FOR USE BY CITY OF STONECREST:

MAYOR DATE PLANNING DIRECTOR DATE

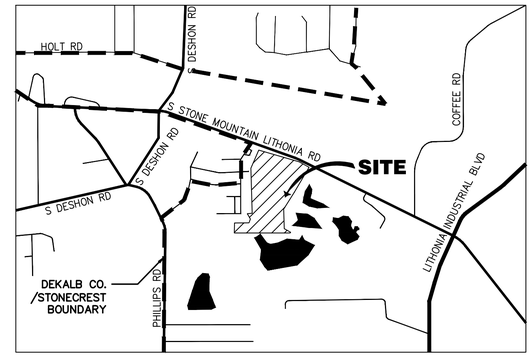
# PRELIMINARY PLAT
# FOR
# STONECREST ESTATES SUBDIVISION
# PHASE 1
# LAND LOT 101 & 124, 16th DISTRICT
# CITY OF STONECREST
# TAX PARCEL ID: 16 124 02 001

## CITY ZONING: C-1 AND MR-1 (COND.)

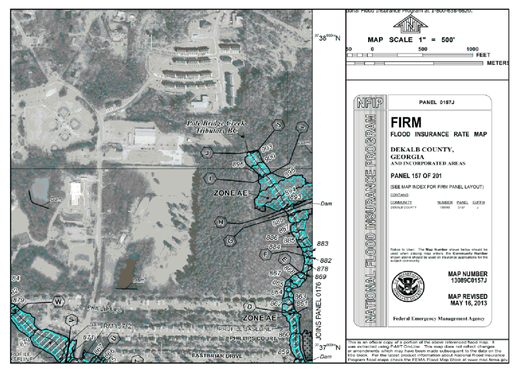
**(CASE# CZ07-13333; PREVIOUS COUNTY ZONED C-1 AND RM-100 (COND.) CASE# CZ04056)**

## COUNTY NOTES:

1. SANITARY SEWER AND WATER SERVICE TO BE PROVIDED BY DEKALB COUNTY
2. A 75' TRIBUTARY BUFFER WILL BE MAINTAINED ON ALL STATE WATERS THAT ARE NOT APPROVED FOR A BUFFER ENCROACHMENT VARIANCE BY DEKALB COUNTY OR GA. E.P.D.
3. 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.
4. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR COMPLIANCE WITH THE CORPS OF ENGINEERS REQUIREMENTS REGARDING WETLANDS.
5. NECESSARY BARRICADES, SUFFICIENT LIGHTS, SIGNS AND OTHER TRAFFIC CONTROL METHODS AS MAY B50' R/W (PUBLIC)E NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC SHALL BE PROVIDED AND MAINTAINED THROUGHOUT THE WIDENING OF AND CONSTRUCTION OF DEKALB COUNTY ROADS.
6. EXISTING SEPTIC TANK(S) WILL BE REMOVED AS PER DEKALB COUNTY ENVIRONMENTAL HEALTH DEPARTMENT REQUIREMENTS.
7. TO THE BEST OF OUR KNOWLEDGE, NO INERT WASTE BURY PITS EXIST ON SITE.
8. A HYDROLOGY REPORT WILL BE SUBMITTED WITH THE LAND DISTURBANCE PERMIT PROOVING DETENTION IS NOT REQUIRED AS PER DEKALB COUNTY REQUIREMENTS.
9. 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.
10. SITE DISCHARGES TO CLARKS CREEK (±300') AND THEN TO SOUTH RIVER.
11. ALL CUL-DE-SACS REQUIRE A ISLAND WITH MOUNTABLE CURB.
12. ALL INTERSECTIONS REQUIRE ADA HANDICAP WHEELCHAIR RAMPS.
13. ADDRESSES OR NUMBERS MUST BE LOCATED ON STRUCTURE PLAINLY VISIBLE FROM THE STREET OR ROADWAY.
14. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HISTORIC RESOURCES LOCATED ON SITE.
15. TOPOGRAPHIC INFORMATION PROVIDED BY US
16. ELECTRICAL SERVICE WILL BE UNDERGROUND.
17. A FENCE WILL BE REQUIRED IF PROPOSED PONDS ARE IN EQUAL OR GREATER THAN 4' DEEP.
18. BOUNDARY SURVEY PREPARED BY PRIME ENGINEERING, DATED 5-27-03.
19. 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 CEMETARIES, WETLANDS, ARCHEOLOGICAL RESOURCES OR ROCK OUTCROPPINGS LOCATED ON SITE.
20. ALL WORK SHALL COMPLY WITH APPLICABLE STATE, FEDERAL AND LOCAL CODES.
21. ALL MATERIALS AND CONSTRUCTION METHODS TO BE IN ACCORDANCE WITH THE DEKALB COUNTY STANDARDS AND THE GEORGIA DEPARTMENT OF TRANSPORTATION, AS APPLICABLE.
22. DEVIATION FROM THESE PLANS AND SPECIFICATIONS WITHOUT THE PRIOR WRITTEN CONSENT OF THE ENGINEER MAY CAUSE THE WORK TO BE UNACCEPTABLE.
23. 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.
24. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE DEPARTMENT OF THE UTILITY COMPANIES. THE CONTRACTOR IS RESPONSIBLE FOR THE NOTIFICATIONS AND LIAISON WITH UTILITY COMPANIES IN THE PROCESS OF LOCATING, RELOCATING AND TIE-IN TO THE PUBLIC UTILITIES.
25. IF CONTRACTOR 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.
26. 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 UNFORESEEN 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.
27. 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.
28. THESE "RECORD DRAWINGS" SHALL BE MADE AVAILABLE TO THE DESIGNER AND/OR THE COUNTY INSPECTOR UPON REQUEST.
29. THE MARKUPS SHALL BE AT THE SITE AT ALL TIMES AND SHALL BE UTILIZED BY THE CONTRACTOR TO DEVELOP FINAL RECORD DRAWINGS.
30. STUMPS AND CONSTRUCTION DEBRIS SHALL BE DEPOSITED IN A PROPERLY PERMITTED LANDFILL.
31. NO BURY PITS ALLOWED ON THIS SITE.
32. 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.
33. ALL CHANGES TO THE APPROVED PLANS MUST BE MADE IN WRITING SO THAT THESE CHANGES MAY BE REVIEWED BEFORE APPROVAL.
34. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR COMPLIANCE WITH THE CORPS OF ENGINEERS REQUIREMENTS REGARDING WETLANDS. EXISTING SEPTIC TANK(S) WILL BE REMOVED AS PER DEKALB COUNTY ENVIRONMENTAL HEALTH DEPARTMENT REQUIREMENTS. TO THE BEST OF OUR KNOWLEDGE,
35. NO INERT WASTE BURY PITS EXIST ON SITE.
36. 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.
37. ALL STREET INTERSECTIONS REQUIRE ADA HANDICAP WHEELCHAIR RAMPS.
38. SUBDIVISION WILL BE SUBJECT TO PRIVATE COVENANTS AND A MANDATORY HOMEOWNER'S ASSOCIATION.
39. 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.




## VICINITY MAP
**1" = 400'**




**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 (UNICORPORATED AREAS), COMMUNITY PANEL NO'S. 13089C0157J DATED 5-16-2013 AND 13089C0176K DATED 12-8-2016

**KEY SHEET**
SHEET 1: COVER
SHEET 2: ZONING CASE
SHEET 3, 4 & 5: PRELIMINARY PLAT
SHEET 6: PARCEL ACREAGE
SHEET 7: TREE SURVEY
SHEET 8: LOT CALLS

**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 = 50-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

**OWNER/ DEVELOPER:**
ACE HOMES, LLC

**ADDRESS:**
5945 PEACHTREE CORNERS EAST
NORCROSS, GA, 30071
**CONTACT:**
MEHBS OMAR
678-249-8971

**CIVIL ENGINEER & SURVEYOR:**

PRIME ENGINEERING, INC.
3715 NORTHSIDE PARKWAY
300 NORTHCREEK, SUITE 200
ATLANTA, GEORGIA 30318
CONTACT: ROBERT R. MACPHERSON
PHONE: (404) 425-7100

**SURVEY REFERENCES:**

1. DEEDS AND PLATS AS SHOWN HEREON DEKALB COUNTY, GEORGIA TAX RECORDS.
2. PLAT OF SURVEY BY SOUTHEASTERN ENGINEERING, INC. FOR JOSHUA LANDING, LLC
3. DEED BOOK 24732 PAGE 268

**DATES OF FIELD WORK:**
THE FIELD WORK USED TO RESOLVE AND PRODUCE THIS SURVEY WAS OBTAINED IN THE FIELD BETWEEN THE DATES OF JUNE 8TH. AND JUNE 19TH. 2020

**CLOSURE NOTE:**
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 29,217 FEET AND AN ANGULAR ERROR OF 03" PER ANGLE POINT AND WAS NOT ADJUSTED. A TRIMBLE S-6 WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 124,342 FEET.

**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

**AREA SUMMARY**
TOTAL AREA PHASE 1= 1,409,995 SQ. FT. OR 32.37 ACRES
TOTAL OPEN SPACES AREA PHASE 1= 14.09 ACRES

### SURVEYORS CERTIFICATION

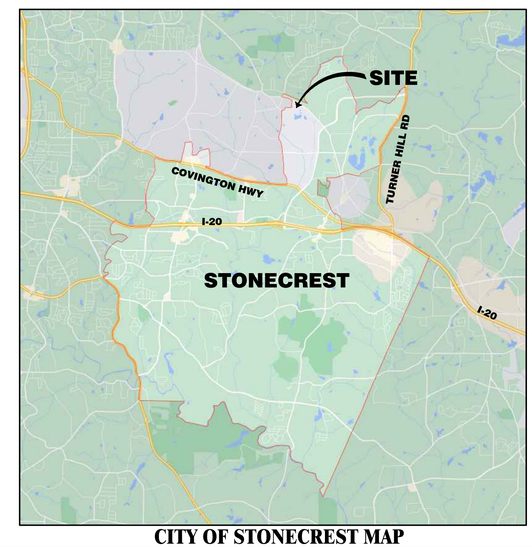
As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements heron. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, 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 15-6-67.

GEORGIA REGISTERED NO. 2958 LAND SURVEYOR MICHAEL J. BARGER

07/18/2022
GA. REG. L.S. LIC. NO. 2958 DATED:

## 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'x48') | 57 |
| # OF SINGLE FAMILY - ATTACHED (25'x48') | 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 | 4.93 UNITS/ ACRE |
| OPEN SPACE | 20.86 ACRES |
| OPEN SPACE % | 29.8% |




**CITY OF STONECREST MAP**

PRIME ENGINEERING INCORPORATED®
3715 NORTHSIDE PARKWAY NW
300 NORTHCREEK, SUITE 200
404-425-7100

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

SEAL: GEORGIA REGISTERED NO. 2958 LAND SURVEYOR MICHAEL J. BARGER
DATE: 9/07/21

© 2022 PRIME ENGINEERING, INC. Scales, as stated hereon, are valid on the original drawing; the dimensions of which are 24 by 36 inches. These scales, noted if any, are hereby changed by the print or reproduction process of the print to corresponding dimension of the original drawing. This drawing is the property of PRIME ENGINEERING, INCORPORATED and is not to be reproduced or copied in whole or in part. It is only to be used for the project and site specifically identified herein and is not to be used on any other project. It is to be returned upon request.

DRAWING TITLE
**PRELIMINARY PLAT FOR STONECREST ESTATES PHASE 1**
LOCATED IN:
LAND LOT 101 & 1024,
16TH DISTRICT
CITY OF STONECREST
DEKALB COUNTY GA.

| | |
|---|---|
| DRAWING DATE 09/07/2021 | DRAWN BY JMK |
| DRAWING SCALE 1" = 40' | DESIGNED BY MB |
| PROJECT NUMBER 1445-0002 | CHECKED BY MB |
| DRAWING NUMBER SHEET 1 OF 8 | |

NOT ISSUED FOR CONSTRUCTION

R:\1445-0002 Croft HB-300 Unit Subdivision\2 SURVEY\PRELIM PLAT-30-2 1445-0002.dwg Thu, 07/21/22 11:22 AM

DeKalb County Planning & Development Department
330 Ponce De Leon Avenue, Suite 500
Decatur, GA 30030
(404)371-2155 or (404)371-2813 (Fax)

The Honorable Vernon Jones
Chief Executive Officer

Patrick Ejike
Director

## ZONING ANALYSIS

Case No: Z-07-13333 Agenda #: N-27

Location / Address: On the south side of Stone Mountain Lithonia Road east of its intersection with South DeShon Road. Commission District: 5 Super District: 7

Parcel - ID: 16-124-02-001

Request: To modify conditions of zoning from RM-100 (cond) to RM-100 (cond.) to allow the development of the property with a new site plan.

Property Owner: Benchmark Group C/O The Battle Law Group

Applicant / Agent: Benchmark Group C/O The Battle Law Group

Acreage: 70.71

Existing Land Use: The subject property is undeveloped and supports a stand of hardwood and pine forest.

Surrounding Properties: The subject property is bounded on the north by commercial uses that include a gas station/convenience store; the south and west by single family residential uses;and on the east by industrial and commercial land uses.

Adjacent Zoning: North: C-2 South: R-100 East: M West: R-A8
North-East: M North-West: South-East: South-West: R-100

Comprehensive Plan: LMR [X] Consistent [ ] Inconsistent

| | | | |
|---|---|---|---|
| Proposed Density / Acre: | 5 units /acre | Existing Density / Acre: | NA |
| Proposed Units / Square ft: | 355 units | Existing Units / Square ft: | NA |

Zoning History
The subject parcel was included in zoning application CZ-04056. The applicant applied for a change in the zoning map from R-100 & C-1 (conditional) to RM-100 (conditional) PD-Approval with conditions P.C. Approval with conditions; BOC-Nov 22, 2004- Approved with Conditions

Planning and Development Department Recommendation:
DENIAL: Based on the submitted plan and information, the proposed modification does not meet the requirements of the DeKalb County Zoning. Zoning case #CZ-04056 was presented to the Planning Department, Community Council, Planning Commission and the Board of Commissioners during 2004. After the required public review and input process, the Board of Commissioners, on November 22, 2004, approved the zoning petition with four conditions. The decision to approve the zoning petition was based on the site plan that was presented to during the zoning review cycle. The applicant now seeks to make major revisions to the approved site plan. Additionally, the applicant is introducing a residential building type that is not currently addressed in our Code of Ordinance. The applicant proposes to develop single family detached condominium units. The Zoning Ordinance does not allow for such a residential product type. The Condominimum Act states that local government

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cannot treat condo's any different from fee simple products. It should be noted that in DeKalb County, single family detached dwelling units are located on an individual lot that meets the minimum lot area and width, with an individual driveways, accessed from a public street.
To allow for single family detached residential units in a condo's, product on the project site access via a privated drive, would contrary to the Condominimum Act, the Zoning Ordinance, and would be treating the proposed project (multi-family project containing single family detached condo's) differently than we do single family residential dwelling units located on individual lots accessed via public street, and has to go through the sketch plat process. This type of development would be treated as a multi-family development project on a large tract of land, and would not have to go through the Sketch Plat process. Therefore, it is the recommendation of the Planning and Development Department that the modification be Denied.

SITE ANALYSIS:
The project site is located in an area of unincorporated DeKalb County that has a mix of zoning districts and land uses. The surrounding area has witnessed an increase in housing types. Single family detached and multi-family residential on both large and small lots predominate in this area. The surrounding area appears to be transitioning from commercial and industrial uses to residential uses.

PROJECT ANALYSIS
The project applicant is requesting an Amendment to Official Zoning Map pursuant to Section 27-821 of the DeKalb County Zoning Ordinance, to amend the Official Zoning Map designation from the RM-100 conditional (Multi-Family Residential) District to the RM-100 conditional (Multi-Family Residential) District in order to remove the condition of zoning imposed by the Board of Commissioners on November 22, 2004. Zoning case File CZ-04056 was approved based upon a site plan entitled "Joshua's Landing" prepared by Martin Riley Associates, Architects, PC dated August 27, 2004 and marked received October 5, 2004. The applicant for this petition seeks to have this condition of zoning removed in order to develop the property under a new site plan. The applicant seeks to develop the property for use as a multi-family residential community with a total of 335 residential units at a density of 4.88 units per acre. The approved site plan proposed a total number of 488 units at a density of 7.13 units per acre. The applicant is proposing that the entire development be a condominium community with both detached and attached units. The applicant states that the approved site plan was not drawn to scale and illustrated a configuration that was unachievable based on site conditions. According to the applicant, the new site plan is based on the site conditions and offers a more marketable product type and mix.

CONDITIONS REQUESTED BY APPLICANT
The applicant is seeking the removal of conditions which were imposed in zoning case CZ-04

ZONING ANALYSIS
The project applicant is requesting to modify the existing site plan containing townhomes, single family detached residential dwellings on individual lots, and a senior living facility, to allow for a single family detached condominimum form of ownership. The Condominimum Act states that local government cannot treat condo's any different than fee simple products. It should be noted that in DeKalb County, single family detached dwelling unit are located on an individual lot that meets the minimum lot area and width, with an individual driveways, accessed from a public street.

To allow for single family detached residential units in a condo's, product on the project site access via a privated drive, would contrary to the Condominimum Act, the Zoning Ordinance, and would be treating the proposed multi-family project (single family detached condo's) differently than we do single family residential dwelling units located on the individual lots and located on a public street, and has to go through the sketch plat process.

LAND USE PLAN CONSISTENCY

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DEKALB COUNTY PUBLIC WORKS DEPARTMENT

TRAFFIC:
Category:
Street Name:
Trips Generated: Existing Zoning: TPD Proposed Zoning: TPD

WATER:
Size of main serving property:

SEWER:
Outfall Serving Project:
Is Sewer adjacent to this property
Treatment Plant:

WASTE GENERATION IF RESIDENTIAL:
Capacity: MGPD Current Flow: MGPD

DRAINAGE:

COUNTY DEPARTMENT DIVISION COMMENTS OR RECOMMENDATIONS
DIVISION OF ENVIRONMENTAL HEALTH:
No information was submitted at the writing of the staff analysis.

DEKALB COUNTY BOARD OF EDUCATION
SCHOOL:
High School Middle School Elementary School
Name of School:

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Section 27-832 of the Zoning Ordinance, "Standards and factors governing review of proposed amendments to official zoning map" states that the following standards and factors are found to be relevant to the exercise of the county's zoning powers and shall govern the review of all proposed amendments to the zoning maps:

A. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan.
Based on the submitted information, it appears that the zoning proposal would be in conformity with the policy and intent of the comprehensive plan.

B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties:
Based on the submitted information, it appears that the zoning proposal would permit a use that is suitable in view of the uses and development of adjacent and nearby properties.

C. Whether the property to be affected by zoning proposal has a reasonable economics use as currently zoned:
Based on the submitted information, it does not appear possible for the zoning analysis staff to determine whether the property has a reasonable economics use as currently zoned.

D. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property:
Based on the submitted information it does not appear that the zoning proposal would adversely affect the existing use or usability of adjacent or nearby property. The proposed change in the conditions of case CZ-04056 would reduce the number of units and the proposed density than the site plan that was approved in 2004.

E. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.
See "C" above.

F. Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal
There does not appear to be other existing or changing conditions affecting the use and development of the property, which give supporting grounds for approval of the zoning proposal.

G. Whether the zoning proposal will adversely affect historic building, sites, districts, or archaeological resources
Based on the submitted information it does not appear that the project proposal would adversely affect historic buildings, sites, or archaeological resources.

H. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.
Based on the submitted information, it does not appear that the zoning proposal could result in a use which would cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

PLANNING AND DEVELOPMENT DEPARTMENT RECOMMENDATION:
DENIAL: Based on the submitted plan and information, the proposed modification does not meet the requirements of the DeKalb County Zoning. Zoning case #CZ-04056 was presented to the Planning Department, Community Council, Planning Commission and the Board of Commissioners during 2004. After the required public review and input process, the Board of

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Commissioners, on November 22, 2004, approved the zoning petition with four conditions. The decision to approve the zoning petition was based on the site plan that was presented to during the zoning review cycle. The applicant now seeks to make major revisions to the approved site plan. Additionally, the applicant is introducing a residential building type that is not currently addressed in our Code of Ordinance. The applicant proposes to develop single family detached condominium units. The Zoning Ordinance does not allow for such a residential product type. The Condominimum Act states that local government cannot treat condo's any different than fee simple products. It should be noted that in DeKalb County, single family detached dwelling units are located on an individual lot that meets the minimum lot area and width, with an individual driveways, accessed from a public street.
To allow for single family detached residential units in a condo's, product on the project site access via a privated drive, would contrary to the Condominimum Act, the Zoning Ordinance, and would be treating the proposed project (multi-family project containing single family detached condo's) differently than we do single family residential dwelling units located on individual lots accessed via public street, and has to go through the sketch plat process. This type of development would be treated as a multi-family development project on a large tract of land, and would not have to go through the Sketch Plat process.
Therefore, it is the recommendation of the Planning and Development Department that the modification be Denied.

ATTACHMENTS:
Zoning Analysis
Letter of Intent
Site Plan
Zoning Map
Land Use Map
Pictometry

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DeKalb County Planning & Development Department
Vernon Jones
Chief Executive Officer
Patrick Ejike
Director

**Z-07-13333**
**APPLICATION TO AMEND OFFICIAL ZONING MAP OF DEKALB COUNTY, GEORGIA**

Z/C2 No. _____ Filing Fee: _____
Date Received: _____ Application No.: _____
Applicant: Benchmark Group E-Mail: _____
Applicant's Address: c/o The Battle Law Group, PC
68 N. Avondale Road, Suite D, Avondale Estates, Ga 30002
Applicant Phone: 404.299.6960 Fax: 404.299.6114
Owner(s): See Exhibit A E-Mail: battlelaw@aol.com
(If more than one owner, attach as Exhibit "A")
Owner's Mailing Address:
Owner(s) Phone: _____ Fax: _____
Address/Location of Subject Property: 2261 Stone Mountain Lithonia Road & Phillips Road
District(s): 16 Land Lot(s): 124, 101 Block: ~~03,03~~ Parcel(s): 16 124 02 101 ~~16 101 03 011~~
Acreage: ~~[illegible]~~ 70.71 Commission District(s): 5,7
Present Zoning Category: RM-100(cond.) Proposed Zoning Category: ~~RM-100(cond.)~~
Present Land Use Category: MDR

**PLEASE READ THE FOLLOWING BEFORE SIGNING**

This form must be completed in its entirety before the Planning Department accepts it. It must include the attachments and filing fees identified on the attachments. An application, which lacks any of the required attachments, shall be determined as incomplete and shall not be accepted.

**Disclosure of Campaign Contributions**

In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered:
Have you the applicant made $250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application? _____ Yes ✓ No

If the answer is yes, you must file a disclosure report with the governing authority of Dekalb County showing:
1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and the Board of Commissioners, Dekalb County, 1300 Commerce Drive, Decatur, Ga 30030.

NOTARY SIGNATURE OF APPLICANT / DATE

Check One: Owner _____ Agent _____

EXPIRATION DATE / SEAL

330 West Ponce de Leon Ave, Suite 500, Decatur, GA 30030-3221
Voice (404) 371-2155 Fax (404) 371-2813
www.co.dekalb.ga.us/planning

**EXHIBIT A**
**OWNER INFORMATION**

**Parcels/ Address:** 16 124 02 001
2261 Stone Mountain Lithonia Road, Lithonia 30058
16 101 03 011
0 Phillips Road, Lithonia 30058

**Owner:** Joshua Landing, LLC
Patrick Frohling
6165 Riverside Dr NW
Atlanta, Georgia 30328-3621
770.231.6141
frohlin@bellsouth.net

**Applicant:** Benchmark Group
Bucky Davis
6111 Peachtree Dunwoody Road
Building F, Suite 102
Atlanta, Ga 30328
770.393.3984
Buckdavis1@comcast.net

**Contact Information:**

DeKalb County Planning & Development Department
Vernon Jones
Chief Executive Officer
Patrick Ejike
Director

**REZONE APPLICATION AUTHORIZATION**

*Completion of this form is required if the individual making the request is not the owner of the property.*

DATE: 3/7/07

CHECK TYPE OF APPLICATION:
( ) LAND USE PLAN
( ) REZONE
( ) MINOR MODIFICATION

TO WHOM IT MAY CONCERN:
(I) / (WE) Joshua Landing, LLC / Patrick Frohling - Mgr
[Name of owner(s)]
being (owner )/(owners) of the property described below or attached hereby delegate authority to
Benchmark
[Name of Applicant or Representative]
to file an application on (my) / (our) behalf.

Notary Public Owner
Notary Public Owner
Notary Public Owner

WITNESS THE HAND AND OFFICIAL SEAL
JAN 11 2011
NOTARY PUBLIC

330 West Ponce de Leon Ave, Suite 500, Decatur, GA 30030-3221
Voice (404) 371-2155 Fax (404) 371-2813
www.co.dekalb.ga.us/planning

PRIME ENGINEERING INCORPORATED
9715 NORTHSIDE PARKWAY NW
300 NORTHCREEK, SUITE 200
404-425-7100

PROJECT:
**STONECREST ESTATES PHASE 1**

PREPARED FOR:
**CRAFT HOMES, LLC**

SEAL
REGISTERED PROFESSIONAL ENGINEER NO. 2958 MICHAEL BATTLE GEORGIA
DATE: 9/07/21

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DRAWING TITLE
**PRELIMINARY PLAT FOR STONECREST ESTATES PHASE 1**
**LOCATED IN:**
**LAND LOT 101 & 1024,**
**16TH DISTRICT**
**CITY OF STONECREST**
**DEKALB COUNTY GA.**

| | | |
|---|---|---|
| DRAWING DATE 09/07/2021 | DRAWN BY JMK | |
| DRAWING SCALE 1" = 40' | DESIGNED BY MB | |
| PROJECT NUMBER 1445-0002 | CHECKED BY MB | |
| DRAWING NUMBER **SHEET 2 OF 8** | | |

NOT ISSUED FOR CONSTRUCTION

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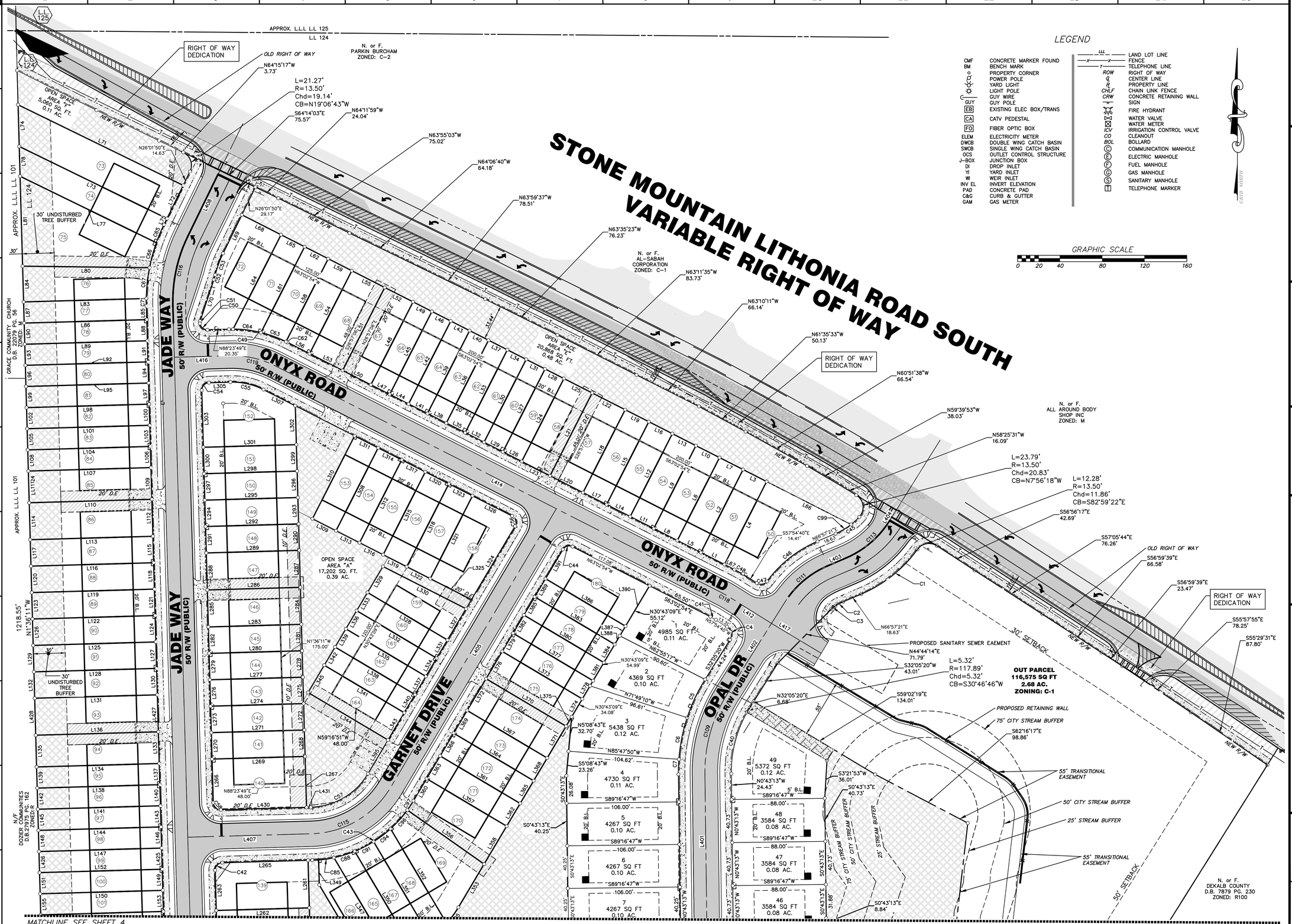


## LEGEND

| | |
|---|---|
| CMF | CONCRETE MARKER FOUND |
| BM | BENCH MARK |
| | PROPERTY CORNER |
| | POWER POLE |
| | YARD LIGHT |
| | LIGHT POLE |
| | GUY WIRE |
| GUY | GUY POLE |
| EB | EXISTING ELEC BOX/TRANS |
| CA | CATV PEDESTAL |
| FO | FIBER OPTIC BOX |
| ELEM | ELECTRICITY METER |
| DWCB | DOUBLE WING CATCH BASIN |
| SWCB | SINGLE WING CATCH BASIN |
| OCS | OUTLET CONTROL STRUCTURE |
| J-BOX | JUNCTION BOX |
| DI | DROP INLET |
| YI | YARD INLET |
| WI | WEIR INLET |
| INV EL | INVERT ELEVATION |
| PAD | CONCRETE PAD |
| C&G | CURB & GUTTER |
| GAM | GAS METER |
| | LAND LOT LINE |
| | FENCE |
| | TELEPHONE LINE |
| ROW | RIGHT OF WAY |
| ℄ | CENTER LINE |
| R | PROPERTY LINE |
| CHLF | CHAIN LINK FENCE |
| CRW | CONCRETE RETAINING WALL |
| | SIGN |
| | FIRE HYDRANT |
| | WATER VALVE |
| | WATER METER |
| ICV | IRRIGATION CONTROL VALVE |
| CO | CLEANOUT |
| BOL | BOLLARD |
| | COMMUNICATION MANHOLE |
| | ELECTRIC MANHOLE |
| | FUEL MANHOLE |
| | GAS MANHOLE |
| | SANITARY MANHOLE |
| | TELEPHONE MARKER |

GRAPHIC SCALE
0 20 40 80 120 160

GRID NORTH


PRIME ENGINEERING INCORPORATED
9715 NORTHSIDE PARKWAY NW
300 NORTHCREEK, SUITE 200
404-425-7100


PROJECT:
STONECREST ESTATES
PHASE 1

PREPARED FOR:
CRAFT HOMES, LLC

SEAL
GEORGIA REGISTERED NO. 2998 LAND SURVEYOR MICHAEL J. BARBER
DATE: 9/07/21


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DRAWING TITLE
# PRELIMINARY PLAT FOR STONECREST ESTATES PHASE 1
LOCATED IN:
LAND LOT 101 & 1024,
16TH DISTRICT
CITY OF STONECREST
DEKALB COUNTY GA.

| | | | |
|---|---|---|---|
| DRAWING DATE 09/07/2021 | DRAWN BY JMK | | |
| DRAWING SCALE 1" = 40' | DESIGNED BY MB | CHECKED BY MB | |
| PROJECT NUMBER 1445-0002 | | | |
| DRAWING NUMBER SHEET 3 OF 8 | | | |

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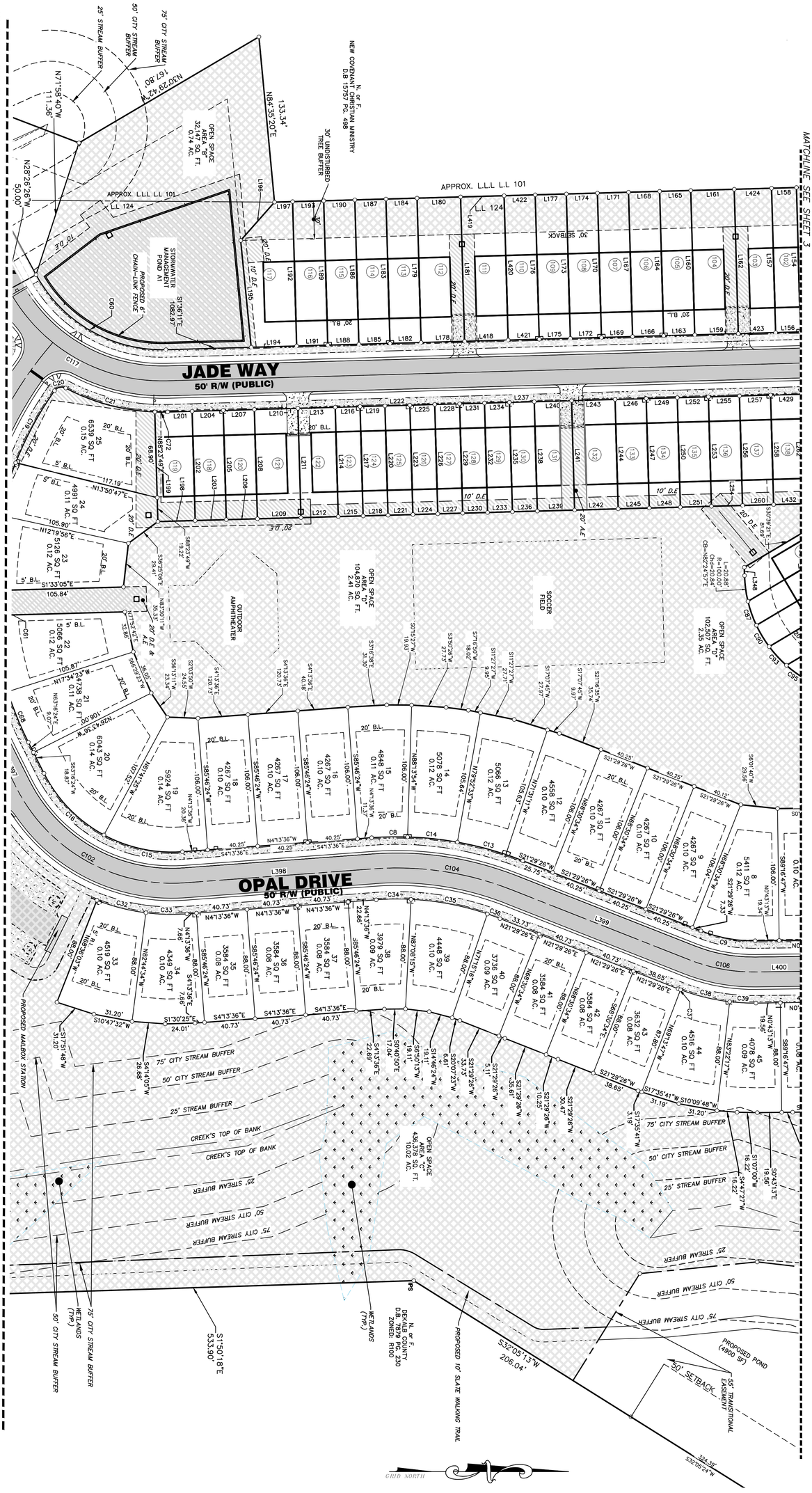


| DRAWING DATE | DRAWN BY |
|---|---|
| 09/07/2021 | JMK |
| DRAWING SCALE | DESIGNED BY |
| 1" = 40' | MB |
| PROJECT NUMBER | CHECKED BY |
| 1445-0002 | MB |

DRAWING NUMBER

**SHEET 4 OF 8**

NOT ISSUED FOR CONSTRUCTION

DRAWING TITLE

**PRELIMINARY PLAT FOR STONECREST ESTATES PHASE 1**

LOCATED IN:
LAND LOT 101 & 1024,
16TH DISTRICT
CITY OF STONECREST
DEKALB COUNTY GA.

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SEAL

GEORGIA REGISTERED NO. 2958 LAND SURVEYOR MICHAEL J. BADGER

DATE: 9/07/21

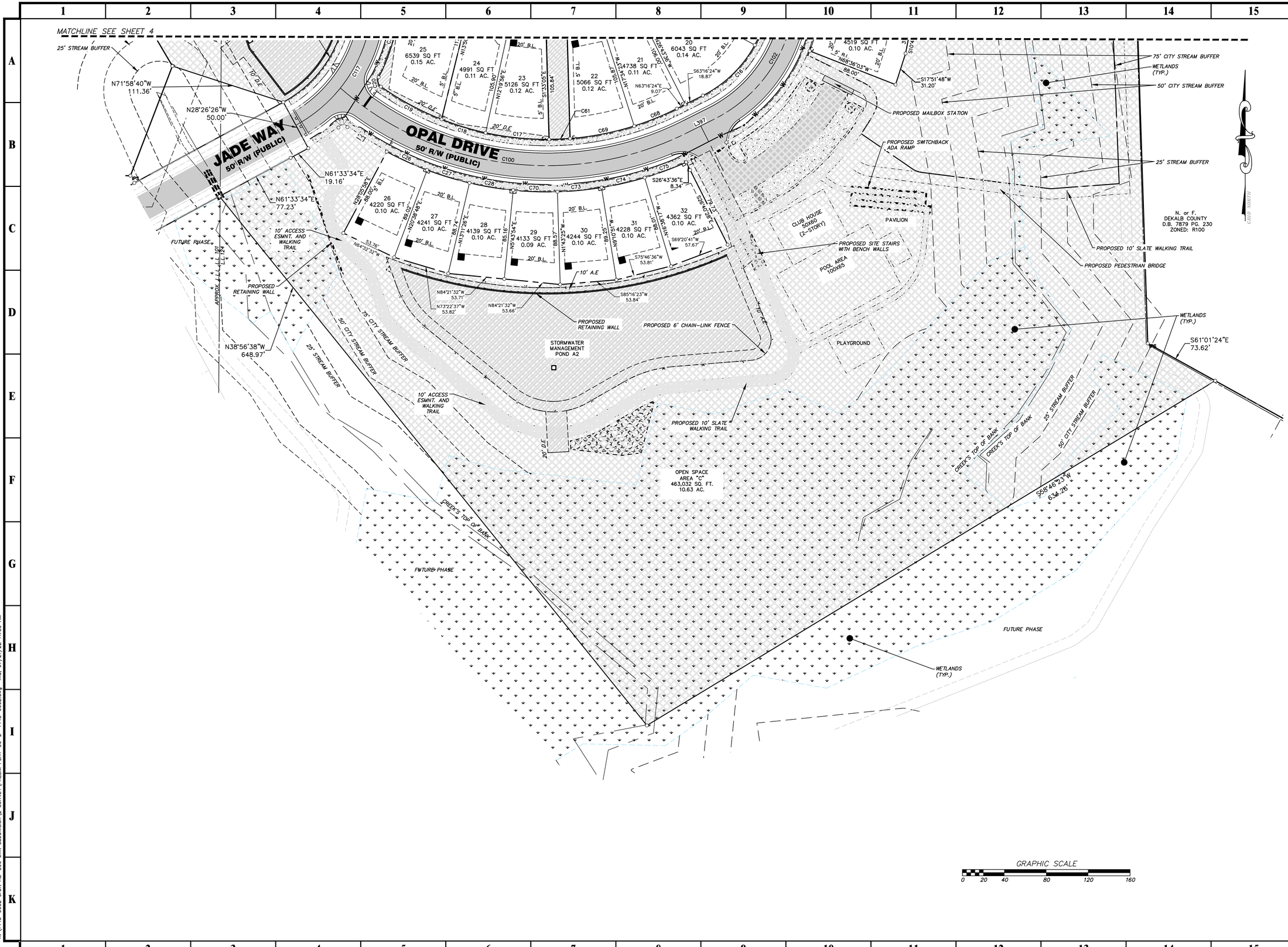
PROJECT:

**STONECREST ESTATES PHASE 1**

PREPARED FOR:

**CRAFT HOMES, LLC**

PRIME ENGINEERING INCORPORATED
3715 NORTHSIDE PARKWAY NW
300 NORTHCREEK, SUITE 200
404-425-7100




PRIME ENGINEERING INCORPORATED®
9715 NORTHSIDE PARKWAY NW
300 NORTHCREEK, SUITE 200
404-425-7100

PROJECT:
STONECREST ESTATES PHASE 1

PREPARED FOR:
CRAFT HOMES, LLC

SEAL
REGISTERED GEORGIA LAND SURVEYOR NO. 2958 MICHAEL BARGER

DATE: 9/07/21

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DRAWING TITLE
PRELIMINARY PLAT FOR STONECREST ESTATES PHASE 1
LOCATED IN:
LAND LOT 101 & 1024, 16TH DISTRICT CITY OF STONECREST DEKALB COUNTY GA.

| | |
|---|---|
| DRAWING DATE 09/07/2021 | DRAWN BY JMK |
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| DRAWING NUMBER SHEET 5 OF 8 | |

NOT ISSUED FOR CONSTRUCTION

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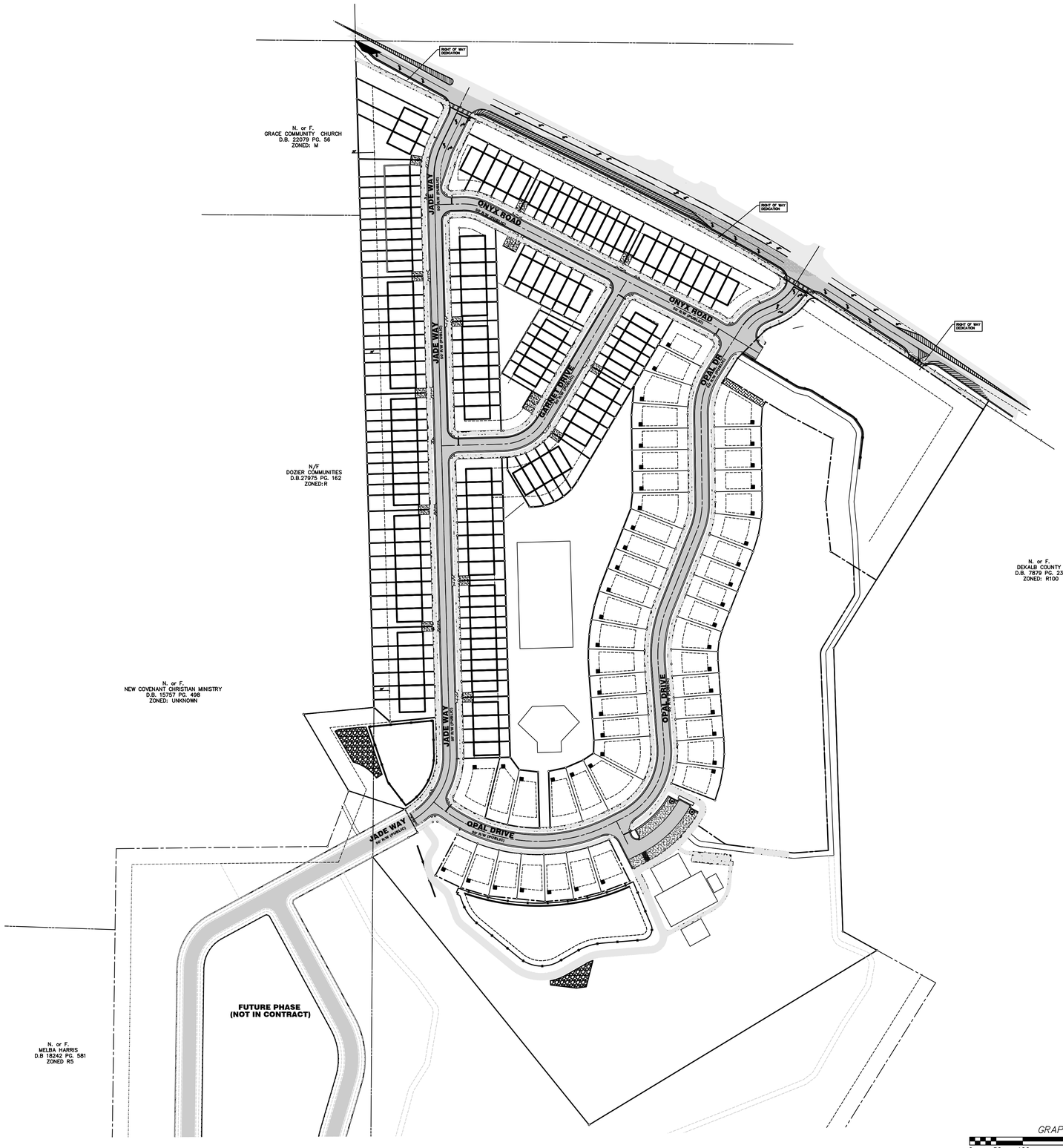


| Parcel Area Table | | |
|---|---|---|
| Parcel # | AREA SQ. FT. | AREA AC. |
| 50 | 5409 SQ. FT. | 0.12 AC. |
| 51 | 2200 SQ. FT. | 0.05 AC. |
| 52 | 2200 SQ. FT. | 0.05 AC. |
| 53 | 2200 SQ. FT. | 0.05 AC. |
| 54 | 2200 SQ. FT. | 0.05 AC. |
| 55 | 2200 SQ. FT. | 0.05 AC. |
| 56 | 2200 SQ. FT. | 0.05 AC. |
| 57 | 3080 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 | 3730 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 Table | | |
|---|---|---|
| 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 | 4263 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 | 3953 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 | 4091 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 Table | | |
|---|---|---|
| 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 | 3654 SQ. FT. | 0.08 AC. |

PRIME ENGINEERING INCORPORATED®
9715 NORTHSIDE PARKWAY NW
300 NORTHCREEK, SUITE 200
404-425-7100

PROJECT:
**STONECREST ESTATES PHASE 1**

PREPARED FOR:
**CRAFT HOMES, LLC**

SEAL
GEORGIA REGISTERED NO. 2858 LAND SURVEYOR MICHAEL BARGER

DATE: 9/07/21

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DRAWING TITLE
**PRELIMINARY PLAT FOR STONECREST ESTATES PHASE 1**
LOCATED IN:
LAND LOT 101 & 1024,
16TH DISTRICT
CITY OF STONECREST
DEKALB COUNTY GA.

| | |
|---|---|
| DRAWING DATE 09/07/2021 | DRAWN BY JMK |
| DRAWING SCALE 1" = 100' | DESIGNED BY MB |
| PROJECT NUMBER 1445-0002 | CHECKED BY MB |
| DRAWING NUMBER SHEET 6 OF 8 | |

NOT ISSUED FOR CONSTRUCTION

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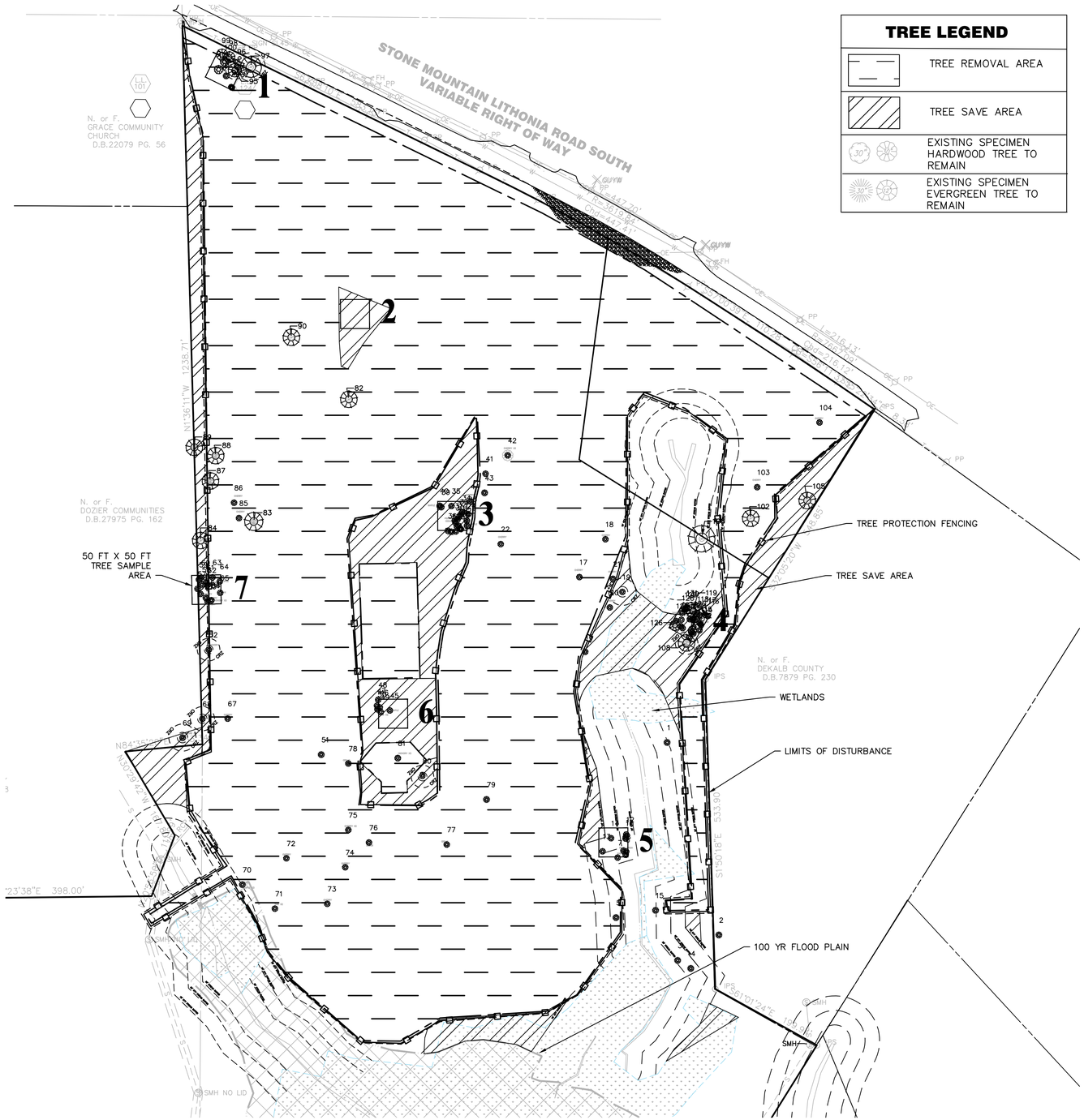


1 L-101 **TREE SURVEY**
SCALE:1" = 100'

## TREE LEGEND

| | |
|---|---|
| | TREE REMOVAL AREA |
| | TREE SAVE AREA |
| | EXISTING SPECIMEN HARDWOOD TREE TO REMAIN |
| | EXISTING SPECIMEN EVERGREEN TREE TO REMAIN |

### TREE DENSITY CALCULATIONS FOR SITE

| | |
|---|---|
| Site Acreage: | 27.4 AC |
| 1 Acre: | 43,560 SF |
| Site SF: | 1,193,544 SF |

### EXISTING SITE DBH CALCULATIONS

| | |
|---|---|
| Tree Sampling Site ( 50 FT X 50 FT): | 2500 SF |
| SF PER ACRE: | 43,560 SF |
| SAMPLING SITE MULTIPLIER: | 17.42 |
| TREE SAMPLING SITE 1: | 152 DBH |
| TREE SAMPLING SITE 2: | 0 DBH |
| TREE SAMPLING SITE 3: | 157 DBH |
| TREE SAMPLING SITE 4: | 217 DBH |
| TREE SAMPLING SITE 5: | NA DBH |
| TREE SAMPLING SITE 6: | 40 DBH |
| TREE SAMPLING SITE 7: | 98 DBH |
| TOTAL SAMPLE AREA AVERAGE: | 110.7 DBH |
| EXISTING TREE DBH/ ACRE: | 1927.8 DBH |

### SPECIMEN TREE SURVEY

| Tree ID Number | LOCATION | | GENUS | DBH | STATUS | TREE DENSITY UNITS |
|---|---|---|---|---|---|---|
| | NORTHING | EASTING | | | | |
| 1 | 1360486.185 | 2309428.734 | PINE | 30 | SAVE | 9.8 |
| 2 | 1360104.419 | 2309517.878 | PINE | 30 | SAVE | 9.8 |
| 3 | 1360060.625 | 2309446.821 | PINE | 30 | SAVE | 9.8 |
| 4 | 1360046.734 | 2309469.534 | PINE | 30 | SAVE | 9.8 |
| 5 | 1360134.374 | 2309340.708 | PINE | 32 | REMOVE | 11.2 |
| 15 | 1360146.853 | 2309408.943 | PINE | 30 | SAVE | 9.8 |
| 16 | 1360532.393 | 2309287.792 | OAK | 32 | REMOVE | 11.2 |
| 19 | 1360695.624 | 2309351.83 | OAK | 36 | SAVE | 14.2 |
| 26 | 1360803.795 | 2309073.555 | DOGWOOD | 12 | SAVE | 3.2 |
| 32 | 1360820.562 | 2309067.807 | PERSIMMON | 10 | SAVE | 3.2 |
| 41 | 1360899.331 | 2309116.055 | OAK | 30 | REMOVE | 9.8 |
| 43 | 1360866.336 | 2309114.516 | PINE | 30 | REMOVE | 9.8 |
| 51 | 1360415.235 | 2309833.168 | PINE | 30 | REMOVE | 9.8 |
| 52 | 1360596.022 | 2308639.405 | HICKORY | 30 | REMOVE | 9.8 |
| 68 | 1360476.834 | 2308628.565 | OAK X 2 | 48 | REMOVE | 25.2 |
| 69 | 1360444.347 | 2308594.395 | SYCAMORE X 2 | 36 | SAVE | 14.2 |
| 70 | 1360191.209 | 2308697.911 | MAPLE X 3 | 36 | REMOVE | 14.2 |
| 71 | 1360149.726 | 2308753.303 | OAK X 2 | 36 | REMOVE | 14.2 |
| 79 | 1360337.969 | 2309117.792 | PINE | 36 | REMOVE | 14.2 |
| 80 | 1360378.769 | 2309007.274 | OAK | 30 | SAVE | 9.8 |
| 81 | 1360409.15 | 2308964.892 | HICKORY X 3 | 30 | REMOVE | 9.8 |
| 82 | 1361027.44 | 2308880.764 | OAK | 30 | REMOVE | 9.8 |
| 83 | 1360816.968 | 2308716.97 | PINE | 33 | REMOVE | 11.8 |
| 84 | 1360784.157 | 2308625.682 | OAK | 30 | REMOVE | 9.8 |
| 87 | 1360886.808 | 2308642.377 | PINE | 30 | REMOVE | 9.8 |
| 88 | 1360930.41 | 2308651.442 | PINE | 30 | REMOVE | 9.8 |
| 89 | 1360944.79 | 2308614.605 | PINE | 30 | REMOVE | 9.8 |
| 90 | 1361134.338 | 2308781.873 | OAK | 30 | REMOVE | 9.8 |
| 97 | 1361600.226 | 2308712.124 | OAK | 38 | REMOVE | 15.8 |
| 102 | 1360822.464 | 2309572.941 | OAK | 30 | SAVE | 9.8 |
| 105 | 1360853.007 | 2309670.175 | OAK | 30 | SAVE | 9.8 |
| 106 | 1360787.221 | 2309488.429 | PINE | 48 | SAVE | 25.2 |
| 108 | 1360607.657 | 2309462.295 | PINE | 30 | SAVE | 9.8 |
| | | | | | TOTAL TDUs REMOVED: | 225.6 |
| | | | | | TOTAL TDUs SAVED: | 148.2 |

### SAMPLE AREA #1

| TREE ID | NORTHING | EASTING | GENUS | DBH | TDUs |
|---|---|---|---|---|---|
| 91 | 1361565.072 | 2308678.876 | Sweet Gum | 2 | 0.8 |
| 92 | 1361564.866 | 2308679.35 | Sweet Gum | 3 | 0.8 |
| 93 | 1361565.664 | 2308678.195 | Sweet Gum | 2 | 0.8 |
| 94 | 1361584.97 | 2308669.489 | PINE | 3 | 0.8 |
| 95 | 1361594.139 | 2308684.493 | PINE | 24 | 6 |
| 96 | 1361601.193 | 2308688.224 | PINE | 11 | 3.1 |
| 97 | 1361600.226 | 2308712.124 | OAK | 38 | 15.8 |
| 98 | 1361617.057 | 2308674.846 | PINE | 19 | 5.4 |
| 99 | 1361621.586 | 2308662.313 | OAK | 22 | 6 |
| 100 | 1361609.199 | 2308666.64 | OAK | 14 | 4 |
| 101 | 1361595.757 | 2308656.43 | OAK | 14 | 4 |
| | | | | TOTAL TDUs: | 47.5 |

### SAMPLE AREA #2

| TREE ID | NORTHING | EASTING | GENUS | DBH | TDUs |
|---|---|---|---|---|---|
| NA | NA | NA | NA | NA | NA |

### SAMPLE AREA #3

| TREE ID | NORTHING | EASTING | GENUS | DBH | TDUs |
|---|---|---|---|---|---|
| 23 | 1360829.627 | 2309086.079 | PINE | 10 | 3.1 |
| 24 | 1360818.483 | 2309083.83 | PINE | 15 | 3.9 |
| 26 | 1360803.795 | 2309073.555 | DOGWOOD | 4 | 1.6 |
| 27 | 1360804.293 | 2309072.862 | PINE | 12 | 3.1 |
| 28 | 1360809.45 | 2309060.812 | PINE | 16 | 4.8 |
| 29 | 1360808.717 | 2309066.699 | PINE | 6 | 1.4 |
| 30 | 1360814.818 | 2309064.144 | PINE | 8 | 2.2 |
| 31 | 1360818.19 | 2309063.062 | CEDAR | 2 | 0.8 |
| 32 | 1360820.562 | 2309067.807 | PERSIMMON | 10 | 3.2 |
| 33 | 1360825.064 | 2309070.851 | MAPLE | 4 | 1.6 |
| 34 | 1360832.19 | 2309075.459 | PINE | 15 | 4.7 |
| 35 | 1360843.623 | 2309057.453 | OAK | 14 | 4 |
| 36 | 1360861.096 | 2309051.078 | PINE | 2 | 0.6 |
| 37 | 1360799.361 | 2309057.064 | MAPLE | 4 | 1.6 |
| 38 | 1360799.798 | 2309064.894 | PINE | 12 | 3.1 |
| 39 | 1360841.933 | 2309039.755 | PINE | 12 | 3.1 |
| 40 | 1360843.932 | 2309037.155 | MAPLE | 3 | 0.8 |
| | | | | TOTAL TDUs: | 43.6 |

### SAMPLE AREA #4

| TREE ID | NORTHING | EASTING | GENUS | DBH | TDUs |
|---|---|---|---|---|---|
| 107 | 1360647.688 | 2309653.426 | CHERRY | 12 | 3.2 |
| 108 | 1360607.657 | 2309462.295 | PINE | 30 | 9.8 |
| 109 | 1360617.209 | 2309447.589 | OAK | 4 | 1.6 |
| 110 | 1360624.033 | 2309474.015 | MAPLE | 3 | 0.8 |
| 111 | 1360626.328 | 2309470.287 | MAPLE | 3 | 0.8 |
| 112 | 1360629.3 | 2309472.374 | OAK | 15 | 4 |
| 113 | 1360634.664 | 2309474.072 | MAPLE | 5 | 1.6 |
| 114 | 1360638.835 | 2309487.039 | OAK | 6 | 1.6 |
| 115 | 1360640.168 | 2309485.238 | OAK | 3 | 0.8 |
| 116 | 1360654.046 | 2309488.891 | MAPLE | 2 | 0.8 |
| 117 | 1360656.576 | 2309493.962 | OAK | 6 | 1.6 |
| 118 | 1360657.885 | 2309480.596 | OAK | 12 | 3.2 |
| 119 | 1360662.699 | 2309473.585 | OAK | 24 | 6 |
| 120 | 1360670.264 | 2309474.658 | MAPLE | 6 | 1.6 |
| 121 | 1360645.957 | 2309478.678 | OAK | 15 | 4 |
| 122 | 1360646.978 | 2309473.304 | OAK | 12 | 3.2 |
| 123 | 1360648.605 | 2309467.899 | MAPLE | 2 | 0.8 |
| 124 | 1360633.231 | 2309455.51 | PINE | 12 | 3.1 |
| 125 | 1360636.445 | 2309452.444 | MAPLE | 2 | 0.8 |
| 126 | 1360637.786 | 2309442.285 | POPULAR | 18 | 4.8 |
| 127 | 1360645.637 | 2309444.118 | MAPLE | 12 | 3.2 |
| 128 | 1360653.593 | 2309454.033 | MAPLE | 2 | 0.8 |
| 129 | 1360664.987 | 2309458.88 | MAPLE | 4 | 1.6 |
| 130 | 1360666.63 | 2309462.376 | MAPLE | 3 | 0.8 |
| 131 | 1360668.447 | 2309462.077 | MAPLE | 2 | 0.8 |
| 132 | 1360629.332 | 2309484.454 | MAPLE | 2 | 0.8 |
| | | | | TOTAL TDUs: | 62.1 |

### SAMPLE AREA #5

| TREE ID | NORTHING | EASTING | GENUS | DBH | TDUs |
|---|---|---|---|---|---|
| 6 | 1360242.517 | 2309357.397 | MAPLE | 2 | 0.8 |
| 7 | 1360237.695 | 2309343.658 | PINE | 6 | 1.4 |
| 8 | 1360248.082 | 2309358.359 | RIVER BIRCH | 6 | 1.6 |
| 9 | 1360249.616 | 2309353.599 | RIVER BIRCH | 6 | 1.6 |
| 10 | 1360270.521 | 2309357.179 | PINE | 4 | 1.4 |
| 11 | 1360273.31 | 2309357.656 | PINE | 4 | 1.4 |
| 12 | 1360277.493 | 2309358.371 | PINE | 4 | 1.4 |
| 13 | 1360248.604 | 2309317.552 | PINE | 4 | 1.4 |
| 14 | 1360271.208 | 2309332.182 | PINE | 3 | 0.6 |
| | | | | TOTAL TDUs: | 11.6 |

### SAMPLE AREA #6

| TREE ID | NORTHING | EASTING | GENUS | DBH | TDUs |
|---|---|---|---|---|---|
| 45 | 1360491.344 | 2308951.334 | MAPLE | 6 | 1.6 |
| 46 | 1360496.608 | 2309934.035 | OAK | 4 | 1.6 |
| 47 | 1360499.554 | 2308929.08 | OAK | 4 | 1.6 |
| 48 | 1360509.658 | 2308931.203 | OAK | 6 | 1.6 |
| 49 | 1360488.504 | 2308935.563 | OAK | 8 | 2.4 |
| 50 | 1360493.164 | 2308929.945 | OAK | 12 | 3.2 |
| | | | | TOTAL TDUs: | 12 |

### SAMPLE AREA #7

| TREE ID | NORTHING | EASTING | GENUS | DBH | TDUs |
|---|---|---|---|---|---|
| 53 | 1360679.28 | 2308637.269 | HICKORY | 4 | 1.6 |
| 54 | 1360681.111 | 2308643.92 | HICKORY | 2 | 0.8 |
| 55 | 1360685.352 | 2308634.322 | HICKORY | 3 | 0.8 |
| 56 | 1360692.123 | 2308625.23 | HICKORY | 14 | 4 |
| 57 | 1360700.98 | 2308629.045 | OAK | 2 | 0.8 |
| 58 | 1360708.367 | 2308627.347 | SWEETGUM | 15 | 4 |
| 59 | 1360716.812 | 2308622.479 | HICKORY | 10 | 3.2 |
| 60 | 1360720.352 | 2308626.114 | OAK | 20 | 5.4 |
| 61 | 1360712.017 | 2308635.36 | HICKORY | 3 | 0.8 |
| 62 | 1360707.383 | 2308637.245 | HICKORY | 3 | 0.8 |
| 63 | 1360720.795 | 2308645.884 | HICKORY | 2 | 0.8 |
| 64 | 1360713.5 | 2308658.347 | MAPLE | 3 | 0.8 |
| 65 | 1360694.096 | 2308659.181 | OAK | 15 | 4 |
| 66 | 1360681.318 | 2308643.815 | HICKORY | 2 | 0.8 |
| | | | | TOTAL TDUs: | 28.6 |

***ENGINEER'S ACKNOWLEDGEMENT:***

*I CERTIFY THAT THIS PROJECTS MEETS THE DEKALB COUNTY STORMWATER QUALITY REQUIREMENT PER THE DEVELOPMENT ORDINANCE SECTION 14–42*

*ENGINEER SIGNATURE*

NORTH

GRAPHIC SCALE
0 50 100 200 300 400


PRIME ENGINEERING INCORPORATED®
9715 NORTHSIDE PARKWAY NW
300 NORTHCREEK, SUITE 200
404-425-7100


PROJECT:
**STONECREST ESTATES PHASE 1**

PREPARED FOR:
**CRAFT HOMES, LLC**

SEAL
GEORGIA REGISTERED LAND SURVEYOR NO. 2855 MICHAEL BARGER

DATE: 9/07/21


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DRAWING TITLE
**PRELIMINARY PLAT FOR STONECREST ESTATES PHASE 1**
LOCATED IN:
LAND LOT 101 & 1024,
16TH DISTRICT
CITY OF STONECREST
DEKALB COUNTY GA.

| | | |
|---|---|---|
| DRAWING DATE 09/07/2021 | DRAWN BY JMK | |
| DRAWING SCALE 1" = 100' | DESIGNED BY MB | |
| PROJECT NUMBER 1445-0002 | CHECKED BY MB | |
| DRAWING NUMBER **SHEET 7 OF 8** | | NOT ISSUED FOR CONSTRUCTION |

R:\1445-0002 Craft HB-300 Unit Subdivision\3 ENGINEERING\Drawings\S-6 TREE SURVEY.dwg Thu, 07/21/22 11:36 AM

| Parcel Line Table | | |
|---|---|---|
| Line # | Length | Direction |
| L1 | 25.00 | N63°02'54"W |
| L2 | 88.00 | N26°57'06"E |
| L3 | 25.00 | S63°02'54"E |
| L4 | 88.00 | S26°57'06"W |
| L5 | 25.00 | N63°02'54"W |
| L6 | 88.00 | N26°57'06"E |
| L7 | 25.00 | S63°02'54"E |
| L8 | 25.00 | N63°02'54"W |
| L9 | 88.00 | N26°57'06"E |
| L10 | 25.00 | S63°02'54"E |
| L11 | 25.00 | N63°02'54"W |
| L12 | 88.00 | N26°57'06"E |
| L13 | 25.00 | S63°02'54"E |
| L14 | 25.00 | N63°02'54"W |
| L15 | 88.00 | N26°57'06"E |
| L16 | 25.00 | S63°02'54"E |
| L17 | 25.00 | N63°02'54"W |
| L18 | 88.00 | N26°57'06"E |
| L19 | 25.00 | S63°02'54"E |
| L20 | 35.00 | N63°02'54"W |
| L21 | 88.00 | N26°57'06"E |
| L22 | 35.00 | S63°02'54"E |
| L23 | 30.00 | N63°02'54"W |
| L24 | 88.00 | N26°57'06"E |
| L25 | 30.00 | S63°02'54"E |
| L26 | 20.00 | N63°02'54"W |
| L27 | 88.00 | N26°57'06"E |
| L28 | 20.00 | S63°02'54"E |
| L29 | 20.00 | N63°02'54"W |
| L30 | 88.00 | N26°57'06"E |
| L31 | 20.00 | S63°02'54"E |
| L32 | 20.00 | N63°02'54"W |
| L33 | 88.00 | N26°57'06"E |
| L34 | 20.00 | S63°02'54"E |
| L35 | 20.00 | N63°02'54"W |
| L36 | 88.00 | N26°57'06"E |
| L37 | 20.00 | S63°02'54"E |
| L38 | 20.00 | N63°02'54"W |
| L39 | 88.00 | N26°57'06"E |
| L40 | 20.00 | S63°02'54"E |
| L41 | 20.00 | N63°02'54"W |
| L42 | 88.00 | N26°57'06"E |
| L43 | 20.00 | S63°02'54"E |
| L44 | 20.00 | N63°02'54"W |
| L45 | 88.00 | N26°57'06"E |
| L46 | 20.00 | S63°02'54"E |
| L47 | 20.00 | N63°02'54"W |
| L48 | 88.00 | N26°57'06"E |
| L49 | 20.00 | S63°02'54"E |
| L50 | 29.98 | N63°02'54"W |
| L51 | 88.00 | N26°53'23"E |
| L52 | 30.07 | S63°02'54"E |
| L53 | 35.02 | N63°02'54"W |
| L54 | 88.00 | N26°57'06"E |
| L55 | 34.93 | S63°02'54"E |
| L56 | 23.43 | N63°02'54"W |
| L58 | 88.01 | N26°57'06"E |
| L59 | 25.00 | S63°02'54"E |
| L61 | 91.11 | N26°57'06"E |
| L62 | 25.00 | S63°02'54"E |

| Parcel Line Table | | |
|---|---|---|
| Line # | Length | Direction |
| L64 | 100.21 | N26°57'06"E |
| L65 | 25.00 | S63°02'54"E |
| L66 | 89.64 | S63°02'54"E |
| L67 | 10.60 | N63°02'54"W |
| L68 | 41.59 | N63°02'54"W |
| L69 | 40.54 | S26°01'50"W |
| L70 | 41.29 | S18°15'54"W |
| L71 | 173.77 | S63°58'10"E |
| L72 | 34.91 | S26°01'50"W |
| L73 | 155.50 | N63°58'10"W |
| L74 | 39.40 | N1°36'11"W |
| L75 | 6.34 | S26°01'50"W |
| L77 | 143.47 | N63°58'10"W |
| L78 | 28.22 | N1°36'11"W |
| L80 | 120.11 | N89°19'23"W |
| L81 | 85.08 | N1°36'11"W |
| L83 | 116.15 | S88°23'49"W |
| L84 | 33.83 | N1°36'11"W |
| L85 | 12.86 | S1°36'11"E |
| L86 | 116.00 | S88°23'49"W |
| L87 | 20.00 | N1°36'11"W |
| L88 | 20.00 | S1°36'11"E |
| L89 | 116.00 | S88°23'49"W |
| L90 | 20.00 | N1°36'11"W |
| L91 | 20.00 | S1°36'11"E |
| L92 | 116.00 | S88°23'49"W |
| L93 | 20.00 | N1°36'11"W |
| L94 | 20.00 | S1°36'11"E |
| L95 | 116.00 | S88°23'49"W |
| L96 | 20.00 | N1°36'11"W |
| L97 | 20.00 | S1°36'11"E |
| L98 | 116.00 | S88°23'49"W |
| L99 | 20.00 | N1°36'11"W |
| L100 | 20.00 | S1°36'11"E |
| L101 | 116.00 | S88°23'49"W |
| L102 | 20.00 | N1°36'11"W |
| L103 | 20.00 | S1°36'11"E |
| L104 | 116.00 | S88°23'49"W |
| L105 | 20.00 | N1°36'11"W |
| L106 | 20.00 | S1°36'11"E |
| L107 | 116.00 | S88°23'49"W |
| L108 | 20.00 | N1°36'11"W |
| L109 | 30.00 | S1°36'11"E |
| L110 | 116.00 | S88°23'49"W |
| L111 | 30.00 | N1°36'11"W |
| L112 | 35.00 | S1°36'11"E |
| L113 | 116.00 | S88°23'49"W |
| L114 | 35.00 | N1°36'11"W |
| L115 | 25.00 | S1°36'11"E |
| L116 | 116.00 | S88°23'49"W |
| L117 | 25.00 | N1°36'11"W |
| L118 | 25.00 | S1°36'11"E |
| L119 | 116.00 | S88°23'49"W |
| L120 | 25.00 | N1°36'11"W |
| L121 | 25.00 | S1°36'11"E |
| L122 | 116.00 | S88°23'49"W |
| L123 | 25.00 | N1°36'11"W |
| L124 | 25.00 | S1°36'11"E |
| L125 | 116.00 | S88°23'49"W |
| L126 | 25.00 | N1°36'11"W |

| Parcel Line Table | | |
|---|---|---|
| Line # | Length | Direction |
| L127 | 25.00 | S1°36'11"E |
| L128 | 116.00 | S88°23'49"W |
| L129 | 25.00 | N1°36'11"W |
| L130 | 25.00 | S1°36'11"E |
| L131 | 116.00 | S88°23'49"W |
| L132 | 25.00 | N1°36'11"W |
| L133 | 30.00 | S1°36'11"E |
| L134 | 116.00 | S88°23'49"W |
| L135 | 30.00 | N1°36'11"W |
| L136 | 116.00 | N88°23'49"E |
| L137 | 20.00 | S1°36'11"E |
| L138 | 116.00 | S88°23'49"W |
| L139 | 20.00 | N1°36'11"W |
| L140 | 20.00 | S1°36'11"E |
| L141 | 116.00 | S88°23'49"W |
| L142 | 20.00 | N1°36'11"W |
| L143 | 20.00 | S1°36'11"E |
| L144 | 116.00 | S88°23'49"W |
| L145 | 20.00 | N1°36'11"W |
| L146 | 20.00 | S1°36'11"E |
| L147 | 116.00 | S88°23'49"W |
| L148 | 20.00 | N1°36'11"W |
| L149 | 20.00 | S1°36'11"E |
| L150 | 116.00 | S88°23'49"W |
| L151 | 20.00 | N1°36'11"W |
| L152 | 116.00 | N88°23'49"E |
| L153 | 20.00 | S1°36'11"E |
| L154 | 116.00 | S88°23'49"W |
| L155 | 20.00 | N1°36'11"W |
| L156 | 20.00 | S1°36'11"E |
| L157 | 116.00 | S88°23'49"W |
| L158 | 20.00 | N1°36'11"W |
| L159 | 35.00 | S1°36'11"E |
| L160 | 116.00 | S88°23'49"W |
| L161 | 35.00 | N1°36'11"W |
| L162 | 116.00 | N88°23'49"E |
| L163 | 25.00 | S1°36'11"E |
| L164 | 116.00 | S88°23'49"W |
| L165 | 25.00 | N1°36'11"W |
| L166 | 25.00 | S1°36'11"E |
| L167 | 116.00 | S88°23'49"W |
| L168 | 25.00 | N1°36'11"W |
| L169 | 25.00 | S1°36'11"E |
| L170 | 116.00 | S88°23'49"W |
| L171 | 25.00 | N1°36'11"W |
| L172 | 25.00 | S1°36'11"E |
| L173 | 116.00 | S88°23'49"W |
| L174 | 25.00 | N1°36'11"W |
| L175 | 25.00 | S1°36'11"E |
| L176 | 116.00 | S88°23'49"W |
| L177 | 25.00 | N1°36'11"W |
| L178 | 35.00 | S1°36'11"E |
| L179 | 116.00 | S88°23'49"W |
| L180 | 35.00 | N1°36'11"W |
| L181 | 116.00 | N88°23'49"E |
| L182 | 25.00 | S1°36'11"E |
| L183 | 116.00 | S88°23'49"W |
| L184 | 25.00 | N1°36'11"W |
| L185 | 25.00 | S1°36'11"E |
| L186 | 116.00 | S88°23'49"W |

| Parcel Line Table | | |
|---|---|---|
| Line # | Length | Direction |
| L187 | 25.00 | N1°36'11"W |
| L188 | 25.00 | S1°36'11"E |
| L189 | 116.00 | S88°23'49"W |
| L190 | 25.00 | N1°36'11"W |
| L191 | 25.00 | S1°36'11"E |
| L192 | 116.00 | S88°23'49"W |
| L193 | 25.00 | N1°36'11"W |
| L194 | 36.58 | S1°36'11"E |
| L195 | 86.21 | S84°22'49"W |
| L196 | 41.08 | N48°30'26"W |
| L197 | 14.55 | N1°36'11"W |
| L198 | 30.00 | S1°34'39"E |
| L199 | 88.11 | S88°23'49"W |
| L201 | 19.69 | N1°36'11"W |
| L202 | 87.80 | N88°23'49"E |
| L203 | 25.00 | S1°34'39"E |
| L204 | 25.00 | N1°36'11"W |
| L205 | 87.81 | N88°23'49"E |
| L206 | 25.00 | S1°34'39"E |
| L207 | 25.00 | N1°36'11"W |
| L208 | 87.83 | N88°23'49"E |
| L209 | 35.00 | S1°34'39"E |
| L210 | 35.00 | N1°36'11"W |
| L211 | 87.84 | N88°23'49"E |
| L212 | 30.00 | S1°34'39"E |
| L213 | 30.00 | N1°36'11"W |
| L214 | 87.85 | N88°23'49"E |
| L215 | 20.00 | S1°34'39"E |
| L216 | 20.00 | N1°36'11"W |
| L217 | 87.86 | N88°23'49"E |
| L218 | 20.00 | S1°34'39"E |
| L219 | 20.00 | N1°36'11"W |
| L220 | 87.87 | N88°23'49"E |
| L221 | 20.00 | S1°34'39"E |
| L222 | 20.00 | N1°36'11"W |
| L223 | 87.88 | N88°23'49"E |
| L224 | 20.00 | S1°34'39"E |
| L225 | 20.00 | N1°36'11"W |
| L226 | 87.89 | N88°23'49"E |
| L227 | 20.00 | S1°34'39"E |
| L228 | 20.00 | N1°36'11"W |
| L229 | 87.90 | N88°23'49"E |
| L230 | 20.00 | S1°34'39"E |
| L231 | 20.00 | N1°36'11"W |
| L232 | 87.91 | N88°23'49"E |
| L233 | 20.00 | S1°34'39"E |
| L234 | 20.00 | N1°36'11"W |
| L235 | 87.92 | N88°23'49"E |
| L236 | 20.00 | S1°34'39"E |
| L237 | 20.00 | N1°36'11"W |
| L238 | 87.93 | N88°23'49"E |
| L239 | 30.00 | S1°35'10"E |
| L240 | 30.00 | N1°36'11"W |
| L241 | 87.94 | N88°23'49"E |
| L242 | 34.97 | S1°34'13"E |
| L243 | 34.97 | N1°36'11"W |
| L244 | 87.96 | N88°23'49"E |
| L245 | 25.00 | S1°34'39"E |
| L246 | 25.00 | N1°36'11"W |
| L247 | 87.97 | N88°23'49"E |

| Parcel Line Table | | |
|---|---|---|
| Line # | Length | Direction |
| L248 | 25.00 | S1°34'39"E |
| L249 | 25.00 | N1°36'11"W |
| L250 | 87.98 | N88°23'49"E |
| L251 | 25.00 | S1°34'39"E |
| L252 | 25.00 | N1°36'11"W |
| L253 | 87.99 | N88°23'49"E |
| L254 | 25.00 | S1°34'39"E |
| L255 | 25.00 | N1°36'11"W |
| L256 | 88.00 | N88°23'49"E |
| L257 | 25.00 | N1°36'11"W |
| L258 | 88.01 | N88°23'49"E |
| L259 | 25.00 | S1°34'39"E |
| L260 | 25.00 | S1°34'39"E |
| L261 | 45.03 | S1°34'39"E |
| L262 | 88.02 | S88°23'49"W |
| L263 | 38.03 | N1°36'11"W |
| L265 | 81.04 | N88°23'49"E |
| L266 | 41.25 | S1°36'11"E |
| L267 | 48.25 | N1°36'11"W |
| L268 | 25.00 | S1°36'11"E |
| L269 | 88.00 | S88°23'49"W |
| L270 | 25.00 | N1°36'11"W |
| L271 | 88.00 | N88°23'49"E |
| L272 | 25.00 | S1°36'11"E |
| L273 | 25.00 | N1°36'11"W |
| L274 | 88.00 | N88°23'49"E |
| L275 | 25.00 | S1°36'11"E |
| L276 | 25.00 | N1°36'11"W |
| L277 | 88.00 | N88°23'49"E |
| L278 | 25.00 | S1°36'11"E |
| L279 | 25.00 | N1°36'11"W |
| L280 | 88.00 | N88°23'49"E |
| L281 | 25.00 | S1°36'11"E |
| L282 | 25.00 | N1°36'11"W |
| L283 | 88.00 | N88°23'49"E |
| L284 | 35.00 | S1°36'11"E |
| L285 | 35.00 | N1°36'11"W |
| L286 | 88.00 | N88°23'49"E |
| L287 | 35.00 | S1°36'11"E |
| L288 | 35.00 | N1°36'11"W |
| L289 | 88.00 | N88°23'49"E |
| L290 | 25.00 | S1°36'11"E |
| L291 | 25.00 | N1°36'11"W |
| L292 | 88.00 | N88°23'49"E |
| L293 | 25.00 | S1°36'11"E |
| L294 | 25.00 | N1°36'11"W |
| L295 | 88.00 | N88°23'49"E |
| L296 | 25.00 | S1°36'11"E |
| L297 | 25.00 | N1°36'11"W |
| L298 | 88.00 | N88°23'49"E |
| L299 | 25.00 | S1°36'11"E |
| L300 | 25.00 | N1°36'11"W |
| L301 | 88.00 | N88°23'49"E |
| L302 | 36.89 | S1°36'11"E |
| L303 | 53.89 | N1°36'11"W |
| L305 | 20.35 | N88°23'49"E |
| L307 | 33.68 | S63°02'54"E |
| L308 | 88.00 | S26°57'11"W |
| L309 | 25.00 | N63°02'49"W |
| L310 | 88.00 | N26°57'11"E |

| Parcel Line Table | | |
|---|---|---|
| Line # | Length | Direction |
| L311 | 25.00 | S63°02'54"E |
| L312 | 88.00 | S26°57'11"W |
| L313 | 25.00 | N63°02'49"W |
| L314 | 25.00 | S63°02'54"E |
| L315 | 88.00 | S26°57'11"W |
| L316 | 25.00 | N63°02'49"W |
| L317 | 25.00 | S63°02'54"E |
| L318 | 88.00 | S26°57'11"W |
| L319 | 25.00 | N63°02'49"W |
| L320 | 25.00 | S63°02'54"E |
| L321 | 88.00 | S26°57'11"W |
| L322 | 25.00 | N63°02'49"W |
| L323 | 25.00 | S63°02'54"E |
| L324 | 80.71 | S30°43'09"W |
| L325 | 43.73 | N63°02'49"W |
| L326 | 42.04 | S63°02'54"E |
| L327 | 34.41 | S30°43'09"W |
| L328 | 88.00 | N59°16'51"W |
| L329 | 28.62 | N30°43'09"E |
| L330 | 88.19 | S63°02'49"E |
| L331 | 20.00 | S30°43'09"W |
| L332 | 88.00 | N59°16'51"W |
| L333 | 20.00 | N30°43'09"E |
| L334 | 20.00 | S30°43'09"W |
| L335 | 88.00 | N59°16'51"W |
| L336 | 20.00 | N30°43'09"E |
| L337 | 20.00 | S30°43'09"W |
| L338 | 88.00 | N59°16'51"W |
| L339 | 20.00 | N30°43'09"E |
| L340 | 20.00 | S30°43'09"W |
| L341 | 88.00 | N59°16'51"W |
| L342 | 20.00 | N30°43'09"E |
| L343 | 30.00 | S30°43'09"W |
| L344 | 88.00 | N59°16'51"W |
| L345 | 30.00 | N30°43'09"E |
| L347 | 108.28 | S30°39'21"E |
| L348 | 6.67 | S88°23'49"W |
| L349 | 23.74 | N1°34'39"W |
| L350 | 107.39 | S30°39'21"E |
| L351 | 106.02 | S30°39'21"E |
| L352 | 104.05 | S30°39'21"E |
| L353 | 47.57 | S30°43'09"W |
| L356 | 88.75 | S54°48'51"E |
| L357 | 88.00 | S59°17'12"E |
| L358 | 41.72 | S30°43'09"W |
| L360 | 24.29 | N30°43'09"E |
| L361 | 88.00 | S59°17'12"E |
| L362 | 25.00 | S30°43'09"W |
| L363 | 25.00 | N30°43'09"E |
| L364 | 88.00 | S59°17'12"E |
| L365 | 25.00 | S30°43'09"W |
| L366 | 25.00 | N30°43'09"E |
| L367 | 88.00 | S59°17'12"E |
| L368 | 25.00 | S30°43'09"W |
| L369 | 25.00 | N30°43'09"E |
| L370 | 88.00 | S59°17'12"E |
| L371 | 35.00 | S30°43'09"W |
| L372 | 35.00 | N30°43'09"E |
| L373 | 88.00 | S59°17'12"E |
| L374 | 19.67 | S30°43'09"W |

| Parcel Line Table | | |
|---|---|---|
| Line # | Length | Direction |
| L375 | 10.33 | S30°43'09"W |
| L376 | 30.00 | N30°43'09"E |
| L377 | 88.00 | S59°17'12"E |
| L378 | 20.00 | S30°43'09"W |
| L379 | 20.00 | N30°43'09"E |
| L380 | 88.00 | S59°17'12"E |
| L381 | 20.00 | S30°43'09"W |
| L382 | 20.00 | N30°43'09"E |
| L383 | 88.00 | S59°17'12"E |
| L384 | 20.00 | S30°43'09"W |
| L385 | 20.00 | N30°43'09"E |
| L386 | 88.00 | S59°17'12"E |
| L387 | 10.60 | S30°43'09"W |
| L388 | 9.40 | S30°43'09"W |
| L389 | 20.00 | N30°43'09"E |
| L390 | 44.51 | S30°43'09"W |
| L391 | 32.17 | N30°43'09"E |
| L395 | 37.10 | N30°43'09"E |
| L397 | 27.95 | N63°16'24"E |
| L398 | 152.50 | N4°13'36"W |
| L399 | 153.83 | N21°29'26"E |
| L400 | 38.36 | N0°43'13"W |
| L401 | 127.82 | N0°43'13"W |
| L402 | 101.31 | N32°05'20"E |
| L403 | 18.63 | N66°57'21"E |
| L404 | 3.66 | N32°05'20"E |
| L405 | 306.42 | S30°43'09"W |
| L407 | 117.08 | S88°23'49"W |
| L408 | 69.55 | S26°01'50"W |
| L412 | 46.41 | N57°54'40"W |
| L414 | 474.04 | N63°02'54"W |
| L416 | 52.35 | S88°23'49"W |
| L417 | 25.00 | S59°01'17"E |
| L418 | 35.00 | S1°36'11"E |
| L419 | 35.00 | N1°36'11"W |
| L420 | 116.00 | N88°23'49"E |
| L421 | 25.00 | S1°36'11"E |
| L422 | 25.00 | N1°36'11"W |
| L423 | 30.00 | S1°36'11"E |
| L424 | 30.00 | N1°36'11"W |
| L425 | 20.00 | S1°36'11"E |
| L426 | 20.00 | N1°36'11"W |
| L427 | 35.00 | S1°36'11"E |
| L428 | 35.00 | N1°36'11"W |
| L429 | 25.00 | N1°36'11"W |
| L430 | 81.00 | N88°23'49"E |
| L431 | 4.08 | N88°23'49"E |

| Curve Table | | | | | |
|---|---|---|---|---|---|
| Curve # | Length | Radius | Delta | Chord Direction | Chord Length |
| C1 | 68.73 | 127.00 | 31.01 | N51° 27' 09"E | 67.89 |
| C2 | 8.41 | 53.00 | 9.09 | N62° 24' 42"E | 8.40 |
| C3 | 4.89 | 19.50 | 14.38 | N50° 40' 41"E | 4.88 |
| C4 | 14.14 | 9.00 | 90.00 | S12° 54' 40"E | 12.73 |
| C5 | 40.05 | 165.00 | 13.91 | N25° 08' 05"E | 39.95 |
| C6 | 40.25 | 165.00 | 13.98 | N11° 11' 30"E | 40.15 |
| C7 | 14.18 | 165.00 | 4.92 | N1° 44' 29"E | 14.17 |
| C8 | 28.88 | 276.00 | 6.00 | N1° 13' 45"W | 28.87 |
| C9 | 44.58 | 115.00 | 22.21 | S10° 23' 07"W | 44.30 |
| C13 | 40.25 | 276.00 | 8.36 | S14° 18' 08"W | 40.22 |
| C14 | 40.25 | 276.00 | 8.36 | S5° 56' 47"W | 40.22 |
| C15 | 65.31 | 115.00 | 32.54 | S12° 02' 30"W | 64.43 |
| C16 | 70.18 | 115.00 | 34.96 | S45° 47' 30"W | 69.09 |
| C17 | 61.05 | 275.00 | 12.72 | N84° 01' 38"W | 60.92 |
| C18 | 44.05 | 275.00 | 9.18 | N73° 04' 46"W | 44.00 |
| C19 | 65.87 | 275.00 | 13.72 | N61° 37' 42"W | 65.72 |
| C20 | 10.11 | 7.00 | 82.71 | N13° 24' 33"W | 9.25 |
| C21 | 74.78 | 165.00 | 25.97 | N14° 57' 51"E | 74.14 |
| C26 | 42.28 | 324.99 | 7.45 | S65° 37' 35"E | 42.25 |
| C27 | 42.29 | 324.99 | 7.46 | S73° 04' 53"E | 42.26 |
| C28 | 42.31 | 324.99 | 7.46 | S80° 32' 20"E | 42.28 |
| C32 | 40.73 | 165.00 | 14.14 | N14° 19' 42"E | 40.62 |
| C33 | 33.07 | 165.00 | 11.48 | N1° 30' 55"E | 33.02 |
| C34 | 27.96 | 226.00 | 7.09 | N0° 40' 56"W | 27.94 |
| C35 | 62.65 | 226.00 | 15.88 | N10° 48' 14"E | 62.45 |
| C36 | 10.83 | 226.00 | 2.75 | N20° 07' 05"E | 10.83 |
| C37 | 2.07 | 165.00 | 0.72 | N21° 07' 50"E | 2.07 |
| C38 | 40.73 | 165.00 | 14.14 | N13° 41' 58"E | 40.62 |
| C39 | 21.16 | 165.00 | 7.35 | N2° 57' 15"E | 21.15 |
| C40 | 60.53 | 115.02 | 30.15 | N14° 21' 27"E | 59.84 |
| C41 | 4.03 | 45.00 | 5.14 | S60° 28' 47"E | 4.03 |
| C42 | 11.00 | 7.00 | 90.00 | S43° 23' 49"W | 9.90 |
| C43 | 115.77 | 115.00 | 57.68 | S59° 33' 29"W | 110.94 |
| C44 | 10.54 | 7.00 | 86.23 | S73° 50' 08"W | 9.57 |
| C45 | 27.69 | 65.00 | 24.41 | N54° 45' 09"E | 27.48 |
| C46 | 61.56 | 115.00 | 30.67 | N51° 37' 14"E | 60.83 |
| C47 | 10.81 | 7.01 | 88.33 | N80° 29' 33"E | 9.77 |
| C48 | 10.31 | 115.00 | 5.14 | S60° 28' 47"E | 10.31 |
| C49 | 57.31 | 115.00 | 28.55 | S77° 19' 33"E | 56.72 |
| C50 | 10.18 | 7.00 | 83.31 | S49° 56' 47"E | 9.31 |
| C51 | 2.32 | 5.00 | 26.55 | S4° 59' 16"W | 2.30 |
| C52 | 4.72 | 63.00 | 4.30 | S16° 07' 01"W | 4.72 |
| C53 | 21.68 | 103.00 | 12.06 | S19° 59' 59"W | 21.64 |
| C54 | 11.00 | 7.00 | 90.00 | S43° 23' 49"W | 9.90 |
| C55 | 32.39 | 65.00 | 28.55 | N77° 19' 33"W | 32.06 |
| C56 | 11.46 | 7.00 | 93.77 | N16° 09' 52"W | 10.22 |
| C57 | 65.43 | 65.00 | 57.68 | N59° 33' 29"E | 62.71 |
| C58 | 11.00 | 7.00 | 90.00 | S46° 36' 11"E | 9.90 |
| C59 | 79.58 | 165.00 | 27.63 | S12° 12' 50"W | 78.81 |
| C60 | 126.78 | 115.00 | 63.16 | S29° 58' 41"W | 120.45 |
| C61 | 297.39 | 275.00 | 61.96 | S85° 44' 47"E | 283.11 |
| C62 | 1.57 | 115.00 | 0.78 | N63° 26' 21"W | 1.57 |
| C63 | 25.24 | 115.00 | 12.58 | N70° 07' 05"W | 25.19 |
| C64 | 26.66 | 115.00 | 13.28 | S83° 02' 54"E | 26.60 |
| C65 | 18.70 | 165.00 | 6.50 | S22° 46' 59"W | 18.69 |
| C66 | 24.39 | 165.00 | 8.47 | S15° 18' 05"W | 24.36 |
| C67 | 29.35 | 165.00 | 10.19 | S5° 58' 19"W | 29.31 |
| C68 | 43.93 | 275.00 | 9.15 | N67° 51' 00"E | 43.89 |
| C69 | 62.48 | 275.00 | 13.02 | N78° 56' 09"E | 62.35 |
| C70 | 42.29 | 324.99 | 7.46 | S87° 59' 45"E | 42.26 |

| Curve Table | | | | | |
|---|---|---|---|---|---|
| Curve # | Length | Radius | Delta | Chord Direction | Chord Length |
| C71 | 7.14 | 165.00 | 2.48 | S0° 21' 48"E | 7.14 |
| C72 | 10.32 | 165.00 | 3.58 | N0° 11' 20"E | 10.32 |
| C73 | 42.30 | 324.99 | 7.46 | N84° 32' 51"E | 42.27 |
| C74 | 42.29 | 324.99 | 7.46 | N77° 05' 26"E | 42.26 |
| C75 | 42.29 | 324.65 | 7.46 | N69° 38' 01"E | 42.26 |
| C85 | 14.58 | 81.66 | 10.23 | N81° 47' 41"E | 14.56 |
| C87 | 20.43 | 100.00 | 11.70 | S70° 34' 59"W | 20.39 |
| C88 | 20.61 | 115.00 | 10.27 | N73° 01' 46"E | 20.58 |
| C90 | 20.03 | 100.00 | 11.48 | S58° 59' 31"W | 20.00 |
| C91 | 20.06 | 115.00 | 10.00 | N62° 53' 48"E | 20.04 |
| C93 | 20.48 | 100.00 | 11.73 | S47° 23' 09"W | 20.44 |
| C94 | 20.15 | 115.00 | 10.04 | N52° 52' 40"E | 20.13 |
| C95 | 18.85 | 100.00 | 10.80 | S36° 07' 08"W | 18.82 |
| C96 | 23.87 | 115.00 | 11.89 | N41° 54' 41"E | 23.83 |
| C97 | 10.53 | 115.00 | 5.25 | N33° 20' 32"E | 10.53 |
| C99 | 17.12 | 65.00 | 15.09 | S59° 24' 44"W | 17.07 |
| C100 | 355.36 | 300.00 | 67.87 | S82° 47' 34"E | 334.94 |
| C102 | 164.93 | 140.00 | 67.50 | N29° 31' 24"E | 155.56 |
| C104 | 112.66 | 251.00 | 25.72 | N8° 37' 55"E | 111.72 |
| C106 | 54.27 | 140.00 | 22.21 | N10° 23' 07"E | 53.93 |
| C109 | 80.17 | 140.00 | 32.81 | N15° 41' 03"E | 79.08 |
| C111 | 54.77 | 90.00 | 34.87 | N49° 31' 20"E | 53.93 |
| C113 | 54.77 | 90.00 | 34.87 | N49° 31' 20"E | 53.93 |
| C115 | 90.60 | 90.00 | 57.68 | S59° 33' 29"W | 86.82 |
| C116 | 67.52 | 140.00 | 27.63 | S12° 12' 50"W | 66.87 |
| C117 | 154.34 | 140.00 | 63.16 | S29° 58' 41"W | 146.64 |
| C118 | 8.07 | 90.00 | 5.14 | N60° 28' 47"W | 8.07 |
| C119 | 44.85 | 90.00 | 28.55 | N77° 19' 33"W | 44.39 |


PRIME ENGINEERING INCORPORATED
9715 NORTHSIDE PARKWAY NW
300 NORTHCREEK, SUITE 200
404-425-7100


PROJECT:
STONECREST ESTATES
PHASE 1

PREPARED FOR:
CRAFT HOMES, LLC

SEAL

GEORGIA REGISTERED NO. 2958 LAND SURVEYOR MICHAEL BAGGETT

DATE: 9/07/21


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DRAWING TITLE
PRELIMINARY PLAT
FOR
STONECREST ESTATES PHASE 1
LOCATED IN:
LAND LOT 101 & 1024,
16TH DISTRICT
CITY OF STONECREST
DEKALB COUNTY GA.

| | |
|---|---|
| DRAWING DATE 09/07/2021 | DRAWN BY JMK |
| DRAWING SCALE 1" = 100' | DESIGNED BY MB |
| PROJECT NUMBER | CHECKED BY MB |
| DRAWING NUMBER SHEET 8 OF 8 | |

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R:\1445-0002 Craft HB-300 Unit Subdivision\2 SURVEY\PRELIM PLAT-30-2 1445-0002.dwg Thu, 07/21/22 11:33 AM