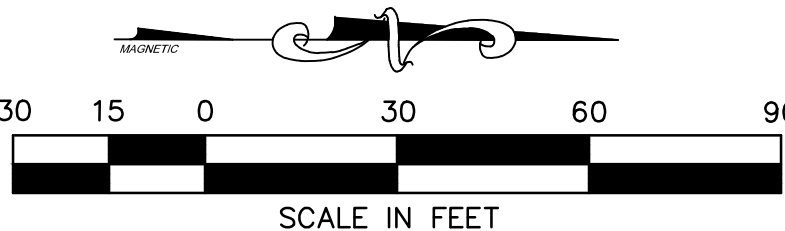


1 TREE PROTECTION FENCING
C-1.0 N.T.S.

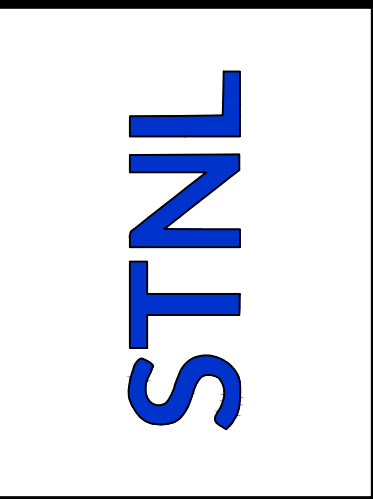
TREES TO BE REMOVED ON-SITE	
TREE / SIZE	QTY
HARDWOOD 10/20	1
HARDWOOD 20/40	5
HARDWOOD 20/50	1
HARDWOOD 30/60	7
HARDWOOD 40/80	10
HARDWOOD 45/90	1
HARDWOOD 45/100	1
HARDWOOD 50/100	2
TOTAL	28



24 HOUR CONTACT:
XXXXXX
XXXXXXXXXX
(XXX) XXX-XXXX

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GEORGIA SOIL AND WATER CONSERVATION
COMMISSION
TERESA M. CURRY
CERT. ID: 0000066176 (EXP. 05/04/24)

DATE



REVISIONS	
NO.	DESCRIPTION
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NO.	DATE

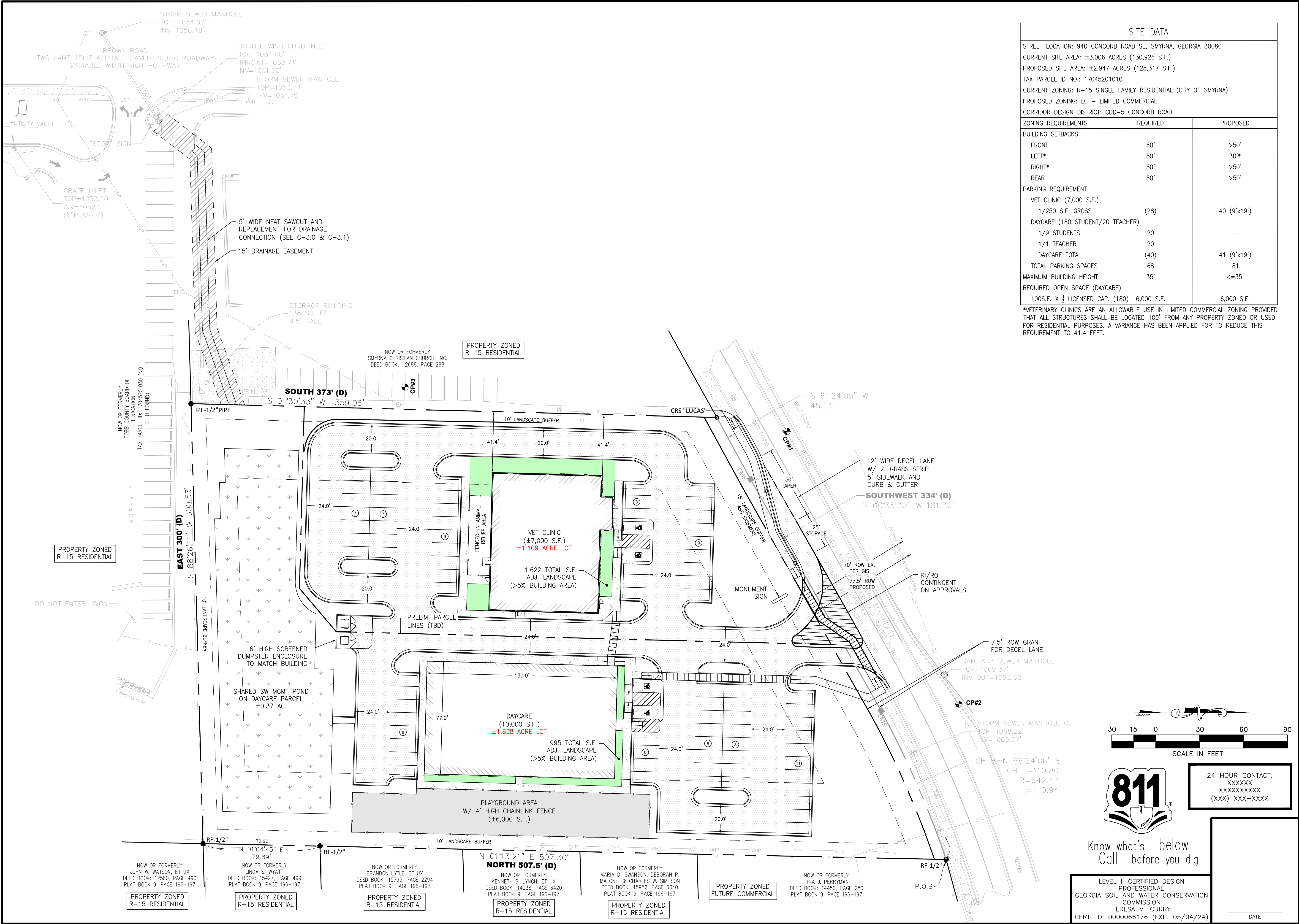
AXIS
INFRASTRUCTURE
70 MANSELL CT., STE. 200
ROSWELL, GEORGIA 30076
PHONE: 678.395.4920

DRAWING TITLE: **TREE PROTECTION & DEMOLITION PLAN**

PROJECT NAME: **VET CLINIC & DAYCARE**
940 CONCORD ROAD SE, SMYRNA, GEORGIA 30080

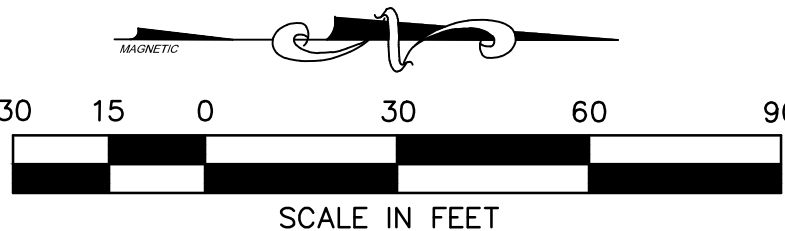
CLIENT: **STNL DEVELOPMENT**
8150 CORPORATE PARK DRIVE SUITE 110, CINCINNATI, OHIO 45242

PROJECT NO.: STN02300524	PROJ. MGR.: TC
DATE: 01.02.2024	DRWN. BY: NL
SCALE: AS NOTED	CHKD. BY: TC
DRAWING SERIES: DEMO	
SHEET NO. C-1.0	



SITE DATA		
STREET LOCATION: 940 CONCORD ROAD SE, SMYRNA, GEORGIA 30080		
CURRENT SITE AREA: ±3.006 ACRES (130,926 S.F.)		
PROPOSED SITE AREA: ±2.947 ACRES (128,317 S.F.)		
TAX PARCEL ID NO.: 17045201010		
CURRENT ZONING: R-15 SINGLE FAMILY RESIDENTIAL (CITY OF SMYRNA)		
PROPOSED ZONING: LC - LIMITED COMMERCIAL		
CORRIDOR DESIGN DISTRICT: CDD-5 CONCORD ROAD		
ZONING REQUIREMENTS	REQUIRED	PROPOSED
BUILDING SETBACKS		
FRONT	50'	>50'
LEFT*	50'	30'*
RIGHT*	50'	>50'
REAR	50'	>50'
PARKING REQUIREMENT		
VET CLINIC (7,000 S.F.)		
1/250 S.F. GROSS	(28)	40 (9'x19')
DAYCARE (180 STUDENT/20 TEACHER)		
1/9 STUDENTS	20	-
1/1 TEACHER	20	-
DAYCARE TOTAL	(40)	41 (9'x19')
TOTAL PARKING SPACES	68	81
MAXIMUM BUILDING HEIGHT	35'	<=35'
REQUIRED OPEN SPACE (DAYCARE)		
100S.F. X 1/3 LICENSED CAP. (180)	6,000 S.F.	6,000 S.F.

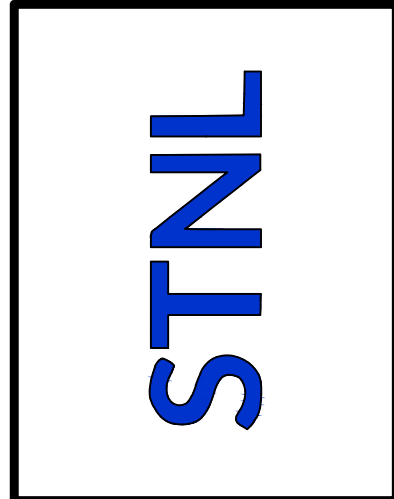
*VETERINARY CLINICS ARE AN ALLOWABLE USE IN LIMITED COMMERCIAL ZONING PROVIDED THAT ALL STRUCTURES SHALL BE LOCATED 100' FROM ANY PROPERTY ZONED OR USED FOR RESIDENTIAL PURPOSES. A VARIANCE HAS BEEN APPLIED FOR TO REDUCE THIS REQUIREMENT TO 41.4 FEET.



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CERT. ID: 0000066176 (EXP. 05/04/24)

DATE



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INFRASTRUCTURE

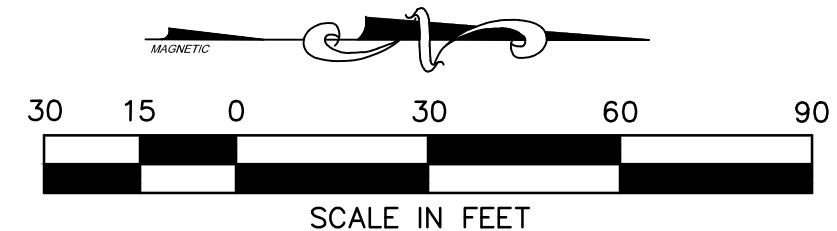
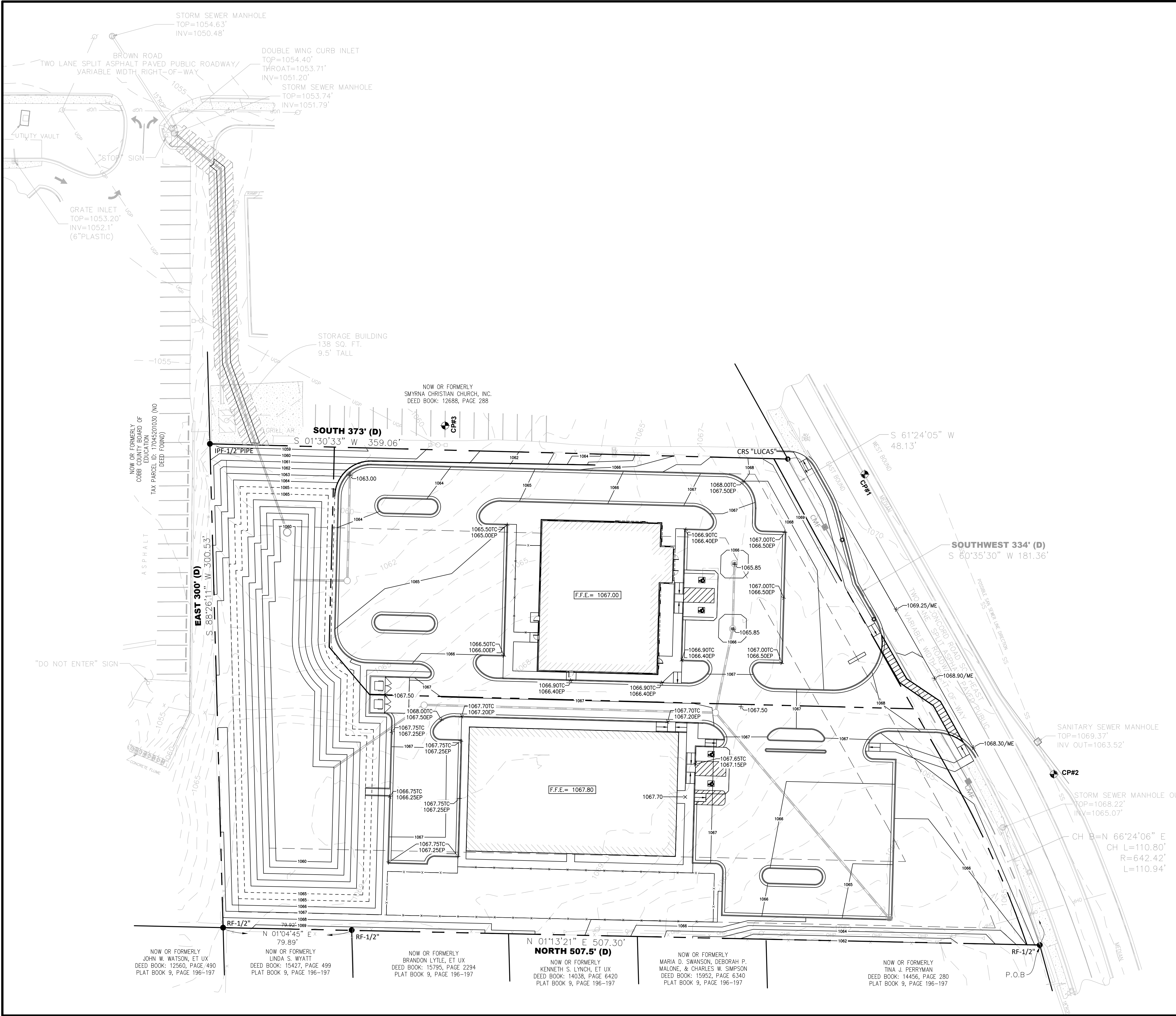
70 MANSELL CT., STE. 200
ROSWELL, GEORGIA 30076
PHONE: 678.395.4920

PRELIM. SITE PLAN

PROJECT NAME:
VET CLINIC & DAYCARE
940 CONCORD ROAD SE, SMYRNA, GEORGIA 30080

CLIENT:
STNL DEVELOPMENT
8150 CORPORATE PARK DRIVE SUITE 110, CINCINNATI, OHIO 45242

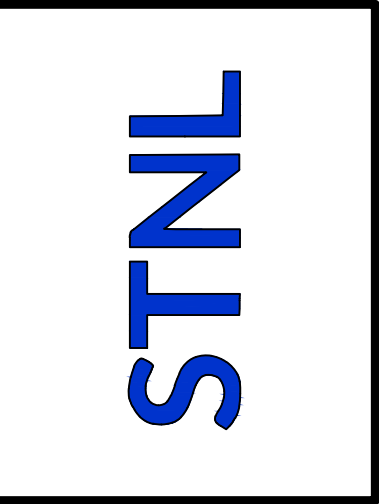
PROJECT NO.: STN02300524	PROJ. MGR.: TC
DATE: 01.02.2024	DRWN. BY: NL
SCALE: AS NOTED	CHKD. BY: TC
DRAWING SERIES: SITE	
SHEET NO. C-2.0	



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(XXX) XXX-XXXX

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CERT. ID: 0000066176 (EXP. 05/04/24)

DATE



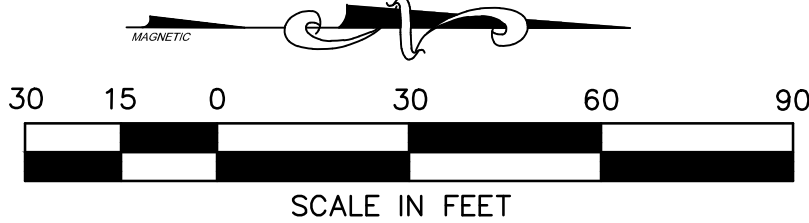
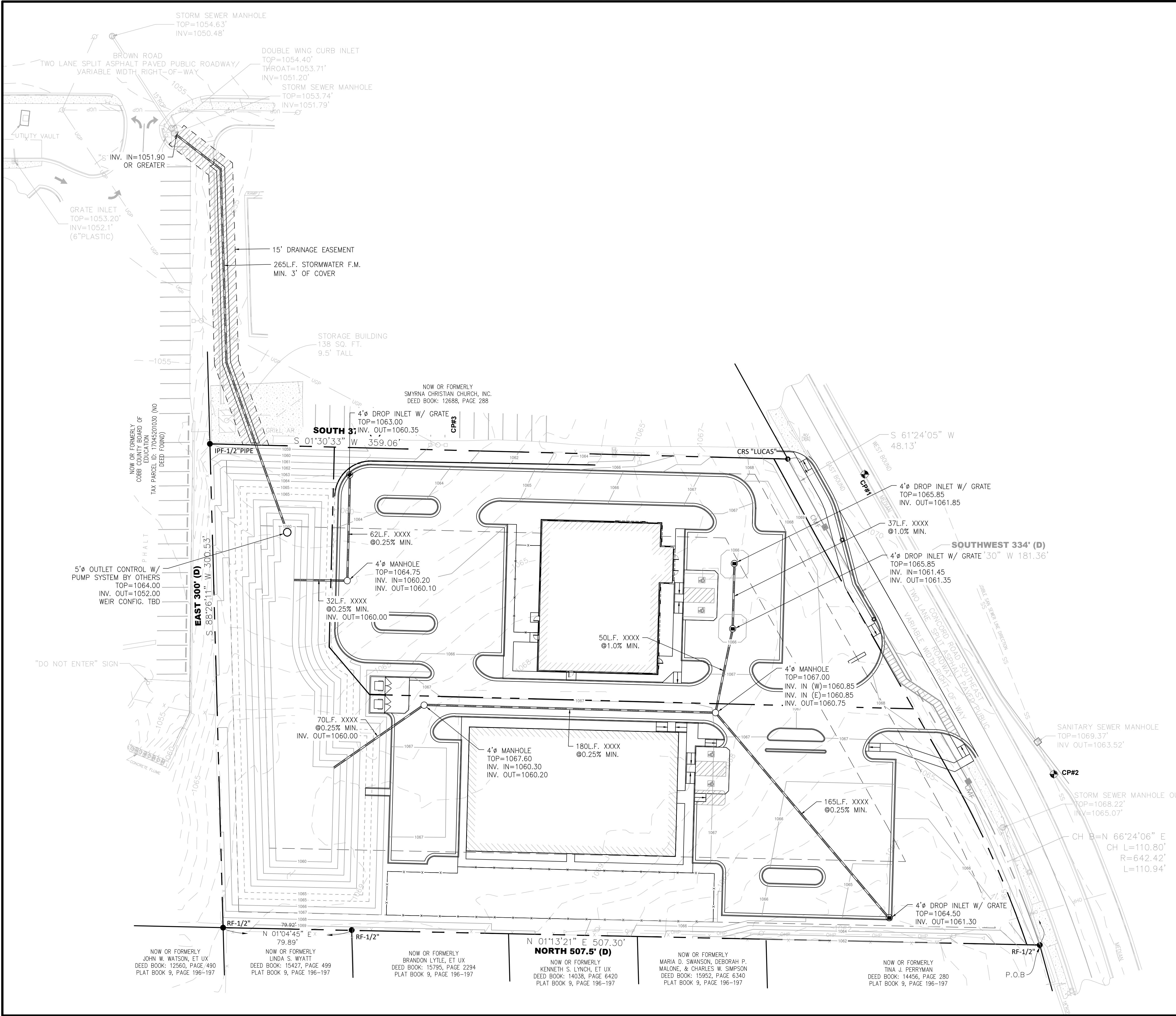
REVISIONS		DESCRIPTION
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INFRASTRUCTURE
70 MANSELL CT., STE. 200
ROSWELL, GEORGIA 30076
PHONE: 678.395.4920

DRAWING TITLE: PRELIM. GRADING PLAN	
PROJECT NAME: VET CLINIC & DAYCARE	CLIENT: STNL DEVELOPMENT
940 CONCORD ROAD SE, SMYRNA, GEORGIA 30080	8150 CORPORATE PARK DRIVE SUITE 110, CINCINNATI, OHIO 45242

PROJECT NO.: STN02300524	PROJ. MGR.: TC
DATE: 01.02.2024	DRWN. BY: NL
SCALE: AS NOTED	CHKD. BY: TC
DRAWING SERIES: GRADING	
SHEET NO.	C-3.0



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COMMISSION
TERESA M. CURRY
CERT. ID: 0000066176 (EXP. 05/04/24)

DATE

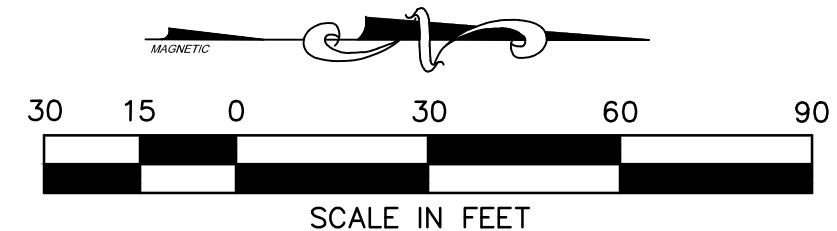
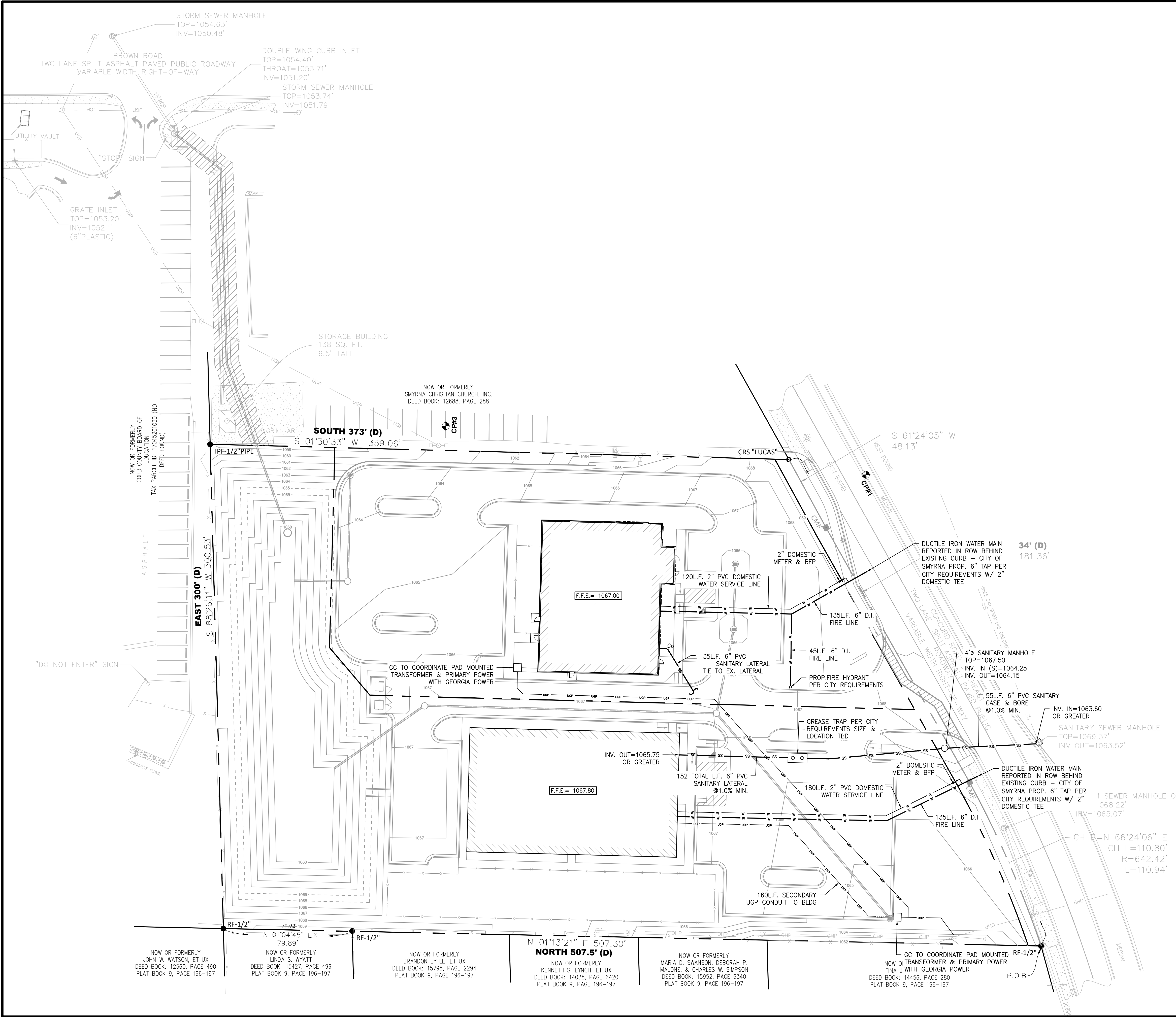
STNL

NO.	DATE	DESCRIPTION	REVISIONS
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AXIS
INFRASTRUCTURE
70 MANSELL CT., STE. 200
ROSWELL, GEORGIA 30076
PHONE: 678.395.4920

DRAWING TITLE:	PRELIM. STORMWATER PLAN
PROJECT NAME:	VET CLINIC & DAYCARE 940 CONCORD ROAD SE, SMYRNA, GEORGIA 30080
CLIENT:	STNL DEVELOPMENT 8150 CORPORATE PARK DRIVE SUITE 110, CINCINNATI, OHIO 45242

PROJECT NO.:	STN02300524	PROJ. MGR.:	TC
DATE:	01.02.2024	DRWN. BY:	NL
SCALE:	AS NOTED	CHKD. BY:	TC
DRAWING SERIES:	GRADING		
SHEET NO.	C-3.1		

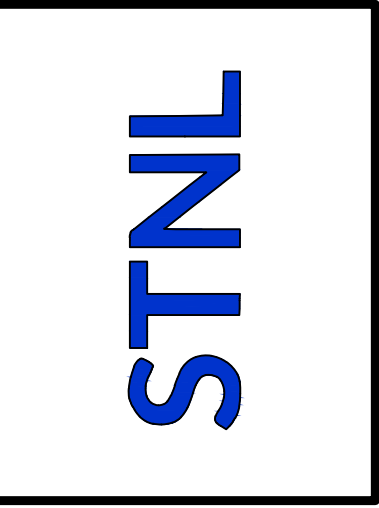


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INFRASTRUCTURE

70 MANSELL CT., STE. 200

ROSWELL, GEORGIA 30076

PHONE: 678.395.4920

PRELIM. UTILITY PLAN	
PROJECT NAME:	VET CLINIC & DAYCARE
PROJECT NO.:	STN02300524
DATE:	01.02.2024
SCALE:	AS NOTED
DRAWING SERIES:	UTILITY
SHEET NO.	C-4.0

PROJ. MGR.:	TC
DRWN. BY:	NL
CHKD. BY:	TC
DATE	