

The
Palisades
AT LAUREN'S CROSSING



ATTN

Property Tax Information Results

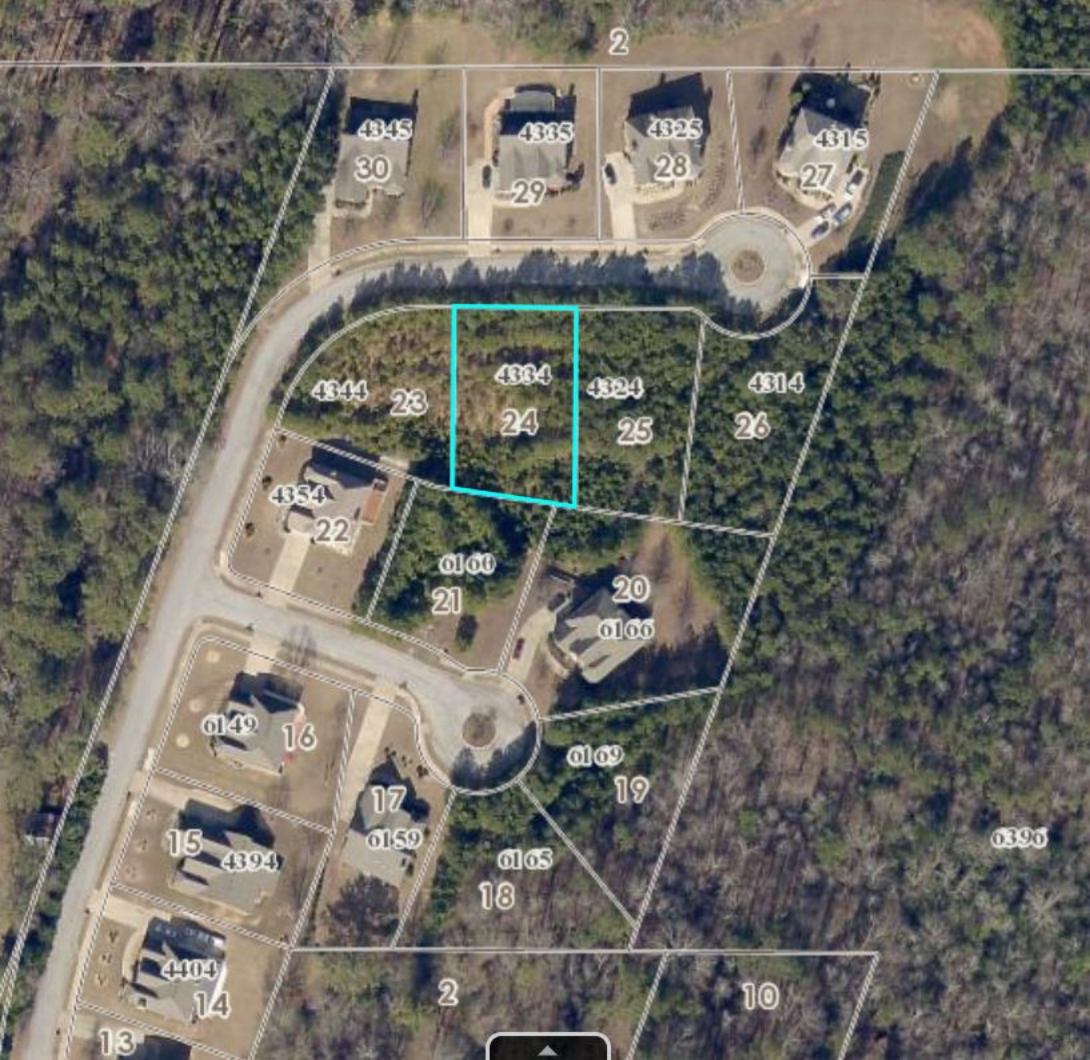
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<p>Property Identification</p> <p>Parcel ID 16 081 01 024 Pin Number 4751807 Property Address 4334 PALISADES PLACE DR Property Type Real Estate Tax District 80 - STONECREST</p> <p>Owner Information</p> <p>Last Name, First Name CRAFT HOME BUILDERS LLC Jan. 1st Owner CRAFT HOME BUILDERS LLC Co-Owner Current Owner CRAFT HOME BUILDERS LLC Co-Owner</p> <p>Owner Address 3755 NAMASCO DR STE 16 SUWANEE GA 30024</p> <p>Care of Information</p> <p style="text-align: center; color: red; font-weight: bold;">** CHANGE MAILING ADDRESS **</p> <p>Homestead Exemption - NO EXEMPTION</p> <p>Exemption Type Tax Exempt Amount \$0.00</p> <p>APPLY FOR BASIC HOMESTEAD EXEMPTION AND PROPERTY ASSESSMENT FREEZE</p> <p>Other Exemption Information</p> <p>Exemption Type Value Exemption Amount \$0.00</p> <p>Deed Information</p> <p>Deed Type QUIT CLAIM DEED Deed Book/Page 26342 / 00234 Plat Book/Page 0 / 0</p> <p>Property Characteristics/ Sales Information</p> <p>NBHD Code 1720 Zoning Type - Improvement Type Last Deed Date 6/22/2017 Last Deed Amount \$0.00</p> <p style="text-align: right;">Click here to view property map</p> <p>Additional Property Information</p> <p>Property Value/Billing Assessment</p> <p>Taxable Year 2021 Land Value \$29,600 Building Value \$0 Misc. Improvement Value \$0 Total Value \$29,600 40% Taxable Assessment \$11,840</p> <p style="text-align: center;">Information as of 6/11/2021 For additional information on the data above, contact the Property Appraisal Department at 404-371-2471</p>	<p>Tax Information Summary</p> <p>Taxable Year 2020 Millage Rate 0.044189 DeKalb County Taxes Billed \$581.20 DeKalb County Taxes Paid \$581.20 DeKalb County Taxes Due \$0.00</p> <p>Total Taxes Billed \$581.20 Total Taxes Paid \$581.20 Total Taxes Due \$0.00</p> <p>DeKalb County Taxes</p> <p>First Payment Date 9/30/2020 First Payment Amount \$290.60 Last Payment Date 11/16/2020 Last Payment Amount \$290.60</p> <p style="text-align: center;"> Tax Paid Receipt Tax Bill Details -- Choose a Tax Year -- <input type="button" value="v"/> Get Tax Payoff Info. </p> <p>Property Tax Mailing Address</p> <p>DeKalb County Tax Commissioner Collections Division PO Box 100004 Decatur, GA 30031- 7004</p> <p>Prior Years Tax *** Please note that payment posting information may be delayed due to batch processing***</p> <p>DeKalb County Tax</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>TaxYear</th> <th>Total Owed</th> <th>Total Paid</th> <th>Total Due</th> <th>Adjusted Bill Due Date</th> </tr> </thead> <tbody> <tr><td>2020</td><td>\$581.20</td><td>\$581.20</td><td>\$0.00</td><td></td></tr> <tr><td>2019</td><td>\$590.40</td><td>\$590.40</td><td>\$0.00</td><td></td></tr> <tr><td>2018</td><td>\$209.94</td><td>\$209.94</td><td>\$0.00</td><td></td></tr> <tr><td>2017</td><td>\$578.26</td><td>\$578.26</td><td>\$0.00</td><td></td></tr> <tr><td>2016</td><td>\$579.44</td><td>\$579.44</td><td>\$0.00</td><td></td></tr> <tr><td>2015</td><td>\$414.72</td><td>\$414.72</td><td>\$0.00</td><td></td></tr> <tr><td>2014</td><td>\$420.32</td><td>\$420.32</td><td>\$0.00</td><td></td></tr> <tr><td>2013</td><td>\$420.72</td><td>\$420.72</td><td>\$0.00</td><td></td></tr> </tbody> </table> <p>Delinquent Taxes/ Tax Sale Information</p> <p>Tax Sale File Number FIFa-GED Book/Page Levy Date Sale Date Delinquent Amount Due</p>	TaxYear	Total Owed	Total Paid	Total Due	Adjusted Bill Due Date	2020	\$581.20	\$581.20	\$0.00		2019	\$590.40	\$590.40	\$0.00		2018	\$209.94	\$209.94	\$0.00		2017	\$578.26	\$578.26	\$0.00		2016	\$579.44	\$579.44	\$0.00		2015	\$414.72	\$414.72	\$0.00		2014	\$420.32	\$420.32	\$0.00		2013	\$420.72	\$420.72	\$0.00	
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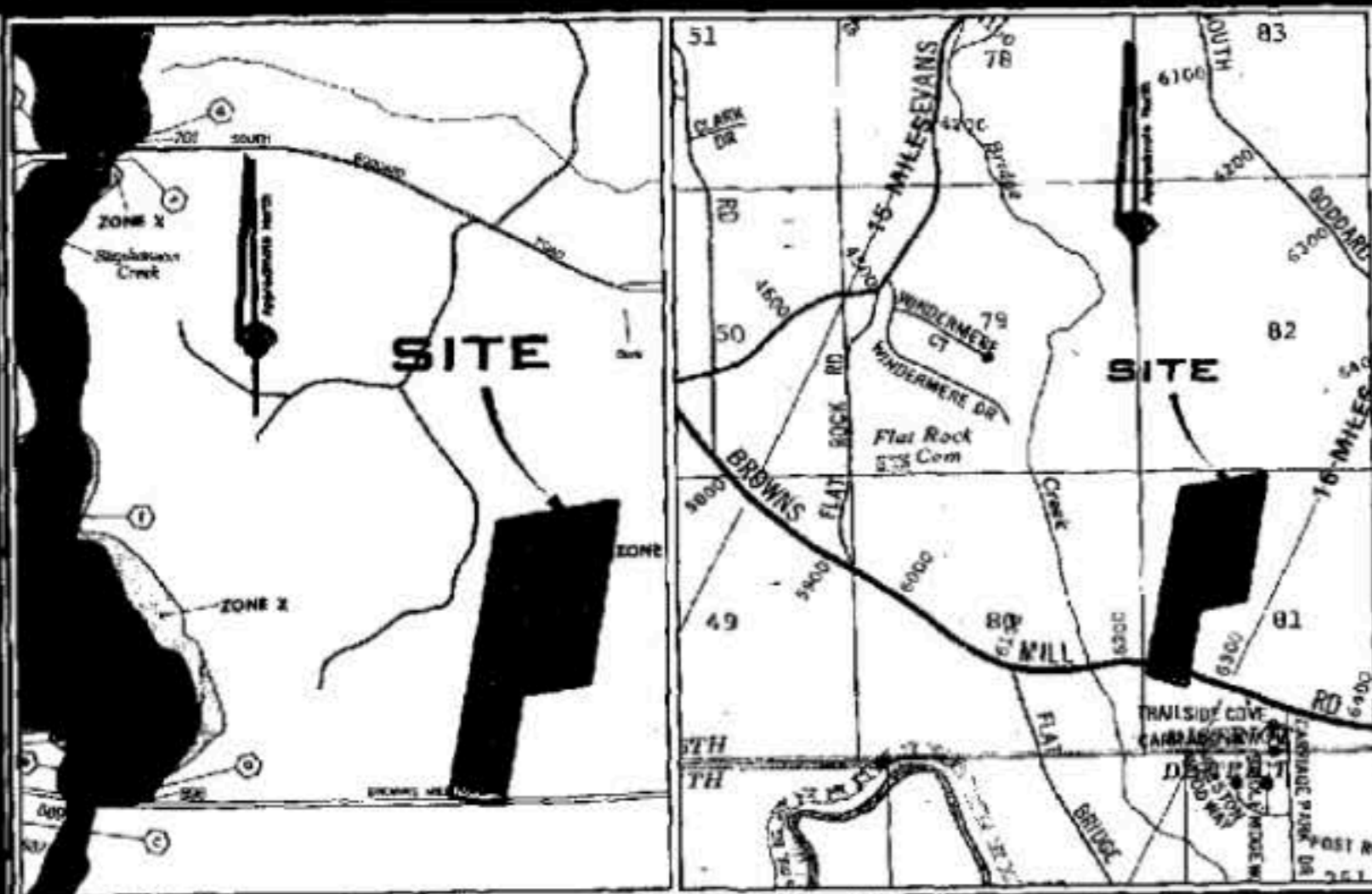


Browns Mill Rd

Palisades Pl/Dr

D E F G
C
B
A





**REF. AERO ATLAS N.T.S
LOCATION MAP / FLOOD MAP**

**DEKALB COUNTY, GEORGIA
COMMUNITY PANEL # 13089C0169 H
DATED MAY 7, 2001**

SURVEYOR'S AND OWNER'S ACKNOWLEDGMENT

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.

[Signature] R.L.S. No. 1729

LAWRENCE WILLIAMS AND GWENDOLYN WILLIAMS

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 HEREOF 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 HERETO SET MY HAND THIS 31ST DAY OF August 2006

[Signature] *[Signature]*
WITNESS JACK PENDERGRASS LAWRENCE WILLIAMS

[Signature] PATRICK F. CAREY
NOTARY PUBLIC
EXPIRES JULY 19, 2008

DEKALB COUNTY PROJECT NO. 02065R01

THIS PLAT HAS BEEN SUBMITTED TO AND ACCEPTED BY THE CHIEF EXECUTIVE OFFICER OF DEKALB COUNTY, GEORGIA, AND HAS BEEN APPROVED AS REQUIRED BY STATE LAW AND COUNTY ORDINANCES MEETING ALL CONDITIONS PRECEDENT TO RECORDING IN THE SUPERIOR COURT OF DEKALB COUNTY, GEORGIA.

DATE: THIS 20TH DAY OF September 2006
By Direction: VERNON JONES
Chief Executive Officer
DeKalb County, Georgia

WE, THE UNDERSIGNED HEREBY STATE THAT ALL LOTS SHOWN ON THE PLAN FOR THE PROJECT KNOWN AS **THE PALISADES AT LAURENS CROSSING** LYING IN LAND LOT 81 OF THE 16TH DISTRICT, DEKALB COUNTY, GEORGIA, APPROVED WITH SERVICES FOR CONNECTION TO THE PUBLIC WATER AND SANITARY SEWER SYSTEMS.

THIS THE 7TH DAY OF July 2006.
[Signature]
LAWRENCE WILLIAMS
[Signature]
GWENDOLYN WILLIAMS
ENGINEER/SURVEYOR/CONTRACTOR TRAVIS N. PRUITT SR. R.L.S. # 1729

I CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY ALL AFFECTED DEPARTMENTS AND COMPLIES WITH ALL ZONING, ENVIRONMENTAL AND SUBDIVISION REQUIREMENTS.
THIS 23RD DAY OF August 2006
[Signature]
Miss. DIRECTOR OF PUBLIC WORKS
DEKALB COUNTY, GEORGIA

I CERTIFY THAT THE DEVELOPER HAS COMPLIED WITH THE POTABLE WATER REQUIREMENTS AND THE SANITARY SEWER REQUIREMENTS OF THE COUNTY.
THIS 24TH DAY OF August 2006
[Signature]
ASSOCIATE DIRECTOR,
WATER AND SEWER

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.
THIS 28TH DAY OF August 2006
[Signature]
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.
THIS 28TH DAY OF August 2006
[Signature]
DIRECTOR, PLANNING DEPARTMENT

I CERTIFY THAT THIS PROJECT MEETS THE DEKALB COUNTY POTABLE WATER QUALITY REQUIREMENTS PER THE DEVELOPMENT ORDINANCE SECTION 15-1-1.
[Signature]
ENGINEER



THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 584,370 FEET.
THIS PLAT HAS BEEN PREPARED USING A TRIMBLE 5603 ROBOTIC TOTAL STATION.
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF (1) FOOT IN 26,953 FEET AND AN ANGULAR ERROR OF 1 SECOND PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

TOTAL AREA: 10.00 AC
435,596 SQ. FT.
ZONING: R-100
DENSITY: 180 UNITS PER ACRE
LOTS: 19
DISTURBED AREA: 10.0 ACRES

GENERAL NOTES:

- PROPOSED LAND USE: SINGLE FAMILY DETACHED SUBDIVISION.
ZONING: R-100
 - ALL CONSTRUCTION SHALL CONFORM TO DEKALB COUNTY AND/OR GEORGIA D.O.T. STANDARDS AND SPECIFICATIONS.
 - ALL NON-PAVED DISTURBED AREAS TO BE SEEDED WITH MATERIAL SUITABLE TO SEASON AND TO BE MAINTAINED UNTIL STABILIZED.
 - ALL PIPE DIMENSIONS ARE SHOWN TO CENTER OF STRUCTURE.
 - FLOOD HAZARD NOTE: THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP OF DEKALB COUNTY, GEORGIA AND INCORPORATED AREAS, MAP NUMBER 13089C0169 H, DATED MAY 7, 2001.
 - MINIMUM LOT REQUIREMENTS:
MINIMUM LOT SIZE: 15,000 SF
FRONT YARD BSL: 35'
INTERIOR SIDE YARD BSL: 10'
REAR YARD BSL: 40'
LOT WIDTH AT FRONTAGE: **
MINIMUM HEATED FLOOR AREA: 2,000 SF
MAXIMUM BUILDING HEIGHT: 35'
PARKING: 4 SPACES PER DWELLING UNIT
MAXIMUM COVERAGE: 35 PERCENT
 - TOTAL AREA: 10.00 ACRES
 - TOTAL NUMBER OF LOTS: 19
 - PUBLIC WATER SERVICE BY DEKALB COUNTY.
 - PUBLIC SEWER SERVICE BY DEKALB COUNTY.
 - ELECTRIC SERVICE IS UNDERGROUND.
 - ALL EXISTING ABOVE GROUND UTILITY SERVICE ALONG STREET FRONTAGE TO REMAIN, EXCEPT THOSE SHOWN TO BE REMOVED OR RELOCATED.
 - ALL STREETS SHOWN ON THIS PLAT ARE PAVED PUBLIC STREETS.
 - THE OWNER WILL BE RESPONSIBLE FOR OBTAINING ALL WETLAND PERMITS REQUIRED FROM THE CORPS OF ENGINEERS.
 - NOTE DELETED
 - THE WATER AND SEWER DEPARTMENT WILL REQUIRE THAT A BACKFLOW PREVENTER DEVICE BE INSTALLED (IF NOT CURRENTLY EXISTING) ON EACH DOMESTIC OR FIRE SERVICE, AND ANY OTHER TYPE WATER SERVICE CONNECTION.
 - NO ONSITE BURY PITS WILL BE ALLOWED ON THIS DEVELOPMENT.
 - BENCHMARK: DEKALB COUNTY BENCHMARK - DC733. A BRASS DISK SET IN THE CONCRETE SIDEWALK ON THE WESTERLY SIDE OF MILLER ROAD JUST SOUTHERLY OF COVINGTON HIGHWAY. THE MARK IS LOCATED 32.0 FEET WESTERLY OF THE PAINTED CENTERLINE OF MILLER ROAD AND 19.0 WESTERLY OF THE MOST NORTHERLY CORNER OF SAID SIDEWALK. ELEVATION: 938.08 (MSL)
 - A MANDATORY HOMEOWNERS ASSOCIATION IS REQUIRED FOR OWNERSHIP AND MAINTENANCE OF COMMON AREAS, RETENTION/DETENTION FACILITIES, STORM DRAIN SYSTEM AND LANDSCAPE ISLANDS.
 - NOTE DELETED
 - 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 THE TIME OF BUILDING PERMIT APPLICATION.
 - 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)(8).
 - PROVISIONS FOR STREET LIGHTING HAVE BEEN MADE
 - THIS SUBDIVISION IS SUBJECT TO THE PROTECTIVE COVENANTS RECORDED IN DEED BOOK 18541, PAGES 73-126 OF DEKALB COUNTY RECORDS ON MARCH 24, 2006
- (SEE SHEET 2 FOR CONTINUATION OF NOTES)

**ALL LOTS SHALL HAVE AT LEAST ONE HUNDRED (100) FEET OF FRONTAGE AS MEASURED ALONG THE PUBLIC STREET FRONTAGE, EXCEPT THAT LOTS FRONTING ON THE CUL-DE-SAC OF A STREET SHALL HAVE AT LEAST THIRTY-FIVE (35) FEET OF FRONTAGE AS MEASURED ALONG THE PUBLIC STREET AND SHALL HAVE AT LEAST ONE HUNDRED (100) FEET OF FRONTAGE AS MEASURED AT THE REQUIRED FRONT YARD BUILDING SETBACK LINE.

Plat Book 172 Pg 27
Filed and Recorded Sep-06-2006 09:47a
2006-0169108
Linda Carter
Clerk of Superior Court
DeKalb County, Georgia

OWNER/DEVELOPER
LAWRENCE AND GWENDOLYN WILLIAMS
5722 GREEN RIDGE COURT
LITHONIA, GA 30008
TEL. 404-597-2390
24 HOUR EMERGENCY CONTACT
GWENDOLYN WILLIAMS
TEL. 404-597-2390

4317 Park Drive - Suite 400
Norcross, Georgia 30093
Phone: (770)416-7511
Fax: (770)416-6759
www.travispruitt.com



FINAL PLAT SUBDIVISION FOR:
THE PALISADES AT LAURENS CROSSING
DCR# 02065R01
LAND LOT 81 ~ 16TH LAND DISTRICT ~ DEKALB COUNTY, GEORGIA



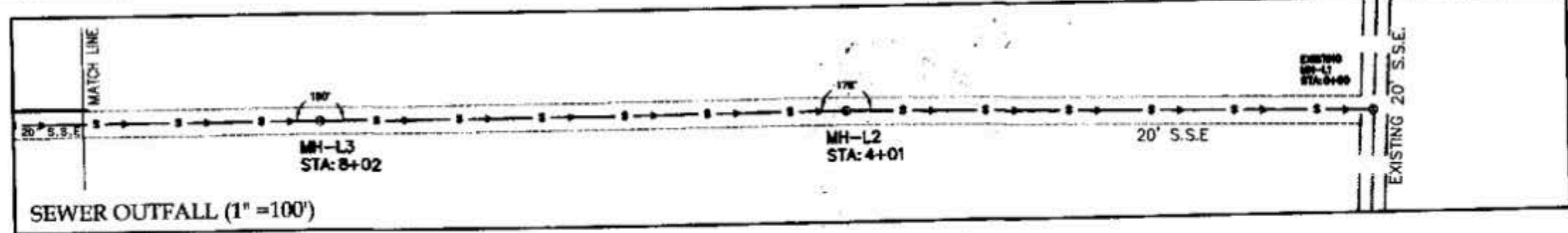
DATE: 01/11/06
SCALE: 1" = 60'
CN: 04145PH1FP AB
UN: 1-04-0145.5
FN: 116-C-2341
SHEET 1 OF 4

RIGHT-OF-WAY				
CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C10	89.15	650.00	89.08	N14°13'30"E
C11	54.70	732.50	54.71	S09°59'58"W
C12	90.87	732.50	90.81	S15°41'34"W
C13	18.85	12.00	16.97	S64°28'35"W
C14	24.06	122.49	24.02	N64°53'52"W
C15	15.99	15.00	15.24	N28°33'52"W
C16	61.66	50.00	57.83	S33°21'38"E
C17	53.17	50.00	50.70	N80°50'39"E
C18	53.17	50.00	50.70	N19°54'43"E
C19	53.18	50.00	50.71	N41°01'19"W
C20	20.40	51.47	20.27	N83°10'49"W
C21	10.92	15.00	10.68	S74°27'08"E
C22	52.41	177.49	52.22	N62°03'53"W
C23	18.85	12.00	16.97	S25°31'25"E
C24	150.74	122.50	141.40	S54°43'43"W
C25	15.55	16.06	14.95	N61°27'54"W
C26	74.34	50.00	83.81	N48°02'31"W
C27	92.76	50.00	118.80	N68°03'04"W
C28	37.58	50.00	36.70	S62°24'23"W
C29	12.93	14.99	12.53	N65°17'01"E
C30	218.41	177.49	204.89	S54°43'43"W
C31	156.21	787.50	155.95	S13°32'32"W
C32	32.83	852.50	32.83	N08°57'46"E
C33	185.60	860.29	185.24	N17°34'50"E
C34	23.56	15.00	21.21	S23°53'40"E
C35	22.87	15.00	20.72	N67°26'00"E

LINE TABLE		
LINE	LENGTH	BEARING
L10	33.28	S21°06'20"W
L11	44.42	N18°09'15"E
L12	44.42	N10°17'44"E
L13	34.96	S08°37'48"W
L14	19.55	S02°31'36"W
L15	9.13	S19°28'35"W
L16	100.00	S19°28'35"W
L17	103.00	S19°28'35"W
L18	120.35	N20°31'25"W
L19	24.00	S70°31'27"E
L20	32.85	N20°31'26"W
L21	111.50	N20°31'26"W
L22	110.50	N19°28'35"E
L23	19.30	S19°28'35"W
L24	23.13	S89°58'51"W
L25	100.00	S89°58'50"W
L26	90.67	S89°58'50"W
L27	73.80	N89°58'50"E
L28	110.00	N89°58'50"E
L29	30.00	N89°58'50"E
L30	19.55	S07°51'36"W

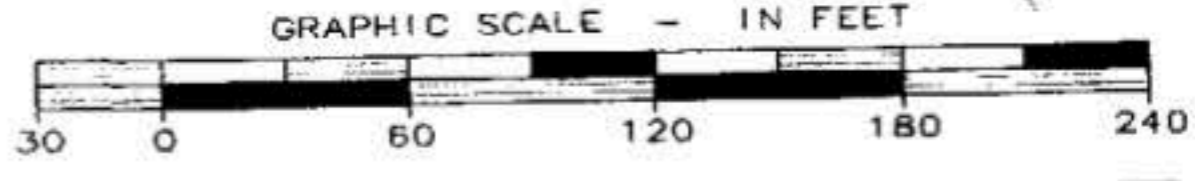
CENTERLINE				
CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	203.44	860.00	202.99	N14°28'52"E
C2	154.08	760.00	153.85	S13°40'05"W
C3	87.86	150.00	86.61	N53°44'39"W
C4	164.88	150.00	173.15	S54°43'42"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	19.55	N07°51'36"E



LOT #	DIST. @ 20' BSL	DIST. @ R/W
6	115.14'	125.70'
7	100.00'	53.17'
8	100.00'	53.17'
9	100.00'	53.17'
15	107.50'	118.80'
16	135.80'	83.81'

- LEGEND**
- HEADWALL
 - JUNCTION BOX
 - DROP INLET
 - SWCB SINGLE-WING CATCH BASIN
 - DWCB DOUBLE-WING CATCH BASIN
 - STORM LINE
 - D.E. DRAINAGE EASEMENT
 - SANITARY SEWER MANHOLE
 - SEWER LATERAL
 - SANITARY SEWER LINE
 - SANITARY SEWER EASEMENT
 - WATER LINE
 - FIRE HYDRANT
 - WATER VALVE
 - ACCESS EASEMENT
 - LANDSCAPE STRIP
 - RIGHT OF WAY
 - BSL BUILDING SETBACK LINE
 - BC BACK OF CURB
 - IPF IRON PIN FOUND
 - C CENTERLINE
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - N/F NOW OR FORMALLY
 - LIMITED ACCESS
 - TEMPORARY BENCH MARK
 - HCR HANDICAP RAMP
 - STREET ADDRESS



DEKALB COUNTY PROJECT No. 02065R01

OWNER/DEVELOPER
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Contact Person: Jack Pendegrass

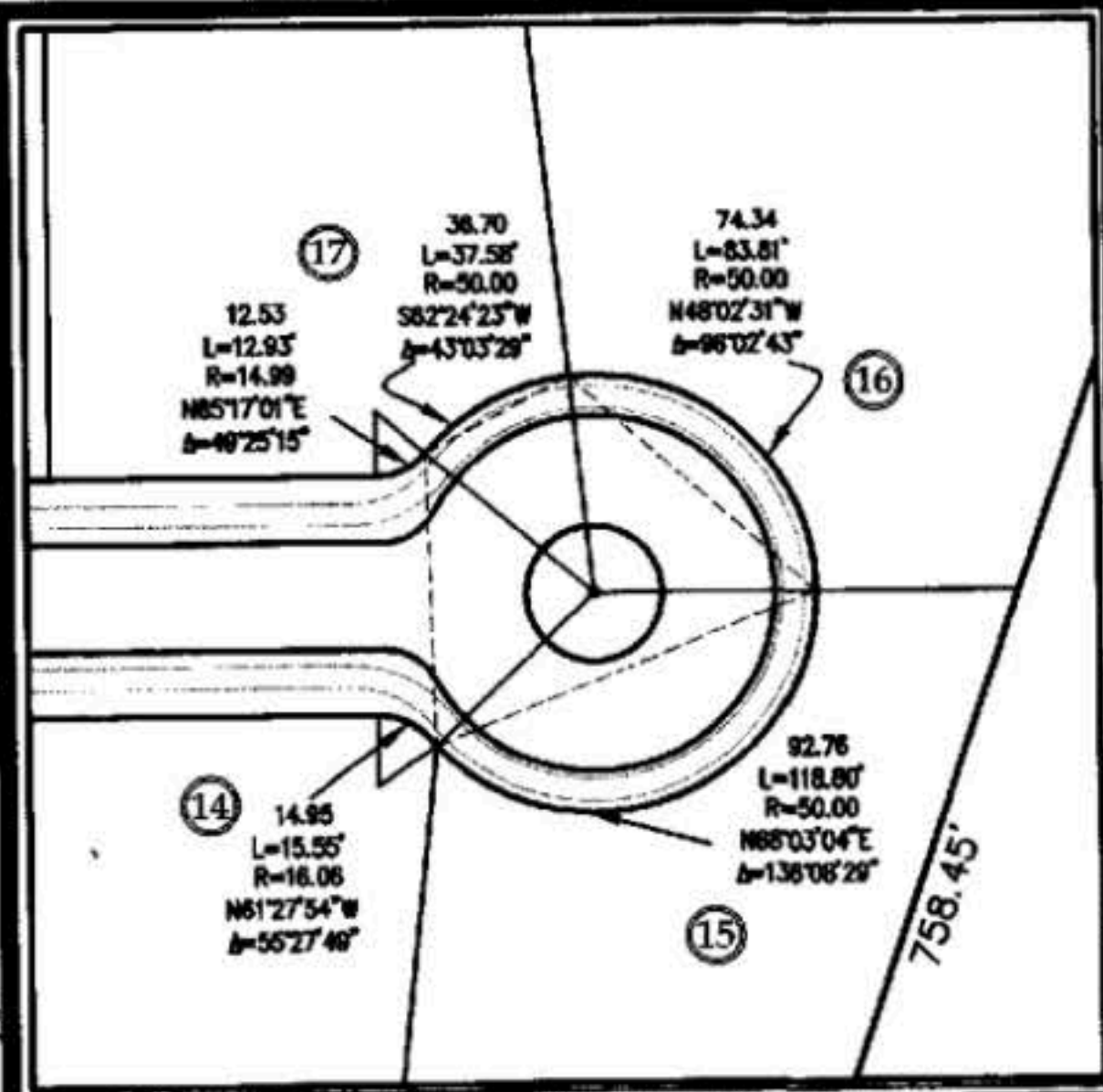
FINAL SUBDIVISION PLAT FOR:
THE PALISADES AT LAURENS CROSSING
DCR# 02065R01

Land Lot 81 ~ 16th. District ~ DeKalb County, Georgia

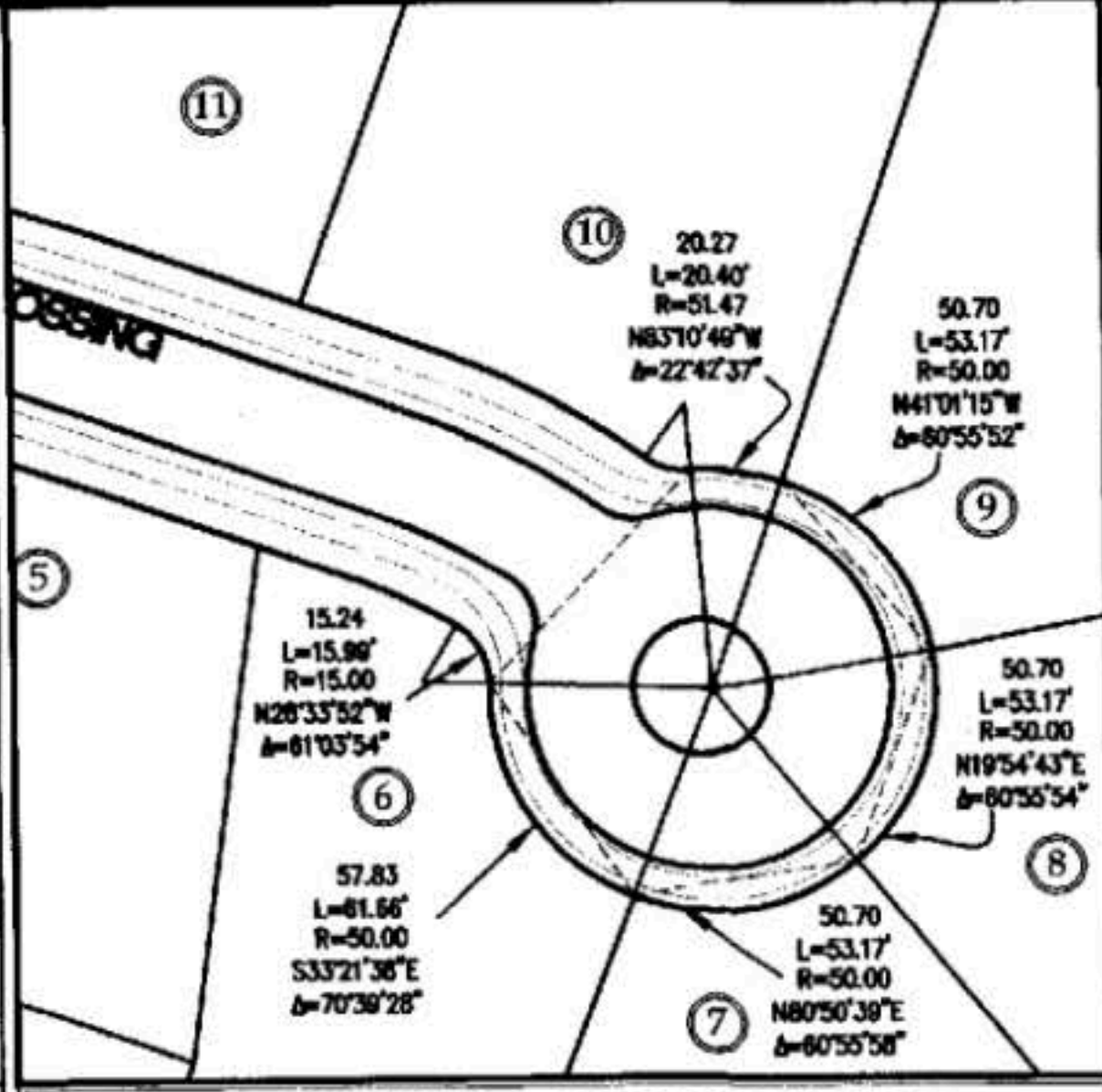


DATE: 01/11/06
SCALE: 1" = 60'
CN: 04145FP AB
JN: 1-04-0145.5
FN: 116-C-2341
SHEET 4 OF 4

DeKalb County Contract No. 06-800156



PALISADES PLACE DRIVE R/W 55'
not to scale



LAURENS CROSSING
not to scale

(CONTINUED FROM SHEET 1)

GENERAL NOTES:

- 25 NO WORK IN RIGHT-OF-WAY, INCLUDING PAVED SURFACES, PERMITTED WITHOUT WRITTEN AUTHORIZATION FROM THE DEKALB COUNTY PUBLIC WORKS DEPARTMENT.
- 26 NOTE DELETED
- 27 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.
- 28 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 BACK FLOW CHECK VALVE IS REQUIRED BETWEEN CLEAN-OUT AND STRUCTURE.
- 29 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: **1-4,6-10,13-17**
- 30 VEHICULAR ACCESS IS PROHIBITED FROM INDIVIDUAL LOTS TO BROWNS MILL ROAD (LIMITED ACCESS SYMBOL ###)
- 31 A 10 FT. DRAINAGE EASEMENT EXISTS BETWEEN ALL LOTS AND ALONG THE PERIMETER BOUNDARY LINES OF THE SUBDIVISION EXCEPT WHERE SHOWN OTHERWISE.
- 32 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.
- 33 EASEMENTS FOR STORM DRAINS AND SANITARY SEWER LINES SHALL BE CENTERED ON THE PIPES.
- 34 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.
- 35 AN AS-BUILT ELEVATION CERTIFICATE IS REQUIRED PRIOR TO FRAMING ON THE FOLLOWING LOTS: **1, 9, 10, 13 & 14**
- 36 AN EASEMENT SHALL EXIST WHICH INCLUDES THE FLOOD PLAIN PLUS FIVE FEET.
- 37 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.
- 38 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 DEPT. OF NATURAL RESOURCES, ENVIRONMENTAL PROTECTION DIVISION (EPD). A STORM WATER POLLUTION PREVENTION PLAN MUST BE DEVELOPED AND IMPLEMENTED.
- 39 A SITE PLAN REQUIRED ON LOTS: **ALL LOTS**
- 40 THE FOLLOWING LOTS CONTAIN FILL DEPTH OF TWO (2) FEET OR GREATER BETWEEN THE ROAD RIGHT-OF-WAY AND REAR BUILDING LINE AND HAVE RECEIVED FILL DURING THE DEVELOPMENT STAGE. THESE LOTS REQUIRE COMPACTION CERTIFICATION SEALED BY A REGISTERED PROFESSIONAL GEOTECHNICAL ENGINEER TO BE SUBMITTED PRIOR TO FINAL PLAT RECORDING: LOTS: **6, 7, 8, 9, 14 & 15**
- 41 THE OWNER/DEVELOPER IS RESPONSIBLE FOR PROVIDING LONG SIDE AND SHORT SIDE WATER SERVICE LINES EXTENDED PAST OR OUTSIDE THE SIDEWALK.

DEKALB COUNTY PROJECT No. 02065R01

NATIONAL FLOOD INSURANCE PROGRAM

FIRM FLOOD INSURANCE RATE MAP
DeKALB COUNTY, GEORGIA
AND INCORPORATED AREAS

PANEL 169 OF 201
SEE MAP INDEX FOR PANELS NOT PRINTED
CONTAINS:
COMMUNITY: DEKALB COUNTY
NUMBER: 13089C0169 H
PANEL: 169
SHEET: 169



Federal Emergency Management Agency

MAP NUMBER
13089C0169 H
EFFECTIVE DATE:
MAY 7, 2001

LOT AREA TABLE

LOT #	DIST. @ 30' RES.	DIST. @ R/W
6	115.14'	125.70'
7	100.00'	53.17'
8	100.00'	53.17'
9	100.00'	53.17'
15	107.50'	118.80'
16	135.80'	83.81'

STORM MATERIAL LIST

PIPE	SLOPE	LENGTH	SIZE/TYPE
1	3.67%	22.86	18"RCP
2	1.00%	111.16	18"RCP
3	1.00%	10.3	24"CMP
4	1.00%	45.16	18"RCP
5	1.42%	171.38	24"CMP
6	1.00%	33.64	18"RCP
7	1.00%	68.75	24"CMP
8	1.06%	79.0'	18"CMP
9	3.54%	31.29	18"RCP
10	4.99%	172.57	18"RCP
11	14.79%	180.2	18"CMP
12	1.14%	28	18"RCP
13	1.06%	78	18"RCP
14	7.13%	109.61	18"CMP
15	3.67%	143.37	24"CMP
16	1.80%	35.0'	18"CMP
17	1.06%	138.39	18"RCP
18	1.00%	83.21	18"RCP
19	1.41%	88.0'	18"RCP
20	3.62%	29.0'	18"CMP
21	1.75%	33.0'	18"RCP
22	1.00%	62	24"CMP

Plat Book 172 Ps 28

OWNER/DEVELOPER
LAWRENCE AND GWENDOLYN WILLIAMS
5722 GREEN RIDGE COURT
LITHONIA, GA 30008
TEL. 404-597-2390

24 HOUR EMERGENCY CONTACT
GWENDOLYN WILLIAMS
TEL. 404-597-2390

DATE: 01/11/06
SCALE: 1" = 60'
CN: D4145PH1FP_AB
JN: 1-04-0145.5
FN: 116-C-2341
SHEET 2 OF 4



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FINAL PLAT SUBDIVISION FOR:
THE PALISADES AT LAURENS CROSSING
DCR# 02065R01
LAND LOT 81 ~ 16TH LAND DISTRICT ~ DEKALB COUNTY, GEORGIA



6165 Laurens Crossing,
Stonecrest, GA 30038

