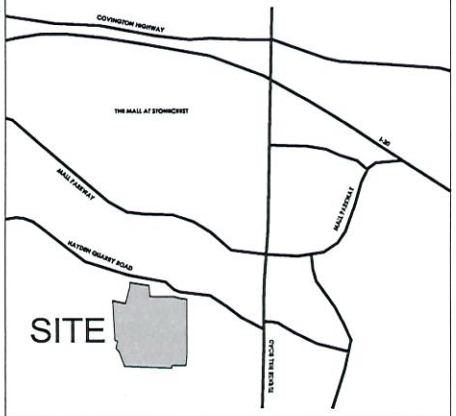
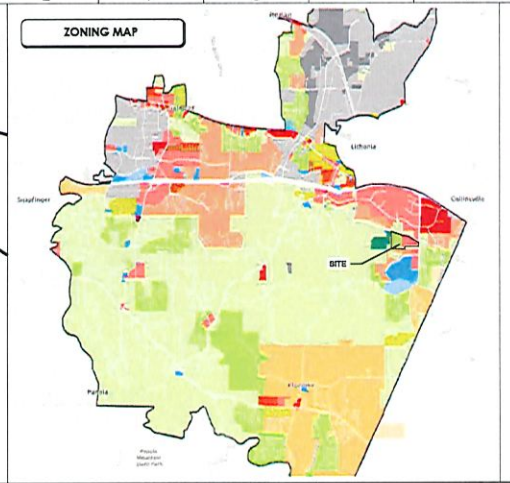
LOCATION MAP (N.T.S.)



ZONING MAP



PRELIMINARY PLAT FOR

CRESTVIEW POINTE

CITY OF STONECREST PERMIT # LD21-000025

DEKALB LDP AP #3092055

7199 HAYDEN QUARRY ROAD

LITHONIA, GA 30038

PARCEL IDS #: 16 171 02 010 & 16 171 02 003

REFERENCE:

COMBINATION - AP # 3091783

REZONING CASE # CZ-05-01

DEKALB APPROVAL STAMP

DEKALB COUNTY NOTES

PURSUANT TO THE UNIFIED DEVELOPMENT CODE OF DEKALB COUNTY, GEORGIA, AND ALL REQUIREMENTS OF APPROVAL HAVING BEEN FULFILLED, THESE CONSTRUCTION PLANS HAVE BEEN GIVEN APPROVAL BY ALL REVIEWING DEPARTMENTS, WITH FINAL APPROVAL BY THE DIRECTOR, OR A DESIGNEE OF THE PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT, THE ISSUING AUTHORITY FOR DEKALB COUNTY. CONSTRUCTION PLAN APPROVAL DOES NOT CONSTITUTE APPROVAL OF A FINAL PLAT, IF REQUIRED, AND DOES NOT ENTITLE THIS PLAT AND PLANS TO RECORDATION IN THE CLERKS OFFICE, DEKALB COUNTY SUPERIOR COURT. THE CERTIFICATION OF CONSTRUCTION PLAN APPROVAL SHALL EXPIRE AND BE NULL AND VOID TWENTY FOUR MONTHS FROM THE DATE OF THE PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT APPROVAL STAMP AS FOUND ON THE COVER SHEET OF THESE PLANS.

DEKALB COUNTY SANITATION WILL BE UTILIZED TO HANDLE HOUSEHOLD WASTE, YARD DEBRIS AND RECYCLABLE MATERIAL.

MUNICIPAL NOTES

NO COMBUSTIBLE MATERIALS WILL BE ALLOWED ONSITE AND NO BUILDING PERMITS WILL BE ISSUED FOR THIS DEVELOPMENT UNTIL WATER SERVICE IS PROVIDED VIA A WATER MAIN LOCATED ON HAYDEN QUARRY ROAD, WHICH IS THE RESPONSIBILITY OF THE DEVELOPER OF THIS SUBDIVISION. CONSTRUCTION WASTE AND/OR VEGETATIVE MATERIAL MAY NOT BE BURNED NOR BURIED AND MUST BE TAKEN TO A STATE APPROVED LANDFILL.

NOTIFY DEKALB COUNTY WATER AND SEWER DEPARTMENT 24 HOURS BEFORE THE BEGINNING PHASE OF CONSTRUCTION. (404) 371-2000. NOTIFY CITY OF STONECREST INSPECTOR 24 HOURS BEFORE THE BEGINNING PHASE OF CONSTRUCTION. (770) 224-0200.

DEVELOPER/PRIMARY PERMITEE

PARKLAND COMMUNITIES, INC.
299 SOUTH MAIN STREET, SUITE A
ALPHARETTA, GA 30009
CONTACT: JIM JACOBI
TEL: (404) 456-5562
EMAIL: JIM@PARKLANDCO.COM

24-HR CONTACT RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL
CONTACT: JIM JACOBI
TEL. (404) 456-5562
EMAIL:JIM@PARKLANDCO.COM

SITE DATA

EXISTING ZONING:	RSM (TIER 3 OVERLAY)
SITE AREA:	+/- 32.09 ACRES
TOTAL LOTS:	129 HOME SITES
LOT DENSITY:	4.02 HOMES/ACRE
SINGLE FAMILY MIN. LOT WIDTH:	50' MIN. MEASURED ALONG THE PUBLIC STREET FRONTAGE
SINGLE FAMILY MIN. LOT SIZE:	5,000 SF
SFD SETBACKS AND INFO:	
FRONT YARD:	15' REAR ENTRY, 25' FRONT ENTRY
SIDE SETBACK:	10'
REAR YARD:	10'
BUILDING HEIGHT:	35' MAX
MIN PARKING REQUIRED :	2 SPACES PER UNIT
MIN PARKING PROVIDED:	2 SPACES PER UNIT (1 GARAGE + 1 DRIVEWAY)
OVERFLOW PARKING PROVIDED:	8 SPACES

NOTE : TOPOGRAPHY IS FROM DRONE SURVEY

TYPICAL STREET LAYOUT

PUBLIC / PRIVATE STREETS :	PUBLIC STREETS
STREET WIDTH :	26' F.C. - F.C.
RIGHT OF WAY WIDTH :	50' TYPICAL
SIDEWALKS / GRASS STRIP:	5' SIDEWALKS, MINIMUM 5' GRASS STRIP

- ALL UTILITIES SHALL BE UNDERGROUND
- STREET LIGHTS ARE REQUIRED ACCORDING TO THE STONECREST OVERLAY DESIGN GUIDELINES

REQUIRED OPEN SPACE AND ENHANCED OPEN SPACE

TOTAL OPEN SPACE:	20% (6.42 ACRES)
ENHANCED OPEN SPACE:	10% (3.21 ACRES)

PROVIDED OPEN SPACE AND ENHANCED OPEN SPACE

TOTAL OPEN SPACE:	20% (6.42 ACRES)
ENHANCED OPEN SPACE:	10% (3.21 ACRES)

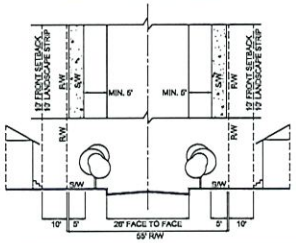
ENGINEER

ALLIANCE ENGINEERING & PLANNING, LLC
299 SOUTH MAIN STREET, SUITE A
ALPHARETTA, GA 30009
CONTACT: TYLER MARCHMAN, PE
TELEPHONE:(770) 225-4730

SURVEYOR

ALLIANCE SURVEYING, LLC.
6095 ATLANTA HIGHWAY, SUITE 100
FLOWERY BRANCH, GA 30542
CONTACT: DAVID ANDERSON, RLS (334)-360-4197

STREET CROSS SECTION



- GROUND COVER MUST ALSO BE PROVIDED IN ACCORDANCE WITH THE DESIGN GUIDELINES FOR THE STONECREST AREA OVERLAY DISTRICT IN ORDER TO PROTECT TREE ROOTS AND TO PREVENT EROSION. GROUND COVER MUST CONSIST OF EVERGREEN SHRUBS OR GROUNDCOVER PLANT MATERIAL MULCHED WITH PINE BARK MULCH, OR OTHER SIMILAR LANDSCAPING MATERIAL.
- NEWLY PLANTED TREES MUST CONFORM TO THE GUIDELINES FOR THE STONECREST AREA OVERLAY DISTRICT.
- NO TREE SHALL BE PLANTED CLOSER THAN TWO FEET FROM THE STREET OR SIDEWALK, AND NO CLOSER THAN FIVE FEET FROM A FIRE HYDRANT, SIGN POST, STREETLIGHT STANDARD, UTILITY POLE, OR SIMILAR STRUCTURE.

I, _____, THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, ACKNOWLEDGED THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND FOR VALUE RECEIVED THE SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DO HEREBY CONVEY ALL STREETS INDICATED AS PUBLIC STREETS AND RIGHTS-OF-WAY, AND FURTHER DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS HEREIN EXPRESSED. IN CONSIDERATION OF THE APPROVAL OF THIS DEVELOPMENT PLAN AND OTHER VALUABLE CONSIDERATIONS, THE OWNER FURTHER RELEASES AND HOLDS HARMLESS CITY OF STONECREST FROM ANY/ALL CLAIMS, DAMAGES OR DEMANDS ARISING ON ACCOUNT OF THE DESIGN, CONSTRUCTION AND MAINTENANCE OF THE PROPERTY SHOWN HEREON; ON ACCOUNT OF THE ROADS, FILLS, EMBANKMENTS, DITCHES, CROSS-DRAINS, CULVERTS, WATER MAINS, SEWER LINES, AND BRIDGES WITHIN THE PROPOSED RIGHTS-OF-WAY AND EASEMENTS SHOWN; AND ON ACCOUNT OF BACKWATER, THE COLLECTION AND DISCHARGE OF SURFACE WATER, OR THE CHANGING OF COURSES OF STREAMS. AND FURTHER THE OWNER WARRANTS THAT HE OWNS FEE SIMPLE TITLE TO THE PROPERTY SHOWN HEREON AND AGREES THAT CITY OF STONECREST SHALL NOT BE LIABLE TO HIMHER, HISHER HEIRS, SUCCESSORS OR ASSIGNS FOR ANY CLAIMS OR DAMAGES RESULTING FROM THE CONSTRUCTION OR MAINTENANCE OF CROSS-DRAIN EXTENSIONS, DRIVES, STRUCTURES, STREETS, CULVERTS, CURBS OR SIDEWALKS, THE CHANGING OF COURSES OF STREAMS AND RIVERS, FLOODING FROM NATURAL CREEKS AND RIVERS, SURFACE WATERS AND ANY OTHER MATTER WHATSOEVER. I FURTHER WARRANT THAT I HAVE THE RIGHT TO SELL AND CONVEY THE LAND ACCORDING TO THIS PLAT AND DO HEREBY BIND MYSELF AND OWNERS SUBSEQUENT IN TITLE TO

VERIFIED CURRENT OWNERS

Tract 1 = PARKLAND COMMUNITIES INC.
1,262,271 SQUARE FEET
29.437 ACRES
PID# 16 171 02 010

Tract 2 = PARKLAND COMMUNITIES INC.
33,351 SQUARE FEET
0.765 ACRES
PID# 16 171 02 003

I, JIM JACOBI, CERTIFY THAT NO LOTS PLATTED ARE NONCONFORMING OR WILL RESULT IN ANY NONCONFORMING LOTS.

_____

THIS PLAT HAS BEEN SUBMITTED TO AND ACCEPTED BY THE PLANNING & ZONING DEPARTMENT FOR THE CITY OF STONECREST, GEORGIA AND HAS BEEN APPROVED AS REQUIRED BY STATE LAW AND CITY CODES AS MEETING ALL CONDITIONS PRECEDENT TO RECORDING IN THE SUPERIOR COURT OF THIS CIRCUIT.

_____
DIRECTOR, DEPARTMENT OF PLANNING & ZONING

_____
DATE

THIS PLAT HAS BEEN SUBMITTED TO AND ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF STONECREST, GEORGIA, AND HAS BEEN APPROVED AS REQUIRED BY STATE LAW AND CITY CODES AS MEETING ALL CONDITIONS PRECEDENT TO RECORDING IN THE SUPERIOR COURT OF THIS CIRCUIT.

_____
MAYOR (AS DESIGNEE OF GOVERNING AUTHORITY)

_____
DATE

ALLIANCE
ENGINEERING • PLANNING • LAND SURVEYING
LANDSCAPE ARCHITECTURE
DBA ENGINEERING + LAND SURVEYING | LANDSCAPE ARCHITECTURE, LLC
DBA ALLIANCE ENGINEERING & PLANNING, LLC
299 SOUTH MAIN STREET, SUITE A | ALPHARETTA, GA 30009
770.225.4730 | www.alliance-eng.com

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Civil Engineering By AEP:
Tyler Marchman, GA PE24099
Cell: 770-806-3430
tyler@aepeng.com

GEORGIA REGISTERED PROFESSIONAL ENGINEER TYLER SCOTT MARCHMAN 6-6-22

GAWRCO LEVEL II CERTIFICATION #99016
EXPIRATION DATE: 11/17/2022

SURVEYING BY:
ALLIANCE SURVEYING
PHONE: (334) 360-4197
CONTACT: DAVID ANDERSON

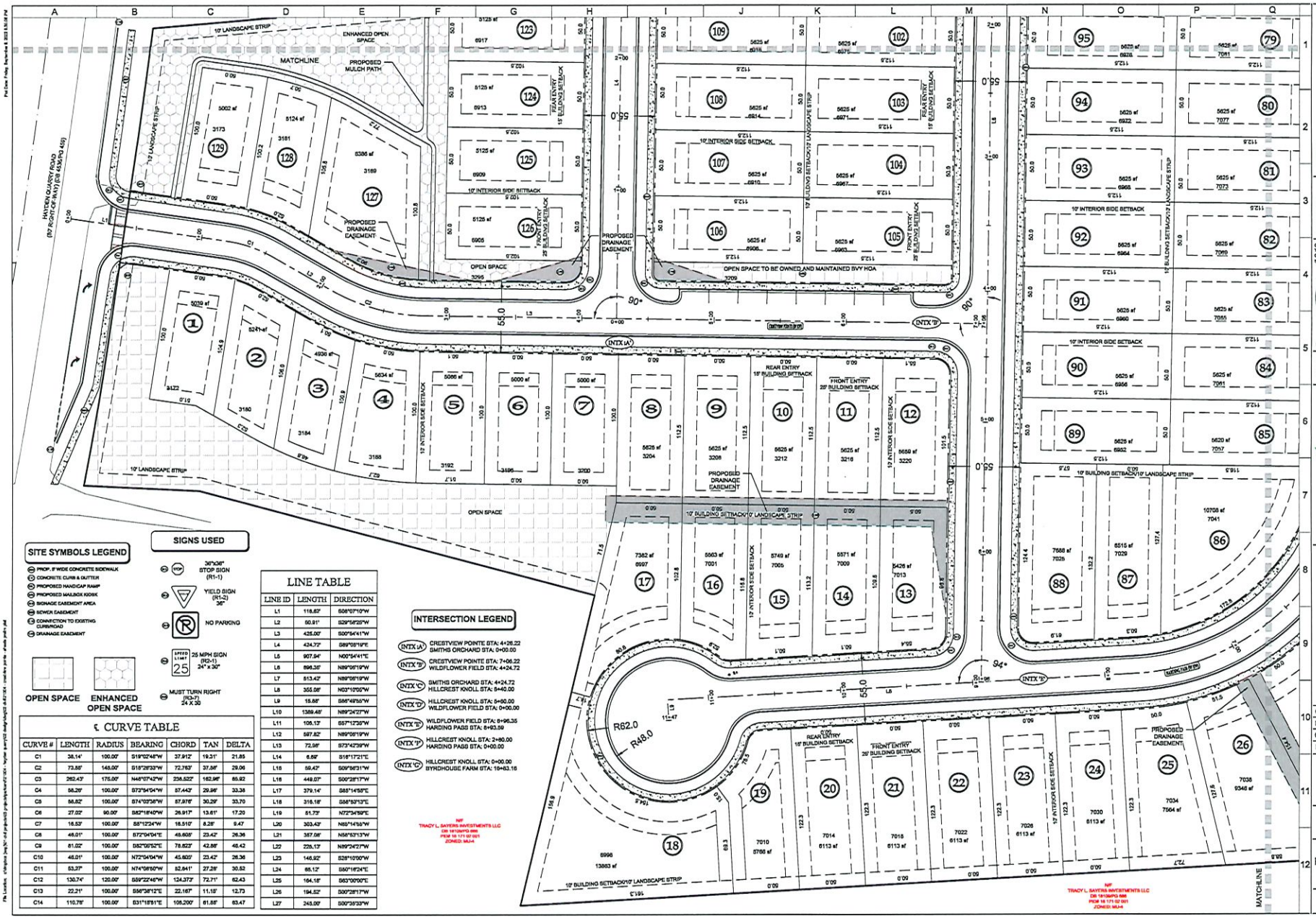
PARKLAND COMMUNITIES
PARKLAND COMMUNITIES, INC.
299 S MAIN STREET, SUITE A
ALPHARETTA, GA 30009
24 HR CONTACT: JIM JACOBI | 404 456 5562
EMAIL: JIM@PARKLANDCO.COM

Site Construction Plans for CRESTVIEW POINTE

7199 HAYDEN QUARRY ROAD
LITHONIA, DEKALB COUNTY, GA
PARCEL ID# 16 171 02 003
(AP # 3091783 - LOT COMBINATION)

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

COVER



SITE SYMBOLS LEGEND

- PROP. 5' WIDE CONCRETE SIDEWALK
- CONCRETE CURB & GUTTER
- PROPOSED HANDICAP RAMP
- PROPOSED MAILBOX KIOSK
- SIGNAGE EASEMENT AREA
- SEWER EASEMENT
- CONNECTION TO EXISTING CURB/ROAD
- DRAINAGE EASEMENT

OPEN SPACE

ENHANCED OPEN SPACE

SIGNS USED

- 36"x36" STOP SIGN (R1-1)
- YIELD SIGN (R1-2) 36"
- NO PARKING
- SPEED LIMIT 25 — 25 MPH SIGN (R2-1) 24" x 30"
- MUST TURN RIGHT (R3-7) 24 X 30

CURVE TABLE

CURVE #	LENGTH	RADIUS	BEARING	CHORD	TAN	DELTA
C1	38.14'	100.00'	S19°02'46"W	37.912'	19.31'	21.85
C2	73.88'	145.00'	S18°28'33"W	72.763'	37.98'	29.06
C3	262.43'	175.00'	N46°07'42"W	236.522'	162.96'	85.92
C4	56.26'	100.00'	S73°54'54"W	57.443'	29.98'	33.38
C5	56.82'	100.00'	S74°03'58"W	57.978'	30.29'	33.70
C6	27.02'	90.00'	S82°18'40"W	26.917'	13.61'	17.20
C7	16.53'	100.00'	S51°12'24"W	16.510'	8.28'	9.47
C8	46.01'	100.00'	S72°04'04"E	45.605'	23.42'	26.36
C9	81.02'	100.00'	S82°00'52"E	78.823'	42.88'	46.42
C10	46.01'	100.00'	N72°04'04"W	45.605'	23.42'	26.36
C11	53.27'	100.00'	N74°08'50"W	52.641'	27.28'	30.52
C12	130.74'	120.00'	S69°22'46"W	124.373'	72.71'	62.43
C13	22.21'	100.00'	S56°38'12"E	22.167'	11.16'	12.73
C14	110.78'	100.00'	S31°18'51"E	105.200'	61.88'	63.47

LINE TABLE

LINE ID	LENGTH	DIRECTION
L1	118.83'	S06°07'10"W
L2	50.91'	S29°58'20"W
L3	425.00'	S00°54'41"W
L4	424.77'	S89°05'19"E
L5	907.94'	N00°54'41"E
L6	896.35'	N89°05'19"W
L7	513.42'	N89°05'19"W
L8	355.08'	N03°10'00"W
L9	15.68'	S86°49'50"W
L10	1389.48'	N89°24'27"W
L11	105.13'	S57°12'36"W
L12	597.82'	N89°05'19"W
L13	72.98'	S73°42'39"W
L14	6.69'	S18°17'21"E
L15	59.42'	S09°56'31"W
L16	449.07'	S00°28'17"W
L17	379.14'	S85°14'58"E
L18	316.18'	S86°52'13"E
L19	51.73'	N72°34'59"E
L20	303.43'	N85°14'58"W
L21	387.08'	N86°52'13"W
L22	226.13'	N89°24'27"W
L23	146.92'	S28°10'00"W
L24	65.12'	S50°16'24"E
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L27	245.00'	S00°39'33"W

INTERSECTION LEGEND

- INTX 'A' — CRESTVIEW POINTE STA: 4+26.22; SMITHS ORCHARD STA: 0+00.00
- INTX 'B' — CRESTVIEW POINTE STA: 7+06.22; WILDFLOWER FIELD STA: 4+24.72
- INTX 'C' — SMITHS ORCHARD STA: 4+24.72; HILLCREST KNOLL STA: 5+40.00
- INTX 'D' — HILLCREST KNOLL STA: 5+60.00; WILDFLOWER FIELD STA: 0+00.00
- INTX 'E' — WILDFLOWER FIELD STA: 8+96.35; HARDING PASS STA: 8+93.59
- INTX 'F' — HILLCREST KNOLL STA: 2+80.00; HARDING PASS STA: 0+00.00
- INTX 'G' — HILLCREST KNOLL STA: 0+00.00; BYRDHOUSE FARM STA: 19+63.16

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Civil Engineering By AEP:
Tyler Marchman, GA PE34089
Cell: 770-896-3430
tyler@aepsol.com

GEORGIA PROFESSIONAL ENGINEER — TYLER SCOTT MARCHMAN — 6-6-22

GARWCO LEVEL II CERTIFICATION #40016
EXPIRATION DATE: 11/17/2022

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7199 HAYDEN QUARRY ROAD
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PARCEL ID: 16 087 01 003
(PP# 3031183 - LOT COMBINATION)

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

NORTH

SCALE: 1"= 30'

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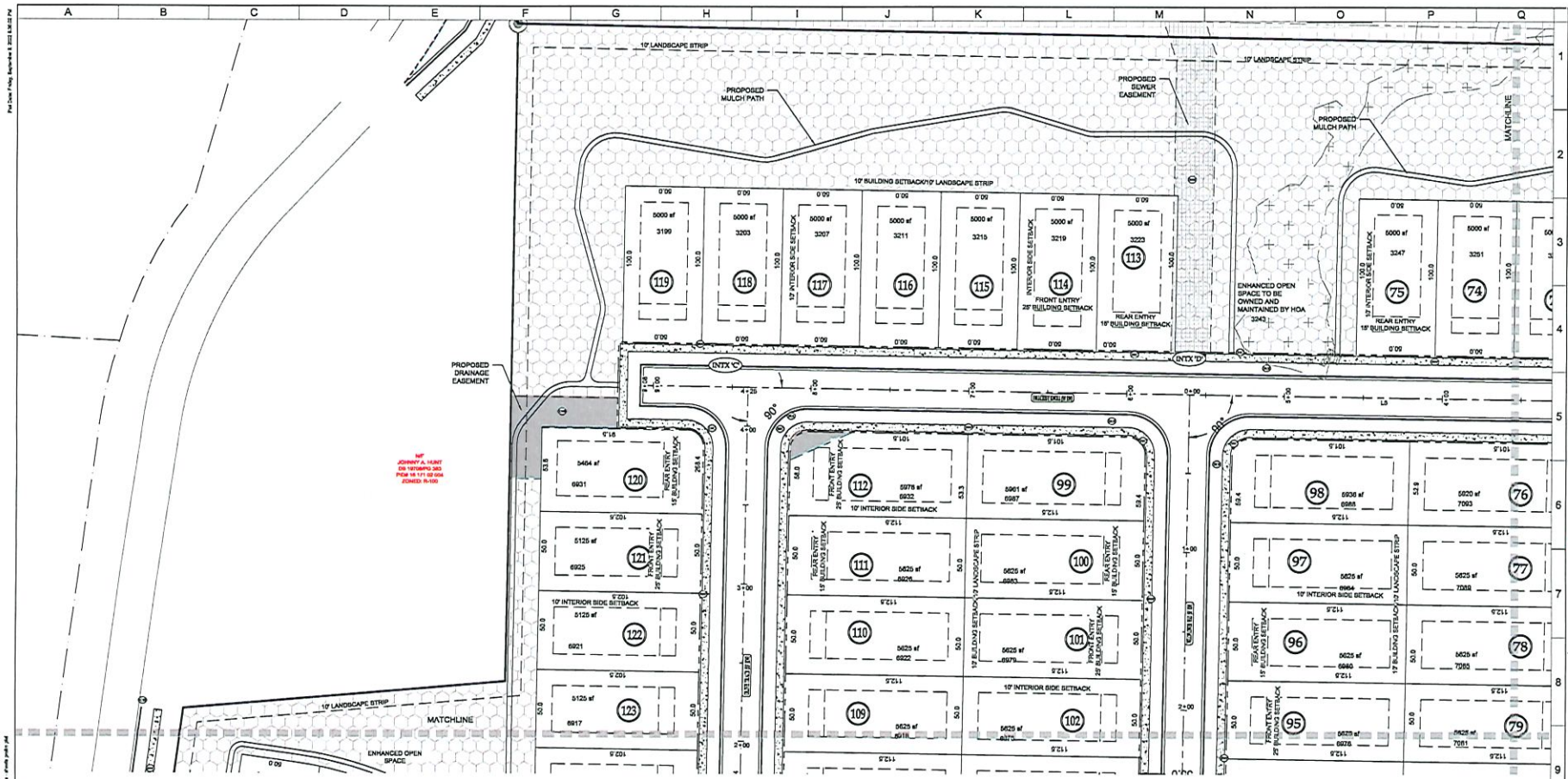

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L12	567.82'	N89°05'19"W
L13	72.96'	S73°42'39"W
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ENHANCED OPEN SPACE

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Civil Engineering By AEP:
Tyler Marchman, GA PE040986
Cell: 770-618-2430
tyler@aepsoft.com

GEORGIA REGISTERED PROFESSIONAL ENGINEER TYLER SCOTT MARCHMAN 6-6-22

DARWCC LEVEL II CERTIFICATION #040716
EXPIRATION DATE: 11/1/2022

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CONTACT: DAVID ANDERSON

PARKLAND COMMUNITIES
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21HR CONTACT: JM JACOB | TEL: (404) 456 5462
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Site Construction Plans for CRESTVIEW POINTE

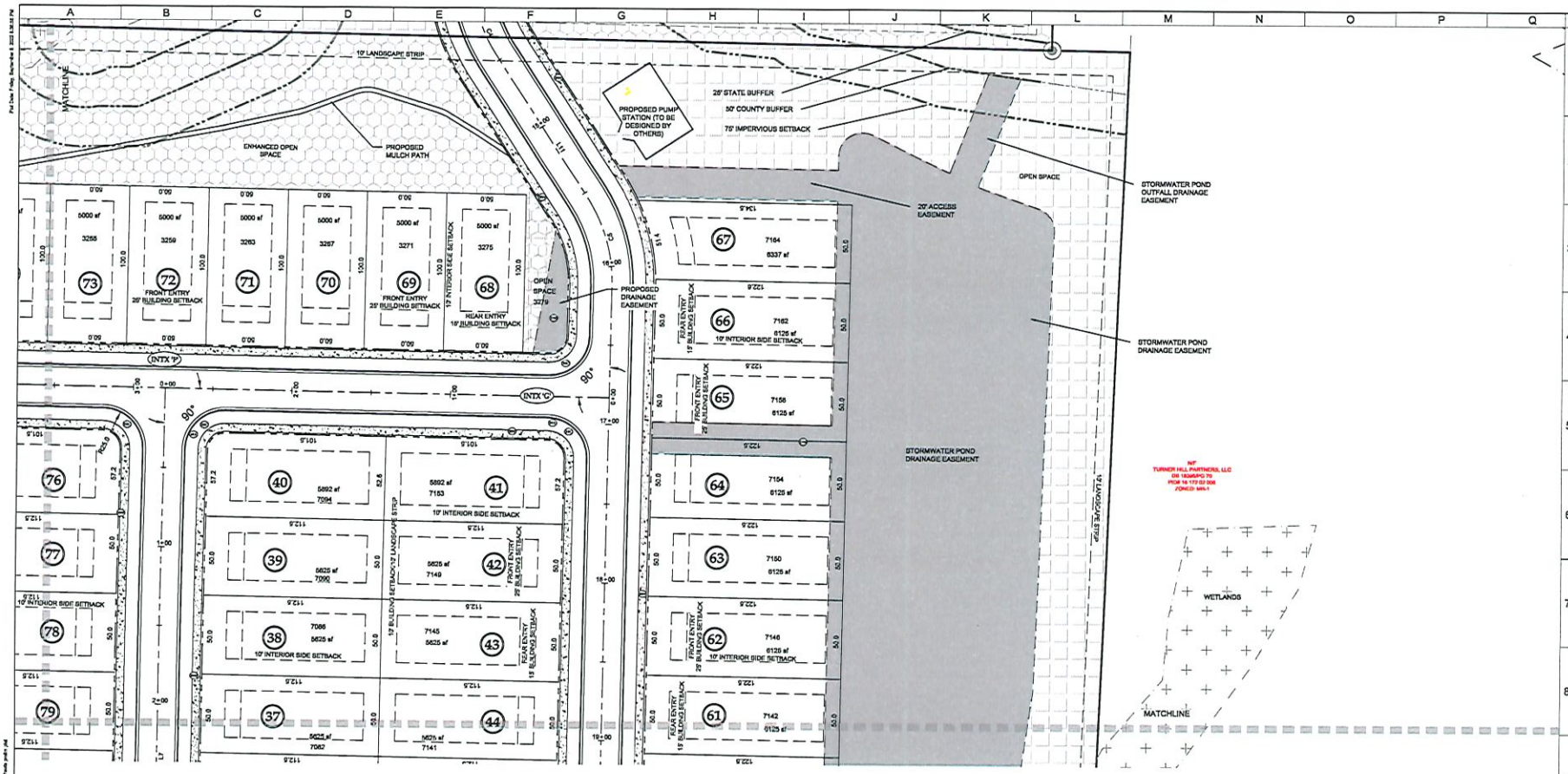
7198 HAYDEN QUARRY ROAD
LITHONIA, GA 30038
FAYETTE COUNTY, GA 1003
(A# X5183 - LOT COMBINATION)

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

NORTH

SCALE: 1"= 30'

PRELIMINARY PLAT



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CURVE #	LENGTH	RADIUS	BEARING	CHORD	TAN	DELTA
C1	38.14'	100.00'	S19°02'48"W	37.912'	19.31'	21.85
C2	73.55'	145.00'	S15°26'33"W	72.763'	37.56'	29.06
C3	262.43'	175.00'	N46°07'42"W	238.822'	162.96'	85.92
C4	58.28'	100.00'	S73°54'04"W	57.443'	29.98'	33.38
C5	58.82'	100.00'	S74°03'38"W	57.976'	30.29'	33.70
C6	27.02'	90.00'	S82°18'42"W	26.917'	13.61'	17.20
C7	16.53'	100.00'	S6°12'24"W	16.510'	8.28'	9.47
C8	46.01'	100.00'	S72°04'04"E	45.606'	23.42'	26.36
C9	81.02'	100.00'	S82°05'52"E	78.823'	42.86'	46.42
C10	46.01'	100.00'	N72°04'04"W	45.606'	23.42'	26.36
C11	53.27'	100.00'	N74°06'50"W	52.641'	27.28'	30.52
C12	130.74'	120.00'	S58°22'48"W	124.373'	72.71'	62.43
C13	22.21'	100.00'	S66°38'12"E	22.167'	11.16'	12.73
C14	110.78'	100.00'	S31°15'51"E	105.200'	61.80'	63.47

L10	1389.48'	N59°24'27"W
L11	105.13'	S67°12'38"W
L12	567.82'	N59°05'19"W
L13	72.96'	S73°42'39"W
L14	6.89'	S16°17'21"E
L15	56.42'	S09°56'31"W
L16	449.07'	S00°28'17"W
L17	379.14'	S88°14'56"E
L18	316.18'	S56°53'13"E
L19	51.73'	N72°34'59"E
L20	303.43'	N85°14'56"W
L21	357.06'	N58°53'13"W
L22	225.13'	N59°24'27"W
L23	146.92'	S28°10'00"W
L24	66.12'	S60°16'24"E
L25	184.18'	S63°00'00"E
L26	194.52'	S00°28'17"W
L27	245.00'	S00°26'33"W

LINE TABLE

LINE ID	LENGTH	DIRECTION
L1	118.62'	S06°07'10"W
L2	50.91'	S29°56'25"W
L3	425.00'	S00°54'41"W
L4	424.72'	S89°05'19"E
L5	907.94'	N00°54'41"E
L6	696.35'	N89°05'19"W
L7	513.42'	N89°05'19"W
L8	355.06'	N03°10'05"W
L9	15.58'	S88°49'55"W

SITE SYMBOLS LEGEND

- PROP. 5' WIDE CONCRETE SIDEWALK
- CONCRETE CURB & GUTTER
- PROPOSED HANDICAP RAMP
- PROPOSED MAILBOX KIOSK
- SIGNAGE EASEMENT AREA
- SEWER EASEMENT
- CONNECTION TO EXISTING CURB/ROAD
- DRAINAGE EASEMENT

OPEN SPACE

ENHANCED OPEN SPACE

SIGNS USED

- 36"x36" STOP SIGN (R1-1)
- YIELD SIGN (R1-2) 36"
- NO PARKING
- 25 MPH SIGN (R2-1) 24" x 30"
- MUST TURN RIGHT (R3-7) 24 X 30

INTERSECTION LEGEND

- INTX 'A' — CRESTVIEW POINTE STA: 4+26.22, SMITHS ORCHARD STA: 0+00.00
- INTX 'B' — CRESTVIEW POINTE STA: 7+06.22, WILDFLOWER FIELD STA: 4+24.72
- INTX 'C' — SMITHS ORCHARD STA: 4+24.72, HILLCREST KNOLL STA: 6+40.00
- INTX 'D' — HILLCREST KNOLL STA: 6+60.00, WILDFLOWER FIELD STA: 0+00.00
- INTX 'E' — WILDFLOWER FIELD STA: 5+96.35, HARDING PASS STA: 8+93.89
- INTX 'F' — HILLCREST KNOLL STA: 2+80.00, HARDING PASS STA: 0+00.00
- INTX 'G' — HILLCREST KNOLL STA: 0+00.00, BYRDHOUSE FARM STA: 10+83.16

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CIVIL ENGINEERS | LAND PLANNERS | LANDSCAPE ARCHITECTS | LAND SURVEYORS
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770.223.4700 | www.asport.com

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tyler@asport.com

GEORGIA REGISTERED PROFESSIONAL ENGINEER TYLER SCOTT MARCHMAN 6-6-22

GARRIGO LEVEL II CERTIFICATION #160016
EXPIRATION DATE: 11/17/2022

SURVEYING BY:
ALLIANCE SURVEYING
PHONE: (334) 360-4197
CONTACT: DAVID ANDERSON

PARKLAND COMMUNITIES
PARKLAND COMMUNITIES, INC.
297 SCOTT ROAD, SUITE A
ALPHARETTA, GA 30009
24 HR CONTACT: JIM JACOB TEL: (404) 458-5562
EMAIL: JIMJ@PARKLANDCOM.COM

Site Construction Plans for CRESTVIEW POINTE

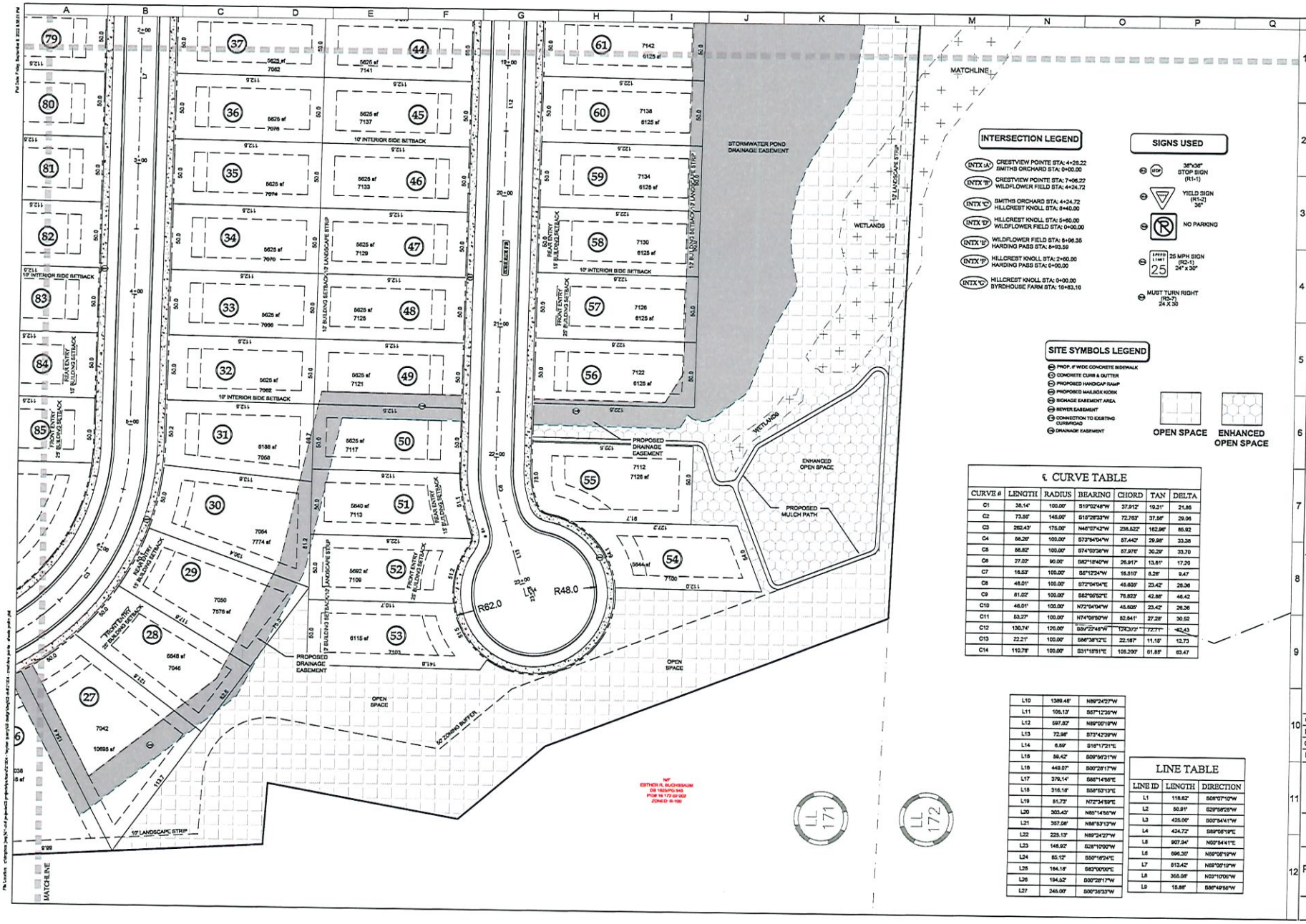
7199 HAYDEN QUARRY ROAD
LITHONIA, GA 30058
PARCEL ID # 16 171 02 003
(APP 3031783 - LOT COMBINATION)

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

NORTH

SCALE: 1"= 30'

PRELIMINARY PLAT



INTERSECTION LEGEND

- (INTX 'A') CRESTVIEW POINTE STA: 4+28.22 SMITHS ORCHARD STA: 0+00.00
- (INTX 'B') CRESTVIEW POINTE STA: 7+06.22 WILDFLOWER FIELD STA: 4+24.72
- (INTX 'C') SMITHS ORCHARD STA: 4+24.72 HILLCREST KNOLL STA: 8+40.00
- (INTX 'D') HILLCREST KNOLL STA: 5+60.00 WILDFLOWER FIELD STA: 0+00.00
- (INTX 'E') WILDFLOWER FIELD STA: 8+96.35 HARDING PASS STA: 8+93.59
- (INTX 'F') HILLCREST KNOLL STA: 2+60.00 HARDING PASS STA: 0+00.00
- (INTX 'G') HILLCREST KNOLL STA: 0+00.00 BYRDHOUSE FARM STA: 10+83.16

SIGNS USED

- STOP — 36"X36" STOP SIGN (R1-1)
- YIELD — YIELD SIGN (R1-2) 36"
- NO PARKING
- SPEED LIMIT 25 — 25 MPH SIGN (R2-1) 24" x 30"
- MUST TURN RIGHT (R3-7) 24 X 30

SITE SYMBOLS LEGEND

- PROP. 4' WIDE CONCRETE SIDEWALK
- CONCRETE CURB & GUTTER
- PROPOSED HANDICAP RAMP
- PROPOSED MAILBOX KIOSK
- SIGNAGE EASEMENT AREA
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ENHANCED OPEN SPACE

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GEORGIA REGISTERED PROFESSIONAL ENGINEER 6-6-22 TYLER SCOTT MOORHOUSE

DARWIN LEVEL II CERTIFICATION #98018
EXPIRATION DATE: 11/17/2022

SURVEYING BY:
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Site Construction Plans for CRESTVIEW POINTE

7199 HAYNES QUARRY ROAD
LITHONIA, GA 30058
PARCEL ID # 16 171 02 003
(V-19 SS118 - LOT CONSOLIDATION)

Orig. Issue	5/31/2021
Designed by	JCB
Checked by	TSM
Project #	21004

NORTH

SCALE: 1"= 30'

0 15 30

PRELIMINARY PLAT