

STATE OF GEORGIA
CITY OF STONECREST

RESOLUTION NO. _____

A RESOLUTION BY THE MAYOR AND COUNCIL OF THE CITY OF STONECREST, GEORGIA TO APPROVE THE PRELIMINARY PLAT FOR THE HIGHLAND PARK RESIDENCE, LLC DEVELOPMENT LOCATED AT 6251 ROCK SPRINGS ROAD STONECREST, GEORGIA 30038 OTHERWISE KNOWN AS HIGHLAND PARK PHASE I; AND FOR OTHER LAWFUL PURPOSES.

WHEREAS, the governing body of the City of Stonecrest (“City”) is the Mayor and City Council (“City Council”) thereof; and

WHEREAS, Article IX, Section II, Paragraph IV of the 1983 Constitution of the State of Georgia authorizes the City to adopt plans and exercise the power of zoning; and

WHEREAS, the City Council is authorized by O.C.G.A. § 36-35-3 to adopt ordinances relating to its property, affairs, and local government; and

WHEREAS, Section 14-88 within DIVISION 2 (PLAT APPROVAL PROCEDURE) Chapter 14 (LAND DEVELOPMENT) requires owners of the land or authorized agents where proposed development is to occur to file a preliminary plat with the Director of Planning and Zoning along with an application for approval; and

WHEREAS, preliminary plats and applications must contain required information that include existing conditions and proposed features in accordance with Section 14-89; and

WHEREAS, in accordance with Section 14-87 the Director of Planning and Zoning shall review the preliminary plat within 90 days of a complete application and preliminary plat; and

WHEREAS, the preliminary plat shall not be forwarded to the mayor and council until such time that the Director of Planning and Zoning certifies that preliminary plat complies with all city zoning, environmental, and subdivision ordinances and regulations and all applicable state and federal laws; and

WHEREAS, the City Council shall vote to approve, deny, or defer the preliminary plat based on its compliance with chapter 14 LAND DEVELOPMENT; and

WHEREAS, the Director of Planning and Zoning has properly reviewed analyzed the application and preliminary plat submitted by HIGHLAND PARK RESIDENCE, LLC; and

WHEREAS, the Director of Planning and Zoning certifies that the preliminary plat complies with all city zoning, environmental, and subdivision ordinances and regulations and all applicable state and federal laws; and

WHEREAS, the Director of Planning and Zoning presents to the City Council the preliminary plat for approval, denial, or deferment LLC attached here as EXHIBIT A.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF STONECREST, GEORGIA, HEREBY RESOLVES, that the Mayor, on behalf of the City, hereby approves the preliminary plat submitted by HIGHLAND PARK RESIDENCE, LLC. for the development located at 625 Rock Springs Road Stonecrest, Georgia 30038 otherwise known as Highland Park Phase I.

BE IT FURTHER RESOLVED, that the preliminary plat and supporting documentation are attached here as EXHIBIT A and shall be considered to be and is hereby incorporated as if fully set out herein.

BE IT FURTHER RESOLVED, that the Director of Planning and Zoning or her designee is authorized to submit a final plat for final approval and certification.

BE IT FURTHER RESOLVED, to the extent any portion of this Resolution is declared to be invalid, unenforceable, or nonbinding, that shall not affect the remaining portions of this Resolution.

BE IT FURTHER RESOLVED, all City resolutions are hereby repealed to the extent they are inconsistent with this Resolution.

BE IT FINALLY RESOLVED, this Resolution shall take effect immediately.

SO RESOLVED AND EFFECTIVE this _____ day of _____, 2024.

[SIGNATURES ON FOLLOWING PAGE]

CITY OF STONECREST, GEORGIA

Jazzmin Cobble, Mayor

ATTEST:

City Clerk

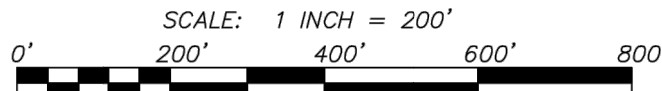
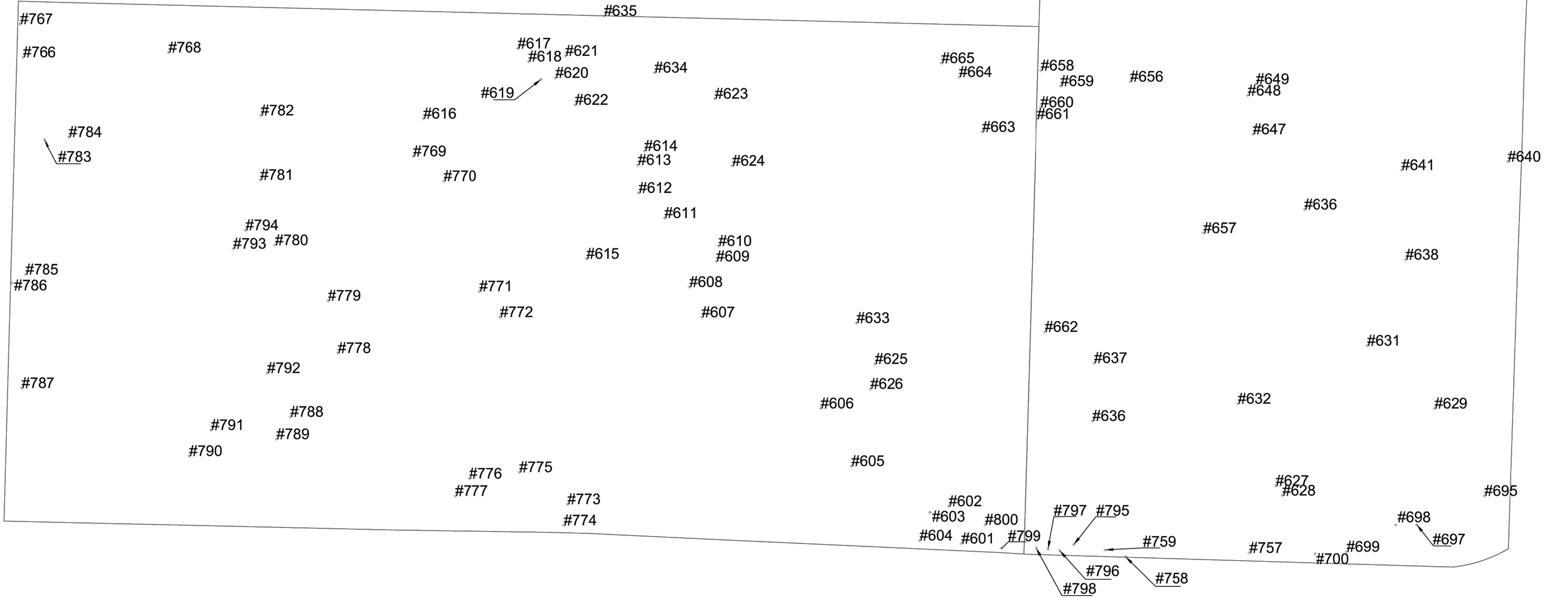
APPROVED AS TO FORM BY:

City Attorney

EXHIBIT A



There are 109 specimen sized trees on site. 25 were found to be specimen quality. Trees are tagged with aluminum ID tags and flagged with green and white tape approximately 4.5 feet above the ground. I am not aware of any wells located on the site.



ID#	SIZE	SPECIES	CONDITION	STATUS	X-SPECIMEN
601	30	LP	ROT IN BASE LIMBS, FLUSHFORM	POOR	
602	31	RO	MINOR DEAD LIMBS	FAIR	X
603	30	RO	ROT IN BASE/LIMBS	POOR	
604	42	SG	INCLUDED BARK	POOR	
605	34	SG	INCLUDED BARK	POOR	
606	30	RO	INVADED VINES/TREES	POOR	
607	33	SG	INCLUDED BARK	POOR	
608	33	TP	INCLUDED BARK	POOR	
609	33	WO	INCLUDED BARK	POOR	
610	37	WO	INCLUDED BARK	POOR	
611	33	SG	INCLUDED BARK	POOR	
612	32	RM	ROT IN BASE /LIMBS	POOR	
613	30	WTO	MINOR DEAD LIMBS	FAIR	X
614	31	TP	INCLUDED BARK	POOR	
615	32	TP	INCLUDED BARK	POOR	
616	31	TP	MINOR DEAD LIMBS	FAIR	X
617	42	TP	INCLUDED BARK	POOR	
618	32	TP	INCLUDED BARK	POOR	
619	35	SYC	GOOD	GOOD	X
620	30	TP	MINOR DEAD LIMBS	FAIR	X
621	35	WTO	MINOR DEAD LIMBS	FAIR	X
622	31	WTO	MINOR DEAD LIMBS	FAIR	X
623	35	WO	INCLUDED BARK	POOR	
624	32	WO	ROT IN BASE/LIMBS	POOR	
625	30	WO	INCLUDED BARK	POOR	
626	32	RO	ROT IN BASE/LIMBS	POOR	
627	31	RM	ROT IN BASE/LIMBS	POOR	
628	31	TP	INCLUDED BARK	POOR	
629	32	LP	ROT IN BASE/LIMBS, FLUSHFORM	POOR	
630	30	WO	INCLUDED BARK	POOR	
631	30	WO	MINOR DEAD LIMBS	FAIR	X
632	30	RO	MINOR DEAD LIMBS	FAIR	X
633	37	RO	INCLUDED BARK	POOR	
634	39	WTO	INCLUDED BARK	POOR	
635	39	SG	INCLUDED BARK	POOR	
636	30	RO	INCLUDED BARK	POOR	
637	31	WO	IN DECLINE	POOR	
638	33	HY	INCLUDED BARK	POOR	
639	43	RO	INCLUDED BARK	POOR	
640	31	RO	INCLUDED BARK	POOR	
641	34	RO	INCLUDED BARK	POOR	
642	33	LP	INCLUDED BARK, FUSIFORM	POOR	
643	31	LP	MINOR DEAD LIMBS	FAIR	X
644	31	LP	ROT IN BASE/LIMBS, FLUSHFORM	POOR	
645	32	LP	MINOR DEAD LIMBS	FAIR	X
646	32	SG	INCLUDED BARK	POOR	
647	35	RO	INCLUDED BARK	POOR	
648	49	RO	INCLUDED BARK	POOR	
649	30	RO	MINOR DEAD LIMBS	FAIR	X
650	34	LP	WIRE IN BASE, LIGHTENING DAMAGE	POOR	
651	37	WO	IN DECLINE	POOR	
652	31	WO	MINOR DEAD LIMBS	FAIR	X
653	37	RO	INCLUDED BARK	POOR	
654	47	TP	INCLUDED BARK	POOR	
655	36	RO	INCLUDED BARK	POOR	
656	32	TP	INCLUDED BARK	POOR	
657	34	RO	INCLUDED BARK	POOR	
658	33	RO	MINOR DEAD LIMBS	FAIR	X
659	35	RO	ROT IN BASE/LIMBS	POOR	
660	32	RO	INCLUDE BARK	POOR	
661	41	RO	INCLUDE BARK	POOR	
662	33	TP	INCLUDE BARK	POOR	
663	34	TP	INCLUDE BARK	POOR	
664	32	RO	MINOR DEAD LIMBS	FAIR	X
665	31	RO	FUNGUS, IN DECLINE	POOR	
666	30	WO	INCLUDED BARK	POOR	
695	51	TP	INCLUDED BARK	POOR	
697	35	WO	ROT IN BASE/LIMBS, SLIME FLUX	POOR	
698	33	TP	ROT IN BASE/LIMBS	POOR	
699	41	SG	INCLUDED BARK	POOR	
700	51	WO	SLIME FLUX, LIGHTENING DAMAGE	POOR	
757	30	LP	MINOR DEAD LIMBS	FAIR	X
758	42	TP	MINOR DEAD LIMBS	FAIR	X
759	33	TP	MINOR DEAD LIMBS	FAIR	X
766	30	TP	INCLUDED BARK, SLIME FLUX	POOR	
767	31	RO	MINOR DEAD LIMBS	FAIR	X
768	30	WO	INCLUDED BARK	POOR	
769	30	SG	ROT IN BASE/LIMBS	POOR	
770	30	TP	INCLUDED BARK	POOR	
771	39	RM	MINOR DEAD LIMBS	FAIR	X
772	32	SG	MAJOR DEAD LIMBS, INCLUDED BARK @ 15'	POOR	
773	37	TP	INCLUDED BARK	POOR	
774	36	WTO	INCLUDED BARK	POOR	
775	37	SG	INCLUDED BARK	POOR	
776	32	RO	INCLUDED BARK	POOR	
777	35	RO	MINOR DEAD LIMBS	FAIR	X
778	32	RM	ROT IN BASE/LIMBS	POOR	
779	12	SW	MINOR DEAD LIMBS	FAIR	X
780	31	RM	INCLUDED BARK	POOR	
781	35	RO	ROT IN BASE/LIMBS	POOR	
782	31	WO	ROT IN BASE/LIMBS	POOR	
783	35	SG	INCLUDED BARK	POOR	
784	33	TP	INCLUDED BARK	POOR	
785	30	TP	EXPOSED ROOTS/ROOT CROWN	POOR	
786	31	TP	ROT IN BASE/LIMBS	POOR	
787	41	WO	INCLUDED BARK	POOR	
788	33	RO	INCLUDED BARK	POOR	
789	31	TP	INCLUDED BARK	POOR	
790	30	TP	INCLUDED BARK	POOR	
791	30	LP	ROT IN BASE/LIMBS, FLUSHFORM	POOR	
792	33	TP	INCLUDED BARK	POOR	
793	40	TP	INCLUDED BARK	POOR	
794	21	SW	INCLUDED BARK	POOR	
795	32	SG	WIRE IN BASE	POOR	
796	45	TP	ROT IN BASE/LIMBS	POOR	
797	35	SG	MINOR DEAD LIMBS	FAIR	X
798	33	TP	MINOR DEAD LIMBS	FAIR	X
799	55	TP	ROT IN BASE/LIMBS	POOR	
800	30	RO	MINOR DEAD LIMBS	FAIR	X

MOORE

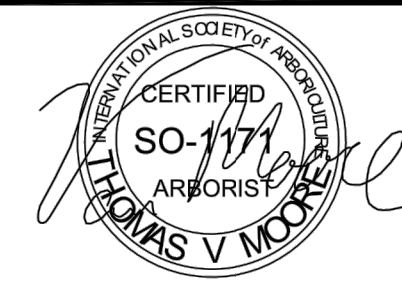
URBAN FORESTRY
5962 LAKE LANIER HEIGHTS RD.
BUFORD, GEORGIA 30518
(770)-530-4114

PREPARED FOR:
Parkland Communities

299 S. Main St, Ste A
Alpharetta, GA 30009

PROJECT NAME:
ROCK SPRINGS ROAD

TASK:
TREE SURVEY



PROJECT INFORMATION:
ROCK SPRINGS
Project Name

Project Number
6251 ROCK SPRINGS
Project Address

Land Lot No.(s)

District
SOUTH FULTON, DEKALB GEORGIA
City, State, County

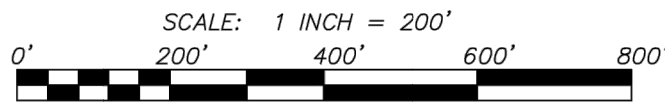
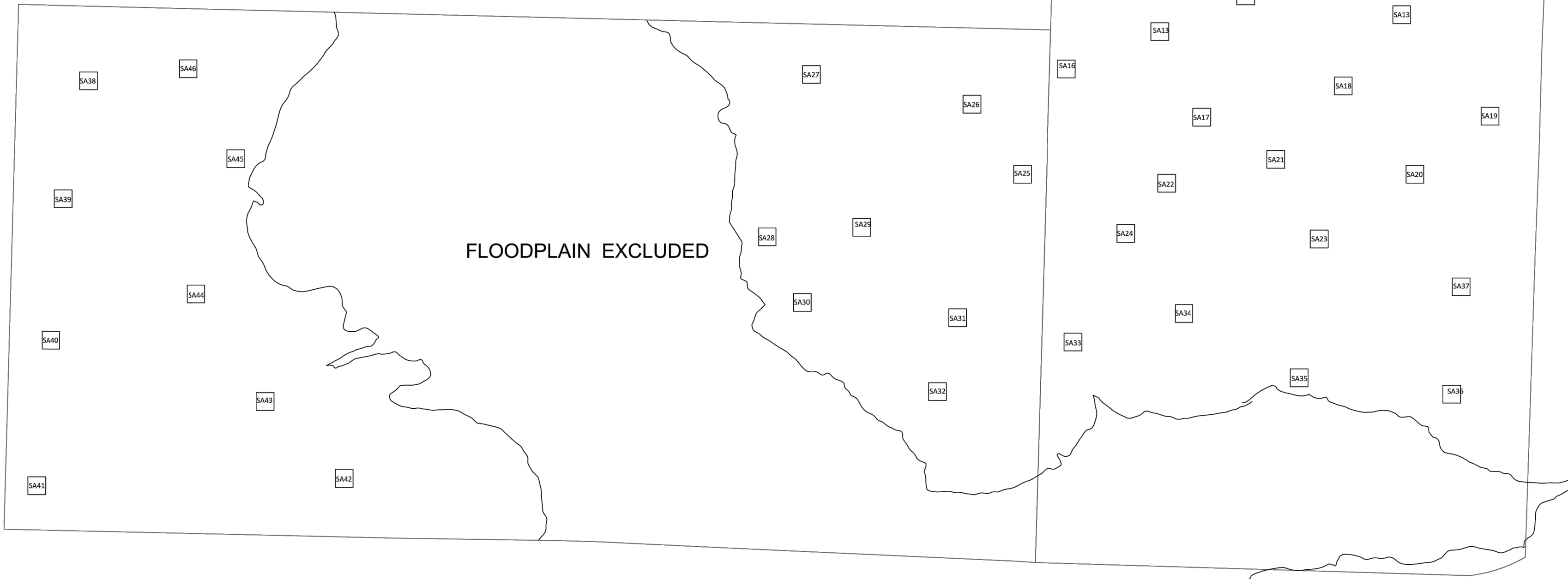
DATE		REVISION							
No.									
1	TVM DESIGN								
2	TVM DRAWN								
3	TVM CHECKED								
4	4/13/2020								
5	DATE								
6									
7									
8									
9									
		03/30/2020							
</									

 L5 F. 1322 4525 SOUTH LEE STREET BUDFORD, GEORGIA 30518 678.826.9424 J WWW.AISALLIANCE.COM		LOCATED IN: LAND LOT 76 & 85 16TH DISTRICT CITY OF STONECREST DEKALB COUNTY, GEORGIA	
DESCRIPTION PRELIMINARY PLAT FOR HIGHLAND PARK PHASE I FOR HIGHLAND PARK RESIDENCE LLC			
ISSUE: DATE INITIAL: 01/06/2024			
DRAFTED BY: MSJ CHECKED BY: MCB			
PROJECT #: 20061			
 Know what's below. Call before you dig. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCURRED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. COPYRIGHT © 2024 ALLIANCE SURVEYING LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ALLIANCE SURVEYING LLC			
SHEET NO: 3 OF 10			



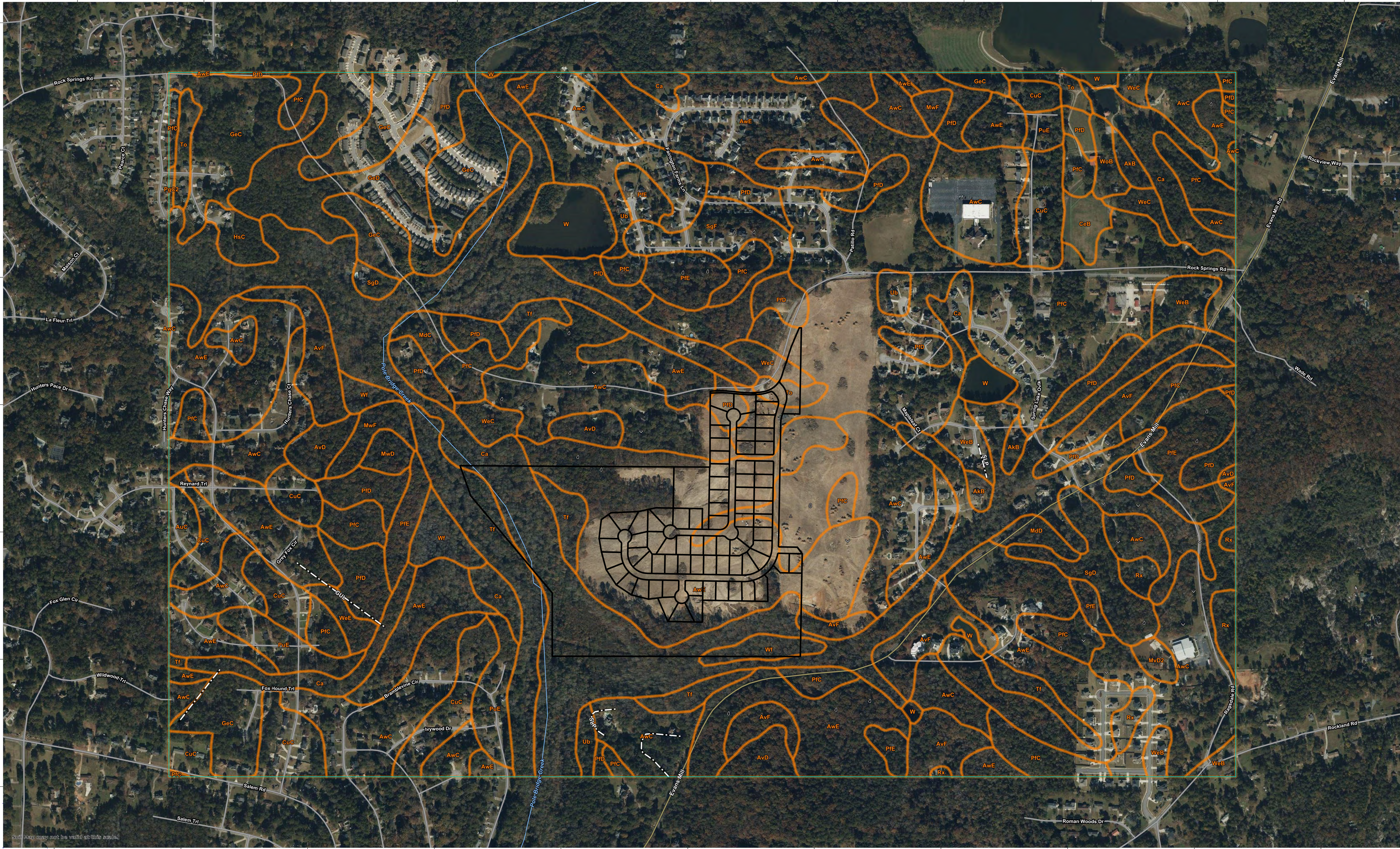
Total SQ. FT. of Tree Sample Area	Multiplier	Significant Trees Collected	Average Significant Trees Per Acre
46 X 2,500	43,560/115,000	425	425 X .38
115,000.00	0.38	425	160.98
Total Acreage of Site(less Floodplain)		Calculated Significant Trees of Site	25% of Significant Trees
125.00		125 X 160.98	20,122.83 X .25
		20,122.83	5,030.71
Total Significant Trees That Need to Be Saved		Calculated Acres for Significant Trees Save Area Required	
5,030.71		5,030.71/160.98	
		31.25	

Total dbh" Required for Site	Total dbh" in Sample Area	Total dbh"Per Acre	Calculated Acres for Tree Save Area Needed for 120 dbh" for Site
120" X 125	6,022.00	0.38 X 6,022.00	15,00.00/2,281.03
15,000.00		2,281.03	6.58



SA#1		SA#8		SA#18		SA#27		SA#38	
DBH	SPECIES	DBH	SPECIES	DBH	SPECIES	DBH	SPECIES	DBH	SPECIES
24	LP	8	RM	8	WTO	10	RO	26	RO
10	RM	12	TP	6	WTO	7	WO	18	RO
10	LP	8	BC	9	WTO	19	RO	19	TP
16	LP	10	BC	20	LP	15	TP	22	RO
12	LP	12	LP	13	WTO	18	TP	SA#39	
13	LP	16	LP	11	LP	8	WO	DBH	
9	LP	21	LP	7	SG	18	RO	15	LP
7	SG	17	LP	15	LP	22	RO	23	WO
13	LP	18	LP	13	LP	SA#28		16	RO
15	LP	8	TP	SA#19		DBH		16	WTO
12	LP	SA#9		DBH		9	HY	29	RO
13	LP	DBH		19	LP	12	LP	SA#40	
16	LP	SG		18	LP	13	WO	DBH	
12	LP	10	TP	17	LP	10	WO	SPECIES	
SA#2		12	RO	8	BC	16	WO	12	SG
DBH		8	WO	11	BC	15	WO	12	WO
5	SG	8	WO	9	WTO	18	WO	8	HY
6	SG	8	SG	9	SG	9	HY	11	WO
10	TP	10	BC	8	WTO	10	SG	26	RO
4	SG	9	BC	22	LP	SA#29		26	RO
11	LP	6	RO	24	LP	DBH		8	SG
13	LP	17	BC	22	LP	15	LP	23	TP
14	LP	12	SG	10	RM	8	RO	SA#41	
6	SG	20	LP	SA#20		11	RO	DBH	
18	LP	SA#10		DBH		9	RO	10	WO
6	SG	DBH		16	LP	8	WO	11	TP
6	SG	46	TP	6	WTO	9	SG	16	RM
8	SG	21	RO	6	SG	21	RO	13	LP
17	LP	23	RO	8	WO	16	RO	16	WO
15	LP	23	RO	20	LP	SA#30		18	TP
10	LP	11	ELM	14	LP	DBH		15	ELM
17	LP	7	RO	34	RO	13	HY	24	WO
4	DW	SA#11		8	WTO	11	SG	28	WO
6	BC	DBH		10	LP	19	RO	SA#42	
SA#3		20	LP	SA#21		13	WO	DBH	
DBH		8	SG	DBH		21	WO	18	WO
9	LP	29	LP	7	LP	13	HY	11	WO
18	LP	9	DW	6	LP	14	RO	11	BG
6	SG	9	CO	9	WTO	17	TP	8	TP
12	LP	9	BC	14	LP	10	RO	9	TP
16	LP	14	LP	8	RO	10	WTO	12	RO
9	SG	8	RM	10	LP	13	SG	10	WTO
9	LP	12	BC	9	WTO	SA#31		10	HY
7	SG	8	WTO	28	RO	DBH		13	LP
6	LP	24	LP	19	LP	8	HY	16	LP
18	LP	8	WO	29	RO	12	RO	26	LP
13	LP	SA#12		SA#22		14	LP	SA#43	
8	SG	DBH		DBH		9	WTO	DBH	
14	LP	WO		8	BC	15	SG	16	LP
SA#4		10	RO	7	RO	9	RO	14	WO
DBH		17	RO	13	RO	11	WTO	20	TP
15	LP	8	RO	16	WO	11	WTO	20	TP
11	LP	20	LP	14	SG	18	LP	8	RM
13	LP	29	SG	8	RO	SA#32		18	RM
8	SG	20	LP	16	RO	DBH		32	TP
19	LP	19	RO	SA#23		23	WO	8	RM
7	LP	SA#13		DBH		13	LP	SA#44	
23	LP	DBH		7	SG	7	RO	DBH	
19	LP	DBH		9	WTO	25	WO	16	LP
16	LP	9	WTO	8	WTO	29	WO	15	LP
9	SG	12	WTO	7	BC	SA#33		24	WO
SA#5		8	WTO	20	WTO	DBH		11	LP
DBH		20	LP	10	LP	11	RO	12	WO
17	LP	12	WTO	9	SG	15	RO	15	LP
8	BC	33	LP	10	BC	14	RO	14	WO
15	LP	12	LP	15	LP	32	TP	SA#45	
9	RO	SA#14		7	SG	12	RO	DBH	
10	SG	DBH		14	LP	16	RO	17	WO
9	LP	5	SG	15	LP	8	SG	8	WO
24	LP	6	SG	12	LP	13	RO	16	WO
8	TP	9	SG	SA#24		22	WO	24	WO
7	BC	9	WTO	DBH		SA#34		8	WO
8	BC	8	WO	16	RO	DBH		19	TP
15	RO	5	SG	16	RO	16	RO	SA#46	
SA#6		6	WTO	20	RO	16	RO	DBH	
DBH		7	WTO	16	WO	21	RO	10	WO
5	LP	19	LP	16	RO	11	RO	8	SG
14	LP	23	LP	10	RO	16	RO	24	RO
14	SG	SA#15		19	RO	10	RO	17	RO
13	LP	DBH		SA#25		13	RO	17	WO
11	BC	7	TP	DBH		18	RO	9	WO
13	TP	10	RO	13	ELM	SA#35			
13	LP	14	RO	11	WTO	DBH			
10	BC	20	TP	15	SG	20			
10	SG	21	LP	19	RO	8			
5	LP	8	RO	21	RO	8			
17	LP	16	RM	8	RO	12			
7	BC	8	BC	10	RO	23			
21	LP	19	RO	8	RO	SA#36			
SA#7		13	RM	17	ELM	DBH			
DBH		SA#16		SA#26		17	SG	SPECIES	
15	BC	DBH		DBH		16	WO	16	
22	LP	10	TP	11	RO	25	WO	16	
18	LP	10	TP	12	WO	16			
8	RM	13	LP	22	RO	20			
20	LP	8	TP	18	RO	22			
24	LP	11	TP	20	RO	11			
21	LP	11	SG	20	RO	33			
23	LP	11	TP	21	WO	SA#37			
25	LP	14	RM	DBH					
21	LP	20	RO	23					
21	LP	36	RO	10					
				20					
				20					
				9					
				13					

Custom Soil Resource Report
Soil Map



Map Unit Symbol	Map Unit Name
AKB	Altavista fine sandy loam, 2 to 6 percent slopes
AuC	Appling-Urban land complex, 2 to 10 percent slopes
AvD	Ashlar sandy loam, very rocky, 6 to 15 percent slopes
AvF	Ashlar sandy loam, very rocky, 15 to 45 percent slopes
AwC	Ashlar-Wedowee complex, 2 to 10 percent slopes
AwE	Ashlar-Wedowee complex, 10 to 25 percent slopes
Ca	Carteay silt loam, frequently flooded
CeB	Cecil sandy loam, 2 to 6 percent slopes
CuC	Cecil-Urban land complex, 2 to 10 percent slopes
GeC	Gwinnett sandy loam, 6 to 10 percent slopes
GdD	Gwinnett sandy loam, 10 to 15 percent slopes
HsC	Hiwassee sandy loam, 6 to 10 percent slopes
MdC	Madison sandy loam, 6 to 10 percent slopes
MdD	Madison sandy loam, 10 to 15 percent slopes
MvD2	Musella clay loam, 6 to 15 percent slopes, eroded
MwD	Musella stony sandy clay loam, 6 to 15 percent slopes
MwF	Musella stony sandy clay loam, 15 to 45 percent slopes
PIC	Pacolet sandy loam, 2 to 10 percent slopes
PID	Pacolet sandy loam, 2 to 10 percent slopes
PIE	Pacolet sandy loam, 15 to 30 percent slopes
PgC2	Pacolet sandy clay loam, 2 to 10 percent slopes, eroded
PuE	Pacolet-Urban land complex, 10 to 25 percent slopes
Rx	Rock outcrop
SgD	Sweetapple-Grover complex, 6 to 15 percent slopes
SgF	Sweetapple-Grover complex, 15 to 45 percent slopes
Tf	Toccoa sandy loam, 0 to 2 percent slopes, frequently flooded
To	Toccoa sandy loam, high
Ub	Udorthents, 2 to 10 percent slopes
W	Water
WeB	Wedowee sandy loam, 2 to 6 percent slopes
WeC	Wedowee sandy loam, 6 to 10 percent slopes
WeE	Wedowee sandy loam, 10 to 25 percent slopes
Wf	Weshadkee silt loam, frequently flooded
WbB	Worsham sandy loam, 2 to 6 percent slopes



LOCATED IN:
LAND LOT 76 & 85 16TH DISTRICT
CITY OF STONECREST
DEKALB COUNTY, GEORGIA

PRELIMINARY PLAT FOR
HIGHLAND PARK PHASE I
FOR
HIGHLAND PARK RESIDENCE LLC

ISSUE:	DATE:	DESCRIPTION:
INITIAL:	01/06/2024	
REV. 1:		
REV. 2:		
REV. 3:		
REV. 4:		
REV. 5:		
REV. 6:		
REV. 7:		

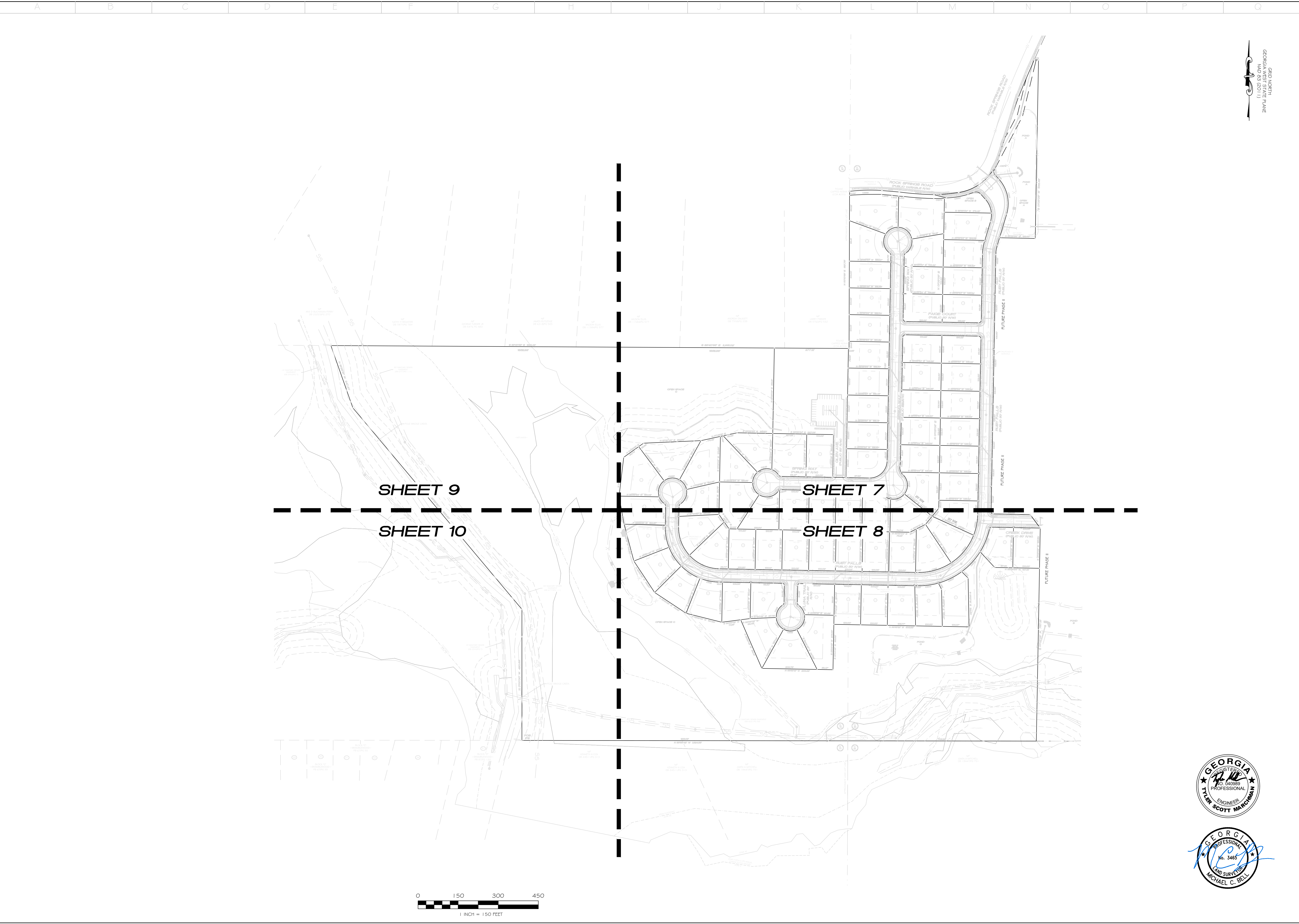
DRAFTED BY: MSJ

CHECKED BY: MCB

PROJECT #: 20061

811
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GRIP NORTH
GEORGIA WEST STATE PLATE
MAD 83 (2011)



ALS ALLIANCE
LAND SURVEYING
L.S.F. 1322
4525 SOUTH LEE STREET
BUFORD, GEORGIA 30518
678.828.9424 J WWW.AEPATL.COM

LOCATED IN:
LAND LOT 76 & 85 16TH DISTRICT
CITY OF STONECREST
DEKALB COUNTY, GEORGIA

PRELIMINARY PLAT FOR
HIGHLAND PARK PHASE I
FOR
HIGHLAND PARK RESIDENCE LLC

ISSUE:	DATE:	DESCRIPTION:
INITIAL:	01/06/2024	
REV. 1:		
REV. 2:		
REV. 3:		
REV. 4:		
REV. 5:		
REV. 6:		
REV. 7:		

DRAFTED BY: MSJ
CHECKED BY: MCB
PROJECT #: 20061

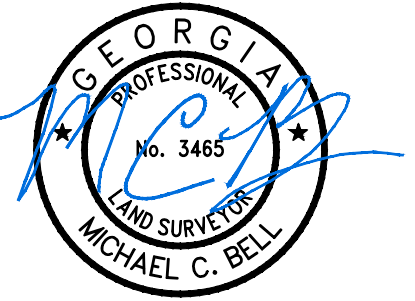
811
Know what's below.
Call before you dig.
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
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CENTERLINE CURVE CHART					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C20	150.00'	153.16'	146.60'	S 12°32'17" E	58°30'17"
C21	150.00'	42.39'	42.25'	S 09°08'51" W	16°11'30"
C22	245.00'	20.73'	20.72'	S 03°28'31" W	4°50'49"
C23	245.00'	364.18'	331.57'	S 48°28'56" W	85°10'02"
C24	180.00'	282.70'	254.53'	S 43°56'28" E	89°59'09"
C25	90.00'	141.33'	127.25'	S 46°03'49" W	89°58'34"

CENTERLINE LINE CHART		
LINE	BEARING	DISTANCE
L20	S 41°47'25" E	50.01'
L21	S 16°42'34" W	77.46'
L22	S 88°56'58" E	191.43'
L23	S 07°04'39" W	150.03'
L24	N 07°03'06" E	128.27'
L25	N 07°03'06" E	324.02'
L26	S 07°03'06" W	145.68'
L27	S 07°04'32" W	352.54'
L28	N 88°56'54" W	112.35'
L29	N 88°56'54" W	270.91'
L30	N 07°03'06" E	277.16'

CONTOUR DATA NOTE

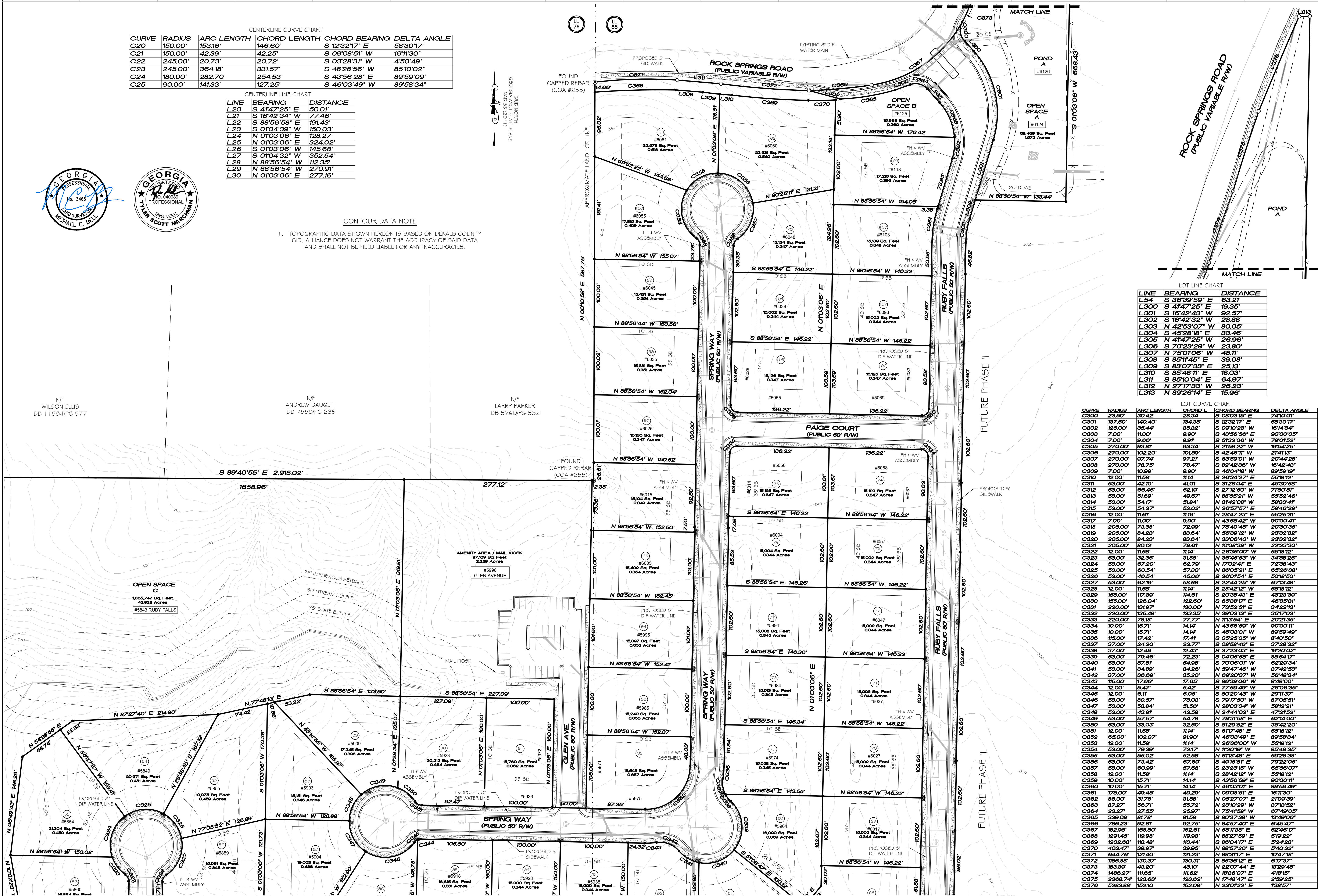
1. TOPOGRAPHIC DATA SHOWN HEREON IS BASED ON DEKALB COUNTY GIS. ALLIANCE DOES NOT WARRANT THE ACCURACY OF SAID DATA AND SHALL NOT BE HELD LIABLE FOR ANY INACCURACIES.



N/F
WILSON ELLIS
DB 11584/PG 577

N/F
ANDREW DAUGETT
DB 7558/PG 239

N/F
LARRY PARKER
DB 5760/PG 532



LOT LINE CHART		
LINE	BEARING	DISTANCE
L54	S 36°39'59" E	63.21'
L300	S 41°47'25" E	19.35'
L301	N 16°42'43" W	92.57'
L302	S 16°42'32" W	28.88'
L303	N 42°53'07" W	80.05'
L304	S 45°28'18" E	33.46'
L305	N 41°47'25" W	26.96'
L306	S 70°23'29" W	23.80'
L307	N 75°01'06" W	48.11'
L308	S 85°11'45" E	39.08'
L309	S 83°07'30" E	25.13'
L310	S 85°48'11" E	18.03'
L311	S 85°10'04" E	64.97'
L312	N 27°17'33" W	26.23'
L313	N 89°26'14" E	15.96'

LOT CURVE CHART					
CURVE	RADIUS	ARC LENGTH	CHORD L	CHORD BEARING	DELTA ANGLE
C300	23.50'	30.42'	28.34'	S 08°03'15" E	74°10'01"
C301	137.50'	140.40'	134.38'	S 12°32'17" E	58°30'17"
C302	125.00'	35.44'	35.32'	S 09°10'23" W	16°14'34"
C303	7.00'	11.00'	9.90'	S 43°56'58" E	90°00'00"
C304	7.00'	9.66'	8.81'	S 53°20'06" W	79°01'52"
C305	270.00'	93.81'	93.34'	S 21°58'22" W	19°54'25"
C306	270.00'	102.20'	101.59'	S 42°46'11" W	21°41'13"
C307	270.00'	97.74'	97.21'	S 63°59'01" W	20°44'28"
C308	270.00'	78.75'	78.47'	S 82°42'56" W	16°42'43"
C309	7.00'	10.99'	9.90'	S 46°04'18" W	88°59'19"
C310	12.00'	11.58'	11.14'	S 26°34'27" E	58°18'12"
C311	53.00'	42.10'	41.01'	S 31°28'04" E	45°30'58"
C312	53.00'	66.46'	62.19'	S 27°12'50" W	71°50'51"
C313	53.00'	51.69'	49.67'	S 88°55'21" W	55°52'46"
C314	53.00'	54.17'	51.84'	N 31°42'08" W	58°33'32"
C315	53.00'	54.37'	52.02'	N 26°57'57" E	58°46'29"
C316	12.00'	11.61'	11.16'	N 28°47'23" E	55°25'31"
C317	7.00'	11.00'	9.90'	N 43°55'42" W	90°00'41"
C318	205.00'	73.38'	72.99'	N 78°40'45" W	20°30'35"
C319	205.00'	84.23'	83.64'	N 56°59'12" W	23°32'32"
C320	205.00'	84.23'	83.64'	N 33°06'40" W	23°32'32"
C321	205.00'	80.12'	79.61'	N 10°08'39" W	22°23'30"
C322	12.00'	11.58'	11.14'	N 26°36'00" W	58°18'12"
C323	53.00'	32.35'	31.85'	N 36°45'53" W	34°58'25"
C324	53.00'	67.20'	62.79'	N 17°02'41" E	72°38'43"
C325	53.00'	60.54'	57.30'	N 86°05'21" E	65°28'38"
C326	53.00'	46.54'	45.06'	S 36°01'54" E	50°18'50"
C327	53.00'	62.19'	58.68'	S 22°44'25" W	67°13'48"
C328	12.00'	11.58'	11.14'	S 28°42'12" W	58°18'12"
C329	155.00'	117.39'	114.61'	S 20°38'43" E	43°23'39"
C330	155.00'	126.04'	123.60'	S 65°38'17" E	46°35'31"
C331	220.00'	131.97'	130.00'	N 73°52'51" E	34°22'13"
C332	220.00'	135.48'	133.35'	N 39°03'13" E	35°17'03"
C333	220.00'	78.18'	77.77'	N 11°3'54" E	20°21'35"
C334	10.00'	15.71'	14.14'	N 43°56'58" W	90°00'11"
C335	10.00'	15.71'	14.14'	S 46°03'01" W	88°59'49"
C336	115.00'	17.42'	17.41'	S 05°25'05" W	84°50'50"
C337	37.00'	24.20'	23.77'	S 08°58'46" E	37°28'32"
C338	37.00'	12.49'	12.43'	S 37°23'03" E	19°20'02"
C339	53.00'	79.46'	72.23'	S 04°05'55" E	85°54'17"
C340	53.00'	67.81'	64.98'	S 70°06'01" W	62°23'34"
C341	53.00'	34.89'	34.26'	N 58°47'48" W	37°42'53"
C342	37.00'	36.69'	35.20'	N 69°20'37" W	56°48'34"
C343	115.00'	17.66'	17.65'	S 86°39'06" W	5°48'00"
C344	12.00'	5.47'	5.42'	S 77°59'49" W	26°08'35"
C345	12.00'	6.11'	6.05'	S 50°20'43" W	29°11'37"
C346	53.00'	80.57'	73.03'	S 73°17'50" W	87°05'51"
C347	53.00'	53.84'	51.56'	N 28°03'04" W	58°12'21"
C348	53.00'	43.81'	42.58'	N 24°44'02" E	47°21'52"
C349	53.00'	57.57'	54.78'	N 79°31'58" E	62°14'00"
C350	53.00'	53.03'	52.50'	S 81°29'52" E	38°42'20"
C351	12.00'	11.58'	11.14'	S 81°29'52" E	58°18'12"
C352	65.00'	102.07'	91.90'	N 46°03'49" E	89°58'34"
C353	12.00'	11.58'	11.14'	N 26°36'00" W	58°18'12"
C354	53.00'	79.39'	72.17'	N 11°20'19" W	85°49'35"
C355	53.00'	55.02'	52.58'	N 81°48'48" E	59°28'58"
C356	53.00'	84.23'	82.78'	S 89°57'40" E	61°45'47"
C357	53.00'	60.99'	57.68'	S 23°23'15" W	65°56'07"
C358	12.00'	11.58'	11.14'	S 28°42'12" W	58°18'12"
C359	10.00'	15.71'	14.14'	S 43°56'58" E	90°00'11"
C360	10.00'	15.71'	14.14'	N 46°03'01" E	88°59'49"
C361	17.00'	17.00'	16°11'30"	S 08°03'15" E	74°10'01"
C362	86.00'	317.6'	315.8'	N 05°27'07" E	21°09'39"
C363	87.27'	56.71'	55.72'	N 23°10'29" W	37°13'52"
C364	23.27'	27.55'	25.97'	N 75°41'58" W	67°49'05"
C365	339.09'	81.78'	81.58'	S 80°37'38" W	13°49'06"
C366	786.23'	92.81'	92.78'	S 89°57'40" E	61°45'47"
C367	182.95'	168.50'	162.61'	N 55°11'38" E	52°46'17"
C368	1291.45'	119.98'	119.93'	N 88°27'59" E	51°02'22"
C369	1202.63'	113.48'	113.44'	S 86°04'17" E	52°42'32"
C370	403.47'	39.97'	39.95'	N 88°57'20" E	54°02'32"
C371	64.47'	121.40'	121.23'	N 88°51'17" E	10°47'18"
C372	186.68'	130.97'	130.91'	S 89°56'12" E	61°37'21"
C373	183.39'	43.20'	43.10'	N 22°07'44" E	13°29'48"
C374	1486.27'	111.65'	111.62'	N 83°06'07" E	41°18'15"
C375	2368.74'	123.63'	123.62'	N 17°48'47" E	2°59'25"
C376	5283.88'	152.10'	152.09'	N 23°01'22" E	13°58'57"



LOCATED IN:
LAND LOT 76 & 85 16TH DISTRICT
CITY OF STONECREST
DEKALB COUNTY, GEORGIA

PRELIMINARY PLAT FOR
HIGHLAND PARK PHASE I
FOR
HIGHLAND PARK RESIDENCE LLC

DESCRIPTION

ISSUE

DATE

INITIAL

REV. 1

REV. 2

REV. 3

REV. 4

REV. 5

REV. 6

REV. 7

REV. 8

REV. 9

REV. 10

REV. 11

REV. 12

REV. 13

REV. 14

REV. 15

REV. 16

REV. 17

REV. 18

REV. 19

REV. 20

REV. 21

REV. 22

DRAFTED BY: MSJ

CHECKED BY: MCB

PROJECT #: 20061

811

Know what's below.

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UNDERGROUND UTILITIES ARE SHOWN IN

AN APPROXIMATE WAY ONLY AND THE

OWNER OR ITS REPRESENTATIVE

NOT BE INDEPENDENTLY VERIFIED BY

THE CONTRACTOR SHALL DETERMINE THE

EXACT LOCATION OF ALL EXISTING

UTILITIES BEFORE COMMENCING WORK,

AND AGREES TO BE FULLY RESPONSIBLE

FOR ANY AND ALL DAMAGES WHICH

MIGHT BE OCCASIONED BY THE

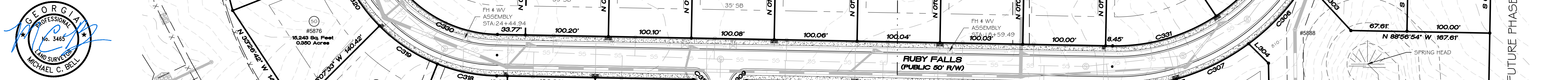
CONTRACTOR'S FAILURE TO EXACTLY

LOCATE AND PRESENT AIR AND ALL

UNDERGROUND UTILITIES.

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WITHOUT THE PRIOR WRITTEN CONSENT
OF ALLIANCE SURVEYING LLC.

A B C D E F G H I J K L M N O P Q



LOT CURVE CHART				
CURVE	RADIUS	ARC LENGTH	CHORD L.	CHORD BEARING
C300	23.50'	30.42'	28.34'	S 09°03'15" E
C301	137.50'	140.40'	134.38'	S 12°32'17" E
C302	125.00'	35.44'	35.32'	S 09°10'23" W
C303	7.00'	11.00'	8.90'	S 43°56'58" E
C304	7.00'	9.66'	8.91'	S 31°32'06" W
C305	270.00'	93.81'	93.34'	S 27°58'22" W
C306	270.00'	102.20'	101.59'	S 42°46'11" W
C307	270.00'	97.74'	97.21'	S 63°59'01" W
C308	270.00'	78.75'	78.47'	S 82°42'36" W
C309	7.00'	10.99'	9.90'	S 46°04'18" W
C310	12.00'	11.58'	11.14'	S 26°34'27" E
C311	53.00'	42.10'	41.01'	S 31°28'04" E
C312	53.00'	66.46'	62.19'	S 27°12'50" W
C313	53.00'	51.69'	49.67'	N 88°55'21" W
C314	53.00'	54.17'	51.84'	N 81°42'08" W
C315	53.00'	54.37'	52.02'	N 26°57'57" E
C316	12.00'	11.61'	11.16'	N 28°47'23" E
C317	7.00'	11.00'	9.90'	N 43°55'42" W
C318	205.00'	73.38'	72.99'	N 78°40'45" W
C319	205.00'	84.23'	83.64'	N 33°06'40" W
C320	205.00'	80.12'	79.61'	N 10°08'39" W
C321	12.00'	11.58'	11.14'	N 26°36'00" W
C322	53.00'	32.35'	31.85'	N 36°45'53" W
C323	53.00'	67.20'	62.79'	N 17°02'41" E
C324	53.00'	60.54'	57.30'	S 36°01'54" E
C325	53.00'	62.19'	58.68'	S 22°44'25" W
C326	12.00'	11.58'	11.14'	S 28°42'12" W
C327	155.00'	117.39'	114.61'	S 20°38'43" E
C328	155.00'	122.60'	122.60'	S 6°38'31" E
C329	220.00'	135.48'	133.35'	N 39°03'13" E
C330	220.00'	78.18'	77.77'	N 11°3'54" E
C331	10.00'	15.71'	14.14'	N 43°56'59" W
C332	10.00'	15.71'	14.14'	N 46°03'01" W
C333	10.00'	15.71'	14.14'	N 46°03'01" W
C334	10.00'	15.71'	14.14'	N 46°03'01" W
C335	10.00'	15.71'	14.14'	N 46°03'01" W
C336	10.00'	15.71'	14.14'	N 46°03'01" W
C337	10.00'	15.71'	14.14'	N 46°03'01" W
C338	10.00'	15.71'	14.14'	N 46°03'01" W
C339	10.00'	15.71'	14.14'	N 46°03'01" W
C340	10.00'	15.71'	14.14'	N 46°03'01" W
C341	10.00'	15.71'	14.14'	N 46°03'01" W
C342	10.00'	15.71'	14.14'	N 46°03'01" W
C343	10.00'	15.71'	14.14'	N 46°03'01" W
C344	10.00'	15.71'	14.14'	N 46°03'01" W
C345	10.00'	15.71'	14.14'	N 46°03'01" W
C346	10.00'	15.71'	14.14'	N 46°03'01" W
C347	10.00'	15.71'	14.14'	N 46°03'01" W
C348	10.00'	15.71'	14.14'	N 46°03'01" W
C349	10.00'	15.71'	14.14'	N 46°03'01" W
C350	10.00'	15.71'	14.14'	N 46°03'01" W
C351	10.00'	15.71'	14.14'	N 46°03'01" W
C352	10.00'	15.71'	14.14'	N 46°03'01" W
C353	10.00'	15.71'	14.14'	N 46°03'01" W
C354	10.00'	15.71'	14.14'	N 46°03'01" W
C355	10.00'	15.71'	14.14'	N 46°03'01" W
C356	10.00'	15.71'	14.14'	N 46°03'01" W
C357	10.00'	15.71'	14.14'	N 46°03'01" W
C358	10.00'	15.71'	14.14'	N 46°03'01" W
C359	10.00'	15.71'	14.14'	N 46°03'01" W
C360	10.00'	15.71'	14.14'	N 46°03'01" W
C361	10.00'	15.71'	14.14'	N 46°03'01" W
C362	10.00'	15.71'	14.14'	N 46°03'01" W
C363	10.00'	15.71'	14.14'	N 46°03'01" W
C364	10.00'	15.71'	14.14'	N 46°03'01" W
C365	10.00'	15.71'	14.14'	N 46°03'01" W
C366	10.00'	15.71'	14.14'	N 46°03'01" W
C367	10.00'	15.71'	14.14'	N 46°03'01" W
C368	10.00'	15.71'	14.14'	N 46°03'01" W
C369	10.00'	15.71'	14.14'	N 46°03'01" W
C370	10.00'	15.71'	14.14'	N 46°03'01" W
C371	10.00'	15.71'	14.14'	N 46°03'01" W
C372	10.00'	15.71'	14.14'	N 46°03'01" W
C373	10.00'	15.71'	14.14'	N 46°03'01" W
C374	10.00'	15.71'	14.14'	N 46°03'01" W
C375	10.00'	15.71'	14.14'	N 46°03'01" W
C376	10.00'	15.71'	14.14'	N 46°03'01" W

LOT LINE CHART		
LINE	BEARING	DISTANCE
L1.54	S 36°39'59" E	63.21'
L3.00	S 41°47'25" E	19.35'
L3.01	S 16°42'43" W	92.57'
L3.02	S 16°42'32" W	28.88'
L3.03	N 42°53'07" W	80.05'
L3.04	S 45°28'18" E	33.46'
L3.05	N 41°47'25" W	26.96'
L3.06	S 70°23'29" W	23.80'
L3.07	N 75°01'06" W	48.11'
L3.08	S 85°11'45" E	39.08'
L3.09	S 83°07'33" E	25.13'
L3.10	S 85°48'11" E	18.03'
L3.11	S 85°10'04" E	64.97'
L3.12	N 27°17'33" W	26.23'
L3.13	N 89°26'14" E	15.96'

CENTERLINE CURVE CHART			
CURVE	RADIUS	ARC LENGTH	CHORD BEARING
C20	150.00'	153.16'	S 12°32'17" E
C21	150.00'	42.39'	S 09°08'51" W
C22	245.00'	20.73'	S 03°28'31" W
C23	245.00'	364.18'	S 48°28'56" W
C24	180.00'	282.70'	S 43°56'28" E
C25	90.00'	141.33'	S 46°03'49" W

CENTERLINE LINE CHART		
LINE	BEARING	DISTANCE
L20	S 41°47'25" E	50.06'
L21	S 16°42'34" W	77.46'
L22	S 88°56'58" E	191.43'
L23	S 01°04'39" W	150.03'
L24	N 01°03'06" E	128.27'
L25	N 01°03'06" E	324.02'
L26	S 01°03'06" W	145.68'
L27	S 01°04'32" W	352.54'
L28	N 88°56'54" W	112.35'
L29	N 88°56'54" W	270.91'
L30	N 01°03'06" E	277.16'

CONTOUR DATA NOTE
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ALLIANCE

LAND SURVEYING

L.S.F. 1322

4525 SOUTH LEE STREET

BUFORD, GEORGIA 30518

678.828.9424 J WWW.AEPATL.COM

LOCATED IN:

LAND LOT 76 & 85 16TH DISTRICT

CITY OF STONECREST

DEKALB COUNTY, GEORGIA

PRELIMINARY PLAT FOR

HIGHLAND PARK PHASE I

FOR

HIGHLAND PARK RESIDENCE LLC

ISSUE: DATE

INITIAL: 01/02/2024

REV. 1:

REV. 2:

REV. 3:

REV. 4:

REV. 5:

REV. 6:

REV. 7:

DRAFTED BY:

MCB

CHECKED BY:

MCB

PROJECT #:

20061

811

Know what's below.

Call before you dig.

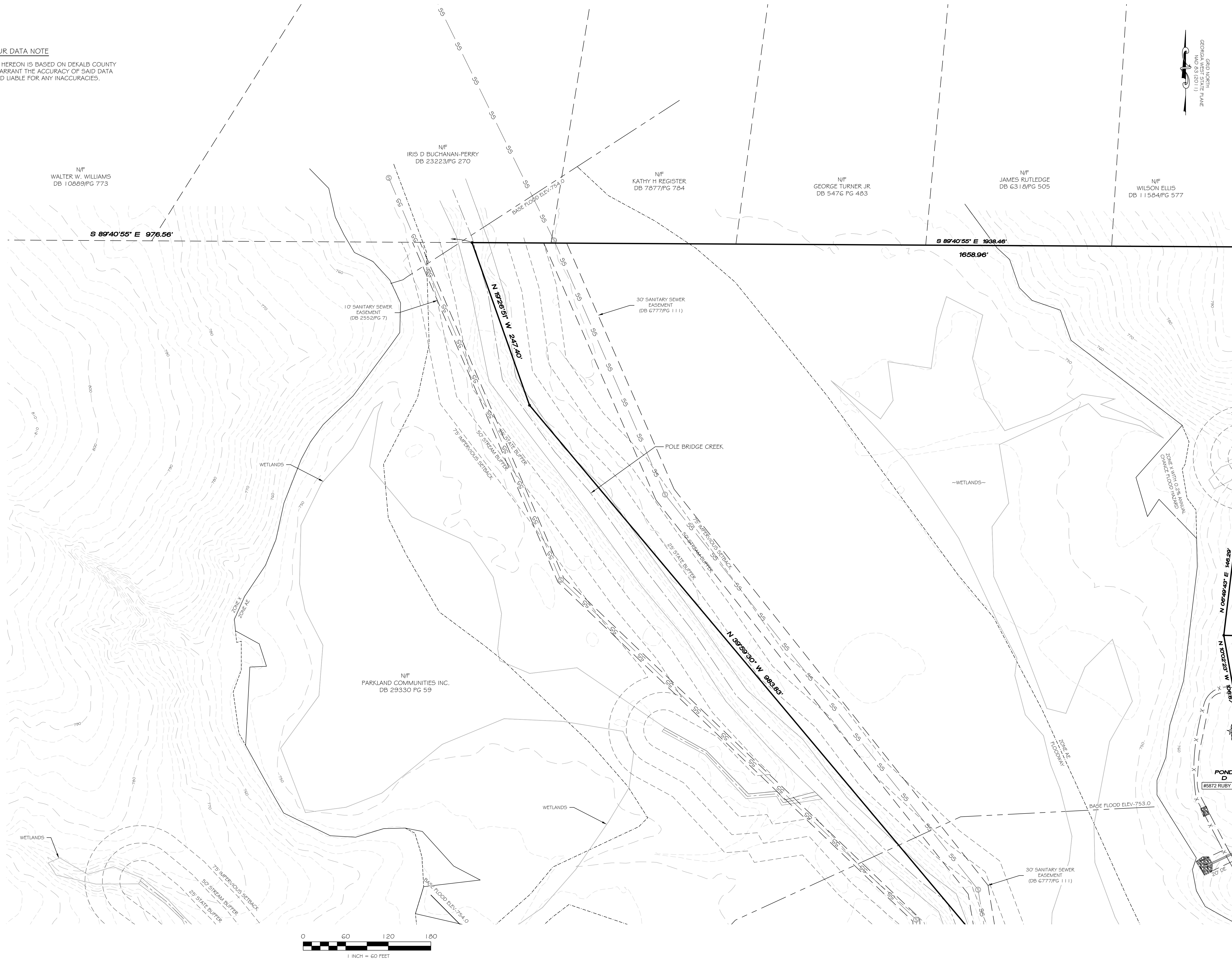
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SHEET NO:

8 OF 10

1. TOPOGRAPHIC DATA SHOWN HEREON IS BASED ON DEKALB COUNTY GIS. ALLIANCE DOES NOT WARRANT THE ACCURACY OF SAID DATA AND SHALL NOT BE HELD LIABLE FOR ANY INACCURACIES.



AIS ALLIANCE
LAND SURVEYING

L.S.F. 1322
4525 SOUTH LEE STREET
BUDFORD, GEORGIA 30518
678.828.9424 J WWW.AISPATL.COM

LOCATED IN:
LAND LOT 76 & 85 16TH DISTRICT
CITY OF STONECREST
DEKALB COUNTY, GEORGIA

PRELIMINARY PLAT FOR
HIGHLAND PARK PHASE I
FOR
HIGHLAND PARK RESIDENCE LLC

ISSUE: DATE		DESCRIPTION
INITIAL: 01/06/2024		
REV. 1:		
REV. 2:		
REV. 3:		
REV. 4:		
REV. 5:		
REV. 6:		
REV. 7:		
DRAFTED BY: MSJ		
CHECKED BY: MCB		
PROJECT #: 20061		

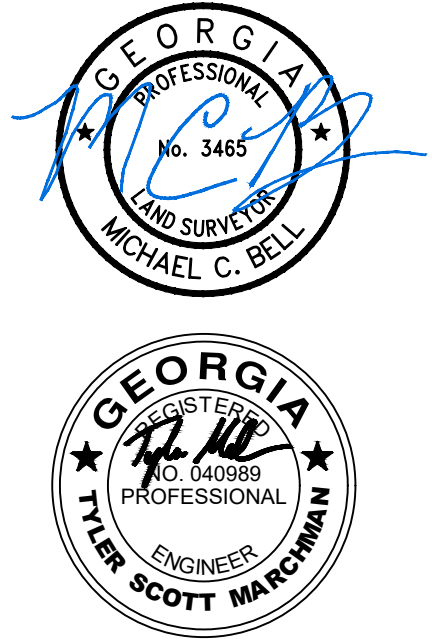


Know what's below.
Call before you dig.

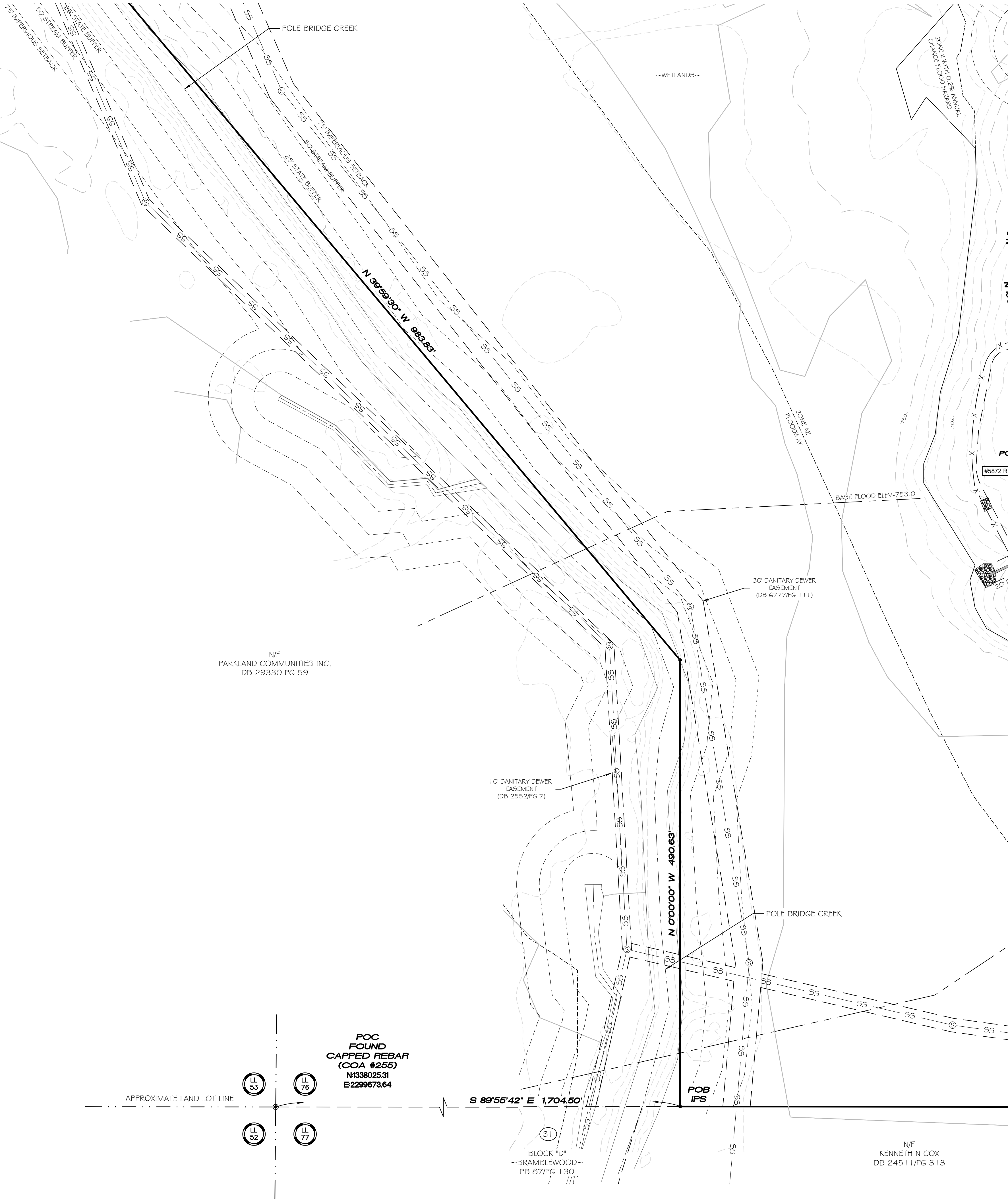
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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SHEET NO:
9 OF 10



GRID NORTH
GEORGIA WEST STATE PLANE
NAD 83 (2011)



N/F
PARKLAND COMMUNITIES INC.
DB 29330 PG 59

10' SANITARY SEWER
EASEMENT
(DB 2552/PG 7)

30' SANITARY SEWER
EASEMENT
(DB 6777/PG 111)

BASE FLOOD ELEV-753.0

PC
#5872 RL

LL 53
LL 76
LL 52
LL 77

POC FOUND
CAPPED REBAR
(COA #255)
N1338025.31
E2299673.64

APPROXIMATE LAND LOT LINE

S 89°55'42" E 1,704.50'

31

BLOCK "D"
-BRAMBLEWOOD-
PB 87/PG 130

POB
IPS

N 0°00'00" W 490.63'

POLE BRIDGE CREEK

N/F
KENNETH N COX
DB 24511/PG 313

CONTOUR DATA NOTE

1. TOPOGRAPHIC DATA SHOWN HEREON IS BASED ON DEKALB COUNTY GIS. ALLIANCE DOES NOT WARRANT THE ACCURACY OF SAID DATA AND SHALL NOT BE HELD LIABLE FOR ANY INACCURACIES.



LOCATED IN:
LAND LOT 76 & 85 16TH DISTRICT
CITY OF STONECREST
DEKALB COUNTY, GEORGIA

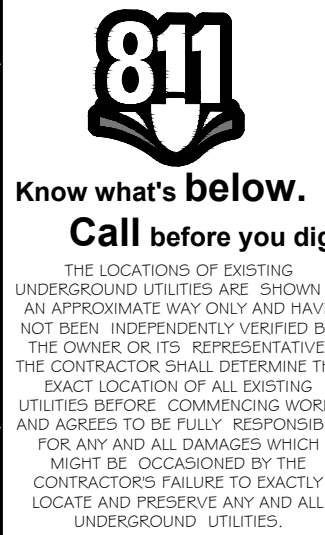
PRELIMINARY PLAT FOR
HIGHLAND PARK PHASE I
FOR
HIGHLAND PARK RESIDENCE LLC

ISSUE:	DATE:	DESCRIPTION:
INITIAL:	01/06/2024	
REV. 1:		
REV. 2:		
REV. 3:		
REV. 4:		
REV. 5:		
REV. 6:		
REV. 7:		

DRAFTED BY: MSJ

CHECKED BY: MCB

PROJECT #: 20061



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SHEET NO:

10 OF 10