

PRELIMINARY PLAT
FOR
GOULDING VILLAGE

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

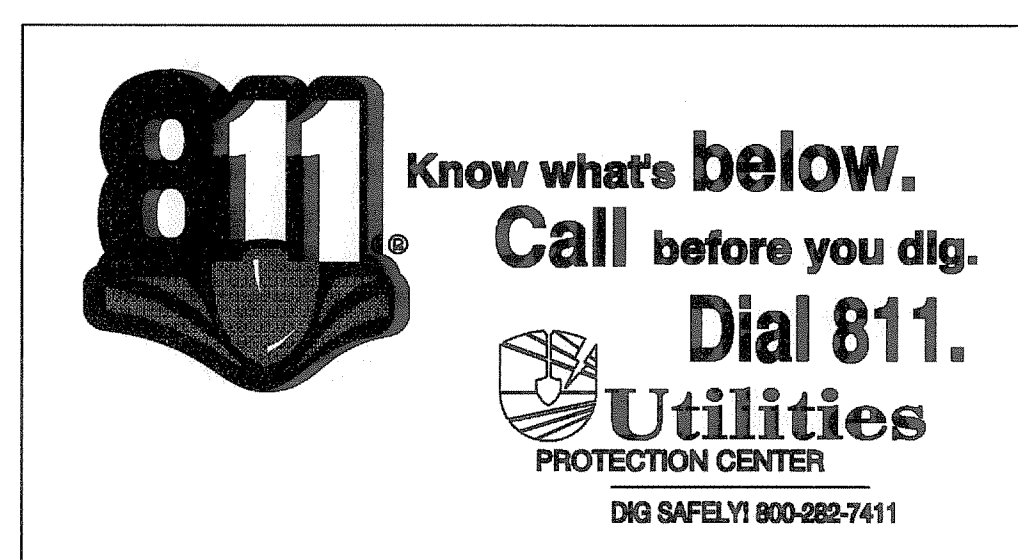
PROPOSED DEVELOPMENT BY:
FRONTDOOR COMMUNITIES, LLC

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

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

MR. ERIC WHITE
770-845-4046

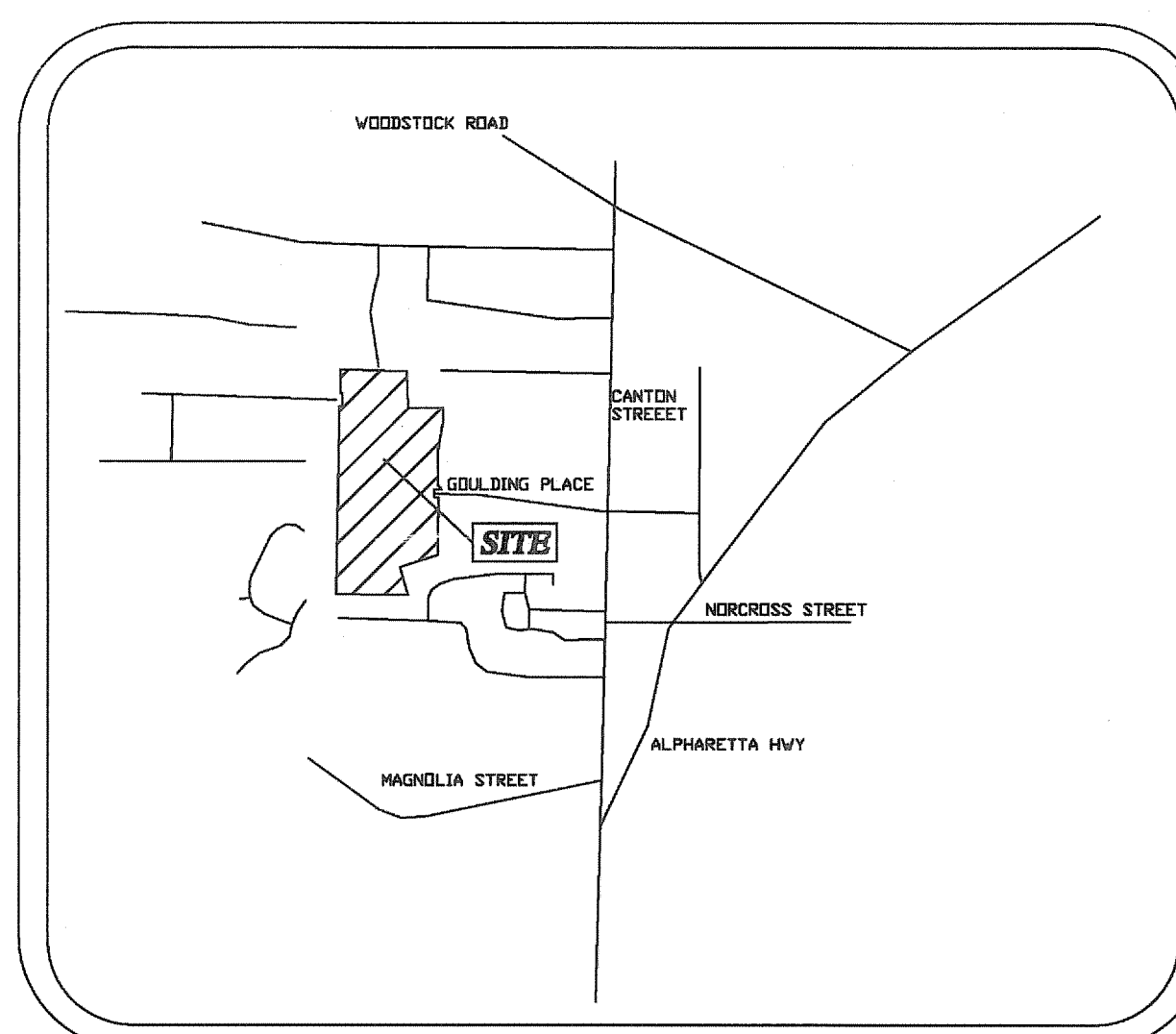
ROCHESTER & ASSOCIATES, INC.
RICHARD E. MILLARD, RLS
(770) 718-0600



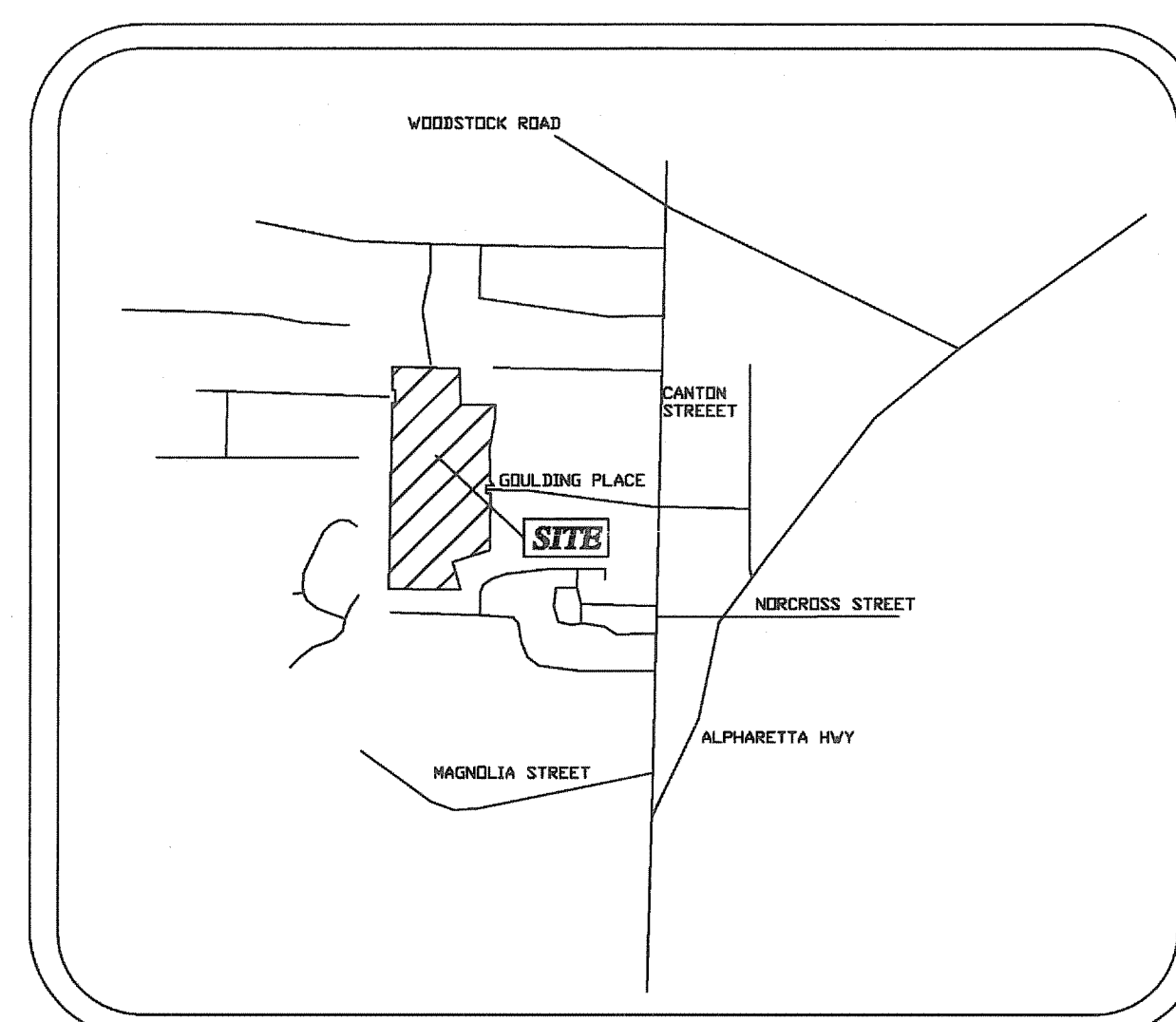
425 Oak Street N.W. □ Gainesville, Georgia 30501
(770)718.0600 (770)718.9090 Fax □ www.rochester-assoc.com

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

FLOOD MAP
SCALE: NTS



VICINITY MAP
SCALE: NTS

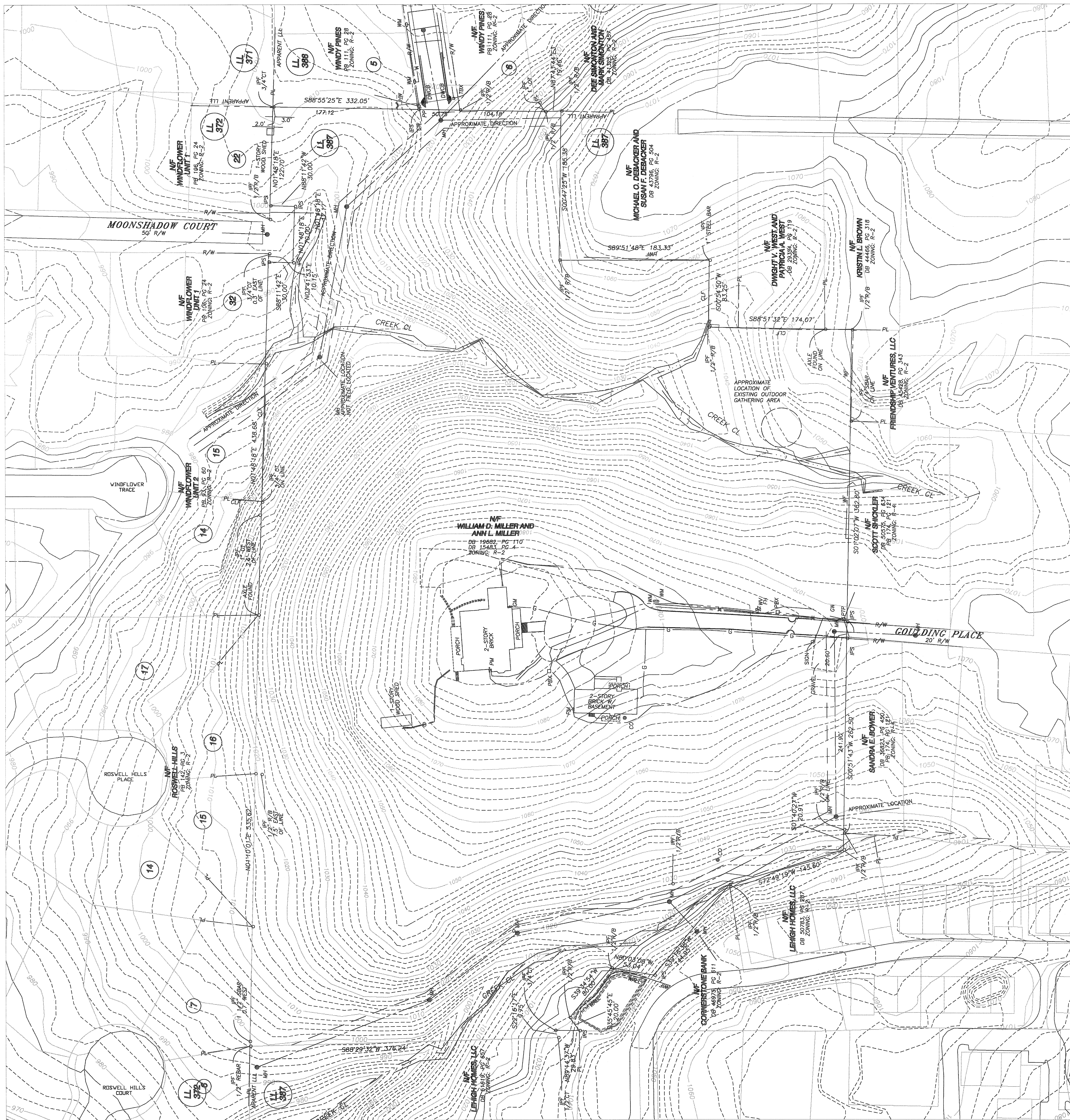


SITE ACREAGE: 15.977 AC
DEED BOOK 15483, PAGE 4
DEED BOOK 19682, PAGE 110
ZONED: R-2
G213017.FDC
12/20/13

NO.	DATE	DESCRIPTIONS
		REVISIONS



201400032

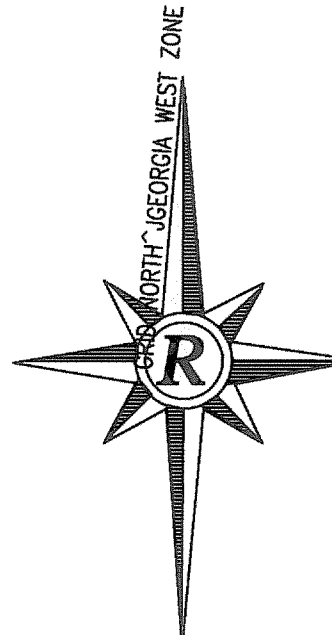


Legal Description

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 and 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 Dees 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.
422 Oak Street N.W. | Gainesville, Georgia 30501
(770) 718-0600 | (770) 718-0990 Fax | www.rochester-asso.com

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

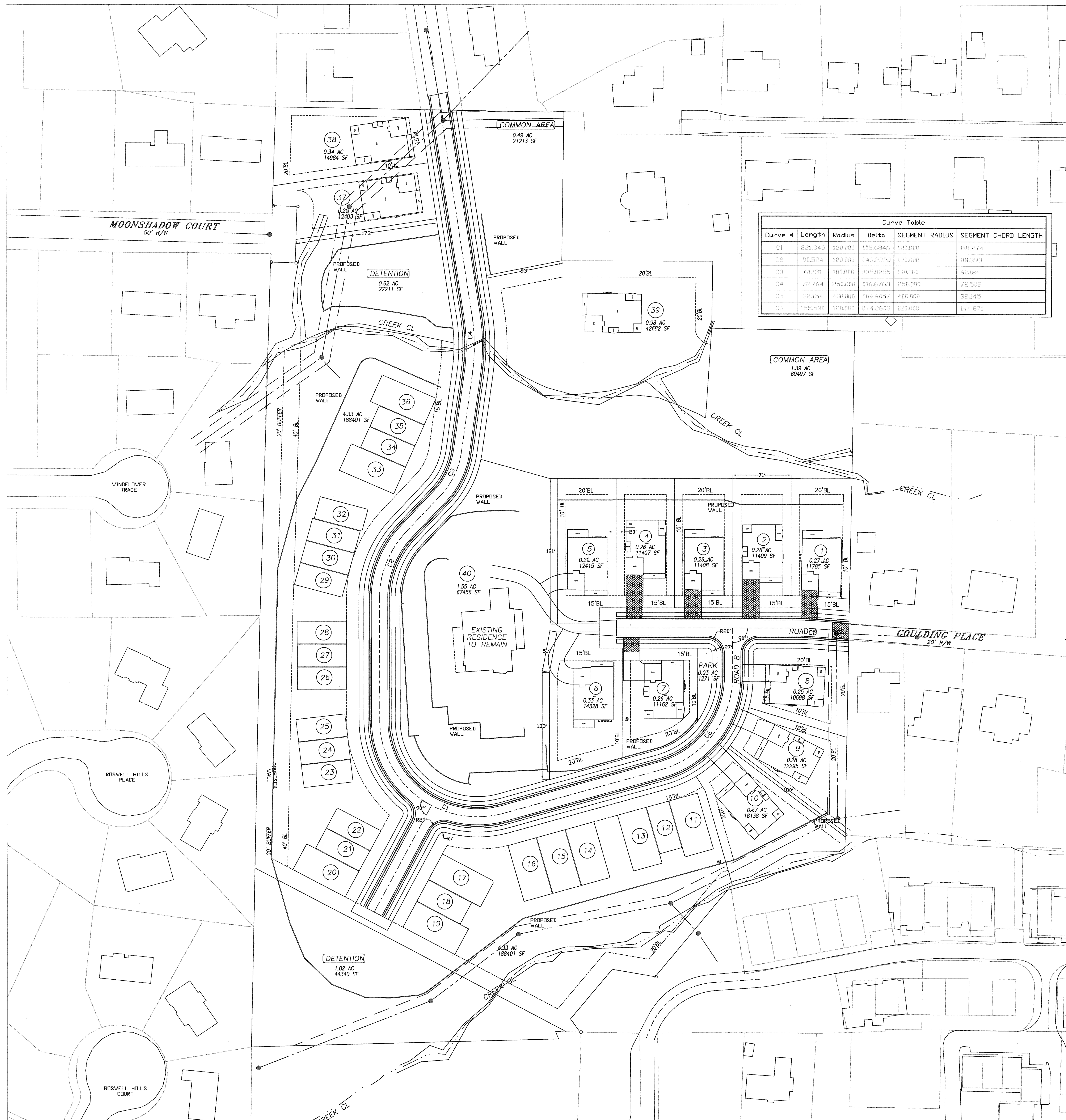
THE PLAN IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND SEAL OF THE REGISTERED PROFESSIONAL ENGINEER.

NO.	DATE	DESCRIPTION

GRAPHIC SCALE
25' 0" 50' 100'

SHEET
1
OF
1

DATE : 06/17/13
JOB NO : 021017-FVG
FILE NO : 00PT-12.ppt
DRAWN BY: CAC



- GENERAL NOTES:
1. THIS SITE IS LOCATED IN LAND LOT 387, 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. PLANIMETRIC AND TOPOGRAPHIC INFORMATION PROVIDED BY THE CITY OF ROSWELL GIS DEPARTMENT
 5. SITE AREA: 15.977 ACRES
 6. PROPERTY ZONING: R-2/HR
 7. PROPOSED USE: HR - RESIDENTIAL SUBDIVISION
 8. THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD ZONE AS PER F.E.M.A. FLOOD INSURANCE RATE MAP OF CITY OF ROSWELL, FULTON COUNTY, GEORGIA COMMUNITY PANEL NO. 1312100063F, 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

DIMENSIONAL REQUIREMENTS BASED ON HR ZONING

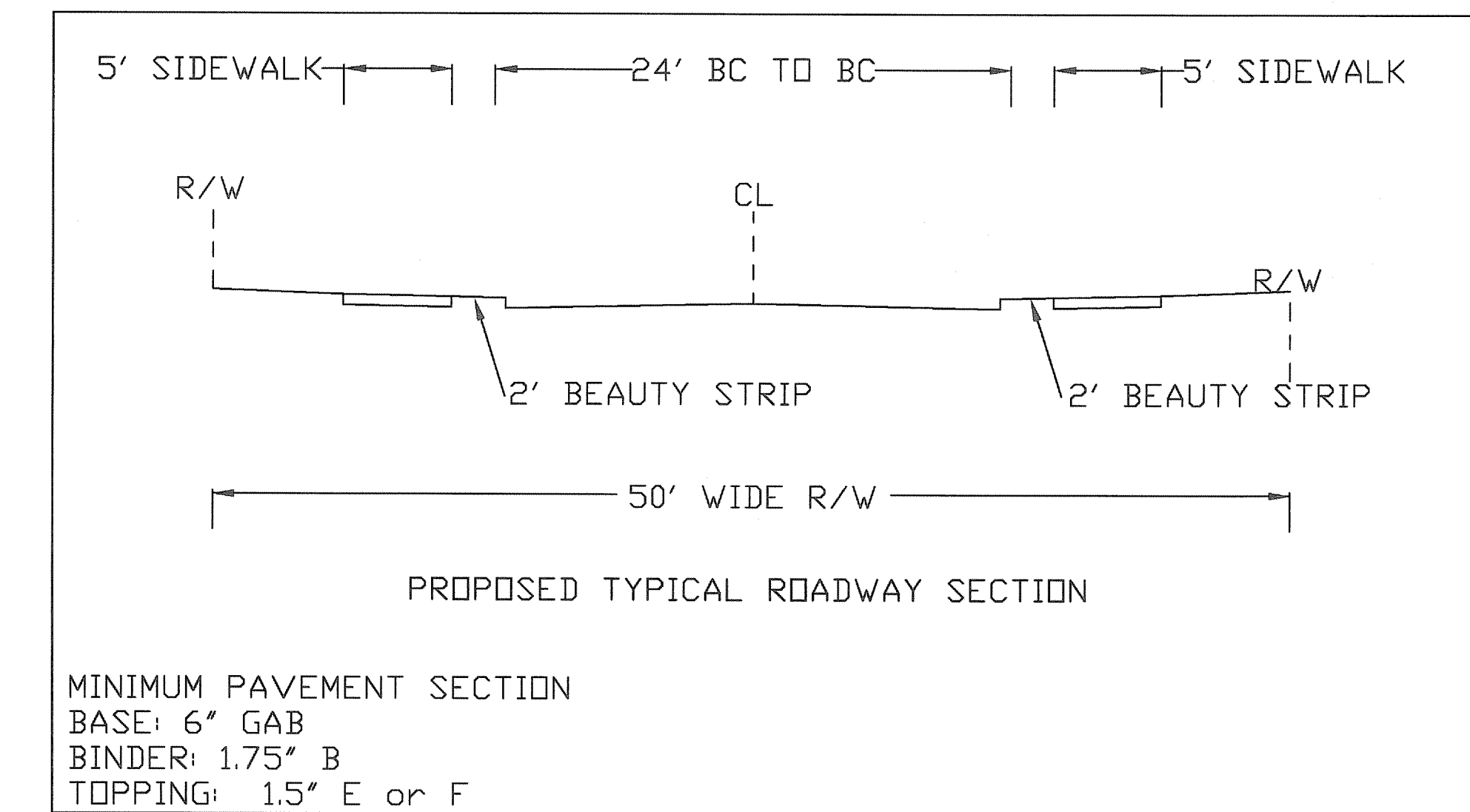
MINIMUM FRONT YARD SETBACK FROM MINOR STREET RIGHT-OF-WAY	15 FEET
MINIMUM SIDE SETBACK, INTERIOR LOT LINE OR OTHER SIDE NOT OTHERWISE SPECIFIED	10 FEET
MINIMUM SIDE SETBACK, CORNER LOT, MINOR STREET	20 FEET
MINIMUM REAR SETBACK	20 FEET
MINIMUM SIDE OR REAR SETBACK WHEN ABUTTING AN E-1, E-2, R-1, R-2 OR R-5 DISTRICT	50 FOOT SETBACK, INCLUDING A 40 FOOT BUFFER STRIP
MINIMUM WIDTH OF NATURAL BUFFER ABUTTING 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	3
FLOOR-AREA RATIO	40%
MINIMUM DISTANCE BETWEEN BUILDINGS ON THE SAME LOT	0.5
MINIMUM LANDSCAPE STRIP REQUIRED ALONG RIGHTS-OF-WAY	20 FEET FOR 1-STORY, 30 FEET FOR 2-STORY, 40 FEET FOR 3-STORY
MINIMUM LANDSCAPE STRIP REQUIRED ALONG SIDE PROPERTY LINES	10 FEET
MINIMUM LANDSCAPED OPEN SPACE	5 FEET
MAXIMUM RESIDENTIAL DENSITY	NONE
MINIMUM LOT SIZE FOR DETACHED SINGLE-FAMILY DWELLING	8 UNITS PER ACRE
MINIMUM LOT WIDTH FOR DETACHED SINGLE-FAMILY DWELLING	6,000 SQUARE FEET
MINIMUM HEATED FLOOR AREA PER DWELLING UNIT	60 FEET
	1,200 SQUARE FEET

VARIANCES REQUESTED BASED ON DIMENSIONAL REQUIREMENTS OF HR ZONING

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)

Curve Table

Curve #	Length	Radius	Delta	SEGMENT RADIUS	SEGMENT CHORD LENGTH
C1	221.345	120.000	105.6846	120.000	191.274
C2	90.594	120.000	94.32220	120.000	98.393
C3	61.131	100.000	935.0253	100.000	60.184
C4	72.764	250.000	016.6763	250.000	72.508
C5	32.154	400.000	004.6057	400.000	32.145
C6	185.530	120.000	074.2603	120.000	144.971



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CONCEPT/SITE/VARIANCE PLAN #1
FOR
GOULDING VILLAGE

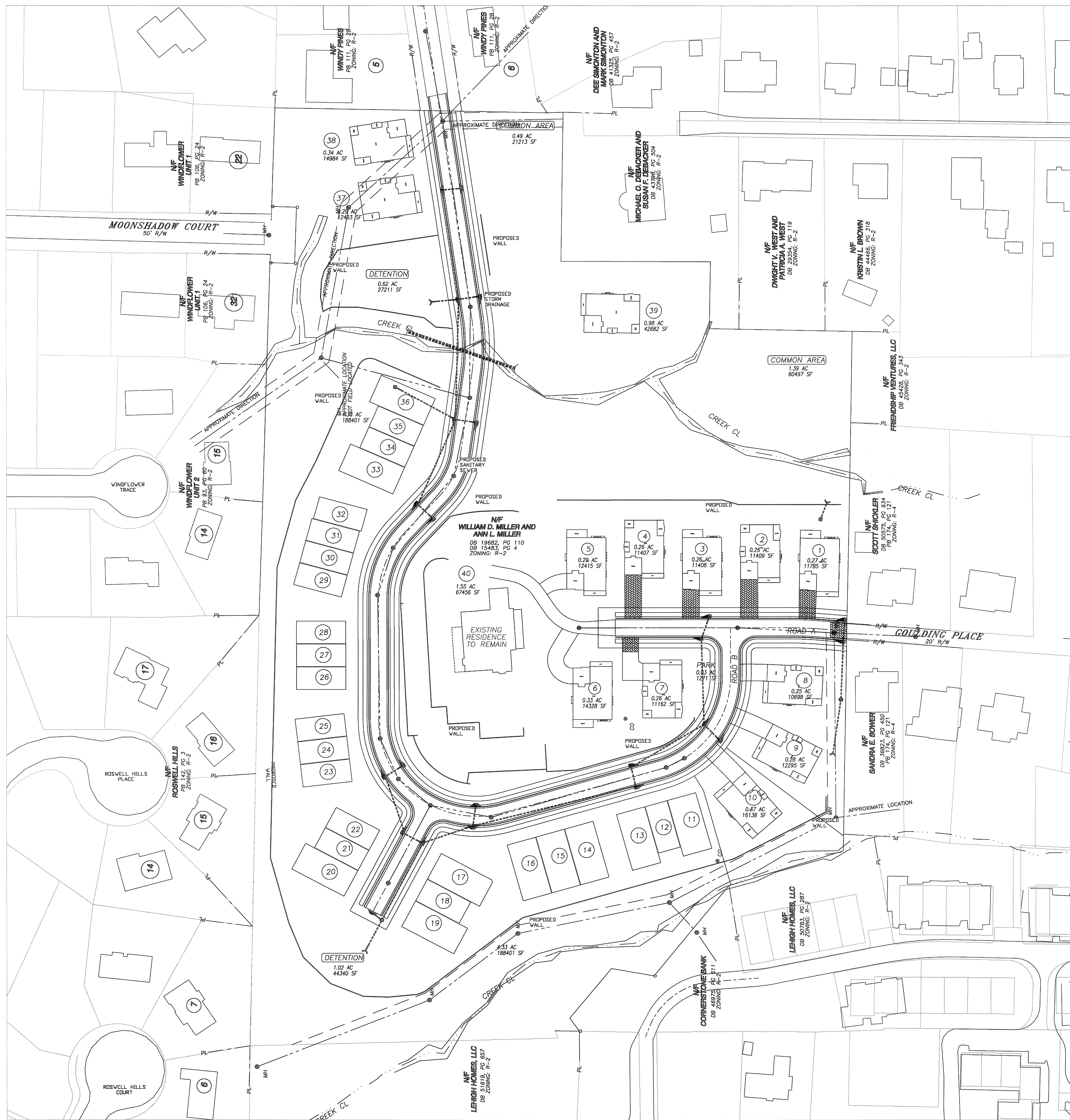
LOCATED IN
LAND LOT 387
1ST DISTRICT, 2ND SECTION
FULTON COUNTY, GEORGIA

REVISIONS	
NO.	DESCRIPTION

GRAPHIC SCALE
25' 0" 50' 100'

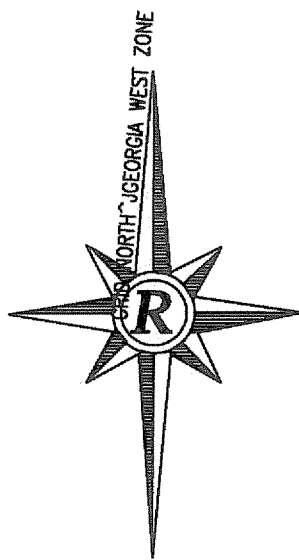
DATE: 09/26/13
SCALE: 1" = 50'
JOB NO: 0213077PDC
FILE NO:
DRAWN BY: JDC

SHEET
1
OF
1



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

DRAINAGE: THE OWNER OF RECORD, ON BEHALF OF HIMSELF/HIMSELF/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 PLAN. 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 REMEDY A CONDITION, WHICH IN THE JUDGMENT OF THE CITY OF ROSWELL IS POTENTIALLY INJURIOUS 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 CONTINUING 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.



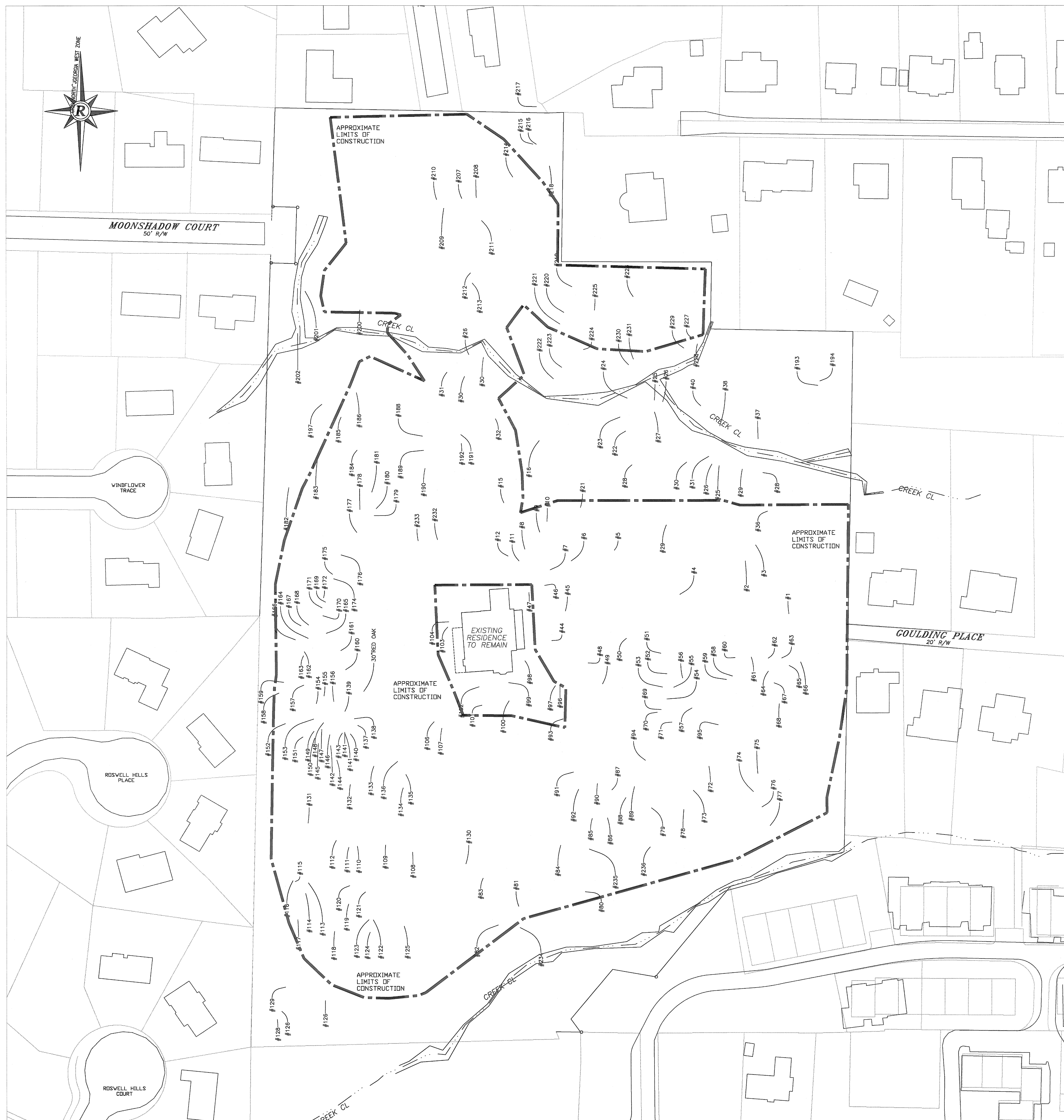
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UTILITY PLAN
FOR :
GOULDING VILLAGE
LOCATED IN:
LAND LOT 397
1ST DISTRICT, 2ND SECTION
FULTON COUNTY, GEORGIA

NO.	DATE	DESCRIPTION
1		

THIS PLAN IS NOT VALID UNLESS IT BEARS THE SEAL AND SIGNATURE OF THE REGISTERED PROFESSIONAL ENGINEER.
GRAPHIC SCALE
25' 0" 50' 100'

SHEET
1
OF
1
DATE: 09/26/13
SCALE: 1" = 40'
JOB NO.: 021017/FDC
FILE NO.:
DRAWN BY: JDF



TREE PROTECTION/REPLACEMENT

Requirement. A basic requirement of this article is that all applicable sites, including all single-family and/or duplex residential lots one (1) acre or greater in size, shall maintain a minimum tree density of thirty (30) units per acre. The term "unit" is an expression of basal area, and is not synonymous with "tree". The density requirement must be met whether or not a site had trees prior to development for the issuance of a development permit.

Required. Street tree planting is required along all new local, collector, and arterial streets in the City of Roswell and private streets within commercial, industrial, or residential subdivisions.

Flowering ornamental trees. The use of flowering ornamental trees or plants classified as large shrubs may be included in the tree replacement plan, but shall not be used for the purpose of meeting minimum tree density unit requirements for the site unless approved by the arborist.

Transplanting of trees. Standards for transplanting shall be in keeping with those established in the International Society of Arboriculture publication *Tree and Shrub Planting Manual*.

Overstory/understory ratio. Replanting shall be at the ratio of not less than one (1) overstory tree for every three (3) understory trees. Density credit may be met by planting all overstory trees, but not by planting only understory trees. Refer to Appendix A (section 15.7.1) for minimum size requirements for replacement trees.

Replacement tree size and height. All replanted overstory trees shall be a minimum of eight (8) feet tall and have a trunk of not less than three-caliper inches. All replaced understory trees shall be a minimum of six (6) feet tall and have a trunk of not less than two (2) inches. In order to provide sufficient growing area for planted trees, the following minimum criteria must be observed unless otherwise approved by the arborist:

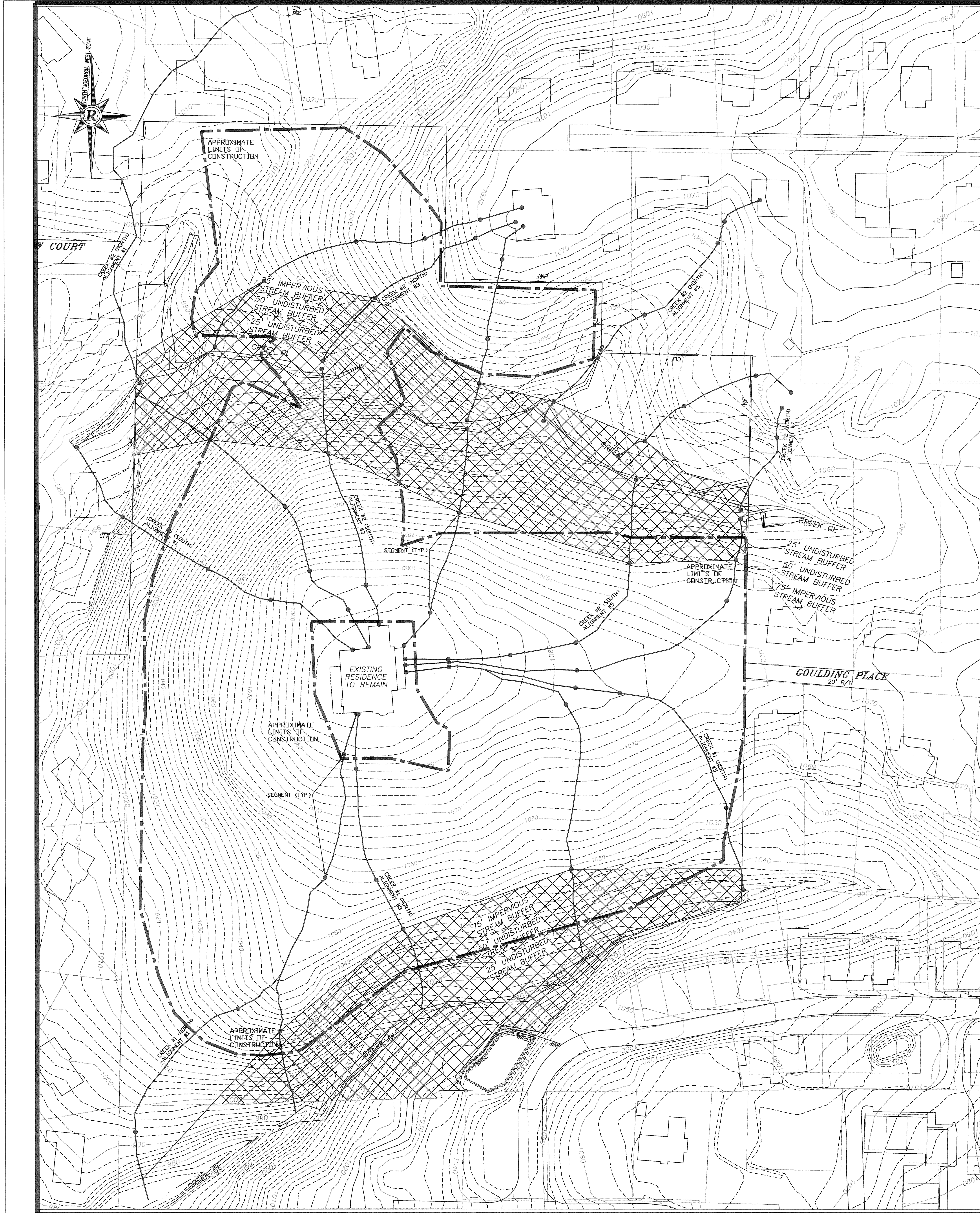
Overstory Trees - Two hundred (200) square feet of pervious root zone

Understory Trees - Seventy-five (75) square feet of pervious root zone

Impervious surface area may encroach into no more than thirty (30) percent of the pervious root zone of a tree to be protected or planted, with techniques approved by the arborist.

Diversity. No more than forty (40) percent of any one genus may be included in any replanting plan. Exceptions to this requirement may be authorized by the arborist where in his or her opinion an exception is justified.

A TREE PLAN WILL BE SUBMITTED TO THE CITY OF ROSWELL FOR FINAL APPROVAL.



CREEK #1 (NORTH)

SEGMENT	1	2	3	4	5
FACTOR:	VALUE	SCORE	VALUE	SCORE	VALUE
SLOPE	14.0%	5	16.7%	5	11.3%
SLOPE LENGTH (FEET)	50	0	200	5	394
K FACTOR	0.28	5	0.28	5	0.28
COVER	FOREST	0	FOREST	0	FOREST
SEDIMENT DELIVERY	644	0	494	0	300
TOTAL SCORE	10	15	20	30	30

SEGMENT	1	2	3	4	5
FACTOR:	VALUE	SCORE	VALUE	SCORE	VALUE
SLOPE	14.0%	5	16.7%	5	13.0%
SLOPE LENGTH (FEET)	50	0	200	5	400
K FACTOR	0.28	5	0.28	5	0.28
COVER	FOREST	0	FOREST	0	FOREST
SEDIMENT DELIVERY	450	0	300	0	100
TOTAL SCORE	10	15	25	35	

SEGMENT	1	2	3	4	5
FACTOR:	VALUE	SCORE	VALUE	SCORE	VALUE
SLOPE	15.2%	5	17.7%	5	26.2%
SLOPE LENGTH (FEET)	65	5	200	5	265
K FACTOR	0.28	5	0.28	5	0.28
COVER	FOREST	0	FOREST	0	FOREST
SEDIMENT DELIVERY	300	0	165	5	100
TOTAL SCORE	15	20	30	35	

SEGMENT	1	2	3	4	5
FACTOR:	VALUE	SCORE	VALUE	SCORE	VALUE
SLOPE	4.00%	0	6.00%	0	15.00%
SLOPE LENGTH (FEET)	50	0	200	5	400
K FACTOR	0.28	5	0.28	5	0.28
COVER	FOREST	0	FOREST	0	FOREST
SEDIMENT DELIVERY	450	0	300	0	100
TOTAL SCORE	5	10	25	125	

SEGMENT	1	2	3	4	5
FACTOR:	VALUE	SCORE	VALUE	SCORE	VALUE
SLOPE	4.00%	0	6.00%	0	14.5%
SLOPE LENGTH (FEET)	50	0	200	5	450
K FACTOR	0.28	5	0.28	5	0.28
COVER	FOREST	0	FOREST	0	FOREST
SEDIMENT DELIVERY	500	0	350	0	100
TOTAL SCORE	5	10	15	25	30

SEGMENT	1	2	3	4	5
FACTOR:	VALUE	SCORE	VALUE	SCORE	VALUE
SLOPE	10.0%	0	13.2%	0	36.8%
SLOPE LENGTH (FEET)	50	0	117	5	200
K FACTOR	0.28	5	0.28	5	0.28
COVER	FOREST	0	FOREST	0	FOREST
SEDIMENT DELIVERY	367	0	300	0	217
TOTAL SCORE	10	15	25	30	30

SEGMENT	1	2	3	4	5
FACTOR:	VALUE	SCORE	VALUE	SCORE	VALUE
SLOPE	10.0%	0	11.8	5	200
SLOPE LENGTH (FEET)	50	0	118	5	200
K FACTOR	0.28	5	0.28	5	0.28
COVER	FOREST	0	FOREST	0	FOREST
SEDIMENT DELIVERY	368	0	300	0	218
TOTAL SCORE	5	15	25	30	35

SEGMENT	1	2	3	4	5
FACTOR:	VALUE	SCORE	VALUE	SCORE	VALUE
SLOPE	12.0%	5	25.0%	10	46.0%
SLOPE LENGTH (FEET)	50	0	214	5	314
K FACTOR	0.28	5	0.28	5	0.28
COVER	FOREST	0	FOREST	0	FOREST
SEDIMENT DELIVERY	264	5	100	5	0
TOTAL SCORE	15	30	35		

SEGMENT	1	2	3	4	5
FACTOR:	VALUE	SCORE	VALUE	SCORE	VALUE
SLOPE	4.00%	0	21.40%	10	35.00%
SLOPE LENGTH (FEET)	50	0	174	5	274
K FACTOR	0.28	5	0.28	5	0.28
COVER	FOREST	0	FOREST	0	FOREST
SEDIMENT DELIVERY	224	5	100	5	10
TOTAL SCORE	10	25	35		

SEGMENT	1	2	3	4	5
FACTOR:	VALUE	SCORE	VALUE	SCORE	VALUE
SLOPE	4.0%	0	6.9%	0	11.5%
SLOPE LENGTH (FEET)	50	0	122	5	200
K FACTOR	0.28	5	0.28	5	0.28
COVER	FOREST	0	FOREST	0	FOREST
SEDIMENT DELIVERY	372	0	300	0	222
TOTAL SCORE	5	10	15	25	35

SEGMENT	1	2	3	4	5
FACTOR:	VALUE	SCORE	VALUE	SCORE	VALUE
SLOPE	4.0%	0	6.0%	0	5.0%
SLOPE LENGTH (FEET)	50	0	200	5	400
K FACTOR	0.28	5	0.28	5	0.28
COVER	FOREST	0	FOREST	0	FOREST
SEDIMENT DELIVERY	450	0	300	0	100
TOTAL SCORE	5	5	20	30	10

SEGMENT	1	2	3	4	5
FACTOR:	VALUE	SCORE	VALUE	SCORE	VALUE
SLOPE	8.3%	0			
SLOPE LENGTH (FEET)	50	0			
K FACTOR	0.28	5			
COVER	FOREST	0			
SEDIMENT DELIVERY	0	10			
TOTAL SCORE	25				

SEGMENT	1	2	3	4	5
FACTOR:	VALUE	SCORE	VALUE	SCORE	VALUE
SLOPE	6.0%	0	13.2%	5	23.2%
SLOPE LENGTH (FEET)	50	0	118	5	200
K FACTOR	0.28	5	0.28	5	0.28
COVER	FOREST	0	FOREST	0	FOREST
SEDIMENT DELIVERY	388	0	300	0	218
TOTAL SCORE	5	15	25	30	35

SEGMENT	1	2	3	4	5
FACTOR:	VALUE	SCORE	VALUE	SCORE	VALUE
SLOPE	6.0%	0	22.1%	10	43.00%
SLOPE LENGTH (FEET)	50	0	190	5	290
K FACTOR	0.28	5	0.28	5	0.28
COVER	FOREST	0	FOREST	0	FOREST
SEDIMENT DELIVERY	240	5	100	5	0
TOTAL SCORE	10	25	35		

SEGMENT	1	2	3	4	5
FACTOR:	VALUE	SCORE	VALUE	SCORE	VALUE
SLOPE	8.00%	0	18.60%	5	24.50%
SLOPE LENGTH (FEET)	50	0	247	5	247
K FACTOR	0.28	5	0.28	5	0.28
COVER	FOREST	0	FOREST	0	FOREST
SEDIMENT DELIVERY	397	5	300	5	47
TOTAL SCORE	10	10	30	35	

SEGMENT	1	2	3	4	5	6
FACTOR:	VALUE	SCORE	VALUE	SCORE	VALUE	SCORE
SLOPE	16.0%	5	14.8%	5	10.6%	5
SLOPE LENGTH (FEET)	50	0	77	5	200	5
K FACTOR	0.28	5	0.28	5	0.28	5
COVER	FOREST	0	FOREST	0	FOREST	0
SEDIMENT DELIVERY	327	0	300	0	177	5
TOTAL SCORE	10	15	20	30	30	35

SEGMENT	1	2	3	4	5
FACTOR:	VALUE	SCORE	VALUE	SCORE	VALUE
SLOPE	8.0%	0	11.0%	5	31.6%
SLOPE LENGTH (FEET)	50	0	141	5	203
K FACTOR	0.28	5	0.28	5	0.28
COVER	FOREST	0	FOREST	0	FOREST
SEDIMENT DELIVERY	191	5	100	5	38
TOTAL SCORE	10	20	30	35	

SEGMENT	1	2	3	4	5
FACTOR:	VALUE	SCORE	VALUE	SCORE	VALUE
SLOPE	33.0%	20	14.0%	5	
SLOPE LENGTH (FEET)	36	0	136	5	
K FACTOR	0.28	5	0.28	5	
COVER	FOREST	0	FOREST	0	
SEDIMENT DELIVERY	100	5	0	10	
TOTAL SCORE	10	25			

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GOULDING VILLAGE
STEEL SLOPE ANALYSIS
FOR :
LOCATED IN :
LAND LOT : 397
1ST DISTRICT, 2ND SECTION
FULTON COUNTY, GEORGIA

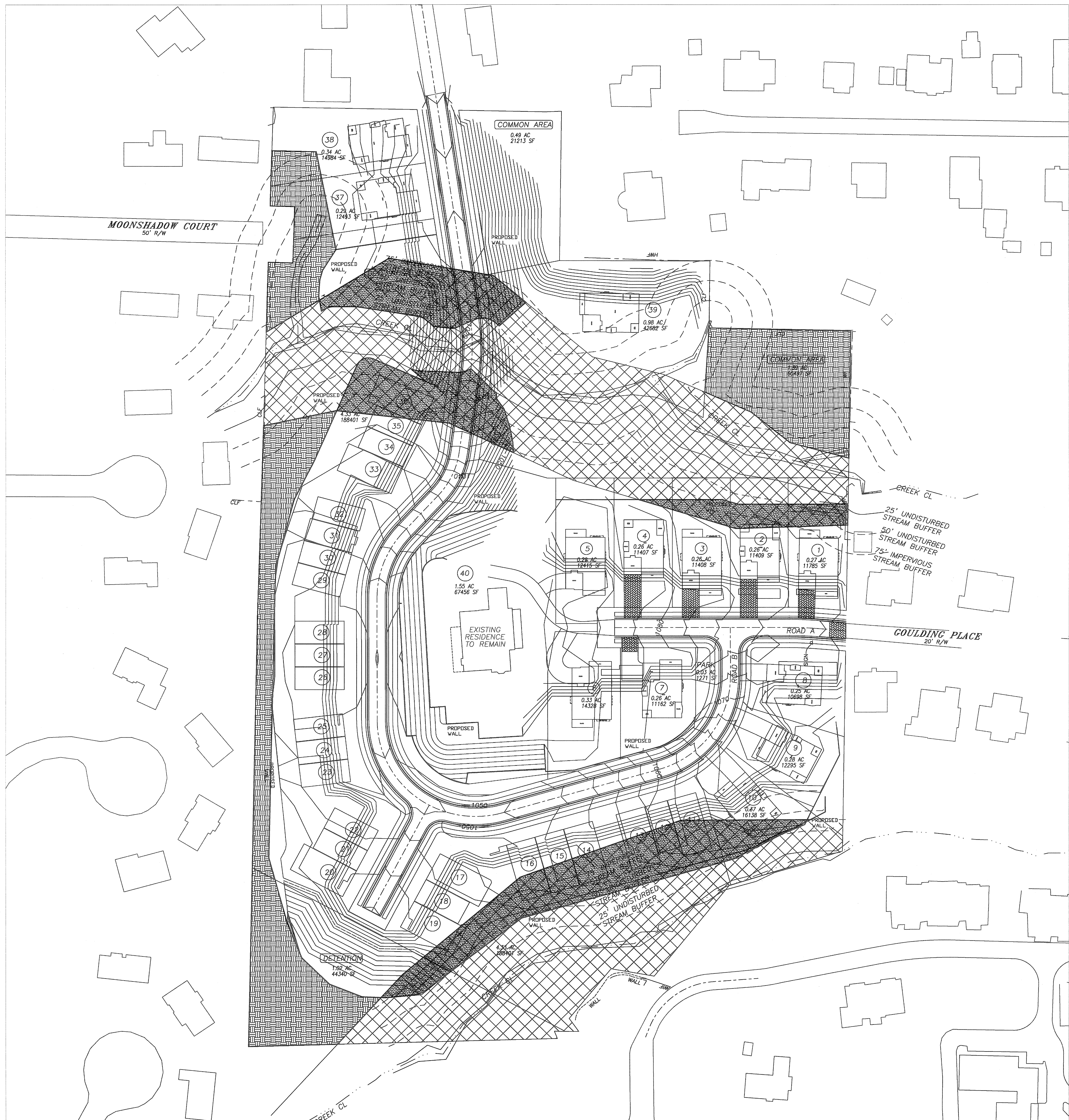
THIS PLAN IS NOT VALID UNLESS IT BEARS THE REGISTRATION ACROSS THE REGISTRANT'S SEAL.

NO.	DATE	DESCRIPTION	REVISIONS

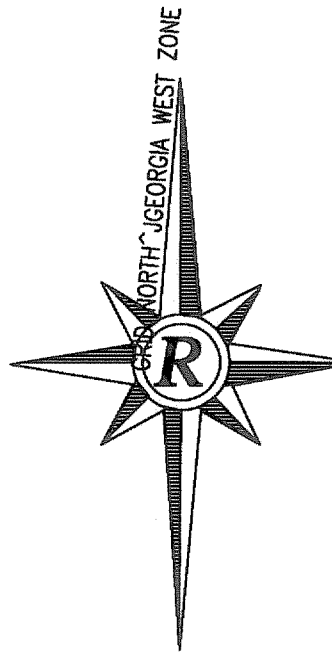
GRAPHIC SCALE
25' 0" 50' 100'

SHEET
1
OF
1

DATE : 08/17/13
SCALE : 1" = 100'
JOB NO : 021017-FDC
FILE NO : 08PT-12-00
DRAWN BY: CAC



STEEP SLOPE BUFFER AVERAGE:
 STEEP SLOPE BUFFER DISTURBED:
 1.28 AC (55872 SF)
 POTENTIAL NON-BUFFER AREA CONVERTED TO BUFFER AREA (SHOWN):
 1.54 AC (67,190 SF)
 NOTE: BUFFER AREAS TO BE FINALIZED DURING FINAL DESIGN PRIOR TO FINAL CITY SIGN-OFF.

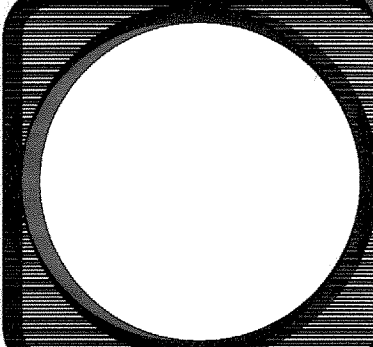


GOULDING VILLAGE

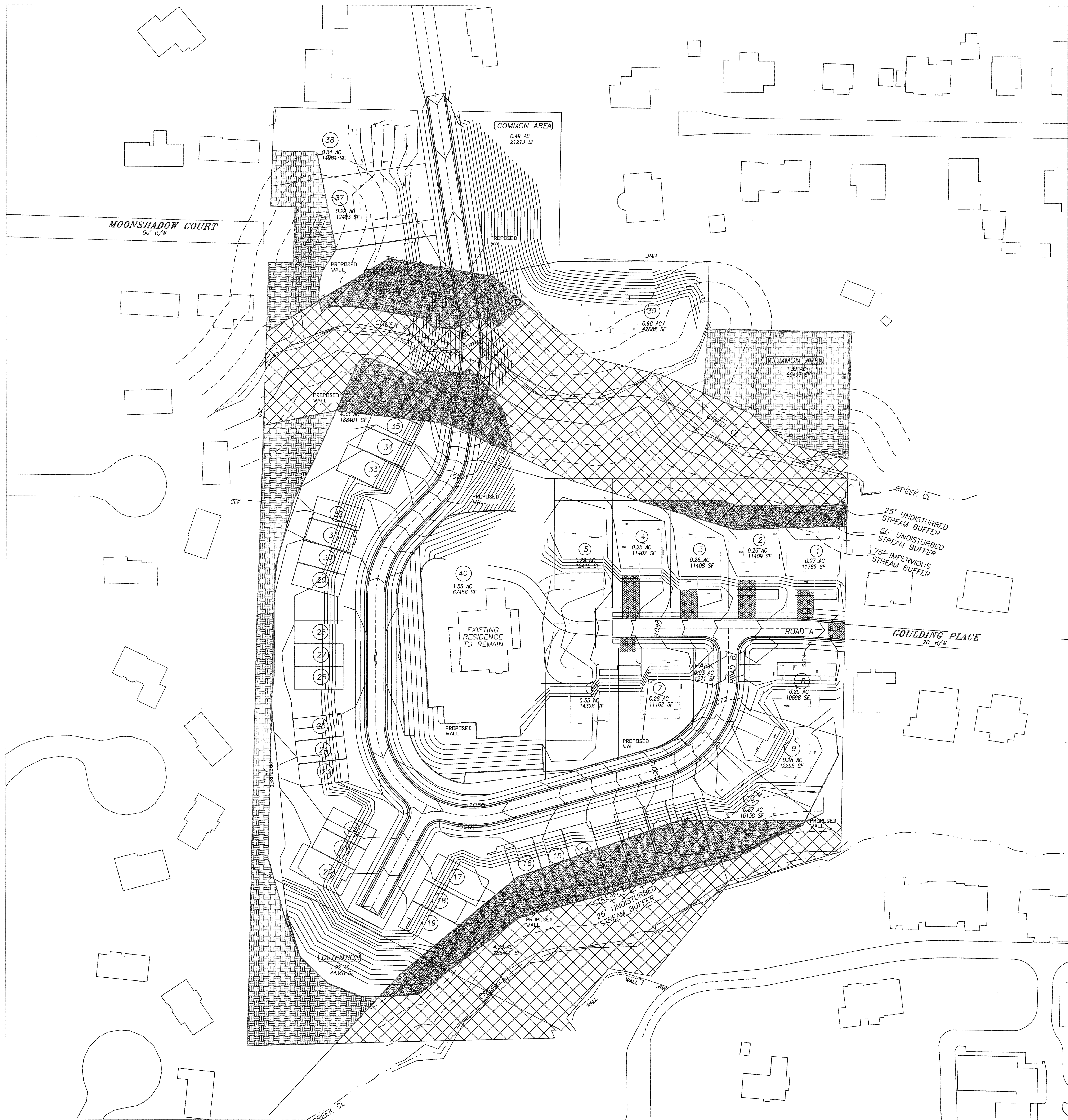
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NO.	DATE	DESCRIPTION
1		REVISIONS

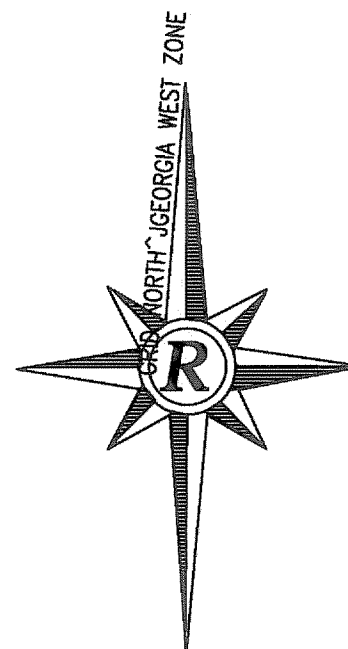
THIS PLAN IS NOT VALID UNLESS IT BEARS THE SEAL OF THE PROFESSIONAL ENGINEER.
 GRAPHIC SCALE
 25' 0' 50' 100'



SHEET
 1
 OF
 1
 DATE: 06/17/13
 SCALE: 1" = 40' (1" = 40' PLOT)
 FILE NO.: 1307-12-PP
 DRAWN BY: CAC



STEEP SLOPE BUFFER AVERAGE:
 STEEP SLOPE BUFFER DISTURBED:
 1.28 AC (55872 SF)
 POTENTIAL NON-BUFFER AREA CONVERTED TO BUFFER AREA (SHOWN):
 1.54 AC (67,190 SF)
 NOTE: BUFFER AREAS TO BE FINALIZED DURING FINAL DESIGN PRIOR TO FINAL CITY SIGN-OFF.



FOR :
GOULDING VILLAGE

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

NO.	DATE	DESCRIPTION

THIS PLAN IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF THE DESIGNER. ANY ALTERATIONS MUST BE MADE BY THE DESIGNER.

GRAPHIC SCALE
 25' 0' 50' 100'

SHEET
1
 OF
1

DATE : 08/17/13
 SCALE : 1" = 50'
 FILE NO. : C:\PT-12\PT-12.dwg
 DRAWN BY: CAC

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