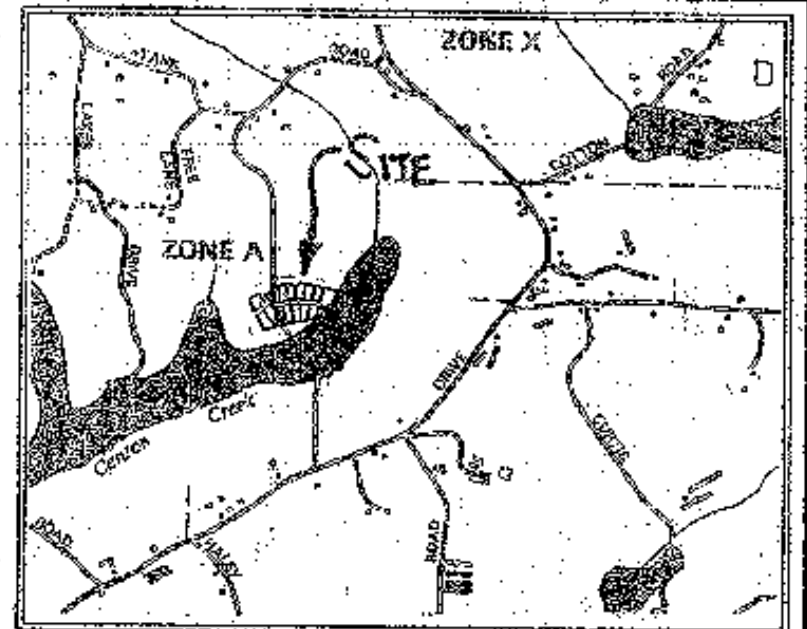


LOCATION MAP - 1"=2000'

FINAL SUBDIVISION PLAT FOR WOODMONT UNIT 15

LAND LOTS 949, 950 & 995
3rd DISTRICT, 2nd SECTION
CHEROKEE COUNTY, GEORGIA



PORTIONS OF THIS PROPERTY ARE 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.
SCALE: 1"=2000'

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

ENGINEER/SURVEYOR
ROCHESTER & ASSOCIATES, INC.
425 OAK STREET, N.W., GAINESVILLE, GEORGIA 30501
ATLANTA: (770) 718-0600 GAINESVILLE: (770) 534-5106
SURVEYOR: KEDRICK C. SCOTT R.L.S., E.I.T.
ENGINEER: STEVEN D. SPACE P.E.

- NUMBER OF LOTS IS 13.
- ZONING IS R-15.
- DENSITY IS 1.872 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 80'
AVERAGE LOT SIZE = 18,500 SF / MINIMUM LOT AREA = 15,000 SF
- IRON PINS 1/2" REBAR SET (DENOTED BY "O") AT ALL LOT CORNERS, EXCEPT AS NOTED HEREON.
- 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 MANHOLE LOCATED AT THE INTERSECTION OF CHADWYCK LANE AND KINGSTON LANE. ELEVATION = 1130.50
- LOTS UPSTREAM OF CULVERT ROAD CROSSINGS, FINISHED FLOOR ELEVATION SHALL BE NO LESS THAN 1 FOOT ABOVE THE LOW POINT IN THE ROAD.
- NO PORTION OF THIS PROPERTY IS 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 & COUNTRY CLUB, RECORDED IN DEED BOOK 3433, PAGE 099, CHEROKEE COUNTY RECORDS.
- NO WATER METERS WILL BE SET UNTIL FINAL INSPECTION AND APPROVAL OF WATER LINE AND ALL CHEROKEE COUNTY WATER & SEWER AUTHORITY REQUIREMENTS ARE MET.
- NO C.O.'S WILL BE ISSUED FOR LOTS WITH DRIVEWAYS CROSSING CREEKS UNTIL THE DRIVEWAY PIPE IS DESIGNED AND APPROVED.
- 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 APPROPRIATE REGULATORY AGENCY FOR APPROVAL OF ANY WETLAND THAT IS DISTURBED.
- TOTAL LENGTH OF ROADWAY TO BE DEDICATED BY THIS PLAT IS 1193 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 4.08.E, STORM WATER MANAGEMENT)
- REFERENCE IS HEREBY MADE TO THAT CERTAIN BOUNDARY SURVEY FOR JOHN WIELAND HOMES AND NEIGHBORHOODS, INC. AND PREMIER BANK, BEING WOODMONT GOLF AND COUNTRY CLUB, CONTAINING 488.385 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 FOURTEEN (14) 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.
- NO SIDEWALKS ARE TO BE CONSTRUCTED FOR THE WOODMONT SITE.
- UTILITIES SERVICE:
NATURAL GAS - ATLANTA GAS LIGHT
TELEPHONE - ALLTEL
ELECTRICITY - SAVANNAH E.M.C.
WATER - CHEROKEE COUNTY
SANITARY SEWER - CHEROKEE COUNTY
PROPERTY IS SERVED BY SANITARY SEWER.

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 CHEROKEE COUNTY FIRE PREVENTION ORDINANCE.

Camp D. Baker 06/14/02
FIRE MARSHAL DATE

CHEROKEE COUNTY WATER AND SEWER AUTHORITY CERTIFICATE

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

Rodney Selfell 6/19/02
CHEROKEE COUNTY WATER DEPARTMENT DATE

COUNTY ENGINEER'S CERTIFICATE

WE HAVE REVIEWED THE FINAL PLAT AND FIND THAT SAID PLAT CONFORMS TO THE APPROVED CONSTRUCTION PLANS AS SUBMITTED BY THE DEVELOPER AND THE CHEROKEE COUNTY DEVELOPMENT REGULATIONS OF NOVEMBER 29, 1995.

Heather Moon 8-2-02
COUNTY ENGINEER DATE

CHEROKEE COUNTY MUNICIPAL COMMISSION CERTIFICATE

PURSUANT TO THE LAND SUBDIVISION RESOLUTION OF CHEROKEE COUNTY, GEORGIA, ALL THE REQUIREMENTS OF APPROVAL HAVING BEEN FULFILLED, THIS FINAL PLAT WAS GIVEN FINAL APPROVAL BY THE CHEROKEE COUNTY PLANNING COMMISSION ON 8/7/02.

[Signature] 8/7/02
SECRETARY, CHEROKEE COUNTY MUNICIPAL PLANNING COMMISSION

THE FIELD DATA, DATED: MARCH 2002, UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 02 SECONDS PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 275,211 FEET. TOPCON GTS-313 USED FOR ANGULAR AND LINEAR MEASUREMENTS. BEARINGS SHOWN ARE CALCULATED FROM ANGLES TURNED.

SURVEYOR'S ACKNOWLEDGMENT

I HEREBY CERTIFY THAT THE PLAN 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 THAT THE MONUMENTS HAVE BEEN PLACED OR FOUND AS SHOWN. THE AS BUILT CONDITIONS OF THE STORM DRAINAGE SYSTEM WILL FUNCTION AS DESIGNED AND ENGINEERED IN THE APPROVED CONSTRUCTION DRAWINGS.

Kedrick C. Scott 5/20/02
KEDRICK C. SCOTT, GEORGIA REGISTERED LAND SURVEYOR #2831
JOB NO. G197112.15A.00-1725

~~8-8-02 3:27 PM
8-7-02 11:19 AM~~

THE AS BUILT STORM DRAINAGE SYSTEM WILL FUNCTION AS DESIGNED AND ENGINEERED IN THE APPROVED CONSTRUCTION PLANS.
[Signature] 5/20/02
STEVEN D. SPACE, P.E. DATE



OWNERS CERTIFICATION 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 DEDICATES BY THIS DECLARATION TO THE USE OF THE PUBLIC FOREVER ALL STREETS, SEWER COLLECTORS, UTILITY STATIONS, DRAINS, EASEMENTS, AND OTHER PUBLIC FACILITIES AND APPURTENANCES THEREON SHOWN, AND TRANSFERS OWNERSHIP OF ALL PUBLIC AREAS IN FEE SIMPLE BY DEED, FOR THE PURPOSE THEREIN EXPRESSED.

[Signature] 5/20/02
OWNER/SUBDIVIDER DATE

THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

SURVEYOR: KEDRICK C. SCOTT R.L.S.
REGISTRATION NO. GA. 2831
EXPIRATION DATE: 12/31/2002

NO.	DATE	DESCRIPTION
1	3/18/04	SEE REVISION NOTE 1, SHEET 2
REVISIONS		

FINAL SUBDIVISION PLAT FOR
**WOODMONT
UNIT 15**
LOCATED IN
LAND LOTS 949, 950 & 995, 3rd DISTRICT, 2nd SECTION
CHEROKEE COUNTY, GEORGIA

rochester
rochester & associates, inc.
atlanta (770)718-0600 • gainesville (770)534-5106
blairsville (706)745-5108
425 oak st., n.w. gainesville, ga. 30501

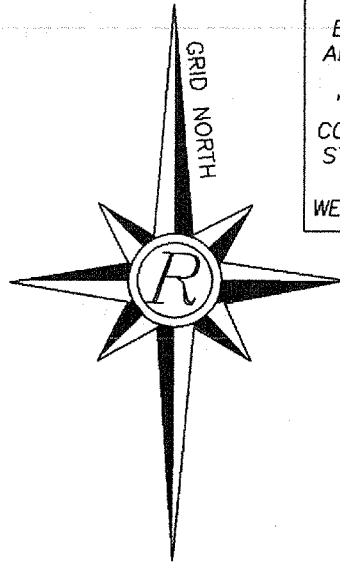
SHEET 1 OF 3
JOB NO. 97112.15A
DATE 05-20-02
DRAWN BY CSS
FILE NO. 4333.DWG

- LEGEND**
- AC - ACRES
 - AKA - ALSO KNOWN AS
 - BC - BACK OF CURB
 - BL - BUILDING SETBACK LINE
 - CA - COMMON AREA
 - C&G - CURB & GUTTER
 - CI - CURB INLET
 - CL - CENTER LINE
 - CMF - CONCRETE MONUMENT FOUND
 - CMP - CORRUGATED METAL PIPE
 - CNS - CONCRETE NAIL SET
 - CONC - CONCRETE
 - CORPS - US ARMY CORPS OF ENGINEERS
 - DB,PG - DEED BOOK, PAGE
 - DE - DRAINAGE EASEMENT
 - DI - DROP INLET
 - DIP - DUCTILE IRON PIPE
 - DWCB - DOUBLE-WING CATCH BASIN
 - EASE - EASEMENT
 - EP - EDGE OF PAVEMENT
 - EX - EXISTING
 - FH - FIRE HYDRANT
 - G- - GAS LINE
 - GM - GAS METER
 - GV - GATE VALVE
 - HW - HEADWALL
 - IPF - IRON PIN FOUND
 - IPS - IRON PIN SET (1/2" RB)
 - JB - JUNCTION BOX
 - LAT - LATERAL
 - LL - LAND LOT
 - LLL - LAND LOT LINE
 - MH - MANHOLE
 - MON - MONUMENT
 - MSL - MEAN SEA LEVEL
 - N/F - NOW OR FORMERLY
 - OCS - OUTLET CONTROL STRUCTURE
 - PB,PG - PLAT BOOK, PAGE
 - PL - PROPERTY LINE
 - POB - POINT OF BEGINNING
 - PVC - POLYVINYL CHLORIDE PIPE
 - R - RADIUS
 - RB - REINFORCING IRON BAR
 - RCP - REINFORCED CONCRETE PIPE
 - R/W - RIGHT OF WAY
 - SF - SQUARE FEET
 - S- - SANITARY SEWER LINE
 - SSE - SANITARY SEWER EASEMENT
 - SWCB - SINGLE-WING CATCH BASIN
 - TBM - TEMPORARY BENCHMARK
 - WE - WATER EASEMENT
 - WI - WEIR INLET
 - W- - WATER LINE
 - WM - WATER METER
 - P - PROPOSED

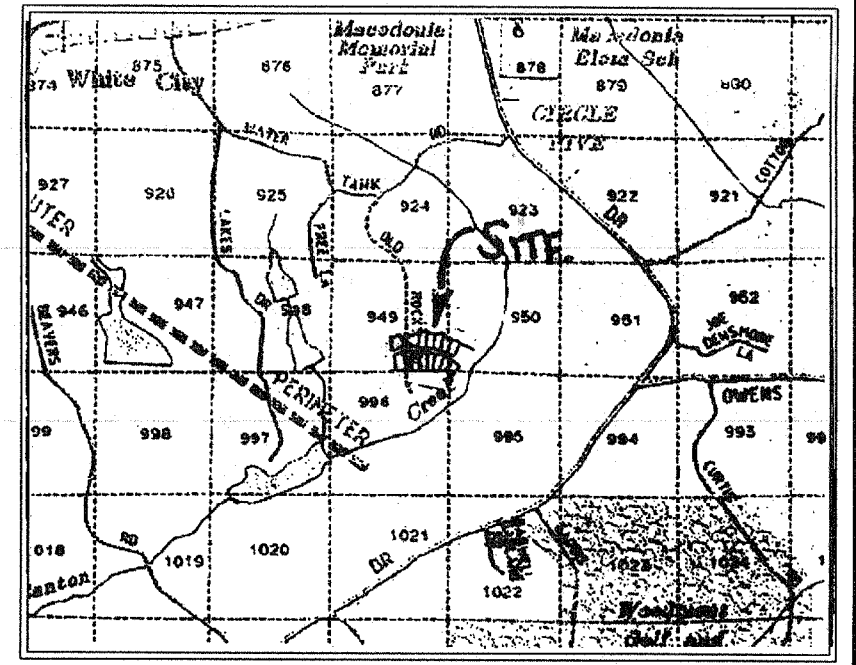
LINE	CHORD BEARING	CHORD	ARC	RADIUS
1	N49°32'09"W	2.32'	2.32'	645.00'
2	S58°29'35"E	22.54'		
3	S53°33'56"E	88.33'	88.40'	645.00'
4	S64°22'09"E	109.63'	109.76'	645.00'
5	S73°51'18"E	103.70'	103.81'	645.00'
6	S83°05'24"E	104.01'	104.12'	645.00'
7	S87°42'52"E	89.73'		
8	S87°42'52"E	12.97'		
9	S78°05'28"E	75.23'	75.58'	225.00'
10	N23°07'40"E	25.30'	27.39'	20.00'
11	N54°52'33"E	53.40'	53.55'	205.00'
12	N47°23'32"E	25.90'		
13	N87°06'01"E	25.56'	27.72'	20.00'
14	S60°49'47"E	59.81'	59.99'	225.00'
15	S20°39'25"E	88.69'	89.28'	225.00'
16	S07°41'03"W	25.56'	27.72'	20.00'
17	S47°23'32"E	25.90'		
18	S66°42'59"W	102.58'	104.55'	155.00'
19	S86°02'27"W	30.59'		
20	S71°17'06"W	23.32'	25.70'	17.00'
21	N69°01'42"W	87.83'	87.88'	695.00'
22	N76°15'06"W	87.30'	87.35'	695.00'
23	N83°27'26"W	87.40'	87.46'	695.00'
24	N87°23'18"W	7.91'	7.91'	695.00'
25	N87°42'52"W	96.14'		
26	N87°42'52"W	6.56'		
27	N55°05'06"W	188.72'	199.32'	175.00'

ROAD CENTERLINE CURVE DATA

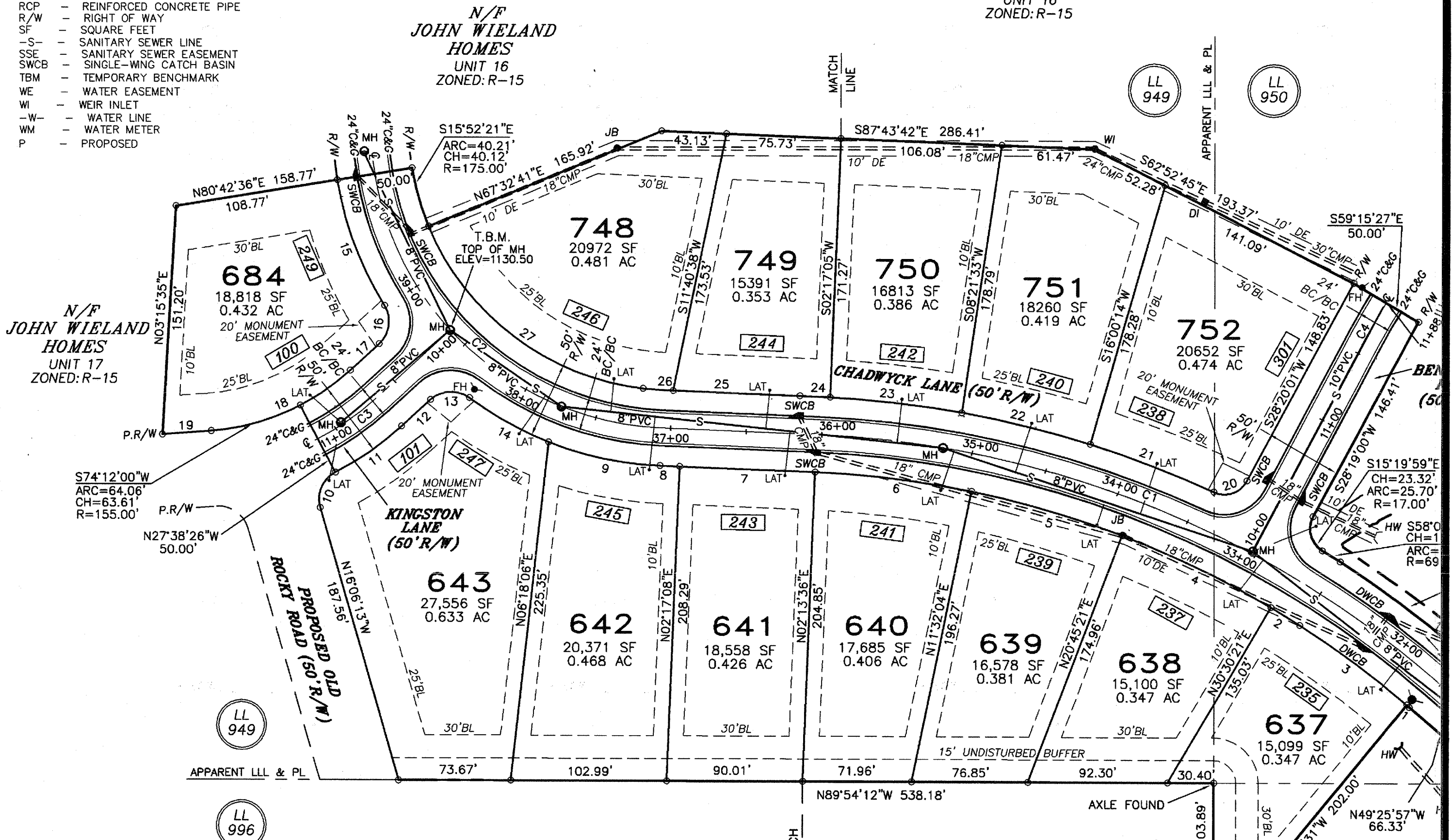
LINE	CHORD BEARING	CHORD	ARC	RADIUS
C1	N68°34'25"W	439.38'	447.66'	670.00'
C2	N48°30'08"W	252.88'	273.75'	200.00'
C3	S54°52'33"W	46.89'	47.02'	180.00'
C4	N29°21'33"E	14.48'	14.49'	300.00'



NOTE:
BEARINGS
ARE BASED
ON THE
"GEORGIA
COORDINATE
SYSTEM OF
1985 -
WEST ZONE."



LOCATION MAP - 1"=2000'



REVISION NOTE NO. 1, DATED: 3/18/04
THIS PLAT SUPERSEDES THE PLAT SET RECORDED
IN PLAT BOOK 70 PAGES 119-121. THE PURPOSE
OF THE REVISION IS TO: REVISE LOT 684

Jicki A. Taylor 04-06-04
APPROVED BY



THIS PLAT IS FOR THE EXCLUSIVE USE OF
JOHN WIELAND HOMES & NEIGHBORHOODS, INC.
ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.

~~GA. CHEROKEE COUNTY
PLAT FILED FOR RECORD
8-8-02 AT 3:27 P.M.
RECORD IN PLAT
BOOK 70, PAGE 119
ANNE M. RENEAU
CLERK SUPERIOR COURT~~

GA. CHEROKEE COUNTY
PLAT FILED FOR RECORD
4/6/04 AT 10:51 A.M.
RECORD IN PLAT
BOOK 73, PAGE 78
ANNE M. RENEAU
CLERK SUPERIOR COURT

JOB NO. G197112.15A.00-1725

SHEET **2** OF **3**
SCALE 1"= 60'
JOB NO. 97112.15A
DATE 05-20-02
DRAWN BY CSS
FILE NO. 4333.DWG

THIS PLAT IS NOT VALID UNLESS
IT BEARS THE ORIGINAL SIGNATURE
OF THE REGISTRANT ACROSS
THE REGISTRANT'S SEAL.

SURVEYOR: KEDRICK C. SCOTT R.L.S.
REGISTRATION NO. GA. 2831
EXPIRATION DATE: 12/31/2002

GRAPHIC SCALE
0' 30' 60' 120'

NO.	DATE	DESCRIPTION
1	3/18/04	SEE REVISION NOTE 1, SHEET 2
REVISIONS		

FINAL SUBDIVISION PLAT FOR
**WOODMONT
UNIT 15**
LOCATED IN
LAND LOTS 949, 950 & 995, 3rd DISTRICT, 2nd SECTION
CHEROKEE COUNTY, GEORGIA

rochester
rochester & associates, inc.
atlanta (770)718-0800 gainesville (770)534-5106
blairsville (706)745-5106
425 oak st., n.w. gainesville, ga. 30501

