

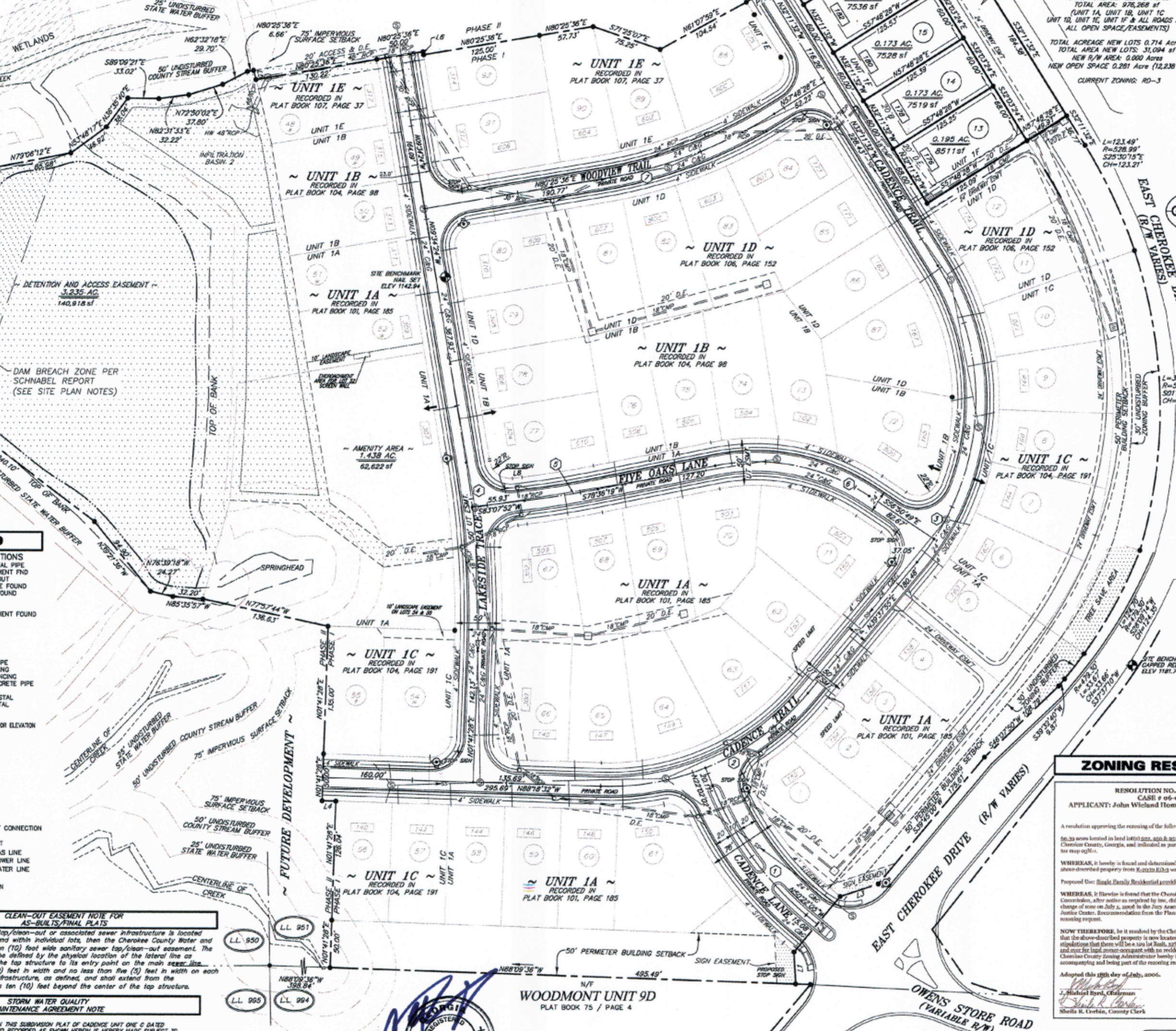
GENERAL NOTES

- 1. TOTAL NUMBER OF LOTS: 4
2. ZONING: RD-3
3. ZONING CASE: 06-05-029
RESOLUTION: 2006-R-070
4. DENSITY: 1.885 LOTS/ACRE
5. TOTAL LENGTH OF PRIVATE ROADWAY: 3340 LINEAR FEET TOTAL
6. BUILDING SETBACKS: FRONT: 30 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.
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.
7. MINIMUM LOT WIDTH: 80 FEET
ALL LOTS MEET MINIMUM LOT WIDTH
8. CAPPED 5/8" REBAR SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
9. SITE BENCHMARK IS A CAPPED REBAR ON EAST CHEROKEE AS SHOWN ON PLAN, ELEVATION 1181.77 AND A NAIL SET ON LAKESIDE TRACE AS SHOWN ON PLAN, ELEVATION 1142.94.
10. 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.
11. 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.
12. 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 1305702000, 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.
13. THIS PROPERTY IS SUBJECT TO THE DECLARATION OF RESTRICTIVE COVENANTS AND EASEMENTS FOR CADENCE WHICH ARE RECORDED IN DEED BOOK 10289, PAGE 1 OF THE LAND RECORDS OF CHEROKEE COUNTY, GEORGIA AS THE SAME HAS BEEN AND FOR MAY HEREAFTER BE AMENDED.
14. 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.
15. NO C.O.S.'S WILL BE ISSUED UNTIL SANITARY SEWER SERVICE IS AVAILABLE.
16. NO C.O.S.'S WILL BE ISSUED FOR LOTS WITH DRIVEWAYS CROSSING CREEKS UNTIL SAID DRIVEWAY CONSTRUCTION IS COMPLETED AND APPROVED.
17. VISION CLEARANCE AT INTERSECTIONS: IN ALL ZONING DISTRICTS NO FENCE WALL, STRUCTURE, SIGN OR OTHER OBSTRUCTION EXCEPT UTILITY POLES, LIGHT OR STREET SIGN STANDARDS OR TREE TRUNKS SHALL BE PERMITTED WITHIN 25 FEET OF THE INTERSECTION OF THE FRONT-OF-WAY LINES OF DRIVEWAYS, HIGHWAYS OR RAILROADS, AS LONG AS THE SAME COMPLY WITH STATE LAW.
18. 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.
19. 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.
20. 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.
21. IRRIGATION SPRINKLERS ARE NOT ALLOWED WITHIN RIGHT-OF-WAY.
22. IF A NEW OR EXISTING LAKE IS PROPOSED FOR INCLUSION IN THE SUBDIVISION THE DEVELOPER SHALL SUBMIT A BREACH ANALYSIS AND SHOW A DAM BREACH ZONE ON THE PLAN PER CHEROKEE COUNTY DEVELOPMENT REGULATIONS SECTION 4.03.E, STORM WATER MANAGEMENT.
23. THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83) FROM GPS OBSERVATIONS PERFORMED BY GEOSURVEY, LTD.
24. 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 GEOID 03 DATUM.
25. IN THE EVENT THAT UNDERGROUND STORM WATER STORAGE IS BEING PROVIDED FOR THE DEVELOPMENT OF SAID UNDERGROUND DETENTION FACILITIES IS THE RESPONSIBILITY OF THE OWNER AND OWNER AGREES TO PERFORM ANNUAL INSPECTIONS AND PROVIDE ANY NECESSARY MAINTENANCE.
26. SUBDIVISION FORMERLY KNOWN AS ELROD TRACT.
27. 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.
28. SIDE WALKS WILL BE INSTALLED BY THE BUILDER AT THE TIME HOME CONSTRUCTION WITH THE EXCEPTION OF IN FRONT OF COMMON AREAS.
29. PER ENGINEER CERTIFICATION, THE SIGHT DISTANCE MEETS OR EXCEEDS STANDARD DETAIL 204 IN THE CHEROKEE COUNTY DEVELOPMENT REGULATIONS.
30. 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 IMPROVEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL FROM THE CHEROKEE COUNTY ENGINEERING DEPARTMENT.
31. ALL LOTS ARE TO HAVE A RESERVE STRIP FOR DRAINAGE CONTROL 5' EITHER SIDE OF SIDE PROPERTY LINES, 10' EITHER SIDE OF REAR PROPERTY LINES AND 20' ALONG EXTERIOR (REAR) PROPERTY LINES.
32. FINAL GRADING OF LOTS IS NOT TO ALTER NATURAL DRAINAGE PATTERN. 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
Table with columns: Curve ID, Delta, Radius, Length, Tangent, Chord, etc.

LEGEND

- STANDARD ABBREVIATIONS: CMP CORRUGATED METAL PIPE, CD SANITARY CLEANOUT, CTF CRIMPED TOP PIPE FOUND, etc.
STANDARD SYMBOLS: POWER POLE, GUY WIRE, POWER LINE, LIGHT POLE, GAS VALVE, GAS METER, WATER VALVE, WATER METER, FIRE HYDRANT, etc.



VICINITY MAP showing the site location in the Atlanta area.
OWNER'S CERTIFICATE AND DEDICATION text.
SURVEYOR'S CERTIFICATE text and signature of Lisa LeVigne.
ENGINEER'S CERTIFICATE text and signature of Soth J. Christopher.

ZONING RESOLUTION text: RESOLUTION NO. 2006-18-022B, CASE # 06-05-029, APPLICANT: John Wieland Homes and Neighborhoods, Inc.
CHEROKEE COUNTY FIRE MARSHAL'S CERTIFICATE text and signature of B. Gibson.
CHEROKEE COUNTY WATER AND SEWER AUTHORITY CERTIFICATE text and signature of Soth J. Christopher.

CHEROKEE COUNTY PLANNING AND ZONING CERTIFICATE text and signature of Vicki Taylor.
COUNTY ENGINEER'S CERTIFICATE text and signature of Soth J. Christopher.
COUNTY ENGINEER text and signature of Soth J. Christopher.
ZONING OFFICIAL text and signature of Vicki Taylor.

PLEASE NOTE: INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES IS SHOWN HEREON. THIS INFORMATION HAS BEEN SHOWN BASED ON THE LOCATION OF ABOVE GROUND UTILITIES, AND PLANS AND PLATS PLACED BY THE UNDERGROUND PROTECTION SERVICE. NO CERTIFICATION IS MADE AS TO THE ACCURACY OF THIS INFORMATION CONCERNING UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON. PER GEORGIA LAW, THE UNDERGROUND UTILITIES SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.

IF YOU DIG: IF YOU DIG GEORGIA... CALL US FIRST! 1-800-282-7411 (770) 623-4344. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

CLOSURE INFORMATION: THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 480,000, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TOPCON BOB ROBOTIC TOTAL STATION AND TD'S 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. CURVE TABLE with columns: Curve, Chord Bearing, Chord Length, Radius, Arc Length, Degree of Curve.

REVISIONS table with columns: No., Date, Description.
GRAPHIC SCALE 1" = 80'.
CURVE TABLE with columns: Curve, Chord Bearing, Chord Length, Radius, Arc Length, Degree of Curve.

SUBDIVISION PLAT OF: CADENCE UNIT ONE F (F.K.A. ELROD TRACT).
SITE INFORMATION: CITY: MACEDONIA, COUNTY: CHEROKEE, STATE: GEORGIA.
LAND LOT: 951, DISTRICT: 3rd, SECTION: 2nd.
FIELD WORK: JC, PROJ MGR: CAJ, REVIEWED: CAJ.
SURVEY DATE: August 29, 2011, DRAWING SCALE: 1" = 80'.
GS Dwg File: 20062910.dwg, GS Job No.: 20062910.