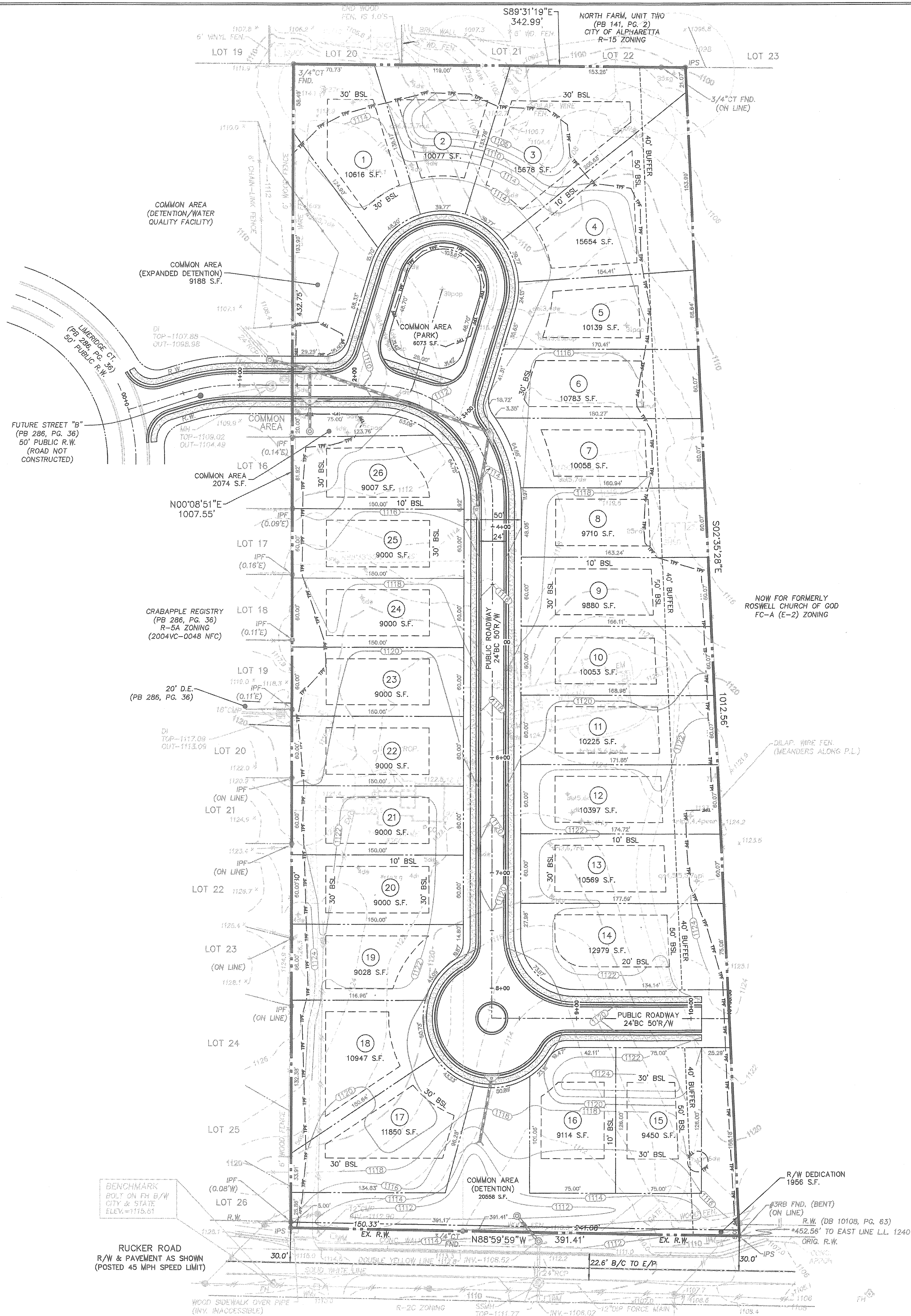


ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 1240, 2ND DISTRICT, 2ND SECTION, CITY OF ROSWELL, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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, N80°58'59"E FOR A DISTANCE OF 398.1 FEET TO AN IRON PIN; THENCE LEAVING SAID DISTANCE OF 398.1 FEET 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 342.95 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 (8.07 ACRES).

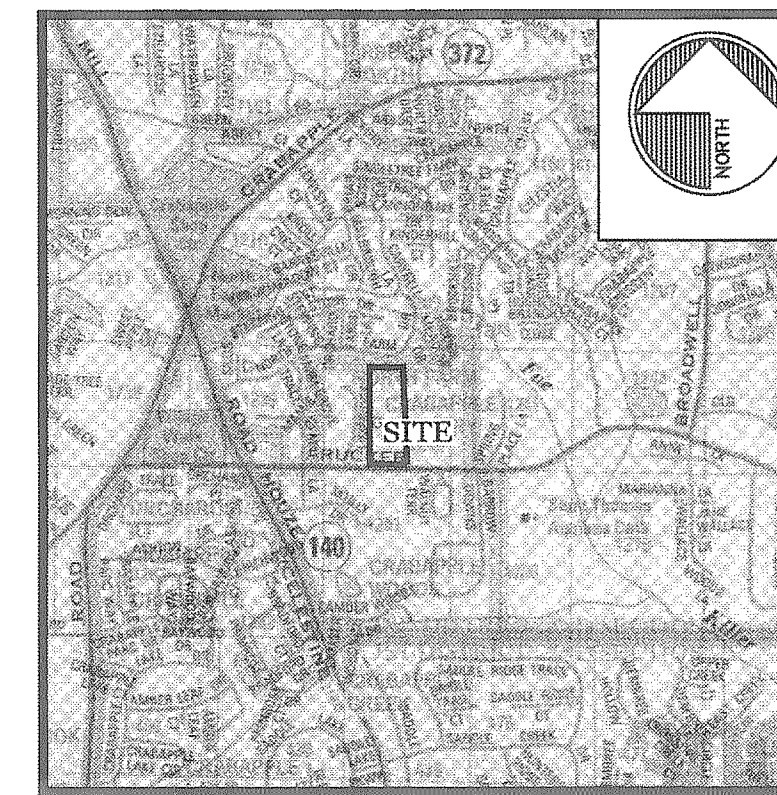


LEGEND

	1/2" REBAR END	107
	IPS	108
	R.W.	109
	SDE	110
	DRAINAGE EASEMENT	111
	LAND LOT LINE	112
	CENTERED	113
	CL	114
	CRIMP	115
	OPEN TOP PIPE	116
	CORRUGATED METAL PIPE	117
	REINFORCED CONCRETE PIPE	118
	DROP INLET	119
	STORM JUNCTION BOX	120
	WEIR INLET	121
	CABLE SERVICE	122
	ELECTRIC SERVICE	123
	WATER METER	124
	C/O	125
	SANITARY SEWER MANHOLE	126
	CB	127
	CATCH BASIN	128
	BENCHMARK	129
	POWER POLE	130
	LP	131
	LIGHT POLE	132
	ELECTRIC METER	133
	FIRE HYDRANT	134
	WATER VALVE	135
	B.C.	136
	BACK OF CURB	137
	E.P.C.	138
	EDGE OF PAVEMENT	139
	FENCE	140
	OVERHEAD ELEC. SERVICE LINE	141
	B.S.	142
	BUILDING LINE	143
	TRANSFORMER BOX	144
	SANITARY SEWER LINE	145

ABBREVIATIONS

APL = APPLE	HOS = HOSTA
AUC = AUICUBA	HYL = HOLLY
ABY = AMERICAN HOLLY	HYD = HYDRANGEA
AZ = AZALEA	IMP = IMPATIENS
BB = BARBERY	IPF = IRON PIN FOUND
BE = BEECH	JAS = JASMINE
BEG = BEGGONIA	JAP = JAPANESE HOLY
BHY = BURFORD HOLLY	JAM = JAPANESE MAPLE
BIR = BIRCH	JUN = JUNIPER
BP = BIRDOPE PEAR	LIR = LIRIOPE
BW = BWOOD	LIM = LIMES
CA = CALADUM	MAG = MAGNOLIA
CAM = CAMELLIA	MAP = MAPLE
CC = CAMEGASTER	MC = MULBERRY
CED = CEDAR	OSH = OREGON GRAPE HOLLY
CHY = CHERRY	OTL = OTTOLUYNE LAUREL
CHG = CHERRY HOLLY	PINE
CHN = CHESTNUT	PEC = PECAN
CHO = CHESTNUT OAK	POP = POPLAR
CH = CHERRY LAUREL	RHO = RHODODENDRON
CO = CORK OAK	RED = RED OAK
CL = GRAPE MYRTLE	SAS = SASSAFRAS
DO = DWARF GARDENIA	SKS = SWEET QUIN
DS = DUNSTOUT	SPR = SPRUCE
DW = DOGWOOD	SPK = SPRINKLER
EL = ELAEAGNUS	SW = SORROWOOD
EM = ELECTRIC METER	UDS = UNDERGROUND DOWNSPOUT
EN = ENIGMA THRESHOLD	VAN = VAINCA
FE = FINISH FLOOR	VLR = VARIATED LIRIOPE
GE = GOLDEN EUONYMUS	VVR = VARIATED PRIVET
GF = GREEN LIGHT FIXTURE	WHT = WHITE
GM = GAS METER	WLO = WALLOW OAK
HB = HACKBERRY	WHL = WALLOW
HEM = HEMLOCK	WD = WHITE OAK
HIC = HICKORY	WP = WHITE PINE
HEL = HELLER HOLLY	



VICINITY MAP

SCALE 1"=2,000'

PLAN NOTES:

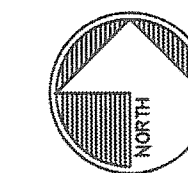
1. BOUNDARY/TOPOGRAPHIC/TREE SURVEY INFORMATION TAKEN FROM SURVEY FOR ASHTON ALABAMA RESIDENTIAL LLC BY GUNNIN LAND SURVEYING DATED 05.23.2011. VERTICAL DATUM IS NAVD 88 (BENCHMARK SHOWN ON PLANS - FH IN RUCKER ROAD R/W EL. 1116.61).
2. EXISTING ZONING: FC-(A)(C)
PROPOSED ZONING: R-3A
3. PROPERTY IS LOCATED ON RUCKER ROAD IN LAND LOT 1240, 2ND DISTRICT, 2ND SECTION, CITY OF ROSWELL, FULTON COUNTY, GEORGIA
4. TOTAL SITE AREA = 8.507 ACRES
5. APPLICANT/DEVELOPER: ASHTON ALABAMA RESIDENTIAL, LLC
1455 OLD ALABAMA ROAD, SUITE 100
ROSWELL, GA 30078
770.642.6123

CONTACT: MR. MIKE BUSER
404.886.1466
6. THIS SITE IS NOT LOCATED WITHIN A DELINEATED 100 YR FLOOD HAZARD AREA PER FIRM PANEL 13121C0053 E LAST REVISED JUNE 22, 1998 (0% OF SITE).
7. NO STREAMS OR WETLANDS EXIST ON OR WITHIN 200 FEET OF SITE (REFERENCED U.S. FISH & WILDLIFE SERVICE, NATIONAL WETLANDS INVENTORY).
8. WATER & SEWER SERVICE TO BE PROVIDED BY FULTON COUNTY.
9. ALL ROADWAYS TO BE PUBLIC 24' BC WITH 80' R/W.
10. SIDEWALKS TO BE PROVIDED ON BOTH SIDES OF PRIVATE ROADWAYS AS SHOWN (5' SIDEWALK LOCATED 2' OFF BACK OF CURB).
11. TO THE OWNERS KNOWLEDGE, THIS SITE CONTAINS NO KNOWN ARCHEOLOGICAL/HISTORICAL SITES.
12. EXISTING SITE CONTAINS 2 HOUSES WITH ASSOCIATED OUTBUILDINGS/SHEDS/DRIVEWAY THAT ARE TO BE REMOVED FROM SITE PRIOR TO DEVELOPMENT OF SUBDIVISION.
13. SPECIMEN TREES HAVE BEEN FIELD LOCATED AND WITHIN 50 FEET OF SITE AS DELINEATED ON PLANS.

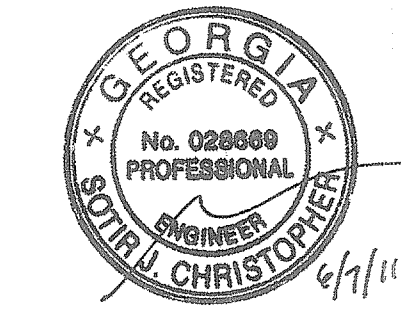
SITE ANALYSIS

OVERALL SITE AREA	8,507 ACRES
LOTS PROPOSED	28 LOTS
DENSITY PROPOSED	3.06 UNITS/AC
OPEN SPACE PROPOSED	37,893 S.F. (10.2%)
R-3A ZONING CRITERIA	
MAXIMUM DENSITY	5.0 UNITS/AC
MINIMUM LOT WIDTH	60 FEET
MINIMUM LOT AREA	9,000 S.F.
MIN. HEATED S.F.	1,000 S.F.
BUILDING SETBACKS	FRONT (MINOR STREET)
	SIDE
	CORNER SIDE (MINOR STREET)
	REAR
SETBACK AGAINST ADJACENT E-2 ZONING	50 FEET
NATURAL BUFFER AGAINST ADJACENT E-2 ZONING	40 FEET
MAXIMUM BUILDING HEIGHT	35 FEET
MAXIMUM LOT COVERAGE	25%
PROPOSED MAX. LOT COVERAGE	23.9% (2,349 S.F.)
MINIMUM LANDSCAPE AREA	25%
PROPOSED LANDSCAPE AREA	68.4% (2,510 S.F.)
PROPOSED TOTAL IMPERVIOUS AREA	31.6% (117,059 S.F.)

* CONCURRENT VARIANCE REQUESTED FOR 60 FT LOT WIDTH



CP & E

CHRISTOPHER PLANNING
& ENGINEERING

280 SETTINDOWN COURT
ROSWELL, GEORGIA 30075
PHONE 770.331.7303
FAX 678.352.1515

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ZONING SITE PLAN

FOR:

RUCKER ROAD TRACT

LAND LOT 1240
2ND DISTRICT, 2ND SECTION
CITY OF ROSWELL
FULTON COUNTY, GEORGIA

FOR:

ASHTON
ATLANTA
RESIDENTIAL,
LLC

1455 OLD ALABAMA ROAD
SUITE 100
ROSWELL, GEORGIA 30076
PHONE 770.642.6123

REVISIONS

DATE:
JUNE 7, 2011

CP&E DRAWING NO:
2011120Z1.dwg

ZONING SITE PLAN

SHEET NO.

Z.1

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 1,012.16 feet to the POINT OF BEGINNING. Said tract contains 370,559 square feet (8.507 acres).



GRID NORTH
GA. WEST ZONE

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

APL = APPLE	HOS = HOSTA
AUC = AUCUBA	HLY = HOLLY
AHY = AMERICAN HOLLY	HYD = HYDRANGEA
AZ = AZALEA	IMP = IMPATIENS
BC = BLACK CHERRY	IPF = IRON PIN FOUND
BE = BEECH	JAS = JASMINE
BEG = BEGONIA	JHY = JAPANESE HOLLY
BHY = BURFORD HOLLY	JM = JAPANESE MAPLE
BIR = BIRCH	JUN = JUNIPER
BR = BRADFORD PEAR	LEY = LEYLAND CYPRESS
BT = BLACK TUPELO	LL = LAWN LIMITS
CAL = CALADIUM	MAG = MAGNOLIA
CAM = CAMELLIA	MAP = MAPLE
CE = COTONEASTER	MUL = MULBERRY
CED = CEDAR	OGH = OREGON GRAPE HOLLY
CHY = CHERRY	OLL = OTTOLUYKEN LAUREL
CHI = CHINESE HOLLY	P = PINE
CHN = CHESTNUT	PEC = PECAN
CHO = CHESTNUT OAK	PERS = PERSIMMON
CL = CHERRY LAUREL	POP = TULIP POPLAR
CO = CLEAN OUT	PRIV = PRIVET
CM = CRAPE MYRTLE	RMAP = RED MAPLE
DG = DWARF GARDENIA	RO = RED OAK
DS = DOWNSPOUT	SAS = SASSAFRAS
DW = DOGWOOD	SG = SWEET GUM
EL = ELAEAGNUS	SPA = SAUCER MAGNOLIA
EM = ELECTRIC METER	SPK = SPRAWLER
EE = EXTERIOR THRESHOLD	SSK = SOUTHOOD
FF = FINISH FLOOR	UNH = UNHEALTHY
GE = GOLDEN EUONYMUS	VIN = VINCA
GLF = GROUND LIGHT FIXTURE	VP = VARIEGATED PRIVET
GM = GAS METER	WAL = BLACK WALNUT
HB = HACKBERRY	WAO = WATER OAK
HM = HEMLOCK	WIL = WILLOW
HC = HICKORY	WO = WHITE OAK
HIL = HELLERI HOLLY	WP = WHITE PINE

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN ANGULAR ERROR OF 1 SECOND PER ANGLE POINT AND A PRECISION RATIO OF 1 IN 107,843. IT HAS BEEN ADJUSTED USING THE COMPASS RULE.

THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRECISION
RATIO OF 1 IN 393,501.

EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A SOKKIA SET5 30R3.

ALL I.P.'s ARE 1/2" REBARS UNLESS OTHERWISE NOTED.

VERTICAL DATUM IS NAVD 88.

CONTOUR INTERVAL= 2 FT.

BEARINGS ARE CALCULATED FROM ANGLES TURNED FROM A SINGLE GRID BASELINE.

*PER DEED AND PLAT RECORDS; NO MONUMENT FOUND.

ALL DISTANCES SHOWN ARE GROUND DISTANCES.

BY GRAPHIC PLOTTING ONLY, THIS SITE IS NOT WITHIN THE LIMITS OF A 100 YR. FLOOD HAZARD AREA AS PER F.I.R.M. FULTON COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NO. 13121C0053 E. PANEL BEARS AN EFFECTIVE DATE OF JUNE 22, 1998. THIS SITE FALLS WITHIN ZONE "X".

ALL MATTERS OF TITLE EXCEPTED.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES THAT ARE NOT SHOWN.

THE SURVEY AND PLAT SHOWN HEREON IS NOT INTENDED FOR USE OR RELIANCE BY ANY PARTIES OR ENTITIES NOT SPECIFICALLY LISTED IN THE TITLE. UNAUTHORIZED THIRD PARTIES SHALL INDEMNIFY AND HOLD GUNNIN LAND SURVEYING, LLC HARMLESS AGAINST ANY AND ALL LIABILITY FOR ANY LOSS ARISING OUT OF, OR RELATED TO, RELIANCE BY ANY THIRD PARTY ON ANY WORK PERFORMED THEREUNDER, OR THE CONTENTS OF THE SURVEY.

ABOVE GROUND UTILITY LOCATIONS WERE OBTAINED FROM FIELD OBSERVATIONS. UNDERGROUND UTILITIES CROSSING OR SERVING THE PREMISES MAY EXIST THAT ARE NOT SHOWN. UNDERGROUND UTILITIES WHICH ARE SHOWN ARE BASED ON FIELD MARKINGS OF AN UNKNOWN ORIGIN. GUNNING LAND SURVEYING, LLC MAKES NO GUARANTEE AS TO THE ACCURACY OR COMPLETENESS OF SAID MARKINGS.

ALL SPECIMEN TREES, AS DEFINED BY THE CITY OF ROSWELL TREE PROTECTION ORDINANCE, WITHIN AND IMMEDIATELY ADJACENT TO SUBJECT PROPERTY ARE SHOWN.

ALL TREES 3" dbh AND LARGER WITHIN APPROXIMATE TREE SAVE AREAS, AS PROVIDED BY SITE ENGINEER, ARE SHOWN.

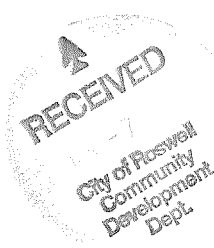
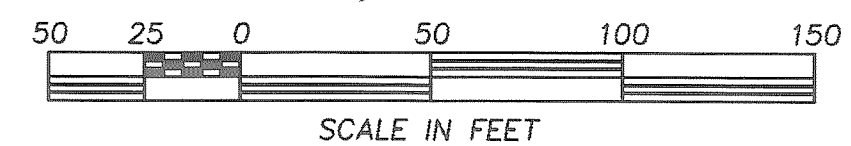
INTERIOR FENCES NOT SHOWN.

REFERENCES:

1. PB 143, PG. 82;
2. PB 148, PG. 66.

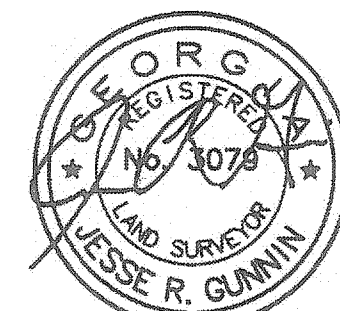
**ASHTON ATLANTA
RESIDENTIAL, L.L.C.**

LOCATED IN LAND LOT 1240
2nd DISTRICT, 2nd SECTION
CITY OF ROSWELL
FULTON COUNTY, GEORGIA
MAY 23, 2011 1"=50'



6.6.11: 1. ADDED NOTES REGARDING TREE LOCATIONS;
2. ADDED LOCATION OF TREES 3" dbh AND LARGER IN
APPROX. AREAS OF TREE SAVE AS PROVIDED BY ENGINEER;
3. REVISED LABEL OF 12" WATER MAIN SOUTH OF RUCKER RD.

PROJECT NO.: 11015



660 SUTALLEE RIDGE TR.
WHITE, GA 30184
TEL: 678.880.7502



THESE DRAWINGS PREPARED BY SEARS SMITH AND ASSOCIATES, INC. FOR THIS PROJECT ARE FOR USE SOLELY WITH RESPECT TO THE 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 ADDITION 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
	06-07-11	

LOCATION

RUCKER ROAD TRACT
CITY OF ROSWELL, GA
PREPARED FOR:
ASHTON ATLANTA RESIDENTIAL, LLC

SHEET TITLE

TREE PROTECTION PLAN

DESIGNER: CCS

DRAWN: BRP

CHECKED: CCS

SCALE:

DATE PRINTED

JUNE 07, 2011

- ☒ CLIENT REVIEW
☐ FOR PERMIT / REVIEW
☐ BID SET
☐ CONSTRUCTION

SHEET NUMBER

TRP.1.1
1 OF 3 SHEETS

EXISTING TREES TO REMAIN (EDF)

TYPE	SIZE	QUANTITY	UNITS	TOTAL UNITS
DOGWOOD	3"	8	1.0	8.0
PINE	3"	3	1.0	3.0
POPLAR	3"	8	1.0	8.0
RED OAK	3"	1	1.0	1.0
SWEET GUM	3"	8	1.0	8.0
BLACK CHERRY	4"	4	1.5	6.0
BLACK TUPELO	4"	8	1.5	12.0
DOGWOOD	4"	3	1.5	4.5
HICKORY	4"	4	1.5	6.0
PINE	4"	3	1.5	4.5
POPLAR	4"	1	1.5	1.5
RED MAPLE	4"	3	1.5	4.5
RED OAK	4"	3	1.5	4.5
SWEET GUM	4"	11	1.5	16.5
WHITE OAK	4"	1	1.5	1.5
BEECH	5"	1	2.0	2.0
BLACK CHERRY	5"	4	2.0	8.0
BLACK TUPELO	5"	1	2.0	2.0
HACKBERRY	5"	1	2.0	2.0
HICKORY	5"	2	2.0	4.0
PINE	5"	3	2.0	6.0
RED MAPLE	5"	2	2.0	4.0
SASSAFRAS	5"	1	2.0	2.0
SWEET GUM	5"	7	2.0	14.0
WATER OAK	5"	1	2.0	2.0
BLACK CHERRY	6"	2	2.4	4.8
HICKORY	6"	1	2.4	2.4
PINE	6"	3	2.4	7.2
RED MAPLE	6"	4	2.4	9.6
SWEET GUM	6"	1	2.4	2.4
BLACK CHERRY	7"	4	2.4	9.6
PINE	7"	2	2.4	4.8
RED OAK	7"	1	2.4	2.4
SWEET GUM	7"	3	2.4	7.2
ELM	8"	3	3.0	9.0
PINE	8"	1	3.0	3.0
SWEET GUM	8"	2	3.0	6.0
PINE	9"	3	3.0	9.0
RED MAPLE	9"	1	3.0	3.0
SWEET GUM	9"	4	3.0	12.0
PINE	10"	4	3.6	14.4
SWEET GUM	10"	3	3.0	9.0
PINE	11"	2	3.6	7.2
PINE	12"	3	4.2	12.6
POPLAR	12"	1	4.2	4.2
SWEET GUM	12"	3	4.2	12.6
PINE	13"	5	4.2	21.0
SWEET GUM	13"	1	4.2	4.2
WATER OAK	13"	1	4.2	4.2
PINE	14"	2	4.8	9.6
RED OAK	14"	1	4.8	4.8
SWEET GUM	14"	1	4.8	4.8
PINE	15"	2	4.8	9.6
SWEET GUM	15"	3	4.8	14.4
WHITE OAK	15"	1	4.8	4.8
PINE	16"	2	5.3	10.6
SWEET GUM	16"	1	5.3	5.3
BLACK CHERRY	17"	1	5.3	5.3
PINE	18"	2	5.7	11.4
SWEET GUM	18"	1	5.7	5.7
POPLAR	19"	1	5.7	5.7
POPLAR	20"	1	6.0	6.0
SWEET GUM	20"	1	6.0	6.0
SWEET GUM	21"	1	6.0	6.0
RED MAPLE	22"	1	6.3	6.3
PINE	23"	1	6.3	6.3
POPLAR	24"	1	6.6	6.6
RED OAK	27"	1	6.9	6.9
POPLAR	30"	1	7.5	7.5
SWEET GUM	35"	1	8.1	8.1
TOTAL EDF				475.3 TDU

NOTES:

- SEE SHEET TRP 1.1 FOR REPLACEMENT PLANTING
- SEE SHEET TRP 2.0 FOR PLANTING DETAILS

NOTES:

- PROVISIONS FOR TREE PROTECTION ON THE SITE SHALL BE, AS A MINIMUM, IN CONFORMANCE WITH THE REQUIREMENTS OF THE LATEST EDITION OF THE CITY OF ROSWELL TREE PRESERVATION ORDINANCE AND ADMINISTRATIVE GUIDELINES PERTAINING TO TREE PROTECTION.

TREE PROTECTION NOTES:

- CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT TO ARRANGE A PRECONSTRUCTION MEETING WITH THE ARBORIST AND/OR DESIGNATED AGENTS PRIOR TO ENGAGING ANY LAND DISTURBANCE.
- ALL LAND EROSION CONTROL MEASURES MUST BE INSTALLED PRIOR TO GRADING. ALL REQUIRED TREE PROTECTION FENCING (ALONG WITH TREE SAVE SIGNAGE) MUST BE INSTALLED PER THE APPROVED TREE PROTECTION PLAN PRIOR TO THE PRECONSTRUCTION MEETING.
- UNDISTURBED BUFFERS SHALL BE REPLANTED TO BUFFER STANDARDS WHERE SPARSELY VEGETATED OR WHERE DISTURBED AT APPROVED UTILITY CROSSINGS. REPLANTINGS ARE SUBJECT TO CITY ARBORIST OR DESIGNATED AGENT(S) APPROVAL.

SPECIMEN TREES TO BE REMOVED

TYPE	SIZE	QUANTITY	UNITS	TOTAL UNITS
POPLAR	24"	2	6.6	13.2
POPLAR	25"	1	6.6	6.6
RED OAK	27"	1	6.9	6.9
POPLAR	30"	3	7.5	22.5
POPLAR	31"	2	7.5	15.0
POPLAR	38"	1	8.4	8.4
TOTAL SPECIMEN TREES TO BE REMOVED				72.6 TDU

SPECIMEN TREE RECOMPENSE

TYPE	SIZE	QUANTITY	UNITS	TOTAL UNITS
RED MAPLE	4"	5	0.9	4.5
CRYPTOMERIA	10-12' HT.	45	0.9	40.5
EASTERN RED CEDAR	12-14' HT.	31	0.9	27.9
TOTAL SPECIMEN TREE RECOMPENSE				72.9 TDU

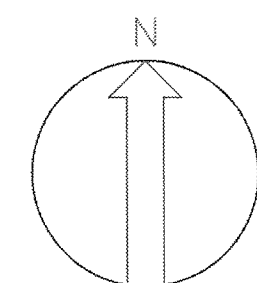
TREE DENSITY REQUIREMENT SUMMARY

REQUIRED TREE DENSITY - 8.507 AC. X 30 UN./AC = 255.2 UNITS
REQUIRED SPECIMEN TREE REPLACEMENT = 72.6 UNITS

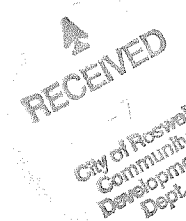
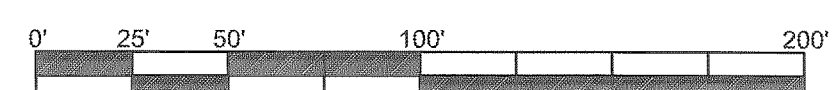
EDF (475.3 UNITS) + RDF (0 UNITS) = 475.3 UNITS

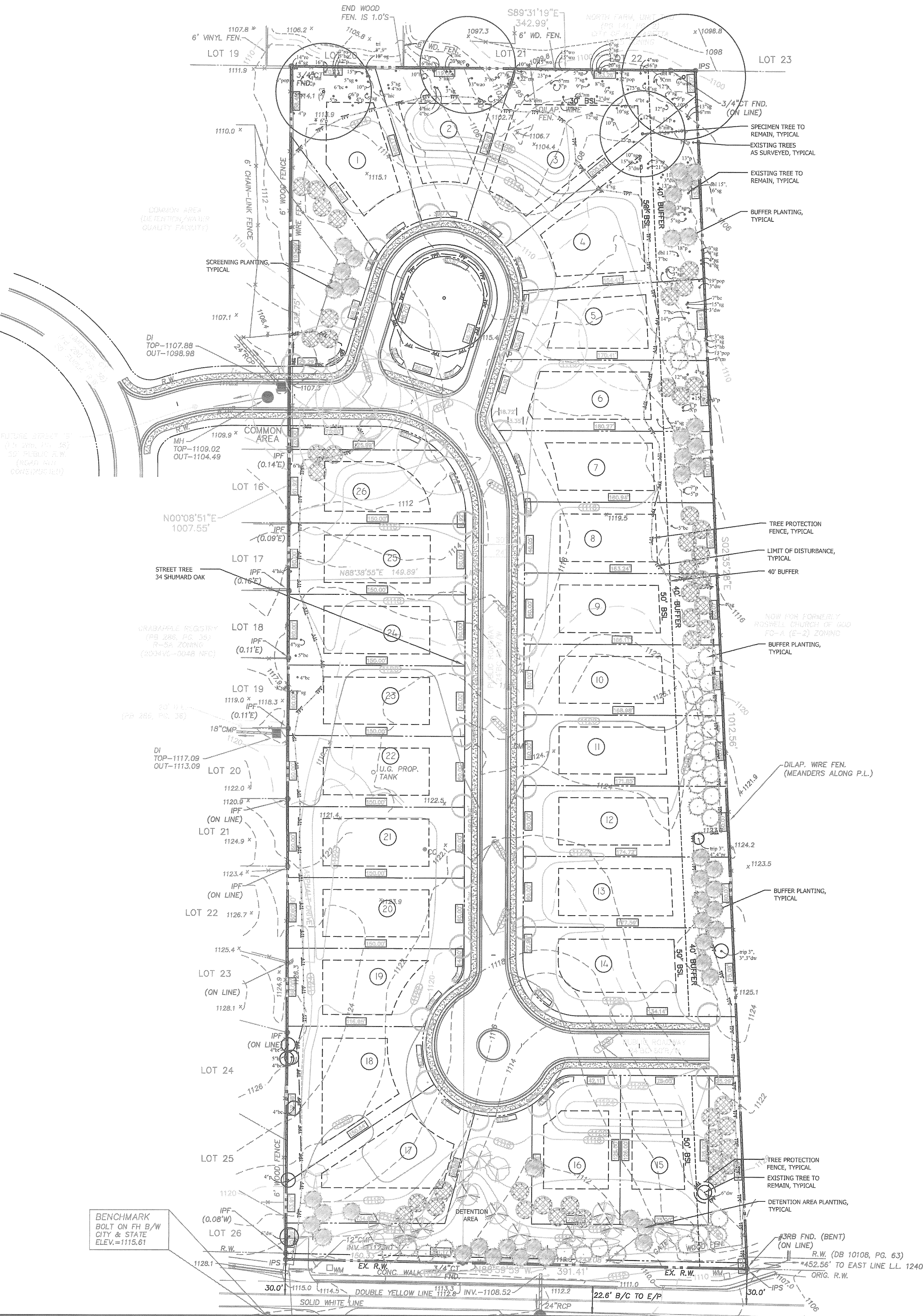
TOTAL TREE DENSITY REQUIRED = 255.2 UNITS
TOTAL TREE DENSITY PROVIDED = 475.3 UNITS

TOTAL SPECIMEN TREE RECOMPENSE REQUIRED = 72.6 UNITS
TOTAL SPECIMEN TREE RECOMPENSE PROVIDED = 72.9 UNITS



SCALE: 1" = 50'





PLANT SCHEDULE

TREES	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE	SPACING
	5	Red Maple / <i>Acer rubrum</i> Straight Strong Leader	B & B	4"Cal	12-15' Ht.	30'o.c.
	8	River Birch Multi-Trunk / <i>Betula nigra</i> Multi-Trunk, 2 Cane Min.	B & B		6'-8' Ht.	30'o.c.
	45	Japanese Cedar / <i>Cryptomeria japonica</i> Straight/Full to Ground	B & B	4"Cal	10-12' Ht.	15'o.c.
	45	American Holly / <i>Ilex Opaca</i>	B & B		6'-8' Ht.	15'o.c.
	31	Eastern Red Cedar / <i>Juniperus virginiana</i>	B & B	4"Cal	12'-14' Ht.	15'o.c.
	34	Shumard Red Oak / <i>Quercus shumardii</i> Straight/Strong Leader/ Street Tree	B & B	4"Cal	12-15' Ht.	60'o.c.



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ISSUE		
REV.	DATE	REMARKS
	06-07-11	

LOCATION
RUCKER ROAD TRACT
CITY OF ROSWELL, GA
PREPARED FOR:
ASHTON ATLANTA RESIDENTIAL, LLC

SHEET TITLE
TREE REPLACEMENT PLAN

DESIGNER: CCS
DRAWN: BRP
CHECKED: CCS
SCALE:

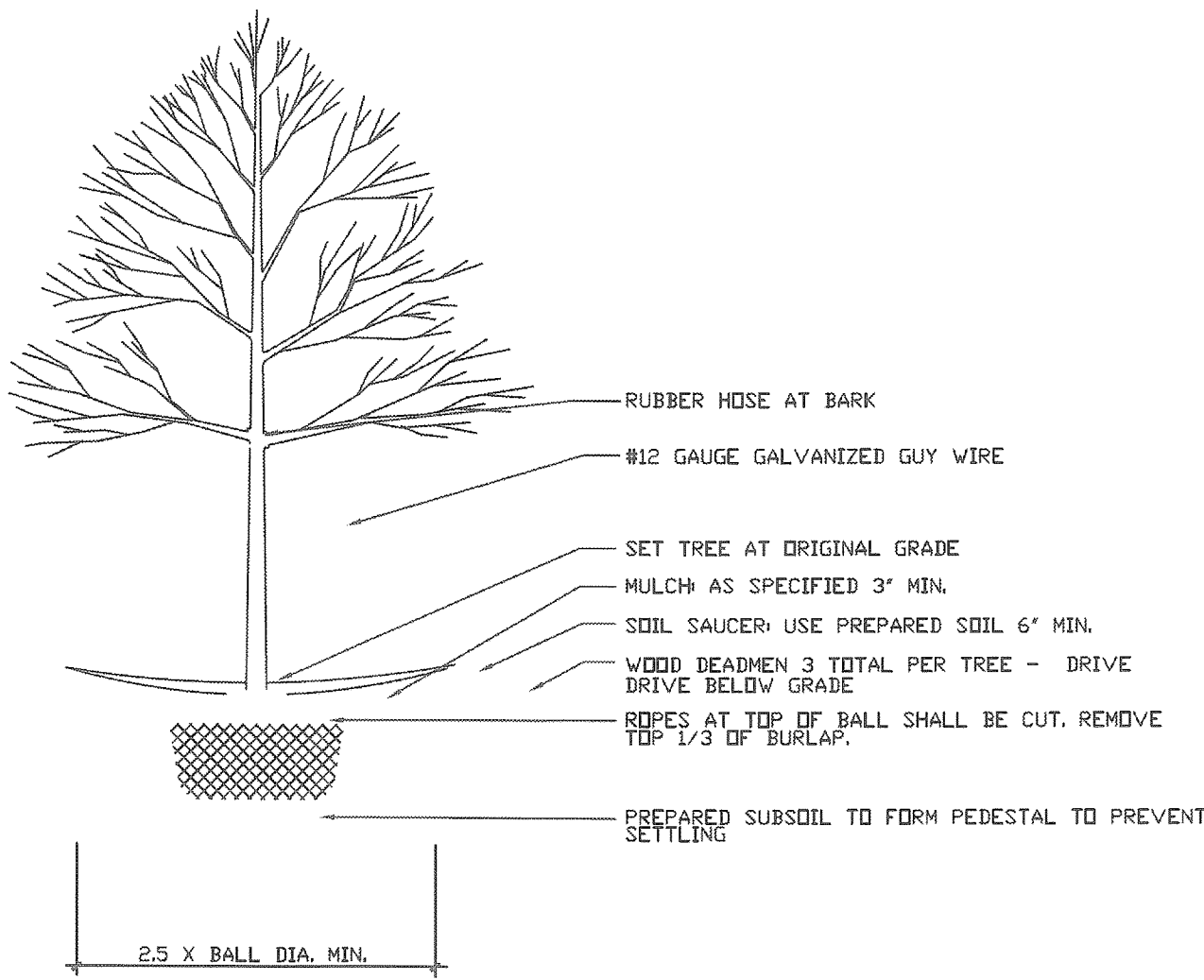
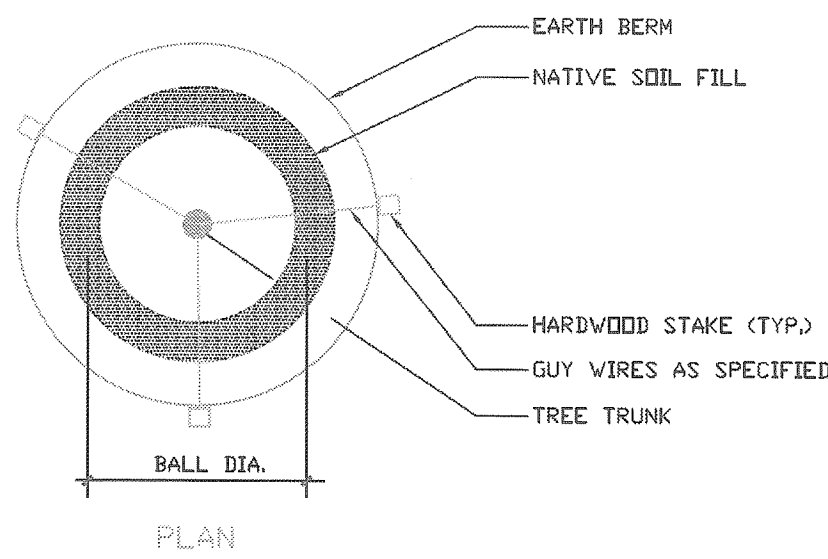
DATE PRINTED
JUNE 07, 2011

☒ CLIENT REVIEW
☐ FOR PERMIT / REVIEW
☐ BID SET
☐ CONSTRUCTION

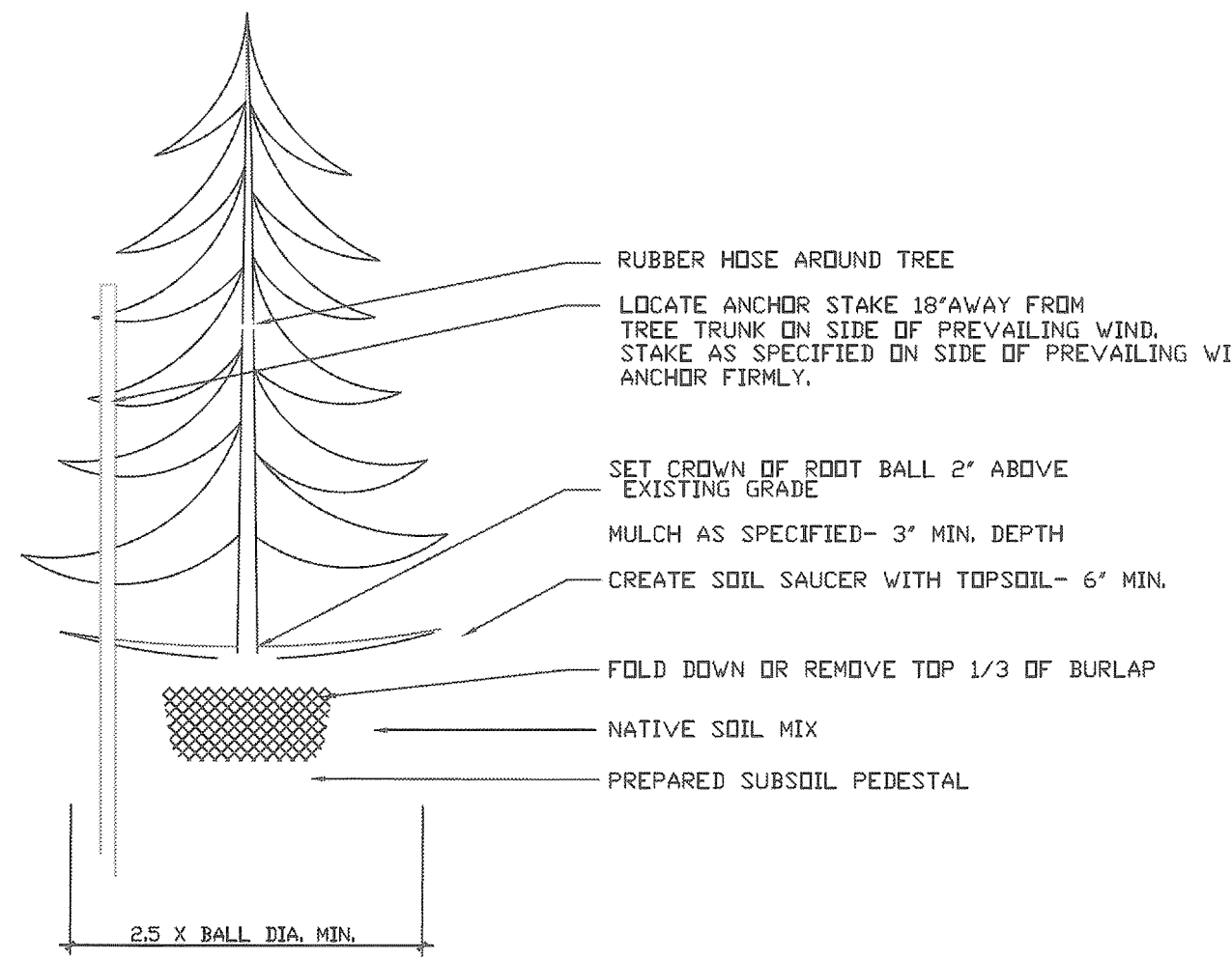
SHEET NUMBER
TRP.1.2
2 OF 3 SHEETS

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 BRANCHED.
- 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) D.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 SPECIED.
- 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 ONE (1) YEAR 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) THOROUGHOUT THE ONE 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.

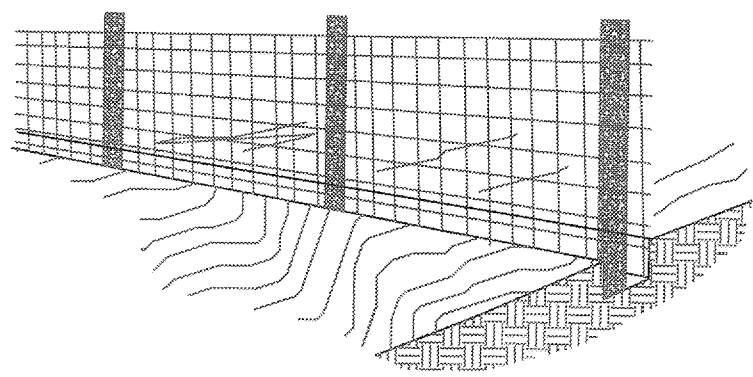


DESIGNER: **A** **2.0** **DECIDUOUS TREE - DETAIL**
NTS

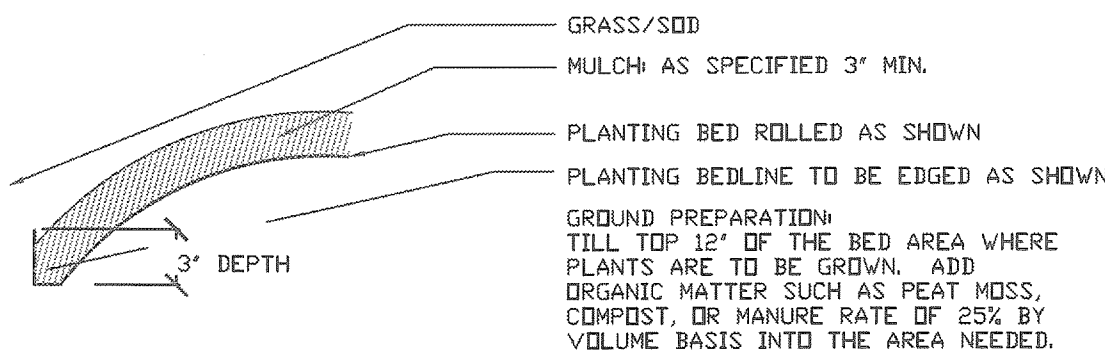


B **2.0** **EVERGREEN TREE - DETAIL**
NTS

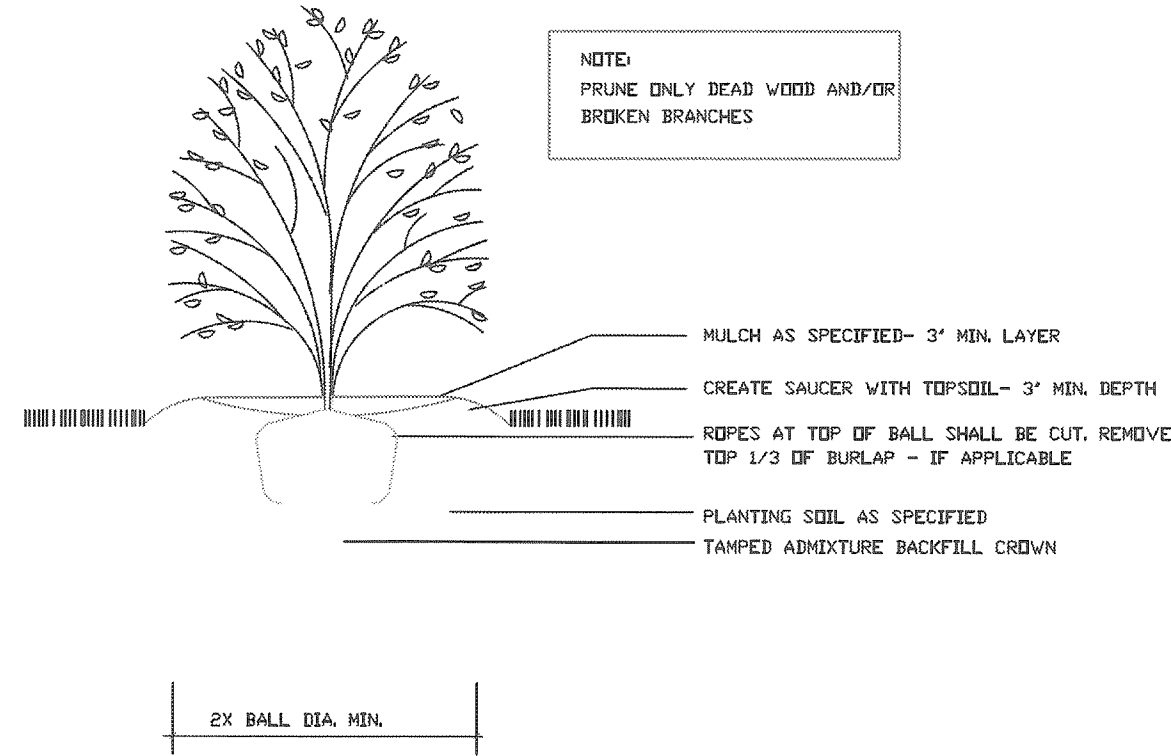
ALTERNATIVE TREE FENCING
4' HIGH, ORANGE,
POLYETHYLENE LAMINAR
SAFETY NETTING.



C **2.0** **TREE PROTECTION FENCE DETAIL**
NTS



D **2.0** **EDGING DETAIL**
NTS



E **2.0** **SHRUB PLANTING - DETAIL**
NTS



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ISSUE

REV.	DATE	REMARKS
	06-07-11	

LOCATION

**RUCKER ROAD
TRACT**
CITY OF ROSWELL, GA
PREPARED FOR:
ASHTON ATLANTA RESIDENTIAL, LLC

SHEET TITLE

**TREE
PROTECTION
DETAILS**

DESIGNER: CCS
DRAWN: BRP
CHECKED: CCS
SCALE:

DATE PRINTED

JUNE 07, 2011

- ☒ CLIENT REVIEW
☐ FOR PERMIT / REVIEW
☐ BID SET
☐ CONSTRUCTION

SHEET NUMBER

TRP.2.0
3 OF 3 SHEETS

RECEIVED
City of Roswell
Community
Development
Dept.