

Agenda Item: Fullwood Station Administrative Amendment

DATE: April 5, 2016
FROM: Mary Jo Gollnitz

Background/Issue:

- Rezoning Application 2014-621 for Fullwood Station was approved on January 9, 2015 with a number of site specific conditions.
- Developer initially requested at the March 14 Town Board meeting the following amendments:
 - Change location of the pedestrian bridge along the internal walking trail.
 - Relocate the sidewalk connection now between Lots 5 and 6.
 - Replace previous house elevation illustrations due to a change in home builder.
 - Change conditional note in order to terminate walking trail internal to the subdivision due to being unable to come to agreement with an adjacent property owner on continuing the trail out to Woody Creek Rd.
 - Change conditional notes to allow removal of all the existing trees along S Trade St and installation of a 5' berm with new landscaping materials.
 - Eliminate conditional note that requires all homes have a front porch.
 - Eliminate conditional note that requires 10% of the homes to have side load garages.
- Town Council deferred a decision until April 11

Since the March 14, 2016 Board meeting, the developer has revised the Administrative Amendment request to include the following listed in italic:

- Change location of the pedestrian bridge along the internal mulch trail; *“exact location will be based on existing topography and natural creek; mulch trail will partially follow sewer line”*.
- A 6' sidewalk connection *“with steps out to S Trade St”* between Lots 5 and 6.
- Replacing previous house elevation illustrations due to a change in home builder.
- Terminate internal trail at the rear of property line near, near Mr. & Mrs. Ehlers' property; *developer will provide additional funds dedicated to a future possible connection alongside Ehlers property; “future connectivity, construction and right-of-way will be responsibility of Town of Matthews”*.
- Keep remaining pine and hardwood grove on S Trade next to Chesney Glen and remove the existing trees near the Boy Scout property.
- Change conditional notes to allow 2' to 3' *sculpted berm in front of existing pine tree save area* and installation of a 5' berm with new landscaping materials; *landscaping will meet or exceed town's requirements*.
- Eliminate conditional note requiring all homes have a front porch; *4 out of 7 floor plans have usable front porch; front porches will be approximately 6' deep with varying widths; allow market to dictate the exact number of homes with usable front porches*.
- Builder will construct a minimum of 10% (4 total) homes with a side load garage; *“due to width and depth of home sites, driveways on these 4 homes may be shorter than 20ft”*.

The following chart is provided in order to see side by side comparisons of the condition changes:

Rezoning Condition 2014-621	Initial Administrative Amendment Request 3/14/16	Current Administrative Amendment Request	Staff Notes
Site plans showed location of pedestrian bridge for the internal pedestrian trail	Change the location of the pedestrian bridge along internal walking trail.	Change the location of the pedestrian bridge along internal walking trail. Exact location to be determined on site	

Pedestrian connection between lots 4 and 5 to be 6' width	Move pedestrian path to go between lots 5 and 6 to be 6' wide		
House elevations provided by Livewell Homes	Replace previous house elevations with new home builder elevations		1
Trail along creek to extend to Woody Creek if neighbor agrees	Dead end trail at Ehlers' parcel adjacent to Woody Creek		2
Save as many trees as possible along S Trade St	Remove all trees along S Trade St and install a 5' berm with new plantings	Keep existing pine trees at south end, add 2' to 3' berm in front of these trees, then continue with a 5' berm toward subdivision entrance and rest of S Trade St frontage consisting of new landscaping; landscaping will meet or exceed town's landscaping requirements	3
All houses must have a front porch	Eliminate conditional note that requires all homes have a front porch	Eliminate conditional note that requires all homes have a front porch and let the market dictate the exact number of homes that are built with front porches	4
10% of houses are required to be sided loaded garages (4) and all driveways will have 20' depth from back of sidewalk	Eliminate conditional note that requires 10% of the homes have a side loaded garage	Builder will construct a minimum of 10% (4 total) with side load garage. However, driveways on these 4 homes may be shorter than 20'	5

- 1 Provided house elevations make it difficult to determine if they all have four sided architecture agreed upon during the rezoning.
- 2 The trail terminus is positioned toward Woody Creek in order to provide a possible future connection to the greenway. Per the March 14 meeting discussion, the developer will provide \$2,940 funding for future connection. Price is based on 6' by 140' concrete path at current concrete pricing of \$3.50per square foot.
- 3 The cluster of trees that are not exclusively pines. The landscape plans show the approximate location of the tree save area. Matthews Arborist Ralph Ramseur did make a site visit with Mr. Waters and they have agreed on where the 5' berm can start (see attached email). The landscape drawings provided are conceptual only and show the placement for entrance signage.
Staff will review the complete landscape plan separately.
- 4 A way to calculate the exact number of homes with front porches is not provided. The revised request from the developer provides approximate size of the porches and stoops, however there is no guarantee how many homes will be built with usable front porches.
- 5 Matthews UDO states: *Single-family dwellings in residential districts without garages or carports, driveways may be considered as providing required off-street parking spaces. When driveways are used to provide required parking, they shall have a minimum of twenty feet (20') of length between the front property line and the nearest building, structure or other on-site obstacle per vehicle, in order to allow a passenger vehicle to park perpendicular to the street without extending over the right-of-way or sidewalk (§ 155.607.2.B.1).* The 20' length allows for off-street parking if the garage should be used for storing items other than vehicles.

Proposal/Solution:

- Town Board has ability to make a final determination on this request (approve the entire request, approve portions of the request and deny other portions, defer decision until the applicant provides additional information or deny the entire request)

Financial Impact:

None

Related Town Goal(s) and/or Strategies:

Quality of Life: #2 Continue pedestrian friendly initiatives and promote alternative means of travel. #3 Develop and expand green initiatives by the Town, assist in informing citizens about a healthy environment, and continue to enhance the appearance of the community.

Recommended Motion/Action:

Determine if any further information or public input is necessary.

The Administrative Amendment Consistency and Reasonableness Statements for final decisions are provided for the Board's assistance.

Fullwood Station Tree Save

1 message

Ralph Ramsaur <rramsaur@matthewsnc.gov>

Mon, Mar 21, 2016 at 1:49 PM

To: Mary Jo Gollnitz <mjgollnitz@matthewsnc.gov>, Jim Taylor <mayortaylor@matthewsnc.gov>, CJ O'Neill <cjoneill@matthewsnc.gov>

Hi Mary Jo

Enjoyed meeting with you and Tom Waters last Friday morning to talk about the feasibility of saving the remaining stand of trees that runs along S Trade. Previous to meeting with you and Tom, I assessed the 260' line of trees. There is a nice mix of healthy mature Pines along with a generous amount of young under story trees that are a mix of Oak and Elm. Each year that goes by the young deciduous trees will provide more shade, screen, and wind buffer. Most importantly, this natural stand of trees creates a nice back drop for the three foot high planting berms that will be part of Tom's landscape plan for the front of the property.

The proposed three foot high berm with newly planted trees will give a total height off the sidewalk of about 12'. In a few years this should provide a nice screen for the new residents and a pleasing visual for motorists.

After sharing perspectives and ideas I was happy that Mr. Waters was so willing to work with the Town and save this nice stand of trees. We all seemed to agree that the existing stand of trees would compliment the newly installed landscape. Mr. Waters further explained that that he would transition the irrigated planting berm from 3' high, in front of the existing tree line, to a 5' high berm for the rest of the S Trade Street frontage. Thanks Mary Jo for letting me share my biased viewpoint on this tree save issue.

Ralph Ramsaur
Landscape Manager/Town Arborist

Town of Matthews
1600 Tank Town Road
Matthews, NC 28105
704-708-1250
704-845-2488 Fax
rramsaur@matthewsnc.gov
www.matthewsnc.gov

Pursuant to North Carolina General Statutes Chapter 132, Public Records, this electronic mail message and any attachments hereto, as well as any electronic mail message(s) that may be sent in response to it may be considered public record and as such are subject to request and review.

Consistency and Reasonableness Statements for final decisions on Administrative Amendments:

(Complete one statement each for #1 and #2 below. Provide a site specific explanation for conclusion on the reasonableness statement)

1) The requested zoning action **IS REASONABLE** and in the public interest because:

OR

The requested zoning action **IS NOT REASONABLE** and in the public interest because:

2) The requested zoning action, as most currently amended, **IS CONSISTENT** with the policies for development as outlined by the Matthews Land Use Plan, and/or Town's long-range Vision Statements, and/or other adopted policies/plans.

OR

The requested zoning action, as most currently amended, **IS NOT CONSISTENT** with the Matthews Land Use Plan and/or other adopted land development policies and plans.

(Town Board, Planning Board, or staff: It is acceptable to determine a request is INCONSISTENT and still eligible for approval, or that the zoning request is CONSISTENT with adopted plans but still vote to deny the request.)

April 6, 2016

Kathi Ingrish, AICP
Planning Director
Town of Matthews
232 Matthews Station St.
Matthews, NC 28105

RE: Fullwood Station – Administrative Amendment

Dear Kathi,

Below is an update (per Mary Jo's request) on several items related to our updated Administrative Amendment, to be presented to the Board of Commissioners on April 11th, 2016.

1. Request to move pedestrian access with steps out to S. Trade Street to between Lots 5 & 6. Pedestrian sidewalk will be 6' wide.
2. Request to change location of bridge on internal mulch trail. Exact location of pedestrian bridge will be based on existing topography & natural creek location. Mulch trail will partially follow sewer line.
3. Request to terminate internal trail at the rear of property line, near Mr. & Mrs. Ehlers' property. Developer will provide a fee in lieu towards a future possible 6' wide x 140' long concrete sidewalk connection alongside The Ehlers' property to the Chesney Glen neighborhood. Fee is based on current concrete costs of \$3.50 per square foot x 6' x 140' for a total fee of \$2,940. Future connectivity, construction, and right of way acquisition will be the responsibility of the Town of Matthews.
4. Request to keep existing pine trees on South Trade Street next to Chesney Glen neighborhood and remove the existing trees near the Boy Scout property, per the Town Arborists' suggestion. (see map)
5. Request to install fully landscaped 2' to 3' tall sculpted berm in front of existing pine tree save area. Berm will then increase to 5' tall towards the entrance and continue on opposite side of entrance towards the Boy Scout property. Trees and shrubs to meet or exceed the Town's landscaping requirements. Berms to be irrigated on a regular basis by the HOA.
6. Request to replace previous home renderings with new representative elevations provided by a new builder.

7. Request to eliminate the conditional note that requires all homes to have a front porch. The builder will offer 4 out of 7 floor plans with a usable front porch. Front porches will range in depth from 5'8" to 9'4" with varying widths. Although homes with useable front porches will be featured and marketed, the exact number of sold homes with this feature cannot be known at this time. Below are approximate sizes for front porches & stoops for each builder plan:

5678 Rosemond

- A: 7-6 x 6-8
- B: 16-6 x 7-4

5857 Melvin

- C: 15-8 x 6-4
- D: 15-8 x 6-10
- E: 15-8 x 5-8

9976 Belmonte

- F: 11-0 x 5-8
- G: 8-9 x 5-8

3059 Province

- A: 26-10 x 9-0
- B: 17-10 x 8-0

4563 Arborglen

- A: 11-0 x 7-4
- B: 15-0 x 6-4

5609 Waltham

- A: 30-6 x 7-0
- B: 20-10 x 7-0

5652 Cordele

- A: 20-4 x 9-4
- B: 21-6 x 9-0

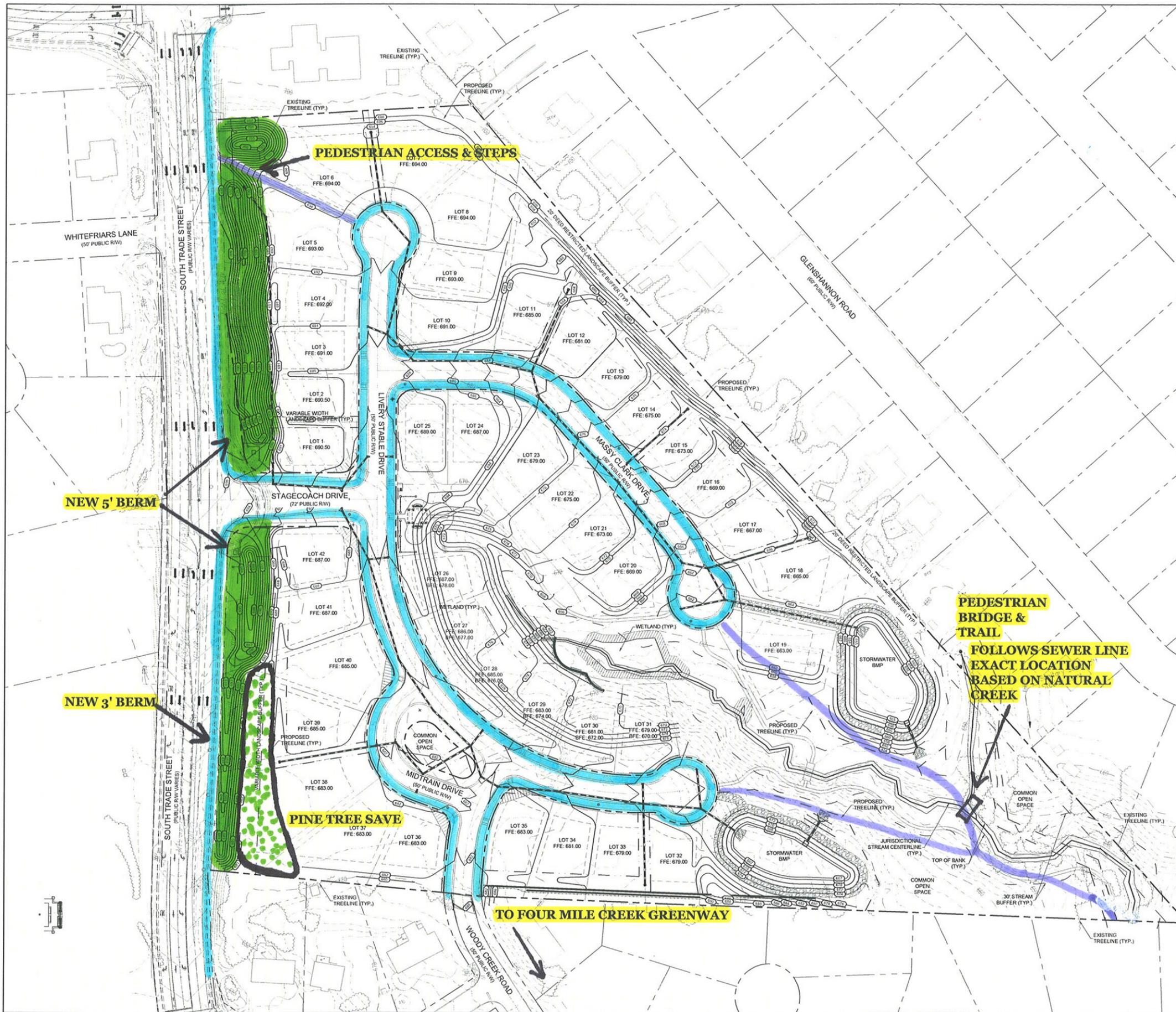
8. Builder will comply with the side load requirement for 4 lots. Should builder choose to construct the side load garages on corner lots, the driveways on the corner lots will be shorter than 20'.

Thank you for your consideration with these requests.

Sincerely,



Thomas D. Waters,
Provident Land Services,



- GRADING NOTES:**
1. ALL CONTOURS AND SPOT ELEVATIONS REFLECT FINISHED GRADES.
 2. ALL ELEVATIONS ARE IN REFERENCE TO THE BENCHMARK WHICH MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO GROUND BREAKING.
 3. REFER TO SOILS ENGINEERING RECOMMENDATION FOR DIRECTIONS ON FILL COMPACTION AND ANY STRUCTURAL CONSIDERATIONS.
 4. PERMANENT CUT AND FILL SLOPES PLACED ON A SUITABLE FOUNDATION SHOULD BE CONSTRUCTED AT 2:1 (HORIZONTAL AND VERTICAL) OR FLATTER. PERMANENT SLOPES OF 3:1 SHOULD BE CONSTRUCTED WHERE MOVING IS DESIRABLE.
 5. THE PROPOSED CONTOURS SHOWN IN ROAD SECTIONS ARE FINISHED ELEVATIONS INCLUDING ASPHALT. REFER TO PAVEMENT CROSS-SECTION DATA TO ESTABLISH CORRECT SUB-BASE OR AGGREGATE BASE COURSE ELEVATIONS TO BE COMPLETED UNDER THIS CONTRACT.
 6. ANY GRADING BEYOND THE LIMITS OF CONSTRUCTION SHOWN IS SUBJECT TO A FINE.
 7. ALL SLOPES MUST BE SEEDED AND MULCHED WITHIN 15 WORKING DAYS OR 30 CALENDAR DAYS, WHICHEVER IS SHORTER. ALL OTHER AREAS, 15 WORKING DAYS OR 30 CALENDAR DAYS, WHICHEVER IS SHORTER. REFER TO EROSION CONTROL ORDINANCE FOR ADDITIONAL REQUIREMENTS.
 8. CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES AS INDICATED ON EROSION CONTROL PLAN. NO DEVICE MAY BE REMOVED UNTIL SITE IS STABILIZED.
 9. CONTRACTOR SHALL BLEND NEW EARTHWORK SMOOTHLY WITH EXISTING CONTOURS.
 10. GRADING MORE THAN 1 ACRE WITHOUT AN APPROVED EROSION CONTROL PLAN IS SUBJECT TO A FINE.
 11. SOIL TYPES: REFER TO CALCULATIONS.
 12. COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.
 13. IN ROLLING AND HILLY TERRAINS, SWEEPING OF THE STONE BASE AND/OR APPLICATION OF A TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS. THESE REQUIREMENTS WILL BE ESTABLISHED BY THE INSPECTOR AND BASED ON FIELD CONDITIONS.
 14. APPROVAL OF THIS SITE PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING. PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
 15. IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURB.
 16. SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DETERMINED NECESSARY BY THE INSPECTOR.
 17. THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SDE) IS TO PROVIDE STORM WATER CONVEYANCE. BUILDINGS ARE NOT PERMITTED IN THE EASEMENT AREA. ANY OTHER OBJECTS WHICH IMPEDS STORM WATER FLOW OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED.
 18. HIGH-DENSITY POLYETHYLENE (HDPE) STORM DRAINAGE PIPE INSTALLED WITHIN EXISTING OR PROPOSED PUBLIC STREET RIGHT-OF-WAY MUST BE APPROVED BY THE COUNTY INSPECTOR PRIOR TO ANY BACKFILL BEING PLACED. BACKFILL MATERIAL MUST BE APPROVED BY THE COUNTY INSPECTOR PRIOR TO PLACEMENT OF THE MATERIAL WITHIN THE PUBLIC STREET RIGHT-OF-WAY.
 19. SE SEALED SHOP DRAWINGS FOR RETAINING WALLS MUST BE SUBMITTED TO CITY ENGINEER PRIOR TO CONSTRUCTION.
 20. "AS-BUILT" DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM, INCLUDING DESIGNED DITCHES, MUST BE SUBMITTED PRIOR TO SUBDIVISION FINAL INSPECTION TO THE COUNTY ENGINEERING DEPARTMENT IN ACCORDANCE WITH THE COUNTY SUBDIVISION ORDINANCE.

ABBREVIATION KEY

FFE = FINISHED FLOOR ELEVATION
 BFE = BASEMENT FLOOR ELEVATION
 TW = TOP OF WALL
 BG = BOTTOM GRADE

LandDesign
 223 N Graham Street, Charlotte, NC 28202
 V: 704.333.0325 F: 704.332.1246
 www.LandDesign.com
 NC Reg. Firm License: C008



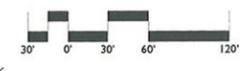
3/11/16

**FULLWOOD STATION
 SINGLE-FAMILY SUBDIVISION**
 PROVIDENT LAND SERVICES, INC. | MATTHEWS, NC | MECKLENBURG COUNTY
OVERALL GRADING PLAN

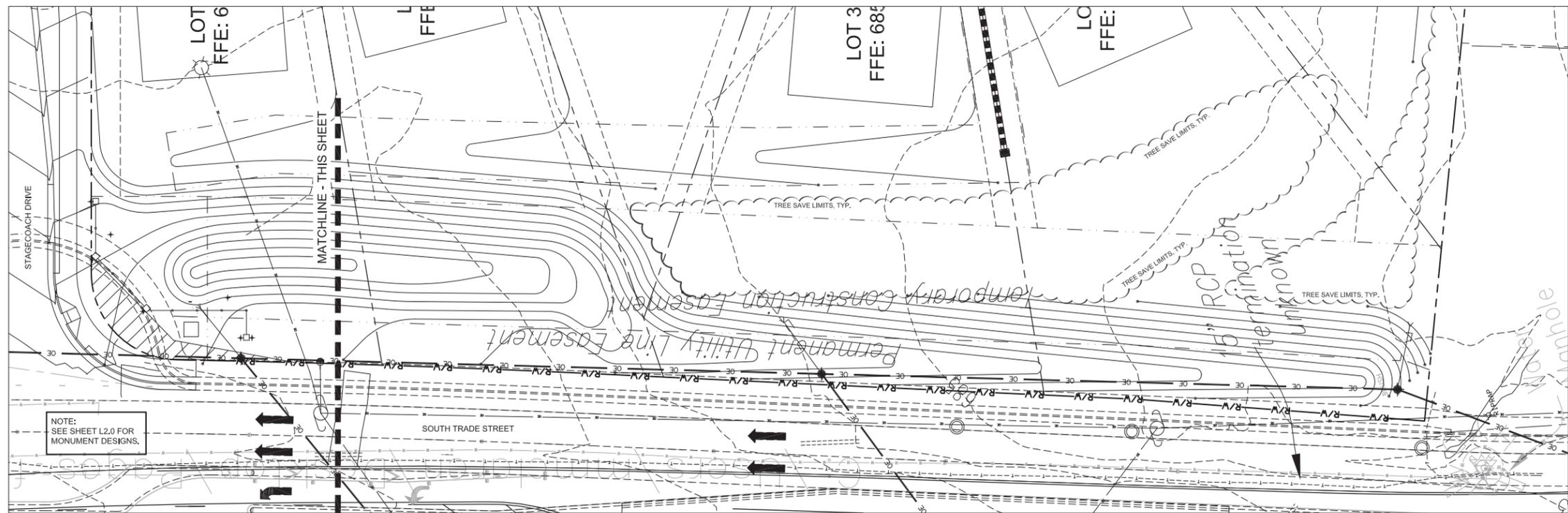
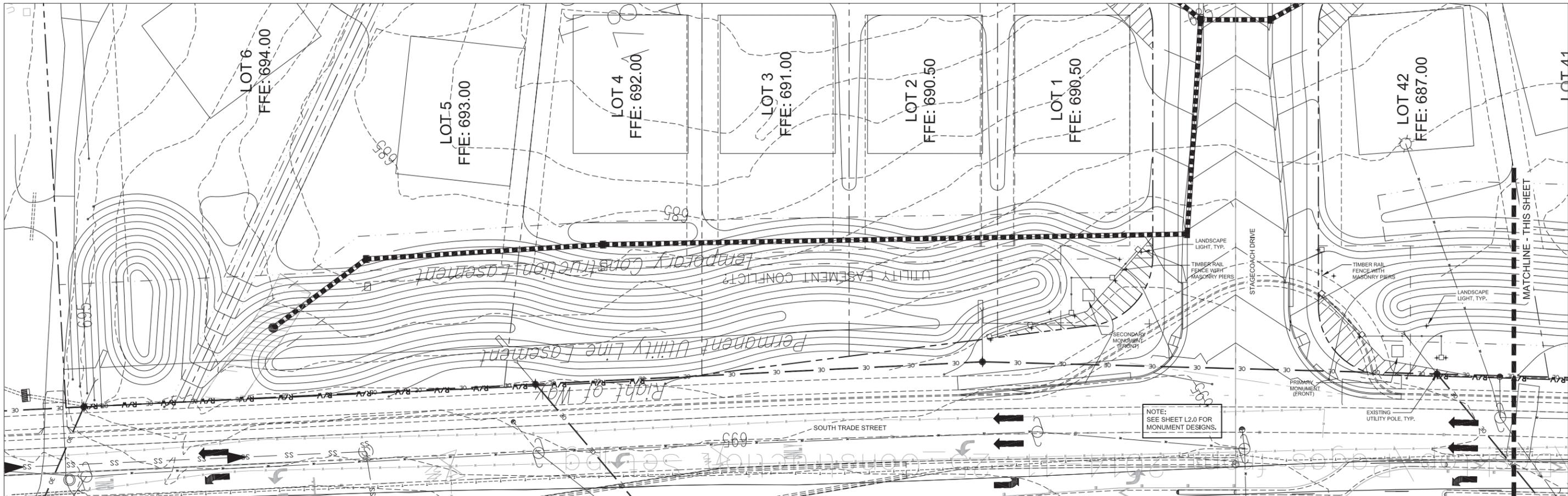
REVISIONS:
 4/11/15 REVISED PER LUEBA REVIEW
 8/9/15 REVISED PER STAFF COMMENTS
 2/4/16 REVISED PER CLIENT DIRECTIVE

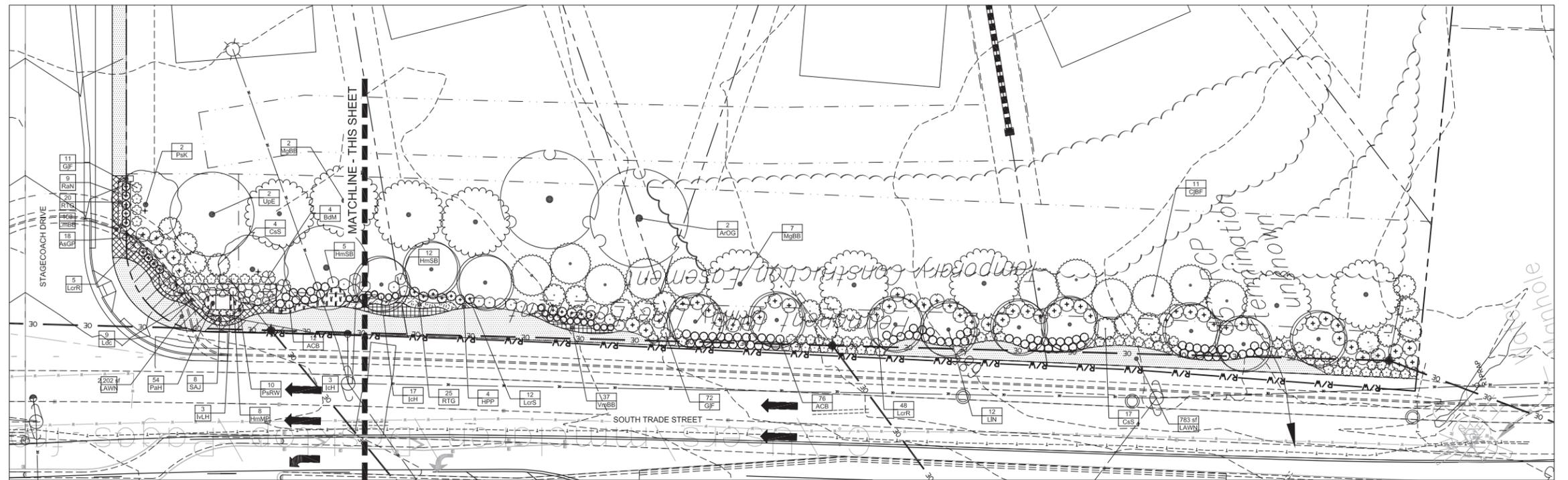
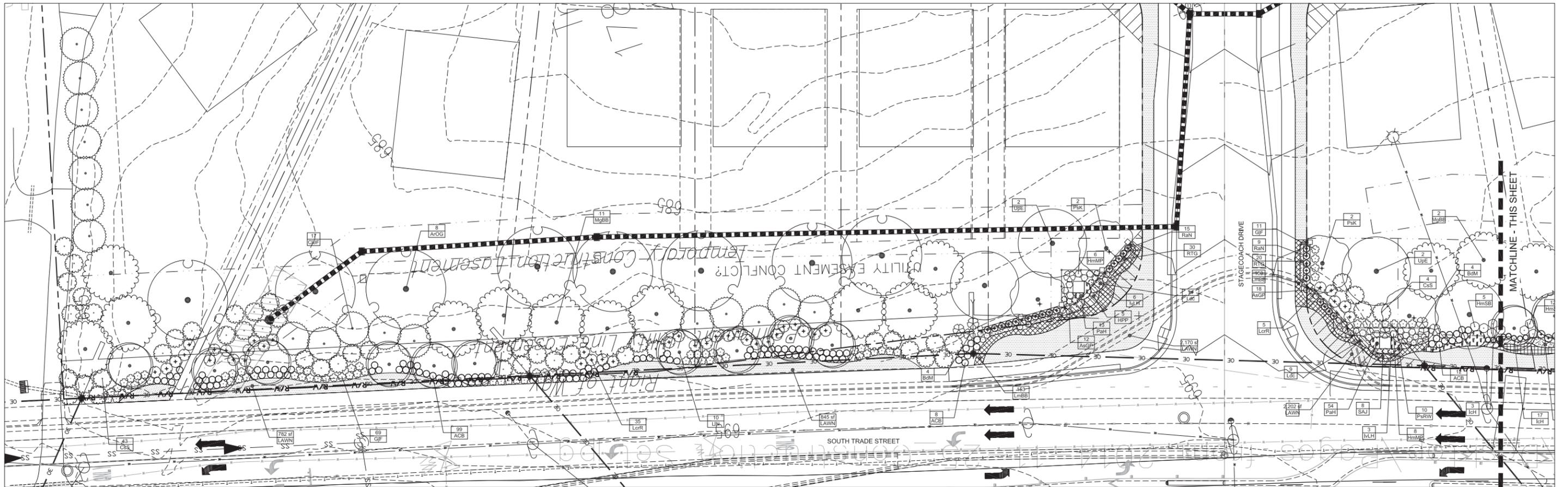
DATE: MARCH 18, 2015
 DESIGNED BY: HEK
 DRAWN BY: PHK
 CHECKED BY: HEK
 SCALE: 1" = 60'
 PROJECT #: 1014194
 SHEET #:

C-4.0









PLANT SCHEDULE FULLWOOD STATION

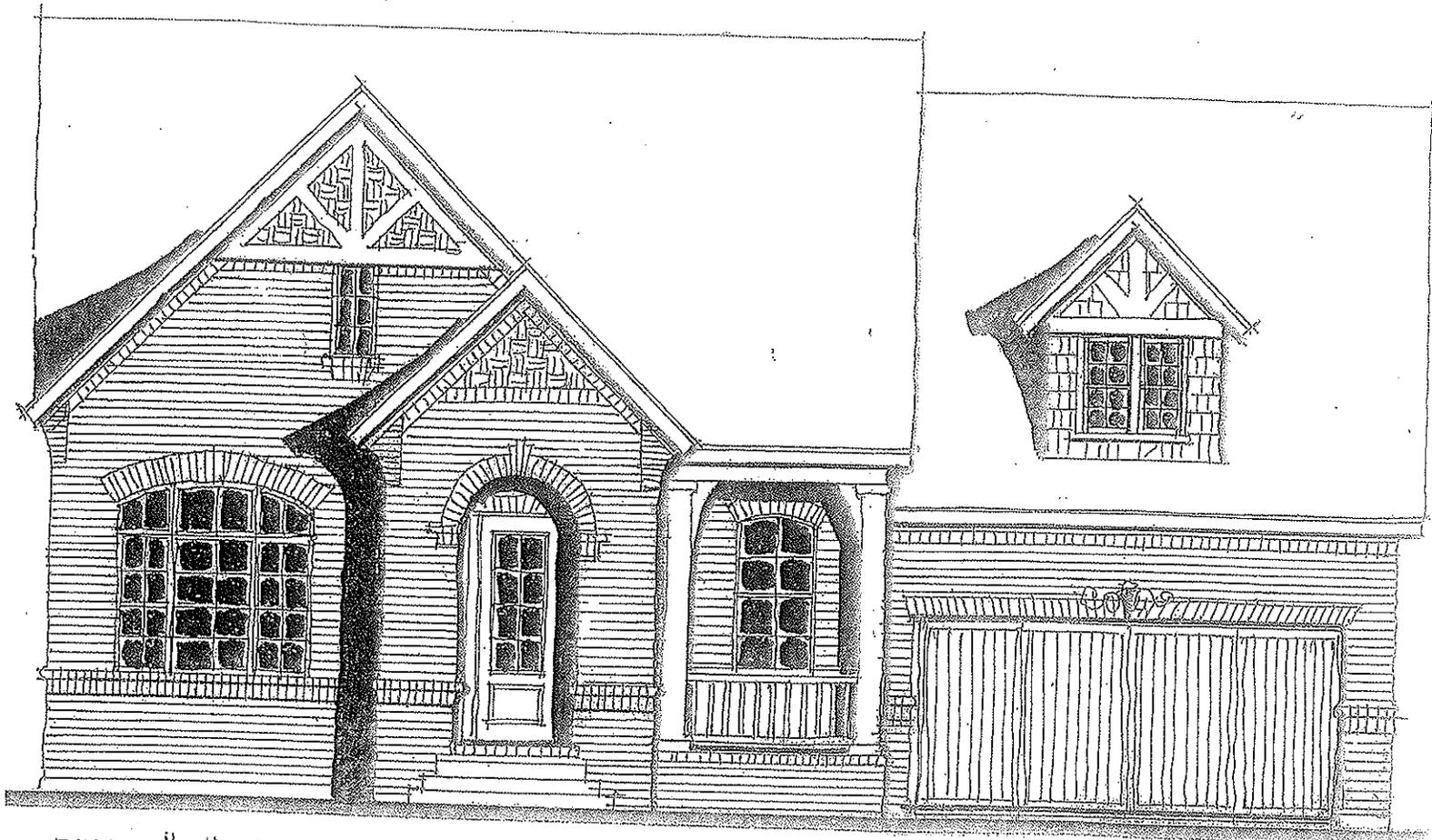
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CALIPER	HEIGHT	REMARKS	
	ArOG	10	Acer rubrum 'October Glory' TM	October Glory Maple	B & B	2" CAL. MIN.		MATCHED SPECIMEN; STRONG CENTRAL LEADER; FULL CANOPY	
	LiN	22	Lagerstroemia indica 'Natchez'	Natchez Crape Myrtle	10 gal		8'-10' min. ht.	MATCHED SPECIMENS; 3-5 CANES; FULL	
	PsK	4	Prunus serrulata 'Kwanzan'	Flowering Cherry	B & B		10'-12'	MATCHED SPECIMEN; STRONG CENTRAL LEADER; FULL CANOPY	
	UpE	4	Ulmus parvifolia 'Emer II'	'Emer II' Elm	B & B	2" Cal.		MATCHED SPECIMEN; STRONG CENTRAL LEADER; FULL CANOPY	
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CALIPER	HEIGHT	REMARKS	
	CjBF	28	Cryptomeria japonica 'Benjamin Franklin'	Benjamin Franklin Cryptomeria	B & B		6'-8' HT. MIN.	MATCHED SPECIMEN; FULL	
	MgBB	20	Magnolia grandiflora 'Brackens Brown Beauty'	Bracken's Southern Magnolia	B & B		10'-12' MIN HT.	MATCHED SPECIMEN; FULL	
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	REMARKS	
	ACB	195	Azalea Kurume Hybrid 'Coral Bells'	Kurume Azalea	5 gal		18" MIN HT.		
	AsGP	30	Azalea Satsuki Hybrid 'Gumpo Pink'	Satsuki Azalea	5 gal		12" HT. MIN.		
	BdM	8	Buddleja davidii 'Monika'	Petite Snow Butterfly Bush	7 gal		36" HT. MIN.		
	CsS	64	Camellia sasanqua 'Setsugekka'	White Camellia	5 gal		48" HT. MIN.		
	GjF	152	Gardenia jasminoides 'Frostproof'	Frostproof Gardenia	3 gal		30" HT. MIN.		
	HmSB	17	Hydrangea macrophylla 'All Summer Beauty'	All Summer Beauty Bigleaf Hydrangea	5 gal		24" HT. MIN.		
	HmMP	14	Hydrangea macrophylla 'Mini Penny'	Mini Penny Hydrangea	3 gal		18" MIN HT.		
	IcH	20	Ilex crenata 'Hoogendoorn'	Hoogendoorn Japanese Holly	5 gal		18" HT. MIN.		
	IvLH	9	Itea virginica 'Little Henry'	Virginia Sweetspire	3 gal		18" HT. MIN.		
	LcrR	88	Loropetalum chinense rubrum 'Ruby'	Dwarf Ruby Fringe Flower	7 gal		18" HT. MIN.		
	LcrS	12	Loropetalum chinense rubrum 'Suzanne'	Suzanne Loropetalum	5 gal		24" HT. MIN.		
	RaN	24	Rosa adicularis 'Noamel'	Appleblossom Flower Carpet Rose	3 gal		12" HT. MIN.		
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	SPACING	REMARKS
	Ldc	23	Lavandula dentata candicans	French Lavender	1 gal	24"		24" o.c.	
	LAWN	6,782 sf	LAWN	TBD BY OWNER	TBD.				
	LmBB	259	Liriope muscari 'Big Blue'	Big Blue Lilyturf	1 gal	18"		18" o.c.	
	PsRW	10	Phlox subulata 'Red Wings'	Moss Phlox	1 gal	30"		30" o.c.	
	VmBB	37	Vinca minor 'Bowles Blue'	Dwarf Periwinkle	1 gal	24" o.c.	1 GAL	24" o.c.	
ORNAMENTAL GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	SPACING	REMARKS
	PaH	67	Pennisetum alopecuroides 'Hameln'	Hameln Dwarf Fountain Grass	1 gal	18" o.c.	1 GAL	18" o.c.	
PERENNIALS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	SPACING	REMARKS
	HPP	9	Hemerocallis x 'Pink Playmate'	Pink Playmate Day Lily	1 gal	30"		30" o.c.	
	RTG	75	Rudbeckia x 'TigerEye Gold'	TigerEye Gloriosa Daisy	1 gal	18" o.c.	1 GAL	18" o.c.	
	SAJ	8	Sedum x 'Autumn Joy'	Autumn Joy Sedum	1 gal	18" o.c.	1 GAL	18" o.c.	

PLANTING NOTES:

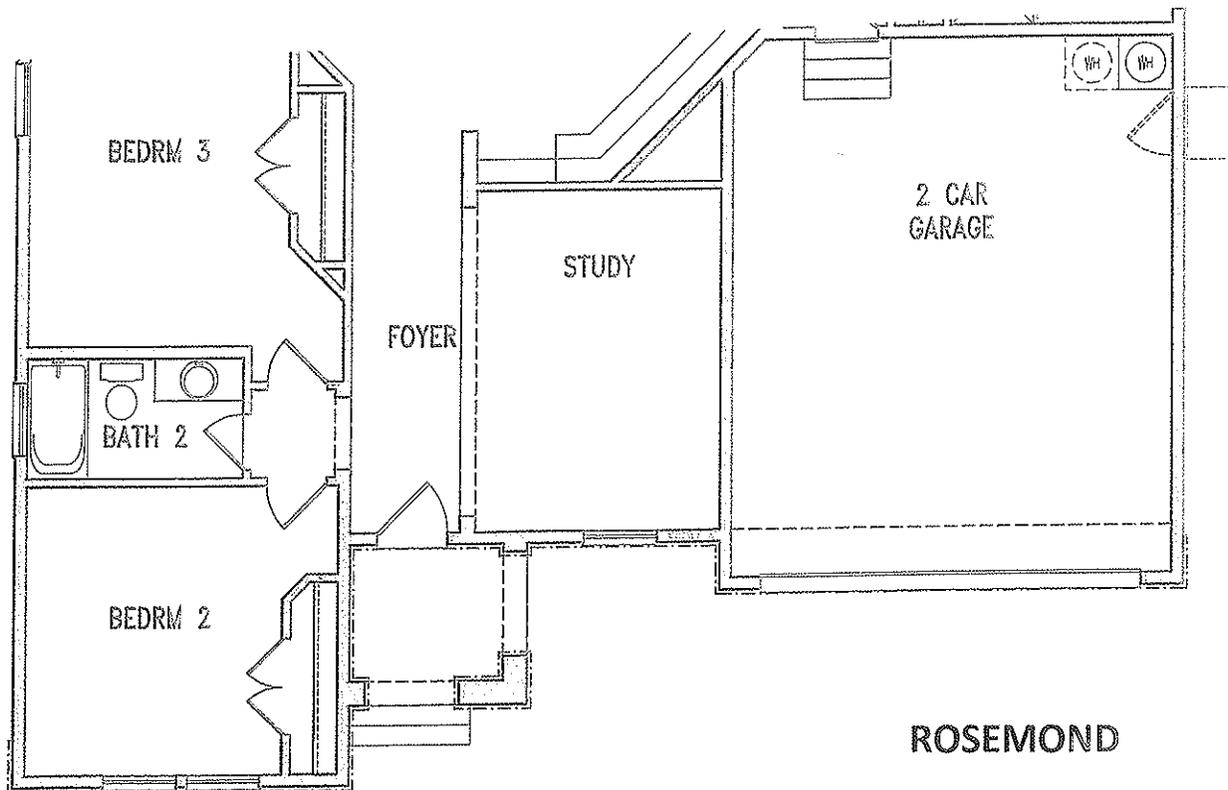
- THIS PLAN IS FOR PLANTING LOCATIONS ONLY. IF FOUND CONDITIONS VARY FROM THIS, CONTRACTOR TO CONTACT OWNER FOR RESOLUTION. FAILURE TO DO SO WILL RESULT IN CONTRACTOR'S LIABILITY TO REPLACE PLANT MATERIALS.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL PLANT MAINTENANCE, INCLUDING SHRUBS AND GROUND COVERS, AND SHALL MAINTAIN AREA IN A WEED FREE AND DEBRIS FREE CONDITION, THROUGHOUT GUARANTEE PERIOD.
- CONTRACTOR TO VERIFY PLANT LIST TOTALS WITH QUANTITIES SHOWN ON PLAN.
- SIZES SPECIFIED IN THE PLANT LIST ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE JUDGED. FAILURE TO MEET MINIMUM SIZE ON ANY PLANT MAY RESULT IN REJECTION OF THAT PLANT.
- PLANTING SIZE DETERMINATION:
TREES: HEIGHT SHALL BE MEASURED FROM THE CROWN OF THE ROOT BALL TO THE TOP OF MATURE GROWTH. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE OF "Y" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE INFESTATION.
SHRUBS: HEIGHT SHALL BE MEASURED FROM THE CROWN OF THE ROOT BALL TO THE AVERAGE HEIGHT OF THE TOP OF THE PLANT. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE SHRUB MASS. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH.
- ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED, FREE OF DISEASE, INSECT EGGS, AND LARVAE, AND SHALL HAVE ADEQUATE ROOT SYSTEMS.
- ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION. ALL ROOT BOUND PLANTS SHALL BE REJECTED.
- GROUPS OF SHRUBS SHALL BE PLACED IN A CONTINUOUS MULCH BED WITH SMOOTH CONTINUOUS LINES. ALL MULCHED BED EDGES SHALL BE CURVILINEAR IN SHAPE FOLLOWING THE CONTOUR OF THE PLANT MASS.
- ALL PLANT MATERIAL SHALL BE SPACED AND LOCATED PER PLAN. IF CONFLICTS ARISE BETWEEN ACTUAL SIZE OF AREA AND PLANS, CONTRACTOR SHALL CONTACT OWNER FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE OWNER WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE MATERIALS.
- TREE STAKING AND GUYING SHALL BE PROVIDED. CONTRACTOR SHALL ENSURE THAT TREES REMAIN VERTICAL AND UPRIGHT FOR THE DURATION OF THE GUARANTEE PERIOD. GUYS AND STRAPPING SHALL BE REMOVED AFTER ONE GROWING SEASON.
- ALL SHRUB BEDS AND PREPARED PLANTING BEDS ARE TO BE COMPLETELY EXCAVATED IN ACCORDANCE WITH THE PLANTING DETAILS.
- ALL SUBSTITUTIONS OF PLANT MATERIAL ARE TO BE REQUESTED TO THE LANDSCAPE ARCHITECT AND APPROVED BY THE OWNER PRIOR TO INSTALLATION. FAILURE TO OBTAIN SUBSTITUTION APPROVAL MAY RESULT IN LIABILITY TO THE CONTRACTOR.
- SOIL REQUIRED FOR PLANTING MIXES SHALL BE PROVIDED BY THE CONTRACTOR WHO SHALL LOAD, HAUL, MIX AND DISTRIBUTE ALL TOPSOIL AND AMENDMENTS SUCH AS ORGANICS, HUMUS, COMPOSTED MATERIAL OR NATIVE MATERIAL AS REQUIRED.
- CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE IMPROVEMENTS, INCLUDING ANY SOD. CONTRACTOR MUST CONTACT THE OWNER AT LEAST 10 WORKING DAYS IN ADVANCE TO SCHEDULE ACCEPTANCE INSPECTION(S). CONTRACTOR MUST REPLACE ALL DEAD OR UNACCEPTABLE PLANTS DURING THE FOLLOWING RECOMMENDED PLANTING SEASON.
- ALL TREES AND SHRUBS SHALL MEET THE NORMAL REQUIREMENTS FOR THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN (AAN).
- ALL LANDSCAPE BEDS TO BE MULCHED TO 3IN DEPTH WITH SHREDDED HARDWOOD MULCH.
- ALL PLANTINGS SHALL COMPLY WITH CURRENT LOCAL ORDINANCES AND GUIDELINES.
- ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AUTOMATIC IRRIGATION SYSTEM - BY OTHERS.
- ALL STRAPPING AND TOP 2/3 OF WIRE BASKET MUST BE CUT AWAY AND REMOVED FROM ROOT BALL PRIOR TO BACKFILLING PLANTING PIT. REMOVE TOP 1/3 OF THE BURLAP FROM THE ROOT BALL.
- FOR NEW PLANTING AREAS, AMEND THE TOP 18" OF EXISTING SOIL TO MEET TOPSOIL/PLANTING MIX STANDARDS.
- PLANTING MIX SHALL BE NATURAL, FERTILE AGRICULTURAL TOPSOIL, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. IT MAY BE DEVELOPED BY AMENDING THE EXISTING SOIL OR REMOVING THE EXISTING SOIL AND REPLACING WITH NEW SOIL. IT SHALL BE FREE OF STONES AND OTHER LIVE PLANTS OR THEIR ROOTS, STICKS AND/OR ANY EXTRANEUS MATTER INCLUDING CONCRETE WASH-OUT WASTE, ASPHALT DEBRIS, GRAVEL OR ANY OTHER MATERIAL OTHER THAN FRIABLE SOIL.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING POSITIVE DRAINAGE AS WELL AS ANY FIELD ADJUSTMENTS REQUIRED TO AVOID DRAINAGE PATTERNS OR STRUCTURES, UTILITIES - UNDERGROUND OR OVERHEAD - OR RELOCATIONS OF PROPOSED VEGETATION BECAUSE OF SITE CONDITIONS, REGARDLESS OF PLACEMENT REPRESENTED ON THE APPROVED PLAN. A LANDSCAPE INSPECTION WILL NOT PASS WITHOUT AN ACCEPTABLE RESOLUTION AS APPROVED BY THE OWNER.
- TREE TRUNKS SHALL BE STRAIGHT IN FORM AND FREE OF DAMAGE OR CRACKS. PRUNING CUTS SHALL BE CALLED OVER. BRANCH LENGTH SHALL BE TYPICAL FOR THE TREES AGE AND NOT BE BROKEN, DISEASED OR INJURED. ROOT FLARE SHALL BE LOCATED AT GRADE AND BE FREE FROM EXCESSIVE ADVENTITIOUS ROOT GROWTH.
- ALL TREES AND SHRUBS ARE TO BE MATCHED SPECIMENS.
- SIZES SHOWN IN PLANT SCHEDULE ARE MINIMUM SIZES TO BE PROVIDED.
- LANDSCAPE LIGHT LOCATIONS ARE CONCEPTUAL AND SHALL BE FINALIZED BY A LICENSED CONTRACTOR. THE INTENT IS TO ILLUMINATE THE MONUMENTS, PIERS AND ORNAMENTAL TREES.

David Weekley Homes
Proposed Fullwood Station
Product Mix
March 1, 2016

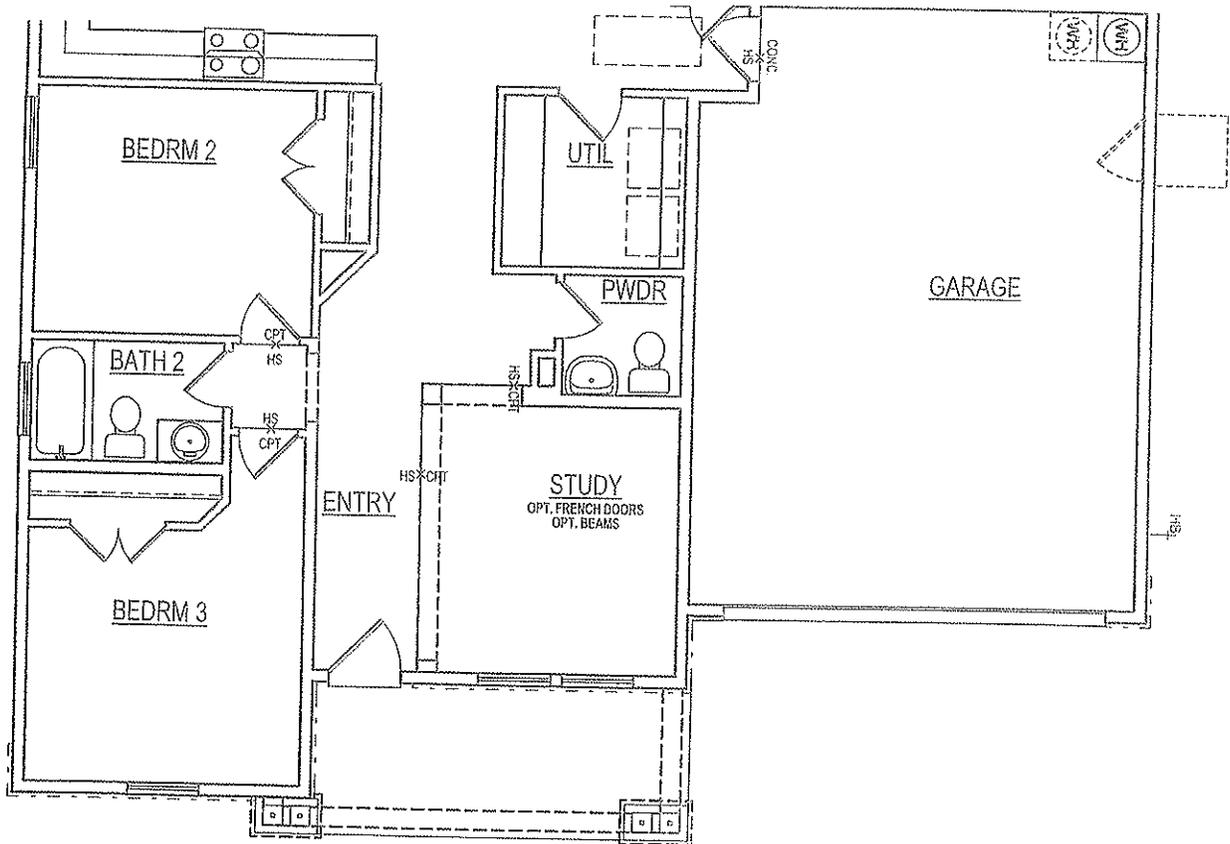
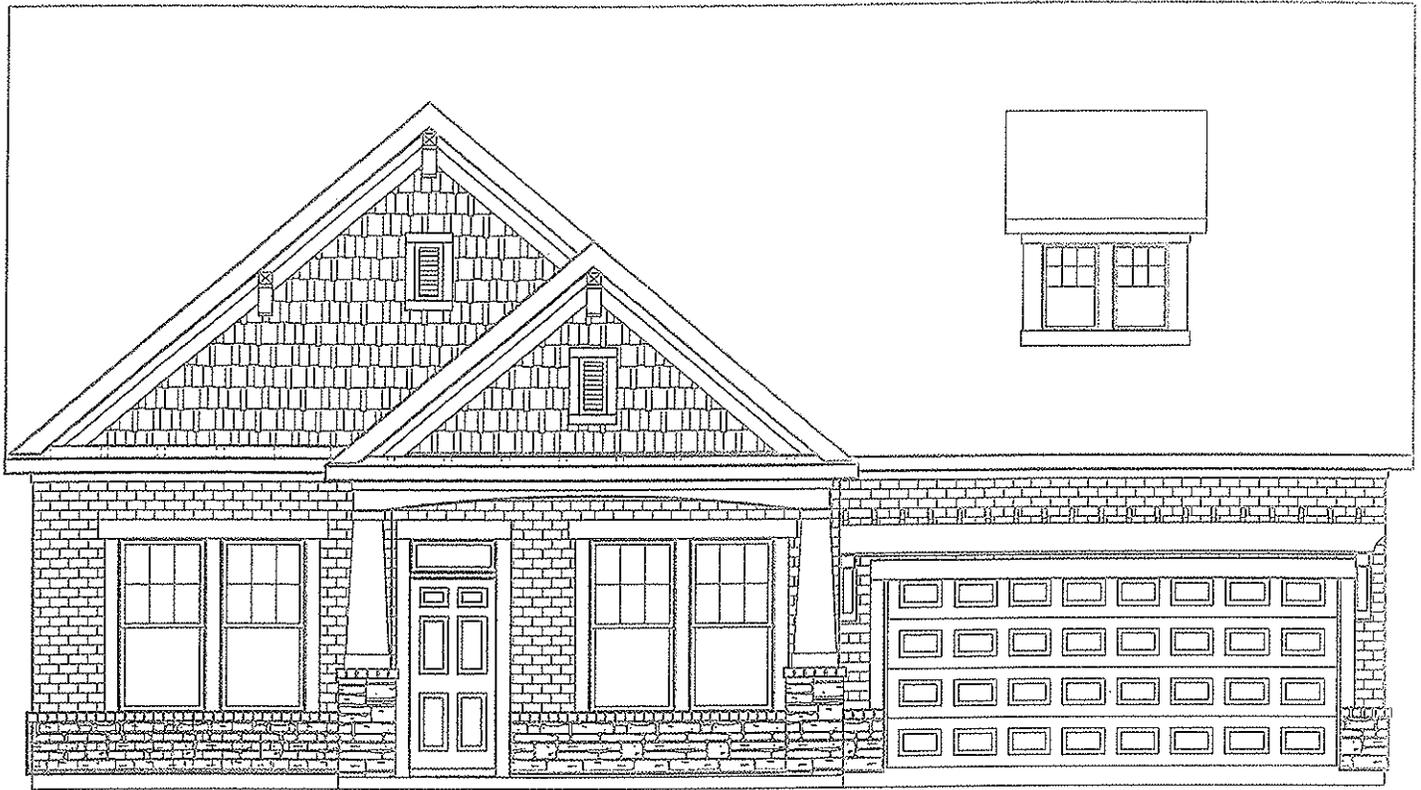
<u>Plan</u>	<u>Name</u>	<u>SF</u>	<u>Description</u>	<u>Status</u>
5678 A, B	Rosemond	2,293	Ranch w/ Bonus	90% (STOOP)
5857 C, D, E	Melvin ✓	2,241	Ranch w/ Bonus	90% PORCH
9976 (M) F, G	Belmonte (Rev.)	2,659	Ranch w/ Bonus	50% (STOOP)
3059 A, B, C, D	Province ✓	2,655	Master Down	70% PORCH
4563 A, B, C, D	Arborglen	2,749	Master Down	70% (STOOP)
5609 A, B	Waltham (T) ✓	2,983	Master Down	90% PORCH
5652 A	Cordele ✓	3,185	Master Down	70% PORCH



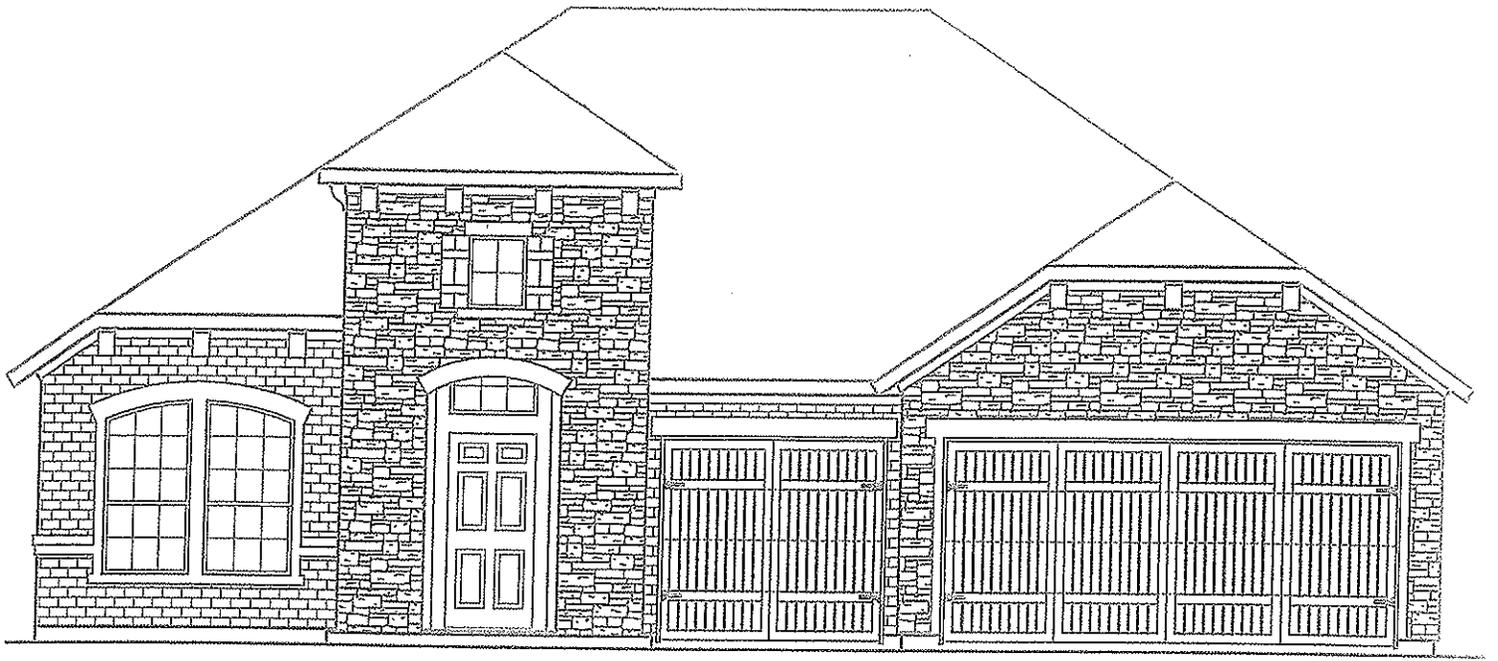
567B "B" CONCEPT



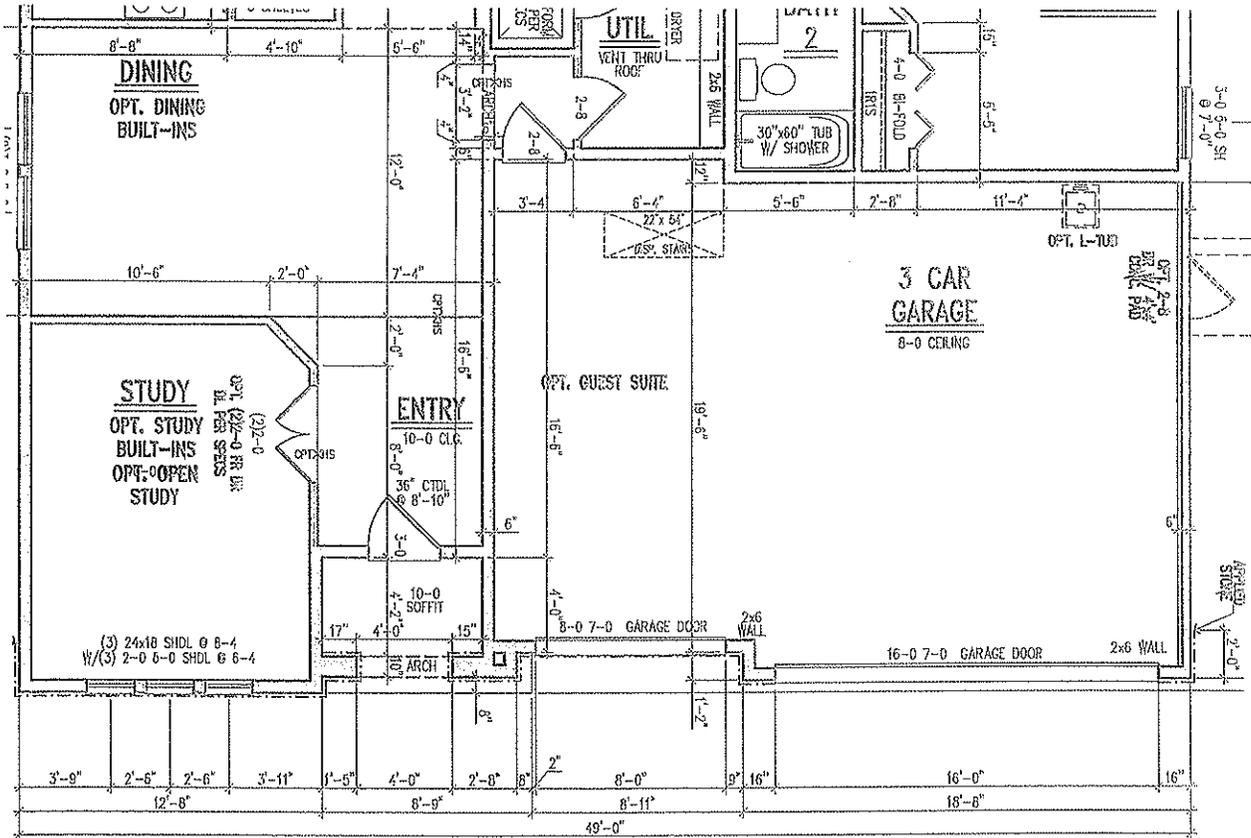
ROSEMOND



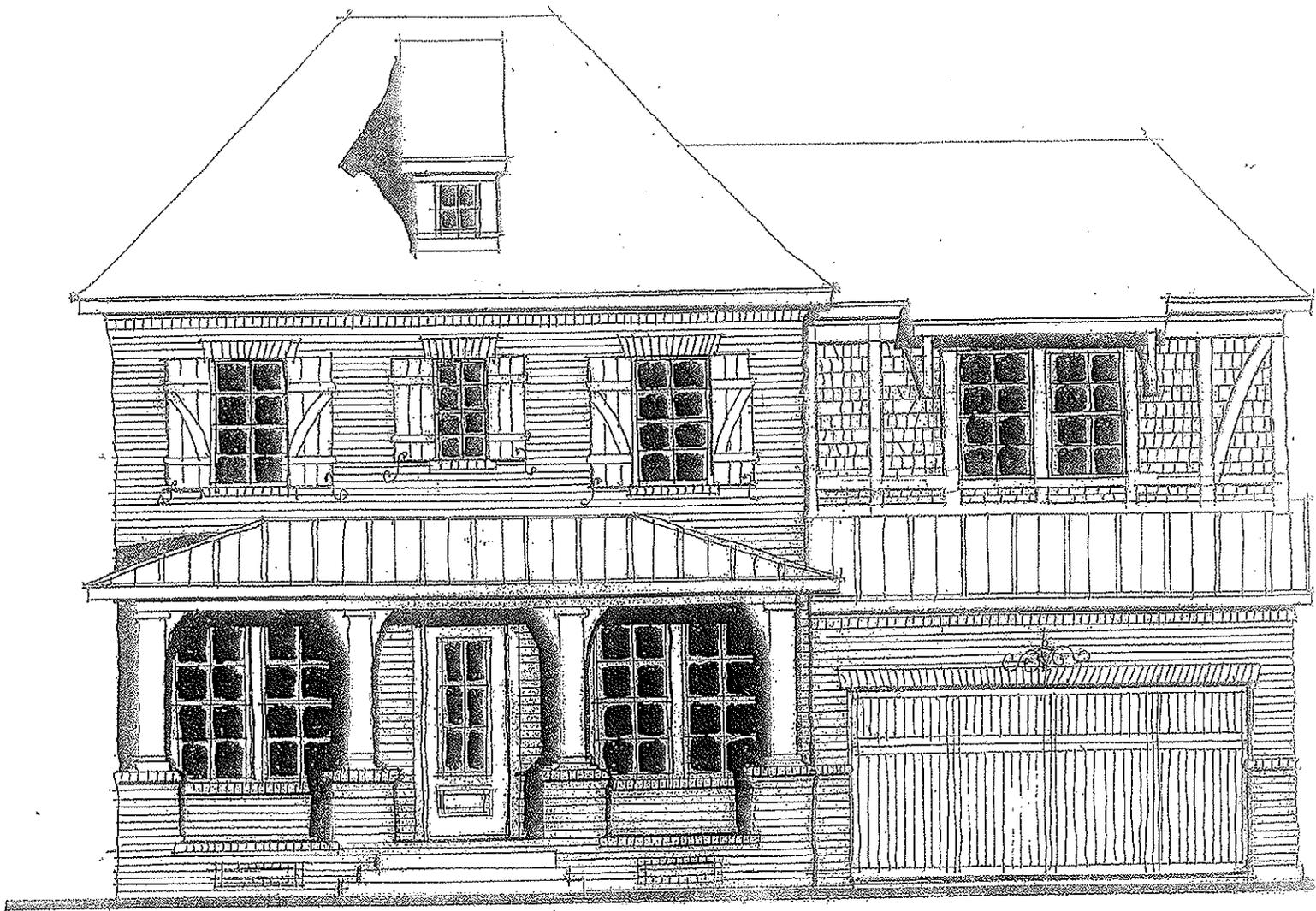
MELVIN



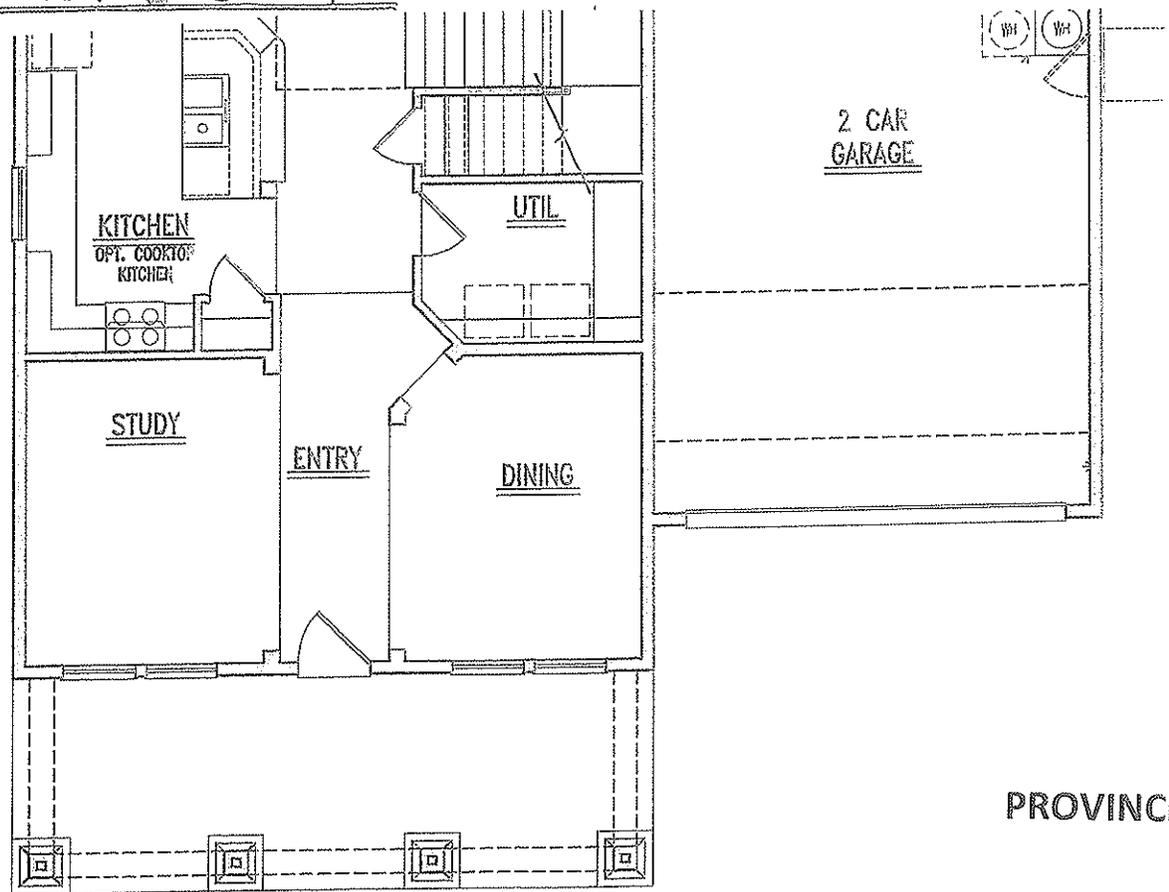
FRONT ELEVATION "F"



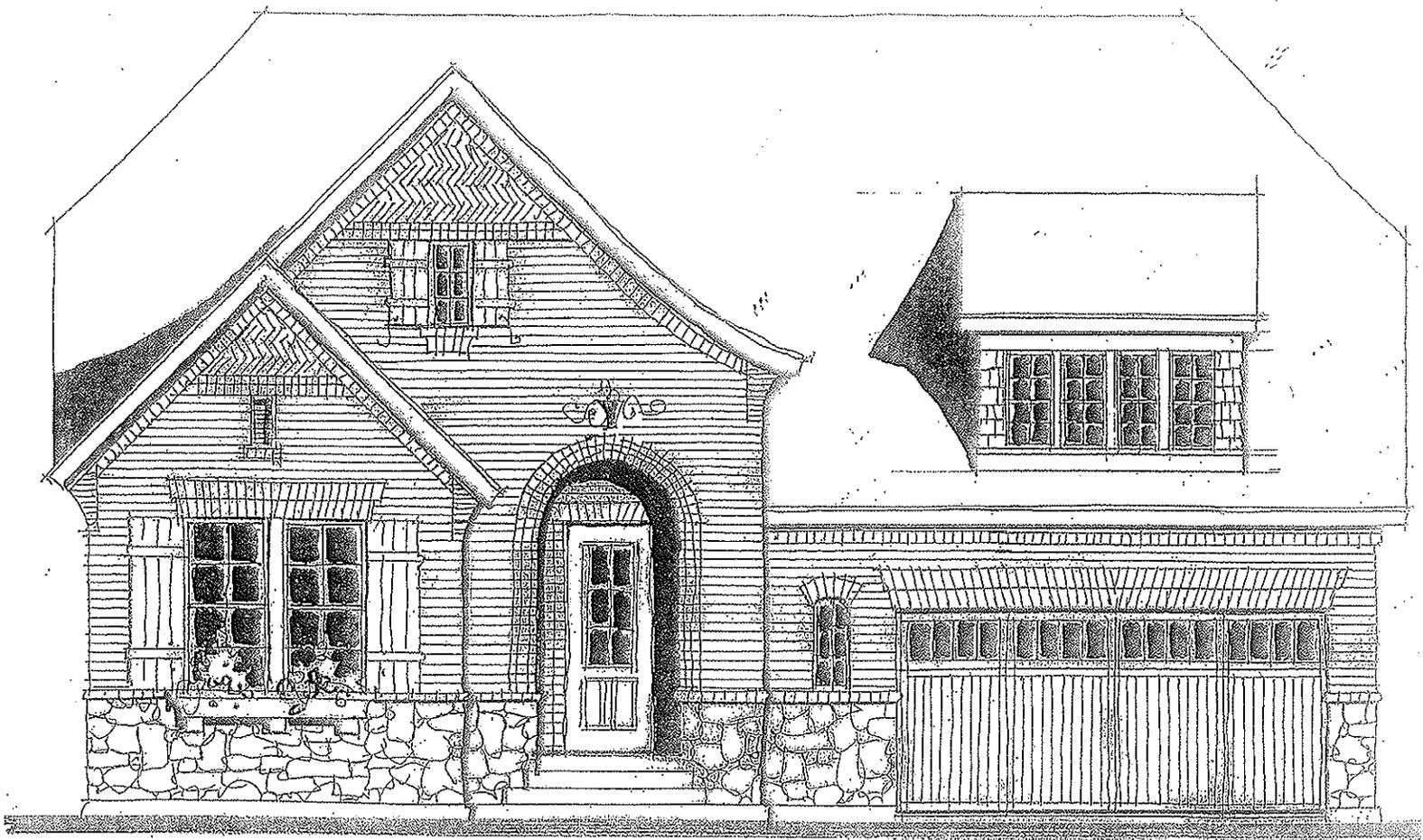
BELMONTE



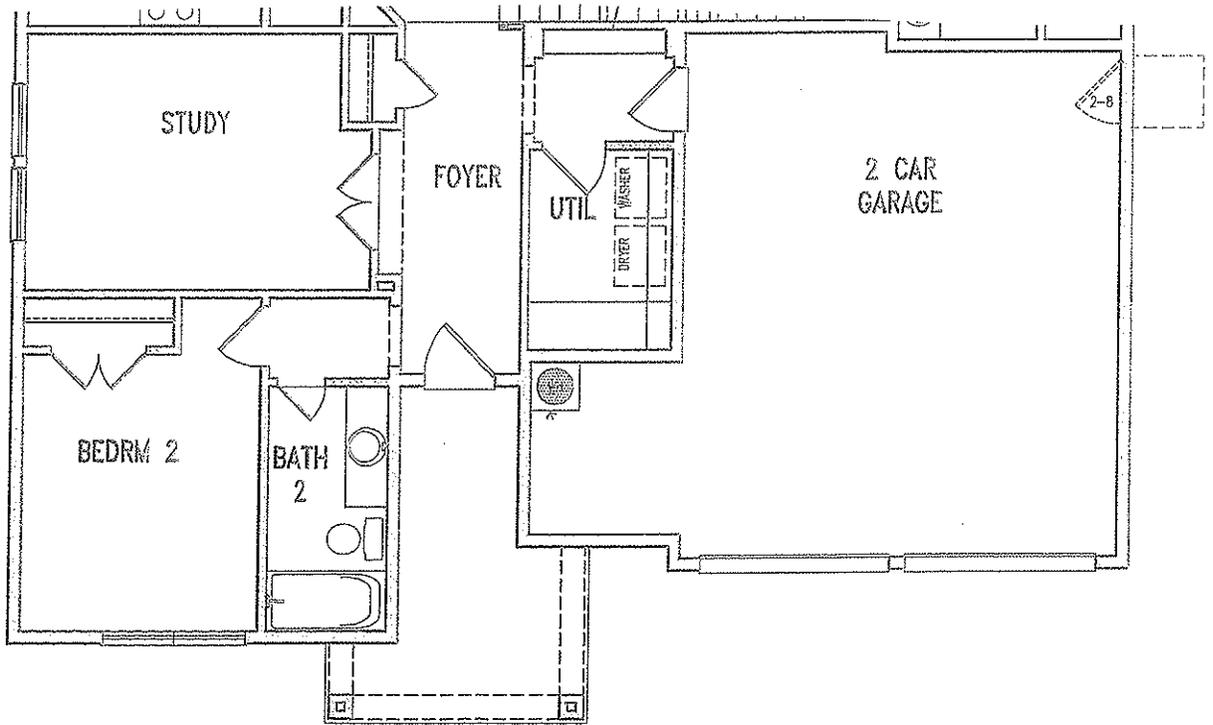
3059 "B" Concept



PROVINCE



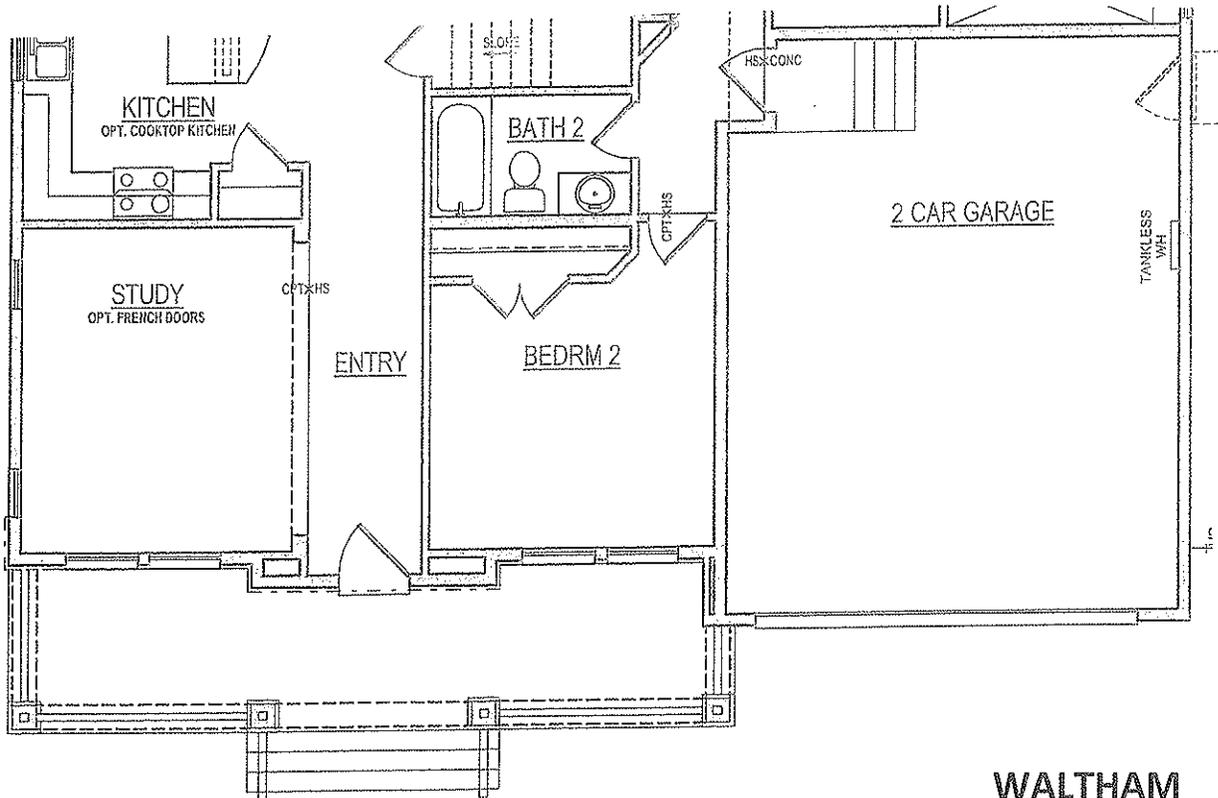
4563 "E" CONCEPT



ARBORGLLEN



FRONT ELEVATION "A"



WALTHAM

