





ZONING CONDITIONS

RE: ZA# 3103 (AZ120014), Request for amendment of zoning conditions

Please be advised that the Board of Commissioners approved your request to amend zoning condition #13 placed on ZA# 3103 with a variance to the Forsyth County Unified Development Code, Table 11.2(b) to allow a minimum of 20 feet between foundations. The Board of Commissioners also added condition #25.

The conditions now read as follows:

- Cemetery shall be fenced and gated.
- No mass grading shall be permitted on the site except as allowed by Forsyth County Ordinance 73, or as permitted by the Forsyth County Engineering Department.
- There shall be a 50' undisturbed buffer on the exterior of the property except for a standard 25' buffer and 25' setbacks along the property of Carolyn Lee and Horace Kirby common property line and to allow a berm and planting to create a visually impervious buffer along the portion of frontage on Bentley Road, which does not presently have an evergreen buffer. Developer shall have the option to install a four-board horse fence.
- The development must meet fire flows of 750 gpm, or irrigation demands, whichever is greater. All improvements to the County water and sewer systems that are required to serve this development, as determined by the Forsyth County Water and Sewer Department, shall be designed and constructed at the expense of the developer.
- It will be the responsibility of the developer to install gravity sewer to connect to the public sewer system. Gravity sewer lines installed to serve this development will be sized to serve the entire basin. Line sizes and materials must be in accordance with the Forsyth County Sewer Master Plan. In areas of the project where public sewer is not installed, the developer shall provide a separate sewer easement (permanent and construction easement) for future installation of public sewer, in all areas designated by the Department or by the Forsyth County Sewer Master Plan.
- Development shall tie to the County water system on Post Road and on Bentley Road, so that there are two feeds to the development.
- If road widening is required as part of the project, such as addition of a left turn lane or deceleration lane, any necessary water main relocation (as determined by Forsyth County) will be done at the developer's expense.
- All improvements shall conform to Forsyth County Construction Standards and Specifications, latest edition.
- Developer shall dedicate right of way 60 feet from the centerline on S.R. 371 and 40 feet from the centerline on Bentley Road.
- Developer shall construct a left turn lane on S.R. 371 at proposed entrance. There shall be no access to Bentley Road.
- Developer shall construct improvements on S.R. 371 as required by Georgia DOT and/or Department or Engineering based on final configuration of site plan.
- There shall be no more than one hundred forty (140) lots on the subject property.
- Compliance with the following condition will be based upon the total number of homes constructed upon the properties subject to ZA2938, ZA3103 and ZA3281 (the "Community"):  
  
On lots with widths equal to or greater than 75-feet at the front setback, the fronts of the homes shall have a minimum of 35% coverage of brick or stone. On lots with less than 75-feet at the front setback, the fronts of the homes shall have a minimum of 25% coverage of brick or stone. In addition, the front facade of each home shall be constructed using at least two of the following materials: brick, stone, cementitious shake, cementitious board & batten, or cementitious overlap siding. Homes may utilize metal guttering. Individual homes may also utilize metal sheeting as an accent material on no more than 10% of its front facade. The remaining portions of the front facade and sides of the homes, exclusive of windows and doors, must be constructed using brick, stone, cementitious shake, cementitious board & batten, or cementitious overlap siding; no vinyl siding may be used.

- Horizontal overlap siding may be used on up to 15% of each home's front elevation.. The remaining material uses on the fronts of these homes shall be brick, stone, or siding products in the shake or board and batten style.
- For purposes of calculating facade area and required building materials, windows and doors will be excluded from such calculations.
- Board and batten style siding on homes may be used as a front facade material on no more than 33% of all homes to be built within the Community.

- Homes shall not have less than 2200 sq. ft. of heated floor space exclusive of garages, basements and porches.
- Homes shall have at minimum two-car garages.
- All utilities shall be underground.
- Exterior lighting fixtures shall be of a type and situated so that light is directed only downward. Fixtures shall be no more than 15 feet high and shall be designed so as to minimize light spillage to no more than 1-foot candle along the boundary of the property.
- There shall be a landscaped entrance with a monument type sign.
- Membership in homeowners association shall be required for the maintenance of the landscaped entrance area.
- There shall be sidewalks on one side of the streets only.
- Exterior construction hours including grading and site preparation shall be limited to 7:00 a.m. to 7:00 p.m., Monday thru Friday and 8:00 a.m. to 6:00 p.m. on Saturday. There shall be no outside construction on Sunday.
- Variance shall be granted to allow not less than 5' with a requirement for 20' separation between foundations.
- All streams shall have a minimum 50 foot undisturbed buffer and 75 foot impervious setback measured from the top of the bank. If federal, state or local law requires a greater buffer and/or impervious setback, such as buffers required by the Part V criteria, the greater buffer and impervious setback shall apply.
- In the event that ZA2938, ZA3103 and ZA3281 are developed and built out as one unified subdivision, the total number of lots for the subdivision shall not exceed 285.

- All house plans will follow Craftsman style construction on the exterior fronts.

This action was taken at their regular meeting on Thursday, August 2, 2012.

If you have any questions, please call.

Sincerely,

Thomas W. Brown

Tom Brown, AICP  
Director

TB:lk

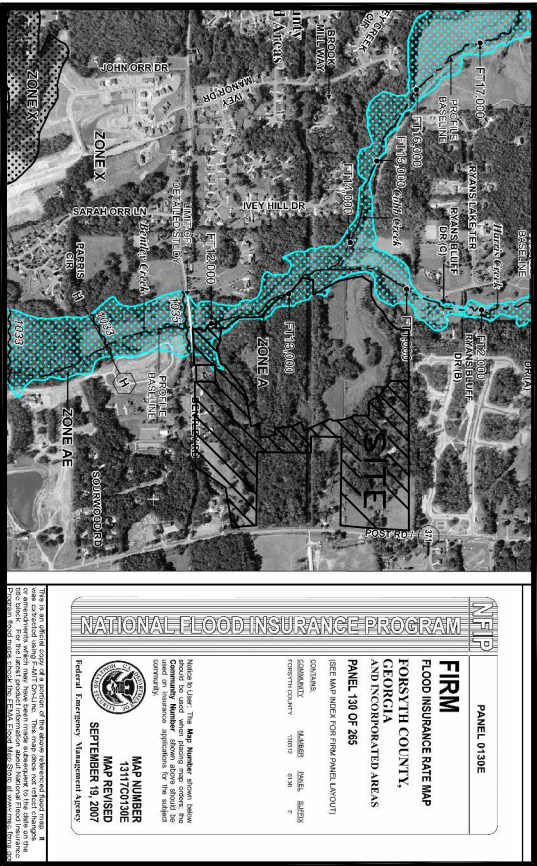
- At least one person from each work crew/company on a project or site must have completed the education and training certification requirement and be certified through the Georgia SWCC while all land disturbing activity is occurring.
- Construction waste must be taken to a state approved landfill.
- Per UDC 10-1.13 outside construction shall be limited to the hours of 7:00 AM to 7:00 PM Monday to Friday; 8:00 AM to 6:00 PM Saturday; and no outside construction on Sunday.
- All structures will be required to conform to the International Residential Code. Approval of this permit will not justify any deviation in Horizontal Separation Standards as adopted and amended by the Georgia Department of Community Affairs.
- All buildings including overhangs are considered structures for setback purposes.



CONSTRUCTION SCHEDULE

ACTIVITY	WEEK											
	1	2	3	4	5	6	7	8	9	10	11	12
CLEARING AND GRUBBING	●											
CLEARING AND GRUBBING (FOR GRADING)				●	●	●	●	●	●	●		
EROSION CONTROL IMPLEMENTATION		●	●	●	●	●	●	●	●	●	●	●
CUT AND FILL		●				●	●	●	●	●	●	●
GRASSING (LIMIT EXPOSURE TO 7 DAYS)												
AS AREAS ARE CLEARED												
CONSTRUCTION						●	●	●	●	●	●	●
FINISH GRADING						●	●				●	●
FINAL STABILIZATION											●	●
MAINT. EROSION CONTROL MEASURES												
TREE PROTECTION WITH EROSION CONTROL												

NOTE: CONSTRUCTION ACTIVITIES BEGINNING DATE IS SUBJECT TO THE APPROVAL OF THE INDIVIDUAL HOUSE PLANS.



FIRM MAP # 13117C0130E SEPT 19, 2007 SCALE 1"= 2000'

I certify under penalty of law that this Plan was

prepared after a site visit to the locations described

herein by myself or my authorized agent, under my supervision.

GSWCC LEVEL II CERT. NO. 15923, EXP. 8/19/2014

MARK A. MILLER:

Signature of Mark A. Miller

Revision/Issue												

SITE PLAN  
FOR  
LOT 252  
POST BROOK FARMS  
L.L. 45, 2ND DIST., 1ST SECT.  
FORSYTH COUNTY, GEORGIA

**CR ENGINEERING, INC.**  
ATLANTA COMMERCIAL & RESIDENTIAL ENGINEERING  
600 PINNACLE COURT  
SUITE 685  
NORCROSS, GA 30071  
TEL: (678) 291-0000  
FAX: (678) 291-6887

PROJECT: 12024E DRAWING: 12024E-SINGLE-LOT SHEET: LOT-252 Date: JANUARY 25, 2013 Scale: N/A H: V:	Sheet 2 OF 3

