

BK-128 PG-28-29  
Filed and Recorded  
Nov-26-2024 01:33 PM  
Doc# 2024 - 000313  
KAREN P. DAVID  
CLERK OF SUPERIOR COURT  
WALTON COUNTY, GA  
Participant ID: 085068904

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. *[Signature]*  
DATE: 11-20-2024

HEALTH DEPARTMENT CERTIFICATION:  
THE LOTS SHOWN HAVE BEEN REVIEWED BY THE WALTON  
COUNTY HEALTH DEPARTMENT AS NOTED ON EACH LOT OF THE  
PLAT AND PLAT LEGEND. THE REVIEW 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.  
SIGNED: *[Signature]*  
TITLE: *[Signature]*  
DATE: 11-19-24

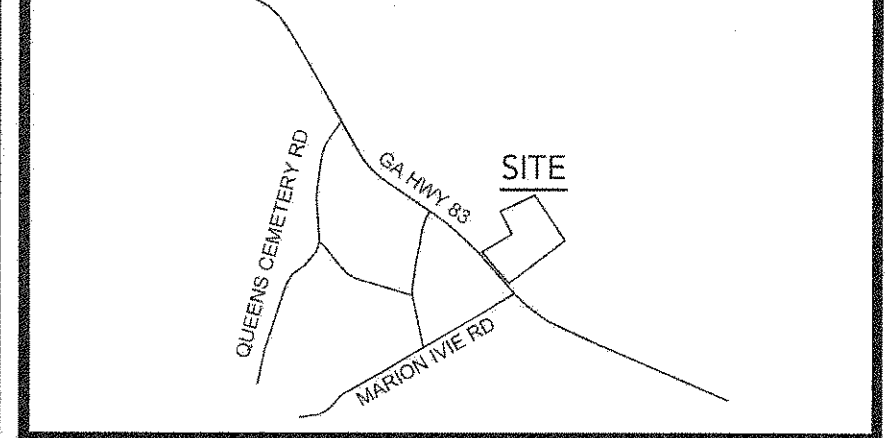
GROUNDWATER RECHARGE CERTIFICATION:  
A. NO PORTION OF THE SUBDIVISION LIES  
IN A GROUNDWATER RECHARGE AREA,  
PURSUANT TO THE RULES OF THE  
GEORGIA DEPARTMENT OF NATURAL  
RESOURCES, ENVIRONMENTAL  
PROTECTION DIVISION, CHAPTER  
391-3-16.01  
B. THERE ARE NO PERENNIAL STREAMS  
WITHIN OR IMPACTED 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

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 PROFESSIONAL ENGINEER NO: 26703  
*[Signature]*  
DATE: 11/19/2024

CARTER ENGINEERING  
CONSULTANTS, INC.  
1010 COMMERCE DR.  
BOGART, GA 30622  
P: 770.725.1200  
F: 770.725.1204  
WWW.CARTERENGINEERING.COM

FINAL PLAT FOR:  
COTTON CREEK ESTATES  
GA HWY 83  
GOOD HOPE, GEORGIA 30622  
WALTON COUNTY  
LAND LOT 62 & 63, 4TH DISTRICT

REPRODUCTIONS, MODIFICATIONS OR ASSIGNMENTS OF THIS DOCUMENT  
WITHOUT THE WRITTEN APPROVAL OF CARTER ENGINEERING CONSULTANTS,  
INC. ARE PROHIBITED AND MAY INVALIDATE THE SEAL AND ANY LIABILITY THAT  
CARTER ENGINEERING CONSULTANTS, INC. MAY HAVE IN THIS DOCUMENT.



LOCATION MAP - NTS

LEGEND OF SURVEY ABBREVIATIONS/SYMBOLS

A	ARC LENGTH	⬇	BACKFLOW PREVENTER
AC	AIR CONDITIONER	⬇	BENCH MARK/CONTROL
BSL	BUILDING SETBACK LINE	⬇	BOLLARD
CL	CENTERLINE	⬇	BURIED CABLE POST
CM	CONCRETE MONUMENT	⬇	CONCRETE
CMP	CORRUGATED METAL PIPE	⬇	CATCH BASIN (SINGLE WING)
CONC	CONCRETE	⬇	CATCH BASIN (DOUBLE WING)
COV	COVERED	⬇	CHAIN LINK FENCE
DR	DEED BOOK	⬇	ELECTRIC BOX
DIP	DIP EMITTER STYLE SYSTEM	⬇	ELECTRIC MANHOLE
DIP	DUCTILE IRON PIPE	⬇	ELECTRIC METER
DWBC	DOUBLE WING CATCH BASIN	⬇	ELECTRIC FEDESTAL
ENCR	ENCROACHMENT	⬇	FIRE DISCONNECT
E/P	EDGE OF PAVEMENT	⬇	FIRE HYDRANT
ESMT	EASEMENT	⬇	GAS BOX
FT	ELECTRIC TRANSFORMER	⬇	GAS LINE (BURIED)
FES	FLARED END SECTION	⬇	GAS METER
FD	FOUND	⬇	GAS POST
FFE	FINISHED FLOOR ELEVATION	⬇	GAS VALVE
HDPE	HIGH DENSITY POLYETHYLENE	⬇	GAS VENT STACK
IP	INVERT ELEVATION	⬇	GATEWAY VALVE
IR	IRON PIPE	⬇	GREASE TRAP MH
M	MANSION	⬇	GUYANCHOR
MH	MANHOLE	⬇	IRIGATION CONTROL VALVE
NW	NOW OR FORMERLY	⬇	METAL LIGHT POLE
NTS	NOT TO SCALE	⬇	OVERHEAD UTILITIES
PH	PHONE LINE (BURIED)	⬇	PHONE LINE (BURIED)
PDI	FEDESTAL DROP INLET	⬇	POWER (BURIED)
PG	PAGE	⬇	POWER POLE
POB	POINT OF BEGINNING	⬇	SANITARY SEWER CLEAN-OUT
POC	POINT OF COMMENCEMENT	⬇	SS LINE (BURIED)
PVC	POLYVINYL CHLORIDE	⬇	SANITARY SEWER MANHOLE
R	RADIAL/RADIUS	⬇	SIGN
RCP	REINFORCED CONCRETE PIPE	⬇	STORM SEWER MANHOLE
RAW	RIGHT-OF-WAY	⬇	STORM SEWER LINE (BURIED)
SWB	STATE WATERS BUFFER	⬇	STREET/PARKING LIGHT
SWBC	SINGLE WING CATCH BASIN	⬇	STUB (UNKNOWN)
SS	SANITARY SEWER	⬇	TELEPHONE FEDESTAL
SSLP	SEPTIC SYSTEM LOCATION PLAN	⬇	TRAFFIC SIGNAL BOX
SSMH	SANITARY SEWER MANHOLE	⬇	WATER LINE (BURIED)
TP	TAX PARCEL	⬇	WATER METER
TY	TYPICAL	⬇	WATER VALVE
WI	WEIR INLET	⬇	WOOD LIGHT POLE
PKNF	PK NAIL FOUND	⬇	PK NAIL SET
PKNS	PK NAIL SET	⬇	PK NAIL FOUND

LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY  
IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. THIS PROPERTY MAY BE  
SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTION AND SUBSURFACE  
CONDITIONS THAT ARE NOT VISIBLE OR RECORDED, THIS DEEMING THEM  
UNDETERMINED AND NOT SHOWN. THIS PLAT IS INTENDED FOR THE  
PARTIES STATED ON THE FACE OF SURVEY. USE OF THIS SURVEY BY THIRD  
PARTIES IS AT THEIR OWN RISK.

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND  
IS IN ZONE "X" ACCORDING TO FEMA (FIA) COMMUNITY NUMBER  
130185, MAP NUMBER 13207C0165E, DATED DECEMBER 15, 2022.

DATE PREPARED: 09-16-2024  
PROJECT #: 24001MHCG  
DRAWN BY: JCW  
DATE: 09-26-2024  
ADD ENVIRONMENTAL HEALTH NOTES  
ADDRESS COUNTY COMMENTS  
ADDRESS COUNTY COMMENTS  
ADDRESS COUNTY COMMENTS  
ADDRESS COUNTY COMMENTS  
CHANGE SUBJECT TRACT N/F

GRAPHIC SCALE  
0' 50' 100' 200' 300'  
SCALE: 1" = 100'  
SHEET # 1

CLERK OF THE SUPERIOR COURT  
RECORDING INFORMATION

Line Table

LINE #	LENGTH	DIRECTION
L1	106.98	N41° 37' 05"W
L2	49.95	N42° 42' 10"W
L3	53.75	N60° 57' 45"E
L4	23.33	N60° 21' 20"E
L5	29.84	N61° 07' 55"E
L6	72.00	N61° 07' 55"E
L7	12.13	N62° 54' 30"E
L8	83.12	N65° 04' 15"E
L9	59.91	N59° 16' 15"E
L10	66.84	N51° 23' 05"E
L11	44.86	N33° 03' 01"W
L12	48.49	N29° 26' 19"W
L13	33.31	N29° 51' 58"W
L14	53.40	N29° 58' 48"W
L15	72.55	S33° 40' 02"E
L16	78.34	S34° 08' 28"E
L17	40.00	N33° 40' 02"W
L18	83.49	N56° 34' 03"E
L19	10.00	S33° 03' 01"E
L20	60.57	N40° 56' 15"W

CURVE TABLE

CURVE #	LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	18.98	12.00	S11° 38' 29"W	17.06
C2	77.51	60.00	S56° 39' 35"E	72.23
C3	70.94	60.00	S14° 13' 14"W	66.88
C4	67.31	60.00	S80° 13' 56"W	63.84
C5	98.40	60.00	N20° 38' 54"W	87.74
C6	18.72	12.00	N78° 21' 31"W	16.88
C7	156.85	60.00	S71° 45' 51"W	115.85
C8	144.93	60.00	N35° 51' 10"E	112.18

CERTIFICATION OF WATER SYSTEM  
THE WATER SYSTEM HAS BEEN INSTALLED TO OUR CURRENT  
STANDARDS AND WILL BE MAINTAINED BY OUR EMPLOYEES.  
*[Signature]*  
DIRECTOR, WALTON COUNTY WATER DEPT.  
DATE: 11/20/24

CERTIFICATION OF WALTON COUNTY FIRE DEPARTMENT  
THE WATER SYSTEM HAS BEEN INSTALLED. FIRE HYDRANTS  
HAVE BEEN INSTALLED ACCORDING TO COUNTY REGULATIONS.  
*[Signature]*  
WALTON COUNTY FIRE DEPARTMENT  
DATE: 11/19/24

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 MATERIALS 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]*  
GEORGIA REGISTERED LAND SURVEYOR  
3346  
NUMBER  
09-16-2024  
DATE

OWNER ACKNOWLEDGMENT OF DEDICATION FOR PUBLIC  
STREETS:  
I (OR WE), MHC OF GEORGIA LLC, THE OWNER(S) OF THE  
LAND ON THE PLAT AND WHOSE NAME IS SUBSCRIBED  
HERE TO, ACKNOWLEDGE THAT THIS PLAT WAS MADE FOR  
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 HOMEOWNER'S ASSOCIATION.  
COVENANTS FOR THIS SUBDIVISION HAVE BEEN RECORDED  
IN BOOK 5521 AND PAGE 31-33.  
THE OPEN SPACE AND ANY OTHER COMMON AREAS OF THE  
SUBDIVISION WILL BE OWNED AND MAINTAINED BY  
HOMEOWNER'S ASSOCIATION.  
STORM WATER MAINTENANCE AGREEMENT RECORDED IN  
BOOK 5330 AND PAGE 338.  
*[Signature]*  
OWNER OR AGENT:  
DATE: 11/19/2024

AS REQUIRED BY SUBSECTION (b) of O.C.G.A. SECTION 15-6-47, 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 15-6-47.

- UTILITIES NOTE:
1. WATER PROVIDED BY WALTON COUNTY WATER DEPARTMENT.
  2. SEWER PROVIDED BY INDIVIDUAL LOT SEPTIC SYSTEM.
  3. POWER BY WALTON EMC.
  4. GAS PROVIDER IS MONROE GAS.

ENVIRONMENTAL HEALTH NOTE:  
THIS SUBDIVISION IS REVIEWED BASED ON THREE OR FOUR  
BEDROOM HOMES WITH AVERAGE APURTANCES 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.  
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 THESE  
RECOMMENDATIONS.

SURVEYOR'S NOTES:

1. DISTANCES ON THIS SURVEY ARE HORIZONTAL DISTANCES SHOWN AS "GROUND" DISTANCES AND ARE EXPRESSED IN U.S. SURVEY FEET.
2. THE PROPERTY SHOWN HEREON MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY, STATE WATER BUFFERS AND OTHER ENCUMBRANCES SAID EASEMENTS, RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY, STATE WATER BUFFERS AND OTHER ENCUMBRANCES MAY NOT BE SHOWN HEREON.
3. UNDERGROUND FOUNDATIONS, IF ANY, HAVE NOT BEEN LOCATED.
4. BEARINGS ARE BASED ON GRID NORTH (GA WEST ZONE) WHICH WAS ESTABLISHED USING RTK GPS ON THE eGPS NETWORK.
5. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 13, 2024 AND WAS PERFORMED USING A CARLSON BR7 BASE AND ROVER.
6. THE RELATIVE POSITIONAL ACCURACY DOES NOT EXCEED 0.07 FEET (HORIZONTAL AND VERTICAL) AT THE 95% CONFIDENCE LEVEL.
7. THIS MAP OF SURVEY HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 665,046.24 FEET.
8. THE HORIZONTAL DATUM IS NAD 83 AND THE VERTICAL DATUM IS NAVD 88.
9. SURVEYOR NOT PROVIDED WITH ZONING REPORT, ZONING AND TAX PARCEL NUMBERS SHOWN PER WALTON COUNTY GIS.
10. CREEKS RUNNING THROUGH THE PROPERTY, IF ANY, ARE CONSIDERED STATE WATERS AND ARE SUBJECT TO BUFFERS.
11. BUILDING SETBACKS ARE SHOWN ON LOT 4 AND ARE TYPICAL.
12. ALL PROPERTY CORNERS ARE #4 REBAR SETS UNLESS OTHERWISE STATED.
13. 10' DRAINAGE EASEMENT ALONG ALL PROPERTY LINES.
14. 20' DRAINAGE EASEMENT ALONG ALL NATURAL SWALES AND DRAINAGEWAYS.
15. INDIVIDUAL LOT BUILDERS ARE RESPONSIBLE FOR DIRECTING LOT RUNOFF TO THE DRAINAGE FACILITIES PROVIDED.
16. 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.
17. HOMEOWNER'S/PROPERTY OWNER'S 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 SPACES AND OTHER COMMON AREAS.
18. PROPERTY IS ZONED A1 AND WAS DEVELOPED UNDER WCLD 4-1-120.
19. SURVEY IS NOT CONSIDERED VALID WITHOUT SHEET ONE AND SHEET TWO.
20. ALL CORNERS ARE #4RBS UNLESS OTHERWISE NOTED.

TOTAL NUMBER OF LOTS: 22  
TOTAL ACREAGE: 50.06 ACRES  
DENSITY: 2.296 AVERAGE ACRES PER LOT  
MINIMUM FLOOR AREA: 2,000 SQ.FT/RANCH  
MINIMUM LOT AREA: 2.400 SQ.FT/2-STORY  
MINIMUM LOT AREA: 2 ACRES  
R/W DEDICATION AREA: 3.583 ACRES

PARENT TRACT INFORMATION:  
MHC OF GEORGIA  
LLC  
TAX ID: C193003J00  
2,200,154.48 SQ.FT.  
50.506 ACRES  
DB: 5470, P: 440

Driveway Pipe Table

Lot Number	Pipe Size (in)	Length (ft)
1	18	30
2	18	30
3	18	30
4	18	30
5	18	30
6	18	30
7	18	30
8	18	30
9	N/A	N/A
10	N/A	N/A
11	N/A	N/A
12	N/A	N/A
13	N/A	N/A
14	N/A	N/A
15	24	30
16	18	30
17	18	30
18	24	30
19	18	30
20	18	30
21	18	30
22	24	30

\* WALTON COUNTY MINIMUM PIPE SIZE IS 18" DIAMETER AND 30' LENGTH



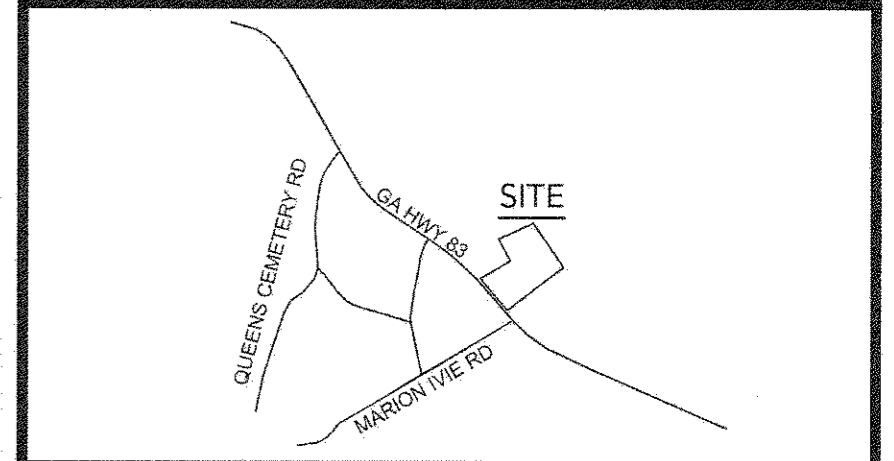
**CARTER ENGINEERING CONSULTANTS, INC.**  
 1010 COMMERCE DR.  
 BOGART, GA 30622

P: 770.725.1200  
 F: 770.725.1204  
 WWW.CARTERENGINEERING.COM

FINAL PLAT FOR:  
 COTTON CREEK ESTATES

GA HWY 83  
 GOOD HOPE, GEORGIA 30622  
 WALTON COUNTY  
 LAND LOT 62 & 63, 4TH DISTRICT

REPRODUCTIONS, MODIFICATIONS OR ASSIGNMENTS OF THIS DOCUMENT WITHOUT THE WRITTEN APPROVAL OF CARTER ENGINEERING CONSULTANTS, INC. ARE PROHIBITED AND MAY INVALIDATE THE SEAL AND ANY LIABILITY THAT CARTER ENGINEERING CONSULTANTS, INC. MAY HAVE IN THIS DOCUMENT.



LOCATION MAP - NTS

LEGEND OF SURVEY ABBREVIATIONS/SYMBOLS

A	ARC LENGTH	⬤	BACKFLOW PREVENTER
A/C	AIR CONDITIONER	⬤	BENCHMARK/CONTROL
BS	BUILDING SETBACK LINE	⬤	BENCH MARK
CL	CENTERLINE	⬤	BURIED CABLE POST
CM	CONCRETE MONUMENT	⬤	CABLE TV PEDESTAL
CMP	CORRUGATED METAL PIPE	⬤	CATCH BASIN (SINGLE WING)
CONC	CONCRETE	⬤	CATCH BASIN (DOUBLE WING)
COV	COVERED	⬤	CHAIN LINK FENCE
DB	DEED BOOK	⬤	ELECTRIC BOX
DE	ORANGE DASHMENT	⬤	ELECTRIC MANHOLE
DIP	DUCTILE IRON PIPE	⬤	ELECTRIC METER
DWCB	DOUBLE WING CATCH BASIN	⬤	ELECTRIC PEDESTAL
ENCR	ENCROACHMENT	⬤	FIRE DISCONNECT
EP	EDGE OF PAVEMENT	⬤	FIRE HYDRANT
ESMT	EASEMENT	⬤	GAS BOX
ET	ELECTRIC TRANSFORMER	⬤	GAS LINE (BURIED)
FES	FLARED END SECTION	⬤	GAS METER
FE	FINISHED FLOOR ELEVATION	⬤	GAS POST
HOPE	HIGH DENSITY POLYETHYLENE	⬤	GAS VALVE
IE	INVERT ELEVATION	⬤	GAS VENT STACK
IP	IRON PIPE	⬤	GATE/WATER VALVE
M	MEASURED	⬤	GREASE TRAP MH
MH	MANHOLE	⬤	IRIGATION CONTROL VALVE
N/F	NOT TO SCALE	⬤	METAL LIGHT POLE
NTS	NOT TO SCALE	⬤	OVERHEAD UTILITIES
OS	OFFSET	⬤	PHONE LINE (BURIED)
PE	PLAY BOOK	⬤	POWER (BURIED)
PDI	PEDESTAL DROP INLET	⬤	POWER POLE
PG	POINT OF BEGINNING	⬤	SANITARY SEWER CLEAN-OUT
POB	POINT OF BEGINNING	⬤	SE LINE (BURIED)
POC	POINT OF COMMENCEMENT	⬤	SANITARY SEWER MANHOLE
PVC	POLYVINYL CHLORIDE	⬤	SIGN
R	RADIAL/RADIUS	⬤	SIGN
RCP	REINFORCED CONCRETE PIPE	⬤	STORM SEWER MANHOLE
R/W	RIGHT-OF-WAY	⬤	STORM SEWER LINE (BURIED)
SWB	STATE WATERS BUFFER	⬤	STUB (UNKNOWN)
SWCB	SINGLE WING CATCH BASIN	⬤	TELEPHONE PEDESTAL
SS	SANITARY SEWER	⬤	TRAFFIC SIGNAL BOX
SSMH	SANITARY SEWER MANHOLE	⬤	WATER LINE (BURIED)
TYP	TYPICAL	⬤	WATER METER
U/E	UTILITY EASEMENT	⬤	WATER VALVE
WI	WEIR INLET	⬤	WOOD FENCE
3/4" OTF	3/4" OPEN TOP PIPE FOUND	⬤	WOOD LIGHT POLE
#4RB	1/2" REBAR FOUND	⬤	
#4RS	1/2" REBAR SET	⬤	
PKNF	PK NAIL FOUND	⬤	
		PKNS	PK NAIL SET
		RWMP	5"X5" RW MONUMENT FOUND

LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTION AND SUBSURFACE CONDITIONS THAT ARE NOT VISIBLE OR RECORDED, THUS DEEMING THEM UNDETERMINED AND NOT SHOWN. THIS PLAT IS INTENDED FOR THE PARTIES STATED ON THE FACE OF SURVEY. USE OF THIS SURVEY BY THIRD PARTIES IS AT THEIR OWN RISK.

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE "X" ACCORDING TO FEMA (FIA) COMMUNITY NUMBER 130185, MAP NUMBER 13297C0165E, DATED DECEMBER 15, 2022.

DATE PREPARED: 09-16-2024

PROJECT #: 24001MHCG

DRAWN BY: JCW

REVISIONS:	DATE:
ADD ENVIRONMENTAL HEALTH NOTES	09-26-2024
ADDRESS COUNTY COMMENTS	10-16-2024
ADDRESS COUNTY COMMENTS	10-22-2024
ADDRESS COUNTY COMMENTS	11-14-2024
CHANGE SUBJECT TRACT N/F	11-19-2024

GRAPHIC SCALE

0' 50' 100' 200' 300'

SCALE: 1" = 100'

SHEET # 2

CLERK OF THE SUPERIOR COURT  
 RECORDING INFORMATION

STORMSEWER PIPE TABLE						
Entrance Culvert						
PIPE NAME	SIZE	LENGTH	I.E. (DOWN)	I.E. (UP)	SLOPE	MATERIAL
1.0	24" Ø	72.00'	782.72 (STR. 0.0)	783.34 (STR. 1.0)	0.85%	24 inch RCP

STORMSEWER PIPE TABLE						
Pond A Outfall						
PIPE NAME	SIZE	LENGTH	I.E. (DOWN)	I.E. (UP)	SLOPE	MATERIAL
A-1	24" Ø	58.01'	786.07 (STR. A-0)	788.02 (STR. A-1)	3.62%	24 inch HOPE

STORMSEWER PIPE TABLE						
Pond B Outfall						
PIPE NAME	SIZE	LENGTH	I.E. (DOWN)	I.E. (UP)	SLOPE	MATERIAL
B-1	24" Ø	124.47'	772.85 (STR. B-0)	778.32 (STR. B-1)	3.04%	24 inch HOPE

STORMSEWER PIPE TABLE						
Pond C Outfall						
PIPE NAME	SIZE	LENGTH	I.E. (DOWN)	I.E. (UP)	SLOPE	MATERIAL
C-1	24" Ø	81.79'	775.37 (STR. C-0)	778.18 (STR. C-1)	3.60%	24 inch CMP

STORMSEWER PIPE TABLE						
Cherokee Court Culvert						
PIPE NAME	SIZE	LENGTH	I.E. (DOWN)	I.E. (UP)	SLOPE	MATERIAL
2.1	42" Ø	63.84'	784.07 (STR. 2.1)	784.49 (STR. 2.0)	0.75%	42 inch RCP

STORMSEWER STRUCTURE TABLE			
Entrance Culvert			
STRUCTURE NAME	DETAILS	STRUCTURE HEIGHT	STRUCTURE DESCRIPTION
0.0	RM I/L = 784.50 RW IN = 782.72 (PIPE NO. 1.0)	4.00'	STRUCTURE SIZE = 24" STRUCTURE TYPE: Headwall
1.0	RM I/L = 781.91 RW OUT = 783.34 (PIPE NO. 1.0)	4.00'	STRUCTURE SIZE = 24" STRUCTURE TYPE: Headwall

STORMSEWER STRUCTURE TABLE			
Pond A Outfall			
STRUCTURE NAME	DETAILS	STRUCTURE HEIGHT	STRUCTURE DESCRIPTION
A-0	RM I/L = 786.47 RW IN = 786.07 (PIPE NO. A-1)	4.00'	STRUCTURE SIZE = 24" STRUCTURE TYPE: Headwall
A-1	RM I/L = 784.88 RW OUT = 788.02 (PIPE NO. A-1)	3.82'	STRUCTURE TYPE: Outlet Control Structure

STORMSEWER STRUCTURE TABLE			
Pond B Outfall			
STRUCTURE NAME	DETAILS	STRUCTURE HEIGHT	STRUCTURE DESCRIPTION
B-0	RM I/L = 775.97 RW IN = 772.85 (PIPE NO. B-1)	4.00'	STRUCTURE SIZE = 48" STRUCTURE TYPE: 48 inch Cylindrical Structure
B-1	RM I/L = 780.25 RW OUT = 778.32 (PIPE NO. B-1)	3.60'	STRUCTURE TYPE: Outlet Control Structure

STORMSEWER STRUCTURE TABLE			
Pond C Outfall			
STRUCTURE NAME	DETAILS	STRUCTURE HEIGHT	STRUCTURE DESCRIPTION
C-0	RM I/L = 777.12 RW IN = 775.37 (PIPE NO. C-1)	1.73'	STRUCTURE SIZE = 18" STRUCTURE TYPE: Concrete Frame
C-1	RM I/L = 780.24 RW OUT = 778.18 (PIPE NO. C-1)	4.00'	STRUCTURE SIZE = 48" STRUCTURE TYPE: Outlet Control Structure

STORMSEWER STRUCTURE TABLE			
Cherokee Court Culvert			
STRUCTURE NAME	DETAILS	STRUCTURE HEIGHT	STRUCTURE DESCRIPTION
2.0	RM I/L = 780.24 RW OUT = 784.49 (PIPE NO. 2.1)	9' 0"	STRUCTURE SIZE = 42" STRUCTURE TYPE: 42" HW
2.1	RM I/L = 784.79 RW IN = 784.07 (PIPE NO. 2.1)	0' 0"	STRUCTURE SIZE = 42" STRUCTURE TYPE: 42" HW

CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE | LAND PLANNING | LAND SURVEYING | MUNICIPAL SERVICES