

PERIMETER PARK



PLANNED UNIT DEVELOPMENT CITY OF CHAMBLEE, GA



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SITE DATA	
EXISTING ZONING	CC
PROPOSED ZONING	PUD
TOTAL AREA	19.84 ACRES
PERIMETER PARK AREA	17.74 ACRES
COMMERCIAL SITE AREA	2.105 ACRES
FRONT ENTRY ELEVATION	62 UNITS
REAR ENTRY ELEVATION	55 UNITS
SINGLE FAMILY ELEVATION	33 LOTS
REAR ENTRY TOWNHOMES (PREVIOUSLY APPROVED COMMERCIAL TRACT)	6 LOTS
TOTAL HOMES	156 UNITS
TOTAL DENSITY	7.86 UNITS/ACRE

CONTACT INFO
NEVILLE ALLISON - ACADIA HOMES
2100 POWERS FERRY RD, SUITE 300, ATLANTA GA 30039
PHONE: 678-223-8978

Perimeter Park

Perimeter Park will be an upscale Planned Unit Development located in the Corridor Commercial district on North Peachtree Road at Perimeter Park Drive. A Planned Unit Development is allowed in all zoning districts and is compatible with the surrounding areas of the community and the future development plans of the City of Chamblee. The property was previously approved as a PUD by the city of Chamblee in August of 2013. The owner, Minerva has since selected the applicant, Acadia Homes and Neighborhoods as the developer and builder of the residential portion of the site. The intent of this application is virtually identical to Minerva’s previously approved PUD, only incorporating changes regarding the site plan for the residential portion to replace some of the townhomes with single family homes, and approval of Acadia’s specific townhome and single family product. The commercial node and inter-parcel connectivity will remain unchanged from the previous PUD approval.

The combined property contains approximately 20 acres, including a 17.8 acre 1970’s office park that is 100% vacant and a 2.1 acre site with a vacant restaurant building. The site is in a predominantly residential area with apartments of various ages, single family homes, and small pockets of older office or retail. Our proposed Planned Unit Development will consist of a mix of approximately 123 classically-styled residential “for-sale” attached townhomes, 33 “for-sale” detached single family homes, plus a pocket of neighborhood commercial fronting on North Peachtree Road. The site was previously approved for 185 total residential units, making our proposed 156 units a reduction in the total density, due to the replacement of some of the townhomes with larger single family lots.

The total new investment will include the following:

New infrastructure	\$8,250,000
Amenities	\$1,200,000
Residential construction	\$70,000,000
Commercial construction	\$2,000,000
Total new investment	\$81,450,000

Residential Component

The townhomes will range from 2200-2517 square feet while the single family homes will range from 2600-3500 square feet. Prospective owners will have numerous sizes, floor plans and elevations to choose from. Materials and colors will vary throughout the community to avoid a monotonous streetscape. We anticipate that the homes will be priced from the mid \$300’s for the smallest townhomes to the mid \$500’s for the larger single family homes. Due to its unique design, excellent amenities, community parks, and the great location in the heart of a strong residential area yet close to many jobs, this community will attract families, young professionals and empty nesters.

The exteriors of the homes will have a few different variations on classical styling with materials consisting of brick, stone, shake shingles, masonry siding and occasionally stucco. All homes will have a 2 car garage and most will have driveways to provide guest parking directly at the home. There will be a combination of alley entry and front entry garages. There will be a mix of floor plans to have broad appeal to all buyers, designed with open living areas and spacious bedrooms.

Community Planning

The master plan is designed to encourage a true neighborhood community, with pedestrian circulation being very important, together with numerous pocket parks and communal meeting areas, to encourage interaction between neighbors. This is handled via a combination of site design, generous streetscapes, extensive landscaping, together with the inclusion of benches, gazebos, sitting area, and pocket parks. The more our design can encourage people to interact with their neighbors, the happier the residents will be, which will obviously benefit us with word-of-mouth P.R.! The total green/common/park/amenity areas provided within the PUD total 4.8 acres, which equals 24.1% of the project

The landscaping, streetscapes, meeting places, parks, green space and amenities are all designed for the homeowners’ use and daily enjoyment. The central amenity center will consist of a resort style pool, play/picnic areas, and a clubhouse facility for homeowners’ use.

Green Spaces and Common Areas

The neighborhood will be professionally managed and maintained by the mandatory homeowners association.

In addition to the various pocket parks and communal green space, there will be a large linear green space located along Perimeter Park Drive to complement the green space across the road in front of the new apartments. The entry to the community will be dominated by landscaping, which helps a neighborhood mature gracefully.

Any fencing will be either aluminum wrought iron style fencing, decorative opaque wood, or stone/brick. The fencing styles will vary internally to match the architecture within each pod. No fencing is planned for North Peachtree Road.

Neighborhood Retail Node

The neighborhood retail node is also designed to be easily accessible by walking, not only from our PUD but also from the surrounding apartments and the small existing offices. This section of North Peachtree Road has deteriorated over time, since most of the vehicular traffic disperses away from this node – either north to Dunwoody and the Perimeter, or south to Peachtree Industrial Road. As a result, this area is somewhat “hidden away” for substantial office uses and/or retail. We are hopeful that our neighborhood retail will become a neighborhood destination for local residents, as an alternate to getting in their cars to drive to these other areas.

The neighborhood retail buildings will focus on small restaurants, a small community grocery market suitable for the area residents. A great example is the Savi Market on Elizabeth Street in Inman Park. Its clientele come from surrounding apartments, townhomes, single family homes, and it also draws from surrounding areas. It will not replace the mandatory trips to Publix, Kroger, Whole Foods or Costco, but it will provide a lot of day-to-day needs and specialty food items.

Rather than fronting parking on North Peachtree, the building itself will front on North Peachtree, with parking located to the side and rear. We will connect the retail to housing via a pedestrian promenade, encouraging new and existing residents to walk.

If you have any questions, please feel free to call Neville Allison 678-223-8978.

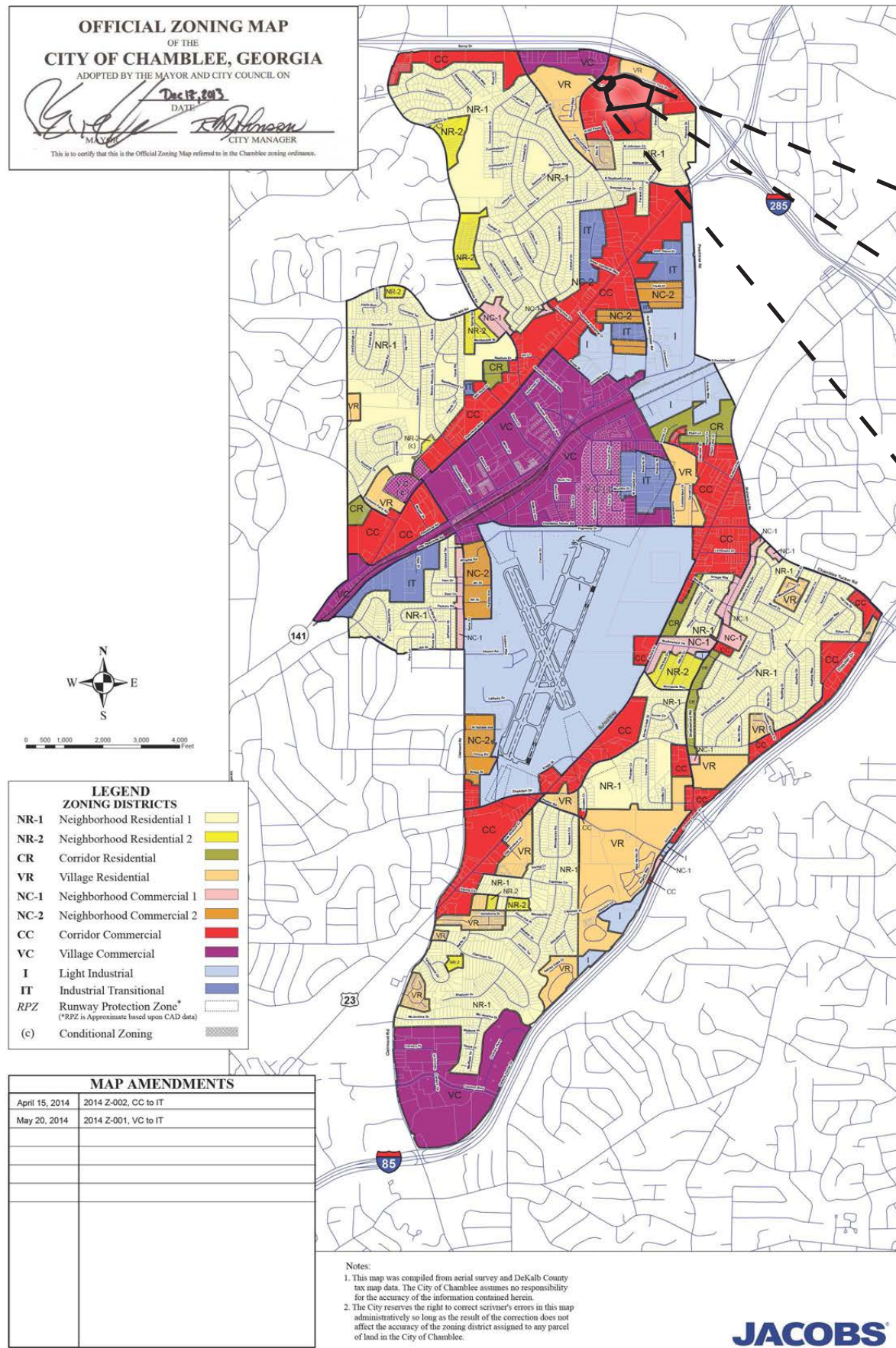
We respectfully request your support of the proposed development.

Best regards,

Neville Allison
Vice President –Acquisitions
Acadia Homes and Neighborhoods
2100 Powers Ferry Road Ste 300
Atlanta, GA 30339
www.acadiahomes.com

PERIMETER PARK

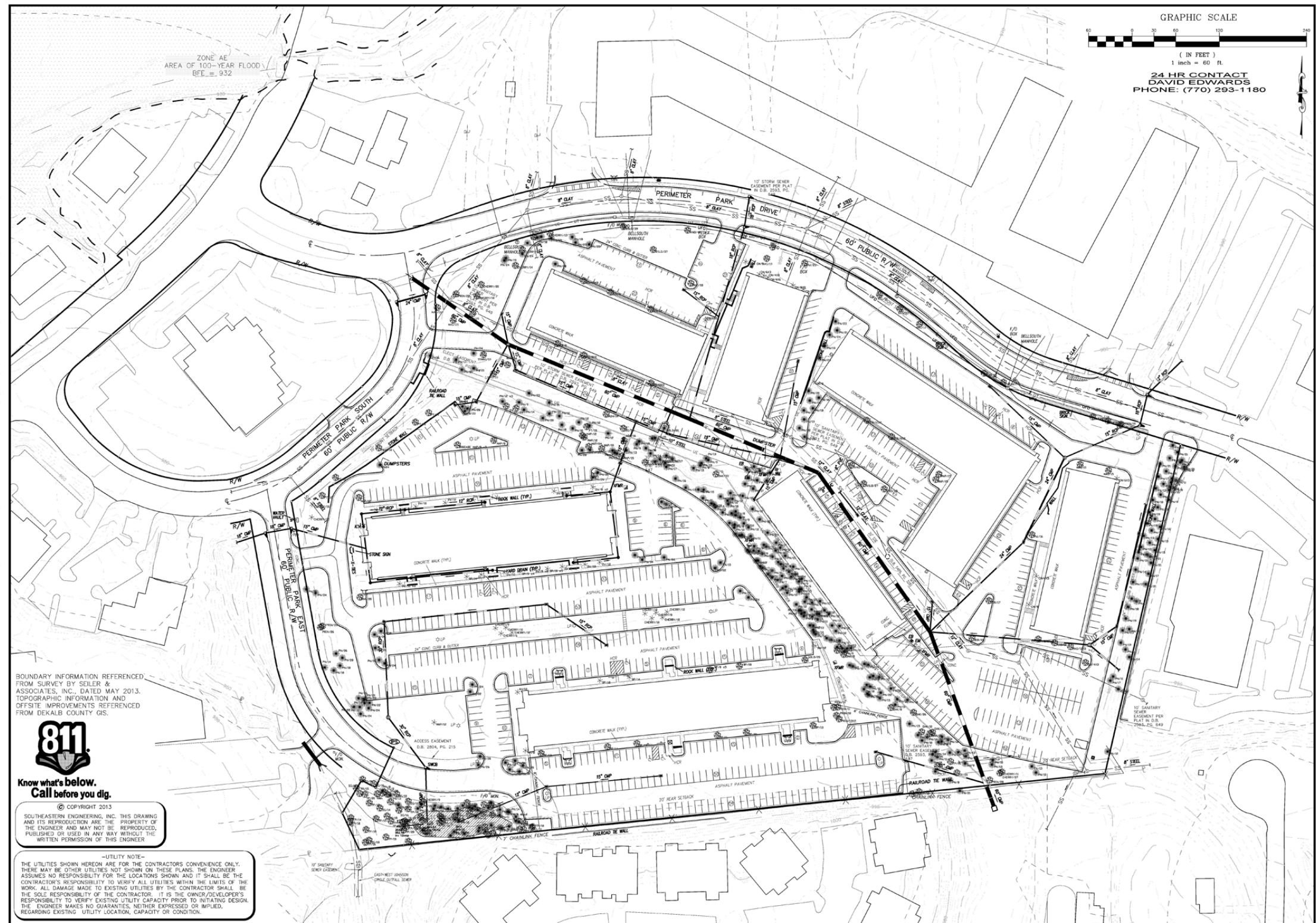
4/24/2015



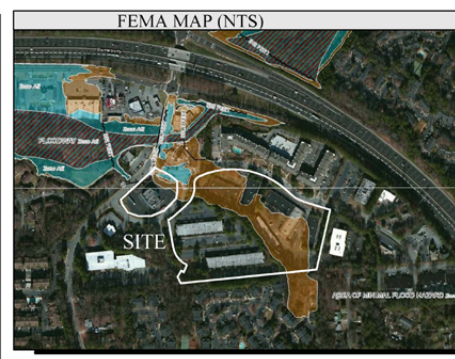
Enlarged Site Plan N.T.S.

PERIMETER PARK

4/24/2015







1. ALL EXISTING STRUCTURES ON SITE TO BE DEMOLISHED.

- _____

1. MINIMUM TOWNHOME LOT SIZE: 1,400 SQ. FT.
(SEE LOT LAYOUT SHEET FOR DETAILS)
2. MINIMUM SINGLE FAMILY LOT SIZE: 4,800 SQ. FT.
3. MINIMUM PERCENTAGE OF REAR-ENTRY
GARAGES WILL BE 34%
4. MINIMUM SIZE OF PRIVATE YARD SPACE
EITHER IN FRONT OR REAR,
NOT INCLUDING DRIVEWAYS AND ALLEYS: 0 SQ. FT.
5. MINIMUM DISTANCE BETWEEN
SINGLE FAMILY BUILDINGS: 10 FT.

1. BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION PROVIDED BY SELLER & ASSOCIATES, INC. AND DATED JUNE 28, 2013.

2. ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR DEKALB COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PLAN NUMBER 1308080001, EFFECTIVE DATE MAY 1, 2001A, NO PORTION OF THE PROPERTY SHOWN HEREON FALLS WITHIN A DESIGNATED FLOOD ZONE "A" (AREAS OF 100 YEAR FLOOD).
3. THE SITE IS LOCATED IN THE 18TH DISTRICT, LAND LOT 334, PARCELS 01 001, 01 169, & 05 001 IN DEKALB COUNTY, GEORGIA WITHIN THE CITY OF CHAMBLEE, THE EXISTING USE OF THE SITE IS COMMERCIAL.
4. THE PARCEL NUMBERS ARE: 18 334 01 001, 01 169, & 05 001..
5. THE PIN NUMBERS ARE:1522001, 1522427, & 1523915.
6. THERE ARE IMPAIRED STREAMS WITHIN ONE MILE OF THE SITE, NANCY CREEK.
7. THERE ARE NOT KNOWN STATE WATERS LOCATED ON OR WITHIN 200' OF THE SITE.
8. THERE ARE NO KNOWN WETLANDS LOCATED ON OR WITHIN 200' OF THE SITE.
9. THE NEAREST BODY OF WATER IS APPROXIMATELY 600' NORTHWEST OF THE SITE, AND IS A TRIBUTARY OF NANCY CREEK.
10. THERE ARE NO KNOWN EXISTING NEST WASTE BURY PITS ON THE SITE.
11. ELECTRIC SERVICES SHALL BE INSTALLED UNDERGROUND.

TOTAL SITE AREA	19.84 ACRES
PERIMETER PARK AREA	17.74 ACRES
COMMERCIAL SITE AREA	2.105 ACRES

ZONING	
EXISTING ZONING _____	CC-CORRIDOR COMMERCIAL
PROPOSED ZONING _____	PUD-PLANNED UNIT DEVELOPMENT
ZONING JURISDICTION _____	CITY OF CHAMBLEE, GEORGIA

FRONT ENTRY TOWNHOMES _____ 62 UNITS
REAR ENTRY TOWNHOMES _____ 55 UNITS 84478/ OF TOWNHOMES

REAR ENTRY TOWNHOMES _____ 33 UNITS - (47% OF TOWNHOMES)
SINGLE FAMILY LOTS _____ 33 UNITS
RESIDENTIAL LOTS (PRE-APPROVED COMMERCIAL TRACT) _____ 6 UNITS
TOTAL UNITS _____ 156 UNITS
TOTAL DENSITY _____ 7.86 UNITS/ACRE

FRONT YARD SETBACK (COLLECTOR STREET) _____ 20 FEET
 REAR SETBACK _____ 20 FEET
 SIDE SETBACK _____ 5 FEET

SINGLE FAMILY PROPERTY SETBACKS	
FRONT _____	20 FEET
MINOR FRONT _____	5 FEET
SIDE _____	0 FEET

TOWNHOME SETBACKS

FRONT TO FRONT	40 FEET
FRONT TO SIDE	25 FEET
SIDE TO SIDE	15 FEET
REAR TO REAR	40 FEET
REAR TO SIDE	25 FEET

OPEN SPACE REQUIRED	3.96 ACRES (20%)
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OPEN SPACE PROVIDED	4.8 ACRES (24.1%)
PARKING CALCULATIONS	
REQUIRED PARKING (2.0 SP. PER UNIT)	294 SPACES
GUEST PARKING PROVIDED	37 SPACES

COMMERCIAL SPACES (PRE-APPROVED)	74 SPACES
TOTAL SPACES PROVIDED	600 SPACES

* SEE VARIATION CHART

* SEE VARIATION CHART



1. Start land development on November 1, 2015
2. Complete land development on August 1, 2016
3. Start home construction on October 1, 2016
4. Complete home construction October 1, 2019

CLINT WALTERS
ACADIA HOMES.
2100 POWERS FERRY RD, SUITE 300
ATLANTA GA 30339

KENNETH J. WOOD, PE
PLANNERS AND ENGINEERS
COLLABORATIVE, INC.
350 RESEARCH COURT
NORCROSS, GEORGIA 30092
PHONE: 770-451-2741
FAX: 770-451-3915
EMAIL: kwood@pecatl.com

REFER TO LOT LAYOUT PLAN FOR LOT AREA AND DRIVEWAY DIMENSIONS.

NO.	DATE	BY	DESCRIPTION
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Age Group	Percentage
18-24	30
25-34	60
35-44	20
45-54	10
55-64	5
65-74	5
75-84	5
85+	5



SCALE: 1" = 60'
DATE: APRIL 16, 2015
PROJECT: 13057.00A

THIS SEAL IS ONLY VALID IF COUNTER SIGNED
AND DATED WITH AN ORIGINAL SIGNATURE.



GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION # 0000059389 EXP. 10/27/201



Z2C
SHEET

4/24/2015

ENGINEERING CONTACT:
KENNETH J. WOOD, PE
PLANNERS AND ENGINEERS
COLLABORATIVE, INC.
350 RESEARCH COURT
NORCROSS, GEORGIA 30092
PHONE: 770-451-2741
FAX: 770-451-3915
EMAIL: kwood@pecatl.com

GENERAL NOTES:

1. BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION PROVIDED BY SELLER & ASSOCIATES, INC. DATED JUNE 28, 2013.
2. ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR DEKALB COUNTY, GEORGIA, THE PROPERTY IS IN A FEMA COMMUNITY PRACTICE NUMBER 130808000A, EFFECTIVE DATE MAY 7, 2003, NO PORTION OF THE PROPERTY SHOWN HEREIN FALLS WITHIN A DESIGNATED FLOOD ZONE "A" (AREAS OF 100 YEAR FLOOD).
3. SITE IS LOCATED IN THE 18TH DISTRICT, LAND LOT 334, PARCELS 01 001, 01 169, & 05 001 IN DEKALB COUNTY, GEORGIA WITHIN THE CITY OF CHAMBLEE. THE EXISTING USE OF THE SITE IS COMMERCIAL.
4. THE PARCEL NUMBERS ARE: 18 334 01 001, 01 169, & 05 001.
5. THE PIN NUMBERS ARE:1522081, 1523427, & 1523915.
6. THERE ARE IMPAIRED STREAMS WITHIN ONE MILE OF THE SITE, NANTY CREEK.
7. THERE ARE NOT KNOWN STATE WATERS LOCATED ON OR WITHIN 200' OF THE SITE.
8. THERE ARE NO KNOWN WETLANDS LOCATED ON OR WITHIN 200' OF THE SITE.
9. THE NEAREST BODY OF WATER IS APPROXIMATELY 600' NORTHWEST OF THE SITE, AND IS A TRIBUTARY OF NANTY CREEK.
10. THERE ARE NO KNOWN EXISTING NEST WASTE BURY PITS ON THE SITE.
11. ELECTRIC SERVICES SHALL BE INSTALLED UNDERGROUND.

U.D.O. VARIATIONS

1. MINIMUM TOWNHOME LOT SIZE: 1,400 SQ. FT.
(SEE LOT LAYOUT SHEET FOR DETAILS)
2. MINIMUM SINGLE FAMILY LOT SIZE: 4,800 SQ. FT.
3. MINIMUM PERCENTAGE OF REAR-ENTRY GARAGES WILL BE 30%
4. MINIMUM SIZE OF PRIVATE YARD SPACE EITHER IN FRONT OR REAR,
NOT INCLUDING DRIVEWAYS AND ALLEYS: 0 SQ. FT.
5. MINIMUM DISTANCE BETWEEN SINGLE FAMILY BUILDINGS: 10 FT.

SITE DATA:

TOTAL SITE AREA _____ 19.84 ACRES
PERIMETER PARK AREA _____ 17.74 ACRES
COMMERCIAL SITE AREA _____ 2.105 ACRES

ZONING
EXISTING ZONING _____ CC-CORRIDOR COMMERCIAL
PROPOSED ZONING _____ PUD-PLANNED UNIT DEVELOPMENT
ZONING JURISDICTION _____ CITY OF CHAMBLEE, GEORGIA

DEVELOPMENT TYPE
FRONT ENTRY TOWNHOMES _____ 62 UNITS
REAR ENTRY TOWNHOMES _____ 55 UNITS *(47% OF TOWNHOMES)
SINGLE FAMILY LOTS _____ 33 UNITS
RESIDENTIAL LOTS (PRE-APPROVED COMMERCIAL TRACT) _____ 6 UNITS
TOTAL UNITS _____ 156 UNITS
TOTAL DENSITY _____ 7.86 UNITS/ACRE

PROPERTY SETBACKS
FRONT YARD SETBACK (COLLECTOR STREET) _____ 20 FEET
REAR SETBACK _____ 20 FEET
SIDE SETBACK _____ 5 FEET

SINGLE FAMILY PROPERTY SETBACKS
FRONT _____ 20 FEET
MINOR FRONT _____ 5 FEET
SIDE _____ 10 FEET
REAR _____ 15 FEET
MINIMUM DISTANCE BETWEEN BUILDINGS _____ *10 FEET

TOWNHOME SETBACKS
FRONT TO FRONT _____ 40 FEET
FRONT TO SIDE _____ 25 FEET
SIDE TO SIDE _____ 15 FEET
REAR TO REAR _____ 40 FEET
REAR TO SIDE _____ 25 FEET

OPEN SPACE
OPEN SPACE REQUIRED _____ 3.96 ACRES (20%)
OPEN SPACE PROVIDED _____ 4.8 ACRES (24.1%)

PARKING CALCULATIONS
REQUIRED PARKING (2.0 ± SP. PER UNIT) _____ 294 SPACES
GUEST PARKING PROVIDED _____ 37 SPACES
GARAGE PARKING SPACES _____ 294 SPACES
GARAGE PARKING SPACES _____ 294 SPACES
COMMERCIAL SPACES (PRE-APPROVED) _____ 74 SPACES
TOTAL SPACES PROVIDED _____ 609 SPACES

* SEE VARIATION CHART

REVISIONS:

[illegible]

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LOT LAYOUT PLAN



SCALE: 1" = 60'
DATE: APRIL 16, 2015
PROJECT: 13057.00A

THIS SEAL IS ONLY VALID IF COUNTER SIGNED
AND DATED WITH AN ORIGINAL SIGNATURE.



GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION # 0000059389 EXP. 10/27/2015



Z2B



TOWNSHOMES		TOWNSHOMES	
LOT#	SQ. FT.	LOT#	SQ. FT.
1	1582	60	1602
2	1571	61	1602
3	1582	62	1602
4	1655	63	1586
5	1664	64	1522
6	1664	65	1512
7	1664	66	1512
8	1655	67	1521
9	1946	68	1601
10	1638	69	1510
11	1638	70	1510
12	1638	71	1510
13	1668	72	1507
14	1655	73	1513
15	1664	74	1502
16	1664	75	1512
17	1664	76	1615
18	1685	77	1658
19	1946	78	1658
20	1638	79	1658
21	1638	80	1658
22	1638	81	1675
23	1648	82	1737
24	1600	83	1472
25	1590	84	1472
27	1590	85	1472
28	1600	86	1528
29	1600	87	1529
30	1590	88	1447
31	1590	89	1509
32	1600	90	1525
33	1600	91	1511
34	1590	93	1510
35	1590	94	1510
36	1590	95	1539
37	1638	96	1539
38	1617	97	1520
39	1626	98	1514
40	1626	99	1514
41	1626	100	1514
42	1626	101	1952
43	1626	102	1939
44	1626	103	1939
45	1777	104	1939
46	1714	105	1952
47	1890	106	1952
48	1587	107	1939
49	1592	108	1939
50	1592	109	1939
51	1592	110	1939
52	1592	111	1939
53	1603	112	1952
54	1600	113	1952
55	1595	114	1939
56	1595	115	1946
57	1595	116	1946
58	1606	117	2551
59	1687	AVERAGE	1661.38

SINGLE FAMILY DATA	
LOT #	SQ. FT.
118	5515
119	6980
120	5000
121	5000
122	5000
123	5715
124	6262
125	6067
126	6274
127	5000
128	5000
129	5000
131	6054
132	4837
133	5501
134	5800
135	5501
136	5221
137	7898
138	4987
139	4999
140	4974
141	4975
142	4975
143	6926
144	8118
145	5750
146	5750
147	5750
149	5717
150	5790
AVERAGE	5653.45


TOWNHOME LOT SIZE

*LOTS SIZES IN GREY ARE UNDER 1,600 SQ. FT. SEE U.D.O VARIATIONS

SINGLE FAMILY LOT SIZE

*LOTS SIZES IN GREY ARE UNDER 5,000 SQ. FT. SEE U.D.O VARIATIONS

LOT TYPE KEY

 SINGLE FAMILY LOTS
*TOWNHOME LOTS



Planners and Engineers Collaborative

350 Research Ct. Suite T100 Norcross, GA 30092
Phone: 770-451-3915

Specimen Tree Inventory City of Chamblee



Perimeter Park
Perimeter Park Drive
City of Chamblee
Fulton County
Project 13057.00A

Acadia Homes
2100 Powers Ferry Rd
Suite 300
Atlanta, GA 30339

Consulting Arborist
Alex Phillips, ASLA
ISA Certified Arborist
#MA-4868A

Perimeter Park

Specimen Tree Inventory

Some trees on a site warrant special consideration and encouragement for preservation. Specifications for these trees are established under the City of Chamblee Tree Protection Ordinance. The intent of these specifications is to provide the necessary information to facilitate project design, plan review and enforcement processes. The purpose is to make the City of Chamblee a more attractive place to live, provide a healthy living environment, and better control of stormwater runoff, noise, glare and soil erosion.

The City of Chamblee Specimen tree specifications are organized by size:

Hardwood trees over 24" DBH

Oak, Hickory, Maple, Pecan, Poplars and Sweetgums

Softwood trees over 30" DBH

Pines and Cedars

Flowering Understory trees over 4" DBH

Dogwood, Redbud and Sourwood

And condition:

Life expectancy greater than 15 years

Relatively sound and solid trunk with no visible decay

No more than one major and several minor dead limbs (hardwoods)

No major insect or pathological problems

Site Location

The site is located in a developed area of the City of Chamblee. It is currently occupied by a vacant office park with large amounts of parking. The areas between the buildings and parking lots are either landscaped with ornamental under-story trees and shrubs or composed of thick mid-aged stands of Pine woods.

Due to the sites urban nature the large over-story trees are in varying degrees of health to environmental conditions. Some areas of the office park have been used for illegal dumping and they have covered the critical root zones of boundary trees. Man made steep slopes exist throughout the site and many of the wooded margins are located in these areas. Invasive species are also located throughout the site with some specimen sized Paulownia trees.

Definitions

Tree Number: Trees are tagged with an aluminum disk that shows a unique number to identify the tree.



PERIMETER PARK

4/24/2015

Perimeter Park

Species: Trees are listed by a regional common name and botanical name.

Diameter at Breast Height (DBH): The diameter of a trunk at 4.5' above ground level. Measured in inches.

Condition:

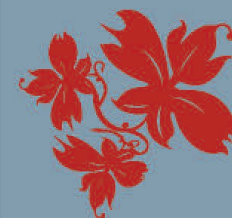
Good: A specimen tree with healthy productive tip growth. A sound trunk with no visible damage or decay. No major limb loss and healthy branch unions. No visible insect or disease infestations. Life expectancy of more than 15 years.

Fair: A specimen tree with healthy but not vigorous tip growth. Less than 30% of crown is dead. No major dead limbs and no major trunk cavities or damage. Branch unions show some signs of stress. Tree is expected to live longer than 10 years.

Poor: More than 30% of the crown is dead or has significant tip die back. More than one major limb is dead and are large trunk cavities with visible decay. Severe insect or disease damage leading to immediate death. Roots are visible and show signs of decay and rot. Life expectancy is less than 5 years.

Dead: Tree has no bud or leaf production. All limbs are barren and rot is visible. Invasive: Tree species whose native range is not within the Piedmont classification.

Hazardous: Severe or uncorrectable damage that will lead to a loss of property or life if there is tree failure.



Perimeter Park

Specimen Tree Inventory

Tree #	Species	DBH	Condition	Comments
20	<i>Magnolia Grandiflora</i> Magnolia	31"	Good	Tree is in good health.
21	<i>Paulownia Tomentosa</i> Princess Tree	25"	Poor	DDH#1: Invasive. Poor tip growth. (Pic#1)
22	<i>Quercus Phellos</i> Willow Oak	39"	Good	Tree is in good health.
23	<i>Quercus Phellos</i> Willow Oak	36"	Good	Tree is in good health.
24	<i>Quercus Nigra</i> Water Oak	41"	Good	Tree is in good health.
25	<i>Paulownia Tomentosa</i> Princess Tree	24"	Poor	DDH#2: Invasive. Included bark. (Pic#2)
26	<i>Liriodendron tulipifera</i> Tulip Poplar	26"	Good	Tree is in good health.
27	<i>Prunus Cherry</i>	14"	Poor	DDH#3: Severe trunk lean. (Pic#3).
28	<i>Quercus alba</i> White oak	27"	Good	Tree is in good health.
29	<i>Prunus Cherry</i>	10"	Good	Tree is in good health.
30	<i>Cornus</i> Dogwood	13"	Good	Tree is in good health.
31	<i>Cornus</i> Dogwood	13"	Good	Tree is in good health.
32	<i>Cornus</i> Dogwood	13"	Good	Tree is in good health.
33	<i>Cornus</i> Dogwood	12"	Good	Tree is in good health.

PERIMETER PARK

4/24/2015

Perimeter Park

Specimen Tree Inventory

Tree #	Species	DBH	Condition	Comments
34	<i>Cornus</i> Dogwood	11"	Good	Tree is in good health.
35	<i>Cornus</i> Dogwood	15"	Good	Tree is in good health.
36	<i>Cornus</i> Dogwood	16"	Good	Tree is in good health.
37	<i>Paulownia</i> <i>Tomentosa</i> Princess Tree	28"	Poor	DDH#4: Invasive. Included bark. (Pic#4)
38	<i>Pinus Taeda</i> Pine	32"	Poor	DDH#5: Trunk wound. (Pic#5)
39	<i>Quercus Falcata</i> S. Red Oak	32"	Good	Tree is in good health.
40	<i>Quercus Nigra</i> Water Oak	29"	Poor	DDH#6: Split trunk with included bark. (Pic#6)
41	<i>Quercus Phellos</i> Willow Oak	29"	Poor	DDH#7: Dead limbs, poor tip growth. (Pic#7)
42	<i>Quercus Nigra</i> Water Oak	43"	Poor	DDH#8: Included bark. (Pic#8)
43	<i>Cornus</i> Dogwood	14"	Good	Tree is in good health.
44	<i>Cornus</i> Dogwood	11"	Good	Tree is in good health.
45	<i>Cornus</i> Dogwood	14"	Good	Tree is in good health.
46	<i>Cornus</i> Dogwood	14"	Good	Tree is in good health.
47	<i>Cornus</i> Dogwood	12"	Poor	DDH#9: Decline with chlorotic leaves and poor tip growth. (Pic#9)
48	<i>Cornus</i> Dogwood	11 "	Good	Tree is in good health.

Perimeter Park

Specimen Tree Inventory

Tree #	Species	DBH	Condition	Comments
49	<i>Liquidambar</i> <i>Styraciflua</i> Sweetgum	24"	Good	Tree is in good health.
50	<i>Liquidambar</i> <i>Styraciflua</i> Sweetgum	24"	Good	Tree is in good health.
51	<i>Paulownia</i> <i>Tomentosa</i> Princess Tree	25"	Poor	DDH#10: Invasive. Poor tip growth. (Pic#10)

Summary

Total: 31
Good: 21
Fair: 0
Poor: 10

The specimen trees on site are mostly, small ornamentals located at the entrances of buildings and along parking lot landscape strips. The large over-story, non-invasive specimen trees are generally in good health.

PERIMETER PARK

4/24/2015

Perimeter Park

Photo Evidence



Pic #1: Invasive and poor tip growth.
DDH #1



Pic #2: Invasive with included bark.
DDH #2



Pic #3: Severe lean.
DDH #3



Pic #4 Invasive with included bark.
DDH#4



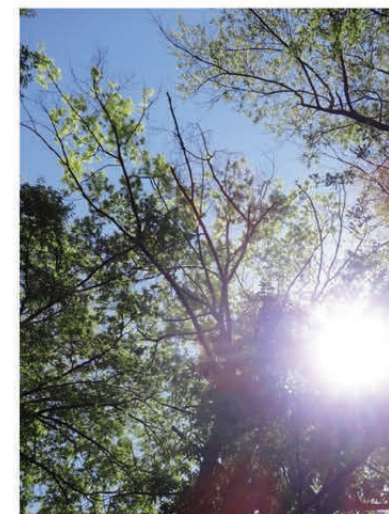
Perimeter Park



Pic #5: Trunk wound. DDH #5



Pic #6: Split trunk with included bark.
DDH #6



Pic #7: Dead limbs. Poor tip growth.
DDH #7



Pic #8: Included bark. DDH#8



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4/24/2015

Perimeter Park



Pic #9: Decline with chlorotic leaves growth and poor tip growth. DDH #9.

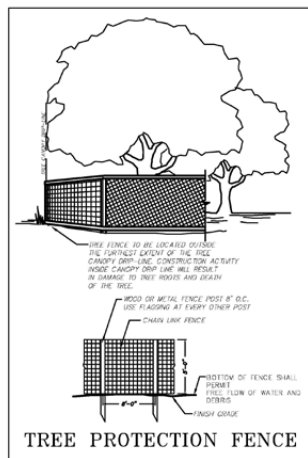
















Pic #10: Invasive with poor tip growth. DDH #10



PERIMETER PARK

4/24/2015



SITE DENSITY AND SPECIMEN RECOMPENSE PLANT MATERIAL									
Symbol	Code	Quantity	Botanical/Common	Cont.	Min. Cal. (In.)	Min. Ht.	Spacing	Total Inchs.	
	AB	18	<i>Acer buergerianum</i> / Trident Maple	B.B.B	5	14'-16"	20' O.C.	90	
	AR-R	30	<i>Acer rubrum</i> 'October Glory' TM / October Glory Maple	B.B.B	2.5	16'-18"	25' O.C.	75	
	BN	24	<i>Betula nigra</i> 'Duraheat' / Duraheat River Birch Std.	B.B.B	4	16'-18"	20' O.C.	96	
	CR	23	<i>Cryptomeria japonica</i> 'Radicans' / Japanese Cedar	B.B.B	4	12'-14"	15' O.C.	92	
	AH	26	<i>Ilex opaca</i> / American Holly	B.B.B	4	12'-14"	10' O.C.	104	
	NR	28	<i>Ilex x 'Nellie R Stevens'</i> / Nellie Stevens Holly	B.B.B	4	12'-14"	10' O.C.	112	
	MGB	32	<i>Magnolia grandiflora</i> 'Brackens Brown Beauty' / Bracken's Brown Beauty Magnolia	B.B.B	5	12'-14"	15' O.C.	160	
	BG	14	<i>Nyssa sylvatica</i> 'Black Tupelo' / Bracken's Brown Beauty	B.B.B	4	16'-18"	25' O.C.	56	
	QR-R	31	<i>Quercus nuttallii</i> / Nuttall Oak	B.B.B	2.5	16'-18"	25' O.C.	77.5	
	QUP	19	<i>Quercus phellos</i> / Willow Oak	B.B.B	2.5	16'-18"	25' O.C.	47.5	
	TD-R	12	<i>Taxodium distichum</i> / Bald Cypress	B.B.B	2.5	16'-18"	25' O.C.	30	
	GGA	27	<i>Thuja plicata</i> 'Green Giant' / Green Giant Arborvitae	B.B.B	4	12'-14"	As Shown	108	
	UA-R	19	<i>Ulmus americana</i> 'Princeton' / American Elm	B.B.B	2.5	16'-18"	25' O.C.	47.5	
	EE-R	27	<i>Ulmus americana</i> 'Everdeck' / Everdeck Lacebark Elm Elm	B.B.B	2.5	16'-18"	25' O.C.	67.5	
	Total	330					Total	1161	

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TREE DENSITY CALCULATIONS

SITE DATA:	
TOTAL SITE AREA	19.84 ACRES
PERIMETER PARK SITE (DISTURBED AREA)	17.74 ACRES
COMMERCIAL SITE (UNDISTURBED AREA)	2.105 ACRES
TREE REPLACEMENT REQUIREMENTS:	
100 INCH DBH PER ACRE	
17.74 AC X 100 INCHES = 1,774 INCHES REQUIRED (SDF)	
2.1 AC X 100 INCHES = 210 INCHES REQUIRED (SDF) / COMMERCIAL TRACT	
PERIMETER PARK SPECIMEN TREE REPLACEMENT REQUIREMENTS:	
SPECIMEN TREE SPECIMEN REQUIRED	343 INCHES
PLANTED FOR SPECIMEN RECOMPENSE	>345 INCHES
PERIMETER PARK ADJUSTED REPLACEMENT FACTOR TABLE:	
SITE DENSITY FACTOR (REQUIRED) SDF	1,774 INCHES
SPECIMEN RECOMPENSE REQUIRED	343 INCHES
EXISTING DENSITY FACTOR (EDF)	>954 INCHES
ADJUSTED DENSITY FACTOR (REQUIRED) (RDF)	1,163 INCHES
PERIMETER PARK TREE DENSITY COMPLIANCE:	
SITE DENSITY FACTOR TO BE PROVIDED	>1,163 INCHES
REPLACEMENT DENSITY FACTOR REQUIRED	1,163 INCHES

NOTES:
SITE DENSITY AND SPECIMEN RECOMPENSE IS MET ON SITE. FINAL TREE PLAN AND LANDSCAPE PLAN TO BE APPROVED BY CITY OF CHAMBLEE TREE CONSULTANT AND BY THE CHAMBLEE CITY COUNCIL.

210 INCHES FOR (2.1 ACRE) COMMERCIAL TRACT TO BE PROVIDED ON TREE PLAN ONCE SITE IS SUBMITTED FOR LDP PERMIT. FINAL COMMERCIAL TRACT TPR PLAN TO BE APPROVED BY CITY OF CHAMBLEE AT TIME OF LDP PERMIT.

PERIMETER PARK
FOR
A MASTER PLANNED RESIDENTIAL COMMUNITY
ACADIA HOMES & NEIGHBORHOODS
2100 POWERS PERRY ROAD
ATLANTA, GEORGIA 30339
PHONE: 770-310-7424

CITY OF CHARLESTON
COUNTY OF SUMMER
STATE OF SOUTH CAROLINA

"WE PROVIDE SOLUTIONS"

 **PLANNERS AND ENGINEERS COLLABORATIVE**
SITE PLANNING ■ LANDSCAPE ARCHITECTURE ■ CIVIL ENGINEERING ■ LAND SURVEYING
303.855.4760 ■ 303.855.4761 ■ 303.855.4762 ■ 303.855.4763 ■ 303.855.4764 ■ 303.855.4765

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TREE PROTECTION/ REPLACEMENT PLAN



SCALE: 1" = 60'
DATE: APRIL 16, 2015
PROJECT: 13057.00A

THIS SEAL IS ONLY VALID IF COUNTER SIGNED
AND DATED WITH AN ORIGINAL SIGNATURE.



TPR2

PERIMETER PARK

4/24/2015



Plan View Rendering N.T.S.

PERIMETER PARK

4/24/2015

SHADE TREES
Street trees and professional landscaping will provide aesthetic value to the surrounding community

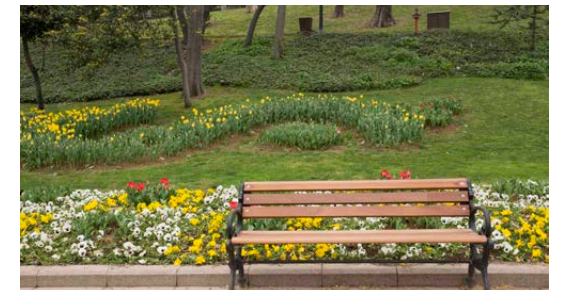
TRAIL CONNECTION
Trails are interwoven into the design to provide a pedestrian friendly design

ACTIVE FIELD SPACE
Open greenspace for active recreation

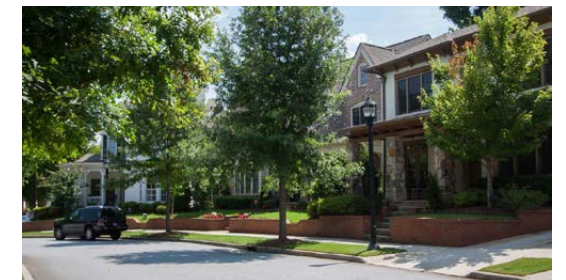
LANDSCAPED ISLANDS
Landscaping provides a buffer separation to the community trails



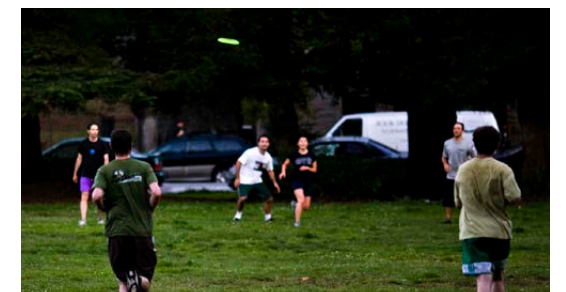
5' walking trail with shade trees



Comfortable resting spaces



Street trees spaced 50' O.C.



Space to throw a frisbee or baseball



OPEN SPACE EXHIBIT N.T.S.

PERIMETER PARK

4/24/2015

STREET TREES
Min 4" Cal. Trees spaced
50' O.C.

EXISTING TREES
Three saved specimen oaks
implemented into entrance design.
Gravel path reduces impact to root zone

ENTRANCE SIGN
3' tall monument sign and
landscaping to provide landmark
name recognition

AMENITY POOL HOUSE
Focal point overlooks water
quality pond

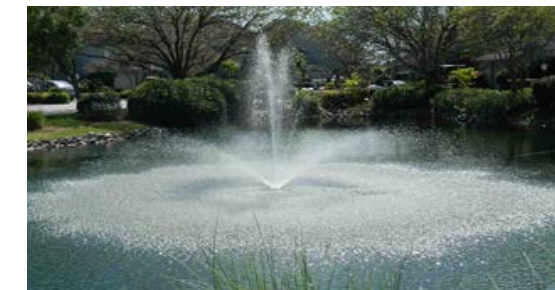
AMENITY POOL
Soothing pool overlooks
large fountain

MAIL KIOSK
Mail deposit and retrieval
near amenity center

PASSIVE TRAIL
Trails weave through the natural
vegetation, providing connectivity



Saved specimen oaks



Water quality pond as aesthetic focal feature



Conceptual entrance design



Mail kiosk character image



Entrance EXHIBIT N.T.S.

PERIMETER PARK

4/24/2015

MAIL KIOSK
Mail deposit and retrieval
near open space

CALMING FOUNTAIN
A focal point that offers enjoy-
able views and sounds.

PAVER WALKWAY OVER GRASS
Hardscape design blends the
hardscape and softscape

CURVILINEAR ARBOR & GRILLING
Shaded grilling area for residents

LARGE CHESS
Walkways take residents to a life-
size chess/checkers board. The game
board is walkable and formed of
brick and grass squares.

PICNIC TABLES
Picnic tables are situated near the grilling
pad and large chess board



Calming fountain



Curvilinear arbor shades grilling space



Large sized chess/checkers



Blending of the hardscape and softscape



OPEN SPACE EXHIBIT N.T.S.

PERIMETER PARK

4/24/2015

OUTDOOR FIREPLACE
Townhomes overlook a warm gathering area with seating

DECORATIVE HARDSCAPE
Decorative hardscape space with seating wall containing a seasonal planter

COMMUNITY GARDEN
Garden with seating walls and benches framing enjoyable spaces

MEANDERING WALKWAYS
Serpentine walkways provide enjoyable connectivity throughout the site design



Outdoor fireplace



Walkways provide connectivity



Planter & seating wall as design feature



Community garden and seating



OPEN SPACE EXHIBIT N.T.S.

PERIMETER PARK

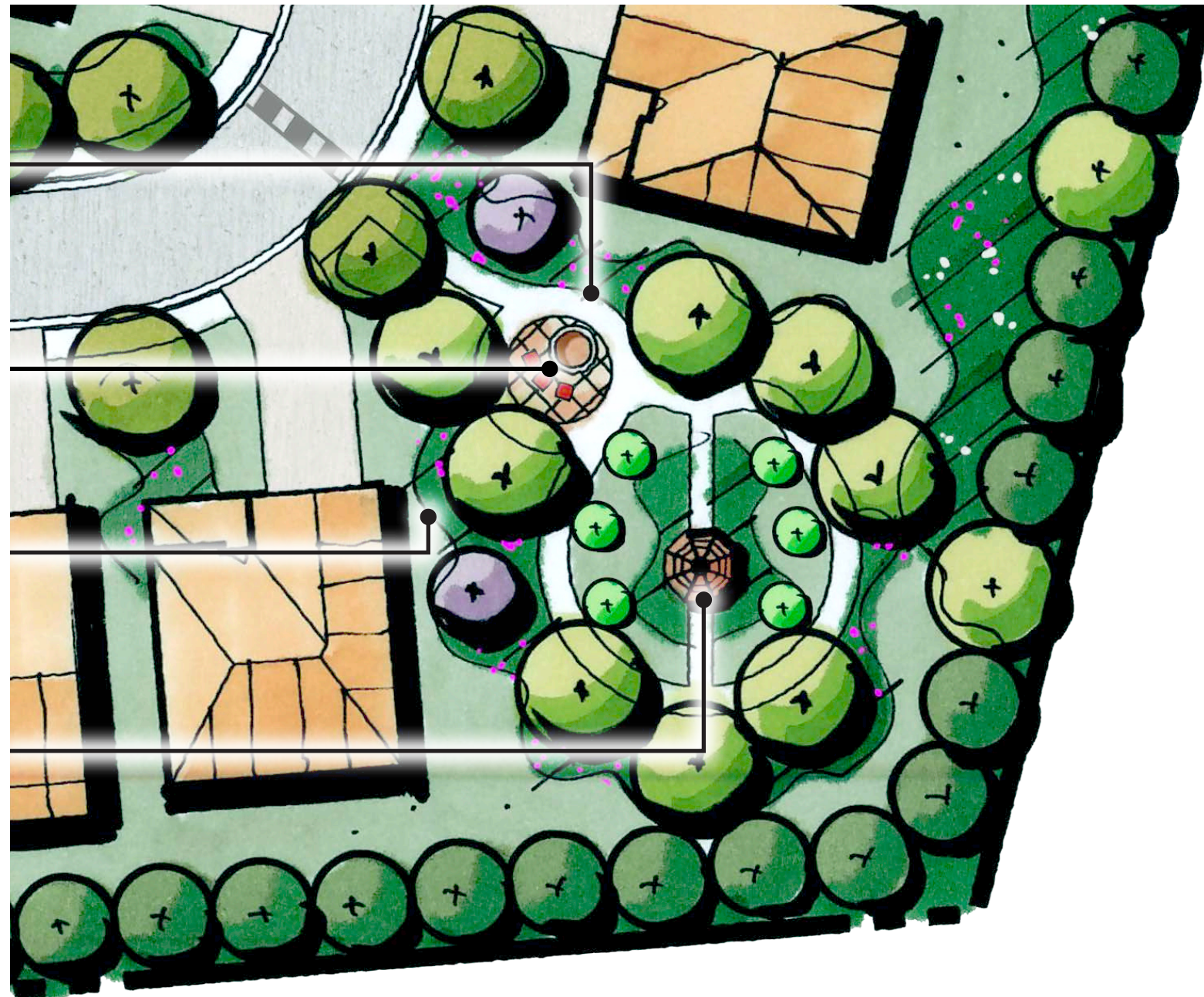
4/24/2015

Garden seating
Restful seating areas near main circulation nodes

FIREPIT
Decorative greenspace invites residents to experience outdoor parks

COMMUNITY GARDEN
Garden and benches provide enjoyable spaces

GAZEBO
A focal point that offers passive space for gathering



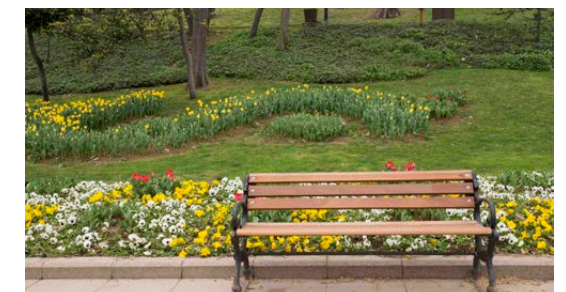
Community gazebo



Walkways provide connectivity



Community firepit



Community garden seating

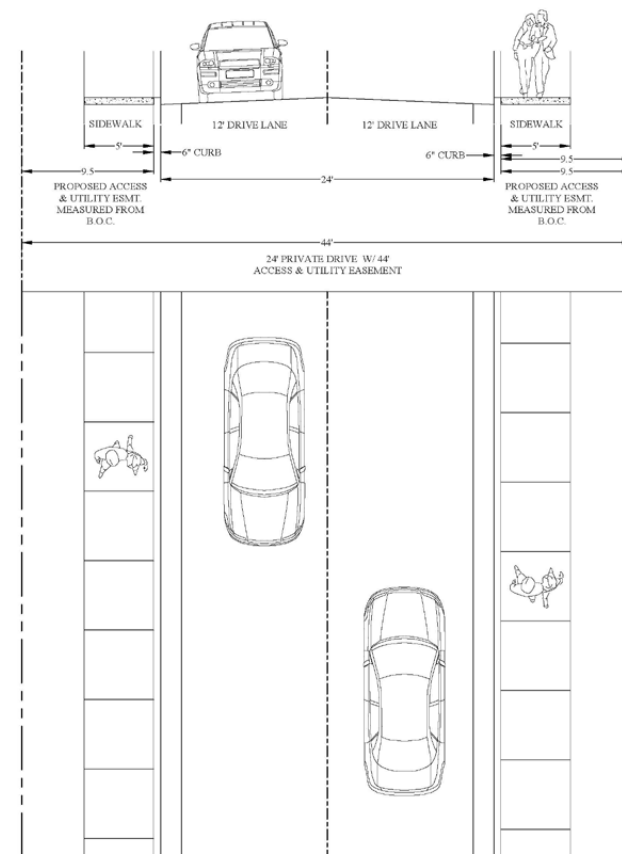


OPEN SPACE EXHIBIT N.T.S.

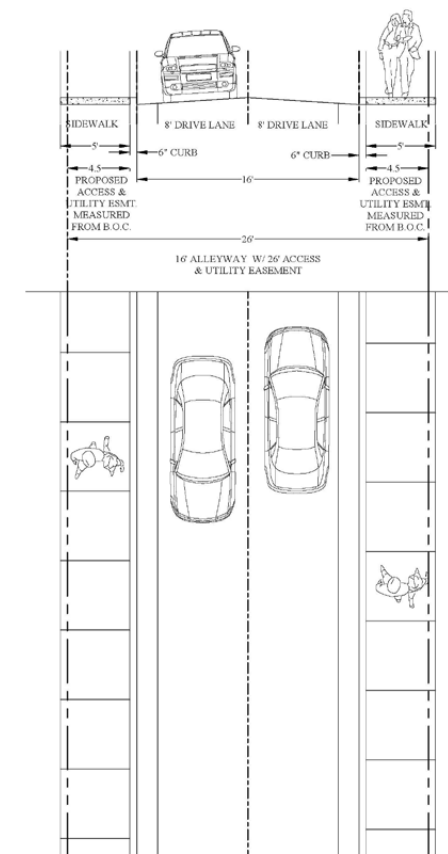


PERIMETER PARK

4/24/2015



24' PRIVATE ROAD W/ 44' ACCESS & UTILITY ESMT. SECTION (TYP.)
SCALE: NTS



16' ALLEYWAY W/ 26' ACCESS & UTILITY ESMT. SECTION (TYP.)
SCALE: NTS

PERIMETER PARK
A MASTER PLANNED RESIDENTIAL COMMUNITY
FOR
ACADIA HOMES & NEIGHBORHOODS
2100 POWERS FERRY ROAD

1

REVISIONS:

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SITE SECTIONS

TYPE SECTIONS

SCALE: 1" = 5'



GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION # 0000059389 EXP. 10/27/2015



PERIMETER PARK

4/24/2015



COVERED ENTRY WITH
IRON RAILING



DECORATIVE LIGHT FIXTURES



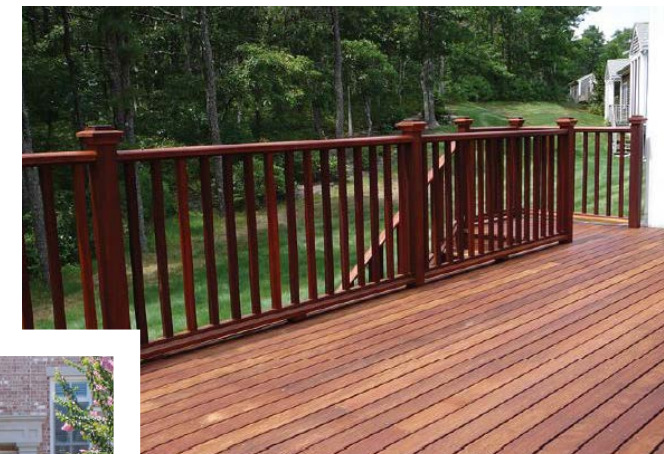
DECORATIVE GARAGE DOOR



PRIVACY FENCE



STONE RETAINING WALLS



WOOD DECK & RAILING W/
PICKETS AT 4" O.C.



DECORATIVE LAMP
& BRICK ACCENTS

PERIMETER PARK

4/24/2015



EGRESS WINDOW W/ SHUTTERS,
BRICK SILL & STONE HEADER



PANELED SHUTTERS



DECORATIVE WINDOW

SIDING COLOR



TRIM COLOR



ACCENT COLOR



BRICK COLOR

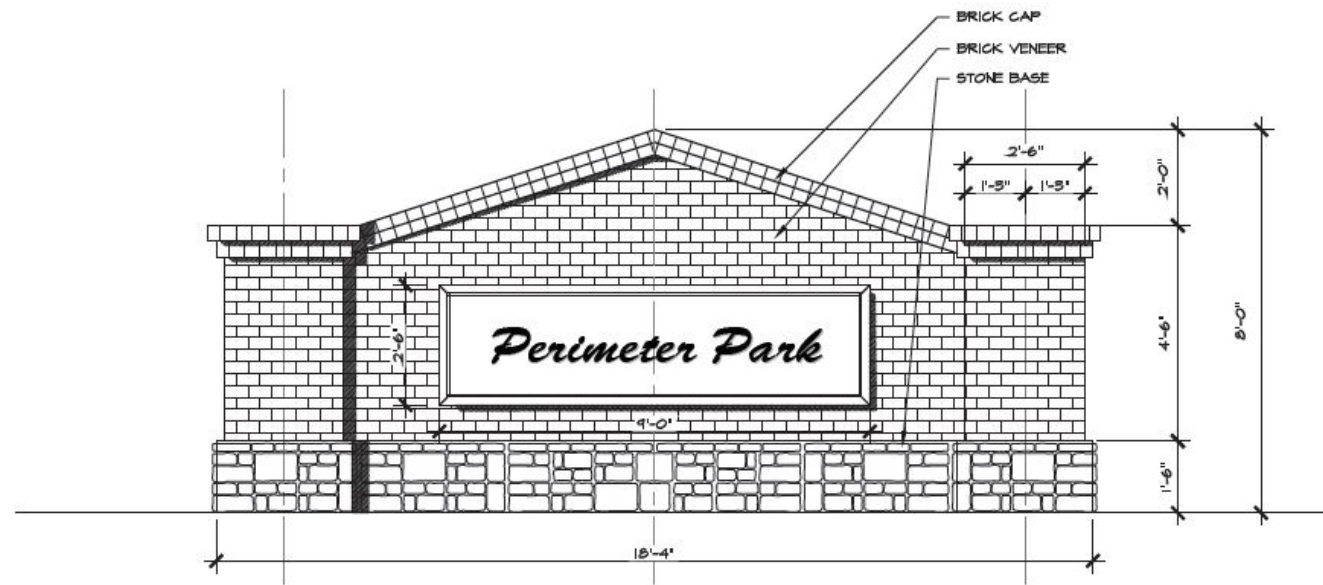


ROOFING COLOR

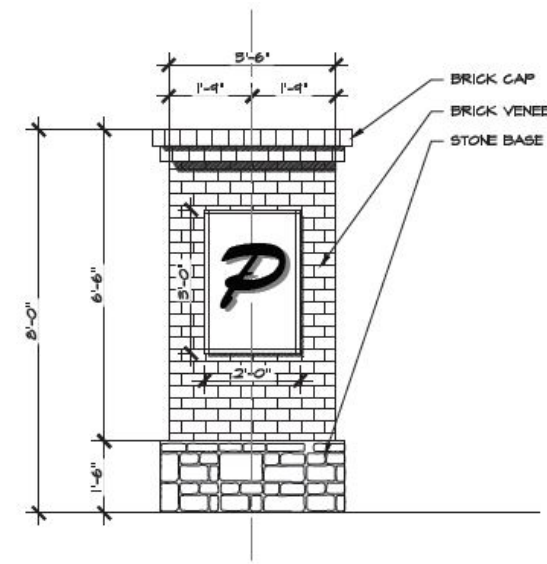


PERIMETER PARK

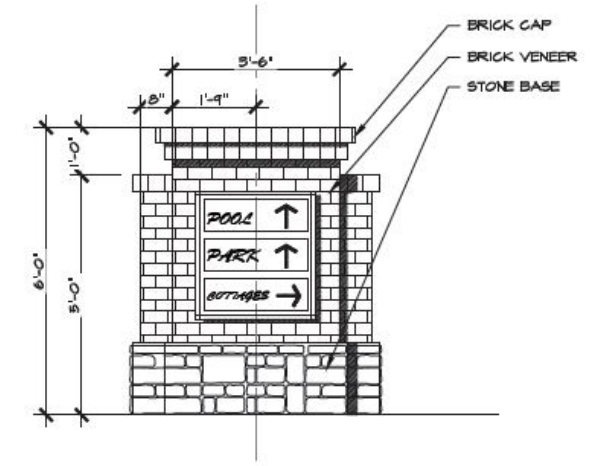
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A PRIMARY ENTRANCE SIGN - N.T.S



B SECONDARY ENTRANCE SIGN - N.T.S



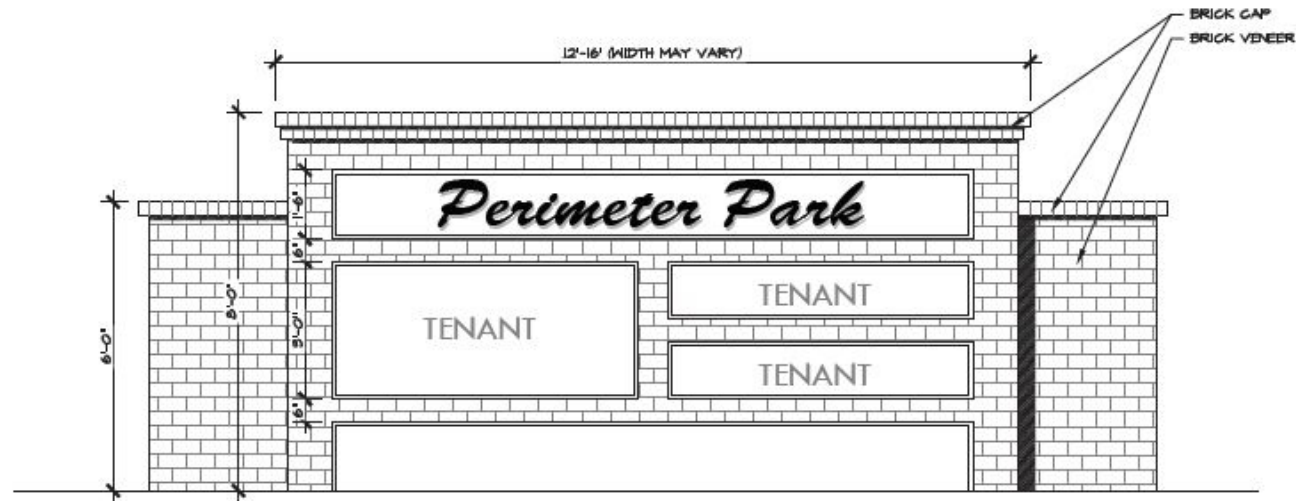
C DIRECTIONAL SIGN - N.T.S



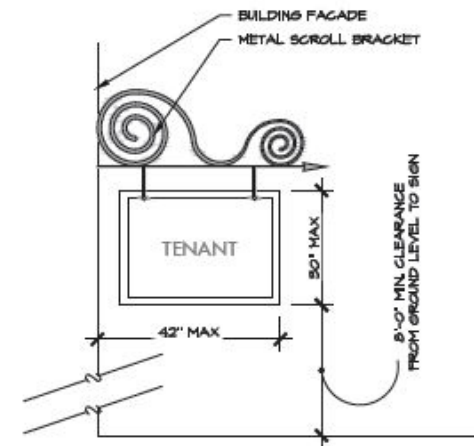
ALL SIGNS, MONUMENTS, AND
COMMERCIAL SIGNAGE WILL MEET
REQUIREMENTS OUTLINED IN THE
CITY OF CHAMBLEE ORDINANCES.

PERIMETER PARK

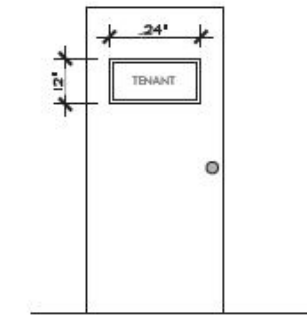
4/24/2015



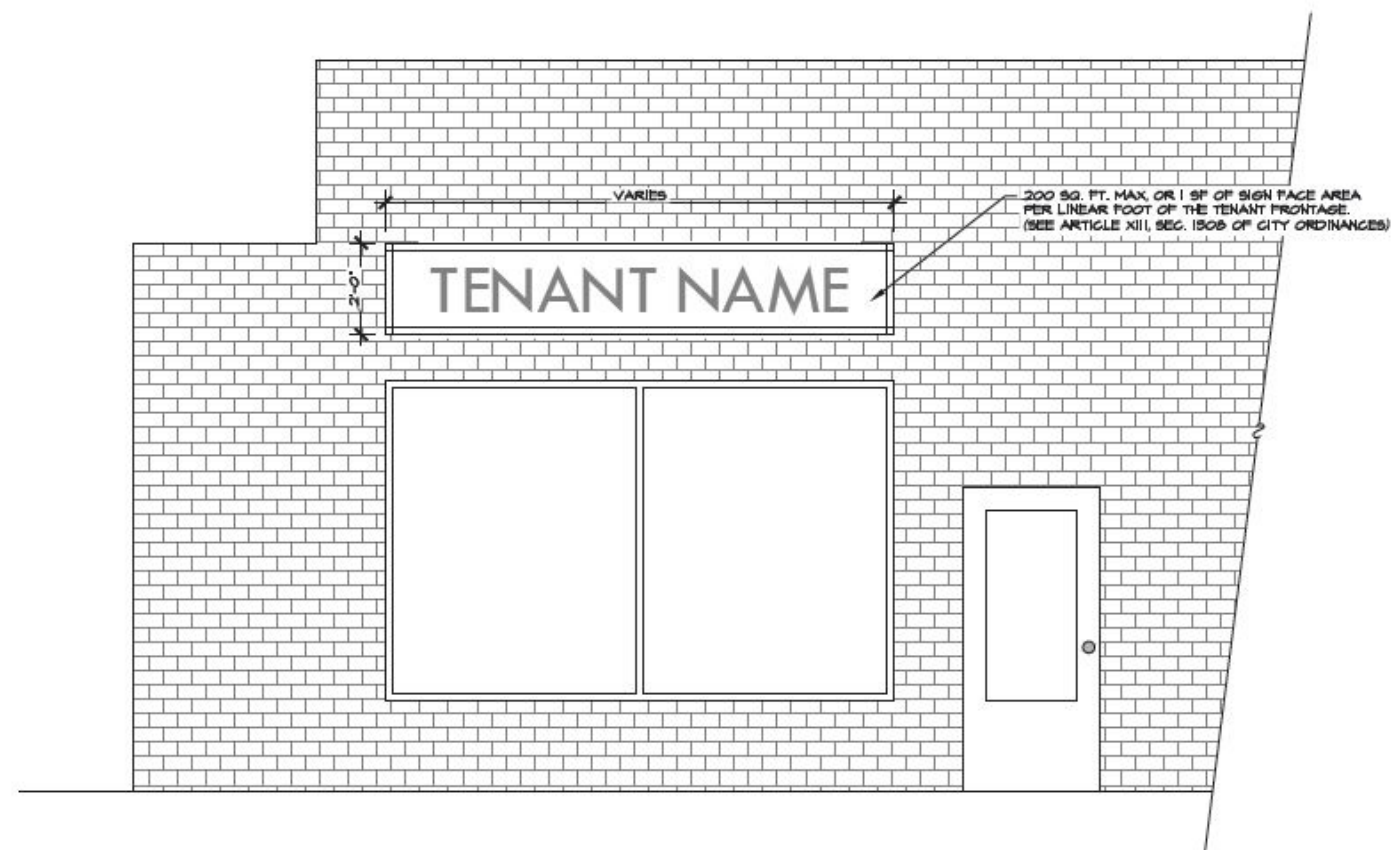
A COMMERCIAL ENTRY SIGN (TYP) - N.T.S



B HANGING SIGN (TYP) - N.T.S



C REAR ENTRY SIGN (TYP) - N.T.S



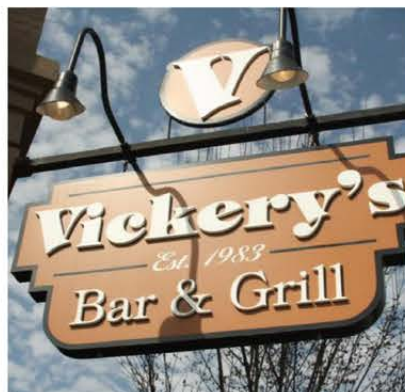
D FACADE SIGN (TYP) - N.T.S

ALL SIGNS, MONUMENTS, AND COMMERCIAL SIGNAGE WILL MEET REQUIREMENTS OUTLINED IN THE CITY OF CHAMBLEE ORDINANCES.



PERIMETER PARK

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ALL SIGNS, MONUMENTS, AND
COMMERCIAL SIGNAGE WILL MEET
REQUIREMENTS OUTLINED IN THE
CITY OF CHAMBLEE ORDINANCES.

PERIMETER PARK

4/24/2015



FRONT ELEVATION
SCALE: 3/16"=1'-0" CHELSEA

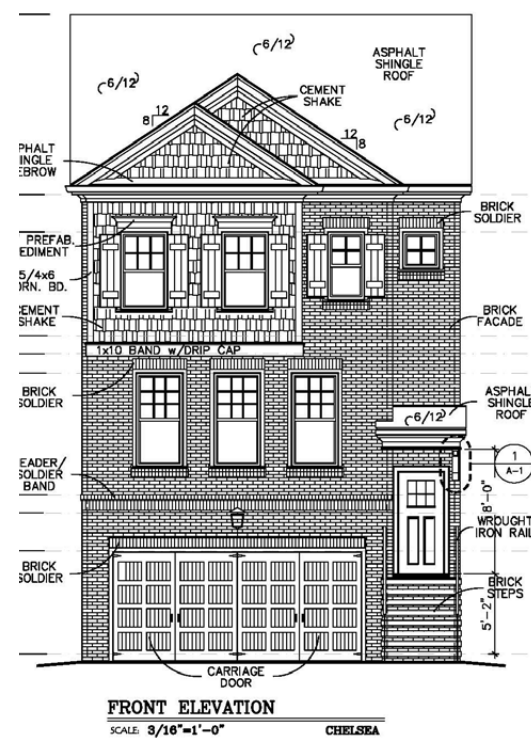
FRONT ELEVATION
SCALE: 3/16"=1'-0" GRAMERCY

FRONT ELEVATION
SCALE: 3/16"=1'-0" ASTOR

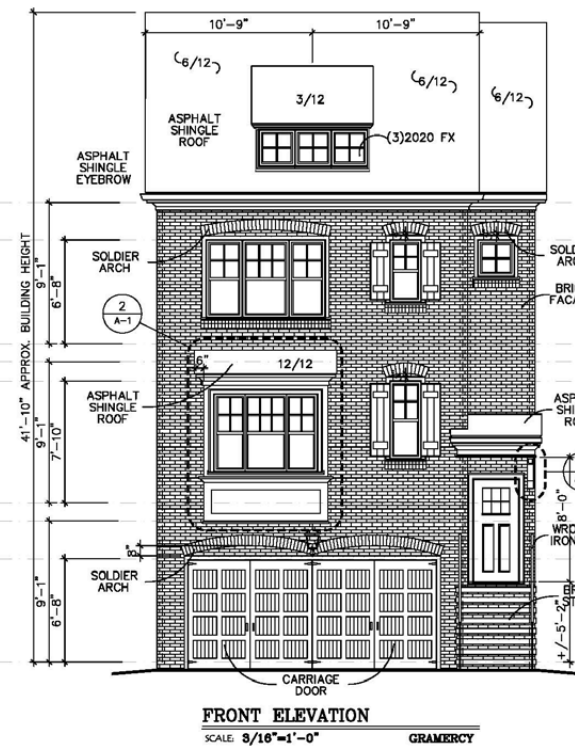
FRONT ELEVATION
SCALE: 3/16"=1'-0" SUTTON

FRONT ELEVATION
SCALE: 3/16"=1'-0" CHELSEA

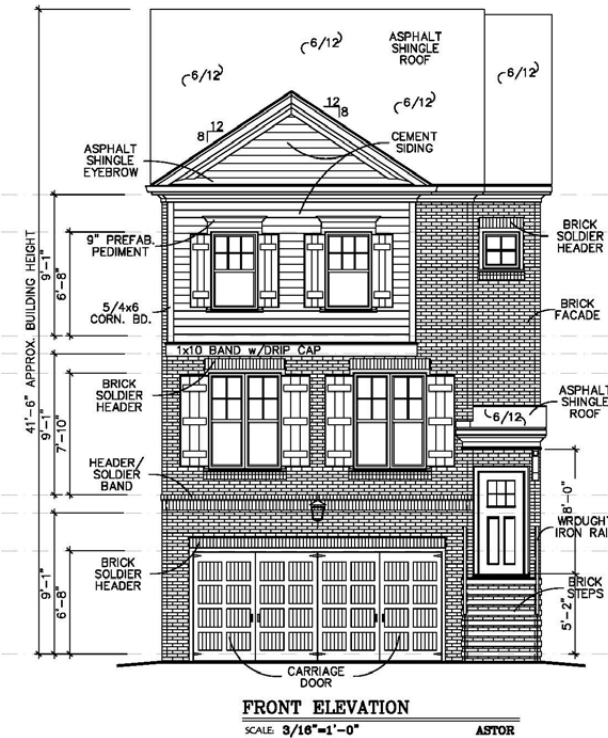
FRONT ELEVATION
SCALE: 3/16"=1'-0" GRAMERCY



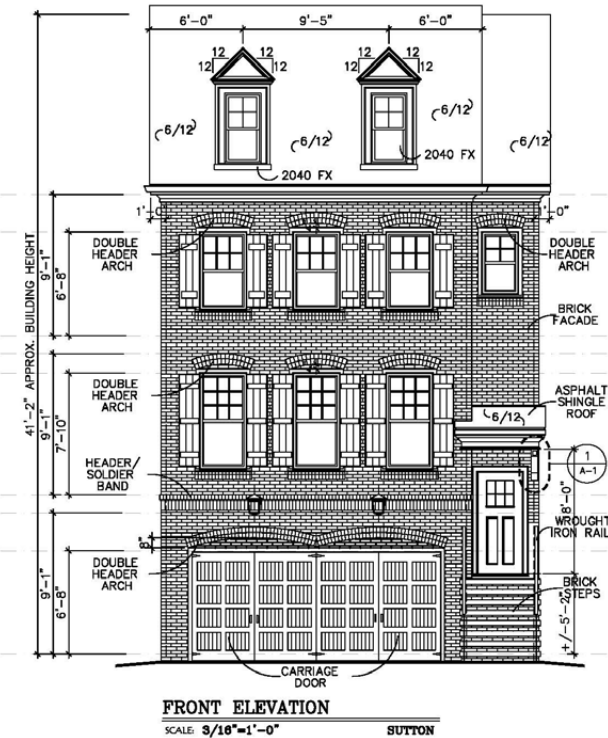
FRONT ELEVATION
SCALE: 3/16"=1'-0" CHELSEA



FRONT ELEVATION
SCALE: 3/16"=1'-0" GRAMERCY



FRONT ELEVATION
SCALE: 3/16"=1'-0" ASTOR



FRONT ELEVATION
SCALE: 3/16"=1'-0" SUTTON

PERIMETER PARK

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FRONT ELEVATION
SCALE: 3/16"=1'-0" LOT 6-CHELSEA

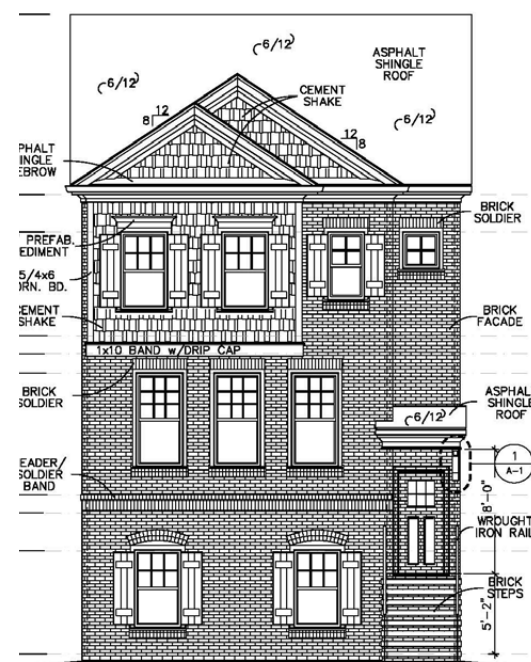
FRONT ELEVATION
SCALE: 3/16"=1'-0" LOT 5-GRAMERCY

FRONT ELEVATION
SCALE: 3/16"=1'-0" LOT 4-ASTOR

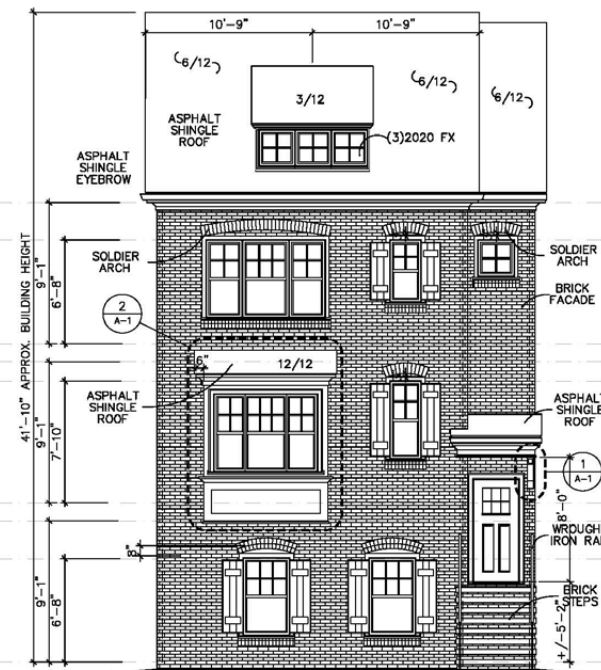
FRONT ELEVATION
SCALE: 3/16"=1'-0" LOT 3-SUTTON

FRONT ELEVATION
SCALE: 3/16"=1'-0" LOT 2-CHELSEA

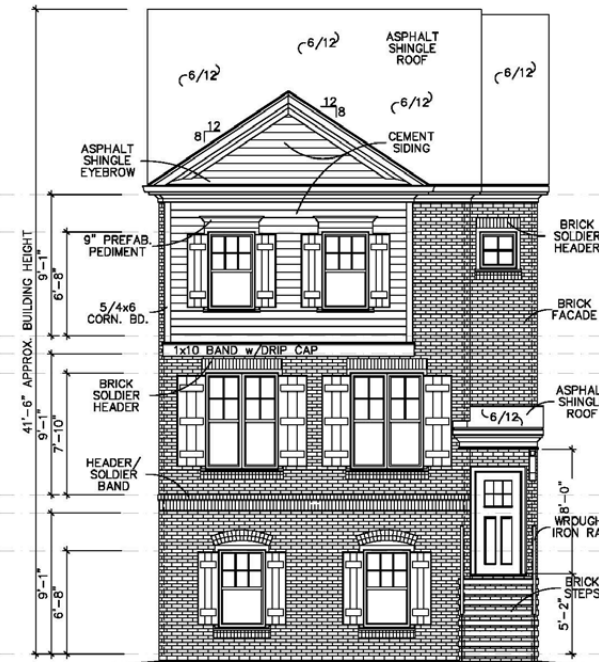
FRONT ELEVATION
SCALE: 3/16"=1'-0" LOT 1-GRAMERCY



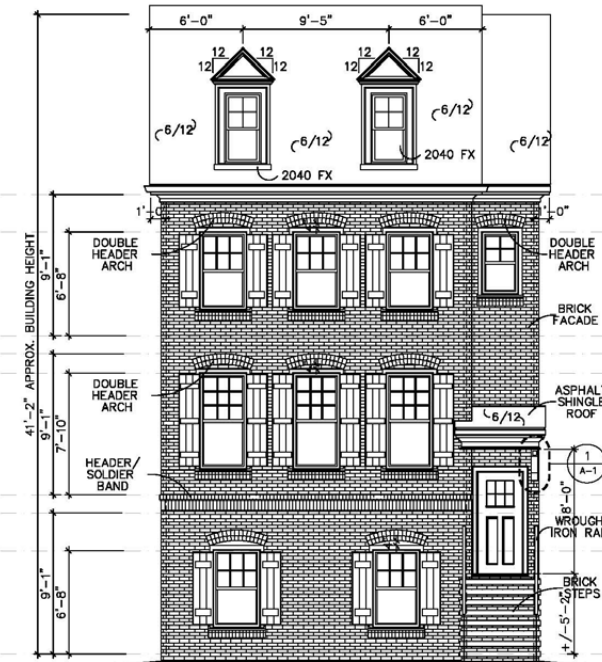
FRONT ELEVATION
SCALE: 3/16"=1'-0" CHELSEA



FRONT ELEVATION
SCALE: 3/16"=1'-0" GRAMERCY



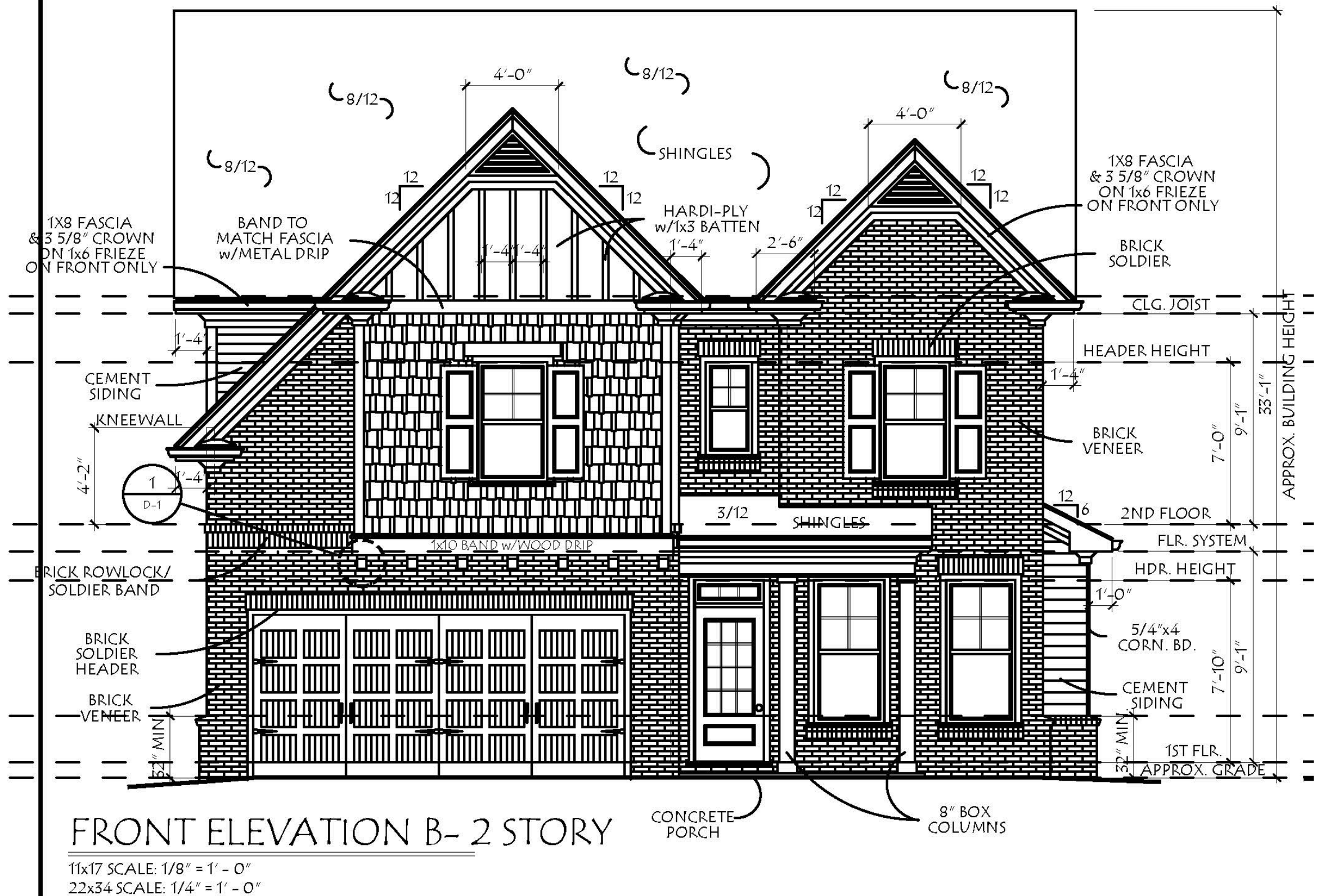
FRONT ELEVATION
SCALE: 3/16"=1'-0" ASTOR



FRONT ELEVATION
SCALE: 3/16"=1'-0" SUTTON

PERIMETER PARK

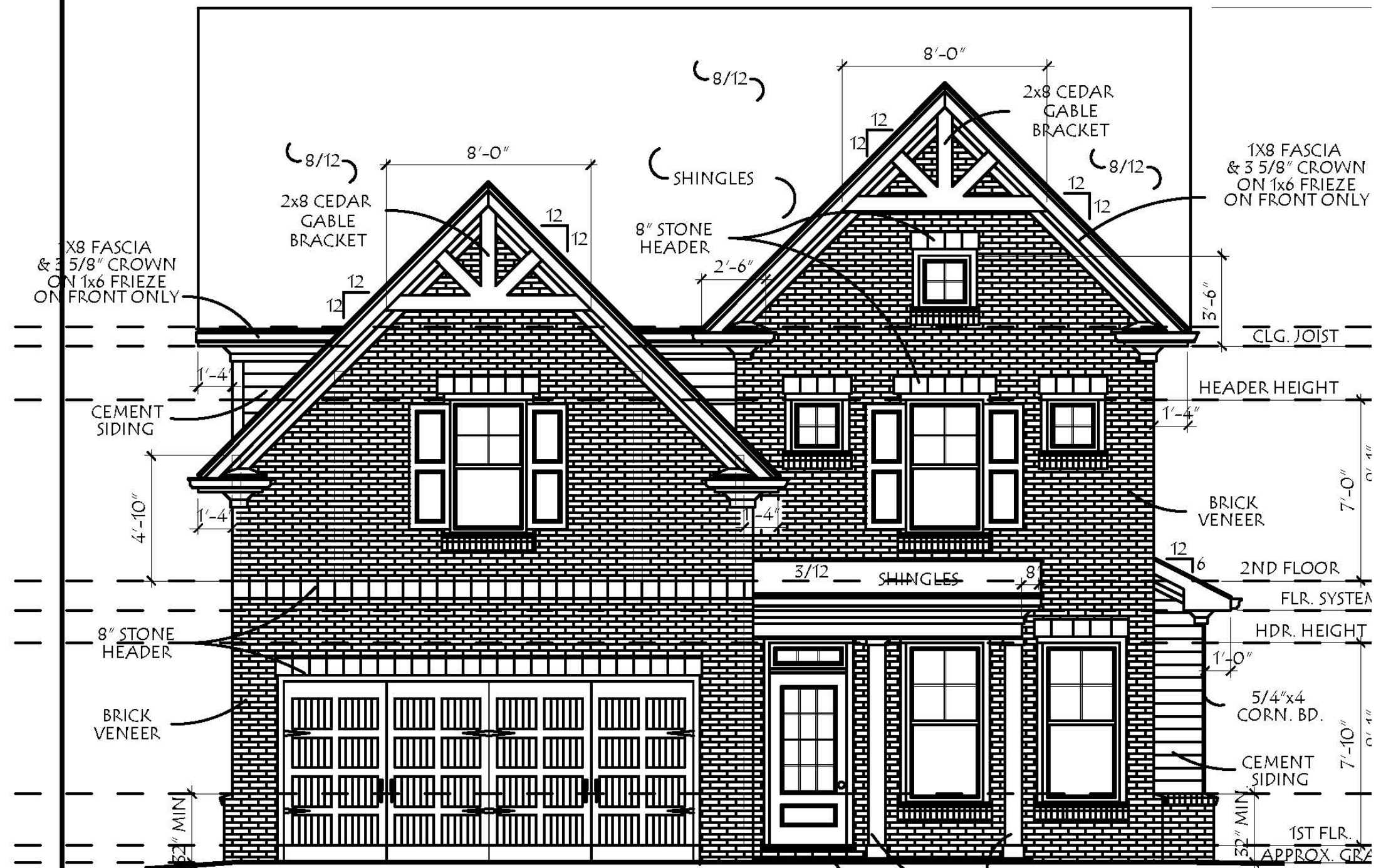
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PERIMETER PARK

4/24/2015

SINGLE FAMILY ABERDEEN ELEVATIONS



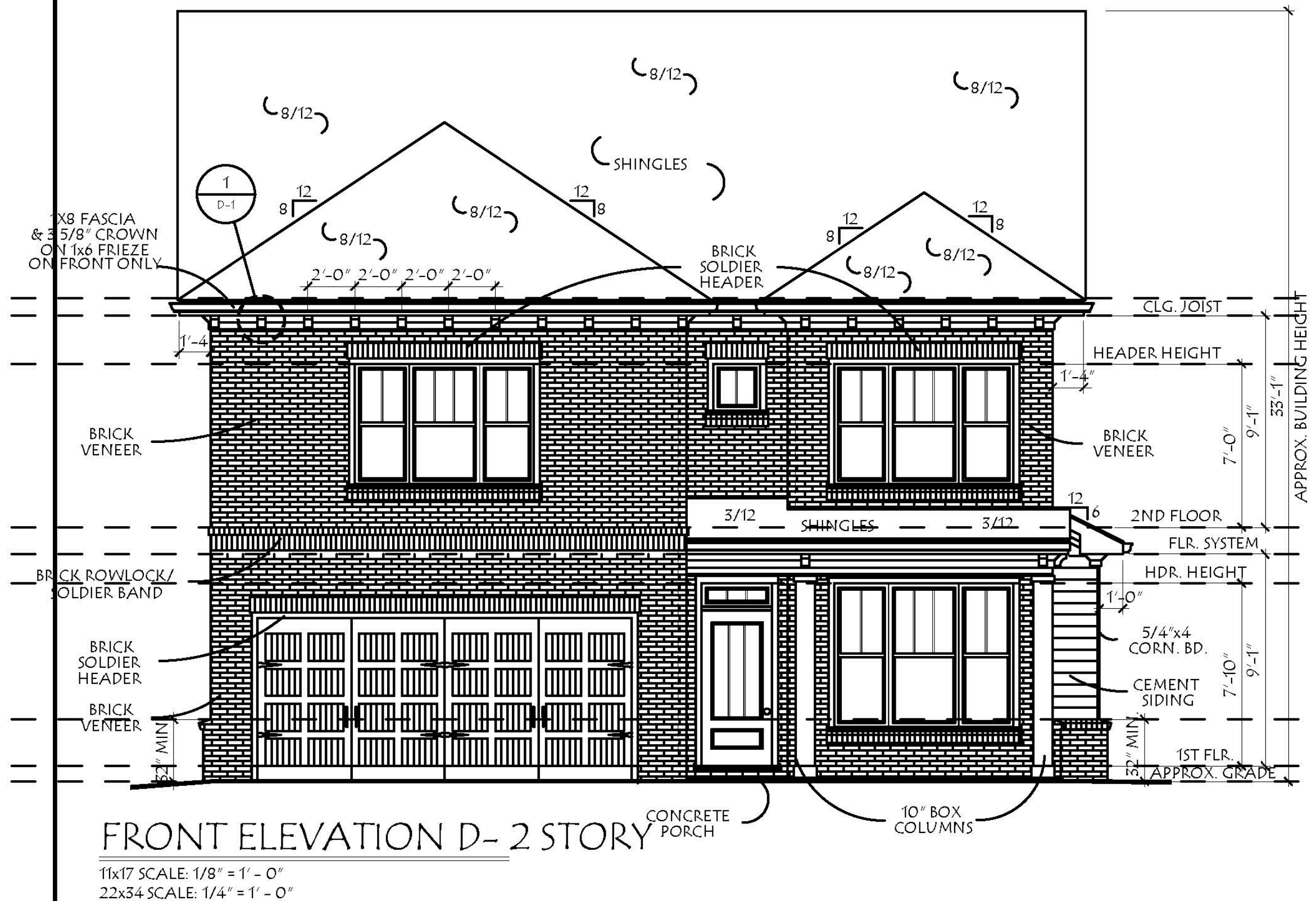
FRONT ELEVATION C- 2 STORY

11x17 SCALE: 1/8" = 1' - 0"
 22x34 SCALE: 1/4" = 1' - 0"

PERIMETER PARK

4/24/2015

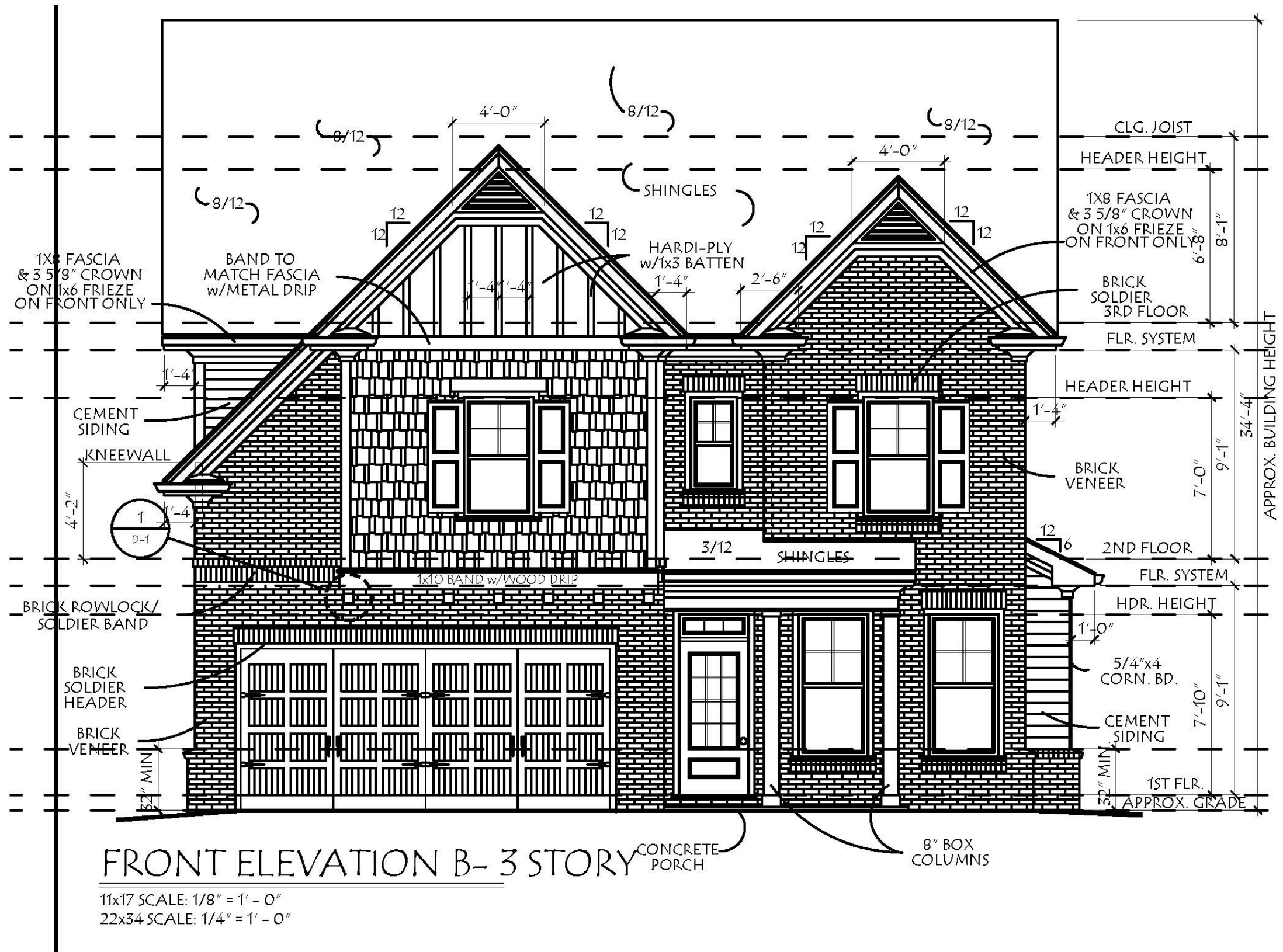
SINGLE FAMILY ABERDEEN ELEVATIONS



PERIMETER PARK

4/24/2015

SINGLE FAMILY ABERDEEN ELEVATIONS



PERIMETER PARK

4/24/2015

SINGLE FAMILY ABERDEEN ELEVATIONS



PERIMETER PARK

4/24/2015

SINGLE FAMILY

MELBOURNE A&B ELEVATIONS



FRONT ELEVATION A

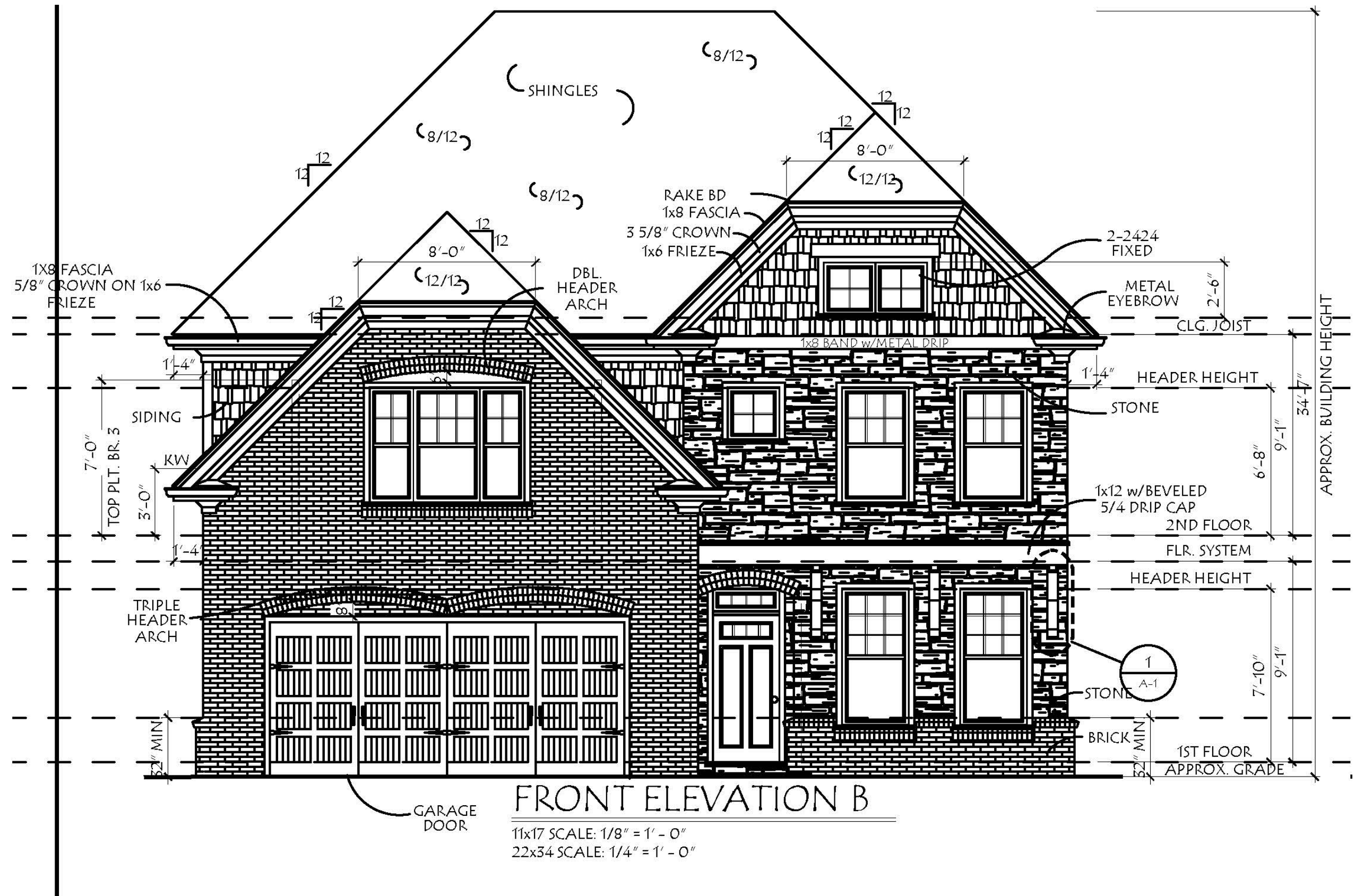
11x17 SCALE: 1/8" = 1' - 0"

22x34 SCALE: 1/4" = 1' - 0"

PERIMETER PARK

4/24/2015

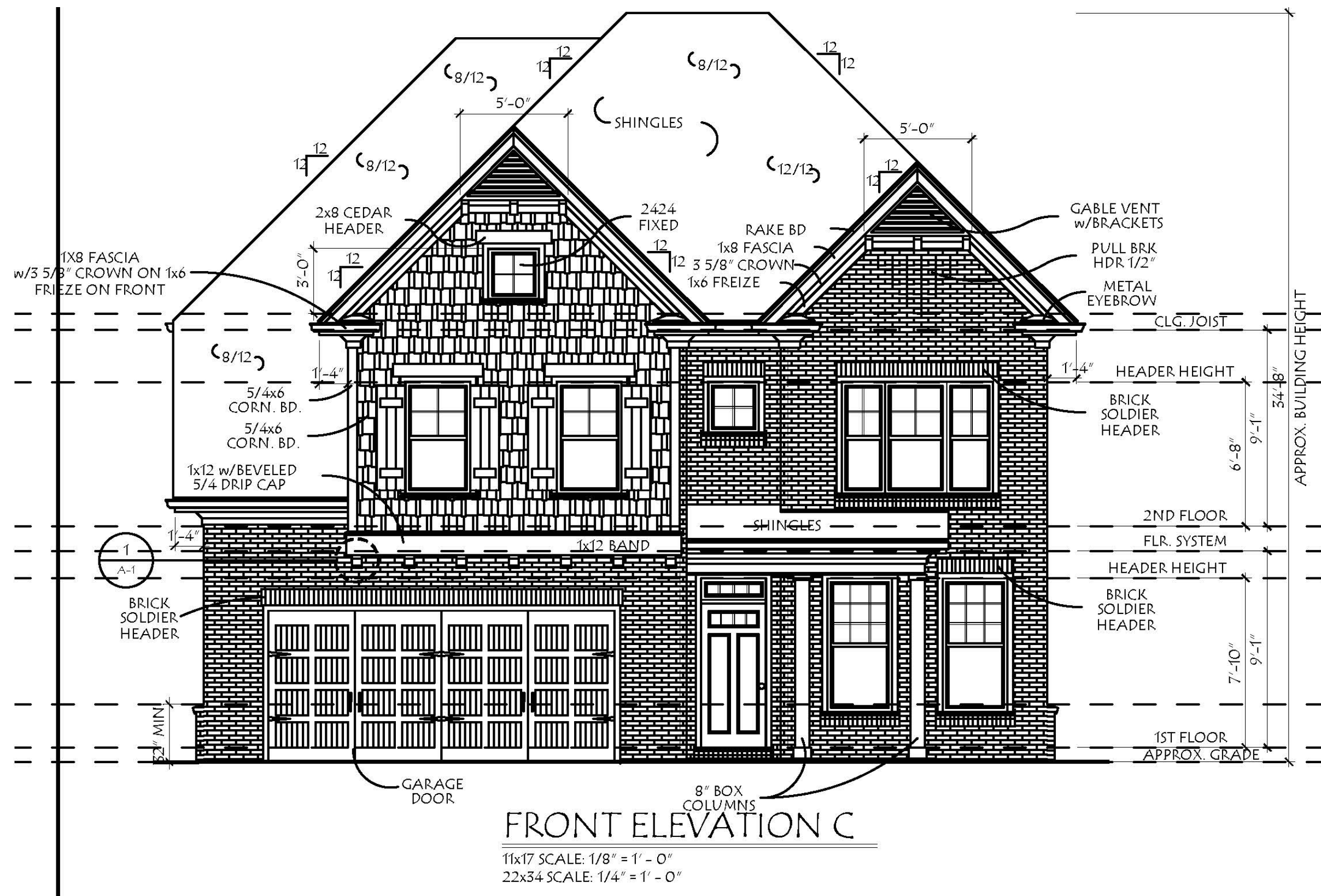
SINGLE FAMILY WINDSOR ELEVATIONS



PERIMETER PARK

4/24/2015

SINGLE FAMILY WINDSOR ELEVATIONS



PERIMETER PARK

4/24/2015

SINGLE FAMILY WINDSOR ELEVATIONS

