11/2022

FINAL PLAT FOR:
THE FIELDS AT ALCOVY MOUNTAIN PHASE TWO

LOCATED IN LAND LOT 2, 26 & 27, 1ST DISTRICT
WALTON COUNTY, GEORGIA
PARENT TAX PARCELS C1390006 & C1390008A00

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

SLP - STRUCTURE LOCATION PLAN

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

ZONING CONDITIONS FOR ZONING APPROVED 5/8/2018:

1. MINIMUM HOUSE SIZE IN ALCOVY HILLS
2. NO ACCESS FROM ALCOVY MOUNTAIN ROAD
3. ALL HOUSES SHALL BE FROM DIVERSE DEVELOPMENT STREETS

GENERAL NOTES:

1. SUBDIVISION TO BE SINGLE FAMILY RESIDENCE WITH A MINIMUM LOT SIZE = 40,000 S.F.
2. MINIMUM FLOOR AREA = 2000 SF.
3. WATER TO BE PROVIDED BY WALTON COUNTY WATER DEPT
4. SEWAGE DISPOSAL BY INDIVIDUAL SEPTIC TANK SYSTEMS. LOCATIONS TO MEET THE MIN. SPACES OF THE GEORGIA DEPT OF HEALTH. DRAINFIELD SPACE IS NOT SHOWN HERE
5. ELECTRICITY PROVIDED BY WALTON E.M.C., GAS PROVIDED BY CITY OF MONROE.
6. MINIMUM 3400 LINEAR FEET = 30 LOTS
7. MINIMUM FRONTAGE SHALL BE NOT LESS THAN ONE HUNDRED (100) FEET, EXCEPT CUL-DE-SAC LOTS WHICH HAVE A LOT WIDTH OF FORTY (40) FEET AT THE REQUIRED BUILDING SETBACK
8. PROPERTY IS ZONED AS PER PER ARTICLE 4, PART 2, SECTION 420 & ARTICLE 5, PART 1, SECTION 530 OF THE 2016 FOR COUNTY COMPREHENSIVE LAND DEVELOPMENT ORDINANCE, AND SUBDIVISION REGULATIONS FOR WALTON COUNTY, GEORGIA. PROPERTY WAS REZONED FROM CASE # Z2018050007 APPROVED 5-8-2018 WITH CONDITIONS ATTACHED HERETO.
9. ALL INDIVIDUAL LOTS ARE SUBJECT TO THE APPROVAL FROM THE ENVIRONMENTAL HEALTH DEPARTMENT FOR SEPTIC SYSTEMS.
10. ⅓" IRONS PINS SET AT ALL PROPERTY CORNERS, UNLESS OTHERWISE NOTED HEREON.
11. NO ENTRANCE OR DRIVEWAYS SHALL BE BUILT OFF LOTS AND LOCATED ON THE SITE.
12. EXCEPT AS SHOWN HEREON, THERE ARE NO KNOWN WELLS WITHIN 100' OF THE PROPERTY LINES.
13. BENCHMARK AS POINT 10" SOIL 100 YEAR.
14. BOUNDARY SURVEY PROVIDED BY: MACLENNAN AND SUNDERVILL INC., DATED 05/01/17
15. THERE ARE NO CEMETERIES OR OTHER GRAVESITES OR HISTORICAL AREAS ON THE SITE
16. STREET SIGNS ARE REQUIRED FOR THIS PROJECT
17. THE PROPERTY IS NOT WITHIN A DESIGNATED "SPECIAL HAZARD AREA" PER WALTON COUNTY G.I.R.M. PANEL NO. 13297C 0159 E DATED 12/05/18.
18. SIDEWALKS ARE NOT REQUIRED.
19. 10' DRAINAGE EASEMENT ALONG ALL PROPERTY LINES.
20. ADDITIONAL LOT BUILDERS MAY BE RESPONSIBLE FOR DIRECTING LOT RUNOFF TO THE DRAINAGE FACILITIES PROVIDED.
21. RESPONSIBILITY OF THE MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITIES SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS/PROPERTY OWNER'S ASSOCIATION FOR THE STORMWATER BMP MAINTENANCE AGREEMENT.
22. TOTAL ACREAGE = 20.115 ACRES IN PHASE 2, FINAL SURVEYED = 19.984 ACRES
23. TOTAL NUMBER OF LOTS = 31 IN PHASE 2.
24. DENSITY= 1.85 UNITS PER ACRE (TOTAL FOR ENTIRE SUBDIVISION)
REQUIRED DENSITY = 1.0 UNITS PER ACRE
25. OPEN SPACE REQUIRED: 20% ALLOCATED PHASE 1 & 2)
26. OPEN SPACE PROVIDED: TOTAL 28.68 ACRES INCLUDING PHASES 1, 2, & 3.
27. 20' DRAINAGE EASEMENT ALONG ALL NATURAL DRAINS AND DRAINS.
28. IT WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER/HOMEOWNER'S ASSOCIATION TO MAINTAIN STORM WATER MANAGEMENT SYSTEMS NOT IN THE RIGHT-OF-WAY (DETENTION PONDS, CUSTOM DRAINS, DITCHES, EXCEPT OPEN SWALES AND OTHER DRAINAGE AREAS.
29. STORMWATER AGREEMENT FOR THIS SUBDIVISION RECORDED AT DEED BOOK 6091, PG 139-241
30. DECLARATION OF COVENANTS & RESTRICTIONS FOR THIS SUBDIVISION RECORDED AT DEED BOOK 6091, PG 242-293

ENVIRONMENTAL HEALTH DEPARTMENT LEGEND:

SSLP "SERVICE STRUCTURE LOCATION PLAN" - A SEPTIC SYSTEM LOCATION PLAN DRAWN IN ACCORDANCE WITH THE REQUIREMENTS SHOWN IN THE "SEPTIC SYSTEM LOCATION PLAN" HANDOUT IF NEEDED FOR THIS LOT. 2000'S ARE REQUIRED DUE TO SOILS/SITE CONDITIONS.

DRIP "DRIP DISTRIBUTION SYSTEM" - A DRIP DISTRIBUTION SYSTEM MUST BE DESIGNED BY ONE (1) ALONG WITH ALL PERTINENT INFORMATION SPECIFIC TO DRIP SYSTEMS

ATU "AEROBIC TREATMENT UNIT" - AN AEROBIC TREATMENT UNIT OR OTHER MECHANICAL TO PROVIDE FOR CLASS I EFFLUENT SYSTEM MAY BE REQUIRED - DEPTH TO RESTRICTIVE LAYER OF LESS THAN 24 INCHES

DRIP REPAIR "DRIP DISTRIBUTION SYSTEM REPAIRS" - FOR REPAIR OF SYSTEMS REQUIRED FOR EACH LOT MAY BE A DRIP DISTRICT SYSTEM

1. THIS SUBDIVISION IS REVIEWED BASED ON 3 OR 4 BEDROOM HOMES WITH AVERAGE APPURTENANCES AND A FOOTPRINT OF 2400 SQUARE FEET OR LESS (HEATED AND UNHEATED SPACES) IF THE HOME IS TO BE LARGER, OR IF EXCESSIVE GRADING OR FILLING IS REQUIRED TO FORM THE HOME FOUNDATION, ADDITIONAL INFORMATION WILL BE REQUIRED 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 NO PERENNIAL STREAMS WITHIN OR ADJACENT TO 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

CERTIFICATION OF HEALTH DEPARTMENT

THE LOTS SHOWN HEREON HAVE BEEN REVIEWED BY THE WALTON COUNTY HEALTH DEPARTMENT AND 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 HEREIN. EACH LOT MUST BE REVIEWED AND APPROVED FOR ON-SITE SEWAGE MANAGEMENT SYSTEM PLACEMENT PRIOR TO THE ISSUANCE OF A CONSTRUCTION PERMIT

DATED THIS 10 DAY OF NOVEMBER, 2022

TITLE: EHS III

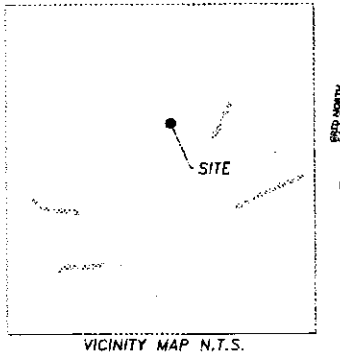
BY:

ENGINEER'S CERTIFICATION

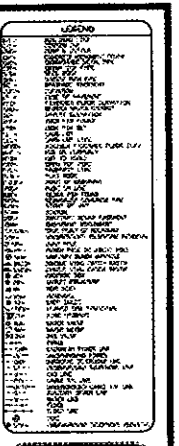
IT IS HEREBY CERTIFIED THAT THIS SUBDIVISION HAS BEEN CONSTRUCTED ACCORDING TO THE CONSTRUCTION PLANS AND SPECIFICATIONS APPROVED BY WALTON COUNTY, INCLUDING THE ENTIRE STORM WATER DRAINAGE SYSTEM (STORM DRAIN PIPES AND STRUCTURES, DETENTION FACILITIES, PONDS, DAMS, DITCHES, ETC.)

REGISTERED GEORGIA PROFESSIONAL ENGINEER

PE# NO. 886 DATE OF EXPIRATION 12/31/2022



VICINITY MAP N.T.S.



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 11-18-2022 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. 11-10-2022

OWNERS ACKNOWLEDGEMENT OF DEDICATION OF PUBLIC STREETS

STATE OF GEORGIA) COUNTY OF WALTON)

I (WE) Reliant Homes GA, LLC FOR CONSIDERATION OWN 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 DEDICATE ALL STREETS AND RIGHTS-OF-WAY SHOWN HEREON IN FEE SIMPLE TO WALTON COUNTY, GA. 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 SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION.

COVENANTS FOR THIS SUBDIVISION HAVE BEEN RECORDED IN DEED BOOK 6091, PAGE 208-199 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 6091, PAGE 139-241

Owner 11-10-2022 DATE

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

DIRECTOR, WALTON COUNTY PLANNING & DEVELOPMENT DEPT. 11-17-2022

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 HEREON ACTUALLY EXIST OR ARE MARKED AS "PROPOSED", AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN, AND THAT THE VERTICAL AND HORIZONTAL ALIGNMENT OF THE ROAD OR STREETS SHOWN HEREON ARE IN CONFORMANCE WITH THE WALTON COUNTY LAND DEVELOPMENT ORDINANCE

REGISTERED GEORGIA LAND SURVEYOR 10/26/22

GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR

GSLS NO. 3125 DATE OF EXPIRATION 12-31-22

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 SIGNATURES AFFIXED HEREON OR ATTACHED HERETO. AS REQUIRED BY SUBSECTION (e) OF O.C.G.A. SECTION 15-6-67, UPON RECORDING OF THIS PLAT, THE DATA CONTAINED ON ANY COMPUTER MEDIA SUBMITTED HEREWITH SHALL BE DEEMED TO BE IDENTICAL TO THE PLAT AND ANY DISCREPANCIES BETWEEN THE COMPUTER MEDIA AND THE PLAT SHALL BE RESOLVED IN FAVOR OF THE PLAT. THE COMPUTER MEDIA SHALL NOT BE RELIED UPON EXCLUSIVELY FOR ANY PURPOSE.

REGISTERED GEORGIA LAND SURVEYOR

OWNER/DEVELOPER:
RELIANT HOMES GA, LLC
P.O. BOX 2555
LOGANVILLE, GA 30052
PHONE: (770) 765-2800
CONTACT: NED BUTLER

NO.	DATE	REVISION

FINAL PLAT FOR:
THE FIELDS AT ALCOVY MOUNTAIN PHASE 2

NORTHEAST LAND SURVEYING, LLC
A GEORGIA LAND SURVEYING FIRM
P.O. BOX 884
BRASELTON, GEORGIA 30517
PHONE: (678) 778-7484

DATE: 10/26/22 LAND LOT: 2, 26, 27 DISTRICT: 1ST
COUNTY: WALTON SCALE: 1"= 100'
DRAWN BY: JSN CHECKED BY: KC
JOB NUMBER: 21-026 DATE OF FIELD WORK: N/A

Sheet No. 1/3

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

DRIVEWAY PIPE SIZING

LOT #	DRIVE TYPE	PIPE SIZE	L	SLOPE %	DEPTH @ HOUSE	TYPE	GAUGE
1							
2							
3							
4							
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36							
37							

* DRIVEWAY CULVERTS SHALL EXTEND LENGTH REQUIRED TO ACCOMMODATE SIDE-SLOPE DRIVEWAYS

STRUCTURE	I.E. OUT	I.E. IN	PIPE SIZE
MH #1	N/A	849.90	18"HDPE
DCB #2	850.50'	N/A	18"HDPE
DI #3	N/A	852.97'	18"HDPE
DI #4	852.30'	N/A	18"HDPE
HEADWALL #5	N/A	851.00'	18" CMP
YD #6	N/A	851.00'	18"HDPE
MH #7	812.41'	N/A	24" CMP
MH #8	N/A	826.63'	36" CMP
DCB #9	810.40'	N/A	30" CMP

LEGEND

GRID NORTH
GA WEST ZONE

HEIGHTS VIEW WAY
60' R/W
WATERSIDE DRIVE
ALCOVY HEIGHTS LANE
ALCOVY STATION LANE

SLP - STRUCTURE LOCATION PLAN

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

SURVEYORS CERTIFICATION

GEORGIA REGISTERED LAND SURVEYOR

FINAL PLAT FOR:

THE FIELDS AT ALCOVY MOUNTAIN PHASE 2

NORTHEAST LAND SURVEYING, LLC
A Georgia Land Surveying Firm: #1748
P.O. Box 954
Braselton, Georgia 30517
Phone: (678) 776-7494

NO.	REVISION	DATE
1		
2		
3		
4		
5		

PROJECT NAME	THE FIELDS AT ALCOVY MOUNTAIN PHASE 2
SCALE	1"=100'
DATE SURVEYED	
DATE PLAT DRAWN	
SHEET NUMBER	2 OF 3
JOB NUMBER	21026

THIS SPACE RESERVED FOR THE CLERK OF THE SUPERIOR COURT

SOIL SERIES	DEPTH TO BEDROCK (in)	DEPTH TO WATER TABLE (in)	ESTIMATED PERC RATE (min/in)	RECOMMENDED INSTALL. DEPTH (in)	SOIL CODE
APPLING	>72	>72	45-60	36-48	A
Cataula	>80	36-72	0-15 or >60	6-12, 18-36	C, T
CECIL	>72	>72	45-60	36-48	A
Helena Alluvial	>80	30-60	0-15 or >60	6-12, 18-36	C, T
Hiwassee Urban Land	>72	>60	45-60	36	A
LOCK AND DAM Variant	>72	>60	45-60	36-48	A

*perched Water Table (seasonal indication)

LEGEND

NOT SAMPLED

Pacolet 6-10%

Helena Alluvial 0-6%

Cecil 2-6%

Appling 2-6%

Hiwassee Urban Land 0-6%

WATERSIDE DRIVE 60' R/W

ALCOVY HEIGHTS LANE 60' R/W

ALCOVY STATION LANE 60' R/W

SOIL	DEPTH

ENVIRONMENTAL HEALTH DEPARTMENT LEGEND

SSLP "SEPTIC SYSTEM LOCATION PLANS" - A SEPTIC SYSTEM LOCATION PLAN WHICH IS ACCEPTABLE WITH ALL REQUIREMENTS GIVEN IN THE "SEPTIC SYSTEM LOCATION PLAN CHECKLIST" IS NEEDED FOR THIS LOT AS SITE ARE RECOMMENDED DUE TO SEVERE CONSTRAINTS.

DRIP "DRIP DISTRIBUTION SYSTEM" IS OPTIONAL WHICH MAY BE REQUIRED ON THIS LOT ALONG WITH ALL "TREATMENT INFORMATION" SHOWING TO DRIP SYSTEMS.

ATU "ADVANCED TREATMENT UNIT" OR AEROBIC SYSTEM MUST BE USED ON THIS LOT TO PROVIDE FOR CLASS I EFFLUENT SYSTEM MAY BE REQUIRED IF DEPTH TO IMPERVIOUS LAYER IS LESS THAN 24 INCHES.

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

1. THIS SUBDIVISION IS REVISED BASED ON 3 OF 4 BEDROOM HOMES WITH AVERAGE APPURTENANCES AND A FOOTPRINT OF 2400 SQUARE FEET OF LESS (HEATED AND UNHEATED SPACE) IF THE HOME IS TO BE LARGER, OR IF EXCESSIVE GRADING OR FILLING IS REQUIRED TO FORM THE HOME FOOTPRINT, ADDITIONAL INFORMATION MAY BE REQUIRED AND A LARGER LOT SIZE MAY BE REQUIRED.

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THIS 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 391-3-16.02

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THE SOILS WORKING PLAT FOR THE FIELDS AT ALCOVY MOUNTAIN PHASE 2 WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

GEORGIA REGISTERED LAND SURVEYOR KEVIN LEE CANE

SOILS WORKING PLAT FOR:

THE FIELDS AT ALCOVY MOUNTAIN PHASE 2

NORTHEAST LAND SURVEYING, LLC
A Georgia Land Surveying Firm, #1560
P.O. Box 594
Braselton, Georgia 30517
Phone: (678) 776-7494

NO.	REVISION	DATE
1		
2		
3		
4		
5		

SCALE	1"=100'
SHEET	3 OF 3
PROJECT NO.	21026