PLAT BOOK:119 PG:1330
Filed: 07/13/2021 06:35 PM
Clerk File Number: 28-2021-000628
Rec: $10.00
Patty Baker, Clerk of Superior Court
Cherokee County, GA

Plat
Recorded 7/13/2021 6:35 PM
Patty Baker
Clerk of Superior Court
Cherokee County, GA
Book 119 Page 1330
Participant IDs: 8931030795

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

ESTATES AT RIVERSIDE

PHASE 5B

SOLD

LAND LOT 705, & 736
15TH DISTRICT, 2ND SECTION
CITY OF HOLLY SPRINGS, GEORGIA

DEVELOPER:
MERITAGE HOMES OF GEORGIA, INC
2700 CUMBERLAND PARKWAY, SUITE 400
ATLANTA, GA. 30339
CONTACT: JOEY MCDONALD
678-237-9919

OWNER:
MERITAGE HOMES OF GEORGIA, INC
2700 CUMBERLAND PARKWAY, SUITE 400
ATLANTA, GA. 30339
CONTACT: JOEY MCDONALD
678-237-9919

SURVEYOR:
ALLIANCE SURVEYING, LLC
6095 ATLANTA HIGHWAY
SUITE 100
FLOWERY BRANCH, GEORGIA, 30542
334-360-4197

LEGEND

SIGN		CMP	CRIMP TOP PIPE
GROUND LIGHT		OTP	OPEN TOP PIPE
LIGHT POLE		CMP	CORRUGATED METAL PIPE
SPOT ELEVATION		HDPE	HIGH DENSITY POLYETHYLENE PIPE
WATER VALVE		DIP	DUCTILE IRON PIPE
FIRE HYDRANT		PVC	POLYVINYL CHLORIDE PIPE
WATER METER		RCP	REINFORCED CONCRETE PIPE
IRRIGATION CONTROL VALVE		OCS	OUTLET CONTROL STRUCTURE
WATER MARKER/ MONUMENT		HW	HEADWALL
WATER VAULT		POC	POINT OF COMMENCEMENT
GRATE INLET		POB	POINT OF BEGINNING
STORM SEWER MANHOLE		BSL	BUILDING SETBACK LINE
UTILITY POLE			STORM SEWER LINE
GUY WIRE			WATER LINE
ELECTRIC BOX			PROPERTY LINE
ELECTRIC MANHOLE		SWCB	ADJACENT PROPERTY LINE
ELECTRIC METER		DWCB	SINGLE WING CATCH BASIN
GAS VALVE			DOUBLE WING CATCH BASIN
GAS METER			SANITARY SEWER MANHOLE
TELEPHONE MANHOLE			SANITARY SEWER CLEANOUT
TELEPHONE BOX			SANITARY SEWER LINE
TELEPHONE PEDESTAL			IRON PIN FOUND
FIBER OPTIC MARKER			SET 5/8" CAPPED REBAR
FIBER OPTIC BOX			RW MARKER
TRAFFIC SIGNAL POLE			LAND LOT
BENCHMARK			

DETENTION POND CERTIFICATION

THE DETENTION POND PROVIDES THE REQUIRED STORAGE AND OUTFLOW RATES AS REQUIRED BY THE APPROVED CONSTRUCTION PLANS AND THE HYDROLOGY STUDY FOR THE DEVELOPMENT. ANY MODIFICATIONS TO THE STORM WATER DETENTION AREA SHALL REQUIRE A REVISED HYDROLOGY STUDY TO BE SUBMITTED.

JOHN C. MORGAN — DATE 02/22/2021

STORMWATER CERTIFICATION

THE AS-BUILT CONDITION OF THE STORM DRAINAGE SYSTEM WILL FUNCTION AS DESIGNED AND ENGINEERED IN THE APPROVED CONSTRUCTION PLANS.

JOHN R. MORGAN — DATE 02/22/2021

OWNER'S CERTIFICATION

STATE OF GEORGIA, COUNTY OF CHEROKEE
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; 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 PLACES SHOWN ARE DEDICATED TO THE USE OF THE PUBLIC FOREVER.

OWNER

OWNER'S DEDICATION

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGE THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND DEDICATES BY DECLARATION TO THE USE OF THE PUBLIC FOREVER ALL STREETS, SEWER COLLECTORS, LIFT STATES, DRAINS, EASEMENTS, ALLEYS, PARKS, AND OTHER PUBLIC FACILITIES AND APPURTENANCES THEREON SHOWN AND TRANSFER OWNERSHIP OF ALL PUBLIC AREAS IN FEE SIMPLE BY DEED FOR THE PURPOSES THERE EXPRESSED.

OWNER

ROAD DEDICATION

ESTATES AT RIVERSIDE DEDICATES 1,083 LF OF PAYNE ROAD AND 3,149 LF OF STATLEY DRIVE TO THE CITY OF HOLLY SPRINGS.

ZONING

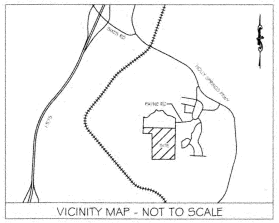
THE SUBJECT PROPERTY IS ZONED TND (TRADITIONAL NEIGHBORHOOD DEVELOPMENT PER CITY OF HOLLY SPRINGS REZONING ORDINANCE MA-07-2019 DATED AUGUST 05, 2019.

THE SETBACKS FOR ZONE TND PER SAID REZONING ORDINANCE ARE AS FOLLOWS:

FRONT: 15 FEET, DISTANCE FROM BACK OF SIDEWALK TO GARAGE DOOR SHALL BE A 20' MINIMUM.
SIDE: 5 FEET
CORNER SIDE: 10 FEET
REAR: 20 FEET

ANY SETBACKS AND BUFFERS SHOWN ARE GOVERNED BY THE LOCAL JURISDICTION AND SHOULD BE CONFIRMED IN WRITING PRIOR TO LAND PLANNING OR ANY CONSTRUCTION ACTIVITIES.

C.C.W.S.A.
No Exceptions Noted
7-7-2021



VICINITY MAP - NOT TO SCALE

SURVEY NOTES

1. All easements and rights of way of which the surveyor has knowledge are shown hereon; others may exist of which the surveyor has no knowledge and of which there is no observable evidence.
2. The property shown hereon is subject to all easements and restrictions of record both written and unwritten.
3. According to the Cherokee County GIS system a portion of the property will be reclassed to fall into the ZONE AE Flood Zone and is shown hereon. However based on the Flood Map (FIRM) for Cherokee County, Georgia, (Community panel number 13057 C 0044 F C, dated June 07, 2013), all of the subject property lies within Zone X, defined as "areas determined to be outside the 0.2% annual chance floodplain."
4. Finished Floor Elevations must be three (3) feet or more above the 100 year flood plain.
5. The locations of underground utilities shown hereon are based on visible structures and mark and/or field located markings.
6. North arrow and bearings shown hereon are based on GA West Zone - NAD83 adjusted 2011.) Using Global Positional System (GPS) and obtained by RTK observations on 12.07.2020 using the Leica Smartnet System. All distances are horizontal ground measurements expressed in U.S. Survey Feet.
7. The field data upon which this plat is based has a closure precision of one foot in 34,580 feet and an angular error of 02 seconds per angle point and was adjusted using the compass rule method.
8. This plat has been calculated for closure and is found to be accurate within one foot in 156,999 feet.
9. Equipment used for measurement:
   Angular: Leica TS16 Robotic Total Station
   Linear: Leica TS16 Robotic Total Station
   GPS: Leica GS16 GPS Receiver
10. This plat was prepared for the exclusive use of the person, persons, or entity named hereon. This plat does not extend to any unnamed person, persons, or entity without express written certification by the surveyor naming said person, persons, or entity.
11. State, County, and Local setbacks and setbacks might exist on the subject property that are not shown hereon.
12. Contours and spot elevations shown hereon are based on U.S.G.S. datum (NAVD 88), site benchmarks are shown hereon.
13. This survey is not valid without the Original Signature and Seal of a Georgia Licensed Surveyor.
14. There was no observable evidence of Human Burials or Cemeteries on Subject Property at the time of the field Survey.
15. Alliance Surveying does not warrant the existence or nonexistence of any wetlands or hazardous wastes located on the Subject Property.
16. The declaration of Covenants, Conditions and Restrictions for Estates at Riverside are Recorded in Deed Book 14541, Page 271 in the Cherokee County Clerk of Courts office.
17. It is the policy of Holly Springs that drainage easements are dedicated to the public use and are not accepted by Holly Springs for City maintenance and are not considered City property. Therefore, it is Holly Springs Policy that no City forces or equipment shall be used to perform construction to any drainage easement within Holly Springs, unless said easement lies within Holly Springs right-of-way and/or said work is necessary to protect City right-of-way.

COVENANTS AND RESTRICTIONS

THIS DEVELOPMENT IS SUBJECT TO THE COVENANTS AND RESTRICTIONS AS RECORDED IN DEED BOOK 14541, PAGE 271 IN THE CHEROKEE COUNTY CLERK OF COURTS OFFICE.

HOLLY SPRINGS PLANNING DEPARTMENT

THIS PLAT HAS BEEN ADMINISTRATIVELY REVIEWED FOR COMPLIANCE WITH THE CITY OF HOLLY SPRINGS ZONING ORDINANCE AND IS APPROVED FOR RECORDING.

Nancy Moon
ZONING DIRECTOR

HOLLY SPRINGS CITY ENGINEER

WE HAVE REVIEWED THE FINAL PLAT AND FIND THAT SAID PLAT CONFORMS TO THE APPROVED CONSTRUCTION PLANS AS SUBMITTED BY THE DEVELOPER AND THE CITY OF HOLLY SPRINGS REGULATIONS

CITY ENGINEER

SURVEYOR 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 APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS 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 COMPLIES 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.

GEORGIA PROFESSIONAL LAND SURVEYOR No. 3465 MICHAEL C. BELL

Michael C. Bell, GA P.L.S. #3465 — Date 02/22/2021

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°21'22" E	60.00'
L2	S 89°21'22" E	60.00'
L3	S 89°21'22" E	60.00'
L4	S 89°21'22" E	60.00'
L5	N 00°38'38" E	60.00'
L6	N 00°38'38" E	65.00'
L7	S 06°32'23" E	57.15'
L8	N 83°00'21" E	57.87'
L9	N 06°19'25" W	20.24'
L10	S 01°34'04" W	50.09'
L11	S 08°45'52" W	27.82'
L12	S 01°34'04" W	32.12'
L13	S 01°34'04" W	60.00'
L14	S 01°34'04" W	60.00'
L15	S 01°34'04" W	60.00'
L16	S 01°34'04" W	51.04'
L17	N 01°34'04" E	53.83'
L18	N 89°54'54" W	58.89'
L19	N 89°54'54" W	60.00'
L20	N 89°54'54" W	60.00'
L21	N 89°54'54" W	60.00'
L22	N 89°54'54" W	60.00'
L23	N 89°54'54" W	60.00'
L24	N 89°54'54" W	60.00'
L25	N 89°54'54" W	60.00'
L26	N 89°54'54" W	60.00'
L27	N 89°54'54" W	60.00'
L28	N 89°54'54" W	60.00'
L29	N 89°54'54" W	60.00'
L30	N 89°54'54" W	60.00'
L31	N 01°19'54" W	57.06'
L32	S 00°38'38" W	58.57'
L33	S 00°38'38" W	60.00'
L34	S 00°38'38" W	60.00'
L35	S 00°38'38" W	60.00'
L36	S 00°38'38" W	60.00'
L37	S 00°38'38" W	60.00'
L38	S 00°38'38" W	60.00'
L39	S 06°32'23" E	57.64'
L40	S 01°34'04" W	28.99'
L41	N 89°21'22" E	60.00'
L42	N 89°21'22" E	60.00'
L43	N 89°21'22" E	60.00'
L44	N 89°21'22" E	60.00'
L45	N 89°21'22" E	60.00'
L46	N 89°21'22" E	60.00'
L47	N 89°21'22" E	57.87'
L48	S 89°54'54" E	123.48'
L49	S 89°54'54" E	618.47'
L50	S 89°54'54" E	52.17'
L51	S 89°54'54" E	60.00'
L52	S 89°54'54" E	58.86'
L53	S 89°54'54" E	1.14'
L54	S 89°54'54" E	60.00'
L55	S 89°54'54" E	60.00'
L56	S 89°54'54" E	60.00'
L57	S 89°54'54" E	60.00'
L58	S 89°54'54" E	60.00'
L59	S 89°54'54" E	17.73'

LINE	BEARING	DISTANCE
L60	S 00°38'38" W	13.54'
L61	S 00°38'38" W	54.81'
L62	N 89°54'54" W	59.32'
L63	N 89°54'54" W	60.00'
L64	N 89°54'54" W	60.00'
L65	N 89°54'54" W	60.00'
L66	N 89°54'54" W	60.00'
L67	N 89°54'54" W	60.00'
L68	N 89°54'54" W	60.00'
L69	N 89°54'54" W	60.00'
L70	N 89°54'54" W	60.00'
L71	N 89°54'54" W	60.00'
L72	N 89°54'54" W	60.00'
L73	N 89°54'54" W	60.00'
L74	N 89°54'54" W	60.00'
L75	N 89°54'54" W	60.00'
L76	N 89°54'54" W	60.00'
L77	N 89°54'54" W	60.00'
L78	N 42°09'46" E	117.40'
L79	S 89°21'22" E	28.06'
L80	S 89°21'22" E	60.00'
L81	S 89°21'22" E	60.00'
L82	S 89°21'22" E	60.00'
L83	S 89°21'22" E	60.00'
L84	S 89°21'22" E	60.00'
L85	N 00°38'38" E	53.00'
L86	N 00°38'38" E	60.00'
L87	N 00°38'38" E	58.24'
L88	S 00°38'38" W	53.00'
L89	N 89°21'22" E	60.00'
L90	S 00°38'38" W	12.01'
L91	S 64°12'05" W	85.26'
L92	N 89°21'22" E	50.61'
L93	N 89°21'22" E	60.00'
L94	N 89°21'22" E	60.00'
L95	S 00°38'38" W	60.00'
L96	N 89°21'22" E	60.00'
L97	N 89°21'22" E	60.00'
L98	N 89°21'22" E	60.00'
L99	S 00°38'38" W	53.00'
L100	N 45°09'46" E	117.40'
L101	S 89°21'22" E	14.27'
L102	S 89°21'22" E	60.00'
L103	S 89°21'22" E	60.00'
L104	S 89°21'22" E	60.00'
L105	S 89°21'22" E	60.00'
L106	S 89°21'22" E	130.20'
L107	S 89°54'54" E	28.28'
L108	S 89°54'54" E	60.00'
L109	S 89°54'54" E	60.00'
L110	S 89°54'54" E	60.00'
L111	S 89°54'54" E	60.00'
L112	S 89°54'54" E	60.00'
L113	S 89°54'54" E	60.00'
L114	S 89°54'54" E	60.00'
L115	S 89°54'54" E	60.00'
L116	S 89°54'54" E	46.67'
L117	S 07°38'27" W	58.45'
L118	N 89°54'54" W	44.92'

LINE	BEARING	DISTANCE
L119	N 89°54'54" W	60.00'
L120	N 89°54'54" W	60.00'
L121	N 89°54'54" W	60.00'
L122	N 89°54'54" W	60.00'
L123	N 89°54'54" W	60.00'
L124	N 89°54'54" W	60.00'
L125	N 89°54'54" W	60.00'
L126	N 89°54'54" W	60.00'
L127	N 00°01'55" E	34.73'
L128	N 00°01'55" E	87.15'
L129	S 89°21'22" E	126.74'
L130	S 89°21'22" E	122.17'
L131	S 89°21'22" E	120.41'
L132	S 89°21'22" E	119.87'
L133	S 89°21'22" E	119.53'
L134	N 89°21'22" W	119.06'
L135	N 89°21'22" W	118.64'
L136	N 75°57'36" W	124.89'
L137	N 51°07'46" W	151.85'
L138	S 89°21'22" E	28.68'
L139	N 25°47'51" W	125.00'
L140	N 12°00'44" W	131.33'
L141	N 89°38'38" E	129.30'
L142	N 00°38'38" E	125.00'
L143	N 00°38'38" E	125.00'
L144	N 00°38'38" E	125.00'
L145	N 00°38'38" E	125.00'
L146	N 00°38'38" E	125.00'
L147	S 23°00'57" W	108.74'
L148	S 54°18'49" W	108.87'
L149	S 64°49'32" W	61.13'
L150	S 64°49'32" W	57.40'
L151	N 89°21'22" E	86.59'
L152	N 89°21'22" W	60.00'
L153	N 89°21'22" W	60.00'
L154	N 89°21'22" W	60.00'
L155	N 89°21'22" W	60.00'
L156	N 89°21'22" W	60.00'
L157	N 89°21'22" W	94.00'
L158	S 71°52'50" E	118.99'
L159	S 00°38'38" E	61.07'
L160	N 00°38'38" E	125.00'
L161	S 89°21'22" E	60.00'
L162	S 89°54'54" E	60.00'
L163	S 89°54'54" E	60.00'
L164	S 89°54'54" E	60.00'
L165	S 89°54'54" E	60.00'
L166	S 89°54'54" E	60.00'
L167	S 79°37'03" E	101.16'
L168	S 51°52'50" E	107.14'
L169	S 55°38'56" E	70.94'
L170	S 00°25'06" W	125.00'
L171	S 00°25'06" W	125.00'
L172	S 00°25'06" W	125.00'
L173	S 00°25'06" W	125.00'
L174	S 00°25'06" W	125.00'
L175	S 00°25'06" W	125.00'
L176	S 21°59'09" W	125.00'
L177	S 46°47'59" W	125.00'

LINE	BEARING	DISTANCE
L176	S 77°26'49" W	127.74'
L179	N 89°21'23" W	113.02'
L180	N 67°11'22" W	112.71'
L181	N 62°31'31" W	140.29'
L182	N 32°46'41" W	164.52'
L183	N 1°30'51" W	108.74'
L184	N 00°25'06" E	103.78'
L185	N 00°25'06" E	104.12'
L186	N 00°25'06" E	104.47'
L187	N 00°25'06" E	104.82'
L188	N 00°25'06" E	105.17'
L189	N 00°25'06" E	105.52'
L190	N 00°25'06" E	105.87'
L191	N 00°25'06" E	106.22'
L192	N 00°25'06" E	106.57'
L193	N 61°48'18" E	124.54'
L194	N 46°34'08" E	203.35'
L195	N 71°17'05" E	130.67'
L196	S 89°56'05" E	119.72'
L197	S 89°56'05" E	121.32'
L198	S 89°56'05" E	126.96'
L199	S 82°22'22" E	125.60'
L200	S 89°19'27" E	104.27'
L201	S 14°34'03" E	134.08'
L202	N 00°38'38" E	125.00'
L203	N 00°38'38" E	125.00'
L204	N 00°38'38" E	125.00'
L205	N 00°38'38" E	125.00'
L206	N 00°38'38" E	60.00'
L207	S 89°38'38" W	65.00'
L208	S 89°21'22" E	134.11'
L209	S 89°21'22" E	134.11'
L210	S 89°21'22" E	133.61'
L211	S 89°21'22" E	149.50'
L212	S 89°21'22" E	142.50'
L213	S 89°21'22" E	124.64'
L214	S 00°38'38" W	65.00'
L215	S 00°38'38" W	60.00'
L216	S 00°38'38" W	60.00'
L217	S 00°38'38" W	64.44'
L218	N 00°38'38" E	61.07'
L219	N 00°38'38" E	125.00'
L220	N 00°38'38" E	125.00'
L221	N 00°38'38" E	125.00'
L222	N 00°38'38" E	125.00'
L223	N 00°38'38" E	125.00'
L224	N 00°38'38" E	125.00'
L225	N 00°38'38" E	125.00'
L226	N 00°38'38" E	65.00'
L227	N 00°38'38" E	60.00'
L228	N 00°38'38" E	109.38'
L229	S 89°21'22" E	107.80'
L230	S 89°21'22" E	60.00'
L231	N 89°21'22" W	60.00'
L232	N 89°21'22" W	60.00'
L233	N 89°21'22" W	60.00'
L234	N 89°21'22" W	60.00'
L235	N 89°21'22" W	97.51'
L236	S 89°54'54" E	65.00'

LINE	BEARING	DISTANCE
L237	S 89°54'54" E	60.00'
L238	S 89°54'54" E	60.00'
L239	S 89°54'54" E	60.00'
L240	S 89°54'54" E	60.00'
L241	S 89°54'54" E	60.00'
L242	S 89°54'54" E	60.00'
L243	S 89°54'54" E	60.00'
L244	S 89°54'54" E	60.00'
L245	S 89°54'54" E	60.00'
L246	S 00°01'53" W	109.23'
L247	S 00°01'53" W	106.66'
L248	S 00°01'53" W	109.63'
L249	S 00°01'53" W	109.23'
L250	S 00°01'53" W	109.23'
L251	S 00°01'53" W	109.23'
L252	S 00°01'53" W	109.23'
L253	S 00°01'53" W	109.23'
L254	S 00°01'53" W	109.23'
L255	S 00°01'53" W	109.23'
L256	S 00°01'53" W	109.23'
L257	S 00°01'53" W	109.23'
L258	S 00°01'53" W	109.23'
L259	S 00°01'53" W	109.23'
L260	S 00°01'53" W	109.23'
L261	S 00°01'53" W	109.23'
L262	S 00°01'53" W	109.23'
L263	S 00°01'53" W	109.23'
L264	S 00°01'53" W	109.23'
L265	S 00°01'53" W	107.70'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	31.40'	145.60'	12°21'21"	N 84°06'41" E	31.34'
C2	19.35'	12.00'	92°23'20"	S 53°11'08" E	17.32'
C3	18.35'	12.00'	87°36'40"	N 36°48'52" E	16.61'
C4	32.93'	525.00'	3°35'36"	S 05°11'25" E	32.92'
C5	37.02'	525.00'	4°02'29"	S 01°23'54" E	37.01'
C6	29.41'	125.00'	13°28'48"	S 07°20'11" W	29.34'
C7	53.99'	125.00'	24°44'50"	S 26°29'49" W	53.57'
C8	53.99'	125.00'	24°44'50"	S 51°14'39" W	53.57'
C9	1.27'	125.00'	0°35'01"	S 63°54'34" W	1.27'
C10	29.86'	125.00'	13°41'12"	S 71°02'40" W	29.79'
C11	27.83'	125.00'	12°45'28"	S 84°51'57" W	27.77'
C12	16.36'	12.00'	87°46'45"	S 46°45'16" W	15.64'
C13	27.21'	525.00'	2°58'05"	S 10°54'40" W	27.21'
C14	56.42'	275.00'	11°45'18"	S 13°03'59" W	56.32'
C15	20.62'	12.00'	98°26'13"	S 41°11'47" E	17.94'
C16	47.09'	125.00'	21°34'03"	S 79°47'53" E	46.82'
C17	53.99'	125.00'	24°44'50"	S 53°53'52" E	53.57'
C18	53.99'	125.00'	24°44'50"	S 28°39'52" E	53.57'
C19	41.61'	125.00'	19°04'48"	S 08°56'17" E	41.41'
C20	4.55'	125.00'	2°05'01"	S 01°34'06" W	4.55'
C21	53.99'	125.00'	24°44'50"	S 15°08'04" W	53.57'
C22	53.99'	125.00'	24°44'50"	S 39°53'54" W	53.57'
C23	53.99'	125.00'	24°44'50"	S 64°39'44" W	53.57'
C24	28.34'	125.00'	13°00'17"	S 83°41'37" W	29.27'
C25	46.70'	125.00'	21°24'12"	N 78°52'48" W	46.42'
C26	53.99'	125.00'	24°44'50"	N 55°48'17" W	53.57'
C27	53.99'	125.00'	24°44'50"	N 31°03'27" W	53.57'
C28	40.83'	125.00'	18°42'57"	N 09°19'31" W	40.65'
C29	20.56'	325.00'	3°37'43"	N 01°59'46" E	20.56'
C30	86.58'	325.00'	15°15'60"	N 11°18'08" E	86.34'
C31	67.83'	275.00'	14°07'60"	N 09°47'38" E	67.66'
C32	90.58'	125.00'	41°31'08"	N 21°24'12" E	88.61'
C33	72.58'	125.00'	33°16'11"	N 58°47'52" E	71.57'
C34	33.19'	125.00'	15°12'41"	N 83°03'18" E	33.09'
C35	16.85'	12.00'	80°26'00"	N 49°53'28" E	15.97'
C36	1.76'	475.00'	0°21'37"	N 07°40'07" E	1.76'
C37	41.53'	475.00'	5°00'31"	N 04°29'08" E	41.51'
C38	19.85'	12.00'	94°00'00"	N 44°21'22" E	17.69'
C39	52.08'	75.00'	39°47'01"	S 20°32'08" W	51.04'
C40	31.12'	75.00'	23°46'26"	S 52°18'52" W	30.90'
C41	25.40'	75.00'	19°24'21"	S 73°54'15" W	25.28'
C42	9.21'	75.00'	7°02'13"	S 87°37'32" W	9.21'
C43	12.85'	12.00'	61°22'00"	N 44°21'22" W	12.25'
C44	38.74'	75.00'	30°21'32"	N 15°49'22" E	38.28'
C45	14.61'	75.00'	11°09'38"	N 36°45'57" E	14.59'
C46	15.17'	75.00'	11°35'08"	N 47°57'20" E	15.14'
C47	48.30'	75.00'	36°53'44"	N 72°11'46" E	47.47'
C48	13.41'	75.00'	10°14'45"	S 84°27'32" E	13.39'
C49	104.69'	75.00'	79°58'47"	S 39°20'46" E	96.40'
C50	102.34'	75.00'	78°11'07"	S 39°44'11" W	94.59'
C51	15.17'	75.00'	11°35'21"	S 84°37'35" W	15.14'
C52	9.42'	75.00'	7°11'27"	N 66°54'41" W	9.42'
C53	107.78'	75.00'	82°22'23"	N 41°08'16" W	98.74'
C54	18.93'	12.00'	80°23'11"	N 45°13'37" E	17.09'

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FLOWERY BRANCH, GA. 30542
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LOCATED IN:
LAND LOTS 705 & 736
15th DISTRICT, 2nd SECTION
CHEROKEE COUNTY, GEORGIA

ESTATES AT RIVERSIDE
PHASE 5B
CITY OF HOLLY SPRINGS, GEORGIA

ISSUE	DATE	DESCRIPTION
FINAL	06/11/2021	ADDRESSED PLAT COMMENTS
REV. 1	05/19/2021	ADDRESSED PLAT COMMENTS
REV. 2	04/21/2021	ADDRESSED PLAT COMMENTS
REV. 3	03/31/2021	ADDRESSED PLAT COMMENTS
REV. 4	03/10/2021	ADDRESSED PLAT COMMENTS
REV. 5	02/22/2021	ADDRESSED PLAT COMMENTS
REV. 6		
REV. 7		

DRAFTED BY: MCB
CHECKED BY: DLA
PROJECT #: 19051

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THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN AS AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK, AND SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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SHEET NO:
1 OF 5

PLAT BOOK:119 PG:1331
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Book 119 Page 1331
Participant IDs: 8931030795

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ESTATES AT RIVERSIDE

PHASE 5A

LAND LOTS 705
15TH DISTRICT, 2ND SECTION
CITY OF HOLLY SPRINGS, GEORGIA

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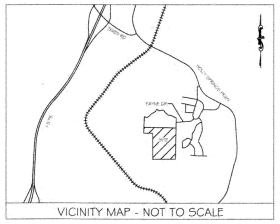
TABLE OF DEDICATION OF INFRASTRUCTURE



Onsite Sanitary Sewer

Description	Units	Quantity
Tie in Ex. MH	ea	1
4' Diameter Manhole	ea	40
Easement Clearing	lf	330
16" Steel Casing @ Ariel Crossing	lf	66
Ariel Crossing Item	ls	1
6" PVC SDR 35	lf	3,600
8" PVC SDR 35 (0'-10')	lf	4,800
8" PVC SDR 35 (10'-12')	lf	790
8" PVC SDR 35 (12'-14')	lf	115
8" PVC SDR 35 (14'-16')	lf	250
8" PVC SDR 35 (16'-18')	lf	170
8" PVC SDR 35 (18'-20')	lf	145
8" DIP CL 50/401 Protecto in lieu of PVC	lf	175
8" PVC SDR 26 in lieu of 8" PVC SDR 35	lf	2,605
8"x6" PVC Service	ea	136
6" PVC C/O Assembly	ea	136
6" PVC Riser	lf	1,905
Sewer Tape & Trace Wire	ls	1
Bedding Stone	tn	2,200
Outfall Addition	lf	330
Concrete Footing	ea	4
Concrete Piers	ea	2
Turkey Fan Barrier	ea	2
Testing (tv,air,mandrel)	ls	1

Onsite Storm Drainage

Description	Units	Quantity
4' Diameter Catch Basin	ea	43
4' Diameter Junction Box	ea	5
4' Diameter Yard Inlet	ea	13
5' Diameter Catch Basin	ea	14
5' Diameter Junction Box	ea	1
5' Diameter Yard Inlet	ea	1
6' Diameter Catch Basin	ea	4
6' Diameter Junction Box	ea	2
7' Diameter Junction Box	ea	1
OCS	ea	1
Rip Rap at Outfall	tns	162
6" PVC Water Quality/Watermann Device	ea	1
6" PVC from OCS	lf	20
OCS Micro Pond Changes	ls	1
Retrofit & Trashrack	ea	1
Headwall for 18" CMP	ea	1
Headwall for 48" RCP	ea	2
Headwall for 54" RCP	ea	1
Headwall 48" (310, Std. 1125)	ea	1
Bedding Stone	tn	565
18" HDPE (0-10')	lf	1,125
18" HDPE (10-14')	lf	98
24" HDPE (0-10')	lf	15
24" HDPE (10-14')	lf	10
24" HDPE (14-18')	lf	20
18" RCP CL III (0-10')	lf	4,315
18" RCP CL III (10-14')	lf	120
24" RCP CL III (0-10')	lf	100
30" RCP CL III (0-10')	lf	345
30" RCP CL III (10-14')	lf	65
30" RCP CL III (14-18')	lf	60
30" RCP CL III (18-22')	lf	290
30" RCP CL III (22-26')	lf	275
36" RCP CL III (14-18')	lf	250
36" RCP CL III (18-22')	lf	290
42" RCP CL III (22-26')	lf	40
48" RCP CL III (10-14')	lf	80
48" RCP CL III (14-18')	lf	65
48" RCP CL III (18-22')	lf	100
48" RCP CL III (22-26')	lf	175
48" RCP CL III (26-30')	lf	150
54" RCP CL III (10-14')	lf	30
54" RCP CL III (14-18')	lf	30
48" RCP CL V (0-10') at Stream Crossing	lf	230

Onsite Water Main

Description	Units	Quantity
8"x8" Tie in & Valve	ea	1
8" DIP CL 50	lf	6,640
2" PVC Conduit for long side services	lf	915
1" Copper	lf	2,260
8"x1" Single Service w/ Box	ea	13
8"x1" Double Service w/ Box	ea	62
Fire Hydrant Assembly	ea	10
8" Gate Valve	ea	13
8"x8" Tee	ea	5
8" 22o Bend	ea	30
8" 11o Bend	ea	21
8" Plug	ea	3
Marker Pipe-2" PVC/Capped	ls	1
Tracer Wire & Tape	ls	1
Thrust Block	ea	75
Deadman Thrust Block	ea	2
Testing and Chlorinating	ls	1

C.C.W.S.A.
No Exceptions Noted
7-12-2021

Roadways

6" Base Material & 2" Binder Asphalt w/ L	Sq Yds	15,630
1.5" F-Mix Asphalt	Sq Yds	15,630
24" Curb and Gutter	lf	12,800
4" Conc. Sidewalks	lf	950

Amenity Area

24" Curb and Gutter	lf	415

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LOCATED IN:
LAND LOTS 705 & 736
15th DISTRICT, 2nd SECTION
CHEROKEE COUNTY, GEORGIA

ESTATES AT RIVERSIDE
PHASE 5B
CITY OF HOLLY SPRINGS, GEORGIA

ISSUE	DATE	DESCRIPTION
INITIAL	03/31/2021	
REV. 1	05/07/2021	REVISIONS PER COMMENTS
REV. 2	05/21/2021	REVISIONS PER COMMENTS
REV. 3	06/04/2021	REVISIONS PER COMMENTS
REV. 4	07/01/2021	REVISIONS PER COMMENTS
REV. 5		
REV. 6		

DRAFTED BY: MCB
CHECKED BY: DLA
PROJECT #: 19081

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PLAT BOOK:119 PG:1332
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Cherokee County, GA

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Patty Baker
Clerk of Superior Court
Cherokee County, GA
Book 119 Page 1332
Participant IDs: 8931030795

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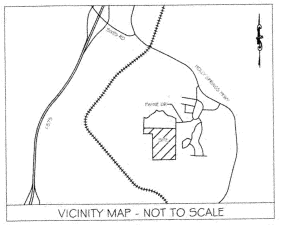
ESTATES AT RIVERSIDE
PHASE 5A

LAND LOTS 705
15TH DISTRICT, 2ND SECTION
CITY OF HOLLY SPRINGS, GEORGIA

COPY



REZONING CONDITIONS

MA-07-2019

REZONING ORDINANCE

An ordinance to approve an application for rezoning in the City of Holly Springs, Georgia, concerning 49.42+/- acres, identified as tax parcel 067 (partial) of tax plat 15N16, Land Lots 705, 736, and 777 of the 15th District of Cherokee County, from AG, Agricultural to TND, Traditional Neighborhood Development; and

WHEREAS, an application was properly submitted to the City of Holly Springs Planning and Zoning Commission by LDS Partners, LLC, requesting rezoning in the City of Holly Springs, Georgia, concerning 49.42+/- acres, identified as tax parcel 067 (partial) of tax plat 15N16, Land Lots 705, 736, and 777 of the 15th District of Cherokee County, from AG, Agricultural to TND, Traditional Neighborhood Development; and

WHEREAS, after balancing the interest of the community in promoting public health, safety, morality, or general welfare against the right of the property owner to unrestricted use of the property,

The Council of the City of Holly Springs hereby ordains that:

Section 1
The application for rezoning in the City of Holly Springs, concerning 49.42+/- acres, identified as tax parcel 067 (partial) of tax plat 15N16, Land Lots 705, 736, and 777 of the 15th District of Cherokee County, is hereby rezoned from AG, Agricultural to TND, Traditional Neighborhood Development; and

Section 2
The approval of this application has the following stipulations attached:

1. Owner /developer shall establish a mandatory homeowner's association for the project and shall submit all restrictive covenants and homeowner's documents for review by the Community Development Director prior to final plat approval.
2. Owner/developer shall coordinate with the City of Holly Springs Community Development Director and Arborist regarding open space and any recreation areas.
3. Architectural styling of all structures shall be approved by the Community Development Director. Front facades shall be constructed with a combination of at least two of the following materials: brick, stone, cement shake, cedar shake, board & batten, a cementitious material, such as Hardiplank, one of which to be brick or stone. Architectural shingles shall be offered as an option. No vinyl siding shall be permitted.
4. Heated square footage of all residential dwelling units shall be a minimum of 1,800 square feet.
5. Lighting shall be environmentally sensitive, with developer making every effort to ensure that lighting is as unobtrusive as possible, utilizing fully-shielded LED lamps in compliance with the International Dark Sky Association, or equivalent organization.
6. Development shall be limited to a maximum gross density of2.73 units per acre or no more than 135 units.

Page 1 of 3

MA-07-2019

7. All residential building lots shall be of a fee simple nature.
8. Building setback lines shall be as follows:
   i. Front: 15 feet, distance from back of sidewalk to garage door shall be a minimum of 20 feet
   ii. Side: 5 feet
   iii. Corner Side: 10 feet
   iv. Rear: 20 feet
9. As requested by the Cherokee County School District, the owner/developer shall coordinate the school mitigation fee with the Cherokee County School district.
10. Owner/Developer shall provide a maintenance bond in the amount of 20% of the total cost of right-of-way improvements within Riverside Subdivision for the following roads: Riverside Parkway, Riverside Way, Camdyn Circle, and Payne Road, This bond shall be in place prior to the issuance of the land disturbance permit. Maintenance needed on these roads as a result of the construction traffic shall be assessed and approved by the City Engineer.
11. Per offer of the developer, traffic calming improvements shall be installed within Riverside subdivision as follows: Three-way stop at the intersection of Archie Way and Camdyn Circle, Crosswalk on Camdyn Circle at the intersection of Archie Way; Three-way stop at the intersection of Payne Road and Camdyn Circle; Three cross walks at the intersection of Payne Road and Camdyn Circle; Speed table with crosswalk on Camdyn Circle between Anfield Drive and Boyd Court; Four-way stop at the intersection of Camdyn Circle, Riverside Way, and Aldene Court. Final locations shall be approved by the City Engineer. This condition shall be satisfied prior to any construction activities within the development.
12. No secondary entrance shall be required to be constructed to access this development.
13. Per offer of the developer, a fence shall be installed around Riverside's existing playground area. Fence material and height to match existing fence around the pool. Developer shall have the option to obtain 3 bids for the fence installation and pay the Riverside HOA an amount equal to the middle bid in lieu of fence installation.
14. Developer shall install two sets of construction signs along Payne Road at a location agreeable to the City Engineer. The construction signs shall include site safety rules and posted work hours in accordance with the City Ordinance. Construction activity shall be limited to 7:00 am to 7:00 pm, Monday-Friday and 9:00 am to 7:00 pm on Saturday. No Sunday or Holiday work shall be allowed. No construction vehicle parking or idling shall be permitted in the existing Riverside community. This condition shall be satisfied prior to any construction activities within the development.
15. Developer shall reserve a minimum contiguous 1.5 acres for an amenity area to include a grass field.
16. Developer shall provide a 20-foot planted buffer along the eastern boundary line adjacent to Riverside Subdivision.
17. Developer shall include language in covenants that the community can be combined with the Riverside subdivision.
18. Developer shall develop community in such a way that the community can be combined with the Riverside subdivision.

Page 2 of 3

MA-07-2019

19. The development shall coordinate signage within Riverside subdivision so as to allow subdivisions to be combined.
20. Developer shall provide an escrow account for $50,000 and enter into an escrow agreement that will provide for an escrow agent to release funds to pay for any damage to curbs, landscaping, mailboxes, or hardscape within Riverside subdivision caused by developer or subcontractors. Payment shall be made for any repairs not started within thirty days after notice to the developer.

Section 3
This ordinance shall become effective September 1, 2019, upon approval by Mayor and City Council.

Section 4
The Community Development Director of the City of Holly Springs, Georgia, is hereby instructed to make any and all appropriate changes to the Official Zoning Map of Holly Springs, necessitated by the action described in Section 1 above; however, said changes to the Official Zoning Map of Holly Springs are effective concurrent with the effective date identified in Section 2 above, whether or not they have been physically made and represented.

All ordinances and parts of ordinances in conflict with this ordinance are hereby repealed.

Adopted this 5th day of August, 2019, by the Mayor and City Council of the City of Holly Springs, Georgia.

CITY OF HOLLY SPRINGS

Steven W. Miller, Mayor

Attest:

Karen Norred, City Clerk
(Seal)

Page 3 of 3

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LOCATED IN:
LAND LOTS 705 & 736
15th DISTRICT, 2nd SECTION
CHEROKEE COUNTY, GEORGIA

ESTATES AT RIVERSIDE
PHASE 5B
CITY OF HOLLY SPRINGS, GEORGIA

ISSUE	DATE	DESCRIPTION
INITIAL	12/21/18	SUBMITTED FOR COMMENTS
REV. 1	2/21/19	REVISED PER COMMENTS
REV. 2	4/11/19	REVISED PER COMMENTS
REV. 3	5/31/19	REVISED PER COMMENTS
REV. 4	6/21/19	REVISED PER COMMENTS
REV. 5	7/11/19	REVISED PER COMMENTS
REV. 6	7/25/19	REVISED PER COMMENTS
REV. 7	8/5/19	REVISED PER COMMENTS

DRAFTED BY: MCB
CHECKED BY: DLA
PROJECT #: 19061

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THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES SHOWN ON THIS PLAN ARE NOT GUARANTEED TO BE EXACT OR COMPLETE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR AS A RESULT OF THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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Clerk File Number: 28-2021-000631
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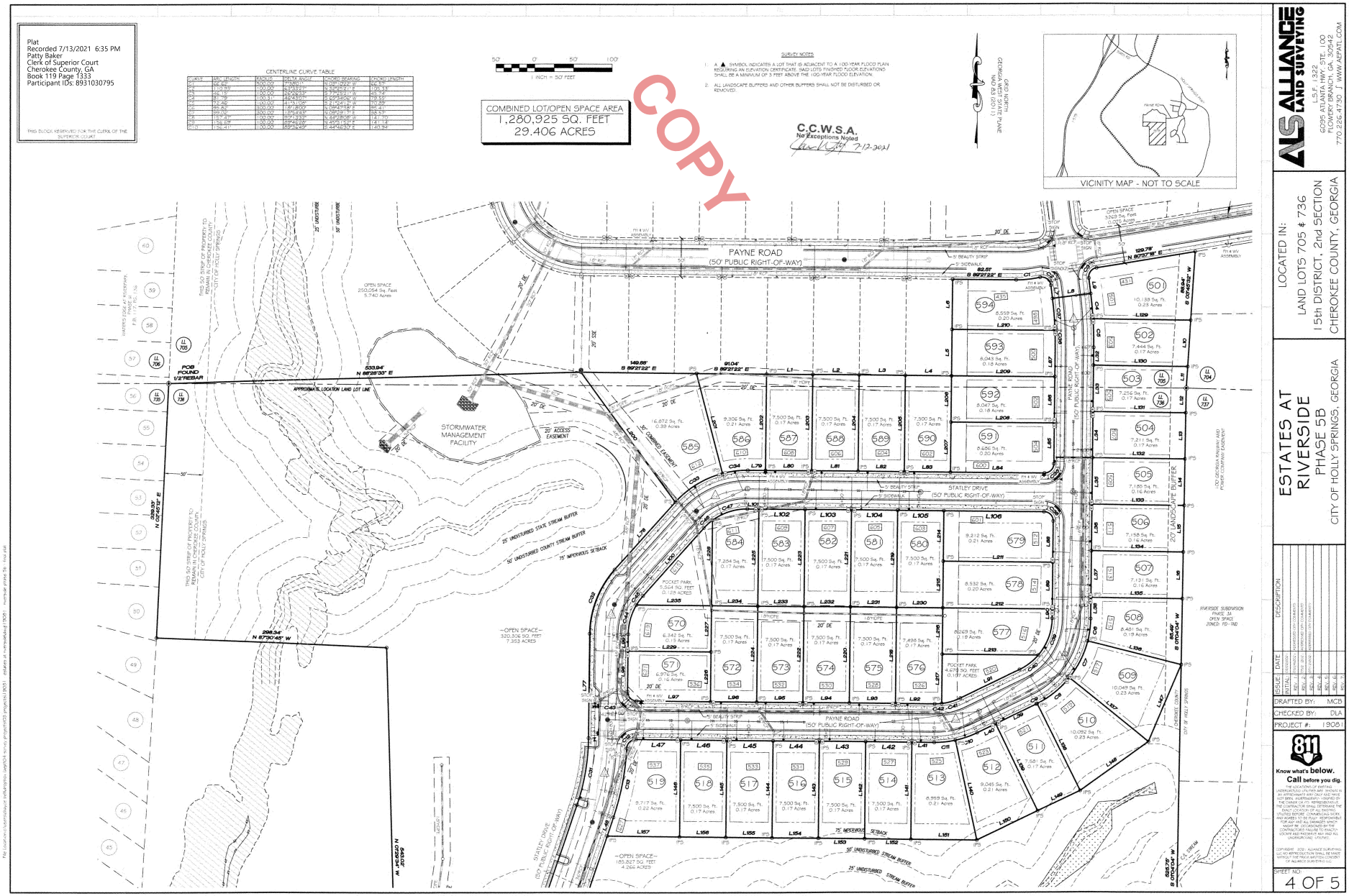
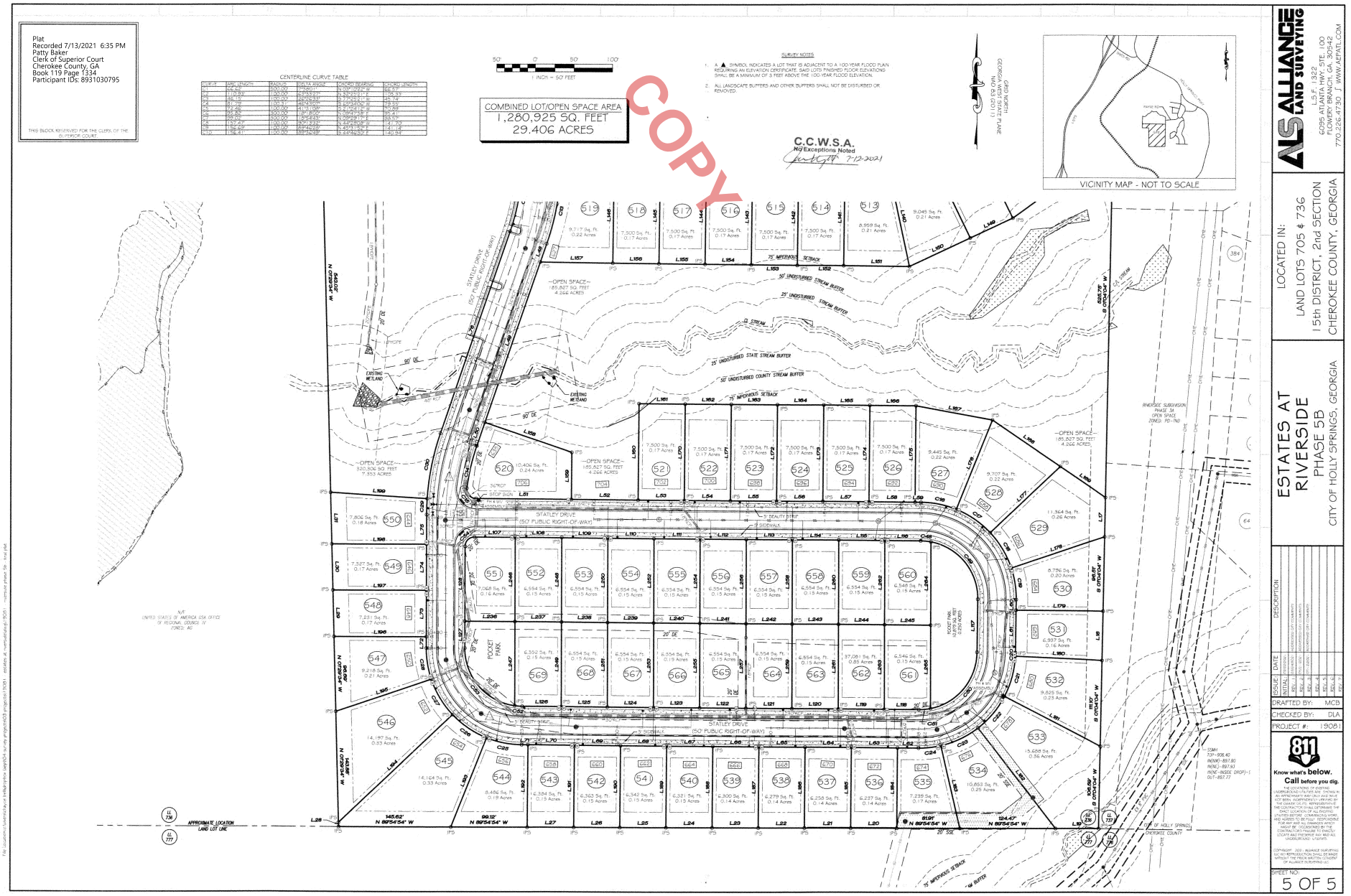
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Clerk File Number: 28-2021-000632
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Cherokee County, GA