

CRESTWIND TOWNSHIP

DEKALB LDP AP #3092023
 7259 HAYDEN QUARRY ROAD

LITHONIA, GA 30038
 PARCEL ID #: 16-171 02 005
 REFERENCE:
 COMBINATION - AP # 3108007

PRELIMINARY PLAT FOR

DEKALB APPROVAL STAMP

DEKALB COUNTY NOTES

PLEASE NOTE: THE USGS AND STATE GEOLOGICAL CODE OF DEKALB COUNTY, GEORGIA, AND ALL REGULATIONS THEREOF SHALL APPLY TO ANY AND ALL DEVELOPMENT PROJECTS. ANY DEVELOPMENT PROJECTS MUST BE IN ACCORDANCE WITH THE DEKALB COUNTY ZONING ORDINANCES. ANY DEVELOPMENT PROJECTS MUST BE IN ACCORDANCE WITH THE DEKALB COUNTY ZONING ORDINANCES. ANY DEVELOPMENT PROJECTS MUST BE IN ACCORDANCE WITH THE DEKALB COUNTY ZONING ORDINANCES.

MUNICIPAL NOTES

NO DEVELOPMENT PROJECTS SHALL BE ALLOWED ON THIS PARCEL UNLESS THE DEVELOPER HAS OBTAINED A DEVELOPMENT PERMIT FROM THE CITY OF DEKALB COUNTY, GEORGIA. ANY DEVELOPMENT PROJECTS MUST BE IN ACCORDANCE WITH THE DEKALB COUNTY ZONING ORDINANCES. ANY DEVELOPMENT PROJECTS MUST BE IN ACCORDANCE WITH THE DEKALB COUNTY ZONING ORDINANCES.

DEVELOPER/PRIMARY PERMITEE

PARKLAND COMMUNITIES, INC.
 229 SOUTH STREET, SUITE 400
 ATLANTA, GA 30303
 CONTACT: JAMES MCKENNA, PE
 TEL: 404-525-4500
 FAX: 404-525-4501
 EMAIL: JAMES.MCKENNA@PARKLAND.COM

SITE DATA

DEKALB COUNTY AP # 3092023
 7259 HAYDEN QUARRY ROAD
 LITHONIA, GA 30038
 PARCEL ID #: 16-171 02 005
 REFERENCE:
 COMBINATION - AP # 3108007

ENGINEER

ADVANCE ENGINEERING & PLANNING, LLC
 2800 INDUSTRIAL BLVD. SUITE 100
 ATLANTA, GA 30305
 CONTACT: TAYLOR WASHINGTON, PE
 TEL: 404-297-1234
 FAX: 404-297-1235
 EMAIL: TAYLOR.WASHINGTON@AEPENGINEERS.COM

SURVEYOR

ADVANCE ENGINEERING, LLC
 2800 INDUSTRIAL BLVD. SUITE 100
 ATLANTA, GA 30305
 CONTACT: DAVID ANDERSON, RLS, DPM, SDCS
 TEL: 404-297-1234
 FAX: 404-297-1235
 EMAIL: DAVID.ANDERSON@AEPENGINEERS.COM

NOTE: PERMITTEE ASSUMES ALL RESPONSIBILITIES FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE PERMITTEE IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. ANY DEVELOPMENT PROJECTS MUST BE IN ACCORDANCE WITH THE DEKALB COUNTY ZONING ORDINANCES.

VERIFIED CURRENT OWNERS

Parcel 1 - PARCEL AND LOT 1
 1,800.21 SQUARE FEET
 28,427 SQUARE FEET
 PCL# 16-171 02 005
 Parcel 2 - PARKLAND COMMUNITIES, INC.
 229 SOUTH STREET, SUITE 400
 ATLANTA, GA 30303
 PCL# 16-171 02 012

James D. McKenna

NOTE: THIS PLAT HAS BEEN SUBMITTED TO AND ACCEPTED BY THE DEKALB COUNTY ZONING BOARD AND THE CITY OF DEKALB COUNTY. ANY DEVELOPMENT PROJECTS MUST BE IN ACCORDANCE WITH THE DEKALB COUNTY ZONING ORDINANCES.

DIRECTION: DEPARTMENT OF PLANNING & ZONING
 DATE: _____

THIS PLAN HAS BEEN SUBMITTED TO AND ACCEPTED BY THE DEKALB COUNTY ZONING BOARD AND THE CITY OF DEKALB COUNTY. ANY DEVELOPMENT PROJECTS MUST BE IN ACCORDANCE WITH THE DEKALB COUNTY ZONING ORDINANCES.

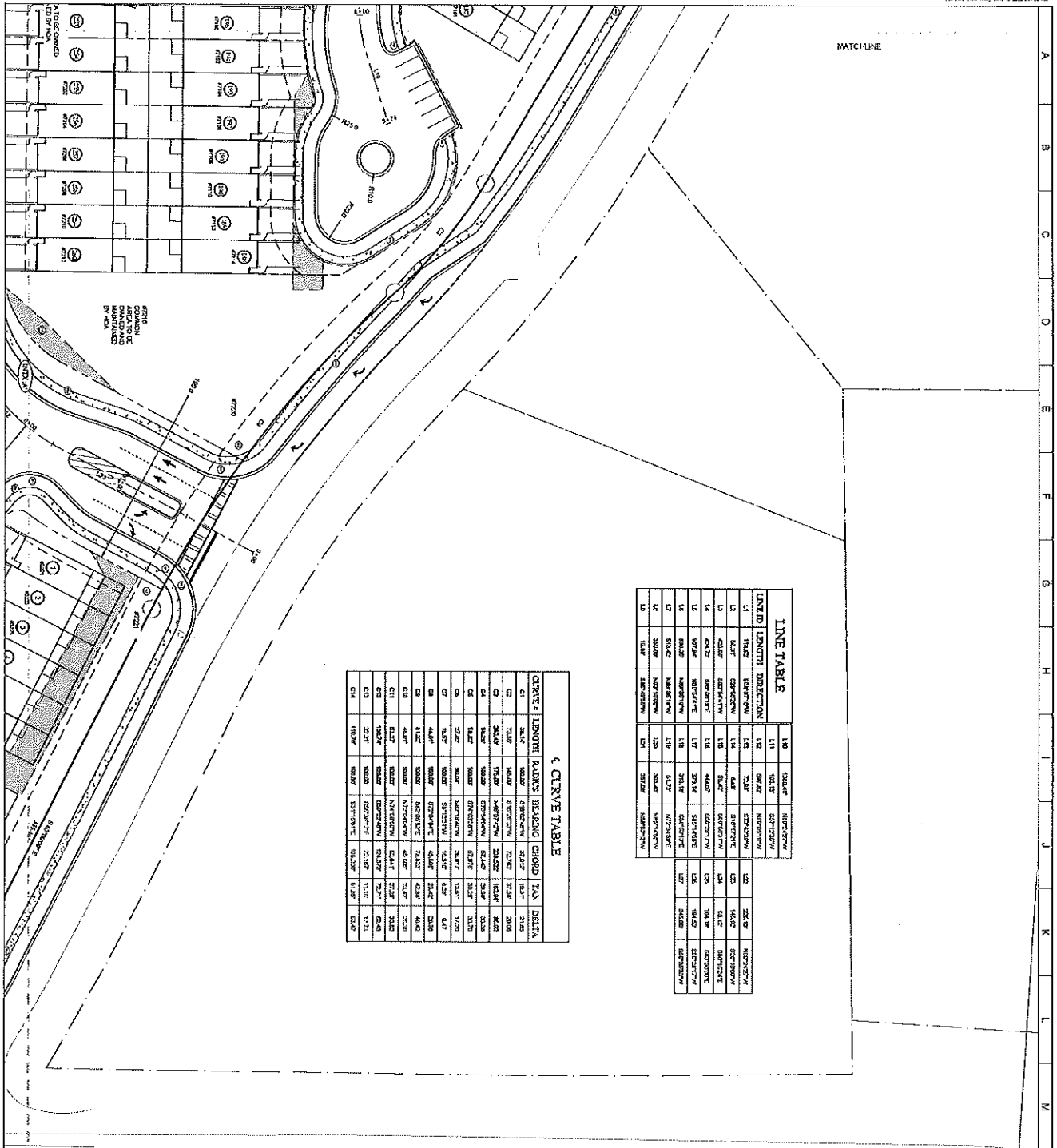
DATE: _____
 DATE: _____

ALLIANCE REAL ESTATE SERVICES
 30205 S. WEST HIGHWAY #10
 SUITE 100
 WOODBRIDGE, GA 30262
 TEL: 770-225-4731
 WWW.AESAPART.COM

PARKLAND COMMUNITIES
 229 SOUTH STREET, SUITE 400
 ATLANTA, GA 30303
 TEL: 404-525-4500
 FAX: 404-525-4501
 EMAIL: JAMES.MCKENNA@PARKLAND.COM

10	Orig. Date	09/20/21
11	Revised	2/20/22
12	Checked By	TSM
	Prepared By	TSM

COVER



LINE TABLE

LINE ID	LENGTH	DIRECTION	LINE ID	LENGTH	DIRECTION
L10	10.00'	SOUTH	L10	10.00'	NORTH
L11	10.00'	SOUTH	L11	10.00'	NORTH
L12	10.00'	SOUTH	L12	10.00'	NORTH
L13	10.00'	SOUTH	L13	10.00'	NORTH
L14	10.00'	SOUTH	L14	10.00'	NORTH
L15	10.00'	SOUTH	L15	10.00'	NORTH
L16	10.00'	SOUTH	L16	10.00'	NORTH
L17	10.00'	SOUTH	L17	10.00'	NORTH
L18	10.00'	SOUTH	L18	10.00'	NORTH
L19	10.00'	SOUTH	L19	10.00'	NORTH
L20	10.00'	SOUTH	L20	10.00'	NORTH
L21	10.00'	SOUTH	L21	10.00'	NORTH
L22	10.00'	SOUTH	L22	10.00'	NORTH
L23	10.00'	SOUTH	L23	10.00'	NORTH
L24	10.00'	SOUTH	L24	10.00'	NORTH
L25	10.00'	SOUTH	L25	10.00'	NORTH
L26	10.00'	SOUTH	L26	10.00'	NORTH
L27	10.00'	SOUTH	L27	10.00'	NORTH
L28	10.00'	SOUTH	L28	10.00'	NORTH
L29	10.00'	SOUTH	L29	10.00'	NORTH
L30	10.00'	SOUTH	L30	10.00'	NORTH

CURVE TABLE

CURVE ID	LENGTH	RADIUS	BEARING	CHORD	TAN	DELTA
C1	10.00'	1000.00'	180.00°	10.00'	0.00'	0.00°
C2	10.00'	1000.00'	180.00°	10.00'	0.00'	0.00°
C3	10.00'	1000.00'	180.00°	10.00'	0.00'	0.00°
C4	10.00'	1000.00'	180.00°	10.00'	0.00'	0.00°
C5	10.00'	1000.00'	180.00°	10.00'	0.00'	0.00°
C6	10.00'	1000.00'	180.00°	10.00'	0.00'	0.00°
C7	10.00'	1000.00'	180.00°	10.00'	0.00'	0.00°
C8	10.00'	1000.00'	180.00°	10.00'	0.00'	0.00°
C9	10.00'	1000.00'	180.00°	10.00'	0.00'	0.00°
C10	10.00'	1000.00'	180.00°	10.00'	0.00'	0.00°
C11	10.00'	1000.00'	180.00°	10.00'	0.00'	0.00°
C12	10.00'	1000.00'	180.00°	10.00'	0.00'	0.00°
C13	10.00'	1000.00'	180.00°	10.00'	0.00'	0.00°
C14	10.00'	1000.00'	180.00°	10.00'	0.00'	0.00°

SITE SYMBOLS LEGEND

- ① EXISTING UTILITY
- ② PROPOSED UTILITY
- ③ EXISTING ROADWAY
- ④ PROPOSED ROADWAY
- ⑤ EXISTING SIDEWALK
- ⑥ PROPOSED SIDEWALK
- ⑦ EXISTING CURB
- ⑧ PROPOSED CURB
- ⑨ EXISTING PAVEMENT
- ⑩ PROPOSED PAVEMENT
- ⑪ EXISTING GRADE
- ⑫ PROPOSED GRADE
- ⑬ EXISTING EROSION CONTROL
- ⑭ PROPOSED EROSION CONTROL
- ⑮ EXISTING SIGN
- ⑯ PROPOSED SIGN

INTERSECTION LEGEND

- (INT1) T-INTERSECTION
- (INT2) T-INTERSECTION WITH TURN LANE
- (INT3) T-INTERSECTION WITH TURN LANE AND BIKEWAY
- (INT4) T-INTERSECTION WITH TURN LANE AND BIKEWAY AND SIDEWALK
- (INT5) T-INTERSECTION WITH TURN LANE AND BIKEWAY AND SIDEWALK AND BIKEWAY
- (INT6) T-INTERSECTION WITH TURN LANE AND BIKEWAY AND SIDEWALK AND BIKEWAY AND SIDEWALK AND BIKEWAY
- (INT7) T-INTERSECTION WITH TURN LANE AND BIKEWAY AND SIDEWALK AND BIKEWAY AND SIDEWALK AND BIKEWAY AND SIDEWALK AND BIKEWAY
- (INT8) T-INTERSECTION WITH TURN LANE AND BIKEWAY AND SIDEWALK AND BIKEWAY AND SIDEWALK AND BIKEWAY AND SIDEWALK AND BIKEWAY
- (INT9) T-INTERSECTION WITH TURN LANE AND BIKEWAY AND SIDEWALK AND BIKEWAY AND SIDEWALK AND BIKEWAY AND SIDEWALK AND BIKEWAY
- (INT10) T-INTERSECTION WITH TURN LANE AND BIKEWAY AND SIDEWALK AND BIKEWAY AND SIDEWALK AND BIKEWAY AND SIDEWALK AND BIKEWAY
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- (INT16) T-INTERSECTION WITH TURN LANE AND BIKEWAY AND SIDEWALK AND BIKEWAY AND SIDEWALK AND BIKEWAY AND SIDEWALK AND BIKEWAY
- (INT17) T-INTERSECTION WITH TURN LANE AND BIKEWAY AND SIDEWALK AND BIKEWAY AND SIDEWALK AND BIKEWAY AND SIDEWALK AND BIKEWAY
- (INT18) T-INTERSECTION WITH TURN LANE AND BIKEWAY AND SIDEWALK AND BIKEWAY AND SIDEWALK AND BIKEWAY AND SIDEWALK AND BIKEWAY
- (INT19) T-INTERSECTION WITH TURN LANE AND BIKEWAY AND SIDEWALK AND BIKEWAY AND SIDEWALK AND BIKEWAY AND SIDEWALK AND BIKEWAY
- (INT20) T-INTERSECTION WITH TURN LANE AND BIKEWAY AND SIDEWALK AND BIKEWAY AND SIDEWALK AND BIKEWAY AND SIDEWALK AND BIKEWAY

NOTES

- 1. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- 2. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- 3. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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- 16. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- 17. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- 18. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- 19. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- 20. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

Preliminary Plot for CRESTVIEW TOWNSHIP

7753 HATTEEN QUARRY ROAD
LEWISVILLE, GA 30056
PARCEL ID # 15 171 02 005
E:\1517102005 - NOT COORDINATED

PARKLAND COMMUNITIES

PARMORLAND COMMUNITIES, INC.
225 S. MARKET STREET, SUITE 4
ALPHARETTA, GA 30009
24 HR CONTACT: 404.468.0000 TEL: 404.468.5552
EMAIL: JAMES.PARKLAND@CCO.COM

ALLIANCE

ENGINEERING • PLANNING • LAND SURVEYING

225 Peachtree Street, Suite 400 • Atlanta, GA 30309
770.225.4730 | www.alliance.com

CRESTVIEW TOWNSHIP

UNAPPROVED PRELIMINARY PLANNING AND ENGINEERING PLAN FOR THE PROPOSED DEVELOPMENT OF A 100-UNIT HOUSING DEVELOPMENT IN CRESTVIEW TOWNSHIP, LEWISVILLE, GA.

DATE: 10/10/2019

PREPARED BY: JIMMY B. BROWN

CHECKED BY: JIMMY B. BROWN

PROJECT # 21004

LEGEND

NORTH

Scale: 1" = 20'

PRELIMINARY PLAN

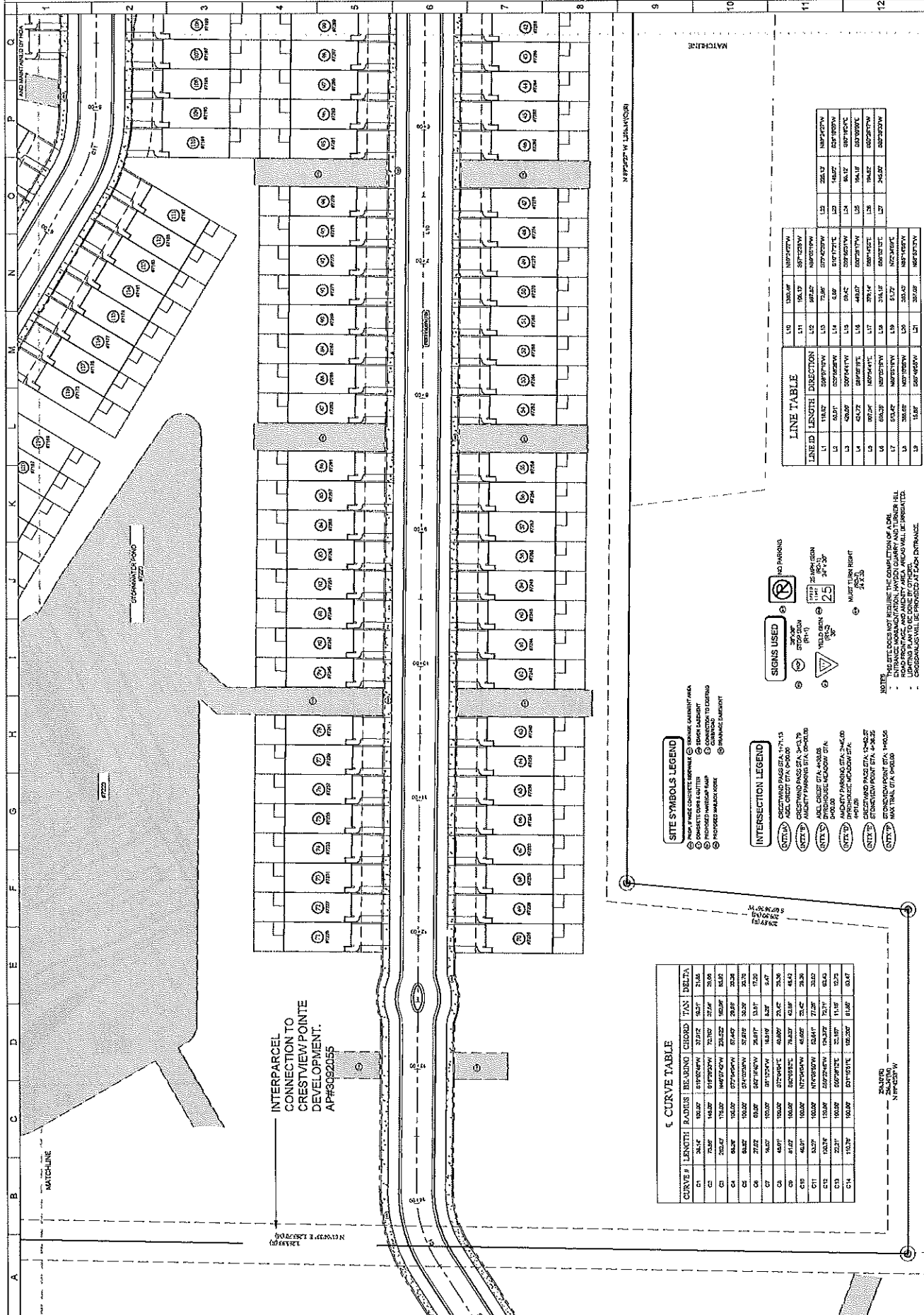
ALLIANCE
 DESIGN & PLANNING + LAND SURVEYING
 INCORPORATED
 219 SOUTH MAIN ST. SUITE A | KENNESAW, GA 30144
 770.225.4430 | www.aepinc.com

PARKLAND
 CONSTRUCTION
 220 E. BAYVIEW DRIVE
 KENNESAW, GA 30144
 770.428.8800

**Preliminary Plat for
 CRESTWIND TOWNSHIP**
 7299 HAYWARD QUARRY ROAD
 KENNESAW, GA 30144
 PARCEL ID # 191110005
 04/29/2023 - LOT COVARIATION

**PRELIMINARY
 PLAT**

Scale 1" = 40'



LINE ID	LENGTH	DIRECTION	AS BUILT	PROPOSED
L1	116.82	S 10° 00' 00" W	0.00	0.00
L2	146.82	S 10° 00' 00" W	0.00	0.00
L3	86.82	S 10° 00' 00" W	0.00	0.00
L4	100.00	S 10° 00' 00" W	0.00	0.00
L5	200.00	S 10° 00' 00" W	0.00	0.00
L6	200.00	S 10° 00' 00" W	0.00	0.00
L7	200.00	S 10° 00' 00" W	0.00	0.00
L8	200.00	S 10° 00' 00" W	0.00	0.00
L9	200.00	S 10° 00' 00" W	0.00	0.00
L10	200.00	S 10° 00' 00" W	0.00	0.00
L11	200.00	S 10° 00' 00" W	0.00	0.00
L12	100.00	S 10° 00' 00" W	0.00	0.00
L13	100.00	S 10° 00' 00" W	0.00	0.00
L14	100.00	S 10° 00' 00" W	0.00	0.00
L15	100.00	S 10° 00' 00" W	0.00	0.00
L16	100.00	S 10° 00' 00" W	0.00	0.00
L17	100.00	S 10° 00' 00" W	0.00	0.00
L18	100.00	S 10° 00' 00" W	0.00	0.00
L19	100.00	S 10° 00' 00" W	0.00	0.00
L20	100.00	S 10° 00' 00" W	0.00	0.00
L21	100.00	S 10° 00' 00" W	0.00	0.00

- SITE SYMBOLS LEGEND**
- EXISTING DRIVEWAY
 - PROPOSED DRIVEWAY
 - PROPOSED DRIVEWAY
 - PROPOSED DRIVEWAY
 - PROPOSED DRIVEWAY
 - PROPOSED DRIVEWAY

- SIGNS USED**
- PROPOSED SIGNAGE
 - PROPOSED SIGNAGE
 - PROPOSED SIGNAGE
 - PROPOSED SIGNAGE
 - PROPOSED SIGNAGE
 - PROPOSED SIGNAGE
 - PROPOSED SIGNAGE
 - PROPOSED SIGNAGE

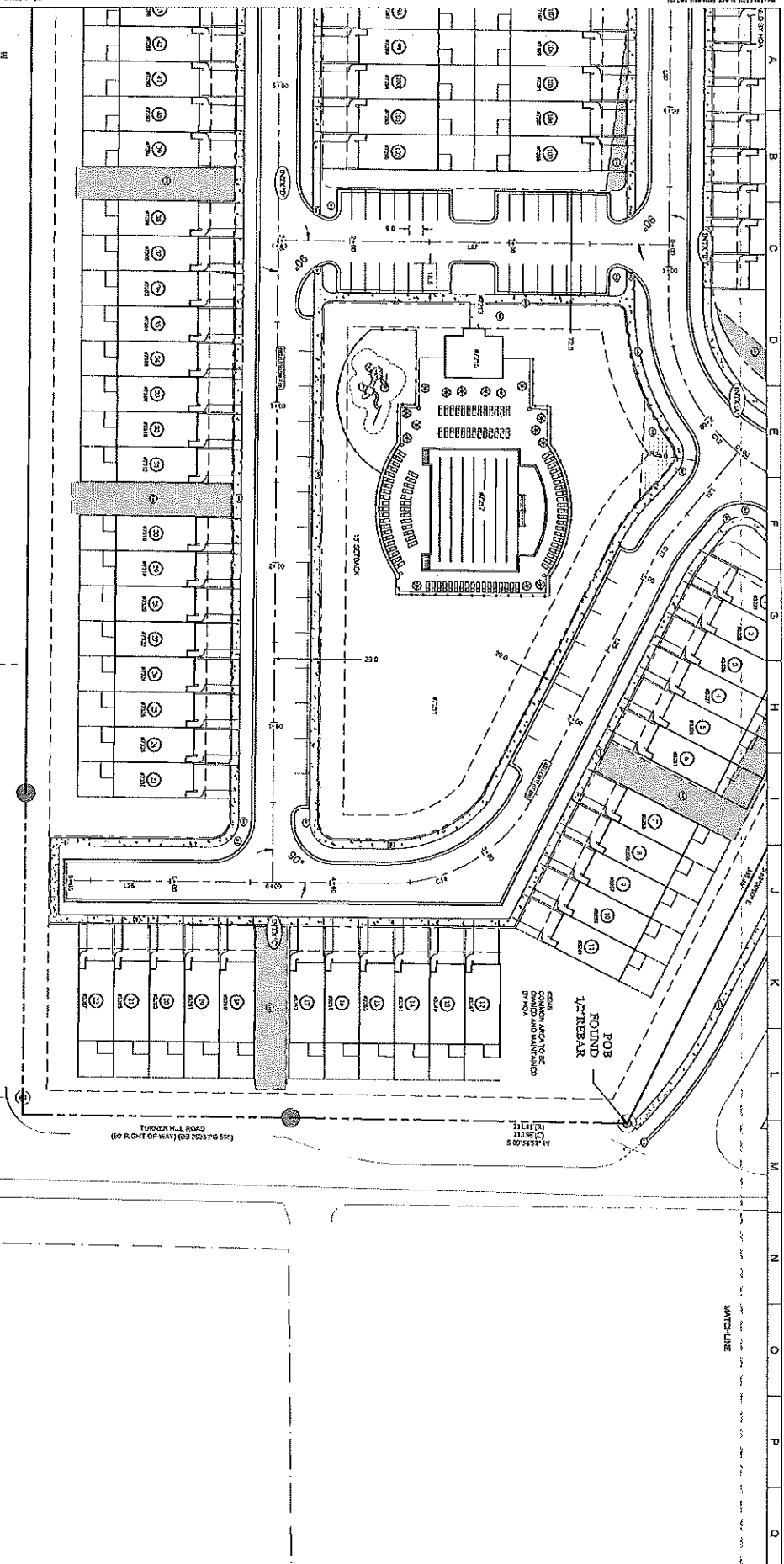
- INTERSECTION LEGEND**
- PROPOSED INTERSECTION
 - PROPOSED INTERSECTION
 - PROPOSED INTERSECTION
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 - PROPOSED INTERSECTION
 - PROPOSED INTERSECTION
 - PROPOSED INTERSECTION

Curve / DELTA

CURVE #	LENGTH	RADIUS	BEARING	CHORD	TAN	DELTA
C1	70.46	100.00	07° 50' 00" N	70.46	12.61	31.66
C2	70.46	100.00	01° 50' 00" N	70.46	12.61	31.66
C3	70.46	100.00	07° 50' 00" N	70.46	12.61	31.66
C4	70.46	100.00	01° 50' 00" N	70.46	12.61	31.66
C5	70.46	100.00	07° 50' 00" N	70.46	12.61	31.66
C6	70.46	100.00	01° 50' 00" N	70.46	12.61	31.66
C7	70.46	100.00	07° 50' 00" N	70.46	12.61	31.66
C8	70.46	100.00	01° 50' 00" N	70.46	12.61	31.66
C9	70.46	100.00	07° 50' 00" N	70.46	12.61	31.66
C10	70.46	100.00	01° 50' 00" N	70.46	12.61	31.66
C11	70.46	100.00	07° 50' 00" N	70.46	12.61	31.66
C12	70.46	100.00	01° 50' 00" N	70.46	12.61	31.66
C13	70.46	100.00	07° 50' 00" N	70.46	12.61	31.66
C14	70.46	100.00	01° 50' 00" N	70.46	12.61	31.66

NOTES

- THIS PLAN DOES NOT REQUIRE THE COMPLETION OF A 60% ENTRANCE MOBILITY, VISUAL QUALITY AND TURNER HILL EVALUATION AND MOBILITY IMPROVEMENT REPORT.
- ALL LIGHTING SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE ILLINOIS LIGHTING AND WIRELESS INFRASTRUCTURE ACT.
- ORIGINALS WILL BE PROVIDED AT CHECKOUT.



6 CURVE TABLE

CURVE #	LENGTH	Radius	BEARING	CHORD	TAN	DELTA
C1	36.17'	50.00'	S72°17'36"	27.17'	14.17'	27.86°
C2	22.02'	40.00'	S72°17'36"	16.68'	8.75'	20.84°
C3	24.97'	50.00'	S69°38'42"	18.65'	9.85'	20.14°
C4	34.20'	50.00'	S72°17'36"	25.21'	13.28'	23.84°
C5	18.42'	40.00'	S72°17'36"	13.51'	7.09'	14.28°
C6	27.02'	50.00'	S72°17'36"	19.75'	10.53'	17.29°
C7	14.72'	30.00'	S72°17'36"	10.93'	5.82'	11.67°
C8	48.01'	100.00'	S72°17'36"	35.32'	19.27'	28.53°
C9	50.01'	100.00'	S72°17'36"	36.74'	20.28'	29.26°
C10	48.01'	100.00'	N72°17'36"	35.32'	19.27'	28.53°
C11	50.01'	100.00'	N72°17'36"	36.74'	20.28'	29.26°
C12	48.01'	100.00'	S72°17'36"	35.32'	19.27'	28.53°
C13	22.02'	40.00'	S72°17'36"	16.68'	8.75'	20.84°
C14	14.72'	30.00'	S72°17'36"	10.93'	5.82'	11.67°

7 LINE TABLE

LINE #	LENGTH	BEARING	TO	FROM
L1	114.22'	S69°38'42"	102	101
L2	207.82'	S69°38'42"	103	102
L3	270.22'	S69°38'42"	104	103
L4	270.22'	S69°38'42"	105	104
L5	270.22'	S69°38'42"	106	105
L6	270.22'	S69°38'42"	107	106
L7	270.22'	S69°38'42"	108	107
L8	270.22'	S69°38'42"	109	108
L9	270.22'	S69°38'42"	110	109
L10	270.22'	S69°38'42"	111	110
L11	270.22'	S69°38'42"	112	111
L12	270.22'	S69°38'42"	113	112
L13	270.22'	S69°38'42"	114	113
L14	270.22'	S69°38'42"	115	114
L15	270.22'	S69°38'42"	116	115
L16	270.22'	S69°38'42"	117	116
L17	270.22'	S69°38'42"	118	117
L18	270.22'	S69°38'42"	119	118
L19	270.22'	S69°38'42"	120	119
L20	270.22'	S69°38'42"	121	120
L21	270.22'	S69°38'42"	122	121

SITE SYMBOLS LEGEND

- PROPOSED DRIVEWAY
- EXISTING DRIVEWAY
- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- PROPOSED WALKWAY
- EXISTING WALKWAY
- PROPOSED BIKEWAY
- EXISTING BIKEWAY

INTERSECTION LEGEND

- OPENING ROADWAY
- ROADWAY ON RIGHT
- ROADWAY ON LEFT
- ROADWAY ON BOTH SIDES
- ROADWAY ON NEITHER SIDE

NOTES:

- VERIFY ALL SETBACKS AND SPACING REQUIREMENTS WITH LOCAL AGENCIES.
- CONDUCT A FIELD SURVEY TO VERIFY ALL LOCATIONS AND DIMENSIONS.
- CONDUCT A FIELD SURVEY TO VERIFY ALL CORNER POSITIONS AND DIMENSIONS.
- CONDUCT A FIELD SURVEY TO VERIFY ALL DIMENSIONS.

Preliminary Plat for
CRESTWIND TOWNSHIP

7259 HAYDEN CREEK ROAD
ROSEN, GA 30088
PARCEL ID # 15 14 12 02 00
APP. 1515-00000-0000

PARKLAND
COMMUNITIES

PARKLAND COMMUNITIES, P.C.
200 W. MARKS ROAD, SUITE A
ALPHARETTA, GA 30201
2149 COLONIAL PARKWAY, TEL: (770) 458-5552
EMAIL: INFO@PARKLANDCOMM.COM

ALLIANCE
ENGINEERING • PLANNING • LAND SURVEYING
LANDSCAPE ARCHITECTURE

608 DORCHESTER LANE, SUITE 100 | ALPHARETTA, GA 30204
229 SOUTH MOORE ST., SUITE A | ALPHARETTA, GA 30204
770.225.4730 | www.alliancepa.com

