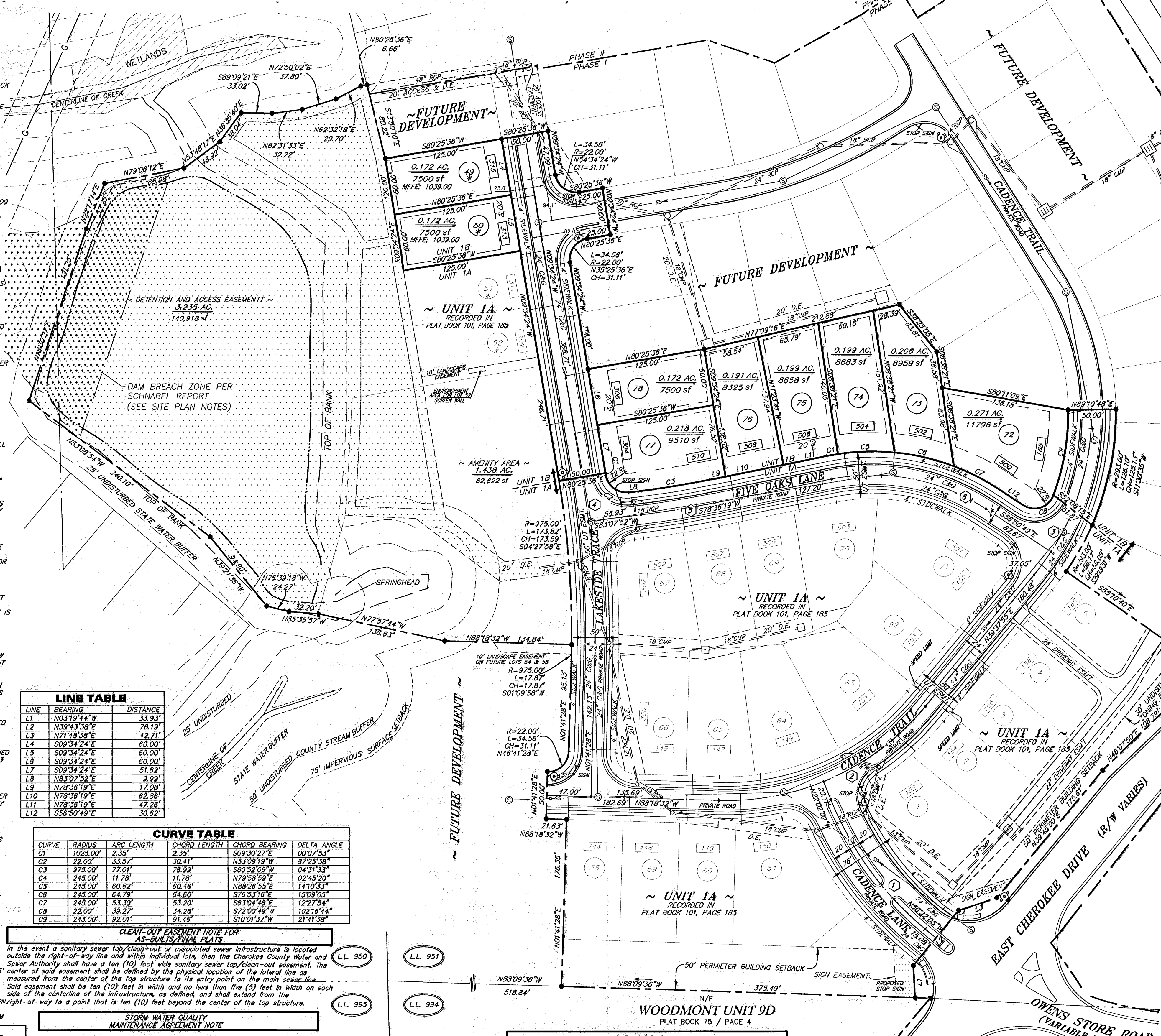


GENERAL NOTES

- TOTAL NUMBER OF LOTS: 9
- ZONING: RD-3
- ZONING CASE: 08-05-029
RESOLUTION: 2006-R-070
- DENSITY: 1.685 LOTS/ACRE
- TOTAL LENGTH OF PRIVATE ROADWAY: 450 LINEAR FEET ADDITIONAL (2215 LINEAR FEET TOTAL)
- BUILDING SETBACKS:
FRONT: 20 FEET
SIDE: 5 FEET
REAR: 5 FEET
ATTACHED GARAGE SETBACKS:
-ON LOTS LESS THAN 80 FEET IN WIDTH, GARAGES SHALL BE SET BACK A DISTANCE OF 20 FEET FROM THE FRONT FACE OF THE PRIMARY RESIDENCE.
-ON LOTS GREATER THAN 80 FEET IN WIDTH, FRONT FACING GARAGES ARE PERMITTED NO CLOSER TO THE FRONT BUILDING LINE THAN THE FRONT FACE OF THE PRIMARY STRUCTURE.
- MINIMUM LOT WIDTH: 60 FEET
SMALL LOTS MEET MINIMUM LOT WIDTH
- CAPPED 5/8" REBAR SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
- SITE BENCHMARK IS A CAPPED REBAR AS SHOWN ON PLAT, ELEVATION 1181.77.
- FINISHED FLOOR ELEVATIONS ARE TO BE AT LEAST 3.0 FEET ABOVE 100 YEAR FLOOD ELEVATION OF CREEK AND/OR POND. AFFECTED LOTS ARE MARKED WITH AN ASTERISK (*) WITHIN THE LOT NUMBER SYMBOL. NO LOTS ARE LOCATED IN 100 YEAR FLOOD PLAIN.
- FINISHED FLOOR ELEVATIONS FOR LOTS UPSTREAM OF CULVERTS CROSSING ROADS SHALL BE A MINIMUM OF 1.0 FEET ABOVE THE LOW POINT OF THE ROAD OVER SAID CULVERT.
- THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 1300202900, AND THE DATE OF SAID MAP IS SEPTEMBER 29, 2006. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.
- THIS PROPERTY IS SUBJECT TO THE DECLARATION OF RESTRICTIVE COVENANTS AND EASEMENTS FOR CADDIS WHICH ARE RECORDED IN DEED RECORD 10290, PAGE 1 OF THE LAND RECORDS OF CHEROKEE COUNTY, GEORGIA.
- NO WATER METERS WILL BE INSTALLED UNTIL FINAL INSPECTION AND APPROVAL OF WATER LINES AND ALL CHEROKEE COUNTY WATER AND SEWER AUTHORITY REQUIREMENTS ARE MET.
- NO C.O.'S WILL BE ISSUED UNTIL SANITARY SEWER SERVICE IS AVAILABLE.
- NO C.O.'S WILL BE ISSUED FOR LOTS WITH DRIVEWAYS CROSSING CREEKS UNTIL SAID DRIVEWAY CROSSDRAIN IS DESIGNED AND APPROVED.
- VISION CLEARANCE AT INTERSECTIONS: IN ALL ZONING DISTRICTS NO FENCE, WALL, STRUCTURE, SHRUBBERY OR OTHER OBSTRUCTION EXCEPT UTILITY POLES, LIGHT OR STREET SIGN STANDS OR TREE TRUNKS SHALL PERMITTED WITHIN 25 FEET OF THE INTERSECTION OF THE RIGHT-OF-WAY LINES OF STREETS, ROADS, HIGHWAYS OR RAILROADS, AS LONG AS THE SAME COMPLIES WITH STATE LAW.
- IT IS THE POLICY OF CHEROKEE COUNTY THAT "DRAINAGE EASEMENTS" WHILE DEDICATED TO THE PUBLIC ARE NOT ACCEPTED BY CHEROKEE COUNTY FOR COUNTY MAINTENANCE AND ARE NOT CONSIDERED COUNTY PROPERTY ALTHOUGH CHEROKEE COUNTY MAINTAINS THE RIGHT TO ACCESS DRAINAGE EASEMENTS FOR EMERGENCY PURPOSES AS DEEMED NECESSARY BY THE COUNTY.
- ENDANGERED SPECIES NOTES:
APPROVAL OF THESE PLANS DOES NOT CONSTITUTE BY CHEROKEE COUNTY OF ANY LAND DISTURBANCE ACTIVITIES WHICH MAY RESULT IN THE TAKE OF ANY ENDANGERED SPECIES. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO CONTACT THE APPROPRIATE REGULATORY AGENCY FOR APPROVAL OF ANY DISTURBANCE WHICH MAY HAVE THIS EFFECT.
- WETLANDS NOTE:
APPROVAL OF THESE PLANS DOES NOT CONSTITUTE BY CHEROKEE COUNTY OF ANY LAND DISTURBANCE ACTIVITIES WITHIN WETLANDS AREAS. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO CONTACT THE APPROPRIATE REGULATORY AGENCY FOR APPROVAL OF ANY WETLAND THAT IS DISTURBED.
- IRRIGATION SPRINKLERS ARE NOT ALLOWED WITHIN RIGHT-OF-WAY.
- IF A NEW OR EXISTING LAKE IS PROPOSED FOR INCLUSION IN THE SUBDIVISION THE DEVELOPER SHALL SUBMIT A BRANCH ANALYSIS AND SHOW A DAM BREACH ZONE ON THE PLAT PER CHEROKEE COUNTY DEVELOPMENT REGULATIONS SECTION 4.09.E, STORM WATER MANAGEMENT.
- LIGHTING ALONG THE STREET SHOULD BE INSTALLED AT A PEDESTRIAN HEIGHT (8-12 FEET) INSTEAD OF AT A HEIGHT FOR AUTOMOBILES, UNLESS EXPRESSLY REQUIRED BY THE COUNTY ENGINEER.
- THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83) FROM GPS OBSERVATIONS PERFORMED BY GEOSURVEY, LTD.
- THE VERTICAL DATUM FOR THIS SURVEY IS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83) FROM GPS OBSERVATIONS PERFORMED BY GEOSURVEY, LTD. ORTHOMETRIC LOCATIONS REFERENCED TO GEOID 03 DATUM.
- IN THE EVENT THAT UNDERGROUND STORM WATER STORAGE IS BEING PROVIDED FOR THE DEVELOPMENT, THE MAINTENANCE OF SAID UNDERGROUND STORAGE DEVICES AND STRUCTURES SHALL BE THE RESPONSIBILITY OF THE OWNER AND OWNER AGREES TO PERFORM ANNUAL INSPECTIONS AND PROVIDE ANY NECESSARY MAINTENANCE.
- SUBDIVISION FORMERLY KNOWN AS ELROD TRACT.
- ON WATER QUALITY INFILTRATION BASIN 1 AND 2, INFILTRATION BASINS HOLD LESS THAN 4 FEET OF WATER AND SLOPES ARE 3:1, FENCES ARE NOT REQUIRED.
- SIDE WALKS WILL BE INSTALLED BY THE BUILDER AT THE TIME HOME CONSTRUCTION WITH THE EXCEPTION OF IN FRONT OF COMMON AREAS.
- PER ENGINEER CERTIFICATION, THE SIGHT DISTANCES MEETS OR EXCEEDS STANDARD DETAIL 204 IN THE CHEROKEE COUNTY DEVELOPMENT REGULATIONS.
- ALL REQUIRED STORM DRAINAGE EASEMENTS OFF OF THE COUNTY RIGHT-OF-WAY. THE PROPERTY OWNER WILL BE REQUIRED TO KEEP THE EASEMENT FREE OF OBSTRUCTION IN SUCH A WAY AS TO ENSURE THE MAXIMUM DESIGNED FLOW AT ALL TIMES. THE PROPERTY OWNER SHALL NOT ALTER ANY DRAINAGE INFILTRATION BASIN, OR CHEROKEE COUNTY Water and Sewer Authority shall have a ten (10) foot wide sanitary sewer top/clean-out easement. The center of said easement shall be defined by the physical location of the lateral line as measured from the center of the top structure to its entry point on the main sewer line. Said easement shall be ten (10) feet in width and no less than five (5) feet in width on each side of the centerline of the infrastructure, as defined, and shall extend from the flow shall enter and exit site AS EXISTING CONDITIONS UNLESS WRITTEN APPROVAL IS OBTAINED FROM LOT OWNER AND ALL DOWN STREAM AFFECTED PROPERTIES.

CENTERLINE CURVE TABLE

C1	Δ=28°20'03"	R=347.00'	L=171.60'	T=87.59'	C4	Δ=11°15'52"	R=1000.00'	L=196.60'	T=98.62'
C2	Δ=52°03'34"	R=275.00'	L=249.87'	T=134.30'	C5	Δ=04°31'33"	R=1000.00'	L=78.99'	T=39.51'
C3	Δ=40°27'06"	R=268.00'	L=189.21'	T=98.74'	C6	Δ=44°32'51"	R=220.00'	L=171.05'	T=90.11'



LINE TABLE

LINE	BEARING	DISTANCE
L1	N03°19'44"W	33.93
L2	N39°43'38"E	78.19
L3	N71°49'58"E	42.71
L4	S09°34'24"E	60.00
L5	S09°34'24"E	60.00
L6	S09°34'24"E	60.00
L7	S09°34'24"E	51.62
L8	N83°07'52"E	9.99
L9	N78°39'19"E	12.08
L10	N78°39'19"E	62.86
L11	N78°39'19"E	47.26
L12	S56°50'49"E	30.62

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1028.00'	2.35'	2.35'	S09°30'27"E	00°07'53"
C2	22.00'	13.57'	30.41'	N53°09'19"W	87°25'58"
C3	975.00'	77.01'	78.99'	S80°52'08"W	04°31'33"
C4	245.00'	11.78'	11.78'	N78°58'58"E	02°45'20"
C5	245.00'	60.82'	60.48'	N89°28'55"E	14°10'33"
C6	245.00'	64.79'	64.60'	S75°17'18"E	15°09'05"
C7	245.00'	63.30'	53.20'	S63°04'46"E	12°27'54"
C8	22.00'	39.27'	34.26'	S72°00'49"W	102°18'44"
C9	243.00'	92.01'	91.48'	S10°01'37"W	21°41'38"

CLEAN-OUT EASEMENT NOTE FOR AS-BUILTS/FINAL PLATS
In the event a sanitary sewer top/clean-out or associated sewer infrastructure is located outside the right-of-way line and within individual lots, then the Cherokee County Water and Sewer Authority shall have a ten (10) foot wide sanitary sewer top/clean-out easement. The center of said easement shall be defined by the physical location of the lateral line as measured from the center of the top structure to its entry point on the main sewer line. Said easement shall be ten (10) feet in width and no less than five (5) feet in width on each side of the centerline of the infrastructure, as defined, and shall extend from the flow shall enter and exit site AS EXISTING CONDITIONS UNLESS WRITTEN APPROVAL IS OBTAINED FROM LOT OWNER AND ALL DOWN STREAM AFFECTED PROPERTIES.

STORM WATER QUALITY MAINTENANCE AGREEMENT NOTE
THE PROPERTY SHOWN ON THIS SUBDIVISION PLAT OF CADDIS UNIT ONE B DATED AUGUST 10, 2006, LAST REVISED JULY 13, 2008, AND RECORDED AS SHOWN HEREIN IS HEREBY MADE SUBJECT TO THE FOLLOWING MAINTENANCE AGREEMENT RECORDED ON AUGUST 27, 2007 IN DEED BOOK 9803, PAGE 28, ET-SEQ, AS AFFECTED BY TRANSFER AND ASSIGNMENT OF AGREEMENT RECORDED ON JULY 16, 2008 IN DEED BOOK 10292, PAGE 133.

IF YOU DIG
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(METRO ATLANTA ONLY)
UNDERGROUND UTILITY WATER IT'S THE LAW

CLOSURE INFORMATION
THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 48,015, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. TOPCON 802 ROBOTIC TOTAL STATION AND TDS RANGER DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 533,000 FEET. 1/18/09.

LEGEND

STANDARD ABBREVIATIONS	STANDARD SYMBOLS
CMP	CORRUGATED METAL PIPE
CNF	CONCRETE MONUMENT FND
CO	SANITARY CLEANOUT
CP	CRIMPED TOP PIPE FOUND
OT	OPEN TOP PIPE FOUND
RFB	REBAR FOUND
RBS	REBAR SET
CMF	CONCRETE MONUMENT FOUND
DI	DROP INLET
FNC	FENCE
FND	FOUND
INV	INVERT
SB	ANGLE BOX
MH	MANHOLE
MD	PLASTIC DRAIN PIPE
PC	POINT OF BEGINNING
POC	POINT OF COMMENCING
RCP	REINFORCED CONCRETE PIPE
SS	SANITARY SEWER
TV	TELEPHONE PEDESTAL
UT	UTILITY EASEMENT
EMT	EMT
MFE	MINIMUM FINISHED FLOOR ELEVATION
PP	POWER POLE
GW	GUY WIRE
PL	POWER LINE
LP	LIGHT POLE
GV	GAS VALVE
GM	GAS METER
WV	WATER VALVE
WM	WATER METER
WH	FIRE HYDRANT
FC	FIRE DEPARTMENT CONNECTION
PH	PHONE PEDESTAL
SC	SEWER CLEAN OUT
UG	UNDERGROUND GAS LINE
UP	UNDERGROUND POWER LINE
UW	UNDERGROUND WATER LINE
WA	WET AREA
SS	STOP/STREET SIGN
SL	SPEED LIMIT SIGN

REVISIONS

No.	Date	Description
1.	7/13/09	PER COUNTY COMMENTS

OWNER OF RECORD/DEVELOPER:
JOHN WELAND HOMES & NEIGHBORHOODS
4125 ATLANTA ROAD, SE
ATLANTA, GEORGIA 30337
PHONE: 770-998-1400

CONTACT: JASON GARRETT
PHONE: 770-703-3128

TOTAL ACREAGE: 11.28 Acres
TOTAL AREA: 491,280 sf (UNIT 1A)

TOTAL ACREAGE NEW LOTS: 1.801 Acres
TOTAL AREA NEW LOTS: 78,432 sf
NEW R/W AREA: 0.578 Acres (25,097 sf)
OPEN SPACE: 0.797 Acre
CURRENT ZONING: RD-3

VICINITY MAP

OWNER'S CERTIFICATE AND DEDICATION
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THEREIN AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, KNOWINGLY AND VOLUNTARILY DEDICATES BY THIS DECLARATION TO THE USE OF THE PUBLIC FOREVER ALL STREETS, SEWER COLLECTORS, LIGHT STATIONS, DRAINS, EASEMENTS AND OTHER APPURTENANCES, HEREON SHOWN, AND TRANSFERS OWNERSHIP OF ALL PUBLIC AREAS, IN FEE SIMPLE DEED FOR THE PURPOSE THEREIN EXPRESSED.

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON IS TRUE, CORRECT TO THE ACCURACY AND SPECIFICATIONS REQUIRED BY THE CHEROKEE COUNTY DEVELOPMENT STANDARDS, WAS PREPARED FROM A TRULY MADE ON THE GROUND UNDER MY SUPERVISION AND THE MONUMENTS HAVE BEEN PLACED OR FOUND AS SHOWN.

ENGINEER'S CERTIFICATE
THE AS-BUILT STORM DRAIN SYSTEM WILL FUNCTION AS DESIGNED IN THE APPROVED CONSTRUCTION PLANS. THE PROFESSIONAL ENGINEER OF RECORD CURRENTLY REGISTERED IN THE STATE OF GEORGIA SHALL CERTIFY WITH HIS SEAL AND SIGNATURE THAT THE DETENTION POND(S) PROVIDES THE REQUIRED STORAGE AND OUTFLOW RATES AS REQUIRED BY THE APPROVED CONSTRUCTION PLANS AND THE APPROVED HYDROLOGY STUDY FOR THE DEVELOPMENT. ANY MODIFICATIONS TO THE STORM WATER DETENTION AREA SHALL REQUIRE A REVISED HYDROLOGY STUDY TO BE SUBMITTED.

ZONING RESOLUTION
RESOLUTION NO. 2006-R-028
CASE # 06-05-029
APPLICANTS: John Wetland Homes and Neighborhoods, Inc.

A resolution approving the rezoning of the following described property:
59.38 acres located in land lot(s) 99, 97 & 94 of the 3rd district, 2nd section of Cherokee County, Georgia, and indicated as parcel(s) 0555, 0574, 0575, 0585, 0590, 0591 on its map 09/11.

WHEREAS, it hereby is found and determined that a petition to change the zone of the above-described property from R-3 to RD-3 was filed on March 15, 2006.

Proposed Use: Single Family Residential, existing and/or future.

WHEREAS, it is likewise found that the Cherokee County Municipal Planning Commission, after notice as required by law, did conduct a public hearing upon such change of zone on July 5, 2006 in the Jury Assembly Room of the Cherokee County Justice Center. Recommendation from the Planning Commission was for Denial of the rezoning request.

NOW THEREFORE, be it resolved by the Cherokee County Board of Commissioners that the above-described property is now located in the RD-3 zoning district with the stipulation that there shall be a 10% lot area ratio, 30% coverage and a minimum of 10,000 sq. ft. lot area for legal single-family detached residential use as defined in the Cherokee County Zoning Ordinance. It is hereby directed to change the district maps accompanying and being part of the rezoning resolution.

Adopted this 18th day of July, 2006.

CHEROKEE COUNTY PLANNING AND ZONING CERTIFICATE
THIS PLAT HAS BEEN ADMINISTRATIVELY REVIEWED FOR COMPLIANCE WITH THE CHEROKEE COUNTY ZONING ORDINANCE AND IS APPROVED FOR RECORDING.

GeoSurvey, Ltd.
Land Surveying & Mapping
1170 Atlanta Industrial Drive
Marietta, Georgia 30068
Phone: (770) 795-9900
Fax: (770) 795-8880

SUBDIVISION PLAT OF:
CADDIS UNIT ONE B (P.K.A. ELROD TRACT)

SITE INFORMATION
CITY: MACEDONIA COUNTY: CHEROKEE STATE: GEORGIA
LAND LOT: 951 DISTRICT: 3rd SECTION: 2nd
FIELD WORK: JO PROJ MGR: CAJ REVIEWED: CAJ
SURVEY DATE: AUGUST 10, 2007 DRAWING SCALE: 1" = 60'
GS Dwg File: 20062910.dwg GS Job No.: 20062910