



AGENDA STAFF MEMO

TO: Honorable Mayor and City Council Members
FROM: Sara Leaders, PE, Public Works Director
DATE: Submitted on January 24, 2025, for the February 3, 2025, Regular City Council Meeting

DocuSigned by:

A blue ink signature of Sara Leaders, the Public Works Director.

4D62B6BB0E9A487...

AGENDA ITEM: Approval of an Intergovernmental Agreement between the Georgia Department of Natural Resources and the City of Milton and a Disbursement Agreement between White Columns Gated Community Association, Inc. and the City of Milton for the Disbursement of the State of Georgia Funds for Professional Engineering Services on the Glenover Dam located in the White Columns Gated Community.

SUMMARY:

The State of Georgia Fiscal Year 2025 budget (HB 916) provides \$4,000,000 for one-time appropriations to the Department of Natural Resources, of which \$225,000 was allotted to the City of Milton for distribution to the White Columns HOA for use on professional services for engineering, design and permitting of upgrades to the Glenover Dam.

The Glenover Lake Dam and adjacent Glenover Lake (Lake 8 and Open Space South as noted on the Final Subdivision Plat for White Columns Unit 6A), are contained within the Chicken Creek Watershed and is part of the larger Etowah River Basin which contributes to the headwaters of Lake Allatoona. The downstream area contains areas of suburban development.

The facility has been classified as a Category I Dam by the Georgia Safe Dams Program. A dam breach analysis has shown that downstream habitable structures could be affected by potential inundation. Upgrades to the dam would be in the best interest of the City of Milton, as well as regional and state public safety and flood control efforts. Additionally, the dam plays a critical role in sediment capture from the upstream watershed, which enhances water quality for the city's Municipal Separate Storm Sewer System (MS4) under the National Pollution Discharge Elimination System (NPDES) permit.

In accordance with the Georgia Safe Dams Program, the state-funded project, must be designed by a professional engineering firm, licensed in Georgia and certified by the State to provide dam engineering services. The project scope consists of the following elements:

- Collection of topographical survey data
- Conduct geotechnical evaluation

SERVICE • TEAMWORK • OWNERSHIP • LEADERSHIP • RURAL HERITAGE

2006 Heritage Walk, Milton, GA 30004 | 678.242.2500 | facebook.com/thecityofmiltonga | info@miltonga.gov | www.miltonga.gov



- Develop a design report, construction plans, construction specifications and an engineer's estimate
- Update the operations and maintenance manual
- Secure all required permits

FUNDING AND FINANCIAL IMPACT:

There is no financial impact to the City of Milton.

ALTERNATIVES:

There are no other alternatives for White Columns Gated Community Association to receive this funding.


PROCUREMENT SUMMARY (if applicable)


REVIEW & APPROVALS:

Financial Review: Karen Ellis, Finance Director – January 7, 2025

Legal Review: Joshua F. Jones, Jarrard & Davis, LLP – January 7, 2025

Concurrent Review: Steven Krokoff, City Manager –

DocuSigned by:

 45755D597160487...

DocuSigned by:

 9E6DD808EBB74CF...

ATTACHMENT(S):

Intergovernmental Agreement
 Disbursement Agreement

SERVICE • TEAMWORK • OWNERSHIP • LEADERSHIP • RURAL HERITAGE

2006 Heritage Walk, Milton, GA 30004 | 678.242.2500 | facebook.com/thecityofmiltonga | info@miltonga.gov | www.miltonga.gov



**INTERGOVERNMENTAL AGREEMENT
BY AND BETWEEN
THE GEORGIA DEPARTMENT OF NATURAL RESOURCES
AND CITY OF MILTON, GEORGIA**

THIS INTERGOVERNMENTAL AGREEMENT (the "Agreement") is effective as of the ____ day of _____ 2025 (the "Effective Date"), by and between the **GEORGIA DEPARTMENT OF NATURAL RESOURCES**, an agency of the State of Georgia (hereinafter referred to as the "Department"), and the **CITY OF MILTON, GEORGIA**, a municipal corporation of the State of Georgia, acting by and through its governing authority, the Mayor and City Council (hereinafter referred to as the "City").

WITNESSETH:

WHEREAS, pursuant to O.C.G.A. § 12-5-21, it is the policy of the State of Georgia that the water resources of the state are utilized prudently for the maximum benefit of the people; and

WHEREAS, the Department is charged with the duty to regulate the withdrawal, diversion, or impoundment of the surface waters of the state, and to require the use of reasonable methods to prevent and control the pollution of the waters of the state; and

WHEREAS, the Department is also responsible for developing and maintaining an inventory of dams, classifying dams, and ensuring compliance of all regulated dams pursuant to the Georgia Safe Dams Act, O.C.G.A. Secs. 12-5-370 *et seq.* (the "Act"); and

WHEREAS, pursuant to House Bill 916 ("HB 916"), the General Assembly enacted the State Budget for Fiscal Year 2025, which commenced on July 1, 2024, and runs through June 30, 2025; and

WHEREAS, as part of HB 916, the General Assembly appropriated \$4,000,000.00 to the Department for one-time funding for outdoor recreation (the "Appropriation"); and

WHEREAS, \$225,000 of the Appropriation (the "Funds") was specifically earmarked to the City to be disbursed to the White Columns Gated Community Association ("Association") for engineering, design, and permitting associated with upgrades ("Dam Upgrades") to the Glenover Lake Dam exclusively located in Milton, Georgia; and

WHEREAS, the Association is a Georgia nonprofit corporation formed pursuant to the Master Declaration of Protective Covenants, Conditions and

Restrictions for White Columns recorded in Deed Book 18915, Page 200, *et seq.*, Fulton County, Georgia land records, as supplemented and amended ("Master Declaration"); and

WHEREAS, pursuant to the Master Declaration, all of the real property owned by the Master Association together with any improvements thereon constitutes Common Area of the Association and is intended for the common use and enjoyment of all members of the Association; and

WHEREAS, a portion of the Association's Common Area consists of the Glenover Drive Lake Dam which is more particularly described as Lake 8 and Open Space South on the Final Subdivision Plat for White Columns Unit 6A attached hereto marked Exhibit "A" (the "Dam"); and

WHEREAS, pursuant to the Declaration, the Association is responsible to maintain and keep in good repair all portions of the Common Area, including the Dam; and

WHEREAS, the Dam regulates the flow of water from Glenover Lake and its upstream sources, prevents the flooding of agricultural land, and contributes to the City's stormwater management efforts by helping to remove and prevent contaminants entering into the groundwater; and

WHEREAS, pursuant to the Act the Dam is classified as a Category I Dam where improper operation or dam failure would result in probable loss of human life; and

WHEREAS, the Department notified the Association that the Dam must be physically upgraded to maintain compliance with the Act and Department regulations; and

WHEREAS, the use of the Funds for Dam Upgrades protects the health, safety, and welfare of all citizens of the State of Georgia by reducing risk of dam failure and ensuring that the water resources of the state are utilized prudently for the maximum benefit of the people; and

WHEREAS, Article IX, Section III, Paragraph I(a) of the Georgia Constitution (the "Intergovernmental Contracts Clause") authorizes, among other things, any county, municipality or other political subdivision of the State to contract, for a period not exceeding fifty years, with another county, municipality or political subdivision or with any other public agency, public corporation or public authority for joint services, for the provision of services, or for the provision or separate use of facilities or equipment, provided that such contract deals with activities, services, or facilities which the contracting parties are authorized by law to undertake or to provide.

NOW, THEREFORE, for and in consideration of the mutual public benefit and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree with the recitals stated above and as follows:

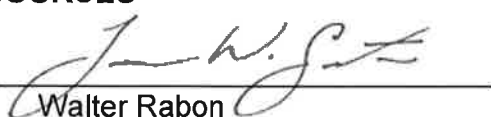
1. On or after the Effective Date, the City may submit to the Department a request for payment of the Funds. Upon receipt of the City's request, the Department shall cause the Funds to be paid to the City.
2. The City agrees that the Funds will be disbursed to the Association pursuant to the terms and conditions of that certain Disbursement Agreement by and between the City and the Association, a copy of which is attached hereto marked Exhibit "B" (the "Disbursement Agreement").
3. The City acknowledges that the Funds shall only be used by the Association in connection with the Dam Upgrades. If, for any reason, the Association does not exhaust the Funds, the City shall return any remaining balance to the Department.
4. As directed by the Department, the City agrees to make all records regarding disbursement of the Funds available to the Department for auditing purposes.
5. It is understood and agreed by the parties that the Department shall have no liability to the City relating in any way to the Dam.
6. The term of this Agreement shall commence on the Effective Date and shall continue for a term of twenty (20) years and ending at 11:59 P.M., prevailing legal time in Atlanta, Georgia, on the day immediately preceding the twentieth (20th) anniversary of the Effective Date hereof.
7. Each party hereby certifies that it has complied with, and will continue to comply with during the term of this Agreement, the applicable provisions of the Georgia Security and Immigration Compliance Act, O.C.G.A. § 13-10-90 *et seq.*
8. The parties represent that they have the right, power, and authority to enter into this Agreement and that no further approvals, permissions, or consents of any sort from any persons or entities are necessary for them to enter into this Agreement.
9. No modification of or amendment to this Agreement shall be binding on either party hereto unless such modification or amendment shall be in writing and signed by authorized representatives of both the Department and the City.

[SIGNATURES BEGIN ON NEXT PAGE]

IN WITNESS WHEREOF, the Department and the City, acting by and through their duly authorized hereinafter named officers, have caused these presents to be signed, sealed and delivered all as of the Effective Date.

**GEORGIA DEPARTMENT OF NATURAL
RESOURCES**

By: _____


Walter Rabon
Commissioner or designee

CITY OF MILTON, GEORGIA

By: _____

Peyton Jamison
Mayor

Attest: _____

Tammy Lowit
Clerk

Approved as to form and legal sufficiency:
JARRARD & DAVIS, LLP

Joshua F. Jones, City Attorney

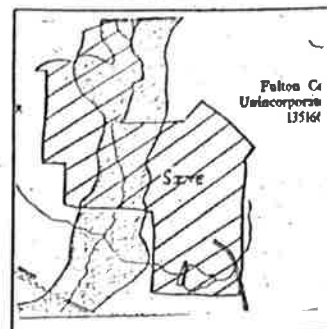
EXHIBIT "A"



VICINITY MAP
NOT TO SCALE

FINAL SUBDIVISION PLAT FOR WHITE COLUMNS UNIT 6A

LAND LOTS 595, 596, 628, 629, 630, & 668
2ND DISTRICT, 2ND SECTION
FULTON COUNTY, GEORGIA



A PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD HAZARD AREA AS PER F.E.M.A. FLOOD INSURANCE RATE MAPS FOR FULTON COUNTY, GEORGIA. MAP NUMBER 13121 C0014 L, COMMUNITY PANEL NUMBER 135160 0014 L, EFFECTIVE DATE: JUNE 22, 1998

THE APPROXIMATE FLOOD ZONE LINE SHOWN HEREON WAS TAKEN FROM THE F.E.M.A. FLOOD INSURANCE RATE MAP(S) RETAINED ABOVE & IS FOR GRAPHIC PURPOSES ONLY.

FINAL PLAT APPROVAL

THE DIRECTOR OF THE DEPARTMENT OF ENVIRONMENTAL AND COMMUNITY DEVELOPMENT OF FULTON COUNTY, GEORGIA, CERTIFIES THAT THIS PLAT COMPLES WITH THE FULTON COUNTY ZONING RESOLUTIONS, CONDITIONS OF ZONING, AND THE 1982 FULTON COUNTY SUBDIVISION REGULATIONS AS AMENDED.

Richard J. Wilhoit
DIRECTOR, DEPT. OF ENVIRONMENTAL AND COMMUNITY DEVELOPMENT

5-2-02
DATE

FULTON COUNTY HEALTH DEPARTMENT ENVIRONMENTAL HEALTH SERVICES

THIS DEVELOPMENT IS APPROVED PROVIDED THE FOLLOWING REQUIRED IMPROVEMENTS ARE IN COMPLIANCE WITH THE FULTON COUNTY CODE OF LAWS, TITLE 30, CHAPTER 2, BOARD OF HEALTH REGULATIONS, SPECIFICALLY SECTION 30-2-1 DRINKING WATER SUPPLY AND SECTION 30-2-7 SEWAGE DISPOSAL.

WATER SUPPLY

- ☒ PUBLIC WATER SUPPLY
☐ INDIVIDUAL WATER SUPPLY(IES)

SEWAGE DISPOSAL

- ☐ PUBLIC SANITARY SEWERAGE SYSTEM
☒ INDIVIDUAL ONSITE SEWERAGE MANAGEMENT SYSTEM(S)

4-22-02
DATE

Andi D. Johnson
FULTON COUNTY HEALTH DEPARTMENT

REVISION

FULTON COUNTY HEALTH DEPARTMENT

OWNER'S ACKNOWLEDGMENT (STATE OF GEORGIA) (FULTON COUNTY)

THE OWNER OF RECORD TO THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THEREON, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, DEDICATES TO FULTON COUNTY THE COMPLETE OWNERSHIP AND USE OF ALL WATER AND SEWER IMPROVEMENTS CONSTRUCTED OR TO BE CONSTRUCTED IN ACCORDANCE WITH THIS PLAT, AND DEDICATES TO THE USE OF THE PUBLIC FOREVER THE FOLLOWING:

PUBLIC STREETS	N/A	ACRES
STORM SEWER EASEMENTS	3.368	ACRES
SANITARY SEWER EASEMENTS	N/A	ACRES
PUBLIC PARKS - OPEN SPACES	5.673	ACRES

SUBDIVIDER: Eagle White Columns Development, LLC

OWNER: Eagle White Columns Development, LLC

BY: *Alvin P. A. 004* BY: *Alvin P. A. 004*
SIGNATURE OF SUBDIVIDER SIGNATURE OF OWNER

DATE: 4-22-2002 DATE: 4-22-2002

DETENTION CERTIFICATE

THIS IS TO CERTIFY THAT THE VOLUME, STAGE STORAGE RELATIONSHIPS, OUTLET CONTROL DEVICE AND THE STRUCTURE OF THE DETENTION POND, AS SHOWN ON THE FINAL PLAT FOR WHITE COLUMNS UNIT 6A IN LAND LOTS 595, 596, 628, 629, 630, AND 668, 2ND DISTRICT, 2ND SECTION, FULTON COUNTY, GEORGIA, IS IN COMPLIANCE WITH THE PERMITTED HYDROLOGY REPORT AND CONSTRUCTION PLAN.

John A. Bonanno *John A. Bonanno* 4-22-02
(PRINT NAME) SIGNATURE DATE

REGISTERED GEORGIA PROFESSIONAL ENGINEER NUMBER: 22929

THIS FINAL SUBDIVISION PLAT IS FOR THE EXCLUSIVE USE OF EAGLE WHITE COLUMNS DEVELOPMENT, LLC. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.

OWNER / DEVELOPER
EAGLE WHITE COLUMNS DEVELOPMENT, LLC
P.O. BOX 1930

ROSWELL, GEORGIA 30077-1930

MR. WALT REKUC

1-800-319-7456

ENGINEER / SURVEYOR

ROCHESTER & ASSOCIATES, INC.

425 OAK STREET, N.W. GAINESVILLE, GEORGIA 30501
ATLANTA: (404) 252-1334 GAINESVILLE: (770) 718-0600

SURVEYOR: KEDRICK C. SCOTT
ENGINEER: JOHN A. BONANNO

FULTON COUNTY HEALTH DEPARTMENT ENVIRONMENTAL HEALTH SERVICES

EACH LOT LOT HAS BEEN APPROVED FOR INSTALLATION OF AN INDIVIDUAL ONSITE SEWAGE MANAGEMENT SYSTEM. ADVERSE CONDITIONS LISTED BELOW MAY RESTRICT FIELDLINE LOCATION, REQUIRE BENCHMARK AND/OR INSTALLATION OF A MONITORING SYSTEM.

FDH-A	PERCOLATION TEST RATES > 90 MIN./INCH
FDH-A-1	PERCOLATION TESTS BELOW STANDARD DEPTH
FDH-B	PRESENCE OF ROCK
FDH-C	PRESENCE OF GROUNDWATER
FDH-D	STREAMS, DRAINS, LAKES, FLOODPLAIN, ETC.
FDH-E	GROUND SLOPE > 20%
FDH-SP	SEE SITE PLAN

AREA SUMMARY
LOTS = 35.022 ACRES
OPEN SPACE = 5.673 ACRES
ROADS = 3.194 ACRES
TOTAL = 43.889 ACRES

FINAL ENGINEERING CERTIFICATE

IT IS HEREBY CERTIFIED THAT THE INFRASTRUCTURE CONSTRUCTED AND DEDICATED TO FULTON COUNTY IN PERPETUITY ON THIS PLAT, IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL DESIGN MADE BY ME OR UNDER MY SUPERVISION. THAT ALL INFRASTRUCTURE SHOWN HEREON ACTUALLY EXIST OR IS MARKED AS "FUTURE", AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN AND CONSTRUCTED FOLLOWING THE PRINCIPLES AND PRACTICES OF SOUND ENGINEERING, AND THAT ALL ENGINEERING REQUIREMENTS OF THE FULTON COUNTY SUBDIVISION REGULATIONS AND THE REQUIREMENTS OF THE ZONING RESOLUTION HAVE BEEN FULLY COMPLIED WITH.

BY: *John A. Bonanno*
REGISTERED CIVIL ENGINEER NO. 22929

DATE: 4-22-02

BY: *John A. Bonanno*
REGISTERED GEORGIA LAND SURVEYOR NO. 2831

DATE: 4/22/02



Plat 228 p. 122
Filed and Recorded May 2, 2002 04:48pm
2002-0136876
Juanita Hicks
Clerk of Superior Court
Fulton County, Georgia

John A. Bonanno CLERK, SUPERIOR COURT
FULTON COUNTY, GEORGIA

JOB NO. A200040.06A-2654

DATE	04/22/02
SCALE	N/A
JOB NO.	A200040.06A
DRAWN BY	BT, CS
REVISED	5-13-02

THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTERED PROFESSIONAL ENGINEER.	
SURVEYOR: KEDRICK C. SCOTT R.L.S.	
REGISTRATION NO. 2831	
EXPIRATION DATE: 12/31/2002	

NO.	DATE	DESCRIPTION
REVISIONS		

FINAL SUBDIVISION PLAT FOR WHITE COLUMNS UNIT 6A	
LOCATED IN LAND LOTS 595, 596, 628, 629, 630, & 668 2ND DISTRICT, 2ND SECTION FULTON COUNTY, GEORGIA	

rochester Rochester & Associates, Inc. 425 Oak Street N.W. Gainesville, Georgia 30501 Atlanta (404) 252-1334 Gainesville (770) 718-0600 Bairsville (706) 745-3916	

GENERAL NOTES

- TOTAL NUMBER OF LOTS IS 28.
DENSITY IS 0.592 UNITS PER ACRE.
- THE SUBDIVISION IS ZONED CUP (CASE NO. 20012-0038-NFC).
- THE MINIMUM LOT SIZE IS 43560 SQUARE FEET.
- THERE IS A MINIMUM HEATED FLOOR AREA OF 3,200 SQUARE FEET (PER ZONING CASE NO. 20012-0038-NFC).
- THE BUILDING SETBACK LINES ARE AS FOLLOWS:
A. FRONT YARD = 25 FT. MINIMUM
B. SIDE YARD = INTERIOR LOTS 10 FT. MINIMUM
C. REAR YARD = 50 FT.
- MINIMUM LOT FRONTAGE = 35 FT. ("FRONTAGE" OF A LOT IS THE SHORTEST PROPERTY LINE ADJACENT TO A STREET).
- MINIMUM LOT WIDTH AT BUILDING LINE IS 100 FT.
- STORM DRAIN EASEMENTS ARE 20 FT. WIDE AND CONCENTRIC ABOUT THE CENTERLINE, UNLESS OTHERWISE NOTED.
- THERE ARE NO KNOWN NATIONAL GEODETIC SURVEY MONUMENTS WITHIN 300 FT. OF THIS PROPERTY.
- IRON PINS (1/2" REBAR UNLESS NOTED OTHERWISE) ARE TO BE SET AT ALL LOT CORNERS WHEN CONSTRUCTION IS COMPLETE. FINAL PIN SET(S) WILL BE COMPLETE AT TIME OF FINAL PLAT RECORDING.
- FULTON COUNTY PERSONNEL AND/OR AGENTS SHALL HAVE FREE AND TOTAL ACCESS TO AND ACROSS ALL EASEMENTS.
- WATER SERVICES WILL BE PROVIDED BY FULTON COUNTY.
- THE FIELD DATA DATED 11/08/99 THRU 01/19/00 UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 13,739 FEET AND AN ANGULAR ERROR OF 02" PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE.
- THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 338,287 FEET. TOPCON GTS-313 USED FOR ANGULAR AND LINEAR MEASUREMENTS.
- BEARINGS SHOWN ARE BASED ON THE GEODETIC COORDINATE SYSTEM OF 1983, WEST ZONE, AND ARE COMPUTED FROM ANGLES TURNED.
- DISTANCES SHOWN ON PLAT ARE HORIZONTAL.
- THE RIGHT-OF-WAY WIDTH FOR ALL STREETS SERVING MORE THAN 20 LOTS SHALL BE 50 FEET. PAVEMENT WIDTH SHALL BE 28 FEET BACK OF CURB TO BACK OF CURB.
- THE RADIIUS OF RIGHT-OF-WAY AT STREET INTERSECTIONS SHALL BE 20 FEET.
- THE RADIIUS OF PAVEMENT AT STREET INTERSECTIONS SHALL BE 30 FEET.
- THE RIGHT-OF-WAY WIDTH FOR ALL STREETS SERVING 20 OR FEWER LOTS SHALL BE 44 FEET. PAVEMENT WIDTH SHALL BE 24 FEET BACK OF CURB TO BACK OF CURB.
- IN THE SURVEYOR'S OPINION THERE ARE NO BURY PITS LOCATED ON THIS SITE.
- ALL AREAS DESIGNATED AS C.A. OPEN SPACE, LAKE B, LAKE 9 AND SLOPE EASEMENTS SHALL BE OWNED AND MAINTAINED BY THE WHITE COLUMNS COMMUNITY ASSOCIATION IN PERPETUITY.
- A PROFESSIONAL ENGINEER OR A LICENSED LAND SURVEYOR, REGISTERED IN THE STATE OF GEORGIA, SHALL PROVIDE A LOWEST FLOOR ELEVATION CERTIFICATE TO THE DIRECTOR OF THE DEVELOPMENT SERVICES DEPARTMENT (ONLINE REQUIRED) ALONG A SPECIAL FLOOD HAZARD AREA, FLOOD ZONE SHOWN X, AND FLOOD ZONE AE.
- NO LOT SHALL HAVE LESS THAN 21,780 SQUARE FEET ABOVE THE LEVEL OF THE INTERMEDIATE REGIONAL FLOOD CONTOUR ELEVATION (B.F.E.). (THE ABOVE AREA SHALL NOT BE LESS THAN 50% OF THE MINIMUM LOT AREA, AS ESTABLISHED BY THE APPLICABLE ZONING DISTRICT REGULATIONS).
- STORM WATER DETENTION FOR THE SITE IS PROVIDED BY LAKES 8 AND 9. THE VOLUME AND STRUCTURE OF THE RETENTION POND IS IN COMPLIANCE WITH THE APPROVED HYDROLOGY STUDY AND CONSTRUCTION PLAN.
- THE MINIMUM FINISHED FLOOR ELEVATION (M.F.F.E.) SHOWN HEREON INCLUDES A BASEMENT OR ATTACHED GARAGE.
- THIS PROPERTY IS SUBJECT TO THE COVENANTS RECORDED IN DEED BOOK 18915, PAGE 200-283, FULTON COUNTY RECORDS AND RECORDED IN DEED BOOK 32314, PAGES 221-285, FULTON COUNTY RECORDS.
- A PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD HAZARD AREA AS PER F.E.M.A. FLOOD INSURANCE RATE MAPS OF THE COUNTY OF FULTON, GEORGIA. MAP NUMBER: 13121 C0014 E. COMMUNITY PANEL NUMBER: 135160 0014E. EFFECTIVE DATE: JUNE 22, 1999. FLOOD HAZARD ZONE: "A".
- SITE FLOOD INFORMATION PROVIDED BY HYDROLOGY STUDY PREPARED BY ROCHESTER & ASSOC., INC. DATED: AUGUST 20, 2001.
- THE MAINTENANCE & REPAIR OF THE DAMS, OUTLET CONTROL STRUCTURES, SPILLWAYS, AND ACCESS TO AND FOR THE LAKE SHOWN HEREON AS LAKE 8 AND LAKE 9 SHALL BE THE RESPONSIBILITY OF THE WHITE COLUMNS COMMUNITY ASSOCIATION.
- SITE FLOOD INFORMATION PROVIDED BY HYDROLOGY STUDY PREPARED BY ROCHESTER & ASSOC., INC. DATED: AUGUST 27, 2001.
- THE LOWEST FLOOR ELEVATION (L.F.E.), MINIMUM FLOOR ELEVATION (M.F.E.) AND FINISHED FLOOR ELEVATION (F.F.E.) SHOWN HEREON INCLUDES A BASEMENT AND/OR ATTACHED GARAGE.
- BENCHMARK FOR THIS PROJECT IS FULTON COUNTY C.I.S. MONUMENT FC-304 AND AZ-1404. ELEV. 1041.14. VERTICAL DATUM IS MEAN SEA LEVEL.
- PLAT IS REFERENCED TO FULTON COUNTY C.I.S. MONUMENT FC-304 & AZ-1404.
- SIDEWALKS TO BE INSTALLED ON THE NORTH & WEST SIDE OF THE ROADWAY BY THE BUILDERS ON A PER LOT BASIS AT THE TIME OF HOUSE CONSTRUCTION.
- DURING THE FIELD SURVEY DONE ON THIS SITE, THERE WAS NO VISIBLE ABOVE GROUND EVIDENCE OF A HUMAN BURIAL AREA OR CEMETERY OBSERVED. HOWEVER A THOROUGH INSPECTION OF THE INTERIOR OF THIS SITE WAS NOT DONE BY THIS SURVEYOR. THEREFORE EXCEPTION IS MADE HEREIN TO ANY HUMAN BURIAL AREAS OR CEMETERIES WHICH MAY EXIST WITHIN THE BOUNDARIES OF THIS SITE.

- REFERENCE IS MADE HEREIN TO THE BOUNDARY SURVEY FOR WHITE COLUMNS, UNIT 6, PREPARED BY ROCHESTER & ASSOCIATES, INC. DATED 01/19/00, AND THE ALTA/ACSM LAND TITLE SURVEY FOR SUMMIT HILLS PARTNERSHIP, HERITAGE GOLF WHITE COLUMNS, LLC, CHICAGO TITLE INSURANCE COMPANY & SEBS FINANCIAL SERVICES, INC. DATED 01/12/01.
- THE 35' UNDISTURBED NATURAL BUFFER SHOWN ALONG THE WHITE COLUMNS GOLF COURSE (HERITAGE GOLF WHITE COLUMNS, LLC PROPERTY) IS A SELF-IMPOSED BUFFER DETERMINED BY THE OWNER/DEVELOPER OF THIS SITE. IT IS NOT REQUIRED PER ZONING CONDITIONS OR ANY OTHER GOVERNMENT AUTHORITY.
- THE FLOOD ZONE A SHOWN HEREON IS BASED ON THE FULTON COUNTY COMMUNITY NUMBER PANEL NUMBER(S) 135160 0014 E. REVISION LETTER: LAST REVISION DATE: JUNE 22, 1999.
- NO DRAINWAYS SHOULD CROSS OR ENCRUMB THE FLOOD HAZARD AREAS SHOWN HEREON UNLESS SUCH PROPOSED CONSTRUCTION IS IN CONFORMANCE WITH THE REQUIREMENTS OF THE FULTON COUNTY ZONING RESOLUTION, ARTICLE IV, SECTION 4. NO BUILDING PERMIT SHALL BE ISSUED WITHOUT APPROVAL OF FULTON COUNTY DEVELOPMENT SERVICES DEPARTMENT.
- A PROFESSIONAL ENGINEER OR A LICENSED LAND SURVEYOR, REGISTERED IN THE STATE OF GEORGIA, SHALL PROVIDE A LOWEST FLOOR ELEVATION CERTIFICATE TO THE DIRECTOR OF THE DEVELOPMENT SERVICES DEPARTMENT (ONLINE REQUIRED) ALONG A SPECIAL FLOOD HAZARD AREA, FLOOD ZONE SHOWN X, AND FLOOD ZONE AE.

- THE 100-YEAR INTERMEDIATE REGIONAL FLOOD (B.F.E.) CONTOURS SHOWN HEREON WERE LOCATED IN THE FIELD USING LAND SURVEYING TECHNIQUES.
- THE FLOOD PLAIN INDIFICATION AGREEMENT FOR THIS PROJECT DATED 5-1-02, BOOK 32310, PAGE 457, FULTON COUNTY RECORDS.
- THE BASE FLOOD ELEVATIONS (B.F.E.) SHOWN HEREON ARE BASED ON THE FLOOD STUDY BY THE SOIL CONSERVATION SERVICE, U.S. DEPARTMENT OF AGRICULTURE.
- DETENTION FACILITIES ARE TO BE MAINTAINED BY THE HOUSING PROVIDER AS STATED IN THE CHURCH MAINTENANCE & INTERPRETATION AGREEMENT FOR DETENTION PITS REMAINS IN DREDG PILE # 82310 PAGE 469-491, DATED 5-1-02.
- DR. STEVEN, STORMWATER DESIGN AND CONSTRUCTION, PRIVATELY OWNS AND MAINTAINED BY WHITE COLUMNS COMMUNITY ASSOCIATION, INC.

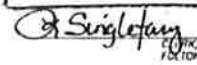
CALL TABLE

LINE	CHORD BEARING	CHORD	ARC	RADIUS
1	N11°12'23"W	112.95'	114.20'	222.00'
2	N10°49'22"E	54.36'	54.51'	222.00'
3	N10°29'00"E	73.84'	74.06'	278.00'
4	S4°22'24"E	42.78'	42.79'	222.00'
5	N4°07'58"W	57.84'	57.80'	353.00'
6	S4°01'58"E	83.67'	83.74'	397.00'
7	N4°07'58"W	458.64'	458.59'	353.00'
8	S21°51'46"E	181.72'	183.34'	397.00'
9	S48°05'43"E	178.64'	180.18'	397.00'
10	S75°15'56"E	184.34'	189.34'	397.00'
11	N85°39'23"E	38.00'	38.05'	222.00'
12	S67°31'17"W	139.36'	143.19'	178.00'
13	N82°38'43"E	130.20'	140.54'	222.00'
14	S51°13'54"W	122.82'	123.10'	222.00'
15	N51°40'18"E	119.74'	120.08'	478.00'
16	S58°37'40"W	35.95'	35.95'	522.00'
17	S74°35'51"E	29.03'	32.49'	20.00'
18	N18°56'03"E	28.28'	31.42'	20.00'
19	S50°57'05"W	67.82'	68.24'	178.00'
20	N55°11'57"E	52.07'	52.19'	222.00'
21	N44°12'59"E	32.69'	32.92'	222.00'
22	S50°15'31"E	28.28'	31.42'	20.00'
23	N85°58'07"E	28.28'	31.42'	20.00'
24	N18°56'03"E	85.82'	86.47'	222.00'
25	S12°31'08"E	95.42'	98.60'	178.00'
26	N12°13'39"W	33.97'	34.01'	222.00'
27	S32°11'37"W	19.49'	20.36'	20.00'
28	S43°43'02"W	38.37'	38.95'	60.00'
29	S25°12'25"E	58.05'	60.58'	60.00'
30	S60°56'51"E	58.53'	61.14'	60.00'
31	N55°45'23"E	48.84'	50.41'	60.00'
32	N27°25'20"W	58.12'	58.40'	60.00'
33	N26°08'17"E	19.49'	20.36'	20.00'
34	S43°02'14"E	12.33'		
35	S24°17'31"E	14.85'		
36	S78°42'07"E	9.33'		
37	S80°44'47"E	12.98'		
38	N87°42'24"E	15.67'		
39	N86°57'05"E	14.65'		
40	N89°42'08"E	8.84'		
41	N95°30'53"E	13.13'		
42	N85°33'09"E	17.14'		
43	N83°57'58"E	15.88'		
44	N87°34'57"E	2.58'		
45	N70°35'56"E	3.14'		
46	N24°14'38"E	4.19'		
47	N75°52'52"W	13.49'		
48	N18°19'23"W	13.43'		
49	N44°28'54"E	22.90'		
50	N44°28'54"E	92.12'		
51	S44°28'54"W	21.68'		
52	S44°28'54"W	93.34'		
53	S28°03'57"E	182.79'		
54	S28°03'57"E	68.67'		
55	N28°03'57"W	241.19'		
56	N28°03'57"W	11.12'		
57	S30°14'40"W	55.29'		
58	S30°14'40"W	104.79'		
59	N30°14'40"E	75.89'		
60	N30°14'40"E	84.19'		
61	N81°58'03"E	151.81'		
62	N81°58'03"E	47.20'		
63	S81°58'03"W	170.06'		
64	S81°58'03"W	68.25'		
65	N38°28'32"E	26.44'		

LINE	CHORD BEARING	CHORD	ARC	RADIUS
66	N20°15'55"W	58.32'		
67	N7°08'11"W	63.78'		
68	S8°08'33"W	5.58'		
69	S34°18'50"W	19.24'		
70	N31°19'53"W	43.70'		
71	N87°08'54"W	31.49'		
72	S35°16'50"W	20.21'		
73	S35°17'12"E	35.58'		
74	S16°31'48"E	53.00'		
75	S34°03'58"E	53.67'		
76	S37°40'09"W	48.13'		
77	S25°58'58"W	31.78'		
78	S25°58'58"W	10.44'		
79	S25°58'11"W	21.92'		
80	N78°23'17"W	39.33'		
81	N68°32'58"W	16.82'		
82	N54°19'40"W	35.42'		
83	N60°22'53"W	62.83'		
84	N57°10'25"W	49.12'		
85	N60°22'32"E	32.55'		
86	S7°53'25"E	15.00'		
87	S16°23'41"E	38.31'		
88	S17°26'12"E	9.32'		
89	S33°12'09"E	25.20'		
90	S55°48'53"E	38.87'		
91	S68°58'14"E	26.40'		
92	N12°20'15"E	31.59'		
93	S45°31'28"E	12.04'		
94	S45°07'41"E	17.67'		
95	N13°08'51"E	55.78'	55.83'	322.00'
96	N33°54'52"W	133.53'	138.68'	178.00'
100	S58°53'06"E	29.17'		
101	S44°03'08"E	51.15'		
102	S58°35'41"E	48.78'		
103	S28°57'56"E	35.49'		
104	S21°24'21"E	42.85'		
105	S39°48'45"E	60.99'		
106	S19°01'24"E	54.87'		
107	S13°33'10"W	38.59'		
108	S68°48'08"W	104.57'		
109	S78°34'08"E	58.06'		
110	S80°23'35"W	54.75'		
111	S17°24'20"W	62.49'		
112	N6°52'54"W	37.12'		
113	N25°14'13"E	43.41'		
114	N23°54'15"E	55.62'		
115	N12°29'52"E	53.91'		
116	N78°35'02"W	81.98'		
117	N87°40'20"W	54.59'		
118	S87°49'49"W	81.42'		
119	N53°09'53"E	58.03'		
120	N68°51'27"E	64.31'		
121	S69°02'07"E	53.79'		
122	S78°50'42"E	48.79'		
123	N21°04'21"E	43.25'	43.17'	90.00'
124	N01°42'33"E	11.09'	11.08'	278.00'

CENTERLINE CURVE DATA TABLE

LINE	CHORD BEARING	CHORD	ARC	RADIUS
C1	S35°45'27"E	150.03'	153.79'	200.00'
C2	S8°20'27"W	91.52'	91.89'	300.00'
C3	S44°28'00"E	530.33'	589.05'	375.00'
C4	N87°31'17"E	158.56'	160.89'	200.00'
C5	N51°12'19"E	151.76'	152.35'	500.00'
C6	N50°57'05"E	78.21'	78.67'	200.00'
C7	S12°31'08"E	107.21'	108.54'	200.00'

Plat 228 p. 123

 SINGELFARY
 LAND SURVEYOR
 FULTON COUNTY, GEORGIA
 JOB NO. A200040.06A-2654



THIS FINAL SUBDIVISION PLAT IS FOR THE EXCLUSIVE USE OF EAGLE WHITE COLUMNS DEVELOPMENT, LLC. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.

25

DATE: 04/22/04
 SCALE: N/A
 JOB NO.: A200040.06A
 DRAWN BY: CSB
 REVISION: 5-430 DWS

THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTERED LAND SURVEYOR, RICHARD C. SCOTT R.L.S. REGISTRATION NO. CA 2831. EXPIRATION DATE: 12/31/2002.

NO.	DATE	DESCRIPTION

FINAL SUBDIVISION PLAT FOR
WHITE COLUMNS UNIT 6A
 LOCATED IN
 LAND LOTS 595, 596, 628, 629, 630, & 688
 2nd DISTRICT, 2nd SECTION FULTON COUNTY, GEORGIA

rochester
 Rochester & Associates, Inc.
 425 Oak Street N.W.
 Gainesville, Georgia 30501
 Atlanta (404)252-1334-Gainesville (770)718-0600
 Birmmgham (205)745-3816

DRAINAGE

THE OWNER OF RECORD, ON BEHALF OF HIMSELF (ITSELF) AND ALL SUCCESSORS IN INTEREST SPECIFICALLY RELEASES FULTON COUNTY FROM AND ALL LIABILITY AND RESPONSIBILITY FOR FLOODING OR EROSION FROM STORM DRAINS OR FROM FLOODING FROM HIGH WATER ON NATURAL CREEK, RIVERS OR DRAINAGE FEATURES. A DRAINAGE EASEMENT IS HEREBY ESTABLISHED FOR THE SOLE PURPOSE OF PROVIDING FOR THE EMERGENCY PROTECTION OF THE FREE FLOW OF SURFACE WATERS ALONG ALL WATERCOURSES AS ESTABLISHED BY THESE REGULATIONS AND THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS DEVELOPMENT. SAID DIRECTOR MAY CONDUCT EMERGENCY MAINTENANCE OPERATION WITHIN THIS EASEMENT WHERE EMERGENCY CONDITIONS EXIST. EMERGENCY MAINTENANCE SHALL BE THE REMOVAL OF TREES AND OTHER DEBRIS, EXCAVATION, FILLING AND THE LIKE NECESSARY TO REMEDY A CONDITION, WHICH IN THE JUDGMENT OF SAID DIRECTOR IS POTENTIALLY INJURIOUS TO LIFE, PROPERTY, OR THE PUBLIC ROAD OR UTILITY SYSTEM. SUCH EMERGENCY MAINTENANCE, CONDUCTED FOR THE COMMON GOOD, SHALL NOT BE CONSTRUED AS CONSTITUTING A CONTINUING MAINTENANCE OBLIGATION ON THE PART OF FULTON COUNTY NOR AN ABRIDGMENT OF FULTON COUNTY'S RIGHT OF SEEK REIMBURSEMENT FOR EXPENSES FROM THE OWNER(S) OF THE PROPERTY(IES) OF THE LANDS THAT GENERATED THE CONDITIONS.

INDEMNIFICATION AGREEMENT FOR DRIVEWAYS CROSSING EASEMENTS

FULTON COUNTY PERSONNEL AND/OR AGENTS, SHALL HAVE FREE AND TOTAL ACCESS TO, ACROSS, AND UNDER DRIVEWAYS, THAT WILL BE INSTALLED ON THESE RECORDED LOTS, FOR THE PURPOSES OF INSPECTION, REPAIR, AND/OR CONSTRUCTION, AND SHALL HAVE NO RESPONSIBILITY FOR DAMAGES TO, OR THE REPAIR OF, IMPROVEMENTS WITHIN SAID EASEMENT.

WETLANDS NOTE:

WETLANDS SHOWN ON THIS PLAN ARE UNDER THE JURISDICTION OF THE U.S. CORPS OF ENGINEERS LOT OWNERS MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION.

NOTES:

1. DETENTION PONDS ARE PERMANENT DRAINAGE CONTROL STRUCTURES PER COUNTY REQUIREMENTS WHICH MAY REQUIRE PERIODIC MAINTENANCE SUCH AS SILT REMOVAL. ACCESS TO THESE PONDS WILL BE VIA DRAINAGE EASEMENTS (DE) SHOWN ON THIS PLAN.
2. THE ENGINEER/SURVEYOR ASSUMES NO RESPONSIBILITY FOR STREAM MAINTENANCE. THE INTERMEDIATE REGIONAL FLOOD LEVELS THAT APPEAR ON THIS PLAN ARE PREDICATED ON THE CULVERTS, HYDRAULIC CONTROLS AND STREAMS REMAINING CLEAR OF OBSTRUCTION.

DH-HOLDS

PLEASE NOTE THAT A CERTIFICATE OF OCCUPANCY HOLD MAY BE PLACED ON YOUR BUILDING PERMIT TO VERIFY THAT YOU HAVE COMPLIED WITH YOUR SUBMITTED SITE PLAN. A SITE INSPECTION MAY BE REQUIRED.

- DH-A:** Site plan is required showing building and driveway location with dimensions of the lot. Show all structures, setbacks, easements, specimen trees, buffers, and public infrastructure.
- DH-B:** Site plan is required showing existing and proposed contour grades, erosion control measures, items in A above. A registered licensed professional engineer, licensed landscape architect, or registered surveyor must sign and seal the plans.
- DH-C:** Site plan is required showing minimum finished floor elevation, IRF elevation and contour line, 25 and 100 year elevations of the detention facility, top of bank for streams, drainage ditch, and items for DH-A holds as stated above. A final elevation certificate must be completed by the property owner or representative and submitted to the county building permit division at the time the lowest floor/first floor (reference level) is established, prior to further construction of the building.
- DH-D:** Only the Director, or the specific appointee representing the Director, may release this type of hold. A DH-D hold is a general hold for a specific purpose not previously covered by the preceding explanation.

STATEMENT OF SLOPE EASEMENT

THIS PLAT IS APPROVED WITH THE UNDERSTANDING THAT EASEMENT IS GRANTED FULTON COUNTY ALONG ALL ROAD FRONTAGE FOR THE PURPOSE OF SLOPING CUTS AND FILLS AS FOLLOWS:
0' TO 5' - NOT LESS THAN 3 TO 1 SLOPE
5' TO 10' DEPTH - NOT LESS THAN 2 TO 1 SLOPE

FLOOD HAZARD

THE INTERMEDIATE REGIONAL FLOOD (I.R.F.) AREAS SHOWN HEREON WERE DETERMINED BY THE PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE ARE AFFIXED HERETO. FULTON COUNTY DOES NOT, BY APPROVING THIS PLAT, WARRANT THEIR ACCURACY NOR IMPLY THAT LAND OUTSIDE THE AREAS OF FLOOD HAZARD SHOWN WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. FURTHER, FULTON COUNTY DOES NOT, BY APPROVING THIS PLAT, NOR ACCEPTING THE PUBLIC IMPROVEMENTS, THEREIN, ASSUME AREAS OR WATERCOURSE MAINTENANCE TO THE FLOOD CARRYING CAPACITY OF THE FLOOD AREAS OR WATERCOURSES. MAINTENANCE SHALL REMAIN THE RESPONSIBILITY OF THE OWNER(S) OF THE LAND UPON WHICH THEY EXIST. THE OWNER OF A LOT OR PARCEL THAT CONTAINS A FLOOD HAZARD AREA IS REQUIRED TO SUBMIT A SITE PLAN TO FULTON COUNTY PRIOR TO THE INITIATION OF ANY IMPROVEMENTS TO THE LOT OR PARCEL. THE SITE PLAN SHALL INCLUDE THE LOCATION AND ELEVATION OF THE I.R.F. WITHIN THE LOT OR PARCEL AND THE EXISTING AND PROPOSED IMPROVEMENTS. APPROVAL OF THE SITE PLAN BY FULTON COUNTY IS REQUIRED PRIOR TO THE ISSUANCE OF BUILDING PERMIT. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR STREAM MAINTENANCE. THE INTERMEDIATE REGIONAL FLOOD LEVELS THAT APPEAR ON THIS PLAT ARE PREDICATED ON THE CULVERTS, HYDRAULIC CONTROLS AND STREAMS REMAINING CLEAR OF OBSTRUCTION.

FLOOD PLAIN LOT SUMMARY

LOT	TOTAL LOT AREA (SQ.FT.)	MIN. LOT AREA REQ'D. BY ZONING (SQ.FT.)	BUILDABLE LOT AREA NOT IN FLOOD ZONE (SQ.FT.)	LOT AREA IN FLOOD ZONE (SQ.FT.)	LOT AREA W/IN SETBACKS	% OF BUILDABLE AREA ABOVE FLOOD	M.F.S.E.
859	88,041	43,500	48,992	18,049	35,790	82%	958.00
860	147,081	43,560	51,372	96,279	43,828	101%	957.00
861	72,738	43,560	63,349	9,390	50,898	117%	956.75
862	50,367	43,560	42,217	8,150	29,783	66%	956.75
863	49,732	43,560	43,777	5,955	35,457	81%	956.75
864	56,551	43,560	54,340	2,211	30,801	71%	956.75



THIS FINAL SUBDIVISION PLAT IS FOR THE EXCLUSIVE USE OF EAGLE WHITE COLUMNS DEVELOPMENT, LLC. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.

Plat 228 of 124
RECORDING INFORMATION

CLERK, SUPERIOR COURT
FULTON COUNTY, GEORGIA

JOB NO. A200040.06A-2654

DATE	04/22/02
SCALE	N/A
JOB NO.	A200040.06A
DRAWN BY	CS
REVIEW	S-426.09G

THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTERED PROFESSIONAL ENGINEER OR SURVEYOR.
SURVEYOR: KEDRICK C. SCOTT R.L.S.
REGISTRATION NO. CA 2031
EXPIRATION DATE: 12/31/2002

NO.	DATE	DESCRIPTION
REVISIONS		

FINAL SUBDIVISION PLAT FOR
**WHITE COLUMNS
UNIT 6A**

LOCATED IN
LAND LOTS 865, 896, 828, 829, 830, & 869
2nd DISTRICT, 2nd SECTION FULTON COUNTY, GEORGIA

rochester
Rochester & Associates, Inc.
425 Oak Street N.W.
Gainesville, Georgia 30501
Atlanta (404) 252-1334 - Gainesville (770) 718-0000
Baton Rouge (706) 745-3916



PLAT DEVELOPMENT USA, LTD.
"GOLF COURSE"
DB 15838, PG 209 THRU 210

WHITE COLUMNS UNIT 28
PG 220, PGS 99 THRU 104

R/T
EAGLE WHITE COLUMNS
DEVELOPMENT, LLC
(WHITE COLUMNS UNIT 6)

PROPERTY LINE IS THE
CENTERLINE OF CREEK

25' TRIBUTARY BUTTER
MEASURED FROM TOP OF BANK
ON BOTH SIDES OF THE STREAM

CHARLES ARCADE ROADWAY

R/T
KAREN B. DAVIDSON &
R. GUT DAVIDSON, III

SEE SHEET 2 OF 5 FOR CALL TABLE

THIS FINAL SUBDIVISION PLAT IS FOR THE EXCLUSIVE
USE OF EAGLE WHITE COLUMNS DEVELOPMENT, LLC
ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.

SHEET
45

DATE 04/27/03
SCALE 1"=100'
JOB NO. A200040.06A
DRAWN BY: CDB
CHECKED BY: S-4340 DMS

THIS PLAT IS NOT VALID UNLESS IT BEARS THE
SIGNATURE OF THE SURVEYOR AND THE
REGISTRATION NO. CA. 2031
SURVEYOR: KEDRICK C. SCOTT R.L.S.
REGISTRATION NO. CA. 2031
EXPIRATION DATE: 12/31/2002

GRAPHIC SCALE
0' 50' 100' 200'

NO. DATE DESCRIPTION
REVISIONS

FINAL SUBDIVISION PLAT FOR
**WHITE COLUMNS
UNIT 6A**

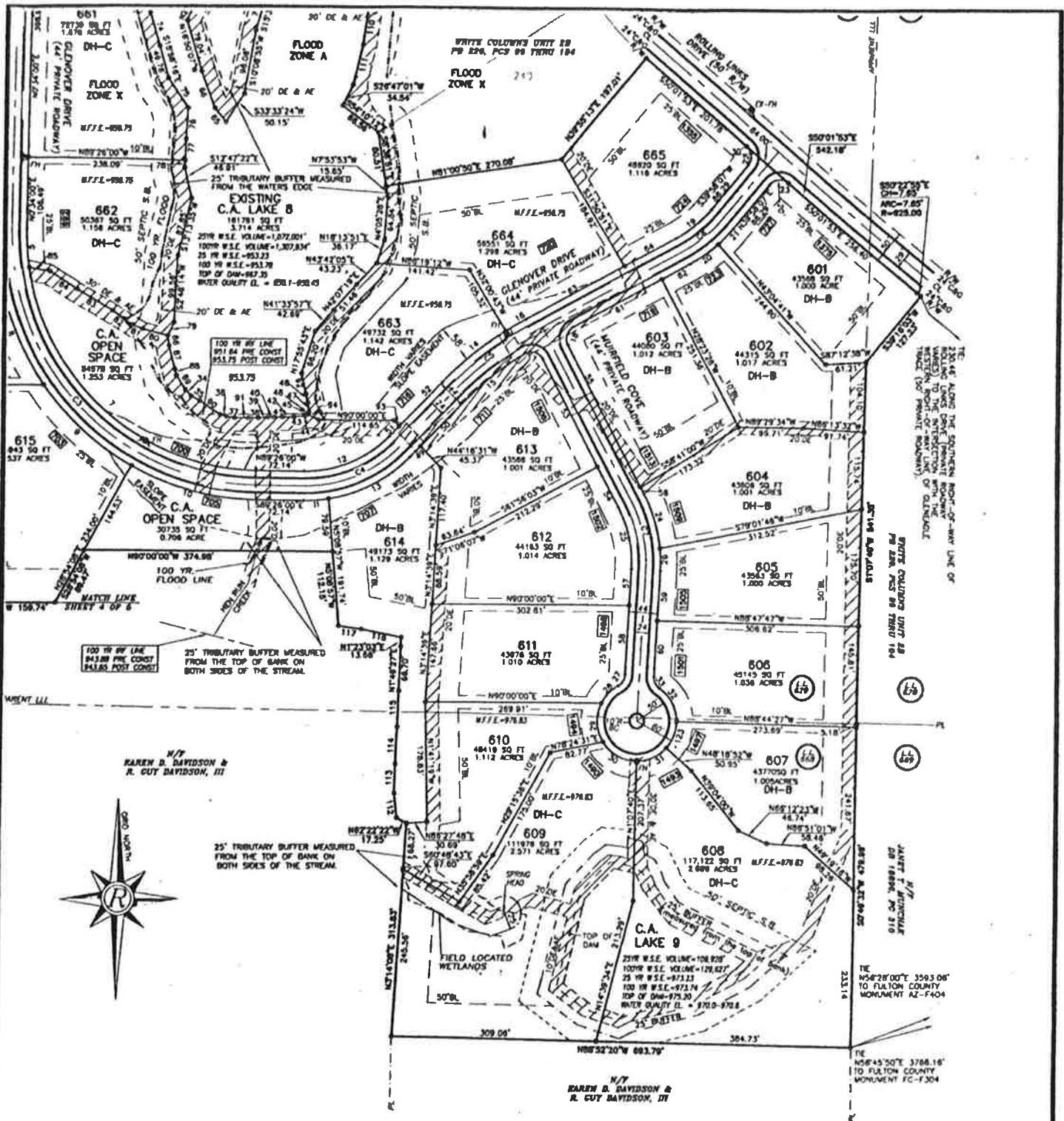
LOCATED IN
LAND LOTS 593, 594, 624, 625, 630, & 646
2nd DISTRICT, 2nd SECTION PLATON COUNTY, GEORGIA

rochester
Rochester & Associates, Inc.
425 Oak Street N.W.
Gainesville, Georgia 30501
Atlanta (404)252-1334 Gainesville (770)718-0000
Birmingham (706)745-3916



Plats 226 P 125
J. Singlemeyer
CLERK, SUPERIOR COURT
FULTON COUNTY, GEORGIA

JOB NO. A200040.06A-2654



SEE SHEET 2 OF 3 FOR CALL TABLE.

THIS FINAL SUBDIVISION PLAT IS FOR THE EXCLUSIVE USE OF EAGLE WHITE COLUMNS DEVELOPMENT, LLC. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.



Plats 228 P, 126
Juanita Hicks
Clerk of Superior Court
Fulton County, Georgia

Dr. Singlefair
CLERK, SUPERIOR COURT
FULTON COUNTY, GEORGIA

JOB NO. A200040.06A-2654

5 5

DATE 04/23/02
SCALE 1"=100'
JOB NO. A200040.06A
DRAWN BY: CDS
REVISED: 9-13-00

THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE SURVEYOR ACROSS THE REGISTRANT'S SEAL.

SURVEYOR: KEDRICK C. SCOTT R.L.S.
REGISTRATION NO. CA 2831
EXPIRATION DATE: 12/31/2002

GRAPHIC SCALE
0 50' 100' 300'

NO.	DATE	DESCRIPTION

FINAL SUBDIVISION PLAT FOR
**WHITE COLUMNS
UNIT 6A**

LOCATED IN
LAND LOTS 595, 598, 626, 629, 630, & 680
2nd DISTRICT, 2nd SECTION FULTON COUNTY, GEORGIA

rochester
Rochester & Associates, Inc.
425 Oak Street N.W.
Gainesville, Georgia 30501
Atlanta (404) 252-1334 - Gainesville (770) 718-0800
Birmingham (770) 745-3916

EXHIBIT "B"

[DISBURSEMENT AGREEMENT]

DISBURSEMENT AGREEMENT

THIS DISBURSEMENT AGREEMENT ("Agreement") is effective as of the ____ day of _____, 2025, by and between the **CITY OF MILTON**, a municipal corporation of the State of Georgia, acting by and through its governing authority, the Mayor and City Council (hereinafter referred to as the "City"), and the **WHITE COLUMNS GATED COMMUNITY ASSOCIATION, INC.**, a Georgia nonprofit corporation (hereinafter referred to as the "Association"), and hereafter jointly referred to as the "Parties."

WITNESSETH

WHEREAS, the White Columns Gated Community Association, Inc. (the "Association") is organized pursuant to the Georgia nonprofit corporation for the purpose of exercising the powers of a Neighborhood Association (as said term is defined in the Master Declaration) under the Master Declaration of Protective Covenants, Conditions and Restrictions for White Columns recorded in Deed Book 18915, Page 200, *et seq.*, Fulton County, Georgia land records, as supplemented and amended ("Master Declaration"); and

WHEREAS, pursuant to the Master Declaration, all of the real property owned by the Association together with any improvements thereon constitutes Common Area of the Association and is intended for the common use and enjoyment of all members of the Association; and

WHEREAS, a portion of the Association's Common Area consists of the Glenover Drive Lake Dam which is more particularly described as Lake 8 and Open Space South on the Final Subdivision Plat for White Columns Unit 6A attached hereto marked Exhibit "A" (the "Dam"); and

WHEREAS, pursuant to the Declaration, the Association is responsible for maintaining and keeping all the portions of the Common Area in good repair, including the Dam; and

WHEREAS, pursuant to the Georgia Safe Dams Act of 1978 (the "Act"), O.C.G.A. § 12-5-370 *et seq.*, the Dam is classified as a Category I Dam where improper operation or dam failure would result in probable loss of human life; and

WHEREAS, pursuant to House Bill 916 ("HB 916"), the General Assembly enacted the State Budget for Fiscal Year 2025, which commenced on July 1, 2024, and runs through June 30, 2025; and

WHEREAS, as part of HB 916, the General Assembly appropriated \$4,000,000.00 to the Georgia Department of Natural Resources for one-time funding for outdoor recreation (the "Appropriation"); and

WHEREAS, \$225,000 of the Appropriation (the "Funds") was specifically earmarked to the City to be disbursed to the Association for engineering, design, and permitting associated with

dam upgrades ("Dam Engineering and Design Project") to the Glenover Drive Lake Dam exclusively located in Milton, Georgia; and

WHEREAS, the Association intends to use the Funds for the Dam Engineering and Design Project necessary to bring the Dam into compliance with the Georgia Safe Dams Act of 1978 (O.C.G.A. § 12-5-370 *et seq.*) and current Georgia Safe Dam Program requirements;

WHEREAS, the Dam Engineering and Design Project is not a public works construction subject to the requirements for local government public construction projects (O.C.G.A. § 36-91-1 *et seq.*); and

WHEREAS, the City and the Association have determined it is necessary and appropriate to define terms and conditions related to the City's disbursement of the Funds to the Association to be used for the Dam Engineering and Design Project.

NOW, THEREFORE, in consideration of the mutual covenants, promises and agreements hereinafter set forth, the Parties hereby agree to the above recitals and as follows:

1. Conditions Precedent. The obligations of the City and Association pursuant to this Agreement are conditioned upon the City's receipt of the Funds from the Department.
2. Dam Description.

The Dam is located in Milton, Georgia, within the White Columns Gated Neighborhood. The Dam is located three quarters of a mile southeast of the intersection of Birmingham Highway and Glenover Drive. The lake impounded by the Dam provides stormwater protection for downstream areas. The structure is considered a dam per the Georgia Safe Dam Programs (SDP) regulations based on the current height of 26 feet and estimated maximum storage capacity of 260 acre-feet.

3. Condition of the Dam.

The Dam is inspected quarterly by a licensed Georgia professional engineer. Those inspections are sent to Georgia Safe Dams and deficiencies that can be corrected are completed within the following calendar quarter. The noted deficiencies primarily relate to removal of excess vegetation, the addition of grass cover and/or the filling of small animal burrow holes. Based on the results of the quarterly inspections and related corrective repairs, the Association believes the Dam to be in good working order. It is the Association's understanding that the primary deficiency with the Dam is the spillway system. The current spillway does not have sufficient capacity to meet the requirements of the Safe Dams Act and the SDP regulations. The Dam Engineering and Design Project will address the capacity as well as the condition of the pipe and the riser system.

4. Scope of the Dam Engineering and Design Project.
 - a. Collect topographical survey data;
 - b. Conduct geotechnical evaluation;
 - c. Develop a design report, construction plans, construction specifications, and bid tab/engineer's estimate;
 - d. Update the operations and maintenance manual; and
 - e. Secure all required permits.
5. Cost of the Dam Engineering and Design Project. The Association's engineer of record, Dewberry Engineer's, Inc., estimates the Dam's Engineering and Design Project to cost \$200,000.00 as described below:
 - a. Survey Refinement: \$15,000.00
 - b. Geotechnical Assessment: \$50,000.00
 - c. Civil Design: \$135,000.00.
6. Association's Responsibilities.
 - a. The Association shall comply with all provisions of the Act and all regulations and requirements of the Georgia Department of Natural Resources, Environmental Protection Division, Safe Dams Program.
 - b. To the extent not already completed, the Association should contact the Safe Dams Program and provide a description of the proposed Dam Engineering and Design Project to obtain a permit from the Environmental Protection Division, if required.
 - c. Pursuant to Section 1.2 of the Safe Dams Program, Georgia Environmental Protection Division, Engineers of Records, anyone building or rehabilitating a Category 1 dam must engage an Engineer of Record on the design team. Accordingly, the Association shall engage a professional, licensed, and insured engineer listed on the Safe Dams Program, Georgia Environmental Protection Division, Engineers of Records ("Engineer").
 - d. The Engineer shall be engaged to perform, at a minimum, the following items:
 - i. Collect topographical survey data;
 - ii. Conduct geotechnical evaluation;
 - iii. Develop a design report, construction plans, construction specifications, and bid tab/engineer's estimate;
 - iv. Update the operations and maintenance manual; and
 - v. Secure all required permits.
 - e. Within five (5) days of execution, the Association shall provide the City with a copy of an executed agreement by and between the Association and Engineer (the "Dam Engineering and Design Agreement").

- f. Within five (5) days after the completion of the Engineer's work as described in the Dam Engineering and Design Agreement, the Association shall provide the City with a Certificate of Completion signed by the Association's President and one other officer of the Board of Directors.
7. Procedure for Disbursement of Funds.
- a. Following completion of the Engineer's work as described in the Dam Engineering and Design Agreement, the Association shall provide the City with a copy of the Engineer's invoice(s) reflecting the work completed ("Invoice"). The Invoice is the obligation of the Association.
- b. The Association shall present the Invoice to the City to request disbursement of the Funds.
- c. Within thirty (30) days of receipt of the Invoice, the City shall issue payment to the Association for the Engineer's Invoice(s) for the Dam Engineering and Design Project via check or Automated Clearing House (ACH) payment.
- i. The City's total payment to the Association will not exceed \$225,000.00.
- ii. All additional work reflected on the Invoice(s) must be paid by the Association.
- iii. If the Engineer only performs a portion of the Scope of the Dam Engineering and Design Project, the City will issue payment for those items only.
- iv. If, for any reason, there is a remaining balance of the Funds following the Engineer's work, the City will return the remaining balance to the Department.
8. Term. The term of this Agreement shall commence on the Effective Date and shall continue for a period of two (2) years.
9. Notices. Any notice under this Agreement shall be deemed duly given if delivered by hand (against receipt) or if sent registered or certified mail – return receipt requested, to a Party hereto the address set forth below or to such other address as the Parties may designate by notice from time-to-time in accordance with this Agreement.

If to the Association: Access Management Group
c/o White Columns Community Association, Inc.
1100 Northmeadow Parkway, Suite 114
Roswell, Georgia 30076

Copy to: Adam Hollingsworth
White Columns Gated Community Association
1475 Rolling Links Dr.
Milton, GA 30004

If to the City: City of Milton, Georgia
c/o Scott Tkach, City Engineer
2006 Heritage Walk
Milton, Georgia 30004

Copy to: Jarrard & Davis, LLP
c/o Joshua F. Jones, Esq.
222 Webb Street
Cumming, Georgia 30040

10. Entire Agreement. This Agreement constitutes the entire agreement between the Parties hereto and replaces, cancels and supersedes any prior agreements and understandings relating to the subject matter hereof; and all prior representations, agreements, understandings and undertakings between the Parties hereto with respect to the subject matter hereof are merged herein.
11. Amendment. The Parties recognize and agree that it may be necessary or convenient for the Parties to amend this Agreement to provide for the orderly implementation of all of the undertakings described herein, and the Parties agree to cooperate fully in connection with such amendments if and as necessary. However, no change, modification or amendment to this Agreement shall be effective unless the same is reduced to writing and signed by the Parties hereto.
12. Governing Law; Venue. This Agreement shall be governed by and construed in accordance with the laws of the State of Georgia without regard to choice of law principles. If any action at law or in equity is brought to enforce or interpret the provisions of this Agreement, the rules, regulations, statutes and laws of the State of Georgia will control. Any action or suit related to this Agreement shall be brought in the Superior Court of Fulton County, Georgia, or the U.S. District Court for the Northern District of Georgia, and the Parties submit to the jurisdiction and venue of such courts.
13. Counterparts. This Agreement may be executed in multiple counterparts, each of which shall be an original but all of which shall constitute one agreement. No Party shall be bound by this Agreement until all Parties have executed it.
14. Invalidity of Provisions; Severability. If any portion of this Agreement is deemed illegal, invalid or unenforceable by a court of competent jurisdiction, the offending portion of the Agreement should be severed, and the remainder of this Agreement shall remain in full force and effect to the extent possible as if this Agreement had been executed with the invalid portion hereof eliminated, it being the intention of the Parties that they would have

executed the remaining portion of this Agreement without including any such part, parts, or portions that may for any reason be hereafter declared invalid.

15. Waiver. No failure by either party to enforce any right or power granted under this Agreement, or to insist upon strict compliance by the other with this Agreement, and no custom or practice of the either party at variance with the terms and conditions of this Agreement shall constitute a general waiver of any future breach or default or affect a party's right to demand exact and strict compliance by the other with the terms and conditions of this Agreement. Further, no express waiver shall affect any term or condition other than the one specified in such waiver, and that one only for the time and manner specifically stated.
16. Indemnity. The Association covenants and agrees to take and assume all responsibility for the Dam Project rendered in connection with this Agreement and the disbursement of the Funds pursuant to HB 916. The Association shall bear all losses and damages directly or indirectly resulting to it and/or the City on account of the performance or character of the Dam Project rendered in connection to this Agreement and the disbursement of the Funds pursuant to HB 916. To the fullest extent permitted by law, Association shall defend, indemnify, and hold harmless the City and the City's elected and appointed officials, officers, boards, commissions, employees, representatives, consultants, servants, agents, attorneys and volunteers (individually an "Indemnified Party" and collectively "Indemnified Parties") from and against any and all claims, suits, actions, judgments, injuries, damages, losses, costs, expenses and liability of any kind whatsoever, including, but not limited to, attorney's fees and costs of defense ("Liabilities"), which may arise from or be the result of alleged willful, negligent, or tortious act or omission arising out of the Dam Project, performance of contracted services, or operations by the Association's contractor, any subcontractor, anyone directly or indirectly employed by the Association's contractor or subcontractor, or anyone for whose acts the Association's contractor or subcontractor may be liable, regardless of whether or not the act or omission is caused in part by a party indemnified hereunder. This indemnity obligation does not include Liabilities caused by or resulting from the sole negligence of an Indemnified Party. Such obligation shall not be construed to negate, abridge, or otherwise reduce any other right or obligation of indemnity which would otherwise exist as to any party or person described in this provision. This obligation to indemnify, defend, and hold harmless the Indemnified Party(ies) shall survive expiration or termination of this Agreement, provided that the claims are based upon or arise out of actions or omissions that occurred during the performance of this Agreement.
17. Sovereign Immunity; Ratification. Nothing contained in this Agreement shall be construed to be a waiver of City's sovereign immunity or any individual's qualified, good faith or official immunities. Ratification of this Agreement by a majority of the Mayor and City Council shall authorize the Mayor to execute this Agreement on behalf of City.
18. Headings. All headings herein are intended for convenience and ease of reference purposes only and in no way define, limit, or describe the scope or intent thereof, or of this Agreement, or in any way affect this Agreement.

19. Successors and Assigns. Subject to the provision of this Agreement regarding assignment, each Party binds itself, its partners, successors, assigns, and legal representatives to the other Party hereto, its partners, successors, assigns, and legal representatives with respect to all covenants, agreements, and obligations contained herein.

{ Signature page follows }

IN WITNESS WHEREOF, the Parties have caused the authorized representatives of each to execute this Agreement on the day and year first above written.

ASSOCIATION:

**WHITE COLUMNS GATED
COMMUNITY ASSOCIATION, INC.**

By: 
Anthony Palazzo, President

ATTEST:

By: 
Adam Hollingsworth, Secretary

[CORPORATE SEAL]

CITY:

**MILTON, GEORGIA,
by and through its MAYOR and CITY
COUNCIL**

By: _____
Peyton Jamison, Mayor

ATTEST:

By: _____
Tammy Lowit, Clerk

[COUNTY SEAL]

Approved as to form and legal sufficiency:
JARRARD & DAVIS, LLP

Joshua F. Jones, City Attorney

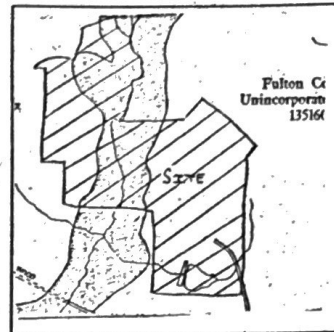
EXHIBIT "A"



VICINITY MAP
NOT TO SCALE

FINAL SUBDIVISION PLAT FOR WHITE COLUMNS UNIT 6A

LAND LOTS 595, 596, 628, 629, 630, & 668
2ND DISTRICT, 2ND SECTION
FULTON COUNTY, GEORGIA



A PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD
HAZARD AREA AS PER F.E.M.A. FLOOD INSURANCE
RATE MAPS FOR FULTON COUNTY, GEORGIA
MAP NUMBER 13121 C0014 E, COMMUNITY PANEL
NUMBER 135160 0014 E, EFFECTIVE DATE: JUNE 22, 1998

THE APPROXIMATE FLOOD ZONE LINE SHOWN
HEREON WAS TAKEN FROM THE F.E.M.A. FLOOD
INSURANCE RATE MAP(S) REFERENCED ABOVE &
IS FOR GRAPHIC PURPOSES ONLY.

FINAL PLAT APPROVAL

THE DIRECTOR OF THE DEPARTMENT OF ENVIRONMENTAL AND
COMMUNITY DEVELOPMENT OF FULTON COUNTY, GEORGIA, CERTIFIES
THAT THIS PLAT COMPLES WITH THE FULTON COUNTY ZONING
RESOLUTIONS, CONDITIONS OF ZONING, AND THE 1982 FULTON COUNTY
SUBDIVISION REGULATIONS AS AMENDED.

Richard J. Wilcox
DIRECTOR, DEPT. OF ENVIRONMENTAL AND COMMUNITY DEVELOPMENT

5-2-02
DATE

FULTON COUNTY HEALTH DEPARTMENT ENVIRONMENTAL HEALTH SERVICES

THIS DEVELOPMENT IS APPROVED PROVIDED THE FOLLOWING REQUIRED
IMPROVEMENTS ARE IN COMPLIANCE WITH THE FULTON COUNTY CODE
OF LAWS, TITLE 30, CHAPTER 2, BOARD OF HEALTH REGULATIONS,
SPECIFICALLY SECTION 30-2-1 DRINKING WATER SUPPLY AND SECTION
30-2-7 SEWAGE DISPOSAL.

WATER SUPPLY

- ☒ PUBLIC WATER SUPPLY
☐ INDIVIDUAL WATER SUPPLY(ES)

SEWAGE DISPOSAL

- ☐ PUBLIC SANITARY
SEWERAGE SYSTEM
☒ INDIVIDUAL ONSITE
SEWERAGE MANAGEMENT
SYSTEM(S)

4-22-02
DATE

Jodi D. Johnson
FULTON COUNTY HEALTH DEPARTMENT

REVISION

FULTON COUNTY HEALTH DEPARTMENT

OWNER'S ACKNOWLEDGMENT (STATE OF GEORGIA) (FULTON COUNTY)

THE OWNER OF RECORD TO THE LAND SHOWN ON THIS PLAT AND
WHOSE NAME IS SUBSCRIBED THEREON, IN PERSON OR THROUGH A
DULY AUTHORIZED AGENT, HEREBY ACKNOWLEDGES THAT THIS PLAT
WAS MADE FROM AN ACTUAL SURVEY, DEDICATES TO FULTON COUNTY
THE COMPLETE OWNERSHIP AND USE OF ALL WATER AND SEWER
IMPROVEMENTS CONSTRUCTED OR TO BE CONSTRUCTED IN ACCORDANCE
WITH THIS PLAT, AND DEDICATES TO THE USE OF THE PUBLIC FOREVER
THE FOLLOWING:

PUBLIC STREETS N/A ACRES
STORM SEWER EASEMENTS 3.368 ACRES
SANITARY SEWER EASEMENTS 1.724 ACRES
PUBLIC PARKS - OPEN SPACES 5.673 ACRES

SUBDIVIDER: Eagle White Columns
Development, LLC

OWNER: Eagle White Columns
Development, LLC

BY: *Alvin P. Alesh*
SIGNATURE OF SUBDIVIDER

BY: *Alvin P. Alesh*
SIGNATURE OF OWNER

DATE: 4-22-2002

DATE: 4-22-2002

DETENTION CERTIFICATE

THIS IS TO CERTIFY THAT THE VOLUME, STAGE STORAGE RELATIONSHIPS, OUTLET
CONTROL DEVICE AND THE STRUCTURE OF THE DETENTION POND, AS SHOWN ON
THE FINAL PLAT FOR WHITE COLUMNS UNIT 6A, IN LAND LOTS 595, 596, 628,
629, 630, AND 668, 2ND DISTRICT, 2ND SECTION, FULTON COUNTY, GEORGIA, IS
IN COMPLIANCE WITH THE PERMITTED HYDROLOGY REPORT AND CONSTRUCTION
PLAN.

John A. Bonanno *John A. Bonanno* 4-22-02
(PRINT NAME) SIGNATURE DATE

REGISTERED GEORGIA PROFESSIONAL ENGINEER NUMBER: 22967

FULTON COUNTY HEALTH DEPARTMENT ENVIRONMENTAL HEALTH SERVICES

EACH LOT LOT HAS BEEN APPROVED FOR INSTALLATION OF AN
INDIVIDUAL ONSITE SEWAGE MANAGEMENT SYSTEM. ADVERSE
CONDITIONS LISTED BELOW MAY RESTRICT FIELDLINE LOCATION,
REQUIRE BENCHING AND/OR INSTALLATION OF A MODIFIED
SYSTEM.

FCMD-A
FCMD-A-1
FCMD-B
FCMD-C
FCMD-D
FCMD-E
FCMD-SP

PERCOLATION TEST RATES > 90 MIN./INCH
PERCOLATION TESTS BELOW STANDARD DEPTH
PRESENCE OF ROCK
PRESENCE OF GROUNDWATER
STREAMS, DRAWS, LAKES, FLOODPLAIN, ETC.
GROUND SLOPE > 20%
SEE SITE PLAN

AREA SUMMARY

LOTS = 35.022 ACRES
OPEN SPACE = 5.673 ACRES
ROADS = 3.194 ACRES
TOTAL = 43.889 ACRES

FINAL ENGINEERING CERTIFICATE

IT IS HEREBY CERTIFIED THAT THE INFRASTRUCTURE CONSTRUCTED AND
DEDICATED TO FULTON COUNTY IN PERPETUITY ON THIS PLAT, IS TRUE
AND CORRECT AND WAS PREPARED FROM AN ACTUAL DESIGN MADE BY
ME OR UNDER MY SUPERVISION; THAT ALL INFRASTRUCTURE SHOWN
HEREON ACTUALLY EXIST OR IS MARKED AS "FUTURE", AND THEIR
LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN AND
CONSTRUCTED FOLLOWING THE PRINCIPLES AND PRACTICES OF SOUND
ENGINEERING; AND THAT ALL ENGINEERING REQUIREMENTS OF THE
FULTON COUNTY SUBDIVISION REGULATIONS AND THE REQUIREMENTS
OF THE ZONING RESOLUTION HAVE BEEN FULLY COMPLIED WITH.

BY: *John A. Bonanno*
REGISTERED CIVIL ENGINEER NO. 22929
DATE: 4-22-02

BY: *John A. Bonanno*
REGISTERED GEORGIA LAND SURVEYOR NO. 2831
DATE: 4/22/02



LEGEND

- CONST - CONSTRUCTION
- AE - ACCESS EASEMENT
- CA - COMMON AREA
- AC - ACRES
- AF - ANGLE IRON FOUND
- BC - BACK OF CURB
- BL - BUILDING SETBACK LINE
- BWF - BARBED WIRE FENCE
- CB - CATCH BASIN
- CB - CATCH BASIN
- C/T - CRIMP TOP PIPE
- CH - CHAIN LENGTH
- CI - CURB INLET
- CL - CENTER LINE
- CLF - CHAIN LINK FENCE
- CMF - CONCRETE MONUMENT FOUND
- CMP - CORRUGATED METAL PIPE
- CO - CLEAN OUT
- CONC - CONCRETE
- CORPS - US ARMY CORPS OF ENGINEERS
- DE - DEED BOOK, PAGE
- DE - PUBLIC DRAINAGE
- DE - EASEMENT
- DI - DROP INLET
- DIP - DUCTILE IRON PIPE
- DWCB - DRAINAGE CATCH BASIN
- ESMT - EASEMENT
- EP - EDGE OF PAVEMENT
- FTE - FINISHED FLOOR ELEVATION
- FH - FIRE HYDRANT
- GP - GAS LINE
- GP - GAS VALVE
- GP - GUY POLE
- GP - GUY WIRE
- GP - HANDICAP PARKING SPACE
- GP - HEAD WIRE
- GP - HOG WIRE FENCE
- GP - IRON BAR
- GP - IRON PIN FOUND
- GP - IRON PIN SET (1/2" R/B)
- GP - JUNCTION BOX
- GP - LAND
- GP - LAND LOT LINE
- GP - LIGHT POLE
- GP - MAN HOLE
- GP - MONUMENT
- GP - NOT APPLICABLE
- GP - NOW OR FORMERLY
- GP - OUTLET CONTROL STRUCTURE
- GP - OPEN TOP PIPE
- GP - POWER LINE
- GP - POWER AND TELEPHONE LINE
- GP - PAVT - PAVEMENT
- GP - PROPERTY LINE
- GP - POWER METER
- GP - POINT OF BEGINNING
- GP - POWER POLE
- GP - POWER AND TELEPHONE POLE
- GP - POLYVINYL CHLORIDE PIPE
- GP - RADIUS
- GP - REINFORCED IRON BAR
- GP - REINFORCED CONCRETE PIPE
- GP - RIGHT OF WAY
- GP - STATE ROUTE
- GP - SWCB - SINGLEWING CATCH BASIN
- GP - SANITARY SEWER EASEMENT
- GP - SQUARE FEET
- GP - TEMPORARY BENCHMARK
- GP - TELEPHONE BOX
- GP - TELEPHONE
- GP - TELEPHONE POLE
- GP - TELEPHONE LINE
- GP - UNDERGROUND POWER
- GP - UNDERGROUND TELEPHONE
- GP - VITRIFIED CLAY PIPE
- GP - WEIR INLET
- GP - WOOD FENCE
- GP - WATER LINE
- GP - WATER METER
- GP - WATER VALVE
- GP - WATER VAULT
- GP - ADDRESS
- GP - EX - EXISTING
- GP - ELEVATION
- GP - FINISHED FLOOR ELEVATION
- GP - SET BACK
- GP - WATER SURFACE ELEVATION
- GP - INTERMEDIATE REGIONAL FLOOD
- GP - YEAR

Plats 228 Pg 122
Filed and Recorded May-02-2002 04:48pm
2002-0136876

Juanita Hicks
Clerk of Superior Court
Fulton County, Georgia
A. Singleton
CLERK, SUPERIOR COURT
FULTON COUNTY, GEORGIA

JOB NO. A200040.06A-2654

SHEET 1 OF 15
DATE 04/22/02
SCALE N/A
JOB NO. A200040.06A
DRAWN BY: CS5
KRUZE: 5-4340.DWG

THIS PLAT IS NOT VALID UNLESS IT BEARS THE
ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS
THE REGISTRANT'S SEAL.
SURVEYOR: KEDRICK C. SCOTT R.L.S.
REGISTRATION NO. 2831
EXPIRATION DATE: 12/31/2002

NO. DATE DESCRIPTION
REVISIONS

FINAL SUBDIVISION PLAT FOR WHITE COLUMNS UNIT 6A

LOCATED IN
LAND LOTS 595, 596, 628, 629, 630, & 668
2ND DISTRICT, 2ND SECTION FULTON COUNTY, GEORGIA

rochester
Rochester & Associates, Inc.
425 Oak Street N.W.
Gainesville, Georgia 30501
Atlanta (404) 252-1334 Gainesville (770) 718-0600
Blairville (706) 745-3916

1. TOTAL NUMBER OF LOTS IS 28.
DENSITY IS 5.925 UNITS PER ACRE.
2. THE SUBDIVISION IS ZONED CUP (CASE NO. 20012-0038-NFC)
3. THE MINIMUM LOT SIZE IS 43560 SQUARE FEET.
4. THERE IS A MINIMUM HEATED FLOOR AREA OF 3,200 SQUARE FEET (PER ZONING CASE NO. 20012-0038-NFC).
5. THE BUILDING SETBACK LINES ARE AS FOLLOWS:
A. FRONT YARD = 25 FT. MINIMUM
B. SIDE YARD = INTERIOR LOTS: 10 FT. MINIMUM
CORNER = 25 FT. ALONG SIDE STREET
C. REAR YARD = 50 FT.
6. MINIMUM LOT FRONTAGE = 35 FT. ("FRONTAGE" OF A LOT IS THE SHORTEST PROPERTY LINE ADJACENT TO A STREET).
7. MINIMUM LOT WIDTH AT BUILDING LINE IS 100 FT.
8. STORM DRAIN EASEMENTS ARE 20 FT WIDE AND CONCENTRIC ABOUT THE CENTERLINE, UNLESS OTHERWISE NOTED.
9. THERE ARE NO KNOWN NATIONAL GEODETIC SURVEY MONUMENTS WITHIN 500 FT. OF THIS PROPERTY.
10. IRON PINS (1/2" REBAR UNLESS NOTED OTHERWISE) ARE TO BE SET AT ALL LOT CORNERS WHEN CONSTRUCTION IS COMPLETE. FINAL PIN SET(S) WILL BE COMPLETE AT TIME OF FINAL PLAT RECORDING.
11. FULTON COUNTY PERSONNEL AND/OR AGENTS SHALL HAVE FREE AND TOTAL ACCESS TO AND ACROSS ALL EASEMENTS.
12. WATER SERVICES WILL BE PROVIDED BY FULTON COUNTY.
13. THE FIELD DATA DATED 11/08/99 THRU 01/18/00 UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 13,739 FEET AND AN ANGULAR ERROR OF 02" PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE.
14. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 538,287 FEET. TOPCON GTS-313 USED FOR ANGULAR AND LINEAR MEASUREMENTS.
15. BEARINGS SHOWN ARE BASED ON THE GEORGIA COORDINATE SYSTEM OF 1985, WEST ZONE, AND ARE COMPUTED FROM ANGLES TURNED.
16. DISTANCES SHOWN ON PLAT ARE HORIZONTAL.
17. THE RIGHT-OF-WAY WIDTH FOR ALL STREETS SERVICING MORE THAN 20 LOTS SHALL BE 50 FEET. PAVEMENT WIDTH SHALL BE 29 FEET BACK OF CURB TO BACK OF CURB.
18. THE RADIUS OF RIGHT-OF-WAY AT STREET INTERSECTIONS SHALL BE 20 FEET.
19. THE RADIUS OF PAVEMENT AT STREET INTERSECTIONS SHALL BE 30 FEET.
20. THE RIGHT-OF-WAY WIDTH FOR ALL STREETS SERVICING 20 OR FEWER LOTS SHALL BE 44 FEET. PAVEMENT WIDTH SHALL BE 24 FEET BACK OF CURB TO BACK OF CURB.
21. IN THE SURVEYOR'S OPINION THERE ARE NO BURY PITS LOCATED ON THIS SITE.
22. ALL AREAS DESIGNATED AS C.A. OPEN SPACE, LAKE B, LAKE 9 AND SLOPE EASEMENTS SHALL BE OWNED AND MAINTAINED BY THE WHITE COLUMNS COMMUNITY ASSOCIATION IN PERPETUITY.
23. A PROFESSIONAL ENGINEER OR A LICENSED LAND SURVEYOR, REGISTERED IN THE STATE OF GEORGIA, SHALL PROVIDE A LOWEST FLOOR ELEVATION CERTIFICATE TO THE DIRECTOR OF INSPECTIONS AND PERMITS DEPARTMENT.
24. NO LOT SHALL HAVE LESS THAN 21,780 SQUARE FEET ABOVE THE LEVEL OF THE INTERMEDIATE REGIONAL FLOOD CONTOUR ELEVATION (B.F.E.) (THE ABOVE AREA SHALL NOT BE LESS THAN SIZE OF MINIMUM LOT SIZE, AS ESTABLISHED BY THE APPLICABLE ZONING DISTRICT REGULATIONS)
25. STORM WATER DETENTION FOR THE SITE IS PROVIDED BY LAKES B AND 9. THE VOLUME AND STRUCTURE OF THE RETENTION POND IS IN COMPLIANCE WITH THE APPROVED HYDROLOGY STUDY AND CONSTRUCTION PLAN.
26. THE MINIMUM FINISHED FLOOR ELEVATION (M.F.F.E.) SHOWN HEREON INCLUDES A BASEMENT OR ATTACHED GARAGE.
27. THIS PROPERTY IS SUBJECT TO THE COVENANTS RECORDED IN DEED BOOK 18915, PAGE 200-263, FULTON COUNTY RECORDS AND RECORDED IN DEED BOOK 32314-PAGES 281-285
HARRIS, ALAN L. & WENDY E.
MAP NUMBER: 13121 AND 13001 E
COMMUNITY PANEL NUMBER: 135160 0014E
EFFECTIVE DATE: JUNE 22, 1998
FLOOD HAZARD ZONE: "A"
28. A PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD HAZARD AREA AS PER F.E.M.A. FLOOD INSURANCE RATE MAPS OF THE COUNTY OF FULTON, GEORGIA.
MAP NUMBER: 13121 AND 13001 E
COMMUNITY PANEL NUMBER: 135160 0014E
EFFECTIVE DATE: JUNE 22, 1998
FLOOD HAZARD ZONE: "A"
29. SITE FLOOD INFORMATION PROVIDED BY HYDROLOGY STUDY PREPARED BY ROCHESTER & ASSOC., INC.
DATED: AUGUST 20, 2001
30. THE MAINTENANCE & REPAIR OF THE DAMS, OUTLET CONTROL STRUCTURES, SPILLWAYS AND ACCESS TO AND FOR THE LAKE SHOWN HEREON AS LAKE B AND LAKE 9 SHALL BE THE RESPONSIBILITY OF THE WHITE COLUMNS COMMUNITY ASSOCIATION.
31. SITE FLOOD INFORMATION PROVIDED BY HYDROLOGY STUDY PREPARED BY ROCHESTER & ASSOC., INC.
DATED: AUGUST 27, 2001
32. THE LOWEST FLOOR ELEVATION (L.F.E.), MINIMUM FLOOR ELEVATION (M.F.E.) AND FINISHED FLOOR ELEVATION (F.F.E.) SHOWN HEREON INCLUDES A BASEMENT AND/OR ATTACHED GARAGE.
33. BENCHMARK FOR THIS PROJECT IS FULTON COUNTY G.L.S. MONUMENT FC-F304 AND AZ-F404 ELEV= 1041.14 VERTICAL DATUM IS MEAN SEA LEVEL
34. PLAT IS REFERENCED TO FULTON COUNTY G.L.S. MONUMENT FC-F304 & AZ-F404
35. SIDEWALKS TO BE INSTALLED ON THE NORTH & WEST SIDE OF THE ROADWAY BY THE BUILDERS ON A PER LOT BASIS AT THE TIME OF HOUSE CONSTRUCTION.
36. DURING THE FIELD SURVEY DONE ON THIS SITE THERE WAS NO VISIBLE ABOVE GROUND EVIDENCE OF A HUMAN BURIAL AREA OR CEMETERY OBSERVED, HOWEVER A THOROUGH INSPECTION OF THE INTERIOR OF THIS SITE WAS NOT DONE BY THIS SURVEYOR, THEREFORE EXCEPTION IS MADE HEREIN TO ANY HUMAN BURIAL AREAS OR CEMETERIES WHICH MAY EXIST WITHIN THE BOUNDARIES OF THIS SITE.

37. REFERENCE IS MADE HEREIN TO THE BOUNDARY SURVEY FOR WHITE COLUMNS, UNIT IV, PREPARED BY ROCHESTER & ASSOCIATES, INC. DATED 01/19/00, AND THE ALTA/ACSM LAND TITLE SURVEY FOR SOUTHWEST PARTNERSHIP HERITAGE GOLF WHITE COLUMNS, LLC, CHICAGO TITLE INSURANCE COMPANY & GEIS FINANCIAL SERVICES, INC. DATED 01/17/01.
38. THE 35' UNDISTURBED NATURAL BUFFER SHOWN ALONG THE WHITE COLUMNS, UNIT IV COURSE AND HERITAGE GOLF WHITE COLUMNS, LLC PROPERTY IS A SELF IMPOSED BUTTER DETECTION FOR THE OWNER/DEVELOPER OF THIS SITE. IT IS NOT REQUIRED PER ZONING CONDITIONS OR ANY OTHER GOVERNMENT AUTHORITY.
39. THE FLOOD ZONE A SHOWN HEREON IS BASED ON
- | | |
|--------------------|---------------|
| THE FULTON COUNTY | |
| COMMUNITY NUMBER | 13121 C0014 F |
| PANEL NUMBER(S) | 133180 0014 F |
| REVISION LETTER | |
| LAST REVISION DATE | JUNE 22, 1998 |
40. NO DRIVEWAYS SHOULD CROSS OR ENCROUGH INTO THE FLOOD HAZARD AREAS SHOWN HEREON UNLESS SUCH PROPOSED CONSTRUCTION IS IN CONFORMANCE WITH THE REQUIREMENTS OF THE FULTON COUNTY ZONING ORDINANCES AND THE FLOOD DAMAGE PREVENTION ACT. NO BUILDING PERMIT SHALL BE ISSUED WITHOUT APPROVAL OF FULTON COUNTY DEVELOPMENT SERVICES DEPARTMENT.
41. A PROFESSIONAL ENGINEER OR A LICENSED LAND SURVEYOR, REGISTERED IN THE STATE OF GEORGIA, SHALL PROVIDE A SURVEY FOR ELEVATION DETERMINATION TO THE DIRECTOR OF THE DEVELOPMENT SERVICES DEPARTMENT (ONLY REQUIRED UNDER SPECIAL FLOOD HAZARD AREA, FLOOD ZONE SHADED X, AND FLOOD ZONE SHADED Y).

42. THE 100-YEAR INTERMEDIATE REGIONAL FLOOD (I.R.F.) CONTOURS SHOWN HEREON WERE LOCATED IN THE FIELD USING LAND SURVEYING TECHNIQUES.
43. THE FLOOD PLAIN INDEMNIFICATION AGREEMENT FOR THIS PROJECT DATED 5-1-02, BOOK 32310, PAGE 467, FULTON COUNTY RECORDS.

44. THE BASE FLOOD ELEVATIONS (I.R.F.) SHOWN HEREON ARE BASED ON THE FLOOD STUDY BY THE SOIL CONSERVATION SERVICE, U.S. DEPARTMENT OF AGRICULTURE.

45. Deputies FELICITY AND TO BE MAINTAINED BY
THE HOUSING COMMISSION AS STATED IN THE
CURRENT MAINTENANCE & INTERPRETATION AGREEMENT
FOR DETENTION THAT REMAINS IN DODD PARK
37316 PAGE 188-491, DATED 5-1-02.

46. All Streets, Storm Sewers or Siphon and
Curb are All Privately Owned and Maintained
by White Columns Community Association, Inc.

LINE	CHORD BEARING	CHORD	ARC	RADIUS
1	N11°12'23"	112.95	114.20	222.00
2	N10°49'22"E	56.36	56.51	222.00
3	N10°29'00"E	73.84	74.06	278.00
4	S4°22'24"E	42.78	42.79	322.00
5	N4°07'56"W	57.84	57.90	353.00
6	S4°01'58"E	63.67	63.74	397.00
7	N49°07'56"W	456.64	496.59	353.00
8	S2°51'46"E	181.72	183.34	397.00
9	S48°05'43"E	178.64	180.18	397.00
10	S7°17'15"E	194.34	196.54	397.00
11	N48°39'12"E	38.00	38.05	222.00
12	S67°31'19"E	139.36	143.19	178.00
13	N62°36'43"E	138.20	140.54	222.00
14	S51°13'56"W	122.82	123.10	522.00
15	N51°40'18"E	119.74	120.06	478.00
16	S09°57'40"W	35.95	35.95	522.00
17	S7°35'57"E	29.03	32.49	20.00
18	N18°56'03"E	28.28	31.42	20.00
19	S50°57'05"W	67.02	68.24	228.00
20	N55°15'57"E	52.07	52.19	177.00
21	N48°12'59"E	32.89	32.92	222.00
22	S50°12'59"E	38.28	31.42	20.00
23	N8°54'02"E	28.28	31.42	20.00
24	N16°54'27"W	85.92	86.47	222.00
25	S12°31'08"E	95.42	96.60	178.00
26	N12°13'39"W	33.97	34.01	222.00
27	S32°11'37"E	19.49	20.36	20.00
28	S43°43'02"E	36.37	36.95	60.00
29	S24°51'25"E	58.05	60.59	60.00
30	S80°59'51"E	56.53	61.14	60.00
31	N62°25'20"E	44.84	50.41	60.00
32	N72°25'20"E	56.12	58.40	60.00
33	N26°08'17"W	19.49	20.36	20.00
34	S43°02'14"E	12.33		
35	S82°47'51"E	14.85		
36	S76°42'07"E	9.33		
37	S80°44'47"E	12.98		
38	N87°42'24"E	15.67		
39	N86°57'05"E	14.65		
40	N86°42'06"E	8.64		
41	N86°30'37"E	13.13		
42	N85°33'09"E	17.43		
43	N83°37'58"E	15.86		
44	N83°34'57"E	2.58		
45	N70°35'58"E	3.14		
46	N24°14'36"E	4.19		
47	N7°30'52"W	13.49		
48	N1°19'23"W	13.43		
49	N44°28'34"E	22.90		
50	N44°28'34"E	92.12		
51	N44°28'34"W	22.98		
52	S44°28'34"E	93.34		
53	S28°03'57"E	182.79		
54	S28°03'57"E	68.87		
55	N28°03'57"W	241.19		
56	N28°03'57"E	11.12		
57	S3°01'40"W	55.29		
58	S3°01'40"E	104.79		
59	N3°01'40"E	75.89		
60	N3°01'40"E	64.19		
61	N81°58'03"E	151.61		
62	N81°58'03"E	77.20		
63	S81°56'03"W	170.06		
64	S81°56'03"W	88.25		
65	N39°28'32"W	28.44		

LINE	CHORD BEARINGS	CHORD	ARC	RADIUS
66	N201°55'57"	58.32'		
67	N47°08'11"	63.76'		
68	S48°08'23" W	6.56'		
69	S34°18'50" W	19.24'		
70	N31°19'33" W	43.70'		
71	N87°08'54" W	31.49'		
72	S34°16'30" W	20.21'		
73	S37°5'12" E	35.58'		
74	S16°31'48" E	53.00'		
75	S34°03'36" E	53.67'		
76	S57°24'09" W	48.13'		
77	S22°25'58" W	31.78'		
78	S22°25'56" W	10.44'		
79	S25°38'11" W	21.92'		
80	N76°23'17" W	39.33'		
81	N68°32'59" W	16.82'		
82	N54°19'40" W	35.42'		
83	N60°22'53" W	62.83'		
84	N57°10'25" W	49.12'		
85	N80°22'32" W	32.55'		
86	S75°53'25" E	15.00'		
87	S14°23'41" E	36.31'		
88	N13°26'12" E	9.32'		
89	S33°12'09" E	25.20'		
90	S55°48'53" E	36.87'		
91	S68°59'14" E	20.40'		
92	N12°20'15" W	31.59'		
93	S45°31'22" E	12.04'		
94	S63°07'41" E	17.67'		
95	N13°08'51" E	55.76'	55.83'	322.00'
96	N35°54'52" W	133.53'	136.88'	178.00'
98	S59°06'06" E	29.15'		
100	S40°03'06" E	51.15'		
101	S26°35'41" E	48.76'		
102	S28°57'36" E	35.49'		
103	S21°24'21" E	42.65'		
104	S39°49'45" E	60.99'		
105	S19°01'24" E	54.67'		
106	S13°33'10" W	38.59'		
108	S69°48'08" W	104.57'		
109	S78°34'06" E	58.06'		
110	S60°02'35" W	54.73'		
111	S11°24'41" W	62.68'		
112	N63°24'54" W	37.12'		
113	N07°54'14" E	43.41'		
114	N22°34'41" E	55.62'		
115	N1°29'52" E	53.91'		
116	N78°35'02" W	61.99'		
117	N81°40'20" W	34.59'		
118	S83°49'49" W	81.42'		
119	M53°09'53" E	58.03'		
120	N61°11'22" E	64.31'		
121	S69°02'07" E	53.79'		
122	S79°50'42" E	48.76'		
123	N21°04'21" E	43.25'	43.17'	60.00'
124	N21°42'33" E	11.09'	11.09'	278.00'

LINE	CHORD BEARING	CHORD	ARC	RADIUS
C1	S35°54'52"E	150.03'	153.79'	200.00'
C2	S9°20'27"W	91.52'	91.88'	300.00'
C3	S44°26'00"W	530.33'	589.05'	375.00'
C4	N67°31'17"E	158.58'	160.89'	200.00'
C5	N53°12'19"E	151.76'	152.35'	500.00'
C6	N50°57'05"E	76.21'	76.87'	200.00'
C7	S12°31'08"E	107.21'	108.54'	200.00'

1992年10月10日 星期三

Q Singletan

CLERK, SUPERIOR COURT
EDMONTON COUNTY, GEORGIA

JOB NO. A200040.06A-2654



THIS FINAL SUBDIVISION PLAT IS FOR THE EXCLUSIVE
USE OF EAGLE WHITE COLUMNS DEVELOPMENT, LLC
ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.

FINAL SUBDIVISION PLAT FOR
WHITE COLUMNS
UNIT 6A

LOCATED IN
LAND LOTS 595, 596, 628, 629, 630, & 668
DISTRICT. 2nd SECTION FULTON COUNTY, GEORGIA

rochester
Rochester & Associates, Inc.
425 Oak Street N.W.
Gainesville, Georgia 30501
Atlanta (404)252-1334-Gainesville (770)718-0800
Bainville (706)745-3816

DATE 04/22/02
SCALE N/A
JOB NO. A200040.06A
DRAWN BY: CSS
KRUSE: S-4340.DWG

THIS PLAT IS NOT VALID UNLESS IT BEARS THE
ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS
THE REGISTRANT'S SEAL.

SURVEYOR: KEDRICK C. SCOTT R.L.S.
REGISTRATION NO. CA 2831
EXPIRATION DATE: 12/31/2002

NO.	DATE	DESCRIPTION
REVISIONS		

THE OWNER OF RECORD ON BEHALF OF HIMSELF (ITSELF) AND ALL SUCCESSORS IN INTEREST SPECIFICALLY RELEASES FULTON COUNTY FROM AND ALL LIABILITY AND RESPONSIBILITY FOR FLOODING OR EROSION FROM STORM DRAINS OR FROM FLOODING FROM HIGH WATER OR NATURAL CREEK. THE OWNER OF RECORD SPECIFICALLY RELEASES FULTON COUNTY FROM AND ALL LIABILITY AND RESPONSIBILITY FOR THE SOLE PURPOSE OF PROVIDING FOR THE EMERGENCY PROTECTION OF THE FREE FLOW OF SURFACE WATERS ALONG ALL WATERCOURSES AS ESTABLISHED BY THESE REGULATIONS AND THE DIRECTOR OF THE DEPARTMENT OF PUBLIC SAFETY AND FIRE PROTECTION. IN THE EVENT OF AN EMERGENCY OPERATION WITHIN THIS EASEMENT WHERE EMERGENCY CONDITIONS EXIST, EMERGENCY MAINTENANCE SHALL BE THE REMOVAL OF TREES AND OTHER DEBRIS, EXCAVATION, FILLING AND THE LIKE NECESSARY TO REMEDY A CONDITION WHICH IN THE OPINION OF THE DEPARTMENT OF PUBLIC SAFETY AND FIRE PROTECTION IS A PUBLIC ROAD OR UTILITY SYSTEM. SUCH EMERGENCY MAINTENANCE, CONDUCTED FOR THE COMMON GOOD, SHALL NOT BE CONSTRUED AS CONSTITUTING A CONTINUING MAINTENANCE OBLIGATION ON THE PART OF FULTON COUNTY NOR AN ABRIGATION OF FULTON COUNTY'S RIGHTS TO SEEK REPAIR OR REMEDY OF THE DAMAGE TO THE OWNER(S) OF THE PROPERTY(S) OF FULTON COUNTY WHICH GENERATED THE CONDITIONS.

FULTON COUNTY PERSONNEL AND/OR AGENTS, SHALL HAVE FREE AND TOTAL ACCESS TO, ACROSS, AND UNDER DRIVEWAYS, THAT WILL BE INSTALLED ON THESE RECORDED LOTS, FOR THE PURPOSES OF INSPECTION, REPAIR, AND/OR CONSTRUCTION, AND SHALL HAVE NO RESPONSIBILITY FOR DAMAGES TO, OR THE REPAIR OF, IMPROVEMENTS WITHIN SAID EASEMENT.

WETLANDS SHOWN ON THIS PLAN ARE UNDER THE JURISDICTION OF THE U.S. CORPS OF ENGINEERS. LOT OWNERS MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION.

1. DETENTION PONDS: PERMANENT DRAINAGE CONTROL STRUCTURES PER COUNTY REQUIREMENTS WHICH MAY REQUIRE PERIODIC MAINTENANCE SUCH AS SILT REMOVAL, ACCESS TO THESE PONDS WILL BE VIA DRAINAGE EASEMENTS (DE) SHOWN ON THIS PLAT.
2. THE ENGINEER/SURVEYOR ASSUMES NO RESPONSIBILITY FOR STREAM MAINTENANCE. THE INTERMEDIATE REGIONAL FLOOD LEVELS THAT APPEAR ON THIS PLAT ARE PREDICATED ON THE CURRENTLY, HYDRAULIC CONTROLS AND STREAMS REMAINING CLEAR OF OBSTRUCTION.

PLEASE NOTE THAT A CERTIFICATE OF OCCUPANCY HOLD MAY BE PLACED ON YOUR BUILDING PERMIT TO VERIFY THAT YOU HAVE COMPLIED WITH YOUR SUBMITTED SITE PLAN. A SITE INSPECTION MAY BE REQUIRED.

- DH-A:** Site plan is required showing building and driveway location with dimensions of the lot. Show all structures, setbacks, easements, specimen trees, buffers, and public infrastructure.
- DH-B:** Site plan is required showing existing and proposed contour grades, erosion control measures, items in A above. A registered licensed professional engineer, licensed landscape architect, or registered surveyor must sign and seal the plans.
- DH-C:** Site plan is required showing minimum finished floor elevation, IRF elevation and contour line, 25 and 100 year elevations of the detention facility, top of bank for streams, drainage ditch, and items for DH-A holds as stated above. A final elevation certificate must be completed by the property owner or representative and submitted to the county building permit division at the time the lowest floor/first floor (reference level) is established, prior to further construction of the building.
- DH-D:** Only the Director, or the specific appointee representing the Director, may release this type of hold. A DH-D hold is a general hold for a specific purpose not previously covered by the preceding explanation.

THIS PLAT IS APPROVED WITH THE UNDERSTANDING THAT EASEMENT IS GRANTED FULTON COUNTY ALONG ALL ROAD FRONTAGE FOR THE PURPOSE OF SLOPING CUTS AND FILLS AS FOLLOWS:

0° TO 5°- NOT LESS THAN 3 TO 1 SLOPE
5° TO 10° DEPTH - NOT LESS THAN 2 TO 1 SLOPE

THE INTERMEDIATE REGIONAL FLOOD (I.R.F.) AREAS SHOWN HEREON WHEN DETERMINED BY THE PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE ARE AFFIXED HERETO, FULTON COUNTY DOES NOT, BY APPROVING THIS PLAN, WARRANT THEIR ACCURACY NOR IMPLY THAT LAND OUTSIDE THE AREAS OF FLOOD HAZARD SHOWN WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. FURTHER, FULTON COUNTY DOES NOT, BY APPROVING THIS PLAN NOR CONDUCTING THE PUBLIC WORKS, WARRANT THE ACCURACY OF THE DATA, LOCATION AND ELEVATION MAINTENANCE TO THE FLOOD CARRYING CAPACITY OF THE FLOOD AREAS OR WATERCOURSES. MAINTENANCE SHALL REMAIN THE RESPONSIBILITY OF THE OWNER(S) OF THE LAND UPON WHICH THEY EXIST. THE OWNER OF A LOT OR PARCEL THAT CONTAINS A FLOOD HAZARD AREA IS REQUIRED TO SUBMIT A SITE PLAN TO FULTON COUNTY PRIOR TO THE INITIATION OF ANY IMPROVEMENTS TO THE LOT OR PARCEL. THE SITE PLAN SHALL SHOW THE LOCATION AND ELEVATION OF ANY IMPROVEMENTS WITHIN THE LOT OR PARCEL AND THE EXISTING AND PROPOSED IMPROVEMENTS. APPROVAL OF THE SITE PLAN BY FULTON COUNTY IS REQUIRED PRIOR TO THE ISSUANCE OF BUILDING PERMIT. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR STREAM MAINTENANCE OR THE INTERMEDIATE REGIONAL FLOOD LEVELS THAT APPEAR ON THIS PLAN. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE DESIGN OF ANY STRUCTURES THAT ARE REQUIRED TO BE CONSTRUCTED ON THE CULVERTS, HYDRAULIC CONTROLS AND STREAMS REMAINING CLEAR OF OBSTRUCTION.

LOT	TOTAL LOT AREA (SQ.FT.)	MIN. LOT AREA REQ'D. BY ZONING (SQ.FT.)	BUILDABLE LOT AREA NOT IN FLOOD ZONE (SQ.FT.)	LOT AREA IN FLOOD ZONE (SQ.FT.)	LOT AREA MINUS SETBACKS	% OF BUILDABLE AREA ABOVE FLOOD	M.F.F.E.
659	85,041	43,560	48,992	15,049	35,790	82%	958.00
660	147,061	43,560	51,372	96,229	43,828	101%	957.00
661	72,739	43,560	63,349	9,390	50,898	117%	956.75
662	50,367	43,560	42,217	8,150	29,783	68%	956.75
663	49,732	43,560	43,777	5,955	35,457	81%	956.75
664	56,551	43,560	54,340	2,211	30,801	71%	956.75



THIS FINAL SUBDIVISION PLAT IS FOR THE EXCLUSIVE
USE OF EAGLE WHITE COLUMNS DEVELOPMENT, LLC
ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.

Plats 228 Pg 124

3 Single

CLERK, SUPERIOR COURT
FULTON COUNTY, GEORGIA

JOB NO. A200040.06A-2654

DATE 04/22/02
SCALE N/A
JOB NO. A200040.08A
DRAWN BY: CSS
KRUSE: S-4340.DWG

THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

SURVEYOR: KEDRICK C. SCOTT R.L.S.
REGISTRATION NO. CA. 2831
EXPIRATION DATE: 12/31/2002

NO.	DATE	DESCRIPTION
REVISIONS		

FINAL SUBDIVISION PLAT FOR
WHITE COLUMNS
UNIT 6A

LOCATED IN
LAND LOTS 595, 596, 620, 629, 630, & 660
2nd DISTRICT, 2nd SECTION FULTON COUNTY, GEORGIA





