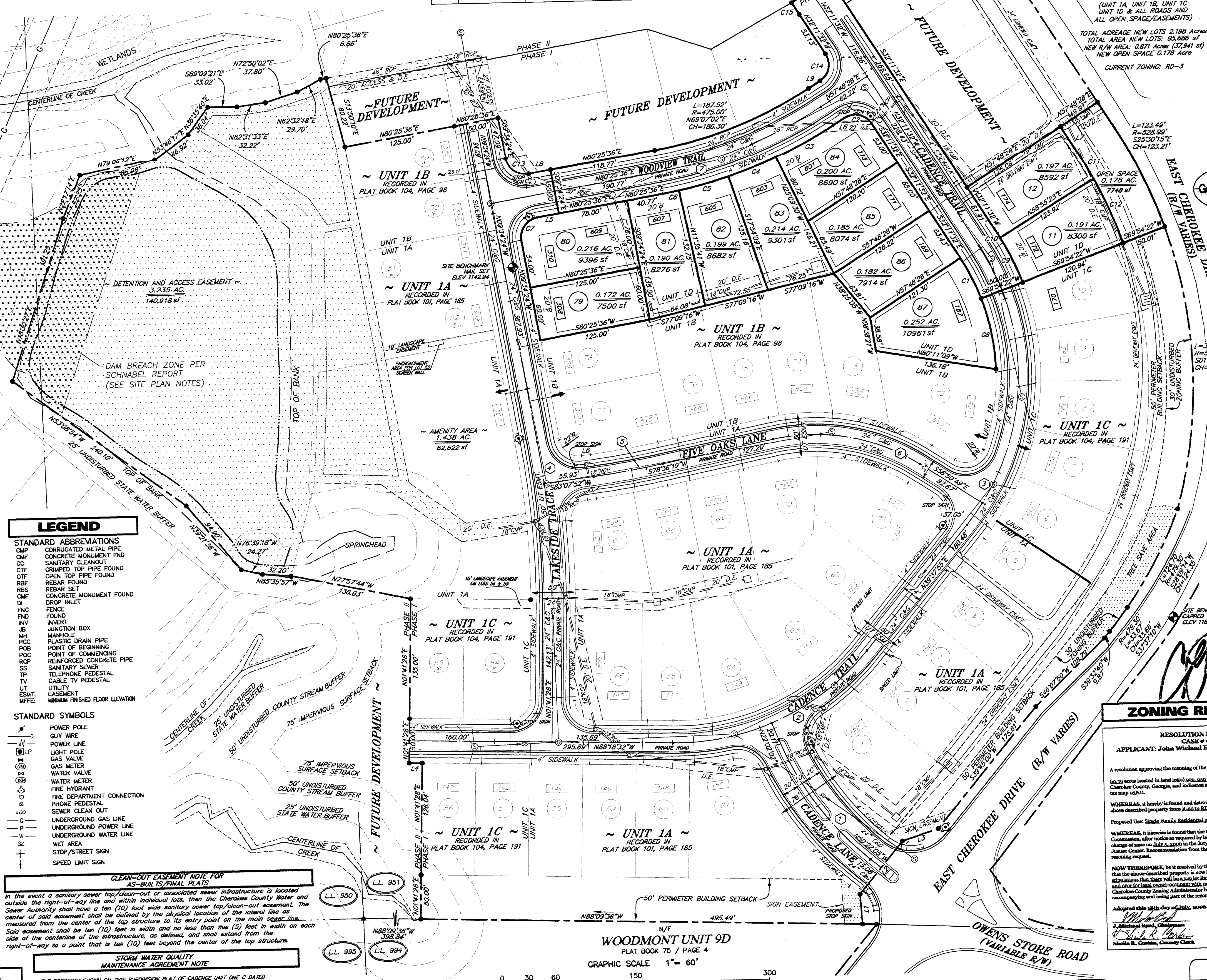


GENERAL NOTES

- TOTAL NUMBER OF LOTS: 11
- ZONING: RD-3
- ZONING CASE: 06-05-029
RESOLUTION: 2006-R-070
- DENSITY: 1.685 LOTS/ACRE
- TOTAL LENGTH OF PRIVATE ROADWAY: 852 LINEAR FEET ADDITIONAL (3270 LINEAR FEET TOTAL)
- BUILDING SETBACKS:
FRONT: 20 FEET
SIDE: 5 FEET
REAR: 5 FEET
ATTACHED GARAGE SETBACKS:
-ON LOTS OF 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 TO BE SET BACK FROM THE FRONT FACE OF THE PRIMARY STRUCTURE.
- MINIMUM LOT WIDTH: 60 FEET
ALL LOTS MEET MINIMUM LOT WIDTH
- CAPPED 5/8" REBARS SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
- SITE BENCHMARK IS A CAPPED REBAR ON EAST CHEROKEE AS SHOWN ON PLAT ELEVATION 1181.77 AND A WALL SET ON LAKESIDE TRAIL AS SHOWN ON PLAT ELEVATION 1142.94.
- 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 1305C0220B, AND THE DATE OF SAID MAP IS SEPTEMBER 29, 2006. THIS DETERMINATION WAS MADE BY THE DEVELOPER 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 CADENCE WHICH ARE RECORDED IN DEED BOOK 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 CROSSING 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 STANDARDS OR TREE TRUNKS SHALL BE PERMITTED WITHIN 25 FEET OF THE INTERSECTION. THE CLEARANCE OF 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. THE CHEROKEE COUNTY MAINTENANCE DEPARTMENT MAINTAINS THE RIGHT TO ACCESS DRAINAGE EASEMENTS FOR EMERGENCY PURPOSES AS DEEMED NECESSARY BY THE COUNTY.
- ENDANGERED SPECIES NOTE:
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 4.08.C, STORM WATER MANAGEMENT.
- 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 1988 (NAVD88) FROM GPS OBSERVATIONS PERFORMED BY GEOSURVEY, LTD. ORTHOMETRIC LOCATIONS REFERENCED TO GEOD 03 DATUM.
- IN THE EVENT THAT UNDERGROUND STORM WATER STORAGE IS BEING PROVIDED FOR THE DEVELOPMENT, THE MAINTENANCE OF SAID UNDERGROUND DETENTION FACILITIES IS 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 THE CORNER 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 MANNER AS TO ENSURE THE MAXIMUM DESIGNED FLOW AT ALL TIMES. THE PROPERTY OWNER SHALL NOT ALTER ANY DRAINAGE IMPROVEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL FROM THE CHEROKEE COUNTY ENGINEERING DEPARTMENT.
- ALL LOTS ARE TO HAVE A RESERVE STRIP FOR DRAINAGE CONTROL. 5' OTHER SIDE OF SIDE PROPERTY LINES, 10' EITHER SIDE OF REAR PROPERTY LINES AND 20' ALONG EXTERIOR (REAR) PROPERTY LINES.
- FINAL GRADING OF LOTS IS NOT TO ALTER NATURAL DRAINAGE PATTERN. FLOW SHALL ENTER AND EXIT 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=76.99'	T=39.51'
C3	Δ=71°49'26"	R=268.00'	L=335.96'	T=194.09'	C6	Δ=44°32'51"	R=220.00'	L=171.05'	T=90.11'
					C7	Δ=22°37'08"	R=500.00'	L=197.39'	T=100.00'



LEGEND

- STANDARD ABBREVIATIONS**
- CMP CORRUGATED METAL PIPE
 - CMF CONCRETE MONUMENT FND
 - CO SANITARY CLEANOUT
 - CIF CRIMPED TOP PIPE FOUND
 - OTF OPEN TOP PIPE FOUND
 - RFB REBAR FOUND
 - RSB REBAR SET
 - CMF CONCRETE MONUMENT FOUND
 - CRP DROP PIPE
 - FNC FENCE
 - FND FOUND
 - INV INVERT
 - JB JUNCTION BOX
 - MH MANHOLE
 - PCC PLASTIC DRAIN PIPE
 - POB POINT OF BEGINNING
 - POC POINT OF COMMENCING
 - RPC REINFORCED CONCRETE PIPE
 - SS SANITARY SEWER
 - TP TELEPHONE POSTAL
 - TV CABLE TV PEDESTAL
 - UT UTILITY
 - ESMT EASEMENT
 - MFF MINIMUM FINISHED FLOOR ELEVATION
- STANDARD SYMBOLS**
- POWER POLE
 - QUI WIRE
 - POWER LINE
 - LIGHT POLE
 - GAS VALVE
 - GAS METER
 - WATER VALVE
 - WATER METER
 - FIRE HYDRANT
 - FIRE DEPARTMENT CONNECTION
 - PHONE PEDESTAL
 - SEWER CLEAN OUT
 - UNDERGROUND GAS LINE
 - UNDERGROUND POWER LINE
 - UNDERGROUND WATER LINE
 - WET AREA
 - STOP/STREET SIGN
 - SPEED LIMIT SIGN

CLEAN-OUT EASEMENT NOTE FOR AS-BUILTS/FINAL PLATS

In the event a sanitary sewer tap/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 provide a ten (10) foot wide sanitary sewer tap/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 tap 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 right-of-way to a point that is ten (10) feet beyond the center of the tap structure.

STORM WATER QUALITY MAINTENANCE AGREEMENT NOTE

THE PROPERTY SHOWN ON THIS SUBDIVISION PLAT OF CADENCE UNIT ONE C DATED SEPTEMBER 10, 2006, AND RECORDED AS SHOWN HEREIN IS HEREBY MADE SUBJECT TO THE FOLLOWING MAINTENANCE AGREEMENT RECORDED ON AUGUST 22, 2007 IN DEED BOOK 8807, PAGE 29, ET SEQ., AS AFFECTED BY TRANSFER AND ASSIGNMENT OF AGREEMENT RECORDED ON JULY 16, 2008 IN DEED BOOK 10297, PAGE 173.

CLOSURE INFORMATION

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 48,012, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TOPCON 8002 ROBOTIC TOTAL STATION AND TRIS RANGEFINDER 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. ± 3.17 INCH.

IF YOU DIG

IF YOU DIG GEORGIA... CALL US FIRST! 1-800-282-7411 (770) 623-4100 (METRO ATLANTA ONLY) UTILITIES PROTECTION CENTER IT'S THE LAW

WOODMONT UNIT 9D
PLAT BOOK 75 / PAGE 4
GRAPHIC SCALE 1" = 60'

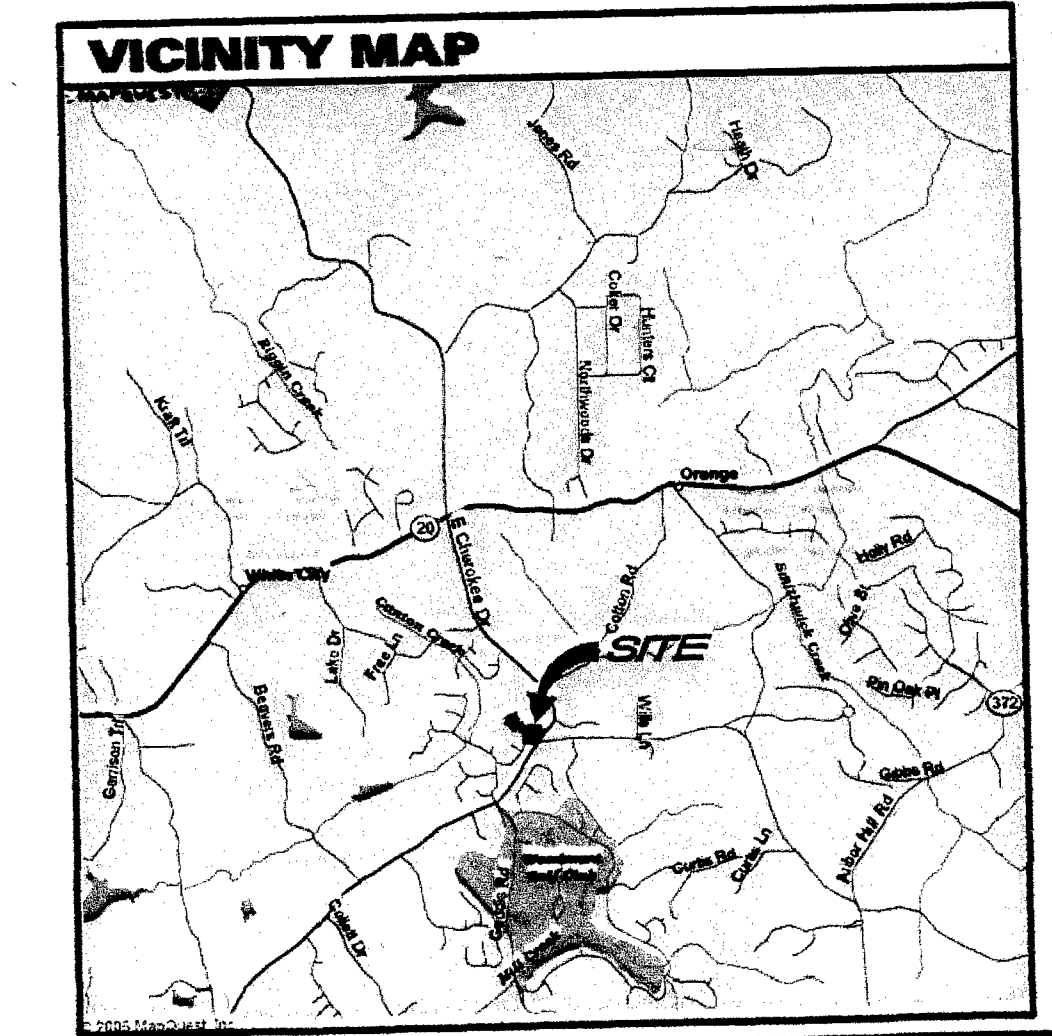
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	243.00'	51.31'	51.22'	S26°08'35"E	12°05'54"
C2	22.00'	34.56'	31.11'	S77°11'32"E	90°00'00"
C3	525.00'	73.33'	73.27'	S81°48'54"W	08°00'11"
C4	525.00'	73.33'	73.27'	S88°57'15"W	06°17'12"
C5	525.00'	73.33'	73.27'	S79°15'05"W	06°18'28"
C6	525.00'	73.33'	73.27'	S79°24'57"W	02°01'17"
C7	22.00'	34.56'	31.11'	N39°29'36"E	90°00'00"
C8	243.00'	81.74'	81.36'	S107°27'25"E	18°16'28"
C9	283.00'	56.17'	56.08'	N25°35'07"W	107°00'00"
C10	283.00'	56.17'	56.08'	N31°38'05"W	01°06'55"
C11	478.99'	33.28'	33.27'	S30°12'07"E	03°58'49"
C12	478.99'	79.66'	79.57'	S23°26'50"E	09°51'44"
C13	22.00'	34.56'	31.11'	S54°34'24"E	90°00'00"
C14	22.00'	34.56'	31.11'	N12°48'28"E	90°00'00"
C15	1350.00'	15.84'	15.84'	N32°31'42"W	00°40'20"
C16	1400.00'	16.42'	16.42'	S32°31'42"E	00°40'20"

REVISIONS

No.	Date	Description

GeoSurvey, Ltd.
Land Surveying & Mapping
1170 Atlanta Industrial Drive
Marietta, Georgia 30066
Phone: (770) 795-9900
Fax: (770) 795-8880

OWNER OF RECORD/DEVELOPER:
JOHN WELAND HOMES & NEIGHBORHOODS
4125 ATLANTA ROAD, SE
ATLANTA, GEORGIA 30337
PHONE: 770-996-1400
CONTACT: JASON GARRETT
PHONE: 770-703-3128
TOTAL ACREAGE: 20.000 Acres
TOTAL AREA: 871,220 sf
(UNIT 1A, UNIT 1B, UNIT 1C, UNIT 1D & ALL ROADS AND ALL OPEN SPACE/EASEMENTS)
TOTAL ACREAGE NEW LOTS 2.198 Acres
TOTAL AREA NEW LOTS: 95,686 sf
NEW R/W AREA: 0.871 Acres (37,941 sf)
NEW OPEN SPACE: 0.178 Acres
CURRENT ZONING: RD-3



OWNER'S CERTIFICATE AND DEDICATION

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATED BY THIS DECLARATION TO THE USE OF THE PUBLIC FOREVER ALL STREETS, SEWER COLLECTORS, LIFT STATIONS, DRAINS, EASEMENTS AND OTHER APPURTENANCES THERON SHOWN, AND TRANSFERS OWNERSHIP OF ALL PUBLIC AREAS IN FEE SIMPLY DEED FOR THE PURPOSE THEREIN EXPRESSED.

OWNER / SUBDIVIDER: *John Weland* DATE: 4/19/2011

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 SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THE MONUMENTS HAVE BEEN PLACED OR FOUND AS SHOWN.

CRAG A. JENNINGS DATE: 4-18-2011
GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR #3043

ENGINEER'S CERTIFICATE

THE AS-BUILT STORM DRAIN SYSTEM WILL FUNCTION AS DESIGNED IN THE APPROVED CONSTRUCTION PLANS. THE PROFESSIONAL ENGINEER OF RECORD CONFORMANCE WITH THE STANDARD FIRE PREVENTION CODE AND SHEROKEE FIRE PREVENTION ORDINANCE.

SOTIR J. CHRISTOPHER, PE DATE: 5/2/11
GEORGIA REGISTERED PROFESSIONAL ENGINEER # 028669

CHEROKEE COUNTY FIRE MARSHAL'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED AND APPROVED AS TO CONFORMANCE WITH THE STANDARD FIRE PREVENTION CODE AND SHEROKEE FIRE PREVENTION ORDINANCE.

David J. Reonate DATE: 4-29-11
FIRE MARSHAL

CHEROKEE COUNTY WATER AND SEWER AUTHORITY CERTIFICATE

CERTIFICATE OF CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY PURSUANT TO ALL REQUIREMENTS OF THE CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY HAVING BEEN FULFILLED, THIS PLAT IS APPROVED FOR RECORDING.

Wanda Lee DATE: 4/26/11
CHEROKEE COUNTY WATER DEPARTMENT

COUNTY ENGINEER'S CERTIFICATE

WE HAVE REVIEWED THE FINAL PLAT AND FIND THAT SAID PLAT CONFORMS TO THE APPROVED PLANS AS SUBMITTED BY THE DEVELOPER AND THE CHEROKEE COUNTY DEVELOPMENT REGULATIONS OF JANUARY 15, 2002.

John J. Smith DATE: 4/29/11
COUNTY ENGINEER

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.

Vicki Taylor Lee DATE: 04-29-11
ZONING OFFICER

LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S03°14'44"E	15.22'	L6	N57°48'28"E	15.22'
L2	S39°43'58"W	36.77'	L7	S32°03'24"E	36.77'
L3	S71°48'36"W	25.00'	L8	N80°25'36"E	25.00'
L4	N89°18'32"W	14.63'	L9	N57°48'28"E	15.22'
L5	N80°25'36"E	25.00'			

SUBDIVISION PLAT OF:
CADENCE UNIT ONE D (F.K.A. ELROD TRACT)

SITE INFORMATION
CITY: MACEDONIA COUNTY: CHEROKEE STATE: GEORGIA
LAND LOT: 951 DISTRICT: 3rd SECTION: 2nd
FIELD WORK: JG PROJ MGR: CAJ REMEMED: CAJ
SURVEY DATE: February 28, 2011
GS Dwg File: 20062910.dwg DRAWING SCALE: 1" = 60' GS Job No.: 20062910