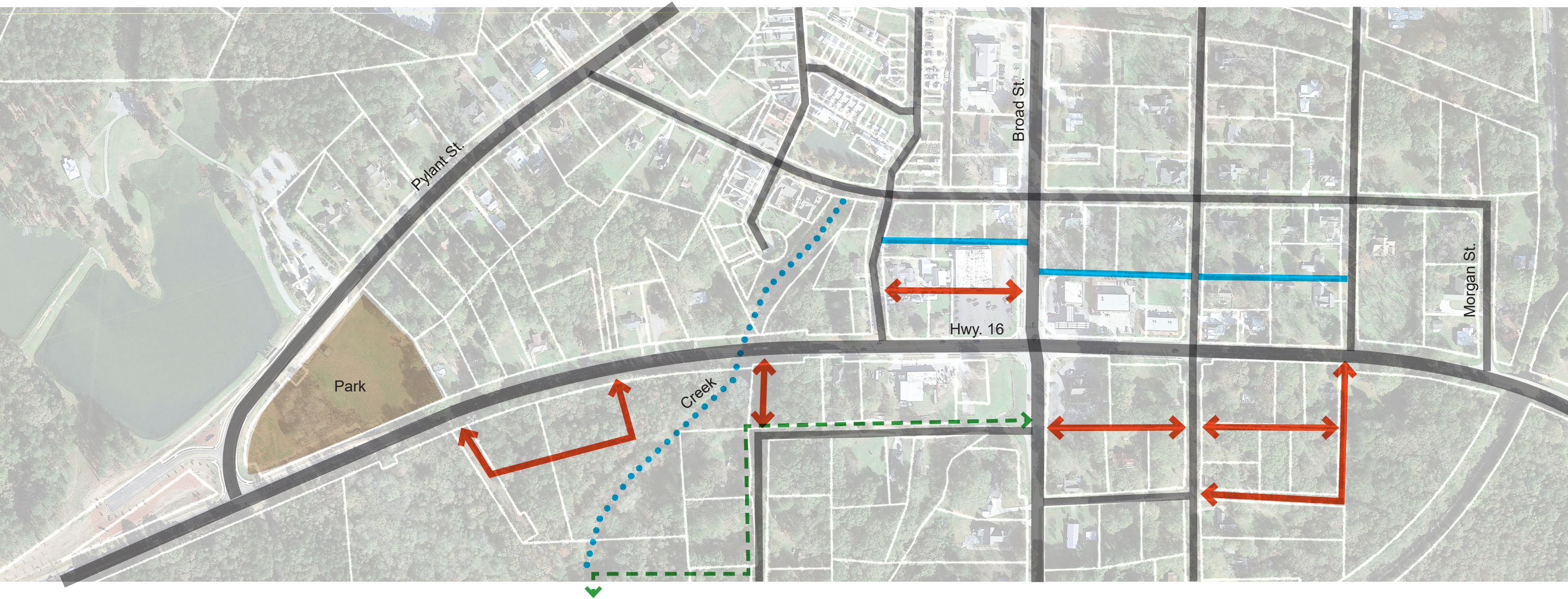


Possible Secondary Street & Alley Network Figure 2.0



Not To Scale



Proposed Secondary Street



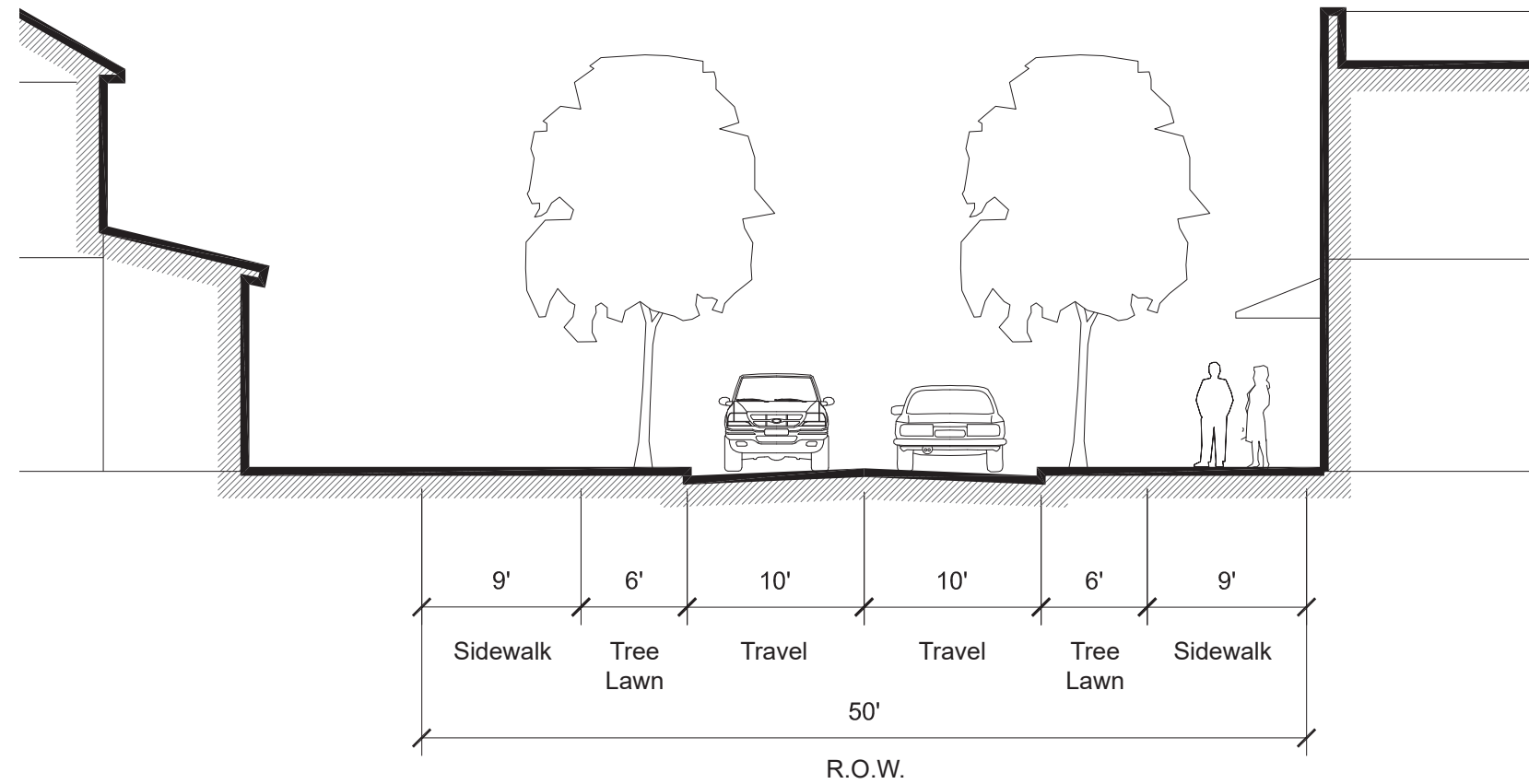
Proposed Interparcel Access / Alley



Proposed Pathway

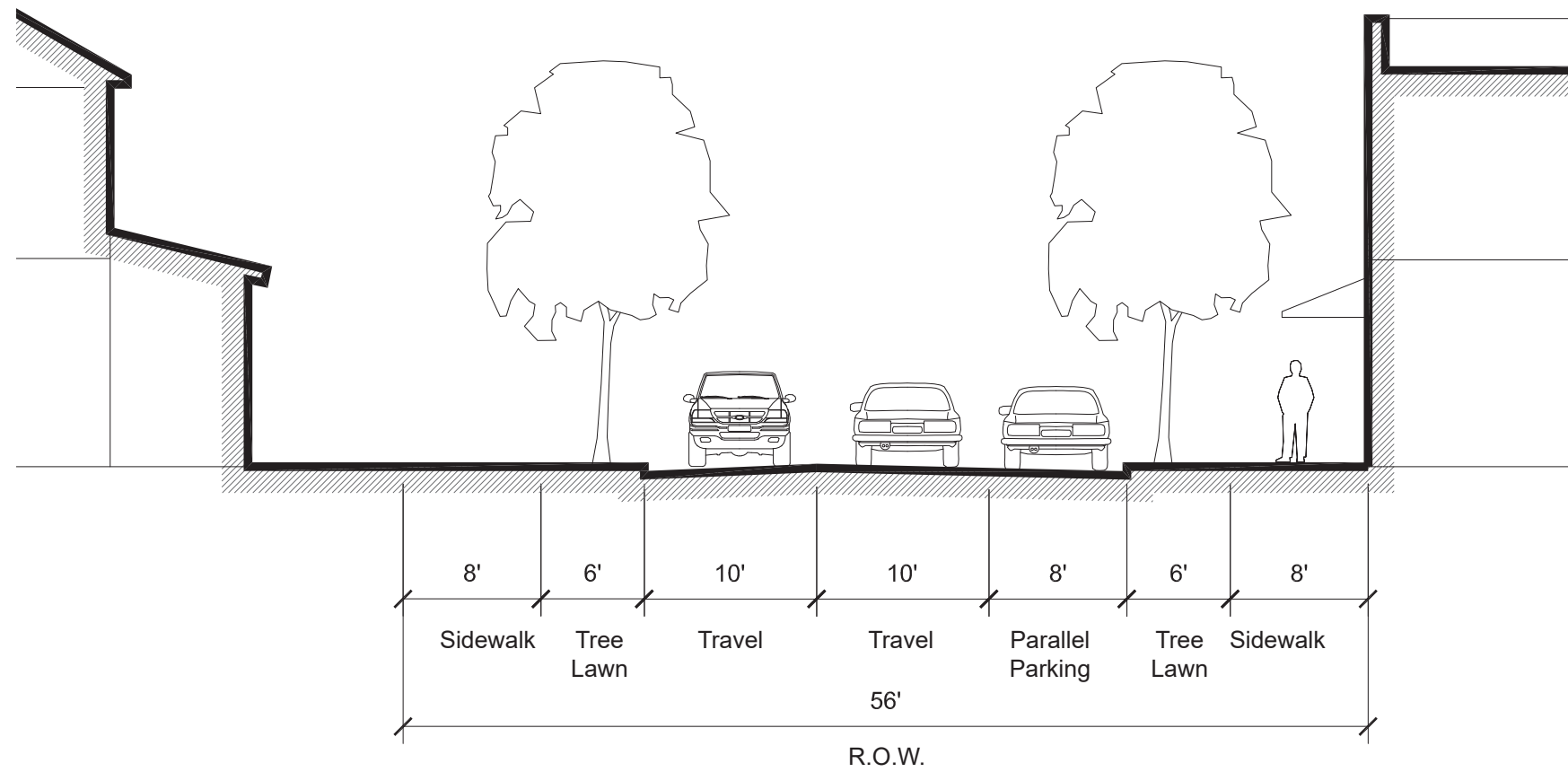
This diagram is conceptual in nature and is provided to communicate intended goals. The City of Senoia is not specifying exact locations or number of streets, alleys or pathways. The city will work with individual property owners to determine the locations and types on a parcel-by-parcel basis with the goals of creating greater connectivity in the overlay district.

Proposed Street Type 'A' Figure 3.1



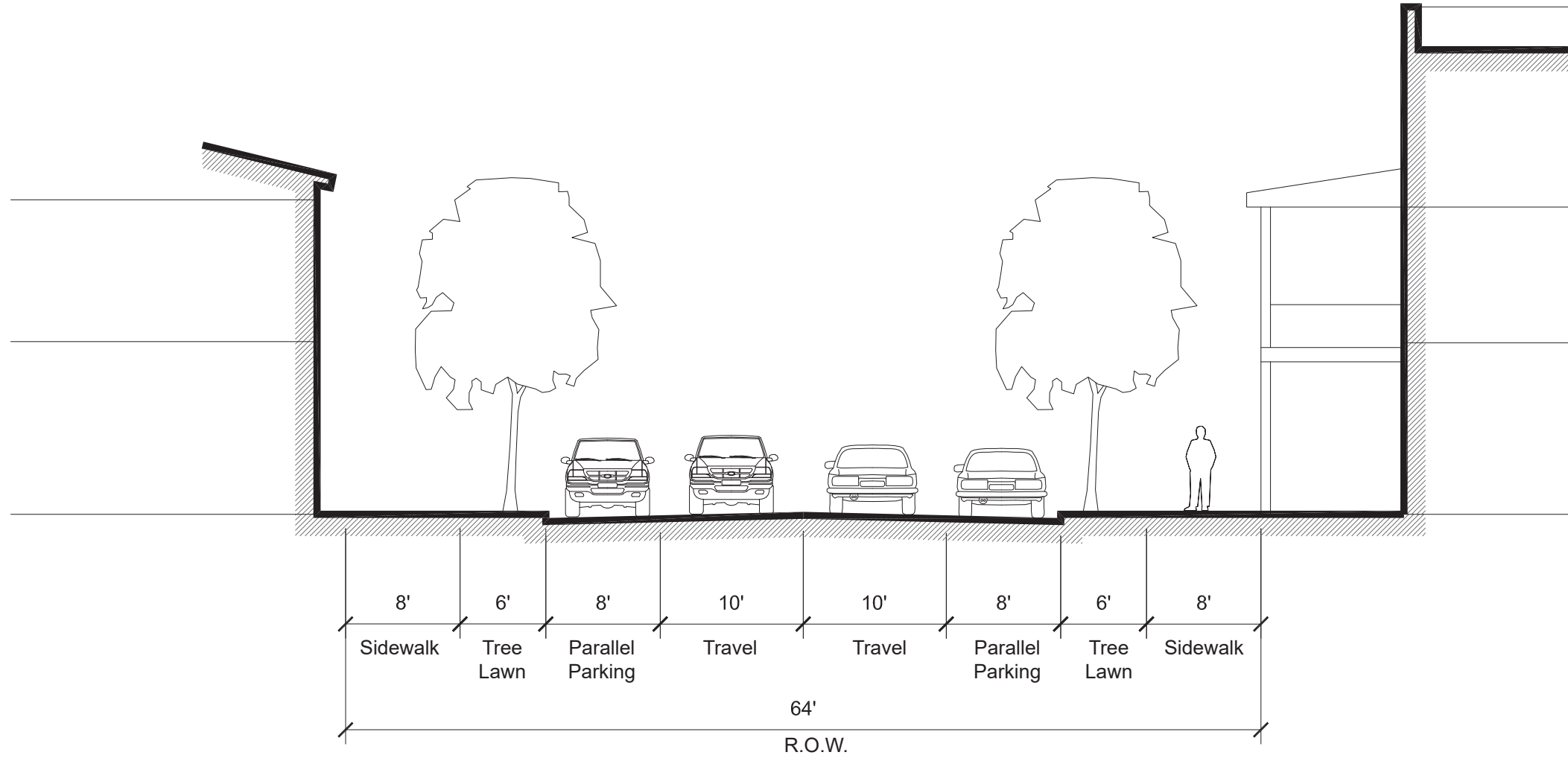
Scale: 1" = 10'-0"

Proposed Street Type 'B' Figure 3.2



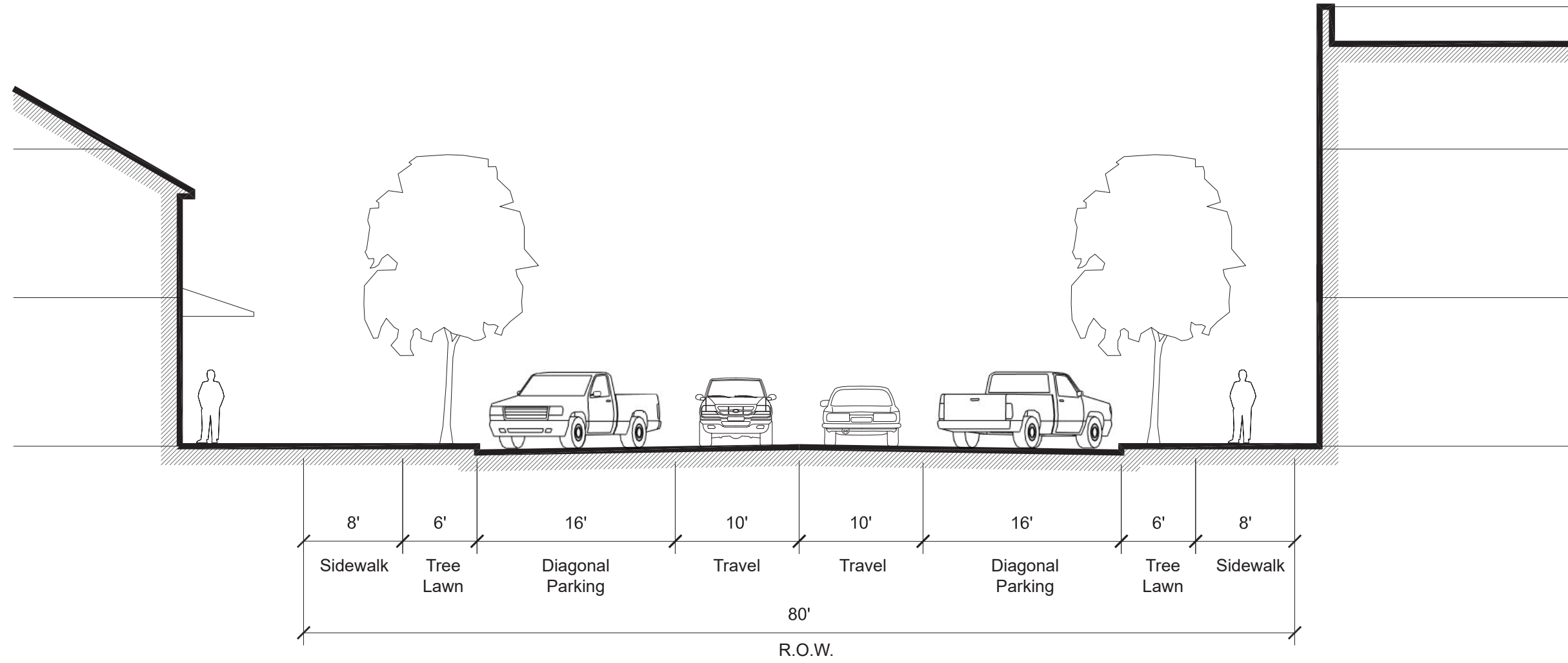
Scale: 1" = 10'-0"

Proposed Street Type 'C' Figure 3.3



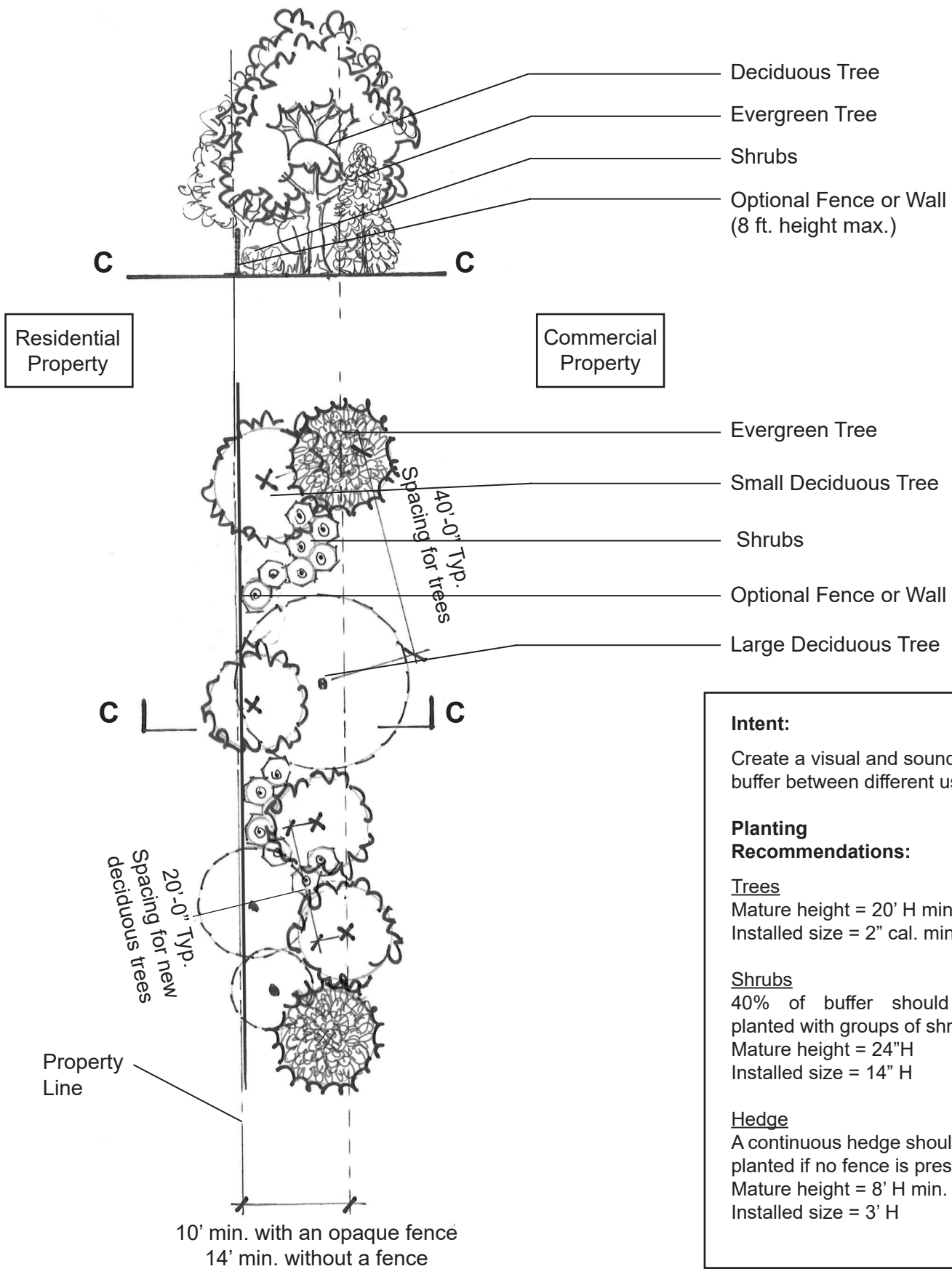
Scale: 1" = 10'-0"

Proposed Street Type 'D' Figure 3.4



Scale: 1" = 10'-0"

Opaque Landscape Buffer Figure 4.0



Intent:
Create a visual and sound buffer between different uses.

Planting Recommendations:

Trees
Mature height = 20' H min.
Installed size = 2" cal. min.

Shrubs
40% of buffer should be planted with groups of shrubs.
Mature height = 24" H
Installed size = 14" H

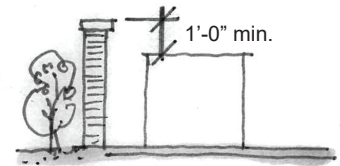
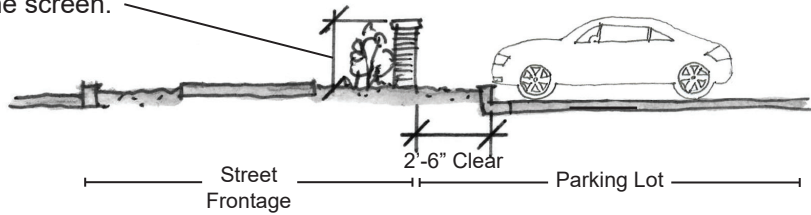
Hedge
A continuous hedge should be planted if no fence is present.
Mature height = 8' H min.
Installed size = 3' H

Screening Requirements Figure 5.0

Screen Wall/Fence

Masonry wall or opaque fencing, height: 2 ft. 6 in. min, 4 ft. max.

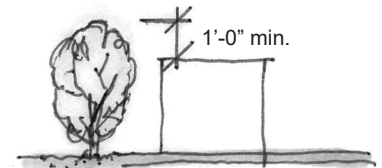
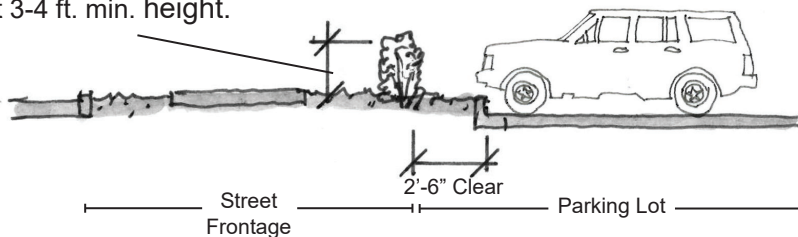
Vegetation, planted in groups, required to soften the screen.



Utility or Dumpster

Planted Evergreen Screen

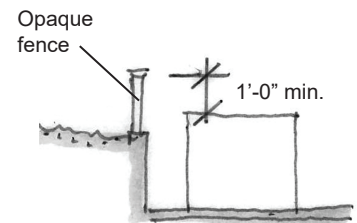
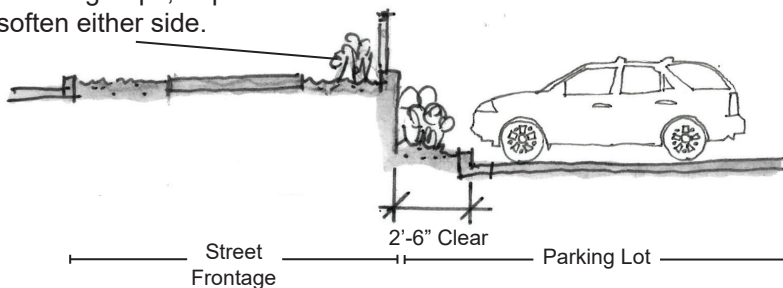
Evergreen shrub screen, installed shrub size 3-7 Gal. min., avg. spacing 36" O.C., and maintained at 3-4 ft. min. height.



Utility (Dumpster must have wall enclosure)

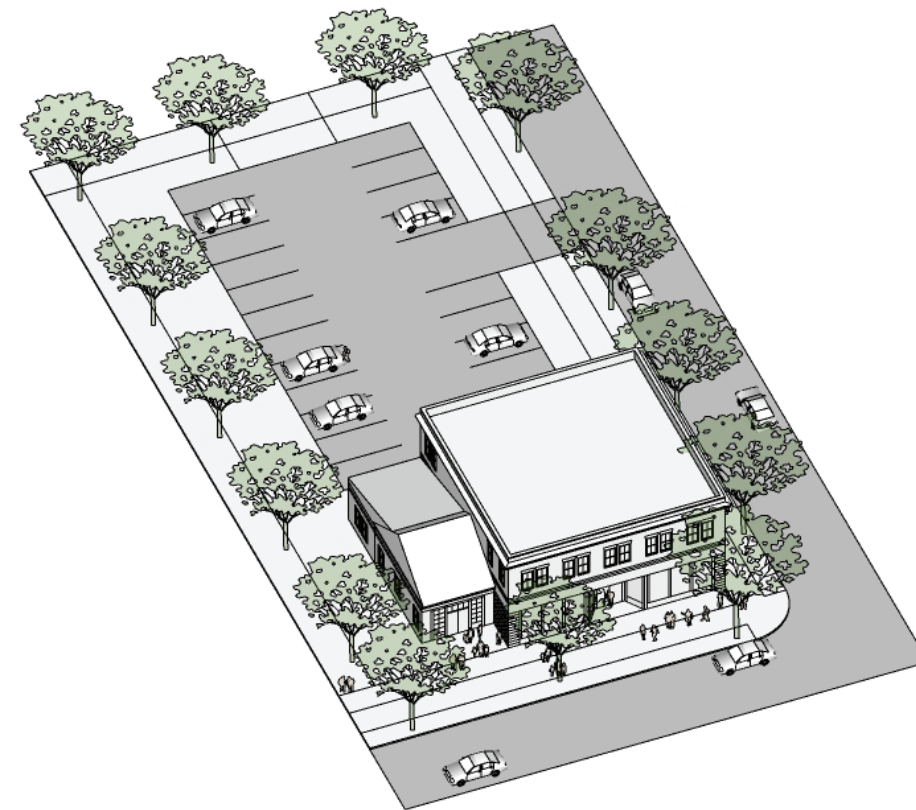
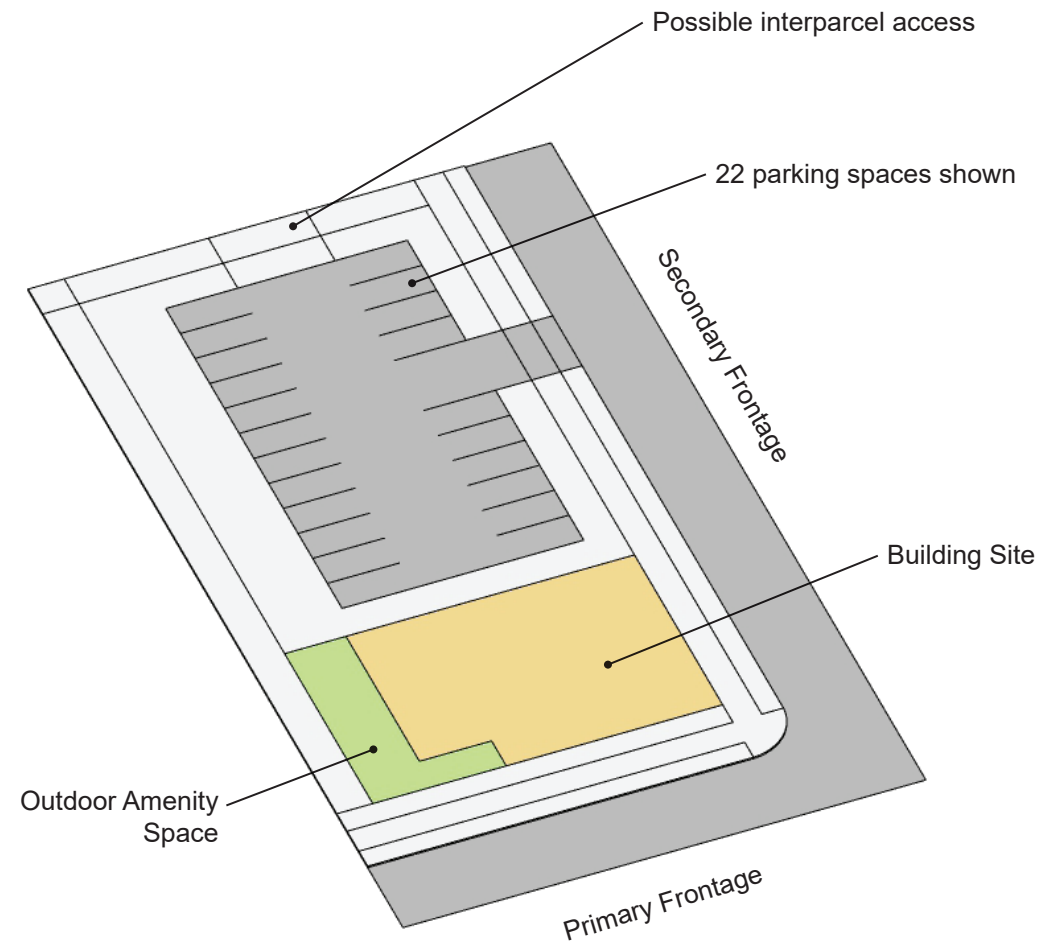
Retaining Wall Screen

Retaining wall as necessary (may require a guard rail). Vegetation, planted in groups, required to soften either side.



Utility or Dumpster

Development Study: Small Lot, Mixed-use Figure 6.1



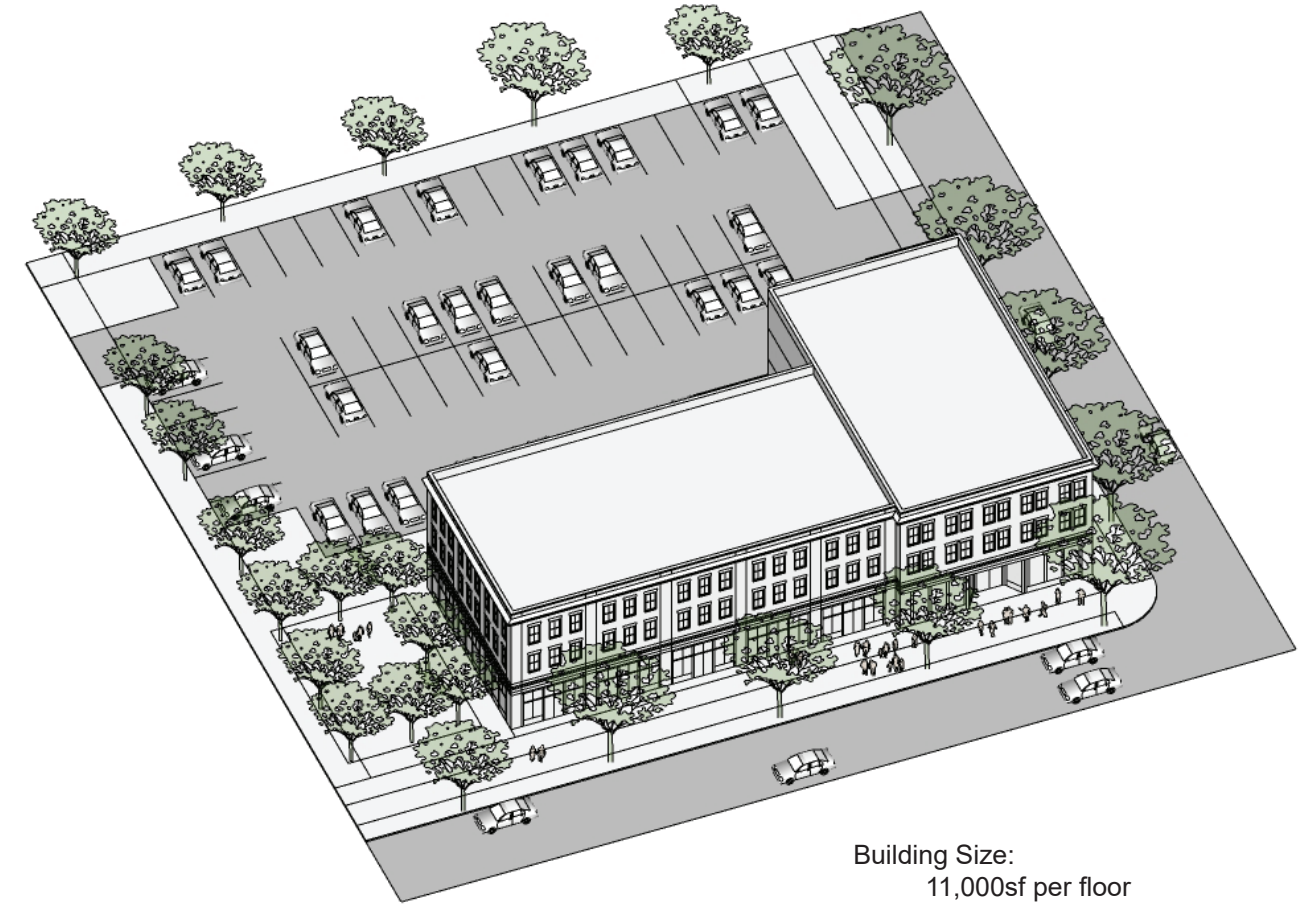
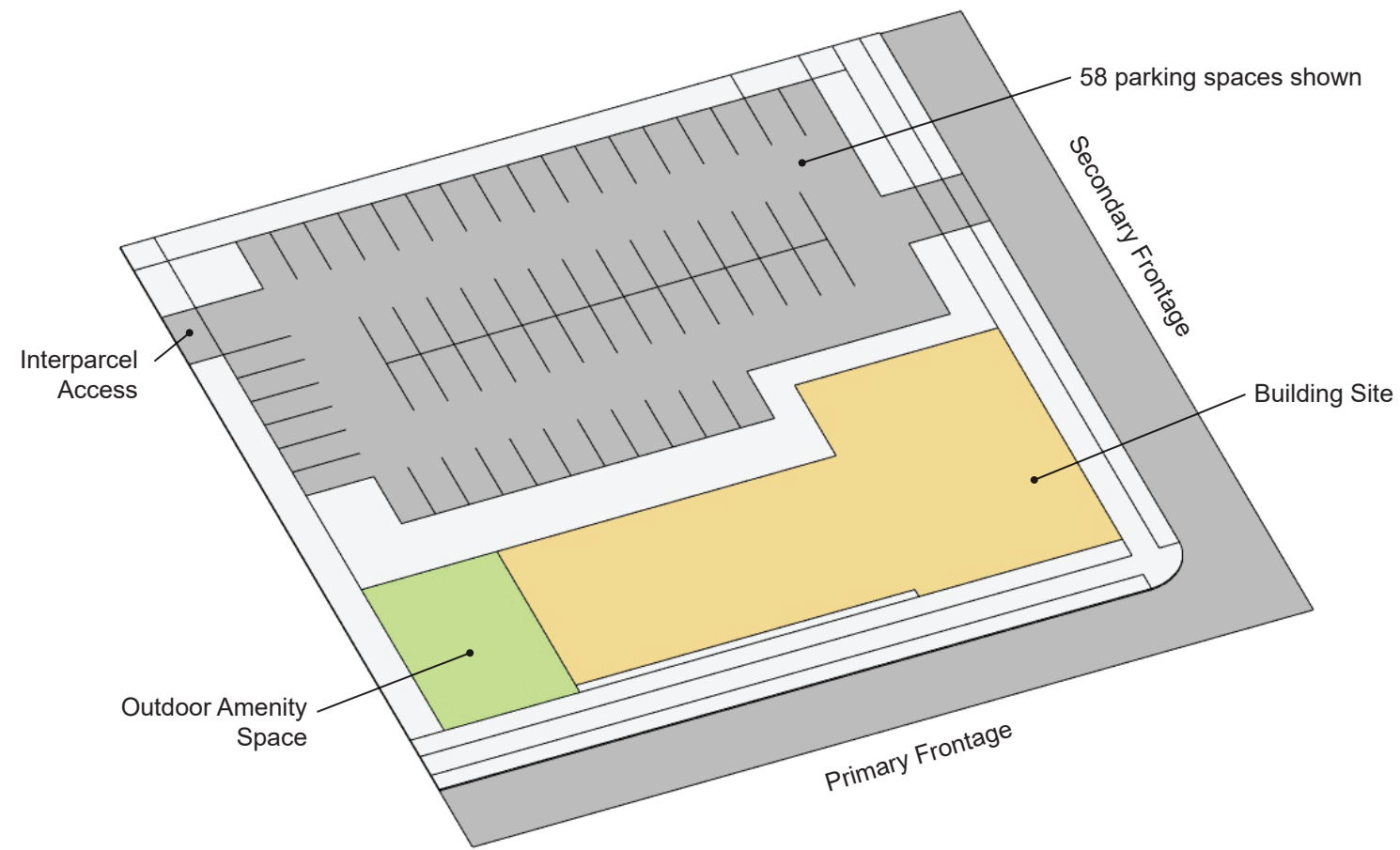
Building Size:
8,200sf total

Building Program:
Floor 1 - restaurant (1,000sf)
retail (3,600sf)
Floor 2 - residential (3 units @ 950sf)

Min. Parking Requirement:
15 spaces

Not to Scale

Development Study: Large Lot, Mixed-use Figure 6.2



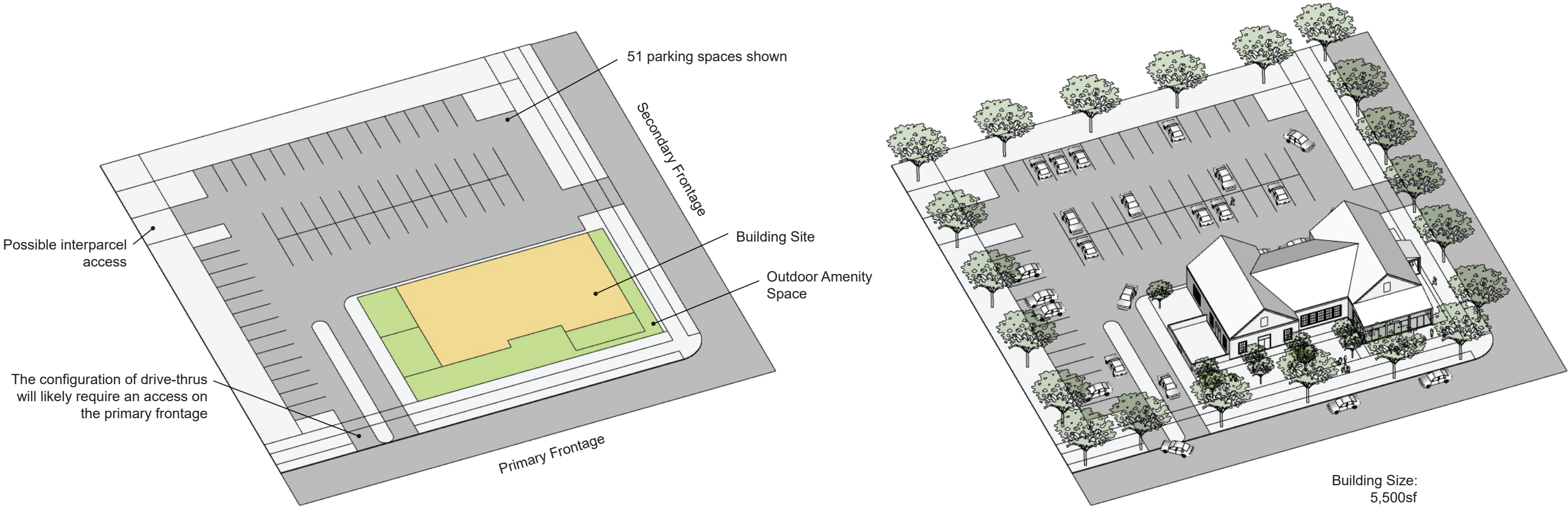
Building Size:
11,000sf per floor
33,000sf total

Building Program:
Floor 1 - retail, office & restaurant
Floor 2 - residential (9 units @ 950sf)
Floor 3 - residential (9 units @ 950sf)

Min. Parking Requirement:
56 spaces

Not to Scale

Development Study: Large Lot, Drive-Thru Figure 6.3



Building Size:
5,500sf

Building Program:
restaurant

Min. Parking Requirement:
17 spaces

Not to Scale

RECOMMENDED PLANT LIST Figure 7.1

Deciduous Shade/Canopy Tree List

<u>Common Name</u>	<u>Botanical Name</u>
Trident Maple	<i>Acer buergeranum</i>
Amur Maple	<i>Acer ginnala</i> 'Flame'
Red Maple	<i>Acer rubrum</i>
October Glory Red Maple	<i>Acer rubrum</i>
River Birch	<i>Betula nigra</i>
Fastigiata Hornbeam	<i>Carpinus betulus</i>
Ginkgo	<i>Ginkgo biloba</i>
Tulip Poplar	<i>Liriodendron tulipifera</i>
Dawn Redwood	<i>Metasequoia glyptostroboides</i>
Black Gum	<i>Nyssa sylvatica</i>
Sawtooth Oak	<i>Quercus acutissima</i>
White Oak	<i>Quercus alba</i>
Southern Red Oak	<i>Quercus falcata</i>
Darlington Oak	<i>Quercus hemisphaerica</i>
Willow Oak	<i>Quercus phellos</i>
Red Oak	<i>Quercus rubra</i>
Shumard Oak	<i>Quercus shumardii</i>
Chinese Elm	<i>Ulmus parvifolia</i>
Allee Elm	<i>Ulmus parvifolia</i> 'Allee'

Flowering/Ornamental Understory Tree List

<u>Common Name</u>	<u>Botanical Name</u>
Japanese Maple	<i>Acer palmatum</i>
Eastern Redbud	<i>Cercis canadensis</i>
Chinese Fringetree	<i>Chionanthus retusus</i>
Fringetree/Grancy Grey-beard	<i>Chionanthus virginicus</i>
Smoketree	<i>Continus coggygria</i>
Flowering Dogwood	<i>Cornus florida</i>
Chinese Dogwood	<i>Cornus kousa</i>
Hawthorn	<i>Crataegus phaenopyrum</i>
Crapemyrtle	<i>Lagerstroemia indica</i> spp.
Saucer Magnolia	<i>Magnolia x soulangiana</i>
Fortune's/Sweet Osmanthus	<i>Osmanthus fortunei</i>
Fragrant Tea Olive	<i>Osmanthus fragrans</i>
Bald Cypress	<i>Taxodium distichum</i>
Chaste Tree	<i>Vitex agnus-castus</i>

Evergreen Tree List

<u>Common Name</u>	<u>Botanical Name</u>
Deodar Cedar	<i>Cedrus deodara</i>
Cryptomeria	<i>Cryptomeria japonica</i>
Lusterleaf Holly	<i>Ilex latifolia</i>
Mary Nell Holly	<i>Ilex</i>
American Holly	<i>Ilex opaca</i>
Yaupon Holly	<i>Ilex vomitoria</i>
Savannah Holly	<i>Ilex x attenuata</i>
Hume #2 American Holly	<i>Ilex x attenuata</i>
Carolina #2 Holly	<i>Ilex x</i>
Emily Brunner	<i>Ilex x</i>
Nellie R. Stevens Holly	<i>Ilex x</i>
Tree Form Ligustrum	<i>Ligustrum japonicum</i>
Southern Magnolia	<i>Magnolia grandiflora</i>
Sweetbay Magnolia	<i>Magnolia virginiana</i>
Carolina Cherrylaurel	<i>Prunus caroliniana</i>
Live Oak	<i>Quercus virginiana</i>
American Arborvitea	<i>Thuja occidentalis</i>
Giant Western Arborvitae	<i>Thuja plicata</i>

Vine List

<u>Common Name</u>	<u>Botanical Name</u>
Trumpet Creeper	<i>Campsis radicans</i>
Evergreen Clematis	<i>Clematis armandii</i>
Sweetautumn Clematis (white)	<i>Clematis paniculata</i>
Clematis	<i>Clematis</i> spp.
Climbing Hydrangea	<i>Decumaria barbara</i>
Creeping Fig	<i>Ficus pumila</i>
Carolina Jasmine	<i>Gelsemium sempervirens</i>
Coral Honeysuckle	<i>Lonicera sempervirens</i>
Virginia Creeper	<i>Parthenocissus quinquefolia</i>
Boston Ivy	<i>Parthenocissus tricuspidata</i>
Lady Banks Rose	<i>Rosa banksiae</i>
Confederate Jasmine	<i>Trachelospermum jasminoides</i>
American Wisteria	<i>Wisteria frutescens</i>

Groundcovers & Ferns List

<u>Common Name</u>	<u>Botanical Name</u>
Bugle Flower	<i>Ajuga reptans</i>
East India Fern	<i>Arachnoides simplicior variegata</i>
Cast-Iron Plant	<i>Aspidistra elatior</i>
Japanese Painted Fern	<i>Athyrium nipponicum</i> 'Pictum'
Japanese Plum Yew	<i>Cephalotaxus harringtonia</i> <i>prostrata</i>
Holly Fern	<i>Cyrtomium falcatum</i>
Autumn Fern	<i>Dryopteris erythrosora</i>
Wintercreeper	<i>Euonymus fortunei</i> var.
Lenten Rose	<i>Helleborus orientalis</i>
Liriope	<i>Liriope muscari</i>
Mondo Grass	<i>Ophiopogon japonica</i>
Dwarf Mondo Grass	<i>Ophiopogon japonica nana</i>
Cinnamon Fern	<i>Osmunda cinnamomea</i>
Royal Fern	<i>Osmunda regalis</i>
Christmas Fern	<i>Polystichum acrostichoides</i>
Nippon Lilly	<i>Rhodea japonica</i>
Creeping Raspberry	<i>Rubus calycinoides</i>
Asiatic Jasmine	<i>Trachelospermum asiaticum</i>
Periwinkle	<i>Vinca major</i>

Deciduous Shrub List

<u>Common Name</u>	<u>Botanical Name</u>
Butterfly Bush	<i>Buddlei davidii</i> spp.
Beautyberry	<i>Callicarpa americana</i>
Flowering Quince	<i>Chaenomeles speciosa</i>
Summersweet	<i>Clethra alnifolia</i>
Paperbush	<i>Edgeworthia chrysantha</i>
Forsythia	<i>Forsythia x intermedia</i>
Dwarf Fothergilla	<i>Fothergilla gardenii</i>
Fothergilla	<i>Fothergilla major</i>
Hydrangea	<i>Hydrangea macrophylla</i>
Peegee Hydrangea	<i>Hydrangea paniculata</i>
Oak Leaf Hydrangea	<i>Hydrangea quercifolia</i>
Winterberry	<i>Ilex verticillata</i>
Virginia Sweetspire	<i>Itea virginica</i>
Winter Honeysuckle	<i>Lonicera fragrantissima</i>
Native Azalea	<i>Rhododendron</i> spp.
'Knock Out' Rose	<i>Rosa</i> 'Knock Out'
Spiraea	<i>Spiraea</i> spp.
Koreanspice Viburnum	<i>Viburnum carlesii</i> x
Arrowwood Viburnum	<i>Viburnum dentatum</i>
Chinese Snowball Viburnum	<i>Viburnum macrocephalum</i>
Double File Viburnum	<i>Viburnum plicatum</i> var. <i>tomentosum</i>

RECOMMENDED PLANT LIST Figure 7.2

Evergreen Shrub List

Common Name	Botanical Name
'Rose Creek' Abelia	Abelia grandiflora 'Rose Creek'
Acuba	Acuba japonica
Dwarf Green Acuba	Acuba japonica nana
Leucothoe	Agarista populifolia
Japanese Boxwood	Buxus microphylla japonica
Korean Boxwood	Buxus microphylla koreana
'Wintergreen' Boxwood	Buxus microphylla 'Wintergreen'
Japanese Camellia	Camellia japonica spp.
Sasanqua Camellia	Camellia sasanqua spp.
Gardenia	Gardenia jasminoides spp.
Dwarf Gardenia	Gardenia jasminoides radicans
Dwarf Burford Holly	Ilex cornuta burfordi nana
Carissa Holly	Ilex cornuta carissa
Needlepoint Holly	Ilex cornuta 'Needlepoint'
Helleri Holly	Ilex crenata helleri
Dwarf Yaupon Holly	Ilex vomitoria nana
Japanese Anise	Illicium anisatum
Florida Anise	Illicium floridanum
Florida Leucothoe	Leucothoe popifolia
Recurve Ligustrum	Ligustrum recurvifolium
Loropetalum	Loropetalum chinese spp.
Leatherleaf Mahonia	Mahonia bealei
Wax Myrtle	Myrica cerifera spp.
'Gulfstream' Nandina	Nandina domestica 'Gulfstream'
'Harbour Dwarf' Nandina	Nandina domestica 'Harbour Dwarf'
Fortune's Osmanthus	Osmanthus fortunei
Tea Olive	Osmanthus fragrans
Pittosporum	Pittosporum tobira
'Whealers Dwarf' Pittosporum	Pittosporum tobira 'Whealers Dwarf'
Southern Yew	Podocarpus macrophyllus maki
Dwarf Podocarpus	Podocarpus macrophyllus 'Pringles Dwarf'
Otto Luyken Laurel	Prunus laurocerasus 'Otto Luyken'
Indian Hawthorn	Raphiolepis indica
Azalea	Rhododendron spp. or hybrid
Cleyera	Ternstroemia gymnanthera
Emerald Arborvitae	Thuja occidentalis
Chindo Viburnum	Viburnum awabuki
Prague Viburnum	Viburnum pragnense
'Spring Bouquet' Viburnum	Viburnum tinus 'Spring Bouquet'
Yucca	Yucca filamentosa

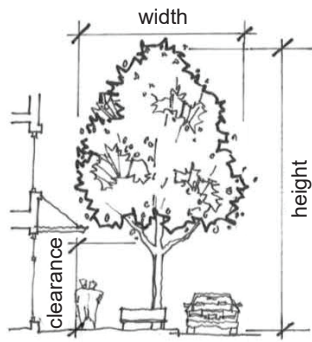
Herbaceous Perennials List

Common Name	Botanical Name
Arkansas Bluestar	Amsonia hubrichtii
Wild Ginger	Asarum canadense
Aster	Aster spp.
Boltonia	Boltonia asteroides
Canna	Canna spp.
Chrysanthemum	Chrysanthemum spp.
Coreopsis	Coreopsis spp.
Purple Coneflower	Echinacea purpurea
Swamp Sunflower	Helianthus angustifolius
Daylily	Hemerocallis spp.
Plantain Lily Hosta	Hosta spp.
Bearded Iris	Iris germanica
Yellow Flag Iris	Iris pseudacorus
Siberian Iris	Iris sibirica
Japanese Roof Iris	Iris tectorum
'Ms Huff' Lantana	Lantana camara 'Ms Huff'
Daffodil	Narcissus spp.
Woodland Phlox	Phlox divaricata, P. spp.
Black Eyed Susan	Rudbeckia fulgida
Blue Sage	Salvia guaranitica
'Autumn Joy' Sedum	Sedum spectabile 'Autumn Joy'
Creeping Sedum	Sedum spp.
Fireworks Goldenrod	Solidago x. fireworks
Stokes Aster	Stokesia laevis
Germander	Teucrium chamaedrys
'Homestead Purple' Verbena	Verbena 'Homestead Purple'

Ornamental Grasses List

Common Name	Botanical Name
Sedge Grass	Carex spp.
Pink Muhly Grass	Muhlenbergia capillaris
Switchgrass	Panicum virgatum 'Strictum'

Tree & Shrub Planting Guidelines Figure 8.0

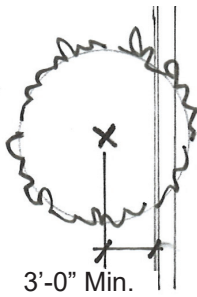


Trees for Commercial Frontages

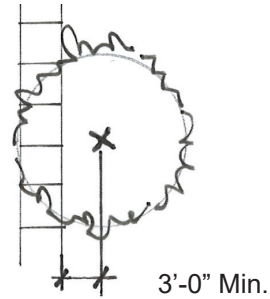
Height: Canopy trees above 40 ft. at maturity.

Width: Must be proportional to sidewalk width, however, it is understood the width of all tree canopies will vary depending upon the species selected.

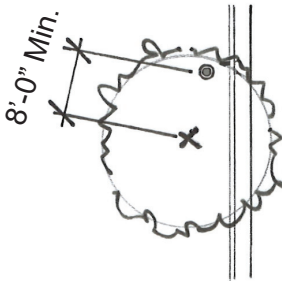
Clearance: Limb trees to ensure proper clearance for the pedestrian zone and to provide clear sight lines to building storefronts and signage. This should be approximately 9 to 12 ft. above the sidewalk after the tree reaches a height that this can be achieved.



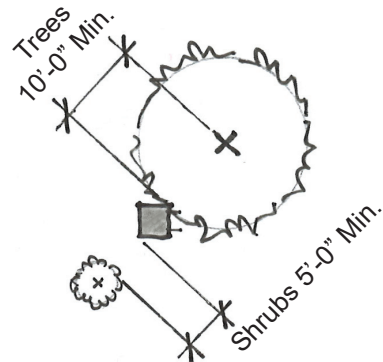
Minimum distance from back of street curb (if barrier curb is used)



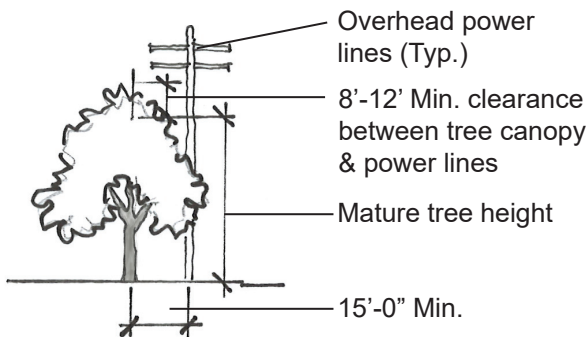
Minimum distance from sidewalk



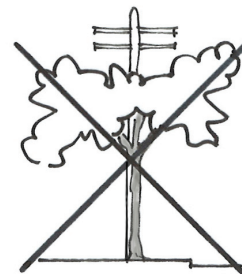
Minimum distance from light pole



Minimum distance from electrical transformer (at tree and shrub maturity)

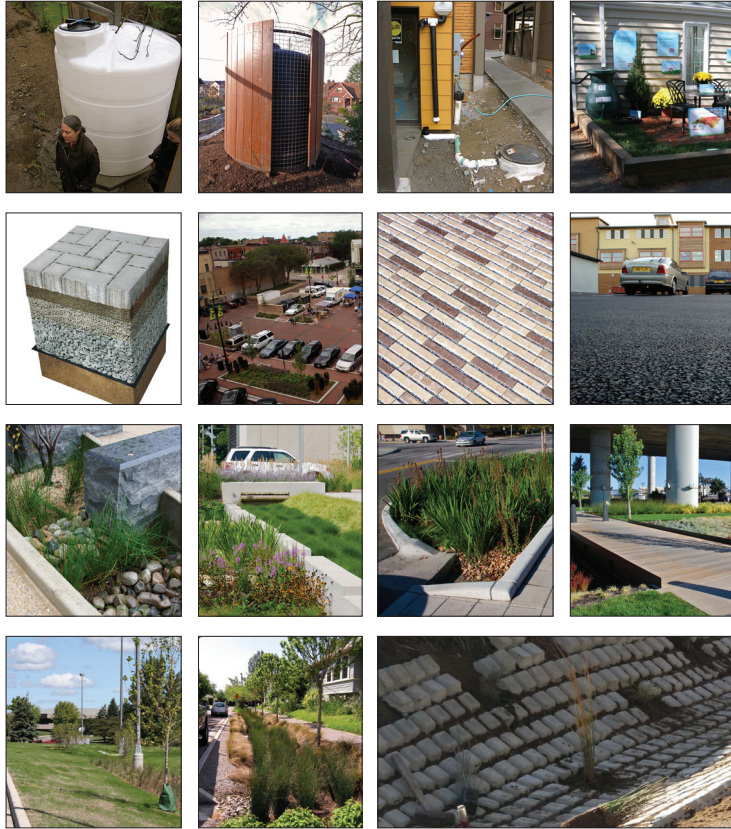


Correctly sized and located tree under overhead power lines



Incorrectly sized and located tree under overhead power lines results in undesirable pruning

Examples of Stormwater Best Management Practices (BMPs) Figure 9.0



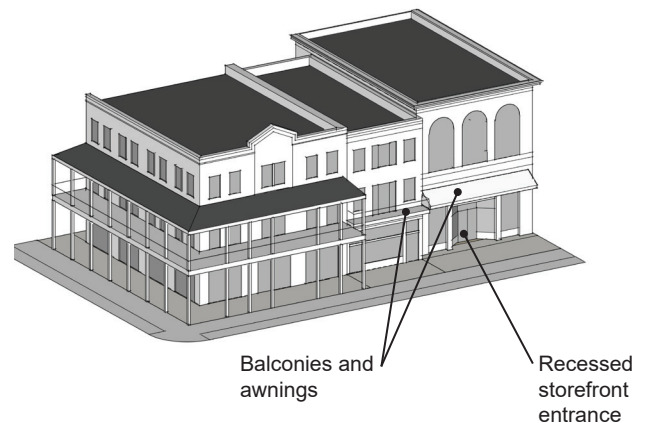
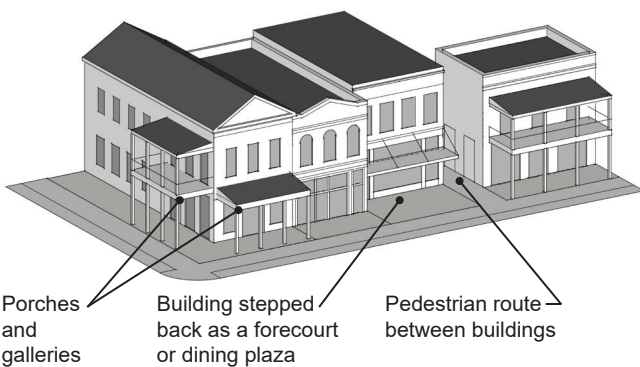
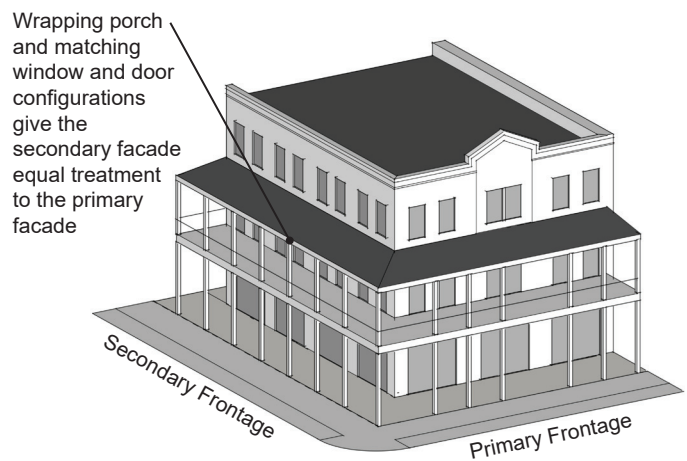
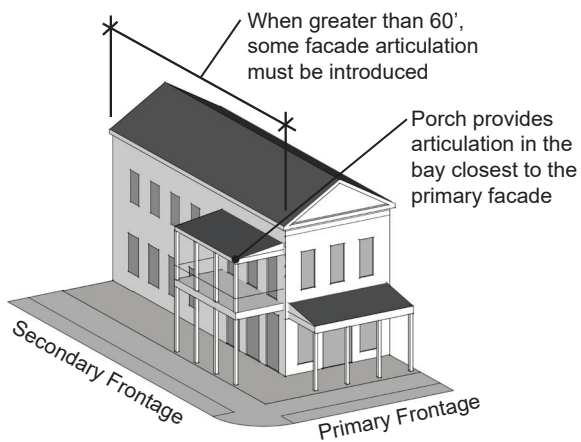
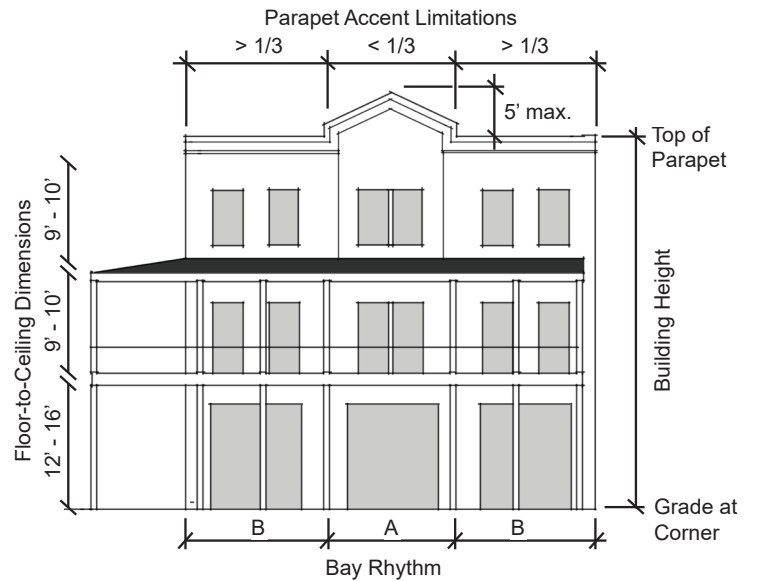
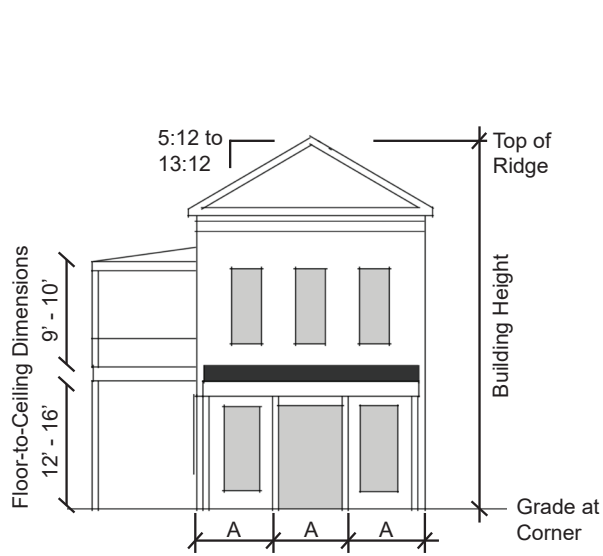
Cisterns: rain barrels and storage tanks for rainfall that has been collected from a roof or catchment area. May be underground, at ground level, or on elevated stand. Collected rainwater can be used for non-potable purposes.

Pervious Paving allows stormwater run-off to infiltrate into the structural layers below the paving, then the soil and groundwater below, thus retaining and cleansing rainfall on-site while replenishing the groundwater.

Rain Garden is a depression that collects stormwater run-off from impervious surfaces, gathers pollutants, and allows stormwater to infiltrate the ground. Typically planted with shrubs and perennials that provide pollutant treatment.

Vegetated Swales: are broad, shallow channels, natural or manmade, with vegetation on the slopes and bottom, that trap pollutants, promote stormwater run-off infiltration, and reduce the velocity of stormwater run-off.

Building Design and Frontage Illustrations Figure 10.0



Building Frontage Examples Figure 11.0



Traditional storefront with inset glass windows and doors



Porches and galleries provide shade and interest to a facade



Unique windows, thoughtful brick details and quality materials



Visual interest through varying parapets, colors, architectural accents



Awnings accentuate storefronts and provide protection



Inviting sidewalks and seating



Variety in massing types

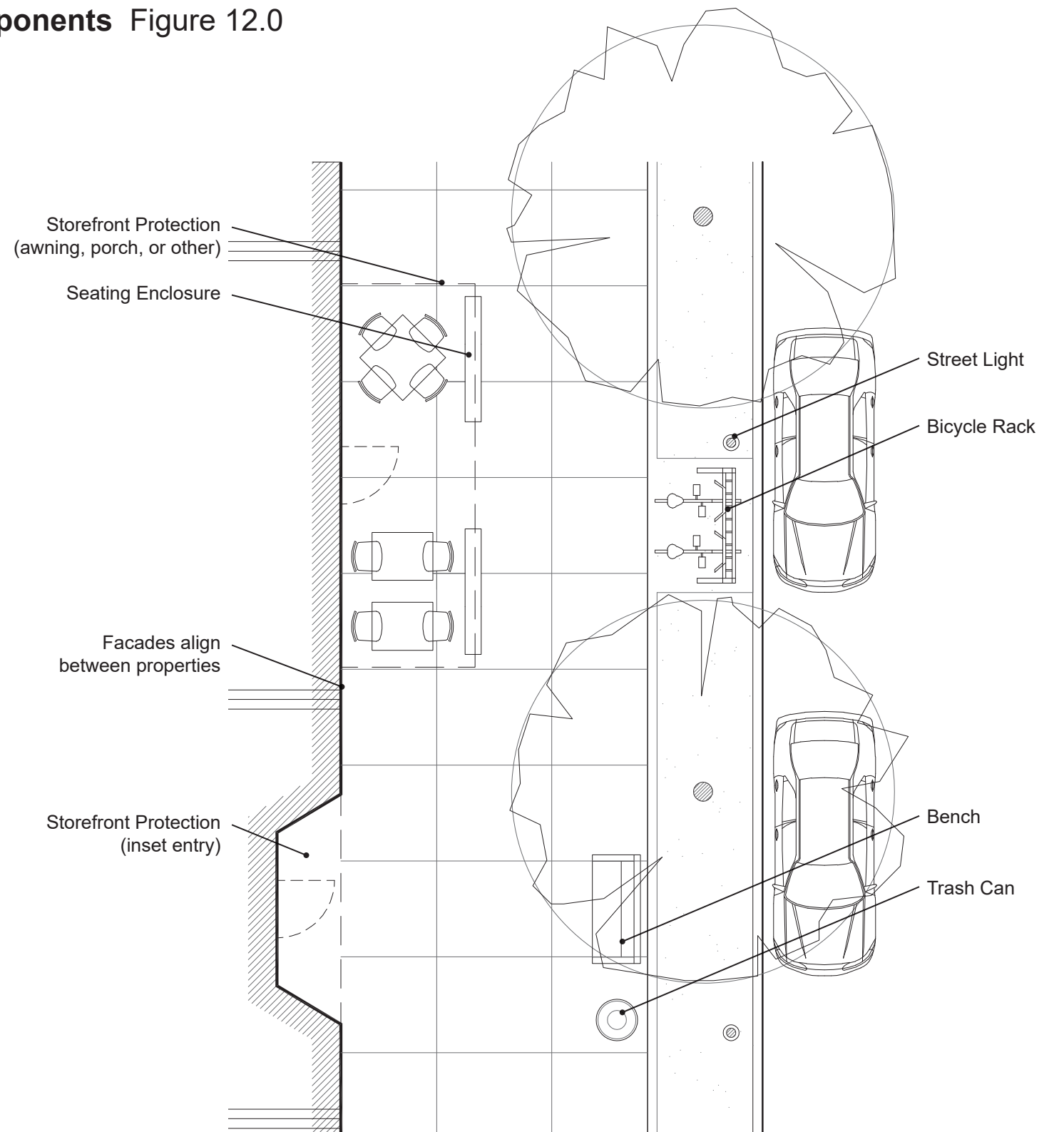
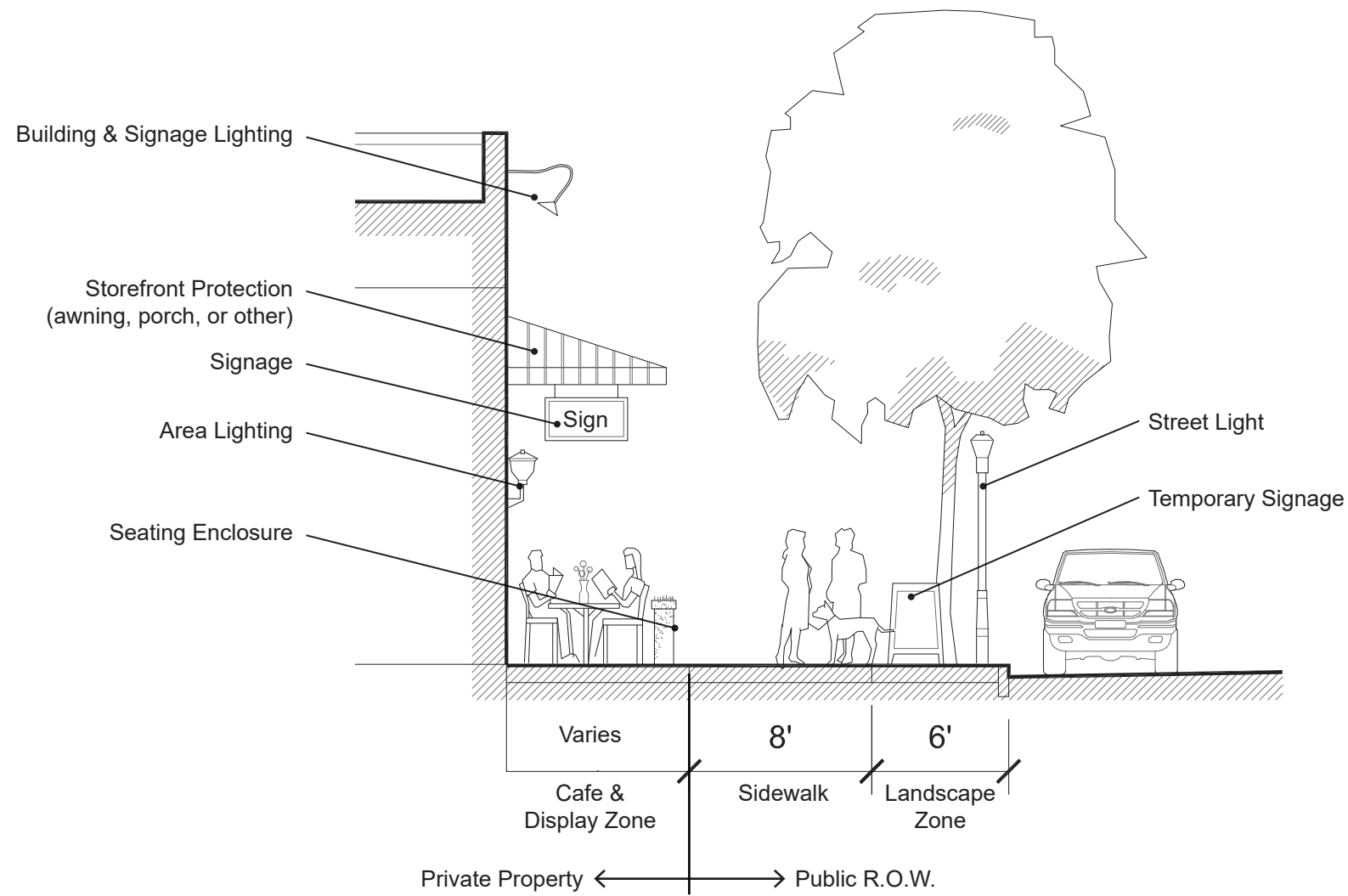


Attractive and noticeable signage



Pedestrian routes to parking

Primary Frontage Components Figure 12.0



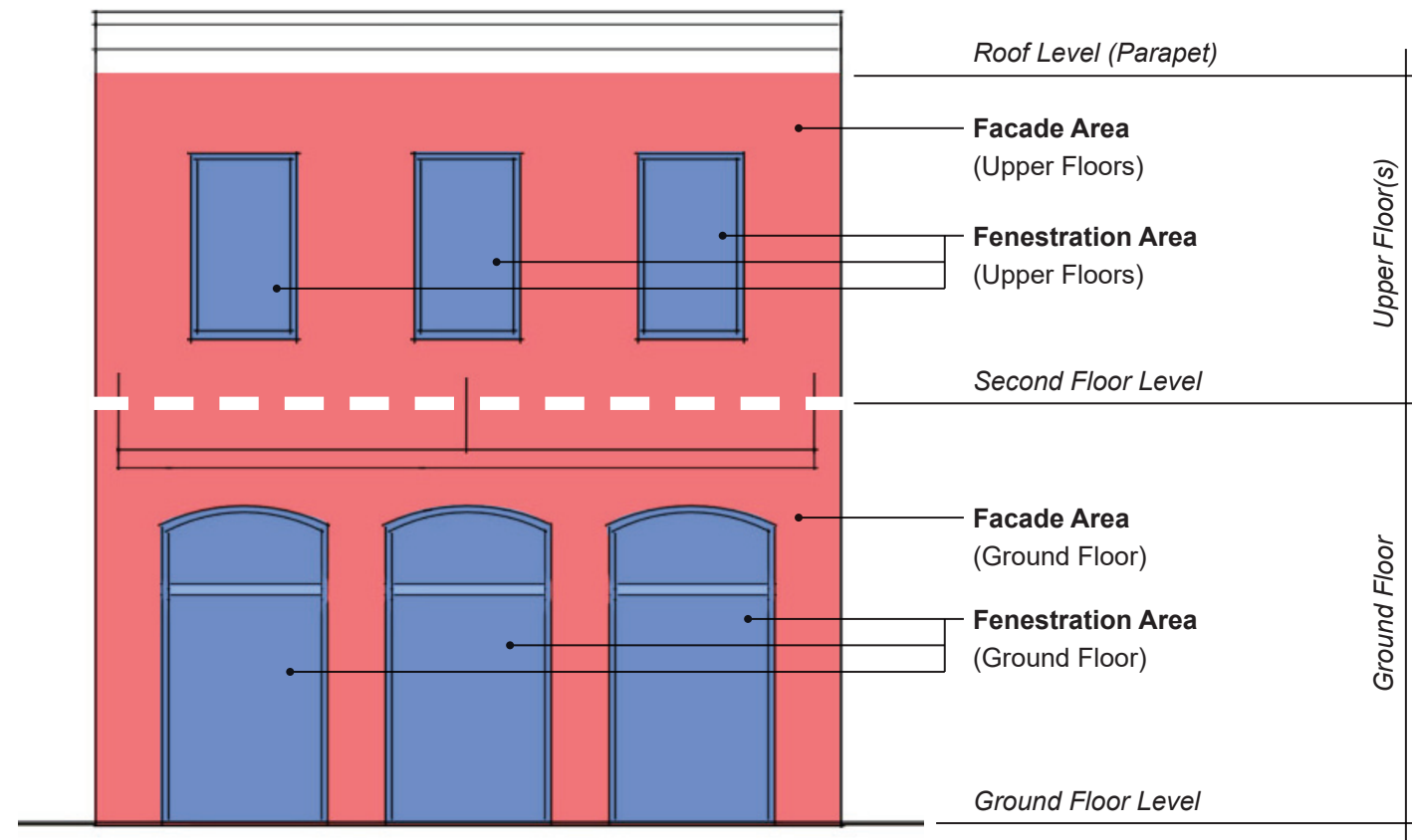
Not to Scale

Facade Fenestration Ratio Figure 13.0

$$\text{Fenestration Ratio} = \frac{\text{Total Fenestration Area (blue)}}{\text{Total Facade Area (red + blue)}}$$

Ground Floor Fenestration Ratio should be between 40% - 55%.

Upper Floor(s) Fenestration Ratio should be between 25% - 40%.



Not to Scale



Example 1

Upper Floors
 $\frac{\text{Total Fenestration Area (blue)}}{\text{Total Facade Area (red + blue)}} = 30.9\%$

Ground Floor
 $\frac{\text{Total Fenestration Area (blue)}}{\text{Total Facade Area (red + blue)}} = 47.2\%$



Example 2

Ground Floor
 $\frac{\text{Total Fenestration Area (blue)}}{\text{Total Facade Area (red + blue)}} = 49.3\%$