SURVEYOR'S ACKNOWLEDGEMENTS

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.

R.L.S. NO. 2554

OWNERS' ACKNOWLEDGEMENTS

I, WHITEHALL HOMES, INC., THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND FOR VALUE RECEIVED THE SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DO HEREBY CONVEY ALL STREETS AND RIGHTS-OF-WAY, WATER MAINS AND SEWER LINES SHOWN HEREON IN FEE SIMPLE TO DEKALB COUNTY, AND FURTHER DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS HEREIN EXPRESSED, IN CONSIDERATION OF THE APPROVAL OF THIS DEVELOPMENT PLAN AND OTHER VALUABLE CONSIDERATIONS, THE OWNER FURTHER RELEASES AND HOLDS HARMLESS DEKALB COUNTY FROM ANY AND ALL CLAIMS, DAMAGES OR DEMANDS ARISING ON ACCOUNT OF THE DESIGN, CONSTRUCTION AND MAINTENANCE OF THE PROPERTY SHOWN HEREON, ON ACCOUNT OF THE ROADS, FILLS, EMBANKMENTS, DITCHES, CROSS-DRAINS, CULVERTS, WATER MAINS, SEWER LINES, AND BRIDGES WITHIN THE PROPOSED RIGHTS-OF-WAY AND EASEMENTS SHOWN; AND ON ACCOUNT OF BACKWATER, THE COLLECTION AND DISCHARGE OF SURFACE WATER, OR THE CHANGING OF COURSES OF STREAMS.

AND FURTHER THE OWNER WARRANTS THAT HE OWNS FEE SIMPLE TITLE TO THE PROPERTY SHOWN HEREON AND AGREES THAT DEKALB COUNTY SHALL NOT BE LIABLE TO HIM/HER, HIS/HER HEIRS, SUCCESSORS OR ASSIGNS FOR ANY CLAIMS OR DAMAGES RESULTING FROM THE CONSTRUCTION OR MAINTENANCE OF CROSS- DRAIN EXTENSIONS, DRIVES, STRUCTURES, STREETS, CULVERTS, CURBS OR SIDEWALKS, THE CHANGING OF COURSES OF STREAMS AND RIVERS, FLOODING FROM NATURAL CREEKS AND RIVERS, SURFACE WATERS AND ANY OTHER MATTER WHATSOEVER. I FURTHER WARRANT THAT I HAVE THE RIGHT TO SELL AND CONVEY THE LAND ACCORDING TO THIS PLAT AND DO HEREBY BIND MYSELF AND OWNERS SUBSEQUENT IN TITLE TO DEFEND BY VIRTUE OF THESE PRESENT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS 7TH DAY OF Nov., 2005

WHITEHALL HOMES, INC.
(CORPORATE SEAL)
BY: [illegible]
TITLE: [illegible]
CORPORATE SECRETARY
(PRINT NAME) [illegible]

I CERTIFY THAT THIS PLAT MEETS DEKALB COUNTY STORMWATER QUALITY REQUIREMENTS PER THE DEVELOPMENT ORDINANCE SECTION 14-40.

DARYL COOK
PROFESSIONAL REGISTERED ENGINEER #19315

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

CENTERLINE CURVE DATA CHART

LINE	ARC	RADIUS	DELTA	CHORD	TANGENT	DEGREE OF CURVE
CL-1	78.49'	50.00'	89°56'51"	70.68'	49.95'	114°35'30"
CL-2	78.55'	50.00'	90°01'23"	70.73'	50.11'	114°35'30"

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

ASSOCIATE DIRECTOR OF PUBLIC WORKS WATER & SEWER

THIS PLAT HAS BEEN SUBMITTED TO AND ACCEPTED BY AND HAS BEEN APPROVED AS REQUIRED BY STATE LAW AND COUNTY CODES AS MEETING ALL CONDITIONS PRECEDENT TO RECORDING IN THE SUPERIOR COURT OF THIS CIRCUIT.

DATED THIS 20th DAY OF December 2005

BY DIRECTION

VERNON JONES (SEAL)
CHIEF EXECUTIVE OFFICER
DEKALB COUNTY, GEORGIA

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

THIS 9th DAY OF December, 2005.

DIRECTOR, OF PUBLIC WORKS
DEKALB COUNTY, GEORGIA

WATER AND SEWER AVAILABILITY ACKNOWLEDGMENT

WE, THE UNDERSIGNED, HEREBY STATE THAT ALL LOTS SHOWN ON THE PLAN FOR THE PROJECT KNOWN AS

DRUID 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.

THIS 7TH DAY OF NOV., 2005.

(OWNER)

ENGINEER/SURVEYOR/CONTRACTOR P.E. # 19315

THIS IS TO CERTIFY THAT THIS FINAL PLAT 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.

DIRECTOR, DEVELOPMENT DEPARTMENT

THIS IS TO CERTIFY THAT THIS FINAL PLAT 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.

DIRECTOR, PLANNING DEPARTMENT

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

Plat Book 240 Page 39
Filed for Record in the Clerk's Office
2005-0237911
Linda Carter
Clerk of Superior Court
DeKalb County, Georgia

GENERAL NOTES:

1. TOTAL AREA: 2.5276B 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 FOR CUL-DE-SAC, 75 FT AT REQUIRED FRONT SETBACK
   C.) MINIMUM LOT AREA: 10,000 SQ ST
   D.) MINIMUM HEATED FLOOR AREA SHALL BE 1,600 SQ FT (PROPOSED HEATED FLOOR: 2,200 SQ FT)
   E.) MINIMUM OF 4 OFF STREET PARKINGS 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 30341
   PH: (770) 451-7453
8. OWNER/DEVELOPER:
   WHITEHALL HOMES, INC.
   790 PEACHTREE INDUSTRIAL BOULEVARD, STE. 203
   SUWANEE, GEORGIA 30024-3562
   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 OR 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 FRONTAGE LOTS. EXTERNAL LOTS SHALL HAVE THE BUFFER ON THE EXTERNAL STREET FRONTAGE. INTERNAL LOTS BUFFERS SHALL BE ON THE STREET(S) WHICH IS/ARE NOT THE PRIMARY ACCESS STREET(S) OR THE STREET TO THE FRONT OF THE HOUSE.
23. ELECTRIC SERVICE AND OTHER UTILITIES ARE UNDERGROUND.
24. PROTECTIVE COVENANTS FOR THIS PROPERTY RECORDED IN 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 NOT 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.



LOCATION MAP
N.T.S.

DCR#04068R01 DEKALB 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) 455-3955
www.WBENGR.COM

SCALE:	N/A
DATE SURVEYED:	5/04/04
DATE UPDATED:	N/A
SURVEYED BY:	K BOLD
DATE DRAFTED:	07/29/05
UPDATE DRAFTED:	N/A
DRAWN BY:	T. HATTLE
CHECKED BY:	MH
FIELD BOOK #:	2200
JOB NUMBER:	040310
FOLDER NUMBER:	040310
COGO FILE:	576-HAMLOCAN
DISC FILE:	Q:\FINAL\040310\040310FP&AS
COUNTY/LL/D/S:	DEKALB/101/18TH
PLAT FILE:	B
SHEET:	1 OF 2

C:\Land Projects 2005\040310\dwg\040310FP&AS.dwg, 11/28/2005 8:47:56 AM, molon

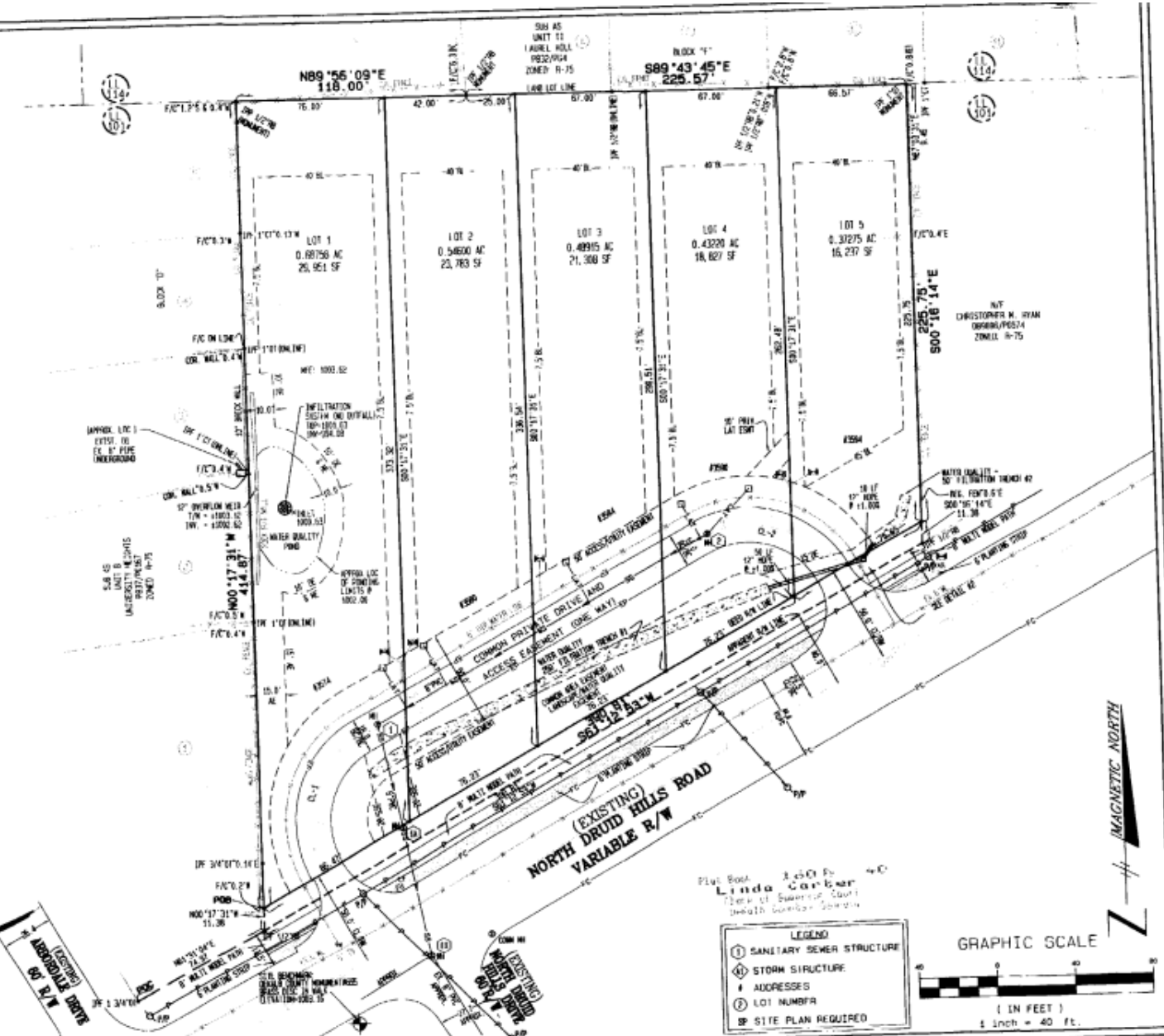
LEGEND

A	ARC	BLI	CURVE TO THE LEFT
AC	ACRE (S)	L/A	LIMIT OF ACCESS
AF	ACCESS EASEMENT	LC	LENGTH OF CHORD
AGLC	ATLANTA GAS LIGHT COMPANY	LLL	LAND LOT LINE
ASP	ASPHALT	L/P	LAMP POST/LIGHT POLE
BB	BOTTOM OF BANK	L/S	LANDSCAPED AREA
BC	BACK OF CURB	LSR	LOCAL SERVICE ROAD
B/C	BUILDING CORNER	MFE	MINIMUM FLOOR ELEVATION
BL	BUILDING SETBACK LINE	MFN	METROMEDIA FIBRE NETWORK
BM	BENCHMARK	EX MH	MANHOLE
BPF	BLUE PIN FLAG	MW	MONITORING WELL
BPM	BLUE PAINT MARK	M/C	NAIL IN CAP
BS	BOTTOM OF SLOPE	NF	NAIL FOUND
BSO	BELLSOUTH TELEPHONE CO.	N/F	NOW OR FORMERLY
BSOCM	BELLSOUTH CABLE MARKER	OPF	ORANGE PIN FLAG
BM	BOTTOM OF WALL	OPM	ORANGE PAINT MARK
B/W	BARBED WIRE	OT	OPEN TOP PIPE
CB	CATCH BASIN	P	POWER LINE
CI	CURB INLET	PB	PLAT BOOK
CL	CENTERLINE	P/B	POWER BOX
C/L	CHAINLINK	PG	PAGE (S)
CMF	CONCRETE MONUMENT FOUND	PIV	POST INDICATOR VALVE
CMP	CORRUGATED METAL PIPE	PL	PROPERTY LINE
CO	CLEANOUT	POB	POINT OF BEGINNING
COMM	COMMUNICATION	POC	POINT OF COMMENCING
CT	CROWNED TOP PIPE	PM	POWER METER
CTV	CABLE TELEVISION	P/P	POWER POLE
C/W	CONCRETE WALK	PS	PARKING SPACE (S)
DB	DEED BOOK	PVC	POLYVINYLCHLORIDE PIPE
DE	DRAINAGE EASEMENT	R	RADIUS
DI	DROP INLET	RC	CURVE TO THE RIGHT
D' DIP	DUCTILE IRON PIPE	RB	RE-BAR
DNR	DEPT. OF NATURAL RESOURCES	RCP	REINFORCED CONCRETE PIPE
DNRMS	DNR MONUMENT SET	RMF	RED PIN FLAG
E	EASEMENT	RPM	RED PAINT MARK
EB	ELECTRIC BOX	RR	RAILROAD
EMC	ELECTRIC MEMBERSHIP CORP.	R/T	RETAINING
EP	EDGE OF PAVEMENT	R/W	RIGHT OF WAY
FC	FACE OF CURB	SF	SQUARE FEET
F/C	FENCE CORNER	S/P	SERVICE POLE
FDC	FIRE DEPARTMENT CONNECTION	SR	SOLID ROD
FFE	FINISHED FLOOR ELEVATION	SS	SANITARY SEWER
FH	FIRE HYDRANT	SSE	SANITARY SEWER EASEMENT
F/L	FENCE LINE	S/W	SIDEWALK
FOCM	FIBRE OPTIC CABLE MARKER	T	TELEPHONE LINE
FP	FENCE POST	T/B	TELEPHONE BOX
F/P	FLAG POLE	TBM	TEMPORARY BENCHMARK
G	GAS LINE	T/C	TOP OF CURB
GLMP	GAS LINE MARKER POST	T/P	TELEPHONE POLE
GM	GAS METER	TP	TRAFFIC POLE
GP	GUY POLE	TRANS	TRANSMISSION
GPC	GEORGIA POWER COMPANY	T/W	TRAFFIC SIGNAL
GV	GAS VALVE	TSI	TRAFFIC SIGN
GW	GUY WIRE	TW	TOP OF WALL
H/C	HANDICAP PARKING SPACE	T/W	TEST WELL
HVP/P	HIGH VOLTAGE POWER POLE	U/G	UNDERGROUND
H/W	HIGH WATER	VB	VALVE BOX
H/W	HEADWALL	VMP	VALVE MARKER POST
INV	INVERT	W	WATER LINE
IPF	IRON PIN FOUND	WF	WETLAND FLAG
IPP	IRON PIN PLACED	WM	WATER METER
IRF	INTERMEDIATE REGIONAL FLOOD	WV	WATER VALVE
JB	JUNCTION BOX	YPF	YELLOW PIN FLAG
		YPM	YELLOW PAINT MARK

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 264.351 FEET AND AN ANGULAR ERROR OF 01" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 346.657 FEET.

LEICA TC 800
TOTAL STATION
WERE USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.



LEGEND
- (1) SANITARY SEWER STRUCTURE
- (A) STORM STRUCTURE
- # ADDRESSES
- (2) LOT NUMBER
- SP SITE PLAN REQUIRED

DCR#04068R01

DEKALB COUNTY CONTRACT NO. 05-800033

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

GEORGIA REGISTERED LAND SURVEYOR No. 2564 V. HAMMOND

REVISIONS			
NO.	DATE	BY	DESCRIPTION

W&B
WATTS & BROWNING ENGINEERS, INC.
CIVIL ENGINEERS & LAND SURVEYORS
5582 PEACHTREE ROAD
ATLANTA, GEORGIA 30341-4953
PHONE: (770) 451-7453
FAX: (770) 455-3955
WWW.WBENGR.COM

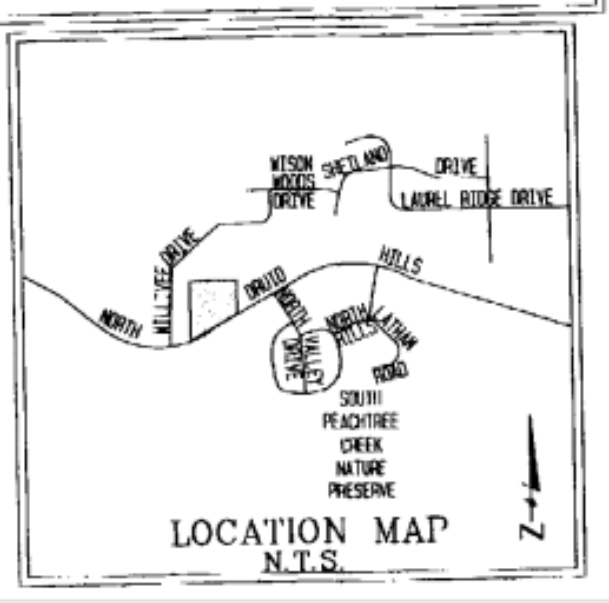
SCALE:	1"=40'
DATE SURVEYED:	5/04/04
DATE UPDATED:	N/A
SURVEYED BY:	K.BOLD
DATE DRAFTED:	07/29/05
UPDATE DRAFTED:	N/A
DRAWN BY:	T. BATTLE
CHECKED BY:	MH
FIELD BOOK #:	2200
JOB NUMBER:	040310
FOLDER NUMBER:	040310
COGO FILE:	576-HAMLOGAN
DISC FILE:	G:\FINAL\040310\040310FP&AS
COUNTY/LL/D/S:	DEKALB/101/18TH
PLAT FILE:	B
SHEET:	2 OF 2

C:\Documents and Settings\mzion\Local Settings\Temp\040310FP&AS.dwg, 11/30/2005 10:22:47 AM, mzion

GENERAL NOTES:

1. TOTAL AREA: 2.5276B 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 FOR CUL-DE-SAC, 75 FT AT REQUIRED FRONT SETBACK
   C.) MINIMUM LOT AREA: 10, 000 SQ ST
   D.) MINIMUM HEATED FLOOR AREA SHALL BE 1, 600 SQ FT (PROPOSED HEATED FLOOR: 2, 200 SQ FT)
   E.) MINIMUM OF 4 OFF STREET PARKINGS 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 FRONTAGE LOTS. EXTERNAL LOTS SHALL HAVE THE BUFFER ON THE EXTERNAL STREET FRONTAGE. INTERNAL LOTS BUFFERS SHALL BE ON THE STREET(S) WHICH IS/ARE NOT 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 NOT 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.



LOCATION MAP
N.T.S.