

FIELD WORK: KF/TP/ZS
 DRAWN BY: CAP
 JOB NO. 4839
 FILE NO. 4839-1

R/W DATA			R/W DATA		
COURSE	BEARING	DISTANCE	COURSE	BEARING	DISTANCE
1	N67°33'28"W	53.98'	6	N43°33'31"W	22.13'
2	N67°33'28"W	46.91'	7	N43°33'31"W	12.35'
RAD.: 438.33' TAN.: 3.56' LEN.: 7.12' DELTA: 0°55'50"			RAD.: 282.58' TAN.: 19.61' LEN.: 39.16' DELTA: 7°56'24"		
3	N67°05'31"W	7.12'	8	N39°34'59"W	39.13'
RAD.: 438.33' TAN.: 74.52' LEN.: 147.63' DELTA: 19°17'49"			RAD.: 282.58' TAN.: 32.58' LEN.: 64.86' DELTA: 13°09'06"		
4	N56°58'43"W	146.93'	9	N29°02'45"W	64.72'
RAD.: 438.33' TAN.: 14.43' LEN.: 28.85' DELTA: 3°46'18"			RAD.: 282.58' TAN.: 118.99' LEN.: 118.99'		
5	N45°26'40"W	28.85'	10	N22°28'01"W	118.99'

Dear Developer/Owner
 The Cherokee County Fire Marshal's office has reviewed your request to sub-divide the referenced property. We are providing comments and information for you to consider. When you review the comments below please keep in mind the Insurance Services Organization (ISO) rating of our fire department in Cherokee County, ISO recently rated Cherokee County Fire & Emergency Services as a 2/2Y split fire department. The rating scale is provided from 1 as being the best and 10 as being the worst. Protection from 1 as being the best and 10 as being the worst is designated for those properties that are not within 1000 feet of a fire hydrant. The rating of a 2Y can and will most likely cause an increased homeowner's insurance premium. There have been cases where the 2Y rating has caused a homeowner's insurance premium to rise to triple their previous amount. Again, this is due to no fire hydrant within 1000 feet of the residence.

Fire Hydrant
 In order to insure the lowest insurance premium rates and an adequate water supply for fire fighting purposes we are recommending you provide a fire hydrant(s) installed in a location so that once homes are built on the property there will be a fire hydrant within 1000 feet of any and all homes within this parcel of land. You will need to contact the water authority which provides the water services for more information and requirements for the installation of additional water lines and all fire hydrant installation requirements. Once the water line and fire hydrant are approved and installed please advise our office so we can update our records and maps for the property as needed. If the water authority rejects your request or if you choose not to add additional water lines or fire hydrants please advise our office so we can update our records and maps for the property as needed.

Stormwater Notes:
 Prior to any building, erosion, or development permits being issued on these properties, a lot grading and erosion control plan, prepared by a Georgia Soil and Water Conservation Commission (GSWCC) Level II certified Design Professional, shall be submitted and approved by Cherokee County Engineering Department.
 Contact 678-493-6077 for additional information.

Development that will result in land disturbance equal to or greater than one (1) acre requires coverage under the applicable NPDES General Permit. The requirements for coverage include, but are not limited to, a Georgia Licensed design professional preparing 3 phase erosion control plans for all intended disturbance associated with your project, and obtaining approval from Cherokee County as the local issuing authority.

A United States Army Corps of Engineers Preconstruction Notification and erosion permit is required for any future piped stream crossing in states waters.

A Georgia Registered Design Professional shall design and permit all future storm drainage on these properties.

Drainage Easement Notes:
 1.) 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 be used to perform construction to any drainage easement within Cherokee County right-of-way and/or said work is necessary to protect right-of-way per Cherokee County Policy adopted January 14, 1997.

2.) Property owners will be required to keep all drainage easements off of the county right-of-way 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 prior written approval from the Cherokee County Engineering Department.

"F.I.R.M. FEDERAL INSURANCE RATE MAP" COMMUNITY NO. 130424 . PAGE 178 E . DATED 6-07-22 SHOWS THIS PROPERTY NOT TO BE IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

OWNER(S) CERTIFICATE
 I HEREBY CERTIFY THAT I AM THE OWNER(S) OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS LOCATED WITHIN THE JURISDICTION OF CHEROKEE COUNTY, GEORGIA

OWNER _____
 OWNER _____
 OWNER _____

SURVEYORS CERTIFICATION
 AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67 THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVAL BY ALL APPLICABLE LOCAL JURISDICTION FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT, OR PLAN FOR FILING.

THE APPROVAL SIGNATURES ABOVE WERE NOT IN PLACE WHEN THIS SURVEY WAS ISSUED, AND ARE TO BE PROPERLY OBTAINED PRIOR TO RECORDING.

RLS NO. _____ DATE _____

