

BROADWATER BAY AT LAKE ARROWHEAD

Cherokee County, Georgia



TSW was retained by the owners of Lake Arrowhead, a rugged 8,000-acre landholding in North Georgia, to create a new master plan to re-position the property and optimize its potential as a primary / second-home community serving the Atlanta market. Half of the land is steep terrain exceeding 35% in slope. Lake Arrowhead Resort, initially developed in the early 1970's, contains the largest (450-acre) privately owned and operated lake in the state of Georgia. Original improvements included an 18-hole golf course and clubhouse, as well as an extensive road and sewer system serving some 600 existing homes. Our plans call for an additional 4,600 units, with near-term opportunities for roughly 1,600 homes including a new private Golf neighborhood (882 units), a Lakefront neighborhood (318 units), and multiple infill areas (457 units). TSW's work also included the development of a new entry road, swim/tennis facilities, and plans for a marina complex.

Clockwise from top left: Concept Plan for initial phase of new Master Plan, to be called Broadwater Bay; view to lake and existing golf; new rural entry road; covered bridge, designed by TSW, built as part of new entry corridor; lakeside cottages with elevations by TSW