

97

G197112.07A 1 OF 3 3-11-04 R9-29-05
 FINAL S/D PLAT
 WOODMONT UNIT 7B
 LL 1135 3RD DIST 2ND SECT
 CHEROKEE COUNTY, GEORGIA

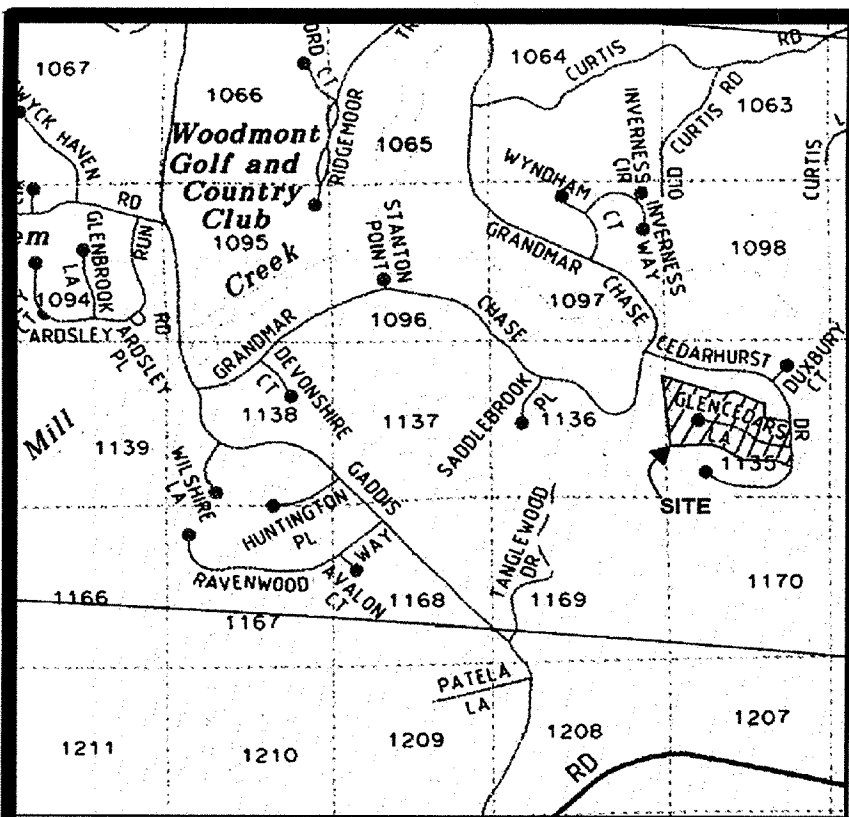
REORDER BY PART NUMBER 6552

POSITION EDGE OF PRINT ON THIS LINE

DRAWING NUMBER

SAFCO PRODUCTS • NEW HOPE, MINNESOTA
 REORDER BY PART NUMBER 6552

POSITION EDGE OF PRINT ON THIS LINE



LOCATION MAP
 N.T.S.

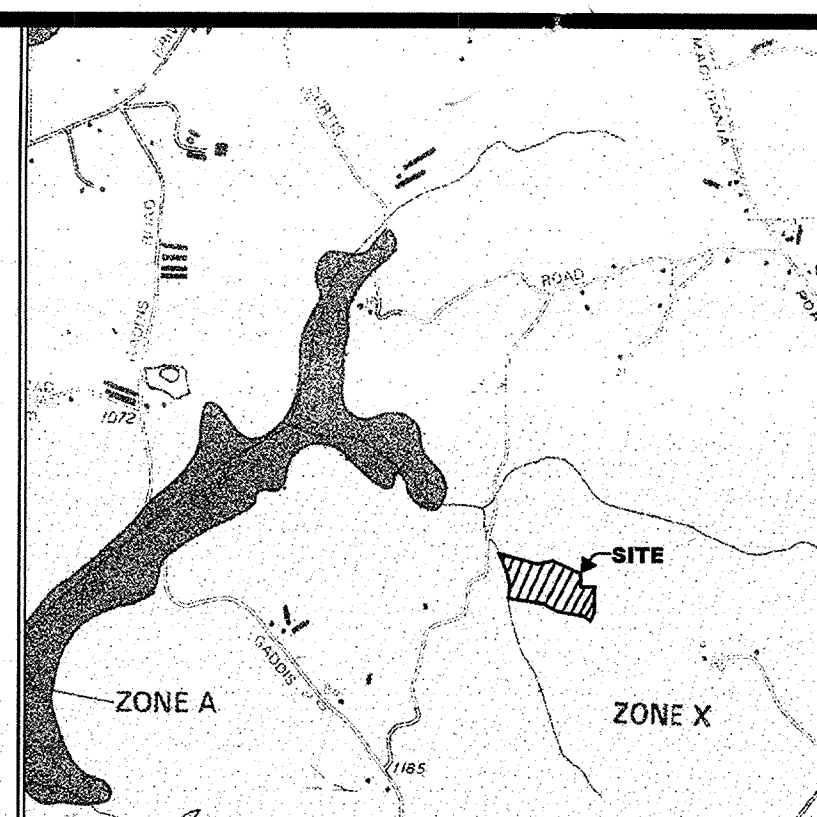
REVISION NOTE #1; DATE: 9/29/05

THIS PLAT SET IS INTENDED TO SUPERCEDE THAT SET RECORDED IN PLAT BOOK 78, PAGES 54-56 ON 3/26/04. THE PURPOSE OF THIS REVISION IS TO MOVE THE LOT LINES BETWEEN LOTS 482, 483 AND 484. (2 LOT LINES MOVED)

Ellie Smith 10/10/05
 APPROVED BY

OWNER/DEVELOPER
JOHN WIELAND HOMES
& NEIGHBORHOODS, INC.
 1950 SULLIVAN ROAD
 ATLANTA, GEORGIA 30337
 CONTACT: CARL HAWTHORNE
 (770) 996-1400

ENGINEER/SURVEYOR
ROCHESTER & ASSOCIATES, INC.
 425 OAK STREET, N.W., GAINESVILLE, GEORGIA 30501
 ATLANTA: (404) 252-1334 GAINESVILLE: (770) 718-0600
 ENGINEER: STEVEN D. SPACE, P.E.
 SURVEYOR: FREDERICK C. YOUNGMAN



FLOOD MAP
 N.T.S.

THE PROPERTY IN THIS PHASE IS NOT LOCATED IN A FLOOD HAZARD AREA PER F.E.M.A. FLOOD INSURANCE RATE MAP OF CHEROKEE COUNTY, GEORGIA, PANEL NO. 130424 0275 B, EFFECTIVE DATE: JULY 15, 1988.
 REVISION NOTE #3; DATE: 09/29/10

THIS PLAT SET IS INTENDED TO SUPERCEDE THAT SET RECORDED IN PLAT BOOK 92, PAGES 51-53 ON 08-01-06. THE PURPOSE OF THIS REVISION IS TO REV

NOTES:

- NUMBER OF LOTS IS 18.
- ZONING IS P.U.D. ZONING CASE #96-03-009 RESOLUTION 96-R-19
- DENSITY IS 1.830 LOTS PER ACRE.
- MINIMUM BUILDING SETBACK LINES ARE AS FOLLOWS:
FRONT = 25'
SIDE = 10'
REAR = 30'
ALL LOTS IN THIS UNIT MEET THE MINIMUM LOT WIDTH REQUIREMENT OF 70'
AVERAGE LOT SIZE = 14,006 SF / MINIMUM LOT AREA = 15,000 SF
- BENCHMARK FOR THIS PROJECT IS A CHISELED "X" IN A CONCRETE HEADWALL AT THE INTERSECTION OF GADDIS ROAD AND MILL CREEK:
ELEVATION = 1034.57' MEAN SEA LEVEL.
BENCHMARK FOR THIS UNIT IS THE TOP OF THE DWCB LOCATED AT THE END OF THE CUL-DE-SAC AT THE END OF GLENCDARS LANE. ELEVATION = 1118.87.
- THE PROPERTY IN THIS PHASE IS NOT LOCATED IN A 100 YEAR FLOOD PLAIN, PER FLOOD ANALYSIS FOR WOODMONT GOLF & COUNTRY CLUB, BY ROCHESTER & ASSOCIATES, DATED JANUARY 20, 1998, REVISED AUGUST 10, 1999.
- THIS PROPERTY IS SUBJECT TO THE PROTECTIVE COVENANTS AND RESTRICTIONS FOR WOODMONT GOLF AND COUNTRY CLUB, RECORDED IN DEED BOOK 3433, PAGE 099. CHEROKEE COUNTY RECORDS.
- VISION CLEARANCE AT INTERSECTIONS. IN ALL ZONING DISTRICTS, NO FENCE, WALL, STRUCTURE, SHRUBBERY OR OTHER OBSTRUCTION TO VISION BETWEEN THE HEIGHTS OF THREE FEET AND FIFTEEN FEET, EXCEPT UTILITY POLES, LIGHT OR STREET SIGN STANDARDS OR TREE TRUNKS SHALL BE PERMITTED WITHIN TWENTY-FIVE (25) FEET OF THE INTERSECTION OF THE RIGHT-OF-WAY LINES OF STREETS, ROADS, HIGHWAYS OR RAILROADS, AS LONG AS THE SAME ALSO COMPLIES WITH STATE LAW.
- IT IS THE POLICY OF CHEROKEE COUNTY THAT "DRAINAGE EASEMENTS" WHILE DEDICATED TO PUBLIC USE 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 NOTE:
APPROVAL OF THESE PLANS DOES NOT CONSTITUTE APPROVAL BY CHEROKEE COUNTY OF ANY LAND DISTURBING 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 APPROVAL BY CHEROKEE COUNTY OF ANY LAND DISTURBING ACTIVITIES WITHIN WETLAND AREAS. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO CONTACT THE U.S. ARMY CORPS OF ENGINEERS FOR A FEDERAL PERMIT FOR ANY WETLAND THAT IS DISTURBED.
- TOTAL LENGTH OF ROADWAY TO BE DEDICATED BY THIS PLAT IS 785 FEET.
- IRRIGATION SPRINKLERS ARE NOT ALLOWED IN THE RIGHT-OF-WAY.
- 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 PLAT. (CHEROKEE COUNTY DEVELOPMENT REGULATIONS SECTION 4.09.E, STORM WATER MANAGEMENT)
- REFERENCE IS HEREBY MADE TO THAT CERTAIN BOUNDARY SURVEY FOR JOHN WELAND HOMES AND NEIGHBORHOODS, INC. AND PREMIER BANK, BEING WOODMONT GOLF AND COUNTRY CLUB, CONTAINING 468.386 ACRES, BY ROCHESTER & ASSOCIATES, INC., DATED JULY 10, 1997 AND LAST REVISED ON JUNE 1, 1998.
- MULCH OR TEMPORARY GRASSING SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN SEVEN (7) DAYS OF DISTURBANCE 6-33.
- ALL SLOPES STEEPER THAN 2.5:1 AND WITH A HEIGHT OF 10' OR GREATER, AND CUTS AND FILLS WITHIN STREAM BUFFERS SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL MATTING OR BLANKETS AND ACCORDING TO GEORGIA E.P.D. REQUIREMENTS.
- ALL EROSION CONTROL PONDS SHALL HAVE OUTLET STRUCTURE DETAILS WITH INVERT ELEVATIONS. AS BUILT PLANS SHALL SHOW ACTUAL AS BUILT ELEVATIONS ON INVERTS AND THE 100 YEAR FLOOD ELEVATION AT TOP OF POND.
- TWO ROWS OF GA D.O.T. TYPE C SILT FENCE SHALL BE INSTALLED ADJACENT TO STATE WATERS AND WILL PROTECT STATE WATERS FROM ANY LAND DISTURBING ACTIVITY.
- THE SIGHT DISTANCE MEETS OR EXCEEDS STANDARD DETAIL 204 IN CHEROKEE COUNTY DEVELOPMENT REGULATIONS.
- UTILITIES SERVICE:
NATURAL GAS - ATLANTA GAS LIGHT
TELEPHONE - ALLTEL
ELECTRICITY - SAWNEE E.M.C.
WATER - CHEROKEE COUNTY WATER AND SEWER AUTHORITY
SANITARY SEWER - CHEROKEE COUNTY WATER AND SEWER AUTHORITY
PROPERTY IS SERVED BY SANITARY SEWER.
- AT THE TIME OF RECORDING, IRON PINS (1/2" REBAR), WERE SET AT THE REAR LOT CORNERS, UNLESS OTHERWISE NOTED. IRON PINS WILL BE SET ON THE FRONT LOT CORNERS AT THE SUBSTANTIAL COMPLETION OF ROAD SHOULDER AND UTILITY CONSTRUCTION OR UPON THE JUDGEMENT OF ROCHESTER & ASSOCIATES, INC., WHERE THERE ARE NATURAL OR MANMADE OBSTACLES AT THE FRONT LOT CORNERS PREVENTING ACCURATE PLACEMENT OF IRON PINS, NO IRON PIN WILL BE SET.
- BEARINGS ARE CALCULATED FROM ANGLES TURNED.
- SIDEWALKS ARE TO BE INSTALLED ON A LOT-BY-LOT BASIS AT TIME OF HOUSE CONSTRUCTION. SIDEWALK TO BE INSTALLED ON SIDE OF STREET OPPOSITE WATER MAIN PRIOR TO ISSUANCE OF C.O.
- THE OPEN CHANNEL DRAINAGE EASEMENTS SHOWN ARE NOT TO BE CONSTRUED AS EXACT IN LOCATION. THESE EASEMENTS ARE INTENDED TO PROVIDE AN AREA FOR THE FREE CONVEYANCE OF STORM WATER RUNOFF BETWEEN DRAINAGE STRUCTURES ON THE PROPERTY OR BETWEEN DRAINAGE STRUCTURES ON THE EXTERIOR PROPERTY LINE. THE INTENDED LOCATIONS ARE CONTINGENT UPON FINAL GRADING AND LANDSCAPING OF THE INDIVIDUAL LOTS.
- STORM AND SANITARY SEWER EASEMENTS ARE 20' WIDE AND ARE DEFINED AS 10 FEET ON EACH SIDE OF CENTERLINE OF PIPE UNLESS OTHERWISE NOTED BY DIMENSIONS HEREON.
- NO STRUCTURES, FENCES OR OTHER OBSTRUCTIONS MAY BE LOCATED WITHIN ANY SANITARY OR UTILITY EASEMENT WITHOUT PRIOR APPROVAL FROM THE COUNTY WATER AND SEWER DEPARTMENT.
- NO STRUCTURES, FENCES OR OTHER OBSTRUCTIONS MAY BE LOCATED WITHIN ANY DRAINAGE OR ACCESS EASEMENT WITHOUT PRIOR APPROVAL FROM THE COUNTY DEPARTMENT OF ENGINEERING.
- REFERENCE IS HEREBY MADE TO ZONING RESOLUTION 96-R-19, CASE # 96-03-009, SHAWSHANK PARTNERS, AS TO THE ZONING CONDITIONS ASSOCIATED WITH THE PROPERTY SHOWN HEREON.
- MINIMUM HOME SIZE SHALL BE 2,000 SQUARE FEET.

Plat Book 106 Pg 70
Filed and Recorded 12/21/2010 3:21:58 PM
28-2010-000223
Patty Baker
Clerk of Superior Court Cherokee Cty, GA

GA. CHEROKEE COUNTY
PLAT FILED FOR RECORD
AT _____ M
RECORD IN PLAT
BOOK _____, PAGE _____
PATTY BAKER
CLERK SUPERIOR COURT

STREET LENGTH

GLENCDARS LANE - 785 LF

AREA SUMMARY

TOTAL LOT AREA = 8.381 ACRES

ROAD AREA = 1.455 ACRES

TOTAL AREA = 9.836 ACRES

THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM ABOVE GROUND & VISIBLE FIELD SURVEY DATA & EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISES ALL UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

THERE ARE NO WETLANDS LOCATED IN THIS PHASE.

CALL TABLE

	CHORD BEARING	CHORD	RADIUS	ARC	DELTA
1	N12°22'43"E	101.40'	195.00'	102.58'	30°08'28"
2	N02°41'31"W	78.38'			
3	N47°41'31"W	24.04'	17.00'	26.70'	90°00'00"
4	S87°18'29"W	64.19'			
5	N89°52'32"W	29.97'	305.00'	29.98'	5°37'57"
6	N78°34'56"W	89.92'	305.00'	90.25'	16°57'16"
7	N61°30'52"W	91.12'	305.00'	91.46'	17°10'54"
8	N52°55'25"W	93.84'			
9	N53°38'02"W	8.56'	345.00'	8.56'	1°25'15"
10	N63°13'10"W	106.45'	345.00'	106.88'	17°45'00"
11	N75°32'23"W	41.47'	345.00'	41.49'	6°53'26"
12	N78°59'06"W	53.81'			
13	N78°59'06"W	87.97'			
14	N78°59'06"W	22.17'			
15	S73°51'28"W	15.52'	17.00'	16.12'	54°18'53"
16	S78°39'34"W	58.22'	55.00'	61.36'	63°55'05"
17	N40°01'25"W	53.93'	55.00'	56.36'	58°42'57"
18	N18°41'32"E	53.93'	55.00'	56.36'	58°42'57"
19	N77°24'29"E	53.93'	55.00'	56.36'	58°42'57"
20	S48°57'08"E	45.23'	55.00'	46.62'	48°33'50"
21	S51°49'40"E	15.52'	17.00'	16.12'	54°18'53"
22	S78°59'06"E	51.84'			
23	S78°59'06"E	85.00'			
24	S78°59'06"E	27.12'			
25	S74°00'25"E	68.55'	395.00'	68.64'	9°57'23"
26	S62°50'37"E	85.11'	395.00'	85.28'	12°22'12"
27	S54°47'28"E	25.74'	395.00'	25.75'	3°44'06"
28	S52°55'25"E	64.28'			
29	S52°55'25"E	29.56'			
30	S63°51'11"E	96.70'	255.00'	97.29'	21°51'33"
31	S83°44'14"E	79.38'	255.00'	79.71'	17°54'33"
32	N87°18'29"E	64.19'			
33	N42°18'29"E	24.04'	17.00'	26.70'	90°00'00"
34	N02°41'31"W	92.49'			
35	N06°55'22"E	25.04'			
36	N01°22'38"E	54.60'			
37	N23°08'44"W	11.45'			
38	N19°03'42"W	37.45'			
39	N19°47'34"W	24.32'			
40	N24°10'58"W	20.37'			
41	N00°53'33"W	7.54'			
42	N29°56'33"E	19.60'			
43	N29°28'15"W	21.82'			
44	N05°29'26"E	12.44'			
45	N07°16'39"W	34.22'			
46	N25°45'27"W	20.45'			
47	N33°19'16"E	7.74'			
48	N34°06'01"E	9.43'			
49	N07°16'35"E	21.63'			
50	N34°55'25"W	19.17'			
51	N07°14'51"W	30.15'			
52	N12°17'01"W	54.46'			
53	N09°42'19"W	43.14'			
54	N17°14'17"W	21.84'			
55	N25°11'02"W	14.52'			
56	S12°22'43"W	127.40'	245.00'	128.89'	30°08'28"

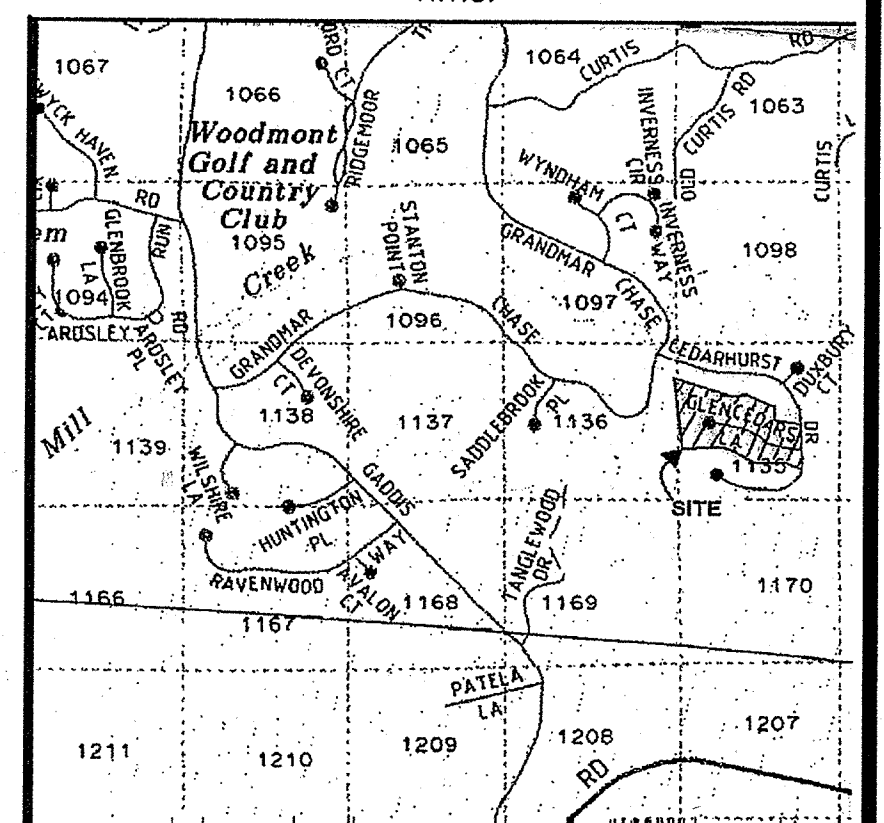
CENTERLINE CURVE TABLE

	CHORD BEARING	CHORD	RADIUS	ARC	DELTA
C1	N72°48'28"W	190.47'	280.00'	194.34'	39°46'06"
C2	N65°57'15"W	166.85'	370.00'	168.30'	26°03'41"

~~GA. CHEROKEE COUNTY
PLAT FILED FOR RECORD
3/26/04 AT 3:11 PM
RECORD IN PLAT
BOOK 78, PAGE 55
ANNE M. RENEAU
CLERK SUPERIOR COURT~~

~~GA. CHEROKEE COUNTY
PLAT FILED FOR RECORD
10-14-05 AT 3:58 PM
RECORD IN PLAT
BOOK 87, PAGE 67
PATTY BAKER
CLERK SUPERIOR COURT~~

LOCATION MAP
N.T.S.



JOB NO. G197112.07A - 1725

SHEET 2 OF 3
DATE: 3/11/04
SCALE:
FILE: S-004662.pro
JOB#: G197112.07A
DRAWN BY BLD

NO.	DATE	DESCRIPTION
3	9/29/10	SEE REVISION NOTE #3 ON SHEET 1
2	2/24/06	SEE REVISION NOTE #2 ON SHEET 1
1	9/29/05	SEE REVISION NOTE #1 ON SHEET 1
REVISIONS		

FINAL SUBDIVISION PLAT OF
WOODMONT
UNIT 7B
LOCATED IN
LAND LOT 1135
3rd DISTRICT 2nd SECTION
CHEROKEE COUNTY, GEORGIA

Rochester
Rochester & Associates, Inc.
425 Oak Street N.W.
Gainesville, Georgia 30501
(770)718-0600 (770)718-9090 Fax
www.rochester-assoc.com

