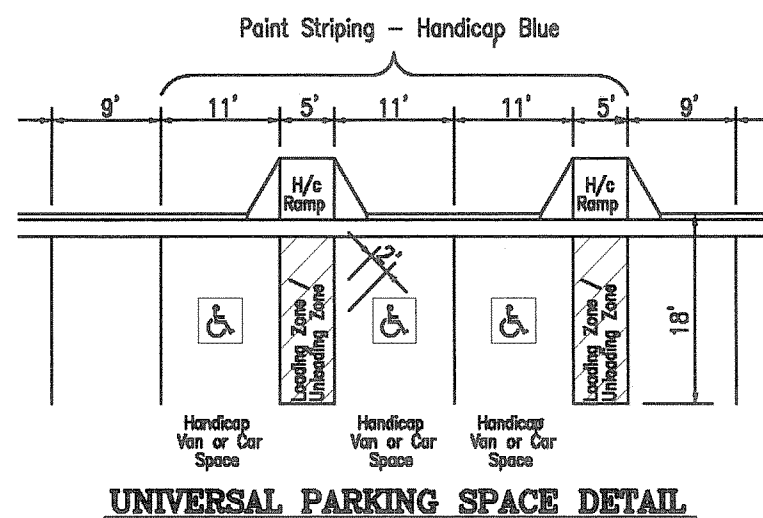


LEGEND:

BC	=	BACK OF CURB
BL	=	BUILDING SETBACK LINE
BCO	=	BURIED CABLE OUTLET
CB	=	CATCH BASIN
CO	=	CLEAN OUT
CL	=	CENTERLINE
CMF	=	CONCRETE MONUMENT FOUND
CTP	=	CRIMP TOP PIN
DE	=	DRAINAGE ESMT.
DYL	=	DOUBLE YELLOW LINE
EP	=	EDGE OF PAVEMENT
FC	=	FACE OF CURB
GW	=	GUY WIRE
GP	=	GUY POLE
IPF	=	IRON PIN FOUND
IPS	=	IRON PIN SET
JB	=	JUNCTION BOX
L.L.L.	=	LAND LOT LINE
LP	=	LIGHT POLE
OTP	=	OPEN TOP PIPE
O/H	=	OVERHANG
P.O.B.	=	POINT OF BEGINNING
P.O.C.	=	POINT OF COMMENCEMENT
PP	=	POWER POLE
RB	=	REINFORCING BAR
R/W	=	RIGHT-OF-WAY
S/W	=	SIDEWALK
TBM	=	TEMPORARY BENCH MARK

SYMBOL LEGEND:

[Symbol]	=	EXISTING ASPHALT
[Symbol]	=	EXISTING CONCRETE
[Symbol]	=	FIRE HYDRANT
[Symbol]	=	GUY WIRE
[Symbol]	=	TREE
[Symbol]	=	POWER POLE
[Symbol]	=	LIGHT POLE
[Symbol]	=	SANITARY SEWER MANHOLE
[Symbol]	=	SANITARY SEWER LINE
[Symbol]	=	CLEAN OUT
[Symbol]	=	MAIL BOX
[Symbol]	=	WELL
[Symbol]	=	SINGLE WING CATCH BASIN
[Symbol]	=	CONCRETE MONUMENT
[Symbol]	=	POWER LINE



ENCROACHMENT NOTE:

THE EXISTING ASPHALT DRIVE ENCROACHES ONTO THE ADJACENT PROPERTY BY A MAXIMUM DISTANCE OF 2.6 FT. AS SHOWN.

SITE ADDRESS:

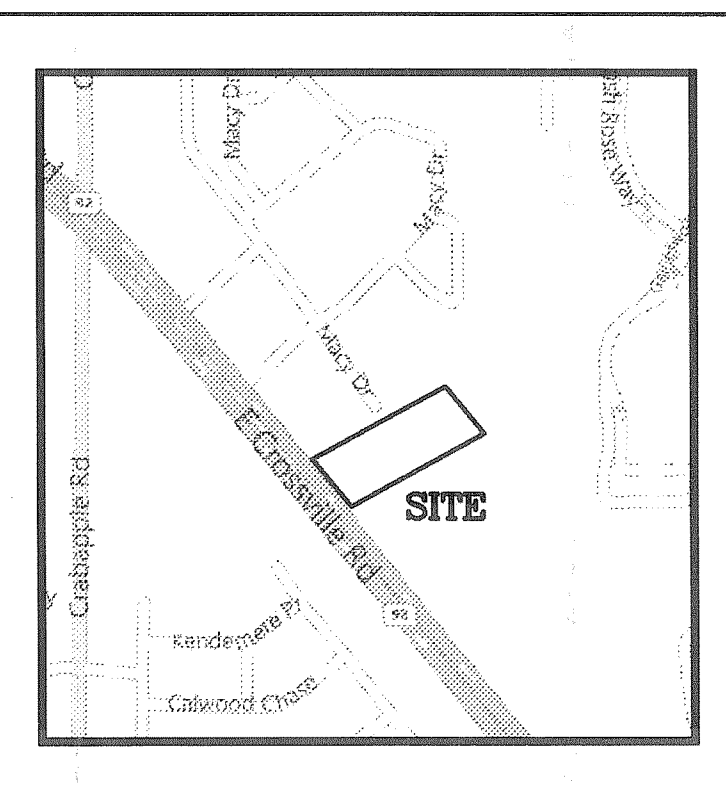
40 EAST CROSSVILLE ROAD
ROSWELL, GA 30075

TRACT AREA

79,025 S.F.
1.8142 AC.

TAX I.D. NO.:

12-1870-0406-128-9



LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING LOCATED IN LAND LOT 407 OF THE 1st DISTRICT, 2nd SECTION, CITY OF ROSWELL, FULTON COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LAND LOT 407, THENCE S 30°07'03" E A DISTANCE OF 210.00 FEET TO A 1.5" OPEN TOP PIPE, SAID PIPE BEING THE TRUE POINT OF BEGINNING; THENCE, S 61°50'46" W A DISTANCE OF 449.12 FEET TO A 1/2" RE-BAR ON THE EASTERLY R/W OF EAST CROSSVILLE ROAD (R/W VARIES, 70' FROM CENTERLINE); THENCE, N 40°05'06" W A DISTANCE OF 180.62 FEET ALONG THE EASTERLY R/W OF EAST CROSSVILLE ROAD TO A NAIL; THENCE, DEPARTING SAID R/W, N 62°01'14" E A DISTANCE OF 449.01 FEET TO A 1.5" OPEN TOP PIPE; THENCE, S 40°12'40" E A DISTANCE OF 179.30 FEET TO A 1.5" OPEN TOP PIPE, SAID PIPE BEING THE TRUE POINT OF BEGINNING.

SAID TRACT CONTAINS 1.8142 ACRES.

CURRENT ZONING: R-1/PV	
SETBACK	FEET
FRONT (MAJOR ST.)	50
SIDE	10
REAR	35

PROPOSED ZONING: O-P			
SETBACK	FEET	BUFFER	FEET
FRONT (MAJOR ST.)	15	FRONT (MINOR ST.)	0
SIDE YARD *	50	SIDE YARD *	40
REAR YARD	50	REAR YARD	40

* VARIANCES REQUIRED

DESIGN NOTE:

THIS IS A CONCEPT PLAN ONLY. FINAL DESIGN, INCLUDING DETENTION AND CHANNEL PROTECTION, WILL BE ACCORDING TO BLUE BOOK REQUIREMENTS.

SURVEYORS NOTES:

CERTAIN UNDERGROUND UTILITIES (I.e. WATER, NATURAL GAS, ELECTRICITY, TELEPHONE, ETC.) AND/OR THEIR APPURTENANCES ARE NOT SHOWN HEREON.

ALL STRUCTURES/BUILDINGS SHOWN HEREON WERE LOCATED AND MEASURED AT 3.0' OFF THE GROUND, TYPICAL.

ONLY TREES 6" IN DIAMETER AND LARGER ARE SHOWN. TREES WERE MEASURED AT APPROXIMATELY 4 FEET OFF THE GROUND, TYPICAL.

BUILDING SETBACK NOTE:

BUILDING SETBACK LINES SHOWN HEREON ARE GOVERNED BY THE CITY OF ROSWELL, GEORGIA, AND ARE SUBJECT TO CHANGE. THE SETBACKS SHOULD BE CONFIRMED IN WRITING WITH THE CITY OF ROSWELL PRIOR TO LAND PLANNING OR ANY CONSTRUCTION ACTIVITIES.

DEVELOPMENT STATISTICS SUMMARY CHART

AREA THIS TRACT: 79,025 S.F. 1.8142 ACRES
PROPOSED ZONING DISTRICT: O-P cond.

PROP. GROSS S.F. OF BUILDING	2,187 S.F.
PROP. LOT COVERAGE OF BUILDING	2,187 S.F.
PROP. % LOT COVERAGE OF BLDG.	2.77 %
PROP. HEIGHT OF STRUCTURE	20 FT.
MAX. ALLOW. HEIGHT OF STRUCTURES	40 FT.
PROP. PARKING/DRIVE/SIDEWALK AREA	8,517 S.F.
PROP. % PARKING/DRIVE/SIDEWALK AREA	10.78 %
PROP. HANDICAPPED SPACES	1 EA.
PROP. STANDARD SPACES	8 EA.
PROP. TOTAL PARKING SPACES	9 EA.
PARKING SPACES/M.S.F. OF BLDG.	4.12/M.S.F.
PROP. LANDSCAPE AREA	7,000 S.F.
PROP. % LANDSCAPE AREA	8.85 %
TOTAL IMPERVIOUS SURFACE AREA	6,360 S.F.
TOTAL % IMPERVIOUS SURFACE AREA	8.05 %
TOTAL FLOOD PLAIN AREA	0 S.F.
TOTAL FLOOD PLAIN AREA	0 %
TOTAL UNDISTURBED/OPEN SPACE	61,321 S.F.
TOTAL UNDISTURBED/OPEN SPACE	77.60 %
PROP. DENSITY OF PROJECT	1,205.49 S.F./AC.

GENERAL NOTES:

THE ONLY EVIDENCE OF EASEMENTS OR STRUCTURES WHICH ARE READILY APPARENT FROM AN ABOVE GROUND FIELD INSPECTION OF THE PREMISES ARE SHOWN, UNLESS STATED OTHERWISE HEREON. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR LOSSES RELATING TO THE EXISTENCE OF ANY EASEMENT NOT DISCOVERED FROM MY ABOVE GROUND FIELD INSPECTION OF THE PREMISES.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PERSONS WITHOUT A RECERTIFICATION BY THE SURVEYOR.

THE PUBLIC RECORDS REFERENCED HEREON REFLECT ONLY THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON. REFERENCE TO THE SAME DOES NOT AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR TITLE OPINION. UNLESS STATED OTHERWISE HEREON, THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR LOSSES RELATING TO ANY MATTER THAT MIGHT BE DISCOVERED BY AN ABSTRACT OR TITLE SEARCH OF THE PROPERTY.

JURISDICTIONAL AREAS OR NEGATIVE EASEMENTS, IF ANY, WHICH MIGHT IMPACT THE USE OF THE PROPERTY WERE NOT LOCATED, UNLESS STATED OTHERWISE. NO LIABILITY IS ASSUMED BY THE SURVEYOR FOR ANY LOSSES RESULTING FROM THE EXERCISE OF ANY GOVERNMENT JURISDICTION AFFECTING THE USE OF THE PROPERTY.

THE PROPERTY SHOWN AND DESCRIBED HEREON IS SUBJECT TO ANY EXISTING EASEMENTS, RIGHTS-OF-WAY, RESTRICTIVE COVENANTS, ZONING REGULATIONS, UNDERGROUND UTILITIES AND/OR SETBACK LINES WHETHER OR NOT THEY MAY BE SHOWN. NO LIABILITY IS ASSUMED BY THE SURVEYOR FOR ANY LOSSES THAT MAY BE ASSOCIATED WITH THE EXISTENCE OF ANY EASEMENTS OR RESTRICTIONS ON THE USE OF THE PROPERTY.

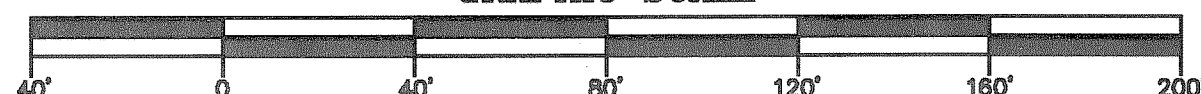
SEPTIC NOTE:

THE LIMITS OF THE SEPTIC SYSTEM AREA SERVING THIS PROPERTY ARE NOT SHOWN HEREON.

FLOOD HAZARD NOTE:

THIS PROPERTY IS NOT CONTAINED WITHIN THE LIMITS OF A FLOOD HAZARD ZONE AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF FULTON COUNTY AND INCORPORATED AREAS (COMMUNITY MAP NO. 13121C0061E) MOST RECENTLY REVISED JUNE 22, 1998.

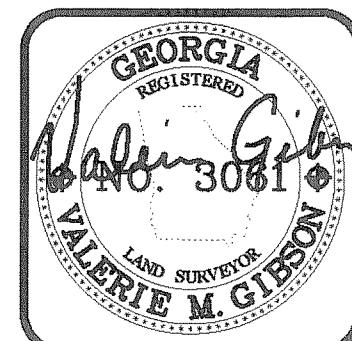
GRAPHIC SCALE



PROJECT NUMBER
11-3591

SHEET
2
OF
2

DRAWN: VMG	NO.	DESCRIPTION	DATE	BY	APPR.
DATE: DECEMBER 2, 2011	1.	ADDRESS COMMENTS AS REQUESTED.	02/23/2012	VMG	
SCALE: HORIZ. 1" = 40'					
VERT. 1" = N/A					
LAND LOT(S): 407					
DISTRICT: 1st					
SECTION: 2nd					
CITY OF: ROSWELL					
COUNTY: FULTON COUNTY, GEORGIA					



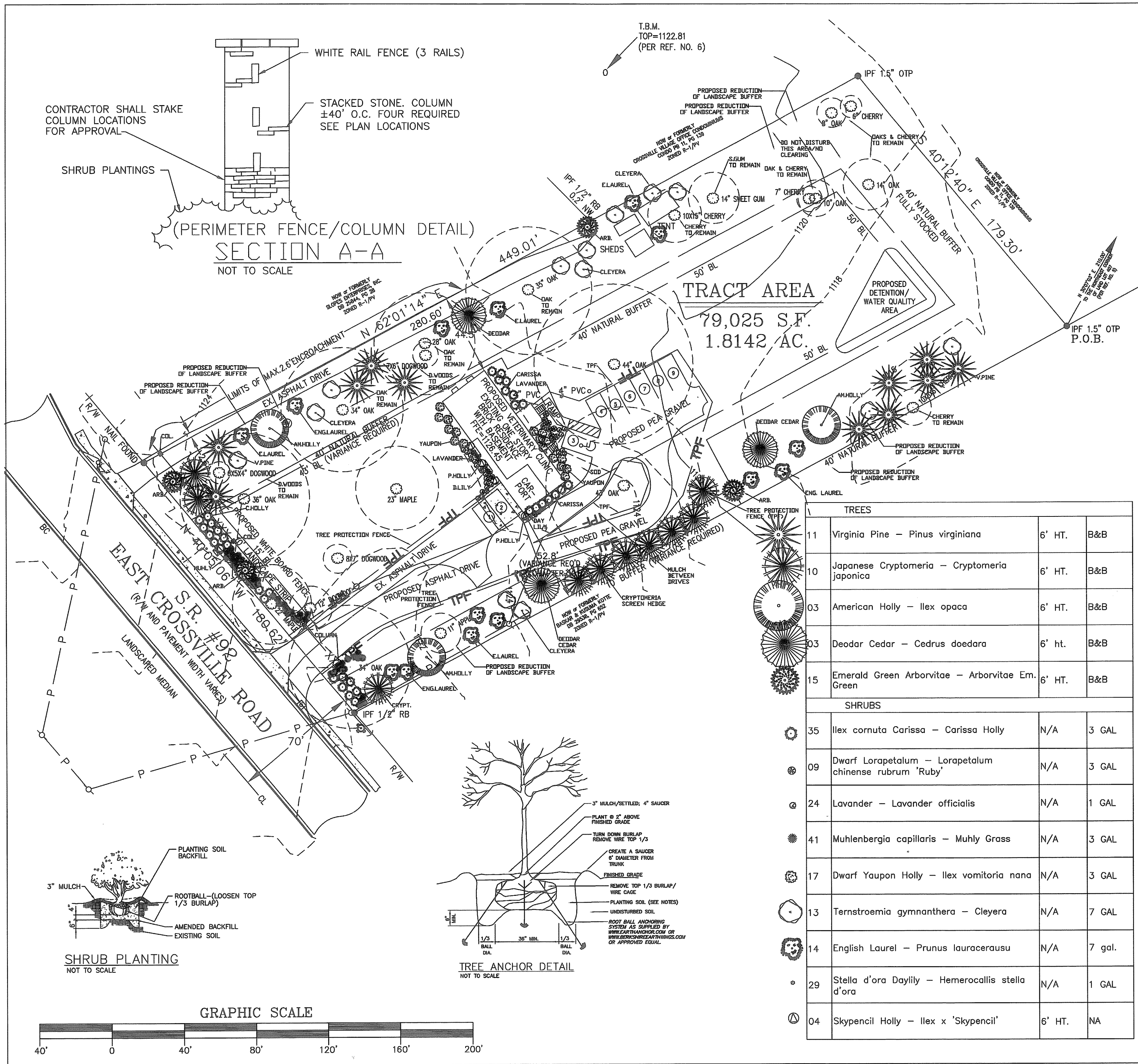
SITE PLAN EXHIBIT FOR:

CROSSVILLE VETERINARY HOSPITAL

40 EAST CROSSVILLE ROAD

Engineering
E303
Stream
Restoration
& Land Surveying

Phone: 770-442-0500
Engineering303.com
116 N. Main St., Suite B, Cumming, GA 30040



PARKING LOT TREES CALCULATIONS:
FOR PARKING LOTS FOR 20 OR MORE SPACES. (30 SPACES TOTAL)
PARKING LOT LESS THAN 20 SPACES; (no requirements)

LANDSCAPE STRIPS

FRONTAGE 10' STRIP

1 TREE AND 10 SHRUBS / 35'
120'/35' = 4TR (2 EXIST. & 2 NEW) &
40 SHRUBS (COMPLIES)

40'* NORTH EAST BUFFER
FULLY STOCKED

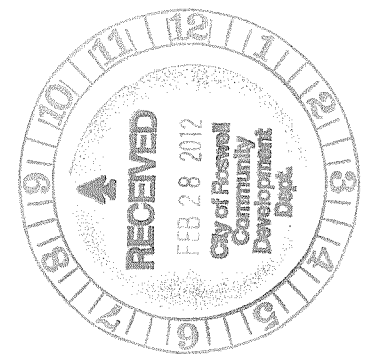
40'* NORTHWEST BUFFER
INFILLED AS SHOWN

40'* SOUTHEAST BUFFER
INFILLED AS SHOWN

10' SOUTHEAST BUFFER
INFILLED AS SHOWN

LANDSCAPE AREA
LOT SIZE 79,024sf
IMPERVIOUS 12,000sf OR 15%
LANDSCAPED 85%

*PROPOSED REDUCTION
OF 40' BUFFERS



PERMITS: THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES ASSOCIATED WITH THE LANDSCAPE/IRRIGATION INSTALLATION. DO NOT CARRY OUT THE INSTALLATION ON UN-PERMITTED/APPROVED PLANS. THE INSTALLATION SHALL COMPLY WITH ALL LANDSCAPE CONDITIONS ATTACHED TO THE SITE.

FRAWLEY ASSOCIATES LLC (FA) SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION, MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY ANY CONTRACTOR.

UTILITY LOCATION: IT IS THE CONTRACTOR'S RESPONSIBILITY TO HAVE ALL UTILITIES LOCATED PRIOR TO ANY DIGGING. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE UTILITIES PROTECTION CENTER IN GEORGIA @ 811, 72 HOURS BEFORE DIGGING, (EXCLUDING HOLIDAYS AND WEEKENDS) AS SPECIFIED IN THE 'CALL-BEFORE-YOU-DIG' LAW.

SIGHT DISTANCES: PROPER SITE DISTANCED SHALL BE MAINTAINED AT ALL DRIVE OPENINGS. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY LANDSCAPE OBSTRUCTIONS TO PROPER SITE DISTANCES OF ANY PROPOSED PLANT MATERIAL PRIOR TO INSTALLATION.

CLEANING: THE CONTRACTOR SHALL BE RESPONSIBLE TO CLEAN AND REMOVE/DISPOSE, IN A LEGAL MANNER, FROM THE SITE ALL DEBRIS THAT IS A PART OF THE CONTRACTOR'S OPERATION.

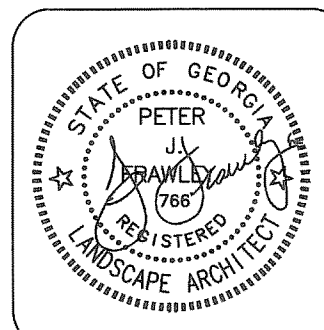
PLANT QUALITY/CRITERIA: ALL TREES SHALL BE OF GOOD QUALITY, FREE OF DISEASE, STRAIGHT TRUNKED, FULL HEADED, SYMMETRICAL AND WELL ROOTED. ALL TREES/SHRUBS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED WITH SIZES AS INDICATED ON THE PLANT LIST OR ON THE DRAWINGS. ALL PLANTS SHALL BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASES. ALL ROOTBALLS, CONTAINERS & HEIGHT TO WIDTH RATIOS SHALL CONFORM TO THE SIZE STANDARDS SET FORTH IN 'AMERICAN STANDARDS FOR NURSERY STOCK' AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSEYMEN. THE CONTRACTOR SHALL ARRANGE AND COORDINATE PLANT APPROVAL 'PRIOR TO INSTALLATION'. THE OWNER/OWNER'S REPRESENTATIVE MAY AT ANY POINT BEFORE, DURING OR AFTER THE INSTALLATION BUT PRIOR TO FINAL ACCEPTANCE REJECT PLANT MATERIAL OR INSTALLATION WHICH DOES NOT COMPLY WITH THE SPECIFICATIONS OF THIS DRAWING. ALL PLANT MATERIAL SHALL BE NUMBER ONE OR BETTER. ALL PLANTINGS SHALL BE MULCHED WITH 4" SETTLED CURRENT CROP PINE STRAW.

PLANT GUARANTEE: ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF TWO YEAR(S) BEGINNING AT FINAL ACCEPTANCE. THE CONTRACTOR SHALL REPLACE ANY PLANT MATERIAL WHICH DIES OR IS IN A DETERIORATING CONDITION DURING THE GUARANTEE PERIOD AND HAS BEEN PROPERLY MAINTAINED, (WHICH INCLUDES PROPER WATERING).

IRRIGATION: THE CONTRACTOR SHALL SUBMIT TO THE OWNER A PRICE TO DESIGN AND INSTALL A FULLY AUTOMATIC IRRIGATION SYSTEM FOR THIS LANDSCAPE INSTALLATION. THE LANDSCAPE CONTRACTOR SHALL PAY FOR ALL PERMITS AND FEES. THE LANDSCAPE CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES AND ORDINANCES. THE LANDSCAPE CONTRACTOR SHALL PROVIDE A CERTIFICATE OF WARRANTY, REGISTRATION AND WRITTEN GUARANTEE FOR A PERIOD OF TWO YEARS FROM THE DATE OF FINAL ACCEPTANCE. IF AN AUTOMATIC IRRIGATION SYSTEM IS NOT INCLUDED, THE CONTRACTOR IS TO SUPPLY GATOR BAGS AND A WATERING SCHEDULE FOR ALL NEW TREES.

LIGHTING TO BE PROVIDED BY BUILDING WALL DOWN LIGHTS TO ROSWELL REQUIREMENTS. LIGHTS SHALL BE FITTED WITH SHIELDS LIMITING LIGHT TO THIS SITE ONLY; NO GARE TO SURROUNDING PROPERTIES.

TREES			
11	Virginia Pine - Pinus virginiana	6' HT.	B&B
10	Japanese Cryptomeria - Cryptomeria japonica	6' HT.	B&B
03	American Holly - Ilex opaca	6' HT.	B&B
03	Deodar Cedar - Cedrus doedara	6' ht.	B&B
15	Emerald Green Arborvitae - Arborvitae Em. Green	6' HT.	B&B
SHRUBS			
35	Ilex cornuta Carissa - Carissa Holly	N/A	3 GAL
09	Dwarf Lorapetalum - Lorapetalum chinense rubrum 'Ruby'	N/A	3 GAL
24	Lavander - Lavander officialis	N/A	1 GAL
41	Muhlenbergia capillaris - Muhly Grass	N/A	3 GAL
17	Dwarf Yaupon Holly - Ilex vomitoria nana	N/A	3 GAL
13	Ternstroemia gymnanthera - Cleyera	N/A	7 GAL
14	English Laurel - Prunus lauracerausu	N/A	7 gal.
29	Stella d'ora Daylily - Hemerocallis stella d'ora	N/A	1 GAL
04	Skypencil Holly - Ilex x 'Skypencil'	6' HT.	NA



~~EXISTING TREE SURVEY~~
Proposed Buffer Reduction Revision
40 EAST CROSSVILLE ROAD
ROSWELL, GEORGIA.

FRAWLEY ASSOCIATES LLC
LANDSCAPE ARCHITECTS
675 SEMINOLE AVE., STE. 101
ATLANTA, GEORGIA 30307 404-874-5091
pjfrawley@aol.com www.frawleyassociates.com

PROJECT NUMBER
FA 11-042
SHEET
2
OF
2

DRAWN:	NO.	DESCRIPTION	DATE	BY	APPR.
DATE:	1	DRB SUBMITTAL	12/05/11	PF	
SCALE: HORIZ. 1" =	2	CITY OF ROSWELL SUBMITTAL	02/27/02	PF	
VERT. 1" =					
LAND LOT(S):					
DISTRICT:					
SECTION:					
CITY OF:					
COUNTY:					