71	32.8
Stream Bank Stabilization	8,900	0.20	3.92
Buffer Restoration	7,200	0.17	3.17
Landscape Garden	96,300	2.21	42.4
Landscape Hotel	44,400	1.02	19.5
Floodplain	67,921	1.56	29.9



0 25 50 Feet

N E S W

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Kimley»Horn

Figure 1: Proposed Site Plan

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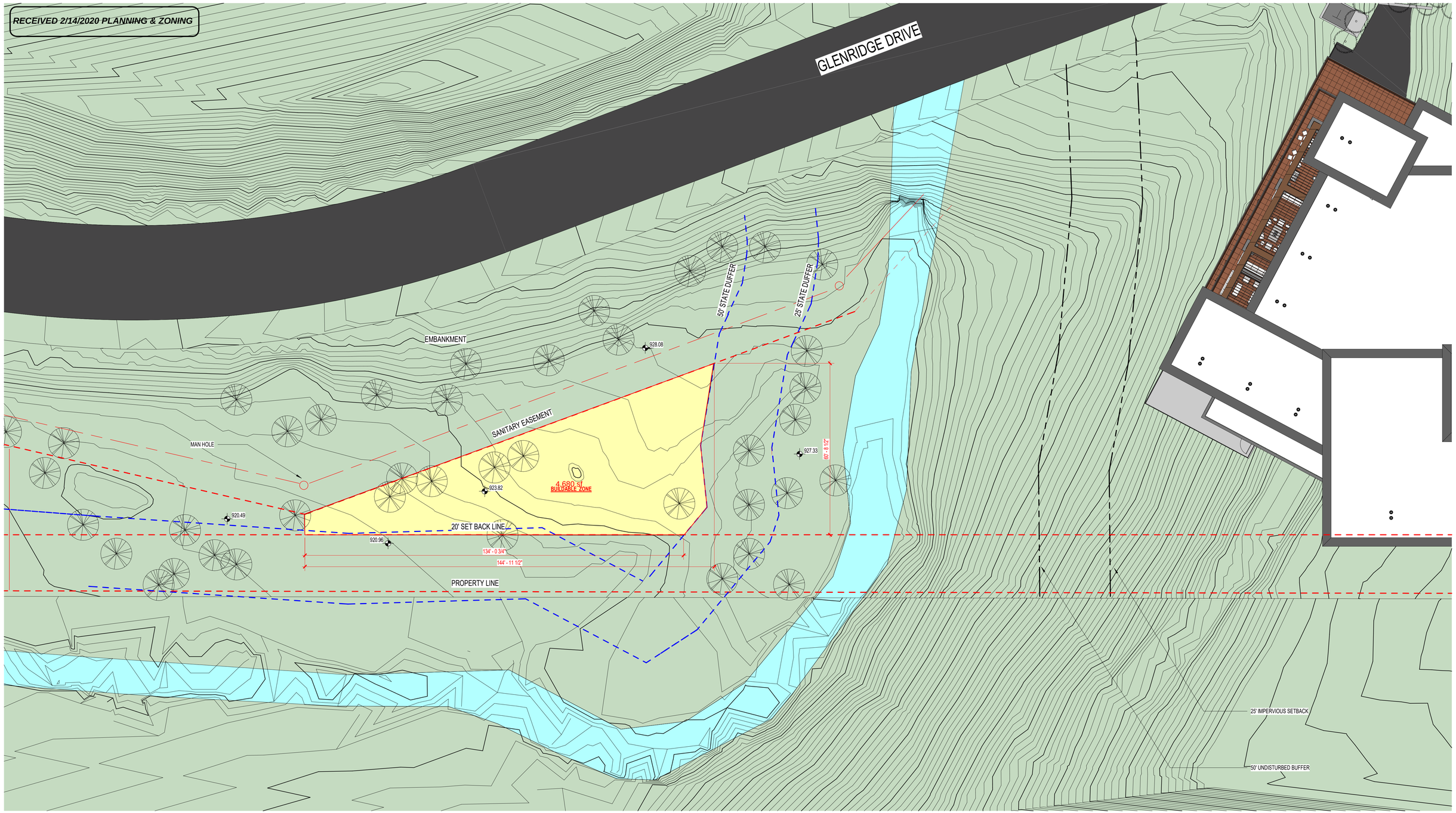
ATTACHMENT B

RECEIVED 2/14/2020 PLANNING & ZONING



1
AA1.15.1

BIERGARTEN SITE PLAN - D.C.- 6.1.2A - BUILDABLE ZONE

SCALE: 1/16" = 1'-0"

NORTH

D.C. - 6.1.2.A

PROJECT N°20170358.10 | 11/01/19

BIERGARTEN PLAN - 6.1.2.A BUILDABLE ZONE

AA1.15.1

MAYSON HOUSE
ABERNATHY RD NE

COOPER CARRY

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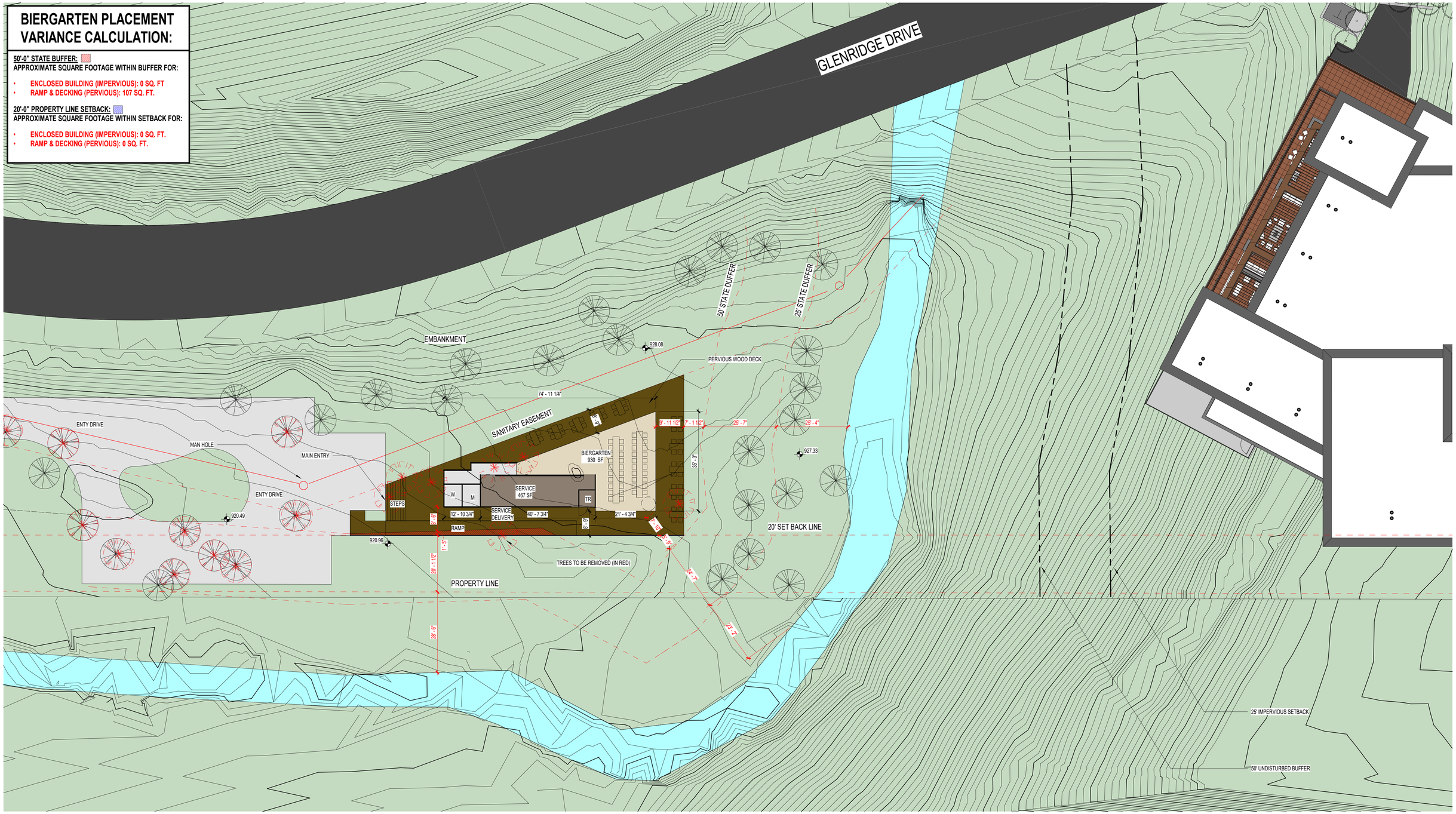
BIERGARTEN PLACEMENT VARIANCE CALCULATION:

50'-0" STATE BUFFER:
APPROXIMATE SQUARE FOOTAGE WITHIN BUFFER FOR:

- ENCLOSED BUILDING (IMPERVIOUS): 0 SQ. FT
- RAMP & DECKING (PERVIOUS): 107 SQ. FT.

20'-0" PROPERTY LINE SETBACK:
APPROXIMATE SQUARE FOOTAGE WITHIN SETBACK FOR:

- ENCLOSED BUILDING (IMPERVIOUS): 0 SQ. FT.
- RAMP & DECKING (PERVIOUS): 0 SQ. FT.



1 / AA1.15.2 BIERGARTEN SITE PLAN - D.C.- 6.1.2A ALTERNATE 1
SCALE: 1/16" = 1'-0"

NORTH

D.C. - 6.1.2.A

PROJECT N°20170358.10 | 11/01/19

BIERGARTEN PLAN -6.1.2A - ALTERNATE 1 AA1.15.2

MAYSON HOUSE
ABERNATHY RD NE

COOPER CARRY

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BIERGARTEN PLACEMENT VARIANCE CALCULATION:

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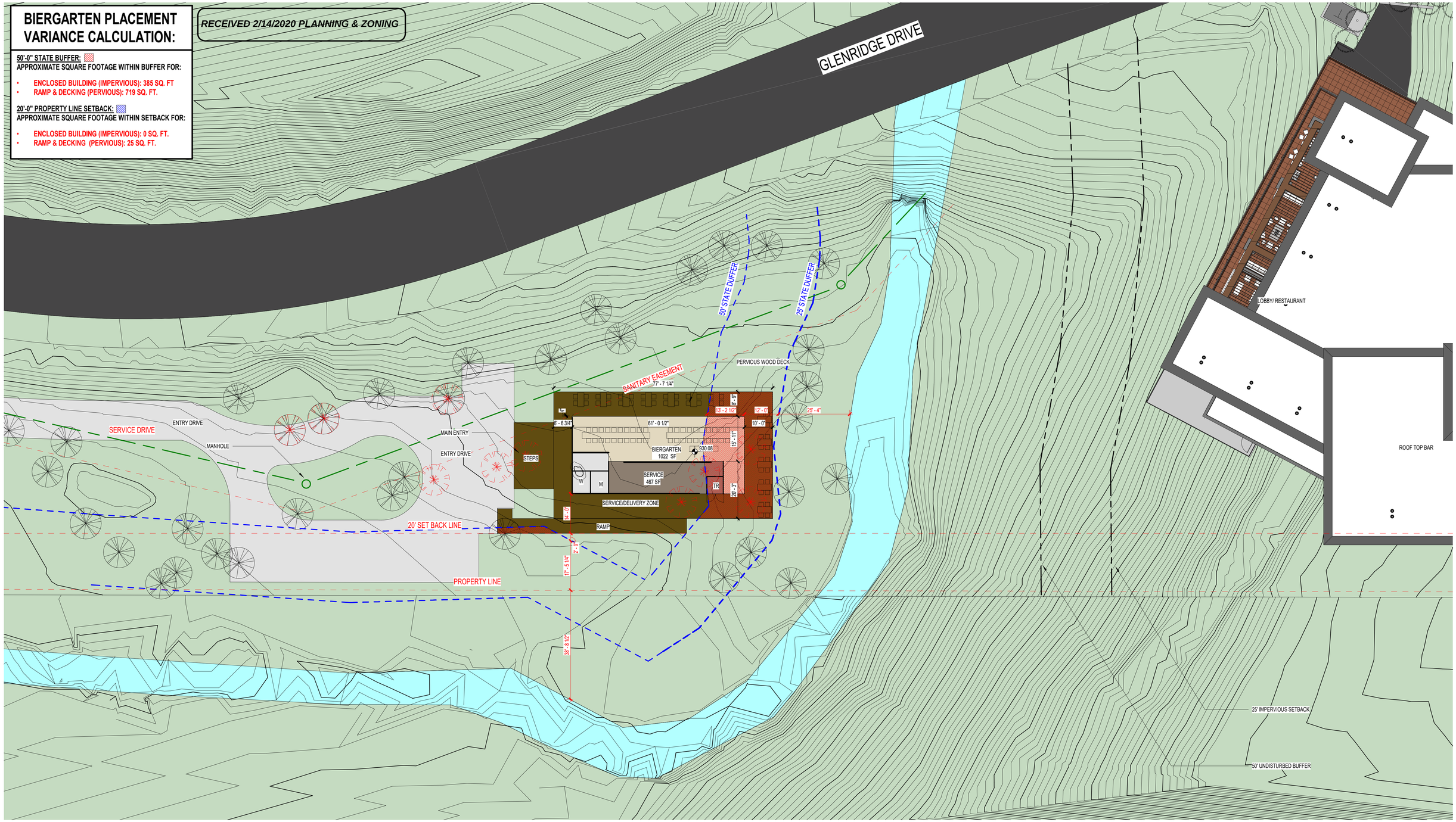
50'-0" STATE BUFFER:
APPROXIMATE SQUARE FOOTAGE WITHIN BUFFER FOR:

- ENCLOSED BUILDING (IMPERVIOUS): 385 SQ. FT
- RAMP & DECKING (PERVIOUS): 719 SQ. FT.

20'-0" PROPERTY LINE SETBACK:
APPROXIMATE SQUARE FOOTAGE WITHIN SETBACK FOR:

- ENCLOSED BUILDING (IMPERVIOUS): 0 SQ. FT.
- RAMP & DECKING (PERVIOUS): 25 SQ. FT.



1 / AA1.15.3 BIERGARTEN SITE PLAN - D.C.- 6.1.2A - ALTERNATE 2
SCALE: 1/16" = 1'-0"

NORTH

D.C. - 6.1.2.A

PROJECT N°20170358.10 | 11/01/19

BIERGARTEN PLAN - 6.1.2A - ALTERNATE 2 AA1.15.3

MAYSON HOUSE
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BIERGARTEN PLACEMENT VARIANCE CALCULATION:

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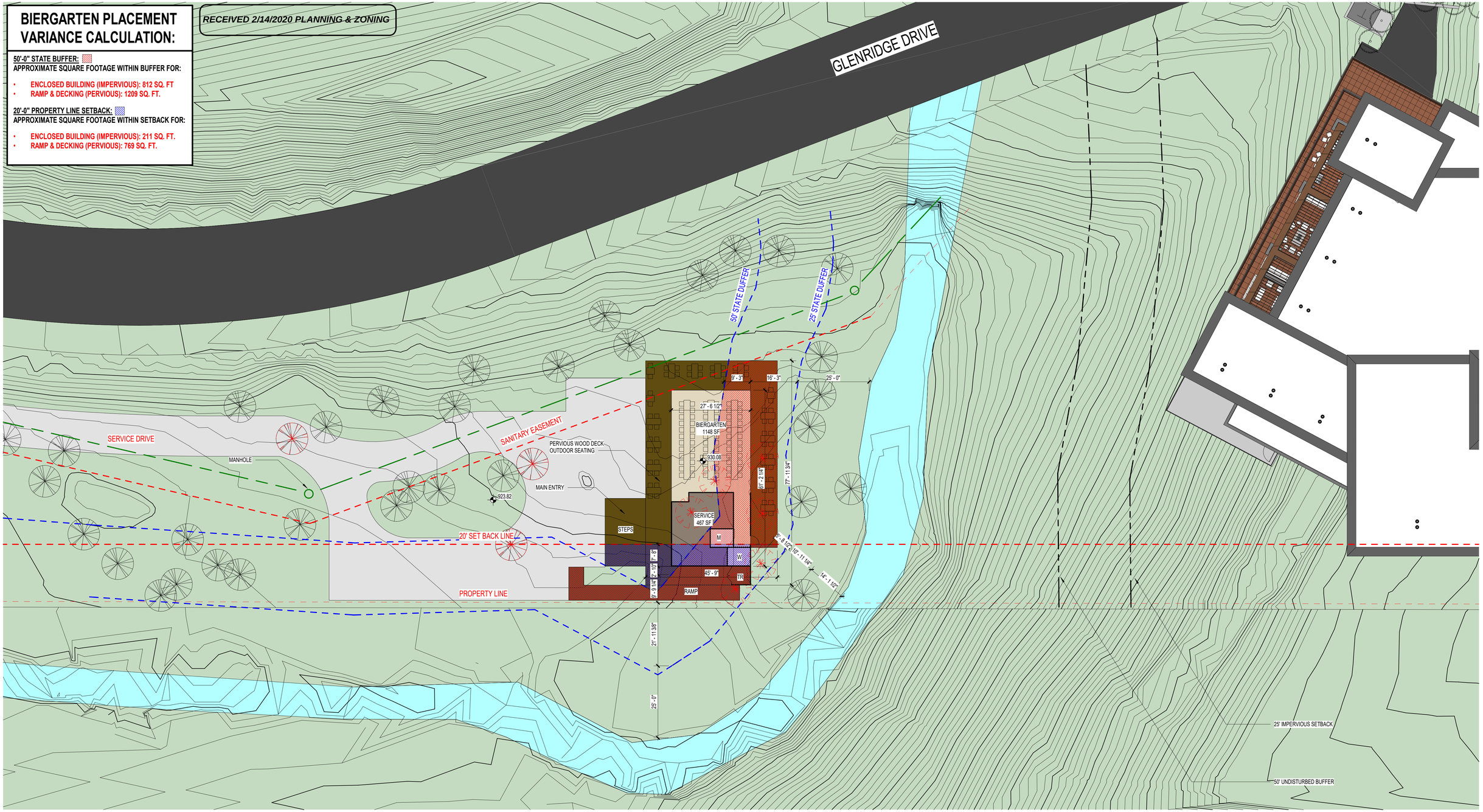
50'-0" STATE BUFFER:
APPROXIMATE SQUARE FOOTAGE WITHIN BUFFER FOR:

- ENCLOSED BUILDING (IMPERVIOUS): 812 SQ. FT
- RAMP & DECKING (PERVIOUS): 1209 SQ. FT.

20'-0" PROPERTY LINE SETBACK:
APPROXIMATE SQUARE FOOTAGE WITHIN SETBACK FOR:

- ENCLOSED BUILDING (IMPERVIOUS): 211 SQ. FT.
- RAMP & DECKING (PERVIOUS): 769 SQ. FT.



1 / AA1.15.4 BIERGARTEN SITE PLAN - D.C.- 6.1.2A - ALTERNATE 3
SCALE: 1/16" = 1'-0"

D.C. - 6.1.2.A

PROJECT N°20170358.10 | 11/01/19

BIERGARTEN PLAN - 6.1.2A AA1.15.4

MAYSON HOUSE
ABERNATHY RD NE

COOPER CARRY

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BIERGARTEN PLACEMENT VARIANCE CALCULATION:

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75'-0" CITY BUFFER:
APPROXIMATE SQUARE FOOTAGE WITHIN BUFFER FOR:

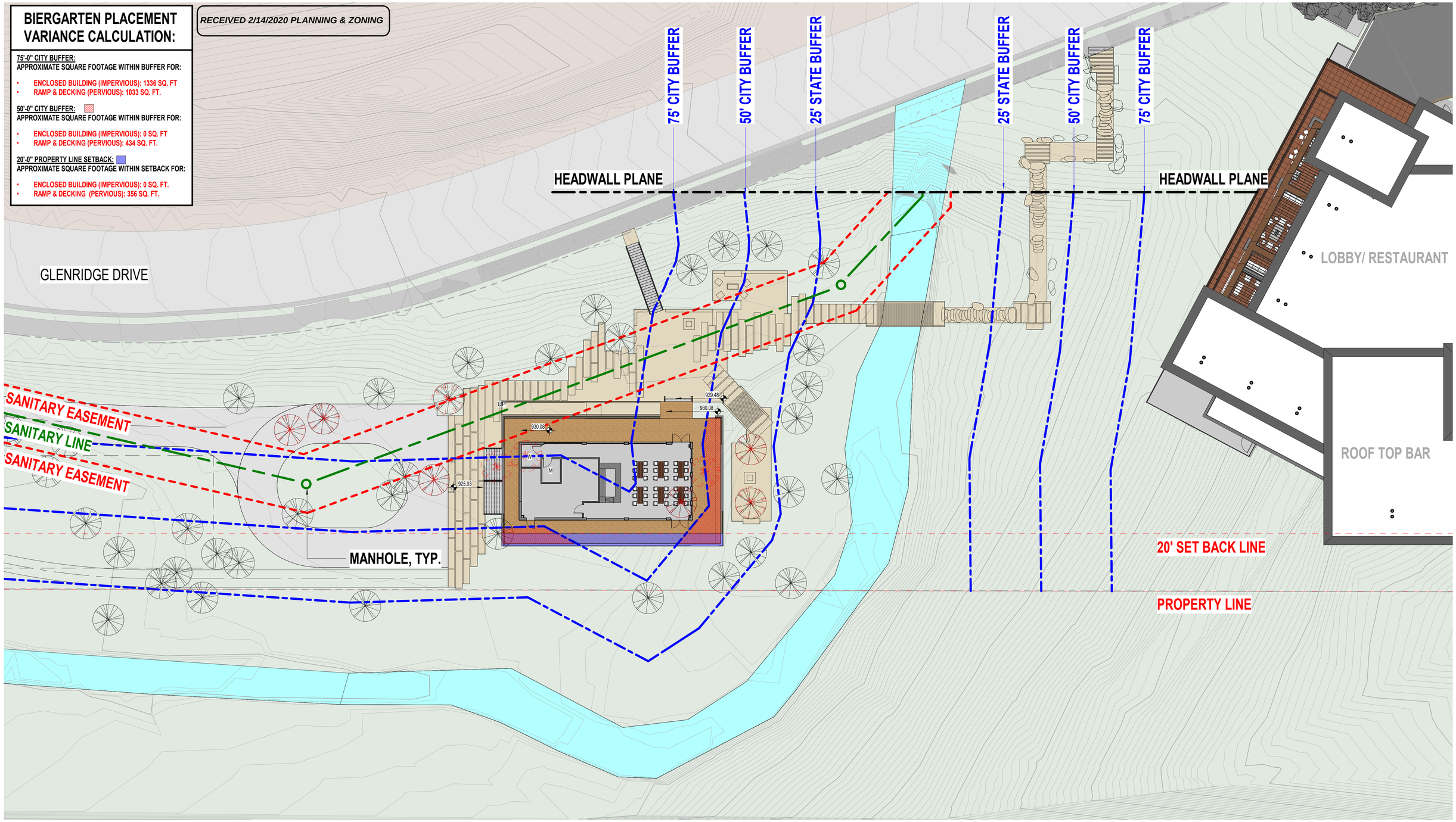
- ENCLOSED BUILDING (IMPERVIOUS): 1336 SQ. FT
- RAMP & DECKING (PERVIOUS): 1033 SQ. FT.

50'-0" CITY BUFFER:
APPROXIMATE SQUARE FOOTAGE WITHIN BUFFER FOR:

- ENCLOSED BUILDING (IMPERVIOUS): 0 SQ. FT
- RAMP & DECKING (PERVIOUS): 434 SQ. FT.

20'-0" PROPERTY LINE SETBACK:
APPROXIMATE SQUARE FOOTAGE WITHIN SETBACK FOR:

- ENCLOSED BUILDING (IMPERVIOUS): 0 SQ. FT.
- RAMP & DECKING (PERVIOUS): 356 SQ. FT.



1 / AA1.15.3 BIERGARTEN SITE PLAN - D.C.- 6.1.2A - PREFERRED PLAN
SCALE: 1/16" = 1'-0"

NORTH

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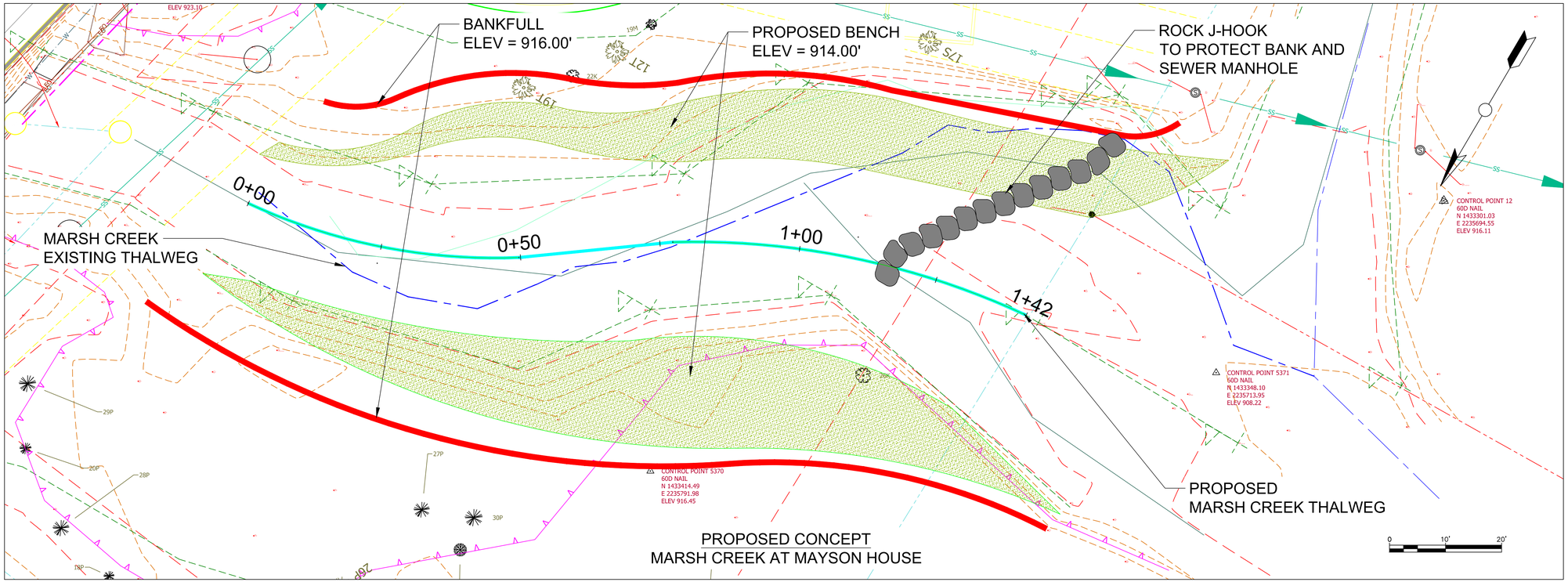
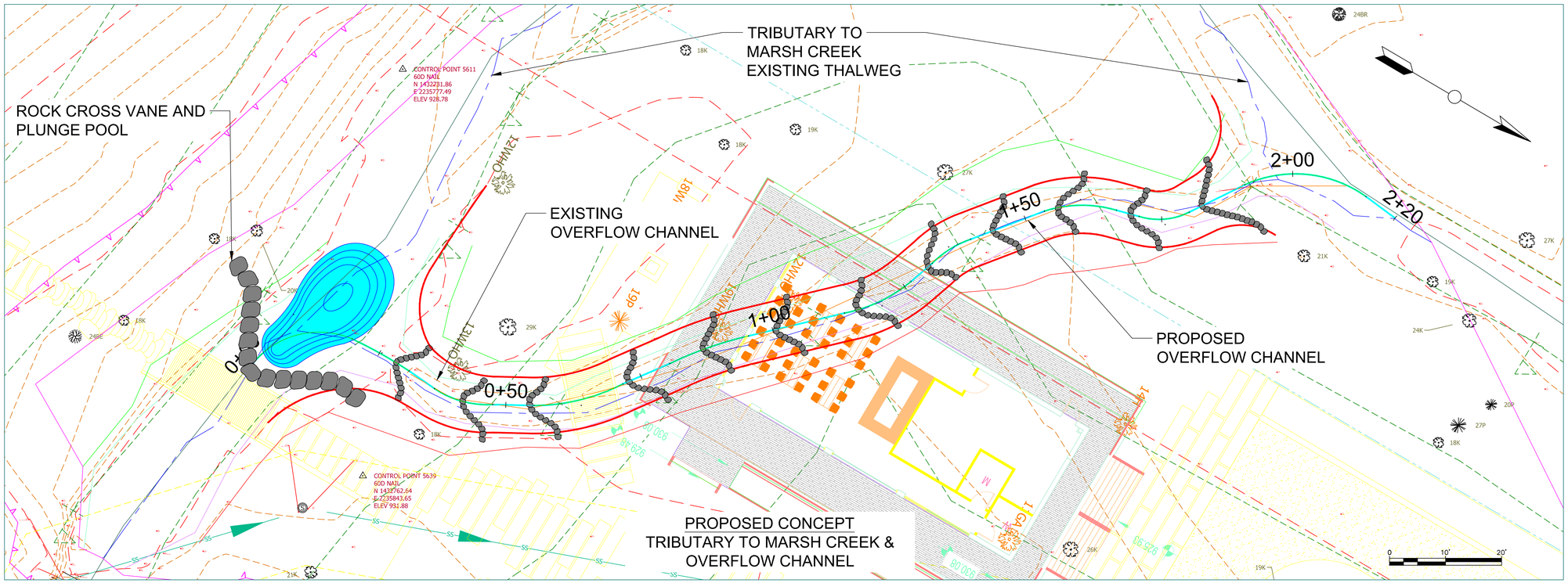
ATTACHMENT C

RECEIVED 2/14/2020 PLANNING & ZONING



PROPOSED CONCEPT
MARSH CREEK AT MAYSON HOUSE



PROPOSED CONCEPT
TRIBUTARY TO MARSH CREEK &
OVERFLOW CHANNEL

General Notes

Rock Cross Vane

Rock J-Hook

Rock J-Hook

Bench

Minor Existing Contour

Major Existing Contour

Proposed Bankfull

Proposed Thalweg

PROPOSED CONCEPT

No.	Revision/Issue	Date

Firm Name and Address
LAND 2 WATER SERVICES, LLC
Land 2 Water Services, LLC
3050 Westwood Drive
Acworth, GA 30102
Jeremy Dean, Owner
678.525.3764

Project Name and Address
Mayson House
Streambank Stabilization
Kimley-Horn and Associates

Project: Mayson-KHA
Date: 02/12/2020
Scale: 1" = 10'
Sheet: S01

RECEIVED 2/14/2020 PLANNING & ZONING

ATTACHMENT D

RECEIVED 2/14/2020 PLANNING & ZONING

EXISTING TREE LIST

SIZE AND SPECIES	REPORT #	ARBORIST COMMENTS	VALUE
17" LOB PINE	76	DEAD	
19" LOB PINE, SETBACK	120		1000
19" LOB PINE	122		1000
19" LOB PINE	108		1000
20" LOB PINE, SETBACK	116		1000
20" LOB PINE	106		1000
21" LOB PINE, SETBACK	118		1000
24" LOB PINE	94		1000
26" LOB PINE	71		1000
26" LOB PINE	79	DEAD	
26" LOB PINE	117		1000
26" LOB PINE	131		1000
27" LOB PINE	126		1000
28" LOB PINE, SETBACK	119		1000
30" LOB PINE, SETBACK	115	LANDMARK	1500
31" LOB PINE	124	LANDMARK	1500
18" PINE			1000
18" PINE			1000
18" PINE			1000
18" PINE			1000
18" PINE			1000
18" PINE			1000
18" PINE			1000
18" PINE			1000
19" PINE			1000
20" PINE			1000
20" PINE			1000
20" PINE			1000
12" TULIP	3		
12" TULIP	31		
12" TULIP	50		
12" TULIP	74		
13" TULIP	18	POOR	
13" TULIP	57	POOR	
13" TULIP	72		
16" TULIP	8		
16" TULIP	13		
16" TULIP	16		
17" TULIP	53		
17" TULIP	55	POOR	
17" TULIP	92	DO NOT CONSERVE	
18" TULIP	65		1000
18" TULIP			1000
18" TULIP			1000
19" TULIP, SETBACK	123		1000
19" TULIP	6		1000
21" TULIP	77	DO NOT CONSERVE	1000
21" TULIP	102	DO NOT CONSERVE	1000
21" TULIP	28		1000
22" TULIP	7		1000
22" TULIP	52		1000
24" TULIP			1000
24" TULIP	24	LANDMARK	1000
25" TULIP	41		1000
25" TULIP	61	DO NOT CONSERVE	1000
26" TULIP	86	DO NOT CONSERVE	1000
27" TULIP	88	DO NOT CONSERVE	1500
27" TULIP, SETBACK	130	LANDMARK	1500
28" TULIP	56	LANDMARK	1500
29" TULIP	105	NOT LANDMARK, POOR	
30" TULIP, SETBACK	121	LANDMARK	1500
30" TULIP	43	DO NOT CONSERVE	1000
30" TULIP	132	DO NOT CONSERVE	1000
31" TULIP	51	LANDMARK	1500
34" TULIP	27	DO NOT CONSERVE	1500
34" TULIP	127	LANDMARK	1500
35" TULIP	128	LANDMARK	1500
35" TULIP	21	LANDMARK	1500
35" TULIP	14	DO NOT CONSERVE	1500
35" TULIP	49	LANDMARK	1500
36" TULIP	81	DO NOT CONSERVE	1500
47" TULIP	26	DO NOT CONSERVE	1500
47" TULIP	10	LANDMARK	1500
9" GUM	64	POOR	
12" GUM	19		
12" GUM	78		
13" GUM	48		
14" GUM	23		
14" GUM	40		
16" GUM	84		
17" GUM	38		
18" GUM	58	DO NOT CONSERVE	1000
19" GUM	36		1000
19" GUM	37		1000
20" GUM	46	DO NOT CONSERVE	1000
20" GUM	101	DO NOT CONSERVE	1000
21" GUM	33		1000
21" GUM	34		1000
21" GUM	35		1000
23" GUM	125		1000
23" GUM	83		1000
24" GUM	42	DO NOT CONSERVE	1000
25" GUM	70	DO NOT CONSERVE	1000
26" GUM	60	DO NOT CONSERVE	1000
26" GUM	22	LANDMARK	1500
27" GUM	59	DO NOT CONSERVE	1500
30" GUM	39	DO NOT CONSERVE	1500
31" GUM	17	NOT LANDMARK	1000
32" GUM	25	DO NOT CONSERVE	1500
35" GUM	47	LANDMARK	1500
18" OAK	133	DO NOT CONSERVE	1000
18" OAK	134	DO NOT CONSERVE	1000
18" OAK			1000
18" OAK			1000
18" OAK			1000
18" OAK			1000
18" OAK			1000
18" OAK			1000
18" OAK			1000
18" OAK			1000
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20" OAK			1000
20" OAK			1000
20" OAK			1000
20" OAK			1000
20" OAK			1000
20" OAK			1000
22" OAK			1000
22" OAK			1000
10" WHT OAK	95		
11" WHT OAK	93		
12" WHT OAK	98		
12" WHT OAK	107		
12" WHT OAK	114		
13" WHT OAK	104		
16" W. OAK	73		
18" WHT OAK	103	DO NOT CONSERVE	1000
18" WHT OAK	113	DO NOT CONSERVE	1000
18" WHT OAK	110	POOR	
18" WHT OAK	112		1000
18" WHT OAK	133	DO NOT CONSERVE	1000
18" WHT OAK	134	DO NOT CONSERVE	1000
19" WHT OAK	109		1000
19" WHT OAK	111		1000
26" WHT OAK	90	DO NOT CONSERVE	1000
34" WHT OAK, SETBACK	129	LANDMARK	1500
36" WHT OAK	97	LANDMARK	1500
40" WHT OAK	96	DO NOT CONSERVE	1500
17" SYC	5	DO NOT CONSERVE	
19" SYC	9		1000
20" SYC	1	DO NOT CONSERVE	1000
20" SYC	2	DO NOT CONSERVE	1000
28" SYC	62	NOT LANDMARK, POOR	
9" HICKORY	99		
10" HICKORY	100		
14" HICKORY	85		
14" HICKORY	89		
22" HICKORY			1000
8" BASSWOOD	20	POOR	
11" BASSWOOD	66		
19" BASSWOOD	87	DO NOT CONSERVE	1000
5" R. MAPLE	30	DO NOT CONSERVE	
11" R. MAPLE	44	DO NOT CONSERVE	
12" R. MAPLE	45	DO NOT CONSERVE	
15" R. MAPLE	32	POOR	
17" R. MAPLE	15	DO NOT CONSERVE	
14" BIRCH	11		
16" BIRCH	12		
9" BLACKGUM	29		
11" G. ASH	91		
CANOPY S.F. PRIOR TO COUNTY IMPACT			133,000
CANOPY S.F. IMPACTED BY COUNTY UTILITY WORK			36,500
EXISTING SF OF CANOPY POST COUNTY IMPACTS			96,500

IMPACTED TREE LIST

SIZE AND SPECIES	REPORT #	ARBORIST COMMENTS	VALUE
17" LOB PINE	76	DEAD	
19" LOB PINE	108		1000
20" LOB PINE	106		1000
24" LOB PINE	94		1000
26" LOB PINE	71		1000
26" LOB PINE	79	DEAD	
18" PINE			1000
18" PINE			1000
18" PINE			1000
18" PINE			1000
18" PINE			1000
18" PINE			1000
18" PINE			1000
18" PINE			1000
19" PINE			1000
20" PINE			1000
20" PINE			1000
20" PINE			1000
12" TULIP	3		
12" TULIP	31		
12" TULIP	50		
12" TULIP	74		
13" TULIP	57	POOR	
13" TULIP	72		
16" TULIP	8		
16" TULIP	13		
16" TULIP	16		
17" TULIP	53		
17" TULIP	92	DO NOT CONSERVE	
18" TULIP	65		1000
18" TULIP			1000
18" TULIP			1000
19" TULIP	6		1000
21" TULIP	77	DO NOT CONSERVE	1000
21" TULIP	102	DO NOT CONSERVE	1000
22" TULIP	7		1000
22" TULIP	52		1000
24" TULIP			1000
24" TULIP	24	LANDMARK	1000
25" TULIP	61	DO NOT CONSERVE	1000
26" TULIP	86	DO NOT CONSERVE	1000
27" TULIP	88	DO NOT CONSERVE	1500
27" TULIP, SETBACK	130	LANDMARK	1500
28" TULIP	56	LANDMARK	1500
29" TULIP	105	NOT LANDMARK, POOR	
30" TULIP	43	DO NOT CONSERVE	1500
30" TULIP	132	DO NOT CONSERVE	1500
31" TULIP	51	LANDMARK	1500
34" TULIP	27	DO NOT CONSERVE	1500
35" TULIP	21	LANDMARK	1500
35" TULIP	14	DO NOT CONSERVE	1500
35" TULIP	49	LANDMARK	1500
36" TULIP	81	DO NOT CONSERVE	1500
47" TULIP	26	DO NOT CONSERVE	1500
47" TULIP	10	LANDMARK	1500
9" GUM	64	POOR	
12" GUM	19		
12" GUM	78		
13" GUM	48		
16" GUM	84		
18" GUM	58	DO NOT CONSERVE	1000
19" GUM	36		1000
19" GUM	37		1000
20" GUM	46	DO NOT CONSERVE	1000
20" GUM	101	DO NOT CONSERVE	1000
21" GUM	33		1000
23" GUM	83		1000
24" GUM	42	DO NOT CONSERVE	1000
25" GUM	70	DO NOT CONSERVE	1000
26" GUM	60	DO NOT CONSERVE	1000
26" GUM	22	LANDMARK	1500
27" GUM	59	DO NOT CONSERVE	1500
30" GUM	39	DO NOT CONSERVE	1500
31" GUM	17	NOT LANDMARK	1000
32" GUM	25	DO NOT CONSERVE	1500
35" GUM	47	LANDMARK	1500
18" OAK	133	DO NOT CONSERVE	1000
18" OAK	134	DO NOT CONSERVE	1000
18" OAK			1000
18" OAK			1000
18" OAK			1000
18" OAK			1000
18" OAK			1000
18" OAK			1000
18" OAK			1000
18" OAK			1000
18" OAK			1000
18" OAK			1000
18" OAK			1000
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18" OAK			1000
18" OAK			1000
18" OAK			1000
20" OAK			1000
20" OAK			1000
20" OAK			1000
20" OAK			1000
20" OAK			1000
20" OAK			1000
20" OAK			1000
20" OAK			1000
20" OAK			1000
22" OAK			1000
12" WHT OAK	98		
12" WHT OAK	114		
16" W. OAK	73		
18" WHT OAK	103	DO NOT CONSERVE	1000
18" WHT OAK	113	DO NOT CONSERVE	1000
18" WHT OAK	110	POOR	
18" WHT OAK	133	DO NOT CONSERVE	1000
18" WHT OAK	134	DO NOT CONSERVE	1000
19" WHT OAK	109		1000
26" WHT OAK	90	DO NOT CONSERVE	1000
36" WHT OAK	97	LANDMARK	1500
40" WHT OAK	96	DO NOT CONSERVE	1500
17" SYC	5	DO NOT CONSERVE	
19" SYC	9		1000
20" SYC	1	DO NOT CONSERVE	1000
20" SYC	2	DO NOT CONSERVE	1000
28" SYC	62	NOT LANDMARK, POOR	
9" HICKORY	99		
14" HICKORY	85		
14" HICKORY	89		
22" HICKORY			1000
8" BASSWOOD	20	POOR	
11" BASSWOOD	66		
19" BASSWOOD	87	DO NOT CONSERVE	1000
5" R. MAPLE	30	DO NOT CONSERVE	
11" R. MAPLE	44	DO NOT CONSERVE	
12" R. MAPLE	45	DO NOT CONSERVE	
17" R. MAPLE	15	DO NOT CONSERVE	
14" BIRCH	11		
16" BIRCH	12		
11" G. ASH	91		
S.F. OF TOTAL IMPACT			107,000
S.F. IMPACTED BY COUNTY UTILITY WORK			36,500
S.F. OF SITEWORK IMPACT			70,500

SAVED TREE LIST (EC)

SIZE AND SPECIES	REPORT #	ARBORIST COMMENTS	VALUE
19" LOB PINE, SETBACK	120		1000
19" LOB PINE	122		1000
20" LOB PINE, SETBACK	116		1000
21" LOB PINE, SETBACK	118		1000
26" LOB PINE	117		1000
26" LOB PINE	131		1000
27" LOB PINE	126		1000
28" LOB PINE, SETBACK	119		1000
30" LOB PINE, SETBACK	115	LANDMARK	1500
31" LOB PINE	124	LANDMARK	1500
13" TULIP	18	POOR	
17" TULIP	55	POOR	
19" TULIP, SETBACK	123		1000
21" TULIP	28		1000
25" TULIP	41		1000
30" TULIP, SETBACK	121	LANDMARK	1500
34" TULIP	127	LANDMARK	1500
35" TULIP	128	LANDMARK	1500
14" GUM	23		
14" GUM	40		
17" GUM	38		
21" GUM	34		1000
21" GUM	35		1000
23" GUM	125		1000
22" OAK			1000
10" WHT OAK	95		
11" WHT OAK	93		
12" WHT OAK	107		
13" WHT OAK	104		
18" WHT OAK	112		1000
19" WHT OAK	111		1000
34" WHT OAK, SETBACK	129	LANDMARK	1500
10" HICKORY	100		
15" R. MAPLE	32	POOR	
9" BLACKGUM	29		
TOTAL SF SAVED (EC)			26,000

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACING	REMARKS	REPLACEMENT TREE VALUES
AG	2	ACER RUBRUM `OCTOBER GLORY` TM	OCTOBER GLORY MAPLE	B & B	4" CAL, 16-18` HT	AS SHOWN	500 SF	1000 SF
AS2	3	AMELANCHIER ALNIFOLIA	SERVICEBERRY	B&B OR CONT.	2" CAL, 10-12` HT	AS SHOWN	0 SF	0 SF
AS3	7	AMELANCHIER ALNIFOLIA	SERVICEBERRY	B & B	3" CAL, 12-14` HT	AS SHOWN	250 SF	1750 SF
ASM	4	ACER SACCHARUM	SUGAR MAPLE	B & B	4" CAL, 16-18` HT	AS SHOWN	1000 SF	4000 SF
BD	5	BETULA NIGRA `DURAHEAT`	DURAHEAT RIVER BIRCH	B&B OR CONT.	3" CAL, 12-14` HT	AS SHOWN	500 SF	2500 SF
CA2	13	CERCIS CANADENSIS `ALBA`	WHITE EASTERN RED BUD	B & B	2" CAL, 8-10` HT	AS SHOWN	0 SF	0 SF
CC	9	CORNUS FLORIDA `CHEROKEE BRAVE`	CHEROKEE BRAVE DOGWOOD	B&B OR CONT.	3" CAL, 12-14` HT	AS SHOWN	250 SF	2250 SF
CH2	13	CERCIS CANADENSIS `HEARTS OF GOLD`	FOREST PANSY REDBUD	B&B OR CONT.	3" CAL, 12-14` HT	AS SHOWN	250 SF	3250 SF
CI	3	CARYA ILLINOINENSIS	PECAN	B & B	4" CAL, 16-18` HT	AS SHOWN	1000 SF	3000 SF
CP	2	CARYA GLABRA	PIGNUT HICKORY	B & B	4" CAL, 16-18` HT	AS SHOWN	1000 SF	2000 SF
CP2	25	CORNUS FLORIDA `CHEROKEE PRINCESS`	CHEROKEE PRINCESS DOGWOOD	B & B	3" CAL, 12-14` HT	AS SHOWN	250 SF	6250 SF
CV	2	CHIONANTHUS VIRGINICUS	WHITE FRINGETREE	B & B	4" CAL, 14-16` HT	AS SHOWN	250 SF	500 SF
FG	3	FAGUS GRANDIFOLIA	AMERICAN BEECH	B & B	3" CAL, 12-14` HT	AS SHOWN	1000 SF	3000 SF
IA	28	ILEX OPACA	AMERICAN HOLLY	B & B	3" CAL, 10` HT	AS SHOWN	500 SF	14000 SF
LT	4	LIRIODENDRON TULIPIFERA	TULIP TREE	B & B	4" CAL, 18-20` HT	AS SHOWN	1000 SF	4000 SF
MB	21	MAGNOLIA GRANDIFLORA `BRACKENS BROWN BEAUTY`	BRACKEN`S SOUTHERN MAGNOLIA	B & B	3" CAL, 12-14` HT	AS SHOWN	1000 SF	21000 SF
MS3	14	MAGNOLIA VIRGINIANA	SWEET BAY	B & B	3" CAL, 12-14` HT	AS SHOWN	500 SF	7000 SF
NS2	9	NYSSA SYLVATICA	SOUR GUM	B & B	3" CAL, 12-14` HT	AS SHOWN	1000 SF	9000 SF
OA	4	OXYDENDRUM ARBOREUM	SOURWOOD TREE	B & B	3" CAL, 12-14` HT	AS SHOWN	1000 SF	4000 SF
PP2	4	PINUS PALUSTRIS	LONGLEAF PINE	B&B OR CONT.	3" CAL, 12-14` HT	AS SHOWN	1000 SF	4000 SF
QF	1	QUERCUS FALCATA	SOUTHERN RED OAK	B & B	4" CAL, 16-18` HT	AS SHOWN	1000 SF	1000 SF
QS	24	QUERCUS SHUMARDII	SHUMARD RED OAK	B & B	4" CAL, 14-16` HT	AS SHOWN	1000 SF	14000 SF (10 IN R.O.W.)
QS2	3	QUERCUS STELLATA	POST OAK	B & B	4" CAL, 16-18` HT	AS SHOWN	1000 SF	3000 SF
TA	5	TAXODIUM ASCENDENS	POND CYPRESS	B&B OR CONT.	3" CAL, 10` HT	AS SHOWN	500 SF	2500 SF
TC	16	TSUGA CANADENSIS	CANADIAN HEMLOCK	B & B	3" CAL, 13-15` HT	AS SHOWN	500 SF	8000 SF
								121,000 SF TOTAL

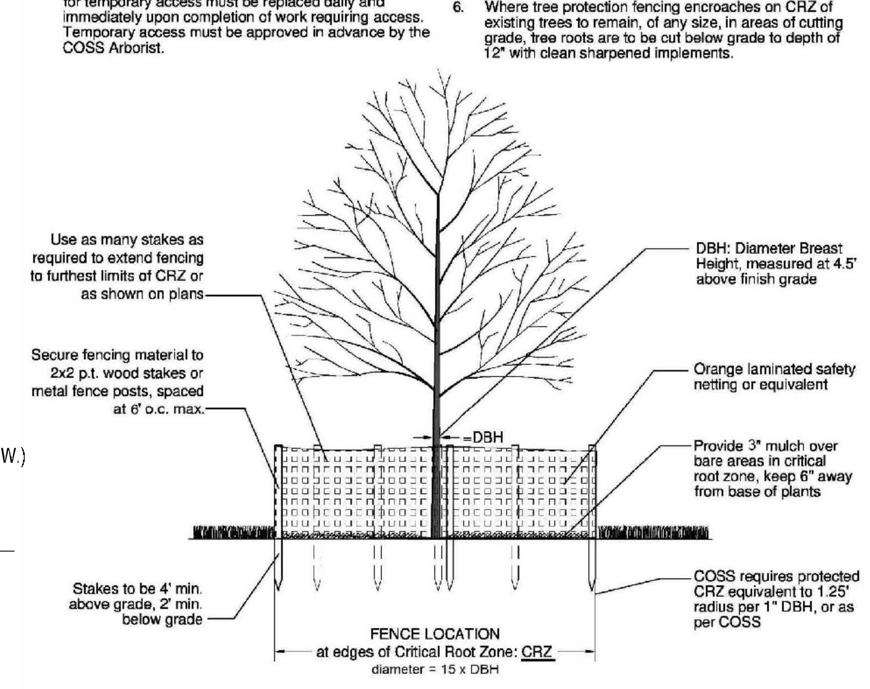
TREE TREATMENT SYMBOLS

X EXISTING TREE TO BE REMOVED

⊘ EXISTING TREE TO BE PRESERVED BUT NOT COUNTED TOWARD RECOMPENSE DUE TO ENCROACHMENT

NOTES:

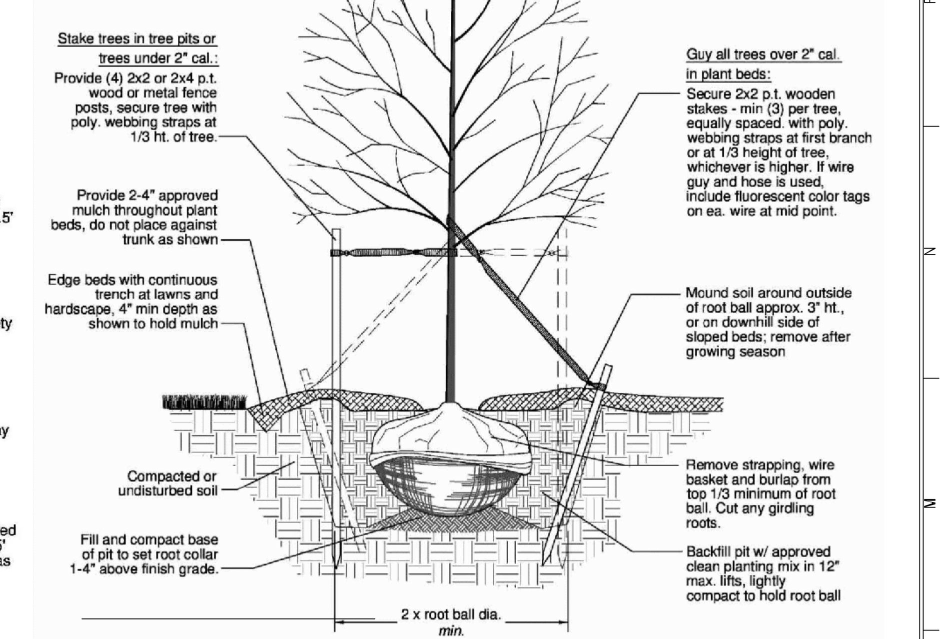
1. Tree protection fencing to be installed prior to any land disturbance on site.
2. Locate fencing at edge of CRZ, or against pavement edges, as per approved site plans.
3. Fencing must remain through the duration of all construction activities. Removal or relocation of fencing for temporary access must be replaced daily and immediately upon completion of work requiring access. Temporary access must be approved in advance by the COSS Arborist.
4. Activities within tree protection area are not permitted, including staging of materials, parking, pedestrian access, etc.
5. Where tree protection is adjacent to erosion control fencing, tree fence must be visible and at full 4' height min. on the inside of tree save area.
6. Where tree protection fencing encroaches on CRZ of existing trees to remain, of any size, in areas of cutting grade, tree roots are to be cut below grade to depth of 12" with clean sharpened implements.



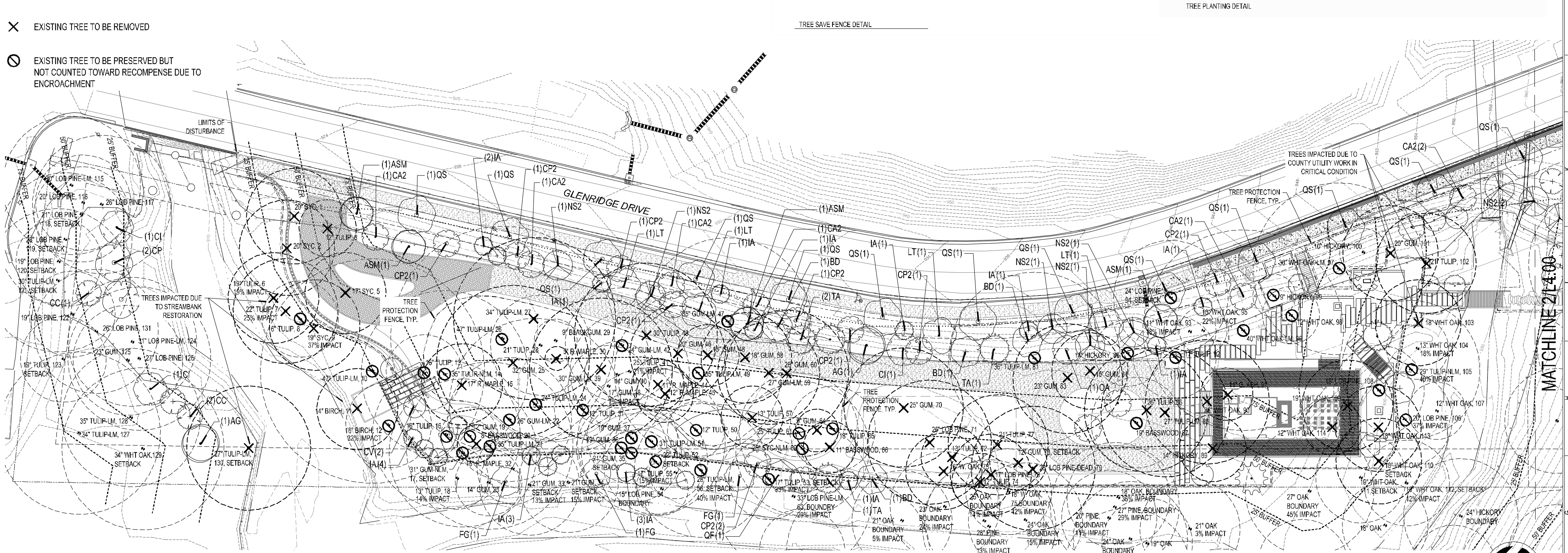
TREE SAVE FENCE DETAIL

NOTES:

1. Set tree plumb and vertical.
2. Rotate tree to align as grown in field: north face to North.
3. Prune dead, damaged and crossing branches. Elevate branches as per City standards where applicable. Do not cut branch tips or central leader.
4. Remove all stakes and guys after 12 months.



TREE PLANTING DETAIL



1 / L4.00 TREE PROTECTION AND REPLACEMENT PLAN

SCALE: 1" = 30' (0 30 60 90 feet)

NORTH

TREE RECOMPENSE CALCULATIONS

SITE AREA: 227,280 SQ FT

EXISTING CANOPY COVERAGE =
PRIOR TO COUNTY UTILITY WORK (133,000 SF) - 58%
AFTER COUNTY DAMAGED TREES ARE REMOVED (96,500 SF) - 42%

COVERAGE REQUIREMENTS: SITE AREA (SQ. FT.) x 40%
227,280 x 0.40 = 90,912 SQ. FT REQUIRED CANOPY COVERAGE (RCC)

SAVED TREES - SEE SCHEDULE

26,000 SF EXISTING CANOPY TO REMAIN (EC)

LANDMARK REPLACEMENT (LR):

30" LOB PINE
31" LOB PINE
27" TULIP
28" TULIP
30" TULIP
31" TULIP
34" TULIP
35" TULIP
35" TULIP
35" TULIP
47" TULIP
35" GUM
34" WHT OAK
36" WHT OAK

14 TOTAL = 14,000 SF x 1.5 = 21,000 SF TO BE REPLACED (LR)

CANOPY REPLACEMENT (CR)

RCC - EC + LR = CR

90,912 - 26,000 + 21,000 = 85,912 SF CANOPY REPLACEMENT REQUIRED (CR)

REPLACEMENT CANOPY
(68) LARGE CANOPY TREES (72 x 1000 SF) = 72,000 SF (PLUS 10 TREES IN R.O.W.)
(77) MEDIUM CANOPY TREES (70 x 500 SF) = 35,000 SF
(66) SMALL CANOPY TREES (56 x 250 SF) = 14,000 SF

POST DEVELOPMENT CANOPY

26,000 SF (EC) SAVED CANOPY
+ 121,000 SF (CR) REPLACEMENT CANOPY

147,000 SF POST DEVELOPMENT CANOPY = 64% CANOPY COVERAGE

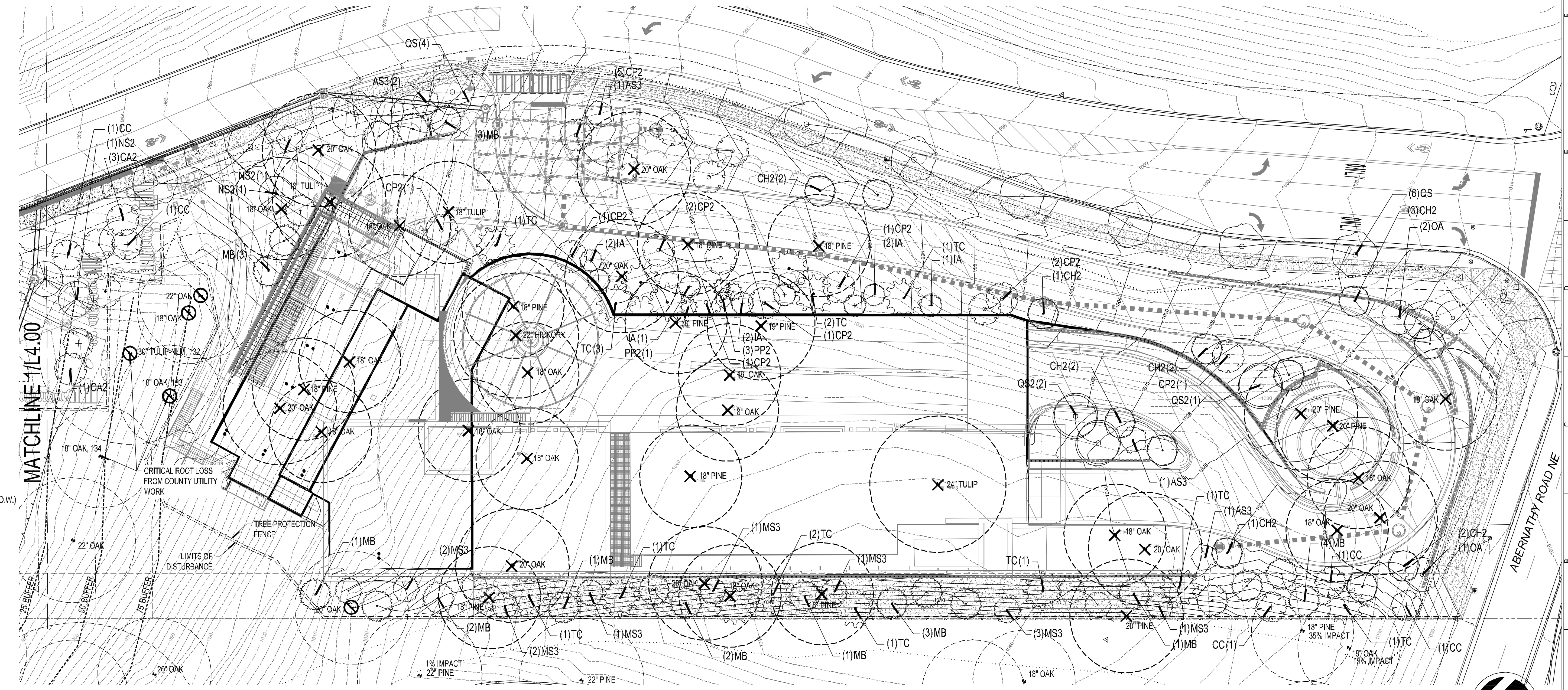
TREE BANK CALCULATION
133,000 SF PRE UTILITY WORK TREES
-70,500 SF REMOVED PER SITE WORK

62,500 SF POST SITE WORK

90,912 SF = 40% THRESHOLD
62,500 SF

28,412 SF BELOW 40%

28 x $1200 = $33,600 DUE TO TREE BANK



2 / L4.00 TREE PROTECTION AND REPLACEMENT PLAN

SCALE: 1" = 30' (0 30 60 90 feet)

NORTH

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Atlanta, GA 30303-1770
(404) 237-2000
coopercarry.com

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GEORGIA REGISTERED LANDSCAPE ARCHITECT No. 377 KERRY BLIND 12/19/2019

ISSUANCES

No.	Drawing Issue Description	Date
	SCHEMATIC DESIGN	04/05/2019
	DESIGN DEVELOPMENT	07/26/2019
	LDP	12/19/2019

MAYSON HOUSE

700 ABERNATHY RD NE
SANDY SPRINGS, GA 30328
GLENRIDGE GREEN PARTNERS, LLC

TREE PROTECTION AND REPLACEMENT PLAN

ROBERT NEAL (Principal-in-Charge)	20170358.04 (Project No.)
TJB (Project Manager)	12/19/19 (Date)
CER (Project Architect)	
AWH (Staff Architect)	L4.00
K. BLIND (Landscape Architecture)	

Drawing No. VALUE of XX

ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20170358 PROJECT NAME: MAYSON HOUSE
L4.00 - TREE PROTECTION AND REPLACEMENT PLAN
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2/12/2020 9:28 AM

RECEIVED 2/14/2020 PLANNING & ZONING

PLANT SCHEDULE GARDEN

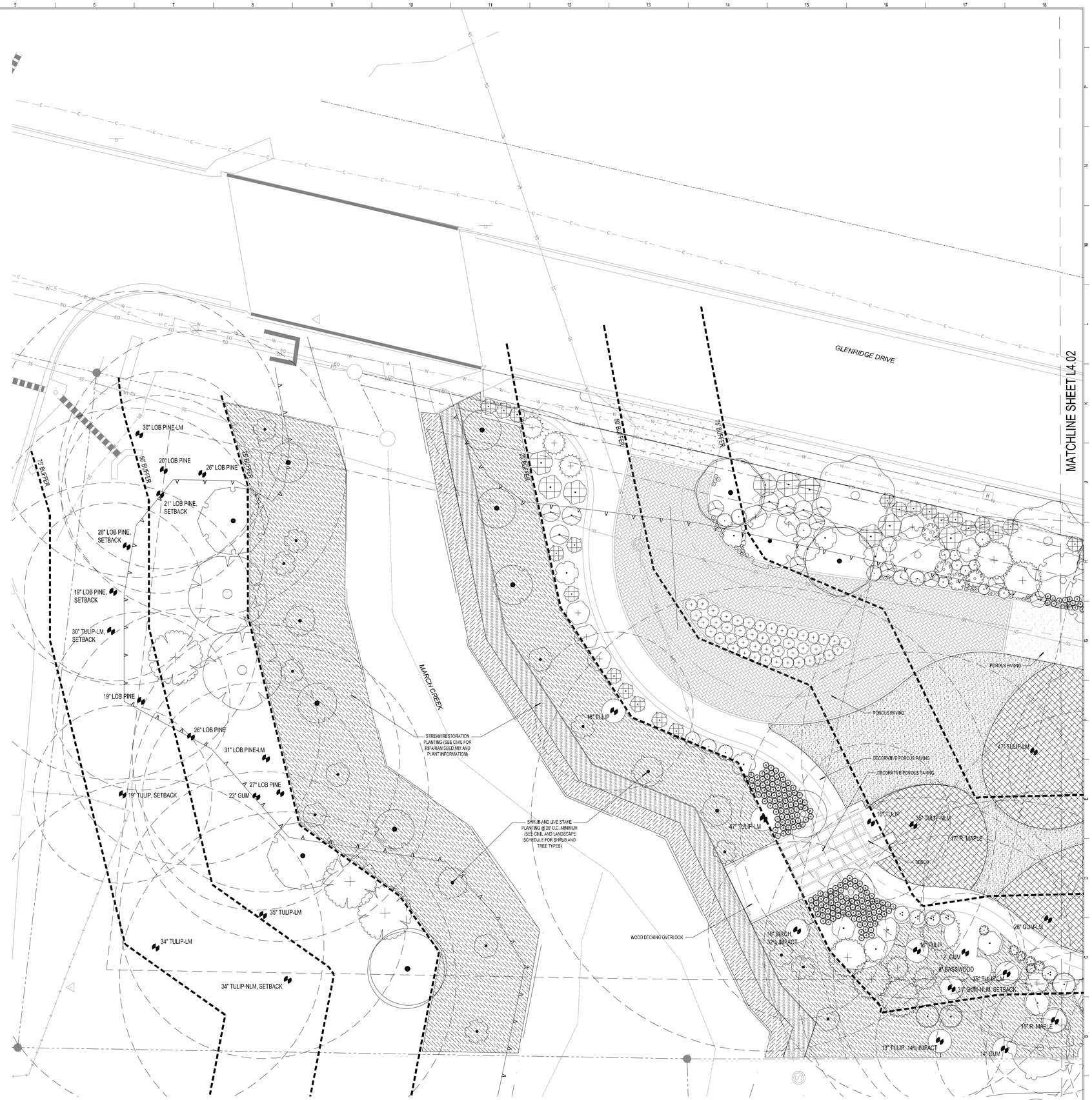
TREES	BOTANICAL NAME	COMMON NAME
	ACER RUBRUM 'OCTOBER GLORY' TM	OCTOBER GLORY MAPLE
	AMELANCHIER ALNIFOLIA	SERVICEBERRY
	AMELANCHIER ALNIFOLIA	SERVICEBERRY
	ACER SACCHARUM	SUGAR MAPLE
	BETULA NIGRA 'DURAHEAT'	DURAHEAT RIVER BIRCH
	CERCIS CANADENSIS 'ALBA'	WHITE EASTERN RED BUD
	CORNUS FLORIDA 'CHEROKEE BRAVE'	CHEROKEE BRAVE DOGWOOD
	CERCIS CANADENSIS 'HEARTS OF GOLD'	FOREST PANSY REDBUD
	CARYA ILLINOINENSIS	PECAN
	CARYA GLABRA	PIGNUT HICKORY
	CORNUS FLORIDA 'CHEROKEE PRINCESS'	CHEROKEE PRINCESS DOGWOOD
	CHIONANTHUS VIRGINICUS	WHITE FRINGETREE
	FAGUS GRANDIFOLIA	AMERICAN BEECH
	ILEX OPACA	AMERICAN HOLLY
	LIRIODENDRON TULIPIFERA	TULIP TREE
	MAGNOLIA VIRGINIANA	SWEET BAY
	NYSSA SYLVATICA	SOUR GUM
	OXYDENDRUM ARBOREUM	SOURWOOD TREE
	QUERCUS FALCATA	SOUTHERN RED OAK
	QUERCUS SHUMARDII	SHUMARD RED OAK
	TAXODIUM ASCENDENS	POND CYPRESS
	TSUGA CANADENSIS	CANADIAN HEMLOCK

SHRUBS	BOTANICAL NAME	COMMON NAME
	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	BRILLIANT RED CHOKEBERRY/RED CHOKEBERRY
	AQUILEGIA CANADENSIS	CANADIAN COLUMBINE
	AESCULUS PAVIA	RED BUCKEYE
	AESCULUS PARVIFLORA	BOTTLEBRUSH BUCKEYE
	BETULA NIGRA	RIVER BIRCH
	CLETHRA ALNIFOLIA 'RUBY SPICE'	RUBY SPICE CLETHRA
	DIOSPYROS VIRGINIANA	COMMON PERSIMMON
	FOTHERGILLA MAJOR 'BLUE SHADOW'	MOUNTAIN WITCHALDER
	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA
	ILEX X ATTENUATA 'FOSTERI'	FOSTER'S HOLLY
	ILLICIUM FLORIDANUM 'PINK FROST'	PINK FROST ANISE
	ILEX VERTICILLATA 'RED SPRITE'	RED SPRITE WINTERBERRY
	ILEX VERTICILLATA 'JIM DANDY'	JIM DANDY WINTERBERRY
	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPIRE
	ITEA VIRGINICA	VIRGINIA WILLOW
	KALMIA LATIFOLIA 'CAROSEL'	CAROSEL MOUNTAIN LAUREL
	LINDERA BENZOIN	SPICEBUSH
	MYRICA CERIFERA	WAX MYRTLE
	PENSTEMON LAEVIGATUS	EASTERN SMOOTH BEARDTONGUE
	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE
	QUERCUS PHELLOS	WILLOW OAK
	RHODODENDRON CATAWBIENSE	CATAWBA RHODODENDRON
	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC
	RHUS COPALLINA LATIFOLIA 'PRAIRIE FLAME' TM	DWARF SUMAC
	SPIRAEA TOMENTOSA	STEEPLEBUSH
	VACCINIUM ARBOREUM	FARKLEBERRY
	VACCINIUM CORYMBOSUM 'BLUETTA'	BLUETTA BLUEBERRY
	VACCINIUM ELLIOTTII	HIGHBUSH BLUEBERRY
	VIBURNUM DENTATUM 'BLUE MURRIN'	SOUTHERN ARROWWOOD
	VIBURNUM DENTATUM 'MORTON' TM	NORTHERN BURGUNDY ARROWWOOD VIBURNUM
	VACCINIUM CORYMBOSUM 'PATRIOT'	PATRIOT BLUEBERRY

ANNUALS/PERENNIALS	BOTANICAL NAME	COMMON NAME
	ASTILBE SIMPLICIFOLIA 'DARWIN SNOW SPRITE'	DARWIN WHITE ASTILBE
	CHELONE GLABRA	WHITE TURTLEHEAD
	OSMUNDA REGALIS	ROYAL FERN
	THELYPTERIS KUNTHII	SOUTHERN SHIELD FERN

SHRUB AREAS	BOTANICAL NAME	COMMON NAME
	SEED MIX	RIPARIAN SEED MIX

GROUND COVERS	BOTANICAL NAME	COMMON NAME
	BOUTELOUA DACTYLOIDES 'STAMPEDE'	STAMPETE BUFFALO GRASS
	SEE CIVIL	TEMPORARY SEEDING



1 L4.01 LANDSCAPE PLAN

0 10 20 30 feet
SCALE: 1" = 10'

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SCOPE DOCUMENTS

The Contract Documents Issued for **the Design Development** are intended to be at that level of development and as such, may be neither complete nor coordinated. The **Contractor** is responsible for complete and coordinated pricing **and execution** of the Work, and shall include items necessary for the proper execution and completion of the Work, as shown, specified, reasonably inferred or required for a complete Project. For Work of delegated designs; systems, assemblies, components and materials shall comply with national, state and local code requirements. The **Contractor** shall inform the Owner and Architect, in timely fashion, of any discovered omissions, inconsistencies or errors in the Contract Documents.

ISSUANCES

No.	Drawing Issue Description	Date
	SCHEMATIC DESIGN	04/05/2019
	DESIGN DEVELOPMENT	07/26/2019

MAYSON HOUSE

700 ABERNATHY RD NE
SANDY SPRINGS, GA 30328
GLENRIDGE GREEN PARTNERS, LLC

LANDSCAPE PLAN

ROBERT NEAL Principal-in-Charge	201703358.04 Project No.
TJB Project Manager	07/26/19 Date
CER Project Architect	
AWH Staff Architect	L4.01
K. BLIND Landscape Architecture	

Drawing No. VALUE of XX

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 201703358 PROJECT NAME: MAYSON HOUSE
L4.01 - LANDSCAPE PLAN
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2/12/2020 9:56 AM

RECEIVED 2/14/2020 PLANNING & ZONING

PLANT SCHEDULE GARDEN

TREES	BOTANICAL NAME	COMMON NAME
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	VACCINIUM CORYMBOSUM 'BLUETTA'	BLUETTA BLUEBERRY
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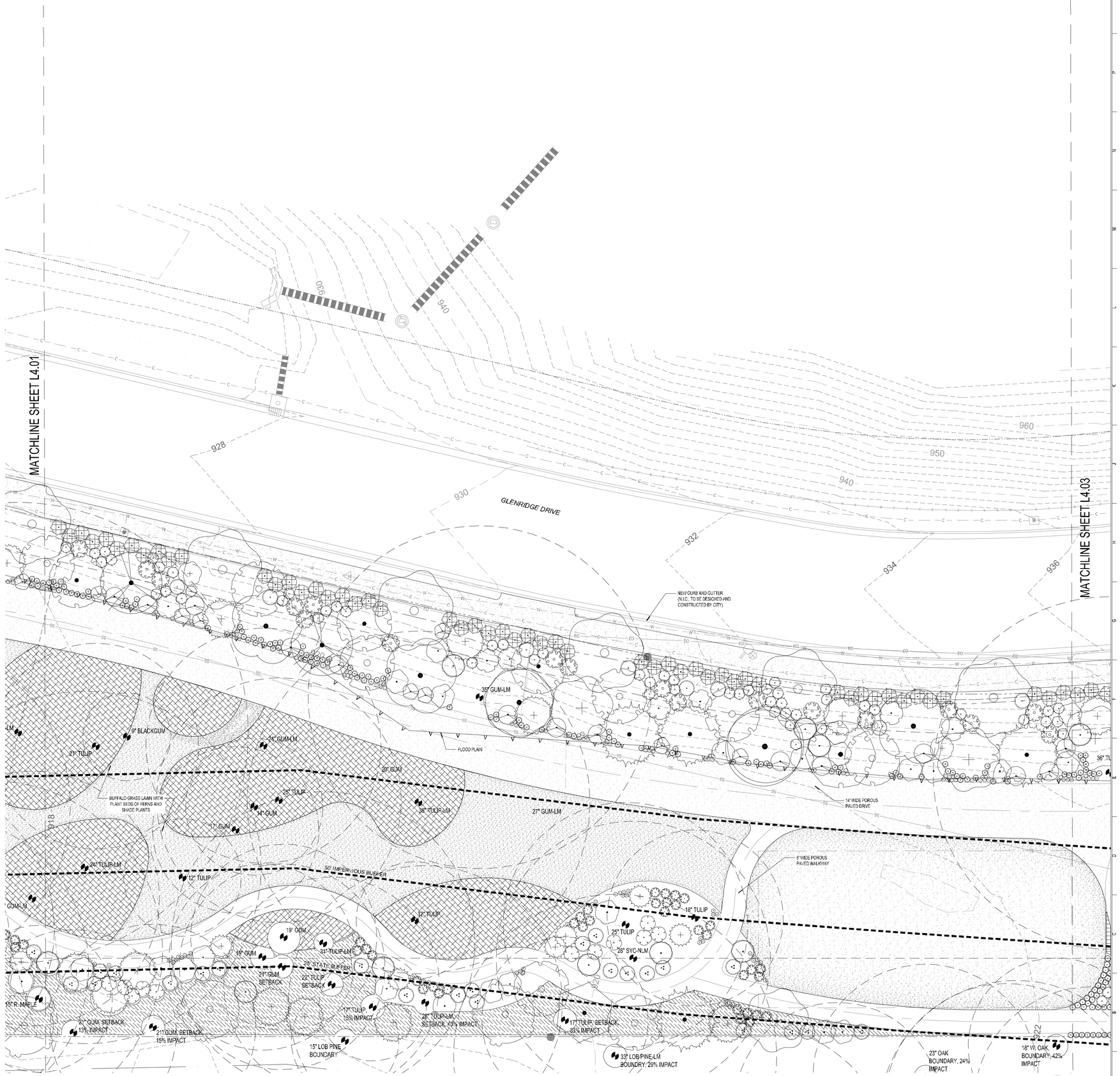
	SEE CIVIL	TEMPORARY SEEDING



1 L4.02 LANDSCAPE PLAN

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	SCHEMATIC DESIGN	04/05/2019
	DESIGN DEVELOPMENT	07/26/2019

MAYSON HOUSE

700 ABERNATHY RD NE
SANDY SPRINGS, GA 30328
GLENRIDGE GREEN PARTNERS, LLC

LANDSCAPE PLAN

ROBERT NEAL Principal-in-Charge	20170358.04 Project No.
TJB Project Manager	07/26/19 Date
CER Project Architect	
AWH Staff Architect	L4.02
K. BLIND Landscape Architecture	

Drawing No. VALUE of XX

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20170358 PROJECT NAME: MAYSON HOUSE
L4.02 - LANDSCAPE PLAN
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PLANT SCHEDULE GARDEN

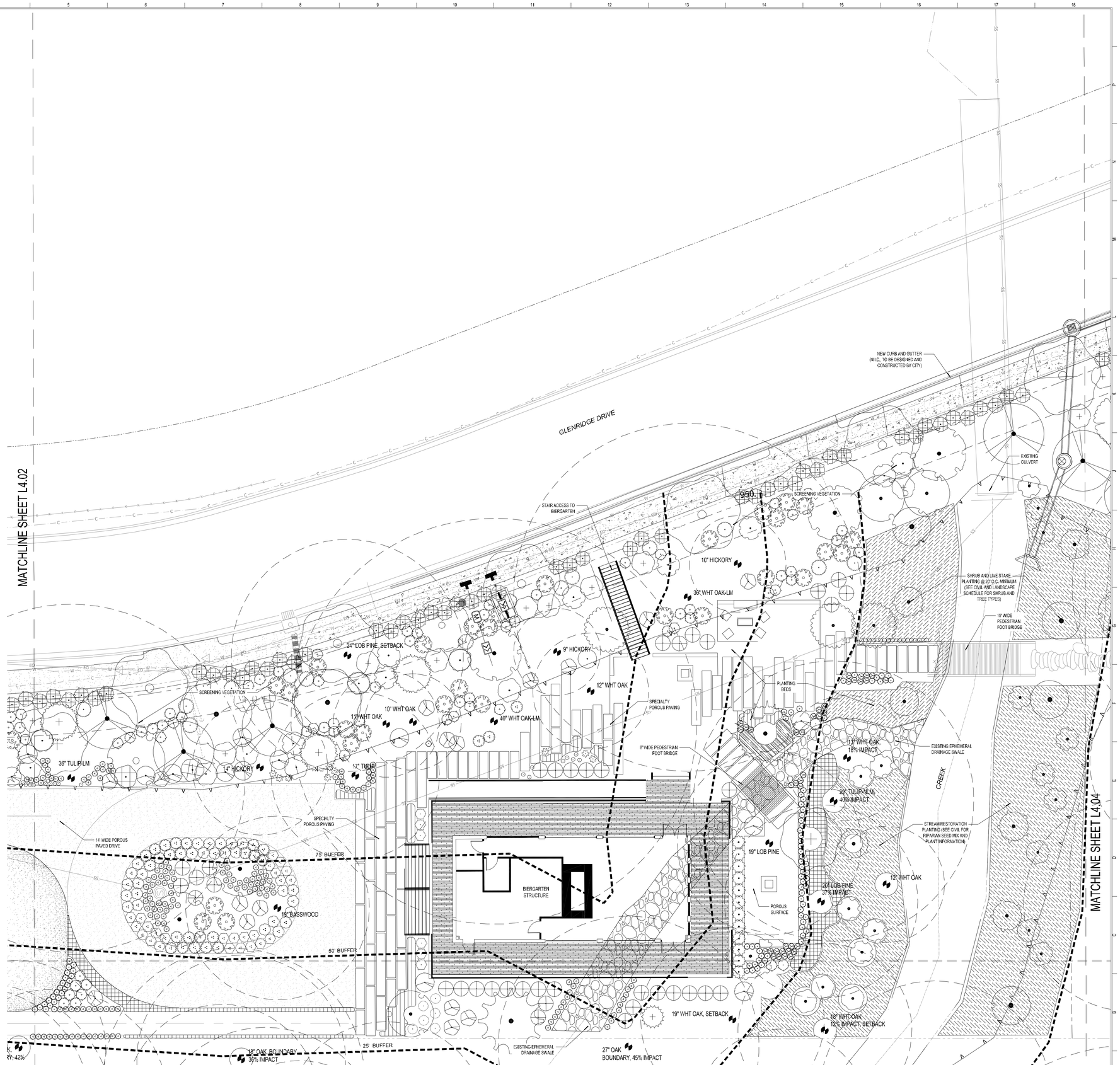
TREES	BOTANICAL NAME	COMMON NAME
	ACER RUBRUM 'OCTOBER GLORY' TM	OCTOBER GLORY MAPLE
	AMELANCHIER ALNIFOLIA	SERVICEBERRY
	AMELANCHIER ALNIFOLIA	SERVICEBERRY
	ACER SACCHARUM	SUGAR MAPLE
	BETULA NIGRA 'DURAHEAT'	DURAHEAT RIVER BIRCH
	CERCIS CANADENSIS 'ALBA'	WHITE EASTERN RED BUD
	CORNUS FLORIDA 'CHEROKEE BRAVE'	CHEROKEE BRAVE DOGWOOD
	CERCIS CANADENSIS 'HEARTS OF GOLD'	FOREST PANSY REDBUD
	CARYA ILLINOINENSIS	PECAN
	CARYA GLABRA	PIGNUT HICKORY
	CORNUS FLORIDA 'CHEROKEE PRINCESS'	CHEROKEE PRINCESS DOGWOOD
	CHIONANTHUS VIRGINICUS	WHITE FRINGETREE
	FAGUS GRANDIFOLIA	AMERICAN BEECH
	ILEX OPACA	AMERICAN HOLLY
	LIRIODENDRON TULIPIFERA	TULIP TREE
	MAGNOLIA VIRGINIANA	SWEET BAY
	NYSSA SYLVATICA	SOUR GUM
	OXYDENDRUM ARBOREUM	SOURWOOD TREE
	QUERCUS FALCATA	SOUTHERN RED OAK
	QUERCUS SHUMARDII	SHUMARD RED OAK
	TAXODIUM ASCENDENS	POND CYPRESS
	TSUGA CANADENSIS	CANADIAN HEMLOCK

SHRUBS	BOTANICAL NAME	COMMON NAME
	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	BRILLIANT RED CHOKEBERRY/RED CHOKEBERRY
	AQUILEGIA CANADENSIS	CANADIAN COLUMBINE
	AESCULUS PAVIA	RED BUCKEYE
	AESCULUS PARVIFLORA	BOTTLEBRUSH BUCKEYE
	BETULA NIGRA	RIVER BIRCH
	CLETHRA ALNIFOLIA 'RUBY SPICE'	RUBY SPICE CLETHRA
	DIOSPYROS VIRGINIANA	COMMON PERSIMMON
	FOTHERGILLA MAJOR 'BLUE SHADOW'	MOUNTAIN WITCH-HALDER
	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA
	ILEX X ATTENUATA 'FOSTERI'	FOSTER'S HOLLY
	ILLICIUM FLORIDANUM 'PINK FROST'	PINK FROST ANISE
	ILEX VERTICILLATA 'RED SPRITE'	RED SPRITE WINTERBERRY
	ILEX VERTICILLATA 'JIM DANDY'	JIM DANDY WINTERBERRY
	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPIRE
	ITEA VIRGINICA	VIRGINIA WILLOW
	KALMIA LATIFOLIA 'CAROSEL'	CAROSEL MOUNTAIN LAUREL
	LINDERA BENZOIN	SPICEBUSH
	MYRICA CERIFERA	WAX MYRTLE
	PENSTEMON LAEVIGATUS	EASTERN SMOOTH BEARDTONGUE
	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE
	QUERCUS PHELLOS	WILLOW OAK
	RHODODENDRON CATAWBIENSE	CATAWBA RHODODENDRON
	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC
	RHUS COPALLINA LATIFOLIA 'PRAIRIE FLAME' TM	DWARF SUMAC
	SPIRAEA TOMENTOSA	STEEPLEBUSH
	VACCINIUM ARBOREUM	FARKLEBERRY
	VACCINIUM CORYMBOSUM 'BLUETTA'	BLUETTA BLUEBERRY
	VACCINIUM ELLIOTTII	HIGHBUSH BLUEBERRY
	VIBURNUM DENTATUM 'BLUE MUFFIN'	SOUTHERN ARROWWOOD
	VIBURNUM DENTATUM 'NORTON' TM	NORTHERN BURGUNDY ARROWWOOD VIBURNUM
	VACCINIUM CORYMBOSUM 'PATRIOT'	PATRIOT BLUEBERRY

ANNUAL/PERENNIALS	BOTANICAL NAME	COMMON NAME
	ASTILBE SIMPLICIFOLIA 'DARWIN SNOW SPRITE'	DARWIN WHITE ASTILBE
	CHELONE GLABRA	WHITE TURTLE-HEAD
	OSMUNDA REGALIS	ROYAL FERN
	THELYPTERIS KUNTHII	SOUTHERN SHIELD FERN

SHRUB AREAS	BOTANICAL NAME	COMMON NAME
	SEED MIX	RIPARIAN SEED MIX

GROUND COVERS	BOTANICAL NAME	COMMON NAME
	BOUTELOUA DACTYLOIDES 'STAMPEDE'	STAMPEDE BUFFALO GRASS
	SEE CIVIL	TEMPORARY SEEDING



1 L4.03 LANDSCAPE PLAN

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SCOPE DOCUMENTS

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ISSUANCES

No.	Drawing Issue Description	Date
	SCHEMATIC DESIGN	04/05/2019
	DESIGN DEVELOPMENT	07/26/2019

MAYSON HOUSE

700 ABERNATHY RD NE
SANDY SPRINGS, GA 30328
GLENRIDGE GREEN PARTNERS, LLC

LANDSCAPE PLAN

ROBERT NEAL Principal-in-Charge	20170358.04 Project No.
TJB Project Manager	07/26/19 Date
CER Project Architect	
AWH Staff Architect	L4.03
K. BLIND Landscape Architecture	

Drawing No. VALUE of XX

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20170358 PROJECT NAME: MAYSON HOUSE
L4.03 - LANDSCAPE PLAN
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PLANT SCHEDULE GARDEN

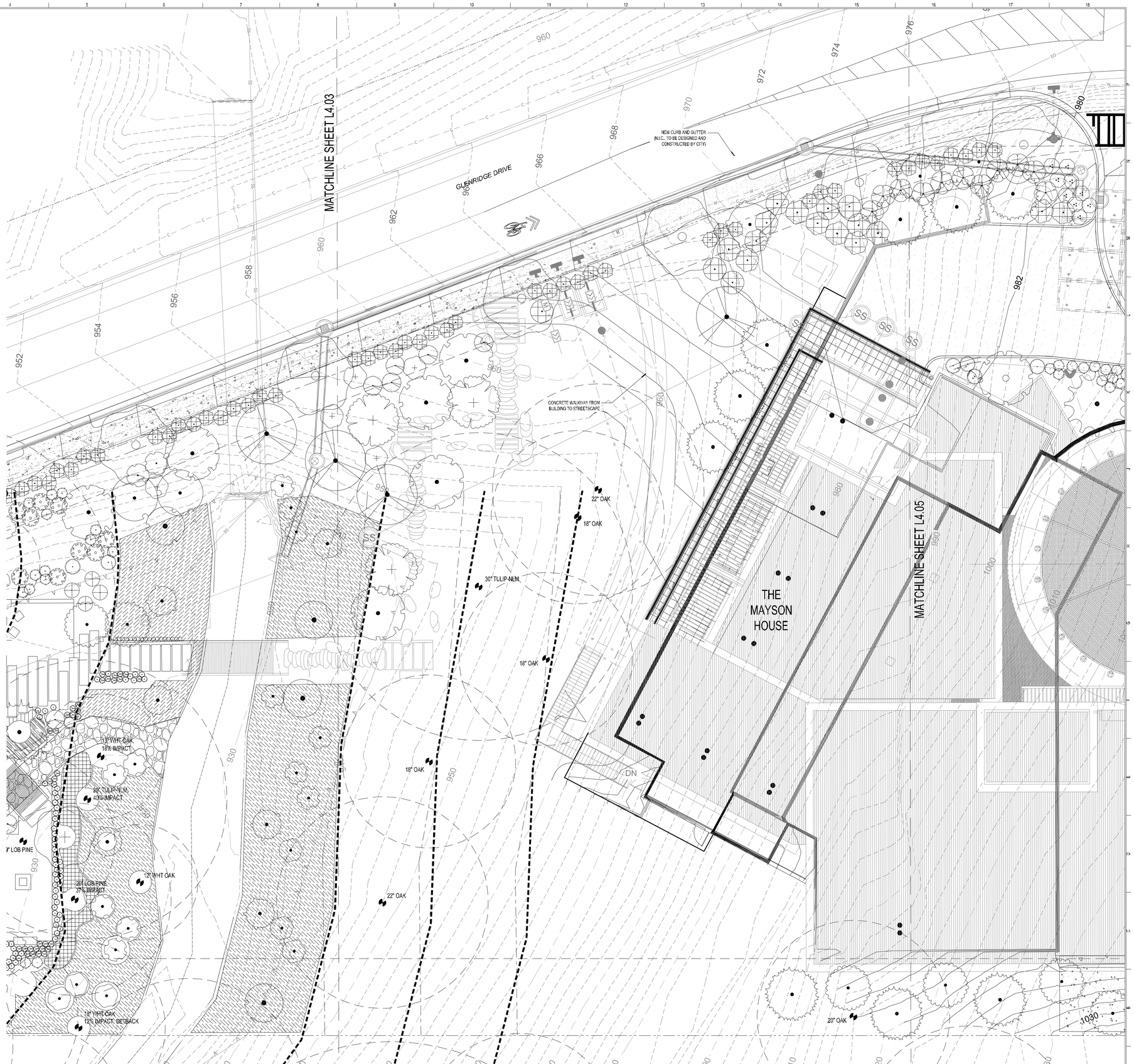
TREES	BOTANICAL NAME	COMMON NAME
	ACER RUBRUM 'OCTOBER GLORY' TM	OCTOBER GLORY MAPLE
	AMELANCHIER ALNIFOLIA	SERVICEBERRY
	AMELANCHIER ALNIFOLIA	SERVICEBERRY
	ACER SACCHARUM	SUGAR MAPLE
	BETULA NIGRA 'DURAHEAT'	DURAHEAT RIVER BIRCH
	CERCIS CANADENSIS 'ALBA'	WHITE EASTERN RED BUD
	CORNUS FLORIDA 'CHEROKEE BRAVE'	CHEROKEE BRAVE DOGWOOD
	CERCIS CANADENSIS 'HEARTS OF GOLD'	FOREST PANSY REDBUD
	CARYA ILLINOINENSIS	PECAN
	CARYA GLABRA	PIGNUT HICKORY
	CORNUS FLORIDA 'CHEROKEE PRINCESS'	CHEROKEE PRINCESS DOGWOOD
	CHIONANTHUS VIRGINICUS	WHITE FRINGETREE
	FAGUS GRANDIFOLIA	AMERICAN BEECH
	ILEX OPACA	AMERICAN HOLLY
	LIRIODENDRON TULIPIFERA	TULIP TREE
	MAGNOLIA VIRGINIANA	SWEET BAY
	NYSSA SYLVATICA	SOUR GUM
	OXYDENDRUM ARBOREUM	SOURWOOD TREE
	QUERCUS FALCATA	SOUTHERN RED OAK
	QUERCUS SHUMARDII	SHUMARD RED OAK
	TAXODIUM ASCENDENS	POND CYPRESS
	TSUGA CANADENSIS	CANADIAN HEMLOCK

SHRUBS	BOTANICAL NAME	COMMON NAME
	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	BRILLIANT RED CHOKEBERRY/RED CHOKEBERRY
	AQUILEGIA CANADENSIS	CANADIAN COLUMBINE
	AESCULUS PAVIA	RED BUCKEYE
	AESCULUS PARVIFLORA	BOTTLEBRUSH BUCKEYE
	BETULA NIGRA	RIVER BIRCH
	CLETHRA ALNIFOLIA 'RUBY SPICE'	RUBY SPICE CLETHRA
	DIOSPYROS VIRGINIANA	COMMON PERSIMMON
	FOTHERGILLA MAJOR 'BLUE SHADOW'	MOUNTAIN WITCHALDER
	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA
	ILEX X ATTENUATA 'FOSTERI'	FOSTER'S HOLLY
	ILLIICIUM FLORIDANUM 'PINK FROST'	PINK FROST ANISE
	ILEX VERTICILLATA 'RED SPRITE'	RED SPRITE WINTERBERRY
	ILEX VERTICILLATA 'JIM DANDY'	JIM DANDY WINTERBERRY
	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPIRE
	ITEA VIRGINICA	VIRGINIA WILLOW
	KALMIA LATIFOLIA 'CAROUSEL'	CAROUSEL MOUNTAIN LAUREL
	LINDERA BENZOIN	SPICEBUSH
	MYRICA CERIFERA	WAX MYRTLE
	PENSTEMON LAEVIGATUS	EASTERN SMOOTH BEARDTONGUE
	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE
	QUERCUS PHELLOS	WILLOW OAK
	RHODODENDRON CATAWBIENSE	CATAWBA RHODODENDRON
	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC
	RHUS COPALLINA LATIFOLIA 'PRAIRIE FLAME TM'	DWARF SUMAC
	SPIRAEA TOMENTOSA	STEEPLEBUSH
	VACCINIUM ARBOREUM	FARKLEBERRY
	VACCINIUM CORYMBOSUM 'BLUETTA'	BLUETTA BLUEBERRY
	VACCINIUM ELLIOTTII	HIGHBUSH BLUEBERRY
	VIBURNUM DENTATUM 'BLUE MUFFIN'	SOUTHERN ARROWWOOD
	VIBURNUM DENTATUM 'NORTON' TM	NORTHERN BURGUNDY ARROWWOOD VIBURNUM
	VACCINIUM CORYMBOSUM 'PATRIOT'	PATRIOT BLUEBERRY

ANNUALS/PERENNIALS	BOTANICAL NAME	COMMON NAME
	ASTILBE SIMPLICIFOLIA 'DARWIN SNOW SPRITE'	DARWIN WHITE ASTILBE
	CHELONE GLABRA	WHITE TURTLE-HEAD
	OSMUNDA REGALIS	ROYAL FERN
	THELYPTERIS KUNTHII	SOUTHERN SHIELD FERN

SHRUB AREAS	BOTANICAL NAME	COMMON NAME
	SEED MIX	RIPARIAN SEED MIX

GROUND COVERS	BOTANICAL NAME	COMMON NAME
	BOUTELOUA DACTYLOIDES 'STAMPEDE'	STAMPETE BUFFALO GRASS
	SEE CIVIL	TEMPORARY SEEDING



1 L4.04 LANDSCAPE PLAN

SCALE: 1" = 10'

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SCOPE DOCUMENTS

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	SCHEMATIC DESIGN	04/05/2019
	DESIGN DEVELOPMENT	07/26/2019

MAYSON HOUSE

700 ABERNATHY RD NE
SANDY SPRINGS, GA 30328
GLENRIDGE GREEN PARTNERS, LLC

LANDSCAPE PLAN

ROBERT NEAL — Principal-in-Charge
TJB — Project Manager
CER — Project Architect
AWH — Staff Architect
K. BLIND — Landscape Architecture

20170358.04 — Project No.
07/26/19 — Date

L4.04

Drawing No. VALUE of XX

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20170358 PROJECT NAME: MAYSON HOUSE
L4.04 - LANDSCAPE PLAN
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RECEIVED 2/14/2020 PLANNING & ZONING

PLANT SCHEDULE HOTEL

TREES	BOTANICAL NAME	COMMON NAME
	AMELANCHIER ALNIFOLIA	SERVICEBERRY
	CORNUS FLORIDA 'CHEROKEE BRAVE'	CHEROKEE BRAVE DOGWOOD
	CERCIS CANADENSIS 'HEARTS OF GOLD'	FOREST PANSY REDBUD
	CORNUS FLORIDA 'CHEROKEE PRINCESS'	CHEROKEE PRINCESS DOGWOOD
	ILEX OPACA	AMERICAN HOLLY
	MAGNOLIA GRANDIFLORA 'BRACKENS BROWN BEAUTY'	BRACKEN'S SOUTHERN MAGNOLIA
	MAGNOLIA VIRGINIANA	SWEET BAY
	NYSSA SYLVATICA	SOUR GUM
	OXYDENDRUM ARBOREUM	SOURWOOD TREE
	PINUS PALUSTRIS	LONGLEAF PINE
	QUERCUS SHUMARDII	SHUMARD RED OAK
	QUERCUS STELLATA	POST OAK
	TSUGA CANADENSIS	CANADIAN HEMLOCK

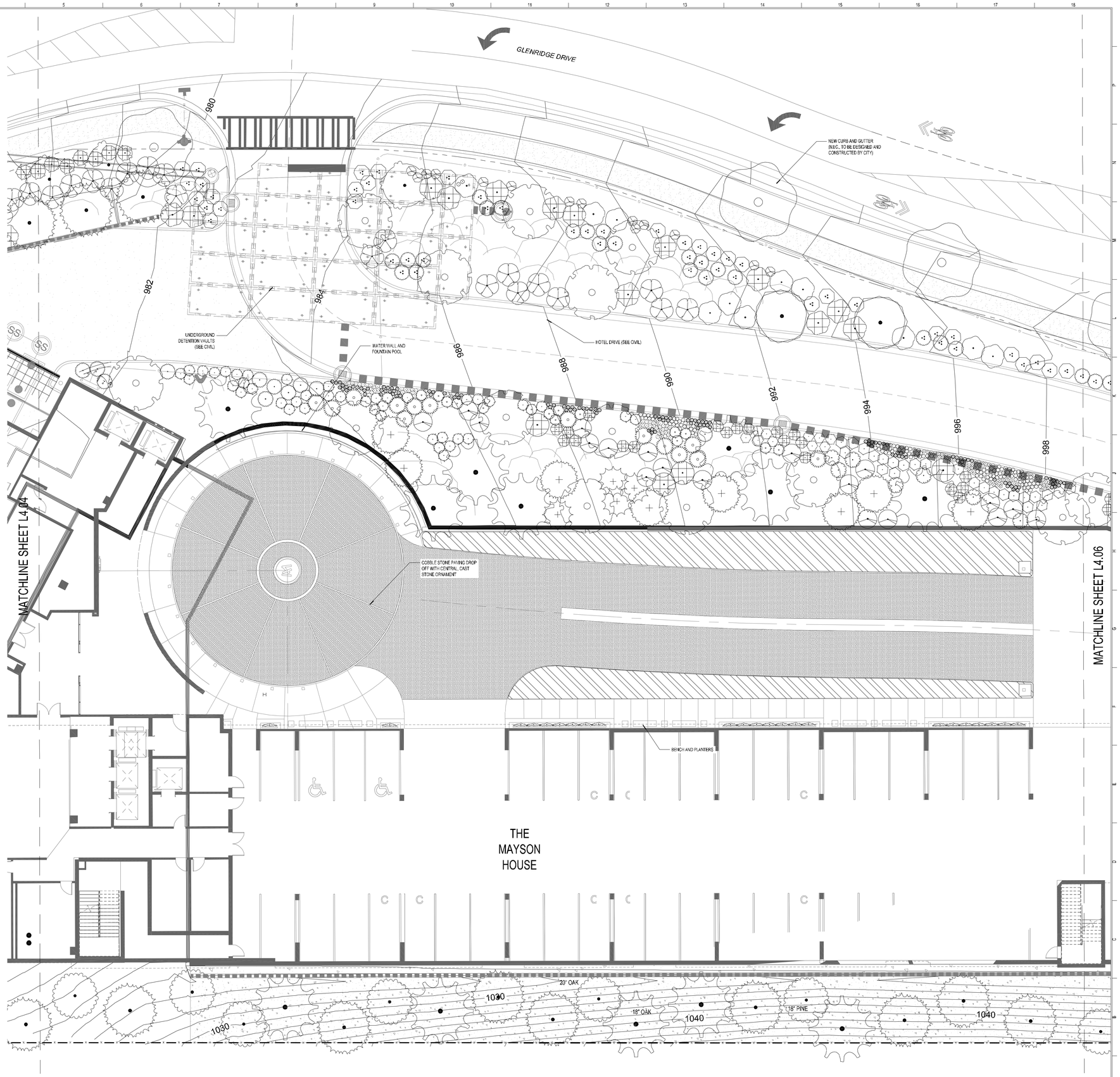
SHRUBS	BOTANICAL NAME	COMMON NAME
	AQUILEGIA CANADENSIS	CANADIAN COLUMBINE
	CALYCANTHUS FLORIDUS 'ATHENS'	SWEET SHRUB
	CALLICARPA AMERICANA	AMERICAN BEAUTYBERRY
	CORNUS RACEMOSA 'MUSZAM'	MUSKINGUM DOGWOOD
	CLETHRA ALNIFOLIA 'RUBY SPICE'	RUBY SPICE CLETHRA
	FOTHERGILLA GARDENI 'BLUE MIST'	BLUE MIST FOTHERGILLA
	ILLICIUM FLORIDANUM 'PINK FROST'	PINK FROST ANISE
	ILEX VERTICILLATA 'RED SPRITE'	RED SPRITE WINTERBERRY
	ILEX GLABRA 'SHAMROCK'	INKBERRY
	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPIRE
	ITEA VIRGINICA	VIRGINIA WILLOW
	KALMIA LATIFOLIA 'CAROSEL'	CAROSEL MOUNTAIN LAUREL
	LINDERA BENZOIN	SPICEBUSH
	LEUCOTHOE POPULIFOLIA	FLORIDA HOBBLEBUSH
	MYRICA CERIFERA 'DON'S DWARF'	DON'S DWARF WAX MYRTLE
	MAGNOLIA VIRGINIANA	SWEET BAY
	PENSTEMON LAEVIGATUS	EASTERN SMOOTH BEARDTONGUE
	PINUS BENSIFLORA 'OCULUS DRACONIS'	OCULUS DRACONIS TANYOSHO PINE
	RHODODENDRON CATAWBIENSE	CATAWBA RHODODENDRON
	ROSA CAROLINA	CAROLINA ROSE
	RHUS COPPALLINA LATIFOLIA 'PRAIRIE FLAME' TM	DWARF SUMAC
	VACCINIUM ARBOREUM	FARKLEBERRY
	VIBURNUM DENTATUM 'BLUE MUFFIN'	SOUTHERN ARROWWOOD
	VIBURNUM DENTATUM 'MORTON' TM	NORTHERN BURGUNDY ARROWWOOD VIBURNUM

ANNUALS/PERENNIALS	BOTANICAL NAME	COMMON NAME
	ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED
	BAPTISIA SPHAERODCARPA 'SCREAMING YELLOW	WILD INDIGO
	LIATRIS SPICATA 'FLORISTAN VIOLET'	TALL VIOLET GAYFEATHER
	LIATRIS SPICATA 'KOBOLD'	SPIKE GAYFEATHER

GRASSES	BOTANICAL NAME	COMMON NAME
	MUHLENBERGIA CAPILLARIS 'PINK CLOUD'	PINK MUHLY

SHRUB AREAS	BOTANICAL NAME	COMMON NAME
	PANICUM VIRGATUM 'SHENANDOAH'	SWITCH GRASS

GROUND COVERS	BOTANICAL NAME	COMMON NAME
	ASCLEPIAS VERTICILLATA	WHORLED MILKWEED



1 L4.05 LANDSCAPE PLAN

SCALE: 1" = 10'

0 10 20 30 feet

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SCOPE DOCUMENTS

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ISSUANCES

No.	Drawing Issue Description	Date
	SCHEMATIC DESIGN	04/05/2019
	DESIGN DEVELOPMENT	07/26/2019

MAYSON HOUSE

700 ABERNATHY RD NE
SANDY SPRINGS, GA 30328
GLENRIDGE GREEN PARTNERS, LLC

LANDSCAPE PLAN

ROBERT NEAL — Principal-in-Charge
TJB — Project Manager
CER — Project Architect
AWH — Staff Architect
K. BLIND — Landscape Architecture

20170358.04 — Project No.
07/26/19 — Date

L4.05

Drawing No. VALUE ul XX

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20170358 PROJECT NAME: MAYSON HOUSE
L4.05 - LANDSCAPE PLAN
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PLANT SCHEDULE HOTEL

TREES	BOTANICAL NAME	COMMON NAME
	AMELANCHIER ALNIFOLIA	SERVICEBERRY
	CORNUS FLORIDA 'CHEROKEE BRAVE'	CHEROKEE BRAVE DOGWOOD
	CERCIS CANADENSIS 'HEARTS OF GOLD'	FOREST PANSY REDBUD
	CORNUS FLORIDA 'CHEROKEE PRINCESS'	CHEROKEE PRINCESS DOGWOOD
	ILEX OPACA	AMERICAN HOLLY
	MAGNOLIA GRANDIFLORA 'BRACKENS BROWN BEAUTY'	BRACKEN'S SOUTHERN MAGNOLIA
	MAGNOLIA VIRGINIANA	SWEET BAY
	NYSSA SYLVATICA	SOUR GUM
	OXYDENDRUM ARBOREUM	SOURWOOD TREE
	PINUS PALUSTRIS	LONGLEAF PINE
	QUERCUS SHUMARDII	SHUMARD RED OAK
	QUERCUS STELLATA	POST OAK
	TSUGA CANADENSIS	CANADIAN HEMLOCK

SHRUBS	BOTANICAL NAME	COMMON NAME
	AQUILEGIA CANADENSIS	CANADIAN COLUMBINE
	CALYCANTHUS FLORIDUS 'ATHENS'	SWEET SHRUB
	CALLICARPA AMERICANA	AMERICAN BEAUTYBERRY
	CORNUS RACEMOSA 'MUSZAM'	MUSKINGUM DOGWOOD
	CLETHRA ALNIFOLIA 'RUBY SPICE'	RUBY SPICE CLETHRA
	FOTHERGILLA GARDENII 'BLUE MIST'	BLUE MIST FOTHERGILLA
	ILLICIUM FLORIDANUM 'PINK FROST'	PINK FROST ANISE
	ILEX VERTICILLATA 'RED SPRITE'	RED SPRITE WINTERBERRY
	ILEX GLABRA 'SHAMROCK'	INKBERRY
	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPIRE
	ITEA VIRGINICA	VIRGINIA WILLOW
	KALMIA LATIFOLIA 'CAROSEL'	CAROSEL MOUNTAIN LAUREL
	LINDERA BENZOIN	SPICEBUSH
	LEUCOTHOE POPMULIFOLIA	FLORIDA HOBBLEBUSH
	MYRICA CERIFERA 'DON'S DWARF'	DON'S DWARF WAX MYRTLE
	MAGNOLIA VIRGINIANA	SWEET BAY
	PENSTEMON LAEVIGATUS	EASTERN SMOOTH BEARDTONGUE
	PINUS DENSIFLORA 'OCULUS DRACONIS'	OCULUS DRACONIS TANYOSHO PINE
	RHODODENDRON CATAWBIENSE	CATAWBA RHODODENDRON
	ROSA CAROLINA	CAROLINA ROSE
	RHUS COPALLINA LATIFOLIA 'PRAIRIE FLAME' TM	DWARF SUMAC
	VACCINIUM ARBOREUM	FARKLEBERRY
	VIBURNUM DENTATUM 'BLUE MUFFIN'	SOUTHERN ARROWWOOD
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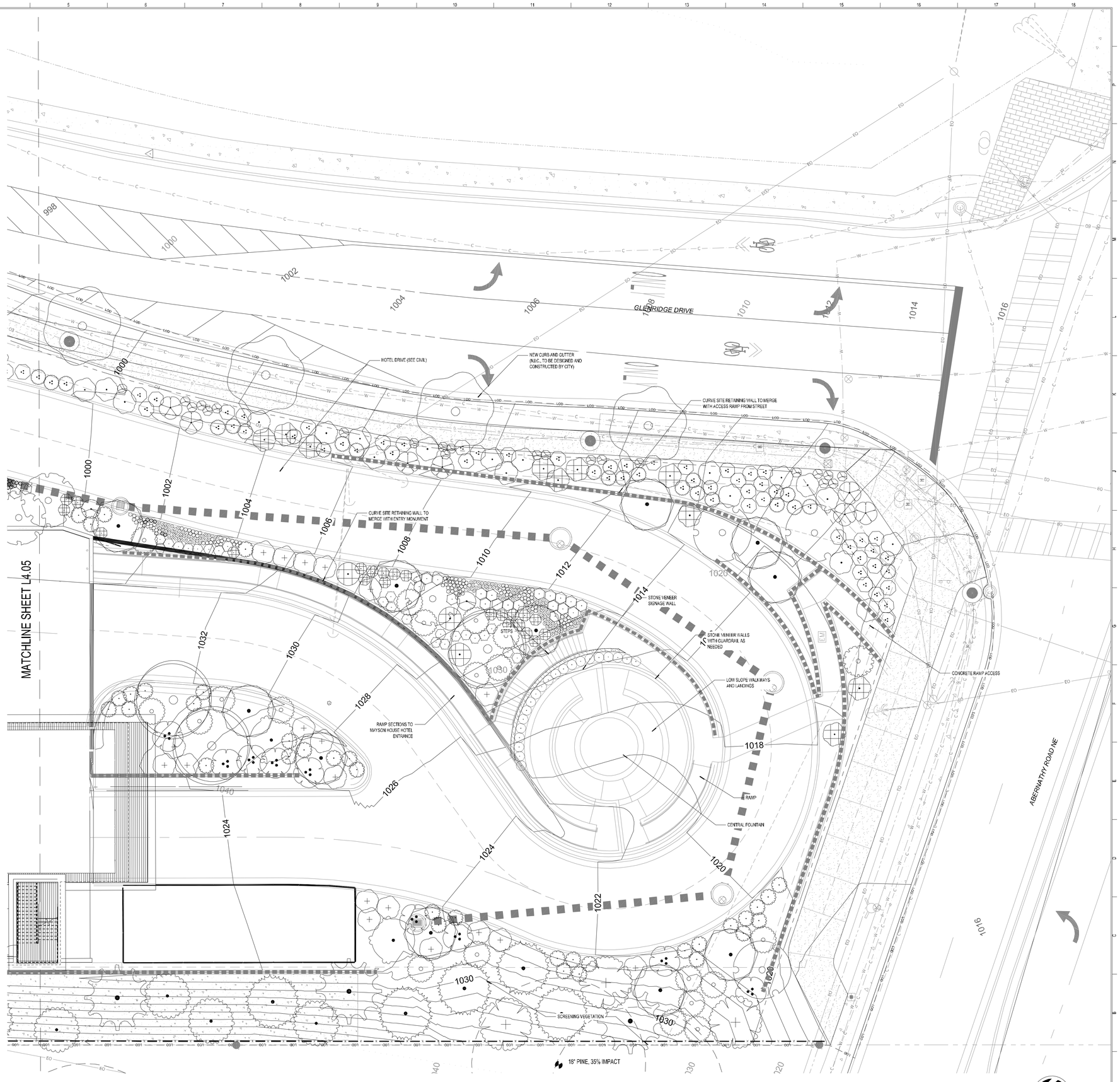
	BAPTISIA SPHAERODCARPA 'SCREAMING YELLOW'	WILD INDIGO
	LIATRIS SPICATA 'FLORISTAN VIOLET'	TALL VIOLET GAYFEATHER
	LIATRIS SPICATA 'KOBOLD'	SPIKE GAYFEATHER

GRASSES	BOTANICAL NAME	COMMON NAME
	MUHLENBERGIA CAPILLARIS 'PINK CLOUD'	PINK MUHLY

SHRUB AREAS	BOTANICAL NAME	COMMON NAME
	PANICUM VIRGATUM 'SHENANDOAH'	SWITCH GRASS

GROUND COVERS	BOTANICAL NAME	COMMON NAME
	ASCLEPIAS VERTICILLATA	WHORLED MILKWEED



1 L4.06 LANDSCAPE PLAN

SCALE: 1" = 10'

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	DESIGN DEVELOPMENT	07/26/2019

MAYSON HOUSE

700 ABERNATHY RD NE
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GLENRIDGE GREEN PARTNERS, LLC

LANDSCAPE PLAN

ROBERT NEAL — Principal-in-Charge
TJB — Project Manager
CER — Project Architect
AWH — Staff Architect
K. BLIND — Landscape Architecture

20170358.04 — Project No.
07/26/19 — Date

L4.06

Drawing No. VALUE of XX

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20170358 PROJECT NAME: MAYSON HOUSE
L4.06 - LANDSCAPE PLAN
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RECEIVED 2/14/2020 PLANNING & ZONING

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACING	QTY
	ACER RUBRUM 'OCTOBER GLORY' TM	OCTOBER GLORY MAPLE	B & B	4" CAL, 16-18' HT	AS SHOWN	2
	AMELANCHIER ALNIFOLIA	SERVICEBERRY	B&B OR CONT.	2" CAL, 10-12' HT	AS SHOWN	3
	AMELANCHIER ALNIFOLIA	SERVICEBERRY	B & B	3" CAL, 12-14' HT	AS SHOWN	7
	ACER SACCHARUM	SUGAR MAPLE	B & B	4" CAL, 16-18' HT	AS SHOWN	4
	BETULA NIGRA 'DURAHEAT'	DURAHEAT RIVER BIRCH	B&B OR CONT.	3" CAL, 12-14' HT	AS SHOWN	8
	CERCIS CANADENSIS 'ALBA'	WHITE EASTERN RED BUD	B & B	2" CAL, 8-10' HT	AS SHOWN	11
	CORNUS FLORIDA 'CHEROKEE BRAVE'	CHEROKEE BRAVE DOGWOOD	B&B OR CONT.	3" CAL, 12-14' HT	AS SHOWN	9
	CERCIS CANADENSIS 'HEARTS OF GOLD'	FOREST PANSY REDBUD	B&B OR CONT.	3" CAL, 12-14' HT	AS SHOWN	16
	CARYA ILLINOINENSIS	PECAN	B & B	4" CAL, 16-18' HT	AS SHOWN	3
	CARYA GLABRA	PIGNUT HICKORY	B & B	4" CAL, 16-18' HT	AS SHOWN	2
	CORNUS FLORIDA 'CHEROKEE PRINCESS'	CHEROKEE PRINCESS DOGWOOD	B & B	3" CAL, 12-14' HT	AS SHOWN	25
	CHIONANTHUS VIRGINICUS	WHITE FRINGETREE	B & B	4" CAL, 14-16' HT	AS SHOWN	2
	FAGUS GRANDIFOLIA	AMERICAN BEECH	B & B	3" CAL, 12-14' HT	AS SHOWN	3
	ILEX OPACA	AMERICAN HOLLY	B & B	3" CAL, 10' HT	AS SHOWN	28
	LIRIODENDRON TULIPIFERA	TULIP TREE	B & B	4" CAL, 18-20' HT	AS SHOWN	5
	MAGNOLIA GRANDIFLORA 'BRACKENS BROWN BEAUTY'	BRACKEN'S SOUTHERN MAGNOLIA	B & B	3" CAL, 12-14' HT	AS SHOWN	21
	MAGNOLIA VIRGINIANA	SWEET BAY	B & B	3" CAL, 12-14' HT	AS SHOWN	14
	NYSSA SYLVATICA	SOUR GUM	B & B	3" CAL, 12-14' HT	AS SHOWN	9
	OXYDENDRUM ARBOREUM	SOURWOOD TREE	B & B	3" CAL, 12-14' HT	AS SHOWN	4
	PINUS PALUSTRIS	LONGLEAF PINE	B&B OR CONT.	3" CAL, 12-14' HT	AS SHOWN	4
	QUERCUS FALCATA	SOUTHERN RED OAK	B & B	4" CAL, 16-18' HT	AS SHOWN	1
	QUERCUS SHUMARDII	SHUMARD RED OAK	B & B	4" CAL, 14-16' HT	AS SHOWN	24
	QUERCUS STELLATA	POST OAK	B & B	4" CAL, 16-18' HT	AS SHOWN	3
	TAXODIUM ASCENDENS	POND CYPRESS	B&B OR CONT.	3" CAL, 10' HT	AS SHOWN	5
	TSUGA CANADENSIS	CANADIAN HEMLOCK	B & B	3" CAL, 13-15' HT	AS SHOWN	16

SHRUBS	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACING	QTY
	ARONIA ARBUTIFOLIA 'BRILLANTISSIMA'	BRILLIANT RED CHOKEBERRY/RED CHOKEBERRY	7 GAL		AS SHOWN	11
	AQUILEGIA CANADENSIS	CANADIAN COLUMBINE	1 GAL		12" O.C.	119
	AESCULUS PAVIA	RED BUCKEYE	7 GAL		AS SHOWN	21
	AESCULUS PARVIFLORA	BOTTLEBRUSH BUCKEYE	7 GAL		AS SHOWN	8
	AGARISTA POPULIFOLIA	PIPESTEM	5 GAL	24"-36" HT	AS SHOWN	12
	BETULA NIGRA	RIVER BIRCH	TUBELING	NA	AS SHOWN	12
	CALYCANTHUS FLORIDUS 'ATHENS'	SWEET SHRUB	7 GAL		AS SHOWN	19
	CALLICARPA AMERICANA	AMERICAN BEAUTYBERRY	7 GAL		AS SHOWN	43
	CORNUS RACEMOSA 'MUSZAM'	MUSKINGUM DOGWOOD	3 GAL		AS SHOWN	36
	CLETHRA ALNIFOLIA 'RUBY SPICE'	RUBY SPICE CLETHRA	3 GAL		AS SHOWN	45
	DIOSPYROS VIRGINIANA	COMMON PERSIMMON	TUBELING	NA	AS SHOWN	11
	FOTHERGILLA GARDENII 'BLUE MIST'	BLUE MIST FOTHERGILLA	3 GAL		AS SHOWN	27
	FOTHERGILLA MAJOR 'BLUE SHADOW'	MOUNTAIN WITCHALDER	7 GAL		AS SHOWN	3
	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	7 GAL		AS SHOWN	25
	ILEX X ATTENUATA 'FOSTERI'	FOSTER'S HOLLY	30 GAL	8-10' HT	AS SHOWN	13
	ILLICIUM FLORIDANUM 'PINK FROST'	PINK FROST ANISE	15 GAL		AS SHOWN	44
	ILEX VERTICILLATA 'RED SPRITE'	RED SPRITE WINTERBERRY	3 GAL		AS SHOWN	122
	ILEX GLABRA 'SHAMROCK'	INKBERRY	3 GAL		AS SHOWN	34
	ILEX VERTICILLATA 'JIM DANDY'	JIM DANDY WINTERBERRY	3 GAL		AS SHOWN	44
	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPIRE	7 GAL		AS SHOWN	42
	ITEA VIRGINICA	VIRGINIA WILLOW	7 GAL		AS SHOWN	77
	KALMIA LATIFOLIA 'CAROSEL'	CAROSEL MOUNTAIN LAUREL	15 GAL		AS SHOWN	44
	LINDERA BENZOIN	SPICEBUSH	7 GAL		AS SHOWN	14
	LINDERA BENZOIN	SPICEBUSH	TUBELING	NA	AS SHOWN	19
	LEUCOTHOE POPULIFOLIA	FLORIDA HOBBLEBUSH	15 GAL		AS SHOWN	28
	MYRICA CERIFERA	WAX MYRTLE	30 GAL	NA	AS SHOWN	14
	MYRICA CERIFERA 'DON'S DWARF'	DON'S DWARF WAX MYRTLE	3 GAL		AS SHOWN	40
	MAGNOLIA VIRGINIANA	SWEET BAY	15 GAL	NA	AS SHOWN	9
	PENSTEMON LAEVIGATUS	EASTERN SMOOTH BEARDTONGUE	1 GAL		AS SHOWN	51
	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	TUBELING	NA	AS SHOWN	6
	PINUS DENSIFLORA 'OCULUS DRACONIS'	OCULUS DRACONIS TANYOSHO PINE	30 GAL		AS SHOWN	1
	QUERCUS PHELLOS	WILLOW OAK	TUBELING	NA	AS SHOWN	6
	RHODODENDRON CATAWBIENSE	CATAWBA RHODODENDRON	7 GAL		AS SHOWN	60
	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	3 GAL		AS SHOWN	41
	RHODODENDRON AZALEA 'GEORGE L. TABER'	LARGE PINK AZALEA	7 GAL		AS SHOWN	24
	ROSA CAROLINA	CAROLINA ROSE	3 GAL		AS SHOWN	69
	RHUS COPALLINA LATIFOLIA 'PRAIRIE FLAME' TM	DWARF SUMAC	3 GAL		AS SHOWN	153
	SPIRAEA TOMENTOSA	STEEPLEBUSH	3 GAL		AS SHOWN	45
	VACCINIUM ARBOREUM	FARKLEBERRY	15 GAL		AS SHOWN	14
	VACCINIUM CORYMBOSUM 'BLUETTA'	BLUETTA BLUEBERRY	1 GAL		AS SHOWN	18
	VACCINIUM ELLIOTTII	HIGHBUSH BLUEBERRY	3 GAL		AS SHOWN	17
	VIBURNUM DENTATUM 'BLUE MUFFIN'	SOUTHERN ARROWWOOD	7 GAL		AS SHOWN	45
	VIBURNUM DENTATUM 'MORTON' TM	NORTHERN BURGUNDY ARROWWOOD VIBURNUM	7 GAL		AS SHOWN	49
	VACCINIUM CORYMBOSUM 'PATRIOT'	PATRIOT BLUEBERRY	3 GAL		AS SHOWN	2

ANNUALS/PERENNIALS	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACING	QTY
	ASTILBE SIMPLICIFOLIA 'DARWIN SNOW SPRITE'	DARWIN WHITE ASTILBE	1 GAL		AS SHOWN	26
	ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED	1 GAL	12"-18" HT	12" O.C.	127
	BAPTISIA SPHAEROCARPA 'SCREAMING YELLOW'	WILD INDIGO	1 GAL	NA	AS SHOWN	61
	CHELONE GLABRA	WHITE TURTLE-HEAD	1 GAL		AS SHOWN	36
	HOSTA X 'ABIQUA MOONBEAM'	PLANTAIN LILY	1 GAL	12"-18" HT	AS SHOWN	3
	LIATRIS SPICATA 'FLORISTAN VIOLET'	TALL VIOLET GAYFEATHER	1 GAL	NA	AS SHOWN	199
	LIATRIS SPICATA 'KOBOLD'	SPIKE GAYFEATHER	1 GAL		AS SHOWN	243
	OSMUNDA REGALIS	ROYAL FERN	1 GAL		AS SHOWN	65
	THELYPTERIS KUNTHII	SOUTHERN SHIELD FERN	1 GAL		AS SHOWN	360

GRASSES	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACING	QTY
	MUHLENBERGIA CAPILLARIS 'PINK CLOUD'	PINK MUHLY	3 GAL	NA	36" O.C.	45

SHRUB AREAS	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACING	QTY
	CHASMANTHIUM LATIFOLIUM	WOOD OATS	1 GAL	24"-36" HT	15" O.C.	17,886
	DRYOPTERIS LUDOVICIANA	SOUTHERN SHIELD FERN	1 GAL	15"-24" HT	15" O.C.	4,475
	PHLOX SUBULATA	MOSS PHLOX	4"POT	6-12" HT.	6" O.C.	807
	PANICUM VIRGATUM 'SHENANDOAH'	SWITCH GRASS	1 GAL	15"-18" HT	15" O.C.	1,008
	SEED MIX	RIPARIAN SEED MIX	SEED MIX	NA	30 LBS./ACRE	15,982 SF

GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACING	QTY
	ASCLEPIAS VERTICILLATA	WHORLED MILKWEED	1 GAL		12" O.C.	45
	BOUTELOUA DACTYLOIDES 'STAMPEDE'	STAMPEDE BUFFALO GRASS	SOD	SOD	NA	6,453 SF
	SEE CIVIL	TEMPORARY SEEDING	SEED	NA	VARIES	988 SF

GENERAL LANDSCAPE NOTES:

1. ALL PLANT MATERIAL SHALL BE GRADE #1 OR BETTER.
2. ALL TREES TO BE PLANTED IN ACCORDANCE WITH THE GEORGIA CHAPTER, INTERNATIONAL SOCIETY OF ARBORICULTURE STANDARDS.
3. TREES PROPOSED IN COMMON AREAS, RETENTION AREAS AND ENTRYWAYS SHALL BE PLANTED WITHIN 30 DAYS AFTER INFRASTRUCTURE IMPROVEMENTS ARE COMPLETE.
4. DEVELOPER SHALL REPLACE ANY TREE WHICH DIES WITHIN 30 DAYS AND SHALL MEET ALL COUNTY REQUIREMENTS AT TIME OF PLANTING.
5. NO TREE SHALL BE PLANTED CLOSER THAN 30 FEET PRIOR TO A STOP SIGN.
6. FINAL ONSITE PLANTING LOCATIONS MUST BE STAKED BY CONTRACTOR, COORDINATED WITH UTILITIES, AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
7. NO TREES SHALL BE PLANTED CLOSER THAN 10 FEET TO ANY FIRE HYDRANT.
8. ALL BUFFERS AND TREE SAVE AREAS ARE TO BE CLEARLY IDENTIFIED WITH PROTECTIVE FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
9. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS PRIOR TO BEGINNING CONSTRUCTION. IT ISTHE SOLE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ANY EXISTING CONDITIONS AND WORK IN PLACE.
10. ALL PLANT MATERIAL SHALL ARRIVE AT THE SITE WITH MOIST SOIL IN CONTAINER OR BURLAP.
11. UNDER NO CIRCUMSTANCES WILL PLANT MATERIAL BE APPROVED FOR PAYMENT IF PLANT SIZE AND GENERAL HEALTH ARE NOT AS REQUIRED PER CONSTRUCTION DOCUMENTS.
12. TREE PROTECTION SHALL BE ENFORCED ACCORDING TO JURISDICTIONAL STANDARDS. ALL TREE PROTECTION FENCING TO BE INSTALLED PRIOR TO SITE WORK.
13. A WARRANTY INSPECTION OF ALL PLANT MATERIAL WILL BE PERFORMED AFTER TWO FULL YEAR FROM THE DATE OF THE FINAL INSPECTION/SUBSTANTIAL COMPLETION TO REVIEW FULFILLMENT OF ALL WARRANTY OF PLANT MATERIAL.
14. ALL TREES AND SHRUBS SHALL BE COVERED WITH AT LEAST 3" OF MULCH FROM TIME OF PLANTING THROUGH THE MAINTENANCE PERIOD.
15. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO WATER AND MAINTAIN ALL TREES AND SHRUBS FROM TIME OF INSTALLATION UNTIL 90 DAYS BEYOND OWNER'S ACCEPTANCE OF SUBSTANTIAL COMPLETION. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO WARRANTY ALL PLANT MATERIAL FOR TWO FULL YEARS FROM TIME OF OWNER'S ACCEPTANCE OF SUBSTANTIAL COMPLETION.
16. LABEL AT LEAST FIFTY PERCENT (50%) OF THE TREES OF EACH VARIETY WITH A SECURELY ATTACHED WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTANICAL AND COMMON NAME.
17. WHEN DIGGING NEAR TREES, THE CONTRACTOR SHALL PRUNE ALL EXPOSED ROOTS ONE INCH IN DIAMETER AND LARGER ON THE SIDE OF THE TRENCH ADJACENT TO THE TREES. PRUNING SHALL CONSIST OF MAKING A CLEAN CUT FLUSH WITH THE SIDE OF THE TRENCH TO PROMOTE NEW ROOT GROWTH.
18. PRUNING OF TREE LIMBS TO PROVIDE CLEARANCE FOR EQUIPMENT AND MATERIALS SHALL BE DONE ACCORDING TO STANDARD ARBORICULTURAL PRACTICE (SEE ANSI A300-1995).
19. ALL PLANTING AREAS INCLUDING PARKING LOT ISLANDS, PENINSULAS, AND MEDIANS MUST HAVE CLEAN CULTIVATED SOIL, FREE OF CONSTRUCTION DEBRIS AND TRASH, FOR A TOTAL DEPTH OF TWO AND ONE-HALF FEET (2'-6"). NATIVE SUBSOIL IS ACCEPTABLE IN THESE AREAS IF THE SOIL IS AMENDED WITH APPROPRIATE SOIL AMENDMENTS AND THOROUGHLY TILLED. OTHERWISE, LOAMY TOPSOIL IS REQUIRED.
20. ALL TREES TO BE STAKED IN FIELD BY CONTRACTOR FOR REVIEW AND APPROVAL OF LANDSCAPE ARCHITECT. ALL TREES PLANTED ON STRUCTURE SHALL BE STAKED PER DETAIL 4/L6.01
21. PROVIDE MATCHING SIZES AND FORMS FOR EACH SPECIES OF TREE INSTALLED ON GRID OR SPACED EQUALLY IN ROWS AS SHOWN ON DRAWINGS. ALIGN TREES ACROSS WALKS. ADJUST SPACING AS NECESSARY, SUBJECT TO REVIEW BY THE LANDSCAPE ARCHITECT.
22. PROVIDE MATCHING SIZES AND FORMS FOR ALL HEDGE PLANTINGS. SPACE EQUALLY ON GRID OR TRIANGULARLY AS SHOWN.
23. INSTALL ALL TREES A MINIMUM OF FOUR (4) FEET FROM BACK OF CURB, EDGE OF WALL OR PAVING.
24. FORM 30 INCH WATERING BASIN AROUND ALL TREES NOT INSTALLED IN LAWN OR PAVED AREAS. FILL BASIN WITH MULCH AS SPECIFIED.
25. PLANT NAMES ARE ABBREVIATED ON THE DRAWINGS. SEE PLANT LIST FOR KEY, CLASSIFICATION, AND SPECIFICATION OF PLANT MATERIAL.
26. FOR EXISTING TOPOGRAPHY INCLUDING GRADES, UTILITIES, PROPERTY LINES, LIMITS OF ROADWAYS, CURBS AND GUTTERS, EXISTING TREES, ETC. REFER TO CIVIL DRAWINGS.
27. ALL FINISHED GRADES SHALL PROVIDE FOR NATURAL RUNOFF OF WATER WITHOUT LOW SPOTS OR POCKETS. SET FLOW LINES ACCURATELY AND PROVIDE A MINIMUM 2% AND A MAXIMUM OF 10% GRADIENT UNLESS OTHERWISE NOTED.
28. HOLD FINISHED GRADE FOR ALL PLANTING AREAS AND SODDED LAWN AREAS 1-1/2 INCHES BELOW TOP OF ADJACENT PAVEMENT, CURB OR HEADER.
29. GRADUALLY ROUND OFF TOPS AND TOES OF ALL PLANTED SLOPES TO PRODUCE A SMOOTH AND NATURAL APPEARING TRANSITION BETWEEN SLOPED AND NOT SLOPED AREAS UNLESS OTHERWISE DETAILED ON THE DRAWINGS.
30. INSTALL EROSION CONTROL FABRIC ON ALL SLOPES 2:1 OR GREATER AS SHOWN ON THE DRAWINGS AFTER ACCEPTANCE BY OWNER'S REPRESENTATIVE OF COMPLETED FINE GRADING.
31. HOLD TOPS OF ALL FENCES AND SITE WALLS LEVEL UNLESS SPECIFICALLY NOTED AND DETAILED OTHERWISE.
32. VERIFY COMPLETION AND TESTING OF ALL WATERPROOFING AND DRAINAGE SYSTEMS PRIOR TO PLACEMENT OF SOILS.
33. COMPLETE PERCOLATIONS TESTS AND SUBMIT REPORTS PRIOR TO PLANTING. INSTALL UNDERDRAIN SYSTEM AND/OR INSPECTION TUBE (INCLUDING TIE INTO SITE STORM DRAINAGE SYSTEM) ON ANY TREE PIT THAT DOES NOT MEET "RAPID" OR "MEDIUM" PERCOLATION RATES AS SPECIFIED.
34. ALL CURBS ADJACENT TO TREE SHALL BE INSTALLED WITH 20' L.F. OF BIOBARRIER PER ADJACENCY. FOR CURBS IN PARKING ISLANDS WHERE IT IS ADJACENT ON TWO SIDES, 20' L.F. SHALL BE INSTALLED ON EACH SIDE PARALLEL TO B.O.C.

PLANTING NOTES:

PLANT PROCUREMENT PROCEDURE:

1. CONTRACTOR TO LOCATE AND PRETAG ALL PLANT MATERIAL.
2. CONTRACTOR TO SCHEDULE TRIPS TO REVIEW ALL PLANT MATERIAL WITH LANDSCAPE ARCHITECT.
3. LANDSCAPE ARCHITECT WILL ATTACH SERIALLY NUMBERED LOCKING TAGS TO ALL TREES AND LARGE SHRUBS, AND WILL ATTACH LOCKING TAGS TO REPRESENTATIVE SAMPLES OF SHRUBS AND GROUNDCOVER.
4. LOCKING TAGS TO REMAIN ON ALL PLANT MATERIAL AND WILL BE REMOVED BY LANDSCAPE ARCHITECT AT TIME OF SUSBTANTIAL COMPLETION. ALL TREES PLANTED ON THE PROJECT SITE SHALL REMAIN TAGGED WITH SERIALLY NUMBERED LOCKING TAGS IN ORDER TO BE ACCEPTED AT SUBSTANTIAL COMPLETION.
5. ALL PLANT MATERIALS MUST BE HEALTHY, FREE OF DISEASE, PESTS AND PHYSICAL DAMAGE. REMOVE ANY DEAD/ DYING PLANT MATERIAL IMMEDIATELY AND REPLACE WITH HEALTHY MATERIAL.
6. ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED (B&B) AS INDICATED ON THE PLANT LIST. NO BARE ROOT PLANTS ARE ALLOWED.
7. ALL TREES MUST BE STRAIGHT TRUNKED (UNLESS OTHERWISE NOTED), HAVE FULL CROWNS AND MEET ALL SPECIFICATIONS.
8. ALL PLANTS ARE SUBJECT TO THE FINAL APPROVAL OF THE OWNER AND THE ARCHITECT, BEFORE, DURING AND AFTER INSTALLATION, UNTIL SUBSTANTIAL COMPLETION.
9. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION AND AVOIDING DAMAGE TO UTILITIES DURING THE COURSE OF THE WORK. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRS TO UTILITIES, STRUCTURES, EXISTING VEGETATION OR SITE FEATURES DAMAGED AS A RESULT OF LANDSCAPE CONSTRUCTION.

UNLOADING AND STAGING INSTRUCTIONS:

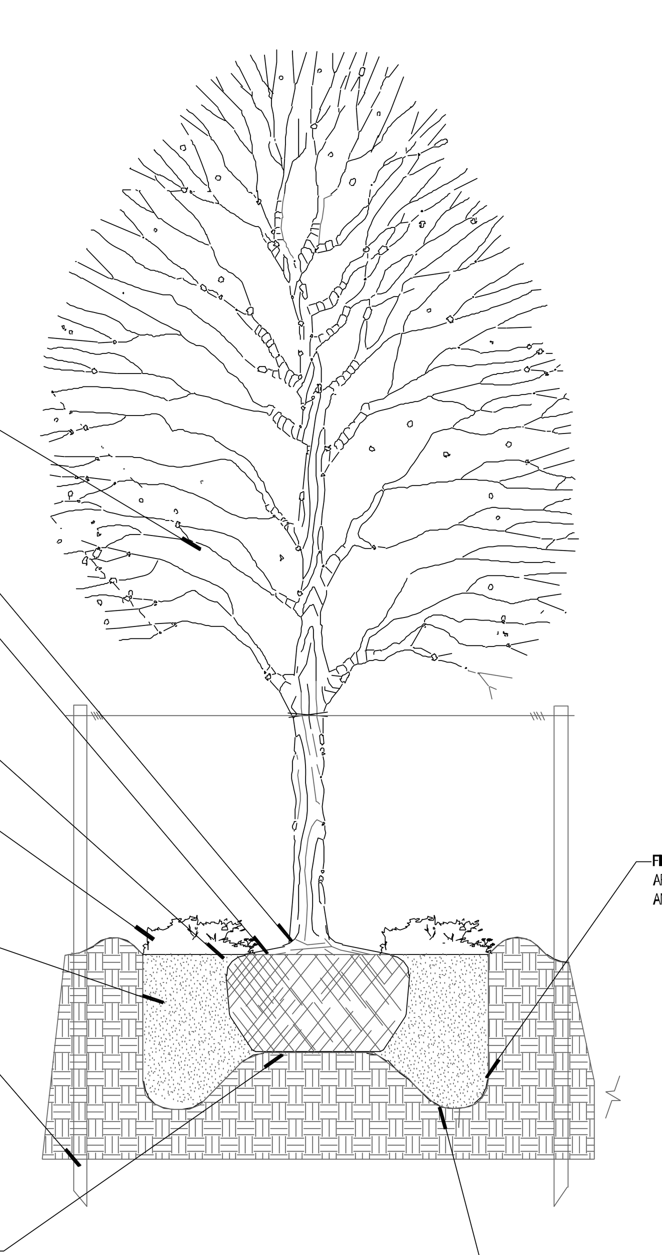
1. ALWAYS LIFT AND MOVE TREES BY STRAPPING ON THE ROOT BALL.
2. IMMEDIATELY AFTER UNLOADING, STAND THE TREES UP. THIS WILL REDUCE THE RISK OF SUNSCALD. PROPERLY STAGED TREES ARE STANDING, UNTIED, AND SPACED.
3. MONITOR MOISTURE IN THE ROOT BALL BY PROBING THE SOIL WITH A SOIL PROBE AND MANAGE SUPPLEMENTAL IRRIGATION ACCORDINGLY. BE CAREFUL NOT TO OVER OR UNDER IRRIGATE.
4. REMOVE THE CARDBOARD TRUNK PROTECTOR WITHIN 48 HOURS TO REDUCE THE RISK OF INSECT DAMAGE.

PLANTING CARE:

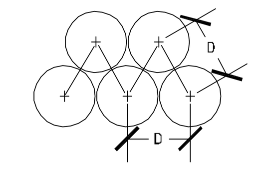
1. BEFORE PLANTING REMOVE ANY PLASTIC WRAP AND ANY CIRCLING ROOTS FROM THE ROOT BALL.
2. EXCAVATE PLANTING HOLE AT LEAST TWO TIMES THE DIAMETER OF, AND 2" SHALLOWER THAN THE ROOT BALL.
3. PLACE ROOT BALL AT A LEVEL WHERE THE TRUNK FLARE WILL BE 2" ABOVE SURROUNDING FINISHED GRADE AFTER SETTLING.
4. SATURATE THE PLANTING HOLE WITH WATER AFTER BACKFILL IS 3/4 COMPLETE TO AID REMOVAL OF AIR FROM THE BACKFILL.
5. AFTER PLANTING AND THE TREE IS PLUMB REMOVE THE SYNTHETIC STRAP, ANY CARDBOARD PACKAGING AND THE TOP PORTION OF THE WIRE BASKET DOWN TO THE FIRST HORIZONTAL RING. CUT THE BURLAP AWAY FROM THE TOP PORTION OF THE ROOT BALL.

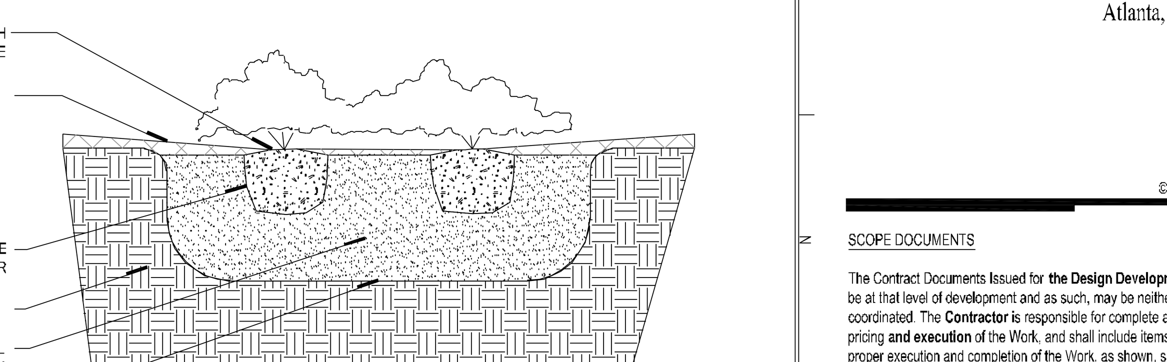
POST PLANTING CARE:

1. MULCH THE AREA OVER THE ROOT BALL TO A DEPTH NO DEEPER THAN 3". KEEP ALL MULCH AWAY FROM THE TRUNK FLARE.
2. MONITOR MOISTURE IN THE ROOT BALL BY PROBING THE SOIL WITH A SOIL PROBE AND MANAGE SUPPLEMENTAL IRRIGATION ACCORDINGLY. BE CAREFUL NOT TO OVER OR UNDER IRRIGATE.
3. STAKE TREES ON STRUCTURE PER DETAIL 4/L6.01
4. TREES SHOULD BE MONITORED FOR BORING INSECTS FOR THE FIRST YEAR AFTER INSTALLATION. PREVENTIVE PESTICIDE APPLICATIONS ARE RECOMMENDED DURING THE ESTABLISHMENT PERIOD.
5. ALL PLANTS WITHIN THE VIEW TRIANGLES MUST BE MAINTAINED AT A MAX. HEIGHT OF 30" FROM GRADE.

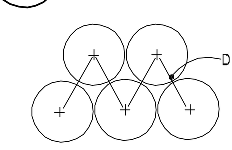


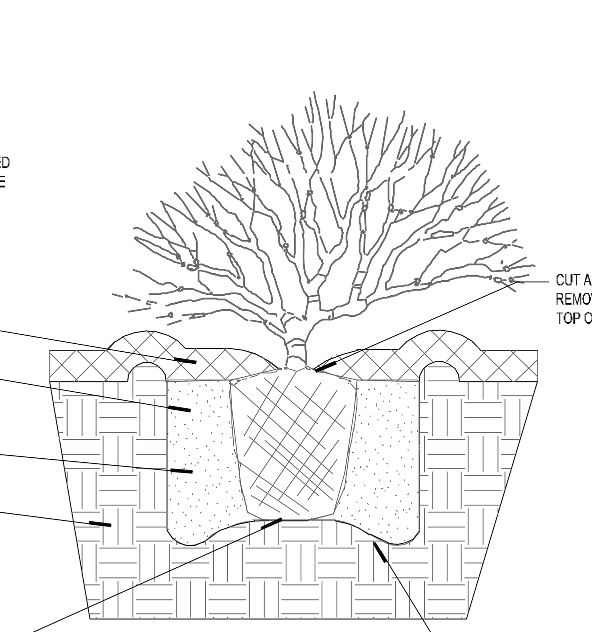
1 DECIDUOUS TREE IN PLANTING BED
1 1/2" = 1'-0" P-MA-14



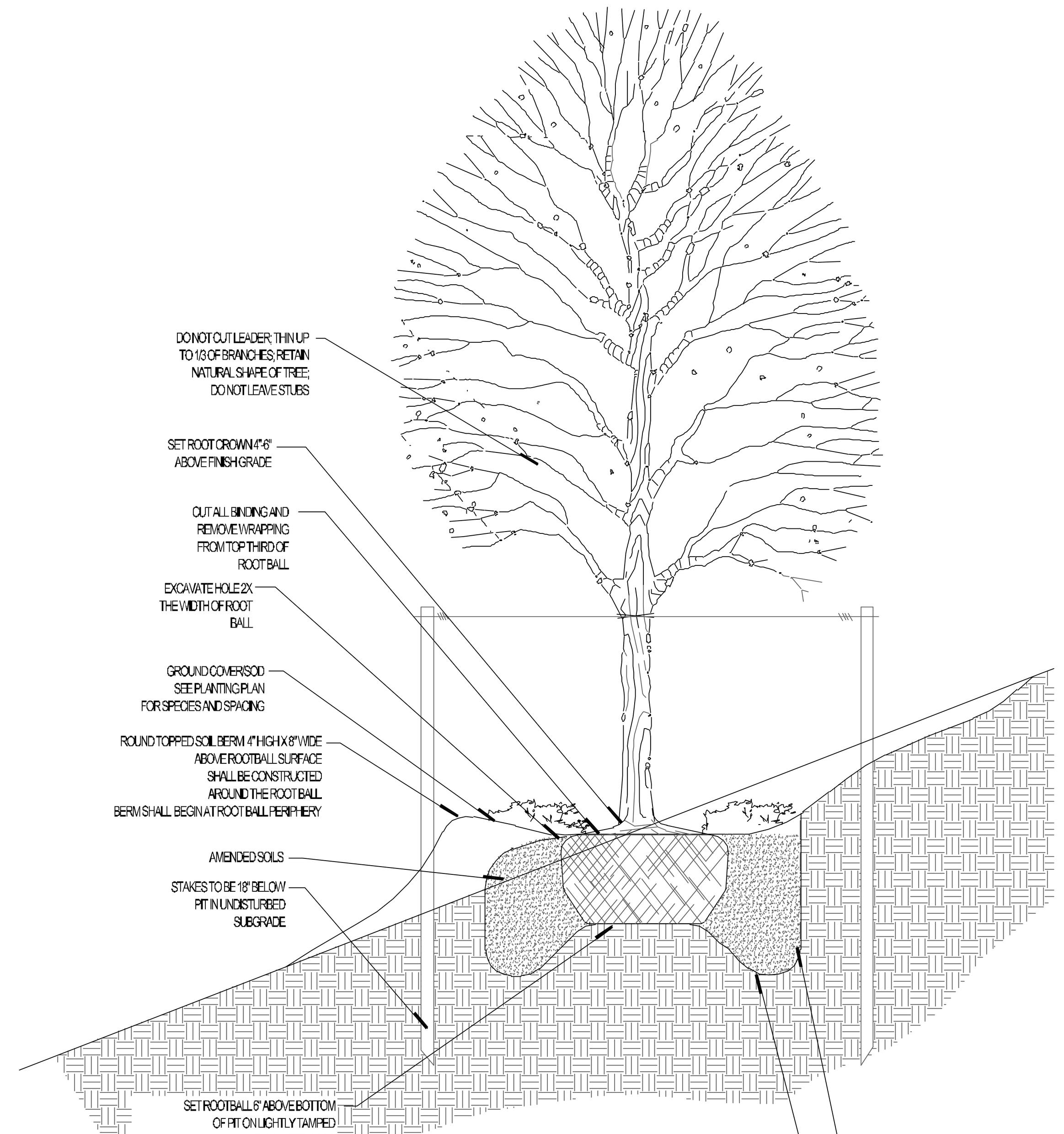


2 GROUNDCOVER PLANTING
1" = 1'-0"





3 SHRUB PLANTING
1" = 1'-0" P-MA-15



4 TREE PLANTED ON SLOPE
1 1/2" = 1'-0" P-MA-17

COOPER CARRY
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SCOPE DOCUMENTS

The Contract Documents Issued for **the Design Development** are intended to be at that level of development and as such, may be neither complete nor coordinated. The **Contractor** is responsible for complete and coordinated pricing **and execution** of the Work, and shall include items necessary for the proper execution and completion of the Work, as shown, specified, reasonably inferred or required for a complete Project. For Work of delegated designs; systems, assemblies, components and materials shall comply with national, state and local code requirements. The **Contractor** shall inform the Owner and Architect, in timely fashion, of any discovered omissions, inconsistencies or errors in the Contract Documents.

ISSUANCES		
No.	Drawing Issue Description	Date
	SCHEMATIC DESIGN	04/05/2019
	DESIGN DEVELOPMENT	07/26/2019

MAYSON HOUSE

700 ABERNATHY RD NE
SANDY SPRINGS, GA 30328
GLENRIDGE GREEN PARTNERS, LLC

LANDSCAPE DETAILS

ROBERT NEAL Principal-in-Charge	20170358.04 Project No
TJB Project Manager	07/26/19 Date
CER Project Architect	
AWH Staff Architect	L4.07
K. BLIND Landscape Architecture	

Drawing No. VALUE of XX

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20170358 PROJECT NAME: MAYSON HOUSE
L4.07 - LANDSCAPE DETAILS
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2/12/2020 9:59 AM

RECEIVED 2/14/2020 PLANNING & ZONING

ATTACHMENT E

RECEIVED 2/14/2020 PLANNING & ZONING

STORMWATER NARRATIVE:

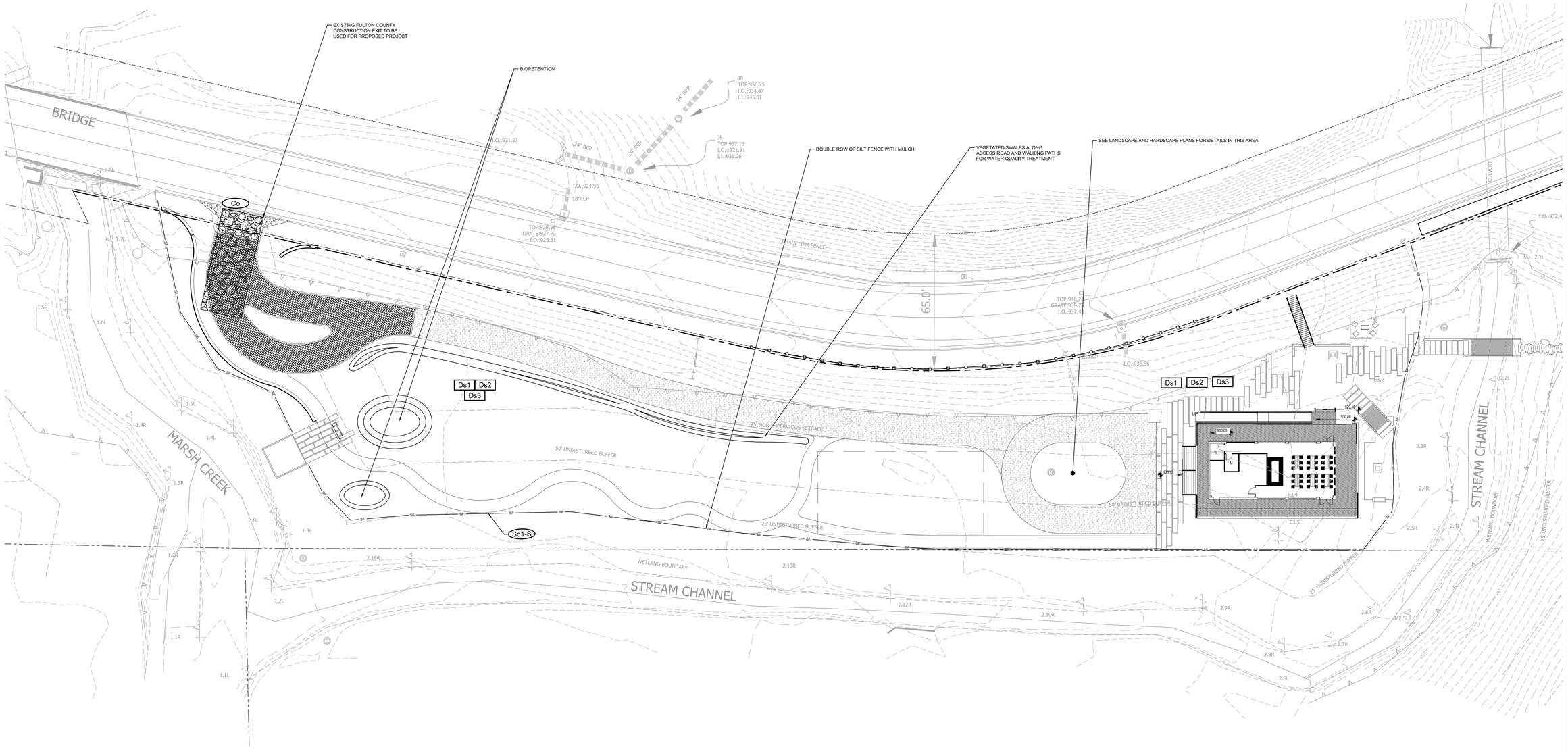
THE PROPOSED GARDEN AREA WILL BE HEAVILY VEGETATED WITH MULTI-TROPHIC NATIVE VEGETATION THAT, IN ADDITION TO ENHANCED SOCIAL AND ECOLOGICAL FUNCTIONS, WILL PROVIDE WATER QUALITY BENEFITS AS VEGETATION IN THE VARIOUS LAYERS OF THE FOREST WILL PROVIDE RUNOFF REDUCTION AND POLLUTANT REMOVAL. A FIGURE SHOWING THE LANDSCAPE PLAN IS INCLUDED IN ATTACHMENT D.

A CONCEPTUAL STORMWATER MANAGEMENT PLAN FOR THE GARDEN AREA IS INCLUDED IN ATTACHMENT E. AS SHOWN IN THE PLAN, THE DRIVEWAY AND FOOTPATH WILL BE LINED WITH ENHANCED VEGETATED SWALES THAT WILL CATCH, SLOW DOWN, INFILTRATE, AND TREAT STORMWATER RUNOFF FROM IMPERVIOUS SURFACES. THE PLAN ALSO INCLUDES A BIORETENTION AREA THAT WILL BE INCORPORATED INTO THE LANDSCAPE PLAN AND PROVIDE LONG TERM WATER QUALITY BENEFITS WITHIN THE LARGER LANDSCAPE PLAN. THESE MEASURES WILL COMPLY WITH THE CITY'S WATER QUALITY VOLUME REQUIREMENTS. IT IS THE INTENT OF THE APPLICANT TO ALLOW STORMWATER DETENTION TO BYPASS THE GARDEN AND BE RELEASED DIRECTLY INTO MARSH CREEK.

GEORGIA811. Utilities Protection Center, Inc. Know what's below. Call before you dig.

NORTH

GRAPHIC SCALE IN FEET 0 10 20 40



Kimley»Horn

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SUITE 350
NORCROSS, GEORGIA 30092
PHONE (770) 825-0744
WWW.KIMLEY-HORN.COM

PREPARED FOR

GLENRIDGE GREEN PARTNERS, LLC

No.	DRAWING ISSUANCE DESCRIPTION	DATE	BY

PROJECT

MAYSON HOUSE

ABERNATHY ROAD
SANDY SPRINGS, GEORGIA 30328
LAND LOT 34, 17 DISTRICT

GSWCC CERT. (LEVEL II)	76490
DRAWN BY	KHA
DESIGNED BY	TAD
REVIEWED BY	BRM
DATE	02/12/2020
PROJECT NO.	019754013

TITLE

EROSION CONTROL AND STORMWATER MANAGEMENT PLAN

SHEET NUMBER

E1

Drawing name: K:\ATL_Civil\019754013_Mayson House Hotel\CAD\PlanSheets\V1 - EROSION CONTROL AND STORMWATER MANAGEMENT PLAN.dwg C3.01 GRADING & DRAINAGE PLAN Feb 12, 2020 9:19am by: thomas.dannemann

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ATTACHMENT F

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ATTACHMENT G

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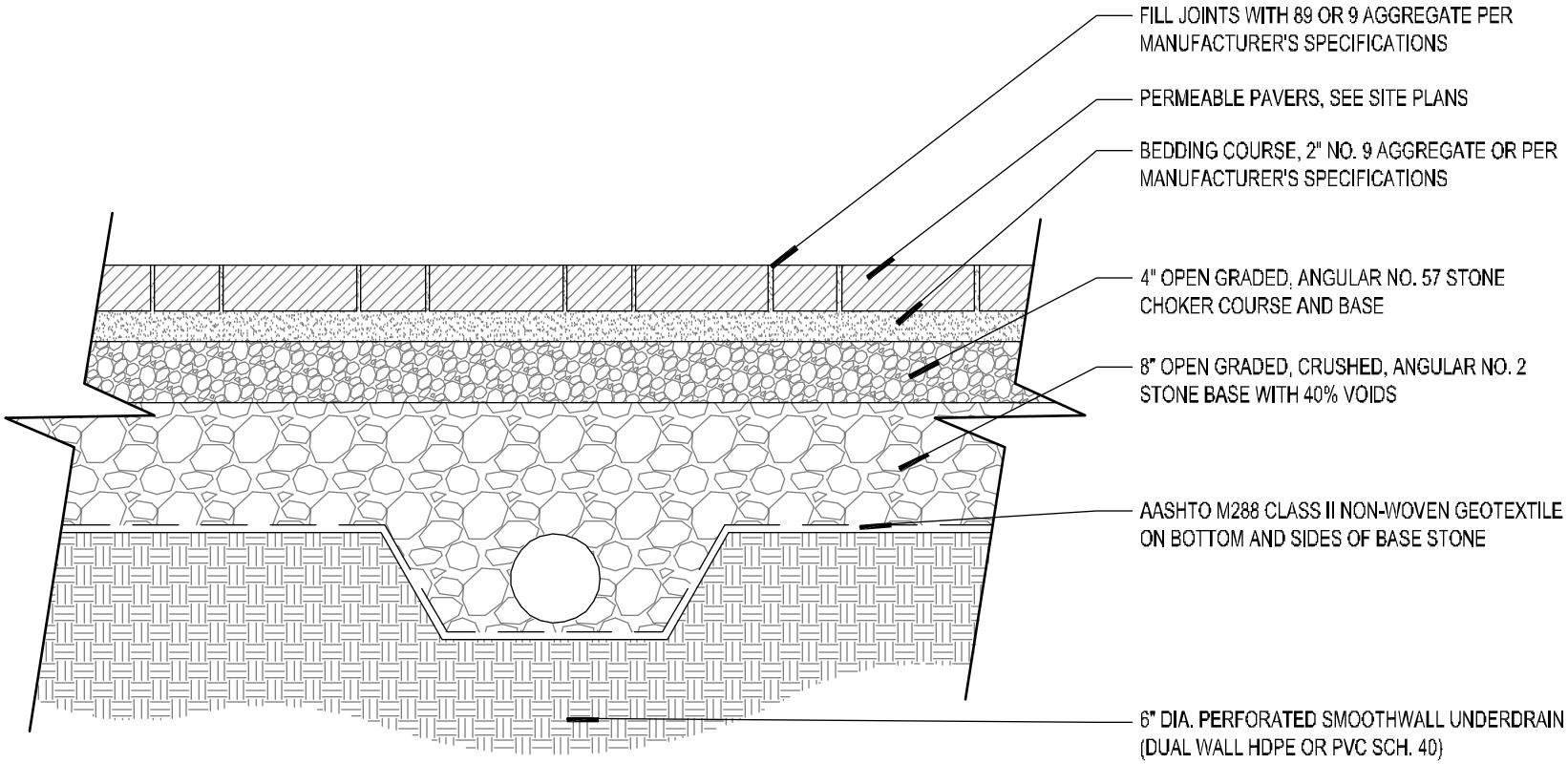

9

PERMEABLE PAVERS AT BEIRGARTEN DROP-OFF

1" = 1'-Ø"

P-MA-21

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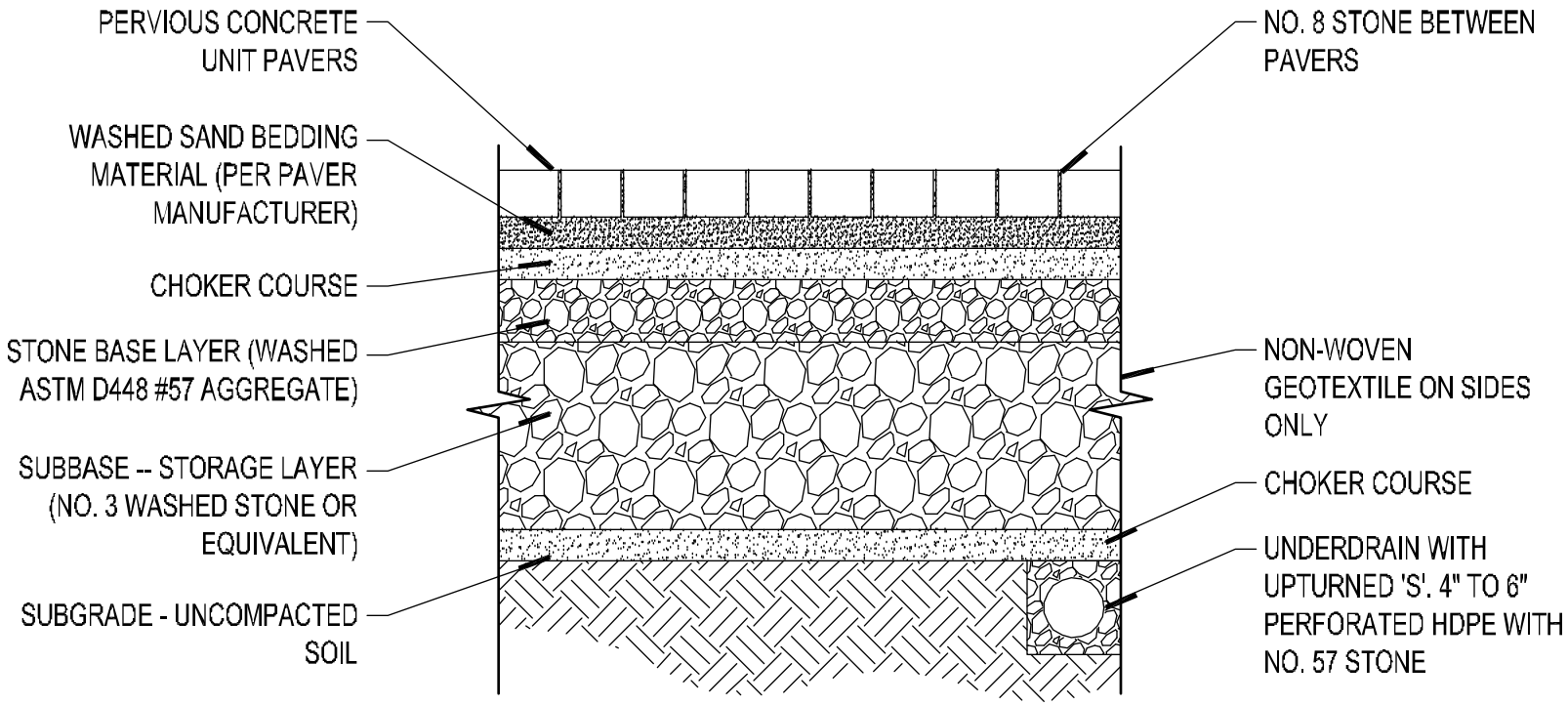

NOTE:
1. SUBBASE DEPTH MUST EXCEED MANUFACTURER'S MINIMUM LOADING DESIGN. ADDITIONAL DEPTH FOR STORAGE AS NEEDED.
2. MINIMIZE COMPACTION OF SUBGRADE SOILS. SCARIFY OR TILL SUBGRADE TO A DEPTH OF 3" MIN.
3. STONE LAYER SHALL BE DESIGNED AND CONSTRUCTED TO DRAIN WITHIN 48 HOURS.

00 TYPICAL POROUS PAVING SECTION

1" = 1'-0"

DETAIL-FILE

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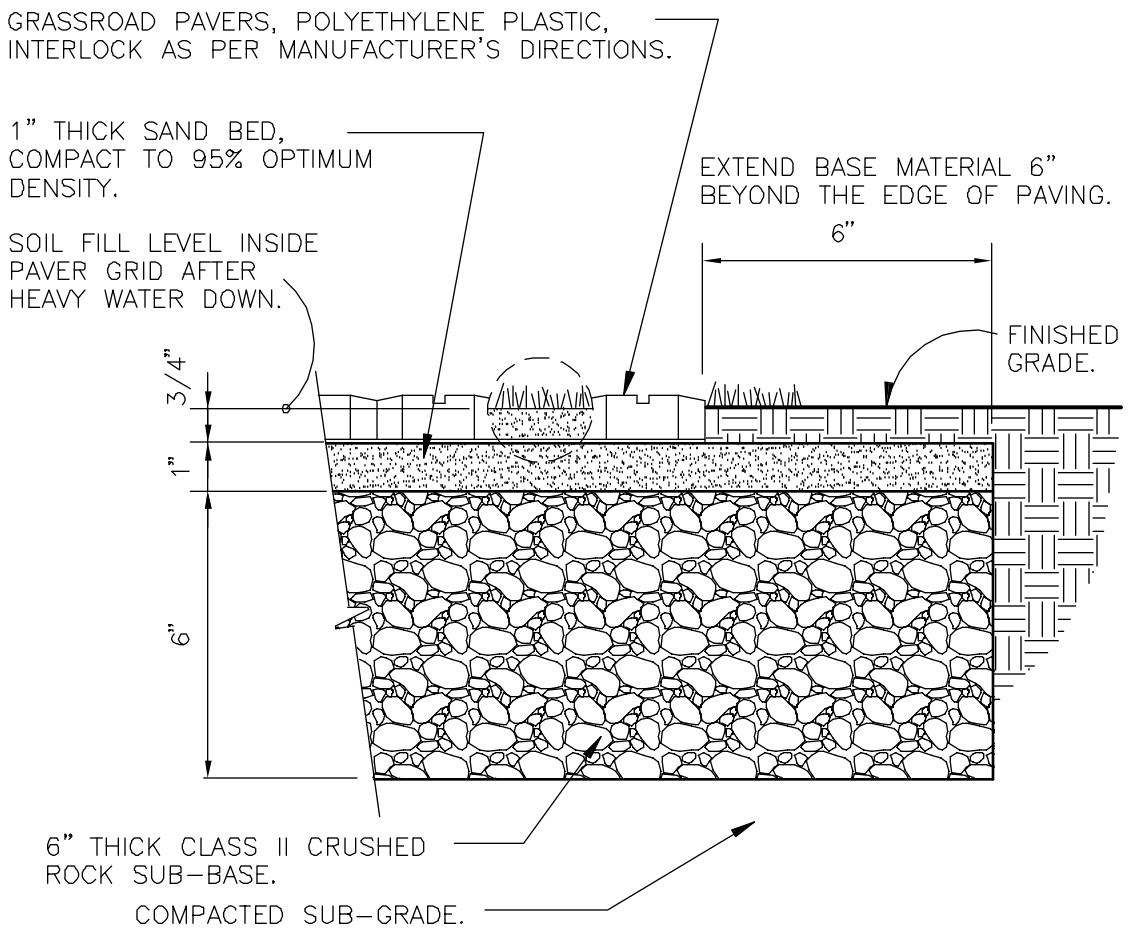

00 PLASTIC TURF REINFORCED PAVING

3" = 1'-0"

DETAIL-FILE

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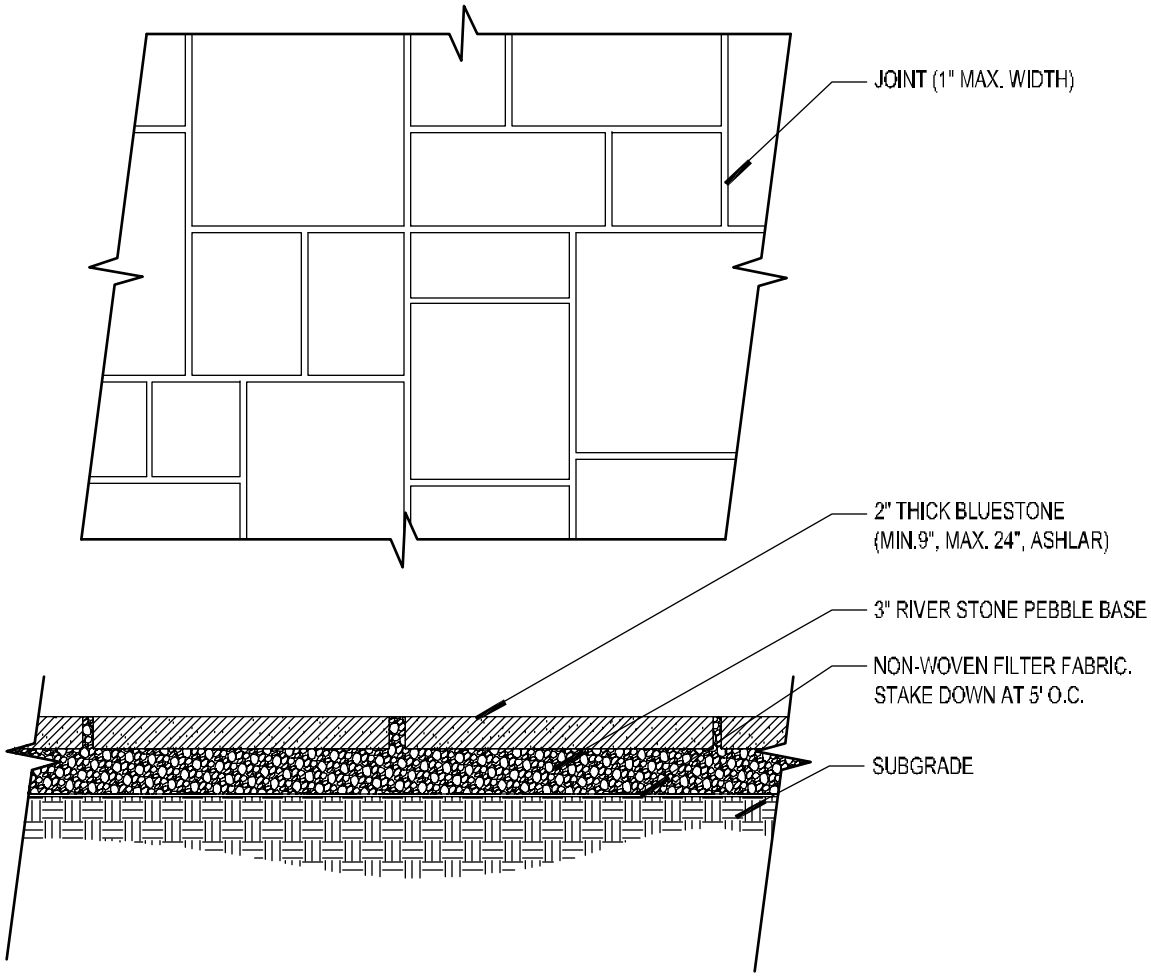

6 BLUSTONE ASHLAR ON RIVER STONE PEBBLE BASE

1" = 1'-Ø"

P-MA-1Ø

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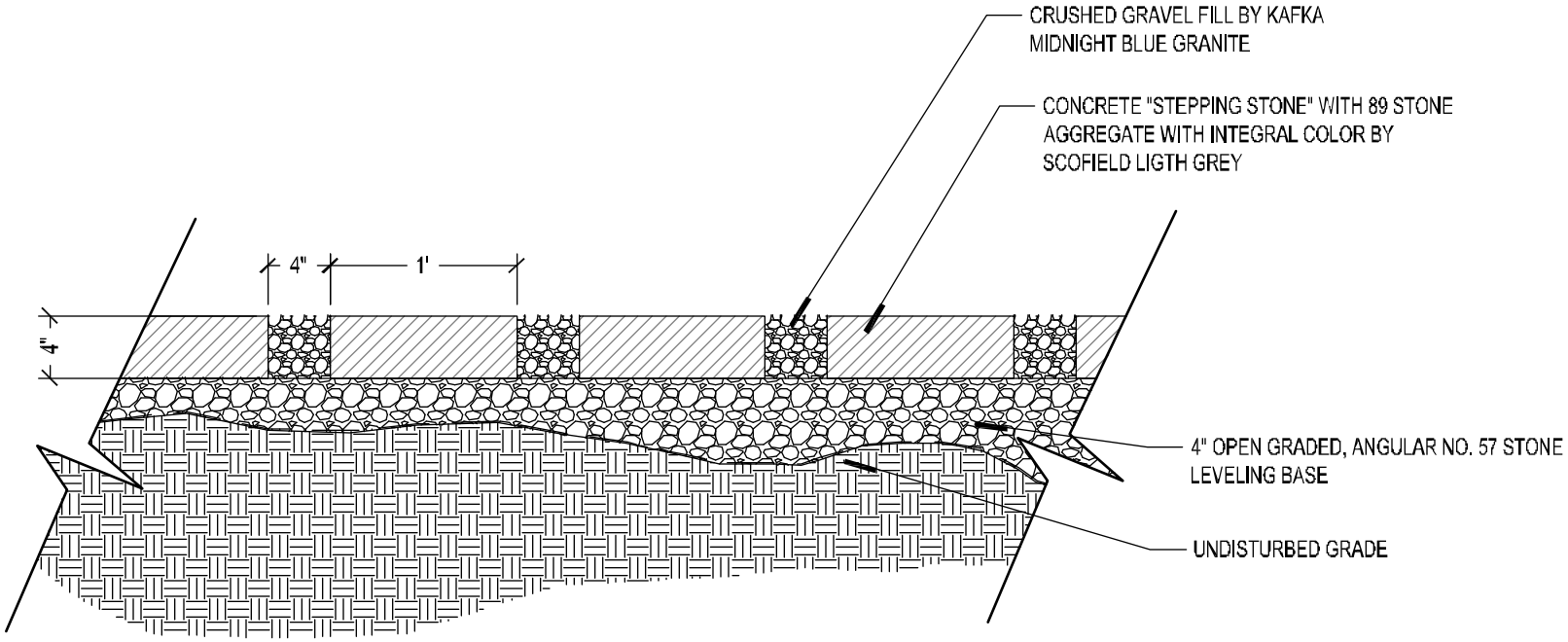

3 CONCRETE "STEPPING STONES" AT BEIRGARTEN

1" = 1'-0"

P-MA-27

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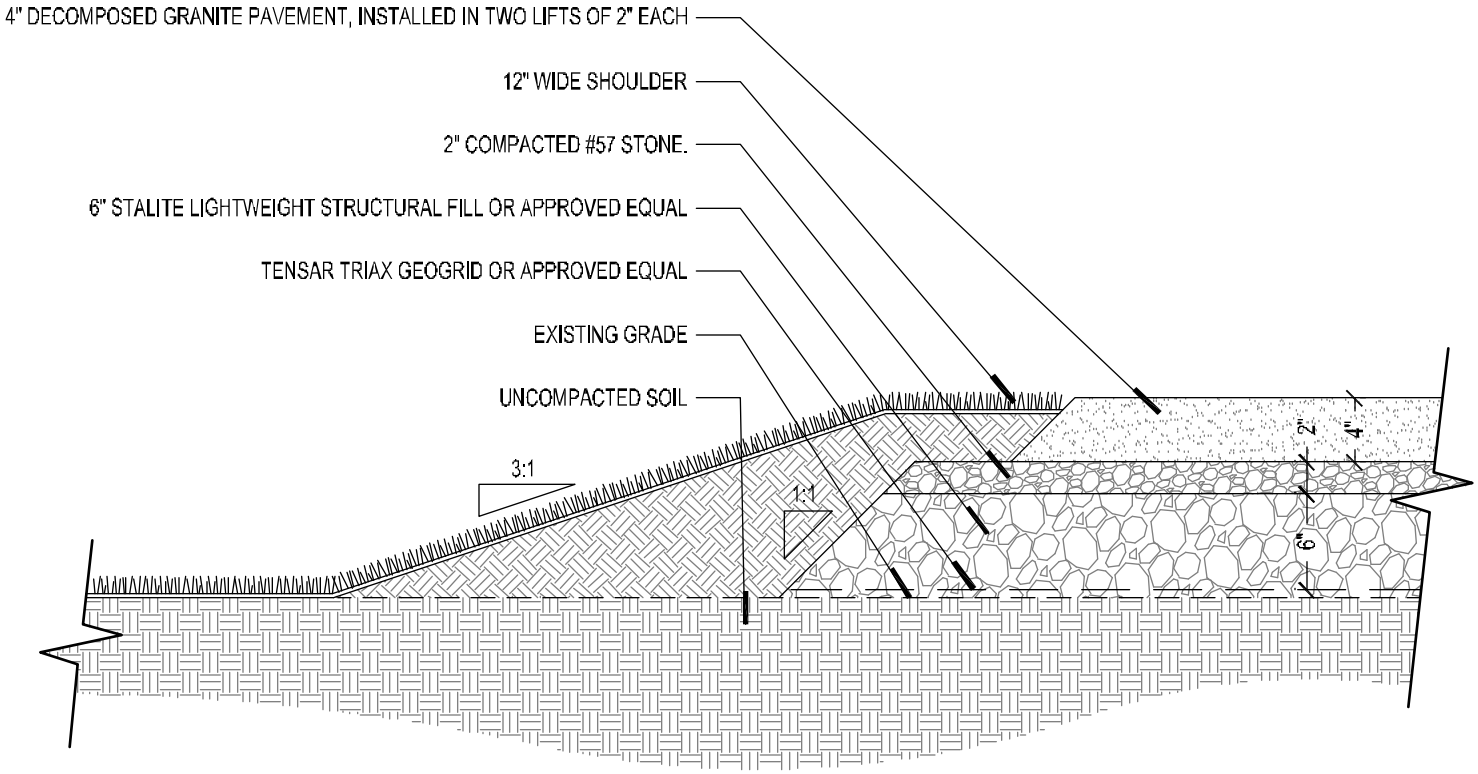

7

GRANITE FINES ROAD OVER STALITE FILL

1" = 1'-0"

P-MA-11