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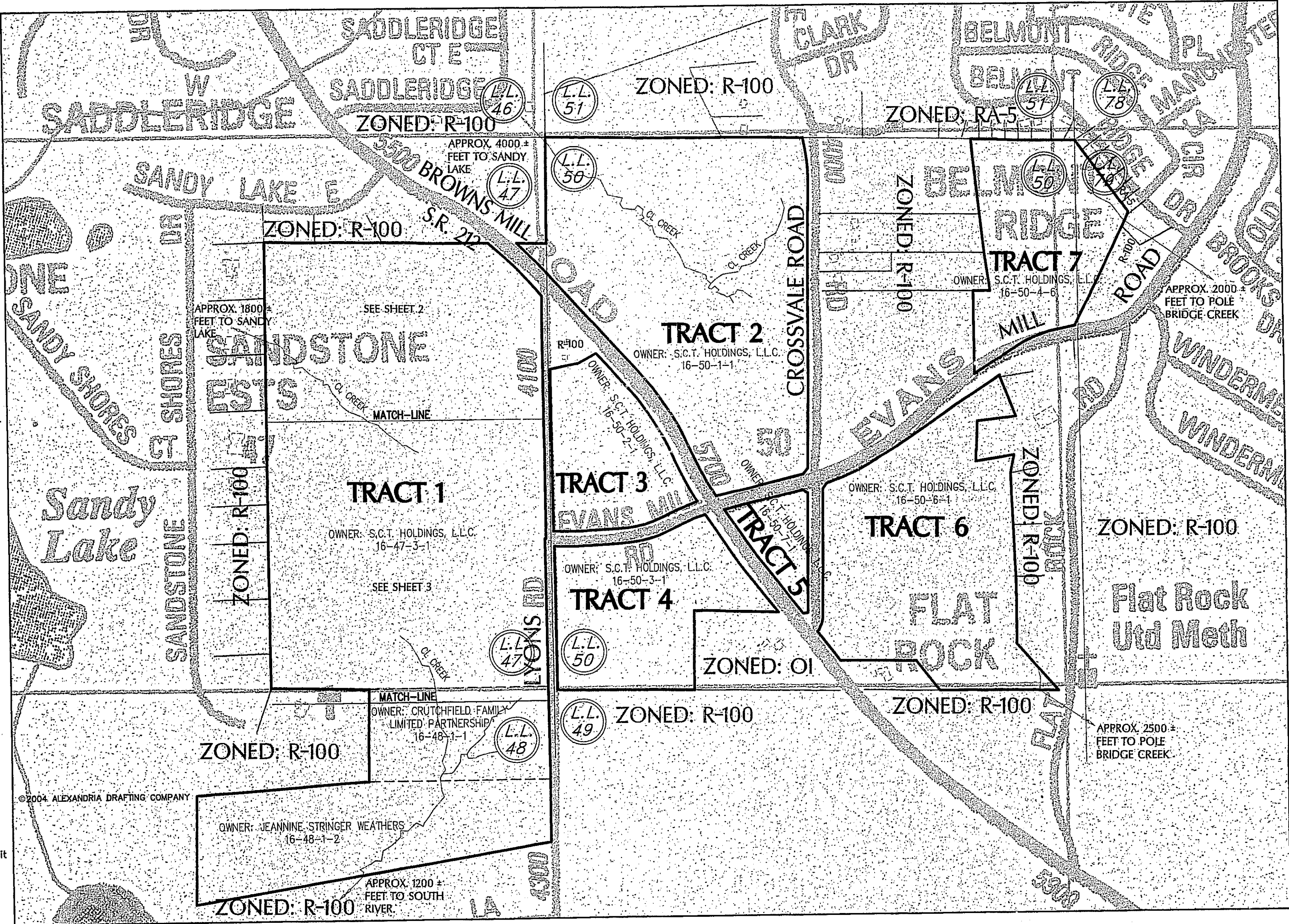
SKETCH PLAT FOR R-100 CONSERVATION SUBDIVISION CREEKWOOD

BY
D.R. HORTON INC.
8200 ROBERTS DRIVE, SUITE 400
ATLANTA, GEORGIA 30350
(770) 730-7900

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- GENERAL NOTES
- Owner (Parcels 16-0048-01-003, 16-50-01-001, 16-50-02-001, 16-50-03-001, 16-50-07-001, 16-50-08-001, and 16-50-04-006):
S.C.T. HOLDINGS, L.L.C.
999 Peachtree Street,
Suite 2300
Atlanta, GA 30309
Contact: C. Sue Phillips
 - Owner (Parcel 16-0048-01-001):
Crutchfield Family Limited Partnership
5585 Silver Ridge Drive
Stone Mountain, GA 30087
 - Owner (Parcel 16-0048-01-002):
Jeannine Stringer Weathers
5475 Winsley Circle
Suwanee, GA 30024
 - Developer:
D.R. HORTON, INC.
8200 Roberts Drive,
Suite 400
Atlanta, Georgia 30350
(770) 730-7900
Contact: Jim Huffstetler
 - Engineer:
DEVELOPMENT CONSULTANTS GROUP, INC.
2400 Meadowbrook Parkway
Duluth, Georgia 30096
(770) 279-1710
Contact: Jonathan H. Nicol, PE
 - Boundary information shown hereon is taken from an ALTA/Boundary Survey by Metro Engineering and Surveying Co., Inc. dated 2-24-05.
 - Topographic information shown hereon is taken from an aerial survey by BEI Aerial Mapping dated May 13, 2005. Contour interval is two feet.
 - Conceptual layout obtained from a plan by Franzman/Davis & Associates, Ltd (division of Jordan, Jones & Goulding, Inc.) dated April 2005.
 - There is a historic cemetery, the Old Flat Rock Cemetery, located on this property (a 100' setback has been established around the cemetery).
 - Natural features such as known stream buffers, wetlands, and cemeteries are shown on the plans.
 - There are no known existing structures, thus no known septic tanks.
 - Soil information taken from Soil Survey of DeKalb County Georgia dated July 1982 by USDA Soil Conservation Service in cooperation with University of Georgia College of Agriculture, Agriculture Experiment Stations and DeKalb County Planning Department.
 - This property is shown on DeKalb County Tax Maps as being in Land Lots 47, 48, 50, and 79 of the 16th Land District.
 - There are no known formerly recorded subdivisions crossing this property.
 - This property is zoned R-100. Proposed use is detached single-family dwellings within a Conservation Subdivision. There are no conditions of zoning.
 - There are no known special permits for this property.
 - There are no known variances for this property.
 - Sanitary sewer service (gravity sewer) to be provided by DeKalb County Water & Sewer Department.
 - Water service to be provided by DeKalb County Water & Sewer Department.
 - No portion of this project lies within a Federally Designated Special Flood Hazard Area; reference Community Panel No. 13089C0166H dated May 7, 2001, and 13089C0166H dated May 7, 2001.
 - There are no wetlands shown on this property as referenced by US Department of the Interior: Fish and Wildlife Service, National Wetlands Inventory Map - Redon, GA dated 1990. Wetlands shown on plot taken from a survey by Land Development Surveyors Inc. dated 5/10/05. The wetlands area makes up 0.7% of the total greenspace area.
 - Approximate distance to receiving waters for this property are 2000± FT to Pole Bridge Creek and 1200± FT to South River, and 1800± ft to Sandy Lake.
 - There are no known bury pits located on this property.
 - Property is to be developed as a Conservation Subdivision.
Minimum lot width = 60 feet at R/W (Corner lot min. width = 75 feet)
Minimum lot size = 8,000 square feet
Minimum setback requirements:
Front yard setback - 50' major thoroughfare
- 40' minor thoroughfare
- 35' collector streets
- 20' interior streets
Interior side yard setback - 7.5 feet
Rear yard - 20 feet
Maximum building height - 35 feet
Minimum dwelling size is 2,000 square feet.
4 parking spaces per lot.
 - No transitional buffers are required for this property.
 - The owner of the property is responsible for compliance with the Corps of Engineers' requirements regarding wetlands.
 - All utilities to be located underground.
 - Protective covenants will be filed with recording of Final Plat.
 - Streetslights to be provided prior to Final Plat.
 - Sidewalks are required.
 - The provided greenspace area exceeds the 20 percent minimum requirement.
 - All horizontal curve radii are typically 150' or greater.
 - Sketch plat approval does not constitute approval of the storm drainage or sanitary sewer systems. No construction shall begin until construction plans are approved and a development permit is obtained.
 - Recorded off-site sewer easement required prior to issuance of development permit.
 - All public improvements and required easements shall be extended through the parcel on which new development is proposed.
 - All proposed streets are planned to be 12% grade or less. If a grade greater than 12% is necessary, approval from the development director will be required.
 - 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.
 - 5' planting strips, 5' concrete sidewalks, and 6" header curb to be provided on both sides of all interior streets. A.D.A. ramps to be provided at all street intersections.
 - The total drainage and sewer easement area makes up 7.0% of the total green space area.
 - Notice of public meeting regarding sketch plat to be sent to:
Kathy Zickert
Smith, Gambrell & Russell, LLP
1230 Peachtree Street, NE
Promenade II
Suite 3100
Atlanta, GA 30309-3592
 - The sight distance from the proposed entrances of the Creekwood Subdivision meet or exceed 10 times the posted speed limit of the intersected streets in both directions based on the existing topography. The sight distance provides clear visibility of an object 3.5 feet above the center of the existing travel lane, viewed from the centerline of the proposed street measured 10 feet from the edge of pavement of the existing street, at a height of 3.5 feet above the ground.



PUBLIC SANITATION NOTES

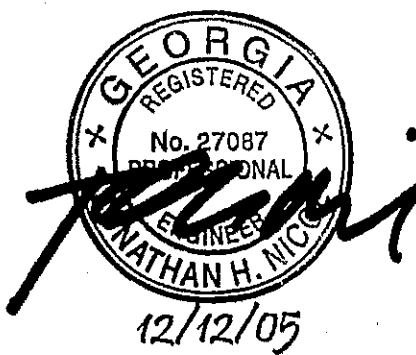
- Collection vehicles must be able to enter and exit subdivision in a forward motion.
- Overhead clearance should be a minimum of 16 feet.
- On-street parking should not be allowed during the hours of 8 am and 5pm on solid waste collection days.
- Landscaping within a cul-de-sac should include landscaping buffers and/or curb aprons.

ISSUE NO.	DATE	DESCRIPTION
1	7/21/05	SUBMIT FOR REVIEW
2	10/12/05	ADDRESS COMMENTS AND REVISE STREET & LOT LAYOUT
3	10/31/05	ADDRESS ADDITIONAL COMMENTS
4	11/10/05	ADDRESS DEKALB COUNTY TRANSPORTATION COMMENTS
5	12/12/05	ADJUST LOTS ON TRACT ONE (BLOCK A)

VICINITY MAP

1" = 400'
LOCATED IN

DEKALB COUNTY, GEORGIA
SIXTEENTH LAND DISTRICT
LAND LOTS 47, 48, 50 & 79
PARCELS AS SHOWN ABOVE



GREENSPACE REQUIREMENTS CHART											
TRACT	TOTAL ACRES	ADJUSTED TOTAL ACERAGE**	TOTAL LOTS	DENSITY LOTS/ACRE	GREENSPACE PROVIDED**	EASEMENT AREA (AC)	WETLANDS AREA (AC)	% WETLANDS/EASEMENTS	AVG. LOT SIZE	GREENSPACE REQUIRED/AC*	GREENSPACE PERCENTAGE
1 & 3	122.83	122.83	147	1.20	58.78	3.79	0.30	8.98%	10,391	15.57	47.85%
2	47.27	47.27	96	2.03	14.33	1.95	0.01	13.68%	9,311	12.84	39.32%
4	16.29	16.29	33	2.03	1.99	0.46	0.00	23.12%	9,398	4.25	13.02%
6 & 8	35.00	32.42	82	2.46	5.61	1.15	0.21	24.68%	9,373	10.82	17.00%
7	16.26	16.26	31	1.91	3.19	1.02	0.26	40.13%	9,858	3.59	19.62%
TOTAL	235.95	234.07	389	1.65	83.80	8.37	0.78	10.92%	9,791	46.98	35.90%

* (15,000 AVG. LOT/A)
(#) NUMBER OF LOTS - (READ GREENSPACE)
** SEE SUMMARY ON EACH SHEET
** PROVIDED GREENSPACE AREA DOES NOT INCLUDE 50' GREENSPACE STRIP OR RECREATION AREA

DEKALB COUNTY SKETCH PLAT NOTE:

This sketch plat has been submitted to and approved by the Planning Commission of DeKalb County, on this 14 day of December, 2005.

By: Tom Claiborn for (By Dir.)
Planning Commission Chairman
DeKalb County, Georgia

PREPARED BY :

DEVELOPER:
D.R. HORTON, INC..
CONTACT: Jim Huffstetler
8200 Roberts Drive, Suite 400
Atlanta, Georgia 30350
(770) 730-7900

DEVELOPMENT CONSULTANTS GROUP
2400 Meadowbrook Parkway
Duluth, Georgia 30096
Telephone: (770) 279-1710
Fax: (770) 921-9426



TRACT 1 ACRES - 111.2
TRACT 3 ACRES - 11.6
TOTAL ACRES - 122.8
TOTAL R/W RELOCATED - 0.60 AC
(NOT INCLUDED IN TOTAL ACERAGE)
TOTAL LOTS - 147
DENSITY - 1.2 LOTS/ACRE
TOTAL GREENSPACE - 58.2 AC (47.4%)
NOTE: GREENSPACE AREA DOES NOT INCLUDE 50'
GREENSPACE STRIP OR RECREATION AREA

SOIL LEGEND		
SYMBOL	SOIL TYPE	SLOPE %
AwC	ASHLAR-WEDDOWE COMPLEX	2 TO 10
AsH	ASHLAR-WEDDOWE COMPLEX	10 TO 25
Cd	CARTECATE STONY LOAM	15 TO 45
Pd	PAOLETE SANDY LOAM	10 TO 15
SdF	SWATTLEAPPLE-GROVER COMPLEX	15 TO 45
GeB	HIWASSEE SANDY LOAM	6 TO 10
GeB	GINWNETT SANDY LOAM	2 TO 6
GeC	GINWNETT SANDY LOAM	6 TO 10
GeD	GINWNETT SANDY LOAM	10 TO 15
GeE	GINWNETT SANDY LOAM	15 TO 45
GwA	GINWNETT SANDY CLAY LOAM	2 TO 10
GwE2	GINWNETT SANDY CLAY LOAM	15 TO 25
AvD	ASHLAR SANDY LOAM	6 TO 15
AvF	ASHLAR SANDY LOAM	15 TO 45
Cc	CARTECAY SILT LOAM	FLOODED
PuF	PAOLETE URBAN LAND COMPLEX	10 TO 25
Tc	TOCCOA SANDY LOAM	15 TO 45
SdF2	SWATTLEAPPLE-GROVER COMPLEX	15 TO 45
McD	MADISON SANDY LOAM	15 TO 30
MDc	MADISON SANDY LOAM	6 TO 10
MDF2	MADISON SANDY CLAY LOAM	10 TO 15
MF2	MUSSELLA SANDY LOAM	15 TO 25

BLOCK	LOTS
A	120
B	27
TOTAL	147

The image contains three technical drawings of pipe fittings, each with specific dimensions and service connections indicated by arrows and labels.

- Top Drawing:** A cross-section of a fitting with a central hole. It has a top flange with a radius of $R25(TYP)$ and a bottom flange with a radius of $R40(TYP)$. The outer diameter is $R50(TYP)$. It is labeled with "1 1/2\" WATER SERVICE(TYP)" at the top.
- Middle Drawing:** A cross-section of a fitting with a central hole. It has a top flange with a radius of $R25(TYP)$ and a bottom flange with a radius of $R10(TYP)$. The outer diameter is $R50(TYP)$. It is labeled with "1 1/2\" WATER SERVICE(TYP)" on the left. Other labels include $R15(TYP)$, $R25(TYP)$, $R40(TYP)$, and $R16(TYP)$.
- Bottom Drawing:** A cross-section of a fitting with a central hole. It has a top flange with a radius of $R25(TYP)$ and a bottom flange with a radius of $R40(TYP)$. The outer diameter is $R50(TYP)$. It is labeled with "1 1/2\" WATER SERVICE(TYP)" on the left. Other labels include $R15(TYP)$ and $R16(TYP)$.

ALL DIMENSIONS TO RIGHT-OF-WAY & EDGE OF PAVEMENT

LEGEND

IPS	IRON PIN SET	1/2" REBAR
IPF	IRON PIN FOUND	
ASB	ASBESTOS	
PROV	PROPOSED	
EXIST	EXISTING	
CONC	CONCRETE FOUND	
CONC	CONCRETE FOUND	
INT	INTERIOR	
EXT	EXTERIOR	
PROPERTY LINE	PROPERTY LINE	
SE	SIDEWALK	
B/L	BUILDING LINE	
ST	STATION	
DM	DECK MATERIAL	
LP	LOWEST TELEPHONE POLE	
TRANS	TRANSFORMER	
CSH	CERAMIC TILE	
HTW	HIGH TENSION WIRE	
UW	UNDERGROUND TELEPHONE MARKER	
HW	HEADWALL	
UN	UNION BOX	
CR	CROP	
INLET	INLET	
MANHOLE	MANHOLE	
CONCRETE METAL PIPE	CONCRETE METAL PIPE	
CORRUGATED STEEL PIPE	CORRUGATED STEEL PIPE	
CONCRETE PIPE	CONCRETE PIPE	
POLYETHYLENE PIPE	POLYETHYLENE PIPE	
CONCRETE PIPE	CONCRETE PIPE	
DRAINAGE CASSEMENT	DRAINAGE CASSEMENT	
PARALLEL	PARALLEL	
ELEV	ELEVATION	
FINISHED FLOOR ELEVATION	FINISHED FLOOR ELEVATION	
INVERT ELEVATION	INVERT ELEVATION	
PROPOSED SLOPE ELEVATION	PROPOSED SLOPE ELEVATION	
EXISTING SLOPE ELEVATION	EXISTING SLOPE ELEVATION	
BACK OF CURB	BACK OF CURB	
WATER VALVE ELEVATION	WATER VALVE ELEVATION	
GATE VALVE	GATE VALVE	
PRE HYDRANT	PRE HYDRANT	
PROPERTY CORNER	PROPERTY CORNER	
MANHOLE	MANHOLE	
PRE HYDRANT	PRE HYDRANT	
LOWEST TELEPHONE POLE	LOWEST TELEPHONE POLE	
100-FOOT FLOODPLAIN	100-FOOT FLOODPLAIN	
LOT LINE	LOT LINE	
TELEPHONE LINE	TELEPHONE LINE	
GAS LINE	GAS LINE	
WATER LINE	WATER LINE	
INTERIOR SEWER LINE	INTERIOR SEWER LINE	
EXISTING STORM LINE	EXISTING STORM LINE	
BLUESHIFT LINE	BLUESHIFT LINE	
TRANSVERSE LINE/POINT	TRANSVERSE LINE/POINT	

6" H

60' MINIMUM LOT WIDTH

20' B/L (REAR)

8,000 SQ. FT. TYP. LOT SIZE

MIN. 7.5' B/L (SIDE)

2,000 S/F MINIMUM

MIN. 7.5' B/L (SIDE)

DBL CAR GARAGE

20' B/L (FRONT)

R/W

5' SIDEWALK

15'

5' PLANTING STRIP

PROP. 55' R/W

25'

55'

EDGE OF PAVEMENT (TYP.)

BACK OF CURB (TYP.)

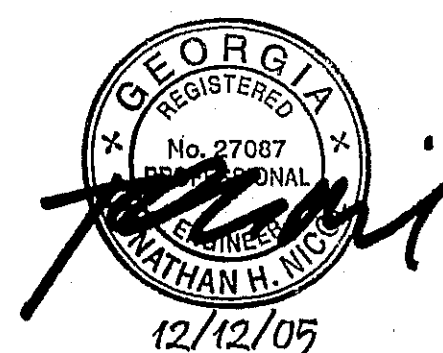
R/W

*ADA RAMPS TO BE PROVIDED AT ALL STREET INTERSECTIONS

NOTES:

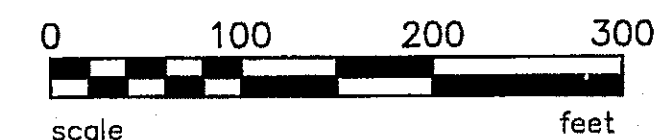
1. TRACTS 1 - 7 SHOWN HEREIN ARE ZONED R-100 SINGLE FAMILY RESIDENTIAL.
2. MINIMUM SETBACKS:
 - FY (MAJOR THOROUGHFARE) - 50'
 - FY (MINOR THOROUGHFARE) - 40'
 - FY (OTHER ROADS) - 20'
 - SY - 7.5'
 - RY - 20'
 - MAXIMUM BLDG HEIGHT - 35'
 - MINIMUM LOT AREA - 8,000 S.F.
3. CONCEPTUAL LAYOUT OBTAINED FROM PLAN BY FRANZMAN/DAVIS & ASSOCIATES, LTD (DIVISION OF JORDAN, JONES + GOULDING, INC.) DATED 04/05.
4. BOUNDARY INFORMATION OBTAINED FROM AN ALTA / BOUNDARY SURVEY BY METRO ENGINEERING AND SURVEYING CO., INC. DATED 2-24-05.
5. THIS PROPERTY IS NOT WITHIN A 100-YEAR FLOOD HAZARD AREA, REFERENCE F.I.R.M. PANEL NUMBERS 130899C0168H AND 13089C0168H DATED MAY 7, 2001.

LOT SUMMARY TRACTS 1 & 3															
LOT	BLOCK	LOT AREA	REDUCTION	LOT	BLOCK	LOT AREA	REDUCTION	LOT	BLOCK	LOT AREA	REDUCTION	LOT	BLOCK	LOT AREA	REDUCTION
1	2	13,677	1,323	51	A	9,734	5,268	76	A	13,850	1,050	101	A	10,836	4,164
2	2	13,677	1,323	52	A	9,734	5,268	77	A	13,850	1,050	102	A	10,836	4,164
3	4	9,444	5,558	28	A	13,935	1,065	93	A	10,000	5,000	102	A	12,331	2,689
4	4	9,444	5,558	29	A	13,935	1,065	94	A	10,000	5,000	103	A	11,811	3,819
5	4	9,444	5,558	30	A	13,935	1,065	95	A	10,000	5,000	104	A	11,811	3,819
6	4	9,444	5,558	31	A	13,935	1,065	96	A	10,000	5,000	105	A	11,811	3,819
7	4	9,444	5,558	32	A	13,935	1,065	97	A	10,000	5,000	106	A	11,811	3,819
8	4	9,444	5,558	33	A	13,935	1,065	98	A	10,000	5,000	107	A	11,811	3,819
9	4	9,444	5,558	34	A	13,935	1,065	99	A	10,000	5,000	108	A	11,811	3,819
10	4	9,444	5,558	35	A	13,935	1,065	100	A	10,000	5,000	109	A	11,811	3,819
11	4	9,444	5,558	36	A	13,935	1,065	101	A	10,000	5,000	110	A	11,811	3,819
12	4	9,444	5,558	37	A	13,935	1,065	102	A	10,000	5,000	111	A	11,811	3,819
13	4	9,444	5,558	38	A	13,935	1,065	103	A	10,000	5,000	112	A	11,811	3,819
14	4	9,444	5,558	39	A	13,935	1,065	104	A	10,000	5,000	113	A	11,811	3,819
15	4	9,444	5,558	40	A	13,935	1,065	105	A	10,000	5,000	114	A	11,811	3,819
16	4	9,444	5,558	41	A	13,935	1,065	106	A	10,000	5,000	115	A	11,811	3,819
17	4	9,444	5,558	42	A	13,935	1,065	107	A	10,000	5,000	116	A	11,811	3,819
18	4	9,444	5,558	43	A	13,935	1,065	108	A	10,000	5,000	117	A	11,811	3,819
19	4	9,444	5,558	44	A	13,935	1,065	109	A	10,000	5,000	118	A	11,811	3,819
20	4	9,444	5,558	45	A	13,935	1,065	110	A	10,000	5,000	119	A	11,811	3,819
21	4	9,444	5,558	46	A	13,935	1,065	111	A	10,000	5,000	120	A	11,811	3,819
22	4	9,444	5,558	47	A	13,935	1,065	112	A	10,000	5,000	121	A	11,811	3,819
23	4	9,444	5,558	48	A	13,935	1,065	113	A	10,000	5,000	122	A	11,811	3,819
24	4	9,444	5,558	49	A	13,935	1,065	114	A	10,000	5,000	123	A	11,811	3,819
25	4	9,444	5,558	50	A	13,935	1,065	115	A	10,000	5,000	124	A	11,811	3,819
26	4	9,444	5,558	51	A	13,935	1,065	116	A	10,000	5,000	125	A	11,811	3,819
27	4	9,444	5,558	52	A	13,935	1,065	117	A	10,000	5,000	126	A	11,811	3,819
28	4	9,444	5,558	53	A	13,935	1,065	118	A	10,000	5,000	127	A	11,811	3,819
29	4	9,444	5,558	54	A	13,935	1,065	119	A	10,000	5,000	128	A	11,811	3,819
30	4	9,444	5,558	55	A	13,935	1,065	120	A	10,000	5,000	129	A	11,811	3,819
31	4	9,444	5,558	56	A	13,935	1,065	121	A	10,000	5,000	130	A	11,811	3,819
32	4	9,444	5,558	57	A	13,935	1,065	122	A	10,000	5,000	131	A	11,811	3,819
33	4	9,444	5,558	58	A	13,935	1,065	123	A	10,000	5,000	132	A	11,811	3,819
34	4	9,444	5,558	59	A	13,935	1,065	124	A	10,000	5,000	133	A	11,811	3,819
35	4	9,444	5,558	60	A	13,935	1,065	125	A	10,000	5,000	134	A	11,811	3,819
36	4	9,444	5,558	61	A	13,935	1,065	126	A	10,000	5,000	135	A	11,811	3,819
37	4	9,444	5,558	62	A	13,935	1,065	127	A	10,000	5,000	136	A	11,811	3,819
38	4	9,444	5,558	63	A	13,935	1,065	128	A	10,000	5,000	137	A	11,811	3,819
39	4	9,444	5,558	64	A	13,935	1,065	129	A	10,000	5,000	138	A	11,811	3,819
40	4	9,444	5,558	65	A	13,935	1,065	130	A	10,000	5,000	139	A	11,811	3,819
41	4	9,444	5,558	66	A	13,935	1,065	131	A	10,000	5,000	140	A	11,811	3,819
42	4	9,444	5,558	67	A	13,935	1,065	132	A	10,000	5,000	141	A	11,811	3,819
43	4	9,444	5,558	68	A	13,935	1,065	133	A	10,000	5,000	142	A	11,811	3,819
44	4	9,444	5,558	69	A	13,935	1,065	134	A	10,000	5,000	143	A	11,811	3,819
45	4	9,444	5,558	70	A	13,935	1,065	135	A	10,000	5,000	144	A	11,811	3,819
46	4	9,444	5,558	71	A	13,935	1,065	136	A	10,000	5,000	145	A	11,811	3,819
47	4	9,444	5,558	72	A	13,935	1,065	137	A	10,000	5,000	146	A	11,811	3,819
48	4	9,444	5,558	73	A	13,935	1,065	138	A	10,000	5,000	147	A	11,811	3,819
49	4	9,444	5,558	74	A	13,935	1,065	139	A	10,000	5,000	148	A	11,811	3,819
50	4	9,444	5,558	75	A	13,935	1,065	140	A	10,000	5,000	149	A	11,811	3,819
51	4	9,444	5,558	76	A	13,935	1,065	141	A	10,000	5,000	150	A	11,811	3,819
52	4	9,444	5,558	77	A	13,935	1,065	142	A	10,000	5,000	151	A	11,811	3,819
53	4	9,444	5,558	78	A	13,935	1,065	143	A	10,000	5,000	152	A	11,811	3,819
54	4	9,444	5,558	79	A	13,935	1,065	144	A	10,000	5,000	153	A	11,811	3,819
55	4	9,444	5,558	80	A	13,935	1,065	145	A	10,000	5,000	154	A	11,811	3,819
56	4	9,444	5,558	81	A	13,935	1,065	146	A	10,000	5,000	155	A	11,811	3,819
57	4	9,444	5,558	82	A	13,935	1,065	147	A	10,000	5,000	156	A	11,811	3,819
58	4	9,444	5,558	83	A	13,935	1,065	148	A	10,000	5,000	157	A	11,811	3,819
59	4	9,444	5,558	84	A	13,935	1,065	149	A	10,000	5,000	158	A	11,811	3,819
60	4	9,444	5,558	85	A	13,935	1,065	150	A	10,000	5,000	159	A	11,811	3,819
61	4	9,444	5,558	86	A	13,935	1,065	151	A	10,000	5,000	160	A	11,811	3,819
62	4	9,444	5,558	87	A	13,935	1,065	152	A	10,000	5,000	161	A	11,811	3,819
63	4	9,444	5,558	88	A	13,935	1,065	153	A	10,000	5,000	162	A	11,811	3,819
64	4	9,444	5,558	89	A	13,935	1,065	154	A	10,000	5,000	163	A	11,811	3,819
65	4	9,444	5,558	90	A	13,935	1,065	155	A	10,000	5,000	164	A	11,811	3,819
66	4	9,444	5,558	91	A	13,935	1,065	156	A	10,000	5,000	165	A	11,811	3,819
67	4	9,444	5,558	92	A	13,935	1,065	157	A	10,000	5,000	166	A	11,811	3,819
68	4	9,444	5,558	93	A	13,935	1,065	158	A	10,000	5,000	167	A	11,811	3,819
69	4	9,444	5,558	94	A	13,935	1,065	159	A	10,000	5,000	168	A	11,811	3,819
70	4	9,444	5,558	95	A	13,935	1,065	160	A	10,000	5,000	169	A	11,811	3,819
71	4	9,444	5,558	96	A	13,935	1,065	161	A	10,000	5,000	170	A	11,811	3,819
72	4	9,444	5,558	97	A	13,935	1,065	162	A	10,000	5,000	171	A	11,811	3,819
73	4	9,444	5,558	98	A	13,935	1,065	163	A	10,000	5,000	172	A	11,811	3,819
74	4	9,444	5,558	99	A	13,935	1,065	164	A	10,000	5,000	173	A	11,811	3,819
75	4	9,444	5,558	100	A	13,935	1,065	165	A	10,000	5,000	174	A	11,811	3,819
76	4	9,444	5,558	101	A	13,935	1,065	166	A	10,000	5,000	175	A	11,811	3,819
77	4	9,444	5,558	102	A	13,935	1,065	167	A	10,000	5,000	176	A	11,811	3,819
78	4	9,444	5,558	103	A	13,935	1,065	168	A	10,000	5,000	177	A	11,811	3,819
79	4	9,444	5,558	104	A	13,935	1,065	169	A	10,000	5,000	178	A	11,811	3,819
80	4	9,444	5,558	105	A	13,935	1,065	170	A	10,000	5,000	179	A	11,811	3,819
81	4	9,444	5,558	106	A	13,935	1,065	171	A	10,000	5,000	180	A	11,811	3,819
82	4	9,444	5,558	107	A	13,935	1,065	172	A	10,000	5,000	181	A	11,811	3,819
83	4	9,444	5,558	108	A	13,935	1,065	173	A	10,000	5,000	182	A	11,811	3,819
84	4	9,444	5,558	109	A	13,935	1,065	174	A	10,000	5,000	183	A	11,811	3,819
85	4	9,444	5,558	110	A	13,935	1,065	175	A	10,000	5,000	184	A	11,811	3,819
86	4	9,444	5,558	111	A	13,935	1,065	176	A	10,000	5,000	185	A	11,811	3,819
87	4	9,444	5,558	112	A	13,935	1,065	177	A	10,000	5,000	186	A	11,811	3,819
88	4	9,444	5,558	113	A	13,935	1,065	178	A	10,000	5,000	187	A	11,811	3,819
89	4	9,444	5,558	114	A	13,935	1,065	179	A	10,000	5,000				



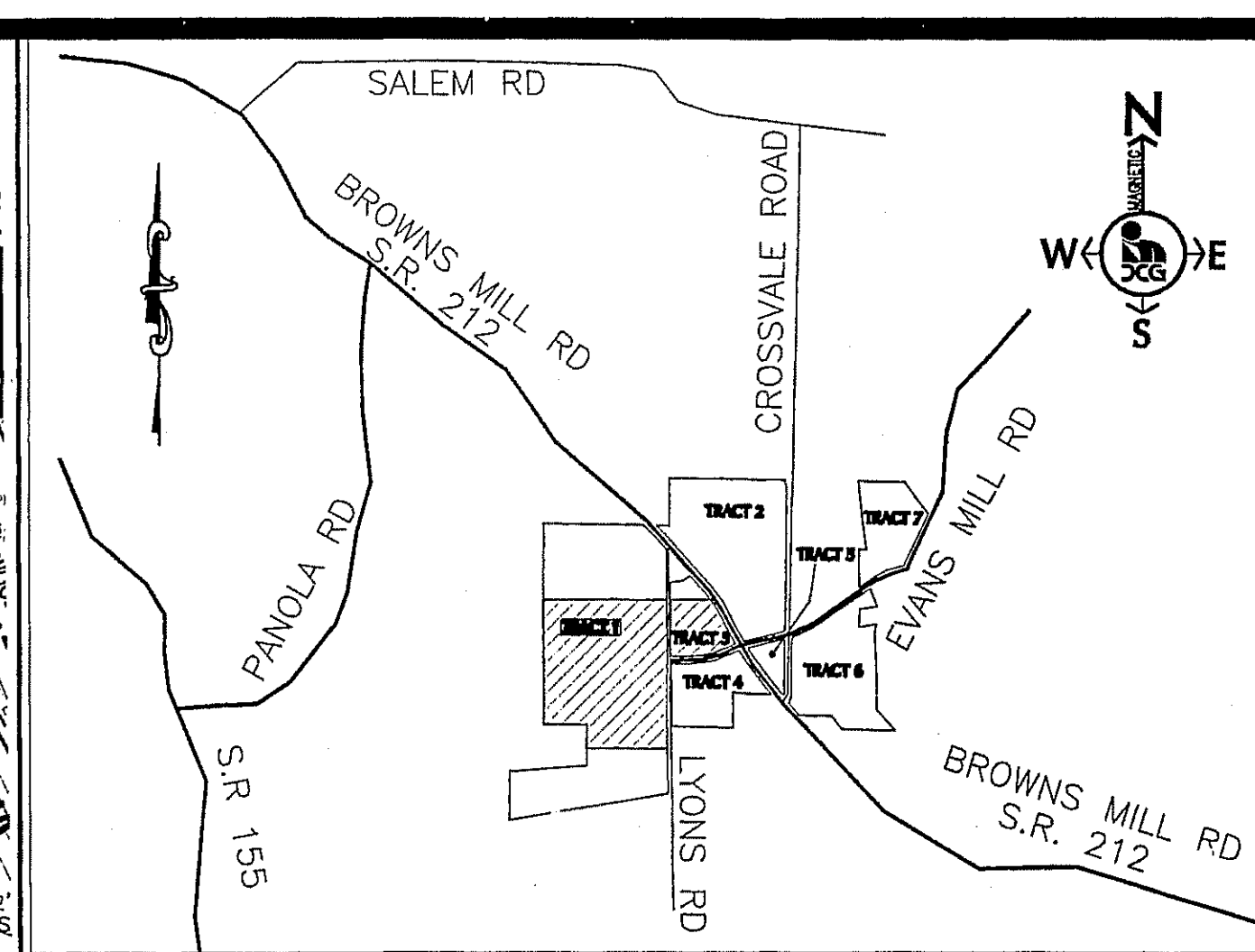
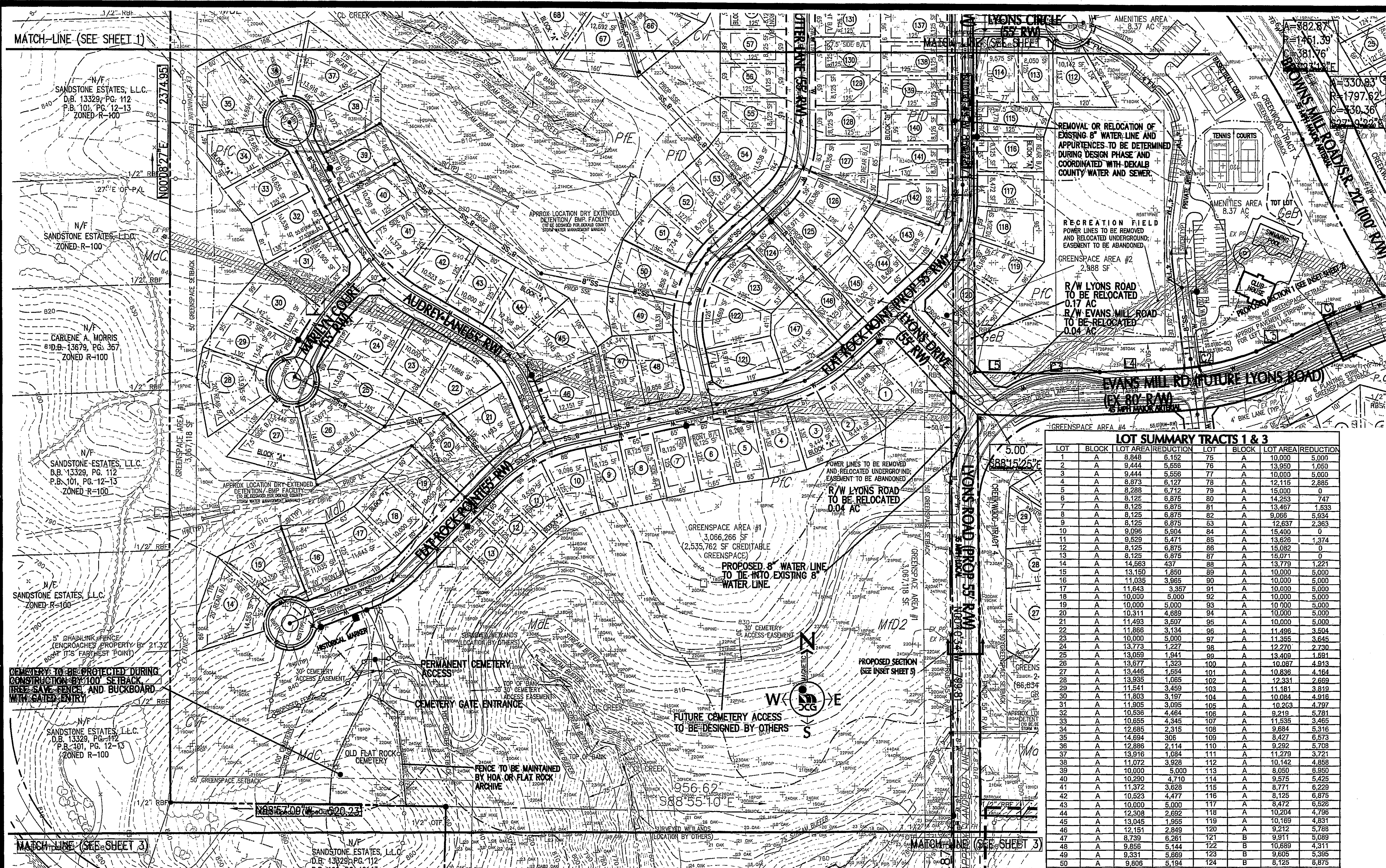
DEVELOPER:
D.R. HORTON, INC..
CONTACT: Jim Huffstetler
8200 Roberts Drive, Suite 400
Atlanta, Georgia 30350
(770) 730-7900

PREPARED BY :
DEVELOPMENT CONSULTANTS GROUP
2400 Meadowbrook Parkway
Duluth, Georgia 30096
Telephone: (770) 279-1710
Fax: (770) 921-9426



For
TRACT 1
CREEKWOOD

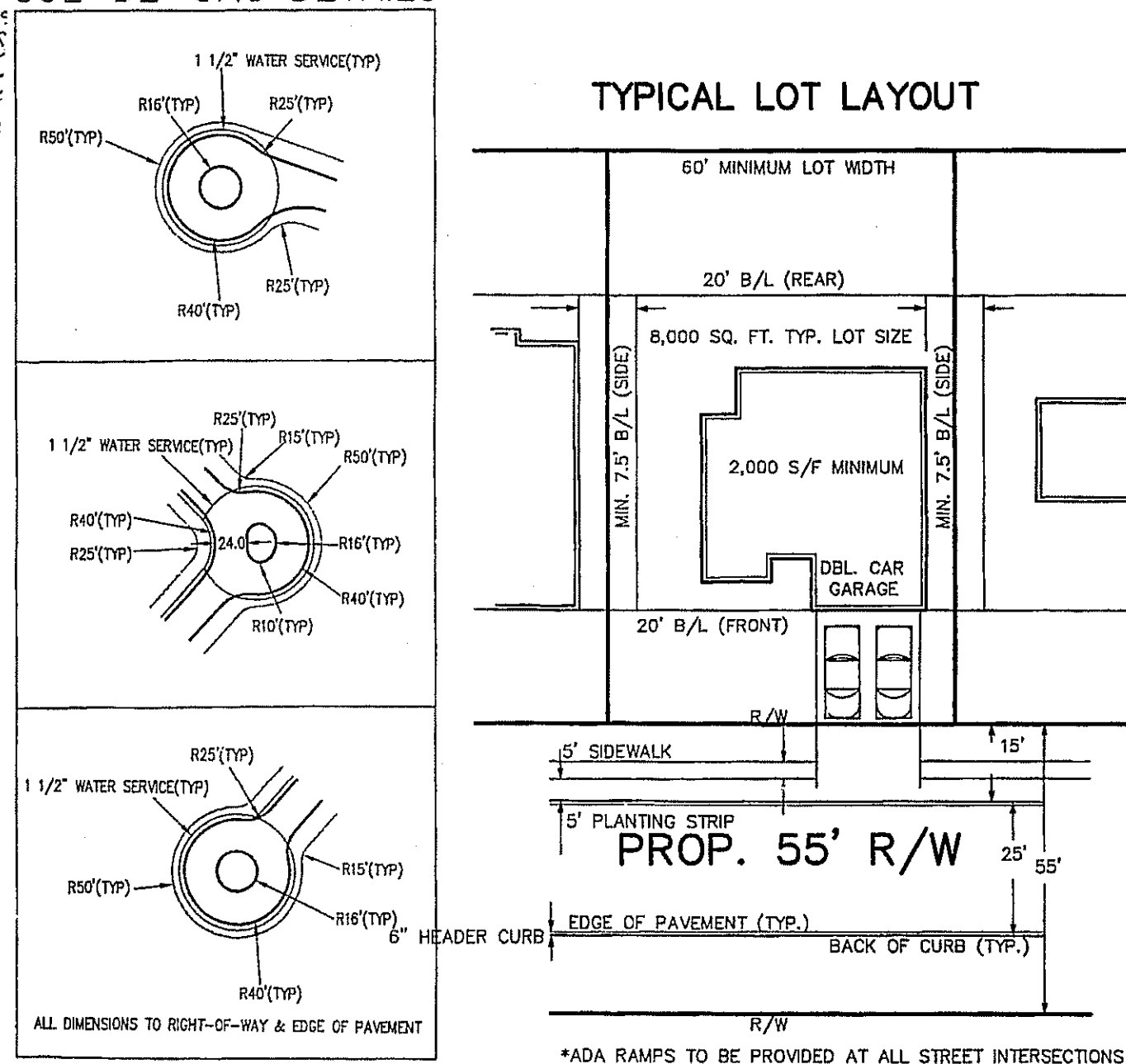
DESIGNED: JN	DEKALB COUNTY FILE NO. 05131R	1 OF 9 ISSUE # 5
DRAWN: GC		
CHECKED: DY		
APPROVED: JN		
DATE: 7/21/05	LAND LOT(S) 47, 48, 50, & 79	
SCALE: 1" = 100'	16TH LAND DISTRICT	
JOB # 05027	DeKalb COUNTY, GA.	



VICINITY MAP

not to scale

CUL-DE-SAC DETAILS



NOTES:

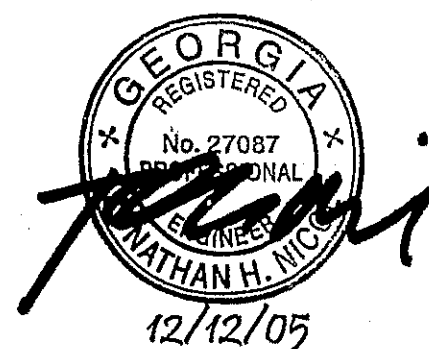
1. TRACTS 1 -7 SHOWN HEREIN ARE ZONED R-100 SINGLE FAMILY RESIDENTIAL.
2. MINIMUM SETBACKS:
FY (MAJOR THOROUGHFARE) - 50'
FY (MINOR THOROUGHFARE) - 40'
FY (OTHER ROADS) - 20'
SY - 7.5'
RY - 20'
MAXIMUM BLDG HEIGHT - 35'
MINIMUM LOT AREA - 8,000 S.F.
3. CONCEPTUAL LAYOUT OBTAINED FROM PLAN BY FRANZMAN/DAVIS & ASSOCIATES LTD (DIVISION OF JORDAN, JONES + GOULDING, INC.) DATED 04/05.
4. BOUNDARY INFORMATION OBTAINED FROM AN ALTA / BOUNDARY SURVEY BY METRO ENGINEERING AND SURVEYING CO., INC. DATED 2-24-05.
5. THIS PROPERTY IS NOT WITHIN A 100-YEAR FLOOD HAZARDED AREA, REFERENCE F.I.R.M. PANEL NUMBERS 13089C0166H AND 13089C0168H DATED MAY 7, 2001.

LOT SUMMARY TRACTS 1 & 3							
LOT	BLOCK	LOT AREA	REDUCTION	75	BLOCK	LOT AREA	REDUCTION
1	A	8,848	6,152	75	A	10,000	5,000
2	A	4,444	5,556	76	A	13,950	1,050
3	A	9,444	5,556	77	A	10,000	5,000
4	A	8,873	6,127	78	A	12,115	2,885
5	A	8,288	6,712	79	A	15,000	0
6	A	8,125	6,875	80	A	14,253	747
7	A	8,125	6,875	81	A	13,467	1,533
8	A	8,125	6,875	82	A	5,968	5
9	A	8,125	6,875	83	A	12,637	2,363
10	A	9,096	5,904	84	A	15,400	0
11	A	9,529	5,471	85	A	13,626	1,374
12	A	8,125	6,875	89	A	15,092	0
13	A	8,125	6,875	87	A	15,071	0
14	A	14,583	437	88	A	13,779	1,221
15	A	13,150	1,850	89	A	10,000	5,000
16	A	11,035	3,965	90	A	10,000	5,000
17	A	11,643	3,357	91	A	10,000	5,000
18	A	10,000	5,000	92	A	10,000	5,000
19	A	10,000	5,000	93	A	10,000	5,000
20	A	10,311	4,689	94	A	10,000	5,000
21	A	11,493	3,507	95	A	10,000	5,000
22	A	11,866	3,134	96	A	11,496	3,504
23	A	10,000	5,000	97	A	11,355	3,645
24	A	13,713	1,287	98	A	12,270	2,730
25	A	13,059	1,941	99	A	13,400	1,600
26	A	13,677	1,323	100	A	10,087	4,913
27	A	13,446	1,554	101	A	10,836	4,164
28	A	13,935	1,065	102	A	12,331	2,669
29	A	11,541	3,459	103	A	11,181	3,819
30	A	11,803	3,197	104	A	10,084	4,000
31	A	11,905	3,095	105	A	10,263	4,737
32	A	10,536	4,464	106	A	9,219	5,781
33	A	10,655	4,345	107	A	11,535	3,465
34	A	12,685	2,315	108	A	9,894	5,316
35	A	14,584	396	109	A	10,377	5,503
36	A	12,886	2,114	110	A	9,292	5,708
37	A	13,916	1,084	111	A	11,279	3,721
38	A	11,072	3,928	112	A	10,142	4,858
39	A	10,000	5,000	113	A	8,500	8,950
40	A	10,250	4,750	114	A	9,575	5,425
41	A	11,372	4,628	115	A	9,717	6,283
42	A	10,523	4,477	116	A	8,125	6,875
43	A	10,000	5,000	117	A	8,472	6,528
44	A	12,308	2,692	118	A	10,204	4,796
45	A	13,045	1,955	119	A	10,169	4,831
46	A	12,151	2,849	120	A	9,212	5,788
47	A	8,739	6,261	121	A	9,811	5,989
48	A	8,859	5,141	122	B	10,689	4,311
49	A	9,331	5,669	123	B	9,605	5,395
50	A	8,806	5,194	124	B	8,125	6,875
51	A	9,734	5,266	125	B	8,971	6,029
52	A	8,715	6,285	126	B	10,396	4,614
53	A	8,125	6,875	127	B	10,395	5,605
54	A	11,558	3,462	128	B	8,125	6,875
55	A	8,125	6,875	129	B	8,125	6,875
56	A	8,125	6,875	130	B	8,125	6,875
57	A	8,125	6,875	131	B	8,125	6,875
58	A	8,125	6,875	132	B	8,068	6,292
59	A	9,661	5,339	133	B	9,769	6,631
60	A	9,291	5,709	134	B	11,382	3,708
61	A	9,045	5,955	135	B	11,529	3,471
62	A	10,729	4,271	136	B	8,070	6,930
63	A	9,000	6,000	137	B	8,125	6,875
64	A	9,325	5,675	138	B	8,125	6,875
65	A	10,843	4,157	139	B	8,125	6,875
66	A	12,786	2,214	140	B	8,125	6,875
67	A	12,692	2,308	141	B	8,313	6,687
68	A	12,692	2,308	142	B	8,666	6,134
69	A	10,782	4,218	143	B	9,889	5,732
70	A	8,858	6,542	144	B	8,848	6,512
71	A	8,125	6,875	145	B	8,125	6,875
72	A	8,915	6,085	146	B	8,125	6,875
73	A	11,559	3,441	147	B	11,314	3,686
74	A	12,883	2,117		TOTAL	1,532,310	673,240

TRACTS ONE & THREE SUMMARY

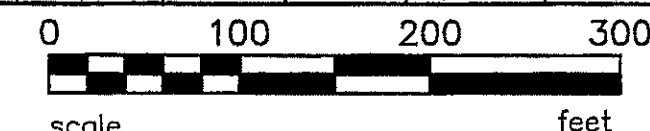
TRACT 1 ACRES - 111.2
TRACT 3 ACRES - 11.6
TOTAL ACRES - 122.8
TOTAL R/W RELOCATED - 0.60 AC
(NOT INCLUDED IN TOTAL ACERAGE)
TOTAL LOTS - 147
DENSITY - 1.2 LOTS/ACRE
TOTAL GREENSPACE - 58.2 AC (47.4%)
NOTE: GREENSPACE AREA DOES NOT INCLUDE 50'
GREENSPACE STRIP OR RECREATION AREA

BLOCK	LOTS
A	120
B	27
TOTAL	147



DEVELOPER:
D.R. HORTON, INC..
CONTACT: Jim Huffstetler
8200 Roberts Drive, Suite 400
Atlanta, Georgia 30350
(770) 730-7900

PREPARED BY :
DEVELOPMENT CONSULTANTS GROUP
2400 Meadowbrook Parkway
Duluth, Georgia 30096
Telephone: (770) 279-1710
Fax: (770) 921-9426



R-100 CONSERVATION SUBDIVISION SKETCH PLAT

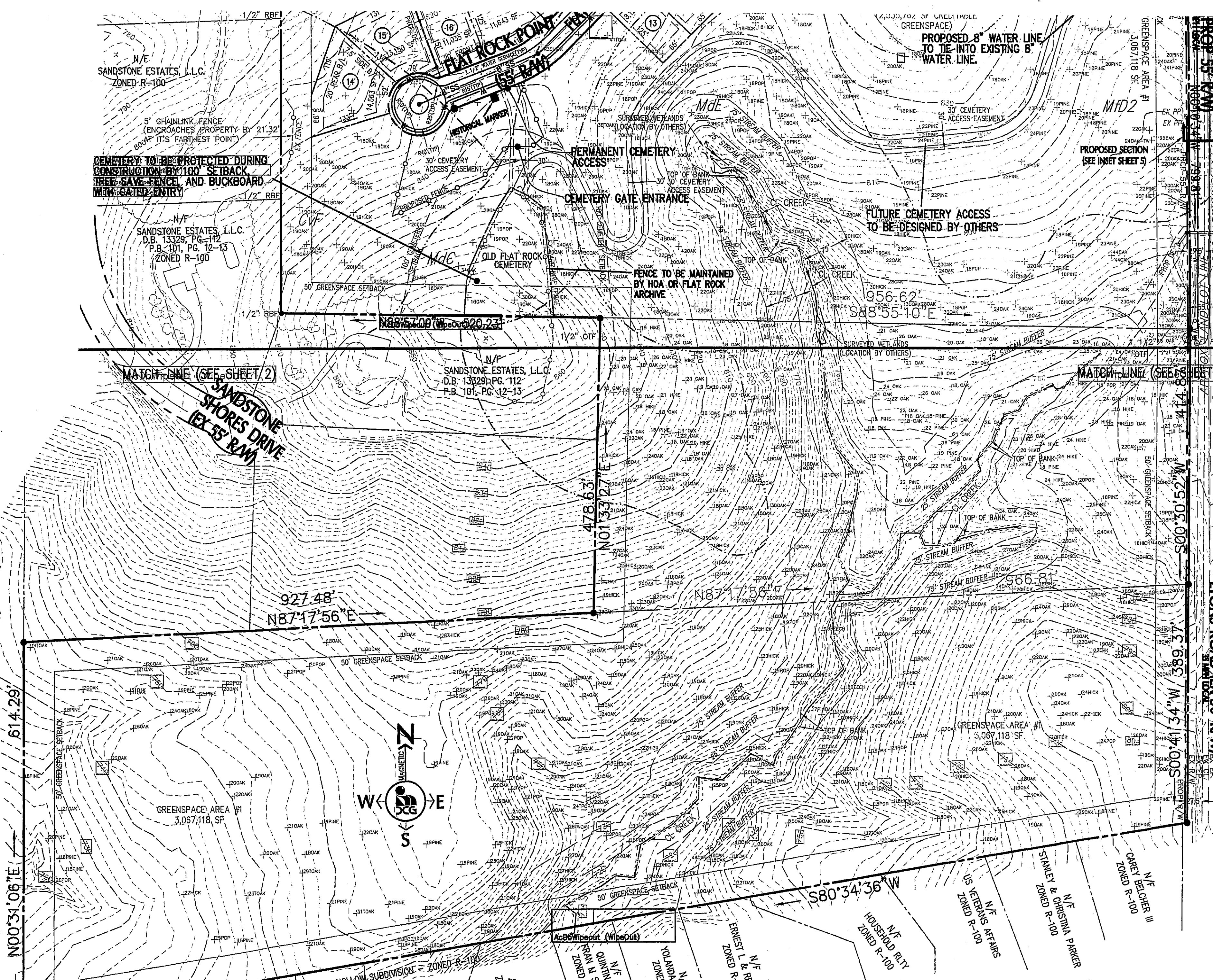
For
TRACT 1 (CONTINUED)
CREEKWOOD

DESIGNED:	JN	DEKALB COUNTY FILE NO. 05131R
DRAWN:	GC	
CHECKED:	DY	
APPROVED:	JN	
DATE:	7/21/05	LAND LOT(S) 47, 48, 50, & 79
SCALE:	1" = 100'	16TH LAND DISTRICT
JOB #	05027	DeKalb COUNTY, GA.

2
OF
9
ISSUE #

ISSUE #

5

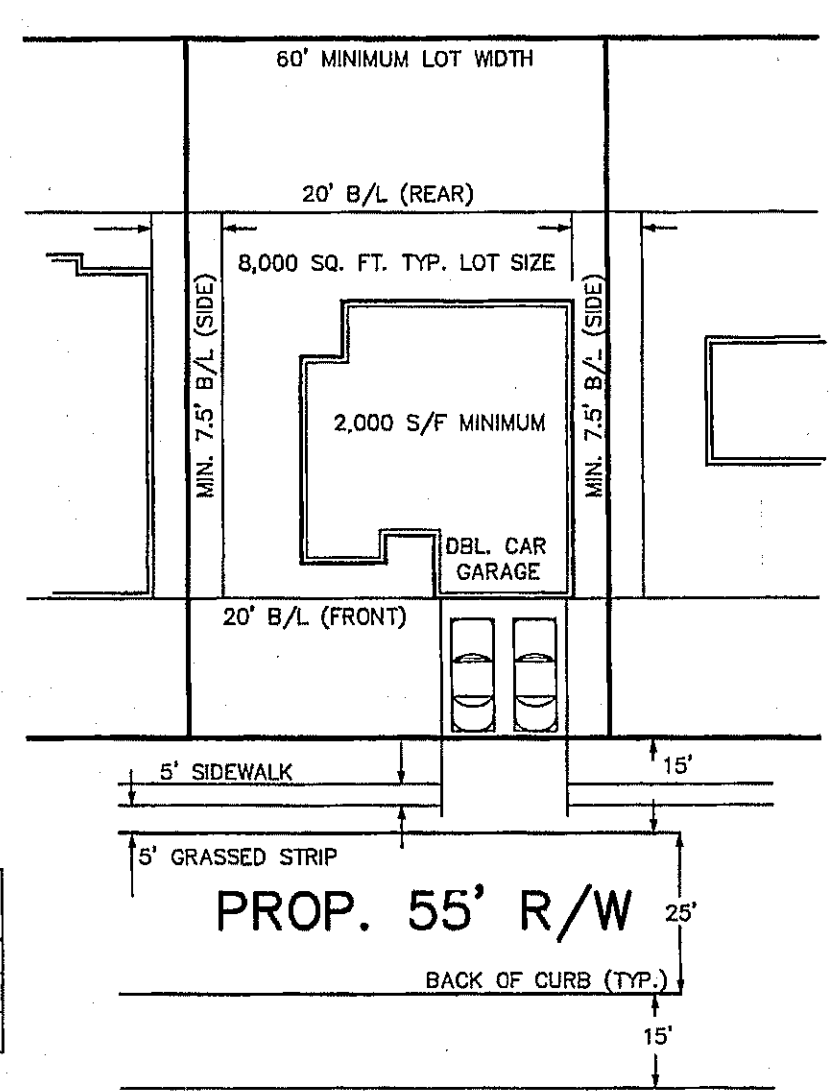


TRACTS ONE & THREE SUMMARY

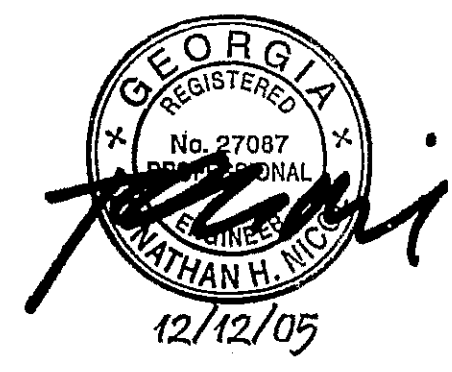
TRACT 1 ACRES - 111.2
TRACT 3 ACRES - 11.6
TOTAL ACRES - 122.8
TOTAL R/W RELOCATED - 0.60 AC
(NOT INCLUDED IN TOTAL ACERAGE)
TOTAL LOTS - 147
DENSITY - 1.2 LOTS/ACRE
TOTAL GREENSPACE - 58.2 AC (47.4%)
NOTE: GREENSPACE AREA DOES NOT INCLUDE 50' GREENSPACE STRIP OR RECREATION AREA

LOT SUMMARY TRACTS 1 & 3									
LOT	BLOCK	LOT AREA	REDUCTION	LOT	BLOCK	LOT AREA	REDUCTION	LOT	BLOCK
1	A	8,848	6,152	75	A	10,000	5,000		
2	A	9,444	5,556	76	A	13,950	1,050		
3	A	9,444	5,556	77	A	10,000	5,000		
4	A	8,873	6,127	78	A	12,115	2,885		
5	A	8,288	6,712	79	A	15,000	0		
6	A	8,125	6,875	80	A	14,253	747		
7	A	8,125	6,875	81	A	13,467	1,533		
8	A	8,125	6,875	82	A	9,089	9,934		
9	A	8,125	6,875	83	A	12,637	2,363		
10	A	9,088	5,912	84	A	15,400	0		
11	A	9,529	5,471	85	A	13,626	1,374		
12	A	8,125	6,875	86	A	15,082	0		
13	A	8,125	6,875	87	A	15,071	0		
14	A	14,593	437	88	A	13,779	1,221		
15	A	13,150	1,850	89	A	10,000	5,000		
16	A	11,035	3,965	90	A	10,000	5,000		
17	A	11,643	3,357	91	A	10,000	5,000		
18	A	10,000	5,000	92	A	10,000	5,000		
19	A	10,000	5,000	93	A	10,000	5,000		
20	A	10,311	4,689	94	A	10,000	5,000		
21	A	11,493	3,507	95	A	10,000	5,000		
22	A	11,866	3,134	96	A	11,496	3,504		
23	A	10,000	5,000	97	A	11,355	3,645		
24	A	13,773	1,227	98	A	12,270	2,730		
25	A	13,059	1,941	99	A	13,409	1,591		
26	A	13,677	1,323	100	A	10,087	4,913		
27	A	13,446	1,554	101	A	10,338	4,164		
28	A	13,935	1,065	102	A	12,331	2,669		
29	A	11,541	3,459	103	A	11,181	3,819		
30	A	11,803	3,197	104	A	10,084	4,916		
31	A	11,905	3,095	105	A	10,203	4,797		
32	A	10,535	4,465	106	A	11,535	3,465		
33	A	10,655	4,345	107	A	11,535	3,465		
34	A	12,685	2,315	108	A	9,884	5,316		
35	A	14,694	306	109	A	8,427	5,573		
36	A	12,886	2,114	110	A	9,292	5,708		
37	A	13,916	1,084	111	A	11,273	3,727		
38	A	11,072	3,928	112	A	10,142	4,858		
39	A	10,000	5,000	113	A	8,050	9,950		
40	A	10,290	4,710	114	A	9,575	5,425		
41	A	11,372	3,628	115	A	8,771	6,229		
42	A	10,523	4,477	116	A	8,125	6,375		
43	A	10,000	5,000	117	A	8,472	5,528		
44	A	12,308	2,692	118	A	10,204	4,796		
45	A	13,045	1,955	119	A	10,169	4,831		
46	A	12,151	2,849	120	A	9,212	5,788		
47	A	8,739	6,261	121	B	9,911	5,089		
48	A	9,852	5,148	122	B	10,689	4,311		
49	A	9,331	5,669	123	B	9,605	5,395		
50	A	9,806	5,194	124	B	8,125	6,875		
51	A	9,734	5,266	125	B	8,971	6,029		
52	A	8,715	6,285	126	B	10,388	4,612		
53	A	8,125	6,875	127	B	10,358	4,642		
54	A	11,538	3,462	128	B	8,125	6,875		
55	A	8,125	6,875	129	B	8,125	6,875		
56	A	8,125	6,875	130	B	8,125	6,875		
57	A	8,125	6,875	131	B	8,125	6,875		
58	A	8,125	6,875	132	B	8,708	6,292		
59	A	9,651	5,349	133	B	8,369	6,631		
60	A	9,291	5,709	134	B	11,292	3,708		
61	A	9,045	5,955	135	B	11,529	3,471		
62	A	10,729	4,271	136	B	8,070	6,930		
63	A	9,000	6,000	137	B	8,125	6,875		
64	A	9,325	5,675	138	B	8,125	6,875		
65	A	10,843	4,157	139	B	8,125	6,875		
66	A	12,788	2,212	140	B	8,125	6,875		
67	A	12,692	2,308	141	B	8,313	6,687		
68	A	12,692	2,308	142	B	8,868	6,134		
69	A	10,782	4,218	143	B	9,268	5,732		
70	A	8,458	6,542	144	B	8,488	6,512		
71	A	8,125	6,875	145	B	8,125	6,875		
72	A	8,125	6,875	146	B	8,125	6,875		
73	A	11,559	3,441	147	B	11,314	3,686		
74	A	12,883	2,117	TOTAL		1,527,486	678,087		

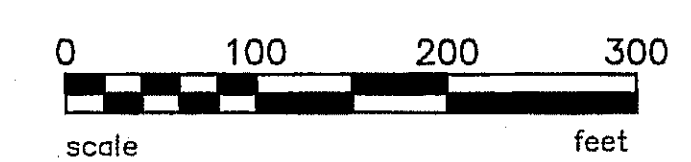
TYPICAL LOT LAYOUT



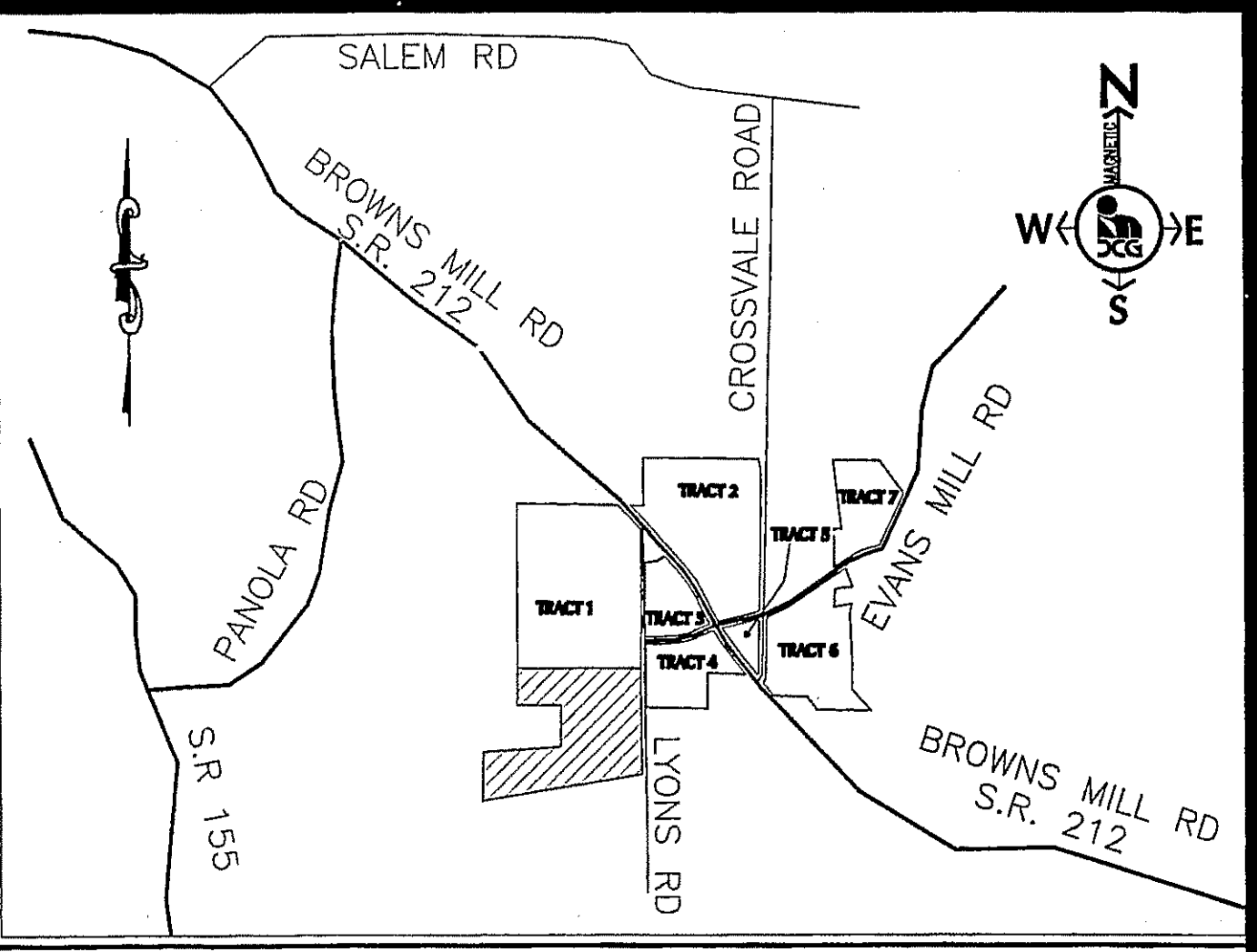
BLOCK	LOTS
A	120
B	27
TOTAL	147



DEVELOPER:
D.R. HORTON, INC.
CONTACT: Jim Huffstetler
8200 Roberts Drive, Suite 400
Atlanta, Georgia 30350
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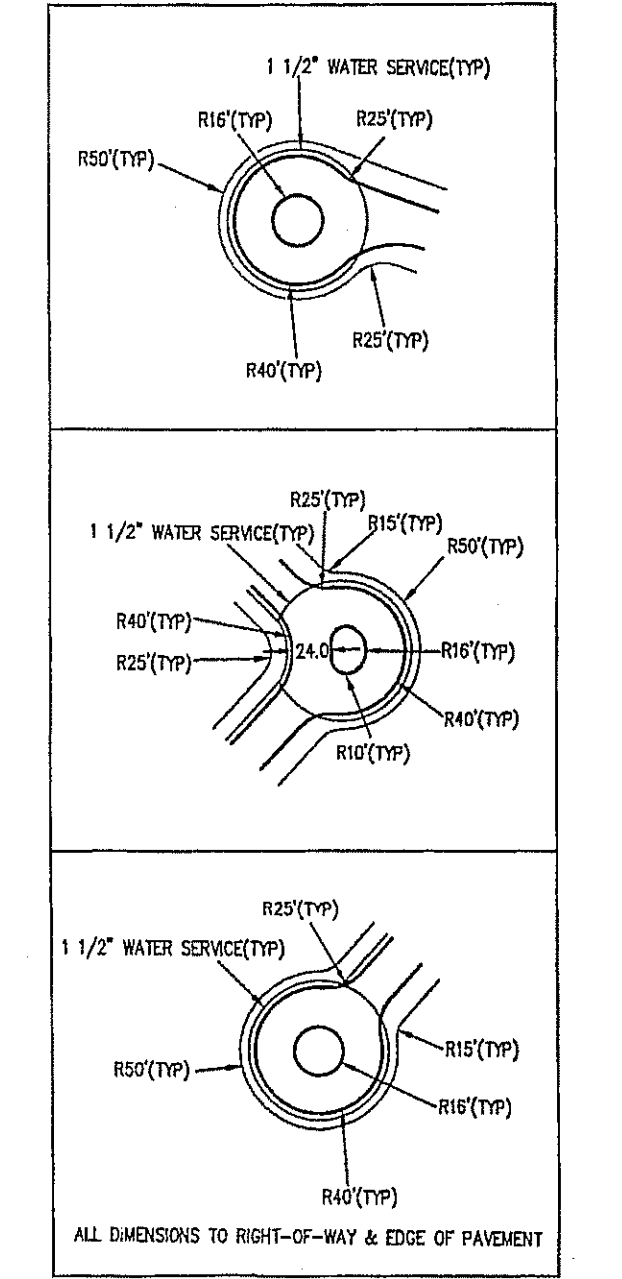


PREPARED BY:
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Duluth, Georgia 30096
Telephone: (770) 279-1710
Fax: (770) 921-9426



VICINITY MAP not to scale

CUL-DE-SAC DETAILS

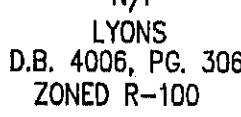


- NOTES:
- TRACTS 1 - 7 SHOWN HEREIN ARE ZONED R-100 SINGLE FAMILY RESIDENTIAL.
 - MINIMUM SETBACKS:
FY (MAJOR THOROUGHFARE) - 50'
FY (MINOR THOROUGHFARE) - 40'
FY (OTHER ROADS) - 20'
SY - 7.5'
RY - 20'
MAXIMUM BLDG HEIGHT - 35'
MINIMUM LOT AREA - 8,000 S.F.
 - CONCEPTUAL LAYOUT OBTAINED FROM PLAN BY FRANZMAN/DAVIS & ASSOCIATES, LTD (DIVISION OF JORDAN, JONES & GOULDING, INC.) DATED 04/05.
 - BOUNDARY INFORMATION OBTAINED FROM AN ALTA / BOUNDARY SURVEY BY METRO ENGINEERING AND SURVEYING CO., INC. DATED 2-24-05.
 - THIS PROPERTY IS NOT WITHIN A 100-YEAR FLOOD HAZARD AREA, REFERENCE F.I.R.M. PANEL NUMBERS 13089C0166H AND 13089C0168H DATED MAY 7, 2001.



R-100 CONSERVATION SUBDIVISION SKETCH PLAT

For		TRACT 1 (CONTINUED)		CREEKWOOD	
DESIGNED:	JN				3
DRAWN:	GC				OF
CHECKED:	DY				9
APPROVED:	JN				
DATE:	7/21/05				ISSUE #
SCALE:	1" = 100'				5
JOB #	05027				
CONSULTING ENGINEERS		LAND LOT(S) 47, 48, 50, & 79		16TH LAND DISTRICT	
PLANNERS & SURVEYORS				DeKalb COUNTY, GA.	



DESIGNED:	JN	DEKALB COUNTY FILE NO. 05131R	4 OF 9 ISSUE # 5
DRAWN:	GC		
CHECKED:	DY		
APPROVED:	JN		
DATE:	7/21/05	LAND LOT(S) 47, 48, 50, & 79	
SCALE:	1" = 100'	16TH LAND DISTRICT	
JOB #	05027	DeKalb County, GA	

TRACT FOUR SUMMARY

TOTAL ACRES - 16.3

TOTAL WALKING PATH R/W - 1.0 AC

ADJUSTED TOTAL ACRES - 15.3

TOTAL LOTS - 33

DENSITY - 2.03 LOTS/ACRE

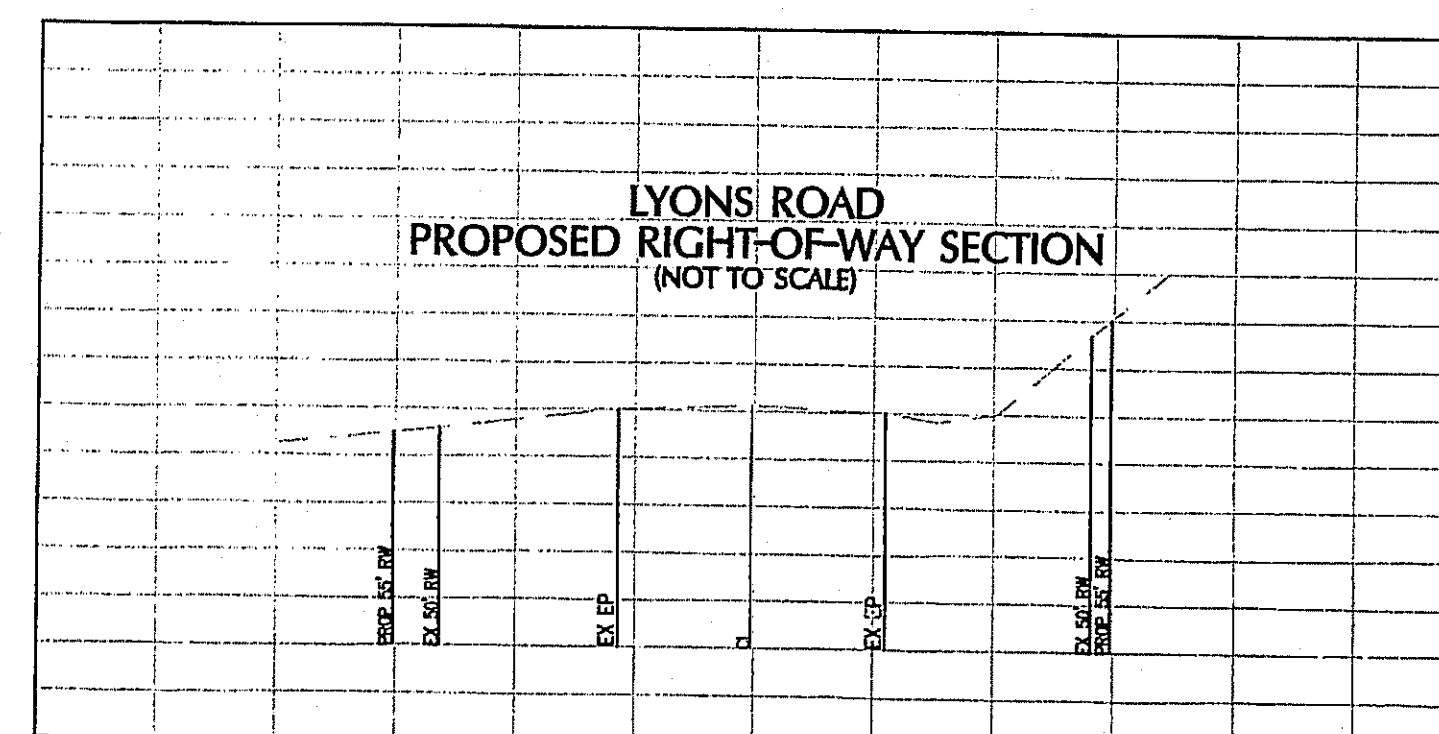
TOTAL GREENSPACE - 2.0 AC (13.0%)

NOTE: GREENSPACE AREA DOES NOT INCLUDE 50'
GREENSPACE STRIP OR RECREATION AREA

BOUNDARY CURVE TABLE TRACT 4						
CURVE	LENGTH	RADIUS	CHORD	CHORD DIRECTION	TANGENT	DELTA
C1	170.55'	1709.59'	170.48'	N89°03'14"E	85.34'	5°42'57"
C2	212.14'	606.88'	211.06'	N79°15'02"E	107.17'	20°01'43"
C3	190.93'	971.70'	190.62'	N67°22'31"E	95.77'	11°15'29"
C4	312.50'	2428.69'	312.29'	S36°21'06"E	156.47'	7°22'20"

BOUNDARY LINE TABLE TRACT 4		
LINE	LENGTH	BEARING
L1	64.56'	S88°15'25"E
L2	110.49'	N86°57'27"E
L3	84.65'	N85°33'55"E
L4	161.05'	S33°54'25"E
L5	172.79'	S38°19'17"W

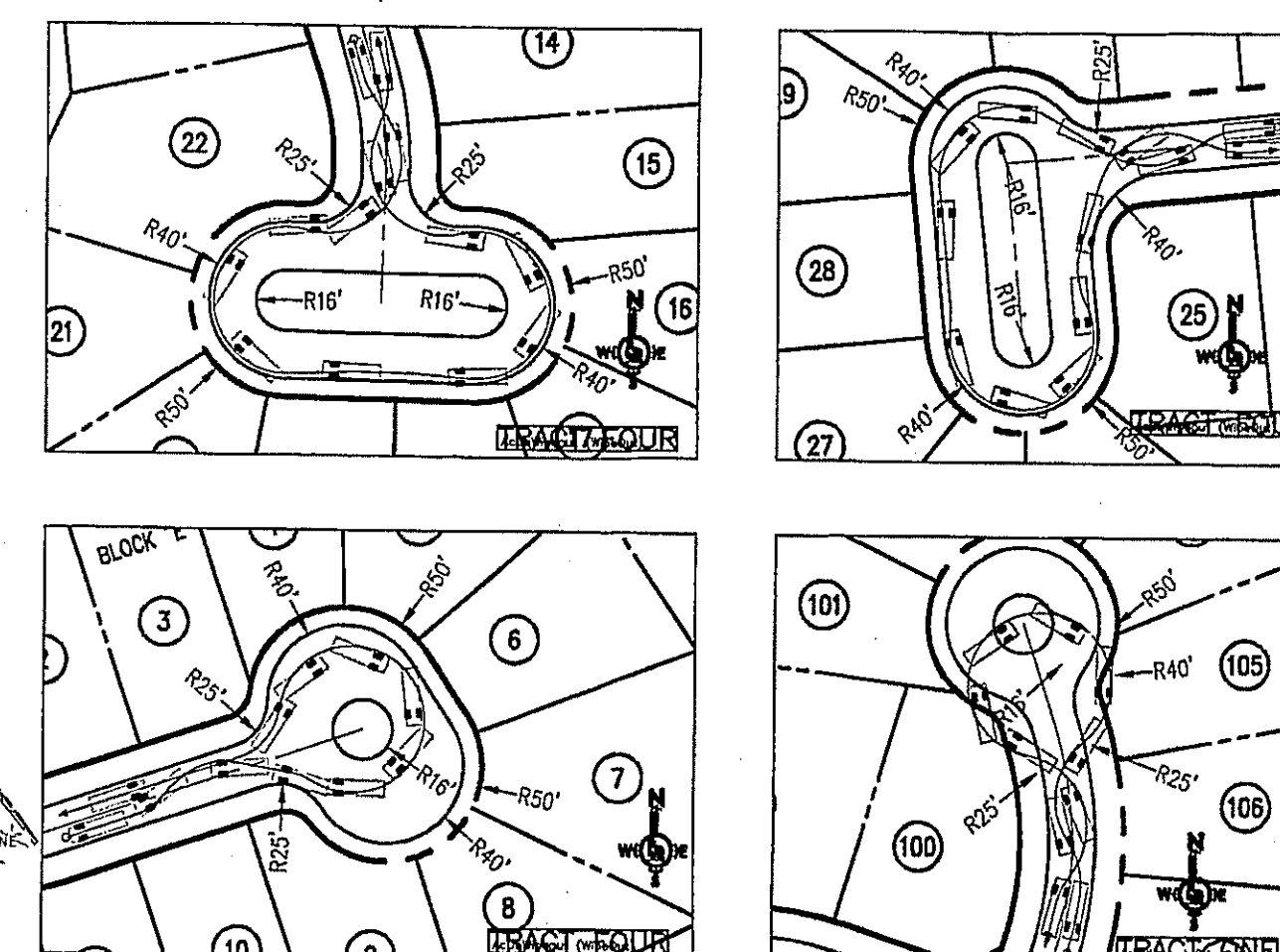
SOIL LEGEND		
SYMBOL	SOIL TYPE	SLOPE %
AwC	ASHLAR--DOWEE COMPLEX	7 TO 10
AwE	ASHLAR--WEDGEE COMPLEX	7 TO 10
CvF	CHESTEATE STONY LOAM	15 TO 45
PfD	PACOLET SANDY LOAM	10 TO 15
SgD	SWETTAPPLE--GROVER COMPLEX	15 TO 45
HcC	HUSSEY SANDY LOAM	5 TO 10
GeB	GWINNETT SANDY LOAM	10 TO 15
GeC	GWINNETT SANDY LOAM	6 TO 10
GeD	GWINNETT SANDY LOAM	10 TO 15
GeE	GWINNETT SANDY LOAM	15 TO 30
GeF	GWINNETT SANDY CLAY LOAM	15 TO 25
GwE2	GWINNETT SANDY CLAY LOAM	15 TO 25
AvD	ASHLAR SANDY LOAM	6 TO 15
AvF	ASHLAR SANDY LOAM	15 TO 45
Cc	CARTECAY SILT LOAM	FLOODED
PuE	PACOLET URBAN WED COMPLEX	10 TO 25
To	TOCCOA SANDY LOAM	FLOODED
SgD	SWETTAPPLE--GROVER COMPLEX	15 TO 45
McE	MADISON SANDY LOAM	15 TO 30
McF	MADISON SANDY LOAM	6 TO 10
WfD2	MADISON SANDY CLAY LOAM	10 TO 15
McE2	MUSSELLA SANDY LOAM	15 TO 25



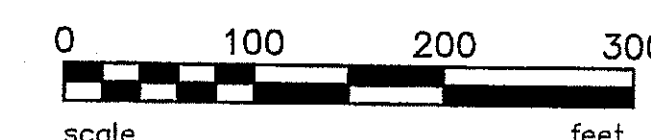
TREE LEGEND	
+	NON-SPECIMEN TREES TO BE REMOVED
+ 18"OAK	ALL TREES TO REMAIN
+ R34"PINE	SPECIMEN TREES TO BE REMOVED

SEE SHEET 9 FOR TREE CALCULATIONS

CUL-DE-SAC TURNING RADII ANALYSIS FOR SANITATION AND FIRE TRUCKS

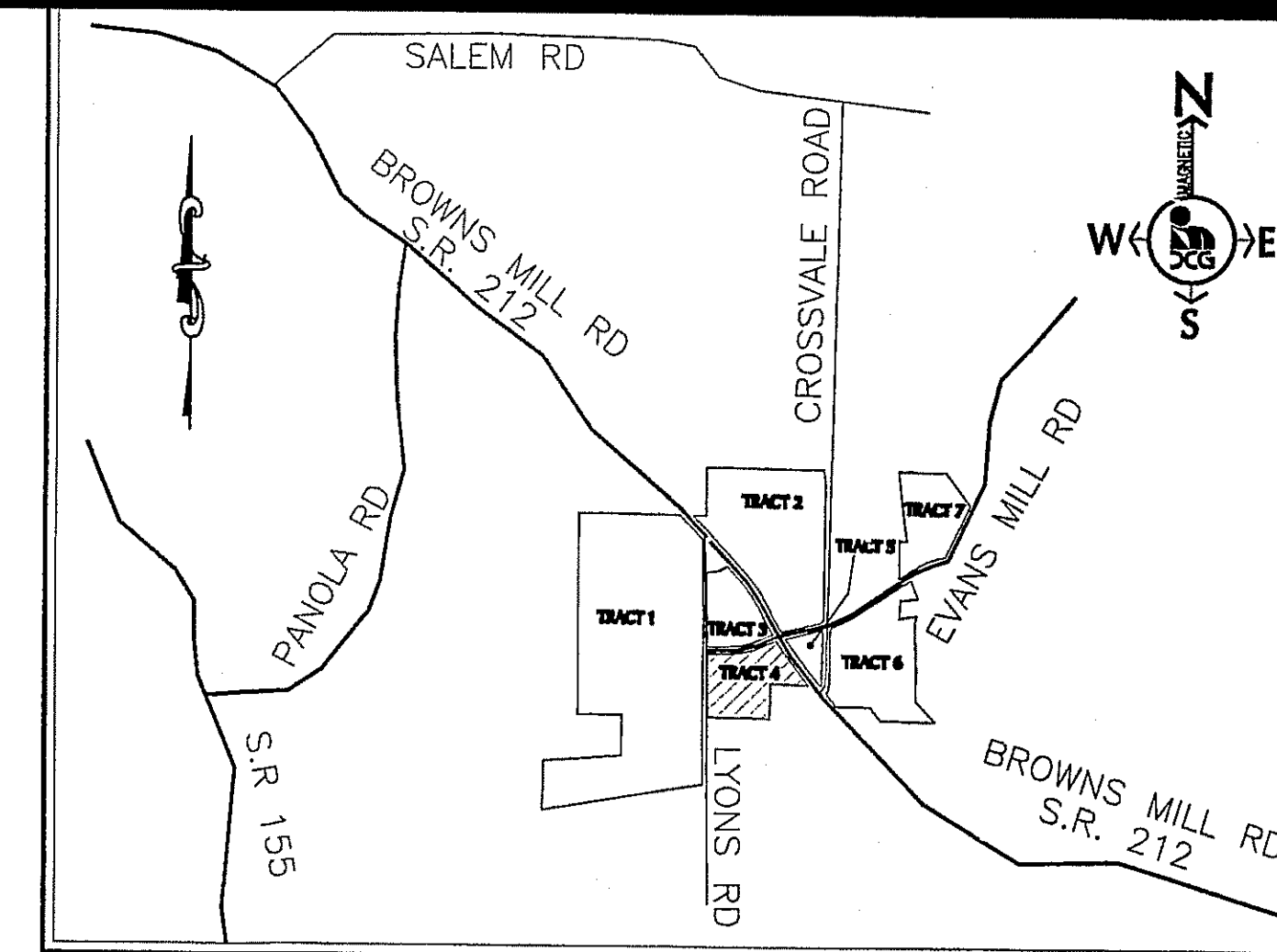


SCALE: 1" = 100'
CUL-DE-SACS ARE FROM TRACT FOUR, EXCEPT STANDARD CUL-DE-SAC (FROM TRACT ONE)
CUL-DE-SAC PAVEMENT RADII ARE 40' FOR ALL CUL-DE-SACS.
TURNING PATHS ASSUME THAT STREET IS UNOBSTRUCTED AND THE TRUCK WILL BE ABLE TO
USE ENTIRE PAVEMENT WIDTH.
VEHICLE TYPE USED FOR ALL CUL-DE-SACS IS SU-30 (30' SINGLE-UNIT TRUCK) FROM
ASHITO "A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS", 2001 EDITION.

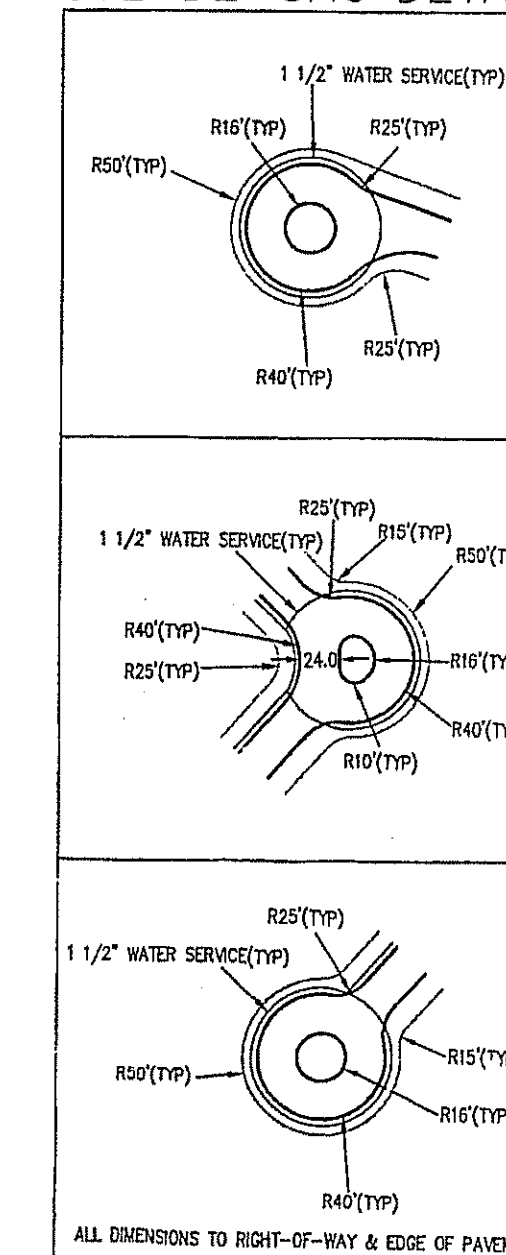


DEVELOPER:
D.R. HORTON, INC..
CONTACT: Jim Huffstetler
8200 Roberts Drive, Suite 400
Atlanta, Georgia 30350
(770) 730-7900

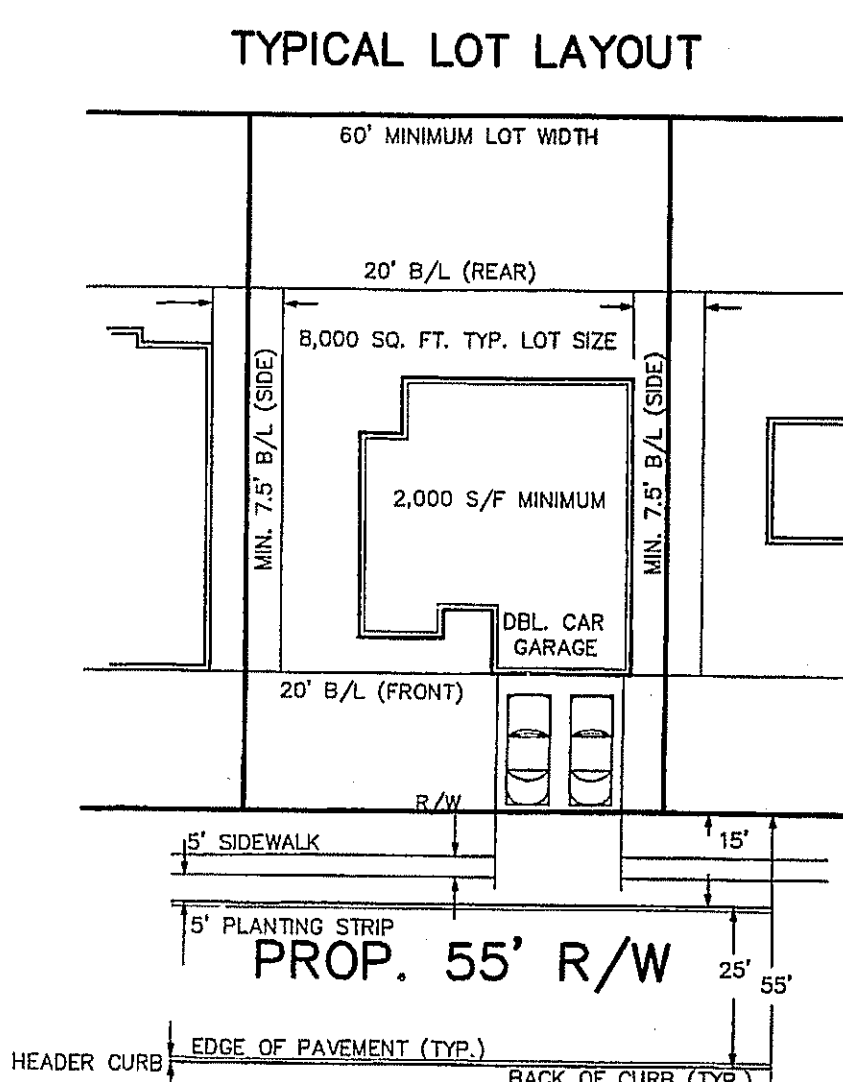
PREPARED BY :
DEVELOPMENT CONSULTANTS GROUP
2400 Meadowbrook Parkway
Duluth, Georgia 30096
Telephone: (770) 279-1710
Fax: (770) 921-9426



CUL-DE-SAC DETAILS



VICINITY MAP
not to scale

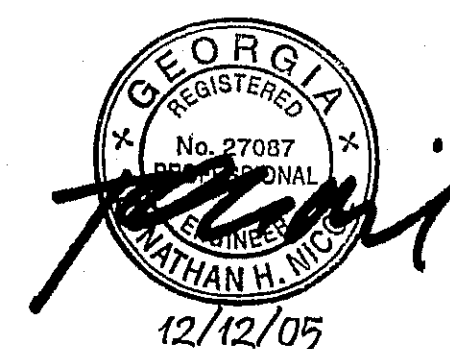
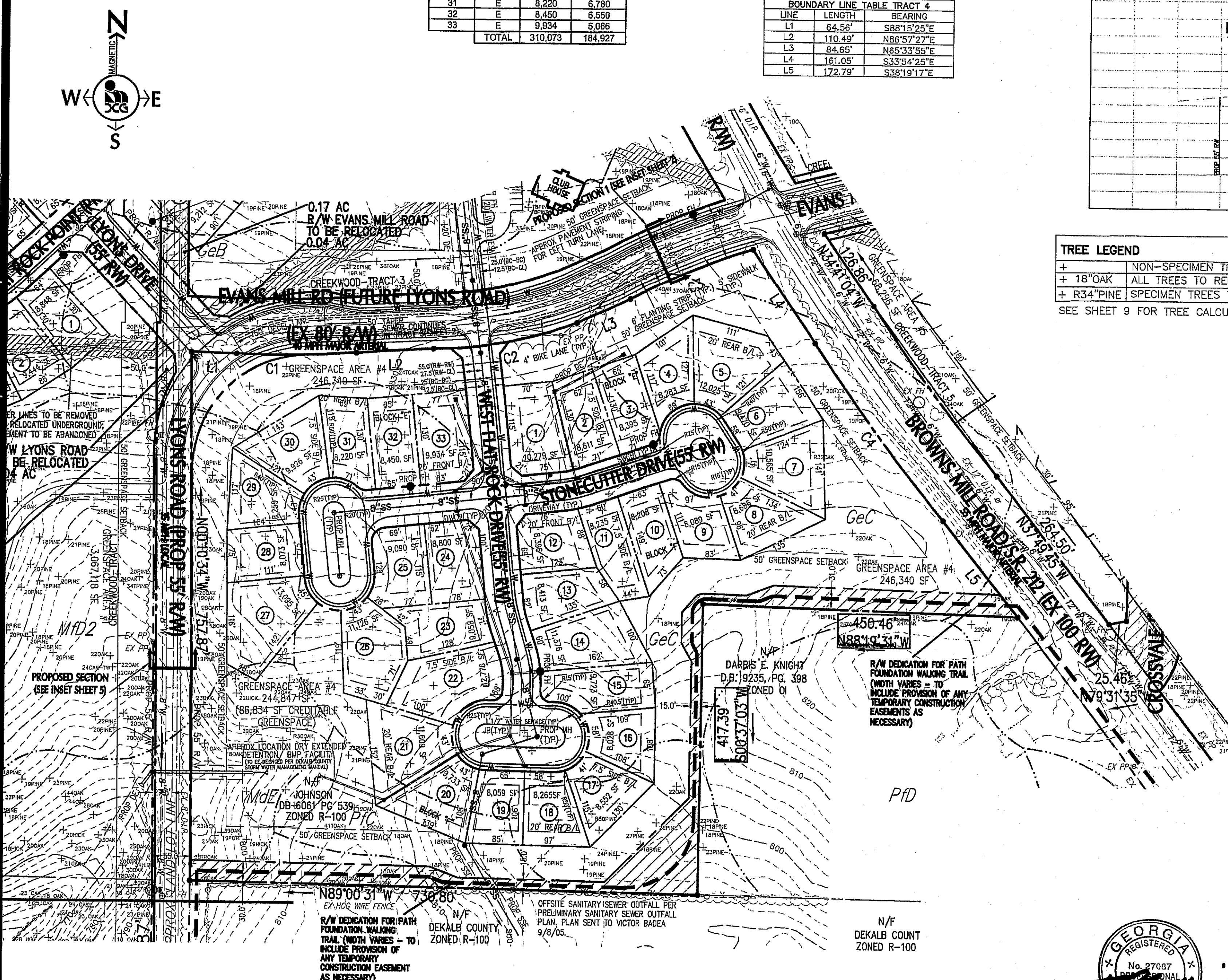
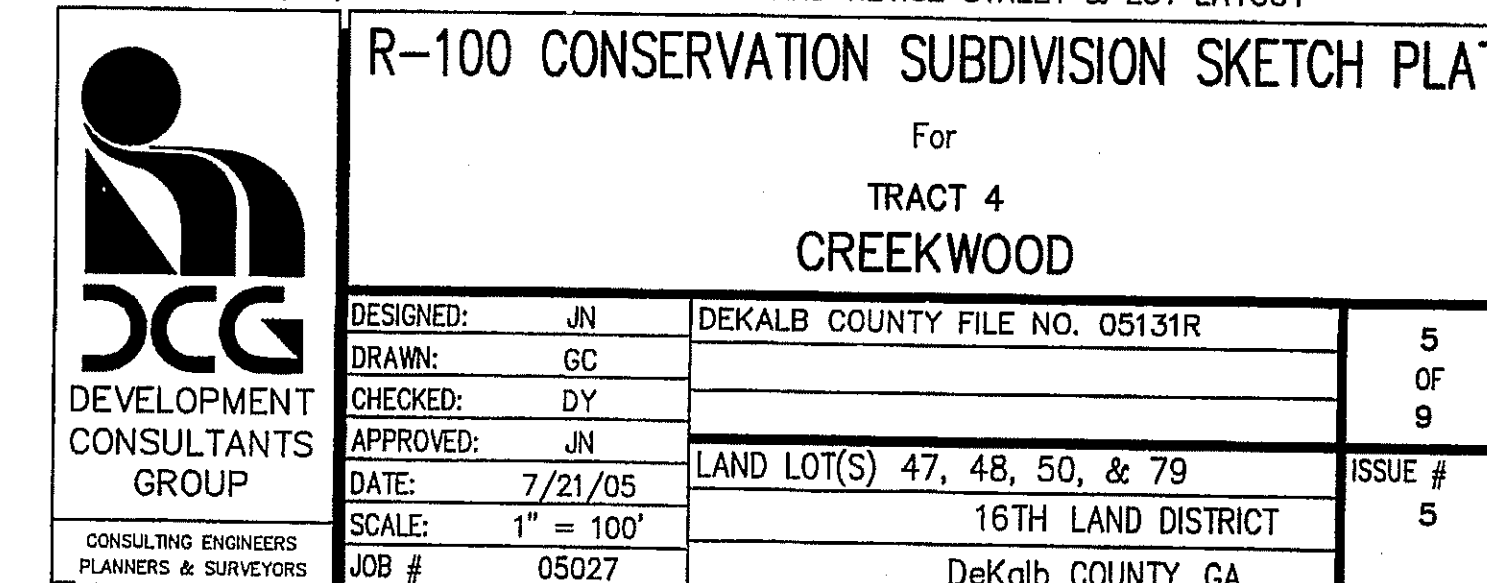


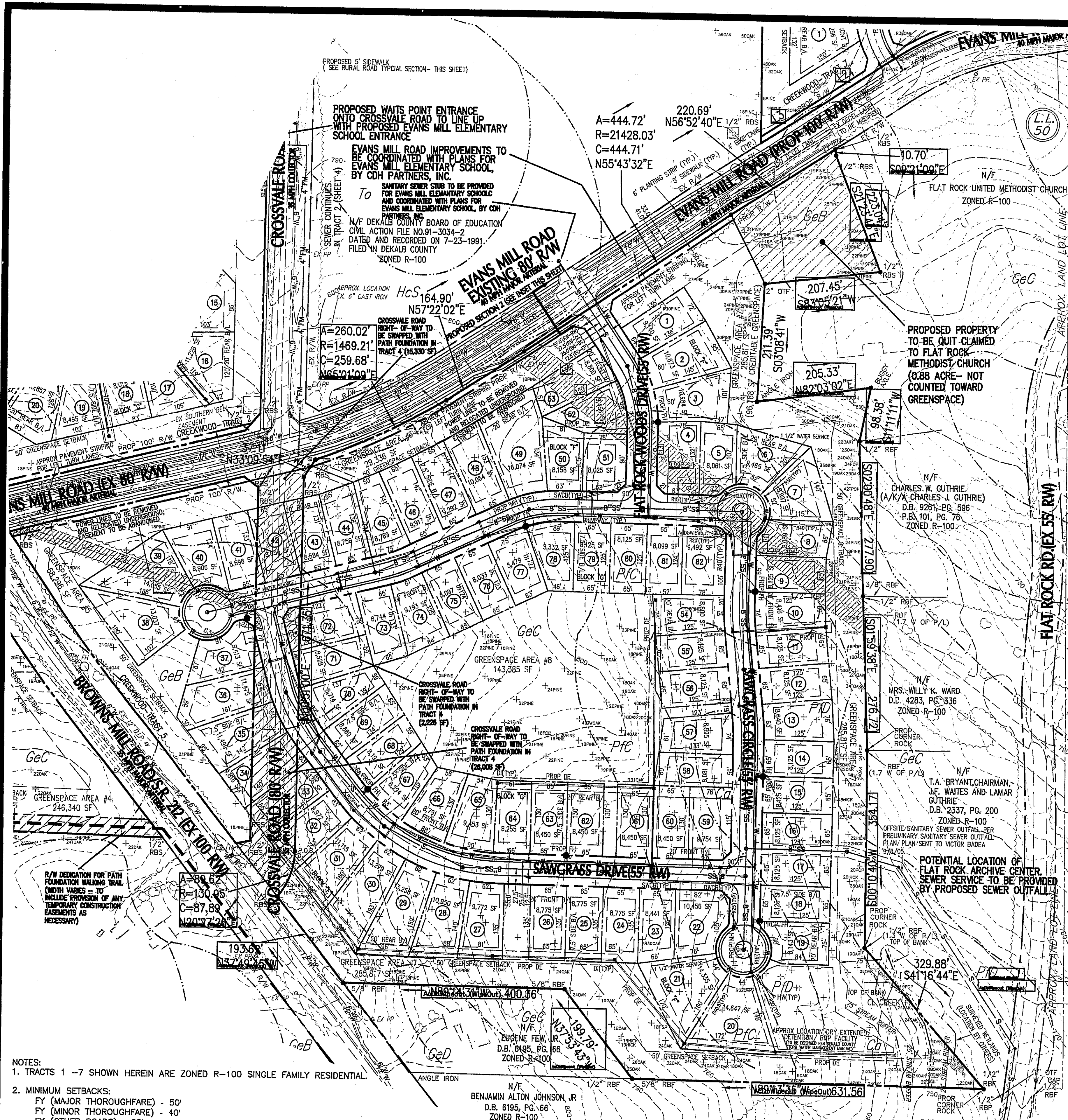
*ADA RAMPS TO BE PROVIDED AT ALL STREET INTERSECTIONS

NOTES:

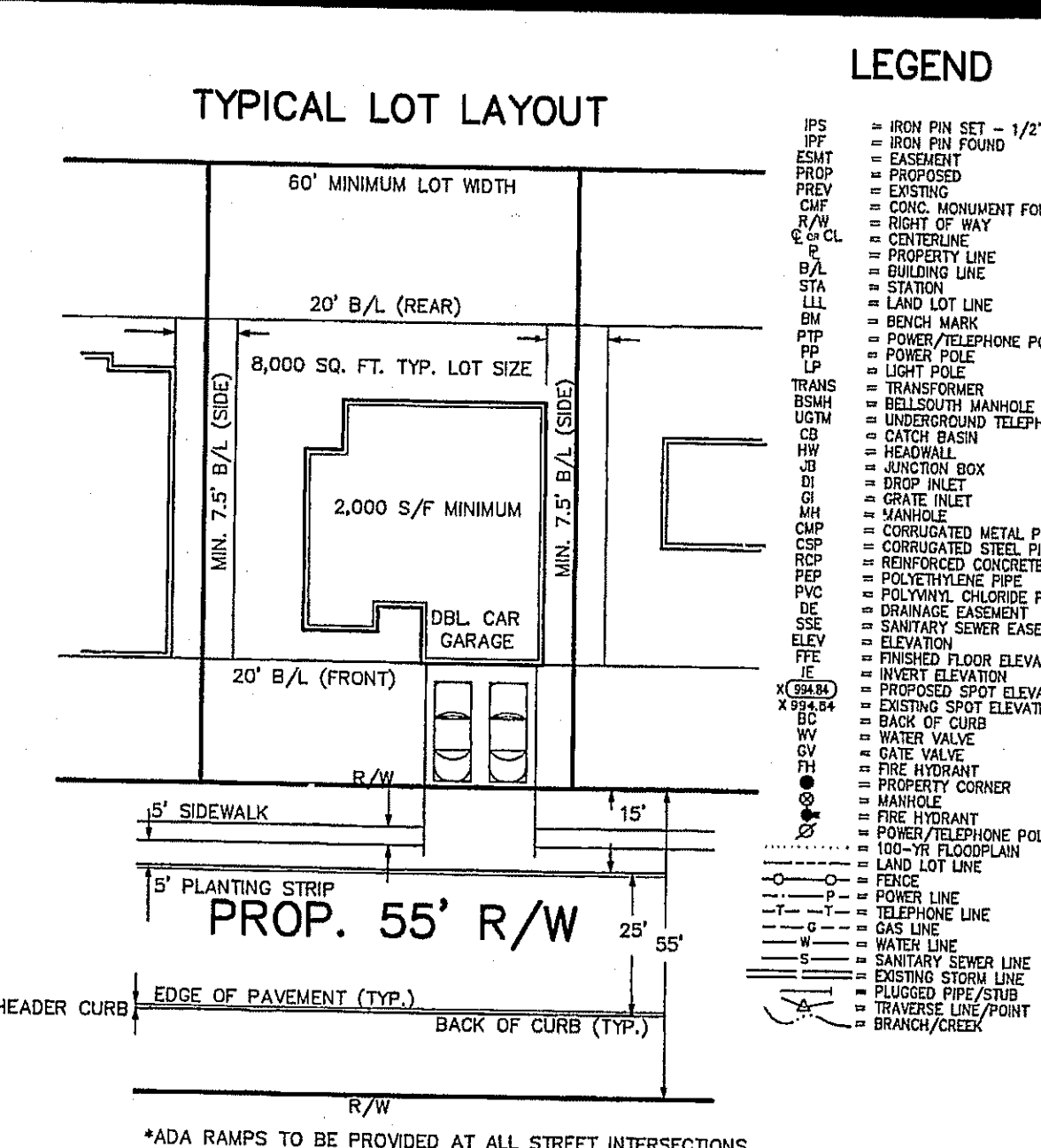
1. TRACTS 1 -7 SHOWN HEREIN ARE ZONED R-100 SINGLE FAMILY RESIDENTIAL.
2. MINIMUM SETBACKS:
 - FY (MAJOR THOROUGHFARE) - 50'
 - FY (MINOR THOROUGHFARE) - 40'
 - FY (OTHER ROADS) - 20'
 - SY - 7.5'
 - RY - 20'MAXIMUM BLDG HEIGHT - 35'
MINIMUM LOT AREA - 8,000 S.F.
3. CONCEPTUAL LAYOUT OBTAINED FROM PLAN BY FRANZMAN/DAVIS & ASSOCIATES LTD (DIVISION OF JORDAN, JONES & GOULDING, INC.) DATED 04/05.
4. BOUNDARY INFORMATION OBTAINED FROM AN ALTA / BOUNDARY SURVEY BY METRO ENGINEERING AND SURVEYING CO., INC. DATED 2-24-05.
5. THIS PROPERTY IS NOT WITHIN A 100-YEAR FLOOD HAZARD AREA, REFERENCE F.I.R.M. PANEL NUMBERS 13089C0166H AND 13089C0168H DATED MAY 7, 2001.

ISSUE #5 - 12/12/05 - ADJUST LOTS TRACT ONE (BLOCK A)
ISSUE #4 - 11/10/05 - ADDRESS DEKALB COUNTY TRANSPORTATION COMMENTS
ISSUE #3 - 10/31/05 - ADDRESS COMMENTS
ISSUE #2 - 10/12/05 - ADDRESS COMMENTS AND REVISE STREET & LOT LAYOUT





- NOTES:
1. TRACTS 1 - 7 SHOWN HEREIN ARE ZONED R-100 SINGLE FAMILY RESIDENTIAL.
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FY (MAJOR THOROUGHFARE) - 50'
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MAXIMUM BLDG HEIGHT - 35'
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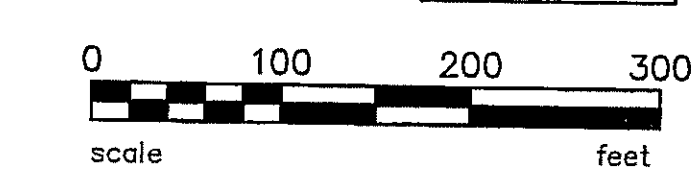


TRACTS FIVE & SIX SUMMARY

TRACT 5 ACRES - 3.6
TRACT 6 ACRES - 29.7
TOTAL ACRES - 33.3
TOTAL R/W SWAP - 1.00 AC
(NOT INCLUDED IN TOTAL ACERAGE)
QUIT CLAIM PROPERTY - 0.88 AC (2.6%)
ADJUSTED TOTAL ACERAGE - 32.4 ACRES
TOTAL LOTS - 82
DENSITY - 2.5 LOTS / ACRE
TOTAL GREENSPACE - 5.5 AC (17.0%)
NOTE: GREENSPACE AREA DOES NOT INCLUDE 50' GREENSPACE STRIP OR RECREATION AREA

LOT SUMMARY TRACTS 5 & 6			
LOT	BLOCK	LOT AREA	REDUCTION
1	F	9,140	5,880
2	F	10,673	4,327
3	F	10,284	4,716
4	F	9,996	5,004
5	F	8,081	6,939
6	F	9,425	5,335
7	F	9,997	5,003
8	F	8,089	6,911
9	F	8,125	6,875
10	F	8,416	6,584
11	F	8,125	6,875
12	F	8,125	6,875
13	F	8,640	6,360
14	F	8,125	6,875
15	F	8,125	6,875
16	F	8,125	6,875
17	F	8,125	6,875
18	F	8,125	6,875
19	F	8,143	6,857
20	F	14,647	353
21	F	14,335	665
22	F	10,456	4,544
23	F	8,441	6,559
24	F	8,775	6,225
25	F	8,775	6,225
26	F	8,775	6,225
27	F	9,772	5,228
28	F	10,950	4,050
29	F	13,259	1,742
30	F	13,279	1,721
31	F	11,115	3,885
32	F	9,972	5,028
33	F	9,136	5,864
34	F	9,615	5,184
35	F	11,489	3,571
36	F	11,475	3,525
37	F	9,413	5,587
38	F	13,037	1,963
39	F	14,055	945
40	F	8,908	6,094
41	F	8,696	6,304
42	G	8,556	6,316
43	F	8,584	6,416
44	F	8,758	6,244
45	F	8,769	6,231
46	F	9,917	5,083
47	F	8,292	5,708
48	F	10,524	4,536
49	F	16,074	0
50	F	8,158	6,842
51	F	8,025	6,975
52	F	9,456	5,544
53	F	8,600	6,200
54	G	8,500	6,200
55	G	8,125	6,875
56	G	8,125	6,875
57	G	8,595	6,405
58	G	8,081	6,919
59	G	9,754	5,246
60	G	8,450	6,550
61	G	8,450	6,550
62	G	8,450	6,550
63	G	8,255	6,745
64	G	8,453	6,547
65	G	8,731	6,209
66	G	8,294	6,706
67	G	8,194	6,806
68	G	8,860	6,140
69	G	8,714	6,288
70	G	8,539	6,472
71	G	10,477	4,523
72	G	8,744	6,256
73	G	9,193	5,807
74	G	8,097	6,503
75	G	8,033	6,967
76	G	8,479	6,521
77	G	8,332	6,658
78	G	8,125	6,875
79	G	8,125	6,875
80	G	8,099	6,501
81	G	8,492	5,508
82	G	788,603	482,471

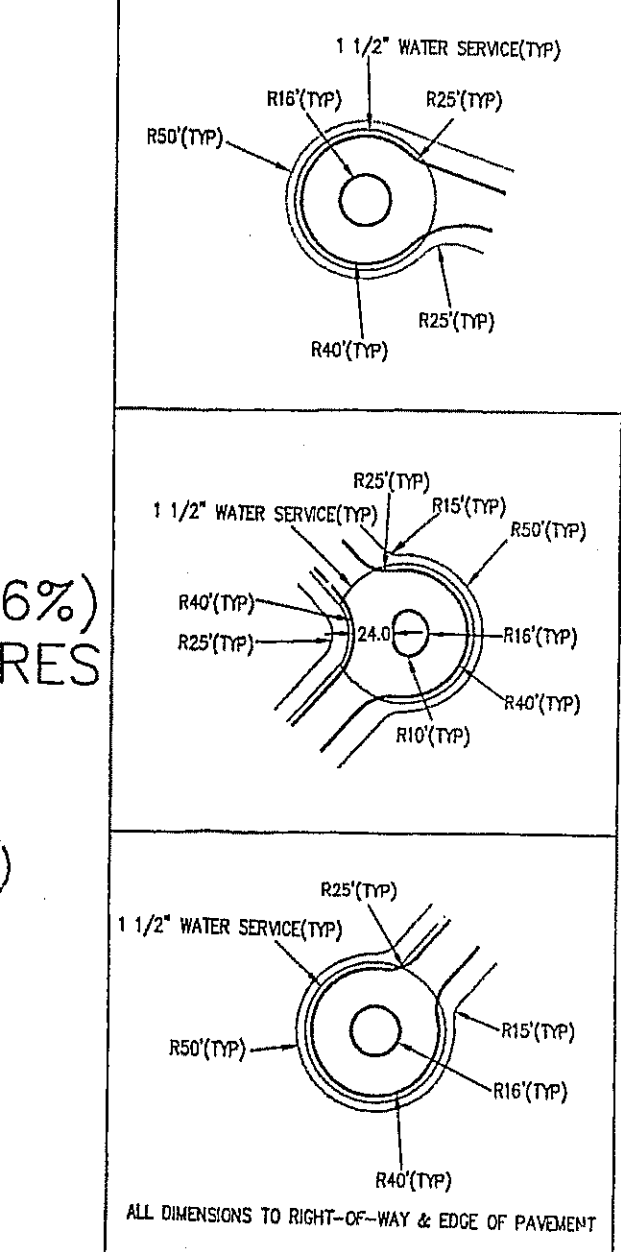
BLOCK	LOTS
F	53
G	29
TOTAL	82



DEVELOPER:
D.R. HORTON, INC.
CONTACT: Jim Huffstetter
8200 Roberts Drive, Suite 400
Atlanta, Georgia 30350
(770) 730-7900

PREPARED BY:
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CUL-DE-SAC DETAILS

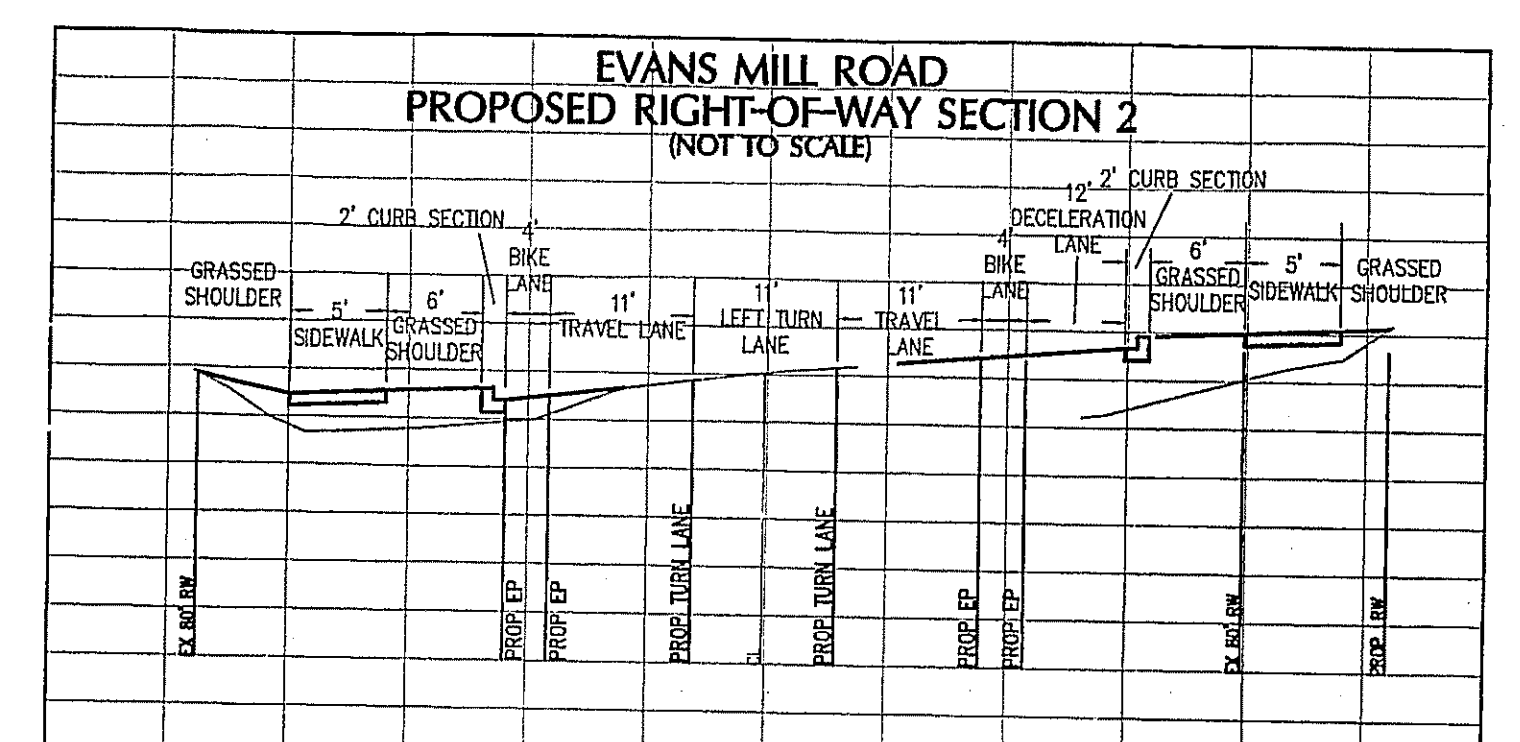


SOIL LEGEND

SYMBOL	SOIL TYPE	SLOPE %
AwC	ASHLAR-MEADOWEE COMPLEX	2 TO 10
AwE	ASHLAR-MEADOWEE COMPLEX	10 TO 25
CsF	CHESATEE STONY LOAM	15 TO 45
PdD	PACOLET SANDY LOAM	10 TO 15
SqF	SWEETAPPLE-GROVER COMPLEX	15 TO 45
HsC	HIWASSEE SANDY LOAM	6 TO 10
GeB	WINNETT SANDY LOAM	2 TO 6
GeC	WINNETT SANDY LOAM	6 TO 10
GeD	WINNETT SANDY LOAM	10 TO 15
GeE	WINNETT SANDY LOAM	15 TO 30
GWc2	WINNETT SANDY CLAY LOAM	2 TO 10
GWc2	WINNETT SANDY CLAY LOAM	15 TO 25
AvD	ASHLAR SANDY LOAM	6 TO 15
AvF	ASHLAR SANDY LOAM	15 TO 45
Ce	CARTEWAY SILT LOAM	FLOODED
Pue	PACOLET URBAN LAND COMPLEX	10 TO 25
ToC	TOCOGA SANDY LOAM	15 TO 45
SqD	SWEETAPPLE-GROVER COMPLEX	FLOODED
McE	MADISON SANDY LOAM	15 TO 30
McD	MADISON SANDY LOAM	6 TO 10
MFD2	MADISON SANDY CLAY LOAM	10 TO 15
MVE2	MUSSELLA CLAY LOAM	15 TO 25

TREE LEGEND

- + NON-SPECIMEN TREES TO BE REMOVED
- + 18\"/>



- ISSUE #5 - 12/12/05 - ADJUST LOTS ON TRACT ONE (BLOCK A)
ISSUE #4 - 11/10/05 - ADDRESS DEKALB COUNTY TRANSPORTATION COMMENTS
ISSUE #3 - 10/31/05 - ADDRESS COMMENTS
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R-100 CONSERVATION SUBDIVISION SKETCH PLAT

For
TRACTS 5 & 6
CREEKWOOD

DESIGNED: JN	DEKALB COUNTY FILE NO. 05131R	6
DRAWN: GC		OF
CHECKED: DY		9
APPROVED: JN		
DATE: 7/21/05	LAND LOT(S) 47, 48, 50, & 79	ISSUE #
SCALE: 1\"/>		
JOB # 05027	16TH LAND DISTRICT	5
	DeKalb COUNTY, GA.	

PRELIMINARY TREE CALC. SUMMARY (TREES REMAINING)

Total Acres	235.80
Lots shown	389.00
Density Required = 15u/ac.	5,638.50
Preservation required = 120in/ac.	28,308.00
Lot trees required = 2/lot	778.00

REMAINING NON-SPECIMEN TREES

DBH	Conversion from DBH to Units	# of Trees	Existing Density Factor	Existing Inches
18	4.8	281	1348.8	5058
18	4.8	205	984	3690
19	5.4	169	912.6	3211
19	5.4	88	367.2	1292
20	5.4	154	831.6	3080
20	5.4	55	297	1100
21	5.4	84	453.6	1764
21	5.4	39	210.6	819
22	6.0	131	756	2882
22	6.0	42	252	924
23	6.0	51	306	1173
23	6.0	25	150	575
24	6.0	109	654	2816
24	7.4	23	170.2	552
25	6.8	20	136	500
25	6.8	9	61.2	225
26	7.4	29	214.6	754
26	7.4	3	22.2	78
27	8.0	10	80	270
27	8.0	6	48	162
28	8.6	19	163.4	532
28	8.6	7	64.4	203
29	9.2	2	18.4	58
29	9.2	2	18.4	58
total		1,542	8,540.4	31,546

REMAINING MULTI-TRUNK TREES

Overall DBH	# of Trees	Type	Split DBH	Conversion from DBH to Units	Split # of Trees	Existing Density Factor	Existing Inches
20	1	twin	10	3.2	2	6.4	20
22	2	twin	11	3.2	4	12.8	44
23	3	twin	12	3.2	6	19.2	66
24	8	twin	12	3.2	16	51.2	192
26	1	twin	13	4.0	2	8	26
27	4	twin	13	4.0	8	32	104
28	1	twin	14	4.0	2	8	26
29	2	twin	14	4.0	4	16	52
30	6	twin	15	4.0	12	48	168
31	1	twin	15	4.0	2	8	26
32	3	twin	16	4.8	6	28.8	96
32	2	triple	10	3.2	4	12.8	44
33	1	triple	11	3.2	3	9.6	33
34	4	twin	17	4.8	8	38.4	136
34	2	twin	17	4.8	4	19.2	68
36	5	twin	18	4.8	10	48	180
36	1	triple	12	3.2	3	9.6	36
37	1	twin	18	4.8	2	9.6	36
38	3	twin	19	5.4	6	32.4	114
40	1	twin	20	5.4	2	10.8	40
41	2	twin	20	5.4	4	21.6	80
42	2	twin	21	5.4	4	21.6	84
45	1	twin	22	6.0	2	12	40
46	1	twin	23	6.0	2	12	40
50	1	triple	16	4.8	3	14.4	52
50	1	triple	17	4.8	2	9.6	34
58	1	twin	29	9.2	2	18.4	58
58	1	triple	19	5.4	2	10.8	38
60	1	triple	30	9.2	3	27.6	96
total					132	586.4	2,091

REMAINING SPECIMEN TREES

DBH	Conversion from DBH to Units	# of Trees	Existing Density Factor	Existing Inches
20	dogwood	5.4	1	5.4
22	dogwood	6	1	6
30		9.8	15	147
31		10.4	3	29.4
32		10.4	2	20.8
32		11.2	10	112
33		11.8	2	23.6
34		11.8	1	11.8
34		12.6	7	88.2
36		14.2	2	28.4
36		14.2	1	14.2
38		15.8	1	15.8
39		16.6	1	16.6
40		17.4	1	17.4
41		18.4	1	18.4
42		19.2	2	38.4
44		21.2	2	42.4
48		25.2	2	50.4
50		27.2	1	27.2
total		61	765.4	2,040

Total Trees	1,735
Total Density Units	9,892
Total Density Units Required	3,462
Total Density Factor	43 per acre
Total Density Factor Required	15 per acre
Total Inches from Remaining Trees 18" and greater	35,677
Total Inches Required	28,308
Total Inches per Acre	155 per acre
Total Inches per Acre Required	120 per acre

SPECIMEN REMOVED

DBH	Conversion from DBH to Units	# of Trees	Existing Density Factor	Existing Inches
30		9.8	15	147
31		10.4	3	29.4
32		10.4	2	20.8
32		11.2	10	112
33		11.8	2	23.6
34		11.8	1	11.8
34		12.6	7	88.2
36		14.2	2	28.4
36		14.2	1	14.2
38		15.8	1	15.8
39		16.6	1	16.6
40		17.4	1	17.4
41		18.4	1	18.4
42		19.2	2	38.4
44		21.2	2	42.4
48		25.2	2	50.4
50		27.2	1	27.2
total removed		41	468.2	1,322

REPLACEMENT TREES FOR SPECIMEN REMOVED

Inches Removed	1,322
Multiplier	1.5
Inches Required	1,983

TREE SURVEY NOTES

- TREE CALCULATIONS WERE TAKEN FROM A TREE SURVEY.
- TREES 18" OR GREATER HAVE BEEN LOCATED ON SHEETS 1-8. THEIR LOCATIONS ARE IDENTIFIED BY A '+' SYMBOL.
- SPECIMEN TREES HAVE BEEN LOCATED ON SHEETS 1-8. THEIR LOCATIONS ARE IDENTIFIED BY A '+' SYMBOL AS WELL AS A DESCRIPTION OF SIZE AND SPECIES.
- TREES TO REMAIN CALCULATIONS DO NOT INCLUDE TREES LOCATED IN REQUIRED BUFFER ZONES.
- CALCULATIONS ARE BASED ON TREES 18" OR GREATER TO REMAIN:
TOTAL TREES - 1,735
TOTAL DENSITY UNITS - 9,892 (3,462 REQUIRED)
TOTAL DENSITY FACTOR - 43 PER ACRE (15 REQUIRED)
TOTAL INCHES - 35,677 (27,696 REQUIRED)
TOTAL INCHES PER ACRE - 155 (120 REQUIRED)
- INCHES OF SPECIMEN TREES REMOVED WILL BE REPLACED USING A MULTIPLIER OF 1.5.
TOTAL INCHES SPECIMEN TREES REMOVED - 1,322
TOTAL INCHES REPLACED - 1,938
- TWO (2) TREES (2" DBH, MIN.) PER LOT WILL BE PLANTED IN THE FRONT YARD OF EVERY LOT.
TOTAL LOTS - 389
TOTAL FRONT YARD TREES REQUIRED - 778
TOTAL UNITS CREDITED - 311.2
- TOTAL INCHES REMAINING AND CREDITED - 37,926.2 (161 INCHES PER ACRE)

TREE LEGEND

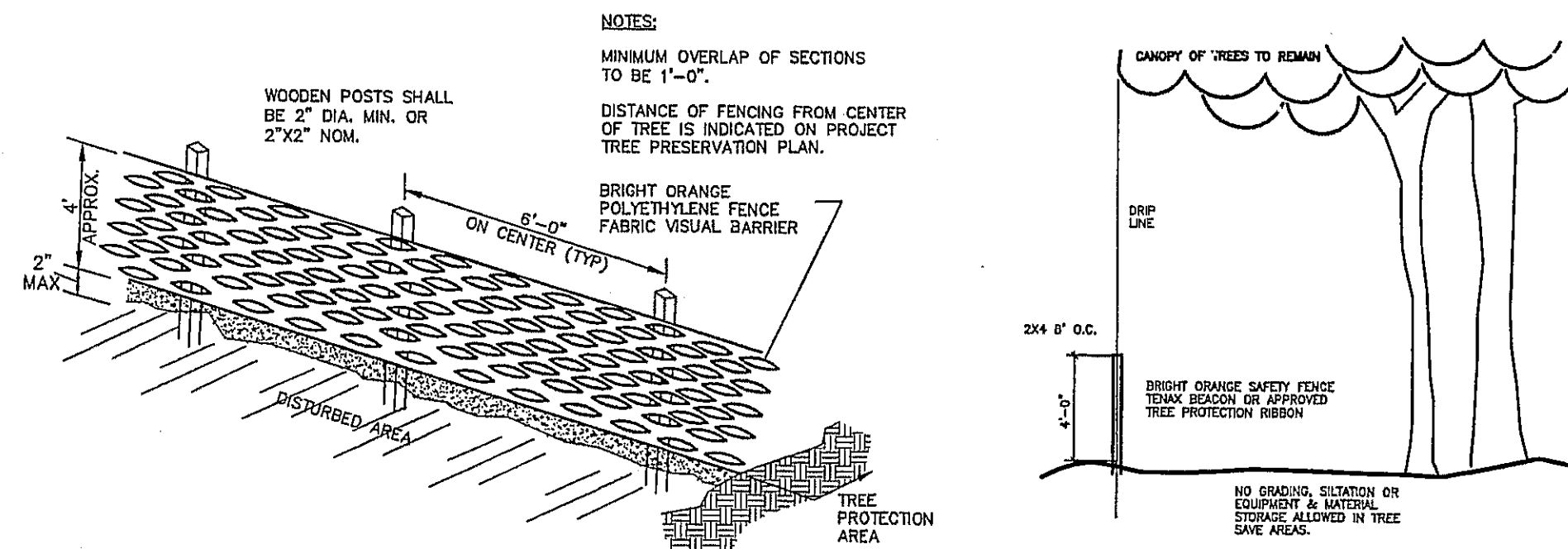
+	NON-SPECIMEN TREES TO BE REMOVED
+ 18" OAK	ALL TREES TO REMAIN
+ R34" PINE	SPECIMEN TREES TO BE REMOVED

SEE SHEETS 1-8 FOR TREE SURVEY INFORMATION

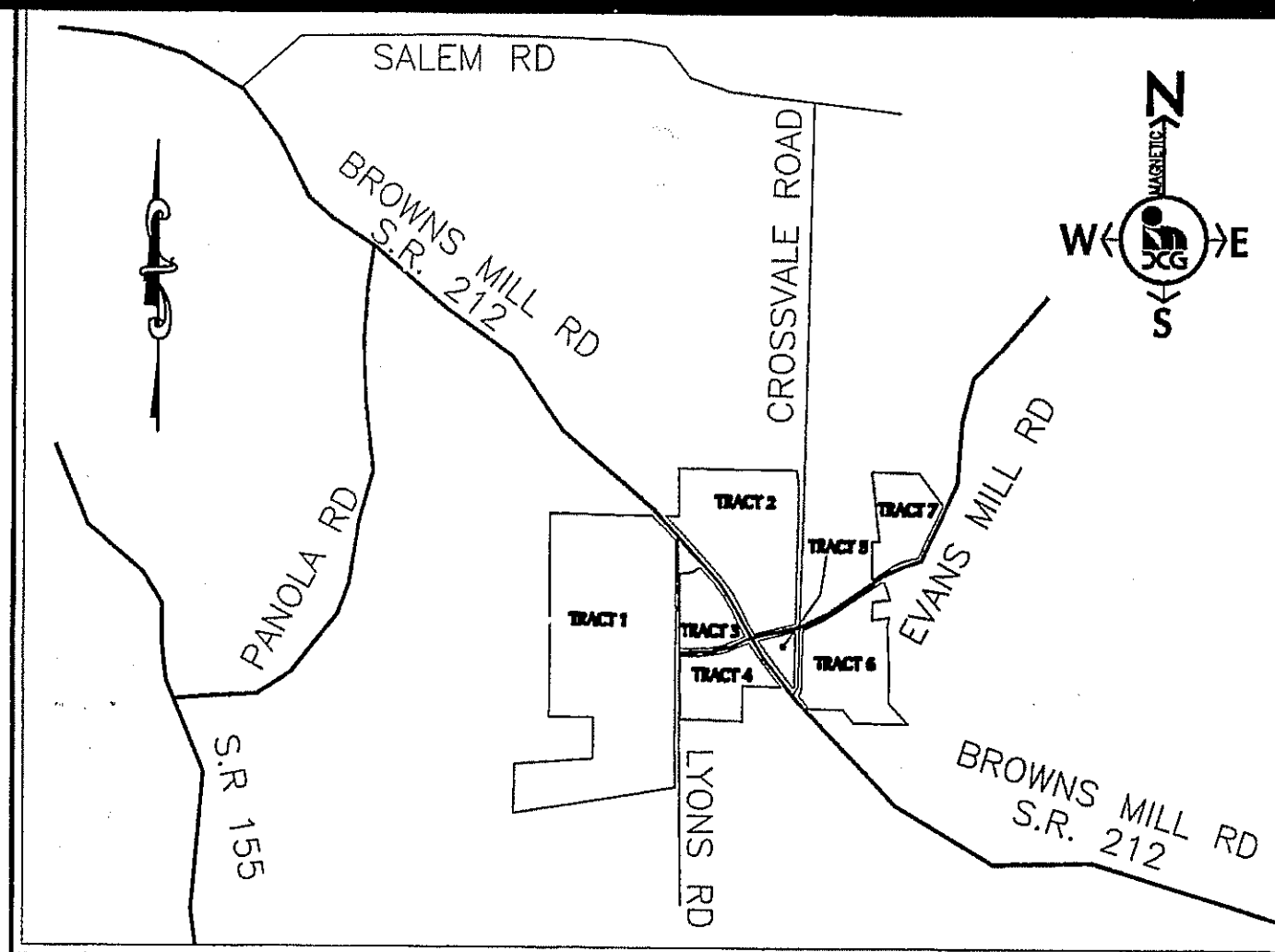
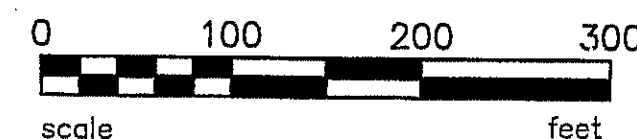
TREE PROTECTION NOTES

- All tree protection ribbon and erosion control measures to be installed prior to land disturbance.
- Where tree protection and silt fence are specified, protection ribbon may be attached to top of silt fence stakes.
- For silt fence detail and additional erosion control details, see Sediment and Erosion Control Detail sheet.
- Tree Protection Areas:
 - The tree protection area shall include no less than the total area beneath the tree canopy as defined by the dripline of the tree or group of trees collectively.
 - Layout of the project site utility and grading plans shall avoid disturbance of the tree protection areas.
 - Construction site activities such as parking, materials storage, concrete washout, burnhole placement, etc. shall be arranged so as to prevent disturbances within the tree protection areas.
- Protective Barriers
 - Protective tree fencing, staking or continuous ribbon shall be installed between the tree protection areas and areas proposed to be cleared, graded or otherwise disturbed on the site, prior to any land disturbance.
 - All tree protection areas are recommended to be designated as such with "tree save area signs" posted in addition to the required protective fencing, staking or continuous ribbon. Signs requesting subcontractor cooperation and compliance with the tree protection standards are recommended for site entrances.
 - All tree protection areas must be protected from soil sedimentation intrusion through the use of silt screens or other acceptable measures placed up-slope from the tree protection area.
 - All protective tree fencing, staking or continuous ribbon and all erosion control barriers must be installed prior to and maintained throughout the land disturbance and construction process, and should not be removed until final landscaping is installed.

ALL BUFFERS AND TREE SAVE AREAS SHALL BE CLEARLY IDENTIFIED WITH FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.



Tr TREE PROTECTION NOT TO SCALE



VICINITY MAP not to scale

ISSUE #5 - 12/12/05 - ADJUSTED TREES BASED ON LOT ADJUSTMENT TRACT ONE (BLOCK A)
ISSUE #4 - 11/10/05 - ADDRESS DEKALB COUNTY TRANSPORTATION COMMENTS
ISSUE #3 - 10/31/05 - ADDRESS COMMENTS
ISSUE #2 - 10/12/05 - ADDRESS COMMENTS AND REVISE STREET & LOT LAYOUT

R-100 CONSERVATION SUBDIVISION SKETCH PLAT			
For TREE SURVEY EVANS MILL ROAD TRACT			
DESIGNED: JN	DEKALB COUNTY FILE NO. 05131R	9 OF 9	
DRAWN: GC/LO/MT			
CHECKED: JN			
APPROVED: JN			
DATE: 7/21/05	LAND LOT(S) 47, 48, 50, & 79	ISSUE #	5
SCALE: 1" = 100'	16TH LAND DISTRICT		
JOB # 05027	DeKalb COUNTY, GA.		

REGISTERED
NO. 802
PROFESSIONAL
LAND SURVEYOR
DECEMBER 12, 2005

REGISTERED
NO. 27087
PROFESSIONAL
LAND SURVEYOR
12/12/05

DEVELOPER:
D.R. HORTON, INC.
CONTACT: Jim Huffstetler
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Atlanta, Georgia 30350
(770) 730-7900

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