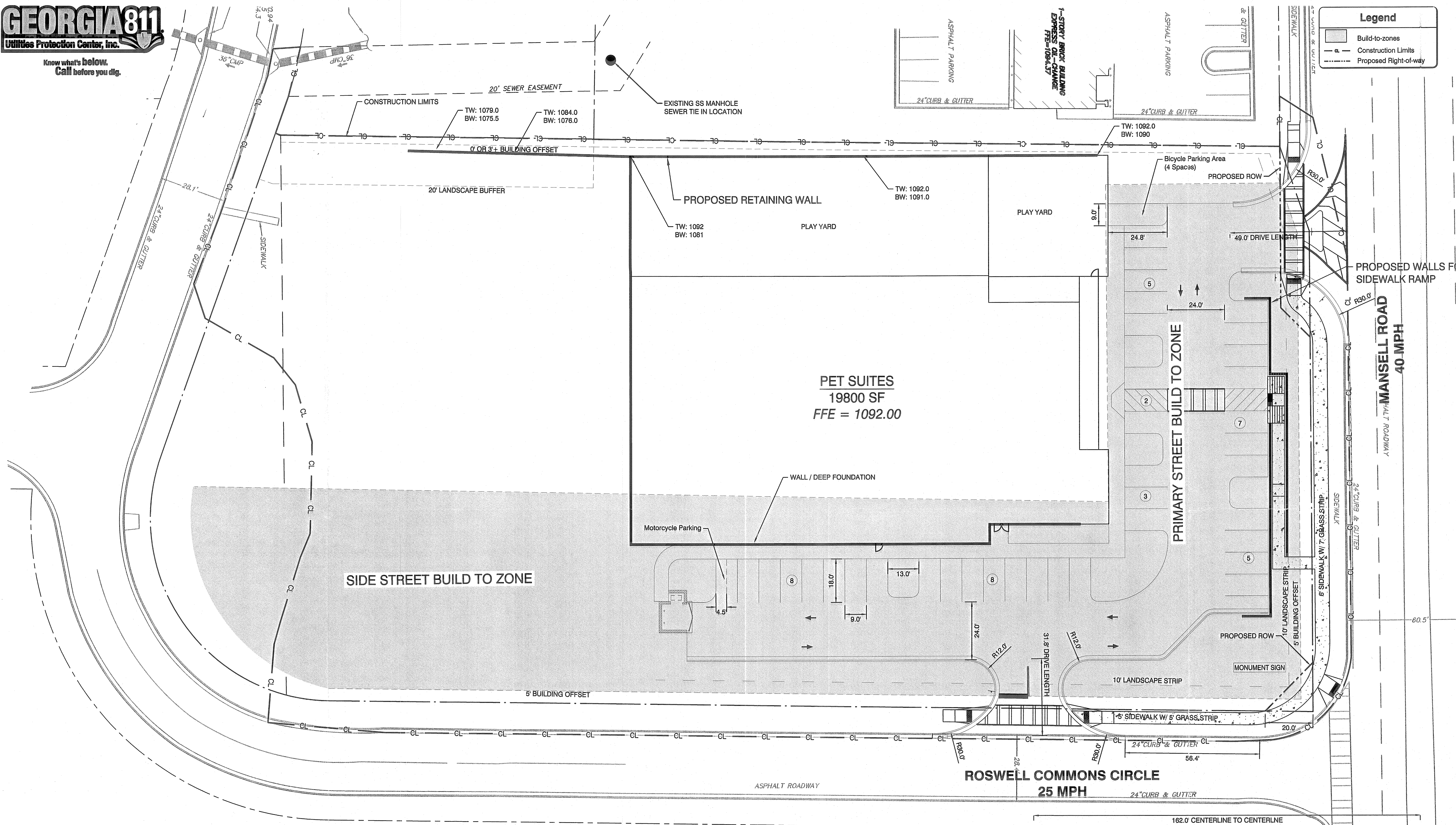




Know what's below.
Call before you dig.

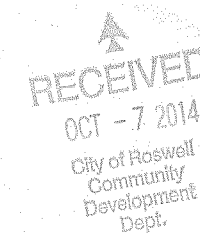
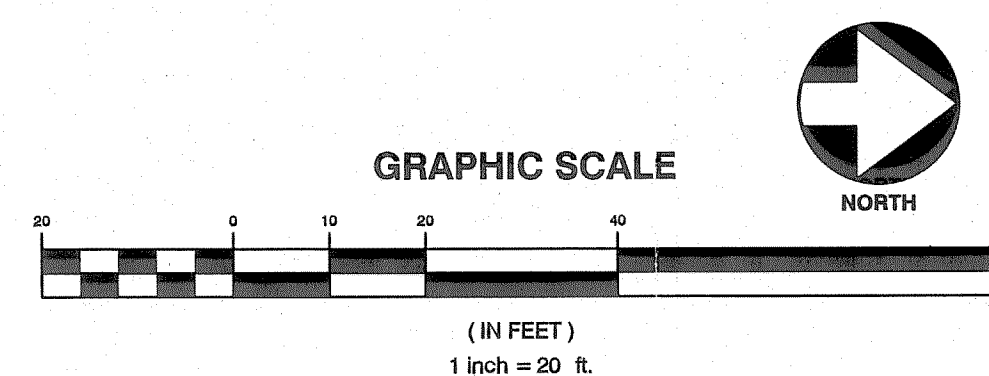


Legend	
[Solid Line]	Build-to-zones
[Dashed Line]	Construction Limits
[Dotted Line]	Proposed Right-of-way

Development Statistics	
Site Area	2.47 ac
Existing Zoning	NX
Proposed Zoning	NX
Allowed Building Size	15000 SF
Proposed Building Size	19700 SF
Total Required Parking	39 (1 Per 500 sf)
Dedicated Motorcycle Parking Provided	2
Total Parking Provided	38
Required Bicycle Parking	4

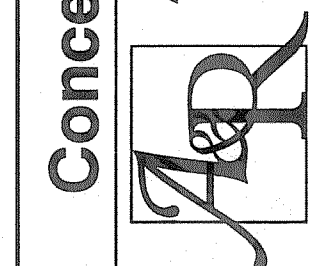
Bicycle Parking Provided	4
Required Outdoor Amenity Area	21500 sf
Outdoor Amenity Area Provided	26500 sf
Max Allowed Impervious Area	80% (86000 sf)
Proposed Impervious Area	49% (52600 sf)
Minimum Allowed Pervious Area	20% (21500 sf)
Proposed Pervious Area	51% (55000 sf)
Required Main Street Transparency	40%
Provided Main Street Transparency (Including Alternatives)	41%
Required Side Street Transparency	20%

Provided Side Street Transparency (Including Alternatives)	7%
Area Disturbed On Site	2.30 ac (100600 sf)
Area Disturbed Off Site	0.24 ac (10450 sf)
Total Area Disturbed	2.55 ac (111050 sf)
Allowed Building Height	45 ft
Proposed Building Height	35 Ft
Speed Limit on Mansell Road	40 MPH
Speed Limit on Roswell Commons Cir	25 MPH



Pet Suites Roswell
Civil Site Design
951 Mansell Road, Roswell, GA
PREPARED FOR
Myers Y. Cooper Company
3000 Peachtree Road, Suite 5
Criminal, OH 45228

Concept Zoning Plan
A&R Engineering Inc.
2160 Kingston Court, Suite O
Marietta, GA 30067
Tel: (770) 586-0000 / 586-8210
www.aareng.com



DATE	10-06-2014
REVISIONS	
NO.	DATE
DRAWN BY:	CHECKED BY:
CAO	VAR
PROJECT NO:	14-040
PLAN SET:	Concept
SHEET	C1



Know what's below.
Call before you dig.

Existing Topography Narrative

The existing site slopes down fairly evenly from Mansell Road south at 5-8%. Draining to the southwest corner, the site consists of very little concentrated flow. Existing landscaping includes a two main clumps of trees. The first is along the back tear drop shape, and the second is along the western property line.

Downstream Narrative

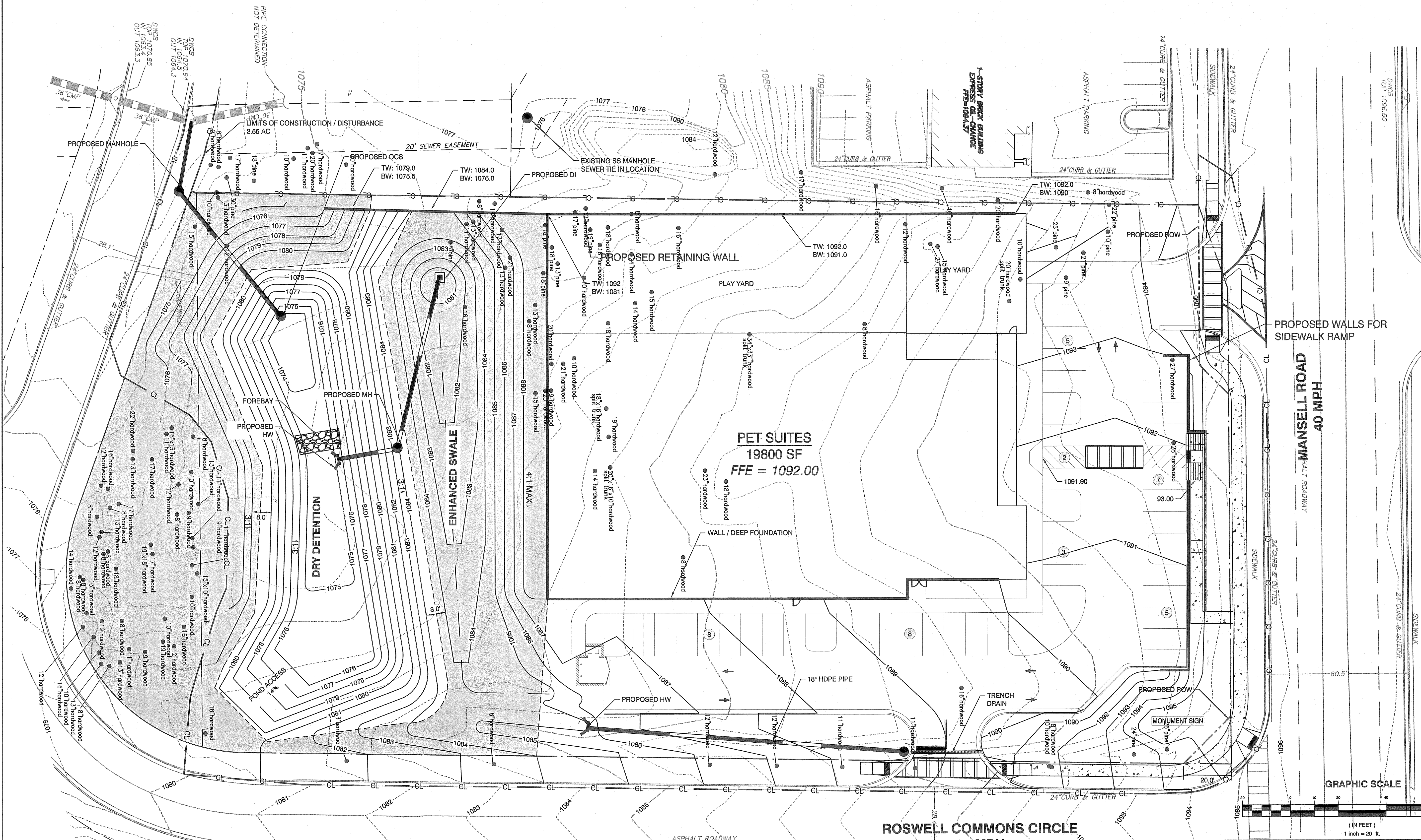
Rainfall from the site sheet flows in to the gutter along Roswell Commons Drive at the southern edge of the site. Traveling along the gutter, it flows into the double wing catch basin and along approximately 220 feet of 36" CMP pipe before daylighting into a well defined ditch.

Additional Items

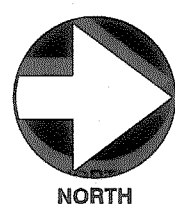
No buffers, lakes, stream, nor state waters are apparent on site.
No wetlands, endangered plants, nor endangered animals are apparent on site.
At least three ornamental (dogwoods) trees 8 inches or greater exist on site.

Legend

OUTDOOR AMENITY AREA
(26500 SF)



GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

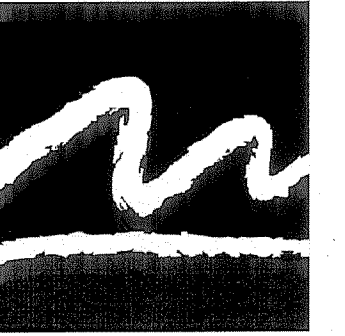


RECEIVED
OCT - 7 2014
City of Roswell
Community Development Dept.

Pet Suites Roswell
Civil Site Design
951 Mansell Road, Roswell, GA
PREPARED FOR
Myers & Myers Company
2850 Ga. 401 S.E.
Cincinnati, OH 45226

Concept Grading Plan
A&R Engineering Inc.
2160 Kingston Court, Suite 10
Tel: (770) 890-5555 Fax: (770) 890-9210
www.aareng.com

DATE	10-06-2014
NO.	REVISIONS
DATE	
DRAWN BY:	Cao
CHECKED BY:	VAR
PROJECT NO:	14-040
PLAN SET:	Concept
SHEET	C2



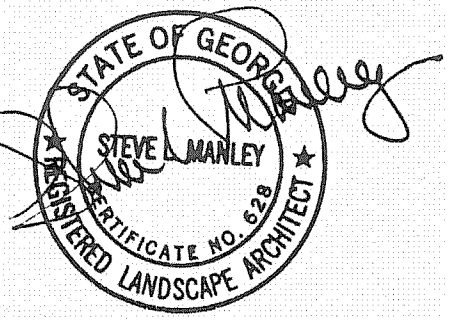
manley
landdesign

landscape architecture
51 old canton street
alpharetta, ga 30009
ph: 770-442-8171
fx: 770-442-1123

PetSuites

951 Mansell Rd
Roswell, GA

date: 8.4.14
scale: 1"=30'-0"
drawn by: ADN
checked by: SLM
job number: 2014050



issued

1	10.7.14	City Comments
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sheet title

Tree Survey

sheet number

L-1.0

EXISTING TREE INVENTORY & CALCULATIONS

Specimen Trees (removed)

Qty	Species	DBH	DU	Total DU
1	Dogwood	10	3.6	3.6
1	Dogwood	12	4.2	4.2
1	Dogwood	13	4.2	4.2
				12

Trees To Remain

Qty	Species	DBH	DU	Total DU
10	Hardwood	8	3.0	30
3	Hardwood	9	3.0	9
4	Hardwood	10	3.6	14.4
4	Hardwood	11	3.6	14.4
5	Hardwood	12	4.2	21
6	Hardwood	13	4.2	25.2
1	Hardwood	14	4.8	4.8
1	Hardwood	15, 10	4.8	4.8
3	Hardwood	16	5.3	15.9
1	Hardwood	16, 13	5.3	5.3
3	Hardwood	17	5.3	15.9
2	Hardwood	18	5.7	11.4
2	Hardwood	19	5.7	11.4
1	Hardwood	19, 18	5.7	5.7
1	Hardwood	22	6.3	6.3
EDF				195.5

Tree To Be Remove

Qty	Species	DBH
7	Hardwood	8
1	Hardwood	9
4	Hardwood	10
3	Hardwood	11
4	Hardwood	12
4	Hardwood	13
2	Hardwood	14
4	Hardwood	15
4	Hardwood	16
2	Hardwood	17
3	Hardwood	18
1	Hardwood	18, 16
1	Hardwood	19
2	Hardwood	20
1	Hardwood	20, 16, 10
2	Hardwood	21
2	Hardwood	23
1	Hardwood	24
2	Hardwood	27
1	Hardwood	28
1	Hardwood	34, 33
1	Pine	8
1	Pine	9
1	Pine	10
1	Pine	13
1	Pine	17
3	Pine	18
1	Pine	19
1	Pine	21
1	Pine	22
1	Pine	24
1	Pine	25
1	Pine	26

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STONE MOUNTAIN REAL ESTATE HOLDINGS, LLC
DEED BOOK 30760 / PAGE 282

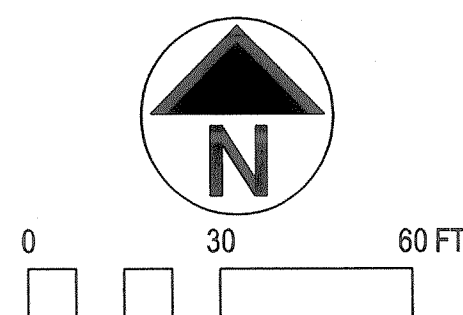
TOTAL SITE AREA
2.470 Acres
107,588 sf
ZONED C-2 and R-TH

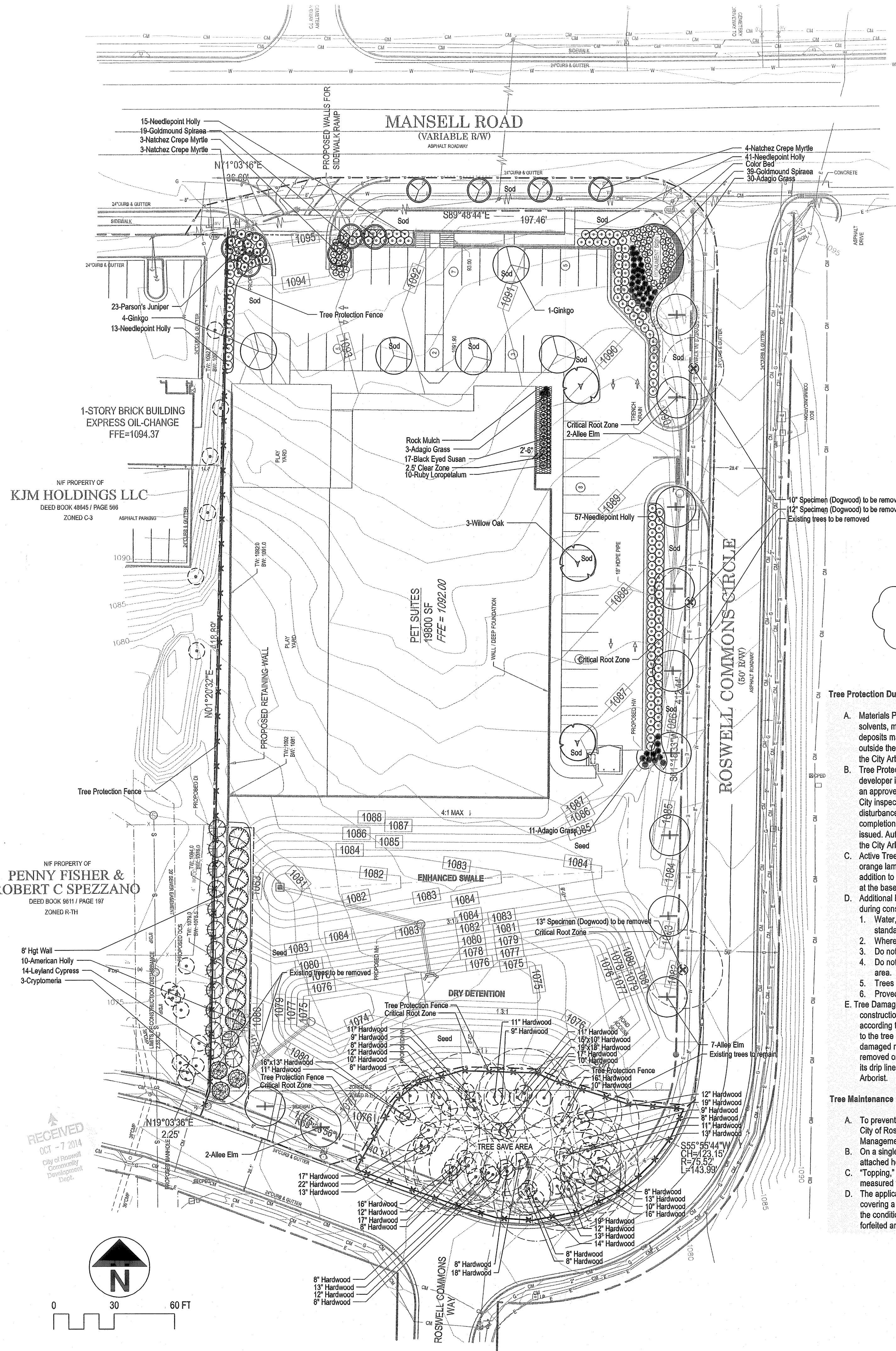
CONTACT INFORMATION

THE MYERS Y. COOPER COMPANY
Mark Fee
5050 E. Galbraith rd., Suite B
Cincinnati, OH 45236
513-248-8350

N/F PROPERTY OF
KJM HOLDINGS LLC
DEED BOOK 4845 / PAGE 588
ZONED C-3

N/F PROPERTY OF
**PENNY FISHER &
ROBERT C SPEZZANO**
DEED BOOK 9611 / PAGE 197
ZONED R-TH





CITY OF ROSWELL LANDSCAPE REQUIREMENTS

- A. BUFFERS (Sec. 10.2.4)**
- REQUIRED**
- Buffer type "C" or "D" is required along the southwest portion of the site where zone R-TH is adjacent.
Buffer C: 20' wide buffer, 8' hgt wall and 20 evergreen trees per 100 LF
Buffer C: 133 LF/100 = 1.33 x 20 = 27 evergreen trees
Buffer D: 40' wide buffer with 40 evergreen trees per 100 LF
Buffer D: 133 LF/100 = 1.33 x 40 = 53 evergreen trees
- PROVIDED**
- Evergreen trees to be installed at 8' hgt min.
 - Evergreen trees must be distributed along the entire buffer length at an average rate of 10' OC.
 - Buffer type C is being provided along the southwest property line where zone R-TH is adjacent; this includes an 8' wall.
27 total evergreen trees: 14 Leyland Cypress, 10 American Holly and 3 Cryptomeria
- B. PARKING LOT LANDSCAPING (Sec. 10.2.6)**
- REQUIRED**
- A landscaped interior island must be provided every 8 parking spaces.
35 parking spaces/8 = 5 interior islands
 - An interior island must be a min. of 8' wide and 200 SF in area; must include 1 tree
 - All required shade trees must be a min. 3" cal. and 10' hgt. at time of planting.
- PROVIDED**
- Interior islands have been provided for every 8th parking space
 - Islands are a min. of 8' wide and 200 SF in area.
 - Shade trees are to be 3" cal. - 10' hgt. min.; see plant list
- C. LANDSCAPE STRIPS (Sec. 10.2.7)**
- REQUIRED**
- All surface parking areas abutting a public street must be screened.
 - A min. 10' wide landscape strip planted with a min. of 10 shrubs per 35 LF of street frontage.
Mansell Rd: 156 LF/35 = 4.5 x 10 = 45 shrubs
Roswell Commons Cir: 208 LF/35 = 6 x 10 = 60 shrubs
- PROVIDED**
- Shrubs shall be provided to screen paved area from the right-of-way.
 - Shrubs shall be 2' hgt at time of planting.
 - Shrubs must be planted in 2 rows deep, and provide a screen within 3 years of planting.
- D. STREET TREE PLANTING (Sec. 11.4.7)**
- REQUIRED**
- One shade tree must be planted every 40' OC, on average on all streets
Where overhead utilities exist, one understorey tree planted every 20' OC, on average.
Mansell Rd: 196 LF/20 = 10 understorey trees
Roswell Commons Cir: 661 LF/40 = 17 shade trees
- PROVIDED**
- Mansell Rd: 10 Natches Crepe Myrtle
Roswell Commons Cir: 11 Allee Elm and 6+ Existing Trees
- E. SITE DENSITY**
- REQUIRED**
- 30 Density units per acre
2.47 acres x 30 = 74.1 SDF
 - For specimen trees removed, replace with 4" caliper trees min.
3 Dogwoods removed = 12 DU to be replaced
- PROVIDED**
- 195.5 EDF (see trees to remain table) + 2.5 DU (5 Ginkgo @ .5 DU) = 198 SDF provided
 - 12.6 Replacement Density Units Provided:
3 Willow Oak @ .9 DU (4" Cal.) = 2.7 DU
11 Allee Elm @ .9 DU (4" cal) = 9.9 DU

Tree Protection During Construction

- A. Materials Prohibited in Tree Save Areas.** No structure, improvement, or any activity including solvents, material, construction machinery, portable toilets, construction trailers, or temporary soil deposits may encroach or be placed within a drip line or within 6 feet of the area immediately outside the drip line of any specimen tree or any tree within a tree save area unless authorized by the City Arborist in writing.
- B. Tree Protection Devices.** Before development, land clearing, filling, or any land alteration, the developer is required to erect suitable protective barriers required by the City Arborist pursuant to an approved tree protection plan, including tree fences, tree protection signs, and erosion barriers. City inspection of tree protection barriers is required prior to the commencement of any land disturbance or development. Tree protection measures must remain in functioning condition until completion of site landscaping, completion of the project, or until the certificate of occupancy is issued. Authorization to remove the protective devices must be evidenced by approval in writing by the City Arborist or issuance of a final certificate of occupancy.
- C. Active Tree Protection Devices.** Materials for active tree protection must consist of chain link, orange laminated plastic, wooden post and rail fencing or other equivalent restraining material. In addition to fencing, where active tree protection is required, each tree to be saved must be marked at the base of the trunk with blue colored water-based paint.
- D. Additional Measures.** The developer must take measures to ensure the health of protected trees during construction, including, but not limited to:
- Water, fertilize and treat the trees for pests or disease as needed, in accordance with standards of the International Society of Arboriculture.
 - Where grading covers the trees with dust, hose them off.
 - Do not prune branches so that equipment or structures "fit" within the trees protected zone.
 - Do not strip the topsoil or remove the natural leaf mulch or material from beneath a protected area.
 - Trees should be felled away from, rather than into, tree save areas.
 - Provide adequate mulching and water for trees that will be retained.
- E. Tree Damage.** Any tree designated on a tree protection plan to be saved damaged during construction or as a result of construction, as determined by the City Arborist, must be treated according to accepted standards of the National Arborists Association, or replaced with trees equal to the tree density unit value of the tree removed or damaged. However, any specimen tree damaged must be replaced with trees equal to 2 times the tree density unit value of the tree removed or damaged. Where a damaged specimen tree must be removed, the area occupied by its drip line must remain in a previous state. A replacement plan must be approved by the City Arborist.

Tree Maintenance

- A.** To prevent long-term harm to the health of trees or their structure, all pruning of trees within the City of Roswell must be done in accordance with ANSI A300 Tree, Shrub, and Other Woody Plant Management Standard Practices (Pruning).
- B.** On a single lot that contains, or is zoned and platted for purposes of constructing, a detached or attached house, this paragraph applies only to specimen trees.
- C.** "Topping" defined as removal of more than one-third of the leaves and branches of a tree, as measured from the lowest branch on the trunk of the tree to the top of the tree, is prohibited.
- D.** The applicant must post a maintenance bond in the form of cash or an irrevocable letter of credit covering a period of two years. If the applicant does not continue to comply with the Section and the conditions of the permit after issuance, the City may call the bond or any part of the bond to be forfeited and use the proceeds to hire a contractor to bring the site into compliance.

PLANT LIST

Qty	Botanical Name	Common Name	Scheduled Size	Remarks
Trees				
3	Cryptomeria japonica	Cryptomeria	Min. 8' hgt.	B & B
14	Cupressocyparis leylandi	Leyland Cypress	Min. 8' hgt.	Full to gound
5	Ginkgo biloba	Maidenhair Tree	Min. 3" Cal. - 10' hgt.	B & B
10	Ilex opaca	American Holly	8' Hgt.	B & B
3	Lagerstroemia indica 'Natchez'	Natchez Crepe Myrtle	8'-10' Hgt. x 5'-8' Spr.	B & B; Multi-trunked
3	Quercus phellos	Willow Oak	Min. 4" Cal. - 10'-12' hgt.	B & B
11	Ulmus parvifolia 'Allee'	Allee Elm	Min. 4" Cal.; 10'-12' hgt.	B & B
Shrubs				
126	Ilex cornuta 'Needlepoint'	Needlepoint Holly	Min. 2' Hgt.	
23	Juniperus davurica 'Parsonii'	Parson's Juniper	3 Gal.	
10	Loropetalum chinense 'Ruby'	Ruby Chinese Fringe Flower	3 Gal.	
44	Miscanthus sinensis 'Adagio'	Adagio Grass	3 Gal.	
58	Spiraea japonica 'Goldmound'	Goldmound Spiraea	3 Gal.	
Groundcovers				
17	Rudbeckia fulgida 'Goldsturm'	Goldsturm Black Eyed Susan	1 Gal.	
116	Color Bed	Annual Color Bed	SF; Prep & Plant	
Other				

LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- TREE PROTECTION FENCE
- CRITICAL ROOT ZONE

LANDSCAPE NOTES

- Locating and protecting all underground utilities, prior to digging, is the responsibility of the Landscape Contractor.
- Prior to installation, the Landscape Contractor shall inspect the sub grade, general site conditions, verify elevations, utility locations, irrigation, approve topsoil provided by General Contractor and observe the site conditions under which the work is to be done. Notify General Contractor of any unsatisfactory conditions. Work shall not proceed until such conditions have been corrected and are acceptable to the Landscape Contractor and/or Construction Manager.
- General and Landscape Contractor are responsible for protecting existing trees from damage during construction. General Contractor to install tree protection fencing prior to any site work as directed on the landscape plans.
- All tree protection areas to be protected from sedimentation.
- All tree protection fencing to be inspected daily, and repaired or replaced as needed.
- All shrubs and groundcover beds (existing and new) to be mulched with a minimum 3 inches of mulch. Mulch type to be double shredded hardwood mulch.
- All annual and perennial beds to be tilled to a minimum depth of 18 inches and amended with 4 inches of organic material. Mulch planted beds with 3 inch depth of pine bark mini nuggets.
- Planting holes to be dug a minimum of twice the width and 6 - 12 inches deeper than the size of the root ball of both shrubs and tree. Amend backfill with topsoil mix. Backfill and tamp bottom of hole prior to planting so top of root ball does not settle below surrounding grade.
- Topsoil Mix to be 4 parts screened topsoil and 1 part organic material (i.e. Nature's Helper or Pro Mix).
- Existing grass in proposed planting areas is to be removed and area to be hand raked to remove all rocks and debris larger than 1 inch in diameter prior to planting shrubs.
- Soil to be tested to determine fertilizer and lime requirements. Lime and fertilizer to be distributed prior to laying sod.
- Sod to be delivered fresh (Cut less than 24 hours prior to arriving on site), laid immediately, rolled and watered thoroughly within one hour of installation.
- All changes to design and/or plant substitutions are to be authorized by the Landscape Architect at Manley Land Design - 770.442.8171
- All parking islands to be installed below the level of the parking, with 6" - 10" of clean friable topsoil, prior to planting.
- All landscaping shall be installed in conformance with ANSI Z60.1 the "American Standard for Nursery Stock", and the latest accepted standards of the American Association of Nurserymen.
- Site to be 100% irrigated by an automatic underground irrigation system.
- The Landscape Contractor shall guarantee all plants installed for one full year from date of acceptance by the owner. All plants shall be alive and at a vigorous rate of growth at the end of the guarantee period. The Landscape Contractor shall not be responsible for acts of God or vandalism.
- Any plant that is determined dead, in an unhealthy or unsightly condition, lost its shape due to dead branches or other symptoms of poor, non-vigorous growth shall be replaced by the Landscape Contractor with the cost of the replacement included in the bid or proposal price.
- Stake all evergreen and deciduous trees.
- Remove all stakes and guying from all trees after one year from planting.
- Water thoroughly twice in the first 24 hours and apply mulch immediately.
- The plant quantities are for the contractor's convenience, all numbers must be verified.

STONE MOUNTAIN REAL ESTATE HOLDINGS, LLC

DEED BOOK 30760 / PAGE 282

TOTAL SITE AREA

2.470 Acres

107,588 sf

ZONED C-2 and R-TH

CONTACT INFORMATION

THE MYERS Y. COOPER COMPANY

Mark Fee

5050 E. Galbraith rd., Suite B

Cincinnati, OH 45236

513-248-8350

PetSuites

951 Mansell Rd
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date: 8.4.14

scale: 1"=30'-0"

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job number: 2014050

Issued

1 10.7.14 City Comments

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sheet title

Tree Protection
and
Replacement Plan

sheet number

L-1.1