

Dear High Meadows Community,

We are excited that the work on our new animal care facility and parking area will be completed in short order, to the benefit of our children, animals, and animal caretakers. We'd like to take some time to provide you with additional information about what you can expect to see once the work is complete. Additionally, we are sharing details about construction, engineering, and the reasons behind the decisions we are making as the project moves forward.

## ANIMAL CARE FACILITIES

Animal Care is one of the most beloved programs at High Meadows. Hundreds of students and campers over the years have benefited from the joy of riding our ponies; interacting with our goats, sheep, chickens, and bunnies; and learning valuable lessons about caring for animals and helping them to grow and thrive. The improvements to our animal care areas honor a cherished tradition and will enhance an experience that is truly unique to High Meadows.

Pony Barn: The new barn will provide a comfortable, safe, and more functional home for Little Moon, Koda, Sir Bentley, and Bella Luna, as well as adequate and accessible care and learning spaces for their human friends. The 2592-square foot (72' by 36') barn will have:

- six 12' x 12' stalls
- a center aisle and open area
- a hay storage area
- a tack room
- a feed room
- a grooming stall
- skylights to provide ample natural light
- electrical service to provide additional lighting, and
- water to wash and care for the ponies.

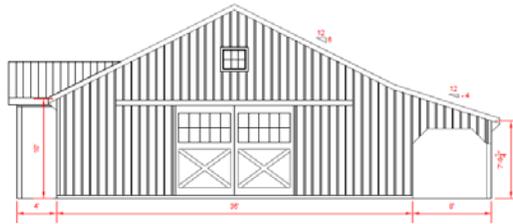


Pony Barn: Rear View

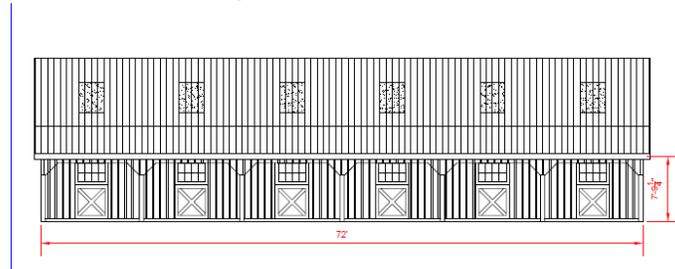


Pony Barn: Front View

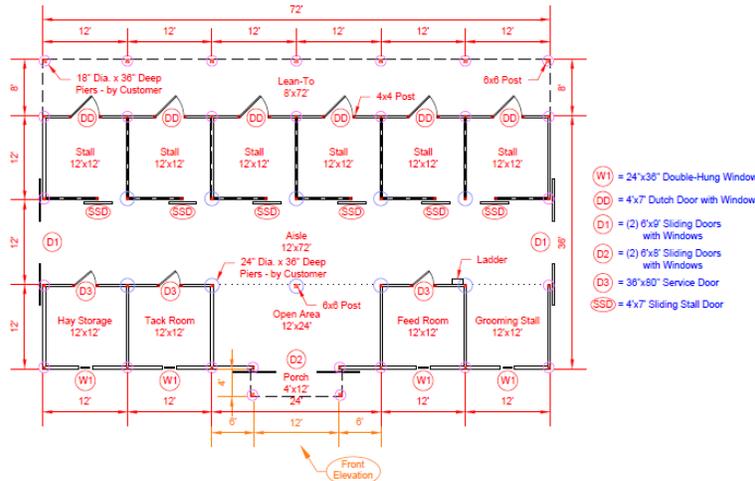
NOTE: The renderings above are accurate representations of the structure **only**



Pony Barn: Side Elevation



Pony Barn: Rear Elevation

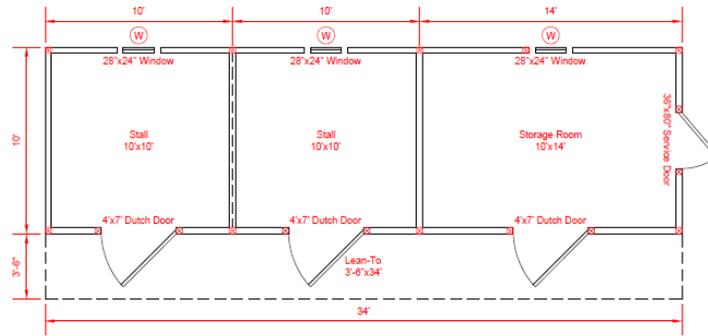


Pony Barn: Floor Plan

**Paddock and Riding Ring:** Adjacent to the barn will be a fenced paddock for the ponies to play and run. On the north side of the paddock will be a fenced riding ring measuring 120' x 68' or approximately 8200 square feet.

Unlike the former pony area, the paddock and the riding ring will not be packed Georgia red clay. To ensure a safe, solid, well-drained, and nonslip surface, we will be installing a multi-layer system recommended for training facilities. The sub-surface will consist of a Geotech fabric, topped with eight inches of compacted stone for drainage, a layer of felt Geotech to separate the sand from stone, and an interlocking "Hoof Grid" system. The surface itself will consist of six inches of compacted sand. To ensure everyone's safety, the pony barn, paddock, and riding ring require a level site free of trees and obstacles.

**Goat & Sheep House and Pen:** Bunny, Jody, Willow, and Lulu are also going to enjoy their new homes, which are a major improvement to where they resided formerly. The goat house will include two 10' x 10' stalls and a 10' x 14' storage room. On the long side there will be a 34' x 3'6" lean-to. The overall structure will measure 34' long by 13'6" deep. A "playground" for the goats and sheep will be located in a fenced pen attached to the goat structure. The overall area allocated exclusively to the goat and sheep habitat will measure 34' x 60' and will be located off the southeast corner of the paddock. Although the pen does not have to be level, the structure itself needs to sit on level ground.



Goat & Sheep House: Floor Plan

Chicken Coop and Bunny Hutch: Last but not least, the chickens will also be well cared for in a roofed chicken coop measuring 10' by 10' with an attached fenced area measuring 10' by 18'. The bunny area will measure 10' by 32', which includes a 10' x 22' hutch.

The entire site designed for the animal care facilities measures approximately one acre.

All of the new structures are being pre-assembled off-site. The goat and chicken structures are scheduled to be delivered as early as May 23. The pony barn is scheduled to arrive on June 11.

Therefore, site preparation for the arrival of these structures must be completed as quickly as possible.

## **SITE PREPARATION – Grading & Drainage**

Before any site work or construction could begin on the current phase, there have been a number of infrastructural requirements to fulfill. The campus had to be connected to county's sanitary sewer instead of operating on septic tanks. A major water line loop had to be installed to meet city water flow requirements for installing sprinklers and hydrants. Both of these projects were completed over the past two years.

The next requirement we need to address is storm water management. The Federal Clean Water Act sets standards for water runoff created by the construction of impervious surfaces. These standards are enforced by the State Environmental Protection Division and by local municipalities, in our case, the City of Roswell. When we propose to add buildings, sidewalks, roadways, and any other impervious surfaces, we are increasing the amount of rainwater that will accumulate on site and not absorbed into the ground. This accumulated rainwater must be controlled according to the regulations. Our facilities cannot increase the amount and the velocity of water running onto our neighbors' property. That is why we have water detention facilities already on campus. In addition, when the water leaves the detention facilities in a controlled manner, it must be clean. The storm water management system must include a method by which any suspended solids or contamination settles out of the storm water before being released into the downstream watershed. During this phase of our construction, the detention pond on the south side of the meadow must be enlarged to accommodate the addition of impervious surfaces. At some point in the near future, we will also have to clean up and improve the existing detention pond at the northwest corner of the early years building.

In order to increase the size of the south detention pond, the old and inadequate pony facilities had to be relocated. In the process of relocating, we decided that the ponies and children should have a much better facility. Given the limited options for locating the animal care facilities, we selected the site on the north side of the meadow, east of the elementary years parking lot. Grading to level a site on sloping ground demands space for slopes connecting the finished grade to the natural grade of the land. In addition, there must be

space to accommodate drainage pipes and water quality swales. Within this area, there are very few spots where we are not filling and cutting dirt on top of the existing surface.

Storm water management and grading are the responsibilities of civil engineers. Given the location and facilities that we asked for, the civil engineer designed a solution that meets all jurisdictional requirements and engineering standards. The engineering plans are thoroughly reviewed and approved by the city, resulting in the release of a land disturbance permit (LDP) in two stages. The first stage allows for clearing of the site and construction of the detention system, and the second stage permits the grading and piping of the site.



South Side Detention Pond, Parking Area and Basketball Court

## TREES AND CONSTRUCTION

After the initial clearing of the detention area and new animal care site occurred per the engineer's plan, several trees were left within the areas of disturbance. We aimed to be able to save these trees, and have had professionals evaluate each of them and their location within the new construction. The trees left are pines, poplars, black cherries and one elm.

The certified arborist who visited the site last week recommended, unfortunately, that we remove the remaining trees within the limits of disturbance and start fresh by planting new trees. The removal of these trees could occur as early as Tuesday, May 15. Several factors play into the arborist's recommendation, the focus of which is the long term safety of our children and animals near these trees. Here is what we have learned:

- A tree's root system typically radiates from its trunk all the way to its "drip line", or the edge of its leaf line. In this area of Georgia, roots generally only grow 18 inches deep. They are limited by the dense, undisturbed, oxygen-free clay soil found at deeper levels. During construction, heavy vehicles have had to drive over some of these wide root systems and trees roots have been crushed, leaving them compromised. Soil compaction due to heavy equipment moving around trees reduces their chance of living by 25%. Also, grading (disturbing or moving dirt) within the tree's drip line will stress the tree and often kill it within a year or two, making it a significant hazard.
- Our elm tree has a canker which is already compromising its health.
- Our isolated pine trees are susceptible to beetles and wind damage including falling limbs. Over the past few years, we have lost several pines for these reasons.
- Black cherry tree droppings make the ponies sick, so we cannot have any such trees near the ponies.

The arborist felt that purposeful replanting could do a lot more for our goals and for the environment than trying to save what is there now. Steve Rowe, our civil engineer who is also a landscape architect, agreed with the arborist's evaluation and recommendations. Therefore, given what we have learned and the professional

advice that we have received, we are going to remove most of the remaining trees within the animal care facilities area. We have already set aside several large, healthy cut trees that we will be milling for use for various campus features and projects, and we intend to set aside more as we go.

Looking to the future, we are planning to re-plant our campus with a beautiful, sustainable native landscape to utilize for teaching as well as attracting wildlife. All efforts will be made to keep High Meadows green and a natural, unique outdoor campus for our students. For starters, the areas surrounding the animal facilities, such as the area adjacent to the new “super senior” camp castles, will be replanted mostly with hardy, sustainable, native hardwoods.

A successful project like this one requires the input and collaboration of an outstanding professional team, and ours is second to none. We are excited about what is in store for all of our children and animals, and we look forward to the formal celebration of the opening of our new facilities when we return to school!

Sincerely,

Steve Romeyn  
Chair of the Campus Planning Committee

Jay Underwood  
Head of School