

# LAKE ARROWHEAD PHASE 2, UNIT 4



CURVE TABLE				
CURVE #	BEARING	CHORD	RADIUS	ARC
C1	N 31°28'42" E	55.19'	380.00'	85.28'
C2	N 18°19'33" E	88.68'	380.00'	100.00'
C3	N 02°24'33" E	88.68'	380.00'	100.00'
C4	N 02°47'46" W	88.34'	380.00'	83.39'
C5	S 01°26'46" W	40.76'	416.29'	40.78'
C6	S 10°50'39" E	137.18'	416.29'	137.61'
C7	S 20°42'31" E	5.61'	416.29'	5.61'
C8	S 20°18'35" E	50.10'	1816.45'	50.11'
C9	S 17°12'28" E	146.41'	1816.45'	146.45'

- NOTES:**
- ALL ROADS ARE PRIVATE. CHEROKEE COUNTY DOES NOT HAVE ANY MAINTENANCE RESPONSIBILITIES FOR THE ROADWAY OR UTILITY EASEMENTS.
  - BUILDER ON EACH LOT SHALL PROVIDE EROSION AND SEDIMENT CONTROL MEASURES TO PREVENT SEDIMENT FROM ENTERING ANY ADJACENT LOT OR ROADWAY.
  - PERPETUAL UTILITY AND DRAINAGE EASEMENTS ARE RESERVED UNDER OTHER DEED AND ACROSS A STRIP FIVE (5) FEET IN WIDTH ADJACENT TO AND ALONG THE SIDE YARD LINES OF EACH LOT AND ACROSS A STRIP TEN (10) FEET IN WIDTH ADJACENT TO AND ALONG THE FRONT AND BACK YARD LINES OF EACH LOT AND (20) FEET ALONG EXTERIOR (REAR) PROPERTY LINES FOR THE PURPOSE OF PLACING, LAYING, ERECTING, CONSTRUCTING, MAINTAINING AND OPERATING DRAINAGE SYSTEMS AND UTILITIES.
  - ALL WATER AND SANITARY SINKER EASEMENTS ARE TO BE DEDICATED TO LAKE ARROWHEAD UTILITY COMPANY.
  - REGISTERED LAND SURVEYOR CERTIFIES THAT ALL STORM DRAINAGE STRUCTURES, PIPE SIZES, TYPES, AND LOCATIONS ARE FIELD VERIFIED.
  - EASEMENTS FOR THE DRAINAGE SYSTEM OR DRAINAGE EASEMENTS LOCATED ON INDIVIDUAL PROPERTIES SHALL BE CLEARLY DEFINED ON THE FINAL PLAT. THE PROPERTY OWNER WILL BE REQUIRED TO KEEP THE EASEMENT FREE FROM OBSTRUCTION IN SUCH A MANNER AS TO ENSURE THE MAXIMUM DESIGNED FLOW AT ALL TIMES. THE PROPERTY OWNER SHALL NOT ALTER ANY DRAINAGE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL FROM THE CHEROKEE COUNTY ENGINEERING DEPARTMENT. NO STRUCTURE EXCEPT DRIVEWAYS SHALL BE CONSTRUCTED OR ERECTED IN AN EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CHEROKEE COUNTY ENGINEERING DEPARTMENT.
  - THE OPEN CHANNEL DRAINAGE EASEMENTS (D.E.) SHOWN ARE NOT TO BE CONSIDERED AS EXISTING IN LOCATION. THESE EASEMENTS ARE INTENDED TO PROVIDE AN AREA FOR THE FREE CONVEYANCE OF STORMWATER BETWEEN DRAINAGE STRUCTURES ON THE PROPERTY OR BETWEEN DRAINAGE STRUCTURES AND THE EXTERIOR PROPERTY LINE. THE LOCATION SHOWN ARE INTENDED LOCATIONS BUT ARE CONTINGENT UPON FINAL GRADING AND LANDSCAPING OF THE INDIVIDUAL LOTS.
  - THIS SUBDIVISION IS SUBJECT TO PROTECTIVE COVENANTS RECORDED IN DEED BOOK 1855 PAGES 1-108, CHEROKEE COUNTY RECORDS.
  - NO FENCE, WALL, STRUCTURE, SHRUBBERY OR OTHER OBSTRUCTION TO VESSEY BETWEEN HEIGHTS OF THREE FEET AND FIFTY FEET SHALL BE PERMITTED WITHIN TWENTY-FIVE (25) FEET OF THE INTERSECTION OF THE PRIVATE ROAD LINES OF ALL STREETS, BRIDGE HIGHWAYS, OR RAILROADS.
  - APPROVAL OF THIS FINAL PLAT 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.
  - APPROVAL OF THIS FINAL PLAT DOES NOT CONSTITUTE APPROVAL BY CHEROKEE COUNTY OF ANY LAND DISTURBING ACTIVITIES THAT MAY AFFECT ANY ENDANGERED SPECIES OR CULTURAL RESOURCES. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO CONTACT THE APPROPRIATE REGULATORY AGENCY FOR APPROVAL OF ANY DISTURBANCE WHICH MAY HAVE THIS EFFECT.
  - STREAMS, WETLANDS AND VEGETATED STREAM BUFFERS AS DEPICTED ON THIS PLAT ARE UNDER THE JURISDICTION OF THE STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES-ENVIRONMENTAL PROTECTION DIVISION AND CHEROKEE COUNTY. ANY PROPOSED IMPACTS TO THESE AREAS WILL REQUIRE PRIOR COORDINATION AND/OR PERMITTING WITH THE ABOVE REFERENCED REGULATORY ENTITIES PRIOR TO CONDUCTING ANY LAND DISTURBING ACTIVITIES WITHIN THESE AREAS.
  - ON-SITE DISPOSAL OR BURY PITS ARE PERMITTED WITHIN CHEROKEE COUNTY FOR THE DISPOSAL OF INERT WASTE. INERT WASTE IS DEFINED AS AND LIMITED TO EARTHLIKE PRODUCTS, CONCRETE, CURED ASPHALT, ROCKS, BRICKS, TARD TRIMMING, STUMPS, LIMBS AND LEAVES. NO OFF-SITE WASTE MAY BE USED FOR ON-SITE DISPOSAL OR A BURY PIT. A PERMIT FOR SAID ON-SITE DISPOSAL OR BURY PIT IS REQUIRED. SEE THE CHEROKEE COUNTY BUILDING INSPECTORS DEPARTMENT FOR PERMITTING PROCEDURES.
  - THE SIGHT DISTANCE MEETS OR EXCEEDS STANDARD DETAIL 204 IN THE CHEROKEE COUNTY DEVELOPMENT REGULATIONS.
  - ALL LOTS MEET MINIMUM LOT WIDTH.
  - INDICATES LOTS CONTAINING WETLANDS.
  - 30' ACCESS EASEMENT AND 20' PAVED DRIVE SHALL BE A PRIVATE DRIVE.
  - ALL ACCESS POINTS TO LOTS 1-8 ARE REQUIRED TO CONDUCE FROM THE 20' SHARED DRIVE LOCATED WITHIN THE 30' ACCESS AND UTILITY EASEMENT AS SHOWN. NO ADDITIONAL ACCESS POINTS ARE ALLOWED ON LAKE ARROWHEAD DRIVE (150' PRIVATE ROAD). THE 30' ACCESS AND UTILITY EASEMENT SHALL BE FOR THE BENEFIT OF THE OWNERS OF LOTS 1-8, LAKE ARROWHEAD YACHT AND COUNTRY CLUB, INC., AND ANY UTILITY COMPANY PROVIDING UTILITY SERVICES. THE PRIVATE DRIVE SHALL BE MAINTAINED AS PART OF THE LAKE ARROWHEAD ROAD SYSTEM.
  - 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.
  - SEE HYDROLOGY STUDY FOR ALL STORM WATER MANAGEMENT DESIGN AND WATER QUALITY HYDROLOGY TRIED, "STORM WATER MANAGEMENT REPORT LAKE ARROWHEAD," SUBMITTED TO CHEROKEE COUNTY AUGUST 4, 2006 ALONG WITH LAKE ARROWHEAD GOLF COURSE PLANS APPROVED DECEMBER 21, 2006. THE DETENTION AND WATER QUALITY FOR THIS LAND DISTURBANCE/DEVELOPMENT HAS BEEN PROVIDED IN MASTER DETENTION.
  - THE FRONT BUILDING LINE FOR LOTS 2-5 SHALL BE 15' FROM OUTSIDE EDGE OF RIDGEWATER LANE.

Plat Book 104 Pg 51  
 Filed and Recorded 8/23/2009 11:54:29 AM  
 28-2009-0046179  
 Polly Salar  
 Clerk of Superior Court Cherokee Cty, GA

**BUILDING LINE NOTE:**

- MINIMUM SIDE BUILDING LINE = 5' OR AS SHOWN
- MINIMUM DISTANCE BETWEEN BUILDINGS = 20'
- LOT OWNER IS RESPONSIBLE FOR VERIFYING THAT THE MINIMUM DISTANCE BETWEEN BUILDINGS IS 20 FEET AND BUILDING IS 5 FEET MINIMUM OFF SIDE BUILDING LINE EXCEPT SIDE BUILDING LINES AS SHOWN ON LOTS 1 & 6.

DATE	1/28/2009	REVISION
SCALE	1"=100'	3/24/2009 REV #1
DRAWN BY	SJU	8/17/2009 REV #2
CHECKED BY	SLR	
FIELD BOOK	555	

FINAL PLAT FOR:  
**LAKE ARROWHEAD  
 PHASE II, UNIT 4**

**Gaskins**  
 ENGINEERING • SURVEYING • LAND PLANNING • ENVIRONMENTAL  
 1100 Oakdale Drive, Suite 4  
 Canton, Georgia 30114  
 Phone: (770) 479-8888  
 Fax: (770) 479-7943  
 www.gaskins.com

LOCATED IN L.L. 201  
 22nd DISTRICT, 2nd SECTION  
 CHEROKEE COUNTY, GA.  
 SHEET 2 OF 2