

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. 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.

DATED THIS DATE OF 20 BY TITLE

- UTILITY NOTES
1. THE CONTRACTOR SHALL NOTIFY EACH INDIVIDUAL UTILITY OWNER OF HIS PLAN OF OPERATION IN THE AREA OF THE UTILITIES. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL CONTACT THE UTILITY OWNERS AND REQUEST THEM TO PROPERLY LOCATE THEIR RESPECTIVE UTILITY ON THE GROUND. THIS NOTIFICATION SHALL BE MADE AT LEAST THREE BUSINESS DAYS PRIOR TO COMMENCEMENT OF OPERATIONS AROUND THE UTILITY. CALL THE UTILITIES PROTECTION CENTER AT 1-800-282-7411 BETWEEN 7:00 A.M. AND 7:00 P.M. MONDAY THRU FRIDAY.
 2. UNLESS OTHERWISE NOTED, UTILITY OWNERS ARE TO RESET, RELAY, OR READJUST ALL PUBLIC AND PRIVATE UTILITIES CONFLICTING WITH PROPOSED IMPROVEMENT. THE CONTRACTOR WILL BE REQUIRED TO COOPERATE WITH THE OWNERS OF LOCAL UTILITIES IN THE ADJUSTMENT OF THEIR FACILITIES WHERE THEY INTERFERE WITH CONSTRUCTION. THE COSTS FOR THIS WORK WILL BE THE CONTRACTOR'S EXPENSE.
 3. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UTILITIES PRIOR TO EXCAVATION OR DEMOLITION. ADDITIONAL UTILITIES MAY NOT BE SHOWN ON THESE PLANS.
 4. IF THE CONTRACTOR DAMAGES ANY EXISTING UTILITIES DURING CONSTRUCTION, HE SHALL, AT HIS OWN EXPENSE, REPLACE OR REPAIR THE UTILITIES TO THEIR ORIGINAL CONDITION AND QUALITY, AS APPROVED BY THE ENGINEER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY.
 5. MATERIALS AND INSTALLATION SHALL BE IN COMPLIANCE WITH WALTON COUNTY PUBLIC UTILITIES REQUIREMENTS FOR WATER AND SANITARY SEWER.
 6. CONTRACTOR TO INSTALL BACKFLOW PREVENTER AT ALL WATER METER LOCATIONS. MINIMUM COVER FOR ALL WATER LINES SHALL BE 48 INCHES.
 7. SEE ARCHITECTURAL PLANS FOR LOCATION OF WATER, SEWER AND GAS LINES WITHIN PROPOSED BUILDING.
 8. A MINIMUM HORIZONTAL SEPARATION OF 10' SHALL BE MAINTAINED BETWEEN WATER LINES AND SANITARY SEWERS. AN 18" MINIMUM VERTICAL SEPARATION SHALL BE MAINTAINED AT CROSSINGS. WHEN CROSSING A WATERLINE OR SEWER LINE, PIPE JOINTS SHALL BE PLACED AS FAR AWAY AS POSSIBLE FROM THE OTHER PIPE.
 9. THIS SITE PLAN INDICATES POTABLE WATER SERVICE LINES, AND FIRE MAINS. GEORGIA STATE LAW REQUIRES THIS WORK TO BE INSTALLED BY A GEORGIA LICENSED MASTER PLUMBER. THIS WORK REQUIRES A SEPARATE SITE-LOADING PERMIT WHICH IS AVAILABLE FROM THE BUILDING PERMIT UNIT.
 10. 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.
 11. 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.

UTILITY DISCLAIMER

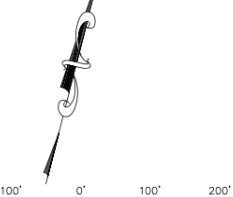
IN ADDITION TO SHOWING THE STRUCTURES TO BE BUILT UNDER THIS CONTRACT, THE DRAWINGS SHOW CERTAIN INFORMATION OBTAINED BY THE ENGINEER REGARDING THE PIPES, POLE LINES, CONDUITS, AND OTHER STRUCTURES WHICH EXIST ALONG THE LINE OF THE WORK, BOTH AT AND BELOW THE SURFACE OF THE GROUND. THE ENGINEER AND THE OWNER EXPRESSLY DISCLAIM ANY RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE INFORMATION GIVEN ON THE DRAWINGS WITH REGARD TO EXISTING STRUCTURES, AND THE CONTRACTOR WILL NOT BE ENTITLED TO ANY EXTRA COMPENSATION ON ACCOUNT OF INACCURACY OR INCOMPLETENESS OF SUCH INFORMATION. SAID STRUCTURES BEING INDICATED ONLY FOR THE CONVENIENCE OF THE CONTRACTOR, WHO MUST VERIFY THE INFORMATION TO HIS OWN SATISFACTION. THE GIVING OF THIS INFORMATION UPON THE CONTRACT DRAWINGS WILL NOT RELIEVE THE CONTRACTOR OF HIS OBLIGATION TO SUPPORT AND PROTECT ALL PIPES, CONDUITS, AND OTHER STRUCTURES WHICH MAY BE ENCOUNTERED DURING THE CONSTRUCTION OF THE WORK, AND TO MAKE GOOD ALL DAMAGES DONE TO SUCH PIPES, CONDUITS, AND OTHER STRUCTURES, AS PROVIDED IN THESE SPECIFICATIONS. THE CONTRACTOR SHALL LOCATE ALL UNDERGROUND OBSTRUCTIONS PRIOR TO EXCAVATION SO AS TO PREVENT ANY DAMAGE TO THOSE SERVICES OR OTHER UTILITIES. ANY SUCH DAMAGES MUST BE REPAIRED WITHOUT DELAY AND THE COST OF SUCH REPAIRS MUST BE BORNE BY THE CONTRACTOR.

WCD WATER DEPARTMENT STANDARD NOTES:

1. All Water System Improvements must be installed in strict accordance with the Walton County Water Department Policies and Standards, dated May 2021.
2. All water main piping shall be pressure class 350 ductile iron pipe (DIP).
3. All water mains shall have a minimum cover of 4' of compacted fill above the top of the pipe.
4. All water service lines shall be copper, and require an individual tap on the main. Double split services are not permitted. Long side services also require a 2-inch PVC casing under the pavement. Reference Standard Detail D-11.
5. All valves shall be installed in the shoulder of the roadway. Even if graphically depicted on the plans due to scaling, no valves shall be installed in the pavement or in a sidewalk.
6. Fire Hydrants shall generally be located at intervals not to exceed 500 feet. In-line valves shall be located at intervals not to exceed 1,500 feet.
7. No water mains shall be installed under or within 3' of any proposed sidewalks.
8. The developer and/or Contractor shall schedule and coordinate a preconstruction meeting with WCD personnel at least 7 days prior to beginning work.

1. ALL WORK AND MATERIALS SHALL COMPLY WITH THE WALTON COUNTY WATER DEPARTMENT POLICIES AND STANDARDS, DATED MAY 2021
2. "AS-BUILT" WATER PLANS REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE(S) OF OCCUPANCY, OR RECORDING OF FINAL SUBDIVISION PLAT. SUBMIT TO WATER AND/OR SEWER PROVIDER.

BORING OF ROAD(S) AND CASING REQUIRED FOR WATER AND/OR SEWER CONNECTION.



NOTE: A PORTION OF THE PROPERTY SHOWN HEREON IS IN A DESIGNATED FLOOD HAZARD AREA, ACCORDING TO THE F.I.R.M. NO. 1329700165E, DATED 12/15/2022



VICINITY MAP
N.T.S.

TOTAL SITE AREA = 68.096 ACRES
TOTAL DISTURBED AREA = 8.07 ACRES
TOTAL DISTURBED AREA FOR HOUSE CONGS. = 10.50 ACRES
TOTAL DISTURBED AREA = 18.57 ACRES
THERE ARE STATE WATERS ON THE SITE.
THERE ARE NO WETLAND ON SITE.
LIW1 WETLAND

HEALTH DEPARTMENT LEGEND:

- SSLP = SEPTIC SYSTEM LOCATION PLAN IS REQUIRED
- ASU = AEROBIC TREATMENT UNIT REQUIRED
- ALT = ALTERNATIVE ON-SITE SEWAGE MANAGEMENT SYSTEM WILL BE REQUIRED FOR THIS LOT
- L-1 = LEVEL IV SOIL SURVEY IS REQUIRED. HAS BEEN PERFORMED AND IS OVERLAIN ON THIS LOT.
- HEPL = HIGH PERC. EXTRA LINE - SOILS ON THIS LOT HAVE A HIGHER THAN AVERAGE PERC RATE AND WILL REQUIRE EXTRA DRAINAGE
- SF = SYSTEM IN FIRST.

ENVIRONMENTAL HEALTH NOTE:

1. THE PROJECT PORTION OF THE SITE LIES IN A LOW SUSCEPTIBILITY GROUNDWATER RECHARGE AREA, PURSUANT TO THE RULES OF GEORGIA DEPARTMENT OF NATURAL RESOURCES, ENVIRONMENTAL PROTECTION DIVISION, CHAPTER 391-3-16.01 (OR DEFINED AS LOW, MEDIUM, OR HIGH SUSCEPTIBILITY).
2. THERE ARE PERENNIAL STREAMS WITHIN OR IMPACTED BY THE PROJECT 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 IF GREATER THAN 7 MILE RADIUS).
3. THERE ARE NO WELLS ON THIS PROPERTY OR WITHIN 100' OF THE PROPERTY BOUNDARIES.
4. CONTRACTOR IS REQUIRED TO PROVIDE PROOF OF \$1,000,000.00 LIABILITY INSURANCE.
5. I CERTIFY THIS ON-SITE SEWAGE MANAGEMENT SYSTEM MEETS THE MINIMUM DESIGN REQUIREMENTS ESTABLISHED BY THE DEPARTMENT OF HUMAN RESOURCES. I HAVE MADE A SITE VISIT TO VERIFY THE SYSTEM CAN BE INSTALLED AS DESIGNED IN ACCORDANCE WITH THESE REGULATIONS.
6. WATER SERVICE PROVIDED BY WALTON COUNTY WATER DEPARTMENT.
7. THIS SUBDIVISION IS REVIEWED BASED ON THREE OR FOUR BEDROOM HOMES WITH AVERAGE APPEARANCE AND A FOOTPRINT OF 2400 SQUARE FEET OR LESS.
8. SLAB HOMES MAY REQUIRE ADDITIONAL INFORMATION AND/OR A LARGER LOT SIZE.

WATER METER(S) MUST BE LOCATED WITHIN THE RIGHT-OF-WAY. A BACKFLOW PREVENTER DEVICE IS REQUIRED TO BE INSTALLED (IF NOT CURRENTLY EXISTING) ON EACH DOMESTIC OR FIRE SERVICE, AND ANY OTHER TYPE WATER SERVICE CONNECTION.

NO PRESSURE REDUCING VALVES ARE TO BE INSTALLED ON FIRE LINES. ALL FIRE LINES ARE TO BE INSPECTED PRIOR TO COVERING.

LOT CHART

LOT #	AREA	USABLE AREA
1	2.01 ACRES	87,548.00 S.F.
2	2.01 ACRES	87,548.00 S.F.
3	2.01 ACRES	87,548.00 S.F.
4	2.01 ACRES	87,548.00 S.F.
5	2.01 ACRES	87,548.00 S.F.
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80	2.01 ACRES	87,548.00 S.F.
81	2.01 ACRES	87,548.00 S.F.
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87	2.01 ACRES	87,548.00 S.F.
88	2.01 ACRES	87,548.00 S.F.
89	2.01 ACRES	87,548.00 S.F.
90	2.01 ACRES	87,548.00 S.F.
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95	2.01 ACRES	87,548.00 S.F.
96	2.01 ACRES	87,548.00 S.F.
97	2.01 ACRES	87,548.00 S.F.
98	2.01 ACRES	87,548.00 S.F.
99	2.01 ACRES	87,548.00 S.F.
100	2.01 ACRES	87,548.00 S.F.



H H CHANDLER ROAD
80' RIGHT OF WAY
FOR 78 PC 173
ASPHALT PAVEMENT