

Filed & eRecorded  
 DATE: 12/15/2023  
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 PLAT BOOK: 02023  
 PAGE: 00137  
 RECORDING FEES: \$10.00  
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 PARTICIPANT ID: 3799670495  
 CLERK: Kelli Paradise Smith  
 Oglethorpe County, GA

- NOTES:**
- THE FIELD SURVEY WAS COMPLETED ON NOVEMBER 15, 2023.
  - THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT WERE OBTAINED USING A TRIMBLE S5 ROBOTIC TOTAL STATION.
  - THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 25,064 FEET, AN ANGULAR CLOSURE OF 01 SECOND PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.
  - THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 69,059 FEET.
  - REFERENCES USED FOR THIS SURVEY WERE DB 172, PG 868 AND AS SHOWN HEREON.
  - THIS SURVEY WAS AUTHORIZED BY SRE HOMES, LLC.
  - THE UTILITIES SHOWN HEREON ARE BASED ON ABOVE-GROUND EVIDENCE VISIBLE AT THE TIME OF THE SURVEY.
  - THIS PROPERTY MAY CONTAIN IMPROVEMENTS NOT SHOWN HEREON.
  - THE LINES SEPARATING THE ADJOINING PROPERTY OWNERS SHOWN HEREON WERE NOT SURVEYED BY WOOD BROTHERS. THESE LINES WERE TAKEN FROM RECORDED DEEDS AND PLATS AND ARE APPROXIMATE.
  - THE BEARINGS SHOWN HEREON ARE REFERENCED TO GRID NORTH, GEORGIA EAST ZONE.
  - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT/TITLE POLICY. THEREFORE EXCEPTION IS MADE FOR ANY MATTERS WHICH WOULD BE REVEALED BY THE SAME.
  - THE ROAD RIGHTS-OF-WAY SHOWN HEREON ARE BASED ON USAGE AND/OR OLD PLATS AND DEEDS. NO RIGHT-OF-WAY DEEDS WERE FOUND.
  - THE LOCATION OF PROPERTY LINES ALONG RIPARIAN BOUNDARIES ARE SUBJECT TO CHANGE OVER TIME DUE TO NATURAL FORCES. THE PROPERTY LINES SHOWN HEREON ARE VALID FOR THE DATE SHOWN IN NOTE #1.
  - THE CONCRETE MONUMENTS ARE SURVEY MARK MAG SPIKE POURED IN CONCRETE DESIGNATED #1 & #2.

**HEALTH DEPARTMENT CERTIFICATION**  
 Lots have been reviewed by the Oglethorpe County Health Department and are approved for subdivision development 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 building permit.

Dated this 13 Day of December 2023  
 By Kell N  
 Title DEHP

This subdivision is reviewed based on three or four bedroom homes with average appurtenances and a footprint of 2400 square feet or less. If the home is to be larger, or if excessive grading or filling is required to form home foundation, additional information may be needed and a larger lot size may be required. Depending on house size, placement and number of bedrooms, site plan requirements may be waived at the discretion of the health authority.  
 Soil classifier recommendations regarding soil properties are followed for each lot. Some lots may require additional footage of drainlines or special requirements based on these recommendations.

WATER TO BE SUPPLIED BY CITY OF ARNOLDSVILLE PUBLIC WATER  
 ALL WELLS WITHIN 100' HAVE BEEN LOCATED

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 (or defined as low, medium, or high susceptibility.)

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 (or required 150 foot buffer is shown if within 7 mile radius or 75 foot buffer if greater than 7 mile radius)

**USEABLE SOIL CHART**

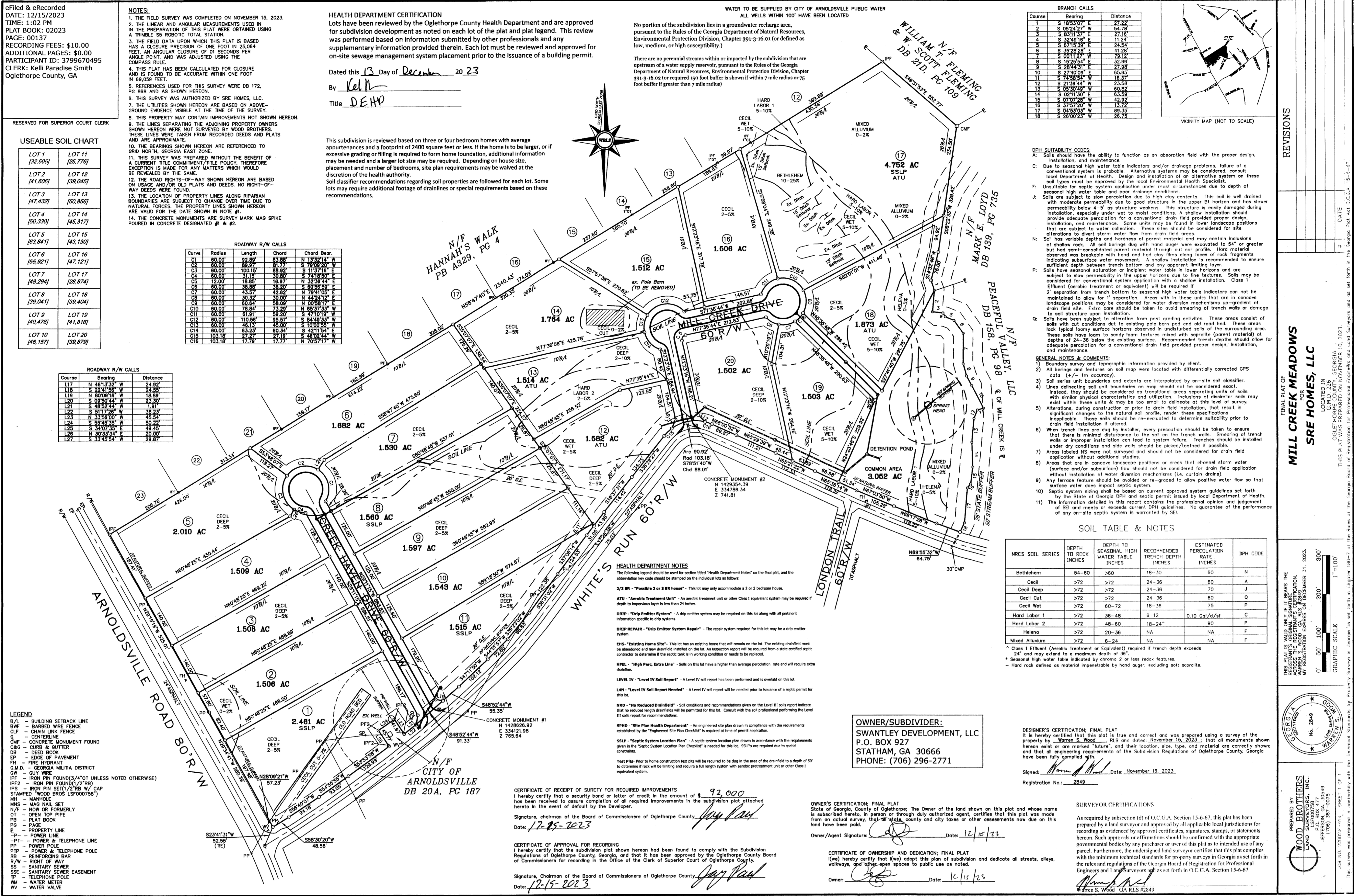
LOT 1 (32,505)	LOT 11 (25,776)
LOT 2 (41,606)	LOT 12 (39,045)
LOT 3 (47,432)	LOT 13 (50,856)
LOT 4 (50,330)	LOT 14 (45,317)
LOT 5 (63,841)	LOT 15 (43,130)
LOT 6 (55,921)	LOT 16 (47,121)
LOT 7 (48,294)	LOT 17 (28,874)
LOT 8 (39,041)	LOT 18 (39,404)
LOT 9 (40,478)	LOT 19 (41,816)
LOT 10 (46,157)	LOT 20 (39,879)

**ROADWAY R/W CALLS**

Curve	Radius	Length	Chord	Chord Bear.
C1	60.00'	92.89'	83.88'	N 133°21' W
C2	60.00'	89.97'	81.77'	S 79°09'20" W
C3	60.00'	100.15'	88.62'	S 113°18' E
C4	60.00'	31.15'	30.80'	S 74°18'50" E
C5	12.00'	18.85'	18.97'	N 32°36'44" E
C6	60.00'	38.88'	38.20'	S 60°56'59" E
C7	60.00'	43.57'	42.62'	N 79°41'05" E
C8	60.00'	30.32'	30.00'	N 44°24'12" E
C9	60.00'	60.84'	58.09'	N 00°58'17" E
C10	60.00'	78.84'	73.29'	N 65°33'33" W
C11	60.00'	81.91'	59.20'	S 47°10'19" W
C12	60.00'	110.58'	95.57'	S 84°48'33" W
C13	60.00'	46.13'	45.00'	S 100°05' W
C14	60.00'	83.27'	80.34'	S 42°11'54" E
C15	103.18'	27.27'	27.19'	S 46°02'44" W
C16	103.18'	17.79'	17.77'	N 70°57'17" W

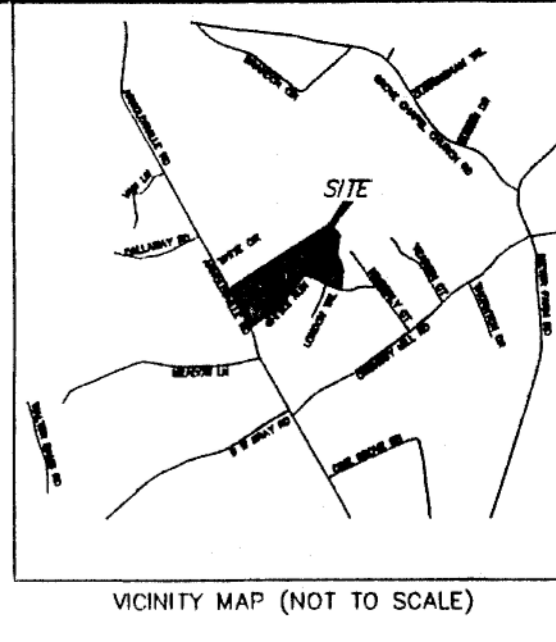
**ROADWAY R/W CALLS**

Course	Bearing	Distance
L17	N 46°13'52" W	24.92'
L18	S 22°41'58" W	24.85'
L19	N 60°09'18" E	18.85'
L20	S 09°50'44" W	23.30'
L21	S 48°52'44" W	1.91'
L22	S 51°17'28" W	38.27'
L23	N 33°56'00" W	38.84'
L24	S 55°45'36" W	50.22'
L25	S 34°07'36" E	49.45'
L26	N 30°33'54" E	20.90'
L27	S 53°45'54" W	49.87'



**BRANCH CALLS**

Course	Bearing	Distance
1	S 18°33'07" E	27.22'
2	S 05°24'27" E	54.78'
3	S 83°11'37" E	27.16'
4	S 32°49'16" E	11.24'
5	S 67°15'39" E	24.54'
6	S 35°28'28" E	41.28'
7	S 00°11'27" W	79.12'
8	S 15°25'54" E	32.86'
9	S 28°44'16" E	60.98'
10	S 27°40'09" E	56.85'
11	S 74°58'54" W	16.37'
12	S 21°39'44" W	23.58'
13	S 05°30'47" W	60.82'
14	S 02°11'30" E	63.59'
15	S 07°07'28" W	42.82'
16	S 37°57'20" W	13.72'
17	S 04°14'18" W	89.14'
18	S 26°00'23" W	26.75'



- DPH SUITABILITY CODES:**
- Soils should have the ability to function as an absorption field with the proper design, installation, and maintenance.
  - Due to seasonal high water table indicators and/or drainage problems, failure of a conventional system is probable. Alternative systems may be considered, consult local Department of Health. Design and installation of an alternative system on these soil types must be approved by the local Environmental Health Specialist.
  - Unsuitable for septic system application under most circumstances due to depth of seasonal high water table and poor drainage conditions.
  - Soils are subject to slow percolation due to high clay contents. This soil is well drained with moderate permeability due to good structure in the upper Bt horizon and has lower permeability below 4'-5' as structure weakens. This structure is easily damaged during installation, especially under wet to moist conditions. A shallow installation should provide adequate percolation for a conventional drain field provided proper design, installation, and maintenance. Some units may be found in lower landscape positions that are subject to water collection. These sites should be considered for site alterations to divert storm water flow from drain field areas.
  - Soil has variable depths and hardness of parent material and may contain inclusions of shallow rock. All soil borings dug with hand auger were excavated to 54" or greater but had semi-consolidated parent material through out soil profile. Hard material observed was breakable with hand and had clay films along faces of rock fragments indicating subsurface water movement. This structure is easily damaged during installation, especially under wet to moist conditions. A shallow installation should provide adequate percolation for a conventional drain field provided proper design, installation, and maintenance. Some units may be found in lower landscape positions that are subject to water collection. These sites should be considered for site alterations to divert storm water flow from drain field areas.
  - Soils have seasonal saturation or incipient water table in lower horizons and are subject to slow permeability in the upper horizons due to fine textures. Soils may be considered for conventional system application with a shallow installation. Class 1 Effluent (aerobic treatment or equivalent) will be required if 2' separation from trench bottom to seasonal high water table indicators can not be maintained to allow for 1' separation. Areas with these units that are in concave landscape positions may be considered for water diversion mechanisms up-gradient of drain field site. Extra care should be taken to avoid smearing of trench walls or damage to soil structure upon installation.
  - Soils have been subject to alteration from past grading activities. These areas consist of soils with cut conditions due to existing pole barn pad and old road. These areas lack typical loamy surface horizons observed in undisturbed soils of the surrounding area. These soils have loam to sandy loam textures mixed with siltstone (parent material) at depths of 24"-36" below the existing surface. Recommended trench depths should allow for adequate percolation for a conventional drain field provided proper design, installation, and maintenance.

- GENERAL NOTES & COMMENTS:**
- Boundary survey and topographic information provided by client.
  - All bearings and features on soil map were located with differentially corrected GPS data (4"-1m accuracy).
  - Soil series unit boundaries and extents are interpolated by on-site soil classifier. Lines delineating soil unit boundaries on map should not be considered exact. Instead, they should be considered as transitional areas separating units of soils with similar physical characteristics and utilization. Inclusions of dissimilar soils may exist within these units & may be too small to delineate at this level of survey.
  - Alterations, during construction or prior to drain field installation, that result in significant changes to the natural soil profile, render these specifications inapplicable. These soils should be re-evaluated to determine suitability prior to drain field installation if altered.
  - When trench lines are dug by installer, every precaution should be taken to ensure that there is minimal disturbance to the soil on the trench walls. Smearing of trench walls or improper installation can lead to system failure. Trenches should be installed under dry conditions and side walls should be picked/tooled if possible.
  - Areas labeled NS were not surveyed and should not be considered for drain field application without additional studies.
  - Areas that are in concave landscape positions or areas that channel storm water (surface and/or subsurface) flow should not be considered for drain field application without installation of water diversion mechanisms (i.e. curtain drains).
  - Any terrace feature should be avoided or re-graded to allow positive water flow so that surface water does not impact septic system.
  - Septic system siting shall be based on current approved system guidelines set forth by the State of Georgia DPH and septic permit issued by local Department of Health.
  - The information detailed in this report contains the professional opinion and judgement of SEI and meets or exceeds current DPH guidelines. No guarantee of the performance of any on-site septic system is warranted by SEI.

**SOIL TABLE & NOTES**

NRCS SOIL SERIES	DEPTH TO ROCK INCHES	DEPTH TO SEASONAL HIGH WATER TABLE INCHES	RECOMMENDED TRENCH DEPTH INCHES	ESTIMATED PERCOLATION RATE INCHES	DPH CODE
Bethlehem	54-60	>60	18-30	60	N
Cecil	>72	>72	24-36	60	A
Cecil Deep	>72	>72	24-36	70	J
Cecil Cut	>72	>72	24-36	60	Q
Cecil Wet	>72	60-72	18-36	75	P
Hard Labor 1	>72	36-48	6-12	0.10 Gal/d/sf	C
Hard Labor 2	>72	48-60	18-24"	90	P
Helena	>72	20-36	NA	NA	F
Mixed Alluvium	>72	6-24	NA	NA	F

\* Class 1 Effluent (Aerobic Treatment or Equivalent) required if trench depth exceeds 24" and may extend to a maximum depth of 36"  
 ^ Seasonal high water table indicated by chromo 2 or less redox features.  
 - Hard rock defined as material impervious by hand auger, excluding soft saprolite.

**HEALTH DEPARTMENT NOTES**

- The following legend should be used for section titled "Health Department Notes" on the final plat, and the abbreviation key code should be stamped on the individual lots as follows:
- 2/3 BR - "Possible 2 or 3 BR house" - This lot may only accommodate a 2 or 3 bedroom house.
  - ATU - "Aerobic Treatment Unit" - An aerobic treatment unit or other Class I equivalent system may be required if depth to impervious layer is less than 24 inches.
  - DRIP - "Drip Emitter System" - A drip emitter system may be required on this lot along with all pertinent information specific to drip systems.
  - DRIP REPAIR - "Drip Emitter System Repair" - The repair system required for this lot may be a drip emitter system.
  - EHIS - "Existing Home Site" - This lot has an existing home that will remain on the lot. The existing drainfield must be abandoned and new drainfield installed on the lot. An inspector report will be required from a state certified septic contractor to determine if the septic tank is in working condition or needs to be replaced.
  - HPEL - "High Perc, Extra Line" - Soils on this lot have a higher than average percolation rate and will require extra drainline.
  - LEVEL IV - "Level IV Soil Report" - A Level IV soil report has been performed and is overlaid on this lot.
  - L4N - "Level IV Soil Report Needed" - A Level IV soil report will be needed prior to issuance of a septic permit for this lot.
  - NRD - "No Reduced Drainfield" - Soil conditions and recommendations given on the Level III soils report indicate that no reduced length drainfields will be permitted for this lot. Consult with the soil professional performing the Level III soils report for recommendations.
  - SPHD - "Site Plan Health Department" - An engineered site plan drawn in compliance with the requirements established by the "Engineered Site Plan Checklist" is required at time of permit application.
  - 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. SSLPs are required due to spatial constraints.
  - Test Pits - Prior to home construction test pits will be required to be dug in the area of the drainfield to a depth of 50' to determine if rock will be limiting and require a full length system with aerobic pretreatment unit or other Class I equivalent system.

**OWNER/SUBDIVIDER:**  
 SWANTLEY DEVELOPMENT, LLC  
 P.O. BOX 927  
 STATHAM, GA 30666  
 PHONE: (706) 296-2771

**CERTIFICATE OF RECEIPT OF SURETY FOR REQUIRED IMPROVEMENTS**  
 I hereby certify that a security bond or letter of credit in the amount of \$ 92,000 has been received to assure completion of all required improvements in the subdivision plat attached hereto in the event of default by the Developer.  
 Signature, chairman of the Board of Commissioners of Oglethorpe County: Jay Paul  
 Date: 12-15-2023

**CERTIFICATE OF APPROVAL FOR RECORDING**  
 I hereby certify that the subdivision plat shown hereon had been found to comply with the Subdivision Regulations of Oglethorpe County, Georgia, and that it has been approved by the Oglethorpe County Board of Commissioners for recording in the Office of the Clerk of Superior Court of Oglethorpe County.  
 Signature, Chairman of the Board of Commissioners of Oglethorpe County: Jay Paul  
 Date: 12-15-2023

**OWNER'S CERTIFICATION; FINAL PLAT**  
 State of Georgia, County of Oglethorpe; The Owner of the land shown on this plat and whose name is subscribed hereto, in person or through duly authorized agent, certifies that this plat was made from an actual survey, that all state, county and city taxes and other assessments now due on this land have been paid.  
 Owner/Agent Signature: [Signature] Date: 12/15/23

**CERTIFICATE OF OWNERSHIP AND DEDICATION; FINAL PLAT**  
 I (we) hereby certify that I (we) adopt this plan of subdivision and dedicate all streets, alleys, walkways, and other open spaces to public use as noted.  
 Owner: [Signature] Date: 12/15/23

**DESIGNER'S CERTIFICATION; FINAL PLAT**  
 It is hereby certified that this plat is true and correct and was prepared using a survey of the property by Walter S. Wood, PLS and dated November 15, 2023, that all monuments shown herein exist or are marked "futura", and their location, size, type, and material are correctly shown; and that all engineering requirements of the Subdivision Regulations of Oglethorpe County, Georgia have been fully complied with.  
 Signed: [Signature] Date: November 16, 2023  
 Registration No.: 2849

**SURVEYOR CERTIFICATIONS**  
 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.  
 WALTER S. WOOD, PLS  
 No. 2849  
 (706) 387-0075

**REVISIONS**

NO.	DATE	DESCRIPTION

**FINAL PLAT OF**  
**MILL CREEK MEADOWS**  
 FOR  
**SRE HOMES, LLC**  
 LOCATED IN  
 OGLETHORPE COUNTY, GEORGIA  
 G.M.D. 226  
 THIS PLAT WAS PREPARED ON NOVEMBER 10, 2023.  
 THIS SURVEY WAS PREPARED FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

**WOOD BROTHERS LAND SURVEYORS, INC.**  
 615 FORT WORTH BLVD  
 JEFFERSON, GA 30549  
 (706) 387-0075

**WOOD BROTHERS LAND SURVEYORS, INC.**  
 No. 2849  
 (706) 387-0075

**LEGEND**

- B/L - BUILDING SETBACK LINE
- BWF - BARBED WIRE FENCE
- CLF - CHAIN LINK FENCE
- C - CENTERLINE
- CMF - CONCRETE MONUMENT FOUND
- C&G - CURB & GUTTER
- DB - DEED BOOK
- EP - EDGE OF PAVEMENT
- FH - FIRE HYDRANT
- G.M.D. - GEORGIA MILITIA DISTRICT
- G.W. - GUY WIRE
- IPF - IRON PIN FOUND (3/4" OT UNLESS NOTED OTHERWISE)
- IPF2 - IRON PIN FOUND (1/2" RB)
- IPS - IRON PIN SET (1/2" RB W/ CAP STAMPED "WOOD BROS LSF000758")
- MH - MANHOLE
- MNS - MAG NAIL SET
- N/F - NOW OR FORMERLY
- OT - OPEN TOP PIPE
- PB - PLAT BOOK
- PG - PAGE
- PL - PROPERTY LINE
- P - POWER LINE
- PT - POWER & TELEPHONE LINE
- PP - POWER POLE
- PP - POWER & TELEPHONE POLE
- RB - REINFORCING BAR
- R/W - RIGHT OF WAY
- SE - SANITARY SEWER
- SSE - SANITARY SEWER EASEMENT
- TP - TELEPHONE POLE
- WM - WATER METER
- WV - WATER VALVE

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**SCALE**  
 1" = 100'  
 GRAPHIC SCALE