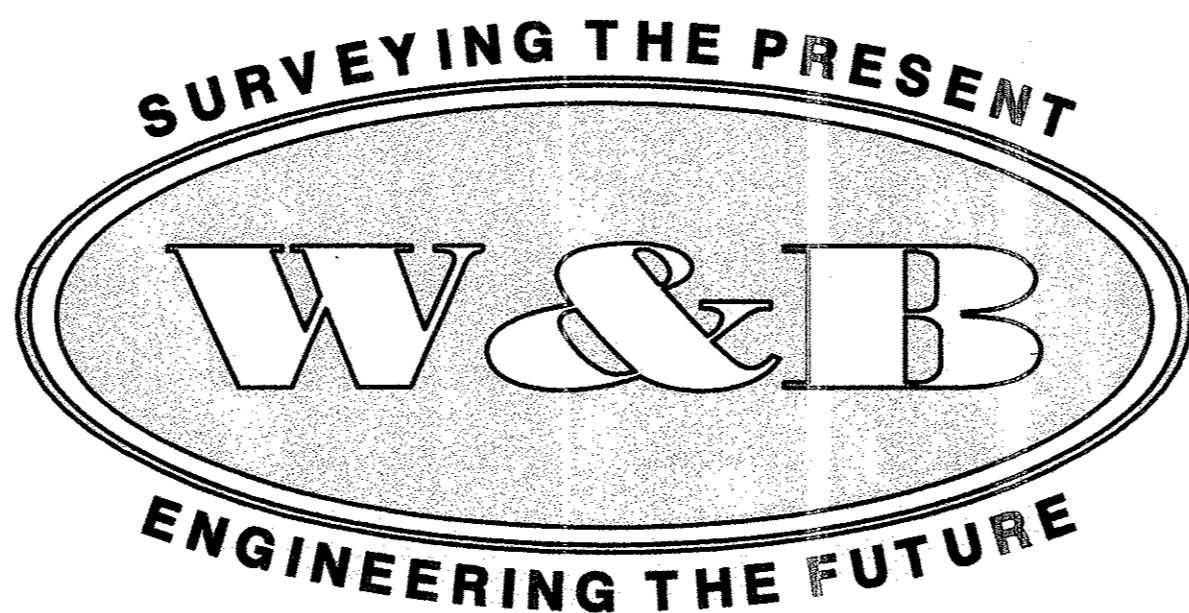


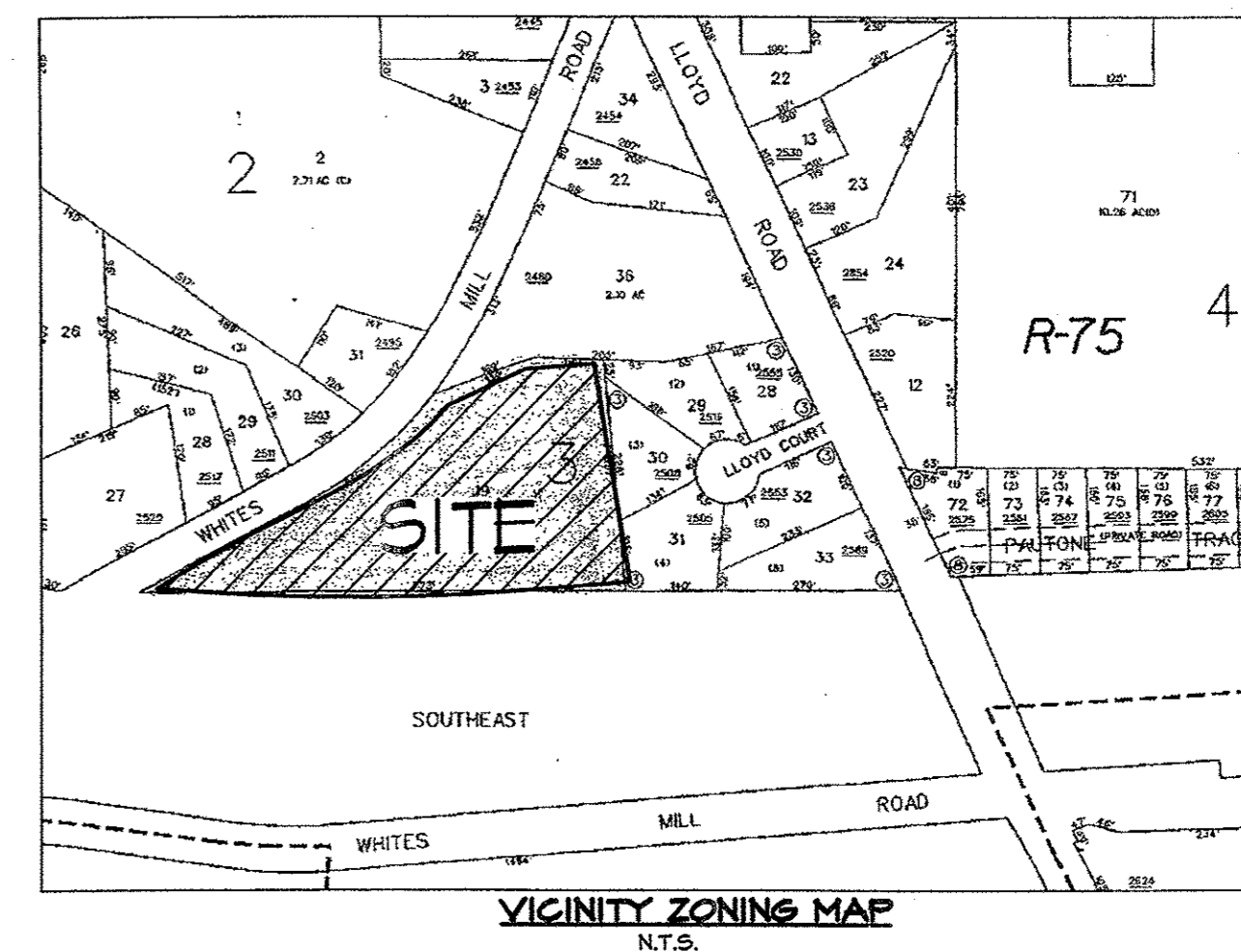
CONSTRUCTION PLANS FOR THE VILLAGE AT WHITE'S MILL

LAND LOT 119 ~ 15TH DISTRICT
DEKALB COUNTY, GEORGIA

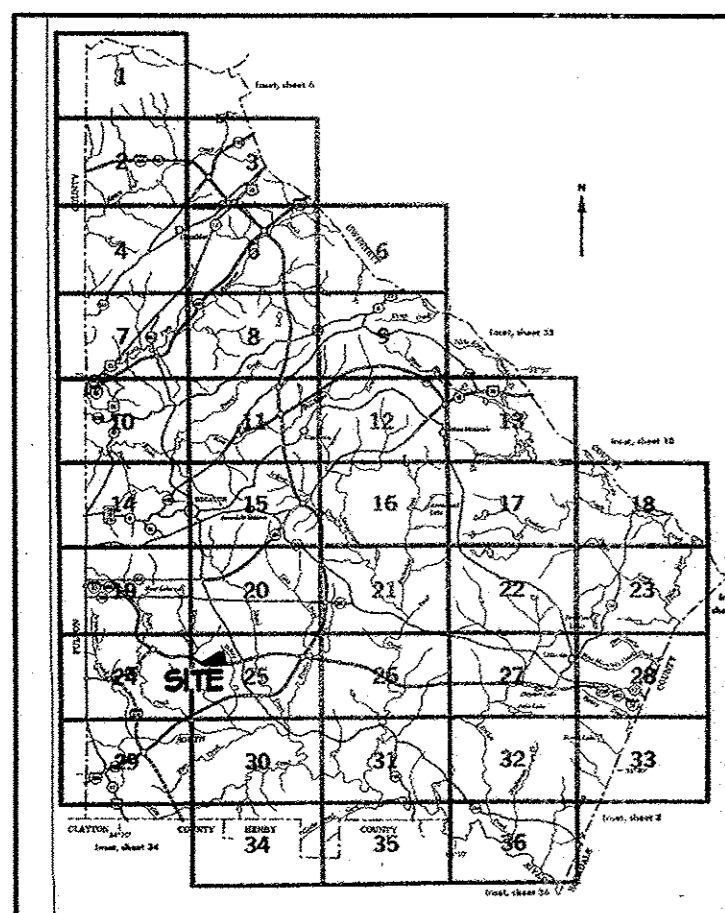
PREPARED BY:



WATTS & BROWNING ENGINEERS, INC.
CIVIL ENGINEERS & LAND SURVEYORS



VICINITY ZONING MAP
N.T.S.



SITE LOCATION MAP
N.T.S.

PROPOSED CONDITIONS LEGEND:

FINISHED FLOOR ELEVATION	FFE 981.00
PROPOSED SPOT ELEVATION	x 999.50
SILT FENCE	[Symbol]
NEW CONTOUR	105
NEW WATERMAIN SIZE	W
NEW WATERSERVICE LINE 1/4" METER	W
NEW WATER VALVE	[Symbol]
NEW FIRE HYDRANT WITH VALVE	[Symbol]
NEW SANITARY SEWER LINE	SS
NEW SANITARY SEWER MANHOLE	[Symbol]
NEW SINGLE PING CATCH BASIN	[Symbol]
NEW DOUBLE PING CATCH BASIN	[Symbol]
NEW JUNCTION BOX	[Symbol]
NEW DROP INLET OR YARD INLET	[Symbol]
NEW HEAD WALL	[Symbol]

EXISTING CONDITIONS LEGEND:

A	ARC	L/A	LIMIT OF ACCESS
AC	ACRE (S)	LC	LENGTH OF CHORD
AE	ACCESS EASEMENT	LLL	LAND LOT LINE
AGLC	ATLANTA GAS LIGHT COMPANY	L/P	LAMP POST/LIGHT POLE
ASP	ASPHALT	L/S	LANDSCAPED AREA
BB	BOTTOM OF BANK	MFE	MINIMUM FLOOD ELEVATION
BC	BACK OF CURB	MFN	METROMEDIA FIBRE NETWORK
B/C	BUILDING CORNER	MW	MONITORING WELL
BL	BUILDING SETBACK LINE	N/C	NAIL IN CAP
BM	BENCHMARK	N/F	NAIL FOUND
BPF	BLUE PIN FLAG	N/O	NON OR FORMERLY
BPM	BLUE PAINT MARK	N/S	NON OR FORMERLY STRUCTURE
BS	BOTTOM OF SLOPE	OFF	ORANGE PIN FLAG
BSO	BELLSOUTH TELEPHONE CO.	OPM	ORANGE PAINT MARK
BSOCH	BELLSOUTH CABLE MARKER	OT	OPEN TOP PIPE
BW	BOTTOM OF WALL	P	POWER LINE
B/W	BARBED WIRE	PB	PLAT BOOK
CB	CATCH BASIN	PB	POWER BOX
CI	CURB INLET	PG	PAGE (S)
CL	CENTERLINE	PIV	POST INDICATOR VALVE
C/L	CHAIN LINK	PL	PROPERTY LINE
CNF	CONCRETE MONUMENT FOUND	POB	POINT OF BEGINNING
COMP	CORRUGATED METAL PIPE	POC	POINT OF COMMENCING
CD	CLEANOUT	PM	POWER METER
COMM	COMMUNICATION	P/P	POWER POLE
CTV	CRIMPED TOP PIPE	P/S	PARKING SPACE (S)
CTV	CABLE TELEVISION	PVC	POLYVINYLCHLORIDE PIPE
C/W	CONCRETE WALK	R	RADIUS
DB	DEED BOOK	R	RIGHT TO THE RIGHT
DE	DRAINAGE EASEMENT	RB	RE-BAR
DI	DROP INLET	RDP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE	RPF	RED PIN FLAG
DNR	DEPT. OF NATURAL RESOURCES	RPM	RED PAINT MARK
DNRMS	DNR MONUMENT SET	R/T	RETAINING
EB	ELECTRIC BOX	R/W	RIGHT OF WAY
EMC	ELECTRIC MEMBERSHIP CORP.	RF	FACE OF CURB
EP	EDGE OF PAVEMENT	S/P	SERVICE POLE
FC	FACE OF CURB	SR	SOLID ROD
F/C	FENCE CORNER	SS	SANITARY SEWER
FDC	FIRE DEPARTMENT CONNECTION	SSE	SANITARY SEWER EASEMENT
FFE	FINISHED FLOOR ELEVATION	T/S	TRAFFIC SIGNAL
PH	FIRE HYDRANT	TSI	TRAFFIC SIGN
F/L	FENCE LINE	TV	TOP OF WALL
FOCM	FIBRE OPTIC CABLE MARKER	U/G	UNDERGROUND
FP	FENCE POST	VB	VALVE BOX
F/P	FLAG POLE	W	WATER LINE
GLMP	GAS LINE MARKER POST	WF	WETLAND FLAG
GM	GAS METER	W/M	WATER METER
GP	GUY POLE	WV	WATER VALVE
GPC	GEORGIA POWER COMPANY	YFF	YELLOW PIN FLAG
GV	GAS VALVE	Y/M	YELLOW PAINT MARK
GW	GUY WIRE		
H/C	HANDICAP PARKING SPACE		
HVP/P	HIGH VOLTAGE POWER POLE		
HW	HIGH WATER		
H/W	HEADWALL		
ICV	IRRIGATION CONTROL VALVE		
INV	INVERT		
IRF	IRON PIN FOUND		
IRP	IRON PIN PLACED		
IRB	INTERMEDIATE REGIONAL FLOOD W		
JF	JUNCTION BOX		
(L)	CURVE TO THE LEFT		

NOTE: THE REFERENCED MUNICIPALITY SUPPLIED THE ZONING INFORMATION STATED ON THIS PLAN. ANY GRAPHIC DEVIATION OF SETBACK LINES AND OTHER MATTERS OF ZONING ARE THE SURVEYOR'S INTERPRETATION OF THE ZONING INFORMATION FURNISHED. THE SURVEYOR OFFERS NO CERTIFICATION AS TO THE ZONING OF THE SUBJECT PROPERTY OR COMPLIANCE WITH ZONING REGULATIONS FOR THE STRUCTURES OR BUSINESSES ON THE SUBJECT PROPERTY.

NOTE: ABOVE GROUND UTILITY LOCATIONS WERE OBTAINED FROM FIELD OBSERVATIONS. WATTS & BROWNING 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 AND INFORMATION FURNISHED TO US BY OTHERS AND WATTS & BROWNING ENGINEERS IS UNABLE TO CERTIFY TO THE ACCURACY OR COMPLETENESS OF THIS INFORMATION. INDICATED LOCATIONS SHOULD BE CONFIRMED IN THE FIELD WITH THE UTILITY COMPANIES PRIOR TO PROCEEDING WITH PLANNING, DESIGN OR CONSTRUCTION.

DeKalb County Planning & Development Department
Version Jones, Chief Executive Officer
Patrick Egan, Engineer

ENGINEER'S CERTIFICATE
STORM WATER RUN-OFF

I, _____, a registered professional engineer in the State of Georgia, hereby certify with my signature and seal, that in my opinion, the grading and drainage plans for the project known as _____, lying in Land Lot _____ of the _____ District, DeKalb County, Georgia have been reviewed under my supervision, and state that, in my opinion, the exception of said plans will comply with the DeKalb County Land Development Ordinance.

This the _____ day of _____, 20____.

Signature: _____
Georgia Registration No. _____

SHEET INDEX

SHEET#	TITLE
1	COVER SHEET
2	MASTER SITE PLAN
3	EXISTING CONDITIONS & DEMOLITION PLAN
4	SITE, DIMENSION & UTILITY LAYOUT PLAN
5	GRADING AND DRAINAGE PLAN
6	WATER AND SANITARY SEWER LAYOUT PLAN
7	OUTFALL SANITARY SEWER PLAN & PROFILE
8	TREE PROTECTION & REPLACEMENT PLAN
9	PHASE I EROSION CONTROL PLAN
10	PHASE II EROSION CONTROL PLAN
11	PHASE III EROSION CONTROL PLAN
12	ROAD & STORM SEWER PROFILES
13	POND DETAILS
14-17	DEKALB COUNTY STANDARD DETAILS
18-21	EROSION CONTROL STANDARD DETAILS
23-25	GAS/CC DETAILS

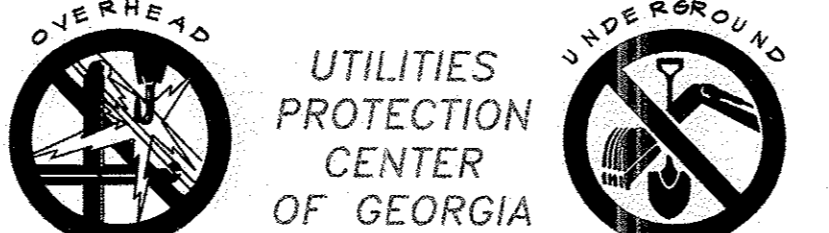
EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLANS DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL MEASURES SHALL BE ADDED TO TREAT THE SEDIMENT SOURCE.

CONSTRUCTION SCHEDULE

MOVE IN (OCT/06) (APPROX)	CLEARING & GRUBBING	SILT FENCE & CONSTRUCTION EXIT & TREE PROTECTION	GRADING	SEWER & STORM	INLET/GUULET EROSION CONTROL	GRASSING TEMPORARY
WEEK 1	WEEK 2	WEEK 1	WEEK 3	WEEK 7	WEEK 3	WEEK 4
	WEEK 2	COMPLETION	WEEK 6	WEEK 9	COMPLETION	COMPLETION

MAINTENANCE OF S & E CONTROLS	PAVING	UTILITIES	CURB	WATER	FINAL LANDSCAPING & CLEARING
WEEK 1	WEEK 10	WEEK 13	WEEK 11	WEEK 12	WEEK 14
COMPLETION	WEEK 11	WEEK 14	WEEK 12	WEEK 13	COMPLETION

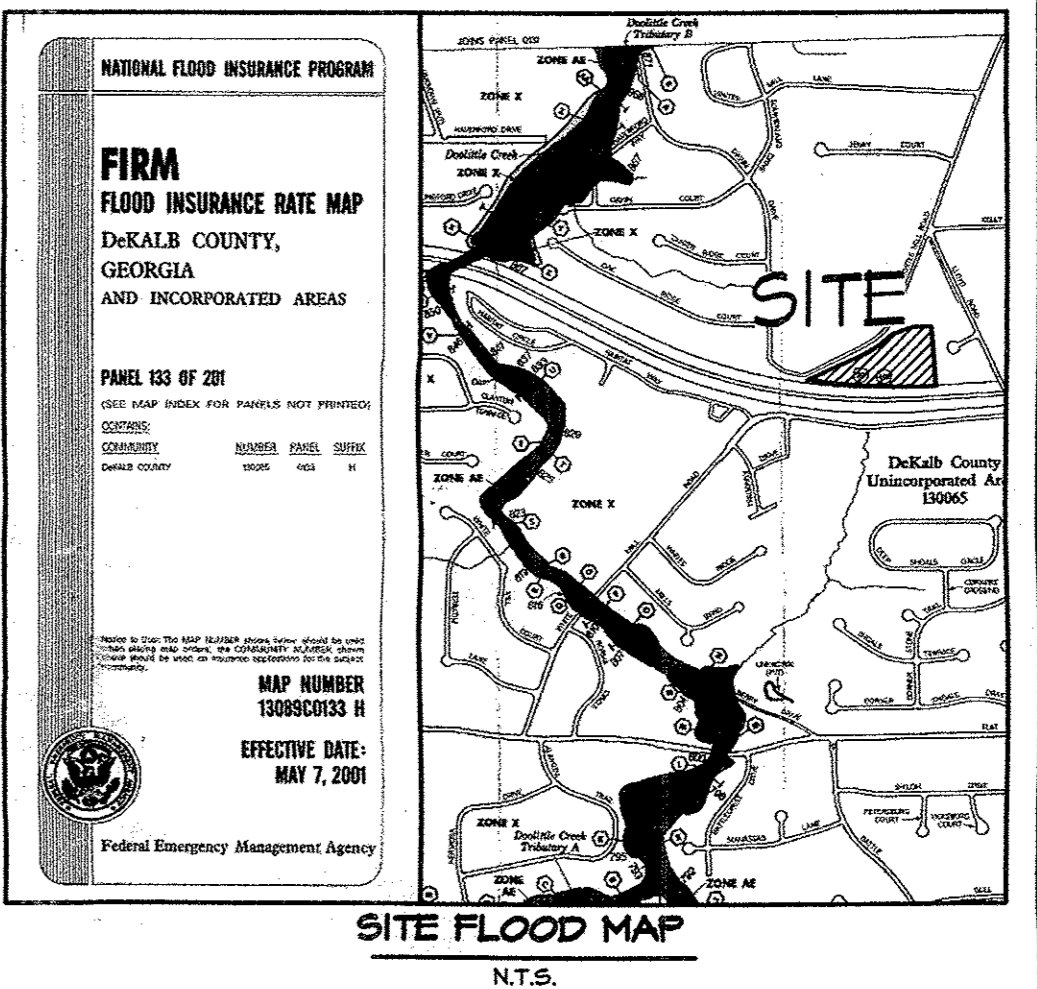
NOTE: DATES ARE APPROXIMATE AND MAY VARY.



BEFORE ANY EXCAVATION WORK BEGINS OR ANY WORK BEGINS WITHIN TEN (10') FT. OF OVERHEAD POWER LINES OF 750 VOLTS OR MORE, NOTIFICATION MUST BE MADE TO THE UTILITIES PROTECTION CENTER (UPC) AT 1-800-282-7411 (823-4344 IN METRO ATLANTA).

NPDES FEE CALCULATIONS
AREA TO BE DISTURBED = 2.23 AC.
FEE PAYABLE TO DEKALB COUNTY = \$40 x 2.23 AC. = \$89.20
FEE PAYABLE TO E.P.D. = \$40 x ? AC. = \$89.20

- GENERAL NOTES:**
- TOTAL AREA = 3.64230 AC, AREA TO BE DISTURBED = 2.23 AC, IMPERVIOUS AREA = 2.034 AC.
 - TOTAL LOTS = 10
 - TOTAL DENSITY = 2.71 LOTS/AC.
 - ZONING: R-75
 - MINIMUM SETBACKS:
 - FRONT - MAJOR THOROUGHFARES - 45 FT.
 - FRONT - MINOR THOROUGHFARES - 35 FT.
 - COLLECTOR STREETS - 30 FT.
 - OTHER STREETS - 30 FT.
 - REAR - 40 FT.
 - MINIMUM LOT WIDTH: 75 FT. AT PUBLIC STREET FRONTAGE FOR CUL-DE-SAC, 75 FT. AT REQUIRED FRONT SETBACK FOR CORNER LOTS, 40 FT. AT PUBLIC STREET FRONTAGE.
 - MINIMUM LOT AREA: 10,000 SQ. FT.
 - MINIMUM OF 4 OFF STREET PARKING SPACES TO BE PROVIDED PER LOT.
 - MINIMUM HEATED FLOOR AREA SHALL BE 1,600 SQUARE FEET.
 - MAXIMUM BUILDING HEIGHT: 35 FT.
 - MAXIMUM LOT COVERAGE: 35%
 - ALL UTILITIES ARE TO BE UNDERGROUND.
 - STREET LIGHTS ARE REQUIRED FOR THIS DEVELOPMENT.
 - TO THE BEST OF OUR KNOWLEDGE, NO PART OF THIS SITE IS IDENTIFIED AS HISTORIC BY THE DEKALB COUNTY HISTORIC PRESERVATION COMMISSION, THE DEKALB COUNTY HISTORIC RESOURCES SURVEY, THE COMPREHENSIVE PLAN, BY LISTING ON THE GEORGIA OR NATIONAL REGISTER OF HISTORIC PLACES, OR BY LISTING AS A NATIONAL HISTORIC LANDMARK.
 - THE NATURAL FEATURES OF THIS SITE ARE SHOWN ON THE PLAN. NO CEMETERIES, OR ARCHAEOLOGICAL RESOURCES EXIST ON THIS PROPERTY.
 - TO THE BEST OF OUR KNOWLEDGE, THERE IS AN EXISTING SEPTIC TANK ON THIS SITE. OWNER SHALL PERMIT REMOVAL WITH THE DEKALB COUNTY HEALTH DEPT. TO THE BEST OF OUR KNOWLEDGE, NO INERT WASTE BURY PITS EXIST ON SITE.
 - BOUNDARY INFORMATION TAKEN FROM A SURVEY FOR WOODHAVEN PROPERTIES, LLC BY WATTS & BROWNING ENGINEERS, INC. DATED 03/10/06.
 - ALL CONSTRUCTION TO CONFORM TO DEKALB COUNTY STANDARDS & SPECIFICATIONS.
 - DEVELOPMENT IS FOR SINGLE FAMILY HOMES.
 - WATER SERVICE IS TO BE PROVIDED BY DEKALB COUNTY.
 - SANITARY SERVICE IS GRAVITY FLOW AND IS TO BE PROVIDED BY DEKALB COUNTY.
 - SKETCH FLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THE STORM DRAINAGE OR SANITARY SEWER SYSTEMS. NO CONSTRUCTION SHALL BEGIN UNTIL CONSTRUCTION PLANS ARE APPROVED AND A DEVELOPMENT PERMIT IS OBTAINED.
 - ALL STREETS ARE TO BE PAVED PER DEKALB CO. STD. 700 AND WILL BE DEDICATED TO DEKALB COUNTY BY THE TIME OF THE FINAL FLAT.
 - CONTOUR INTERVAL IS TWO (2) FEET.
 - A 75' TRIANGULAR BUFFER WILL BE MAINTAINED ON ALL STATE WATERS THAT ARE NOT APPROVED FOR A BUFFER ENCROACHMENT VARIANCE BY DEKALB COUNTY OR THE ENVIRONMENTAL PROTECTION DIVISION OF THE GEORGIA DEPARTMENT OF NATURAL RESOURCES.
 - A SEPARATE DEMOLITION PERMIT WILL BE REQUIRED FOR EX. BUILDINGS TO BE REMOVED.
 - NO PARKING IS ALLOWED ALONG PUBLIC RIGHT-OF-WAY.
 - NECESSARY BARRICADES, SUFFICIENT LIGHTS, SIGNS AND OTHER TRAFFIC CONTROL METHODS AS MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC SHALL BE PROVIDED AND MAINTAINED THROUGHOUT THE WIDENING OF AND CONSTRUCTION ON DEKALB COUNTY ROADS.
 - ELECTRICAL SERVICES ARE TO BE UNDERGROUND.
 - THIS SUBDIVISION WILL HAVE A HOME OWNER'S ASSOCIATION WITH COVENANTS PRIOR TO RECORDING THE FINAL FLAT.
 - OFF SITE DRAINAGE EASEMENTS ARE NOT PROPOSED FOR THIS DEVELOPMENT.
 - NOTICE OF PUBLIC MEETING ON PROPOSED SKETCH FLAT IS TO BE SENT TO: WOODHAVEN PROPERTIES, LLC, PO BOX 4216028, NORCROSS, GEORGIA 30010-16028.
 - MAXIMUM STREET GRADES: LOCAL RESIDENTIAL - 12% MAJOR ARTERIAL - 8%
 - RECORDED OFFSITE SANITARY SEWER EASEMENTS ARE REQUIRED PRIOR TO ISSUANCE OF A LAND DISTURBANCE PERMIT.
 - THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR COMPLIANCE WITH THE CORPS OF ENGINEERS' REQUIREMENTS REGARDING WETLANDS.
 - TO THE BEST OF OUR KNOWLEDGE, THIS PROPERTY IS NOT PART OF A FORMER SUBDIVISION.
 - ALL WORK SHALL COMPLY WITH APPLICABLE STATE, FEDERAL AND LOCAL CODES.
 - ALL MATERIALS AND CONSTRUCTION METHODS TO BE IN ACCORDANCE WITH DEKALB COUNTY, AND THE GEORGIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS, AS APPLICABLE.
 - DEVIATION FROM THESE PLANS AND SPECIFICATIONS WITHOUT THE PRIOR WRITTEN CONSENT OF THE ENGINEER MAY CAUSE THE WORK TO BE UNACCEPTABLE.
 - THERE MAY BE ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR LOCATIONS SHOWN AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL APPLICABLE STATE, FEDERAL AND LOCAL CODES WITHIN THE LIMITS OF CONSTRUCTION PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE DEPARTMENT OF THE UTILITY COMPANY. THE CONTRACTOR IS RESPONSIBLE FOR THE NOTIFICATIONS AND LIAISON WITH UTILITY COMPANIES IN THE PROCESS OF LOCATING, RELOCATING AND TIE-IN TO THE PUBLIC.
 - IF CONTRACTOR DAMAGES ANY EXISTING UTILITIES DURING CONSTRUCTION, HE SHALL, AT HIS OWN EXPENSE, REPLACE OR REPAIR THE UTILITIES TO ORIGINAL CONDITION AND QUALITY, AS APPROVED BY THE ENGINEER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY.
 - IN THE CASE OF UNFORESEEN CONSTRUCTION COMPLICATIONS OR DISCREPANCIES, THE CONTRACTOR IS TO NOTIFY THE OWNER'S REPRESENTATIVE AND ENGINEER.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A MARKED-UP SET OF DESIGN DRAWINGS SHOWING ALL 'AS-BUILT' CONDITIONS. THESE 'RECORD DRAWINGS' SHALL BE MADE AVAILABLE TO THE DESIGNER AND/OR THE CITY INSPECTOR UPON REQUEST. THE MARKUPS SHALL BE AT THE SITE AT ALL TIMES AND SHALL BE UTILIZED BY THE ENGINEER/SURVEYOR TO DEVELOP FINAL RECORD DRAWINGS.
 - ALL PITS ALLOWED ON THIS SITE, CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS FROM THE SITE PER CITY OF ATLANTA REGULATION.
 - ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL SPOT ELEVATIONS ARE TO THE BOTTOM FACE CURB AND/OR PAVEMENT.



SITE FLOOD MAP
N.T.S.

NOTE:
INSTALLATION OF TEMPORARY SEDIMENT BASINS, INSTALLATION OF DETENTION FACILITIES, AND INSTALLATION OF WATER QUALITY SHALL BE CONCURRENT WITH FINAL STABILIZATION AND/OR PRIOR TO MAINTENANCE /PERFORMANCE BOND EXPIRATION.

PROJECT CONTACT INFORMATION:

OWNER / DEVELOPER:
WOODHAVEN PROPERTIES, LLC
MR. GENE KELLY, JR.
PO BOX 4216028
NORCROSS, GEORGIA 30010-1608
PHONE: (770) 416-4552

SURVEYOR / ENGINEER:
WATTS & BROWNING ENGINEERS, INC.
5582 PEACHTREE ROAD
ATLANTA, GEORGIA 30341-4953
CONTACT: MR. MARK ZION
PHONE: (770) 451-7455

COVER SHEET OF PROPERTY LOCATED IN THE VILLAGE AT WHITE'S MILL LAND LOT 119 15TH DISTRICT DEKALB COUNTY, GEORGIA

REVISIONS / MILESTONES

NO.	DATE	BY	DESCRIPTION
1.	03/10/07	HLZ	SUBMITTAL TO DEKALB COUNTY

WATTS & BROWNING ENGINEERS, INC.
CIVIL ENGINEERS & LAND SURVEYORS
5582 PEACHTREE ROAD
ATLANTA, GEORGIA 30341-4953
PHONE: (770) 451-7455
FAX: (770) 455-3955
WWW.WBENG.COM

SCALE: 1" = 50'

DATE SURVEYED: 03/10/06
DATE UPDATED: N/A
SURVEYED BY: T. GREENE
DATE DRAFTED: 03/17/06
UPDATE DRAFTED: N/A
DRAWN BY: AMGH
CHECKED BY: PH
FIELD BOOK #: 2213
JOB NUMBER: 062306
FOLDER NUMBER: 062306
COSO FILE: 581-WOODHAVEN
DISC FILE: 261-062306
COUNTY/LL/D/S: DEKALB/119/1
PLAN FILE: B
SHEET: 1

DEKALB COUNTY PROJECT NUMBER: TO BE ASSIGNED

ALL EROSION AND SEDIMENTATION CONTROLS, AND TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO GRADING.

