

REZONING APPLICATION FORM
CITY OF CUMMING, GEORGIA

Rezoning Request # 2005119

Amount Paid _____ Receipt # _____

Property Owner:

Name: Central Forsyth Properties LLC

Address: 112 North Main Street

Cumming, Georgia 30040

Phone: 770-296-3809 - Mark Morgan

Applicant:

Name: Shree Real Estate Developers LLC

(if different from owner)

Address: 5400 Laurel Springs Parkway, Bldg. 700, Ste. 702

Suwanee, GA 30024

Phone: 770-789-7044 - Yashesh Shah

Agent: (if applicable)

Name: Lipscomb Johnson LLP - Sean Courtney Phone: 770-887-7761

Existing Zoning:

OCMS

Proposed Zoning:

R2 with variances as seen in letter of intent

Existing Use:

Vacant

Proposed Use:

Single Family Detached Residential Development

Acreage of Site:

26.2014

Location of Property:

Market Place Blvd.

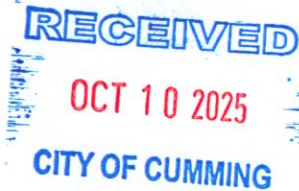
(street address)

Tax Map and Parcel #

P/O C38 013 and P/O C38 140

Applicants shall submit (7) sets of application as follows in order; Application 3 pages, letter of intent, legal description with metes and bounds, plat survey, required site plans, developments plans, elevation drawings to the Zoning Administrative Officer for distribution to the applicable bodies and/or review agencies. The Zoning Administrative Officer may require more or less copies depending on the nature and extent of required review.

All (7) sets must be on 8 1/2 x 11 inch paper. Do not staple!



Please be advised of the following:

- 1) The applicant is bound by the submitted site plan and letter of intent if this application is approved.
- 2) It is a legal requirement that the public hearing for this Rezoning, be advertised in the legal County organ in addition to posting a rezoning sign on the subject property.

See Attached Letter of Intent for Items 1-9

Complete the following information. (This section may be addressed in the letter of intent.)

1. The existing uses and zoning of nearby property and whether the proposed zoning will adversely affect the existing use or usability of nearby property.

2. The extent to which property values are diminished by the particular zoning restrictions.

3. The extent to which the destruction of property values promotes the health, safety, morals or general welfare of the public.

4. The relative gain to the public, as compared to the hardship imposed upon the individual property owner.

5. The physical suitability of the subject property for development as presently zoned and under the proposed zoning district.

6. The length of time the property has been vacant, considered in the context of land development in the area in the vicinity of the property, and whether there are existing or changed conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the rezoning request.

7. The zoning history of the subject property.

8. The extent to which the proposed zoning will result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, schools, parks, or other public facilities.

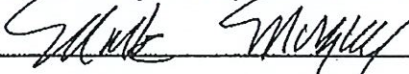
9. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan, land use plan, or other adopted plans.

Property Owner's Certification

I hereby certify that I am the owner of the property described in the attached legal description, that all information contained in this application is true and correct to the best of my knowledge, and that the applicant and/or agent listed above is authorized to act as the applicant and/or agent in the pursuit of the rezoning of this property. I further certify that, within the past two years, the applicant has not made any campaign contributions or made gifts of \$250 or more to members of the Governing Body or Planning Commission who will consider this application, or that if such contributions or gifts have been made, the amount and recipient of such contributions or gifts will be disclosed within ten (10) days after this application is first filed, as required by Title 36, Chapter 85, Georgia Laws.

Central Forsyth Properties LLC by Mark Morgan

Signature of Property Owner:



Printed Name of Property Owner: Central Forsyth Properties LLC by Mark Morgan

Date of Signature: 10/1/25

LAW OFFICES
LIPSCOMB JOHNSON LLP

112 NORTH MAIN STREET
CUMMING, GEORGIA 30040
TELEPHONE: 770-887-7761
FAX: 770-889-8123

EMORY LIPSCOMB
PUTNAM CLARK SMITH, P.C.
SEAN COURTNEY
ASHLEY B. MASHBURN
ANDERSON LIPSCOMB

COY R. JOHNSON
(1928-2024)

L. LEE DAILEY
(1939-2013)

October 8, 2025

VIA HAND DELIVERY

City of Cumming Planning and Zoning Department
Attn: Mr. Scott Morgan, Zoning Administrator
100 Main Street
Cumming, Georgia 30040

Re: Letter of Intent as required by Section 113-110(3) of the Zoning Ordinance of the
City of Cumming, Georgia –Rezoning of Shree Real Estate Developers LLC
Request No. 2025 _____

Dear Mr. Morgan:

This letter of intent is submitted pursuant to Section 113-110(3) and by reference section 113-112, of the Zoning Ordinance of the City of Cumming, Georgia, as part of Shree Real Estate Developers LLC (the “Applicant’s”) proposed Rezoning Application (the application and all supplemental documents filed contemporaneously therewith are collectively referred to herein as the “Application”). The Applicant is the agent/authorized representative for the current deed record property owners of the property subject to this rezoning application, commonly known as Forsyth County Tax Parcel Numbers P/O C38-013 and P/O C38-140 (the “Subject Property”). The Applicant seeks to rezone the Subject Property from its existing OCMS (Office-Commercial Multi-Story District) classification to the City of Cumming’s R-2 (Moderate-Density Residential District) zoning classification for the purpose of developing 91 lots on the Subject Property.

The applicant is also requesting the following variances:

1. Variance to allow for a minimum lot size of 5,000 sf instead of the required 15,000 sf.
2. Variance to increase the maximum density from 3.0 units per acre to 3.5 units per acre
3. Variance of 30 ft. to allow for a minimum lot width of 40 ft instead of 70 ft.
4. Variance of 10 ft. to allow for a front setback of 15 ft instead of the required 25 ft.
5. Variance of 10 ft. to allow for a side setback of 0 ft instead of the required 10 ft.
6. Variance of 10 ft. to allow for a rear setback of 10 ft instead of the required 20 ft.
7. Variance of 15 ft. to allow for a minimum distance between homes of 5 ft instead of the required 20 ft.

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With regard to the specific rezoning criteria and requested information contained in sections 1 through 9 of the Application, the Applicant hereby addresses them as follows:

1. The existing zoning of surrounding properties are OCMS, R-1A, INST, and HB, and R-2. The City of Cumming Future Land Use Map indicates Commercial, Office Commercial Multi-Story, and Office Professional as the appropriate uses but based on the fact that there are existing residences and a proposed senior living facility adjacent to the Subject Property, the proposed rezoning will not adversely affect the existing use or usability of nearby properties, but will rather complement existing use patterns.

2. The existing use of the Subject Property at its current zoning classification is for office and commercial multi-story development, and the Applicant is requesting to convert this land into a vibrant residential development, therefore it is anticipated that approval of the proposed rezoning to the R-2 district will raise and not diminish surrounding property values.

3. Approval of the Applicant's Application would not cause a safety hazard or noxious condition, would not reduce property values in the surrounding area, and therefore would promote the health, safety, morals and general welfare of the public.

4. The relative gain to the public is also estimated to be significant as the proposed residential use will mesh well into the existing land uses in the area.

5. The Subject Property is physically suitable for development as requested by the Applicant under the R-2 zoning district and is not currently suitable for development under its existing zoning designation.

6. The Subject Property is currently vacant and has been for a very long time in the midst of surrounding developments, to the best of the Applicant's knowledge and belief. There are no existing or changed conditions affecting the use or development of the Subject Property which would give supporting grounds for disapproval of the rezoning request.

7. As far as the Subject Property's zoning history is concerned, to the best of the Applicant's knowledge and belief, the Subject Property has at all times been zoned OCMS and has been used as it is currently, based on the Applicant's personal knowledge and belief.

8. The build out and transition of the Subject Property from its current use to the Applicant's proposed use will be gradual and in keeping with current and estimated growth patterns in the City, and it is therefore not anticipated that the proposed rezoning/development will result in or cause excessive or burdensome use of existing streets, transportation facilities, utilities, schools, parks, or other public facilities. In addition, a majority of the lots will be age restricted, which will not burden the schools.

9. The City of Cumming Future Land Use Map indicates Commercial, Office Commercial Multi-Story, and Office Professional as the appropriate uses but based on the fact that

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there are existing residences and a proposed senior living facility adjacent to the Subject Property, the development meets the purpose and intent of the comprehensive plan and land use plan.

Refusal to grant approval of the requested annexation and rezoning as described in the Rezoning Application would impose a disproportionate hardship on the Applicant without accruing any benefits to any surrounding property owners. The provisions of the Zoning Ordinance that require the development of the property to be different from the Applicant's plan are unconstitutional in that they would constitute a taking of the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section 3, Paragraph 1 of the Constitution of the State of Georgia, and the Fifth and Fourteenth Amendments to the Constitution of the United States.

A refusal by the City of Cumming to approve this Application, so as to permit viable economic use of the property, would be unconstitutional and would discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and the owners of similarly situated property in violation of Article I, Section 1, Paragraph 2 of the Constitution of the State of Georgia and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Furthermore, a decision denying the Application would constitute an arbitrary and irrational abuse of discretion and constitute an unreasonable application of local land use authority bearing no relationship to the public health, safety, morality or general welfare of the public in violation of Article I, Section 1, Paragraph 1 of the Constitution of the State of Georgia and the Due Process Clause of the Fifth and Fourteenth Amendments to the Constitution of the United States. The Applicant maintains that a refusal to approve the Application as requested would be an abuse of discretion under the power granted to local governments by the Georgia Constitution and the Zoning Procedures Law, O.C.G.A. Section 36-66-1, et seq.

The Applicant reserves all other rights and privileges under the Constitutions of the United States and the State of Georgia, and available at law and in equity, in the event that the City of Cumming refuses to approve this Application as requested by the Applicant. The Applicant respectfully asks that the Application be approved as requested and reserves the right to amend this Letter of Intent and the Application by supplementing additional responses and documents

Thank you very sincerely and respectfully for your consideration of this request.

Sean Courtney,
Attorney for Shree Real Estate Developers LLC

PROPERTY DESCRIPTION

Proposed Tract "A"

All that tract or parcel of land lying and being in Land Lots 67, 77, 78, 139 & 140, 2nd District, 1st Section, City of Cumming, Forsyth County, Georgia and being more particularly described as follows:

To find the Point of Beginning, commence at a concrete right-of-way monument found (disturbed) at the intersection of the Southwesterly Right-of-Way Line of Mary Alice Park Road (variable width right-of-way) and the Northeasterly Right-of-Way Line of Market Place Boulevard (variable width right-of-way); thence, leaving said point and the said line of Mary Alice Park Road and running with the said line of Market Place Boulevard, South 24° 00' 56" West, 351.74 feet to the True Point of Beginning of the herein described tract or parcel of land; thence, leaving said point and the said line of Market Place Boulevard and running

1. South 76° 09' 43" East, 475.54 feet; thence,
2. North 13° 47' 29" East, 220.42 feet to a 1/2-inch rebar with cap "LSF000810" found; thence,
3. South 76° 12' 31" East, 204.15 feet; thence,
4. North 13° 47' 29" East, 8.97 feet to a 3/4-inch crimp top pipe found; thence,
5. South 76° 12' 31" East, 17.75 feet to a 1/2-inch rebar with cap "LSF000810" found; thence,
6. South 76° 12' 31" East, 192.32 feet to a 1/2-inch rebar found (bent); thence,
7. South 75° 46' 21" East, 164.88 feet to a 1/2-inch rebar found; thence,
8. South 14° 10' 27" West, 169.62 feet to a 1/2-inch rebar found; thence,
9. North 77° 45' 39" West, 120.00 feet; thence,
10. South 12° 14' 21" West, 520.72 feet; thence,
11. South 49° 17' 17" East, 457.21 feet; thence,
12. 5.96 feet along the arc of a curve deflecting to the left, having a radius of 12.00 feet and a chord bearing and distance of South 63° 31' 28" East, 5.90 feet; thence,
13. South 77° 45' 39" East, 89.37 feet to a point on the Northwestern Right-of-Way Line of Sanders Road (apparent 50 feet wide right-of-way); thence, running with the said right-of-way line of Sanders Road
14. South 12° 14' 21" West, 32.63 feet; thence,
15. 279.28 feet along the arc of a curve deflecting to the left, having a radius of 550.00 feet and a chord bearing and distance of South 02° 45' 25" East, 276.29 feet; thence,
16. South 17° 18' 13" East, 46.92 feet; thence,
17. South 18° 14' 30" East, 201.59 feet; thence,
18. 200.15 feet along the arc of a curve deflecting to the left, having a radius of 5,000.00 feet and a chord bearing and distance of South 19° 23' 18" East, 200.13 feet; thence,
19. South 20° 32' 07" East, 162.41 feet to a 1/2 inch rebar with cap "LSF000810" found at the centerline of Little Ridge Creek; thence, leaving the aforesaid line of Sanders Road and running with the centerline of Little Ridge Creek
20. South 78° 54' 29" West, 14.60 feet; thence,
21. South 88° 23' 45" West, 54.91 feet; thence,
22. North 64° 44' 08" West, 74.20 feet; thence,
23. South 51° 34' 45" West, 59.95 feet; thence,
24. North 76° 09' 35" West, 46.87 feet; thence,
25. South 85° 28' 02" West, 16.04 feet; thence,
26. South 58° 57' 48" West, 18.19 feet; thence,

27. South 38° 31' 28" West, 42.68 feet; thence,
28. South 78° 22' 54" West, 8.77 feet; thence,
29. North 84° 00' 40" West, 10.57 feet; thence,
30. North 65° 52' 33" West, 41.54 feet; thence,
31. North 22° 08' 30" West, 31.40 feet; thence,
32. North 04° 59' 41" West, 70.17 feet; thence,
33. North 19° 03' 05" East, 42.92 feet; thence,
34. North 14° 38' 24" West, 68.13 feet; thence,
35. North 32° 03' 19" West, 40.09 feet; thence,
36. North 03° 28' 52" West, 20.92 feet; thence,
37. North 50° 08' 10" West, 28.25 feet; thence,
38. South 76° 11' 19" West, 37.65 feet; thence,
39. North 86° 51' 03" West, 19.60 feet; thence,
40. North 44° 05' 47" West, 8.83 feet; thence,
41. North 09° 29' 07" West, 11.32 feet; thence,
42. North 10° 27' 56" East, 11.19 feet; thence,
43. North 35° 51' 08" West, 75.97 feet; thence,
44. North 46° 44' 04" West, 52.15 feet; thence,
45. North 59° 12' 34" West, 35.65 feet; thence,
46. North 82° 45' 23" West, 23.42 feet; thence,
47. South 81° 53' 00" West, 18.41 feet; thence,
48. North 62° 35' 44" West, 15.04 feet; thence,
49. North 26° 00' 15" West, 28.25 feet; thence,
50. North 34° 31' 24" West, 9.09 feet; thence,
51. North 86° 53' 54" West, 13.84 feet; thence,
52. South 60° 49' 47" West, 5.54 feet; thence,
53. North 80° 45' 30" West, 5.08 feet; thence,
54. North 58° 26' 16" West, 30.19 feet; thence,
55. North 36° 22' 34" West, 28.63 feet; thence,
56. North 53° 42' 56" West, 80.65 feet; thence,
57. North 29° 31' 47" West, 4.41 feet; thence,
58. North 08° 17' 44" West, 8.02 feet; thence,
59. North 47° 22' 37" East, 2.78 feet; thence,
60. North 59° 42' 14" West, 32.11 feet; thence,
61. North 57° 59' 11" West, 24.87 feet; thence,
62. North 77° 38' 05" West, 13.41 feet; thence,
63. North 69° 17' 48" West, 36.51 feet; thence,
64. North 57° 48' 19" West, 26.62 feet; thence, leaving the aforesaid centerline of Little Ridge Creek and running
65. North 25° 02' 31" East, 68.95 feet to a 1/2-inch rebar with cap "LSF000810" found; thence,
66. North 62° 34' 42" West, 18.28 feet; thence,
67. North 44° 54' 07" West, 13.12 feet; thence,
68. North 03° 59' 10" West, 15.23 feet; thence,
69. North 08° 59' 27" West, 27.47 feet; thence,
70. North 06° 36' 36" West, 18.57 feet; thence,
71. North 44° 54' 03" West, 42.97 feet; thence,
72. North 50° 54' 34" West, 29.32 feet; thence,
73. North 72° 39' 32" West, 32.95 feet; thence,
74. North 63° 57' 29" West, 44.65 feet; thence,
75. North 64° 42' 00" West, 20.39 feet; thence,
76. North 31° 09' 51" West, 35.54 feet; thence,

77. North 27° 47' 52" West, 41.74 feet; thence,
78. North 27° 27' 13" West, 28.15 feet; thence,
79. North 31° 54' 21" West, 20.47 feet; thence,
80. North 04° 39' 51" West, 26.13 feet; thence,
81. North 03° 40' 30" East, 17.39 feet; thence,
82. North 19° 16' 45" East, 26.42 feet; thence,
83. North 27° 30' 24" East, 33.00 feet; thence,
84. North 35° 38' 13" East, 28.00 feet; thence,
85. North 47° 00' 32" East, 46.06 feet; thence,
86. North 74° 34' 29" East, 20.27 feet; thence,
87. North 36° 29' 01" East, 25.61 feet; thence,
88. North 60° 21' 18" East, 17.50 feet; thence,
89. North 69° 32' 37" East, 18.54 feet; thence,
90. North 72° 34' 27" East, 21.62 feet; thence,
91. North 63° 32' 05" East, 16.98 feet; thence,
92. North 05° 17' 37" East, 11.98 feet; thence,
93. North 33° 35' 26" West, 11.74 feet; thence,
94. North 00° 05' 56" East, 9.77 feet; thence,
95. North 29° 04' 03" East, 17.77 feet; thence,
96. North 29° 04' 03" East, 51.68 feet; thence,
97. North 22° 55' 58" East, 44.74 feet; thence,
98. North 50° 17' 37" East, 16.95 feet; thence,
99. North 33° 47' 27" East, 11.74 feet; thence,
100. North 57° 37' 40" East, 14.15 feet; thence,
101. North 36° 46' 14" West, 10.85 feet; thence,
102. North 77° 22' 20" West, 10.00 feet; thence,
103. North 49° 17' 58" West, 10.00 feet; thence,
104. North 06° 14' 29" West, 9.83 feet; thence,
105. North 18° 20' 03" West, 6.86 feet; thence,
106. North 09° 33' 37" East, 6.60 feet; thence,
107. North 35° 38' 18" East, 9.33 feet; thence,
108. North 21° 54' 03" East, 11.69 feet; thence,
109. North 28° 42' 34" East, 13.60 feet; thence,
110. North 12° 37' 43" East, 20.01 feet; thence,
111. South 65° 39' 20" West, 13.11 feet; thence,
112. South 33° 47' 22" West, 11.74 feet; thence,
113. South 20° 39' 20" West, 18.54 feet; thence,
114. South 81° 58' 10" West, 15.34 feet; thence,
115. South 52° 37' 24" West, 41.02 feet; thence,
116. South 54° 15' 43" West, 24.09 feet; thence,
117. South 37° 50' 46" West, 42.54 feet; thence,
118. South 52° 19' 25" West, 3.65 feet; thence,
119. North 49° 05' 48" West, 412.54 feet; thence,
120. 43.98 feet along the arc of a curve deflecting to the right, having a radius of 28.00 feet and a chord bearing and distance of North 04° 05' 48" West, 39.60 feet; thence,
121. North 40° 54' 12" East, 71.43 feet; thence,
122. North 49° 05' 48" West, 50.02 feet; thence,
123. South 40° 54' 12" West, 77.07 feet; thence,
124. 43.98 feet along the arc of a curve deflecting to the right, having a radius of 28.00 feet and a chord bearing and distance of South 85° 54' 12" West, 39.60 feet; thence,

125. North $49^{\circ} 05' 48''$ West, 163.43 feet to a concrete right-of-way monument found on the aforesaid line of Market Place Boulevard; thence, running with the said right-of-way line of Market Place Boulevard
126. 158.42 feet along the arc of a curve deflecting to the right, having a radius of 659.00 feet and a chord bearing and distance of North $17^{\circ} 07' 44''$ East, 158.04 feet; thence,
127. North $24^{\circ} 00' 56''$ East, 17.54 feet to the Point of Beginning, containing 1,141,332 square feet or 26.2014 acres of land, more or less.

LOCATION MAP

NOT TO SCALE
1:000 = 0.000125"

SURVEY NOTES

PURPOSE STATEMENT

[illegible]

TITLE NOTES

AREA TABLE	
CT "A":	1,141,332 SQ.FT. OR 26,2014 AC.
CT "B":	161,979 SQ.FT. OR 3,697.8 AC.
CT "C":	318,850 SQ.FT. OR 7,319.8 AC.
CT "D":	155,666 SQ.FT. OR 3,571.3 AC.
TOTAL AREA:	1,776,827 SQ.FT. OR 40,790.3 AC.

REFERENCE MATERIAL

Tamm, W. and G. G. Berry of **Lawrence, Inc.**
 10000 E. 12th Ave., Suite 100
 Denver, CO 80231-1000
 Telephone: 303.755.1000
 Fax: 303.755.1001
 E-Mail: info@lawrenceinc.com

P.O. Box 10000, **Lawrence, Inc.**, Georgia
 30144-1000
 Telephone: 404.447.1000
 Fax: 404.447.1001
 E-Mail: info@lawrenceinc.com

APPLICABLE RECORDS
 1. **RECORDS OF THE BOARD OF DIRECTORS**
 2. **RECORDS OF THE BOARD OF SUPERVISORS**
 3. **RECORDS OF THE BOARD OF MANAGERS**
 4. **RECORDS OF THE BOARD OF TRUSTEES**
 5. **RECORDS OF THE BOARD OF COMMISSIONERS**
 6. **RECORDS OF THE BOARD OF COUNCILORS**
 7. **RECORDS OF THE BOARD OF ADVISORS**
 8. **RECORDS OF THE BOARD OF CONSULTANTS**
 9. **RECORDS OF THE BOARD OF EXPERTS**
 10. **RECORDS OF THE BOARD OF SPECIALISTS**
 11. **RECORDS OF THE BOARD OF PROFESSIONALS**
 12. **RECORDS OF THE BOARD OF ACADEMICS**
 13. **RECORDS OF THE BOARD OF ARTISTS**
 14. **RECORDS OF THE BOARD OF DESIGNERS**
 15. **RECORDS OF THE BOARD OF ENGINEERS**
 16. **RECORDS OF THE BOARD OF ARCHITECTS**
 17. **RECORDS OF THE BOARD OF PLANNERS**
 18. **RECORDS OF THE BOARD OF HISTORIANS**
 19. **RECORDS OF THE BOARD OF ANTHROPOLOGISTS**
 20. **RECORDS OF THE BOARD OF LINGUISTS**
 21. **RECORDS OF THE BOARD OF PHILOLOGISTS**
 22. **RECORDS OF THE BOARD OF CLASSICISTS**
 23. **RECORDS OF THE BOARD OF MEDIEVALISTS**
 24. **RECORDS OF THE BOARD OF RENAISSANCE STUDIES**
 25. **RECORDS OF THE BOARD OF MODERNISTS**
 26. **RECORDS OF THE BOARD OF POSTMODERNISTS**
 27. **RECORDS OF THE BOARD OF CONTEMPORARIES**
 28. **RECORDS OF THE BOARD OF FUTURE STUDIES**
 29. **RECORDS OF THE BOARD OF SCIENCE FICTION**
 30. **RECORDS OF THE BOARD OF UTOPIAN STUDIES**
 31. **RECORDS OF THE BOARD OF DYSTOPIAN STUDIES**
 32. **RECORDS OF THE BOARD OF ALTERNATIVE STUDIES**
 33. **RECORDS OF THE BOARD OF UTOPIAN SOCIETIES**
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 36. **RECORDS OF THE BOARD OF UTOPIAN CULTURES**
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 39. **RECORDS OF THE BOARD OF UTOPIAN LITERATURE**
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 42. **RECORDS OF THE BOARD OF UTOPIAN ARTS**
 43. **RECORDS OF THE BOARD OF DYSTOPIAN ARTS**
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 51. **RECORDS OF THE BOARD OF UTOPIAN THEATRE**
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 57. **RECORDS OF THE BOARD OF UTOPIAN PERFORMING ARTS**
 58. **RECORDS OF THE BOARD OF DYSTOPIAN PERFORMING ARTS**
 59. **RECORDS OF THE BOARD OF ALTERNATIVE PERFORMING ARTS**
 60. **RECORDS OF THE BOARD OF UTOPIAN VISUAL ARTS**
 61. **RECORDS OF THE BOARD OF DYSTOPIAN VISUAL ARTS**
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 68. **RECORDS OF THE BOARD OF ALTERNATIVE ARTS**
 69. **RECORDS OF THE BOARD OF UTOPIAN MUSIC**
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 78. **RECORDS OF THE BOARD OF UTOPIAN DANCE**
 79. **RECORDS OF THE BOARD OF DYSTOPIAN DANCE**
 80. **RECORDS OF THE BOARD OF ALTERNATIVE DANCE**
 81. **RECORDS OF THE BOARD OF UTOPIAN PERFORMING ARTS**
 82. **RECORDS OF THE BOARD OF DYSTOPIAN PERFORMING ARTS**
 83. **RECORDS OF THE BOARD OF ALTERNATIVE PERFORMING ARTS**
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 85. **RECORDS OF THE BOARD OF DYSTOPIAN VISUAL ARTS**
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 88. **RECORDS OF THE BOARD OF DYSTOPIAN LITERATURE**
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 96. **RECORDS OF THE BOARD OF UTOPIAN FILM**
 97. **RECORDS OF THE BOARD OF DYSTOPIAN FILM**
 98. **RECORDS OF THE BOARD OF ALTERNATIVE FILM**
 99. **RECORDS OF THE BOARD OF UTOPIAN THEATRE**
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 137. **RECORDS OF THE BOARD OF ALTERNATIVE LITERATURE**
 138. **RECORDS OF THE BOARD OF UTOPIAN ARTS**
 139. **RECORDS OF THE BOARD OF DYSTOPIAN ARTS**
 140. **RECORDS OF THE BOARD OF ALTERNATIVE ARTS**
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PRELIMINARY PLAT FOR CENTRAL FORSYTH PROPERTIES, LLC A GEORGIA LIMITED LIABILITY COMPANY (MARY ALICE PARK ROAD & MARKET PLACE BOULEVARD) LOCATED IN LAND LOTS 67,77,78,139 & 140 2ND DISTRICT, 1ST SECTION CITY OF CUMMING, FORSYTH COUNTY, GEORGIA	SHEET NO. 1/2
	TOTAL SHEETS 2

Project No	2023-221	No	Revision	Date
Drawn	AK	#1		
		#2		
Drawn By	AT	#3		
		#4		
Approved By	JCH	#5		
		#6		
Date	06/26/2023	#7		
		#8		
Scale	1"=10'			

TerraMark Land Surveying, Inc.
1210 Ellis Ferry Road
Marietta, Georgia 30066

Phone No. (770) 431-1222
www.TerraMark.com
C. O. #15F000810


TerraMark
Geospatial

ABBREVIATIONS

1. ALLEY	2. DRIVE	3. HIGHWAY	4. RAILROAD	5. AIRPORT	6. CANAL	7. DRAINAGE	8. FLOOD ZONE	9. FLOOD ZONE	10. FLOOD ZONE
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FLOOD ZONE LEGEND

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LEGEND

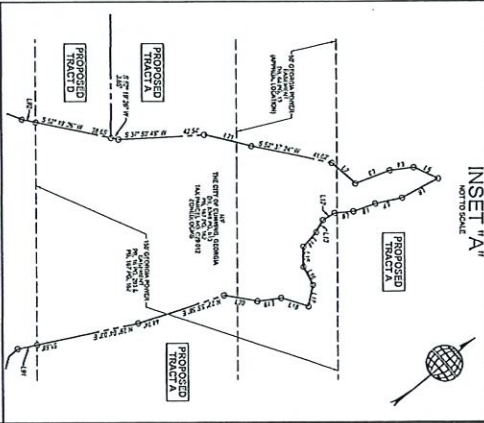
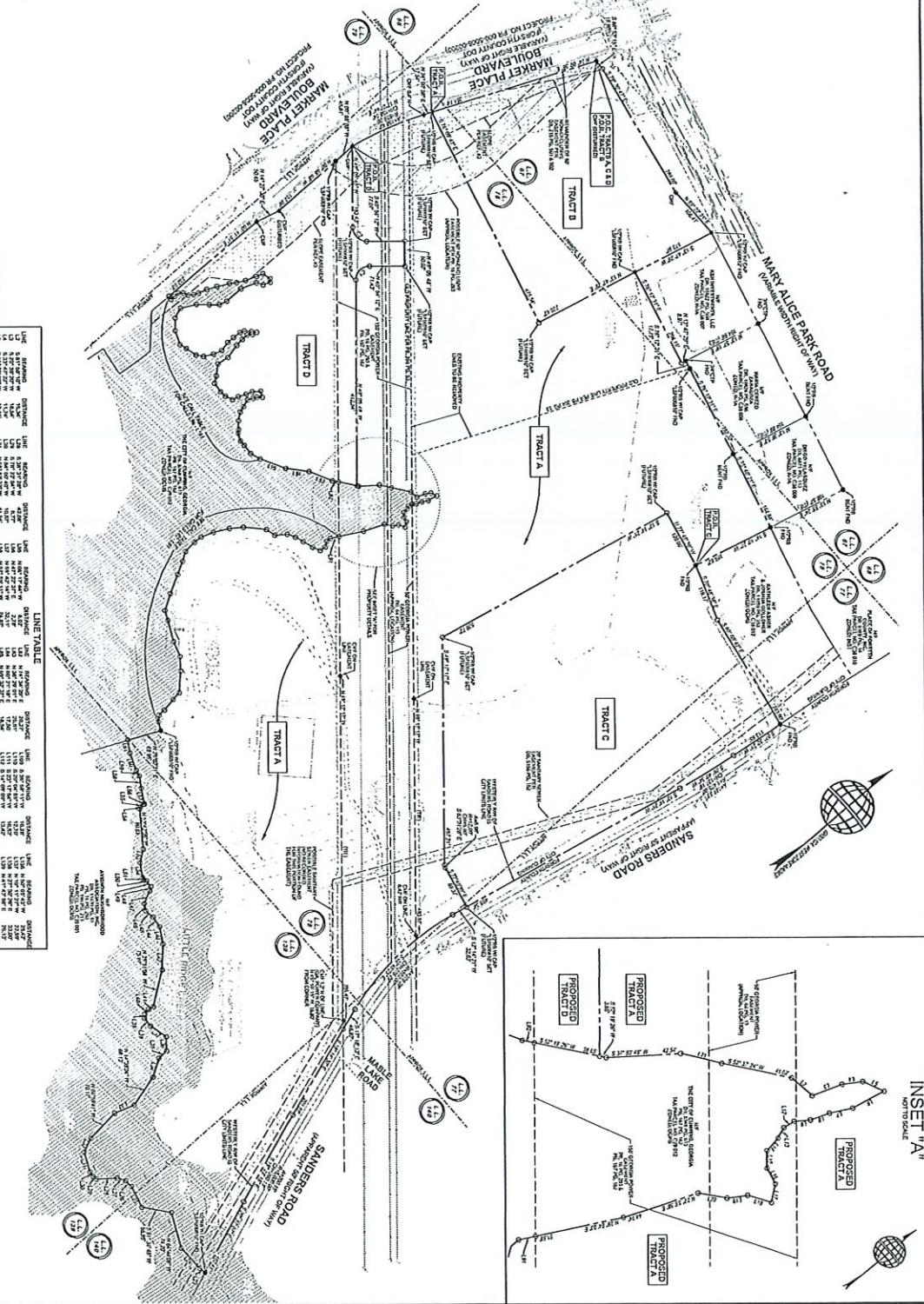
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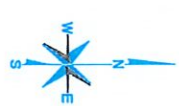
CURVE TABLE

Curve	Radius	Stationing	Chord
1	100	100.00	100.00
2	200	200.00	200.00
3	300	300.00	300.00
4	400	400.00	400.00
5	500	500.00	500.00
6	600	600.00	600.00
7	700	700.00	700.00
8	800	800.00	800.00
9	900	900.00	900.00
10	1000	1000.00	1000.00

LINE TABLE

Line	Stationing	Distance	Stationing	Distance	Stationing	Distance	Stationing	Distance	Stationing	Distance
1	100.00	100.00	200.00	200.00	300.00	300.00	400.00	400.00	500.00	500.00
2	600.00	600.00	700.00	700.00	800.00	800.00	900.00	900.00	1000.00	1000.00
3	1100.00	1100.00	1200.00	1200.00	1300.00	1300.00	1400.00	1400.00	1500.00	1500.00
4	1600.00	1600.00	1700.00	1700.00	1800.00	1800.00	1900.00	1900.00	2000.00	2000.00
5	2100.00	2100.00	2200.00	2200.00	2300.00	2300.00	2400.00	2400.00	2500.00	2500.00
6	2600.00	2600.00	2700.00	2700.00	2800.00	2800.00	2900.00	2900.00	3000.00	3000.00
7	3100.00	3100.00	3200.00	3200.00	3300.00	3300.00	3400.00	3400.00	3500.00	3500.00
8	3600.00	3600.00	3700.00	3700.00	3800.00	3800.00	3900.00	3900.00	4000.00	4000.00
9	4100.00	4100.00	4200.00	4200.00	4300.00	4300.00	4400.00	4400.00	4500.00	4500.00
10	4600.00	4600.00	4700.00	4700.00	4800.00	4800.00	4900.00	4900.00	5000.00	5000.00





LEGEND

- 40' WIDE TRIPLE FAMILY LOTS
- 40' WIDE DOUBLE FAMILY LOTS
- 40' WIDE SINGLE FAMILY LOTS

CONCEPT PLAN LEGEND

- PROPERTY CORNER
- PROPERTY LINE
- RIGHT OF WAY
- EXISTING ROAD
- CENTRALITY OF CHECK
- CRACK WATER
- C/L OF PROPOSED ROAD
- PROPOSED RIGHT OF WAY
- BUILDING SETBACK LINES
- PROPOSED LOT LINES

1. BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY TERRAMARK.
2. OWNER/DEVELOPER:
SHREE REAL ESTATE DEVELOPERS, LLC
724 HILL STREET, WASHING STATE
99001-3000
3. OWNER:
ELITE ENGINEERING, LLC
PO BOX 799 DALLAS, TX 75202
CONTACT: SHREESH SHAIKH, P.E. 972-215-0565
4. CURRENT ZONING: O-005
MIN. LOT SIZE: 1.2 ACRES
MIN. LOT AREA: 163,000 SQ. FT.
TOTAL NUMBER OF 40' WIDE SINGLE LOTS = 20
TOTAL NUMBER OF 40' WIDE DOUBLE LOTS = 10
TOTAL NUMBER OF 40' WIDE TRIPLE LOTS = 10
TOTAL NUMBER OF RESIDENTIAL UNITS = 90 UNITS
5. SETBACKS:
MIN. FRONT YARD = 20 FEET
MIN. SIDE YARD = 0 FEET
MIN. REAR YARD = 10 FEET
6. SANITARY SEWER SERVICE TO BE PROVIDED BY FORSYTH COUNTY.
7. DETENTION PROVIDED BY 2 DETENTION PONDS.













