

GENERAL NOTES

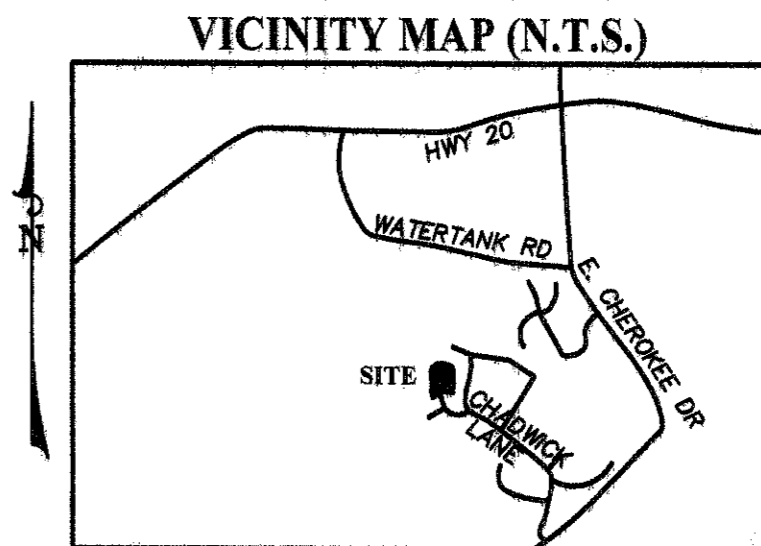
EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A SOKKIA SETS 30R3.
 ALL I.P.'s ARE 1/4" REBARS.
 BEARINGS ARE CALCULATED FROM ANGLES TURNED FROM A SINGLE GRID BASELINE.
 VERTICAL DATUM IS NAVD 88.
 THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN.
 IRON PINS SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.
 WOODMONT UNIT 17--PHASE 3 IS NOT LOCATED IN A FLOOD HAZARD ZONE AS PER F.E.M.A FLOOD INSURANCE RATE MAP OF CHEROKEE COUNTY, GEORGIA, PANEL NUMBER 13057C Q280D, REVISED SEPTEMBER 29, 2006

NOTES

- NUMBER OF LOTS IS 14
 TOTAL AREA: 9.419 ACRES
 DEDICATED R/W: 1.294
 TOTAL AREA OF LOTS: 4.456 ACRES
 AVERAGE LOT SIZE = 18,715 SF
 DENSITY, LOTS PER ACRE = 1.486
 MINIMUM LOT WIDTH IS 80 FEET. ALL LOTS MEET THE MINIMUM REQUIREMENT.
- SETBACKS: FRONT - 25'
 REAR - 30'
 SIDE - 10'
- ZONING IS R-15 (ZONING RESOLUTION 98-R-120, CASE 98-10-057)
- ALL LOTS ARE TO HAVE A RESERVE STRIP FOR DRAINAGE CONTROL 5' EITHER SIDE OF THE PROPERTY LINES, 10' EITHER SIDE OF REAR PROPERTY LINES AND 20' ALONG EXTERIOR REAR PROPERTY LINES
- 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.
- 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 IS 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.
- APPROVAL OF THIS FINAL PLAT DOES NOT CONSTITUTE APPROVAL BY CHEROKEE COUNTY OF ANY LAND DISTURBING ACTIVITIES WHICH MAY IMPACT 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.
- APPROVAL OF THIS FINAL PLAT DOES NOT CONSTITUTE APPROVAL BY CHEROKEE COUNTY ANY LAND DISTURBING ACTIVITIES WITHIN WETLAND AREAS. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO CONTACT THE APPROPRIATE AGENCY FOR APPROVAL OF ANY WETLAND THAT IS DISTURBED.
- 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 FLOW AT ALL TIMES. THE PROPERTY OWNER SHALL NOT ALTER ANY DRAINAGE IMPROVEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL FROM THE CHEROKEE COUNTY ENGINEERING DEPARTMENT.
- IRRIGATION SYSTEMS ARE PROHIBITED ON ALL EXISTING AND PROPOSED COUNTY RIGHTS-OF-WAY AND ARE CONSIDERED TO BE A VIOLATION OF THE COUNTY'S ORDINANCE PROHIBITING UNPERMITTED RIGHT-OF-WAY ENCROACHMENTS.
- THE SIGHT DISTANCE MEETS OR EXCEEDS STANDARD DETAIL 204 IN CHEROKEE COUNTY DEVELOPMENT REGULATIONS.
- UTILITIES MAY EXIST IN LOCATIONS NOT SHOWN. CALL THE UTILITY PROTECTION CENTER THREE DAYS BEFORE ANY EXCAVATION (1.800.282.7411)
- DECLARATION OF PROTECTIVE COVENANTS AND EASEMENTS FOR WOODMONT GOLF AND COUNTY CLUB RECORDED IN DEED BOOK 3433, PAGE 99 AS AMENDED
- STREET DEDICATION - 984.9 L.F. BENNINGTON PLACE
- SIDEWALKS ARE TO BE INSTALLED ON A LOT-BY-LOT BASIS AT THE TIME OF HOUSE CONSTRUCTION. SIDEWALK TO BE INSTALLED ON SIDE OF STREET OPPOSITE WATER MAIN PRIOR TO ISSUANCE OF C.O.
- ROOF AND DRIVEWAY DRAINAGE SHALL BE DIRECTED TO THE ROADWAY FOR LOTS 652, 653, 674 AND 675 PER APPROVED CONSTRUCTION PLANS.
- FINISHED FLOORS AND DRIVEWAYS ON LOTS UPSTREAM OF ROAD CULVERTS MUST BE BUILT ONE FOOT HIGHER THAN THE LOWEST POINT ON THE ADJACENT STREET.
- A STAIRWAY/WALKWAY WITH HAND RAIL WILL BE INSTALLED FROM THE CURB OF BENNINGTON PLACE TO THE EXISTING CEMETERY GATE PRIOR TO THE ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR INDIVIDUAL HOMES.

FINAL PLAT OF WOODMONT UNIT 17 PHASE 3

LOCATED IN LAND LOT 949
3rd DISTRICT, 2nd SECTION
CHEROKEE COUNTY, GEORGIA
APRIL 8, 2014



RESOLUTION 98-R-120
 CASE # 98-10-057
 Jerry & Jeffrey Doss
 Donald & Lila Stevens

A resolution approving/approving the rezoning of the following described property:

118.66 acres located in land lot(s) 924, 949, 950, 994 & 995 of the 3rd District, 2nd section of Cherokee County, Georgia and indicated as parcels 128, 129, 130, 155 and 184 on tax map 03M11.

WHEREAS, it hereby is found and determined that a petition to change the zone of the above described property from AG to R-15 was filed on September 1, 1998.

Proposed Use: Residential Uses

WHEREAS, it likewise is found that the Cherokee County-Municipal Planning Commission, after notice as required by law, did conduct a public hearing upon such change of zone on Tuesday, October 13, 1998 in the Jury Assembly Room of the Cherokee County Justice Center. Recommendation from the Planning Commission is for approval with applicant's conditions.

NOW THEREFORE, be it resolved by the Cherokee County Board of Commissioners that the above described property subdivisions/is now located in the R15/conditions district, and the Cherokee County Planner hereby is directed to change/rezone the district maps accompanying and being part of the rezoning resolution.

Adopted this 23rd day of October, 1998

Hollis Q. Lathan
 Hollis Q. Lathan, Chairman

Karen R. Ruy
 Karen Ruy, County Clerk

*said conditions are as follows: 1) no access to Watertank Road and 2) must maintain a 100 foot buffer with 30 foot undisturbed.

IN CONDITION #2 ABOVE, THE 100 FOOT BUFFER WITH 30 FOOT UNDISTURBED APPLIES ONLY TO PROPERTY LINES BOUNDED BY WATER TANK ROAD (AS PER TRANSCRIPTION OF CHEROKEE COUNTY BOARD OF COMMISSIONERS MEETING HELD ON OCTOBER 23, 1998, 10:00 A.M.)

FIRE MARSHAL 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.

B.G. Gibson 7-18-14
 FIRE MARSHAL DATE

OWNER'S CERTIFICATE

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND THAT ALL STATE, CITY, AND COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID THAT ALL STREETS, WATER SYSTEMS, DRAINS, AND DRAINAGE EASEMENTS, AND PUBLIC PLACE SHOWN ARE DEDICATED TO THE USE OF THE PUBLIC FOREVER.

Jesse R. Gunnin 7/2/14
 OWNER/SUBDIVIDER DATE

COUNTY ENGINEER CERTIFICATE

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. ... 7/18/14
 COUNTY ENGINEER DATE

SURVEYOR'S CERTIFICATE

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

Jesse R. Gunnin 7/2/14
 JESSE R. GUNNIN, GA RLS NO. 3079 DATE

WATER AND SEWER CERTIFICATE

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.

B. ... 7/2/14
 INSPECTOR DATE

HEALTH DEPARTMENT CERTIFICATE

THIS FINAL PLAT HAS BEEN APPROVED BY THE CHEROKEE COUNTY HEALTH DEPARTMENT AS BEING CONSISTENT WITH APPLICABLE STATE AND LOCAL ENVIRONMENTAL HEALTH REQUIREMENTS.

N/A
 DIRECTOR, CHEROKEE COUNTY HEALTH DEPARTMENT

STORM DRAIN CERTIFICATION

IN MY OPINION THE STORM DRAIN SYSTEM AS CONSTRUCTED IN THIS SUBDIVISION WILL FUNCTION ESSENTIALLY AS DESIGNED IN THE APPROVED CONSTRUCTION PLANS FOR THIS SUBDIVISION WITH THE FOLLOW EXCEPTIONS:
 1. MATERIALS AND WORKMANSHIP ARE NOT CERTIFIED.
 2. FAILURE DUE TO NEGLIGENCE, ABUSE, ALTERATIONS OR LACK OF MAINTENANCE.
 3. CHANGES OF DRAINAGE DUE TO LOT GRADING, LANDSCAPING, FUTURE DEVELOPMENT.

Kedrick C. Scott 7-2-14
 KEDRICK C. SCOTT, PE 33251 NO. DATE

ZONING DEPARTMENT CERTIFICATE

THIS PLAT HAS BEEN ADMINISTRATIVELY REVIEWED FOR COMPLIANCE WITH THE CHEROKEE COUNTY ZONING ORDINANCE AND IS APPROVED FOR RECORDING.

Vicki ... 7-18-14
 ZONING ADMINISTRATOR DATE

CLEANOUT 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, 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 THE CENTER OF THE TAP STRUCTURE TO ITS ENTRY POINT ON THE MAIN SEWER LINE. SAID EASEMENT SHALL BE 10 FEET.

OWNER:

JW HOMES, LLC
 4125 ATLANTA ROAD SE
 SMYRNA, GA, 30080
 770-703-1846

SURVEYOR:

GUNNIN LAND SURVEYING, LLC
 105 MOUNTAIN BROOK DRIVE, SUITE 104
 CANTON, GEORGIA 30115
 PHONE: 678.890.7502

CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN ANGULAR ERROR OF 8 SECONDS PER ANGLE POINT AND A PRECISION RATIO OF 1 IN 35,916. IT HAS BEEN ADJUSTED USING THE COMPASS RULE.

THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRECISION RATIO OF 1 IN 138,435

REVISION	DATE

**FINAL PLAT OF
WOODMONT UNIT 17
PHASE III**

LOCATED IN LAND LOT 924 & 949
3rd DISTRICT, 2nd SECTION
CHEROKEE COUNTY, GEORGIA
APRIL 8, 2014

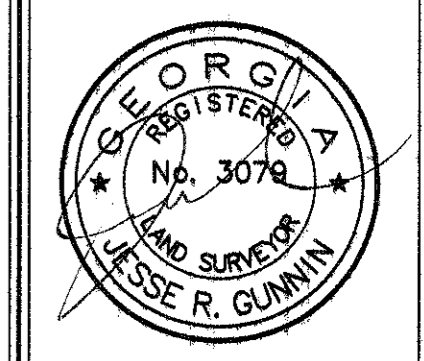
Gunnin

LAND SURVEYING, LLC

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 CANTON, GA 30115

Tel: 678.890.7502
 Fax: 678.609.4731

www.gunninlandsurveying.com
 Land Surveyor Firm License No. LSF001033



SHEET	OF
1	2

Plat Book 111 Pg 181
 Filed and Recorded 7/18/2014 4:03:47 PM
 28-2014-000250
 Patty Baker
 Clerk of Superior Court Cherokee Cty, GA

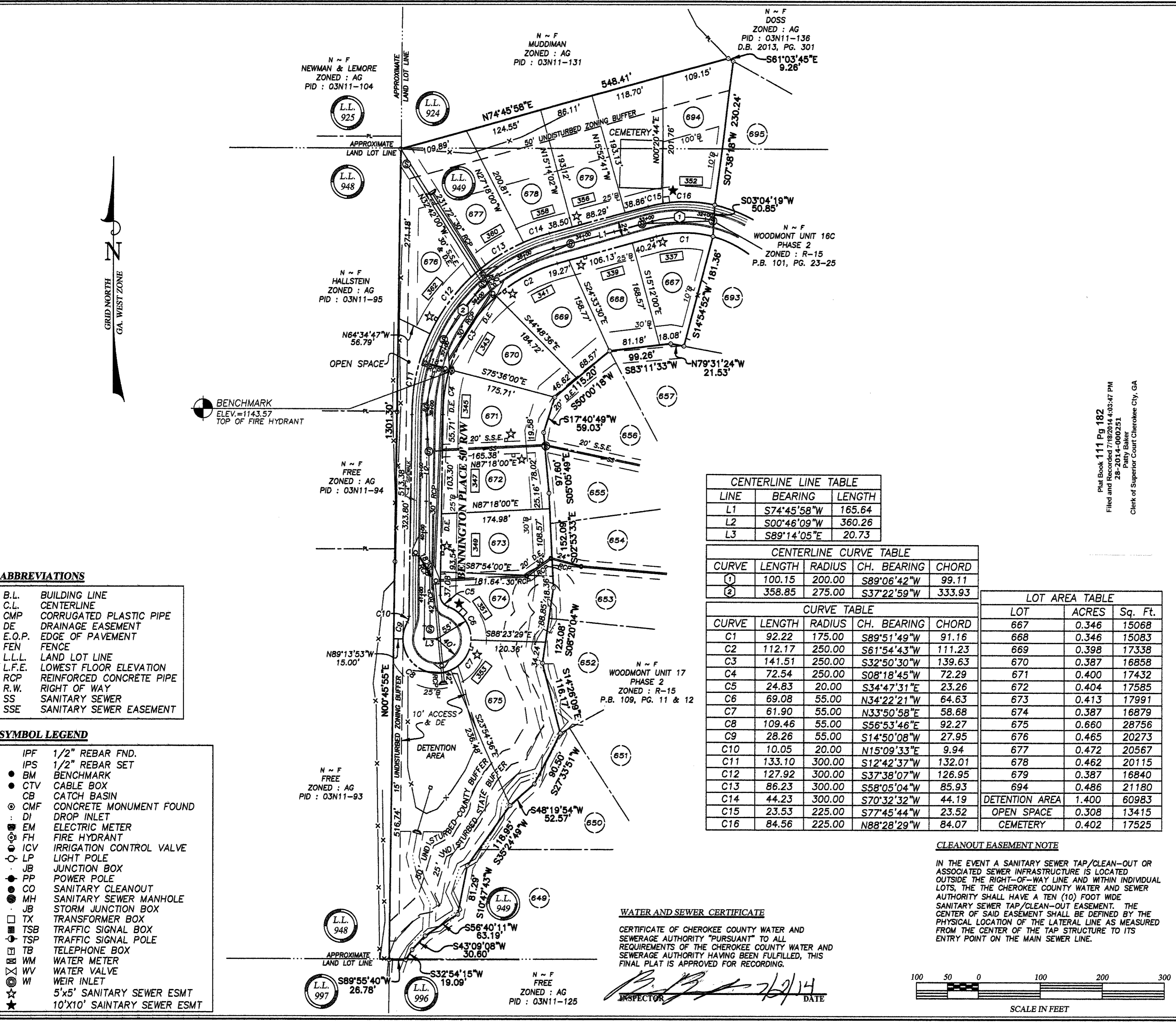
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PHASE III**

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- ABBREVIATIONS**
- B.L. BUILDING LINE
 - C.L. CENTERLINE
 - CMP CORRUGATED PLASTIC PIPE
 - DE DRAINAGE EASEMENT
 - E.O.P. EDGE OF PAVEMENT
 - FEN FENCE
 - L.L.L. LAND LOT LINE
 - L.F.E. LOWEST FLOOR ELEVATION
 - RCP REINFORCED CONCRETE PIPE
 - R.W. RIGHT OF WAY
 - SS SANITARY SEWER
 - SSE SANITARY SEWER EASEMENT

- SYMBOL LEGEND**
- IPF 1/2" REBAR FND.
 - IPS 1/2" REBAR SET
 - BM BENCHMARK
 - CTV CABLE BOX
 - CB CATCH BASIN
 - ⊙ CMF CONCRETE MONUMENT FOUND
 - ⊙ DI DROP INLET
 - ⊙ EM ELECTRIC METER
 - ⊙ FH FIRE HYDRANT
 - ⊙ ICV IRRIGATION CONTROL VALVE
 - ⊙ LP LIGHT POLE
 - ⊙ JB JUNCTION BOX
 - PP POWER POLE
 - CO SANITARY CLEANOUT
 - MH SANITARY SEWER MANHOLE
 - JB STORM JUNCTION BOX
 - TX TRANSFORMER BOX
 - TSB TRAFFIC SIGNAL BOX
 - ⊙ TSP TRAFFIC SIGNAL POLE
 - ⊙ TB TELEPHONE BOX
 - ⊙ WM WATER METER
 - ⊙ WV WATER VALVE
 - ⊙ WI WEIR INLET
 - ☆ 5'x5' SANITARY SEWER ESMT
 - ★ 10'x10' SAINTRY SEWER ESMT

CENTERLINE LINE TABLE

LINE	BEARING	LENGTH
L1	S74°45'58"W	165.64
L2	S00°46'09"W	360.26
L3	S89°14'05"E	20.73

CENTERLINE CURVE TABLE

CURVE	LENGTH	RADIUS	CH. BEARING	CHORD
①	100.15	200.00	S89°06'42"W	99.11
②	358.85	275.00	S37°22'59"W	333.93

CURVE TABLE

CURVE	LENGTH	RADIUS	CH. BEARING	CHORD
C1	92.22	175.00	S89°51'49"W	91.16
C2	112.17	250.00	S61°54'43"W	111.23
C3	141.51	250.00	S32°50'30"W	139.63
C4	72.54	250.00	S08°18'45"W	72.29
C5	24.83	20.00	S34°47'31"E	23.26
C6	69.08	55.00	N34°22'21"W	64.63
C7	61.90	55.00	N33°50'58"E	58.88
C8	109.46	55.00	S56°53'46"E	92.27
C9	28.26	55.00	S14°50'08"W	27.95
C10	10.05	20.00	N15°09'33"E	9.94
C11	133.10	300.00	S12°42'37"W	132.01
C12	127.92	300.00	S37°38'07"W	126.95
C13	86.23	300.00	S58°05'04"W	85.93
C14	44.23	300.00	S70°32'32"W	44.19
C15	23.53	225.00	S77°45'44"W	23.52
C16	84.56	225.00	N88°28'29"W	84.07

LOT AREA TABLE

LOT	ACRES	Sq. Ft.
667	0.346	15068
668	0.346	15083
669	0.398	17338
670	0.387	16858
671	0.400	17432
672	0.404	17585
673	0.413	17991
674	0.387	16879
675	0.660	28756
676	0.465	20273
677	0.472	20567
678	0.462	20115
679	0.387	16840
694	0.486	21180
DETENTION AREA	1.400	60983
OPEN SPACE	0.308	13415
CEMETERY	0.402	17525

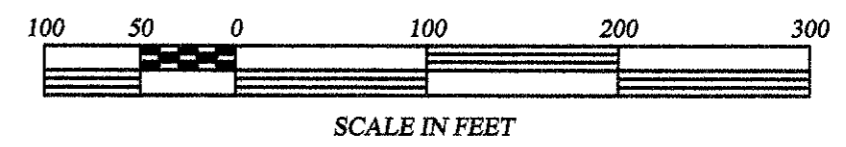
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INSPECTOR *[Signature]* DATE 7/2/14

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BENCHMARK
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