

DEKALB COUNTY NOTES

- 1a. No work in right-of-way, including paved surfaces, permitted without written authorization from the DeKalb County Public Works Department.
- 2a. DeKalb County shall be responsible solely for the 8 inch sanitary sewer, the 6 inch sewer service lateral pipe up to the clean-out, and the 8 inch water main.
- 3a. A 10' landscape buffer exists on all abutting heritage 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.
- 4a. For homes located below the street, a sewer relief valve is required on clean out outside each building and below the first floor elevation. A backflow check valve is required between the clean out and the structure.
- 5a. 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.
 - 6a. Vehicular access is prohibited from individual lots to _____ (limited access symbol)
 - 7a. A 10' fire damage easement exists between all lots and along the perimeter boundary lines of the subdivision except where shown otherwise.
 - 8a. Subsequent builders and developers of individual lots shall make provisions to connect all generated surface waters to the drainage facilities provided by the developer without unauthorized discharge onto adjacent properties.
 - 9a. Easements for storm drains and sanitary sewer lines shall be centered on the pipe.
 - 10a. 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 space, shall not be less than three feet above the Intermediate Regional Flood elevation.
 - 11a. An As-Built Elevation Certificate is required prior to framing on the following lots: _____
 - 12a. An easement shall exist which includes the flood plain plus five feet.
 - 13a. 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 to these wetland areas without proper authorization.
 - 14a. Individual residential builders, in a subdivision where a Notice of Intent (NOI) is required to comply with Federal National Pollution Discharge Elimination System (NPDES) regulations, must also file a NOI and Notice of Termination (NOT) with the Georgia Dept. of Natural Resources, Environmental Protection Division (EPD). A Storm Water Pollution Prevention Plan must be developed and implemented.
 - 15a. Site plan required on lots: _____
 - 16a. The Owner/Developer is responsible for providing long side and short side water service lines enclosed pipe or outside the sidewalk.
 - 17a. DeKalb County Sanitation Department is not responsible for trash pick-up on private streets.
 - 18a. Future easements by the D.O.T. on _____ may include a centaine median.
 - 19a. The following lots contain 20' depth of two (2) feet or greater between the road right-of-way and rear building line and have remained flat during the development stage. These lots require compaction certification issued by a registered professional geotechnical engineer to be submitted prior to final plat recording. Lots: (engineer to determine which lots apply and list them in the note)
 - 20a. Lots that will require 10' 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 issued by a registered professional geotechnical engineer to be submitted at time of building permit application.
 - 21a. Most landfills or low burying of construction debris, tree stumps and logs or any other refuse is prohibited except in 4-2 Industrial District per Land Development Ordinance Chapter 14, Article 9, Section 14-37 (b) (6).
 - 22a. I certify that this project meets the DeKalb County Stormwater Quality requirements per the Development Ordinance Section 14-42.

OWNER / DEVELOPER / SUBDIVIDER

M3 CONSTRUCTION
 870 DUBUE SPRINGS ROAD
 MONROE, GA 30656
 PH: 770-267-4485
 CONTACT: MIKE MARTIN

PIPELINE CONTRACTOR
 COUCH PIPELINE & GRADING, INC.
 2341 US HIGHWAY 78
 LOGANVILLE, GA 30052
 PH: 770-259-9152
 CONTACT: JEFF COUCH

LAND SURVEYOR / ENGINEER
 PLANNERS AND ENGINEERS COLLABORATIVE
 350 RESEARCH COURT
 NORCROSS, GA 30092
 PH: 770-451-2741
 CONTACT: JOHANNAN HOWARD

SITE DATA	
ACREAGE	0.08
AREA OF SITE	3,483 ACRES
MINIMUM AREA FOR DISTRICT	2.00 ACRES
LOT REQUIREMENTS	MINIMUM LOT WIDTH 100 FT. MINIMUM LOT DEPTH 50 FT. MINIMUM FRONT YARD 20 FT. MINIMUM REAR YARD 20 FT. MINIMUM SIDE YARD 5 FT. MINIMUM BUILDING HEIGHT RESIDENTIAL APPLICATION(S) 2.5 STORIES
PROJECT AREA:	AREA OF DISTURBANCE 3.11 ACRES MINIMUM LOTS PER ACRE 30 MINIMUM NUMBER OF LOTS 116 MINIMUM LOTS PER ACRE 45
FLOOR AREA FOR DWELLING:	MINIMUM ONE BEDROOM UNITS 650 S.F. MINIMUM TWO BEDROOM UNITS 900 S.F. MINIMUM THREE OR MORE BEDROOM UNITS 1000 S.F.
PARKING REQUIREMENTS:	REQUIRED SPACES PER PROJECT 110 SPACES REQUIRED PER APPLICABLE 4 PER 1000 S.F. = 46 CHANGELINE/REAR 1.75 PER UNIT = 44 RESIDENTIAL 88 COMMERCIAL 44 TOTAL NUMBER OF SPACES 132 HANDICAP SPACES REQUIRED 5 MINIMUM SPACES PER 100 5 NUMBER OF SPACES "NON-ACCESSIBLE" 5
* ALL RESIDENTIAL UNITS WILL HAVE AT LEAST A ONE CAR GARAGE, ACCESSIBLE BY A DRIVEWAY. THERE HAS BEEN TWO PARKING SPACES ALLOTED TO EACH RESIDENTIAL UNIT. IT IS ASSUMED THAT THE MINIMUM UNIT COST REPRESENTS ONE SPACE WITH THE DRIVEWAY EXTENDED TO THE REAR OF THE UNIT. THESE SPACES HAVE BEEN TALLIED AS RESIDENTIAL SPACES SHOWN.	

TAKEN FROM APPROVED SITE PLAN LISTED IN REFERENCE 2.

REFERENCES

1. SURVEY for Billy Crowe & Dennis Christopher by Ken Nutt, L.L.C. dated October 27, 2004.
2. APPROVED SITE PLAN by Planners and Engineers Collaborative for M3 Construction dated March 14, 2005, last revised March 21, 2005.

The field data upon which this map or plat is based has a closure precision of one foot in 46,411 feet and an angular error of 00' 01" per angle point and was plotted using the compass adjustment rule. This map or plat has been calculated for closure and is found to be accurate to within one foot in 196,381 feet for Tract 1 and one foot in 859,835 feet for Tract 2.

EQUIPMENT USED:

ANGULAR: TOPCON-GTS-302

LINEAR: TOPCON-G1S-302

NOTES

1. The underground utilities shown have been located from field survey information and existing drawings. This surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information supplied and to the surveyor's best knowledge or approximately as shown. The surveyor has not physically located the underground utilities.
2. I have examined the Federal Emergency Management Agency Flood Insurance Rate Map for DeKalb County, Georgia and Incorporated Areas, Community Panel Number 130800008B 1, Panel 88 of 201, effective date May 7, 2001 and found NO portion of the property shown hereon to fall within a designated Flood Zone "A" (area of 100 Year Flood).
3. This site is tied to DeKalb County Monument 692 (Station 5700). Elevation is 975.70 NAVD83.
4. The term "Certification" relating to professional engineering and 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.
5. This survey has been prepared without the benefit of a current title inspection report. Easements or other encumbrances may exist on public record but not be shown hereon.
6. No checks or right-of-way plans could be found to show where Redon Road was widened from 50' to 100'. Reference 1 shows 100' and the current width of the curving appears to be closer to a 100' width, but no recorded evidence of the taking could be located. The right-of-way of Sagahil was determined by holding the easterly right-of-way of Sagahil per the subject deed and holding 25' easterly of that line to determine the westerly right-of-way line. The 5' strip of land shown as Tract 2, does not appear to have been dedicated as right-of-way.
7. The Homeowner's Association is responsible for maintaining the detention facilities and storm drain system.
8. The buildings have not been built yet and site is still under construction. Portions of this plat may or may not be built at this time. Major, Storm and Sanitary structures have been field located.

BOUNDING CONDITIONS - CE-04049

1. Mixed use development of office, commercial and residential based on the conceptual site plan.
2. A mandatory condominium owners association to maintain common areas, including buffers and streets.
3. Facades of structures to be brick and/or stone, except for architectural accents.
4. At least one attached parking space per residential unit.
5. Buildings in event of two stories to have a special land use permit if rezoning is approved.
6. No approved concrete block on any structure.
7. Access to be approved by Public Works.

NOT TO SCALE

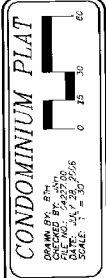
REDUCED FOR RECORDING



DATED: 7/28/06
 Jonathan N. Howard, Ga. R.L.S. No. 3008

SHEET 2 OF 2

REV.	DATE	DESCRIPTION



DEKALB COUNTY
 GEORGIA

SAGEHILL WALK CONDOMINIUMS

PLANNERS AND ENGINEERS COLLABORATIVE
 WE PROVIDE SOLUTIONS FOR THE PROJECTS YOU WANT TO SUCCEED.
 1000 Peachtree Street, Suite 1000, Atlanta, GA 30309
 PH: 404-525-1334
 FAX: 404-525-1335
 WWW: WWW.PAECOLLABORATIVE.COM

Plat Book 177 Ps
 Linda Carter
 Clerk of Superior Court
 DeKalb County, Georgia

