

November 29, 2017

369 Shugs, LLC  
 Attn: Don Perry  
 3105 Northwoods Place  
 Norcross, GA 30071

Dear Mr. Perry:

RE: Z44 2534, Amendment of zoning conditions

Please be advised that the Board of Commissioners approved your request for a zoning condition amendment by adding conditions #s 24 and 25 to Z44 2534.

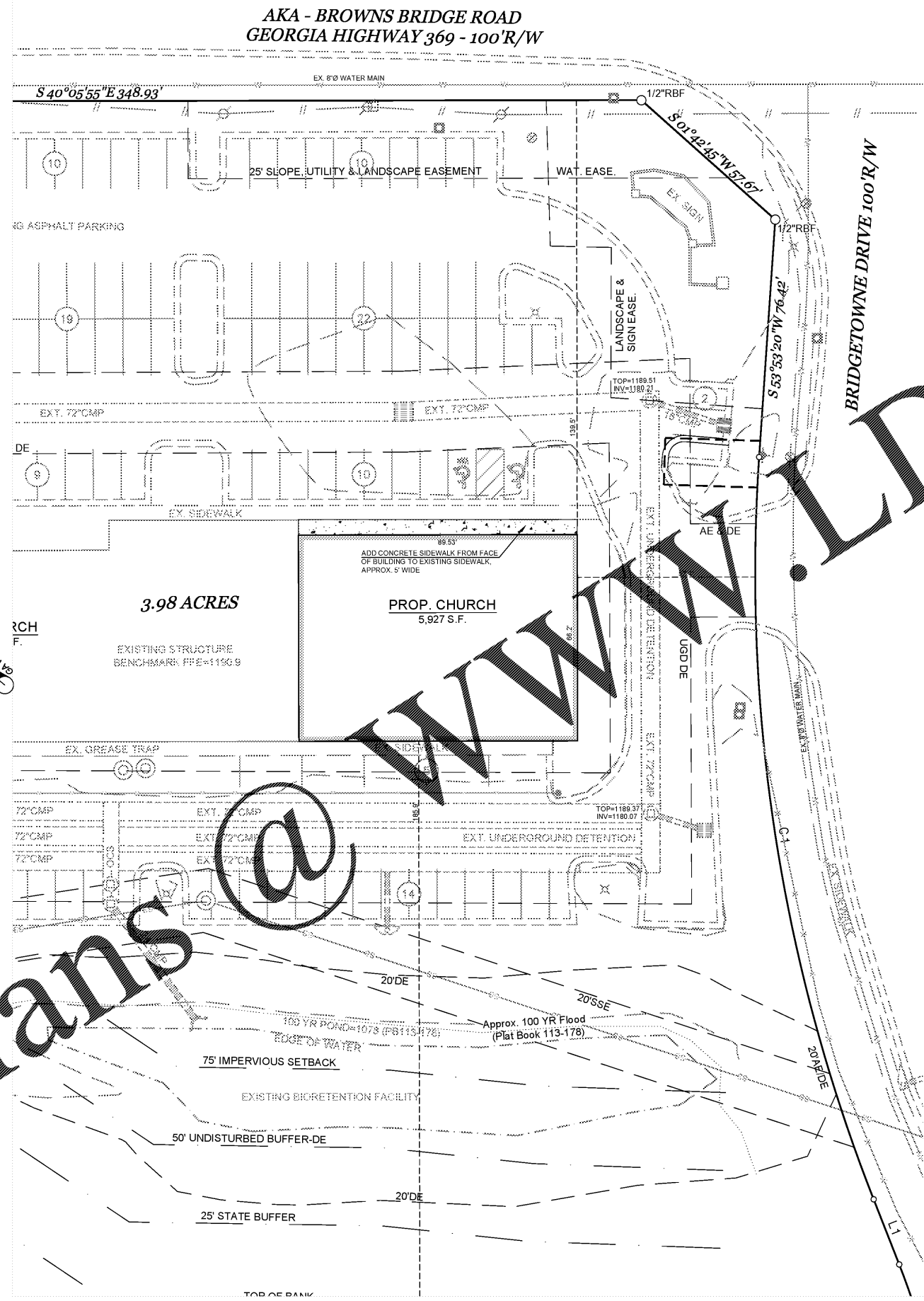
The conditions now read as follows:

- No grading, structures, or other obstructions will be allowed within the existing easement for the 24" Forsyth County Water Transmission Main located adjacent to the GA 400 Right-of-Way through this property. This shall not preclude the crossing of such easement by a sanitary sewer line or other utilities which do not interfere with such easement.
- All improvements shall conform to Forsyth County Construction Standards and Specifications, latest edition. Forsyth County will not provide maintenance in townhome area.
- Overline cut-de-racs are required for all dead end streets greater than 800 feet in length.
- Stream buffers must be shown on rezoning site plan.
- Stream buffer encroachments are permitted for road and utility crossings only. Any additional stream buffer disturbance will require a variance.
- A signal warrant study shall be provided for the proposed site entrances.
- The following road improvements shall be committed:

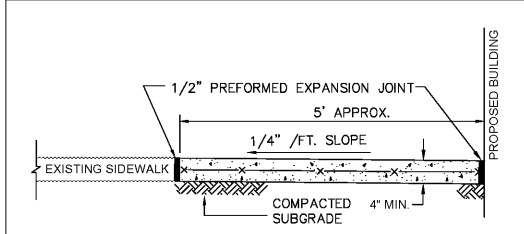
110 EAST MAIN STREET • SUITE 109 • CUMMING, GEORGIA 30041 • (770) 781-2115 • FAX (770) 781-2107

- Dual left turn lanes on S.R. 400 northbound for a distance to adequately handle projected traffic counts.
  - An additional lane on SR 369 westbound to accommodate the dual left turns from SR 400. This additional lane should be carried from GA 400 to the entrance to the development. This additional lane will serve as a left turn lane for the development at the entrance.
  - The left and right turn lanes at the intersection of SR 9 and SR 369 shall be lengthened to adequately handle projected traffic counts.
  - Each commitment shall be evidenced by a Letter of Credit in an amount approved as to its sufficiency to cover the above improvements by the Director of Engineering or by a letter from the Georgia DOT that those improvements will be included no later than the fiscal 2013 DOT budget.
- The residential section of the project will have a minimum of 55 acres of open space. The location of the open space shall substantially replicate the location of open space as depicted on the site plan submitted on August 26, 2011.
  - The project shall have an exterior buffer of 50' along the western boundary of the property. In addition to this 50' exterior buffer along the western boundary there shall be a 50' building setback around the entire tract. The only exception to the 50' setback shall be along the area designated as "Amenity" on the site plan submitted on August 26, 2011, along this area the buffer shall be 25'.
  - The section of the property developed residentially shall have a maximum of 919 units. No apartments shall be allowed.
  - Exterior lighting fixtures shall not be closer to adjoining residences than within 5 feet of the perimeter of parking lots and shall be not more than 25 feet high and shall be designed so as to minimize light spillage to not more than 1 foot outside along the boundary with residences. Pole fixtures shall be of a type similar to sharp cut-off luminaires which shall be utilized for glare control.
  - All streams will have a minimum 50' foot undisturbed buffer from top of each side of stream bank.
  - Detention ponds will be designed using Best Management Practices ("BMP") as defined in the Manual for Soil Erosion and Sediment Control in Georgia.
  - A professional wetland specialist, at developer's expense will delineate wetlands on site.

- Developer shall notify purchasers or renters of any portion of the subject property which is located within 1,200 feet of the boundary of the subject property with the property of Land Lots 18, 19, 100, 101, now or formerly owned by C.M. Harbison which is not part of the subject property of this rezoning or by Bobby Thomas of the existence of Bobby Thomas' M1 usage which includes retail, food and activities with the use of the property.
- All houses adjoining the western boundary of the subject property must have a minimum of 2,000 square feet of heated floor space exclusive of garages, porches, patios, terraces, bulk storage and basements, even if finished.
- All houses adjoining the western boundary of the subject property must have a minimum two car enclosed garage. Townhouses and all other houses must have a minimum one car enclosed garage.
- All utilities shall be underground.
- There will be no entrance to the subject property along its western lot line.
- Wastewater requirements for the development shall be served by the City of Cumming sewer service and the developer shall install a sewer line to purchase capacity to guarantee it will be available when needed.
- Construction times shall be limited to 7:00 a.m. to 5:00 p.m., Monday through Saturday. No construction on Sundays or holidays.
- Double silk fencing shall be installed along the western property with main fence having a white base.
- There will be a 15' buffer (15' building setback) along the boundary line between the subject property identified as PIN: 217-217 and 217-004 that adjoins to the north side of Bridgetowne Drive (currently owned by Nadine Gray) and the western boundary of the property identified as PIN: 217-005.
- There will be a 15' buffer (15' building setback) along the common boundary line between the subject property identified as PIN: 217-217 that is located on west side of Bridgetowne Drive (currently owned by Nadine Gray) and the east boundary of Thomas Supply, the property identified as PIN: 001, the subject property.
- A portion of the subject property identified as PIN: 217-217 that is located on west side of Bridgetowne Drive (currently owned by Nadine Gray) will not be a location for the following businesses or establishments:
  - 24 hour businesses
  - bars, lounge or night clubs provided they shall not enclose a restaurant



such as but not limited to: Aggregates from being a water source  
 (1) include to include  
 (2) include to include  
 (3) include to include  
 (4) include to include  
 (5) include to include  
 (6) include to include  
 (7) include to include  
 (8) include to include  
 (9) include to include  
 (10) include to include  
 (11) include to include  
 (12) include to include  
 (13) include to include  
 (14) include to include  
 (15) include to include  
 (16) include to include  
 (17) include to include  
 (18) include to include  
 (19) include to include  
 (20) include to include  
 (21) include to include  
 (22) include to include  
 (23) include to include  
 (24) include to include  
 (25) include to include  
 (26) include to include  
 (27) include to include  
 (28) include to include  
 (29) include to include  
 (30) include to include  
 (31) include to include  
 (32) include to include  
 (33) include to include  
 (34) include to include  
 (35) include to include  
 (36) include to include  
 (37) include to include  
 (38) include to include  
 (39) include to include  
 (40) include to include  
 (41) include to include  
 (42) include to include  
 (43) include to include  
 (44) include to include  
 (45) include to include  
 (46) include to include  
 (47) include to include  
 (48) include to include  
 (49) include to include  
 (50) include to include  
 (51) include to include  
 (52) include to include  
 (53) include to include  
 (54) include to include  
 (55) include to include  
 (56) include to include  
 (57) include to include  
 (58) include to include  
 (59) include to include  
 (60) include to include  
 (61) include to include  
 (62) include to include  
 (63) include to include  
 (64) include to include  
 (65) include to include  
 (66) include to include  
 (67) include to include  
 (68) include to include  
 (69) include to include  
 (70) include to include  
 (71) include to include  
 (72) include to include  
 (73) include to include  
 (74) include to include  
 (75) include to include  
 (76) include to include  
 (77) include to include  
 (78) include to include  
 (79) include to include  
 (80) include to include  
 (81) include to include  
 (82) include to include  
 (83) include to include  
 (84) include to include  
 (85) include to include  
 (86) include to include  
 (87) include to include  
 (88) include to include  
 (89) include to include  
 (90) include to include  
 (91) include to include  
 (92) include to include  
 (93) include to include  
 (94) include to include  
 (95) include to include  
 (96) include to include  
 (97) include to include  
 (98) include to include  
 (99) include to include  
 (100) include to include



- CONCRETE - 3,000 PSI @ 28 DAYS.
- REINFORCEMENT - 6X6-W1.4 X W1.4 W.W.M.
- PROVIDE 1" DEEP TRANSVERSE GROOVES AT 5'-0" INTERVALS.
- PROVIDE 1/2" WIDE EXPANSION JOINT AT 50' INTERVALS AND AT ALL CURBS, RIGID STRUCTURES AND RIGID PAVEMENT.
- TOOL ALL EXPOSED EDGES AND JOINTS TO 1/4" RADIUS.
- BROOM FINISH ACROSS DIRECTION OF TRAVEL.
- MAXIMUM SLOPE = 6%.

SIDERWALK DETAIL  
 SCALE: NONE

THIS DRAWING AND ANY COPIES THEREOF ARE THE PROPERTY OF K.E.Q., INC. AND SHALL NOT BE REPRODUCED OR COPIED, IN WHOLE OR IN PART, OR OTHERWISE USED WITHOUT WRITTEN PERMISSION OF THE OWNER, AND SHALL BE RETURNED TO THE OWNER UPON REQUEST. THIS PLAT WAS PREPARED AS PER THE INSTRUCTIONS AND FOR THE BENEFIT AND EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. NO WARRANTY, EXPRESSED OR IMPLIED, IS EXTENDED TO ANY UNNAMED THIRD PARTY.

LEGEND

OTPF	Open Top Pin Found
CTPF	Crimp Top Pin Found
CIPS	Crimp Top Pin Set
RBF	Rebar Found
RBS	Rebar Set
B/L	Building Line
U/P	Utility Pole
N or F	Now or Formerly
—	Fence
—	Overhead Wire
△	Not to Scale Calculated Point

Curve	Radius	Length	Chord	Chord Bear.
G1	550.00'	243.11'	241.14'	S 41°13'32" W
G2	250.00'	48.00'	47.93'	S 34°03'46" W

Course	Bearing	Distance
L1	S 28°33'44" W	22.47'

GSWCC LEVEL II  
 CERTIFICATION #16,729



DATE:	08-27-2017
BY:	DAVID L. ANDERSON
SCALE:	AS SHOWN

Site Development Plans for:  
**CANVAS CHRISTIAN CHURCH**  
 Land Lot #100, 14th Dist., 1st Section  
 Forsyth County, Georgia  
 04-01-2017

416 Pickle Ferry Road  
 Building H, Unit 300  
 Cumming, GA 30040  
 (770) 889-9430  
 www.mga-se.com

**M**chworter & **A**nderson  
 LAND SURVEYING &  
 CIVIL ENGINEERING

SHEET TITLE:  
**SITE PLAN**

SHEET:  
**C-2.1**



© K.E.Q., INC. 2017  
 FILE: 11634BA

\*NOTIFY FORSYTH COUNTY INSPECTOR 24 HOURS BEFORE THE BEGINNING PHASE OF CONSTRUCTION. (770) 781-2165.\*