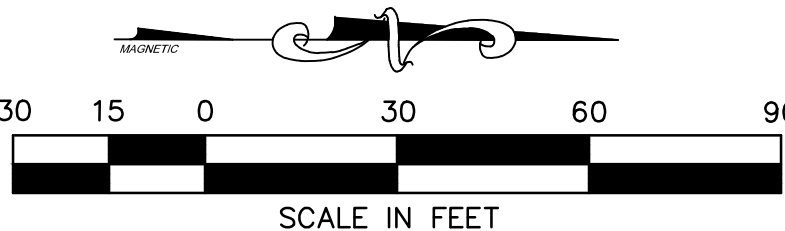


1 TREE PROTECTION FENCING
C-1.0 N.T.S.

| 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 |

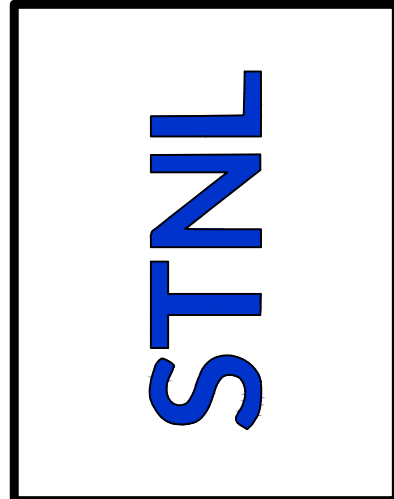


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(XXX) XXX-XXXX

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

DATE

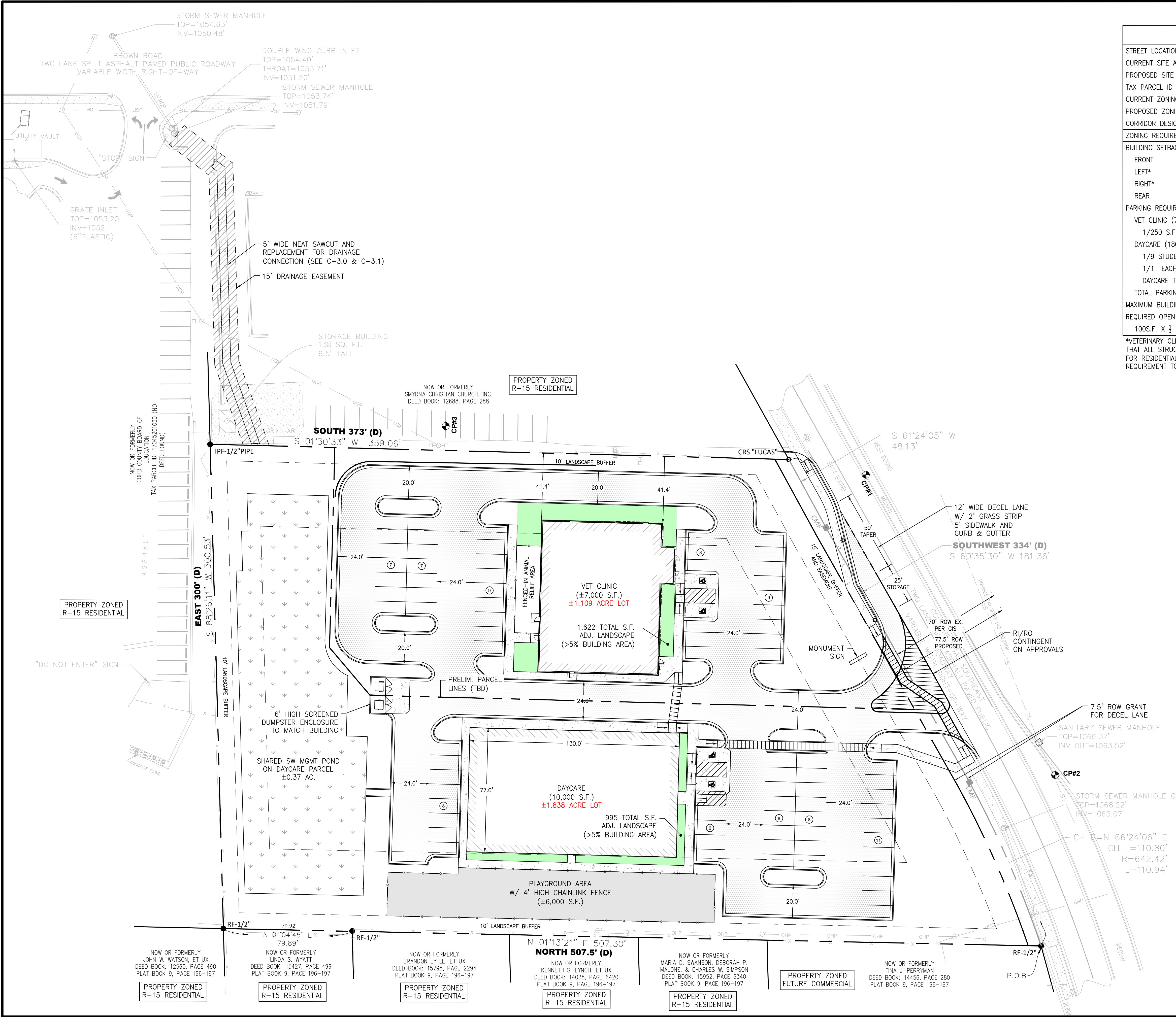


| REVISIONS | |
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| NO. | DATE |

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

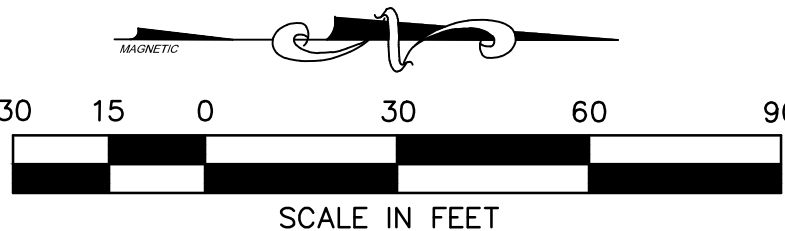
TREE PROTECTION & DEMOLITION PLAN
PROJECT NAME: **VET CLINIC & DAYCARE**
940 CONCORD ROAD SE, SMYRNA, GEORGIA 30080
CLIENT: **STNL DEVELOPMENT**
8150 CORPORATE PARK DRIVE SUITE 110, CINCINNATI, OHIO 45242

| | |
|--------------------------|----------------|
| 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. |

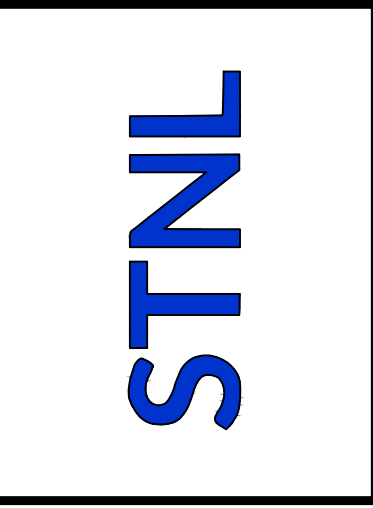
*VETERINARY CLINICS ARE AN ALLOWABLE USE IN LIMITED COMMERCIAL ZONING PROVIDED THAT ALL STRUCTURES SHALL BE LOCATED 100' FROM ANY PROPERTY ZONED OR USED FOR RESIDENTIAL PURPOSES. A VARIANCE HAS BEEN APPLIED FOR TO REDUCE THIS REQUIREMENT TO 41.4 FEET.



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INFRASTRUCTURE

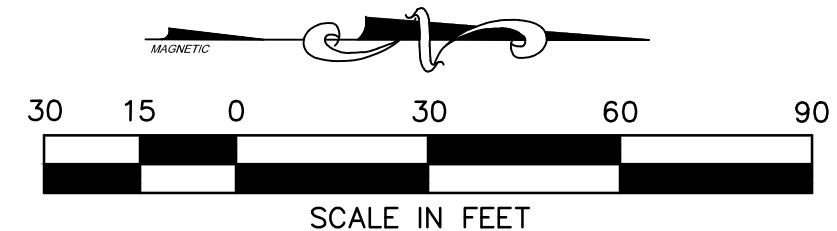
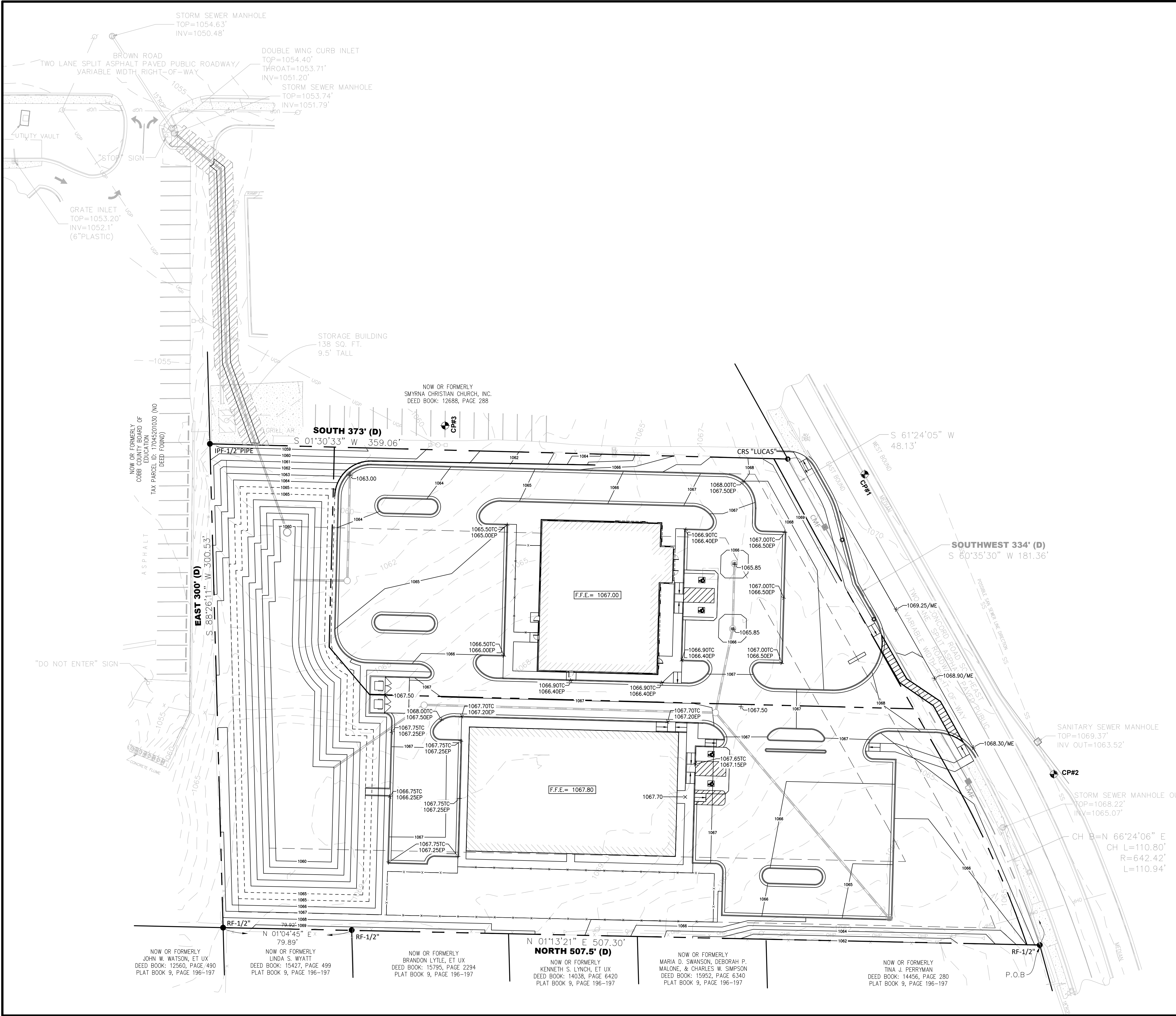
70 MANSELL CT., STE. 200
ROSWELL, GEORGIA 30076
PHONE: 678.395.4920

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

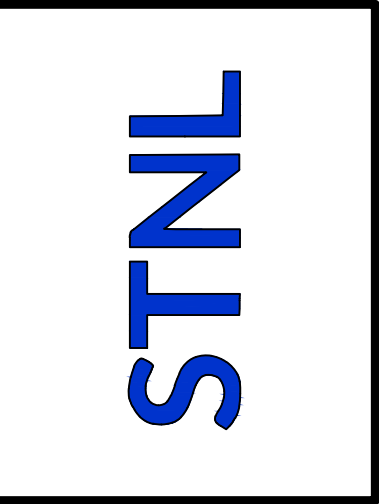
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| PROJECT NO.: STN02300524 | PROJ. MGR.: TC |
| DATE: 01.02.2024 | DRWN. BY: NL |
| SCALE: AS NOTED | CHKD. BY: TC |
| DRAWING SERIES: SITE | |
| SHEET NO. C-2.0 | |



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

DATE



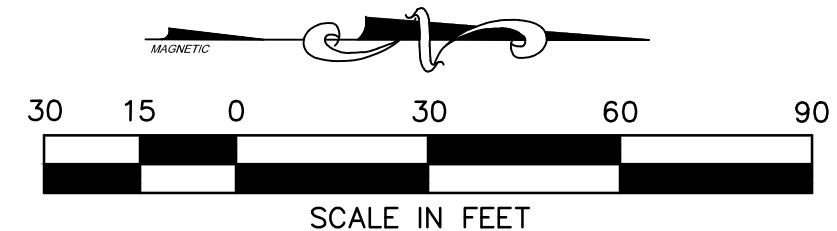
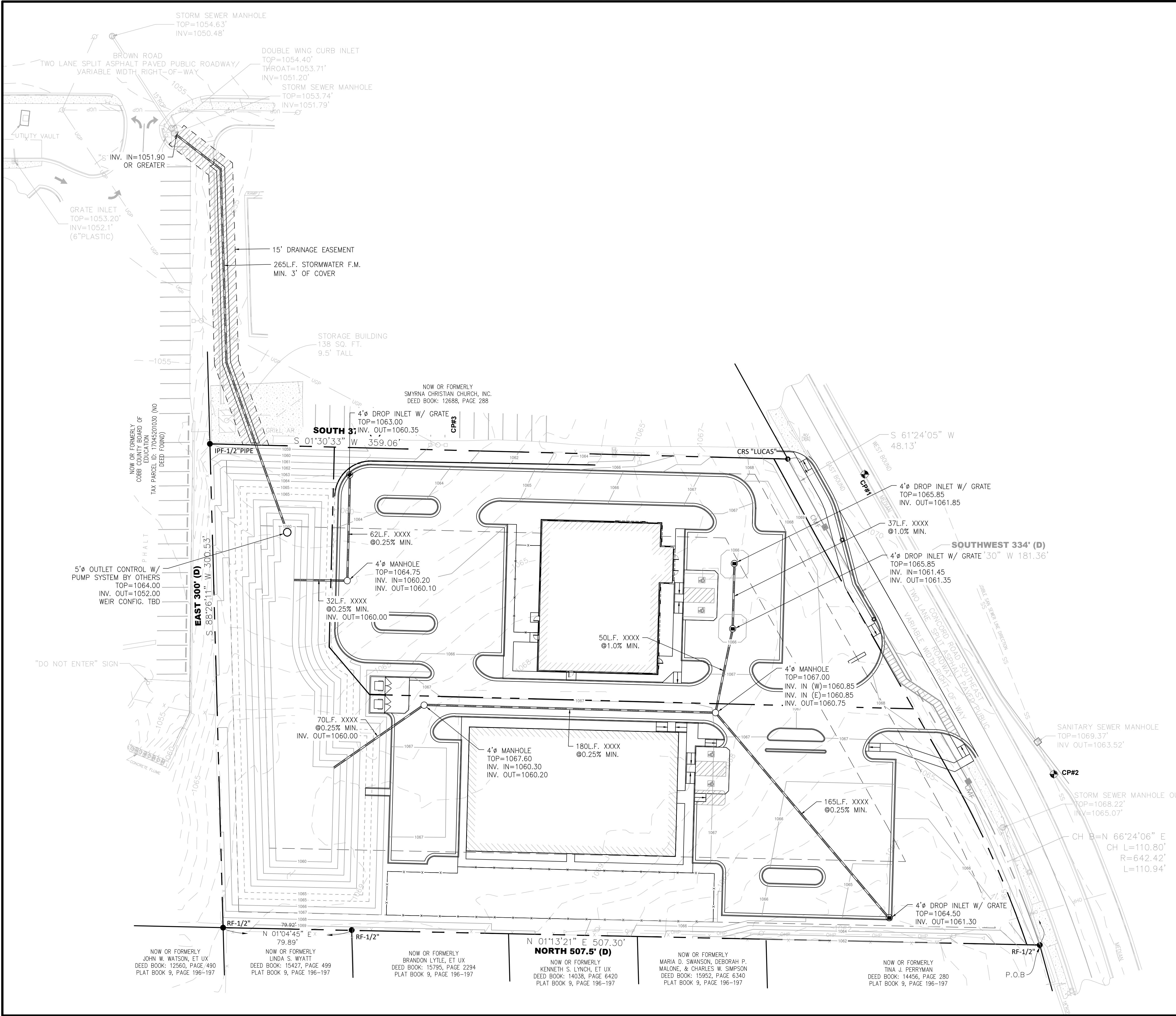
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INFRASTRUCTURE
70 MANSELL CT., STE. 200
ROSWELL, GEORGIA 30076
PHONE: 678.395.4920

| | |
|--|---|
| DRAWING TITLE: PRELIM. GRADING 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 |

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| 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 |

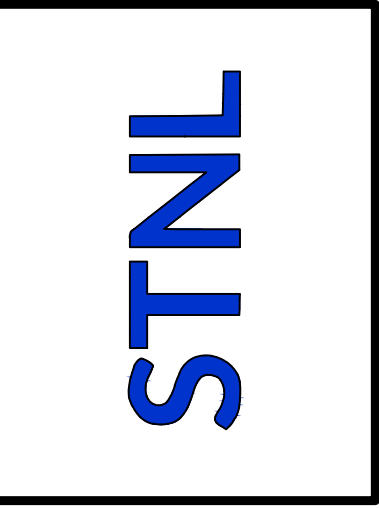


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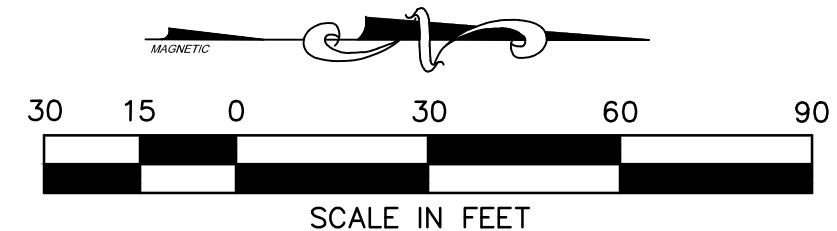
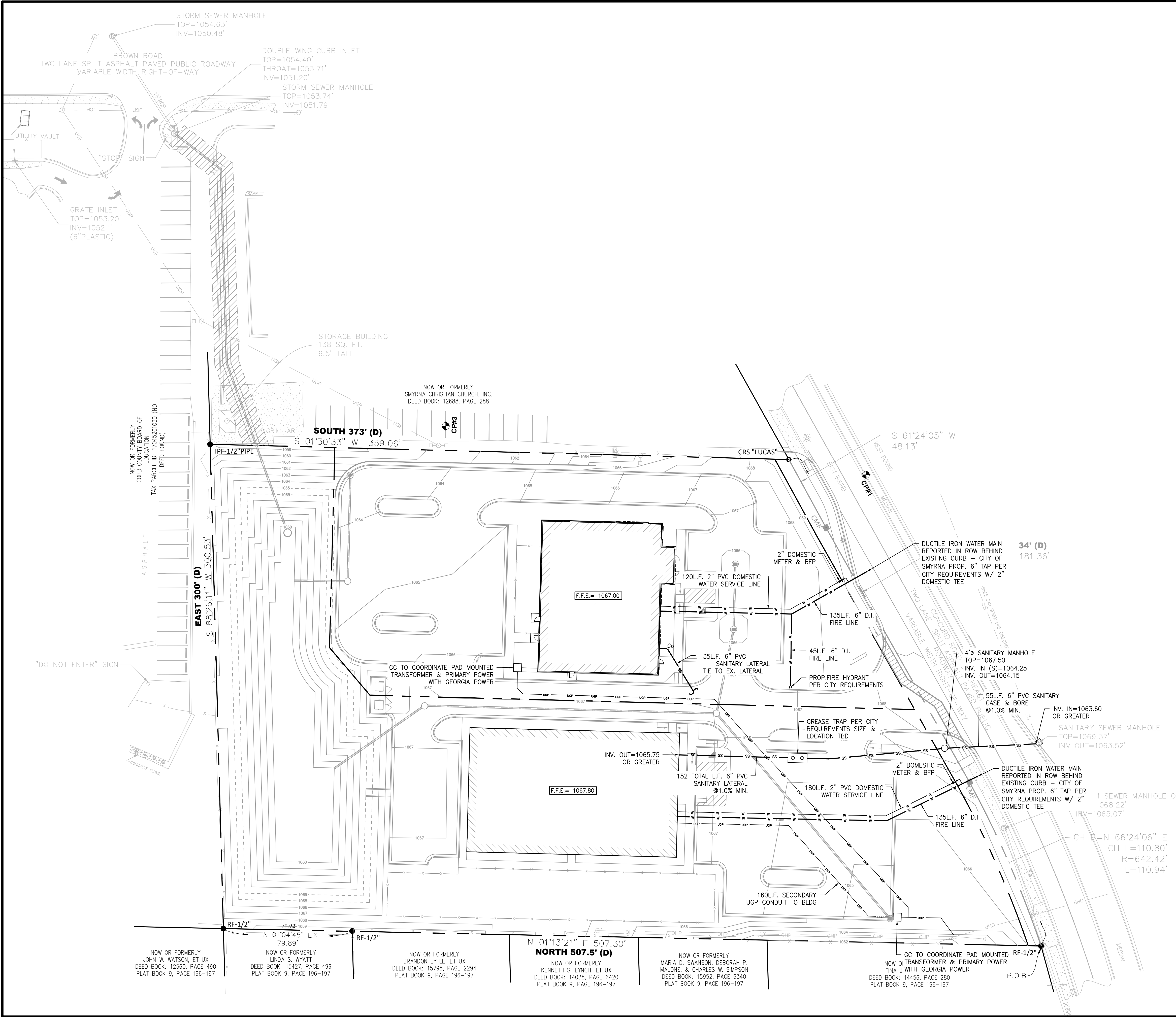


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AXIS
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70 MANSELL CT., STE. 200
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PHONE: 678.395.4920

| | |
|--|---|
| DRAWING TITLE: PRELIM. STORMWATER 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 |

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| 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 | |

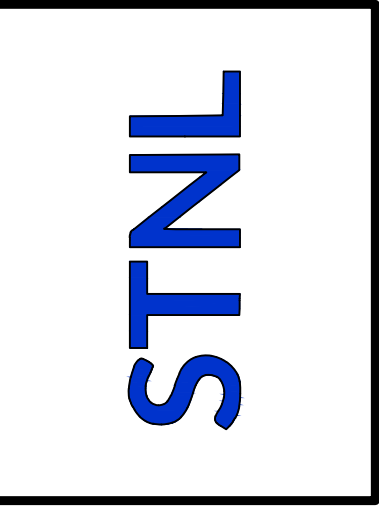


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A X I S
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70 MANSELL CT., STE. 200
ROSWELL, GEORGIA 30076
PHONE: 678.395.4920

DRAWING TITLE:
PRELIM. UTILITY 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: UTILITY | |
| SHEET NO. C-4.0 | |