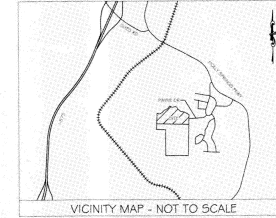


PLAT BOOK: 119 PG: 756
 Filed: 01/15/2021 04:01 PM
 Clerk File Number: 28-2021-000044
 Rec: \$10.00
 Patty Baker, Clerk of Superior Court
 Cherokee County, GA

Plat
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 Patty Baker
 Clerk of Superior Court
 Cherokee County, GA
 Book 119 Page 756
 Participant IDs: 0046780811

THIS BLOCK RESERVED FOR THE CLERK OF THE
 SUPERIOR COURT

ESTATES AT RIVERSIDE PHASE 5A LAND LOTS 705 15TH DISTRICT, 2ND SECTION CITY OF HOLLY SPRINGS, GEORGIA



REZONING CONDITIONS

MA-07-2019	MA-07-2019	MA-07-2019
REZONING ORDINANCE An ordinance to approve an application for rezoning in the City of Holly Springs, Georgia, concerning 49.42+/- acres, identified as tax parcel 067 (partial) of tax plat 15N16, Land Lots 705, 736, and 777 of the 15th District of Cherokee County, from AG, Agricultural to TND, Traditional Neighborhood Development; and WHEREAS, an application was properly submitted to the City of Holly Springs Planning and Zoning Commission by LDS Partners, LLC, requesting rezoning in the City of Holly Springs, Georgia, concerning 49.42+/- acres, identified as tax parcel 067 (partial) of tax plat 15N16, Land Lots 705, 736, and 777 of the 15th District of Cherokee County, from AG, Agricultural to TND, Traditional Neighborhood Development; and WHEREAS, after balancing the interest of the community in promoting public health, safety, morality, or general welfare against the right of the property owner to unrestricted use of the property, The Council of the City of Holly Springs hereby ordains that: Section 1 The application for rezoning in the City of Holly Springs, concerning 49.42+/- acres, identified as tax parcel 067 (partial) of tax plat 15N16, Land Lots 705, 736, and 777 of the 15th District of Cherokee County, is hereby rezoned from AG, Agricultural to TND, Traditional Neighborhood Development; and Section 2 The approval of this application has the following stipulations attached: - Owner/developer shall establish a mandatory homeowner's association for the project and shall submit all restrictive covenants and homeowner's documents for review by the Community Development Director prior to final plat approval. - Owner/developer shall coordinate with the City of Holly Springs Community Development Director and Arborist regarding open space and any recreation areas. - Architectural styling of all structures shall be approved by the Community Development Director. Front facades shall be constructed with a combination of at least two of the following materials: brick, stone, cement shake, cedar shake, board & batten, a cementitious material, such as Hardiplank, one of which to be brick or stone. Architectural shingles shall be offered as an option. No vinyl siding shall be permitted. - Heated square footage of all residential dwelling units shall be a minimum of 1,800 square feet. - Lighting shall be environmentally sensitive, with developer making every effort to ensure that lighting is as unobtrusive as possible, utilizing fully-shielded LED lamps in compliance with the International Dark Sky Association, or equivalent organization. - Development shall be limited to a maximum gross density of 2.73 units per acre or no more than 135 units. Page 1 of 3	- All residential building lots shall be of a fee simple nature. - Building setback lines shall be as follows: - Front: 15 feet, distance from back of sidewalk to garage door shall be a minimum of 20 feet - Side: 5 feet - Corner Side: 10 feet - Rear: 20 feet - As requested by the Cherokee County School District, the owner/developer shall coordinate the school mitigation fee with the Cherokee County School district. - Owner/Developer shall provide a maintenance bond in the amount of 20% of the total cost of right-of-way improvements within Riverside Subdivision for the following roads: Riverside Parkway, Riverside Way, Camdyn Circle, and Payne Road. This bond shall be in place prior to the issuance of the land disturbance permit. - Maintenance needed on these roads as a result of the construction traffic shall be assessed and approved by the City Engineer. - Per order of the developer, traffic calming improvements shall be installed within Riverside subdivision as follows: Three-way stop at the intersection of Archie Way and Camdyn Circle, Crosswalk on Camdyn Circle at the intersection of Archie Way; Three-way stop at the intersection of Payne Road and Camdyn Circle; Three crosswalks at the intersection of Payne Road and Camdyn Circle; Speed table with crosswalk on Camdyn Circle between Anfield Drive and Boyd Court; Four-way stop at the intersection of Camdyn Circle, Riverside Way, and Aldene Court. Final locations shall be approved by the City Engineer. This condition shall be satisfied prior to any construction activities within the development. - No secondary entrance shall be required to be constructed to access this development. - Per order of the developer, a fence shall be installed around Riverside's existing playground area. Fence material and height to match existing fence around the pool. Developer shall have the option to obtain 3 bids for the fence installation and pay the Riverside HOA an amount equal to the middle bid in lieu of fence installation. - Developer shall install two sets of construction signs along Payne Road at a location agreeable to the City Engineer. The construction signs shall include site safety rules and posted work hours in accordance with the City Ordinance. Construction activity shall be limited to 7:00 am to 7:00 pm, Monday-Friday and 9:00 am to 7:00 pm on Saturday. No Sunday or Holiday work shall be allowed. No construction vehicle parking or idling shall be permitted in the existing Riverside community. This condition shall be satisfied prior to any construction activities within the development. - Developer shall reserve a minimum contiguous 1.5 acres for an amenity area to include a grass field. - Developer shall provide a 20-foot planted buffer along the eastern boundary line adjacent to Riverside Subdivision. - Developer shall include language in covenants that the community can be combined with the Riverside subdivision. - Developer shall develop community in such a way that the community can be combined with the Riverside subdivision. Adopted this 5th day of August, 2019, by the Mayor and City Council of the City of Holly Springs, Georgia. CITY OF HOLLY SPRINGS <i>[Signature]</i> Steven W. Miller, Mayor Attest: <i>[Signature]</i> Karen Norred, City Clerk (Seal) Page 3 of 3	- The development shall coordinate signage within Riverside subdivision so as to allow subdivisions to be combined. - Developer shall provide an escrow account for \$50,000 and enter into an escrow agreement that will provide for an escrow agent to release funds to pay for any damage to curbs, landscaping, mailboxes, or hardware within Riverside subdivision caused by developer or subcontractors. Payment shall be made for any repairs not started within thirty days after notice to the developer. Section 3 This ordinance shall become effective September 1, 2019, upon approval by Mayor and City Council. Section 4 The Community Development Director of the City of Holly Springs, Georgia, is hereby instructed to make any and all appropriate changes to the Official Zoning Map of Holly Springs, necessitated by the action described in Section 1 above; however, said changes to the Official Zoning Map of Holly Springs are effective concurrent with the effective date identified in Section 2 above, whether or not they have been physically made and represented. All ordinances and parts of ordinances in conflict with this ordinance are hereby repealed.

ALS ALLIANCE
 LAND AND SURVEYING
 L.S. # 1322
 6205 ATLANTA HWY. STE. 100
 FLOWERY BRANCH, GA 30538
 770.226.4755 | WWW.ALSA.COM

LOCATED IN:
 LAND LOT 705
 15th DISTRICT, 2nd SECTION
 CHEROKEE COUNTY, GEORGIA

ESTATES AT
 RIVERSIDE
 PHASE 5A
 CITY OF HOLLY SPRINGS, GEORGIA

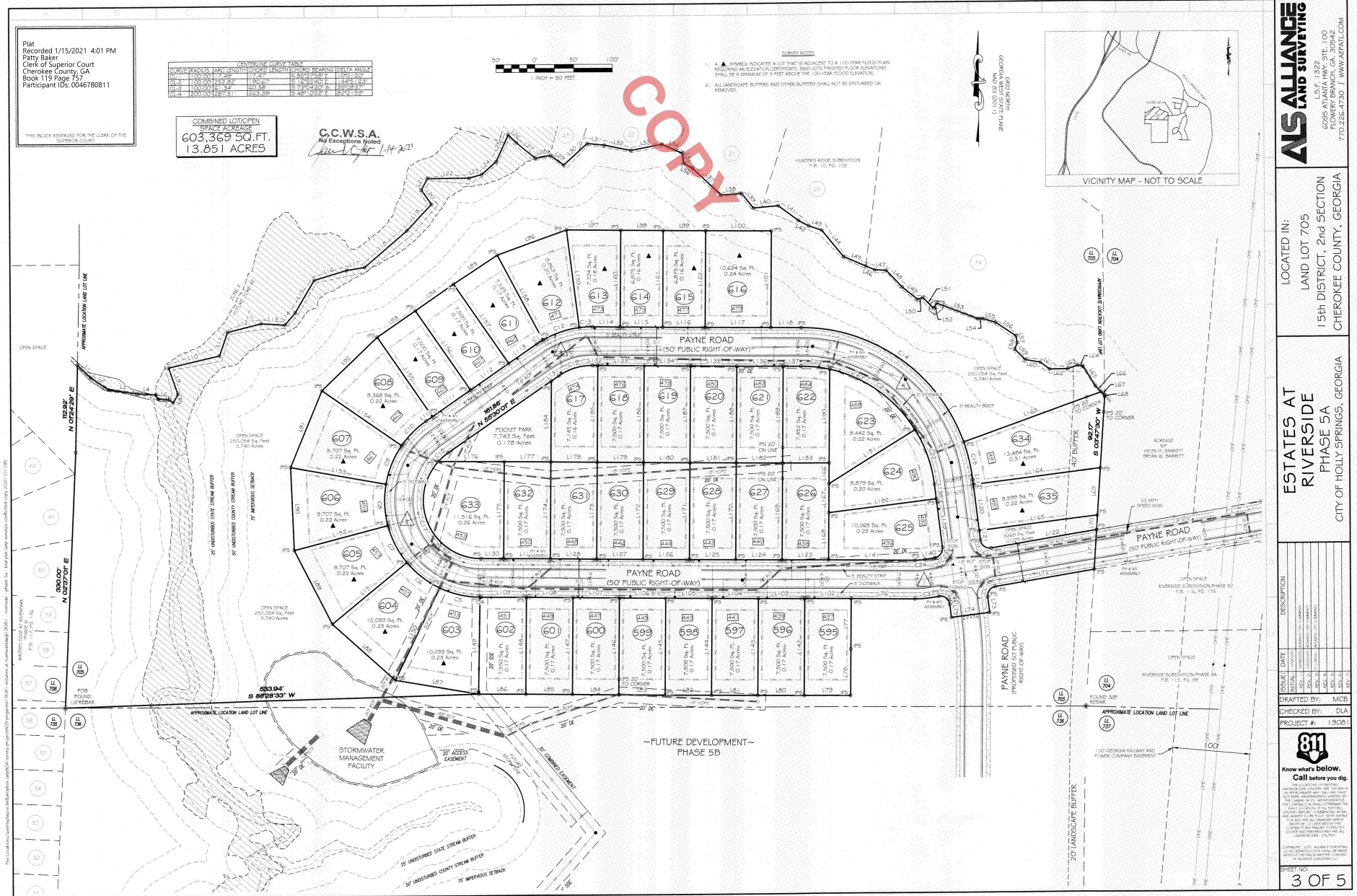
DATE	DESCRIPTION
08/08/2019	DRAFTED BY: MCB
08/08/2019	CHECKED BY: DLA
08/08/2019	PROJECT #: 19081

811
 Know what's below.
 Call before you dig.
 One call alerts all utility companies in the area of your project. It's free and it's fast. Call 811 or visit 811.org. Marking is provided by the utility companies. Digging is at your own risk. Call 811 or visit 811.org for more information.

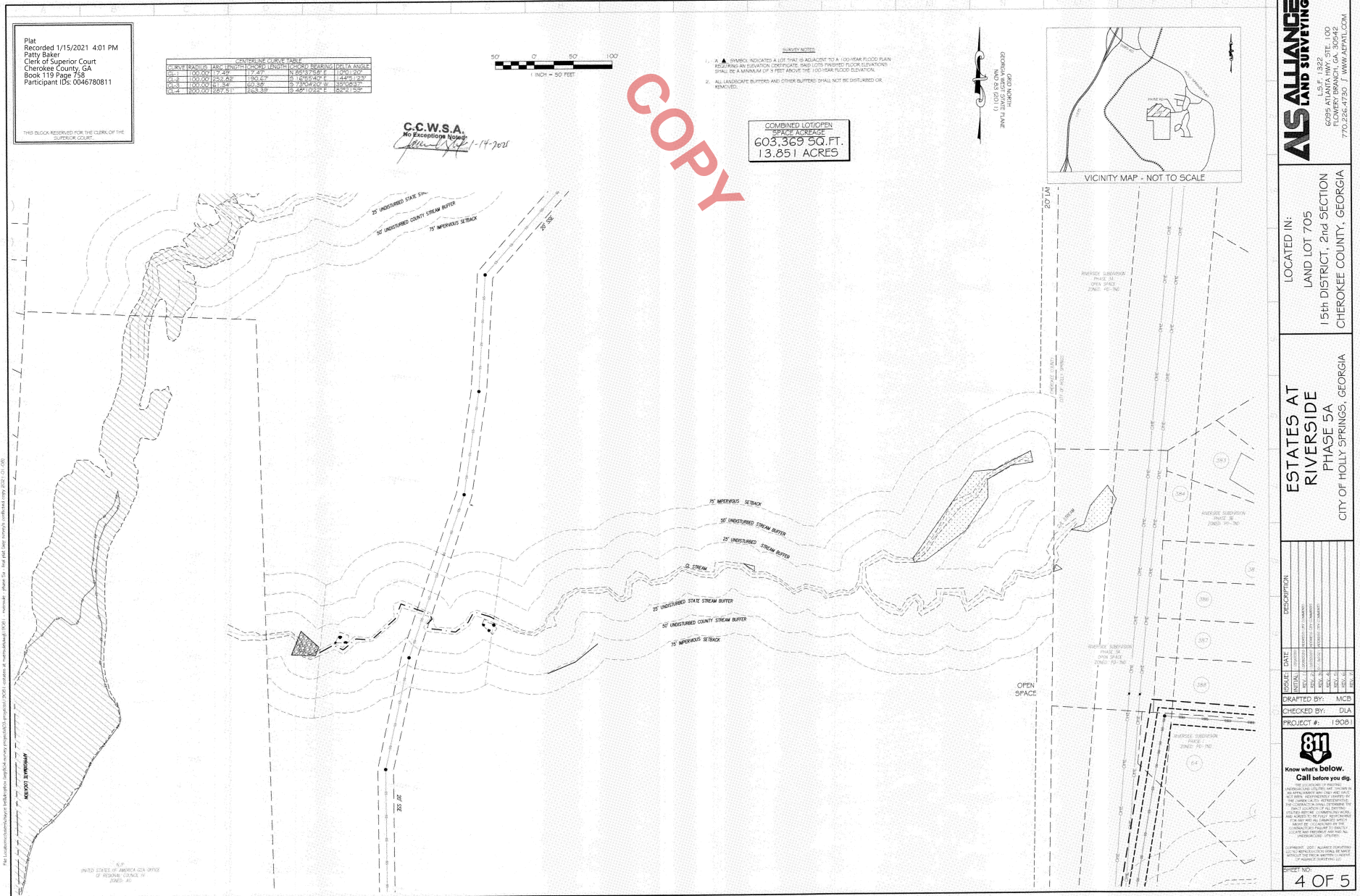
COMPONENT: 811-ALREADY EXISTING
 CALL BEFORE YOU DIG. 811 OR VISIT 811.ORG
 811-ALREADY EXISTING. CALL BEFORE YOU DIG. 811 OR VISIT 811.ORG

SHEET NO:
 2 OF 5

PLAT BOOK: 119 PG: 757
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 Cherokee County, GA



PLAT BOOK: 119 PG: 758
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 Patty Baker, Clerk of Superior Court
 Cherokee County, GA



Plat
Recorded 1/15/2021 4:01 PM
Patty Baker
Clerk of Superior Court
Cherokee County, GA
Book 119 Page 759
Participant IDs: 0046780811

CENTERLINE CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
CL-1	100.00	17.49	17.47	N 85°37'58" E	120°1'20"
CL-2	100.00	252.82	130.67	S 16°54'07" E	144°51'23"
CL-3	100.00	61.34	50.36	S 73°04'20" W	35°05'37"
CL-4	200.00	267.51	264.39	S 48°10'22" E	62°21'58"

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

C.C.W.S.A.

No Exceptions Noted
Paul J. [Signature] 1-14-2021

COMBINED LOT/OPEN
SPACE ACREAGE
603,369 SQ.FT.
13.851 ACRES

2. ALL LAMPS REMOVED.

SURVEY NOTES

1. A ▲ SYMBOL INDICATES A LOT THAT IS ADJACENT TO A 100-YEAR FLOOD PLAIN REQUIRING AN ELEVATION CERTIFICATE. SAID LOTS FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 3 FEET ABOVE THE 100-YEAR FLOOD ELEVATION.
2. ALL LANDSCAPE BUFFERS AND OTHER BUFFERS SHALL NOT BE DISTURBED OR REMOVED.

GEORGIA WEST STATE
NAD 83 (2011)

VICINITY MAP - NOT TO SCALE

AIS ALLIANCE
LAND SURVEYING

L.S.F. 1322
6095 ATLANTA HWY. STE. 100
FLOWERY BRANCH, GA. 30542
770.226.4730 WWW.AEPATL.COM

LOCATED IN:
LAND LOT 705
15th DISTRICT, 2nd SECTION
CHEROKEE COUNTY, GEORGIA

ESTATES AT
RIVERSIDE
PHASE 5A
CITY OF HOLLY SPRINGS, GEORGIA

ISUR:	DATE:	DESCRIPTION:
RTIAL:	08/08/00	
REV. 1:	08/08/00	NEWEST CITY CEMENTS
REV. 2:	08/08/00	NEWEST CITY CEMENTS
REV. 3:	08/08/00	NEWEST CITY CEMENTS
REV. 4:		
REV. 5:		
REV. 6:		

DRAFTED BY: MC

CHECKED BY: DR

PROJECT #: 190



Know what's **below.**

Call before you dig
THE LOCATIONS OF TOLLING

UNEP/WHO LIAISON AND SPECIAL
AN APPROPRIATE AND ONLY AND HAS
NOT BEEN INDEPENDENTLY VERIFIED

THE OWNER OR ITS REPRESENTATIVE
THE CONTRACTOR SHALL DETERMINE
EXACT LOCATION OF ALL EXISTING

UTILITIES PERSONS, COMPANIES AND
AND AGREES TO BE FULLY RESPONSIBLE
FOR ANY AND ALL DAMAGES WHICH

MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL

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SHEET NO. _____

5 OF 5

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