

**Action Requested/Required:**

- ☐ Vote/Action Requested  
☒ Discussion or Presentation Only  
☐ Public Hearing  
Report Date: 12/10/24  
Hearing Date: 1/2/25  
Voting Date: 1/16/25

Department: Community Development Presenter(s) & Title: Steve Green, Zoning Administrator

**Agenda Item Title:**

MPA2410-003/CUP2411-001 - Request to have proposed development to have "for sale" homes as well as "for rent" homes. Applicant also seeks the ability to have detached units along with attached units - TPA Group, LLC

**Summary:**

The applicant seeks to have the approved Master Plan Amendment and Conditional Use Permit amended to allow for "for sale" units along with "for rent" units. The applicant also seeks the ability to have detached units along with attached units.

**Budget Implications:**

Budgeted? ☐ Yes ☐ No ☒ N/A

Total Cost of Project:  Check if Estimated ☐

Fund Source: General Fund ☐ Water & Sewer ☐ Sales Tax ☐ Other:

**Staff Recommendations:**

Staff recommendations and possible conditions will be presented with the action meeting staff report.

**Reviews:**

Has this been reviewed by Management and Legal Counsel, if required? ☐ Yes ☐ No

**Attachments:**

Application  
Site plan  
Survey  
Staff report



**Land Use Petition: CUP2411-001 and MPA2410-003**  
**Date of Staff Report Preparation: December 11, 2024**  
**Mayor and City Council Public Hearing Date: January 2, 2024**  
**Mayor and City Council action meeting: January 16, 2024**

---

**Project Name/Applicant: TPA Group, LLC**

**Property Location: Pod I, Riverstone**

**Parcel ID: Parcel 060, Tax Map Book 14N22A**

**District/Land Lot: 14<sup>th</sup> District, Land Lots 191 and 206**

**Acreage: +/- 72 acres of Pod I**

**Existing Zoning District: PD-MU**

**Existing Land Use: Vacant and heavily wooded**

**Future Development Map Designation: CLMURC (Community Level Mixed Use Retail Center)**

**Proposed Development: 250 to 300 rental townhouse units. Applicant seeks to have the ability to have "for sale" homes as well as "for rent" homes. The applicant also requests to have the ability to have detached units.**

**Owner: Matt Sasser**

**District Standards:**

| ___ Zoning District Standards (Primary Street) |      |                           |                      |
|------------------------------------------------|------|---------------------------|----------------------|
| Impervious Surface (max.)                      | 75%  | Front Yard Setback (min.) | 15' from R.O.        |
| Open Space (min.)                              | 25%  | Side Yard Setback (min.)  | 20'                  |
| Building Height (max.)                         | N/A  | Rear Yard Setback (min.)  | 15'                  |
| Building Height (min.)                         | N/A  | Buffer Planting (min.)    | 50' from creek banks |
| Zoning Buffer                                  | None | Overlay Zone              | N/A                  |

**Surrounding Land Uses and Zoning:**

North – Wooded, undeveloped – PD-MU

South – Within Pod I, vacant/undeveloped and Teasley

Middle School – PD-MU

East – Across, Bluffs Parkway, vacant/undeveloped –

PD-MU

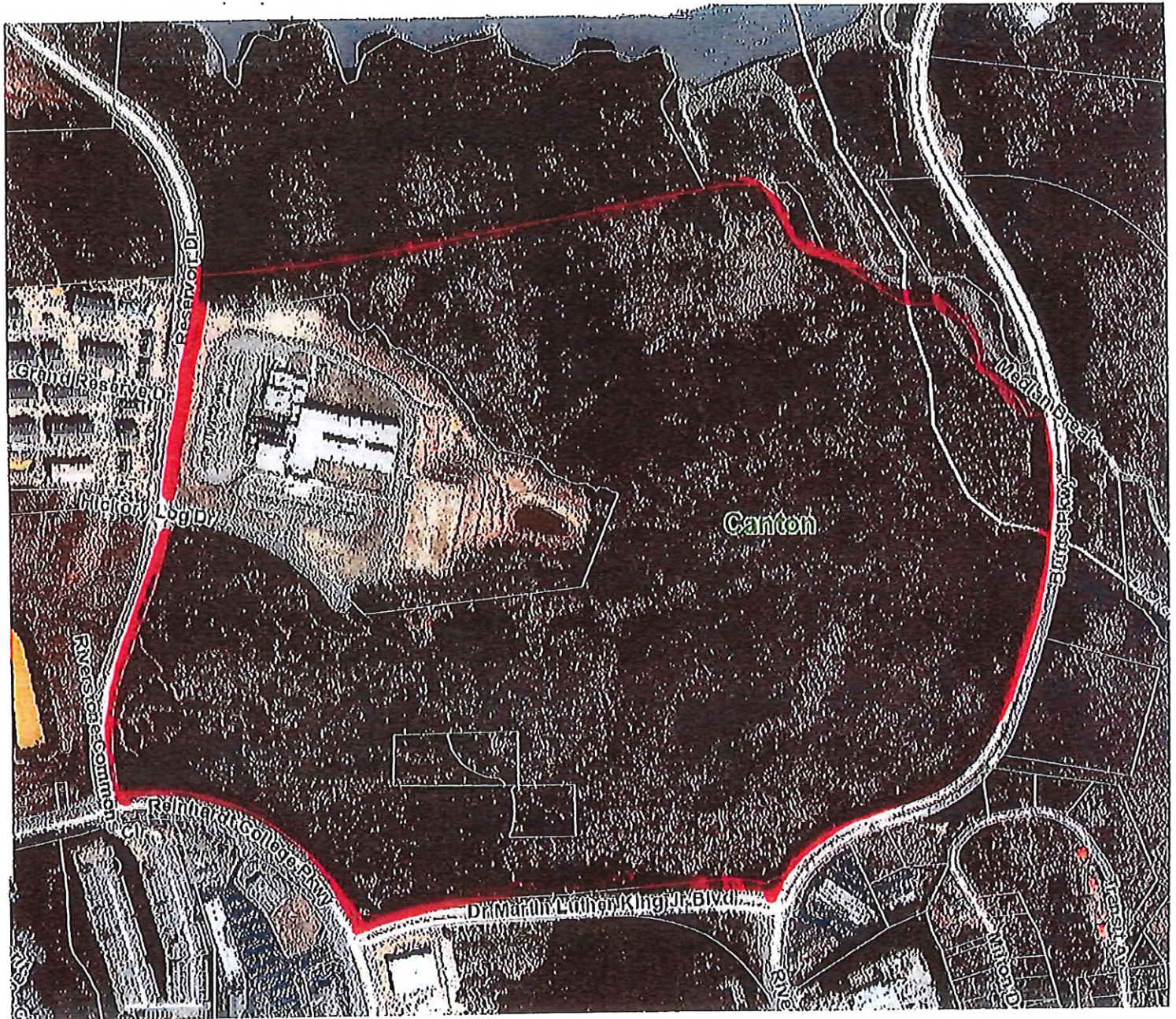
West – Across Reservoir Drive, Grand Reserve apts. And

Teasley Middle School – PD-MU



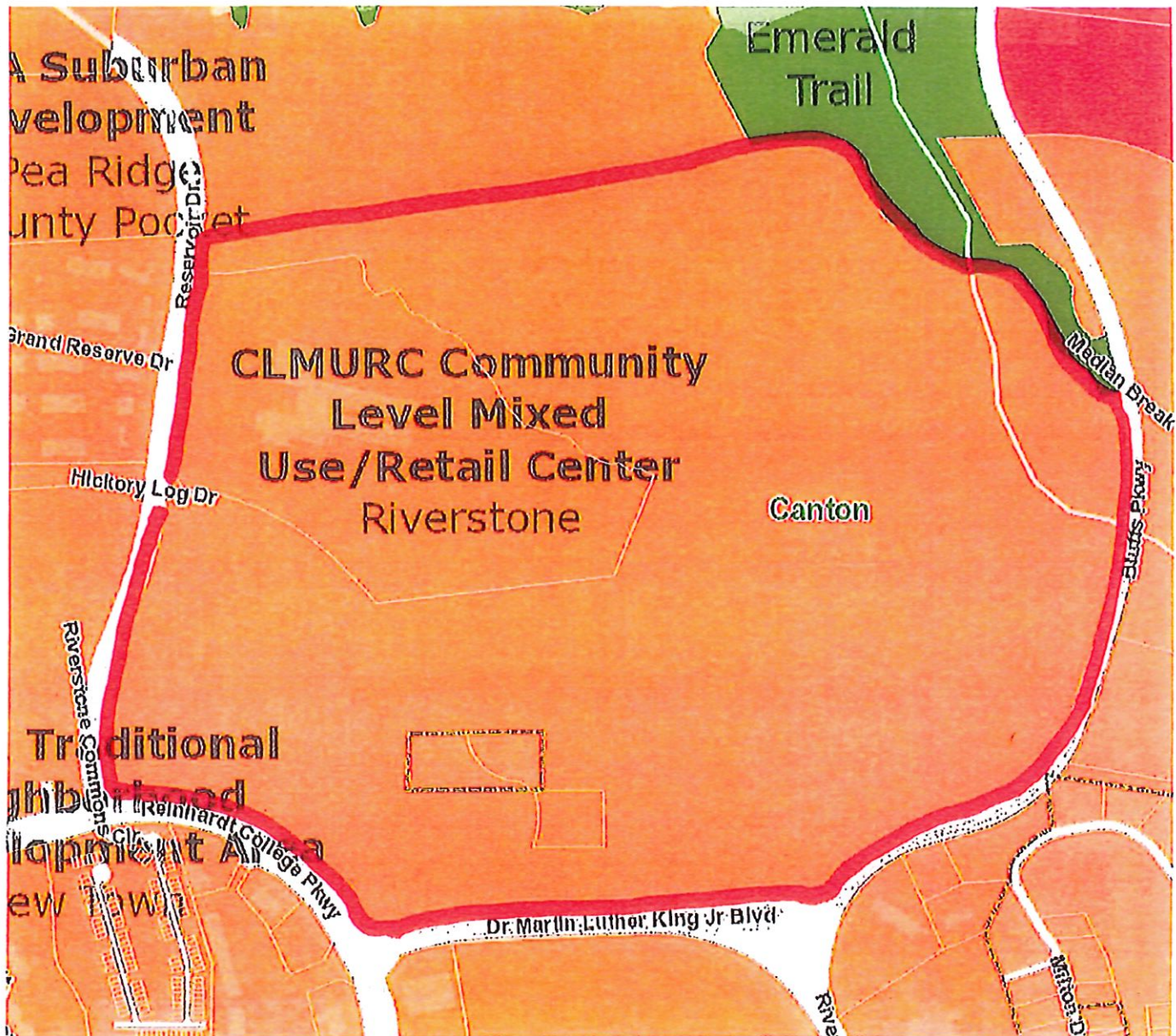
# CANTON

Existing Land Use Map



# CANTON

## Future Development Map





**Site Description:** The subject area is vacant and heavily wooded with a mixture of hardwoods and pines.

**Site History:** In 2020 this particular site in Pod I was approved for a rental community for up to 300 living units. The applicants Letter of Intent in both the Master Plan Amendment and Conditional Use Permit was very specific in requesting a “for rent” development. These applications were approved along with reducing the house minimum house size from 2,400 square feet to 1,000 square feet.

**CRITERIA TO BE APPLIED – LAND USE PETITION (Master Plan amendment)**

1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties; **The proposed townhomes are an approved use for Pod I. The recent development of Grand Reserve supports additional residential development in the area. The applicant is also requesting the ability to construct detached homes.**
2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **It will not.**
3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned; **The affected area has a reasonable economic use as currently approved.**
4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools; **The school board has not yet replied to these applications**
5. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan and Future Development Map; **The proposed amendment does not affect the Future Land Use Plan as the proposed development was approved in 2007.**



6. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal. **Rental projects such as this have been developed in other areas. Moss Pointe, a single family detached subdivision on Fate Conn, is a primarily rental subdivision.**
7. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources. **There no known historic buildings, sites, districts or archaeological sites in the subject area.**
8. Whether the aesthetic and architectural design of the site is compatible with the intent and requirements of the Comprehensive Plan, the Character Areas, and any Overlay Districts. **Any multi-unit (three or more attached units) development must be approved by the City of Canton Oversight Committee for exterior appearance.**

**CRITERIA TO BE APPLIED – CONDITIONAL USE PERMIT**

- a. Whether the proposed use is consistent with the comprehensive plan and other adopted policies of the City; **The proposed use was approved in 2007.**
- b. Whether the proposed use complies with the requirements of this zoning ordinance; **The proposed use was approved in 2007 when Pods G, H, I and J were added to the original Riverstone development.**
- c. Whether public services, public facilities and utilities are adequate to serve the proposed use; **Public services will be adequate to serve the proposed use.**
- d. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of:
  1. Noise, smoke, order, dust or vibration generated by the proposed use; **The proposed use will not generate additional noise, smoke, odor, dust or vibrations.**
  2. Hours or manner of operation of the proposed use; **Hours of the proposed use will be typical of a residential development. and**



- 3. Traffic volumes generated by the proposed use; The addition of up to 300 rental/for sale units will have an affect on traffic.**
- e. Whether the proposed use would result in an over-concentration of the subject use type within the area of the proposed use; There is one townhome project in the immediate area however it is both owner occupied and rental units.**
- f. Whether the aesthetic and architectural design of the site is compatible with the intent and requirements of the comprehensive plan, the character areas, and all applicable zoning ordinance regulations; The exterior design, color and materials must be approved by the City of Canton Oversight Committee.**
- g. Whether the proposed use is compatible with adjacent properties and land uses, based on consideration of the size, scale and massing of proposed buildings and the overall site design. The proposed use is compatible with adjacent land uses as it provides a transition from single family, detached homes to attached residential units in the area. Size, scale and massing of the project is subject to approval by the City of Canton Oversight Committee.**

#### **DEPARTMENT COMMENTS**

##### **BUILDING AND SAFETY SERVICES**

- BUILDING SERVICES:
- SAFETY SERVICES:
- International Building Code, 2018 Edition, with Georgia Amendments (2020), (2022), (2024)
- International Residential Code, 2018 Edition, with Georgia Amendments (2020), (2024)
- International Fire Code, 2018 Edition (Contact State Fire Marshal Below)



- International Plumbing Code, 2018 Edition, with Georgia Amendments ([2020](#)), ([2022](#)), ([2023](#)), ([2024](#))
- International Mechanical Code, 2018 Edition, with Georgia Amendments ([2020](#)), ([2024](#))
- International Fuel Gas Code, 2018 Edition, with Georgia Amendments ([2020](#)), ([2022](#))
- National Electrical Code, 2020 Edition, with Georgia Amendments ([2021](#))
- International Energy Conservation Code, 2015 Edition, with Georgia Supplements and Amendments ([2020](#)), ([2022](#)), ([2023](#))
- International Swimming Pool and Spa Code, 2018 Edition, with Georgia Amendments ([2020](#))

The City of Canton has an automatic sprinkler system ordinance. All multi-family residential construction (three family dwellings or more) requires an NFPA 13R automatic sprinkler system. For commercial development, any structure over 3,500 square feet shall require an NFPA 13 automatic sprinkler system.

This project may require two or more entrances based on the number of dwelling units constructed. This requirement is in the City of Canton Unified Development Code (UDC), section 109.03.12 - Development access and the 2018 International Fire Code Appendix "D".

The minimum diameter fire main size is 8". Fire hydrant placement is based on both the City of Canton UDC, section 110.02.02 (f)- Design criteria and appendix B and C of the 2018 International Fire Code which has been adopted as law in the City of Canton.

Mail Kiosks shall meet the 2010 Federal ADA standard and USPS-STD-4C. A van accessible handicap parking space and access aisle is required to serve an accessible route to the mail kiosk.

Specific 2018 IFC requirements for civil plans:

1. The 2018 International Fire Code, appendix "D" requires fire apparatus access roads not exceeding 10% grade and for local



Cherokee County fire apparatus requirements, access road cross grades may not exceed 5%.

2. Roads throughout the development must be at minimum made of asphalt or concrete capable of supporting the imposed load of fire apparatus weighing up to 75,000 pounds.

3. Turn radiuses for all streets shall be 35' minimum for development entrances and 25' for interior streets. Proof of turning radius compliance shall be demonstrated using software analysis such as "AutoTURN" or other clearance/swept path analysis software. For tire curb clearances, bumper swing clearances or inside crimp angles, contact Cherokee County Fire & Emergency Services.

4. Dead end fire apparatus access roads in excess of 150 feet in length shall be provided an approved area for turning around fire apparatus.

5. Aerial fire apparatus streets are required where the vertical distance between the grade plane and the highest roof surface exceeds 30'. The required width of an aerial apparatus road shall be 26' minimum and constructed as noted in note #2 above. One or more of the aerial access routes meeting the building height condition shall be located not less than 15' and not greater than 30' from the building and shall be positioned parallel to one entire side of the building. Overhead utilities and power lines shall not be located over the aerial apparatus road.

6. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

#### Conditions for Consideration

#### COMMUNITY DEVELOPMENT

In 2020 a Master Plan Amendment (M2008-001) and Conditional Use Permit CUP (CUP2008-001) was filed to reduce the required minimum unit size for each home and to gain approval for the attached townhome units. The application noted that this was/is to be a rental community of 250 to 300 living units. These applications were approved.

The current applications are requesting that the owner/developer have the ability to have "for sale" units along with having some structures that are single family detached.



Conditions for Consideration

DEVELOPMENT SERVICES

Conditions for Consideration

POLICE DEPARTMENT

Conditions for Consideration

PUBLIC WORKS

Conditions for Consideration

UTILITY ENGINEER

Conditions for Consideration

CHEROKEE COUNTY SCHOOL SYSTEM:

Conditions for Consideration

**CHEROKEE COUNTY (AS NEEDED)**

CHEROKEE COUNTY PLANNING AND ZONING DEPARTMENT



Conditions for Consideration

CHEROKEE COUNTY ENGINEER

Conditions for Consideration

CHEROKEE COUNTY FIRE MARSHAL

Conditions for Consideration

**STAFF CONDITIONS FOR CONSIDERATION**

1. The approval should be for the current application.
2. A traffic study should be provided prior to the submittal of any land disturbance applications.



## Community Development Department

110 Academy Street, Canton, Georgia 30114  
770-704-1500

CLP2411-001

### Public Hearing Application

Project # \_\_\_\_\_

1. Please check all information supplied on the following pages to ensure that all spaces are filled out completely and accurately before signing this form. State N/A, where Not Applicable
2. Please make your check payable to "City of Canton."
3. If you have questions regarding this form please contact the Department of Planning and Zoning by calling (770) 704-1530.

J. Bradford Smith for

This form is to be executed under oath. I, TPA Group, LLC, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in the Application for Public Hearing is true and correct and contains no misleading information. I, J. Bradford Smith, have received and thoroughly read the Public Hearing Procedures.

Applicant: This 30 day of September, 2024 Print Name: J. Bradford Smith for TPA Group, LLC

#### Applicant Information:

Name: TPA Group, LLC  
Address: 1776 Peachtree Street, NW Suite 100  
City: Atlanta  
State: GA Zip Code: 30309  
Telephone: 770 436 3400  
Fax Number: \_\_\_\_\_  
Email Address: \_\_\_\_\_

#### Owner Information:

Name: Cottages at Riverstone GA, LLC  
Address: 1776 Peachtree Street NW, Suite 100  
City: Atlanta  
State: GA Zip Code: 30309  
Telephone: (770) 436-3400  
Fax Number: \_\_\_\_\_  
Email Address: \_\_\_\_\_

#### This Application For (Check Only One):

- ☐ A Annexation  
☐ B Rezoning  
☐ C Master Plans  
☒ D Master Plan Revisions  
☒ E Conditional Use Permit  
☐ F Land Use Modification  
  
☐ G Zoning Condition Amendment  
☐ H Density Transfer within Master Plan

- ☐ I Temporary Use Permit  
☐ J Zoning Ordinance Text Amendment  
☐ K Variance : Pre-Construction  
☐ K Variance : Post-Construction  
☐ Appeal  
  
☐ Adjustment  
☐ Special Exception

#### Fee Schedule:

Application Type \_\_\_\_\_  
Base Fee \_\_\_\_\_ + (#Acres \_\_\_\_\_ x \$25.00 = \_\_\_\_\_) = \_\_\_\_\_  
+ (#Acres \_\_\_\_\_ x \$50.00 = \_\_\_\_\_) = \_\_\_\_\_  
Advertising Fee \_\_\_\_\_

#### Staff Use Only

Amount Due: \_\_\_\_\_  
Amount Due: \_\_\_\_\_  
Total Fee: \_\_\_\_\_

Received By: \_\_\_\_\_

Date: \_\_\_\_\_

Amount Paid: \_\_\_\_\_



Community Development Department

110 Academy Street, Canton, Georgia 30114

770-704-1500

## Authorization Of Property Owner

This form is to be executed under oath. I, J. Bradford Smith for Cottages at Riverstone GA, LLC, do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the owner of the property, which is the subject matter of the attached application, as is shown in the records of Cherokee County, Georgia. I hereby authorize the City of Canton and its representatives to inspect the property, which is the subject of this application, and post any notices required thereon.

This 30 day of September, 2024.

Owner Signature: [Signature]

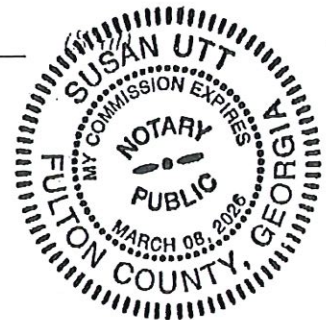
Print Name: J. Bradford Smith for  
COTTAGES AT RIVERSTONE  
GA LLC

I, the above signed legal owner of the subject property, do hereby authorize the following application to be submitted to the City of Canton:

- |                                                             |                                                                |
|-------------------------------------------------------------|----------------------------------------------------------------|
| <input type="checkbox"/> A Annexation                       | <input type="checkbox"/> G Zoning Condition Amendment          |
| <input type="checkbox"/> B Rezoning                         | <input type="checkbox"/> H Density Transfer within Master Plan |
| <input type="checkbox"/> C Master Plans                     | <input type="checkbox"/> I Temporary Use Permit                |
| <input checked="" type="checkbox"/> D Master Plan Revisions | <input type="checkbox"/> J Zoning Ordinance Text Amendment     |
| <input type="checkbox"/> E Conditional Use Permit           | <input type="checkbox"/> K Variance                            |
| <input type="checkbox"/> F Land Use Modification            |                                                                |

Sworn To and Subscribed Before Me This 30 Day Of SEPTEMBER, 2024.

Notary Signature: [Signature]





## Community Development Department

110 Academy Street, Canton, Georgia 30114

770-704-1500

# Authorization Of Applicant

J. Bradford Smith for

This form is to be executed under oath. I, Cottages at Riverstone GA, LLC, do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the owner of the property, which is the subject matter of the attached application, as is shown in the records of Cherokee County, Georgia. I hereby authorize the City of Canton and its representatives to inspect the property, which is the subject of this application, and post any notices required thereon.

This 30 day of September, 2024.

Owner Signature: \_\_\_\_\_

Print Name: J. Bradford Smith for

Cottages at Riverstone GA, LLC

I, the above signed legal owner of the subject property, do hereby authorize the person named below to act as applicant in the pursuit of a request for:

- |                                                              |                                                                |
|--------------------------------------------------------------|----------------------------------------------------------------|
| <input type="checkbox"/> A Annexation                        | <input type="checkbox"/> G Zoning Condition Amendment          |
| <input type="checkbox"/> B Rezoning                          | <input type="checkbox"/> H Density Transfer within Master Plan |
| <input type="checkbox"/> C Master Plans                      | <input type="checkbox"/> I Temporary Use Permit                |
| <input checked="" type="checkbox"/> D Master Plan Revisions  | <input type="checkbox"/> J Zoning Ordinance Text Amendment     |
| <input checked="" type="checkbox"/> E Conditional Use Permit | <input type="checkbox"/> K Variance                            |
| <input type="checkbox"/> F Land Use Modification             |                                                                |

Name of Authorized Applicant: TPA Group, LLC

Signature: \_\_\_\_\_

Mailing Address: 1776 Peachtree Street, NW Suite 100

City: Atlanta

State: GA

Zip Code: 30309

Telephone: \_\_\_\_\_

Fax Number: \_\_\_\_\_

E-mail: \_\_\_\_\_

### Applicant Status:

- ☒ Owner (through an affiliated entity)  
☐ Option to Purchase  
☐ Lessor  
☐ Area Resident  
☐ Other (Explain): \_\_\_\_\_

This Authorization of Applicant Form has been completed and the property owner's signature is

Sworn To and Subscribed Before Me This 30 Day of SEPTEMBER, 2024.

Notary Signature: \_\_\_\_\_

www.canton.ga.gov



**CERTIFICATE REGARDING CORPORATE AUTHORITY TO PURSUE PUBLIC HEARING  
APPLICATION**

1.

My name is J. Bradford Smith. I am the officer who is delegated the responsibility for authenticating records of TPA Group, LLC (the "Applicant Company"). I am of legal age and suffer from no disabilities which would affect my competence to give this Certificate which is being given on my own personal knowledge for use with respect to the Applicant's Application for Public Hearing regarding certain real property located in the City of Canton, Cherokee County, Georgia.

2.

In accordance with the Requirements for completing a City of Canton Application, I hereby attest on behalf of the Applicant Company that an authorized representative of Applicant Company has reviewed the Application and related documents which are being filed simultaneously therewith on behalf of the Applicant Company (collectively, the "Application") to which this Certificate is attached and hereby certify:

- (a) That corporate seal or facsimile affixed to the Application is in fact the seal of the Applicant Company or a true facsimile thereof; and
- (b) That the officer or other representative of the Applicant Company who executed the Application does in fact occupy the official position indicated, that the position that the signer occupies has the authority to execute the Application on behalf of the Applicant Company, and that the signature of said officer or other representative is genuine; and
- (c) That the execution of the Application and the filing of the Application on behalf of the Applicant Company by the officer or other representative of the Applicant Company has been duly authorized by the Applicant Company.

TPA GROUP, LLC

Signed: \_\_\_\_\_

J. Bradford Smith, Authorized Signatory for the Applicant



\_\_\_\_\_  
Signature of Notary Public

Date 9/30/24



Community Development Department  
110 Academy Street, Canton, Georgia 30114  
770-704-1500

## Disclosure Form

*O.C.G.A. § 36-67A-2 / O.C.G.A. § 36-67A-3 requires disclosure of campaign contributions to government officials by an applicant or opponent of a public hearing petition. Applicants must file this form with the Department of Community Development.*

1. Name of Applicant/Opponent: TPA Group *Please Type Or Print All Responses*

### Section 1

If the answer to any of the following questions is "Yes," complete Section 2.

- A) Are you, or anyone else with a property interest in the subject property, a member of the City of Canton Planning Commission or the City of Canton Mayor and Council?  
☐ YES ☒ NO
- B) Does an official of such public bodies have any financial interest in any business entity which has a property interest in the subject property?  
☐ YES ☒ NO
- C) Does a member of the family of such officials have an interest in the subject property as described in (A) and (B)?  
☐ YES ☒ NO
- D) Within Two (2) years of immediately preceding this application have you made campaign contributions(s) or given gifts to such public officials aggregating \$250 or more?  
☐ YES ☒ NO

### Section 2

1. Name and the official position of the Canton Official to whom the campaign contribution was made *(Please use a separate form for each official to whom a contribution has been made in the past (2) years):*

2. List the dollar amount/value and description of each campaign contribution made over the past two (2) years by the Applicant/Opponent to the named Canton Official:

#### Description

|    |  |
|----|--|
| \$ |  |
| \$ |  |
| \$ |  |

|  |
|--|
|  |
|  |
|  |

Note: Complete a separate form for each authorized applicant.



Community Development Department  
110 Academy Street, Canton, Georgia 30114  
770-704-1500

## Property Information:

Address: 164 Reservoir Drive  
Land Lot(s): 191 & 206 District: 14th Section: 2nd Map #: 14N Parcel #: 14-0206-0004  
Existing Zoning Of Property: PD-MU ☒ City ☐ County Total Acreage Of Property: 71.61±  
Proposed Zoning Of Property: N/A Existing Use(s) Of Property: undeveloped  
Directions to property from Main Street in downtown Canton:  
Take Waleska St. North to Riverstone Pkwy (Hwy. 5) for approx. 1 mile.; turn left onto Riverstone Blvd.  
(which turns into Bluffs Pkwy.); Subject property is approx. .5 miles on the left

**Adjacent Property/Owner Information:** Please provide the following information for all adjacent properties, including property connected by public rights-of-way. Attach additional sheets as necessary.

|       | <u>OWNER NAME/ADDRESS</u>                                                                          | <u>CURRENT ZONING</u> | <u>CURRENT LAND USE</u>            |
|-------|----------------------------------------------------------------------------------------------------|-----------------------|------------------------------------|
| NORTH | <u>GREAT SKY COMMERICAL HOLDINGS LLC 10006 N DALE MABRY HWY TAMPA FL 33618; PD-MU; residential</u> |                       |                                    |
| SOUTH | <u>CCSD P O BOX 769 CANTON, GA, 30169</u>                                                          | <u>PD-MU</u>          | <u>Education</u>                   |
|       | <u>BRIGHT-SASSER CANTON LLC, P O BOX 450233 ATLANTA GA 31145; PD-MU</u>                            |                       | <u>Undeveloped</u>                 |
| EAST  | <u>BRIGHT-SASSER CANTON LLC, P O BOX 450233 ATLANTA GA 31145; PD-MU</u>                            |                       |                                    |
|       | <u>WESTDALE GRAND CANTON LLC</u>                                                                   |                       | <u>Undeveloped and residential</u> |
| WEST  | <u>2424 RIDGE RD,</u>                                                                              | <u>PD-MU</u>          | <u>Multifamilyresidential</u>      |
|       | <u>ROCKWALL, TX, 75087</u>                                                                         |                       |                                    |
| OTHER | <u></u>                                                                                            |                       |                                    |

## UTILITY INFORMATION

How is sewage from this development to be managed? City  
Proposed managing jurisdiction: City  
How will water be provided to the site? City  
Proposed managing jurisdiction: City Size Limit: 16" water pipe @ Great Sky



## Community Development Department

110 Academy Street, Canton, Georgia 30114  
770-704-1500

### PUBLIC SCHOOL POLICY STATEMENT

The Mayor and Council of the City of Canton hereby recognize that growth and development can, at times, have an effect on school capacity within the county and therefore recognize the need to share information on developments that have regional impact. In an effort to cooperate with the Cherokee County School Board and share information on residential rezoning requests, master plan applications, and land use modifications to the comprehensive land use plan, the Mayor and Council hereby encourage open dialogue and meeting between the applicant and the appropriate school board representative. Therefore, developers whose projects consist of 25 or more residential units shall contact the Cherokee County School Board and communicate with a school board representative to discuss their intent. The applicant should be prepared to address such communication if requested by the Mayor and Council at the meeting in which final action is to be taken. (Section 8-8-B-37) (Amended: 12/07/00)

County Schools serving this development:

HIGH Cherokee

MIDDLE Teasley

ELEMENTARY Hasty Elem.

### TRAFFIC INFORMATION

Road/Street providing access: Bluffs Pkwy.

Width at property: (Road) 4 lane divided (median) (Right-of-way) variable (with median and sidewalks)

Distance to nearest major thoroughfare: ±1.4 miles Thoroughfare Name: Hwy. 140

Description of Road accessing property (Classification): Minor Collector

In support of this request, I submit the following items, which are attached and made a part of this application:

- ☐ Boundary Survey
- ☐ Legal Description
- ☐ Letter of Intent
- ☐ Traffic Analysis Report

- ☐ Master Plan / Site Plan
- ☐ Location Map
- ☐ Hydrology Study

(Guidelines available from Planning & Zoning Dept.)

- ☐ Board of Appeals Review Criteria Response
- ☐ Petition Requesting Annexation
- ☐ Other (please explain) \_\_\_\_\_
- ☐ Elevation Plans



Dear Applicant,

By signing this letter you have acknowledged that you have read and understand the City of Canton's "Housing Needs Assessment & Market Study". A copy of this study may be found on the City's website, [www.cantonga.gov](http://www.cantonga.gov).

In addition by signing this letter you have acknowledged that you have read and understand the City of Canton's "Roadmap for Success". This plan was adopted by the Mayor and City Council on December 17, 2020. A copy of this document may also be found on the City's website, [www.cantonga.gov](http://www.cantonga.gov). \*

J. Bradford Smith for

I, TPA Group, LLC, as applicant ~~and/or owner~~ of the subject property(ies) do hereby attest that I have read and understand the City of Canton "Housing Needs Assessment & Market Study". The proposed project meets the tenets of success and assists the City in reaching goals through the proposed development. The specific means by which these items have been implemented may be found in the Letter of Intent.

[Signature] Date: 9/30/24  
Signature

J. Bradford Smith  
Printed Name

J. Bradford Smith for

I, TPA Group, LLC, as applicant ~~and/or owner~~ of the subject property(ies) do hereby attest that I have read and understand the City of Canton's "Roadmap for Success". The proposed project has implemented the "Roadmap for Success" or portions thereof within the proposed development. The specific means by which these items have been implemented may be found in the Letter of Intent.

[Signature] Date: 9/30/24  
Signature

J. Bradford Smith  
Printed Name

\*Please be prepared to discuss the items with the City staff.

Phone: 770.704.1500 | Fax: 770.704.1530 | 110 Academy Street | Canton, Georgia 30114

[cantonga.gov](http://cantonga.gov)



GARVIS L. SAMS, JR.  
(RETIRED)  
JOEL L. LARKIN  
PARKS F. HUFF

**SAMS, LARKIN & HUFF**  
A LIMITED LIABILITY PARTNERSHIP  
SUITE 100  
376 POWDER SPRINGS STREET  
MARIETTA, GEORGIA 30064-3448

770•422•7016  
TELEPHONE  
770•426•6583  
FACSIMILE

November 7, 2024

**VIA ONLAMA ONLINE PORTAL**

Mr. Steve Green, Zoning Administrator  
City of Canton  
110 Academy Street  
Canton, GA 30114

RE: Application of TPA Group, LLC for a Conditional Use Permit (CUP) and to amend the Riverstone Master Plan for Pod I for property located in Land Lots 191 and 206 of the 14<sup>th</sup> District; Cherokee County, Ga.

**LETTER OF INTENT**

Dear Steve:

TPA Group, LLC proposes to amend the Zoning Conditions and the Master Plan and apply for a Conditional Use Permit to allow for-sale townhomes in addition to the already approved for-rent townhomes. The Subject Property is a portion of the 83.70± acre residential land use classification for Pod I. In 2020, the city approved a Conditional Use Permit for 300 rental townhomes on the subject property. TPA wishes to amend this approval to allow the townhomes to be for sale and not just a rental community. Additionally, TPA requests an amendment to the Masterplan to have the option allow the units to be detached

The totality of the Subject Property is situated in the City of Canton and is zoned PD-MU. Pod I was added to the Riverstone Master Plan in 2007 along with Pods G, H and J. The property to the south and east of the Subject Property is owned by Bright-Sasser Canton, LLC and is largely undeveloped. South and west of the subject property is owned by the Cherokee County School District where Teasley Middle School and the new location for Cherokee High School (currently under construction). Immediately to the west and located across Reservoir Drive is the Grand Reserve Canton apartment community. Under the City of Canton's 2045 Comprehensive Plan, the Subject Property is situated in the Community Level Mixed Use/Retail Center (CLMURC) Character Area.



November 7, 2024

Page 2

---

## REVIEW CRITERIA

*How will this proposal be compatible with the surrounding properties?*

The Riverstone Master Plan is located adjacent to the Great Sky Master Plan to the north and Bluffs at Technology Park Master Plan to the east. The Applicant's proposal to add a fee-simple option for home ownership to this area will provide a mix of housing in the Bluffs/Technology corridor. The option to allow all or some of the units to be detached also creates the potential for a mixture of housing types in the area.

*How will this proposal affect the use and value of the surrounding properties?*

The request to amend the Master Plan will not adversely affect adjacent or nearby properties' existing use, usability, or value. The proposed amendments will create more housing options in Canton.

*Can the property be developed for a reasonable economic use as currently zoned? Please explain why or why not.*

The Applicant is not requesting a change in zoning only adding additional options for housing which is beneficial for the city. The property has reasonable economic use as zoned.

*What would be the increase to population and traffic if the proposal were approved?*

Increases to population and traffic were taken into account when the Master Plan was approved. The proposed additional options do not increase traffic as compared to the already approved plans.

*What would be the impact to schools and utilities if the proposal were approved?*

The proposed development is keeping with growth trends throughout Cherokee County and new housing is likely to add new students to the school population. The City of Canton has made recent upgrades to its wastewater system and water lines. Public utility service capacity is adequate to serve the Applicant's proposal. The applicant will work with the school system on any capacity concerns, but the proposed homes will cater to smaller families which often do not have many school age-children. Additionally, the proposed zoning condition change and Masterplan amendment do not increase the impact over the already approved plans.

*How is the proposal consistent with the Comprehensive Land Use Plan, particularly the Future Land Use Map?*

The Subject Property lies within Community Level Mixed Use/Retail Center (CLMURC) Character Area of the City's Future Land Use Map. Single family dwellings (attached or detached)



November 7, 2024

Page 3

---

are prescribed housing types as outlined in the Pod I Master Plan description. As outlined in the *Canton Roadmap for Success*, the Applicant's proposal will increase variety of housing through varied price-points, design and construction.

*Are there existing or changing conditions which affect the development of the property and support the proposed request.*

The City's 2022 Updated Housing Study has revealed the need for an increase in the number of housing units and specifically the need for additional for-sale housing options.

I look forward to working with you and the Community Development Department regarding this application. Should you or your staff have any questions, please let me know.

Sincerely,

SAMS, LARKIN & HUFF, LLP

A handwritten signature in black ink, appearing to read "Parks F. Huff". The signature is fluid and cursive, with the first name "Parks" and last name "Huff" clearly distinguishable.

Parks F. Huff

[phuff@samlarkinhuff.com](mailto:phuff@samlarkinhuff.com)

PFH/jcc

DEED BOOK:14776 PG:823 Filed: 04/01/2022 08:30 AM Clerk File Number: 28-2022-013793  
Rec: \$25.00 TRANSFER TAX \$4,125.00  
Patty Baker, Clerk of Superior Court - Cherokee County, GA  
ParticipantIDs: 8859860905 SubmitterID: 7067927936

This Document Prepared by and  
Upon Recording Return to:  
Ryan E. Spell, Esq.  
Coleman Talley LLP  
3475 Lenox Road NE, Suite 400  
Atlanta, Georgia 30326  
Tax PIN No.: 71.610-acre portion of 14N22A 060  
File No.: 46143.024

### LIMITED WARRANTY DEED

THIS INDENTURE, made this 30th day of March 2022, between **BRIGHT-SASSER CANTON, L.L.C.**, a Georgia limited liability company (hereinafter referred to as "Grantor"), and **COTTAGES AT RIVERSTONE GA, LLC**, a Delaware limited liability company, having an address of 1776 Peachtree Street NW, Suite 100, Atlanta, Georgia 30309 ("Grantee") (the words "Grantor" and "Grantee" to include their respective successors and assigns where the context requires or permits);

### WITNESSETH:

GRANTOR, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto said Grantee all of Grantor's interest in that tract or parcel of land being more particularly described on Exhibit "A", attached hereto and by reference made a part hereof, TOGETHER with all and singular the rights, members and appurtenances thereto, to the same being, belonging, or in anywise appertaining (hereinafter collectively referred to as the "Premises").

TO HAVE AND TO HOLD the said described Premises, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE.

AND GRANTOR will warrant and forever defend the right and title to the Premises unto the said Grantee against the claims of all persons claiming by, through or under Grantor, but not otherwise; except for claims arising under or by virtue of the matters set forth on Exhibit "B" attached hereto and by reference made a part hereof.

[SIGNATURES ON FOLLOWING PAGE]

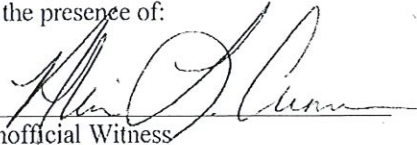
Rec: \$25.00 TRANSFER TAX \$4,125.00

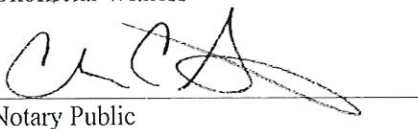
Patty Baker, Clerk of Superior Court - Cherokee County, GA

ParticipantIDs: 8859860905 SubmitterID: 7067927936

IN WITNESS WHEREOF, Grantor has executed this instrument under seal, as of the date first above written.

Signed, sealed and delivered  
in the presence of:

  
Unofficial Witness

  
Notary Public

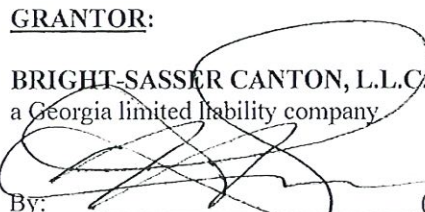
My Commission Expires:

(Notarial Seal)



GRANTOR:

**BRIGHT-SASSER CANTON, L.L.C.**  
a Georgia limited liability company

By:  (SEAL)  
Name: Matthew P. Sasser  
Its: Manager

COPY

EXHIBIT "A"

All that tract or parcel of land lying in Land Lots 191 & 206 of the 14th District of the 2nd Section of the City of Canton, Cherokee County, Georgia, and being more particularly described as follows:

**BEGINNING** at a 1/2" rebar with a stamped cap ("RCE LSF #6850") found at the easterly right of way of Reservoir Drive (100' R/W); said point also being the southwest corner of "Pod 16 A" per Deed Book 14175, Pages 2355-2380, Cherokee County, Georgia records, said point being the **TRUE POINT OF BEGINNING**.

**FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED;**

Thence leaving said easterly right of way of Reservoir Drive (100' R/W) along a curve to the left, an arc distance of 1,016.10 feet, said curve having a radius of 7,714.02 feet and being subtended by a chord of 1,015.36 feet, at North 83 Degrees 11 Minutes 36 Seconds East to a point;

Thence North 79 Degrees 25 Minutes 30 Seconds East a distance of 1,309.23 feet to a 1/2" rebar set;

Thence South 74 Degrees 53 Minutes 08 Seconds East a distance of 209.71 feet to a 1/2" rebar set;

Thence South 28 Degrees 31 Minutes 59 Seconds East a distance of 316.84 feet to a 1/2" rebar set;

Thence South 71 Degrees 54 Minutes 22 Seconds East a distance of 226.73 feet to a 1/2" rebar set,

Thence South 56 Degrees 32 Minutes 08 Seconds East a distance of 179.60 feet to a 1/2" rebar set;

Thence North 87 Degrees 24 Minutes 02 Seconds East a distance of 254.55 feet to a 1/2" rebar set;

Thence South 42 Degrees 40 Minutes 50 Seconds East a distance of 40.42 feet to a point;

Thence South 39 Degrees 22 Minutes 38 Seconds East a distance of 99.22 feet to a point;

Thence South 30 Degrees 33 Minutes 29 Seconds East a distance of 15.58 feet to a point;

Thence South 25 Degrees 49 Minutes 18 Seconds East a distance of 56.60 feet to a point;

Thence South 09 Degrees 59 Minutes 54 Seconds East a distance of 12.94 feet to a point;

Thence South 26 Degrees 00 Minutes 12 Seconds East a distance of 11.98 feet to a point;

Thence South 07 Degrees 48 Minutes 57 Seconds East a distance of 37.79 feet to a point;

Thence South 04 Degrees 40 Minutes 39 Seconds East a distance of 35.63 feet to a point;

Thence South 31 Degrees 07 Minutes 36 Seconds East a distance of 24.07 feet to a point;  
Thence South 46 Degrees 34 Minutes 59 Seconds East a distance of 22.90 feet to a point;  
Thence South 38 Degrees 54 Minutes 54 Seconds East a distance of 43.19 feet to a point;  
Thence South 39 Degrees 29 Minutes 43 Seconds East a distance of 5.62 feet to a point;  
Thence South 60 Degrees 49 Minutes 09 Seconds East a distance of 19.30 feet to a point;  
Thence South 56 Degrees 10 Minutes 00 Seconds East a distance of 42.09 feet to a point;  
Thence South 52 Degrees 16 Minutes 04 Seconds East a distance of 13.19 feet to a point;  
Thence South 52 Degrees 46 Minutes 35 Seconds East a distance of 28.99 feet to a point;  
Thence South 44 Degrees 22 Minutes 03 Seconds East a distance of 25.85 feet to a point;  
Thence South 30 Degrees 24 Minutes 33 Seconds East a distance of 20.57 feet to a point;  
Thence South 29 Degrees 57 Minutes 33 Seconds East a distance of 13.06 feet to a point;  
Thence South 28 Degrees 17 Minutes 17 Seconds East a distance of 22.55 feet to a point;  
Thence South 16 Degrees 17 Minutes 24 Seconds East a distance of 18.95 feet to a point;  
Thence South 24 Degrees 05 Minutes 33 Seconds East a distance of 11.66 feet to a point;  
Thence South 37 Degrees 57 Minutes 32 Seconds East a distance of 10.22 feet to a point;  
Thence South 14 Degrees 31 Minutes 42 Seconds East a distance of 29.83 feet to a 1/2" rebar set;  
Thence North 83 Degrees 58 Minutes 28 Seconds East a distance of 92.60 feet to a 1/2" rebar set  
at the westerly right of way of Bluffs Parkway (100' R/W);  
Thence along said right of way along a curve to the right, an arc distance of 633.01 feet, said curve  
having a radius of 1,859.86 feet and being subtended by a chord of 629.96 feet, at South 00 Degrees  
38 Minutes 16 Seconds East to a 1/2" rebar set;  
Thence leaving said right of way North 71 Degrees 16 Minutes 50 Seconds West a distance of  
88.32 feet, more or less, to a point at the centerline of Hickory Log Creek;  
Thence along the centerline of said creek, following the meanderings thereof, for a distance of  
494.2 feet, more or less, to a point; said creek following a traverse line as follows:  
South 89 Degrees 41 Minutes 18 Seconds West a distance of 105.85 feet to a point;  
North 49 Degrees 34 Minutes 54 Seconds West a distance of 58.07 feet to a point;

North 25 Degrees 28 Minutes 07 Seconds West a distance of 120.49 feet to a point;

North 37 Degrees 26 Minutes 20 Seconds West a distance of 208.31 feet to a point at the intersection of Hickory Log Creek and the centerline of a stream;

Thence along the centerline of said stream, following the meanderings thereof, for a distance of 3504.6 feet, more or less, to a point; said stream following a traverse line as follows:

South 30 Degrees 27 Minutes 24 Seconds West a distance of 44.87 feet to a point;

North 66 Degrees 01 Minutes 49 Seconds West a distance of 106.73 feet to a point;

South 76 Degrees 14 Minutes 35 Seconds West a distance of 88.77 feet to a point;

South 49 Degrees 56 Minutes 16 Seconds West a distance of 85.63 feet to a point;

South 72 Degrees 06 Minutes 54 Seconds West a distance of 30.71 feet to a point;

North 84 Degrees 56 Minutes 00 Seconds West a distance of 36.86 feet to a point;

South 70 Degrees 05 Minutes 00 Seconds West a distance of 116.76 feet to a point;

South 81 Degrees 23 Minutes 54 Seconds West a distance of 320.88 feet to a point;

North 66 Degrees 05 Minutes 52 Seconds West a distance of 36.66 feet to a point;

South 25 Degrees 51 Minutes 11 Seconds West a distance of 130.03 feet to a point;

North 76 Degrees 14 Minutes 29 Seconds West a distance of 94.27 feet to a point;

South 68 Degrees 31 Minutes 48 Seconds West a distance of 85.81 feet to a point;

North 22 Degrees 51 Minutes 09 Seconds West a distance of 33.96 feet to a point;

South 38 Degrees 27 Minutes 56 Seconds West a distance of 35.19 feet to a point;

North 31 Degrees 15 Minutes 28 Seconds West a distance of 84.03 feet to a point;

North 71 Degrees 05 Minutes 19 Seconds West a distance of 54.85 feet to a point;

North 53 Degrees 24 Minutes 12 Seconds West a distance of 119.00 feet to a point;

South 81 Degrees 29 Minutes 40 Seconds West a distance of 128.14 feet to a point;

North 39 Degrees 53 Minutes 42 Seconds West a distance of 102.03 feet to a point;

North 66 Degrees 37 Minutes 38 Seconds West a distance of 88.77 feet to a point;

South 70 Degrees 10 Minutes 52 Seconds West a distance of 38.33 feet to a point;

North 53 Degrees 25 Minutes 51 Seconds West a distance of 60.18 feet to a point;  
South 80 Degrees 20 Minutes 39 Seconds West a distance of 33.87 feet to a point;  
North 66 Degrees 43 Minutes 53 Seconds West a distance of 132.81 feet to a point;  
North 38 Degrees 14 Minutes 21 Seconds West a distance of 62.06 feet to a point;  
North 67 Degrees 09 Minutes 22 Seconds West a distance of 41.58 feet to a point;  
North 77 Degrees 50 Minutes 54 Seconds West a distance of 162.14 feet to a point;  
North 37 Degrees 41 Minutes 30 Seconds West a distance of 161.43 feet to a point;  
North 27 Degrees 17 Minutes 25 Seconds West a distance of 84.29 feet to a point;  
North 37 Degrees 25 Minutes 16 Seconds West a distance of 186.98 feet to a point;  
North 61 Degrees 25 Minutes 41 Seconds West a distance of 219.59 feet to a point;  
North 40 Degrees 19 Minutes 03 Seconds West a distance of 143.21 feet to a point;  
South 69 Degrees 53 Minutes 36 Seconds West a distance of 98.59 feet to a point;  
North 15 Degrees 50 Minutes 11 Seconds West a distance of 61.63 feet to a point;  
North 07 Degrees 04 Minutes 09 Seconds West a distance of 77.10 feet to a point;  
North 38 Degrees 36 Minutes 11 Seconds West a distance of 40.65 feet to a point;  
Thence leaving said centerline stream South 82 Degrees 18 Minutes 28 Seconds West a distance of 485.84 feet, more or less, to a point;  
Thence along a curve to the right, an arc distance of 138.70 feet, said curve having a radius of 540.00 feet and being subtended by a chord of 138.32 feet, at South 89 Degrees 39 Minutes 59 Seconds West to a 1/2" rebar found (bent);  
Thence South 53 Degrees 37 Minutes 01 Seconds West a distance of 41.55 feet to a 1/2" rebar found (bent) at the easterly right of way of Reservoir Drive (100' R/W);  
Thence along said right of way the following courses and distances:  
North 08 Degrees 25 Minutes 19 Seconds East a distance of 154.06 feet to a point;  
Along a curve to the left, an arc distance of 32.52 feet, said curve having a radius of 850.00 feet and being subtended by a chord of 32.52 feet, at North 07 Degrees 19 Minutes 33 Seconds East to a 1/2" rebar with a stamped cap ("RCE LSF #6850") found, said point being the **TRUE POINT OF BEGINNING**.

DEED BOOK:14776 PG:829 Filed: 04/01/2022 08:30 AM Clerk File Number: 28-2022-013793

Rec: \$25.00 TRANSFER TAX \$4,125.00

Patty Baker, Clerk of Superior Court - Cherokee County, GA

ParticipantIDs: 8859860905 SubmitterID: 7067927936

Said tract or parcel of land containing 71.610 Acres, more or less.

Together with the easements contained in the Declaration of Easements by Bright-Sasser Canton, LLC, a Georgia limited liability company dated March 30, 2022, and recorded March 31, 2022, in Deed Book 14775, Page 2564, aforesaid records.

COPY

DEED BOOK:14776 PG:830 Filed: 04/01/2022 08:30 AM Clerk File Number: 28-2022-013793  
Rec: \$25.00 TRANSFER TAX \$4,125.00  
Patty Baker, Clerk of Superior Court - Cherokee County, GA  
ParticipantIDs: 8859860905 SubmitterID: 7067927936

EXHIBIT "B"

1. All taxes and assessments for the year 2022 and subsequent years, not due and payable.
2. Easement to Georgia Power Company, filed June 22, 1945, and recorded in Deed Book 13, Page 10, Cherokee County, Georgia records.

COPY

PT-61 (Rev. 2/18)

To be filed in **CHEROKEE COUNTY**

PT-61 028-2022-003855

|                                                                                                                  |           |                                                                                                |           |                                                                                                 |                 |
|------------------------------------------------------------------------------------------------------------------|-----------|------------------------------------------------------------------------------------------------|-----------|-------------------------------------------------------------------------------------------------|-----------------|
| <b>SECTION A – SELLER'S INFORMATION (Do not use agent's information)</b>                                         |           |                                                                                                |           | <b>SECTION C – TAX COMPUTATION</b>                                                              |                 |
| SELLER'S BUSINESS / ORGANIZATION / OTHER NAME<br>Bright-Sasser Canton, L.L.C.                                    |           |                                                                                                |           | Exempt Code<br>If no exempt code enter NONE                                                     | NONE            |
| MAILING ADDRESS (STREET & NUMBER)<br>1301 Hightower Trail Suite 350                                              |           |                                                                                                |           | 1. Actual Value of consideration received by seller<br>Complete Line 1A if actual value unknown | \$4,125,000.00  |
| CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY<br>Atlanta, GA 30350 USA                                      |           | DATE OF SALE<br>3/30/2022                                                                      |           | 1A. Estimated fair market value of Real and<br>Personal property                                | \$0.00          |
| <b>SECTION B – BUYER'S INFORMATION (Do not use agent's information)</b>                                          |           |                                                                                                |           | 2. Fair market value of Personal Property only                                                  | \$0.00          |
| BUYER'S BUSINESS / ORGANIZATION / OTHER NAME<br>Cottages at Riverstone GA, LLC                                   |           |                                                                                                |           | 3. Amount of liens and encumbrances<br>not removed by transfer                                  | \$0.00          |
| MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes)<br>1776 Peachtree Road NW Suite 100 |           |                                                                                                |           | 4. Net Taxable Value<br>(Line 1 or 1A less Lines 2 and 3)                                       | \$4,125,000.00  |
| CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY<br>Atlanta, GA 30309 USA                                      |           | Check Buyers Intended Use<br>( ) Residential ( ) Commercial<br>( ) Agricultural ( ) Industrial |           | 5. TAX DUE at .10 per \$100 or fraction thereof<br>(Minimum \$1.00)                             | \$4,125.00      |
| <b>SECTION D – PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))</b>                         |           |                                                                                                |           |                                                                                                 |                 |
| HOUSE NUMBER & EXTENSION (ex 265A)                                                                               |           | PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION                                            |           |                                                                                                 | SUITE NUMBER    |
| COUNTY<br>CHEROKEE                                                                                               |           | CITY (IF APPLICABLE)                                                                           |           | MAP & PARCEL NUMBER<br>14N22A 060                                                               | ACCOUNT NUMBER  |
| TAX DISTRICT                                                                                                     | GMD       | LAND DISTRICT                                                                                  | ACRES     | LAND LOT                                                                                        | SUB LOT & BLOCK |
| <b>SECTION E – RECORDING INFORMATION (Official Use Only)</b>                                                     |           |                                                                                                |           |                                                                                                 |                 |
| DATE                                                                                                             | DEED BOOK | DEED PAGE                                                                                      | PLAT BOOK | PLAT PAGE                                                                                       |                 |

ADDITIONAL BUYERS

None

COPY

Printed: 10/08/2024 15:51:00 PM



Official Tax Receipt  
Cherokee County, GA  
2780 Marietta Hwy  
Canton, 30114  
--Online Receipt--

Phone: 678-493-6400

| Trans No   | Map Code        | Property ID & District Description | Original Due | Interest & Penalty        | Amount Due | Amount Paid | Transaction Balance |
|------------|-----------------|------------------------------------|--------------|---------------------------|------------|-------------|---------------------|
| 2023-37503 | 14N22A<br>060 Y | LL192,193,204,205;14<br>TH D       | \$35,492.52  | \$0.00<br>Fees:<br>\$0.00 | \$0.00     | \$35,492.52 | \$0.00              |
| Totals:    |                 |                                    | \$35,492.52  | \$0.00                    | \$0.00     | \$35,492.52 | \$0.00              |

Paid Date: 12/08/2023

Charge Amount: \$35,492.52

COTTAGES AT RIVERSTONE GA LLC  
1776 PEACHTREE RD NW STE 100  
30309



Scan this code with your  
mobile phone to view this  
bill

# OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

## OWNER'S POLICY OF TITLE INSURANCE

### EXHIBIT "A"

**Policy No.: OX08307712**

**File No.: GA20005699**

All that tract or parcel of land lying in Land Lots 191 & 206 of the 14th District of the 2nd Section of the City of Canton, Cherokee County, Georgia, and being more particularly described as follows:

**BEGINNING** at a 1/2" rebar with a stamped cap ("RCE LSF #6850") found at the easterly right of way of Reservoir Drive (100' R/W); said point also being the southwest corner of "Pod 16 A" per Deed Book 14175, Pages 2355-2380, Cherokee County, Georgia records, said point being the **TRUE POINT OF BEGINNING**.

**FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED;**

Thence leaving said easterly right of way of Reservoir Drive (100' R/W) along a curve to the left, an arc distance of 1,016.10 feet, said curve having a radius of 7,714.02 feet and being subtended by a chord of 1,015.36 feet, at North 83 Degrees 11 Minutes 36 Seconds East to a point;

Thence North 79 Degrees 25 Minutes 30 Seconds East a distance of 1,309.23 feet to a 1/2" rebar set;

Thence South 74 Degrees 53 Minutes 08 Seconds East a distance of 209.71 feet to a 1/2" rebar set;

Thence South 28 Degrees 31 Minutes 59 Seconds East a distance of 316.84 feet to a 1/2" rebar set;

Thence South 71 Degrees 54 Minutes 22 Seconds East a distance of 226.73 feet to a 1/2" rebar set,

Thence South 56 Degrees 32 Minutes 08 Seconds East a distance of 179.60 feet to a 1/2" rebar set;

Thence North 87 Degrees 24 Minutes 02 Seconds East a distance of 254.55 feet to a 1/2" rebar set;

Thence South 42 Degrees 40 Minutes 50 Seconds East a distance of 40.42 feet to a point;

Thence South 39 Degrees 22 Minutes 38 Seconds East a distance of 99.22 feet to a point;

Thence South 30 Degrees 33 Minutes 29 Seconds East a distance of 15.58 feet to a point;

Thence South 25 Degrees 49 Minutes 18 Seconds East a distance of 56.60 feet to a point;

Thence South 09 Degrees 59 Minutes 54 Seconds East a distance of 12.94 feet to a point;

Thence South 26 Degrees 00 Minutes 12 Seconds East a distance of 11.98 feet to a point;

Thence South 07 Degrees 48 Minutes 57 Seconds East a distance of 37.79 feet to a point;

Thence South 04 Degrees 40 Minutes 39 Seconds East a distance of 35.63 feet to a point;

Thence South 31 Degrees 07 Minutes 36 Seconds East a distance of 24.07 feet to a point;

Thence South 46 Degrees 34 Minutes 59 Seconds East a distance of 22.90 feet to a point;

Thence South 38 Degrees 54 Minutes 54 Seconds East a distance of 43.19 feet to a point;

Thence South 39 Degrees 29 Minutes 43 Seconds East a distance of 5.62 feet to a point;

Thence South 60 Degrees 49 Minutes 09 Seconds East a distance of 19.30 feet to a point;

Thence South 56 Degrees 10 Minutes 00 Seconds East a distance of 42.09 feet to a point;

Thence South 52 Degrees 16 Minutes 04 Seconds East a distance of 13.19 feet to a point;

Thence South 52 Degrees 46 Minutes 35 Seconds East a distance of 28.99 feet to a point;

Thence South 44 Degrees 22 Minutes 03 Seconds East a distance of 25.85 feet to a point;

Thence South 30 Degrees 24 Minutes 33 Seconds East a distance of 20.57 feet to a point;

Thence South 29 Degrees 57 Minutes 33 Seconds East a distance of 13.06 feet to a point;  
Thence South 28 Degrees 17 Minutes 17 Seconds East a distance of 22.55 feet to a point;  
Thence South 16 Degrees 17 Minutes 24 Seconds East a distance of 18.95 feet to a point;  
Thence South 24 Degrees 05 Minutes 33 Seconds East a distance of 11.66 feet to a point;  
Thence South 37 Degrees 57 Minutes 32 Seconds East a distance of 10.22 feet to a point;  
Thence South 14 Degrees 31 Minutes 42 Seconds East a distance of 29.83 feet to a 1/2" rebar set;

Thence North 83 Degrees 58 Minutes 28 Seconds East a distance of 92.60 feet to a 1/2" rebar set at the westerly right of way of Bluffs Parkway (100' R/W);

Thence along said right of way along a curve to the right, an arc distance of 633.01 feet, said curve having a radius of 1,859.86 feet and being subtended by a chord of 629.96 feet, at South 00 Degrees 38 Minutes 16 Seconds East to a 1/2" rebar set;

Thence leaving said right of way North 71 Degrees 16 Minutes 50 Seconds West a distance of 88.32 feet, more or less, to a point at the centerline of Hickory Log Creek;

Thence along the centerline of said creek, following the meanderings thereof, for a distance of 494.2 feet, more or less, to a point; said creek following a traverse line as follows:

South 89 Degrees 41 Minutes 18 Seconds West a distance of 105.85 feet to a point;

North 49 Degrees 34 Minutes 54 Seconds West a distance of 58.07 feet to a point;

North 25 Degrees 28 Minutes 07 Seconds West a distance of 120.49 feet to a point;

North 37 Degrees 26 Minutes 20 Seconds West a distance of 208.31 feet to a point at the intersection of Hickory Log Creek and the centerline of a stream;

Thence along the centerline of said stream, following the meanderings thereof, for a distance of 3504.6 feet, more or less, to a point; said stream following a traverse line as follows:

South 30 Degrees 27 Minutes 24 Seconds West a distance of 44.87 feet to a point;

North 66 Degrees 01 Minutes 49 Seconds West a distance of 106.73 feet to a point;

South 76 Degrees 14 Minutes 35 Seconds West a distance of 88.77 feet to a point;

South 49 Degrees 56 Minutes 16 Seconds West a distance of 85.63 feet to a point;

South 72 Degrees 06 Minutes 54 Seconds West a distance of 30.71 feet to a point;

North 84 Degrees 56 Minutes 00 Seconds West a distance of 36.86 feet to a point;

South 70 Degrees 05 Minutes 00 Seconds West a distance of 116.76 feet to a point;

South 81 Degrees 23 Minutes 54 Seconds West a distance of 320.88 feet to a point;

North 66 Degrees 05 Minutes 52 Seconds West a distance of 36.66 feet to a point;

South 25 Degrees 51 Minutes 11 Seconds West a distance of 130.03 feet to a point;

North 76 Degrees 14 Minutes 29 Seconds West a distance of 94.27 feet to a point;

South 68 Degrees 31 Minutes 48 Seconds West a distance of 85.81 feet to a point;

North 22 Degrees 51 Minutes 09 Seconds West a distance of 33.96 feet to a point;

South 38 Degrees 27 Minutes 56 Seconds West a distance of 35.19 feet to a point;

North 31 Degrees 15 Minutes 28 Seconds West a distance of 84.03 feet to a point;

North 71 Degrees 05 Minutes 19 Seconds West a distance of 54.85 feet to a point;

North 53 Degrees 24 Minutes 12 Seconds West a distance of 119.00 feet to a point;

South 81 Degrees 29 Minutes 40 Seconds West a distance of 128.14 feet to a point;

North 39 Degrees 53 Minutes 42 Seconds West a distance of 102.03 feet to a point;

North 66 Degrees 37 Minutes 38 Seconds West a distance of 88.77 feet to a point;

South 70 Degrees 10 Minutes 52 Seconds West a distance of 38.33 feet to a point;

North 53 Degrees 25 Minutes 51 Seconds West a distance of 60.18 feet to a point;

South 80 Degrees 20 Minutes 39 Seconds West a distance of 33.87 feet to a point;

North 66 Degrees 43 Minutes 53 Seconds West a distance of 132.81 feet to a point;

North 38 Degrees 14 Minutes 21 Seconds West a distance of 62.06 feet to a point;

North 67 Degrees 09 Minutes 22 Seconds West a distance of 41.58 feet to a point;

North 77 Degrees 50 Minutes 54 Seconds West a distance of 162.14 feet to a point;

North 37 Degrees 41 Minutes 30 Seconds West a distance of 161.43 feet to a point;

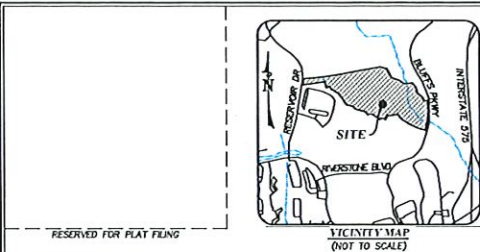
North 27 Degrees 17 Minutes 25 Seconds West a distance of 84.29 feet to a point;

North 37 Degrees 25 Minutes 16 Seconds West a distance of 186.98 feet to a point;

North 61 Degrees 25 Minutes 41 Seconds West a distance of 219.59 feet to a point;  
North 40 Degrees 19 Minutes 03 Seconds West a distance of 143.21 feet to a point;  
South 69 Degrees 53 Minutes 36 Seconds West a distance of 98.59 feet to a point;  
North 15 Degrees 50 Minutes 11 Seconds West a distance of 61.63 feet to a point;  
North 07 Degrees 04 Minutes 09 Seconds West a distance of 77.10 feet to a point;  
North 38 Degrees 36 Minutes 11 Seconds West a distance of 40.65 feet to a point;  
Thence leaving said centerline stream South 82 Degrees 18 Minutes 28 Seconds West a distance of 485.84 feet, more or less, to a point;  
Thence along a curve to the right, an arc distance of 138.70 feet, said curve having a radius of 540.00 feet and being subtended by a chord of 138.32 feet, at South 89 Degrees 39 Minutes 59 Seconds West to a 1/2" rebar found (bent);  
Thence South 53 Degrees 37 Minutes 01 Seconds West a distance of 41.55 feet to a 1/2" rebar found (bent) at the easterly right of way of Reservoir Drive (100' R/W);  
Thence along said right of way the following courses and distances:  
North 08 Degrees 25 Minutes 19 Seconds East a distance of 154.06 feet to a point;  
Along a curve to the left, an arc distance of 32.52 feet, said curve having a radius of 850.00 feet and being subtended by a chord of 32.52 feet, at North 07 Degrees 19 Minutes 33 Seconds East to a 1/2" rebar with a stamped cap ("RCE LSF #6850") found, said point being the **TRUE POINT OF BEGINNING**.

Said tract or parcel of land containing 71.610 Acres, more or less.

Together with the easements contained in the Declaration of Easements by Bright-Sasser Canton, LLC, a Georgia limited liability company dated March 30, 2022, and recorded March 31, 2022, in Deed Book 14775, Page 2564, aforesaid records.



**CLOSURE STATEMENT**  
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN ANGULAR ERROR OF 1 SECOND PER ANGLE POINT AND A PRESSION RATIO OF 1 IN 41,603. IT HAS BEEN ADJUSTED USING THE COMPASS RULE.  
THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRESSION RATIO OF 1 IN 38,630.

**GENERAL NOTES**  
EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A TRIMBLE S9 TOTAL STATION.  
BEARINGS ARE CALCULATED FROM ANGLES TURNED FROM A SINGLE GRID BASELINE.  
ALL ROADWAY DIMENSIONS SHOWN ARE FROM BACK OF CURB TO BACK OF CURB, UNLESS NOTED OTHERWISE.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS AND BASED ON POSITIONAL VALUES FOR THE VERTICAL REFERENCE STATION NETWORK DEVELOPED BY GPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983 (NAD83)-STATE PLANE COORDINATE SYSTEM OF GEORGIA-NORTH ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83). ANY DIMENSIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.  
DATE OF INITIAL FIELD WORK: 06/17/21  
DATE OF LAST SITE INSPECTION: 03/11/22

ALL IRON PINS SET ARE 1/2" REBAR CAPPED WITH "GUNNIN LSF 1033" UNLESS OTHERWISE NOTED.

BY GRAPHIC PLOTTING ONLY. PORTIONS OF THIS SITE ARE SHOWN TO BE WITHIN THE LIMITS OF A 100 YR. FLOOD HAZARD AREA, LABELED AS FLOOD ZONE "F". AS PER FIRM, CHERRY CREEK COUNTY, GEORGIA AND INCORPORATED AREAS. COMMUNITY PANEL NUMBER 130570016, DATED 6/7/2019.

THE SURVEY AND PLAT SHOWN HEREON IS NOT INTENDED FOR USE OR RELIANCE BY ANY PARTIES OR ENTITIES NOT SPECIFICALLY LISTED IN THE TITLE. UNADJUSTED THIRD PARTIES SHALL ASSUME AND HOLD GUNNIN LAND SURVEYING, LLC HARMLESS AGAINST ANY AND ALL LIABILITY FOR ANY LOSS ARISING OUT OF, OR RELATED TO, RELIANCE BY ANY THIRD PARTY ON ANY WORK PERFORMED THEREUNDER OR THE CONTENTS OF THE SURVEY.

ADJOACENT GROUND UTILITY LOCATIONS WERE OBTAINED FROM FIELD OBSERVATIONS. UNDERGROUND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY. THE INFORMATION SHOWN ON THIS DRAWING CONCERNING UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE OWNER, ARCHITECT, CONTRACTOR AND THEIR AGENTS ARE RESPONSIBLE FOR MAKING THEIR OWN DETERMINATIONS AS TO THE ACTUAL SIZE, TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THEREOF.

TOPOGRAPHIC DATA SHOWN WAS OBTAINED USING REMOTE SENSING METHODS BY REMOTE MAPPING GROUP. THE AVERAGE RELATIVE ERROR BETWEEN THE REMOTELY SENSED DATA AND TESTED GROUND TRUTHING POINTS IS 0.20'. THE DATA WAS OBTAINED USING UAV LIDAR (LIGHT DETECTION AND RANGING), RECTIFIED TO EXISTING SITE DATUM AND COVERAGE POINTS. COVERAGE INTERVAL IS 2 FEET.

ALL JURISDICTIONAL WATER DELINEATIONS WERE PROVIDED BY CORBIE ECOLOGY GROUP (TEL: 770.551.9990) PER AQUATIC RESOURCES FINDINGS REPORT, PROJECT NO. 02-121020-02, CONDUCTED JANUARY 14, 2021, AND FIELD LOCATED BY THIS FIRM (EXCEPT WHERE NOTED).

THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED (ON SURVEYED TRACT) IN THE PROCESS OF CONDUCTING THE FIELDWORK (TABLE A, ITEM 16).

THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK (TABLE A, ITEM 17).

THE CURRENT TAX IDENTIFICATION NUMBER IS 14X22A 060 (PORTION OF).

THE PROPERTY HAS DIRECT PHYSICAL ACCESS TO RESERVOR DRIVE AND BLUFFS PARKWAY, SAID ACCESS ROADS BEING DEDICATED PUBLIC STREET(S) OR HIGHWAY(S).



# TITLE EXCEPTIONS

THE FOLLOWING EXCEPTIONS ARE LISTED IN SCHEDULE B, PART II OF THE ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NUMBER GA2005559, EFFECTIVE DATE OCTOBER 27, 2021.

- Easement to Georgia Power Company, filed June 22, 1915, and recorded in Deed Book 13, Page 10, Cherokee County, Georgia records. (MAY AFFECT SUBJECT PROPERTY, NOT PLATTABLE)
- Georgia Power Company claims no further interest in the above-mentioned document except the right to operate, maintain, rebuild and repair its existing facilities, under all terms and conditions of its easement, within its presently established right-of-way.
- Boundary Line Agreement by and between Carlton Textile Mills, Inc. and Diane King, dated February 19, 1956, filed March 21, 1956, in Deed Book 517, Page 211, Cherokee County, Georgia records. (DOES NOT AFFECT SUBJECT PROPERTY)
- Easements as reserved in United Warranted Deed, recorded April 8, 1958, in Deed Book 3071, Page 145, Cherokee County, Georgia records. (MAY AFFECT SUBJECT PROPERTY, EASEMENTS DESCRIBED IN EXHIBIT "C" NOT PLATTABLE BASED ON RECORD DESCRIPTION)
- Easement Agreement to City of Canton, dated June 10, 2004, filed July 27, 2005, in Deed Book 6065, Page 397, Cherokee County, Georgia records. (DOES NOT AFFECT SUBJECT PROPERTY, EASEMENT LOCATED OFF-SITE)
- Construction and Access Easement from Bright-Sasser Canton, LLC to City of Canton, dated November 02, 2005, filed November 02, 2005, in Deed Book 8324, Page 359, Cherokee County, Georgia records. (DOES NOT AFFECT SUBJECT PROPERTY, TEMPORARY CONSTRUCTION EASEMENTS EXPIRED)
- Quitclaim Deed, filed July 25, 2016, in Deed Book 13564, Page 181, Cherokee County, Georgia records. (DOES NOT AFFECT SUBJECT PROPERTY)
- Easement Agreement by and between Bright-Sasser Canton, LLC and MAP Canton, LLC, dated June 11, 2020, and recorded June 12, 2020, in Deed Book 14485, Page 2770, aforesaid records. (DOES NOT AFFECT SUBJECT PROPERTY, EASEMENTS LOCATED OFF-SITE)
- Grant of Easement by and between Bright-Sasser Canton, LLC and the City of Canton, recorded August 3, 2020, in Deed Book 14500, Page 2165, aforesaid records. (DOES NOT AFFECT SUBJECT PROPERTY, EASEMENTS LOCATED OFF-SITE)
- Temporary Grading Easement by and between Cherokee County School System and Bright-Sasser Canton, LLC, recorded December 30, 2020, in Deed Book 14550, Page 1954, aforesaid records. (DOES NOT AFFECT SUBJECT PROPERTY, TEMPORARY EASEMENT LOCATED OFF-SITE)
- Underground Easement by and between Bright-Sasser Canton, LLC and Georgia Power Company, recorded February 15, 2021, in Deed Book 14600, Page 2710, aforesaid records. (DOES NOT AFFECT SUBJECT PROPERTY, EASEMENT LOCATED OFF-SITE)
- Underground Easement by and between Bright-Sasser Canton, LLC and Georgia Power Company, recorded March 17, 2021, in Deed Book 14617, Page 1271, aforesaid records. (DOES NOT AFFECT SUBJECT PROPERTY, EASEMENT LOCATED OFF-SITE)
- Easement in Gross conveyed in Quitclaim Deed recorded Dec. 30, 2020, Deed Book 14500, Page 1948, aforesaid records. (DOES NOT AFFECT SUBJECT PROPERTY, EASEMENT LOCATED OFF-SITE)
- Underground Easement by and between Bright-Sasser Canton, LLC and Georgia Power Company, recorded July 12, 2021, in Deed Book 14672, Page 835, aforesaid records. (DOES NOT AFFECT SUBJECT PROPERTY, EASEMENT LOCATED OFF-SITE)
- Underground Easement by and between Bright-Sasser Canton, LLC and Georgia Power Company, recorded July 12, 2021, in Deed Book 14672, Page 1201, aforesaid records. (DOES NOT AFFECT SUBJECT PROPERTY, EASEMENT LOCATED OFF-SITE)

# ZONING TABLE

| CURRENT ZONING DISTRICT: PD-MU (PLANNED DEVELOPMENT MIXED-USE)                                                                                           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| THE FOLLOWING RESTRICTIONS FOUND PER ZONING REPORT FOR RIVERSTONE-CANTON PROJECT, #7201202313, DATED AUGUST 19, 2021, AND LAST REVISED ON MARCH 4, 2022: |
| MINIMUM SETBACKS:<br>FRONT-15' (FROM RIGHT-OF-WAY)<br>SIDE-20'<br>REAR-15'                                                                               |
| MAXIMUM BUILDING HEIGHT: N/A; NO REQUIREMENT NOTED                                                                                                       |
| MINIMUM LOT AREA: 5 ACRES                                                                                                                                |
| MAXIMUM FLOOR AREA PER UNIT: 1,000 SQ. FT.                                                                                                               |
| MAXIMUM DENSITY: 8 UNITS PER ACRE                                                                                                                        |
| REQUIRED PARKING:<br>MINIMUM: 255 SPACES (BASED ON 255 UNITS)<br>MAXIMUM: 638 SPACES                                                                     |

PROJECT: Cottages at Riverstone Updated 10/21

| Tree # | Species  | DBH (inches) | Recommended Condition |
|--------|----------|--------------|-----------------------|
| 317    | SOURWOOD | 10           | POOR                  |
| 318    | SOURWOOD | 15           | POOR                  |
| 319    | GAL      | 25           | POOR                  |
| 320    | GAL      | 30           | POOR                  |
| 321    | GAL      | 35           | POOR                  |
| 322    | GAL      | 35           | POOR                  |
| 323    | GAL      | 35           | POOR                  |
| 324    | GAL      | 35           | POOR                  |
| 325    | GAL      | 25           | POOR                  |
| 326    | SOURWOOD | 15           | GOOD                  |
| 327    | SOURWOOD | 12           | GOOD                  |
| 328    | SOURWOOD | 17           | POOR                  |
| 329    | GAL      | 25           | POOR                  |
| 330    | SOURWOOD | 15           | GOOD                  |
| 331    | GAL      | 25           | POOR                  |
| 332    | GAL      | 25           | POOR                  |
| 333    | GAL      | 30           | GOOD                  |
| 334    | POPLAR   | 27           | POOR                  |
| 335    | SOURWOOD | 17           | POOR                  |
| 336    | GAL      | 30           | GOOD                  |
| 337    | SOURWOOD | 15           | POOR                  |
| 338    | GAL      | 25           | GOOD                  |
| 339    | GAL      | 25           | GOOD                  |
| 340    | GAL      | 27           | GOOD                  |
| 341    | GAL      | 30           | GOOD                  |
| 342    | GAL      | 32           | POOR                  |
| 343    | SHRETTUM | 27           | POOR                  |
| 344    | GAL      | 25           | POOR                  |
| 345    | GAL      | 28           | GOOD                  |
| 346    | GAL      | 28           | POOR                  |
| 347    | GAL      | 28           | POOR                  |
| 348    | GAL      | 28           | POOR                  |
| 349    | SOURWOOD | 12           | POOR                  |
| 350    | POPLAR   | 32           | GOOD                  |
| 351    | SHRETTUM | 32           | POOR                  |
| 352    | POPLAR   | 50           | POOR                  |
| 353    | POPLAR   | 48           | POOR                  |
| 354    | POPLAR   | 30           | GOOD                  |
| 355    | POPLAR   | 26           | GOOD                  |
| 356    | POPLAR   | 50           | POOR                  |
| 357    | POPLAR   | 50           | POOR                  |
| 358    | POPLAR   | 50           | POOR                  |
| 359    | POPLAR   | 50           | POOR                  |
| 360    | POPLAR   | 50           | POOR                  |
| 361    | POPLAR   | 50           | POOR                  |
| 362    | POPLAR   | 50           | POOR                  |
| 363    | POPLAR   | 50           | POOR                  |
| 364    | POPLAR   | 50           | POOR                  |
| 365    | POPLAR   | 50           | POOR                  |
| 366    | POPLAR   | 50           | POOR                  |
| 367    | POPLAR   | 50           | POOR                  |
| 368    | POPLAR   | 50           | POOR                  |
| 369    | POPLAR   | 50           | POOR                  |
| 370    | POPLAR   | 50           | POOR                  |
| 371    | POPLAR   | 50           | POOR                  |
| 372    | POPLAR   | 50           | POOR                  |
| 373    | POPLAR   | 50           | POOR                  |
| 374    | POPLAR   | 50           | POOR                  |
| 375    | POPLAR   | 50           | POOR                  |
| 376    | POPLAR   | 50           | POOR                  |
| 377    | POPLAR   | 50           | POOR                  |
| 378    | POPLAR   | 50           | POOR                  |
| 379    | POPLAR   | 50           | POOR                  |
| 380    | POPLAR   | 50           | POOR                  |
| 381    | POPLAR   | 50           | POOR                  |
| 382    | POPLAR   | 50           | POOR                  |
| 383    | POPLAR   | 50           | POOR                  |
| 384    | POPLAR   | 50           | POOR                  |
| 385    | POPLAR   | 50           | POOR                  |
| 386    | POPLAR   | 50           | POOR                  |
| 387    | POPLAR   | 50           | POOR                  |
| 388    | POPLAR   | 50           | POOR                  |
| 389    | POPLAR   | 50           | POOR                  |
| 390    | POPLAR   | 50           | POOR                  |
| 391    | POPLAR   | 50           | POOR                  |
| 392    | POPLAR   | 50           | POOR                  |
| 393    | POPLAR   | 50           | POOR                  |
| 394    | POPLAR   | 50           | POOR                  |
| 395    | POPLAR   | 50           | POOR                  |
| 396    | POPLAR   | 50           | POOR                  |
| 397    | POPLAR   | 50           | POOR                  |
| 398    | POPLAR   | 50           | POOR                  |
| 399    | POPLAR   | 50           | POOR                  |
| 400    | POPLAR   | 50           | POOR                  |

# LEGAL DESCRIPTION

All that tract or parcel of land lying in Land Lots 191 & 206 of the 14th District of the 2nd Section of the City of Canton, Cherokee County, Georgia, and being more particularly described as follows:

**BEGINNING** at a 1/2" rebar with a stamped cap (RCE LSF #6550) found at the easterly right of way of Reservoir Drive (100' R/W); said point also being the southeast corner of Plot 18 A per Deed Book 14175, Pages 2355-2360, Cherokee County, Georgia records, said point being the TRUE POINT OF BEGINNING.

**FROM THE TRUE POINT OF BEGINNING** AS TRUS ESTABLISHED:  
Thence lying said easterly right of way of Reservoir Drive (100' R/W) along a curve to the left, on an arc distance of 1,018.10 feet, said curve having a radius of 7,714.02 feet and being subtended by a chord of 1,015.36 feet, at North 83 Degrees 11 Minutes 35 Seconds East to a point;

Thence North 78 Degrees 23 Minutes 30 Seconds East a distance of 1,309.23 feet to a 1/2" rebar set;

Thence South 74 Degrees 53 Minutes 08 Seconds East a distance of 209.71 feet to a 1/2" rebar set;

Thence South 28 Degrees 31 Minutes 59 Seconds East a distance of 316.84 feet to a 1/2" rebar set;

Thence South 56 Degrees 32 Minutes 02 Seconds East a distance of 176.60 feet to a 1/2" rebar set;

Thence North 87 Degrees 24 Minutes 02 Seconds East a distance of 254.55 feet to a 1/2" rebar set;

Thence South 42 Degrees 40 Minutes 50 Seconds East a distance of 40.42 feet to a point;

Thence South 39 Degrees 22 Minutes 38 Seconds East a distance of 69.22 feet to a point;

Thence South 33 Degrees 33 Minutes 29 Seconds East a distance of 15.58 feet to a point;

Thence South 25 Degrees 49 Minutes 18 Seconds East a distance of 56.60 feet to a point;

Thence South 09 Degrees 59 Minutes 54 Seconds East a distance of 12.94 feet to a point;

Thence South 26 Degrees 00 Minutes 12 Seconds East a distance of 11.93 feet to a point;

Thence South 07 Degrees 48 Minutes 57 Seconds East a distance of 37.79 feet to a point;

Thence South 04 Degrees 40 Minutes 39 Seconds East a distance of 35.83 feet to a point;

Thence South 31 Degrees 07 Minutes 36 Seconds East a distance of 24.07 feet to a point;

Thence South 08 Degrees 34 Minutes 59 Seconds East a distance of 22.60 feet to a point;

Thence South 39 Degrees 54 Minutes 00 Seconds East a distance of 20.81 feet to a point;

Thence South 52 Degrees 16 Minutes 00 Seconds East a distance of 42.09 feet to a point;

Thence South 52 Degrees 16 Minutes 00 Seconds East a distance of 13.19 feet to a point;

Thence South 44 Degrees 22 Minutes 03 Seconds East a distance of 23.85 feet to a point;

Thence South 30 Degrees 24 Minutes 33 Seconds East a distance of 20.57 feet to a point;

Thence South 28 Degrees 17 Minutes 17 Seconds East a distance of 22.55 feet to a point;

Thence South 16 Degrees 17 Minutes 24 Seconds East a distance of 11.93 feet to a point;

Thence South 24 Degrees 05 Minutes 33 Seconds East a distance of 11.65 feet to a point;

Thence South 37 Degrees 37 Minutes 32 Seconds East a distance of 10.22 feet to a point;

Thence South 14 Degrees 31 Minutes 42 Seconds East a distance of 29.83 feet to a 1/2" rebar set;

Thence North 83 Degrees 28 Minutes 28 Seconds East a distance of 92.60 feet to a 1/2" rebar set at the westerly right of way of Bluffs Parkway (100' R/W);

# LEGAL DESCRIPTION (CONT.)

North 76 Degrees 14 Minutes 22 Seconds West a distance of 94.27 feet to a point;

South 68 Degrees 31 Minutes 48 Seconds West a distance of 85.81 feet to a point;

North 22 Degrees 51 Minutes 09 Seconds West a distance of 33.96 feet to a point;

South 38 Degrees 27 Minutes 56 Seconds West a distance of 35.19 feet to a point;

North 31 Degrees 15 Minutes 28 Seconds West a distance of 84.03 feet to a point;

North 21 Degrees 05 Minutes 19 Seconds West a distance of 84.65 feet to a point;

North 53 Degrees 24 Minutes 12 Seconds West a distance of 118.00 feet to a point;

South 81 Degrees 29 Minutes 40 Seconds West a distance of 128.14 feet to a point;

North 39 Degrees 53 Minutes 42 Seconds West a distance of 102.03 feet to a point;

North 68 Degrees 05 Minutes 52 Seconds West a distance of 35.63 feet to a point;

South 70 Degrees 10 Minutes 52 Seconds West a distance of 38.33 feet to a point;

North 67 Degrees 03 Minutes 22 Seconds West a distance of 41.58 feet to a point;

South 70 Degrees 10 Minutes 52 Seconds West a distance of 38.33 feet to a point;

North 37 Degrees 41 Minutes 30 Seconds West a distance of 161.43 feet to a point;

North 27 Degrees 17 Minutes 25 Seconds West a distance of 84.29 feet to a point;

North 37 Degrees 25 Minutes 15 Seconds West a distance of 185.68 feet to a point;

North 61 Degrees 25 Minutes 41 Seconds West a distance of 219.59 feet to a point;

North 40 Degrees 19 Minutes 03 Seconds West a distance of 143.21 feet to a point;

South 69 Degrees 53 Minutes 36 Seconds West a distance of 98.59 feet to a point;

North 15 Degrees 50 Minutes 11 Seconds West a distance of 61.63 feet to a point;

North 07 Degrees 51 Minutes 11 Seconds West a distance of 77.10 feet to a point;

Thence lying said easterly stream South 82 Degrees 18 Minutes 28 Seconds West a distance of 485.84 feet, more or less, to a point;

Thence along a curve to the right, on an arc distance of 138.70 feet, said curve having a radius of 540.00 feet and being subtended by a chord of 138.32 feet, at

South 88 Degrees 39 Minutes 59 Seconds West to a 1/2" rebar found (best);

Thence South 53 Degrees 17 Minutes 01 Seconds West a distance of 41.55 feet to a 1/2" rebar found (best) at the easterly right of way of Reservoir Drive (100' R/W);

Thence along said right of way the following courses and distances:  
North 08 Degrees 25 Minutes 19 Seconds East a distance of 154.06 feet to a point;

Along a curve to the left, on an arc distance of 32.52 feet, said curve having a radius of 850.00 feet and being subtended by a chord of 32.52 feet, at

North 07 Degrees 19 Minutes 33 Seconds East to a 1/2" rebar with a stamped cap (RCE LSF #6550) found, said point being the TRUE POINT OF BEGINNING.

Said tract or parcel of land containing 71.610 Acres, more or less.

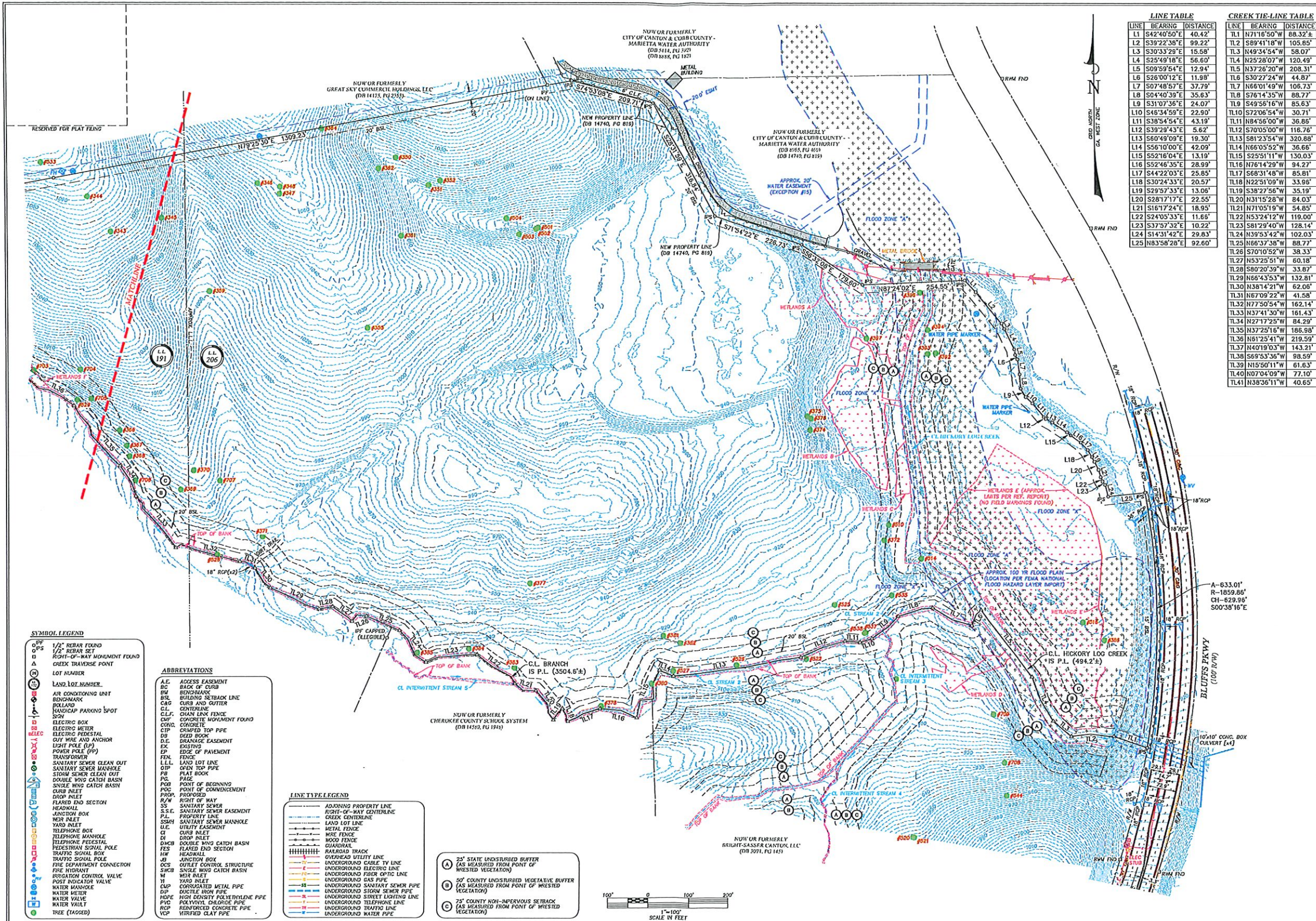
**TOTAL AREA = 71.610± ACRES**  
TOTAL AREA OUTSIDE 100-YR FLOOD PLAIN = 44.455± ACRES

# CREEK TIE-LINE TABLE

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| TL1  | N71°16'50"W | 88.32±   |
| TL2  | S89°41'18"W | 105.85'  |
| TL3  | N49°34'54"W | 58.07'   |
| TL4  | N25°28'07"W | 120.49'  |
| TL5  | N37°26'20"W | 208.31'  |
| TL6  | S30°27'24"W | 44.87'   |
| TL7  | N66°01'49"W | 106.73'  |
| TL8  | S76°14'35"W | 88.77'   |
| TL9  | S49°56'16"W | 85.63'   |
| TL10 | S72°05'44"W | 30.71'   |
| TL11 | N84°56'00"W | 36.86'   |
| TL12 | S70°05'00"W | 116.76'  |
| TL13 | S81°23'54"W | 320.88'  |
| TL14 | N68°05'52"W | 36.66'   |
| TL15 | S25°51'11"W | 130.03'  |
| TL16 | N78°14'29"W | 94.22'   |
| TL17 | S68°31'48"W | 85.81'   |
| TL18 | N22°51'09"W | 33.96'   |
| TL19 | S38°27'56"W | 35.19'   |
| TL20 | N31°15'28"W | 84.03'   |
| TL21 | N71°05'19"W | 54.85'   |
| TL22 | N53°24'12"W | 118.00'  |
| TL23 | S81°29'40"W | 128.14'  |
| TL24 | N39°53'42"W | 102.03'  |
| TL25 | N66°37'38"W | 88.77'   |
| TL26 | S70°10'52"W | 38.33'   |
| TL27 | N53°25'51"W | 60.18'   |
| TL28 | S80°20'39"W | 33.87'   |
| TL29 | N66°43'53"W | 132.81'  |
| TL30 | N38°14'21"W | 62.06'   |
| TL31 | N67°09'22"W | 41.58'   |
| TL32 | N77°50'54"W | 162.14'  |
| TL33 | N37°41'30"W | 161.43'  |
| TL34 | N22°17'25"W | 84.29'   |
| TL35 | N37°25'16"W | 186.98'  |
| TL36 | N61°25'41"W | 219.59'  |
| TL37 | N40°19'03"W | 143.21'  |
| TL38 | S69°53'36"W | 98.59'   |
| TL39 | N15°50'11"W | 61.63'   |
| TL40 | N07°04'09"W | 77.10'   |
| TL41 | N38°36'11"W | 40.65'   |

# LINE TABLE

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L1   | S42°40'50"E | 40.42'   |
| L2   | S39°22'38"E | 99.22'   |
| L3   | S30°33'29"E | 15.58'   |
| L4   | S25°49'18"E | 56.60'   |
| L5   | S09°59'54"E | 12.94'   |
| L6   | S26°00'12"E | 11.98'   |
| L7   | S07°48'57"E | 37.79'   |
| L8   | S04°40'39"E | 35.83'   |
| L9   | S31°07'36"E | 24.07'   |
| L10  | S46°34'59"E | 22.90'   |
| L11  | S38°54'54"E | 43.19'   |
| L12  | S39°29'43"E | 5.62'    |
| L13  | S60°49'09"E | 19.30'   |
| L14  | S56°10'00"E | 4        |



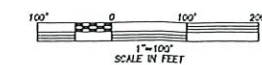
| LINE TABLE |             |          | CREEK TIE-LINE TABLE |             |          |
|------------|-------------|----------|----------------------|-------------|----------|
| LINE       | BEARING     | DISTANCE | LINE                 | BEARING     | DISTANCE |
| L1         | S42°40'50"E | 40.42'   | L1                   | N71°16'50"W | 88.32'   |
| L2         | S39°22'38"E | 99.22'   | L2                   | S89°41'18"W | 105.65'  |
| L3         | S30°33'29"E | 15.58'   | L3                   | N49°34'54"W | 58.07'   |
| L4         | S25°49'18"E | 56.60'   | L4                   | N25°28'07"W | 120.49'  |
| L5         | S09°59'54"E | 12.94'   | L5                   | N37°26'20"W | 208.31'  |
| L6         | S26°00'12"E | 11.98'   | L6                   | S30°27'24"W | 44.87'   |
| L7         | S07°48'57"E | 37.79'   | L7                   | N66°01'49"W | 106.73'  |
| L8         | S04°40'39"E | 35.63'   | L8                   | S76°14'35"W | 88.77'   |
| L9         | S31°07'36"E | 24.07'   | L9                   | S49°56'16"W | 85.63'   |
| L10        | S46°34'59"E | 22.90'   | L10                  | S72°06'54"W | 30.71'   |
| L11        | S38°54'54"E | 43.19'   | L11                  | N84°56'00"W | 36.86'   |
| L12        | S39°29'43"E | 5.62'    | L12                  | S70°05'00"W | 116.76'  |
| L13        | S60°49'09"E | 19.30'   | L13                  | S81°23'54"W | 320.88'  |
| L14        | S56°10'00"E | 42.09'   | L14                  | N65°05'52"W | 36.66'   |
| L15        | S52°16'04"E | 13.19'   | L15                  | S25°51'11"W | 130.03'  |
| L16        | S52°46'35"E | 28.99'   | L16                  | N76°14'29"W | 94.27'   |
| L17        | S44°22'03"E | 25.85'   | L17                  | S68°31'48"W | 85.81'   |
| L18        | S30°24'33"E | 20.57'   | L18                  | N22°51'09"W | 33.96'   |
| L19        | S29°57'33"E | 13.06'   | L19                  | S38°27'56"W | 35.19'   |
| L20        | S28°17'17"E | 22.55'   | L20                  | N31°15'28"W | 84.03'   |
| L21        | S16°17'24"E | 18.95'   | L21                  | N71°05'19"W | 54.85'   |
| L22        | S24°05'33"E | 11.68'   | L22                  | N53°24'12"W | 119.00'  |
| L23        | S37°57'32"E | 10.22'   | L23                  | S81°29'40"W | 128.14'  |
| L24        | S14°31'42"E | 29.83'   | L24                  | N39°53'42"W | 102.03'  |
| L25        | N83°58'28"E | 92.60'   | L25                  | N66°37'38"W | 88.77'   |

- SYMBOL LEGEND**
- OPPS 1/2" REBAR FOUND
  - OPPS 1/2" REBAR SET
  - OPPS POINT-OF-WAY MONUMENT FOUND
  - OPPS CREEK TRAVERSE POINT
  - OPPS LOT NUMBER
  - OPPS LAND LOT NUMBER
  - OPPS AIR CONDITIONING UNIT
  - OPPS BENCHMARK
  - OPPS COLLARD
  - OPPS HANDICAP PARKING SPOT
  - OPPS SIGN
  - OPPS ELECTRIC BOX
  - OPPS ELECTRIC METER
  - OPPS ELECTRIC PEDESTAL
  - OPPS OUT WIRE AND ANCHOR
  - OPPS LIGHT POLE (LP)
  - OPPS POWER POLE (PP)
  - OPPS TRANSFORMER
  - OPPS SANITARY SEWER CLEAN OUT
  - OPPS SANITARY SEWER MANHOLE
  - OPPS STORM SEWER CLEAN OUT
  - OPPS DOUBLE WING CATCH BASIN
  - OPPS SINGLE WING CATCH BASIN
  - OPPS CURB INLET
  - OPPS FLARED END SECTION
  - OPPS HEADWALL
  - OPPS JUNCTION BOX
  - OPPS REIN. INLET
  - OPPS YARD INLET
  - OPPS TELEPHONE BOX
  - OPPS TELEPHONE MANHOLE
  - OPPS TELEPHONE PEDESTAL
  - OPPS PEDESTAL SIGNAL POLE
  - OPPS TRAFFIC SIGNAL BOX
  - OPPS TRAFFIC SIGNAL POLE
  - OPPS FIRE DEPARTMENT CONNECTION
  - OPPS FIRE HYDRANT
  - OPPS IRRIGATION CONTROL VALVE
  - OPPS POST INDICATOR VALVE
  - OPPS WATER MANHOLE
  - OPPS WATER METER
  - OPPS WATER VALVE
  - OPPS WATER VALVE
  - OPPS TREE (TAGGED)

- ABBREVIATIONS**
- A.E. ACCESS EASEMENT
  - B.C. BACK OF CURB
  - B.M. BENCHMARK
  - B.S.L. BUILDING SETBACK LINE
  - C.B. CURB AND OUTTER
  - C.C. CENTERLINE
  - C.L.F. CHAIN LINK FENCE
  - C.M.F. CONCRETE MONUMENT FOUND
  - C.M.P. CONCRETE
  - C.P. CROWNED TOP PIPE
  - D.B. DEED BOOK
  - D.E. DRAINAGE EASEMENT
  - D.K. EXISTING
  - E.P. EDGE OF PAVEMENT
  - F.H. FENCE
  - L.L.L. LAND LOT LINE
  - O.P. OPEN TOP PIPE
  - P.B. PLAT BOOK
  - P.C. PAGE
  - P.O.B. POINT OF BEGINNING
  - P.O.C. POINT OF COMMENCEMENT
  - P.P.P. PROPOSED
  - R/W RIGHT-OF-WAY
  - S.S. SANITARY SEWER
  - S.S.E. SANITARY SEWER EASEMENT
  - P.L. PROPERTY LINE
  - S.S.H. SANITARY SEWER MANHOLE
  - U.E. UTILITY EASEMENT
  - CI CURB INLET
  - CI DROP INLET
  - D.W.C.B. DOUBLE WING CATCH BASIN
  - S.W.C.B. SINGLE WING CATCH BASIN
  - H.W. HEADWALL
  - J.B. JUNCTION BOX
  - O.C.S. OUTLET CONTROL STRUCTURE
  - S.W.B. SWIRL BASIN
  - YI YARD INLET
  - C.M.P. CONCRETE METAL PIPE
  - H.D.P.E. HIGH DENSITY POLYETHYLENE PIPE
  - P.V.C. POLYVINYL CHLORIDE PIPE
  - R.C.P. REINFORCED CONCRETE PIPE
  - V.C.P. VITRIFIED CLAY PIPE

- LINE TYPE LEGEND**
- ADJOINING PROPERTY LINE
  - RIGHT-OF-WAY CENTERLINE
  - CREEK CENTERLINE
  - LAND LOT LINE
  - METAL FENCE
  - WOOD FENCE
  - GUARDRAIL
  - RAILROAD TRACK
  - OVERHEAD UTILITY LINE
  - UNDERGROUND CABLE TV LINE
  - UNDERGROUND ELECTRIC LINE
  - UNDERGROUND FIBER OPTIC LINE
  - UNDERGROUND GAS PIPE
  - UNDERGROUND SANITARY SEWER PIPE
  - UNDERGROUND STORM SEWER PIPE
  - UNDERGROUND STREET LIGHTING LINE
  - UNDERGROUND TELEPHONE LINE
  - UNDERGROUND TRAFFIC LINE
  - UNDERGROUND WATER PIPE

- (A) 25' STATE UNDISTURBED BUFFER (AS MEASURED FROM POINT OF WRESTED VEGETATION)
- (B) 50' COUNTY UNDISTURBED VEGETATIVE BUFFER (AS MEASURED FROM POINT OF WRESTED VEGETATION)
- (C) 75' COUNTY NON-IMPVIOUS SETBACK (AS MEASURED FROM POINT OF WRESTED VEGETATION)

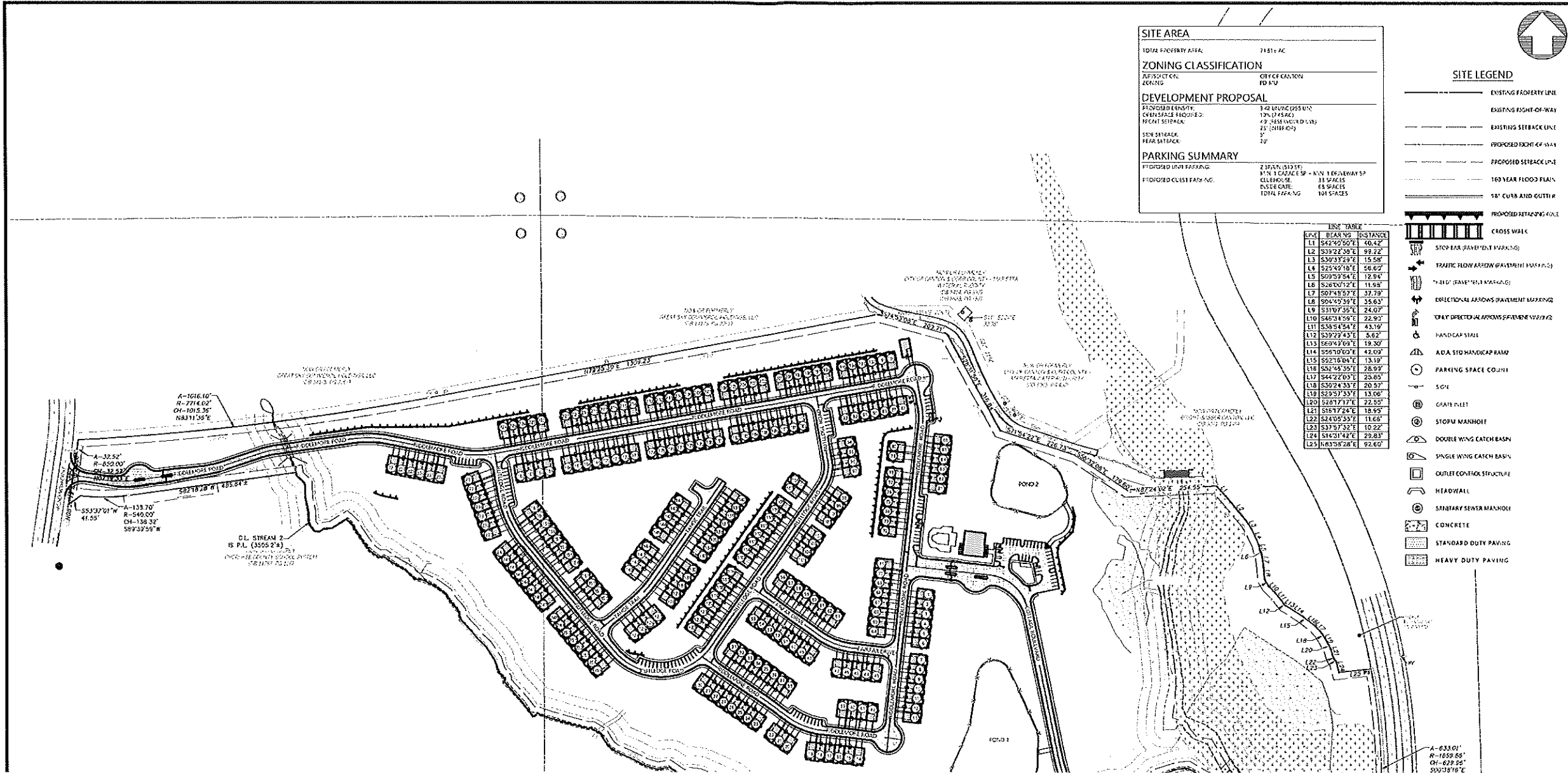


ALTAIR'S LAND TITLE SURVEY FOR:  
JIM CHAPMAN COMMUNITIES, INC.; COTTAGES AT RIVERSTONE GA, LLC;  
BRIGHT-SASSER CANTON, L.L.C. &  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
LOCATED IN LAND LOTS 191 & 206  
14th DISTRICT 24th SECTION  
CITY OF CANTON, GEORGIA  
FEBRUARY 28, 2022

141 Railroad St. Ste. 116  
Canton, GA 30114  
678.880.7502  
www.gunninsurvey.com  
License No. L57 901023

**GUNNIN**  
LAND SURVEYING  
K. GUNNIN

DATE: \_\_\_\_\_  
DRAWN BY: JZC  
CHECKED BY: JRJ  
PROJECT NO. 21031  
SHEET 2 OF 2



|                        |                                                            |
|------------------------|------------------------------------------------------------|
| SITE AREA              |                                                            |
| TOTAL PROPERTY AREA:   | 71.51 AC                                                   |
| ZONING CLASSIFICATION  |                                                            |
| APPLICABLE ZONING:     | CITY OF CANTON PD 10                                       |
| DEVELOPMENT PROPOSAL   |                                                            |
| PROPOSED DENSITY:      | 3.42 U/LAC (25.5 U/L)                                      |
| OPEN SPACE REQUIRED:   | 17.9% (12.65 AC)                                           |
| NET SITE AREA:         | 43.56 AC (30.85 U/L)                                       |
| NET SITE AREA:         | 25.00 AC (18.18 U/L)                                       |
| NET SITE AREA:         | 25.00 AC (18.18 U/L)                                       |
| PARKING SUMMARY        |                                                            |
| PROPOSED LOT PARKING:  | 2 STAFF (10 SP), 1 N/A (10 SP) - N/A (10 SP) - N/A (10 SP) |
| PROPOSED CURB PARKING: | 100 SPACES                                                 |

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L1   | S42°40'50"E | 40.42'   |
| L2   | S39°22'35"E | 99.22'   |
| L3   | S39°33'23"E | 15.58'   |
| L4   | S25°45'10"E | 48.02'   |
| L5   | S09°59'54"E | 12.94'   |
| L6   | S26°00'12"E | 11.98'   |
| L7   | S07°45'57"E | 37.79'   |
| L8   | S04°45'50"E | 35.63'   |
| L9   | S31°07'35"E | 24.07'   |
| L10  | S45°14'58"E | 22.93'   |
| L11  | S38°14'54"E | 43.19'   |
| L12  | S39°22'43"E | 5.62'    |
| L13  | S29°49'09"E | 19.30'   |
| L14  | S56°10'00"E | 42.09'   |
| L15  | S52°16'04"E | 13.19'   |
| L16  | S52°45'35"E | 28.97'   |
| L17  | S44°22'03"E | 25.85'   |
| L18  | S39°24'33"E | 20.57'   |
| L19  | S29°57'53"E | 13.06'   |
| L20  | S28°17'17"E | 22.55'   |
| L21  | S16°17'24"E | 18.95'   |
| L22  | S24°05'53"E | 11.65'   |
| L23  | S37°57'32"E | 10.22'   |
| L24  | S14°31'42"E | 29.83'   |
| L25  | N43°58'28"E | 92.60'   |



Know what's below.  
Call before you dig.

ATWELL  
800.850.6200  
10017 PINE BLVD, SUITE 100  
MARIETTA, GA 30067  
CITY OF CANTON

HE COTTAGES AT RIVERSTONE  
JIM CHAPMAN COMMUNITIES  
LAND DISTURBANCE PERMIT  
OVERALL SITE PLAN