

Central Forsyth Properties, LLC
55.60 acres Located at Meadow Drive, Veterans Memorial Blvd.
and
Atlanta Road
Application for
Rezoning from M1 and HB to PUD

- 1) The percentage breakdown for the amount of land use components for the total project shall be:
 - a. 20.7% open space
 - b. 3.5% civic space
 - c. 7% right-of-way
 - d. 7% out parcel
 - e. .02% self-storage
 - f. 17% retail
 - g. 18% leasable flat units
 - h. 21.78% single-family units
 - i. 5% townhomes

- 2) There shall be a total of up to 438 residential units on the subject property, which shall consist of:
 - a. 320 leasable flat units, 20 leasable townhome units:
 - b. 42 townhome units, and
 - c. 76 single-family units

- 3) The total non-residential portion of the development shall be up to 158,000 square feet, which shall consist of:
 - a. 68,000 square feet of retail/flex space; and
 - b. A 90,000 square feet self-storage facility.

- 4) The open spaces, as well as all amenity areas shown on the site plan, shall be private and maintained by an active Homeowners or Property Owners Association. Furthermore, there shall be a Master Property Owner Association which shall manage the entire development, including the maintenance of all open space areas, landscaping areas, buffers, setbacks, etc.

Commercial/Retail/Flex Space:

- 5) The exterior building elevations and materials for the proposed Retail/Flex Space shall be substantially similar to the renderings attached hereto as Exhibit "A" and incorporated herein by this reference. The former sentence notwithstanding, at least fifty-to-seventy five percent (50-75%) along each building shall be brick, stone or other masonry products; provided, however, such limitation shall not include wall and ceiling returns. At least twenty-to-forty-five percent (20-45%) along each building facade shall be glass fenestration (windows & doors); provided, however, such limitation shall not include wall and ceiling returns. No more than ten-to-twenty percent (10-20%) along each building facade shall consist accent materials, including, but not limited to, stucco, hardi-plank, and batten-board siding, but shall not include vinyl siding. Final architectural renderings/elevations shall be reviewed and approved by the City of Cumming, Mayor or by the Mayor's representative.
- 6) The exterior building elevations and materials for the proposed multi-story, self-storage facility shall be at least fifty-to-seventy five percent (50-75%) along each building façade brick, stone or other masonry products; provided, however, such limitation shall not include wall and ceiling returns. At least twenty-to-forty-five percent (20-45%) along each building facade shall be glass fenestration (windows & doors); provided, however, such limitation shall not include wall and ceiling returns. No more than ten-to-twenty percent (10-20%) along each building facade shall consist accent materials, including, but not limited to, stucco, hardi-plank, and batten-board siding, but shall not include vinyl siding. Final architectural renderings/elevations shall be reviewed and approved by the City of Cumming, Mayor or by the Mayor's representative.
- 7) The commercial/retail/flex component of the development shall comprise not less than 15% of the overall land area of the subject property.
- 8) The maximum height for all commercial buildings shall be five (5) stories.
- 9) Setbacks from each principal commercial building shall be:
 - a. Front — 10 ft.
 - b. Side — 20 ft. c, Rear —20 ft.
 - d. Front build-to line —10 ft.
- 10) As the first phase, and prior issuance of the final Certificate of Occupancy for the multi-family portion of the development, owner/developer shall: 1) complete the installation of the 100 ft.-wide-ROW Buford Dam Road Extension to Veterans Memorial Blvd. including utilities, sidewalks, and landscaping; and 2) the begin vertical construction of at least 15,000 square feet of the commercial/retail/office/flex component of the development, which will be a combination of commercial/retail/office/flex on the ground floor of the multi-family and free-standing commercial/retail/office/flex within civic space.

11) The hours of operation shall be governed by City Ordinance.

Multi-family/Leasable Flat Units/Townhomes:

12) The exterior building elevations and materials for the proposed Leasable Flat Units and Townhome Units shall be substantially similar to the renderings attached hereto as Exhibit "B" and incorporated herein by this reference. The former sentence notwithstanding, the exterior building elevations and materials for the proposed leasable flat units and townhome units shall consist of at least sixty-to-eighty percent (60-80%) brick, stone or other masonry product; provided however, such limitation shall not include wall and ceiling returns on recessed balconies and patios. At least twenty-to-forty percent (20-40%) along each building facade shall be glass fenestration (windows & doors); provided, however, such limitation shall not include wall and ceiling returns on recessed balconies and patios. No more than ten-to-twenty percent (10-20%) along each building facade shall consist accent materials, including, but not limited to, stucco, hardi-plank, and batten-board siding, but shall not include vinyl siding. Final architectural renderings/elevations shall be reviewed and approved by the City of Cumming, Mayor or by the Mayor's representative.

13) The unit mixture for the multifamily units shall be approximately +/-:

- e. 39% one-bedroom units average 770 s.f.;
- f. 52% two-bedroom units average 1076 s.f.;
- g. 3% three-bedroom units 1475 s.f.; and
- h. 6% for sale townhome units average 1550 s.f.

The minimum lot width for the "for lease" townhome units shall be at least 24 feet.

14) The minimum lot area for the townhome units shall be 1,125 square feet and the minimum heated floor area shall be 1,400 square feet.

15) The "for lease" townhomes shall include a minimum of 8 of 20 rear loaded townhomes and the remaining 12 townhomes shall be front loaded.

16) Setbacks for the front-loaded townhome units shall be:

- ai. Front — 18 ft. as measured from the back of the curb
- b. Side — 0-5 ft. with at least 15 ft. between buildings
- c. Rear— 10 ft.

17) Setbacks for the rear-loaded townhome units shall be:

- a. Front – 18 ft. as measured from the back of the curb

- b. Side - .5 ft. with at least 10 ft. between structures
- c. Rear – 18 ft.

Single-Family Units:

- 18) The exterior building elevations and materials for the proposed single-family Units shall be substantially similar to the renderings attached hereto as Exhibit "C" and incorporated herein by this reference. The former sentence notwithstanding, the final architectural renderings/elevations shall be reviewed and approved by the City of Cumming, Mayor or by the Mayor's representative.
- 19) Setbacks for the single-family units shall be:
 - l. Front — 10 ft with driveway lengths to be 18ft as measured from the back of the curb to the garage door.
 - m. Side — 0-5 ft. with at least 10 ft. between buildings
 - n. Rear— 18 ft.
- 30) The single-family units shall have a minimum lot area of 3,500 square feet and a minimum of 1,800 square feet of heated floor area.
- 31) The streets and alleyways within the development shall be private and maintained by a homeowners' association. This development may be gated.

Landscaping:

- 32) There shall be a 10-foot buffer and landscape strip along the North Parcel surrounding the Retail/Commercial/Flex village which will consist of 3-inch Caliper Hardwoods, as well as 5-gallon evergreen shrubs at 6 feet on center spacing adjacent to and screening the parking areas.
- 33) There shall be a 6-foot tall aluminum fence measuring 100 linear feet along the eastern boundary abutting the multifamily units and multi-self-storage facility.
- 34) There shall be a 20-foot natural, undisturbed buffer along the southern portion of the property abutting the single-family and townhome development. This buffer shall contain existing trees and shrubs and will be augmented to the extent necessary as per instructions from the City of Cumming Planning Staff at the time of permitting.
- 35) All final landscaping plans shall be reviewed and approved by the City of Cumming, Mayor or by the Mayor's representative.

Parking:

- 36) There shall be 450 surface parking spaces for the multifamily units and 1 garage provided per leasable townhome unit, totaling 450 surface spaces for the multi-family units and 20 garaged spaces for the leasable townhomes. Parking for the multi-family units shall be gated.
- 37) 84 spaces will be provided for the for-sale townhome units.
- a. The parking calculation for the townhome units shall be based on 2 persons per unit.
- 38) There shall be provided a minimum of 340 spaces for the Retail/Commercial/Flex portion of the development.
- 39) There shall be a minimum of 152 parking spaces for the Single-Family units and a minimum of 2 parking spaces per unit.

Lighting

- 40) Street Lighting will be installed with a minimum of 150 Watt lamp delivering 14500 Lumens. Poles will be Fiberglas with classic style design with a mounting height of 16. Fixtures will be spaced to deliver a minimum of 0.5 horizontal foot candles or 0.5 lumens per square foot on pavement. All installation will conform to Section 20 – Illuminated Engineers Society handbook, and National and Local Electrical Codes. HPS is preferred in the Main Street portion of the development for esthetic reasons, but LED should be used elsewhere due to efficiency of lighting. All lighting plans shall be approved by the Mayor and/or his representative.
- 41) Lighting and signage will be themed classic design and submitted along with permitting plans for review and approval by the Mayor and/or his representative.

Sidewalks

- 42) Generally, there will be 6' walks on both sides of the road within the residential portion of the community, but there are exceptions where there are creek buffers and open lawns. Walkways along the Boulevard extension shall be 8' width on both sides of the road. Notwithstanding the foregoing, all landscape plans shall be approved by the Mayor and/or his representative prior to the issuance of a land disturbance application.

