

GRID NORTH (GA WEST)

LEGEND			
AE	ACCESS EASEMENT	OHP	OVERHEAD POWER
BC	BACK OF CURB	PB	PLAT BOOK
B/L	BUILDING LINE	PO	POWER POLE
C	CENTER LINE	P/L	PROPERTY LINE
CMF	CONCRETE MONUMENT FOUND	R/R	RAILROAD
O	COMPUTED CORNER	RB	REBAR
CTP	CRIMPED TOP PIPE	RDS	RESIDENTIAL DRAINAGE STUDY
DB	DEED BOOK	RDP	RESIDENTIAL DRAINAGE PLAN
DE	DRAINAGE EASEMENT	R/W	RIGHT-OF-WAY
EOP	EDGE OF PAVEMENT	S/B	SLAB/BASEMENT
FFE	FINISHED FLOOR ELEVATION	S.F.A.	SINGLE FAMILY-ATTACHED
GMD	GEORGIA MULTIA DISTRICT		
HLP	HOUSE LOCATION REQUIRED		
IPF	IRON PIN FOUND	S.F.D.	SINGLE FAMILY-DETACHED
IPS	IRON PIN SET	SM	SANITARY SEWER MANHOLE
LP	LIGHT POLE	UFO	UNDERGROUND FIBER OPTIC
OTP	OPEN TOP PIPE	UE	UTILITY EASEMENT

CURVE TABLE				
CURVE	LENGTH	RADIUS	CH.BEARING	CHORD
C1	13.53	150.00	N36°17'19"W	13.53

SURVEY NOTES:

1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 97,466 FEET AND WAS NOT ADJUSTED.
2. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO HAVE AN ACCURACY OF 1 FOOT IN 7,600,612 FEET.
3. LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED WITH A TRIMBLE S5 ROBOTIC TOTAL STATION AND A CHAMPION M6 GNSS/GPS SATELLITE RECEIVER.
4. ALL IRON PINS SET ARE 1/2" REBARS UNLESS NOTED OTHERWISE.
5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CERTIFIED TITLE PACKAGE. ALL MATTERS OF TITLE ARE EXCEPTED.
6. IT IS HEREBY CERTIFIED THAT ALL MONUMENTS AND IMPROVEMENTS SHOWN HEREON ACTUALLY EXIST EXCEPT AS OTHERWISE NOTED, AND THE THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.
7. THE TOPOGRAPHY SHOWN HEREON WAS PROVIDED BY LIDAR DATA AVAILABLE FROM NOAA. THE CONTOURS ARE SHOWN AT 1 FOOT INTERVALS.

DEED AND PLAT REFERENCES:

1. LIMITED WARRANTY DEED FOR LYEAL CONSTRUCTION, LLC, MAIN PRO CONSTRUCTION, LLC AND ASHVA INVESTMENTS, LLC, RECORDED IN DEED BOOK 1399, PG 153 OF UNION COUNTY, GEORGIA LAND RECORDS.
2. FINAL PLAT FOR HIGHLAND PARK, PHASE 4, RECORDED IN PLAT BOOK 71, PAGE 224 OF UNION COUNTY, GEORGIA LAND RECORDS.

FLOOD NOTE:

I HAVE REVIEWED THE FEMA FLOOD INSURANCE RATE MAP PANEL NO. 13291C 00450, WITH AN EFFECTIVE DATE OF 9/28/2007 AND DETERMINED THAT NO PORTION OF THIS PROPERTY LIES WITHIN A DESIGNATED FLOOD HAZARD AREA. ALL PORTIONS OF THIS PROPERTY LIE WITHIN A "ZONE X", BEING DEFINED AS AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

IT IS THE RESPONSIBILITY OF THE INDIVIDUAL BUILDERS TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE HOUSE ON EACH LOT. ALL CREATED SWALES SHALL DIRECT WATER TO EXISTING DRAINAGE SWALES/DITCHES, OR THE ROADSIDE DITCH PROVIDED.

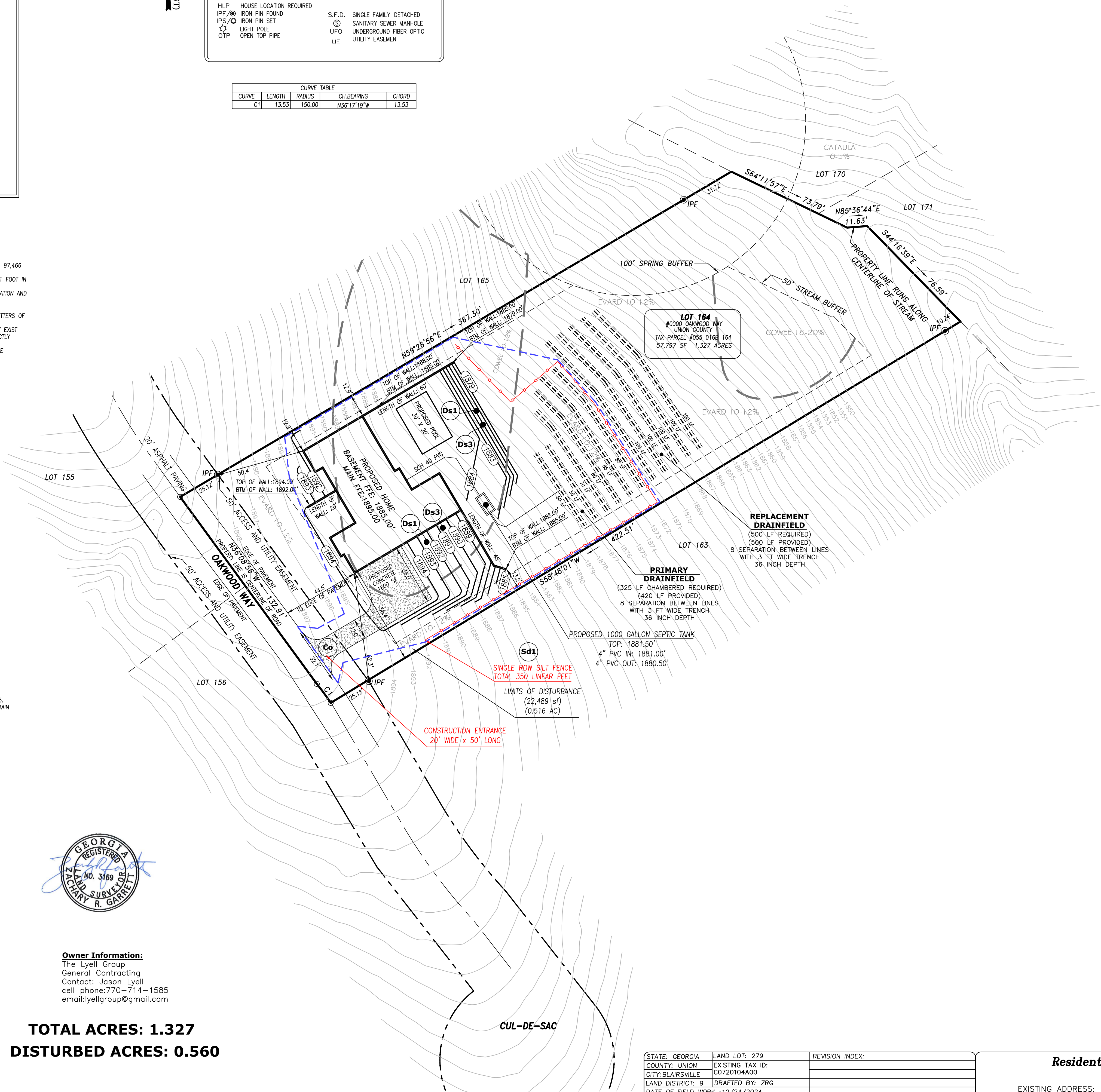
SOIL EROSION AND SEDIMENTATION CONTROL PRACTICES (SITE SPECIFIC):

1. THE TOTAL SITE ACREAGE IS 57,797 SQUARE FEET WHICH IS 1.327 ACRES.
2. THE PROPOSED LAND DISTURBING ACTIVITY AREA EQUALS 22,489 SF (0.516 ACRES). PER O.C.G.A. 12-2-717, THIS SITE IS EXEMPT FROM THE EROSION AND SEDIMENTATION ACT OF 1975.
3. DESPITE EXEMPTION, BEST MANAGEMENT PRACTICES WILL STILL BE USED IN ORDER TO MAINTAIN QUALITY SITE DEVELOPMENT AND MEET WALTON COUNTY REQUIREMENTS.

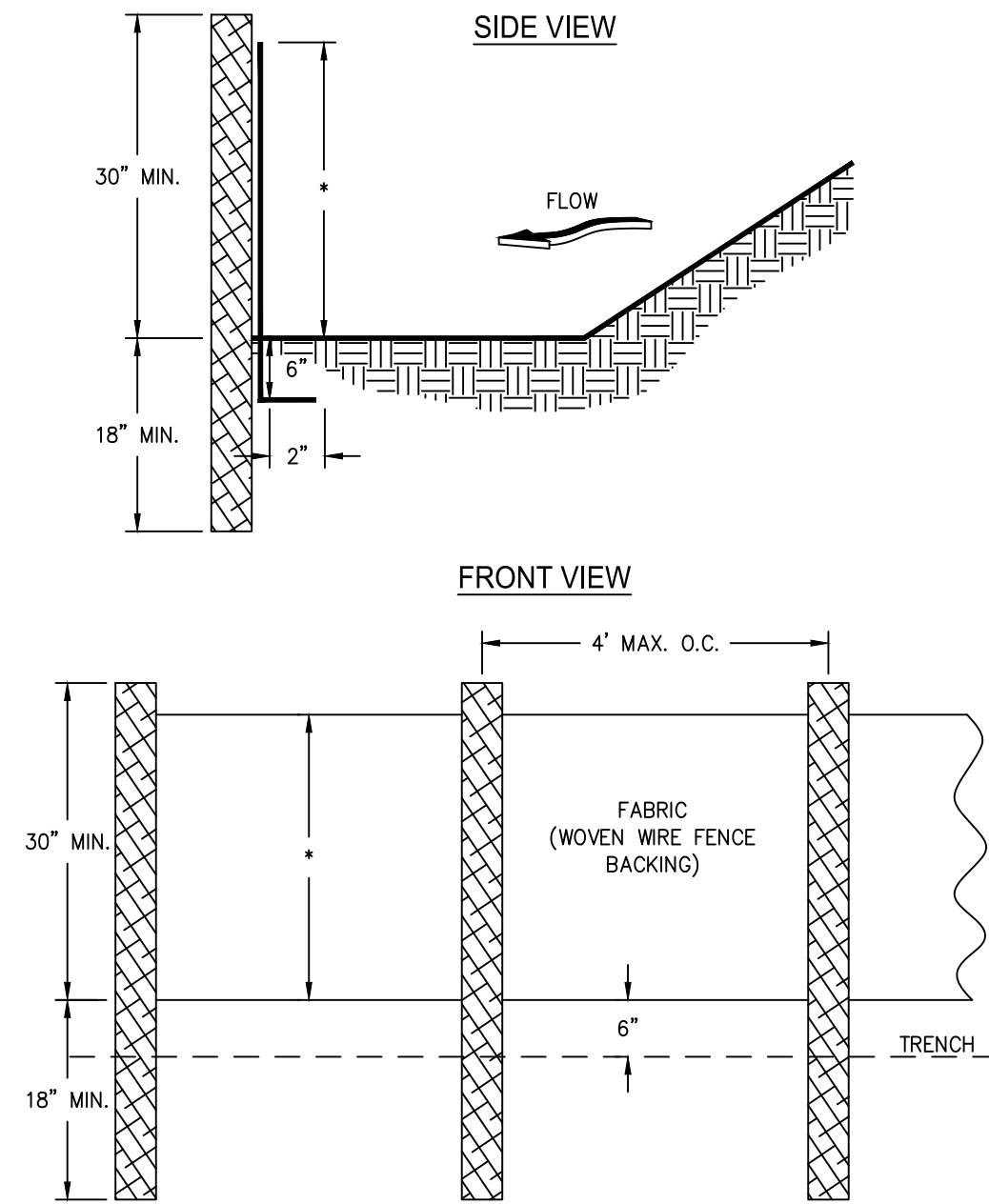
- Sd1** SEDIMENT BARRIER: A TEMPORARY STRUCTURE OF SILT FENCE SHALL BE INSTALLED TO MINIMIZE AND PREVENT SEDIMENT FROM LEAVING THE SITE AND ENTERING NATURAL DRAINAGE WAYS OR STORM DRAINAGE SYSTEMS.
- Ds1** ESTABLISHING TEMPORARY PROTECTION FOR DISTURBED AREAS WHERE SEEDLINGS MAY NOT HAVE A SUITABLE GROWING SEASON TO PRODUCE AN EROSION RETARDING COVER.
- Ds3** DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION) CONVENTIONAL SEEDING AND STRAWING SHALL BE USED TO PROVIDE PERMANENT VEGETATIVE COVER OF GRASS, TYPE PESCUE OR BERMUDA.
- Co** CONSTRUCTION ENTRANCE/EXIT: THIS ENTRANCE SHALL CONSIST OF FABRIC LAID DOWN ON EXISTING GRASS AND GRAVEL LAID UPON THE FABRIC. THIS AREA SHALL BE USED FOR WASHING WHEN NECESSARY IN ORDER TO KEEP SEDIMENT FROM LEAVING THE PROPERTY.
- GSWCC CERTIFICATION LEVEL 1A #63202
24- HOUR CONTACT: ZACHARY R. GARRETT, CELL PHONE NUMBER: 770-883-2609



TOTAL ACRES: 1.327
DISTURBED ACRES: 0.560

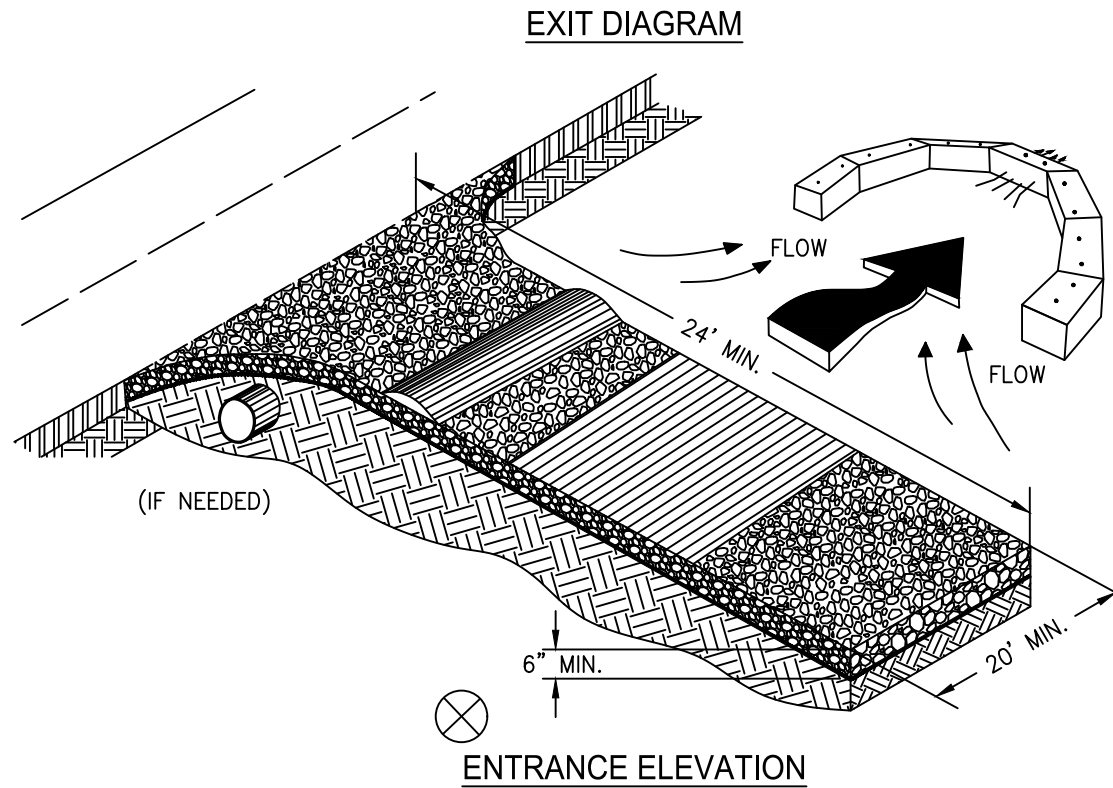


SILT FENCE - TYPE SENSITIVE



- NOTES:
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
 2. HEIGHT (*) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

CRUSHED STONE CONSTRUCTION EXIT



- NOTES:
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
 2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
 3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
 4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
 5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
 6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.
 7. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
 8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
 9. WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
 10. MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

STATE: GEORGIA	LAND LOT: 279	REVISION INDEX:
COUNTY: UNION	EXISTING TAX ID: C0720104A00	
CITY: BLAIRSVILLE	DRAFTED BY: ZRG	
LAND DISTRICT: 9	DATE OF FIELD WORK: 12/24/2024	

Residential Septic Site Plan for:
LYELL GROUP

EXISTING ADDRESS: 0000 OAKWOOD WAY, BLAIRSVILLE, GA 30512

GARRETT LAND SURVEYING, LLC
102 ETHRIDGE WAY
HARTWELL, GA 30643
770-883-2609
garrettlandsurvey@gmail.com

SHEET#

1