

State of Georgia
Fulton County

**A RESOLUTION APPROVING THE PRELIMINARY SUBDIVISION PLAT
FOR GOULDING VILLAGE (109 GOULDING PL).**

WHEREAS: Section 30.1.5 of the Roswell Zoning Ordinance gives the Planning Commission the authority to approve subdivision plats; and

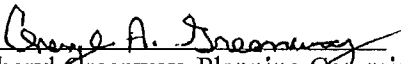
WHEREAS: The Planning Commission has reviewed the preliminary plat pursuant to the City of Roswell Subdivision Regulations; and

WHEREAS: A public hearing was held by the Planning Commission on February 18, 2014;

NOW THEREFORE, BE IT RESOLVED, The City of Roswell Planning Commission hereby approves the Preliminary Subdivision Plat for Goulding Village with the following condition:

1. The site shall be developed in significant accordance to the drawing entitled "Preliminary Plat for Goulding Village" by Rochester & Associates, Inc. submitted February 10, 2014.
2. Relocate the proposed sanitary sewer out of the stream buffer except for stream crossings.
3. Show all parcel lines on the utility plan;
4. No Natural Conservation areas can be part of a homeowner parcel. They must reside only in the common area. Show all proposed Conservation Areas.
5. Remove all proposed ROW and easements in the Conservation Areas.
6. Conservation areas shall be protected in perpetuity and will need to be accepted by Mayor and Council.
7. Delineate the areas where the scores are 25 and 30 as having additional steep slope measures required on sheet 7.
8. Move steep slope related notes on the buffer averaging plan sheet 8 to the Steep Slope plan Sheet 7.
9. On sheet 8, revise note to state that "Buffers will be finalized during the land disturbance process using the concepts illustrated on this plan. Additional Measures will include the following best management practices in those areas scoring 25 or more points."
10. Work with the City Transportation Department to consider whether there is any possibility that Moonshadow Ct should be changed to a cul-de-sac; since the ROW is not being extended into the Goulding property.
11. Stormwater requirements shall be met for the issuance of a Land Disturbance Permit. Lots shown on the approved plat may be lost in order to meet requirements.

So effective this 18th day of February, 2014.


Cheryl Greenway, Planning Commission Chair