

ROSWELL ARCHITECTURAL OVERLAY RIVERBANKS CAMPUS DISTRICT

CRITERIA #1 – SHIELD PARKED VEHICLES FROM VIEW

Evergreen shrubs will be planted along the right-of-way line adjacent to the parking lot to shield the parked vehicles from view.

CRITERIA #2 – SHIELD PARKING SURFACE FROM VIEW

The new parking surface will be approximate 2 to 5 feet below the surface of Holcomb Bridge Road. The parking surface will be screened from view with evergreen shrubs.

CRITERIA #3 – SAFE SIDEWALKS

There are existing sidewalks currently constructed along Holcomb Bridge Road and Old Alabama Road. There is a 2-foot wide grass strip between the back of curb and the edge of the concrete sidewalk. The concrete sidewalk is 5-foot wide.

CRITERIA #4 – TREATMENT OF LARGE FLAT WALL AREAS

There are no large flat wall areas on the building. The only area available for screening is needed for a bioretention water quality area.

CRITERIA #5 – SIGNAGE

The existing common plaza ground sign is to remain and the bank proposed to occupy a placard. Minimal building signage with subtle designer type signage is proposed on all four sides of the building.

CRITERIA #6 – SOFTSCAPES (Vegetation)

All landscape areas will be planted with grass, trees and shrubs. Three bioretention areas will be required that will be planted with the required vegetation of the bioretention ponds.

CRITERIA #7 – VISUAL PATTERNS ON BUILDING FACADES

Our building provides interesting façade details with ordered proportions and material variety. Articulation occurs on all building sides and all sides are fully developed.



CRITERIA #8 – SITE LIGHTING

Existing plaza standard to be maintained as required by the covenants.

CRITERIA #9 – CONTEXTUAL APPEARANCE

Scale and proportions are similar to other out parcel structures in the immediate vicinity. Material palate and colors are representative of other facilities in the district.

CRITERIA #10 – VISIBLE UTILITY LINES

All new utilities will be underground. The existing overhead utility lines along Holcomb Bridge Road will remain. All utilities along Old Alabama Road are underground.

SIGNATURE PLANT LIST FOR DISTRICT

Please refer to the landscape plan for the landscaping for this development.

FLOWER COLOR

The District flower color will be used for the seasonal plantings.

COHERENT BUILDING MATERIALS, FINISHES AND TEXTURES

BRICK – Red Sunset brick will be used on all four sides of the building.

STUCCO – Rockcast Bone GP-B will be used along the foundation of the building. This is a sandstone brick veneer finish.

WOOD – No wood will be used for the exterior of the building.

ROOFING – Standing seam metal panels will be used for the roof parapet. A shingled “tower” will be installed at the front door.