FINAL PLAT FOR:
RED OAK RIDGE PHASE 1
LOCATED IN LAND LOTS 31 & 38 OF THE 4TH DISTRICT, WALTON COUNTY, GEORGIA
PARENT TAX PARCELS C0600073C00, C0600024 & C0600028
OVERALL VIEW (N.T.S.)

BK:124 PG:21-23
Filed and Recorded
Dec-13-2022 02:52 PM
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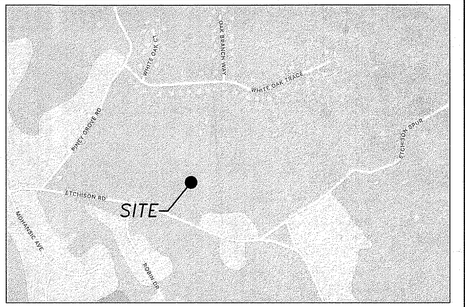
KAREN P. DAVID
CLERK OF SUPERIOR COURT
WALTON COUNTY, GA
Participant ID: 4685594796

THIS BLOCK RESERVED FOR
THE CLERK OF THE SUPERIOR COURT

LEGEND

B/L=	BUILDING LINE
C/L=	CENTERLINE
C&G=	CURB AND GUTTER
CM=	CONCRETE MONUMENT FOUND
CMP=	CORRUGATED METAL PIPE
CTP=	CRIMP TOP PIPE
D. B=	DEED BOOK
DI=	DUCTILE IRON PIPE
DE =	DRAINAGE EASEMENT
ELEV=	ELEVATION
EP =	EDGE OF PAVEMENT
FFE=	FINISHED FLOOR ELEVATION
GMD=	GEORGIA MILITIA DISTRICT
IE=	INVERT ELEVATION
IPF=	IRON PIN FOUND
IPS=	IRON PIN SET
LL =	LAND LOT
LLL=	LAND LOT LINE
MFE=	MINIMUM FINISHED FLOOR ELEV.
N/F =	NOW OR FORMERLY
NTS=	NOT TO SCALE
OTP=	OPEN TOP PIPE
P/L=	PROPERTY LINE
P. B. =	PLAT BOOK
P.O.B.=	POINT OF BEGINNING
POL=	POINT ON LINE
RBF=	REBAR PIN FOUND
RCP=	REINFORCED CONCRETE PIPE
R/W=	RIGHT OF WAY
STA=	STATION
SSE=	SANITARY SEWER EASEMENT
TBM=	TEMPORARY BENCHMARK
T.P.O.B.=	TRUE POINT OF BEGINNING
UTP=	UNDERGROUND TELEPHONE PEDESTAL
LP=	LIGHT POLE
PP=	POWER POLE OR UTILITY POLE
MH=	SANITARY SEWER MANHOLE
DCB=	DOUBLE WING CATCH BASIN
SCB=	SINGLE WING CATCH BASIN
JB=	JUNCTION BOX
OS=	OUTLET STRUCTURE
MI=	MICRI INLET
HW=	HEADWALL
DI=	DROP INLET
FES=	FLARED END STRUCTURE
FH=	FIRE HYDRANT
WV=	WATER VALVE
WM=	WATER METER
GV=	GAS VALVE
	SWALE
OHP	OVERHEAD POWER LINE
UG	UNDERGROUND POWER
OHT	OVERHEAD TELEPHONE LINE
UT	UNDERGROUND TELEPHONE LINE
G	GAS LINE
CTV	CABLE T.V. LINE
UGTV	UNDERGROUND CABLE T.V. LINE
S	SANITARY SEWER LINE
W	WATER LINE
	FENCE
	FLOOD LINE
	TREE
UTP	UNDERGROUND TELEPHONE PEDESTAL



VICINITY MAP
N.T.S.

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 160 OF THE COMPRHENSIVE LAND DEVELOPMENT ORDINANCE AND SUBDIVISION REGULATIONS FOR WALTON COUNTY, GEORGIA. PROPERTY WAS REZONED PER CASE # ZOA1000012, 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. 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 PREPARED BY NORTHEAST LAND SURVEYING, LLC, DATED 11/15/21.
15. THERE ARE NO KNOWN CEMETERIES OR 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. 13297C 0105 E DATED 12/08/16.
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 ALCOVY RIVER, MAPLE CREEK AND 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 = 61.042 ACRES
27. TOTAL NUMBER OF LOTS = 51
28. DENSITY= 1.20 ACRE/LOTS
29. OPEN SPACE REQUIRED= 15 AC.
30. OPEN SPACE PROVIDED= 15.926 AC.
31. MINIMUM LOT AREA 25,500 S.F..
32. 20' DRAINAGE EASEMENT ALONG ALL NATURAL DRAINS AND SWALES.
33. 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.
34. THE SUBJECT PROPERTY IS LOCATED IN ALCOVY RIVER WP-1.

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 7 DAY OF DECEMBER , 2022

TITLE EHSIII

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.*

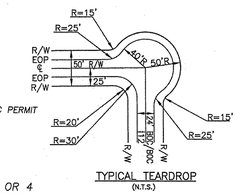
ATU *"AEROBIC TREATMENT UNIT"-AN AEROBIC TREATMENT UNIT OR OTHER MECHANISM TO PROVIDE FOR CLASS I EFFLUENT SYSTEM MAY BE REQUIRED IF DEPTH TO IMPERVIOUS LAYER IS LESS THAN 24 INCHES.*

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

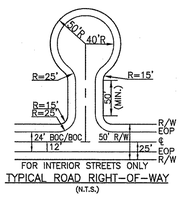
L4N *"LEVEL IV SOIL REPORT NEEDED" - A LEVEL IV SOIL REPORT WILL BE NEEDED PRIOR TO ISSUANCE OF A SEPTIC PERMIT ON THIS LOT.*

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

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.*

CERTIFICATE OF WATER PROVIDER

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

CHAIRMAN, WALTON COUNTY WATER AND SEWER AUTHORITY — DATE 12/8/22

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. — 12-13-22

SIGHT CERTIFICATION

I, the undersigned, hereby certify that the proposed street(s) for the RED OAK RIDGE PHASE 1 project is/are designed with adequate corner sight distance for each street which approaches a street in an equal or higher street category. The regulated speed limit is 45 mphThe sight distance is 450 feet in the NORTHERLY direction and 450 feet in the SOUTHERLY direction. The minimum corner sight distance from the approaching street is equal to or exceeds 10 times the regulated speed of the intersection street, as measured from the center of the approaching street in both directions along the right of way line of the intersection street. The sight distance provides clear visibility of an object 4.25 feet above the intersecting street viewed from the centerline of the approaching street measured 10 feet from the edge of pavement of the intersecting street, at a height of 3.5 feet above the ground.

Interior street are designed with adequate corner sight distance for local streets (25 mph). Sight distance exceeds 250 feet for interior streets in each direction.

Signed and sealed

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

OWNER — DATE 12-6-2022

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 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: 12-31-22

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 12-8-22

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:

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: CHARLES NORTON

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

FINAL PLAT FOR:

RED OAK RIDGE PHASE 1

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		
2		
3		
4		
5		

Project Name:	RED OAK RIDGE PHASE 1	DRAWN	CDN
Project Address:	ETCHISON ROAD	CHECKED	KLC
Land Lot No.(s)	31 & 38	District: 4TH	DATE OF FIELD WORK 05/09/22
City: County, State:	WALTON, GEORGIA	DATE	11/18/22

SCALE 1"=100'
SHEET 1 OF 3
PROJECT No. 20122

THIS BLOCK RESERVED FOR
THE CLERK OF THE SUPERIOR COURT

LOT LINE TABLE		
LINE	BEARING	DISTANCE
L1	N22°09'37"E	4.32'
L2	N82°16'54"E	58.69'
L3	N86°58'18"E	50.00'
L4	N41°16'16"E	44.27'
L5	N80°51'22"W	40.00'
L6	N60°46'46"E	54.25'
L7	N66°37'36"E	24.89'
L8	N43°19'19"W	41.12'
L9	N02°17'10"E	40.00'
L10	S63°59'39"E	38.50'
L11	N22°09'37"E	3.71'
L12	N22°09'37"E	89.87'
L13	S22°32'02"E	28.43'
L14	S66°51'17"W	28.43'
L15	N22°09'37"E	89.26'

LOT CURVE TABLE				
CURVE	RADIUS	ARC	CHORD	BEARING
C1	310.00'	121.17'	120.40'	N33°21'30"E
C2	310.00'	95.90'	95.52'	N53°29'09"E
C3	15.00'	23.61'	21.25'	N17°11'21"E
C4	15.00'	23.51'	21.18'	S72°48'39"E
C5	275.00'	20.14'	20.13'	N64°22'45"E
C6	225.00'	22.96'	22.95'	N63°42'11"E
C7	275.00'	87.42'	87.05'	S69°53'10"W
C8	15.00'	21.51'	19.71'	N37°54'54"E
C9	15.00'	21.46'	19.68'	S44°09'25"E
C10	275.00'	63.45'	63.31'	N78°32'27"W
C11	15.00'	13.62'	13.16'	N82°03'33"E
C12	50.00'	65.19'	60.67'	N86°36'05"W
C13	50.00'	20.58'	20.43'	N37°27'46"W
C14	50.00'	40.01'	38.95'	N02°45'01"W
C15	50.00'	46.38'	44.73'	N48°44'40"E
C16	50.00'	38.59'	37.64'	S84°34'35"E
C17	50.00'	37.14'	36.29'	S41°11'22"E
C18	15.00'	13.62'	13.16'	N45°55'14"W
C19	225.00'	185.71'	180.48'	S84°25'28"W
C20	15.00'	23.56'	21.21'	S15°46'46"W
C21	225.00'	72.52'	72.21'	S38°27'16"E
C22	15.00'	14.20'	13.67'	S74°47'56"E
C23	50.00'	46.41'	44.76'	N75°19'10"W
C24	50.00'	50.50'	48.38'	N19°47'33"W
C25	50.00'	40.24'	39.16'	N32°11'59"E
C26	50.00'	74.54'	67.83'	S82°02'04"E
C27	50.00'	36.13'	35.38'	S18°37'17"E
C28	15.00'	13.19'	12.77'	N23°06'37"W
C29	275.00'	50.76'	50.69'	S43°00'54"E
C30	275.00'	40.83'	40.79'	S33°28'26"E
C31	15.00'	23.56'	21.21'	N74°13'14"W
C32	275.00'	28.07'	28.05'	N83°42'11"E
C33	15.00'	23.56'	21.21'	S21°37'36"W
C34	275.00'	59.59'	59.47'	N17°09'57"W
C35	275.00'	8.44'	8.44'	N10°04'45"W
C36	15.00'	14.09'	13.58'	S36°06'57"E
C37	50.00'	67.16'	62.22'	N24°33'15"W
C38	50.00'	61.05'	57.32'	N48°54'00"E
C39	50.00'	63.13'	59.02'	S59°57'06"E
C40	50.00'	56.50'	53.54'	S08°35'28"W
C41	15.00'	13.13'	12.72'	N15°52'53"E
C42	225.00'	47.13'	47.05'	N15°12'03"W
C43	225.00'	8.53'	8.53'	N22°17'15"W
C44	15.00'	23.56'	21.21'	N68°22'24"W
C45	15.00'	23.57'	21.22'	S21°29'50"W
C46	275.00'	93.88'	93.42'	N13°44'37"W
C47	15.00'	13.62'	13.16'	S29°25'32"E
C48	50.00'	34.00'	33.34'	N35°57'28"W
C49	50.00'	53.80'	51.24'	N14°20'35"E
C50	50.00'	39.41'	38.40'	N67°44'43"E
C51	50.00'	40.54'	39.44'	S66°26'59"E
C52	50.00'	60.41'	56.81'	S08°36'32"E
C53	50.00'	18.72'	19.59'	S37°18'19"W
C54	15.00'	13.62'	13.16'	N22°35'40"E
C55	225.00'	78.96'	78.56'	N13°28'10"W
C56	15.00'	21.55'	21.21'	N68°30'10"W
C57	225.00'	16.47'	16.47'	S64°22'45"W
C58	275.00'	2.63'	2.63'	N03°41'23"W
C59	260.00'	182.06'	178.37'	S42°13'16"W
C60	3279.65'	90.67'	90.67'	N67°50'44"W
C61	1358.23'	323.47'	322.71'	N75°39'41"W

C/L LINE TABLE		
LINE	BEARING	DISTANCE
CLL1	N22°09'37"E	153.92'
CLL2	N62°16'54"E	98.82'
CLL3	N62°16'54"E	647.07'
CLL4	N66°31'03"E	143.44'
CLL5	N66°31'03"E	470.26'
CLL6	N66°37'36"E	64.91'
CLL7	N66°37'36"E	360.29'
CLL8	N60°46'46"E	94.25'
CLL9	N60°46'46"E	436.74'
CLL10	S71°55'51"E	170.21'
CLL11	N27°54'12"W	270.88'
CLL12	S23°31'24"E	197.98'
CLL13	S03°24'36"E	177.13'
CLL14	S23°22'24"E	202.70'
CLL15	S09°11'39"E	211.32'
CLL16	S29°13'14"E	323.62'
CLL17	S48°14'29"E	50.34'

C/L CURVE TABLE				
CURVE	RADIUS	ARC	CHORD	BEARING
CLC1	285.00'	199.57'	195.52'	N42°13'16"E
CLC2	250.00'	18.30'	18.30'	N64°22'45"E
CLC3	250.00'	25.51'	25.50'	N63°42'11"E
CLC4	250.00'	206.34'	200.53'	N84°25'28"E
CLC5	250.00'	87.74'	87.29'	S13°28'10"E
CLC6	250.00'	61.84'	61.69'	S18°17'12"E
CLC7	250.00'	82.99'	82.61'	S38°43'51"E

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RCP=	REINFORCED CONCRETE PIPE
R/W=	RIGHT OF WAY
STA=	STATION
SSE=	SANITARY SEWER EASEMENT
TBM=	TEMPORARY BENCHMARK
T.P.O.B.=	TRUE POINT OF BEGINNING
UTP=	UNDERGROUND TELEPHONE PEDESTAL
LP=	LIGHT POLE
PP=	POWER POLE OR UTILITY POLE
MH=	SANITARY SEWER MANHOLE
DWCB=	DOUBLE WING CATCH BASIN
SWCB=	SINGLE WING CATCH BASIN
JB=	JUNCTION BOX
OS=	OUTLET STRUCTURE
WI=	WEIR INLET
HW=	HEADWALL
DI=	DROP INLET
FES=	FLARED END STRUCTURE
FH=	FIRE HYDRANT
WV=	WATER VALVE
WM=	WATER METER
GV=	GAS VALVE
SWALE	SWALE
OHP	OVERHEAD POWER LINE
UP	UNDERGROUND POWER
OHT	OVERHEAD TELEPHONE LINE
UT	UNDERGROUND TELEPHONE LINE
G	GAS LINE
CTV	CABLE T.V. LINE
UGTV	UNDERGROUND CABLE T.V. LINE
S	SANITARY SEWER LINE
W	WATER LINE
F	FENCE
	FLOOD LINE
	TREE
UTP=	UNDERGROUND TELEPHONE PEDESTAL

STRUCTURE	I.E. OUT	I.E. IN	PIPE SIZE
HW 1A –	853.26'	N/A	30"CMP
DWCB 5A –	856.91'	856.91'	18"CMP
DWCB 5B –	857.48'	N/A	

STRUCTURE	I.E. OUT	I.E. IN	PIPE SIZE
DWCB 5A –	856.91'	856.91'	30"CMP
SWCB 2 –	872.26'	872.30'	24"HDPE
SWCB 3 –	872.49'	873.14'	18"CMP
SWCB 4 –	883.41'	N/A	18"HDPE

STRUCTURE	I.E. OUT	I.E. IN	PIPE SIZE
HW D3 –	818.20'	N/A	18"HDPE
WI 27A –	819.50'	820.75'	18"HDPE
JB 27B –	823.36'	826.57'	18"HDPE
DWCB 28 –	835.38'	N/A	N/A

STRUCTURE	I.E. OUT	I.E. IN	PIPE SIZE
HW 25A –	817.00	N/A	18"CMP
JB 25B –	814.94'	815.04'	18"CMP
DWCB 26 –	820.93'	N/A	N/A

STRUCTURE	I.E. OUT	I.E. IN	PIPE SIZE
HW 8 –	N/A	824.84'	42"CMP
DWCB 9 –	826.64'	826.55	42"CMP
DWCB 10–	827.76'	827.78'	30"CMP
SWCB 11–	835.60'	835.65'	30"CMP
JB 12 –	839.98'	840.01'	24"CMP
SWCB 13–	844.34'	844.54'	18"CMP
SWCB 14–	844.88"	844.98'	18"CMP
SWCB 15A–	862.40'	862.45'	18"CMP
SWCB 15B–	863.03'	N/A	N/A

STRUCTURE	I.E. OUT	I.E. IN	PIPE SIZE
JB 12 –	839.98'	840.01'	24"CMP
SWCB 16–	840.78'	840.87'	18"CMP
SWCB 17–	841.76'	N/A	N/A

STRUCTURE	I.E. OUT	I.E. IN	PIPE SIZE
DWCB 10–	827.76'	827.69'	24"CMP
SWCB 18–	828.13'	828.18'	24"CMP
SWCB 19–	829.01'	829.11'	24"CMP
SWCB 14–	829.60'	N/A	N/A

STRUCTURE	I.E. OUT	I.E. IN	PIPE SIZE
DWCB 9 –	826.64'	826.55 '	24"CMP
DWCB 24–	828.86'	N/A	N/A

STRUCTURE	I.E. OUT	I.E. IN	PIPE SIZE
DWCB 9 –	826.64'	826.55 '	24"CMP
JB 21 –	828.87'	829.97'	18"CMP
SWCB 22–	832.23'	832.79'	18"CMP
SWCB 23–	823.20'	N/A	N/A

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.

0' 100' 200' 300'

SCALE 1"=100'

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: CHARLES NORTON

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

FINAL PLAT FOR:

RED OAK RIDGE PHASE 1

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		
2		
3		
4		
5		

Project Name:	*RED OAK RIDGE PHASE 1*	DRAWN	*CDN*
Project Address:	*ETCHISON ROAD*	CHECKED	*KLC*
Land Lot No.(s)	*31 & 38*	District: *4TH*	DATE OF FIELD WORK *05/09/22*
City: County, State:	*WALTON, GEORGIA*	DATE	*11/16/22*

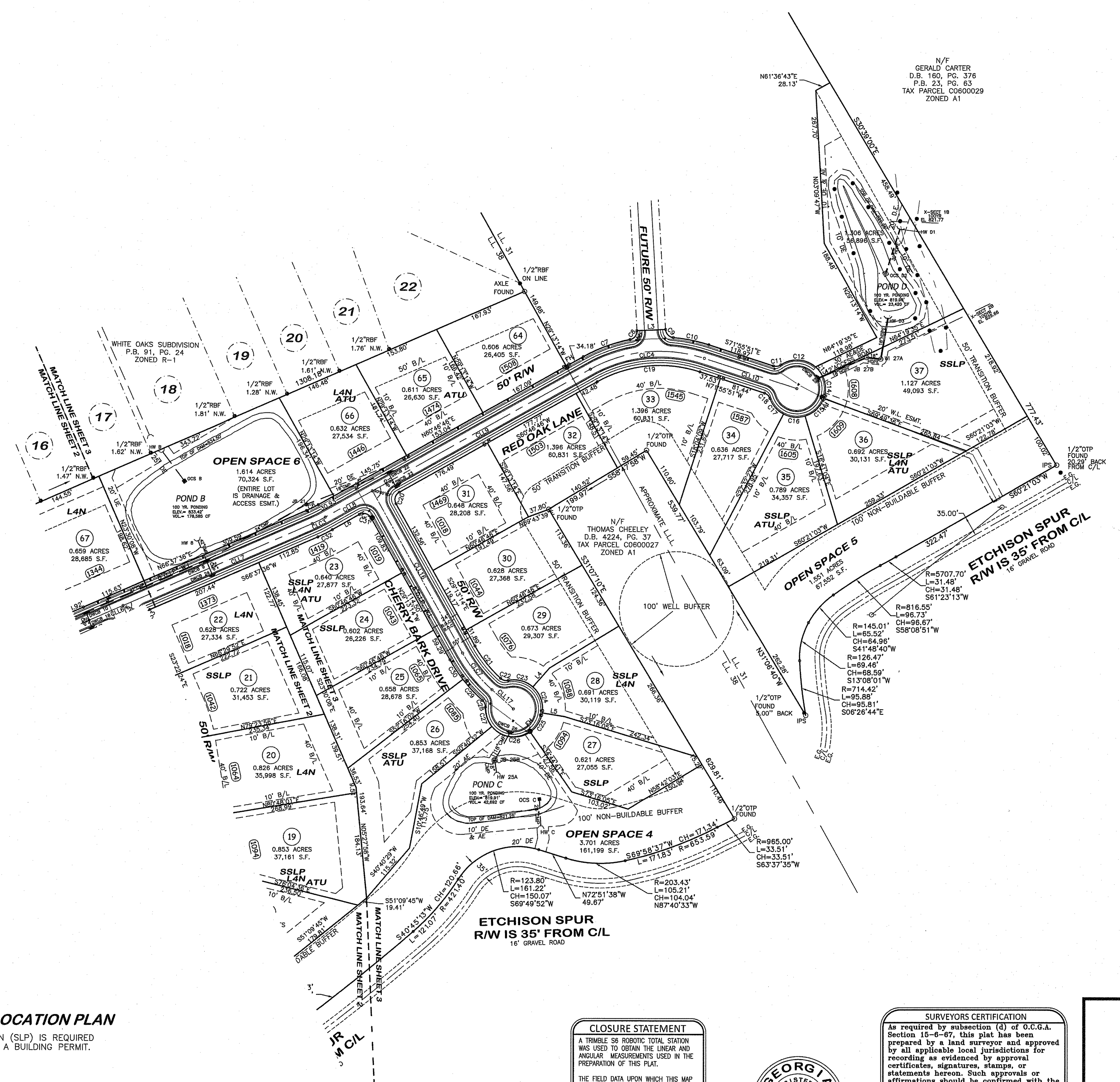
SCALE *1"=100'*
SHEET *2 OF 3*
PROJECT No. *20122*

BK:124 PG:23

THIS BLOCK RESERVED FOR
THE CLERK OF THE SUPERIOR COURT

LOT CURVE TABLE				
CURVE	RADIUS	ARC	CHORD	BEARING
C1	310.00'	121.17'	120.40'	N33°21'30"E
C2	310.00'	95.90'	95.52'	N53°25'09"E
C3	15.00'	23.61'	21.25'	N17°11'21"E
C4	15.00'	23.51'	21.18'	S72°48'39"E
C5	275.00'	20.14'	20.13'	N64°22'45"E
C6	225.00'	22.96'	22.95'	N63°42'11"E
C7	275.00'	87.42'	87.05'	S69°53'10"W
C8	15.00'	21.51'	19.71'	N37°54'54"E
C9	15.00'	21.46'	19.68'	S44°09'25"E
C10	275.00'	63.45'	63.31'	N78°32'27"W
C11	15.00'	13.62'	13.16'	N82°03'33"E
C12	50.00'	65.19'	60.67'	N86°36'05"W
C13	50.00'	20.58'	20.43'	N37°27'46"W
C14	50.00'	40.01'	38.95'	N02°45'01"W
C15	50.00'	46.38'	44.73'	N46°44'40"E
C16	50.00'	38.59'	37.64'	S84°34'35"E
C17	50.00'	37.14'	36.29'	S41°11'22"E
C18	15.00'	13.62'	13.16'	N45°55'14"W
C19	225.00'	185.71'	180.48'	S84°25'28"W
C20	15.00'	23.56'	21.21'	S15°46'46"W
C21	225.00'	72.52'	72.21'	S38°27'16"E
C22	15.00'	14.20'	13.67'	S74°47'56"E
C23	50.00'	46.41'	44.76'	N75°19'10"W
C24	50.00'	50.50'	48.38'	N19°47'33"W
C25	50.00'	40.24'	39.16'	N32°11'59"E
C26	50.00'	74.54'	67.83'	S82°02'04"E
C27	50.00'	36.13'	35.35'	S18°37'17"E
C28	15.00'	13.19'	12.77'	N23°06'37"W
C29	275.00'	50.76'	50.69'	S43°00'54"E
C30	275.00'	40.83'	40.79'	S33°28'26"E
C31	15.00'	23.56'	21.21'	N74°13'14"W
C32	275.00'	28.07'	28.05'	N63°42'11"E
C33	15.00'	23.56'	21.21'	S21°37'36"W
C34	275.00'	59.59'	59.47'	N17°09'57"W
C35	275.00'	8.44'	8.44'	N10°04'45"W
C36	15.00'	14.09'	13.58'	S36°06'57"E
C37	50.00'	67.16'	62.22'	N24°33'15"W
C38	50.00'	61.05'	57.32'	N48°54'00"E
C39	50.00'	63.13'	59.02'	S59°57'06"E
C40	50.00'	56.50'	53.54'	S08°35'28"W
C41	15.00'	13.13'	12.72'	N15°52'53"E
C42	225.00'	47.13'	47.05'	N15°12'03"W
C43	225.00'	8.53'	8.53'	N22°17'15"W
C44	15.00'	23.56'	21.21'	N68°22'24"W
C45	15.00'	23.57'	21.22'	S21°29'50"W
C46	275.00'	93.88'	93.42'	N13°44'37"W
C47	15.00'	13.62'	13.16'	S29°25'32"E
C48	50.00'	34.00'	33.34'	N35°57'28"W
C49	50.00'	53.80'	51.24'	N14°20'35"E
C50	50.00'	39.41'	38.40'	N67°44'43"E
C51	50.00'	40.54'	39.44'	S66°26'59"E
C52	50.00'	60.41'	56.81'	S08°36'33"E
C53	50.00'	19.72'	19.59'	S37°18'19"W
C54	15.00'	13.62'	13.16'	N22°35'40"E
C55	225.00'	78.96'	78.56'	N13°28'10"W
C56	15.00'	23.55'	21.21'	N68°30'10"W
C57	225.00'	16.47'	16.47'	S64°22'45"W
C58	275.00'	2.63'	2.63'	N03°41'23"W
C59	260.00'	182.06'	178.37'	S42°13'16"W
C60	3279.65'	90.67'	90.67'	N67°50'44"W
C61	1358.23'	323.47'	322.71'	N75°39'41"W

LOT LINE TABLE		
LINE	BEARING	DISTANCE
L1	N22°09'37"E	4.32'
L2	N62°16'54"E	58.69'
L3	N86°58'18"E	50.00'
L4	N41°16'16"E	44.27'
L5	N80°51'22"W	40.00'
L6	N60°46'46"E	54.25'
L7	N66°37'36"E	24.89'
L8	N43°19'19"W	41.12'
L9	N02°17'10"E	40.00'
L10	S63°59'39"E	38.50'
L11	N22°09'37"E	3.71'
L12	N22°09'37"E	89.87'
L13	S22°32'02"E	28.43'
L14	S66°51'17"W	28.43'
L15	N22°09'37"E	89.26'



LEGEND	
B/L=	BUILDING LINE
C/L=	CENTERLINE
C&G=	CURB & GUTTER
CMF=	CONCRETE MONUMENT FOUND
CMP=	CORRUGATED METAL PIPE
CTP=	CRIMP TOP PIPE
D. B=	DEED BOOK
DIP=	DUCTILE IRON PIPE
DE =	DRAINAGE EASEMENT
ELEV=	ELEVATION
EP =	EDGE OF PAVEMENT
FFE=	FINISHED FLOOR ELEVATION
GMD=	GEORGIA MILITIA DISTRICT
IE=	INVERT ELEVATION
IPF=	IRON PIN FOUND
IPS=	IRON PIN SET
LL =	LAND LOT
LLL=	LAND LOT LINE
MFFE=	MINIMUM FINISHED FLOOR ELEV.
N/F =	NOW OR FORMERLY
NTS=	NOT TO SCALE
OTP=	OPEN TOP PIPE
P/L=	PROPERTY LINE
P. B. =	PLAT BOOK
P.O.B.=	POINT OF BEGINNING
POL=	POINT ON LINE
RBF=	REBAR PIN FOUND
RCP=	REINFORCED CONCRETE PIPE
R/W=	RIGHT OF WAY
STA=	STATION
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T.P.O.B.=	TRUE POINT OF BEGINNING
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S	SANITARY SEWER LINE
W	WATER LINE
X	FENCE
	FLOOD LINE
	TREE
UTP=	UNDERGROUND TELEPHONE PEDESTAL

STRUCTURE	I.E. OUT	I.E. IN	PIPE SIZE
HW 1A –	853.26'	N/A	30"CMP
DWCB 5A –	856.91'	856.91'	18"CMP
DWCB 5B –	857.48'	N/A	

STRUCTURE	I.E. OUT	I.E. IN	PIPE SIZE
DWCB 5A –	856.91'	856.91'	30"CMP
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SWCB 3 –	872.49'	873.14'	18"CMP
SWCB 4 –	883.41'	N/A	18"HDPE

STRUCTURE	I.E. OUT	I.E. IN	PIPE SIZE
HW D3 –	818.20'	N/A	18"HDPE
WI 27A –	819.50'	820.75'	18"HDPE
JB 27B –	823.36'	826.57'	18"HDPE
DWCB 28 –	835.38'	N/A	N/A

STRUCTURE	I.E. OUT	I.E. IN	PIPE SIZE
HW 25A –	817.00	N/A	18"CMP
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DWCB 26 –	820.93'	N/A	N/A

STRUCTURE	I.E. OUT	I.E. IN	PIPE SIZE
HW 8 –	N/A	824.84'	42"CMP
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STRUCTURE	I.E. OUT	I.E. IN	PIPE SIZE
DWCB 10–	827.76'	827.69'	24"CMP
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STRUCTURE	I.E. OUT	I.E. IN	PIPE SIZE
DWCB 9 –	826.64'	826.55 '	24"CMP
DWCB 24–	828.86'	N/A	N/A

STRUCTURE	I.E. OUT	I.E. IN	PIPE SIZE
DWCB 9 –	826.64'	826.55 '	24"CMP
JB 21 –	828.87'	829.97'	18"CMP
SWCB 22–	832.23'	832.79'	18"CMP
SWCB 23–	823.20'	N/A	N/A

C/L LINE TABLE		
LINE	BEARING	DISTANCE
CLL1	N22°09'37"E	153.92'
CLL2	N62°16'54"E	98.82'
CLL3	N62°16'54"E	647.07'
CLL4	N66°31'03"E	143.44'
CLL5	N66°31'03"E	470.26'
CLL6	N66°37'36"E	64.91'
CLL7	N66°37'36"E	360.29'
CLL8	N60°46'46"E	94.25'
CLL9	N60°46'46"E	436.74'
CLL10	S71°55'51"E	170.21'
CLL11	N27°54'12"W	270.88'
CLL12	S23°31'24"E	197.98'
CLL13	S03°24'56"E	177.13'
CLL14	S23°22'24"E	202.70'
CLL15	S09°11'59"E	211.32'
CLL16	S29°13'14"E	323.62'
CLL17	S48°14'29"E	50.34'

C/L CURVE TABLE				
CURVE	RADIUS	ARC	CHORD	BEARING
CLC1	285.00'	199.57'	195.52'	N42°13'16"E
CLC2	250.00'	18.30'	18.30'	N64°22'45"E
CLC3	250.00'	25.51'	25.50'	N63°42'11"E
CLC4	250.00'	206.34'	200.53'	N84°25'28"E
CLC5	250.00'	87.74'	87.29'	S13°28'10"E
CLC6	250.00'	61.84'	61.69'	S16°17'12"E
CLC7	250.00'	82.99'	82.61'	S38°43'51"E

ENVIRONMENTAL HEALTH DEPARTMENT LEGEND:

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

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

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
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CLOSURE STATEMENT

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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

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

FINAL PLAT FOR:

RED OAK RIDGE PHASE 1

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		
2		
3		
4		
5		

Project Name: RED OAK RIDGE PHASE 1		DRAWN CDN	SCALE 1"=100'
Project Address: ETCHISON ROAD		CHECKED KLC	3 OF 3
Land Lot No.(s) 31 & 38	District: 4TH	DATE OF FIELD WORK 05/09/22	SHEET
City: County, State: WALTON, GEORGIA		DATE 11/18/22	PROJECT No. 20122