

<p>LOCATION MAP (N.T.S.)</p> <p>NORTH</p> <p>SITE</p>	<p>PRELIMINARY PLAT FOR</p> <h1 style="text-align: center;">CRESTWIND TOWNSHIP</h1> <p style="text-align: center;">DEKALB LDP AP #3092023 7259 HAYDEN QUARRY ROAD LITHONIA, GA 30038 PARCEL ID #: 16 171 02 005 REFERENCE: COMBINATION - AP # 3103007</p> <p style="text-align: right;">DEKLAB APPROVAL STAMP</p>		
<p>DEKALB COUNTY NOTES</p> <p>PURSUANT TO THE UNIFIED DEVELOPMENT CODE OF DEKALB COUNTY, GEORGIA, AND ALL REQUIREMENTS OF APPROVAL HAVING BEEN FULFILLED, THESE CONSTRUCTION PLANS HAVE BEEN GIVEN APPROVAL BY ALL RELEVANT DEPARTMENTS, WITH FINAL APPROVAL BY THE DIRECTOR, OR A DESIGNER OF THE PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT, THE ISSUING AUTHORITY FOR DEKALB COUNTY. CONSTRUCTION PLAN APPROVAL DOES NOT CONSTITUTE APPROVAL OF A FINAL PLAT. IF REQUIRED, AND DOES NOT ENTITLE THIS PLAT AND PLANS TO RECORDATION IN THE CLERK'S OFFICE. DEKALB COUNTY SUPERIOR COURT, THE CERTIFICATION OF CONSTRUCTION PLAN APPROVAL SHALL EXPIRE AND BE NULL AND VOID TWENTY FOUR MONTHS FROM THE DATE OF THE PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT APPROVAL STAMP AS FOUND ON THE COVER SHEET OF THESE PLANS.</p> <p>DEKALB COUNTY SANITATION WILL BE UTILIZED TO HANDLE HOUSEHOLD WASTE, YARD DEBRIS AND RECYCLABLE MATERIAL.</p>	<p>SITE DATA</p> <p>EXISTING ZONING: C-1 (RER 3 OVERLAY) SITE AREA: +/- 30.2 ACRES TOTAL LOTS: 260 TOWNHOMES LOT DENSITY: 8.61 HOMES/ACRE TOWNHOME MIN. LOT WIDTH: 20' MIN. TOWNHOME MIN. LOT SIZE: 1,000 SF SFA SETBACKS AND INFO: FRONT YARD: 15 FT. SIDE SETBACK(S): 0 FT. REAR YARD: 10' BUILDING HEIGHT: 3 STORY / 45' MAX MIN. PARKING REQUIRED: 2 SPACES PER UNIT MIN. PARKING PROVIDED: 2 SPACES PER UNIT (1 GARAGE + 1 DRIVEWAY) OVERFLOW PARKING PROVIDED: 67 SPACES NOTE: TOPOGRAPHY IS LIDAR FROM DRONE SURVEY</p> <p>NOTE: VERTICAL ALIGNMENT MEETS ASHTO DESIGN STANDARDS FOR 25MPH DESIGN SPEED</p> <p>NOTE: HORIZONTAL ALIGNMENT MEETS ASHTO DESIGN STANDARDS FOR 25MPH DESIGN SPEED</p>	<p>VERIFIED CURRENT OWNERS</p> <p>Tract 1 = PARKLAND COMMUNITIES INC. 1,282,271 SQUARE FEET 29.437 ACRES PID# 16 171 02 005</p> <p>Tract 2 = PARKLAND COMMUNITIES INC. 33,351 SQUARE FEET 0.765 ACRES PID# 16 171 02 012</p> <p>I, JIM JACOBI, CERTIFY THAT NO LOTS PLATTED ARE NONCONFORMING OR WILL RESULT IN ANY NONCONFORMING LOTS.</p> <p><i>Jim Jacobs</i></p>	<p>THIS PLAT HAS BEEN SUBMITTED TO AND ACCEPTED BY THE PLANNING & ZONING DEPARTMENT FOR THE CITY OF STONECREST, GEORGIA, AND HAS BEEN APPROVED AS REQUIRED BY STATE LAW AND CITY CODES AS MEETING ALL CONDITIONS PRECEDENT TO RECORDING IN THE SUPERIOR COURT OF THIS CIRCUIT.</p> <p>_____ DIRECTOR, DEPARTMENT OF PLANNING & ZONING</p> <p>DATE _____</p> <p>THIS PLAT HAS BEEN SUBMITTED TO AND ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF STONECREST, GEORGIA, AND HAS BEEN APPROVED AS REQUIRED BY STATE LAW AND CITY CODES AS MEETING ALL CONDITIONS PRECEDENT TO RECORDING IN THE SUPERIOR COURT OF THIS CIRCUIT.</p> <p>_____ MAYOR (AS DESIGNEE OF GOVERNING AUTHORITY)</p> <p>DATE _____</p>
<p>MUNICIPAL NOTES</p> <p>NO COMBUSTIBLE MATERIALS SHALL BE ALLOWED ON-SITE AND NO BUILDING PERMITS WILL BE ISSUED FOR THIS DEVELOPMENT UNTIL WATER SERVICE IS PROVIDED VIA A WATER MAIN LOCATED ON HAYDEN QUARRY ROAD, WHICH IS THE RESPONSIBILITY OF THE DEVELOPER OF THIS SUBDIVISION. CONSTRUCTION WASTE AND/OR VEGETATIVE MATERIAL MAY NOT BE BURNED NOR BURNED AND MUST BE TAKEN TO A STATE APPROVED LANDFILL.</p> <p>NOTIFY DEKALB COUNTY WATER AND SEWER DEPARTMENT 24 HOURS BEFORE THE BEGINNING PHASE OF CONSTRUCTION. (404) 371-2000. NOTIFY CITY OF STONECREST INSPECTOR 24 HOURS BEFORE THE BEGINNING PHASE OF CONSTRUCTION. (770) 224-0200.</p>	<p>ENGINEER</p> <p>ALLIANCE ENGINEERING & PLANNING, LLC 299 SOUTH MAIN STREET, SUITE A ALPHARETTA, GA 30009 CONTACT: TYLER MARCHMAN, PE TELEPHONE (770) 225-4730</p>	<p><i>Jim Jacobs</i></p> <p>THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND FOR VALUE RECEIVED THE SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED. DO HEREBY CONVEY ALL STREETS INDICATED AS PUBLIC STREETS AND RIGHTS-OF-WAY, AND FURTHER DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS HEREIN EXPRESSED. IN CONSIDERATION OF THE APPROVAL OF THIS DEVELOPMENT PLAN AND OTHER VALUABLE CONSIDERATIONS, THE OWNER FURTHER RELEASES AND HOLDS HARMLESS CITY OF STONECREST FROM ANY AND ALL CLAIMS, DAMAGES OR DEMANDS ARISING ON ACCOUNT OF THE DESIGN, CONSTRUCTION AND MAINTENANCE OF THE PROPERTY SHOWN HEREON ON ACCOUNT OF THE ROADS, FILLS, EMBANKMENTS, DITCHES, CROSS-DRAINS, CULVERTS, WATER MAINS, SEWER LINES, AND DROGES WITHIN THE PROPOSED RIGHTS-OF-WAY AND EASEMENTS SHOWN, AND ON ACCOUNT OF BACKWATER, THE COLLECTION AND DISCHARGE OF SURFACE WATER, OR THE CHANGING OF COURSES OF STREAMS, AND FURTHER THE OWNER WARRANTS THAT HE OWNS FEE SIMPLE TITLE TO THE PROPERTY SHOWN HEREON AND AGREES THAT CITY OF STONECREST SHALL NOT BE LIABLE TO HIM, HIS HEIRS, SUCCESSORS OR ASSIGNS FOR ANY CLAIMS OR DAMAGES RESULTING FROM THE CONSTRUCTION OR MAINTENANCE OF CROSS-DRAIN EXTENSIONS, DRIVES, STRUCTURES, STREETS, CULVERTS, CURBS OR SIDEWALKS, THE CHANGING OF COURSES OF STREAMS AND RIVERS, FLOODING FROM NATURAL CREEKS AND RIVERS, SURFACE WATERS AND ANY OTHER MATTER WHATSOEVER. I FURTHER WARRANT THAT I HAVE THE RIGHT TO SELL AND CONVEY THE LAND ACCORDING TO THIS PLAT AND DO HEREBY BIND MYSELF AND OWNERS SUBSEQUENT IN TITLE TO</p>	<p>Preliminary Plat for CRESTWIND TOWNSHIP</p> <p>7259 HAYDEN QUARRY ROAD LITHONIA, GA 30038 PARCEL ID # 16 171 02 005 (AP # 3103007 - AP COMBINATION)</p> <p>Orig. Issued 8/31/2021 Designed by JCB Checked by TSM Project # 21004</p>
<p>DEVELOPER/PRIMARY PERMITEE</p> <p>PARKLAND COMMUNITIES, INC. 299 SOUTH MAIN STREET, SUITE A ALPHARETTA, GA 30009 CONTACT: JIM JACOBI TEL. (404) 456-5562 EMAIL: JIM@PARKLANDCO.COM</p> <p>24-HR CONTACT RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL CONTACT: JIM JACOBI TEL. (404) 456-5562 EMAIL: JIM@PARKLANDCO.COM</p>	<p>SURVEYOR</p> <p>ALLIANCE SURVEYING, LLC. 6095 ATLANTA HIGHWAY, SUITE 100 FLOWERY BRANCH, GA 30542 CONTACT: DAVID ANDERSON, RLS (304)-360-4197</p>	<p>_____ DATE _____</p>	<p>COVER</p>

ALLIANCE ENGINEERING & PLANNING, LLC
 299 SOUTH MAIN STREET, SUITE A | ALPHARETTA, GA 30009
 770.225.4730 | www.allianceep.com

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Civil Engineering By AEP
 1040 Main Street, GA 31704-0999
 Cell: 770.456.2430
 JIM@allianceep.com

GEORGIA REGISTERED PROFESSIONAL ENGINEER
 JIM SCOTT MARCHMAN
 LICENSE # 11772
 GABWC LEVEL 8
 CERTIFICATION # 5038
 EXPIRATION DATE: 11/17/2022

SURVEYING BY:
 ALLIANCE SURVEYING
 PHONE: (304) 360-4197
 CONTACT: DAVID ANDERSON

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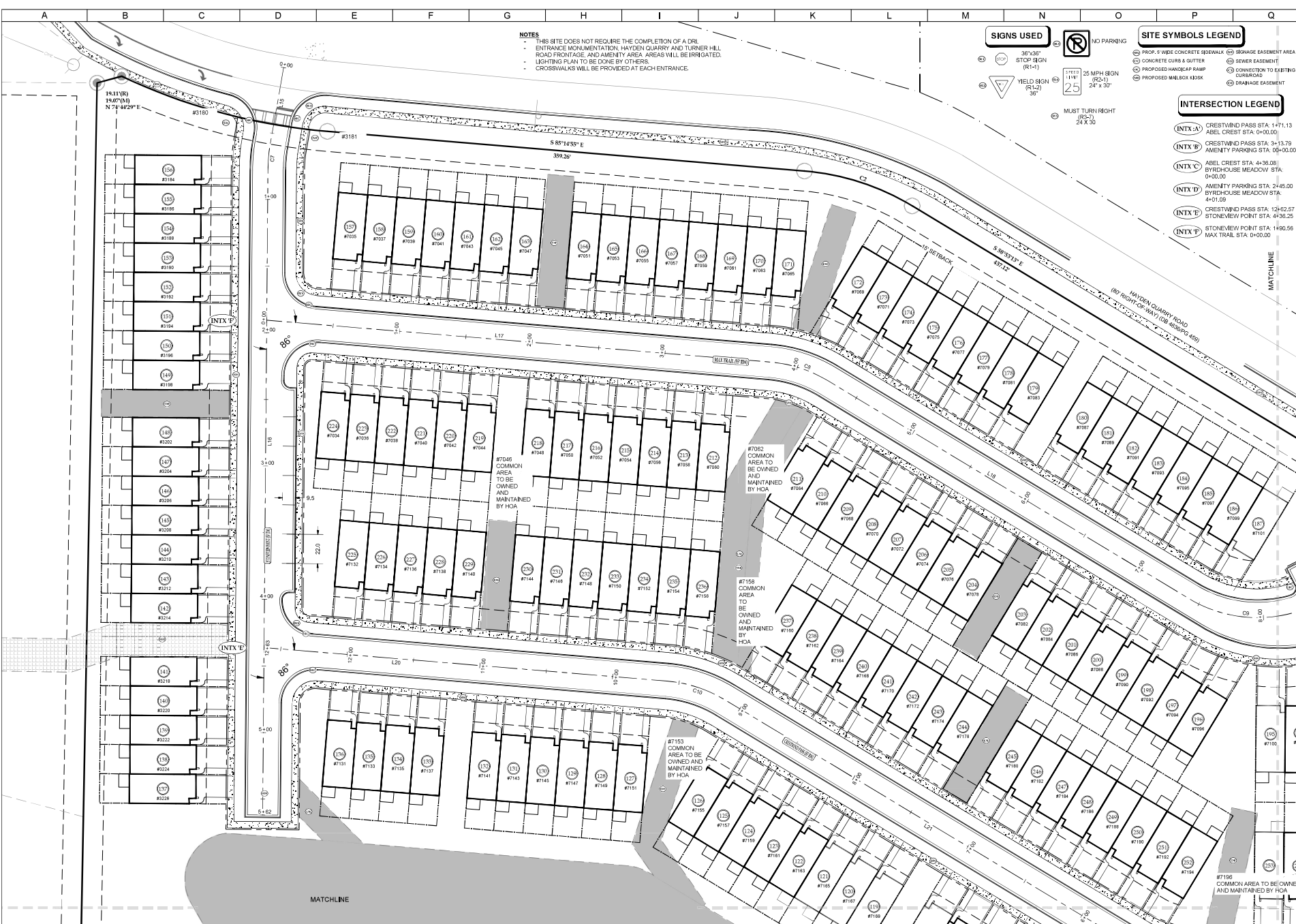
Preliminary Plat for CRESTWIND TOWNSHIP

7259 HAYDEN QUARRY ROAD
 LITHONIA, GA 30038
 PARCEL ID # 16 171 02 005
 (AP # 3103007 - AP COMBINATION)

Orig. Issued 8/31/2021
 Designed by JCB
 Checked by TSM
 Project # 21004

COVER

FILE NO: W0000001, DATE: 11.15.2022 14:35:04
PROJECT: C:\projects\w0000001\dwg\plattitle.dwg - 11/15/2022 14:35:04



NOTES

- THIS SITE DOES NOT REQUIRE THE COMPLETION OF A DRI
- ENTRANCE MONUMENTATION, HAYDEN QUARRY AND TURNER HILL ROAD FRONTAGE, AND AMENITY AREA AREAS WILL BE IRRIGATED.
- LIGHTING PLAN TO BE DONE BY OTHERS.
- CROSSWALKS WILL BE PROVIDED AT EACH ENTRANCE.

- SIGNS USED**
- 36"x36" STOP SIGN (R1-1)
 - 36"x36" YIELD SIGN (R2-1)
 - 25 MPH SIGN (R2-1) 24" x 30"
 - MUST TURN RIGHT (R5-2) 24" x 30"

NO PARKING

- SITE SYMBOLS LEGEND**
- PROP. 5' WIDE CONCRETE SIDEWALK
 - CONCRETE CURB & GUTTER
 - PROPOSED HANDICAP RAMP
 - PROPOSED WALKWAY
 - PROP. 5' WIDE CONCRETE SIDEWALK
 - SEWER EASEMENT
 - CONNECTION TO EXISTING CURBSIDE
 - DRAINAGE EASEMENT

- INTERSECTION LEGEND**
- INTX A CRESTWIND PASS STA. 1+71.13 ABEL CREST STA. 0+00.00
 - INTX B CRESTWIND PASS STA. 3+13.79 AMENITY PARKING STA. 0+00.00
 - INTX C ABEL CREST STA. 4+36.08 BYRHOUSE MEADOW STA. 0+00.00
 - INTX D AMENITY PARKING STA. 2+45.00 BYRHOUSE MEADOW STA. 4+01.59
 - INTX E CRESTWIND PASS STA. 12+62.57 STONEMEN POINT STA. 4+02.25
 - INTX F STONEMEN POINT STA. 1+86.56 MAX TRAIL STA. 0+00.00

7201 A

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770.225.4730 | www.allianceinc.com

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GEORGIA
REGISTERED PROFESSIONAL ENGINEER
#11172
LARRY SCOTT WATKIN

GAWWC LEVEL 8
CENTER FOR PROFESSIONAL ENGINEERING
EXPIRATION DATE: 11/17/2022

SUPERVISED BY:
ALLIANCE SURVEYING
PHONE: (770) 225-4730
CONTACT: SA @ ALLIANCE
EMAIL: JIM@ALLIANCE.COM

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LITHIA SPRING, FL 32751
(888) 838-8383 (TOLL FREE)
CONTACT: SA @ ALLIANCE
EMAIL: JIM@ALLIANCE.COM

**Preliminary Plat for
CRESTWIND TOWNSHIP**

7201 A CRESTWIND QUARRY ROAD
LITHIA SPRING, GA 30038
PROJECT: CRESTWIND TOWNSHIP
(ASR 210035-01-00000000)

Orig. Issue 8/31/2021
Designed by JCB
Checked by TSM
Project # 21004

NORTH

SCALE: 1" = 30'

PRELIMINARY PLAT

7201



LINE ID	LENGTH	DIRECTION
L1	118.62'	S68°07'10"W
L2	56.81'	S29°58'25"W
L3	425.00'	S00°54'41"W
L4	42.472'	S69°02'18"E
L5	907.34'	N00°54'41"E
L6	856.30'	N09°02'19"W
L7	513.42'	N09°02'19"W
L8	355.88'	N03°10'25"W
L9	15.28'	S89°48'55"W
L10	1388.48'	N89°24'27"W
L11	105.13'	S67°12'35"W
L12	597.82'	N89°00'19"W
L13	72.98'	S73°42'39"W
L14	6.88'	S16°17'21"E
L15	56.42'	S09°56'31"W
L16	449.07'	S00°28'17"W
L17	379.14'	S85°14'55"E
L18	316.18'	S58°53'13"E
L19	513.42'	N09°02'19"W
L20	303.43'	N85°14'55"W
L21	357.28'	N58°53'13"W
L22	225.13'	N89°24'27"W
L23	148.92'	S28°10'00"W
L24	85.12'	S01°10'24"E
L25	154.18'	S63°00'00"E
L26	194.02'	S00°28'17"W
L27	245.00'	S00°30'33"W

CURVE #	LENGTH	RADIUS	BEARING	CHORD	TAN	DELTA
C1	35.14'	100.00'	S19°02'48"W	37.812'	18.31'	21.85
C2	75.59'	145.00'	S15°26'33"W	72.763'	37.58'	29.06
C3	262.43'	175.00'	N46°07'42"W	238.522'	162.99'	85.82
C4	56.28'	100.00'	S73°54'04"W	57.443'	29.88'	33.38
C5	54.82'	100.00'	S74°03'38"W	57.879'	30.29'	33.70
C6	27.22'	90.00'	S82°18'40"W	26.817'	13.61'	17.20
C7	16.53'	100.00'	S51°12'24"W	16.510'	8.28'	9.47
C8	46.91'	100.00'	S72°04'04"W	45.699'	23.42'	26.36
C9	91.82'	100.00'	S82°05'52"E	78.823'	42.88'	46.42
C10	46.91'	100.00'	N72°04'04"W	45.699'	23.42'	26.36
C11	51.27'	100.00'	N74°08'50"W	50.841'	27.28'	30.82
C12	136.74'	120.00'	S59°22'49"W	124.373'	72.71'	62.43
C13	22.11'	100.00'	S58°38'12"E	22.167'	11.19'	12.73
C14	116.78'	100.00'	S31°15'51"E	105.200'	61.85'	63.47

⊙	PROPOSED 3' WIDE CONCRETE SIDEWALK	⊙	SEWER EASEMENT AREA
⊙	CONCRETE CURB & GUTTER	⊙	SEWER EASEMENT
⊙	PROPOSED HARDPAK RAMP	⊙	CONNECTION TO EXISTING CURB/ROAD
⊙	PROPOSED MUD/SLO RISK	⊙	DRAINAGE EASEMENT

(INTX-A)	CRESTWIND PASS STA. 1+71.13 ABEL CREST STA. 0+00.00
(INTX-B)	CRESTWIND PASS STA. 3+13.79 AMENITY PARKING STA. 0+00.00
(INTX-C)	ABEL CREST STA. 4+36.08 BYRDHOUSE MEADOW STA. 0+50.00
(INTX-D)	AMENITY PARKING STA. 2+45.00 BYRDHOUSE MEADOW STA. 4+51.00
(INTX-E)	CRESTWIND PASS STA. 12+62.57 STONEVIEW POINT STA. 4+36.25
(INTX-F)	STONEVIEW POINT STA. 1+50.56 MAX TRAIL STA. 0+00.00

⊙	NO PARKING
⊙	STOP SIGN (R-1)
⊙	YIELD SIGN (R-1)
⊙	25 MPH SIGN (R-1)
⊙	MUST TURN RIGHT (R-2)

- NOTES**
- THIS SITE DOES NOT REQUIRE THE COMPLETION OF A DRI.
 - ENTRANCE MONUMENTATION, HAYDEN QUARRY AND TURNER HILL ROAD FRONTAGE, AND AMENITY AREA AREAS WILL BE IRRIGATED.
 - LIGHTING PLAN TO BE DONE BY OTHERS.
 - CROSSWALKS WILL BE PROVIDED AT EACH ENTRANCE.

Sheet 001 of 1

ALLIANCE
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PROFESSIONAL ENGINEER
STATE OF CALIFORNIA
LICENSE NO. 40889
EXPIRES 12/31/2022

REGISTERED PROFESSIONAL ENGINEER
STATE OF CALIFORNIA
LICENSE NO. 45652
EXPIRES 11/17/2022

SURVEYED BY:
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24 HR CONTACT: AN JACOBI TEL: (951) 456-5592
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**Preliminary Plat for
CRESTWIND TOWNSHIP**

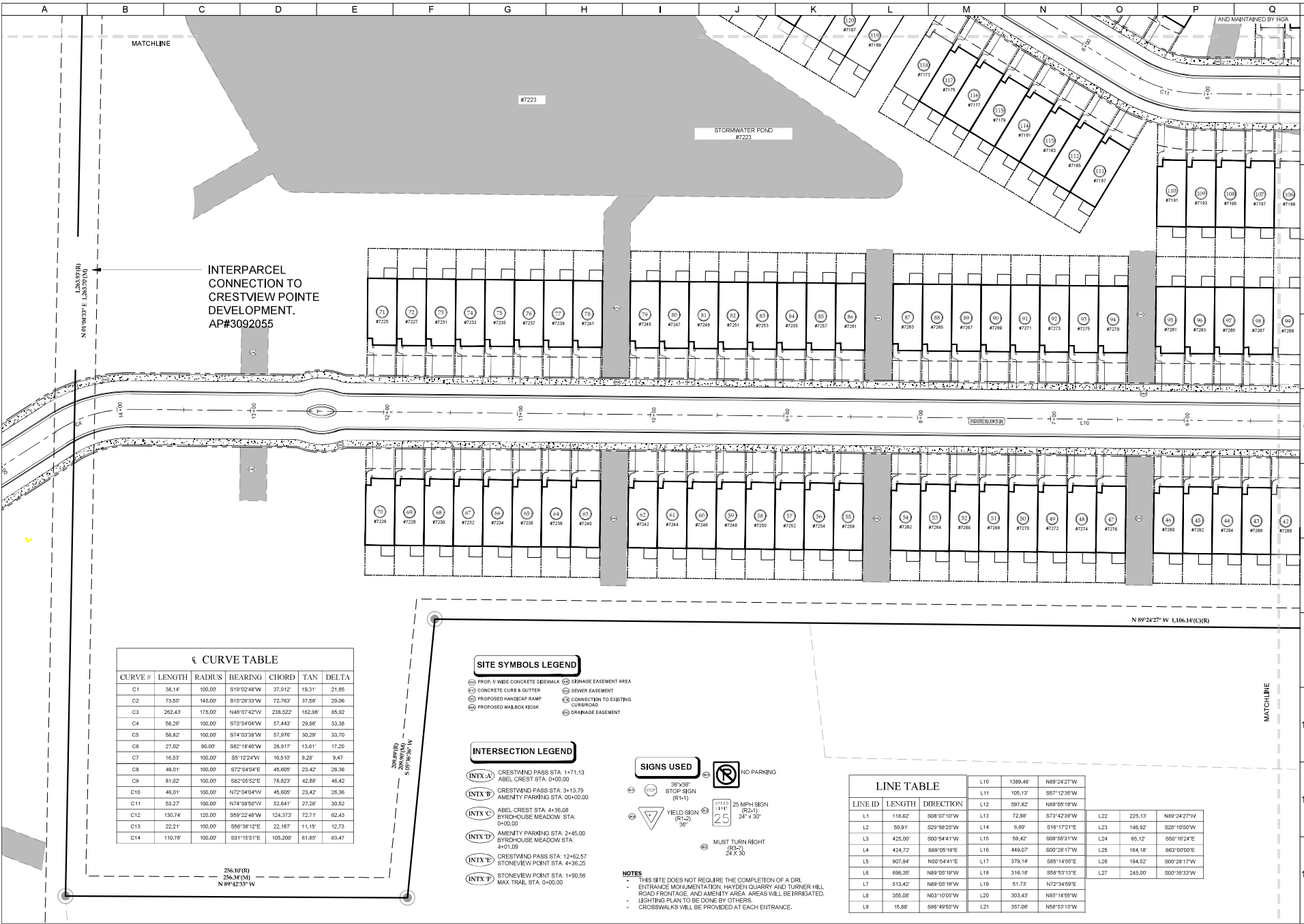
Orig. Issue: 8/31/2021
Designed by: JCB
Checked by: TSM
Project #: 21004

TO BE OWNED BY HOA

SCALE: 1" = 30'
NORTH

TO BE OWNED BY HOA

PRELIMINARY PLAT



κ CURVE TABLE

CURVE #	LENGTH	RADIUS	BEARING	CHORD	TAN	DELTA
C1	38.14	100.00	S19°02'48"W	37.912	16.31'	21.85
C2	73.55	145.00	S15°28'33"W	72.763	37.58'	29.06
C3	202.43	175.00	N46°07'42"W	238.522	162.98'	85.52
C4	58.26	100.00	S73°54'04"W	57.443	28.88'	33.38
C5	58.82	100.00	S74°03'28"W	57.976	30.29'	32.70
C6	27.02	90.00	S82°18'40"W	26.917	13.61'	17.20
C7	16.53	100.00	S5°12'24"W	16.510	6.28'	9.47
C8	46.01	100.00	S72°04'04"E	45.695	23.42'	26.36
C9	81.02	100.00	S82°05'52"E	78.823	42.88'	46.42
C10	46.01	100.00	N72°04'04"W	45.695	23.42'	26.36
C11	53.27	100.00	N74°08'50"W	52.641	27.28'	30.52
C12	130.74	120.00	S59°22'49"W	124.373	72.71'	62.43
C13	22.21	100.00	S68°38'12"E	22.187	11.15'	12.73
C14	110.78	100.00	S31°15'51"E	105.200	61.89'	63.47

- SITE SYMBOLS LEGEND**
- ⊙ PROF. 4" WIDE CONCRETE SIDEWALK
 - ⊙ CONCRETE CURB & GUTTER
 - ⊙ PROPOSED HANDICAP RAMP
 - ⊙ PROPOSED MAILBOX KIOSK
 - ⊙ SPANDE EASEMENT AREA
 - ⊙ SEWER EASEMENT
 - ⊙ CONNECTION TO EXISTING CURBROAD
 - ⊙ DRAINAGE EASEMENT

- INTERSECTION LEGEND**
- INTX-A CRESTVIEW PASS STA. 1+71.13 ABEL CREST STA. 0+00.00
 - INTX-B CRESTVIEW PASS STA. 3+13.75 AMENITY PARKING STA. 0+00.00
 - INTX-C ABEL CREST STA. 4+36.08 BYRDHOUSE MEADOW STA. 0+00.00
 - INTX-D AMENITY PARKING STA. 2+45.00 BYRDHOUSE MEADOW STA. 4+01.09
 - INTX-E CRESTVIEW PASS STA. 1+242.57 STONEVIEW POINT STA. 4+36.25
 - INTX-F STONEVIEW POINT STA. 1+90.56 MAX TRAIL STA. 0+00.00

- SIGNS USED**
- 36"x36" STOP SIGN (R-1)
 - YIELD SIGN (R-5)
 - 25 MPH SIGN (R-2)
 - NO PARKING (R-7)
 - MUST TURN RIGHT (R-7)

NOTES

- THIS SITE DOES NOT REQUIRE THE COMPLETION OF A DRI
- ENTRANCE MONUMENTATION, HATCH QUARRY AND TURNER HILL ROAD FRONTAGE, AND AMENITY AREA AREAS WILL BE IRRIGATED.
- LIGHTING PLAN TO BE DONE BY OTHERS.
- CROSSWALKS WILL BE PROVIDED AT EACH ENTRANCE.

LINE TABLE

LINE ID	LENGTH	DIRECTION	L10	L11	L12	L22	L27
L1	118.62	S08°07'10"W	1389.48'	105.13'	567°12'35"W		
L2	50.91	S29°58'29"W					
L3	425.00	S00°54'41"W					
L4	424.72	S89°00'19"E					
L5	607.84	N00°54'41"E					
L6	696.35	N89°00'19"W					
L7	513.42	N89°00'19"W					
L8	355.68	N03°10'05"W					
L9	15.88	S86°49'55"W					
L10	1389.48'	N89°24'27"W					
L11	105.13'	S67°12'35"W					
L12	597.82'	N89°00'19"W					
L13	72.98'	S73°42'39"W					
L14	6.89'	S18°17'21"E					
L15	59.42'	S09°56'31"W					
L16	449.07'	S00°28'17"W					
L17	379.14'	S85°14'55"E					
L18	316.18'	S68°53'13"E					
L19	51.73'	N72°34'59"E					
L20	303.43'	N65°14'55"W					
L21	357.08'	N68°53'13"W					
L22	225.13'	N89°24'27"W					
L23	146.92'	S28°10'00"W					
L24	65.12'	S50°16'24"E					
L25	164.18'	S63°00'00"E					
L26	184.52'	S00°28'17"W					
L27	245.00'	S00°35'33"W					

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GEORGIA
REGISTERED PROFESSIONAL ENGINEER
JAMES SCOTT WATKINS
LICENSE # 11172
EXPIRATION DATE: 11/17/2022

GA SWC LEVEL 8
CERT. # 1304-1917
EXPIRATION DATE: 11/17/2022

PARKLAND
PARKLAND TOWNSHIP
PARKLAND COMMUNITIES, INC.
288 SAMM STREET, SUITE A
LITHONIA, GA 30038
(AP# 201003-01-03-00000000)
24 HR CONTACT: AM JACOBI TEL: (404) 456-5592
EMAIL: JIM@PARKLANDCO.COM

Preliminary Plat for CRESTVIEW TOWNSHIP
7288 WALKER CLARK ROAD
LITHONIA, GA 30038
PARCEL ID: 016-03-000000
(AP# 201003-01-03-000000)

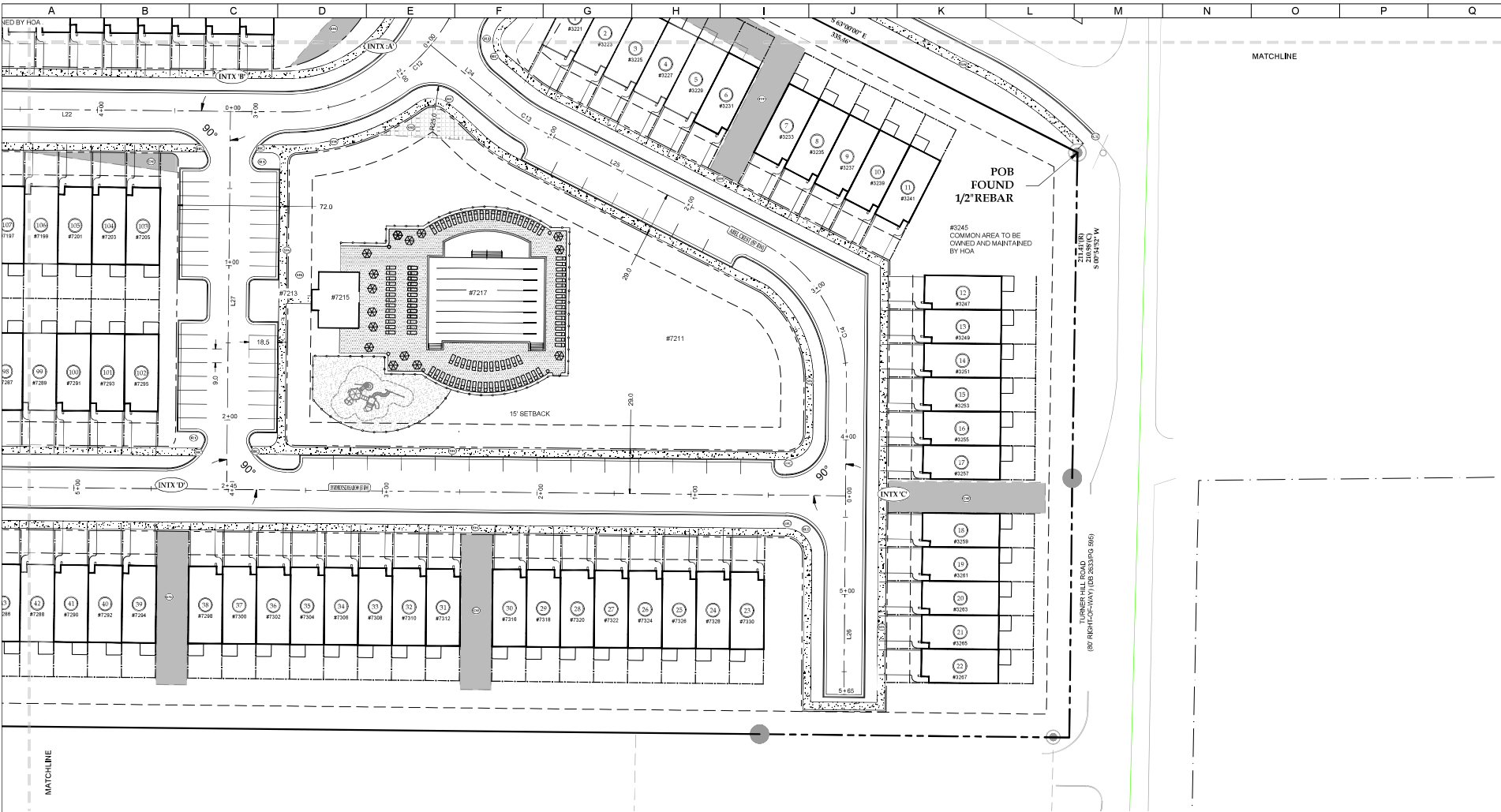
Orig. Issue 8/31/2021
Designed by JCB
Checked by TSM
Project # 21004

PRELIMINARY PLAT

SCALE: 1" = 30'

FILE DATE: NOVEMBER 15, 2022 08:23 AM

PROJECT: C:\pwork\2022\220822\220822.dwg



CURVE #	LENGTH	RADIUS	BEARING	CHORD	TAN	DELTA
C1	38.14	100.00	S10°02'48\"/>			

LINE ID	LENGTH	DIRECTION	L10	L11	L12	L13	L14	L15	L16	L17	L18	L19	L20	L21	L22	L23	L24	L25	L26	L27
L1	116.62	S08°07'10\"/>																		

SITE SYMBOLS LEGEND

- PROPOSED 5' WIDE CONCRETE SIDEWALK
- CONCRETE CURB & GUTTER
- PROPOSED HANDICAP RAMP
- PROPOSED MAIL BOX KIOSK
- SIGNAGE EASEMENT AREA
- SEWER EASEMENT
- CONNECTION TO EXISTING CURBROAD
- DRAINAGE EASEMENT

SIGNS USED

- 30° X 36\"/>
- STOP SIGN (R1-1)
- YIELD SIGN (R1-2) 36\"/>
- 25 MPH SIGN (R2-1) 24\"/>
- MUST TURN RIGHT (R2-2) 24\"/>
- NO PARKING

INTERSECTION LEGEND

- INTX A: CRESTWIND PASS STA: 1+71.13
- ABEL CREST STA: 0+00.00
- INTX B: CRESTWIND PASS STA: 3+13.75
- AMENITY PARKING STA: 0+00.00
- INTX C: ABEL CREST STA: 4+36.08
- BYRDHOUSE MEADOW STA: 0+00.00
- INTX D: AMENITY PARKING STA: 2+45.00
- BYRDHOUSE MEADOW STA: 4+01.09
- INTX E: CRESTWIND PASS STA: 12+62.57
- STONEVIEW POINT STA: 4+38.25
- INTX F: STONEVIEW POINT STA: 1+90.56
- MAX TRAIL STA: 0+00.00

NOTES

- THIS SITE DOES NOT REQUIRE THE COMPLETION OF A DRI
- ENTRANCE MONUMENTATION: HAYDEN QUARRY AND TURNER HILL ROAD FRONTAGE, AND AMENITY AREA. AREAS WILL BE BRICATED.
- LIGHTING PLAN TO BE DONE BY OTHERS.
- CROSSWALKS WILL BE PROVIDED AT EACH ENTRANCE.

ALLIANCE
 ENGINEERING & SURVEYING
 299 SOUTH MCGUIRE ST., SUITE A | ALPHARETTA, GA 30009
 770.225.4730 | www.alliancega.com

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Civil Engineering by AEP
 1746 Main Street, GA 30089
 Cell: 770.455.2430
 Email: jim@alliancega.com

GEORGIA
 REGISTERED PROFESSIONAL ENGINEER
 JAMES SCOTT MARSHMAN
 GABWC LEVEL 8
 CERTIFICATION #5918
 EXPIRATION DATE: 11/17/2022

PARKLAND
 PARKLAND COMMUNITIES, INC.
 298 MAIN STREET, SUITE A
 LITHONIA, GA 30058
 (404) 456-5592
 24 HR CONTACT: AN JACOBI TEL: (404) 456-5592
 EMAIL: JIM@PARKLAND.COM

Preliminary Plat for CRESTWIND TOWNSHIP
 7289 WACREN CLARKSBURG ROAD
 LITHONIA, GA 30058
 PARCEL ID: 016-010-000-000
 (404) 456-5592

Orig. Issue: 8/31/2021
 Designed by: JCB
 Checked by: TSM
 Project #: 21004

PRELIMINARY PLAT

SCALE: 1" = 30'

NORTH



CITY COUNCIL AGENDA ITEM

SUBJECT: SPD22-000011 Stonecrest Estates Preliminary Plat

AGENDA SECTION: *(check all that apply)*

- PRESENTATION PUBLIC HEARING CONSENT AGENDA OLD BUSINESS
 NEW BUSINESS OTHER, PLEASE STATE: Click or tap here to enter text.
-

CATEGORY: *(check all that apply)*

- ORDINANCE RESOLUTION CONTRACT POLICY STATUS REPORT
 OTHER, PLEASE STATE: Not a public hearing, but a decision is to be rendered
-

ACTION REQUESTED: DECISION DISCUSSION, REVIEW, or UPDATE ONLY

Previously Heard Date(s): 07/25/22 & Click or tap to enter a date.

Current Work Session: Click or tap to enter a date.

Current Council Meeting: Monday, August 22, 2022

SUBMITTED BY: Keedra T. Jackson, Senior Planner

PRESENTER: Ray White, Director of Planning & Zoning

PURPOSE: The applicant proposes a Preliminary Plat for a 330 single-family home development.

FACTS: The applicant is seeking an approval for the Preliminary Plat of a 330 single-family home development.

OPTIONS: Choose an item. Click or tap here to enter text.

RECOMMENDED ACTION: Approval

ATTACHMENTS:

- (1) Attachment 1 - Preliminary Plat
- (2) Attachment 2 - Click or tap here to enter text.
- (3) Attachment 3 - Click or tap here to enter text.
- (4) Attachment 4 - Click or tap here to enter text.
- (5) Attachment 5 - Click or tap here to enter text.

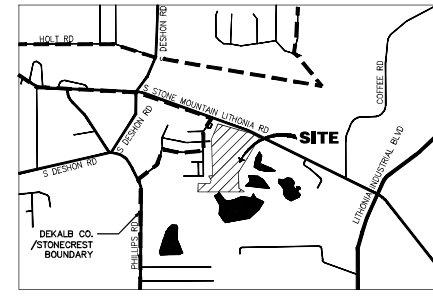
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

FOR USE BY CITY OF STONECREST:

MAJOR _____ DATE _____

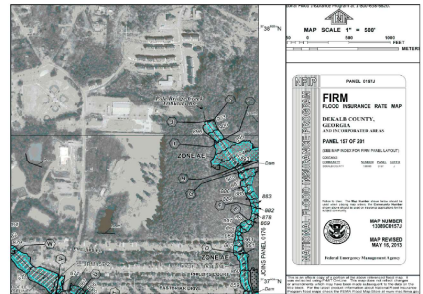
PLANNING DIRECTOR _____ DATE _____

PRELIMINARY PLAT FOR STONECREST ESTATES SUBDIVISION PHASE 1 LAND LOT 101 & 124, 16th DISTRICT CITY OF STONECREST TAX PARCEL ID: 16 124 02 001



VICINITY MAP
1" = 400'

(CASE# CZ07-13333; PREVIOUS COUNTY ZONED C-1 AND RM-100 (COND.) CASE# CZ04056)



FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, A PORTION OF THIS SITE IS WITHIN THE LIMITS OF A 100 YEAR FLOOD HAZARD AREA AS PER F.I.R.M. DEKALB COUNTY, GEORGIA (UNINCORPORATED AREAS), COMMUNITY PANEL NO'S. 1308800187J DATED 5-16-2015 AND 130880178K DATED 12-8-2016

OWNER / DEVELOPER:
MCE HOMES, LLC

ADDRESS:
5945 PEACHTREE CORNERS EAST
NORCROSS, GA, 30071

CONTACT:
MEHS OMAR
678-249-8971

CIVIL ENGINEER & SURVEYOR:
PRIME ENGINEERING, INC.
3715 NORTHSIDE PARKWAY
300 NORTHEAST, SUITE 200
ATLANTA, GEORGIA 30318
CONTACT: ROBERT R. MAPPHORSON
PHONE: (404) 425-7190

MR-1 SETBACKS
SETBACKS REQUIREMENTS BELOW ARE FROM STONECREST ZONING ORDINANCE SECTION 2.11.2 TABLE 2.4.

SINGLE-FAMILY DETACHED/ATTACHED ON INTERNAL LOTS:
FRONT = 15- TO 25- FEET
SIDE = 3- FEET WITH MINIMUM 10- FEET BETWEEN BUILDINGS
REAR = 20- FEET

MR-1 TRANSITIONAL BUFFERS
BUFFER REQUIREMENTS BELOW ARE FROM STONECREST ZONING ORDINANCE SECTION 5.D TABLE 5.2(a) & (B) AND SECTION 2.2.1 TABLE 2.2

TO THOROUGHFARE = 30- FEET
TO MR-1 = 30- FEET (B)
TO R-100(R) = 30- FEET (B)
TO C-1 & M = N/A

THE UNDERSIGNED, UPON OATH, STATES THAT THE INFORMATION PROVIDED HEREON IS TRUE AND CORRECT. NO LOTS PLATTED ARE NONCONFORMING OR WILL RESULT IN ANY NONCONFORMING LOTS.

OWNER _____ DATE _____

COUNTY NOTES:

- SANITARY SEWER AND WATER SERVICE TO BE PROVIDED BY DEKALB COUNTY
- A 75' TRIBUTARY BUFFER WILL BE MAINTAINED ON ALL STATE WATERS THAT ARE NOT APPROVED FOR A BUFFER ENFORCEMENT VARIANCE BY DEKALB COUNTY OR GA. E.P.D.
- SKETCH PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THE STORM DRAINAGE AND SANITARY SEWER SYSTEMS. NO CONSTRUCTION SHALL BEGIN BEFORE CONSTRUCTION PLANS ARE APPROVED AND A DEVELOPMENT PERMIT IS OBTAINED.
- THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR COMPLIANCE WITH THE CORPS OF ENGINEERS REQUIREMENTS REGARDING METHODS.
- NECESSARY BARRICADES, SUFFICIENT LIGHTS, SIGNS AND OTHER TRAFFIC CONTROL METHODS AS MAY BE REQUIRED BY THE PUBLIC SHALL BE PROVIDED AND MAINTAINED THROUGHOUT THE WIDENING OF AND CONSTRUCTION OF DEKALB COUNTY ROADS.
- EXISTING SEPTIC TANK(S) WILL BE REMOVED AS PER DEKALB COUNTY ENVIRONMENTAL HEALTH DEPARTMENT REQUIREMENTS.
- TO THE BEST OF OUR KNOWLEDGE, NO INERT WASTE BURY PITS EXIST ON SITE.
- A HYDROLOGY REPORT WILL BE SUBMITTED WITH THE LAND DISTURBANCE PERMIT PROVING DETENTION IS NOT REQUIRED AS PER DEKALB COUNTY REQUIREMENTS.
- WATER QUALITY WILL BE TREATED ON SITE BY SNOUT RETROFITS IN THE STORM DRAINAGE SYSTEM AND INDIVIDUAL WATER QUALITY TRENCHES WILL BE PROVIDED ON A LOT PER LOT BASIS.
- SITE DISCHARGES TO CLARKS CREEK (±300') AND THEN TO SOUTH RIVER.
- ALL CUL-DE-SACS REQUIRE AN ISLAND WITH MOUNTAIN CURB.
- ALL INTERSECTIONS REQUIRE ADA HANDICAP WHEELCHAIR RAMPS.
- ADDRESSES OR NUMBERS SHALL BE LOCATED ON STRUCTURE PLAINLY VISIBLE FROM THE STREET OR ROADWAY.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HISTORIC RESOURCES LOCATED ON SITE.
- TOPOGRAPHIC INFORMATION PROVIDED BY US.
- ELECTRICAL SERVICE WILL BE UNDERGROUND.
- A FENCE WILL BE REQUIRED IF PROPOSED PONDS ARE IN EQUAL OR GREATER THAN 4' DEEP.
- BOUNDARY SURVEY PREPARED BY PRIME ENGINEERING, DATED 5-27-03.
- NATURAL FEATURES INCLUDE THE EXISTING LAKE WITH ASSOCIATED BUFFERS, STATE WATERS WITH ASSOCIATED BUFFERS AND EXISTING STRUCTURES AS SHOWN ON PLAN. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO CEMETERIES, WETLANDS, ARCHEOLOGICAL RESOURCES OR ROCK OUTCROPPINGS LOCATED ON SITE.
- ALL WORK SHALL COMPLY WITH APPLICABLE STATE, FEDERAL AND LOCAL CODES.
- ALL MATERIALS AND CONSTRUCTION METHODS TO BE IN ACCORDANCE WITH THE DEKALB COUNTY STANDARDS AND THE GEORGIA DEPARTMENT OF TRANSPORTATION, AS APPLICABLE.
- DEVIATION FROM THESE PLANS AND SPECIFICATIONS WITHOUT THE PRIOR WRITTEN CONSENT OF THE ENGINEER MAY CAUSE THE WORK TO BE UNACCEPTABLE.
- THERE MAY BE ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR LOCATIONS SHOWN AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS AND NECESSARY INVERTS OF ALL UTILITIES WITHIN THE LIMITS OF CONSTRUCTION.
- IF CONSTRUCTOR DAMAGES ANY EXISTING UTILITIES DURING CONSTRUCTION, HE SHALL, AT HIS OWN EXPENSE, REPLACE OR REPAIR THE UTILITIES TO ORIGINAL CONDITION AND QUALITY, AS APPROVED BY THE ENGINEER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY.
- THE CONTRACTOR SHALL TELEPHONE TOLL FREE 1-800-282-7411 A MINIMUM OF 48 HOURS PRIOR TO THE START OF ANY EXCAVATION AS SHOWN AND NOTED ON THE PLANS FOR A UTILITY LOCATION SERVICE. IN THE CASE OF UNEXPECTED CONSTRUCTION COMPLICATIONS OR DISCREPANCIES, THE CONTRACTOR IS TO NOTIFY THE OWNER'S REPRESENTATIVE AND ENGINEER. LAND DISTURBANCE PERMIT TO BE DISPLAYED ON SITE AT ALL TIMES DURING CONSTRUCTION.
- CONSTRUCTION EQUIPMENT SHALL NOT BE PARKED IN RIGHT-OF-WAY AND MUST BE STORED WITHIN SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A MARKED-UP SET OF DESIGN DRAWINGS SHOWING ALL "AS-BUILT" CONDITIONS.
- THESE "RECORD DRAWINGS" SHALL BE MADE AVAILABLE TO THE DESIGNER AND/OR THE COUNTY INSPECTOR UPON REQUEST.
- THE MARKUPS SHALL BE AT THE SITE AT ALL TIMES AND SHALL BE UTILIZED BY THE CONTRACTOR TO DEVELOP FINAL RECORD DRAWINGS.
- STUMPS AND CONSTRUCTION DEBRIS SHALL BE DEPOSITED IN A PROPERLY PERMITTED LANDFILL.
- NO BURY PITS ALLOWED ON THIS SITE.
- ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED. ALL SPOT ELEVATIONS ARE TO THE BOTTOM FACE CURB AND/OR PAVEMENT. A FINAL INSPECTION WILL BE MADE BASED ON THE APPROVED PLANS.
- ALL CHANGES TO THE APPROVED PLANS MUST BE MADE IN WRITING SO THAT THESE CHANGES MAY BE REVIEWED BEFORE APPROVAL.
- THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR COMPLIANCE WITH THE CORPS OF ENGINEERS REQUIREMENTS REGARDING METHODS. EXISTING SEPTIC TANK(S) WILL BE REMOVED AS FOR DEKALB COUNTY ENVIRONMENTAL HEALTH DEPARTMENT REQUIREMENTS. TO THE BEST OF OUR KNOWLEDGE.
- NO INERT WASTE BURY PITS EXIST ON SITE.
- WATER QUALITY WILL BE TREATED ON SITE BY SNOUT RETROFITS IN THE STORM DRAINAGE SYSTEM AND INDIVIDUAL WATER QUALITY TRENCHES WILL BE PROVIDED ON EACH LOT.
- ALL STREET INTERSECTIONS REQUIRE ADA HANDICAP WHEELCHAIR RAMPS.
- SUBDIVISION WILL BE SUBJECT TO PRIVATE COVENANTS AND A MANDATORY HOMEOWNER'S ASSOCIATION.
- NECESSARY BARRICADES, SUFFICIENT LIGHTS, SIGNS AND OTHER TRAFFIC CONTROL METHODS AS MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC SHALL BE PROVIDED AND MAINTAINED THROUGHOUT THE WIDENING OF AND CONSTRUCTION OF DEKALB COUNTY ROADS.

DEPARTMENT OF PLANNING

THIS SKETCH PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE PLANNING COMMISSION OF DEKALB COUNTY, ON THIS _____ DAY OF _____, 2021.

(DIRECTOR) PLANNING COMMISSION CHAIRMAN
DEKALB COUNTY, GEORGIA

SURVEYORS CERTIFICATION

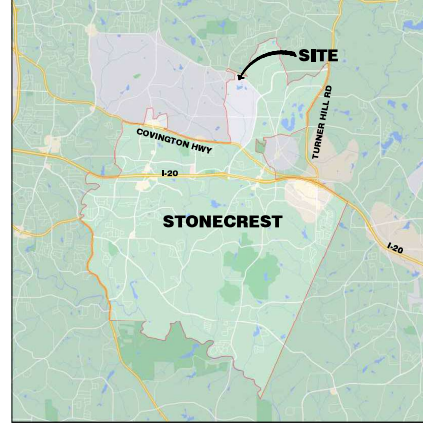
I, an engineer by subsection (b) of O.C.G.A. Section 15-4-67, this plat has been prepared by a land surveyor and approved by us as applicable to the best of our knowledge and belief, and the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors as set forth in O.C.G.A. Section 15-4-67.

Michael J. Dyer
07/18/2022
GA. REG. L.S. LIC. NO. 2988 DATE:

AREA SUMMARY

TOTAL AREA PHASE 1 = 1,429,895 SQ. FT. OR 32.37 ACRES
TOTAL OPEN SPACES AREA PHASE 1 = 140.89 ACRES

SITE NOTES	
TOTAL AREA OF PROPERTY	70.03 ACRES
TOTAL AREA OF EXISTING COMMERCIAL	3.73 ACRES
TOTAL AREA OF PROPOSED COMMERCIAL	2.35 ACRES
TOTAL AREA OF EXISTING RESIDENTIAL	66.30 ACRES
TOTAL AREA OF PROPOSED RESIDENTIAL	67.68 ACRES
# OF SINGLE FAMILY - ATTACHED (20'±8)	57
# OF SINGLE FAMILY - ATTACHED (25'±8)	74
# OF SINGLE FAMILY - DETACHED	198
TOTAL # OF UNITS	330
SIZE OF SINGLE FAMILY - DETACHED	30' x 48' - 1440sf
LOT SIZE - SINGLE FAMILY - DETACHED	40' x 88'-100'
FRONT SETBACK	20'
SIDE SETBACK	5'
BACKYARD	20'
DENSITY	4.23 UNITS/ACRE
OPEN SPACE	20.88 ACRES
OPEN SPACE %	29.8%



CITY OF STONECREST MAP

PRIME ENGINEERING INCORPORATED
3715 NORTHSIDE PARKWAY NW
NORCROSS, GEORGIA 30071
404-425-7190

STONECREST ESTATES PHASE 1

PREPARED FOR:
CRAFT HOMES, LLC

DRAWING TITLE
PRELIMINARY PLAT FOR STONECREST ESTATES PHASE 1
LOCATED IN:
LAND LOT 101 & 124,
16TH DISTRICT
CITY OF STONECREST
DEKALB COUNTY GA.

DRAWING NUMBER
SHEET 1 OF 8

DRAWN BY: JMR
DESIGNED BY: MB
CHECKED BY: MB
DATE: 10/14/2021

18-1145-0000 03/01/2016 100 Lines 1258x1000 1/16" PLT=30 2 4446-00007048 This: 07/17/21 11:29 AM

Grid with columns 1-15 and rows A-K. Contains various planning documents, zoning maps, and application forms.

DeKalb County Planning & Development Department. Zoning Analysis Form. Includes sections for Case No., Location/Address, Request, and Zoning History.

DeKalb County Planning & Development Department. Zoning Analysis Form. Includes sections for Request, Zoning History, and Zoning Analysis.

DeKalb County Public Works Department. Waste Generation / Residential Form. Includes sections for Traffic, Waste Generation, and Residential.

DeKalb County Planning & Development Department. Rezoning Application Authorization Form. Includes sections for Rezoning Application and Rezoning History.

DeKalb County Planning & Development Department. Zoning Analysis Form. Includes sections for Request, Zoning History, and Zoning Analysis.

DeKalb County Planning & Development Department. Application to Amend Official Code of DeKalb County. Includes sections for Application and Official Code.

DeKalb County Planning & Development Department. Exhibit A Owner Information Form. Includes sections for Owner and Applicant information.

DeKalb County Planning & Development Department. Rezoning Application Authorization Form. Includes sections for Rezoning Application and Rezoning History.

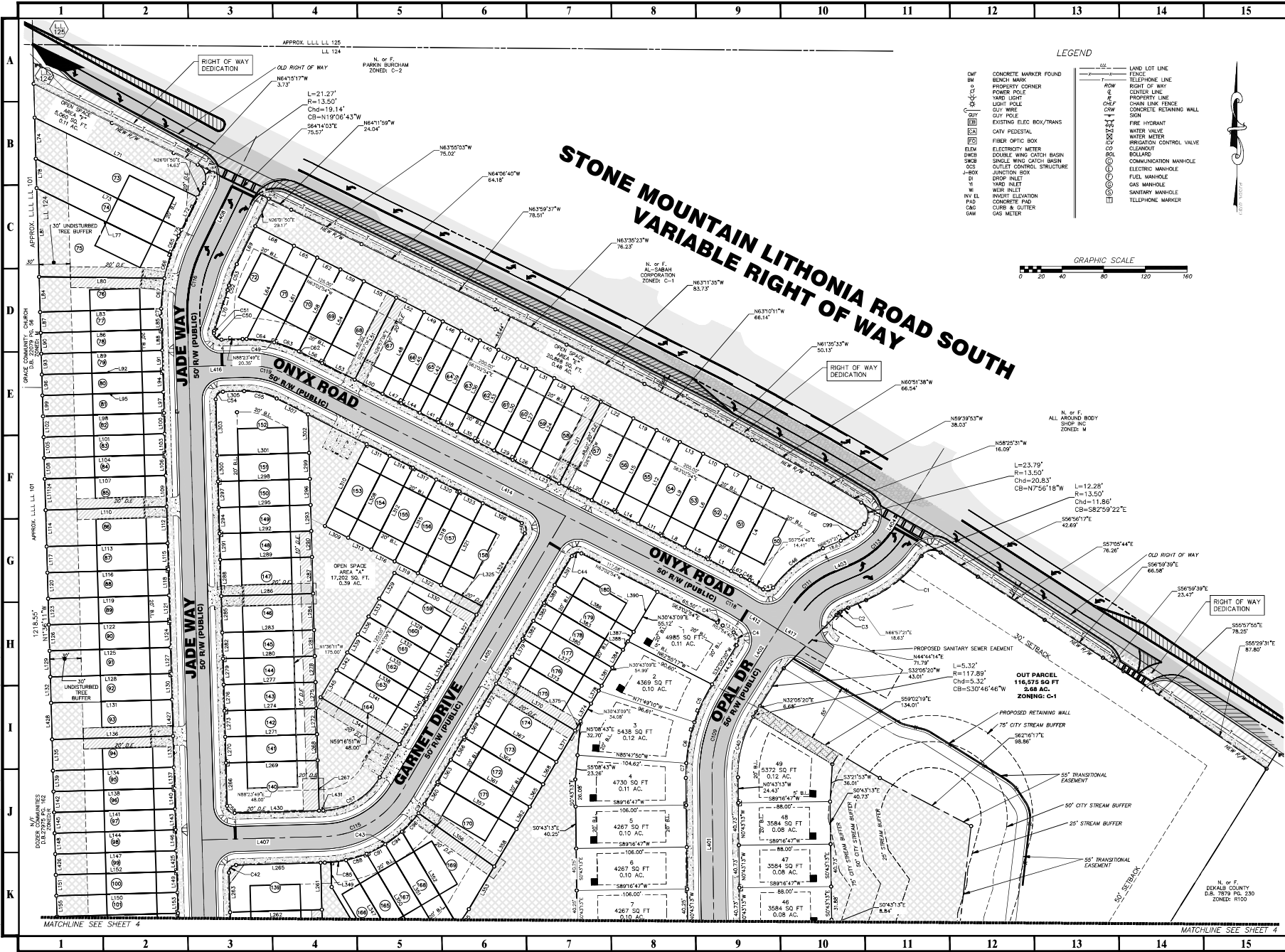
PRIME ENGINEERING INCORPORATED. 2815 NORTHSHORE PARKWAY NW. ANNUNCIATORS SUITE 200. 404-442-7100

PROJECT: STONECREST ESTATES PHASE 1. PREPARED FOR: CRAFT HOMES, LLC

DATE: 9/07/21

SEAL: DeKalb County Planning & Development Department. Includes official seal and signature of Patrick Egan.

DRAWING TITLE: PRELIMINARY PLAT FOR STONECREST ESTATES PHASE 1. DRAWING NUMBER: SHEET 2 OF 8. LOCATED IN: LAND LOT 101 & 102A, 10TH DISTRICT, CITY OF STONECREST, DEKALB COUNTY GA.



PRIME ENGINEERING
INCORPORATED

315 SOUTH DICKENS PARKWAY NW
ANN HARBOR, MI 49401
414-442-7100

PROJECT:
STONECREST ESTATES PHASE I

PREPARED FOR:
CRAFT HOMES, LLC

SCALE:
AS SHOWN

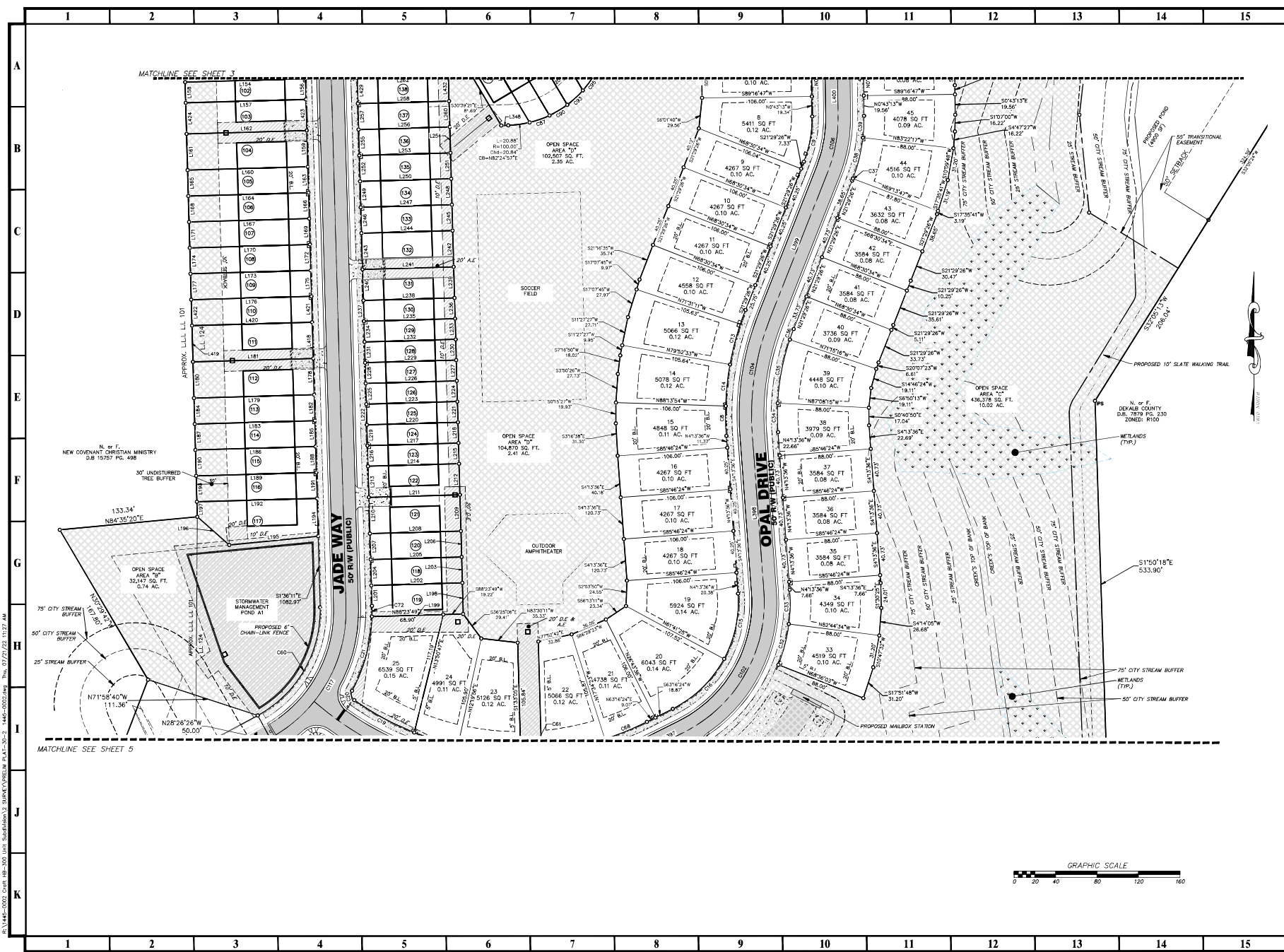
DATE: 9/07/21

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DRAWING TITLE:
PRELIMINARY PLAT FOR STONECREST ESTATES PHASE I

LOCATED IN:
LAND LOT 101 & 102,
16TH DISTRICT
CITY OF STONECREST
DEARBORN COUNTY, GA.

DRAWING DATE: 09/07/2021
DRAWN BY: JMA
DESIGNED BY: MR
PROJECT NUMBER: 1445-002
CHECKED BY: MR
DRAWING NUMBER: SHEET 3 OF 8



PRIME ENGINEERING
INCORPORATED

3115 SOUTH DEER PARKWAY NW
ANN ARBOR, MI 48106-1500
404-442-7100

PROJECT:
**STONECREST ESTATES
PHASE 1**

PREPARED FOR:
CRAFT HOMES, LLC

SEAL

Professional Engineer Seal for Michael J. Dwyer, No. 2018, State of Michigan.

DATE: 9/07/21

Scale: as stated hereon, are valid on the ground as shown, which are 24 by 36 inches. These markings are hereby changed by the engineer to the dimensions shown on this drawing. This drawing is the property of PRIME ENGINEERING, INC. (INCORPORATED) and is not to be reproduced or copied in whole or in part without the written consent of PRIME ENGINEERING, INC. It is to be used on any other project.

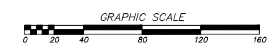
DRAWING TITLE
**PRELIMINARY PLAT
FOR
STONECREST ESTATES PHASE 1**

LOCATED IN:
LAND LOT 101 & 102,
16TH DISTRICT
CITY OF STONECREST
DEKALB COUNTY GA.

DRAWING DATE: 09/07/2021
DRAWN BY: JMK
DESIGNED BY: MB
PROJECT NUMBER: 144-0-0002
CHECKED BY: MB
DRAWING NUMBER:
SHEET 4 OF 8

144-0-0002.dwg: C:\Users\jmk\OneDrive\Documents\144-0-0002.dwg: Thu, 07/27/21 11:27 AM

1445-0002 C:\Users\jmk\OneDrive\Documents\1445-0002.dwg Thu, 07/27/21 11:39 AM



PRIME ENGINEERING
INCORPORATED
315 SOUTH SIDE PARKWAY SW
ANNORHORE, GEORGIA 30108
404-442-5710

PROJECT:
STONECREST ESTATES PHASE 1
PREPARED FOR:
CRAFT HOMES, LLC

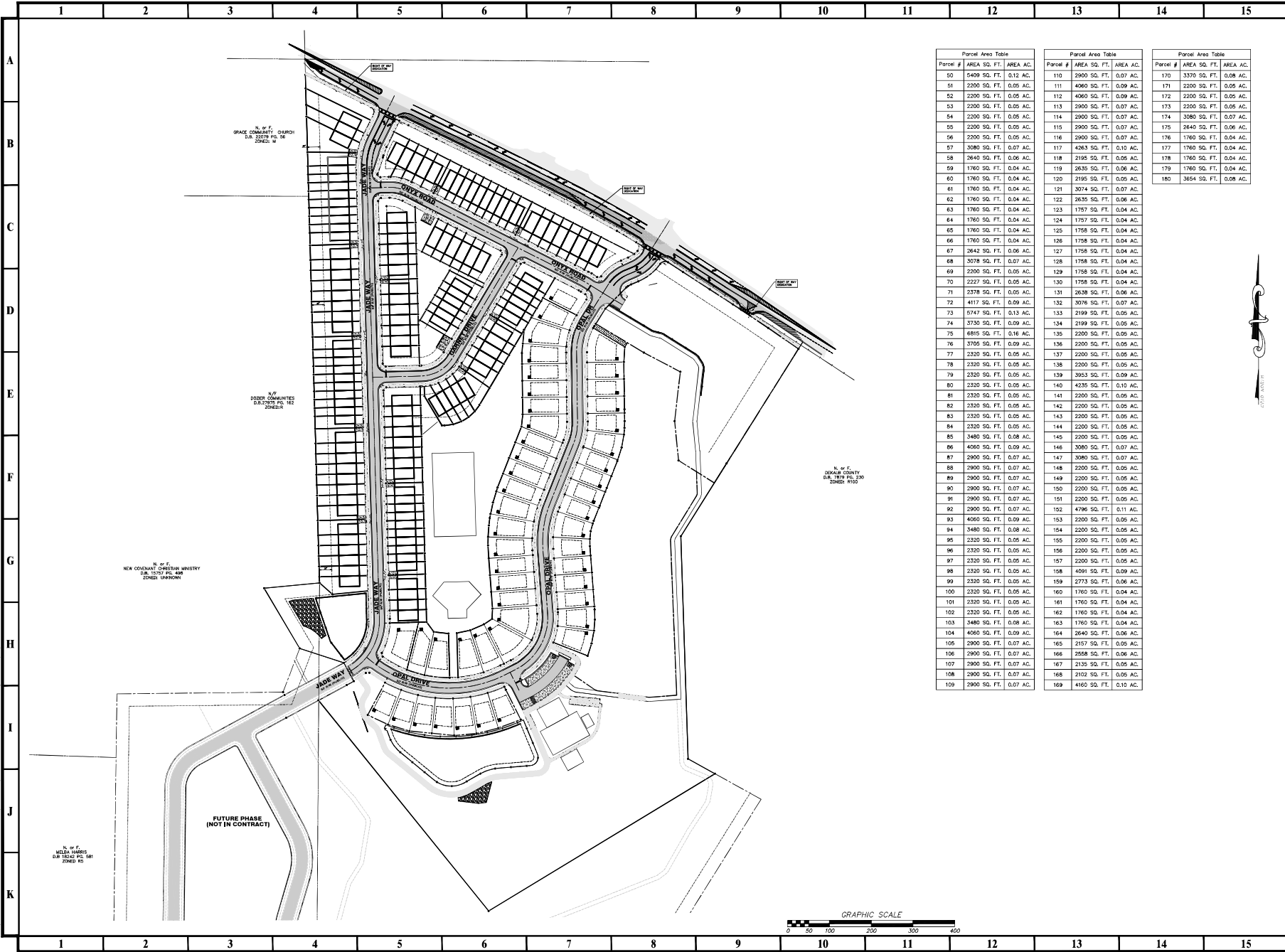
SCALE:

 DATE: 9/20/21

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DRAWING TITLE
PRELIMINARY PLAT FOR STONECREST ESTATES PHASE 1
LOCATED IN:
LAND LOT 101 & 102A,
16TH DISTRICT
CITY OF STONECREST
DEKALB COUNTY, GA.

DRAWING DATE	DRAWN BY	DESIGNED BY	CHECKED BY
09/20/21	JMK	MB	MB
DRAWING SCALE	PROJECT NUMBER	DRAWING NUMBER	
1" = 40'	1445-0002		
SHEET 5 OF 8			



Parcel #	AREA SQ. FT.	AREA AC.
50	5409 SQ. FT.	0.12 AC.
51	2200 SQ. FT.	0.05 AC.
52	2200 SQ. FT.	0.05 AC.
53	2200 SQ. FT.	0.05 AC.
54	2200 SQ. FT.	0.05 AC.
55	2200 SQ. FT.	0.05 AC.
56	2200 SQ. FT.	0.05 AC.
57	3385 SQ. FT.	0.07 AC.
58	2640 SQ. FT.	0.06 AC.
59	1760 SQ. FT.	0.04 AC.
60	1760 SQ. FT.	0.04 AC.
61	1760 SQ. FT.	0.04 AC.
62	1760 SQ. FT.	0.04 AC.
63	1760 SQ. FT.	0.04 AC.
64	1760 SQ. FT.	0.04 AC.
65	1760 SQ. FT.	0.04 AC.
66	1760 SQ. FT.	0.04 AC.
67	2642 SQ. FT.	0.06 AC.
68	3078 SQ. FT.	0.07 AC.
69	2200 SQ. FT.	0.05 AC.
70	2227 SQ. FT.	0.05 AC.
71	2378 SQ. FT.	0.05 AC.
72	4117 SQ. FT.	0.09 AC.
73	5747 SQ. FT.	0.13 AC.
74	3750 SQ. FT.	0.09 AC.
75	6815 SQ. FT.	0.16 AC.
76	3705 SQ. FT.	0.09 AC.
77	2320 SQ. FT.	0.05 AC.
78	2320 SQ. FT.	0.05 AC.
79	2320 SQ. FT.	0.05 AC.
80	2320 SQ. FT.	0.05 AC.
81	2320 SQ. FT.	0.05 AC.
82	2320 SQ. FT.	0.05 AC.
83	2320 SQ. FT.	0.05 AC.
84	2320 SQ. FT.	0.05 AC.
85	3480 SQ. FT.	0.08 AC.
86	4060 SQ. FT.	0.09 AC.
87	2900 SQ. FT.	0.07 AC.
88	2900 SQ. FT.	0.07 AC.
89	2900 SQ. FT.	0.07 AC.
90	2900 SQ. FT.	0.07 AC.
91	2900 SQ. FT.	0.07 AC.
92	2900 SQ. FT.	0.07 AC.
93	4060 SQ. FT.	0.09 AC.
94	3480 SQ. FT.	0.08 AC.
95	2320 SQ. FT.	0.05 AC.
96	2320 SQ. FT.	0.05 AC.
97	2320 SQ. FT.	0.05 AC.
98	2320 SQ. FT.	0.05 AC.
99	2320 SQ. FT.	0.05 AC.
100	2320 SQ. FT.	0.05 AC.
101	2320 SQ. FT.	0.05 AC.
102	2320 SQ. FT.	0.05 AC.
103	3480 SQ. FT.	0.08 AC.
104	4060 SQ. FT.	0.09 AC.
105	2900 SQ. FT.	0.07 AC.
106	2900 SQ. FT.	0.07 AC.
107	2900 SQ. FT.	0.07 AC.
108	2900 SQ. FT.	0.07 AC.
109	2900 SQ. FT.	0.07 AC.

Parcel #	AREA SQ. FT.	AREA AC.
110	2900 SQ. FT.	0.07 AC.
111	4060 SQ. FT.	0.09 AC.
112	4060 SQ. FT.	0.09 AC.
113	2900 SQ. FT.	0.07 AC.
114	2900 SQ. FT.	0.07 AC.
115	2900 SQ. FT.	0.07 AC.
116	2900 SQ. FT.	0.07 AC.
117	4963 SQ. FT.	0.10 AC.
118	2195 SQ. FT.	0.05 AC.
119	2635 SQ. FT.	0.06 AC.
120	2195 SQ. FT.	0.05 AC.
121	3074 SQ. FT.	0.07 AC.
122	2635 SQ. FT.	0.06 AC.
123	1757 SQ. FT.	0.04 AC.
124	1757 SQ. FT.	0.04 AC.
125	1758 SQ. FT.	0.04 AC.
126	1758 SQ. FT.	0.04 AC.
127	1758 SQ. FT.	0.04 AC.
128	1758 SQ. FT.	0.04 AC.
129	1758 SQ. FT.	0.04 AC.
130	1758 SQ. FT.	0.04 AC.
131	2638 SQ. FT.	0.06 AC.
132	3076 SQ. FT.	0.07 AC.
133	2199 SQ. FT.	0.05 AC.
134	2199 SQ. FT.	0.05 AC.
135	2200 SQ. FT.	0.05 AC.
136	2200 SQ. FT.	0.05 AC.
137	2200 SQ. FT.	0.05 AC.
138	2200 SQ. FT.	0.05 AC.
139	3963 SQ. FT.	0.09 AC.
140	4235 SQ. FT.	0.10 AC.
141	2200 SQ. FT.	0.05 AC.
142	2200 SQ. FT.	0.05 AC.
143	2200 SQ. FT.	0.05 AC.
144	2200 SQ. FT.	0.05 AC.
145	2200 SQ. FT.	0.05 AC.
146	3080 SQ. FT.	0.07 AC.
147	3080 SQ. FT.	0.07 AC.
148	2200 SQ. FT.	0.05 AC.
149	2200 SQ. FT.	0.05 AC.
150	2200 SQ. FT.	0.05 AC.
151	2200 SQ. FT.	0.05 AC.
152	4796 SQ. FT.	0.11 AC.
153	2200 SQ. FT.	0.05 AC.
154	2200 SQ. FT.	0.05 AC.
155	2200 SQ. FT.	0.05 AC.
156	2200 SQ. FT.	0.05 AC.
157	2200 SQ. FT.	0.05 AC.
158	4591 SQ. FT.	0.09 AC.
159	2773 SQ. FT.	0.06 AC.
160	1760 SQ. FT.	0.04 AC.
161	1760 SQ. FT.	0.04 AC.
162	1760 SQ. FT.	0.04 AC.
163	1760 SQ. FT.	0.04 AC.
164	2640 SQ. FT.	0.06 AC.
165	2157 SQ. FT.	0.05 AC.
166	2558 SQ. FT.	0.06 AC.
167	2135 SQ. FT.	0.05 AC.
168	2102 SQ. FT.	0.05 AC.
169	4160 SQ. FT.	0.10 AC.

Parcel #	AREA SQ. FT.	AREA AC.
170	3370 SQ. FT.	0.08 AC.
171	2200 SQ. FT.	0.05 AC.
172	2200 SQ. FT.	0.05 AC.
173	2200 SQ. FT.	0.05 AC.
174	3080 SQ. FT.	0.07 AC.
175	2640 SQ. FT.	0.06 AC.
176	1760 SQ. FT.	0.04 AC.
177	1760 SQ. FT.	0.04 AC.
178	1760 SQ. FT.	0.04 AC.
179	1760 SQ. FT.	0.04 AC.
180	3854 SQ. FT.	0.09 AC.



PRIME ENGINEERING
INCORPORATED
3115 SOUTH DICKINSON AVE
ANN ARBOR MI 48106
404-442-7100

PROJECT:
STONECREST ESTATES PHASE 1
PREPARED FOR:
CRAFT HOMES, LLC

SEAL
Professional Engineer
No. 208
DATE: 9/07/21
Michael J. [Signature]

Scale, as stated herein, are valid on the original drawing. If the drawing is reproduced or copied in whole or in part, the scale shall be as stated on the original drawing. This drawing is UNCORRECTED and is not to be used for construction purposes. It is to be used on any other project only as specifically identified herein and is not to be used on any other project.

DRAWING TITLE
PRELIMINARY PLAT FOR STONECREST ESTATES PHASE 1
LOCATED IN:
LAND LOT 101 & 102-A,
16TH DISTRICT
CITY OF STONECREST
DEKARB COUNTY GA.

DRAWING DATE: 09/07/21
DRAWN BY: JMK
DESIGNED BY: MB
PROJECT NUMBER: 144-5002
CHECKED BY: MB
DRAWING NUMBER:
SHEET 6 OF 8

