

LEGAL DESCRIPTION (OVERALL TRACT):

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 1240, 2ND DISTRICT, 2ND SECTION, CITY OF ROSWELL, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET ALONG THE NORTHERLY RIGHT OF WAY OF RUCKER ROAD (RIGHT OF WAY VARIES); SAID POINT BEING 452.56 FEET WESTERLY, AS MEASURED ALONG THE NORTHERLY ORIGINAL RIGHT OF WAY OF RUCKER ROAD, FROM THE INTERSECTION OF SAID RIGHT OF WAY WITH THE EAST LINE OF LAND LOT 1240; THENCE ALONG SAID RIGHT OF WAY OF RUCKER ROAD N88°59'59"W FOR A DISTANCE OF 391.41 FEET TO AN IRON PIN SET; THENCE LEAVING SAID RIGHT OF WAY OF RUCKER ROAD, N00°08'51"E FOR A DISTANCE OF 1,007.55 FEET TO A 3/4" CRIMP TOP PIPE FOUND; THENCE S89°31'19"E FOR A DISTANCE OF 342.99 FEET TO AN IRON PIN SET; THENCE S02°35'28"E FOR A DISTANCE OF 1,012.56 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 370,559 SQUARE FEET (8.507 ACRES).

ZONING CONDITIONS:

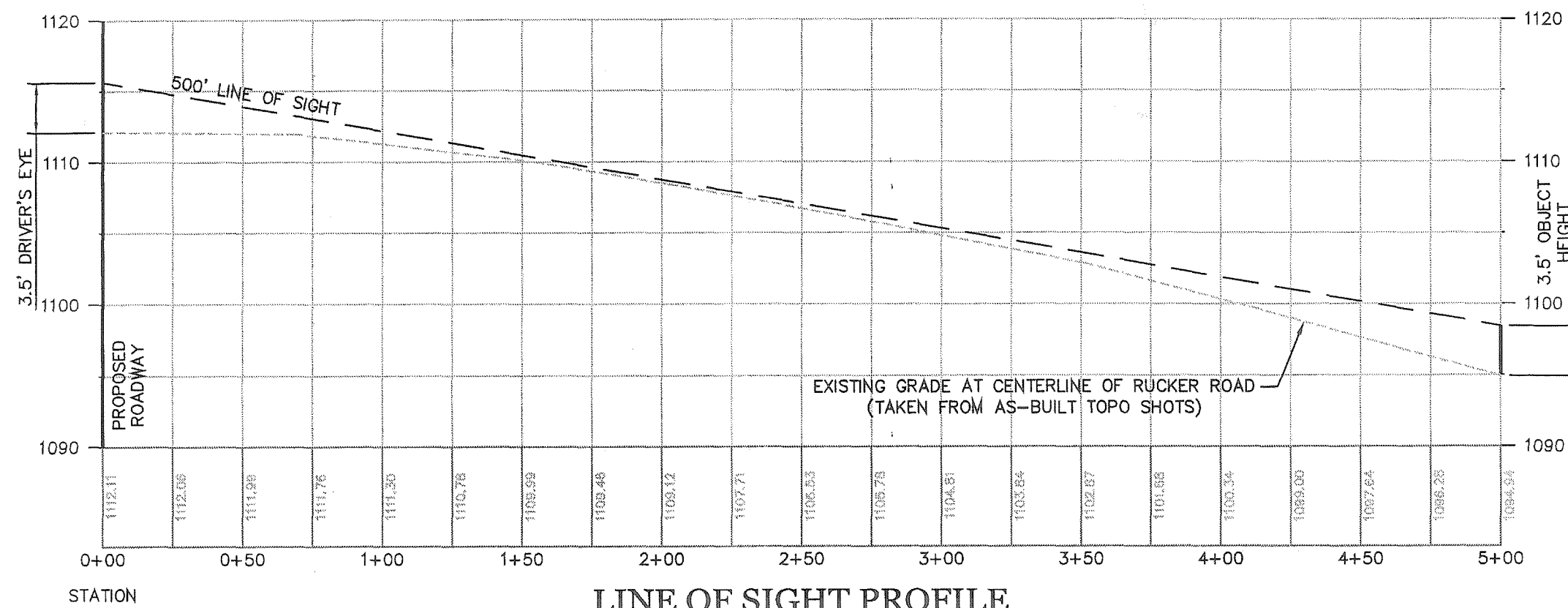
RZ11-09 AND CV11-02
350 & 370 RUCKER ROAD, LL 1240
RUCKER ROAD DEVELOPMENT
FC-A (FULTON COUNTY-ANNEXED) TO R-3A (MULTI-FAMILY MEDIUM DENSITY DISTRICT)

PLEASE BE ADVISED THE MAYOR AND CITY COUNCIL APPROVED THE ABOVE REFERENCED ZONING AND CONCURRENT VARIANCE DURING THEIR NOVEMBER 14, 2011 HEARING WITH THE FOLLOWING CONDITIONS:

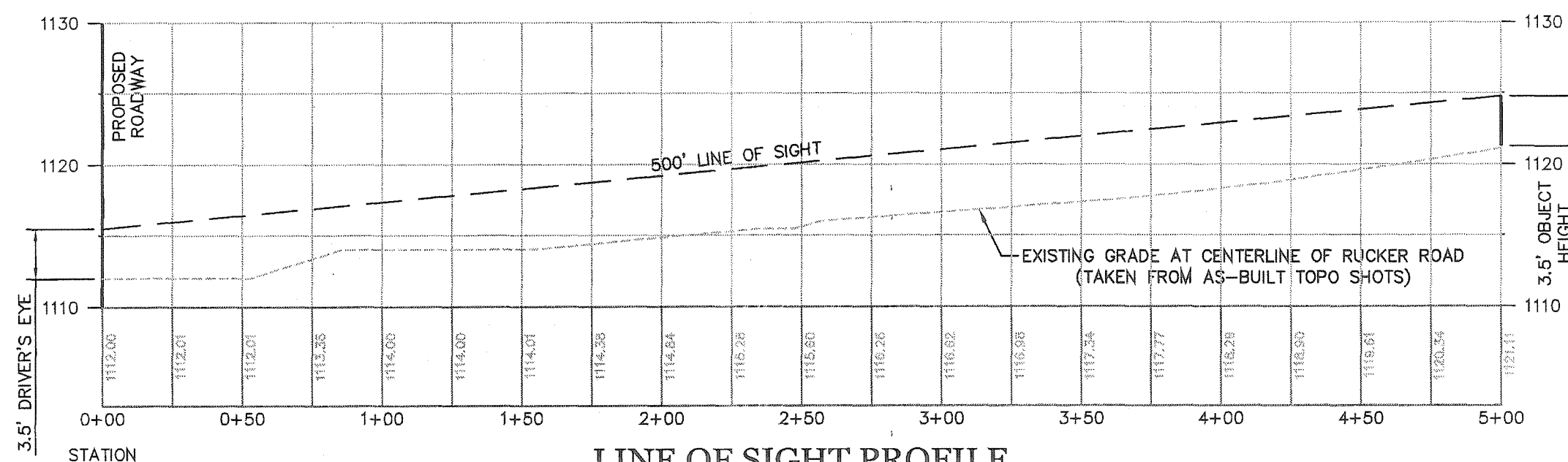
- THE OWNER/DEVELOPER SHALL DEVELOP THE PROPERTY IN ACCORDANCE WITH THE SITE PLAN Z.2 DATED AUGUST 1, 2011, STAMPED "RECEIVED AUGUST 5, 2011 CITY OF ROSWELL COMMUNITY DEVELOPMENT DEPARTMENT."
- THE VARIANCE TO THE LOT WIDTH REDUCTION FROM 80' TO 60' HAS BEEN GRANTED.
- PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, THE OWNER/DEVELOPER SHALL GIVE TO THE CITY OF ROSWELL THE SUM OF \$50,000.00 PAID IN CASH, FOR THE PURPOSE OF FUTURE ROAD IMPROVEMENTS TO RUCKER ROAD. ROAD IMPROVEMENTS MAY INCLUDE THE CREATION OF A LEFT TURN LANE AND A RIGHT TURN LANE ON RUCKER ROAD INTO THE PROPOSED DEVELOPMENT. THE OWNER/DEVELOPER WILL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF ANY ROAD IMPROVEMENTS. THE OWNER/DEVELOPER SHALL DEDICATE RIGHT-OF-WAY TO ACCOMMODATE FUTURE ROAD IMPROVEMENTS BY THE CITY OF ROSWELL, AS DEPICTED ON SITE PLAN Z.2.
- THERE SHALL BE A SHARED DETENTION POND BETWEEN THE PROPOSED SUBDIVISION AND CRABAPPLE REGISTRY. SHOULD AN AGREEMENT NOT BE REACHED WITH CRABAPPLE REGISTRY SUBDIVISION WITHIN FORTY-FIVE (45) DAYS THEN THE APPLICANT SHALL REVERT BACK TO THE NOVEMBER 1, 2011 PLAN WHICH INDICATES THE PEDESTRIAN PERVIOUS TRAIL.
- THERE SHALL BE A TWENTY (20) FOOT LANDSCAPE STRIP ALONG RUCKER ROAD WITH LANDSCAPING IMPROVEMENTS CONSISTENT WITH THE PLAN TO BE MAINTAINED AS COMMON AREA BY THE HOME OWNERS ASSOCIATION.
- THE PLAT SHALL INDICATE A NO ACCESS EASEMENT FOR THE TWO LOTS ALONG RUCKER ROAD.
- A 10' WIDE ARBOR OR OTHER FINISHED OPENING IN THE FENCE SHALL BE CONSTRUCTED BY THE OWNER/DEVELOPER OF THE PROPOSED SUBDIVISION AS AGREED TO BY CRABAPPLE REGISTRY.

LEGEND

IPF	= 1/2" REBAR FND.	CO	= SANITARY CLEANOUT
IPS	= 1/2" REBAR SET	MH	= SANITARY SEWER MANHOLE
R.W.	= RIGHT OF WAY	CB	= CATCH BASIN
SSE	= SANITARY SEWER EASEMENT	BM	= BENCHMARK
DE	= DRAINAGE EASEMENT	PP	= POWER POLE
LL.L.	= LAND LOT LINE	LP	= LIGHT POLE
C.L.	= CENTERLINE	EM	= ELECTRIC METER
CT	= CRIMP TOP PIPE	FH	= FIRE HYDRANT
OT	= OPEN TOP PIPE	WV	= WATER VALVE
CMP	= CORRUGATED METAL PIPE	B.C.	= BACK OF CURB
RCP	= REINFORCED CONCRETE PIPE	E.P.	= EDGE OF PAVEMENT
DI	= DROP INLET	FEN	= FENCE
JB	= JUNCTION BOX	O.H.	= OVERHEAD ELEC. SERVICE LINE
WI	= WEIR INLET	B.L.	= BUILDING LINE
CS	= CABLE SERVICE	TX	= TRANSFORMER BOX
ES	= ELECTRIC SERVICE	SS	= SANITARY SEWER LINE
WM	= WATER METER		



LINE OF SIGHT PROFILE
ENTRANCE LOOKING EAST ALONG RUCKER ROAD



LINE OF SIGHT PROFILE
ENTRANCE LOOKING WEST ALONG RUCKER ROAD

FULTON COUNTY
MON. #F215
N-1485810.391
E-2238497.199

FULTON COUNTY
MON. #F015
N-1484820.888
E-2238953.735

T1 3539.52' N 46°57'27" W
T3 3259.40' N 42°20'42" W
T5 2606.87' N 57°28'44" W
T7 2903.32' N 61°04'21" W

T2 2563.74' N 56°11'44" W
T4 2244.79' N 50°46'30" W
T6 1789.63' N 76°41'27" W
T8 2125.42' N 78°44'41" W

RUCKER ROAD
R/W & PAVEMENT AS SHOWN
(POSTED 45 MPH SPEED LIMIT)

BENCHMARK
BOLT ON FH B/W
CITY & STATE
ELEV.=1115.61

500' INTERSECTION LINE OF SIGHT
(SEE PROFILE)

1124.9 1122.5 1120.5 1118.6 1117.3

1115.9 1114.2 1112.5 1110.8 1109.1

1107.4 1105.7 1104.0 1102.3 1100.6

1098.9 1097.2 1095.5 1093.8 1092.1

1089.4 1087.7 1086.0 1084.3 1082.6

1080.9 1079.2 1077.5 1075.8 1074.1

1071.6 1069.9 1068.2 1066.5 1064.8

1062.3 1060.6 1058.9 1057.2 1055.5

1053.8 1052.1 1050.4 1048.7 1047.0

1045.3 1043.6 1041.9 1040.2 1038.5

1036.8 1035.1 1033.4 1031.7 1030.0

1028.3 1026.6 1024.9 1023.2 1021.5

1019.8 1018.1 1016.4 1014.7 1013.0

1011.3 1009.6 1007.9 1006.2 1004.5

1002.0 1000.3 998.6 996.9 995.2

993.5 991.8 990.1 988.4 986.7

985.0 983.3 981.6 979.9 978.2

976.5 974.8 973.1 971.4 969.7

968.0 966.3 964.6 962.9 961.2

959.5 957.8 956.1 954.4 952.7

951.0 949.3 947.6 945.9 944.2

942.5 940.8 939.1 937.4 935.7

934.0 932.3 930.6 928.9 927.2

925.7 924.0 922.3 920.6 918.9

917.2 915.5 913.8 912.1 910.4

908.9 907.2 905.5 903.8 902.1

900.6 898.9 897.2 895.5 893.8

892.5 890.8 889.1 887.4 885.7

884.0 882.3 880.6 878.9 877.2

875.5 873.8 872.1 870.4 868.7

867.0 865.3 863.6 861.9 860.2

858.5 856.8 855.1 853.4 851.7

850.0 848.3 846.6 844.9 843.2

841.5 839.8 838.1 836.4 834.7

833.0 831.3 829.6 827.9 826.2

824.5 822.8 821.1 819.4 817.7

816.0 814.3 812.6 810.9 809.2

807.5 805.8 804.1 802.4 800.7

800.0 798.3 796.6 794.9 793.2

791.5 789.8 788.1 786.4 784.7

783.0 781.3 779.6 777.9 776.2

774.5 772.8 771.1 769.4 767.7

766.0 764.3 762.6 760.9 759.2

757.5 755.8 754.1 752.4 750.7

750.0 748.3 746.6 744.9 743.2

741.5 739.8 738.1 736.4 734.7

733.0 731.3 729.6 727.9 726.2

724.5 722.8 721.1 719.4 717.7

716.0 714.3 712.6 710.9 709.2

707.5 705.8 704.1 702.4 700.7

700.0 698.3 696.6 694.9 693.2

691.5 689.8 688.1 686.4 684.7

683.0 681.3 679.6 677.9 676.2

674.5 672.8 671.1 669.4 667.7

666.0 664.3 662.6 660.9 659.2

657.5 655.8 654.1 652.4 650.7

650.0 648.3 646.6 644.9 643.2

641.5 639.8 638.1 636.4 634.7

633.0 631.3 629.6 627.9 626.2

624.5 622.8 621.1 619.4 617.7

616.0 614.3 612.6 610.9 609.2

607.5 605.8 604.1 602.4 600.7

600.0 598.3 596.6 594.9 593.2

591.5 589.8 588.1 586.4 584.7

583.0 581.3 579.6 577.9 576.2

574.5 572.8 571.1 569.4 567.7

566.0 564.3 562.6 560.9 559.2

557.5 555.8 554.1 552.4 550.7

550.0 548.3 546.6 544.9 543.2

541.5 539.8 538.1 536.4 534.7

533.0 531.3 529.6 527.9 526.2

524.5 522.8 521.1 519.4 517.7

516.0 514.3 512.6 510.9 509.2

507.5 505.8 504.1 502.4 500.7

500.0 498.3 496.6 494.9 493.2

491.5 489.8 488.1 486.4 484.7

483.0 481.3 479.6 477.9 476.2

474.5 472.8 471.1 469.4 467.7

466.0 464.3 462.6 460.9 459.2

457.5 455.8 454.1 452.4 450.7

450.0 448.3 446.6 444.9 443.2

441.5 439.8 438.1 436.4 434.7

433.0 431.3 429.6 427.9 426.2

424.5 422.8 421.1 419.4 417.7

416.0 414.3 412.6 410.9 409.2

407.5 405.8 404.1 402.4 400.7

400.0 398.3 396.6 394.9 393.2

391.5 389.8 388.1 386.4 384.7

383.0 381.3 379.6 377.9 376.2

374.5 372.8 371.1 369.4 367.7

366.0 364.3 362.6 360.9 359.2

357.5 355.8 354.1 352.4 350.7

350.0 348.3 346.6 344.9 343.2

341.5 339.8 338.1 336.4 334.7

333.0 331.3 329.6 327.9 326.2

324.5 322.8 321.1 319.4 317.7

316.0 314.3 312.6 310.9 309.2

307.5 305.8 304.1 302.4 300.7

300.0 298.3 296.6 294.9 293.2

291.5 289.8 288.1 286.4 284.7

283.0 281.3 279.6 277.9 276.2

274.5 272.8 271.1 269.4 267.7

266.0 264.3 262.6 260.9 259.2

257.5 255.8 254.1 252.4 250.7

250.0 248.3 246.6 244.9 243.2

241.5 239.8 238.1 236.4 234.7

233.0 231.3 229.6 227.9 226.2

224.5 222.8 221.1 219.4 217.7

216.0 214.3 212.6 210.9 209.2

207.5 205.8 204.1 202.4 200.7

200.0 198.3 196.6 194.9 193.2

191.5 189.8 188.1 186.4 184.7

183.0 181.3 179.6 177.9 176.2

174.5 172.8 171.1 169.4 167.7

166.0 164.3 162.6 160.9 159.2

157.5 155.8 154.1 152.4 150.7

150.0 148.3 146.6 144.9 143.2

141.5 139.8 138.1 136.4 134.7

133.0 131.3 129.6 127.9 126.2

124.5 122.8 121.1 119.4 117.7

116.0 114.3 112.6 110.9 109.2

107.5 105.8 104.1 102.4 100.7

100.0 98.3 96.6 94.9 93.2

91.5 89.8 88.1 86.4 84.7

83.0 81.3 79.6 77.9 76.2

74.5 72.8 71.1 69.4 67.7

66.0 64.3 62.6 60.9 59.2

57.5 55.8 54.1 52.4 50.7

50.0 48.3 46.6 44.9 43.2

41.5 39.8 38.1 36.4 34.7

33.0 31.3 29.6 27.9 26.2

24.5 22.8 21.1 19.4 17.7

16.0 14.3 12.6 10.9 9.2

7.5 5.8 4.1 2.4 0.7

0.0 0.0 0.0 0.0 0.0

0.0 0.0 0.0 0.0 0.0

0.0 0.0 0.0 0.0 0.0

0.0 0.0 0.0 0.0 0.0

0.0 0.0 0.0 0.0 0.0

0.0 0.0 0.0 0.0 0.0

0.0 0.0 0.0 0.0 0.0

0.0 0.0 0.0 0.0 0.0

0.0 0.0 0.0 0.0 0.0

0.0 0.0 0.0 0.0 0.0

0.0 0.0 0.0 0.0 0.0

0.0 0.0 0.0 0.0 0.0

0.0 0.0 0.0 0.0 0.0

0.0 0.0 0.0 0.0 0.0

0.0 0.0 0.0 0.0 0.0

0.0 0.0 0.0 0.0 0.0

0.0 0.0 0.0 0.0 0.0

0.0 0.0 0.0 0.0 0.0

0.0 0.0 0.0 0.0 0.0





SEARS SMITH
& ASSOCIATES, INC.



THESE DRAWINGS PREPARED BY SEARS SMITH AND ASSOCIATES, INC. FOR THIS PROJECT ARE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND UNLESS OTHERWISE PROVIDED, SEARS SMITH AND ASSOCIATES, INC. SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT. THESE DRAWINGS SHALL NOT BE USED BY OTHERS ON OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING BY SEARS SMITH AND ASSOCIATES, INC.

ISSUE

REV.	DATE	REMARKS
1	06-07-11	
2	08-05-11	
3	12-28-11	
4	01-23-12	CITY COMMENTS

LOCATION

CRABAPPLE
MANOR
CITY OF ROSWELL, GA
PREPARED FOR:
ASHSTON ATLANTA RESIDENTIAL, LLC

SHEET TITLE

TREE REPLACEMENT PLAN

DESIGNER:	CCS
DRAWN:	BRP/BPT
CHECKED:	CCS
SCALE:	

DATE PRINTED

JANUARY 23, 2012

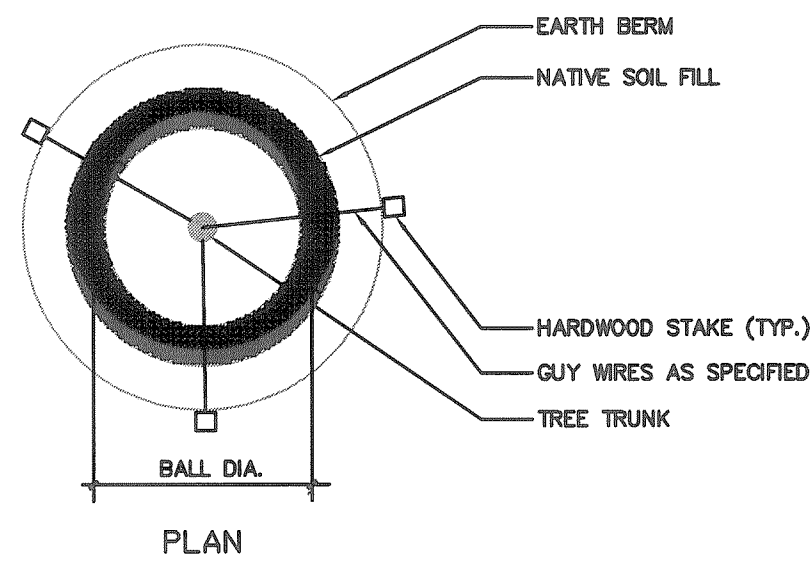
- | | |
|-------------------------------------|---------------------|
| <input type="checkbox"/> | CLIENT REVIEW |
| <input checked="" type="checkbox"/> | FOR PERMIT / REVIEW |
| <input type="checkbox"/> | BID SET |
| <input type="checkbox"/> | CONSTRUCTION |

SHEET NUMBER

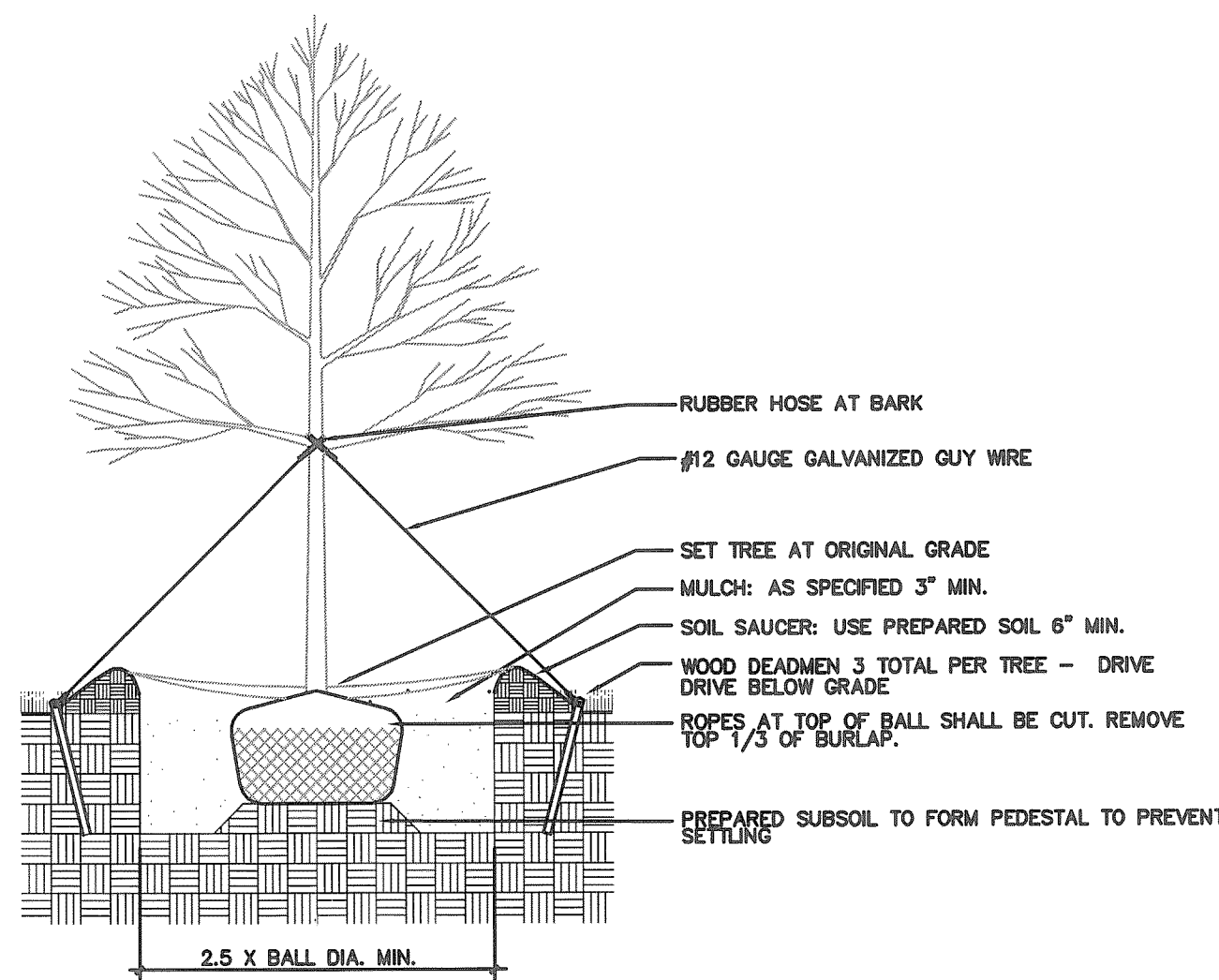
TRP.1.2
2 OF 3 SHEETS

GENERAL NOTES:

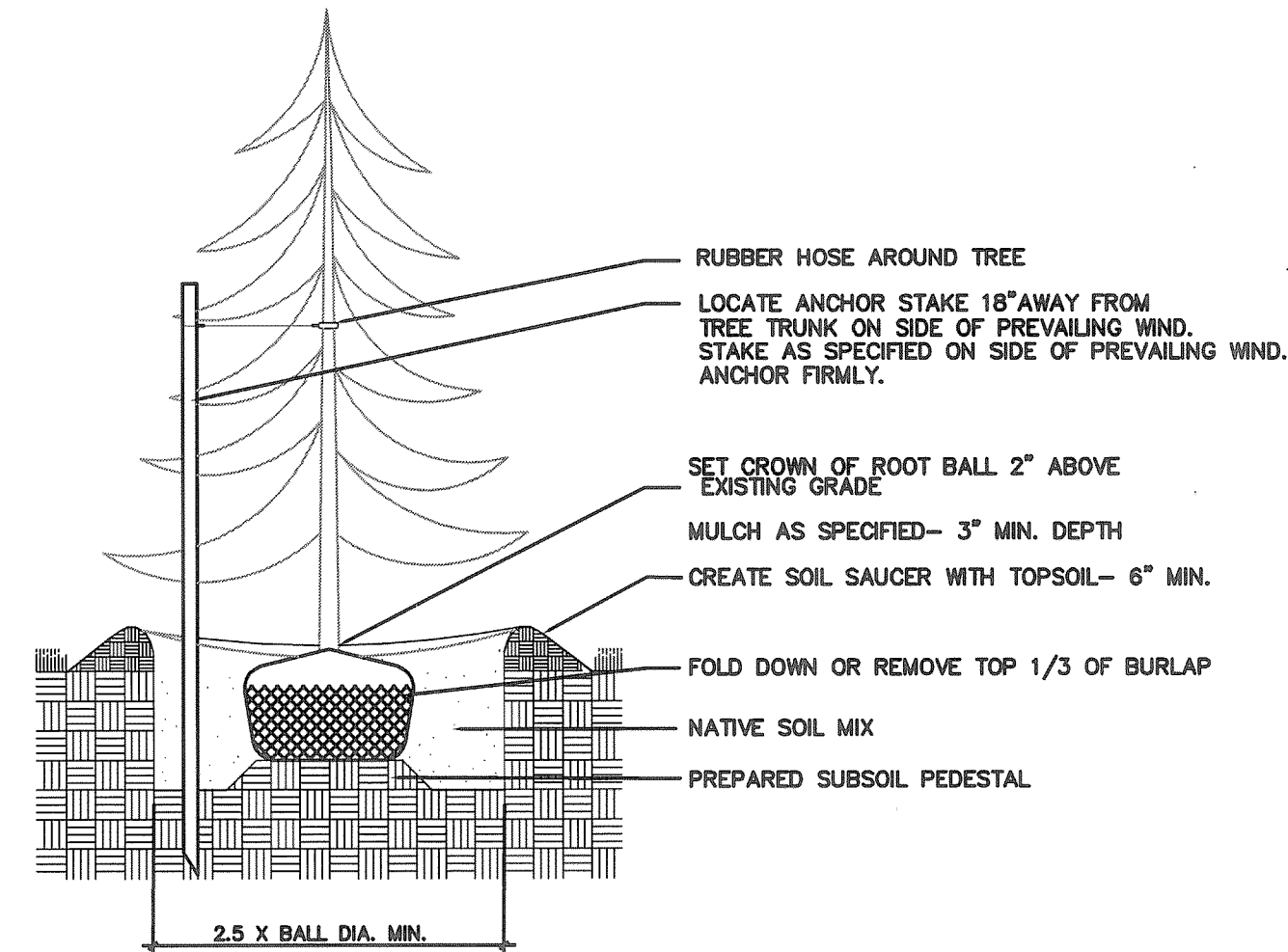
- 1) PRIOR TO CONSTRUCTION, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF WORK. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
- 2) LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ACCURATE PLANT COUNTS PRIOR TO PRICING OF TREE, SHRUBS, PERENNIALS, ANNUALS, GROUND COVERS, SOD SEED, AND MULCH.
- 3) QUANTITIES ARE GIVEN FOR CONVENIENCE ONLY. LANDSCAPE CONTRACTOR SHALL VERIFY PLANT COUNT FROM PLAN, AND SHALL PROVIDE AND INSTALL ALL PLANT MATERIAL SHOWN ON THE PLAN.
- 4) ALL PLANT MATERIAL CHOSEN MUST BE HEALTHY, FREE OF DISEASE AND PESTS, BE OF GOOD QUALITY AN WELL SHAPED AND BRACED.
- 5) ALL TREES IN LAWN AREA TO HAVE A 4' DIAMETER MULCH BED.
- 6) NO PLANTING BED EDGE SHALL BE CLOSER THAN 21" FROM THE BACK OF CURB OR SIDEWALK.
- 7) PLANTING BED LINES, TREE, SHRUB, GROUNDCOVER AND SEASONAL COLOR PLACEMENT SHALL BE APPROVED BY THE PROJECT LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE, PRIOR TO INSTALLATION.
- 8) LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING POSITIVE DRAINAGE AT 2% MINIMUM IN ALL PLANTED AREAS.
- 9) O.C. = PLANT ON CENTER
- 10) ALL PLANTS MUST BE CONTAINER-GROWN OR BALLED AND BURLAPPED(B&B) AS INDICATED IN THE PLANT LIST.
- 11) ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
- 12) ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND THE OWNER BEFORE, DURING, AND AFTER INSTALLATION.
- 13) ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
- 14) ALL PLANTS AND PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
- 15) THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTINGS (INCLUDING, BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE LANDSCAPE ARCHITECT & THE OWNER.
- 16) THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF TWO (2) YEARS BEGINNING AT THE DATE OF FINAL ACCEPTANCE. THE LANDSCAPE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OF THE END OF THE GUARANTEE PERIOD (AS PER DIRECTION OF THE OWNER).
- 17) THE OWNER AGREES TO PERFORM ALL LANDSCAPE MAINTENANCE (INCLUDING WATERING) THROUGHOUT THE TWO YEAR GUARANTEE PERIOD UNLESS OTHERWISE DETERMINED.
- 18) THE LANDSCAPE ARCHITECT WILL APPROVE THE STAKED LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION.
- 19) AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
- 20) ANY PLANT MATERIAL WHICH DIES, TURNS BROWN OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
- 21) STANDARDS SET FORTH IN 'AMERICAN STANDARDS FOR NURSERY STOCK' REPRESENT GUIDELINE SPECIFICATIONS ONLY AND CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
- 22) ALL PLANTING BEDS TO BE MULCHED WITH 4" OF PINESTRAW. ALL BEDS TO BE MULCHED IMMEDIATELY AFTER PLANTING.



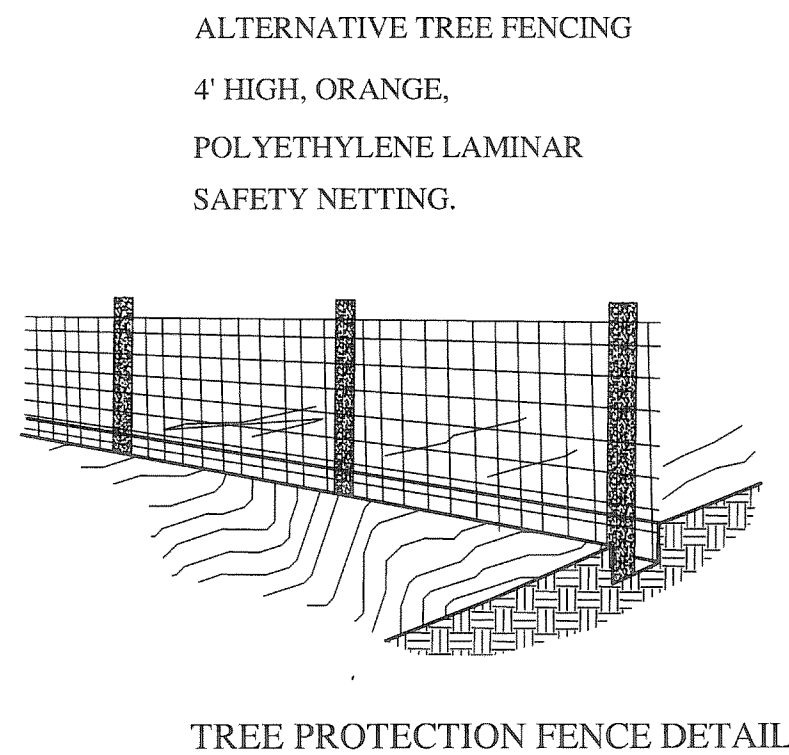
DESIGNER: **A**
2.0 **DECIDUOUS TREE - DETAIL**
NTS



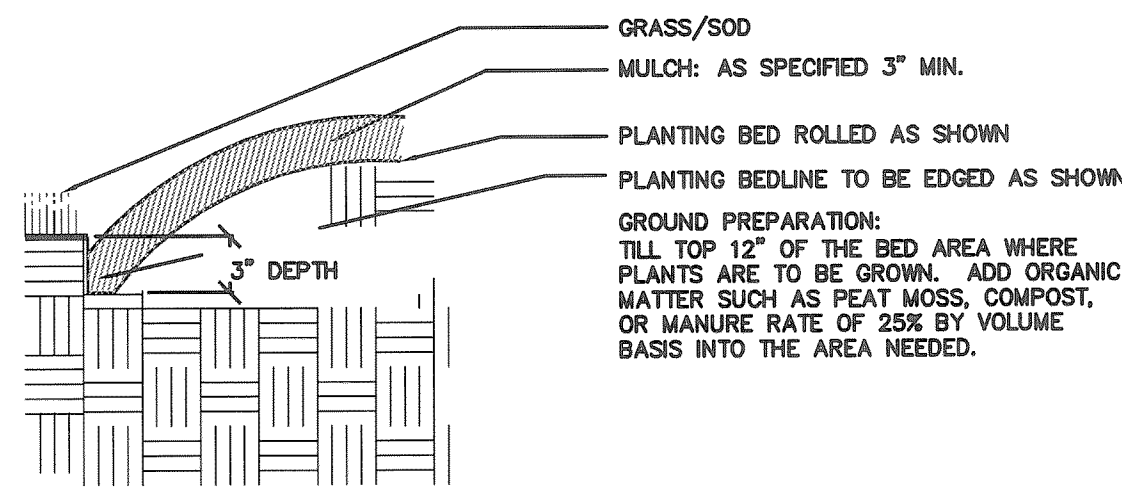
B
2.0 **EVERGREEN TREE - DETAIL**
NTS



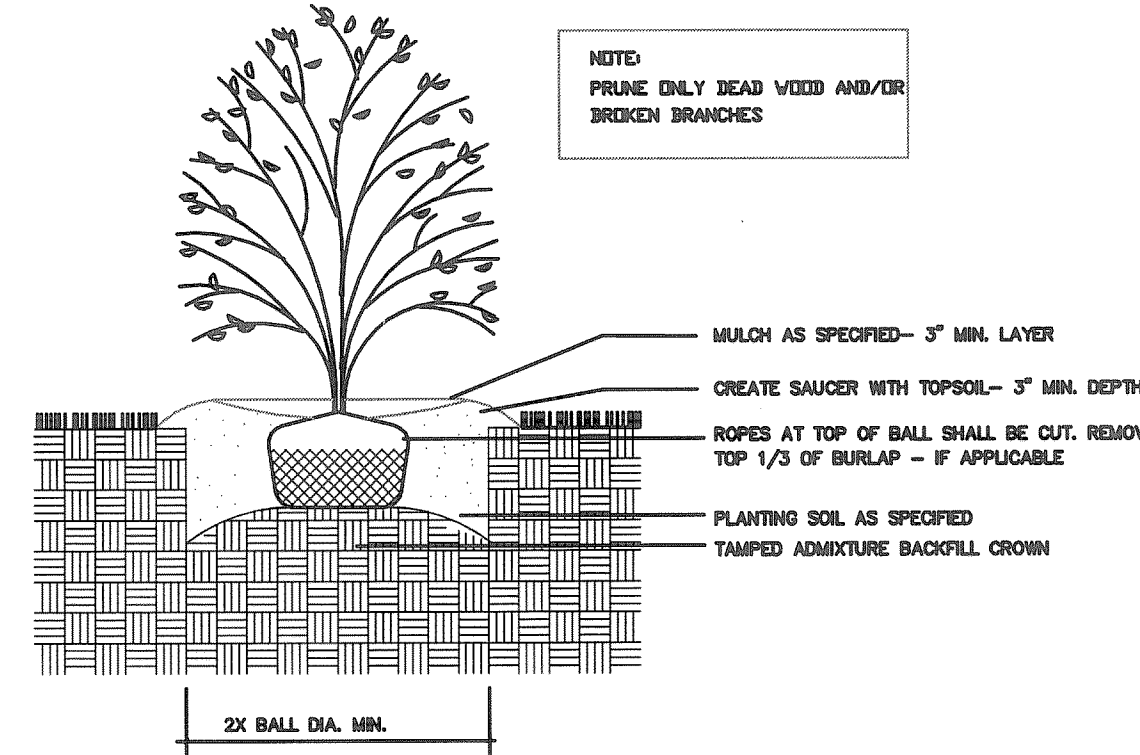
C
2.0 **TREE PROTECTION FENCE DETAIL**
NTS



D
2.0 **EDGING DETAIL**
NTS



E
2.0 **SHRUB PLANTING - DETAIL**
NTS



THESE DRAWINGS PREPARED BY SEARS SMITH AND ASSOCIATES, INC. FOR THIS PROJECT ARE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND UNLESS OTHERWISE PROVIDED, SEARS SMITH AND ASSOCIATES, INC. SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT. THESE DRAWINGS SHALL NOT BE USED BY OTHERS ON OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING BY SEARS SMITH AND ASSOCIATES, INC.

ISSUE		
REV.	DATE	REMARKS
1	06-07-11	
2	08-05-11	
3	12-28-11	
4	01-23-12	CITY COMMENTS

LOCATION
CRABAPPLE MANOR
CITY OF ROSWELL, GA
PREPARED FOR:
ASHTON ATLANTA RESIDENTIAL, LLC

SHEET TITLE	
TREE PROTECTION & REPLACEMENT DETAILS	
DESIGNER:	CCS
DRAWN:	BRP/BPT
CHECKED:	CCS
SCALE:	
DATE PRINTED	
JANUARY 23, 2012	
<input type="checkbox"/>	CLIENT REVIEW
<input checked="" type="checkbox"/>	FOR PERMIT / REVIEW
<input type="checkbox"/>	BID SET
<input type="checkbox"/>	CONSTRUCTION
SHEET NUMBER	
TRP.2.0	
3 OF 3 SHEETS	