



Property Line Table	
LINE BEARING	DISTANCE
A1	N 01°11'30" E 64.90'
A2	S 60°51'03" E 40.06'
A3	S 11°20'07" E 49.00'
A4	N 43°41'37" W 119.40'
A5	N 76°1'33" W 86.15'
A6	S 86°05'52" W 36.04'
A7	S 15°46'51" W 104.29'
A8	N 36°41'02" E 31.44'
A9	S 24°31'36" E 47.20'
A10	S 49°34'21" E 109.45'
A11	S 40°07'53" W 34.52'

Property Line Table	
LINE	BEARING DISTANCE
B1	N 21°38'01" W 66.02'
B2	N 04°14'05" E 38.37'
B3	N 13°12'56" W 65.30'
B4	N 05°08'52" W 80.35'
B5	N 03°29'27" W 64.95'
B6	N 06°07'43" E 70.74'
B7	N 21°38'29" E 80.29'
B8	N 03°19'43" E 71.11'
B9	N 29°12'18" E 94.89'
B10	N 06°02'15" E 36.78'
B11	N 22°55'35" E 111.18'
B12	N 13°54'18" E 64.08'
B13	N 29°42'45" E 37.77'
B14	N 11°48'37" E 149.94'
B15	S 04°22'38" W 93.05'
B16	S 07°22'52" W 100.40'
B17	S 10°14'00" W 100.08'
B18	S 17°10'41" W 99.39'
B19	S 03°22'59" E 84.16'
B20	S 24°37'07" W 71.59'
B21	S 42°51'31" W 65.36'
B22	S 28°07'26" E 83.06'
B23	S 23°14'48" W 105.26'
B24	S 14°48'11" E 54.63'
B25	S 07°48'02" W 50.01'
B26	S 20°18'12" W 73.22'

Property Line Table		
LINE	BEARING	DISTANCE
C1	S 20°33'08" E	77.08'
C2	S 06°06'24" W	71.54'

Stream Buffer Note:

Stream Buffers shall not be considered as part of any lot area.

Existing Zoning District CR1, A1 & R2R

Proposed Zoning District Res2 Conservation

Requested Zoning

Res2 Conservation Development Standards:

Proposed Minimum Lot Size: 12,000 Square Feet
Proposed Minimum Lot Width: 60' (4' Building Line)
Proposed Minimum Setbacks:
Front Yard: 15 Feet
Side Yard: 5 Feet (no less than 20 feet between structures)
Rear Yard: 20 Feet Interior
Exterior Setback: 50 Feet
Exterior Buffer: 25 Feet
Primary Conservation Area Setback for all building and structures: 75 feet from limits of Primary Conservation Area
Rear Yard: 75 feet from limits of Primary Conservation Area
Proposed No. of Lots: 92 Lots
Site Area: 104.312 Acres
Proposed Density: 0.89 Units Per Acre
Minimum Open Space: 40% (41.72 Acres)
Primary Conservation: 35.55% (37.08 Acres)
Min. Secondary Conservation Area to = 15% of Primary Conservation (7.65% (8.42 Acres))
Total Open Space = 62.75% (65.5 Acres)
Property is not subject to Part V Criteria

Major Utility Access Note:

All Major Utilities, (i.e. water, gas, electric, phone, cable etc.) except for sanitary sewer shall access this property from Silver Leaf Drive via the Proposed 50' Right of Way for Road 1.
The City of Cumming will provide public sanitary sewer for this subdivision. Sewer will be accessed on the west side of Big Creek.

REFERENCE MATERIAL:

1. Plat for Seven Branches Farm prepared by Appalachian Surveying, dated Feb. 20, 2004. Revised Oct. 26, 2009
2. Forsyth County GIS mapping and FEMA mapping

FLOOD HAZARD NOTE:

A portion of this property is contained within the limits of a Flood Hazard Zone as shown on the Federal emergency management agency flood insurance rate map of Forsyth County, GA. (community panel no.3117C0229F), most recently revised March 4, 2013.

TREE NOTE:

E303 has not inspected this property for the presence of specimen trees.

Streams and Wetlands Note:

E303 recommends that a jurisdictional waters delineation be performed before perfecting any land plan for this property. E303 performed a site visit on July 15, 2015 and the streams as shown on this map are the result of a visual inspection of the water on that date. E303 recommends having Forsyth County Engineering Department confirm all State Waters and their appropriate buffers.



City of Cumming Sewer Utility Map
Outfall Sanitary Sewer Design Note

The proposed outfall sanitary sewer will be in the existing sewer on the west side of Big Creek as shown above. It may be necessary to run a parallel outfall sanitary sewer on the east side of Big Creek to service the East Tract. This option will have to be explored during the design of the subdivision.

Existing Tree Canopy Note

Please note the entire East Tract is wooded. The Mitigation Bank Tract is wooded with new mixed hard wood plantings planted in 2008 and 2009, except for the sewer easement that runs along Big Creek. The West Tract is a combination of open pasture and mixed hard woods. See Tree Canopy line on said tract.

Stormwater Note

The hydrology study will analyze the proposed development relative to the Big Creek drainage basin and should be able to estimate storm water detention. Water Quality will be provided thru small water quality ponds or thru individual storm water detention ponds. Due to the nature of this site the water quality analysis will use buffers credits in conjunction with individual treatment trains and water quality ponds where necessary.

