GENERAL NOTES:

1. THE SITE IS A PROPOSED PARK MODEL COMMUNITY.
2. PROPOSED DEVELOPMENT WILL HAVE PRIVATELY MAINTAINED STREETS BY A HOMEOWNERS ASSOCIATION.
3. RIGHTS OF WAY WILL BE 40'. THESE WILL BE DEEDED TO THE HOMEOWNERS ASSOCIATION UPON COMPLETION.
4. BOUNDARY INFORMATION SHOWN WAS TAKEN FROM A SURVEY FOR TURCOTTE ENTERPRISES,INC BY BLUE RIDGE MOUNTAINS SURVEYING, INC DATED JULY 14, 2005.
5. ANY CHANGES OR ALTERATIONS MADE TO THESE FINAL PLAT DRAWINGS WITHOUT THE WRITTEN APPROVAL OF BLUE RIDGE MOUNTAIN SURVEYING, INC. VOIDS THE SEAL SHOWN HEREON AND ANY LIABILITY ASSOCIATED WITH THIS PROJECT.
7. A PORTION OF THIS PROPERTY IS IN A FLOOD ZONE AS PER UNION COUNTY FIRM PANEL 130234 0025 C, DATED DECEMBER 3, 1993.
8. THIS PROPERTY DOES NOT LIE ABOVE THE 2200' CONTOUR & IS NOT SUBJECT TO THE RULES & REGULATIONS OF THE OF THE MOUNTAIN PROTECTION ACT.
9. SUBDIVISION ROAD WITH GRADES IN EXCESS OF 12% SHALL BE PAVED PER UNION COUNTY CODE SECTION 10-36
10. THERE ARE 60 PROPOSED LOTS IN THE DEVELOPMENT. OVERALL DENSITY FOR THE DEVELOPMENT IS 60LOTS/27.1 ACRES=2.21 LOTS/ACRE.
11. INITIAL PLANTINGS AND BUFFERS SCREENING WILL BE PERFORMED BY THE DEVELOPER. MAINTENANCE AND UPKEEP WILL BE DONE BY THE HOMEOWNER'S ASSOCIATION.
12. LESS THAT 50% OF THE SURROUNDING PARCELS APPEAR TO BE ADVERSLY AFFECTED BY THE PARK MODEL DEVELOPMENT. (SEC 44-83(a)) UNION COUNTY COMMISSIONER AND THE UNION COUNTY ENGINEER HAVE MADE THE DETERMINATION THAT LESS THAN 50% OF THE SURROUNDING PARCELS WILL BE ADVERSELY AFFECTED.
13. THERE ARE NO PARK MODEL DEVELOPMENTS WITHIN A ONE MILE RADIUS OF THE PROPOSED PARK MODEL DEVELOPMENT AS PER UNION COUNTY GIS.
14. PER SECTION 44-114(a) EACH LOT MUST HAVE ONE EVERGREEN PER LOT.
15. PER SEC 44-115(a)(2), CLEAR CUTTING IS PROHIBITED.
16. THERE IS A SEPTIC EASEMENT ON ALL LOTS. THIS EASEMENT IS FOR INSTALLATION OF ALL PRIMARY AND POSSIBLE FUTURE REPAIR OF SEPTIC DRAINFIELDS AND TANKS AND ALSO THE OUTFALL LINES FROM EACH UNIT.
17. WATER WILL BE PROVIDED BY NOTLA WATER.
18. SEWERAGE WILL BE PROVIDED BY SEPTIC TANKS. MORE THAN ONE UNIT MAY SHARE A SEPTIC SYSTEM. THE SEPTIC SYSTEM WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
19. FLOOD ELEVATIONS ARE AS PER A FLOODPLAIN STUDY BY WAYNE ENGINEERING FOR DAVID TURCOTTE DATED MARCH 8, 2006
20. LOTS 1-5, 24-30, AND 32 CONTAIN A 50' UNDISTURBED BUFFER PLANTED PER THE LANDSCAPE PLAN AND IS TO BE LEFT UNDISTURBED. THIS BUFFER WILL BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION.

LEGEND

- BUILDING LINE
- BARBED WIRE FENCE
- CORRUGATED METAL PIPE
- CENTER LINE
- CMP CORRUGATED METAL PIPE
- DB/PG - DEED BOOK, PAGE
- EOP - EDGE OF PAVEMENT
- FH - FIRE HYDRANT
- GP - GUT PIPE
- HW - HEAD WALL
- NWF - NOS WIRE FENCE
- IRON PIN SET-1/2"REBAR
- LL - LAND LOT
- LLC - LAND LOT CORNER
- LLL - LAND LOT LINE
- N/F - NOW OR FORMERLY
- OTP - OPEN TOP PIPE
- PXFMR - POWER TRANSFORMER BOX
- OHP - OVER HEAD POWER
- PL - PROPERTY LINE
- PP - POWER POLE
- PP/TP - POWER & TELEPHONE POLE
- REBAR FOUND
- RCP - ROCK CORNER FOUND
- RCPC - REINFORCED CONCRETE PIPE
- R/W - RIGHT-OF-WAY
- TEL - TELEPHONE PEDALSTEL
- OHT - OVER HEAD TELEPHONE
- TP - TELEPHONE POLE
- WL - WATER LINE
- WM - WATER METER

HEALTH DEPARTMENT APPROVAL

George W. Pruitt 1/12/07

HEALTH OFFICER — DATE

SUBDIVISION APPROVAL FOR USE OF SEPTIC TANKS SYSTEMS WITH THE FOLLOWING RESTRICTIONS.

1. A SEPTIC PERMIT MUST BE ISSUED ON ANY LOT BEFORE ANY CONSTRUCTION CAN BEGIN.
2. NO LOTS MAY BE SUBDIVIDED.
3. NO WELLS ARE TO BE PLACED ON ANY LOT.
4. PENDING HOUSE LOCATION, SEWAGE MAY REQUIRE PUMPING.

NO CONSTRUCTION IS ALLOWED ON ANY LOT WITHOUT A BUILDING PERMIT

APPROVED BY UNION COUNTY.

Randy Day 1-12-07

UNION COUNTY — DATE

GRAPHIC SCALE 1"=50'

0 50 100 150

IF SIGNATURE IS NOT BLUE THIS PLAT IS NOT AN ORIGINAL

REVISION #1 - CORRECTED DISTRICT LINE TO SHOW 9th DISTRICT 5/30/08

UNION COUNTY, GEORGIA
CLERK'S OFFICE SUPERIOR COURT
FILED FOR RECORD AT 4:25P M
6-18-10, RECORDED
IN BOOK 63 PAGE 164
Judy L. Odom
Superior Court Clerk

SHEET 2 OF 2
TURCOTTE
ISSUE NO.
PROJECT NO. FINAL
FILE NO.

DATE: OCTOBER 26, 2006
SCALE: HORIZ. 1"=50' VERT. N/A
LAND LOT(S): 289,306,& 324
DISTRICT: 9th
SECTION: 1st
COUNTY: UNION STATE: GEORGIA
SURVEYED: CC/JS DRAWN: JJH
CHECKED: JJH APPROVED: JJH

NO.	DESCRIPTION	ISSUE DATE	BY	APPR.
1.	ADDRESSED COMMENTS	7/10/06	JJH	JJH
2.	ADDRESSED COMMENTS	1-12-07	JJH	JJH

JOHN J. HURSTAD REGISTERED No. 3001 LAND SURVEYOR UNION HEIGHTS

FINAL PLAT FOR:

THE CABINS AT COPPERHEAD

LOCATED IN LAND LOTS 289 & 324, 9th DISTRICT 1st SECTION AND LAND LOT 306, 8th DISTRICT, 1st SECTION UNION COUNTY, GEORGIA

Blue Ridge Mountain Surveying, Inc.
246 Lakemont Circle
Blairsville, Ga. 30512
706-897-3195
BRMS