



**CATEGORICAL EXCLUSION DETERMINATION**

Chateau Elan Main Lift Station Replacement  
Town of Braselton (Jackson County)  
GEFA Loan No. CW-2022-014

The Georgia Environmental Protection Division (EPD) has conducted a review of the above project in accordance with the State's Environmental Review Process (SERP). EPD has determined that this project is eligible for a categorical exclusion. Accordingly, no further environmental review is planned. The proposed project consists of the replacement of the Chateau Elan Main lift station with a lift station of equivalent capacity. The proposed project will also involve construction of a building to house the new lift station. All construction will be located on Town-owned property and/or existing right-of-ways.

This project is eligible for a categorical exclusion because it meets the following specific criteria, outlined in the SERP: functional replacement of equipment and construction of new ancillary facilities adjacent to existing facilities that do not affect the degree of treatment or capacity of the existing facility. Furthermore: the project will not create a new or relocate an existing discharge to surface or ground waters; the project will not substantially increase the volume of discharge or loading of pollutants; the project will not provide capacity to serve a population 30% greater than the existing population; the project will not have a significant effect on the quality of the human environment; the action will not directly or indirectly affect cultural resources, habitats of endangered or threatened species, or environmentally important natural resource areas; and the action is cost-effective and should cause no significant public controversy.

This determination becomes effective after thirty (30) days following its distribution by EPD. This exclusion may be revoked at any time if: 1) the project is altered and no longer meets the requirements of a categorical exclusion, 2) new evidence shows that serious environmental issues exist, or 3) a local, State or Federal law is being or may be violated. The information which supports this decision is on file with the Georgia Environmental Protection Division and is available for public review upon request. A copy of the proposed project documentation is also available for review at Braselton Town Hall in Jackson County, Georgia.

All interested agencies, groups and persons supporting or disagreeing with this decision are invited to submit comments within thirty (30) days of the publish date of this notice via email to [august.lutkehus@dnr.ga.gov](mailto:august.lutkehus@dnr.ga.gov) or to the following address:

Georgia Environmental Protection Division  
Watershed Protection Branch  
Wastewater Regulatory Program  
ATTN: August Lutkehus  
2 Martin Luther King Jr. Drive, Suite 1152 East  
Atlanta, Georgia 30334

After evaluating the comments received, EPD will make a final decision regarding approval of the project. No administrative action will be taken on the project for thirty (30) calendar days after publication of this Notice.

05/19/2022


Publish Date: \_\_\_\_\_

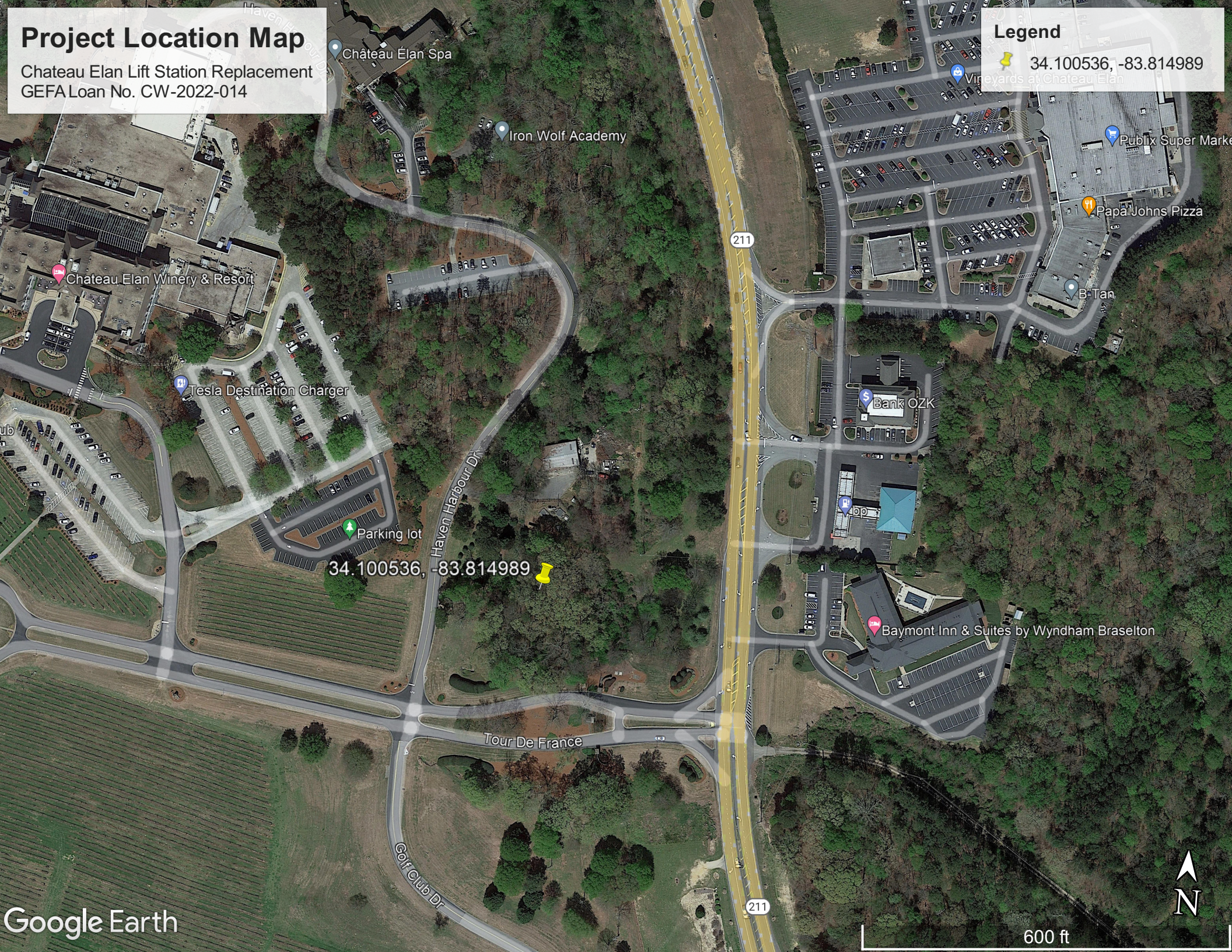
Richard E. Dunn, Director  
Environmental Protection Division

# Project Location Map

Chateau Elan Lift Station Replacement  
GEFA Loan No. CW-2022-014

## Legend

 34.100536, -83.814989



Château Élan Spa

Iron Wolf Academy

Chateau Elan Winery & Resort

Tesla Destination Charger

Parking lot

34.100536, -83.814989

Haven Harbour Dr

Tour De France

Golf Club Dr

211

211

Vineyards at Chateau Elan

Publix Super Marke

Papa Johns Pizza

B-Tan

Bank OZK

Baymont Inn & Suites by Wyndham Braselton



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 DATE: 10/27/2021  
 TIME: 12:52 PM  
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 PAGE: 270 - 271  
 FILING FEES: \$20.00  
 PART ID: 7783942599  
 RECORDED BY: AW  
 Janie J. Jones  
 Barrow County, GA

**GENERAL SITE NOTES:**  
 1) OWNER: WS OF RESORTS OWNER, LLC  
 100 RUE CHARLEMAGNE DRIVE  
 BRASELTON, GA  
 2) TAX PARCEL # BR022 027  
 3) ZONING:  
 4) DEED BOOK 2100, PAGE 284.  
 5) THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCLUDED.  
 6) SITE ELEVATIONS BASED ON NAVD 88 BY OBTAINED BY MEANS OF LOCAL GPS NETWORK.

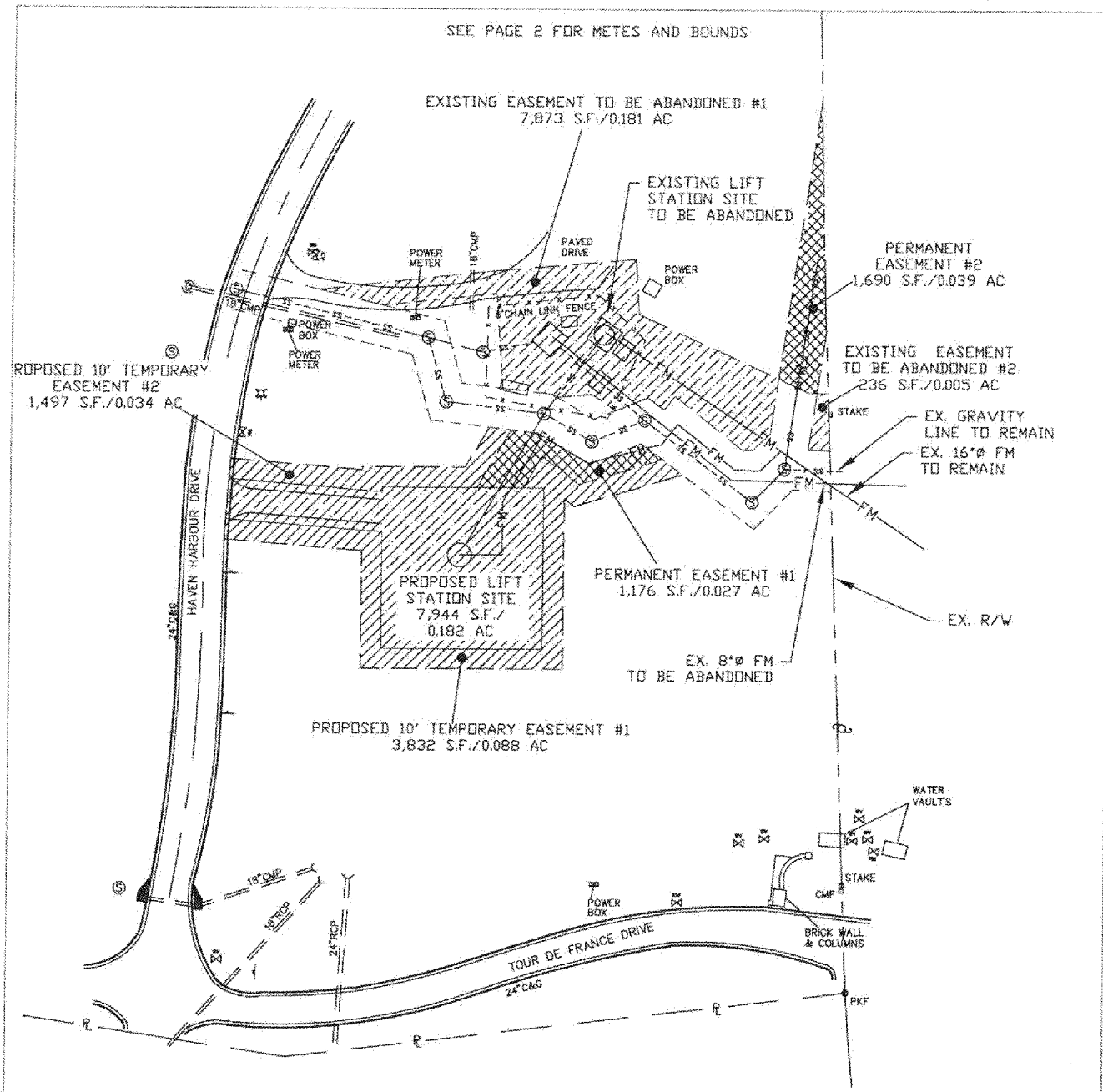
**GENERAL SURVEY NOTES**

- HORIZONTAL DATUM IS GEORGIA STATE PLANE EAST ZONE COORDINATE SYSTEM, NORTH AMERICAN VERTICAL DATUM OF 1983. (NAD 83)
- VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988. (NAVD 88)
- ALL FIELD BOOK REFERENCES SHOWN HEREON ARE RECORDED IN THE CLERK OF SUPERIOR COURT'S OFFICE IN THE GEORGIA COUNTY LISTED
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. SUBJECT AND ADJACENT PROPERTY OWNERS' DEED REFERENCES WERE OBTAINED LOCAL AUTHORITY TAX RECORDS AND ARE NOT GUARANTEED AS TO THE ACCURACY OF COMPLETENESS.
- STRUCTURES VISIBLE ON THE DATE OF SURVEY ARE SHOWN HEREON. (ON SOME SURVEYS NOT ALL INTERIOR IMPROVEMENTS MAY NOT BE SHOWN)
- LOCATIONS ARE ACCURATE ONLY WHERE DIMENSIONED
- THIS PROPERTY MAY CONTAIN WETLANDS. ALL WETLANDS ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT THE PROPER PERMIT APPLICATION AND APPROVAL.
- THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
- THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A.) 13-6-67 AS AMENDED BY THE HB 1004 (2016), IN THAT WHERE A CONFLICT EXISTS BETWEEN THESE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF THE LAW PREVAIL.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECORDED BY THE SURVEYOR NAMED SAID PERSON.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

THE TERM "CERTIFICATION" OR TO "CERTIFY" RELATING TO LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.



**LEGEND**

IPF	=	IRON PIN FOUND
IPS	=	1/2" REBAR PIN SET
LL	=	LAND LOT
LLL	=	LAND LOT LINE
P	=	PROPERTY LINE
C	=	CENTERLINE
B	=	BUILDING LINE
R/W	=	RIGHT-OF-WAY
SSE	=	SANITARY SEWER EASEMENT
DE	=	DRAINAGE EASEMENT
MH	=	MANHOLE
CS	=	CATCH BASIN
JB	=	JUNCTION BOX
HW	=	HEADWALL
DI	=	DROP INLET
PP	=	POWER/UTILITY POLE
PH	=	FIRE HYDRANT
IE	=	INVERT ELEVATION
FFE	=	FINISHED FLOOR ELEVATION
BOC	=	BACK OF CURB
EP	=	EDGE OF PAVEMENT
SS	=	SANITARY SEWER LINE/PIPE
DS	=	STORM SEWER LINE/PIPE
FL	=	FENCE LINE
FHZ	=	FLOOD HAZARD ZONE LINE
N/F	=	NOW OR FORMERLY



**OWNER'S CERTIFICATE**

STATE OF GEORGIA  
 COUNTY OF BARROW

THE UNDERSIGNED CERTIFIES THAT HE OR SHE IS THE OWNER OF THE LAND SHOWN ON THIS PLAT AND THAT THE PLAT AND THE PUBLIC IMPROVEMENTS CONTAINED THEREON OR ASSOCIATED THEREWITH MEET ALL APPLICABLE REQUIREMENTS AND STANDARDS OF THE TOWN OF BRASELTON. THE OWNER FURTHER CERTIFIES THAT THE PLAT AND ALIGNMENT TO BE HIS FREE ACT AND DEED, AND DEDICATES TO THE TOWN FOREVER ALL AREAS SHOWN OR INDICATED ON THIS PLAT AS STREET RIGHTS-OF-WAY AND WATER AND SEWERAGE SYSTEM IMPROVEMENTS AND EASEMENTS SUBJECT TO THE USUAL SURVEYS FOR THIS SUBDIVISION APPROVED ON 10/27/2021 (DATE)

OWNER'S NAME: WS OF RESORTS OWNER, LLC

OWNER'S ADDRESS: 100 RUE CHARLEMAGNE DRIVE

DATE: 10/27/21

(OWNER'S SIGNATURE)

**CERTIFICATE OF FINAL PLAT APPROVAL**

ALL APPLICABLE ZONING AND SUBDIVISION REQUIREMENTS OF THE TOWN OF BRASELTON HAVING BEEN FULFILLED BY THIS PLAT, THE TOWN OF BRASELTON PLANNING DIRECTOR HEREBY APPROVES THIS PLAT FOR RECORDED BY THE CLERK OF SUPERIOR COURT.

DATE: 10/27/21

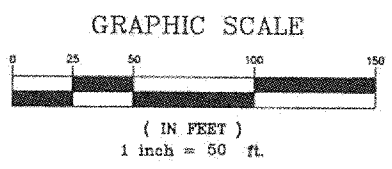
(SIGNATURE OF PLANNING DIRECTOR OR DESIGNEE)



**SURVEYORS CERTIFICATION**

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 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 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.

LEE JAY JOHNSON GA RES # 2846



**EQUIPMENT USED:**  
 A TRIMBLE S6 ROBOTIC TOTAL STATION & A CHAMPION TK0 GNSS ROVER, CONNECTED TO THE eGPS GNSS REAL TIME NETWORK WAS USED TO OBTAIN THE LINEAR & ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

**FIELD CLOSURE STATEMENT:**  
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 17,585 & AN ANGULAR ERROR OF 10" SECOND PER ANGLE POINT & WAS ADJUSTED USING LEAST SQUARES.

THE FIELD SURVEY WAS COMPLETED ON 10/7/2020.  
**PLAT CLOSURE STATEMENT:**  
 THIS PLAT HAS BEEN CALCULATED FOR CLOSURE & IS ACCURATE WITHIN ONE FOOT IN 89,670 FEET, AND CONTAINS A TOTAL OF 0.556 ACRES.

ACQUISITION EXHIBIT "A"

**THE TOWN OF BRASELTON**  
 BEING LOCATED WITHIN TAX PARCEL# BR022 027  
 TOWN OF BRASELTON

**LAND DEVELOPMENT SURVEYORS, INC.**  
 P.O. BOX 2050  
 DACULA, GA. 30019  
 (770) 582-8206  
 LDSURVEY@BELLSOUTH.NET  
 COA LSF#000832

Date: 10/7/20 CAIN'S G.M.D.1744

County: BARROW COUNTY, GA. Scale: 1"=50'

Field By: MSF Drawn By: MSF Checked By: LJJ Sheet No. 1 of 1

Job Number: 19170 File Number:

eFiled and eRecorded  
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THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

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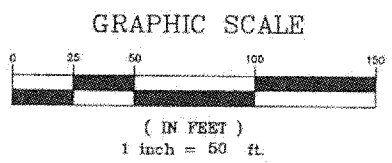
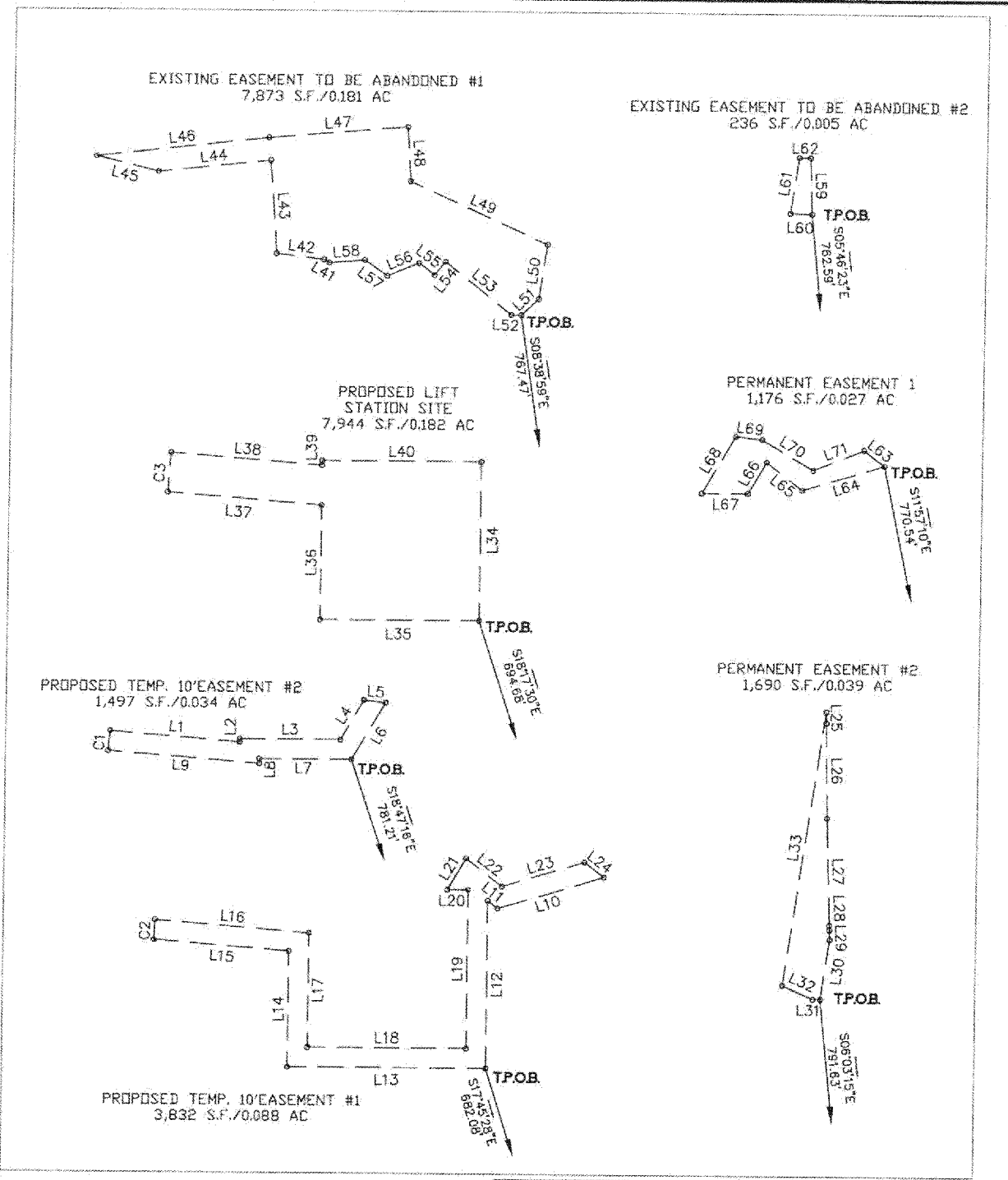
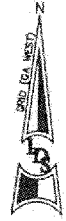


**CURVE TABLE**

CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	10.00	715.50	S05°15'05"W	10.00
C2	10.00	715.50	S02°50'56"W	10.00
C3	20.00	715.50	S04°03'01"W	20.00

**LINE TABLE**

LINE	LENGTH	BEARING
L1	65.51	S85°28'09"E
L2	1.52	N00°00'00"E
L3	50.71	N90°00'00"E
L4	23.14	N30°27'23"E
L5	10.93	S83°21'08"E
L6	39.27	S30°27'23"W
L7	46.43	N90°00'00"W
L8	2.34	S00°00'00"E
L9	76.46	N85°28'09"W
L10	55.72	S73°17'54"W
L11	6.27	N52°24'34"W
L12	84.59	S00°00'00"E
L13	100.00	N90°00'00"W
L14	58.36	N00°00'00"E
L15	68.34	N85°28'09"W
L16	77.87	S85°28'09"E
L17	57.60	S00°00'00"E
L18	80.00	N90°00'00"E
L19	80.00	N00°00'00"E
L20	10.37	N90°00'00"W
L21	18.28	N30°27'23"E
L22	22.85	S52°24'34"E
L23	43.27	N73°17'54"E
L24	12.40	S52°55'17"E
L25	5.65	S01°19'27"E
L26	47.92	S01°09'13"E
L27	53.93	S01°55'52"E
L28	2.34	S02°10'59"E
L29	4.94	S02°14'14"E
L30	30.59	S08°26'22"W
L31	3.81	N89°13'14"W
L32	16.87	N65°36'06"W
L33	139.49	N08°26'22"E
L34	80.00	S00°00'00"E
L35	80.00	N90°00'00"W
L36	57.60	N00°00'00"E
L37	77.87	N85°28'09"W
L38	76.46	S85°28'09"E
L39	2.34	N00°00'00"E
L40	80.00	N90°00'00"E
L41	3.20	N59°32'37"W
L42	24.12	N83°21'08"W
L43	46.94	N04°17'43"W
L44	56.95	S83°56'39"W
L45	32.24	N76°16'46"W
L46	87.52	N83°35'52"E
L47	70.17	N85°09'28"E
L48	27.44	S03°35'20"E
L49	76.03	S65°36'06"E
L50	27.59	S08°26'22"W
L51	11.96	S46°40'40"W
L52	5.07	N88°19'20"W
L53	42.59	N51°30'39"W
L54	8.65	S38°29'21"W
L55	9.94	N52°55'17"W
L56	17.36	S67°49'29"W
L57	13.87	N55°18'38"W
L58	17.78	S85°15'41"W
L59	28.44	S02°14'14"E
L60	10.97	N88°06'17"W
L61	28.44	N08°26'22"E
L62	5.68	S89°13'14"E
L63	19.21	S52°55'17"E
L64	43.27	S73°17'54"W
L65	22.85	N52°24'34"W
L66	18.28	S30°27'23"W
L67	23.20	N90°00'00"W
L68	33.27	N30°27'23"E
L69	13.23	S83°21'08"E
L70	30.19	S59°32'37"E
L71	27.48	N67°49'29"E



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ACQUISITION EXHIBIT "B"

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 TOWN OF BRASELTON

**LDG LAND DEVELOPMENT SURVEYORS, INC.**  
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 DACULA, GA 30019  
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