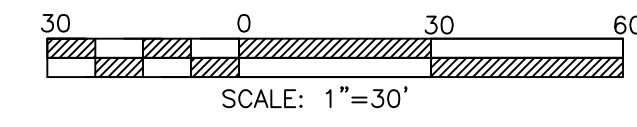


ALTA/NSPS LAND TITLE SURVEY FOR:

STEIN INVESTMENT COMPANY, LLC, a Virginia limited liability company, FIRST AMERICAN TITLE INSURANCE COMPANY

LAND LOT 196 - 18TH DISTRICT
DEKALB COUNTY, GEORGIA

DATE OF FIELD WORK 11-20-2017 (TRAVERSE), 8-9-2019 (FIELD OBSERVATION)
DATE OF PLAT PREPARATION 8-8-2019
EQUIPMENT USED: TRIMBLE S6



THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-167, AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19 AND 43-15-22.

UTILITY NOTE: PATRICK & ASSOCIATES, INC. NOR THE LICENSED PROFESSIONAL ASSUME ANY LIABILITY FOR THE EXISTENCE, LOCATION, MATERIAL OR SIZE OF ANY UNDERGROUND UTILITY SHOWN ON THIS SURVEY. IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO VERIFY THE EXISTENCE, EXACT LOCATION, MATERIAL AND SIZE OF ANY UNDERGROUND UTILITY ASSOCIATED WITH THE PROJECT.

Survey Notes

The field data upon which this plat is based has a closure precision of one foot in 137,721 feet, an angular error of 02 seconds per angle point, and was adjusted using compass rule.

This plat has been calculated for closure and found to be accurate within one foot in 240,744 feet.

There are no parking space on this property.

The property has direct access to Briarcliff Road and Clairmont Road which is an accepted public street or highway.

There is no evidence of earth moving work.

There is no evidence of currently ongoing building construction and building additions.

There is no evidence of any changes in street right of way.

There is no evidence of cemeteries or burial grounds.

There is no evidence of the site being used as a solid waste dump, storage of hazardous waste, a pump, or sanitary landfill.

There are no party walls with adjoining property owners.

No wetlands report was provided for this survey.

Patrick & Associates, Inc. has a Professional Liability Insurance policy in the amount of \$1,000,000.

FLOOD NOTE:
By graphic plotting only, this property is not in zone "X" Flood Insurance Rate Map No. 13089c00541 and 13089c00581 which bears an effective date May 16, 2013. No field surveying was performed to determine this zone.

Utility Notes

The existence and location of the surface and sub-surface utilities shown are based upon available records and surface visible evidence as of FEBRUARY 1, 2018. The extent and liability of this information is limited to Standards for a Quality Level C Utility Investigation as defined by the American Society of Civil Engineers (ASCE, Publication 38-02).

Before digging in this area, call utility locators at 1-800-282-7411 for field locations (request for ground markings) of underground utility lines.

Field Measured Legal Description

TRACT ONE AND TRACT TWO (COMBINED)
ALL THAT TRACT or parcel of land lying and being in land lot 196 of the 18th district of DeKalb County, Georgia and being more particularly as follows:

Commencing at the north end of mitered right-of-way of Clairmont Road and Briarcliff Road this being the true point of beginning.

THENCE South 34 degrees 51 minutes 46 seconds West for a distance of 31.02 feet to a point;

THENCE North 89 degrees 07 minutes 58 seconds West for a distance of 100.01 feet to a point;

THENCE North 18 degrees 10 minutes 25 seconds West for a distance of 5.29 feet to a point;

THENCE North 89 degrees 07 minutes 58 seconds West for a distance of 83.93 feet to a MAG N/F;

THENCE North 89 degrees 07 minutes 58 seconds West for a distance of 169.97 feet to a NF IN 2.5°OTP;

THENCE North 89 degrees 07 minutes 58 seconds West for a distance of 70.82 feet to an IPS 1 1/2"RB;

THENCE North 09 degrees 12 minutes 08 seconds West for a distance of 351.60 feet to an IPF 1/2"RB;

THENCE North 09 degrees 12 minutes 08 seconds West for a distance of 169.97 feet to a NF IN 2.5°OTP;

THENCE North 08 degrees 47 minutes 55 seconds West for a distance of 86.89 feet to an IPF 5/8"RB;

THENCE North 86 degrees 08 minutes 29 seconds East for a distance of 190.23 feet to an IPS 1 1/2"rb;

THENCE South 28 degrees 51 minutes 41 seconds East for a distance of 53.52 feet to an IPS 1 1/2"rb;

THENCE South 28 degrees 13 minutes 38 seconds East for a distance of 102.61 feet to a R/W MON;

THENCE North 19 degrees 37 minutes 21 seconds East for a distance of 70.04 feet to a point;

THENCE along a curve to the right having a radius of 2814.44 feet and an arc length of 62.39 feet, being subtended by a chord of South 17 degrees 27 minutes 23 seconds East for a distance of 62.38 feet to a point;

THENCE North 73 degrees 10 minutes 43 seconds East for a distance of 5.00 feet to a point;

THENCE along a curve to the right having a radius of 2819.44 feet and an arc length of 32.86 feet, being subtended by a chord of South 16 degrees 29 minutes 15 seconds East for a distance of 32.86 feet to a point;

THENCE South 18 degrees 22 minutes 53 seconds East for a distance of 321.30 feet to a point at the true point of beginning.

Said property contains 3.845 acres.

Field Measured Legal Description

TRACT ONE
ALL THAT TRACT or parcel of land lying and being in land lot 196 of the 18th district of DeKalb County, Georgia and being more particularly as follows:

Commencing at the north end of mitered right-of-way of Clairmont Road and Briarcliff Road this being the true point of beginning.

THENCE South 34 degrees 51 minutes 46 seconds West for a distance of 31.02 feet to a point;

THENCE North 18 degrees 10 minutes 25 seconds West for a distance of 5.29 feet to a point;

THENCE North 89 degrees 07 minutes 58 seconds West for a distance of 83.93 feet to a MAG N/F;

THENCE North 13 degrees 37 minutes 52 seconds West for a distance of 148.95 feet to a MAG N/F;

THENCE South 75 degrees 54 minutes 26 seconds West for a distance of 25.96 feet to a MAG-N/F;

THENCE North 83 degrees 17 minutes 17 seconds West for a distance of 25.00 feet to a point;

THENCE South 13 degrees 37 minutes 52 seconds East for a distance of 144.65 feet to a MAG N/F;

THENCE North 89 degrees 07 minutes 58 seconds West for a distance of 70.82 feet to an IPS 1 1/2"RB;

THENCE North 09 degrees 12 minutes 08 seconds West for a distance of 351.60 feet to an IPF 1/2"RB;

THENCE North 09 degrees 12 minutes 08 seconds West for a distance of 169.97 feet to a IPF 2.5°OTP;

THENCE North 08 degrees 47 minutes 55 seconds West for a distance of 86.89 feet to an IPF 5/8"RB;

THENCE North 89 degrees 08 minutes 29 seconds East for a distance of 190.23 feet to an IPS 1 1/2"RB;

THENCE South 28 degrees 51 minutes 41 seconds East for a distance of 53.52 feet to an IPS 1 1/2"RB;

THENCE South 19 degrees 37 minutes 21 seconds East for a distance of 70.04 feet to a point;

THENCE along a curve to the right having a radius of 2814.44 feet and an arc length of 62.39 feet, being subtended by a chord of South 17 degrees 27 minutes 23 seconds East for a distance of 62.38 feet to a point;

THENCE North 73 degrees 10 minutes 43 seconds East for a distance of 5.00 feet to a point at the true point of beginning.

Said property contains 3.681 acres.

TRACT TWO
ALL THAT TRACT or parcel of land lying and being in land lot 196 of the 18th district DeKalb County, Georgia and being more particularly described as follows:
Commencing at the north end of mitered right-of-way of Briarcliff Road and Clairmont Road, thence South 34 degrees 51 minutes 46 seconds West 31.02 feet, thence North 89 degrees 07 minutes 58 seconds West 100.01 feet, thence North 18 degrees 10 minutes 25 seconds West 5.29 feet, thence North 89 degrees 07 minutes 58 seconds West 83.93 feet to an Nail Fnd. at the true point of beginning.

Said property contains 0.164 acres.

Items Corresponding to Schedule B

Notes Corresponding to Special Exceptions Schedule B - Section II
STEIN INVESTMENT COMPANY, LLC
FIRST AMERICAN TITLE INSURANCE COMPANY
Commitment No: NCS-938604-ATL
Effective Date: July 12, 2019 @ 8:00 a.m.

- 12. Easement from J.T. Hill to Georgia Power Company, dated January 28, 1947, filed for record June 27, 1947, and recorded in Deed Book 689, Page 236, DeKalb County, Georgia records. Unable to determine location to plot on survey.
- 13. Right-of-Way Easement from Mrs. Julia Jones Hill to Georgia Power Company, dated May 7, 1958, filed for record May 19, 1958, and recorded in Deed Book 1338, Page 312, aforesaid records. Unable to determine location to plot on survey. Address list on deed (2804 Clairmont Road) is part of subject property. The affect of this easement would be limited to the parcel listed on the deed.
- 14. Easements as conveyed in Right-of-Way Deed from Julia Jones Hill and Pierce Oil Company to State Highway Department of Georgia, dated October 18, 1961, filed for record October 20, 1961 and recorded in Deed Book 1617, Page 199, aforesaid records. Does not affect subject property.
- 15. Right-of-Way Easement from Mrs. Julia Jones Hill to Georgia Power Company, dated June 14, 1963, filed for record July 9, 1963, and recorded in Deed Book 1785, Page 312, aforesaid records. Deed describes a blanket easement, could affect property. The affect of this easement would be limited to the parcel listed on the deed.
- 16. Right-of-Way Easement from Mrs. Julia J. Hill to Georgia Power Company, dated November 16, 1965, filed for record January 27, 1966, and recorded in Deed Book 2069, Page 470, aforesaid records. Deed describes a blanket easement, could affect property. The affect of this easement would be limited to the parcel listed on the deed.
- 17. Right-of-Way Easement from Mrs. Julia Jones Hill to Georgia Power Company, dated September 20, 1972, filed for record October 9, 1972, and recorded in Deed Book 2894, Page 338, aforesaid records. Deed describes a blanket easement, could affect property. The affect of this easement would be limited to the parcel listed on the deed.
- 18. Easements as conveyed in Right of Way Deed from Julia Jones Hill to Department of Transportation, dated August 5, 1977, filed for record August 31, 1977 and recorded in Deed Book 3696, Page 933, aforesaid records. As shown on survey.
- 19. Easement from Tune-Up-Clinic Incorporated to Georgia Power Company, dated December 1, 1982, filed for record February 16, 1983, and recorded in Deed Book 4717, Page 518, aforesaid records. Deed describes a blanket easement, could affect property. The affect of this easement would be limited to the parcel listed on the deed.
- 20. Matters as shown on that certain plat recorded in Plat Book 10, Page 63, aforesaid records. Plat is of parent tract as shown on survey.
- 21. Matters as shown on that certain plat recorded in Plat Book 30, Page 100, aforesaid records. Plat lies within subject property, no adverse affect on property.
- 22. Matters as shown on that certain plat recorded in Plat Book 40, Page 115, aforesaid records. Plat lies within subject property, no adverse affect on property.
- 23. Terms and provisions of that certain unrecorded lease as evidenced by Memorandum of Lease from Julia Jones Hill to BP Oil Company, an Ohio corporation, dated September 13, 1990, filed for record September 21, 1990 and recorded in Deed Book 6799, Page 232, aforesaid records. As shown on survey.
- 24. Terms and provisions of that certain unrecorded lease as evidenced by Lease Modification from Julia Jones Hill to Waffle House, Inc., dated May 21, 1993, filed for record June 6, 1993 and recorded in Deed Book 7739, Page 269, aforesaid records. As shown on survey.

Statement of Encroachments

Fence meanders along west property line.

Zoning Information

No zoning report provided for survey.

Area

Total LAND area of subject property is 3.845 Acres
TRACT ONE is 3.681 Acres.
TRACT TWO is 0.164 Acres.

ALTA/NSPS Land Title Survey

Surveyor's Certification:

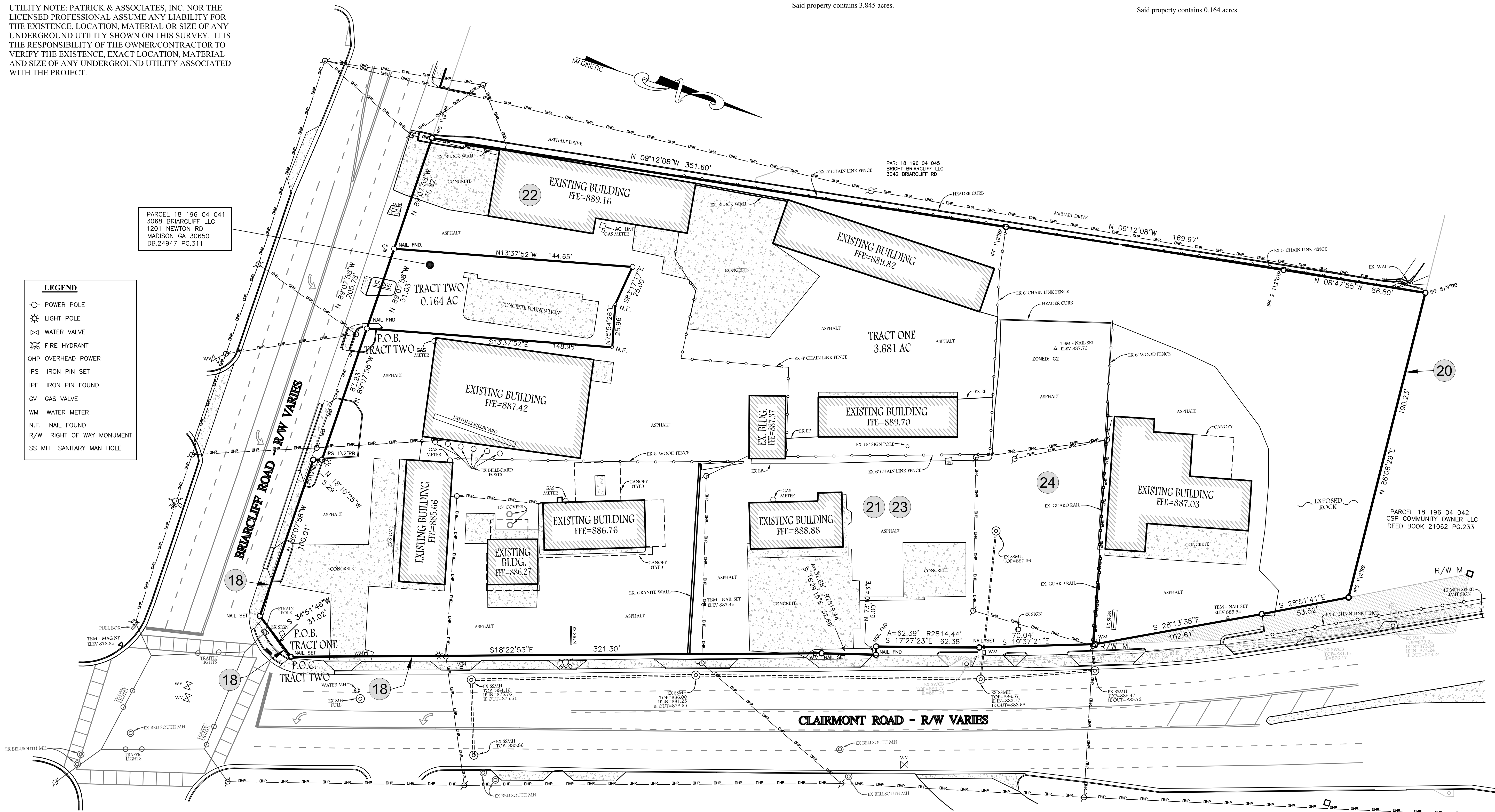
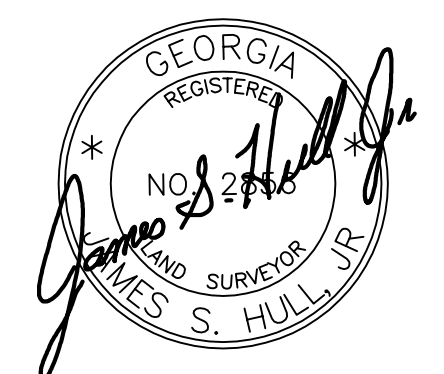
To: STEIN INVESTMENT COMPANY, LLC, a Virginia limited liability company
FIRST AMERICAN TITLE INSURANCE COMPANY.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes Items 1, 3, 4, 8, 11, 13, 14, 16, 17, 18 and 19 of Table A thereof.

The field work was completed on: Survey Traverse November 20, 2017
Field Observation August 9, 2019.

Date of Plat or Map: August 8, 2019
Equipment used: Trimble S6

James S. Hull, Jr.
James S. Hull, Jr.
Registration/License No. 2856



PATRICK & ASSOCIATES, INC.
SURVEYING & ENGINEERING
928 BLACKLAWN ROAD
CONYERS, GEORGIA 30094
PH: 770-483-9745

MASTER 29131
JOB NO. 19-607
DWG. NO. 32903

Drawing name: C:\Users\robert.barciff\OneDrive\Desktop\Development Services - Documents\017481003_3086 Briarcliff Road\CAD\PlanSheets\C2-00 - SITE PLAN.dwg C2-00 SITE PLAN Jul 01, 2020 5:35pm by: Robert Barciff

STREETSCAPE SUMMARY:

BRIARCLIFF ROAD NORTHEAST
(MINOR ARTERIAL - DEKALB CLASSIFICATION)
EDGE OF EXISTING TRAVEL LANE
4' BIKE LANE
30" CURB AND GUTTER
4' LANDSCAPE STRIP
6' SIDEWALK (MINIMUM WIDTH)
6' LANDSCAPE STRIP (INTERMITTENT)

CLAIRMONT ROAD
STATE ROUTE 155 (MAJOR ARTERIAL - DEKALB CLASSIFICATION)
EDGE OF PROPOSED TRAVEL LANE (ROAD WIDENING)
4' BIKE LANE
30" CURB AND GUTTER
6' LANDSCAPE STRIP
8' SIDEWALK
2' LANDSCAPE STRIP

DEVELOPMENT SUMMARY:

LAND USE
APARTMENTS
ALLOWED (BASE+20% BONUS) 276 (72 UNITS/ACRE)
PROPOSED 264 (68.7 UNITS/ACRE)

COMMERCIAL
PROPOSED 10,000 SF

BUILDING SUMMARY
BUILDING A 204,865 SF
BUILDING B 77,854 SF
BUILDING C 5,020 SF

PARKING SUMMARY
APARTMENTS
REQ'D 396 SPACES (1.5 PER UNIT)
PROVIDED 370 (1.4 PER UNIT)

COMMERCIAL
REQ'D (RESTAURANT) 67 SPACES (1/150 SF)
PROVIDED 57 SPACES (1/167 SF)

LOADING SUMMARY
REQUIRED 4 SPACES (INCL. 1 x XL SPACE)
PROVIDED 2 SPACES (12' x 35' x 14' CLEAR)

BUILDING HEIGHT
BUILDING MAX (BASE / BONUS) PROPOSED
A 8 STORIES / NO LIMIT 6 STORIES
B 10 STORIES / NO LIMIT 6 STORIES
C - 2 STORIES

FLOOD PLAIN
THIS PROJECT DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. "FLOOD HAZARD BOUNDARY MAP" COMMUNITY PANEL NUMBER 13089C0054K, DATED 8/15/2019.

ZONING SUMMARY:

SITE AREA
EXISTING 3.845 ACRES

ZONING
ZONING CLASSIFICATION
EXISTING C1 & C2
PROPOSED HR-3

OVERLAY DISTRICT
N/A

FUTURE LAND USE (COMPREHENSIVE PLAN)
EXISTING NC (NEIGHBORHOOD CENTER)
PROPOSED RC (REGIONAL CENTER)

OPEN SPACE
REQ'D 15%
PROVIDED 21%

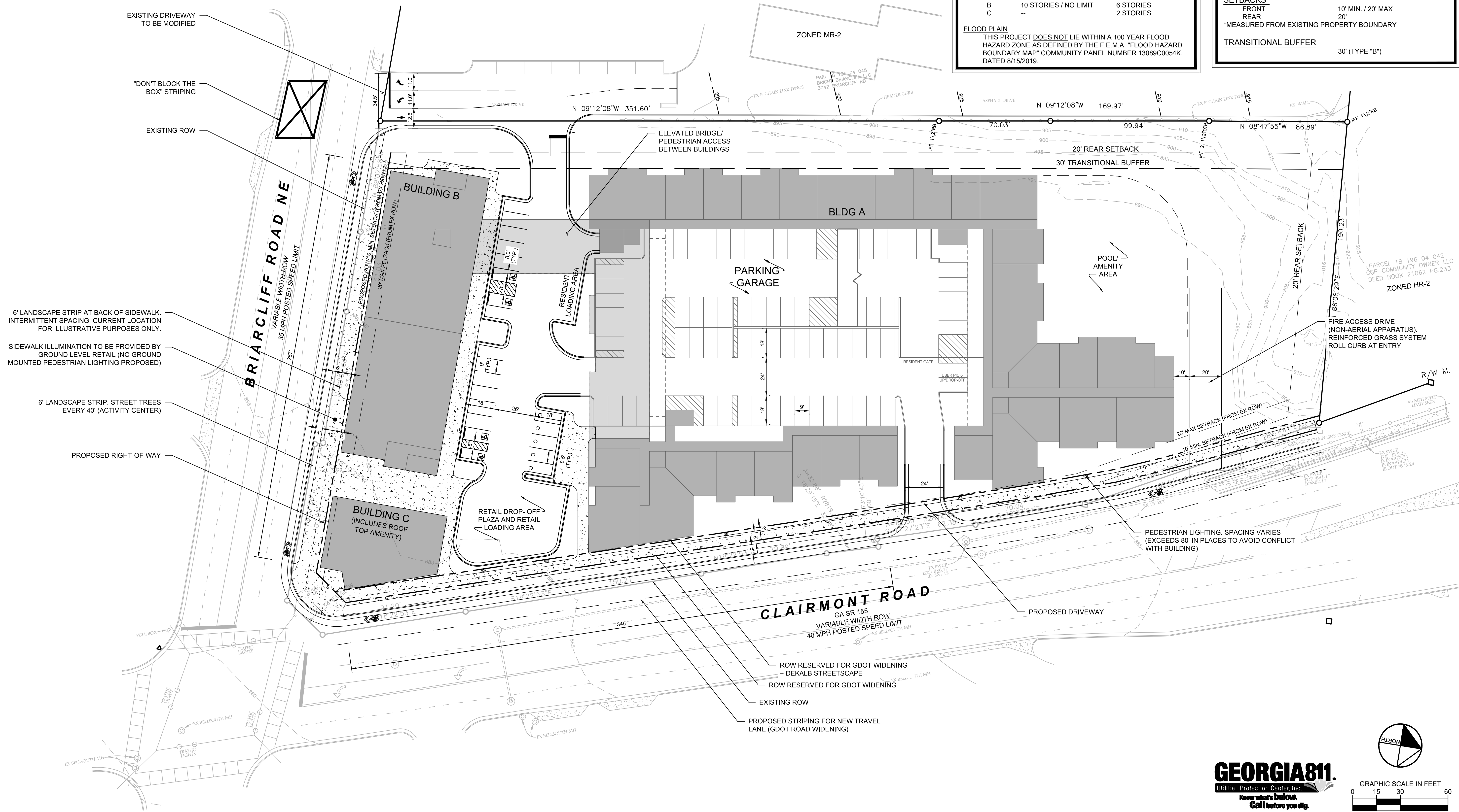
OUTDOOR RECREATION AREA (5.7.7(G))
REQ'D 5%
PROVIDED 5%

LOT COVERAGE (PERCENT IMPERVIOUS)
MAX 85%
PROPOSED 84%

SETBACKS*
FRONT 10' MIN. / 20' MAX
REAR 20'

*MEASURED FROM EXISTING PROPERTY BOUNDARY

TRANSITIONAL BUFFER
30' (TYPE "B")

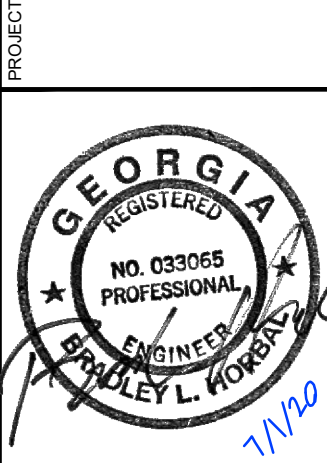


PREPARED BY
Kimley-Horn
©2020 KIMLEY-HORN AND ASSOCIATES, INC.
3880 BRIARCLIFF ROAD, SUITE 350
FLORENCE, GEORGIA 30503
PHONE: 770.825.0744
WWW.KIMLEY-HORN.COM

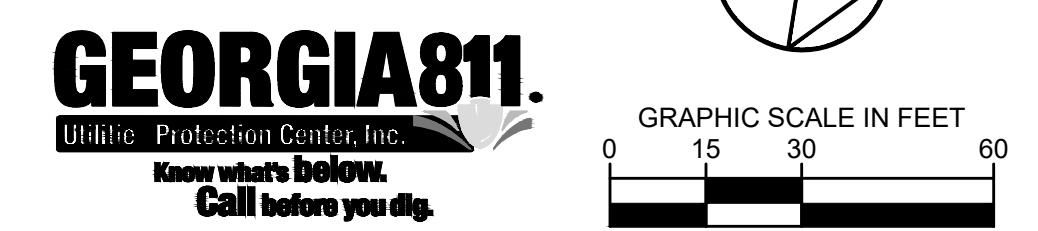
PREPARED FOR
STEIN INVESTMENT GROUP
5607 GLENRIDGE DRIVE, SUITE 200
ATLANTA, GA 30342
PHONE: 770.580.2480

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

BRIARCLIFF WEST
3880 BRIARCLIFF ROAD
ATLANTA, GA 30329
DEKALB COUNTY

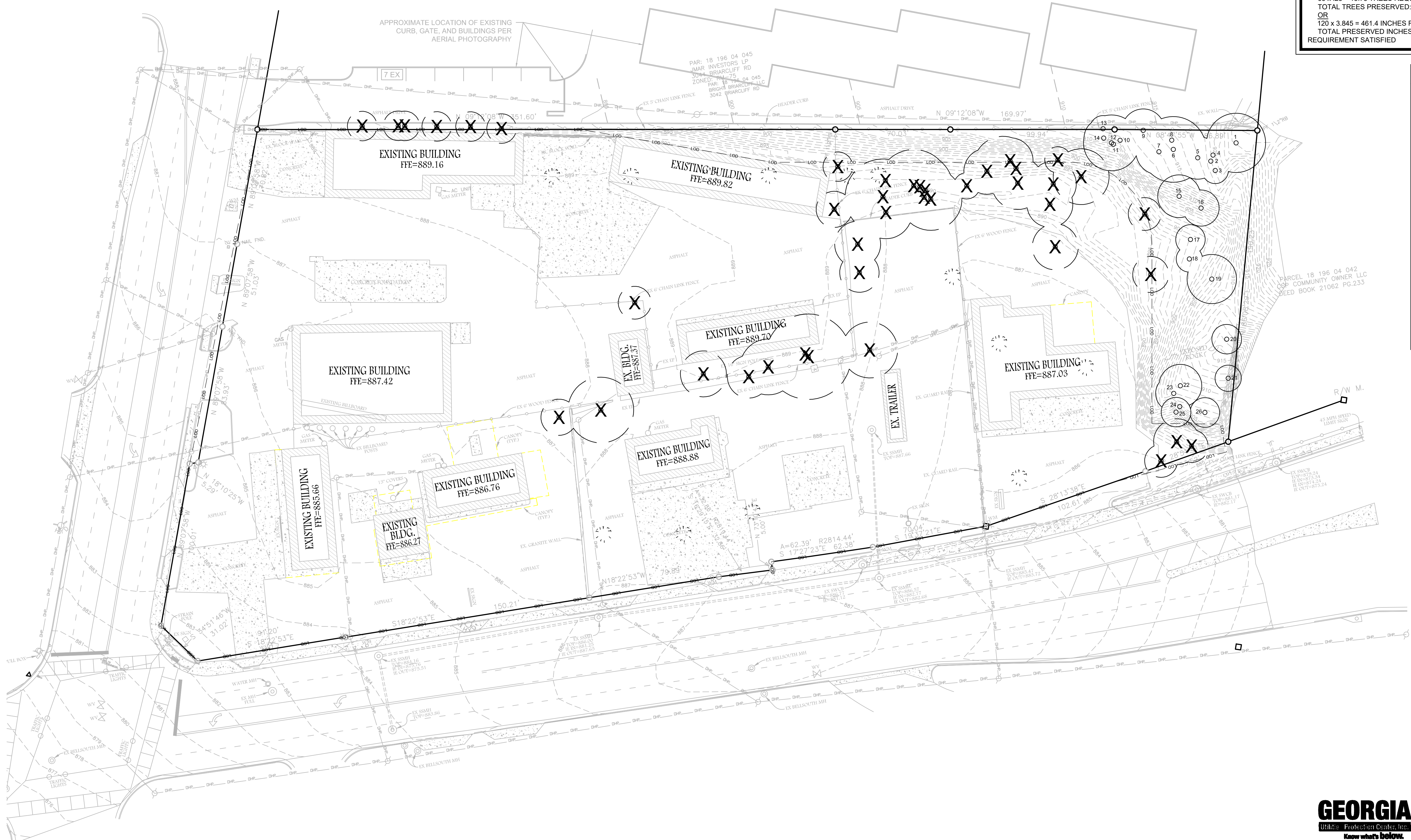


GSWCC NO. (LEVEL II)	22363
DRAWN BY	RWB
DESIGNED BY	RWB
REVIEWED BY	BLH
DATE	7/1/20
PROJECT NO.	017481003
TITLE	REZONING SITE PLAN
SHEET NUMBER	C0.10



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Drawing name: C:\Users\Kate.Winn\OneDrive\Development Services - Documents\17481003_3086 Briarcliff Road\CAD\PlanSheets\L-100 LANDSCAPE PLAN.dwg L-100 TREE PROTECTION PLAN Jun 30, 2020 2:00pm by: Kate.Winn



LEGEND:

- TREE TO REMAIN
- TREE TO REMOVE
- TRANSITIONAL BUFFER TYPE B
- LIMIT OF DISTURBANCE

CALCULATIONS:

SITE DENSITY:

TOTAL SITE AREA: 3.845 ACRES
30 UNITS PER ACRE REQUIRED
3.845 x 30 = 115.35 UNITS REQUIRED

EXISTING UNITS: 83.8
115.35 - 83.8 = 31.55 REPLACEMENT UNITS REQUIRED
REPLACEMENT UNITS PROVIDED: 31.8
REQUIREMENT SATISFIED

PARKING LOT:

1 TREE REQUIRED PER 8 PARKING SPACES
TOTAL PARKING SPACES IN SURFACE LOT: 21
21 / 8 = 3 TREES REQUIRED
TOTAL TREES PROVIDED IN PARKING LOT: 3
REQUIREMENT SATISFIED

SIGNIFICANT TREE PRESERVATION:

120" PER ACRE OR 25% (WHICHEVER IS LESS) OF EXISTING SIGNIFICANT TREES TO BE PRESERVED
TOTAL SITE AREA: 3.845 ACRES
TOTAL SIGNIFICANT TREES: 63 TREES
63 x 25 = 15.75 TREES REQUIRED TO BE PRESERVED
TOTAL TREES PRESERVED: 26 TREES
OR
120 x 3.845 = 461.4 INCHES REQUIRED TO BE PRESERVED
TOTAL PRESERVED INCHES: 292 INCHES
REQUIREMENT SATISFIED

TREE #	EXISTING TREES TO REMAIN (IN INCHES)	UNITS
1	18	4.8
2	10	3.2
3	8	2.4
4	8	2.4
5	13	4
6	20	5.4
7	14	4
8	8	2.4
9	13	4
10	12	3.2
11	8	2.4
12	17	4.8
13	8	2.4
14	12	3.2
15	13	4
16	11	3.2
17	9	2.4
18	8	2.4
19	15	4
20	9	2.4
21	8	2.4
22	13	4
23	11	3.2
24	8	2.4
25	9	2.4
26	9	2.4
SUBTOTALS:	292	83.8

KimleyHorn
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STEIN INVESTMENT GROUP
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ATLANTA, GA 30342
PHONE: 770.580.2480

NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

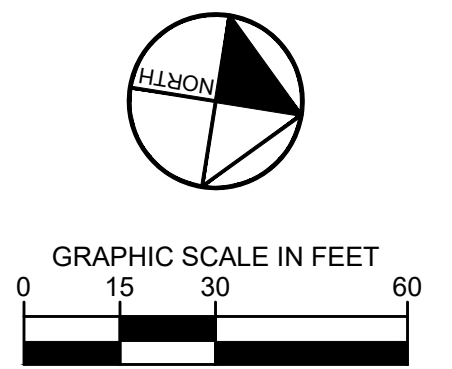
BRIARCLIFF WEST
3080 BRIARCLIFF ROAD
ATLANTA, GA 30329
DEKALB COUNTY

PRELIMINARY
NOT FOR CONSTRUCTION

7/1/20

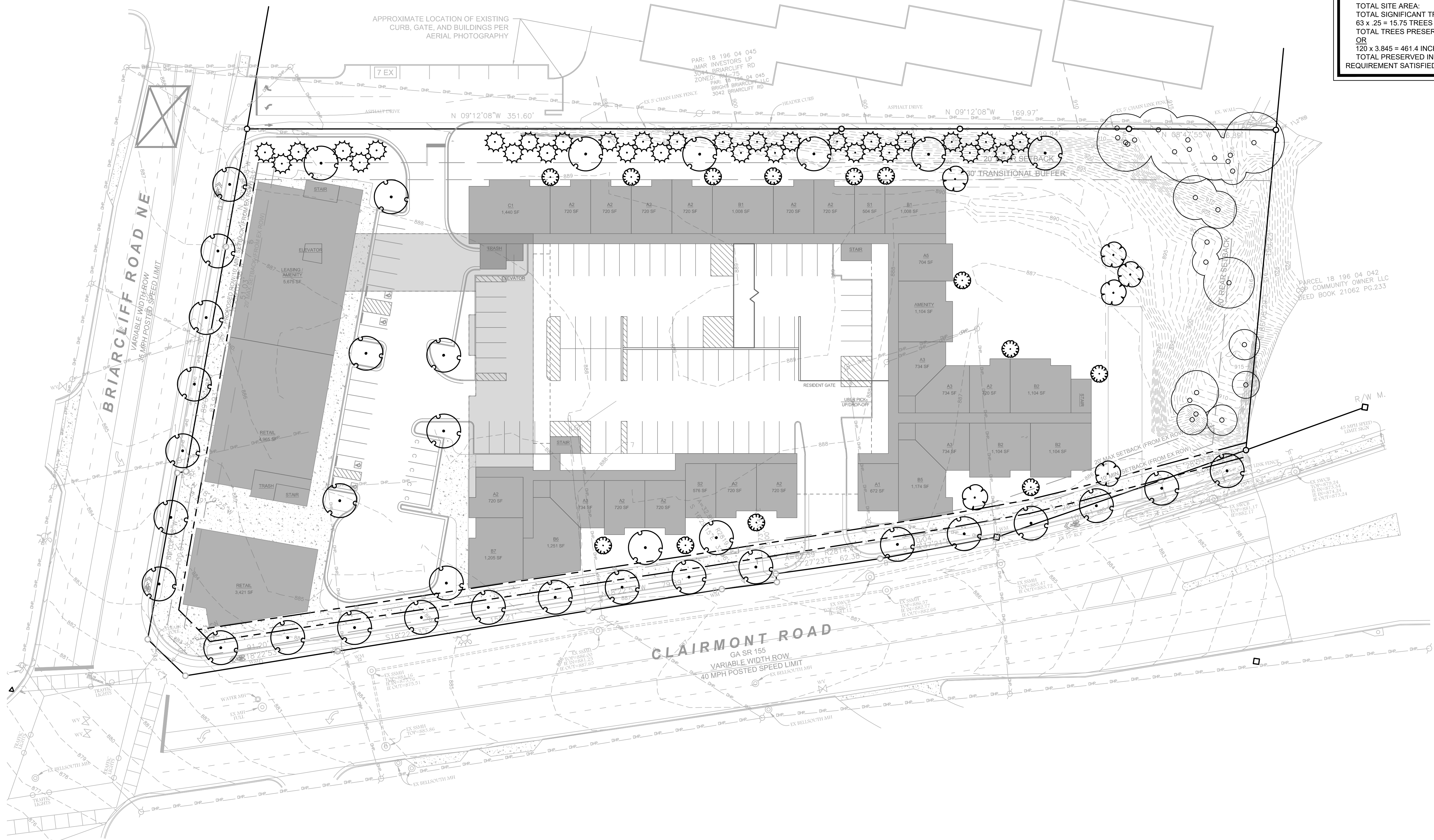
GSWCC NO. (LEVEL II)	22363
DRAWN BY	KCW
DESIGNED BY	KCW
REVIEWED BY	TML
DATE	7/1/2020
PROJECT NO.	017481003
TITLE	TREE PROTECTION PLAN
SHEET NUMBER	L1-00

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



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Drawing name: C:\Users\Kate.Winn\OneDrive\Development Services - Documents\017481003_3086 Briarcliff Road\CAD\PlanSheets\L2-00 TREE REPLACEMENT PLAN.dwg Jun 30, 2020 2:01pm by: Kate.Winn



CONCEPT PLANT SCHEDULE

SYMBOL	DESCRIPTION	QTY	SIZE	UNITS	TOTAL UNITS
	COLUMNAR DECIDUOUS TREE	13	2" CAL	.4	5.2
	EVERGREEN TREE	31	2" CAL	.2	6.2
	OVERSTORY TREE	36	3" CAL	.5	18.0
	UNDERSTORY TREE	6	2" CAL	.4	2.4

CALCULATIONS:

SITE DENSITY:
 TOTAL SITE AREA: 3.845 ACRES
 30 UNITS PER ACRE REQUIRED
 3.845 x 30 = 115.35 UNITS REQUIRED

EXISTING UNITS: 83.8
 115.35 - 83.8 = 31.55 REPLACEMENT UNITS REQUIRED
 REPLACEMENT UNITS PROVIDED: 31.8
 REQUIREMENT SATISFIED

PARKING LOT:
 1 TREE REQUIRED PER 8 PARKING SPACES
 TOTAL PARKING SPACES IN SURFACE LOT: 21
 21 / 8 = 3 TREES REQUIRED
 TOTAL TREES PROVIDED IN PARKING LOT: 3
 REQUIREMENT SATISFIED

SIGNIFICANT TREE PRESERVATION:
 120" PER ACRE OR 25% (WHICHEVER IS LESS) OF EXISTING SIGNIFICANT TREES TO BE PRESERVED
 TOTAL SITE AREA: 3.845 ACRES
 TOTAL SIGNIFICANT TREES: 63 TREES
 63 x 25 = 15.75 TREES REQUIRED TO BE PRESERVED
 TOTAL TREES PRESERVED: 26 TREES
 OR
 120 x 3.845 = 461.4 INCHES REQUIRED TO BE PRESERVED
 TOTAL PRESERVED INCHES: 292 INCHES
 REQUIREMENT SATISFIED

Kimley-Horn
 PREPARED BY

STEIN INVESTMENT GROUP
 PROJECT

BRIARCLIFF WEST
 3080 BRIARCLIFF ROAD
 ATLANTA, GA 30329
 DEKALB COUNTY

PRELIMINARY
 NOT FOR CONSTRUCTION

7/1/20

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

GSWCC NO. (LEVEL II) 22363
 DRAWN BY KCW
 DESIGNED BY KCW
 REVIEWED BY TML
 DATE 7/1/2020
 PROJECT NO. 017481003
 TITLE **TREE REPLACEMENT PLAN**
 SHEET NUMBER **L2-00**

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 Know what's below. Call before you dig.

GRAPHIC SCALE IN FEET
 0 15 30 60

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PART 1 - GENERAL

- 1.1 DESCRIPTION
A. EXTENT OF PLANTING IS SHOWN ON THE DRAWINGS AND IN THE SCHEDULES.
B. PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED BY OR REFERENCED FROM THE DRAWINGS AND SPECIFICATIONS TO COMPLETE THE WORK OF THIS SECTION.
C. CONTRACTOR SHALL VERIFY PLANT COUNT FROM PLAN, AND SHALL PROVIDE AND INSTALL ALL PLANT MATERIAL ON PLAN.
D. GRADES TO WITHIN ONE INCH OF FINAL GRADE THROUGHOUT SITE SHALL BE PROVIDED BY OTHERS AND IS NOT IN LANDSCAPE CONTRACT.

- 1.2 QUALITY ASSURANCE
A. ALL PLANTS SHALL CONFORM TO OR SURPASS MINIMUM QUALITY STANDARDS AS DEFINED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, CURRENT EDITION OF AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY AMERICAN ASSOCIATION OF NURSERYMEN, INC. AND IN ADDITION SHALL CONFORM TO SIZES AND DESCRIPTIONS IN THE PLANT LIST.

- B. SUBSTITUTION FROM THE SPECIFIED PLANT LIST WILL BE ACCEPTED ONLY WHEN SATISFACTORY EVIDENCE IN WRITING IS SUBMITTED TO THE LANDSCAPE ARCHITECT, SHOWING THAT THE SPECIFIED PLANT MATERIAL IS NOT AVAILABLE...
C. THE SELECTION OF ALL MATERIALS AND THE EXECUTION OF ALL OPERATIONS REQUIRED UNDER THE DRAWINGS AND SPECIFICATIONS IS SUBJECT TO THE APPROVAL OF THE OWNER AND LANDSCAPE ARCHITECT.

- D. INSTALL ALL PLANT MATERIALS IN A NEAT AND PROFESSIONAL MANNER.
E. MAKE MINOR ADJUSTMENTS TO LAYOUT AS MAY BE REQUIRED AND REQUESTED AT NO ADDITIONAL COST TO THE OWNER.

- 1.3 DELIVERY, STORAGE AND HANDLING
A. DELIVER MATERIALS IN SUCH A MANNER AS TO NOT DAMAGE OR DECREASE THE HEALTH AND VIGOR OF THE PLANT MATERIALS.
B. STORE MATERIALS AWAY FROM DETRIMENTAL ELEMENTS. COORDINATE WITH GENERAL CONTRACTOR TO SECURE A SAFE STAGING AREA.
C. HANDLE, LOAD, UNLOAD, AND TRANSPORT MATERIALS CAREFULLY TO AVOID DAMAGE.

- D. MAINTAIN AND PROTECT PLANT MATERIALS AS NECESSARY TO INSURE HEALTH AND VIGOR.
1.4 GUARANTEE
A. GUARANTEE PLANT MATERIALS AND LAWN AREAS FOR ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.

- B. STORE MATERIALS AWAY FROM DETRIMENTAL ELEMENTS. COORDINATE WITH GENERAL CONTRACTOR TO SECURE A SAFE STAGING AREA.
C. HANDLE, LOAD, UNLOAD, AND TRANSPORT MATERIALS CAREFULLY TO AVOID DAMAGE.

- D. MAINTAIN AND PROTECT PLANT MATERIALS AS NECESSARY TO INSURE HEALTH AND VIGOR.
1.4 GUARANTEE
A. GUARANTEE PLANT MATERIALS AND LAWN AREAS FOR ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.

- 1.5 CONTRACTOR'S PERIODIC INSPECTION
A. DURING THE GUARANTEE PERIOD, CONTRACTOR SHALL MAKE PERIODIC INSPECTIONS OF THE PROJECT TO SATISFY HIMSELF THAT MAINTENANCE BY THE OWNER IS ADEQUATE.

- 2.1 TOP SOIL
A. TOPSOIL SHALL BE FERTILE, FRIABLE, SANDY LOAM, AND SHALL BE A NATURAL SURFACE SOIL OBTAINED FROM WELL-DRAINED AREAS.

- 2.2 PLANTING SOIL MIXTURE
A. PROVIDE PLANTING SOIL MIX AMENDED AS PER LABORATORY RECOMMENDATIONS. BASIC PLANTING SOIL MIX CONSISTS OF:
50% TOPSOIL (AS DESCRIBED ABOVE)
50% PREPARED ADDITIVES (BY VOLUME AS FOLLOWS)

- 2.3 FERTILIZER
A. FERTILIZER FOR ALL TREES, SHRUBS AND GROUNDCOVERS SHALL BE STA-GREEN NURSERY SPECIAL OR EQUAL DELIVERED TO THE SITE IN UNOPENED CONTAINERS.

- 2.4 PLANTS
A. ALL PLANTS SHALL CONFORM TO OR SURPASS MINIMUM QUALITY STANDARDS AS DEFINED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN), CURRENT EDITION OF AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AAN, INC. AND IN ADDITION SHALL CONFORM TO SIZES AND DESCRIPTIONS IN THE PLANT LIST.

- C. ALL PLANT MATERIALS SHALL BE SUBJECT TO INSPECTION AND APPROVAL. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY AND ALL PLANTS WHICH FAIL TO MEET THIS SPECIFICATION AT ANY POINT DURING THE INSTALLATION OF THE JOB. ALL REJECTED MATERIALS SHALL BE PROMPTLY REMOVED FROM THE SITE BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

- D. ALL PLANT MATERIALS FURNISHED SHALL BE WELL BRANCHED, PROPORTIONED WIDTH TO HEIGHT, OF NORMAL HABIT, SOUND HEALTHY AND VIGOROUS IN GROWTH. THE MINIMUM ACCEPTABLE SIZES OF PLANTS SHALL BE MEASURED BEFORE PRUNING WITH BRANCHES IN NORMAL POSITION AND SHALL CONFORM TO MEASUREMENTS SPECIFIED. PLANTS USED WHERE SYMMETRY IS REQUIRED SHALL BE MATCHED AS CLOSELY AS POSSIBLE. PLANTS SHALL MEET ALL REQUIREMENTS AS LISTED IN THE PLANT LIST.

- 2.5 MATERIAL FOR GUYING AND STAKING
A. STAKES FOR SUPPORTING TREES SHALL BE SOUND TIMBER, STRAIGHT, SIZED AS SHOWN IN PLANTING DETAILS AND OF SUFFICIENT LENGTH TO ADEQUATELY SUPPORT THE PLANT. ALL VISIBLE SURFACES SHALL BE PAINTED DARK GREEN OR BROWN, BUT NOT BLACK.

- 2.6 MULCH
A. PINE STRAW MULCH SHALL BE CLEAN, FRESH, FREE OF NOXIOUS WEEDS, SEED, FIRE ANTS, JAPANESE BEETLES AND/OR FRINGED BEETLES.
2.7 SEED
A. CERTIFIED, BLUE TAG, CLEAN, DELIVERED IN ORIGINAL, UNOPENED PACKAGES AND BEARING AN ANALYSIS OF THE CONTENTS, GUARANTEED 95 PERCENT PURE AND TO HAVE A MINIMUM GERMINATION RATE OF 85 PERCENT, WITHIN ONE YEAR OF TEST.

PART 3 - EXECUTION

- 3.1 TIME AND PLANTING
A. PLANTING OPERATIONS SHALL BE DURING FAVORABLE WEATHER IN WHICH CONDITIONS ARE NEITHER EXTREMELY COLD OR HOT, NEAR TO THE POINT THAT THE RISK OF LOSS IS TOO GREAT. THE CONTRACTOR SHALL INFORM THE LANDSCAPE ARCHITECT OF HIGH RISKS DUE TO WEATHER.

- 3.2 EXCAVATION FOR PLANTING TREES AND SHRUBS
A. CIRCULAR PLANT PITS WITH VERTICAL SIDES SHALL BE DUG BY HAND OR MACHINE METHODS FOR PLANTING OF TREES AND SHRUBS.
B. TREE PIT DIAMETERS SHALL BE A MINIMUM OF TWO FEET GREATER THAN THE SPREAD OF THE ROOT MASS.

- 3.3 EXCAVATION FOR PLANTING GROUNDCOVERS
A. GROUNDCOVER BEDS SHALL BE SCARIFIED BY HAND OR MACHINE METHOD TO A MINIMUM DEPTH OF EIGHT INCHES.

- 3.4 DRAINAGE TEST
A. REPRESENTATIVE TREE PITS FROM EACH PLANTING AREA SHALL BE FILLED WITH WATER. IF PERCOLATION IS LESS THAN 1/4 INCH WITHIN A PERIOD OF 12 HOURS, DRILL A TWELVE-INCH AUGER TO A DEPTH OF FOUR FEET BELOW THE BOTTOM OF THE PIT.

- 3.5 SETTING TREES, SHRUBS, GROUNDCOVERS
A. BALLED AND CONTAINER PLANTS SHALL BE PLACED FIRMLY UPON SCARIFIED SUB-GRADE AND BACKFILLED WITH PLANTING SOIL MIXTURE.

- 3.6 TREE TRANSPORTATION
A. THE CONTRACTOR SHALL BE RESPONSIBLE NOT ONLY FOR THE SAFE TRANSPORTATION OF THE PLANTS TO THE SITE BUT ALSO THEIR CONDITION UPON ARRIVAL.

- 3.7 TREE TAGS
A. ALL PLANTS ACCEPTED AT THE NURSERY BY THE LANDSCAPE ARCHITECT SHALL BE TAGGED WITH SERIALIZED SELF-LOCKING TAGS.

- 3.8 PRUNING
A. DECIDUOUS TREES AND SHRUBS SHALL HAVE DEAD, BROKEN, AND CROWDED WOOD PRUNED TO COMPENSATE FOR THE LOSS OF ROOTS IN TRANSPORTING.

- 3.9 GUYING, STAKING AND MULCHING
A. GUY TREES TWO-INCH CALIPER AND OVER. SPACE THREE GUYS EQUALLY ABOUT EACH TREE, ATTACHED AT APPROXIMATELY TWO-FIFTHS UP THE TRUNK.

- C. MULCH ALL PLANTING BEDS AND OTHER AREAS DESIGNATED TO BE MULCHED, WITH THREE "SETTLE" INCHES OF PINE STRAW MULCH. INDIVIDUAL PLANTS ARE TO BE MULCHED AS DETAILED. MULCH IS TO BE MEASURED AFTER SETTLEMENT.

- 3.10 UNIT COST
A. ALL PLANT UNIT COSTS WILL REFLECT ALL THE ABOVE LISTED SPECIFICATIONS.
3.11 PREPARATION OF GRASS AREAS
A. FINE GRADE ALL GRASS AREAS TO FINISH GRADE.

- 1. GRADE WILL BE BROUGHT TO THE LEVEL OF ± 1" OF THE FINISHED GRADE BY THE GENERAL CONTRACTOR. THE LANDSCAPE ARCHITECT WILL BE RESPONSIBLE FOR THE TOP ± 1" OF SOIL WORK. THIS IS TO INCLUDE ALL TOPSOIL HAULING AND PLACEMENT, SPREADING, DEBRIS REMOVAL AND ANY GRADING REQUIRED TO BRING THE FINISHED TOPSOIL GRADE TO THE PROPER LEVEL FOR GRASS.
2. THOROUGHLY TILL EXISTING SOIL TO A MINIMUM DEPTH OF FOUR INCHES BY RUNNING TILLING DEVICE TWO DIRECTIONS AT RIGHT ANGLES OVER THE ENTIRE SURFACE TO BE GRASS. FINE GRADE TO ACHIEVE UNIFORMITY AND DRAINAGE.

- 1. HYDRAULIC EQUIPMENT FOR THE APPLICATION OF HYDROSEED MULCH AND SEED SHALL BE EQUIPPED WITH A POWER DRIVEN AGITATOR WHICH WILL KEEP THE MIXTURE UNIFORM DURING APPLICATIONS.

- 2. HYDROSEED MIXTURE SHALL CONSIST OF:
A. HYDROSEED MULCH TO BE: "CONWED 2000" AS MANUFACTURED BY CONWED CORP., OR "SILVA-FIBES PLUS" AS MANUFACTURED BY WEYERHAUSER AT A RATE OF 30 LBS/1000 SQUARE FEET.

- 3. SEED SHALL NOT BE SOWN WHEN WINDS EXCEED 10 MILES PER HOUR OR AT ANY TIME THE GROUND IS NOT IN A SUITABLE CONDITION FOR SEEDING.
4. INOCULATED SEED SHALL BE ADDED TO THE HYDROSEED MIX ONLY IMMEDIATELY PRIOR TO HYDROSEEDING OPERATIONS.

PART 4 - CLEANUP & PROTECTION

- 4.1 GENERAL
A. DURING PLANTING OPERATIONS KEEP PROJECT SITE CLEAN AND ORDERLY.
B. UPON COMPLETION OF WORK, CLEAR GROUNDS OF DEBRIS, SUPERFLUOUS MATERIALS AND ALL EQUIPMENT. REMOVE FROM SITE TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT AND OWNER.

- 5.1 SUBSTANTIAL COMPLETION
A. SUBMIT WRITTEN REQUESTS FOR INSPECTION FOR SUBSTANTIAL COMPLETION TO THE LANDSCAPE ARCHITECT AT LEAST SEVEN CALENDAR DAYS PRIOR TO ANTICIPATED DATE OF INSPECTION AND TESTING.

- 5.2 GUARANTEE
A. GUARANTEE ALL WORK, PRODUCTS, EQUIPMENT AND MATERIALS FOR ONE YEAR, BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION.

- 5.3 FINAL INSPECTION AND ACCEPTANCE
A. AT THE END OF THE GUARANTEE PERIOD AND UPON REQUEST FOR INSPECTION, JOINTLY REVIEW ALL GUARANTEED WORK FOR FINAL ACCEPTANCE.

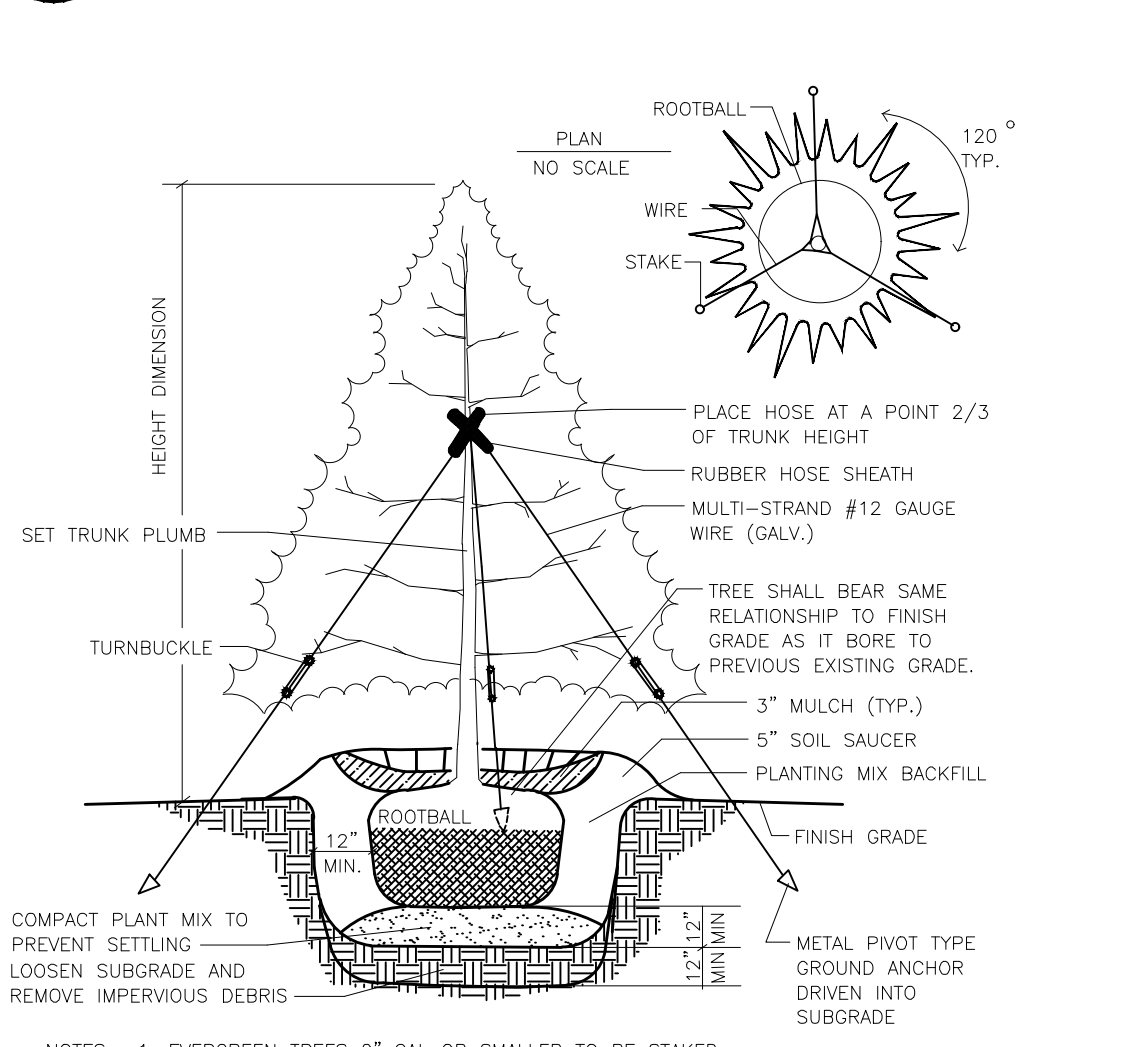
- 5.4 ACCEPTANCE AND GUARANTEE
A. SUBMIT WRITTEN REQUESTS FOR INSPECTION FOR SUBSTANTIAL COMPLETION TO THE LANDSCAPE ARCHITECT AT LEAST SEVEN CALENDAR DAYS PRIOR TO ANTICIPATED DATE OF INSPECTION AND TESTING.

- 5.5 ACCEPTANCE AND GUARANTEE
A. SUBMIT WRITTEN REQUESTS FOR INSPECTION FOR SUBSTANTIAL COMPLETION TO THE LANDSCAPE ARCHITECT AT LEAST SEVEN CALENDAR DAYS PRIOR TO ANTICIPATED DATE OF INSPECTION AND TESTING.

- 5.6 ACCEPTANCE AND GUARANTEE
A. SUBMIT WRITTEN REQUESTS FOR INSPECTION FOR SUBSTANTIAL COMPLETION TO THE LANDSCAPE ARCHITECT AT LEAST SEVEN CALENDAR DAYS PRIOR TO ANTICIPATED DATE OF INSPECTION AND TESTING.

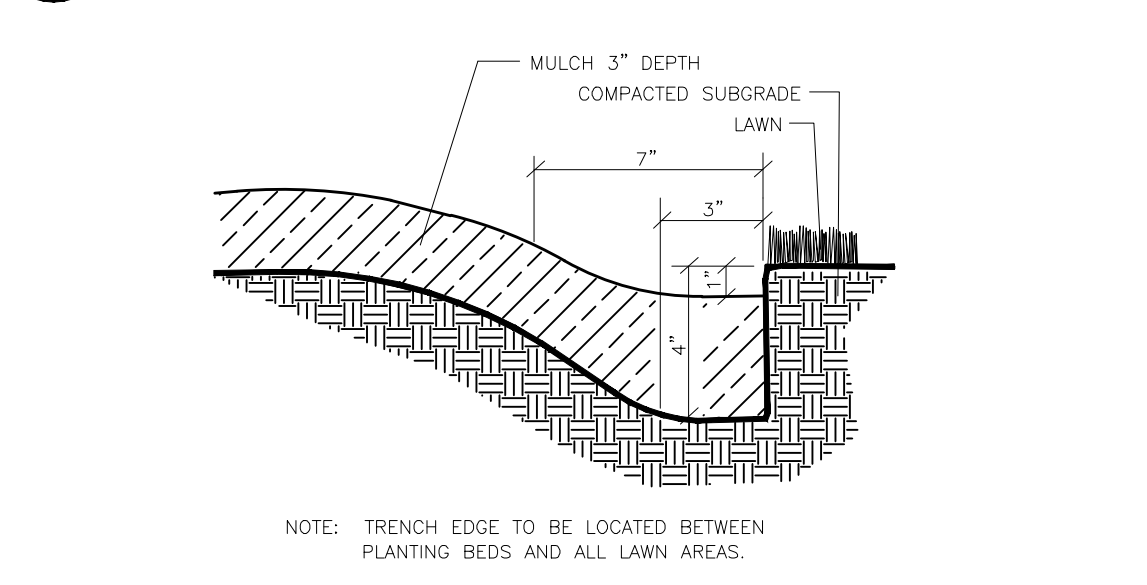
1 MULTI-TRUNK TREE PLANTING AND GUYING

SCALE: NTS



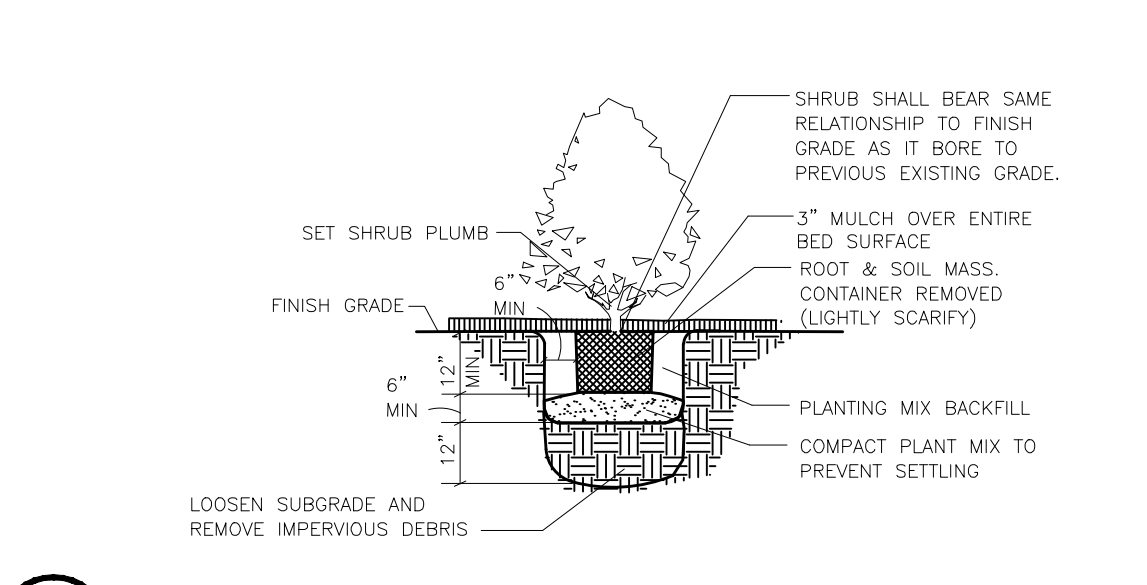
3 EVERGREEN TREE PLANTING AND GUYING

SCALE: NTS



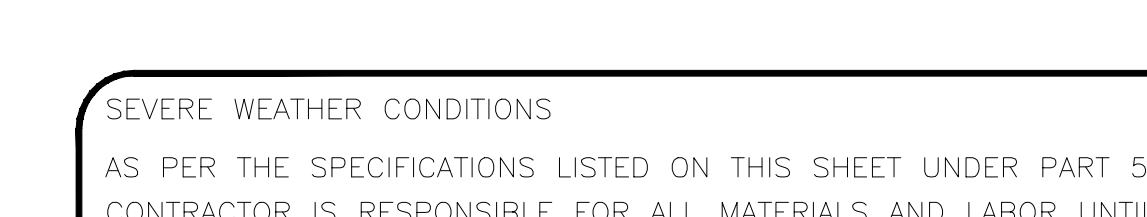
4 TRENCH EDGER DETAIL FOR ALL BEDS

SCALE: NTS



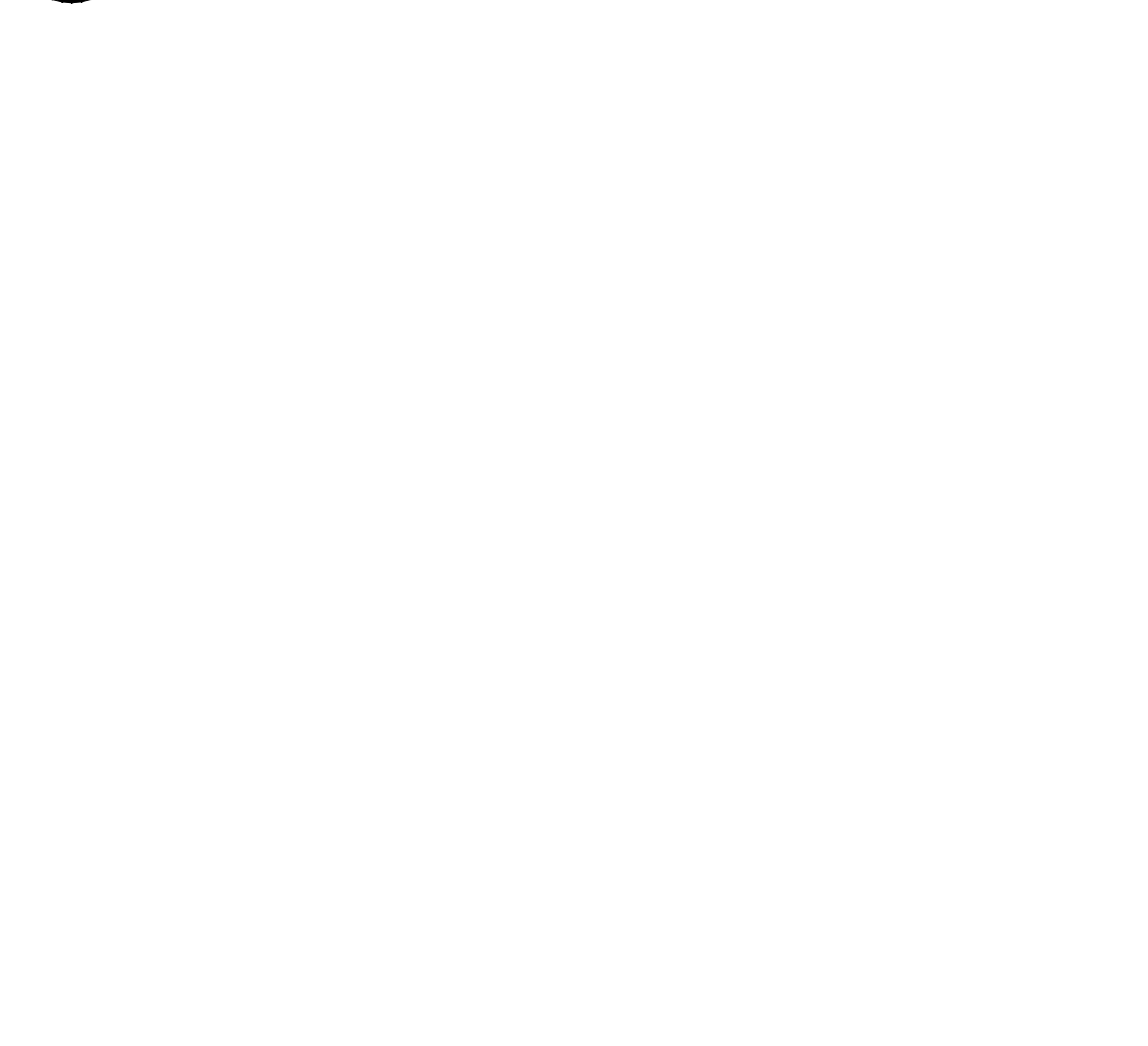
6 TYPICAL CONTAINER SHRUB PLANTING

SCALE: NTS



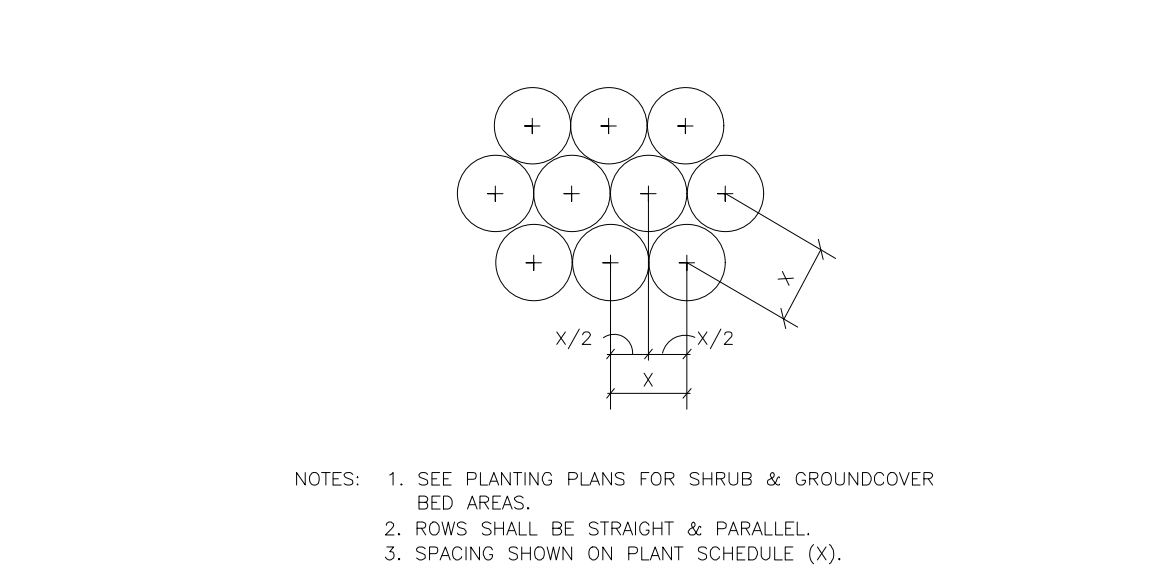
2 SHADE TREE PLANTING AND GUYING

SCALE: NTS



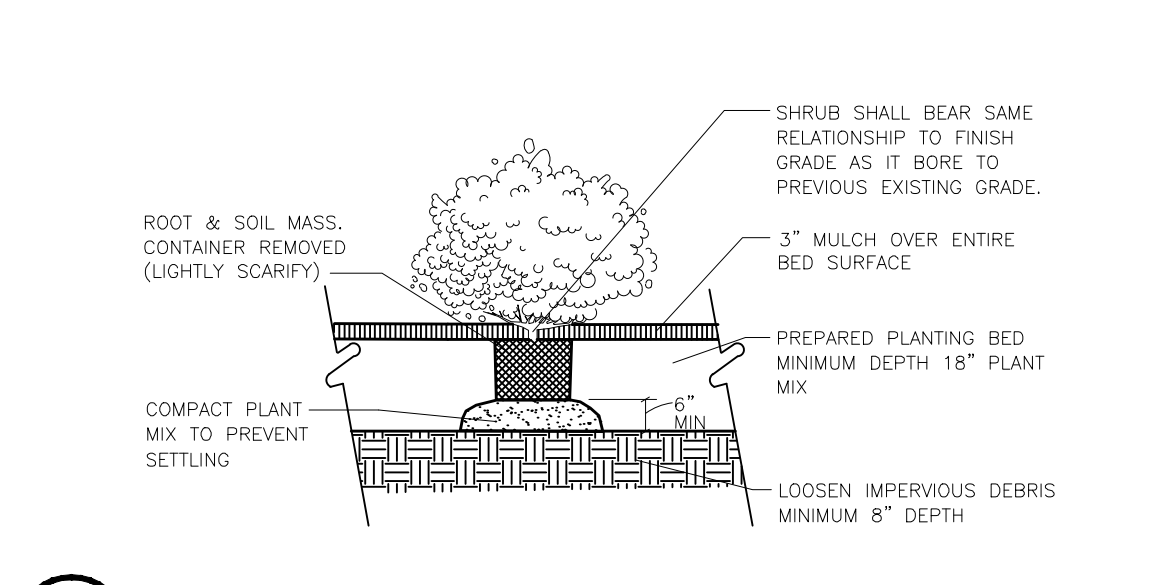
5 TYPICAL STAGGERED ROW SPACING

SCALE: NTS



7 TYPICAL BEDDING FOR PLANTS SPACED LESS THAN 36\" O.C.

SCALE: NTS



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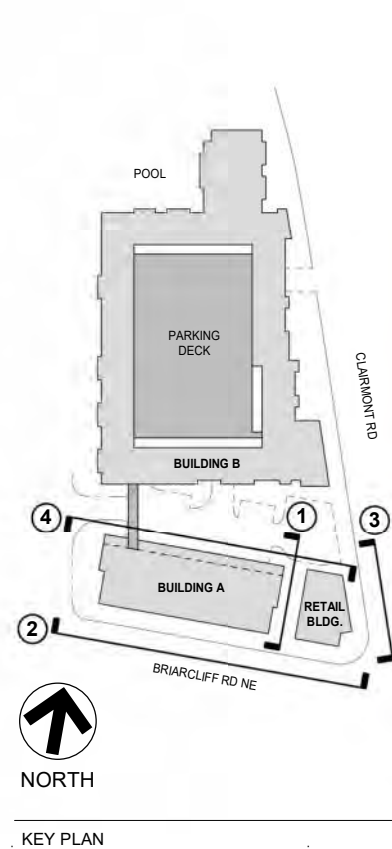
Project information block including client name (BRIARCLIFF WEST), address (3080 BRIARCLIFF ROAD, ATLANTA, GA 30329), contact info (PHONE: 770.825.0744), and project details (PROJECT NO. 017481003, DATE 7/1/2020).



ELEVATION 1 - BUILDING A



ELEVATION 2 - BUILDING A (BRIARCLIFF RD)



ELEVATION 3 - RETAIL BUILDING



ELEVATION 4 - BUILDING A

ELEVATIONS

BRIARCLIFF & CLAIRMONT SITE

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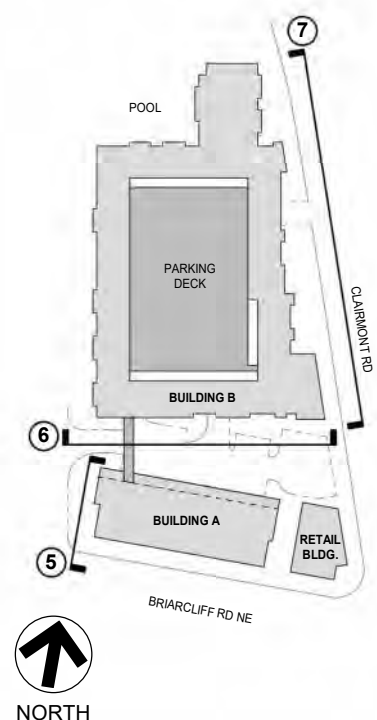




ELEVATION 5 - BUILDING A



ELEVATION 6 - BUILDING B



KEY PLAN

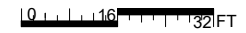


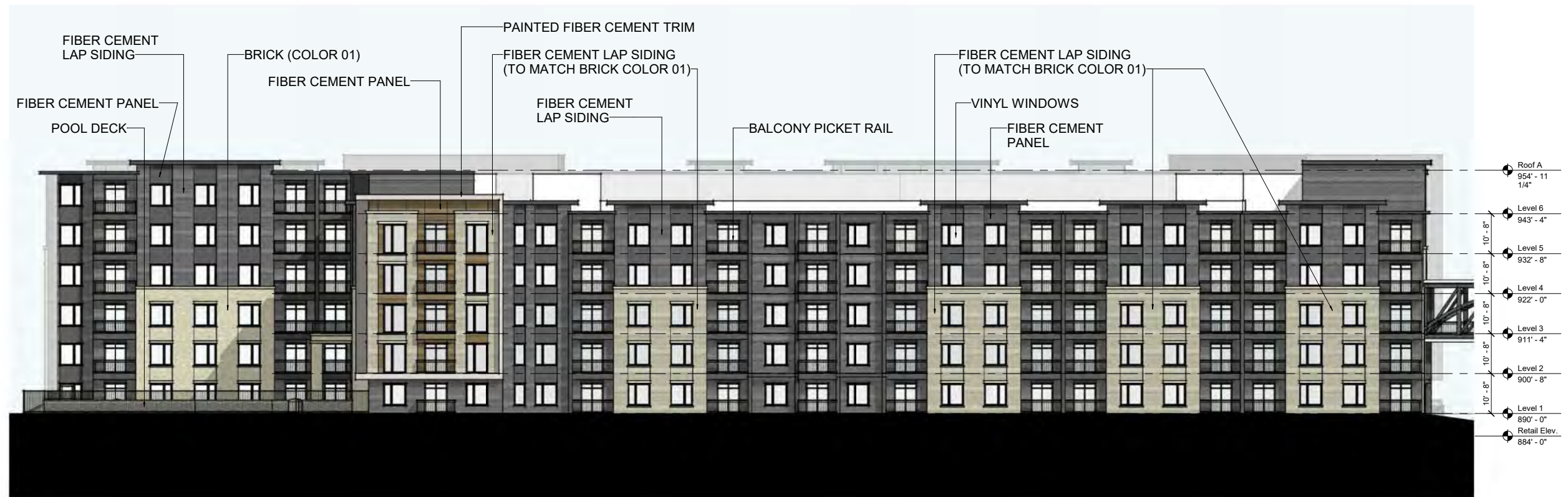
ELEVATION 7 - BUILDING B (CLAIRMONT RD)

ELEVATIONS

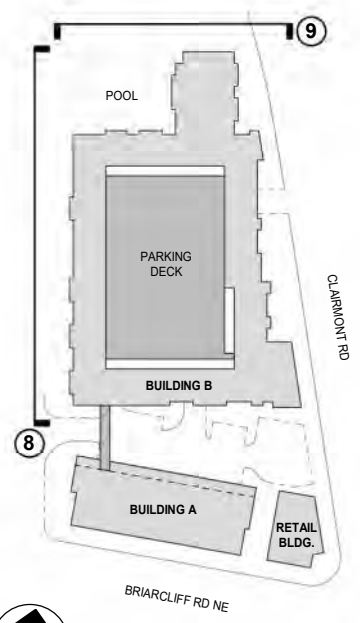
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ELEVATION 8 - BUILDING B



NORTH

KEY PLAN



ELEVATION 9 - BUILDING B

ELEVATIONS

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