

VICINITY MAP
NOT TO SCALE

ENGINEER'S CERTIFICATION
IT IS HEREBY CERTIFIED THAT THE STORMWATER FACILITY (ENHANCED SWALE) PROVIDES THE REQUIRED STORAGE AND OUTFLOW RATES AS REQUIRED BY THE APPROVED PLANS AND THE APPROVED HYDROLOGY STUDY FOR THE DEVELOPMENT. ANY MODIFICATIONS TO A STORM WATER DETENTION AREA SHALL REQUIRE A REVISED HYDROLOGY STUDY TO BE SUBMITTED.

IT IS HEREBY CERTIFIED THAT THE "AS-BUILT" CONDITION OF THE STORM DRAINAGE SYSTEM WILL FUNCTION AS DESIGNED AND ENGINEERED IN THE APPROVED CONSTRUCTION PLANS.

Kevin D. Whigham 8-15-16
KEVIN D. WHIGHAM P.E. NO. 27123 DATE

SURVEYOR'S CERTIFICATION
IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN; AND THAT ALL ENGINEERING REQUIREMENTS OF CHEROKEE COUNTY SUBDIVISION STANDARDS AND ZONING ORDINANCE HAVE BEEN FULLY COMPLIED WITH.

J. Christopher Whitley 8/15/16
J. CHRISTOPHER WHITLEY R.L.S. NO. 2672 DATE

OWNERS ACKNOWLEDGMENT
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 DEDICATES IT TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, PARKS, DRAINS, EASEMENTS AND PUBLIC GROUNDS THEREON SHOWN, EXCEPT AS OTHERWISE NOTED.

J. Christopher Whitley 8-16-16
SUBDIVIDER OR OWNER DATE

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

W. J. Taylor 8/16/16
ZONING OFFICIAL DATE

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

David J. Bertram 8/16/16
COUNTY ENGINEER DATE

FIRE MARSHAL CERTIFICATION
THIS IS TO CERTIFY THAT THIS PLAT WAS REVIEWED AND APPROVED AS TO CONFORMANCE WITH THE STANDARD FIRE PREVENTION CODE AND CHEROKEE COUNTY FIRE PREVENTION ORDINANCE.

Daniel J. Bertram 8-16-16
FIRE MARSHAL, CHEROKEE COUNTY DATE

Plat Book 118 Pg 5
Filed 08/16/2016 02:35 PM
28-2016-000423
Patty Baker
Clerk of Superior Court Cherokee Cty, GA

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

Kevin Payne 8-16-16
CHEROKEE COUNTY WATER & SEWER AUTHORITY DATE

SWEETBRIAR FARMS, PHASE 1

(FKA TRICKUM ROAD TRACT)

3051 TRICKUM ROAD
WOODSTOCK, GEORGIA 30188
CHEROKEE COUNTY

LAND LOTS 768, 816 & 817
15TH DISTRICT, 2ND SECTION
TAX MAP 15N22, PARCEL 135
PIN: 15-0817-0002

ZONING: R-15 (SINGLE FAMILY RESIDENTIAL)
ZONING CASE #14-06-013

DATE: FEBRUARY 20, 2014
REVISED: AUGUST 31, 2015

OWNER:

OAK HALL COMPANIES, LLC
5256 PEACHTREE ROAD, SUITE 195
ATLANTA, GA 30341
PHONE: 770-662-5995
CONTACT: TAD BRASWELL EMAIL: Tad@OakHallCompanies.com

SURVEYOR/ENGINEER:

McFARLAND-DYER & ASSOCIATES, INC.
4174 SILVER PEAK PARKWAY
SUWANEE, GEORGIA 30024
PH: 770-932-6550 FX: 770-932-6551
CONTACT: KEVIN WHIGHAM, P.E. EMAIL: kwhigham@GoMDA.net

ZONING CONDITIONS:

- TRICKUM ROAD IS IMPROVED TO A MINIMUM OF 20 FEET WIDE FROM THE DEVELOPMENT ENTRANCE TO ARNOLD MILL ROAD.
- IMPROVE THE VERTICAL GEOMETRY OF TRICKUM ROAD TO MEET A 25 MPH DESIGN SPEED IN LOCATIONS WHERE THEY ARE CURRENTLY INSUFFICIENT.
- A 150 FOOT LEFT-TURN LANE IS CONSTRUCTED ON EASTBOUND ARNOLD MILL ROAD AND THE TRAFFIC SIGNAL IS UPGRADED TO INCLUDE PROTECTED/PERMISSIVE PHASE FOR THIS MOVEMENT.
- MAXIMUM OF 85 LOTS.
- MINIMUM LOT SIZE OF 15,000 SQUARE FEET.
- AMENITY AREA TO BE LOCATED INTERIOR TO THE DEVELOPMENT.
- CONFORM TO STREAM BANK BUFFERS, STREETSCAPE ENHANCEMENTS, EARTHEN BERM ALONG TRICKUM ROAD 4-8 FEET WITH 3-RAIL FENCE, ENHANCED BUFFERS ALONG LOTS 81, 69, 65, 66 AND 67 AS SHOWN ON REVISED SITE PLAN DATED JUNE 2, 2014.
- RECORDED PLAT TO NOTE STREAM BANK BUFFER ENCROACHMENTS INTO PLATTED LOTS.

SIGHT DISTANCE CERTIFICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE PROPOSED ENTRANCE ONTO TRICKUM ROAD IS DESIGNED WITH ADEQUATE SIGHT DISTANCE. THE REGULATED SPEED LIMIT IS 35 MPH. THE SITE DISTANCE REQUIRED BY CHEROKEE COUNTY STANDARD DETAIL NUMBER 204 IS A STOPPING SIGHT DISTANCE OF 250 FEET, CASE B1 SIGHT DISTANCE OF 390 FEET, CASE B2 SIGHT DISTANCE OF 335 FEET AND CASE B3 SIGHT DISTANCE OF 335 FEET. THE MINIMUM SIGHT DISTANCE IS EQUAL TO OR EXCEEDS THE REQUIRED SIGHT DISTANCE OF TRICKUM ROAD, AS MEASURED FROM THE CENTER OF THE ENTRANCE IN BOTH DIRECTIONS 15 FEET BEHIND THE EXISTING PAVEMENT.

J. Chris Whitley 8/15/16
J. CHRIS WHITLEY DATE GA. #2672

Clean-Out Easement Note:

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 have 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 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.

FLOODPLAIN:

THIS PARCEL OF LAND IS IN THE 100 YEAR FLOOD PLAIN AN IS IN ZONE AE; ACCORDING TO FEMA MAP #13057C0263D DATED SEPTEMBER 29, 2006, #13057C0264D DATED SEPTEMBER 29, 2006, #13057C0351D DATED SEPTEMBER 29, 2006, AND #13057C0352D DATED SEPTEMBER 29, 2006.

STATE WATERS & WETLANDS

THIS SITE CONTAINS WATERS OF THE STATE (MILL CREEK AND 2 UNNAMED TRIBUTARIES TO MILL CREEK) AS WELL AS WETLANDS AS SHOWN ON THE PLANS.

AREAS AND SETBACKS:

SITE AREA = 68.48 ACRES (15.09 AC. THIS PHASE)

RESIDENTIAL - 85 UNITS TOTAL (24 UNITS THIS PHASE)
85' WIDE DETACHED SINGLE FAMILY: 85 UNITS (24 UNITS THIS PHASE)

MIN. LOT WIDTH: 80'
MIN. LOT AREA: 15,000 SF

FRONT YARD: 25'
SIDE YARD: 10'
REAR YARD: 30'

DENSITY

DENSITY OVERALL PROJECT: 85 UNITS / 68.48 ACRES = 1.24 UPA
DENSITY PHASE 1: 24 UNITS / 15.09 AC. = 1.59 UPA

OPEN SPACE

OPEN SPACE PROV'D 25.4 AC. = 37.0% (ALL PHASES)

24 HOUR CONTACT FOR UTILITIES
OAK HALL COMPANIES, LLC
TAD BRASWELL
404-234-9669

UTILITIES:

WATER: CHEROKEE COUNTY WATER & SEWER AUTHORITY (770) 479-1813
SEWER: CHEROKEE COUNTY WATER & SEWER AUTHORITY (770) 479-1813
POWER: GA POWER 1-888-655-5888
GAS: ATLANTA GAS (404) 584-3137

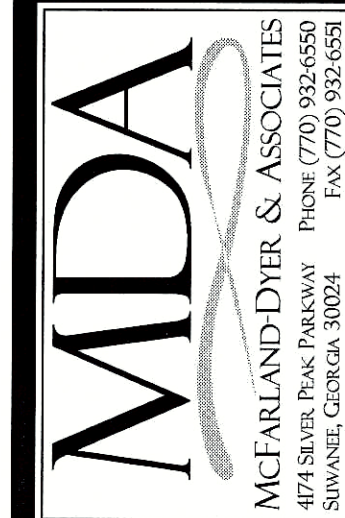
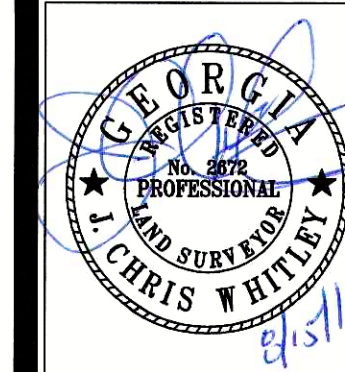
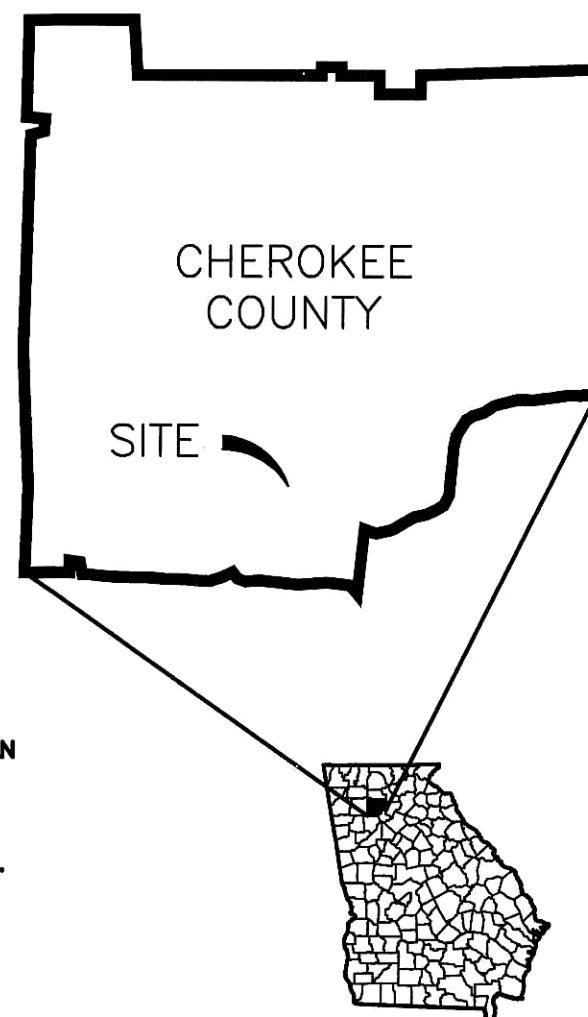
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 15,000+ FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES RULE.

- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 34,032 FEET.

- A TRIMBLE S3 ROBOTIC TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

- FIELD DATA WAS OBTAINED ON 08/16/2014.

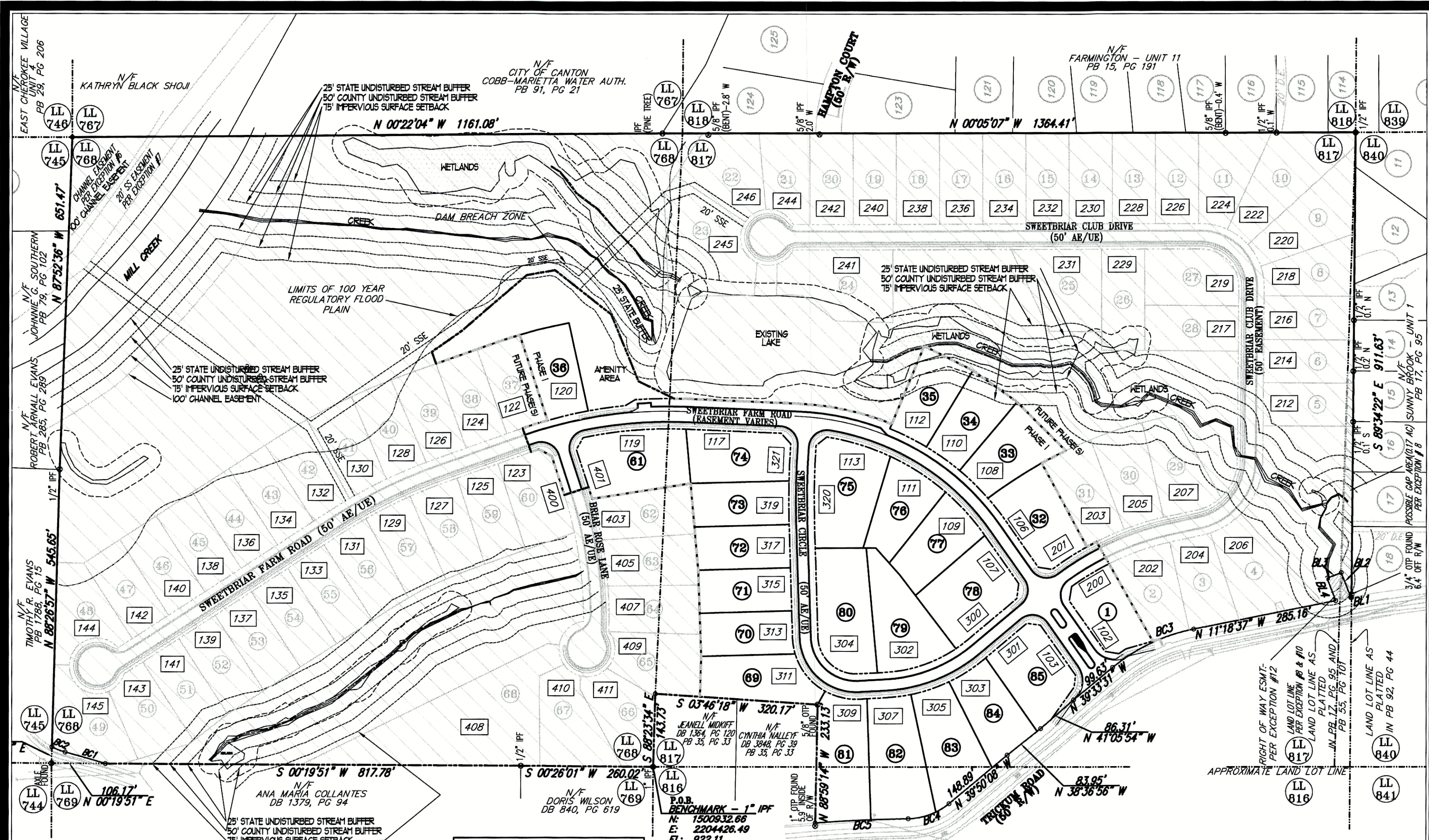
THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.



FOR NO. 14-0001	DESCRIPTION	DATE
DRAWN BY: JH	FINAL PLAT	07/25/16
CHECKED BY: AP		
SURVEYED BY: TW		
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FINAL PLAT FOR:
SWEETBRIAR FARMS, PHASE I
(FKA TRICKUM ROAD TRACT)
LL 768, 816 & 817 15TH DISTRICT, 2ND SECTION
CHEROKEE COUNTY, GEORGIA

FINAL PLAT
SHEET 1 OF 11



NOTE: STREAM BUFFERS SHOWN HERE ARE LABELED ON OTHER SHEETS.

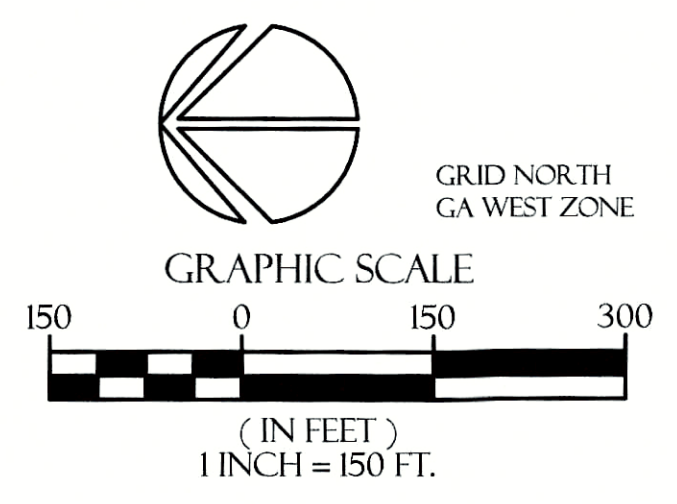
Plat Book 118 Pg 7
 Filed 08/16/2016 02:35 PM
 28-2016-000425
 Patty Baker
 Clerk of Superior Court Cherokee Cty, GA

- THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 15,000+ FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES RULE.
 - THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 341,032 FEET.
 - A TRIMBLE S3 ROBOTIC TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.
 - FIELD DATA WAS OBTAINED ON 08-11-2014.

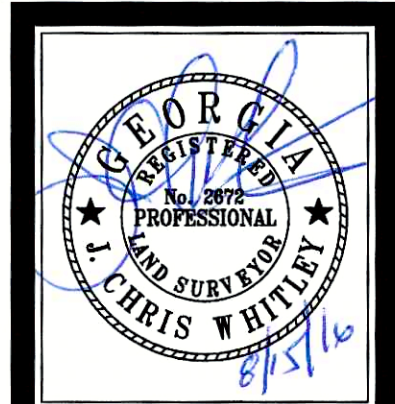
LEGEND	
	UTILITY POLE (PP)
	GUY WIRE
	LIGHT POLE (LP)
	FLAG POLE (FP)
	FIRE HYDRANT (FH)
	SIGN
	JUNCTION BOX (JB)
	DROP INLET (DI)
	WATER VALVE (WV)
	ROOF DRAIN (RD)
	CLEAN OUT (CO)
	WATER METER (WM)
	SANITARY MANHOLE
	IRON PIN FOUND
	CONCRETE
	WALL
	HEAD WALL (HW)
	FENCE LINE
	TREE LINE
	HANDICAP RAMP
	CURB AND GUTTER

ABBREVIATIONS	
INV	INVERT ELEVATION
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE
FFE	FINISHED FLOOR ELEVATION
TBM	TEMPORARY BENCHMARK
GV	GAS VALVE
UGCM	UNDERGROUND CABLE MARKER
GLM	GAS LINE MARKER
WLM	WATER LINE MARKER
PB	PLAT BOOK
DB	DEED BOOK
N/F	NOW OR FORMERLY
SSMH	SANITARY SEWER MANHOLE
DWCB	DOUBLE WING CATCH BASIN
SWCB	SINGLE WING CATCH BASIN
FES	FLARED END SECTION
CONC	CONCRETE

CERTIFICATE OF CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY "PURSUANT" TO ALL REQUIREMENTS OF THE CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY HAVING BEEN FULFILLED, THIS FINAL PLAT IS APPROVED FOR RECORDING.
Alis-Payne 8-16-14
 CHEROKEE COUNTY WATER & SEWER AUTHORITY DATE



THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.



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 FAX (770) 932-6551
 WWW.COMDANET

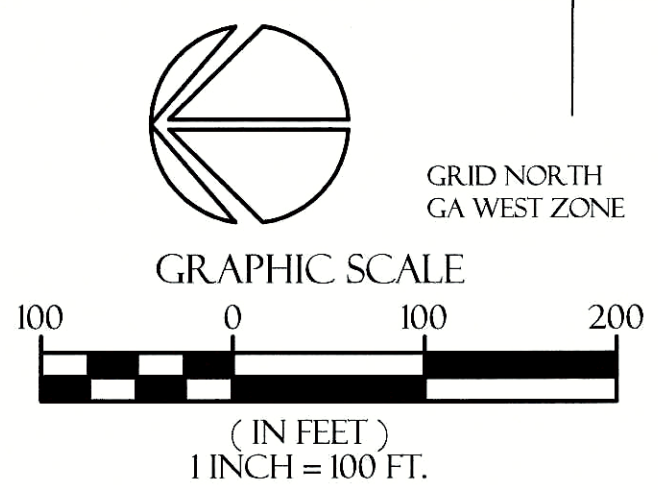
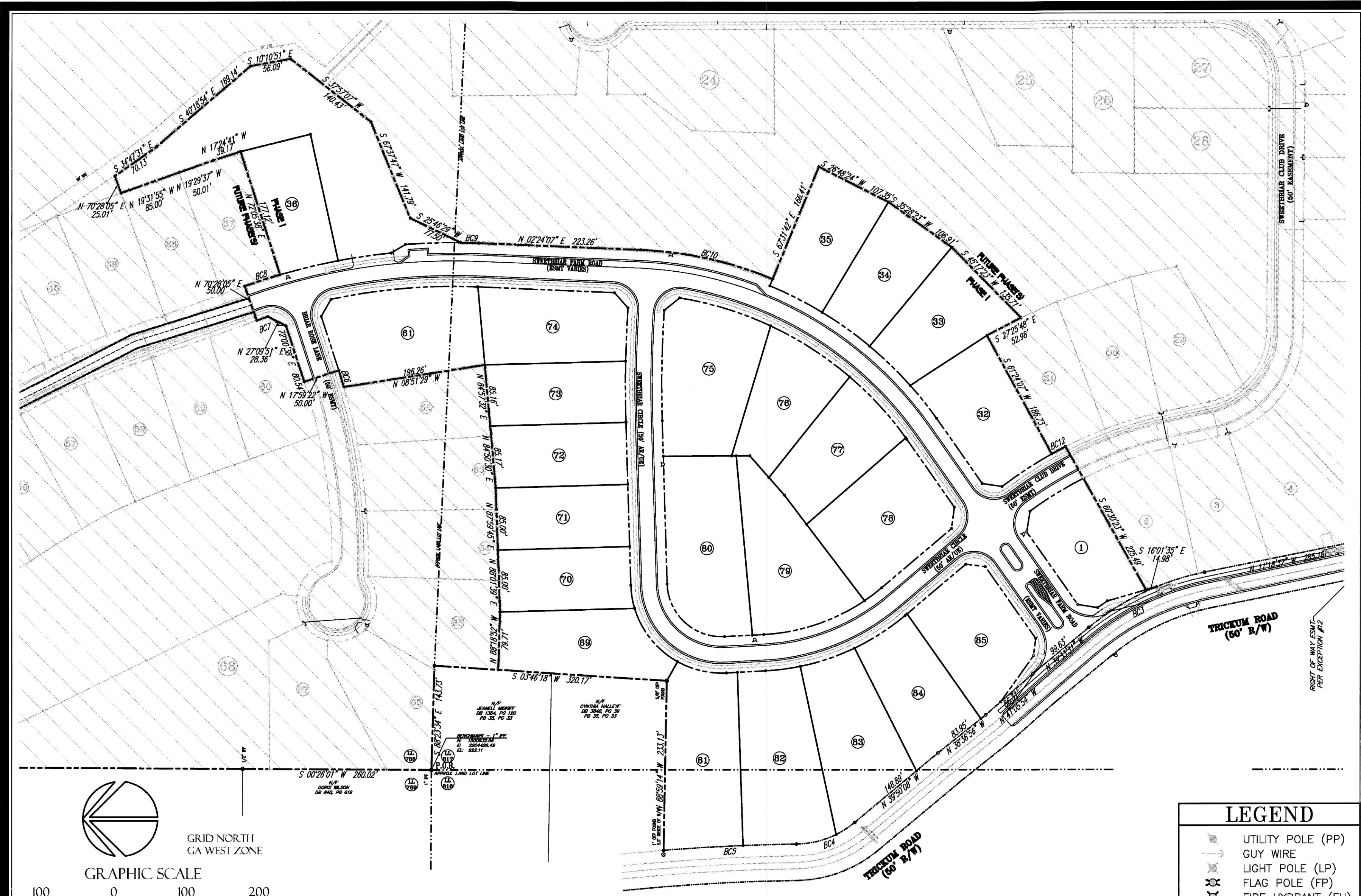
DATE	DESCRIPTION
07/25/16	FINAL PLAT

JOB NO: 14-0401
 DRAWN BY: JH
 CHECKED BY: MP
 SURVEYED BY: TW

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FINAL PLAT FOR:
 SWEETBRIAR FARMS, PHASE I
 (FKA TRICKUM ROAD TRACT)
 LL 768, 816 & 817, 15TH DISTRICT, 2ND SECTION
 CHEROKEE COUNTY, GEORGIA

FINAL PLAT
 SHEET 3 OF 11



THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67, AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

Plat Book 118 Pg 8
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 Patty Baker
 Clerk of Superior Court Cherokee Cty, GA

CERTIFICATE OF CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY
 "PURSUANT" TO ALL REQUIREMENTS OF THE CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY HAVING BEEN FULFILLED, THIS FINAL PLAT IS APPROVED FOR RECORDING.
Chris Whitley 8/16/16
 CHEROKEE COUNTY WATER & SEWER AUTHORITY DATE

BOUNDARY CURVE CHART

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
BC1	82.55'	2533.82'	N 15°49'04" E	82.54'
BC2	27.87'	121.13'	N 21°28'36" E	27.81'
BC3	178.28'	361.60'	N 25°26'03" W	176.48'
BC4	87.27'	128.40'	N 20°21'49" W	85.60'
BC5	183.12'	2968.26'	N 02°39'34" W	183.09'
BC6	23.97'	835.60'	N 72°49'57" E	23.97'
BC7	15.98'	805.00'	N 18°57'47" W	15.98'
BC8	51.19'	855.00'	S 17°49'00" E	51.18'
BC9	24.59'	865.00'	S 01°35'16" W	24.59'
BC10	186.27'	535.00'	S 12°22'34" W	185.33'
BC11	52.99'	854.14'	N 27°25'48" W	52.98'
BC12	21.54'	575.00'	S 27°51'00" E	21.54'

ABBREVIATIONS

INV	INVERT ELEVATION
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE
FFE	FINISHED FLOOR ELEVATION
TBM	TEMPORARY BENCHMARK
GV	GAS VALVE
UGCM	UNDERGROUND CABLE MARKER
GLM	GAS LINE MARKER
WLM	WATER LINE MARKER
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FES	FLARED END SECTION
CONC	CONCRETE

LEGEND

	UTILITY POLE (PP)
	GUY WIRE (LW)
	LIGHT POLE (LP)
	FLAG POLE (FP)
	FIRE HYDRANT (FH)
	SIGN
	JUNCTION BOX (JB)
	DROP INLET (DI)
	WATER VALVE (WV)
	ROOF DRAIN (RD)
	CLEAN OUT (CO)
	WATER METER (WM)
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	IRON PIN FOUND
	CONCRETE
	WALL
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	FENCE LINE
	TREE LINE
	HANDICAP RAMP
	CURB AND GUTTER

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 WWW.MCFARLAND-DYER.COM

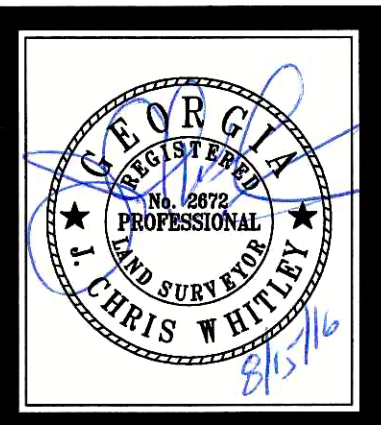
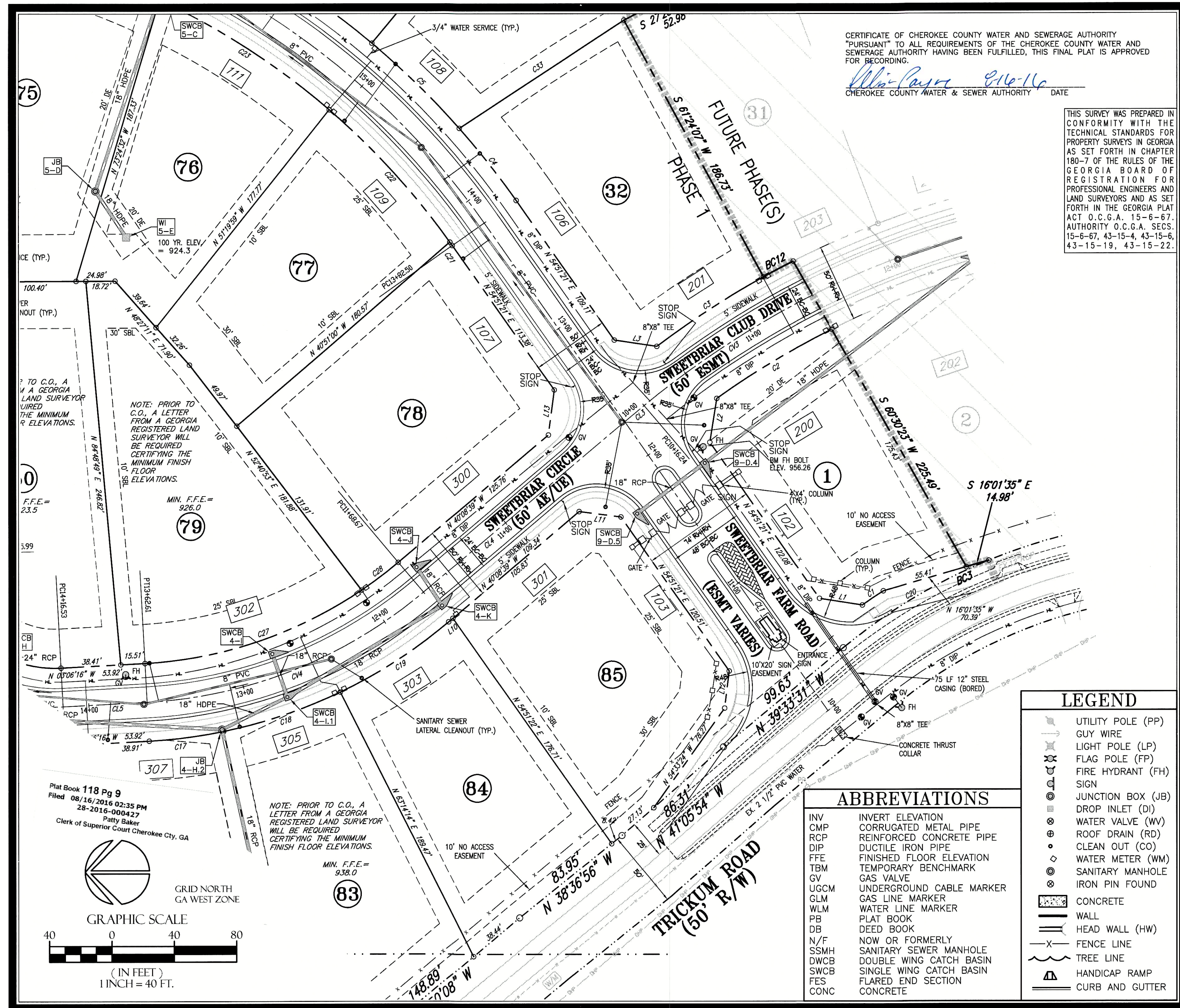
JOB NO: H-0401	DESCRIPTION	FINAL PLAT
DRAWN BY: JH	DATE	07/25/16
CHECKED BY: MP		
SURVEYED BY: TV		
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FINAL PLAT FOR:
SWEETBRIAR FARMS, PHASE I
(FKA TRICKUM ROAD TRACT)

ILL. 768, 816 & 817, 15TH DISTRICT, 2ND SECTION
 CHEROKEE COUNTY, GEORGIA

FINAL PLAT

SHEET 4 OF 11



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 WWW.GOMDANET

DATE	DESCRIPTION
07/25/16	FINAL PLAT

JOB NO: H0401
 DRAWN BY: JH
 CHECKED BY: MP
 SURVEYED BY: TW

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FINAL PLAT

SHEET 5 OF 11

LEGEND

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- LIGHT POLE (LP)
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- FIRE HYDRANT (FH)
- SIGN
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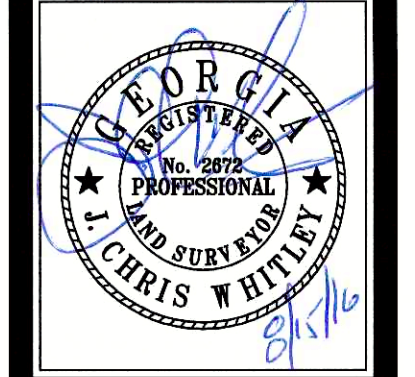
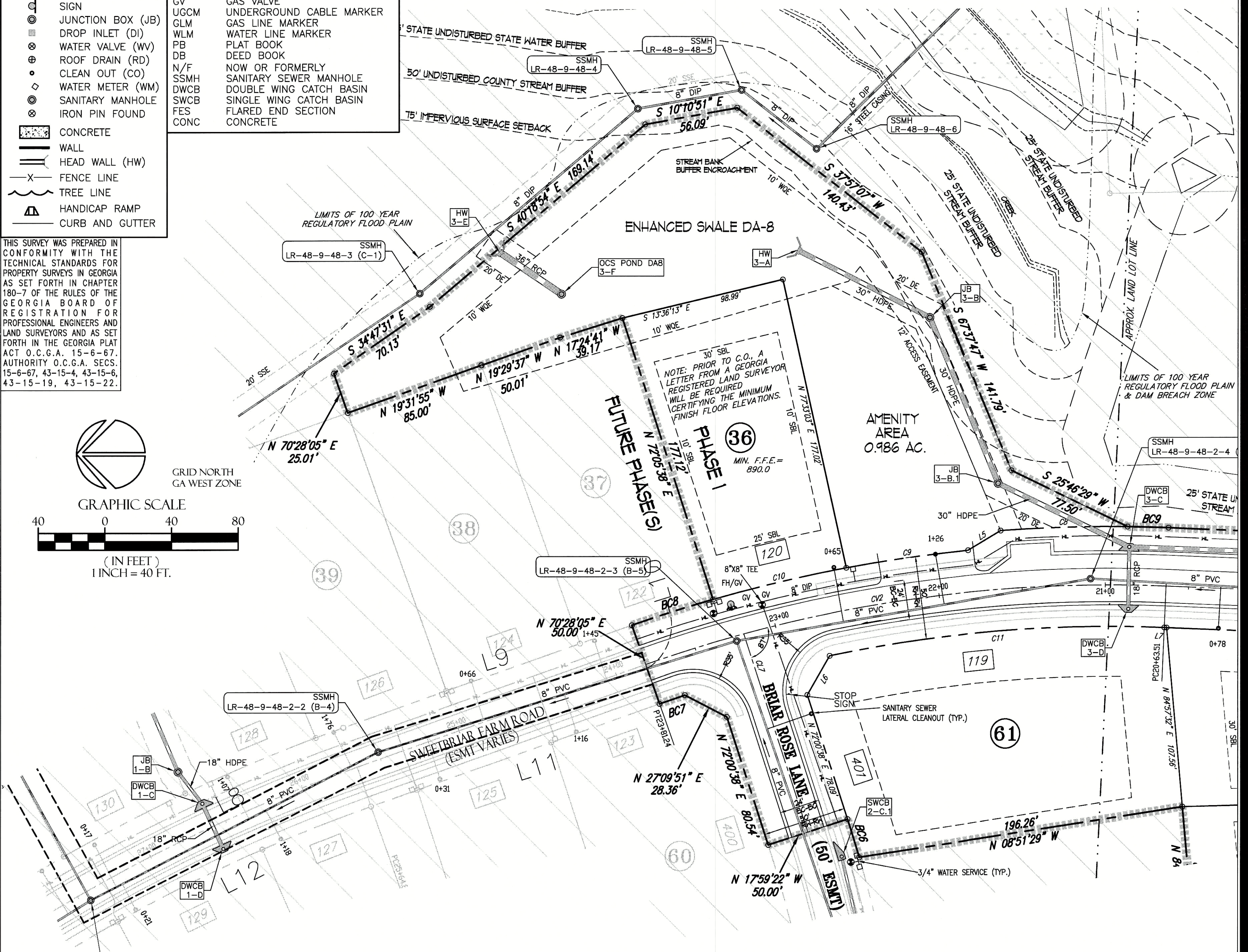
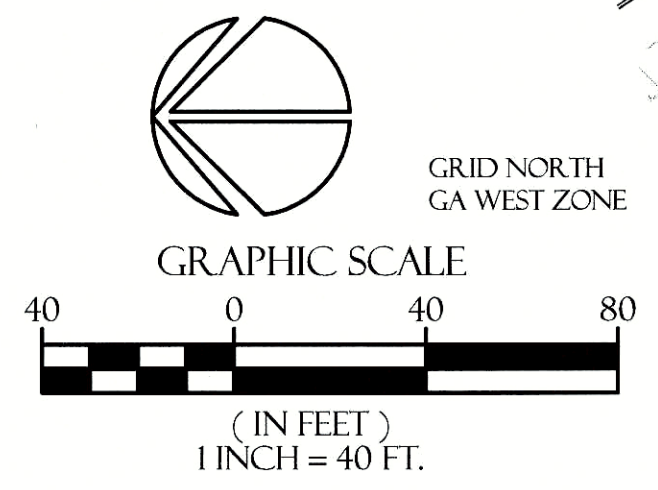
ABBREVIATIONS

- INV INVERT ELEVATION
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- RCP REINFORCED CONCRETE PIPE
- DIP DUCTILE IRON PIPE
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CERTIFICATE OF CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY
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Chris Payne 8/16-14
 CHEROKEE COUNTY WATER & SEWER AUTHORITY DATE

Plat Book 118 Pg 11
 Filed 08/16/2016 02:35 PM
 28-2016-00423
 Patty Baker
 Clerk of Superior Court Cherokee Cty, GA

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67, 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.



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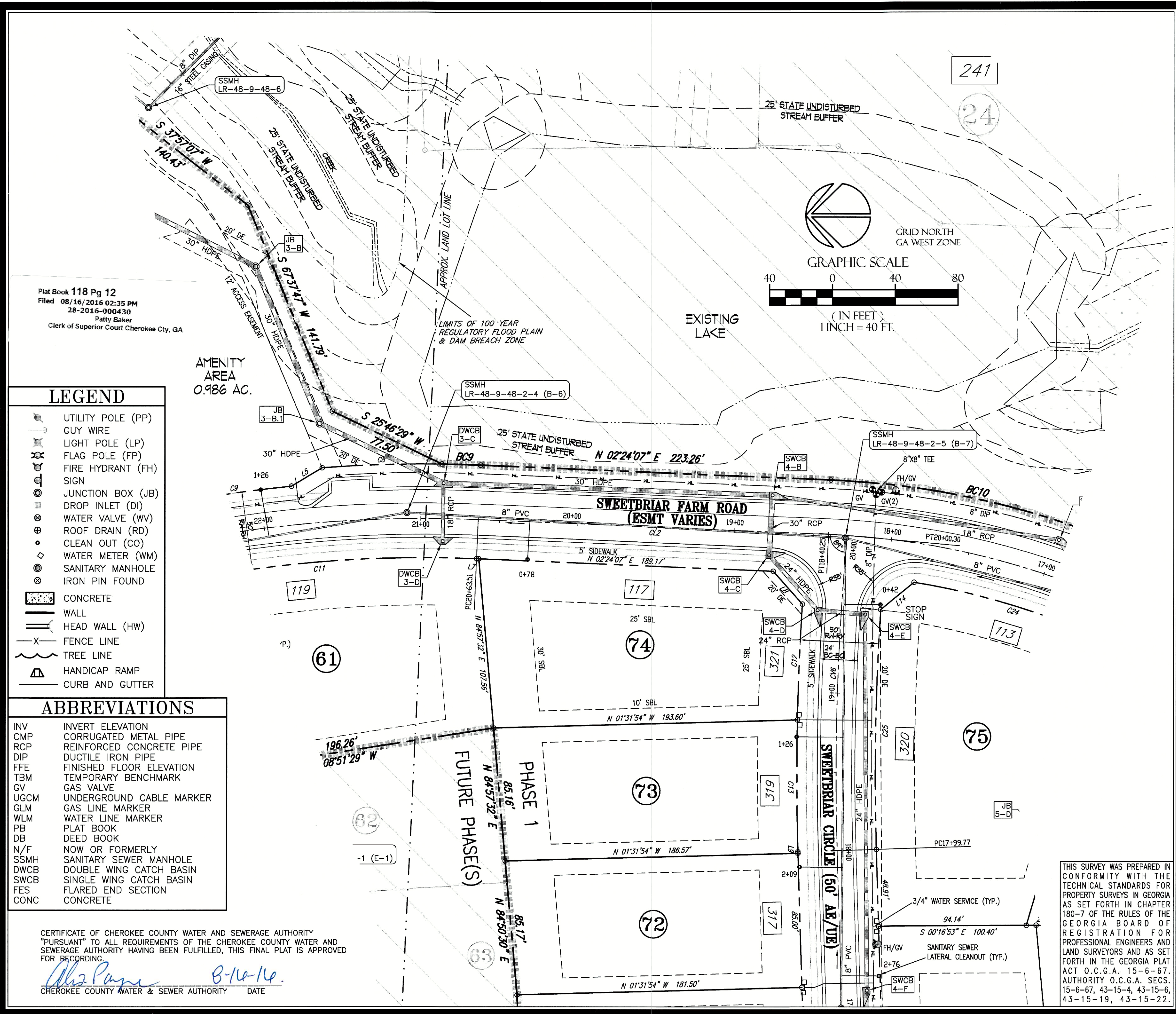
DESCRIPTION	DATE
FINAL PLAT	07/25/16

JOB NO: 14-0401
 DRAWN BY: JH
 CHECKED BY: MP
 SURVEYED BY: TW

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(FKA TRICKUM ROAD TRACT)
 LL 768, 816 & 817, 15TH DISTRICT, 2ND SECTION
 CHEROKEE COUNTY, GEORGIA

FINAL PLAT
SHEET 7 OF 11



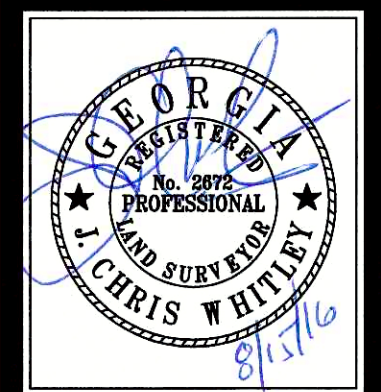
Plat Book 118 Pg 12
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 28-2016-000430
 Patty Baker
 Clerk of Superior Court Cherokee Cty, GA

- LEGEND**
- UTILITY POLE (PP)
 - GUY WIRE
 - LIGHT POLE (LP)
 - FLAG POLE (FP)
 - FIRE HYDRANT (FH)
 - SIGN
 - JUNCTION BOX (JB)
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 - WATER VALVE (WV)
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 - CURB AND GUTTER

- ABBREVIATIONS**
- | | |
|------|--------------------------|
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| WLM | WATER LINE MARKER |
| PB | PLAT BOOK |
| DB | DEED BOOK |
| N/F | NOW OR FORMERLY |
| SSMH | SANITARY SEWER MANHOLE |
| DWCB | DOUBLE WING CATCH BASIN |
| SWCB | SINGLE WING CATCH BASIN |
| FES | FLARED END SECTION |
| CONC | CONCRETE |

CERTIFICATE OF CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY
 "PURSUANT" TO ALL REQUIREMENTS OF THE CHEROKEE COUNTY WATER AND
 SEWERAGE AUTHORITY HAVING BEEN FULFILLED, THIS FINAL PLAT IS APPROVED
 FOR RECORDING.
Alisa Paine 8-16-16
 CHEROKEE COUNTY WATER & SEWER AUTHORITY DATE

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.



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 MCFARLAND DYER & ASSOCIATES
 4774 SILVER PEAK PARKWAY PHONE (770) 932-6550
 SUWANEE, GEORGIA 30024 FAX (770) 932-6551
 WWW.MCFARLANDDYER.COM

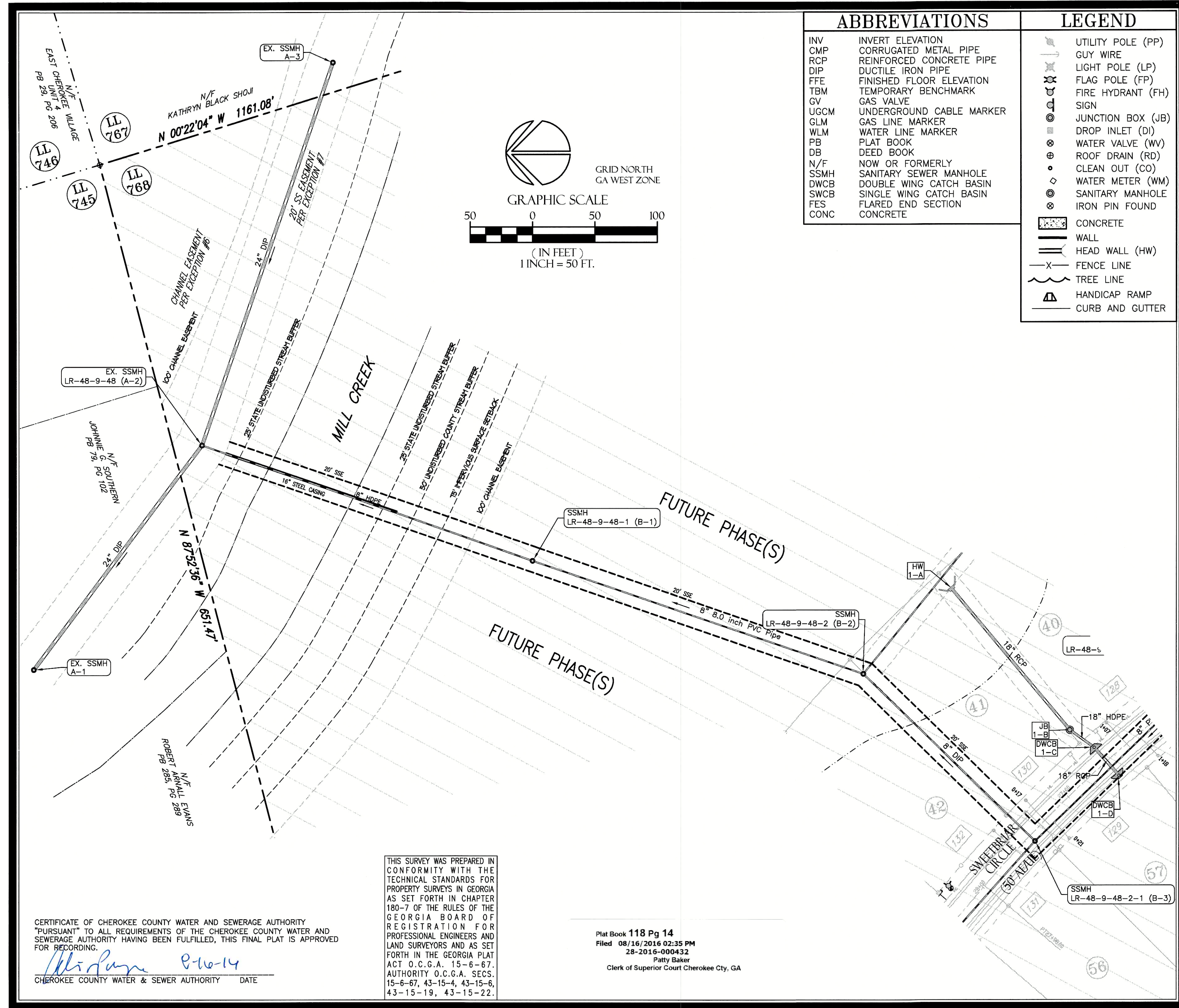
DATE	DESCRIPTION
07/25/16	FINAL PLAT

JOB NO: 14 0401
 DRAWN BY: JH
 CHECKED BY: MP
 SURVEYED BY: TW

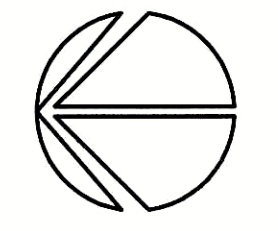
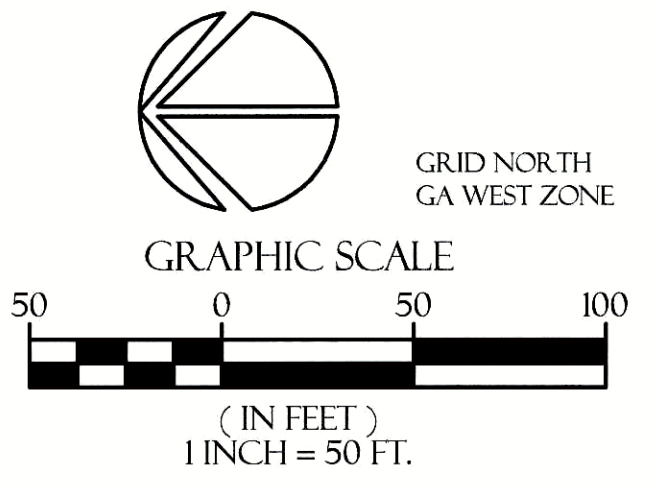
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FINAL PLAT FOR:
 SWEETBRIAR FARMS, PHASE I
 (FKA TRICKUM ROAD TRACT)
 LL 768, 816 & 817, 15TH DISTRICT, 2ND SECTION
 CHEROKEE COUNTY, GEORGIA

FINAL PLAT
 SHEET 8 OF 11



ABBREVIATIONS		LEGEND	
INV	INVERT ELEVATION	PP	UTILITY POLE (PP)
CMP	CORRUGATED METAL PIPE	GW	GUY WIRE
RCP	REINFORCED CONCRETE PIPE	LP	LIGHT POLE (LP)
DIP	DUCTILE IRON PIPE	FP	FLAG POLE (FP)
FFE	FINISHED FLOOR ELEVATION	FH	FIRE HYDRANT (FH)
TBM	TEMPORARY BENCHMARK	SIGN	SIGN
GV	GAS VALVE	JB	JUNCTION BOX (JB)
UGCM	UNDERGROUND CABLE MARKER	DI	DROP INLET (DI)
GLM	GAS LINE MARKER	WV	WATER VALVE (WV)
WLM	WATER LINE MARKER	RD	ROOF DRAIN (RD)
PB	PLAT BOOK	CO	CLEAN OUT (CO)
DB	DEED BOOK	WM	WATER METER (WM)
N/F	NOW OR FORMERLY	SMH	SANITARY MANHOLE
SSMH	SANITARY SEWER MANHOLE	IPF	IRON PIN FOUND
DWCB	DOUBLE WING CATCH BASIN	CONC	CONCRETE
SWCB	SINGLE WING CATCH BASIN	WALL	WALL
FES	FLARED END SECTION	HW	HEAD WALL (HW)
CONC	CONCRETE	FENCE	FENCE LINE
		TREE	TREE LINE
		RA	HANDICAP RAMP
		CG	CURB AND GUTTER

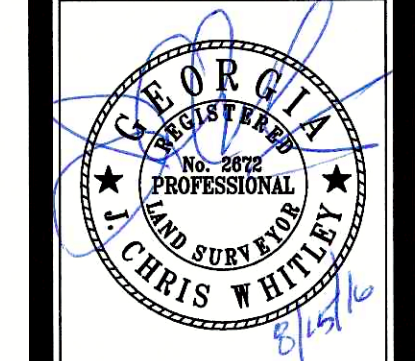


CERTIFICATE OF CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY "PURSUANT" TO ALL REQUIREMENTS OF THE CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY HAVING BEEN FULFILLED, THIS FINAL PLAT IS APPROVED FOR RECORDING.

[Signature] P-10-14
 CHEROKEE COUNTY WATER & SEWER AUTHORITY DATE

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67, AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

Plat Book 118 Pg 14
 Filed 08/16/2016 02:35 PM
 28-2016-000432
 Patty Baker
 Clerk of Superior Court Cherokee Cty, GA



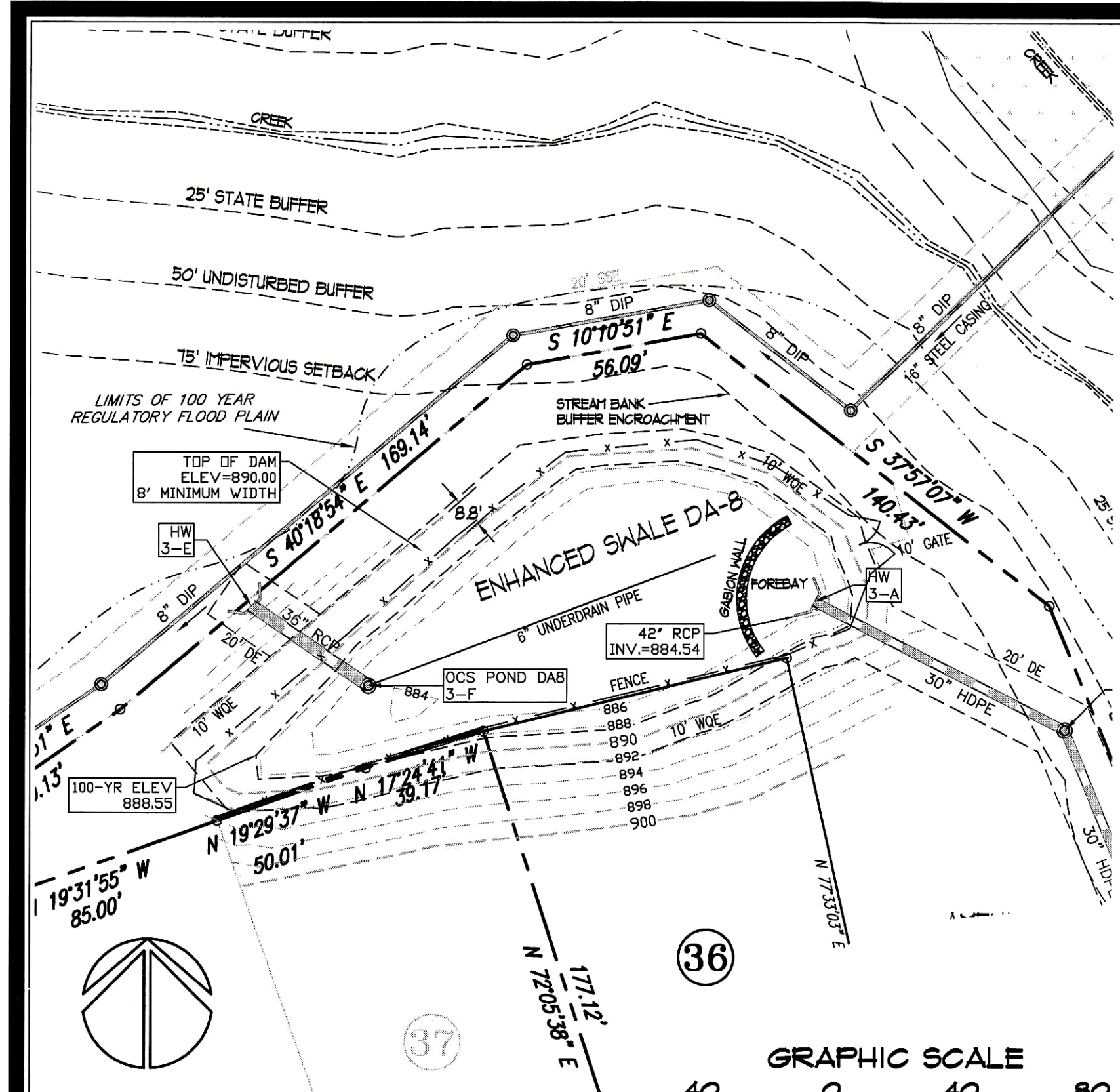
MDA
 MCFARLAND-DYER & ASSOCIATES
 474 S.W. Peach Parkway, P.O. Box 770, 31703
 Suwanee, Georgia 30024 Phone: (770) 932-6550 Fax: (770) 932-6559
 WWW.COMDANET

JOB NO:	DESCRIPTION
140401	FINAL PLAT
DATE	07/25/2016
CHECKED BY: MP	
SURVEYED BY: TW	

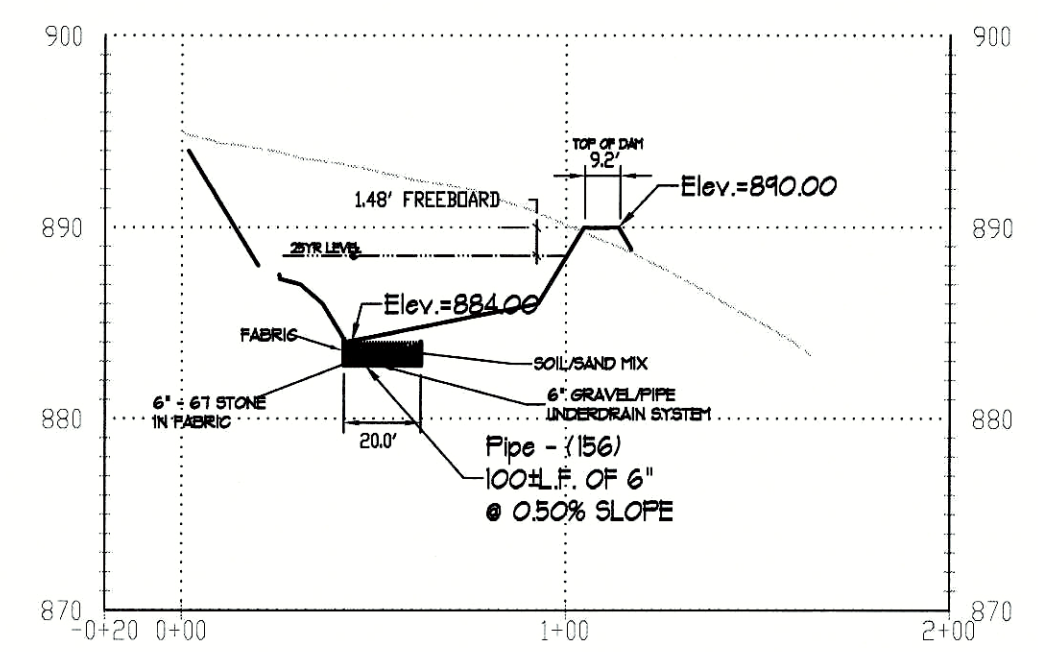
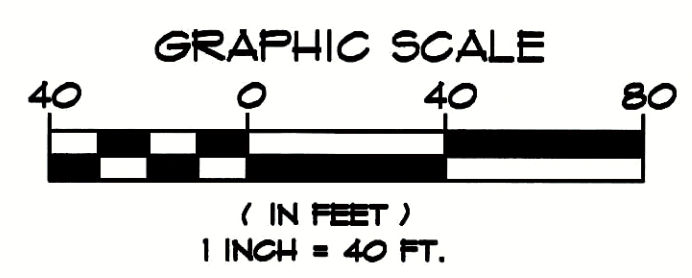
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FINAL PLAT FOR:
 SWEETBRIAR FARMS, PHASE I
 (FKA TRICKUM ROAD TRACT)
 LL 768, 816 & 817, 15TH DISTRICT, 2ND SECTION
 CHEROKEE COUNTY, GEORGIA

FINAL PLAT
 SHEET 10 OF 11



ENHANCE SWALE DA-8
 REQD WQ VOL = 15,244 CF
 PROVIDED WQ VOL = 19,416 CF



Cross Section B-B Enhanced Pond DA8
 Horizontal : 1" = 50'
 Vertical : 1" = 10'

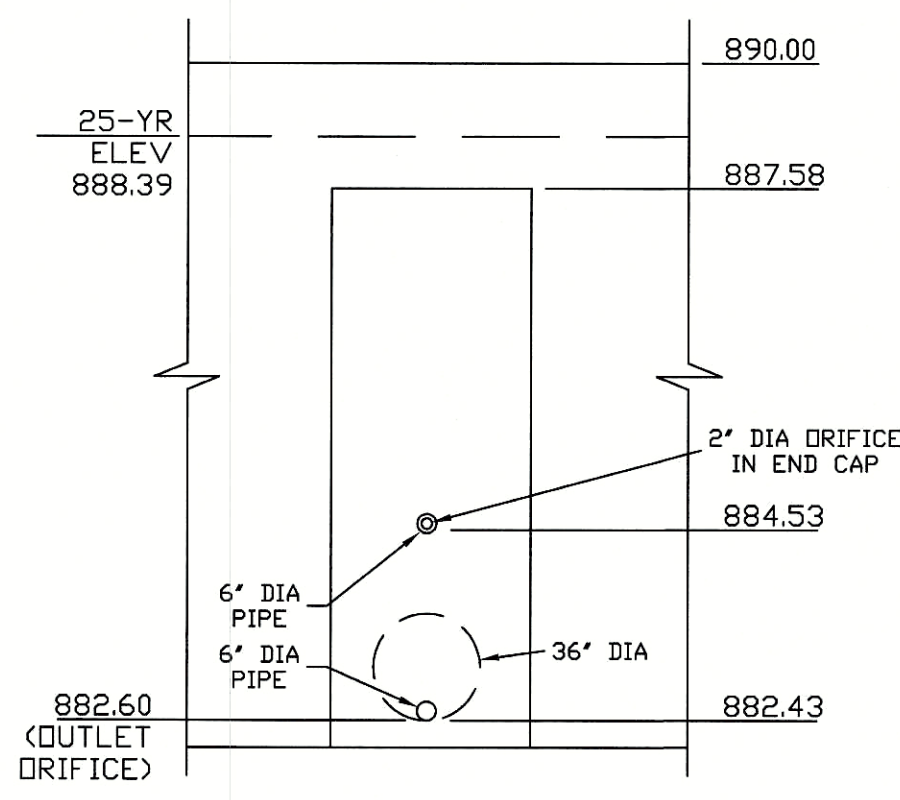
CERTIFICATE OF CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY
 "PURSUANT" TO ALL REQUIREMENTS OF THE CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY HAVING BEEN FULFILLED, THIS FINAL PLAT IS APPROVED FOR RECORDING.
Wh. Payne 8-16-16
 CHEROKEE COUNTY WATER & SEWER AUTHORITY DATE

July, 22, 2016
 Cherokee County Engineering Department
 1130 Bluffs Parkway
 Canton, Georgia 30114
 Sweetbriar Farms, Phase 1 - As-built Stormwater Management System
 Certification Letter

This letter is to confirm that the as-built stormwater management system for the above referenced project was analyzed and is in compliance with the original construction documents and stormwater management report approved by the Cherokee County Engineering Department. The entire stormwater management system, including all conveyance, flowrates, storage, treatment, etc., was evaluated using "as-built" data provided by McFarland Dyer and Assoc., Inc., dated June 6, 2016. This assessment utilized the same engineering practices outlined in the approved construction documents and stormwater management report. Based on this examination, the entire stormwater management system will function as designed.

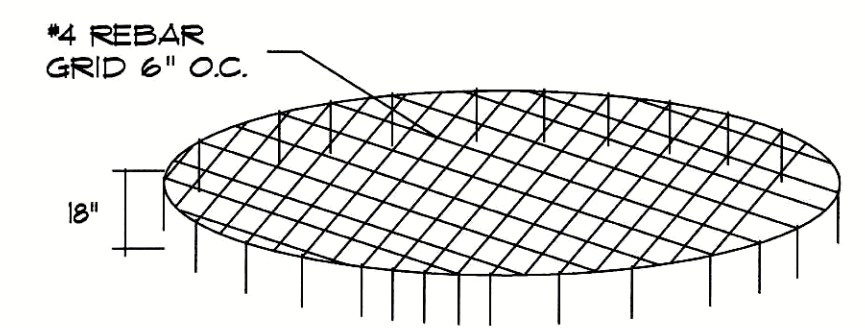
If you have further questions, I may be reached at 770-932-6550 or via e-mail at kwigham@gomda.net.

Sincerely,
 Kevin D. Whigham, P.E.



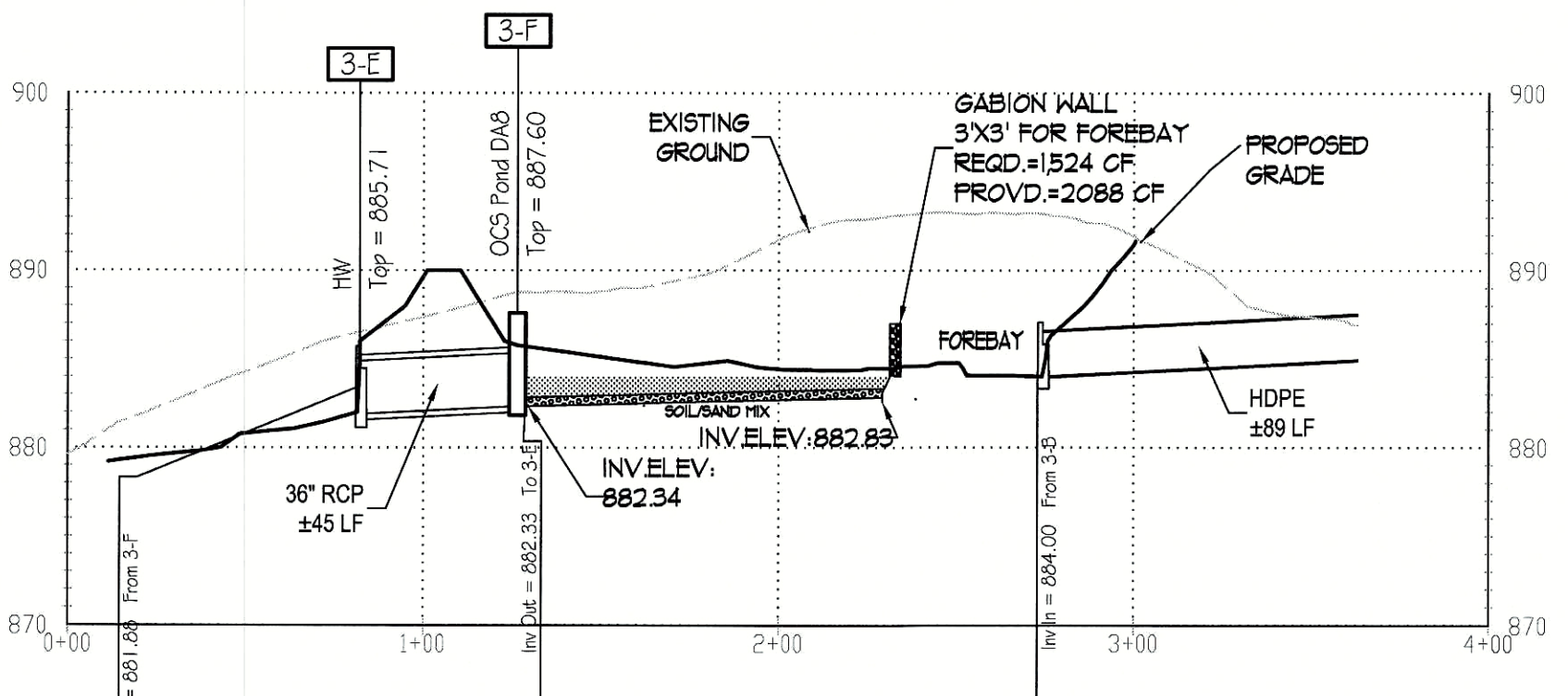
ELEVATION

OCS
 DETAIL
 NTS

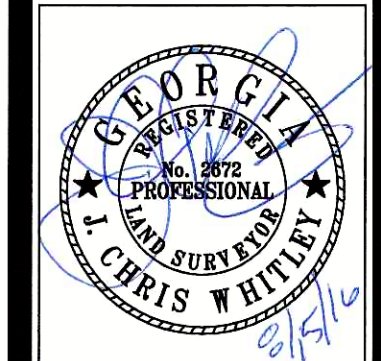


TRASH RACK
 DETAILS
 ISOMETRIC VIEW
 REMOVABLE TRASH RACK

Plat Book 118 Pg 15
 Filed 08/16/2016 02:35 PM
 28-2016-000433
 Patty Baker
 Clerk of Superior Court Cherokee Cty, GA



SECTION A-A ENHANCED POND DA8
 Horizontal : 1" = 50'
 Vertical : 1" = 10'



MDA
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 474 SILVER PEAK PARKWAY
 SUWANEE, GEORGIA 30024
 PHONE (770) 932-6550
 FAX (770) 932-6551
 WWW.GOMDANET

DESCRIPTION	FINAL PLAT
DATE	07-25-16
JOB NO: 14-0401	
DRAWN BY: JH	
CHECKED BY: MP	
SURVEYED BY: TW	
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FINAL PLAT FOR:
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FINAL PLAT
 SHEET II OF II