

IN MY OPINION, THIS PLAT, DRAWN BY ME OR UNDER MY SUPERVISION, WAS
MADE FROM AN ACTUAL SURVEY, AND IS A CORRECT REPRESENTATION OF THE
LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM
STANDARDS AND REQUIREMENTS OF LAW.

[illegible]

AND FURTHER THE OWNER WARRANTS THAT HE OWNS FOR SIMPLE TITLE, THAT THE PROPERTY SHOWN HEREON AND AGREES THAT DEEDS COUNTY SHALL NOT BE LIABLE TO HIM/HIS/HER/HIS/HERS, SUCCESSORS OR ASSIGNS FOR ANY AND ALL DAMAGES RESULTING FROM THE CONSTRUCTION OF AND MAINTENANCE OF CROSS-DRAIN EXTENSIONS, DRIVES, STRUCTURES, STREETS, CULVERTS, CURBS OR SIDEWALKS, THE CHANGING OF COURSES OF STREAMS AND RIVERS, FLOODING FROM NATURAL CAUSES AND THE CHANGING OF SURFACE WATERS AND ANY OTHER MATTER HEREON. FURTHER WARRANT THAT I HAVE THE RIGHT TO SUE AND CONVEY THE LAND ACCORDING TO TITLE 14, CHAPTER 10, HEREBY BIND MYSELF AND OWNERS SUBSEQUENT TO TITLE 14, CHAPTER 10 BY VIRTUE OF THESE PRESENT.

CERTIFY THAT THIS PROJECT MEETS ALL PLB COUNTY
STORMWATER QUALITY REQUIREMENTS PER THE DEVELOPMENT
ORDINANCE SECTION 14-4.

DARYL COOK
PROFESSIONAL REGISTERED ENGINEER #19852

NOTE: ABOVE GROUND UTILITY LOCATIONS WERE OBTAINED FROM FIELD OBSERVATIONS. WATTS & SPRAWLING ENGINEERS HAS NOT RESEARCHED UNDERGROUND UTILITY LOCATIONS. INFORMATION SHOWN HEREON REGARDING THE EXISTENCE, SIZE, TYPE AND LOCATION OF UNDERGROUND UTILITIES IS BASED ON MARKINGS IN THE FIELD. INFORMATION FURNISHED TO US BY THE FIELD ENGINEERS AND WATTS & SPRAWLING ENGINEERS IS GUARANTEED ONLY AS TO THE ACCURACY OR COMPLETENESS OF THIS INFORMATION. INDICATED LOCATIONS SHOULD BE CONFIRMED IN THE FIELD WITH THE UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION. PLANNING, DESIGN OR CONSTRUCTION OF ANY PROJECT INVOLVING PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.

LINE	ARC	RAIUS	DELTA	CHORD	TANGENT	DEGREE OF CURVE
CL-1	78.49'	90.00'	89°56'51"	70.88'	49.95'	114°25'30"
CL-2	78.49'	90.00'	89°57'23"	70.79'	50.11'	114°25'30"

FINAL APPROVAL:
I CERTIFY THAT THE DEVELOPER HAS COMPLIED WITH THE POTABLE
WATER REQUIREMENTS AND THE SANITARY SEWER REQUIREMENTS OF
THE COUNTY.

THIS 7 DAY of December, 2005
Mark D. Bamer
 ASSOCIATE DIRECTOR OF PUBLIC WORKS MAT


CUTIVE H. BE REED TO AN ACCEPTED BY THE
 APPROVED DEK COUNTY. AND
 RECOMMENDED BY ST. J. LAW AND COUNTY
 REASONING IN THE RECORDING IN THE
 THEIR ACTUALLY RECORDING IN THE
 DATED THIS 26th DAY OF December 1995
 [Redacted]
 BY DIRECTOR: VERNON JONES (SEAL)
 CHIEF EXECUTIVE OFFICER
 UGA/KR COUNTY, GEORGIA

I CERTIFY THAT THIS PLAN HAS BEEN APPROVED BY ALL AFFECTED DEPARTMENTS AND COMPLIES WITH ALL ZONING, ENVIRONMENTAL AND SUBDIVISION REQUIREMENTS.

THIS 9th DAY OF December, 2005.
Daniel P. Hall
 for DIRECTOR, OF PUBLIC WORKS
 DEKALB COUNTY, GEORGIA

WE, THE UNDERSIGNED, HEREBY STATE THAT ALL LOTS SHOWN ON THE PLAN FOR THE PROJECT KNOWN AS **DAVID GLEN** LYING IN LAND LOT 101 OF THE 18TH DISTRICT, DEKALB COUNTY, GEORGIA, ARE PROVIDED WITH SERVICES FOR CONNECTION TO THE PUBLIC WATER AND SANITARY SEWER SYSTEMS.

PUBLIC INTEREST AND CONFIDENTIALITY CONCERN

THIS 7th DAY OF Nov., 2005.

 _____ OWNER
 _____ ENGINEER/SURVEYOR/CONTRACTOR P.E. #193

THIS IS TO CERTIFY THAT THIS FINAL PLAN COMPLIES WITH ALL COUNTY ZONING, ENVIRONMENTAL, AND SUBDIVISION ORDINANCES AND REGULATIONS AND ALL APPLICABLE STATE AND FEDERAL LAWS.

DATED THIS 12th DAY OF December 2005.

Kathleen E. Eide
DIRECTOR, DEVELOPMENT DEPARTMENT

THIS IS TO CERTIFY THAT THIS FINAL PLAT COMPLETES WITH ALL COUNTY ZONING, ENVIRONMENTAL, AND SUBDIVISION ORDINANCES AND REGULATIONS AND ALL APPLICABLE STATE AND FEDERAL LAWS.

DATED THIS 13th DAY OF December 2005.

Patricia J. Jure
DIRECTOR, PLANNING DEPARTMENT

COMMON AREA/LANDSCAPE/WATER QUALITY
EASEMENT ARE TO BE OWNED & MAINTAINED BY
THE MANDATORY HOMEOWNERS ASSOCIATION.

Plat. Bkgs. 160 Ps. 39
 2005-0237901
 Linda Carter
 Clerk of Superior Court
 10000 Highway 100, Suite 100
 Dallas, Texas 75243-1000

1. TOTAL AREA: 2.52768 ACRES.
2. TOTAL NUMBER OF LOTS: 5
3. DENSITY: 1.98 LOTS/ACRE
4. PROPERTY IS ZONED: R-75
5. A MINIMUM SETBACKS:
FROM MAJOR THOROUGHFARES - 45 FT
FROM MINOR THOROUGHFARES - 35 FT
FROM COLLECTOR STREETS - 30 FT
FROM OTHER STREETS - 25 FT
SIDE SETBACKS - 7.5 FT
6. FRONT LOT WIDTH - 75 FT ALL PARCELS MEET MONUMENTARY DE-SEC.
7. MINIMUM LOT AREA - 10,000 SQ FT
8. MINIMUM HEATED FLOOR AREA - 1,000 SQ FT
9. MINIMUM HEATED FLOOR AREA - 2,000 SQ FT
10. MINIMUM OF 4 OFF-ROAD PARKING SPACES PER UNIT
11. MINIMUM OPEN LOT
12. MAXIMUM BUILDING HEIGHT: 35 FT
13. MAXIMUM LOT COVERAGE: 35%
14. WATER SERVICE PROVIDED BY DEKALB COUNTY.
15. SANITARY SEWER BY DEKALB COUNTY PUBLIC WORKS SEWER
16. SURVEYOR/ENGINEER
17. PLATS DRAWING ENGINEERS, INC.

0902 MCINTOSH ROAD
ATLANTA, GEORGIA 30334
1770 4th - 7453
6. OWNER/DEVELOPER:
MIRREHALL HOMES, INC.
790 MCINTOSH BOULEVARD, STE. 203
DUNWOODY, GEORGIA 30024-3502
2nd - GEORGE COLQUHOUN (678) 473-1250
ENGINEER/DESIGNER.

7. IN THE EVENT OF ANY, INCLUDING PAYD SURFACES,
PERMITTED WITHOUT WRITTEN AUTHORIZATION FROM OKALAH
COUNTY PUBLIC WORKS DEPARTMENT.

8. PROVISIONS HAVE BEEN MADE FOR STREET LIGHTING.

9. 1. A TO GRAINAGE: THE PRIMEIRER BOUNDARY LINES OF THE
SUBDIVISION EXCEPT WHERE SHOWN OTHERWISE.

10. SUBSEQUENT BUILDERS AND DEVELOPERS OF INDIVIDUAL
LOTS SHALL MAKE PROVISIONS FOR DRAINAGE FACILITIES PROVIDED
BY THE DEVELOPER WITHOUT UNAUTHORIZED DISCHARGE ONTO
ADJACENT PROPERTIES.

11. EASEMENTS FOR STORM DRAINS AND SANITARY SEWER LINE
SHALL BE CONSIDERED PRIOR TO PROCEEDING A.

12. DRAINAGE AND SANITARY SEWER EASEMENT SHOWN
HEREON ARE CENTERED ON THE NATURAL DRAINS, STRUCTURE
AND PIPES ASSOCIATED WITH THE EASEMENTS. UNLESS
CLEARLY SHOWN OTHERWISE, THE LOCATIONS SHOWN ARE
APPROXIMATE. ALL STRUCTURES, LINES OR DRAINS NEAR AN
AREA OF PROPOSED LAND DISTURBANCE OR CONSTRUCTION
SHOULD BE FIELD LOCATED PRIOR TO ANY WORK.

13. EASEMENT LINES ARE DISCONTINUED OR BROKEN IN MANY
AREAS. THE OVERALL PATTERN OF EASEMENT LINES CONFIRMS
THE LOCATION OF SUCH EASEMENTS. WHERE EASEMENT LINES
ARE BROKEN IN ANY MANNER, THE EASEMENT IS HEREBY
IDENTIFIED TO RUN CONTINUOUSLY THROUGHOUT THE WIDTH
OR DEPTH OF LOTS OR BLOCKS OR LOTS ON WHICH ANY
PORTION OF THE EASEMENT LINE IS INDICATED. THE
EASEMENT IS TO FOLLOW THE PORTION OF LOT LINE
1. HEREBY IDENTIFIED TO RUN THE ENTIRE LENGTH OF
THE LOT LINE AT THE SAME EASEMENT WIDTH AND POSITION
AS THE PORTION SHOWN. ALL FLOOD ZONE AREAS ARE
IDENTIFIED AS FLOOD ZONE AREAS OF VARIABLE
WIDTH FOLLOWING THE FLOOD ZONE BOUNDARIES.

14. WATERS OF THE UNITED STATES, INCLUDING THE LAKES AND
ADJACENT WETLANDS SHOWN ON THE PLAN, ARE UNDER THE
JURISDICTION OF THE FEDERAL AGENCY OF ENGINEERS. LOTS
OR ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE
OF THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION.

15. AS OF 8/27/23/05, TO BEST OF OUR KNOWLEDGE, THERE ARE
NO BURIED PITS LOCATED ON THE PROPERTY.

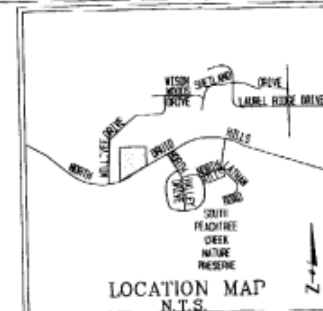
16. FLOOD ZONES ARE SHOWN ON THE STREET, A SEWER REEF
VALVE IS REQUIRED ON CLEAN OUT OUTSIDE EACH BUILDING
AND BELOW THE LOWEST FLOOR ELEVATION. A BACKFLOW
CHECK VALVE IS REQUIRED BETWEEN CLEAN OUT AND THE
STRUCTURE.

17. ALL 25 FOOT AND 75 FOOT STREAM AND TRIBUTARY BUFFERS
THAT MAY BE SHOWN AS WELL AS 100 YR. FLOOD LINES ARE
APPROXIMATE AND MUST BE FIELD VERIFIED BY THE
CONTRACTOR PRIOR TO CONSTRUCTION WITHIN THESE AREAS.

18. THE LOCATION OF NATURAL WATER BOUNDARIES AND
DISCHARGE OF ANY DEBRIS CAUSED BY ANY MAY AFFECT THE
LOCATION OF EASEMENTS OR BE BARRIERS CENTERED UPON
AROUND SAID NATURAL WATER BOUNDARIES.

19. WATER QUALITY AND DETENTION WILL BE PROVIDED FOR


24. A 10' LANDSCAPE BUFFER EXISTS ON ALL DOUBLE LOT SIDINGS. EXTERNAL LOTS SHALL HAVE THE BUFFER ON THE EXTERNAL STREET FRONTAGE. INTERNAL LOTS SHALL HAVE THE BUFFER ON THE STREET FRONTAGE. MINIMUM 15% MAINTENANCE VARIATION ACCESS STREET (S) OR THE STREET TO THE HOUSE.
25. ELECTRIC SERVICE AND OTHER UTILITIES ARE UNDERGROUND PROTECTIVE COVENANTS FOR THIS PROJECT HAVE BEEN OBTAINED FROM THE COUNTY AND CITY OF ATLANTA, DEKALB COUNTY RECORDS ON 02/22/2005.
26. INDIVIDUAL RESIDENTIAL BUILDERS, IN A SUBDIVISION WHERE A NOTICE OF INTENT TO BUILD IS REQUIRED BY COMMUNITY DEVELOPMENT, POLLUTION DISCHARGE ELIMINATION SYSTEM (PDES) REGULATIONS, MUST ALSO FILE A NOT AND A NOTICE OF TERMINATION (NOT) WITH THE GEORGIA DEPARTMENT OF NATURAL RESOURCES. ENVIRONMENTAL PROTECTION DIVISION. A STORM WATER POLLUTION PREVENTION PLAN MUST BE DEVELOPED AND IMPLEMENTED.
27. A FOUNDATION LOCATION CERTIFICATE MUST BE SUBMITTED TO THE COUNTY AND CITY OF ATLANTA FOR REVIEW AND APPROVAL. THE FOLLOWING LOTS, ALL EASEMENTS, BUFFERS, AND FLOOD LIMITS ON THESE LOTS, MUST BE IDENTIFIED ON THE LOTS AT THE TIME OF FOOTING INSPECTION.
28. LOTS: 1-5
29. SITE PLAN SHOWED ON ALL LOTS.
30. NO LOTS SHOWED ON THE LOTS RECEIVED FILED OFFH OF TWO LOTS OR GREATER BETWEEN THE ROAD RIGHT-OF-WAY AND REAR BUILDING LINE DURING THE DEVELOPMENT STAGE.
31. INERT LANDFILLS OR THE BURNING OF CONSTRUCTION DEBRIS, INCLUDING HOUSEHOLD WASTE, IS PROHIBITED IN THE INDUSTRIAL DISTRICT PER LAND DEVELOPMENT ORDINANCE CHAPTER 14, ARTICLE 13, SECTION 14-37 (03/01/04).
32. BUILDERS MUST VERIFY LOCATION AND INVENT OF FINISHED FLOORS AT THE TIME OF SETTING ANY FINISHED FLOORS TO ASSURE PROPER GRVILE.
33. 1/2" RE-BAR IRON PINS TO BE SET AT ALL PROPERTY CORNERS ON FINAL PLAT RECORDS.
34. THE COUNTY SHALL BE RESPONSIBLE SOLELY FOR THE 6 INCH SANITARY SEWER, THE 6 INCH SEWER SERVICE LATERAL PIPE UP TO THE CLEANOUT, AND THE 6 INCH SANITARY SEWER FROM THE CLEANOUT TO THE INTERMEDIATE REGIONAL FLOODPLAIN SHALL BE CONSTRUCTED SO THAT ALL PORTIONS OF THE STRUCTURE, INCLUDING THE MAIN FLOOR AND FIRST FLOOR, ARE ABOVE THE 100 YEAR FLOOD ELEVATION. THE INTERMEDIATE REGIONAL FLOOD ELEVATIONS ARE REQUIRED PRIOR.
35. AN AS-BUILT ELEVATION CERTIFICATE IS REQUIRED PRIOR TO FINISHING THE FLOORS OF THE MAIN FLOOR AND FIRST FLOOR.
36. AN EASEMENT SHALL EXIST WHICH INCLUDES THE FLOODPLAIN PLUS FIVE FEET.
37. THE COUNTY DEVELOPER IS RESPONSIBLE FOR PROVIDING LOTSIDE AND SHOT SIDE WATER SERVICE LINES EXISTING PAST OR OUTSIDE THE STOKAL.
38. THE COUNTY MONUMENT #555 SOUTHERN BRASS DRIVE, WALK, ELEVATION 1003.15, NORTH CORNER OF NORTH DOWNS HILLS ROAD AND NORTH CROFT HILL.
39. STOKALS ARE PROPOSED FOR THIS DEVELOPMENT.
40. LOTS THAT WILL BE DEPT OF TWO (2) FEET DEPTH BETWEEN THE ROAD RIGHT-OF-WAY AND REAR BUILDING LINE AT THE TIME OF FUTURE LOT GRADING WILL REQUIRE A PROFESSIONAL GEOTECHNICAL ENGINEER TO BE SUBMITTED AT THE TIME OF BUILDING PERMIT APPLICATION.
41. DEKALB COUNTY SECTION 14-37 (03/01/04) IS NOT RESPONSIVE TO TRASH PILE UP ON PRIVATE STREETS.
42. PRIVATE STREET/COMMON DRIVE AND STORM DRAINAGE SYSTEM AND COMMON AREA/ LANDSCAPE/ MAINTENANCE HOME OWNER ASSOCIATION.
43. COMMON AREA EASEMENT INCLUDES LANDSCAPE AND MAINTENANCE.



DCR#04068R01 DENALB COUNTY CONTRACT NO. 05-800033

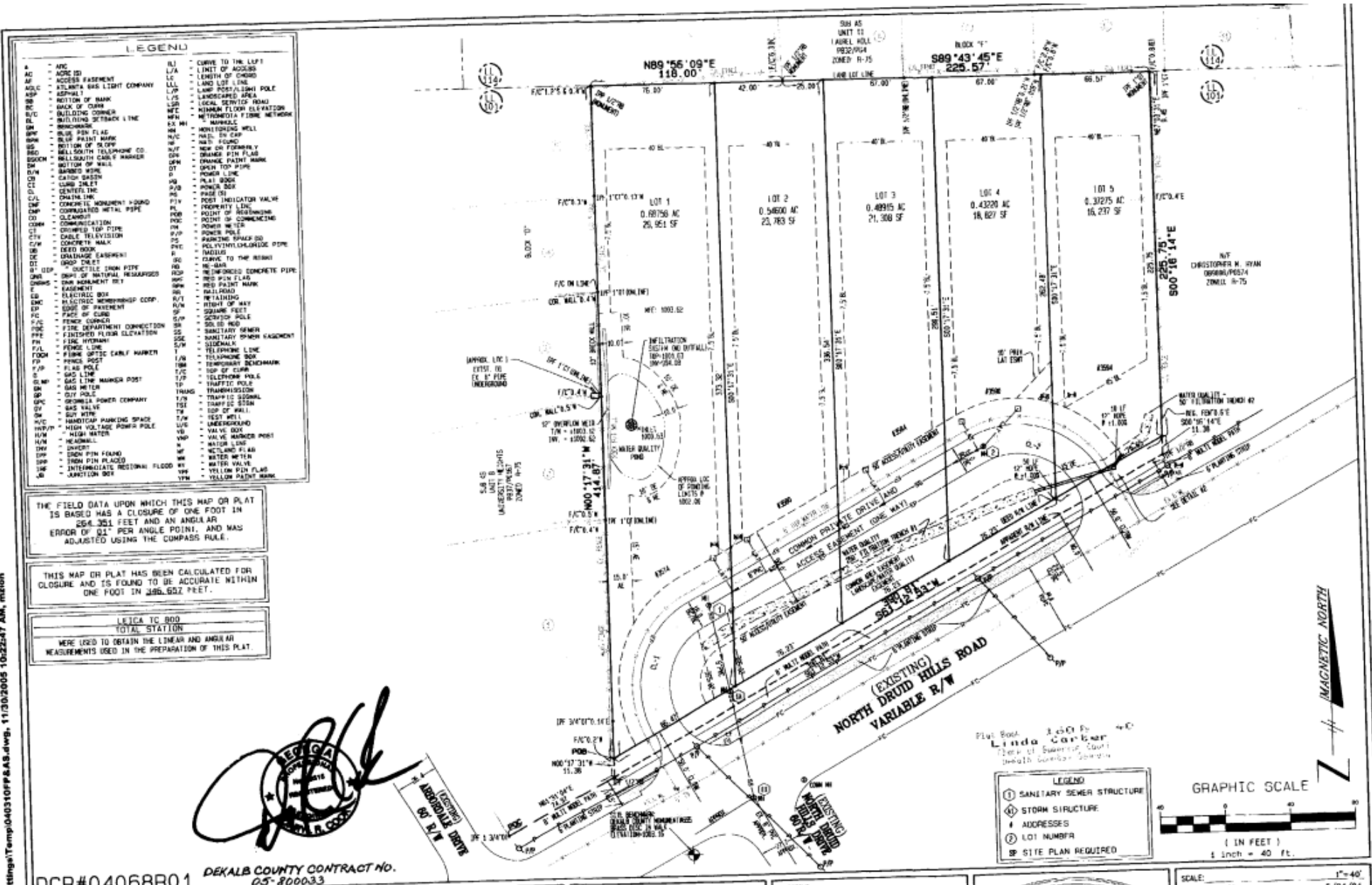
FINAL PLAT OF
DRUID GLEN
 (FKA: OAKWOOD SUBDIVISION)
 LOCATED IN
 LAND LOT 101 ~ 18TH DISTRICT
 DEKALB COUNTY, GEORGIA

REVISIONS			
NO.	DATE	BY	DESCRIPTION



WATTS & BROWNING ENGINEERS, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 5582 PEACHTREE ROAD
 ATLANTA, GEORGIA 30341-4953
 PHONE: (770) 451-7453
 FAX: (770) 456-5855
WWW.WBENG.COM

SCALE:	N/A
DATE SURVEYED:	5/04/04
DATE UPDATED:	N/A
SURVEYED BY:	K HOLD
DATE DRAFTED:	07/28/05
UPDATE DRAFTED:	N/A
DRAWN BY:	T. RATTLE
CHECKED BY:	MH
FIELD BOOK #:	2200
JOB NUMBER:	040310
FOLDER NUMBER:	040310
CDD FILE:	578-NAMUKALU
DISC FILE:	G:\FINAL\040310\040310\PEAS
COUNTY/ALL OVS:	DHAKALB/101/18TH
PLAT FILE:	B
SHEET:	1 OF 2



FINAL PLAT OF
DRUID GLEN
 (FKA: OAKWOOD SUBDIVISION)
 LOCATED IN
LAND LOT 101 ~ 18TH DISTRICT
DEKALB COUNTY, GEORGIA

[illegible]

WATTS & BROWNING ENGINEERS, INC.
CIVIL ENGINEERS & LAND SURVEYORS
5562 PEACHTREE ROAD
ATLANTA, GEORGIA 30341-4953
PHONE: (770) 451-7453
FAX: (770) 455-3925
WWW.W&BENG.COM

SCALE:	1"=40'
DATE SURVEYED:	5/04/04
DATE UPDATED:	N/A
SURVEYED BY:	K. BOLD
DATE DRAFTED:	07/29/09
UPDATE DRAFTED:	N/A
DRAWN BY:	T. BATTLE
CHECKED BY:	MFL
FIELD BOOK #:	2500
JOB NUMBER:	040310
FOLDER NUMBER:	040310
COOD FILE:	576-HAMLETON
DISC FILE:	G:\FINAL\040310\040307OFFAS
COUNTY/ADVIS:	DEKALB/01/18TH
PLAT FILE:	
SHEET:	2 OF 2

GENERAL NOTES:

1. TOTAL AREA: 2.52758 ACRES.
2. TOTAL NUMBER OF LOTS: 5
3. DENSITY: 1.98 LOTS/ACRE
4. PROPERTY IS ZONED: R-75
 - A.) MINIMUM SETBACKS:
 - FROM MAJOR THOROUGHFARES - 45 FT
 - FROM MINOR THOROUGHFARES - 35 FT
 - FROM COLLECTOR STREETS - 30 FT
 - FROM OTHER STREETS - 30 FT
 - SIDE - 7.5 FT
 - REAR - 40 FT
 - B.) MINIMUM LOT WIDTH: 75 FT AT PUBLIC STREET FRONTAGE
 - C.) MINIMUM LOT AREA: 10,000 SQ FT
 - D.) MINIMUM HEATED FLOOR AREA SHALL BE 1,600 SQ FT
(PROPOSED HEATED FLOOR: 2,200 SQ FT)
 - E.) MINIMUM OF 4 OFF STREET PARKING SPACES TO BE PROVIDED PER LOT.
 - F.) MAXIMUM BUILDING HEIGHT: 35 FT
 - G.) MAXIMUM LOT COVERAGE: 35%
5. WATER SERVICE PROVIDED BY DEKALB COUNTY.
6. SANITARY SEWER BY DEKALB COUNTY PUBLIC GRAVITY SEWER.
7. SURVEYOR/ENGINEER
WATTS & BROWNING ENGINEERS, INC.
5582 PEACHTREE ROAD
ATLANTA, GEORGIA 30314
PH: (770) 451-7453
8. OWNER/DEVELOPER:
WHITEHALL HOMES, INC.
790 PEACHTREE INDUSTRIAL BOULEVARD, STE. 203
SUWANEE, GEORGIA 30024-3962
24hr: GEORGE COLGAN (678) 473-1350
ENGINEER/DESIGNER: LARRY KNOTTS
9. NO WORK IN RIGHT-OF-WAY, INCLUDING PAVED SURFACES, PERMITTED WITHOUT WRITTEN AUTHORIZATION FROM DEKALB COUNTY PUBLIC WORKS DEPARTMENT.
10. PROVISIONS HAVE BEEN MADE FOR STREET LIGHTING.
11. A 10' DRAINAGE EASEMENT EXISTS BETWEEN ALL LOTS AND ALONG THE PERIMETER BOUNDARY LINES OF THE SUBDIVISION EXCEPT WHERE SHOWN OTHERWISE.
12. SUBSEQUENT BUILDERS AND DEVELOPERS OF INDIVIDUAL LOTS SHALL MAKE PROVISIONS TO CONDUCT LOT GENERATED SURFACE WATERS TO THE DRAINAGE FACILITIES PROVIDED BY THE DEVELOPER WITHOUT UNAUTHORIZED DISCHARGE ONTO ADJACENT PROPERTIES.
13. EASEMENTS FOR STORM DRAINS AND SANITARY SEWER LINES SHALL BE CENTERED ON THE PIPES.
14. STORM DRAINAGE AND SANITARY SEWER EASEMENT SHOWN HEREON ARE CENTERED ON THE NATURAL DRAINS, STRUCTURES AND PIPES ASSOCIATED WITH THE EASEMENTS, UNLESS CLEARLY DIMENSIONED OTHERWISE. LOCATIONS SHOWN ARE APPROXIMATE. ALL STRUCTURES, LINES OR DRAINS NEAR ANY AREA OF PROPOSED LAND DISTURBANCE OR CONSTRUCTION SHOULD BE FIELD LOCATED PRIOR TO PROCEEDING. NO CONSTRUCTION SHOULD OCCUR WITHIN ANY EASEMENT AREA.
15. EASEMENT LINES ARE DISCONTINUED OR BROKEN IN MANY AREAS. THE OVERALL PATTERN OF EASEMENT LINES CONFIRM THE LOCATION OF SUCH EASEMENTS. WHERE EASEMENT LINES ARE BROKEN IN THIS FASHION, THE EASEMENT IS HEREBY IDENTIFIED TO RUN CONTINUOUSLY THROUGHOUT THE WIDTH OR DEPTH OF LOTS OR BLOCKS OF LOTS ON WHICH ANY PORTION OF THE EASEMENT LINE IS INDICATED. IF AN EASEMENT IS SHOWN ON ONLY ONE PORTION OF A LOT LINE IT IS HEREBY IDENTIFIED TO RUN THE ENTIRE LENGTH OF THE LOT LINE AT THE SAME EASEMENT WIDTH AND POSITION AS THE PORTION SHOWN. ALL FLOOD ZONE AREAS ARE HEREBY IDENTIFIED AS DRAINAGE EASEMENT AREAS OF VARIABLE WIDTH FOLLOWING THE FLOOD ZONE BOUNDARIES.
16. WATERS OF THE UNITED STATES, INCLUDING THE LAKES AND ADJACENT WETLANDS, SHOWN ON THE PLAT ARE UNDER THE JURISDICTION OF THE ARMY CORPS OF ENGINEERS. LOT OWNERS ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE OF THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION.
17. AS OF 07/29/05, TO BEST OF OUR KNOWLEDGE, THERE ARE NO BURY PITS LOCATED ON THE PROPERTY.
18. FOR HOMES LOCATED BELOW THE STREET, A SEWER RELIEF VALVE IS REQUIRED ON CLEAN OUT OUTSIDE EACH BUILDING AND BELOW THE LOWEST FLOOR ELEVATION. A BACKFLOW CHECK VALVE IS REQUIRED BETWEEN CLEAN OUT AND THE STRUCTURE.
19. ALL 25 FOOT AND 75 FOOT STREAM AND TRIBUTARY BUFFERS THAT MAY BE SHOWN AS WELL AS 100 YR. FLOOD LINES ARE APPROXIMATE AND MUST BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION WITHIN THESE AREAS.
20. THE LOCATION OF NATURAL WATER BOUNDARIES IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND MAY AFFECT THE LOCATION OF EASEMENTS OR BUFFERS CENTERED UPON OR AROUND SAID NATURAL WATER BOUNDARIES.
21. WATER QUALITY AND DETENTION WILL BE PROVIDED FOR EACH LOT INDIVIDUALLY.

22. A 10' LANDSCAPE BUFFER EXISTS ON ALL DOUBLE LOT LOTS. EXTERNAL LOTS SHALL HAVE THE BUFFER ON THE EXTERNAL STREET FRONTAGE. INTERNAL LOTS BUFFER SHALL BE ON THE STREET(S) WHICH IS/ARE THE PRIMARY ACCESS STREET(S) OR THE STREET TO THE REAR OF THE HOUSE.
23. ELECTRIC SERVICE AND OTHER UTILITIES ARE UNDERGROUND.
24. PROTECTIVE COVENANTS FOR THIS PROPERTY RECORDED DEED BOOK 17925, PAGES 59 THROUGH 110, DEKALB COUNTY RECORDS, ON 09/22/05.
25. INDIVIDUAL RESIDENTIAL BUILDERS, IN A SUBDIVISION WHERE A NOTICE OF INTENT (NOI) IS REQUIRED TO COMPLY WITH FEDERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) REGULATIONS, MUST ALSO FILE A NOI AND A NOTICE OF TERMINATION (NOT) WITH THE GEORGIA DEPARTMENT OF NATURAL RESOURCES, ENVIRONMENTAL PROTECTION DIVISION (EPD). A STORM WATER POLLUTION PREVENTION PLAN MUST BE DEVELOPED AND IMPLEMENTED.
26. A FOUNDATION LOCATION CERTIFICATE MUST BE SUBMITTED TO DEKALB COUNTY PRIOR TO FOOTING INSPECTION FOR THE FOLLOWING LOTS. ALL EASEMENTS, BUFFERS, AND FLOOD LIMITS ON THESE LOTS MUST BE CLEARLY IDENTIFIED ON SITE AT THE TIME OF FOOTING INSPECTION.
LOTS: 1-5.
27. SITE PLAN REQUIRED ON ALL LOTS.
28. NO LOTS SHOWN ON THE PLAT RECEIVED FILL DEPTH OF TWO (2) FEET OR GREATER BETWEEN THE ROAD RIGHT-OF-WAY AND REAR BUILDING LINE DURING THE DEVELOPMENT STAGE.
29. INERT LANDFILLS OR THE BURYING OF CONSTRUCTION DEBRIS, TREE STUMPS AND TOPS OR ANY OTHER REFUSE IS PROHIBITED EXCEPT IN M-2 INDUSTRIAL DISTRICT PER LAND DEVELOPMENT ORDINANCE CHAPTER 14, ARTICLE II, SECTION 14-37 (b) (6).
30. BUILDERS MUST VERIFY LOCATION AND INVERT OF SANITARY SEWER LATERALS PRIOR TO SETTING ANY FINISHED FLOORS TO ASSURE PROPER SERVICE.
31. 1/2" RE-BAR IRON PINS TO BE SET AT ALL PROPERTY CORNERS UPON FINAL PLAT RECORDING.
32. DEKALB COUNTY SHALL BE RESPONSIBLE SOLEY FOR THE 8 INCH SANITARY SEWER, THE 6 INCH SEWER SERVICE LATERAL PIPE UP TO THE CLEAN-OUT, AND THE 8 INCH WATER MAIN.
33. ALL BUILDINGS LOCATED ADJACENT TO THE INTERMEDIATE REGIONAL FLOODPLAIN SHALL BE CONSTRUCTED SO THAT ALL PORTIONS OF THE STRUCTURE, INCLUDING THE BASEMENT FLOOR OR CRAWL AREAS, SHALL BE NOT LESS THAN THREE FEET ABOVE THE INTERMEDIATE REGIONAL FLOOD ELEVATIONS.
34. AN AS-BUILT ELEVATION CERTIFICATE IS REQUIRED PRIOR TO FRAMING ON THE FOLLOWING LOTS: NONE.
35. AN EASEMENT SHALL EXIST WHICH INCLUDES THE FLOODPLAIN PLUS FIVE FEET.
36. THE OWNER/DEVELOPER IS RESPONSIBLE FOR PROVIDING LONG SIDE AND SHORT SIDE WATER SERVICE LINES EXTENDED PAST OR OUTSIDE THE SIDEWALK.
37. SITE BENCHMARK: DEKALB COUNTY MONUMENT #655 BRASS DISC IN WALK, ELEVATION- 1003.16, SOUTHWEST CORNER OF NORTH DRUID HILLS ROAD AND NORTH DRUID HILLS DRIVE.
38. SIDEWALKS ARE PROPOSED FOR THIS DEVELOPMENT.
39. LOTS THAT WILL REQUIRE FILL DEPTH OF TWO (2) FEET OR GREATER BETWEEN THE ROAD RIGHT-OF-WAY AND REAR BUILDING LINE AT THE TIME OF FUTURE LOT GRADING WILL REQUIRE A COMPACTION CERTIFICATION SEALED BY A REGISTERED PROFESSIONAL GEOTECHNICAL ENGINEER TO BE SUBMITTED AT TIME OF BUILDING PERMIT APPLICATION.
40. DEKALB COUNTY SANITATION DEPARTMENT IS NOT RESPONSIBLE FOR TRASH PICK-UP ON PRIVATE STREETS.
41. PRIVATE STREET/COMMON DRIVE AND STORM DRAINAGE SYSTEMS AND COMMON AREA/LANDSCAPE/WATER QUALITY EASEMENT TO BE MAINTAINED BY A MANDATORY HOME OWNERS ASSOCIATION.
42. COMMON AREA EASEMENT INCLUDES LANDSCAPE AND WATER QUALITY.

