This drawing is the property of Engineering303, L.L.C. and is not to be reproduced or copied in whole or in part or used for furnishing information to others, or for any other purpose detrimental to the interest of Engineering303, L.L.C. and is to be returned upon request.

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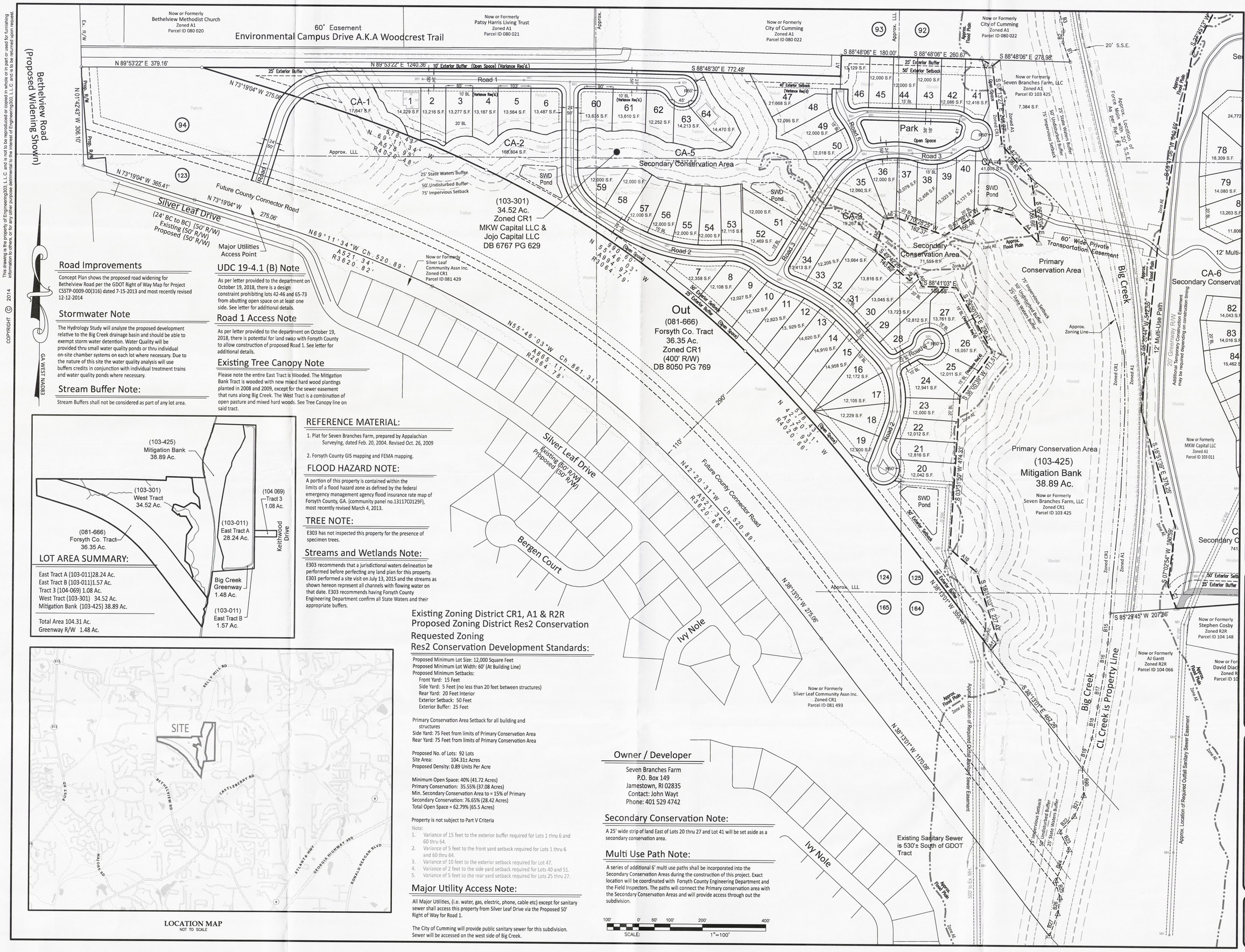

Road Improvements

Concept Plan shows the proposed road widening for Bethelview Road per the GDOT Right of Way Map for Project CSSTP-0009-00(316) dated 7-15-2013 and most recently revised 12-12-2014

Stormwater Note

The Hydrology Study will analyze the proposed development relative to the Big Creek drainage basin and should be able to exempt storm water detention. Water Quality will be provided thru small water quality ponds or thru individual on-site chamber systems on each lot where necessary. 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.

Stream Buffer Note:

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

UDC 19-4.1 (B) Note

As per letter provided to the department on October 19, 2018, there is a design constraint prohibiting lots 42-46 and 65-73 from abutting open space on at least one side. See letter for additional details.

Road 1 Access Note

As per letter provided to the department on October 19, 2018, there is potential for land swap with Forsyth County to allow construction of proposed Road 1. See letter for additional details.

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.

LOT AREA SUMMARY:

East Tract A (103-011)28.24 Ac.
East Tract B (103-011)1.57 Ac.
Tract 3 (104-069) 1.08 Ac.
West Tract (103-301) 34.52 Ac.
Mitigation Bank (103-425) 38.89 Ac.

Total Area 104.31 Ac.
Greenway R/W 1.48 Ac.

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 defined by the federal emergency management agency flood insurance rate map of Forsyth County, GA. (community panel no.13117C0129F), 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 13, 2015 and the streams as shown hereon represent all channels with flowing water on that date. E303 recommends having Forsyth County Engineering Department confirm all State Waters and their appropriate buffers.

LOCATION MAP
NOT TO SCALE

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' (At 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
Side Yard: 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: 104.31± 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 Secondary Conservation: 76.65% (28.42 Acres)
Total Open Space = 62.79% (65.5 Acres)

Property is not subject to Part V Criteria

Note:
1. Variance of 15 feet to the exterior buffer required for Lots 1 thru 6 and 60 thru 64.
2. Variance of 5 feet to the front yard setback required for Lots 1 thru 6 and 60 thru 64.
3. Variance of 10 feet to the exterior setback required for Lot 47.
4. Variance of 2 feet to the side yard setback required for Lots 40 and 51.
5. Variance of 5 feet to the rear yard setback required for Lots 25 thru 27.

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.

Owner / Developer

Seven Branches Farm
P.O. Box 149
Jamestown, RI 02835
Contact: John Wayt
Phone: 401 529 4742

Secondary Conservation Note:

A 25' wide strip of land East of Lots 20 thru 27 and Lot 41 will be set aside as a secondary conservation area.

Multi Use Path Note:

A series of additional 6' multi use paths shall be incorporated into the Secondary Conservation Areas during the construction of this project. Exact location will be coordinated with Forsyth County Engineering Department and the Field Inspectors. The paths will connect the Primary conservation area with the Secondary Conservation Areas and will provide access through out the subdivision.

100' 0' 50' 100' 200' 400'
SCALE: 1"=100'

Engineering 303

RECEIVED
DEC 9 4 2018
Forsyth County Department of Planning & Community Development

Res2 Conservation Zoning Exhibit For:

MKW Capital, LLC

ZA 38ca

REVISIONS:

NO.	DESCRIPTION	DATE
4.	Revise front yard setback for lots 1 thru 6 and lots 60 thru 64.	3-15-2018
5.	Revised per Forsyth County Redlines.	10-18-2018
6.	Add Variance to Lot 47.	10-29-2018
7.	Add Variance to Lots 40 and 51.	5-14-2019
8.	Add Variance to Lots 26, 26, an 27.	11-19-19
9.	Revised per Forsyth. County Staff Comments dated 9-28-2019	12-16-19

GEORGIA REGISTERED PROFESSIONAL ENGINEER NO. 23747 BRIAN J. KING

Civil Engineering, Land Surveying, Stream and Wetland Restoration
108 Allen Street, Cumming, Georgia 30040
Phone: 770-442-0500 www.engineering303.com

Drawn: BJK
Date: 4-13-2017
Sheet
1 of 2
Project Number
15-3994

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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°13'35" W	86.15'
A6	S 85°05'52" W	36.04'
A7	S 15°48'51" W	104.29'
A8	N 36°41'02" E	31.44'
A9	S 24°37'36" 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°36'01" W	65.02'
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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°22'36" W	93.05'
B16	S 07°22'52" W	100.40'
B17	S 10°14'00" W	100.08'
B18	S 10°14'00" W	100.08'
B19	S 17°10'41" W	99.39'
B20	S 03°22'59" E	84.16'
B21	S 24°37'07" W	71.59'
B22	S 42°51'31" W	65.36'
B23	S 28°07'26" E	63.06'
B24	S 23°14'48" W	105.26'
B25	S 14°48'11" E	54.63'
B26	S 07°48'02" W	50.01'
B27	S 20°19'12" 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' (At Building Line)
Proposed Minimum Setbacks:
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Side Yard: 5 Feet (no less than 20 feet between structures)
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Exterior Setback: 50 Feet
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Primary Conservation Area Setback for all building and structures
Side Yard: 75 Feet from limits of Primary Conservation Area
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Site Area: 104.31± Acres
Proposed Density: 0.89 Units Per Acre

Minimum Open Space: 40% (41.72 Acres)
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Min. Secondary Conservation Area to = 15% of Primary
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Total Open Space = 62.79% (65.5 Acres)

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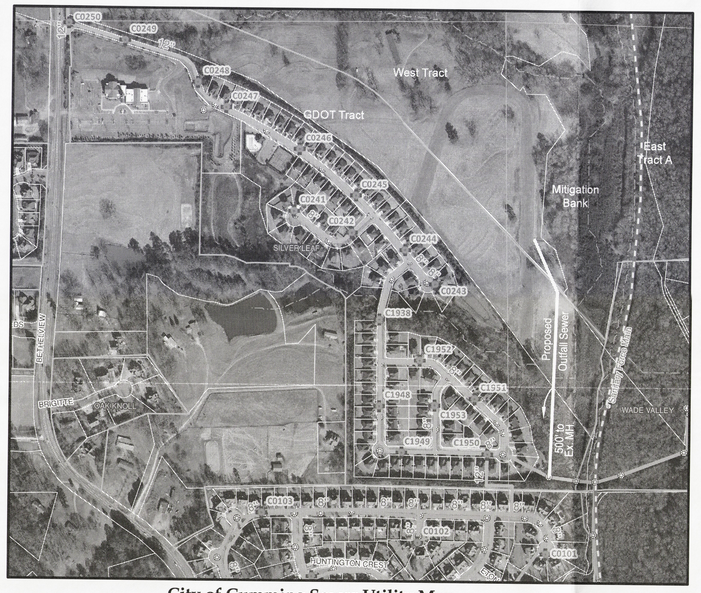


Approx. Scale: 1" = 400'

City of Cumming Sewer Utility Map

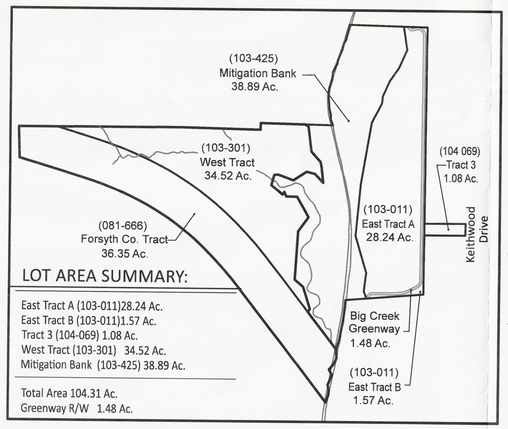
Outfall Sanitary Sewer Design Note

The proposed outfall sanitary sewer will tie to 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.

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.



LOT AREA SUMMARY:

East Tract A (103-011)28.24 Ac.
East Tract B (103-011)1.57 Ac.
Tract 3 (104-069) 1.08 Ac.
West Tract (103-301) 34.52 Ac.
Mitigation Bank (103-425) 38.89 Ac.

Total Area 104.31 Ac.
Greenway R/W 1.48 Ac.

REFERENCE MATERIAL:

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2. Forsyth County GIS mapping and FEMA mapping.

FLOOD HAZARD NOTE:

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TREE NOTE:

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

Streams and Wetlands Note:

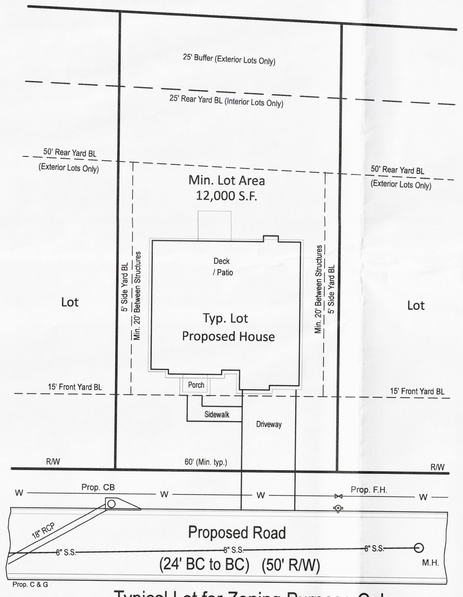
E303 recommends that a jurisdictional waters delineation be performed before perfecting any land plan for this property. E303 performed a site visit on July 13, 2015 and the streams as shown hereon represent all channels with flowing water on that date. E303 recommends having Forsyth County Engineering Department confirm all State Waters and their appropriate buffers.

Existing Tree Canopy Note

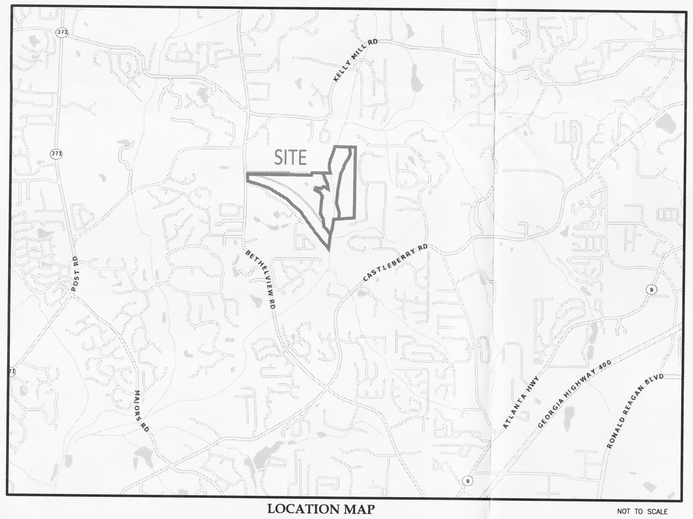
Please note the entire East Tract is Wooded. The Mitigation Bank Tract is wooded with new mixed hard wood plantings planted in 2008 and 2009, except for the sewer easement that runs along Big Creek. The West Tract is a combination of open pasture and mixed hard woods. See Tree Canopy line on said tract.

Stormwater Note

The Hydrology Study will analyze the proposed development relative to the Big Creek drainage basin and should be able to exempt storm water detention. Water Quality will be provided thru small water quality ponds or thru individual on-site chamber systems on each lot where necessary. 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.

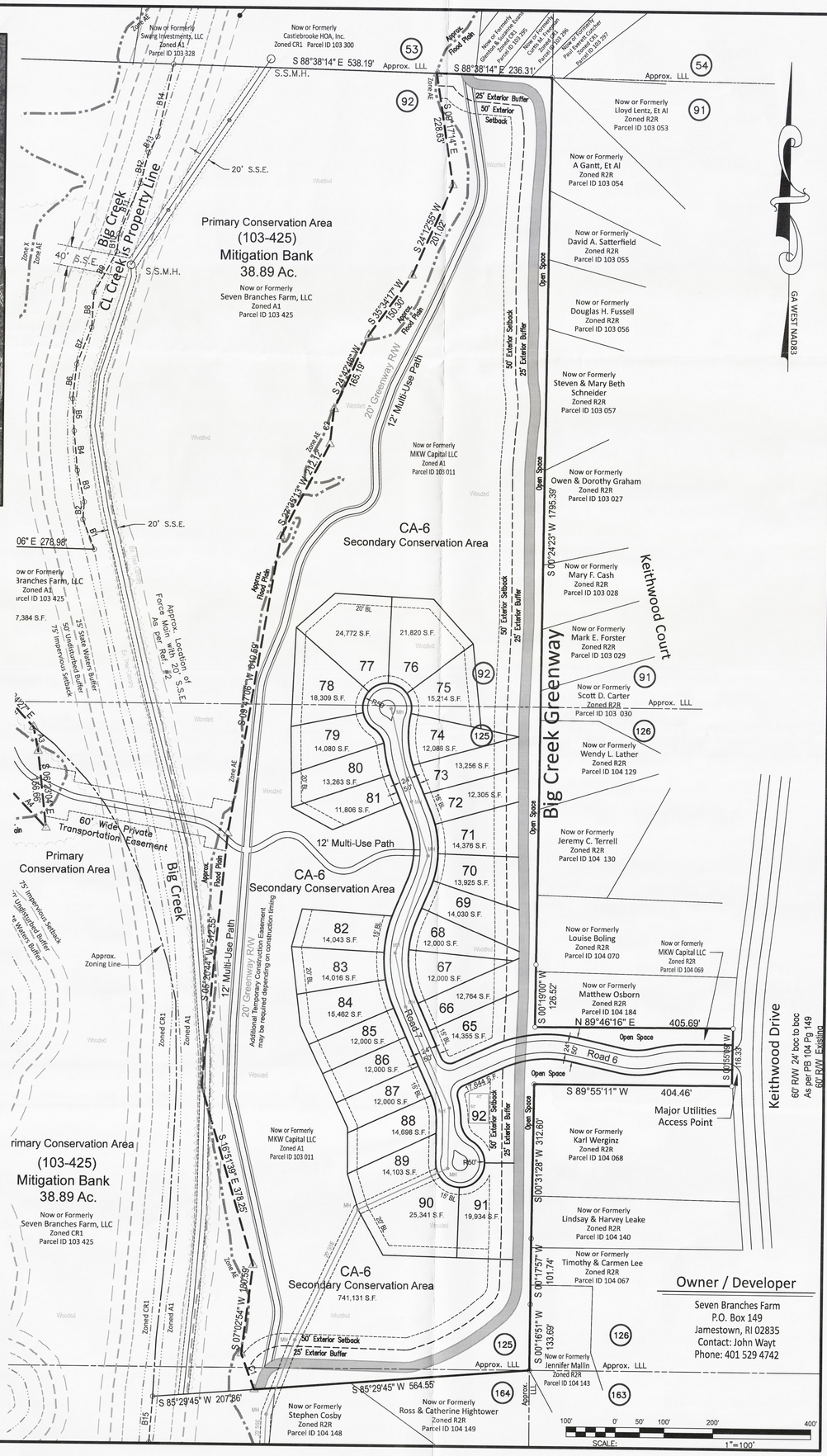


Typical Lot for Zoning Purpose Only



LOCATION MAP

NOT TO SCALE



Engineering 303

GA WEST NAD83

Res2 Conservation Zoning Exhibit For:

MKW Capital, LLC

Land Lots 92, 93, 94, 123, 124, 125, 164 & 165 — 2nd District, 1st Section — Forsyth County, Georgia

GEORGIA REGISTERED PROFESSIONAL ENGINEER NO. 23747 BRIAN J. KING

REVISIONS:		
NO.	DESCRIPTION	DATE
1	Revised per Forsyth County Staff Comments dated 6-7-2017	6-13-2017
2	Revised per Forsyth County Staff Comments dated 6-7-2017	6-27-2017
3	Revised per Forsyth County Staff Comments dated 6-28-2019	12-16-19

Civil Engineering, Land Surveying, Stream and Wetland Restoration
108 Allen Street, Cumming, Georgia 30040
Phone: 770-442-0500 www.engineering303.com

Drawn: BJK
Date: 4-13-2017
Sheet 2 of 2
Project Number 15-3994

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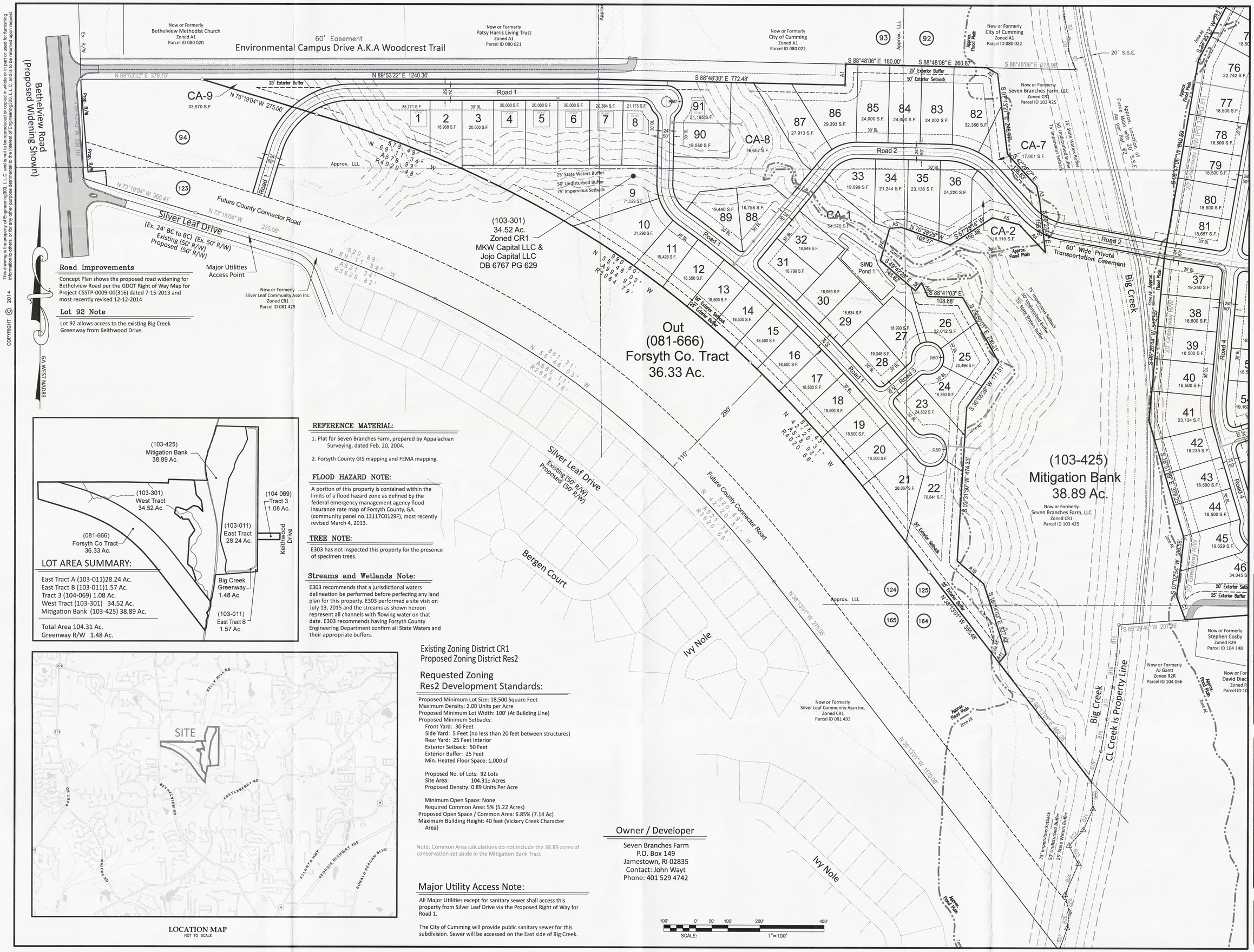

Road Improvements

Concept Plan shows the proposed road widening for Bethelview Road per the GDOT Right of Way Map for Project CSSTP-0009-00(316) dated 7-15-2013 and most recently revised 12-12-2014

Lot 92 Note

Lot 92 allows access to the existing Big Creek Greenway from Keithwood Drive.

LOT AREA SUMMARY:

East Tract A (103-011)28.24 Ac.
East Tract B (103-011)1.57 Ac.
Tract 3 (104-069) 1.08 Ac.
West Tract (103-301) 34.52 Ac.
Mitigation Bank (103-425) 38.89 Ac.

Total Area 104.31 Ac.
Greenway R/W 1.48 Ac.

REFERENCE MATERIAL:

1. Plat for Seven Branches Farm, prepared by Appalachian Surveying, dated Feb. 20, 2004.
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 defined by the federal emergency management agency flood insurance rate map of Forsyth County, GA. (community panel no.13117C0129F), 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 13, 2015 and the streams as shown hereon represent all channels with flowing water on that date. E303 recommends having Forsyth County Engineering Department confirm all State Waters and their appropriate buffers.

LOCATION MAP
NOT TO SCALE

Existing Zoning District CR1
Proposed Zoning District Res2

Requested Zoning Res2 Development Standards:

Proposed Minimum Lot Size: 18,500 Square Feet
Maximum Density: 2.00 Units per Acre
Proposed Minimum Lot Width: 100' (At Building Line)
Proposed Minimum Setbacks:
Front Yard: 30 Feet
Side Yard: 5 Feet (no less than 20 feet between structures)
Rear Yard: 25 Feet Interior
Exterior Setback: 50 Feet
Exterior Buffer: 25 Feet
Min. Heated Floor Space: 1,000 sf

Proposed No. of Lots: 92 Lots
Site Area: 104.31± Acres
Proposed Density: 0.89 Units Per Acre

Minimum Open Space: None
Required Common Area: 5% (5.22 Acres)
Proposed Open Space / Common Area: 6.85% (7.14 Ac)
Maximum Building Height: 40 feet (Vickery Creek Character Area)

Note: Common Area calculations do not include the 38.89 acres of conservation set aside in the Mitigation Bank Tract

Owner / Developer

Seven Branches Farm
P.O. Box 149
Jamestown, RI 02835
Contact: John Wayt
Phone: 401 529 4742

Major Utility Access Note:

All Major Utilities except for sanitary sewer shall access this property from Silver Leaf Drive via the Proposed Right of Way for Road 1.

The City of Cumming will provide public sanitary sewer for this subdivision. Sewer will be accessed on the East side of Big Creek.

100' 0' 50' 100' 200' 400'
SCALE: 1"=100'

Engineering 303

RECEIVED
DEC 31 2019
Forsyth County Department of Planning & Community Development
ZA-3946

Res2 Zoning Exhibit For:
Yield Plan
MKW Capital, LLC

Land Lots 92, 93, 94, 123, 124, 125, 164 & 165 — 2nd District, 1st Section — Forsyth County, Georgia

GEORGIA REGISTERED PROFESSIONAL ENGINEER NO. 23747 BRIAN J. KING

REVISIONS:

NO.	DESCRIPTION	DATE
1.	Revised per Forsyth County Staff Comments dated 6-7-2017	6-13-2017
2.	Revised Road 1 alignment per County Connector Road	9-18-2017
3.	Revised per Forsyth County Staff Comments	10-5-2017
4.	Revised per Forsyth County Redline comments	10-26-2018
5.	Revised per Forsyth County Staff Comments dated 6-28-2019	12-16-19

Civil Engineering, Land Surveying, Stream and Wetland Restoration
108 Allen Street, Cumming, Georgia 30040
Phone: 770-442-0500 www.engineering303.com

Drawn: BJK
Date: 4-4-2017
Sheet 1 of 2
Project Number 15-3994

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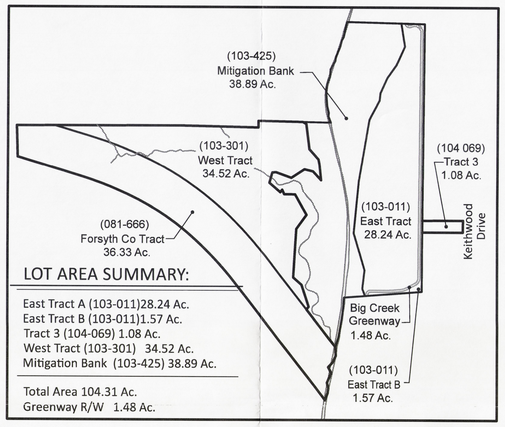

LOT AREA SUMMARY:

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Lot 92 Note

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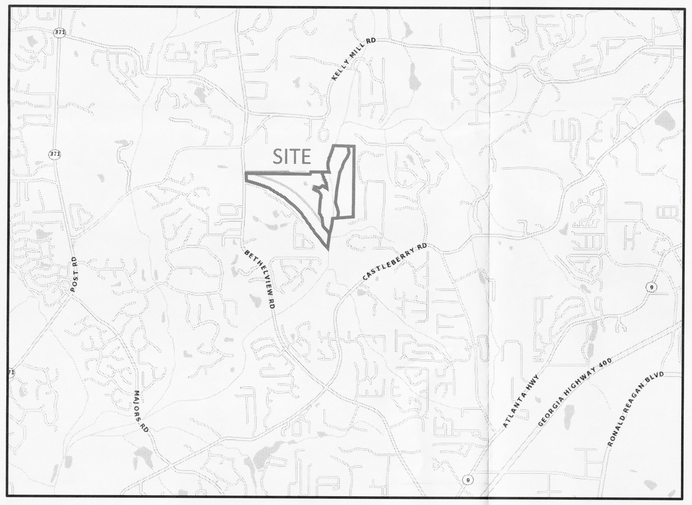
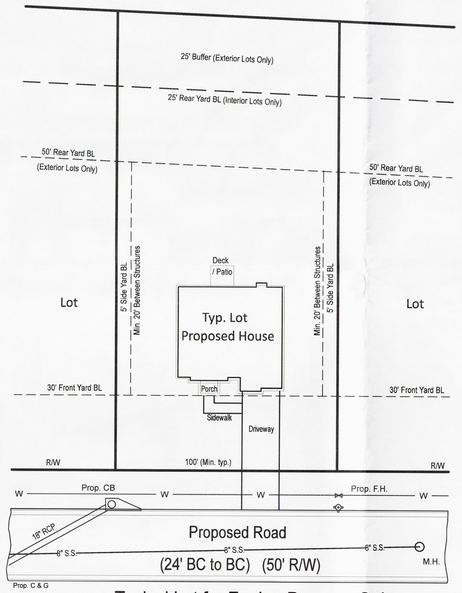
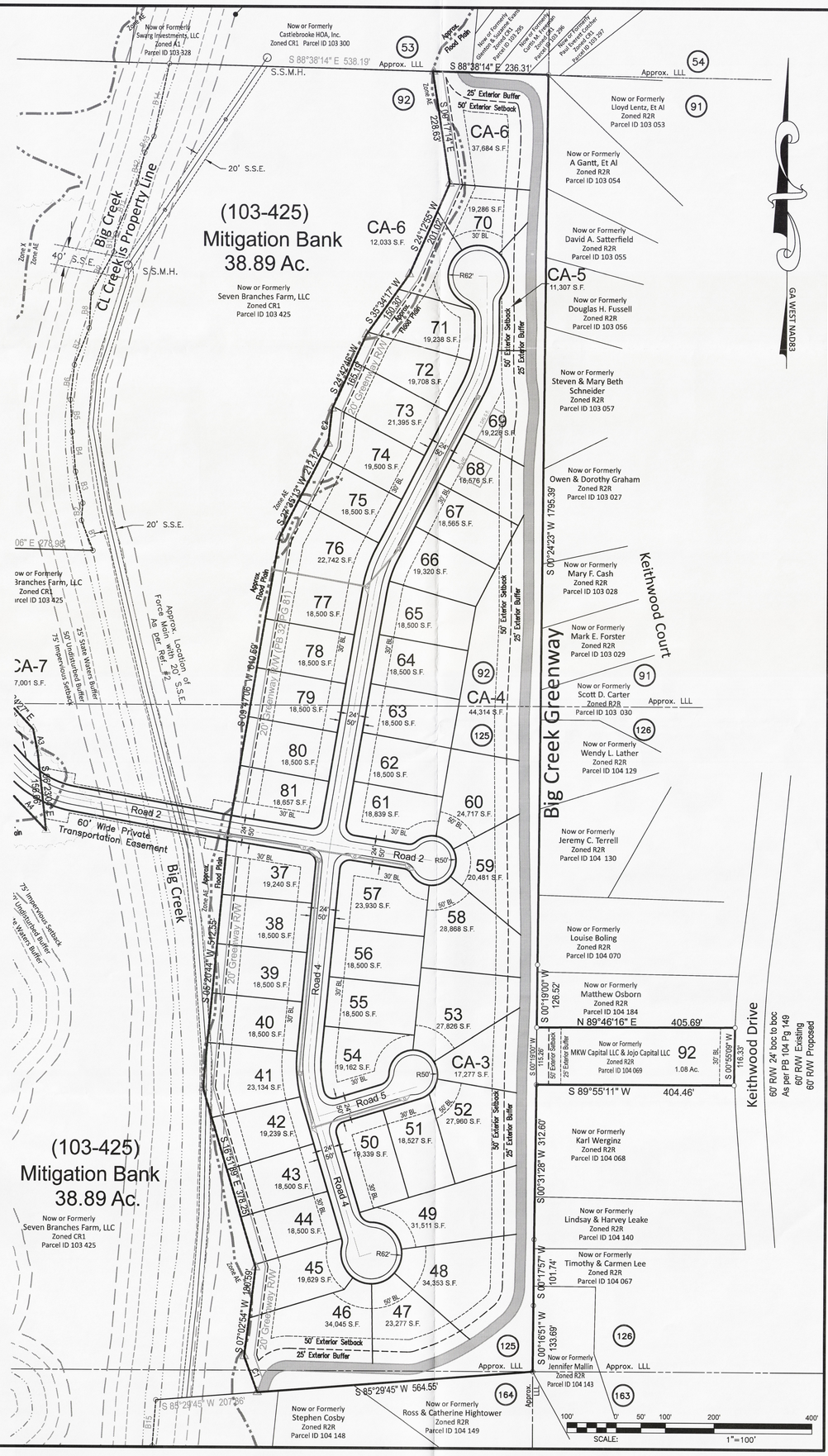


LOCATION MAP
NOT TO SCALE



Typical Lot for Zoning Purpose Only



Engineering 303

Res2 Zoning Exhibit For:
Yield Plan
MKW Capital, LLC

Land Lots 92, 93, 94, 123, 124, 125, 164 & 165 — 2nd District, 1st Section — Forsyth County, Georgia

GEORGIA REGISTERED NO. 23747 PROFESSIONAL ENGINEER BRIAN J. KING

REVISIONS:		
NO.	DESCRIPTION	DATE
1	Revised per Forsyth County Staff Comments dated 6-7-2017	6-13-2017
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