

IPF-Iron Pin Found O IPS-Iron Pin Set ∅ Computed Point Only ☒ Concrete Monument

WORKING PLAT FOR
MALCOM BRIDGE ESTATES

MATTHEW D. ULMER
GEORGIA REGISTERED
LAND SURVEYOR #3069

THIS PLAT IS NOT VALID OR RECORDABLE UNLESS SAID SURVEYOR'S SIGNATURE APPEARS IN ORIGINAL BLUE INK OVER THE STAMP.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATED AND HAS BEEN PREPARED IN CONFORMITY WITH MINIMUM STANDARDS AND REQUIREMENTS OF GEORGIA LAW.

GND: 1331 COUNTY: OCONEE STATE: GEORGIA DATE: 08-14-2023 INSTRUMENT: TOPCON GPT

DRAWN BY: MIKE W. PROJECT # D-148

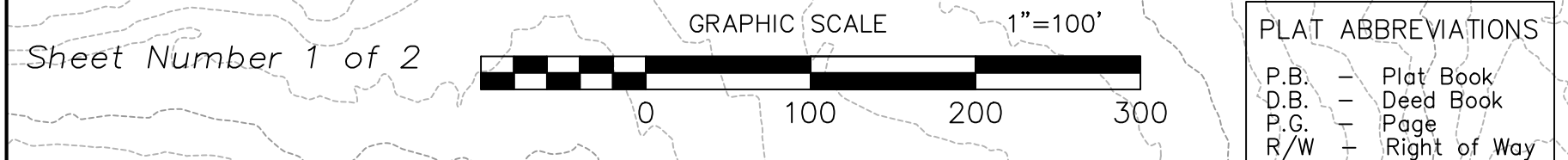
DWG NAME: WLS Malcom Bridge

DATE: 1/23/2024

FIELD CLOSURE: 1/38.946

PLAT CLOSURE: 1/23.000

ANGLE CLOSURE: 1" per Angle



DEVELOPER:
MALCOM BRIDGE ESTATES, LLC
1280 SNOWS MILL ROAD
BOGART, GA 30622

CONTACT:
RUSSELL WILLS (706)-338-3565

STORMWATER MAINTENANCE AGREEMENT
Deed Book 1747, Pages 533-535.

RESPONSIBILITY FOR NOTICE OF AGRICULTURAL ACTIVITIES IN AREA

The seller or lessor of any lot shown on this Final Subdivision Plat shall be responsible to notify any potential buyer or lessee of agricultural activities in the area in accordance with Georgia law, as may be applicable.

NOTE:
THIS PROPERTY IS ZONED R-1
THIS PLAT REPRESENTS A PORTION OF TAX MAP 803.008.
THIS PROPERTY IS SERVED BY OCONEE COUNTY WATER.
THERE IS A 1' NO ACCESS EASEMENT ALONG MALCOM BRIDGE ROAD ON LOT 1 AND LOT 40 (Amenity Lot).
THERE IS A 1' NO ACCESS EASEMENT ALONG WHISTLING CREEK CROSSING ON LOT 17 AND LOT 23.
THE 60' FUTURE STREET IS NOT ELIGIBLE FOR ISSUANCE OF A BUILDING PERMIT.

REFERENCES:
1) PLAT BOOK 1658 PAGE 364
2) DEED BOOK 2018 PAGE 115
3) PLAT BOOK 30 PAGES 11

GENERAL NOTES & COMMENTS:

- Boundary survey with lot layout and proposed roads/improvements provided by client. All soil borings were marked on site with orange pin flags and/or pink flagging tape.
- All borings and features on soil map were located with differentially corrected GPS data (+/- 1-3m 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. Those 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 impact septic system.
- Septic system sizing 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.
- SEI estimates percolation rates based on conventional gravel and pipe system. Alternative products are available with DPH approved length reductions up to 35%. This is due to improved infiltrative surface architecture (ISA) that supports less surface masking at the effluent soil interface. In soils with low permeability due to high clay content and/or weak structure, the soil permeability controls the infiltration rate into the soil interface and the product ISA has less effect based on cited research. Soils with DPH codes such as P & I have lower permeability. In these soil types, we recommend that all products are sized based on DPH table 10.F with no reduction to provide additional safety factor and better promote long term function. However, DPH approved size reductions are allowed at the Owners/Builder's discretion.

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:

ZBR - Possible ZBR house - This lot may only accommodate a 2 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 Emmitter System - A drip emmitter system may be required on this lot along with all pertinent information specific to drip systems.

DRIP REPAIR - Drip Emmitter System Repair - The repair system required for this lot may be a drip emmitter system.

HPEL - High Perc, Extra Line - Soils on this lot have a higher than average percolation rate and will require extra drainage.

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.

SOIL TABLE & NOTES

NRCS Soil Series	Depth To Rock Inches	Depth to Seasonal High Water Table Inches	Recommended Trench Depth Inches	Estimated Percolation Rate Min/in	DPH Code
Appling	>72	>72	24-36	75	J
Bethlehem	48-72	>72	24-36	80	A2
Cecil	>72	>72	24-36	50	N
Cecil Dverwash	>72	>72	24-36	80	A2
Cecil Deep Phase	>72	>72	24-36	75	J
Cecil Shallow Phase	50-60	>60	24-36	65	N
Helena	>72	>72	24-36	NA	F
Pacolet	>48	>48	30-42	NA	A
Sawtooth	>72	>72	24-36	10.0G/sf/day	H
Shart	>72	>72	NA	NA	D
Udorthent	>72	>72	NA	NA	Q

Seasonal high water table indicated by chroma 2 or less redox features.
Hard rock defined as material impervious by hand auger, excluding soft saprolite.
Denotes trench depth as deep as 36" with Class I Effluent (ATU) to allow for 1' separation between trench bottom & limiting layer if approved by local Environmental Health.

HEALTH DEPARTMENT SIGNATURE BLOCK

The lots shown have been reviewed by the Oconee County Health Department as noted on each lot of the plat and plat legend. The 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.

Signing Authority: _____
Date: _____
Title: _____

DPH SUITABILITY CODES:

A. Soils should have the ability to function as an absorption field with the proper design, installation, and maintenance.

B. Soils lie in concave landscapes and have 10-18" sandy loam overwash material over native/residual soil. These soil units may be utilized for conventional septic system application but will require subsurface drainage improvements to ensure no surface water impact to proposed drain field areas.

C. 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 or installation of an alternative system on these soil types must be approved by the local Environmental Health Specialist.

D. Soils are located in drainage ways and are subject to inundation during storm events. These areas should be avoided. If considered for drain field application, additional studies should be considered to determine limitations. Utilization for this soil type varies and may include soils that are unusable as well as soils that require alternative systems with drainage modifications.

F. Unsuitable for septic system application under most circumstances due to rock and/or seasonal high water table at or near the surface.

H. Depth of bedrock is generally insufficient for conventional septic systems; however, soils with inclusions of bedrock >36" may be considered for alternative systems. Pit studies may be considered in these areas to determine extent of rock limitations. Soils with highly fractured and permeable rock layers may be able to accommodate conventional septic systems.

J. 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 24" horizon and has slower permeability below 4-5" structure weakens. This structure is easily damaged during installation, especially under wet to moist conditions. A shallow installation with extra length and area should provide adequate percolation for a conventional drain field. 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.

N. 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 50" or greater but had semi-consolidated parent material through out soil profile. Hand material observed was breakable by hand and had clay films along faces of rock fragments indicating subsurface water movement. A shallow installation is recommended to ensure sufficient depth between trench bottom and any apparent limiting layer. Class I effluent may be utilized to allow for deeper installation depths if 2' separation from limiting layer can not be maintained.

P. 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 I effluent will be required if 2' separation from trench bottom to seasonal high water table indicators can not be maintained. Areas with in 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.

Q. Soils have been subject to grading activities. Area is apparent livestock/wet weather pond for agricultural purposes. Area lies in a natural swale and was man-made to capture runoff. For livestock water use, this area is to be filled/graded to allow for construction of single family residence. These areas are not suitable for septic application. A 5' septic setback (AS SHOWN IN SOIL MAP) may be used for design/installation due to intensity of soil borings and observed well drained soils around this feature. These areas should be filled with material that is suitable for building foundation and free of organics.

Additional Notes per DPH Comments dated 10-30-23:

- Areas with ditch/swale features less than 18" were not depicted on soil map and should not impact septic application based on recommended trench depths. These areas do not have wretted vegetation defining a bed and bank and have not evidence of concentrated flow. These areas may occur on suitable soil area and addressed with site plans. Additionally, the hydrology of the site has been modified due to road construction with curb & gutter. This statement includes lots identified by DPH comments dated 10-30-23: 3, 11, 13, 14, 17, 23, 24, 29, 33, 34, 37, 38, 39, 40, 41, 42, 43, 62, & 75.
- A 5' Soil Transition setback may be utilized for septic design/installation on lots with Level 4 Soil Survey intensity (Level 4 Lots identified by bold, dashed line on Soil Map). These include Lots: 1, 2, 7, 8, 28, 29, 30, 38, 39, 40, 41, 42, 43, 62 & 74.
- Existing "Drive" & "Farm Road" shown on soil map does not impact septic suitability based on SEI's soil boring & site observations. Previous homesites have been removed and evaluated with Level 4 Soil Survey intensity.
- As of 12-11-23, all infrastructure (roads, storm pipe/structures, & utilities) have been installed. All utilities have been installed with in the right of way with minor disturbance (1-2' horizontal) or impact beyond the property lines and does not change septic suitability at Level 3 or Level 4 Soil Survey intensity. Storm pipes have been placed along the edge of curb and outside impact to septic suitability (>15' from allowable usable soil area). Level 3 Soil survey was performed pre-development. Areas of Level 4 Soil survey were performed post development. Soil Table, DPH Codes, and Soil Survey Notes have been updated by SEI (12-11-23).

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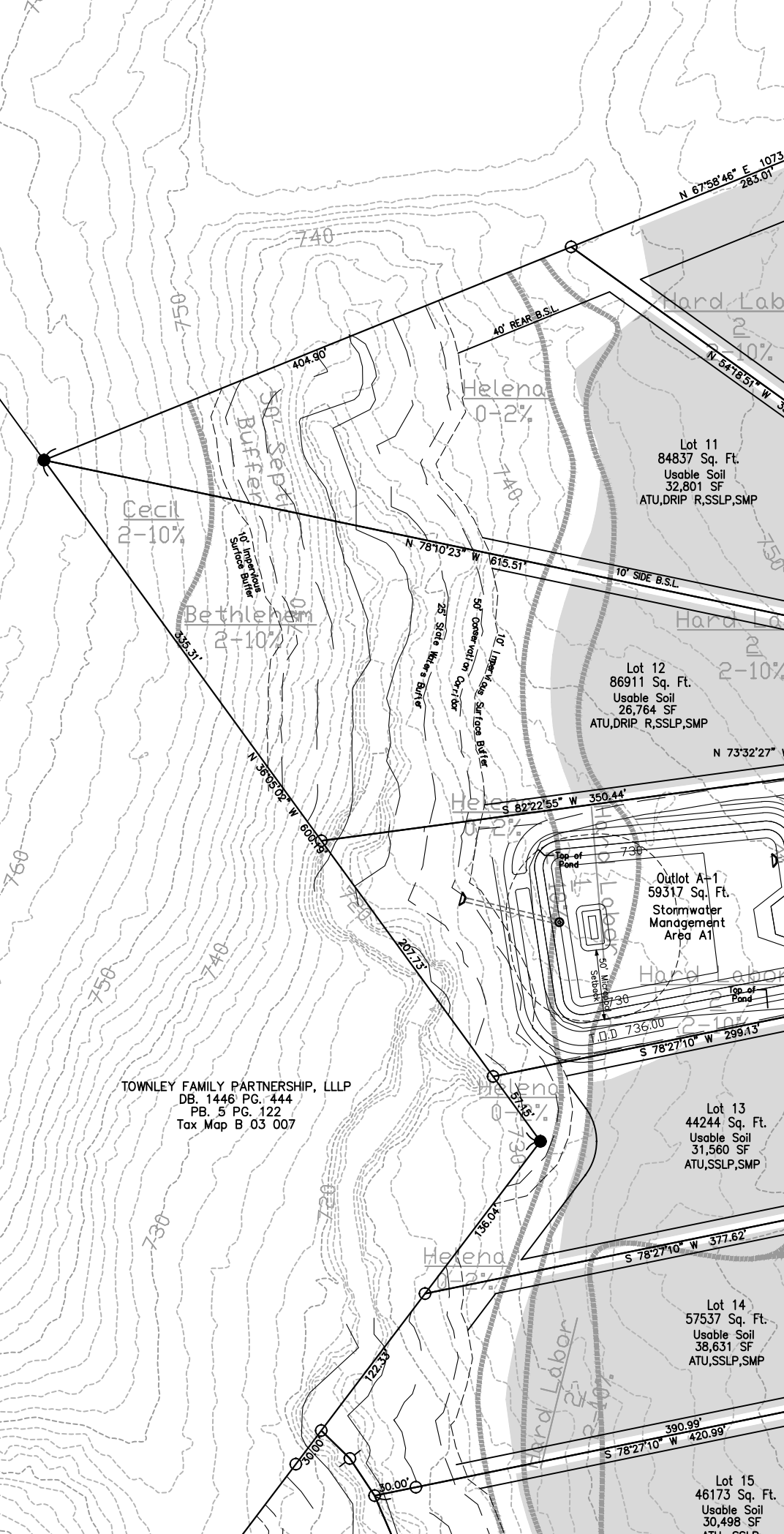
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SSLP - Septic System Location Plan A septic system location plan drawn in accordance with the requirements given in the Septic System Location Plan Checklist is needed for this lot. SSLPs are required due to spatial constraints.

LINE CHORD CURVE CHART

LINE	CHORD BEARING	CHORD	ARC	RADIUS
C1	S52°56'48"W	61.90	61.96	405.00'
C2	N52°56'48"E	62.73	62.78	345.00'
C3	N64°09'01"E	54.69	54.72	405.00'
C4	S67°16'36"E	70.61	70.67	405.00'
C5	N27°04'31"E	87.82	95.77	67.00'
C6	N47°48'51"W	74.75	79.50	67.00'
C7	S57°28'02"W	97.79	109.86	67.00'
C8	S35°54'06"E	65.58	65.68	340.00'
C9	N11°36'29"W	85.09	85.25	400.00'
C10	N24°52'19"E	99.81	100.07	400.00'
C11	N58°44'31"W	65.47	65.54	400.00'
C12	S31°31'31"W	80.73	80.91	345.00'
C13	N37°08'58"E	15.47	15.37	405.00'
C14	N01°33'51"W	55.64	55.68	405.00'
C15	S64°38'22"W	33.04	33.08	280.00'
C16	S07°29'48"E	59.89	59.89	280.00'
C17	S02°23'30"E	70.01	70.31	220.00'
C18	N02°00'27"W	85.40	85.73	280.00'
C19	N73°41'33"E	23.64	23.67	405.00'
C20	S70°29'21"W	29.51	29.72	345.00'
C21	S78°42'18"W	33.08	33.09	345.00'
C22	S06°24'29"W	74.83	74.99	338.00'
C23	S08°44'51"E	33.02	33.03	338.00'
C24	N06°03'22"W	53.20	53.28	278.00'
C25	N03°09'38"E	35.54	35.56	278.00'
C26	S11°22'27"E	67.43	67.43	67.00'
C27	N74°07'12"E	99.61	112.30	67.00'
C28	N20°58'00"E	11.99	12.01	67.00'
C29	N52°36'17"W	42.00	42.72	67.00'
C30	N07°24'26"W	85.47	95.13	60.00'
C31	N84°16'18"W	81.69	89.85	60.00'
C32	S05°42'42"E	87.88	88.11	67.00'
C33	S77°55'16"E	50.55	52.62	60.00'



HEALTH DEPARTMENT NOTES:

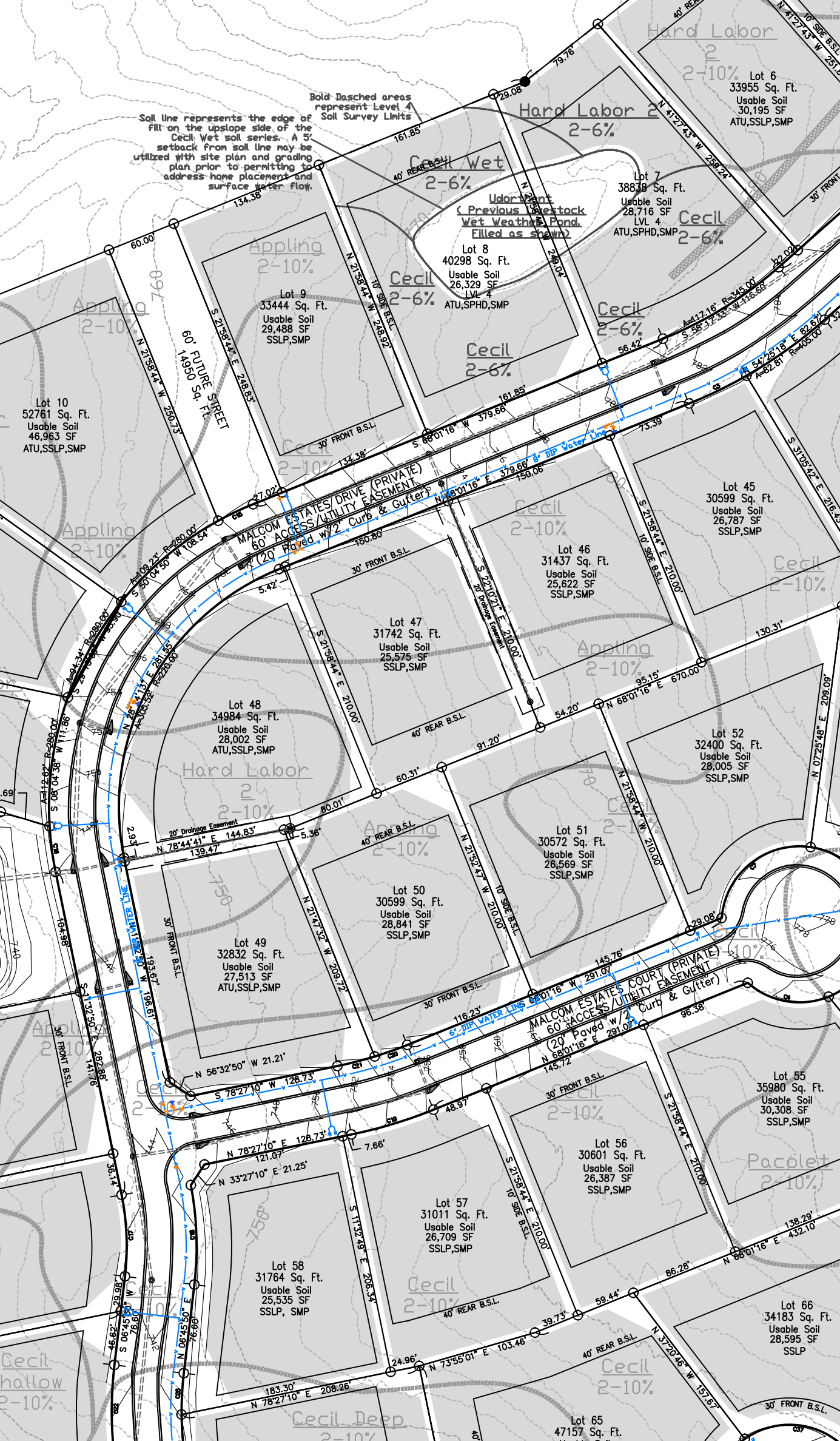
This subdivision is reviewed based on three or four-bedroom homes with average appearances and a footprint of 2400 square feet or less. If the home is to be larger, more than 4 bedrooms, or if excessive grading or filling is required to form Home Foundation, a site plan will be required, additional information 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 drain lines or special requirements based on these recommendations.

All wells within 100' have been located and 100' setback has been shown.

LINE CHART

LINE	BEARING	DISTANCE
L1	S40°45'33"E	28.53'
L2	S33°39'04"E	31.78'
L3	S23°16'03"E	41.30'
L4	S19°56'24"E	58.24'
L5	S06°15'27"E	18.51'
L6	S10°05'39"E	32.46'
L7	S13°57'14"W	66.73'
L8	S18°17'45"E	50.52'
L9	S15°17'45"E	42.56'
L10	S20°02'33"E	47.68'
L11	S02°31'19"E	31.07'
L12	S15°58'46"E	31.41'
L13	S04°44'51"E	25.50'
L14	S05°01'21"E	23.77'
L15	S05°01'21"E	33.80'
L16	S07°26'48"E	76.63'
L17	S43°08'11"E	57.30'
L18	S22°27'45"W	21.57'
L19	S11°19'19"E	48.47'
L20	S07°23'49"W	44.75'
L21	S04°27'25"E	65.26'
L22	S08°18'39"E	60.56'
L23	S02°22'01"E	131.51'
L24	S13°57'41"W	78.18'
L25	S11°21'37"W	102.39'
L26	S05°07'45"E	14.82'

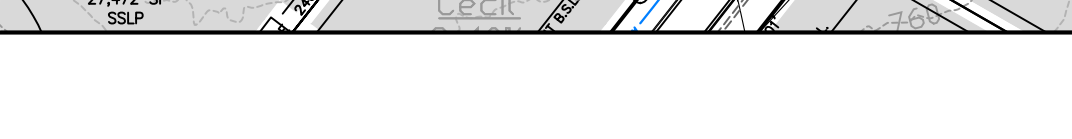
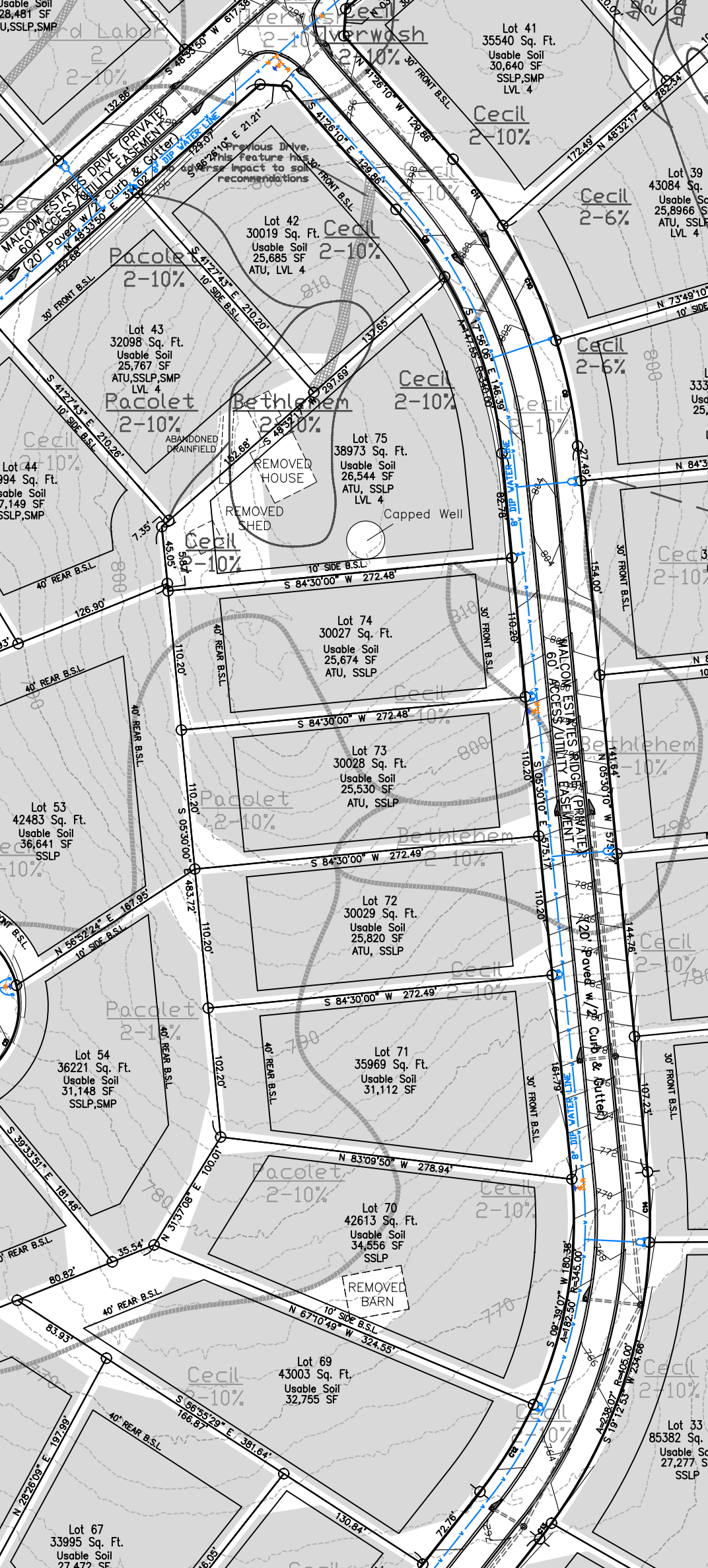
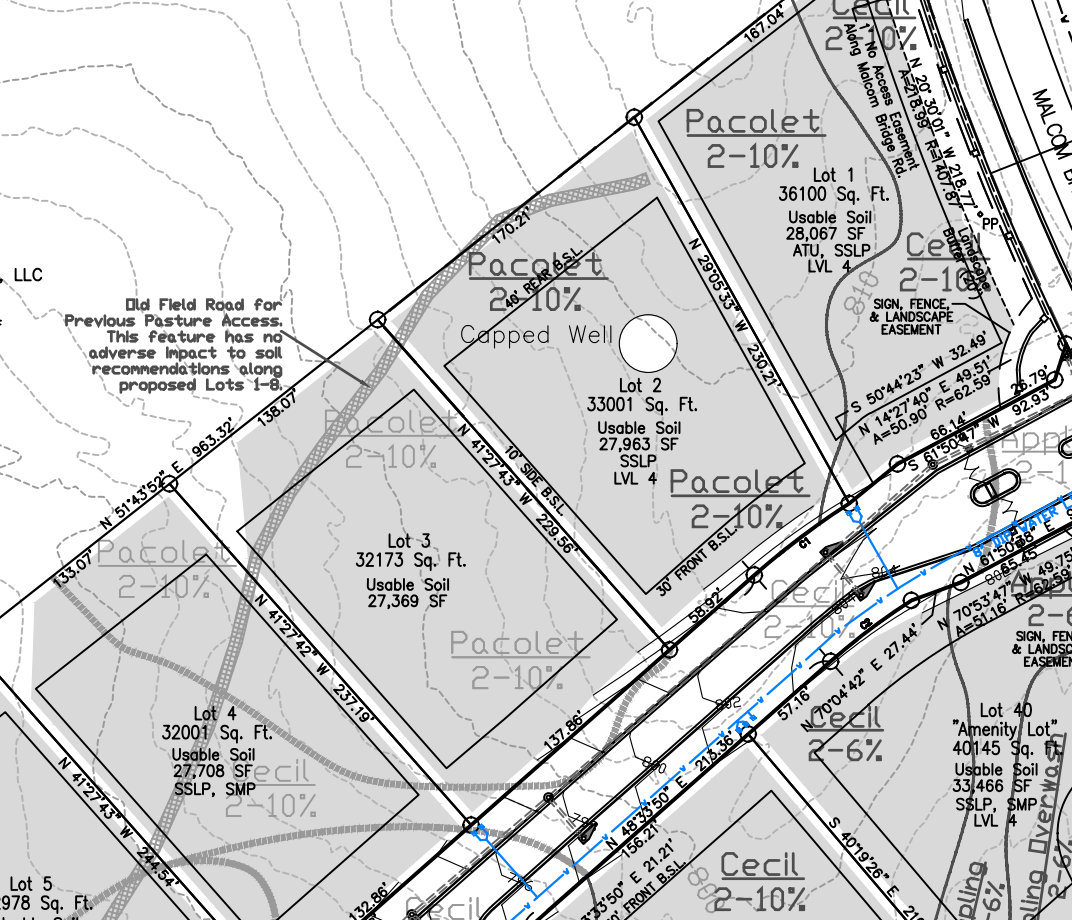


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This subdivision is reviewed based on three or four-bedroom homes with average appearances and a footprint of 2400 square feet or less. If the home is to be larger, more than 4 bedrooms, or if excessive grading or filling is required to form Home Foundation, a site plan will be required, 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.

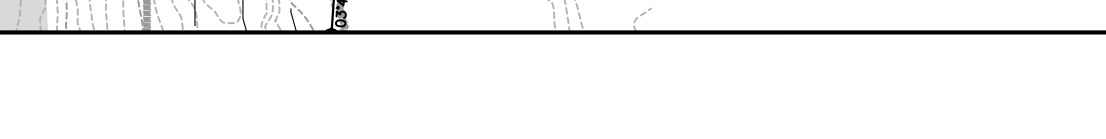
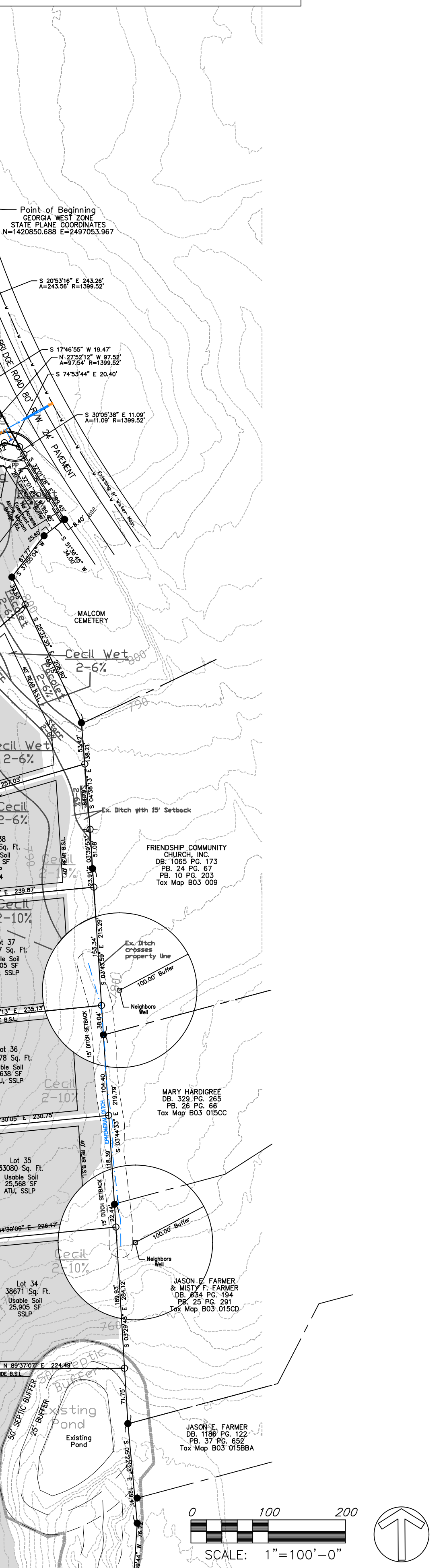
Soil classifier recommendations regarding soil properties are followed for each lot. Some lots may require additional footage of drain lines or special requirements based on these recommendations.

All wells within 100' have been located and 100' setback has been shown.



EPD STATEMENTS:

- No portion of subdivision lies in a groundwater recharge area, pursuant to Rules of the Georgia Department of Natural Resources, Environmental Protection Division, Chapter 391-3-16.02. (OR define 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 391-3-16.01. (OR Required 150 foot buffer is shown if within 7 mile radius or 75 foot buffer if greater than 7 mile radius.)



SOIL TABLE & NOTES

NRCS Soil Series	Depth To Water Table Inches	Depth to Seasonal High Water Table Inches	Recommended Trench Depth Inches	Estimated Percolation Rate Min/in	DPH Code
Appling	>72	>72	24-36	75	J
Appling Overwash	>72	>72	24-36	80	A2
Bethlehem	48-72	>72	24-36	60	N
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Cecil Overwash	>72	>72	24-36	80	A2
Cecil Deep Phase	>72	>72	24-36	75	J
Cecil Shallow Phase	50-60	>72	24-36	75	N
Cecil Wet	>72	60-72	24-36	75	P
Hard Labor Phase 1	>72	36-48	24-36	0.10G/S/day	D
Hard Labor Phase 2	>72	48-60	24-36	90	P
Helena	>72	24-36	NA	NA	F
Pacolet	>72	30-42	NA	NA	A
Saw Bethlehem	30-48	>48	6-12	0.10G/S/day	H
Start	>72	>72	NA	NA	D
Udonthent	>72	>72	NA	NA	Q

Seasonal high water table indicated by chroma 2 or less redox features.
 Hard rock defined as material impervious by hand auger, excluding soft saprotite.
 Denotes trench depth as deep as 36" with Class I Effluent (ATU) to allow for 1" separation between trench bottom & limiting layer if approved by local Environmental Health.

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- DPH SUITABILITY CODES:**
- A. Soils should have the ability to function as an absorption field with the proper design, installation, and maintenance.
 - AB. Soils lie in concave landscapes and have 10-18" sandy loam overwash material over native/residual soil. These soil units may be utilized for conventional septic system application but will require subsurface drainage improvements to ensure no surface water impact to proposed drain field areas.
 - C. 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.
 - D. Soils are located in drainage ways and are subject to inundation during storm events. These areas should be avoided. If considered for drain field application, additional studies should be considered to determine limitations. Utilization for this soil type varies and may include soils that are unusable as well as soils that require alternative systems with drainage modifications.
 - F. Unsuitable for septic system application under most circumstances due to rock and/or seasonal high water table at or near the surface.
 - H. Depth of bedrock is generally insufficient for conventional septic systems; however, soils with inclusions of bedrock >36" may be considered for alternative systems. Pit studies may be considered in these areas to determine extent of rock limitations. Soils with highly fractured and permeable rock layers may be able to accommodate conventional septic systems.
 - J. 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 3ft horizon and has slower permeability below 4-5' as structure weakens. This structure is easily damaged during installation, especially under wet to moist conditions. A shallow installation with extra length and area should provide adequate percolation for a conventional drain field. 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.
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- 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 391-3-16.01. (OR Required 150 foot buffer is shown if within 7 mile radius or 75 foot buffer if greater than 7 mile radius.)

A NOTICE OF PRIVATE STREET

The streets designated as "private streets" on this plot are owned and maintained by the Homeowner's Association of this development and are not owned or maintained by Oconee County. No public funds of Oconee County are to be used to build, repair or maintain these private streets. The owner, purchaser, lender, heirs, assigns or other parties taking title to or otherwise procuring an interest in any portion of this property are hereby notified of this fact.

DEVELOPER:
 MALCOM BRIDGE ESTATES, LLC
 1280 SNOWS MILL ROAD
 BOGART, GA 30622

RESPONSIBILITY FOR NOTICE OF AGRICULTURAL ACTIVITIES IN AREA
 The seller or lessor of any lot shown on this Final Subdivision Plat shall be responsible to notify any potential buyer or lessee of agricultural activities in the area in accordance with Georgia law, as may be applicable.

NOTE:
 THIS PROPERTY IS ZONED R-1
 THIS PLAT REPRESENTS A PORTION OF TAX MAP B03.008.
 THIS PROPERTY IS SERVED BY OCOOEE COUNTY WATER.
 THERE IS A 1" NO ACCESS EASEMENT ALONG MALCOM BRIDGE ROAD ON LOT 1 AND LOT 4 (Amenity Lot).
 THERE IS A 1" NO ACCESS EASEMENT ALONG WHISTLING CREEK CROSSING ON LOT 17 AND LOT 23.
 THE 60' FUTURE STREET IS NOT ELIGIBLE FOR ISSUANCE OF A BUILDING PERMIT.

REFERENCES:
 1) PLAT BOOK
 2) DEED BOOK 658 PAGE 364
 3) PLAT BOOK 2018 PAGE 115
 4) PLAT BOOK 30 PAGES 11

PROPERTY ADDRESS:
 2241 MALCOM BRIDGE ROAD

GRAPHIC SCALE 1"=100'

Sheet Number 2 of 2

Legend:
 - PF-Iron Pin Found
 0 - IPS-Iron Pin Set
 - Computed Point Only
 - Concrete Monument

MALCOM BRIDGE ESTATES

PROJECT # D-148

DWG NAME: WLS Malcom Bridge

DRAWN BY: MIKE W.

GMD: 1331

COUNTY: OCOOEE

STATE: GEORGIA

DATE: 08-14-2023

INSTRUMENT TOP CON. GPT

PLAT CLOSURE 1/38,946

FIELD CLOSURE 1/29,000

ANGLE CLOSURE 2' per Angle

PROJECT # D-148

WATKINSVILLE, GEORGIA 30677

P.O. BOX 269

www.baselinega.com

(706)-769-6610

CD# 1108

Additional Notes per DPH Comments dated 10-30-23:

- Areas with ditch/swale features less than 18" were not depicted on soil map and should not impact septic application based on recommended trench depths. These areas do not have wretted vegetation defining a bed and bank and have not evidence of concentrated flow. These areas may count as suitable soil area and addressed with site plans. Additionally, the hydrology of the site has been modified due to road construction with curb & gutter. This statement includes lots identified by DPH comments dated 10-30-23: 3, 11, 13, 14, 17, 23, 24, 29, 33, 34, 37, 38, 39, 40, 41, 42, 43, 62, & 75.
- A 5' Soil Transition setback may be utilized for septic design/installation on lots with Level 4 Soil Survey intensity (Level 4 Lots identified by bold, dashed line on Soil Map). These include Lots: 1, 2, 7, 8, 28, 29, 30, 38, 39, 40, 41, 42, 43, 62 & 74.
- Existing "Drive" & "Farm Road" shown on soil map does not impact septic suitability based on SEI's soil boring & site observations. Previous homesites have been removed and evaluated with Level 4 Soil Survey intensity.
- As of 12-11-23, all infrastructure (roads, storm pipe/structures, & utilities) have been installed. All utilities have been installed with in the right of way with minor disturbance (1-2' horizontal) or impact beyond the property lines and does not change septic suitability at Level 3 or Level 4 Soil Survey intensity. Storm pipes have been placed along the edge of curb and outside impact to septic suitability (>15' from allowable usable soil area). Level 3 Soil survey was performed pre-development. Areas of Level 4 Soil survey were performed post development. Soil Table, DPH Codes, and Soil Survey Notes have been updated by SEI (12-11-23).

CURVE CHART

LINE	CHORD BEARING	CHORD	ARC	RADIUS
C1	S82°56'48"W	61.90	61.96	405.00
C2	N82°06'46"E	52.73	52.78	345.00
C3	N64°09'01"E	54.68	54.72	405.00
C4	S80°16'36"E	70.41	74.13	67.00
C5	N37°06'51"E	87.67	85.77	67.00
C6	N47°46'51"W	74.75	79.30	67.00
C7	S01°28'02"W	97.75	109.56	67.00
C8	S35°56'06"E	65.68	64.00	67.00
C9	N11°36'29"W	85.09	85.25	400.00
C10	N24°52'51"W	99.81	100.07	400.00
C11	N38°42'51"W	65.47	65.54	400.00
C12	S31°31'31"W	80.73	80.91	345.00
C13	N37°06'56"E	15.47	15.47	405.00
C14	N03°33'51"W	55.64	55.68	425.00
C15	S84°38'22"W	33.04	33.06	280.00
C16	S07°29'46"E	39.56	39.59	280.00
C17	N02°23'02"E	70.01	70.31	220.00
C18	N02°02'27"W	85.40	85.73	280.00
C19	N73°14'13"E	73.64	73.74	405.00
C20	S70°29'21"W	29.71	29.72	345.00
C21	S74°21'41"W	33.08	33.09	345.00
C22	S00°24'29"W	74.83	74.99	338.00
C23	S08°44'51"E	33.02	33.03	338.00
C24	N03°33'51"W	53.20	53.26	275.00
C25	N03°05'58"E	35.54	35.56	278.00
C26	S11°12'27"E	97.45	109.11	67.00
C27	N74°07'02"E	99.61	112.30	67.00
C28	N20°58'00"E	11.99	12.01	67.00
C29	N55°46'17"W	42.00	42.72	67.00
C30	N07°28'12"W	25.77	25.77	67.00
C31	S84°16'18"W	81.69	89.85	60.00
C32	S05°42'49"E	87.88	98.61	60.00
C33	S77°55'16"E	50.95	52.62	60.00

LINE CHART

LINE	BEARING	DISTANCE
L1	S45°45'35"E	28.53
L2	S33°58'03"E	31.75
L3	S23°16'03"E	41.30
L4	S19°56'24"E	59.24
L5	S08°12'27"E	18.81
L6	S10°05'58"E	32.46
L7	S13°57'54"W	66.73
L8	S15°17'45"E	50.32
L9	S15°17'45"E	42.56
L10	S20°03'35"E	47.68
L11	S02°13'19"E	31.07
L12	S15°58'46"E	31.41
L13	S64°46'51"W	25.50
L14	S05°17'41"W	23.77
L15	S05°01'21"E	33.60
L16	S01°26'48"W	76.15
L17	S43°38'11"E	57.80
L18	S12°47'25"W	21.57
L19	S14°54'19"E	8.47
L20	S01°23'40"W	44.75
L21	S04°17'25"E	65.98
L22	S08°18'39"E	60.56
L23	S02°27'01"E	131.31
L24	S13°07'41"W	78.18
L25	S11°21'37"W	102.39
L26	S05°07'45"E	14.82

SCALE: 1"=100'-0"

HEALTH DEPARTMENT SIGNATURE BLOCK

The lots shown have been reviewed by the Oconee County Health Department as noted on each lot of the plot and plot legend. The 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.

Signing Authority: _____
 Date: _____
 Title: _____

GENERAL NOTES & COMMENTS:

- Boundary survey with lot layout and proposed roads/improvements provided by client. All soil borings were marked on site with orange pin flags and/or pink flagging tape.
- All bearings and features on soil map were located with differentially corrected GPS data (+/- 1.3m 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/toothed 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 impact septic system.
- Septic system sizing 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 judgment of SEI and meets or exceeds current DPH guidelines. No guarantee of the performance of any on-site septic system is warranted by SEI.
- SEI estimates percolation rates based on conventional gravel and pipe system. Alternative products are available with DPH approved length reductions up to 35%. This is due to improved infiltrative surface architecture (ISA) that supports less surface masking at the effluent/soil interface. In soils with low permeability due to high clay content and/or weak structure, the soil permeability controls the infiltration rate into the soil and surface water does impact septic system.
- The product ISA has less effect based on cited research. Soils with DPH codes such as F & J have lower permeability. In these soil types, we recommend that all products are sized based on DPH table 10.1F with no reduction to provide additional safety factor and better promote long term function. However, DPH approved size reductions are allowed at the Owners/Builder's discretion.