05131R

SKETCH PLAT
FOR
R-100 CONSERVATION SUBDIVISION
CREEKWOOD

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

GENERAL NOTES

1. Owner (Parcels 16-0048-01-003, 16-50-01-001, 16-50-02-001, 16-50-03-001, 16-50-07-001, 16-50-05-001, 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

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

2. Engineer:
DEVELOPMENT CONSULTANTS GROUP, INC.
2400 Meadowbrook Parkway
Duluth, Georgia 30096
(770) 279-1710
Contact: Jonathan H. Nicol, PE

3. Boundary information shown hereon is taken from an ALTA/Boundary Survey by Metro Engineering and Surveying Co, Inc. dated 2-24-05.

4. Topographic information shown hereon is taken from an aerial survey by BEI Aerial Mapping dated May 13, 2005. Contour interval is two feet.

5. Conceptual layout obtained from a plan by Franzman/Davis & Associates, ltd (division of Jordan, Jones + Goulding, Inc.) dated April 2005.

6. There is a historic cemetery, the Old Flat Rock Cemetery, located on this property (a 100' setback has been established around the cemetery).

7. Natural features such as known stream buffers, wetlands, and cemeteries are shown on the plans.

8. There are no known existing structures, thus no known septic tanks.

9. 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.

10. This property is shown on DeKalb County Tax Maps as being in Land Lots 47, 48, 50, and 79 of the 16th Land District.

11. There are no known formerly recorded subdivisions crossing this property.

12. This property is zoned R-100. Proposed use is detached single-family dwellings within a Conservation Subdivision. There are no conditions of zoning.

13. There are no known special permits for this property.

14. There are no known variances for this property.

15. Sanitary sewer service (gravity sewer) to be provided by DeKalb County Water & Sewer Department.

16. Water service to be provided by DeKalb County Water & Sewer Department.

17. No portion of this project lies within a Federally Designated Special Flood Hazard Area; reference Community Panel No. 13089C0166H dated May 7, 2001, and 13089C0168H dated May 7, 2001.

18. There are no wetlands shown on this property as referenced by US Department of the Interior Fish and Wildlife Service, National Wetlands Inventory Map - Redan, GA dated 1990. Wetlands shown on plat 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.

19. 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.

20. There are no known bury pits located on this property.

21. 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

22. No transitional buffers are required for this property.

23. The owner of the property is responsible for compliance with the Corps of Engineers' requirements regarding wetlands.

24. All utilities to be located underground.

25. Protective covenants will be filed with recording of Final Plat.

26. Streetlights to be provided prior to Final Plat.

27. Sidewalks are required.

28. The provided greenspace area exceeds the 20 percent minimum requirement.

29. All horizontal curve radii are typically 150' or greater.

30. 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.

31. Recorded off-site sewer easement required prior to issuance of development permit.

32. All public improvements and required easements shall be extended through the parcel on which new development is proposed.

33. 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.

34. 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.

35. 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.

36. The total drainage and sewer easement area makes up 7.0% of the total green space area.

37. Notice of public meeting regarding sketch plat to be sent to:
Kathy Zickart
Smith, Gambrell & Russell, LLP
1230 Peachtree Street, NE
Promenade II
Suite 3100
Atlanta, GA 30309-3592

38. 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.

39. The internal streets of the Creekwood project will be designed to have adequate corner sight distance for local street intersections per DeKalb County standards. The regulated speed limit will be 25 miles per hour throughout the development. The sight distance will be equal to or exceed 250 feet in both directions for all internal streets, which is equal to or exceeds 10 times the regulated speed limit of the intersected street. The sight distance will provide clear visibility of an object 3.5 feet above the center of the 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.

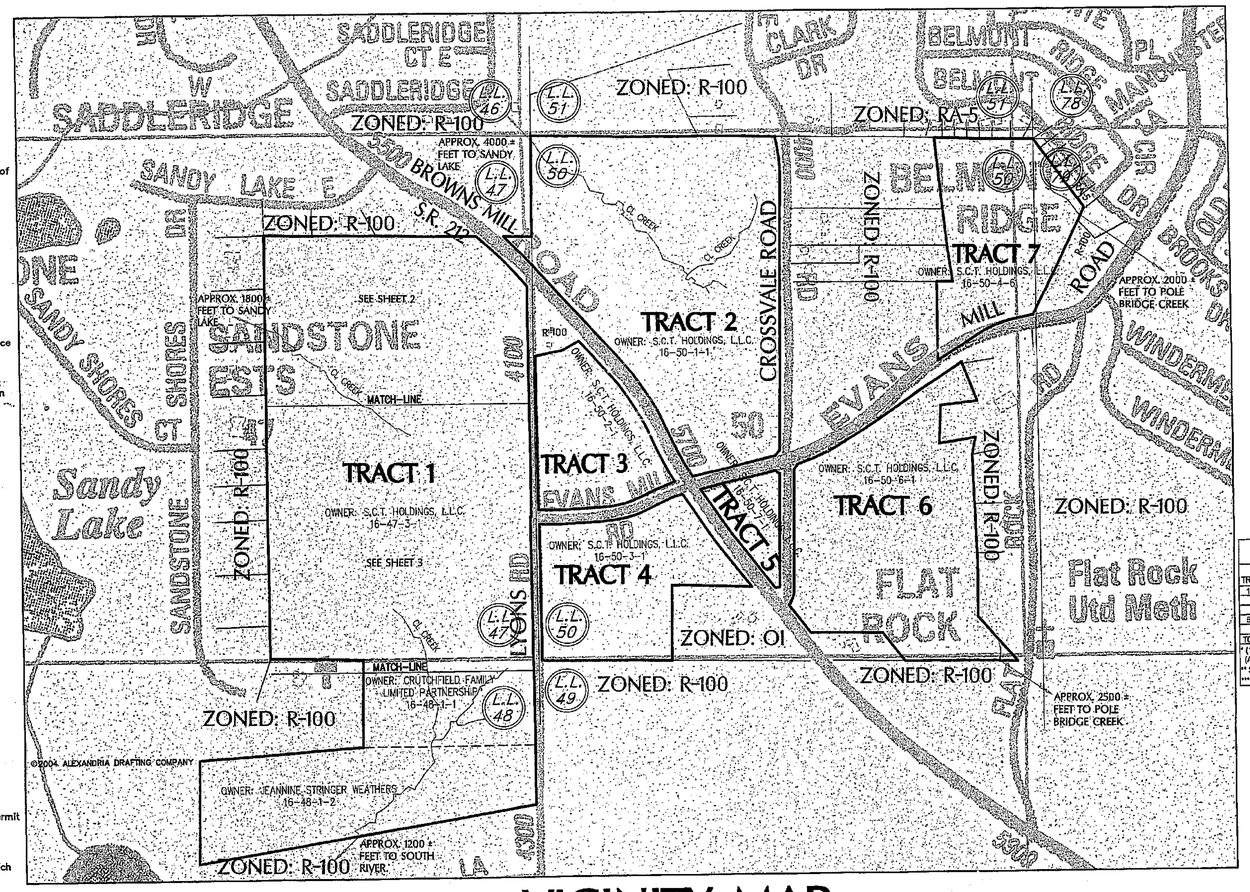
40. A fence shall be required around each detention pond.

41. Traffic control/calming measures to be incorporated into final design.

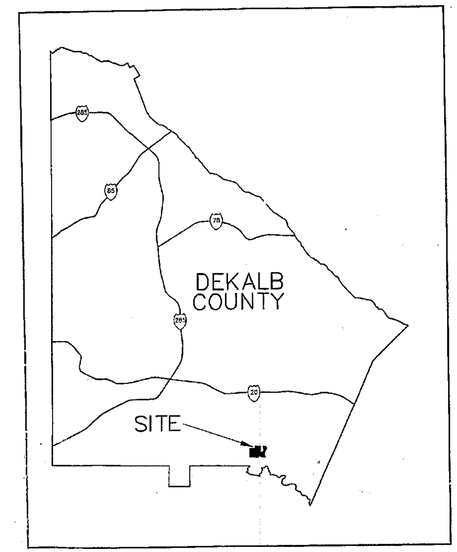
42. All road improvements within state right-of-way to be coordinated with Georgia Department of Transportation.

INDEX

TRACTS ONE & THREE SKETCH PLAT 1-3
TRACT TWO SKETCH PLAT 4
TRACT FOUR SKETCH PLAT 5
TRACTS FIVE & SIX SKETCH PLAT 6
TRACT SEVEN SKETCH PLAT 7
EVANS MILL ROAD IMPROVEMENT & STRIPING PLAN 8
TREE SURVEY 9



VICINITY MAP
1" = 400'
LOCATED IN
DEKALB COUNTY, GEORGIA
SIXTEENTH LAND DISTRICT
LAND LOTS 47, 48, 50 & 79
PARCELS AS SHOWN ABOVE



LOCATION MAP
1" = 20,000'

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	122.51	122.51	147	1.20	58.78	3.79	0.30	6.98%	10,391	15.57	47.85%
2	47.27	47.27	96	2.03	14.33	1.95	0.01	13.68%	9,311	12.54	30.32%
4	16.29	16.29	33	2.03	1.99	0.46	0.00	23.12%	9,386	4.25	13.02%
5 & 6	33.20	32.42	62	2.46	5.51	1.15	0.21	24.68%	9,373	10.62	17.00%
7	16.26	16.26	31	1.91	3.19	1.02	0.26	40.13%	9,958	3.59	19.62%
TOTAL	235.53	234.07	389	1.65	83.60	8.37	0.78	10.92%	9,791	46.56	35.90%

* (15,000-AVG. LOT=A)
(A/NUMBER OF LOTS=REQ'D 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 8th day of December, 2005

By: _____ for (By Dir.)
Planning Commission Chairman
Dekalb County, Georgia

PUBLIC SANITATION NOTES

1. Collection vehicles must be able to enter and exit subdivision in a forward motion.
2. Overhead clearance should be a minimum of 16 feet.
3. On-street parking should not be allowed during the hours of 8 am and 5pm on solid waste collection days.
4. 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)

GEORGIA REGISTERED No. 27067 PROFESSIONAL ENGINEER JONATHAN H. NICOL
12/12/05

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

DCG DEVELOPMENT CONSULTANTS GROUP
CONSULTING ENGINEERS PLANNERS & SURVEYORS

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

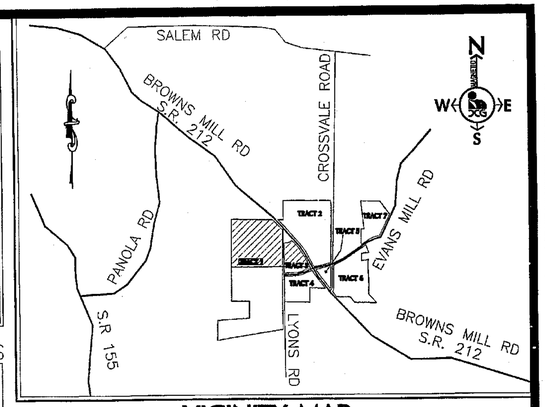
BLOCK	LOTS
A	120
B	27
TOTAL	147

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

SOIL LEGEND

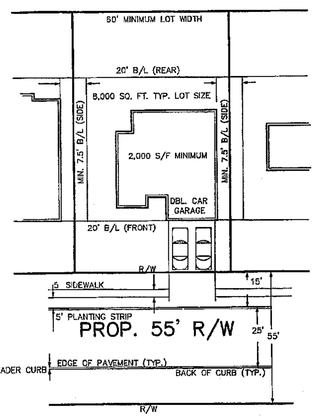
SYMBOL	SOIL TYPE	SLOPE %
AwC	ASHLAR-WEDOWEE COMPLEX	2 TO 10
AwE	ASHLAR-WEDOWEE COMPLEX	10 TO 25
CvF	CHESTATEE STONY LOAM	15 TO 45
PfD	PACOLET SANDY LOAM	10 TO 15
SgF	SWEETAPPLE-GROVER COMPLEX	15 TO 45
HsC	HIWASSEE SANDY LOAM	6 TO 10
GeB	GWINNETT SANDY LOAM	2 TO 6
GeC	GWINNETT SANDY LOAM	6 TO 10
GeD	GWINNETT SANDY LOAM	10 TO 15
GeE	GWINNETT SANDY LOAM	15 TO 30
GWc2	GWINNETT SANDY CLAY LOAM	2 TO 10
GWe2	GWINNETT SANDY CLAY LOAM	15 TO 25
AvD	ASHLAR SANDY LOAM	6 TO 15
AvF	ASHLAR SANDY LOAM	15 TO 45
Ca	CARTECAY SILT LOAM	FLOODED
PuE	PACOLET URBAN LAND COMPLEX	10 TO 25
To	TOCCOA SANDY LOAM	FLOODED
SgD	SWEETAPPLE-GROVER COMPLEX	15 TO 45
MdE	MADISON SANDY LOAM	15 TO 30
MdC	MADISON SANDY LOAM	6 TO 10
MfD2	MADISON SANDY CLAY LOAM	10 TO 15
MvE2	MUSELLA CLAY LOAM	15 TO 25



VICINITY MAP
not to scale

CUL-DE-SAC DETAILS

TYPICAL LOT LAYOUT



LEGEND

IRS = IRON PIN SET – 1/2" REBAR
IRF = IRON PIN FOUND
ESMT = EASEMENT
PROP = PROPOSED
POSL = POSTSPAN
CMF = CONC. MONUMENT FOUND
R/W = RIGHT OF WAY
℄/CL = CENTERLINE
PL = PROPERTY LINE
B/L = BUILDING LINE
STA = STATION
LLL = LAND LOT LINE
BM = BENCH MARK
P/P = POWER/TELEPHONE POLE
PP = POWER POLE
LP = LIGHT POLE
TRANS = TRANSFORMER
BSMH = BELLSOUTH MANHOLE
UGTM = UNDERGROUND TELEPHONE MARKER
CB = CATCH BASIN
HH = HEADWALL
JB = JUNCTION BOX
DI = DROP INLET
GI = GRATE INLET
MH = MANHOLE
CMP = CORRUGATED METAL PIPE
CSP = CORRUGATED STEEL PIPE
RCP = REINFORCED CONCRETE PIPE
PCP = POLYETHYLENE PIPE
PVC = POLYVINYL CHLORIDE PIPE
DE = DRAINAGE EASEMENT
SSE = SANITARY SEWER EASEMENT
ELEV = ELEVATION
FFE = FINISHED FLOOR ELEVATION
IE = INVERT ELEVATION
X(PROP) = PROPOSED SPOT ELEVATION
X(EXIST) = EXISTING SPOT ELEVATION
BC = BACK OF CURB
WV = WATER VALVE
GV = GATE VALVE
FH = FIRE HYDRANT
PC = PROPERTY CORNER
MH = MANHOLE
FH = FIRE HYDRANT
PP = POWER/TELEPHONE POLE
100-YR FLOODPLAIN
LL = LAND LOT LINE
FENCE
PL = POWER LINE
TL = TELEPHONE LINE
GL = GAS LINE
WL = WATER LINE
SL = SANITARY SEWER LINE
SDL = SANITARY SEWER LINE
PS = PLUGGED PIPE/STUB
FL = FLOWLINE (INV/FRONT)
BR = BRANCH/CREEK

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.

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	LOT	BLOCK	LOT AREA	REDUCTION	LOT	BLOCK	LOT AREA	REDUCTION
1	A	9,868	6,152	26	A	13,677	1,323	51	A	9,734	5,266	76	A	13,950	1,050	101	A	10,838	4,164	126	B	10,386	4,614
2	A	9,868	6,152	27	A	13,446	1,554	52	A	8,715	6,285	77	A	10,000	5,000	102	A	12,331	2,669	127	B	10,356	4,644
3	A	9,444	5,556	28	A	13,935	1,065	53	A	8,125	6,875	78	A	12,115	2,885	103	A	11,181	3,819	128	B	8,125	6,875
4	A	8,873	6,127	29	A	11,541	3,459	54	A	11,538	3,462	79	A	15,000	0	104	A	10,084	4,916	129	B	8,125	6,875
5	A	8,288	6,712	30	A	11,803	3,197	55	A	8,125	6,875	80	A	14,253	747	105	A	10,203	4,797	130	B	8,125	6,875
6	A	8,125	6,875	31	A	11,905	3,095	56	A	8,125	6,875	81	A	13,467	1,533	106	A	9,219	5,781	131	B	8,125	6,875
7	A	8,125	6,875	32	A	10,636	4,464	57	A	8,125	6,875	82	A	9,066	5,934	107	A	11,535	3,465	132	B	8,708	6,292
8	A	8,125	6,875	33	A	10,655	4,345	58	A	8,125	6,875	83	A	12,637	2,363	108	A	9,684	5,316	133	B	8,369	6,631
9	A	8,125	6,875	34	A	12,685	2,315	59	A	9,881	5,319	84	A	15,400	0	109	A	8,427	6,573	134	B	11,292	3,708
10	A	9,096	5,904	35	A	14,694	306	60	A	9,291	5,709	85	A	13,626	1,374	110	A	9,292	5,708	135	B	11,529	3,471
11	A	9,529	5,471	36	A	12,886	2,114	61	A	9,045	5,955	86	A	15,082	0	111	A	11,279	3,721	136	B	8,070	6,930
12	A	8,125	6,875	37	A	13,916	1,084	62	A	10,729	4,271	87	A	15,071	0	112	A	10,142	4,858	137	B	8,125	6,875
13	A	8,125	6,875	38	A	11,072	3,928	63	A	9,000	6,000	88	A	13,779	1,221	113	A	8,050	6,950	138	B	8,125	6,875
14	A	14,563	437	39	A	10,000	5,000	64	A	9,325	5,675	89	A	10,000	5,000	114	A	9,575	5,425	139	B	8,125	6,875
15	A	13,150	1,850	40	A	10,290	4,710	65	A	10,843	4,157	90	A	10,000	5,000	115	A	8,771	6,229	140	B	8,126	6,874
16	A	11,036	3,966	41	A	11,372	3,628	66	A	12,786	2,214	91	A	10,000	5,000	116	A	8,125	6,875	141	B	8,313	6,687
17	A	11,643	3,357	42	A	10,523	4,477	67	A	12,692	2,308	92	A	10,000	5,000	117	A	8,472	6,528	142	B	8,866	6,134
18	A	10,000	5,000	43	A	10,000	5,000	68	A	12,692	2,308	93	A	10,000	5,000	118	A	10,204	4,796	143	B	9,268	5,732
19	A	10,000	5,000	44	A	12,308	2,692	69	A	10,782	4,218	94	A	10,000	5,000	119	A	10,169	4,831	144	B	8,488	6,512
20	A	10,311	4,689	45	A	13,045	1,955	70	A	8,458	6,542	95	A	10,000	5,000	120	A	9,212	5,788	145	B	8,125	6,875
21	A	11,493	3,507	46	A	12,151	2,849	71	A	8,125	6,875	96	A	11,496	3,504	121	B	9,911	5,089	146	B	8,125	6,875
22	A	11,866	3,134	47	A	8,739	6,261	72	A	8,125	6,875	97	A	11,355	3,645	122	B	10,689	4,311	147	B	11,314	3,686
23	A	10,000	5,000	48	A	9,858	5,144	73	A	11,559	3,441	98	A	12,270	2,730	123	B	9,605	5,395		TOTAL	1,532,310	673,240
24	A	13,773	1,227	49	A	9,331	5,669	74	A	12,883	2,117	99	A	13,409	1,591	124	B	8,125	6,875				
25	A	15,059	1,941	50	A	9,806	5,194	75	A	10,000	5,000	100	A	10,037	4,913	125	B	8,971	6,029				

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 27087 JONATHAN H. NICHOLS
12/12/05

0 100 200 300
scale feet

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

ISSUE #5 – 12/12/05 – ADJUSTED LOTS ON 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

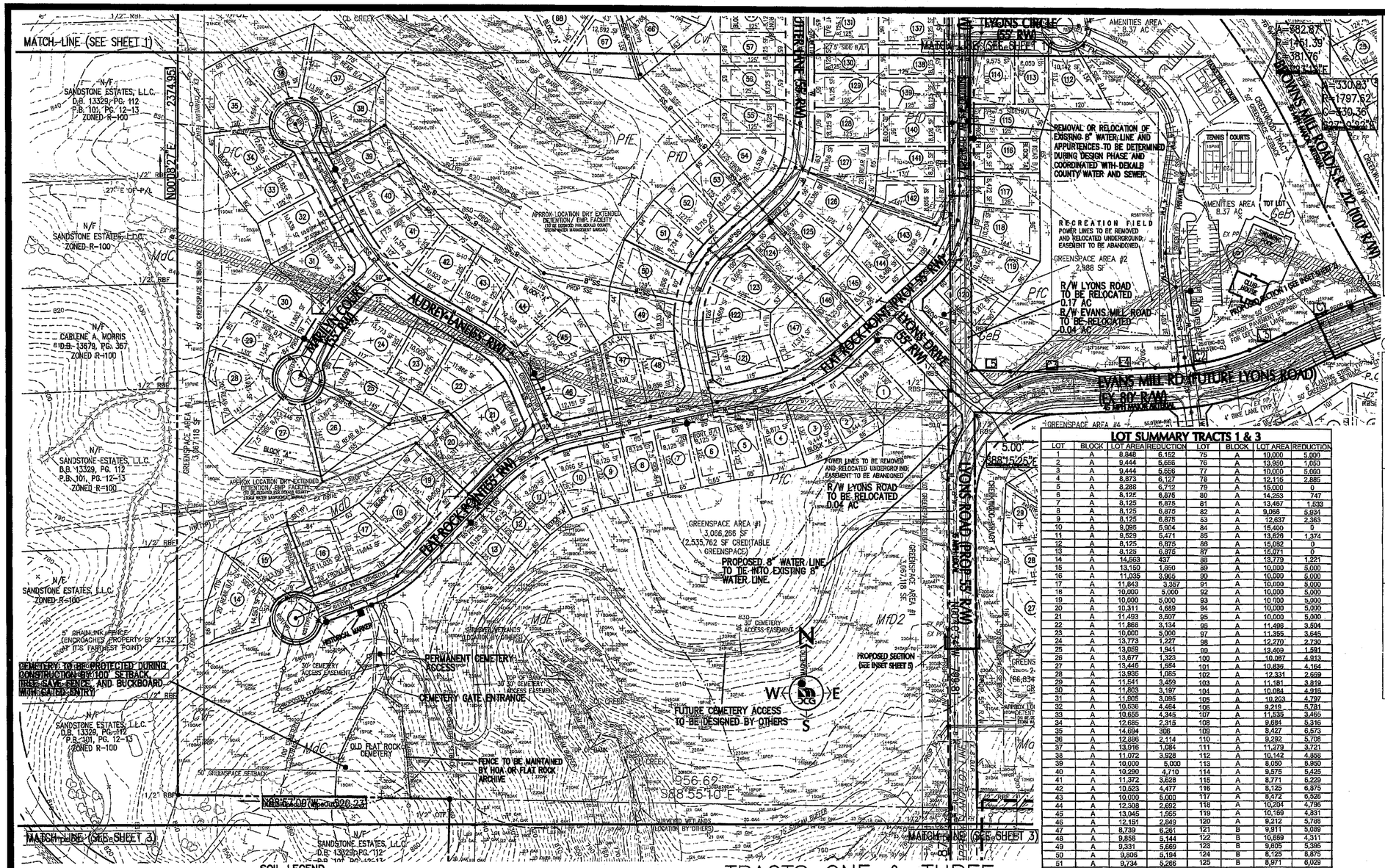
DCG DEVELOPMENT CONSULTANTS GROUP
CONSULTING ENGINEERS PLANNERS & SURVEYORS

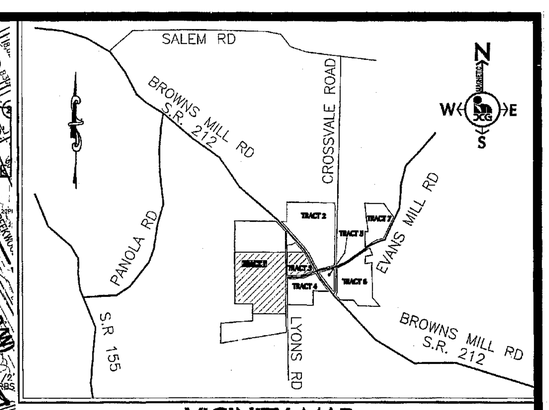
R-100 CONSERVATION SUBDIVISION SKETCH PLAT

For

TRACT 1
CREEKWOOD

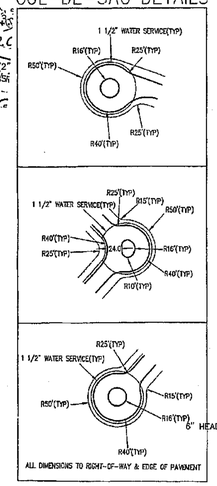
DESIGNED:	JN	DEKALB COUNTY FILE NO. 05131R	1 OF 9
DRAWN:	GC		
CHECKED:	DY		
APPROVED:	JN	LAND LOT(S) 47, 48, 50, & 79	ISSUE # 5
DATE:	7/21/05	16TH LAND DISTRICT	
SCALE:	1" = 100'		
JOB #	05027	DeKalb COUNTY, GA.	



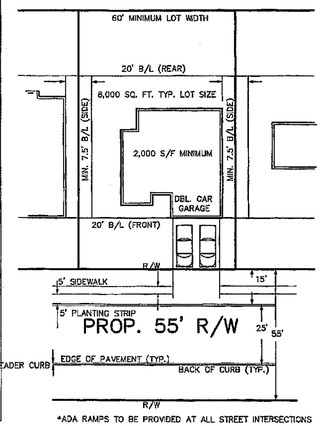


VICINITY MAP
not to scale

CUL-DE-SAC DETAILS



TYPICAL LOT LAYOUT



*ADA RAMPS TO BE PROVIDED AT ALL STREET INTERSECTIONS

LOT SUMMARY TRACTS 1 & 3

LOT	BLOCK	LOT AREA	REDUCTION	LOT	BLOCK	LOT AREA	REDUCTION
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	9,066	5,934
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	86	A	15,082	0
13	A	8,129	6,875	87	A	15,071	0
14	A	14,563	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	11,843	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	12,770	2,230
25	A	13,059	1,941	99	A	13,409	1,591
26	A	13,677	1,323	100	A	10,987	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	4,916
31	A	11,905	3,095	105	A	10,203	4,797
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	9,684	5,316
35	A	14,694	306	109	A	8,427	6,573
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	8,050	8,950
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	6,875
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	B	9,911	5,089
48	A	9,856	5,144	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	10,386	4,614
53	A	8,125	6,875	127	B	10,356	4,644
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	9,661	5,339	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	12,786	2,214	140	B	8,126	6,874
67	A	12,692	2,308	141	B	8,313	6,687
68	A	12,692	2,308	142	B	8,866	6,134
69	A	10,782	4,218	143	B	9,269	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	1,532,310	673,240

0 100 200 300
scale feet

NOTES:
1. TRACTS 1 -7 SHOWN HEREIN ARE ZONED R-100 SINGLE FAMILY RESIDENTIAL.

2. MINIMUM SETBACKS:
FY (MAJOR THOROUGHFARF) - 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.

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

ISSUE #5 – 12/12/05 – ADJUSTED LOTS ON 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

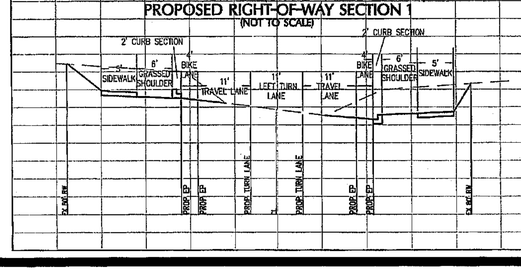
LEGEND

IPS	= IRON PIN SET - 1/2" REBAR
IPF	= IRON PIN FOUND
ESMT	= EASEMENT
PROP	= PROPOSED
PREV	= EXISTING
CMF	= CONC. MONUMENT FOUND
R/W	= RIGHT OF WAY
℄ or CL	= CENTELINE
℄	= PROPERTY LINE
B/L	= BUILDING LINE
STA	= STATION
LLL	= LAND LOT LINE
BM	= BENCH MARK
P/P	= POWER/TELEPHONE POLE
PP	= POWER POLE
LP	= LIGHT POLE
TRANS	= TRANSFORMER
BSMH	= BELLSOUTH MANHOLE
UGTM	= UNDERGROUND TELEPHONE MARKER
CB	= CATCH BASIN
HW	= HEADWALL
JB	= JUNCTION BOX
DI	= DROP INLET
GI	= GRATE INLET
MH	= MANHOLE
CMP	= CORRUGATED METAL PIPE
CSP	= CORRUGATED STEEL PIPE
RCP	= REINFORCED CONCRETE PIPE
PVC	= POLYETHYLENE PIPE
ACP	= ASBESTOS CONCRETE PIPE
DE	= DRAINAGE EASEMENT
SSE	= SANITARY SEWER EASEMENT
ELEV	= ELEVATION
FFE	= FINISHED FLOOR ELEVATION
IE	= INVERT ELEVATION
X(394.50)	= PROPOSED SPOT ELEVATION
X394.54	= EXISTING SPOT ELEVATION
BC	= BACK OF CURB
WV	= WATER VALVE
GV	= GATE VALVE
FH	= FIRE HYDRANT
●	= PROPERTY CORNER
⊗	= MANHOLE
	= FIRE HYDRANT
	= POWER/TELEPHONE POLE
	= 100-YR FLOODPLAIN
	= LAND LOT LINE
	= FENCE
	= POWER LINE
	= TELEPHONE LINE
	= GAS LINE
	= BATCH LINE
	= SANITARY SEWER LINE
	= PROPOSED SEWER LINE
	= PROPOSED PIPE/STUB
	= TRAVERSE LINE/POINT
	= BRANCH/CREEK

SOIL LEGEND

SYMBOL	SOIL TYPE	SLOPE %	SYMBOL	SOIL TYPE	SLOPE %
AwC	ASHLAR-WEDOWEE COMPLEX	2 TO 10	GWe2	GWINNETT SANDY CLAY LOAM	15 TO 25
AwE	ASHLAR-WEDOWEE COMPLEX	10 TO 25	AvG	ASHLAR SANDY LOAM	6 TO 15
CvF	CHESTATEE STONY LOAM	15 TO 45	AvF	ASHLAR SANDY LOAM	15 TO 45
PfD	PACOLET SANDY LOAM	10 TO 15	Cc	CARTECAY SILT LOAM	FLOODED
SgF	SWEETAPPLE-GROVER COMPLEX	15 TO 45	PuE	PACOLET URBAN LAND COMPLEX	10 TO 25
HsC	HIWASSEE SANDY LOAM	6 TO 10	To	TOCCOA SANDY LOAM	FLOODED
GeB	GWINNETT SANDY LOAM	2 TO 6	SgD	SWEETAPPLE-GROVER COMPLEX	15 TO 45
GeC	GWINNETT SANDY LOAM	6 TO 10	MdE	MADISON SANDY LOAM	25 TO 60
GeD	GWINNETT SANDY LOAM	10 TO 15	MdC	MADISON SANDY LOAM	6 TO 10
GeE	GWINNETT SANDY LOAM	15 TO 30	MfD2	MADISON SANDY CLAY LOAM	10 TO 15
GWc2	GWINNETT SANDY CLAY LOAM	2 TO 10	MvE2	MUSELLA CLAY LOAM	15 TO 25

EVANS MILL ROAD (FUTURE LYONS ROAD) PROPOSED RIGHT-OF-WAY SECTION 1
(NOT TO SCALE)



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

GEORGIA REGISTERED No. 27087 PROFESSIONAL ENGINEER NATHAN H. HUFF
12/12/05

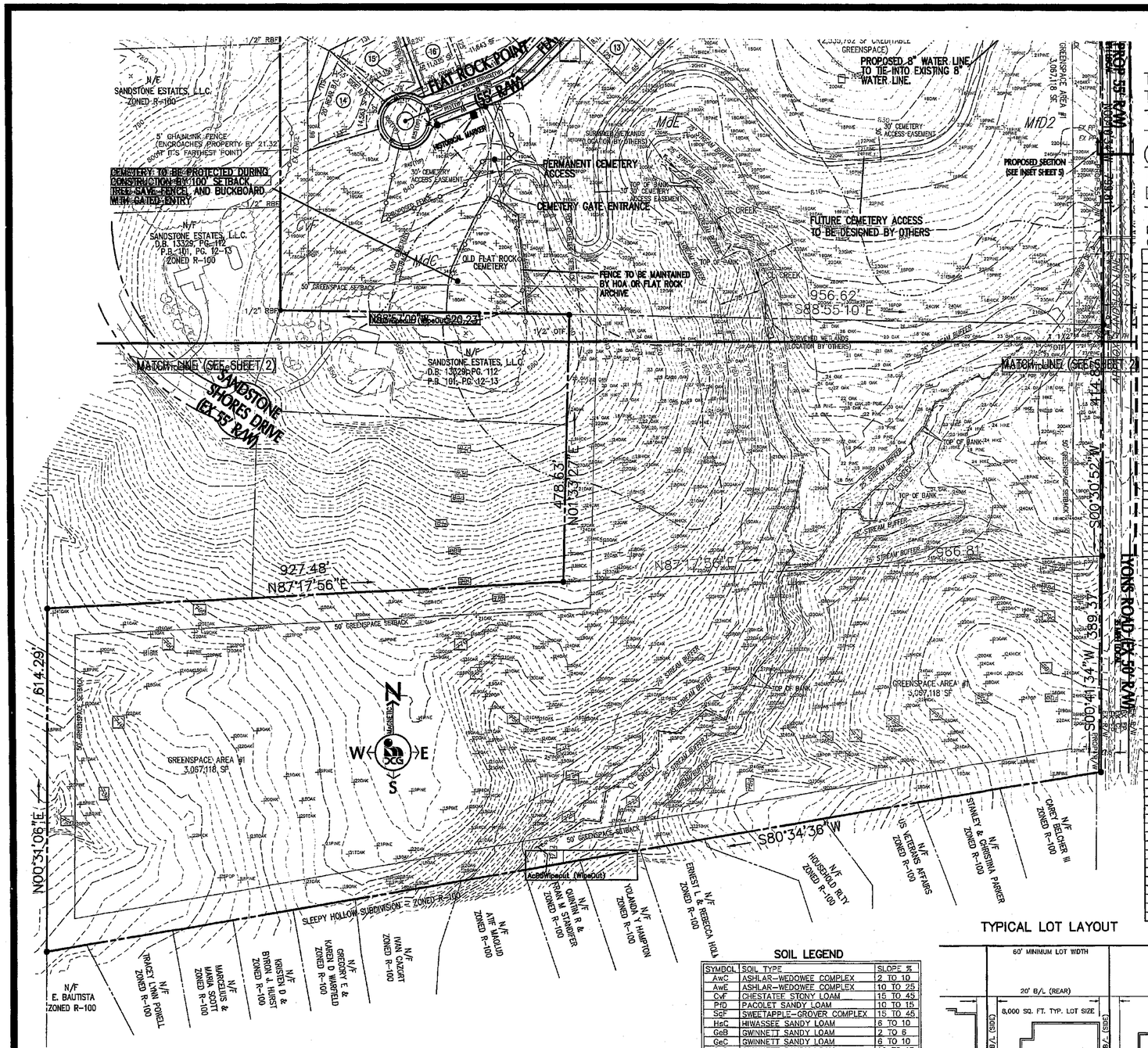
DEVELOPER:
D.R. HORTON, INC..
CONTACT: Jim Huffstetler
8200 Roberts Drive, Suite 400
Atlanta, Georgia 30350
(770) 730-7900

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

DCG DEVELOPMENT CONSULTANTS GROUP
CONSULTING ENGINEERS PLANNERS & SURVEYORS

R-100 CONSERVATION SUBDIVISION SKETCH PLAT
For
TRACT 1 (CONTINUED)
CREEKWOOD

DESIGNED:	JN	DEKALB COUNTY FILE NO. 05131R	2 OF 9
DRAWN:	GC		
CHECKED:	DY		
APPROVED:	JN	LAND LOT(S) 47, 48, 50, & 79	ISSUE # 5
DATE:	7/21/05	16TH LAND DISTRICT	
SCALE:	1" = 100'		
JOB #	05027	DeKalb COUNTY, GA.	



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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
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	9,066	5,934
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12	A	8,125	6,875	86	A	15,082	0
13	A	8,125	6,875	87	A	15,071	0
14	A	14,563	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	10,836	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	4,916
31	A	11,905	3,095	105	A	10,203	4,797
32	A	10,536	4,464	106	A	9,219	5,781
33	A	10,655	4,345	107	A	11,535	3,465
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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	8,050	3,950
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41	A	11,372	3,628	115	A	8,771	6,229
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	B	9,911	5,089
48	A	9,856	5,144	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	6,971	6,029
52	A	8,715	6,285	126	B	10,386	4,614
53	A	8,125	6,875	127	B	10,356	4,644
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	9,661	5,339	133	B	8,369	6,631
60	A	9,291	5,709	134	B	11,292	3,708
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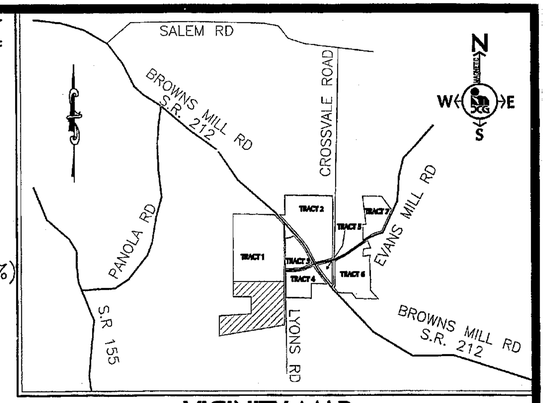
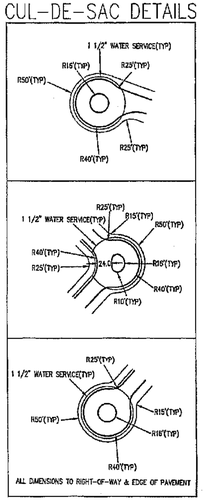
63	A	9,000	6,000	137	B	8,125	6,875
64	A	9,325	5,675	138	B	8,125	6,875
65	A	10,843	4,157	139	B	8,125	6,875
66	A	12,786	2,214	140	B	8,126	6,874
67	A	12,692	2,308	141	B	8,313	6,687
68	A	12,692	2,308	142	B	8,866	6,134
69	A	10,782	4,218	143	B	9,258	5,732
70	A	8,458	6,542	144	B	8,488	6,512
71	A	8,125	6,875	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	678,067



VICINITY MAP
not to scale

CUL-DE-SAC DETAILS



LEGEND

IRS = IRON PIN SET – 1/2" REBAR
IRF = IRON PIN FOUND
ESMT = EASEMENT
PROP = PROPOSED
FREV = EXISTING
CMF = CONC. MONUMENT FOUND
R/W = RIGHT OF WAY
℄ & ⓛ = CENTERLINE
B/L = PROPERTY LINE
B/L = BUILDING LINE
STA = STA/ROD
LLL = LAND LOT LINE
BM = BENCH MARK
P/P = POWER/TELEPHONE POLE
PP = POWER POLE
LP = LIGHT POLE
TRANS = TRANSFORMER
BSMH = BELLSOUTH MANHOLE
UGTM = UNDERGROUND TELEPHONE MARKER
CB = CATCH BASIN
HW = HEADWALL
JB = JUNCTION BOX
DI = DROP INLET
GI = GRATE INLET
MH = MANHOLE
CMP = CORRUGATED METAL PIPE
CSP = CORRUGATED STEEL PIPE
RCP = REINFORCED CONCRETE PIPE
PEP = POLYETHYLENE PIPE
PVC = POLYVINYL CHLORIDE PIPE
DE = DRAINAGE EASEMENT
SSE = SANITARY SEWER EASEMENT
ELEV = ELEVATION
FFE = FINISHED FLOOR ELEVATION
℄ = INVERT ELEVATION
x PROPOSED = PROPOSED SPOT ELEVATION
x EXISTING = EXISTING SPOT ELEVATION
BC = BACK OF CURB
GV = GAS VALVE
WV = WATER VALVE
FH = FIRE HYDRANT
● = PROPERTY CORNER
● = MARKER
● = FIRE HYDRANT
P = POWER/TELEPHONE POLE
FP = 100-YR FLOODPLAIN
LLL = LAND LOT LINE
FENCE
PL = POWER LINE
T = TELEPHONE LINE
G = GAS LINE
W = WATER LINE
SS = SANITARY SEWER LINE
EXISTING STORM LINE
PROPOSED PIPE/PITUB
TRANSVERSE LINE/POINT
BRANCH/CREEK

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'
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SY - 7.5'
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MAXIMUM BLDG HEIGHT - 35'
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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.

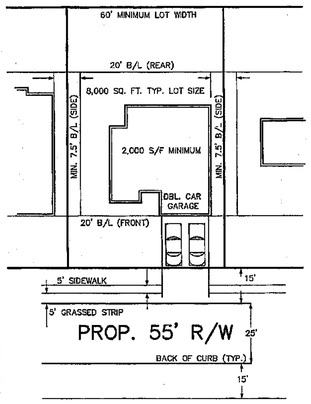
SOIL LEGEND

SYMBOL	SOIL TYPE	SLOPE %
AwC	ASHLAR–WEDOWEE COMPLEX	2 TO 10
AwE	ASHLAR–WEDOWEE COMPLEX	10 TO 25
CvF	CHESTATEE STONY LOAM	15 TO 45
PrD	PACOLET SANDY LOAM	10 TO 15
SgF	SWEETAPPLE–GROVER COMPLEX	15 TO 45
HsC	HIWASSEE SANDY LOAM	6 TO 10
GeB	GWINNETT SANDY LOAM	2 TO 6
GeC	GWINNETT SANDY LOAM	6 TO 10
GeD	GWINNETT SANDY LOAM	10 TO 15
GeE	GWINNETT SANDY LOAM	15 TO 30
GWc2	GWINNETT SANDY CLAY LOAM	2 TO 10
GWe2	GWINNETT SANDY CLAY LOAM	15 TO 25
AvD	ASHLAR SANDY LOAM	8 TO 15
AvF	ASHLAR SANDY LOAM	15 TO 45
Ca	CARTECAY SILT LOAM	FLOODED
PuE	PACOLET URBAN LAND COMPLEX	10 TO 25
To	TOCCOA SANDY LOAM	FLOODED
SgD	SWEETAPPLE–GROVER COMPLEX	15 TO 45
MdE	MADISON SANDY LOAM	15 TO 30
MdC	MADISON SANDY LOAM	6 TO 10
MfD2	MADISON SANDY CLAY LOAM	10 TO 15
MvE2	MUSELLA CLAY 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

TYPICAL LOT LAYOUT



BLOCK	LOTS
A	120
B	27
TOTAL	147

GEORGIA REGISTERED No. 27087 PROFESSIONAL ENGINEER NATHAN H. WICK
12/12/05

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

0 100 200 300
scale feet

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

ISSUE #5 – 12/12/05 – ADJUSTED LOTS FROM TRACT (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

DCG DEVELOPMENT CONSULTANTS GROUP
CONSULTING ENGINEERS PLANNERS & SURVEYORS

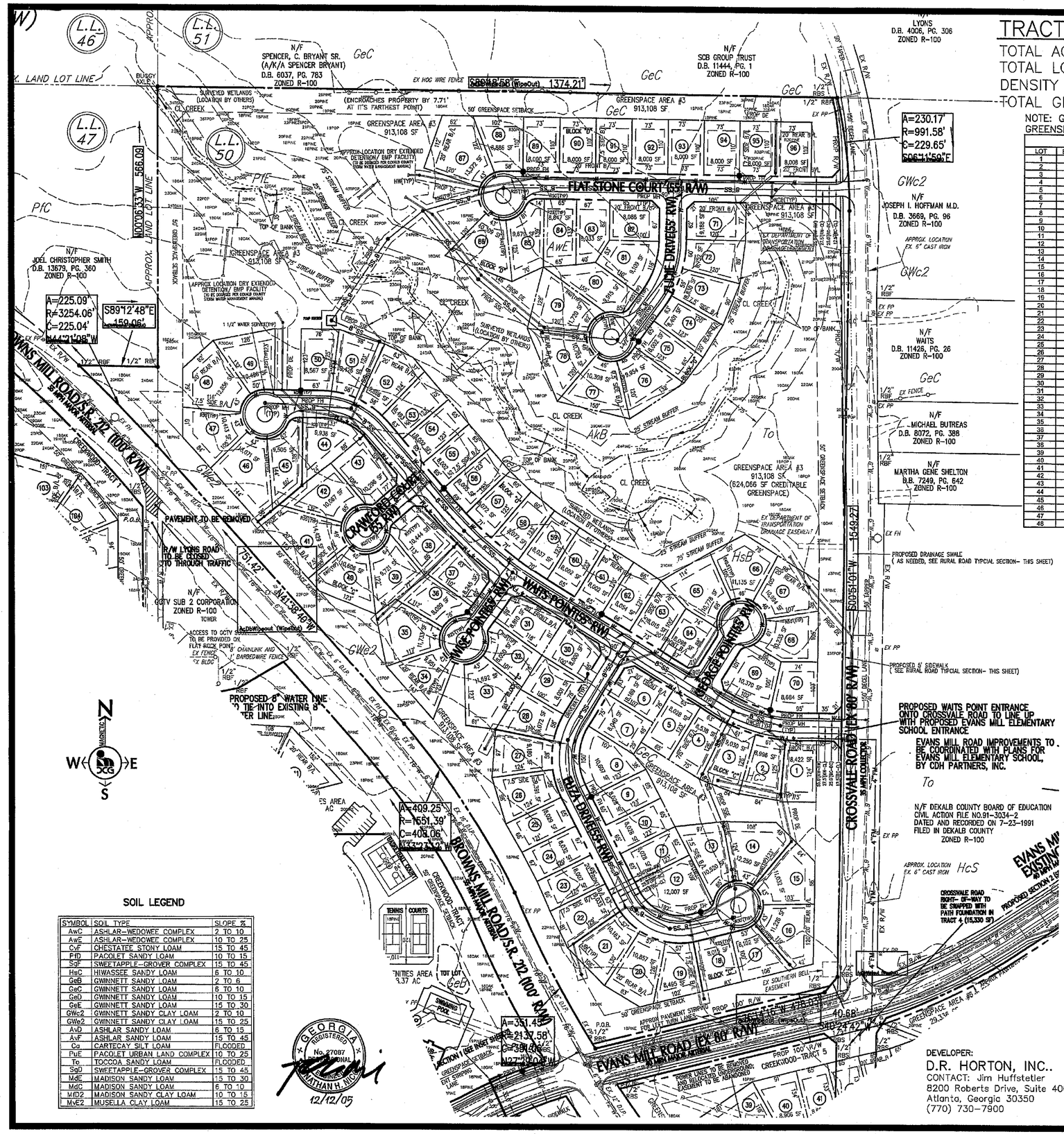
R-100 CONSERVATION SUBDIVISION SKETCH PLAT

For

TRACT 1 (CONTINUED)

CREEKWOOD

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



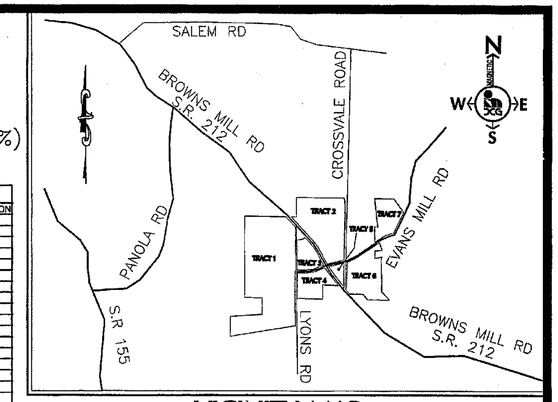
TRACT TWO SUMMARY

TOTAL ACRES – 47.3
TOTAL LOTS – 96
DENSITY – 2.0 LOTS/ACRE
TOTAL GREENSPACE – 14.3 AC (30.3%)

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

LOT SUMMARY TRACT 2

LOT	BLOCK	LOT AREA	REDUCTION	LOT	BLOCK	LOT AREA	REDUCTION
1	C	8,422	6,578	49	C	10,496	4,504
2	C	8,996	6,004	50	C	8,567	6,433
3	C	9,030	5,970	51	C	9,426	5,574
4	C	8,538	6,462	52	C	9,886	5,114
5	C	8,028	6,972	53	C	8,493	6,507
6	C	8,189	6,811	54	C	8,002	6,998
7	C	8,040	6,960	55	C	8,002	6,998
8	C	10,607	4,393	56	C	8,005	6,525
9	C	8,028	6,972	57	C	8,072	6,928
10	C	8,028	6,972	58	C	8,072	6,928
11	C	8,028	6,972	59	C	8,037	6,963
12	C	12,007	2,993	60	C	8,002	6,998
13	C	10,520	4,480	61	C	8,002	6,998
14	C	12,250	2,750	62	C	8,054	6,946
15	C	11,032	3,968	63	D	8,015	6,985
16	C	11,226	3,774	64	D	8,098	6,902
17	C	8,102	6,898	65	D	10,778	4,222
18	C	8,015	6,985	66	D	11,135	3,865
19	C	8,495	6,505	67	D	10,994	4,006
20	C	10,857	4,143	68	D	10,235	4,765
21	C	10,183	4,817	69	D	10,370	4,630
22	C	9,033	5,967	70	D	8,684	6,316
23	C	8,007	6,993	71	D	9,188	5,812
24	C	8,032	6,968	72	D	8,752	6,248
25	C	8,029	6,971	73	D	8,830	6,170
26	C	9,391	5,609	74	D	8,401	6,599
27	C	9,180	5,820	75	D	8,002	6,998
28	C	8,072	6,928	76	D	9,954	5,046
29	C	8,001	6,999	77	D	10,308	4,692
30	C	8,000	7,000	78	D	10,703	4,297
31	C	8,810	6,190	79	D	11,720	3,280
32	C	8,050	6,950	80	D	9,915	5,085
33	C	11,692	3,308	81	D	9,109	5,891
34	C	9,951	5,049	82	D	8,088	6,912
35	C	11,733	3,267	83	D	8,033	6,967
36	C	8,089	6,911	84	D	8,847	6,153
37	C	8,245	6,755	85	D	9,679	5,321
38	C	10,444	4,556	86	D	10,309	4,691
39	C	8,721	5,279	87	D	13,372	1,628
40	C	10,606	4,394	88	D	8,886	6,114
41	C	14,429	571	89	D	8,000	7,000
42	C	10,067	4,933	90	D	8,000	7,000
43	C	10,296	4,704	91	D	8,000	7,000
44	C	9,936	5,064	92	D	8,000	7,000
45	C	9,505	5,495	93	D	8,000	7,000
46	C	13,071	1,929	94	D	8,000	7,000
47	C	10,413	4,587	95	D	8,000	7,000
48	C	12,856	2,144	96	D	8,008	6,992
					TOTAL	386,661	258,339

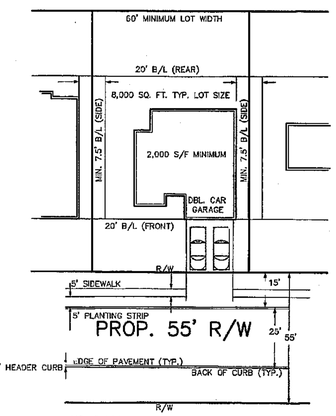


VICINITY MAP

not to scale

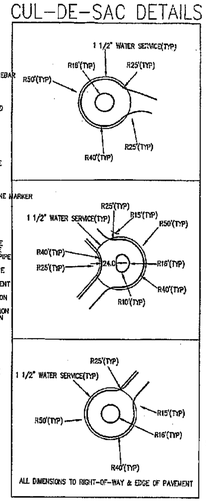
BLOCK	LOTS
C	70
D	26
TOTAL	96

TYPICAL LOT LAYOUT



*ADA RAMPS TO BE PROVIDED AT ALL STREET INTERSECTIONS

CUL-DE-SAC DETAILS



LEGEND

IPS = IRON PIN SET – 1/2" REBAR
IPF = IRON PIN FOUND
ESMT = EASEMENT
PROP = PROPOSED
PRSV = PRESERVE
CMF = CONCRETE MONUMENT FOUND
R/W = RIGHT OF WAY
C & G = CONTEGUOUS
PL = PROPERTY LINE
B/L = BUILDING LINE
STA = STATION
LLL = LAND LOT LINE
BM = BENCH MARK
P/TP = POWER/TELEPHONE POLE
PP = POWER POLE
LP = LIGHT POLE
TRANS = TRANSFORMER
BSMH = BELLSOUTH MANHOLE
UGTM = UNDERGROUND TELEPHONE MARKER
CB = CATCH BASIN
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CMP = CORRUGATED METAL PIPE
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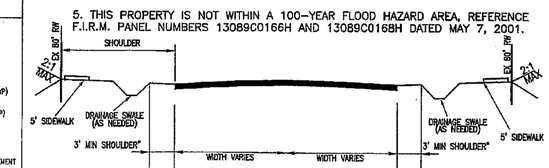
DE = DRAINAGE EASEMENT
SSE = SANITARY SEWER EASEMENT
FFE = FINISHED FLOOR ELEVATION
HE = INVERT ELEVATION
PE = PROPOSED SPOT ELEVATION
X (96.48) = EXISTING SPOT ELEVATION
BC = BACK OF CURB
WV = WATER VALVE
GV = GATE VALVE
FH = FIRE HYDRANT
● = PROPERTY CORNER
⊗ = MANHOLE
FH = FIRE HYDRANT
PT = POWER/TELEPHONE POLE
FP = 100-YR FLOODPLAIN
= LAND LOT LINE
= FENCE
= POWER LINE
= TELEPHONE LINE
= GAS LINE
= WATER LINE
= SANITARY SEWER LINE
= EXISTING STORM LINE
= PROPOSED STORM LINE
= TRANSITION POINT
= BRANCH/CREEK

RURAL ROAD TYPICAL SECTION



CROSSVALE ROAD

LOCAL RESIDENTIAL RURAL ROADWAY (NOT TO SCALE)

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.

SOIL LEGEND

SYMBOL	SOIL TYPE	SLOPE %
AwC	ASHLAR-WEDOWEE COMPLEX	2 TO 10
AwE	ASHLAR-WEDOWEE COMPLEX	10 TO 25
CvF	CHESTATEE STONY LOAM	15 TO 45
PfD	PACOLET SANDY LOAM	10 TO 15
SgF	SWEETAPPLE--GROVER COMPLEX	15 TO 45
HsC	HIWASSEE SANDY LOAM	6 TO 10
GeB	GWINNETT SANDY LOAM	2 TO 6
GeC	GWINNETT SANDY LOAM	6 TO 10
GeD	GWINNETT SANDY LOAM	10 TO 15
GeE	GWINNETT SANDY LOAM	15 TO 30
GWc2	GWINNETT SANDY CLAY LOAM	2 TO 10
GWe2	GWINNETT SANDY CLAY LOAM	15 TO 25
AvD	ASHLAR SANDY LOAM	6 TO 15
AvF	ASHLAR SANDY LOAM	15 TO 45
Ca	CARTECAY SILT LOAM	FLOODED
PuE	PACOLET URBAN LAND COMPLEX	10 TO 25
To	TOCCOA SANDY LOAM	FLOODED
SgD	SWEETAPPLE--GROVER COMPLEX	15 TO 45
MdE	MADISON SANDY LOAM	15 TO 30
MdC	MADISON SANDY LOAM	6 TO 10
MrD2	MADISON SANDY CLAY LOAM	10 TO 15
MvE2	MUSELLA CLAY 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

0 100 200 300
scale feet

GEORGIA REGISTERED No. 27087 PROFESSIONAL ENGINEER NATHAN H. NICK
12/12/05

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

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R-100 CONSERVATION SUBDIVISION SKETCH PLAT

For

TRACT 2

CREEKWOOD

DESIGNED:	JN	DEKALB COUNTY FILE NO. 05131R	4 OF 9
DRAWN:	GC		
CHECKED:	DY		
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.	

LOT SUMMARY TRACT 4			
LOT	BLOCK	LOT AREA	REDUCTION
1	E	10,279	4,721
2	E	8,611	8,389
3	E	8,395	6,605
4	E	8,283	6,717
5	E	12,025	2,975
6	E	9,470	5,530
7	E	10,565	4,435
8	E	8,685	6,315
9	E	8,689	6,315
10	E	8,208	6,792
11	E	8,235	6,765
12	E	8,396	6,604
13	E	8,413	6,587
14	E	11,376	3,624
15	E	9,723	5,277
16	E	8,025	6,975
17	E	8,552	6,448
18	E	8,265	6,735
19	E	8,059	6,941
20	E	9,733	5,267
21	E	11,609	3,391
22	E	12,776	2,224
23	E	9,058	5,942
24	E	8,800	6,200
25	E	9,090	5,910
26	E	11,126	3,874
27	E	13,095	1,905
28	E	8,073	6,927
29	E	8,529	6,471
30	E	9,926	5,074
31	E	8,220	6,780
32	E	8,450	6,550
33	E	9,934	5,066
	TOTAL	310,073	184,927

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

BLOCK	LOTS
E	33
TOTAL	33

BOUNDARY CURVE TABLE TRACT 4						
CURVE	LENGTH	RADIUS	CHORD	CHORD DIRECTION	TANGENT	DELTA
C1	170.55'	1709.58'	170.48'	N89°03'14"E	85.34'	5°42'57"
C2	212.14'	606.88'	211.06'	N79°15'02"E	107.12'	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	110.40'	N88°57'22"E
L3	84.65'	N85°33'55"E
L4	161.05'	S33°54'25"E
L5	172.79'	S38°19'17"E

SOIL LEGEND

SYMBOL	SOIL TYPE	SLOPE %
AwC	ASHLAR–WEDOWEE COMPLEX	2 TO 10
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CvF	CHESTATEE STONY LOAM	15 TO 45
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℄ or CL = CENTERLINE
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B/L = BUILDING LINE
STA = STATION
LLL = LAND LOT LINE
BM = BENCH MARK
PTP = POWER/TELEPHONE POLE
LP = POWER POLE
LT = LIGHT POLE
TRANS = TRANSFORMER
BOLM = BELLSOUTH MANHOLE
UGTM = UNDERGROUND TELEPHONE MARKER
CB = CATCH BASIN
HW = HEADWALL
JB = JUNCTION BOX
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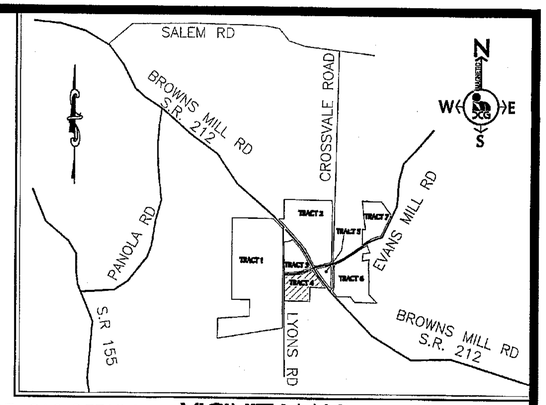
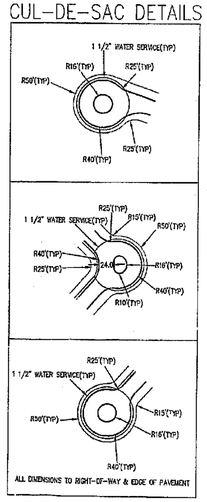
DE = DRAINAGE EASEMENT
SSE = SANITARY SEWER EASEMENT
ELEV = ELEVATION
FFE = FINISHED FLOOR ELEVATION
IE = INVERT ELEVATION
XS(##) = PROPOSED SPOT ELEVATION
XS(##) = EXISTING SPOT ELEVATION
BC = BACK OF CURB
WV = WATER VALVE
GV = GATE VALVE
FH = FIRE HYDRANT
PC = PROPERTY CORNER
HP = HANDICAP
FH = FIRE HYDRANT
PTP = POWER/TELEPHONE POLE
= ECO-FLOW FLOODPLAIN
= LAND LOT LINE
= FENCE
= POWER LINE
= TELEPHONE LINE
= GAS LINE
= WATER LINE
= SANITARY SEWER LINE
= EXISTING STORM LINE
= PLUGGED PIPE/CULVERT
= TRAVERSE LINE/POINT
= BRANCH/CREEK

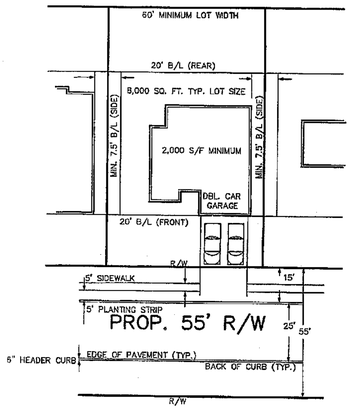


VICINITY MAP
not to scale

CUL-DE-SAC DETAILS



TYPICAL LOT LAYOUT



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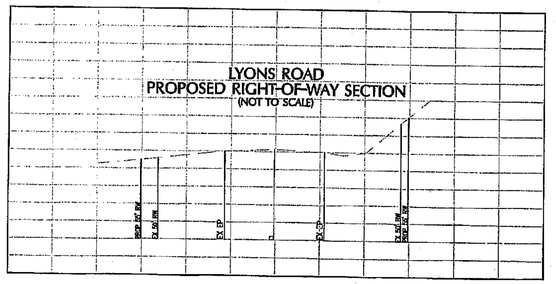

TREE LEGEND	
+	NON-SPECIMEN TREES TO BE REMOVED
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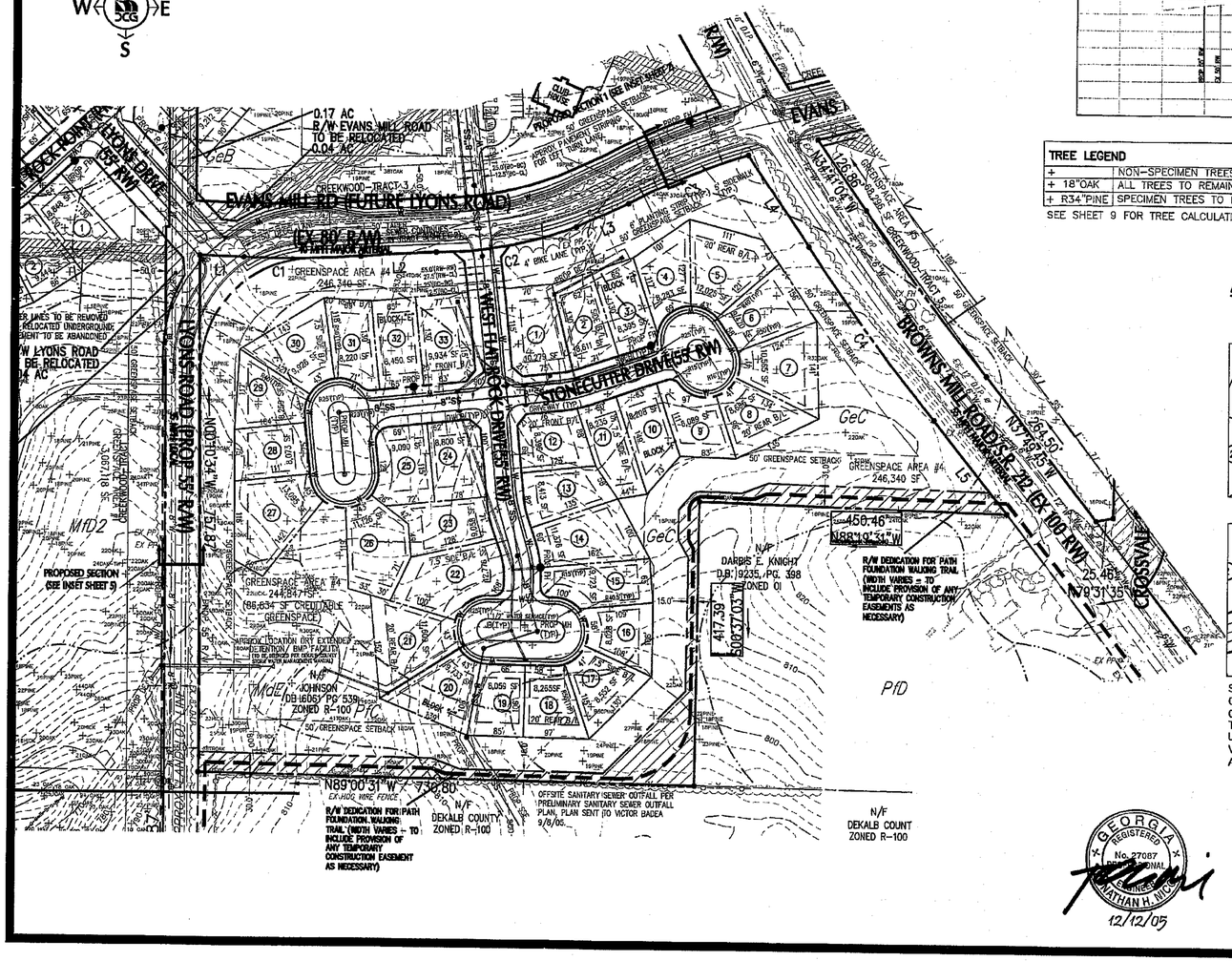
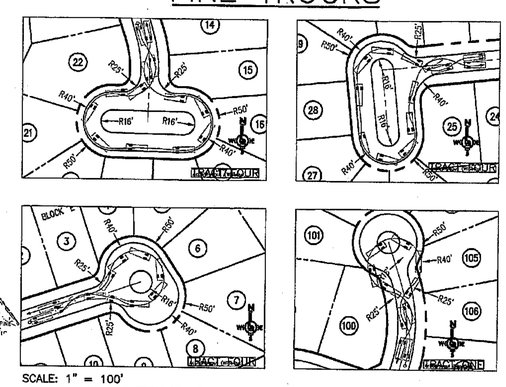
SEE SHEET 9 FOR TREE CALCULATIONS



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 AASHTO "A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS", 2001 EDITION.

0 100 200 300
scale feet

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'
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GEORGIA REGISTERED No. 27087 PROFESSIONAL ENGINEER JONATHAN H. HICKS
12/12/05

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

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R-100 CONSERVATION SUBDIVISION SKETCH PLAT
For
TRACT 4
CREEKWOOD

DESIGNED:	JN	DEKALB COUNTY FILE NO. 05131R	5 OF 9
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CHECKED:	DY		
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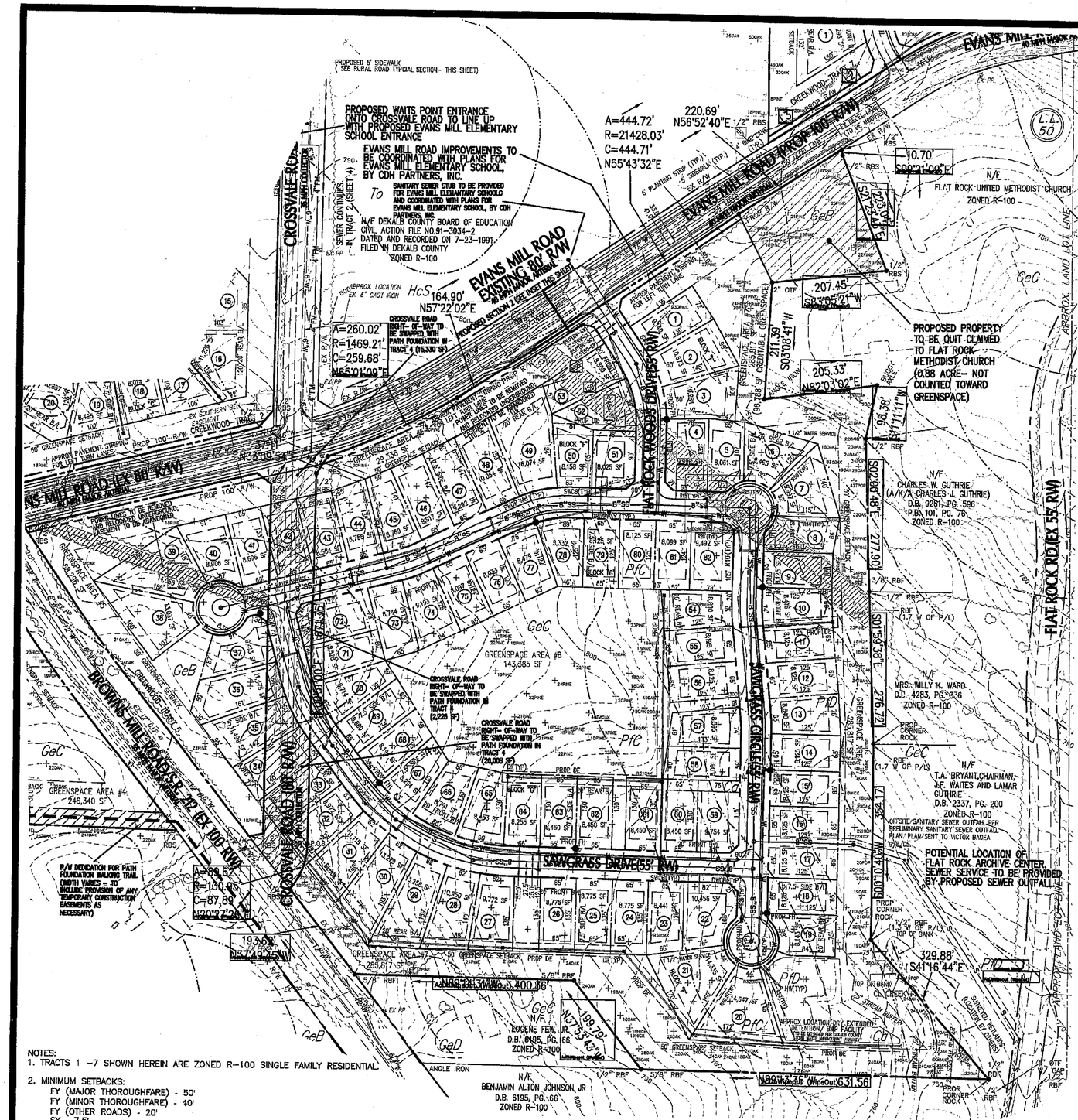
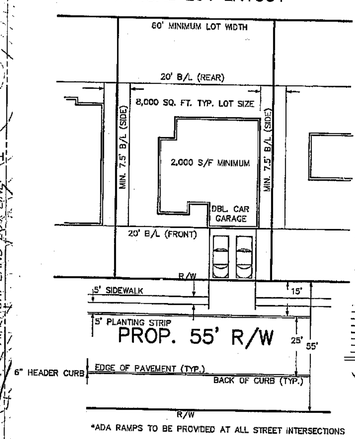
SCALE:	1" = 100'	DeKalb COUNTY, GA.	
JOB #	05027		



TYPICAL LOT LAYOUT



*ADA RAMPS TO BE PROVIDED AT ALL STREET INTERSECTIONS

LEGEND

IPS = IRON PIN SET - 1/2" REBAR
IPF = IRON PIN FOUND
EBMT = EASEMENT
PROP = PROPOSED
PREV = EXISTING
CMF = CONC. MONUMENT FOUND
R/W = RIGHT OF WAY
℄ & C.L. = CENTERLINE
PL = PROPERTY LINE
B/L = BUILDING LINE
STA = STATION
LLL = LAND LOT LINE
BM = BENCH MARK
PTP = POWER/TELEPHONE POLE
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PE = POLYETHYLENE PIPE
DE = DRAINAGE EASEMENT
SSE = SANITARY SEWER EASEMENT
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FFE = FINISHED FLOOR ELEVATION
BF = BASEMENT ELEVATION
x 256.56 = PROPOSED ASBUILT ELEVATION
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BC = BACK OF CURB
WV = WATER VALVE
GV = GATE VALVE
FH = FIRE HYDRANT
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100-YR FLOODPLAIN
LAND LOT LINE
FENCE
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SANITARY SEWER LINE
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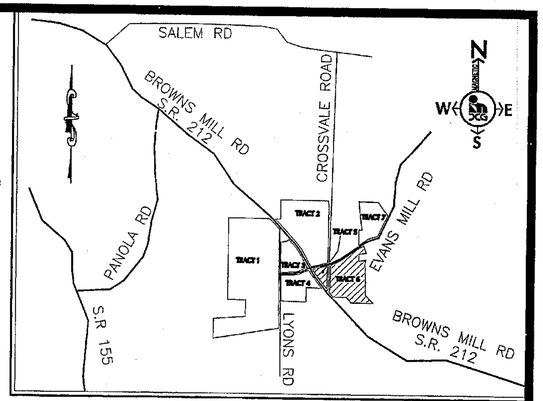
FLOODED PIPE/STUB
TRAVERSE LINE/POINT
BRANCH/CREEK



VICINITY MAP
not to scale

TRACTS FIVE & SIX SUMMARY

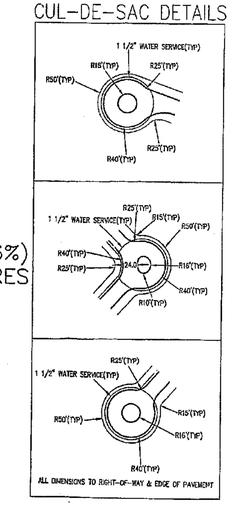
TRACT 5 ACRES – 3.6
TRACT 6 ACRES – 29.7
TOTAL ACRES – 33.3
TOTAL R/W SWAP – 1.00 AC
(NOT INCLUDED IN TOTAL ACERAGE)
QUIT CLAIM PROPERTY – 0.88 AC (2.6%)
ADJUSTED TOTAL ACERAGE – 32.4 ACRES
TOTAL LOTS – 82
DENSITY – 2.5 LOTS / ACRE
TOTAL GREENSPACE – 5.5 AC (17.0%)
NOTE: GREENSPACE AREA DOES NOT INCLUDE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

LOT SUMMARY TRACTS 5 & 6

LOT	BLOCK	LOT AREA	REDUCTION	LOT	BLOCK	LOT AREA	REDUCTION
1	F	9,140	5,880	42	F	8,656	6,344
2	F	10,873	4,327	43	F	8,584	6,416
3	F	10,284	4,716	44	F	8,756	6,244
4	F	9,996	5,004	45	F	8,769	6,231
5	F	9,081	6,929	46	F	8,917	5,083
6	F	9,465	5,535	47	F	9,292	5,708
7	F	9,997	5,003	48	F	10,064	4,936
8	F	8,089	6,911	49	F	16,074	0
9	F	8,125	6,875	50	F	8,158	8,842
10	F	8,416	6,584	51	F	8,025	6,975
11	F	8,125	6,875	52	F	9,456	5,544
12	F	8,125	6,875	53	F	8,800	6,200
13	F	8,640	6,360	54	G	8,800	6,200
14	F	8,125	6,875	55	G	8,125	6,875
15	F	8,125	6,875	56	G	8,125	6,875
16	F	8,125	6,875	57	G	8,595	6,405
17	F	8,125	6,875	58	G	8,081	6,919
18	F	8,125	6,875	59	G	9,754	5,246
19	F	8,143	6,857	60	G	8,450	6,550
20	F	14,647	353	61	G	8,450	6,550
21	F	14,335	665	62	G	8,450	6,550
22	F	10,456	4,544	63	G	8,450	6,550
23	F	8,441	6,559	64	G	8,255	6,745
24	F	8,775	6,225	65	G	9,453	5,547
25	F	8,775	6,225	66	G	8,791	6,209
26	F	8,775	6,225	67	G	8,294	6,706
27	F	8,772	5,228	68	G	8,194	6,806
28	F	10,950	4,050	69	G	8,860	6,140
29	F	13,288	1,742	70	G	8,714	6,286
30	F	13,279	1,721	71	G	8,528	6,472
31	F	11,115	3,885	72	G	10,477	4,523
32	F	9,972	5,028	73	G	8,744	6,256
33	F	9,136	5,864	74	G	9,193	5,807
34	F	9,816	5,184	75	G	8,097	6,903
35	F	11,499	3,501	76	G	8,033	6,967
36	F	11,475	3,525	77	G	8,479	6,521
37	F	9,413	5,587	78	G	8,332	6,668
38	F	13,037	1,963	79	G	8,125	6,875
39	F	14,055	945	80	G	8,125	6,875
40	F	8,906	6,094	81	G	8,089	6,991
41	F	8,696	6,304	82	G	9,492	5,508
				TOTAL		765,603	462,471

BLOCK	LOTS
F	53
G	29
TOTAL	82

CUL-DE-SAC DETAILS



SOIL LEGEND

SYMBOL	SOIL TYPE	SLOPE %
AwC	ASHLAR-WEDOWEE COMPLEX	2 TO 10
AwE	ASHLAR-WEDOWEE COMPLEX	10 TO 25
CvF	CHESTATEE STONY LOAM	15 TO 45
FfD	PACOLET SANDY LOAM	10 TO 15
SgF	SWEETAPPLE-GROVER COMPLEX	15 TO 45
HsC	HIWASSEE SANDY LOAM	6 TO 10
GeB	GWINNETT SANDY LOAM	2 TO 6
GeC	GWINNETT SANDY LOAM	6 TO 10
GeD	GWINNETT SANDY LOAM	10 TO 15
GeE	GWINNETT SANDY LOAM	15 TO 30
GWc2	GWINNETT SANDY CLAY LOAM	2 TO 10
GWe2	GWINNETT SANDY CLAY LOAM	15 TO 25
AvD	ASHLAR SANDY LOAM	6 TO 15
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Ca	CARTECAY SILT LOAM	FLOODED
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MdE	MADISON SANDY LOAM	15 TO 30
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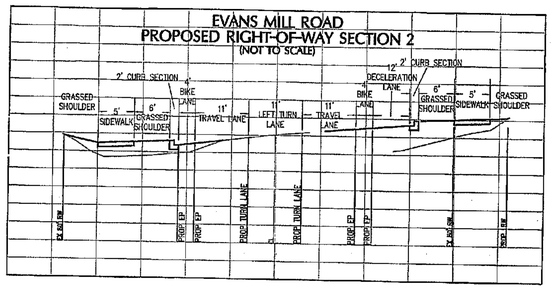
TREE LEGEND	
+	NON-SPECIMEN TREES TO BE REMOVED
+ 18"OAK	ALL TREES TO REMAIN
+ R34"PINE	SPECIMEN TREES TO BE REMOVED

SEE SHEET 9 FOR TREE CALCULATIONS

EVANS MILL ROAD PROPOSED RIGHT-OF-WAY SECTION 2
(NOT TO SCALE)



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.

0 100 200 300
scale feet

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

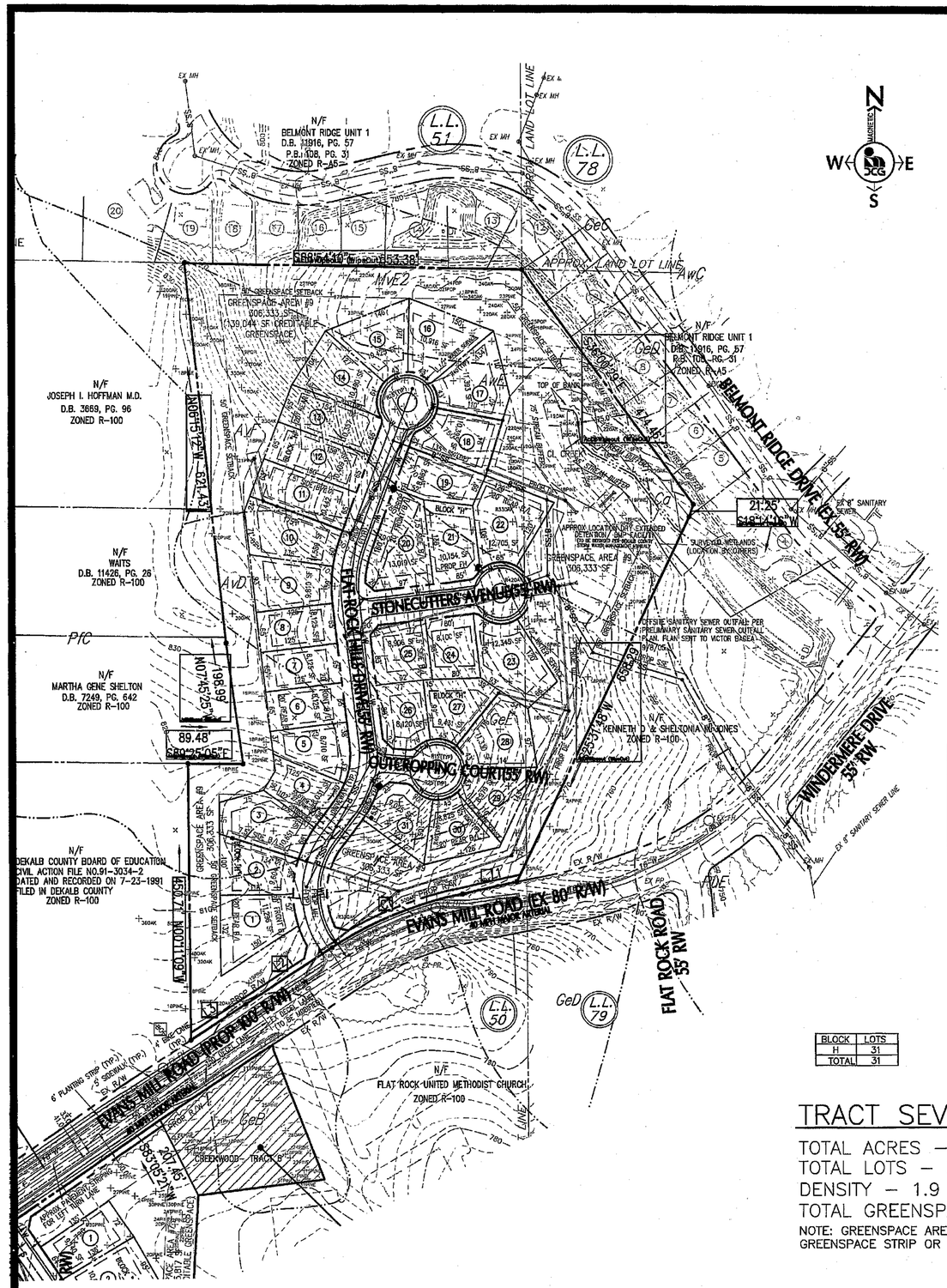
ISSUE #5 – 12/12/05 – ADJUST LOTS ON TRACT ONE (BLOCK A)
ISSUE #4 – 11/10/05 – ADDRESS DEKALB COUNTY TRANSPORTATION COMMENTS
ISSUE #3 – 10/31/05 – ADDRESS COMMENTS
ISSUE #2 – 10/12/05 – ADDRESS COMMMENTS AND REVISE STREET & LOT LAYOUT

DCG DEVELOPMENT CONSULTANTS GROUP
CONSULTING ENGINEERS PLANNERS & SURVEYORS

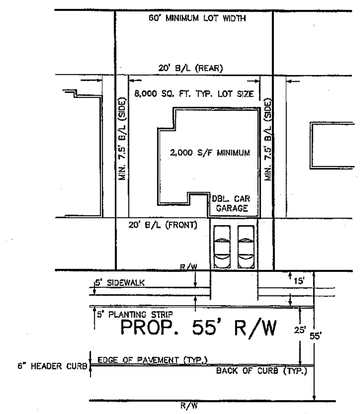
R-100 CONSERVATION SUBDIVISION SKETCH PLAT
For
TRACTS 5 & 6
CREEKWOOD

DESIGNED:	JN	DEKALB COUNTY FILE NO. 05131R	6 OF 9
DRAWN:	GC		
CHECKED:	DY		
APPROVED:	JN	LAND LOT(S) 47, 48, 50, & 79	ISSUE # 5
DATE:	7/21/05	16TH LAND DISTRICT	
SCALE:	1" = 100'	DeKalb COUNTY, GA.	
JOB #	05027		

Z:\Kauffman\05027\Plat-Conc\05027concept 11-21-05 for residential.dwg, TRACTS FIVE & SIX, 12/12/2005 4:23:27 PM, jn 1:1



TYPICAL LOT LAYOUT



*ADA RAMPS TO BE PROVIDED AT ALL STREET INTERSECTIONS

LEGEND

IPS	= IRON PIN SET - 1/2" REBAR
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TRANS	= TRANSFORMER
BSMH	= BELLSOUTH MANHOLE
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DE	= DRAINAGE EASEMENT
SSE	= SANITARY SEWER EASEMENT
ELEV	= ELEVATION
FFE	= FINISHED FLOOR ELEVATION
S	= INVERT ELEVATION
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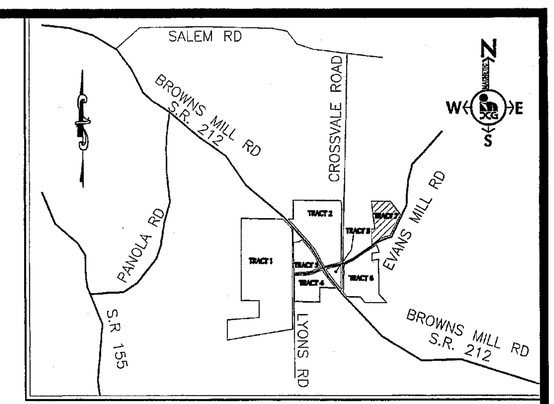
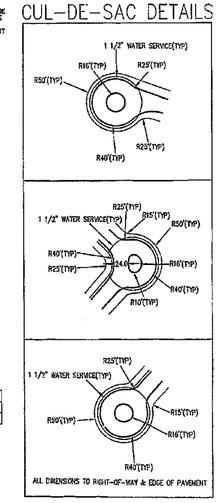


VICINITY MAP
not to scale

CUL-DE-SAC DETAILS



SOIL LEGEND

SYMBOL	SOIL TYPE	SLOPE %
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MfD2	MADISON SANDY CLAY LOAM	10 TO 15
MvE2	MUSELLA CLAY LOAM	15 TO 25

BOUNDARY CURVE TABLE TRACT 7						
CURVE	LENGTH	RADIUS	CHORD	CHORD DIRECTION	TANGENT	DELTA
C1	233.67'	595.51'	232.17'	S68°03'06"W	118.35'	22°28'56"

BOUNDARY LINE TABLE TRACT 7		
LINE	LENGTH	BEARING
L1	91.73'	S78°00'39"W
L2	168.05'	S55°52'22"W
L3	106.86'	S55°52'05"W

LOT SUMMARY TRACT 7			
LOT	BLOCK	LOT AREA	REDUCTION
1	H	11,296	3,704
2	H	9,604	5,396
3	H	10,651	4,349
4	H	8,031	6,969
5	H	8,710	6,290
6	H	8,125	6,875
7	H	8,125	6,875
8	H	8,125	6,875
9	H	9,810	5,190
10	H	11,589	3,411
11	H	10,442	4,558
12	H	10,409	4,591
13	H	10,357	4,643
14	H	10,490	4,510
15	H	10,425	4,575
16	H	10,916	4,084
17	H	11,393	3,607
18	H	10,395	4,605
19	H	8,862	6,138
20	H	13,019	1,981
21	H	10,154	4,846
22	H	12,705	2,295
23	H	12,345	2,655
24	H	8,100	6,900
25	H	8,906	6,094
26	H	6,120	6,880
27	H	9,431	5,569
28	H	11,330	3,670
29	H	8,979	6,021
30	H	8,825	6,175
31	H	9,025	5,975
	TOTAL	306,694	156,306

BLOCK	LOTS
H	31
TOTAL	31

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

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.

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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 NUMBER 13089C0166H DATED MAY 7, 2001.

TRACT SEVEN SUMMARY

TOTAL ACRES - 16.3
TOTAL LOTS - 31
DENSITY - 1.9 LOTS/ACRE
TOTAL GREENSPACE - 3.2 ACRES (19.6%)
NOTE: GREENSPACE AREA DOES NOT INCLUDE 50' GREENSPACE STRIP OR RECREATION AREA

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 27097 JONATHAN H. HICKS
12/12/05

0 100 200 300
scale feet

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

PREPARED BY :
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ISSUE #4 - 11/10/05 - ADDRESS DEKALB COUNTY TRANSPORTATION COMMENTS
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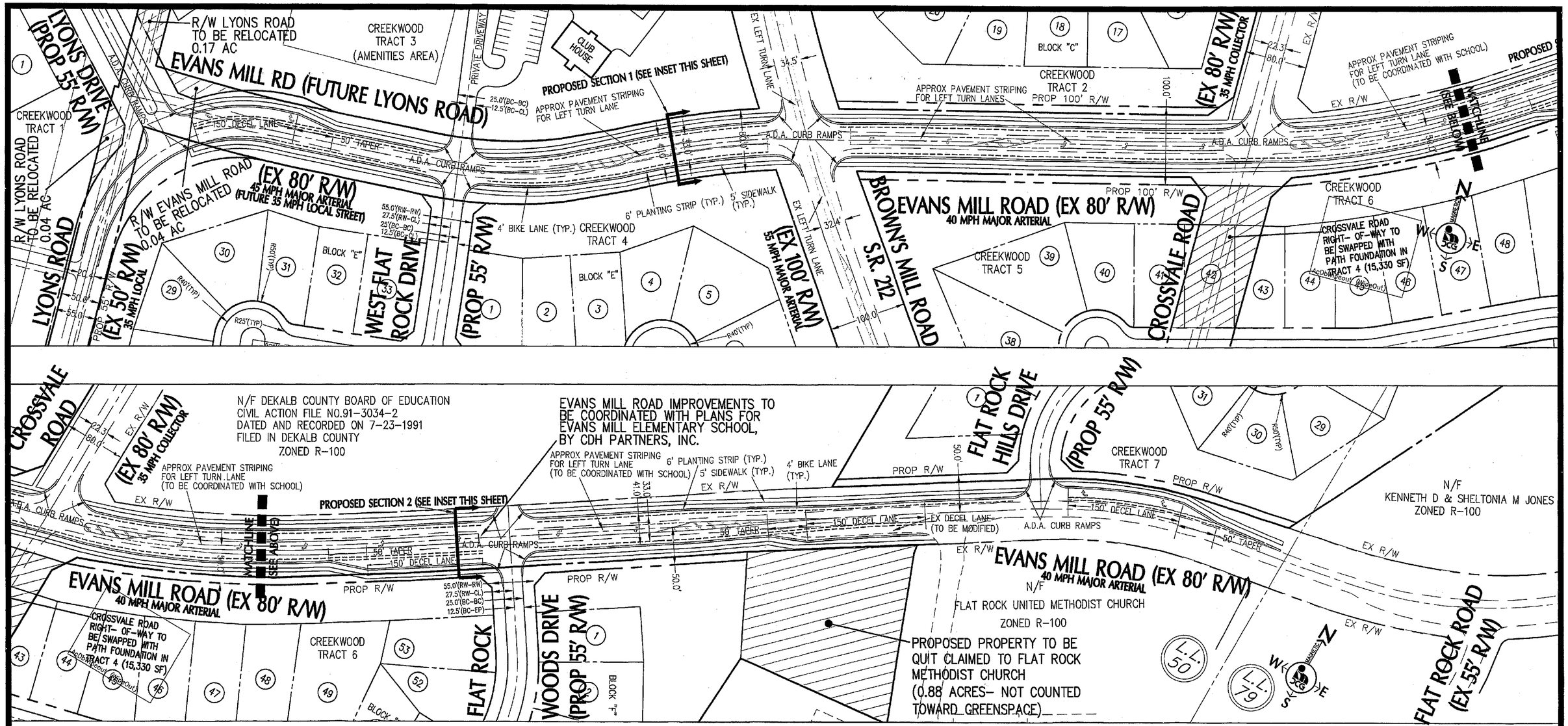
DCG DEVELOPMENT CONSULTANTS GROUP
CONSULTING ENGINEERS PLANNERS & SURVEYORS

R-100 CONSERVATION SUBDIVISION SKETCH PLAT
For
TRACT 7
CREEKWOOD

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



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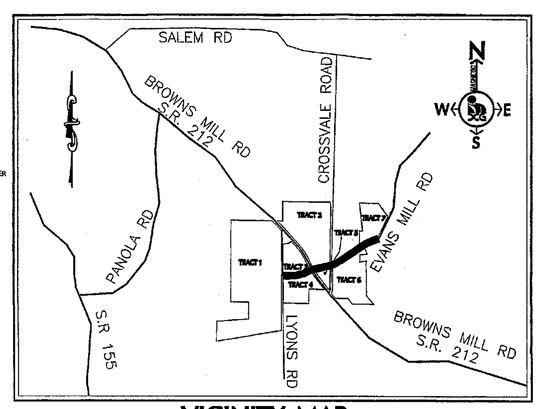
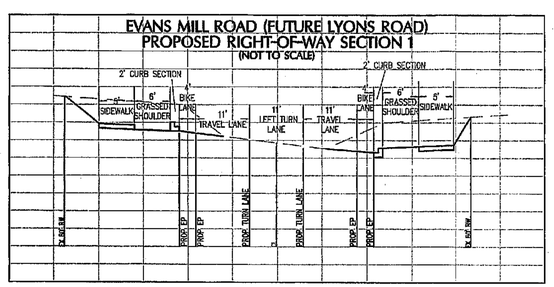
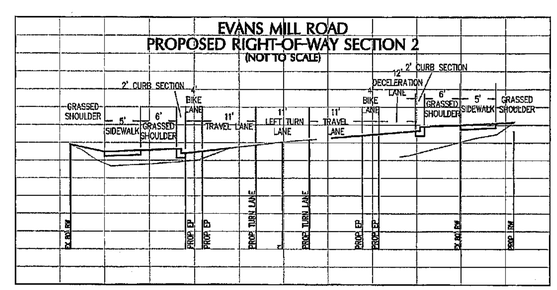


VICINITY MAP
not to scale





0 60 120 180
scale feet

GEORGIA REGISTERED No. 27087 PROFESSIONAL ENGINEER NATHAN H. MICHAEL
12/12/05

DEVELOPER:
D.R. HORTON, INC..
CONTACT: Jim Huffstetler
8200 Roberts Drive, Suite 400
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PREPARED BY :
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ISSUE #5 - 12/12/05 - ADJUSTED LOTS ON 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

DCG DEVELOPMENT CONSULTANTS GROUP
CONSULTING ENGINEERS PLANNERS & SURVEYORS

R-100 CONSERVATION SUBDIVISION SKETCH PLAT
For
EVANS MILL ROAD IMPROVEMENTS & STRIPING PLAN
CREEKWOOD

DESIGNED:	JN/DML	DEKALB COUNTY FILE NO. 05131R	8 OF 9
DRAWN:	DML/GC		
CHECKED:	DY		
APPROVED:	JN	LAND LOT(S) 47, 48, 50, & 79	ISSUE # 5
DATE:	7/21/05	16TH LAND DISTRICT	
SCALE:	1" = 60'	DeKalb COUNTY, GA.	
JOB #	05027		

PRELIMINARY TREE CALC. SUMMARY (TREES REMAINING)

Total Acres	235.90
Lots shown	389.00
Density Required = 15u/ac.	3,538.50
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	1346.8	5058
18		4.8	205	984	3690
19		5.4	169	912.6	3211
19		5.4	68	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	786	2882
22		6.0	42	252	924
23		6.0	51	306	1173
23		6.0	25	150	575
24		6.0	109	654	2616
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	1	8.6	28
29		9.2	7	64.4	203
29		9.2	2	18.4	58
		total	1,542	8,540.4	31,546

REMAINING MUTLI-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	11	3.2	3	9.6	33
			12	3.2	3	9.6	36
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	4	16	52
			14	4.0	4	16	56
28	1	twin	14	4.0	2	8	28
29	2	twin	14	4.0	4	16	56
			15	4.0	4	16	60
30	6	twin	15	4.0	12	48	180
31	1	twin	15	4.0	1	4	15
			16	4.8	1	4.8	16
32	3	twin	16	4.8	6	28.8	96
32	2	triple	10	3.2	2	6.4	20
			11	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	1	4.8	18
			19	5.4	1	5.4	19
38	3	twin	19	5.4	6	32.4	114
40	1	twin	20	5.4	1	5.4	20
41	2	twin	20	5.4	2	10.8	40
			21	5.4	2	10.8	42
42	2	twin	21	5.4	4	21.6	84
45	1	twin	22	6.0	1	6	22
			23	6.0	1	6	23
46	1	twin	23	6.0	2	12	46
50	1	triple	16	4.8	1	4.8	16
			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
			20	5.4	1	5.4	20
60	1	triple	30	9.8	3	29.4	90
			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	20
22	dogwood	6	1	6	22
30		9.8	15	147	450
30		9.8	3	29.4	90
31		10.4	5	52	155
31		10.4	2	20.8	62
32		11.2	10	112	320
33		11.8	2	23.6	66
33		11.8	1	11.8	33
34		12.6	7	88.2	238
36		14.2	2	28.4	72
36		14.2	1	14.2	36
38		15.8	1	15.8	38
39		16.6	1	16.6	39
40		17.4	1	17.4	40
41		18.4	1	18.4	41
42		19.2	2	38.4	84
44		21.2	2	42.4	88
48		25.2	2	50.4	96
50		27.2	1	27.2	50
		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	9	88.2	270
30		9.8	10	98	300
31		10.4	2	20.8	62
31		10.4	1	10.4	31
32		11.2	3	33.6	96
32		11.2	1	11.2	32
33		11.8	2	23.6	66
34		12.6	3	37.8	102
34		12.6	3	37.8	102
36		14.2	3	42.6	108
36		14.2	1	14.2	36
38		15.8	1	15.8	38
38		15.8	1	15.8	38
41		18.4	1	18.4	41
		total removed	41	488.2	1,322

REPLACEMENT TREES FOR SPECIMEN REMOVED

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

TREE SURVEY NOTES

1. TREE CALCULATIONS WERE TAKEN FROM A TREE SURVEY.

2. TREES 18" OR GREATER HAVE BEEN LOCATED ON SHEETS 1–8. THEIR LOCATIONS ARE IDENTIFIED BY A '+' SYMBOL.

3. 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.

4. TREES TO REMAIN CALCULATIONS DO NOT INCLUDE TREES LOCATED IN REQUIRED BUFFER ZONES.

5. 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)

6. 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

7. 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

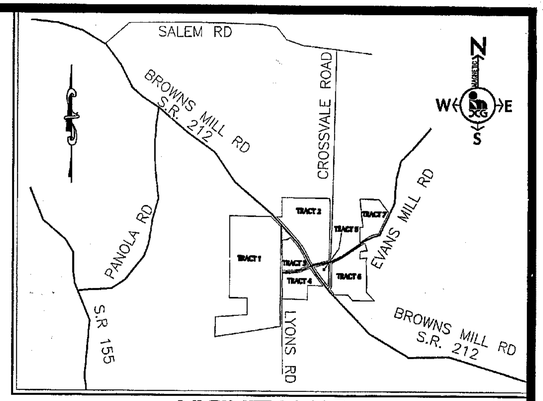
8. TOTAL INCHES REMAINING AND CREDITED – 37,926.2 (161 INCHES PER ACRE)

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

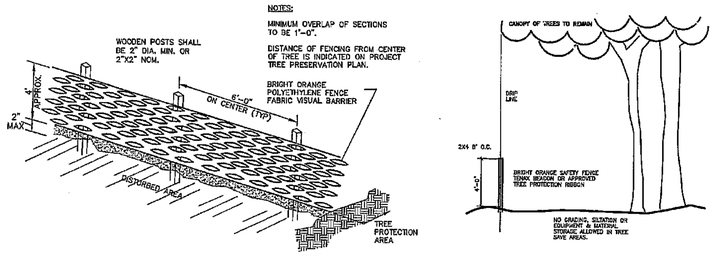
TREE PROTECTION NOTES

1. All tree protection ribbon and erosion control measures to be installed prior to land disturbance.
2. Where tree protection and silt fence are specified, protection ribbon may be attached to top of silt fence stakes.
3. For silt fence detail and additional erosion control details, see Sediment and Erosion Control Detail sheet.
4. Tree Protection Areas:
   a. The root system within the dripline is generally considered to be the critical root zone. To protect these critical root zones, a tree protection area shall be established around each tree or group of trees to be retained.
      1) 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.
      2) Layout of the project site utility and grading plans shall avoid disturbance of the tree protection areas.
      3) Construction site activities such as parking, materials storage, concrete washout, burnpile placement, etc. shall be arranged so to prevent disturbances within the tree protection areas.
   b. Protective Barriers
      1) 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.
      2) 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.
      3) 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.
      4) 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.



VICINITY MAP
not to scale

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



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GEORGIA REGISTERED NO. 803 PROFESSIONAL LANDSCAPE ARCHITECT MARK DASCH LONGMIRE
DECEMBER 12, 2005

GEORGIA REGISTERED No. 27087 PROFESSIONAL ENGINEER JONATHAN H. NICHOLS
12/12/05

DEVELOPER:
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scale feet

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R-100 CONSERVATION SUBDIVISION SKETCH PLAT
For
TREE SURVEY
EVANS MILL ROAD TRACT

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

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