

STATE OF GEORGIA

BOND NO. _____

COUNTY OF FULTON

LANDSCAPING MAINTENANCE BOND

KNOW ALL MEN BY THESE PRESENTS that we, _____

(Name and Address of Contractor)

as Principal, hereinafter called Contractor, and _____

_____, a corporation duly authorized to engage in the surety business in the State of Georgia, as Surety, hereinafter called Surety, are jointly and severally held and firmly bound unto the City of Alpharetta, 287 South Main Street, Alpharetta, Georgia 30004, as Obligee, hereinafter called Obligee, in the sum of _____ Dollars (\$_____) for the payment whereof the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, this maintenance bond is required pursuant to the Unified Development Code of the City of Alpharetta, Georgia; and

WHEREAS, the bond shall be in an amount established by the Community Development Department, equal to the estimated costs of all landscaping improvements described in the plans approved by the Obligee; and

WHEREAS, the City of Alpharetta has approved the improvement plans for the project known as _____ located at _____ and _____

WHEREAS, this bond shall secure the costs of labor and materials and successful construction, completion and maintenance of all landscaping improvements as set forth in the improvement plans; and

WHEREAS, this bond shall further guarantee the workmanship, maintenance and materials for a period of three (3) years following the date of acceptance of said improvements by the City of Alpharetta.

NOW, THEREFORE, the condition of this obligation is such that if the Contractor shall pay for all labor, contractors and materials and well and truly keep, do perform and maintain each and every portion of the approved plan and shall have continued to properly maintain and warrant all improvements for a period of three (3) years following the date of acceptance of said improvements by the City of Alpharetta, Georgia, then this obligation shall be null and void; otherwise it shall remain in full force and effect.

Whenever the Contractor shall be and declared by Obligee to be in default under the contract, the Surety shall promptly:

- (1) Complete the improvements as set forth in the improvement plans, or
- (2) Obtain a bid or bids for completing the improvements and upon a determination by Surety of the lowest responsible bidder, or if the Obligee elects, upon determination by the Obligee and the Surety jointly of the lowest responsible bidder, arrange for a contract between the bidder and Obligee and make available as work progresses, even though there should be default or a succession of defaults under the contract or contracts of completion arranged under this paragraph sufficient funds to pay the cost of

completing the improvements, but not exceeding, including other costs and damages for which Surety may be liable hereunder, the amount set forth in the first paragraph hereof.

The Surety shall be further liable, to the extent of the amount set forth herein, to the Obligee for all loss, damage, and expense, including but not limited to attorney's fees, which the Obligee may sustain or incur by reason of the failure to perform or default on the part of the Contractor.

SIGNED AND SEALED, this the _____ day of _____, 19____.

(Principal)

By: _____ (Seal)
Title:

(Surety)

By: _____ (Seal)
Attorney-in-Fact

THIS BOND MUST BE RELEASED BY THE COMMUNITY DEVELOPMENT DEPARTMENT. THE DEVELOPER MAY REQUEST AN INSPECTION FROM THIS DEPARTMENT FOR THE PURPOSE OF RELEASING THE BOND.

**COMMERCIAL PROJECTS
INDIVIDUAL SITE APPROVALS REQUIRED FOR CO**

Allow 3 days for an appointment.

PLANNING CHECKLIST FOR COMMERCIAL CO

Contact Lynn Pierson at 678-297-6076.

- 3-YEAR landscaping bond- always required (form enclosed)
- Completion bond if required (form enclosed)
- Impact fees paid
- Landscaping in place and according to approved plans
- Parking lot in place and according to approved plans
- Handicap spaces, ramps, crosswalks and access route installed per approved plans
- Handicap signs installed, including van signs
- Recycling area in place and labeled
- Other site specific and zoning requirements (r/w dedication, buffer plantings, etc)

ZONING CHECKLIST FOR COMMERCIAL CO

Contact Brian Patton at 678-297-6074 for an appointment.

- Checks compliance with Design Review Board and zoning conditions

CIVIL AND EROSION CONTROL

Contact Geoffrey Sarra at 678-297-6200.

1. The approved/ signed construction plans must be on-site at time of inspection.
2. Stabilize (minimum seed and straw) all disturbed areas. Mat all 3:1 or steeper slopes.
3. Remove all tree save and silt fence.
4. Ensure all inlets and manholes are accessible.
5. Clean out all inlets.
6. Ensure all inlets and manholes have inverts and are properly grouted.
7. Remove all curb inlet protection.
8. Provide Pollution Prevention Markers on all catch basins.
9. Provide as-built certification of detention pond by a Professional Engineer.
10. Grout the lifting holes and risers of the outlet structure in the detention pond.
11. Remove the retrofit in the detention pond.
12. Stabilize banks of the detention pond. (Mat 3:1 or steeper slopes.)
13. Clean outlet pipe and remove any downstream silt.
14. Remove (by sweeping) all silt/ rock/ debris from parking lot/ impervious areas.
15. Secure all caps on retaining walls and ensure walls are properly backfilled.
16. Provide fencing or protective landscaping for retaining walls over four feet in height.
17. Install expansion joints every 50 feet in all sidewalks within the right-of-way.
18. Install expansion joints around all catch basins and handicap ramps adjacent to the sidewalk.
19. Additional items may be found upon inspection.

ARBORIST

Contact Kristina Eicher at 678-297-6200.

- Tree protection areas have been protected during the construction process. Orange tree save fence has not been moved during construction. Trees designated to be saved must be in good health and undamaged.
- New trees must be installed properly.
 - Planting depth shows root flare of trunk- not planted too deeply or with soil against trunks.
 - Planting well installed at edge of root ball.
 - Baskets folded back, burlap and cording removed from root ball and trunk.
 - Trees staked properly.
 - Trees mulched with 3” layer of pine straw or hardwood mulch. Mulch not placed in a mound around trunk.
 - Watering bags have been installed on all trees and are being filled 1-3 times per week based on time of year and rain fall.
 - Trees have been pruned of any broken, dead or crossing branches.
- Trees must be healthy and have no signs of disease or insects.
- Trees must have good structure and form. Need to have strong central leaders and even branching. (This is true for most species if pruned well during nursery growth.)
- Trees must meet size requirements based on the approved plans. Caliper of each tree will be measured. Tree sizes based on height must have the full body of the tree meet the required height not just the tips of the new growth.
- The number and species of the trees must be as shown on the approved plans.
- Additional items may be found upon inspection.

TRAFFIC

Contact John Maloney at 678-297-6200.

The following approvals are also required:

GADOT (if site is on a state highway)
FULTON COUNTY WATER AND SEWER
CITY FIRE AND BUILDING INSPECTOR

**The Building Department will issue the Certificate of Occupancy.
Please call them at 678-297-6080 if you have any procedural questions.**