

VICINITY MAP NOT TO SCALE

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

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 P.E. NO. 27123

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 SUBDIMISION STANDARDS AND ZONING ORDINANCE HAVE BEEN FULLY COMPLIED WITH.

J. CHRISTOPHER WHITLEY R.L.S. NO. 2672

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.

SUBDIVIDER OR OWNER

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.

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.

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

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

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:

- 1) TRICKUM ROAD IS IMPROVED TO A MINIMUM OF 20 FEET WIDE FROM THE DEVELOPMENT ENTRANCE TO ARNOLD MILL ROAD.
- 2) IMPROVE THE VERTICAL GEOMETRY OF TRICKUM ROAD TO MEET A 25 MPH DESIGN SPEED IN LOCATIONS WHERE THEY ARE CURRENTLY INSUFFICIENT.
- 3) 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.
- 4) MAXIMUM OF 85 LOTS. MINIMUM LOT SIZE OF 15,000 SQUARE FEET. AMENITY AREA TO BE LOCATED INTERIOR TO THE

SIGHT DISTANCE CERTIFICATION

J. CHRIS WHITLEY

Clean—Out Easement Note:

DEVELOPMENT. 7) CONFORM TO STREAM BANK BUFFERS, STREETSCAPE ENHANCEMENTS, EARTHEN BERM ALONG TRICKUM ROAD 4-6 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.

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 335 FEET

AND CASE B3 SIGHT DISTANCE OF 390 FEET, CASE B2 SIGHT DISTANCE OF 355 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.

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 lateral line as measured from center of the said easement.

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

8) RECORDED PLAT TO NOTE STREAM BANK BUFFER ENCROACHMENTS INTO PLATTED LOTS.

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.

FLOODPLAIN:

STATE WATERS & <u>WETLANDS</u>

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 TARD: 10' REAR YARD: 30'

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

GA. #2672

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

||24 HOUR CONTACT FOR UTILITIES|| OAK HALL COMPANIES, LLC TAD BRASWELL 404-234-0009

THIS SURVEY WAS PREPARED II

CONFORMITY WITH THI

TECHNICAL STANDARDS FOR

PROPERTY SURVEYS IN GEORGIA

AS SET FORTH IN CHAPTER

180-7 OF THE RULES OF THE

ÍGEORGIA BOARD (

REGISTRATION FO

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|

CHEROKEE

COUNTY

SITE

UTILITIES:

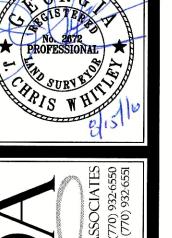
WATER: CHEROKEE COUNTY WATER & SEWER AUTHORITY (770) 479-1813 SEWER: CHEROKEE COUNTY WATER & SEWER AUTHORITY (770) 479-1813 POWER: GA POWER 1-888-655-5888 GAS: ATLANTA GAS (404) 584-3137

> 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

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

FIELD DATA WAS OBTAINED ON 08-11-2014.



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

LOT CURVE CHART

LOT CURVE CHART						
CURVE	ARC LENGTH	RADIUS	CHORD BEARING CHORD LENGTH			
C1	16.25'	272.91	N 34°16'06" W 16.25'			
C1 C2	86.17'	525.00'	N 34°16'06" W 16.25' S 31°13'11" E 86.07'			
C3	81.58'	575.00	IN 32°59'15" W 81 51'l			
C4	58.72'	525.00	N 51°39'05" E 58.69'			
C5	78.03'	525.00	N 44°11'20" E 77.96'			
C6	80.39'	525.00' 525.00'	N 35°32'39" E 80.31'			
C7	80.72'	525.00'	N 26°45'11" E 80.64'			
C8	76.28'	865.00'	N 01°45'11" W 76.26'			
C3 C4 C5 C6 C7 C8 C9 C10 C11	86.17' 81.58' 58.72' 78.03' 80.39' 80.72' 76.28' 73.87' 82.17'	865.00' 855.00'	N 08°07'11" W 73.85'			
C10	82.17	855.00'	N 13°20'54" W 82.14'			
C11	202.12	805.00'	S 04°47'27" E 201.59'			
C12	73.39'	1650.00	N 87°33'09" W 73.38'			
C13	84.07	1650.00	S 89°42'49" W 84.06'			
C14	32 56'	125.00'	S 80°47'30" W 32.47'			
C15	96.76'	125.00' 125.00'	S 51°09'14" W 94.36'			
C16	69.99'	125.00	S 12°56'13" W 69.08'			
C17	96.76' 69.99' 48.17' 79.05'	325.00	S 89°42′49" W 84.06′ S 80°47′30" W 32.47′ S 51°09′14" W 94.36′ S 12°56′13" W 69.08′ S 07°21′02" E 48.13′ S 18°33′55" E 78.86′ S 32°50′20" E 82.65′ S 30°54′22" E 108.80′ N 54°41′36" E 2.69′ N 47°36′25" E 114.52′ N 32°50′41" E 129.56′ N 17°04′38" E 131.05′			
C18	79.05'	325.00	S 18'33'55" E 78.86'			
C19	82.88' 109.22'	325.00	S 32°50'20" E 82.65'			
C20	109.22'	361.60	S 30°54'22" E 108.80'			
C21	2.69'	475.00'	N 54°41'36" E 2.69'			
C22	114.80'	475.00	N 47°36'25" E 114.52'			
C23	129.97	475.00	S 18 33 35 E 76.86 S 32 50 20" E 82.65' S 30 54 22" E 108.80' N 54 41 36" E 2.69' N 47 36 25" E 114.52' N 32 50 41" E 129.56' N 17 04 38" E 131.05' N 89 00 57" W 152.42' S 43 34 20" W 107.33'			
C24	131.47' 152.48'	475.00'	N 17°04'38" E 131.05'			
C25	152.48'	1600.00'	N 89°00'57" W 152.42'			
C26	119.59'	75.00'	S 42°34'29" W 107.32'			
C13 C14 C15 C16 C17 C18 C19 C20 C21 C22 C23 C24 C25 C26 C27	148.28'	275.00	S 42°34'29" W 107.32' S 18°33'03" E 146.49' S 37°04'15" E 29.49' S 03°22'10" E 109.54' S 01°36'07" E 73.57'			
C28	29.50'	275.00	S 37°04'15" E 29.49'			
C29	109.55	2968.26	S 03°22'10" E 109.54'			
C30	73.57'	2968.26	S 01°36'07" E 73.57'			
C31	56.51'	128.40'	S 13°30'00" F 56.05'			
C32	30.76'	128.40	S 18*33'03" E 146.49' S 37*04'15" E 29.49' S 03*22'10" E 109.54' S 01*36'07" E 73.57' S 13*30'00" E 56.05' S 32*58'19" E 30.69' S 33*12'32" E 126.07'			
C31 C32 C33 C34	126.15	1016.15	S 32°58'19" E 30.69' S 33°12'32" E 126.07'			
C34	99.03'	1039.83	N 13°36'13" W 98.99'			
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ROAD CENTERLINE CURVE CHART

		RADIUS	CHORD BEARING	CHORD LENGTH
	457.75	500.00	N 28°37'44" E	441.93
CV2	317.74	830.00'	N 08°33'54" W	315.80'
CV3	129.50'		S 33°23'55" E	129.20
CV4	193.94'	300.00	N 21°37'27" W	190.58
CV5	159.45	100.00'	N 42°34'29" E	143.09
CV6	200.53	1625.00	S 88°12'39" E	200.40'

Cherokee County Water and Sewerage Authority Notes:

1.) Cherokee County Water and Sewerage Authority shall maintain the sewer mains and sewer laterals to the County, City or State Right-of-Way or to the edge of an easement dedicated to CCWSA. If sewer main is located within a private ingress-egress or a blanket utility easement, Cherokee County Water and Sewerage Authority shall maintain sewer mains and laterals from back of curb to back of curb. In the event of zero building setback adjacent to a Right-of-Way, CCWSA will maintain sewer mains and laterals from back of curb to back of curb. 2.) Clean out shall not be located outside of the Right-of-Way or easement. No structure can be within 5' (five feet) of any sewer clean out. Including, but not limited to any type of building, porches, foundations, stairs, signs, fences, retaining wall, or other types of wall, etc.. 3.) Street Light Ordinance

Pole Specifications:

- 30 Foot Poles Only
- Wood or Fiberglass Only • Arms must be 2 1/2' to 6' long
- Roadway Fixtures

Street light plans are submitted by the Power Companies to Ricky Dobbs. All power pole Contributions must be paid by the Developer before the release of water meter sales. The above does not apply to subdivision that are located inside the city limits.

PROPERTY BOUNDARY LINE CHART

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LINE		BEARING		DISTANCE	
BL1	N	11'18'37"	W	1.35	
BL2	N	68'48'02"	Ε	52.39	
BL3	N	21'11'58"	W	30.00'	
BL4	S	68°48'02"	W	47.16	

LOT LINE CHART

LINE		BEARING		DISTANCE
L1	N	08°54'40"	Ε	27.81
L2	S	81°04'44"	Ε	28.74
L2 L3	N	08'24'13"	Ε	27.56
L4	S	67°32'07"	Ε	10.00'
L5	N	30°58'12"	W	22.80'
L6	S	60°20'33"	Ε	26.95
L7	S	02°24'07"	W	1.45'
L8	S	48°14'07"	W	27.87
L9	S	88 15 14"	W	0.96'
L10	S	40'08'39"	Ε	3.51
L11	S	07°21'21"	W	27.02
L12	N	82.59,27"	W	24.04
L13	S	82°38'39"	Ε	29.49
L14	N	38°59'34"	W	27.31

ROAD CENTERLINE CHART

aD	V.	DIATETAL	ITT.	IR CITY	
LINE		BEARING		DISTANCE	
CL1	N	54°51'21"	Ε	382.50	
CL2	N	02°24'07"	Ε	223.26	
CL3	S	40°08'39"	Ε	16.24	
CL4	N	40'08'39"	W	168.67	
CL5	N	03°06'16"	W	53.92'	
CL6	Z	88°15'14"	Ε	223.79	
CL7	S	72'00'38"	W	124.75	

TOT ADEA CHADT

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	85	20762	0.477

Plat Book 118 Pg 6 Filed 08/16/2016 02:35 PM 28-2016-000424 Patty Baker Clerk of Superior Court Cherokee Cty, GA

TABLE OF DEDICATION		
ROAD NAME		LENGTH
SWEETBRIAR FARM ROAD	PRIVATE	1381'
SWEETBRIAR CIRCLE	PRIVATE	1000'
SWEETBRIAR CLUB DRIVE	PRIVATE	146'
BRIAR ROSE LANE	PRIVATE	125'

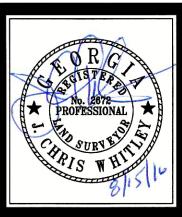
ALL STREETS ARE PRIVATE

GENERAL NOTES:

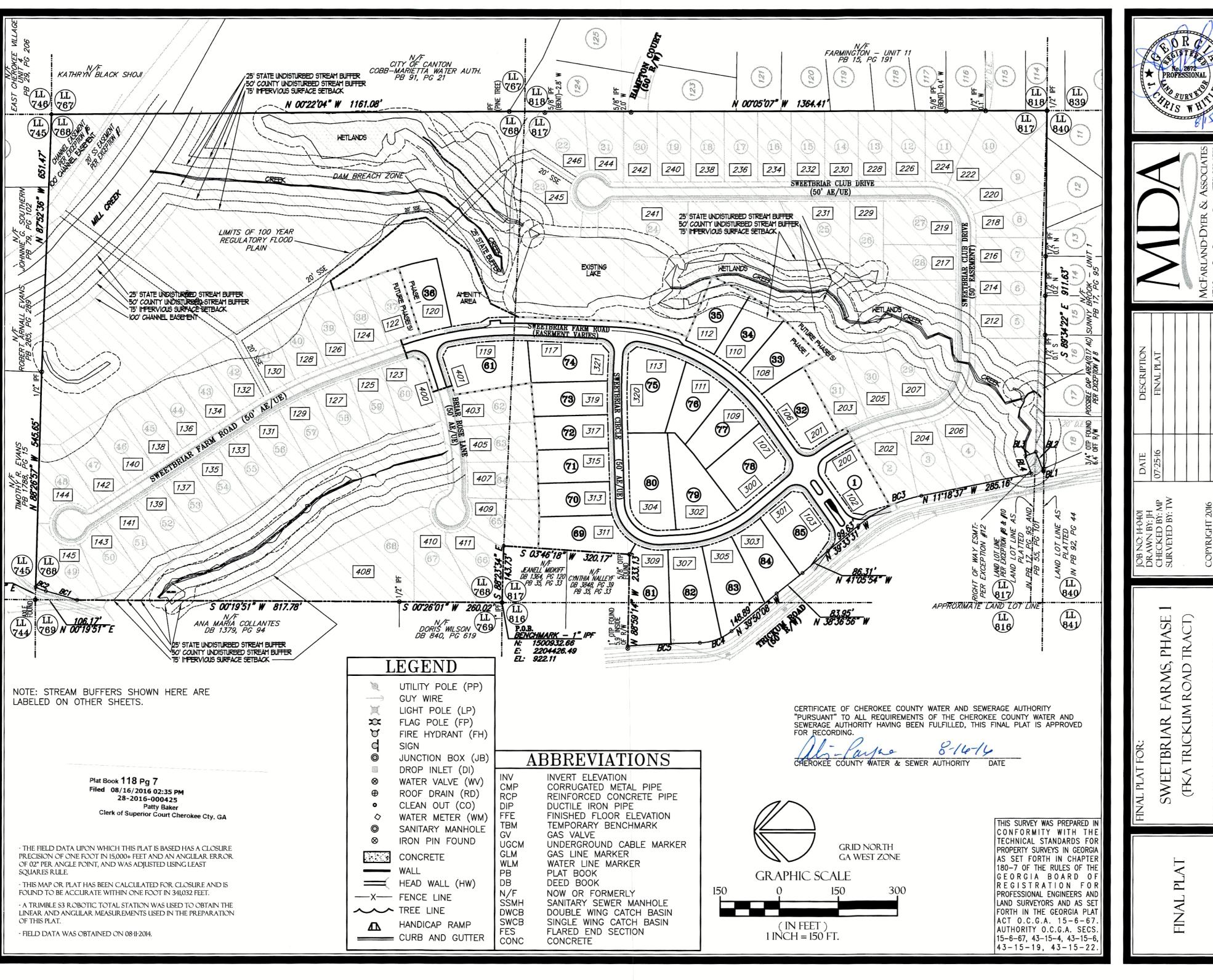
- BOUNDARY INFORMATION PREPARED BY MCFARLAND-DYER AND ASSOC., DATED AUGUST 21,
- 2. FIRM MAP NUMBER 13057C0263D DATED SEPTEMBER 29, 2006, #13057C0264D DATED SEPTEMBER 29, 2006, #13057C0351D DATED SEPTEMBER 29,2006, AND #13057C0352D DATED SEPTEMBER 29, 2006 INDICATES THAT THIS TRACT DOES LIE IN AN AREA DESIGNATED AS HAVING
- 3. ALL CONSTRUCTION SHALL CONFORM TO CHEROKEE COUNTY DEVELOPMENT REGULATIONS EXCEPT WATER AND SEWER WHICH SHALL CONFORM TO CHEROKEE COUNTY WATER AND SEWAGE AUTHORITY (CCWSA) STANDARDS AND SPECS. ALL CONSTRUCTION SHALL ALSO COMPLY WITH ALL APPLICABLE COUNTY, STATE AND FEDERAL CODES, STANDARDS AND REGULATIONS.
- 4. THE SOIL EROSION AND SEDIMENT CONTROL ORDINANCE REQUIRES THAT A 25 FOOT BUFFER ADJACENT TO ALL STATE WATERS BE MAINTAINED.
- 5. CHEROKEE COUNTY SHALL PROVIDE SANITARY SEWER FOR ALL SEWAGE DISPOSAL.
- 6. A SEPARATE BUILDING PERMIT SHALL BE OBTAINED FOR ALL RETATINING WALLS GREATER THAN 4 FEET IN HEIGHT AND ALL RETAINING WALLS USED AS A DAM PRIOR TO CONSTRUCTION OF THE
- 7. DECIDUOUS TREES SHALL BE AT LEAST 3" IN DIAMETER AND EVERGREEN TREES SHAL BE AT LEAST 6' IN HEIGHT AT TIME OF PLANTING.
- 8. APPROVAL OF THESE PLANS DOES NOT CONSTITUTE APPROVAL BY CHEROKEE COUNTY OF ANY LAND DISTURBING ACTIVITIES WITHIN WETLAND AREAS. IT IS THE RESPONSIBILITY OF THE OWNER TO CONTACT THE APPROPRIATE REGULATORY AGENCY FOR APPROVAL OF ANY WETLAND AREA
- 9. NOTIFY CHEROKEE COUNTY AND CCWSA INSPECTIONS 24 HOURS BEFORE BEGINING OF EVERY PHASE OF CONSTRUCTION.
- 10. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED.
- 11. ALL BUFFERS AND TREE SAVE AREAS SHALL BE CLEARLY IDENTIFIED BY FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
- 12. NO OUTSIDE STORAGE PROPOSED. THIS INCLUDES SUPPLIES, EQUIPMENT, VEHICLES, PRODUCTS, ETC. SIGNS, LOCATION, NUMBER, AND SIZE ARE NOT APPROVED UNDER THIS BUILDING PERMIT. A SEPARATE PERMIT IS REQUIRED FOR EACH SIGN.
- 13. ALL CONSTRUCTION TO COMPLY WITH CHEROKEE COUNTY STANDARDS.
- NO BILLBOARD ARE PERMITTED.
- 15. DIMENSIONS TO CURB ARE TO BACK OF CURB.
- 16. A #4 REBAR IS SET AT ALL LOT CORNERS TO MONUMENT LOT LINES.
- 17. PROTECTIVE COVENANTS RECORDED IN DB_____, PG_____
- 18. ALL SLOPES ARE 3 FOOT HORIZONTAL TO 1 FOOT VERTICAL OR A FENCE IS REQUIRED AROUND PONDS.
- 19. ALL LOTS MEET MINIMUM LOT WIDTH.
- 20. APPROVAL OF THESE PLANS DOES NOT CONSTITUTE APPROVAL BY CHEROKEE COUNTY OF ANY LAND DISTURBING ACTIVITIES THAT MAY IMPACT ANY FEDERALLY—LISTED THREATENED OR ENDANGERED SPECIES PROTECTED BY THE ENDANGERED SPECIES ACT. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO CONTACT THE US FISH AND WILDLIFE SERVICE FOR APPROVAL OF THESE PLANS PRIOR TO UNDERTAKING ANY LAND DISTURBANCE.
- 21. 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.
- 22. IT IS THE POLICY OF CHEROKEE COUNTY THAT DRAINAGE EASEMENTS ARE DEDICATED TO THE PUBLIC USE AND ARE NOT ACCEPTED BY CHEROKEE COUNTY FOR COUNTY MAINTENANCE AND ARE NOT CONSIDERED COUNTY PROPERTY. THEREFORE, IT IS CHEROKEE COUNTY POLICY THAT NO COUNTY FORCES OR EQUIPMENT SHALL BE USED TO PERFORM CONSTRUCTION TO ANY DRAINAGE EASEMENT WITHIN CHEROKEE COUNTY, UNLESS SAID EASEMENT LIES WITHIN CHEROKEE COUNTY RIGHT-OF-WAY AND/OR SAID WORK IS NECESSARY TO PROTECT COUNTY RIGHT-OF-WAY PER CHEROKEE COUNTY POLICY ADOPTED JANUARY 14, 1997
- 23. SIDE WALKS WILL BE INSTALLED BY THE BUILDER AT THE TIME HOME CONSTRUCTION WITH THE EXCEPTION OF IN FRONT OF COMMON AREAS.
- 24. ALL LOTS ARE TO HAVE A RESERVE STRIPE FOR DRAINAGE CONTROL, 5'EATHER SIDE OF SIDE PROPERTY LINES, 10' EITHER SIDE OF REAR PROPERTY LINES AND 20' ALONG EXTERIOR (REAR) PROPERTY LINES.
- 25. 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 DOWNSTREAM AFFECTED PROPERTIES.

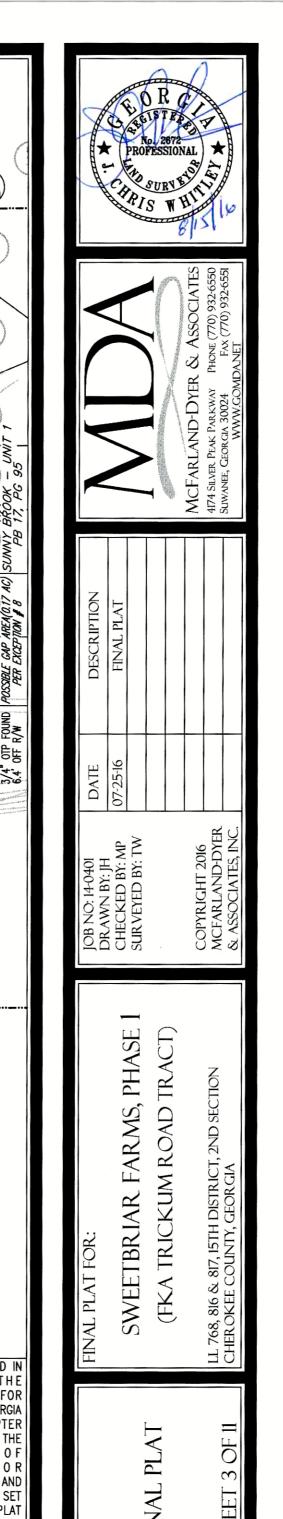
CERTIFICATE OF CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY "PURSUANT" TO ALL REQUIREMENTS OF THE CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY HAVING BEEN FULFILLED, THIS FINAL PLAT IS APPROVED

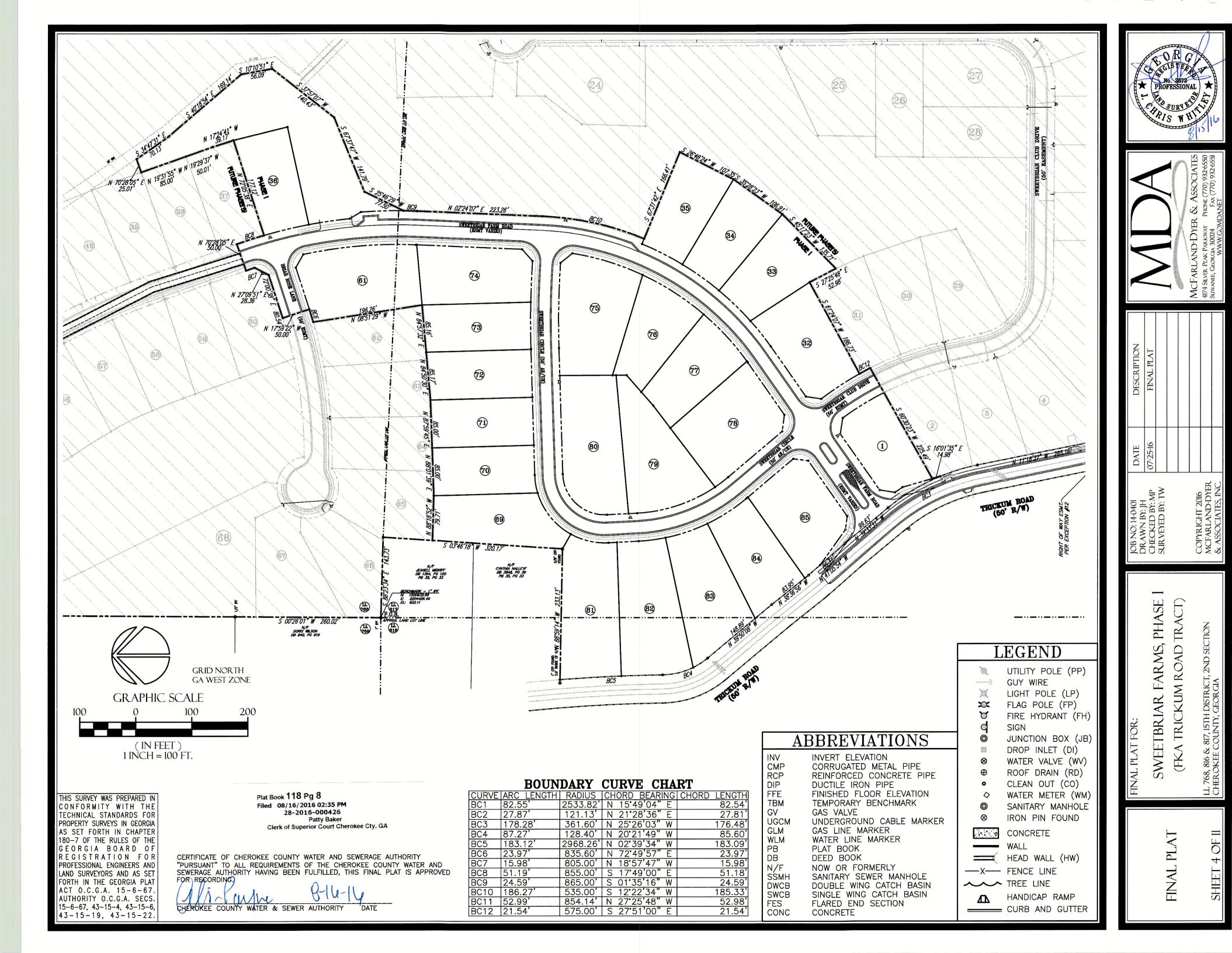
THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. AUTHORITY O.C.G.A.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

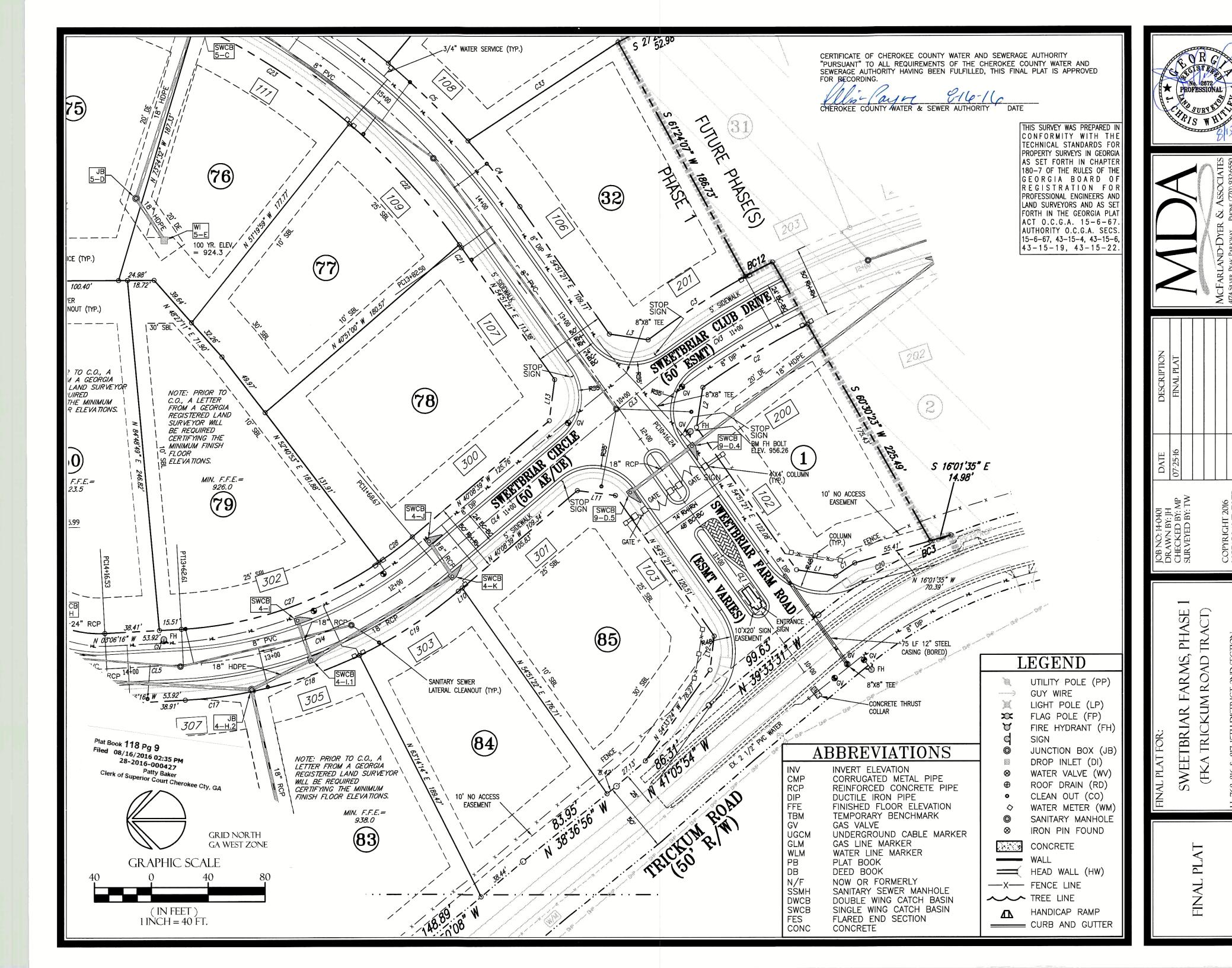


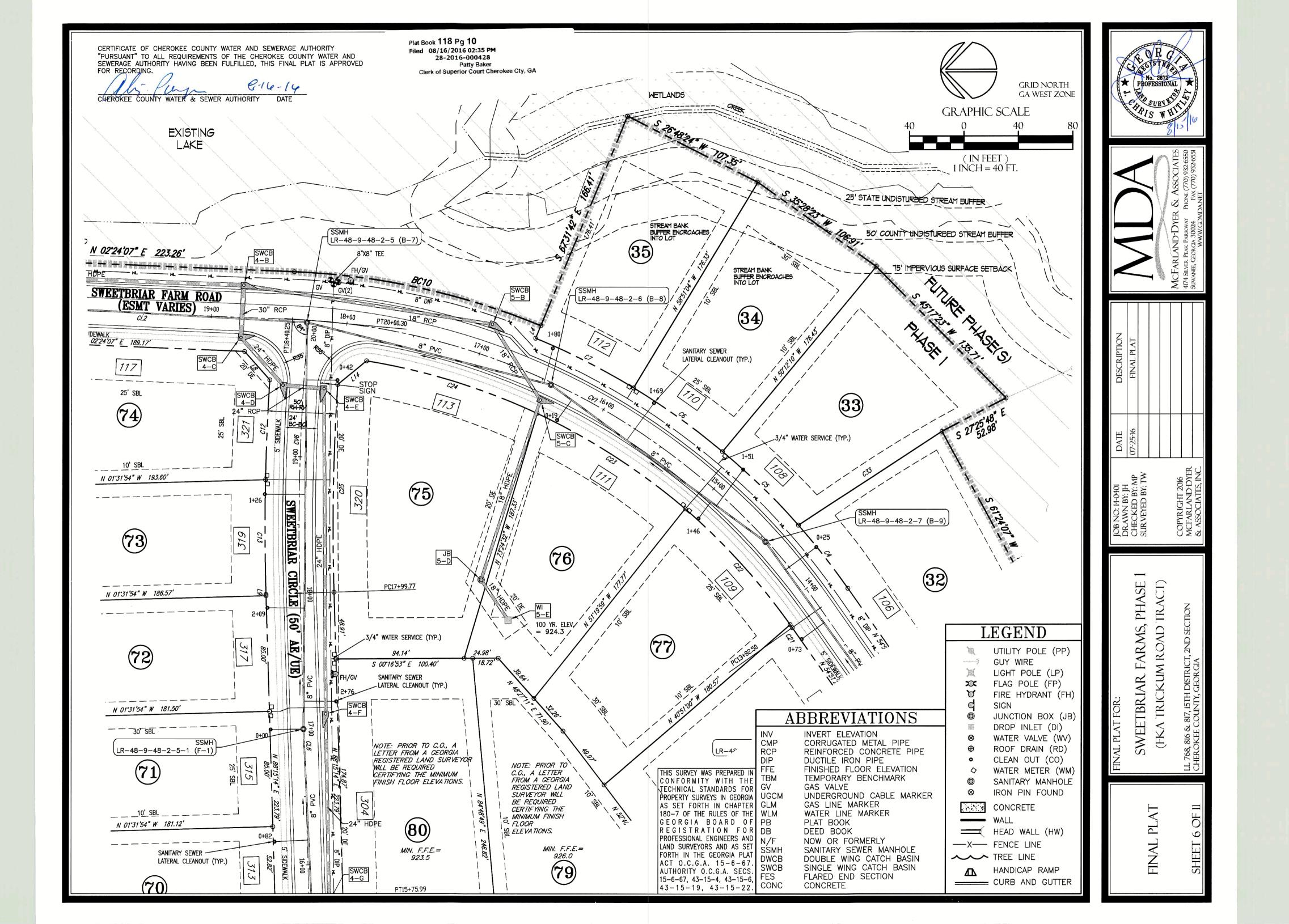
SWEETBRIAR (FKA TRICKU

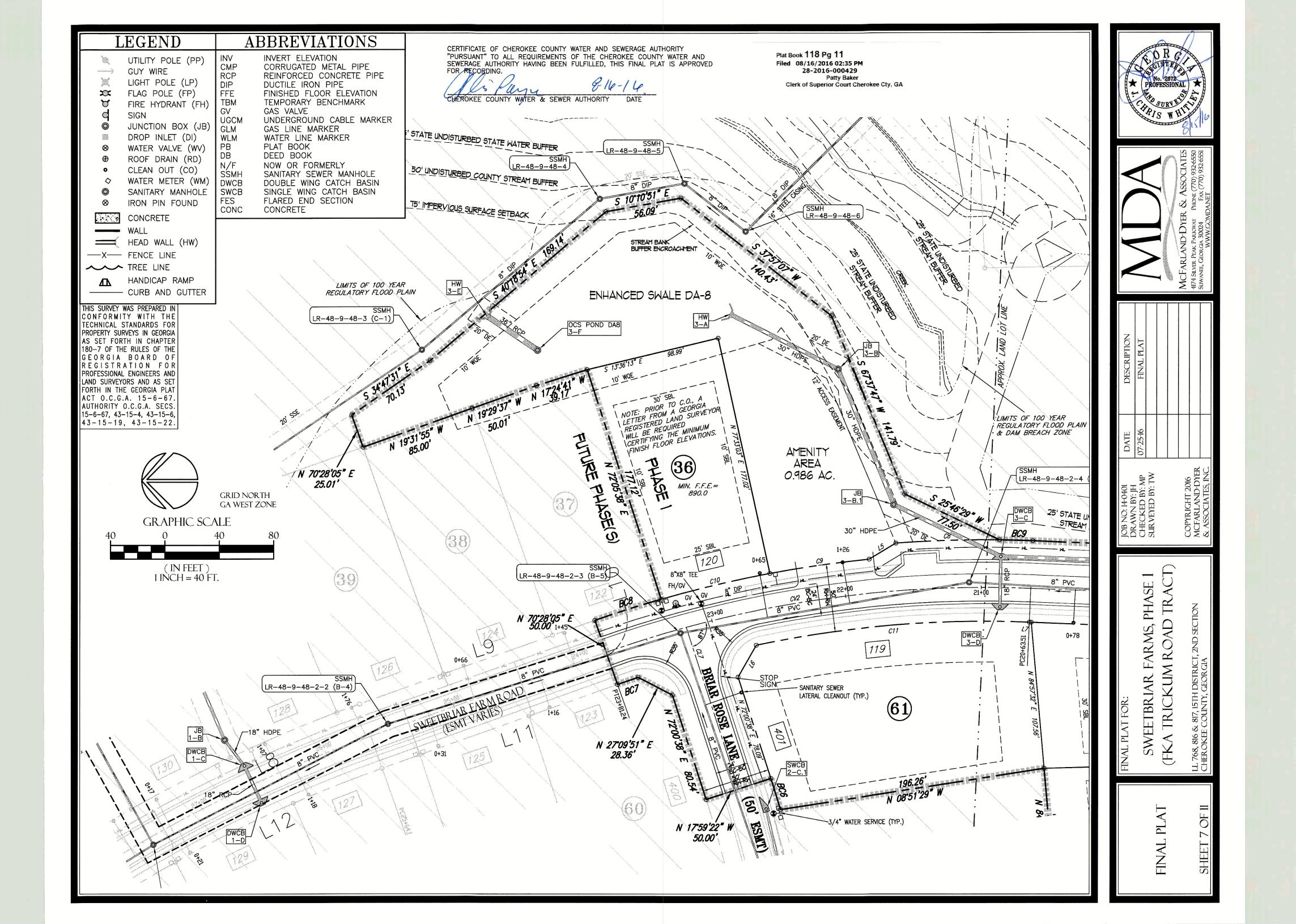


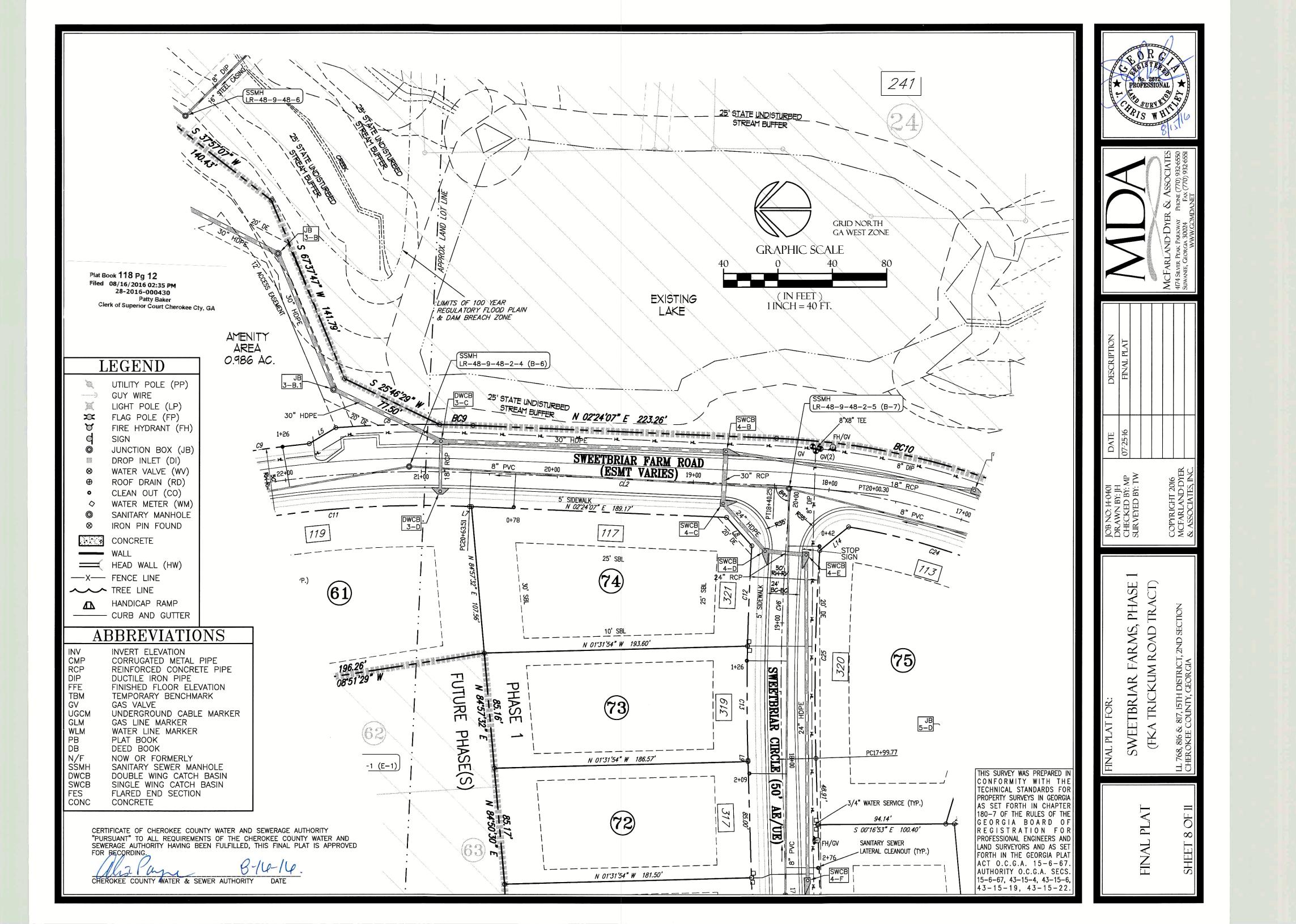


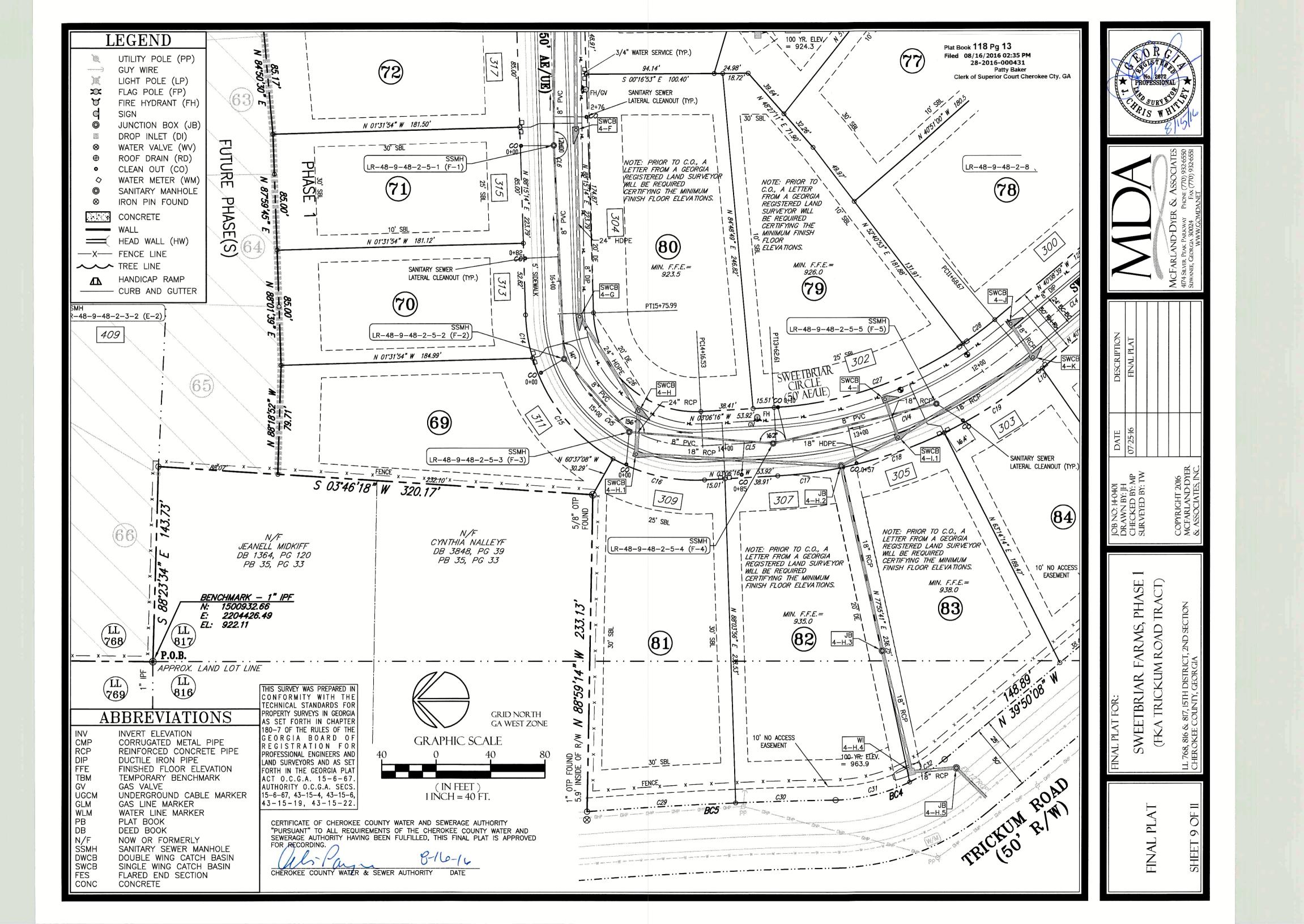


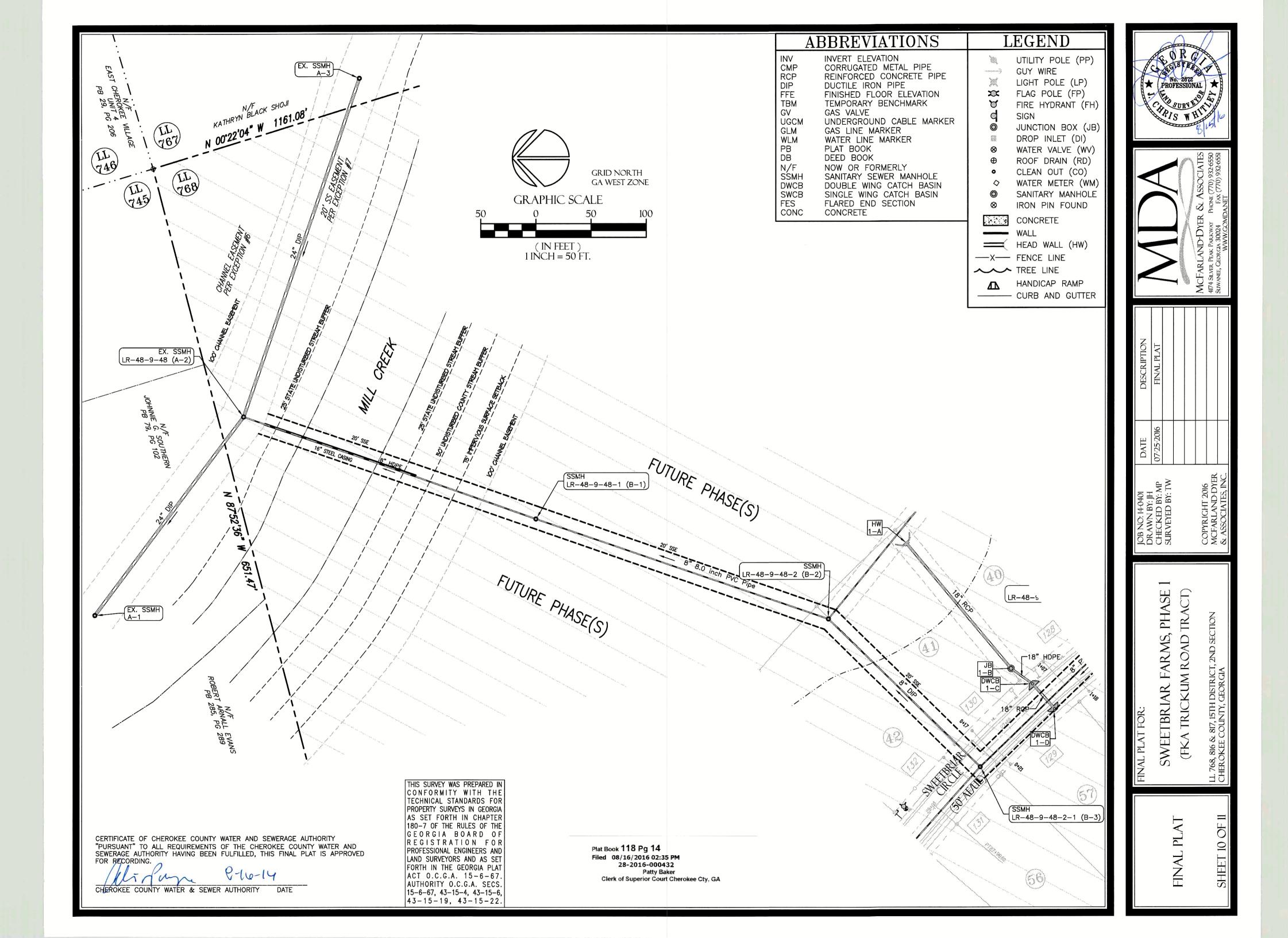


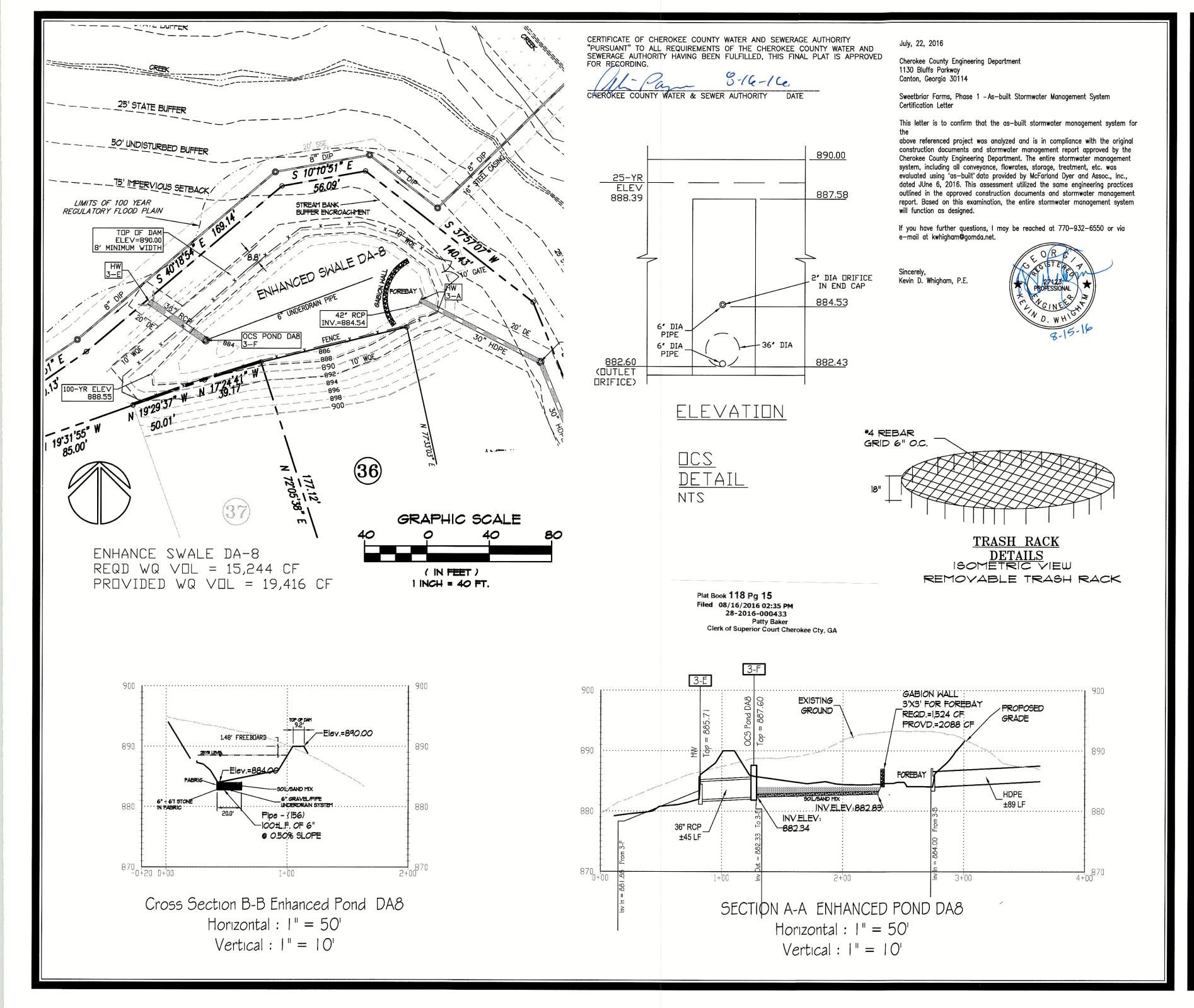




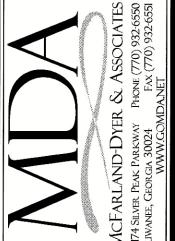












DATE DESCRIPTION

07-25-16 FINAL PLAT

MCFAI

AT74 SILVER
SUWANEE,

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

ETBRIAR FARMS, PHASE 1

A TRICKUM ROAD TRACT)

817, 15TH DISTRICT, 2ND SECTION
SOUNTY, GEORGIA

FINAL PLAT SHEET 11 OF 11