

NOTES:

1. PRESENT ZONING IS R-1.
2. AREA SUBDIVIDED BY THIS PLAT IS 5.96 Ac.±
3. SANITARY SEWERS ARE AVAILABLE.
4. WATER SUPPLY IS THRU HIXSON UTILITY.
5. THIS PLAT SUBDIVIDES THE PROPERTY DESCRIBED IN DEED BOOK 7083, PAGE 499; DEED BOOK 4083, PAGE 452; AND DEED BOOK 4083, PAGE 455, R.O.H.C.
6. THE OWNER/DEVELOPER IS TO INSTALL ALL DRAINAGE STRUCTURES AND IMPROVED EASEMENTS AS SHOWN. THE MAINTENANCE OF DRAINAGE EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER AND NOT THE LOCAL GOVERNMENT.
7. THIS PLAT HAS BEEN DEVELOPED ACCORDING TO THE DESIGN STANDARDS OF THE SUBDIVISION REGULATIONS OF HAMILTON COUNTY.
8. THE GOVERNMENT OF HAMILTON COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY COMMUNITY LOT AND IS ALSO NOT RESPONSIBLE FOR CONSTRUCTION OR MAINTENANCE OF THE LAKES, CUL-DE-SAC ISLANDS, OR ANY FACILITY IMPROVEMENT, PLANTINGS, ETC. ON ANY COMMUNITY LOT.
9. #6508 = STREET ADDRESS.
10. THE DRIVEWAY FOR LOT 111 MAY CROSS THE UNNAMED TRIBUTARY TO ROGERS BRANCH.
11. REMOVAL OF TREES AND SHRUBS IS PROHIBITED IN THE CONSERVATION EASEMENT EXCEPT WHERE SUCH VEGETATION NEEDS TO BE CLEARED OR TRIMMED FOR THE MAINTENANCE OF UTILITIES OR THE SAFETY OF THE RESIDENTS.
12. USE OF HERBICIDES IS PROHIBITED IN THE CONSERVATION EASEMENT.
13. MOWING AND TRIMMING OF GRASS AND WEEDS IS ALLOWED IN THE CONSERVATION EASEMENT.
14. THE DRIVEWAY FOR LOT 109 MAY ENCRoACH INTO THE CONSERVATION EASEMENT BY NO MORE THAN FIVE (5) FEET.
15. PURPOSE OF THIS PLAT:
TO SHOW NEW 30' CONSERVATION EASEMENT AND ABANDON AND RELOCATE DRAINAGE EASEMENT.

CURVE DATA

CURVE	RADIUS	LENGTH	DATA
1	116.72	116.72	116.72
2	116.72	116.72	116.72
3	116.72	116.72	116.72
4	116.72	116.72	116.72
5	116.72	116.72	116.72
6	116.72	116.72	116.72
7	116.72	116.72	116.72
8	116.72	116.72	116.72
9	116.72	116.72	116.72
10	116.72	116.72	116.72

RAMSGATE PARKWAY

FUTURE

DEVELOPMENT

NOTE:
20' ISLAND IS PART OF
COMMUNITY LOT 112
SEE NOTE #8.

ValleyBrook

Manor

P.B. 42, PG. 137

JAMES SMITH S/D

George W. Scorey &
Donna P. Scorey

QUEENSBURY LANE

NOTE:
20' ISLAND IS PART OF
COMMUNITY LOT 112
SEE NOTE #8.

106
P.B. 52, PG. 93-2

105

30' CONSERVATION EASEMENT

10' Power And
Communications
Easement-TYP.

15' C&P

10' Drainage Easement

25' RIP-
RAP PAD

20' Sanitary Sewer Easement

10' Drainage Easement Piped

10' Power And
Communications
Easement-TYP.

10' Drainage Easement Piped

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