

PRELIMINARY PLAT
FOR
GOULDING VILLAGE

PROJECT NUMBER: 201400032

LOCATED IN
LAND LOT 387
1ST DISTRICT, 2ND SECTION
CITY OF ROSWELL
FULTON COUNTY, GEORGIA

PROPOSED DEVELOPMENT BY:
FRONTDOOR COMMUNITIES, LLC

OWNER & DEVELOPER:
FRONTDOOR COMMUNITIES, LLC
2849 PACES FERRY ROAD SE
SUITE 590
ATLANTA, GEORGIA 30339
770-845-4046

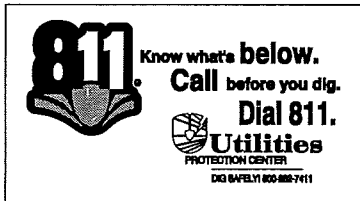
ENGINEERING CONTACT:
ROCHESTER & ASSOCIATES, INC.
JEREMY D. FRYDRYCH, P.E.
(770) 718-0600

24 HOUR CONTACT:
MR. ERIC WHITE
770-845-4046

SURVEY CONTACT:
ROCHESTER & ASSOCIATES, INC.
RICHARD E. MILLARD, RLS
(770) 718-0600

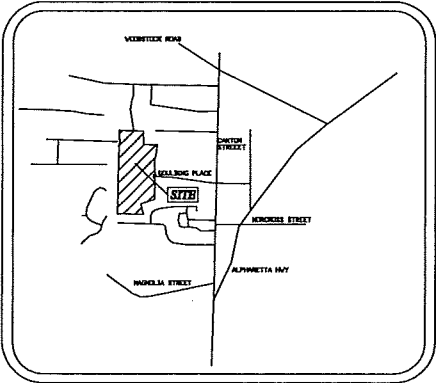


425 Oak Street N.W. □ Gainesville, Georgia 30501
(770)718.0600 (770)718.9090 Fax □ www.rochester-assoc.com

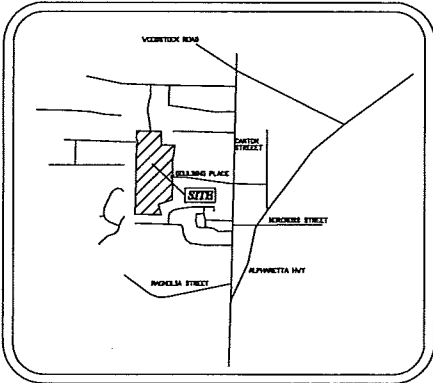


PORTIONS OF THIS PROPERTY ARE NOT LOCATED IN A FLOOD
HAZARD ZONE AS PER F.E.M.A. FLOOD INSURANCE
RATE MAP OF FULTON COUNTY, GEORGIA, COMMUNITY
PANEL NO. 13121C0063G, MAP REVISED SEPTEMBER 18, 2013.

FLOOD MAP
SCALE: NTS



VICINITY MAP
SCALE: NTS

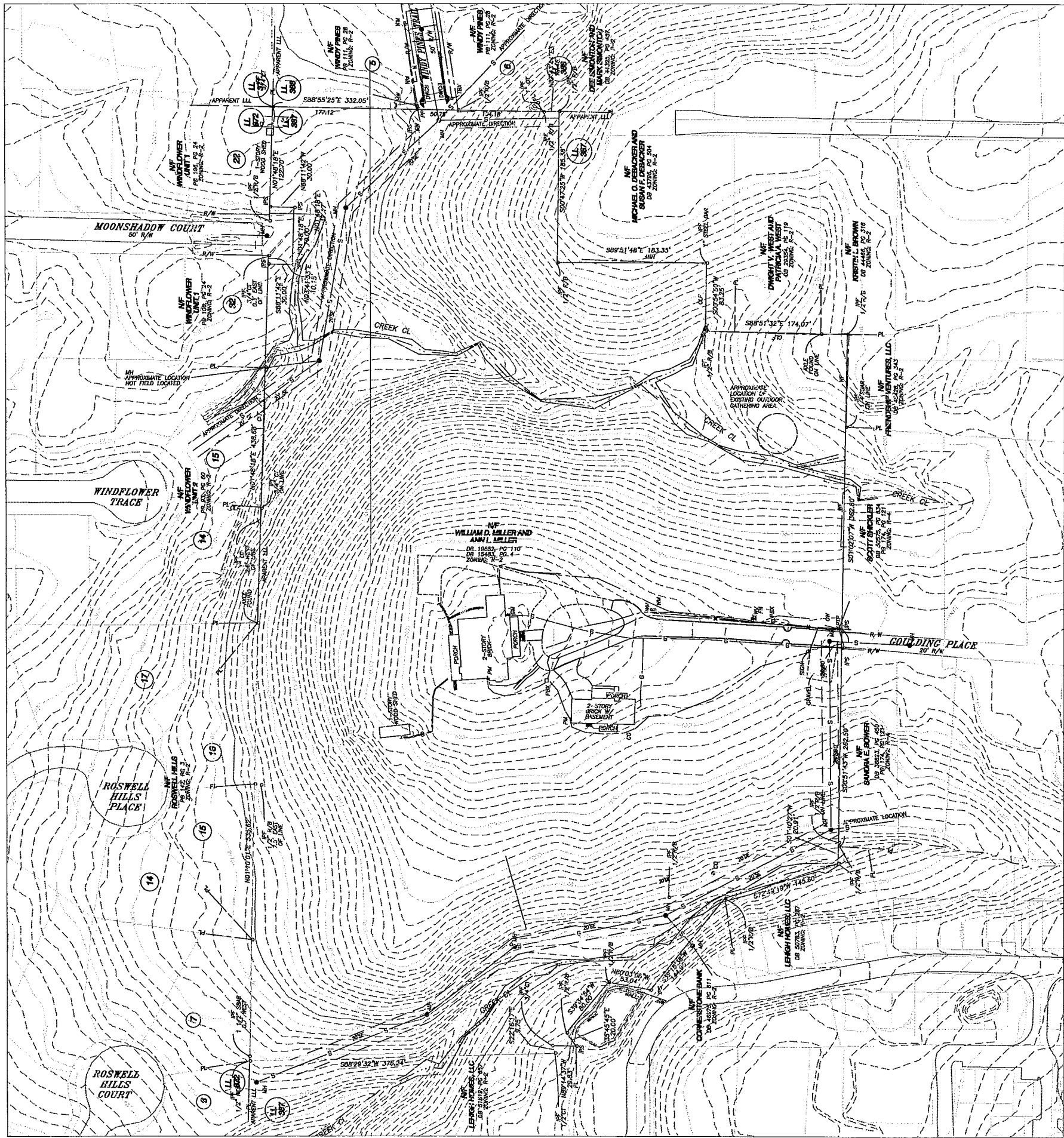


SITE ACREAGE: 15.977 AC
DEED BOOK 15483, PAGE 4
DEED BOOK 19682, PAGE 110
HISTORIC OVERLAY ZONED: R-2
G213017.FDC
2/7/14

NO.	DATE	REVISIONS	
		DESCRIPTIONS	COMMENTS
1	2/7/14	ADDRESS CITY COMMENTS	

INDEX OF SHEETS

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- 7 STEEP SLOPE ANALYSIS
- 8 BUFFER AVERAGING PLAN
- TP-1 TREE SURVEY
- TP-2 SPECIMEN TREE ASSESSMENT
- TP-3 STREET TREE PLANTING PLAN



Legal Description

All that tract or parcel of land lying and being in Land Lot 387, 1st District, 2nd Section, in the City of Roswell, Fulton County, Georgia, and being more particularly described as follows:

Beginning at an iron pin found (3/4" crimp top pipe) found at the land lot corner common with Land Lots 371, 372, 387 & 388, aforementioned district and section; thence along the northern line of said land lot 387 and along the property now or formerly known as Windy Pines Subdivision South 88°55'25" East, a distance of 177.12 feet to an iron pin set (1/2" rebar with a yellow plastic cap stamped "Rochester LSF000484") on the western right-of-way of Windy Pines Trail (50'R/W); thence South 88°55'25" East, a distance of 50.75 feet to an iron pin found (1/2" rebar) on the eastern right-of-way of said Windy Pines Trail; thence along the property now or formerly known as Windy Pines Subdivision South 88°55'25" East, a distance of 104.18 feet to an iron pin found (1" open top pipe); thence along the property now or formerly belonging to Dee Simonton and Mark Simonton North 87°43'44" East, a distance of 19.46 feet to an iron pin found (1/2" rebar); thence leaving said land lot line and along the property now or formerly belonging to Michael O. Debacker and Susan F. Debacker South 00°47'25" West, a distance of 185.38 feet to an iron pin found (1/2" rebar); thence South 89°51'48" East, a distance of 183.33 feet to an iron pin found (1" steel bar); thence South 00°54'50" West, a distance of 83.25 feet to an iron pin found (1/2" rebar); thence along the properties now or formerly belonging to Michael O. Debacker and Susan F. Debacker, Dwight V. West and Patricia A. West, and Kristin L. Brown South 88°51'32" East, a distance of 174.07 feet to an iron pin found (1/2" rebar); thence along the properties now or formerly belonging to Friendship Ventures, LLC, and Scott Shickler South 01°02'07" West, a distance of 362.80 feet to an iron pin set (1/2" rebar with a yellow plastic cap stamped "Rochester LSF000484") on the northern right-of-way of Goulding Place (20' R/W); thence South 00°51'43" West, a distance of 20.60 feet to an iron pin set (1/2" rebar with a yellow plastic cap stamped "Rochester LSF000484") on the southern right-of-way of said Goulding Place; thence along the property now or formerly belonging to Sandra E. Bower South 00°51'43" West, a distance of 241.90 feet to an iron pin found (1/2" rebar); thence along the property now or formerly belonging to Lehigh Homes, LLC South 01°40'27" West, a distance of 20.91 feet to an iron pin found (1/2" rebar); thence South 72°49'19" West, a distance of 145.60 feet to an iron pin found (1/2" rebar); thence along the property now or formerly belonging to Cornerstone Bank South 39°15'38" West, a distance of 144.95 feet to an iron pin set (1/2" rebar with a yellow plastic cap stamped "Rochester LSF000484"); thence North 80°03'08" West, a distance of 53.04 feet to an iron pin found (1/2" rebar); thence South 39°34'54" West, a distance of 80.00 feet to an iron pin found (1/2" rebar); thence South 35°45'45" East, a distance of 20.00 feet to an iron pin set (1/2" rebar with a yellow plastic cap stamped "Rochester LSF000484"); thence along the property now or formerly belong to Lehigh Homes, LLC North 89°14'37" West, a distance of 29.83 feet to an iron pin found (1/2" crimp top pipe); thence South 22°16'17" East, a distance of 9.75 feet to an iron pin found (1/2" crimp top pipe); thence South 88°29'32" West, a distance of 376.24 feet to an iron pin found (1/2" rebar) on the western line of said Land Lot 387; thence along said land lot line and along the property now or formerly known as Roswell Hills subdivision North 01°10'01" East, a distance of 535.62 feet to an axle found; thence along the property now or formerly known as Windflower Subdivision Unit 1 and Unit 2 the following courses and distances: North 01°48'18" East, a distance of 438.68 feet to an iron pin set (1/2" rebar with a yellow plastic cap stamped "Rochester LSF000484"); thence South 88°11'42" East, a distance of 30.00 feet to an iron pin set (1/2" rebar with a yellow plastic cap stamped "Rochester LSF000484"); thence North 01°48'18" East, a distance of 70.00 feet to an iron pin set (1/2" rebar with a yellow plastic cap stamped "Rochester LSF000484"); thence North 88°11'42" West, a distance of 30.00 feet to an iron pin set (1/2" rebar with a yellow plastic cap stamped "Rochester LSF000484"); thence North 01°48'18" East, a distance of 122.70 feet to the **Point of Beginning**.

Said tract contains 15.977 acres.



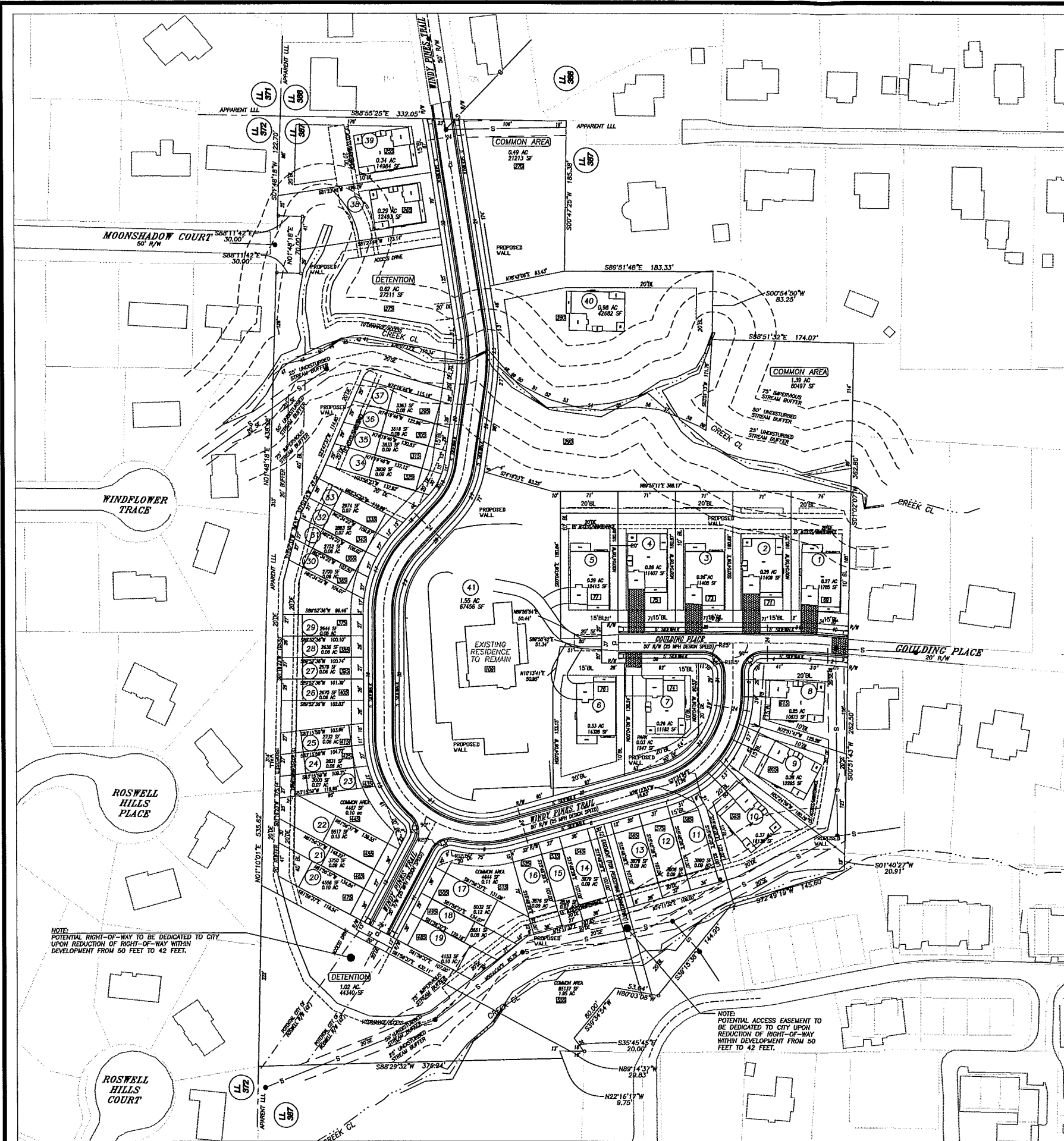
Rochester & Associates, Inc.
925 Oak Street N.W. | Gainesville, Georgia 30501
(770) 713-0060 (770) 713-9090 Fax | www.rochester-sscc.com

EXISTING CONDITIONS PLAN
FOR:
GOULDING VILLAGE
LOCATED IN
LAND LOT 387
1ST DISTRICT, 2ND SECTION
FULTON COUNTY, GEORGIA

NO.		DATE	ADDRESS CITY COMMENTS	REVISIONS
1	2/7/14			



SHEET
2
OF
8
DATE: 08/27/13
SCALE: 1" = 50'
JOB NO.: 021017200
DRAWN BY: CDE



- GENERAL NOTES:
1. THIS SITE IS LOCATED IN LAND LOT 307, CITY OF ROSWELL, FULTON COUNTY, GEORGIA.
 2. THIS SITE IS LOCATED WITHIN THE ROSWELL HISTORIC DISTRICT.
 3. THIS PROJECT MAY BE SUBJECT TO SITE AND ARCHITECTURAL GUIDELINES AS PUBLISHED FOR THE CITY OF ROSWELL HISTORIC DISTRICT.
 4. PLANNING AND TOPOGRAPHIC INFORMATION PROVIDED BY THE CITY OF ROSWELL GIS DEPARTMENT.
 5. SITE AREA: 15.977 ACRES.
 6. PROPERTY ZONING: R-2/R.
 7. PROPOSED USE: R1 - RESIDENTIAL SUBDIVISION.
 8. THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD ZONE AS PER FEMA, FLOOD INSURANCE RATE MAP OF CITY OF ROSWELL, FULTON COUNTY, GEORGIA COMMUNITY PANEL NO. 13121C0083F, MAP REVISED JUNE 18, 2010.
 9. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, RESERVATIONS, RIGHTS OF WAY.
 10. LOCATION, HEIGHTS AND MATERIALS OF PROPOSED RETAINING WALLS TO BE DETERMINED DURING DESIGN AND APPROVED PRIOR TO LDP APPROVAL.
 11. ROAD "A" = GOULDING PLACE, ROAD "B" = WINDY PINES TRAIL.
 12. DOMESTIC AND FIRE WATER WILL BE PROVIDED BY CITY OF ROSWELL. WATER LINES WILL BE INSTALLED PER THE REGULATIONS SET FORTH BY ROSWELL OR FULTON COUNTY.
 13. STORM SEWER WILL BE INSTALLED PER THE CITY OF ROSWELL REGULATIONS.
 14. SANITARY SEWER WILL BE PROVIDED BY FULTON COUNTY. SANITARY SEWER LINES WILL BE INSTALLED PER THE REGULATIONS SET FORTH BY FULTON COUNTY.

DIMENSIONAL REQUIREMENTS BASED ON R1 ZONING

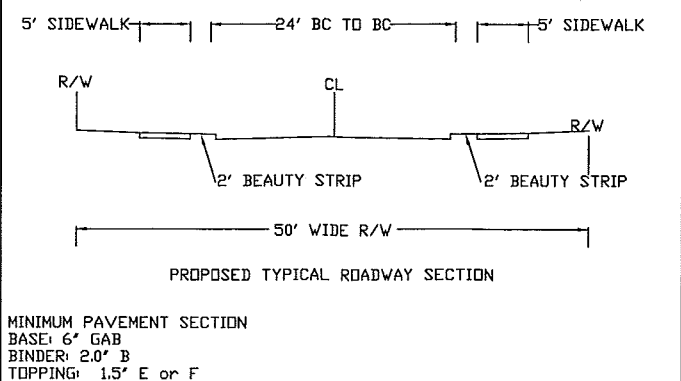
MINIMUM FRONT YARD SETBACK FROM MINOR STREET RIGHT-OF-WAY	15 FEET
MINIMUM SIDE SETBACK, INTERIOR LOT LINE OR OTHER SIDE NOT OTHERWISE SPECIFIED	10 FEET
MINIMUM SIDE SETBACK, CORNER LOT, MINOR STREET	20 FEET
MINIMUM REAR SETBACK	20 FEET
MINIMUM SIDE OR REAR SETBACK WHEN ADJUTING AN E-1, E-2, R-1, R-2 OR R-5 DISTRICT	50 FOOT SETBACK, INCLUDING A 40 FOOT BUFFER STRIP
MINIMUM WIDTH OF NATURAL BUFFER ADJUTING AN E-1, E-2, R-1, R-2, OR R-5 DISTRICT	50 FOOT SETBACK, INCLUDING A 40 FOOT BUFFER STRIP
MAXIMUM HEIGHT	35 FEET
MAXIMUM LOT COVERAGE	40%
FLOOR-AREA RATIO	0.5
MINIMUM DISTANCE BETWEEN BUILDINGS ON THE SAME LOT	20 FEET FOR 1-STORY, 30 FEET FOR 2-STORY, 40 FEET FOR 3-STORY
MINIMUM LANDSCAPE STRIP REQUIRED ALONG RIGHTS-OF-WAY	10 FEET
MINIMUM LANDSCAPE STRIP REQUIRED ALONG SIDE PROPERTY LINES	5 FEET
MINIMUM LANDSCAPED OPEN SPACE	NONE
MAXIMUM RESIDENTIAL DENSITY	8 UNITS PER ACRE
MINIMUM LOT SIZE FOR DETACHED SINGLE-FAMILY DWELLING	6,000 SQUARE FEET
MINIMUM LOT WIDTH FOR DETACHED SINGLE-FAMILY DWELLING	40 FEET
MINIMUM HEATED FLOOR AREA PER DWELLING UNIT	1,200 SQUARE FEET

VARIANCES BASED ON DIMENSIONAL REQUIREMENTS OF R1 ZONING
(VARIANCE CASE NUMBER: REZA 201302991)

1. REDUCTION OF THE 40 FOOT BUFFER STRIP TO 20 FOOT BUFFER STRIP, SECTION 12.5(d)
2. REDUCTION OF 50 FOOT BUILDING SETBACK TO 40 FOOT BUILDING SETBACK, SECTION 12.5(d)

CALL CHART

DEED NUMBER	DEED AC.	BLK/LS
1. 3025451	20	
2. 1157745	30	
3. 1157745	30	305
4. 1157745	41	
5. 1157745	8	10 7
6. 1157745	24	
7. 1157745	170	100 145
8. 1157745	194	
9. 1157745	73	80 145
10. 1157745	1	10 7
11. 1157745	134	
12. 1157745	134	
13. 1157745	1	10 7
14. 1157745	122	100 145
15. 1157745	107	100 145
16. 1157745	82	
17. 1157745	83	48 73
18. 1157745	80	
19. 1157745	85	63 225
20. 1157745	262	
21. 1157745	11	
22. 1157745	254	
23. 1157745	80	80 275
24. 1157745	75	75 125
25. 1157745	62	
26. 1157745	70	72 85
27. 1157745	151	
28. 1157745	151	175 85
29. 1157745	100	
30. 1157745	113	123 85
31. 1157745	29	
32. 1157745	1	10 7
33. 1157745	171	
34. 1157745	50	
35. 1157745	235	
36. 1157745	34	425
37. 1157745	30	
38. 1157745	11	
39. 1157745	23	
40. 1157745	11	
41. 1157745	16	
42. 1157745	33	
43. 1157745	29	
44. 1157745	20	
45. 1157745	17	
46. 1157745	25	
47. 1157745	11	
48. 1157745	34	
49. 1157745	28	
50. 1157745	17	
51. 1157745	21	
52. 1157745	29	
53. 1157745	28	
54. 1157745	10	



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(770) 718-0600 (770) 718-9999 Fax: (770) 718-0600
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GOULDING VILLAGE

PRELIMINARY PLAT FOR:

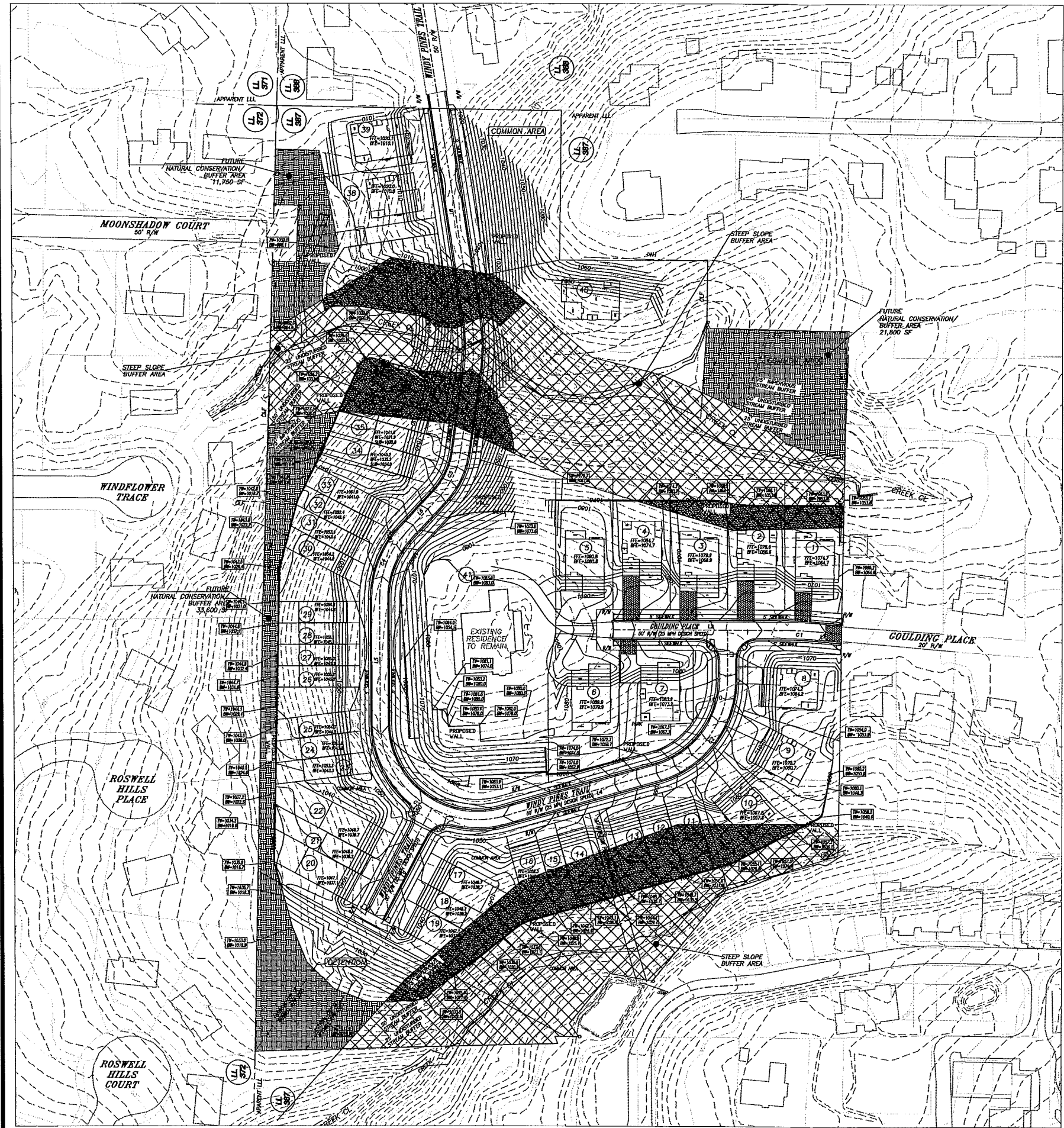
LOCATED IN LAND LOT 307, CITY OF ROSWELL, FULTON COUNTY, GEORGIA

NO.	DATE	DESCRIPTION	REVISIONS
1	3/7/14	ADDRESS CITY COMMENTS	

GRAPHIC SCALE: 1" = 50'

SHEET 3 OF 8

DATE: 09/29/13
JOB NO.: 130717/PC
FILE NO.:
DRAWN BY: JDF



CENTERLINE DATA CHART							
CHORD BEARING	CHORD	ARC	RADIUS	DELTA	TANGENT	MIDDLE ORDINATE	DEGREE OF CURVE
L1 N87°45'55" W	32.14	32.15	400.00	4°38'20"	16.09	0.32	14°19'25"
C1 N89°55'04" E	214.28						
L2 S90°04'06" E	60.50						
C2 S37°03'43" E	144.87	155.83	120.00	74°19'39"	90.83	24.33	47°44'47"
L4 S74°11'32" W	106.23						
C3 N52°57'05" W	181.27	221.33	120.00	105°41'06"	158.34	47.62	47°44'47"
L6 N00°07'24" W	151.40						
C4 N21°29'16" E	88.39	90.52	120.00	43°13'18"	47.54	8.44	47°44'47"
L8 N43°03'08" E	61.83						
C5 N22°33'10" E	60.18	61.13	100.00	33°01'32"	31.55	4.84	57°17'45"
L7 N08°04'24" E	66.13						
C6 N07°15'54" W	72.51	72.75	250.00	18°40'35"	36.64	2.84	22°55'06"
L8 N08°36'11" W	257.81						
L9 S28°03'23" W	150.00						



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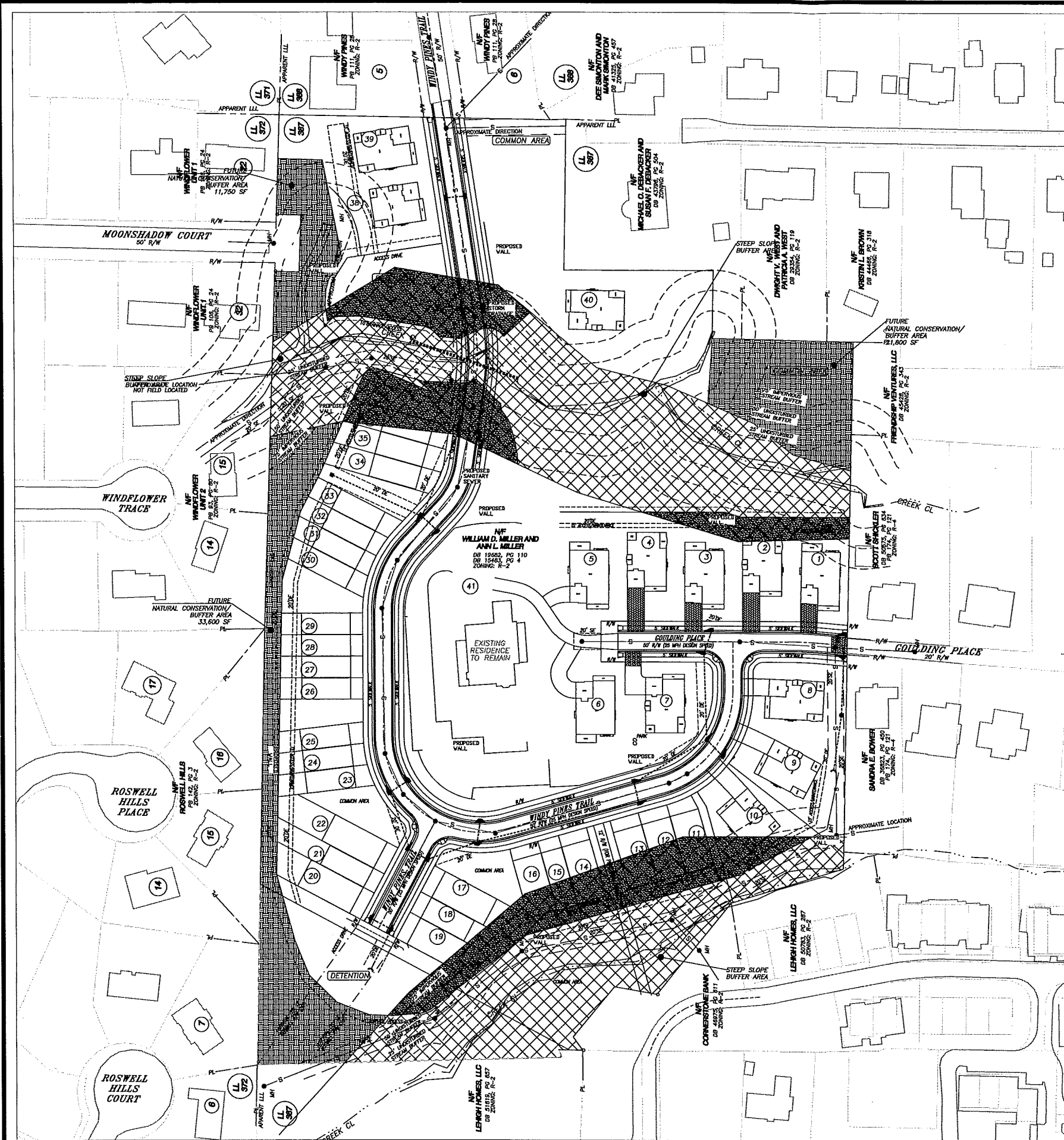
GRADING PLAN
FOR:
GOULDING VILLAGE
LOCATED IN
LAND LOT 187
1ST DISTRICT, 2ND SECTION
FULTON COUNTY, GEORGIA

ADDRESS CITY COMMENTS		REVISIONS	
NO.	DATE	NO.	DESCRIPTION
1	2/7/14		

THIS PLAN IS NOT VALID UNLESS IT BEARS THE PROFESSIONAL SEAL OF THE REGISTERED PROFESSIONAL ENGINEER.
GRAPHIC SCALE
1" = 50'
0' 50' 100'



SHEET
4
OF
8
DATE: 08/07/13
SCALE: 1" = 50'
JOB NO.: 02101072.DWG
FILE NO.: 02101072-12.dwg
DRAWN BY: JAC



UTILITY NOTES:

1. DOMESTIC AND FIRE WATER WILL BE PROVIDED BY CITY OF ROSWELL. WATER LINES WILL BE INSTALLED PER THE REGULATIONS SET FORTH BY ROSWELL OR FULTON COUNTY.
2. STORM SEWER WILL BE INSTALLED PER THE CITY OF ROSWELL REGULATIONS.
3. SANITARY SEWER WILL BE PROVIDED BY FULTON COUNTY. SANITARY SEWER LINES WILL BE INSTALLED PER THE REGULATIONS SET FORTH BY FULTON COUNTY.

DRAINAGE: THE OWNER OF RECORD, ON BEHALF OF HIMSELF/HERSELF/ITSELF AND ALL SUCCESSORS IN INTEREST, SPECIFICALLY RELEASES THE CITY OF ROSWELL FROM ANY AND ALL LIABILITY AND RESPONSIBILITY FOR FLOODING OR EROSION FROM STORM DRAINS OR FROM FLOODING FROM HIGH WATER OF NATURAL CREEKS, RIVERS OR DRAINAGE FEATURES. DRAINAGE EASEMENTS ARE HEREBY ESTABLISHED FOR THE SOLE PURPOSE OF PROVIDING FOR THE EMERGENCY PROTECTION OF THE FREE FLOW OF SURFACE OR STORM WATERS ALONG ALL WATERCOURSES AS ESTABLISHED BY A FINAL PLAT. THE CITY OF ROSWELL MAY CONDUCT EMERGENCY MAINTENANCE OPERATIONS WITHIN THIS EASEMENT, WHERE EMERGENCY CONDITIONS EXIST. EMERGENCY MAINTENANCE SHALL INCLUDE THE REMOVAL OF TREES AND OTHER DEBRIS, EXCAVATION, FILLING AND THE LIKE, NECESSARY TO REPAIR A CONDITION WHICH IN THE JUDGMENT OF THE CITY OF ROSWELL IS POTENTIALLY HAZARDOUS TO HEALTH, LIFE, PUBLIC PROPERTY, PUBLIC ROADS OR UTILITY SYSTEMS. SUCH EMERGENCY MAINTENANCE, CONDUCTED FOR THE COMMON GOOD, SHALL NOT BE CONSTRUED AS CONSTITUTING A CONTRACT MAINTENANCE OBLIGATION ON THE PART OF THE CITY OF ROSWELL. THE CITY RESERVES THE RIGHT TO SEEK REIMBURSEMENT FOR EXPENSES FROM THE OWNER(S) OF THE PROPERTY(IES) OF THE LAND THAT GENERATED THE CONDITIONS REQUIRING THE EMERGENCY SERVICE.

Fire Hydrant Inspection Report

Building Name: Goulding Place & Windy Pines Trail
Hydrant: 1875 Goulding Place - Goulding Place
Test Date: 03/11/14
Date: 03/11/14
Time: 10:00 AM
Representative of: AMELOY
Witness: [Signature]
State Purpose of Test: Annual Flow Test
Consumption Rate During Test: 993
Flow Hydrant: A3
Star Number: 33
Flow Reading: 35
Total Gpm: 993
Static PSI: 58
Residual PSI: 48
Projected Residual: At 10 PM Residual: 1212 gpm
Remarks: Hydrant is 100% complete

Location Map: Illustrating Flow Hydrants - Labeled A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UU, UV, UW, UX, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ

Fire Hydrant Information

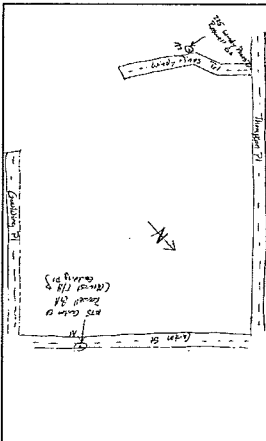
Fire Hydrant Inspection Report

Building Name: Goulding Place & Windy Pines Trail
Hydrant: 233 Windy Pines Trail
Test Date: 03/11/14
Date: 03/11/14
Time: 10:00 AM
Representative of: AMELOY
Witness: [Signature]
State Purpose of Test: Annual Flow Test
Consumption Rate During Test: 1113
Flow Hydrant: A3
Star Number: 33
Flow Reading: 45
Total Gpm: 1113
Static PSI: 75
Residual PSI: 58
Projected Residual: At 10 PM Residual: 1533 gpm
Remarks: Hydrant is 100% complete

Location Map: Illustrating Flow Hydrants - Labeled A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UU, UV, UW, UX, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ

Fire Hydrant Information

Hydrant	A3	HAIR 1997 (Crestline) 4.5
Location	233 Windy Pines Trail	
Number	33	
Static	75	
Residual	58	



Hydrant	A3	HAIR 1997 (Crestline) 4.5
Location	1875 Goulding Place - Goulding Place	
Number	35	
Static	58	
Residual	48	
Projected Residual	At 10 PM Residual: 1212 gpm	
Remarks	Hydrant is 100% complete	

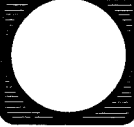
Hydrant	A3	HAIR 1997 (Crestline) 4.5
Location	233 Windy Pines Trail	
Number	33	
Static	75	
Residual	58	
Projected Residual	At 10 PM Residual: 1533 gpm	
Remarks	Hydrant is 100% complete	

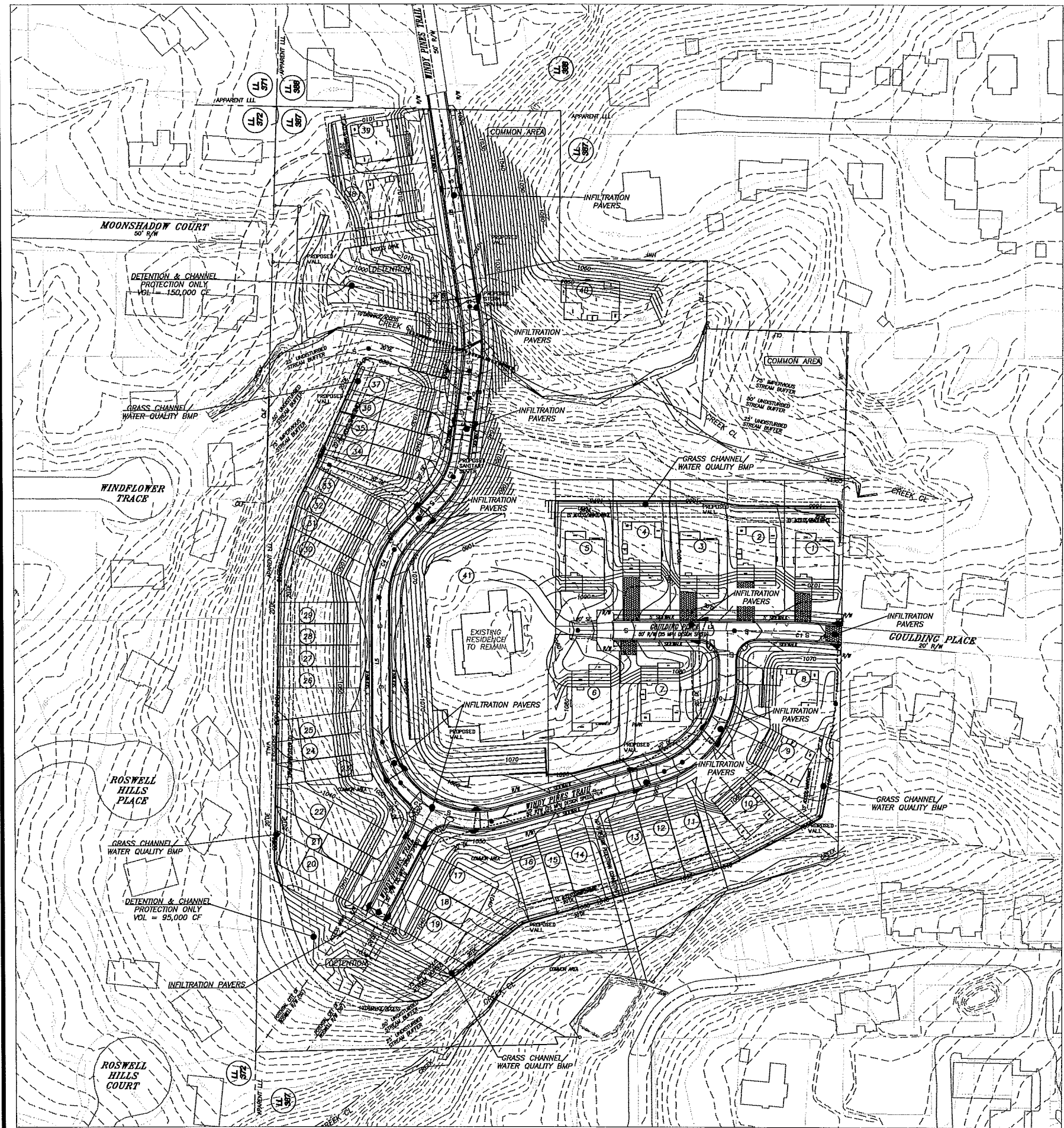


UTILITY PLAN FOR: GOULDING VILLAGE

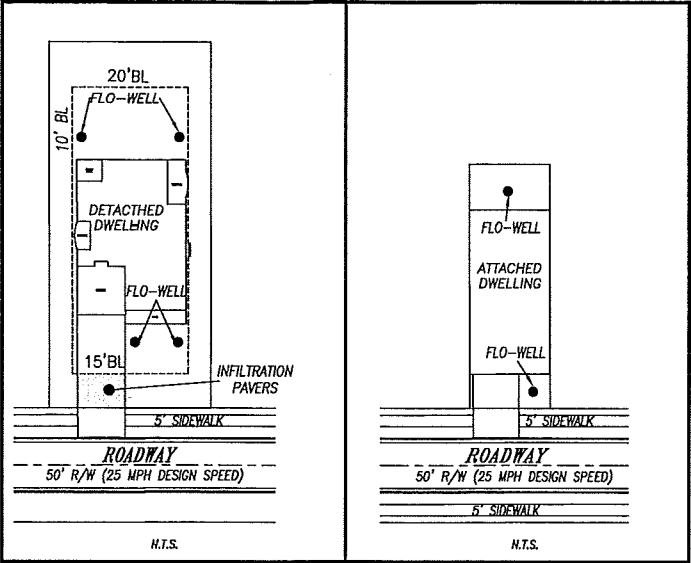
NO.	DATE	REVISIONS
1	2/7/14	ADDRESS CITY COMMENTS

THIS PLAN IS NOT VALID UNLESS IT BEARS THE SEAL AND SIGNATURE OF THE PROFESSIONAL ENGINEER.





TYPICAL FLO-WELL & INFILTRATION
PAVER INSTALLATION PER LOT



NOTE: FLO-WELLS FOR INFILTRATION/WATER QUALITY BMP'S.
PERVIOUS PAVERS FOR INFILTRATION/WATER QUALITY BMP'S.



Rochester & Associates, Inc.
425 Oak Street N.W., Marietta, Georgia 30067
(770) 718-0600 (770) 718-0609 Fax (770) 718-0609

STORMWATER PLAN
FOR :
GOULDING VILLAGE

NO.	DATE	DESCRIPTION	REVISIONS
1	2/7/14	ADDRESS CITY COMMENTS	

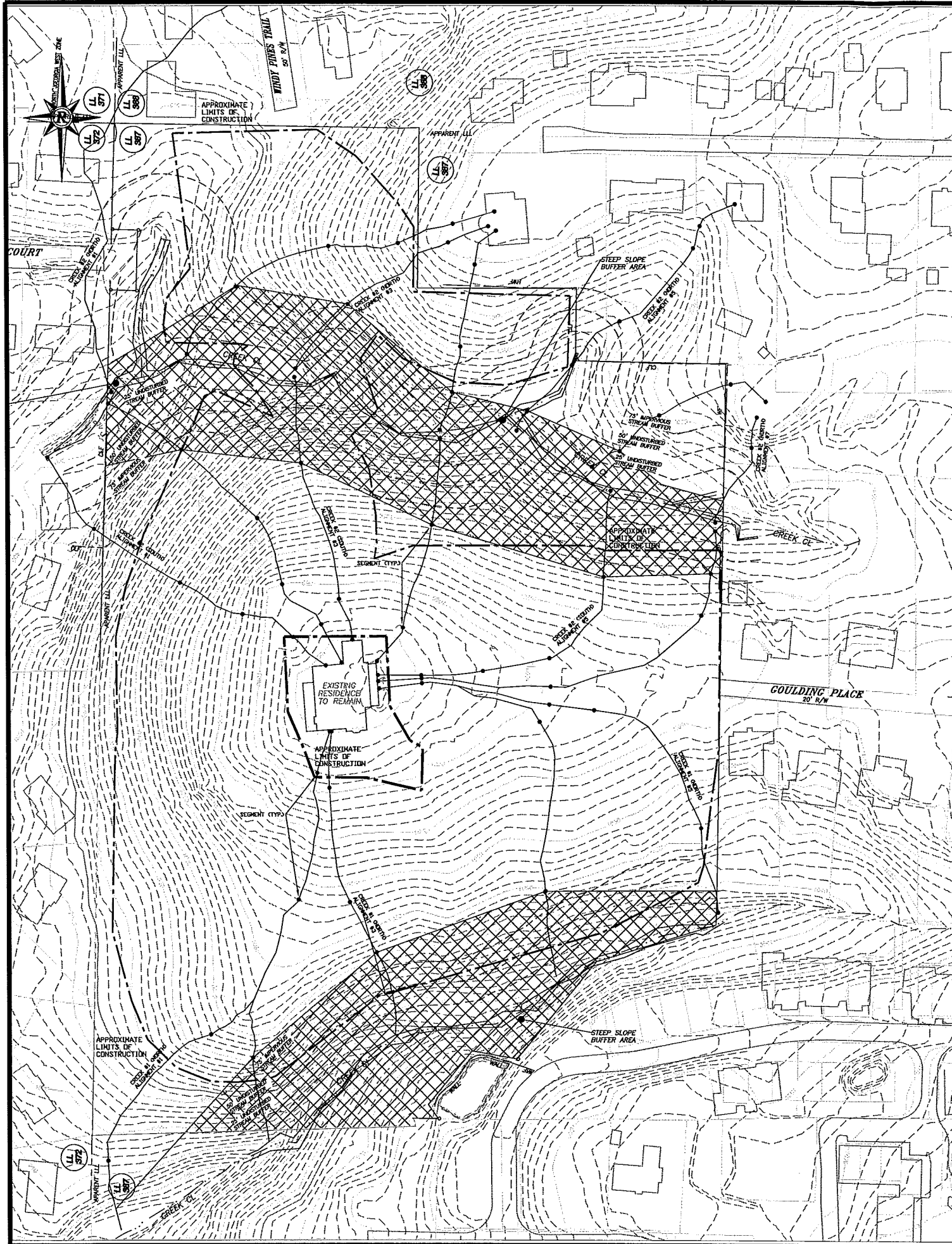
THIS PLAN IS NOT VALID UNLESS IT BEARS THE SEAL AND SIGNATURE OF THE REGISTERED PROFESSIONAL ENGINEER.

GRAPHIC SCALE
1" = 50'



SHEET
6
OF
8

DATE: 06/27/13
SCALE: 1" = 50'
JOB NO: 1301072700
DRAWN BY: GJC
CHECKED BY: GJC



STEEP SLOPE ANALYSIS AREA

CREEK #1 (NORTH)										
SEGMENT	VALUE	SCORE	VALUE	SCORE	VALUE	SCORE	VALUE	SCORE	VALUE	SCORE
FACTOR:	14.0%	5	16.7%	5	11.3%	5	21.5%	10	20.0%	5
SLOPE LENGTH (FEET)	50	0	200	5	394	10	594	10	694	10
K FACTOR	0.28	5	0.28	5	0.28	5	0.28	5	0.28	5
COVER	FOREST	0	FOREST	0	FOREST	0	FOREST	0	FOREST	0
SEGMENT DELIVERY	694	0	494	15	300	20	100	5	0	10
TOTAL SCORE		10		15		25		35		30
CREEK #1 (SOUTH)										
SEGMENT	VALUE	SCORE	VALUE	SCORE	VALUE	SCORE	VALUE	SCORE	VALUE	SCORE
FACTOR:	14.0%	5	16.7%	5	13.0%	5	42.0%	10		
SLOPE LENGTH (FEET)	50	0	200	5	400	10	500	10		
K FACTOR	0.28	5	0.28	5	0.28	5	0.28	5		
COVER	FOREST	0	FOREST	0	FOREST	0	FOREST	0		
SEGMENT DELIVERY	400	0	300	15	100	5	0	10		
TOTAL SCORE		10		15		25		35		
CREEK #2 (NORTH)										
SEGMENT	VALUE	SCORE	VALUE	SCORE	VALUE	SCORE	VALUE	SCORE	VALUE	SCORE
FACTOR:	14.0%	5	16.7%	5	17.7%	10	29.0%	10		
SLOPE LENGTH (FEET)	50	0	200	5	265	10	365	10		
K FACTOR	0.28	5	0.28	5	0.28	5	0.28	5		
COVER	FOREST	0	FOREST	0	FOREST	0	FOREST	0		
SEGMENT DELIVERY	300	0	185	5	100	5	0	10		
TOTAL SCORE		15		20		30		35		
CREEK #2 (SOUTH)										
SEGMENT	VALUE	SCORE	VALUE	SCORE	VALUE	SCORE	VALUE	SCORE	VALUE	SCORE
FACTOR:	14.0%	5	16.4%	5	13.7%	5	44.4%	10	14.0%	5
SLOPE LENGTH (FEET)	50	0	117	5	200	5	317	10	417	10
K FACTOR	0.28	5	0.28	5	0.28	5	0.28	5	0.28	5
COVER	FOREST	0	FOREST	0	FOREST	0	FOREST	0	FOREST	0
SEGMENT DELIVERY	307	0	300	15	217	25	100	5	0	10
TOTAL SCORE		10		15		25		30		30
CREEK #3 (NORTH)										
SEGMENT	VALUE	SCORE	VALUE	SCORE	VALUE	SCORE	VALUE	SCORE	VALUE	SCORE
FACTOR:	12.0%	5	25.0%	10	46.0%	10				
SLOPE LENGTH (FEET)	50	0	214	10	314	10				
K FACTOR	0.28	5	0.28	5	0.28	5				
COVER	FOREST	0	FOREST	0	FOREST	0				
SEGMENT DELIVERY	284	5	100	5	0	10				
TOTAL SCORE		15		30		25				
CREEK #3 (SOUTH)										
SEGMENT	VALUE	SCORE	VALUE	SCORE	VALUE	SCORE	VALUE	SCORE	VALUE	SCORE
FACTOR:	12.0%	5	25.0%	10	46.0%	10				
SLOPE LENGTH (FEET)	50	0	214	10	314	10				
K FACTOR	0.28	5	0.28	5	0.28	5				
COVER	FOREST	0	FOREST	0	FOREST	0				
SEGMENT DELIVERY	224	5	100	5	0	10				
TOTAL SCORE		10		25		35				
CREEK #4 (NORTH)										
SEGMENT	VALUE	SCORE	VALUE	SCORE	VALUE	SCORE	VALUE	SCORE	VALUE	SCORE
FACTOR:	4.0%	0	6.9%	0	6.4%	0	11.5%	5	24.0%	10
SLOPE LENGTH (FEET)	50	0	122	5	200	5	322	10	422	10
K FACTOR	0.28	5	0.28	5	0.28	5	0.28	5	0.28	5
COVER	FOREST	0	FOREST	0	FOREST	0	FOREST	0	FOREST	0
SEGMENT DELIVERY	372	0	300	0	222	5	100	5	0	10
TOTAL SCORE		5		10		15		25		35
CREEK #4 (SOUTH)										
SEGMENT	VALUE	SCORE	VALUE	SCORE	VALUE	SCORE	VALUE	SCORE	VALUE	SCORE
FACTOR:	4.0%	0	6.0%	0	5.0%	0	16.0%	5	28.0%	10
SLOPE LENGTH (FEET)	50	0	300	0	400	10	450	10	550	10
K FACTOR	0.28	5	0.28	5	0.28	5	0.28	5	0.28	5
COVER	FOREST	0	FOREST	0	FOREST	0	FOREST	0	FOREST	0
SEGMENT DELIVERY	450	0	300	0	100	5	50	10	0	10
TOTAL SCORE		5		5		20		30		35
CREEK #5 (NORTH)										
SEGMENT	VALUE	SCORE	VALUE	SCORE	VALUE	SCORE	VALUE	SCORE	VALUE	SCORE
FACTOR:	8.0%	0	19.0%	5	24.0%	10	23.4%	10		
SLOPE LENGTH (FEET)	50	0	147	5	200	5	347	10		
K FACTOR	0.28	5	0.28	5	0.28	5	0.28	5		
COVER	FOREST	0	FOREST	0	FOREST	0	FOREST	0		
SEGMENT DELIVERY	157	0	300	5	177	25	100	5		
TOTAL SCORE		10		20		30		35		
CREEK #5 (SOUTH)										
SEGMENT	VALUE	SCORE	VALUE	SCORE	VALUE	SCORE	VALUE	SCORE	VALUE	SCORE
FACTOR:	8.0%	0	19.0%	5	24.0%	10	23.4%	10		
SLOPE LENGTH (FEET)	50	0	147	5	200	5	347	10		
K FACTOR	0.28	5	0.28	5	0.28	5	0.28	5		
COVER	FOREST	0	FOREST	0	FOREST	0	FOREST	0		
SEGMENT DELIVERY	157	0	300	5	177	25	100	5		
TOTAL SCORE		10		20		30		35		
CREEK #6 (NORTH)										
SEGMENT	VALUE	SCORE	VALUE	SCORE	VALUE	SCORE	VALUE	SCORE	VALUE	SCORE
FACTOR:	8.0%	0	19.0%	5	24.0%	10	23.4%	10		
SLOPE LENGTH (FEET)	50	0	147	5	200	5	347	10		
K FACTOR	0.28	5	0.28	5	0.28	5	0.28	5		
COVER	FOREST	0	FOREST	0	FOREST	0	FOREST	0		
SEGMENT DELIVERY	157	0	300	5	177	25	100	5		
TOTAL SCORE		10		20		30		35		
CREEK #6 (SOUTH)										
SEGMENT	VALUE	SCORE	VALUE	SCORE	VALUE	SCORE	VALUE	SCORE	VALUE	SCORE
FACTOR:	8.0%	0	19.0%	5	24.0%	10	23.4%	10		
SLOPE LENGTH (FEET)	50	0	147	5	200	5	347	10		
K FACTOR	0.28	5	0.28	5	0.28	5	0.28	5		
COVER	FOREST	0	FOREST	0	FOREST	0	FOREST	0		
SEGMENT DELIVERY	157	0	300	5	177	25	100	5		
TOTAL SCORE		10		20		30		35		

Rochester & Associates, Inc.
425 Oak Street N.W. • Gainesville, Georgia 30601
(770) 716-0600 (770) 718-9090 FAX: (770) 716-0600

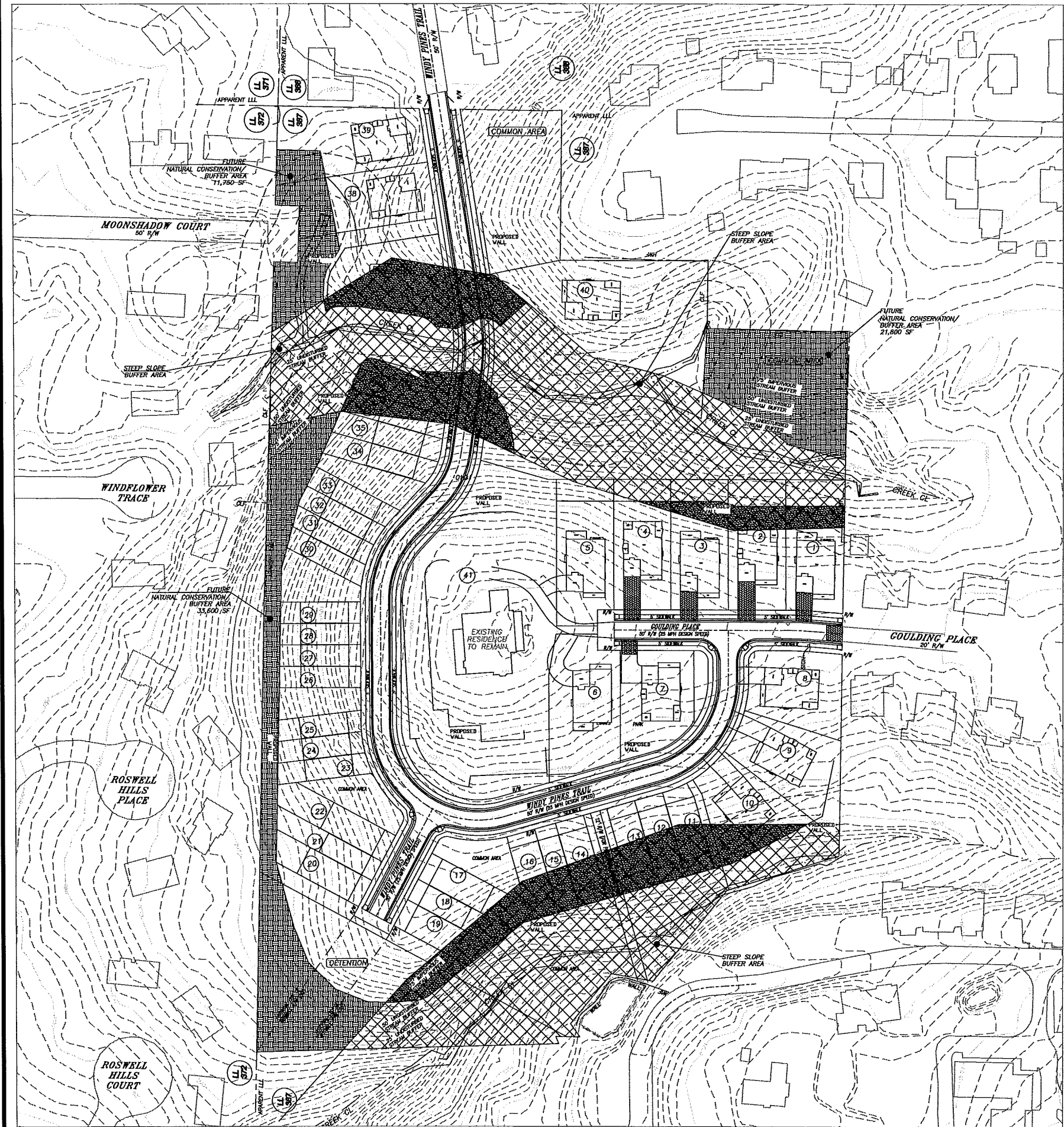
STEEP SLOPE ANALYSIS
FOR:
GOULDING VILLAGE

LOCATED IN
LAND LOT 107
1ST DISTRICT, 2ND SECTION
FULTON COUNTY, GEORGIA

NO.	DATE	REVISIONS
1	2/7/14	ADDRESS CITY COMMENTS

THIS PLAN IS NOT VALID UNLESS IT BEARS THE SIGNATURE OF THE ENGINEER.
GRAPHIC SCALE
1" = 50'
0' 50' 100'

SHEET
7
OF
8
DATE: 06/17/13
SCALE: 1" = 50'
JOB NO.: 0210177PDC
DRAWN BY: CAC

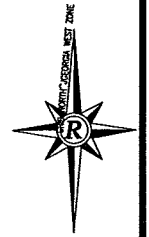


STEEP SLOPE BUFFER AVERAGE:
STEEP SLOPE BUFFER DISTURBED:
POTENTIAL NON-BUFFER AREA CONVERTED TO BUFFER AREA (SHOWN):
NOTE: BUFFER AREAS TO BE FINALIZED DURING FINAL DESIGN PRIOR TO FINAL CITY SIGN-OFF.
STEEP SLOPE BUFFER AREA

NOTE: "AVERAGED" BUFFER OUTSIDE OF THE INDIVIDUAL LOTS TO BE PLACED IN A NATURAL CONSERVATION EASEMENT AND ACCEPTED BY CITY COUNCIL PRIOR TO FINAL PLAT.

ADDITIONAL EROSION CONTROL MEASURES REQUIRED DUE TO STEEP SLOPES, INCLUDING BUT NOT LIMITED TO:

- OVER-EXCAVATING DETENTION POND BOTTOMS FOR DOUBLE SEDIMENT STORAGE VOLUME
- ADD FLOCCULATION/COAGULANTS BLOCKS OR EQUIVALENT IN DETENTION PONDS
- PERMANENT DENSE VEGETATION (BUSHES, GROUND COVER, ETC.) ON 2:1 SLOPES
- ADDITIONAL MEASURES AS DETERMINED BY THE CITY OF ROSWELL



Rochester & Associates, Inc.
225 Oak Street N.W. | Gainesville, Georgia 32601
(770) 718-0600 | (770) 718-0609 Fax | www.rochester-associates.com

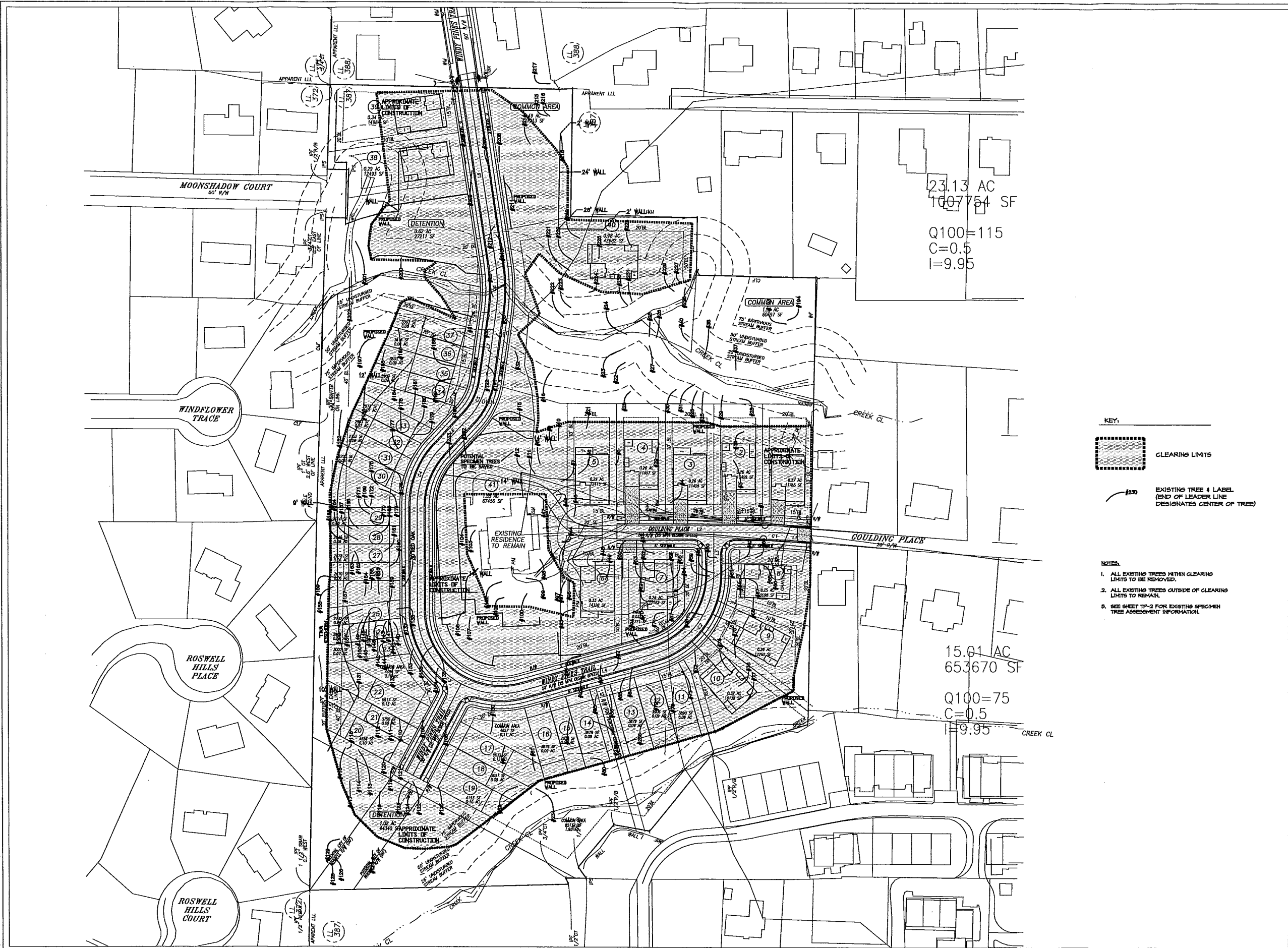
BUFFER AVERAGING PLAN
FOR:
GOULDING VILLAGE
LOCATED IN
LAND LOT 107
1ST DISTRICT, 2ND SECTION
FULTON COUNTY, GEORGIA

REVISIONS	
NO.	DESCRIPTION
1	2/7/14 ADDRESS CITY COMMENTS



SHEET
8
OF
8
DATE: 04/11/14
SCALE: 1" = 40'
JOB NO.: 21301729C
JOB: 21301729C
DRAWN BY: GAC

last modified on 02/07/2014 by JMBD
file located at S:\30330\13078\GIS\30330\13078GW1.dwg



A TREE SURVEY
TP-1 SCALE: 1" = 50'-0"



KEY:
 CLEARING LIMITS
 EXISTING TREE & LABEL
(END OF LEADER LINE
DESIGNATES CENTER OF TREE)

NOTES:
1. ALL EXISTING TREES WITHIN CLEARING LIMITS TO BE REMOVED.
2. ALL EXISTING TREES OUTSIDE OF CLEARING LIMITS TO REMAIN.
3. SEE SHEET TP-2 FOR EXISTING SPECIMEN TREE ASSESSMENT INFORMATION.

Two Live Oak
3445 Peachtree RD NE
Suite 1425
Atlanta, Georgia 30326
www.hgor.com
P: 404-248-1960
F: 404-248-1092

HGOR

REVISIONS

NO.	DATE	ISSUE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

Goulding
Roswell, GA
Front Door Communities
Atlanta, GA 30339

TITLE
TREE SURVEY

DATE 02-07-2014
JOB NO. 13078
DWG FILE 13078GW1
DRAWN BY JB
CHECKED PO
SCALE AS SHOWN
SHEET
TP-1
1 of XX

Specimen Tree Assessment

Assignment

Survey, tag and record the following data for City of Roswell specimen trees meeting the size criteria for hardwood trees 2" DBH in Diameter at Breast Height (DBH), softwood trees 2" DBH and flowering understory trees 2" DBH. Also record tree number, diameter, species, vitality, and other comments relative to condition.

Methods

Information for the following parameters was recorded for each tree and provided in the following survey.

Item	Description
Tree No.	All trees were tagged on the side of the trunk with an aluminum tag, bearing a unique number to identify trees, at about 3 feet.
Species	Identified as the North American common name.
DBH	Diameter of trunk in inches, measured at 4.5 feet above average low limb. Measurements were taken using a diameter tape.
Condition	Good: Tree has excellent vigor and is actively growing without any serious pathological problems. Tree exhibits structural form that is safe and typical of the species. Fair: Tree is in moderate health, but may have a minor pathological problem. Some insects and disease could be present. Tree may have minor structural defects, but does not exhibit optimal form for the species in an urban environment. A tree in fair condition may not react favorably to site developments or additional stress. Poor: Tree's vigor is low to moderate. It may also have moderate to severe structural defects or a form that is undesirable for the species. Some trees in poor condition are not recoverable and could decay into a state of advanced decay leading to death. Dead: Tree is dead. Involved: Tree is non-indigenous to the Atlanta area, recent origin. Hazardous: Tree with unacceptable defects severe enough to pose present danger to people or buildings under normal conditions, as determined by a City Arborist or City Forester.
Comments	Additional information regarding health and condition of the trees.

109 Goulding Place • Specimen Tree Assessment by ArborGuard • 6/25/13 • Page 1

Tree#	DBH	Species	Condition	Comments
99	28	Pecan	Fair	Co-dominant at approximately 4 feet, small dead limbs.
100	28	Pecan	Fair	Co-dominant at approximately 5 feet, small dead limbs.
101	39	Pecan	Fair	Bleeding wounds, weak union, included bark, co-dominant at approximately 7 feet.
102	26	Pecan	Fair	Co-dominant at approximately 5 feet, small dead limbs.
103	5	Dogwood	Good	Co-dominant at approximately 3 feet, back at root flare.
104	6	Dogwood	Good	Pruning wound and small dead limbs.
105	43	American Beech	Poor	Multiple dead limbs at approximately 2 feet, multiple trunk cavities between 7-8 feet, one of main leads is hollow, weak union, within 5 feet of home foundation.
106	6	Japanese Cherry	Poor	Decay into multiple leads at approximately 2 feet, sparse canopy, fungal disease present, severe decay from soil level to approximately 4 feet.
107	8	Japanese Cherry	Poor	Sparse canopy, flush out in trunk at approximately 2 feet.
108	33	Southern Red Oak	Fair	Multiple dead limbs, co-dominant at approximately 15 feet.
109	39	Southern Red Oak	Fair	Large basal cavity, multiple large dead limbs.
110	4	Dogwood	Fair	Epimorphic sprouts, small dead limbs.
111	36	Tulip Poplar	Fair	Bleeding cankers, multiple dead limbs.
112	4	Dogwood	Fair	Epimorphic sprouts, small dead limbs.
113	5	Cherry	Poor	Multiple dead limbs in trunk, epimorphic sprouts.
114	5	Dogwood	Poor	Moderate lean, multiple dead limbs.
115	6	Black Cherry	Poor	Sparse canopy, multiple dead limbs.
116	6	Black Cherry	Dead	Tree is dead.
117	5	Dogwood	Fair	Moderate dead limbs.
118	5	Dogwood	Poor	Weak stem union at approximately 1 foot with included bark.
119	5	Dogwood	Fair	Co-dominant at approximately 1 foot, small dead limbs.
120	6	Dogwood	Good	Multiple dead limbs, small dead limbs.
121	4	Dogwood	Good	Multiple dead limbs, small dead limbs.

109 Goulding Place • Specimen Tree Assessment by ArborGuard • 6/25/13 • Page 6

50'x50' Test Plot

Tree #	DBH	Species	Condition	Comments
43	24	Tulip Poplar	Fair	Small dead limbs.
12	12	Water Oak	Fair	Small dead limbs.
3	3	Water Oak	Fair	Small dead limbs.
5	5	Water Oak	Fair	Small dead limbs.
4	4	Sweetgum	Fair	Small dead limbs.
4	4	White Oak	Fair	Small dead limbs.
12	12	Tulip Poplar	Fair	Small dead limbs.
2	2	White Oak	Fair	Small dead limbs.
6	6	Tulip Poplar	Fair	Small dead limbs.
8	8	White Oak	Fair	Small dead limbs.
11	11	White Oak	Fair	Small dead limbs.
6	6	White Oak	Fair	Small dead limbs.
14	14	White Oak	Fair	Small dead limbs.
19	19	Sweetgum	Fair	Small dead limbs.
14	14	Sweetgum	Fair	Small dead limbs.
3	3	Water Oak	Fair	Small dead limbs.
8	8	Tulip Poplar	Fair	Small dead limbs.
3	3	Dogwood	Fair	Small dead limbs.

Summary

235 trees were tagged on this site that met the City of Roswell specimen tree size criteria.
48 trees are in Good condition
108 trees are in Fair condition
74 trees are in Poor condition
6 trees are Dead

109 Goulding Place • Specimen Tree Assessment by ArborGuard • 6/25/13 • Page 11

Tree Assessment Data

Tree#	DBH	Species	Condition	Comments
1	26	Water Oak	Fair	Multiple dead limbs, broken limbs, trunk cavity at approximately 8 feet.
2	14	Black Cherry	Fair	Moderate lean, trunk cavity at approximately 8 feet.
3	5	Black Cherry	Dead	Tree is dead.
4	38	Southern Red Oak	Poor	Multiple dead limbs, multiple small basal wounds, presence of wood decay fungus and structural root damage.
5	13	Black Cherry	Poor	Crotch in stem at root crown, crotch at 8 feet, approximately 8 feet.
6	27	Southern Red Oak	Poor	Severe lean, few dead limbs.
7	30	Southern Red Oak	Poor	Presence of wood decay fungus at root crown, approximately 40% of root crown covered by compacted gravel driveway.
8	27	Southern Red Oak	Fair	Few large dead limbs, presence of small weeping wound at approximately 8 feet.
9	8	Black Cherry	Fair	Few small dead limbs.
10	5	Dogwood	Poor	Tree is approximately 30% dead.
11	24	Pink Oak	Good	Multiple dead limbs, approximately 50% of critical root zone covered by compacted gravel driveway.
12	36	Southern Red Oak	Good	Few dead limbs, approximately 30% of critical root zone covered by compacted gravel driveway.
13	15	Black Cherry	Fair	Multiple dead limbs.
14	41	Southern Red Oak	Good	Bright lean, few small dead limbs.
15	32	Tulip Poplar	Good	Few small dead limbs.
16	31	White Oak	Poor	Large cavity at root crown, multiple large dead limbs.
17	30	White Oak	Good	Few small dead limbs.
18	26	Tulip Poplar	Good	Few small dead limbs.
19	30	Tulip Poplar	Good	Few small dead limbs.
20	14	Black Cherry	Poor	Multiple dead limbs, trunk cavity at approximately 15 feet.
21	7	Dogwood	Fair	Few small dead limbs.
22	12	Black Cherry	Poor	Few dead limbs, large cavity at root crown.

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Tree#	DBH	Species	Condition	Comments
122	10	Black Cherry	Fair	Small dead limbs.
123	6	Black Cherry	Fair	Small dead limbs.
124	7	Black Cherry	Fair	Large bark at approximately 15 feet, small dead limbs.
125	8	Black Cherry	Poor	Small dead limbs, 4 inch dead limb.
126	9	Black Cherry	Poor	Dead lead at base, sinuous trunk, multiple dead limbs.
127	10	Black Cherry	Fair	Dead lead at soil level, dead epimorphic sprouts.
128	8	Black Cherry	Poor	Severe trunk bend, poor tree form, multiple dead limbs.
129	6	Black Cherry	Good	Multiple dead limbs.
130	5	Dogwood	Fair	Dead lead at soil level, dead epimorphic sprouts.
131	8	Black Cherry	Fair	Small trunk bend at lean, small amount of dead limbs.
132	7	Black Cherry	Fair	Multiple dead limbs, moderate amount of vines in canopy.
133	52	Southern Red Oak	Poor	Co-dominant at approximately 5 feet, bleeding at union.
134	4	Crabapple	Good	Multiple dead limbs.
135	5	Crabapple	Good	Multiple dead limbs.
136	4	Crabapple	Good	Multiple dead limbs.
137	42	Tulip Poplar	Poor	Multiple dead limbs, approximately 10 degree lean, tree is on a steep slope.
138	5	Black Cherry	Fair	Approximately 50% of lower canopy is dead.
139	33	Southern Red Oak	Fair	Two small trunk cavities at soil level.
140	9	Black Cherry	Fair	Co-dominant at approximately 4 feet with included bark, 40% of canopy is dead.
141	4	Black Cherry	Poor	Poor trunk bow, moderate lean, approximately 50% of canopy is dead.
142	4	Black Cherry	Fair	Multiple dead limbs.
143	4	Black Cherry	Fair	Small amount of dead limbs.
144	6	Black Cherry	Fair	Multiple dead limbs.
145	5	Black Cherry	Fair	Multiple dead limbs, small bleeding wounds.
146	6	Black Cherry	Good	Small amount of dead limbs.
147	4	Black Cherry	Fair	Multiple dead limbs.
148	2	Black Cherry	Fair	Multiple dead limbs.
149	5	Black Cherry	Fair	Multiple dead limbs, weak union.
150	5	Black Cherry	Fair	Multiple dead limbs, small amount of weeping roots.
151	5	Dogwood	Fair	Multiple dead limbs, small amount of weeping roots.
152	7	Black Cherry	Fair	Multiple dead limbs.
153	6	Black Cherry	Fair	Multiple dead limbs.

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Tree#	DBH	Species	Condition	Comments
13	37	Tulip Poplar	Good	Multiple dead limbs.
14	36	Tulip Poplar	Fair	Few large dead limbs.
15	31	Tulip Poplar	Good	Multiple dead limbs.
16	36	Tulip Poplar	Good	Multiple dead limbs.
17	24	Sweetgum	Poor	Lean with small basal cavity.
18	21	Black Cherry	Fair	Few small dead limbs, sinuous trunk.
19	12	Black Cherry	Good	Few small dead limbs.
20	29	Tulip Poplar	Good	Co-dominant at root crown, weak stem union, included bark, main stem has a moderate crotch.
21	25.22	Tulip Poplar	Poor	Co-dominant at root crown, weak stem union, included bark, main stem has a moderate crotch.
22	16	Tulip Poplar	Good	Multiple dead limbs.
23	25	Sweetgum	Poor	Included bark at approximately 3 feet, weak stem union, basal cavity at root crown.
24	20	Tulip Poplar	Fair	Multiple large dead limbs.
25	28	Tulip Poplar	Good	Few small dead limbs.
26	24	Tulip Poplar	Good	Few small dead limbs.
27	20.23	Sweetgum	Poor	Included bark at approximately 3 feet, weak stem union, epimorphic sprouts, few dead limbs.
28	28	Tulip Poplar	Good	Multiple dead limbs.
29	25.19	Tulip Poplar	Poor	Co-dominant at approximately 3 feet, included bark, weak stem union.
30	23.33	Tulip Poplar	Poor	Co-dominant at approximately 4 feet, weak stem union, included bark, basal wound at approximately 20 feet.
31	34	Tulip Poplar	Good	Few dead limbs.
32	32	Dogwood	Good	Few large dead limbs.
33	24	Tulip Poplar	Fair	Few dead limbs, minor girdling roots, approximately 50% of critical root zone covered with compacted gravel driveway.
34	31	Water Oak	Fair	Few dead limbs, minor girdling roots, approximately 50% of critical root zone covered with compacted gravel driveway.
35	13.8.9	American Holly	Fair	Co-dominant at soil level, weak stem union, approximately 30% of critical root zone covered by compacted gravel driveway.
36	28	Northern Red Oak	Poor	Few large dead limbs, approximately 70% of critical root zone covered by compacted gravel driveway.
37	8	Dogwood	Good	Few small dead limbs.

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Tree#	DBH	Species	Condition	Comments
154	6	Black Cherry	Fair	Multiple dead limbs.
155	6	Black Cherry	Fair	Multiple dead limbs.
156	9	Black Cherry	Fair	Small amount of dead limbs, weak union.
157	9	Himosa	Good	Multiple dead limbs.
158	35	White Oak	Poor	Heavy ambrosia beetle infestation, loose bark on lower trunk, sawwood decay, approximately 15 degree lean, multiple dead limbs.
159	8	Black Cherry	Poor	Trunk cavity, multiple dead limbs.
160	6	Black Cherry	Fair	Multiple dead limbs.
161	7	Black Cherry	Poor	Large dead limbs, approximately 70% of canopy is dead, epimorphic sprouts.
162	6	Black Cherry	Fair	Multiple dead limbs.
163	5	Black Cherry	Fair	Small trunk bend at lean, small amount of dead limbs.
164	6	Black Cherry	Fair	Multiple dead limbs.
165	4	Black Cherry	Fair	Multiple dead limbs.
166	4	Black Cherry	Fair	Multiple dead limbs.
167	7	Black Cherry	Poor	Weak stem union at approximately 5 feet, multiple dead limbs.
168	4	Black Cherry	Fair	Trunk bend, multiple dead limbs.
169	37	Tulip Poplar	Poor	Several large cavities in trunk, large amount of decay in trunk, large amount of dead limbs.
170	4	Black Cherry	Fair	Multiple dead limbs.
171	5	Black Cherry	Poor	Large amount of vines, multiple dead limbs.
172	7	Black Cherry	Fair	Multiple dead limbs.
173	7	Black Cherry	Fair	Multiple dead limbs.
174	34	Tulip Poplar	Fair	Severe decay and cavity in lower trunk.
175	5	Dogwood	Poor	Cavity with decay at trunk bend at approximately 2 feet.
176	28	Hickory	Fair	Large amount of vines on trunk, multiple dead limbs.
177	32	White Oak	Good	Multiple dead limbs.
178	32	Southern Red Oak	Poor	Approximate 20 degree lean, moderate trunk bend, symmetrical canopy.
179	28	White Oak	Fair	Large amount of vines on trunk, multiple dead limbs.
180	33.33	Tulip Poplar	Poor	Co-dominant at approximately 2 feet, trunk diverges into two 13' promotor leads with severe decay and cavities at union.
181	35	Tulip Poplar	Fair	Multiple dead limbs, small amount of weeping roots.
182	47	White Oak	Poor	Moderate lean, vertical cracking on tension side of lower trunk, tree is hazardous.

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Tree#	DBH	Species	Condition	Comments
48	34	Post Oak	Poor	Few large dead limbs, approximately 15% of critical root zone covered with compacted gravel driveway, large dead scaffold limb with trunk decay.
49	5	Japanese Maple	Good	Few small dead limbs.
50	28	White Oak	Fair	Approximately 20% of critical root zone covered with compacted gravel driveway, few small dead limbs.
51	4	Dogwood	Fair	Savanna trunk, approximately 20% canopy dieback.
52	9	Black Cherry	Fair	Moderate lean, few dead limbs.
53	27	Southern Red Oak	Fair	Slight lean, few large dead limbs.
54	4	Dogwood	Fair	Few dead limbs.
55	4	Dogwood	Good	Slight lean, small trunk cavity at 5 feet.
56	8	Black Cherry	Fair	Moderate lean, multiple dead limbs.
57	24	Southern Red Oak	Fair	Multiple large dead limbs.
58	6	Black Cherry	Dead	Tree is dead.
59	4	Cherry Laurel	Good	Few dead limbs.
60	8	Black Cherry	Fair	Severe lean, few small dead limbs.
61	11	Black Cherry	Good	Few dead limbs.
62	10	Black Cherry	Poor	Few large dead limbs, top in poor at approximately 30 feet, epimorphic sprouting, multiple dead limbs.
63	5	Black Cherry	Poor	Few small dead limbs.
64	8	Black Cherry	Good	Few small dead limbs.
65	29	Southern Red Oak	Fair	Slight lean, few large dead limbs.
66	6	Black Cherry	Fair	Slight epimorphic sprouts, sinuous trunk.
67	6	Black Cherry	Poor	Few dead limbs, but at 10 feet, dead basal limb at root crown, bleeding cankers at 2 feet.
68	7	Black Cherry	Fair	Few small dead limbs.
69	6	Black Cherry	Fair	Small dead limbs.
70	6	Dogwood	Poor	Large dead limbs, bleeding cankers at root crown, approximately 50% of canopy is dead.
71	5	Dogwood	Fair	Cavity at approximately 5 feet, epimorphic sprouting.

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Tree#	DBH	Species	Condition	Comments
183	43	White Oak	Fair	Multiple dead limbs, epimorphic sprouts.
184	44	White Oak	Good	Small amount of dead limbs.
185	41	White Oak	Fair	Multiple dead limbs.
186	32	White Oak	Fair	Large dead scaffold limbs, bend in trunk at approximately 30 feet.
187	39	White Oak	Fair	Multiple dead limbs.
188	31	Hickory	Poor	Co-dominant at approximately 5 feet, included bark, weak stem union.
189	32	Tulip Poplar	Fair	Cavity opening at soil level.
190	37	Southern Red Oak	Fair	Multiple dead limbs, approximately 15 degree lean, symmetrical canopy.
191	32	Loblolly Pine	Fair	Multiple dead limbs, dead scaffold limbs.
192	31	Southern Red Oak	Poor	Crotch in trunk at approximately 20 feet, poor tree form, symmetrical canopy.
193	24	Tulip Poplar	Good	Multiple dead limbs, poor tree form.
194	30	Tulip Poplar	Fair	Multiple dead limbs, poor tree form.
195	4	Dogwood	Fair	Multiple dead limbs, poor tree form.
196	25	Tulip Poplar	Good	Multiple dead limbs, poor tree form.
197	41	Tulip Poplar	Good	Large cavity opening soil level to approximately 12 feet, severe decay.
198	31	Southern Red Oak	Fair	Multiple dead limbs.
199	35	Loblolly Pine	Poor	Few dead limbs, breakage in co-dominant stem at approximately 25 feet with decay.
200	29	Southern Red Oak	Good	Multiple dead limbs.
201	24	Sweetgum	Fair	Poor taper in root crown.
202	25	Tulip Poplar	Fair	Co-dominant at approximately 25 feet.
203	32	Tulip Poplar	Poor	Soil erosion on creek-side at base with no visible roots.
204	29	Tulip Poplar	Poor	Poor root system, bend in trunk at approximately 25 feet.
205	29	Tulip Poplar	Fair	Multiple dead limbs.
206	24	Tulip Poplar	Fair	Multiple dead limbs.
207	31	Loblolly Pine	Fair	Multiple dead limbs.
208	8	Black Cherry	Fair	Epimorphic sprouts, co-dominant at approximately 2 feet, multiple dead limbs.
209	10	Black Cherry	Poor	Moderate lean, vertical cracking on tension side of lower trunk, sparse canopy.
210	6	Black Cherry	Fair	Multiple dead limbs.

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Tree#	DBH	Species	Condition	Comments
72	8	Black Cherry	Poor	Severe lean, bleeding canker, many dead limbs
73	12	Black Cherry	Poor	Epimorphic sprouts, moderate to high amount of dead limbs, bleeding cankers at approximately 8 feet
74	9	Black Cherry	Dead	Tree is dead
75	11	Black Cherry	Poor	Large lead is dead with lean, moderate dead limbs
76	8	Hop	Good	Trunk cavity at approximately 7 feet
77	14	Black Cherry	Fair	Severe lean, few dead limbs, heavy vine coverage
78	8	Black Cherry	Poor	Severe trunk crotch, wound at approximately 1 foot
79	30	Southern Red Oak	Good	Multiple dead limbs
80	15	Black Cherry	Good	Multiple dead limbs
81	19	Southern Red Oak	Good	Multiple dead limbs
82	24	Northern Red Oak	Good	Multiple dead limbs
83	34	Southern Red Oak	Poor	Moderate lean, bleeding cankers at root crown, moderate to large dead limbs
84	5	Dogwood	Poor	Many dead limbs, lean, epimorphic sprouts, wound at root crown
85	16	Black Cherry	Fair	Moderate lean, multiple small dead branches
86	7	Black Cherry	Dead	Tree is dead
87	13	Black Cherry	Fair	Multiple dead limbs
88	8	Black Cherry	Fair	Co-dominant at approximately 2 feet, multiple dead limbs
89	7	Black Cherry	Poor	Few dead limbs, basal cavity at root crown
90	5	Dogwood	Good	Cavity at root crown, top broken but at approximately 8 feet
91	24	Red Maple	Good	Wood decay fungus at root crown, limbed lead is dead
93	14	Post Oak	Good	Co-dominant at approximately 3 feet, inclined bark, many dead limbs
94	24	Black Cherry	Poor	Co-dominant at approximately 3 feet, inclined bark, many dead limbs
95	4	Dogwood	Fair	Few dead limbs
96	4	Dogwood	Fair	Cavity at approximately 6 feet, epimorphic canker, small dead limbs
97	7	Dogwood	Fair	Fungal fruiting bodies, asymmetrical canker, small dead limbs
98	6	Dogwood	Good	Good

Not modified on 02/07/2014 by JMBP
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A STREET TREE PLANTING PLAN
TP-3 SCALE: 1" = 50'-0"



NOTE:
FINAL DRIVEWAYS OF TOWNHOMES MAY
DICTATE LOCATION OF TREE PLAN.

Two Live Oak
3445 Peachtree RD NE
Suite 1025
Atlanta, Georgia 30326
www.hgcor.com
P. 404-248-1960
F. 404-248-1092

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NO.	DATE	ISSUE
1		
2		
3		
4		
5		

Goulding
Roswell, GA
Front Door Communities
Atlanta, GA 30339

**STREET TREE
PLANTING
PLAN**

DATE 02-07-2014

JOB NO. 13078

DWG FILE 13078GW1

DRAWN BY JB

CHECKED PO

SCALE AS SHOWN

SHEET

TP-3

3 of XX