Walton County Department Agenda Request

Department Name: **Planning and Development**

Department Head/Representative: **Kristi Parr**

Meeting Date Request: **August 6, 2024**

Has this topic been discussed at past meetings? **No**

If so, When?

TOPIC: **Right of Way Acceptance**

Wording For Agenda: **Right of Way Acceptance for the record for the Following Subdivisons:Alcovy Springs, Pinewood Estates, River Station, Woodland Hills Phase 2, The Preserve at Good Hope Phase 2, Lake Varner Landing, Stillwater Springs Phase 1, Stillwater Springs Phase 2, A B Martin Estates, Red Oak Ridge Phase 2, Red Oak Ridge Phase 3, and Hawks Crossing**

This Request: Informational Purposes Only Needs Action by Commissioners* **Yes**

*What action are you seeking from the Commissioners? **Board Approval**

Department Comments/Recommendation: **N/A**

Additional Documentation Attached? **Yes Plats attached**

Is review of this request or accompanying documentation by the County Attorney required? **No**

If so, has a copy of the documentation been forwarded to County Attorney? **N/A**

Date forwarded to County Attorney: **N/A**

Has the County Attorney review been completed? **N/A**

<u>If this request involves the expenditure of county funds, please answer the following:</u>
Approved in current budget? **N/A**
Budget information attached? **N/A**
Comments: **N/A**

Purchasing Department Comments:

County Attorney Comments:

Chairman's Comments:

BK:127 PG:17-17
Filed and Recorded
May-09-2024 02:32 PM
DOC# 2024 - 000129
KAREN P. DAVID
CLERK OF SUPERIOR COURT
WALTON COUNTY, GA
Participant ID: 5248905667

REFERENCES:
DEED BOOK 2215 PAGE 99
PLAT BOOK 47 PAGE 45
PLAT BOOK 122 PAGE 191

OWNERS ACKNOWLEDGMENT OF DEDICATION FOR PRIVATE STREETS

WE, THOMAS L. ELLIOT & SANDY ELLIOT SHOWN ON THE PLAT AND WHOSE NAMES ARE SUBSCRIBED HERETO, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND THAT ALL COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID. WE HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM SETBACKS, AND DEDICATE ALL NECESSARY EASEMENTS AS NOTED.

THE MAINTENANCE OF ALL THE STORM WATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED OUTSIDE OF THE DEDICATED RIGHTS-OF-WAY WILL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION. ALL EMERGENCY VEHICLES ARE GRANTED FULL RIGHTS OF INGRESS AND EGRESS INTO THE SUBDIVISION.

COVENANTS FOR THIS SUBDIVISION HAVE BEEN RECORDED IN BOOK 5320 AND PAGE 146-196. THE OPEN SPACE AND ANY OTHER COMMON AREA OF THIS SUBDIVISION WILL BE OWNED AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION. STORM WATER MAINTENANCE AGREEMENT RECORDED IN BOOK 5166 AND PAGE 146-148.

Sandra Elliott 5/8/24

Thomas Elliott III 5/8/24
THOMAS L. ELLIOT (OWNER) DATE

CERTIFICATE OF HEALTH DEPARTMENT

THE LOTS SHOWN HAVE BEEN REVIEWED BY THE WALTON COUNTY HEALTH DEPARTMENT AS NOTED ON EACH LOT OF THE PLAT AND PLAT LEGEND. THIS REVIEW WAS PERFORMED BASED ON INFORMATION SUBMITTED BY OTHER PROFESSIONALS AND ANY SUPPLEMENTARY INFORMATION PROVIDED THEREIN. EACH LOT MUST BE REVIEWED AND APPROVED FOR ON-SITE SEWAGE MANAGEMENT SYSTEM PLACEMENT PRIOR TO THE ISSUANCE OF A CONSTRUCTION PERMIT.

SIGNING AUTHORITY 5-9-24 DATE

EHCM
TITLE

THIS REVIEW WAS PERFORMED BASED ON TYPICAL 3 OR 4 BEDROOM HOMES WITH AVERAGE APPURTENANCES AND A FOOTPRINT OF 2400 S.F. OR LESS.

ENGINEER'S CERTIFICATION

IT IS HEREBY CERTIFIED THAT THIS SUBDIVISION HAS BEEN CONSTRUCTED ACCORDING TO THE CONSTRUCTION PLANS AND SPECIFICATIONS APPROVED BY WALTON COUNTY, INCLUDING THE ENTIRE STORM WATER DRAINAGE SYSTEM (STORM DRAIN PIPES & STRUCTURES, DETENTION FACILITIES, PONDS, DAMS, DITCHES, ETC.)

REGISTERED GEORGIA ENGINEER NO. 30217 DATE 5/8/24

SIGNATURE

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREIN HAS BEEN FOUND TO COMPLY WITH THE WALTON COUNTY LAND DEVELOPMENT ORDINANCE, AND IT IS HEREBY APPROVED FOR RECORDING IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF WALTON COUNTY, GEORGIA.

DIRECTOR _______ DATE 5-9-2024
WALTON COUNTY PLANNING AND DEVELOPMENT DEPT.

CENTERLINE CURVE TABLE

CURVE #	CHORD BEARING	RADIUS	ARC LENGTH	CHORD LENGTH
CC1	S 68°58'01" W	500.00'	124.71'	124.39'

CENTERLINE LINE TABLE

LINE #	BEARING	DISTANCE
CL1	S 76°06'45" W	193.32'
CL2	S 61°49'16" W	160.20'
CL3	N 33°09'31" W	367.16'

STORM CHART

#	TYPE	TOP	INV. IN	INV. OUT	PIPE
A2	HW	778.78	775.76	---	---
A1	HW	776.44	---	773.52	A1-A2(18" HDPE)
B2	OCS	770.94	---	760.04	---
B1	HW	757.66	---	754.97	B1-B2(18" HDPE)
C2	DW	---	819.00	---	---
C1	DW	---	---	812.62	C1-C2(18" HDPE)
D2	DW	---	784.59	---	---
D1	DW	---	---	782.99	D1-D2(18" HDPE)
E2	DW	---	782.00	---	---
E1	DW	---	---	780.83	E1-E2(18" HDPE)
F2	DW	---	775.75	---	---
F1	DW	---	---	774.55	F1-F2(18" HDPE)
G2	DW	---	779.16	---	---
G1	DW	---	---	777.15	G1-G2(18" HDPE)
H2	DW	---	816.94	---	---
H1	DW	---	---	812.01	H1-H2(18" HDPE)

CURVE TABLE

CURVE #	CHORD BEARING	RADIUS	ARC LENGTH	CHORD LENGTH
C1	S 68°58'01" W	470.00'	117.23'	116.93'
C2	S 35°15'22" W	15.00'	13.91'	13.42'
C3	S 42°01'38" W	60.00'	69.82'	65.95'
C4	N 80°26'29" W	60.00'	50.68'	49.18'
C5	N 18°08'14" W	60.00'	79.81'	74.06'
C6	N 06°35'37" W	15.00'	13.91'	13.42'
C7	N 59°43'25" W	15.00'	13.91'	13.42'
C8A	N 65°34'34" W	60.00'	43.38'	42.44'
C8B	N 17°14'22" W	60.00'	57.86'	55.64'
C9	N 50°00'20" E	60.00'	82.98'	76.52'
C10	S 65°14'29" E	60.00'	52.64'	50.97'
C11	S 10°04'07" E	60.00'	62.92'	60.07'
C12	S 06°35'37" E	15.00'	13.91'	13.42'
C13	S 75°40'07" E	15.00'	22.26'	20.27'
C14	N 68°58'01" E	530.00'	132.20'	131.86'

HEALTH DEPARTMENT NOTES:

SSPL - SEPTIC SYSTEM LOCATION PLAN - A SEPTIC SYSTEM LOCATION PLAN DRAWN IN ACCORDANCE WITH THE REQUIREMENTS GIVEN IN THE SEPTIC SYSTEM LOCATION PLAN CHECKLIST IS NEEDED FOR THIS LOT. SSLP'S ARE REQUIRED DUE TO SPATIAL CONSTRAINTS.

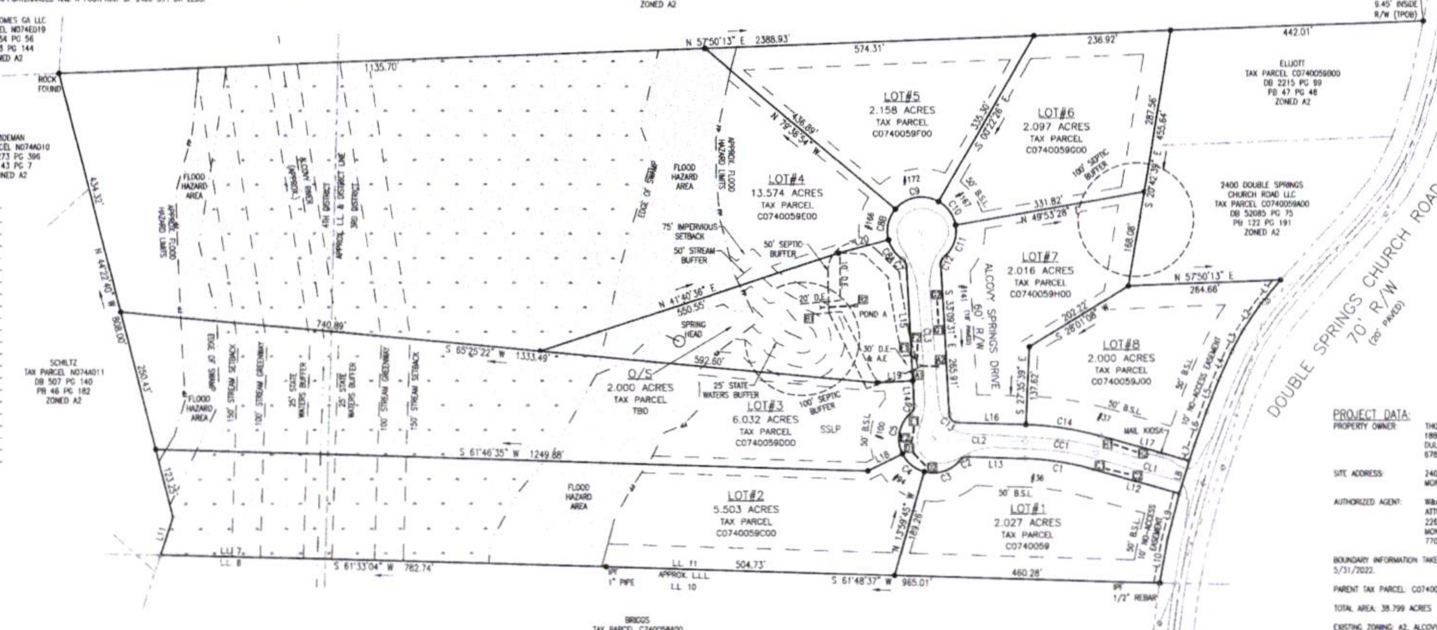
VICINITY MAP
NOT TO SCALE

POND A ASBUILT INFO:
-100 YEAR VOLUME: 48171 CF
-100 YEAR PONDING ELEV: 769.72
-TOP OF DAM ELEV: 771.00

LINE TABLE

LINE #	BEARING	DISTANCE
L1	S 09°24'59" W	56.52'
L2	S 03°37'21" W	54.38'
L3	S 02°28'24" E	41.02'
L4	S 06°16'25" E	53.47'
L5	S 09°11'02" E	62.63'
L6	S 10°21'44" E	60.40'
L7	S 11°34'54" E	31.14'
L8	S 13°05'54" E	60.01'
L9	S 15°36'37" E	62.63'
L10	S 19°41'00" E	78.38'
L11	N 11°26'34" W	69.24'
L12	S 76°06'45" W	158.09'
L13	S 61°49'16" W	100.20'
L14	N 33°09'31" W	44.21'
L15	N 33°09'31" W	202.95'
L16	N 61°49'16" E	118.95'
L17	N 76°06'45" E	158.91'
L18	S 33°45'15" W	67.44'
L19	S 56°50'29" W	62.64'
L20	N 45°08'11" E	90.35'

SURVEY LEGEND



SURVEY NOTES:

THE FIELD DATA UPON WHICH THIS PLAT IS BASED UPON HAS A CLOSURE PRECISION OF ONE FOOT IN 32,275 FEET, AND AN ANGULAR ERROR OF 2" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 312,887 FEET BY MAP CHECK.

FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A 3-SECOND LEICA TS16 TOTAL STATION INSTRUMENT.

HORIZONTAL DATUM IS GRID NORTH, GEORGIA STATE PLANE, WEST ZONE AND VERTICAL DATUM IS NAVD88, ESTABLISHED ON-SITE NETWORK GPS OBSERVATIONS WITH A LEICA GS16 GNSS RTK RECEIVER.

PORTIONS OF THE SUBJECT PROPERTY ARE LOCATED WITHIN AREAS HAVING ZONE DESIGNATIONS OF "ZONE AE", DETERMINED TO BE WITHIN A SPECIAL FLOODPLAIN BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 13297C0110F WITH AN EFFECTIVE DATE OF 12/15/2022 FOR COMMUNITY NUMBER 130185, WALTON COUNTY, GEORGIA.

FIELDWORK COMPLETED: 5/12/2022.

NO EXISTING NATIONAL GEODETIC SURVEY MONUMENT WAS FOUND TO BE WITHIN 500' OF SUBJECT PROPERTY.

THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67 AS AMENDED BY HB1004 (2016), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.

THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

5/8" REBAR SET AT ALL LOT CORNERS UNLESS NOTED OTHERWISE.

THERE SHALL BE A 10' DRAINAGE EASEMENT ALONG ALL LOT LINES.

THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR THE MAINTENANCE OF THE STORM WATER MANAGEMENT SYSTEM NOT IN RIGHT-OF-WAY (DETENTION FACILITY, STORM DRAINS, DITCHES, ETC.), PRIVATE STREETS, OPEN SPACES AND OTHER COMMON AREAS.

THERE SHALL BE A 20' DRAINAGE EASEMENT ALONG ALL NATURAL SWALES & DRAINAGE WAYS.

INSPECTIONS OF THE FUNCTIONALITY OF THE STORMWATER MANAGEMENT FACILITIES ARE THE RESPONSIBILITY OF THE HOMEOWNERS/PROPERTY OWNERS ASSOCIATION PER THE STORMWATER BMP MAINTENANCE AGREEMENT.

INDIVIDUAL LOT BUILDERS ARE RESPONSIBLE FOR DIRECTING LOT RUNOFF TO THE DRAINAGE FACILITIES PROVIDED.

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 UNDER MY SUPERVISION AND THAT ALL MONUMENTS SHOWN HEREIN ACTUALLY EXIST OR ARE MARKED AS "FUTURE", AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN, AND THAT THE VERTICAL AND HORIZONTAL ALIGNMENT OF THE ROAD OR ROADS SHOWN HEREON ARE IN COMPLIANCE WITH THE WALTON COUNTY LAND DEVELOPMENT ORDINANCE.

JOHN F. BREWER, III PLS#2905 — 5/7/24 DATE

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.

-NO PORTION OF THE SUBDIVISION LIES IN A GROUNDWATER RECHARGE AREA, PURSUANT TO THE RULES OF THE GEORGIA DEPARTMENT OF NATURAL RESOURCES, ENVIRONMENTAL PROTECTION DIVISION, CHAPTER 391-3-16.01
-THERE ARE NO PERENNIAL STREAMS WITHIN OR IMPACTED BY THE SUBDIVISION THAT ARE UPSTREAM OF A WATER SUPPLY RESERVOIR, PURSUANT TO THE RULES OF THE GEORGIA DEPARTMENT OF NATURAL RESOURCES, ENVIRONMENTAL PROTECTION DIVISION, CHAPTER 391-3-16.02

PROJECT DATA:

PROPERTY OWNER: THOMAS L. & SANDY ELLIOT
1880 SUGARLOAF CLUB DR.
DULUTH, GA 30097
678-859-3482

SITE ADDRESS: 2400 DOUBLE SPRINGS CHURCH ROAD
MONROE, GA 30656

AUTHORIZED AGENT: W&A ENGINEERING
ATTN: JOHN F. BREWER, III GA P.L.S.#2905
226 ALCOVY STREET, SUITE B-5
MONROE, GEORGIA 30655
770-267-4703

BOUNDARY INFORMATION TAKEN FROM SURVEY BY JS LAST REVISED 5/31/2022.

PARENT TAX PARCEL: C0740059

TOTAL AREA: 38.799 ACRES

EXISTING ZONING: A2, ALCOVY RIVER W-P1

TOTAL LOT COUNT: 8

DENSITY: 0.19 LOTS/ACRE

TOTAL PROPOSED R/W: 1.392 ACRES

WATER SUPPLY: INDIVIDUAL WELLS

SEWERAGE DISPOSAL: INDIVIDUAL ON-SITE SEPTIC SYSTEMS

LOT STANDARDS:
- FRONT SETBACK: 50'
- SIDE SETBACK: 15'
- REAR SETBACK: 40'
- MIN. HOME SIZE: 2,000 S.F. (1-STORY); 2,400 S.F. (2-STORY)
- MIN. LOT SIZE: 2.00 ACRES
- MIN. LOT WIDTH: 200'

STREET STANDARDS:
- STREET WIDTH: 18' (ASPHALT)
- CUL-DE-SAC RADII: 48' (EOP), 60' (R/W)
- R/W WIDTH: 60'
- STREET LENGTH: 846'

W.C.L.D.O. ARTICLE/SECTION: ARTICLE 4 PART 1 SECTION 130, ARTICLE 6 PART 1 SECTION RURAL OPEN DITCH MINOR S/D.

GAS SERVICE PROVIDER: CITY OF MONROE

POWER SERVICE PROVIDER: WALTON EMC

W&A ENGINEERING
A Better Communities Collaborative Company
ATHENS • ATLANTA • AUGUSTA
BIRMINGHAM • NASHVILLE
1002 South Broad Street
Monroe, GA 30655
770.267.4703
INFO@WAENGINEERING.COM
WWW.WAENGINEERING.COM

FINAL SUBDIVISION PLAT OF:

ALCOVY SPRINGS

LAND LOT 11, 3RD DISTRICT
LAND LOT 7, 4TH DISTRICT
WALTON COUNTY, GEORGIA

DATE: 6/6/2023

REVISED: 11/27/2023
PER COUNTY COMMENTS
REVISED: 2/27/2024
PER LAYOUT CHANGE
REVISED: 4/4/2024
PER COUNTY COMMENTS
REVISED: 4/22/2024
PER COUNTY COMMENTS

GA WEST, ZONE 1002 NAD 83

GEORGIA REGISTERED NO. 2905 LAND SURVEYOR JOHN F. BREWER, III

22-0291

SCALE 1" = 100'

SHEET 1 OF 1

BK:127 PG:4-6
Filed and Recorded
May-03-2024 11:47 AM
DOC# 2024 - 000120
KAREN P. DAVID
CLERK OF SUPERIOR COURT
WALTON COUNTY, GA
Participant ID: 0953245098

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

RECD APR 29 2024

SHEET INDEX	
1	COVER SHEET
2	FINAL PLAT
3	SOILS

REFERENCES:

1. MINOR PLAT FOR WHITLEY CONSTRUCTION, LLC PREPARED BY FRONTIER SURVEYING AND MAPPING DATED 06/21/2021, RECORDED IN PB 130, PAGE 196, WALTON COUNTY, GA RECORDS.
2. LIMITED WARRANTY DEED IN THE NAME OF PJ EAST DEVELOPERS, LLC DATED DECEMBER 6, 2022 RECORDED IN DEED BOOK 5247 PAGE 17, WALTON COUNTY, GA RECORDS.

GEORGIA 811
Utilities Protection Center, Inc.
Know what's below. Call before you dig.

FINAL PLAT FOR
PINEWOOD ESTATES
TAX PARCEL C0640100K00
4th DISTRICT
LAND LOTS 103 & 128
BROKEN ARROW DISTRICT
WALTON COUNTY, GEORGIA

FEBRUARY 7, 2024

PREPARED FOR: OWNER/DEVELOPER:

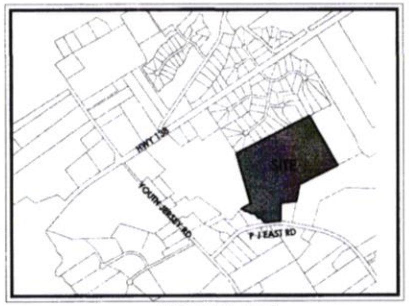
PRIMARY PERMITTEE
P J EAST DEVELOPERS
5072 BRISTOL INDUSTRIAL WAY
BUFORD, GEORGIA 30518
CONTACT: MR. KEITH BOECKMAN
(678) 699-6650
KEITH.BOECKMAN@BOWENHOMES.COM

PREPARED BY: SURVEYOR/ENGINEER:

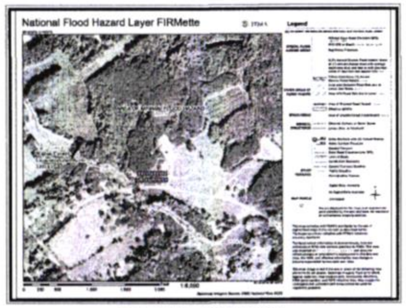
THOMAS & HUTTON
5074 BRISTOL INDUSTRIAL WAY - SUITE A
BUFORD, GEORGIA 30518
(770) 271-2868 / (770) 271-0779 FAX
www.thomasandhutton.com
CONTACT: CHRIS BALDWIN, R.L.S.
baldwin.c@tandh.com

30426.0000

1. TOTAL PROPERTY ACREAGE = 54.020 AC
   TOTAL OPEN SPACE AREA = 5.093 AC
2. DENSITY = 1.45 LOTS/ACRE
3. CURRENT ZONING = R1 (Z2200008), APPROVED 7-12-2022
4. CURRENT USE: MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL DEVELOPMENT
5. PROPOSED 37 LOTS AND 3 DETENTION PONDS LOTS PER WALTON COUNTY LDO
6. MINIMUM LOT SIZE = 1 ACRE
7. MINIMUM FLOOR AREA = 1,600 SF
8. MAXIMUM HEIGHT = 35 FEET
9. MINIMUM LOT WIDTH @ BUILDING LINE IS 150 FT
10. IN CUL-DE-SACS THE MINIMUM FRONTAGE IS 40 FT ALONG R/W AND 50 FT AT THE SETBACK LINE
11. STREET TREES SHALL BE PROHIBITED WITHIN ANY RIGHTS-OF-WAY TO BE DEDICATED
12. EXTERIOR SETBACKS
    12.1 FRONT YARD = 40' (50' FOR MAJOR STREET)
    12.2 REAR YARD = 40'
    12.3 SIDE YARD = 15
13. BOUNDARY AND TOPOGRAPHIC INFORMATION BY FRONTIER SURVEYING AND MAPPING, DATED 6/21/21 AND VERIFIED BY THOMAS AND HUTTON ON 11/08/23.
    DATED: FEBRUARY 11, 2021 TOPOGRAPHIC INFORMATION BASED: WALTON COUNTY GIS SURVEY ELEVATIONS BASED ON MEAN SEA LEVEL REFERENCE DATUM = NAVD88
14. PUBLIC WATER (BY WALTON COUNTY) TO BE PROVIDED TO LOTS
15. ON-SITE SEPTIC WILL BE SOURCE OF SEWAGE FOR LOTS
16. POWER PROVIDER - WALTON EMC
17. GAS PROVIDER - MADISON GAS
18. ALL INDIVIDUAL LOTS ARE SUBJECT TO APPROVAL FROM WALTON COUNTY HEALTH DEPARTMENT FOR SEPTIC SYSTEMS
19. THIS PROPERTY SHOWN ON FIRM PANEL NUMBER 13297C0125E DATED 12/8/2016 AND IS LOCATED WITHIN SPECIAL FLOOD HAZARD ZONE "A"
20. A 50' UNDISTURBED VEGETATIVE BUFFER AND A 75' IMPERVIOUS SETBACK ADJACENT TO ALL RUNNING STREAMS AND CREEKS WILL BE LEFT AND MAINTAINED
21. INSPECTIONS OF THE FUNCTIONALITY OF THE STORMWATER MANAGEMENT FACILITIES ARE THE RESPONSIBILITIES OF THE HOMEOWNER'S/PROPERTY OWNER'S ASSOCIATION PER THE STORMWATER BMP MAINTENANCE AGREEMENT
22. 1/2" REBAR SET AT ALL LOT CORNERS
23. A QUALIFIED HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF STORMWATER WATER MANAGEMENT SYSTEM NOT IN RIGHT-OF-WAY(DETENTION FACILITY, STORM DRAINS, DITCHES, ETC) PRIVATE STREETS, OPEN SPACE AND OTHER COMMON AREAS
24. 4.478 AC OF RIGHT-OF-WAY TO BE DEDICATED
25. 10' DRAINAGE EASEMENT ALONG ALL PROPERTY LINES
26. 20' DRAINAGE EASEMENT ON ALL NATURAL SWALLS AND DRAINAGE WAYS
27. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL BUILDERS TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE HOUSE ON EACH LOT, IN COMPLIANCE WITH IRC R401.3 DRAINAGE. ALL CREATED SWALES SHALL DIRECT WATER TO EXISTING DRAINAGE SWALES/DITCHES, OR THE ROADSIDE DITCH PROVIDED
28. INSPECTIONS OF THE FUNCTIONALITY OF THE STORM WATER MANAGEMENT FACILITIES ARE THE RESPONSIBLITY OF THE HOMEOWNER'S/PROPERTY OWNER'S ASSOCIATION PER THE STORM WATER BMP MAINTENANCE AGREEMENT



VICINITY MAP
not to scale



FEMA PANEL 13297C0125E
not to scale

INFORMATION REGARDING THE REPORTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. NO CERTIFICATION IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON. PER GEORGIA LAW, THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.

THIS PLAT IS SUBJECT TO THE COVENANTS SET FORTH IN THE SEPARATE DOCUMENT(S) ATTACHED HERETO RECORDED ON FEBRUARY 23, 2024, WHICH HEREBY BECOME A PART OF THIS PLAT, AND WHICH WERE RECORDED IN DEED BOOK 5436, PAGES 460-516, AND FIRST AMENDMENT TO THE DECLARATION RECORDED ON APRIL 24, 2024 IN DEED BOOK 5466 PAGES 331-333, WALTON COUNTY RECORDS, AND SIGNED BY THE OWNER.

THIS PLAT IS SUBJECT TO WALTON COUNTY STORM WATER MAINTENANCE AGREEMENT SET FORTH IN THE SEPARATE DOCUMENT(S) ATTACHED HERETO RECORDED ON APRIL 24, 2024, WHICH HEREBY BECOME A PART OF THIS PLAT, AND WHICH WERE RECORDED IN DEED BOOK 5466, PAGE 218-220, JACKSON COUNTY RECORDS, AND SIGNED BY THE OWNER.

25-YR PIPE CHART

HEC-22
Storm Drain Computations

Structure ID From	Structure ID To	Length (ft)	Drainage Area (ac)	Runoff Coeff "C"	Tc (min)	Rain "I" (in/hr)	Runoff "Q" (cfs)	Known Q (cfs)	Total Q (cfs)	Pipe Dia. (in)	Velocity Design (ft/s)	Invert Elevation U/S	Invert Elevation D/S	Slope
A.2	A.1	78							31.4	30	11.2	799.27	798.19	1.38%
A.3	A.2	345						0.9	31.4	30	9.3	802.67	799.65	0.87%
A.4	A.3	211						0.6	29.4	24	14.1	808.72	802.99	2.76%
A.5	A.4	29						1.1	28.8	24	13.2	809.80	809.12	2.35%
A.6	A.5	87						3.2	27.7	24	18.1	815.60	810.20	6.33%
A.7	A.6	180						1.1	24.5	24	12.4	820.07	816.09	2.21%
A.7.1	A.7	27						17.8	17.8	18	10.1	822.45	822.01	1.63%
A.8	A.7	244						1.7	4.6	18	10.8	832.65	820.66	4.92%
A.9	A.8	28						2.8	2.8	18	9.0	835.65	834.45	4.28%
A.7.2	A.7	29						1.0	1.0	18	5.0	822.54	822.01	1.86%
A.3.1	A.3	29						1.0	1.0	18	7.4	804.56	802.80	6.15%
B.2	B.1	24							8.9	18	8.7	805.69	805.29	1.66%
B.3	B.2	121							8.9	18	17.1	815.44	809.28	5.07%
B.4	B.3	126						2.0	8.9	18	15.5	828.95	819.07	7.88%
B.5	B.4	111						2.5	7.0	18	11.5	835.43	830.75	4.22%
B.6	B.5	80							7.0	18	4.1	838.18	835.63	3.20%
B.7	B.6	87						3.0	7.0	18	5.5	839.17	838.28	1.02%
B.5.1	B.5	29						1.5	1.5	18	5.6	836.09	835.53	1.92%
C.2	C.1	31						3.2	34.6	30	18.4	799.09	797.94	3.67%
C.3	C.2	51						8.7	31.4	30	12.8	794.55	793.49	1.98%
C.4	C.3	90						0.9	27.9	24	7.3	800.46	800.32	0.54%
C.5	C.4	93						1.1	4.2	24	8.2	807.97	800.61	1.08%
C.6	C.5	29						0.5	3.2	24	7.7	802.52	802.39	1.82%
C.7	C.6	472						1.7	4.6	18	11.8	839.54	810.07	6.25%
C.8	C.7	29						2.8	2.8	18	5.8	841.57	839.94	5.54%
C.4.1	C.4	43						0.8	15.7	24	10.7	801.51	800.66	1.97%
C.4.2	C.4.1	35						15.1	15.1	24	10.6	802.50	801.91	1.68%
C.3.1	C.3	177						1.6	4.7	18	7.5	804.11	800.84	1.85%
C.3.2	C.3.1	30						3.2	3.2	18	8.0	805.53	804.71	2.84%
D.2	D.1	39							30.1	24	16.7	799.10	797.69	4.22%
D.3	D.2	88						30.1	30.1	24	13.8	801.53	804.55	7.61%

ENGINEERS CERTIFICATION:

IT IS HEREBY CERTIFIED THAT THIS SUBDIVISION HAS BEEN CONSTRUCTED ACCORDING TO THE CONSTRUCTION PLANS AND SPECIFICATIONS APPROVED BY WALTON COUNTY, INCLUDING THE ENTIRE STORM WATER DRAINAGE SYSTEM (STORM DRAIN PIPES AND STRUCTURES, DETENTION FACILITIES, PONDS, DAMS, DITCHES, ETC.)

DATE 04/24/24

REGISTERED GEORGIA PROFESSIONAL ENGINEER NO. 34671

NO PORTION OF THE SUBDIVISION LIES IN A GROUNDWATER RECHARGE AREA. PURSUANT TO THE RULES OF THE GEORGIA DEPARTMENT OF NATURAL RESOURCES, ENVIRONMENTAL PROTECTION DIVISION CHAPTER 391-3-16.01 (OR DEFINE AS LOW, MEDIUM, OR HIGH SUSCEPTIBILITY)

THERE ARE NO PERENNIAL STREAMS WITHIN OR IMPACTED BY THE SUBDIVISION THAT ARE UPSTREAM OF A WATER SUPPLY RESERVOIR. PURSUANT TO THE RULES OF THE GEORGIA DEPARTMENT OF NATURAL RESOURCES, ENVIRONMENTAL PROTECTION DIVISION, CHAPTER 391-3-16.02 (OR SHOW REQUIRED 150 FOOT BUFFER IF WITHIN 7 MILE RADIUS OR 75-FOOT BUFFER IF GREATER THAN 7 MILE RADIUS)

CERTIFICATION OF HEALTH DEPARTMENT:

THE LOTS SHOWN HAVE BEEN REVIEWED BY THE WALTON COUNTY HEALTH DEPARTMENT AS NOTED ON EACH LOT OF THE PLAT AND PLAT LEGEND. THIS REVIEW WAS PERFORMED BASED ON INFORMATION SUBMITTED BY OTHER PROFESSIONALS AND ANY SUPPLEMENTARY INFORMATION PROVIDED THEREIN. EACH LOT MUST BE REVIEWED AND APPROVED FOR ON-SITE SEWAGE MANAGEMENT SYSTEM PLACEMENT PRIOR TO THE ISSUANCE OF A CONSTRUCTION PERMIT.

THIS SUBDIVISION IS REVIEWED BASED ON THREE OR FOUR BEDROOM HOMES WITH AVERAGE APPURTENANCES AND A FOOTPRINT OF 2400 SQUARE FEET OR LESS (HEATED AND UNHEATED SPACE). IF THE HOME IS TO BE LARGER, OR IF EXCESSIVE GRADING OR FILLING IS REQUIRED TO FORM HOME FOUNDATION, ADDITIONAL INFORMATION WILL BE NEEDED AND A LARGER LOT SIZE MAY BE REQUIRED.

SIGNING AUTHORITY: __________ DATE: 4-30-24

TITLE: EHM

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREIN HAS BEEN FOUND TO COMPLY WITH THE WALTON COUNTY LAND DEVELOPMENT ORDINANCE, AND IT IS HEREBY APPROVED FOR RECORDING IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF WALTON COUNTY, GEORGIA.

DIRECTOR, WALTON COUNTY PLANING AND DEVELOPMENT — 5/2/2024 DATE

CERTIFICATE OF WATER SYSTEM PROVIDER

THE WATER SYSTEM HAS BEEN INSTALLED TO OUR CURRENT STANDARDS AND WILL BE MAINTAINED BY OUR EMPLOYEES.

DIRECTOR, WALTON COUNTY WATER DEPARTMENT — 5/1/24 DATE

CERTIFICATE OF WALTON COUNTY FIRE DEPARTMENT:

THE WATER SYSTEM HAS BEEN INSTALLED. FIRE HYDRANTS HAVE BEEN INSTALLED ACCORDING TO COUNTY REGULATIONS.

WALTON COUNTY FIRE DEPARTMENT — 5/1/2024 DATE

OWNER'S ACKNOWLEDGMENT OF DEDICATION FOR PUBLIC STREETS:

I (OR WE), P J EAST DEVELOPERS, THE OWNER(S) OF THE LAND SHOWN ON THE PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, ACKNOWLEDGE THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND THAT ALL COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID. I (OR WE) HEREBY CONVEY ALL STREETS AND RIGHTS-OF-WAY SHOWN HEREON IN FEE SIMPLE TO WALTON COUNTY AND FURTHER ADOPT THIS PLAN OF SUBDIVISION AND ESTABLISH THE MINIMUM BUILDING SETBACKS. THE MAINTENANCE OF ALL STORM WATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED OUTSIDE OF THE DEDICATED RIGHTS-OF-WAY WILL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION.
COVENANTS FOR THIS SUBDIVISION HAVE BEEN RECORDED IN BOOK 5436 AND PAGE 460-516.
THE OPEN SPACE AND ANY OTHER COMMON AREAS OF THIS SUBDIVISION WILL BE OWNED AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION.
STORM WATER MAINTENANCE AGREEMENT RECORDED IN BOOK 5466 AND PAGE 218.

OWNER — KEITH BOECKMAN — 5/1/2024 DATE

FINAL 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.

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION AND THAT ALL MONUMENTS SHOWN HEREIN ACTUALLY EXIST OR ARE MARKED AS "FUTURE", AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN, AND THAT THE VERTICAL AND HORIZONTAL ALIGNMENT OF THE ROAD OR ROADS SHOWN HEREON ARE IN COMPLIANCE WITH THE WALTON COUNTY LAND DEVELOPMENT ORDINANCE. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 47,245 FEET AND AN ANGULAR ERROR OF 03" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 5,017,045 FEET, AND CONTAINS A TOTAL OF 54.020 ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS A TRIMBLE S-6 ROBOTIC TOTAL STATION.

4/24/24

BY: __________
REGISTERED GEORGIA LAND SURVEYOR - REG. NO. 3121
DATE OF EXPIRATION: 12/31/24
LSF# 000145

GEORGIA REGISTERED NO 3121 LAND SURVEYOR CHRISTOPHER C. BALDWIN

CERTIFICATE OF WATER SYSTEM PROVIDER:

THE WATER SYSTEM HAS BEEN INSTALLED TO OUR CURRENT STANDARDS AND WILL BE MAINTAINED BY OUR EMPLOYEES.

DIRECTOR, WALTON COUNTY WATER DEPT. — 5/1/24 DATE

STATE OF GEORGIA
COUNTY OF WALTON

CASE NO. Z2200008

[illegible]

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF WALTON COUNTY, GEORGIA

[illegible]

SO ORDAINED [illegible] 12TH DAY OF JULY, 2022

Board of Commissioners of Walton County

Section 140 Single Family Residential District (R1)

A. Purpose and Intent

The R1 Single-Family Residential District is composed of low to high-density single-family residential development. The intent of this district is to provide areas to accommodate future development in a safe and efficient manner. The area is served by existing public facilities and the other areas will likely be served in the near future.

B. Principal Uses and Structures

Principal uses and structures shall be allowed in the (R1) Single-Family Residential District in accordance with Article 5, Part 1 of this Ordinance.

C. Accessory Uses and Structures

Accessory uses and structures shall be permitted in the (R1) Single-Family Residential District in accordance with Article 5, Part 2 of this Ordinance.

D. Conditional Uses

Conditional uses shall be permitted in the R1 Single-Family Residential District in accordance with Article 5, Part 1 of this Ordinance. Conditional uses shall be subject to the additional use standards established in Article 6 of this Ordinance.

E. Property Development Standards

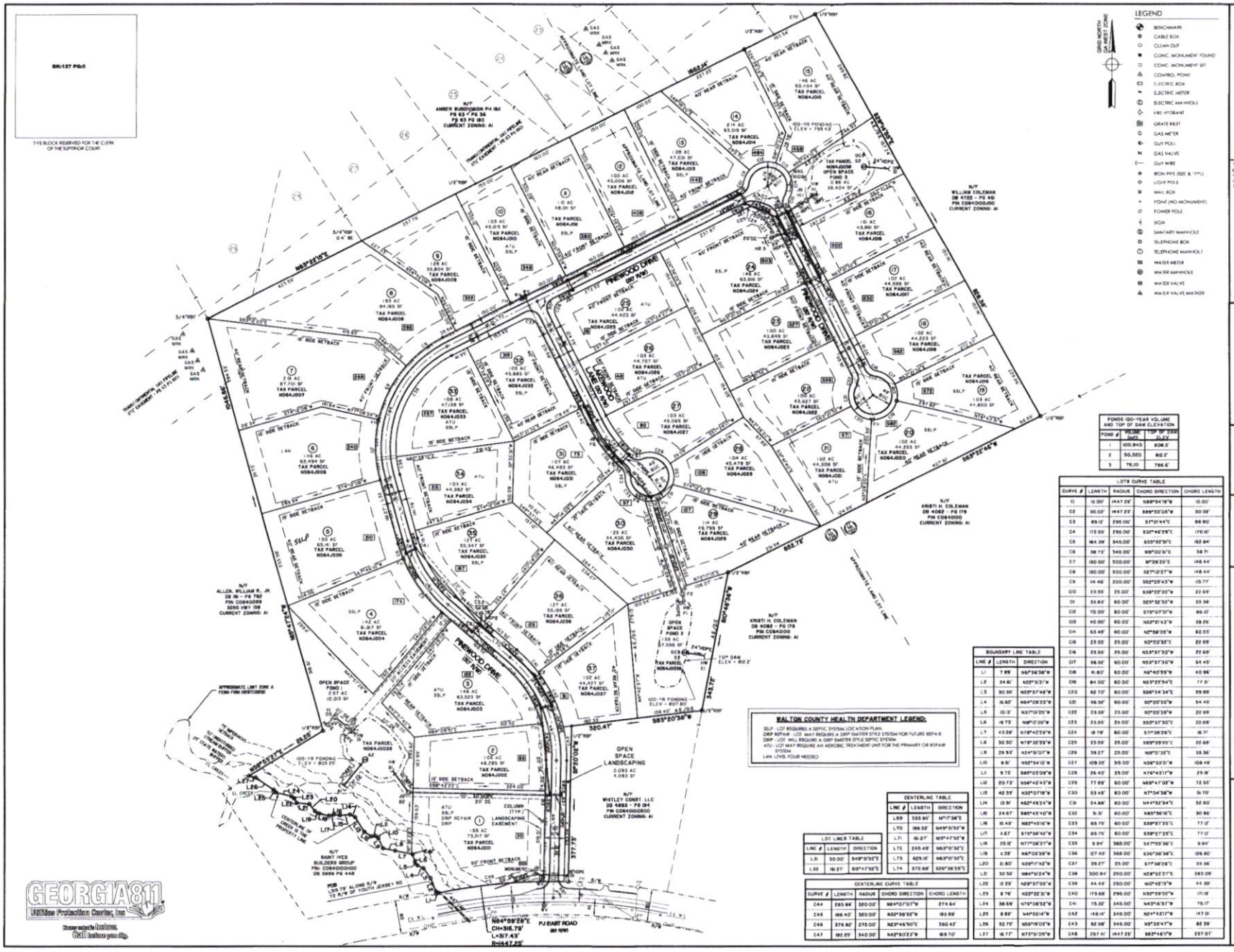
1. Minimum Lot Area: The minimum lot area shall be:
   a. 21,780 square feet where public or community water and public sewer are used; and
   b. One (1) acre where public or community water and individual septic tank are used; and
   c. Two (2) acres where both private well and individual septic tank are used.
2. Minimum Lot Width at Building Line: The minimum lot width at the building line shall be:
   a. One hundred (100) feet where public or community water and public sewer are used; and
   b. One hundred and fifty (150) feet where public or community water and individual septic tank are used; and
   c. Two hundred (200) feet where both private well and individual septic tank are used.
3. Minimum Yard Requirements:
   a. Front: Fifty (50) feet along streets, which function as arterial or collector streets. Forty (40) feet along all other streets.
   b. Side: Fifteen (15) feet.
   c. Rear: Forty (40) feet.
4. Minimum House Size: The minimum floor area of the primary dwelling shall be one thousand six hundred (1,600) square feet.
5. Maximum Height: The maximum height of buildings shall be thirty-five (35) feet.

6. Specific Regulations for Residential Units
Units shall have the following additional requirements:

a. A minimum width in excess of twenty-four (24) feet.
b. A minimum roof pitch of 5:12, which means having a pitch equal to at least five (5 inches of vertical height for every twelve (12) inches of horizontal run. Any dwelling unit for which a building permit was obtained prior to the adoption of this Ordinance may be extended, enlarged or repaired as otherwise provided by this Ordinance with the same roof pitch as that allowed by the previous building permit.
c. All roof surfaces exposed to view shall be covered with asphalt or fiberglass shingles, wood shakes or shingles, standing seam (non- corrugated tin or steel), clay tiles, slate, or similar materials approved by the Director.
d. Exterior materials shall consist of wood, brick, stone or other masonry type product, fiber cement siding and other similar material is permitted. Vinyl and aluminum siding is prohibited.
e. All primary roof overhang for exterior walls shall be no less than 12 inches for brick sided and 12 inches shall apply to gable ends as well as exterior walls supporting rafters.
f. All primary front entrances shall be scaled to the relative proportions of the building design, adjoining streetscape, and maintain the overall architectural style of the residence. All primary front and rear entrances shall be recessed a minimum of 5 feet, and shall be covered by a roof extension, trellis extension, or shed roof extension no less than 6 feet by 6 feet in dimension.(This shall not apply to covered front porches)
g. All exterior wall sections wider than 25 feet shall include an interruption in the plane of the façade by recess, protrusion, or fenestration. (garage side of house is excluded)
h. No exposed unpainted wood is allowed on the front façade of any dwelling except porch flooring boards.
i. The dwelling shall be placed on a permanent foundation, either slab or pier, which meets the requirements of the IRC Building Code.
j. Utility meters shall be mounted to the structure rather than on a utility pole, and all axles, tongues, and transporting and towing apparatus of manufactured homes shall be removed before occupancy.
k. All residential structures shall have a minimum 6 ft. by 8 ft. front porch, patio or deck and a minimum 6 ft. by 8 ft. rear porch. The structure shall include steps, which lead to ground level, and both landing, and steps shall meet the requirements of the IRC Building Code.
l. A manufactured home shall be installed in accordance with the above regulations and Rules and Regulations of the Office of Commissioner of Insurance Safety Fire Division Chapter 120-7-3 Rules and Regulations for Manufactured Homes and the rules promulgated thereunder.
m. The dwelling shall include an attached or detached, enclosed two-car garage having a minimum 5:12 roof pitch.
n. Driveways not located in a platted subdivision shall be paved within the right of way in accordance with the Standard Design and Construction Details.
o. Every single family dwelling lot within a platted residential subdivision shall plant and/or maintain (2) 2-inch caliper trees.
p. All lot grading for residential dwellings shall not exceed 3:1 slope. Exceptions to this requirement shall be at the discretion of the Development Director on a case-by-case basis.

8. In all platted subdivisions, the front yards shall be sodded and driveways shall be paved. (Excluded are lots within a private drive subdivision.) In situations where there is an established stand of perennial grass with at least 80% coverage, sod may be waived on a case-by-case basis.

9. Street Trees shall be prohibited within any rights-of-way to be dedicated to Walton County.



LEGEND

- BENCHMARK
- CABLE BOX
- CLEAN OUT
- CONC. MONUMENT FOUND
- CONC. MONUMENT SET
- CONTROL POINT
- ELECTRIC BOX
- ELECTRIC METER
- ELECTRIC MANHOLE
- FIRE HYDRANT
- GRATE INLET
- GAS METER
- GUY POLE
- GAS VALVE
- GUY WIRE
- IRON PIPE (SIZE & TYPE)
- LIGHT POLE
- MAIL BOX
- POND (NO MONUMENT)
- POWER POLE
- SIGN
- SANITARY MANHOLE
- TELEPHONE BOX
- TELEPHONE MANHOLE
- WATER METER
- WATER MANHOLE
- WATER VALVE
- WATER VALVE MARKER

VICINITY MAP not to scale

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P J EAST DEVELOPERS
5072 BRISTOL INDUSTRIAL WAY
BUFORD, GEORGIA 30518
CONTACT: MR. KEITH BOECKMAN
(678) 699-6650
KEITH.BOECKMAN@BOWENHOMES.COM

PROJECT

PINEWOOD ESTATES
LOTS 103 & 128
4RD DISTRICT
WALTON COUNTY, GA

PROJECT ADDRESS

P J EAST RD

TASK

FINAL PLAT

REC'D APR 26 2024

04/23/24

GEORGIA REGISTERED NO. 3121 LAND SURVEYOR CHRISTOPHER C. BALDWIN

CHRISTOPHER C. BALDWIN
GEORGIA REGISTERED
LAND SURVEYOR
R.L.S. #3121 / LSF #45
baldwin@thomas.com

No	Revision	By	Date

THOMAS & HUTTON
5074 Bristol Industrial Way • Suite A
Buford, GA 30518 • 770-271-2868
www.thomasandhutton.com

100 0 100 200
Scale: 1" = 100'

plot	drawn	reviewed	field	crew
04/23/24	DGU	CCB	12/06/23	DK,TG

job: 30426.0000 SHEET 2 OF 3

PONDS 100-YEAR VOLUME AND TOP OF DAM ELEVATION			
POND #	VOLUME (ac/ft)	TOP OF DAM ELEV	
1	100.943	806.5'	
2	50.380	802.2'	
3	78.100	796.6'	

LOT8 CURVE TABLE

CURVE #	LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	10.00'	1447.25'	N88°54'19"W	10.00'
C2	50.02'	1447.25'	S89°53'05"W	50.02'
C3	89.13'	295.00'	S7°21'44"E	88.80'
C4	172.55'	295.00'	S32°46'29"E	170.10'
C5	164.39'	345.00'	S35°50'51"E	162.84'
C6	38.73'	345.00'	S19°00'51"E	38.71'
C7	160.00'	300.00'	S7°29'25"E	148.44'
C8	160.00'	300.00'	S27°12'27"W	148.44'
C9	14.46'	300.00'	S52°25'43"W	13.77'
C10	23.55'	25.00'	S36°22'50"W	22.69'
C11	33.83'	60.00'	S25°32'33"W	33.38'
C12	70.00'	60.00'	S73°07'07"W	66.12'
C13	40.00'	60.00'	N52°27'43"W	39.26'
C14	63.49'	60.00'	N2°58'05"W	60.53'
C15	23.55'	25.00'	N0°22'30"E	22.69'
C16	23.55'	25.00'	N53°37'30"W	22.69'
C17	56.56'	90.00'	N53°37'30"W	54.43'
C18	41.80'	60.00'	N6°40'59"W	40.96'
C19	84.00'	60.00'	N33°22'54"E	77.3'
C20	42.70'	60.00'	S86°34'34"E	39.88'
C21	56.56'	90.00'	S0°22'30"W	54.43'
C22	23.55'	25.00'	S0°22'30"W	22.69'
C23	23.55'	25.00'	S53°37'30"E	22.69'
C24	18.78'	60.00'	S7°38'28"E	18.71'
C25	23.55'	25.00'	S89°39'55"E	22.69'
C26	39.27'	25.00'	N0°22'30"E	35.36'
C27	109.08'	35.00'	N36°33'21"W	108.19'
C28	26.40'	25.00'	N76°43'17"W	25.19'
C29	77.89'	60.00'	N69°47'08"W	72.53'
C30	53.48'	60.00'	N7°04'36"W	51.70'
C31	54.68'	60.00'	N44°32'54"E	52.80'
C32	31.31'	60.00'	N85°36'16"E	30.96'
C33	83.75'	60.00'	S39°27'25"E	77.13'
C34	83.75'	60.00'	S39°27'25"E	77.13'
C35	9.94'	365.00'	S47°25'36"E	9.94'
C36	127.43'	365.00'	S36°36'36"E	126.80'
C37	39.27'	25.00'	S77°38'28"E	35.36'
C38	300.94'	250.00'	N28°52'27"E	283.09'
C39	44.43'	250.00'	N0°42'15"W	44.38'
C40	173.68'	295.00'	N32°39'32"W	171.19'
C41	75.32'	345.00'	N43°16'37"W	75.17'
C42	148.14'	345.00'	N24°43'17"W	147.01'
C43	82.56'	345.00'	N0°30'47"W	82.36'
C44	287.41'	1447.25'	S63°48'11"W	287.01'

BOUNDARY LINE TABLE

LINE #	LENGTH	DIRECTION
L1	7.85'	N87°56'36"W
L2	34.61'	N22°31'21"W
L3	30.35'	N33°51'46"W
L4	15.62'	N64°08'23"W
L5	10.13'	N37°01'25"W
L6	19.73'	N8°21'05"W
L7	43.28'	N78°42'23"W
L8	30.30'	N79°38'29"W
L9	29.93'	N24°51'07"W
L10	8.91'	N52°54'10"W
L11	9.73'	S85°03'09"W
L12	20.73'	N54°42'43"W
L13	42.39'	N32°01'18"W
L14	13.91'	N52°49'24"W
L15	24.67'	S85°43'40"W
L16	15.49'	N82°45'16"W
L17	5.87'	S73°06'42"W
L18	25.18'	N77°06'27"W
L19	6.39'	N6°03'39"W
L20	21.90'	N39°17'48"W
L21	30.55'	N84°31'24"W
L22	12.29'	N29°37'04"W
L23	8.76'	N33°32'31"W
L24	38.69'	N78°08'52"W
L25	8.88'	N4°05'14"W
L26	52.75'	N56°19'03"W
L27	16.77'	N73°51'09"W

WALTON COUNTY HEALTH DEPARTMENT LEGEND:

SLP - LOT REQUIRES A SEPTIC SYSTEM LOCATION PLAN.
DRIP REPAIR - LOT MAY REQUIRE A DRIP EMITTER STYLE SYSTEM FOR FUTURE REPAIR
DRIP - LOT WILL REQUIRE A DRIP EMITTER STYLE SEPTIC SYSTEM.
ATU - LOT MAY REQUIRE AN AEROBIC TREATMENT UNIT FOR THE PRIMARY OR REPAIR SYSTEM.
L4N - LEVEL FOUR NEEDED

CENTERLINE TABLE

LINE #	LENGTH	DIRECTION
L69	353.95'	N**°17'38"E
L70	196.55'	N49°35'52"W
L71	16.27'	N39°47'52"W
L72	245.49'	N63°51'38"E
L73	625.13'	N63°51'38"E
L74	372.66'	S26°38'28"E

LOT LINES TABLE

LINE #	LENGTH	DIRECTION
L31	30.00'	S49°35'52"E
L32	19.27'	S39°47'52"E

CENTERLINE CURVE TABLE

CURVE #	LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C44	283.96'	320.00'	N24°07'01"W	274.64'
C45	168.40'	320.00'	N32°39'52"W	166.49'
C46	378.92'	275.00'	N23°46'50"E	350.42'
C47	192.25'	340.00'	N42°50'23"W	189.70'

BK:125 PG:198-199
Filed and Recorded
Nov-02-2023 04:24 PM
DOC# 2023-000290
KAREN P. DAVID
CLERK OF SUPERIOR COURT
WALTON COUNTY, GA
Participant ID: 4634207214

TOTAL AREA: 44.56 ACRES

PIPE CHART

PIPE	SIZE	TYPE	LENGTH	SLOPE	INV. OUT	INV. IN
A1 to A2	18"	RCP	118.19'	2.78%	742.35	745.57
A1 to A2	18"	RCP	55.44'	1.57%	740.76	741.63
B3 to B4	24"	HDPE	47.15'	0.53%	748.55	748.80
B4 to B5	24"	HDPE	[illegible]	1.97%	745.26	749.78
[illegible]	[illegible]	HDPE	[illegible]	[illegible]	[illegible]	[illegible]
C1 to C2	[illegible]	HDPE	166.02'	1.44%	[illegible]	[illegible]
C2 to C3	[illegible]	HDPE	120.58'	2.01%	[illegible]	[illegible]
[illegible]	[illegible]	HDPE	[illegible]	[illegible]	[illegible]	[illegible]
C3.1 to C3.2	[illegible]	HDPE	[illegible]	[illegible]	[illegible]	[illegible]
C3 to C4	[illegible]	HDPE	159.07'	[illegible]	[illegible]	[illegible]
C4 to C5	[illegible]	HDPE	157.56'	[illegible]	[illegible]	[illegible]
C5 to C6	[illegible]	HDPE	[illegible]	[illegible]	[illegible]	[illegible]
D1 to D2	[illegible]	HDPE	[illegible]	[illegible]	[illegible]	[illegible]
D2 to D3	[illegible]	HDPE	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	HDPE	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	HDPE	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	HDPE	27.74'	[illegible]	[illegible]	[illegible]
F1 to F2	[illegible]	HDPE	110.49'	[illegible]	[illegible]	[illegible]
F2 to F3	[illegible]	HDPE	124.08'	[illegible]	[illegible]	[illegible]
F3 to F4	[illegible]	HDPE	117.49'	[illegible]	[illegible]	[illegible]
F4 to F4.2	[illegible]	HDPE	26.10'	0.80%	[illegible]	[illegible]
F4 to F5	[illegible]	HDPE	[illegible]	3.40%	[illegible]	[illegible]
F5 to F6	[illegible]	HDPE	39.95'	1.10%	767.90	[illegible]
F6 to F7	18"	HDPE	26.25'	3.09%	769.13	769.94
F7 to F8	18"	HDPE	128.61'	3.21%	768.94	774.07
G1 to G2	18"	HDPE	48.24'	2.48%	738.94	736.16

CENTERLINE CURVE CHART

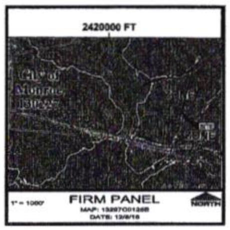
Curve	Radius	Tangent	Length	Delta	Degree	Chord	Chord Bear.
C1	285.00'	128.79'	228.17'	44°50'51"	19°50'50"	223.45'	N 43°39'33" E
C2	250.00'	151.82'	230.81'	52°53'57"	22°55'08"	221.19'	N 40°41'31" E

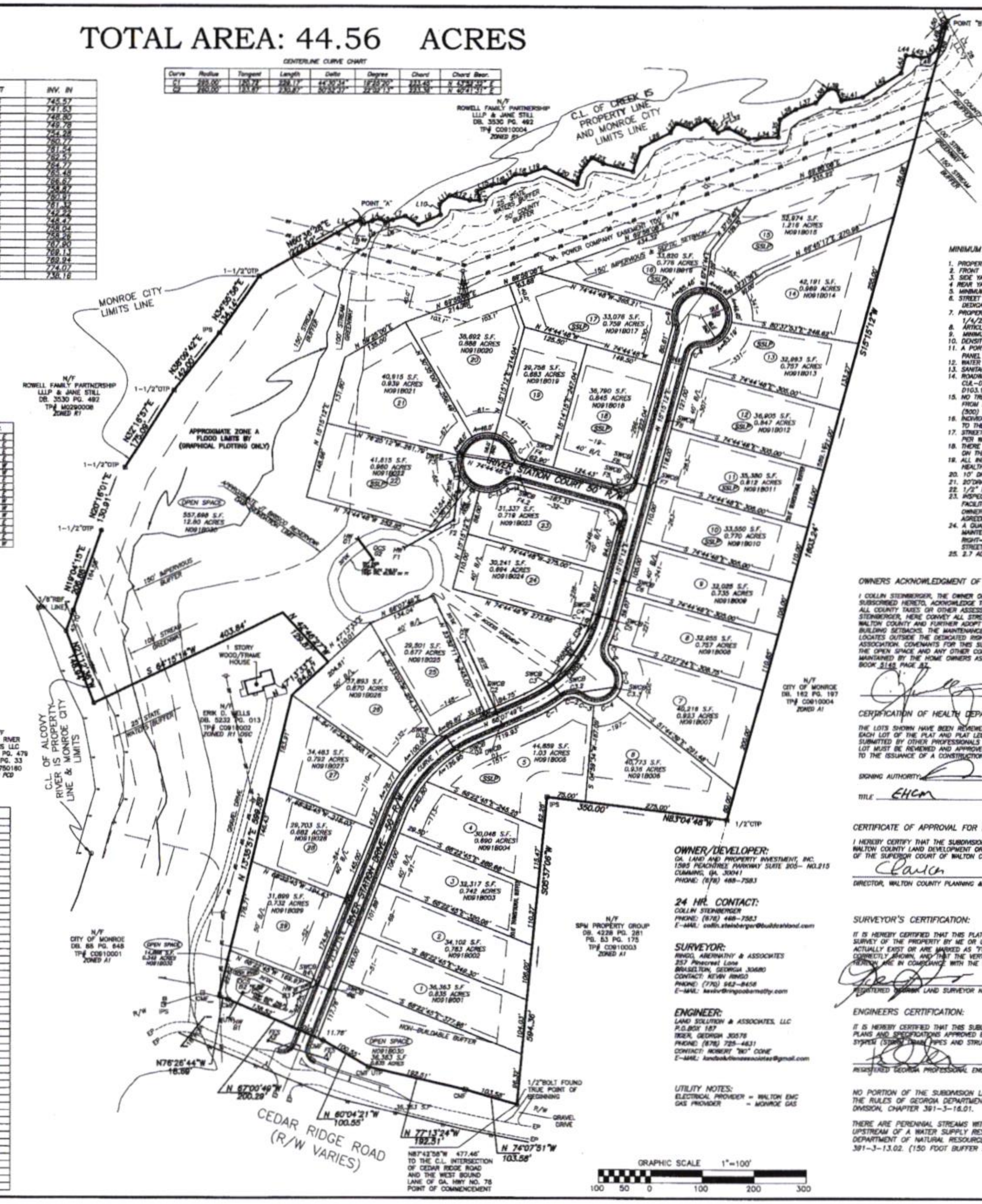
LEGEND :

POB POINT OF BEGINNING
LLL LAND LOT LINE
R/W RIGHT OF WAY
N/F NOW OR FORMERLY
CTP CRIMP TOP FOUND
RBF REBAR FOUND
OTF OPEN TOP FOUND
RBS REBAR SET
CMP CORRUGATED METAL PIPE
RCP REINFORCED CONCRETE PIPE
DIP DUCTILE IRON PIPE
PVC POLYVINYLCHLORIDE PIPE
SWCB SINGLE WING CATCH BASIN
DWCB DOUBLE WING CATCH BASIN
CI CURB INLET
DI DROP INLET
OCS OUTLET CONTROL SYSTEM
JB JUNCTION BOX
FES FLARED END SECTION
HW HEAD WALL
WI WEIR INLET
SSMH SANITARY SEWER MANHOLE
CO CLEAN OUT
INV INVERT
-OHP- OVERHEAD POWER LINE
-OTL- OVERHEAD TELEPHONE LINE
-UT- UNDERGROUND TELEPHONE LINE
EO ELECTRIC OUTLET
UTILITY POLE
UNDERGROUND POWER LINE
GUY WIRE
PP POWER POLE
L/P LIGHT POLE
C/I/T CABLE/INTERNET/TELEPHONE
FH FIRE HYDRANT
-W- WATER LINE
WM WATER METER
WV WATER VALVE
VM VAVLE MARKER
SI SIGN POST
BL BUILDING LINE
CL CENTERLINE
EOP EDGE OF PAVEMENT
SAMPLING POINT
Mp MONITORING POINT
WETLANDS
SL STREET LIGHT

LOT CURVE CHART

Curve	Radius	Length	Chord	Chord Bear.
C1	285.00'	57.87'	57.77'	[illegible]
C2	[illegible]	[illegible]	[illegible]	[illegible]
C3	[illegible]	[illegible]	[illegible]	[illegible]
C4	[illegible]	[illegible]	[illegible]	[illegible]
C5	[illegible]	[illegible]	[illegible]	[illegible]
C6	[illegible]	[illegible]	[illegible]	[illegible]
C7	[illegible]	[illegible]	[illegible]	[illegible]
C8	[illegible]	[illegible]	[illegible]	[illegible]
C9	[illegible]	[illegible]	[illegible]	[illegible]
C10	[illegible]	[illegible]	[illegible]	[illegible]
C11	[illegible]	[illegible]	[illegible]	[illegible]
C12	[illegible]	[illegible]	[illegible]	[illegible]
C13	[illegible]	[illegible]	[illegible]	[illegible]
C14	[illegible]	[illegible]	[illegible]	[illegible]
C15	[illegible]	[illegible]	[illegible]	[illegible]
C16	[illegible]	[illegible]	[illegible]	[illegible]
C17	[illegible]	[illegible]	[illegible]	[illegible]
C18	235.00'	34.17'	[illegible]	[illegible]





CERTIFICATE OF WALTON COUNTY FIRE DEPARTMENT:
THE WATER SYSTEM HAS BEEN INSTALLED. FIRE HYDRANTS HAVE BEEN INSTALLED ACCORDING TO COUNTY REGULATIONS.

WALTON COUNTY FIRE DEPARTMENT — DATE 10/20/23

CERTIFICATE OF APPROVAL BY MONROE UTILITIES NETWORK:
THE LOTS SHOWN HEREON FOR WATER AND SEWAGE COLLECTION AND DISPOSAL HAVE BEEN REVIEWED AND APPROVED BY THE CITY OF MONROE UTILITIES NETWORK.

DATED THIS 31st DAY OF Oct 2023
BY: Rodney Middlebrooks
TITLE: Director of Utilities

SURVEY NOTATION:
THIS SURVEY WAS RUN USING A GEOMAX ZOOM 90 ROBOTIC TOTAL STATION EDM UNIT. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 11,320 FEET AND AN ANGULAR ERROR OF 03" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR PRECISION AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 881,879 FEET.

811
KNOW WHAT'S BELOW. CALL BEFORE YOU DIG
IF YOU DIG GEORGIA ... CALL FIRST!

THE EXISTING UTILITIES SHOWN ON THIS PLAN WERE OBTAINED FROM VARIOUS UTILITY COMPANIES, VARIOUS GOVERNMENTAL AGENCIES, AND ABOVE GROUND OBSERVATION. THE SURVEYOR AND/OR ENGINEER MAKE NO CLAIM TO THE COMPLETENESS OF THIS INFORMATION. THE SIZE, LOCATION, OR ADDITIONAL UTILITIES MAY BE UNCOVERED UPON EXCAVATION. PRIOR TO BEGINNING ANY EARTH DISTURBING ACTIVITIES, THE UTILITY PROTECTION SERVICE FOR THIS AREA MUST BE NOTIFIED.

BOUNDARY CALL CHART

Course	Bearing	Distance
L1	[illegible]	6.86'
L2	[illegible]	5.14'
L3	[illegible]	17.19'
L4	[illegible]	13.00'
L5	[illegible]	[illegible]
L6	[illegible]	[illegible]
L7	[illegible]	[illegible]
L8	[illegible]	[illegible]
L9	[illegible]	[illegible]
L10	[illegible]	[illegible]
L11	[illegible]	[illegible]
L12	[illegible]	[illegible]
L13	[illegible]	[illegible]
L14	[illegible]	[illegible]
L15	[illegible]	[illegible]
L16	[illegible]	[illegible]
L17	[illegible]	[illegible]
L18	[illegible]	[illegible]
L19	[illegible]	[illegible]
L20	[illegible]	[illegible]
L21	[illegible]	[illegible]
L22	[illegible]	[illegible]
L23	[illegible]	[illegible]
L24	[illegible]	[illegible]
L25	[illegible]	[illegible]
L26	[illegible]	[illegible]
L27	[illegible]	[illegible]
L28	[illegible]	[illegible]
L29	[illegible]	[illegible]
L30	[illegible]	[illegible]
L31	[illegible]	[illegible]
L32	[illegible]	[illegible]
L33	[illegible]	[illegible]
L34	[illegible]	[illegible]
L35	[illegible]	[illegible]
L36	[illegible]	[illegible]
L37	[illegible]	[illegible]
L38	[illegible]	[illegible]
L39	[illegible]	[illegible]
L40	[illegible]	[illegible]
L41	[illegible]	[illegible]
L42	[illegible]	[illegible]
L43	[illegible]	[illegible]
L44	[illegible]	[illegible]
L45	[illegible]	[illegible]
L46	[illegible]	[illegible]
L47	[illegible]	[illegible]
L48	[illegible]	[illegible]
L49	[illegible]	[illegible]
L50	[illegible]	[illegible]
L51	[illegible]	15.48'

OWNER/DEVELOPER:
GA. LAND AND PROPERTY INVESTMENT, INC.
1595 PEACHTREE PARKWAY SUITE 205- NO.215
CUMMING, GA. 30041
PHONE: (678) 488-7583

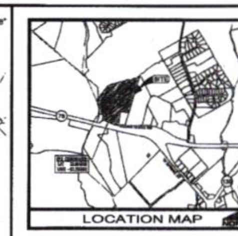
24 HR. CONTACT:
COLLIN STEINBERGER
PHONE: (678) 488-7583
E-MAIL: collin.steinberger@buildashland.com

SURVEYOR:
RINGO, ABERNATHY & ASSOCIATES
257 Pinecrest Lane
BRASELTON, GEORGIA 30680
CONTACT: KEVIN RINGO
PHONE: (770) 962-8456
E-MAIL: kevin@ringoabernathy.com

ENGINEER:
LAND SOLUTION & ASSOCIATES, LLC
P.O.BOX 187
TIGER, GEORGIA 30576
PHONE: (678) 725-4631
CONTACT: ROBERT "BO" CONE
E-MAIL: landsolutionassociates@gmail.com

UTILITY NOTES:
ELECTRICAL PROVIDER - WALTON EMC
GAS PROVIDER - MONROE GAS

GRAPHIC SCALE 1"=100'
100 50 0 100 200 300



VICINITY MAP
N.T.S.

MINIMUM DEVELOPMENT STANDARDS FOR RESIDENTIAL LOTS

1. PROPERTY IS IN THE ALCOVY RIVER W-P1
2. FRONT YARD: 40 FEET
3. SIDE YARD: 10 FEET
4. REAR YARD: 40 FEET FOR INTERIOR LOTS, 50 FEET FOR PERIMETER LOTS.
5. MINIMUM HOUSE SIZE SHALL BE 1800 SQ. FT.
6. STREET TREES SHALL BE PROHIBITED WITHIN ANY RIGHTS-OF-WAY TO BE DEDICATED TO WALTON COUNTY
7. PROPERTY IS ZONED R1-OSC PER ZONING #Z2111002 APPROVED 1/4/22 WITH NO CONDITIONS.
8. ARTICLE 4-1-140 & 4-2-120
9. MINIMUM LOT SIZE IS 25,000 S.F.
10. DENSITY = 0.65 LOTS PER-ACRE
11. A PORTION OF THE PROPERTY IS IN A FLOOD HAZARD ZONE PER FIRM PANEL #13297C0125E DATED 12/8/2016.
12. WATER SERVICE BY THE CITY OF MONROE.
13. SANITARY SEWER SERVICE BY INDIVIDUAL SEPTIC SYSTEMS.
14. ROADWAYS SHALL MEET INTERNATIONAL FIRE CODE APPENDIX D103.1. CUL-DE-SACS SHALL MEET INTERNATIONAL FIRE CODE APPENDIX D FIGURE D103.1.
15. NO TREE, SHRUBBERY, OR SIGNAGE SHALL BE PLACED WITHIN 3 FEET FROM HYDRANT. HYDRANT SPACING SHALL NOT EXCEED FIVE HUNDRED (500) FEET.
16. INDIVIDUAL LOT BUILDERS ARE RESPONSIBLE FOR DIRECTING LOT RUN OFF TO THE DRAINAGE FACILITIES PROVIDED.
17. STREETLIGHTS ARE REQUIRED PER ARTICLE 10 AND SHALL BE INSTALLED PER WALTON EMC PLANS.
18. THERE ARE NO CEMETERIES OR OTHER SIGNIFICANT OR HISTORICAL AREAS ON THE SITE.
19. ALL INDIVIDUAL LOTS ARE SUBJECT TO APPROVAL FROM WALTON COUNTY HEALTH DEPARTMENT FOR SEPTIC SYSTEMS.
20. 10' DRAINAGE EASEMENTS ALONG ALL PROPERTY LINES.
21. 20'DRAINAGE EASEMENTS ON ALL NATURAL SWALES AND DRAINAGEWAYS.
22. 1/2" REBAR SET AT ALL LOT CORNERS.
23. INSPECTIONS OF THE FUNCTIONALITY OF THE STORMWATER MANAGEMENT FACILITIES ARE THE RESPONSIBILITY OF THE HOMEOWNER'S/PROPERTY OWNER'S ASSOCIATION PER THE STORMWATER BMP MAINTENANCE AGREEMENT.
24. A QUALIFIED HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF STORM WATER MANAGEMENT SYSTEM NOT IN RIGHT-OF-WAY(DETENTION FACILITY, STORM DRAINS, DITCHES, ETC) PRIVATE STREETS, OPEN SPACE AND OTHER COMMON AREAS.
25. 2.7 ACRES - AREA TO BE RIGHT-OF-WAY TO BE DEDICATED.

OWNERS ACKNOWLEDGMENT OF DEDICATION FOR PUBLIC STREETS:

I COLLIN STEINBERGER, THE OWNER OF THE LAND SHOWN ON THE PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, ACKNOWLEDGE THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND THAT ALL COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID. I COLLIN STEINBERGER, HERE CONVEY ALL STREETS AND RIGHTS-OF-WAY SHOWN HEREON IN FEE SIMPLE TO WALTON COUNTY AND FURTHER ADOPT THIS PLAN OF SUBDIVISION AND ALL ESTABLISHED THE MINIMUM BUILDING SETBACKS. THE MAINTENANCE OF ALL STORM WATER MANAGEMENT AND DRAINAGE FACILITIES LOCATES OUTSIDE THE DEDICATED RIGHTS-OF-WAY WILL BE THE RESPONSIBILITY OF HOME OWNERS ASSOCIATION. COVENANTS FOR THIS SUBDIVISION HAVE BEEN RECORDED IN BOOK 5355 PAGES 1-54. THE OPEN SPACE AND ANY OTHER COMMON AREAS OF THIS SUBDIVISION WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION. STORM WATER MAINTENANCE AGREEMENT RECORDED IN BOOK 5148 PAGE 87.

DATE 11/2/23

CERTIFICATION OF HEALTH DEPARTMENT:

THE LOTS SHOWN HAVE BEEN REVIEWED BY THE WALTON COUNTY HEALTH DEPARTMENT AS NOTED ON EACH LOT OF THE PLAT AND PLAT LEGEND. THIS REVIEW WAS PERFORMED BASED ON INFORMATION SUBMITTED BY OTHER PROFESSIONALS AND ANY SUPPLEMENTARY INFORMATION PROVIDED THEREIN. EACH LOT MUST BE REVIEWED AND APPROVED FOR ON-SITE SEWAGE MANAGEMENT SYSTEM PLACEMENT PRIOR TO THE ISSUANCE OF A CONSTRUCTION PERMIT.

SIGNING AUTHORITY: DATE: 10-27-23
TITLE: EHCM

CERTIFICATE OF APPROVAL FOR RECORDING:

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE WALTON COUNTY LAND DEVELOPMENT ORDINANCE, AND IS HEREBY APPROVED FOR RECORDING IN THE OFFICE OF THE SUPERIOR COURT OF WALTON COUNTY, GEORGIA.

DIRECTOR, WALTON COUNTY PLANNING & DEVELOPMENT DEPT. — DATE 11-2-2023

SURVEYOR'S 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 UNDER MY SUPERVISION AND THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE", AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN, AND THAT THE VERTICAL AND HORIZONTAL ALIGNMENT OF THE ROAD OR ROADS SHOWN HEREON ARE IN COMPLIANCE WITH THE WALTON COUNTY LAND DEVELOPMENT ORDINANCE.

REGISTERED GEORGIA LAND SURVEYOR NO.2278 — DATE 10-27-2023

ENGINEERS CERTIFICATION:

IT IS HEREBY CERTIFIED THAT THIS SUBDIVISION HAS BEEN CONSTRUCTED ACCORDING TO THE CONSTRUCTION PLANS AND SPECIFICATIONS APPROVED BY WALTON COUNTY, INCLUDING THE ENTIRE STORM WATER DRAINAGE SYSTEM (STORM DRAIN PIPES AND STRUCTURES, DETENTION FACILITIES, PONDS, DAMS, DITCHES, ETC.)

REGISTERED GEORGIA PROFESSIONAL ENGINEER NO. 1157 — DATE 10/30/23

NO PORTION OF THE SUBDIVISION LIEA IN A GROUNDWATER RECHARGE AREA, PURSUANT TO THE RULES OF GEORGIA DEPARTMENT OF NATURAL RESOURCES, ENVIRONMENTAL PROTECTION DIVISION, CHAPTER 391-3-16.01.

THERE ARE PERENNIAL STREAMS WITHIN OR IMPACTED BY THE SUBDIVISION THAT ARE UPSTREAM OF A WATER SUPPLY RESERVOIR, PURSUANT TO THE RULES OF THE GEORGIA DEPARTMENT OF NATURAL RESOURCES, ENVIRONMENTAL PROTECTION DIVISION, CHAPTER 391-3-13.02. (150 FOOT BUFFER SHOWN)

G.R.S.C.C. LEVEL II - 0000050083 EXPIRES 06/30/2024

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A 15-6-67.

RINGO ABERNATHY & ASSOCIATES
CONSULTANTS SURVEYORS PLANNERS
257 PINECREST LANE BRASELTON GEORGIA, 30517
Phone (770) 962-8456

ARTICLE 4-1-140 & 4-2-120

COUNTY:	WALTON
LAND LOT/DISTRICT:	7/3RD
PARCEL ID:	C0910-00000-002-000
DATE:	06/30/23
SCALE:	1" = 100'
JOB NO.:	22053

FINAL PLAT FOR:

RIVER STATION

REVISIONS	NO.	DATE

SHEET 1 1 OF 2

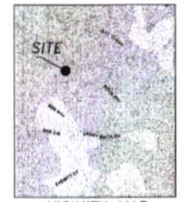
BK:125 PG:111-113
Filed and Recorded
Aug-18-2023 11:16 AM
DOC# 2023 - 000220
KAREN P DAVID
CLERK OF SUPERIOR COURT
WALTON COUNTY, GA
Participant ID: 4085594796

THIS BLOCK RESERVED FOR
THE CLERK OF THE SUPERIOR COURT

FINAL PLAT FOR:

Woodland Hills Phase 2

LOCATED IN LAND LOT'S 35,72,256 & 257 OF THE 4th & 5TH DISTRICT, WALTON COUNTY, GEORGIA PARENT TAX PARCEL C0380037



VICINITY MAP
N.T.S.

GENERAL NOTES:

1. DEVELOPMENT TO BE SINGLE FAMILY RESIDENCE WITH A MINIMUM LOT SIZE = 25,500 S.F.
2. MINIMUM FLOOR AREA = 1800 S.F.
3. WATER TO BE PROVIDED BY WALTON COUNTY WATER DEPT.
4. SEWAGE DISPOSAL BY INDIVIDUAL SEPTIC TANK SYSTEMS DESIGNED TO MEET THE MIN. SPECS. OF THE STATE DEPT. OF HEALTH. SANITARY SEWER IS NOT AVAILABLE.
5. ELECTRICITY PROVIDED BY WALTON E.M.C.
6. MAXIMUM BUILDING HEIGHT = 35 FT.
7. MINIMUM FRONTAGE SHALL BE NOT LESS THAN ONE HUNDRED (100) FEET, EXCEPT LOTS LOCATED ENTIRELY ON A TURNAROUND AREA AT THE END OF A CUL-DE-SAC SHALL HAVE A MINIMUM OF FORTY (40) FEET OF STREET FRONTAGE. THE WIDTH OF THE LOT SHALL BE AT LEAST ONE HUNDRED (100) FEET. EXCEPT CUL-DE-SAC LOTS SHALL HAVE A LOT WIDTH OF FIFTY (50) FEET AT THE REQUIRED BUILDING SETBACK.
8. PROPERTY IS ZONED R-1/OSC AND GS, ALCOVY RIVER W-PI PER REZONE CASE Z0509008.
9. ALL INDIVIDUAL LOTS ARE SUBJECT TO THE APPROVAL FROM THE ENVIRONMENTAL HEALTH DEPARTMENT FOR SEPTIC SYSTEMS.
10. 1/2" REBAR PINS SET AT ALL PROPERTY CORNERS, UNLESS OTHERWISE NOTED HEREON.
11. NO EXISTING OR PROPOSED INERT WASTE BURY PITS ARE LOCATED ON THE SITE.
12. EXCEPT AS SHOWN HEREON, THERE ARE NO KNOWN WELLS WITHIN 100' OF THE PROPERTY LINES.
13. SETBACKS: 40' FRONT, 10' SIDE, 40' REAR, 50' TRANSITIONAL BUFFER ALONG REAR OF EXTERIOR LOTS.
14. BOUNDARY SURVEY PROVIDED BY APALACHEE LAND SURVEYING, INC. PREPARED ON 04/04/18
15. A CEMETERY IS LOCATED ON SITE AS SHOWN. THERE ARE NO OTHER SIGNIFICANT OR HISTORICAL AREAS ON THE SITE.
16. STREET LIGHTS ARE PROPOSED FOR THIS PROJECT.
17. A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A DESIGNATED FLOOD HAZARD AREA PER WALTON COUNTY F.I.R.M. PANEL NO. 13297C0105 E DATED 12/8/16
18. HANDICAP RAMPS REQUIRED AT ALL SIDEWALK CROSSINGS.
19. SIDEWALKS ARE TO BE INSTALLED ALONG BOTH SIDES OF INTERIOR STREETS.
20. THE RECEIVING WATERS FOR THIS SITE IS BAY CREEK.
21. ALL STREAM BUFFERS AND GREENWAYS ARE DELINEATED FROM THE TOP OF BANKS.
22. NO WETLANDS HAVE BEEN DELINEATED ON THIS PROPERTY.
23. 10' DRAINAGE EASEMENT ALONG ALL PROPERTY LINES.
24. INDIVIDUAL LOT BUILDERS ARE RESPONSIBLE FOR DIRECTING LOT RUNOFF TO THE DRAINAGE FACILITIES PROVIDED.
25. INSPECTIONS OF THE FUNCTIONALITY OF THE STORMWATER MANAGEMENT FACILITIES ARE THE RESPONSIBILITY OF THE HOMEOWNERS/PROPERTY OWNER'S ASSOCIATION PER THE STORMWATER BMP MAINTENANCE AGREEMENT.
26. TOTAL ACREAGE = 101.75 ACRES
27. TOTAL NUMBER OF LOTS = 70
28. DENSITY= 0.69 ACRE/LOTS
29. TAX PARCEL C0380037
30. SUBDIVIDED PER ART. 4: -PART 1 SECT. 140 & ART 4, PART 2, SECT 120 & 130.
31. OPEN SPACE REQUIRED= 25.4 AC.
32. OPEN SPACE PROVIDED= 25.7 AC.
33. MINIMUM LOT AREA 25,500 S.F.
34. 20' DRAINAGE EASEMENT ALONG ALL NATURAL DRAINS AND SWALES.
35. IT WILL BE THE RESPONSIBILITY OF THE MANDATORY HOMEOWNER'S ASSOCIATION TO MAINTAIN STORM WATER MANAGEMENT SYSTEMS NOT IN THE RIGHT-OF-WAY (DETENTION FACILITIES, STORM DRAINS, DITCHES, ETC.), OPEN SPACES AND OTHER COMMON AREAS.
36. AREA WITHIN RIGHT-OF-WAY TO BE DEDICATED TO WALTON COUNTY - 6.695 ACRES (TOTAL FOR ALL STREETS)

ENGINEER'S CERTIFICATION

IT IS HEREBY CERTIFIED THAT THIS SUBDIVISION HAS BEEN CONSTRUCTED ACCORDING TO THE CONSTRUCTION PLANS AND SPECIFICATIONS APPROVED BY WALTON COUNTY, INCLUDING THE ENTIRE STORM WATER DRAINAGE SYSTEM (STORM DRAIN PIPES AND STRUCTURES, DETENTION FACILITIES, PONDS, DAMS, DITCHES, ETC.).

REGISTERED GEORGIA PROFESSIONAL ENGINEER

REG. NO: 28445   DATE OF EXPIRATION: 10-1-23

CERTIFICATE OF WALTON COUNTY PLANNING & DEVELOPMENT

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREIN HAS BEEN FOUND TO COMPLY WITH THE WALTON COUNTY LAND DEVELOPMENT ORDINANCE, AND IT IS HEREBY APPROVED FOR RECORDING IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF WALTON COUNTY, GEORGIA.

8-16-2023

DIRECTOR, WALTON COUNTY PLANNING & DEVELOPMENT DEPT.

CERTIFICATE OF WALTON COUNTY FIRE DEPARTMENT

THE WATER SYSTEM HAS BEEN INSTALLED. FIRE HYDRANTS HAVE BEEN INSTALLED ACCORDING TO COUNTY REGULATIONS.

WALTON COUNTY FIRE DEPT.   7/26/23 DATE

CERTIFICATE OF WATER PROVIDER

THE WATER SYSTEM HAS BEEN INSTALLED TO OUR CURRENT STANDARDS AND WILL BE MAINTAINED BY OUR EMPLOYEES.

DIRECTOR, WALTON COUNTY WATER DEPT.   7/25/23 DATE

FINAL 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 UNDER MY SUPERVISION AND THAT ALL MONUMENTS SHOWN HEREIN ACTUALLY EXIST OR ARE MARKED AS "FUTURE", AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN, AND THAT THE VERTICAL AND HORIZONTAL ALIGNMENT OF THE ROAD OR ROADS SHOWN HEREON ARE IN COMPLIANCE WITH THE WALTON COUNTY LAND DEVELOPMENT ORDINANCE.

REGISTERED GEORGIA LAND SURVEYOR

REG. NO: 3123   DATE OF EXPIRATION: 12-31-23

OWNERS ACKNOWLEDEMENT OF DEDICATION OF PUBLIC STREETS

(STATE OF GEORGIA) (COUNTY OF WALTON)

I (WE), RELIANT HOMES GA LLC, THE OWNER(S) OF THE LAND SHOWN ON THE PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, ACKNOWLEDGE THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND THAT ALL COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID. I (WE) HEREBY CONVEY ALL STREETS AND RIGHTS-OF-WAY SHOWN HEREON IN FEE SIMPLE TO WALTON COUNTY AND FURTHER ADOPT THIS PLAN OF SUBDIVISION AND ESTABLISH THE MINIMUM BUILDING SETBACKS.

THE MAINTENANCE OF ALL STORM WATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED OUTSIDE OF THE DEDICATED RIGHTS-OF-WAY WILL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION.

COVENANTS FOR THIS SUBDIVISION HAVE BEEN RECORDED IN DEED BOOK 4240 PAGE 390. THE OPEN SPACE AND ANY OTHER COMMON AREAS OF THIS SUBDIVISION WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.

STORM WATER MAINTENANCE AGREEMENT RECORDED IN DEED BOOK ~~XXXX~~ 4866 PAGE ~~XXX-XXX~~ 200-202

OWNER   7-23-2023 DATE

CERTIFICATION OF HEALTH DEPARTMENT

THE LOTS SHOWN HEREON HAVE BEEN REVIEWED BY THE WALTON COUNTY HEALTH DEPARTMENT AS NOTED ON EACH LOT OF THE PLAT AND PLAT LEGEND. THIS REVIEW WAS PERFORMED BASED ON INFORMATION SUBMITTED BY OTHER PROFESSIONALS AND ANY SUPPLEMENTARY INFORMATION PROVIDED THEREIN. EACH LOT MUST BE REVIEWED AND APPROVED FOR ON-SITE SEWAGE MANAGEMENT SYSTEM PLACEMENT PRIOR PRIOR TO THE ISSUANCE OF A CONSTRUCTION PERMIT.

DATED THIS 2nd DAY OF August, 2023

TITLE EHSM

BY

ENVIRONMENTAL HEALTH DEPARTMENT LEGEND:

SSLP "SEPTIC SYSTEM LOCATION PLAN" - A SEPTIC SYSTEM LOCATION PLAN DRAWN IN ACCORDANCE WITH THE REQUIREMENTS GIVEN IN THE "SEPTIC SYSTEM LOCATION PLAN CHECKLIST" IS NEEDED FOR THIS LOT. SSLP'S ARE REQUIRED DUE TO SPATIAL CONSTRAINTS.

ATU "AEROBIC TREATMENT UNIT"-AN AEROBIC TREATMENT UNIT OR OTHER MECHANISM TO PROVIDE FOR CLASS I EFFLUENT SYSTEM MAY BE REQUIRED IF DEPTH TO IMPERVIOUS LAYER IS LESS THAN 24 INCHES.

DRIP "DRIP EMITTER SYSTEM"-A DRIP EMITTER SYSTEM MAY BE REQUIRED ON THIS LOT ALONG WITH ALL PERTINENT INFORMATION SPECIFIC TO DRIP SYSTEMS

DR "DRIP EMITTER SYSTEM REPAIR"- THE REPAIR SYSTEM REQUIRED FOR THIS LOT MAY BE A DRIP EMITTER SYSTEM.

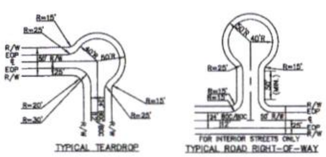
L4N "LEVEL IV SOIL REPORT NEEDED" - A LEVEL IV SOIL REPORT WILL BE NEEDED PRIOR TO ISSUANCE OF A SEPTIC PERMIT ON THIS LOT.

SPHD "SITE PLAN HEALTH DEPARTMENT" - AN ENGINEERED SITE PLAN DRAWN IN COMPLIANCE WITH THE REQUIREMENTS ESTABLISHED BY THE "ENGINEERED SITE PLAN CHECKLIST" IS REQUIRED AT TIME OF PERMIT APPLICATION. NEEDED FOR ALTERNATIVE SEPTIC SYSTEMS, COMMERCIAL SEPTIC SYSTEMS, AND SYSTEMS WITH HIGH WASTE STRENGTH OR AT DISCRETION OF LOCAL HEALTH AUTHORITY.

1. THE HEALTH DEPARTMENT REVIEW WAS BASED ON TYPICAL 3 OR 4 BEDROOM HOMES WITH AVERAGE APPURTENANCES AND A FOOTPRINT OF 2400 SQUARE FEET OR LESS (HEATED AND UNHEATED SPACE). IF THE HOME IS TO BE LARGER, OR IF EXCESSIVE GRADING OR FILLING IS REQUIRED TO FORM THE HOME FOUNDATION, ADDITIONAL INFORMATION WILL BE NEEDED AND A LARGER LOT SIZE MAY BE REQUIRED.

NO PORTION OF THE SUBDIVISION LIES IN A GROUNDWATER RECHARGE AREA, PURSUANT TO THE RULES OF THE GEORGIA DEPARTMENT OF NATURAL RESOURCES, ENVIRONMENTAL PROTECTION DIVISION, CHAPTER 391-3-16.01

THERE ARE PERENNIAL STREAMS WITHIN OR IMPACTED BY THE SUBDIVISION THAT ARE UPSTREAM OF A WATER SUPPLY RESERVOIR, PURSUANT TO THE RULES OF THE GEORGIA DEPARTMENT OF NATURAL RESOURCES, ENVIRONMENTAL PROTECTION DIVISION, CHAPTER 391-3-16.02



MAIN STREETS

SLP - STRUCTURE LOCATION PLAN

A STRUCTURE LOCATION PLAN (SLP) IS REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

CERTIFICATE OF APPROVAL OF PRELIMINARY PLAT FOR OSC/GS SUBDIVISION

PURSUANT TO THE COMPREHENSIVE LAND DEVELOPMENT ORDINANC OF WALTON COUNTY, GEORGIA, ALL REQUIREMENTS OF OSC/GS CONCEPT PLAN APPROVAL HAVING BEEN FULFILLED, THE OSC/GS CONCEPT PLAN HAS BEEN APPROVED. THE FINAL PLAT MUST BE RECORDED OR A DEVELOPMENT PERMIT MUST BE ISSUED WITHIN 6 MONTHS OF APPROVAL OF THE OSC/GS CONCEPT PLAN OR THE APPROVAL WILL EXPIRE AND BE NULL AND VOID.

8-16-2023

DIRECTOR, WALTON COUNTY PLANNING & DEVELOPMENT DEPT.

ENGINEER:
SULLINS ENGINEERING, LLC.
302 WEST MAY STREET
WINDER, GEORGIA 30680
PHONE: (678) 687-6219
CONTACT: MATTHEW SULLINS

SURVEYOR:
NORTHEAST LAND SURVEYING, LLC.
PO BOX 384
BRASELTON, GA 30517
PHONE: (678) 776-7494
CONTACT: KEVIN CANN

OWNER/DEVELOPER:
RELIANT HOMES GA, LLC
PO BOX 2655
LOGANVILLE, GA
PHONE: (678) 373-0536
CONTACT: NED BUTLER

CLOSURE STATEMENT

A TRIMBLE S6 ROBOTIC TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 30,102 FEET AND AN ANGULAR ERROR OF 01" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,000,000+ FEET.

GEORGIA REGISTERED NO. 3123 LAND SURVEYOR KEVIN LEE CANN

SURVEYORS CERTIFICATION

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

KEVIN LEE CANN GA. R.L.S. #3123

No.	REVISION	DATE
1		
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BK:125 PG:112

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

STRUCTURE	I.E. OUT	I.E. IN	PIPE SIZE
HW B1	N/A	770.83'	36"HDPE
JB B2	773.21'	778.79'	36"HDPE
DWCB B3	778.36'	779.96'	36"HDPE
DWCB B4	780.15'	780.53'	30"HDPE
SWCB B5	788.07'	788.42'	18"HDPE
SWCB B6	805.21'	805.41'	18"HDPE
SWCB B7	814.55'	815.11'	18"HDPE
SWCB B8	829.15'	829.21'	18"HDPE
SWCB B9	829.90'	829.99'	18"HDPE
SWCB B10	855.68'	856.09'	18"HDPE
SWCB B11	857.37'	857.41'	18"HDPE
SWCB B12	880.84'	880.93'	18"HDPE
SWCB B13	881.53'	N/A	18"HDPE

STRUCTURE	I.E. OUT	I.E. IN	PIPE SIZE
DWCB B4	N/A	780.15'	24"HDPE
SWCB B4.1	785.30'	785.30'	24"HDPE
SWCB B4.2	789.39'	789.59'	24"HDPE
JB B4.3	797.18'	797.88'	18"HDPE
WI B4.4	799.76'	799.81'	18"HDPE
JB B4.5A	818.94'	821.52'	18"HDPE
WI B4.5	826.80'	826.80'	18"HDPE
JB B4.6	834.07'	836.52'	18"HDPE
JB B4.7	844.23'	850.05'	18"HDPE
JB B4.8	868.31'	869.70'	18"HDPE
SWCB B4.9	878.15'	883.37'	18"HDPE
JB B4.10	885.92'	885.92'	18"HDPE
DWCB B4.11	888.25'	888.36'	18"HDPE
DWCB B4.12	888.51'	888.51'	18"HDPE
SWCB B4.13	892.09'	892.09'	18"HDPE
SWCB B4.14	892.82'	N/A	18"HDPE

STRUCTURE	I.E. OUT	I.E. IN	PIPE SIZE
JB B4.3	797.19'	797.88'	18"CMP
SWCB B4.3A	803.39'	803.39'	18"HDPE
SWCB B4.3B	803.48'	N/A	18"HDPE

STRUCTURE	I.E. OUT	I.E. IN	PIPE SIZE
SWCB B5	N/A	788.80'	30"HDPE
WI B5.1	789.49'	789.85'	30"HDPE
HW B5.2	793.74'	N/A	30"HDPE

STRUCTURE	I.E. OUT	I.E. IN	PIPE SIZE
SWCB B6	N/A	805.30'	18"HDPE
SWCB B6.1	807.85'	N/A	18"HDPE

STRUCTURE	I.E. OUT	I.E. IN	PIPE SIZE
HW D1	N/A	785.98'	24"HDPE
JB D2	786.81'	788.72'	24"HDPE
SWCB D3	802.13'	802.70'	18"HDPE
DWCB D4	805.64'	805.74'	18"HDPE
DWCB D5	806.43'	806.93'	18"HDPE
SWCB D6	808.02'	N/A	18"HDPE

STRUCTURE	I.E. OUT	I.E. IN	PIPE SIZE
SWCB D3	N/A	803.27'	24"HDPE
SWCB D3.1	804.53'	805.00'	24"HDPE
JB D3.2	808.72'	808.72'	18"HDPE
WI D3.3	809.92'	810.02'	18"HDPE
HW D3.4	819.99'	N/A	18"HDPE

STRUCTURE	I.E. OUT	I.E. IN	PIPE SIZE
SWCB D3.1	N/A	810.18'	18"HDPE
SWCB D3.1A	811.00'	N/A	18"HDPE

STRUCTURE	I.E. OUT	I.E. IN	PIPE SIZE
SWCB D3.1	N/A	804.55'	18"HDPE
WI D3.1B	805.34'	N/A	18"HDPE

STRUCTURE	I.E. OUT	I.E. IN	PIPE SIZE
HW E1	N/A	866.33'	24"HDPE
JB E2	866.45'	873.28'	24"HDPE
DWCB E3	875.62'	875.74'	24"HDPE
DWCB E4	875.91'	875.91'	18"HDPE
HW E5	876.39'	N/A	18"HDPE

STRUCTURE	I.E. OUT	I.E. IN	PIPE SIZE
HW F1	N/A	771.08'	18"HDPE
JB F2	771.69'	775.69'	18"HDPE
JB F3	789.95'	796.10'	18"HDPE
DWCB F4	807.35'	N/A	18"HDPE

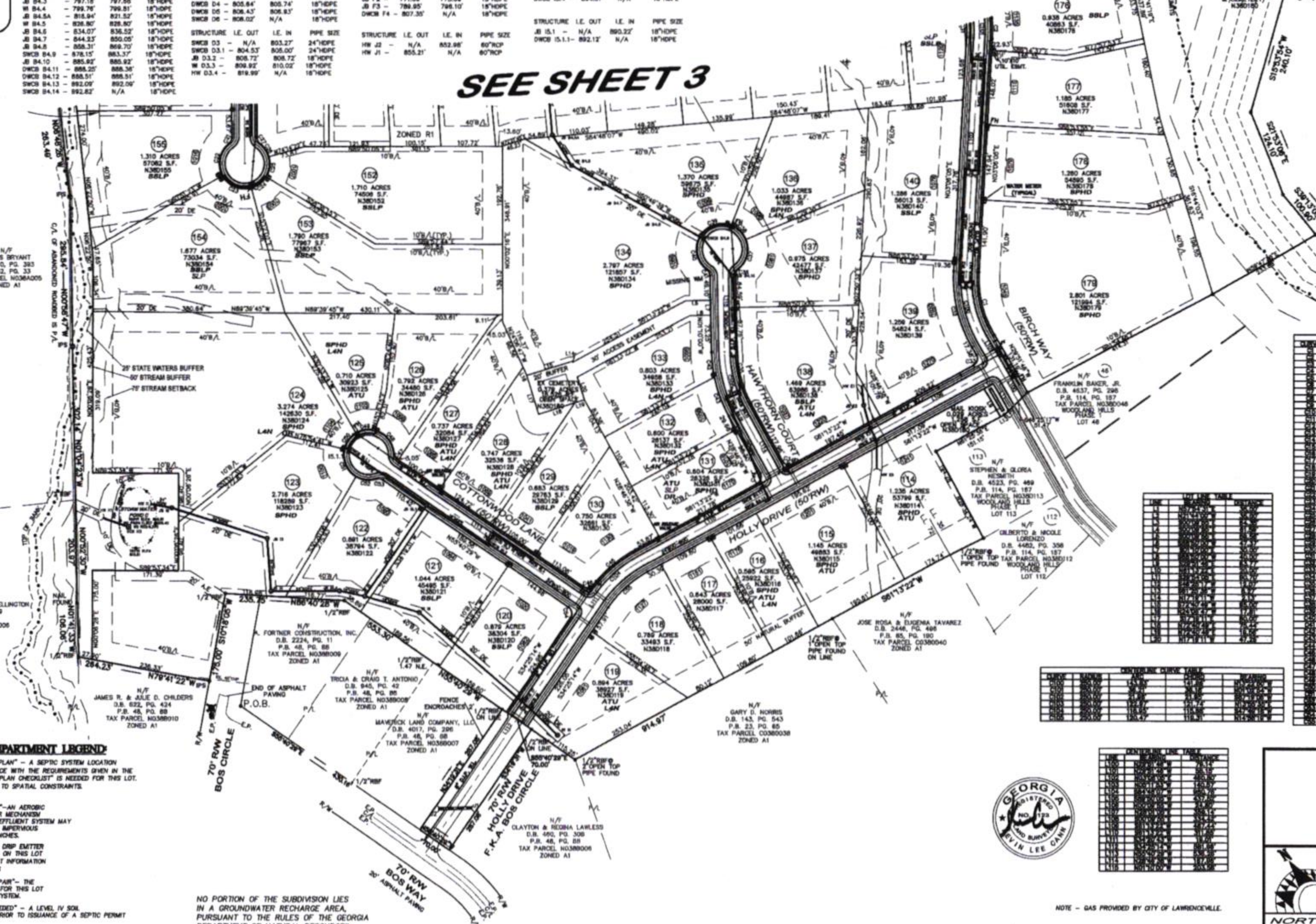
STRUCTURE	I.E. OUT	I.E. IN	PIPE SIZE
HW J2	N/A	852.98'	60"RCP
HW J1	855.21'	N/A	60"RCP

STRUCTURE	I.E. OUT	I.E. IN	PIPE SIZE
HW I1	N/A	808.46'	24"HDPE
JB I2	808.89'	815.85'	24"HDPE
JB I3	838.16'	846.16'	24"HDPE
JB I4	855.85'	856.07'	24"HDPE
JB I4.A	862.39'	862.39'	18"HDPE
JB I5	863.07'	863.07'	18"HDPE
WI I6	863.28'	863.28'	18"HDPE
SWCB I7	864.83'	864.78'	18"HDPE
SWCB I8	865.32'	865.32'	18"HDPE
WI I9	865.69'	N/A	18"HDPE

STRUCTURE	I.E. OUT	I.E. IN	PIPE SIZE
JB I5	N/A	867.56'	18"HDPE
JB I5.1	887.91'	891.82'	18"HDPE
DWCB I5.2	893.04'	893.22'	18"HDPE
DWCB I5.3	893.49'	893.52'	18"HDPE
SWCB I5.4	894.31'	N/A	18"HDPE

STRUCTURE	I.E. OUT	I.E. IN	PIPE SIZE
JB I5.1	N/A	890.22'	18"HDPE
DWCB I5.1.1	892.12'	N/A	18"HDPE

SEE SHEET 3



ENVIRONMENTAL HEALTH DEPARTMENT LEGEND:

SSLP "SEPTIC SYSTEM LOCATION PLAN" – A SEPTIC SYSTEM LOCATION PLAN DRAWN IN ACCORDANCE WITH THE REQUIREMENTS GIVEN IN THE "SEPTIC SYSTEM LOCATION PLAN CHECKLIST" IS NEEDED FOR THIS LOT. SSLP'S ARE REQUIRED DUE TO SPATIAL CONSTRAINTS.

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GRAPHIC SCALE 1" = 100'

100 0 50 100 200 400

LEGEND

[illegible]	[illegible]

[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

CENTERLINE CURVE TABLE

[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

CENTERLINE LINE TABLE

[illegible]	[illegible]	[illegible]

GEORGIA REGISTERED NO. 3123 LAND SURVEYOR KEVIN LEE CANN

NOTE – GAS PROVIDED BY CITY OF LAWRENCEVILLE.

FINAL PLAT FOR:

WOODLAND HILLS PHASE 2

NORTHEAST LAND SURVEYING

NORTHEAST LAND SURVEYING, LLC
A Georgia Land Surveying Firm: #1240
P.O. Box 384
Braselton, Georgia 30517
Phone: (678) 776-7494

No.	REVISION	DATE
1		
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Project Name: WOODLAND HILLS PHASE 2		DRAWN KLC	SCALE 1"=100'
Project Address: BOS WAY		CHECKED	SHEET 2 OF 3
Land Lot No.(s) 55,72, 256,257	District: 4TH & 5TH	DATE OF FIELD WORK 10/1/22	
City: County, State: WALTON COUNTY		DATE 07/20/23	PROJECT No. 19-082

BK:125 PG:113

THIS BLOCK RESERVED FOR
THE CLERK OF THE SUPERIOR COURT

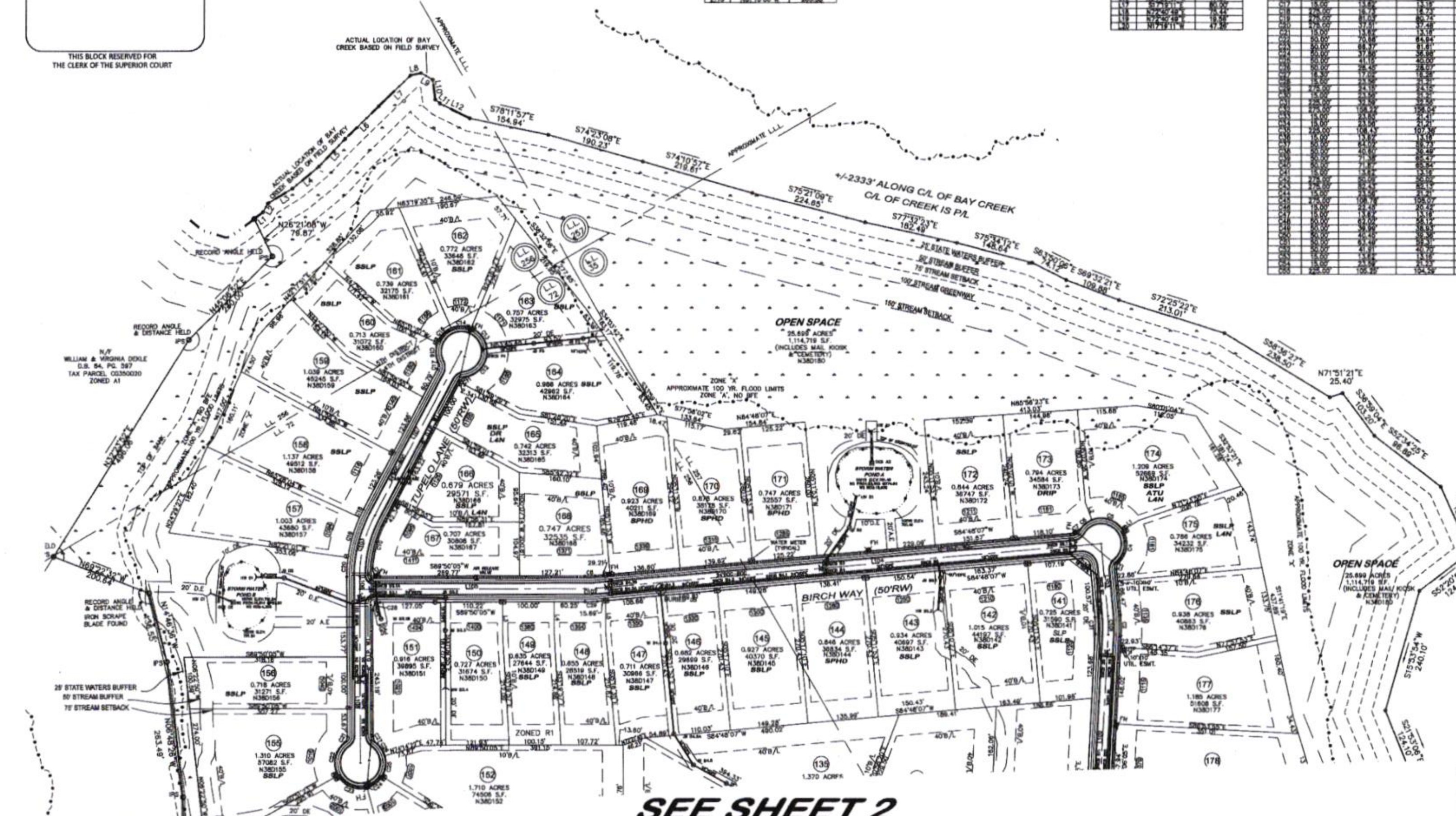
CENTERLINE LINE TABLE — [illegible]

CENTERLINE CURVE TABLE — [illegible]

LOT LINE TABLE — [illegible]

LOT CURVE TABLE — [illegible]

LEGEND — [illegible]



SEE SHEET 2

ENVIRONMENTAL HEALTH DEPARTMENT LEGEND:

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NOTE – GAS PROVIDED BY CITY OF LAWRENCEVILLE.

GRAPHIC SCALE 1"=100'
100 0 50 100 200 400

FINAL PLAT FOR:

WOODLAND HILLS PHASE 2

NORTHEAST LAND SURVEYING, LLC
A Georgia Land Surveying Firm: #1240
P.O. Box 384
Braselton, Georgia 30517
Phone: (678) 776-7494

NORTHEAST LAND SURVEYING

No.	REVISION	DATE
1		
2		
3		
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Project Name: WOODLAND HILLS PHASE 2		DRAWN	SCALE 1"=100'
Project Address: BOB WAY		CHECKED	3 OF 3
Land Lot No.(s): 56,72, 256,257	District: 4TH & 5TH	DATE OF FIELD WORK	SHEET
City: County, State: WALTON COUNTY		DATE	PROJECT No. 19-082

BK:135 PG:83-83
Filed and Recorded
Jul-28-2023 10:48 AM
DOC# 2023 - 00002
KAREN P. DAVID
CLERK OF SUPERIOR COURT
WALTON COUNTY, GA
Participant ID: 3182057376

THIS BLOCK IS RESERVED FOR THE CLERK OF SUPERIOR COURT

FLOOD NOTE:
FLOOD HAZARD ZONE "X" EXISTS ON SITE AS PER F.I.R.M. COMMUNITY PANEL No. 13297C0185E, DATED 12/15/2022.

SITE LOCATION : NOT TO SCALE
REFERENCE : AERO ATLAS

REFERENCES:
1. FINAL PLAT FOR THE PRESERVE AT GOOD HOPE BY DILLS ~ JONES & ASSOCIATES, DATED: 01/12/2005. (PLAT BOOK 96, PAGE 129)
2. PLAT OF SURVEY PREPARED FOR I. MATT THOMPSON, II BY DILLS ~ JONES & ASSOCIATES, DATED: 06/03/2010. (PLAT BOOK 108, PAGE 90)

GENERAL NOTES:
1. 10' DRAINAGE EASEMENT ALONG ALL PROPERTY LINES.
2. 20' DRAINAGE EASEMENT ON ALL NATURAL SWALES AND DRAINAGEWAYS.
3. INDIVIDUAL LOT BUILDERS ARE RESPONSIBLE FOR DIRECTING LOT RUNOFF TO THE DRAIN FACILITIES PROVIDED.
4. OPEN SPACE IS TAX PARCEL# N1828062.
5. LOTS 25-49, GOOD HOPE PRESERVE R/W AND SQUIRREL RUN R/W IS PARENT TAX PARCEL# C1820029.
6. TOTAL AREA 39.22 ACRES WITH 17.78 ACRES OPEN SPACE ~ 25 LOTS, DENSITY OF 0.86.
7. MINIMUM HOUSE SIZE 1,800 SQ. FT.
8. MINIMUM LOT SIZE 25,500 SQ. FT.
9. ZONING IS R1OSC PER REZONE Z04020004.
10. BUILDING LINES:
FRONT 40'
SIDE 10'
REAR 40'
11. 2.10 ACRE RIGHT OF WAY DEDICATION.
12. ALL LOTS SERVED BY INDIVIDUAL SEPTIC SYSTEMS.
13. WATER SERVICE PROVIDED BY WALTON COUNTY.
14. SITE IS DEVELOPED UNDER WALTON COUNTY LDO ARTICLE 4, PART I SECTION 140 AND ARTICLE 4, PART 2, SECTION 120.
15. GAS SERVICE PROVIDER IS MONROE GAS.
16. ELECTRICAL SERVICE PROVIDER IS WALTON EMC.
17. H.O.A. WILL BE RESPONSIBLE FOR MAINTENANCE OF STORM WATER MANAGEMENT SYSTEM NOT IN RIGHT-OF-WAY (DETENTION FACILITY, STORM DRAINS, DITCHES, ECT), PRIVATE STREETS, OPEN STREETS, OPEN SPACES AND OTHER COMMON AREAS.

OWNERS ACKNOWLEDGMENT OF DEDICATION OF PUBLIC STREETS:

DATE 7/14/23

SURVEYORS CERTIFICATION: (I)

7-17-23

GEORGIA REGISTERED No. 1077 PROFESSIONAL W. T. DUNAHOO

A TOPCON HIPER VR RTK BASE AND ROVER was used to obtain the linear and angular measurements used in the preparation of this plat.

CERTIFICATE OF APPROVAL FOR RECORDING:
"I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE WALTON COUNTY LAND DEVELOPMENT ORDINANCE, AND IT IS HEREBY APPROVED FOR RECORDING IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF WALTON COUNTY, GEORGIA."
DIRECTOR, WALTON COUNTY PLANNING & DEVELOPMENT DEPT.
DATE 7-24-2023

SURVEYORS CERTIFICATION:
DATE 7-17-23

CERTIFICATE OF WATER SYSTEM PROVIDER:
DIRECTOR, WALTON COUNTY WATER DEPT.
DATE 7/21/23

CERTIFICATION OF HEALTH DEPARTMENT:
DATE 6-28-23

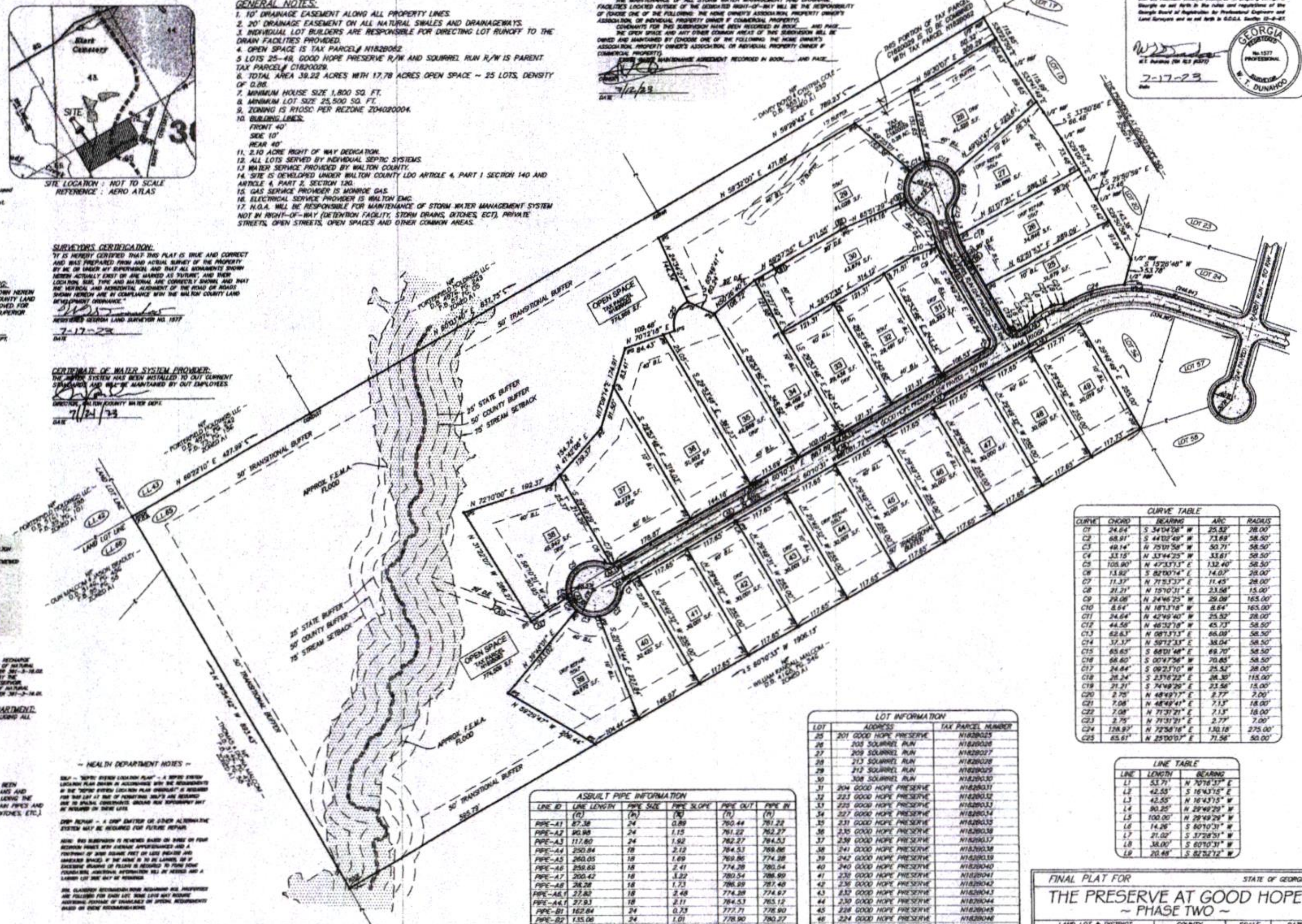
CERTIFICATE OF WALTON COUNTY FIRE DEPARTMENT:
WALTON COUNTY FIRE DEPARTMENT
DATE 7/24/23

ENGINEERS CERTIFICATION:
IT IS HEREBY CERTIFIED THAT THE SUBDIVISION HAS BEEN CONSTRUCTED ACCORDING TO THE CONSTRUCTION PLANS AND SPECIFICATIONS APPROVED BY WALTON COUNTY, INCLUDING THE ENTIRE STORM WATER DRAINAGE SYSTEM (STORM DRAIN PIPES AND STRUCTURES, DETENTION PONDS, DRAINAGE DITCHES, ETC.)
ENGINEER
DATE 7-17-23

~ HEALTH DEPARTMENT NOTES ~

~ LEGEND ~
R/W = RIGHT OF WAY
IPS = IRON PIN SET (1/2" OPEN TOP)
RBF = REBAR FOUND
—P— = PROPERTY LINE
CON F = CONDUIT FOUND
L/P = LIGHT POLE
F/H = FIRE HYDRANT
—W— = WATER LINE
W.V. = WATER VALVE

GRAPHIC SCALE 100 0 100 200



CURVE	CHORD	BEARING	ARC	RADIUS
C1	24.64'	S 34°04'06" W	25.52'	28.00'
C2	68.91'	S 44°02'49" W	73.69'	58.50'
C3	49.14'	N 75°01'58" W	50.71'	58.50'
C4	33.15'	N 33°44'25" W	33.61'	58.50'
C5	105.90'	N 47°33'13" E	132.40'	58.50'
C6	13.92'	S 82°00'14" E	14.07'	28.00'
C7	11.37'	N 71°53'37" E	11.45'	28.00'
C8	21.21'	N 15°10'31" E	23.56'	15.00'
C9	29.06'	N 24°46'25" W	29.09'	165.00'
C10	8.64'	N 18°13'18" W	8.64'	165.00'
C11	24.64'	N 42°49'40" W	25.52'	28.00'
C12	44.58'	N 46°32'18" W	45.73'	58.50'
C13	62.63'	N 08°13'13" E	66.09'	58.50'
C14	37.37'	N 59°12'33" E	38.04'	58.50'
C15	65.65'	S 68°01'48" E	69.70'	58.50'
C16	68.60'	S 00°47'56" W	70.85'	58.50'
C17	24.64'	S 09°23'10" W	25.52'	28.00'
C18	28.24'	S 23°16'22" E	28.30'	115.00'
C19	21.21'	S 74°49'20" W	23.56'	15.00'
C20	2.75'	N 48°49'17" E	2.77'	7.00'
C21	7.08'	N 71°31'21" E	7.13'	18.00'
C22	7.08'	N 71°31'21" E	7.13'	18.00'
C23	2.75'	N 48°49'17" E	2.77'	7.00'
C24	128.97'	N 77°58'16" E	130.18'	275.00'
C25	65.61'	N 25°00'07" E	71.56'	50.00'

LINE	LENGTH	BEARING
L1	53.71'	N 70°16'37" E
L2	42.55'	S 16°43'15" E
L3	42.55'	N 16°43'15" W
L4	90.35'	N 29°49'29" W
L5	100.00'	N 29°49'29" W
L6	14.36'	S 60°10'31" W
L7	21.02'	S 37°28'51" W
L8	38.00'	S 60°10'31" W
L9	20.46'	S 82°52'12" W

ASBUILT PIPE INFORMATION

LINE ID	LINE LENGTH (ft)	PIPE SIZE (in)	PIPE SLOPE (%)	PIPE OUT (ft)	PIPE IN (ft)
PIPE-A1	87.38	24	0.89	760.44	761.22
PIPE-A2	86.86	24	1.15	761.22	762.27
PIPE-A3	117.80	24	1.92	762.27	764.53
PIPE-A4	250.84	18	2.12	764.53	769.86
PIPE-A5	260.05	18	1.69	769.86	774.28
PIPE-A6	250.65	18	2.41	774.28	780.54
PIPE-A7	200.42	18	3.22	780.54	786.99
PIPE-A8	28.28	18	1.73	786.99	787.48
PIPE-A4.6	27.83	18	2.46	774.28	774.97
PIPE-A4.1	37.83	24	0.58	764.53	765.12
PIPE-B1	162.84	24	0.73	777.71	778.90
PIPE-B2	135.06	18	1.01	778.90	780.27
PIPE-B3	169.55	24	0.38	780.27	780.92
PIPE-B4	28.38	18	1.34	780.92	781.30
PIPE-B5	19.50	18	1.33	781.30	781.56

LOT INFORMATION

LOT	ADDRESS	TAX PARCEL NUMBER
25	201 GOOD HOPE PRESERVE	N1828025
26	205 SQUIRREL RUN	N1828026
27	209 SQUIRREL RUN	N1828027
28	213 SQUIRREL RUN	N1828028
29	212 SQUIRREL RUN	N1828029
30	308 SQUIRREL RUN	N1828030
31	204 GOOD HOPE PRESERVE	N1828031
32	223 GOOD HOPE PRESERVE	N1828032
33	225 GOOD HOPE PRESERVE	N1828033
34	227 GOOD HOPE PRESERVE	N1828034
35	231 GOOD HOPE PRESERVE	N1828035
36	235 GOOD HOPE PRESERVE	N1828036
37	239 GOOD HOPE PRESERVE	N1828037
38	241 GOOD HOPE PRESERVE	N1828038
39	242 GOOD HOPE PRESERVE	N1828039
40	240 GOOD HOPE PRESERVE	N1828040
41	238 GOOD HOPE PRESERVE	N1828041
42	236 GOOD HOPE PRESERVE	N1828042
43	232 GOOD HOPE PRESERVE	N1828043
44	230 GOOD HOPE PRESERVE	N1828044
45	228 GOOD HOPE PRESERVE	N1828045
46	224 GOOD HOPE PRESERVE	N1828046
47	222 GOOD HOPE PRESERVE	N1828047
48	218 GOOD HOPE PRESERVE	N1828048
49	214 GOOD HOPE PRESERVE	N1828049

FINAL PLAT FOR — STATE OF GEORGIA
THE PRESERVE AT GOOD HOPE
~ PHASE TWO ~

LAND LOT & DISTRICT	COUNTY	SCALE	DATE
LAND LOT 65, 2nd DISTRICT	WALTON	1"=100'	04/13/2023

W. T. DUNAHOO AND ASSOCIATES, L.L.C.

Recorded 1-17-2023
Plat Book 124
Pages 55-57

CERTIFICATE OF APPROVAL FOR RECORDING:
I hereby certify that the subdivision plat shown herein has been found to comply with the Walton County Land Development Ordinance and is hereby approved for recording in the office of the Clerk of the Superior Court of Walton County, Georgia

Charles 1-17-2023
DIRECTOR WALTON COUNTY PLANNING AND DEVELOPMENT DATE

OWNERS ACKNOWLEDGEMENT OF DEDICATION FOR PUBLIC STREETS

I/we, _____ The owner or the heirs shown on the plat and whose name is subscribed hereto, acknowledge that the plat was made from actual surveyed lines of survey taken on other monuments now also on this land here shown plotted. I/we hereby waive all claims and rights of way shown hereon in fee simple to Walton County and further adopt this plat of subdivision and establish the minimum building setbacks. The maintenance of all storm water management and drainage facilities located outside of the dedicated rights of way will be the responsibility of the individual property owners.

Covenants for this subdivision have been recorded in Deed Book 5235 Pages 291-445.
There are no open space or common areas in this project.
Stormwater Maintenance Agreement recorded in Deed Book 5241 Pages 296-340.

1-17-23
Old Town Home BUILDERS, LLC

FINAL SUBDIVISION PLAT FOR

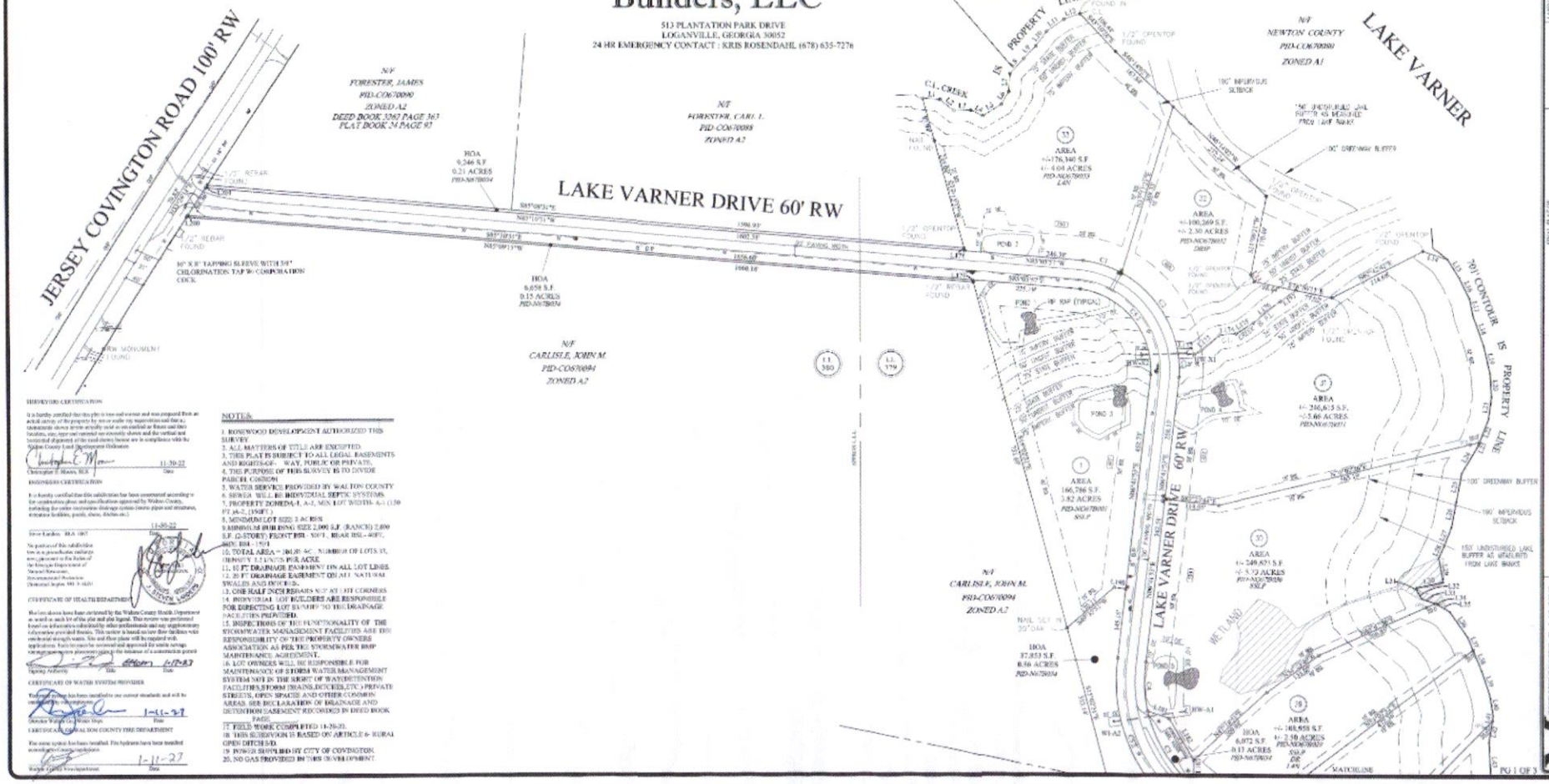
Lake Varner Landing

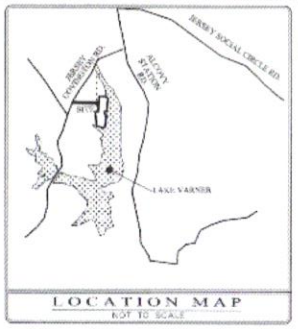
LAND LOTS 368, 379 & 380 9TH DISTRICT
WALTON COUNTY, GEORGIA
ZONING: A-1, A-2 CORNISH CREEK W-P2

OWNER/DEVELOPER:

Old Town Home Builders, LLC

513 PLANTATION PARK DRIVE
LOGANVILLE, GEORGIA 30052
24 HR EMERGENCY CONTACT : KRIS ROSENDAHL (678) 635-7276





LOCATION MAP
NOT TO SCALE

SURVEYOR 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 under my supervision and that all monuments shown hereon actually exist or are installed as found and their location, size, type and material are correctly shown and the vertical and horizontal alignment of the road centerlines hereon are in compliance with the Walton County Land Development Ordinance.

Christopher E. Moore, RLS 11-30-22
Christopher E. Moore, RLS Date

ENGINEER CERTIFICATION

It is hereby certified that this subdivision has been constructed according to the construction plans and specifications approved by Walton County, including the water conservation drainage system (storm pipes and structures, retention facilities, ponds, swales, ditches etc.)

Steve Landers RLA 1807 11-30-22
Steve Landers Date

No portion of this subdivision lies in a jurisdiction subject to approval in the Rules of the Georgia Department of Natural Resources, Environmental Protection Division (ref. 391-3-16-01)

CERTIFICATE OF HEALTH DEPARTMENT

The lots shown have been reviewed by the Walton County Health Department as well as each lot of the plat and plat legend. This review was performed based on information submitted by other professionals and any supplementary information provided therein. This review is based on lot size dimensions with residential strength water. Site and floor plans will be required with applications. Lots to must be reviewed and approved for septic acreage, or septic system placement prior to the issuance of a construction permit

1-17-23
Deputy Authority Title Date

CERTIFICATE OF WATER SYSTEM PROVIDER

The water system has been installed to our current standards and will be [illegible]

1-11-23
Director Walton County Water Dept. Title Date

CERTIFICATE OF WALTON COUNTY FIRE DEPARTMENT

The water system has been installed. Fire hydrants have been installed according to [illegible] specifications

1-11-23
Walton County Fire Department Date

NOTES

1. ROSEWOOD DEVELOPMENT AUTHORIZED THIS SURVEY
2. ALL MATTERS OF TITLE ARE EXCEPTED.
3. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF- WAY, PUBLIC OR PRIVATE.
4. THE PURPOSE OF THIS SURVEY IS TO DIVIDE PARCEL C067009I
5. WATER SERVICE PROVIDED BY WALTON COUNTY
6. SEWER WILL BE INDIVIDUAL SEPTIC SYSTEMS.
7. PROPERTY ZONED(A-1, A-2, MIN LOT WIDTH- A-1 (150 FT, A-2, (150FT.)
8. MINIMUM LOT SIZE 2 ACRES
9.MINIMUM BUILDING SIZE 2,000 S.F. (RANCH) 2,800 S.F. (2-STORY) FRONT BSL - 50FT., REAR BSL - 40FT., SIDE BSL - 15FT.
10. TOTAL AREA = 38.05 AC., NUMBER OF LOTS 37, DENSITY 1.1 UNITS PER ACRE
11. 10 FT DRAINAGE EASEMENT ON ALL LOT LINES.
12. 20 FT DRAINAGE EASEMENT ON ALL NATURAL SWALES AND DITCHES.
13. ONE HALF INCH REBARS SET AT LOT CORNERS
14. INDIVIDUAL LOT BUILDERS ARE RESPONSIBLE FOR DIRECTING LOT RUNOFF TO THE DRAINAGE FACILITIES PROVIDED.
15. INSPECTIONS OF THE FUNCTIONALITY OF THE STORMWATER MANAGEMENT FACILITIES ARE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION AS PER THE STORMWATER BMP MAINTENANCE AGREEMENT.
16. LOT OWNERS WILL BE RESPONSIBLE FOR MAINTENANCE OF STORM WATER MANAGEMENT SYSTEM NOT IN THE RIGHT OF WAY(DETENTION FACILITIES,STORM DRAINS,DITCHES,ETC.) PRIVATE STREETS, OPEN SPACES AND OTHER COMMON AREAS. SEE DECLARATION OF DRAINAGE AND DETENTION EASEMENT RECORDED IN DEED BOOK PAGE
17. FIELD WORK COMPLETED 11-29-22.
18. THIS SUBDIVISION IS BASED ON ARTICLE 6- RURAL OPEN DITCH S/D.
19. POWER SUPPLIED BY CITY OF COVINGTON.
20. NO GAS PROVIDED IN THIS DEVELOPMENT.

GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR No. 2838 CHRISTOPHER E. MOORE

REVISIONS

NO	DATE	REVISION

LAND LOTS 368, 379 & 380
9TH DISTRICT
WALTON COUNTY, GEORGIA
DATE: 11-17-22
JOB# 2022-22

FINAL PLAT OF
LAKE VARNER LANDING SUBDIVISION

GRAPHIC SCALE IN FEET
0 50 100 200 300 400

CHRISTOPHER E. MOORE & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYING
1000 HOG MOUNTAIN ROAD, BUFORD, GA 30518
Phone (770) 945-7410 www.cemoorelandsurveying.com

PG 1 OF 3

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereto has been found to comply with the Walton County Land Development Ordinance and is hereby approved for recording in the office of the Clerk of the Superior Court of Walton County, Georgia.

DIRECTOR WALTON COUNTY PLANNING AND DEVELOPMENT DEPT DATE

REFERENCES:

LIBER BOOK 4912 PAGE 307

STRUCTURE LOWER-UPPER	LENGTH	SIZE	SLOPE	STORM PIPE CHART INV. IN	INV. OUT	RIM IN	RIM OUT	THRUST
HW X1 - HW X2	90.0'	24" RCP	2.1%	706.53	704.69	NA	NA	NA
HW A1 - WS A2	151.3'	30" RCP	1.9%	720.61	717.1	NA	731.15	730.3
HW B1 - WS B2	127.3'	30" RCP	1.9%	731.62	713.91	NA	739.06	731.19
HW Z1- HW Z2	99.9'	48" RCP	1.8%	708.88	711.22	NA	NA	NA
FES C1 - FES C2	180.0'	18"CMP	9.4%	717.42	717.61	NA	NA	NA
HW D1- HW D2	90.0'	24" RCP	1.7%	717.15	717.61	NA	NA	NA

STRUCTURE	100 YR. PONDING ELEVATION
HW X2	713.83
WS A2	731.05
WS B2	713.91
HW Z2	711.22
FES C2	719.51
HW D2	717.67

POND	100 YR. PONDING ELEVATION
POND 1	727.61
POND 2	723.69
POND 3	717.45
POND 4	719.79
POND 5	727.71
POND 6	717.67
POND 7	721.63
POND 8	723.91
POND 9	705.59

The field data upon which this plat is based has an average relative accuracy of 0.04 feet at a 95% confidence level and has not been adjusted. The plat has been calculated for closure and has been found to be accurate within one foot in 17,300 feet. The frame and angular measurements shown on this plat were obtained by utilizing a Geomax Zoom Station, Champion RTK unit connected to EGPS network and a Carlson BRX 7 GPS unit (base and rover) in the preparation of this plat.

FLOOD HAZARD NOTE

This property does lie within a 100 year flood hazard zone as defined by the F.E.M.A. Flood Insurance Rate Map of Walton County, Georgia and Incorporated areas. Map number 13297C0225E, effective on12/08/2016.

This plat was prepared for the exclusive use of the person, persons, or entity named in the certificate hereon. Said certificate does not extend to any unnamed person without an express recertification by the surveyor naming said person.

This survey was made without the benefit of a current title commitment. Easements and encumbrances may exist which benefit and burden this property.

Information regarding the reported presence, size, character and location of existing underground utilities and structures is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and utilities and structures not shown may be encountered. The owner, his employees, his consultants and his contractors shall hereby distinctly understand that the surveyor is not responsible for the correctness or sufficiency of this information.

LEGEND

POWER POLE
POWER POLE W/ GUY WIRE
POWER POLE W/LIGHT
ELECTRIC METER
ELECTRIC BOX or SECURITY CAMERA
UNKNOWN UTILITY STRUCTURE
FIRE HYDRANT
FIRE DEPARTMENT CONNECTION
SPRINKLER VALVE
WATER MANHOLE
WATER METER
WATER VALVE
TELEPHONE BOX
GAS METER
GAS VALVE
STEAM MANHOLE
SANITARY SEWER MANHOLE
CLEAN OUT
JUNCTION BOX/STORM SEWER MANHOLE
HEADWALL
CATCH BASINS
CITY OF ATLANTA CATCH BASIN
DROP INLETS
STORM SEWER LINE
CURB INLET
FLARED END SECTION
SQUARE OUTLET CONTROL STRUCTURE
ROUND OUTLET CONTROL STRUCTURE
APPROXIMATE LOCATION OF MARKER (NOT DISPLAYED BY THIS SURVEYOR)
SUBDIVISION LOT MARKER
LAND LOT CONNECTION
PROPERTY CORNER
FIELD LOCATED PIN (AS NOTED)
CONCRETE MONUMENT FOUND
DISK CORNER MARKER (AS NOTED)
TEMPORARY BENCHMARK
STAKE PIKES
OVERHEAD POWER LINE
OVERHEAD TELEPHONE LINE
OVERHEAD CABLE TELEVISION LINE
OVERHEAD GUY WIRE
UNDERGROUND POWER LINE
UNDERGROUND ELECTRIC LINE
APPROX. LOCATION GAS LINE
APPROX. LOCATION WATER LINE
APPROX. LOCATION STEAM LINE
SANITARY SEWER LINE
SIDEWALK
CENTERLINE OF FLUME
REINFORCED CONCRETE PIPE
CORRUGATED METAL PIPE
DUCTILE IRON PIPE
CAST IRON PIPE
CORRUGATED PLASTIC PIPE
IRON PIN SET
IRON PIN FOUND
RECORD ANGLE HELD
RECORD DISTANCE HELD
DRAINAGE EASEMENT
SANITARY SEWER EASEMENT
ACCESS EASEMENT
BUILDING SETBACK LINE
LAND LOT
LAND LOT LINE
POINT OF BEGINNING
NOW OR FORMERLY
RIGHT-OF-WAY
DEED BOOK
PLAT BOOK
PAGE

HEALTH DEPT. LEGEND

SLP	SITE SPECIFIC LOCATION PLAN
ATU	ATUDC TREATMENT UNIT
DRP	24" DEEPED STALL SYSTEM
DR	24" DEEPED STALL SYSTEM FOR REPAIR
LAN	LAND AT SOIL REPORT #256 SEPTIC APPLICATION
SLP	SPECIFIC LOCATION PLAN

THIS SUBDIVISION IS REVIEWED BASED ON 3 OR 4 BEDROOMS HOMES WITH AVERAGE APURTENANCES AND A FOOTPRINT OF 2,400 S.F. OR LESS. GRADED OR UNGRADED

NOTES:

SLP = STRUCTURE LOCATION PLAN REQUIRED BEFORE THE ISSUANCE OF A BUILDING PERMIT

N/F MASIK, BRENDA G. R. ZONED A2 PID-C067008

N/F BUTTER, CAROLYN F. & EDWARD ZONED A2 PID-C068008

N/F DUNN, BYRON H. JR. ZONED A2 PID-C068001 DEED BOOK 568 PAGE 478 PLAT BOOK 58 PAGE 160

LAKE VARNER

LAKE VARNER CT. 60' RW

701' CONTOUR IS PROPERTY LINE

PAGE 2 OF 3

CHRISTOPHER E. MOORE & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYING
680 FAIRWAY DRIVE - MONROE, GA. 30655
Phone:(770) 962-7418 www.cmoreland.com

GRAPHIC SCALE - IN FEET

FINAL PLAT OF
LAKE VARNER LANDING SUBDIVISION

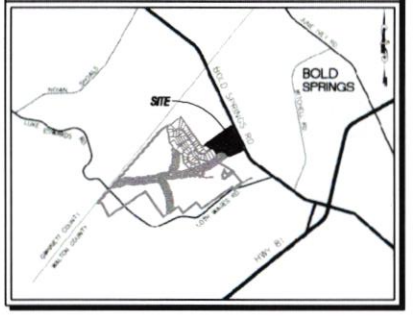
REVISIONS

RECORDING INFORMATION

FINAL SUBDIVISION PLAT
FOR
STILLWATER SPRINGS SUBDIVISION
PHASE 1

TAX MAP 57, PARCELS 33 & 33A
LAND LOTS 291, 318, 319, 322 & 323
5TH DISTRICT
WALTON COUNTY, GEORGIA

VICINITY MAP



CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREIN HAS BEEN FOUND TO COMPLY WITH THE WALTON COUNTY LAND DEVELOPMENT ORDINANCE, AND IT IS HEREBY APPROVED FOR RECORDING IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF WALTON COUNTY, GEORGIA.

DIRECTOR, WALTON COUNTY PLANNING & DEVELOPMENT DEPT. DATE

ENGINEERS CERTIFICATION

IT IS HEREBY CERTIFIED THAT THIS SUBDIVISION HAS BEEN CONSTRUCTED ACCORDING TO THE CONSTRUCTION PLANS AND SPECIFICATIONS APPROVED BY WALTON COUNTY, INCLUDING THE ENTIRE STORM WATER DRAINAGE SYSTEM (STORM DRAIN PIPES AND STRUCTURES, DETENTION FACILITIES, PONDS, DAMS, DITCHES, ETC.).

REGISTERED GEORGIA PROFESIONAL ENGINEER NO. DATE

SURVEYOR'S CERTIFICATION (WALTON)

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION AND THAT ALL MONUMENTS SHOWN HEREIN ACTUALLY EXIST OR ARE MARKED AS "FUTURE", AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN, AND THAT THE VERTICAL AND HORIZONTAL ALIGNMENT OF THE ROAD OR ROADS SHOWN HEREON ARE IN COMPLIANCE WITH THE WALTON COUNTY LAND DEVELOPMENT ORDINANCE.

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

07/07/2022

BENJAMIN L. DRERUP, LS GA# 3162 DATE

OWNERS ACKNOWLEDGEMENT OF DEDICATION

I (OR WE), BASSETT SIGNATURE HOMES, LLC., THE OWNER(S) OF THE LAND SHOWN ON THE PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, ACKNOWLEDGE THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND THAT ALL COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID. I (OR WE) HEREBY CONVEY ALL STREETS AND RIGHTS-OF-WAY SHOWN HEREON IN FEE SIMPLE TO WALTON COUNTY AND FURTHER ADOPT THIS PLAN OF SUBDIVISION AND ESTABLISH THE MINIMUM BUILDING SETBACKS.

THE MAINTENANCE OF ALL STORM WATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED OUTSIDE OF THE DEDICATED RIGHTS-OF-WAY WILL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION.

COVENANTS FOR THIS SUBDIVISION HAVE BEEN RECORDED IN BOOK _____ & PAGE _____.

THE OPEN SPACE AND ANY OTHER COMMON AREAS OF THIS SUBDIVISION WILL BE OWNED AND MAINTAINED BY HOME OWNER'S ASSOCIATION, PROPERTY OWNER'S ASSOCIATION

STORM WATER MAINTENANCE AGREEMENT RECORDED IN BOOK _____ & PAGE _____.

BASSETT SIGNATURE HOMES, LLC. DATE

SITE DATA

TAX PARCEL IDENTIFICATION	G057C00033A00
EXISTING ZONING	R-(ARTICLE 4-1-40)
DISTRICT	OSC(ARTICLE 4-2-120)
MINIMUM LOT SIZE	25,000 SF
MINIMUM FLOOR AREA	1,800 SF
TOTAL SITE AREA	510.39 AC
PERPETUAL OPEN SPACE	382.31 AC
PHASE 1 AREA	24.08 AC
PHASE 2 AREA	94.01 AC
LOTS - PHASE 1 / TOTAL	27 / 81
DENSITY	0.49 UPA THIS PHASE
FRONT SETBACK	40 FT
SIDE SETBACK	10 FT
REAR SETBACK(TRANSITIONAL BUFFER)	40(150) FT
MINIMUM WIDTH AT BSL(CUL-DE-SAC)	100(150) FT
MINIMUM LOT FRONTAGE(CUL-DE-SAC)	100(150) FT

EXEMPTED ZONING

THESE CONDITIONS BELOW DO NOT APPLY TO THIS 81 LOT DEVELOPMENT

Z-05110011 CONDITIONS

1. RELOCATION AND CLOSINGS OF ROADS BE WORKED OUT WITH GWINNETT COUNTY.
2. PROVIDE ACCESS TO THE PARK IN GWINNETT COUNTY.
3. SUBDIVISION BE DEVELOPED IN NO LESS THAN THIRTY PHASES AND WORK ON BUILDING LOTS ON A NEW PHASE WILL NOT BEGIN UNTIL ONE PHASE IS 85 PERCENT UNDER UNDER CONSTRUCTION. THEY WILL BUILD THEIR STREETS AND THEY CAN PUT IN THE INFRASTRUCTURE, BUT THE BUILDING DOES NOT START ON THOSE LOTS UNTIL THEY 85 PERCENT ON THE LAST ONE.
4. RECREATION AREAS ARE TO BE PLACED WITHIN THE DEVELOPMENT.

Z-06080007 CONDITIONS

1. APPLICANT WILL SHIFT LOTH WAGES ROAD AS FAR TO THE EAST AS POSSIBLE TO GIVE MORE STC DISTANCE.
2. 5 GALLON LOYLAND CYPRESS OR SIMILAR SCREENING TYPE TREES WILL BE PLANTED ON 8 FT. CENTERS AND STAGGERED TO PROVIDE THE BEST POSSIBLE RESULTS.

Z-07010004 CONDITIONS

1. RECOMMENDATION OF THE TRC TRAFFIC ENGINEER THAT IS INCLUDED IN THE STAFF REPORT AND ALSO WITH A MINIMUM OF THREE CONNECTIONS TO THE SITE SUBDIVISION.

PLANNING CERTIFICATION

PURSUANT TO THE COMPREHENSIVE LAND DEVELOPMENT ORDINANCE OF WALTON COUNTY, GEORGIA, ALL THE REQUIREMENTS OF OSC CONCEPT PLAN APPROVAL HAVING BEEN FULFILLED, THEE OSC PLAN HAS BEEN APPROVED, THE FINAL PLAT MUST BE RECORDED OR A DEVELOPMENT PERMIT MUST BE ISSUED WITHIN 6 MONTHS OF THE APPROVAL OF THE OSC CONCEPT PLAN OR THE APPROVAL WILL BE NULL AND VOID.

DIRECTOR
WALTON COUNTY PLANNING & DEVELOPMENT DATE

CERTIFICATION OF HEALTH DEPARTMENT

THE LOTS SHOWN HAVE BEEN REVIEWED BY THE WALTON COUNTY HEALTH DEPARTMENT AS NOTED ON EACH LOT OF THE PLAT AND PLAT LEGEND. THIS REVIEW WAS PERFORMED BASED ON INFORMATION SUBMITTED BY OTHER PROFESSIONALS AND ANY SUPPLEMENTARY INFORMATION PROVIDED THEREIN. EACH LOT MUST BE REVIEWED AND APPROVED FOR ON-SITE SEWAGE MANAGEMENT SYSTEM PLACEMENT PRIOR TO THE ISSUANCE OF A CONSTRUCTION PERMIT.

SIGNING AUTHORITY DATE

TITLE

CERTIFICATE OF WALTON COUNTY FIRE DEPARMENT

THE WATER SYSTEM HAS BEEN INSTALLED, FIRE HYDRANTS HAVE BEEN INSTALLED ACCORDING TO COUNTY REGULATIONS.

WALTON COUNTY FIRE DEPARTMENT DATE

CERTIFICATE OF WATER PROVIDER

THE WATER SYSTEM HAS BEEN INSTALLED TO OUR CURRENT STANDARDS AND WILL BE MAINTAINED BY OUR EMPLOYEES.

DIRECTOR, WALTON COUNTY WATER DEPARTMENT DATE

NOTES

1) THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE A PORTION OF THE LAND CONVEYED TO BASSETT SIGNATURE HOMES, LLC. BY STILLWATER SPRINGS DEVELOPMENT, LLC VIA DB 4757 PG 325, DATED 01/01/2021 INTO RESIDENTIAL LOTS.
2) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. NO WARRANTY IS EXPRESSED OR IMPLIED WITH RESPECT TO THE QUALITY OF TITLE. EXCEPTION IS MADE AS TO ANY EASEMENTS OR OTHER RESTRICTIONS TO TITLE NOT SHOWN HEREON.
3) THE BASIS OF BEARING FOR THIS PLAT IS THE GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE (NAD 83). ALL DISTANCES SHOWN HEREON ARE GROUND (NOT GRID) DISTANCES. THE VERTICAL DATUM IS NAVD 88.
4) ALL IRON PINS SET(IPS) ARE 1/2" REBAR UNLESS OTHERWISE NOTED. ALL OTHER MONUMENTATION CALLED FOR HEREON WAS FOUND IN PLACE.
5) THE UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND EVIDENCE VISIBLE AT THE TIME OF FIELDWORK, AND/OR AVAILABLE MAPS OR PLATS, AND ARE SHOWN AS ACCURATELY AS POSSIBLE FOR REFERENCE ONLY. NO WARRANTY IS EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY OF UTILITY LOCATIONS, WHICH SHOULD BE INDEPENDENTLY VERIFIED.
6) A PORTION OF THE PROPERTY DEPICTED HEREON LIES WITHIN A FLOOD HAZARD ZONE PER FEMA FIRM MAP NUMBER 13297C0015C, EFFECTIVE DATE 12/08/2016.
7) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.07 FEET + 50 PPM FOR THE SUBJECT PROPERTY CORNER MONUMENTS AND WAS ADJUSTED USING LEAST SQUARES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS A LEICA TS12 ROBOTIC TOTAL STATION.
8) THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 362,589 FEET.
9) THIS SURVEY DOES NOT REPRESENT A THOROUGH INSPECTION OF THE INTERIOR OF THE PROPERTY SHOWN HEREON. IMPROVEMENTS, WETLANDS, DUMP SITES AND OTHER SIGNIFICANT FEATURES NOT SHOWN HEREON MAY EXIST.
10) A LEICA GPS (GS14) DUAL FREQUENCY RTK SYSTEM WAS USED IN THE COLLECTION OF "TOPOGRAPHIC/ PLANIMETRIC DATA FOR THIS SURVEY. RELATIVE POSITIONAL TOLERANCE FOR TOPOGRAPHIC/PLANIMETRIC FEATURES IS 0.10', RELATIVE POSITIONAL TOLERANCE WAS CALCULATED AT 95% CONFIDENCE LEVEL BASED ON 2-SIGMA STATISTICAL VALUE OF OBSERVATION RESIDUALS.
11) THERE IS A 10' DRAINAGE EASEMENT ALONG ALL PROPERTY LINES.
12) THERE IS A 20' DRAINAGE EASEMENT ON ALL NATURAL SWALES AND DRAINAGEWAYS.
13) INDIVIDUAL LOT BUILDERS ARE RESPONSIBLE FOR DIRECTING LOT RUNOFF TO THE DRAINAGE FACILITIES PROVIDED.
14) INSPECTIONS OF THE FUNCTIONALITY OF THE STORMWATER MANAGEMENT FACILITIES ARE THE RESPONSIBILITY OF THE HOMEOWNER'S/PROPERTY OWNER'S ASSOCIATION PER THE STORMWATER BMP MAINTENANCE AGREEMENT.
15) WATER SERVICE IS PROVIDED BY WALTON COUNTY WATER DEPARTMENT.
16) SEWAGE WILL BE HANDLED BY INDIVIDUAL SEPTIC TANK SYSTEMS DESIGNED TO MEET THE MINIMUM SPECIFICATIONS OF THE STATE DEPARTMENT OF HEIATH.
17) ELECTRICITY IS PROVIDED BY WALTON ELECTRIC MEMBERSHIP CORPORATION.
18) HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF STORM WATER MANAGEMENT SYSTEM NOT IN RIGHT-OF-WAY (DETENTION FACILITY, STORM DRAINS, DITCHES, ETC), PRIVATE STREETS, OPEN SPACES AND OTHER COMMON AREAS.

REVISIONS:	SHEET
05/06/22 - ADDRESS COMMENTS	1
05/10/22 - ADDRESS COMMENTS	
06/17/22 - ADDRESS COMMENTS	
07/07/22 - REVISED SOILS SHEET AND DATA CHARTS	OF 7

DRAWING DATE: 03/14/22 | LAST FIELD WORK: 03/01/22
DRAWN BY: JDS | CHECKED BY: BLD
JOB NUMBER: BHL-120-3 | FILE: STRWSprings-PHASE1.dwg

GEORGIA PROFESSIONAL No. 3162 BENJAMIN L. DRERUP

FINAL SUBDIVISION PLAT
OF
STILLWATER SPRINGS SUBDIVISION - PHASE 1
FOR
BASSETT SIGNATURE HOMES, LLC.

LOCATED IN
LAND LOTS 291, 318, 319, 322, & 323,
5TH DISTRICT
WALTON COUNTY, GEORGIA

GENUINE MAPPING & DESIGN

P.O. BOX 431, JEFFERSON, GA 30549
(706) 367-5754 FAX: (706) 367-7564
BDRERUP@GENUINEMAPPING.COM

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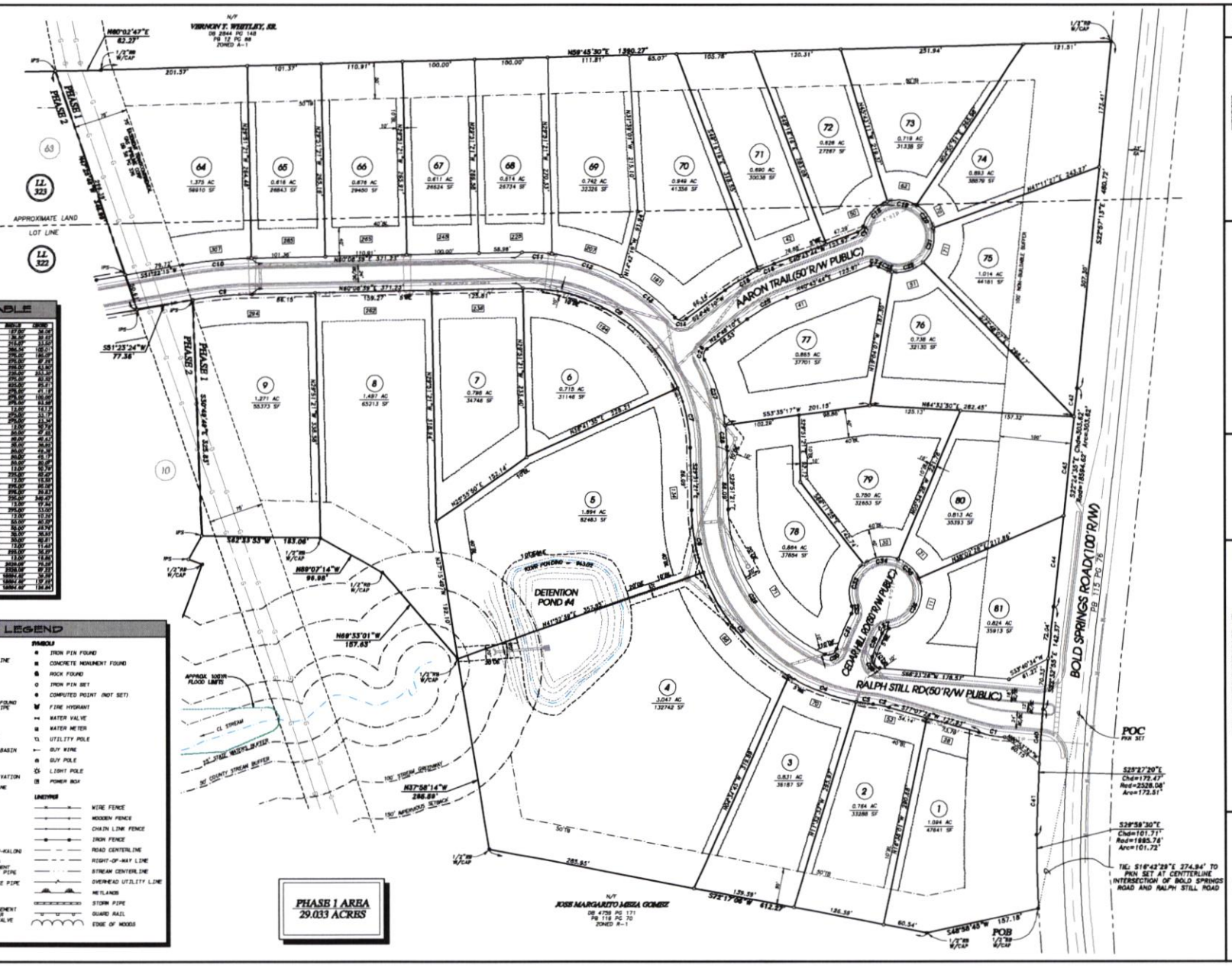

CURVE TABLE

#	ARC	CHORD BEARING	RADIUS	CHORD
C1	36.51'	S09°25'55"E	187.00'	36.45'
C2	33.85'	S09°25'55"E	173.00'	33.80'
C3	33.85'	S09°25'55"E	173.00'	33.80'
C4	108.02'	N09°25'55"W	306.00'	108.00'
C5	108.02'	N09°25'55"W	306.00'	108.00'
C6	87.42'	S39°06'52"E	275.00'	87.08'
C7	84.38'	S40°06'52"E	265.00'	84.00'
C8	346.08'	S40°06'52"E	265.00'	321.00'
C9	83.30'	S09°41'19"E	275.00'	83.00'
C10	65.70'	S09°41'19"E	275.00'	65.57'
C11	41.60'	S09°41'19"E	275.00'	41.57'
C12	196.00'	S09°41'19"E	275.00'	195.00'
C13	83.97'	S09°41'19"E	275.00'	83.68'
C14	19.94'	S09°41'19"E	275.00'	19.93'
C15	33.00'	S09°41'19"E	275.00'	33.00'
C16	33.00'	S09°41'19"E	275.00'	33.00'
C17	11.06'	S09°41'19"E	275.00'	11.06'
C18	49.40'	S18°52'30"E	30.00'	47.85'
C19	47.40'	S18°52'30"E	30.00'	45.47'
C20	40.91'	S09°25'55"E	30.00'	38.00'
C21	31.42'	S09°25'55"E	20.00'	28.28'
C22	45.00'	S09°25'55"E	30.00'	41.10'
C23	80.00'	S09°25'55"E	30.00'	60.00'
C24	11.19'	S09°25'55"E	30.00'	10.79'
C25	62.83'	S09°25'55"E	20.00'	56.57'
C26	16.81'	S09°25'55"E	20.00'	15.79'
C27	85.30'	S09°25'55"E	275.00'	85.00'
C28	86.64'	S09°25'55"E	275.00'	86.25'
C29	353.70'	S09°25'55"E	275.00'	329.00'
C30	30.79'	S09°25'55"E	13.00'	23.82'
C31	33.00'	S09°25'55"E	275.00'	33.00'
C32	10.13'	S09°25'55"E	13.00'	10.13'
C33	66.00'	S19°08'05"E	53.00'	62.00'
C34	68.83'	S19°08'05"E	53.00'	64.54'
C35	45.01'	S09°25'55"E	53.00'	36.00'
C36	84.06'	S01°01'05"W	53.00'	80.21'
C37	11.53'	S01°01'05"W	53.00'	11.49'
C38	35.30'	S09°25'55"E	275.00'	35.27'
C39	31.42'	S09°25'55"E	20.00'	28.28'
C40	75.39'	S09°25'55"E	2030.00'	75.39'
C41	97.22'	S09°25'55"E	2030.00'	97.21'
C42	30.28'	S09°25'55"E	1990.00'	30.28'
C43	137.91'	S09°25'55"E	1990.00'	137.91'
C44	136.64'	S09°25'55"E	1990.00'	136.61'

LEGEND

ABBREVIATIONS

AE - ACCESS EASEMENT
AI - ANGLE IRON
BL - BUILDING SETBACK LINE
BM - BENCHMARK
BWF - BARB WIRE FENCE
CI - CURB INLET
CO - CLEANOUT
C&G - CURB & GUTTER
CL - CENTERLINE
CLF - CHAIN LINK FENCE
CMF - CONCRETE MONUMENT FOUND
CMP - CORRUGATED METAL PIPE
CONC - CONCRETE
CTP - CRIMP TOP PIPE
D - DEPTH
DB - DEED BOOK
DE - DRAINAGE EASEMENT
DIP - DUCTTILE IRON PIPE
DIST - DISTURBED
DWGB - DOUBLE WING CATCH BASIN
E - EAST
EA - EDGE OF ASPHALT
EC - EDGE OF CONCRETE
EG - EDGE OF GRAVEL
FFE - FINISHED FLOOR ELEVATION
FH - FIRE HYDRANT
-G- - UNDERGROUND GAS LINE
GM - GAS METER
GV - GATE VALVE
IPN - IRON PIN SET
JB - JUNCTION BOX
L.L. - LAND LOT LINE
N - NORTH
N/F - NOW OR FORMERLY
OTP - OPEN TOP PIPE
PB - PLAT BOOK
PBX - POWER BOX
PG - PAGE
PKN - SURVEY NAIL (PARKER-KALON)
PL - PROPERTY LINE
POB - POINT OF BEGINNING
POC - POINT OF COMMENCEMENT
PVC - POLYVINYL CHLORIDE PIPE
RB - REBAR
RCP - REINFORCED CONCRETE PIPE
REC - RECORDED
R/W - RIGHT-OF-WAY
S - SOUTH
SR - SOLID STEEL ROD
SSE - SANITARY SEWER EASEMENT
TB - TRANSITIONAL BUFFER
TBW - TAPPING SLEEVE & VALVE
W - WEST
WE - WATER EASEMENT
-W- - WATER LINE

SYMBOLS

IRON PIN FOUND
CONCRETE MONUMENT FOUND
ROCK FOUND
IRON PIN SET
COMPUTED POINT (NOT SET)
FIRE HYDRANT
WATER VALVE
WATER METER
UTILITY POLE
GUY WIRE
GUY POLE
LIGHT POLE
POWER BOX

LINETYPES

WIRE FENCE
WOODEN FENCE
CHAIN LINK FENCE
IRON FENCE
ROAD CENTERLINE
RIGHT-OF-WAY LINE
STREAM CENTERLINE
OVERHEAD UTILITY LINE
WETLANDS
STORM PIPE
GUARD RAIL
EDGE OF WOODS

REVISIONS	
05/06/23	ADDRESS COMMENTS
05/10/23	ADDRESS COMMENTS
06/11/23	ADDRESS COMMENTS
07/07/23	REVISED SOILS SHEET AND DATA CHARTS

DRAWING DATE: 02/13/23 | LAST FIELD WORK: 02/01/23
DRAWN BY: DJD | CHK'D BY: | CREW CHIEF: JAF
JOB NUMBER: PAL-133-2 | FILE: 5Bldv/Sprgs FINAL/PLAT.prn

SHEET 2 OF 7

GRAPHIC SCALE: 1"=60'

GEORGIA PROFESSIONAL LAND SURVEYOR No. 3165 BENJAMIN L. CRITTER

FINAL SUBDIVISION PLAT
OF
STILLWATER SPRINGS SUBDIVISION – PHASE 1
FOR
BASSETT SIGNATURE HOMES, LLC.

LOCATED IN
LAND LOTS 291, 318, 319, 322 & 323.
1ST DISTRICT, 2ND SECTION
WALTON COUNTY, GEORGIA

GENUINE MAPPING & MORE

P.O. BOX 831, JEFFERSON, GA 30549
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Recorded 1/23/2023
Plat Book 124
Pages 63-74

RECORDING INFORMATION

FINAL SUBDIVISION PLAT
FOR
STILLWATER SPRINGS SUBDIVISION
PHASE 2
TAX MAP 57, PARCELS 33 & 33A
LAND LOTS 318, 319, 322 & 323
5TH DISTRICT
WALTON COUNTY, GEORGIA

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE WALTON COUNTY LAND DEVELOPMENT ORDINANCE, AND IT IS HEREBY APPROVED FOR RECORDING IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF WALTON COUNTY, GEORGIA.

1/20/23
Act DIRECTOR WALTON COUNTY PLANNING & DEVELOPMENT DEPT. — DATE

IT IS HEREBY CERTIFIED THAT THE SUBDIVISION HAS BEEN CONSTRUCTED ACCORDING TO THE CONSTRUCTION PLANS AND SPECIFICATIONS APPROVED BY WALTON COUNTY, INCLUDING THE ENTIRE STORM WATER DRAINAGE SYSTEM (STORM DRAIN PIPES AND STRUCTURES, DETENTION FACILITIES, PONDS, DAMS, DITCHES, ETC.)

1/19/23
REGISTERED GEORGIA PROFESSIONAL ENGINEER ~~OR~~ LANDSCAPE ARCHITECT — DATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION AND THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE", AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN, AND THAT THE VERTICAL AND HORIZONTAL ALIGNMENT OF THE ROAD OR ROADS SHOWN HEREON ARE IN COMPLIANCE WITH THE WALTON COUNTY LAND DEVELOPMENT ORDINANCE.

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.

FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT NO PORTION OF THE SUBDIVISION LIES IN A GROUNDWATER RECHARGE AREA, PURSUANT TO THE RULES OF THE GEORGIA DEPARTMENT OF NATURAL RESOURCES, ENVIRONMENTAL PROTECTION DIVISION, CHAPTER 391-3-16.01.

FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THERE ARE NO PERENNIAL STREAMS WITHIN OR IMPACTED BY THE SUBDIVISION THAT ARE UPSTREAM OF A WATER SUPPLY RESERVOIR, PURSUANT TO THE RULES OF THE GEORGIA DEPARTMENT OF NATURAL RESOURCES, ENVIRONMENTAL PROTECTION DIVISION, CHAPTER 391-3-16.01.

01/18/2023
BENJAMIN L. DREHER, LS — 3102 — DATE

I (OR WE), BASSETT SIGNATURE HOMES, LLC., THE OWNER(S) OF THE LAND SHOWN ON THE PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, ACKNOWLEDGE THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND THAT ALL COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID. I (OR WE) HEREBY CONVEY ALL STREETS AND RIGHTS-OF-WAY SHOWN HEREON IN FEE SIMPLE TO WALTON COUNTY AND FURTHER ADOPT THIS PLAN OF SUBDIVISION AND ESTABLISH THE MINIMUM BUILDING SETBACKS.

THE MAINTENANCE OF ALL STORM WATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED OUTSIDE OF THE DEDICATED RIGHTS-OF-WAY WILL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION.

COVENANTS FOR THIS SUBDIVISION HAVE BEEN RECORDED IN BOOK 5192 & PAGE 324-373

THE OPEN SPACE AND ANY OTHER COMMON AREAS OF THIS SUBDIVISION WILL BE OWNED AND MAINTAINED BY HOME OWNER'S ASSOCIATION, PROPERTY OWNER'S ASSOCIATION.

STORM WATER MAINTENANCE AGREEMENT RECORDED IN BOOK 5197 & PAGE 24-26.

1/19/2023
BASSETT SIGNATURE HOMES, LLC — DATE

TAX PARCEL IDENTIFICATION	C0570033A00
EXISTING ZONING	R-(ARTICLE 4-1-A2)
DISTRICT	OSC(ARTICLE 4-2-120)
MINIMUM LOT SIZE	26,500 SF
MINIMUM FLOOR AREA	1,800 SF
TOTAL SITE AREA	210.29 AC
PERPETUAL OPEN SPACE	282.51 AC
PHASE 1 AREA	24.08 AC
PHASE 2 AREA	54.01 AC
LOTS - PHASE 2 / TOTAL	54 / 81
DENSITY	0.62 UPA THIS PHASE
FRONT SETBACK	40 FT
SIDE SETBACK	10 FT
REAR SETBACK/TRANSITIONAL BUFFER	40/50 FT
MINIMUM WIDTH AT BUILDING LINE	100/50 FT
MINIMUM LOT FRONTAGE	100/50 FT

THESE CONDITIONS BELOW DO NOT APPLY TO THIS 81 LOT DEVELOPMENT

Z-05110011 CONDITIONS

1. RELOCATION AND CLOSINGS OF ROADS BE WORKED OUT WITH GWINNETT COUNTY.
2. PROVIDE ACCESS TO THE PARK IN GWINNETT COUNTY.
3. SUBDIVISION BE DEVELOPED IN NO LESS THAN THREE PHASES AND WORK ON BUILDING LOTS ON A NEW PHASE WILL NOT BEGIN UNTIL ONE PHASE IS 85 PERCENT UNDER CONSTRUCTION. THEY CAN BUILD THEIR STREETS AND THEY CAN PUT IN THE INFRASTRUCTURE, BUT THE BUILDING DOES NOT START ON THOSE LOTS UNTIL THEY 85 PERCENT ON THE LAST ONE.
4. RECREATION AREAS ARE TO BE PLACED WITHIN THE DEVELOPMENT.

Z-06080007 CONDITIONS

1. APPLICANT WILL SHIFT LOTH WAGES ROAD AS FAR TO THE EAST AS POSSIBLE TO GIVE MORE SITE DISTANCE.
2. 3 CALIPER LEYLAND CYPRESS OR SIMILAR EVERGREEN TYPE TREES WILL BE PLANTED ON 3 FT. CENTERS AND STAGGERED TO PROVIDE THE BEST POSSIBLE SCREEN.

Z-07010004 CONDITIONS

1. RECOMMENDATION OF THE TEST TURN LANE THAT IS INCLUDED IN THE STAFF REPORT AND ALSO WITH A MINIMUM OF [illegible]

PURSUANT TO THE COMPREHENSIVE LAND DEVELOPMENT ORDINANCE OF WALTON COUNTY, GEORGIA, ALL THE REQUIREMENTS OF OSC CONCEPT PLAN APPROVAL HAVING BEEN FULFILLED, THIS OSC PLAN HAS BEEN APPROVED. THE FINAL PLAT MUST BE RECORDED OR A DEVELOPMENT PERMIT MUST BE ISSUED WITHIN 6 MONTHS OF THE APPROVAL OF THE OSC CONCEPT PLAN OR THE APPROVAL WILL BE NULL AND VOID.

1/20/23
Act DIRECTOR WALTON COUNTY PLANNING & DEVELOPMENT — DATE

THE LOTS SHOWN HAVE BEEN REVIEWED BY THE WALTON COUNTY HEALTH DEPARTMENT AS NOTED ON EACH LOT OF THE PLAT AND PLAT LEGEND. THIS REVIEW WAS PERFORMED BASED ON INFORMATION SUBMITTED BY OTHER PROFESSIONALS AND ANY SUPPLEMENTARY INFORMATION PROVIDED THEREOF. EACH LOT MUST BE REVIEWED AND APPROVED FOR ON-SITE SEWAGE MANAGEMENT SYSTEM PLACEMENT PRIOR TO THE ISSUANCE OF A CONSTRUCTION PERMIT.

1-19-23
SIGNING AUTHORITY — DATE
EHCM
TITLE

THE WATER SYSTEM HAS BEEN INSTALLED. FIRE HYDRANTS HAVE BEEN INSTALLED ACCORDING TO COUNTY REGULATIONS.

1-20-23
WALTON COUNTY FIRE DEPARTMENT — DATE

THE WATER SYSTEM HAS BEEN INSTALLED TO OUR CURRENT STANDARDS AND WILL BE MAINTAINED BY OUR EMPLOYEES.

1/19/23
DIRECTOR, WALTON COUNTY WATER DEPARTMENT — DATE

NOTES

1) THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE A PORTION OF THE LAND CONVEYED TO BASSETT SIGNATURE HOMES, LLC. BY STILLWATER SPRINGS DEVELOPMENT, LLC VIA DB 4797 PG 225, DATED 01/07/2021 INTO RESIDENTIAL LOTS.
2) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. NO WARRANTY IS EXPRESSED OR IMPLIED WITH RESPECT TO THE QUALITY OF TITLE. EXCEPTION IS MADE AS TO ANY EASEMENTS OR OTHER RESTRICTIONS TO TITLE NOT SHOWN HEREON.
3) THE BASIS OF BEARING FOR THIS PLAT IS THE GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE (NAD 83). ALL DISTANCES SHOWN HEREON ARE GROUND (NOT GRID) DISTANCES. THE VERTICAL DATUM IS NAVD 88.
4) ALL IRON PINS SET(IPS) ARE 1/2" REBAR UNLESS OTHERWISE NOTED. ALL OTHER MONUMENTATION CALLED FOR HEREON WAS FOUND IN PLACE.
5) THE UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND EVIDENCE VISIBLE AT THE TIME OF FIELDWORK, AND/OR AVAILABLE MAPS OR PLATS, AND ARE SHOWN AS ACCURATELY AS POSSIBLE FOR REFERENCE ONLY. NO WARRANTY IS EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY OF UTILITY LOCATIONS, WHICH SHOULD BE INDEPENDENTLY VERIFIED.
6) A PORTION OF THE PROPERTY DEPICTED HEREON LIES WITHIN A FLOOD HAZARD ZONE PER FEMA FIRM MAP NUMBER 13129700215E, EFFECTIVE DATE 12/08/2016.
7) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.07 FEET + 50 PPM FOR THE SUBJECT PROPERTY CORNER MONUMENTS AND WAS ADJUSTED USING LEAST SQUARES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREON WAS A LEICA TS12 ROBOTIC TOTAL STATION.
8) THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 471,805 FEET.
9) THIS SURVEY DOES NOT REPRESENT A THOROUGH INSPECTION OF THE INTERIOR OF THE PROPERTY SHOWN HEREON. IMPROVEMENTS, WETLANDS, DUMP SITES AND OTHER SIGNIFICANT FEATURES NOT SHOWN HEREON MAY EXIST.
10) A LEICA GPS (GS14) DUAL FREQUENCY RTK SYSTEM WAS USED IN THE COLLECTION OF TOPOGRAPHIC/ PLANIMETRIC DATA FOR THIS SURVEY. RELATIVE POSITIONAL TOLERANCE FOR TOPOGRAPHIC/PLANIMETRIC FEATURES IS 0.10'. RELATIVE POSITIONAL TOLERANCE WAS CALCULATED AT 95% CONFIDENCE LEVEL BASED ON 2-SIGMA STATISTICAL VALUE OF OBSERVATION RESIDUALS.
11) THERE IS A 10' DRAINAGE EASEMENT ALONG ALL PROPERTY LINES.
12) THERE IS A 20' DRAINAGE EASEMENT ON ALL NATURAL SWALES AND DRAINAGEWAYS.
13) INDIVIDUAL LOT BUILDERS ARE RESPONSIBLE FOR DIRECTING LOT RUNOFF TO THE DRAINAGE FACILITIES PROVIDED.
14) INSPECTIONS OF THE FUNCTIONALITY OF THE STORMWATER MANAGEMENT FACILITIES ARE THE RESPONSIBILITY OF THE HOMEOWNER'S/PROPERTY OWNER'S ASSOCIATION PER THE STORMWATER BMP MAINTENANCE AGREEMENT.
15) WATER SERVICE IS PROVIDED BY WALTON COUNTY WATER DEPARTMENT.
16) SEWAGE WILL BE HANDLED BY INDIVIDUAL SEPTIC TANK SYSTEMS DESIGNED TO MEET THE MINIMUM SPECIFICATIONS OF THE STATE DEPARTMENT OF HEALTH.
17) ELECTRICITY IS PROVIDED BY WALTON ELECTRIC MEMBERSHIP CORPORATION.
18) GAS SERVICE IS PROVIDED CITY OF BUFORD.
19) HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF STORM WATER MANAGEMENT SYSTEM NOT IN RIGHT-OF-WAY (DETENTION FACILITY, STORM DRAINS, DITCHES, ETC), PRIVATE STREETS, OPEN SPACES AND OTHER COMMON AREAS.
20) THIS SUBDIVISION IS PERMITTED BASED ON THREE OR FOUR BEDROOM HOMES WITH AVERAGE APPURTENANCES AND A FOOTPRINT OF 3400 SQUARE FEET OR LESS.
21) SOIL CLASSIFIER RECOMMENDATIONS REGARDING SOIL PROPERTIES ARE FOLLOWED FOR EACH LOT. SOME LOTS MAY REQUIRE ADDITIONAL FOOTAGE OF DRAIN-LINES OR SPECIAL REQUIREMENTS BASED ON THOSE RECOMMENDATIONS.

REVISIONS:
01/05/22 - ADDRESS COMMENTS
06/01/22 - ADDRESS COMMENTS
10/11/22 - ADDRESS COMMENTS
12/30/22 - ADDRESS PLANNING AND ENV. HEALTH COMMENTS
01/18/2023 - ADDRESS ENVIRONMENTAL HEALTH COMMENTS

DRAWING DATE: 06/06/21 | LAST FIELD WORK: 10/13/22
MANAGER: TDD | CAD BY: | CREW CHIEF: JOE
JOB NUMBER: WAL-332-2 | FILE: StillwaterSprings FINALPLAT PH2.pro

SHEET 1 OF 12

FINAL SUBDIVISION PLAT
OF
STILLWATER SPRINGS SUBDIVISION – PHASE 2
FOR
BASSETT SIGNATURE HOMES, LLC.

LOCATED IN
LAND LOTS 318, 319, 322, & 323.
5TH DISTRICT
WALTON COUNTY, GEORGIA

GENUINE MAPPING & DESIGN
P.O. BOX 631, JEFFERSON, GA 30549
PHONE: (678) 717-4631
SURVEY@GENUINEMAPPING.COM

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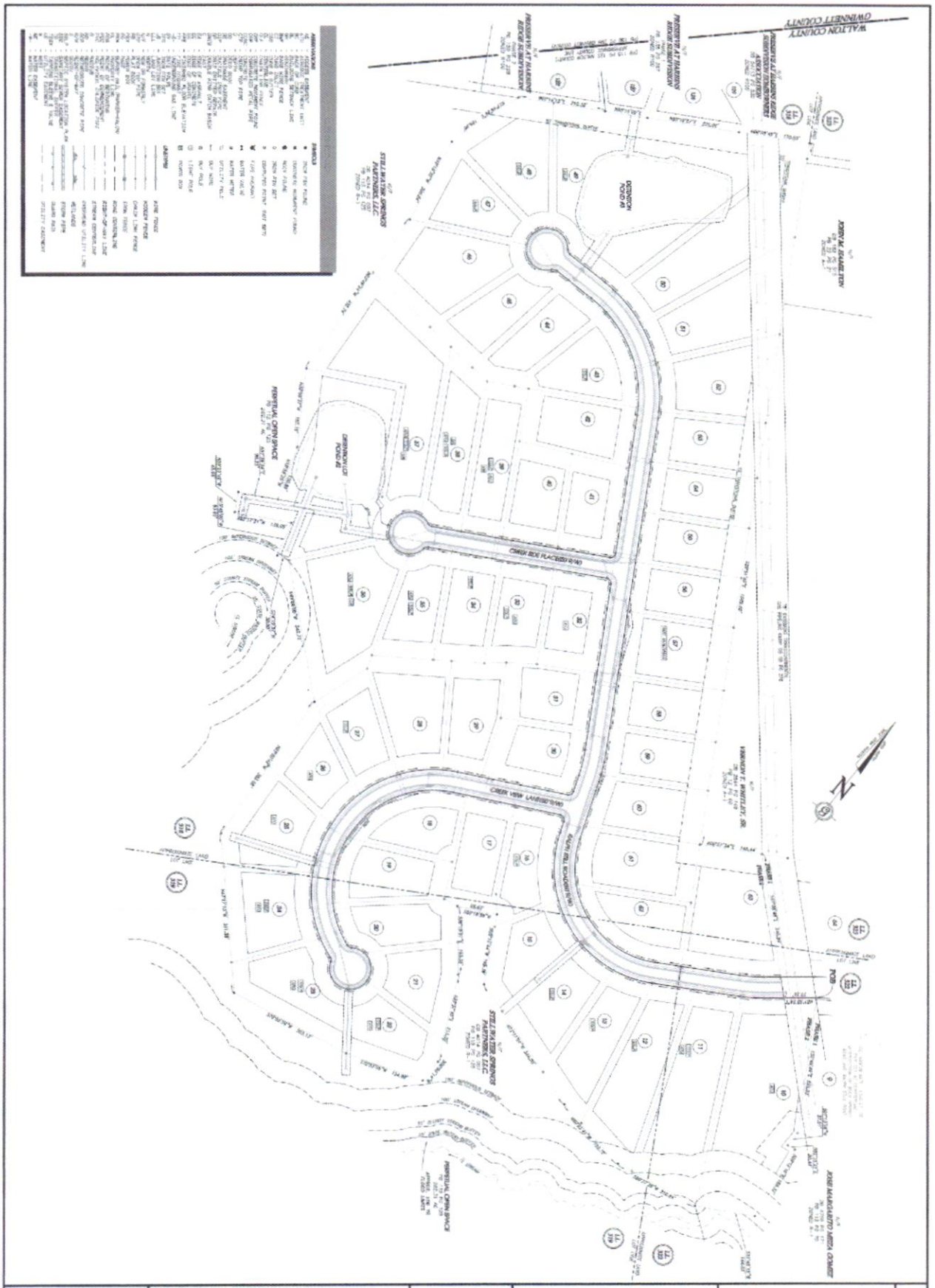

GENUINE SURVEYING & DESIGN, LLC	P.O. BOX 651, JEFFERSON, GA 30549 PHONE: (678) 717-4631 JEFF@GENUINESURVEYING.COM

PHASE 2 OVERALL

OF

STILLWATER SPRINGS SUBDIVISION – PHASE 2

FOR

BASSETT SIGNATURE HOMES, LLC.

LOCATED IN

LAND LOTS 318, 319, 322, & 323
5TH DISTRICT
WALTON COUNTY, GEORGIA

GRAPHIC SCALE 1"=100'

REVISIONS:	SHEET
07/06/22 – ADDRESS COMMENTS	2
08/01/22 – ADDRESS COMMENTS	
10/14/22 – ADDRESS COMMENTS	OF
12/02/22 – ADDRESS PLANNING AND ENV. HEALTH COMMENTS	
01/30/2023 – ADDRESS ENVIRONMENTAL HEALTH COMMENTS	12
DRAWING DATE: 05/05/22 LAST FIELD WORK: 12/12/22	
DRAWN BY: TBD CKD. BY: CREW CHIEF: JEF	
JOB NUMBER: BAL 332-2 FILE: STILLWATER SPRINGS PH2.dwg	

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BK:524 PG:115-119
Filed and Recorded
Feb-22-2023 12:47 PM
BOOK 2023 - 00000
KAREN P. DAVID
CLERK OF SUPERIOR COURT
WALTON COUNTY, GA
Participant ID: 6023504847

RESERVED FOR CLERK OF COURT

Certificate of Approval for Recording

I hereby certify that the subdivision plat shown herein has been found to comply with the Walton County Land Development Ordinance, and it is hereby approved for recording in the office of the Clerk of the Superior Court of Walton County, Georgia.

Director Walton County Planning & Development Date

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS PLAT MAP OR PLAN FOR FILING

Walton County Planning & Development Date

HEALTH CERTIFICATION

The lots shown have been reviewed by the Walton County Health Department as noted on each lot on the plat and plat legend. This review was performed based on information submitted by other professionals and any supplementary information provided herein. Each lot must be reviewed and approved for the on-site Sewage Management System placement prior to the issuance of a Construction Permit.

Signing Authority Date

Title

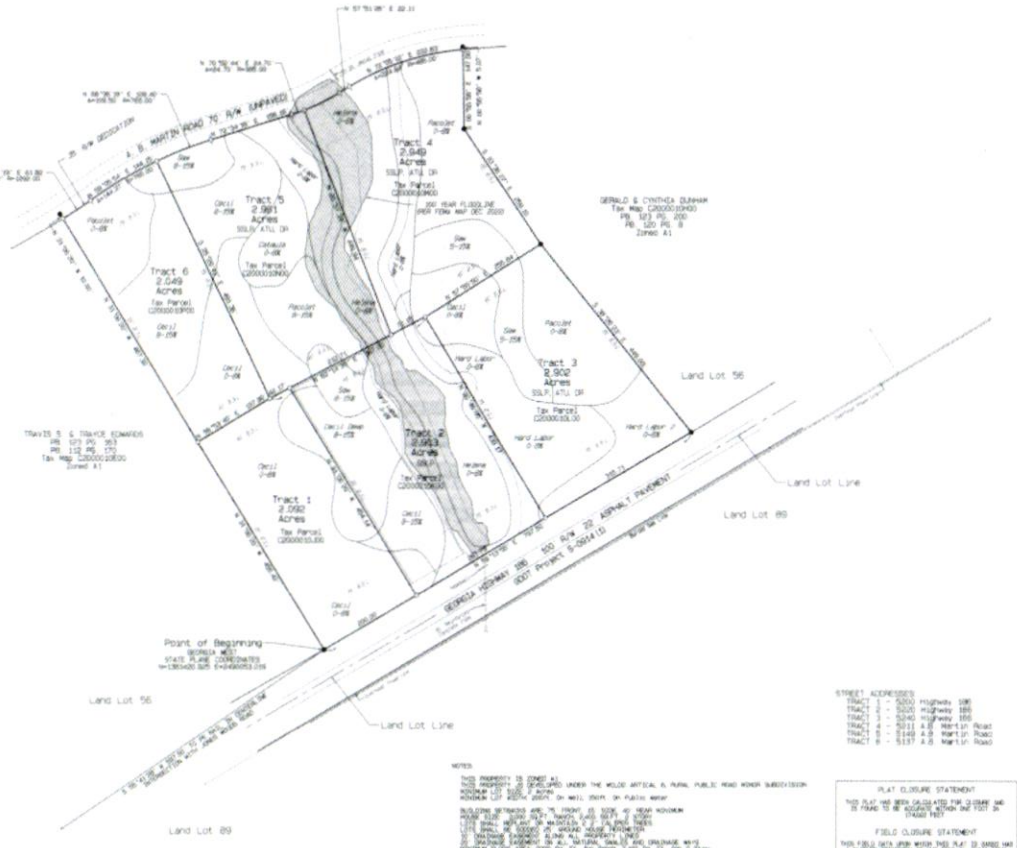
THERE ARE NO PERENNIAL STREAMS WITHIN OR IMPACTED BY THE SUBDIVISION THAT ARE EXTENSIONS OF A WATER SUPPLY WATERSHED, PURSUANT TO THE RULES OF GEORGIA DEPARTMENT OF NATURAL RESOURCES, ENVIRONMENTAL PROTECTION DIVISION, CHAPTER 391-3-16.01.

NO PORTION OF SUBDIVISION LIES ON A GROUND WATER RECHARGE AREA PURSUANT TO RULES OF THE GEORGIA DEPARTMENT OF NATURAL RESOURCES, ENVIRONMENTAL PROTECTION DIVISION, CHAPTER 391-3-5.02

LOTS 1, 2, 3 & 4 WILL REQUIRE A SEPTIC SYSTEM LOCATION PLAN
LOTS 1, 2, 3 & 4 WILL REQUIRE A ADVANCED WASTEWATER TREATMENT UNIT.
BOD 30 mg/l (MONTHLY TREATMENT UNIT)
LOTS 1, 2 & 3 MAY REQUIRE A DRIP DISPERSAL SYSTEM FOR REPAIR

THERE ARE NO WELLS ON OR WITHIN 100 FEET OF THE PROPERTY BOUNDARIES

This subdivision is designed based on three or four bedroom homes with garage appurtenances and a footprint of 2,400 square feet or less. Density is provided above. If the home is to be larger or if horizontal grading of lot/lots is required to have home foundation, additional information will be needed and a larger lot size may be required.



RECD JAN 27 2023

PROPERTY OWNERS:
MATTHEW W. SULLINS & GEORGE T. GARRETT
5914 NACOOCHEE TRAIL
FLOWERY BRANCH, GA 30542

Owner's Acknowledgement of Subdivision or Dedication that with the proposed new mode of ingress/egress

We, Matthew Sullins and George T. Garrett, the owners of the land shown on the plat and whose name is subscribed hereto, acknowledge that this plat was made from an actual survey and that all utility lines or other easements now exist on this land have been platted. We hereby adopt this type of subdivision and establish the minimum building setbacks, the maintenance of water, sewer, management and drainage facilities located outside of the rights of way will be the responsibility of the individual property owner(s).

Owner Date

Witnessing Officer

George T. Garrett

Witnessing Officer Date

STREET ADDRESSES:
TRACT 1 - 5200 Highway 186
TRACT 2 - 5220 Highway 186
TRACT 3 - 5240 Highway 186
TRACT 4 - 5211 A.B. Martin Road
TRACT 5 - 5149 A.B. Martin Road
TRACT 6 - 5137 A.B. Martin Road

PLAT CLOSURE STATEMENT

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 17,000 FEET

FIELD CLOSURE STATEMENT

THIS FIELD DATA WAS WORK THIS PLAT IS BASED HAD A CLOSURE PRECISION OF ONE FOOT IN 49,000 FEET AND WAS ADJUSTED BY 2" PER ANGLE POINT AND NOT ADJUSTED. ALL LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING A LEICA TOTAL STATION MODEL TCRP 1203

TOPO REFERENCE

LIDAR 1 FT. CONTOUR INTERVAL, NAVD 88

Surveyor's 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 under my supervision and that all monuments shown herein actually exist or are placed in the ground as shown hereon, and that all dimensions are correct as shown and that the angular and horizontal alignments of the road or roads shown hereon are in compliance with the Walton County Land Development Ordinance.

Registered Georgia Land Surveyor No.3048 Date

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 certifications, 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 adopted by and in effect at the rules and regulations of Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 43-15-67.

GEORGIA REGISTERED LAND SURVEYOR NUMBER 3048 DATE

NOTES

THIS PROPERTY IS ZONED A1
THIS PROPERTY WAS DEVELOPED UNDER THE WALDO ARTICAL 6 RURAL PUBLIC ROAD MINOR SUBDIVISION
MINIMUM LOT SIZE: 2 ACRES
MINIMUM LOT WIDTH: 200FT. ON WALL 150FT. ON PUBLIC ROAD.

BUILDING SETBACKS ARE: 75 FRONT, 50 SIDE, 40 REAR MINIMUM
PROPERTY LINE SETBACKS: FRONT, SIDE, REAR 50FT.
MINIMUM HEATED SQ. FOOTAGE: 1,400 SQ. FT. SINGLE FAMILY
LOT SMALL BE 500000 SF GROUND HOUSE TEMPERATURE
30' DRAINAGE EASEMENT ON ALL PROPERTY LINES
30' DRAINAGE EASEMENT ON ALL NATURAL SMALLS AND DRAINAGE WAYS
MINIMUM FLOOR AREA 2000 SQ. FT. for Ranch, 2,400 SQ. FT. for 2 Story.

THIS PLAT REPRESENTS A SUBDIVISION OF TAX MAP (200000)
TOTAL NUMBER OF LOTS 4
TOTAL AREA OF PROPERTY 10.656 Acres

THERE WILL BE NO PUBLIC OR COVENANTS
ALL EASEMENTS UTILITIES ARE AS SHOWN HEREON
POWER PROVIDED BY GEORGIA POWER COMPANY
GAS SERVICE IS PROVIDED BY CITY OF MONROE
EACH LOT WILL REQUIRE THE OWN INDIVIDUAL WELL
EACH LOT WILL REQUIRE THE OWN SEPTIC TANK DRAINAGE SYSTEM AND DRAINFIELD

PER FEMA COMMUNITY PANEL NUMBER 13297C0125F DATED 12/5/2006
A PORTION OF THIS PROPERTY IS LOCATED IN A 100 YEAR FLOOD HAZARD AREA
ZONE A NO ELEVATION PROVIDED

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND RIGHT OF WAYS OF RECORD, SHOWN OR NOT SHOWN.
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMPLETE TITLE SEARCH

REFERENCES:
DEED BOOK 5248 PAGE 209
PLAT BOOK 123 PAGE 200
PLAT BOOK 120 PAGE 8
PLAT BOOK 123 PAGE 263

FIELD WORK COMPLETED NOVEMBER 2022

PLAT ABBREVIATIONS
P.B. - Plat Book
D.B. - Deed Book
Page
R/W - Right of Way

FLOOD HAZARD AREA

GRAPHIC SCALE 1"=100
0 100 200 300

IPF-Iron Pin Found
IPN-Iron Pin Set
Computed Point Only
Concrete Monument

RAY N. WOOD
GEORGIA REGISTERED
LAND SURVEYOR NO. 3048
THIS PLAT IS NOT VALID UNLESS PLAT BEARS ORIGINAL SURVEYOR'S SIGNATURE AFFIXED IN BLUE INK OR RED INK

RURAL PUBLIC ROAD MINOR SUBDIVISION PLAT

A. B. MARTIN ESTATES

LAND LOT 56 / DISTRICT 2nd	COUNTY WALTON	STATE GEORGIA	DATE 01-12-2023
DRAWN BY KRW			DEPARTMENT LEICA
PLAT SCALE 1" = 100'			PLAT CLOSURE 1:170,000
TMC NAME JOB: (Parcel)			FIELD CLOSURE 1:49,000
FIELD BOOK 3-246			ANGLE CLOSURE 2" per angle

BASELINE SURVEYING & ENGINEERING, INC.
P.O. BOX 2552
WATKINSVILLE, GEORGIA 30677
www.baselinesae.com
(706) 760-6620
COA #1108

GEORGIA REGISTERED LAND SURVEYOR RAY N. WOOD

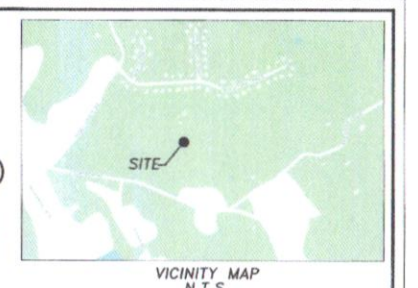
21-20935

THIS BLOCK RESERVED FOR
THE CLERK OF THE SUPERIOR COURT

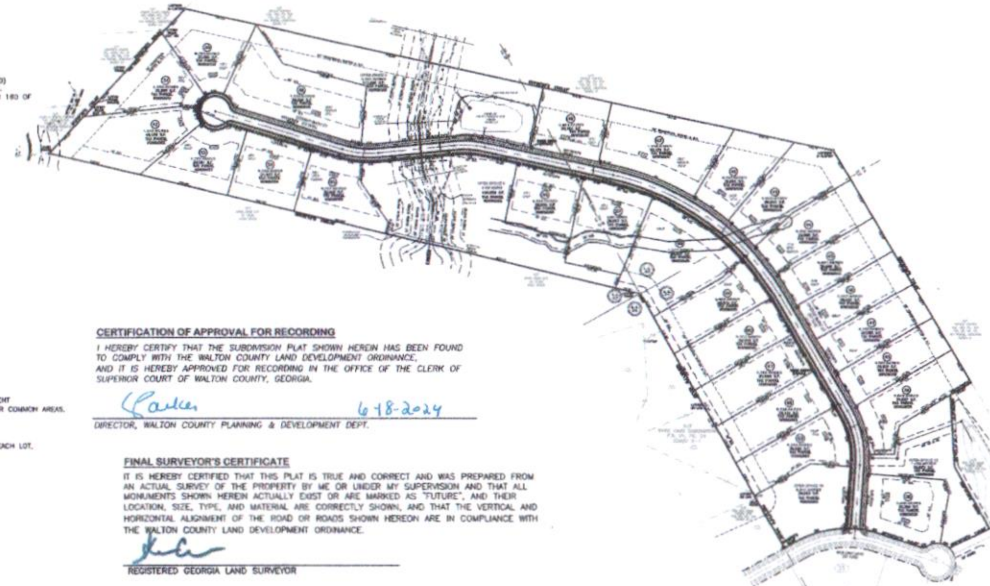
LEGEND

FINAL PLAT FOR:
RED OAK RIDGE PHASE 2

LOCATED IN LAND LOTS 31, 32 & 37 OF THE 4TH DISTRICT, WALTON COUNTY, GEORGIA
PARENT TAX PARCEL C0600028
OVERALL VIEW (N.T.S.)



VICINITY MAP
N.T.S.



GENERAL NOTES:

1. DEVELOPMENT TO BE SINGLE FAMILY RESIDENCE WITH A MINIMUM LOT SIZE = 25,500 S.F.
2. MINIMUM FLOOR AREA = 1800 S.F.
3. WATER TO BE PROVIDED BY WALTON COUNTY WATER DEPT.
4. SEWAGE DISPOSAL BY INDIVIDUAL SEPTIC TANK SYSTEMS DESIGNED TO MEET THE MIN. SPECS. OF THE STATE DEPT. OF HEALTH. SANITARY SEWER IS NOT AVAILABLE.
5. ELECTRICITY PROVIDED BY WALTON E.M.C.
6. MAXIMUM BUILDING HEIGHT = 35 FT.
7. MINIMUM FRONTAGE SHALL BE NOT LESS THAN ONE HUNDRED (100) FEET, EXCEPT LOTS LOCATED ENTIRELY ON A TURNAROUND AREA AT THE END OF A CUL-DE-SAC SHALL HAVE A MINIMUM OF FORTY (40) FEET OF STREET FRONTAGE. THE WIDTH OF THE LOT SHALL BE AT LEAST ONE HUNDRED (100) FEET. EXCEPT CUL-DE-SAC LOTS SHALL HAVE A LOT WIDTH OF FIFTY (50) FEET AT THE REQUIRED BUILDING SETBACK.
8. PROPERTY IS ZONED R-1/OSC WP-1 OVERLAY PER ARTICLE 4, PART 3, SECTION 120 AND ARTICLE 4 PART 1 SECTION 180 OF THE COMPREHENSIVE LAND DEVELOPMENT ORDINANCE AND SUBDIVISION REGULATIONS FOR WALTON COUNTY, GEORGIA. PROPERTY WAS REZONED PER CASE # Z04100012, WITH THE FOLLOWING CONDITIONS:
   1) DEVELOPMENT SHALL HAVE A COMMERCIAL QUALITY PLAYGROUND
   2) IF THE DEVELOPMENT HAS AN ENTRANCE OFF ETCHISON SPUR, THAT IT COME OUT OF THE SECOND CUL-DE-SAC
   3) BRICK OR ROCK ACCENTS ON HOUSES
9. ALL INDIVIDUAL LOTS ARE SUBJECT TO THE APPROVAL FROM THE ENVIRONMENTAL HEALTH DEPARTMENT FOR SEPTIC SYSTEMS.
10. 1/2" REBAR PINS SET AT ALL PROPERTY CORNERS, UNLESS OTHERWISE NOTED HEREON.
11. EXCEPT AS SHOWN HEREON, THERE ARE NO KNOWN WELLS WITHIN 100' OF THE PROPERTY LINES.
12. SETBACKS: 40' FRONT, 10' SIDE, 40' REAR, 50' TRANSITIONAL BUFFER ALONG REAR OF EXTERIOR LOTS.
13. BOUNDARY SURVEY PREPARED BY NORTHEAST LAND SURVEYING, LLC. DATED 11/15/21.
14. STREET LIGHTS ARE PROPOSED FOR THIS PROJECT.
15. A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A DESIGNATED FLOOD HAZARD AREA PER WALTON COUNTY F.I.R.M. PANEL NO. 13297C 0105 E DATED 12/08/16.
16. HANDICAP RAMPS REQUIRED AT ALL SIDEWALK CROSSINGS.
17. SIDEWALKS ARE TO BE INSTALLED ALONG BOTH SIDES OF INTERIOR STREETS.
18. THE RECEIVING WATERS FOR THIS SITE IS ALCOVY RIVER, MAPLE CREEK AND BAY CREEK.
19. ALL STREAM BUFFERS AND GREENWAYS ARE DELINEATED FROM THE TOP OF BANKS.
20. NO WETLANDS HAVE BEEN DELINEATED ON THIS PROPERTY.
21. 10' DRAINAGE EASEMENT ALONG ALL PROPERTY LINES.
22. INDIVIDUAL LOT BUILDERS ARE RESPONSIBLE FOR DIRECTING LOT RUNOFF TO THE DRAINAGE FACILITIES PROVIDED.
23. INSPECTIONS OF THE FUNCTIONALITY OF THE STORMWATER MANAGEMENT FACILITIES ARE THE RESPONSIBILITY OF THE HOMEOWNERS/PROPERTY OWNER'S ASSOCIATION PER THE STORMWATER BMP MAINTENANCE AGREEMENT.
24. TOTAL ACREAGE = 30.873 ACRES (PHASE 2)
25. TOTAL NUMBER OF LOTS = 26
26. DENSITY= 1.19 ACRE/LOTS
27. OPEN SPACE REQUIRED= 27.988 ACRES FOR PHASES 1, 2 & 3.
28. OPEN SPACE PROVIDED= 28.201 ACRES FOR PHASES 1, 2 & 3.
29. MINIMUM LOT AREA 25,500 S.F..
30. 20' DRAINAGE EASEMENT ALONG ALL NATURAL DRAINS AND SWALES.
31. IT WILL BE THE RESPONSIBILITY OF THE MANDATORY HOMEOWNER'S ASSOCIATION TO MAINTAIN STORM WATER MANAGEMENT SYSTEMS NOT IN THE RIGHT-OF-WAY (DETENTION FACILITIES, STORM DRAINS, DITCHES, ETC.), OPEN SPACES AND OTHER COMMON AREAS.
32. THE SUBJECT PROPERTY IS LOCATED IN ALCOVY RIVER WP-1.
33. MAIL KIOSK IS LOCATED IN PHASE 1.
34. TOTAL AREA FOR RIGHT OF WAY DEDICATION= 1.281 ACRES.
35. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL BUILDERS TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE HOUSE ON EACH LOT. IN COMPLIANCE WITH IRC R401.3 DRAINAGE. ALL CREATED SWALES SHALL DIRECT WATER TO EXISTING DRAINAGE SWALES/DITCHES, OR THE ROADSIDE DITCH PROVIDED.
36. GAS PROVIDED BY CITY OF LAWRENCEVILLE.

ENVIRONMENTAL HEALTH DEPARTMENT LEGEND:

SSLP "SEPTIC SYSTEM LOCATION PLAN" - A SEPTIC SYSTEM LOCATION PLAN DRAWN IN ACCORDANCE WITH THE REQUIREMENTS GIVEN IN THE "SEPTIC SYSTEM LOCATION PLAN CHECKLIST" IS NEEDED FOR THIS LOT. SSLP'S ARE REQUIRED DUE TO SPATIAL CONSTRAINTS.

ATU "AEROBIC TREATMENT UNIT"-AN AEROBIC TREATMENT UNIT OR OTHER MECHANISM TO PROVIDE FOR CLASS I EFFLUENT SYSTEM MAY BE REQUIRED IF DEPTH TO IMPERVIOUS LAYER IS LESS THAN 24 INCHES.

DR "DRIP EMITTER SYSTEM"-A DRIP EMITTER SYSTEM MAY BE REQUIRED ON THIS LOT ALONG WITH ALL PERTINENT INFORMATION SPECIFIC TO DRIP SYSTEMS

L4N "LEVEL IV SOIL REPORT NEEDED" - A LEVEL IV SOIL REPORT WILL BE NEEDED PRIOR TO ISSUANCE OF A SEPTIC PERMIT ON THIS LOT.

1. THE HEALTH DEPARTMENT REVIEW WAS BASED ON TYPICAL 3 OR 4 BEDROOM HOMES WITH AVERAGE APPURTENANCES AND A FOOTPRINT OF 2400 SQUARE FEET OR LESS (HEATED AND UNHEATED SPACE). IF THE HOME IS TO BE LARGER, OR IF EXCESSIVE GRADING OR FILLING IS REQUIRED TO FORM THE HOME FOUNDATION, ADDITIONAL INFORMATION WILL BE NEEDED AND A LARGER LOT SIZE MAY BE REQUIRED.

2. THERE ARE NO PERENNIAL STREAMS WITHIN OR IMPACTED BY THE SUBDIVISION THAT ARE UPSTREAM OF A WATER SUPPLY RESERVOIR, PURSUANT TO THE RULES OF THE GEORGIA DEPARTMENT OF NATURAL RESOURCES, ENVIRONMENTAL PROTECTION DIVISION, CHAPTER 391-3-16.02 (OR REQUIRED 150 FOOT BUFFER IS SHOWN IF WITHIN 7 MILE RADIUS OR 75 FOOT BUFFER OF GREATER THAN 7 MILE RADIUS)

3. NO PORTION OF THE SUBDIVISION LIES IN A GROUNDWATER RECHARGE AREA, PURSUANT TO THE RULES OF THE GEORGIA DEPARTMENT OF NATURAL RESOURCES, ENVIRONMENTAL PROTECTION DIVISION CHAPTER 391-3-16.01.

CERTIFICATION OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREIN HAS BEEN FOUND TO COMPLY WITH THE WALTON COUNTY LAND DEVELOPMENT ORDINANCE, AND IT IS HEREBY APPROVED FOR RECORDING IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF WALTON COUNTY, GEORGIA.

[signature] 6-18-2024
DIRECTOR, WALTON COUNTY PLANNING & DEVELOPMENT DEPT.

FINAL SURVEYOR'S CERTIFICATE

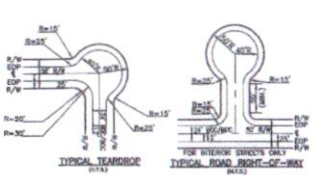
IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION AND THAT ALL MONUMENTS SHOWN HEREIN ACTUALLY EXIST OR ARE MARKED AS "FUTURE", AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN, AND THAT THE VERTICAL AND HORIZONTAL ALIGNMENT OF THE ROAD OR ROADS SHOWN HEREON ARE IN COMPLIANCE WITH THE WALTON COUNTY LAND DEVELOPMENT ORDINANCE.

[signature]
REGISTERED GEORGIA LAND SURVEYOR

REG. NO: 3123 DATE OF EXPIRATION: 12/31/24

SLP - STRUCTURE LOCATION PLAN

A STRUCTURE LOCATION PLAN (SLP) IS REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.



MAIN STREETS

ENGINEER'S CERTIFICATION

IT IS HEREBY CERTIFIED THAT THIS SUBDIVISION HAS BEEN CONSTRUCTED ACCORDING TO THE CONSTRUCTION PLANS AND SPECIFICATIONS APPROVED BY WALTON COUNTY, INCLUDING THE ENTIRE STORM WATER DRAINAGE SYSTEM (STORM DRAIN PIPES AND STRUCTURES, DETENTION FACILITIES, PONDS, DAMS, DITCHES, ETC.).

[signature]
REGISTERED GEORGIA PROFESSIONAL ENGINEER

REG. NO: 28445 DATE OF EXPIRATION: 12/31/24

OWNER/DEVELOPER:
RELIANT HOMES GA, LLC
P.O. BOX 2655
LOGANVILLE, GA 30052
PHONE: (770) 715-2800
CONTACT: NED BUTLER

ENGINEER:
SULLINS ENGINEERING, LLC
1380 IVYWOOD DRIVE
ATHENS, GEORGIA 30606
PHONE: (678) 687-6219
CONTACT: MATT SULLINS

SURVEYOR:
NORTHEAST LAND SURVEYING, LLC.
PO BOX 384
BRASELTON, GA 30517
PHONE: (678) 776-7494
CONTACT: KEVIN CANN

CLOSURE STATEMENT

A TRIMBLE S6 ROBOTIC TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 30,302 FEET AND AN ANGULAR ERROR OF 01" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,000,000+ FEET.

CERTIFICATION OF HEALTH DEPARTMENT

THE LOTS SHOWN HEREON HAVE BEEN REVIEWED BY THE WALTON COUNTY HEALTH DEPARTMENT AS NOTED ON EACH LOT OF THE PLAT AND PLAT LEGEND. THIS REVIEW WAS PERFORMED BASED ON INFORMATION SUBMITTED BY OTHER PROFESSIONALS AND ANY SUPPLEMENTARY INFORMATION PROVIDED THEREIN. EACH LOT MUST BE REVIEWED AND APPROVED FOR ON-SITE SEWAGE MANAGEMENT SYSTEM PLACEMENT PRIOR PRIOR TO THE ISSUANCE OF A CONSTRUCTION PERMIT.

DATED THIS 17th DAY OF June, 2024

TITLE EHSM

BY [signature]

CERTIFICATE OF WATER PROVIDER

THE WATER SYSTEM HAS BEEN INSTALLED TO OUR CURRENT STANDARDS AND WILL BE MAINTAINED BY OUR EMPLOYEES.

[signature] 6/06/24
GM, WALTON COUNTY WATER AND SEWER AUTHORITY DATE

OWNERS ACKNOWLEDEMENT OF DEDICATION OF PUBLIC STREETS

(STATE OF GEORGIA) (COUNTY OF WALTON)

I (WE), Reliant Homes GA LLC, THE OWNER(S) OF THE LAND SHOWN ON THE PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, ACKNOWLEDGE THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND THAT ALL COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID. I (WE) HEREBY CONVEY ALL STREETS AND RIGHTS-OF-WAY SHOWN HEREON IN FEE SIMPLE TO WALTON COUNTY AND FURTHER ADOPT THIS PLAN OF SUBDIVISION AND ESTABLISH THE MINIMUM BUILDING SETBACKS.

THE MAINTENANCE OF ALL STORM WATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED OUTSIDE OF THE DEDICATED RIGHTS-OF-WAY WILL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION.

COVENANTS FOR THIS SUBDIVISION HAVE BEEN RECORDED IN DEED BOOK 5081 PAGE 413-469 THE OPEN SPACE AND ANY OTHER COMMON AREAS OF THIS SUBDIVISION WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.

STORM WATER MAINTENANCE AGREEMENT RECORDED IN DEED BOOK 5186 PAGE 113-115

[signature] VP 6-14-2024
OWNER DATE

CERTIFICATE OF WALTON COUNTY FIRE DEPARTMENT

THE WATER SYSTEM HAS BEEN INSTALLED. FIRE HYDRANTS HAVE BEEN INSTALLED ACCORDING TO COUNTY REGULATIONS.

[signature] Asst. Chief 06-14-2024
WALTON COUNTY FIRE DEPARTMENT DATE

GEORGIA REGISTERED NO. 3123 LAND SURVEYOR KEVIN LEE CANN

SURVEYORS CERTIFICATION

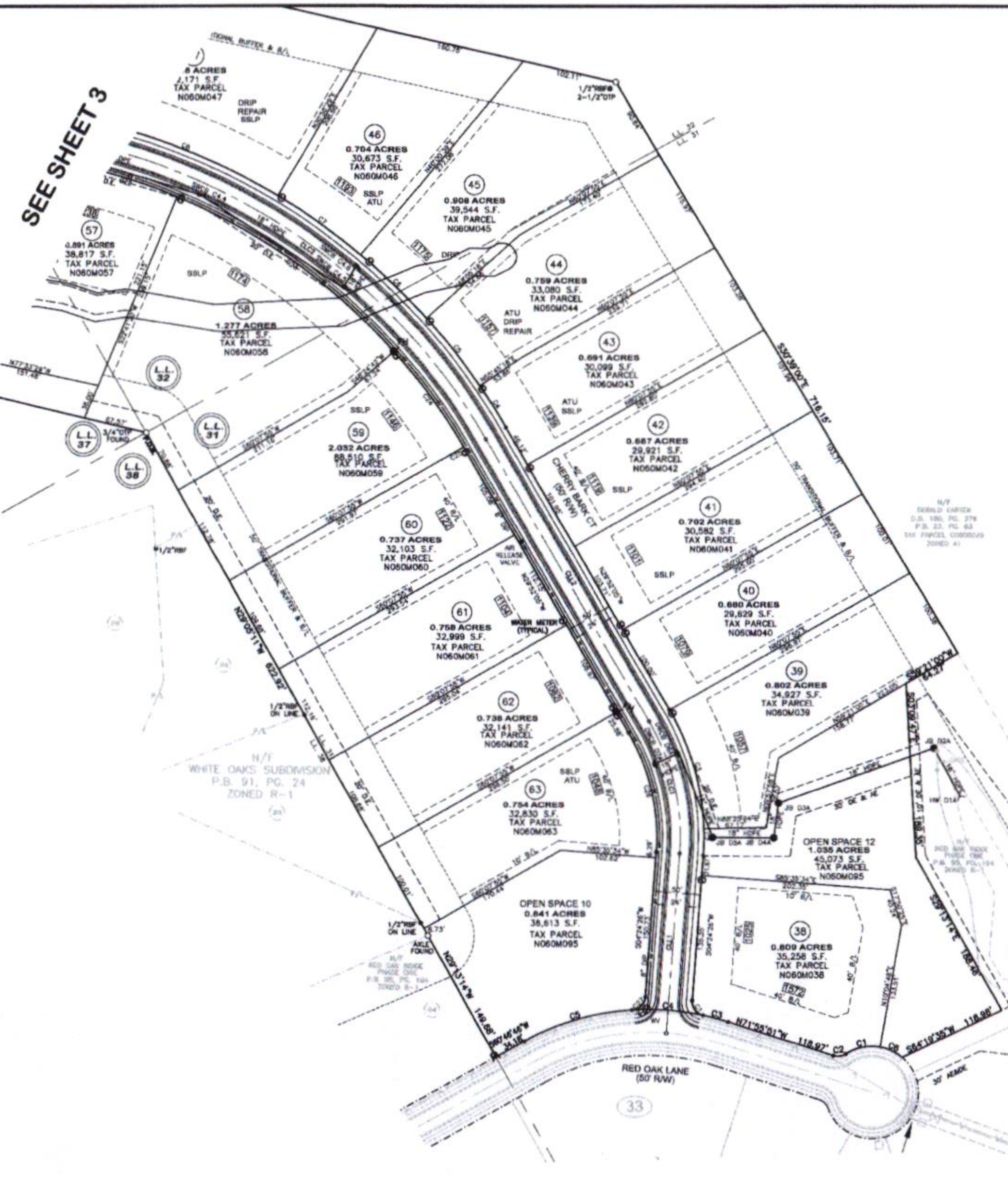
As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

[signature]
KEVIN LEE CANN GA. R.L.S. #3123

SHEET INDEX:	
1	COVER SHEET
2	FINAL PLAT
3	FINAL PLAT

No.	REVISION	DATE
1		
2		
3		
4		
5		

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT



STRUCTURE	I.E. OUT	I.E. IN	PIPE SIZE
HW C3	– N/A	785.19'	30"HDPE
JB C3.1	– 785.31'	785.31'	30"HDPE
DWCB C4	– 786.04'	786.19'	18"HDPE
SWCB C5	– 791.75'	791.75'	18"HDPE
SWCB C6	– 792.17'	792.37'	18"HDPE
JB C6.1	– 795.59'	795.39'	18"HDPE
SWCB C7	– 812.83'	N/A	18"HDPE

STRUCTURE	I.E. OUT	I.E. IN	PIPE SIZE
DWCB C4	– N/A	786.49'	24"HDPE
DWCB C4.1	– 786.52'	786.52'	18"HDPE
SWCB C4.2	– 790.55'	790.55'	18"HDPE
SWCB C4.3	– 804.72'	804.72'	18"HDPE
SWCB C4.4	– 821.31'	821.31'	18"HDPE
SWCB C4.5	– 832.26'	832.26'	18"HDPE
SWCB C4.6	– 832.85'	N/A	18"HDPE

STRUCTURE	I.E. OUT	I.E. IN	PIPE SIZE
SWCB C4.3	– N/A	804.72'	18"HDPE
SWCB C4.3A	– 805.02'	N/A	18"HDPE

STRUCTURE	I.E. OUT	I.E. IN	PIPE SIZE
HW D1A	– N/A	819.21'	18"HDPE
JB D2A	– 821.48'	821.48'	18"HDPE
JB D3A	– 835.20'	835.30'	18"HDPE
JB D4A	– 838.84'	844.84'	18"HDPE
JB D5A	– 851.62'	851.72'	18"HDPE
DWCB D6A	– 852.61'	852.71'	18"HDPE
DWCB D7A	– 852.84'	N/A	18"HDPE

STRUCTURE	I.E. OUT	I.E. IN	PIPE SIZE
HW C1	– N/A	783.09'	36"HDPE
OCS C2	– 783.20'	N/A	36"HDPE

SURVEYORS CERTIFICATION

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

KEVIN LEE CANN GA. R.L.S. #3135

GEORGIA REGISTERED LAND SURVEYOR NO. 3135 KEVIN LEE CANN

OWNER/DEVELOPER:
RELIANT HOMES GA, LLC
P.O. BOX 2655
LOGANVILLE, GA 30052
PHONE: (770) 715-2800
CONTACT: NED BUTLER

ENGINEER:
SULLINS ENGINEERING, LLC
1380 IVYWOOD DRIVE
ATHENS, GEORGIA 30606
PHONE: (678) 687-6219
CONTACT: MATT SULLINS

SURVEYOR:
NORTHEAST LAND SURVEYING, LLC.
PO BOX 384
BRASELTON, GA 30517
PHONE: (678) 776-7494
CONTACT: KEVIN CANN

FINAL PLAT FOR:

RED OAK RIDGE PHASE 2

NORTHEAST LAND SURVEYING, LLC
A Georgia Land Surveying Firm: #1240
P.O. Box 384
Braselton, Georgia 30517
Phone: (678) 776-7494

No.	REVISION	DATE
1		
2		
3		
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5		

Project Name:	RED OAK RIDGE PHASE 2	DRAWN: ALC	SCALE: 1"=60'
Project Address:	ETCHISON ROAD	CHECKED:	
Land Lot No.(s):	31, 32 & 37 District: 4TH		SHEET: 2 OF 3
City, County, State:	WALTON, GEORGIA		PROJECT No.: 20-122

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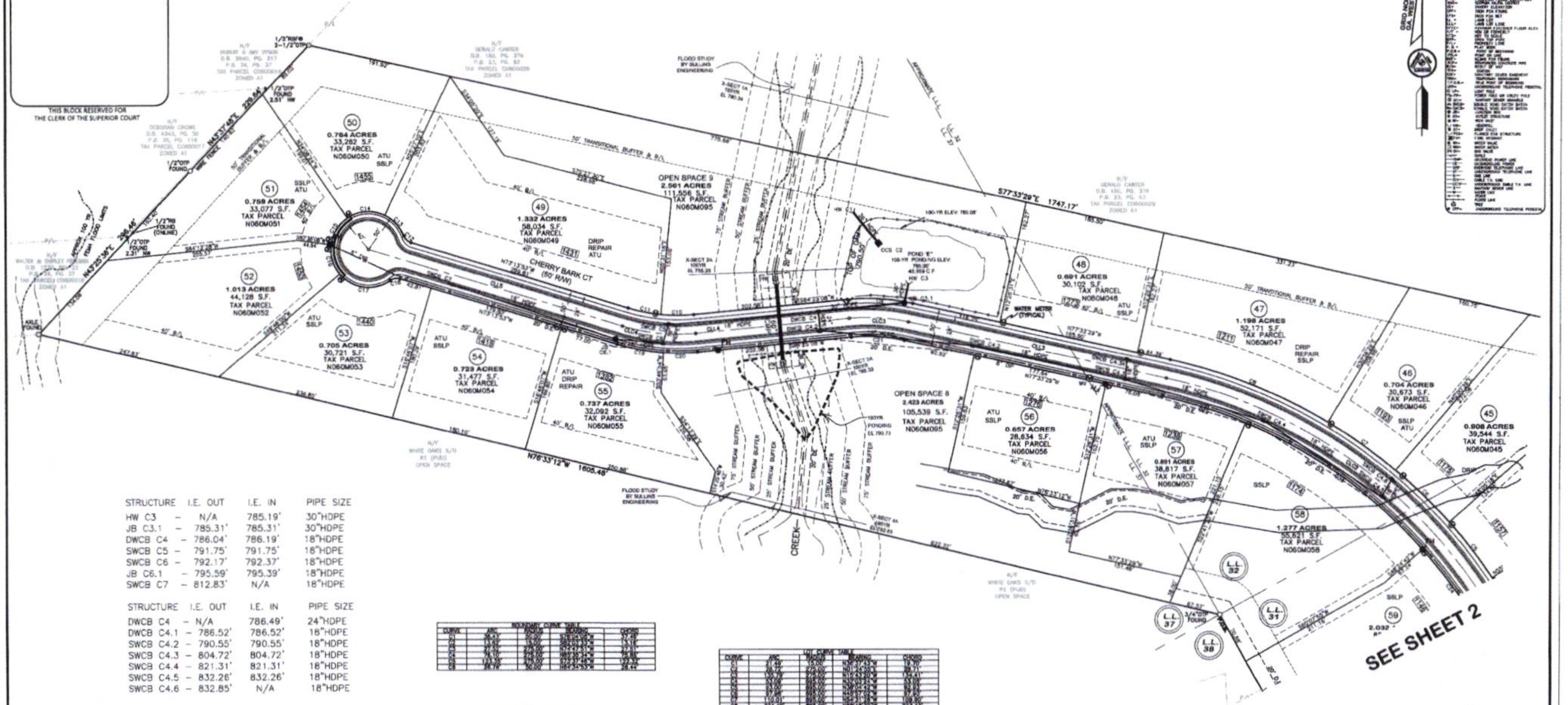

STRUCTURE	I.E. OUT	I.E. IN	PIPE SIZE
HW C3	N/A	785.19'	30"HDPE
JB C3.1	785.31'	785.31'	30"HDPE
DWCB C4	786.04'	786.19'	18"HDPE
SWCB C5	791.75'	791.75'	18"HDPE
SWCB C6	792.17'	792.37'	18"HDPE
JB C6.1	795.59'	795.39'	18"HDPE
SWCB C7	812.83'	N/A	18"HDPE

STRUCTURE	I.E. OUT	I.E. IN	PIPE SIZE
DWCB C4	N/A	786.49'	24"HDPE
DWCB C4.1	786.52'	786.52'	18"HDPE
SWCB C4.2	790.55'	790.55'	18"HDPE
SWCB C4.3	804.72'	804.72'	18"HDPE
SWCB C4.4	821.31'	821.31'	18"HDPE
SWCB C4.5	832.26'	832.26'	18"HDPE
SWCB C4.6	832.85'	N/A	18"HDPE

STRUCTURE	I.E. OUT	I.E. IN	PIPE SIZE
SWCB C4.3	N/A	804.72'	18"HDPE
SWCB C4.3A	805.02'	N/A	18"HDPE

STRUCTURE	I.E. OUT	I.E. IN	PIPE SIZE
HW D1A	N/A	819.21'	18"HDPE
JB D2A	821.48'	821.48'	18"HDPE
JB D3A	835.20'	835.30'	18"HDPE
JB D4A	838.84'	844.84'	18"HDPE
JB D5A	851.62'	851.72'	18"HDPE
DWCB D6A	852.61'	852.71'	18"HDPE
DWCB D7A	852.84'	N/A	18"HDPE

STRUCTURE	I.E. OUT	I.E. IN	PIPE SIZE
HW C1	N/A	783.09'	36"HDPE
OCS C2	783.20'	N/A	36"HDPE

BOUNDARY CURVE TABLE [illegible]

CENTERLINE LINE TABLE [illegible]

CENTERLINE CURVE TABLE [illegible]

LOT CURVE TABLE [illegible]

SCALE 1"=60'

OWNER/DEVELOPER:
RELIANT HOMES GA, LLC
P.O. BOX 2655
LOGANVILLE, GA 30052
PHONE: (770) 715-2800
CONTACT: NED BUTLER

ENGINEER:
SULLINS ENGINEERING, LLC
1380 IVYWOOD DRIVE
ATHENS, GEORGIA 30606
PHONE: (678) 687-6219
CONTACT: MATT SULLINS

SURVEYOR:
NORTHEAST LAND SURVEYING, LLC.
PO BOX 384
BRASELTON, GA 30517
PHONE: (678) 776-7494
CONTACT: KEVIN CANN

SURVEYORS CERTIFICATION

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

KEVIN LEE CANN GA. R.L.S. #3120

GEORGIA REGISTERED NO. 3120 LAND SURVEYOR KEVIN LEE CANN

FINAL PLAT FOR:

RED OAK RIDGE PHASE 2

NORTHEAST LAND SURVEYING, LLC
A Georgia Land Surveying Firm: #1240
P.O. Box 384
Braselton, Georgia 30517
Phone: (678) 776-7494

No.	REVISION	DATE
1		
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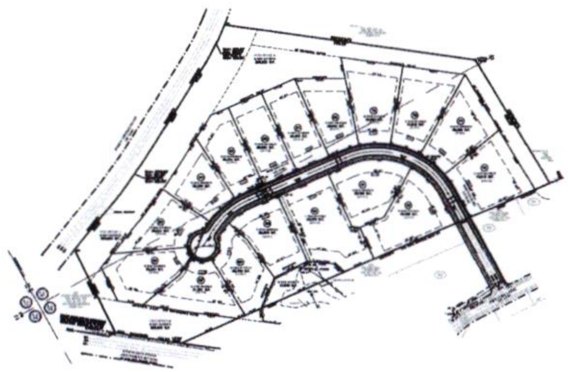
3		
4		
5		

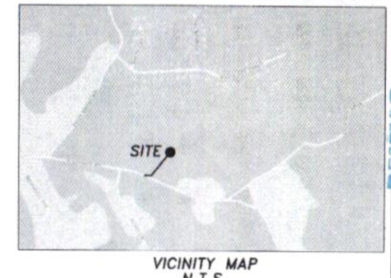
Project Name	RED OAK RIDGE PHASE 2	DRAWN: KLO	SCALE: 1"=60'
Project Address	ETCHISON ROAD	CHECKED	
Land Lot No.(s)	31,37 & 38	District 4TH	DATE OF FIELD WORK: 03/02/24	SHEET: 3 OF 3
City County, State	WALTON, GEORGIA	DATE: 08/11/24	PROJECT No. 20-122

THIS BLOCK RESERVED FOR
THE CLERK OF THE SUPERIOR COURT

LEGEND

FINAL PLAT FOR:
RED OAK RIDGE PHASE 3
LOCATED IN LAND LOTS 37 & 38 OF THE 4TH DISTRICT, WALTON COUNTY, GEORGIA
PARENT TAX PARCEL C0600021
OVERALL VIEW (N.T.S.)





VICINITY MAP
N.T.S.

REC'D MAR 21 2024

GRID NORTH
GA. WEST ZONE

GENERAL NOTES:

1. DEVELOPMENT TO BE SINGLE FAMILY RESIDENCE WITH A MINIMUM LOT SIZE = 25,500 S.F.
2. MINIMUM FLOOR AREA = 1800 S.F.
3. WATER TO BE PROVIDED BY WALTON COUNTY WATER DEPT.
4. SEWAGE DISPOSAL BY INDIVIDUAL SEPTIC TANK SYSTEMS DESIGNED TO MEET THE MIN. SPECS. OF THE STATE DEPT. OF HEALTH. SANITARY SEWER IS NOT AVAILABLE.
5. ELECTRICITY PROVIDED BY WALTON E.M.C.
6. MAXIMUM BUILDING HEIGHT = 35 FT.
7. MINIMUM FRONTAGE SHALL BE NOT LESS THAN ONE HUNDRED (100) FEET, EXCEPT LOTS LOCATED ENTIRELY ON A TURNAROUND AREA AT THE END OF A CUL-DE-SAC SHALL HAVE A MINIMUM OF FORTY (40) FEET OF STREET FRONTAGE. THE WIDTH OF THE LOT SHALL BE AT LEAST ONE HUNDRED (100) FEET. EXCEPT CUL-DE-SAC LOTS SHALL HAVE A LOT WIDTH OF FIFTY (50) FEET AT THE REQUIRED BUILDING SETBACK.
8. PROPERTY IS ZONED R-1/OSC WP-1 OVERLAY PER ARTICLE 4, PART 2, SECTION 120 AND ARTICLE 4 PART 1 SECTION 180 OF THE COMPREHENSIVE LAND DEVELOPMENT ORDINANCE AND SUBDIVISION REGULATIONS FOR WALTON COUNTY, GEORGIA. PROPERTY WAS REZONED PER CASE # 204100012, WITH THE FOLLOWING CONDITIONS:
   1) DEVELOPMENT SHALL HAVE A COMMERCIAL QUALITY PLAYGROUND
   2) IF THE DEVELOPMENT HAS AN ENTRANCE OFF ETCHISON SPUR, THAT IT COME OUT OF THE SECOND CUL-DE-SAC
   3) BRICK OR ROCK ACCENTS ON HOUSES
9. ALL INDIVIDUAL LOTS ARE SUBJECT TO THE APPROVAL FROM THE ENVIRONMENTAL HEALTH DEPARTMENT FOR SEPTIC SYSTEMS.
10. 1/2" REBAR PINS SET AT ALL PROPERTY CORNERS, UNLESS OTHERWISE NOTED HEREON.
11. EXCEPT AS SHOWN HEREON, THERE ARE NO KNOWN WELLS WITHIN 100' OF THE PROPERTY LINES.
12. SETBACKS: 40' FRONT, 10' SIDE, 40' REAR, 50' TRANSITIONAL BUFFER ALONG REAR OF EXTERIOR LOTS.
13. BOUNDARY SURVEY PREPARED BY NORTHEAST LAND SURVEYING, LLC, DATED 11/15/21.
14. STREET LIGHTS ARE PROPOSED FOR THIS PROJECT.
15. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A DESIGNATED FLOOD HAZARD AREA PER WALTON COUNTY F.I.R.M. PANEL NO. 132970 0105 E DATED 12/08/16.
16. HANDICAP RAMPS REQUIRED AT ALL SIDEWALK CROSSINGS.
17. SIDEWALKS ARE TO BE INSTALLED ALONG BOTH SIDES OF INTERIOR STREETS.
18. ALL STREAM BUFFERS AND GREENWAYS ARE DELINEATED FROM THE TOP OF BANKS.
19. NO WETLANDS HAVE BEEN DELINEATED ON THIS PROPERTY.
20. 10' DRAINAGE EASEMENT ALONG ALL PROPERTY LINES.
21. INDIVIDUAL LOT BUILDERS ARE RESPONSIBLE FOR DIRECTING LOT RUNOFF TO THE DRAINAGE FACILITIES PROVIDED.
22. INSPECTIONS OF THE FUNCTIONALITY OF THE STORMWATER MANAGEMENT FACILITIES ARE THE RESPONSIBILITY OF THE HOMEOWNERS/PROPERTY OWNER'S ASSOCIATION PER THE STORMWATER BMP MAINTENANCE AGREEMENT.
23. TOTAL ACREAGE = 20.053 ACRES
24. TOTAL NUMBER OF LOTS = 17
25. DENSITY= 1.18 ACRE/LOTS
26. OPEN SPACE REQUIRED= 5.013 AC.
27. OPEN SPACE PROVIDED= 5.415 AC.
28. MINIMUM LOT AREA 25,500 S.F..
29. 20' DRAINAGE EASEMENT ALONG ALL NATURAL DRAINS AND SWALES.
30. IT WILL BE THE RESPONSIBILITY OF THE MANDATORY HOMEOWNER'S ASSOCIATION TO MAINTAIN STORM WATER MANAGEMENT SYSTEMS NOT IN THE RIGHT-OF-WAY (DETENTION FACILITIES, STORM DRAINS, DITCHES, ETC.), OPEN SPACES AND OTHER COMMON AREAS.
31. THE SUBJECT PROPERTY IS LOCATED IN ALCOVY RIVER WP-1.

CERTIFICATION OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREIN HAS BEEN FOUND TO COMPLY WITH THE WALTON COUNTY LAND DEVELOPMENT ORDINANCE, AND IT IS HEREBY APPROVED FOR RECORDING IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF WALTON COUNTY, GEORGIA.

[signature] 4-29-2024

DIRECTOR, WALTON COUNTY PLANNING & DEVELOPMENT DEPT.

FINAL 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 UNDER MY SUPERVISION AND THAT ALL MONUMENTS SHOWN HEREIN ACTUALLY EXIST OR ARE MARKED AS "FUTURE", AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN, AND THAT THE VERTICAL AND HORIZONTAL ALIGNMENT OF THE ROAD OR ROADS SHOWN HEREON ARE IN COMPLIANCE WITH THE WALTON COUNTY LAND DEVELOPMENT ORDINANCE.

[signature]
REGISTERED GEORGIA LAND SURVEYOR

REG. NO. 3133 DATE OF EXPIRATION: 12/31/24

CERTIFICATE OF WATER PROVIDER

THE WATER SYSTEM HAS BEEN INSTALLED TO OUR CURRENT STANDARDS AND WILL BE MAINTAINED BY OUR EMPLOYEES.

[signature] 4/2/24
CHAIRMAN, WALTON COUNTY WATER AND SEWER AUTHORITY DATE

OWNERS ACKNOWLEDEMENT OF DEDICATION OF PUBLIC STREETS

(STATE OF GEORGIA) (COUNTY OF WALTON)

I (WE), Reliant Homes GA, LLC, THE OWNER(S) OF THE LAND SHOWN ON THE PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, ACKNOWLEDGE THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND THAT ALL COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID. I (WE) HEREBY CONVEY ALL STREETS AND RIGHTS-OF-WAY SHOWN HEREON IN FEE SIMPLE TO WALTON COUNTY AND FURTHER ADOPT THIS PLAN OF SUBDIVISION AND ESTABLISH THE MINIMUM BUILDING SETBACKS.

THE MAINTENANCE OF ALL STORM WATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED OUTSIDE OF THE DEDICATED RIGHTS-OF-WAY WILL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION.

COVENANTS FOR THIS SUBDIVISION HAVE BEEN RECORDED IN DEED BOOK 5081 PAGE 413-469 THE OPEN SPACE AND ANY OTHER COMMON AREAS OF THIS SUBDIVISION WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.

STORM WATER MAINTENANCE AGREEMENT RECORDED IN DEED BOOK 5108 PAGE 149-151

[signature]
OWNER DATE

CERTIFICATE OF WALTON COUNTY FIRE DEPARTMENT

THE WATER SYSTEM HAS BEEN INSTALLED. FIRE HYDRANTS HAVE BEEN INSTALLED ACCORDING TO COUNTY REGULATIONS.

[signature] 4-1-24
WALTON COUNTY FIRE DEPARTMENT DATE

CERTIFICATION OF HEALTH DEPARTMENT

THE LOTS SHOWN HEREON HAVE BEEN REVIEWED BY THE WALTON COUNTY HEALTH DEPARTMENT AS NOTED ON EACH LOT OF THE PLAT AND PLAT LEGEND. THIS REVIEW WAS PERFORMED BASED ON INFORMATION SUBMITTED BY OTHER PROFESSIONALS AND ANY SUPPLEMENTARY INFORMATION PROVIDED THEREIN. EACH LOT MUST BE REVIEWED AND APPROVED FOR ON-SITE SEWAGE MANAGEMENT SYSTEM PLACEMENT PRIOR PRIOR TO THE ISSUANCE OF A CONSTRUCTION PERMIT.

DATED THIS 1st DAY OF April, 2024

TITLE EHCM

BY [signature]

ENVIRONMENTAL HEALTH DEPARTMENT LEGEND:

SSLP "SEPTIC SYSTEM LOCATION PLAN" – A SEPTIC SYSTEM LOCATION PLAN DRAWN IN ACCORDANCE WITH THE REQUIREMENTS GIVEN IN THE "SEPTIC SYSTEM LOCATION PLAN CHECKLIST" IS NEEDED FOR THIS LOT. SSLP'S ARE REQUIRED DUE TO SPATIAL CONSTRAINTS.

ATU "AEROBIC TREATMENT UNIT"–AN AEROBIC TREATMENT UNIT OR OTHER MECHANISM TO PROVIDE FOR CLASS I EFFLUENT SYSTEM MAY BE REQUIRED IF DEPTH TO IMPERVIOUS LAYER IS LESS THAN 24 INCHES.

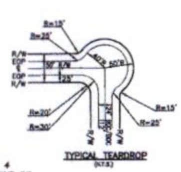
DR "DRIP EMITTER SYSTEM"–A DRIP EMITTER SYSTEM MAY BE REQUIRED ON THIS LOT ALONG WITH ALL PERTINENT INFORMATION SPECIFIC TO DRIP SYSTEMS

L4N "LEVEL IV SOIL REPORT NEEDED" – A LEVEL IV SOIL REPORT WILL BE NEEDED PRIOR TO ISSUANCE OF A SEPTIC PERMIT ON THIS LOT.

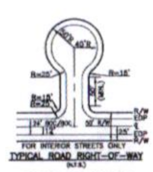
1. THE HEALTH DEPARTMENT REVIEW WAS BASED ON TYPICAL 3 OR 4 BEDROOM HOMES WITH AVERAGE APPURTENANCES AND A FOOTPRINT OF 2400 SQUARE FEET OR LESS (HEATED AND UNHEATED SPACE). IF THE HOME IS TO BE LARGER, OR IF EXCESSIVE GRADING OR FILLING IS REQUIRED TO FORM THE HOME FOUNDATION, ADDITIONAL INFORMATION WILL BE NEEDED AND A LARGER LOT SIZE MAY BE REQUIRED.

SLP - STRUCTURE LOCATION PLAN

A STRUCTURE LOCATION PLAN (SLP) IS REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.



TYPICAL TEARDROP (N.T.S.)



FOR INTERIOR STREETS ONLY
TYPICAL ROAD RIGHT-OF-WAY (N.T.S.)

MAIN STREETS

ENGINEER'S CERTIFICATION

IT IS HEREBY CERTIFIED THAT THIS SUBDIVISION HAS BEEN CONSTRUCTED ACCORDING TO THE CONSTRUCTION PLANS AND SPECIFICATIONS APPROVED BY WALTON COUNTY, INCLUDING THE ENTIRE STORM WATER DRAINAGE SYSTEM (STORM DRAIN PIPES AND STRUCTURES, DETENTION FACILITIES, PONDS, DAMS, DITCHES, ETC.).

[signature]
REGISTERED GEORGIA PROFESSIONAL ENGINEER

REG. NO. 28445 DATE OF EXPIRATION: 12-31-24

OWNER/DEVELOPER:
RELIANT HOMES GA, LLC
P.O. BOX 2655
LOGANVILLE, GA 30052
PHONE: (770) 715-2800
CONTACT: NED BUTLER

ENGINEER:
SULLINS ENGINEERING, LLC
1380 IVYWOOD DRIVE
ATHENS, GEORGIA 30606
PHONE: (678) 687-6219
CONTACT: MATT SULLINS

SURVEYOR:
NORTHEAST LAND SURVEYING, LLC.
PO BOX 384
BRASELTON, GA. 30517
PHONE: (678) 776-7494
CONTACT: KEVIN CANN

CLOSURE STATEMENT

A TRIMBLE S8 ROBOTIC TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 53,102 FEET AND AN ANGULAR ERROR OF 01" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,000,000+ FEET.

GEORGIA REGISTERED NO. LAND SURVEYOR KEVIN LEE CANN [seal and signature]

SURVEYORS CERTIFICATION

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

[signature]
KEVIN LEE CANN GA. R.L.S. #3133

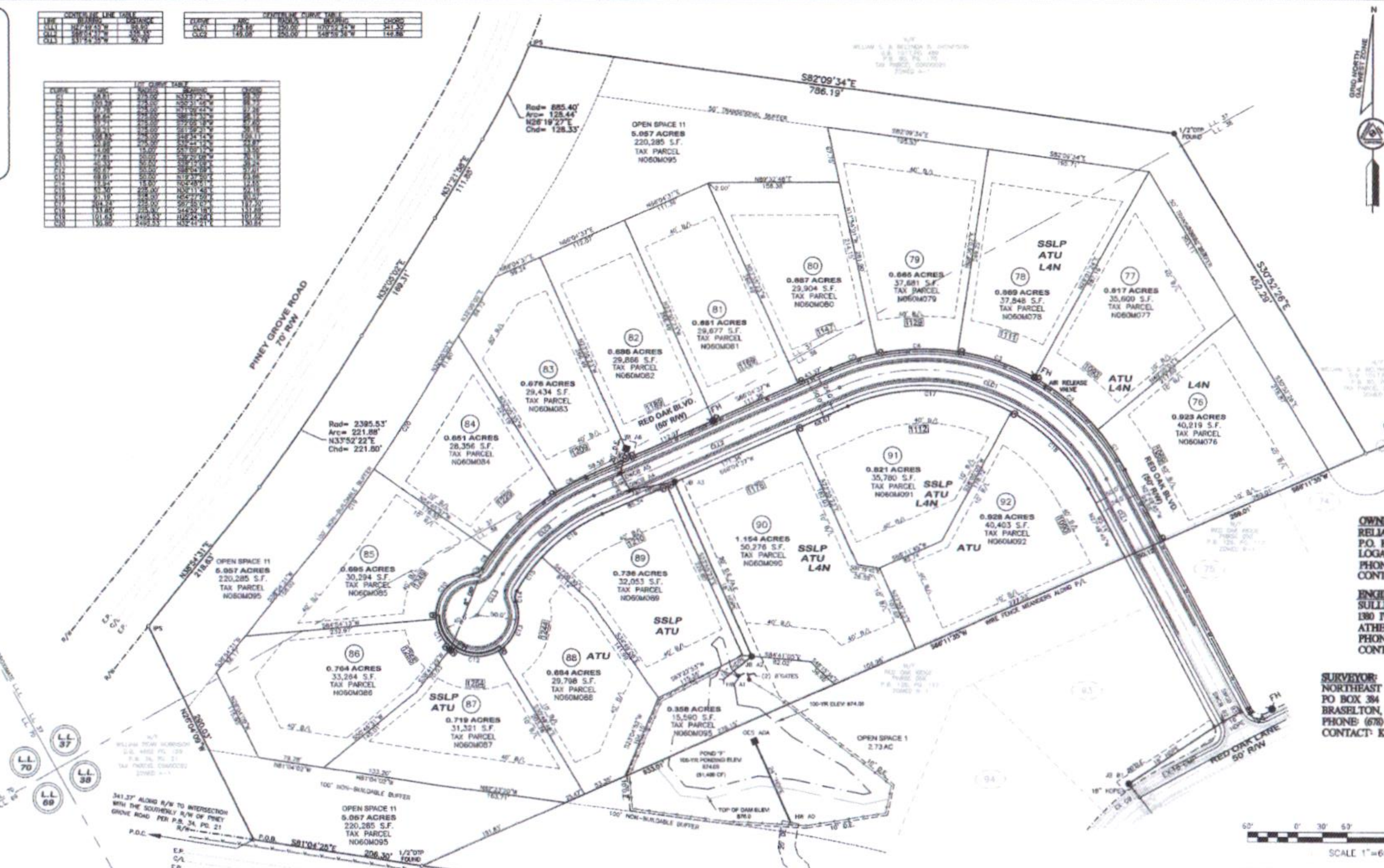
SHEET INDEX:

1.	COVER SHEET
2.	FINAL PLAT

No.	REVISION	DATE
1		
2		
3		
4		
5		

APR 04 2024

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT



STRUCTURE	I.E. OUT	I.E. IN	PIPE SIZE
HW A1	– N/A	869.80'	18"HDPE
JB A2	– 870.44'	870.44'	18"HDPE
JB A3	– 879.57'	879.57'	18"HDPE
DWCB A4	– 880.74'	880.74'	18"HDPE
DWCB A5	– 881.30'	8851.35'	18"HDPE
WI A6	– 882.15'	N/A	18"HDPE

STRUCTURE	I.E. OUT	I.E. IN	PIPE SIZE
HW AO	– N/A	860.05'	24"HDPE
OCS AOA	– 860.94'	N/A	24"HDPE

STRUCTURE	I.E. OUT	I.E. IN	PIPE SIZE
EX SWCB	– N/A	876.54'	18"HDPE
JB B1	– 877.61'	877.66'	18"HDPE
SWCB B2	– 882.33'	882.33'	18"HDPE
SWCB B3	– 883.28'	N/A	18"HDPE

50' R/W
ROBIN DRIVE

OWNER/DEVELOPER:
RELIANT HOMES GA, LLC
P.O. BOX 2655
LOGANVILLE, GA 30052
PHONE: (770) 715-2800
CONTACT: NED BUTLER

ENGINEER:
SULLINS ENGINEERING, LLC
1380 IVYWOOD DRIVE
ATHENS, GEORGIA 30606
PHONE: (678) 687-6219
CONTACT: MATT SULLINS

SURVEYOR:
NORTHEAST LAND SURVEYING, LLC.
PO BOX 384
BRASELTON, GA 30517
PHONE: (678) 776-7494
CONTACT: KEVIN CANN

SCALE 1"=60'

SURVEYORS CERTIFICATION

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

KEVIN LEE CANN GA. R.L.S. #3133

GEORGIA REGISTERED LAND SURVEYOR KEVIN LEE CANN

FINAL PLAT FOR:

RED OAK RIDGE PHASE 3

NORTHEAST LAND SURVEYING, LLC
A Georgia Land Surveying Firm #1240
P.O. Box 384
Braselton, Georgia 30517
Phone: (678) 776-7494

No.	REVISION	DATE
1		
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3		
4		
5		

Project Name	RED OAK RIDGE PHASE 3	SCALE	1"=60'
Project Address	ETCHISON ROAD	CHECKED	
Land Lot No.(s)	37/38	District 4TH	
City, County, State	WALTON, GEORGIA	SHEET	2 OF 2
		PROJECT No.	20-122

BK:127 PG:79-80
Filed and Recorded
Jul-17-2024 12:18 PM
DOC# 2024 - 000184
KAREN P. DAVID
CLERK OF SUPERIOR COURT
WALTON COUNTY, GA
Participant ID: 4706715137

THIS BLOCK RESERVED FOR
THE CLERK OF THE SUPERIOR COURT

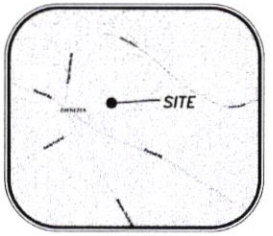
FINAL PLAT
HAWKS CROSSING

TAX PARCEL # C1840038A00
LAND LOT 141 - 2nd DISTRICT
WALTON COUNTY, GEORGIA
ZONED : A2

SURVEYOR:
NORTHEAST LAND SURVEYING, LLC.
PO BOX 384
BRASELTON, GA. 30517
PHONE: (678) 776-7494
CONTACT: KEVIN CANN

ENGINEER:
ALCOVY CONSULTING ENGINEERING
AND ASSOCIATED, LLC
485 EDWARDS RD.
OXFORD, GEORGIA 30054
PHONE: (770) 466-4002
CONTACT: THIEP VAN HUYNH

OWNER/DEVELOPER:
ALCOVY BUILDERS, INC
6070 CENTER HILL CHURCH RD.
LOGANVILLE, GA 30052
PHONE: (404) 557-6250



VICINITY MAP

FIRM PANEL NO. 13297C0255E

GENERAL NOTES

1. DEVELOPMENT TO BE SINGLE FAMILY RESIDENCE WITH A MINIMUM LOT SIZE = 25,500 S.F.
2. MINIMUM FLOOR AREA = 2,000 S.F. FOR RANCH AND 2,400 FOR 2 STORY
3. WATER TO BE PROVIDED BY INDIVIDUAL WELL.
4. SEWAGE DISPOSAL BY INDIVIDUAL SEPTIC TANK SYSTEMS DESIGNED TO MEET THE MIN. SPECS. OF THE STATE DEPT. OF HEALTH. SANITARY SEWER IS NOT AVAILABLE.
5. ELECTRICITY PROVIDED BY WALTON E.M.C./ GAS PROVIDED BY LAWRENCEVILLE GAS
6. MAXIMUM BUILDING HEIGHT = 35 FT.
7. MINIMUM FRONTAGE SHALL BE NOT LESS THAN ONE HUNDRED (100) FEET, EXCEPT LOTS LOCATED ENTIRELY ON A TURNAROUND AREA AT THE END OF A CUL-DE-SAC SHALL HAVE A MINIMUM OF FORTY (40) FEET OF STREET FRONTAGE. THE WIDTH OF THE LOT SHALL BE AT LEAST ONE HUNDRED (100) FEET. EXCEPT CUL-DE-SAC LOTS SHALL HAVE A LOT WIDTH OF FIFTY (50) FEET AT THE REQUIRED BUILDING SETBACK.
8. PROPERTY IS ZONED A-2, ART. 4-1-130 & ART 6
9. ALL INDIVIDUAL LOTS ARE SUBJECT TO THE APPROVAL FROM THE ENVIRONMENTAL HEALTH DEPARTMENT FOR SEPTIC SYSTEMS.
10. 1/2" REBAR PINS SET AT ALL PROPERTY CORNERS, UNLESS OTHERWISE NOTED HEREON.
11. EXCEPT AS SHOWN HEREON, THERE ARE NO KNOWN WELLS WITHIN 100' OF THE PROPERTY LINES.
12. SETBACKS: 50' FRONT, 15' SIDE, 40' REAR.
13. BOUNDARY SURVEY PREPARED BY NORTHEAST LAND SURVEYING, LLC, DATED 5/15/24.
14. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A DESIGNATED FLOOD HAZARD AREA PER WALTON COUNTY F.I.R.M. PANEL NO. 13297C 0255 E DATED 12/15/22.
15. ALL STREAM BUFFERS AND GREENWAYS ARE DELINEATED FROM THE TOP OF BANKS.
16. NO WETLANDS HAVE BEEN DELINEATED ON THIS PROPERTY.
17. INDIVIDUAL LOT BUILDERS ARE RESPONSIBLE FOR DIRECTING LOT RUNOFF TO THE DRAINAGE FACILITIES PROVIDED.
18. TOTAL ACREAGE = 61.404 ACRES
19. TOTAL NUMBER OF LOTS = 18
20. DENSITY= 3.411 ACRE/LOTS
21. MINIMUM LOT AREA 25,500 S.F..
22. 20' DRAINAGE EASEMENT ALONG ALL NATURAL DRAINS AND SWALES.
23. 10' DRAINAGE EASEMENT ALONG ALL PROPERTY LINES.
24. IT WILL BE THE RESPONSIBILITY OF THE MANDATORY HOMEOWNER'S ASSOCIATION TO MAINTAIN STORM WATER MANAGEMENT SYSTEMS NOT IN THE RIGHT-OF-WAY (DETENTION FACILITIES, STORM DRAINS, DITCHES, ETC.), OPEN SPACES AND OTHER COMMON AREAS.
25. THE SUBJECT PROPERTY IS NOT LOCATED IN A WATER PROTECTION AREA.
26. TOTAL AREA FOR RIGHT OF WAY DEDICATION= 2.844 ACRES.
27. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL BUILDERS TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE HOUSE ON EACH LOT, IN COMPLIANCE WITH IRC R401.3 DRAINAGE. ALL CREATED SWALES SHALL DIRECT WATER TO EXISTING DRAINAGE SWALES/DITCHES, OR THE ROADSIDE DITCH PROVIDED.

ENVIRONMENTAL HEALTH DEPARTMENT LEGEND:

SSLP *"SEPTIC SYSTEM LOCATION PLAN" – A SEPTIC SYSTEM LOCATION PLAN DRAWN IN ACCORDANCE WITH THE REQUIREMENTS GIVEN IN THE "SEPTIC SYSTEM LOCATION PLAN CHECKLIST" IS NEEDED FOR THIS LOT. SSLP'S ARE REQUIRED DUE TO SPATIAL CONSTRAINTS.*

ATU *"AEROBIC TREATMENT UNIT"–AN AEROBIC TREATMENT UNIT OR OTHER MECHANISM TO PROVIDE FOR CLASS I EFFLUENT SYSTEM MAY BE REQUIRED IF DEPTH TO IMPERVIOUS LAYER IS LESS THAN 24 INCHES.*

DR *"DRIP EMITTER SYSTEM"–A DRIP EMITTER SYSTEM MAY BE REQUIRED ON THIS LOT ALONG WITH ALL PERTINENT INFORMATION SPECIFIC TO DRIP SYSTEMS*

L4N *"LEVEL IV SOIL REPORT NEEDED" – A LEVEL IV SOIL REPORT WILL BE NEEDED PRIOR TO ISSUANCE OF A SEPTIC PERMIT ON THIS LOT.*

THE HEALTH DEPARTMENT REVIEW WAS BASED ON TYPICAL 3 OR 4 BEDROOM HOMES WITH AVERAGE APPURTENANCES AND A FOOTPRINT OF 2400 SQUARE FEET OR LESS (HEATED AND UNHEATED SPACE). IF THE HOME IS TO BE LARGER, OR IF EXCESSIVE GRADING OR FILLING IS REQUIRED TO FORM THE HOME FOUNDATION, ADDITIONAL INFORMATION WILL BE NEEDED AND A LARGER LOT SIZE MAY BE REQUIRED.

SLP - STRUCTURE LOCATION PLAN

A STRUCTURE LOCATION PLAN (SLP) IS REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

CERTIFICATION OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREIN HAS BEEN FOUND TO COMPLY WITH THE WALTON COUNTY LAND DEVELOPMENT ORDINANCE, AND IT IS HEREBY APPROVED FOR RECORDING IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF WALTON COUNTY, GEORGIA.

Patrick Pam 7/15/2024

DIRECTOR, WALTON COUNTY PLANNING & DEVELOPMENT DEPT.

ENGINEER'S CERTIFICATION

IT IS HEREBY CERTIFIED THAT THIS SUBDIVISION HAS BEEN CONSTRUCTED ACCORDING TO THE CONSTRUCTION PLANS AND SPECIFICATIONS APPROVED BY WALTON COUNTY, INCLUDING THE ENTIRE STORM WATER DRAINAGE SYSTEM (STORM DRAIN PIPES AND STRUCTURES, DETENTION FACILITIES, PONDS, DAMS, DITCHES, ETC.).

REGISTERED GEORGIA PROFESSIONAL ENGINEER

REG. NO: 32417 DATE OF EXPIRATION: 12/31/24

THERE ARE NO PERENNIAL STREAMS WITHIN OR IMPACTED BY THE SUBDIVISION THAT ARE UPSTREAM OF A WATER SUPPLY RESERVOIR, PURSUANT TO THE RULES OF THE GEORGIA DEPARTMENT OF NATURAL RESOURCES, ENVIRONMENTAL PROTECTION DIVISION, CHAPTER 391-3-16.02 (OR REQUIRED 150 FOOT BUFFER IS SHOWN IF WITHIN 7 MILE RADIUS OR 75 FOOT BUFFER OF GREATER THAN 7 MILE RADIUS)

NO PORTION OF THE SUBDIVISION LIES IN A GROUNDWATER RECHARGE AREA, PURSUANT TO THE RULES OF THE GEORGIA DEPARTMENT OF NATURAL RESOURCES, ENVIRONMENTAL PROTECTION DIVISION CHAPTER 391-3-16.01.

CERTIFICATION OF HEALTH DEPARTMENT

THE LOTS SHOWN HEREON HAVE BEEN REVIEWED BY THE WALTON COUNTY HEALTH DEPARTMENT AS NOTED ON EACH LOT OF THE PLAT AND PLAT LEGEND. THIS REVIEW WAS PERFORMED BASED ON INFORMATION SUBMITTED BY OTHER PROFESSIONALS AND ANY SUPPLEMENTARY INFORMATION PROVIDED THEREIN. EACH LOT MUST BE REVIEWED AND APPROVED FOR ON-SITE SEWAGE MANAGEMENT SYSTEM PLACEMENT PRIOR PRIOR TO THE ISSUANCE OF A CONSTRUCTION PERMIT.

DATED THIS 9th DAY OF July, 2024

TITLE EHCM

BY

OWNERS ACKNOWLEDEMENT OF DEDICATION OF PUBLIC STREETS

(STATE OF GEORGIA) (COUNTY OF WALTON)

I (WE) ALCOVY BUILDERS INC, THE OWNER(S) OF THE LAND SHOWN ON THE PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, ACKNOWLEDGE THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND THAT ALL COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID. I (WE) HEREBY CONVEY ALL STREETS AND RIGHTS-OF-WAY SHOWN HEREON IN FEE SIMPLE TO WALTON COUNTY AND FURTHER ADOPT THIS PLAN OF SUBDIVISION AND ESTABLISH THE MINIMUM BUILDING SETBACKS.

THE MAINTENANCE OF ALL STORM WATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED OUTSIDE OF THE DEDICATED RIGHTS-OF-WAY WILL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION.

THE FOUR CONSERVATION AREAS DESIGNATED ON THIS PLAT ARE THE RESPONSIBILITY OF THE "HOME OWNER'S ASSOCIATION" AND ARE TO BE KEPT IN THIER CURRENT NATURAL STATE. NO CLEARING OR LAND DISTURBANCE OF ANY KIND IS ALLOWED IN THESE AREAS.

COVENANTS FOR THIS SUBDIVISION ARE RECORDED IN DEED BOOK 5497 PAGE 141-191.

PATRICK ALLEN/ALCOVY BUILDERS INC 7/9/2024
OWNER (PRINT) DATE

7/9/2024
OWNER (SIGNATURE) DATE

CLOSURE STATEMENT

A TRIMBLE R8 ROBOTIC TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED WAS A CLOSURE PRECISION OF ONE FOOT IN 32,814 FEET AND AN ANGULAR ERROR OF 10" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 940,450 FEET.

SURVEYORS CERTIFICATION

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

KEVIN LEE CANN GA. R.L.S. #3125

GEORGIA REGISTERED LAND SURVEYOR KEVIN LEE CANN

FINAL 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 UNDER MY SUPERVISION AND THAT ALL MONUMENTS SHOWN HEREIN ACTUALLY EXIST OR ARE MARKED AS "FUTURE", AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN, AND THAT THE VERTICAL AND HORIZONTAL ALIGNMENT OF THE ROAD OR ROADS SHOWN HEREON ARE IN COMPLIANCE WITH THE WALTON COUNTY LAND DEVELOPMENT ORDINANCE.

REGISTERED GEORGIA LAND SURVEYOR

REG. NO: 3123 DATE OF EXPIRATION: 12/31/24

SHEET INDEX:

1.	COVER SHEET
2.	FINAL PLAT

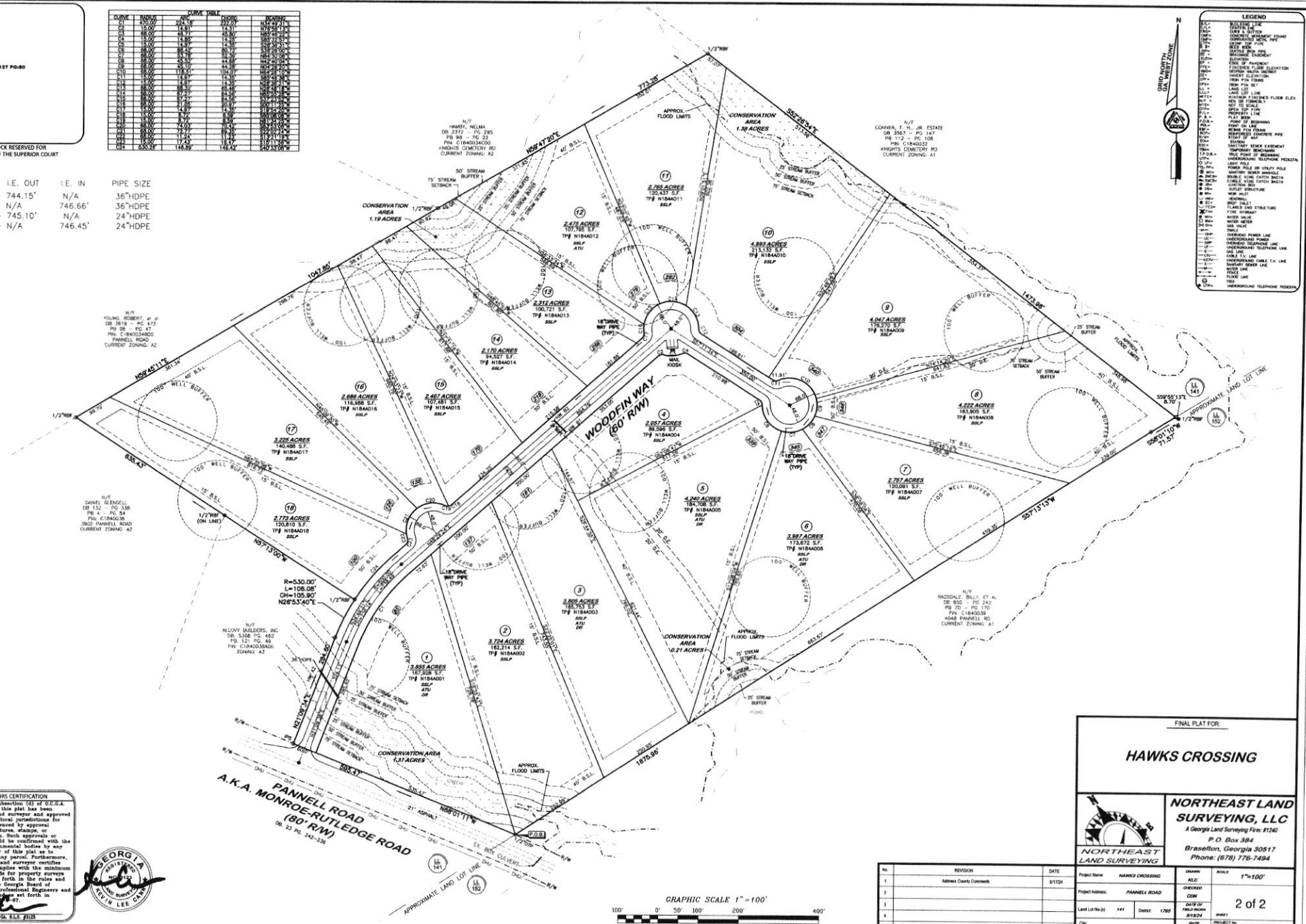
No.	REVISION	DATE
1	Address County Comments	9/17/24
2		
3		
4		
5		

BK:127 PG:80

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

CURVE TABLE				
CURVE	RADIUS	ARC	CHORD	BEARING
C1	470.00'	224.18'	222.07'	N14°49'31"E
C2	15.00'	14.91'	14.31'	N76°59'11"E
C3	68.00'	46.71'	45.80'	N85°26'23"E
C4	15.00'	14.89'	14.30'	S29°32'31"E
C5	15.00'	14.89'	14.30'	S29°32'31"E
C6	68.00'	46.71'	45.80'	N85°26'23"E
C7	68.00'	84.56'	80.12'	S34°00'00"E
C8	68.00'	45.55'	44.68'	N42°40'05"E
C9	68.00'	44.98'	44.18'	N43°24'55"E
C10	68.00'	118.61'	104.07'	N64°31'10"E
C11	15.00'	14.91'	14.31'	S29°32'31"E
C12	15.00'	14.91'	14.31'	S29°32'31"E
C13	68.00'	89.39'	85.46'	N38°48'18"E
C14	68.00'	89.39'	85.46'	N38°48'18"E
C15	68.00'	57.21'	54.57'	S37°19'25"W
C16	68.00'	57.21'	54.57'	S37°19'25"W
C17	15.00'	14.89'	14.30'	S19°24'29"W
C18	15.00'	9.72'	9.55'	N60°03'06"E
C19	15.00'	5.17'	5.14'	N89°03'06"E
C20	68.00'	74.03'	70.42'	S63°53'06"W
C21	68.00'	72.71'	69.35'	S34°09'42"W
C22	68.00'	11.24'	11.23'	S13°11'10"W
C23	15.00'	17.43'	16.47'	S16°11'06"W
C24	530.26'	146.89'	146.42'	S40°33'08"W

STRUCTURE	I.E. OUT	I.E. IN	PIPE SIZE
HW A1	744.15'	N/A	36"HDPE
HW A2	N/A	746.66'	36"HDPE
HW B1	745.10'	N/A	24"HDPE
HW B2	N/A	746.45'	24"HDPE



LEGEND

B.L.-	BUILDING LINE
C.L.-	CENTER LINE
CG&G-	CURB & GUTTER
CMF-	CONCRETE MONUMENT FOUND
CMP-	CORRUGATED METAL PIPE
DI-	DESIGN INLET
B.W.-	BOX WEIR
DIP-	DUCTILE IRON PIPE
D.E.-	DRAINAGE EASEMENT
EL.-	ELEVATION
E.P.-	EDGE OF PAVEMENT
FFE-	FINISHED FLOOR ELEVATION
GMP-	GEORGIA MARBLE PRODUCT
I.E.-	INVERT ELEVATION
IPF-	IRON PIN FOUND
IPS-	IRON PIN SET
L.L.-	LAND LOT
L.L.L.-	LAND LOT LINE
W.F.E.-	KITCHEN FINISHED FLOOR ELEV.
N.I.P.-	NAIL IN PIPE FOUND
N.I.S.-	NAIL IN SLAB SET
O.T.P.-	OPEN TOP PIPE
P.L.-	PROPERTY LINE
P.B.-	PLAT BOOK
P.O.B.-	POINT OF BEGINNING
P.O.C.-	POINT ON LINE
R.B.F.-	REMOVE BOX FOUND
R.C.P.-	REINFORCED CONCRETE PIPE
R/W-	RIGHT OF WAY
S.S.-	STAKING
S.S.E.-	SANITARY SEWER EASEMENT
TBM-	TEMPORARY BENCHMARK
T.P.O.B.-	TRUE POINT OF BEGINNING
U.T.P.-	UNDERGROUND TELEPHONE PEDESTAL
O.L.-	LIGHT POLE
U.P.-	UTILITY POLE
S.M.H.-	SANITARY SEWER OR UTILITY POLE
D.I.-	SANITARY SEWER MANHOLE
D.C.B.-	DOUBLE KING CATCH BASIN
S.C.B.-	SINGLE KING CATCH BASIN
J.B.-	JUNCTION BOX
O.S.-	OUTLET STRUCTURE
M.I.-	MEW INLET
H.W.-	HEADWALL
D.I.-	DROP INLET
F.E.S.-	FLARED END STRUCTURE
F.H.-	FIRE HYDRANT
W.V.-	WATER VALVE
W.M.-	WATER METER
G.V.-	GAS VALVE
S.-	SWALE
O.H.P.-	OVERHEAD POWER LINE
U.P.-	UNDERGROUND POWER
O.H.T.-	OVERHEAD TELEPHONE LINE
U.T.-	UNDERGROUND TELEPHONE LINE
G.-	GAS LINE
C.T.V.-	CABLE T.V. LINE
U.C.T.V.-	UNDERGROUND CABLE T.V. LINE
S.-	SANITARY SEWER LINE
W.-	WATER LINE
F.-	FENCE
F.L.-	FLOOD LINE
R.W.-	RIGHT OF WAY
U.T.P.-	UNDERGROUND TELEPHONE PEDESTAL

SURVEYORS CERTIFICATION

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors as set forth in O.C.G.A. Section 15-6-67.

KEVIN LEE CANN GA. R.L.S. #3125

GEORGIA REGISTERED LAND SURVEYOR NO. 3125 KEVIN LEE CANN

FINAL PLAT FOR:

HAWKS CROSSING

NORTHEAST LAND SURVEYING

NORTHEAST LAND SURVEYING, LLC
A Georgia Land Surveying Firm: #1240
P.O. Box 384
Braselton, Georgia 30517
Phone: (678) 776-7494

No.	REVISION	DATE
1	Address County Comments	6/17/24
2		
3		
4		
5		

Project Name: HAWKS CROSSING		DRAWN: KLC	SCALE: 1"=100'
Project Address: PANNELL ROAD		CHECKED: CDN	2 of 2
Land Lot No.(s): 141	District: 1785	DATE OF FIELD WORK: 5/1/24	SHEET
City: County, State: WALTON COUNTY, GEORGIA		DATE: 5/1/24	PROJECT No.: 23-074