

**Variance Application**  
**Pursuant to Ordinance 2021-09, Section**  
**501.6 (C) (2)**

**Applicant:**  
**Reliant Homes GA, LLC**

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**1. Forms**

**a. Variance Application**

**b. Conflict of Interest/Campaign Contribution  
Form**

**c. Verification of Property Tax Payment Form**

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**VARIANCE APPLICATION**  
 (USE THIS APPLICATION.)  
 A VARIANCE APPLICATION FROM A CONDITION OF ZONING CANNOT BE ACCEPTED.

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME: Reliant Homes GA, LLC	NAME: 81 Investment Company, LLC
ADDRESS: PO Box 2655	ADDRESS: PO Box 2655
CITY: Loganville	CITY: Loganville
STATE: GA ZIP: 30052	STATE: GA ZIP: 30052
PHONE: 678-373-0536	PHONE: 678-373-0536
CONTACT PERSON: Ned Butler PHONE: 678-373-0536	
APPLICANT'S E-MAIL: nbutler@relianthomes.com	

APPLICANT IS THE:		
<input type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER	<input checked="" type="checkbox"/> CONTRACT PURCHASER
ZONING DISTRICT(S): R1	BUILDING OR DEVELOPMENT PERMIT NO.:	
PARCEL ID NUMBER: WG010265A00	ACREAGE: 170.63	
ADDRESS OF PROPERTY: Oak Lane		
SUBDIVISION OR PROJECT NAME: Diamond Creek		LOT & BLOCK: 200 & 201, 4th District
PROPOSED DEVELOPMENT: 92 Lot residential single family residential		

**VARIANCE REQUESTED** We are requesting a variance to not tie into the Walnut Grove Sewer system due to the sewer system not having sewer capacity to service the proposed subdivision. See attached supplemental information.

PLEASE ATTACH A LETTER OF INTENT EXPLAINING THE PROPOSED USE AND JUSTIFICATION OR HARDSHIP FOR THIS VARIANCE.

CASE: \_\_\_\_\_

DATE RECEIVED: \_\_\_\_\_



**VARIANCE APPLICANT'S DEMONSTRATION**  
**STANDARDS GOVERNING THE MAYOR AND COUNCIL'S POWERS & DUTIES**

PURSUANT TO SECTION 1501 OF THE CITY OF WALNUT GROVE ZONING ORDINANCE, IN ORDER TO AUTHORIZE AN APPEAL OF THE ZONING ORDINANCE, THE CITY COUNCIL FINDS THAT A VARIANCE SHALL NOT BE CONTRARY TO THE PUBLIC INTEREST WHERE, OWING TO SPECIAL CONDITIONS, A LITERAL ENFORCEMENT OF THE PROVISIONS OF THIS ORDINANCE WOULD RESULT IN SUBSTANTIAL AND UNNECESSARY HARDSHIP. A VARIANCE FROM THE TERMS OF THE ZONING ORDINANCE SHALL NOT BE GRANTED BY THE ZONING BOARD OF APPEALS UNLESS A WRITTEN APPLICATION FOR A VARIANCE IS SUBMITTED DEMONSTRATING THE FOLLOWING:

(PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN ATTACHMENT AS NECESSARY.)

**(A) THERE ARE EXTRAORDINARY AND EXCEPTIONAL CONDITIONS OF THE PROPERTY IN QUESTION BECAUSE OF ITS SIZE, SHAPE OR TOPOGRAPHY:**

The property is a large tract that can provide a large number of lots but the city does not have existing sewer capacity to service a development of this size. See attached supplemental information

**(B) SUCH CONDITIONS ARE PECULIAR TO THIS PROPERTY:**

The property adjoins the city's property that contains the sewer treatment plant and spray fields. See attached supplemental information

**(C) THE APPLICATION OF THE ORDINANCE TO THIS PROPERTY WOULD CREATE AN UNNECESSARY HARDSHIP**

The city of Walnut Grove does not currently have enough residential sewer taps to provide sewer service for the project See attached supplemental information

**(D) SUCH CONDITIONS ARE NOT THE RESULT OF ANY ACTIONS OF THE PROPERTY OWNER:**

The city of Walnut Grove controls sewer capacity and does not have enough capacity to service the proposed development. See attached supplemental information

**(E) A VARIANCE, IF GRANTED, WOULD NOT CAUSE SUBSTANTIAL DETRIMENT TO THE PUBLIC GOOD NOR IMPAIR THE PURPOSES OR INTENT OF THIS ORDINANCE:**

A variance would not cause a detriment as it would not require the sewer system to be expanded, and also require builder to have larger lot sizes. See attached supplemental information

**(F) THE ZONING PROPOSAL IS CONSISTENT WITH CONSTRUCTION AND DESIGN STANDARDS AND CRITERIA ADOPTED BY CITY:**

The zoning of the property is zoned residential which meets the future land use map adopted by the City of Walnut Grove.

**(G) THE VARIANCE IS NOT A REQUEST TO PERMIT A USE OF LAND, BUILDINGS, OR STRUCTURES WHICH IS NOT PERMITTED BY RIGHT OR BY CONDITIONAL USE IN THE DISTRICT:**

This variance is to allow the owner to be able to build homes as allowed by right in the district without waiting on a sewer expansion. See attached supplemental information

[Signature]  
Signature of Owner  
81 Investment Company, LLC Ned Butler VP  
Owner  
[Signature]  
Signature of Applicant  
Reliant Homes GA, LLC Ned Butler VP  
Owner  
Date \_\_\_\_\_

[Signature]  
Notary Sign  
Date 2/12/23  
Seal



## **Supplemental responses for Variance Application Form**

### **Page 5 if Variance Application**

Variance Requested: Specifically, Applicant is requesting that the City grant it a variance pursuant to City of Walnut Grove Comprehensive Land Development Ordinance (the "Ordinance"), Section 501.6 (c) to allow it to use individual septic systems on a 92-large lot development which was previously approved by the City in 2006. The detailed justification for this request is in the Letter of Intent included with this application.

### **Page 6 of Variance Application**

A: The proposed development has lot sizes ranging from 1 acre to 3.6 acres which meets the State and Walton County Department of Health's requirements for a septic lot. The development was approved by the City in 2006 as proposed. The City does not have adequate sewer capacity to support the development. While the planning, funding, permitting and construction of a sewer plant expansion is prophesized by the City, the timeline is uncertain and is completely outside of Applicant's control. This variance is necessary for Applicant to use its property as it is zoned. Please see the Letter of Intent for additional information.

B: The property is also at a higher elevation than the sewer plant which would require pump stations if sewer were available. The condition which is peculiar to this property is that sewer capacity is not available to service the 92-lots Applicant has planned for the development. This large-lot subdivision meets the requirements for septic systems under the State, County and City requirements. Please see the Letter of Intent for additional information.

C: Applicant cannot use its property as zoned despite meeting the State, County and City requirements for per lot septic systems which prohibition on the use of its property as zoned is an unnecessary hardship which could be alleviated by granting this variance. The City does not have adequate sewer capacity to serve the 92-acre lot development. The timing of a sewer expansion is uncertain at best and Applicant has absolutely no control of if or when the expansion occurs. Please see the Letter of Intent for additional information.

D: Applicant has no control over the City's permitting, planning, funding or construction of sewer capacity. Applicant does not have any reserved sewer taps. Applicant's development plans for a large-lot subdivision meet the State, County and City requirements for a per lot septic system. Please see the Letter of Intent for additional information.

E: Additionally, the development will generate tax revenues for the City and the residents will help increase the demand for commercial development within the downtown area which will attract new businesses and help meet the City's goals for developing the downtown. The City will also not have to expend funds and time to plan, permit, design, fund and construct additional sewer capacity. Please see the Letter of Intent for additional information.

F: The property is already properly zoned for a residential development and will be consistent with construction and design standards and criteria adopted by the City as of the date hereof. Please see the Letter of Intent for additional information.

G: The variance does not relate to the use of the property. The property is zoned residential which is consistent with the proposed use. The variance request is to allow Applicant to proceed with its development with per lot septic systems given the City's inability to provide sewer capacity to service 92-lots. Please see the Letter of Intent for additional information.



**CONFLICT OF INTEREST CERTIFICATION FOR REZONINGS**

THE UNDERSIGNED BELOW, MAKING APPLICATION FOR REZONING, HAS COMPLIED WITH THE OFFICIAL CODE OF GEORGIA SECTION 36-67A-1, ET. SEQ, CONFLICT OF INTEREST IN ZONING ACTIONS, AND HAS SUBMITTED OR ATTACHED THE REQUIRED INFORMATION ON THE FORMS PROVIDED.

[Signature] 2-14-23 Ned Butler, Vice President  
 SIGNATURE OF APPLICANT                      DATE                      TYPE OR PRINT NAME AND TITLE

[Signature] 2-14-23 Andrea Gray, Attorney at Law  
 SIGNATURE OF APPLICANT'S                      DATE                      TYPE OR PRINT NAME AND TITLE  
 ATTORNEY OR REPRESENTATIVE

[Signature] 2/14/23  
 SIGNATURE OF NOTARY PUBLIC                      DATE



**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS**

HAVE YOU, WITHIN THE TWO YEARS IMMEDIATELY PRECEDING THE FILING OF THIS APPLICATION, MADE CAMPAIGN CONTRIBUTIONS AGGREGATING \$250.00 OR MORE TO THE MAYOR AND/OR COUNCIL MEMBERS AND/OR PLANNING COMMISSION MEMBERS OF THE CITY OF WALNUT GROVE?

No (YES / NO)

YOUR NAME

IF THE ANSWER IS YES, PLEASE COMPLETE THE FOLLOWING SECTION:

NAME AND OFFICAL POSITION OF GOVERNMENT OFFICAL	CONTRIBUTIONS (LIST ALL WHICH AGGREGATE TO \$250 OR MORE)	DATE CONTRIBUTION WAS MADE (WITHIN LAST TWO YEARS)

ATTACH ADDITIONAL SHEETS IF NECESSARY TO DISCLOSE OR DESCRIBE ALL CONTRIBUTIONS.

CASE: \_\_\_\_\_

DATE RECEIVED: \_\_\_\_\_



VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL WALNUT GROVE CITY AND COUNTY PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF WALTON COUNTY, GEORGIA. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION FOR REZONING BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

NOTE: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.

PARCEL ID. NUMBER: WG010 - 265 - A00  
(MAP REFERENCE NUMBER) DISTRICT LAND LOT PARCEL

[Signature] 2-14-2023  
SIGNATURE OF APPLICANT DATE

Ned Butler, Vice President  
TYPE OR PRINT NAME AND TITLE

TAX COMMISSIONERS USE ONLY

PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW.

[Signature] Tax Commissioner  
NAME TITLE

2/14/2023  
DATE

CASE: \_\_\_\_\_

DATE RECEIVED: \_\_\_\_\_

# 2022 Property Tax Statement

Tax Commissioner  
303 South Hammond Drive STE 100  
Walton County Government Building  
Monroe, Georgia 30655

Ph: 770-266-1736, Fax: 770-267-1416

81 INVESTMENT COMPANY LL  
P O B OX 2655  
LOGANVILLE, GA 30052

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2022-251	11/15/2022	\$0.00	\$17698.19	\$0.00	Paid 11/07/2022

Map: WG010-00000-265-A00  
Location: OAK LN  
Account No: 003765 010

The Tax Commissioner is the tax collector and is not responsible for values nor for rates. If you feel the assessed fair market value of your property is incorrect, please contact the Tax Assessors office at 770-267-1352.

## RETURN THIS PORTION WITH PAYMENT

(Interest will be added per month if not paid by due date)

Payments made after the due date are subject to interest and penalties governed by Georgia Code. State law requires all tax bills to be mailed to owner of record on January 1st. If property has been sold, please contact our office.

Tax Commissioner  
303 South Hammond Drive STE 100  
Walton County Government Building  
Monroe, Georgia 30655

Ph: 770-266-1736, Fax: 770-267-1416



**Tax Payer:** 81 INVESTMENT COMPANY LL  
**Map Code:** WG010-00000-265-A00 Real  
**Description:** 170.63AC  
**Location:** OAK LN  
**Bill No:** 2022-251

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions
0.00	0.00	170.6300	\$1,201,800.00	11/15/2022	09/07/2022		

Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax	
CITY TAX		\$0	\$480,720	\$0	\$480,720	0.005197	\$2,498.30	\$0.00	\$2,498.30
COUNTY		\$0	\$480,720	\$0	\$480,720	0.010413	\$6,445.50	-\$1,439.76	\$5,005.74
FIRE DIST		\$0	\$480,720	\$0	\$480,720	0.001335	\$641.76	\$0.00	\$641.76
SCH BOND		\$0	\$480,720	\$0	\$480,720	0.002134	\$1,025.86	\$0.00	\$1,025.86
SCHOOL		\$0	\$480,720	\$0	\$480,720	0.017737	\$8,526.53	\$0.00	\$8,526.53
STR LGHT		\$0	\$0	\$0	\$0	60.000000	\$0.00	\$0.00	\$0.00
<b>TOTALS</b>					<b>0.036816</b>	<b>\$19,137.95</b>	<b>-\$1,439.76</b>	<b>\$17,698.19</b>	

State law requires all tax bills to be mailed to the owner of record on January 1st. If property has been sold, please contact our office.

This bill is not sent to your mortgage company. If you have an escrow account, please forward a copy of this bill to your mortgage company. We encourage you to pay by mail or on our website at [www.waltoncountypay.com](http://www.waltoncountypay.com)

Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition, certain elderly persons are entitled to additional homestead exemptions. Applications must be filed by April 1st.

For eligibility requirements regarding exemptions or questions about your value, contact the Tax Assessors office at 770-267-1352.

<b>Current Due</b>	\$17,698.19
<b>Penalty</b>	\$0.00
<b>Interest</b>	\$0.00
<b>Other Fees</b>	\$0.00
<b>Previous Payments</b>	\$17,698.19
<b>Back Taxes</b>	\$0.00
<b>Total Due</b>	<b>\$0.00</b>
<b>Paid Date</b>	11/07/2022



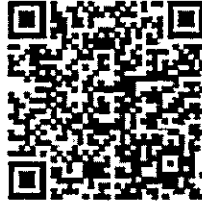
Official Tax Receipt  
Walton County, GA  
303 S. Hammond Dr, Suite 100  
Monroe, 30655  
-Online Receipt-

Trans No	Map Code	Property ID & District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2022-251	WG010-00000-265-A00	170.63AC	\$17,698.19	\$0.00 Fees: \$0.00	\$0.00	\$17,698.19	\$0.00
<b>Totals:</b>			<b>\$17,698.19</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$17,698.19</b>	<b>\$0.00</b>

Paid Date: 11/07/2022

Charge Amount: \$17,698.19

81 INVESTMENT COMPANY LL  
P O B OX 2655  
LOGANVILLE, GA 30052



Scan this code with your mobile phone to view this bill

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## 2. Legal Description

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Exhibit "A"

Legal Description

TRACT ONE (Gerald R. Smith Tract)

All that tract or parcel of land lying and being in Land Lots 200 and 201 and Georgia Military District Broken Arrow 416 of Walton County, Georgia, being 115.403 acres, as shown according to the plat of survey prepared for BOMAC INVESTMENTS, LLC, by Apalachee Land Surveying, Inc. on May 17, 2004.

TO FIND THE TRUE PLACE OR POINT OF BEGINNING, begin at a point common to Land Lots 172, 173, 200 & 201; run thence along the land lot line common to Land Lots 173 and 200 North 30 degrees 27 minutes 09 seconds West a distance of 926.29 feet to a point marked by an iron pin set, WHICH POINT IS THE TRUE PLACE OR POINT OF BEGINNING.

FROM SAID TRUE PLACE OR POINT OF BEGINNING, run thence South 03 degrees 12 minutes 35 seconds West a distance of 1,693.39 feet to a point marked by a 1/2 inch rebar on the northerly right of way of Oak Street (60' R/W); continue along said right of way, following the curvature thereof an arc distance 119.59 feet to a point, said arc having a radius of 636.62 feet and being subtended by a chord bearing and distance of South 79 degrees 23 minutes 42 seconds West a distance of 119.42 feet to a point marked by a 1/2 inch rebar found; continue thence along said right of way, following the curvature thereof an arc distance of 220.29 feet to a point, said arc having a radius of 636.62 feet and being subtended by a chord bearing and distance of South 62 degrees 44 minutes 59 seconds West a distance of 219.19 feet to a point; run thence South 54 degrees 35 minutes 44 seconds West a distance of 334.92 feet to a point marked by an iron pin set; leaving said right of way run thence North 36 degrees 39 minutes 16 seconds West a distance of 87.85 feet to a point marked by an iron pin set; run thence North 14 degrees 36 minutes 16 seconds West a distance of 1,947.40 feet to a point marked by a 3/4 inch open top pipe; run thence North 60 degrees 06 minutes 45 seconds East a distance of 992.39 feet to a point marked by a 1/2 inch rebar found on the line common to Land Lots 173 & 200; run thence along said line South 30 degrees 27 minutes 09 seconds East a distance of 573.06 feet to a point marked by an iron pin set, WHICH POINT IS THE TRUE PLACE OR POINT OF BEGINNING.

AND ALSO:

TO FIND THE TRUE PLACE OR POINT OF BEGINNING, begin at a point common to Land Lots 172, 173, 200 & 201; run thence along the land lot line common to Land Lots 173 and 200 North 30 degrees 27 minutes 09 seconds West a distance of 926.29 feet to a point marked by an iron pin set; run thence South 03 degrees 12 minutes 35 seconds West a distance of 1,693.39 feet to a point marked by a 1/2 inch rebar on the northerly right of way of Oak Street (60' R/W); continue along said right of way, following the curvature thereof an arc distance of 119.59 feet to a point, said arc having a radius of 636.62 feet and being subtended by a chord bearing and distance of South 79 degrees 23 minutes 42 seconds West a distance of 119.42 feet to a point marked by a 1/2 inch rebar found; continue thence along said right of way, following the curvature thereof an arc distance of 220.29 feet to a point, said arc having a radius of 636.62 feet and being subtended by a chord bearing and distance of South 62 degrees 44 minutes 59 seconds West a distance of 219.19 feet to a point; run thence South 54 degrees 35 minutes 44 seconds West a distance of 334.92 feet to a point marked by an iron pin set; continue thence along said right of way in a southwesterly direction a distance of 63.81 feet to a point, WHICH POINT IS THE TRUE

**PLACE OR POINT OF BEGINNING.**

FROM SAID POINT OF BEGINNING AS THUS ESTABLISHED, continue fence along said right of way, following the curvature thereof an arc distance of 657.90 feet, said arc having a radius of 716.26 feet and being subtended by a chord bearing and distance of South 81 degrees 37 minutes 35 seconds West a distance of 635.01 feet to a point; run thence North 68 degrees 33 minutes 55 seconds a distance of 92.36 feet to a point marked by an iron pin set (Point A); run thence along the centerline of a creek in a generally southeasterly direction, following the meanderings thereof, a distance of 844 +/- feet to a point (Point B) (1/4 inch rebar found 12.03 feet from centerline of creek); from Point B and leaving the centerline of said creek, run thence North 31 degrees 18 minutes 26 seconds West a distance of 351.28 feet to a point marked by a 1/4 inch rebar found on the line common to Land Lots 200 & 201; run thence along said line South 60 degrees 08 minutes 17 seconds West a distance of 384.28 feet to a point marked by a 1/4 inch rebar found; leaving said Land Lot line run thence North 29 degrees 48 minutes 45 seconds West a distance of 131.88 feet to a point marked by a 1/4 inch rebar found; run thence South 60 degrees 11 minutes 07 seconds West a distance of 165.10 feet to a point marked by an iron pin with cap; run thence North 29 degrees 53 minutes 15 seconds West a distance of 1,412.97 feet to a point marked by an iron pin with cap; run thence North 65 degrees 45 minutes 48 seconds East a distance of 1,258.96 feet to a point marked by a rock found; run thence North 65 degrees 31 minutes 35 seconds East a distance of 965.70 feet to a point marked by an iron pin set; run thence South 14 degrees 29 minutes 25 seconds East a distance of 1,570.60 feet to a point marked by an iron pin set; run thence South 36 degrees 32 minutes 25 seconds East a distance of 113.57 feet to a point along the northerly right of way of Oak Street, which point is the TRUE PLACE OR POINT OF BEGINNING.

**TRACT TWO (Norman Collier Tract)**

All tract or parcel of land lying and being in Land Lots 200 and 201 and Georgia Military District Broken Arrow 416 of Walton County, Georgia, being 42.325 acres, as shown according to the plat of survey prepared for BOMAC INVESTMENTS, LLC by Apalachee Land Surveying, Inc. on May 17, 2004.

TO FIND THE TRUE PLACE OR POINT OF BEGINNING, begin at a point common to Land Lots 172, 173, 200 & 281; run thence along the land lot line common to Land Lots 173 and 200 North 30 degrees 27 minutes 09 seconds West a distance of 926.29 feet to a point marked by an iron pin set run thence North 30 degrees 27 minutes 09 seconds East a distance of 573.06 feet to a point marked by a 1/4 inch rebar found; leaving said land lot line, run thence South 60 degrees 06 minutes 45 seconds West a distance of 992.39 feet to a point marked by a 3/4 inch open top pipe, WHICH POINT IS THE TRUE PLACE OR POINT OF BEGINNING.

FROM SAID TRUE PLACE OR POINT OF BEGINNING, run thence South 14 degrees 36 minutes 16 seconds East a distance of 1,947.40 feet to a point marked by an iron pin set; run thence South 36 degrees 39 minutes 16 seconds East a distance of 87.85 feet to a point marked by an iron pin set along the northerly right of way of Oak Street (60' R/W); continue along said right of way in a generally southeasterly direction a distance of 63.81 feet to a point; leaving said right of way run thence North 14 degrees 29 minutes 25 seconds West a distance of 1,570.60 feet to a point marked by an iron pin set; run thence South 65 degrees 31 minutes 35 seconds West a distance of 965.70 feet to a point marked by a rock found; run thence North 16 degrees 05 minutes 25 seconds West a distance of 1,979.23 feet to a point marked by a rock found along the land lot line common to Land Lots 199 & 200; run thence along said line North 60 degrees 46 minutes 57 seconds East a distance of 632.70 feet to a point marked by a 1/4 inch rebar found (1/4 inch rebar found 1.12 feet Northwest of property line); run thence South 36 degrees 33 minutes 16 seconds East a distance of 1,660.73 feet to a point marked by a 3/4 inch open top pipe, WHICH POINT IS THE TRUE PLACE OR POINT OF BEGINNING.

**TRACT THREE (Renda Refine Tract)**

**ALL THAT TRACT OR PARCEL OF LAND** lying and being in Land Lots 201 and 202 of the 4th Land District, Walton County, Georgia, being known as Tract One containing 12.905 acres, as per plat of survey prepared for Demaco Investments, LLC, dated January 7, 2003, by Apalachee Land Surveying, Inc., certified by Charles D. Norton, G.R.L.S. #2872, and being described according to said survey as follows:

**BEGIN** at a point marked by an iron pin with cap located on land lot corner common to Land Lots 200, 201, 202 and 203 of the 4th Land District, and run along land lot line common to Land Lots 200 and 201, North 60 degrees 08 minutes 17 seconds East a distance of 164.87 feet to a point marked by a 1/4-inch rebar found; run thence along said common land lot line, North 60 degrees 08 minutes 17 seconds East a distance of 384.28 feet to a point marked by a 1/4-inch rebar found; thence leaving said land lot line, run South 31 degrees 18 minutes 26 seconds East a distance of 351.28 feet to a point marked by a 1/4-inch rebar found; run thence North 67 degrees 44 minutes 52 seconds West a distance of 153.71 feet to a point marked by an iron pin set; run thence South 38 degrees 55 minutes 16 seconds West a distance of 297.11 feet to a point marked by an iron pin set; run thence North 54 degrees 35 minutes 39 seconds West a distance of 187.00 feet to a point marked by an iron pin set; run thence South 35 degrees 24 minutes 21 seconds West a distance of 150.00 feet to a point marked by an iron pin set; run thence along the arc of a curve and following the curvature thereof an arc distance of 106.06 feet to a point marked by an iron pin set, said arc having a radius of 285.65 feet and being subtended by a chord bearing and distance of South 43 degrees 47 minutes 53 seconds West 105.45 feet; run thence South 35 degrees 20 minutes 05 seconds East a distance of 289.53 feet to a point marked by an iron pin set; run thence South 44 degrees 28 minutes 33 seconds West a distance of 300.60 feet to a point marked by an iron pin set; run thence South 66 degrees 48 minutes 32 seconds West a distance of 606.32 feet to a point marked by a 1/4-inch rebar found (disturbed); run thence South 86 degrees 07 minutes 30 seconds West a distance of 65.87 feet to a point marked by an iron pin set on the right of way of Old Highway 81 (30 foot right of way); run thence along said right of way North 52 degrees 31 minutes 14 seconds West 147.94 feet to a point; continue thence along said right of way North 52 degrees 31 minutes 14 seconds West a distance of 170.90 feet to a point; continue thence along said right of way, North 52 degrees 56 minutes 27 seconds West a distance of 29.33 feet to a point marked by a 1/4-inch rebar found; thence leaving the right of way of Old Highway 81, run North 59 degrees 43 minutes 00 seconds East a distance of 1040.04 feet to a point marked by a 1/4-inch rebar found; run thence North 30 degrees 15 minutes 05 seconds West a distance of 200.13 feet to a point marked by a 1/4-inch rebar found on land lot line common to Land Lots 203 and 202; run thence along said common land lot line, North 59 degrees 44 minutes 23 seconds East a distance of 147.94 feet to a point marked by an iron pin with cap located at land lot corner common to Land Lots 200, 201, 202 and 203, and the POINT OF BEGINNING.



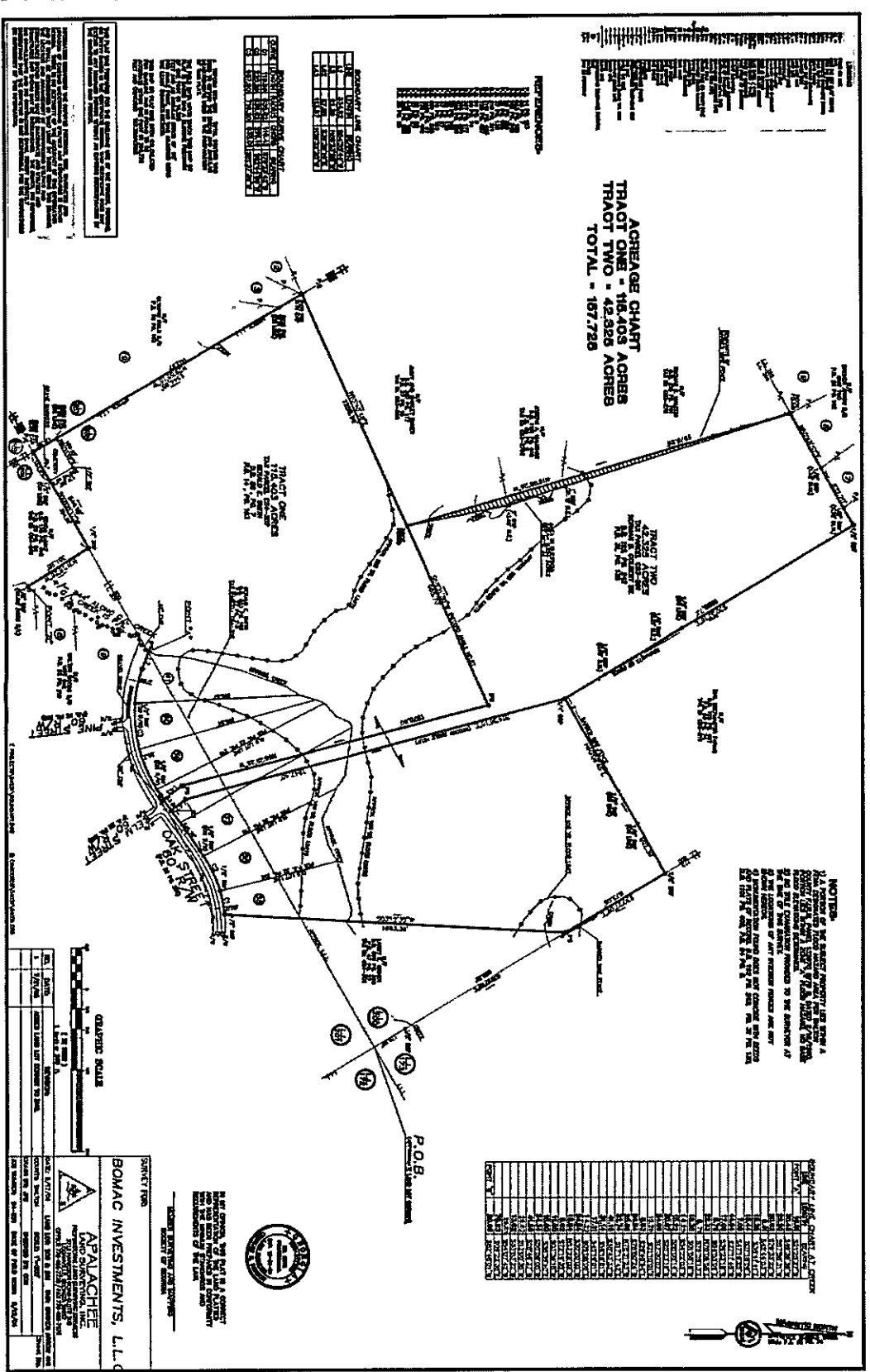
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### 3. Boundary Survey

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**ACREAGE CHART**  
 TRACT ONE - 18,405 ACRES  
 TRACT TWO - 42,828 ACRES  
 TOTAL - 187,728

**NOTES:**  
 1. THIS SURVEY IS THE PROPERTY OF THE STATE OF ALABAMA. THE STATE ENGINEER HAS REVIEWED THE SAME AND HAS ISSUED HIS CERTIFICATE OF APPROVAL THEREON. THE STATE ENGINEER'S OFFICE IS LOCATED AT THE STATE CAPITOL BUILDING, MONTGOMERY, ALABAMA. THE STATE ENGINEER'S OFFICE IS OPEN TO THE PUBLIC DURING BUSINESS HOURS.

TRACT	ACRES	PERCENTAGE
TRACT ONE	18,405	9.8%
TRACT TWO	42,828	22.8%
TRACT THREE	187,728	100.0%
<b>TOTAL</b>	<b>187,728</b>	<b>100.0%</b>

TRACT	ACRES	PERCENTAGE
TRACT ONE	18,405	9.8%
TRACT TWO	42,828	22.8%
TRACT THREE	187,728	100.0%
<b>TOTAL</b>	<b>187,728</b>	<b>100.0%</b>

**GRAPHIC SCALE**

0	100	200	300	400	500	600	700	800	900	1000
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**BOMAC INVESTMENTS, L.L.C.**  
 APALACHEE LAND DEVELOPMENT, INC.  
 1000 UNIVERSITY BLVD., SUITE 1000  
 MONTGOMERY, ALABAMA 36102



IN THE COUNTY OF [ ] STATE OF ALABAMA  
 I, [ ] STATE ENGINEER, DO HEREBY CERTIFY THAT THIS SURVEY IS CORRECT AND ACCORDS WITH THE RECORDS OF THE STATE ENGINEER'S OFFICE.





**5. Letter of Intent**

February 21, 2023

**VIA HAND DELIVERY**

Mayor Mark Moore and City Council Members  
2581 Leone Avenue  
Loganville, GA 30052

Re: Variance Applicant Reliant Homes GA, LLC, as Owner of:  
81 Investment Company, LLC 170.63+/- acres located on Old Hwy 81 and Oak Lane  
Variance pursuant to Ordinance 2021-09, Section 501.6 (C) (2)

Dear Mayor Moore and City Council Members:

Reliant Homes GA, LLC as applicant and 81 Investment Company, LLC as owner of the property (collectively referred to herein as "Applicant") respectfully requests that the City grant it a variance pursuant to City of Walnut Grove Comprehensive Land Development Ordinance (the "Ordinance"), Section 501.6 (c) to allow it to use individual septic systems on the above-referenced development. Applicant meets the criteria for the variance and will face a substantial hardship if it is not granted as described in more detail below:

**Background:**

Applicant plans to construct a 92-large lot subdivision on approximately 170.63 acres zoned R1 on Old Highway 81 and Oak Lane in Walnut Grove, Georgia. The development, named "Diamond Creek", will have lots that range from 1 to 3.6 acres with homes which are between 2,000 and 2,700 square feet. This subdivision was approved by City Council in 2006 but due to the Great Recession, it was not developed. A copy of the approved site plan is attached hereto as Exhibit "A". Applicant purchased the property in 2020 and began planning and preparing to commence development. Applicant intends to start design and construction immediately, but it requires a variance from the City to allow it to utilize septic tanks as an approved alternative method of sanitary sewer disposal.



## Support for Variance:

### *1. Inadequate Sewer Capacity*

The City does not have adequate sewer capacity as of the date hereof to serve a 92-lot subdivision. Ordinance No. 2021-09, Section 501.6 (c) (2) states that a variance may be granted if the owner can demonstrate by clear and convincing evidence that the City has no available sewer treatment capacity in the Walnut Grove sewer system, or no available sewer taps which have not been pledged to binding reserve capacity agreements with other third parties. Pursuant to the permitting records published by the Georgia Environmental Protection Division, the City holds a sanitary sewer permit allowing a total capacity of 0.05 mgd (see attached Exhibit "B"). On October 5, 2022, Applicant sent an email to the City requesting clarification on the number of sewer taps/capacity available for its development and a number of other details necessary to evaluate waste disposal options. In an email dated November 16, 2022, Mayor Mark Moore stated, "the City of Walnut Grove has enough capacity to accommodate up to 35 homes." (See attached Exhibit "C"). This is not sufficient capacity to accommodate the 92 homes planned for Applicant's development. By email dated January 17, 2023, Mayor Mark Moore stated that the available capacity is currently 10,500 gpd. (See attached Exhibit "D"). According to Section 501.8 of the Ordinance, the Equivalent Residential Unit ("ERU") or the volume of water equal to the average daily usage of a typical single-family residence is 250 gallons. Using the Ordinance ERU, a sewer capacity of 10,500 gpd equates to 42 residential taps available, which is 50 less than the taps needed to accommodate the development. Applicant does not possess any reserved taps. The City stated that there are currently 50 reserved taps that it could potentially repurchase but provided no plan or timeline for doing so. Applicant must design the site in its entirety for one type of sewer system- it is not financially feasible to have part septic and part sewer due to the required installation of a pump station for this site. It must have a guarantee of sewer capacity to accommodate 92 homes prior to starting development. The correspondence from the City is clear and convincing evidence that as of the date hereof, there is not adequate sewer capacity to serve Applicant's development.

### *2. Indefinite Timing of Future Sewer Capacity*

The City asserts that it plans to expand its sewer capacity in the future, but the timeframe for such expansion is uncertain and outside Applicant's control. Some of the factors that contribute to the uncertainty include:

1. Permit modification: Expanding its sewer services would require government approvals including, at a minimum, a permit modification from the Georgia Environmental Protection Division to increase the permitted sewer treatment capacity. There is no set timeline for obtaining this approval and it is unclear as to if or when an application was submitted given that the City did not respond to Applicant's request for this information.

2. Design, Bid, Build: An expansion also requires time to design, bid and construction the sewer project. According to the City's engineers, this process has not commenced.
3. Funding: Funding is required to design and construct a sewer plant expansion. A review of the City's 2023 budget shows no line item for capital expenditures for the sewer plant. (See Attached Exhibit E).
4. City Approvals/Ordinance Amendments: Increasing the sewer plant capacity would require City Council approval and updates to the City Ordinances which requires time.

Applicant's ability to use its property as zoned and approved by the City in 2006 should not be thwarted by the City's hope to increase sewer capacity in the future, especially when there is no evidence of a definitive timeline.

### *3. Approved Alternate Method*

Applicant proposes to install a septic system for each lot. Each lot will be a minimum of 1 acre which conforms to both the Ordinance, the guidelines of the Health Department of the State of Georgia, and the Walton County Health Department requirements which require that lots be a minimum of 0.92 acres. A soil study was conducted in 2005 and updated in 2022 to ensure the review incorporates any changes to the regulatory guidelines for percolation rates. Both reports conclude that the soils are usable for a per-lot septic system. The reports are attached hereto as Exhibit F. On December 2, 2005, the Walton County Environmental Health Department issued a preliminary approval letter which is attached hereto as Exhibit G. Applicant will submit the 2022 updated study to obtain a permit from the Walton County Health Department for the proposed on-site septic system prior to development. Each lot will be designed to have a primary and secondary drain field that meets all standards required by the Georgia Department of Public Health's Manual for On-Site Sewage Management Systems. These designs will reviewed, approved, and septic permits issued by the Walton County Health Department prior to the Builder applying for building permits to the City of Walnut Grove. A representative septic lot plan is attached hereto as Exhibit "H".

### *4. Substantial Hardship*

Applicant will face a substantial hardship if this variance is not granted due to the indefinite delay in constructing its project which will drive up the cost of the project and put its ultimate success at risk. Without a variance, Applicant will be forced to wait for the City to plan, fund, permit and construct a sewer expansion. This timeline is completely out of Applicant's control, and to some extent, outside the City's control. Given the current rate of inflation, raising labor and materials costs, and supply chain shortages, delaying Applicant's project will significantly increase the cost to Applicant. Over the past year, Applicant experienced the cost to development increase by 30-35%. For the proposed development, if this trend continues, Applicant expects to see the cost to develop each lot increase by \$15-20K per lot per year. That equates to \$1.38 mill to \$1.84 mill per year for this development. These costs will either force the Applicant to abandon

the project or increase the cost of the homes to the point they are likely to sit on the market for an extended time. This is an unnecessary hardship for the Applicant to bear given that there is an approved alternate method for managing waste that allows it to start its project immediately with no harm to the City.

Additionally, there is substantial practical difficulty which supports the variance. The property is at a higher elevation than the sewer plant and would require pump stations. Given the geographic location of the project and the fact that there are rock outcroppings, the property may have subsurface rock that would make running the sewer lines challenging. These site-based challenges result in further delay and uncertainty. Failure to grant the variance would severely limit Applicant's ability to use its property as zoned and approved by the City in 2006.

#### *5. Other Considerations for the City*

In addition to the grounds stated above, Applicant's variance should be granted as it will further the City's long-term goals of expanding its sewer capacity and short-term goal of utilizing sewer to attract commercial growth to the City. The 92-homes in the development will generate tax revenues that the City could allocate toward planning, permitting and constructing the expansion of its sewer capacity. These homes and new citizens will also help drive the demand for additional commercial growth which furthers the City's stated vision of creating a successful downtown area. In addition to creating demand for commercial growth, allowing Applicant to use a per-lot septic system rather than sewer frees up sewer capacity for the City to attract commercial developments. It also frees up the City funds which would have been used to expand the sewer system to be used on other expenses. Thus, granting this variance furthers the City's short and long-term goals and supports the general welfare of the community.

#### **General constitutional objections**

Georgia law requires that Applicant include in the variance application record a statement of constitutional objections to put the deciding board on notice of the Applicant's assertion of its constitutional and legal rights to the requested variance. In accordance with this requirement, Applicant asserts the following:

The current Ordinance requirement that Applicant utilize sewer for its development restricts said property in an unreasonable manner, is unconstitutional, null and void in that the restriction to the current sewer requirement affords the Applicant no reasonable use of the property and is the equivalent of a taking of the Applicant's property rights without payment of just and adequate compensation and without due process in violation of the Fifth Amendment and Fourteenth Amendments to the Constitution of the United States, and Article I, Section I, Paragraph I, and Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia.

A refusal by the Council to approve the variance requested by the Applicant to permit a reasonable economic return on the Applicant's investment and a reasonable use of the property would therefore be unconstitutional, null and void and would be arbitrary, capricious and without

a rational basis, thus constituting an abuse of discretion. Further, a refusal by the board would discriminate in an arbitrary, capricious, and unreasonable manner between the Applicant and owners of similarly situated properties in violation of the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States, and Article I, Section I, Paragraph II of the Georgia Constitution.

The continued application of the current sewer requirement to the property results in little or no gain to the public in general and fails to promote the health, safety, morals or general welfare of the public and does not bear a substantial relation to the objectives of the City of Walnut Grove, Georgia Zoning Ordinance, and would constitute a substantial reduction of the property value of the Applicant and is therefore confiscatory and void.

By filing this Statement of Constitutional Rights, the Applicant reserve all rights and remedies available to them under the United States Constitution, the Georgia Constitution, all applicable federal state and local laws and ordinances, and in equity.

**Conclusion**

Applicant respectfully requests that the City grant its request for a variance and allow it to move forward with per-lot septic systems consistent with the development's approval in 2006, the City's long and short-term goals, and the City's Ordinance. Forcing Applicant to wait for a possible future sewer expansion, which timeline is completely outside of its control, creates a substantial hardship and impedes Applicant from using its property as allowed under the current zoning.

Thank you for your time and consideration in this matter.

Kind Regards,

Ned Butler  
Vice President  
Reliant Homes

**Exhibit List:**

A: Approved Site Plan

B: EPD Permit list

C: November 16, 2022 Email from Mark Moore to Ned Butler

D: January 17, 2023 Email from Mark Moore to Ned Butler

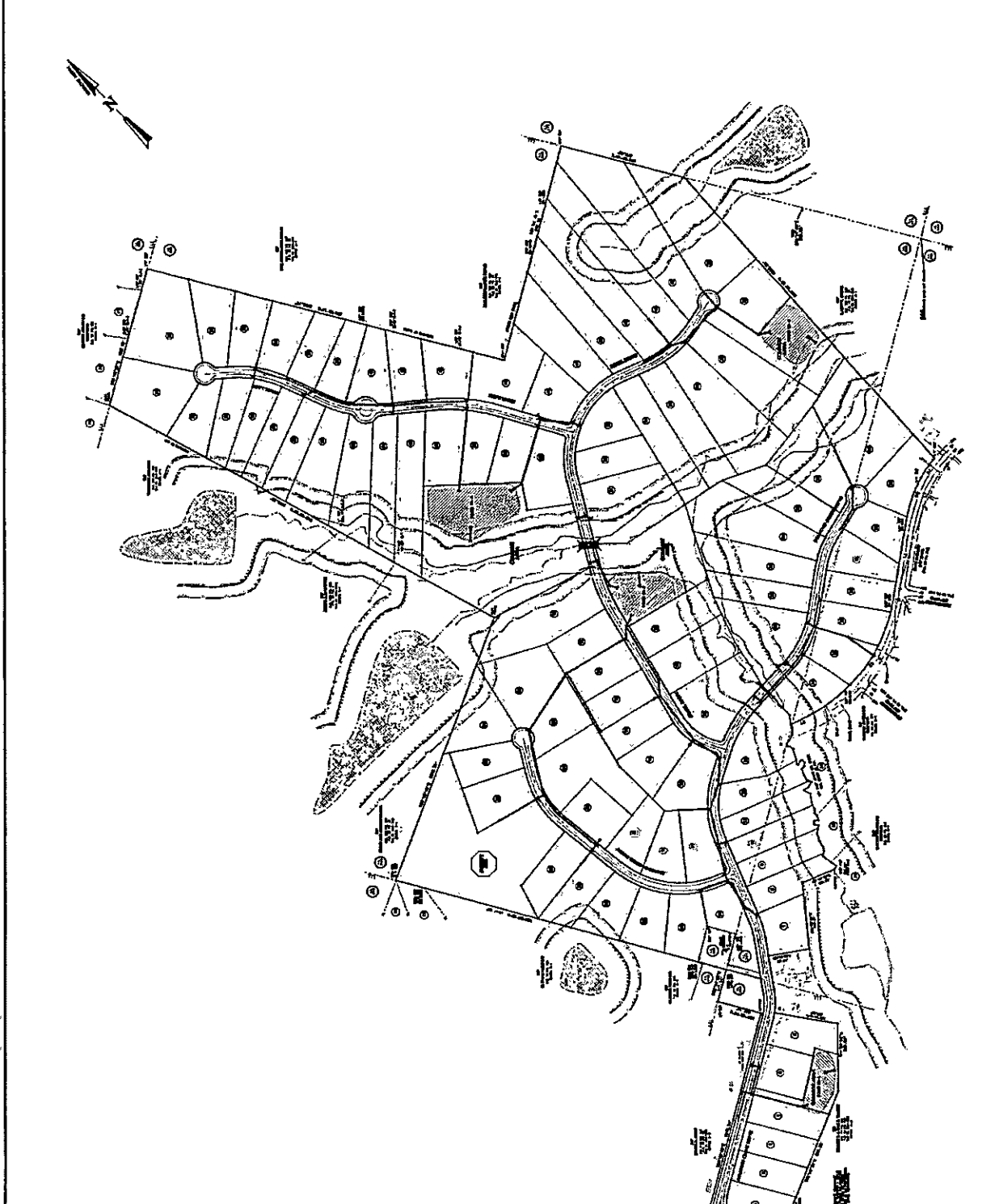
E: 2023 City Budget

F: 2005 and 2022 Soil Reports

G: December 2, 2005 Preliminary Approval letter from Walton County Enviro Health Dept

H: Representative Septic Lot Plan

**Letter of Intent Exhibit "A"**  
**Approved Site Plan**



**ABBREVIATIONS & SYMBOL LEGEND**

1" = 200' 0' 100' 200' 300' 400' 500'	1" = 200' 0' 100' 200' 300' 400' 500'	1" = 200' 0' 100' 200' 300' 400' 500'	1" = 200' 0' 100' 200' 300' 400' 500'
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**Letter of Intent Exhibit "B"**  
**EPD Permit list**

**\*\*\* Included as Electronic Copy Only Due to File Size**

**Letter of Intent Exhibit "C"**  
**November 16, 2022 Email from Mark Moore to Ned Butler**

## **Ned Butler**

---

**From:** City Mayor <mayor@cityofwalnutgrove.com>  
**Sent:** Wednesday, November 16, 2022 3:47 PM  
**To:** Ned Butler  
**Cc:** Jimmy Parker; Joe Walter  
**Subject:** RE: Follow up to the meeting on Diamond Creek

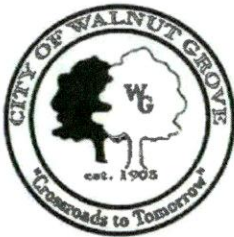
Good afternoon Ned,

Just to recap our meeting, The City of Walnut Grove currently has enough capacity to accommodate up to 35 homes. The plan is to expand our capacity to accommodate another 50,000 gpd to 60,000 gpd by summer of 2023. This will give us the additional capacity to accommodate another 150 homes, totaling 185 homes for your project. Since the new water saving requirements are constantly being updated we may be able to accommodate more sewer flow with our current system. We will need a sewer capacity requirements and time schedule on your project from Reliant Homes to make a final recommendation.

Our current ordinance will only allow a minimum of a 5 acre lot with a 3000 sqft heated space to qualify for a septic system.

I hope this answers your questions,

**Mark Moore**  
Mayor



**City of Walnut Grove**  
770-787-0046  
Mobile: 678-983-9323

2581 Leone Avenue  
Loganville, GA 30052  
[www.CityOfWalnutGrove.com](http://www.CityOfWalnutGrove.com)

**Letter of Intent Exhibit "D"**  
**January 17, 2023 Email from Mark Moore to Ned Butler**

**From:** City Mayor <[mayor@cityofwalnutgrove.com](mailto:mayor@cityofwalnutgrove.com)>

**Sent:** Tuesday, January 17, 2023 5:11 PM

**To:** Ned Butler <[nbutler@relianthomes.com](mailto:nbutler@relianthomes.com)>; City Clerk <[cityclerk@cityofwalnutgrove.com](mailto:cityclerk@cityofwalnutgrove.com)>

**Subject:** RE: Follow up to the meeting on Diamond Creek

Good afternoon Ned,

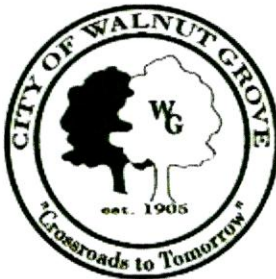
The City of Walnut Grove currently has 10,500 gpd, or to my understanding, utilizing the 210 to 250 per home, enough capacity to accommodate between 42 to 50 homes. We have currently have 100 home in service and 50 homes that the taps have been purchased. We do have the right to purchase back the taps if needed. The plan is to expand our capacity to accommodate another 50,000 gpd to 60,000 gpd by summer of 2023. Since the new water saving requirement are constantly being updated we may be able to accommodate more sewer flow with our current system. We will need a sewer capacity requirements and time schedule on your project from Reliant Homes to make a final recommendation.

Our current ordinance will only allow a minimum of a 5 acre lot with a 3000 sqft heated space to qualify for a septic system.

I hope this answers your questions,

**Mark Moore**

Mayor



**City of Walnut Grove**

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**Letter of Intent Exhibit "E"**  
**2023 City Budget**







**Letter of Intent Exhibit "F"**  
**2005 and 2022 Soil Reports**

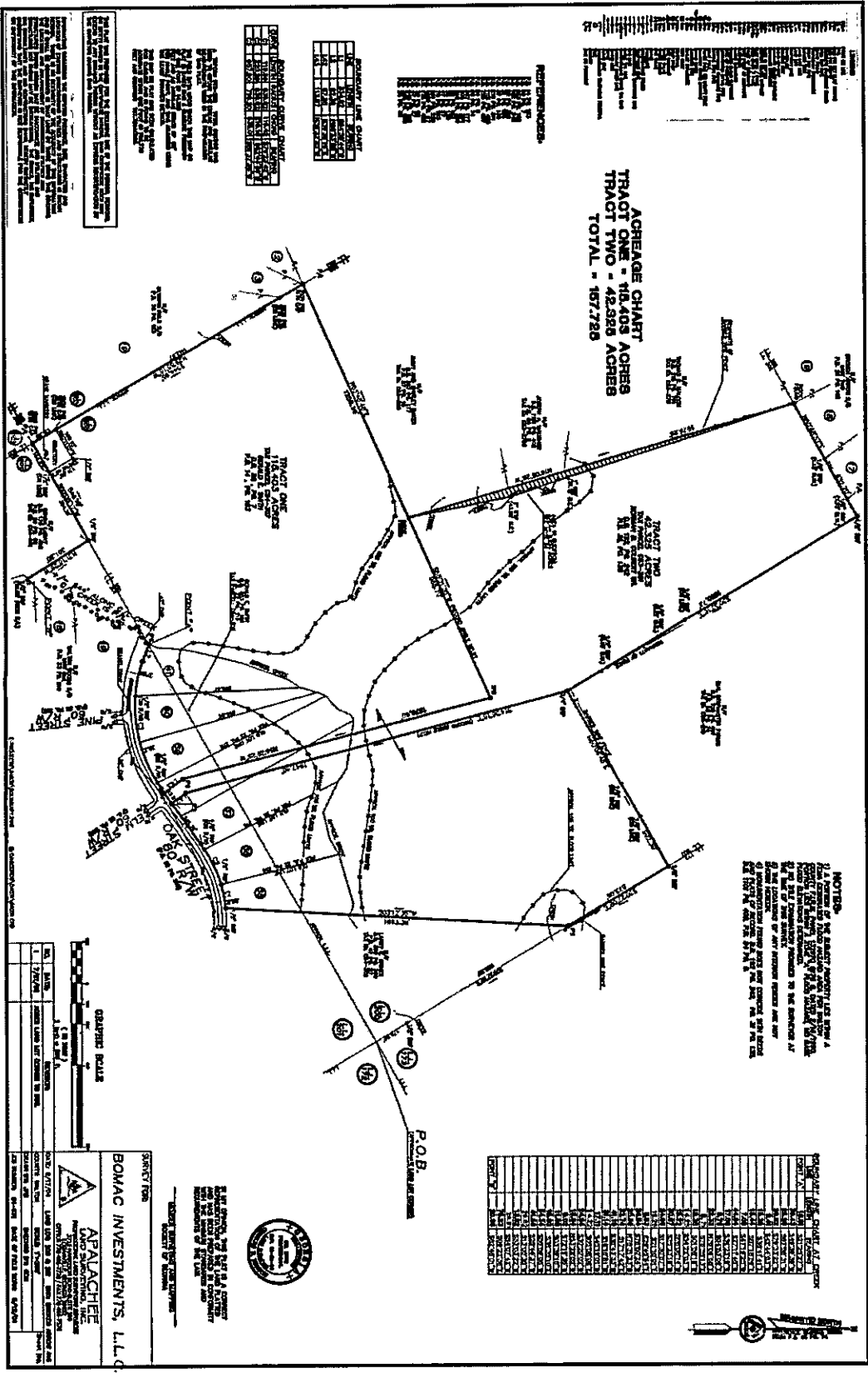












AGREAGE CHART  
 TRACT ONE - 18,408 ACRES  
 TRACT TWO - 42,928 ACRES  
 TOTAL - 197,728

**NOTES:**  
 1. THIS CHART IS A SUMMARY OF THE SURVEY AND IS NOT A SUBSTITUTE FOR THE ORIGINAL SURVEY RECORDS.  
 2. THE BOUNDARIES SHOWN ON THIS CHART ARE BASED ON THE SURVEY RECORDS AND ARE NOT TO BE CONSIDERED AS A GUARANTEE OF ACCURACY.  
 3. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT OF 1971 AND THE SURVEYING REGULATIONS OF THE PROVINCE OF ONTARIO.

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THE APACHE LAND COMPANY  
 1000 WEST 10TH AVENUE  
 DENVER, COLORADO 80202  
 (303) 733-1000

SURVEY FOR  
**BONAC INVESTMENTS, L.L.C.**  
 APACHE  
 LAND COMPANY, INC.  
 1000 WEST 10TH AVENUE  
 DENVER, COLORADO 80202  
 (303) 733-1000

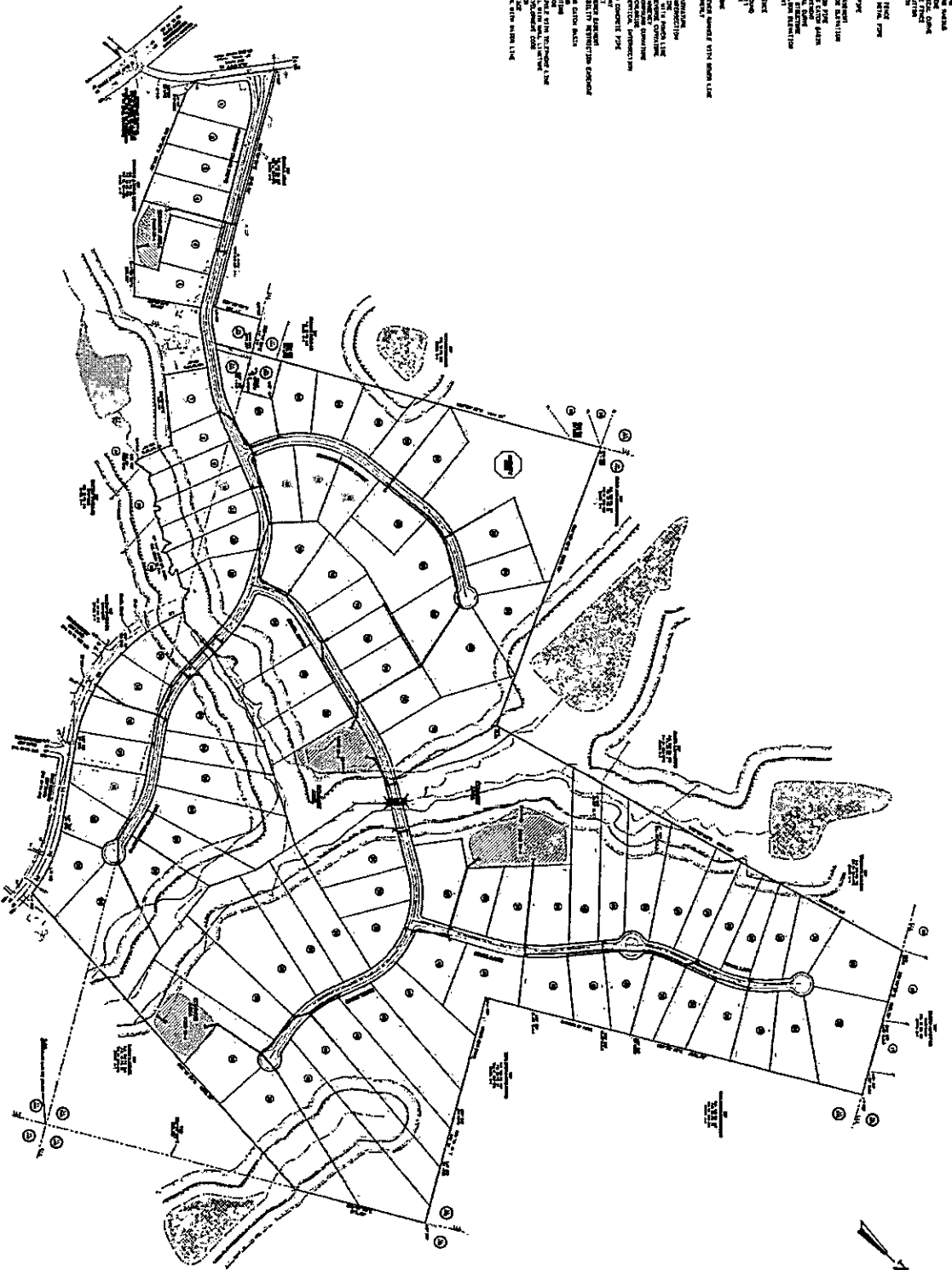






**ABBREVIATIONS & SYMBOL LEGEND**

- 1" = 200'
- 2" = 400'
- 3" = 600'
- 4" = 800'
- 5" = 1000'
- 6" = 1200'
- 7" = 1400'
- 8" = 1600'
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- 100" = 20000'



PREPARED BY  
**WOOD BROTHERS**  
 LAND SURVEYORS, INC.  
Land Surveyors & Civil Engineers  
 1115 Peachtree Street, N.E.  
 Atlanta, Georgia 30309  
 (404) 525-1111

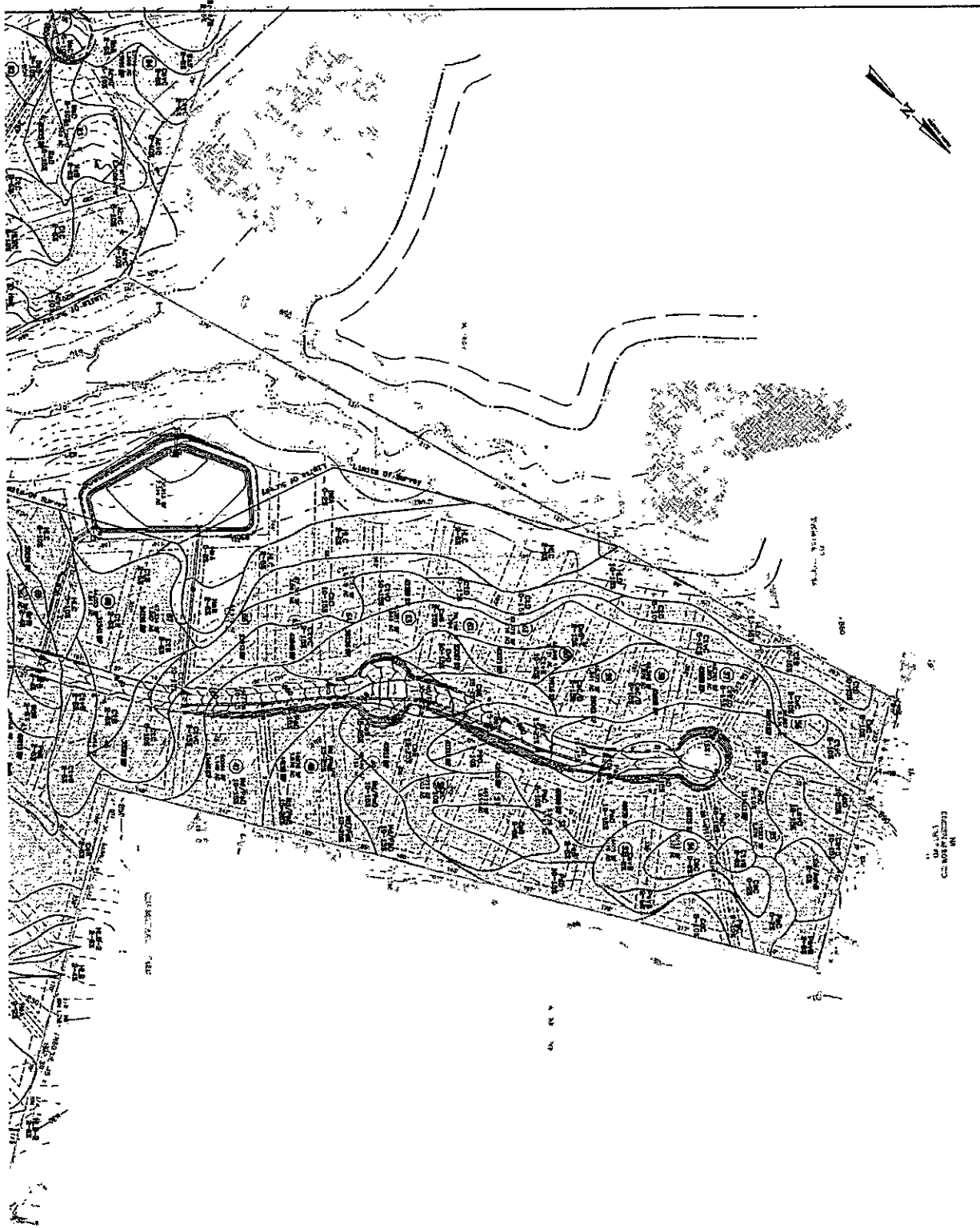


GRAPHIC SCALE: 1" = 200'

OVERALL SITE PLAN FOR  
**DIAMOND CREEK SUBDIVISION**  
 LOCATED IN  
 LOTS 200 & 201  
 CITY OF WALNUT GROVE, WALKER COUNTY, GEORGIA  
 SEPTEMBER 7, 2005

REVISIONS	
1	11/29/05 SIX REVISION NOTE #1
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PREPARED BY  
**WOOD BROTHERS**  
 LAND SURVEYORS, INC.  
 1000 Peachtree Street, N.E.  
 Atlanta, Georgia 30309  
 (404) 525-2222

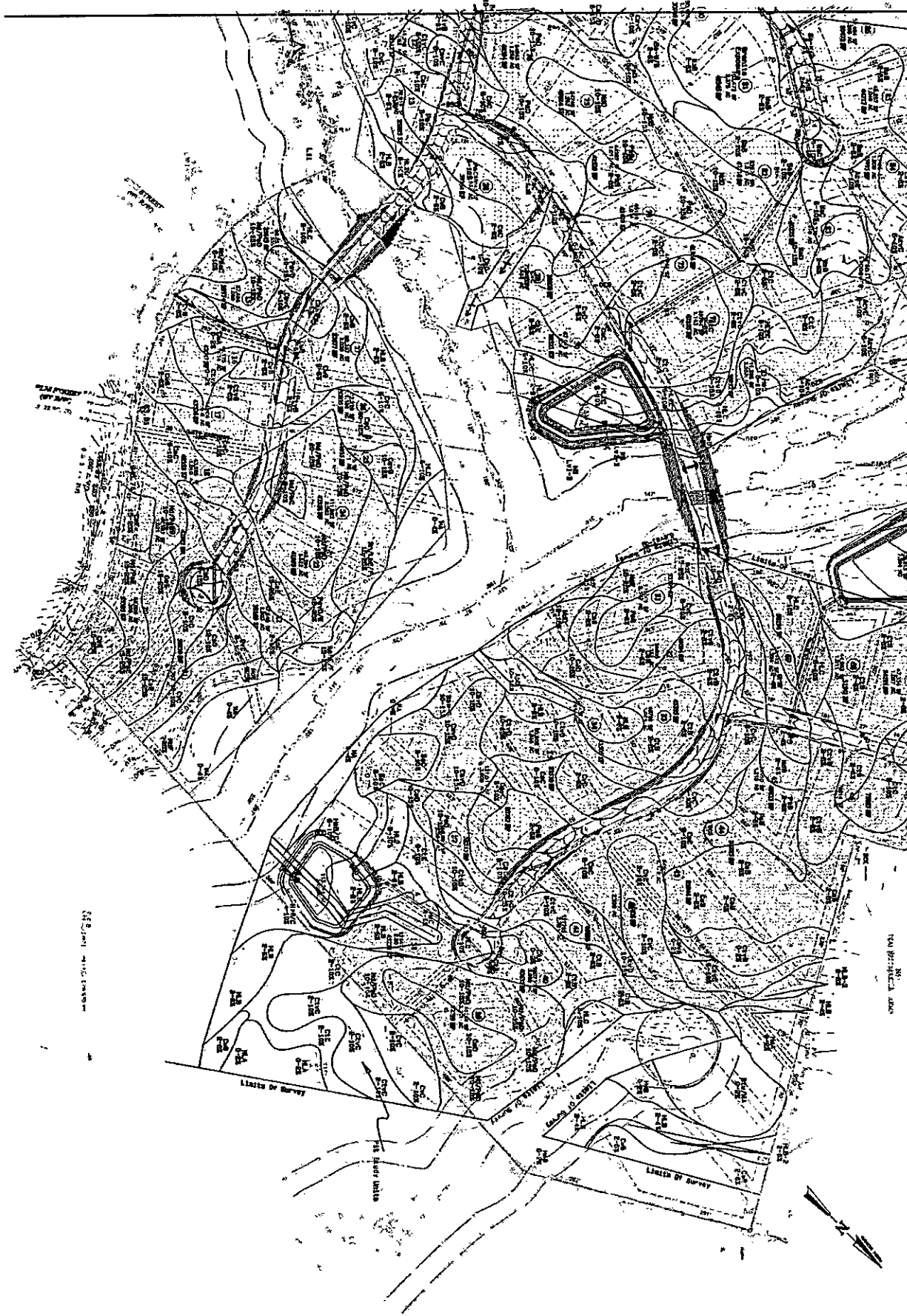


THIS IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONVEYANCE OF INTERESTS IN REAL ESTATE UNLESS IT IS FIRST APPROVED BY THE STATE SURVEYOR. ANY CHANGES TO THIS PLAN MUST BE MADE BY A CORRECTIVE PLAN. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED BY THE CLIENT. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED BY THE CLIENT.

0' 20' 100' 200' 300'  
 GRAPHIC SCALE 1"=100'

LDPIC PLAN  
 FOR  
**DIAMOND CREEK SUBDIVISION**  
 LOCATED IN  
 LAND LOTS 200 & 201  
 CITY OF WALNUT GROVE, WALTON COUNTY, GEORGIA  
 SEPTEMBER 7, 2006

REVISIONS	
1	11/23/03 (SEE REVISION NOTE #)
2	DATE



PREPARED BY  
**WOOD BROTHERS**  
 LAND SURVEYORS, INC.  
 1000 W. 10th Street  
 OKLAHOMA CITY, OKLAHOMA  
 73101



THIS PLAN IS A REVISION OF THE ORIGINAL PLAN OF THE DIAMOND CREEK SUBDIVISION, HEALTH COUNTY, GEORGIA, DATED SEPTEMBER 7, 2002. THE ORIGINAL PLAN IS FILED IN THE OFFICE OF THE CLERK OF SUPERIOR COURT, HEALTH COUNTY, GEORGIA, UNDER CASE NO. 02-00000000-0000. THE ORIGINAL PLAN IS FILED IN THE OFFICE OF THE CLERK OF SUPERIOR COURT, HEALTH COUNTY, GEORGIA, UNDER CASE NO. 02-00000000-0000. THE ORIGINAL PLAN IS FILED IN THE OFFICE OF THE CLERK OF SUPERIOR COURT, HEALTH COUNTY, GEORGIA, UNDER CASE NO. 02-00000000-0000.

GRAPHIC SCALE  
 1" = 100'

SURVEY PLAN  
 FOR  
**DIAMOND CREEK SUBDIVISION**  
 LOCATED IN  
 LANDS LOTS 200 & 201  
 CITY OF WALNUT CREEK, HEALTH COUNTY, GEORGIA  
 SEPTEMBER 7, 2002

REVISIONS	
1	11/25/03 SEE REVISION NOTE #1
2	
3	
4	
5	
6	
7	
8	
9	
10	



**Letter of Intent Exhibit "G"**  
**December 2, 2005 Preliminary Approval letter from Walton County**  
**Enviro Health Dept**



## Walton County

# Environmental Health Services

Georgia Public Health • Northeast Health District

126-A Court Street • Monroe, GA 30655 • 770.267.1430 phone • 770.267.1451 fax

December 2, 2005

Mr. Kedrick Scott  
P.O. Box 477  
Jefferson, GA 30549

Re: **Diamond Creek S/D; 92 Lots**

The preliminary plat has been reviewed and is approved for the above-mentioned project. This does not constitute a final approval. Walton County Environmental Health Services requires additional information and/or amendments to your **final plat** prior to this department's approval. As such, the additions are as follows:

1. The following lots have higher than average "perc rates" and will need extra line: **10, 11, 12, 13, 14, 16, 17, 21, 22, 26, 27, 29, 30, 35, 36, 37, 41, 42, 46, 53, 55, 56, 60, 61, 63, 64, 65, 66, 69, 77, 78, 79, 80, 89, 90, and 91.** Please stamp these lots "HPFL" and include the appropriate legend.
2. Due to spatial constraints, soil limitations, and/or topographical features, the following lots will require an engineered site plan at time of permitting: **Lots 34, 38, 41, 64, 65, 66, 69, 80, 81, and 92.** Please stamp these lots "SPHD" and include the appropriate legend.
3. The following lots may require aerobic pretreatment or other means of producing Class I effluent: **Lots 14, 53, 77, 78, 79, 80, 89, 90, and 91.** Please stamp these lots "ATU" and include the appropriate legend.
4. **Lots 30, 34, 41, 46, 63, 64, 65, 69, 77, 78, 79, 80, 82, 89, and 91** may require repairs to be drip emitter type systems. Please stamp these lots "DRIP REPAIR" and include the appropriate legend on the final plat.
5. Due to soil conditions the following lots require a Drip Emitter type septic system: **Lots 33, 40, 66, 67, 68, 71, 83, 84, 85, 86, 87, and 88.** Please stamp these lots "DRIP" and include the appropriate legend.



Once the above information is submitted, the health department will continue its review. These are preliminary comments and are subject to change upon receipt of additional information or final subdivision walk. If you have any questions or concerns with respect to this matter, feel free to contact this office during normal office hours.

Sincerely,



Chris G. Kumnick, EHS IV  
Walton Co. Environmental Health Services

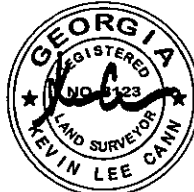
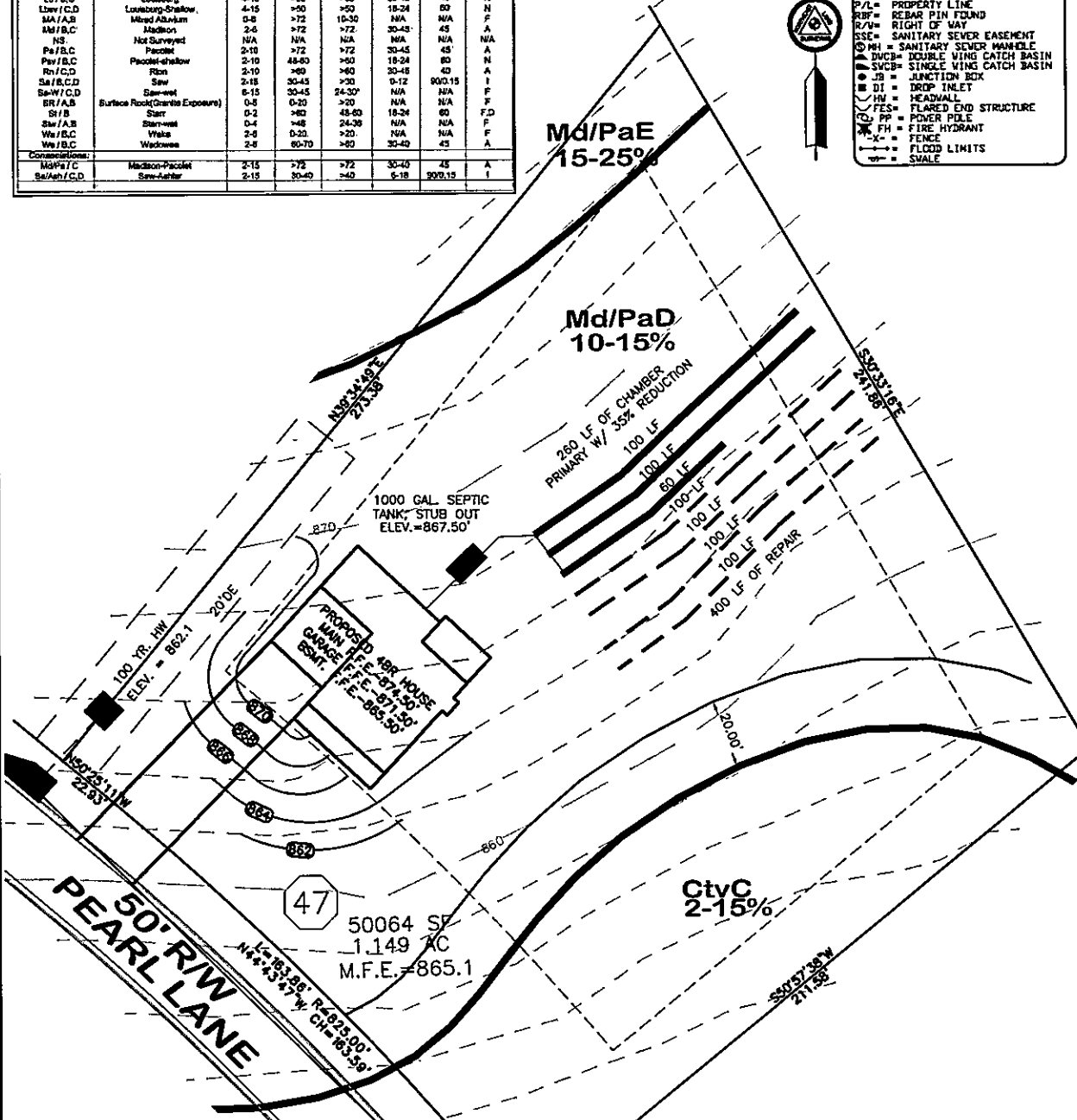
Cc: Walton County Planning and Zoning  
Wood Brothers Land Surveyors, Inc.  
Project file

Encl: W.C.H.D Legend

**Letter of Intent Exhibit "H"**  
**Representative Septic Lot Plan**

SOIL MAP SYMBOL	NRCS SERIES	SLOPE %	Depth to ROCK Inches	Depth to WATER Inches	TRENCH DEPTH Inches	PERC RATE in/24hrs	DOH CODE
Agv / B,D	Albany	6-10	>70	34-55	6-18	1200.10	C
Ap / B,D	Appling	6-10	>72	>72	24-36	73	AJ
Ash / B,C	Ashley	2-10	30-40	30-40	6-18	900.15	I
Bv / B,C	Bethlehem	2-25	48-60	>60	18-24	85	C
Cv / B,C	Cataula-well drained	2-10	>72	25-40	6-12	1200.10	N
Cl / B,C,D	Cataula	2-6	>72	34-55	6-12	1200.10	C
Cl / A,B,C	Cecil	6-10	>72	>72	24-36	85	A
Cl / A,B	Cecil-deep variant	0-8	>72	>72	24-36	75	AJ
Cw / B,C	Cecil-shallow	2-10	48-60	>60	24-36	.65	N
Cw / B,C	Cecil-wet	2-10	>72	65-72	24-36	80	P
Cs	Clover	2-6	>60	>60	24-36	75	AJ
H / B,C,D	Hard Labor	2-15	>72	36-55	6-12	1200.10	C
HL2/C	Hard Labor-Phase 2	4-15	>72	>60	24-36	900.15	P
He / A,B	Helena	2-6	>72	30-35	N/A	N/A	F
Lv / B,C	Louisburg	4-10	>60	>60	30-40	40	A
Lvw / C,D	Louisburg-Straw	4-15	>60	>60	18-24	80	N
MA / A,B	Mixed Alluvium	0-8	>72	10-30	N/A	N/A	F
Md / B,C	Madison	2-6	>72	>72	30-45	45	A
NS	Not Surveyed	N/A	N/A	N/A	N/A	N/A	N/A
Pa / B,C	Pacote	2-10	>72	>72	30-45	45	A
Pa / B,C	Pacote-shallow	2-10	48-60	>60	18-24	80	N
Rn / C,D	Ron	2-10	>60	>60	30-45	40	A
Sa / B,C,D	Saw	2-15	30-45	>60	6-12	900.15	I
Sw / C,D	Swan-wet	6-15	30-45	24-30	N/A	N/A	F
ER / A,B	Surface Rock (Granite Exposure)	0-8	0-20	>20	N/A	N/A	F
Sl / B	Slatt	0-2	>60	48-60	18-24	80	F,D
Sw / A,B	Swan-wet	0-4	>60	24-30	N/A	N/A	F
Wv / B,C	Wakulla	2-8	0-20	>20	N/A	N/A	F
Wv / B,C	Wakulla	2-8	60-70	>60	30-40	45	A
Consolidations:							
Md/PaE	Madison-Pacote	2-15	>75	>72	30-40	45	A
Md/PaD	Madison-Pacote	2-15	30-40	>60	6-18	900.15	I

- LEGEND**
- B/L = BUILDING LINE
  - C/L = CENTERLINE
  - CS = CURB & GUTTER
  - CTP = CRIMP TOP PIPE
  - DE = DRAINAGE EASEMENT
  - EP = EDGE OF PAVEMENT
  - FFE = FINISHED FLOOR ELEVATION
  - IE = INVERT ELEVATION
  - IPF = IRON PIN FOUND
  - IPS = IRON PIN SET
  - LL = LAND LOT
  - LLL = LAND LOT LINE
  - MFFE = MINIMUM FINISHED FLOOR ELEV.
  - N/F = NOT TO SCALE
  - NTS = NOT TO SCALE
  - OTP = OPEN TOP PIPE
  - P/L = PROPERTY LINE
  - RPF = REBAR PIN FOUND
  - R/W = RIGHT OF WAY
  - SSE = SANITARY SEWER EASEMENT
  - SMH = SANITARY SEWER MANHOLE
  - SWCB = DOUBLE WING CATCH BASIN
  - SWCB = SINGLE WING CATCH BASIN
  - JB = JUNCTION BOX
  - DI = DROP INLET
  - HW = HEADWALL
  - FES = FLARED END STRUCTURE
  - PP = POWER POLE
  - PH = FIRE HYDRANT
  - K = FENCE
  - FL = FLOOD LIMITS
  - SW = SWALE

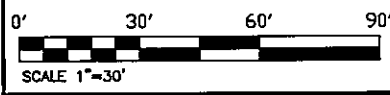


I CERTIFY THAT THIS ON SITE SEWAGE MANAGEMENT SYSTEM DESIGN MEETS THE MINIMUM DESIGN REQUIREMENTS ESTABLISHED BY THE DEPARTMENT OF HUMAN RESOURCES. I HAVE MADE A SITE VISIT TO VERIFY THE SYSTEM CAN BE INSTALLED AS DESIGNED IN ACCORDANCE WITH THESE REGULATIONS.

- NOTES:**
1. LOT 47 DIAMOND CREEK
  2. 50,064 S.F.
  3. SOILS INFORMATION TAKEN FROM LEVEL 3 SOILS MAP PREPARED BY SEI, DATED 11/01/22.
  4. 4 BEDROOM MAXIMUM

SEPTIC SITE PLAN FOR:  
**RELIANT HOMES**  
DIAMOND CREEK LOT 47

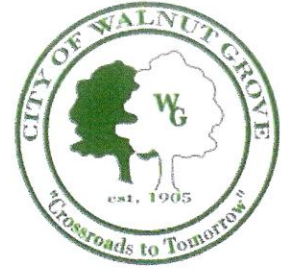
**NORTHEAST SURVEYING, LLC**  
A Georgia Land Surveying Firm # 1240  
P.O. BOX 384  
Braselton, Ga. 30517  
Phone: 678-776-7494



No.	REVISION	DATE
1.		
2.		
3.		
4.		
5.		

Date: 02/15/23 Land Lot: 200 District: GMD 416  
County: WALTON Scale: 1"=30'  
Drawn By: CDN Checked By: KLC  
Date of Field Work: Job #: 23-015

City of Walnut Grove  
2581 Leone Ave  
Loganville, GA 30052 US  
+1 7707870046  
cityclerk@cityofwalnutgrove.com



## SALES RECEIPT

**BILL TO**  
Reliant Homes

**SALES #**  
**DATE** 02/21/2023

DATE	DESCRIPTION	QTY	RATE	AMOUNT
02/21/2023	<b>Variance</b> Ned Butler	1	200.00	200.00

-----  
Please add invoice number to your check.

TOTAL 200.00  
BALANCE DUE **\$0.00**

Please add invoice number to your check.  
Thank you for being a City of Walnut Grove Business!