



City of Holly Springs

Date: Monday, September 26, 2022
Location: 3235 Holly Springs Pkwy.

City Council Work Session Agenda 6:30 p.m. Council Chambers

- I. CALL TO ORDER
- II. PUBLIC COMMENTS
- III. NEW BUSINESS
 - A. Discuss the release of bonds for Avery Landing, Cagle Heights, Farm Store, Gardens of Harmony, Retreat at Holly Springs, and Spring Meadows and the acceptance of roads in Avery Landing, Cagle Heights, and Springs Meadows
Presented By: Nancy Moon, Community Development Director
 - B. Discuss a resolution authorizing the submittal of the Georgia Department of Transportation Local Maintenance and Improvement Grant (LMIG) application for the fiscal year 2023 and authorizing the City Manager or his designee to act in all matters pertaining to the City of Holly Springs' acceptance and participation in the Georgia Department of Transportation Local Maintenance and Improvement Grant
Presented By: Karen Norred, City Clerk/Human Resources Director
 - C. Discuss an Engagement Letter from Nick Gaba of Gregory, Doyle, Calhoun, and Rogers, LLC to represent the City of Holly Springs, Georgia in the condemnation and/or closing of a certain property located at 330 Ronnell Road, Holly Springs, Georgia, 30115 for the purpose of the Holly Springs Parkway Widening Project Phase II
Presented By: Karen Norred, City Clerk/Human Resources Director
 - D. Discuss a resolution authorizing condemnation by Declaration of Taking method pursuant to the Provisions of O.C.G.A § 32-3-4 et seq. of a tract of land comprised of 0.018 acres of fee simple right-of-way, 0.005 acres of permanent slope, guardrail, and utility easement, and 0.020 acres of temporary construction easement, being project parcel 17, Land Lots 417, 418, 447 and 448 of the 15th District, Cherokee County, Georgia
Presented By: Karen Norred, City Clerk/Human Resources Director
 - E. Discuss the Public Works Building Site (RFB #2022-04) bids
Presented By: Karen Norred, City Clerk/Human Resources Director

- F. Discuss a Lease Agreement among Cherokee FOCUS, Inc., the Downtown Development Authority of Holly Springs, and the City of Holly Springs, Georgia
Presented By: Karen Norred, City Clerk/Human Resources Director
- G. Discuss a Change Order (PCO 10) from Vertical Earth
Presented By: Karen Norred, City Clerk/Human Resources Director
- H. Discuss a quote from Parker Young Construction, LLC
Presented By: Karen Norred, City Clerk/Human Resources Director
- I. Discuss an amendment (PCO 11) to the Sitework Contract for the Holly Springs Mixed-Use Infrastructure Project (RFB #2021-02) among Vertical Earth Incorporated, the Downtown Development Authority of Holly Springs, and the City of Holly Springs, Georgia
Presented By: Karen Norred, City Clerk/Human Resources Director
- J. Discuss a Professional Services Agreement, Addendum No. 4, Holly Springs Town Center Post Award, between Southeastern Engineering, Inc. and the City of Holly Springs, Georgia
Presented By: Karen Norred, City Clerk/Human Resources Director

IV. ADJOURNMENT

City Council Meeting Agenda 7:00 p.m. Council Chambers

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- “Veterans of U.S. military services may proudly salute the flag while not in uniform based on a change in the governing law on 25 July 2007.”*
- III. INVOCATION
- IV. SPECIAL PRESENTATION
- September Yard of the Month
 - Tom Graffagnino
- V. CONSENT AGENDA
1. August 1, 2022 Council Work Session and Special Called Meeting minutes
 2. August 15, 2022 Council Work Session and Business Meeting minutes

VI. NEW BUSINESS

3. Approve/deny the release of Avery Landing Maintenance bonds #K13509451 and #K1350944A, Cagle Heights Phase 1 Maintenance Bond #CMS324088, Cagle Heights Phase 2 Maintenance Bond #80151240, Farm Store Performance Bond #20BCSII1578, Farm Store Maintenance Bond #20BCSII1578-M, Gardens of Harmony Phase 3 Performance Bond # SU1141684, Gardens of Harmony Phase 4 Performance Bond #CMS0326331, Gardens of Harmony Phase 5 Performance Bond #K13508951, Retreat at Holly Springs Performance (Stormwater) Bond #US00106120SU21A, and Spring Meadows Phase 1 Maintenance Bond #SU1157974
4. Approve/deny a resolution to accept and authorize certain streets in Avery Landing, Cagle heights Phases 1 and 2, and Spring Meadows Phase become publicly maintained streets
5. Approve/deny a resolution authorizing the submittal of the Georgia Department of Transportation Local Maintenance and Improvement Grant (LMIG) application for the fiscal year 2023 and authorizing the City Manager or his designee to act in all matters pertaining to the City of Holly Springs' acceptance and participation in the Georgia Department of Transportation Local Maintenance and Improvement Grant
6. Approve/deny an Engagement Letter from Nick Gaba of Gregory, Doyle, Calhoun, and Rogers, LLC to represent the City of Holly Springs, Georgia in the condemnation and/or closing of a certain property located at 330 Ronnell Road, Holly Springs, Georgia, 30115 for the purpose of the Holly Springs Parkway Widening Project Phase II and authorize and ratify the signature of the City Manager
7. Approve/deny a resolution authorizing condemnation by Declaration of Taking method pursuant to the Provisions of O.C.G.A § 32-3-4 et seq. of a tract of land comprised of 0.018 acres of fee simple right-of-way, 0.005 acres of permanent slope, guardrail, and utility easement, and 0.020 acres of temporary construction easement, being project parcel 17, Land Lots 417, 418, 447 and 448 of the 15th District, Cherokee County, Georgia
8. Approve/deny awarding the Public Works Building Site Project (RFB #2022-04) to S.H. Creel Contracting in an amount not to exceed \$308,128.89 and authorize the Mayor to execute any and all contract documents
9. Approve/deny a Lease Agreement among Cherokee FOCUS, Inc., the Development Authority of Holly Springs, and the City of Holly Springs, Georgia
10. Approve/deny a Change Order (PCO 10) from Vertical Earth Incorporated for the Palm Street and Hickory Road Curb, Gutter, and Sidewalk Extension in an amount not to exceed \$222,732
11. Approve/deny a quote from Parker Young Construction, LLC for construction of a deck and ramp at the structure located at 113 Palm Street, Holly Springs, Georgia in an amount not to exceed \$21,571.51

12. Approve/deny an amendment (PCO 11) to the Sitework Contract for the Holly Springs Mixed-Use Infrastructure Project (RFB #2021-02) among Vertical Earth Incorporated, the Downtown Development Authority of Holly Springs, and the City of Holly Springs, Georgia
13. Approve/deny a Professional Services Agreement, Addendum No. 4, Holly Springs Town Center Post Award, between Southeastern Engineering, Inc. and the City of Holly Springs, Georgia

VII. REPORTS

VIII. ADJOURNMENT



COUNCIL AGENDA REPORT

FROM: Nancy Moon

CC: City Clerk
Public Information

SUBJECT: Release of Avery Landing Maintenance Bonds and Acceptance of Roads
Release of Cagle Heights Phases 1 and 2 Maintenance Bonds and Acceptance of Phases 1 and 2 Roads
Release of Farm Store Performance and Maintenance Bonds
Release of Gardens of Harmony Phases 3, 4, and 5 Performance Bonds
Release of Retreat at Holly Springs Performance Bond
Release of Spring Meadows Phase 1 Maintenance Bond and Acceptance of Phase 1 Roads

DATE: September 15, 2022

COUNCIL MEETING DATE: September 26, 2022

RECOMMENDATION

STAFF ANALYSIS

The following bonds have been requested for release:

Subdivision	Bond Type	Bond Number	Amount
Avery Landing	Maintenance Bond	K13509451	\$39,538.00
Avery Landing	Maintenance Bond	K1350944A	\$64,242.00
Cagle Heights Phase 1	Maintenance	CMS324088	\$122,894.80
Cagle Heights Phase 2	Maintenance	80151240	\$53,455.60
Farm Store	Performance	20BCSII1578	\$15,100.00
Farm Store	Maintenance	20BCSII1578-M	\$90,600.00
Gardens of Harmony-Phase 3	Performance	SU1141684	\$31,283.76
Gardens of Harmony-Phase 4	Performance	CMS0326331	\$78,294.74
Gardens of Harmony-Phase 5	Performance	K13508951	\$83,007.57
Retreat at Holly Springs	Performance (Stormwater)	US00106120SU21A	\$306,184.81
Spring Meadows Phase 1	Maintenance	SU1157974	\$69,453.93

In addition, the following roads are requested for acceptance:

Subdivision	Road	Linear Feet
Avery Landing	Avery Landing Way	1627
	William Creek Drive	1135
Cagle Heights Phase 1	Honeybee Lane	292
	Orchard Trail	1655
	Shepherds Crossing	545
Cagle Heights Phase 2	Orchard Trail	672
Spring Meadows Phase 1	Ellenton Place	473
	Treeline Trail	1753
	Wellgreen Drive	595

The City Engineer has inspected these developments and approved the release of the bonds.

CONCURRENCES

City Engineer

FISCAL IMPACT

N/A

ALTERNATIVES

Denial

ATTACHMENTS

Maps

Plat
Recorded 1/16/2018 3:41 PM
Patty Baker
Clerk of Superior Court
Cherokee County, GA
Book 118 Page 1152
Participant ID#: 9247802728

FINAL SUBDIVISION PLAT A VERY LANDING

FOR
GATES CONSTRUCTION, LLC

HICKORY FLAT HWY

PORTION OF LANDS LOTS 101,102,115 & 116 OF THE
15TH LAND DISTRICT OF CHEROKEE COUNTY
HOLLY SPRINGS, GEORGIA

SURVEYOR 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 PERSON UNDER MY SUPERVISION. THAT ALL BOUNDARIES SHOWN HEREON ACCURATELY EXIST OR ARE MARKED AS "FUTURE" AND THERE LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN, AND THAT ALL ENGINEERING REQUIREMENTS OF THE LAND SUBDIVISION REGULATION OF THE CITY OF HOLLY SPRINGS, GA HAVE BEEN FULLY COMPLIED WITH.

REGISTERED GEORGIA LAND SURVEYOR NO. 2500
DATE 12-08-2017
PROFESSIONAL ENGINEER NO. 10086
DATE 12/8/2017

OWNER'S CERTIFICATE
THE OWNER OF THE LAND SHOWN ON THIS PLAT HAS BEEN ADVISED BY THE SURVEYOR THAT THIS PLAT IS TRUE AND CORRECT AND THAT ALL STATE, CITY, AND COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID.

OWNER: GATES CONSTRUCTION, LLC
DATE: 12/12/2017

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.

OWNER: GATES CONSTRUCTION, LLC
DATE: 12/12/2017

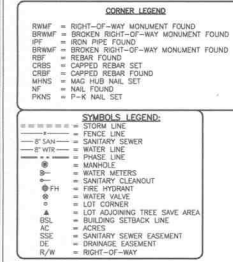
ZONING CERTIFICATION
THIS PLAT HAS BEEN ADMINISTRATIVELY REVIEWED FOR COMPLIANCE WITH THE CITY OF HOLLY SPRINGS ZONING ORDINANCE AND IS APPROVED FOR RECORDING.

ZONING ADMINISTRATOR: J. L. WILSON
DATE: 1/5/2017

CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY CERTIFICATION
CERTIFICATE OF CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY "TOLERANT" TO ALL REQUIREMENTS OF THE CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY HAVING BEEN FURNISHED, THIS PLAT IS APPROVED FOR RECORDING.

DATE: 12-20-17

CITY OF HOLLY SPRINGS, GEORGIA CERTIFICATION
WITHIN A CITY OF HOLLY SPRINGS, GEORGIA, PLAT NO. 118-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000-1001-1002-1003-1004-1005-1006-1007-1008-1009-1010-1011-1012-1013-1014-1015-1016-1017-1018-1019-1020-1021-1022-1023-1024-1025-1026-1027-1028-1029-1030-1031-1032-1033-1034-1035-1036-1037-1038-1039-1040-1041-1042-1043-1044-1045-1046-1047-1048-1049-1050-1051-1052-1053-1054-1055-1056-1057-1058-1059-1060-1061-1062-1063-1064-1065-1066-1067-1068-1069-1070-1071-1072-1073-1074-1075-1076-1077-1078-1079-1080-1081-1082-1083-1084-1085-1086-1087-1088-1089-1090-1091-1092-1093-1094-1095-1096-1097-1098-1099-1100-1101-1102-1103-1104-1105-1106-1107-1108-1109-1110-1111-1112-1113-1114-1115-1116-1117-1118-1119-1120-1121-1122-1123-1124-1125-1126-1127-1128-1129-1130-1131-1132-1133-1134-1135-1136-1137-1138-1139-1140-1141-1142-1143-1144-1145-1146-1147-1148-1149-1150-1151-1152-1153-1154-1155-1156-1157-1158-1159-1160-1161-1162-1163-1164-1165-1166-1167-1168-1169-1170-1171-1172-1173-1174-1175-1176-1177-1178-1179-1180-1181-1182-1183-1184-1185-1186-1187-1188-1189-1190-1191-1192-1193-1194-1195-1196-1197-1198-1199-1200-1201-1202-1203-1204-1205-1206-1207-1208-1209-1210-1211-1212-1213-1214-1215-1216-1217-1218-1219-1220-1221-1222-1223-1224-1225-1226-1227-1228-1229-1230-1231-1232-1233-1234-1235-1236-1237-1238-1239-1240-1241-1242-1243-1244-1245-1246-1247-1248-1249-1250-1251-1252-1253-1254-1255-1256-1257-1258-1259-1260-1261-1262-1263-1264-1265-1266-1267-1268-1269-1270-1271-1272-1273-1274-1275-1276-1277-1278-1279-1280-1281-1282-1283-1284-1285-1286-1287-1288-1289-1290-1291-1292-1293-1294-1295-1296-1297-1298-1299-1300-1301-1302-1303-1304-1305-1306-1307-1308-1309-1310-1311-1312-1313-1314-1315-1316-1317-1318-1319-1320-1321-1322-1323-1324-1325-1326-1327-1328-1329-1330-1331-1332-1333-1334-1335-1336-1337-1338-1339-1340-1341-1342-1343-1344-1345-1346-1347-1348-1349-1350-1351-1352-1353-1354-1355-1356-1357-1358-1359-1360-1361-1362-1363-1364-1365-1366-1367-1368-1369-1370-1371-1372-1373-1374-1375-1376-1377-1378-1379-1380-1381-1382-1383-1384-1385-1386-1387-1388-1389-1390-1391-1392-1393-1394-1395-1396-1397-1398-1399-1400-1401-1402-1403-1404-1405-1406-1407-1408-1409-1410-1411-1412-1413-1414-1415-1416-1417-1418-1419-1420-1421-1422-1423-1424-1425-1426-1427-1428-1429-1430-1431-1432-1433-1434-1435-1436-1437-1438-1439-1440-1441-1442-1443-1444-1445-1446-1447-1448-1449-1450-1451-1452-1453-1454-1455-1456-1457-1458-1459-1460-1461-1462-1463-1464-1465-1466-1467-1468-1469-1470-1471-1472-1473-1474-1475-1476-1477-1478-1479-1480-1481-1482-1483-1484-1485-1486-1487-1488-1489-1490-1491-1492-1493-1494-1495-1496-1497-1498-1499-1500-1501-1502-1503-1504-1505-1506-1507-1508-1509-1510-1511-1512-1513-1514-1515-1516-1517-1518-1519-1520-1521-1522-1523-1524-1525-1526-1527-1528-1529-1530-1531-1532-1533-1534-1535-1536-1537-1538-1539-1540-1541-1542-1543-1544-1545-1546-1547-1548-1549-1550-1551-1552-1553-1554-1555-1556-1557-1558-1559-1560-1561-1562-1563-1564-1565-1566-1567-1568-1569-1570-1571-1572-1573-1574-1575-1576-1577-1578-1579-1580-1581-1582-1583-1584-1585-1586-1587-1588-1589-1590-1591-1592-1593-1594-1595-1596-1597-1598-1599-1600-1601-1602-1603-1604-1605-1606-1607-1608-1609-1610-1611-1612-1613-1614-1615-1616-1617-1618-1619-1620-1621-1622-1623-1624-1625-1626-1627-1628-1629-1630-1631-1632-1633-1634-1635-1636-1637-1638-1639-1640-1641-1642-1643-1644-1645-1646-1647-1648-1649-1650-1651-1652-1653-1654-1655-1656-1657-1658-1659-1660-1661-1662-1663-1664-1665-1666-1667-1668-1669-1670-1671-1672-1673-1674-1675-1676-1677-1678-1679-1680-1681-1682-1683-1684-1685-1686-1687-1688-1689-1690-1691-1692-1693-1694-1695-1696-1697-1698-1699-1700-1701-1702-1703-1704-1705-1706-1707-1708-1709-1710-1711-1712-1713-1714-1715-1716-1717-1718-1719-1720-1721-1722-1723-1724-1725-1726-1727-1728-1729-1730-1731-1732-1733-1734-1735-1736-1737-1738-1739-1740-1741-1742-1743-1744-1745-1746-1747-1748-1749-1750-1751-1752-1753-1754-1755-1756-1757-1758-1759-1760-1761-1762-1763-1764-1765-1766-1767-1768-1769-1770-1771-1772-1773-1774-1775-1776-1777-1778-1779-1780-1781-1782-1783-1784-1785-1786-1787-1788-1789-1790-1791-1792-1793-1794-1795-1796-1797-1798-1799-1800-1801-1802-1803-1804-1805-1806-1807-1808-1809-1810-1811-1812-1813-1814-1815-1816-1817-1818-1819-1820-1821-1822-1823-1824-1825-1826-1827-1828-1829-1830-1831-1832-1833-1834-1835-1836-1837-1838-1839-1840-1841-1842-1843-1844-1845-1846-1847-1848-1849-1850-1851-1852-1853-1854-1855-1856-1857-1858-1859-1860-1861-1862-1863-1864-1865-1866-1867-1868-1869-1870-1871-1872-1873-1874-1875-1876-1877-1878-1879-1880-1881-1882-1883-1884-1885-1886-1887-1888-1889-1890-1891-1892-1893-1894-1895-1896-1897-1898-1899-1900-1901-1902-1903-1904-1905-1906-1907-1908-1909-1910-1911-1912-1913-1914-1915-1916-1917-1918-1919-1920-1921-1922-1923-1924-1925-1926-1927-1928-1929-1930-1931-1932-1933-1934-1935-1936-1937-1938-1939-1940-1941-1942-1943-1944-1945-1946-1947-1948-1949-1950-1951-1952-1953-1954-1955-1956-1957-1958-1959-1960-1961-1962-1963-1964-1965-1966-1967-1968-1969-1970-1971-1972-1973-1974-1975-1976-1977-1978-1979-1980-1981-1982-1983-1984-1985-1986-1987-1988-1989-1990-1991-1992-1993-1994-1995-1996-1997-1998-1999-2000-2001-2002-2003-2004-2005-2006-2007-2008-2009-2010-2011-2012-2013-2014-2015-2016-2017-2018-2019-2020-2021-2022-2023-2024-2025-2026-2027-2028-2029-2030-2031-2032-2033-2034-2035-2036-2037-2038-2039-2040-2041-2042-2043-2044-2045-2046-2047-2048-2049-2050-2051-2052-2053-2054-2055-2056-2057-2058-2059-2060-2061-2062-2063-2064-2065-2066-2067-2068-2069-2070-2071-2072-2073-2074-2075-2076-2077-2078-2079-2080-2081-2082-2083-2084-2085-2086-2087-2088-2089-2090-2091-2092-2093-2094-2095-2096-2097-2098-2099-2100-2101-2102-2103-2104-2105-2106-2107-2108-2109-2110-2111-2112-2113-2114-2115-2116-2117-2118-2119-2120-2121-2122-2123-2124-2125-2126-2127-2128-2129-2130-2131-2132-2133-2134-2135-2136-2137-2138-2139-2140-2141-2142-2143-2144-2145-2146-2147-2148-2149-2150-2151-2152-2153-2154-2155-2156-2157-2158-2159-2160-2161-2162-2163-2164-2165-2166-2167-2168-2169-2170-2171-2172-2173-2174-2175-2176-2177-2178-2179-2180-2181-2182-2183-2184-2185-2186-2187-2188-2189-2190-2191-2192-2193-2194-2195-2196-2197-2198-2199-2200-2201-2202-2203-2204-2205-2206-2207-2208-2209-2210-2211-2212-2213-2214-2215-2216-2217-2218-2219-2220-2221-2222-2223-2224-2225-2226-2227-2228-2229-2230-2231-2232-2233-2234-2235-2236-2237-2238-2239-2240-2241-2242-2243-2244-2245-2246-2247-2248-2249-2250-2251-2252-2253-2254-2255-2256-2257-2258-2259-2260-2261-2262-2263-2264-2265-2266-2267-2268-2269-2270-2271-2272-2273-2274-2275-2276-2277-2278-2279-2280-2281-2282-2283-2284-2285-2286-2287-2288-2289-2290-2291-2292-2293-2294-2295-2296-2297-2298-2299-2300-2301-2302-2303-2304-2305-2306-2307-2308-2309-2310-2311-2312-2313-2314-2315-2316-2317-2318-2319-2320-2321-2322-2323-2324-2325-2326-2327-2328-2329-2330-2331-2332-2333-2334-2335-2336-2337-2338-2339-2340-2341-2342-2343-2344-2345-2346-2347-2348-2349-2350-2351-2352-2353-2354-2355-2356-2357-2358-2359-2360-2361-2362-2363-2364-2365-2366-2367-2368-2369-2370-2371-2372-2373-2374-2375-2376-2377-2378-2379-2380-2381-2382-2383-2384-2385-2386-2387-2388-2389-2390-2391-2392-2393-2394-2395-2396-2397-2398-2399-2400-2401-2402-2403-2404-2405-2406-2407-2408-2409-2410-2411-2412-2413-2414-2415-2416-2417-2418-2419-2420-2421-2422-2423-2424-2425-2426-2427-2428-2429-2430-2431-2432-2433-2434-2435-2436-2437-2438-2439-2440-2441-2442-2443-2444-2445-2446-2447-2448-2449-2450-2451-2452-2453-2454-2455-2456-2457-2458-2459-2460-2461-2462-2463-2464-2465-2466-2467-2468-2469-2470-2471-2472-2473-2474-2475-2476-2477-2478-2479-2480-2481-2482-2483-2484-2485-2486-2487-2488-2489-2490-2491-2492-2493-2494-2495-2496-2497-2498-2499-2500-2501-2502-2503-2504-2505-2506-2507-2508-2509-2510-2511-2512-2513-2514-2515-2516-2517-2518-2519-2520-2521-2522-2523-2524-2525-2526-2527-2528-2529-2530-2531-2532-2533-2534-2535-2536-2537-2538-2539-2540-2541-2542-2543-2544-25



CURVE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	RADIUS
C102	N 09°28'39" E	190.60'	194.637'	275.000'
C103	S 39°17'04" W	253.10'	288.458'	165.000'
C104	N 62°47'32" E	214.74'	222.637'	240.000'

BENCHMARK
N: 1525957.40
E: 2212197.01
MAG HUB NAIL SET
NAVO 88 ELEV. = 1104.68'

DRAWN BY: DY	DRAWING NUMBER 2 2 OF 5 SHEET
FIELD WORK: 10-18-2017	
DATE: OCTOBER 20, 2017	
JOB NO.: 2016-008	
SCALE: 1"=50'	

Plat
Recorded 1/16/2018 3:45 PM
Patty Baker
Clerk of Superior Court
Cherokee County, GA
Book 118 Page 1154
Participant IDs: 9247802728

FINAL SUBDIVISION PLAT
AVERY LANDING
FOR
GATES CONSTRUCTION, LLC.

LOCATED IN
A PORTION OF LAND LOTS 101, 102, 115, & 116
OF THE 15TH LAND DISTRICT, 2ND SECTION,
CHEROKEE COUNTY, CITY OF HOLLY SPRINGS, GA

CURVE TABLE FOR WILLIAM CREEK DRIVE				
CURVE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	RADIUS
C100	N 48°52'35" E	113.43	128.625	75.000
C101	N 15°01'14" W	92.01	93.182	169.319

CURVE TABLE FOR AVERY LANDING WAY				
CURVE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	RADIUS
C102	N 09°28'39" E	190.60	194.637	275.000
C103	S 39°17'04" W	253.10	288.458	165.000
C104	N 62°47'32" E	214.74	222.637	240.000

CORNER LEGEND

- BRKMF = RIGHT-OF-WAY MONUMENT FOUND
- BRKRF = BROKEN RIGHT-OF-WAY MONUMENT FOUND
- BRKPF = BROKEN FIRE FOUND
- BRKRF = BROKEN RIGHT-OF-WAY MONUMENT FOUND
- CRSB = CAPPED REBAR SET
- CRSB = CAPPED REBAR FOUND
- MNDS = MAG HUB NAIL SET
- PNKS = P-K NAIL SET

SYMBOLS LEGEND

- STORM LINE
- 8" SAN = SANITARY SEWER
- 12" W = WATER LINE
- MANHOLE
- WATER METERS
- SANITARY CLEANOUT
- FIRE HYDRANT
- WATER VALVE
- LOT CORNER
- LOT ADDITION TREE SAVE AREA
- BUILDING SETBACK LINE
- ACRES
- SANITARY SEWER EASEMENT
- DRAINAGE EASEMENT
- RIGHT-OF-WAY



CERTIFICATE OF
AUTHORIZATION # LP00093

MAXWELL REDDICK
& CO., P.C.
ENGINEERING &
LAND SURVEYING
1221 MEDICANT WAY
SUITE 201
DALLAS, TEXAS 75243
(972) 489-7112 OFFICE
(972) 489-7125 FAX
11600 DARTMOUTH BRIDGE RD
SUITE 419
ALPHARETTA, GA 30009
(404) 489-1100 OFFICE

RECORD PLAT
AVERY LANDING
A.C. GATEWAY 40
N.W. 1/4, 1/4, 1/4, 1/4

NIF JENIA CAGLE &
DONALD CAGLE
(DEED BOOK 10517, PAGE 22)

COMMON AREA
PERMETER
1.268 AC

RECORD PLAT
AVERY LANDING
A.C. GATEWAY 40
N.W. 1/4, 1/4, 1/4, 1/4

NIF JENIA CAGLE &
DONALD CAGLE
(DEED BOOK 10517, PAGE 22)

COMMON AREA
PERMETER
1.268 AC

RECORD PLAT
AVERY LANDING
A.C. GATEWAY 40
N.W. 1/4, 1/4, 1/4, 1/4

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COMMON AREA
PERMETER
1.268 AC

RECORD PLAT
AVERY LANDING
A.C. GATEWAY 40
N.W. 1/4, 1/4, 1/4, 1/4

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COMMON AREA
PERMETER
1.268 AC

RECORD PLAT
AVERY LANDING
A.C. GATEWAY 40
N.W. 1/4, 1/4, 1/4, 1/4

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DONALD CAGLE
(DEED BOOK 10517, PAGE 22)

COMMON AREA
PERMETER
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RECORD PLAT
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A.C. GATEWAY 40
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Plat
Recorded 1/16/2018 3:48 PM
Patty Baker
Clerk of Superior Court
Cherokee County, GA
Book 118 Page 1155
Participant IDs: 9247802728

TABLE OF DEDICATION	
STREET NAME	LENGTH IN LF
EVERY LANDING WAY	1627 LF
WILLIAM CREEK DRIVE	1135 LF

FINAL SUBDIVISION PLAT

EVERY LANDING

FOR

GATES CONSTRUCTION, LLC.

LOCATED IN

A PORTION OF LAND LOTS 101, 102, 115 & 116

OF THE 15TH LAND DISTRICT, 2ND SECTION,

CHEROKEE COUNTY, CITY OF HOLLY SPRINGS, GA

CHEROKEE COUNTY SEWER CLEAN-OUT 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 THEN CHEROKEE COUNTY WATER AND SEWER AUTHORITY SHALL HAVE A TEN (10) FEET 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 TEN (10) FEET IN WIDTH AND NO LESS THAN FIVE (5) FEET IN WIDTH ON EACH SIDE OF THE CENTERLINE OF THE INFRASTRUCTURE AS DEFINED AND SHALL EXTEND FROM THE RIGHT-OF-WAY TO A POINT THAT IS TEN (10) FEET BEYOND THE CENTER OF THE TAP STRUCTURE

SURVEYOR'S NOTES

1. DATUM NOTES -- BEARINGS SHOWN ARE BASED ON GRID NORTH (GA. WEST ZONE) ESTABLISHED BY GPS SOUTHERN NETWORK GPS. DISTANCES SHOWN ARE GROUND DISTANCES (HORIZONTAL DISTANCES) COMPUTED FROM A GRID TO GROUND FACTOR OF 1.000138956.
2. CORNER PIN ELEVATION -- 1.77' HD-BARS 24 INCHES IN LENGTH WITH PLASTIC CAPS LABELED L52500 & L53327 SET ON CORNERS UNLESS OTHERWISE NOTED.

GENERAL NOTES

1. IT IS THE POLICY OF THE CITY OF HOLLY SPRINGS THAT DRAINAGE EASEMENTS DEDICATED TO PUBLIC USE ARE NOT ACCEPTED BY HOLLY SPRINGS FOR CITY MAINTENANCE AND ARE NOT CONSIDERED CITY PROPERTY. THEREFORE IT IS THE CITY OF HOLLY SPRINGS POLICY THAT NO CITY FORCES OR EQUIPMENT SHALL BE USED TO PERFORM CONSTRUCTION TO ANY DRAINAGE EASEMENTS WITHIN HOLLY SPRINGS UNLESS SAID EASEMENT LIES WITHIN CITY OF HOLLY SPRINGS RIGHT-OF-WAY AND/OR SAID WORK IS NECESSARY TO PROTECT CITY RIGHT-OF-WAY.
2. PROPERTY OWNERS WILL BE REQUIRED TO KEEP STORM DRAINAGE EASEMENTS OUTSIDE OF THE CITY OF HOLLY SPRINGS RIGHT-OF-WAY FREE OF OBSTRUCTIONS AND TO MAINTAIN IN SUCH A WAY AS TO ASSURE FREE AND MAXIMUM FLOW AT ALL TIMES. THE PROPERTY OWNER SHALL NOT ALTER ANY DRAINAGE IMPROVEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL FROM THE CITY OF HOLLY SPRINGS ENGINEER.
3. VISION CLEARANCE AT INTERSECTION NOTES AND FENCE, WALL, STRUCTURE, SHRUBBERY, OR OTHER OBSTRUCTION TO VISION BETWEEN THE HEIGHTS OF THREE FEET AND FIFTEEN FEET SHALL BE PERMITTED WITHIN TWENTY-FOUR (24) FEET OF THE INTERSECTION OF THE RIGHT-OF-WAY LINES OF ALL STREETS, ROADS, HIGHWAYS, OR RAILROADS.
4. FINISHED FLOOR ELEVATION NOTES, FINISHED FLOORS, UPGRADE OF ROAD CROSSINGS ARE NO LESS THAN ONE FOOT ABOVE THE LOW POINT IN THE ROAD.
5. APPROVAL OF THESE PLANS DOES NOT CONSTITUTE APPROVAL BY THE CITY OF HOLLY SPRINGS OF ANY LAND DISTURBING ACTIVITIES WHICH MAY RESULT IN THE USE OF ANY UNDESIGNED SPECIES. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO OBTAIN THE APPROPRIATE REGULATORY AGENCY FOR APPROVAL OF ANY DISTURBANCE WHICH MAY HAVE THIS EFFECT.
6. IRRIGATION SPRINKLERS ARE NOT ALLOWED IN THE RIGHT-OF-WAY.
7. ALL SIDEWALKS SHOWN ON THIS DRAWING ARE AS PER THE CONSTRUCTION PLANS AND WILL BE INSTALLED BY THE BUILDER AT THE TIME OF HOME CONSTRUCTION WITH THE EXCEPTION OF IN FRONT OF COMMON AREAS.
8. ALL SIGNS SHOWN ON DRAWING ARE AS PER CONSTRUCTION PLANS AND NOT YET INSTALLED.
9. THIS PLAT IS NULL AND VOID IF THE SURVEYORS ORIGINAL SIGNATURE DOES NOT APPEAR ON ANY ENCASED OR ALTERATION HAVE BEEN MADE BY OTHER THAN THE SURVEYOR.
10. ALL DRAINAGE FEATURES WHETHER MANMADE OR NATURAL, HAVE A DRAINAGE EASEMENT ASSOCIATED WITH THEM. SAID EASEMENTS ARE CENTERED ON THE CENTERLINE OF SAID FEATURES.
11. FIRE HYDRANTS SHALL BE INSTALLED SO THE CENTERLINE OF THE HYDRANT STEAMER CONNECTIONS IS A MINIMUM OF 18-INCHES ABOVE GRADE OF THE BARREL FLANGE IS 18-INCHES ABOVE THE FINISHED GRADE.
12. THE STEAMER CONNECTION SHALL FACE THE MID-LINE OF THE STREET FOR ACCESSIBILITY.
13. HYDRANTS SHOULD HAVE 3-FEET OF SURROUNDING UNOBSTRUCTED AREA BASED ON THE 50% INTERNATIONAL FIRE CODE.
14. ALL INTERSECTION FIRE CODES.
15. ALL SANITARY SEWER CLEAN-OUTS ON THE PROPOSED LATERALS MUST BE LOCATED WITHIN THE ROAD RIGHT-OF-WAY.
16. THE RIGHT DISTANCE MEETS OR EXCEEDS STANDARD DETAIL 204 IN THE CITY OF HOLLY SPRINGS DEVELOPMENT RECORDS.
17. CURB & GUTTER SHOWN ON DRAWING WAS TAKEN FROM CONSTRUCTION PLANS.
18. STORM STRUCTURES SHOWN ON DRAWING WERE TAKEN FROM CONSTRUCTION PLANS.
19. WATER AND SEWER LINES SHOWN ON AS-BUILT PLANS.
20. PROPOSED IMPROVEMENTS SHALL BE IN ACCORD WITH THE LATEST CONSTRUCTION PLANS.
21. ALL STREET SIGNS SHALL BE IN PLACE AND ARE TO BE WEATHERPROOF.
22. LANDSCAPE PLANS DATED 10-20-2017 PROVIDED BY LANDSCAPE CONSULTING.
23. DECLARATION OF COVENANTS AND RESTRICTIONS ARE RECORDED IN DEED BOOK _____ PAGES _____
24. STREET ADDRESSES OBTAINED FROM DRAWING PREPARED BY CHEROKEE COUNTY GIS DEPARTMENT DATED 10-20-2017.
25. SANITARY LIFT STATION SHOWN ON DRAWING WAS TAKEN FROM CONSTRUCTION PLANS.

FIRE MARSHALL NOTE:

- FIRE HYDRANT SPACING:
- EXISTING HYDRANT TO ENTRANCE = 454.2'
- EXISTING HYDRANT TO FH #1 = 584.1'
- FH #1 TO FH #2 = 417.7'
- FH #2 TO FH #3 = 417.2'
- FH #3 TO FH #4 = 287.2'
- FH #4 TO FH #5 = 341.2'
- FH #1 TO FH #6 = 416.0'
- FH #6 TO FH #7 = 193.0'
- FH #7 TO FH #8 = 193.0'
- FH #8 TO FH #9 = 274.5'

ALL HYDRANTS MUST BE OPERATIONAL BEFORE ANY CONSTRUCTION MATERIALS ARE DELIVERED ON SITE.

TEMPORARY OR PERMANENT STREET SIGNS ARE REQUIRED TO BE INSTALLED PER THE 2013 INTERNATIONAL FIRE CODE AS SOON AS THE STREETS ARE OPENING. THESE SHOULD BE PLACED AS SOON AS OPENING AND REMAINING IS INSTALLED. TEMPORARY STREET SIGNS ARE ALLOWABLE UNTIL THE PERMANENT SIGNS HAVE BEEN PLACED.

HAVE ALL CONSTRUCTION VEHICLES AND CREWS PARK ON ONE SIDE OF THE STREET TO PROVIDE ACCESS FOR EMERGENCY VEHICLES RESPONSE.

BUILDING PERMITS SHALL BE POSTED AT ALL JOB SITES.

ALL SUBDIVISIONS RESULTING IN THE CREATION OF TWO HUNDRED (200) OR MORE LOTS SHALL BE PROVIDED WITH A MINIMUM OF 2 ENTRANCES.

WETLANDS NOTE:

"ALL TOTAL AND NON-TOTAL TRIBUTARIES, MARSH AREAS AND WETLANDS ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR THE STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. OWNERS ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE OF THESE PROTECTED AREAS WITHOUT PROPER PERMIT APPLICATION AND APPROVAL FROM THOSE AGENCIES."

WETLANDS SHOWN ON THIS DRAWING WERE DELINEATED BY CONTOUR ENVIRONMENTAL, LLC DATED MARCH 31, 2016.

LOTS 59 AND 60 CONTAIN WETLANDS.

FLOOD ZONE NOTE

IN MY PROFESSIONAL OPINION, ACCORDING TO F.I.R.M. COMMENTARY NO. 130424, PANEL NO. 0254, "D" MAP NUMBER 13050202044, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, THIS PROPERTY LIES WITHIN ZONE "X". ZONE "X" IS NOT A SPECIAL FLOOD HAZARD ZONE INUNDATED BY THE 100-YR. FLOOD.

CURVE TABLE				
CURVE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	RADIUS
C1	S 89°35'46" E	29.92	30.03	100.00'
C2	S 27°51'33" E	7.09	7.10	55.00'
C3	S 61°26'14" E	54.80	57.37	55.00'
C4	N 67°37'42" E	39.52	40.42	55.00'
C5	N 23°31'17" E	39.52	40.42	55.00'
C6	N 25°48'32" W	55.46	58.13	55.00'
C7	N 16°33'28" E	4.87	4.87	100.00'
C8	N 07°57'16" E	25.10	25.16	100.00'
C9	N 07°15'35" W	54.12	54.30	194.32'
C10	N 11°39'08" E	52.58	54.82	55.00'
C11	N 59°37'52" W	42.49	43.63	55.00'
C12	N 85°43'19" W	43.64	44.87	55.00'
C13	S 49°58'48" W	39.29	40.17	55.00'
C14	S 02°13'29" W	49.65	51.51	55.00'
C15	S 54°51'04" E	55.41	58.07	55.00'
C16	N 06°00'20" W	33.93	34.01	144.32'
C17	N 49°52'35" E	75.62	85.75	50.00'
C18	N 21°22'55" E	42.31	42.35	300.00'
C19	N 11°47'16" E	58.03	58.12	300.00'
C20	N 01°03'44" E	54.12	54.19	300.00'
C21	N 07°27'21" W	34.99	35.01	300.00'
C22	S 00°08'07" E	51.81	52.11	140.00'
C23	S 43°36'32" W	152.83	161.66	140.00'
C24	S 43°01'43" W	30.91	30.98	140.00'
C25	N 86°48'59" E	23.59	23.60	265.00'
C26	N 86°48'59" E	36.06	36.07	405.00'
C27	N 78°45'00" E	50.94	51.01	265.00'
C28	N 78°45'00" E	77.85	77.97	405.00'
C29	N 67°43'13" E	50.94	51.01	265.00'
C30	N 67°43'13" E	77.85	77.97	405.00'
C31	N 56°41'25" E	50.94	51.01	265.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 48°09'27" W	60.53
L2	S 42°27'37" W	82.07
L3	N 76°13'58" W	80.69
L4	N 78°35'08" W	67.15
L5	N 73°50'50" W	34.89
L6	N 71°15'01" W	34.34
L7	N 71°15'04" W	31.03
L8	N 16°27'55" E	8.17
L9	N 73°30'50" W	13.80
L10	N 73°26'48" W	6.19
L11	S 16°57'37" W	7.51
L12	N 71°05'05" W	34.63
L13	N 09°54'57" W	48.32
L14	N 61°01'54" W	64.77
L15	N 68°43'59" W	42.13
L16	N 44°36'33" W	19.22
L17	N 57°21'13" W	38.40

CURVE TABLE				
CURVE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	RADIUS
C32	N 56°41'25" E	77.85	77.97	405.00'
C33	N 45°14'04" E	54.86	54.96	265.00'
C34	N 45°14'04" E	83.84	83.99	405.00'
C35	N 37°45'18" E	14.23	14.23	265.00'
C36	N 37°45'18" E	21.74	21.75	405.00'
C37	N 05°17'47" E	34.39	34.98	55.00'
C38	N 26°08'51" W	25.17	25.39	55.00'
C39	N 57°44'24" W	34.66	35.26	55.00'
C40	S 59°36'36" W	27.06	27.34	55.00'
C41	S 24°17'21" W	39.57	40.47	55.00'
C42	S 17°50'13" E	39.50	40.40	55.00'
C43	S 05°10'29" E	30.86	31.28	55.00'
C44	N 26°17'46" W	30.16	37.10	17.00'
C45	N 44°15'24" E	60.14	60.34	215.00'
C46	N 63°56'44" E	56.83	67.43	215.00'
C47	N 82°28'52" E	51.56	51.68	215.00'
C48	S 86°14'12" W	20.75	20.76	190.00'
C49	S 75°49'07" W	48.20	48.33	190.00'
C50	S 61°09'51" W	48.73	48.86	190.00'
C51	S 46°36'52" W	47.51	47.64	190.00'
C52	S 31°58'42" W	49.29	49.43	190.00'
C53	S 17°04'18" W	49.29	49.43	190.00'
C54	S 02°37'46" W	46.24	46.35	190.00'
C55	S 07°34'44" E	21.34	21.35	190.00'
C56	N 06°29'50" W	37.50	37.54	250.00'
C57	N 06°08'14" E	72.47	72.72	250.00'
C58	N 19°46'59" E	46.29	46.36	250.00'
C59	N 57°13'32" E	37.23	39.25	35.00'
C60	S 75°28'43" E	18.35	18.57	35.00'
C61	S 39°27'30" E	208.51	208.71	1394.75'

CURVE TABLE FOR WILLIAM CREEK DRIVE

CURVE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	RADIUS
C100	N 49°52'55" E	113.43	128.625	75.000'
C101	N 15°01'14" W	92.01	93.182	169.319'

CURVE TABLE FOR EVERY LANDING WAY

CURVE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	RADIUS
C102	N 09°28'39" E	190.60	194.637	275.000'
C103	S 39°17'04" W	253.10	288.458	165.000'
C104	N 62°47'32" E	214.74	222.637	240.000'

EASEMENT NOTES

1. ALL SIDE AND REAR LOT LINES SHALL HAVE A 5' DRAINAGE EASEMENT ON EACH SIDE OF THE PROPERTY LINE UNLESS STATED OTHERWISE ON THE FINAL SUBDIVISION PLAT.
2. 50% EASEMENTS ARE TO BE DEDICATED TO THE SUBDIVISION HOA.

ADDITIONAL CCWSA NOTES:

"NO LANDSCAPING (TREES, PLANTS OR SHRUBS) OR STRUCTURES ALLOWED INSIDE CORSA EASEMENT."

"AS-BUILT RECORD DRAWINGS, AND RECORDED WATER AND/OR SEWER EASEMENTS PER CCWSA SPECIFICATIONS, SHALL BE SUBMITTED AND APPROVED BY CCWSA GPS/GS DEPARTMENTS PRIOR TO THE RELEASE OF ANY METER SALES."



MAXWELL-REDDOCK
LAND ASSOCIATES
ENGINEERING &
LAND SURVEYING
1021 MEDCHAM PARK
DARIEN, GA 30158
PH: 404-712-0000
FAX: 404-712-0000
11600 HATHORN BRIDGE RD
SUITE 400
ALPHARETTA, GA 30009
404-949-1418 OFFICE



DRAWN BY: DY
FIELD WORK: 10-18-2017
DATE: OCTOBER 20, 2017
JOB NO.: 2016-008
SCALE: N/A

PRECISION DATA
E.O.C. FIELD
BRIEF PER ANGUS
ADJ. METHOD
E.O.C. PLAT

1/14/2018
3/14/2018
3/14/2018
3/14/2018
3/14/2018

FIELD EQUIPMENT
TOPCON HPL-01S
MAUNDEL LOCATOR
SURVEY LOG
TOPCON

DRAWING NUMBER
4
4 OF 5 SHEET

Plat
Recorded 1/16/2018 3:50 PM
Patty Baker
Clerk of Superior Court
Cherokee County, GA
Book 118 Page 1156
Participant IDs: 9247802728

MA-25-2015

REZONING ORDINANCE

An ordinance to approve an application for rezoning in the City of Holly Springs, Georgia, concerning 0.30+/- acres, identified as tax parcel 228 of tax plat 15N19, Land Lot 116 of the 15th District of Cherokee County, from R-40, Single Family Residential, to PDR, Planned Development Residential; and

WHEREAS, an application was properly submitted to the City of Holly Springs Planning and Zoning Commission by the City of Holly Springs, requesting rezoning from R-40, Single Family Residential, to PDR, Planned Development Residential; and

WHEREAS, after balancing the interest of the community in promoting public health, safety, morality, and 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 0.30+/- acres, identified as tax parcel 228 of tax plat 15N19, Land Lot 116 of the 15th District of Cherokee County, is hereby rezoned from R-40, Single Family Residential, to PDR, Planned Development Residential; and

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

- 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.
- Owner/developer shall coordinate with the Community Development Director regarding open space, recreation areas, and landscaping. Owner/developer shall provide a landscape plan to be approved by the Community Development Director for the frontage area on Hickory Flat Highway, to include at a minimum vegetation, sidewalk plan, and decorative fencing.
- Architectural styling of all residential structures to 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 shale, cedar shake, board & batten, a cementitious material, such as Hardi plank, one of which to be brick or stone. Architectural shingles shall be offered as an option. Sides and rear shall not be constructed of vinyl siding.
- All residential structures shall be constructed with a minimum of 1,800 square feet heated space.
- Lighting shall be environmentally sensitive, with developer making every effort to ensure that lighting is as unobtrusive as possible.
- Development of this parcel, combined with tax parcels 15N19 229, 15N19 230, and 15N25 032, shall be limited to a maximum density of 3.00 units per acre. Minimum lot size for lots located around the perimeter of the property shall be 6,500 square feet.

Page 1 of 2

MA-25-2015

feet. Minimum lot size for lots located interior of the perimeter lots shall be 7,500 square feet. All residential building lots shall be of a fee simple nature.

7. Building setback lines shall be as follows:
Front: 15 feet
Side: 5 feet (10 feet between structures)
Side (Street side): 15 feet
Rear: 15 feet

8. A 10' landscaped buffer shall be provided outside of the platted lots around the perimeter of the property adjacent to residentially zoned property.

9. Prior to approval of the site plan, the applicant shall be required to coordinate approval of road improvements with the Georgia Department of Transportation.

10. No connection from the development to Bart Mansum Road shall be allowed.

11. As requested by the Cherokee County School District, the developer shall provide a mitigation fee of \$988 per lot, to be submitted prior to the issuance of each building permit.

Section 3
This ordinance shall become effective September 28, 2015, 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 3 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 28th day of September, 2015, by the Mayor and City Council of the City of Holly Springs, Georgia.

Attest:

Timothy B. Downing, Mayor

Attest:

Karen Norred, City Clerk
(Seal)

Page 2 of 2

MA-26-2015

REZONING ORDINANCE

An ordinance to approve an application for rezoning in the City of Holly Springs, Georgia, concerning 2.0+/- acres, identified as tax parcel 229 of tax plat 15N19, Land Lot 101 of the 15th District of Cherokee County, from R-40, Single Family Residential, to PDR, Planned Development Residential; and

WHEREAS, an application was properly submitted to the City of Holly Springs Planning and Zoning Commission by the City of Holly Springs, requesting rezoning from R-40, Single Family Residential, to PDR, Planned Development Residential; and

WHEREAS, after balancing the interest of the community in promoting public health, safety, morality, and 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 2.0+/- acres, identified as tax parcel 229 of tax plat 15N19, Land Lot 101 of the 15th District of Cherokee County, is hereby rezoned from R-40, Single Family Residential, to PDR, Planned Development Residential; and

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

- 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.
- Owner/developer shall coordinate with the Community Development Director regarding open space, recreation areas, and landscaping. Owner/developer shall provide a landscape plan to be approved by the Community Development Director for the frontage area on Hickory Flat Highway, to include at a minimum vegetation, sidewalk plan, and decorative fencing.
- Architectural styling of all residential structures to 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 shale, cedar shake, board & batten, a cementitious material, such as Hardi plank, one of which to be brick or stone. Architectural shingles shall be offered as an option. Sides and rear shall not be constructed of vinyl siding.
- All residential structures shall be constructed with a minimum of 1,800 square feet heated space.
- Lighting shall be environmentally sensitive, with developer making every effort to ensure that lighting is as unobtrusive as possible.
- Development of this parcel, combined with tax parcels 15N19 228, 15N19 230, and 15N25 032, shall be limited to a maximum density of 3.00 units per acre. Minimum lot size for lots located around the perimeter of the property shall be 6,500 square feet.

Page 1 of 2

MA-26-2015

feet. Minimum lot size for lots located interior of the perimeter lots shall be 7,500 square feet. All residential building lots shall be of a fee simple nature.

7. Building setback lines shall be as follows:
Front: 15 feet
Side: 5 feet (10 feet between structures)
Side (Street side): 15 feet
Rear: 15 feet

8. A 10' landscaped buffer shall be provided outside of the platted lots around the perimeter of the property adjacent to residentially zoned property.

9. Prior to approval of the site plan, the applicant shall be required to coordinate approval of road improvements with the Georgia Department of Transportation.

10. No connection from the development to Bart Mansum Road shall be allowed.

11. As requested by the Cherokee County School District, the developer shall provide a mitigation fee of \$988 per lot, to be submitted prior to the issuance of each building permit.

Section 3
This ordinance shall become effective September 28, 2015, 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 3 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 28th day of September, 2015, by the Mayor and City Council of the City of Holly Springs, Georgia.

Attest:

Timothy B. Downing, Mayor

Attest:

Karen Norred, City Clerk
(Seal)

Page 2 of 2

MA-27-2015

REZONING ORDINANCE

An ordinance to approve an application for rezoning in the City of Holly Springs, Georgia, concerning 1.01+/- acres, identified as tax parcel 230 of tax plat 15N19, Land Lot 101 of the 15th District of Cherokee County, from R-40, Single Family Residential, to PDR, Planned Development Residential; and

WHEREAS, an application was properly submitted to the City of Holly Springs Planning and Zoning Commission by the City of Holly Springs, requesting rezoning from R-40, Single Family Residential, to PDR, Planned Development Residential; and

WHEREAS, after balancing the interest of the community in promoting public health, safety, morality, and 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 1.01+/- acres, identified as tax parcel 230 of tax plat 15N19, Land Lot 101 of the 15th District of Cherokee County, is hereby rezoned from R-40, Single Family Residential, to PDR, Planned Development Residential; and

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

- 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.
- Owner/developer shall coordinate with the Community Development Director regarding open space, recreation areas, and landscaping. Owner/developer shall provide a landscape plan to be approved by the Community Development Director for the frontage area on Hickory Flat Highway, to include at a minimum vegetation, sidewalk plan, and decorative fencing.
- Architectural styling of all residential structures to 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 shale, cedar shake, board & batten, a cementitious material, such as Hardi plank, one of which to be brick or stone. Architectural shingles shall be offered as an option. Sides and rear shall not be constructed of vinyl siding.
- All residential structures shall be constructed with a minimum of 1,800 square feet heated space.
- Lighting shall be environmentally sensitive, with developer making every effort to ensure that lighting is as unobtrusive as possible.
- Development of this parcel, combined with tax parcels 15N19 228, 15N19 230, and 15N25 032, shall be limited to a maximum density of 3.00 units per acre. Minimum lot size for lots located around the perimeter of the property shall be 6,500 square feet.

Page 1 of 2

MA-27-2015

feet. Minimum lot size for lots located interior of the perimeter lots shall be 7,500 square feet. All residential building lots shall be of a fee simple nature.

7. Building setback lines shall be as follows:
Front: 15 feet
Side: 5 feet (10 feet between structures)
Side (Street side): 15 feet
Rear: 15 feet

8. A 10' landscaped buffer shall be provided outside of the platted lots around the perimeter of the property adjacent to residentially zoned property.

9. Prior to approval of the site plan, the applicant shall be required to coordinate approval of road improvements with the Georgia Department of Transportation.

10. No connection from the development to Bart Mansum Road shall be allowed.

11. As requested by the Cherokee County School District, the developer shall provide a mitigation fee of \$988 per lot, to be submitted prior to the issuance of each building permit.

Section 3
This ordinance shall become effective September 28, 2015, upon approval by Mayor and City Council.

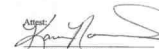
Section 4
The Community Development Director of the City of Holly Springs, Georgia, is hereby instructed to make any and all appropriate changes to the Official Zoning Map of Holly Springs, necessitated by the action described in Section 1 above; however, said changes to the Official Zoning Map of Holly Springs are effective concurrent with the effective date identified in Section 3 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 28th day of September, 2015, by the Mayor and City Council of the City of Holly Springs, Georgia.

Attest:

Timothy B. Downing, Mayor

Attest:

Karen Norred, City Clerk
(Seal)

Page 2 of 2

MA-28-2015

REZONING ORDINANCE

An ordinance to approve an application for rezoning in the City of Holly Springs, Georgia, concerning 28.8+/- acres, identified as tax parcel 032 of tax plat 15N25, Land Lots 101, 102, and 115 of the 15th District of Cherokee County, from R-40, Single Family Residential, to PDR, Planned Development Residential; and

WHEREAS, an application was properly submitted to the City of Holly Springs Planning and Zoning Commission by the City of Holly Springs, requesting rezoning from R-40, Single Family Residential, to PDR, Planned Development Residential; and

WHEREAS, after balancing the interest of the community in promoting public health, safety, morality, and 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 28.8+/- acres, identified as tax parcel 032 of tax plat 15N25, Land Lots 101, 102, and 115 of the 15th District of Cherokee County, is hereby rezoned from R-40, Single Family Residential, to PDR, Planned Development Residential; and

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

- 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.
- Owner/developer shall coordinate with the Community Development Director regarding open space, recreation areas, and landscaping. Owner/developer shall provide a landscape plan to be approved by the Community Development Director for the frontage area on Hickory Flat Highway, to include at a minimum vegetation, sidewalk plan, and decorative fencing.
- Architectural styling of all residential structures to 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 shale, cedar shake, board & batten, a cementitious material, such as Hardi plank, one of which to be brick or stone. Architectural shingles shall be offered as an option. Sides and rear shall not be constructed of vinyl siding.
- All residential structures shall be constructed with a minimum of 1,800 square feet heated space.
- Lighting shall be environmentally sensitive, with developer making every effort to ensure that lighting is as unobtrusive as possible.
- Development of this parcel, combined with tax parcels 15N19 228, 15N19 230, and 15N25 032, shall be limited to a maximum density of 3.00 units per acre. Minimum lot size for lots located around the perimeter of the property shall be 6,500 square feet.

Page 1 of 2

MA-28-2015

lot size for lots located around the perimeter of the property shall be 6,500 square feet. Minimum lot size for lots located interior of the perimeter lots shall be 7,500 square feet. All residential building lots shall be of a fee simple nature.

7. Building setback lines shall be as follows:
Front: 15 feet
Side: 5 feet (10 feet between structures)
Side (Street side): 15 feet
Rear: 15 feet

8. A 10' landscaped buffer shall be provided outside of the platted lots around the perimeter of the property adjacent to residentially zoned property.

9. Prior to approval of the site plan, the applicant shall be required to coordinate approval of road improvements with the Georgia Department of Transportation.

10. No connection from the development to Bart Mansum Road shall be allowed.

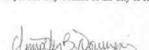
11. As requested by the Cherokee County School District, the developer shall provide a mitigation fee of \$988 per lot, to be submitted prior to the issuance of each building permit.

Section 3
This ordinance shall become effective September 28, 2015, 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 3 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 28th day of September, 2015, by the Mayor and City Council of the City of Holly Springs, Georgia.

Attest:

Timothy B. Downing, Mayor

Attest:

Karen Norred, City Clerk
(Seal)

Page 2 of 2

MAXWELL-REDICK
P.C. & S.C. & L.L.C.
ENGINEERING &
LAND SURVEYING
1221 WOODBRIDGE PARK
SUITE 201
DANVERVILLE, GA 30019
(770) 488-7112 OFFICE
(770) 488-7123 FAX

CERTIFICATE OF
APPROVAL & APPROVALS

REVISIONS:
REVISED NOVEMBER 07, 2017 TO ADD
CERTIFICATION, RECORDING BLOCK AND
ACCESS EASEMENT TO PUMP STATION
REVISED DECEMBER 06, 2017 TO ADD
ADDITIONAL CERTIFICATE DATA, CORRECTED
LOCATION OF PUMP STATION, MARK WATER MAIN
SIDEWALK AND COMMENTS FROM REVIEW
LETTER DATED 12-01-2017.

JOHN A. DOTSON
JOHN A. DOTSON

FINAL SUBDIVISION PLAT
AVERY LANDING
FOR
GATES CONSTRUCTION, LLC.
LOCATED IN
A PORTION OF LAND LOTS 101, 102, 115 & 116
OF THE 15TH LAND DISTRICT, 2ND SECTION,
CHEROKEE COUNTY, CITY OF HOLLY SPRINGS, GA

PRECISION DATA FIG. 10-1 PROJ. PER. ANGLE ADJ. METHOD FIG. 10-1	1/2"=100' 1/4"=50' 1/8"=25' 1/16"=12.5' 1/32"=6.25'	FIELD EQUIPMENT TOPCON PRISM MAGNETIC LOCATOR SURVEY 400 TOPCON	DATE: OCTOBER 20, 2017 JOB NO.: 2016-008 SCALE: N/A	DRAWN BY: DY FIELD WORK: 10-18-2017 DRAWING NUMBER 5 5 OF 5 SHEET
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RECORDATION AREA

Plat
Recorded 4/7/2017 9:41 AM
Patty Baker
Clerk of Superior Court
Cherokee County, GA
Book 118 Page 586
Participant IDs: 1543696877

N - F
BURLLEY L. ROBERTS
& ELAINE M. ROBERTS
D.B. 2348, PG. 175
P.B. 19, PG. 196

As required by subsection (c) of O.C.G.A. Section 15-6-67, the Registered Land Surveyor hereby certifies that this map, plat or plan has been approved for filing in writing by any and all applicable municipal, county, or multiple-county planning commission or municipal or county governing authorities or that such governmental bodies have affirmed in writing that approval is not required. The following governmental bodies have approved this map, plat, or plan for filing:

PLANNING & ZONING 4/6/17
Name and date (mm/dd/yyyy)
Name and date (mm/dd/yyyy)
Name and date (mm/dd/yyyy)
Name and date (mm/dd/yyyy)

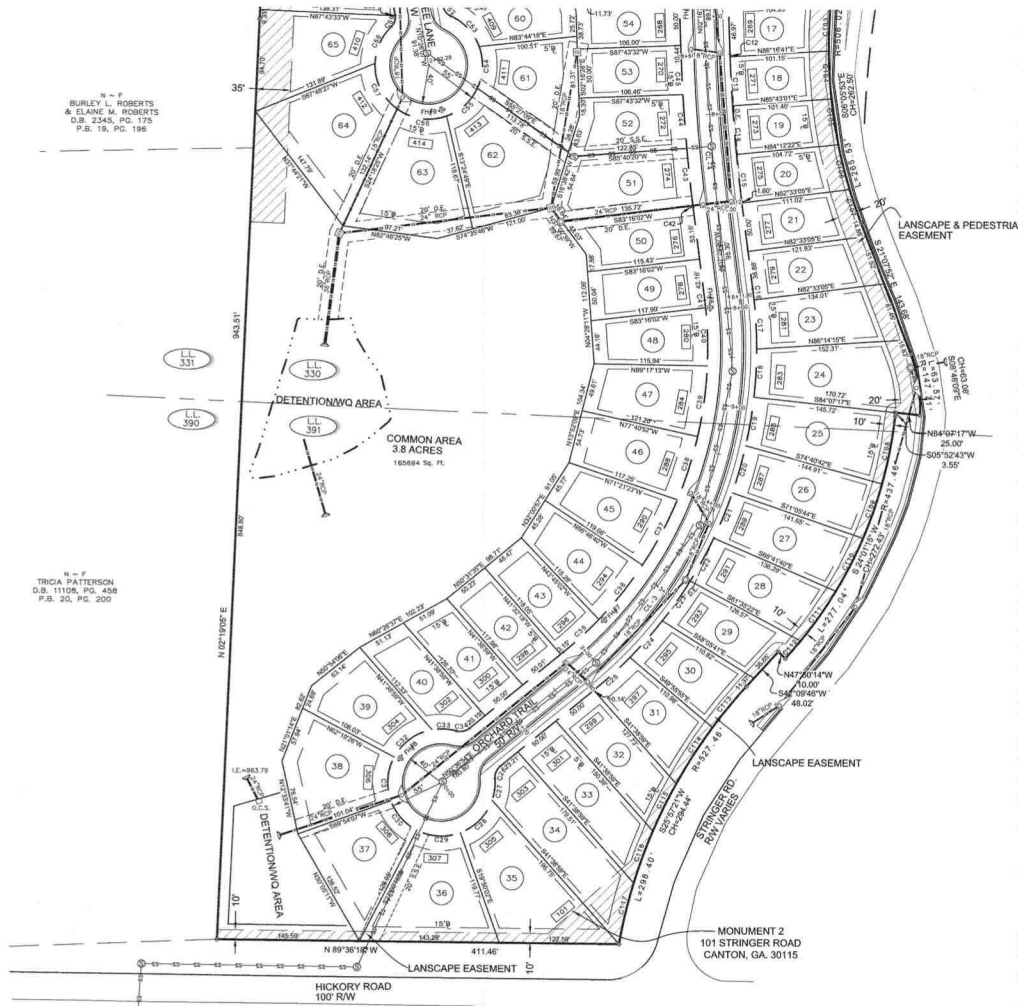
Such approvals or affirmations should be confirmed with the appropriate governmental body by any purchaser as to intended use of any parcel. The Registered Land Surveyor further certifies that this map, plat, or plan complies with the minimum standards and specifications of the State Board of Registration for Professional Engineers and Land Surveyors and the Georgia Superior Court Clerk's Cooperative Authority.

WATER & SEWER CERTIFICATE

CERTIFICATE OF CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY "PURSUANT" TO ALL REQUIREMENTS OF THE CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY. HAVING BEEN FILED, THIS FINAL PLAT IS APPROVED FOR RECORDING.

INSPECTOR: *[Signature]* DATE: 4-5-17

N - F
TRICIA PATTERSON
D.B. 11108, PG. 458
P.B. 20, PG. 200



CURVE	LENGTH	RADIUS	CH. BEARING	CHORD
C1	18.37	172.00	N45°00'00"W	18.37
C2	51.42	175.00	S51°31'33"E	51.24
C3	37.57	125.00	N62°20'00"W	35.11
C4	72.71	150.00	S17°22'29"E	71.12
C5	72.88	150.00	S87°14'21"E	71.07
C6	25.75	175.00	N20°04'00"W	25.75
C7	50.17	175.00	N64°28'00"W	50.00
C8	50.17	175.00	N42°12'00"W	50.00
C9	65.55	175.00	N20°44'00"W	64.84
C10	58.84	175.00	N12°10'19"W	58.35
C11	7.46	175.00	N61°04'00"W	7.46
C12	3.34	1863.31	S69°19'38"E	3.34
C13	50.00	450.00	N67°02'00"E	50.00
C14	50.00	450.00	S64°07'49"E	50.00
C15	48.40	1863.31	S69°20'00"E	48.40
C16	11.18	450.00	N67°23'00"E	11.18
C17	50.07	450.00	N67°20'41"W	50.05
C18	49.71	450.00	N65°12'27"E	49.68
C19	50.30	450.00	N69°12'29"E	50.27
C20	50.00	450.00	N12°06'59"E	49.88
C21	50.00	450.00	N41°04'39"E	49.98
C22	50.00	450.00	N67°20'38"E	49.88
C23	50.00	450.00	N44°42'35"E	49.98
C24	50.05	450.00	N41°04'42"E	50.02
C25	49.87	450.00	N47°28'25"E	49.84
C26	14.44	15.00	S10°02'00"W	13.89
C27	22.80	55.00	N67°14'45"E	22.44
C28	48.19	55.00	N44°00'00"E	46.85
C29	45.89	55.00	S68°33'51"E	44.57
C30	18.12	55.00	S41°32'45"E	17.45
C31	48.29	55.00	S54°05'44"W	44.93
C32	48.45	55.00	S57°32'52"W	47.80
C33	25.28	55.00	N67°17'29"W	24.89
C34	14.44	15.00	N78°11'24"E	13.89
C35	48.45	400.00	N61°04'00"E	47.91
C36	71.84	400.00	N38°21'11"E	71.54
C37	75.72	400.00	N27°47'00"E	74.61
C38	49.48	400.00	N17°30'24"E	47.90
C39	73.29	400.00	N67°23'18"E	73.19
C40	48.40	400.00	N65°05'39"E	46.84
C41	7.84	400.00	N68°55'46"W	7.84
C42	48.40	400.00	N67°23'18"E	47.90
C43	55.22	1713.31	S66°31'18"E	55.22
C44	38.38	1713.31	S66°24'00"E	38.38
C45	47.12	125.00	N13°04'28"W	46.85
C46	12.88	125.00	N52°23'18"E	12.88
C47	35.49	150.00	S14°20'35"E	34.41
C48	17.36	13.00	S47°10'54"W	16.10
C49	112.87	175.00	S17°30'00"E	110.82
C50	28.70	175.00	S69°44'11"E	28.67
C51	12.71	13.00	S68°25'52"E	12.71
C52	43.99	55.00	N43°24'44"E	42.83
C53	43.81	55.00	N61°00'01"E	42.47
C54	43.88	55.00	N47°33'51"E	43.54
C55	53.37	55.00	S81°54'12"E	51.30
C56	13.80	16.00	S69°05'00"E	13.16
C57	42.05	55.00	S27°41'56"W	41.94
C58	17.36	13.00	N13°04'28"W	17.36
C59	5.58	13.00	N69°05'39"E	5.58
C60	15.58	225.00	S68°27'00"E	15.58
C61	50.13	225.00	S69°00'00"E	50.04
C62	50.98	225.00	S17°47'44"E	50.85
C63	54.86	225.00	S58°12'15"E	54.73
C64	58.47	225.00	S34°30'00"E	58.47
C65	17.36	13.00	N62°20'39"E	16.10
C66	26.84	150.00	S30°38'00"E	26.80
C67	54.85	150.00	S50°17'44"E	54.15
C68	31.40	150.00	S61°14'45"E	31.40
C69	18.84	175.00	S20°13'20"E	18.83
C70	82.52	175.00	S18°39'00"E	81.04
C71	8.80	13.00	N23°43'14"E	8.80
C72	14.87	13.00	N69°05'39"E	13.80
C73	46.38	55.00	S17°00'00"E	39.47
C74	44.33	55.00	S27°07'39"E	43.14
C75	42.72	55.00	S67°18'45"E	43.13
C76	40.84	55.00	N68°28'34"E	39.72
C77	14.82	13.00	S77°22'11"E	13.80
C78	8.80	13.00	N68°51'18"E	8.80
C79	81.17	175.00	S77°48'59"E	80.80
C80	18.37	175.00	S61°11'00"W	18.36
C81	12.34	525.00	N69°10'00"E	12.34
C82	82.54	525.00	N64°47'18"E	80.35
C83	12.71	13.00	N27°54'18"E	12.71
C84	26.87	55.00	S67°09'39"E	26.38
C85	47.69	55.00	N71°01'19"W	46.21
C86	45.32	55.00	N25°23'14"E	44.03
C87	43.53	55.00	N25°03'11"E	42.40
C88	43.88	55.00	N68°25'11"E	42.71
C89	50.00	55.00	S64°29'01"E	49.34
C90	14.80	55.00	S69°49'02"E	14.80
C91	8.87	475.00	N27°46'00"E	8.87
C92	86.98	475.00	N44°18'45"W	86.93
C93	12.34	475.00	N69°04'00"W	12.34
C94	50.80	125.00	S10°10'00"W	50.51
C95	139.50	125.00	S34°08'34"W	132.38
C96	45.30	175.00	N69°24'00"E	45.17
C97	42.33	506.02	S14°20'20"E	41.30
C98	80.17	175.00	N44°04'00"W	80.00
C99	41.12	175.00	N69°24'00"E	41.00
C100	49.70	125.00	S64°11'00"E	49.43
C101	20.10	506.02	S66°06'00"W	20.10
C102	50.80	506.02	S10°10'00"W	50.16
C103	49.63	506.02	S67°30'15"E	49.01
C104	47.42	506.02	S69°09'00"E	47.40
C105	42.33	506.02	S14°20'20"E	41.30
C106	80.17	175.00	N44°04'00"W	80.00
C107	30.32	506.02	S10°10'00"W	30.31
C108	75.72	437.46	S10°30'00"W	70.64
C109	58.80	437.46	S10°30'15"W	58.86
C110	11.63	437.46	S28°51'45"W	10.96
C111	82.57	437.46	S34°57'17"W	82.51
C112	29.70	437.46	S46°20'22"W	29.70
C113	54.41	527.46	S37°12'29"W	54.38
C114	88.63	527.46	S32°31'34"W	88.56
C115	54.50	527.46	S25°14'45"W	54.07
C116	56.80	527.46	S19°30'00"W	56.86
C117	64.40	527.46	S17°14'47"W	64.36

SCALE: 1" = 60'

SHEET 30FS

PLAT

PREPARED BY:
HRC
HUGHES-RAY COMPANY, INC.
10000 (INTERSTATE) LOGANVILLE, GEORGIA
4534 EAST CHURCH STREET
DOUGLASVILLE, GEORGIA 30134
P 770.942.0196
F 770.942.0152
www.hughesray.com

FINAL PLAT FOR
**CAGLE HEIGHTS
PHASE I**
LOCATED IN LAND LOT 330 & 391
15th DISTRICT 2ND SECTION
CITY OF HOLLY SPRINGS
CHEROKEE COUNTY, GEORGIA

DATE: 20 FEBRUARY 2017
NO. DATE REVISION DESCRIPTION
DRAWN BY: DAS
CHECKED BY: AMM
JOB NO.: H1E211
SCALE: 1"=60'
THIS DRAWING IS COPYRIGHTED.
THE ORIGINAL DRAWING, AS PRODUCED AND
ON RECORD IN THE OFFICES OF THIS FIRM,
AND UNREPRODUCED USE, MODIFICATION, AND
OR REPRODUCTION OF THIS DRAWING, IN PART
OR WHOLE, IS HEREBY PROHIBITED.

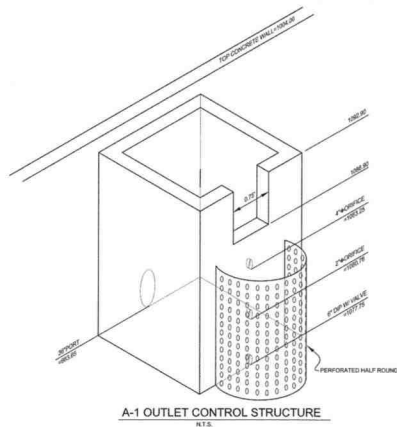
RECORDATION AREA

Plat
Recorded 4/7/2017 9:41 AM
Patty Baker
Clerk of Superior Court
Cherokee County, GA
Book 118 Page 587
Participant IDs: 1543696877

As required by subsection (c) of O.C.G.A. Section 15-6-87, the Registered Land Surveyor hereby certifies that this map, plat, or plan has been approved for filing by any and all applicable involved, county, or municipal planning commissions or municipal or county governing authorities or that such governmental bodies have affirmed in writing that approval is not required. The following governmental bodies have approved this map, plat, or plan for filing:

PLANNING ZONING 46/17 Name and date (mm/dd/yyyy)
Name and date (mm/dd/yyyy)
Name and date (mm/dd/yyyy)
Name and date (mm/dd/yyyy)

Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser as to intended use of any parcel. The Registered Land Surveyor further certifies that this map, plat, or plan complies with the minimum standards and specifications of the State Board of Registration for Professional Engineers and Land Surveyors and the Georgia Superior Court Clerk's Cooperative Authority.



N = F
DAVID F. ANDERSON
& KATHRYN D. ANDERSON
D.B. 2832, PG. 281
P.B. 21, PG. 96

N = F
BURLEY L. ROBERTS
& ELAINE M. ROBERTS
D.B. 2345, PG. 175
P.B. 19, PG. 196



SCALE: 1" = 60'
SHEET 40FS

P
L
A
T

PREPARED BY:
HRC
HUGHES-RAY COMPANY, INC.
(INCORPORATED IN GEORGIA)
6554 EAST CHURCH STREET
DOUGLASVILLE, GEORGIA 30134
P 770.942.0196
F 770.942.0152
www.hughes-ray.com

FINAL PLAT FOR
**CAGLE HEIGHTS
PHASE I**
LOCATED IN LAND LOT 330 & 391
15th DISTRICT, 2nd SECTION
CITY OF HOLLY SPRINGS
CHEROKEE COUNTY, GEORGIA

DATE: 20 FEBRUARY 2017		DRAWING NO. H16211	
NO.	DATE	REVISION DESCRIPTION	DRAWN BY: DAS
			CHECKED BY: AMM
			JOB NO.: H16211
			SCALE: 1"=60'
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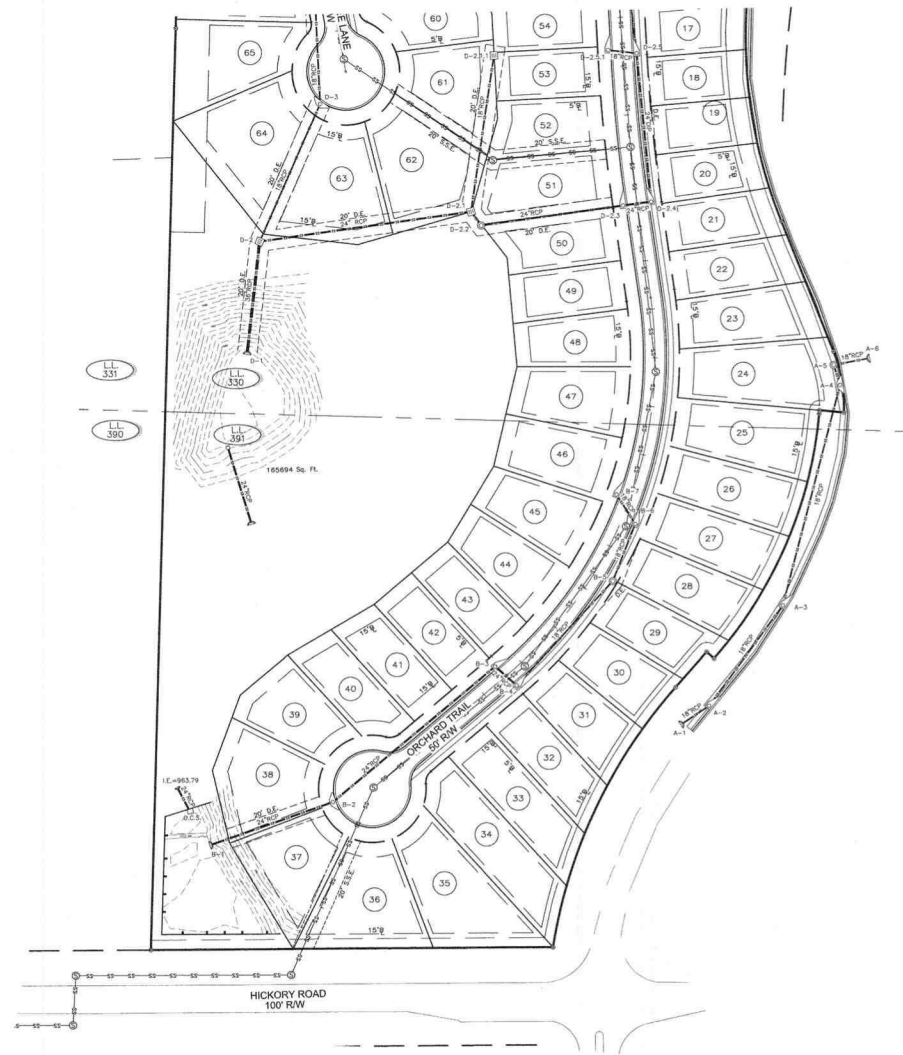
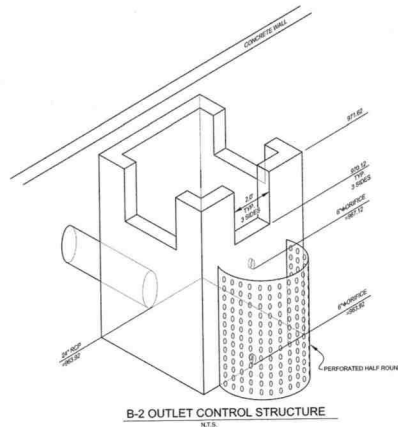
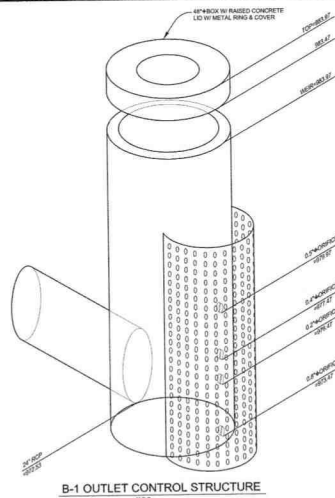
RECORDATION AREA

Plat
Recorded 4/7/2017 9:41 AM
Patty Baker
Clerk of Superior Court
Cherokee County, GA
Book 118 Page 588
Participant IDs: 1543696877

As required by subsection (c) of O.C.G.A. Section 15-6-67, the Registered Land Surveyor hereby certifies that this map, plat, or plan has been approved for filing in writing by any and all applicable municipal, county, or municipal/county planning commissions or municipal or county governing authorities, or that each governmental body has affirmed in writing that approval is not required. The following governmental bodies have approved this map, plat, or plan for filing:

PLANNING & ZONING 4/17
Name and date (mm/dd/yyyy)
Name and date (mm/dd/yyyy)
Name and date (mm/dd/yyyy)

Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or to intended use of any parcel. The Registered Land Surveyor further certifies that this map, plat, or plan complies with the minimum standards and specifications of the State Board of Registration for Professional Engineers and Land Surveyors and the Georgia Superior Court Clerk's Cooperative Authority.



P
L
A
T

PREPARED BY:
HRC
HUGHES-RAY COMPANY, INC.
MEMBER OF THE HUGHES-RAY GROUP
4554 EAST CHURCH STREET
DOUGLASVILLE, GEORGIA 30134
P 770.942.0156
F 770.942.0152
www.hughesray.com

FINAL PLAT FOR
**CAGLE HEIGHTS
PHASE I**
LOCATED IN LAND LOT 330 & 391
15th DISTRICT, 2nd SECTION
CITY OF HOLLY SPRINGS
CHEROKEE COUNTY, GEORGIA

DATE: 20 FEBRUARY 2017			DRAWING NO. H16211	
NO.	DATE	REVISION DESCRIPTION	DRAWN BY: DAS	
			CHECKED BY: AMM	
			JOB NO.: H16211	
			SCALE: 1"=60'	
			THIS DRAWING IS COPYRIGHTED. THE ORIGINAL DRAWING WAS PRODUCED AND IS ON RECORD IN THE OFFICES OF THIS FIRM. ANY UNAUTHORIZED USE, MODIFICATION, AND/OR REPRODUCTION OF THIS DRAWING, IN PART OR WHOLE, IS HEREBY PROHIBITED.	

RECORDATION AREA

Plat
 Recorded 1/8/2018 8:09 AM
 Patty Baker
 Clerk of Superior Court
 Cherokee County, GA
 Book 118 Page 1137
 Participant IDs: 166946638

CCWSA NOTES

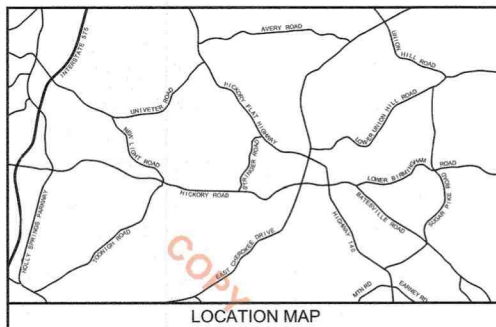
CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY SHALL MAINTAIN THE SEWER MAINS AND SEWER LATERALS TO THE CURB OF THE STREET RIGHT-OF-WAY OR TO THE EDGE OF AN EASEMENT BLANKET UTILITY EASEMENT. CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY SHALL MAINTAIN SEWER MAINS AND LATERALS FROM BACK OF CURB TO BACK OF CURB. IN THE EVENT OF ZERO BUILDING SETBACK ADJACENT TO A SEWER MAIN, CURB WILL MAINTAIN SEWER MAINS AND LATERALS FROM BACK OF CURB TO BACK OF CURB.

CLEAN OUT SHALL NOT BE LOCATED OUTSIDE OF RIGHT-OF-WAY OR EASEMENT. NO STRUCTURE CAN BE WITHIN 5 FEET OF ANY SEWER CLEAN OUT INCLUDING, BUT NOT LIMITED TO ANY TYPE OF BUILDING, PORCHES, FOUNDATIONS, STAIRS, SIGNS, FENCES, RETAINING WALL, OR OTHER TYPES OF WALL, ETC.

STREET LIGHT DRAINAGE
 POLE SPECIFICATIONS:
 - 30 FOOT POLES ONLY
 - WOOD OR FIBERGLASS ONLY
 - ARMS MUST BE 3-1/2 TO 4' LONG
 - ROADWAY FEATURES

STREET LIGHT PLANS ARE SUBMITTED BY THE POWER COMPANIES TO RISKY DOBBS. ALL POWER POLE CONTRIBUTIONS MUST BE PAID BY THE DEVELOPER BEFORE THE RELEASE OF WATER METER SALES. THE ABOVE DOES NOT APPLY TO SUBDIVISION THAT ARE LOCATED INSIDE THE CITY LIMITS.

FINAL PLAT FOR CAGLE HEIGHTS PHASE II



OWNER/DEVELOPER
 D.R. HORTON, INC.
 8800 ROSWELL ROAD
 BUILDING B, SUITE 100
 SANDY SPRINGS, GA. 30350
 24 hr. CONTACT: SCOTT T. MUELLER
 PH: 770-480-5664

GENERAL NOTES

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN ANGULAR ERROR OF 4 SECONDS PER ANGLE POINT AND A PRECISION RATIO OF 1 IN 17,363. IT HAS BEEN ADJUSTED USING THE COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 47,000 FEET.

EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A SOKKIA SETS 580L.

ALL L.P.'S ARE 1/2" REBAR UNLESS OTHERWISE NOTED.

ALL MATTERS OF TITLE EXCEPTED.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN.

BEARINGS ARE BASED ON ANGLES TURNED FROM A SINGLE GRID BASELINE.

BY GRAPHIC PLOTTING ONLY. NO PORTION OF THIS SITE IS WITHIN THE LIMITS OF A 100 YEAR FLOOD HAZARD AREA AS PER F.J.M. CHEROKEE COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NO. 13557202SD, DATED SEPTEMBER 29, 2006.

CITY OF HOLLY SPRINGS NOTES

THIS SITE IS A PORTION OF TAX PARCEL: 15-0230-0003, 15-0230-0004, 15-0230-0005 & 15-0230-0006.

ALL LOTS MUST MINIMUM LOT WIDTH.

THE SITE DISTANCE MEETS OR EXCEEDS STANDARD DETAIL 204 IN THE CHEROKEE COUNTY DEVELOPMENT REGULATIONS.

ALL LOTS ARE TO HAVE A RESERVE STRIP FOR DRAINAGE CONTROL, 8' EITHER SIDE OF SIDE 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.

BUILDER ON EACH LOT SHALL PROVIDE EROSION AND SEDIMENT CONTROL MEASURES TO PREVENT SEDIMENT FROM ENTERING ANY ADJACENT LOT OR ON PUBLIC ROADWAY.

ALL LOTS ARE TO HAVE A RESERVE STRIP FOR DRAINAGE CONTROL, 8' EITHER SIDE OF SIDE PROPERTY LINES, 10' EITHER SIDE OF REAR PROPERTY LINES, AND 20' ALONG EXTERIOR (REAR) PROPERTY LINES.

NO 1-REBAR HAS BEEN SET AT ALL PROPERTY CORNERS.

ALL WATER AND SANITARY SEWER EASEMENTS ARE TO BE DEDICATED TO THE CHEROKEE COUNTY WATER AND SEWER AUTHORITY.

SEWERALLES ARE SHOWN IN PROPOSED LOCATION AND ARE TO BE INSTALLED BY THE BUILDER AT THE TIME OF HOME CONSTRUCTION WITH THE EXCEPTION OF IN FRONT OF COMMON AREAS.

REGISTERED LAND SURVEYOR CERTIFIES THAT ALL STORM DRAINAGE STRUCTURES, PIPE SIZES, TYPES, AND LOCATIONS ARE FIELD VERIFIED.

DRAINAGE EASEMENTS OFF THE STREET RIGHT OF WAY SHALL BE CLEARLY DEFINED ON THE PLAT OF THE INDIVIDUAL PROPERTY OWNER AND SAID PROPERTY OWNER WILL BE REQUIRED TO KEEP EASEMENTS FREE OF OBSTRUCTIONS AND WILL MAINTAIN SAME IN SUCH A WAY AS TO ASSURE FREE AND MAXIMUM FLOW AT ALL TIMES.

APPROVAL OF THESE PLANS DOES NOT CONSTITUTE APPROVAL BY CHEROKEE COUNTY OF AND LAND DISTURBING ACTIVITIES WITHIN WETLAND AREAS. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO CONTACT THE PROPER REGULATORY AGENCY FOR APPROVAL OF ANY WETLAND THAT IS DISTURBED.

APPROVAL OF THESE PLANS DOES NOT CONSTITUTE APPROVAL BY CHEROKEE COUNTY OF AND LAND DISTURBING ACTIVITIES, WHICH MAY RESULT IN THE TALK OF ANY ENDANGERED SPECIES. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO CONTACT THE PROPER REGULATORY AGENCY FOR APPROVAL OF ANY DISTURBANCE, WHICH MAY HAVE THIS EFFECT.

ALL REQUIRED STORM DRAINAGE EASEMENTS OFF OF THE CITY RIGHT-OF-WAY, THE PROPERTY OWNER WILL BE REQUIRED TO KEEP THE EASEMENT FREE OF OBSTRUCTIONS IN SUCH A WAY AS TO ENSURE THE MAXIMUM DESIGNED FLOW AT ALL TIMES. THE PROPERTY OWNER SHALL NOT ALTER ANY ORIGINALLY IMPROVEDMENTS.

LOTS UPSTREAM OF DRAINAGE ROAD CROSSINGS ARE REQUIRED TO HAVE FINISHED FLOOR ELEVATIONS NO LESS THAN ONE FOOT ABOVE THE LOW POINT IN THE ROAD.

PROPOSED DRIVEWAY CULVERTS AND SIZES SHALL BE INDICATED BY A * SYMBOL IN THE NOTE COLUMN.

THE LOCATION OF THE 100-YEAR FLOOD PLAIN AND A STATEMENT-PROHIBITING HOUSE FINISHED FLOOR ELEVATIONS LOWER THAN THREE (3) FEET ABOVE THE FLOOD PLAIN OR A STATEMENT THAT NO PART OF THE PROPERTY LIES WITHIN THE 100-YEAR FLOOD PLAIN.

* * * SYMBOL SHALL INDICATE ALL LOTS THAT ARE ADJACENT TO A 100-YEAR FLOOD PLAIN REQUIRING AN ELEVATION CERTIFICATE INDICATING THAT THE FINISH FLOOR ELEVATION OF THE STRUCTURE SHALL BE A MINIMUM OF THREE (3) FEET ABOVE THE 100 YEAR FLOOD ELEVATION. SAID ELEVATION CERTIFICATE SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT.

FOR ALL LOTS ADJACENT TO A TREE SAVE AREA, AS INDICATED ON THE TREE PROTECTION PLAN, A * & * SYMBOL SHALL BE PLACED ON EACH LOT AND NOTE INDICATING THAT THE AREA ADJACENT TO THAT LOT SHALL BE PROTECTED.

OWNER'S CERTIFICATE

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HEREIN, 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 EASEMENTS NOW DUE ON THIS LAND HAVE BEEN PAID. THAT ALL STREETS, WATER SYSTEMS, DRAINS, AND DRAINAGE EASEMENTS, AND PUBLIC UTILITIES ARE LOCATED TO THE FULL DEED OF THE PUBLIC RECORD.

[Signature] D.R. Horton, Inc. 11-1-17
 DATE
 Bryce A. Rogers, VP Land Acquisition

ENGINEER'S CERTIFICATE

IN MY OPINION THE STORM DRAIN SYSTEM AND DETENTION POND AS BUILT IN THIS SUBDIVISION WILL FUNCTION ESSENTIALLY AS DESIGNED IN THE APPROVED CONSTRUCTION PLANS AND HYDROLOGY STUDY.

THE AS-BUILT STORM DRAIN SYSTEM AND DETENTION POND MEETS THE STORAGE AND OUTFLOW RATES AS REQUIRED BY THE APPROVED DESIGN FOR THIS SUBDIVISION.

WITH THE FOLLOWING EXCEPTIONS:
 1. MATERIALS AND WORKMANSHIP ARE NOT CERTIFIED.
 2. FAILURE TO MAINTAIN, ABUSE, ALTERATIONS OR LACK OF MAINTENANCE.
 3. CHANGES OF DRAINAGE DUE TO LOT GRADINGS, LANDSCAPING OR FUTURE DEVELOPMENT.

FURTHER IT IS HEREBY CERTIFIED THAT ENGINEERING REQUIREMENTS OF THE ZONING ORDINANCE OF THE CITY OF HOLLY SPRINGS, GEORGIA, HAVE BEEN FULLY COMPLIED WITH.

[Signature] 11/1/17
 DATE
 SAFETY ENGINEER, P.E. 87708

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 CORRECTLY LOCATED. THAT THE LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN.

[Signature] 11/1/17
 DATE
 JORDAN M. McALLISTER, P.E. 87900

CITY ENGINEER CERTIFICATE

WE HAVE REVIEWED THE FINAL PLAT AND FIND THAT SAID PLAT CONFORMS TO THE APPROVED PLANS AS SUBMITTED BY THE DEVELOPER AND THE CITY OF HOLLY SPRINGS DEVELOPMENT REGULATIONS OF APRIL, 1999, AS AMENDED.

[Signature] 11-2-17
 DATE
 CITY OF HOLLY SPRINGS ENGINEER

FIRE MARSHALL CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED AND APPROVED AS TO CONFORMANCE WITH THE STANDARD FIRE PREVENTION CODES AND CHEROKEE COUNTY FIRE PREVENTION ORDINANCE.

[Signature] 11-2-17
 DATE
 FIRE MARSHALL

ZONING DEPT. CERTIFICATE

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

[Signature] 11/2/2017
 DATE
 ZONING ADMINISTRATOR

WATER & 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.

[Signature] 1-5-18
 DATE
 INSPECTOR

HORIZONTAL DATUM IS BASED ON NAD 83 GA WEST ZONE FEET
 ELEVATION DATUM IS MEAN SEA LEVEL
 DATUM SOURCE = NAVD83
 ORTHOMETRIC LOCATIONS BASED ON GEOID 1993/03

CITY OF HOLLY SPRINGS NOTE

IT IS THE POLICY OF THE CITY OF HOLLY SPRINGS THAT DRAINAGE EASEMENTS ARE DEDICATED TO THE PUBLIC USE AND ARE NOT ACCEPTED BY THE CITY OF HOLLY SPRINGS FOR CITY MAINTENANCE AND ARE NOT CONSIDERED CITY PROPERTY. THEREFORE, IT IS THE CITY OF HOLLY SPRINGS POLICY THAT NO CITY FORCES OR EQUIPMENT SHALL BE USED TO PERFORM CONSTRUCTION TO ANY DRAINAGE EASEMENT WITHIN THE CITY OF HOLLY SPRINGS, UNLESS SAID EASEMENT LIES WITHIN THE CITY OF HOLLY SPRINGS RIGHT-OF-WAY AND/OR SAID WORK IS NECESSARY TO PROTECT CITY RIGHT-OF-WAY.

SITE DATA

1. TOTAL SITE AREA = 6.70 ACRES
2. TOTAL NUMBER LOTS = 26 (26 LOTS/ACRE)
3. ZONING: R40
4. SETBACKS:
 FRONT SETBACK = 15'
 REAR SETBACK = 15'
 SIDE SETBACK = 10' MIN. (10' BETWEEN STRUCTURES)
 CORNER SIDE = 10'
 20' FROM BACK OF SIDEWALK
5. MINIMUM LOT AREA = 5,000 SQ. FT.

TABLE OF DEDICATION

STREET NAME: CAGLE HEIGHTS TRAIL

PREPARED BY:
HRC
 HUGHES-RAY COMPANY, INC.
 4554 EAST CHURCH STREET
 DOUGLASSVILLE, GEORGIA 30134
 770.942.0176
 www.HughesRay.com

FINAL PLAT FOR
 CAGLE HEIGHTS
 PHASE II
 LOCATED IN LAND LOT 330
 15th DISTRICT, 2nd SECTION
 CITY OF HOLLY SPRINGS
 CHEROKEE COUNTY, GEORGIA

RECORDATION AREA

Plat
Recorded 1/8/2018 8:09 AM
Patty Baker
Clerk of Superior Court
Cherokee County, GA
Book 118 Page 1138
Participant ID: 1668466838

As required by subsection (d) of O.C.G.A. Section 15-4-47 this plat has been prepared by a land surveyor and approved by all appropriate local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or otherwise herein. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as it is intended for use of any person. Furthermore, the undersigned land surveyor certifies that this plat complies with the 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 15-4-47.

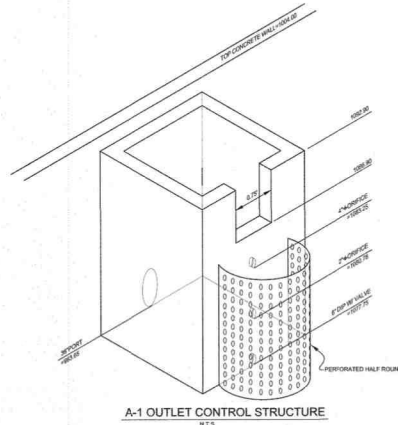
James M. McLaughlin
James M. McLaughlin (SLS #12345) DATE: 11/1/17



WATER & SEWER CERTIFICATE

CERTIFICATE OF CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY "PURSUANT" TO ALL REQUIREMENTS OF THE CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY HAVING BEEN FILED, THIS FINAL PLAT IS APPROVED FOR RECORDING.

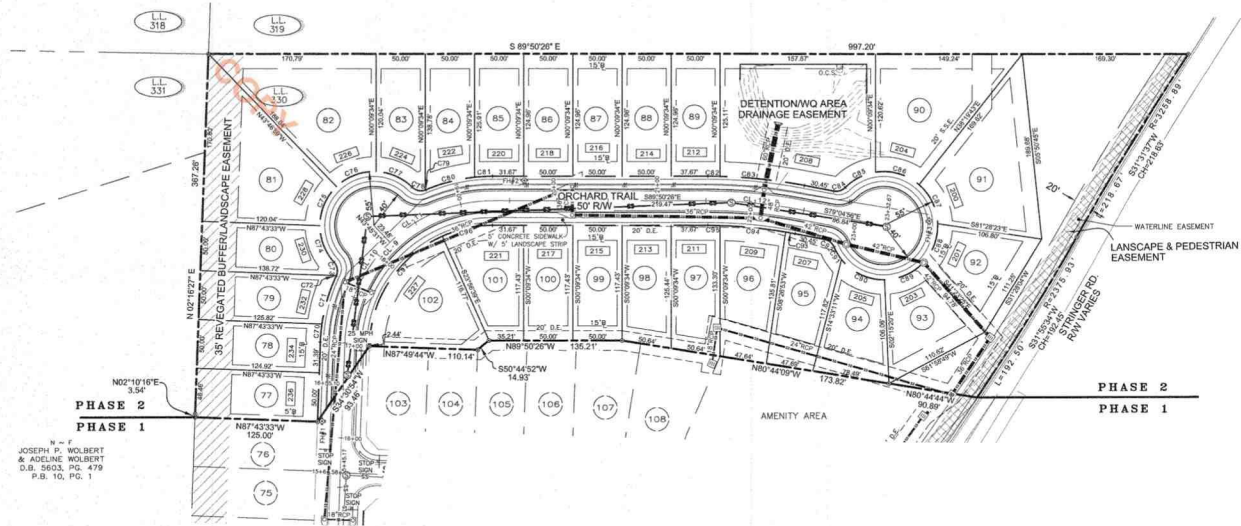
INSPECTOR: *[Signature]* DATE: 1-8-18



CURVE TABLE				
CURVE	LENGTH	RADIUS	CH BEARING	CHORD
C1	18.43	175.30	S89°12'22\"/>	18.43
C2	51.22	175.30	S77°30'15\"/>	51.04
C3	8.89	13.00	N07°43'14\"/>	8.89
C4	14.47	13.00	N09°05'18\"/>	13.40
C5	40.58	55.00	S21°00'00\"/>	38.87
C6	44.33	55.00	S22°07'38\"/>	43.14
C7	44.32	55.00	S89°10'54\"/>	43.13
C8	40.64	55.00	N04°28'47\"/>	38.72
C9	14.40	13.00	S77°30'15\"/>	13.40
C10	8.85	13.00	N08°17'38\"/>	8.85
C11	51.17	175.30	S77°30'15\"/>	50.99
C12	18.37	175.30	S89°11'50\"/>	18.36
C13	12.34	525.00	N09°10'07\"/>	12.34
C14	86.24	525.00	N04°47'19\"/>	86.15
C15	12.71	13.00	N77°34'18\"/>	12.21
C16	34.07	55.00	S60°30'00\"/>	34.08
C17	47.89	55.00	N73°30'19\"/>	46.21
C18	40.82	55.00	N02°22'17\"/>	40.48
C19	43.83	55.00	N02°52'15\"/>	42.40
C20	43.88	55.00	N04°28'11\"/>	42.73
C21	50.05	55.00	S04°30'15\"/>	48.34
C22	14.90	55.00	S30°49'03\"/>	14.85
C23	12.31	13.00	N04°18'19\"/>	12.21
C24	8.87	475.00	N70°45'00\"/>	8.87
C25	46.99	475.00	N04°18'47\"/>	46.83
C26	12.34	475.00	N09°10'07\"/>	12.34
C27	52.80	125.00	S76°10'00\"/>	52.21
C28	139.90	125.00	S34°08'54\"/>	132.38

CENTERLINE CURVE TABLE				
CURVE	LENGTH	RADIUS	CH BEARING	CHORD
CL-2	439.38	150.00	N04°12'22\"/>	208.38
CL-10	110.38	150.00	N04°12'22\"/>	110.58
CL-11	114.98	150.00	N04°10'07\"/>	112.18
CL-12	40.89	500.00	S04°17'41\"/>	40.78

LOT AREA TABLE		
LOT	ACRES	SQ. FT.
77	0.14	6248
78	0.14	6252
79	0.15	6548
80	0.15	6443
81	0.32	13855
82	0.32	13854
83	0.15	6443
84	0.15	6552
85	0.14	6254
86	0.14	6248
87	0.14	6248
88	0.14	6248
89	0.14	6248
90	0.15	6443
91	0.30	13058
92	0.16	7129
93	0.16	7287
94	0.15	6491
95	0.17	7287
96	0.18	7778
97	0.15	6472
98	0.14	6072
99	0.13	5672
100	0.13	5872
101	0.16	6894
102	0.21	8952



FIRE HYDRANT INFORMATION
FH#1 TO FH#2 = 320.3 FT.
FH#2 TO FH#3 = 414.1 FT.



SCALE: 1" = 60'

PLAT

PREPARED BY:
HRC
HUGHES-RAY COMPANY, INC.
SURVEYOR | SURVEYOR | LANDSCAPE ARCHITECTS
4534 EAST CHURCH STREET
DUNWOODY, GEORGIA 30134
P 770.942.0196
F 770.942.0152
www.hughesray.com

FINAL PLAT FOR
**CAGLE HEIGHTS
PHASE II**
LOCATED IN LAND LOT 330
15th DISTRICT, 2nd SECTION
CITY OF HOLLY SPRINGS
CHEROKEE COUNTY, GEORGIA

SHEET 2 OF 2

DATE: 5 MAY 2017			DRAWING NO. H16211
NO.	DATE	REVISION DESCRIPTION	DRAWN BY: DAS
			CHECKED BY: AMM
			JOB NO. H16211
			SCALE: 1"=60'
THIS DRAWING IS COPYRIGHTED. THE ORIGINAL DRAWING WAS PRODUCED AND IS ON RECORD IN THE OFFICES OF THIS FIRM. ANY UNAUTHORIZED USE, MODIFICATION, AND/OR REPRODUCTION OF THIS DRAWING, IN PART OR WHOLE, IS HEREBY PROHIBITED.			

Plat
Recorded 6/9/2017 2:45 PM
Patty Baker
Clerk of Superior Court
Cherokee County, GA
Book 118 Page 721
Participant IDs: 9658393969

THIS BLOCK RESERVED FOR
THE CLERK OF THE SUPERIOR COURT

**FINAL SUBDIVISION PLAT
FOR
THE GARDENS OF HARMONY
PHASE 3
LOCATED IN
LAND LOT 319 & 320
15TH DISTRICT / 2ND SECTION
CITY OF HOLLY SPRINGS
CHEROKEE COUNTY, GEORGIA**

STREET LIGHT ORDINANCE

POLE SPECIFICATION:
30 FOOT POLES ONLY
WOOD OR FIBERGLASS ONLY
ARMS MUST BE 2 1/2" TO 6" LONG
ROADWAY FIXTURES

STREET LIGHT PLANS ARE SUBMITTED BY THE POWER COMPANIES TO RICK DOBBS.
ALL POWER POLE CONTRIBUTIONS MUST BE PAID BY THE DEVELOPER BEFORE THE
RELEASE OF WATER METER SALES. THE ABOVE DOES NOT APPLY TO SUBDIVISION
THAT ARE LOCATED INSIDE THE CITY LIMITS.

OWNER'S CERTIFICATE

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

[Signature] 5/19/17
OWNER DATE

WE HAVE REVIEWED THE FINAL PLAT AND FIND THAT SAID PLAT CONFORMS TO
THE APPROVED PLANS AS SUBMITTED BY THE DEVELOPER AND THE CITY OF
HOLLY SPRINGS DEVELOPMENT REGULATIONS OF APRIL 19, 1999, AS AMENDED.

[Signature] 6-7-17
CITY OF HOLLY SPRINGS ENGINEER DATE

THE COMMUNITY STANDARDS SHALL BE ESTABLISHED TO ENSURE CONTINUITY
THROUGHOUT THE LIFE OF THE PROJECT. ALL MASTER PLANNED DISTRICTS SHALL
REQUIRE THE ESTABLISHMENT OF A BOARD RESPONSIBLE FOR THE ENFORCEMENT
OF THE COMMUNITY STANDARDS. THE COMMUNITY STANDARDS ARE INTENDED TO
PRODUCE VISUAL COMPATIBILITY AMONG VARIOUS BUILDING TYPES AND SHALL BE
REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. AT A MINIMUM, THE
COMMUNITY STANDARDS SHALL ADDRESS LIGHTING, SIGNAGE, FENCES, LANDSCAPING,
BUILDING MATERIALS, BUILDING COLORS, AND OTHER ARCHITECTURAL FEATURES.
THE DEVELOPER AGREES TO FOLLOW THESE STANDARDS.

APPROVAL CERTIFICATE

PURSUANT TO THE UNIFIED DEVELOPMENT CODE OF CHEROKEE COUNTY, GEORGIA,
AND ALL REQUIREMENTS OF APPROVAL HAVING BEEN FULFILLED, THIS FINAL PLAT
WAS GIVEN FINAL APPROVAL BY A REVIEWING DEPARTMENT, WITH FINAL APPROVAL
BY THE DIRECTOR OR A DESIGNEE OF THE PLANNING & COMMUNITY DEVELOPMENT
DEPARTMENT. THE ISSUING AUTHORITY FOR CHEROKEE COUNTY. THIS FINAL PLAT IS
ENTITLED TO RECORDATION IN THE CLERK'S OFFICE, CHEROKEE COUNTY SUPERIOR
COURT ON OR AFTER THE DATE AS INDICATED ON THE PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT APPROVAL STAMP AS FOUND ON THE COVER SHEET OF
THESE PLANS.

STORM SEWER CERTIFICATION

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

[Signature] 5-10-17
KERDRICK SCOTT, P.E. 033231 DATE

DETENTION POND CERTIFICATION

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

[Signature] 5-10-17
KERDRICK C. SCOTT, P.E. 033231 DATE

SURVEYOR'S CERTIFICATE

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.

[Signature] 5-10-17
REGISTERED GEORGIA LAND SURVEYOR - REG No. 3044 DATE

**TAX PARCEL ID# 018B & 020
ENGINEER / SURVEYOR**

ROCHESTER & ASSOCIATES, INC.
425 OAK STREET, N.W. GAINESVILLE, GEORGIA 30601
GAINESVILLE: (770) 718-0600
SURVEYOR: RICHARD E. MILLARD, R.L.S.
ENGINEER: KERDRICK C. SCOTT, P.E.

OWNER / DEVELOPER

LENNAR - GEORGIA, INC.
1000 HOLCOMB WOODS PKWY.
BLDG. 200, SUITE 200
ROSWELL, GA 30076
(770) 670-2775

CONTACT: MR. JEFF RANSOM
(404) 602-7962

CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY NOTES:

1) CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY SHALL MAINTAIN THE
SEWER MAINS AND SEWER LATERALS TO THE COUNTY, CITY OR STATE RIGHT-OF-WAY
OR TO THE EDGE OF AN EASEMENT DEDICATED TO CCWSA. IF SEWER MAIN IS
LOCATED WITHIN A PRIVATE INGRESS-EGRESS OF A BLANKET UTILITY EASEMENT,
CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY SHALL MAINTAIN SEWER
MAINS AND LATERALS FROM BACK OF CURB TO BACK OF CURB. IN THE EVENT OF
ZERO BUILDING SETBACK ADJACENT TO A RIGHT-OF-WAY, CCWSA WILL MAINTAIN
SEWER MAINS AND LATERALS FROM BACK OF CURB TO BACK OF CURB.
2) CLEAN OUT SHALL NOT BE LOCATED OUTSIDE OF THE RIGHT-OF-WAY OR
EASEMENT. NO STRUCTURE CAN BE WITHIN 5' (FIVE FEET) OF ANY SEWER CLEAN OUT.
INCLUDING, BUT NOT LIMITED TO ANY TYPE OF BUILDING, PORCHES, FOUNDATION,
STAIRS, SIGNS, FENCES, RETAINING WALL, OR OTHER TYPES OF WALL, ETC..

CCWSA SEWER CLEAN OUT 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, THEN 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 TEN (10) FEET IN WIDTH AND NO LESS THAN FIVE (5)
FEET IN WIDTH ON EACH SIDE OF THE CENTERLINE OF THE
INFRASTRUCTURE, AS DEFINED, AND SHALL EXTEND FROM THE
RIGHT-OF-WAY TO A POINT THAT IS TEN (10) FEET BEYOND
THE CENTER OF THE TAP STRUCTURE.

CERTIFICATE OF CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY

CERTIFICATE OF CHEROKEE COUNTY WATER AND SEWER AUTHORITY "PURSUANT"
TO ALL REQUIREMENTS OF THE CHEROKEE COUNTY WATER AND SEWERAGE
AUTHORITY HAVING BEEN FULFILLED, THIS FINAL PLAT IS APPROVED FOR RECORDING.

[Signature] 6-6-17
CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY DATE

CITY OF HOLLY SPRINGS 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.

[Signature] 6-8-17
FIRE MARSHAL DATE

WATER AND SEWER NOTES:

1. CONTACT THE CHEROKEE COUNTY WATER AND SEWER AUTHORITY INSPECTOR
PRIOR TO WATER METER AND SANITARY SEWER STUB OUT REVISIONS.
2. AS-BUILT SEWER AND WATER DRAWINGS TO BE SUBMITTED TO THE CHEROKEE
COUNTY WATER AND SEWER AUTHORITY PRIOR TO THE END OF THE ONE YEAR
MAINTENANCE PERIOD.

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

[Signature] 6/2/17
ZONING ADMINISTRATOR, DATE

[Signature] 6/2/17
APPROVED BY PLANNING DEPARTMENT DATE



SHEET
1 OF
8

DATE: 1/16/17
SCALE: N/A
FILE# FNL001
JOB# 0215068.LNR
DRAWN BY WDC

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

NO.	DATE	DESCRIPTION

FINAL SUBDIVISION PLAT FOR
**THE GARDENS OF HARMONY
PHASE 3**
LOCATED IN
LAND LOTS 319 & 320
15TH DISTRICT, 2ND SECTION
CITY OF HOLLY SPRINGS
CHEROKEE COUNTY, GEORGIA

**Rochester
& Associates, Inc.**
425 Oak Street N.W. Gainesville, Georgia 30601
(770)718.0600 (770)718.9090 Fax www.rochester-assoc.com

Plat
 Recorded 6/9/2017 2:45 PM
 Patty Baker
 Clerk of Superior Court
 Cherokee County, GA
 Book 118 Page 722
 Participant IDs: 9658393969

THIS BLOCK RESERVED FOR
 THE CLERK OF THE SUPERIOR COURT

NOTES

NUMBER OF LOTS: 17
 DENSITY: 1.60 LOTS PER ACRES
 ZONING: R-30

SETBACKS

FRONT: 15'
 SIDE: 5'
 REAR: 25'

- IT IS THE POLICY OF THE CITY OF HOLLY SPRINGS THAT DRAINAGE EASEMENTS ARE DEDICATED TO THE PUBLIC USE AND ARE NOT ACCEPTED BY HOLLY SPRINGS FOR MAINTENANCE AND ARE NOT CONSIDERED CITY PROPERTY. THEREFORE, IT IS CITY OF 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 CITY OF HOLLY SPRINGS RIGHT-OF-WAY.
- THE PROPERTY OWNER WILL BE REQUIRED TO KEEP ALL REQUIRED STORM DRAINAGE EASEMENT FREE OF OBSTRUCTIONS IN SUCH A WAY AS TO ENSURE THE MAXIMUM DESIGNED FLOW AT ALL TIMES. THE PROPERTY OWNER SHALL NOT ALTER ANY DRAINAGE IMPROVEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL FROM THE CITY OF HOLLY SPRINGS ENGINEER.
- FINISH FLOOR ELEVATION SHALL BE NO LESS THAN ONE FOOT ABOVE THE LOW POINT IN THE ROAD.
- INDIVIDUAL LOT SITE PLAN AND EROSION CONTROL PLAN MUST BE APPROVED PRIOR TO CONSTRUCTION.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 48,382 FEET AND AN ANGULAR ERROR OF 00'00"01" PER ANGLE POINT AND WAS ADJUSTED BY THE LEAST SQUARES METHOD.
- THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY USING IN THE FIELD SURVEY A TRIMBLE 56 ROBOTIC TOTAL STATION.
- THE PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 133,070 FEET.
- THE HORIZONTAL COORDINATES FOR THIS MAP ARE BASED ON NAD 83 (GEORGIA STATE PLAN, WEST ZONE).
- THE INFORMATION SHOWN ON THIS DRAWING CONCERNING UTILITIES IS NOT GUARANTEED TO BE ACCURATE, OR ALL INCLUSIVE. THE OWNER, ARCHITECT, CONTRACTOR AND THEIR AGENTS ARE RESPONSIBLE FOR MAKING THEIR OWN DETERMINATIONS AS TO THE ACTUAL SIZE, TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.
- NO PORTION OF THE PROPERTY AS SHOWN ON THIS MAP OR PLAT IS FOUND TO LIE WITHIN ZONE AE (AREAS OF 100-YEAR FLOOD) PER FIRM FLOOD INSURANCE RATE MAP FOR CHEROKEE COUNTY, GEORGIA, PANEL NUMBER 131057C0262 D, EFFECTIVE DATE SEPTEMBER 29, 2006.
- ALL PROPERTY CORNERS REFERENCED AS IPS INDICATES A 1/2" REBAR PLACED WITH A YELLOW PLASTIC CAP STAMPED "ROCHESTER-LSF000484", UNLESS OTHERWISE NOTED.
- TOTAL DISTURBED AREA FOR PHASE 3 = 7.686 ACRES.
- ALL LOTS ARE TO HAVE A RESERVE STRIP FOR DRAINAGE CONTROL, 5' EITHER SIDE OF SIDE PROPERTY LINES, 10' EITHER SIDE OF REAR PROPERTY LINES, AND 20' ALONG EXTERIOR (REAR) PROPERTY LINES.
- NO FINISHED FLOOR ELEVATION SHALL BE LOWER THAN (3) FEET ABOVE THE FLOOD PLAIN.
- THIS SITE IS SUBJECT TO THE COVENANTS AND RESTRICTIONS AS DESCRIBED IN DEED BOOK 14148, PAGES 2128-2194, CHEROKEE COUNTY, GEORGIA RECORDS.
- REFERENCE PLAT: ALTA/ACSM LAND TITLE SURVEY FOR LENNAR GEORGIA, INC. & FIRST AMERICAN TITLE INSURANCE COMPANY, PREPARED BY ROCHESTER & ASSOCIATES, INC. DATED 2/10/2016.
- ALL STORM DRAINAGE EASEMENTS OF THE CITY RIGHT-OF-WAY, THE PROPERTY OWNER WILL BE REQUIRED TO KEEP THE EASEMENT FREE OF OBSTRUCTION IN SUCH A WAY AS ENSURE THE MAXIMUM DESIGNED FLOW AT ALL TIMES. THE PROPERTY OWNER SHALL NOT ALTER AND DRAINAGE IMPROVEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL FROM THE HOLLY SPRINGS ENGINEERING DEPARTMENT.

LEGEND:

- AC - ACRES
- AE - ACCESS EASEMENT
- BC - BACK OF CURB
- BCCMP - BITUMINOUS COATED
- OCS - OUTLET CONTROL STRUCTURE
- BL - BUILDING SETBACK LINE
- C&G - CURB & GUTTER
- CI - CURB INLET
- CL - CENTER LINE
- CLF - CHAIN LINK FENCE
- CMP - CORRUGATED METAL PIPE
- CHD - CORRUGATED PLASTIC PIPE
- CHRD - CHORD
- CONC - CONCRETE
- DB,PG - DEED BOOK, PAGE
- DA - DRAINAGE AREA
- DE - DRAINAGE EASEMENT
- DI - DROP INLET
- DIP - DUCTILE IRON PIPE
- DWCB - DOUBLE-WING CATCH BASIN
- EX - EXISTING
- FFE - FINISHED FLOOR ELEVATION
- FH - FIRE HYDRANT
- GL - GAS LINE
- GM - GAS METER
- GV - GAS VALVE
- HC - HANDICAP RAMP
- HW - HEADWALL
- IPF - IRON PIN FOUND
- IPS - IRON PIN SET 1/2" RB WITH A YELLOW PLASTIC CAP STAMPED "ROCHESTER-LSF000484"
- JB - JUNCTION BOX
- LGP - LOT GRADING PLAN
- LGP-S - LOT GRADING PLAN (SEWER)
- LL - LAND LOT
- LLL - LAND LOT LINE
- LI - LIGHT POLE
- MH - MANHOLE
- MON - MONUMENT
- N/O - NOW OR FORMERLY
- O/T - OPEN TOP PIPE
- P - POWER LINE
- P/T- - POWER & TELEPHONE LINE
- PL - PROPERTY LINE
- POB - POINT OF BEGINNING
- PP - POWER POLE
- PTP - POWER & TELEPHONE POLE
- PVC - POLYVINYLCHLORIDE PIPE
- R - RADIUS
- RE - REINFORCING IRON BAR
- RECP - REINFORCED CONCRETE PIPE
- R/W - RIGHT OF WAY
- SS- - SANITARY SEWER LINE
- SSE - SANITARY SEWER EASEMENT
- S/W - SIDEWALK
- SWCB - SINGLE-WING CATCH BASIN
- TBM - TEMPORARY BENCHMARK
- WI - WEIR INLET
- W- - WATER LINE
- WL - WATER LINE
- WM - WATER METER
- WV - WATER VALVE
- SF - SQUARE FEET
- CT - CRAMP TOP PIPE
- CA - COMMON AREA
- LA - LANDSCAPE
- LAT - LATITUDE
- YR - YEAR
- PB,PG - PLAT BOOK & PAGE
- PE - PERPETUAL EASEMENT
- UE - UTILITY EASEMENT
- T - 8"x 8"x 8" TEE
- V - 8" GATE VALVE
- H - FIRE HYDRANT
- CF - CROSS FITTING
- W - WATER METER
- ### - ADDRESS
- DB - DOUBLE-WING CATCH BASIN
- SB - SINGLE-WING CATCH BASIN
- SB - SINGLE-WING CATCH BASIN
- JB - JUNCTION BOX
- HW - HEADWALL
- WI - WEIR INLET
- OCS - OUTLET CONTROL STRUCTURE
- MH - MANHOLE
- FH - FIRE HYDRANT
- WV - WATER VALVE
- W - WATER METER

TABLE OF DEDICATION

SEWER MANHOLES = 25
SEWER PIPE = 3580 L.F.
STORM STRUCTURES = 7
STORM PIPE = 1665 L.F.
WATER STRUCTURES = 24 WATER METERS
6 FIRE HYDRANTS
7 WATER VALVES
WATER PIPE = 2540 L.F.

CERTIFICATE OF CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY
 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.

Ali Payne 6-6-17
 CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY DATE



SHEET 2 OF 8

DATE: 1/16/17
 SCALE: N/A
 FILE# FNL001
 JOB# G215068.LNR
 DRAWN BY: WDC

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

NO.	DATE	DESCRIPTION

FINAL SUBDIVISION PLAT FOR THE GARDENS OF HARMONY PHASE 3

LOCATED IN
 LAND LOTS 319 & 320
 15TH DISTRICT, 2ND SECTION
 CITY OF HOLLY SPRINGS
 CHEROKEE COUNTY, GEORGIA

Rochester & Associates, Inc.

425 Oak Street N.W. Gainesville, Georgia 30501
 (770)718.0600 (770)718.9090 Fax www.rochester-assoc.com

PLAT BOOK:118 PG:723 Filed: 06/09/2017 02:45 PM Clerk File Number: 28-2017-000368
 Rec: \$8.00
 Patty Baker, Clerk of Superior Court - Cherokee County, GA

Plat
 Recorded 6/9/2017 2:45 PM
 Patty Baker
 Clerk of Superior Court
 Cherokee County, GA
 Book 118 Page 723
 Participant IDs: 9658393969

THIS BLOCK RESERVED FOR
 THE CLERK OF THE SUPERIOR COURT

LOTS CALL TABLE

LINE	CHORD BEARING	CHORD	ARC	RADIUS
C69	S07°53'25"W	1.88	1.88	435.00
C70	S13°01'43"W	76.05	76.15	435.00
C71	S20°01'23"W	30.05	30.06	435.00
C72	S25°40'53"W	55.83	55.86	435.00
C73	S32°11'03"W	42.86	42.87	435.00

CENTERLINE CALL TABLE

LINE	CHORD BEARING	CHORD	ARC	RADIUS
L1	N55°44'14"W	59.91		
C1	N72°47'04"W	87.95	89.26	150.00
L2	N89°49'54"W	283.66		
L3	N00°10'06"E	35.25		
C2	N28°14'13"E	94.11	97.98	100.00
L4	N56°18'19"E	51.85		
C3	N45°39'24"E	73.92	74.34	200.00
L5	N35°00'28"E	250.53		
C4	N21°51'10"E	91.03	91.84	200.00
L6	N08°41'51"E	192.03		

RIGHT OF WAY CALL TABLE

LINE	CHORD BEARING	CHORD	ARC	RADIUS
40	N18°39'21"E	36.03		
41	N17°11'56"W	32.42		
42	N64°22'38"W	27.35	27.41	120.00
43	N76°16'05"W	39.44	39.60	127.31
44	N88°32'57"W	41.09		
45	N88°32'57"W	58.39		
46	N89°49'54"W	1.62		
47	N89°49'54"W	60.00		
48	N89°49'54"W	112.98		
49	N22°58'24"W	25.85		
50	N00°41'37"E	26.23		
51	S89°49'54"E	115.46		
52	S89°49'54"E	85.31		
53	N47°05'44"E	27.32	30.07	20.00
54	N16°14'00"E	52.88	53.28	125.00
55	N42°22'29"E	60.19	60.78	125.00
56	N56°18'19"E	51.85		
57	N45°39'24"E	64.68	65.05	175.00
58	N35°00'28"E	250.53		
59	N25°29'12"E	57.89	58.16	175.00
60	N12°19'54"E	22.18	22.20	175.00
61	N08°41'51"E	37.86		
62	N08°41'51"E	60.00		
63	N08°41'51"E	34.17		
64	N17°52'03"W	17.89	18.55	20.00
65	N37°04'15"W	14.09	14.13	55.00
66	N00°48'06"W	53.17	55.50	55.00
67	N52°05'34"E	44.72	46.05	55.00
68	S80°46'34"E	43.24	44.43	55.00
69	S35°11'54"E	41.98	43.07	55.00
70	S18°31'04"W	57.12	60.06	55.00
71	S55°48'50"W	11.52	11.55	55.00
72	S35°15'46"W	17.89	18.55	20.00
73	S08°41'51"W	36.36		
74	S08°41'51"W	60.00		
75	S08°41'51"W	35.67		
76	S11°53'55"W	25.13	25.14	225.00
77	S22°13'29"W	55.82	55.96	225.00
78	S32°10'44"W	22.21	22.22	225.00
79	S35°00'28"W	36.25		
80	S35°00'28"W	60.00		
81	S35°00'28"W	60.31		
82	S35°00'28"W	62.33		
83	S35°00'28"W	31.63		
84	S38°55'51"W	30.79	30.81	225.00
85	S49°34'47"W	52.70	52.82	225.00
86	S56°18'19"W	9.85		
87	S56°18'19"W	42.00		
88	S34°38'53"W	55.36	56.70	75.00
89	S38°42'35"E	31.39	36.09	20.00
90	S81°11'32"E	52.29	52.51	163.19
91	S62°50'18"E	46.53	46.66	180.00
92	N81°14'26"E	27.52		
93	N35°09'04"E	55.01		
94	N35°30'42"E	5.94	5.94	4845.00
95	N6°16'24"E	20.76		

BOUNDARY CALL TABLE

LINE	CHORD BEARING	CHORD	ARC	RADIUS
1	N14°45'39"W	0.85		
2	N14°54'19"E	28.51		
3	N16°18'45"W	22.97		
4	N20°54'32"E	26.40		
5	N49°05'18"E	25.45		
6	N24°31'10"E	44.79		
7	N22°58'24"W	44.73		
8	N00°41'37"E	32.86		
9	N10°21'04"E	33.89		
10	N17°21'32"E	31.21		
11	N08°23'26"E	24.89		
12	N11°59'58"W	20.69		
13	N34°22'26"W	22.27		
14	N21°58'21"E	37.85		
15	N02°46'06"E	23.70		
16	N81°13'13"W	20.79		
17	N11°16'18"W	60.66		
18	N76°59'10"W	50.80		
19	N35°36'11"W	34.29		
20	N10°40'14"W	24.47		
21	N41°47'50"W	40.31		
22	N34°07'49"W	35.17		
23	S88°46'36"W	36.99		
24	N00°57'39"E	9.74		
25	S14°45'14"W	78.74		
26	S12°59'31"W	63.04	63.05	1025.00
27	S09°29'54"W	61.94	61.95	1025.00
28	S07°46'00"W	32.16		
29	S07°46'00"W	118.13		
30	S21°23'14"W	204.88	206.82	435.00
31	S35°00'28"W	219.21		
32	S35°57'05"W	88.65		
33	S34°04'00"W	286.38	286.42	4821.00
34	S75°14'46"E	15.00		
35	S21°23'14"W	211.94	213.95	450.00
36	S35°00'28"W	219.33		
37	S35°57'05"W	73.33		
38	S34°13'10"W	291.43	291.48	4821.00
39	N89°49'54"W	17.74		

REZONING ORDINANCE

An ordinance to approve an application for rezoning in the City of Holly Springs, Georgia, concerning 71.66± acres, identified as tax parcel 014A of tax plat 15N26, Land Lots 259 and 318 of the 15th District of Cherokee County, in heavily wooded land RD-3, Single Family Residential, to PDR, Planned Development Residential, and

WHEREAS, an application was properly submitted to the City of Holly Springs Planning and Zoning Commission by the City of Holly Springs, Georgia, regarding rezoning from RD-3, Single Family Residential, to PDR, Planned Development Residential, and

WHEREAS, after balancing the interest of the community in promoting public health, safety, morality, and 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, Georgia, concerning 71.66± acres, identified as tax parcel 014A of tax plat 15N26, Land Lots 259 and 318 of the 15th District of Cherokee County, in heavily wooded land RD-3, Single Family Residential, to PDR, Planned Development Residential, and

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

- Owner/developer shall establish a mandatory homeowners' association for the project, and shall submit all restrictive covenants and homeowners' documents for review by the Community Development Director prior to final plat approval.
- Owner/developer shall coordinate with the Community Development Director regarding open space, parks, recreation areas, trails, playgrounds, and landscaping.
- Density for "The Gardens of Harmony" shall include tax parcels 15N26 014A, 15N26 01B, 15N26 01D, 15N26 01F, and 15N26 01G, and shall be limited to a maximum total of 200 units or 2.21 units per acre. All residential buildings shall be of a five single units.
- All residential development is limited to single family detached residential structures with a minimum heated square footage of 1,300 and shall be constructed with the following setbacks except for perimeter lots, which shall adhere to stipulation c:
 - Five feet side setback with ten feet side separation between structures.
 - Eighteen feet front setback.
 - Twenty-five feet rear setback.
- A 15' undisturbed buffer around perimeter of entire property is required. The portion of the property along Harmony Lake Drive shall contain a 30' undisturbed buffer. The portion of the property along the southern property line adjacent to parcel 15N26 011 shall contain a 30' buffer. The lots with a 30' buffer may decrease the rear setback to 15 feet.
- The portion of the property along the southern property line adjacent to parcel 15N26 01A shall contain a 20' undisturbed buffer. In addition to the buffer requirements of Article 7, Landmark Cypress trees shall be planted along the property line of parcel 15N26 01A within the buffer area. At time of planting, trees shall have a minimum caliper of three (3) inches and be a minimum of eight (8) feet in height. Two rows of trees shall be planted, staggered, at no more than 12-15 feet apart. A driveway fence, in accordance with Article 6 of the City of Holly Springs Zoning Ordinance, shall be installed on the inside of the two rows of Landmark Cypress trees.
- A disclosure statement regarding the use of the adjacent property as Eagle's Family Farm shall be included within the HOA covenants and homeowners' documents. These documents shall be provided to prospective homeowners prior to closing.
- Minimum lot size shall be no smaller than 7,200 square feet.
- Architectural styling of all structures to be constructed by the developer with the approval of the Community Development Director.
- Construction of the amenity area shall be started before the issuance of the 25th building permit and shall be completed before the issuance of the 100th building permit.
- The pool shall be constructed to a minimum of 2,500 square feet and be of free-form style.
- Perimeter buffer requirements may be waived for the installation of underground utilities as long as a landscape plan including schedule is provided and approved by the Community Development Director.
- A tree protection plan shall be submitted in conjunction with the construction plans and shall be approved by the Community Development Director and the City Arborist.
- To mitigate impact to the school system, per offer by developer, a lot charge of \$1,094 shall be assessed at time of issuance of a building permit for each residential lot.
- All signage in The Gardens at Harmony on the Lakes and elsewhere in the Harmony on the Lakes shall only be of the style, shape and colors shown on the original master plan for Harmony on the Lakes. Permanent signage for the proposed development shall be ground-based, monument style signage and shall be consistent with the architectural tone of the community in which said signage is located. All temporary signage for the purpose of anything except individual lot sales shall be restricted to the master plan style and may only be installed behind the sidewalk. Location and species of trees shall be approved by the City Arborist. Street trees and sidewalks shall be installed by the builder during construction of the residential and amenity structures.
- Owner/developer shall be required to install a vegetative type screen where said development does not achieve the 75% visual protection as outlined in the City of Holly Springs Zoning Ordinance. Determination of proper visual screening and the product necessary to achieve the 75% visual screening to be determined and approved by the Community Development Director and the City Arborist. When existing vegetation does not achieve year-round visual screening, required additional plantings shall be installed during construction prior to recording of the final plat for each phase.
- All construction traffic for the Southern portion of the development shall access the property via Stripling Road only.

- All construction traffic for the Northern portion of the development shall access the property via Harmony Lake Drive. Harmony Lake Drive shall be accessed via Hickory Road only.
- No construction or regular traffic shall be allowed within the Hickory Cove subdivision.
- HOA covenants shall contain a statement restricting access to Lake Sophia, located on the west side of Hickory Cove Subdivision, including restricting access to no closer than 50 feet surrounding the shoreline from the residents of "The Gardens of Harmony."

Section 3.
 This ordinance shall become effective August 17, 2015, 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, Georgia, 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 3 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 12th day of August, 2015, by the Mayor and City Council of the City of Holly Springs, Georgia.

CITY OF HOLLY SPRINGS

Donna B. Dunning
 Donna B. Dunning, Mayor

Karen Nance
 Karen Nance, City Clerk
 (Seal)

CERTIFICATE OF CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY
 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.
Chloe Ponce 6-6-17
 CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY DATE



SHEET 3 OF 8
 DATE: 1/16/17
 SCALE: N/A
 FILE# FNDP01
 JOB# G215068.LNR
 DRAWN BY WDC

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

NO. DATE DESCRIPTION REVISIONS

FINAL SUBDIVISION PLAT FOR
THE GARDENS OF HARMONY
 PHASE 3
 LOCATED IN
 LAND LOTS 319 & 320
 15TH DISTRICT, 2ND SECTION
 CITY OF HOLLY SPRINGS
 CHEROKEE COUNTY, GEORGIA

Rochester
 & Associates, Inc.
 425 Oak Street N.W. Gainesville, Georgia 30501
 (770)718.0600 (770)718.9090 Fax www.rochester-assoc.com

Rochester
& Associates, Inc.

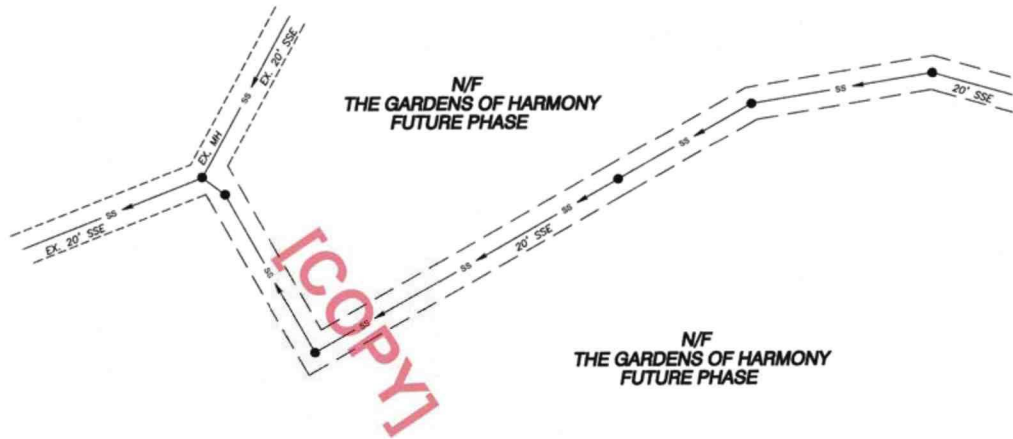
425 Oak Street N.W. Gainesville, Georgia 30501
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Rochester
& Associates, Inc.
425 Oak Street N.W. Gainesville, Georgia 30501
(770) 718.0600 (770) 718.9090 Fax www.rochester-assoc.com

PLAT BOOK:118 PG:728 Filed: 06/09/2017 02:45 PM Clerk File Number: 28-2017-000373
Rec: \$8.00
Patty Baker, Clerk of Superior Court - Cherokee County, GA

Plat
Recorded 6/9/2017 2:45 PM
Patty Baker
Clerk of Superior Court
Cherokee County, GA
Book 118 Page 728
Participant IDs: 9658393969

THIS BLOCK RESERVED FOR
THE CLERK OF THE SUPERIOR COURT



CERTIFICATE OF CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY
CERTIFICATE OF CHEROKEE COUNTY WATER AND SEWER AUTHORITY "PURSUANT"
TO ALL REQUIREMENTS OF THE CHEROKEE COUNTY WATER AND SEWERAGE
AUTHORITY HAVING BEEN FULFILLED, THIS FINAL PLAT IS APPROVED FOR RECORDING.

John Payne 6-6-17
CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY DATE

SHEET 8 OF 8
DATE: 1/16/17
SCALE: 1" = 50'
FILE# FNL001
JOB# G215068.LNR
DRAWN BY: WDC

THIS PLAT IS NOT VALID UNLESS IT BEARS
THE ORIGINAL SIGNATURE, IN INK, OF THE
REGISTERANT ACROSS THE REGISTERANT'S
SEAL.
GRAPHIC SCALE
0' 25' 50' 100'

NO.	DATE	DESCRIPTION

FINAL SUBDIVISION PLAT FOR
**THE GARDENS OF HARMONY
PHASE 3**
LOCATED IN
LAND LOTS 319 & 320
15TH DISTRICT, 2ND SECTION
CITY OF HOLLY SPRINGS
CHEROKEE COUNTY, GEORGIA

**Rochester
& Associates, Inc.**
425 Oak Street N.W. Gainesville, Georgia 30501
(770)718.0600 (770)718.9090 Fax www.rochester-assoc.com

Plat
Recorded 8/10/2021 12:06 PM
Patty Baker
Clerk of Superior Court
Cherokee County, GA
Book 119 Page 1450
Participant IDs: 9658393969

THIS BLOCK RESERVED FOR
THE CLERK OF THE SUPERIOR COURT

FINAL SUBDIVISION PLAT FOR THE GARDENS OF HARMONY PHASE 4 LOCATED IN LAND LOTS 259, 318 & 319 15TH DISTRICT / 2ND SECTION CITY OF HOLLY SPRINGS CHEROKEE COUNTY, GEORGIA

STREET LIGHT ORDINANCE
POLE SPECIFICATION:
30 FOOT POLES ONLY
WOOD OR FIBERGLASS ONLY
ARMS MUST BE 2 1/2" TO 6" LONG
ROADWAY FIXTURES

STREET LIGHT PLANS ARE SUBMITTED BY THE POWER COMPANIES TO RICK DOBBS. ALL POWER POLE CONTRIBUTIONS MUST BE PAID BY THE DEVELOPER BEFORE THE RELEASE OF WATER METER SALES. THE ABOVE DOES NOT APPLY TO SUBDIVISION THAT ARE LOCATED INSIDE THE CITY LIMITS.

TAX PARCEL ID# 15N26 14A
ENGINEER / SURVEYOR

ROCHESTER & ASSOCIATES, INC.
425 OAK STREET, N.W. GAINESVILLE, GEORGIA 30501
GAINESVILLE: (770) 718-0600
SURVEYOR: RICHARD E. MILLARD, R.L.S.
ENGINEER: KEDRICK C. SCOTT, PE.

OWNER / DEVELOPER

LENNAR - GEORGIA, INC.
1000 HOLCOMB WOODS PKWY.
BLDG. 200, SUITE 200
ROSOWELL, GA 30076
(770) 670-2775

CONTACT: MR. JEFF RANSOM
(404) 502-7952

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 AND LOCAL TAXES OR OTHER ASSESSMENTS NOW DUE ON THE 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 Richard E. Millard DATE 7/26/21

WE HAVE REVIEWED THE FINAL PLAT AND FIND THAT SAID PLAT CONFORMS TO THE APPROVED PLANS AS SUBMITTED BY THE DEVELOPER AND THE CITY OF HOLLY SPRINGS DEVELOPMENT REGULATIONS OF APRIL 19, 1999, AS AMENDED.

CITY OF HOLLY SPRINGS ENGINEER

DATE

THE COMMUNITY STANDARDS SHALL BE ESTABLISHED TO ENSURE CONTINUITY THROUGHOUT THE LIFE OF THE PROJECT. ALL MASTER PLANNED DISTRICTS SHALL REQUIRE THE ESTABLISHMENT OF A BOARD RESPONSIBLE FOR THE ENFORCEMENT OF THE COMMUNITY STANDARDS. THE COMMUNITY STANDARDS ARE INTENDED TO PRODUCE VISUAL COMPATIBILITY AMONG VARIOUS BUILDING TYPES AND SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. AT A MINIMUM, THE COMMUNITY STANDARDS SHALL ADDRESS LIGHTING, SIGNAGE, FENCES, LANDSCAPING, BUILDING MATERIALS, BUILDING COLORS, AND OTHER ARCHITECTURAL FEATURES. THE DEVELOPER AGREES TO FOLLOW THESE STANDARDS.

APPROVAL CERTIFICATE

PURSUANT TO THE UNIFIED DEVELOPMENT CODE OF CHEROKEE COUNTY, GEORGIA, AND ALL REQUIREMENTS OF APPROVAL HAVING BEEN FULFILLED, THIS FINAL PLAT WAS GIVEN FINAL APPROVAL BY A REVIEWING DEPARTMENT, WITH FINAL APPROVAL BY THE DIRECTOR OR A DESIGNEE OF THE PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT. THE ISSUING AUTHORITY FOR CHEROKEE COUNTY, THIS FINAL PLAT IS ENTITLED TO RECORDATION IN THE CLERK'S OFFICE, CHEROKEE COUNTY SUPERIOR COURT ON OR AFTER THE DATE AS INDICATED ON THE PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT APPROVAL STAMP AS FOUND ON THE COVER SHEET OF THESE PLANS.

STORM SEWER CERTIFICATION

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

Kedrick C. Scott 7/21/21
KEDRICK C. SCOTT, P.E. 033231 DATE

DETENTION POND CERTIFICATION

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

Kedrick C. Scott 7/21/21
KEDRICK C. SCOTT, P.E. 033231 DATE

SURVEYOR'S CERTIFICATE

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.

Richard E. Millard 7/21/21
REGISTERED GEORGIA LAND SURVEYOR
Richard E. Millard, GA RLS# 3044
ROCHESTER & ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. - LSF000484

REVISION NOTE #1, DATED 7/21/21
THIS PLAT SUPERSEDES THE PLAT
RECORDED IN PLAT BOOK 118, PAGES 1065-1071.
THE PURPOSE OF THIS REVISION IS TO ADD
STORM SEWER STRUCTURE, PIPE AND
EASEMENTS TO LOTS 85, 86, 87, 88 & 89.

CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY NOTES:

- 1.) CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY SHALL MAINTAIN THE SEWER MAINS AND SEWER LATERALS TO THE COUNTY, CITY OR STATE RIGHT-OF-WAY OR TO THE EDGE OF AN EASEMENT DEDICATED TO CCWSA. IF SEWER MAIN IS LOCATED WITHIN A PRIVATE INGRESS-EGRESS OF A BLANKET UTILITY EASEMENT, CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY SHALL MAINTAIN SEWER MAINS AND LATERALS FROM BACK OF CURB TO BACK OF CURB. IN THE EVENT OF ZERO BUILDING SETBACK ADJACENT TO A RIGHT-OF-WAY, CCWSA WILL MAINTAIN SEWER MAINS AND LATERALS FROM BACK OF CURB TO BACK OF CURB.
- 2.) CLEAN OUT SHALL NOT BE LOCATED OUTSIDE OF THE RIGHT-OF-WAY OR EASEMENT. NO STRUCTURE CAN BE WITHIN 5' (FIVE FEET) OF ANY SEWER CLEAN OUT. INCLUDING, BUT NOT LIMITED TO ANY TYPE OF BUILDING, PORCHES, FOUNDATION, STAIRS, SIGNS, FENCES, RETAINING WALL, OR OTHER TYPES OF WALL, ETC..

CCWSA SEWER CLEAN OUT 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, THEN 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 TEN (10) FEET IN WIDTH AND NO LESS THAN FIVE (5) FEET IN WIDTH ON EACH SIDE OF THE CENTERLINE OF THE INFRASTRUCTURE, AS DEFINED, AND SHALL EXTEND FROM THE RIGHT-OF-WAY LINE TO A POINT THAT IS TEN (10) FEET BEYOND THE CENTER OF THE TAP STRUCTURE.

CERTIFICATE OF CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY

CERTIFICATE OF CHEROKEE COUNTY WATER AND SEWER AUTHORITY "PURSUANT" TO ALL REQUIREMENTS OF THE CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY HAVING BEEN FULFILLED, THIS FINAL PLAT IS APPROVED FOR RECORDING.

Nancy Moon 7-26-2021
CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY DATE

STREET LENGTH

GARDENS OF HARMONY
DRIVE = 2343 LF
ROCKWOOD COURT
DRIVE = 969 LF

PHASE 2

LOT AREA = 10.742 AC
ROADS AREA = 3.720 AC
OPEN SPACE = 17.343 AC
TOTAL = 31.805 ACRES

CITY OF HOLLY SPRINGS 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.

APPROVED

By Dewayne Hall at 9:52 am, Aug 10, 2021 DATE

WATER AND SEWER NOTES:

1. CONTACT THE CHEROKEE COUNTY WATER AND SEWER AUTHORITY INSPECTOR PRIOR TO WATER METER AND SANITARY SEWER STUB OUT REVISIONS.
2. AS-BUILT SEWER AND WATER DRAWINGS TO BE SUBMITTED TO THE CHEROKEE COUNTY WATER AND SEWER AUTHORITY PRIOR TO THE END OF THE ONE YEAR MAINTENANCE PERIOD.

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

Nancy Moon 8/9/2021
ZONING ADMINISTRATOR, DATE

Nancy Moon 8/9/2021
APPROVED BY PLANNING DEPARTMENT DATE



SHEET 1 OF 7
DATE: 8/28/17
SCALE: N/A
FILE# FNL004
JOB# G215068.LNR
DRAWN BY WDC

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

NO.	DATE	DESCRIPTION
1	7/21/21	SEE REVISION NOTE #1, SHEET #1)
REVISIONS		

FINAL SUBDIVISION PLAT FOR:
GARDENS OF HARMONY
PHASE 4
LOCATED IN
LAND LOTS 259, 318 & 319
15TH DISTRICT, 2ND SECTION
CITY OF HOLLY SPRINGS
CHEROKEE COUNTY, GEORGIA

Rochester & Associates, Inc.
425 Oak Street N.W. • Gainesville, Georgia 30501
(770)718.0600 (770)718.9090 Fax • www.rochester-assoc.com

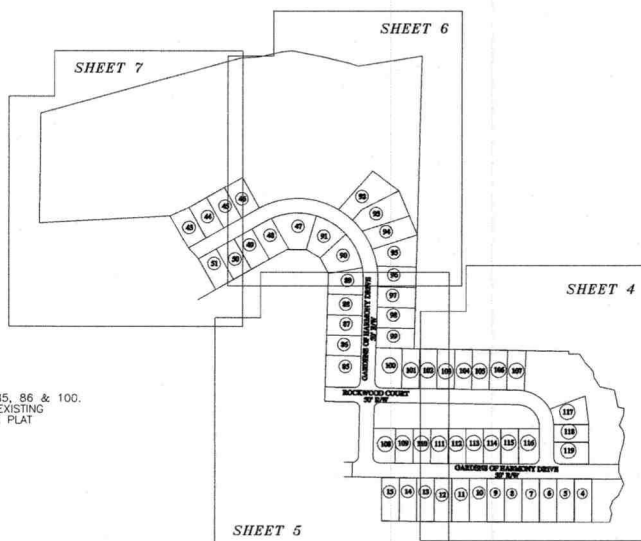
THIS BLOCK RESERVED FOR
THE CLERK OF THE SUPERIOR COURT

SETBACKS

FRONT: 15
SIDE: 5'
REAR: 25'

1. IT IS THE POLICY OF THE CITY OF HOLLY SPRINGS THAT DRAINAGE EASEMENTS ARE DEDICATED TO THE PUBLIC USE AND ARE NOT ACCEPTED BY HOLLY SPRINGS FOR MAINTENANCE AND ARE NOT CONSIDERED CITY PROPERTY. THEREFORE, IT IS CITY OF 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 CITY OF HOLLY SPRINGS RIGHT-OF-WAY.
2. THE PROPERTY OWNER WILL BE REQUIRED TO KEEP ALL REQUIRED STORM DRAINAGE EASEMENT FREE OF OBSTRUCTIONS IN SUCH AS WAY AS TO ENSURE THE MAXIMUM DESIGNED FLOW AT ALL TIMES. THE PROPERTY OWNER SHALL NOT ALTER ANY DRAINAGE IMPROVEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL FROM THE CITY OF HOLLY SPRINGS ENGINEER.
3. FINISH FLOOR ELEVATION SHALL BE NO LESS THAN ONE FOOT ABOVE THE LOW POINT IN THE ROAD.
4. INDIVIDUAL LOT SITE PLAN AND EROSION CONTROL PLAN MUST BE APPROVED PRIOR TO CONSTRUCTION.
5. THE FIELD DATA UPON WHICH THE PLAN IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 48,382 FEET AND AN ANGULAR ERROR OF 00'00.01". PER ANGLE POINT AND WAS ADJUSTED BY THE LEAST SQUARES METHOD.
6. THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY USING IN THE FIELD SURVEY A TRIMBLE S6 ROBOTIC TOTAL STATION.
7. THE PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 133,070 FEET.
8. THE HORIZONTAL COORDINATES FOR THIS MAP ARE BASED ON NAD 83 (GEORGIA, WEST ZONE).
9. THE INFORMATION SHOWN ON THIS DRAWING CONCERNING UTILITIES IS NOT GUARANTEED TO BE ACCURATE, OR ALL INCLUSIVE. THE OWNER, ARCHITECT, CONTRACTOR AND THEIR AGENTS ARE RESPONSIBLE FOR MAKING THEIR OWN DETERMINATIONS AS TO THE ACTUAL SIZE, TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.
10. PORTION OF THE PROPERTY AS SHOWN ON THIS MAP OR PLAT IS FOUND TO LIE WITHIN ZONE AE (AREAS OF 100-YEAR FLOOD) PER FIRM FLOOD INSURANCE RATE MAP FOR CHEROKEE COUNTY, GEORGIA, PANEL NUMBER 131057C0262 D, EFFECTIVE DATE SEPTEMBER 29, 2006.
11. ALL PROPERTY CORNERS REFERENCED AS IPS INDICATES A 1/2" REBAR PLACED WITH A YELLOW PLASTIC CAP STAMPED "ROCHESTER-LSF000484" UNLESS OTHERWISE NOTED.
12. TOTAL DISTURBED AREA FOR PHASE 4 = 20.403 ACRES.
13. ALL LOTS ARE TO HAVE A RESERVE STRIP FOR DRAINAGE CONTROL, 5' EITHER SIDE OF SIDE PROPERTY LINES, 10' EITHER SIDE OF REAR PROPERTY LINES, AND 20' ALONG EXTERIOR (REAR) PROPERTY LINES.
14. NO FINISHED FLOOR ELEVATION SHALL BE LOWER THAN (3) FEET ABOVE THE FLOOD PLAIN.
15. THIS SITE IS SUBJECT TO THE COVENANTS AND RESTRICTIONS AS DESCRIBED IN DEED BOOK 4148 , PAGES 2128-2194, CHEROKEE COUNTY, GEORGIA RECORDS.
16. REFERENCE PLAT: ALTA/ACSM LAND TITLE SURVEY FOR LENNAR GEORGIA, INC. & FIRST AMERICAN TITLE INSURANCE COMPANY, PREPARED BY ROCHESTER & ASSOCIATES, INC. DATED 2/10/2016.
17. ALL STORM DRAINAGE EASEMENTS OF THE CITY RIGHT-OF-WAY, THE PROPERTY OWNER WILL BE REQUIRED TO KEEP THE SAME FREE OF OBSTRUCTION IN SUCH A WAY AS ENSURE THE MAXIMUM DESIGNED FLOW AT ALL TIMES. THE PROPERTY OWNER SHALL NOT ALTER AND DRAINAGE IMPROVEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL FROM THE HOLLY SPRINGS ENGINEERING DEPARTMENT.
18. SIDEWALKS ARE REQUIRED ON BOTH SIDES OF ALL ROADS SHOWN ON THIS PLAT.

AC	-	ACROSS
AE	-	ACCESS EASEMENT
BC	-	BACK OF CURB
BCCMP	-	BITUMINOUS COATED
OUTPS	-	OUTLET CONTROL STRUCTURE
BL	-	BUILDING SETBACK LINE
C&G	-	CURB & GUTTER
CI	-	CURB INLET
CL	-	CENTER LINE
CLF	-	CHAIN LINK FENCE
CMP	-	CORRUGATED METAL PIPE
CCP	-	CORRUGATED PLASTIC PIPE
CHD	-	CHORD
CCG	-	CONCRETE
DB-PG	-	DEED BOOK & PAGE
DA	-	DRAINAGE AREA
DE	-	DRAINAGE EASEMENT
CP	-	CORR. INLET
DIP	-	DUCTILE IRON PIPE
DWCB	-	DOUBLE-WING CATCH BASIN
EX	-	EXISTING
FE	-	FINISHED FLOOR ELEVATION
FH	-	FIRE HYDRANT
-G-	-	GAS LINE
GM	-	GAS METER
GV	-	GAS VALVE
HG	-	HANDICAP RAMP
HDPPE	-	HIGH DENSITY POLYETHYLENE PIPE
HW	-	HEADWALL
IP	-	IRON PIN FOUND
IPS	-	IRON PIN SET 1/2" RB WITH
N/F	-	NOT FORMERLY
PL	-	PLASTER C&G STAMPED
"ROCHESTER"	-	"LSF000484"
JB	-	JUNCTION BOX
LP	-	LOT GRADING PLAN
LOG-S	-	LOT GRADING PLAN (SEWER)
LL	-	LAND LOT
LLL	-	LAND LOT LINE
LP	-	LIGHT POLE
MH	-	MANHOLE
MON	-	MONUMENT
MFPE	-	MINIMUM FINISH FLOOR ELEVATION
N/F	-	NOW QD FORMERLY
O/T	-	OPEN TOP PIPE
-P-	-	POWER LINE
-P/-T-	-	POWER & TELEPHONE LINE
PRO	-	PROPERTY LINE
POB	-	POINT OF BEGINNING
PP	-	POWER POLE
PVC	-	POWER & TELEPHONE POLE
PVC	-	POLYVINYLCHLORIDE PIPE
PCWS	-	PEDESTRIAN CROSS WALK SIGN
R	-	RADIUS
RB	-	REINFORCING IRON BAR
RCP	-	REINFORCED CONCRETE PIPE
R/W	-	RIGHT OF WAY
S	-	SANITARY SEWER LINE
SSE	-	SANITARY SEWER EASEMENT
S/W	-	SIDEWALK
SWCB	-	SINGLE-WING CATCH BASIN
TM	-	TEMPORARY BENCHMARK
WI	-	WEIR INLET
-W-	-	WATER LINE
WM	-	WATER METER
WV	-	WATER VALVE
SF	-	SQUARE FEET
CT	-	CRIMP TOP PIPE
CA	-	COMMON AREA
LA	-	LANDSCAPE
LT	-	LATERAL
YAT	-	YEAR
RB-PG	-	REDEED BOOK & PAGE
PE	-	PERPETUAL EASEMENT
UE	-	UTILITY EASEMENT
+	-	8" x 8" x 8" TEE
Q	-	B" GATE VALVE
Q	-	FIRE HYDRANT
+	-	CROSS FITTING
○	-	WATER METER
###	-	ADDRESS
▤	-	DOUBLE-WING CATCH BASIN
▥	-	SINGLE-WING CATCH BASIN
▧	-	JUNCTION BOX
▨	-	HEADWALL
▩	-	WEIR INLET
○	-	OUTLET CONTROL STRUCTURE
●	-	MANHOLE
⦿	-	FIRE HYDRANT
⦿	-	WATER VALVE
⦿	-	WATER METER
⦿	-	WETLANDS



* THESE FIGURES ARE TO SERVICE LOTS 5-15, 108-116, 85, 86 & 100. THE REMAINING LOTS IN THIS PHASE ARE SERVICED BY AN EXISTING OUTFALL SANITARY SEWER LINE FOR PHASE 3, RECORDED IN PLAT BOOK 118, PG 721.

<i>TABLE OF DEDICATION</i>	
SEWER MANHOLES = 3 *	
SEWER PIPE = 755 L.F.	
STORM STRUCTURES = 54	
STORM PIPE = 4417 L.F.	
WATER STRUCTURES = 57	WATER METERS
	6 FIRE HYDRANTS
	16 WATER VALVES
WATER PIPE =	3110 L.F.

CERTIFICATE OF CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY
 CERTIFICATE OF CHEROKEE COUNTY WATER AND SEWER AUTHORITY "PURSUANT"
 TO ALL REQUIREMENTS OF THE CHEROKEE COUNTY WATER AND SEWERAGE
 AUTHORITY HAVING BEEN FULFILLED, THIS FINAL PLAN IS APPROVED FOR RECORDING.

CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY

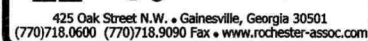


DATE: 8/28/17
SCALE: N/A
FILE# FNL P04
JOB# G215068.LNR
DRAWN BY WDC

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

1	7/21/21	SEE REVISION NOTE #1, SHEET #1)
NO.	DATE	DESCRIPTION
		REVISIONS

LOCATED IN
LAND LOTS 259, 318 & 319
15TH DISTRICT, 2ND SECTION
CITY OF HOLLY SPRINGS
CHEROKEE COUNTY, GEORGIA



Plat
Recorded 8/10/2021 12:06 PM
Patty Baker
Clerk of Superior Court
Cherokee County, GA
Book 119 Page 1452
Participant IDs: 9658393969

THIS BLOCK RESERVED FOR
THE CLERK OF THE SUPERIOR COURT

RIGHT OF WAY CALL TABLE

LINE	CHORD	BEARING	CHORD	ARC	RADIUS
1	N89°49'54"W		102.02'		
2	N89°49'54"W		60.00'		
3	N89°49'54"W		60.00'		
4	N89°49'54"W		60.00'		
5	N89°49'54"W		60.00'		
6	N89°49'54"W		60.00'		
7	N89°49'54"W		60.00'		
8	N89°49'54"W		47.73'		
9	N89°48'51"W		12.27'		
10	N89°42'39"W		60.00'		
11	N89°32'21"W		60.00'		
12	N89°22'03"W		60.00'		
13	N89°11'45"W		60.00'		
14	N89°01'26"W		60.01'		
15	N88°53'26"W		33.30'	33.30'	20025.00'
16	N88°50'34"W		67.92'		
17	N01°09'26"E		50.00'		
18	N46°19'39"E		28.20'	31.30'	20.00'
19	N01°29'52"E		100.12'		
20	N01°29'52"E		66.33'		
21	N43°46'14"W		28.42'	31.60'	20.00'
22	N89°02'21"W		65.77'		
23	N86°02'04"W		34.07'	34.09'	325.00'
24	N01°29'52"E		50.27'		
25	S85°32'06"E		33.62'	33.64'	275.00'
26	S89°02'21"E		66.62'		
27	N46°13'46"E		28.15'	31.23'	20.00'
28	N01°29'52"E		87.03'		
29	N01°29'52"E		70.00'		
30	N01°29'52"E		70.00'		
31	N01°29'52"E		70.00'		
32	N01°29'52"E		49.73'		
33	N04°03'32"W		43.57'	43.64'	225.00'
34	N26°13'02"W		128.57'	130.39'	225.00'
35	N58°07'51"W		118.83'	120.26'	225.00'
36	S86°32'24"W		154.03'	157.21'	225.00'
37	S63°29'00"W		23.87'	23.88'	225.00'
38	S60°26'36"W		51.17'		
39	S60°26'36"W		70.00'		
40	S60°26'36"W		70.00'		
41	S60°26'36"W		70.00'		
42	N43°19'12"W		51.48'		
43	N60°26'36"E		70.00'		
44	N60°26'36"E		70.00'		
45	N60°26'36"E		70.00'		
46	N60°26'36"E		63.41'		
47	N61°04'58"E		6.14'	6.14'	275.00'
48	S88°50'56"E		270.24'	282.50'	275.00'
49	S53°08'17"E		60.18'	60.30'	275.00'
50	S41°38'24"E		50.00'	50.07'	275.00'

BOUNDARY CALL TABLE

LINE	BEARING	DISTANCE
54	S00°57'39"W	9.74'
55	N88°46'36"E	36.99'
56	S34°07'49"E	35.17'
57	S41°47'58"E	40.31'
58	S10°40'14"E	24.47'
59	S33°56'11"E	34.29'
60	S76°59'10"E	50.80'
61	S11°16'18"E	60.66'
62	S81°13'13"E	20.79'
63	S02°46'06"W	23.70'
64	S21°58'21"W	37.85'
65	S34°22'26"E	22.27'
66	S11°59'58"E	20.69'
67	S08°23'32"W	24.89'
68	S17°21'04"W	31.21'
69	S10°21'32"W	33.89'
70	S00°41'32"W	32.86'
71	S22°58'24"E	44.73'
72	S24°31'10"W	44.79'
73	S49°05'18"W	25.45'
74	S20°54'32"W	26.40'
75	S16°18'45"E	22.97'
76	S14°54'19"W	28.51'
77	S14°45'39"E	0.85'
78	N28°02'08"W	60.60'
79	N58°49'49"W	55.28'
80	S89°33'31"W	67.20'

51	S28°58'35"E	71.29'	71.49'	275.00'
52	S15°16'34"E	59.90'	60.02'	275.00'
53	S03°45'46"E	50.43'	50.50'	275.00'
54	S01°29'52"W	19.88'		
55	S01°29'52"W	70.00'		
56	S01°29'52"W	70.00'		
57	S01°29'52"W	70.00'		
58	S01°29'52"W	116.04'		
59	S43°46'14"E	28.42'	31.60'	20.00'
60	S89°02'21"E	70.99'		
61	S89°02'21"E	60.00'		
62	S89°02'21"E	60.00'		
63	S89°02'21"E	60.00'		
64	S89°02'21"E	60.00'		
65	S89°02'21"E	60.00'		
66	S89°02'21"E	60.00'		
67	S89°02'21"E	39.01'		
68	S84°12'48"E	21.03'	21.06'	125.00'
69	S53°58'10"E	107.30'	110.91'	125.00'
70	S15°50'32"E	55.00'	55.45'	125.00'
71	S01°28'57"E	7.20'	7.20'	125.00'
72	S00°10'06"W	52.80'		
73	S00°10'06"W	55.00'		
74	S44°49'54"E	28.28'	31.42'	20.00'
75	S89°49'54"E	100.00'		
76	S89°49'54"E	103.20'		
77	N89°49'54"W	51.60'		
78	N89°49'54"W	60.00'		
79	N89°49'54"W	60.00'		
80	N89°49'00"W	60.12'		
81	N89°40'24"W	60.28'		
82	N89°30'01"W	60.35'		
83	N89°19'37"W	60.57'		
84	N89°09'06"W	61.47'		
85	N88°59'06"W	54.86'		
86	N43°42'15"W	28.38'	31.56'	20.00'
87	N01°29'52"E	96.96'		
88	N01°29'52"E	69.79'		
89	N46°13'46"E	28.15'	31.23'	20.00'
90	S89°02'21"E	470.85'		
91	S44°26'08"E	105.33'	116.77'	75.00'
92	S00°10'06"W	107.80'		
93	S45°10'06"W	28.28'	31.42'	20.00'

CENTERLINE CALL TABLE

LINE	CHORD	BEARING	CHORD	ARC	RADIUS
L1	N89°49'54"W		500.00'		
L2	N89°45'32"W		50.00'		
L3	N89°36'56"W		50.00'		
L4	N89°28'21"W		50.00'		
L5	N89°19'45"W		50.00'		
L6	N89°11'09"W		50.00'		
L7	N89°02'34"W		50.00'		
L8	N88°54'01"W		50.00'		
L9	N88°50'34"W		62.68'		
L10	N00°10'06"E		152.80'		
L11	N44°26'08"W		140.44'	155.70'	100.00'
L12	N89°02'21"W		626.63'		
L13	N85°48'20"W		33.84'	33.86'	300.00'
L14	N01°29'52"E		647.95'		
L15	N59°01'46"W		435.30'	528.20'	250.00'
L16	S60°26'36"W		267.29'		

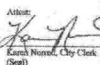
26. All construction traffic for the Northern portion of the development shall access the property via Hickory Lake Drive. Hickory Lake Drive shall be accessed via Hickory Road only.
27. No construction or regular traffic shall be allowed within the Hickory Cove subdivision.
28. HOA covenants shall contain a statement restricting access to Lake Soobie, located on the west side of Hickory Cove subdivision, including restricting access to no closer than 50 feet surrounding the shoreline from the residents of "The Gardens of Harmony."

Section 1
This ordinance shall become effective August 17, 2021, 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, Georgia, as shown by the notes described in Section 1 above; however, said changes to the Official Zoning Map of Holly Springs are effective commencing with the effective date identified in Section 3 above, whether or not they have been physically made and reprinted.

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

Adopted this 17th day of August, 2021, by the Mayor and City Council of the City of Holly Springs, Georgia.

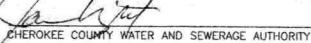
Attest:

Sarah Norrell, City Clerk
(Seal)



CITY OF HOLLY SPRINGS


Cynthia B. Dawkins
Holly Springs, Mayor

CERTIFICATE OF CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY
CERTIFICATE OF CHEROKEE COUNTY WATER AND SEWER AUTHORITY "PURSUANT" TO ALL REQUIREMENTS OF THE CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY HAVING BEEN FULFILLED, THIS FINAL PLAT IS APPROVED FOR RECORDING.


CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY

7-26-2021
DATE

SHEET 3 OF 7
DATE: 8/26/17
SCALE: N/A
FILE# FNL04
JOB# G215068.LNR
DRAWN BY WOC

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

NO.	DATE	DESCRIPTION
1	7/21/21	SEE REVISION NOTE #1, SHEET #1)
REVISIONS		

FINAL SUBDIVISION PLAT FOR:
**GARDENS OF HARMONY
PHASE 4**
LOCATED IN
LAND LOTS 259, 318 & 319
15TH DISTRICT, 2ND SECTION
CITY OF HOLLY SPRINGS
CHEROKEE COUNTY, GEORGIA

**Rochester
& Associates, Inc.**
425 Oak Street N.W. • Gainesville, Georgia 30501
(770)718.0600 (770)718.9090 Fax • www.rochester-assoc.com

Plat
Recorded 8/10/2021 12:06 PM
Patty Baker
Clerk of Superior Court
Cherokee County, GA
Book 119 Page 1453
Participant IDs: 9658393969

▲ LOTS ADJACENT TO TREE SAVE AREA
• LOTS ADJACENT TO FLOOD PLAIN - MFE 946.00'

CERTIFICATE OF CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY
CERTIFICATE OF CHEROKEE COUNTY WATER AND SEWER AUTHORITY "PURSUANT"
TO ALL REQUIREMENTS OF THE CHEROKEE COUNTY WATER AND SEWERAGE
AUTHORITY HAVING BEEN FULFILLED, THIS FINAL PLAT IS APPROVED FOR RECORDING.

CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY

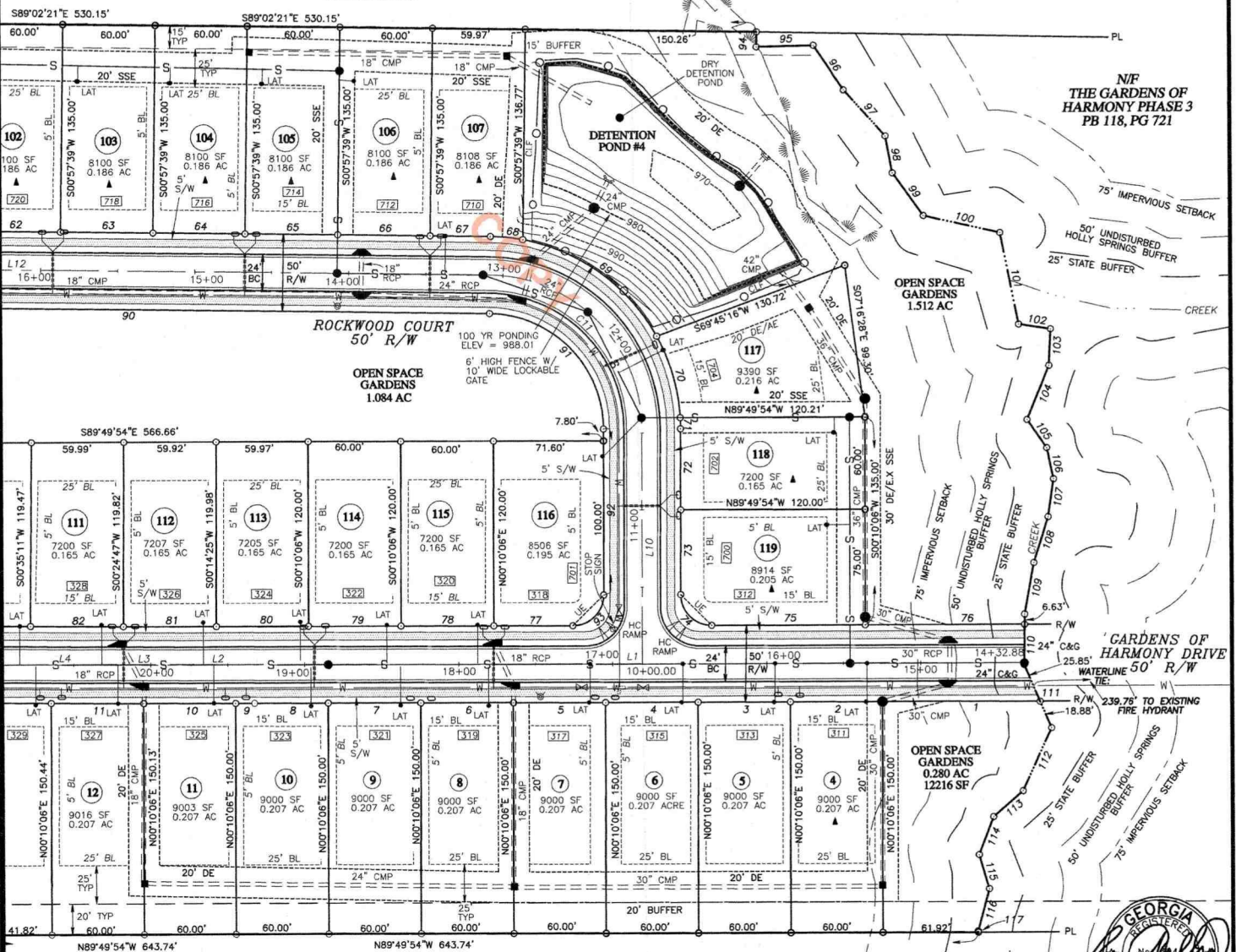
7-26-2021
DATE



THIS BLOCK RESERVED FOR
THE CLERK OF THE SUPERIOR COURT

N/F
DENNIS WAYNE MOONEY
PB 118, PG 721

N/F
DENNIS WAYNE MOONEY
PB 118, PG 721



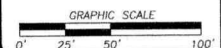
N/F
D.R. HORTON, INC



SHEET
4 OF
7

DATE: 8/28/17
SCALE: 1" = 50'
FILE# F11904
JOB# G215068.LNR
DRAWN BY WDC

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



NO.	DATE	DESCRIPTION
1	7/21/21	SEE REVISION NOTE #1, SHEET #1
REVISIONS		

FINAL SUBDIVISION PLAT FOR:
**GARDENS OF HARMONY
PHASE 4**

LOCATED IN
LAND LOTS 259, 318 & 319
15TH DISTRICT, 2ND SECTION
CITY OF HOLLY SPRINGS
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Patty Baker
Clerk of Superior Court
Cherokee County, GA
Book 119 Page 1454
Participant IDs: 9658393969

THIS BLOCK RESERVED FOR
THE CLERK OF THE SUPERIOR COURT



N/F
THE GARDENS OF HARMONY
FUTURE PHASE

N/F
DENNIS WAYNE MOONEY
PB 118, PG 721

ROCKWOOD COURT
50' R/W

ROCKWOOD COURT
50' R/W

OPEN SPACE
GARDENS
1.084 AC

N/F
THE GARDENS OF HARMONY
FUTURE PHASE

GARDENS OF
HARMONY DRIVE
50' R/W

▲ LOTS ADJACENT TO TREE SAVE AREA
* LOTS ADJACENT TO FLOOD PLAIN - MFFE 946.00'

N/F
THE GARDENS OF HARMONY
FUTURE PHASE

CERTIFICATE OF CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY
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.

CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY

7-26-2021
DATE

N/F
D.R. HORTON, INC



SHEET
5 OF
7
DATE: 8/28/17
SCALE: 1" = 50'
FILE# FNLP04
JOB# G215068.LNR
DRAWN BY WDC

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

GRAPHIC SCALE
0' 25' 50' 100'

NO.	DATE	DESCRIPTION
1	7/21/21	SEE REVISION NOTE #1, SHEET #1)
NO.	DATE	DESCRIPTION
REVISIONS		

FINAL SUBDIVISION PLAT FOR:
**GARDENS OF HARMONY
PHASE 4**

LOCATED IN
LAND LOTS 259, 318 & 319
15TH DISTRICT, 2ND SECTION
CITY OF HOLLY SPRINGS
CHEROKEE COUNTY, GEORGIA

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Plat
Recorded 8/10/2021 12:06 PM
Patty Baker
Clerk of Superior Court
Cherokee County, GA
Book 119 Page 1455
Participant IDs: 9658393969

CERTIFICATE OF CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY
CERTIFICATE OF CHEROKEE COUNTY WATER AND SEWER AUTHORITY "PURSUANT"
TO ALL REQUIREMENTS OF THE CHEROKEE COUNTY WATER AND SEWERAGE
AUTHORITY HAVING BEEN FULFILLED, THIS FINAL PLAT IS APPROVED FOR RECORDING.

[Signature] 7-26-2021
CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY DATE

▲ LOTS ADJACENT TO TREE SAVE AREA
• LOTS ADJACENT TO FLOOD PLAIN - MFFE 946.00'



N/F
SEASONS PRESERVE AT
HICKORY FLAT HOA, INC.
PB 102, PG 18

WETLANDS

FLOOD PLAIN
ELEV. 943

DETENTION
POND #3

TOP OF DAM
ELEV. = 952.00

100 YR PONDING
ELEV. = 950.99

PERM. POOL
ELEV. = 945.60

20' POND
DRAINAGE &
ACCESS
EASEMENT

24" CMP

5' HIGH FENCE
W/ 10' WIDE
LOCKABLE GATE

OPEN SPACE
GARDENS
13.493 AC
FUTURE AMENITY
AREA

GARDENS OF
HARMONY DRIVE
50' R/W



SHEET 6 OF 7
DATE: 8/28/17
SCALE: 1" = 50'
FILE# FNL04
JOB# G215068.LNR
DRAWN BY WDC

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

GRAPHIC SCALE
0' 25' 50' 100'

NO.	DATE	DESCRIPTION
1	7/21/21	SEE REVISION NOTE #1, SHEET #1)
REVISIONS		

FINAL SUBDIVISION PLAT FOR:
**GARDENS OF HARMONY
PHASE 4**
LOCATED IN
LAND LOTS 259, 318 & 319
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Plat
Recorded 8/10/2021 12:06 PM
Patty Baker
Clerk of Superior Court
Cherokee County, GA
Book 119 Page 1456
Participant IDs: 9658393969



N/F
THE GARDENS OF HARMONY
PHASE 2
PB 118, PG 839

- FLOOD PLAIN
ELEV. 943

N74°26'16"E 708.86'

THIS BLOCK RESERVED FOR
THE CLERK OF THE SUPERIOR COURT

LL
259

APPROXIMATE LAND LOT LINE

LL
318

WETLANDS

COPY

N/F
HARMONY ON THE LAKES AT HOLLY
SPRINGS COMMUNITY ASSOCIATION

S86°50'05"W 446.55'

N/F
THE GARDENS OF HARMONY
FUTURE PHASE

GARDENS OF
HARMONY DRIVE
50' R/W



CERTIFICATE OF CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY
 CERTIFICATE OF CHEROKEE COUNTY WATER AND SEWER AUTHORITY "PURSUANT"
 TO ALL REQUIREMENTS OF THE CHEROKEE COUNTY WATER AND SEWERAGE
 AUTHORITY HAVING BEEN FULFILLED, THIS FINAL PLAN IS APPROVED FOR RECORDING.

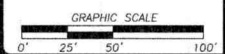
CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY

726-2021

* LOTS ADJACENT TO FLOOD PLAIN - MFFE 946.00'

SHEET 7 OF 7
DATE: 8/28/17
SCALE: 1" = 50'
FILE# FNL04
JOB# G215068.LNR
DRAWN BY WDC

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



1	7/21/21	SEE REVISION NOTE #1, SHEET #1)
NO.	DATE	DESCRIPTION
REVISIONS		

FINAL SUBDIVISION PLAT FOR:
GARDENS OF HARMONY
PHASE 4
LOCATED IN
LAND LOTS 259, 318 & 319
15TH DISTRICT, 2ND SECTION
CITY OF HOLLY SPRINGS
CHEROKEE COUNTY, GEORGIA

Rochester
& Associates, Inc.

425 Oak Street N.W. • Gainesville, Georgia 30501
(770) 718.0600 (770) 718.9090 Fax • www.rochester-assoc.com

PLAT BOOK: 118 PG: 1102
Filed: 12/18/2017 04:30 PM
Clerk File Number: 28-2017-000747
Rec: \$8.00
Patty Baker, Clerk of Superior Court
Cherokee County, GA
Participant IDs: 9658393969

THIS BLOCK RESERVED FOR
THE CLERK OF THE SUPERIOR COURT

FINAL SUBDIVISION PLAT FOR THE GARDENS OF HARMONY PHASE 5 LOCATED IN LAND LOTS 318 15TH DISTRICT / 2ND SECTION CITY OF HOLLY SPRINGS CHEROKEE COUNTY, GEORGIA

STREET LIGHT ORDINANCE

POLE SPECIFICATION:
30 FOOT POLES ONLY
WOOD OR FIBERGLASS ONLY
ARMS MUST BE 2 1/2" TO 6" LONG
ROADWAY FIXTURES

STREET LIGHT PLANS ARE SUBMITTED BY THE POWER COMPANIES TO RICK DOBBS.
ALL POWER POLE CONTRIBUTIONS MUST BE PAID BY THE DEVELOPER BEFORE THE
RELEASE OF WATER METER SALES. THE ABOVE DOES NOT APPLY TO SUBDIVISION
THAT ARE LOCATED INSIDE THE CITY LIMITS.

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 AND LOCAL TAXES
OR OTHER ASSESSMENTS NOW DUE ON THE LAND HAVE BEEN PAID, THAT ALL EASEMENTS,
STREETS, WATER SYSTEMS, DRAINS, AND DRAINAGE EASEMENTS, AND PUBLIC
PLACES SHOWN ARE DEDICATED TO THE USE OF THE PUBLIC FOREVER."

OWNER James L. Ransom DATE 12-11-17

WE HAVE REVIEWED THE FINAL PLAT AND FIND THAT SAID PLAT CONFORMS TO
THE APPROVED PLANS AS SUBMITTED BY THE DEVELOPER AND THE CITY OF
HOLLY SPRINGS DEVELOPMENT REGULATIONS OF APRIL 19, 1999, AS AMENDED.

CITY OF HOLLY SPRINGS ENGINEER Jeff Ransom DATE 12-15-17

THE COMMUNITY STANDARDS SHALL BE ESTABLISHED TO ENSURE CONTINUITY
THROUGHOUT THE LIFE OF THE PROJECT. ALL MASTER PLANNED DISTRICTS SHALL
REQUIRE THE ESTABLISHMENT OF A BOARD RESPONSIBLE FOR THE ENFORCEMENT
OF THE COMMUNITY STANDARDS. THE COMMUNITY STANDARDS ARE INTENDED TO
PRODUCE VISUAL COMPATIBILITY AMONG VARIOUS BUILDING TYPES AND SHALL BE
REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. AT A MINIMUM, THE
COMMUNITY STANDARDS SHALL ADDRESS LIGHTING, SIGNAGE, FENCES, LANDSCAPING,
BUILDING MATERIALS, BUILDING COLORS, AND OTHER ARCHITECTURAL FEATURES.
THE DEVELOPER AGREES TO FOLLOW THESE STANDARDS.

APPROVAL CERTIFICATE

PURSUANT TO THE UNIFIED DEVELOPMENT CODE OF CHEROKEE COUNTY, GEORGIA,
AND ALL REQUIREMENTS OF APPROVAL HAVING BEEN FULFILLED, THIS FINAL PLAT
WAS GIVEN FINAL APPROVAL BY A REVIEWING DEPARTMENT, WITH FINAL APPROVAL
BY THE DIRECTOR OR A DESIGNEE OF THE PLANNING & COMMUNITY DEVELOPMENT
DEPARTMENT. THE ISSUING AUTHORITY FOR CHEROKEE COUNTY. THIS FINAL PLAT
IS ENTITLED TO RECORDATION IN THE CLERK'S OFFICE, CHEROKEE COUNTY SUPERIOR
COURT ON OR AFTER THE DATE AS INDICATED ON THE PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT APPROVAL STAMP AS FOUND ON THE COVER SHEET OF
THESE PLANS.

STORM SEWER CERTIFICATION

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

KEDRICK SCOTT, P.E. 033231 DATE 11-22-17

DETENTION POND CERTIFICATION

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

KEDRICK C. SCOTT, P.E. 033231 DATE 11-22-17

SURVEYOR'S CERTIFICATE

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.

REGISTERED GEORGIA LAND SURVEYOR
Richard E. Millard, GA RLS# 3044
ROCHESTER & ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. - LSF000484
DATE 11-27-17

TAX PARCEL ID# 15N26 14A

ENGINEER / SURVEYOR

ROCHESTER & ASSOCIATES, INC.
425 OAK STREET, N.W. GAINESVILLE, GEORGIA 30501
GAINESVILLE: (770) 718-0600

SURVEYOR: RICHARD E. MILLARD, R.L.S.
ENGINEER: KEDRICK C. SCOTT, P.E.

OWNER / DEVELOPER

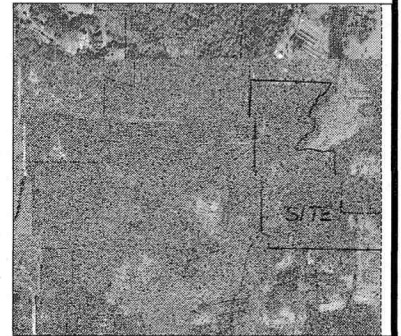
LENNAR - GEORGIA, INC.
1000 HOLCOMB WOODS PKWY.

BLDG. 200, SUITE 200
ROSWELL, GA 30076
(770) 670-2775

CONTACT: MR. JEFF RANSOM
(404) 502-7952



VICINITY MAP
SCALE: NTS



FLOOD MAP
SCALE: NTS

PORTIONS OF THIS PROPERTY ARE LOCATED IN A FLOOD HAZARD
ZONE "AE" AS PER F.E.M. FLOOD INSURANCE RATE MAP FOR
CHEROKEE COUNTY, GEORGIA, SHOWN ON COMMUNITY PANEL
NUMBER 131057C0262 D, EFFECTIVE 09/29/2006

CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY NOTES:

1. CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY SHALL MAINTAIN THE
SEWER MAINS AND SEWER LATERALS TO THE COUNTY, CITY OR STATE RIGHT-OF-WAY
OR TO THE EDGE OF AN EASEMENT DEDICATED TO COWSA. IF SEWER MAIN IS LOCATED
WITHIN A PRIVATE INGRESS-EGRESS OF A BLANKET UTILITY EASEMENT, CHEROKEE
COUNTY WATER AND SEWERAGE AUTHORITY SHALL MAINTAIN SEWER MAINS AND
LATERALS FROM BACK OF CURB TO BACK OF CURB. IN THE EVENT OF ZERO BUILDING
SETBACK ADJACENT TO A RIGHT-OF-WAY, COWSA WILL MAINTAIN SEWER MAINS AND
LATERALS FROM BACK OF CURB TO BACK OF CURB.
2. CLEAN OUT SHALL NOT BE LOCATED OUTSIDE OF THE RIGHT-OF-WAY OR
EASEMENT. NO STRUCTURE CAN BE WITHIN 5' (FIVE FEET) OF ANY SEWER CLEAN OUT.
INCLUDING, BUT NOT LIMITED TO ANY TYPE OF BUILDING, PORCHES, FOUNDATION,
STAIRS, SIGNS, FENCES, RETAINING WALL, OR OTHER TYPES OF WALL, ETC..

COWSA SEWER CLEAN OUT 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, THEN 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 TEN (10) FEET IN WIDTH AND NO LESS THAN FIVE (5)
FEET IN WIDTH ON EACH SIDE OF THE CENTERLINE OF THE
INFRASTRUCTURE, AS DEFINED, AND SHALL EXTEND FROM THE
RIGHT-OF-WAY TO A POINT THAT IS TEN (10) FEET BEYOND
THE CENTER OF THE TAP STRUCTURE.

CERTIFICATE OF CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY

CERTIFICATE OF CHEROKEE COUNTY WATER AND SEWER AUTHORITY "PURSUANT"
TO ALL REQUIREMENTS OF THE CHEROKEE COUNTY WATER AND SEWERAGE
AUTHORITY HAVING BEEN FULFILLED, THIS FINAL PLAT IS APPROVED FOR
RECORDING.

CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY DATE 12-18-17

CITY OF HOLLY SPRINGS 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.

FIRE MARSHAL DATE 12-15-17

WATER AND SEWER NOTES:

1. CONTACT THE CHEROKEE COUNTY WATER AND SEWER AUTHORITY INSPECTOR
PRIOR TO WATER METER AND SANITARY SEWER STUB OUT REVISIONS.
2. AS-BUILT SEWER AND WATER DRAWINGS TO BE SUBMITTED TO THE CHEROKEE
COUNTY WATER AND SEWER AUTHORITY PRIOR TO THE END OF THE ONE YEAR
MAINTENANCE PERIOD.

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

ZONING ADMINISTRATOR, DATE 12/18/2017

APPROVED BY PLANNING DEPARTMENT DATE 12/18/2017



SHEET		OF	
1		7	
DATE: 9/25/17			
SCALE: N/A			
FILE# FNLPOS			
JOB# G215068.LNR			
DRAWN BY WDC			
THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE, IN INK, OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.			
NO.		DATE	

FINAL SUBDIVISION PLAT FOR:
**GARDENS OF HARMONY
PHASE 5**
LOCATED IN
LAND LOT 318
15TH DISTRICT, 2ND SECTION
CITY OF HOLLY SPRINGS
CHEROKEE COUNTY, GEORGIA

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THIS BLOCK RESERVED FOR
THE CLERK OF THE SUPERIOR COURT

RIGHT OF WAY CALL TABLE

LINE	CHORD BEARING	CHORD	ARC	RADIUS
1	N88°50'34"W	28.79'		
2	N88°50'34"W	70.00'		
3	N88°50'34"W	70.00'		
4	N88°50'34"W	70.00'		
5	N88°50'34"W	70.00'		
6	N88°50'34"W	70.00'		
7	N88°50'34"W	64.22'		
8	N88°20'02"W	5.78'	5.78'	325.00'
9	N81°35'33"W	70.56'	70.70'	325.00'
10	N68°46'35"W	74.52'	74.69'	325.00'
11	N54°43'05"W	84.56'	84.80'	325.00'
12	N46°28'45"W	8.67'		
13	N87°44'55"W	26.78'	29.34'	20.00'
14	S50°13'04"W	81.87'		
15	S40°50'44"W	57.00'	57.25'	175.00'
16	S31°28'24"W	47.96'		
17	S31°28'24"W	6.99'		
18	S04°54'30"W	17.89'	18.55'	20.00'
19	S34°38'30"W	91.51'	108.08'	55.00'
20	N56°13'17"W	59.65'	63.05'	55.00'
21	N19°44'43"E	75.20'	82.80'	55.00'
22	N73°44'18"E	20.74'	20.86'	55.00'
23	N58°02'18"E	17.89'	18.55'	20.00'
24	N31°28'24"E	52.89'		
25	N31°28'24"E	2.06'		
26	N40°09'34"E	67.96'	68.22'	225.00'
27	N49°31'53"E	5.39'		
28	N50°13'04"E	84.33'		
29	N09°44'56"E	25.96'	28.25'	20.00'
30	N25°52'12"W	54.96'	55.03'	325.00'
31	N17°06'31"W	44.33'	44.37'	325.00'
32	N13°11'53"W	25.77'		
33	N13°11'53"W	70.00'		
34	N13°11'53"W	36.60'		
35	N10°14'56"W	33.44'	33.46'	325.00'
36	N01°41'34"W	63.51'	63.61'	325.00'
37	N09°42'25"E	65.61'	65.72'	325.00'
38	N21°12'38"E	64.68'	64.79'	325.00'
39	N32°37'54"E	64.68'	64.79'	325.00'
40	N44°03'11"E	64.68'	64.79'	325.00'
41	N55°06'12"E	60.49'	60.58'	325.00'
42	N60°26'36"E	5.48'		
43	N60°26'36"E	70.00'		
44	S60°26'36"W	70.00'		
45	S60°26'36"W	17.73'		
46	S51°38'39"W	84.13'	84.47'	275.00'
47	S31°41'06"W	106.45'	107.13'	275.00'
48	S09°22'31"W	106.36'	107.03'	275.00'
49	S07°29'11"E	54.74'	54.83'	275.00'
50	S13°11'53"E	39.23'		

51	S13°11'53"E	70.00'		
52	S13°11'53"E	23.14'		
53	S20°59'02"E	74.51'	74.74'	275.00'
54	S40°52'25"E	115.32'	116.18'	275.00'
55	S65°02'17"E	114.92'	115.78'	275.00'
56	S82°58'15"E	56.27'	56.37'	275.00'
57	S88°50'34"E	32.98'		
58	S88°50'34"E	70.00'		
59	S88°50'34"E	70.00'		
60	S88°50'34"E	70.00'		
61	S88°50'34"E	70.00'		
62	S88°50'34"E	70.00'		
63	S88°50'34"E	60.03'		
64	S01°09'26"W	50.00'		
65	N77°16'30"W	65.17'	65.28'	325.00'
66	N71°31'14"W	44.27'		
67	N71°31'14"W	70.00'		
68	N71°31'14"W	70.00'		
69	N71°31'14"W	20.80'		
70	S81°54'52"W	17.89'	18.55'	20.00'
71	S76°15'03"W	39.24'	40.13'	55.00'
72	N56°51'50"W	48.19'	49.89'	55.00'
73	N07°27'56"W	43.71'	44.95'	55.00'
74	N39°15'04"E	43.51'	44.74'	55.00'
75	N76°55'22"E	27.30'	27.59'	55.00'
76	N64°43'40"E	17.89'	18.55'	20.00'
77	N38°09'46"E	29.46'		
78	N38°09'46"E	71.00'		
79	N38°09'46"E	5.83'		
80	N11°35'52"E	17.89'	18.55'	20.00'
81	N16°53'10"E	58.05'	61.15'	55.00'
82	N77°04'22"E	52.21'	54.40'	55.00'
83	S53°57'53"E	38.76'	39.61'	55.00'
84	S11°12'12"E	41.44'	42.49'	55.00'
85	S51°06'38"W	70.97'	77.14'	55.00'
86	S64°43'40"W	17.89'	18.55'	20.00'
87	S38°09'46"W	3.34'		
88	S38°09'46"W	99.05'		
89	S16°40'44"E	32.70'	38.29'	20.00'
90	S71°31'14"E	83.88'		
91	S71°31'14"E	70.00'		
92	S71°31'14"E	47.31'		
93	S76°46'32"E	50.37'	50.45'	275.00'
94	S01°29'52"W	50.27'		

property via Harmony Lake Drive. Harmony Lake Drive shall be accessed via Hickory Road only.
27. No construction or regular traffic shall be allowed within the Hickory Cove subdivision.
28. HOA covenants shall contain a statement restricting access to Lake Sophia, located on the west side of Hickory Cove Subdivision, including restricting access to no closer than 50 feet surrounding the shoreline from the residents of "The Gardens of Harmony."

Section 1
This ordinance shall become effective August 17, 2015, 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 3 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 17th day of August, 2015, by the Mayor and City Council of the City of Holly Springs, Georgia.

CITY OF HOLLY SPRINGS

Thelma B. Dunning
Thelma B. Dunning, Mayor

Attest:
Kathleen N. Clark
(Seal)

CENTERLINE CALL TABLE

LINE	CHORD BEARING	CHORD	ARC	RADIUS
L1	N88°50'34"W	443.01'		
C1	N51°01'14"W	367.93'	396.08'	300.00'
L2	N13°11'53"W	132.37'		
C2	N23°37'21"E	359.59'	385.58'	300.00'
L3	N60°26'36"E	81.61'		
L4	S50°13'04"W	125.17'		
C3	S40°50'44"W	65.14'	65.43'	200.00'
L5	S31°28'24"W	114.95'		
C4	N77°02'46"W	57.78'	57.87'	300.00'
L6	N71°31'14"W	265.08'		
L7	N38°09'46"E	226.28'		



CERTIFICATE OF CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY
CERTIFICATE OF CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY "PURSUANT"
TO ALL REQUIREMENTS OF CHEROKEE COUNTY WATER AND SEWERAGE
AUTHORITY HAVING BEEN FULFILLED, THIS FINAL PLAT IS APPROVED FOR RECORDING.

12-18-17
CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY DATE

SHEET
3 OF
7

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

DATE: 9/25/17
SCALE: N/A
FILE# FNL005
JOB# G215068LNR
DRAWN BY WDC

NO. DATE DESCRIPTION
REVISIONS

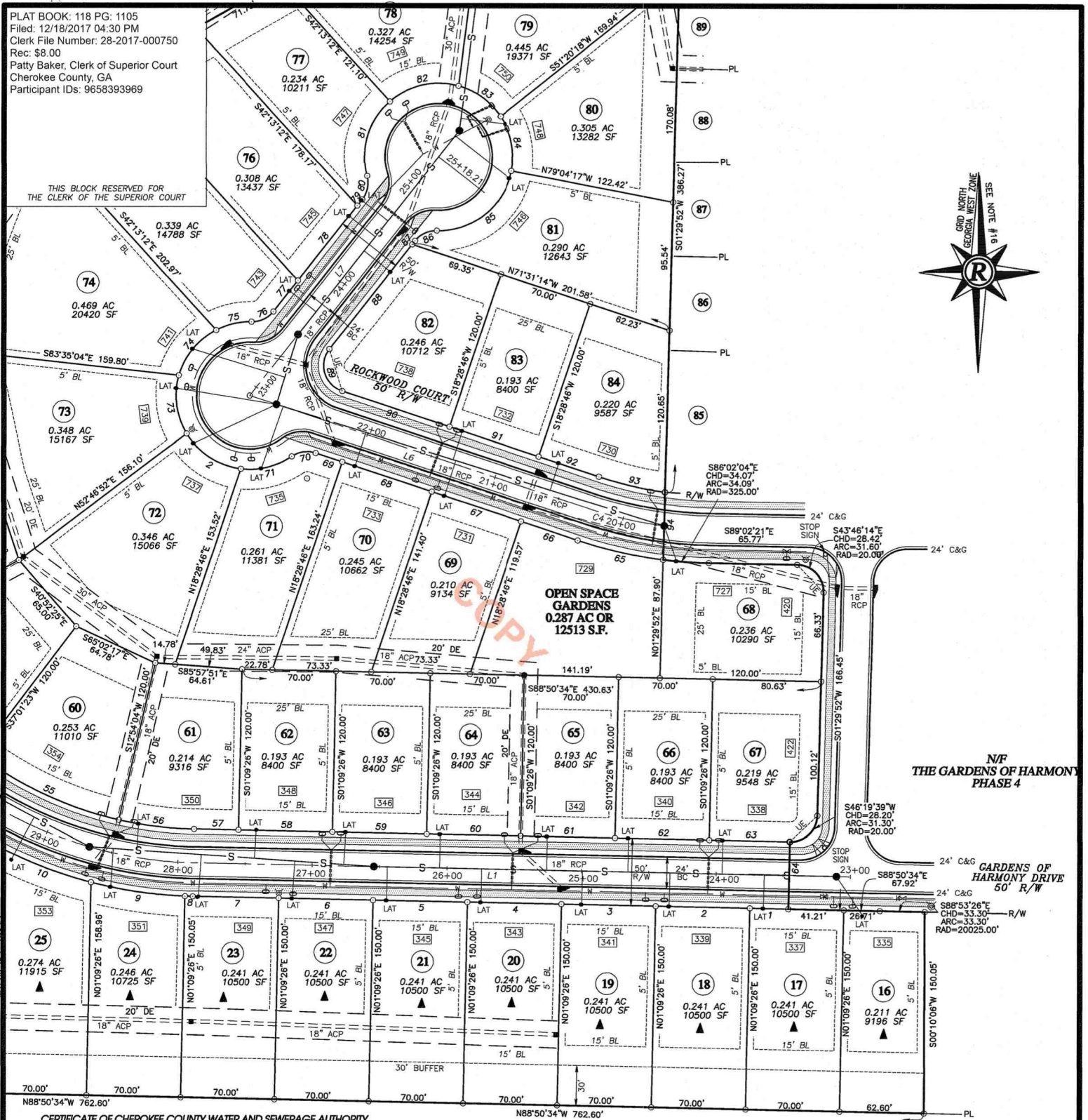
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LOCATED IN
LAND LOT 318
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PLAT BOOK: 118 PG: 1105
Filed: 12/18/2017 04:30 PM
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Rec: \$8.00
Patty Baker, Clerk of Superior Court
Cherokee County, GA
Participant IDs: 9658393969

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THE CLERK OF THE SUPERIOR COURT



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AUTHORITY HAVING BEEN FULFILLED, THIS FINAL PLAT IS APPROVED FOR RECORDING.

[Signature] 12-12-17
CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY DATE

N/F
MICHAEL J. MCELHENY AND GLORIA A. MCELHENY
DB 1179, PG 111
TAX ID #15N26 013

- ▲ LOTS ADJACENT TO TREE SAVE AREA
- * LOTS ADJACENT TO FLOOD PLAIN - MFFE 946.00'
- ◆ LOT CONTAINS WETLAND AREAS



SHEET 4 OF 7
DATE: 9/25/17
SCALE: 1" = 50'
FILE# FNLPO5
JOB# 0215068.LNR
DRAWN BY WDC

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

NO.	DATE	DESCRIPTION

FINAL SUBDIVISION PLAT FOR
**GARDENS OF HARMONY
PHASE 5**

LOCATED IN
LAND LOT 318
15TH DISTRICT, 2ND SECTION
CITY OF HOLLY SPRINGS
CHEROKEE COUNTY, GEORGIA

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CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY DATE

▲ LOTS ADJACENT TO TREE SAVE AREA
 * LOTS ADJACENT TO FLOOD PLAIN - MFFE 946.00'
 ▲ LOT CONTAINS WETLAND AREAS



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THE CLERK OF THE SUPERIOR COURT



N/F
THE GARDENS OF HARMONY
PHASE 4

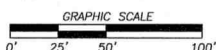
N/F
THE GARDENS OF HARMONY
PHASE 4



SHEET	OF
5	7

DATE: 9/25/17
SCALE: 1" = 50'
FILE# FNLP05
JOB# G215068.LNR
DRAWN BY WDC

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



NO.	DATE	DESCRIPTION
REVISIONS		

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GARDENS OF HARMONY
PHASE 5

LOCATED IN
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THIS BLOCK RESERVED FOR
 THE CLERK OF THE SUPERIOR COURT

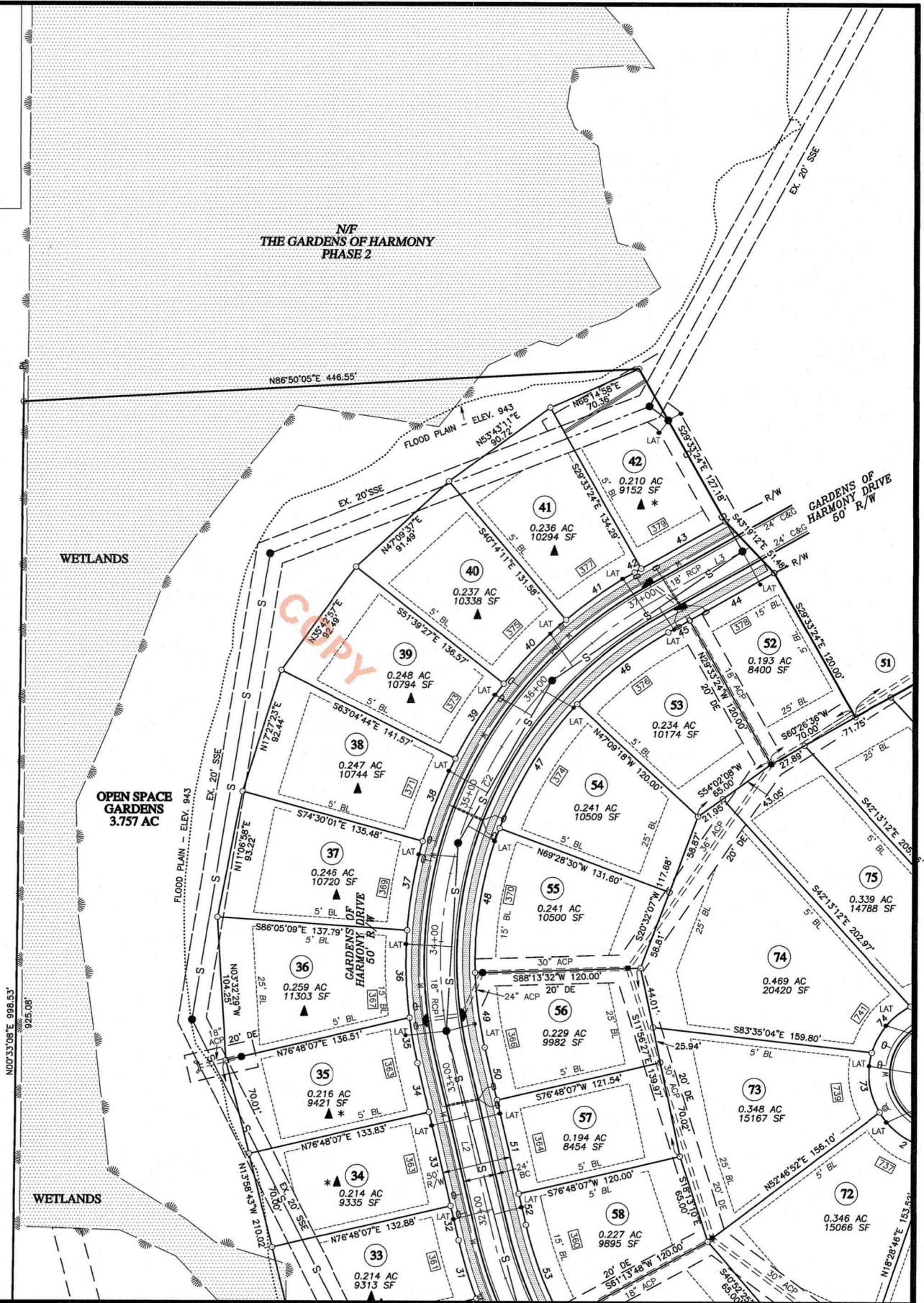


N/P
 HARMONY ON THE LAKES AT HOLLY SPRINGS
 COMMUNITY ASSOCIATION, INC.
 DB 8460, PG 376
 TAX ID #15N20 560B & 15N20 560E

CERTIFICATE OF CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY
 TO ALL REQUIREMENTS OF THE CHEROKEE COUNTY WATER AND SEWERAGE
 AUTHORITY HAVING BEEN FULFILLED, THIS FINAL PLAT IS APPROVED FOR RECORDING.

CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY
 DATE 12-12-17

- ▲ LOT'S ADJACENT TO TREE SAVE AREA
- * LOT'S ADJACENT TO FLOOD PLAIN - MFE 946.00'
- ◆ LOT CONTAINS WETLAND AREAS



SHEET 6 OF 7
 DATE: 9/25/17
 SCALE: 1" = 50'
 FILE# FNL005
 JOB# G215068.LNR
 DRAWN BY WDC

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

NO.	DATE	DESCRIPTION

FINAL SUBDIVISION PLAT FOR:
**GARDENS OF HARMONY
 PHASE 5**
 LOCATED IN
 LAND LOT 318
 CITY OF HOLLY SPRINGS
 15TH DISTRICT, 2ND SECTION
 CHEROKEE COUNTY, GEORGIA

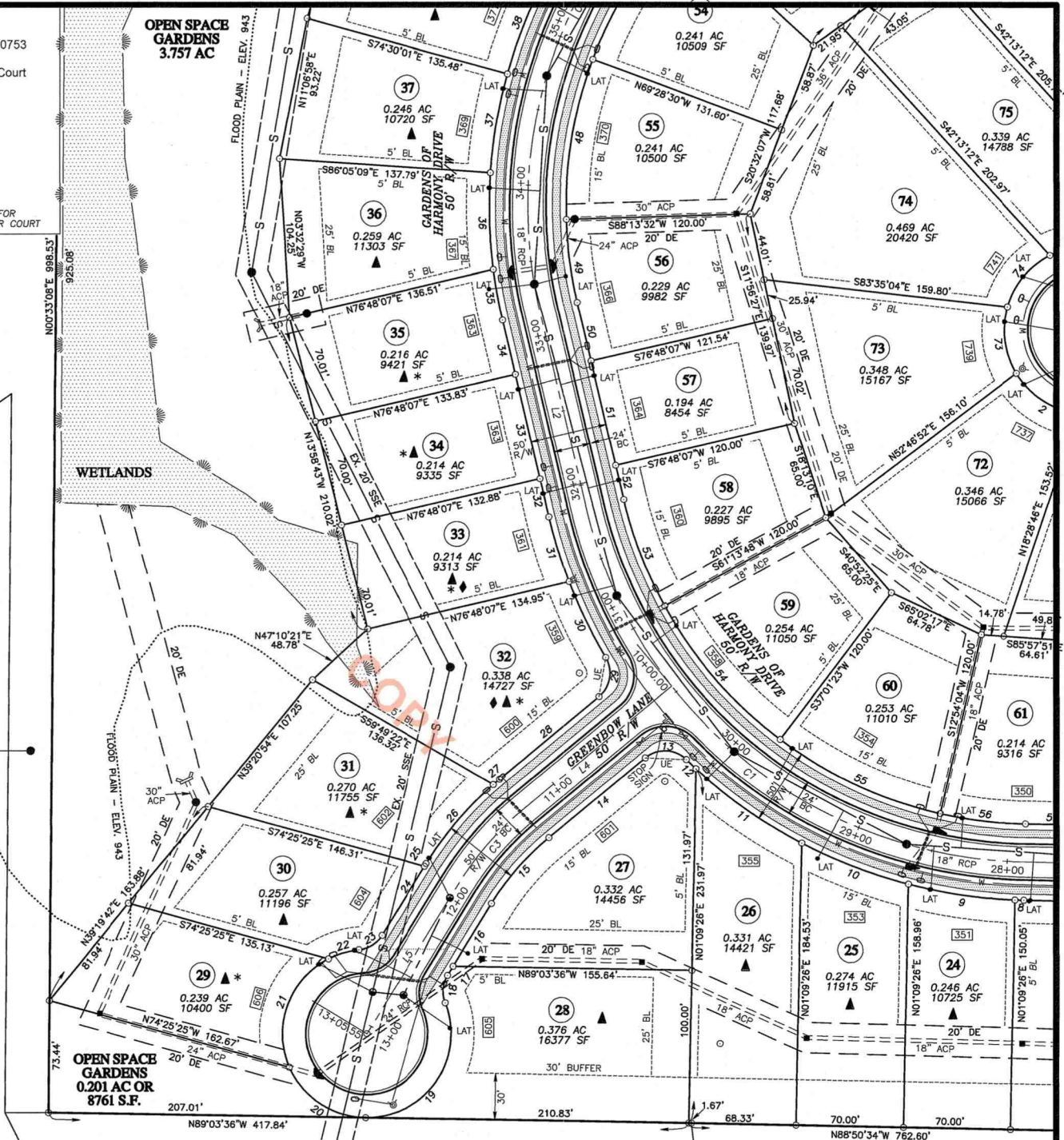
**Rochester
 & Associates, Inc.**
 425 Oak Street N.W. • Gainesville, Georgia 30501
 (770)718.0600 (770)718.9090 Fax • www.rochester-assoc.com

PLAT BOOK: 118 PG: 1108
 Filed: 12/18/2017 04:30 PM
 Clerk File Number: 28-2017-000753
 Rec: \$8.00
 Patty Baker, Clerk of Superior Court
 Cherokee County, GA
 Participant IDs: 9658393969

THIS BLOCK RESERVED FOR
 THE CLERK OF THE SUPERIOR COURT



N/F
 HARMONY ON THE LAKES AT HOLLY SPRINGS
 COMMUNITY ASSOCIATION, INC
 DB 8460, PG 376
 TAX ID #15N20 560B & 15N20 560E



N/F
 JIMMY LEON MOONEY
 DB 4415, PG 126
 TAX ID #15N26 014B

CERTIFICATE OF CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY
 CERTIFICATE OF CHEROKEE COUNTY WATER AND SEWER AUTHORITY "PURSUANT"
 TO ALL REQUIREMENTS OF THE CHEROKEE COUNTY WATER AND SEWERAGE
 AUTHORITY HAVING BEEN FULFILLED, THIS FINAL PLAT IS APPROVED FOR RECORDING.

[Signature] 12-18-17
 CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY DATE

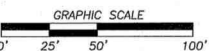
♦ LOT CONTAINS WETLAND AREAS
 ♦ LOTS ADJACENT TO TREE SAVE AREA
 * LOTS ADJACENT TO FLOOD PLAIN - MFFE 946.00'



SHEET 7 OF 7

DATE: 9/25/17
 SCALE: 1" = 50'
 FILE# FNLPOS
 JOB# G215068.LNR
 DRAWN BY WDC

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



NO.	DATE	DESCRIPTION

FINAL SUBDIVISION PLAT FOR:
**GARDENS OF HARMONY
 PHASE 5**

LOCATED IN
 LAND LOT 318
 15TH DISTRICT, 2ND SECTION
 CITY OF HOLLY SPRINGS
 CHEROKEE COUNTY, GEORGIA

**Rochester
 & Associates, Inc.**

425 Oak Street N.W. • Gainesville, Georgia 30501
 (770)718.0600 (770)718.9090 Fax • www.rochester-assoc.com

Plot
Recorded 11/19/2021 8:32 AM
Patty Baker
Clerk of Superior Court
Cherokee County, GA
Book 119 Page 1766
Participant IDs: 9822841399

CLERK OF THE SUPERIOR COURT
RECORDING INFORMATION

ABBREVIATIONS LEGEND

ABBR.	DEFINITION
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
A.E.	ACCESS EASEMENT
W.L.E.	WATER LINE EASEMENT
F.M.E.	FORCE MAIN EASEMENT

STRUCTURES LEGEND

	HEADWALL GDOT 1000-B HW
	FLARED END SECTION GDOT STD 1125 FES
	SINGLE-MING CATCH BASIN GDOT STD 1033-D SMCB
	DOUBLE-MING CATCH BASIN GDOT STD 1034-D DMCB
	MAN INLET/DGS GDOT STD 1019-A
	JUNCTION BOX GDOT STD 1011-A JB
	GRADED DROP INLET GDOT STD 1019-A
	FIRE HYDRANT

NOTE: ALL STORM DRAINAGE ARE BITUMINUS
COATED OR TYPE II ALUMINIZED CORRUGATED
METAL PIPE (CMP) UNLESS OTHERWISE NOTED.

PROPERTY CORNER LEGEND

	RBS - REINFORCING BAR SET
	RBF - REINFORCING BAR FOUND
	CTF - CRIMP TOP PIPE FOUND
	OTF - OPEN TOP PIPE FOUND
	RWM - RIGHT-OF-WAY MONUMENT

NOTE:
#4 REBAR SET ON ALL PROPERTY
CORNERS UNLESS OTHERWISE NOTED.

LINE #	BEARING	DISTANCE
L1	S173°26'E	2.38'
L2	N11°28'40"E	4.06'
L3	S86°49'40"E	6.36'
L4	N86°49'40"W	3.13'
L5	N86°49'40"W	6.36'
L6	N11°28'40"E	0.93'
L7	N11°30'32"E	15.63'
L8	N88°30'46"W	2.32'
L9	S74°37'54"E	14.50'

GPS NOTES:
1.) HORIZONTAL DATUM IS NAD 83
VERTICAL DATUM IS NAVD 88

2.) THE NORTHING, EASTING, AND
ELEVATION OF THE STARTING POINTS FOR
THIS SURVEY WERE OBTAINED UTILIZING A
TRIMBLE 5800 GPS RECEIVER WITH A
TRIMBLE 17522 DATA COLLECTION
RECEIVING ANTENNA CONNECTED TO A CELL
PHONE FROM THE GPS SOLUTIONS REAL
TIME NETWORK. THE TECHNIQUE USED
WAS RTK CORRECTED MEASUREMENTS
FROM THE TRIMBLE VRS REAL TIME
NETWORK OPERATED BY GPS SOLUTIONS,
INC. THE RELATIVE POSTING AND
ACCURACY OBTAINED ON THE POINTS
UTILIZED IN THIS SURVEY WERE 0.04 FT.
HORIZONTAL AND 0.02 FT. VERTICAL, AT
THE 95% CONFIDENCE LEVEL.

C/A	CURVE TABLE
①	$\Delta = 176251"$ $R = 100.00'$ $L = 126.53'$ $T = 38.84'$
②	$\Delta = 176251"$ $R = 100.00'$ $L = 126.53'$ $T = 38.84'$
③	$\Delta = 176251"$ $R = 100.00'$ $L = 126.53'$ $T = 38.84'$
④	$\Delta = 176251"$ $R = 100.00'$ $L = 126.53'$ $T = 38.84'$
⑤	$\Delta = 176251"$ $R = 100.00'$ $L = 126.53'$ $T = 38.84'$

CURVE TABLE

CURVE #	BEARING	DISTANCE	RADIUS	ARC
C1	S83°25'41"E	58.22	75.00	57.62
C2	S16°19'15"E	38.07	75.00	38.50
C3	S12°20'20"E	1.68	305.00	1.68
C4	S15°10'10"E	38.11	325.00	38.15
C5	S10°27'25"E	26.95	325.00	26.96
C6	S17°22'14"E	18.01	125.00	18.03
C7	S28°19'05"E	30.88	125.00	30.96
C8	S45°10'03"E	41.92	125.00	42.12
C9	S62°39'38"E	33.23	125.00	33.33
C10	S78°07'47"E	33.20	125.00	33.29
C11	S87°19'03"E	6.79	125.00	6.79
C12	N88°14'20"E	12.59	125.00	12.59
C13	N10°47'47"E	33.23	125.00	33.33
C14	N62°39'10"E	33.23	125.00	33.33
C15	N47°08'19"E	33.23	125.00	33.33
C16	N40°19'13"E	33.23	125.00	33.33
C17	N62°39'10"E	33.23	125.00	33.33
C18	N62°39'10"E	33.23	125.00	33.33
C19	N10°47'47"E	35.51	975.00	36.51
C20	N52°19'30"E	28.78	220.00	31.37
C21	S37°40'30"E	33.28	220.00	37.75
C22	S11°20'10"W	3.91	1025.00	3.91
C23	S10°09'27"W	39.42	1025.00	39.43
C24	S83°41'11"E	5.75	1025.00	5.75
C25	S45°25'38"W	87.52	75.00	83.44
C26	S85°37'20"W	14.38	75.00	14.41
C27	N85°25'31"W	8.01	75.00	8.02
C28	N47°29'33"W	84.95	75.00	80.30
C29	N11°19'44"W	16.04	275.00	16.04
C30	N52°38'31"W	40.11	275.00	40.15
C31	N15°15'31"W	0.33	275.00	0.33
C32	N10°19'52"W	39.57	125.00	39.74
C33	N47°26'18"W	117.37	125.00	122.17
C34	S14°11'08"W	187.95	5920.59	187.95
C35	S12°32'34"W	65.79	5920.59	65.79
C36	S12°36'54"W	40.01	5920.59	40.01
C37	S12°33'42"W	40.01	5920.59	40.01
C38	S12°10'31"W	40.00	5920.59	40.00
C39	S11°47'18"W	40.00	5920.59	40.00
C40	S11°25'08"W	36.65	5920.59	36.65
C41	S11°03'09"W	39.10	5920.59	39.10
C42	S10°40'12"W	40.02	5920.59	40.02
C43	S10°17'00"W	40.01	5920.59	40.01
C44	S9°53'49"W	40.01	5920.59	40.01
C45	S9°29'42"W	43.15	5920.59	43.15
C46	S9°10'10"W	58.73	5920.59	58.73
C47	S8°35'41"W	25.79	5920.59	25.78
C48	S7°53'37"W	118.14	5920.59	118.14

THE HYDRANT NOTE

WHERE REQUIRED, WHEN A PORTION OF THE FACILITY OR BUILDING HEREINAFTER CONSTRUCTED OR MOVED INTO
OR WITHIN THE JURISDICTION IS MORE THAN 500 FEET (152 M) FROM A FIRE APPARATUS ACCESS POINT,
AS REQUIRED BY AN APPROVED RULE, AROUND THE ELEVATION OF THE FACILITY OR BUILDING, ON-SITE FIRE
HYDRANT AND MAINS SHALL BE PROVIDED WHERE REQUIRED BY THE LOCAL FIRE DEPT AND/OR FIRE CODE OFFICIAL
OF THE RESPONDING FIRE DEPARTMENT OR AGENCY.

EXEMPTIONS

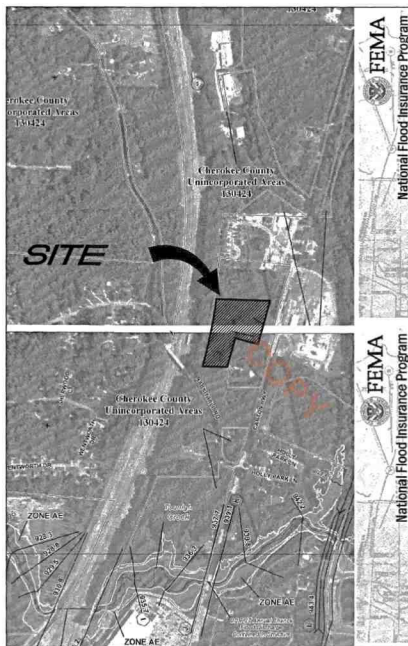
1. FOR GROUP A-3 AND GROUP U OCCUPANCIES, THE DISTANCE REQUIREMENT SHALL BE 600 FEET (183 M).
2. FOR BUILDINGS EQUIPPED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM INSTALLED IN
ACCORDANCE WITH 90.3.1.1.2, OR 90.3.1.1.2.2, THE DISTANCE REQUIREMENT SHALL BE 600 FEET (183 M).
3. THE 95% CONFIDENCE LEVEL.

BENCHMARK: TOP OF FIRE HYDRANT
ELEV = 1012.91'
IN FRONT OF LOT 17
COMMUNITY NUMBER 1
SOUTHERN R/W OF
KNOWLES PLACE

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL PHOTOGRAPHIC AND ELECTRONIC DISTANCE
MEASUREMENT (EDM) SYSTEM. THE PLAT IS PREPARED TO F.E.M.A. (F.I.A.)
COMMUNITY NUMBER 1
SOUTHERN R/W OF
KNOWLES PLACE
DATED SEPTEMBER 28, 2008

CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY NOTES

- CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY SHALL MAINTAIN THE SEWER MAINS AND
SEWER LATERALS TO THE COUNTY, CITY OR STATE RIGHT-OF-WAY OR THE EDGE OF AN
EASEMENT DEDICATED TO CONVEYANCE. IF SEWER MAIN IS LOCATED WITHIN A PRIVATE EASEMENT
OR BLANKET EASEMENT, CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY SHALL
MAINTAIN SEWER MAINS AND LATERALS FROM BACK OF CURB TO BACK OF CURB IN THE EVENT
2. BUILDING SETBACK ADJACENT TO A RIGHT-OF-WAY, CROWN WILL MAINTAIN SEWER MAIN AND
LATERALS FROM BACK OF CURB TO BACK OF CURB.
3. CLEAN OUT SHALL NOT BE LOCATED OUTSIDE OF THE RIGHT-OF-WAY OR EASEMENT; NO
STRUCTURE CAN BE WITHIN 5' (FIVE FEET) OF ANY SEWER CLEANOUT, INCLUDING, BUT NOT
LIMITED TO ANY TYPE OF BUILDING, PORCHES, FOUNDATIONS, STAIRS, SINKS, FENCES, RETAINING
WALL, OR OTHER TYPE OF WALL, ETC.



FEMA FLOOD MAP

~ SITE DATA ~

TOTAL AREA = 9.82 ACRES
TOTAL LOT AREA = 5.08 ACRES
TOTAL ROAD R/W AREA = 1.62 ACRES
PROVIDED OPEN SPACE AREA = 3.23 ACRES (32.53% OF TOTAL AREA)
REQUIRED OPEN SPACE = 13.5% (1.34 ACRES) (WITH 10% ADMINISTRATIVE VARIANCE)
ZONING INFO = GC MxD-1
MA-11-2016 (SEE SHEET 2 OF 3 FOR RECORD DOCUMENTS)
LAND USE = SINGLE FAMILY DETACHED
TOTAL NUMBER OF LOTS = 49 LOTS
GROSS DENSITY = 49 UNITS/9.82 ACRES = 4.99 UNITS PER ACRE
MINIMUM LOT SIZE = 3,700 S.F.
MINIMUM BUILDING SIZE = 1,500 S.F. (HEATED)
MAXIMUM BUILDING HEIGHT = 45'
MINIMUM LOT WIDTH = 40' (AT FRONT SETBACK)
FRONT SETBACK = 15'
REAR SETBACK = 20'
SIDE SETBACK = 0' (5' MINIMUM BUILDING SEPARATION)
STREET SIDE SETBACK = 15'

TABLE OF STREET DEDICATION

KNOWLES PLACE	240 L.F.
CHAPEL CREST LANE	1,199 L.F.

OWNER:
TAYLOR MORRISON
4400 NORTH POINT PARKWAY, SUITE 295
ALPHARETTA, GA 30022

24 HR. PHONE & EMERGENCY CONTACT:
BRIAN TAYLOR
PHONE: (770) 741-0268

NOTES

- THIS SUBDIVISION IS SUBJECT TO PROTECTIVE COVENANTS RECORDED IN DEED BOOK 1488, PAGE
38, CHEROKEE COUNTY RECORDS.
- BUILDER ON EACH LOT SHALL PROVIDE EROSION AND SEDIMENT CONTROL MEASURES TO PREVENT
SOIL EROSION FROM EXCEEDING ANY ADJACENT LOT OR PUBLIC ROADWAY.
- ALL LOTS ARE TO HAVE A RESERVE STRIP FOR DRAINAGE CONTROL, 5' EITHER SIDE OF SIZE
LOT OR 10' EITHER SIDE OF SEAM PROPERTY LINES AND 20' EITHER SIDE OF SEAM PROPERTY LINES (SEAM
PROPERTY LINES).
- FINAL GRADING OF LOTS IS NOT TO ALTER NATURAL DRAINAGE PATTERNS, FLOW SHALL ENTER AND
EXIT SITE AS EXISTING CONDITIONS UNLESS WRITTEN APPROVAL IS OBTAINED FROM LOT OWNER
AND ALL DOWNSTREAM AFFECTED PROPERTIES.
- NO A REBAR HAS BEEN SET AT ALL PROPERTY CORNERS.
- ALL WATER AND SANITARY SEWER EASEMENTS ARE TO BE DEDICATED TO THE CHEROKEE COUNTY
WATER AND SEWERAGE AUTHORITY.
- SEWERAGE SHALL BE FUTURE AND ARE TO BE CONSTRUCTED IN LOCATIONS AS SHOWN BY
INDIVIDUAL HOME BUILDERS WITH THE EXCEPTION OF IN FRONT OF COMMON AREAS. SEWERAGE
SHALL BE CONSTRUCTED 8" FEET MINIMUM AND SHALL BE 1" FEET FROM THE BACK OF CURB
REGISTERED LAND SURVEYOR CERTIFIES THAT ALL STORM DRAINAGE STRUCTURES, PIPE SIZES,
TYPES AND LOCATIONS ARE FIELD VERIFIED. THE AS-BUILT CONDITION OF THE STORM DRAINAGE
SYSTEM WILL FUNCTION AS DESIGNED IN THE APPROVED CONSTRUCTION DRAWINGS.
- THE OPEN CHANNEL DRAINAGE EASEMENTS (D.E.) SHOWN ARE NOT TO BE CONSTRUCTED AS
EXACTING IN LOCATION. THESE EASEMENTS ARE INTENDED TO PROVIDE AN AREA FOR THE FREE
CONVEYANCE OF STORMWATER RUNOFF BETWEEN DRAINAGE STRUCTURES ON THE PROPERTY OR
BETWEEN DRAINAGE STRUCTURES AND THE EXISTING PROPERTY LINE. THE LOCATIONS SHOWN
ARE INTENDED LOCATIONS BUT ARE CONTINGENT UPON FINAL GRADING AND LANDSCAPING OF THE
INDIVIDUAL LOTS.
- EASEMENTS FOR THE DRAINAGE SYSTEM OR DRAINAGE EASEMENTS OFF OF THE COUNTY
RIGHT-OF-WAY SHALL BE CLEARLY DEFINED ON THE FINAL PLAT. THE PROPERTY OWNER WILL BE
REQUIRED TO KEEP THE EASEMENT FREE FROM 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 THE PRIOR WRITTEN APPROVAL FROM THE CHEROKEE COUNTY
ENGINEERING DEPARTMENT. NO STRUCTURE EXCEPT DRAINAGE SHALL BE CONSTRUCTED OR
ERECTED IN AN EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CHEROKEE COUNTY
ENGINEERING DEPARTMENT.
- THERE ARE NO STREAMS WITHIN THE BOUNDARIES OF THIS SUBDIVISION AS SHOWN.
- NO FENCE, WALL, STRUCTURE, OBSTRUCTION OR OTHER OBSTRUCTION TO VIEW FROM HEIGHTS OF
THREE FEET AND FIFTEEN FEET SHALL BE PERMITTED WITHIN TWENTY-FIVE (25) FEET OF THE
INTERSECTION OF THE RIGHT-OF-WAY OF ANY HIGHWAY OR ROADWAY.
- APPROVAL OF THESE PLANS DOES NOT CONSTITUTE APPROVAL BY THE CITY OF HOLLY
SPRINGS OF ANY LAND DISTURBING ACTIVITIES PRIOR TO CONDUCTING ANY LAND
DISTURBING ACTIVITIES. THE PROPERTY OWNER TO CONTACT THE APPROPRIATE REGULATORY AGENCY FOR APPROVAL
OF ANY LAND THAT IS DISTURBED.
- APPROVAL OF THESE PLANS DOES NOT CONSTITUTE APPROVAL BY THE CITY OF HOLLY SPRINGS
OF ANY LAND DISTURBING ACTIVITIES PRIOR TO CONDUCTING ANY LAND DISTURBING ACTIVITIES. THE
PROPERTY OWNER TO CONTACT THE APPROPRIATE REGULATORY AGENCY FOR APPROVAL OF ANY LAND
THAT IS DISTURBED.
- STREAMS, WETLANDS AND VEGETATED STREAM BUFFERS AS DEPICTED ON THIS PLAT ARE UNDER
THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND THE CHEROKEE COUNTY 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.
- IRRIGATION SPRINKLERS ARE NOT ALLOWED IN THE RIGHT OF WAY.
- DETENTION FOR THIS SUBDIVISION IS PROVIDED IN THE STORMWATER POND.
- THE SHORT DISTANCE MEETS OR EXCEEDS CITY OF HOLLY SPRINGS REQUIREMENTS.
- INDICATES LOTS CONTAINING OR ADJACENT TO TREE SAVE AREAS THAT SHALL BE PROTECTED
AS INDICATED ON THE TREE PROTECTION PLAN.
- INDICATES LOTS CONTAINING WETLANDS AS PER APPROVED CONSTRUCTION PLANS.
- THE SHORT DISTANCE MEETS OR EXCEEDS CITY OF HOLLY SPRINGS REQUIREMENTS.
- MINIMUM FLOOR ELEVATIONS (MFE) INCLUDING BASEMENTS, SHALL BE NO LESS THAN ONE (1)
FOOT ABOVE THE 100 YEAR FLOOD ELEVATION OF THE LOW POINT IN THE ROAD WIDENING IS
GREATER.
- ALL UTILITIES ARE TO BE UNDERGROUND.
- FENCES A MINIMUM OF FIVE FEET (5') IN HEIGHT WITH A MINIMUM OF A TEN FOOT (10') WIDE
POND BEHIND. THE WATER QUALITY SHALL BE A MINIMUM OF ONE (1) FOOT CHERRY
A VERTICAL SLOPE OF GREATER THAN THREE FEET (3') HORIZONTAL TO ONE FOOT (1') VERTICAL
OR GREATER, AND PER THE WATER QUALITY DEPTH IS GREATER THAN FOUR FEET (4'), IF THE
POND BEHIND. THE WATER QUALITY SHALL BE A MINIMUM OF ONE (1) FOOT CHERRY, TO ONE
FOOT (1') VERTICAL OR GREATER, THEN FENCING WILL NOT BE REQUIRED.
- INDICATES LOTS THAT ARE ADJACENT TO A 100-YEAR FLOODPLAIN OR CHEROKEE
FUTURE CONDITIONS FLOODPLAIN REQUIRE AN ELEVATION CERTIFICATE INDICATING THAT THE
PROPOSED FLOOR ELEVATION OF THE STRUCTURE IS A MINIMUM OF ONE (1) FOOT CHERRY
FUTURE CONDITIONS FLOODPLAIN OR ARE THREE (3) FEET ABOVE THE 100-YEAR FLOOD
ELEVATION. SAID ELEVATION CERTIFICATE MUST BE PROVIDED TO THE BUILDING DEPARTMENT.
NO UNDERGROUND STORMWATER STORAGE IS BEING PROVIDED FOR THIS DEVELOPMENT. IN THE
EVENT THAT UNDERGROUND STORMWATER STORAGE IS PROVIDED FOR THIS DEVELOPMENT, THE
MAINTENANCE OF UNDERGROUND DETENTION FACILITIES IS THE RESPONSIBILITY OF THE OWNER.
THE OWNER SHALL ACCESS TO PERFORM ANNUAL INSPECTIONS AND PROVIDE ANY NECESSARY
MAINTENANCE.
- FINAL GRADING OF LOTS IS NOT TO ALTER NATURAL DRAINAGE PATTERNS, FLOW SHALL ENTER AND
EXIT SITE AS EXISTING CONDITIONS UNLESS WRITTEN APPROVAL IS OBTAINED FROM LOT OWNER
AND ALL DOWNSTREAM AFFECTED PROPERTIES.
- PER SECTION 90.3.1.2 OF THE 2015 INTERNATIONAL RESIDENTIAL CODE, THE ENTIRE LOT SHALL BE
GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL
A MINIMUM OF 8 INCHES WITHIN THE FIRST 10 FEET. WHERE LOT LINED OR OTHER PROPERTY
BARRIERS PROHIBIT 8 INCHES OF FALL WITHIN 10 FEET, THE FINAL GRADE SHALL SLOPE AWAY
FROM THE FOUNDATION AT A MINIMUM SLOPE OF 5 PERCENT AND THE WATER SHALL BE DIRECTION
TO DRAIN OR SWALES TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. SWALES SHALL BE A
MINIMUM OF 2 PERCENT.
- THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR THE MAINTENANCE OF ALL STORMWATER
MANAGEMENT DEVICES.
- ALL LOTS MEET THE MINIMUM LOT WIDTH
- NO PLANTING IN RIGHT OF WAY
- ALL COMMON AREAS, OPEN SPACES, ADJACENCIES, SIGN, FENCE AND LANDSCAPE MAINTENANCE
EASEMENTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- THE CITY OF HOLLY SPRINGS SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF ANY PIPES,
DRAINAGE DETENTION POND, WATER QUALITY STRUCTURES OR OTHER STRUCTURES LOCATED
WITHIN ANY DRAINAGE EASEMENT OUTSIDE THE RIGHT-OF-WAY.

DRAINAGE EASEMENT NOTE

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
FUNCTIONS 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.



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 'TYPICAL' 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.

Dorely Huthers
DONALDY HUTHERS, GEORGIA R.L.S. 2011
DATE 10/28/2021



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

11-18-21
DATE
ZONING ADMINISTRATOR

CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY CERTIFICATION
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED AND APPROVED AS TO
COMPLIANCE WITH THE STANDARD ENGINEERING CODE AND CHEROKEE COUNTY
APPROVED
By Dorely Huthers at 12:39 pm, Nov 04, 2021
DATE

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

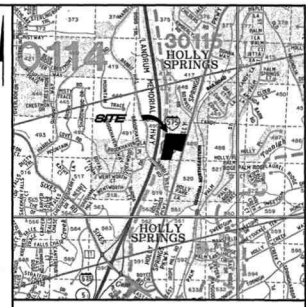
PROFESSIONAL ENGINEER
Dorely Huthers
DATE 10/28/21

DETENTION POND CERTIFICATION
THE DETENTION POND PROVIDED REQUIRES STORAGE AND OUTFLOW RATES ARE
BASED UPON THE APPROVED CONSTRUCTION PLANS AND HYDROLOGICAL STUDY.
MODIFICATION TO THESE DETENTION AREAS SHALL REQUIRE A REVISED HYDROLOGICAL STUDY.

PROFESSIONAL ENGINEER
Dorely Huthers
DATE 10/28/21

CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY CERTIFICATION
CERTIFICATE OF CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY 'THURSDAY' TO ALL
REQUIREMENTS OF THE CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY HAVING BEEN
FULFILLED, THIS FINAL PLAT IS APPROVED FOR RECORDING.

10-29-2021
DATE
CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY



CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY CERTIFICATION

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 'TYPICAL' 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.

Dorely Huthers
DONALDY HUTHERS, GEORGIA R.L.S. 2011
DATE 10/28/2021

PROFESSIONAL ENGINEER
Dorely Huthers
DATE 10/28/21

CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY CERTIFICATION
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED AND APPROVED AS TO
COMPLIANCE WITH THE STANDARD ENGINEERING CODE AND CHEROKEE COUNTY
APPROVED
By Dorely Huthers at 12:39 pm, Nov 04, 2021
DATE

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

PROFESSIONAL ENGINEER
Dorely Huthers
DATE 10/28/21

DETENTION POND CERTIFICATION
THE DETENTION POND PROVIDED REQUIRES STORAGE AND OUTFLOW RATES ARE
BASED UPON THE APPROVED CONSTRUCTION PLANS AND HYDROLOGICAL STUDY.
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PROFESSIONAL ENGINEER
Dorely Huthers
DATE 10/28/21

CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY CERTIFICATION
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10-29-2021
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PROFESSIONAL ENGINEER
Dorely Huthers
DATE 10/28/21

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10-29-2021
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PROFESSIONAL ENGINEER
Dorely Huthers
DATE 10/28/21

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PROFESSIONAL ENGINEER
Dorely Huthers
DATE 10/28/21

CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY CERTIFICATION
CERTIFICATE OF CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY 'THURSDAY' TO ALL
REQUIREMENTS OF THE CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY HAVING BEEN
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10-29-2021
DATE
CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY

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APPROVED
By Dorely Huthers at 12:39 pm, Nov 04, 2021
DATE

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Dorely Huthers
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Dorely Huthers
DATE 10/28/21

CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY CERTIFICATION
CERTIFICATE OF CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY 'THURSDAY' TO ALL
REQUIREMENTS OF THE CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY HAVING BEEN
FULFILLED, THIS FINAL PLAT IS APPROVED FOR RECORDING.

10-29

Plat
Recorded 11/19/2021 8:32 AM
Patty Baker
Clerk of Superior Court
Cherokee County, GA
Book 119 Page 1767
Participant ID: 9822841399

CLERK OF THE SUPERIOR COURT
RECORDING INFORMATION

ZONING DETAILS

REZONING ORDINANCE

An ordinance to approve an application for rezoning in the City of Holly Springs, Georgia, concerning 9.93+- acres, identified as tax parcel 012C of tax lot 15N15, Land Lot 489 and 490 of the 15th District of Cherokee County, from GC, General Commercial to GC, General Commercial and MXD-1, Mixed Use, and

WHEREAS, an application was properly submitted to the City of Holly Springs Planning and Zoning Commission by Stonehill Development Group, LLC, requesting rezoning in the City of Holly Springs, Georgia, concerning 9.93+- acres, identified as tax parcel 012C of tax lot 15N15, Land Lot 489 and 490 of the 15th District of Cherokee County, from GC, General Commercial to GC, General Commercial and MXD-1, Mixed Use, 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 9.93+- acres, identified as tax parcel 012C of tax lot 15N15, Land Lot 489 and 490 of the 15th District of Cherokee County, is hereby rezoned from GC, General Commercial to GC, General Commercial and MXD-1, Mixed Use, and

Section 2

The approval of this application for rezoning has the following stipulations attached:

1. Owner/developer shall establish a mandatory homeowner's association for the residential portion of 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 Community Development Director and the City Arborist regarding open space, recreation areas, and landscaping.
3. Architectural styling of all residential 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 combination material, such as Hardi plank, one of which to be brick or stone. Sides and rear shall not be constructed of vinyl siding.
4. Garages shall be located a minimum of 18 feet from the back edge of the sidewalk.
5. Lighting shall be environmentally sensitive, with developer making every effort to ensure the lighting is as unobtrusive as possible.
6. Density will be limited to a maximum density of 4.5 units per acre. All units shall be of a free single nature.

Page 1 of 3

MA-11-2016

7. Residential structures shall be limited to single-family detached structures with a minimum heated square footage of 1,500 square feet, however, no more than 10% of the total lot count shall be permitted to be a minimum of 1,200 square feet or greater.
8. As required by the Cherokee County School District, the developer shall provide a mitigation fee of \$1132 per lot, to be submitted prior to the issuance of each building permit.
9. Improvements to Holly Springs Parkway shall be provided as per determination and recommendation of the City Engineer.
10. Subject to stipulation #9 above, road improvements to Holly Springs Parkway shall include the installation of a deceleration lane, as well as, a left turn lane. In addition, curb and gutter, and sidewalk shall be constructed along Holly Springs Parkway in accordance with the Holly Springs zoning ordinance and development regulation.
11. Commercial development shall follow the design guidelines of the Holly Springs Parkway District as outlined in the Holly Springs Zoning Ordinance, Article 19, Design Guidelines for Mixed Zoning District.
12. The area designated for commercial development shall be landscaped if not developed prior to the issuance of the final residential certificate of occupancy for this development. A landscape plan shall be submitted and approved by the community development director and city arborist prior to installation of landscape material.
13. The following uses shall be prohibited on this site:
 - a. Used Vehicle Sales, Leases, or Rental
 - b. Adult Entertainment
 - c. Cash, Check Cashing, and Pawn Establishments
 - d. Tattoo Parlors and Body Piercing Establishments
 - e. Tin sales with outdoor stumps
 - f. Cellular phone towers
 - g. Amusement parks
 - h. Animal hospitals/clinics with outdoor kennels
 - i. Go-kart, motor lake track

Section 3

This ordinance shall become effective September 26, 2016, 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 3 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.

Page 2 of 3

Adopted this 20th day of September, 2016, by the Mayor and City Council of the City of Holly Springs, Georgia.

CITY OF HOLLY SPRINGS

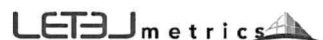
Timothy B. Bowling
Timothy B. Bowling, Mayor

Attest:

Katia Norred
Katia Norred, City Clerk
(Seal)

Page 3 of 3

ENGINEER'S CERTIFICATIONS



October 21, 2021

City of Holly Springs
3237 Holly Springs Pkwy.
Holly Springs, Georgia 30115

The Retreat at Holly Springs - As-built Stormwater Management System Certification Letter

This letter is to confirm that the as-built stormwater management system for the above referenced project was analyzed and is in compliance with the original construction documents and stormwater management report approved by the City of Holly Springs. The entire stormwater management system, including all conveyance, flowrates, storage, treatment, etc. was evaluated using "as-built" data provided by Gaskins Surveying Company. This assessment utilized the same engineering practices outlined in the approved construction documents and stormwater management report. Based on this examination, the entire stormwater management system will function as designed.

If you have further questions, I may be reached at 678-855-1448 or via e-mail at dhagerman@let3metrics.com

Sincerely,

Duane Hagerman
Duane Hagerman, P.E.
Director of Engineering
LET3metrics, LLC



PROFESSIONAL'S CERTIFICATE

Site Slope AS-BUILT

I, *Duane Hagerman*, a qualified registered Professional Engineer in the State of Georgia, hereby certify with my signature and seal, that I have made sufficient visits to the construction site and to the best of my knowledge, the slopes of the project known as THE RETREAT AT HOLLY SPRINGS, parcel number 15-0111-0000, within the City of Holly Springs, Georgia, have been constructed in substantial conformance with the approved design including final permanent stabilization and are 2:1 or flatter.

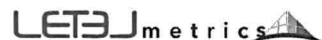
10/21/21
(Date)

38639
(Georgia Registration Number)

Duane Hagerman
(Signature)



(Seal)



October 21, 2021

City of Holly Springs
3237 Holly Springs Pkwy.
Holly Springs, Georgia 30115

The Retreat at Holly Springs - Detention Pond Access

Dear Mr. Arnold,

At the request of Taylor Morrison, LET3metrics analyzed the feasibility of adding an earthen access path from the top of dam to the OCS of the detention pond at the above-referenced project. In order to provide said access, it would require approximately 3,000 CF of dirt. Unfortunately, adding this amount of dirt takes away the same amount of storage volume in the detention pond. Adding said access will affect both the available storage volume of the detention pond and the resulting 100-year elevation of the pond. Therefore, it is LET3metrics' opinion that this is not a feasible option.

If you have further questions, I may be reached at 678-855-1448 or via e-mail at dhagerman@let3metrics.com

Sincerely,

Duane Hagerman
Duane Hagerman, P.E.
Director of Engineering
LET3metrics, LLC

CERTIFICATE OF CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY
PURSUANT TO ALL REQUIREMENTS OF THE CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY HAVING BEEN FULFILLED, THIS PLAN IS APPROVED FOR RECORDING.

Duane Hagerman 10/29/2021
CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY DATE

(1) AS REQUIRED BY SUBSECTION (G) OF O.G.C.A. SECTION 15-6-67, THIS PLAN 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 CONFINED WITHIN THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAN AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAN COMPLETES 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.G.C.A. SECTION 15-6-67.



Duane Hagerman 10/29/2021
DONALDY HUTCHINS, GEORGIA R.L.S.# 2011 DATE

REVISIONS



Marketing Office
1366 Powder Springs Rd.
Marietta, GA 30066
Phone: (770) 424-7388
www.gaskins.com
1376 760
www.gaskins.com
Phone: (770) 475-9668

Client Office
147 Reinhardt College Pkwy
Ste. C Marietta, GA 30154
Phone: (770) 475-9668

FIELD DATE: 10/26/2021
OFFICE DATE: 10/26/2021
SCALE: 1"=50'

FINAL PLAN FOR:

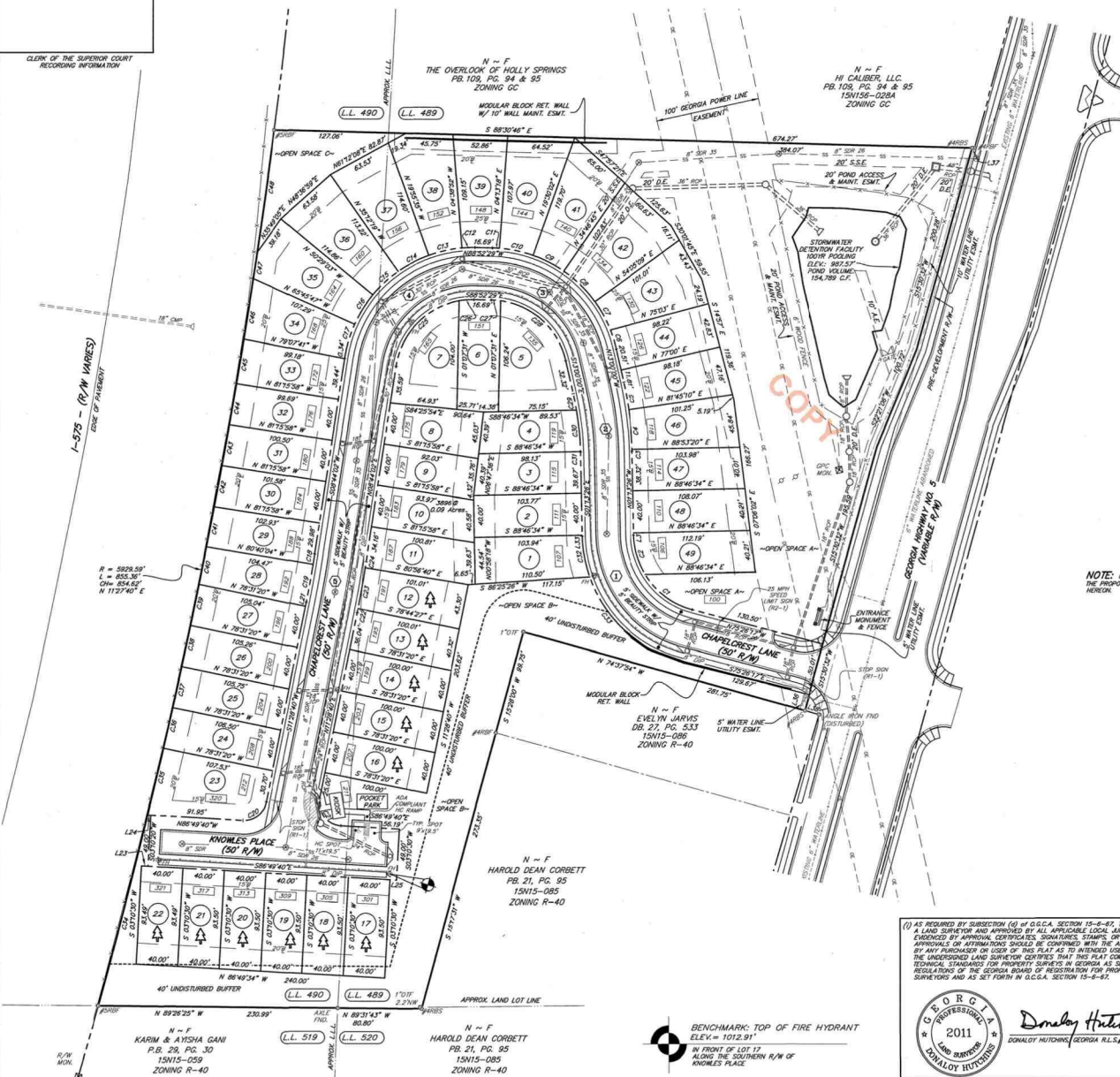
THE RETREAT AT HOLLY SPRINGS

LOCATED IN L.L. 489 & 490
15th DISTRICT, 2nd SECTION
CITY OF HOLLY SPRINGS
CHEROKEE COUNTY, GA. SHEET 2 OF 3

Plat
Recorded 11/19/2021 8:32 AM
Patty Baker
Clerk of Superior Court
Cherokee County, GA
Book 119 Page 1768
Participant IDs: 9822841399

CERTIFICATE OF CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY
PURSUANT TO ALL REQUIREMENTS OF THE CHEROKEE COUNTY WATER AND SEWERAGE
AUTHORITY HAVING BEEN FULFILLED, THIS PLAT IS APPROVED FOR RECORDING.
CHEROKEE COUNTY WATER AND
SEWERAGE AUTHORITY
DATE 10-24-2021

CLERK OF THE SUPERIOR COURT
RECORDING INFORMATION



NOTE: PER SECTION R401.3 OF THE 2012 INTERNATIONAL RESIDENTIAL CODE, THE ENTIRE LOT SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM ALL FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET, WHERE LOT LINES OR OTHER PHYSICAL BARRIERS PROHIBIT 6 INCHES OF FALL WITHIN 10 FEET, THE FINAL GRADE SHALL SLOPE AWAY FROM THE FOUNDATION AT A MINIMUM SLOPE OF 5 PERCENT AND THE WATER SHALL BE DIRECTED TO DRAINS OR SWALES TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. SWALES SHALL BE A MINIMUM OF 2 PERCENT.

- NOTE: THE AREA ADJACENT TO LOTS BEARING THIS SYMBOL IS A TREE SHADE AREA THAT SHALL BE PROTECTED.
- INDICATES LOTS CONTAINING WETLANDS AS PER APPROVED CONSTRUCTION PLANS.
- INDICATES LOTS UPSTREAM OF LOW POINT CULVERT ROAD CROSSINGS OR DROP INLETS. MINIMUM FLOOD ELEVATIONS (MFE) INCLUDING BASEMENT SHALL BE NO LESS THAN ONE (1) FOOT ABOVE THE 100 YEAR FLOOD ELEVATION ON THE LOW POINT IN THE ROAD WHICHEVER IS GREATER.
- INDICATES LOTS THAT ARE ADJACENT TO A 100-YEAR FLOODPLAIN OF THE CHEROKEE COUNTY FUTURE CONDITIONS FLOODPLAIN RESUME AN ELEVATION CERTIFICATE INDICATING THAT THE FINISHED FLOOR ELEVATION OF THE STRUCTURE IS A MINIMUM OF ONE (1) FOOT CHEROKEE FUTURE CONDITIONS FLOODPLAIN OR ARE THREE (3) FEET ABOVE THE FEMA 100-YEAR FLOOD ELEVATION. SAID ELEVATION CERTIFICATE SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT.

SIGN LEGEND



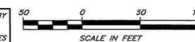
NOTE: GEORGIA HIGHWAY NO. 5 IS PROPOSED TO BE WIDENED. THE PROPOSED ROAD LOCATION & RIGHT OF WAY IS REFLECTED HEREON.

LOT AREA TABLE			
LOT #	ADDRESS	Sq. Ft.	ACRES
1	101	4482 @	0.10 Acres
2	111	4154 @	0.10 Acres
3	119	4038 @	0.09 Acres
4	119	3773 @	0.09 Acres
5	135	5938 @	0.14 Acres
6	151	4257 @	0.10 Acres
7	165	5114 @	0.12 Acres
8	175	3889 @	0.09 Acres
9	175	3709 @	0.09 Acres
10	182	3889 @	0.09 Acres
11	187	4188 @	0.10 Acres
12	191	4151 @	0.10 Acres
13	195	4013 @	0.09 Acres
14	199	4000 @	0.09 Acres
15	203	4000 @	0.09 Acres
16	207	4000 @	0.09 Acres
17	207	3740 @	0.09 Acres
18	209	3740 @	0.09 Acres
19	209	3740 @	0.09 Acres
20	213	3740 @	0.09 Acres
21	217	3740 @	0.09 Acres
22	221	3740 @	0.09 Acres
23	225	6187 @	0.14 Acres
24	229	4380 @	0.10 Acres
25	233	4244 @	0.10 Acres
26	237	4219 @	0.10 Acres
27	241	4208 @	0.10 Acres
28	245	4249 @	0.10 Acres
29	249	4109 @	0.09 Acres
30	253	4059 @	0.09 Acres
31	257	4041 @	0.09 Acres
32	261	4003 @	0.09 Acres
33	265	4104 @	0.09 Acres
34	269	4891 @	0.11 Acres
35	273	5457 @	0.13 Acres
36	277	5449 @	0.13 Acres
37	281	5457 @	0.13 Acres
38	285	5532 @	0.13 Acres
39	289	4799 @	0.11 Acres
40	293	5424 @	0.12 Acres
41	297	5262 @	0.12 Acres
42	301	6030 @	0.14 Acres
43	305	4912 @	0.11 Acres
44	309	4021 @	0.09 Acres
45	313	4261 @	0.10 Acres
46	317	4561 @	0.10 Acres
47	321	4230 @	0.10 Acres
48	325	4405 @	0.10 Acres
49	329	4448 @	0.10 Acres
50	333	8848 @	2.03 Acres
51	337	48035 @	1.08 Acres
52	341	N/A	5889 @

(1) AS REQUIRED BY SUBSECTION (4) OF O.G.C.A. SECTION 15-6-42, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS A SURVEY. APPROVALS OF APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS A SURVEY BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTERESTS OR ANY PARTS THEREOF. 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.G.C.A. SECTION 15-6-42.



Donald Hutchins
DONALD HUTCHINS, GEORGIA R.L.S.# 2011
10/26/2021
DATE



REVISIONS

Gaskins
REGISTERED PROFESSIONAL LAND SURVEYOR

Mobile Office
1160 Fowler Springs Rd.
Marietta, GA 30064
Phone: (770) 434-7168
www.gaskinsurvey.com

Carson Office
141 Bankers College Hwy
So. Conover, GA 30034
Phone: (770) 476-9888

FIELD DATE: 10/26/2021
OFFICE DATE: 10/26/2021
SCALE: 1"=50'

FINAL PLAT FOR:

THE RETREAT AT HOLLY SPRINGS

LOCATED IN L.L. 489 & 490
15th DISTRICT, 2nd SECTION
CITY OF HOLLY SPRINGS
CHEROKEE COUNTY, GA. SHEET 3 OF 3

RECORDATION AREA

Plat
Recorded 10/29/2020 11:18 AM
Patty Baker
Clerk of Superior Court
Cherokee County, GA
Book 119 Page 554
Participant IDs: 1568466838

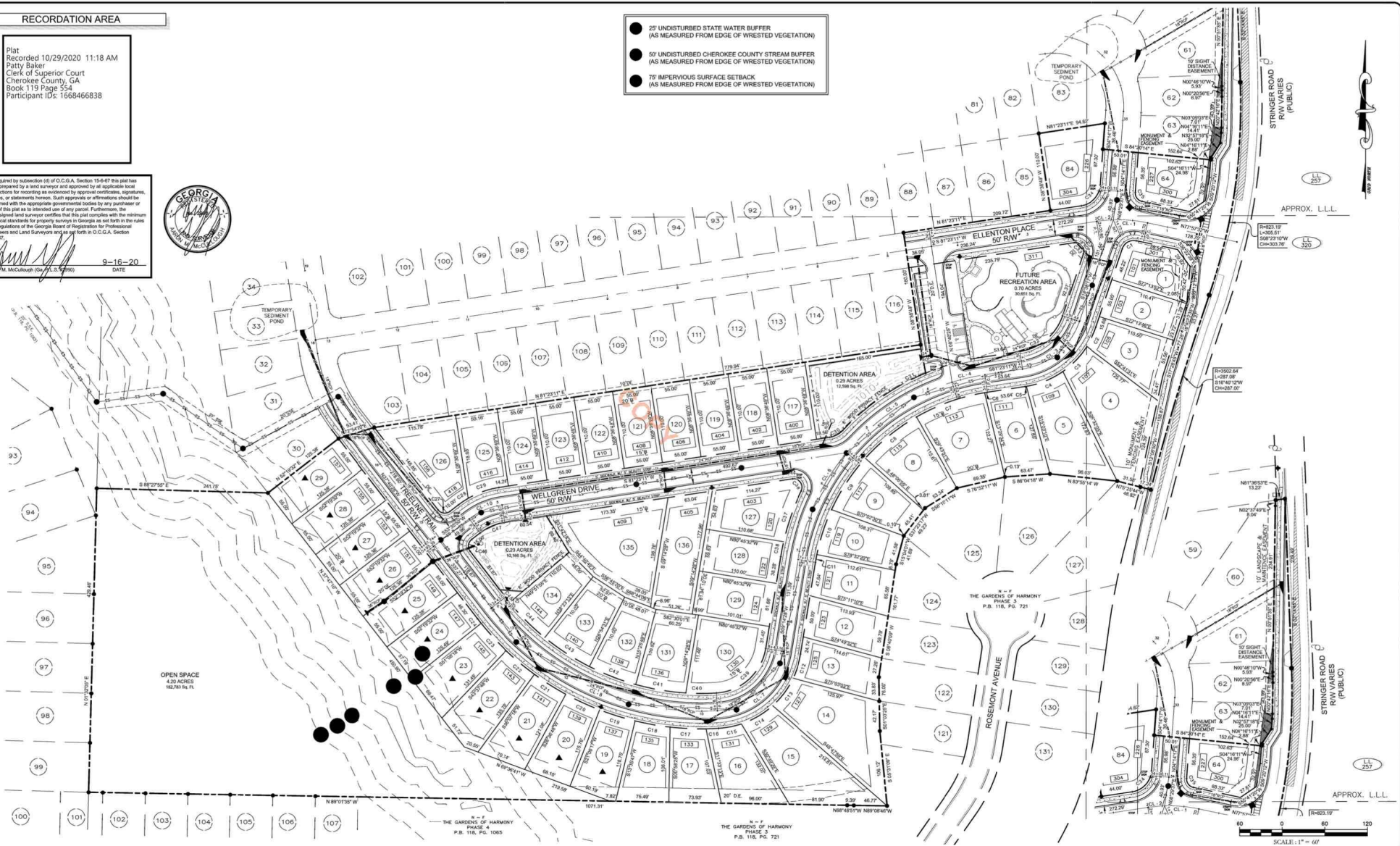
As required by subsection (i) of O.C.G.A. Section 15-6-67 this plat has been prepared by a land surveyor and approved by all appropriate local jurisdictions for recording in accordance with approval certificates, signatures, stamps, or electronic means. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to its intended use of any parcel. Furthermore, the undersigned and surveyor certify 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.

9-16-20
DATE

Ann M. McLaughlin (09/01/2019)



- 25' UNDISTURBED STATE WATER BUFFER
(AS MEASURED FROM EDGE OF WRESTED VEGETATION)
- 50' UNDISTURBED CHEROKEE COUNTY STREAM BUFFER
(AS MEASURED FROM EDGE OF WRESTED VEGETATION)
- 75' IMPERVIOUS SURFACE SETBACK
(AS MEASURED FROM EDGE OF WRESTED VEGETATION)



P
L
A
T

PREPARED BY:
HRC
HUGHES-RAY COMPANY, INC.
[REDACTED]
6554 EAST CHURCH STREET
DOUGLASVILLE, GEORGIA 30134
770.942.0196
770.942.0152
www.hughesray.com

FINAL PLAT FOR SPRING MEADOWS PHASE I

LOCATED IN LAND LOT 267, 268, 319 & 320
1st DISTRICT, 2nd SECTION
CITY OF HOLLY SPRINGS, CHEROKEE COUNTY, GEORGIA

DATE: 12 SEPTEMBER 2019

NO.	DATE	REVISION DESCRIPTION
1	6/18/20	REVISED LOTS 125-131, 136 AND ADDED LANDSCAPE EASEMENT
2	8/4/20	CITY COMMENTS
3	9/16/20	ADDED DRAINAGE EASEMENTS

DRAWING NO. H18102.FP

DRAWN BY: DAS

CHECKED BY: AMM

JOB NO.: H18102

SCALE: 1"=60'

THIS DRAWING IS COPYRIGHTED.
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ANY UNAUTHORIZED USE, MODIFICATION, AND/OR
REPRODUCTION OF THIS DRAWING, IN PART
OR WHOLE, IS HEREBY PROHIBITED.

RECORDATION AREA

Plat
Recorded 10/29/2020 11:18 AM
Patty Baker
Clerk of Superior Court
Cherokee County, GA
Book 119 Page 555
Participant IDs: 1568466838

As required by subsection (i) 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 electronic means. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to the intended date of any permit. 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.

9-16-20
DATE

Ann M. McLaughlin (09/15/2020)



REZONING ORDINANCE

An ordinance to approve an application for rezoning in the City of Holly Springs, Georgia, concerning 36.30+/- acres, identified as two parcels 014 of tax plat 15N26, Land Lots 257, 258, 319, and 320 of the 15th District of Cherokee County, from AG, Agricultural to PDR, Planned Development Residential; and

WHEREAS, an application was properly submitted to the City of Holly Springs Planning and Zoning Commission by 1stword Development Group, requesting rezoning in the City of Holly Springs, Georgia, concerning 36.30+/- acres, identified as two parcels 014 of tax plat 15N26, Land Lots 257, 258, 319, and 320 of the 15th District of Cherokee County, from AG, Agricultural to PDR, Planned Development Residential; 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 36.30+/- acres, identified as two parcels 014 of tax plat 15N26, Land Lots 257, 258, 319, and 320 of the 15th District of Cherokee County, is hereby rezoned from AG, Agricultural to PDR, Planned Development Residential; and

Section 2

The approval of this application has the following stipulations attached:

1. Owner/developer shall establish a mandatory homeowners' association for the project and shall submit all restrictive covenants and homeowners' 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 Architect 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 Hard-plank, one of which to be brick or stone. Architectural shingles shall be offered as an option. Sides and rear shall not be constructed of vinyl siding.
4. Heated square footage of all residential dwellings shall be a minimum of 1,700 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 lighting in compliance with the International Dark Sky Association, or equivalent organization.
6. Development shall be limited to a maximum density of 3.77 units per acre or 137 units.

Page 1 of 3

COPY



MA-03-2018

MA-03-2018

MA-03-2018

7. All residential building lots shall be of a fee simple nature. The width of lots adjacent to external subdivision lots shall be of comparable width to the lots to which they are adjacent. Staff may grant a variance of lot lines on up to 10% of the lots within the development.

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, 10 feet between structures
- iii. Corner Side: 15 feet, if side entry garage; 10 feet, all other garages
- iv. Rear: 20 feet

9. As requested by the Cherokee County School District, the developer shall provide a mitigation fee of \$1129 per lot, to be submitted prior to the issuance of each building permit. This fee shall be subject to any changes made to the total number of lots between the time of approval of this application and application for building permit.

10. Improvements to Stringer Road shall be provided as per determination and recommendation of the City Engineer and County Engineer, but shall include at a minimum, a left turn lane, deceleration lane, sidewalk, and curb and gutter along the road frontage of Stringer Road, as applicable, and shall conform to the design of the Holly Springs LCI Project 000861, Pedestrian Improvements, as well as, the requirements of the Last Residential District, as stated in Article IV, Design Guidelines for Model Zoning District.

11. Owner/developer shall reserve space for future walking trails to provide connectivity to existing/future trails and surrounding development.

12. A row of evergreens shall be installed along the back of the lots adjacent to external subdivision lots, subject to the approval of the Community Development Director and City Architect.

13. Owner/developer shall design and install a storm water drainage system to collect the run-off from the property to mitigate the effects of run-off to the adjacent Season Preserve at Hickory Flat subdivision.

Section 3

This ordinance shall become effective May 21, 2018, 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 3 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.

Page 2 of 3

Adopted this 21st day of May, 2018, 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

PLAT

PREPARED BY:
HRC
HUGHES-RAY COMPANY, INC.
[REDACTED] [REDACTED] [REDACTED]
6554 EAST CHURCH STREET
DOUGLASVILLE, GEORGIA 30134
P 770.942.0196
F 770.942.0152
www.hughesray.com

FINAL PLAT FOR SPRING MEADOWS PHASE I

LOCATED IN LAND LOT 257, 258, 319 & 320
15th DISTRICT, 2nd SECTION
CITY OF HOLLY SPRINGS, CHEROKEE COUNTY, GEORGIA

DATE: 12 SEPTEMBER 2019				DRAWING NO. H18102 FP
NO.	DATE	REVISION DESCRIPTION	DRAWN BY: DAS	
1	6/18/20	REVISE LOTS 125-131, 136 & 138 AND ADDED LANDSCAPE EASEMENT	CHECKED BY: AMM	
2	8/4/20	CITY COMMENTS	JOB NO.: H18102	
3	9/16/20	ADDED DRAINAGE EASEMENTS	SCALE: N/A	
THIS DRAWING IS COPYRIGHTED. THE ORIGINAL DRAWING WAS PRODUCED AND IS ON RECORD IN THE OFFICES OF THIS FIRM. ANY UNAUTHORIZED USE, MODIFICATION, AND/OR REPRODUCTION OF THIS DRAWING, IN PART OR WHOLE, IS HEREBY PROHIBITED.				

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF HOLLY SPRINGS, GEORGIA, TO ACCEPT AND AUTHORIZE STREETS TO BECOME PUBLICLY MAINTAINED STREETS

WHEREAS, the City of Holly Springs has general authority and control over the streets within its jurisdiction, including the acceptance of streets for maintenance purposes; and

WHEREAS, the below mentioned streets are located in the corporate limits of the City of Holly Springs; and

WHEREAS, the below mentioned streets have been constructed and inspected in accordance with the standard specification and details; and

WHEREAS, the below mentioned streets, as shown on the attached maps, be placed upon the Municipal Street System as municipally-maintained streets; and

NOW THEREFORE, IT IS HEREBY RESOLVED that the Mayor and City Council of the City of Holly Springs hereby accept and authorize the following streets, substantially as set forth in Exhibit “A” attached hereto and located within Avery Landing, Cagle Heights, and Spring Meadows Subdivisions to become publicly maintained streets:

Subdivision	Road	Linear Feet
Avery Landing	Avery Landing Way	1627
	William Creek Drive	1135
Cagle Heights Phase 1	Honeybee Lane	292
	Orchard Trail	1655
	Shepherds Crossing	545
Cagle Heights Phase 2	Orchard Trail	672
Spring Meadows Phase 1	Ellenton Place	473
	Treeline Trail	1753
	Wellgreen Drive	595

This Resolution is adopted this 26th day of September, 2022.

CITY OF HOLLY SPRINGS

Steven W. Miller, Mayor

Attest:

Karen Norred, City Clerk
(Seal)

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF HOLLY SPRINGS AUTHORIZING THE SUBMITTAL OF THE GEORGIA DEPARTMENT OF TRANSPORTATION LOCAL MAINTENANCE & IMPROVEMENT GRANT (LMIG) APPLICATION FOR THE FISCAL YEAR 2023; AND AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO ACT IN ALL MATTERS PERTAINING TO THE CITY OF HOLLY SPRINGS' ACCEPTANCE AND PARTICIPATION IN THE GEORGIA DEPARTMENT OF TRANSPORTATION LOCAL MAINTENANCE & IMPROVEMENT GRANT (LMIG)

WHEREAS, the Georgia Department of Transportation administers the Local Maintenance & Improvement Grant (LMIG) for various activities and projects related to roadway improvements; and

WHEREAS, the annual LMIG allocation is based on the total centerline road miles for each local road system and the total population of each city as compared with the total statewide centerline road miles and total statewide population; and

WHEREAS, the Georgia Department of Transportation uses current mileage numbers that are reported to the Office of Data Transportation by the City of Holly Springs; and

WHEREAS, a 30% match is required to obtain LMIG funds as stated in the Transportation Investment Act (TIA); and

NOW, THEREFORE BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF HOLLY SPRINGS, GEORGIA, that

1. The City of Holly Springs is hereby authorized to prepare and submit a Local Maintenance & Improvement Grant (LMIG) application to the Georgia Department of Transportation;
2. The Mayor and City Council authorize the City Manager or his designee to act in all matters in connection with this application and the City of Holly Springs' acceptance and participation in the Local Maintenance & Improvement Grant (LMIG) Program through the Georgia Department of Transportation;
3. The City of Holly Springs' officials and staff are directed to do any and all acts necessary to carry out the intent of this Resolution.

This Resolution is adopted this 26th day of September 2022.

Attest:

Steven W. Miller, Mayor

Karen Norred, City Clerk
(Seal)

2023 LMIG PROJECT REPORT
COUNTY/CITY: CITY OF HOLLY SPRINGS

ROAD NAME	BEGINNING	ENDING	LENGTH (MILES)	DESCRIPTION OF WORK		PROJECT LET DATE
Ash Street	Holly Springs Pkwy	End	0.81	Patching, Resurfacing, Striping		Summer 2023
Harmony Lakes Dr	Hickory Road	Joint	0.78	Patching, Resurfacing, Striping		Summer 2023
Crown Avenue	Harmony Lakes Dr	Holly Commons Pkwy	0.15	Patching, Resurfacing, Striping		Summer 2023
Totals			1.75			

J. Nicholas Gaba, Jr.
E-mail: ngaba@gdcrlaw.com
(678)784-3516 (direct)

September 12, 2022

VIA E-MAIL

Robert Logan, CPA, CGMA
City Manager, City of Holly Springs, Georgia
rlogan@hollyspringsga.us

RE: Holly Springs Parkway Widening Project Phase II
Parcel 17 (Jamie Starnes Properties, LLC)
Engagement Letter and Fee Agreement

Dear Robert,

I am pleased to send this letter, which confirms **Gregory, Doyle, Calhoun and Rogers, LLC's ("GDCR")** representation of The City of Holly Springs, Georgia (the "City") pursuant to the terms and conditions provided below.

1. **Scope.** The City retains and engages GDCR to represent it in the condemnation and/or closing of a portion of that certain property located at and known as 330 Ronnell Road, Georgia 30115 and being known as Parcel 17 (the "Property") for purposes of the City's Holly Springs Parkway Widening Project Phase II.

2. **Personnel.** I will assume primary responsibility in this matter; however, other attorneys and staff in my firm may work on various aspects of this matter at my discretion. We will endeavor to handle the matter on a cost-effective basis, including, at my discretion, using personnel whose experience and ability is best suited to the given task.

3. **Procedure.** The City retains GDCR to control all procedural matters in any closing and/or condemnation where the City acquires a portion of the Property for its project. GDCR will provide you with electronic copies of significant correspondence sent on the City's behalf and will provide the City with all significant material to keep it apprised of this matter. Should the City prefer not to receive these copies, please let me know. As this is an important issue for the City, GDCR will not take any significant action without first discussing it with the City.

Additionally, the City gives me a power of attorney to execute all documents necessary and desirable to proceed with legal representation for this matter such as pleadings, settlement agreements, and other similar documents.

4. **Termination.** GDCR's representation will terminate upon completion of the scope of our services or upon termination of the attorney-client relationship. Further, either the City or I

49 Atlanta Street
Marietta, Georgia 30060

2951 Flowers Road South, Suite 220
Atlanta, Georgia 30341

Gregory, Doyle, Calhoun & Rogers, LLC

may terminate the attorney-client relationship at any time and for any reason upon written notice to the other, although my right may be limited under the Georgia Rules of Professional Conduct.

If I terminate our representation, I will take such steps as are reasonably practicable to protect your interests and, if requested, I can suggest possible successor counsel and provide him or her with whatever papers and records have been provided to me or within my possession. If permission for withdrawal is required by a court, I will promptly seek such permission.

5. **Fees.** The City accepts responsibility for payment of GDCR's fees. My hourly rate for this will be \$250.00 per hour. Paralegals and other staff will be billed at their regular rate of \$100.00. *Hourly rates seldom change; however, our rates are subject to periodic adjustment upon notice to the City.

6. **Expenses.** The City agreea to pay or reimburse GDCR for all expenses we reasonably advance or incur in this matter including, but not limited to, subpoenas, photographs, deposition and court reporters, travel (including, but not limited to mileage fees at the current rate of \$0.56 per mile, parking fees, etc.), witness statements and testimony, photocopying, computer research, and other expenses directly incurred in investigating, settling or litigating the City's potential acquisition or condemnation of the Property. GDCR shall maintain itemized records of costs and expenses available for your inspection upon reasonable request. Your obligation to pay or reimburse GDCR for those reasonable costs and expenses advanced or incurred on your behalf is not contingent or conditioned upon a successful recovery and that such costs and expenses are not included in the fees set forth above.

Before engaging any expert witnesses (including getting appraisals as of the date of taking) or other outside third parties, we will first seek the City's authorization. All fees and expenses thereof will be the City's to pay. GDCR will not advance or incur fees or expenses associated with the hiring, or retaining, of expert witnesses. We will, however, offer recommendations on who to hire, but the engagement and adherence to the terms between the City and the expert are the City's to follow.

7. **Bills.** GDCR will send monthly statements accounting for fees and expenses. We expect you to review our statements and we welcome questions or comments you may have about the work performed or expenses incurred.

The City's billing statements will contain the following information: the date each task was performed, a description of the work performed, the initials of the attorney, the time spent on the work, the hourly rate being charged, and the trial fees and expenses of the billing statement. Please note GDCR will not bill for file maintenance. Invoice for fees and expenses are due within 30 days of receipt.

8. **Compromise or Settlement.** GDCR shall not compromise or settle this matter without first obtaining the City's approval. Whenever we receive any compromise or settlement offer, we

will notify the City of the same and provide our recommendation as to its adequacy and appropriateness. Similarly, the City shall not compromise or settle its matter without first notifying GDCR about the amount and terms of such so we may have an opportunity to review and advise the City about its appropriateness. In either scenario, we will respect the City's decision whether or not to compromise or settle.

9. **Favorable Outcome Not Guaranteed.** I make no warranty or representation regarding the outcome of any action taken in this matter. Further, payment of GDCR's fees and expenses is not contingent upon the ultimate outcome of my representation or assist in any matter, unless otherwise stated.

10. **Client Records.** During the course of the matter, the City may be required to provide GDCR documents such as tax records, etc. GDCR may hold these records for you during the pendency of negotiations or condemnation and for up to six months thereafter. At the conclusion of this matter, GDCR will contact you and make arrangements for the return of the records you provided. It is your responsibility to secure the return of these original records. GDCR will retain the hardcopy balance of your main file for a period of at least one year. GDCR will maintain an electronic copy of your main and sub files for a period of at least six years. If arrangements are not made for the return of your original records within six years following the conclusion of this matter, they may be destroyed.

11. **Conflicts of Interest.** At the present time, we are not aware of, nor do we anticipate, any material conflict between this engagement and our current or prior representation of any other party hereto.

12. **Arbitration.** Any dispute arising under this agreement (including the scope of this arbitration provision and its enforceability) will be submitted to arbitration in Atlanta, Georgia under the rules and procedures of the State Bar of Georgia Committee on the Arbitration of Attorney Fee Disputes, if concerning fee, or to Henning Mediation & Arbitration Service ("Henning"), if concerning any other matter. GDCR and you will jointly select the arbitrator from Henning's list. If GDCR and you cannot agree to an arbitrator, Henning will assign an arbitrator to the matter. The decision of any such arbitrator shall be split evenly between GDCR and you.

13. **Choice of Law.** This engagement is entered into under and governed by the laws of the State of Georgia.

14. **Communication.** You agree not to communicate with any other party or witness in this matter except through, or as authorized by, GDCR.

CONCLUSION

If you, or anyone else with the City, have any questions or concerns on the terms of this engagement letter, please do not hesitate to contact me. I look forward to working with the City.

If this arrangement is acceptable to you, please sign the originals in the space provided below and send one of the originals to me using the self-addressed and stamped envelope enclosed.

Very truly yours,

GREGORY, DOYLE, CALHOUN & ROGERS, LLC

J. Nicholas Gaba, Jr.

For the Firm

The terms set forth above are understood and agreed to this 13th day of September, 2022
by:

Robert H Logan
Robert Logan, CPA, CGMA
City Manager, City of Holly Springs

**RESOLUTION AND ORDER OF THE MAYOR OF THE CITY OF
HOLLY SPRINGS, GEORGIA AUTHORIZING CONDEMNATION BY
DECLARATION OF TAKING METHOD PURSUANT TO THE
PROVISIONS OF O.C.G.A. §§ 32-3-4 ET SEQ. OF A TRACT OF LAND
COMPRISED OF 0.018 ACRES OF FEE SIMPLE RIGHT-OF-WAY, 0.005
ACRES OF PERMANENT SLOPE, GUARDAIL, AND UTILITY
EASEMENT, AND 0.020 ACRES OF TEMPORARY CONSTRUCTION
EASEMENT, BEING PROJECT PARCEL 17, LAND LOTS 417, 418, 447
AND 448 OF THE 15th DISTRICT, CHEROKEE COUNTY, GEORGIA**

WHEREAS, the City of Holly Springs, Georgia has laid out and determined to construct, improve and maintain a public road in the City of Holly Springs, Georgia as part of a local project commonly known and designated as **Holly Springs Parkway Widening Project, Phase II** and being more fully shown on a map and drawing on file in the office of the City of Holly Springs, Georgia 30115 and on the City's website; and

WHEREAS, Section 4 of Chapter 3 of Title 32 of the Official Code of Georgia Annotated and following sections authorize the City of Holly Springs, Georgia to file a condemnation proceeding *in rem* under a method known as the Declaration of Taking to acquire private property interests for public road or other public transportation purposes upon payment of just and adequate compensation therefore to the person or persons entitled to such payment upon the Mayor and Council's finding that circumstances are appropriate and necessary for the use of said method;

WHEREAS, the Mayor and Council of the City of Holly Springs, Georgia find and believe the circumstances are appropriate for the use of the Declaration of Taking method to acquire property for public road or other public transportation purposes belonging to Jamie Starnes Properties, LLC, being known as project Parcel 17, Land Lots 417, 418, 447 and 448 of the 15th District, Cherokee County, Georgia, for one or more of the reasons set forth in O.C.G.A. § 32-3-4 as the same may be amended from time to time, including a desire in the interests of justice to have judicial ascertainment of any and all questions connected with the condemnation.

WHEREAS, to maintain the City of Holly Springs, Georgia's projected schedule of road construction, it is appropriate and necessary for the fee simple title to right of way and easements for the construction of said project be acquired without delay; and

WHEREAS, the parcel of right of way and other rights as herein described and as listed below, shown of record as owned by the person named herein, all as described and shown in the annexes to this order hereinafter enumerated, all of said annexes, being by reference made a part of this order, are essential for the construction of said project:

Required R/W: 0.018 acres of land; and certain easement rights

Appendix 1 – Annex I – Legal Description

Annex II – Plat

Owner: Jamie Starnes Properties, LLC

NOW, THEREFORE, the Mayor of the City of Holly Springs, Georgia finds the circumstances are such that it is appropriate and necessary that the right of way and easements as described in the annexes to this Resolution and Order be acquired by condemnation under the provisions of the Official Code of Georgia Annotated Sections 32-3-4 through 32-3-19; and

IT IS ORDERED that the City of Holly Springs, Georgia proceed to acquire the title, estate or interest in the lands hereinafter described in the annexes to this Resolution by condemnation under the provisions of said Code, and the City of Holly Springs, Georgia's attorneys are authorized and directed to file condemnation proceedings, including a Declaration of Taking, to acquire said title, estate or interest in said lands and to deposit in the Court the sum estimated as just compensation, all in accordance with the provisions of said Code, and the Mayor is authorized to execute this Resolution and Order, a Declaration of Taking and any other documents necessary to effectuate the same.

Done at the office of the Mayor in Holly Springs, Georgia, this ____ day of _____, 2022.

**MAYOR & COUNCIL OF THE
CITY OF HOLLY SPRINGS, GEORGIA**

By: Steven W. Miller
Its: Mayor

ATTEST:

Karen Norred
City Clerk, City of Holly Springs, Georgia

Annex I of Appendix A of Exhibit A

Legal Description

EXHIBIT "A"

PROJECT: Holly Springs Parkway Widening Project Phase II
PARCEL NO.: 17
COUNTY: Cherokee
DATE OF R/W PLANS: June 29, 2021
REVISION DATE: Sheets 14 and 16, last revised August 3, 2022

All that tract or parcel of land lying and being in Land Lots 417, 418, 447 and 448 of the 15th Land District of Cherokee County, Georgia, being more particularly described as follows:

Required Right of Way – Tract 1

Beginning at a point 47.50 feet left of HS PRKWY CL at Station 127+06.53; thence N 55°00'52.34" W a distance of 17.03 feet to a point 63.55 feet left of HS PRKWY CL at Station 127+12.21; thence N 53°01'57.34" West a distance of 21.02 feet to a point 20.72 feet left of RONNELL RD at Station 29+07.35; thence N 36°58'02.66" E a distance of 24.31 feet to a point 74.22 feet left of HS PRKWY CL at Station 127+42.53; thence S 49°22'37.33" E a distance of 10.61 feet to a point 64.61 feet left of HS PRKWY CL at Station 127+38.02; thence S 56°48'02.34" E a distance of 17.97 feet to a point 47.49 feet left of HS PRKWY CL at Station 127+32.56; thence S 15°30'55.39" W a distance of 26.03 feet to a point 47.50 feet left of HS PRKWY CL at Station 127+06.53 and the POINT OF BEGINNING.

The above-described area contains 0.018 acres (804.252 sq. ft.).

The title, estate or interest in the above-described right of way, required and now taken by condemnor for public use is fee simple title and is colored yellow on the attached plat.

Permanent Easement for Slopes, Utilities and Guardrail

Beginning at a point 20.72 feet left of RONNELL RD at Station 29+07.35; thence N 53°01'57.34" W a distance of 34.83 feet to a point 20.72 feet left of RONNELL RD at Station 28+72.52; thence N 36°57'07.64" E a distance of 6.84 feet to a point 27.56 feet left of RONNELL RD at Station 28+72.52; thence S 58°01'57.34" E a distance of 34.83 feet to a point 27.56 feet left of RONNELL RD at Station 29+07.35; thence S 36°58'02.66" W a distance of 6.84 feet to a point 20.72 feet left of RONNELL RD at Station 29+07.35 and the POINT OF BEGINNING.

The above-described area contains 0.005 acres (238.183 sq. ft.)

This easement area is being condemned for the right to construct and maintain slopes, utilities and guardrail to connect the newly constructed road and right of way to the owner's remaining lands. This easement area is colored orange on the attached plat.

Temporary Construction Easement – Area 1

Beginning at a point 27.56 feet left of RONNELL RD at Station 29+07.35; thence N 53°01'57.34" W a distance of 34.83 feet to a point 27.56 feet left of RONNELL RD at Station 28+72.52 thence S 36°57'07.64" W a distance of 6.84 feet to a point 20.72 feet left of RONNELL RD at Station 28+72.52; thence N 53°01'57.34" W a distance of 7.77 feet to a point 20.72 feet left of RONNELL RD at Station 28+64.75; thence N 36°58'02.66" E a distance of 27.04 feet to a point 47.76 feet left of RONNELL RD at Station 28+64.75; thence S 49°22'37.34" E a distance of 42.68 feet to a point 74.22 feet left of HS PRKWY CL at Station 127+42.53; thence S 36°58'02.66" W a distance of 17.48 feet to a point 27.56 feet left of RONNELL RD at Station 29+07.35 and the POINT OF BEGINNING.

The above-described area contains 0.020 acres (855.481 sq. ft.)

This easement area is being acquired for the purpose of constructing, installing, inspecting, maintaining, and repairing a public road and roadway features related thereto. Said temporary construction easement commences upon the date of taking and shall expire three (3) years thereafter. This easement area is colored green on the attached plat.

Annex II of Appendix A of Exhibit A

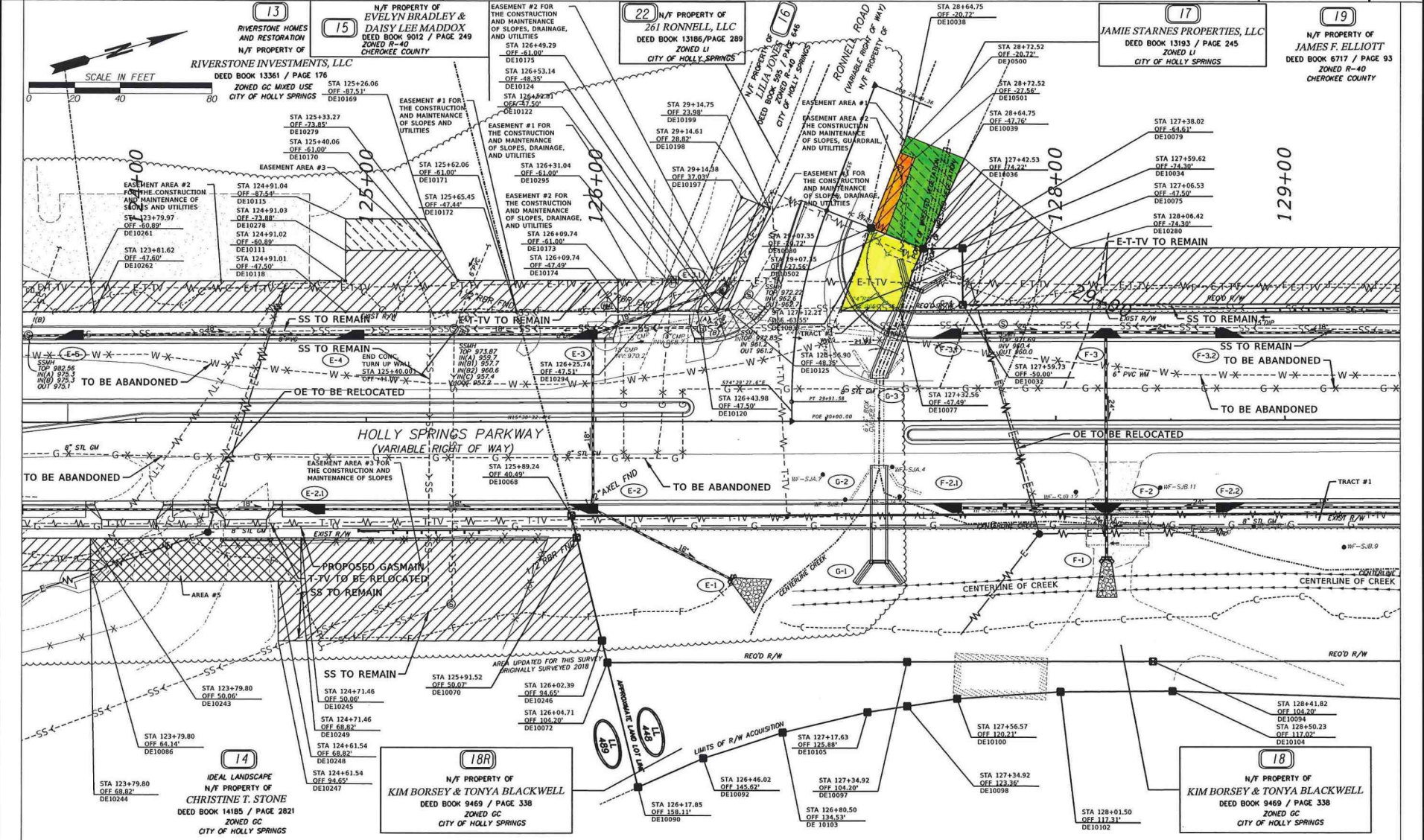
Plat

8/23/2022
J.E.L./J.S.

GPLOT-000
gplotborder-000-P0.1b1

RSW111.60-0014.dgn
CWP/EL

P.L. Rd.



PROPERTY AND EXISTING R/W LINE
REQUIRED R/W LINE
CONSTRUCTION LIMITS
EASEMENT FOR CONSTR
& MAINTENANCE OF SLOPES
EASEMENT FOR CONSTR OF DRIVES
EASEMENT FOR CONSTR OF DRIVES

DATE	REVISIONS
10-15-21	REVISED PARCEL 19 EASW'T AND PROPERTY LINE
12-8-21	REVISED PARCEL 14 EASW'T FROM TEMP. TO PERM.
12-9-21	REVISED PARCEL 18 EASW'T TO R/W
1-14-22	REVISED PARCEL 17 R/W TO TEMP. EASW'T
4-13-22	REVISED PARCEL 18 TEMP. EASW'T TO PARCEL 18 R/W
8-04-22	PARCEL 14 ON EASW'T LABEL ADDED

DATE	REVISIONS
08-17-22	PARCEL 14 CHANK LINK FENCE REPLACED
08-23-22	PARCEL 17 PERM. & TEMP EASW'T AREAS REV

BM&K
CONSTRUCTION
& ENGINEERING

400 BAY 876
BRANDSTON, CA 95017
PH: 925-421-0144
FAX: 925-421-0144
LICENSE # 007005337
CIVIL ENGINE
EXPIRES: 6/30/22

GEORGI
REGISTERED
PROFESSIONAL
ENGINEER
No. 029812
State of Georgia
JAMES F. ELLIOTT
CIVIL ENGINE

CITY OF
HOLLY SPRINGS
RIGHT OF WAY MAP

PROJECT NO:
COUNTY:
LAND LOT NO:
LAND DISTRICT:
DATE: JUNE 29, 2021 SH 14 OF 22

DRAWING NO.
60-014

PARCEL 17 JAMIE STARNES PROPERTIES, LLC TRACT 1
REQ'D R/W DE50008

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE10075	47.50 L	127+06.53	HS PRKWY CL
	17.03	N55°00'52.34"W	
DE10037	63.55 L	127+12.21	HS PRKWY CL
	21.02	N53°01'57.34"W	
DE10080	20.72 L	29+07.35	RONNELL RD
	24.31	N36°58'02.66"E	
DE10036	74.22 L	127+42.53	HS PRKWY CL
	10.61	S49°22'37.33"E	
DE10079	64.61 L	127+38.02	HS PRKWY CL
	17.97	S56°48'02.34"E	
DE10077	47.49 L	127+32.56	HS PRKWY CL
	26.03	S15°30'55.39"W	
DE10075	47.50 L	127+06.53	HS PRKWY CL
REQD R/W = 804.252 SF			
REQD R/W = 0.018 ACRES			
REMAINDER = +/- 4.242 ACRES			

PARCEL 17 JAMIE STARNES PROPERTIES, LLC AREA 1
REQ'D TEMP. EASMT. DE75024

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE10502	27.56 L	29+07.35	RONNELL RD
	34.83	N53°01'57.34"W	
DE10501	27.56 L	28+72.52	RONNELL RD
	6.84	S36°57'07.64"W	
DE10500	20.72 L	28+72.52	RONNELL RD
	7.77	N53°01'57.34"W	
DE10038	20.72 L	28+64.75	RONNELL RD
	27.04	N36°58'02.66"E	
DE10039	47.76 L	28+64.75	RONNELL RD
	42.68	S49°22'37.34"E	
DE10036	74.22 L	127+42.53	HS PRKWY CL
	17.48	S36°58'02.66"W	
DE10502	27.56 L	29+07.35	RONNELL RD
REQD EASMT = 855.481 SF			
REQD EASMT = 0.020 ACRES			

PARCEL 17 JAMIE STARNES PROPERTIES, LLC AREA 2
REQ'D TEMP. EASMT. DE75200

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE10080	20.72 L	29+07.35	RONNELL RD
	34.83	N53°01'57.34"W	
DE10500	20.72 L	28+72.52	RONNELL RD
	6.84	N36°57'07.64"E	
DE10501	27.56 L	28+72.52	RONNELL RD
	34.83	S53°01'57.34"E	
DE10502	27.56 L	29+07.35	RONNELL RD
	6.84	S36°58'02.66"W	
DE10080	20.72 L	29+07.35	RONNELL RD
REQD EASMT = 238.183 SF			
REQD EASMT = 0.005 ACRES			

PARCEL 18 KIM BORSEY & TONYA BLACKWELL TRACT 1
REQ'D R/W DE50009

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE10072	104.20 R	126+04.71	HS PRKWY CL
	9.83	N88°11'16.00"W	
DE10246	94.65 R	126+02.39	HS PRKWY CL
	45.88	N88°11'35.53"W	
DE10070	50.07 R	125+91.52	HS PRKWY CL
	9.85	N87°52'27.02"W	
DE10068	40.49 R	125+89.24	HS PRKWY CL
	559.39	N15°28'30.19"E	
DE10074	40.16 R	131+48.62	HS PRKWY CL
	11.56	S63°15'49.66"E	
DE10076	51.50 R	131+46.37	HS PRKWY CL
	43.43	S63°15'49.66"E	
DE10255	94.10 R	131+37.92	HS PRKWY CL
	10.13	S70°28'49.66"E	
DE10108	104.20 R	131+37.21	HS PRKWY CL
	295.39	S15°30'32.37"W	
DE10094	104.20 R	128+41.82	HS PRKWY CL
	106.90	S15°30'32.37"W	
DE10097	104.20 R	127+34.92	HS PRKWY CL
	130.21	S15°30'32.37"W	
DE10072	104.20 R	126+04.71	HS PRKWY CL
REQD R/W = 34839.944 SF			
REQD R/W = 0.800 ACRES			
REMAINDER = +/- _____ ACRES			

PARCEL 18R KIM BORSEY & TONYA BLACKWELL TRACT 1
REQ'D R/W DE50012

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE10090	158.11 R	126+17.85	HS PRKWY CL
	55.49	N88°11'16.00"W	
DE10072	104.20 R	126+04.71	HS PRKWY CL
	130.21	N15°30'32.37"E	
DE10097	104.20 R	127+34.92	HS PRKWY CL
	106.90	N15°30'32.37"E	
DE10094	104.20 R	128+41.82	HS PRKWY CL
	295.39	N15°30'32.37"E	
DE10108	104.20 R	131+37.21	HS PRKWY CL
	22.97	S70°28'49.66"E	
DE10106	127.11 R	131+35.60	HS PRKWY CL
	285.55	S17°32'00.00"W	
DE10104	117.02 R	128+50.23	HS PRKWY CL
	48.73	S15°10'00.00"W	
DE10102	117.31 R	128+01.50	HS PRKWY CL
	45.03	S11°49'00.00"W	
DE10100	120.21 R	127+56.57	HS PRKWY CL
	21.87	S07°14'00.00"W	
DE10098	123.36 R	127+34.92	HS PRKWY CL
	17.47	S07°14'00.00"W	
DE10105	125.88 R	127+17.63	HS PRKWY CL
	38.13	S02°23'00.00"W	
DE10103	134.53 R	126+80.50	HS PRKWY CL
	36.22	S02°19'00.00"E	
DE10092	145.62 R	126+46.02	HS PRKWY CL
	30.81	S08°24'00.00"E	
DE10090	158.11 R	126+17.85	HS PRKWY CL
REQD R/W = 11036.145 SF			
REQD R/W = 0.253 ACRES			
REMAINDER = +/- _____ ACRES			

PARCEL 19 JAMES F. ELLIOTT TRACT 1
REQ'D R/W DE50010

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE10077	47.49 L	127+32.56	HS PRKWY CL
	17.97	N56°48'02.34"W	
DE10079	64.61 L	127+38.02	HS PRKWY CL
	10.61	N49°22'37.33"W	
DE10036	74.22 L	127+42.53	HS PRKWY CL
	17.09	N15°14'46.17"E	
DE10034	74.30 L	127+59.62	HS PRKWY CL
	24.30	S74°45'13.83"E	
DE10032	50.00 L	127+59.73	HS PRKWY CL
	316.95	N15°30'32.37"E	
DE10179	50.00 L	130+76.69	HS PRKWY CL
	23.23	N15°30'32.37"E	
DE10180	50.00 L	130+99.91	HS PRKWY CL
	144.03	N15°30'32.37"E	
DE10043	50.00 L	132+43.94	HS PRKWY CL
	0.16	S78°42'40.99"E	
DE10045	49.84 L	132+43.95	HS PRKWY CL
	511.40	S15°14'46.17"W	
DE10077	47.49 L	127+32.56	HS PRKWY CL
REQD R/W = 1218.208 SF			
REQD R/W = 0.028 ACRES			
REMAINDER = +/- _____ ACRES			

DATE	REVISIONS
12-9-21	REVISED PARCEL 18 EASMT TO R/W
1-14-22	REVISED PARCEL 17 R/W TO TEMP. EASMT
3-15-22	REVISED PARCEL 18 REMOVE TRACT 1 TEMP. EASMT
4-13-22	REVISED PARCEL 18 TEMP. EASMT TO PARCEL 18R R/W
8-23-22	REVISED PARCEL 17 PERM & TEMP. EASMT

CITY OF
HOLLY SPRINGS
RIGHT OF WAY MAPPROJECT NO:
COUNTY:
LAND LOT NO:
LAND DISTRICT:
GND

DATE: JUNE 29, 2021 SH 16 OF 22

DRAWING NO.

60-016

GEORGIA, CHEROKEE COUNTY

I, Karen Norred, do hereby certify that I am the City of Holly Springs, Georgia's City Clerk.

I further certify the foregoing _____ pages constitute a true and correct exact copy of an Resolution and Order of the Mayor of the City of Holly Springs, Georgia entered on the ____ day of _____, 2022 as the same applies to the tract or parcel of land described in said _____ pages; and the original of said Resolution and Order is on file at my office at 3237 Holly Springs Parkway, Holly Springs, Georgia 30115.

Given under my hand and the Seal of the City of Holly Springs, Georgia this ____ day of _____, 2022.

Karen Norred
City Clerk
City of Holly Springs, Georgia



September 9, 2022

City of Holly Springs
Attn: Mr. Rob Logan, City Manager
PO Box 990
Holly Springs, GA 30142

Subject: Award Recommendation – Public Works Building Site Project

Dear Mr. Logan:

Bids were opened on the above referenced project on September 8, 2022. Technical evaluation of the bids have been completed. A thorough review has confirmed that each proposal met all of the prescribed requirements. The table below summarizes the bidders and their prospective bids.

RANK	BIDDER	AMOUNT
1	S.H. Creel Contracting	\$308,128.89
2	Johnny's Enterprises, Inc.	\$344,425.00

Complete bid packages for all bidders are included as Enclosures 1-2. They are being returned for safekeeping until the contract has been awarded. Bid Bonds will need to be returned to the remaining bidders at your earliest opportunity.

S.H Creel Contracting submitted the qualifying low bid of \$308,151.53. I have received two positive references quoted below:

"We are wrapping up a bridge job with S.H. Creel, Contracting which included some site work and have nothing but good things to report on our project. If I had another job today, I would have no reservations about contracting with them to do another job for the City of Rome" - Aaron Carroll, PLS, PE, City of Rome Director of Engineering Services

"Thank you for reaching out to me. SH Creel is my most preferred contractor for The City of Powder Springs. They always deliver projects ahead of schedule, under budget and with exceptional quality. It is always a joy to get to work with the team at SH Creel. They are always accessible and responsive. I would highly recommend them to anyone. I currently have 3 open contracts with SH Creel but have completed nearly a dozen projects together. Please let me know if you have questions or need anything at all." – Chad Kastner, Program Manager for City of Powder Springs, GA



September 9, 2022
City of Holly Springs
Page 2

Therefore, I recommend award of the Public Works Building Site Project contract to S.H. Creel Contracting as they have met all of the prescribed requirements of the bid documents. I have included the bid tabulation for your review as Enclosure 3.

Furthermore, a Notice of Award has been included to S.H. Creel Contracting as Enclosure 4. It should be placed on City letterhead and, upon award, mailed to S.H. Creel Contracting at 756 White Blossom Court, Powder Springs, GA 30127. The final contract documents will be prepared for signatures and forwarded for execution while we await Payment Bonds, Performance Bonds, and Certificates of Insurance from the contractor. When these items are received and the contracts have been executed, a Notice to Proceed will be issued.

Please let me know if you have any questions or need any additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Hughes", written over the word "Sincerely,".

Jacob Hughes, P.E.
Consultant City Engineer

Cc: Project File

ENCL: (1) Bid Package, S.H. Creel Contracting
 (2) Bid Package, Johnny's Enterprises, Inc.
 (3) Bid Tabulation
 (4) Notice of Award

LEASE AGREEMENT

This Lease Agreement entered into this 28th day of September, 2022 among the DOWNTOWN DEVELOPMENT AUTHORITY OF HOLLY SPRINGS ("Landlord"), CITY OF HOLLY SPRINGS, GEORGIA and Cherokee FOCUS, Inc. ("Tenant").

In consideration of the mutual covenants and agreements of this lease, and other good and valuable considerations, Landlord demises and leases to Tenant, and Tenant leases from Landlord, the Hardin House located at 113 Palm Street, Holly Springs, Georgia. This Lease is for the Hardin House building only, but Tenant may use the parking lot. The Hardin House building shall be referred to as "the premises" or "the leased premises."

1. TERM OF LEASE

The term of this lease is one year beginning on October 1, 2022 and ending on September 30, 2023. The lease shall automatically be renewed each year for an additional one-year term unless either party notifies the other in writing at least 60 days before the end of a lease term that it does not desire to extend the lease. In addition, either party may terminate the lease at any time by giving a 60-day written notice to the other party that it wishes to terminate the lease.

2. RENT

(a) Tenant will pay Landlord \$1 per year.

3. USE OF PREMISES

Tenant represents and warrants to Landlord that Tenant intends to use the premises for office uses only. Tenant's use of the premises is restricted to those purposes specified in this section unless Tenant obtains Landlord's prior written consent to any change in use. Tenant may not use, or permit using, the premises in any manner that results in waste of premises or constitutes a nuisance or for any illegal purpose. Landlord will maintain one office as agreed upon by tenant and landlord to be used for file archives and other related offices use as needed.

4. REPAIRS AND MAINTENANCE

(a) Repairs and Maintenance by Tenant. Tenant will, throughout the lease term and any extensions of it, at its own expense and risk, maintain the premises and all improvements in them in good order and condition, including but not limited to making all repairs and replacements necessary to keep the premises and improvements in that condition. All maintenance, repairs, and replacements required by this section must be performed promptly when required and so as not to cause depreciation in the value of the premises.

(b) Tenant's Failure to Repair or Maintain. If Tenant fails to perform its obligation to repair, replace, or maintain, as set forth in (a) above, within a reasonable time after notice from Landlord of the need for the repair, replacement, or maintenance, Landlord may enter the premises and make the repairs or replacements, or perform the maintenance, or have the repairs or replacements made or maintenance performed, at its own expense. On Landlord's notice to Tenant of the performance and cost of any maintenance, repairs, or replacements under this section, Tenant must immediately reimburse Landlord for any reasonable costs incurred by Landlord under this section, together with interest on the sum at the highest legal rate from the date of the notice until the date paid by Tenant to Landlord.

5. UTILITIES

(a) Utility Charges. Tenant will pay all utility charges for water, electricity, heat, gas, and telephone service used in the premises during the lease term. Tenant will pay the charges directly to the utility company or municipality furnishing the service before the charges are delinquent.

6. ALTERATIONS, ADDITIONS, AND IMPROVEMENTS

(a) Consent of Landlord. Tenant may not make any alterations, additions, or improvements to the premises without Landlord's prior written consent. Landlord may not unreasonably withhold consent for nonstructural alterations, additions, or improvements.

(b) Property of Landlord. All alterations, additions, or improvements made by Tenant will become Landlord's property when this lease terminates. But Landlord may require that Tenant remove any alterations, additions, and improvements installed or made by Tenant, and any other property Tenant placed on the premises when the lease terminates. If Landlord requires Tenant to remove the alterations, additions, or improvements, Tenant must repair any damage to the premises caused by the removal.

(c) Alterations Required by Accessibility Laws. If any alterations, additions, or improvements to the premises are mandated by legal requirements related to accessibility by persons with disabilities ("accessibility alterations"), Tenant is responsible for making them. This allocation of responsibility for compliance with such legal requirements is a material inducement for the parties to enter this lease.

7. TRADE FIXTURES AND SIGNS

(a) Trade Fixtures. Tenant may, at all times, erect or install shelves, bins, machinery, equipment, or other trade fixtures, in, on, or about the premises, if Tenant complies with all applicable governmental laws, ordinances, and regulations regarding the fixtures. Tenant may remove all trade fixtures when this lease terminates, if Tenant is not in default under the lease and the fixtures can be removed without structural damage to the building. Tenant must repair any damage to the premises caused by removing trade fixtures, and all the repairs must be completed before the lease terminates. Any trade fixtures not removed by Tenant when this lease

terminates are considered abandoned by Tenant and will automatically become Landlord's property. If any trade fixture installed by Tenant is abandoned when the lease terminates, Tenant must pay Landlord any reasonable expense actually incurred by Landlord to remove the fixture from the premises, less the fair market value of the fixture once removed, if the fixture is removed within 30 days after Tenant has surrendered possession of the premises or before any subsequent tenant enters the premises or Landlord uses the trade fixtures.

(b) Signs. Tenant may erect signs on any portion of the premises, including but not limited to the exterior walls, subject to applicable laws, ordinances, and regulations. Tenant must remove all signs when this lease terminates and repair any damage resulting from erecting or removing the signs.

8. MECHANIC'S LIENS

Tenant will not permit any mechanic's lien or liens to be placed upon the premises or improvements on the premises. Tenant will promptly pay any mechanic's lien that is filed on the premises or on improvements located on the premises. If default in payment of the lien continues for 20 days after Landlord's written notice to Tenant, Landlord may, at its option, pay the lien or any portion of it without inquiring into its validity. Any amounts Landlord pays to remove a mechanic's lien caused by Tenant to be filed against the premises or improvements on them, including expenses and interest, are due from Tenant to Landlord and must be repaid to Landlord immediately on rendition of notice, together with interest at twelve percent annually until repaid.

9. INSURANCE AND INDEMNITY

(a) Liability Insurance. Tenant, at its own expense, must provide and maintain in force during the lease term, liability insurance in the amount of \$1,000,000. The policy must cover Landlord as well as Tenant, for any liability for property damage or personal injury arising from Tenant's occupying or using, or Landlord's owning the premises. This insurance is to be carried by one or more insurance companies authorized to transact business in Georgia and approved by Landlord.

(b) Remedy for Failure to Provide Insurance. Tenant must furnish Landlord with certificates of all insurance required by this article. If Tenant does not provide the certificates within 30 days after request by Landlord, or if Tenant allows any insurance required under this article to lapse, Landlord may, at its option, take out and pay the premiums on the necessary insurance to comply with Tenant's obligations under this article. Landlord is entitled to reimbursement from Tenant for all amounts spent to procure and maintain the insurance, with interest at the rate of twelve percent annually from the date Tenant receives Landlord's notice of payment until reimbursement.

(c) Tenant's General Indemnity. Tenant must indemnify and hold Landlord harmless against any claims, demands, damages, costs, and expenses, including reasonable attorney's fees for defending claims and demands, arising from the conduct or management of Tenant's business

on the premises or its use of them; from any breach by Tenant of any conditions of this lease; or from any act or negligence of Tenant, its agents, contractors, employees, subtenants, concessionaires, or licensees in or about the premises. If any action or proceeding is brought against Landlord by reason of any such claim, Tenant, upon notice from Landlord, will defend the action or proceeding by counsel acceptable to Landlord. This section survives the expiration or earlier termination of this lease.

12 DEFAULT

(a) Tenant's Default. If Tenant is in breach of any of the terms of this Lease, and has failed to cure such breach within thirty (30) days after written notice of the breach from Landlord, Landlord may, at its option, without notice to Tenant, terminate this lease, or, in the alternative, Landlord may reenter and take possession of the premises and remove all persons and property without being considered guilty of any manner of trespass.

(b) Cumulative Remedies. All of Landlord's rights and remedies under this Section are cumulative, and none will exclude any other right or remedy provided by law or any other provision of this lease. All the rights and remedies may be exercised and enforced concurrently and whenever occasion for their exercise arises.

(c) Waiver of Breach. Any waiver by Landlord of a breach of this lease by the other party does not constitute a continuing waiver or a waiver of any subsequent breach.

13 INSPECTION BY LANDLORD

Tenant will permit Landlord and its agents, representatives, and employees to enter the premises at all reasonable times for the purpose of inspection or any other purpose necessary to protect Landlord's interest in the premises or to perform Landlord's duties under this lease.

14 ASSIGNMENT AND SUBLEASE

(a) Tenant may not sublet, assign, encumber, or otherwise transfer this lease, or any right or interest in it or in the premises or the improvements on them, without Landlord's written consent. If Tenant sublets, assigns, encumbers, or otherwise transfers its rights or interests in this lease or in the premises or the improvements on them without Landlord's written consent, Landlord may, at its option, declare this lease terminated. If Landlord consents in writing to an assignment, sublease, or other transfer of all or any of Tenant's rights under this lease, the assignee or subtenant must assume all of Tenant's obligations under this lease, and Tenant will remain liable for every obligation under the lease. Landlord may not arbitrarily or unreasonably withhold consent under this section.

15 MISCELLANEOUS

(a) Notices and Addresses. All notices required under this lease must be given by

certified or registered mail, addressed to the proper party, at the following addresses:

Landlord: Downtown Development Authority of Holly Springs, PO Box 990 Holly Springs, GA 30142

Tenant: Cherokee FOCUS, Inc., PO Box 1191 Holly Springs, GA 30142

Either party may change the address to which notices are to be sent by sending written notice of the new address to the other party in accordance with this section.

(b) Parties Bound. This agreement binds and inures to the benefit of the parties to the lease and their respective heirs, executors, administrators, legal representatives, successors, and assigns when this agreement permits.

(c) Choice of Law. This agreement is to be construed under Georgia law, and all obligations of the parties created by this lease are performable in Cherokee County, Georgia.

(d) Legal Construction. If one or more of the provisions contained in this agreement is for any reason held by a court of competent jurisdiction to be invalid, illegal, or unenforceable in any respect, the invalidity, illegality, or unenforceability will not affect any other provision of the agreement, which will be construed as if it had not included the invalid, illegal, or unenforceable provision.

(e) Prior Agreements Superseded. This agreement constitutes the parties' sole agreement and supersedes any prior understandings or written or oral agreements between the parties with respect to the subject matter.

(f) Amendment. No amendment, modification, or alteration of this agreement is binding unless in writing, dated subsequent to the date of this agreement, and duly executed by the parties.

(g) Rights and Remedies Cumulative. The rights and remedies provided by this lease are cumulative, and either party's using any right or remedy will not preclude or waive its right to use any other remedy. These rights and remedies are in addition to any other rights the parties may have by law, statute, ordinance, or otherwise.

(h) Attorney's Fees and Costs. If, as a result of either party's breaching this agreement, the other party employs an attorney or attorneys to enforce its rights under this lease, then the breaching or defaulting party will pay the other party the reasonable attorney's fees and costs incurred to enforce the lease.

(i) Force Majeure. Neither Landlord nor Tenant is required to perform any term or covenant in this lease so long as performance is delayed or prevented by force majeure, which

includes acts of God, strikes, lockouts, material or labor restrictions by any governmental authority, civil riot, floods, hurricanes, and any other cause not reasonably within Landlord's or Tenant's control and that Landlord or Tenant cannot, by exercising due diligence, prevent or overcome, in whole or part.

(j) Time of Essence. Time is of the essence of this agreement.

The undersigned Landlord and Tenant execute this agreement on the 28th day of September 2022.

LANDLORD

TENANT

Downtown Development Authority
of Holly Springs
By: Ollie Evans, Chair

Cherokee FOCUS, Inc.
Sonia Carruthers, Executive Director & CEO

City of Holly Springs, Georgia
By: Steven W. Miller, Mayor

PCO 10

SITE: Holly Springs Mixed Use
 Holly Springs, GA

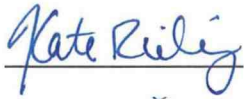
DATE: 9/16/2022

SCOPE OF WORK: Sidewalk Improvements along Palm Street and Hickory Road adjacent to Holly Springs Mixed Use Project.

Description	Quantity	Unit Rate	Total Amount
General Conditions			
Supervision/Mobilization/Support	1 LS	\$ 9,084.00	9,084.00
Traffic Control	15 Days	\$ 1,500.00	\$ 22,500.00
Erosion Control			
Install and Remove Silt Fence	480 LF	\$ 4.50	\$ 2,160.00
Erosion Maintenance & Mulching	1 LS	\$ 4,000.00	\$ 4,000.00
Existing Inlet Protection	3 EA	\$ 250.00	\$ 750.00
Install and Water In Sod	10,500 SF	\$ 1.55	\$ 16,275.00
Demolition & Haul Off			
Demo Sidewalk, Curb & Stone Walls	355 LF	\$ 17.45	\$ 6,195.00
Demo Ramp at Depot & Walkway to Hardin House	1 LS	\$ 1,125.00	\$ 1,125.00
Load & haul off demo'd concrete	1 LS	\$ 7,500.00	\$ 7,500.00
Load & haul cut dirt to Town Center	1 LS	\$ 1,500.00	\$ 1,500.00
Tree Work			
Tree and bush removal including Cotton Barn site	1 LS	\$ 20,000.00	\$ 20,000.00
Traffic Control	5 Days	\$ 1,500.00	\$ 7,500.00
Concrete Flatwork			
New Sidewalk	3,664 SF	\$ 6.65	\$ 24,365.60
Color concrete Adder for banding	1 LS	\$ 2,500.00	\$ 2,500.00
Curb & Gutter	670 LF	\$ 17.60	\$ 11,792.00
Class B Concrete under Curb	670 LF	\$ 15.50	\$ 10,385.00
Driveway Aprons	4 EA	\$ 2,201.00	\$ 8,804.00
Utilities			
Storm Crossing per plan	1 LS	\$ 15,704.58	\$15,704.58
Sewer service line to 5ft outside Hardin House	1 LS	\$ 2,500.00	\$ 2,500.00
Adjust water valves	4 EA	\$ 600.00	\$ 2,400.00

Description	Quantity	Unit Rate	Total Amount
Finegrading			
Backfill Curb & Sidewalk	1,340 LF	\$ 6.00	\$8,040.00
Dress Slopes for Sod	6,700 SF	\$ 0.25	\$1,675.00
Signage & Striping			
Remove/Reset 1 sign, 2 New Signs	1 LS	\$2,500.00	\$2,500.00
5" Solid White Line	670 LF	\$ 3.50	\$2,345.00
Add Crosswalk on Hickory Rd - 2 handicap ramps & striping	1 LS	\$2,080.00	\$2,080.00
		Subtotal	\$ 193,680.18
		15% Markup	\$ 29,052.03
Total Sidewalk Improvements (rounded to nearest dollar)			\$ 222,732.00

Vertical Earth, Inc.



Date: 9/16/2022

City of Holly Springs

Steven W. Miller, Mayor

Date: September 26, 2022

Attest: Karen Norred, City Clerk

Date: September 28, 2022

Downtown Development Authority of Holly Springs

Ollie Evans, Chair

Date: September 28, 2022

Attest:

Date: September 28, 2022



BEGIN PROJECT /
CONSTRUCTION
PALM STREET
STA 25+73.14
N = 1517853.293
E = 2195786.078

SCALE IN FEET

[illegible]

DRAWING No.

01-001

GENERAL NOTES:

1. THE CONTRACTOR SHALL ADHERE TO THE "CALL BEFORE YOU DIG" LAW BY CALLING 811 BEFORE BEGINNING CONSTRUCTION.
2. ALL DRIVEWAYS THAT ARE TO BE RECONSTRUCTED SHALL BE REPLACED IN KIND, I.E. ASPHALT FOR ASPHALT, CONCRETE FOR CONCRETE, AND AGGREGATE SURFACE COURSE FOR DIRT DRIVES. DRIVEWAY LOCATIONS ARE SHOWN FROM THE BEST AVAILABLE DATA. THE CONTRACTOR SHALL CONSTRUCT NEW DRIVEWAYS TO MATCH THE ACTUAL FIELD LOCATION OF EXISTING DRIVES OR AS LOCATED IN THE PLANS. RESIDENTIAL DRIVES SHALL BE 14 FEET WIDE AT THE THROAT UNLESS NOTED OTHERWISE IN THE PLANS. COMMERCIAL DRIVES SHALL BE 24 FEET WIDE UNLESS SHOWN OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL OBTAIN THE APPROVAL FROM THE ENGINEER PRIOR TO MAKING ANY REVISIONS TO LOCATION, WIDTH, AND/OR NUMBER OF DRIVES TO BE CONSTRUCTED. REQUIRED DRIVEWAY EASEMENTS NOT SHOWN ON THE PLANS SHALL BE ACQUIRED. DRIVES SHALL BE CONSTRUCTED USING:

ASPHALT: ASPH CONCRETE 12.5mm SUPERPAVE (165LB/ SY)
6" GRADED AGGREGATE BASE

CONCRETE: RESIDENTIAL DRIVEWAY, 6" THICK

CONCRETE: COMMERCIAL DRIVEWAY, 8" THICK

3. THE CONTRACTOR SHALL REMOVE ALL EXISTING DRAINAGE STRUCTURES AND PIPES IN CONFLICT WITH PROPOSED CONSTRUCTION. THE REMOVAL AND DISPOSAL SHALL BE INCLUDED IN THE PRICE BID FOR GRADING COMPLETE.
4. ALL PROPOSED STORM DRAIN PIPES SHALL BE AS NOTED ON THE PLANS.

GENERAL NOTES FOR SIGNING AND PAVEMENT MARKING:

1. ALL STANDARD HIGHWAY SIGNS SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE DETAILS SHOWN IN THE PLANS, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, CURRENT EDITION, AND THE GEORGIA STANDARD SPECIFICATIONS, SUPPLEMENTAL SPECIFICATIONS AND/OR SPECIAL PROVISION.
2. SIGN ERECTION LOCATIONS ARE APPROXIMATE AND MAY BE ADJUSTED TO MEET FIELD CONDITIONS WHERE NECESSARY, BUT SHALL BE WITHIN THE LIMITATIONS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, CURRENT EDITION. NO SIGN LOCATION SHALL BE CHANGED BY THE CONTRACTOR OR BY THE PROJECT ENGINEER WITHOUT PRIOR APPROVAL FROM THE OFFICE OF TRAFFIC OPERATIONS.
3. ALL STANDARD HIGHWAY SIGNS SHALL BE ERECTED AT THE HEIGHT OF 7 FEET ABOVE THE NORMAL EDGE OF PAVEMENT TO THE BOTTOM OF THE SIGN OR ASSEMBLY.
4. HORIZONTAL CLEARANCE FOR STANDARD HIGHWAY SIGNS ON ALL OTHER ROADWAYS SHALL BE 6 FEET FROM THE EDGE OF THE PAVED SHOULDER OR 12 FEET FROM THE NORMAL EDGE OF PAVEMENT TO THE NEARER EDGE OF THE SIGN(S), WHICHEVER IS GREATER. THE HORIZONTAL CLEARANCE IN NON-MOUNTABLE CURB SECTION SHALL BE AT LEAST 2 FEET FROM THE CURB FACE TO THE NEARER EDGE OF THE SIGN(S).
5. TYPE III (HIGH INTENSITY) REFLECTIVE SHEETING SHALL BE USED FOR ALL STANDARD HIGHWAY SIGNS REQUIRING REFLECTORIZED BACKGROUNDS EXCEPT AS SPECIFIED BELOW OR SPECIFIED OTHERWISE IN THE PLANS. EITHER CLASS 1 OR CLASS 2 ADHESIVE BACKING IS PERMISSIBLE.
6. TYPE VI (VERY HIGH INTENSITY) REFLECTIVE SHEETING SHALL BE USED FOR ALL RED SERIES SIGNS (R1-1, R1-2, R1-3A, R1-4A, R5-1), WARNING SIGNS AND OVERHEAD SIGNS.
7. RAISED PAVEMENT MARKERS (RPM'S) SHALL BE INSTALLED PER GEORGIA DEPARTMENT OF TRANSPORTATION STANDARD DETAILS.
8. ALL PERMANENT PAVEMENT MARKINGS SHALL BE THERMOPLASTIC UNLESS OTHERWISE NOTED.

PROJECT GENERAL NOTES:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE GEORGIA DEPARTMENT OF TRANSPORTATION STANDARD AND SUPPLEMENTAL SPECIFICATIONS, CURRENT EDITION.
2. ALL KNOWN UTILITY FACILITIES ARE SHOWN SCHEMATICALLY ON PLANS, AND ARE NOT NECESSARILY ACCURATE IN LOCATION AS TO PLAN OR ELEVATION. UTILITY FACILITIES SUCH AS SERVICE LINES OR UNKNOWN FACILITIES NOT SHOWN ON PLANS WILL NOT RELIEVE THE CONTRACTOR OF THEIR RESPONSIBILITY UNDER THIS REQUIREMENT. "EXISTING UTILITY FACILITIES" MEANS ANY UTILITY THAT EXISTS ON THE PROJECT IN ITS ORIGINAL, RELOCATED OR NEWLY INSTALLED POSITION.
3. INGRESS AND EGRESS SHALL BE MAINTAINED AT ALL TIMES TO ADJACENT PROPERTIES. REFER TO SUB-SECTION 107.07 OF THE GEORGIA STANDARD SPECIFICATIONS.
4. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO FURNISH SUITABLE BORROW MATERIAL FOR THE PROJECT AND DISPOSE OF ANY UNSUITABLE OR WASTE MATERIAL.
5. PERFORATED UNDERDRAIN SHALL BE PLACED IN AREAS WHERE WET CONDITIONS EXIST IN THE SUBGRADE AS DIRECTED BY THE ENGINEER.
6. THE CONTRACTOR SHALL OBSERVE ALL APPLICABLE LOCAL, STATE AND FEDERAL SAFETY REGULATIONS REGARDING PIPE INSTALLATION IN TRENCHES. NO SEPARATE PAYMENT WILL BE MADE FOR ANY COST INCURRED TO COMPLY WITH THIS REQUIREMENT.
7. IN AREAS WHERE NEW PAVEMENT OR PAVEMENT WIDENING IS REQUIRED, SAW CUT OF EXISTING PAVEMENT WILL BE REQUIRED IN ACCORDANCE WITH SECTION 411 OF THE GEORGIA STANDARD SPECIFICATIONS AND WILL BE INCLUDED IN PRICE BID FOR "GRADING COMPLETE".
8. PRICE BID FOR TRAFFIC CONTROL SHALL INCLUDE, BUT IS NOT LIMITED TO CONSTRUCTION, MAINTENANCE, AND REMOVAL OF TEMPORARY SIGNAGE, PAVEMENT MARKINGS, BARRICADES, ETC., REQUIRED FOR MAINTENANCE OF TRAFFIC DURING CONSTRUCTION IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, CURRENT EDITION, OR AS DIRECTED BY THE ENGINEER.
9. NO SEPARATE PAYMENT WILL BE MADE FOR PAVEMENT, GRADING OR ANY OTHER OPERATIONS REQUIRED FOR DETOUR CONSTRUCTION AND SHALL BE INCLUDED IN PRICE BID FOR "TRAFFIC CONTROL".
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MOVING, RELOCATING, AND MAINTAINING THE PROPERTY OWNER'S MAILBOX TO AN AREA OUTSIDE CONSTRUCTION LIMITS DURING THE LIFE OF THE CONTRACT. THE LOCATION OF THE BOX SHOULD BE CONVENIENT TO BOTH THE MAIL CARRIER AND THE PATRON, YET NOT INTERFERE WITH PROPOSED WORK. IT MAY BE NECESSARY FOR THE CONTRACTOR TO CONFER WITH THE POST OFFICE SERVING THE AREA. ALL COSTS INCURRED FOR COMPLIANCE WITH THESE REQUIREMENTS SHALL BE INCLUDED IN THE PRICE BID FOR OTHER ITEMS.
11. AN N.O.I. (NOTICE OF INTENT) IS NOT REQUIRED FOR THIS PROJECT. THE DISTURBED AREA IS LESS THAN 1.0 ACRES.
12. AT LOCATIONS WHERE NEW PAVEMENT IS TO BE PLACED ADJACENT TO EXISTING PAVEMENT WITHOUT AN OVERLAY OR WHERE CURBING IS TO BE PLACED ACROSS A PAVED AREA, A JOINT SHALL BE SAWED ON A LINE ESTABLISHED BY THE ENGINEER TO ENSURE PAVEMENT REMOVAL TO A NEAT LINE. THE COST FOR SAWED JOINTS, WHEN REQUIRED, SHALL BE INCLUDED IN PRICE BID FOR OTHER CONTRACT ITEMS, EXCEPT WHEN SAWING IN CONCRETE PAVEMENT.
13. THE CONTRACTOR SHALL STRICTLY ADHERE TO DUST CONTROL REGULATIONS. ALL AREAS SUBJECT TO DUST FORMATION MUST BE PERIODICALLY WATERED, SUFFICIENT TO RETARD SUBJECT TO DUST. ALL COSTS FOR DUST CONTROL SHALL BE INCLUDED IN PRICE BID FOR GRADING COMPLETE.
14. TYPE OF GRASS OR SOD USED ON THIS PROJECT WILL BE REQUIRED TO MATCH ANY TYPE OF GRASS OR SOD WHICH MAY BE PLANTED OR GROWING ON ADJACENT LAWNS, I.E. BERMUDA SOD FOR BERMUDA SOD, ZOYSIA FOR ZOYSIA, ETC.. NO SEPARATE PAYMENT WILL BE MADE FOR ANY COSTS INCURRED TO COMPLY WITH THIS REQUIREMENT.



15. AGGREGATE SURFACE COURSE FOR TEMPORARY DRIVEWAYS, INCLUDING MATERIAL, HAUL, PLACEMENT AND REMOVAL SHALL BE USED AT THE ENGINEER'S DIRECTION TO FACILITATE THE MOVEMENT OF LOCAL TRAFFIC THROUGH THE CONSTRUCTION AREA DURING INCLEMENT WEATHER. WHEN USED FOR THIS PURPOSE, SECTION 318 IS FURTHER MODIFIED TO PERMIT THE USE OF CRUSHER RUN STONE AS DESCRIBED IN SECTION 318.2. THE CONTRACTOR WILL HAVE THE USE OF THE FOLLOWING MATERIALS:
A. GRADED AGGREGATE, SECTION 815-2-01.
B. COARSE AGGREGATE, SIZE 467 SECTION 800-2-01.
C. STABILIZED AGGREGATE, TYPE I OR II, SECTION 803.
D. CRUSHED STONE, SECTION 806-2.
16. EACH CONTRACTOR WORKING ON THE PROJECT SHALL CONDUCT HIS WORK SO AS NOT TO INTERFERE WITH OR HINDER THE PROGRESS OR COMPLETION OF WORK BEING PERFORMED BY OTHER CONTRACTORS.

UTILITY OWNER	SERVICE	CONTACT NUMBERS
COBB EMC	POWER	678-355-3434
CHEROKEE COUNTY WSA	WATER AND SEWER	770-596-3387
AGL	GAS	404-584-3238
WINDSTREAM	TELEPHONE	770-720-9537
COMCAST	CABLE	770-351-8041

UTILITY DISCLAIMER:

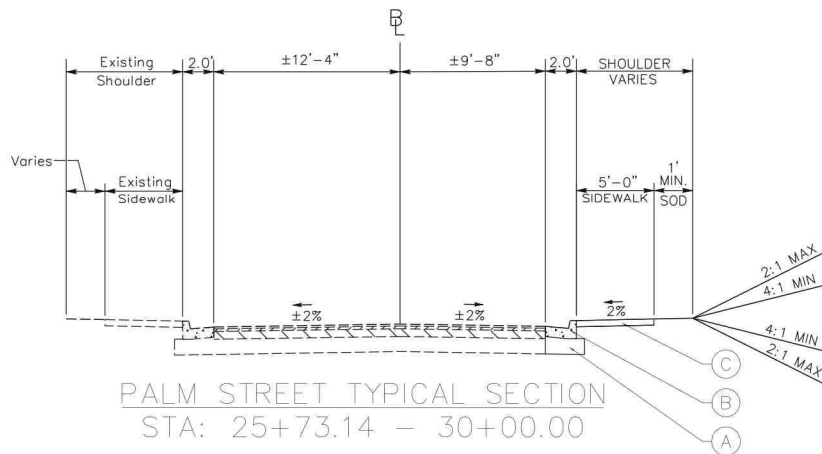
EXISTING UTILITY LINES SHOWN ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR/INSTALLER SHALL FIELD VERIFY ALL EXISTING UTILITY LINE LOCATIONS PRIOR TO ANY CONSTRUCTION. DAMAGE TO EXISTING UTILITY LINES RESULTING FROM THE CONTRACTORS/INSTALLERS NEGLIGENCE SHALL BE REPAIRED AT THE CONTRACTORS/INSTALLERS EXPENSE.

EXISTING POLE ATTACHMENT DATA IS APPROXIMATE AND IS PROVIDED AS A GENERAL GUIDELINE TO THE CONTRACTOR/INSTALLER TO AID IN IDENTIFYING POTENTIAL INSTALLATION CONFLICTS. THE CONTRACTOR/INSTALLER SHALL PROVIDE APPROPRIATE CLEARANCES FROM UTILITIES.

GEORGIA LEVEL 1
CERTIFICATION # 304**REVISION DATES**

GENERAL NOTES

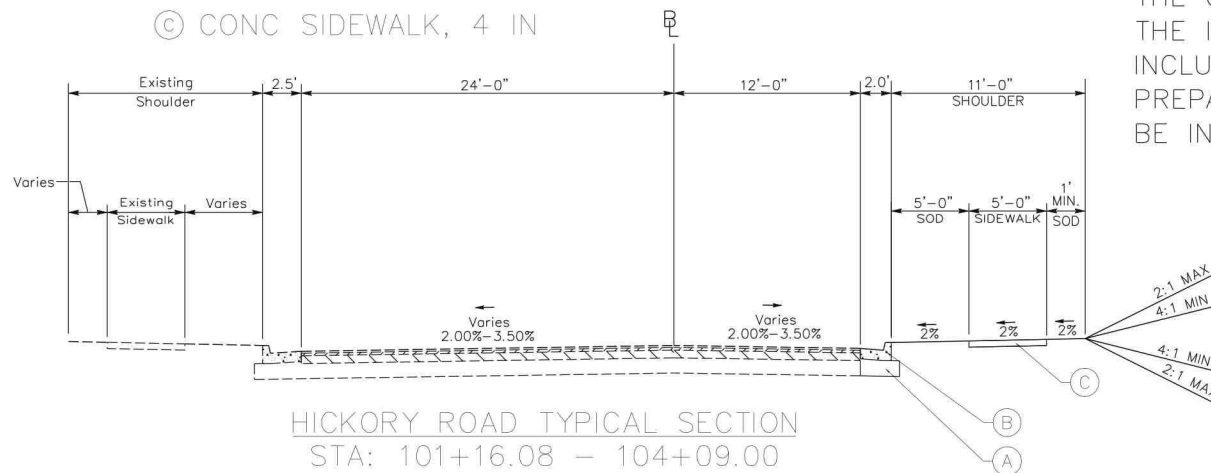
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BACKCHECKED:	DATE:	04-001
CORRECTED:	DATE:	
VERIFIED:	DATE:	



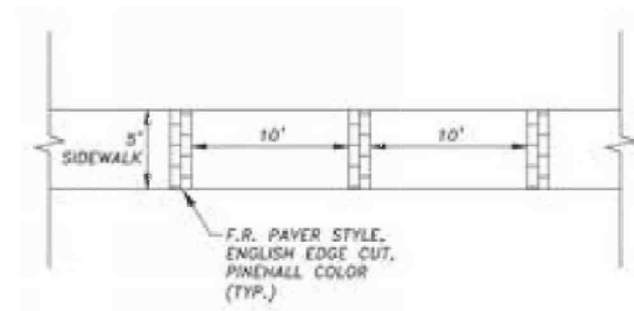
PALM STREET TYPICAL SECTION
STA: 25+73.14 - 30+00.00

PAVEMENT DESIGN

- Ⓐ 6" CLASS "B" CONC BASE
- Ⓑ CONC CURB & GUTTER, 8 IN X 24 IN, TP 2
- Ⓒ CONC SIDEWALK, 4 IN



HICKORY ROAD TYPICAL SECTION
STA: 101+16.08 - 104+09.00



CITY OF HOLLY SPRINGS
STAMPED CONCRETE DETAIL

NOTES:

STAMPED CONCRETE IS TO BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATION. THE COST FOR ALL THE WORK REQUIRED FOR THE INSTALLATION OF THE STAMPED CONCRETE, INCLUDING THE EXCAVATION, SUBGRADE AND BASE PREPARATION, BACKFILLING, AND CONCRETE SHALL BE INCLUDED IN THE 4 IN. CONC SIDEWALK COST.

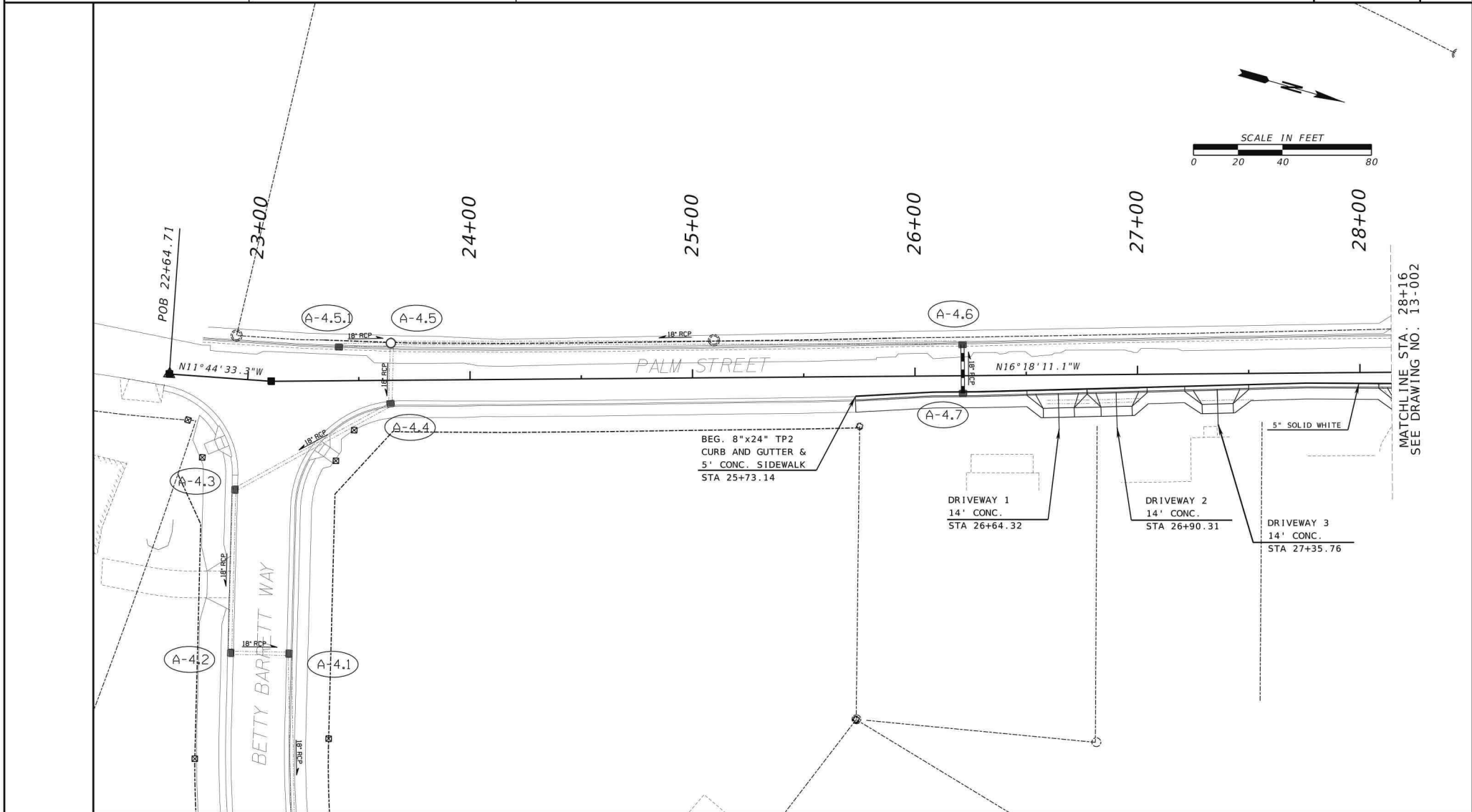


REVISION DATES

TYPICAL SECTIONS

CHECKED:	DATE:	DRAWING NO.
BACKCHECKED:	DATE:	
CORRECTED:	DATE:	
VERIFIED:	DATE:	

05-001



BM&K

CONSTRUCTION & ENGINEERING

P.O. BOX 478
 BRIDGEVILLE, PA 15007
 OFFICE: 724-245-0144
 FAX: 724-245-0156
 LICENSE # POF006337
 ISSUED: 4/7/08
 EXPIRES: 6/30/22

GEORGIA

REGISTERED

PROFESSIONAL

ENGINEER

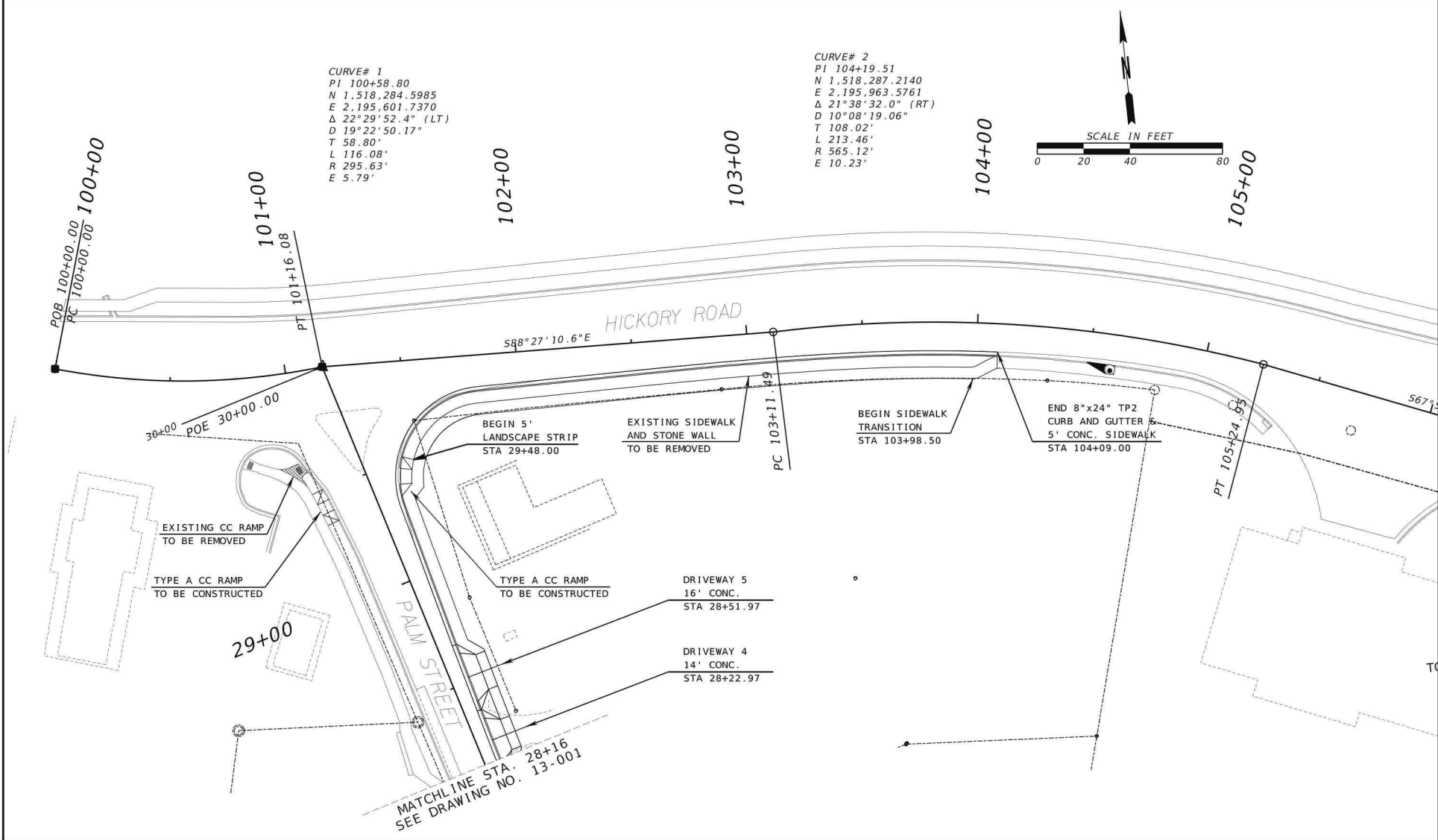
David S. Clerici, Inc.

CONCRETE LEVEL II
 CERTIFICATION # 804

REVISION DATES	

CHECKED:	DATE:	DRAWING NO. 13-001
BACKCHECKED:	DATE:	
CORRECTED:	DATE:	
VERIFIED:	DATE:	

CONSTRUCTION PLAN



BM&K

CONSTRUCTION & ENGINEERING

P.O. BOX 478
 BRIDGEVILLE, PA 15007
 OFFICE: 717-245-1044
 FAX: 717-245-1055
 LICENSE # P01006337
 ISSUED: 4/7/08
 EXPIRES: 6/30/22

GEORGIA

REGISTERED

NO. 009012

PROFESSIONAL

ENGINEER

David S. Clerici, Inc.

CONEC LEVEL II
 CERTIFICATION # 804

REVISION DATES	

CHECKED:

DATE:

BACKCHECKED:

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CORRECTED:

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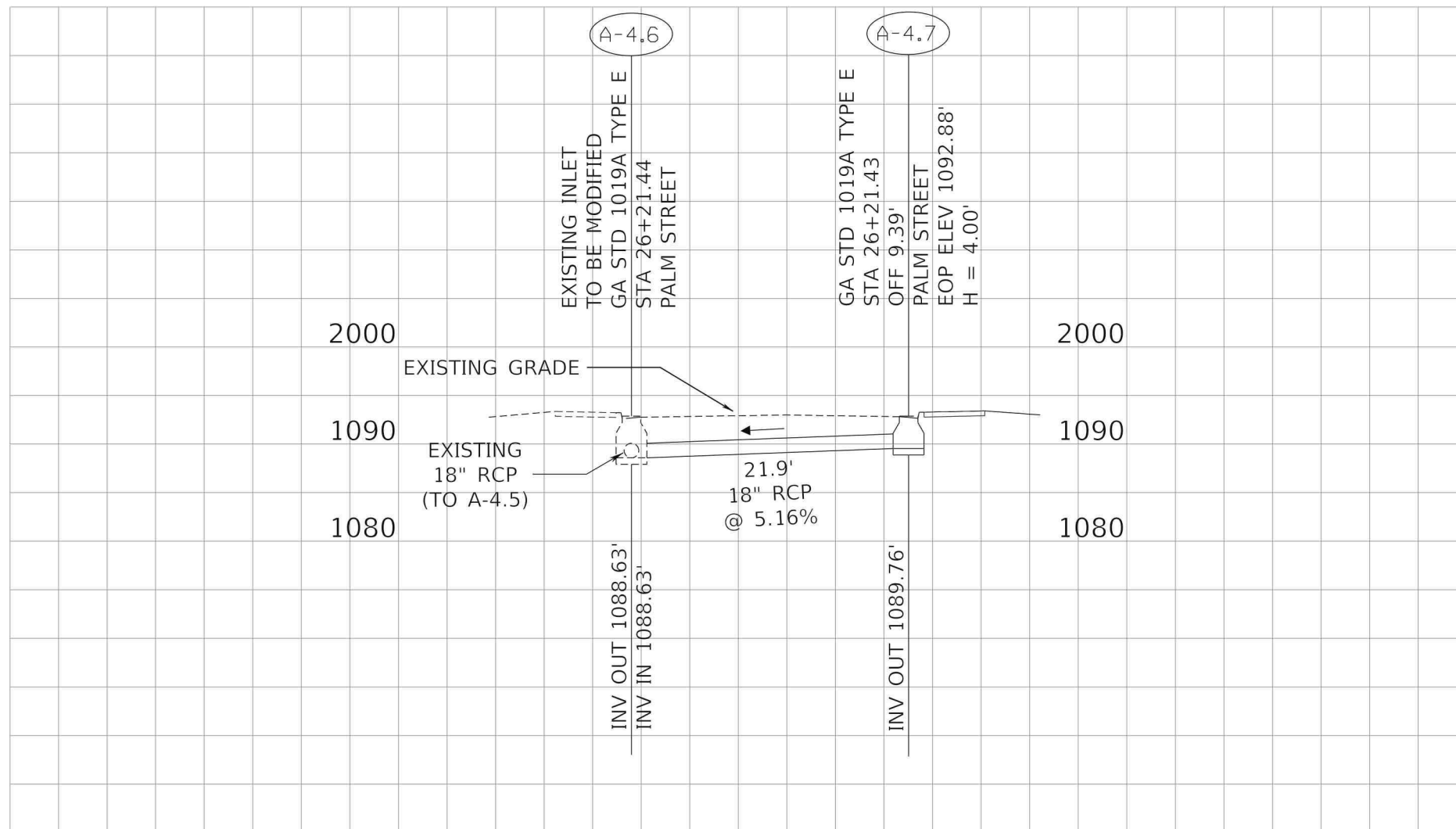
VERIFIED:

DATE:

CONSTRUCTION PLAN

DRAWING NO.

13-002



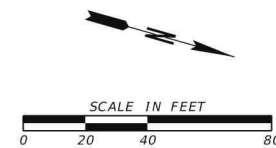
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1" = 10' VERTICAL



REVISION DATES

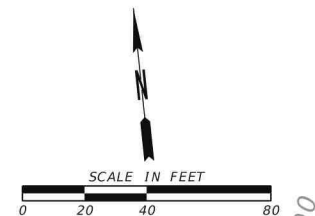
DRAINAGE PROFILES

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CORRECTED:		DATE:		
VERIFIED:		DATE:		



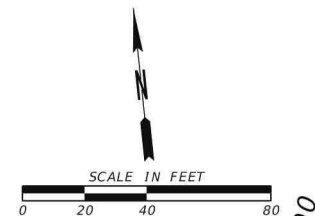
MATCHLINE STA. 28+16
SEE DRAWING NO. 13-002

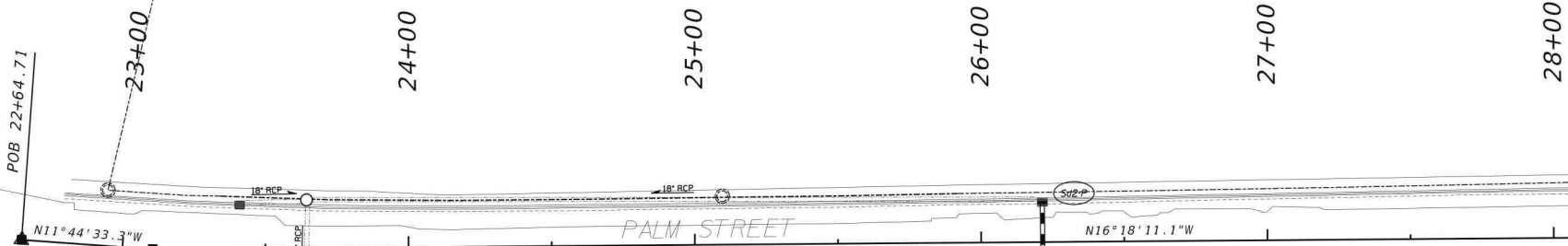
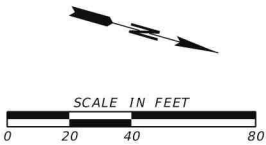
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VERIFIED:	DATE:	



CHECKED:		DATE:		DRAWING No. 24-002
BACKCHECKED:		DATE:		
CORRECTED:		DATE:		
VERIFIED:		DATE:		







MATCHLINE STA. 28+16
SEE DRAWING NO. 13-002

INITIAL STAGE NOTES:
INITIAL-STAGE TRAFFIC REMAINS ON THE EXISTING PAVEMENT. ERECT ADVANCED WARNING CONSTRUCTION SIGNS. INSTALL INITIAL STAGE EROSION CONTROL DEVICES AS REQUIRED. INITIAL STAGE EROSION CONTROL DEVICES MUST BE INSTALLED BEFORE/DURING CLEARING AND GRUBBING AND GRADING ACTIVITIES BEGIN. ANY DISTURBED AREAS SHALL BE MULCHED OR GRASSED WITHIN FOURTEEN DAYS OF ANY LAND DISTURBING ACTIVITIES. CONTRACTOR TO MAINTAIN ACCESS FOR ALL DRIVEWAYS AND SIDE STREETS AT ALL TIMES.

BM&K

CONSTRUCTION & ENGINEERING

PL. BOB. SR.

BRIDGEVILLE, VA. 22017

OFFICE: 703-245-1014

FAX: 703-245-1016

LICENSE # POF006337

ISSUED: 4/7/18

EXPIRES: 6/30/22

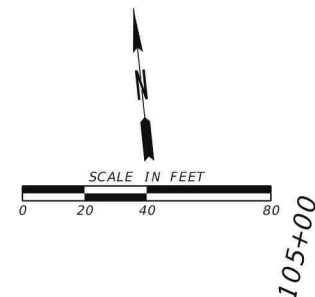


CONEC LEVEL II
CERTIFICATION # 804

REVISION DATES

BMP LOCATION DETAILS

CHECKED:	DATE:	DRAWING NO.
BACKCHECKED:	DATE:	54-001
CORRECTED:	DATE:	
VERIFIED:	DATE:	

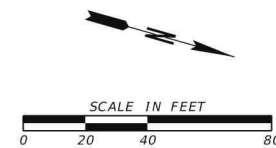


INITIAL STAGE TRAFFIC REMAINS ON THE EXISTING PAVEMENT. ERECT ADVANCED WARNING CONSTRUCTION SIGNS, INITIAL STAGE EROSION CONTROL, EROSION CONTROL DEVICES AS REQUIRED, INITIAL STAGE EROSION CONTROL, DITCH CLEANING, INSPECTION, CLEARING AND GRUBBING AND GRADING ACTIVITIES BEGIN. ANY DISTURBED AREAS SHALL BE MULCHED OR GRASSED WITHIN FOURTEEN DAYS OF ANY LAND DISTURBING ACTIVITIES. CONTRACTOR TO MAINTAIN ACCESS FOR ALL DRIVEWAYS AND SIDE STREETS AT ALL TIMES.



GSMCC LEVEL II
CERTIFICATION # 804

CHECKED:	DATE:	DRAWING No. 54-002
BACKCHECKED:	DATE:	
CORRECTED:	DATE:	
VERIFIED:	DATE:	



MATCHLINE STA. 28+16
SEE DRAWING NO. 13-002

INTERMEDIATE STAGE TRAFFIC REMAINS ON THE EXISTING PAVEMENT. ERECT ADVANCED WARNING CONSTRUCTION SIGNS. MODIFY ANY EXISTING PAVEMENT MARKINGS AS NECESSARY FOR TRAFFIC SIGHTS DURING THE CURRENT CONSTRUCTION STAGE. MAINTAIN INITIAL STAGE EROSION CONTROL DEVICES. ERECT ADVANCED WARNING SIGNS. INTERMEDIATE STAGE EROSION CONTROL DEVICES BEFORE/DURING CLEARING AND GRUBBING AND GRADING ACTIVITIES BEGIN. ANY DISTURBED AREAS SHALL BE MULCHED OR GRASSED WITHIN FOURTEEN DAYS OF ANY LAND DISTURBING ACTIVITIES. CONTINUE TO MAINTAIN ACCESS FOR ALL DRIVEWAYS AND SIDE STREETS AT ALL TIMES.

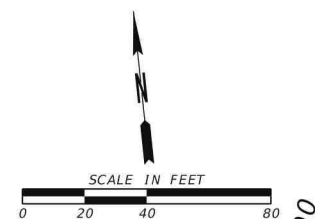
Vegetative Plan

- DS1** MULCHING - USE STRAW OR HAY 2.5 TONS PER ACRE
- DS2** SEPTEMBER THROUGH FEBRUARY, USE WINTER RYE 4 LB/1000 SF
APRIL THROUGH AUGUST, USE KENTUCKY 31 FESCUE 4 LB/1000 SF
-APPLY DS2 AS SOON AS ROUGH GRADING IS COMPLETE



GSMCC LEVEL II
CERTIFICATION # 804

<i>REVISION DATES</i>	<i>BMP LOCATION DETAILS</i>					
						DRAWING No.
	CHECKED:		DATE:			54-003
	BACKCHECKED:		DATE:			
	CORRECTED:		DATE:			
	PREPARED:		DATE:			



INTERMEDIATE STAGE TRAFFIC REMAINS ON THE EXISTING PAVEMENT. ERECT ADVANCED WARNING CONSTRUCTION SIGNS. MODIFY ANY EXISTING PAVEMENT MARKINGS AS NECESSARY FOR TRAFFIC SIGNS DURING THE CURRENT CONSTRUCTION STAGE. MAINTAIN INITIAL STAGE ADVANCED WARNING CONTROL DEVICES THROUGHOUT THE INTERMEDIATE STAGE. ERECT ADVANCED WARNING CONTROL DEVICES BEFORE DURING CLEARING AND GRUBBING AND/GRADING ACTIVITIES BEGIN. ANY DISTURBED AREAS SHALL BE MULCHED OR GRASSED WITHIN FOURTEEN DAYS OF ANY LAND DISTURBING ACTIVITIES. CONSIDER TO MAINTAIN ACCESS FOR ALL DRIVEWAYS AND SIDE STREETS AT ALL TIMES.

D51 MULCHING - USE STRAW OR HAY 2.5 TONS PER ACRE

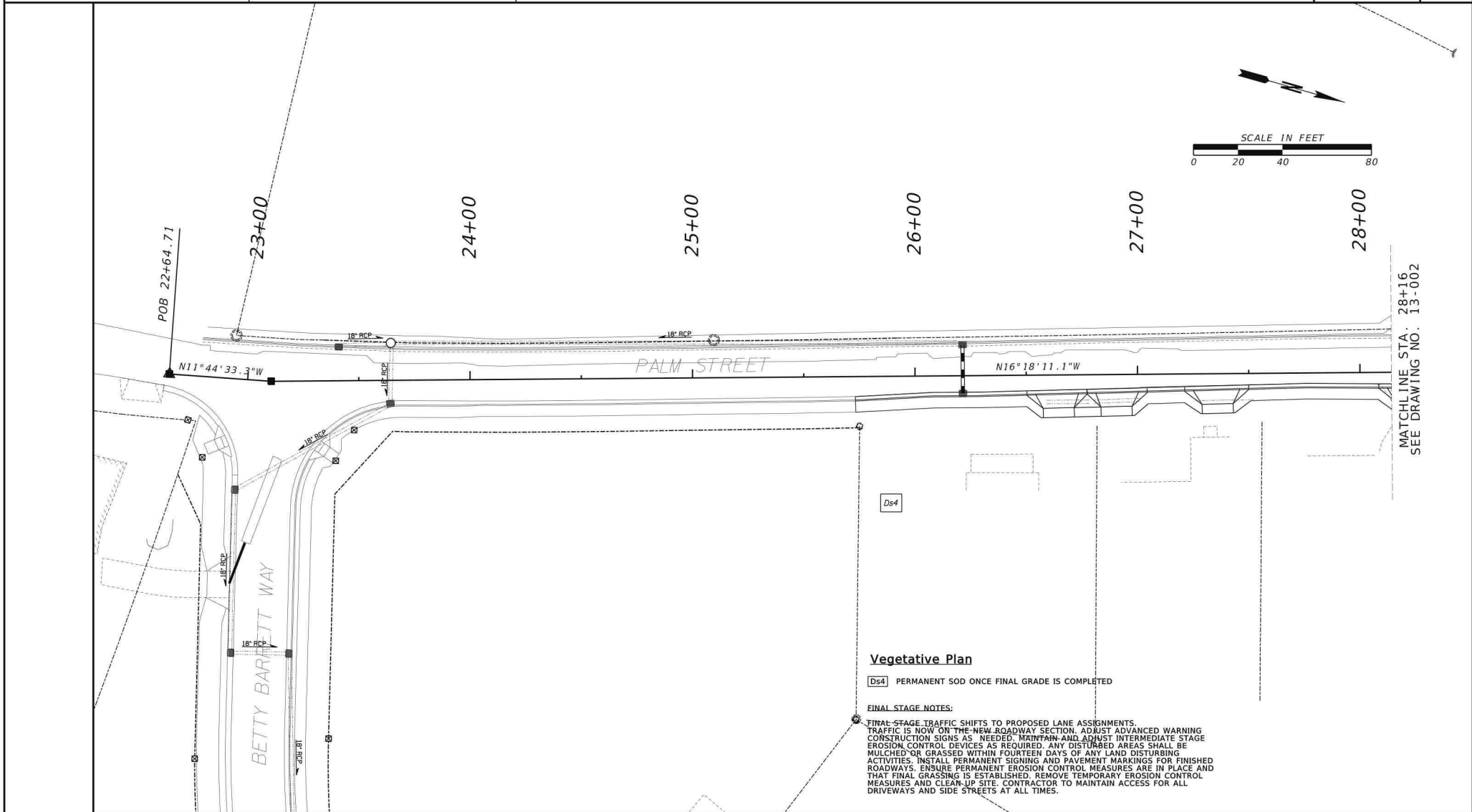
Ds2 SEPTEMBER THROUGH FEBRUARY, USE WINTER RYE 4 LB/1000 SF
APRIL THROUGH AUGUST, USE KENTUCKY 31 FESCUE 4 LB/1000 SF
-APPLY Ds2 AS SOON AS ROUGH GRADING IS COMPLETE



GSNCC LEVEL II
CERTIFICATION # 80

BMP LOCATION DETAILS

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BACKCHECKED:		DATE:		
CORRECTED:		DATE:		
VERIFIED:		DATE:		



BM&K

CONSTRUCTION & ENGINEERING

PL: BOB ATE

BRIDGEVILLE, VA 22017

OFFICE: 703-245-1014

FAX: 703-245-1015

LICENSE # P10100337

ISSUED: 4/7/18

EXPIRES: 6/30/22

GEORGIA

REGISTERED

ENGINEER

David S. Clerici, Inc.

ENGINEER

CERTIFICATION # 804

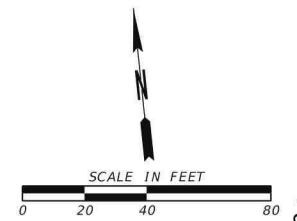
REVISION DATES	

BMP LOCATION DETAILS

CHECKED:	DATE:	DRAWING NO.
BACKCHECKED:	DATE:	54-005
CORRECTED:	DATE:	
VERIFIED:	DATE:	

GP18-CE

11/03/2022



FINAL STAGE TRAFFIC SHIFTS TO PROPOSED LANE ASSIGNMENTS. TRAFFIC IS NOW ON THE NEW ROADWAY SECTION, ADVANCE JUSTIFIED WARNING CONSTRUCTION SIGNS AS NEEDED, MAINTAIN AND ADJUST INTERMEDIATE STAGE EROSION CONTROL DEVICES AS REQUIRED, ANY DISTURBED AREAS SHALL BE MULCHED OR GRASSED WITHIN 14 DAYS OF COMPLETION OF CONSTRUCTION ACTIVITIES. INSTALL PERMANENT SIGNING AND PAVEMENT MARKINGS FOR FINISHED ROADWAYS. ENSURE PERMANENT EROSION CONTROL MEASURES ARE IN PLACE AND THAT FINAL GRASSING IS ESTABLISHED, REMOVE TEMPORARY EROSION CONTROL MEASURES AND SIDEWALKS, CORNERS OR TO MAINTAIN ACCESS FOR ALL DRIVEWAYS AND SIDE STREETS AT ALL TIMES.



<i>REVISION DATES</i>				<i>BMP LOCATION DETAILS</i>					
CHECKED:				DATE:				DRAWING No.	
BACKCHECKED:				DATE:					
CORRECTED:				DATE:				54-006	
DESIGNED:				DATE:					

5/4/2022
BAG

EPL07-080
gprf3dborder-QR-PJ-1a1

Holly Springs Palm Street.d1-0801.dgn
SPR020



LOCATION SKETCH

OWNER:

PROJECT OWNER: CITY OF HOLLY SPRINGS
CONTACT: ROBERT H. LOGAN
CITY MANAGER
ADDRESS: 3237 HOLLY SPRINGS PARKWAY,
HOLLY SPRINGS, GA 30115
PHONE: 770-345-5536
EMAIL: rlogan@hollyspringsga.us

DESIGN DATA:

PALM STREET:
SPEED DESIGN: 35 MPH
POSTED SPEED: 35 MPH
HICKORY ROAD:
SPEED DESIGN: 25 MPH
POSTED SPEED: 25 MPH

LENGTH OF PROJECT

	CHEROKEE COUNTY COUNTY No. 057 Project No.
	MILES
NET LENGTH OF ROADWAY	0.127
NET LENGTH OF BRIDGES	0.000
NET LENGTH OF PROJECT	0.127
NET LENGTH OF EXCEPTIONS	0.000
GROSS LENGTH OF PROJECT	0.127

THIS PROJECT IS 100% IN CHEROKEE COUNTY
AND IS 100% IN CONG. DIST. NO. 11.
FUNCTIONAL CLASS OF HICKORY ROAD: MAJOR COLLECTOR
FUNCTIONAL CLASS OF PALM STREET: LOCAL ROAD
PROJECT DESIGNATION: LOCAL

THIS PROJECT HAS BEEN PREPARED USING THE
HORIZONTAL GEORGIA COORDINATE SYSTEM OF
1984 (NAD 1983) / 94 WEST ZONE, AND THE
NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988.

THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH THE 2022 CONSTRUCTION
STANDARDS AND DETAILS BOOK AND ATTACHED APPLICABLE REVISIONS. THE 2022
CONSTRUCTION STANDARDS AND DETAILS BOOK IS AVAILABLE AT:
<http://mydot.ga.gov/info/gdotpub/ConstructionStandardsAndDetails/Forms/AllItems.aspx>
ANY REVISIONS CONTAINED WITHIN THIS PLAN SET SUPERSEDE THE 2022 CONSTRUCTION
STANDARDS AND DETAILS BOOK WHICH THEY REVISE OR IN WHICH THERE IS A CONFLICT.

THE DATA, TOGETHER WITH ALL OTHER INFORMATION SHOWN ON THESE PLANS OR IN ANYWAY
INDICATED THEREBY, WHETHER BY DRAWINGS OR NOTES, OR IN ANY OTHER MANNER, ARE BASED
UPON FIELD INVESTIGATIONS AND ARE BELIEVED TO BE INDICATIVE OF ACTUAL CONDITIONS.
HOWEVER, THE SAME ARE SHOWN AS INFORMATION ONLY, ARE NOT GUARANTEED, AND DO NOT
BIND THE CITY OF HOLLY SPRINGS IN ANY WAY. THE ATTENTION OF BIDDER IS
SPECIFICALLY DIRECTED TO SUBSECTIONS 102.04, 102.05, AND 104.03 OF THE SPECIFICATIONS.

CITY OF HOLLY SPRINGS GOVERNMENT

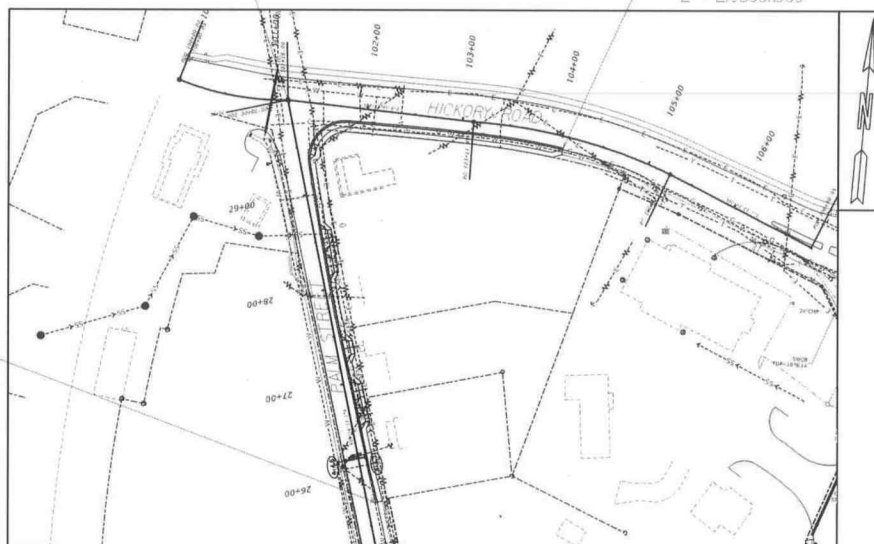
PLAN AND PROFILE OF PROPOSED PALM STREET AND HICKORY ROAD CURB, GUTTER, AND SIDEWALK EXTENSION

RED-LINE MARKUPS
PER ONSITE MTG 5/19/22

POINT OF INTERSECTION
PALM STREET - STA 30+00
HICKORY ROAD - STA 10+16.08
N = 1518285.198
E = 2195659.755

END PROJECT/
CONSTRUCTION
HICKORY ROAD
STA 104+09.00
N = 1518284.163
E = 2195901.905

BEGIN PROJECT/
CONSTRUCTION
PALM STREET
STA 25+73.14
N = 1517853.293
E = 2195786.079



SCALE IN FEET
0 50 100 200



GSWCC LEVEL II
CERTIFICATION #: 804

NOTE:
ALL REFERENCES IN THIS DOCUMENT, WHICH INCLUDES ALL PAPERS,
WRITINGS, DOCUMENTS, DRAWINGS, OR PHOTOGRAPHS USED, OR TO BE
USED IN CONNECTION WITH THIS DOCUMENT, TO "STATE HIGHWAY
DEPARTMENT OF GEORGIA", "STATE HIGHWAY DEPARTMENT", "GEORGIA
STATE HIGHWAY DEPARTMENT", "HIGHWAY DEPARTMENT", OR
"DEPARTMENT" WHEN THE CONTEXT THEREOF MEANS THE STATE
HIGHWAY DEPARTMENT OF GEORGIA, AND SHALL BE DEEMED TO MEAN
THE DEPARTMENT OF TRANSPORTATION.

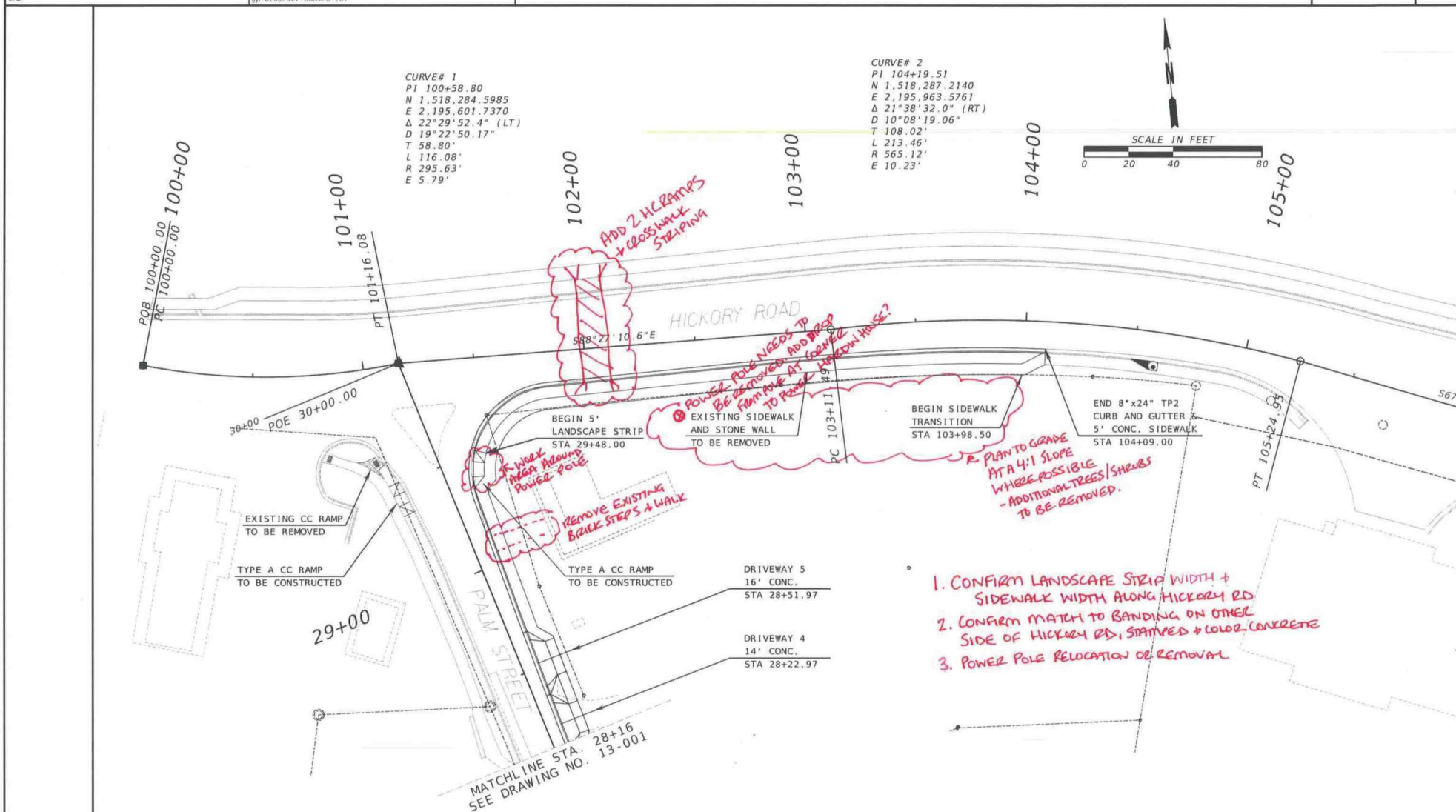
PLANS PREPARED BY: DONALD B. CLERICI, JR., P.E.
DESIGN ENGINEER

PLANS COMPLETED DATE:

PLANS COMPLETED	
REVISIONS	

01-001





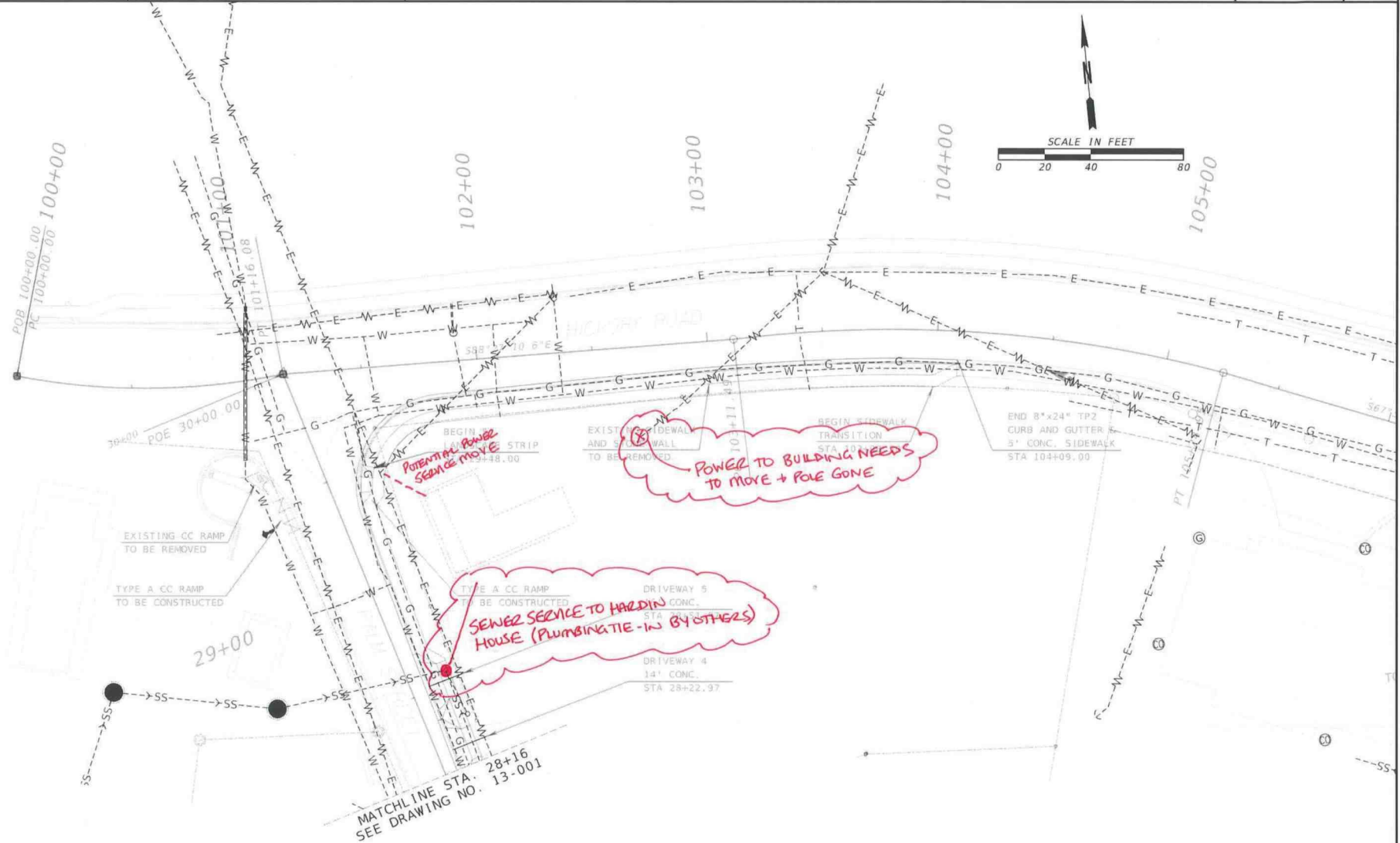
1. CONFIRM LANDSCAPE STRIP WIDTH + SIDEWALK WIDTH ALONG HICKORY RD
2. CONFIRM MATCH TO BANDING ON OTHER SIDE OF HICKORY RD, STAMPED + COLORED CONCRETE
3. POWER POLE RELOCATION OR REMOVAL



REVISION DATES

CONSTRUCTION PLAN

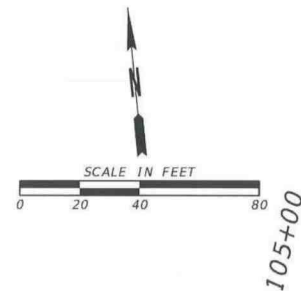
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DESIGNED	DATE	13-002
CONSTRUCTED	DATE	
TESTED	DATE	



REVISION DATES

UTILITY PLANS

CHECKED	DATE	DRAWING NO.
BALANCE	DATE	24-002
FORWARDED	DATE	
RECEIVED	DATE	



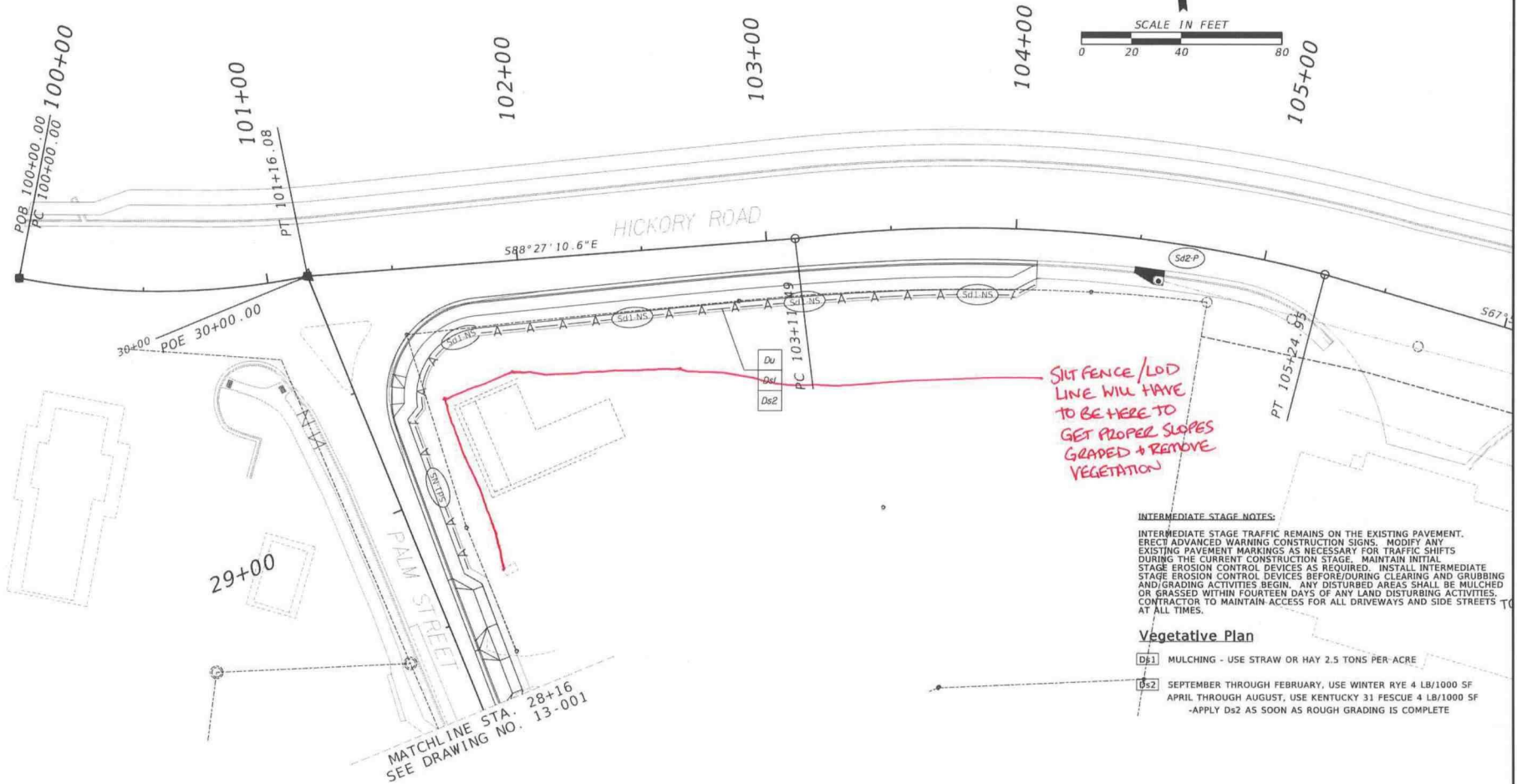
<i>REVISION DATES</i>			<i>SIGNING AND MARKING PLANS</i>					
CHECKED:			DATE:			DRAWINGS NO.		
DRAWN/CHECKED:			DATE:			26-002		
PROJECT:			DATE:					
STAFFED:			DATE:					

3/4/2022
CAD

11:49:58 AM GPLOT-DSD
gplotborder-ORD-PO.rbt

Holly Springs Palm Street_54-0004.dgn

P.1 No.



REVISION DATES

BMP LOCATION DETAILS

CHECKED	DATE	DRAWING NO.
DESIGNED	DATE	54-004
CONSTRUCTED	DATE	
MAINTAINED	DATE	

Kate Rieling

From: Christopher Brouillette <chris@goliathcontracting.net>
Sent: Thursday, September 22, 2022 8:21 AM
To: Kate Rieling
Subject: RE: HSMU Sidewalk Improvements Water

That is correct.

Thanks

Chris Brouillette

Goliath Contracting

1198 W Shadburn Ave

Buford, GA 30518

Office (770) 559-0030

Cell (404) 552-2976



From: [Kate Rieling](#)
Sent: Thursday, September 22, 2022 8:18 AM
To: [Christopher Brouillette](#)
Subject: HSMU Sidewalk Improvements Water

Chris,
Per our phone conversation, please confirm your sub price of \$600/valve for water valve height adjustments.
Thanks,
Kate

Kate Rieling

Project Manager
Vertical Earth Inc.



TRANSPORTATION • CIVIL • STRUCTURES



[\(678\) 943-9624](tel:(678)943-9624)



krieling@vertical-earth.com



www.vertical-earth.com



6025 Matt Highway Cumming, GA 30028



CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Kate Rieling

From: Ben Ellis <southerntreepros@gmail.com>
Sent: Thursday, September 22, 2022 10:05 AM
To: Kate Rieling
Subject: Re: HSMU Sidewalk Improvement clearing

Confirm!

Sent from my iPhone

On Sep 22, 2022, at 8:29 AM, Kate Rieling <KRieling@vertical-earth.com> wrote:

Ben,
Please confirm our phone conversation for tree surgeon/removal and bush removal work along Palm St and Hickory Road for the sidewalk improvement project and tree removal for Cotton Barn site for \$20,000.00. VE will handle the traffic control.
Thanks,
Kate

Kate Rieling

Project Manager
Vertical Earth Inc.

TRANSPORTATION • CIVIL • STRUCTURES



[\(678\) 943-9624](tel:(678)943-9624)



krieling@vertical-earth.com



www.vertical-earth.com



6025 Matt Highway Cumming, GA 30028



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Kate Rieling

From: Josiah Battaglia <josiah@applewoodservices.com>
Sent: Thursday, September 22, 2022 12:17 PM
To: Kate Rieling
Subject: Re: HSMU Sidewalk Improvements Sewer

Agreed

Sent from my iPhone

On Sep 22, 2022, at 08:29, Kate Rieling <KRieling@vertical-earth.com> wrote:

Josiah,
Please confirm our phone conversation for sewer service line and manhole tie in of \$2,500 lump sum for the work to 5ft outside of the Hardin House.
Thanks,
Kate

Kate Rieling
Project Manager
Vertical Earth Inc.

TRANSPORTATION • CIVIL • STRUCTURES



[\(678\) 943-9624](tel:(678)943-9624)



krieling@vertical-earth.com



www.vertical-earth.com



6025 Matt Highway Cumming, GA 30028



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Parker Young Construction, LLC.

Client: CITY OF HALLY SPRINGS - HARDEN HOUSE
Property: 113 Palm St
Holly Springs , GA 30115

Cellular: (770) 721-7502

Operator: MLETCHAS

Estimator: Matt Letchas
Position: Estimator
Business: 6815 Crescent Drive
Norcross, GA 30071

Business: (770) 855-1930
E-mail: mletchas@parkeryoung.com

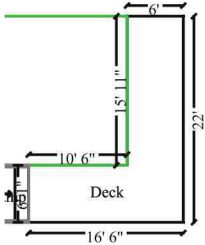
Type of Estimate: Water Damage
Date Entered: 6/7/2022

Date Assigned:

Price List: GAAT8X_MAY22
Labor Efficiency: Restoration/Service/Remodel
Estimate: HARDIN_HOUSE_DECK
File Number: ATL2-0831R

HARDIN_HOUSE_DECK

Deck/Ramp



Deck

Height: 3'

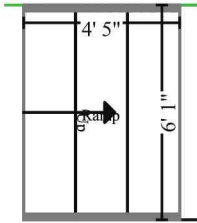
77.00 LF Floor Perimeter

Missing Wall

6' 1" X 3'

Opens into RAMP

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
Remove 6" x 6" square wood post - treated (3 BF per LF)	66.00 LF	2.38	0.00	0.00	31.42	188.50
Remove Deck planking - treated lumber (per SF)	219.85 SF	1.96	0.00	0.00	86.18	517.09
6" x 6" square wood post - treated (3 BF per LF)	66.00 LF	0.00	11.93	29.94	163.46	980.78
Deck planking - 5/4" treated lumber	607.20 LF	0.00	2.64	48.45	330.30	1,981.76
2" x 6" lumber - treated (1 BF per LF)	70.00 LF	0.00	4.41	10.73	63.88	383.31
2" x 4" lumber - treated (.667 BF per LF)	79.20 LF	0.00	3.72	8.32	60.58	363.52
2" x 2" lumber - treated (.33 BF1800 per LF)	280.00 LF	0.00	3.01	13.72	171.30	1,027.82
R&R Custom ADA steel handrail w/ mounting brackets	70.00 LF	1.71	64.78	196.00	970.06	5,820.36
Aluminum safety treads for walkways & ramp - 3.75" x 48"	40.00 LF	0.00	20.66	28.45	170.98	1,025.83
Totals: Deck				335.61	2,048.16	12,288.97



Ramp

Height: 11' 8"

26.87 SF Walls & Ceiling
5.52 SY Flooring

26.87 SF Ceiling
49.69 SF Floor

Missing Wall	6' 1" X 11' 7 1/2"	Opens into DECK2
Missing Wall	4' 5" X 11' 7 1/2"	Opens into Exterior
Missing Wall	6' 1" X 11' 7 1/2"	Opens into Exterior
Missing Wall	4' 5" X 11' 7 1/2"	Opens into Exterior

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
Remove 2" x 2" lumber - treated (.33 BF per LF)	280.00 LF	0.53	0.00	0.00	29.68	178.08
Remove 6" x 6" square wood post - treated (3 BF per LF)	66.00 LF	2.38	0.00	0.00	31.42	188.50
Remove Deck planking - treated lumber (per SF)	219.85 SF	1.96	0.00	0.00	86.18	517.09
6" x 6" square wood post - treated (3 BF per LF)	66.00 LF	0.00	11.93	29.94	163.46	980.78
Deck planking - 5/4" treated lumber	607.20 LF	0.00	2.64	48.45	330.30	1,981.76
2" x 6" lumber - treated (1 BF per LF)	365.20 LF	0.00	4.41	55.99	333.30	1,999.82
2" x 4" lumber - treated (.667 BF per LF)	79.20 LF	0.00	3.72	8.32	60.58	363.52
2" x 2" lumber - treated (.33 BF1800 per LF)	50.60 LF	0.00	3.01	2.48	30.96	185.75
R&R Custom ADA steel handrail w/ mountin g brackets	5.00 LF	1.71	64.78	14.00	69.30	415.75
Aluminum safety treads for steps - 3. 75" x 48"	24.00 LF	0.00	20.66	17.07	102.58	615.49
Totals: Ramp				176.25	1,237.76	7,426.54
Total: Deck/Ramp				511.86	3,285.92	19,715.51

General

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
Dumpster load - Approx. 20 yards, 4 tons of debris	1.00 EA	440.00	0.00	0.00	88.00	528.00

CONTINUED - General

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
Commercial Supervision / Project Management - per hour	16.00 HR	0.00	83.00	0.00	0.00	1,328.00
Totals: General				0.00	88.00	1,856.00
Line Item Totals: HARDIN_HOUSE_DECK				511.86	3,373.92	21,571.51

Grand Total Areas:

0.00 SF Walls	26.87 SF Ceiling	26.87 SF Walls and Ceiling
49.69 SF Floor	5.52 SY Flooring	77.00 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	0.00 LF Ceil. Perimeter
49.69 Floor Area	26.87 Total Area	0.00 Interior Wall Area
0.00 Exterior Wall Area	0.00 Exterior Perimeter of Walls	
0.00 Surface Area	0.00 Number of Squares	0.00 Total Perimeter Length
0.00 Total Ridge Length	0.00 Total Hip Length	

Summary

Line Item Total	17,685.73
Material Sales Tax	511.86
Subtotal	18,197.59
Overhead	1,686.96
Profit	1,686.96
Replacement Cost Value	\$21,571.51
Net Claim	\$21,571.51

Matt Letchas

Matt Letchas
Estimator

Recap by Room

Estimate: HARDIN_HOUSE_DECK

Area: Deck/Ramp

Deck	9,905.20	56.01%
Ramp	6,012.53	34.00%

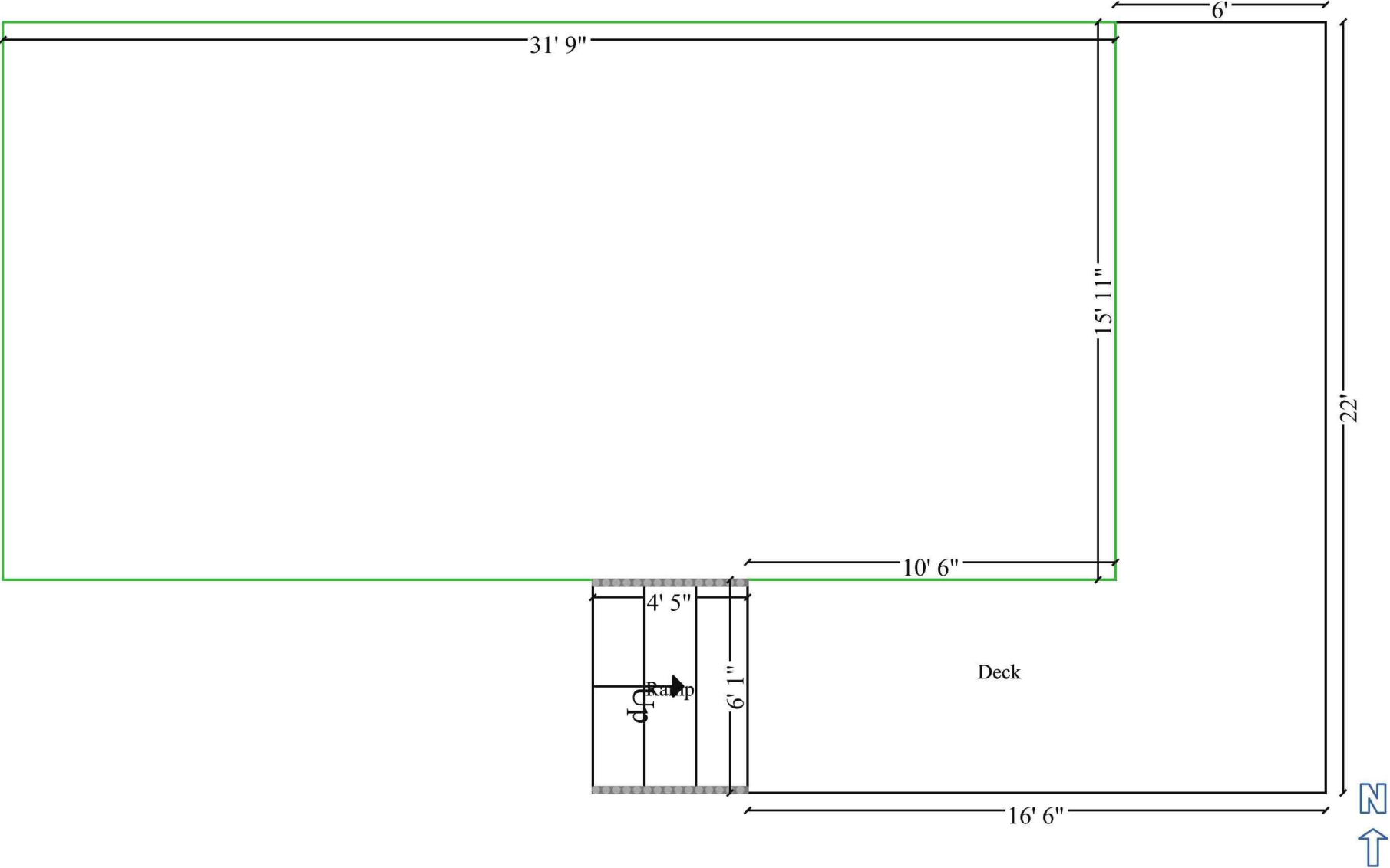
Area Subtotal: Deck/Ramp	15,917.73	90.00%
General	1,768.00	10.00%

Subtotal of Areas	17,685.73	100.00%
--------------------------	------------------	----------------

Total	17,685.73	100.00%
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Recap by Category

O&P Items	Total	%
GENERAL DEMOLITION	1,892.63	8.77%
FLOOR COVERING - RESILIENT	1,322.24	6.13%
FRAMING & ROUGH CARPENTRY	8,284.36	38.40%
ORNAMENTAL IRON	4,858.50	22.52%
O&P Items Subtotal	16,357.73	75.83%
Non-O&P Items	Total	%
LABOR ONLY	1,328.00	6.16%
Non-O&P Items Subtotal	1,328.00	6.16%
O&P Items Subtotal	16,357.73	75.83%
Material Sales Tax	511.86	2.37%
Overhead	1,686.96	7.82%
Profit	1,686.96	7.82%
Total	21,571.51	100.00%





VERTICAL EARTH

TRANSPORTATION • CIVIL • STRUCTURES

Vertical Earth

6025 Matt Highway
Cumming, GA 30028
770-888-2224 Office

PCO 11

SITE: Holly Springs Mixed Use
Holly Springs, GA

DATE: 9/22/2022

SCOPE OF WORK:

Due to design changes including additional scop at Town Center site, the revised completion date will now be on July 1, 2023. This is a 232 Calendar Day time extension from the original contract completion date of November 12, 2022.

Vertical Earth will begin tracking monthly delay days from October 1, 2022 forward that may further shift the substantial completion date of the project. This will be submitted at each month end submission with the Pay Application.

Vertical Earth, Inc.

Date: 9/16/2022

City of Holly Springs

Steven W. Miller, Mayor

Date: September 26, 2022

Attest: Karen Norred, City Clerk

Date: September 28, 2022

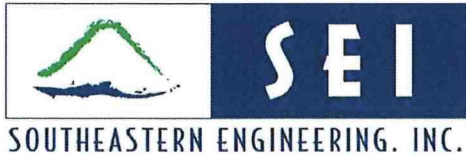
Downtown Development Authority of Holly Springs

Ollie Evans, Chair

Date: September 28, 2022

Attest:

Date: September 28, 2022



2470 Sandy Plains Rd
Marietta, GA 30066
P (770) 321-3936

PROFESSIONAL SERVICES AGREEMENT ADDENDUM NO. 4

This ADDENDUM to the AGREEMENT made and entered into 12/10/2021 by and between Southeastern Engineering, Inc., and the client identified herein, provides for the Additional Services described under the Scope of Services section of this agreement

CLIENT: City of Holly Springs
C/O Stonecrest Homes GA., LLC
623 West Crossville Road, Suite 204
Roswell, GA 30075
VIA EMAIL: dme.odyssey@gmail.com
Ph#: 404-518-2750

PROJECT NUMBER: 1076-21-274

PROJECT NAME: Holly Springs Town Center Post Award

SCOPE OF SERVICES:

Task 8 – Construction Document Revisions

This task is additional funds for the on-going revisions to the Town Center construction documents based upon Walton engineering (Buildings 200 & 300 are being shown for reference only with exterior curbs, walls and utility extensions), Preliminary Plat updates to support survey, bid document support, and construction administration. This task will continue to be billed hourly, up to the allowance amount. No additional City or County permitting or submittals are included in this Task.

COMPENSATION:

Please initial all authorized tasks below:

PROFESSIONAL FEES			
Description	Task Subtotal	Billed	Authorized Tasks
Task 8 – Construction Document Revisions	\$42,000	<i>Monthly, % complete of Allowance</i>	Client Initial / Date

IN WITNESS WHEREOF, the Agreement is accepted on the later date written below, subject to the terms and conditions stated above and the aforementioned Agreement.

CLIENT CITY OF HOLLY SPRINGS

Signed _____

Name (Typed) _____

TITLE _____

DATE _____

SOUTHEASTERN ENGINEERING, INC.

Signed _____

Name (Typed) _____

TITLE Vice President

DATE 09/19/2022

Initials

Client / SEI

DS
CE

City of Holly Springs
City Council Work Session Minutes
August 1, 2022

Elected Officials Present: Mayor Steven W. Miller, Councilman Kevin Moore, Councilwoman Dee Phillips, Councilman Kyle Whitaker, Councilman Jeff Wilbur, and Mayor Pro Tem Michael Roy Zenchuk II.

Staff Present: City Attorney Robert M. Dyer, City Manager Robert H. Logan, City Clerk Karen Norred, Chief Tommy Keheley, Deputy Chief Greg Clyburn, Community Development Director Nancy Moon, Finance Director Denise Lamazares, Communications & External Affairs Director Erin Honea, and Facilities Manager/Information Technology Manager Ron Carter.

Mayor Miller called the Work Session to order.

Mayor Miller led the Pledge of Allegiance. Mayor Pro Tem Zenchuk gave the invocation.

No public comment.

Community Development Director Nancy Moon announced that the applicants for Items A. and C. were unable to attend the Work Session and asked that the items be tabled for discussion.

Mayor Pro Tem Zenchuk made a motion to adjourn. Councilwoman Phillips seconded the motion. Motion carried 5-0.

Meeting adjourned.

City of Holly Springs
City Council Special Called Meeting Minutes
August 1, 2022

Elected Officials Present: Mayor Steven W. Miller, Councilman Kevin Moore, Councilwoman Dee Phillips, Councilman Kyle Whitaker, Councilman Jeff Wilbur, and Mayor Pro Tem Michael Roy Zenchuk II.

Staff Present: City Attorney Robert M. Dyer, City Manager Robert H. Logan, City Clerk Karen Norred, Chief Tommy Keheley, Deputy Chief Greg Clyburn, Community Development Director Nancy Moon, Finance Director Denise Lamazares, Communications & External Affairs Director Erin Honea, and Facilities Manager/Information Technology Manager Ron Carter.

Mayor Miller called the Special Called meeting to order.

Councilwoman Dee Phillips made a motion to approve a 19% cost-of-living adjustment for all certified police officers and a 10% cost-of-living adjustment for all other City employees effective August 1, 2022. Mayor Pro Tem Zenchuk seconded the motion. Motion carried 5-0.

Mayor Pro Tem Zenchuk made a motion to adjourn. Councilman Whitaker seconded the motion. Motion carried 5-0.

Meeting adjourned.

Respectfully Submitted.

Steven W. Miller, Mayor

Attest:

Karen Norred, City Clerk
(Seal)

City of Holly Springs
City Council Work Session Meeting Minutes
August 15, 2022

Elected Officials Present: Mayor Steven W. Miller, Councilman Kevin Moore, Councilwoman Dee Phillips, Councilman Jeff Wilbur, Councilman Kyle Whitaker and Mayor Pro Tem Michael Roy Zenchuk II.

Staff Present: City Attorney Robert M. Dyer, City Manager Robert H. Logan, City Clerk Karen Norred, Chief Tommy Keheley, Community Development Director Nancy Moon, Finance Director Denise Lamazares, Communications & External Affairs Director Erin Honea, Deputy Chief Greg Clyburn, and Information Technology Manager/Facilities Manager Ron Carter.

Mayor Miller called the Work Session to order.

Public Comment

County resident Jim Long thanked elected officials and staff for their collaboration with the County regarding land use planning.

Mayor Pro Tem Zenchuk made a motion to amend the Work Session agenda to include Item H. Discuss a resolution declaring certain property as surplus and authorizing its sale or disposal and to amend the Business Meeting agenda to remove Item 15. Approve/deny a request for No Parking signs in Hidden Springs Subdivision and add Item 17. Approve/deny a resolution declaring certain property as surplus and authorizing its sale or disposal. Councilman Whitaker seconded the motion. Motion carried 5-0.

Councilman Whitaker made a motion to adjourn. Councilwoman Phillips seconded the motion. Motion carried 5-0.

Meeting adjourned.

City of Holly Springs
City Council Business Meeting Minutes
August 15, 2022

Elected Officials Present: Mayor Steven W. Miller, Councilman Kevin Moore, Councilwoman Dee Phillips, Councilman Jeff Wilbur, Councilman Kyle Whitaker and Mayor Pro Tem Michael Roy Zenchuk II.

Staff Present: City Attorney Robert M. Dyer, City Manager Robert H. Logan, City Clerk Karen Norred, Chief Tommy Keheley, Community Development Director Nancy Moon, Finance Director Denise Lamazares, Communications & External Affairs Director Erin Honea, Deputy Chief Greg Clyburn, and Information Technology Manager/Facilities Manager Ron Carter.

Mayor Miller called the Business Meeting to order.

Mayor Miller led the Pledge of Allegiance. Mayor Pro Tem Zenchuk gave the invocation.

Mayor Miller recognized Rob Welsh as the August Yard of the Month recipient in his absence.

Consent Agenda

1. July 7, 2022 Work Session and Special Called Meeting Minutes
2. July 18, 2022 Work Session and Business Meeting Minutes
3. An ordinance to set the 2022 millage rate pursuant to Section 6.02 of the City Charter
4. Quote #Q-398493-44770.852RM from Axon Enterprise, Inc. in an amount not to exceed \$393,608.04
5. Quote #Q-405117-44749.862RM from Axon Enterprise, Inc. in an amount not to exceed \$361,920
6. An Intergovernmental Agreement for the Lease of Real Property between Cherokee County, Georgia and the City of Holly Springs, Georgia
7. A resolution to amend the Municipal Services Master Fee Schedule

Councilwoman Phillips made a motion to approve the August 15, 2022 Consent Agenda. Councilman Moore seconded the motion. Motion carried 5-0.

Councilman Whitaker made a motion to approve a request by the applicant to withdraw without prejudice MA-01-2022, rezoning of 24.38 +/- acres located off of Redbud Lane and Hickory Road, Holly Springs, GA, tax parcels 235C, 235D, 236, and 237 of tax plat 15N14, from R-40, Single Family Residential Commercial, to TND, Traditional Neighborhood Development. Councilman Wilbur seconded the motion. Motion carried 5-0.

Mayor Pro Tem Zenchuk made a motion to approve A-02-2022, annexation of 0.2 +/- acres located off of Highway 140, Cherokee County, GA, tax parcel 233 of tax plat 15N19. Councilman Wilbur seconded the motion. Motion carried 5-0.

Mayor Pro Tem Zenchuk made a motion to approve MA-06-2022, rezoning of 0.2 +/- acres located off of Highway 140, Holly Springs, GA, tax parcel 233 of tax plat 15N19, from R-40, Single Family Residential Estate (County), to NC, Neighborhood Commercial (City). Councilman Moore seconded the motion. Motion carried 5-0.

Mayor Pro Tem Zenchuk made a motion to approve a Lease Agreement between Duplicating Products Inc. and the City of Holly Springs, Georgia for a term of 48 months in a monthly payment amount not to exceed \$105. Councilwoman Phillips seconded the motion. Motion carried 5-0.

Councilwoman Phillips made a motion to approve a Georgia Interlock Risk Management Agency (GIRMA) Pollution Liability quote, Option 2, in an amount not to exceed \$19,052. Mayor Pro Tem Zenchuk seconded the motion. Motion carried 5-0.

Councilman Wilbur made a motion to approve starting pay for certified police officers to be set at \$24.29 per hour. Councilwoman Phillips seconded the motion. Motion carried 5-0.

Councilman Moore made a motion to approve a quote for mosquito management services from Cook's Pest Control in an amount not to exceed \$875 and authorize and ratify the signature of the City Manager. Councilwoman Phillips seconded the motion. Motion carried. 5-0.

City Attorney Robert M. Dyer addressed Council regarding Item 16 stating that the City should abandon the property as right-of-way and that there is no one to give notice to, as the City owns all adjoining property. He suggested that Item 16 be amended to include abandonment of right-of-way.

Councilman Whitaker made a motion to amend the agenda for Item 16 to read, Approve/deny the abandonment of the right-of-way and a Quitclaim Deed between the City of Holly Springs, Georgia and the Downtown Development Authority of Holly Springs as described in Exhibits A and A-1, identified as Tract 6D located in Land Lot 343 of the 15th District City of Holly Springs, Georgia and authorize the Mayor to execute the document. Mayor Pro Tem Zenchuk seconded the motion. Motion carried 5-0.

Councilman Whitaker made a motion to approve the abandonment of the right-of-way and a Quitclaim Deed between the City of Holly Springs, Georgia and the Downtown Development Authority of Holly Springs as described in Exhibits A and A-1, identified as Tract 6D located in Land Lot 343 of the 15th District City of Holly Springs, Georgia and authorize the Mayor to execute the document. Mayor Pro Tem Zenchuk seconded the motion. Motion carried 5-0.

Councilman Whitaker made a motion to approve a resolution declaring certain property as surplus and authorizing its sale or disposal. Councilwoman Phillips seconded the motion. Motion carried 5-0.

Finance Director Denise Lamazares announced that the July finance report was in the packet.

Mayor Pro Tem Zenchuk made a motion to adjourn. Councilwoman Phillips seconded the motion. Motion carried 5-0.

Meeting adjourned.

Respectfully Submitted.

Steven W. Miller, Mayor

Attest:

Karen Norred, City Clerk
(Seal)

DRAFT



FINANCIAL HIGHLIGHTS
August 31, 2022



Budget Summary
67% of year lapsed

Audited

	2021 Year End Actual	2022 Budget	2022 Year to Date	% Annual Budget
REVENUES BY FUND				
General Fund	10,928,072	10,375,000	3,026,582	29.17%
Operating Grant Fund	135,670	90,000	56,905	63.23%
American Rescue Plan (ARP) Act of 2021	469	5,767,700	2,884,299	50.01%
Parks & Recreation Fund	468,147	407,150	320,340	78.68%
Hotel/Motel Tax Fund	4,945	6,000	2,676	44.60%
Urban Redevelopment Agency	1,169,551	9,375,000	1,741,214	18.57%
SPLOST III Fund	6,039	286,000	2,982	1.04%
SPLOST IV Fund	6	69,000	-	0.00%
SPLOST V Fund	3,002,527	7,950,000	2,087,713	26.26%
Town Center Fund	1,398,696	9,428,400	1,741,214	18.47%
Debt Service Fund	150,374	2,000,000	179,368	8.97%
Stormwater Utility Fund	1,286,476	460,000	19,637	4.27%
Municipal Court Fund	1,098,966	940,500	518,673	55.15%
TOTAL REVENUES - ALL FUNDS	\$ 19,649,937	\$ 47,154,750	\$ 12,581,603	26.68%

EXPENDITURES/EXPENSES BY FUND

General Fund	9,556,789	10,375,000	7,583,533	73.09%
Operating Grant Fund	135,667	90,000	53,461	59.40%
American Rescue Plan (ARP) Act of 2021	-	5,767,700	-	0.00%
Parks & Recreation Fund	194,977	407,150	245,474	60.29%
Hotel/Motel Tax Fund	5,295	6,000	3,945	65.75%
Urban Redevelopment Agency	1,169,551	9,375,000	1,741,214	18.57%
SPLOST III Fund	-	286,000	-	0.00%
SPLOST IV Fund	-	69,000	67,690	0.00%
SPLOST V Fund	1,238,338	7,950,000	2,822,537	35.50%
Town Center Fund	1,796,777	9,428,400	1,686,189	17.88%
Debt Service Fund	1,307,698	2,000,000	930,149	46.51%
Stormwater Utility Fund	335,099	460,000	154,388	33.56%
Municipal Court Fund	1,065,831	940,500	459,247	48.83%
TOTAL EXPENDITURES/ EXPENSES - ALL FUNDS	\$ 16,806,022	\$ 47,154,750	\$ 15,747,828	33.40%



**Comparison to Prior Year
67% of year lapsed**

	8/31/2021 Actual (audited)	2021 Annual Amended Budget	% of Annual Budget	8/31/2022 Actual	2022 Budget	% of Annual Budget
REVENUES BY FUND						
General Fund	4,084,930	10,535,000	38.77%	3,026,582	10,375,000	29.17%
Operating Grant Fund	97,310	125,000	77.85%	56,905	90,000	63.23%
American Rescue Plan (ARP) Act of 2021	2,883,302	2,883,302	0.00%	2,884,299	5,767,700	50.01%
Parks & Recreation Fund	313,619	410,000	76.49%	320,340	407,150	78.68%
Hotel/Motel Tax Fund	3,377	6,000	56.29%	2,676	6,000	44.60%
Urban Redevelopment Agency	414,956	10,756,113	3.86%	1,741,214	9,375,000	18.57%
SPLOST III Fund	75	280,000	0.03%	2,982	286,000	1.04%
SPLOST IV Fund	6	67,800	0.01%	-	69,000	0.00%
SPLOST V Fund	1,793,568	4,000,000	0.00%	2,087,713	7,950,000	26.26%
Town Center Fund	514,973	7,846,945	6.56%	1,741,214	9,428,400	18.47%
Debt Service Fund	373	1,102,952	0.03%	179,368	2,000,000	8.97%
Stormwater Utility Fund	24,354	376,500	6.47%	19,637	460,000	4.27%
Municipal Court Fund	866,165	945,000	0.00%	518,673	940,500	55.15%
TOTAL REVENUES - ALL FUNDS	\$ 10,997,009	\$ 39,334,612	27.96%	\$ 12,581,603	\$ 47,154,750	26.68%

EXPENDITURES/EXPENSES BY FUND						
General Fund	7,154,506	10,535,000	67.91%	7,583,533	10,375,000	73.09%
Operating Grant Fund	109,911	125,000	87.93%	53,461	90,000	59.40%
American Rescue Plan (ARP) Act of 2021	-	2,883,302	0.00%	-	5,767,700	0.00%
Parks & Recreation Fund	118,770	410,000	28.97%	245,474	407,150	60.29%
Hotel/Motel Tax Fund	4,295	6,000	71.58%	3,945	6,000	65.75%
Urban Redevelopment Agency	414,956	10,756,113	3.86%	1,741,214	9,375,000	18.57%
SPLOST III Fund	-	280,000	0.00%	-	286,000	0.00%
SPLOST IV Fund	-	67,800	0.00%	67,690	69,000	98.10%
SPLOST V Fund	833,167	4,000,000	0.00%	2,822,537	7,950,000	35.50%
Town Center Fund	564,810	7,846,945	7.20%	1,686,189	9,428,400	17.88%
Debt Service Fund	1,095,792	1,102,952	99.35%	930,149	2,000,000	46.51%
Stormwater Utility Fund	133,419	376,500	35.44%	154,388	460,000	33.56%
Municipal Court Fund	803,800	945,000	0.00%	459,247	940,500	48.83%
TOTAL EXPENDITURES/ EXPENSES - ALL FUNDS	\$ 11,233,427	\$ 39,334,612	40.04%	\$ 15,747,828	\$ 47,154,750	33.40%

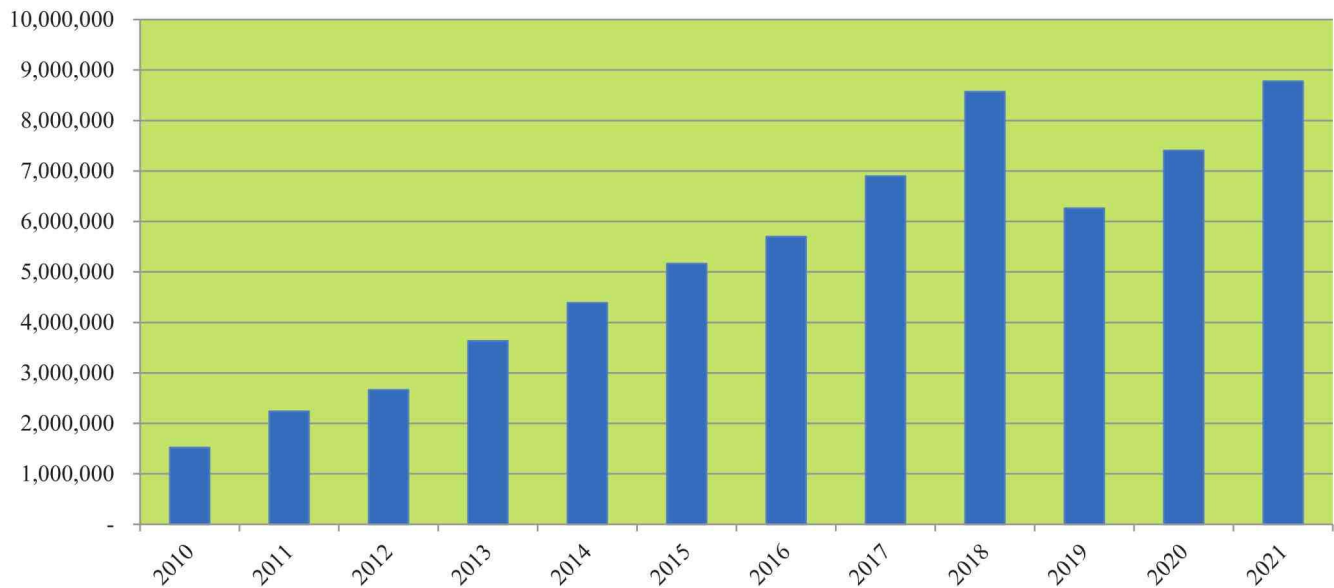


**Changes in Fund Balance/Net Position
As of August 31, 2022**

Fund	Audited			Unaudited	
	Balance as of 1/1/2022	Revenues	Expenditures/ Expenses	Balance as of 8/31/2022	Net Increase/ (Decrease)
General Fund	8,778,918	3,026,582	7,583,533	4,221,967	(4,556,951)
Operating Grant Fund	37,137	56,905	53,461	40,581	3,444
American Rescue Plan (ARP) Act of 2021	469	2,884,299	-	2,884,768	2,884,299
Parks & Recreation Fund	786,495	320,340	245,474	861,361	74,866
Hotel/ Motel Tax Fund	8,530	2,676	3,945	7,261	(1,269)
Urban Redevelopment Agency		1,741,214	1,741,214	-	-
SPLOST III Fund	286,145	2,982	-	289,127	2,982
SPLOST IV Fund	69,070	-	67,690	1,380	(67,690)
SPLOST V Fund	(532,465)	2,087,713	2,822,537	(1,267,289)	(734,824)
Town Center Fund	(392,839)	1,741,214	1,686,189	(337,814)	55,025
Debt Service Fund	435,317	179,368	930,149	(315,464)	(750,781)
Stormwater Utility Fund	5,648,083	19,637	154,388	5,513,332	(134,751)
Municipal Court Fund	-	518,673	459,247	59,426	59,426
	<u>\$ 15,124,860</u>	<u>\$ 12,581,603</u>	<u>\$ 15,747,828</u>	<u>\$ 11,958,636</u>	<u>\$ (3,166,224)</u>

General Fund - History of Fund Balance

GENERAL FUND FUND BALANCE

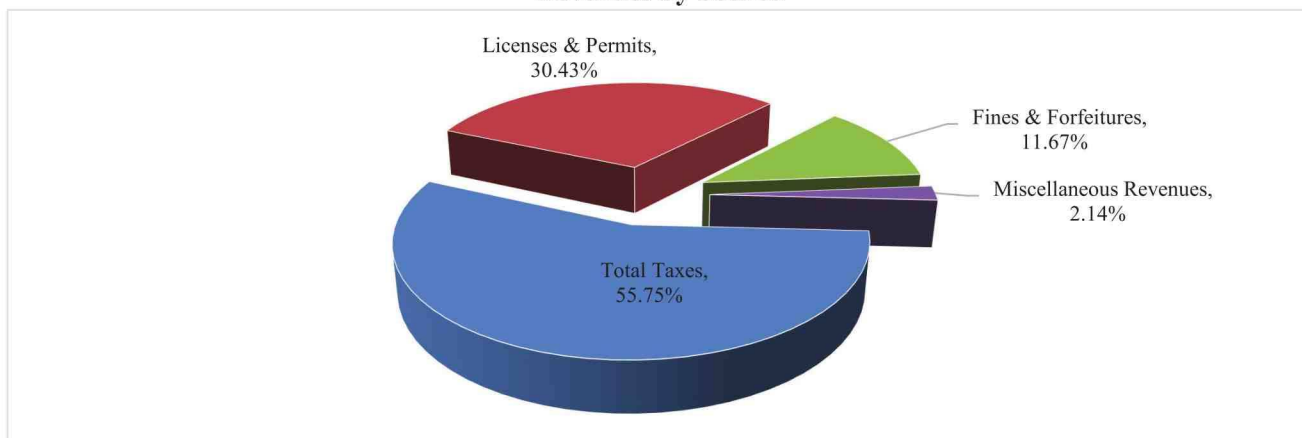




Budget Comparison Report - General Fund
67% of year lapsed

REVENUES	August 2022 Transactions	2022 Budget	YTD Transactions	% of Annual Budget
Property Taxes	(7,990)	5,250,000	196,071	3.73%
Motor Vehicle Taxes	1,178	25,000	26,690	106.76%
Motor Vehicle Title Ad Valorem Tax	62,981	550,000	534,425	97.17%
Mobile Home Tax	-	150	121	80.85%
Recording Intangible Taxes	9,145	110,000	67,701	61.55%
Penalties & Interest	195	10,000	4,954	49.54%
Fifa Fees	45	2,000	1,534	76.72%
Franchise Tax	-	475,000	512,739	107.95%
Railroad Equipment Car Tax	-	1,000	1,182	118.23%
Real Estate Transfer Tax	826	15,000	19,236	128.24%
Business & Occupation Tax	3,789	135,000	68,342	50.62%
Financial Institutions Tax	-	3,500	1,862	53.20%
Insurance Premium Tax	-	950,000	-	0.00%
Total Taxes	82,677	8,094,650	1,687,363	20.85%
Licenses & Permits	58,964	1,466,560	921,104	62.81%
Fines & Forfeitures	(16,000)	630,950	353,265	55.99%
Miscellaneous Revenues	3,786	130,340	88,246	67.70%
Interest Income	(2,713)	16,000	(33,602)	-210.02%
Proceeds from the Sale of Conf Assets	-	-	-	0.00%
Proceeds from the Sale of Assets	-	25,000	7,000	28.00%
Donation from Private Sources	500	11,500	3,206	100.00%
TOTAL GENERAL FUND REVENUES	\$ 127,214	\$ 10,375,000	\$ 3,026,582	29.17%

Revenues by Source



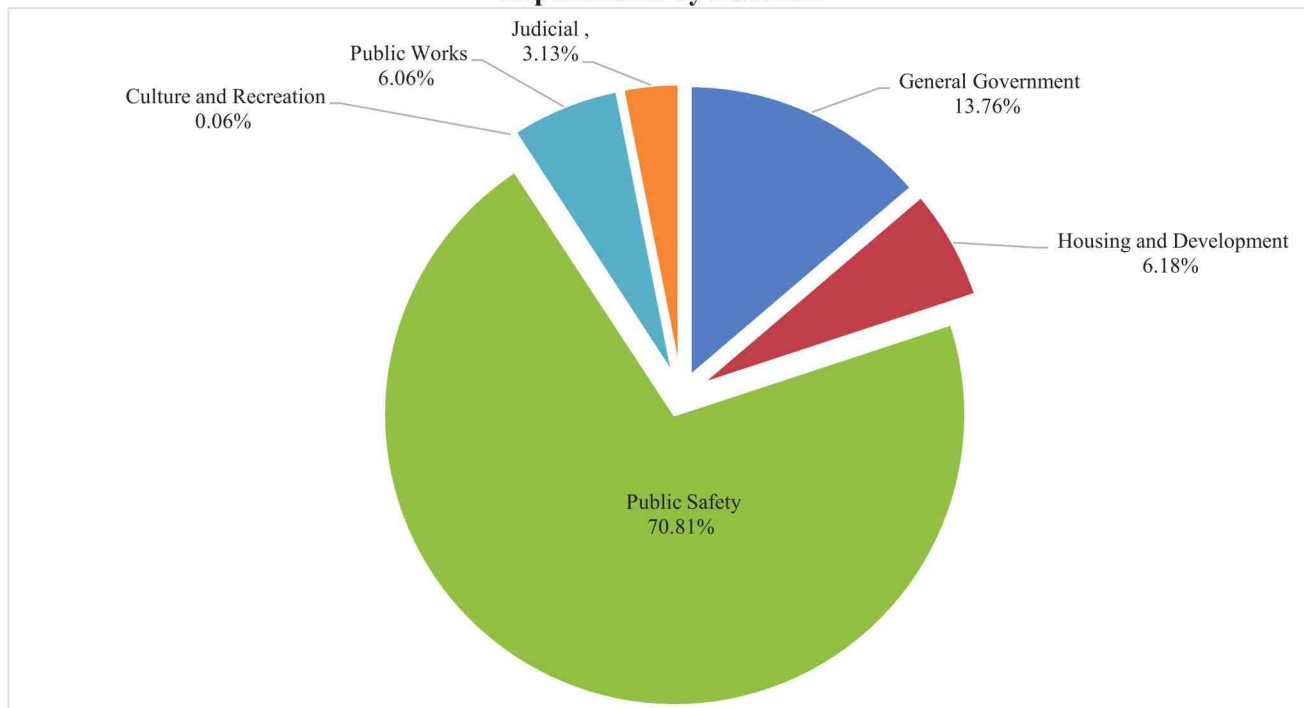
EXPENDITURES	August 2022 Transactions	2022 Budget	YTD Transactions	% of Annual Budget
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Budget Comparison Report - General Fund
67% of year lapsed

General Government	90,755	1,752,912	1,043,654	59.54%
Housing and Development	49,307	719,843	468,900	65.14%
Public Safety	355,247	6,766,097	5,369,586	79.36%
Culture and Recreation	275	39,000	4,871	12.49%
Public Works	69,272	677,050	459,476	67.86%
Judicial	28,720	420,098	237,047	56.43%
TOTAL GENERAL FUND EXPENDITURES	\$ 593,576	\$ 10,375,000	\$ 7,583,533	73.09%

Expenditures by Function





Budget Comparison Report - All Funds
67% of year lapsed

	Audited		Unaudited	
	2021 Year End Actuals	2022 Budget	Year to Date	% 2022 Annual Budget
<u>GENERAL FUND</u>				
Revenues:	10,928,072	10,375,000	3,026,582	29.17%
Expenditures:	9,556,789	10,375,000	7,583,533	73.09%
Excess Revenues over (under) Expenditures	1,371,283	-	(4,556,951)	
<u>AMERICAN RESCUE PLAN (ARP) ACT OF 2021</u>				
Revenues:	469	5,767,700	2,884,299	50.01%
Expenditures:	-	5,767,700	-	0.00%
Excess Revenues over (under) Expenditures	469	-	2,884,299	
<u>OPERATING GRANT FUND</u>				
Revenues:	135,670	90,000	56,905	63.23%
Expenditures:	135,667	90,000	53,461	59.40%
Excess Revenues over (under) Expenditures	3	-	3,444	
<u>PARKS & RECREATION FUND</u>				
Revenues:	468,147	407,150	320,340	78.68%
Expenditures:	194,977	407,150	245,474	60.29%
Excess Revenues over (under) Expenditures	273,170	-	74,866	
<u>HOTEL/MOTEL TAX FUND</u>				
Revenues:	4,945	6,000	2,676	44.60%
Expenditures:	5,295	6,000	3,945	65.75%
Excess Revenues over (under) Expenditures	(350)	-	(1,269)	
<u>URBAN REDEVELOPMENT AGENCY</u>				
Revenues:	1,169,551	9,375,000	1,741,214	18.57%
Expenditures:	1,169,551	9,375,000	1,741,214	18.57%
Excess Revenues over (under) Expenditures	-	-	-	
<u>SPLOST III FUND</u>				
Revenues:	6,039	286,000	2,982	1.04%
Expenditures:	-	286,000	-	0.00%
Excess Revenues over (under) Expenditures	6,039	-	2,982	
<u>SPLOST IV FUND</u>				
Revenues:	6	69,000	-	0.00%
Expenditures:	-	69,000	67,690	98.10%



Budget Comparison Report - All Funds
67% of year lapsed

	Audited		Unaudited	
	2021 Year End Actuals	2022 Budget	Year to Date	% 2022 Annual Budget
Excess Revenues over (under) Expenditures	6	-	(67,690)	
<u>SPLOST V FUND</u>				
Revenues:	3,002,527	7,950,000	2,087,713	26.26%
Expenditures:	1,238,338	7,950,000	2,822,537	35.50%
Excess Revenues over (under) Expenditures	1,764,189	-	(734,824)	
<u>TOWN CENTER FUND</u>				
Revenues:	1,398,696	9,428,400	1,741,214	18.47%
Expenditures:	1,796,777	9,428,400	1,686,189	17.88%
Excess Revenues over (under) Expenditures	(398,081)	-	55,025	
<u>DEBT SERVICE FUND</u>				
Revenues:	150,374	2,000,000	179,368	8.97%
Expenditures:	1,307,698	2,000,000	930,149	46.51%
Excess Revenues over (under) Expenditures	(1,157,324)	-	(750,781)	
<u>STORMWATER UTILITY FUND</u>				
Revenues:	1,286,476	460,000	19,637	4.27%
Expenses:	335,099	460,000	154,388	33.56%
Excess Revenues over (under) Expenses	951,377	-	(134,751)	
<u>MUNICIPAL COURT FUND</u>				
Revenues:	1,098,966	940,500	518,673	100.00%
Expenses:	1,065,831	940,500	459,247	100.00%
Excess Revenues over (under) Expenses	33,135	-	59,426	



Investments
As of August 31, 2022

Ameris Bank		
Downtown Development Authority - CD .75%		36,422
Subtotal Ameris Bank	\$	36,422
Goldman Sachs Autocallable GS Momentum Builder		222,795
Certificate of Deposit - CD .75% Maturity Date - 09/21/2022		303,596
Certificate of Deposit - CD .75% Maturity Date - 10/08/2021		251,880
Certificate of Deposit - CD .80% Maturity Date - 04/08/2022		500,000
Certificate of Deposit - CD .90% Maturity Date - 10/08/2022		500,000
Certificate of Deposit - CD .20% Maturity Date - 01/12/2023		250,500
Certificate of Deposit - CD .25% Maturity Date - 06/12/2022		250,936
Certificate of Deposit - CD .30% Maturity Date - 12/12/2022		75,000
Subtotal South State Investment Services	\$	2,354,708
Total Investments	\$	2,391,130



Cash
As of August 31, 2022

Ameris Bank

Downtown Development Authority - Checking	74,387
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Subtotal Ameris Bank	\$ 74,387
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South State Bank

General Fund	2,904,830
Main Street Board	63,171
American Rescue Plan (ARP) Act of 2021	5,768,069
Parks & Recreation Fund	830,110
Hotel Motel Tax Fund	7,019
Money Market Account	1,161,294
Municipal Court Fund	131,469
Operating Grant Fund	33,173
Police Forfeiture Account	6,029
Police Seized Asset Account	1,461
SPLOST III	289,127
SPLOST IV	1,380
SPLOST V	152,124
Town Center Fund	104,750
Debt Service Fund	69,222
Stormwater Utility Fund	144,531
Tree Replacement Fund	8,542

Subtotal South State Bank	\$ 11,676,302
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South State Investment Services

Budget Stabilization Cash Account	90
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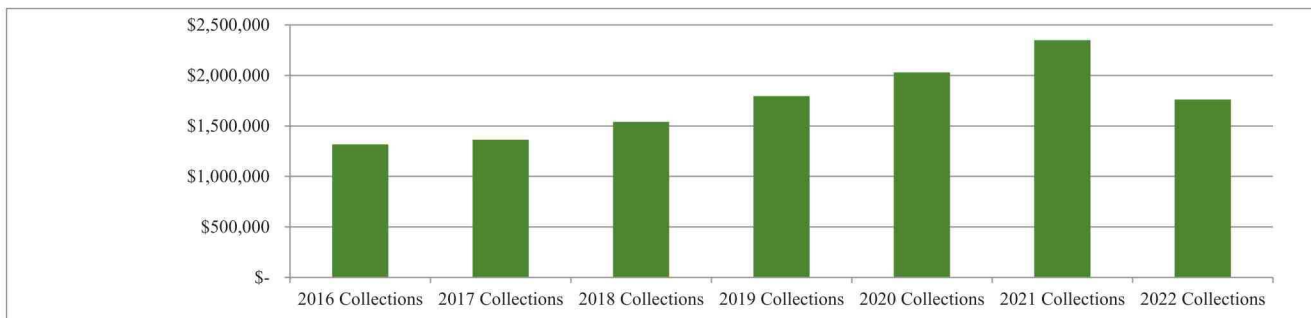
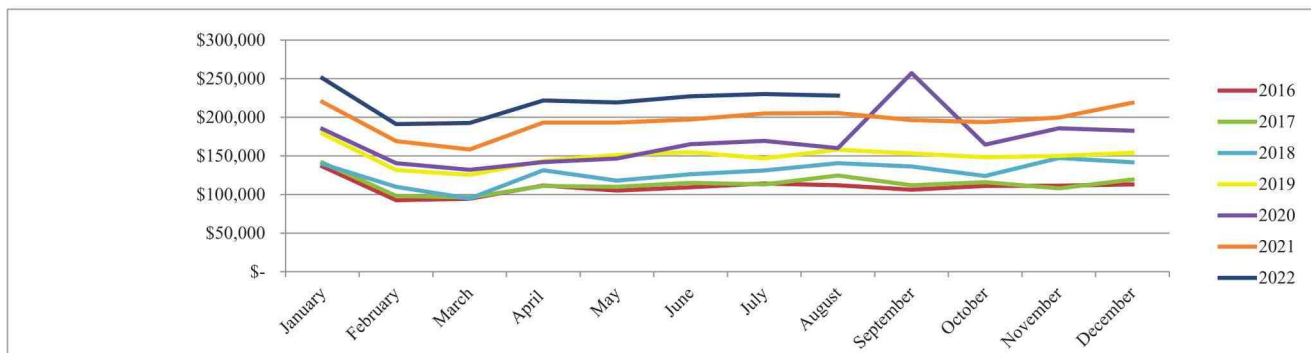
Subtotal South State Investment Services	\$ 90
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Total Cash	\$ 11,750,780
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**Special Purpose Local Option Sales Tax Collections
As of August 31, 2022**

	2016 Collections	2017 Collections	2018 Collections	2019 Collections	2020 Collections	2021 Collections	2022 Collections	% Change from Prior Year
January	\$ 136,321	\$ 141,344	\$ 139,474	\$ 178,754	\$ 184,956	\$ 219,927	\$ 250,695	13.99%
February	92,605	98,189	109,987	131,700	140,587	169,237	191,168	12.96%
March	94,455	96,130	94,765	125,375	131,947	158,258	192,686	21.75%
April	111,527	111,048	131,392	143,535	141,914	193,138	221,796	14.84%
May	105,169	110,063	117,981	151,269	146,483	193,137	219,102	13.44%
June	109,300	114,965	126,193	154,922	165,255	197,249	227,296	15.23%
July	114,305	113,172	131,005	146,946	169,488	204,832	229,938	12.26%
August	112,004	124,429	140,651	158,066	160,110	205,351	228,172	11.11%
September	106,169	111,901	136,184	153,139	257,264	196,323		
October	111,138	115,857	124,067	148,285	164,463	193,776		
November	111,396	108,048	147,256	149,921	185,812	199,817		
December	112,996	119,270	141,583	153,903	182,579	218,887		
	\$ 1,317,384	\$ 1,364,416	\$ 1,540,538	\$ 1,795,816	\$ 2,030,858	\$ 2,349,931	\$ 1,760,854	





**Downtown Development Authority
As of August 31, 2022**

Revenues	August 2022 Transactions	2022 Budget	YTD Transactions	% of Annual Budget
Prior Year Fund Balance	-	5,000	-	0.00%
Proceeds from Sale of Property	-	2,000,000	-	0.00%
TOTAL REVENUES	\$ -	\$ 2,005,000	\$ -	0.00%

Expenditures				
Dues & Fees	-	500	305	61.00%
Training	-	250	-	0.00%
Water & Sewer	-	2,500	-	0.00%
Other Expenditures	-	250	-	0.00%
Sponsorships	-	1,500	-	0.00%
Transfers to Primary Government	-	2,000,000	-	0.00%
TOTAL EXPENDITURES	\$ -	\$ 2,005,000	\$ 305	0.02%



GENERAL FUND REVENUE DETAIL
As of August 31, 2022

	August 2022 Transactions	2022 Budget	YTD Transactions	% of Annual Budget
Real Property Tax	(7,990)	5,250,000	196,071	3.73%
Real Property Tax - Public Utility	-	60,000	-	0.00%
Personal Property Tax	6	185,000	9,655	5.22%
Motor Vehicle Tax	1,178	25,000	26,690	106.76%
Motor Vehicle Title Ad Valorem Tax	62,981	550,000	534,425	97.17%
Apportioned Vehicles (AAVT)	-	3,000	3,988	132.93%
Mobile Home Tax	-	150	121	80.85%
Intangible Tax	9,145	110,000	67,701	61.55%
Railroad Equipment Car Tax	1,182	1,000	1,182	118.23%
Real Estate Transfer Tax	826	15,000	19,236	128.24%
Franchise Tax - Electric	-	475,000	512,739	107.95%
Franchise Tax - Gas	-	80,000	76,559	95.70%
Franchise Tax - Cable	11,320	235,000	158,118	67.28%
Franchise Tax - Telephone	-	5,000	4,186	83.71%
Business & Occupational Tax	3,789	135,000	68,342	50.62%
Insurance Premium Tax	-	950,000	-	0.00%
Financial Institutions Tax	-	3,500	1,862	53.20%
Penalties & Interest	195	10,000	4,954	49.54%
FiFa Fees	45	2,000	1,534	76.72%
Total Taxes	82,677	8,094,650	1,687,363	20.85%
Alcoholic Beverage Licenses	-	75,000	10,000	13.33%
Alcohol Pouring Permit	240	2,500	3,755	150.20%
Zoning and Land Use Permits	1,000	12,500	8,105	64.84%
Planning and Development Fees	-	15,000	2,125	14.16%
Sign Permit Fees	100	2,500	2,100	84.00%
Special Event Permits	-	250	50	20.00%
Vacant Lot Registration	-	30	-	0.00%
Personal Transportation Veh Permit	-	30	-	0.00%
Other Licenses and Permits	100	2,500	3,325	133.00%
Building Permit Revenue	40,602	1,000,000	662,817	66.28%
Certificate of Occupancy Fees	6,500	180,000	136,500	75.83%
Building Permit - Reinspection Fees	425	25,000	22,025	88.10%
Building Permit-Sub Fee	5,953	75,000	58,437	77.92%
Occupational Tax Late Fees	87	1,250	673	53.88%
Plan Review Fees	3,958	75,000	11,193	14.92%
Total Licenses and Permits	58,964	1,466,560	921,104	62.81%
Municipal Court Fines	-	600,000	273,522	45.59%
Cash confiscations-Forfeitures	-	250	-	0.00%
Proceeds From Sale of Confiscations	-	150	1,075	716.67%
Court Costs	-	10,000	17,693	176.93%
Drug Testing Fees	-	250	-	0.00%
Expungements	-	50	-	0.00%
Tree Recompense Revenue	-	5,000	-	0.00%
Other Fines & Forfeitures-Code	(16,000)	15,000	60,975	406.50%
Other Forfeitures	-	250	-	0.00%
Total Fines and Forfeitures	(16,000)	630,950	353,265	55.99%
Grant Revenue	-	5,000	40,053	801.05%
Probation Fees	2,171	25,000	16,438	65.75%
Printing and Duplicating Service Fees	75	250	149	59.57%
Election and Qualifying Fees	12,080	540	1,080	200.00%



GENERAL FUND REVENUE DETAIL
As of August 31, 2022

	August 2022 Transactions	2022 Budget	YTD Transactions	% of Annual Budget
Advertising Fees	-	7,500	-	0.00%
Accident/Incident Reports	170	2,500	1,610	64.40%
Wrecker Service Contract	-	18,500	18,500	100.00%
Background Checks	40	1,000	380	38.00%
Bad Check Fees	-	50	150	300.00%
Miscellaneous Revenue	250	10,000	5,136	51.36%
Rents and Royalties	-	50,000	2,975	5.95%
Reimbursement for Damaged Property	-	10,000	1,775	17.75%
Total Miscellaneous Income	3,786	130,340	88,246	67.70%
Interest Revenue	600	11,000	(33,602)	-305.48%
Unrealized Gain or Loss on Investments	(3,313)	5,000	-	0.00%
Total Investment Income	(2,713)	16,000	(33,602)	-210.02%
Proceeds from Sale of Assets	-	25,000	7,000	28.00%
Donations from Private Sources	500	11,500	3,206	27.88%
Total Other Financing Sources	500	36,500	10,206	27.96%
TOTAL GENERAL FUND REVENUES	\$ 127,214	\$ 10,375,000	\$ 3,026,582	29.17%



**General Fund Expenditures
As of August 31, 2022**

	August 2022 Transactions	2022 Budget	YTD Transactions	% of Annual Budget
Governing Body				
Salaries & Wages-Council	3,500	42,000	28,000	66.67%
Employee Benefits-Medical	6,933	89,833	55,250	61.50%
Employee Benefits-Dental	303	3,727	2,424	65.04%
Employee Benefits-ADD Life	39	882	623	70.62%
FICA	132	2,604	1,056	40.55%
Medicare	31	609	247	40.55%
Employee Benefits-Retirement	310	4,251	2,484	58.42%
Unemployment	14	101	112	110.89%
Workers Comp Insurance	-	108	94	86.68%
Total Salaries and Benefits	11,262	144,115	90,289	62.65%
Communications	45	600	319	53.12%
Travel	-	2,000	1,734	86.70%
Dues and Fees	65	750	645	85.98%
Education and Training	-	3,500	1,185	33.86%
Other Expenditures	115	500	396	79.14%
General Supplies and Materials	-	250	-	0.00%
Small Equipment	-	250	-	0.00%
Other Supplies - Uniforms	-	350	140	40.13%
Total Operations	225	8,200	4,419	53.89%
City Manager				
Salaries & Wages	12,734	154,500	101,794	65.89%
Employee Benefits-Medical	776	10,117	6,186	61.15%
Employee Benefits-Dental	111	1,120	761	67.90%
Employee Benefits-ADD Life	9	147	110	75.00%
Employee Benefits-Disability	84	1,008	756	75.00%
FICA	787	9,114	6,293	69.05%
Medicare	184	2,240	1,472	65.71%
Employee Benefits-Retirement	1,109	15,636	8,870	56.73%
Unemployment	-	27	38	140.74%
Workers' Comp. Insurance	-	667	578	86.68%
Total Salaries and Benefits	15,794	194,576	126,858	65.20%
Communications	40	600	228	38.00%
Dues and Fees	-	1,500	1,180	78.64%
Education and Training	-	1,250	1,376	110.08%
Other Expenditures	-	1,000	887	88.71%
General Supplies and Materials	-	250	-	0.00%
Total Operations	40	4,600	3,671	79.79%
City Clerk				
Salaries & Wages	12,411	194,267	96,736	49.80%
Employee Benefits-Medical	2,265	41,480	18,019	43.44%
Employee Benefits-Dental	58	1,856	463	24.93%
Employee Benefits-ADD Life	10	441	221	50.00%
Employee Benefits-Disability	97	1,424	876	61.55%
FICA	732	12,045	5,683	47.18%
Medicare	171	2,817	1,329	47.18%
Employee Benefits-Retirement	1,080	19,661	8,644	43.96%
Unemployment	-	80	82	102.14%
Workers' Comp. Insurance	-	497	431	86.67%
Total Salaries and Benefits	16,825	274,568	132,482	48.25%
Professional Services	-	10,000	767	7.67%



**General Fund Expenditures
As of August 31, 2022**

	August 2022 Transactions	2022 Budget	YTD Transactions	% of Annual Budget
Communications	45	600	256	42.70%
Advertising	125	-	212	100%
Travel	-	3,500	497	14.19%
Dues and Fees	55	7,500	4,011	53.49%
Education and Training	-	1,500	765	51.00%
Other Expenditures	-	500	4,115	822.97%
General Supplies and Materials	-	500	272	54.48%
General Supplies - Postage	4	100	92	92.47%
Small Equipment	-	2,250	380	16.89%
Software	-	7,500	8,126	108.34%
Other Supplies - Uniforms	-	150	-	0.00%
Total Operations	229	34,100	19,494	57.17%
Elections				
Advertising	-	1,500	87	5.83%
Intergovernmental - Elections	-	16,000	-	0.00%
Total Operations	-	17,500	87	100.00%
Contingency				
Contingency	-	103,750	-	0.00%
Total Operations	-	103,750	-	0.00%
Financial Administration				
Salaries & Wages	10,873	171,304	89,366	52.17%
Employee Benefits-Medical	4,182	71,832	34,034	47.38%
Employee Benefits-Dental	85	1,488	709	47.65%
Employee Benefits-ADD Life	(4)	441	229	51.90%
Employee Benefits-Disability	88	1,356	827	61.01%
FICA	614	10,621	5,028	47.34%
Medicare	144	2,484	1,176	47.34%
Employee Benefits-Retirement	1,233	17,337	9,865	56.90%
Unemployment	-	80	89	111.45%
Workers' Comp. Insurance	-	439	381	86.68%
Total Salaries and Benefits	17,216	277,382	141,704	51.09%
Professional Services - Audit	-	27,750	20,750	74.77%
Advertising/Promotions	936	1,500	1,710	113.99%
Printing and Binding	1,725	2,000	1,725	86.25%
Travel	-	250	-	0.00%
Dues and Fees	698	12,500	14,234	113.87%
Education and Training	-	2,500	229	9.16%
Other Expenditures	-	150	93	61.68%
General Supplies and Materials	242	1,000	1,019	101.93%
General Supplies-Postage	26	5,000	1,144	22.87%
Gasoline/Diesel	-	50	-	0.00%
Small Equipment	60	250	60	24.00%
Software	-	-	3,675	100%
Total Operations	3,687	52,950	44,638	84.30%
Licensing				
Salaries & Wages	1,685	19,785	13,463	68.04%
Employee Benefits-Medical	708	11,366	5,665	49.84%
Employee Benefits-Dental	16	560	128	22.91%
Employee Benefits-ADD Life	6	74	59	79.78%
Employee Benefits-Disability	14	161	128	79.77%
FICA	91	1,263	723	57.25%
Medicare	21	295	169	57.33%



**General Fund Expenditures
As of August 31, 2022**

	August 2022 Transactions	2022 Budget	YTD Transactions	% of Annual Budget
Employee Benefits-Retirement	-	2,062	-	0.00%
Unemployment	-	13	19	146.08%
Workers' Comp. Insurance	-	26	23	86.65%
Total Salaries and Benefits	2,542	35,605	20,377	57.23%
Contract Labor	-	15,000	-	0.00%
General Supplies and Materials	-	100	-	0.00%
General Supplies - Postage	-	500	91	18.28%
Other Supplies-Uniforms	-	75	-	0.00%
Total Operations	-	15,675	91	0.58%
Legal				
Professional Services - Legal	219	25,000	4,981	19.92%
Total Operations	219	25,000	4,981	19.92%
Salaries & Wages	4,726	57,153	37,749	66.05%
Employee Benefits-Medical	1,386	21,108	11,040	52.30%
Employee Benefits-Dental	85	1,120	683	61.00%
Employee Benefits-ADD Life	5	147	110	75.00%
Employee Benefits-Disability	40	453	360	79.49%
FICA	267	3,543	2,123	59.91%
Medicare	63	829	496	59.89%
Employee Benefits-Retirement	410	5,784	3,281	56.73%
Unemployment	-	27	38	140.74%
Workers' Comp. Insurance	-	146	127	86.68%
Total Salaries and Benefits	6,983	90,310	56,008	62.02%
Communications	45	600	306	50.94%
Dues and Fees	-	750	113	15.04%
Other Expenditures	-	250	189	75.69%
General Supplies and Materials	-	750	-	0.00%
Small Equipment	13	2,500	3,175	127.00%
Software	2,505	132,000	104,087	78.85%
Total Operations	2,563	136,850	107,870	78.82%
Risk Management				
Professional Services	-	10,000	15,000	150.00%
Liability Insurance	2,000	170,000	180,232	106.02%
Total Operations	2,000	180,000	195,232	108.46%
General Government Building				
Salaries & Wages	4,206	58,489	33,363	57.04%
Employee Benefits-Medical	776	10,117	6,186	61.15%
Employee Benefits-Dental	26	368	206	56.02%
Employee Benefits-ADD Life	9	147	110	75.00%
Employee Benefits-Disability	28	315	250	79.43%
FICA	259	3,626	2,051	56.56%
Medicare	61	848	480	56.56%
Employee Benefits-Retirement	420	4,124	3,360	81.47%
Unemployment	4	53	62	116.60%
Workers' Comp. Insurance	-	5,994	5,195	86.68%
Total Salaries and Benefits	5,787	84,081	51,263	60.97%
Professional Services	-	250	-	0.00%
Disposal - Garbage	30	500	205	40.96%
Lawn Care	45	300	181	60.27%



**General Fund Expenditures
As of August 31, 2022**

	August 2022 Transactions	2022 Budget	YTD Transactions	% of Annual Budget
Pest Control	245	1,250	1,471	117.70%
Repairs and Maintenance	271	15,250	8,264	54.19%
Repairs and Maintenance - Vehicles	96	2,000	1,947	97.35%
Rental of Equipment	364	5,500	4,243	77.14%
Communications	871	12,000	7,003	58.36%
Dues and Fees	-	500	760	151.93%
Other Expenditures	-	2,000	393	19.67%
General Supplies and Materials	1,028	8,000	4,742	59.28%
Water and Sewer	77	4,000	635	15.88%
Natural Gas	222	2,500	1,279	51.16%
Electricity	1,119	15,000	8,837	58.91%
Gasoline and Diesel	624	2,500	2,112	84.46%
Small Equipment	390	1,000	1,675	167.46%
Software	-	1,000	410	40.95%
Other Supplies-Uniforms	-	100	34	34.49%
Total Operations & Capital	5,381	73,650	44,190	60.00%
TOTAL GENERAL GOVERNMENT	\$ 90,755	\$ 1,752,912	\$ 1,043,654	59.54%
Municipal Court				
Salaries & Wages	12,090	152,308	95,793	62.89%
Salaries & Wages - Overtime	-	1,000	-	0.00%
Employee Benefits-Medical	4,246	60,703	33,824	55.72%
Employee Benefits-Dental	168	3,359	1,340	39.90%
Employee Benefits-ADD Life	16	441	331	75.00%
Employee Benefits-Disability	97	1,086	877	80.79%
FICA	702	9,505	5,539	58.28%
Medicare	164	2,223	1,295	58.27%
Employee Benefits-Retirement	1,088	14,200	8,703	61.29%
Unemployment	2	106	130	122.58%
Workers' Compensation	-	392	340	86.68%
Total Salaries and Benefits	18,574	245,323	148,173	60.40%
Professional Services - Public Defender	1,230	12,750	6,043	47.40%
Professional Services - Solicitor/Judge	4,000	120,000	61,050	50.88%
Rental of Equipment	117	1,750	955	54.55%
Communications	38	500	221	44.14%
Advertising	-	50	-	0.00%
Printing & Binding	-	100	27	26.50%
Travel	106	500	514	102.80%
Dues and Fees	65	500	600	120.09%
Education and Training	325	675	775	114.81%
Other Expenditures	-	150	133	88.49%
General Supplies and Materials	324	2,000	1,020	51.01%
General Supplies and Materials Postage	193	500	783	156.58%
Gasoline/Diesel	-	50	-	0.00%
Food Supplies	213	4,500	1,974	43.87%
Small Equipment	595	500	808	161.62%
Software	2,006	25,000	8,361	33.44%
Other Supplies - Uniforms	-	250	-	0.00%
Intergovernmental - Inmate Housing	935	5,000	5,610	112.20%
Total Operations	10,146	174,775	88,874	50.85%
TOTAL JUDICIAL	\$ 28,720	\$ 420,098	\$ 237,047	56.43%



**General Fund Expenditures
As of August 31, 2022**

	August 2022 Transactions	2022 Budget	YTD Transactions	% of Annual Budget
Salaries & Wages	42,352	353,342	281,131	79.56%
Salaries & Wages-Overtime	-	6,000	369	6.15%
Employee Benefits-Medical	8,512	112,807	60,887	53.97%
Employee Benefits-Dental	366	6,717	2,676	39.84%
Employee Benefits-ADD Life	54	809	600	74.20%
Employee Benefits-Disability	343	2,975	2,407	80.91%
FICA	2,544	22,403	16,777	74.89%
Medicare	595	5,239	3,924	74.89%
Employee Benefits-Retirement	3,054	33,495	24,435	72.95%
Unemployment	14	186	249	133.92%
Workers' Compensation	-	14,439	13,322	92.26%
Total Salaries and Benefits	<u>57,834</u>	<u>558,412</u>	<u>406,776</u>	<u>72.85%</u>
Professional Services	-	1,000	1,950	195.00%
Repair & Maintenance-Vehicle	802	5,000	4,347	86.94%
Rental of Equipment	361	5,000	3,937	78.75%
Communications	329	3,300	1,304	39.53%
Advertising	696	3,000	1,273	42.43%
Printing and Binding	177	500	472	94.40%
Travel	2,087	6,000	2,611	43.52%
Dues and Fees	85	5,000	3,172	63.44%
Education and Training	-	9,000	2,314	25.71%
Other Expenditures	644	2,000	1,615	80.76%
General Supplies and Materials	135	3,000	993	33.09%
General Supplies - Postage	40	250	730	292.00%
Gasoline/Diesel	2,971	9,000	11,943	132.70%
Small Equipment	2,200	4,000	5,034	125.85%
Software	16	5,000	82	1.65%
Other Supplies - Uniforms	1,649	3,000	5,422	180.74%
Total Operations and Capital	<u>12,192</u>	<u>64,050</u>	<u>47,200</u>	<u>73.69%</u>
Criminal Investigation Division				
Salaries & Wages	16,734	246,269	146,811	59.61%
Salaries & Wages-Overtime	-	6,000	1,831	30.52%
Employee Benefits-Medical	6,608	62,589	39,330	62.84%
Employee Benefits-Dental	349	2,975	1,845	62.02%
Employee Benefits-ADD Life	9	588	398	67.71%
Employee Benefits-Disability	95	1,746	1,238	70.92%
FICA	970	15,641	8,677	55.47%
Medicare	227	3,658	2,029	55.47%
Employee Benefits-Retirement	1,806	25,531	14,452	56.60%
Unemployment	-	106	152	143.40%
Workers' Compensation	-	11,423	9,901	86.68%
Total Salaries and Benefits	<u>26,799</u>	<u>376,526</u>	<u>226,664</u>	<u>60.20%</u>
Professional Services	-	1,000	628	62.75%
Repair & Maintenance-Vehicle	338	3,000	643	21.44%
Communications	90	2,300	785	34.13%
Printing and Binding	30	100	89	88.50%
Travel	-	1,500	1,111	74.09%
Dues and Fees	-	1,000	525	52.50%
Education and Training	-	2,500	150	6.00%
Other Expenditures	-	200	366	182.82%
General Supplies and Materials	40	1,500	306	20.43%
General Supplies and Materials-Postage	-	50	-	0.00%
Gasoline and Diesel	1,555	4,500	6,003	133.40%
Small Equipment	39	5,500	1,456	26.47%



**General Fund Expenditures
As of August 31, 2022**

	August 2022 Transactions	2022 Budget	YTD Transactions	% of Annual Budget
Software	1,017	7,000	4,013	57.33%
Other Supplies - Uniforms	522	1,000	1,089	108.95%
Total Operations and Capital	3,631	30,150	17,164	56.93%
Vice				
Salaries & Wages	4,434	51,989	35,880	69.01%
Salaries & Wages-Overtime	933	2,000	5,757	287.83%
Employee Benefits-Medical	780	10,117	6,214	61.42%
Employee Benefits-Dental	26	368	206	56.02%
Employee Benefits-ADD Life	9	147	110	75.00%
Employee Benefits-Disability	33	374	298	79.63%
FICA	326	3,347	2,521	75.34%
Medicare	76	783	590	75.31%
Employee Benefits-Retirement	388	5,464	3,103	56.79%
Unemployment	-	27	38	140.74%
Workers' Compensation	-	2,445	2,119	86.68%
Total Salaries and Benefits	7,004	77,061	56,837	73.76%
Repairs & Maintenance Vehicles	-	2,000	1,644	82.22%
Dues and Fees	-	150	23	15.53%
Gasoline	702	4,000	3,043	76.08%
Total Operations and Capital	702	6,150	4,711	76.60%
Patrol				
Salaries & Wages	106,321	1,443,046	847,358	58.72%
Salaries & Wages-Overtime	6,578	54,000	39,953	73.99%
Employee Benefits-Medical	26,345	487,445	228,021	46.78%
Employee Benefits-Dental	1,174	20,076	10,124	50.43%
Employee Benefits-ADD Life	148	4,116	2,682	65.17%
Employee Benefits-Disability	850	10,816	7,462	68.99%
FICA	6,707	92,817	52,386	56.44%
Medicare	1,569	21,707	12,251	56.44%
Employee Benefits-Retirement	10,088	151,509	80,702	53.27%
Unemployment	35	745	1,034	138.83%
Workers' Compensation	-	67,786	58,769	86.70%
Total Salaries and Benefits	159,814	2,354,063	1,340,743	56.95%
Professional Services	242	3,500	2,278	65.08%
Repair & Maintenance	1,098	20,700	1,818	8.78%
Repair & Maintenance-Vehicle	8,529	60,000	57,865	96.44%
Communications	1,453	22,500	8,727	38.79%
Printing and Binding	30	500	384	76.88%
Travel	-	7,000	2,179	31.13%
Dues and Fees	439	2,500	2,056	82.22%
Education & Training	225	12,000	1,027	8.56%
Other Expenditures	65	4,000	1,433	35.82%
General Supplies and Materials	185	4,000	2,962	74.05%
Gasoline and Diesel	19,442	95,000	81,805	86.11%
Small Equipment	8,153	15,000	16,811	112.08%
Software	11,192	20,000	18,676	93.38%
Other Supplies - Uniforms	6,839	35,000	26,240	74.97%
Payment to Other Agencies	-	-	5,997	100%
Total Operations and Capital	57,893	301,700	230,258	76.32%

Police Training



**General Fund Expenditures
As of August 31, 2022**

	August 2022 Transactions	2022 Budget	YTD Transactions	% of Annual Budget
Salaries & Wages	5,105	57,773	39,304	68.03%
Salaries & Wages-Overtime	221	2,000	221	11.03%
Employee Benefits-Medical	779	19,729	6,189	31.37%
Employee Benefits-Dental	26	1,120	206	18.41%
Employee Benefits-ADD Life	6	147	110	75.00%
Employee Benefits-Disability	37	399	331	82.94%
FICA	328	3,706	2,433	65.64%
Medicare	77	867	569	65.62%
Employee Benefits-Retirement	436	6,049	3,486	57.63%
Unemployment	-	27	38	140.74%
Workers' Compensation	-	2,707	2,346	86.68%
Total Salaries and Benefits	7,014	94,524	55,233	58.43%
Repair & Maintenance-Vehicle	-	2,000	211	10.54%
Communications	-	500	-	0.00%
Travel	-	4,000	-	0.00%
Dues and Fees	-	1,500	278	18.52%
Education and Training	-	6,000	1,335	22.25%
General Supplies and Materials	-	2,000	572	28.59%
Weapons Supplies & Ammunition	4,250	40,000	27,180	67.95%
Gasoline and Diesel	485	1,500	1,429	95.25%
Small Equipment	-	10,000	-	0.00%
Other Supplies - Uniforms	116	300	319	106.40%
Intergovernmental	-	2,500	2,500	100.00%
Total Operations and Capital	4,851	70,300	33,824	48.11%
Police Stations and Buildings				
Professional Services	-	250	-	0.00%
Disposal-Garbage/Recycle	89	1,500	614	40.95%
Pest Control	45	1,000	590	59.00%
Repairs and Maintenance	924	12,800	6,925	54.10%
Rental of Land & Building	7,043	-	17,607	100%
Communications	830	12,000	6,775	56.46%
General Supplies and Materials	96	3,500	1,429	40.82%
Water/Sewer	427	6,000	3,243	54.04%
Electricity	978	13,500	7,396	54.79%
Small Equipment	370	6,500	7,334	112.84%
Software	-	1,300	731	56.26%
Capital Outlay - Buildings	-	-	61,949	100%
Total Operations	10,801	58,350	114,593	196.39%
Probation				
Salaries & Wages	4,560	50,753	35,824	70.58%
Employee Benefits-Medical	780	10,117	6,200	61.28%
Employee Benefits-Dental	26	368	206	56.02%
Employee Benefits-ADD Life	9	147	110	75.00%
Employee Benefits-Disability	36	402	320	79.54%
FICA	281	3,147	2,203	70.01%
Medicare	66	736	515	70.01%
Employee Benefits-Retirement	364	5,136	2,914	56.73%
Unemployment	-	27	38	140.74%
Workers' Compensation	-	2,298	1,992	86.68%
Total Salaries and Benefits	6,120	73,131	50,322	68.81%
Communications	40	600	228	38.00%
Travel	-	250	-	0.00%



**General Fund Expenditures
As of August 31, 2022**

	August 2022 Transactions	2022 Budget	YTD Transactions	% of Annual Budget
Dues and Fees	125	300	170	56.77%
Education and Training	-	250	-	0.00%
General Supplies and Materials	59	150	59	39.33%
Small Equipment	-	250	-	0.00%
Software	250	3,000	1,900	63.33%
Other Supplies - Uniforms	116	1,000	452	45.18%
Total Operations and Capital	590	5,800	2,809	48.43%
Fire Services				
Intergovernmental-Fire Services	-	2,695,880	2,782,453	103.21%
Total Fire Services	-	2,695,880	2,782,453	103.21%
TOTAL PUBLIC SAFETY	\$ 355,247	\$ 6,766,097	\$ 5,369,586	79.36%
Highways and Streets				
Professional Services-Engineering	-	2,000	-	0.00%
Disposal-Garbage/Recycling	-	1,500	189	12.61%
Lawn Care	-	1,200	-	0.00%
Pest Control	-	750	-	0.00%
Repairs & Maintenance	20,466	51,100	108,481	212.29%
Repairs & Maintenance-Vehicles	-	7,500	2,096	27.95%
Rental of Equipment	-	2,500	3,096	123.84%
Contract Labor	35,545	450,000	248,815	55.29%
Other Expenditures	-	250	24	9.62%
General Supplies and Materials	-	750	58	7.67%
Electricity	55	2,500	400	15.98%
Gasoline/Diesel	1,090	5,000	3,930	78.60%
Small Equipment	-	2,000	-	0.00%
Total Operations	57,155	527,050	367,089	69.65%
Street Lights				
Repairs & Maintenance	208	5,000	1,914	38.28%
Electricity-Street Lights	11,016	120,000	77,014	64.18%
Total Street Lights	11,224	125,000	78,928	63.14%
Traffic Lights				
Repairs & Maintenance	607	22,000	12,102	55.01%
Electricity-Traffic Lights	286	3,000	1,357	45.24%
Total Traffic Lights	893	25,000	13,459	53.84%
TOTAL PUBLIC WORKS	\$ 69,272	\$ 677,050	\$ 459,476	67.86%
Tree Commission				
Repairs & Maintenance	-	31,500	-	0.00%
Travel	-	750	-	0.00%
Dues and Fees	-	500	-	0.00%
Education and Training	-	1,000	-	0.00%
General Supplies & Materials	275	750	871	116.14%
Books and Periodicals	-	500	-	0.00%
Total Operations	275	35,000	871	2.49%
Culture and Recreation				
Intergovernmental-Sequoyah Regional	-	4,000	4,000	100.00%



**General Fund Expenditures
As of August 31, 2022**

	August 2022 Transactions	2022 Budget	YTD Transactions	% of Annual Budget
TOTAL CULTURE AND RECREATION	\$ 275	\$ 39,000	\$ 4,871	12.49%
<i>Building Inspections</i>				
Salaries & Wages	15,805	207,284	162,678	78.48%
Overtime	-	500	-	0.00%
Employee Benefits-Medical	2,926	20,234	17,475	86.37%
Employee Benefits-Dental	76	2,224	1,029	46.28%
Employee Benefits-ADD Life	36	434	371	85.54%
Employee Benefits-Disability	127	1,664	1,319	79.29%
Employee Benefits-Vision	-	-	-	100%
FICA	962	12,883	10,000	77.62%
Medicare	225	3,013	2,339	77.62%
Employee Benefits-Retirement	1,501	21,029	12,011	57.12%
Unemployment	-	106	285	268.89%
Workers' Compensation	-	3,551	3,078	86.68%
<i>Total Salaries and Benefits</i>	<i>21,659</i>	<i>272,922</i>	<i>210,586</i>	<i>77.16%</i>
Professional Services	-	-	400	100%
Professional Services-Engineer	-	-	-	100%
Professional Services-Legal	-	1,000	-	0.00%
Repairs & Maintenance - Vehicles	-	3,000	462	15.41%
Communications	195	3,500	1,270	36.29%
Advertising -Promotions	1,783	500	10,134	2026.72%
Printing & Binding	-	100	338	337.61%
Travel	-	1,000	-	0.00%
Dues and Fees	10	1,000	1,122	112.24%
Education and Training	600	1,000	1,140	114.00%
Contract Labor	-	30,000	15,038	50.13%
Other Expenditures	58	100	885	884.75%
General Supplies and Materials	78	250	191	76.39%
General Supplies - Postage	-	100	-	0.00%
Gasoline/Diesel	563	4,000	2,757	68.93%
Books and Periodicals-Code Books	-	100	-	0.00%
Small Equipment	-	1,500	1,583	105.52%
Software	-	-	3,459	100%
Other Supplies - Uniforms	-	750	100	13.36%
<i>Total Operations</i>	<i>3,287</i>	<i>47,900</i>	<i>38,879</i>	<i>81.17%</i>
<i>Planning and Zoning</i>				
Salaries & Wages	8,641	102,114	65,916	64.55%
Employee Benefits-Medical	1,474	21,483	11,001	51.21%
Employee Benefits-Dental	13	560	73	13.05%
Employee Benefits-ADD Life	24	221	226	102.27%
Employee Benefits-Disability	60	809	612	75.67%
FICA	509	6,331	3,859	60.96%
Medicare	120	1,481	906	61.19%
Employee Benefits-Retirement	887	10,334	6,039	58.44%
Unemployment	(2)	40	94	234.98%
Workers' Compensation	(203)	4,780	1,911	39.98%
<i>Total Salaries and Benefits</i>	<i>11,522</i>	<i>148,153</i>	<i>90,638</i>	<i>61.18%</i>
Professional Services-Engineering	3,276	75,000	42,219	56.29%
Professional Services-Legal	499	7,000	3,404	48.63%
Technical Services - Planning	-	2,500	-	0.00%
Communications	40	600	228	38.00%



**General Fund Expenditures
As of August 31, 2022**

	August 2022 Transactions	2022 Budget	YTD Transactions	% of Annual Budget
Advertising	331	20,000	1,411	7.05%
Printing & Binding	-	400	390	97.55%
Travel	-	1,000	-	0.00%
Dues and Fees	65	1,750	1,575	90.01%
Education and Training	-	750	110	14.67%
Planning & Zoning Meeting Fees	147	3,000	1,470	49.00%
Other Expenditures	-	250	155	62.09%
General Supplies and Materials	-	250	316	126.53%
General Supplies - Postage	64	100	492	491.84%
Gasoline & Diesel	-	50	-	0.00%
Small Equipment	80	250	80	32.00%
Software	-	-	282	100%
Total Operations	<u>4,501</u>	<u>112,900</u>	<u>52,132</u>	<u>46.18%</u>
Economic Development				
Salaries & Wages	934	10,609	7,469	70.41%
FICA	55	658	440	66.83%
Medicare	13	154	103	66.77%
Employee Benefits - Retirement	78	1,074	627	58.41%
Workers Comp Insurance	-	46	40	86.67%
Total Salaries & Benefits	<u>1,081</u>	<u>12,541</u>	<u>8,679</u>	<u>69.21%</u>
Main Street Program				
Salaries and Wages	4,360	53,361	34,857	65.32%
Employee Benefits - Medical	1,386	19,729	11,040	55.96%
Employee Benefits - Dental	85	1,120	683	61.00%
Employee Benefits - Add Life	6	147	110	75.00%
Employee Benefits - Disability	53	598	476	79.62%
FICA	258	3,370	2,053	60.91%
Medicare	60	788	480	60.91%
Employee Benefits - Retirement	393	5,502	3,145	57.17%
Unemployment	-	27	32	119.59%
Workers Comp Insurance	-	235	204	86.68%
Total Salaries and Benefits	<u>6,601</u>	<u>84,877</u>	<u>53,080</u>	<u>62.54%</u>
Communications	40	600	228	38.00%
Travel	-	700	-	0.00%
Dues and Fees	-	1,000	952	95.19%
Education and Training	550	1,700	550	32.35%
Contract Labor	-	6,000	-	0.00%
Supplies - Special Events	65	16,000	101	0.63%
Small Equipment	-	250	74	29.68%
Software	-	1,300	-	0.00%
Total Operations	<u>655</u>	<u>27,550</u>	<u>1,905</u>	<u>6.91%</u>
Intergovernmental				
Intergovernmental - COED	-	13,000	13,000	100.00%
Total Intergovernmental	<u>-</u>	<u>13,000</u>	<u>13,000</u>	<u>100.00%</u>
TOTAL HOUSING AND DEVELOPMENT	<u>\$ 49,307</u>	<u>\$ 719,843</u>	<u>\$ 468,900</u>	<u>65.14%</u>
Other Financing Uses				
Transfer to Other Funds	-	-	-	100%
TOTAL OTHER FINANCING USES	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>0.00%</u>
TOTAL GENERAL FUND EXPENDITURES	<u>\$ 593,576</u>	<u>\$ 10,375,000</u>	<u>\$ 7,583,533</u>	<u>73.09%</u>



**American Rescue Plan (ARP) Act of 2021
As of August 31, 2022**

REVENUES:	August 2022 Transactions	2022 Budget	YTD Transactions	% of Annual Budget
American Rescue Plan (ARP) Act of 2021	-	2,883,302	2,883,302	100.00%
Interest Revenue	174	1,096	997	90.96%
Miscellaneous Revenue	-	2,883,302	-	0.00%
TOTAL REVENUES	\$ 174	\$ 5,767,700	\$ 2,884,299	100.00%
EXPENDITURES:				
Capital Outlay - Infrastructure	-	5,767,700	-	0.00%
TOTAL EXPENDITURES	\$ -	\$ 5,767,700	\$ -	0.00%



**Operating Grant Fund
As of August 31, 2022**

REVENUES:	August 2022 Transactions	2022 Budget	YTD Transactions	% of Annual Budget
Atlanta Regional Commission Grant	-	90,000	56,905	63.23%
TOTAL REVENUES	\$ -	\$ 90,000	\$ 56,905	63.23%
EXPENDITURES:				
Payments to Other Agencies-FOCUS	14,583	90,000	53,461	59.40%
TOTAL EXPENDITURES	\$ 14,583	\$ 90,000	\$ 53,461	59.40%



Parks & Recreation Fund
As of August 31, 2022

REVENUES:	August 2022 Transactions	2022 Budget	YTD Transactions	% of Annual Budget
Alcoholic Bev Excise Tax Beer & Wine	21,485	255,000	181,369	71.13%
Alcoholic Bev Excise Tax Distilled Spirit	10,815	90,000	79,865	88.74%
Local Option Mixed Drink Tax	4,910	50,000	40,405	80.81%
Penalties and Interest	-	100	-	0.00%
Bad Check Fees	-	50	25	50.00%
Miscellaneous Revenue	-	-	-	100%
Rents and Royalties	2,165	12,000	18,675	155.63%
TOTAL REVENUES	\$ 39,375	\$ 407,150	\$ 320,340	78.68%
EXPENDITURES:				
Disposal - Garbage Depot	-	750	395	52.62%
Pest Control - Depot	45	750	590	78.67%
Repairs & Maintenance - Depot	136	20,000	280	1.40%
Communications	138	2,300	1,110	48.25%
General Supplies - Depot	29	1,500	29	1.93%
Water/Sewer - Depot	18	250	168	67.35%
Natural Gas - Depot	130	2,000	1,388	69.38%
Electricity - Depot	466	5,000	2,014	40.28%
Small Equipment - Depot	-	500	-	0.00%
Capital Outlay - Buildings	-	152,600	-	0.00%
Disposal - Garbage Parks	146	750	549	73.17%
Lawn Care	-	8,000	3,781	47.26%
Pest Control - Parks	45	750	315	42.00%
Repairs & Maintenance - Parks	1,269	50,000	11,933	23.87%
Rental - Equipment & Land	-	1,000	2,292	229.20%
Communications	30	-	166	100%
Dues and Fees	-	500	402	80.33%
Contract Labor	-	50,000	33,000	66.00%
General Supplies and Materials - Parks	709	1,000	1,426	142.57%
Water/Sewer - Parks	535	6,000	3,780	62.99%
Electricity - Parks	299	3,000	2,489	82.98%
Small Equipment - Parks	-	500	-	0.00%
Capital Outlay - Site Improvements	-	100,000	-	0.00%
Transfers to Other Funds	-	-	179,368	100%
TOTAL EXPENDITURES	\$ 3,994	\$ 407,150	\$ 245,474	60.29%



Hotel/Motel Tax Fund
As of August 31, 2022

REVENUES:	August 2022		YTD	% of Annual
	Transactions	2022 Budget	Transactions	Budget
Hotel/Motel Taxes	366	6,000	2,676	44.60%
TOTAL REVENUES	\$ 366	\$ 6,000	\$ 2,676	44.60%
EXPENDITURES:				
Advertising/Promotions	-	6,000	2,945	49.08%
Payment to Other Agencies	-	-	1,000	100%
TOTAL EXPENDITURES	\$ -	\$ 6,000	\$ 3,945	65.75%



**Urban Redevelopment Agency
As of August 31, 2022**

REVENUES:	August 2022 Transactions	2022 Budget	YTD Transactions	% of Annual Budget
Proceeds from General Long-term E	35,393	9,375,000	1,741,214	18.57%
TOTAL REVENUES	\$ 35,393	\$ 9,375,000	\$ 1,741,214	18.57%
EXPENDITURES:				
Transfer to Town Center Fund	35,393	9,375,000	1,741,214	18.57%
TOTAL EXPENDITURES	\$ 35,393	\$ 9,375,000	\$ 1,741,214	18.57%



SPLOST III Fund
As of August 31, 2022

REVENUES:	August 2022		2022 Budget	YTD	% of Annual
	Transactions			Transactions	Budget
Special Assessments - Crestmont	-		5,964	2,982	50.00%
Prior Year Fund Balance	-		280,036	-	0.00%
TOTAL REVENUES	\$ -	\$	286,000	\$ 2,982	1.04%
EXPENDITURES:					
Capital Outlay-Infrastructure	-		286,000	-	0.00%
TOTAL EXPENDITURES	\$ -	\$	286,000	\$ -	0.00%



SPLOST IV Fund
As of August 31, 2022

	August 2022		YTD	% of Annual
REVENUES:	Transactions	2022 Budget	Transactions	Budget
Special Assessments	-	420	-	0.00%
Prior Year Fund Balance	-	68,580	-	0.00%
TOTAL REVENUES	\$ -	\$ 69,000	\$ -	0.00%
EXPENDITURES:				
Capital Outlay-Infrastructure	-	69,000	-	0.00%
Capital Outlay-Buildings	-	-	67,690	100%
TOTAL EXPENDITURES	\$ -	\$ 69,000	\$ 67,690	98.10%



SPLOST V Fund
As of August 31, 2022

REVENUES:	August 2022 Transactions	2022 Budget	YTD Transactions	% of Annual Budget
SPLOST V Revenue	458,010	2,281,200	1,760,854	77.19%
Grant Revenue-LMIG	-	156,520	156,514	100.00%
Grant Revenue-SRTA	-	12,280	19,271	156.93%
Assessments - Roads	3,000	-	54,000	100%
Proceeds from GTIB Loan	87,847	5,500,000	97,075	1.76%
TOTAL REVENUES	\$ 548,857	\$ 7,950,000	\$ 2,087,713	26.26%
EXPENDITURES:				
Capital Outlay-Buildings	-	50,000.00	21,750	43.50%
Capital Outlay-Public Safety Equipment	19,750	241,000	54,569	22.64%
Capital Outlay-Police Cars	-	145,000	-	0.00%
Capital Outlay-Sites	-	-	550	100%
Capital Outlay-LMIG	473,597	461,090	477,618	103.58%
Capital Outlay-Industrial Connector	12,750	250,000	107,741	43.10%
Capital Outlay-HS Pkwy Phase II	(19,819)	3,500,000	1,967,148	56.20%
Capital Outlay-HS Pkwy Phase III	13,239	2,002,910	96,076	4.80%
Holly Street	173	100,000	173	0.17%
Capital Outlay-Vehicles	-	-	71,138	100%
Capital Outlay - HS Pkwy Sidewalk	-	100,000	-	0.00%
Capital Outlay - Hickory Sidewalk	-	1,000,000	-	0.00%
Capital Outlay - Palm Street Sidewalk	203	50,000	203	0.41%
Capital Outlay - Hardin House Sidewalk	-	-	10,307	100%
Capital Outlay - Fox Creek/Turner Village	203	50,000	15,264	30.53%
TOTAL EXPENDITURES	\$ 500,095	\$ 7,950,000	\$ 2,822,537	35.50%



Town Center Fund
As of August 31, 2022

Revenues	August 2022 Transactions	2022 Budget	YTD Transactions	% of Annual Budget
Prior Year Fund Balance	-	53,400	-	0.00%
Transfer from URA	35,393	9,375,000	1,741,214	18.57%
TOTAL REVENUES	\$ 35,393	\$ 9,428,400	\$ 1,741,214	18.47%
Expenditures				
Professional Services	-	53,400	-	0.00%
Capital Outlay - Site Improvements	137,946	3,378,057	1,677,027	49.64%
Capital Outlay - Buildings	-	5,996,943	9,163	0.15%
TOTAL EXPENDITURES	\$ 137,946	\$ 9,428,400	\$ 1,686,189	17.88%



Debt Service Fund
As of August 31, 2022

Revenues	August 2022 Transactions	2022 Budget	YTD Transactions	% of Annual Budget
Transfer from Other Funds	-	2,000,000	179,368	8.97%
TOTAL REVENUES	\$ -	\$ 2,000,000	\$ 179,368	8.97%
Expenditures				
Contingency	-	608,672	-	0.00%
Debt Service - Bond Principal HSPRA	-	322,084	439,916	136.58%
Debt Service - Bond Interest HSPRA	-	36,652	126,803	345.96%
Debt Service - Bond Principal URA	277,778	670,941	277,778	41.40%
Debt Service - Bond Interest URA	85,652	361,651	85,652	23.68%
TOTAL EXPENDITURES	\$ 363,430	\$ 2,000,000	\$ 930,149	46.51%



Stormwater Utility Fund
As of August 31, 2022

REVENUES:	August 2022 Transactions	2022 Budget	YTD Transactions	% of Annual Budget
Stormwater Utility Fees	418	460,000	19,637	4.27%
TOTAL REVENUES	\$ 418	\$ 460,000	\$ 19,637	4.27%
EXPENSES:				
Salaries & Wages	3,489	101,058	38,356	37.95%
Employee Benefits - Medical Insurance	791	20,234	8,224	40.64%
Employee Benefits - Dental Insurance	29	736	300	40.76%
Employee Benefits - Disability	(1)	796	68	8.54%
Employee Benefits - ADD Life	43	294	372	126.53%
FICA	216	6,266	2,376	37.92%
Medicare	50	1,465	552	37.68%
Employee Benefits - Retirement	353	10,228	3,880	37.94%
Unemployment	2	53	20	37.74%
Workers Comp Insurance	203	5,878	2,232	37.97%
Professional Services	-	1,000	-	0.00%
Professional Services - Engineer	3,883	100,000	51,862	51.86%
Repairs & Maintenance	350	67,510	25,115	37.20%
Repairs & Maintenance - Vehicles	50	2,500	672	26.89%
Rental of Equipment	-	5,000	310	6.20%
Communications	157	3,000	896	29.85%
Printing and Binding	-	100	-	0.00%
Dues and Fees	1	6,500	4,893	75.27%
Training	300	2,500	1,164	46.58%
Contract Labor	-	15,000	8,800	58.67%
Other Expenditures	-	100	203	203.29%
General Supplies & Materials	68	500	195	39.06%
General Supplies - Postage	8	250	793	317.13%
Water/Sewer	-	2,500	443	17.73%
Gasoline & Diesel	218	4,000	2,395	59.89%
Small Equipment	-	2,100	113	5.38%
Other Supplies-Uniforms	-	1,000	153	15.29%
Depreciation	-	89,832	-	0.00%
Contingency	-	4,600	-	0.00%
Capital Lease Interest	-	5,000	-	0.00%
TOTAL EXPENSES	\$ 10,210	\$ 460,000	\$ 154,388	33.56%



Municipal Court Fund
As of August 31, 2022

REVENUES:	August 2022 Transactions	2022 Budget	YTD Transactions	% of Annual Budget
Fines & Forfeitures	44,109	865,500	434,803	50.24%
Criminal & Civil Bonds	6,606	75,000	83,870	111.83%
TOTAL REVENUES	\$ 50,715	\$ 940,500	\$ 518,673	55.15%
EXPENSES:				
Payment to Other Agencies	18,339	315,000	131,405	41.72%
Payment to Others Custodial	3,951	25,500	37,926	148.73%
Transfer to Other Funds - General Fund	-	600,000	289,915	48.32%
TOTAL EXPENSES	\$ 22,290	\$ 940,500	\$ 459,247	48.83%



**Main Street Board
Budget To Actual Comparison Report
As of August 31, 2022**

Revenues	August 2022 Transactions	2022 Budget	YTD Transactions	% of Annual Budget
Business & Occupation Licenses	-	52,376	52,376	100.00%
Alcohol Beverage Licenses	-	25,000	10,000	40.00%
Alcohol Pouring Permits	240	5,000	3,755	75.10%
Donations From Private Sources	500	20,000	750	3.75%
Miscellaneous/Registrations/Booth Fees	510	5,000	665	13.30%
Rents and Royalties	-	5,000	2,070	41.40%
Interest Revenue	-	50	6,288	12575.28%
TOTAL REVENUES	\$ 1,250	\$ 112,426	\$ 75,904	67.51%

Expenditures				
Salaries & Wages	4,360	53,360	34,857	65.32%
Employee Benefits - Medical	1,386	19,729	11,040	55.96%
Employee Benefits- Dental	85	1,120	683	61.00%
Employee Benefits-Add Life	6	147	110	75.00%
Employee Benefits-Disability	52	598	476	79.62%
FICA	258	3,370	2,053	60.91%
Medicare	60	788	480	60.91%
Employee Benefits-Retirement	393	5,502	3,145	57.17%
Unemployment	-	27	32	119.59%
Workers Comp Insurance	-	235	204	86.68%
Communications	40	600	228	38.00%
Travel	-	700	-	0.00%
Dues and Fees	-	1,000	952	95.19%
Education and Training	550	1,700	550	32.35%
Contract Labor	-	6,000	-	0.00%
Supplies-Special Events	65	16,000	101	0.63%
Small Equipment	-	250	74	29.68%
Software	-	1,300	-	0.00%
TOTAL EXPENDITURES	\$ 7,256	\$ 112,426	\$ 54,985	48.91%



**Holly Springs Tree Commission
Budget to Actual Comparison Report
As of August 31, 2022**

Revenues	August 2022 Transactions	2022 Budget	YTD Transactions	% Variance
Development Fees/Recompense	-	34,980	-	0.00%
Donations from Private Source	-	20	10.00	50.00%
TOTAL REVENUES	\$ -	\$ 35,000.00	\$ 10.00	0.03%
Expenditures				
Landscaping/Tree Planting & Care	-	11,000	-	0.00%
Tree Maintenance	-	11,000	-	0.00%
Tree Removal	-	9,500	-	0.00%
Travel	-	750	-	0.00%
Dues and Fees	-	500	-	0.00%
Education and Training	-	1,000	-	0.00%
Tree Seedlings	275.00	500	871.05	174.21%
Banners & Shirts	-	250	-	0.00%
Books and Periodicals	-	500	-	0.00%
TOTAL EXPENDITURES	\$ 275.00	\$ 35,000.00	\$ 871.05	2.49%

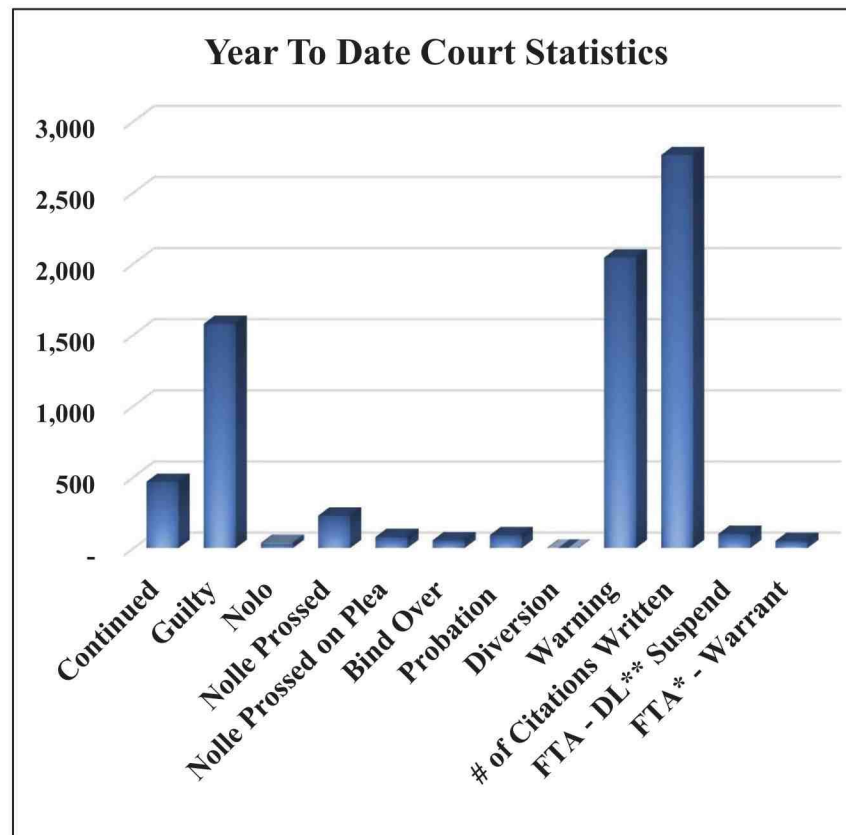


City of Holly Springs Court Statistics 2022 Year to Date

	Jan	Feb	Mar	April	May	June	July	Aug	Sep	Oct	Nov	Dec	YTD
Continued	77	21	70	61	76	60	74	26	-	-	-	-	465
Guilty	245	155	191	207	239	111	268	159	-	-	-	-	1,575
Nolo	6	2	4	3	3	6	7	5	-	-	-	-	36
Nolle Prossed	22	12	22	25	48	50	30	18	-	-	-	-	227
Nolle Prossed on													
Plea	19	3	12	12	4	10	13	4	-	-	-	-	77
Bind Over	4	3	10	8	9	6	4	10	-	-	-	-	54
Probation	15	13	14	10	8	14	9	7	-	-	-	-	90
Diversion	1	-	1	-	-	-	-	-	-	-	-	-	2
Warning	316	216	263	315	267	189	242	233	-	-	-	-	2,041
# of Citations													
Written	549	425	517	717	554								2,762
FTA - DL** Suspend	15	19	5	12	3	19	5	21	-	-	-	-	99
FTA* - Warrant	10	-	6	4	9	6	8	6	-	-	-	-	49
	1,279	869	1,115	1,374	1,220	471	660	489	-	-	-	-	7,477

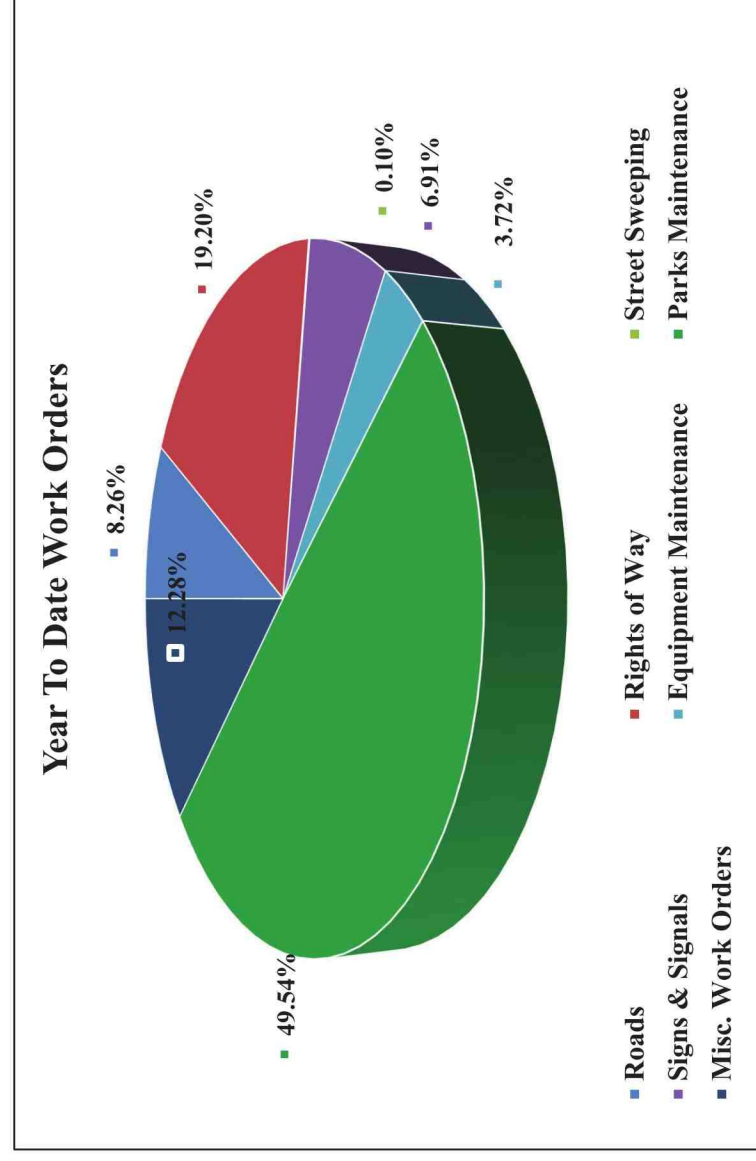
* Failure to Appear

** Driver's License



City of Holly Springs Work Orders 2019 Year to Date

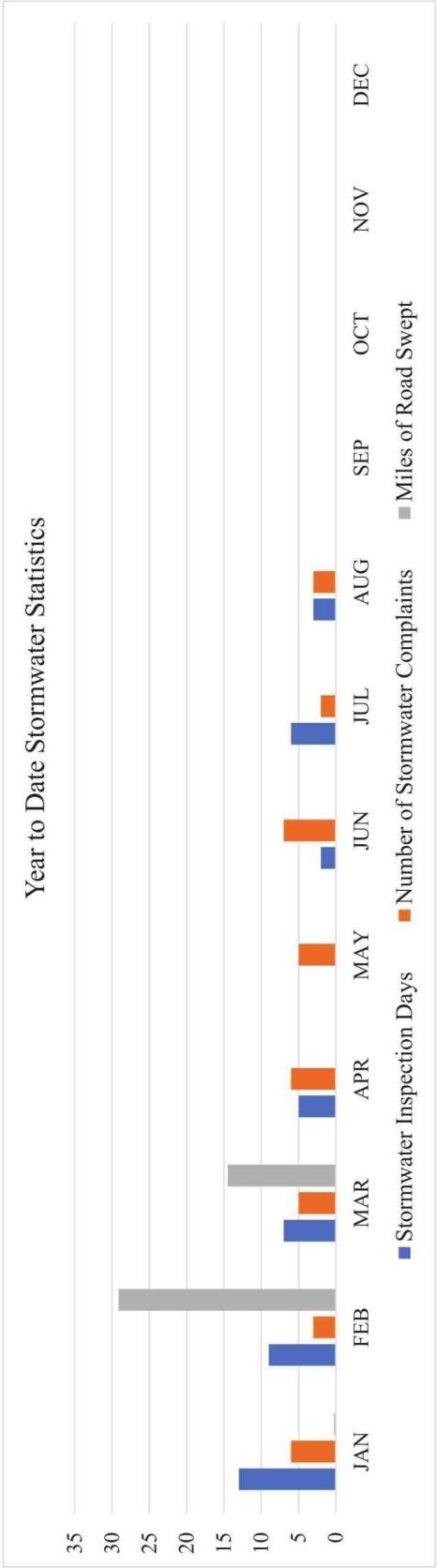
	Jan	Feb	March	April	May	June	July	Aug	Sep	Oct	Nov	Dec	YTD
Roads	16	21	8	6	5	-	-	-	1	10	12	1	80
Rights of Way	6	9	15	22	38	-	-	27	15	17	16	21	186
Street Sweeping	-	-	-	-	-	-	-	-	-	-	1	-	1
Signs & Signals	9	9	15	4	13	-	-	5	3	4	4	1	67
Equipment Maintenance	3	9	7	3	3	-	-	2	3	4	1	1	36
Parks Maintenance	46	44	47	47	60	-	-	70	44	32	32	58	480
Misc. Work Orders	19	14	13	12	9	-	-	9	12	9	9	13	119
	99	106	105	94	128	-	-	113	78	76	75	95	969





**City of Holly Springs
Stormwater Statistics
2022 Year to Date**

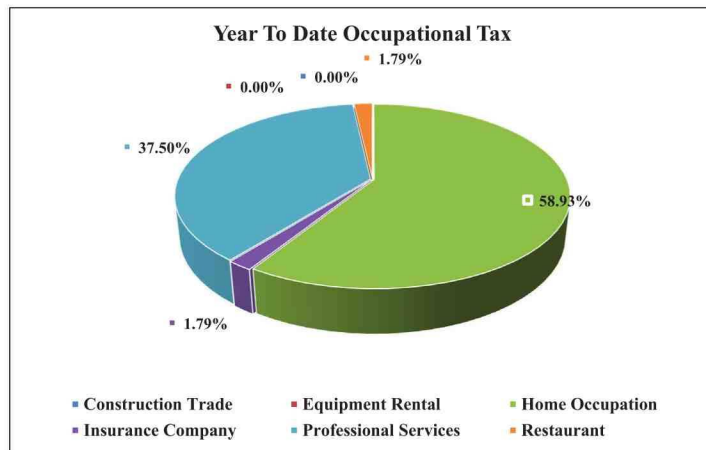
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD
Stormwater Inspection Days	13	9	7	5	0	2	6	3					45
Number of Stormwater Complaints	6	3	5	6	5	7	2	3					37
Miles of Road Swept	0.26	29.13	14.48	0	0	0	0	0					43.87





City of Holly Springs Occupational Tax Summary 2022 Year to Date

	Jan	Feb	March	April	May	June	July	Aug	Sep	Oct	Nov	Dec	Total	
Construction Trade	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%
Equipment Rental	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%
Home Occupation	6	8	6	4	2	1	1	5	-	-	-	-	33	58.93%
Insurance Company	-	-	-	-	-	1	-	-	-	-	-	-	1	1.79%
Professional Services	-	4	3	2	4	6	-	2	-	-	-	-	21	37.50%
Restaurant	-	-	-	-	-	-	-	1	-	-	-	-	1	1.79%
	6	12	9	6	6	8	1	8	-	-	-	-	56	100.00%

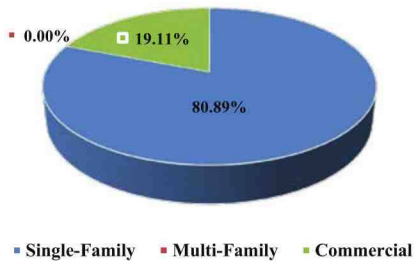




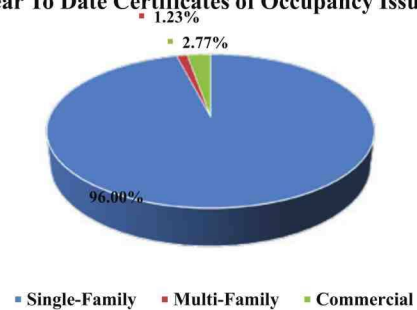
City of Holly Springs
Building Permits and Certificates of Occupancy
2022 Year to Date

	Jan	Feb	March	April	May	June	July	Aug	Sep	Oct	Nov	Dec	YTD
Single-Family													
Houses	25	49	54	48	42	25	15	7					265
Accessory Structures	2				1	5		1					9
Additions		1	4	4	4		3	1					17
Basement Buildouts	2	3	3		3		2	3					16
Mechanical			1	1	3	3	7	4					19
Plumbing	1		1	2	3	1	3	4					15
Electrical	1	1	1		1	1	1	5					11
Miscellaneous	3	4	2	2	5	4	2	7					29
Residential Fence	7	10	20	12	6	30	21	5					111
Certificates of Completion	1		1	2		3	6	6					19
Certificates of Occupancy	29	20	34	33	44	59	27	47					293
Multi-Family													
Townhomes													0
Apartments													0
Misc-Multi Family													0
Certificates of Occupancy	4												4
Commercial													
New Structures	1		6					1					8
Addition-C					1			1					2
Tenant Build Outs			1				1	2					4
Accessory Structures	4		1		1	1							7
Mechanical	1												1
Plumbing					1								1
Electrical	1	2	2	2	1	2		2					12
Misc-C	2	5	2		3	3		2					17
Signs	5	6		4			3	2					20
Utilities	4		5	5			4						18
Commercial Fence							2						2
Certificates of Completion			2				1	3					6
Certificates of Occupancy	1	1	1										3

Year To Date Permits Issued



Year To Date Certificates of Occupancy Issued



City of Holly Springs Work Session Meeting

Speaker Sign In Sheet

September 26, 2022

Meeting Date: _____

Name	Address	City Resident Y/N	Topic of Comment
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
15.			

Note: City Council meetings are public meetings but are not public hearings. It is at the Chief Elected Official's discretion if public comment is taken.

