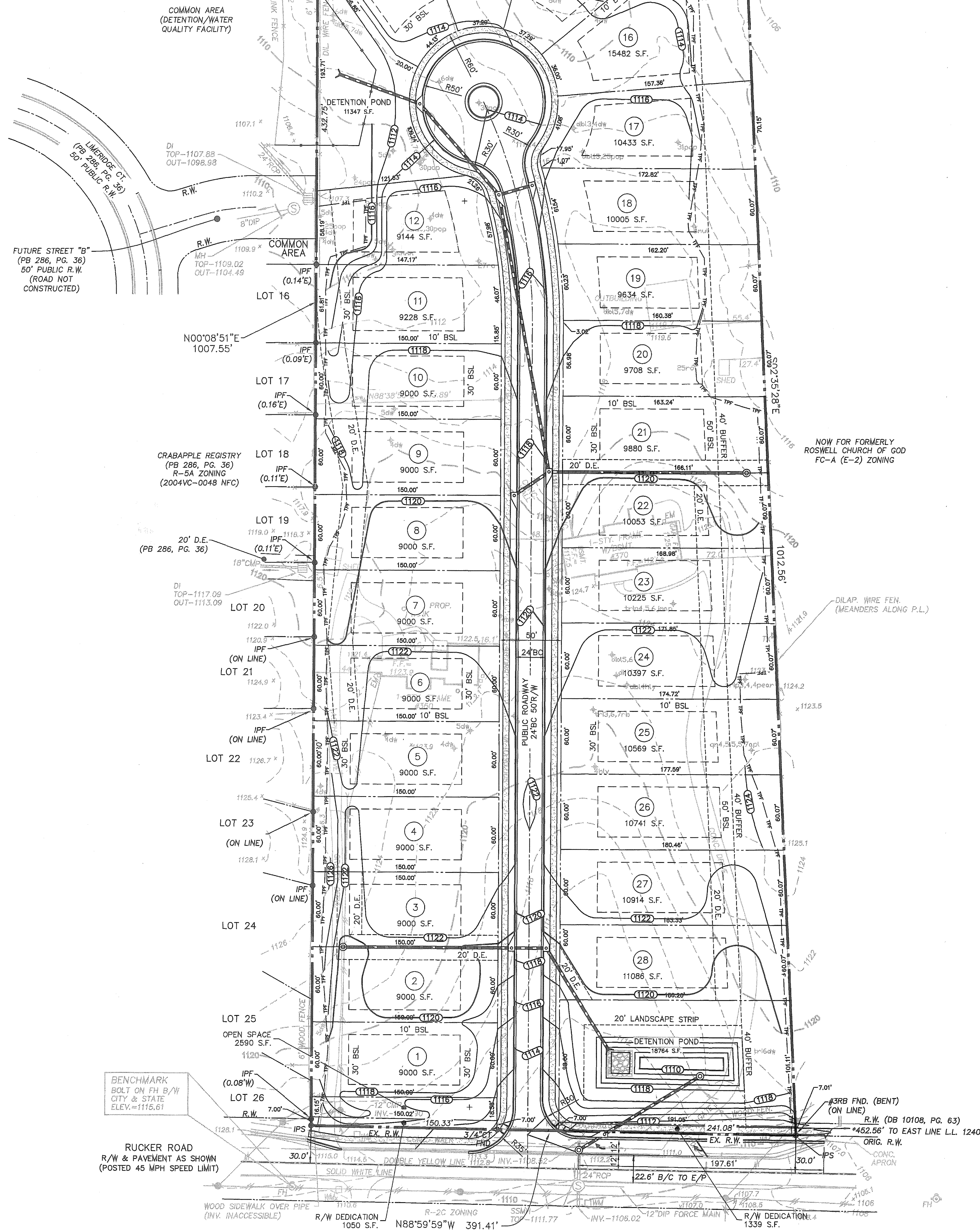


## LEGAL DESCRIPTION (OVERALL TRACT):

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).

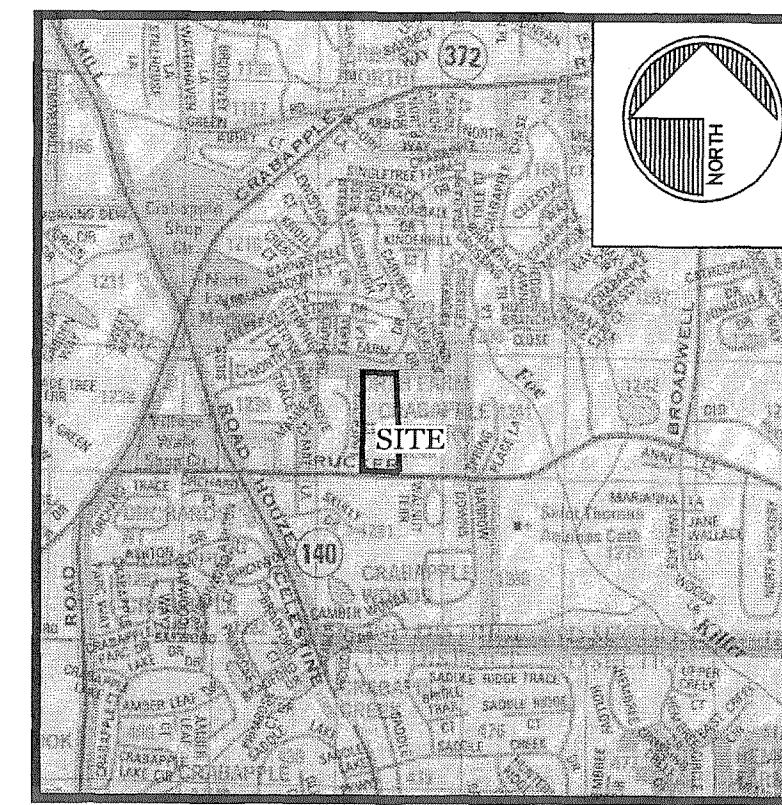


## LEGEND

---	IPF	=	1/2" REBAR FND.
---	R.W.	=	1/2" REBAR SET
---	SSE	=	SANITARY SEWER EASEMENT
---	DE	=	DRAINAGE EASEMENT
---	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

## ABBREVIATIONS

APL = APPLE	HOS = HOSTA
AUC = AUCUBA	HLV = HOLLY
AHY = AMERICAN HOLLY	HYD = HYDRANGEA
AZ = AZALEA	IMP = IMPATIENS
BB = BARBERRY	IPF = IRON PIN FOUND
BE = BEECH	JAS = JASMINE
BEG = BEGONIA	JHY = JAPANESE HOLLY
BHV = BURFORD HOLLY	JM = JAPANESE MAPLE
BIR = BIRCH	JUN = JUNIPER
BP = BRADFORD PEAR	LIR = LIRIOPE
BW = BOXWOOD	LL = LAWN LIMITS
CAL = CALADIVUM	MAG = MAGNOLIA
CAM = CAMELLIA	MAP = MAPLE
CE = COTONEASTER	MUL = MULBERRY
CEP = CEDAR	OGR = OREGON GRAPE HOLLY
CHY = CHERRY	OTL = OTTOLUYKEN LAUREL
CH = CHINESE HOLLY	P = PINE
CHN = CHESTNUT	PEC = PECAN
CHO = CHESTNUT OAK	POP = POPULAR
CL = CHERRY LAUREL	RHO = RHODODENDRON
CO = CLEAN OUT	RO = RED OAK
CM = CRAPE MYRTLE	SAS = SASSAFRAS
CG = DWARF GARDENIA	SG = SWEET GUM
DS = DOWNSPOUT	SP = SPRUCE
DW = DOGWOOD	SPK = SPRINKLER
EL = ELAEAGNUS	SW = SWEETWOOD
EM = ELECTRIC METER	UDS = UNDERGROUND DOWNSPOUT
ET = EXTERIOR THRESHOLD	VIN = VINCA
FF = FINISH FLOOR	VLR = VARIATED LIRIOPE
GE = GOLDEN EUDORAEUS	VP = VARIATED PRIVET
GL = GROUND LIGHT FIXTURE	WAO = WATER OAK
GM = GAS METER	WLO = WILLOW OAK
HB = HACKBERRY	WL = WILLOW
HEM = HEMLOCK	WO = WHITE OAK
HIC = HICKORY	WP = WHITE PINE
HH = HELLERI HOLLY	



## VICINITY MAP

SCALE 1"=2,000'

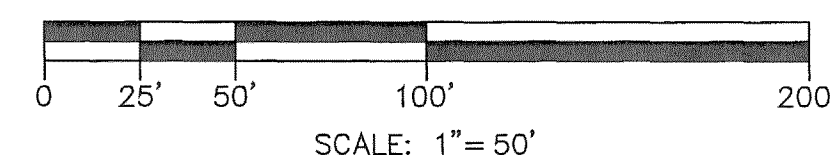
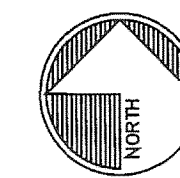
## PLAN NOTES:

- BOUNDARY/TOPOGRAPHIC/TREE SURVEY INFORMATION TAKEN FROM SURVEY FOR ASHTON ATLANTA RESIDENTIAL, LLC BY GUNNING LAND SURVEYING DATED 05.23.2011. VERTICAL DATA IS NAVD 88 (BENCHMARK SHOWN ON PLANS - FH IN RUCKER ROAD R/W EL. 1115.61).
- EXISTING ZONING: FC-A(C)  
PROPOSED ZONING: R-3A
- PROPERTY IS LOCATED ON RUCKER ROAD IN LAND LOT 1240, 2ND DISTRICT, 2ND SECTION, CITY OF ROSWELL, FULTON COUNTY, GEORGIA
- TOTAL SITE AREA = 8.507 ACRES
- APPLICANT/DEVELOPER: ASHTON ATLANTA RESIDENTIAL, LLC  
1455 OLD ALABAMA ROAD, SUITE 100  
ROSWELL, GA 30076  
770.642.6123  
CONTACT: MR. MIKE BUSHAR  
404.886.1466
- THIS SITE IS NOT LOCATED WITHIN A DELINEATED 100 YR FLOOD HAZARD AREA PER FIRM PANEL 131210053 E LAST REVISED JUNE 22, 1998 (0% OF SITE).
- NO STREAMS OR WETLANDS EXIST ON OR WITHIN 200 FEET OF SITE (REFERENCED U.S. FISH & WILDLIFE SERVICE, NATIONAL WETLANDS INVENTORY).
- WATER & SEWER SERVICE TO BE PROVIDED BY FULTON COUNTY.
- ALL ROADWAYS TO BE PUBLIC 24' BOC TO BOC WITH 50' R/W.
- SIDEWALKS TO BE PROVIDED ON BOTH SIDES OF PROPOSED ROADWAY AND ALONG RUCKER ROAD AS SHOWN (5' SIDEWALK LOCATED 5' OFF BACK OF CURB).
- TO THE OWNERS KNOWLEDGE, THIS SITE CONTAINS NO KNOWN ARCHEOLOGICAL/HISTORICAL SITES.
- EXISTING SITE CONTAINS 2 HOUSES WITH ASSOCIATED OUTBUILDINGS/SHEDS/DRIVEWAY THAT ARE TO BE REMOVED FROM SITE PRIOR TO DEVELOPMENT OF SUBDIVISION.
- SPECIMEN TREES HAVE BEEN FIELD LOCATED ON AND WITHIN 50 FEET OF SITE AS DELINEATED ON PLANS.

## SITE ANALYSIS

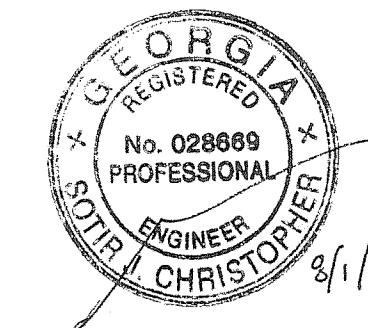
OVERALL SITE AREA	8.507 ACRES±
LOTS PROPOSED	28 LOTS
DENSITY PROPOSED	3.29 UNITS/AC
OPEN SPACE PROPOSED	33,383 S.F. (9.0%)
R-3A ZONING CRITERIA	
MAXIMUM DENSITY	5.0 UNITS/AC
MINIMUM LOT WIDTH	60 FEET*
MINIMUM LOT AREA	9,000 S.F.
MIN. HEATED S.F.	1,000 S.F.
BUILDING SETBACKS	FRONT (MINOR STREET) 30 FEET SIDE 10 FEET CORNER SIDE (MINOR STREET) 25 FEET REAR 30 FEET
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% (2,149 S.F.)
MINIMUM LANDSCAPE AREA	25%
PROPOSED LANDSCAPE AREA	69.9% (259,023 S.F.)
PROPOSED TOTAL IMPERVIOUS AREA	30.1% (111,542 S.F.)

\* CONCURRENT VARIANCE REQUESTED FOR 60 FT LOT WIDTH



SCALE: 1"=50'

CP&amp;E

CHRISTOPHER PLANNING  
& ENGINEERING280 SETTINGDOWN COURT  
ROSWELL, GEORGIA 30075  
PHONE 770.331.7303  
FAX 678.352.1515

THESE PLANS ARE THE PROPERTY OF CHRISTOPHER PLANNING &amp; ENGINEERING (CP&amp;E). THESE DOCUMENTS MAY NOT BE COPIED, REPRODUCED, USED OR IMPLEMENTED IN ANY WAY, IN PART OR IN WHOLE, WITHOUT THE WRITTEN CONSENT OF CP&amp;E. ALL COMMON LAW RIGHTS OF COPYRIGHT ARE HEREBY SPECIFICALLY RESERVED.

## ZONING SITE PLAN

FOR:

RUCKER ROAD  
TRACTLAND LOT 1240  
2ND DISTRICT, 2ND SECTION  
CITY OF ROSWELL  
FULTON COUNTY, GEORGIA

FOR:

ASHTON  
ATLANTA  
RESIDENTIAL,  
LLC1455 OLD ALABAMA ROAD  
SUITE 100  
ROSWELL, GEORGIA 30076  
PHONE 770.642.6123

## REVISIONS

DATE:  
AUGUST 1, 2011CP&E DRAWING NO:  
201112022.dwgZONING  
SITE PLAN

SHEET NO.

Z.2



WRITTEN DESCRIPTION (OVERALL)

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:

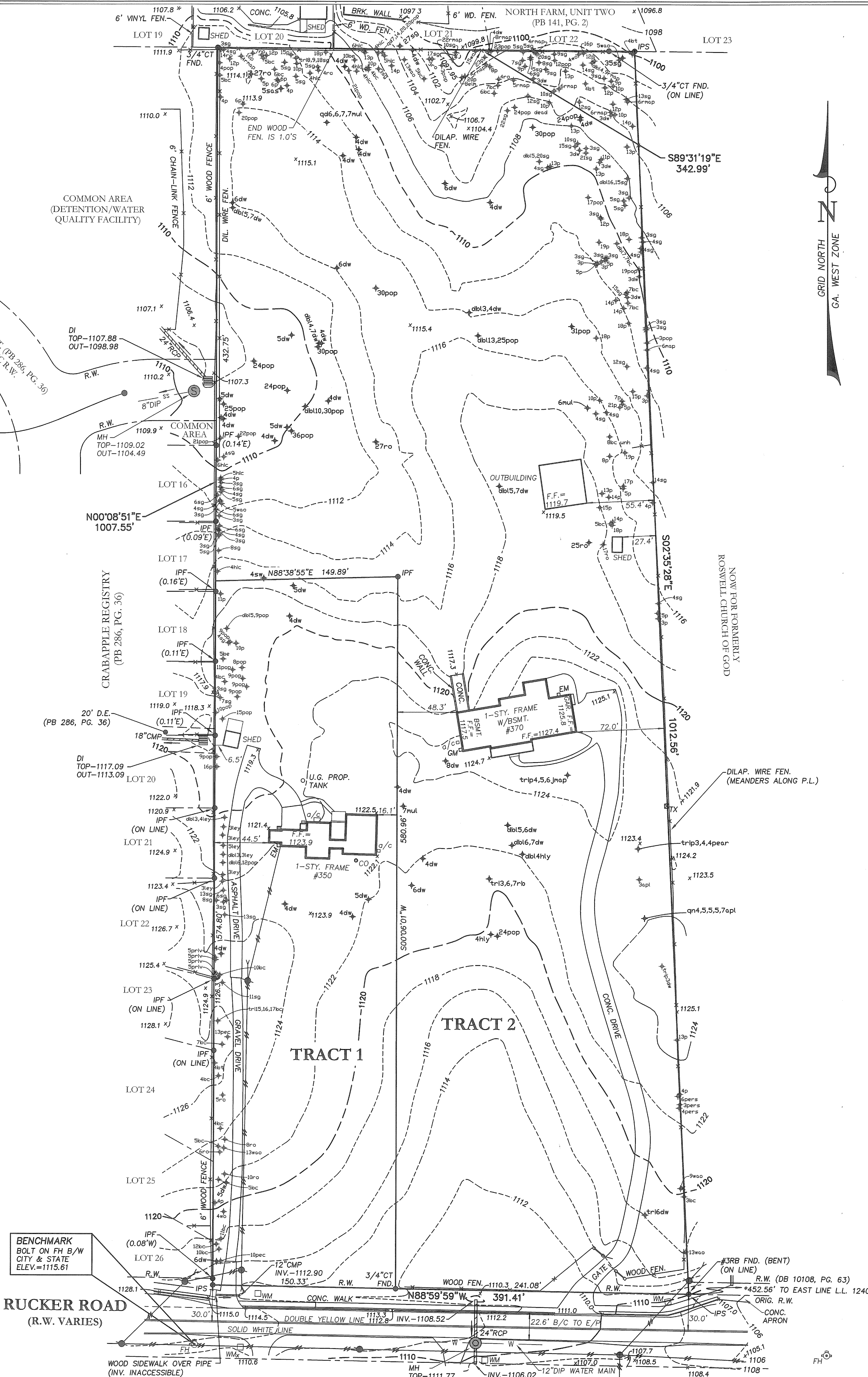
BEGINNING at an iron pin set along the northerly right of way of Rucker Road (right of way varies), said point being 452.56 feet westerly, as measured along the northerly original right of way of Rucker Road, from the intersection of said right of way with the east line of Land Lot 1240; thence along 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).

LEGEND

●	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

ABBREVIATIONS

APL = APPLE	HOS = HOSTA
AUC = AUCUBA	HLV = HOLLY
AMH = 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
BP = 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
CH = 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	SMAG = SAUCER MAGNOLIA
EM = ELECTRIC METER	SPK = SPRINKLER
ET = EXTERIOR THRESHOLD	SW = SOURWOOD
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
HEM = HEMLOCK	WIL = WILLOW
HIC = HICKORY	WO = WHITE OAK
HH = HELLERI HOLLY	WP = WHITE PINE



TOTAL AREA = 370,559 SQ. FT.  
8.507 ACRES  
TRACT 1 AREA = 86,725 SQ. FT.  
1.991 ACRES  
TRACT 2 AREA = 283,834 SQ. FT.  
6.516 ACRES

CLOSURE STATEMENT

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.

GENERAL NOTES

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. GUNNIN 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.

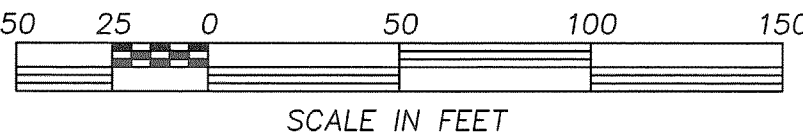
INTERIOR FENCES NOT SHOWN.

REFERENCES:

- PB 143, PG. 82;
- PB 148, PG. 66.

BOUNDARY, TOPOGRAPHIC AND TREE LOCATION SURVEY FOR  
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



# ISSUE

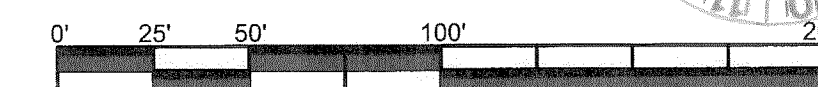
## LOCATION

SHEET TITLE

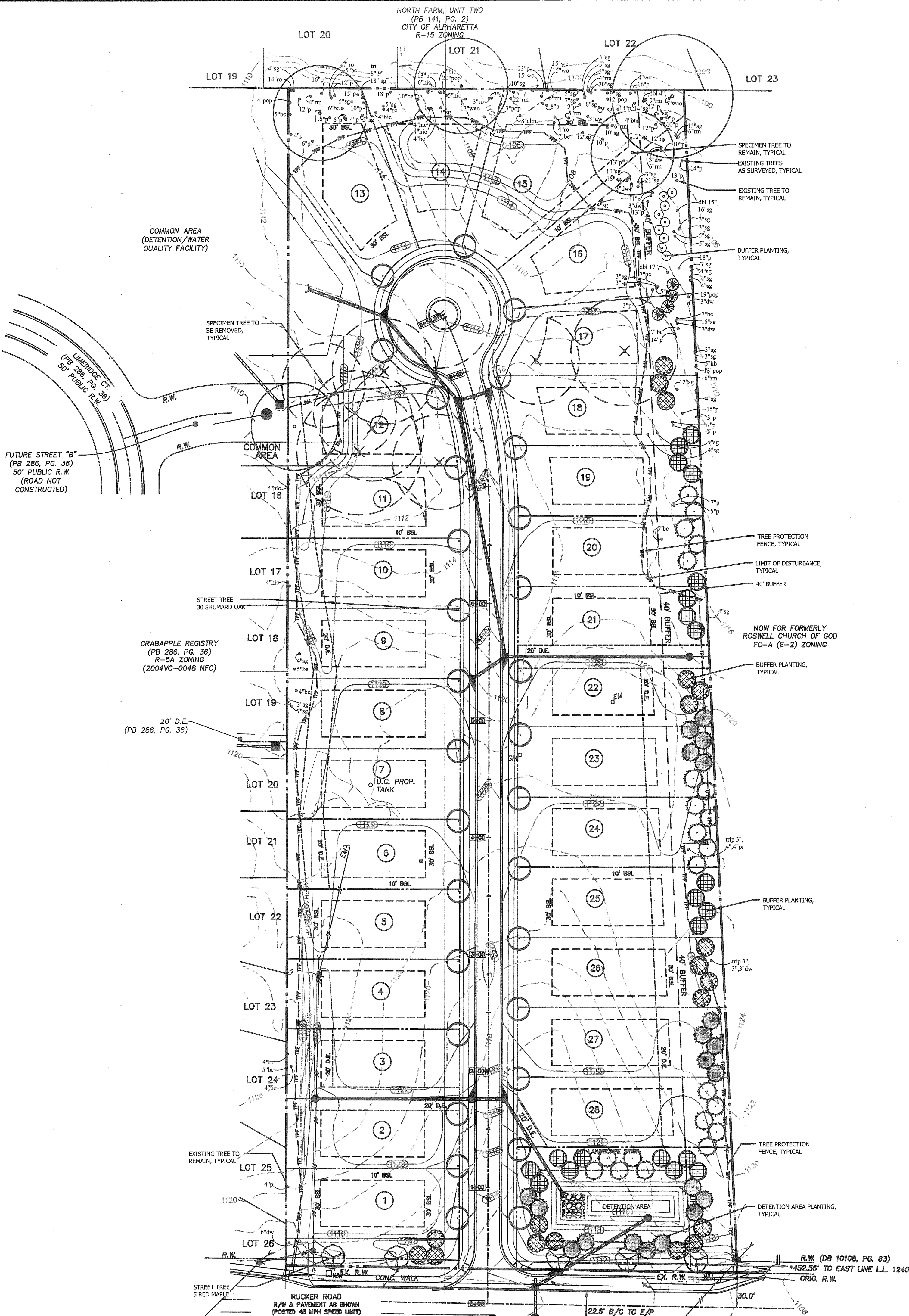
## DATE PRINTED

SHEET NUMBER

1 OF 3 SHEETS

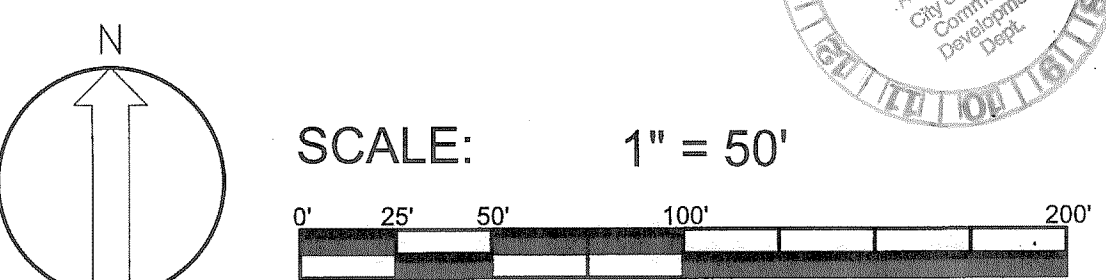






PLANT\_SCHEDULE

TREES	QTY	COMMON NAME / SCIENTIFIC NAME	CONT	CAL	SIZE	SPACING
	20	American Holly/ Ilex Opaca	B & B	4"Cal	10'-12' Ht.	15' o.c.
	22	Eastern Red Cedar / Juniperus virginiana	B & B	4"Cal	12'-14' Ht.	15' o.c.
	19	Japanese Cedar / Cryptomeria japonica Straight/Full to Ground	B & B	4"Cal	12'-14' Ht.	15' o.c.
	21	Bracken's Brown Beauty Magnolia/ Magnolia grandiflora 'Bracken's Brown Beauty' Straight/ Full to Ground	B & B	4"Cal	10-12' Ht.	15' o.c.
	4	Nellie R. Stevens Holly/ Ilex x 'Nellie R. Stevens' Straight/Full to Ground	B & B		6'-8' Ht.	10' o.c.
	5	Red Maple / Acer rubrum Straight Strong Leader/ Street Tree	B & B	4"Cal	12-15' Ht.	60' o.c.
	30	Shumard Red Oak / Quercus shumardii Straight/Strong Leader/ Street Tree	B & B	4"Cal	12-15' Ht.	As Shown
	9	Wax Myrtle/ Myrica cerifera Full to Ground	B & B		6'-8' Ht.	8' o.c.



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	

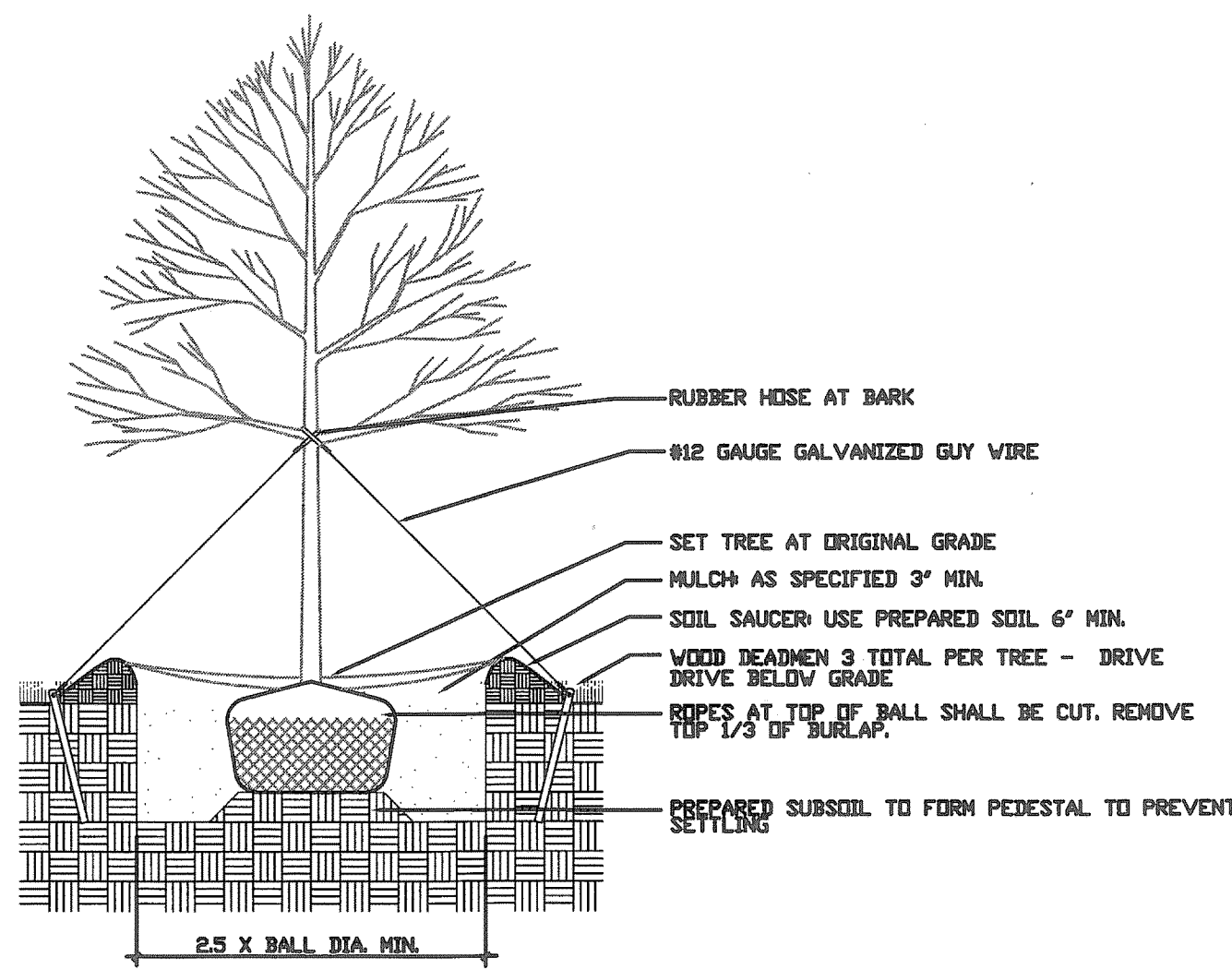
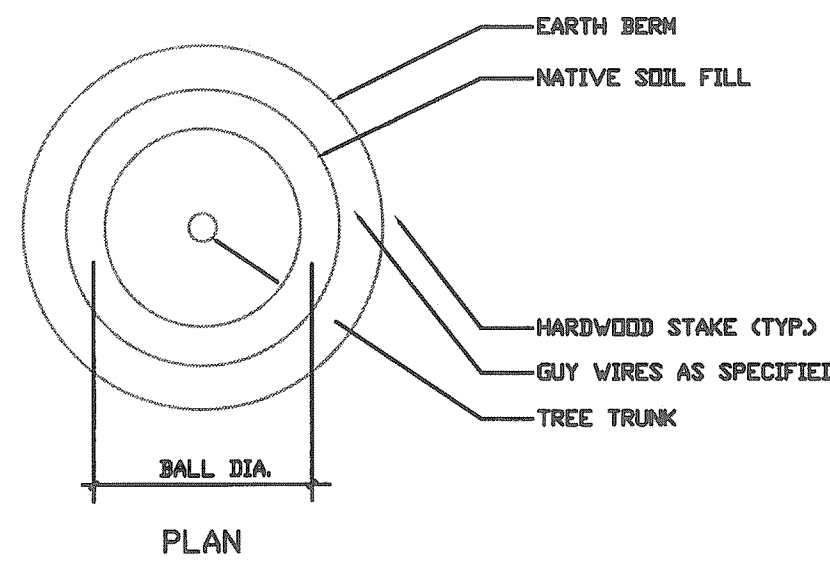
LOCATION  
**RUCKER ROAD TRACT**  
CITY OF ROSWELL, GA  
PREPARED FOR:  
ASHTON ATLANTA RESIDENTIAL, LLC

SHEET TITLE	
TREE REPLACEMENT PLAN	
DESIGNER: CCS	
DRAWN: BRP	
CHECKED: CCS	
SCALE:	
DATE PRINTED	
AUGUST 05, 2011	
<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	

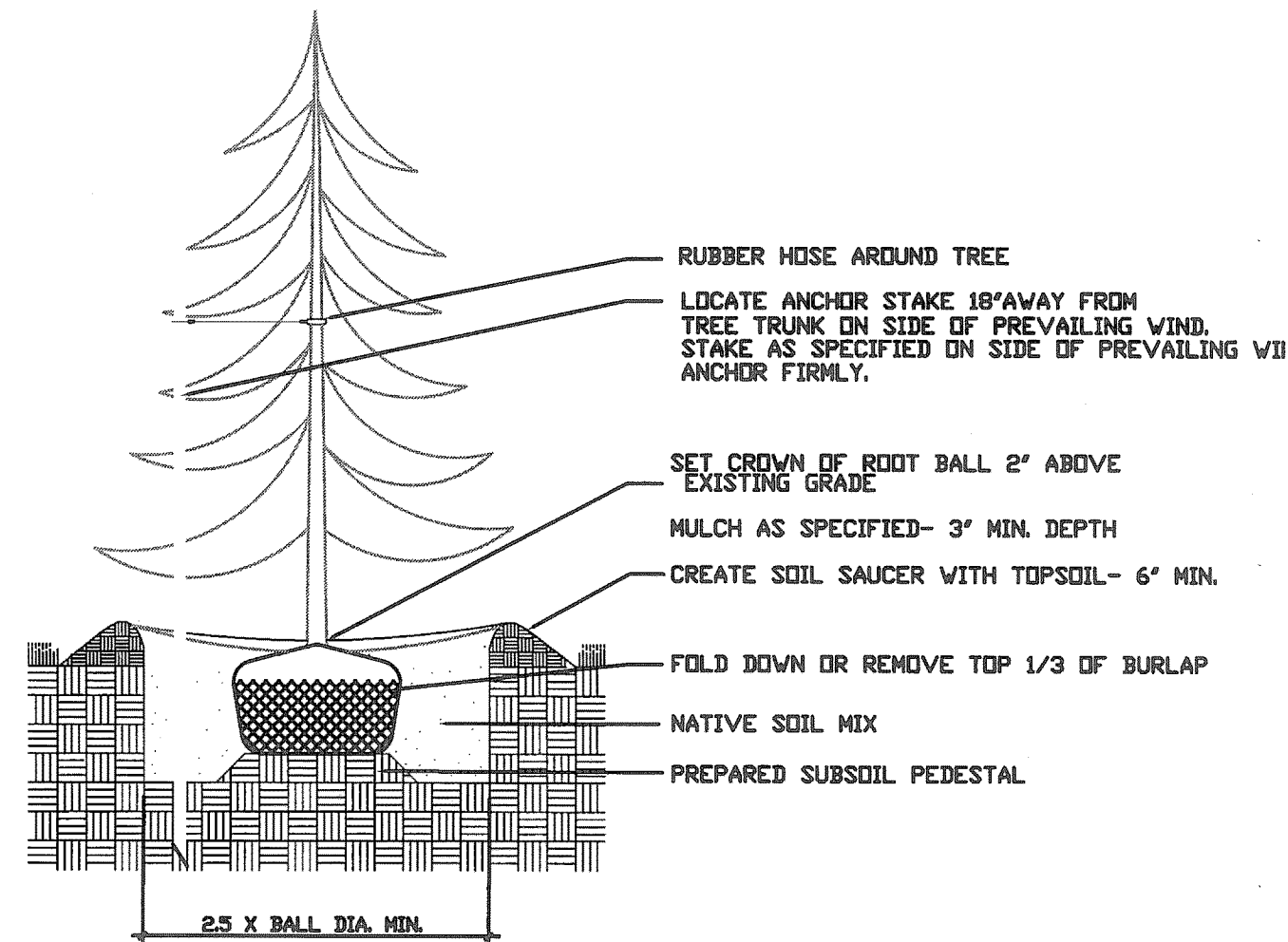


GENERAL NOTES:

- 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 AND 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) THROUGHTOUT 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.

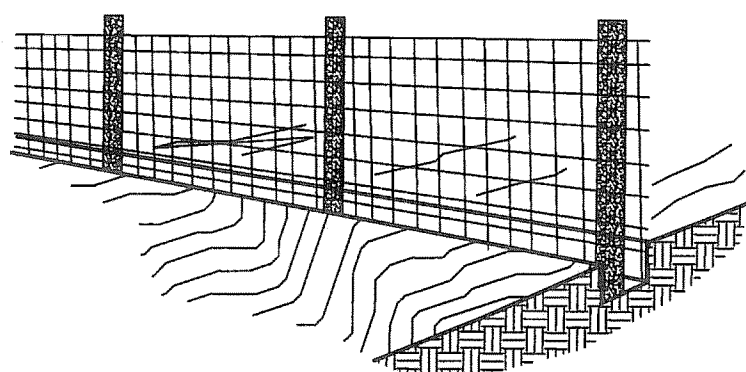


DESIGNER: **A**  
2.0 DECIDUOUS TREE - DETAIL  
NTS

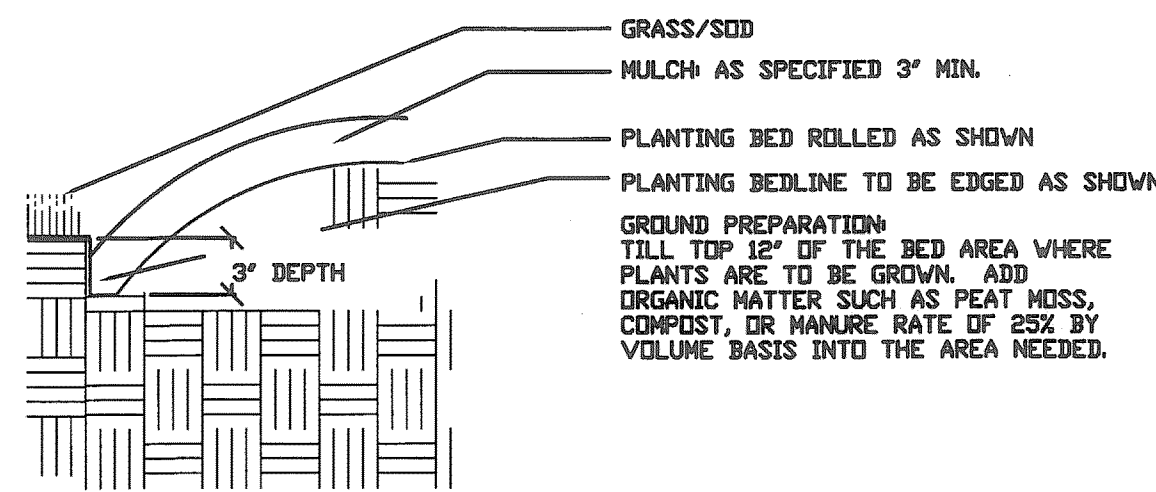


**B**  
2.0 EVERGREEN TREE - DETAIL  
NTS

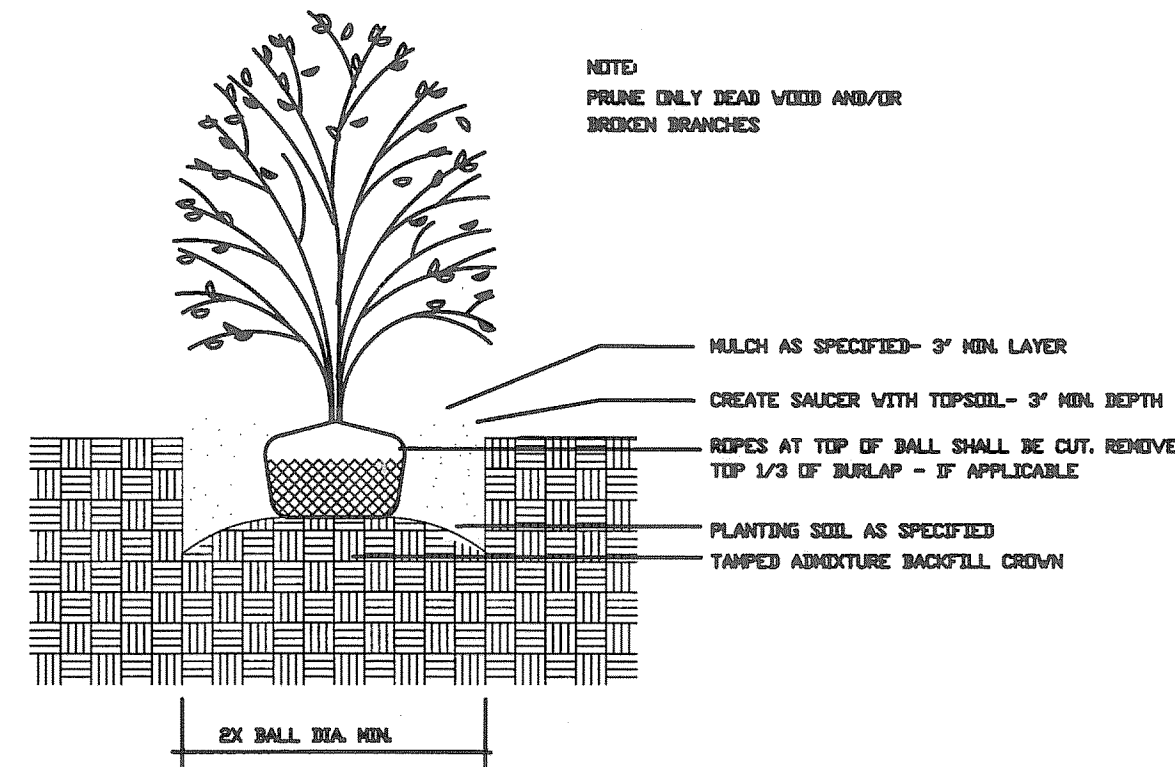
ALTERNATIVE TREE FENCING  
4' HIGH, ORANGE,  
POLYETHYLENE LAMINAR  
SAFETY NETTING.



**C**  
2.0 TREE PROTECTION FENCE DETAIL  
NTS



**D**  
2.0 EDGING DETAIL  
NTS



**E**  
2.0 SHRUB PLANTING - DETAIL  
NTS



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	

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

AUGUST 05, 2011

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

SHEET NUMBER

TRP.2.0  
3 OF 3 SHEETS

