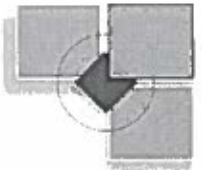




DeKalb County Department of Planning & Sustainability

Michael L. Thurmond
Chief Executive Officer

Andrew A. Baker, AICP
Director



APPLICATION TO AMEND OFFICIAL ZONING MAP OF DEKALB COUNTY, GEORGIA

Z/CZ No. 7-18-1235046
Filing Fee: _____

Date Received: _____ Application No.: _____

Applicant: D.R. Horton - Crown, LLC E-Mail: JRCoombe@drhorton.com

Applicant Mailing Address:
1371 Dogwood Drive SW, Conyers, GA 30012

Applicant Phone: (470) 774-4884 Fax: 1 (866) 658-1753

Owner(s): D.R. Horton - Crown, LLC E-Mail: JRCoombe@drhorton.com
(If more than one owner, attach as Exhibit "A")

Owner's Mailing Address:
1371 Dogwood Drive SW, Conyers, GA 30012

Owner(s) Phone: (470) 774-4884 Fax: 1 (866) 658-1753

Address/Location of Subject Property: Located off Pleasant Hill Way

District(s): 16th Land Lot(s): 253/257/258 Block: 01/02 Parcel(s): See Letter of Application

Acreage: 122.77 Commission District(s): District 5

Present Zoning Category: R-85 Proposed Zoning Category: RSM

Present Land Use Category: Suburban

PLEASE READ THE FOLLOWING BEFORE SIGNING

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

Disclosure of Campaign Contributions

In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered:

Have you the applicant made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application? Yes X No

If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

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



NOTARY [Signature]
EXPIRATION DATE / SEAL

SIGNATURE OF APPLICANT / DATE 6/18/18
Jay Robert Coombe, Jr., on behalf of D.R. Horton - Crown, LLC
Check One: Owner X Agent

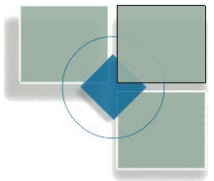
330 West Ponce de Leon Avenue - Suites 100-500 - Decatur, Georgia - 30030
[voice] 404.371.2155 - [Planning Fax] (404) 371-4556 [Development Fax] (404) 371-3007
Web Address <http://www.dekalbcountyga.gov/planning>
Email Address: planninganddevelopment@dekalbcountyga.gov



DeKalb County Department of Planning & Sustainability

Michael L. Thurmond
Chief Executive Officer

Andrew A. Baker, AICP
Director



Section 27-832. Standards and factors governing review of proposed amendments to official zoning maps. The following standards and factors are found to be relevant to the exercise of the County's zoning powers and shall govern the review of all proposed amendments to the official zoning maps:

- A. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan.
- B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties.
- C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.
- D. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby properties.
- E. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.
- F. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources.
- G. Whether the zoning proposal will result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

Section 27-833. Conditions. Conditions may be requested by an applicant, recommended by the Planning Department and Planning Commission, and imposed by the Board of County Commissioners, as a part of any proposed change to the official zoning map, in accordance with the following requirement:

- A. Conditions may be imposed so as to ameliorate the effect(s) of the proposed developmental change for the protection or benefit of neighboring persons or properties consistent with the purpose and intent of the district(s) involved, and the goals and objectives of the Comprehensive Plan and state law. No condition shall be imposed which reduces the requirements of the district(s) involved. All conditions shall be of sufficient specificity to allow lawful and consistent application and enforcement. All conditions shall be supported by a record that evidences the relationship between the condition in the form of a development exaction for other than a project improvement shall be imposed within the meaning of the Georgia Development Impact Fee Act, as amended.
- B. The Board of Commissioners shall not impose any condition on a proposed amendment to the official zoning map that was not previously reviewed by the Planning Commission unless said condition has been reviewed by the Law Department, Planning Department, and the Public Works Department for legality, enforceability, and recommendation. The Board of County Commissioners may defer final action on any such proposed amendment for up to 60 days to allow for this review and may take action without referral back to the Planning Commission.
- C. Once imposed, conditions shall become an integral part of the approved amendment and shall be enforced as such. Changes to approved conditions shall be authorized only pursuant to Section 27-845 of this chapter.

6/18/2018

Mr. Andrew A. Baker
Director
DeKalb County Planning & Sustainability
330 W. Ponce de Leon Ave
Decatur, GA 30030

Re: Letter of Application - Red Stag – Proposed 339 Lots

± 122.77 Acres of property located along Norris Lake Drive (1679, 1735, 1695, 1735) and Pleasant Hill Way within Land Lots 228, 229, 253, 252, 257, 258, 16th District, DeKalb County, Georgia, and identified as tax parcels 16 228 01 003, 16 228 01 006, 16 228 01 007, 16 228 01 008, 16 228 01 013, 16 229 01 002, 16 252 02 001, 16 252 02 003, 16 252 02 005, 16 253 02 004, 16 253 02 005, 16 253 02 007, 16 253 02 008, 16 253 02 009, 16 253 02 011, 16 253 02 026, 16 253 02 027 (the "Property")

Planners and Engineers Collaborative, Inc. Project No. 16309.00

Dear Mr. Baker:

Please accept this letter with the application for the above referenced project on behalf of D.R. Horton – Crown, LLC ("D.R. Horton") in support of its Application to Amend Official Zoning Map of DeKalb County, Georgia (the "Application"). D.R. Horton seeks rezoning of the Property from its present R-85 classification to the RSM single-family detached classification for purposes of development as a subdivision including a mixture of lot and product sizes.

The Property is owned by D.R. Horton and consists of approximately 122.77 acres of predominantly undeveloped land located along Pleasant Hill Road and Norris Lake Drive. The Property is designated as "Suburban" in the 2035 Comprehensive Plan, which supports the zoning of the property for the RSM zoning classification. Tracts immediately surrounding the Property have been developed to include single-family residences, with the exception of two parcels, which are zoned commercial and located at the intersection of Pleasant Hill Road and Norris Lake Drive. The Property is surrounded on the north, east and south by tracts similarly identified as "Suburban" in the 2035 Comprehensive Plan, with the exception of one unimproved parcel located on the southern boundary of the Property, which is identified as "Conservative/Open Space" and known as the Pleasant Hill Park. The tracts located across the Yellow River from the western boundary of the Property are designated as "Industrial" on the 2035 Future Land Use Map. Thus, the proposed development is compatible with the surrounding area.

The proposal is to construct 339 single family detached lots on the Property. Our plan exceeds the amount of open space required without needing any density bonus. The Property is well under the RSM density allowances at 2.76 lots per acre. There is a mixture of homes throughout the site with varying lot sizes to be able to offer different price points as well as product choices. The project would be constructed as a master planned development. Within this development, there would be all new upgrades to the frontages of the Property with new landscaping, sidewalks, and street lights. The plan would also provide buffering to all surrounding sites. In addition, traffic improvements would be provided for the development and area. Currently, Pleasant Hill Road and Pleasant Hill Way are poorly aligned, creating a dangerous intersection. The proposal would include the rerouting and creation of a new T-intersection to correct the skew issue of the existing drive. The merits of the proposed development are more



particularly described in the Impact Analysis submitted herewith.¹ Please note that footnote #1 hereto contains key issues, challenges and notices that are expressly made and called to the attention of the addressee and DeKalb County, Georgia.

This proposal would provide much needed new housing to an area that has not had much new construction in recent years. The new homes would vary in size and price providing a great diversity to the neighborhood. The 122.77 acres has beautiful scenery from the back part of the Property that would be protected near the river and creeks. The price points of the new homes would vary and help to increase home values in the area with new construction available to this area. There would be master amenities that would include swimming pools, a clubhouse, a picnic area, outdoor sport courts and games. There will be a master HOA to govern each of the outside maintenance and amenities.

The proposed subdivision of the single family detached homes under the RSM category is consistent with the intent of the land use, the nearby homes, and the price points for homes in the area. The development is consistent with the 2035 Comprehensive Plan and provides an appropriate development compatible with other single-family detached communities.

The DeKalb County Zoning Ordinance sets forth the various requirements applicable to requests for zoning changes. In support of the Application, D.R. Horton submits the following documents (together with a flash drive containing electronic copies thereof):

1. Application to Amend Official Zoning Map of DeKalb County, Georgia (including the Disclosure of Campaign Contributions);
2. This Letter of Application;
3. Impact Analysis;
4. Site Plan (4 copies 24" x 36," folded; and 4 copies 8.5" x 11");

¹ D.R. Horton hereby notifies DeKalb County of its constitutional concerns with respect to the Application. Specifically, if the Board of Commissioners denies the Application in whole or in part, then the Property does not have a reasonable economic use under the DeKalb County Zoning Ordinance, as the same is amended from time to time (the "Zoning Ordinance"). Moreover, the Application meets the test set out by the Georgia Supreme Court to be used in establishing the constitutional balance between private property rights and zoning and planning as an expression of the government's police power. See Guhl vs. Holcomb Bridge Road, 238 Ga. 322 (1977). If the Board of Commissioners denies the Application in whole or in part, such an action will deprive D.R. Horton of the ability to use the Property in accordance with its highest and best use. Similarly, if the Board of Commissioners amends the zoning of the Property to some classification other than the RSM zoning district without D.R. Horton's consent, or if the Board of Commissioners limits its approval by attaching conditions to such approval affecting the Property or the use thereof without D.R. Horton's consent, then such approval would deprive D.R. Horton of any reasonable use and development of the Property. Any such action is unconstitutional and will result in a taking of property rights in violation of the just compensation clause of the Constitution of the State of Georgia (see Ga. Const. 1983, Art. I, § 3, para. 1(a)), and the just compensation clause of the Fifth Amendment to the United States Constitution (see U.S. Const. Amend. 5). To the extent that the Zoning Ordinance allows such an action by the Board of Commissioners, the Zoning Ordinance is unconstitutional. Any such denial or conditional approval would discriminate between D.R. Horton and the owners of similarly situated property in an arbitrary, capricious, unreasonable and unconstitutional manner in violation of Article I, Section I, Paragraph 2 of the Constitution of the State of Georgia and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Finally, a failure to grant the Application or a conditional approval of the Application (with conditions not expressly approved by D.R. Horton) would constitute a gross abuse of discretion and would constitute an unconstitutional violation of D.R. Horton's rights to substantive and procedural due process as guaranteed by the Constitution of the State of Georgia (see Ga. Const. 1983, Art. I, § 1, para. 1) and the Fifth and Fourteenth Amendments of the Constitution of the United States (see U.S. Const. Amend. 5 and 14). D.R. Horton further challenges the constitutionality and enforceability of the Zoning Ordinance (together with all applicable land use and zoning maps, comprehensive plans, zoning regulations, conditions and site plans), in whole and in relevant part, for lack of objective standards, guidelines or criteria limiting the Board of Commissioners's discretion in considering or deciding applications for zoning amendments. Nevertheless, D.R. Horton remains optimistic that the Board of Commissioners's consideration of the Application will be conducted in a constitutional manner.



5. Sealed Boundary Survey and metes and bounds legal description of the Property;
6. Building Elevations (renderings or details of materials proposed for compliance to Article 5);
7. Application Fee in the amount of \$500.00.

Please note, D.R. Horton hosted and held the mandatory community meeting on June 6, 2018 at the Stonecrest Library located at 3123 Klondike Road, Lithonia, Georgia 30038. Attached are the required Sign In Sheets from that community meeting.

D.R. Horton is the applicant, owner and developer of this ± 122.77 tract. D.R. Horton is one of the largest and most reliable developers in our nation today, and D.R. Horton has all the staying power and strength to properly, carefully and thoughtfully develop this wonderful property, which D.R. Horton already owns. There simply are not many other companies or entities who have the capacity, ability or strength to carry out this large, high quality development. We look forward to working with DeKalb County and our neighbors to achieve a successful outcome.

D.R. Horton expressly calls to DeKalb County's attention the information set forth in footnote #1.

Sincerely,
Planners and Engineers Collaborative, Inc.

Kenneth J. Wood, P.E., LEED AP
President
For the Firm

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

PRE-APPLICATION FORM

REZONE, SPECIAL LAND USE PERMIT, MODIFICATION, AND LAND USE

(Pre-application conference is required prior to filing application: copy must be submitted at filing)

Applicant Name: DR Horton ^{Re: Jay Coombe} Phone: 470-774-4884 Email: jrcoombe@drhorton.com

Property Address: Norris Lake Dr. & Pleasant Hill Rd

Tax Parcel ID: _____ Comm. District: 5, 7 Acreage: 122.77

Existing Use: some existing residences Proposed Use: SF

Rezoning: Yes ☒ No _____

Existing Zoning: R8S Proposed Zoning: RSM Square Footage/Number of Units: 339 2.760/a

Rezoning Request: To rezone to RSM, 5500 sq lots to 6700 sq

Land Use Plan Amendment: Yes _____ No ☒

Existing Land Use: SUB Proposed Land Use: _____ Consistent ☒ Inconsistent _____

Special Land Use Permit: Yes _____ No ☒ Article Number(s) 27

Special Land Use Request(s) _____

Major Modification:

Existing Case Number(s): _____

Condition(s) to be modified and request:



May 21, 2018

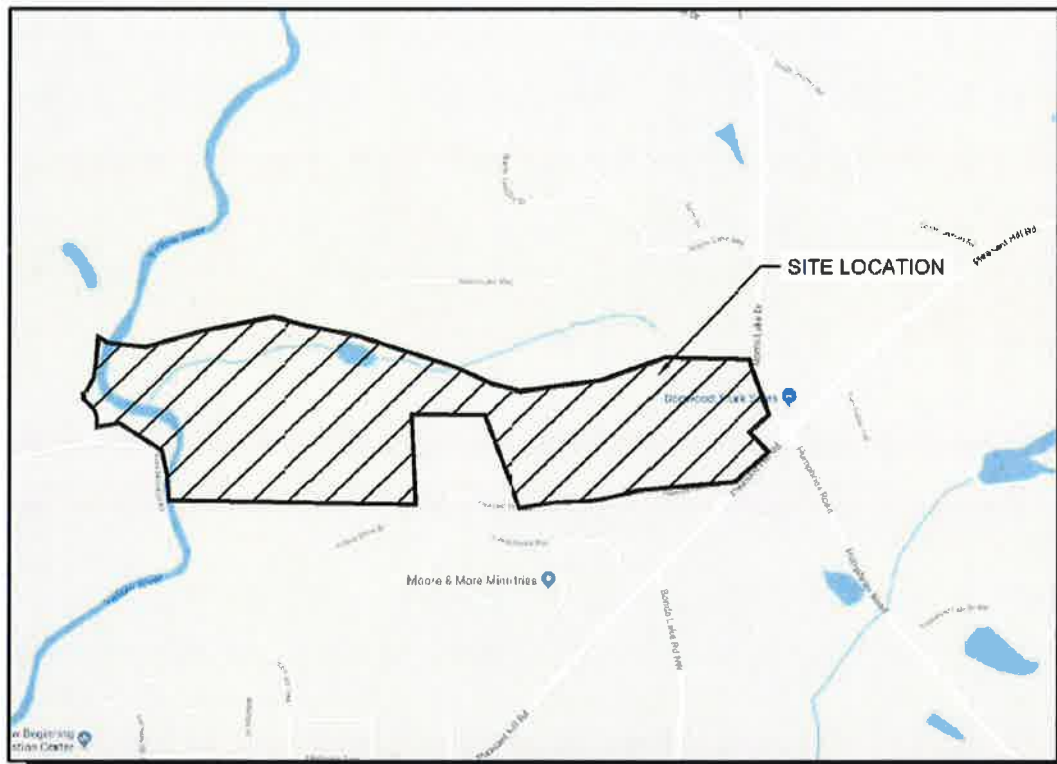
RE: NOTICE OF PRE-SUBMITTAL COMMUNITY MEETING FOR ZONING MATTERS

Dear Property Owner:

D.R. Horton is requesting a rezoning for predominantly undeveloped property located in unincorporated DeKalb County along Norris Lake Drive and Pleasant Hill Road, as shown below. The subject properties are currently zoned R-85. D.R. Horton desires to rezone the properties to RSM to develop a residential community.

Due to this request, D.R. Horton will hold a Pre-Submittal Community Meeting on **Wednesday, June 6, 2018 at 7:00 pm** at the **Stonecrest Library, 3123 Klondike Road, Lithonia, GA 30038**. This is an informational meeting designed to provide the community with the opportunity to learn of the zoning request and ask any questions of the property owner.

Site Location Map Showing Land Subject to Rezoning



SITE LOCATION MAP

NOT TO SCALE

If you have any questions or concerns leading up to the meeting, feel free to reach out to:

Richard Hathcock
Assistant Land Development Project Manager
D.R. Horton
1371 Dogwood Drive SW
Conyers, GA 30012
678-509-0519 (phone)
rhathcock@drhorton.com (email)

MEETING SIGN-IN SHEET	
Project: <i>D.R. Horton / 122 ± Acres</i>	Meeting Date: <i>5/6/18</i>
Facilitator: <i>James M. Key</i>	Location: <i>Thorris Lake Road</i>

Meeting Date: 5/6/18

Location: Thorn's Lake Road

[illegible]

MEETING SIGN-IN SHEET

Project: D.R. Horton / 120 ± Acres

Meeting Date: 5/6/18

Facilitator: James M. Neys

Location: Norris Lake Road

[illegible]

6/18/2018

Re: **Standards and factors governing review of proposed amendments to the Official Zoning Map.**

A. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan.

Yes, the Subject Property is designated as "Suburban" in the 2035 Comprehensive Plan. The Suburban Character Area/Land Use Designation supports density of up to eight (8) units an acre, including single family detached, townhomes, assisted living facilities, neighborhood retail and certain other public facilities. The RSM zoning category is a permitted zoning designation under the Suburban Character Area Designation. There is no small area plan applicable to the Subject Property in the 2035 Comprehensive Plan. Suburban Character Area Policies support infill development as proposed, including: 4. Density Increases; 5. Walkability; 6. Infill Development; 7. Infill Development; 14. Sense of Place; and 15. Density.

B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property or properties.

Yes, the properties that surround the site are C-1 Commercial and R-85 single family detached. There has not been much new development that has occurred through this section of DeKalb. We are suitable in that we are planning a total project of single family detached homes. We are proposing to mix product and lot sizes, which offers a wide arrange of price points and buyers, to this attractive site. We used section 5.2.3 of the DeKalb County Zoning Ordinance compatibility to determine where to place buffers and product sizes against other projects in the area that exist. This residential development will be consistent with the development trends in the larger surrounding area and will preserve the residential character. In addition, the redevelopment will help solve an issue with road alignment and the dangerous intersection at Pleasant Hill Way and Pleasant Hill Road.

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

No, the property fronting along Pleasant Hill Road is characterized by older single family residences on lots of varying width, the majority of which are nonconforming under existing R-100 and R-85 standards. Redevelopment under the existing R-85 Zoning designation is not economically feasible given the varied ownership of the properties, the differing conditions of the properties, and the cost associated with redevelopment. This property needs to be properly planned and productively developed, and that cannot occur unless some reasonable flexibility, expenditure of funds and thoughtful development is achieved.



D. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property or properties.

No, the proposed development is consistent with the residential character of the area and the existing development of single family homes in the area. Further, the proposed development includes a buffer adjacent to all external property lines. There are also stream buffers on the north side separating the property from the R-85 homes. The projected prices for the proposed new homes are consistent and in many cases higher than the prices of existing homes in the area.

E. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

Yes, the development trends are pushing outward in Dekalb County toward this section of the county. This would bring new vibrant and well planned single family detached housing to the area. The proposal supports saving trees, steep slopes, protecting stream buffers, and providing needed housing to the area while offering buffering and a wide variety of home sizes and lot size. This is a large and attractive parcel of land that deserves to be properly planned, designed and developed for the benefit of the uses and improvements of the area.

F. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources.

No, there are no historic buildings, sites, districts, or archeological resources on the property. There is an adjacent park that is owned by the county. This park is undisturbed and does not seem to have any park features on it. This project would bring attention and notice to a potential park in the future. In addition, the park is located off a public roadway that has a dangerous intersection. This proposal would seek to realign this intersection and make it much safer.

G. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. H. Whether the zoning proposal adversely impacts the environment or surrounding natural resources.

No. Although the proposed development will result in a moderate increase in traffic and demand for utilities in the vicinity, the development will not overly tax the use of these public facilities. The project is proposing to connect to two different roadway systems and make upgrades to connection locations with turn lanes and decal lanes in order to facilitate the localized traffic. We have analyzed the sanitary capacity and water capacity for the site and determined how to run both to accommodate the development without impacting the environment or surrounding natural resources.

This proposal has been carefully designed and planned to avoid the possible excesses that are pointed out. This area has been overlooked and deserves to be properly developed. This is the proper and correct way to help this entire area to advance and take its rightful place as a key part of DeKalb County.



Should there be any additional questions, please do not hesitate to contact me at 770.451.2741 or at kwood@pecatl.com.

Sincerely,
Planners and Engineers Collaborative, Inc.

Kenneth J. Wood, P.E., LEED AP
President

For the Firm

LEGAL DESCRIPTION SOUTH TRACT

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 228, 229, 252, 253, 257 AND 258 OF THE 16TH DISTRICT DEKALB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE FROM AN IRON PIN FOUND AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF NORRIS LAKE DRIVE (60' R/W) WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF PLEASANT HILL ROAD (60' R/W); THENCE ALONG SAID RIGHT-OF-WAY LINE OF PLEASANT HILL WAY SOUTH 43 DEGREES 28 MINUTES 35 SECONDS WEST A DISTANCE OF 187.61 FEET TO AN IRON PIN FOUND AND THE TRUE POINT OF BEGINNING; FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED; THENCE ALONG THE NORTHERN RIGHT-OF-WAY LINE OF PLEASANT HILL ROAD SOUTH 43 DEGREES 3 MINUTES 3 SECONDS WEST A DISTANCE OF 156.12 FEET TO A POINT AT THE INTERSECTION OF THE NORTHERN RIGHT-OF-WAY LINE OF PLEASANT HILL ROAD AND THE NORTHERN RIGHT-OF-WAY LINE OF PLEASANT HILL WAY (50' R/W); THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF PLEASANT HILL WAY THE FOLLOWING COURSES AND DISTANCES: THENCE SOUTH 75 DEGREES 25 MINUTES 50 SECONDS WEST A DISTANCE OF 606.01 FEET TO A POINT; THENCE SOUTH 76 DEGREES 4 MINUTES 34 SECONDS WEST A DISTANCE OF 447.46 FEET TO A POINT; THENCE SOUTH 83 DEGREES 33 MINUTES 41 SECONDS WEST A DISTANCE OF 121.35 FEET TO A POINT; THENCE SOUTH 87 DEGREES 59 MINUTES 32 SECONDS WEST A DISTANCE OF 215.09 FEET TO A POINT; THENCE SOUTH 79 DEGREES 49 MINUTES 0 SECONDS WEST A DISTANCE OF 95.31 FEET TO A POINT; THENCE SOUTH 84 DEGREES 5 MINUTES 22 SECONDS WEST A DISTANCE OF 119.53 FEET TO A POINT; THENCE SOUTH 89 DEGREES 39 MINUTES 39 SECONDS WEST A DISTANCE OF 60.23 FEET TO A POINT;

THENCE LEAVING SAID RIGHT-OF-WAY LINE NORTH 19 DEGREES 45 MINUTES 33 SECONDS WEST A DISTANCE OF 821.84 FEET TO A POINT; THENCE SOUTH 89 DEGREES 27 MINUTES 0 SECONDS WEST A DISTANCE OF 559.61 FEET TO A POINT; THENCE SOUTH 4 DEGREES 41 MINUTES 46 SECONDS EAST A DISTANCE OF 398.25 FEET TO A POINT; THENCE SOUTH 01 DEGREE 56 MINUTES 30 SECONDS EAST A DISTANCE OF 251.82 FEET TO A POINT; THENCE SOUTH 0 DEGREES 22 MINUTES 39 SECONDS EAST A DISTANCE OF 54.53 FEET TO A POINT; THENCE SOUTH 0 DEGREES 31 MINUTES 54 SECONDS EAST A DISTANCE OF 52.28 FEET TO A POINT; THENCE SOUTH 89 DEGREES 55 MINUTES 48 SECONDS WEST A DISTANCE OF 2,468.47 FEET MORE OR LESS TO A POINT IN THE CENTER OF YELLOW RIVER; THENCE ALONG SAID CENTERLINE OF YELLOW RIVER AND THE MEANDERINGS THEREOF FOR THE FOLLOWING BEARINGS AND DISTANCES: NORTH 9 DEGREES 39 MINUTES 31 SECONDS WEST A DISTANCE OF 49.76 FEET TO A POINT; THENCE NORTH 7 DEGREES 37 MINUTES 29 SECONDS WEST A DISTANCE OF 111.24 FEET TO A POINT; THENCE NORTH 6 DEGREES 26 MINUTES 13 SECONDS EAST A DISTANCE OF 73.23 FEET TO A POINT; THENCE NORTH 26 DEGREES 21 MINUTES 57 SECONDS EAST A DISTANCE OF 54.31 FEET TO A POINT; THENCE NORTH 36 DEGREES 7 MINUTES 27 SECONDS EAST A DISTANCE OF 74.38 FEET TO A POINT; THENCE NORTH 14 DEGREES 58 MINUTES 23 SECONDS EAST A DISTANCE OF 59.33 FEET TO A POINT; THENCE NORTH 11 DEGREES 23 MINUTES 15 SECONDS EAST A DISTANCE OF 76.27 FEET TO A POINT; THENCE NORTH 8 DEGREES 17 MINUTES 37 SECONDS WEST A DISTANCE OF 73.16 FEET TO A POINT; THENCE NORTH 2 DEGREES 47 MINUTES 41 SECONDS EAST A DISTANCE OF 79.99 FEET TO A POINT; THENCE NORTH 20 DEGREES 38 MINUTES 10 SECONDS WEST A DISTANCE OF 72.35 FEET TO A POINT; THENCE NORTH 34 DEGREES 58 MINUTES 57 SECONDS WEST A DISTANCE OF 54.11 FEET TO A POINT; THENCE NORTH 47 DEGREES 43 MINUTES 39 SECONDS WEST A DISTANCE OF 63.15 FEET TO A POINT; THENCE SOUTH 86 DEGREES 53 MINUTES 4 SECONDS WEST A DISTANCE OF 115.84 FEET TO A POINT; THENCE NORTH 80 DEGREES 28 MINUTES 25 SECONDS WEST A DISTANCE OF 106.04 FEET TO A POINT; THENCE NORTH 59 DEGREES 37 MINUTES 11 SECONDS WEST A DISTANCE OF 107.13 FEET TO A POINT; THENCE NORTH 50 DEGREES 7 MINUTES 59 SECONDS WEST A DISTANCE OF 126.46 FEET TO A POINT; THENCE NORTH 82 DEGREES 27 MINUTES 17 SECONDS WEST A DISTANCE OF 82.86 FEET TO A POINT; THENCE NORTH 57 DEGREES 23 MINUTES 26 SECONDS WEST A DISTANCE OF 39.41 FEET TO A POINT; THENCE NORTH 21 DEGREES 45 MINUTES 29 SECONDS WEST A DISTANCE OF 93.12 FEET TO A POINT; THENCE NORTH 6 DEGREES 55 MINUTES 18 SECONDS WEST A DISTANCE OF 74.43 FEET TO A POINT; THENCE NORTH 3 DEGREES 11 MINUTES 45 SECONDS EAST A DISTANCE OF 106.37 FEET TO A POINT; THENCE NORTH 10 DEGREES 9 MINUTES 33 SECONDS EAST A DISTANCE OF 121.67 FEET TO A POINT;

THENCE LEAVING SAID CENTERLINE OF YELLOW RIVER SOUTH 58 DEGREES 57 MINUTES 22 SECONDS EAST A DISTANCE OF 511.41 FEET TO A POINT; THENCE NORTH 78 DEGREES 9 MINUTES 11 SECONDS EAST A DISTANCE OF 540.13 FEET TO A POINT AT THE CENTERLINE OF A CREEK;

THENCE FOLLOWING THE CENTERLINE OF SAID CREEK FOR THE FOLLOWING BEARINGS AND DISTANCES: SOUTH 79 DEGREES 17 MINUTES 32 SECONDS EAST A DISTANCE OF 161.37 FEET TO A POINT; THENCE NORTH 67 DEGREES 47 MINUTES 54 SECONDS EAST A DISTANCE OF 138.86 FEET TO A POINT; THENCE NORTH 37 DEGREES 41 MINUTES 42 SECONDS EAST A DISTANCE OF 166.46 FEET TO A POINT; THENCE NORTH 82 DEGREES 9 MINUTES 53 SECONDS EAST A DISTANCE OF 409.15 FEET TO A POINT; THENCE NORTH 71 DEGREES 28 MINUTES 40 SECONDS EAST A DISTANCE OF 202.25 FEET TO A POINT; THENCE SOUTH 71 DEGREES 40 MINUTES 40 SECONDS EAST A DISTANCE OF 530.99 FEET TO A POINT; THENCE SOUTH 67 DEGREES 0 MINUTES 56 SECONDS EAST A DISTANCE OF 443.17 FEET TO A POINT; THENCE NORTH 67 DEGREES 2 MINUTES 28 SECONDS EAST A DISTANCE OF 281.11 FEET TO A POINT; THENCE NORTH 72 DEGREES 49 MINUTES 17 SECONDS EAST A DISTANCE OF 95.48 FEET TO A POINT;

THENCE LEAVING THE CENTERLINE OF SAID CREEK SOUTH 28 DEGREES 31 MINUTES 38 SECONDS EAST A DISTANCE OF 201.11 FEET TO A POINT; THENCE 494.04 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, (SAID CURVE HAVING A RADIUS OF 645.00 FEET AND A CHORD BEARING OF SOUTH 69 DEGREES 41 MINUTES 56 SECONDS EAST AND A CHORD DISTANCE OF 482.05 FEET) TO A POINT; THENCE 99.68 FEET ALONG AN ARC OF A CURVE TO THE LEFT, (SAID CURVE HAVING A RADIUS OF 100.00 FEET AND A CHORD BEARING OF SOUTH 76 DEGREES 18 MINUTES 42 SECONDS EAST AND A CHORD DISTANCE OF 95.80 FEET) TO A POINT; THENCE NORTH 75 DEGREES 7 MINUTES 57 SECONDS EAST A DISTANCE OF 1,069.95 FEET TO A POINT; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 347.14 FEET TO A POINT; THENCE NORTH 87 DEGREES 25 MINUTES 41 SECONDS EAST A DISTANCE OF 116.44 FEET TO A POINT; THENCE SOUTH 67 DEGREES 45 MINUTES 18 SECONDS EAST A DISTANCE OF 200.06 FEET TO A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE OF NORRIS LAKE ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE 278.59 FEET ALONG AN ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1,047.12 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 20 DEGREES 53 MINUTES 40 SECONDS EAST 277.77 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY LINE SOUTH 47 DEGREES 40 MINUTES 17 SECONDS WEST A DISTANCE OF 558.24 FEET TO AN IRON PIN FOUND; THENCE SOUTH 44 DEGREES 8 MINUTES 24 SECONDS EAST A DISTANCE OF 270.28 FEET TO AN IRON PIN FOUND AND THE TRUE POINT OF BEGINNING.

SAID TRACT CONTAINING 122.77 ACRES, MORE OR LESS.

NOTES

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION SUPPLIED AND TO THE SURVEYOR'S BEST KNOWLEDGE ARE APPROXIMATELY AS SHOWN. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
2. I HAVE EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR DEKALB COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PASTAL NUMBERS 1308900181K, PANEL 181 OF 201, AND 1308900118K, PANEL 118 OF 201 EFFECTIVE DATE DECEMBER 8, 2016 AND FOUND A PORTION OF THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE "AE" (AREAS OF 100 YEAR FLOOD).
3. THIS SITE IS TIED TO A GRID NORTH BASED ON GPS OBSERVATIONS AND WERE ADJUSTED BY PLANNERS AND ENGINEERS COLLABORATIVE IN MAY 2018. NORTH AMERICAN DATUM OF 1983 (NAD83), NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEORGIA WEST ZONE STATE PLANE COORDINATES.
4. THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
5. NO ZONING INFORMATION PROVIDED FOR BUILDING SETBACKS.
6. THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
7. THE CENTERLINE OF YELLOW RIVER AS LOCATED ON MAY 18, 2018 IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND MAY OR MAY NOT REPRESENT THE ACTUAL LIMITS OF TITLE.
8. A COMPREHENSIVE FIELD REVIEW OF THE WETLANDS, INTERMITTENT STREAMS, PERENNIAL STREAMS AND OPEN WATERS WAS COMPLETE ON MAY 17, 2018 BY TUPELO ECOLOGICAL ASPECTS, INC.
9. PARCEL LINES DEPICTED HEREON NOTED AS PROPOSED ARE TENTATIVE AND DO NOT REPRESENT AN ACTUAL SUBDIVISION OF THE PROPERTY THAT HAS BEEN REVIEWED AND APPROVED BY THE JURISDICTIONAL GOVERNING AUTHORITY(S).
- THIS SURVEY IS A RETRACEMENT OF EXISTING PROPERTY.
10. THE LEGAL DESCRIPTION SHOWN IS TRUE AND CORRECT DEPICTION OF THE SURVEYED PROPERTY.

LEGEND

- IRON PIN FOUND (If Re-Rod unless noted otherwise)
- IRON PIN SET (If Re-Rod unless noted otherwise)
- IRON PIN WITH CAP FOUND
- POINT
- OPEN TOP PIPE FOUND
- CRIMP TOP PIPE FOUND
- ANGLE IRON
- PK NAIL FOUND
- PK NAIL SET
- CONCRETE MONUMENT FOUND
- RIGHT OF WAY MONUMENT FOUND
- UTILITY POLE (CARRIES MULTIPLE UTILITIES)
- POWER POLE (WOOD)
- SERVICE POLE W/ LIGHT
- POWER POLE W/ GUY WIRE
- OVERHEAD POWER / TELEPHONE LINE
- ELECTRIC METER
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- GAS METER
- STORM SEWER LINE
- SINGLE WING CATCH BASIN
- DOUBLE WING CATCH BASIN
- CURB INLET
- DROP INLET
- JUNCTION BOX
- SANITARY SEWER LINE
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- TELEPHONE BOX
- TELEPHONE MANHOLE
- MONITORING WELL
- FIBER OPTIC MARKER
- UNDERGROUND WATER LINE
- UNDERGROUND GAS LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND CABLE LINE
- UNDERGROUND FIBER OPTIC LINE

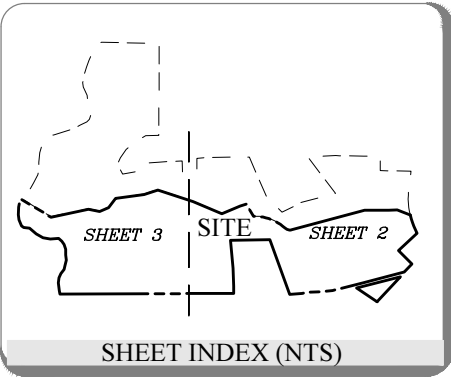
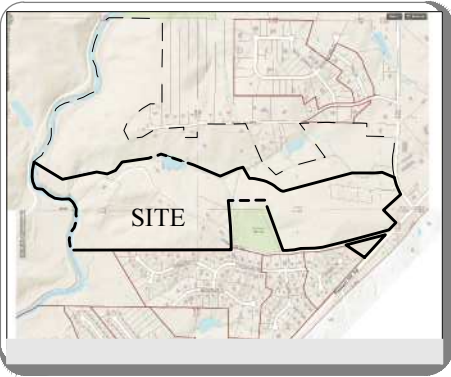
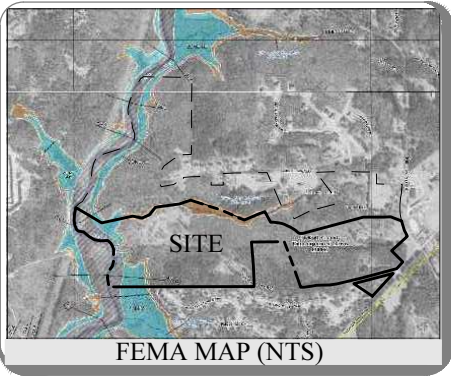
ABBREVIATIONS

- APPROX. APPROXIMATE
- BM BENCH MARK
- C&G CURB & GUTTER
- CMP CORRUGATED METAL PIPE
- CL CENTERLINE
- DEED BOOK DEED BOOK
- DIP DOUBLE IRON PIPE
- DIR DIRECTION
- INV. INVERT
- P.O.B. POINT OF BEGINNING
- SWCB SINGLE WING CATCH BASIN
- DWCB DOUBLE WING CATCH BASIN
- PLAT BOOK PLAT BOOK
- N/A NOW OR FORMALLY
- RCP REINFORCED CONCRETE PIPE
- LP LIGHT POLE
- LPP LAMP POST
- MB MAILBOX

TITLE EXCEPTIONS

Commonwealth Land Title Insurance Company Commitment number 1353,0089 with an effective date of February 6, 2018 was used in the preparation of this survey and the listed exceptions are as follows:

10. Easement for Right-of-Way from Harry Mullinax to Georgia Power Company, dated January 19, 1971, filed for record February 8, 1971 at 10:50 a.m., recorded in Deed Book 2612, Page 686, Records of DeKalb County, Georgia. Affects the subject property, the deed is nonspecific on its description and surveyor is unable to plot.
11. Easement for Right-of-Way from Charles M. Marbut to Georgia Power Company, dated January 7, 1971, filed for record February 8, 1971 at 10:50 a.m., recorded in Deed Book 2612, Page 688, aforesaid Records. Affects the subject property, the deed is nonspecific on its description and surveyor is unable to plot.
12. Driveway Agreement contained in Warranty Deed between Arthur Henry Clark and Thomas D. Broadnax and Angela C. Broadnax, dated June 18, 1971, filed for record June 21, 1971 at 10:12 a.m., recorded in Deed Book 2659, Page 336, aforesaid Records. Affects the subject property as shown on the survey.
13. Right-of-Way Easement from Dorothy K. S. to Southern Bell Telephone and Telegraph Company, dated September 19, 1985, filed for record June 4, 1986 at 9:39 a.m., recorded in Deed Book 5486, Page 546, aforesaid Records. Affects the subject property, the deed is nonspecific on its description and surveyor is unable to plot.
14. Easement from Beatrice Ezzle Gattis Clark, as Executrix under the Last Will and Testament of Arthur Henry Clark to Thomas D. Broadnax and Angela C. Broadnax, dated December 1, 1989, filed for record January 8, 1990 at 4:15p.m., recorded in Deed Book 6213, Page 247, aforesaid Records. Affects the subject property as shown on the survey.
15. Right-of-Way Easement from Julie Diane Mullinax to Walton Electric Membership Corporation, a corporation, dated March 29, 1989, filed for record June 28, 1991 at 8:30 a.m., recorded in Deed Book 6989, Page 540, aforesaid Records. Affects the subject property, the deed is nonspecific on its description and surveyor is unable to plot.
16. Right-of-Way Easement from Sandra G. Gaylor to Walton Electric Membership Corporation, a corporation, dated February 12, 1991, filed for record January 23, 1992 at 8:30a.m., recorded in Deed Book 7159, Page 255, aforesaid Records. Affects the subject property, the deed is nonspecific on its description and surveyor is unable to plot.
17. Ingress and egress easement contained in Warranty Deed between Margrethe Grace Marbut, Executrix of the Last Will and Testament of Charles Mercer Marbut a/k/a Charles M. Marbut, deceased, and James R. Deason, dated July 11, 1996, filed for record July 17, 1996 at 8:30a.m., recorded in Deed Book 9069, Page 77, aforesaid Records, as re-recorded in Deed Book 9150, Page 162, aforesaid Records. Affects the subject property as show on the survey.
18. Right-of-Way Easement from James R. Deason to Walton Electric Membership Corporation, a corporation, dated April 16, 1998, filed for record March 18, 1999 at 2:46p.m., recorded in Deed Book 10585, Page 112, aforesaid Records. Affects the subject property, the deed is nonspecific on its description and surveyor is unable to plot.
19. Water Rights Agreement and Easement by James Smith and James and Patricia Deason, dated May 1, 2001, filed for record May 4, 2001 at 2:13p.m., recorded in Deed Book 12075, Page 535, aforesaid Records. Affects the subject property, the deed is nonspecific on its water well and waterlines descriptions and surveyor is unable to plot.
20. Easement contained in Right of Way Deed by and between Julie Corene Mullinax, and DeKalb County, Georgia, a political subdivision of the State of Georgia, dated April 22, 2004, filed for record May 21, 2004 at 11:45 a.m., recorded in Deed Book 16169, Page 111, aforesaid Records. Affects the subject property as shown on the survey.
21. Easement contained in Right of Way Deed by and between Tony Love and Deanda Love, and DeKalb County, Georgia, a political subdivision of the State of Georgia, dated April 22, 2004, filed for record May 21, 2004 at 11:45 a.m., recorded in Deed Book 16169, Page 125, aforesaid Records. Affects the subject property as shown on the survey.
22. All matters disclosed by Plat recorded in Plat Book 171, Page 26, aforesaid Records.
23. Any security interest created at closing.



The field data upon which this map or plat is based has a closure precision of one foot in 44,619 feet and an angular error of 0.00' 00" 01" per angle point and was adjusted using the compass adjustment rule.

This map or plat has been calculated for closure and is found to be accurate to within one foot in 583,862 feet.

EQUIPMENT USED:

- ANGULAR: TOPCON TOTAL STATION
- LINEAR: TOPCON TOTAL STATION

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REV	DATE	DESCRIPTION	BY
5			
4			
3			
2			
1			

REV	DATE	DESCRIPTION	BY
10			
9			
8			
7			
6			

LAND LOT(S) 228, 229, 252, 253, 257 & 258
DISTRICT 16th

BOUNDARY SURVEY

OF

PLEASANT HILL WAY (SOUTH TRACT)

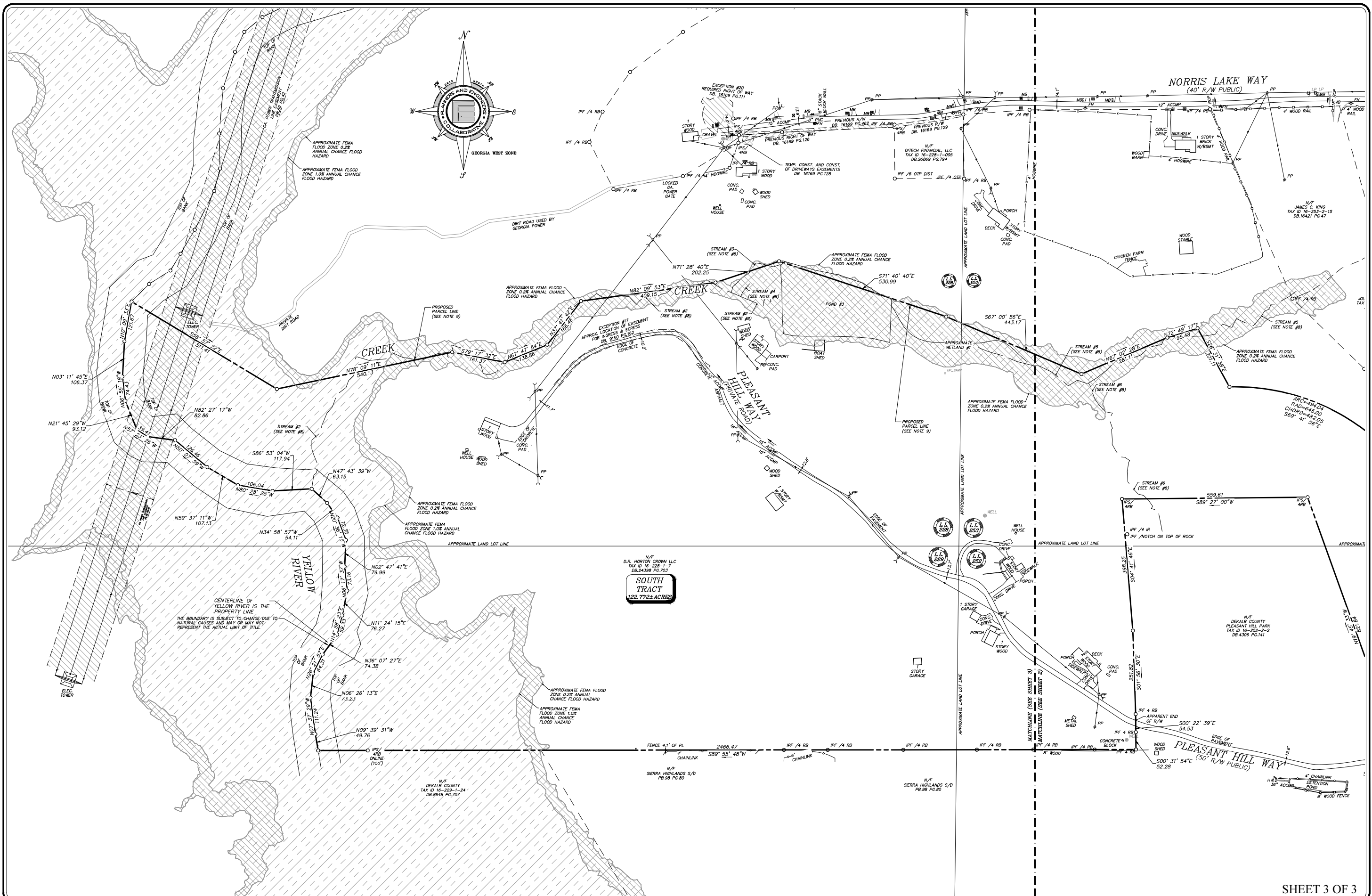
DEKALB COUNTY
GEORGIA



DRAWN BY: FA
CHECKED BY: JHN
FILE NO.: 16309.00
DATE: MAY 18, 2018
SCALE:
DATE OF FIELD WORK: MAY 18, 2018



SHEET 1 OF 3



SHEET 3 OF 3

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REV	DATE	DESCRIPTION	BY
5			
4			
3			
2			
1			

REV	DATE	DESCRIPTION	BY
10			
9			
8			
7			
6			

LAND LOT(S) 228, 229, 252, 253, 257 & 258
DISTRICT 16th

BOUNDARY SURVEY
OF
PLEASANT HILL WAY (SOUTH TRACT)

DEKALB COUNTY
GEORGIA



DRAWN BY: FA
CHECKED BY: JHN
FILE NO.: 16309.00
DATE: MAY 18, 2018
SCALE:
DATE OF FIELD WORK: MAY 18, 2018

ZONING DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 228, 229, 252, 253, 257 and 258 of the 16TH District DeKalb County, Georgia and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, commence from an iron pin found at the intersection of the southwesterly right-of-way line of Norris Lake Drive (60' R/W) with the northwesterly right-of-way line of Pleasant Hill Road (60' R/W); thence along said right-of-way line of Pleasant Hill Way South 43 degrees 28 minutes 35 seconds West a distance of 327.61 feet to an iron pin found and the TRUE POINT OF BEGINNING, from the TRUE POINT OF BEGINNING as thus established; thence along the northern right-of-way line of Pleasant Hill Road South 43 degrees 3 minutes 3 seconds West a distance of 156.12 feet to a point at the intersection of the northern right-of-way line of Pleasant Hill Road and the northern right-of-way line of Pleasant Hill Way (50' R/W); thence along said northerly right-of-way line of Pleasant Hill Way the following courses and distances: thence South 75 degrees 25 minutes 50 seconds West a distance of 606.01 feet to a point; thence South 76 degrees 4 minutes 34 seconds West a distance of 447.46 feet to a point; thence South 83 degrees 33 minutes 41 seconds West a distance of 121.33 feet to a point; thence South 87 degrees 59 minutes 32 seconds West a distance of 215.09 feet to a point; thence South 79 degrees 49 minutes 0 seconds West a distance of 95.31 feet to a point; thence South 84 degrees 5 minutes 22 seconds West a distance of 119.53 feet to a point; thence South 89 degrees 39 minutes 39 seconds West a distance of 60.23 feet to a point; thence leaving said right-of-way line North 19 degrees 45 minutes 33 seconds West a distance of 821.84 feet to a point; thence South 89 degrees 27 minutes 0 seconds West a distance of 559.61 feet to a point; thence South 4 degrees 41 minutes 46 seconds East a distance of 398.25 feet to a point; thence South 01 degree 56 minutes 30 seconds East a distance of 251.82 feet to a point; thence South 0 degrees 22 minutes 39 seconds East a distance of 54.53 feet to a point; thence South 0 degrees 31 minutes 54 seconds East a distance of 52.28 feet to a point; thence South 89 degrees 55 minutes 48 seconds West a distance of 2,466.47 feet more or less to a point in the center of Yellow River; thence along said centerline of Yellow River and the meanderings thereof for the following bearings and distances: North 9 degrees 39 minutes 31 seconds West a distance of 49.76 feet to a point; thence North 7 degrees 37 minutes 29 seconds West a distance of 111.24 feet to a point; thence North 6 degrees 26 minutes 13 seconds East a distance of 73.23 feet to a point; thence North 26 degrees 21 minutes 57 seconds East a distance of 64.31 feet to a point; thence North 36 degrees 7 minutes 27 seconds East a distance of 74.38 feet to a point; thence North 14 degrees 58 minutes 23 seconds East a distance of 59.33 feet to a point; thence North 11 degrees 24 minutes 15 seconds East a distance of 76.27 feet to a point; thence North 6 degrees 17 minutes 37 seconds West a distance of 73.16 feet to a point; thence North 2 degrees 47 minutes 41 seconds East a distance of 79.99 feet to a point; thence North 20 degrees 36 minutes 15 seconds West a distance of 72.35 feet to a point; thence North 34 degrees 58 minutes 57 seconds West a distance of 54.11 feet to a point; thence North 47 degrees 43 minutes 39 seconds West a distance of 63.15 feet to a point; thence South 86 degrees 53 minutes 4 seconds West a distance of 117.94 feet to a point; thence North 80 degrees 28 minutes 25 seconds West a distance of

106.04 feet to a point; thence North 59 degrees 37 minutes 11 seconds West a distance of 107.13 feet to a point; thence North 50 degrees 7 minutes 59 seconds West a distance of 126.46 feet to a point; thence North 82 degrees 27 minutes 17 seconds West a distance of 82.86 feet to a point; thence North 57 degrees 23 minutes 26 seconds West a distance of 39.41 feet to a point; thence North 21 degrees 45 minutes 29 seconds West a distance of 93.12 feet to a point; thence North 6 degrees 55 minutes 18 seconds West a distance of 74.43 feet to a point; thence North 3 degrees 11 minutes 45 seconds East a distance of 106.37 feet to a point; thence North 10 degrees 9 minutes 33 seconds East a distance of 121.67 feet to a point;

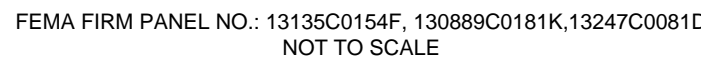
thence leaving said centerline of Yellow River South 58 degrees 57 minutes 22 seconds East a distance of 511.41 feet to a point; thence North 78 degrees 9 minutes 11 seconds East a distance of 540.13 feet to a point at the centerline of a creek;

thence following a creek for the following bearings and distances: South 79 degrees 17 minutes 32 seconds East a distance of 161.37 feet to a point; thence North 67 degrees 47 minutes 54 seconds East a distance of 138.86 feet to a point; thence North 37 degrees 41 minutes 42 seconds East a distance of 166.46 feet to a point; thence North 82 degrees 9 minutes 53 seconds East a distance of 409.15 feet to a point; thence North 71 degrees 28 minutes 40 seconds East a distance of 202.25 feet to a point; thence South 71 degrees 40 minutes 40 seconds East a distance of 530.99 feet to a point; thence South 67 degrees 0 minutes 56 seconds East a distance of 443.17 feet to a point; thence North 67 degrees 2 minutes 28 seconds East a distance of 281.11 feet to a point; thence North 72 degrees 49 minutes 17 seconds East a distance of 95.48 feet to a point;

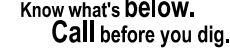
thence leaving centerline of creek South 28 degrees 31 minutes 38 seconds East a distance of 201.11 feet to a point; thence 494.04 feet along an arc of a curve to the right, (said curve having a radius of 645.00 feet and a chord bearing of South 69 degrees 41 minutes 56 seconds East and a chord distance of 482.05 feet) to a point; thence 99.68 feet along an arc of a curve to the left, (said curve having a radius of 100.00 feet and a chord bearing of South 76 degrees 18 minutes 42 seconds East and a chord distance of 95.60 feet) to a point; thence North 75 degrees 7 minutes 57 seconds East a distance of 1,069.95 feet to a point; thence North 90 degrees 00 minutes 00 seconds East a distance of 347.14 feet to a point; thence North 87 degrees 25 minutes 41 seconds East a distance of 116.44 feet to a point; thence South 67 degrees 45 minutes 18 seconds East a distance of 200.06 feet to a point on said westerly right-of-way line of Norris Lake Road; thence along said right-of-way line 278.59 feet along an arc of a curve to the left, said curve having a radius of 1,047.12 feet and a chord bearing and distance of South 20 degrees 53 minutes 40 seconds East 277.77 feet to a point; thence leaving said right-of-way line South 47 degrees 40 minutes 17 seconds West a distance of 359.24 feet to an iron pin found; thence South 44 degrees 8 minutes 24 seconds East a distance of 270.28 feet to an iron pin found and the TRUE POINT OF BEGINNING.

Said tract containing 122.77 acres, more or less.

Said tract containing 122.77 acres, more or less.



OPEN SPACE REQUIRED (PERCENTAGE)	20.0 %
OPEN SPACE REQUIRED	24.55 AC.
OPEN SPACE PROVIDED (PERCENTAGE)	26.6 %
OPEN SPACE PROVIDED	32.7 AC.



RED STAG

DEKALB COUNTY, GA

FOR:

D.R.HORTON - CROWN, LLC

1371 DOGWOOD DRIVE SW
CONYERS, GA 30012
PHONE: 470-774-4884

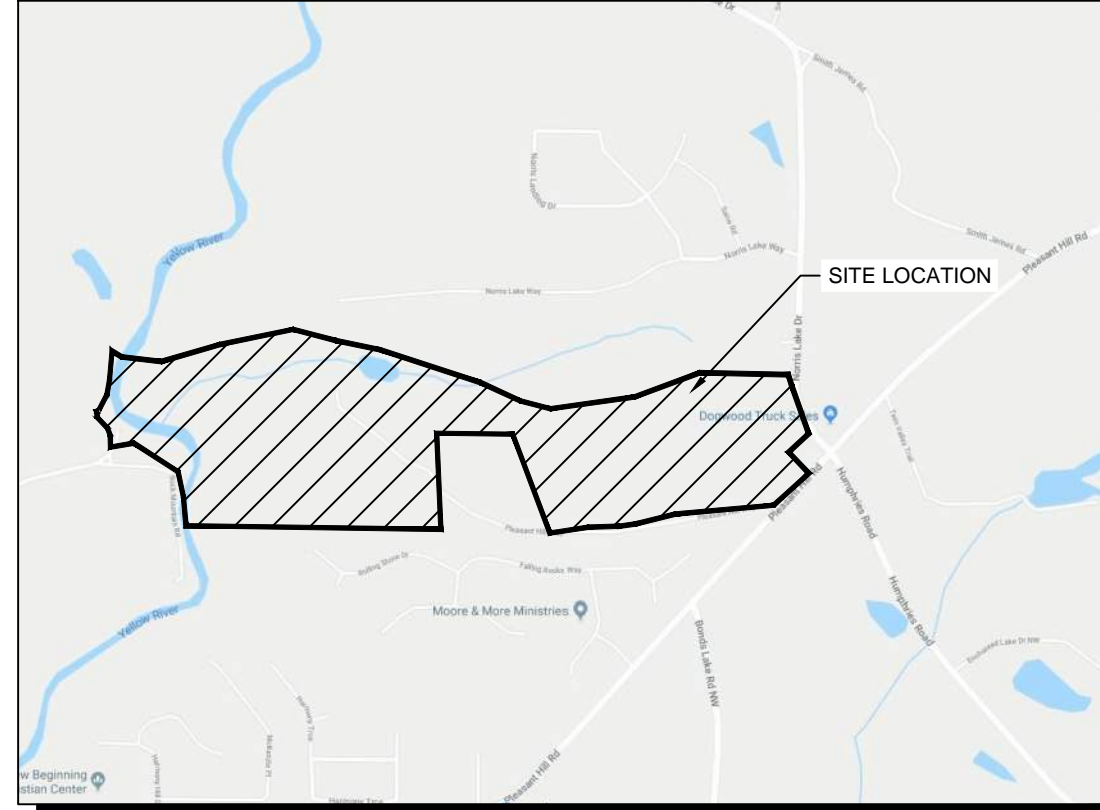
PREPARED BY:



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SITE LOCATION MAP
NOT TO SCALE

CONTACT INFORMATION:

LANDSCAPE ARCHITECT:	KIRK BENSON, PLA PLANNERS AND ENGINEERS COLLABORATIVE	OWNER:	D.R. HORTON - CROWN, LLC CONTACT (JAY COOMBE)
ADDRESS:	350 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092	ADDRESS:	1371 DOGWOOD DRIVE SW CONYERS, GEORGIA, 30012
PHONE:	770.451.2741	PHONE:	470-774-4884
EMAIL:	KBENSON@PEC360STUDIO.COM	EMAIL:	JRCOOMBE@DRHORTON.COM

24 HOUR CONTACT
JAY COOMBE @ 470-774-4884

SITE DATA:	
TOTAL SITE AREA	.122.77 ACRES
ZONING	
EXISTING ZONING	R-85 RESIDENTIAL
PROPOSED ZONING	RSM SINGLE FAM.
ZONING JURISDICTION	DEKALB COUNTY
PROPERTY SETBACKS	
OVERALL PROPERTY BUFFER	50 FEET
RSM SETBACKS	
FRONT SETBACK	20 FEET
SIDE SETBACK: (MIN. 10 FEET SEPARATION BETWEEN BUILDINGS)	3 FEET
REAR SETBACK	20 FEET
MIN. LOT WIDTH	50 FEET
MIN. LOT AREA	5,000 SF
MIN. HEATED SF	1,200 SF
MAX. BLDG. HEIGHT	35 FEET
DEVELOPMENT SUMMARY	
(TYP. LOT 50' X 110)	.181 LOTS
(TYP. LOT 65' X 110)	.158 LOTS
TOTAL LOTS PROVIDED	.339 LOTS
TOTAL SITE DENSITY PROVIDED	2.76 LOTS/ACRE
RSM BASE MAX DENSITY	4.0 LOTS/ACRE
RSM BONUS MAX DENSITY	8.0 LOTS/ACRE
OPEN SPACE SUMMARY	
OPEN SPACE REQUIRED (PERCENTAGE)	20.0 %
OPEN SPACE REQUIRED	24.55 AC.
OPEN SPACE PROVIDED (PERCENTAGE)	26.6 %
OPEN SPACE PROVIDED	32.7 AC.



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PLANNERS & ENGINEERS COLLABORATIVE

350 RESEARCH COURT
PEACHTREE CORNERS,
GEORGIA 30092
O: 770.451.2741
PEC360STUDIO.COM

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AGREEMENT WITH 360 STUDIO

PROJECT

RED STAG

DEKALB COUNTY,
GEORGIA

LAND LOT
227-229, 252-253, 257 & 258
16TH DISTRICT

FOR
D.R. HORTON - CROWN, LLC

1371 DOGWOOD DRIVE SW
CONYERS, GA
30012

CONTACT:
JAY COOMBE
470-774-4884

REVISION DATE
REZONING SUBMITTAL 6/11/2018

DRAWN BY: KP
APPROVED BY: KB

PROJECT NUMBER
16309.00

SEAL

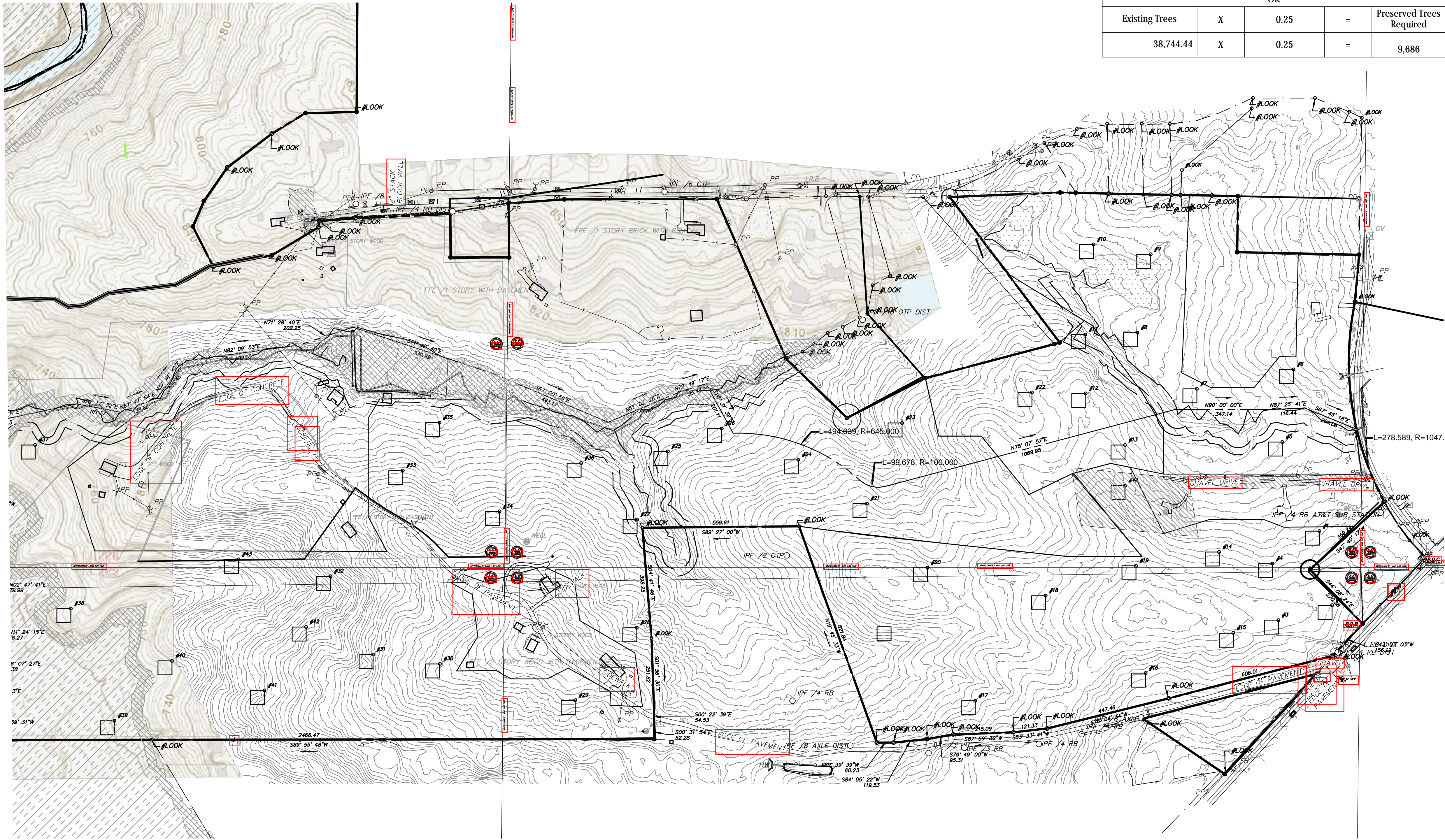
PRELIMINARY
NOT TO BE RELEASED
FOR CONSTRUCTION

SEAL IS ONLY VALID IF COUNTER SIGNED
AND DATED WITH AN ORIGINAL SIGNATURE

DATE
JUNE 11, 2018

TITLE
LANDSCAPE
COVER SHEET

SHEET
L0.00



Site Density Requirement				
Site Acreage	X	Residential Density Units	=	Site Density Required
122.77	X	15	=	1841.55
Density Units to Remain	+	Density Units to be Planted	=	Site Density
TBD	+	TBD	=	TBD
Units Provided	-	Units Required	=	Excess Units
TBD		1841.55	=	TBD
Tree Preservation Requirement				
Calculation: 120" DBH/Acre or 25% of Existing Trees On-Site				
Site Acreage	X	120	=	Inches Required
122.77	X	120	=	14,732.40
Inches Preserved			=	TBD
OR				
Existing Trees	X	0.25	=	Preserved Trees Required
38,744.44	X	0.25	=	9,686

SAMPLE AREA CALCULATIONS			
SAMPLE AREA	TOTAL DBH	TOTAL DENSITY UNITS	TOTAL TREES
SAMPLE 1	110	31.9	13
SAMPLE 2	188	31.9	21
SAMPLE 3	234	56.2	26
SAMPLE 4	197	57.6	20
SAMPLE 5	87	27.2	16
SAMPLE 6	51	14.5	6
SAMPLE 7	121	36.8	14
SAMPLE 8	112	32.1	18
SAMPLE 9	52	15.8	7
SAMPLE 10	136	42.4	18
SAMPLE 11	56	15.2	9
SAMPLE 12	218	78.4	29
SAMPLE 13	145	41.2	26
SAMPLE 14	224	63.8	22
SAMPLE 15	193	53.6	29
SAMPLE 16	148	44.3	23
SAMPLE 17	220	63.7	31
SAMPLE 18	249	72.8	26
SAMPLE 19	212	84	25
SAMPLE 20	217	75.6	30
SAMPLE 21	127	36	16
SAMPLE 22	151	40.3	22
SAMPLE 23	127	48.5	17
SAMPLE 24	119	36	21
SAMPLE 25	185	53.8	15
SAMPLE 26	149	43.5	21
SAMPLE 27	87	27.2	18
SAMPLE 28	114	32.4	13
SAMPLE 29	126	36.4	17
SAMPLE 30	127	35.9	15
SAMPLE 31	75	22.5	10
SAMPLE 32	84	26.4	17
SAMPLE 33	114	33.1	14
SAMPLE 34	120	36	14
SAMPLE 35	132	39.6	17
SAMPLE 36	93	27.4	13
SAMPLE 37	107	31.6	11
SAMPLE 38	139	42.2	15
SAMPLE 39	124	35.8	12
SAMPLE 40	120	36.5	16
SAMPLE 41	99	28.8	12
SAMPLE 42	108	33	15
SAMPLE 43	127	38.4	17
SAMPLE 44	80	22.7	12
TOTALS	6004	1783	779
AVERAGES	139.63	41.47	18.12
MULTIPLIER TO APPLY 50' X 50' SAMPLE AREA TO 1 ACRE	X 17.42	X 17.42	X 17.42
TOTAL PER ACRE	2432.32	722.32	315.59
X SITE ACREAGE	X 122.77	X 122.77	X 122.77
SITE TOTALS	298,616	88,680	38,744

* SEE SHEET TPR.2 FOR SAMPLE AREA DATA



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PROJECT

RED STAG

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LAND LOT
227-229, 252-253, 257 & 258
16TH DISTRICT

FOR
D.R. HORTON - CROWN, LLC

1371 DOGWOOD DRIVE SW
CONYERS, GA
30012

CONTACT:
JAY COOMBE
470-774-4884

REVISION DATE
REZONING SUBMITTAL 6/11/2018

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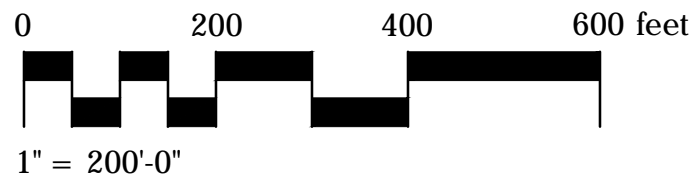
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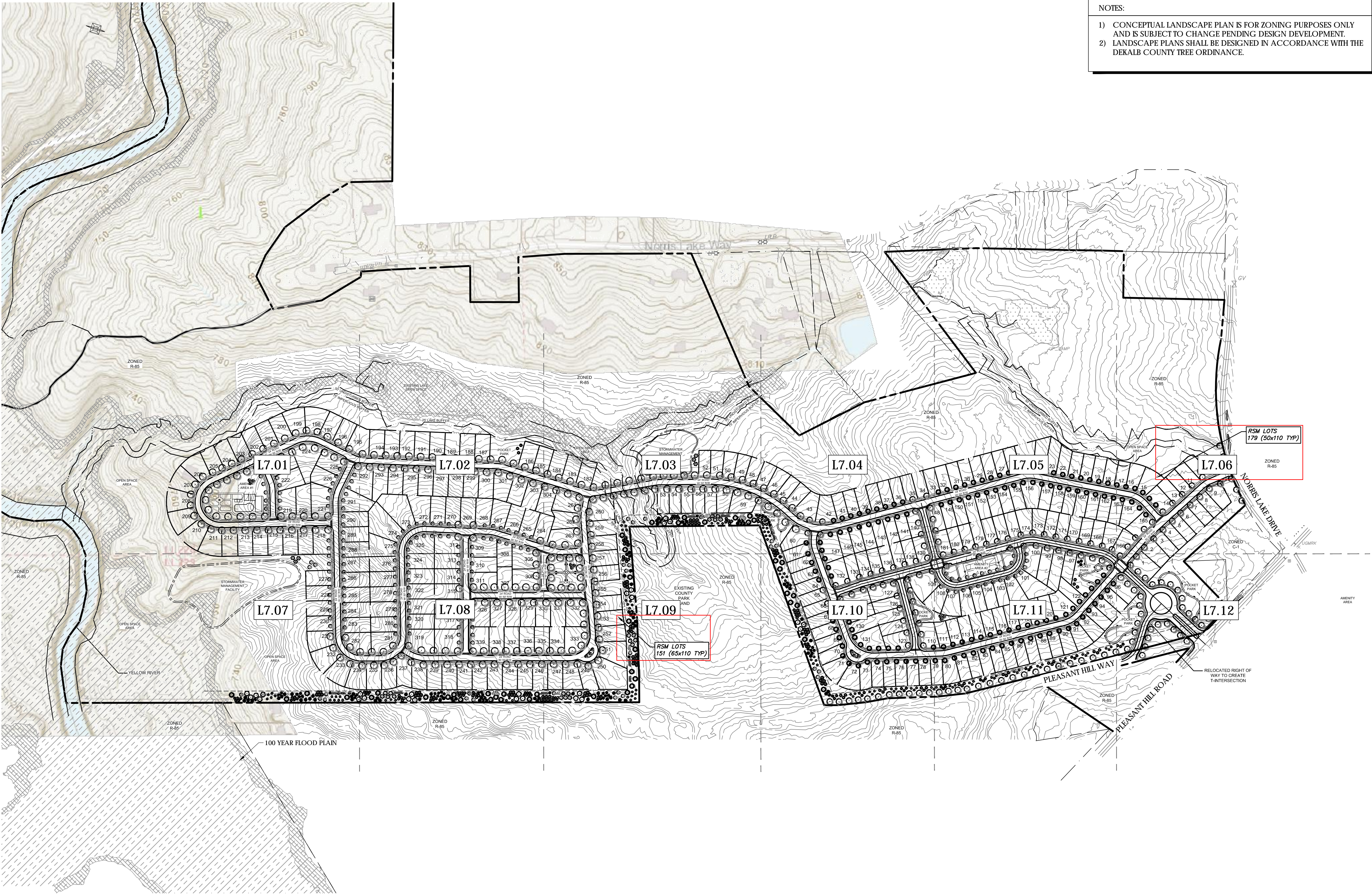
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JUNE 11, 2018

TITLE
TREE LOCATION
PLAN

SHEET
TPR. 1



SAMPLE 31				SAMPLE 32				SAMPLE 33				SAMPLE 34				SAMPLE 35				SAMPLE 36				SAMPLE 37				SAMPLE 38				SAMPLE 39				SAMPLE 40				SAMPLE 41				SAMPLE 42				SAMPLE 43				SAMPLE 44			
TREE	SPECIES	DBH (IN)	UNITS	TREE	SPECIES	DBH (IN)	UNITS	TREE	SPECIES	DBH (IN)	UNITS	TREE	SPECIES	DBH (IN)	UNITS	TREE	SPECIES	DBH (IN)	UNITS	TREE	SPECIES	DBH (IN)	UNITS	TREE	SPECIES	DBH (IN)	UNITS	TREE	SPECIES	DBH (IN)	UNITS	TREE	SPECIES	DBH (IN)	UNITS	TREE	SPECIES	DBH (IN)	UNITS	TREE	SPECIES	DBH (IN)	UNITS	TREE	SPECIES	DBH (IN)	UNITS								
1	N RED OAK	3	0.8	1	SWEETGUM	3	0.8	1	HICKORY	3	0.8	1	WHITE OAK	3	0.8	1	HOPHORNBEAM	3	0.8	1	HOPHORNBEAM	3	0.8	1	HOPHORNBEAM	4	1.6	1	RED MAPLE	3	0.8	1	SWEETGUM	3	0.8	1	CHERRY	3	0.8	1	PINE	3	0.6	1	WATER OAK	3	0.8	1	SWEETGUM	3	0.8	1	CHERRY	3	0.8
2	CEDAR	4	1.4	2	SWEETGUM	3	0.8	2	HICKORY	3	0.8	2	HICKORY	4	1.6	2	POPULAR	3	0.8	2	HOPHORNBEAM	3	0.8	2	HOPHORNBEAM	4	1.6	2	WATER OAK	3	0.8	2	SWEETGUM	4	1.6	2	WATER OAK	3	0.8	2	CEDAR	4	1.4	3	N RED OAK	3	0.8	2	SWEETGUM	3	0.8	2	PINE	3	0.6
3	CEDAR	4	1.4	3	SWEETGUM	3	0.8	3	RED MAPLE	3	0.8	3	WHITE OAK	6	1.6	3	HICKORY	3	0.8	3	WHITE OAK	3	0.8	3	HOPHORNBEAM	4	1.6	3	WATER OAK	5	1.6	3	SWEETGUM	4	1.6	3	WATER OAK	3	0.8	3	CEDAR	4	1.4	4	N RED OAK	3	0.8	3	SWEETGUM	3	0.8	3	WATER OAK	3	0.8
4	SICAMORE	4	1.6	4	POPULAR	3	0.8	4	S RED OAK	7	2.4	4	WHITE OAK	6	1.6	4	HOPHORNBEAM	3	0.8	4	MUSCLEWOOD	3	0.8	4	HOPHORNBEAM	5	1.6	4	BEHCH	5	1.6	4	WATER OAK	4	1.6	4	WATER OAK	4	1.6	4	WATER OAK	4	1.6	4	WATER OAK	4	1.6	4	CEDAR	4	1.6	4	CEDAR	4	1.6
5	CEDAR	5	1.4	5	WATER OAK	4	1.6	5	RED MAPLE	7	2.4	5	WHITE OAK	7	2.4	5	N RED OAK	3	0.8	5	N RED OAK	3	0.8	5	HOPHORNBEAM	5	1.6	5	WATER OAK	5	1.6	5	WATER OAK	5	1.6	5	PINE	3	0.8	5	SWEETGUM	4	1.6	5	SWEETGUM	4	1.6	5	SWEETGUM	3	0.8	5	SWEETGUM	3	0.8
6	HICKORY	5	1.6	6	SWEETGUM	4	1.6	6	S RED OAK	6	2.4	6	S RED OAK	6	2.4	6	HOPHORNBEAM	4	1.6	6	CHERRY	4	1.6	6	HOPHORNBEAM	8	2.4	6	WATER OAK	5	1.6	6	WATER OAK	5	1.6	6	PINE	4	1.6	6	PINE	5	1.6	6	HOPHORNBEAM	4	1.6	6	SWEETGUM	5	1.6	6	PINE	4	1.4
7	POST OAK	8	2.4	7	POPULAR	4	1.6	7	PINE	8	2.2	7	WHITE OAK	7	2.4	7	MUSCLEWOOD	4	1.6	7	HOPHORNBEAM	4	1.6	7	HOPHORNBEAM	6	1.6	7	PINE	9	2.4	7	PINE	6	1.4	7	HOPHORNBEAM	8	2.4	7	WATER OAK	5	1.6	7	HOLLY	5	1.6	7	BOX ELDER	5	1.6	7	PINE	4	1.4
8	WATER OAK	11	3.2	8	SWEETGUM	5	1.6	8	S RED OAK	8	2.4	8	WHITE OAK	7	2.4	8	CHERRY	4	1.6	8	WHITE OAK	4	1.6	8	SWEETGUM	13	7	8	SWEETGUM	13	7	8	SWEETGUM	5	1.6	8	PINE	9	2.2	8	HOPHORNBEAM	5	1.6	8	SWEETGUM	5	1.6	8	CEDAR	14	7	8	CEDAR	14	7
9	PINE	14	3.9	9	WATER OAK	5	1.6	9	PINE	9	2.2	9	WHITE OAK	9	2.4	9	HOPHORNBEAM	4	1.6	9	WHITE OAK	5	1.6	9	POPULAR	15	4	9	PINE	7	2.2	9	PINE	20	5.4	9	PINE	5	1.4	9	PINE	13	3.9	9	PINE	13	3	9	PINE	13	3	9	PINE	13	3
10	WATER OAK	17	4.8	10	WATER OAK	5	1.6	10	WATER OAK	10	3.2	10	S RED OAK	10	3.2	10	BECH	7	2.4	10	HICKORY	5	1.6	10	POPULAR	18	4.8	10	PINE	8	2.2	10	POPULAR	20	5.4	10	WATER OAK	5	1.6	10	PINE	13	3.9	10	N RED OAK	7	2.4	10	SWEETGUM	8	2.4	10	PINE	15	3.9
10	TOTALS	75	22.5	11	WATER OAK	5	1.6	11	PINE	11	3.1	11	WHITE OAK	11	3.2	11	HOPHORNBEAM	8	2.4	11	WHITE OAK	12	3.2	11	POPULAR	22	6	11	PINE	9	2.2	11	SWEETGUM	20	5.4	11	PINE	7	2.2	11	HICKORY	14	4	11	N RED OAK	9	2.4	11	HOPHORNBEAM	8	2.4	11	PINE	16	4.8
				12	WATER OAK	5	1.6	12	S RED OAK	11	3.2	12	N RED OAK	11	3.2	12	HOPHORNBEAM	8	2.4	12	POPULAR	19	5.4	12	POPULAR	19	5.4	12	PINE	7	2.2	12	SWEETGUM	14	4	12	PINE	7	2.2	12	HICKORY	22	6	12	SWEETGUM	9	2.4	12	SWEETGUM	8	2.4	12	PINE	17	4.8
				13	WATER OAK	5	1.6	13	S RED OAK	12	3.2	13	S RED OAK	14	4	13	S RED OAK	10	3.2	13	WHITE OAK	25	6.8	13	WHITE OAK	25	6.8	13	PINE	14	3.9	12	TOTALS	124	35.8	13	SWEETGUM	9	2.4	12	TOTALS	99	28.8	13	PINE	13	3.9	13	SWEETGUM	10	3.2	12	TOTALS	80	22.7
				14	WATER OAK	5	1.6	14	POPULAR	14	4	14	N RED OAK	18	4.8	14	WATER OAK	13	4	13	TOTALS	93	27.4	14	TOTALS	93	27.4	14	PINE	15	3.9	14	PINE	14	4	14	PINE	10	3.1	14	PINE	13	3.9	14	SWEETGUM	11	3.2	14	PINE	13	3.9	14	SWEETGUM	11	3.2
				15	WATER OAK	6	1.6	14	TOTALS	114	33.1	14	TOTALS	120	36	15	WATER OAK	15	4	15	TOTALS	120	36	15	TOTALS	120	36	15	WATER OAK	32	11.2	15	TOTALS	139	42.2	15	PINE	19	5.4	15	PINE	19	5.4	15	SWEETGUM	30	9.8	15	PINE	19	5.4	15	SWEETGUM	11	3.2
				16	S RED OAK	7	2.4	16	TOTALS	124	36.5	16	TOTALS	132	39.6	16	RED MAPLE	18	4.8	16	TOTALS	132	39.6	16	TOTALS	132	39.6	16	TOTALS	139	42.2	16	TOTALS	148	43.4	16	TOTALS	148	43.4	16	TOTALS	148	43.4	16	TOTALS	148	43.4	16	TOTALS	148	43.4				
				17	SWEETGUM	12	3.2	17	TOTALS	124	36.5	17	TOTALS	132	39.6	17	RED MAPLE	22	6	17	TOTALS	132	39.6	17	TOTALS	132	39.6	17	TOTALS	148	43.4	17	TOTALS	157	46.2	17	TOTALS	157	46.2	17	TOTALS	157	46.2	17	TOTALS	157	46.2	17	TOTALS	157	46.2				
				17	TOTALS	84	26.4	17	TOTALS	84	26.4	17	TOTALS	84	26.4	17	TOTALS	84	26.4	17	TOTALS	84	26.4	17	TOTALS	84	26.4	17	TOTALS	84	26.4	17	TOTALS	84	26.4	17	TOTALS	84	26.4	17	TOTALS	84	26.4	17	TOTALS	84	26.4	17	TOTALS	84	26.4				



- NOTES:
- 1) CONCEPTUAL LANDSCAPE PLAN IS FOR ZONING PURPOSES ONLY AND IS SUBJECT TO CHANGE PENDING DESIGN DEVELOPMENT.
 - 2) LANDSCAPE PLANS SHALL BE DESIGNED IN ACCORDANCE WITH THE DEKALB COUNTY TREE ORDINANCE.



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PROJECT

RED STAG

DEKALB COUNTY,
GEORGIA

LAND LOT
227-229, 252-253, 257 & 258
16TH DISTRICT

FOR
D.R. HORTON - CROWN, LLC

1371 DOGWOOD DRIVE SW
CONYERS, GA
30012

CONTACT:
JAY COOMBE
470-774-4884

REVISION DATE
REZONING SUBMITTAL 6/11/2018

DRAWN BY: KP
APPROVED BY: KB

PROJECT NUMBER
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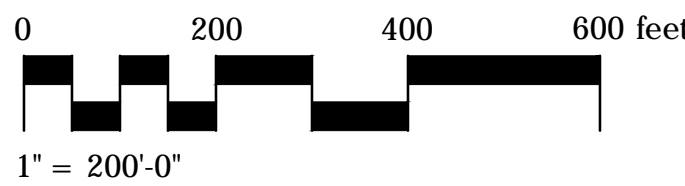
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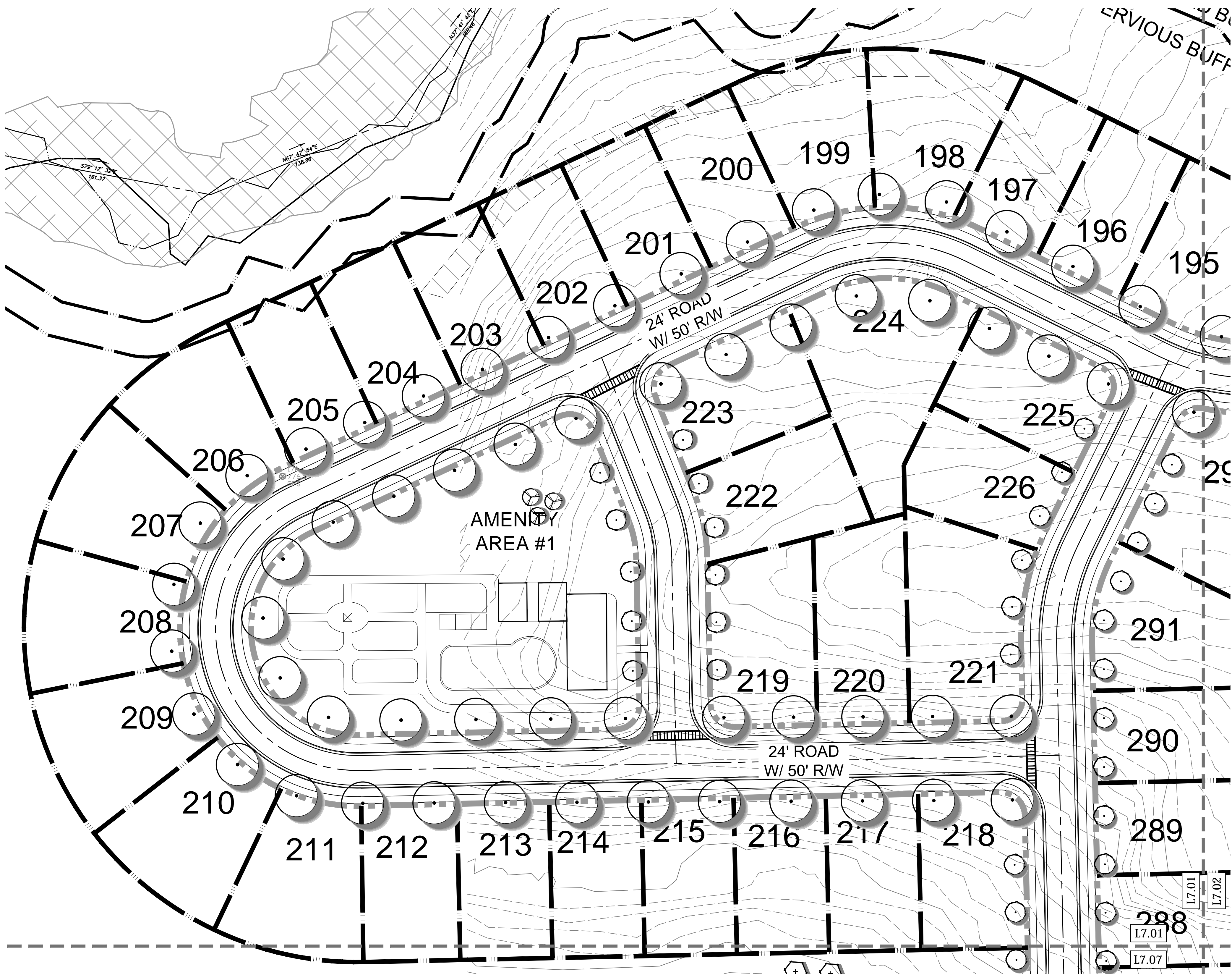
TITLE
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LANDSCAPE PLAN

SHEET
L7.00



24 HOUR CONTACT
JAY COOMBE @ 470-774-4884





PLANT CODE LEGEND

TREES	CODE	BOTANICAL NAME	COMMON NAME
	AR	Acer rubrum	Red Maple
	AAA	Amelanchier arborea 'Autumn Brilliance'	Downy Serviceberry
	BN	Betula nigra	River Birch Multi-Trunk
	CC	Carpinus caroliniana	American Hornbeam
	CCA	Cercis canadensis	Eastern Redbud
	IO	Ilex opaca	American Holly
	IN	Ilex x 'Nellie R Stevens'	Nellie Stevens Holly
	JV	Juniperus virginiana	Eastern Red Cedar
	LT	Liriodendron tulipifera	Tulip Poplar
	MGL	Magnolia grandiflora 'Little Gem'	Dwarf Southern Magnolia
	PT	Pinus taeda	Loblolly Pine
	QN	Quercus nuttallii	Nuttall Oak
	QP	Quercus phellos	Willow Oak
	TA	Taxodium ascendens	Pond Cypress
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME
	ICB	Ilex cornuta 'Burfordii'	Burford Chinese Holly
	IVS	Ilex verticillata 'Sparkleberry'	Winterberry
	IP	Illicium parviflorum	Anise Tree
	LCB	Loropetalum chinense rubrum 'Burgundy'	Burgundy Loropetalum
	PC	Prunus caroliniana	Carolina Laurel Cherry



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DEKALB COUNTY,
GEORGIA

LAND LOT
227-229, 252-253, 257 & 258
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1371 DOGWOOD DRIVE SW
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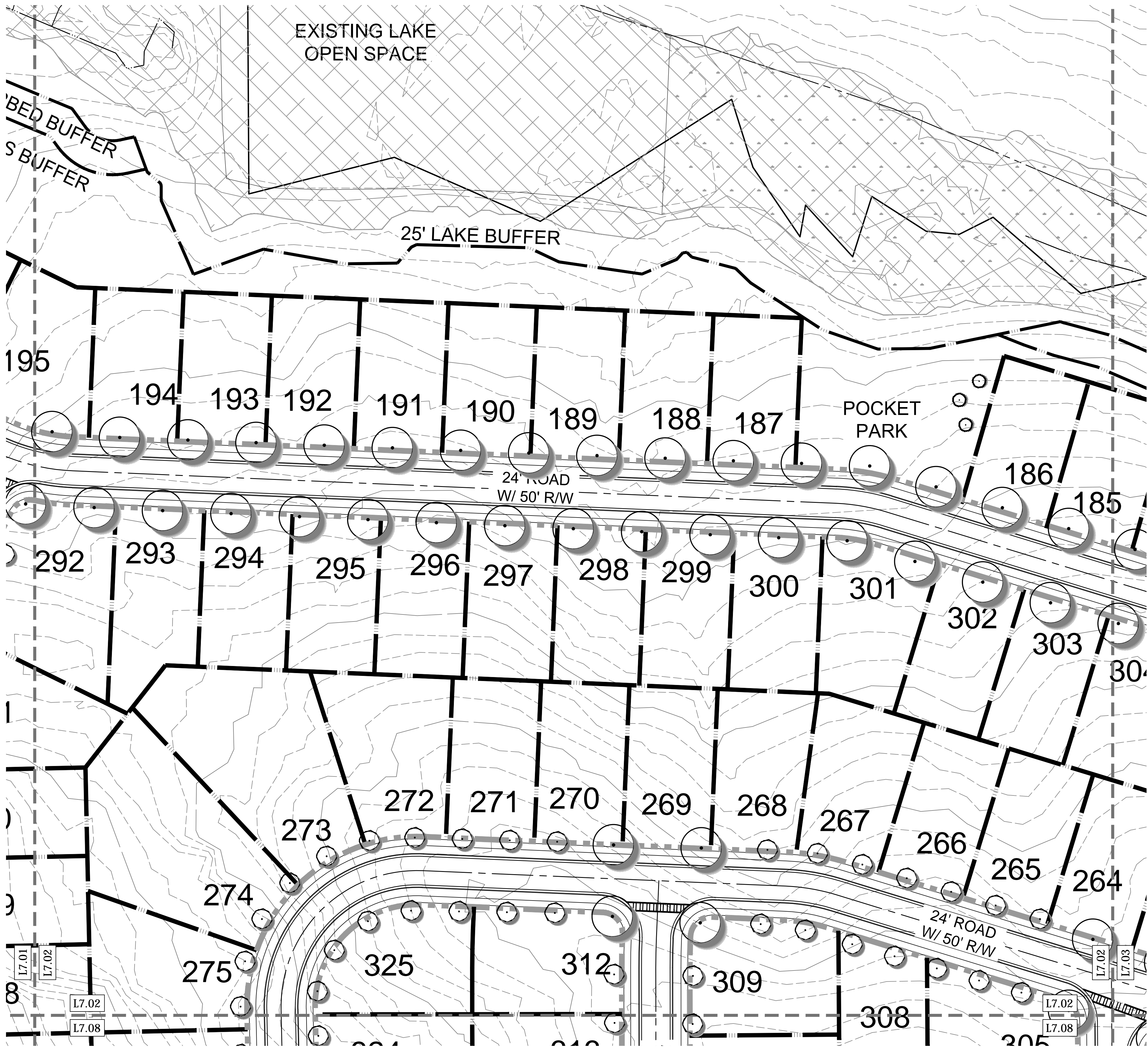
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CONCEPTUAL
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ENLARGEMENT

SHEET

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PLANT CODE LEGEND

TREES	CODE	BOTANICAL NAME	COMMON NAME
	AR	Acer rubrum	Red Maple
	AAA	Amelanchier arborea 'Autumn Brilliance'	Downy Serviceberry
	BN	Betula nigra	River Birch Multi-Trunk
	CC	Carpinus caroliniana	American Hornbeam
	CCA	Cercis canadensis	Eastern Redbud
	IO	Ilex opaca	American Holly
	IN	Ilex x 'Nellie R Stevens'	Nellie Stevens Holly
	JV	Juniperus virginiana	Eastern Red Cedar
	LT	Liriodendron tulipifera	Tulip Poplar
	MGL	Magnolia grandiflora 'Little Gem'	Dwarf Southern Magnolia
	PT	Pinus taeda	Loblolly Pine
	QN	Quercus nuttallii	Nuttall Oak
	QP	Quercus phellos	Willow Oak
	TA	Taxodium ascendens	Pond Cypress
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME
	ICB	Ilex cornuta 'Burfordii'	Burford Chinese Holly
	IVS	Ilex verticillata 'Sparkleberry'	Winterberry
	IP	Illicium parviflorum	Anise Tree
	LCB	Loropetalum chinense rubrum 'Burgundy'	Burgundy Loropetalum
	PC	Prunus caroliniana	Carolina Laurel Cherry



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PROJECT

RED STAG

DEKALB COUNTY,
GEORGIA

LAND LOT
227-229, 252-253, 257 & 258
16TH DISTRICT

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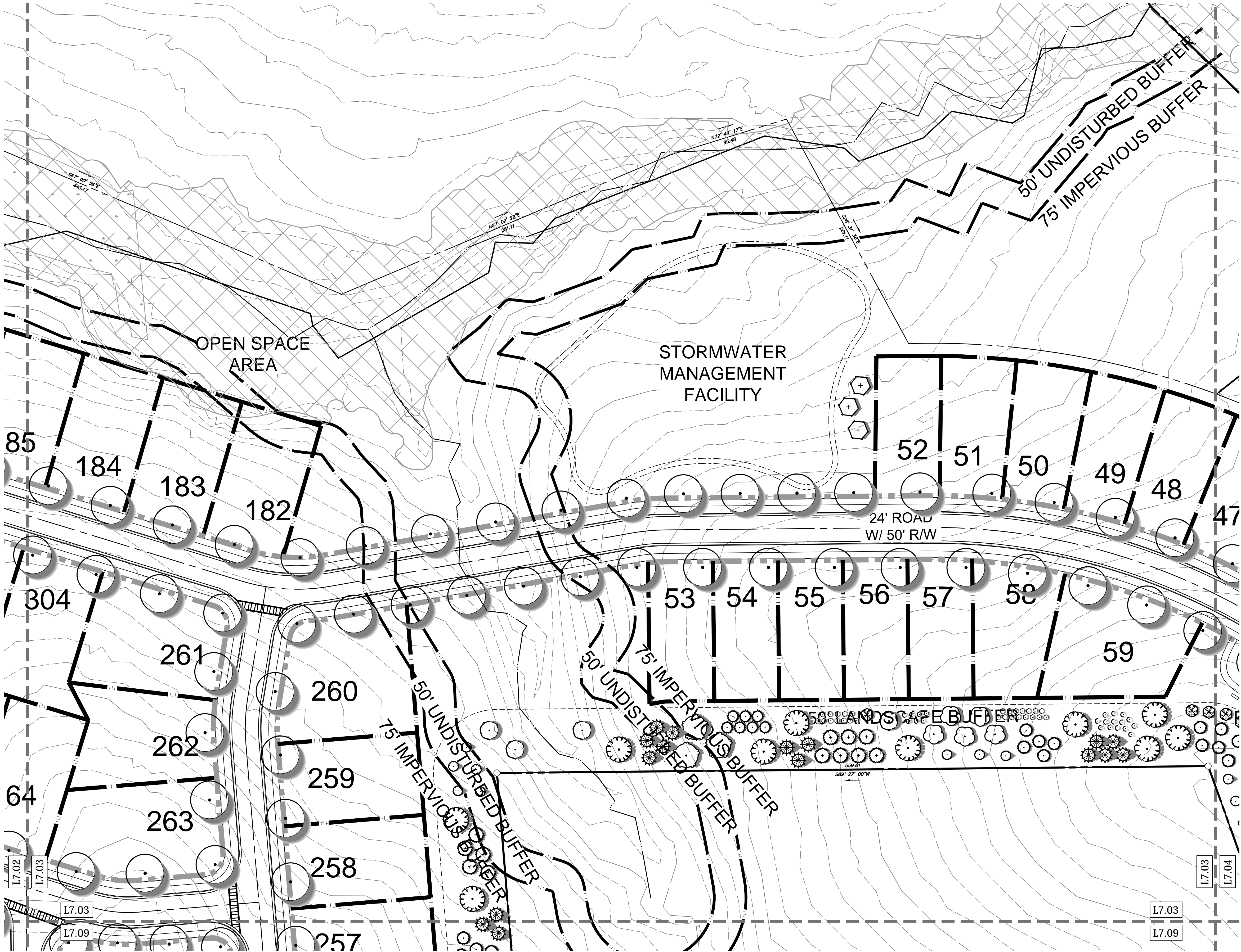
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SHEET

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PLANT CODE LEGEND

TREES	CODE	BOTANICAL NAME
	AR	Acer rubrum
	AAA	Amelanchier arborea 'Autumn Brilliance'
	BN	Betula nigra
	CC	Carpinus caroliniana
	CCA	Cercis canadensis
	IO	Ilex opaca
	IN	Ilex x 'Nellie R Stevens'
	JV	Juniperus virginiana
	LT	Liriodendron tulipifera
	MGL	Magnolia grandiflora 'Little Gem'
	PT	Pinus taeda
	QN	Quercus nuttallii
	QP	Quercus phellos
	TA	Taxodium ascendens
SHRUBS	CODE	BOTANICAL NAME
	ICB	Ilex cornuta 'Burfordii'
	IVS	Ilex verticillata 'Sparkleberry'
	IP	Illicium parviflorum
	LCB	Loropetalum chinense rubrum 'Burgundy'
	PC	Prunus caroliniana



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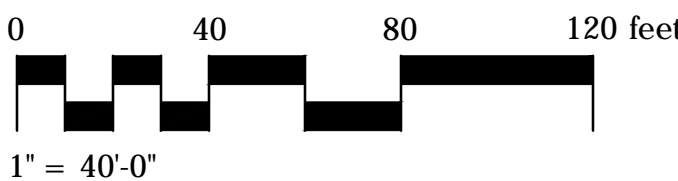
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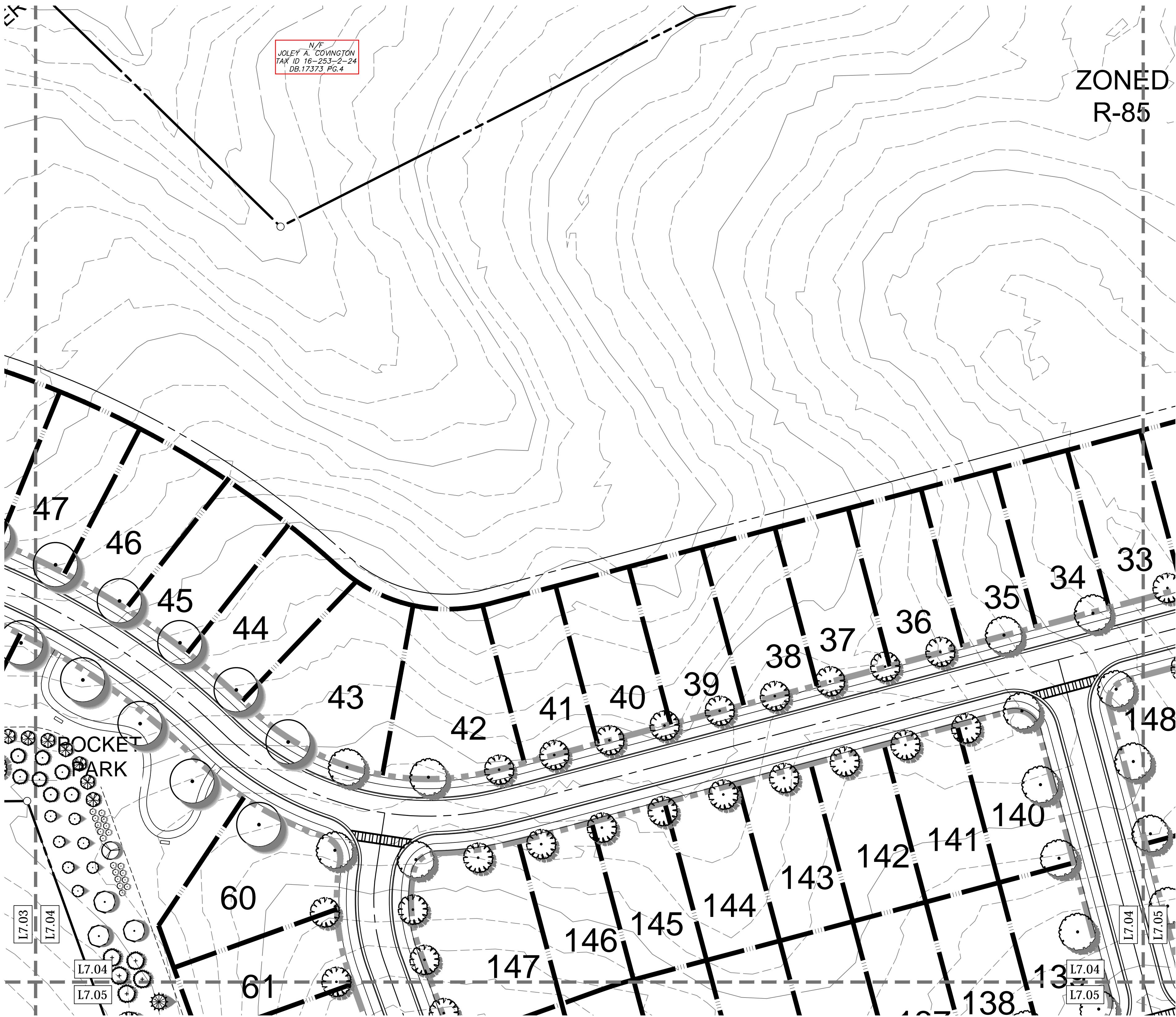
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24 HOUR CONTACT
JAY COOMBE @ 470-774-4884





PLANT CODE LEGEND

TREES	CODE	BOTANICAL NAME	COMMON NAME
	AR	Acer rubrum	Red Maple
	AAA	Amelanchier arborea 'Autumn Brilliance'	Downy Serviceberry
	BN	Betula nigra	River Birch Multi-Trunk
	CC	Carpinus caroliniana	American Hornbeam
	CCA	Cercis canadensis	Eastern Redbud
	IO	Ilex opaca	American Holly
	IN	Ilex x 'Nellie R Stevens'	Nellie Stevens Holly
	JV	Juniperus virginiana	Eastern Red Cedar
	LT	Liriodendron tulipifera	Tulip Poplar
	MGL	Magnolia grandiflora 'Little Gem'	Dwarf Southern Magnolia
	PT	Pinus taeda	Loblolly Pine
	QN	Quercus nuttallii	Nuttall Oak
	QP	Quercus phellos	Willow Oak
	TA	Taxodium ascendens	Pond Cypress
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME
	ICB	Ilex cornuta 'Burfordii'	Burford Chinese Holly
	IVS	Ilex verticillata 'Sparkleberry'	Winterberry
	IP	Illicium parviflorum	Anise Tree
	LCB	Loropetalum chinense rubrum 'Burgundy'	Burgundy Loropetalum
	PC	Prunus caroliniana	Carolina Laurel Cherry



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PROJECT

RED STAG

DEKALB COUNTY,
GEORGIA

LAND LOT
227-229, 252-253, 257 & 258
16TH DISTRICT

FOR
D.R. HORTON - CROWN, LLC

1371 DOGWOOD DRIVE SW
CONYERS, GA
30012

CONTACT:
JAY COOMBE
470-774-4884

REVISION DATE
REZONING SUBMITTAL 6/11/2018

DRAWN BY: KP
APPROVED BY: KB

PROJECT NUMBER
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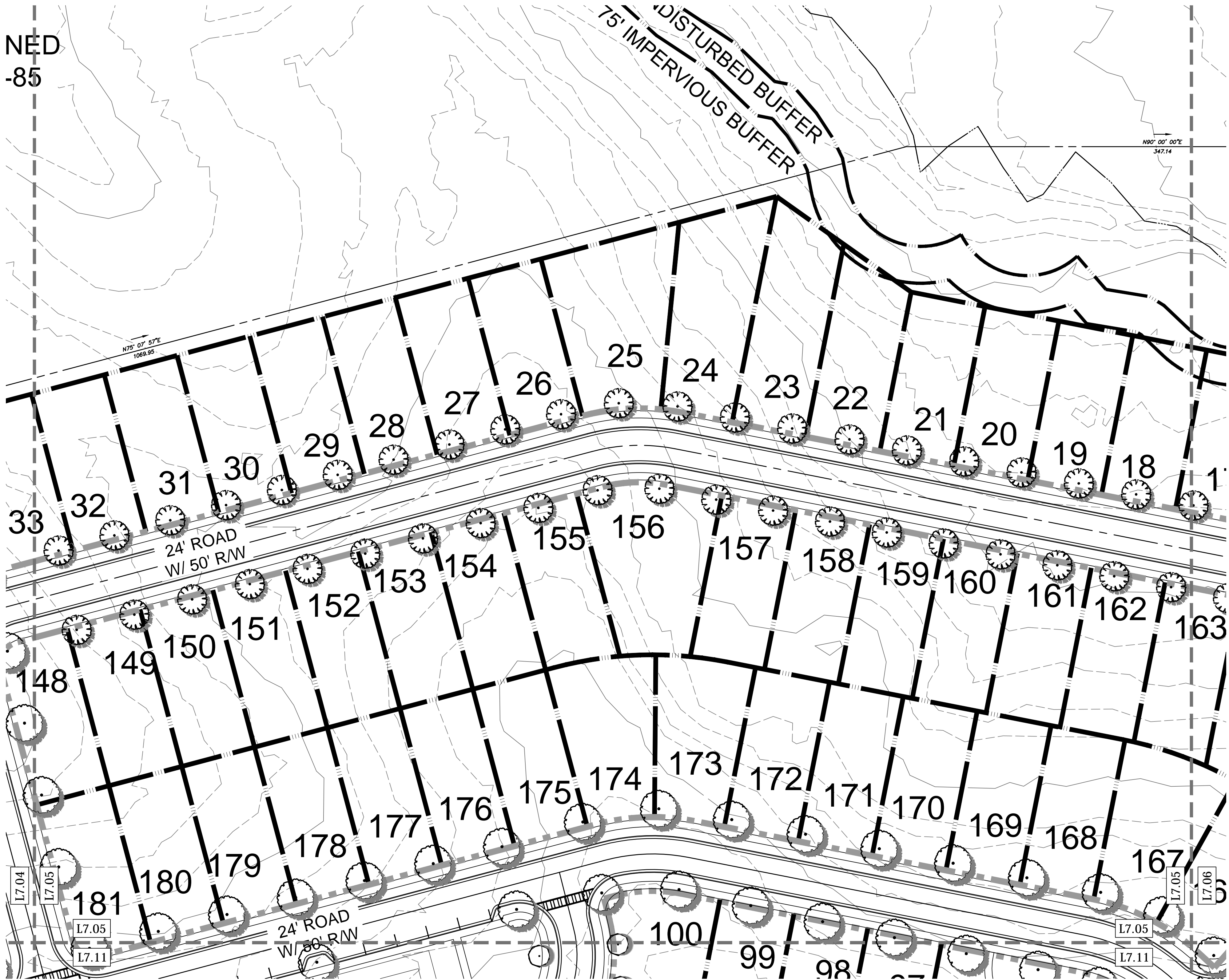
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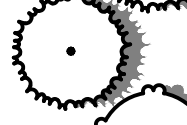



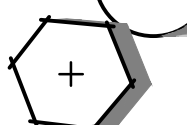

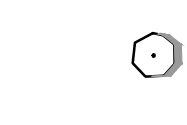


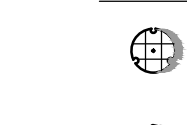




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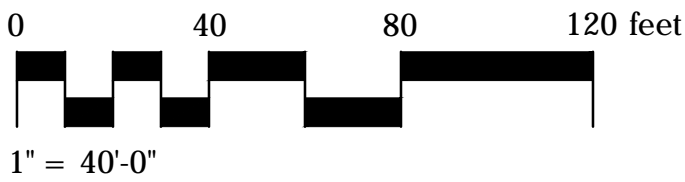


PLANT CODE LEGEND

TREES	CODE	BOTANICAL NAME	COMMON NAME
	AR	Acer rubrum	Red Maple
	AAA	Amelanchier arborea 'Autumn Brilliance'	Downy Serviceberry
	BN	Betula nigra	River Birch Multi-Trunk
	CC	Carpinus caroliniana	American Hornbeam
	CCA	Cercis canadensis	Eastern Redbud
	IO	Ilex opaca	American Holly
	IN	Ilex x 'Nellie R Stevens'	Nellie Stevens Holly
	JV	Juniperus virginiana	Eastern Red Cedar
	LT	Liriodendron tulipifera	Tulip Poplar
	MGL	Magnolia grandiflora 'Little Gem'	Dwarf Southern Magnolia
	PT	Pinus taeda	Loblolly Pine
	QN	Quercus nuttallii	Nuttall Oak
	QP	Quercus phellos	Willow Oak
	TA	Taxodium ascendens	Pond Cypress
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME
	ICB	Ilex cornuta 'Burfordii'	Burford Chinese Holly
	IVS	Ilex verticillata 'Sparkleberry'	Winterberry
	IP	Illicium parviflorum	Anise Tree
	LCB	Loropetalum chinense rubrum 'Burgundy'	Burgundy Loropetalum
	PC	Prunus caroliniana	Carolina Laurel Cherry



24 HOUR CONTACT
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PROJECT

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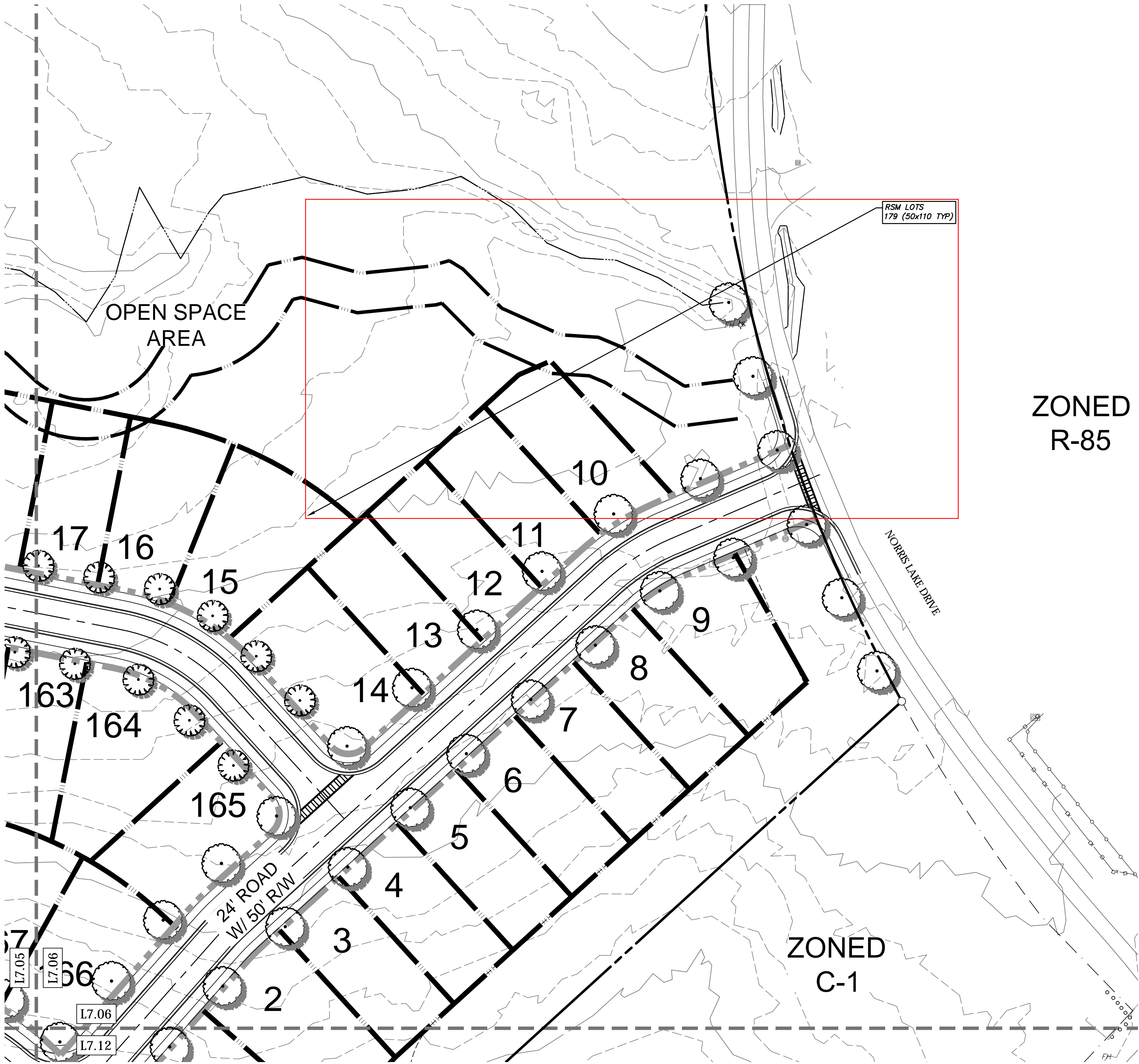
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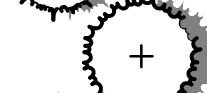





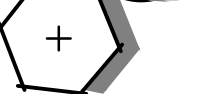

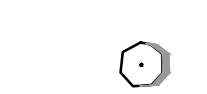





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PLANT CODE LEGEND

TREES	CODE	BOTANICAL NAME	COMMON NAME
	AR	Acer rubrum	Red Maple
	AAA	Amelanchier arborea 'Autumn Brilliance'	Downy Serviceberry
	BN	Betula nigra	River Birch Multi-Trunk
	CC	Carpinus caroliniana	American Hornbeam
	CCA	Cercis canadensis	Eastern Redbud
	IO	Ilex opaca	American Holly
	IN	Ilex x 'Nellie R Stevens'	Nellie Stevens Holly
	JV	Juniperus virginiana	Eastern Red Cedar
	LT	Liriodendron tulipifera	Tulip Poplar
	MGL	Magnolia grandiflora 'Little Gem'	Dwarf Southern Magnolia
	PT	Pinus taeda	Loblolly Pine
	QN	Quercus nuttallii	Nuttall Oak
	QP	Quercus phellos	Willow Oak
	TA	Taxodium ascendens	Pond Cypress
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME
	ICB	Ilex cornuta 'Burfordii'	Burford Chinese Holly
	IVS	Ilex verticillata 'Sparkleberry'	Winterberry
	IP	Illicium parviflorum	Anise Tree
	LCB	Loropetalum chinense rubrum 'Burgundy'	Burgundy Loropetalum
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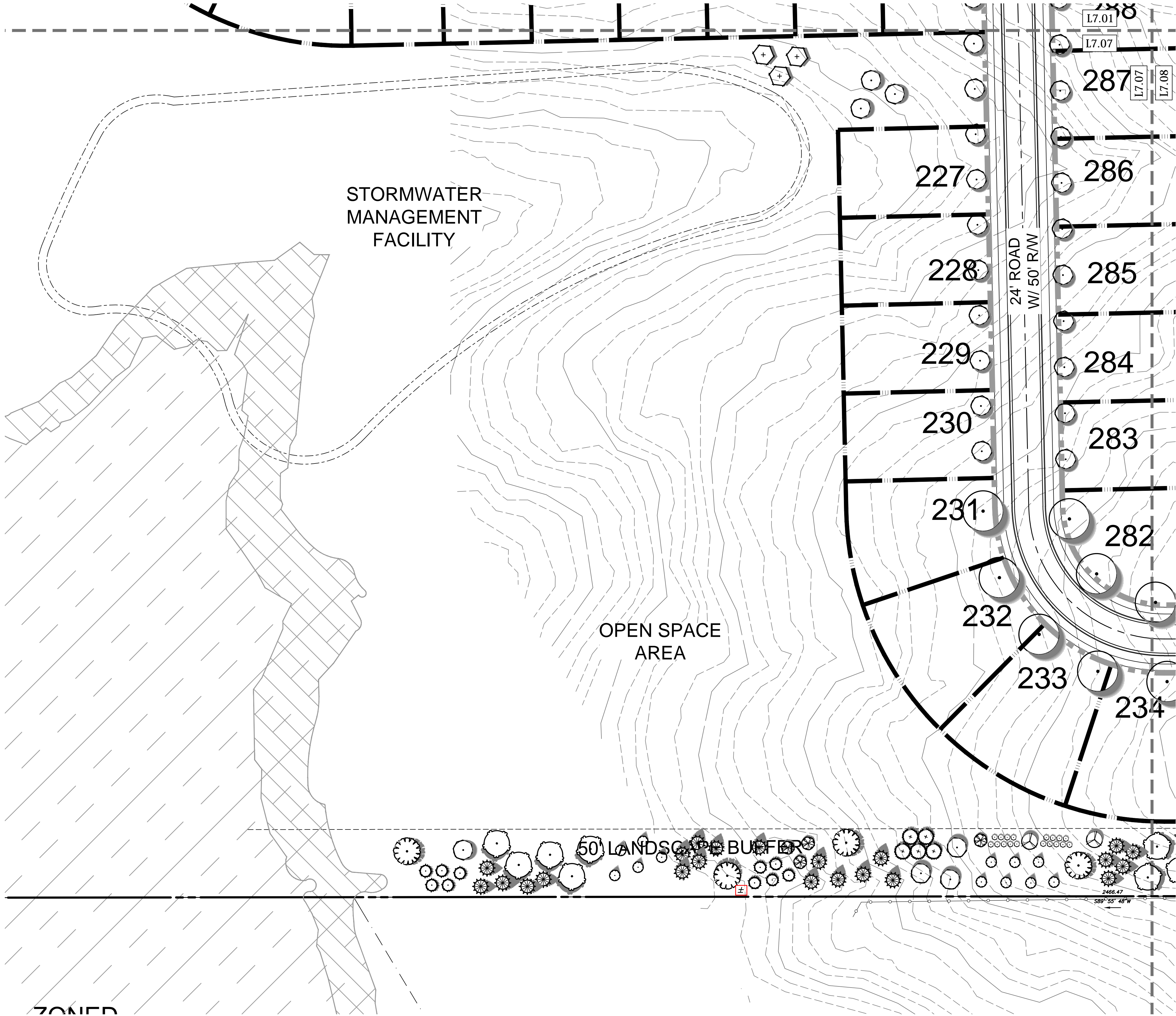
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PLANT CODE LEGEND

TREES	CODE	BOTANICAL NAME	COMMON NAME
	AR	Acer rubrum	Red Maple
	AAA	Amelanchier arborea 'Autumn Brilliance'	Downy Serviceberry
	BN	Betula nigra	River Birch Multi-Trunk
	CC	Carpinus caroliniana	American Hornbeam
	CCA	Cercis canadensis	Eastern Redbud
	IO	Ilex opaca	American Holly
	IN	Ilex x 'Nellie R Stevens'	Nellie Stevens Holly
	JV	Juniperus virginiana	Eastern Red Cedar
	IT	Liriodendron tulipifera	Tulip Poplar
	MGL	Magnolia grandiflora 'Little Gem'	Dwarf Southern Magnolia
	PT	Pinus taeda	Loblolly Pine
	QN	Quercus nuttallii	Nuttall Oak
	QP	Quercus phellos	Willow Oak
	TA	Taxodium ascendens	Pond Cypress
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME
	ICB	Ilex cornuta 'Burfordii'	Burford Chinese Holly
	IVS	Ilex verticillata 'Sparkleberry'	Winterberry
	IP	Illicium parviflorum	Anise Tree
	LCB	Loropetalum chinense rubrum 'Burgundy'	Burgundy Loropetalum
	PC	Prunus caroliniana	Carolina Laurel Cherry



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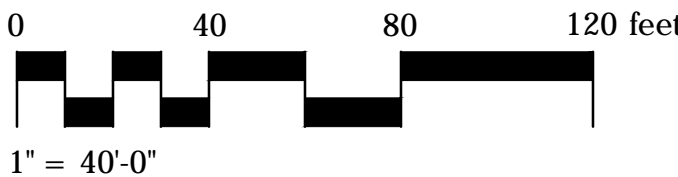
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JAY COOMBE @ 470-774-4884





PLANT CODE LEGEND

TREES	CODE	BOTANICAL NAME	COMMON NAME
	AR	Acer rubrum	Red Maple
	AAA	Amelanchier arborea 'Autumn Brilliance'	Downy Serviceberry
	BN	Betula nigra	River Birch Multi-Trunk
	CC	Carpinus caroliniana	American Hornbeam
	CCA	Cercis canadensis	Eastern Redbud
	IO	Ilex opaca	American Holly
	IN	Ilex x 'Nellie R Stevens'	Nellie Stevens Holly
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	LT	Liriodendron tulipifera	Tulip Poplar
	MGL	Magnolia grandiflora 'Little Gem'	Dwarf Southern Magnolia
	PT	Pinus taeda	Loblolly Pine
	QN	Quercus nuttallii	Nuttall Oak
	QP	Quercus phellos	Willow Oak
	TA	Taxodium ascendens	Pond Cypress
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME
	ICB	Ilex cornuta 'Burfordii'	Burford Chinese Holly
	IVS	Ilex verticillata 'Sparkleberry'	Winterberry
	IP	Illicium parviflorum	Anise Tree
	LCB	Loropetalum chinense rubrum 'Burgundy'	Burgundy Loropetalum
	PC	Prunus caroliniana	Carolina Laurel Cherry



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RED STAG

DEKALB COUNTY,
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LAND LOT
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16TH DISTRICT

FOR
D.R. HORTON - CROWN, LLC

1371 DOGWOOD DRIVE SW
CONYERS, GA
30012

CONTACT:
JAY COOMBE
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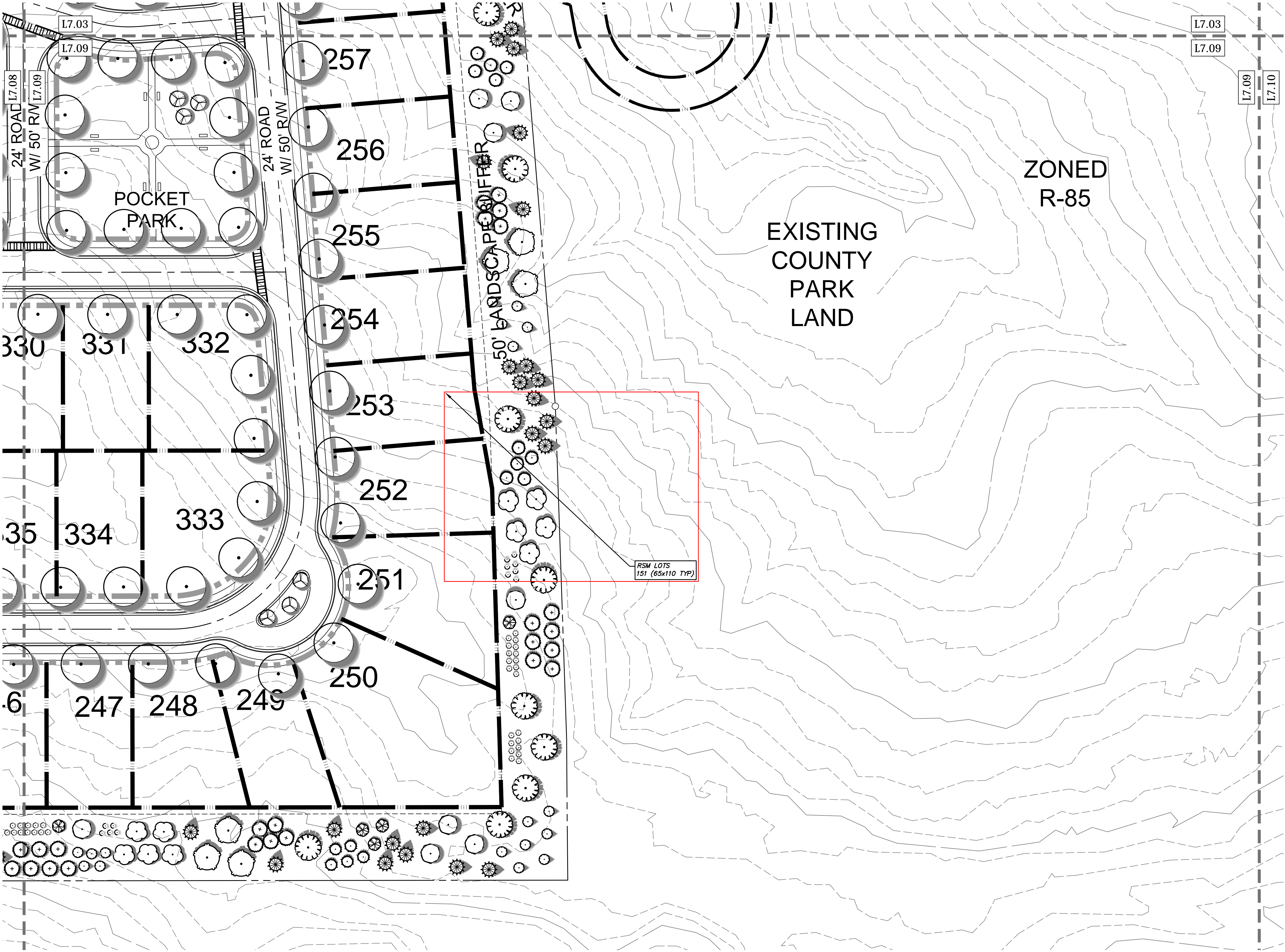
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PLANT CODE LEGEND

TREES	CODE	BOTANICAL NAME
	AR	Acer rubrum
	AAA	Amelanchier arborea 'Autumn Brilliance'
	BN	Betula nigra
	CC	Carpinus caroliniana
	CCA	Cercis canadensis
	IO	Ilex opaca
	IN	Ilex x 'Nellie R Stevens'
	JV	Juniperus virginiana
	LT	Liriodendron tulipifera
	MGL	Magnolia grandiflora 'Little Gem'
	PT	Pinus taeda
	QN	Quercus nuttallii
	QP	Quercus phellos
	TA	Taxodium ascendens
SHRUBS	CODE	BOTANICAL NAME
	ICB	Ilex cornuta 'Burfordii'
	IVS	Ilex verticillata 'Sparkleberry'
	IP	Illicium parviflorum
	LCB	Loropetalum chinense rubrum 'Burgundy'
	PC	Prunus caroliniana



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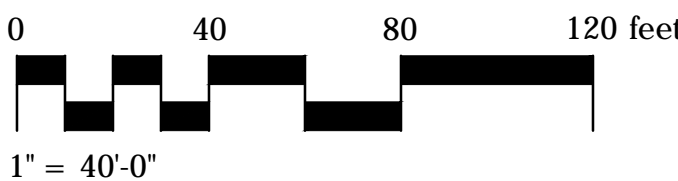
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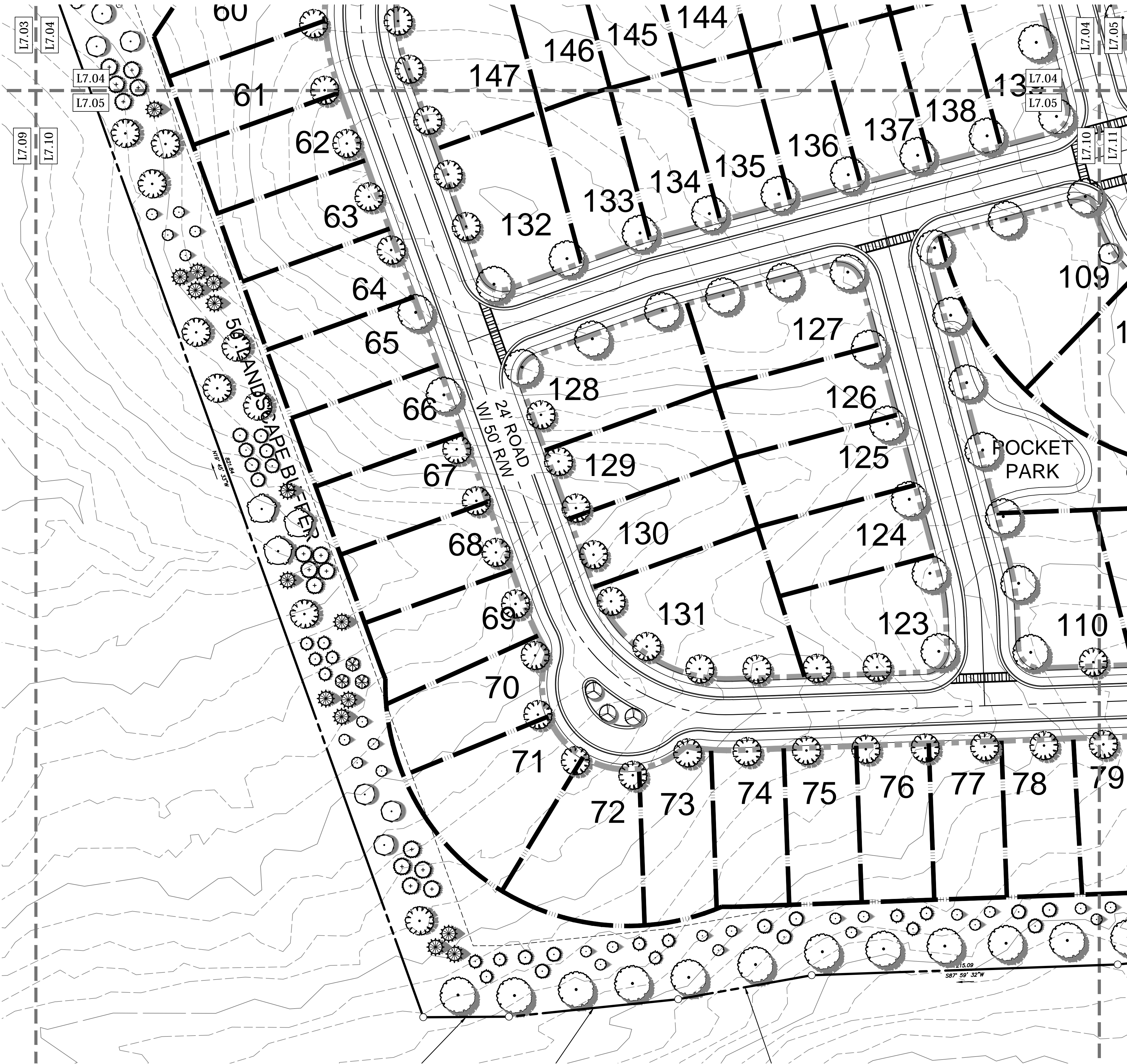
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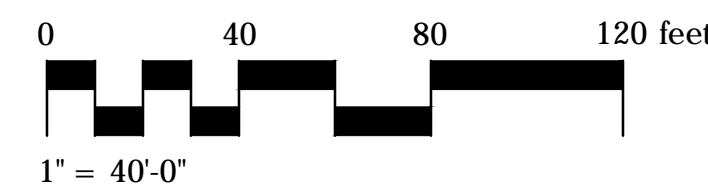
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JAY COOMBE @ 470-774-4884





PLANT CODE LEGEND

TREES	CODE	BOTANICAL NAME	COMMON NAME
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SHRUBS	CODE	BOTANICAL NAME	COMMON NAME
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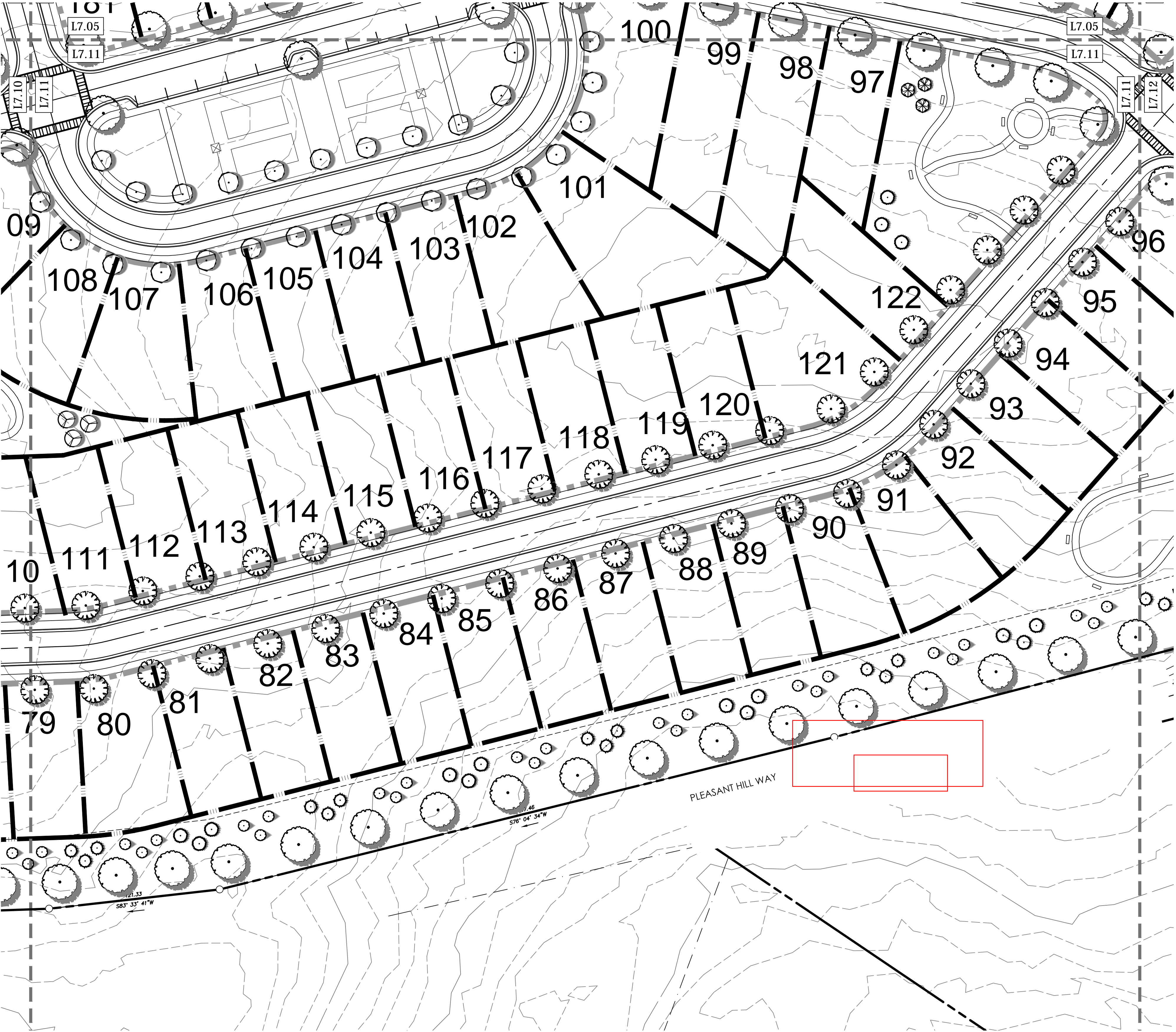
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PLANT CODE LEGEND

TREES	CODE	BOTANICAL NAME	COMMON NAME
	AR	Acer rubrum	Red Maple
	AAA	Amelanchier arborea 'Autumn Brilliance'	Downy Serviceberry
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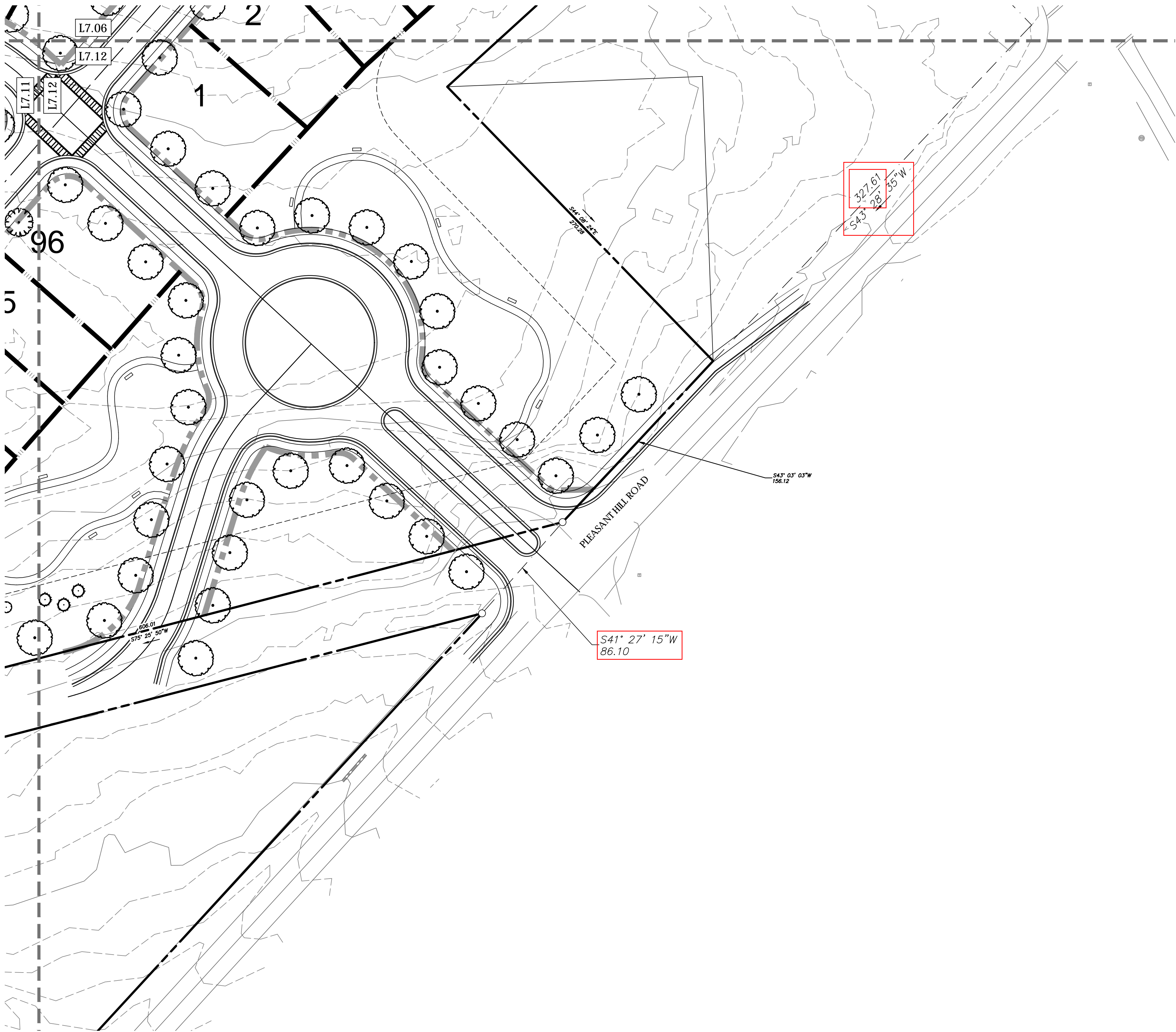
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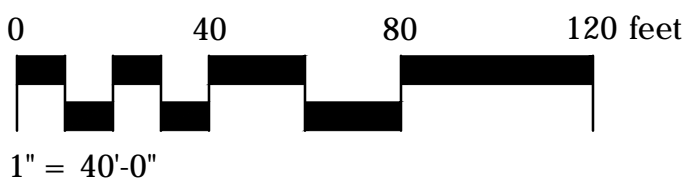


PLANT CODE LEGEND

TREES	CODE	BOTANICAL NAME	COMMON NAME
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	LT	Liriodendron tulipifera	Tulip Poplar
	MGL	Magnolia grandiflora `Little Gem`	Dwarf Southern Magnolia
	PT	Pinus taeda	Loblolly Pine
	QN	Quercus nuttallii	Nuttall Oak
	QP	Quercus phellos	Willow Oak
	TA	Taxodium ascendens	Pond Cypress
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME
	ICB	Ilex cornuta `Burfordii`	Burford Chinese Holly
	IVS	Ilex verticillata `Sparkleberry`	Winterberry
	IP	Illicium parviflorum	Anise Tree
	LCB	Loropetalum chinense rubrum `Burgundy`	Burgundy Loropetalum
	PC	Prunus caroliniana	Carolina Laurel Cherry



24 HOUR CONTACT
JAY COOMBE @ 470-774-4884



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THE LANDSCAPE ARCHITECTURE STUDIO OF
PLANNERS & ENGINEERS COLLABORATIVE

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PROJECT

RED STAG

DEKALB COUNTY,
GEORGIA

LAND LOT
227-229, 252-253, 257 & 258
16TH DISTRICT

FOR
D.R. HORTON - CROWN, LLC

1371 DOGWOOD DRIVE SW
CONYERS, GA
30012

CONTACT:
JAY COOMBE
470-774-4884

REVISION DATE
REZONING SUBMITTAL 6/11/2018

DRAWN BY: KP
APPROVED BY: KB

PROJECT NUMBER
16309.00

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FOR CONSTRUCTION

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AND DATED WITH AN ORIGINAL SIGNATURE.
DATE

JUNE 11, 2018

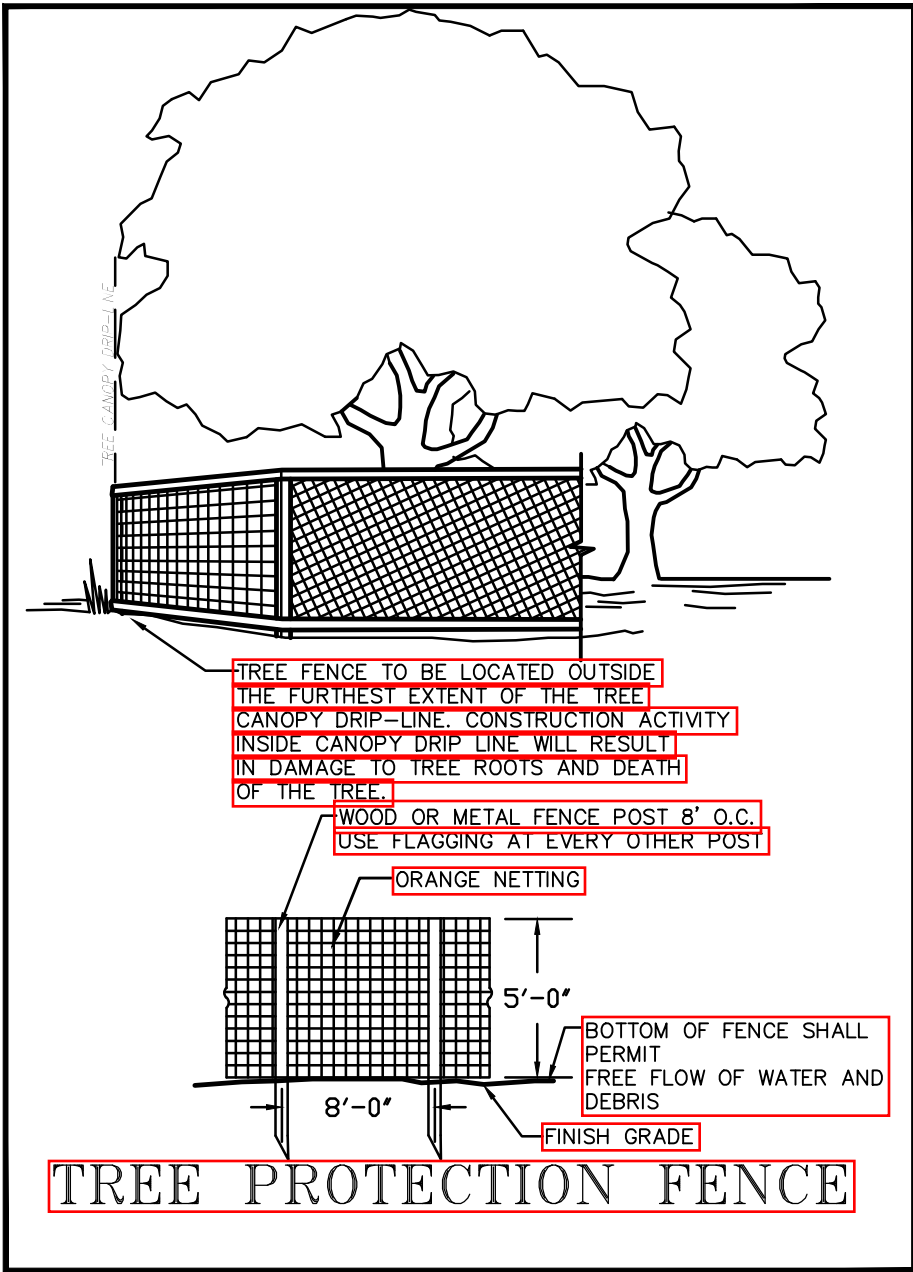
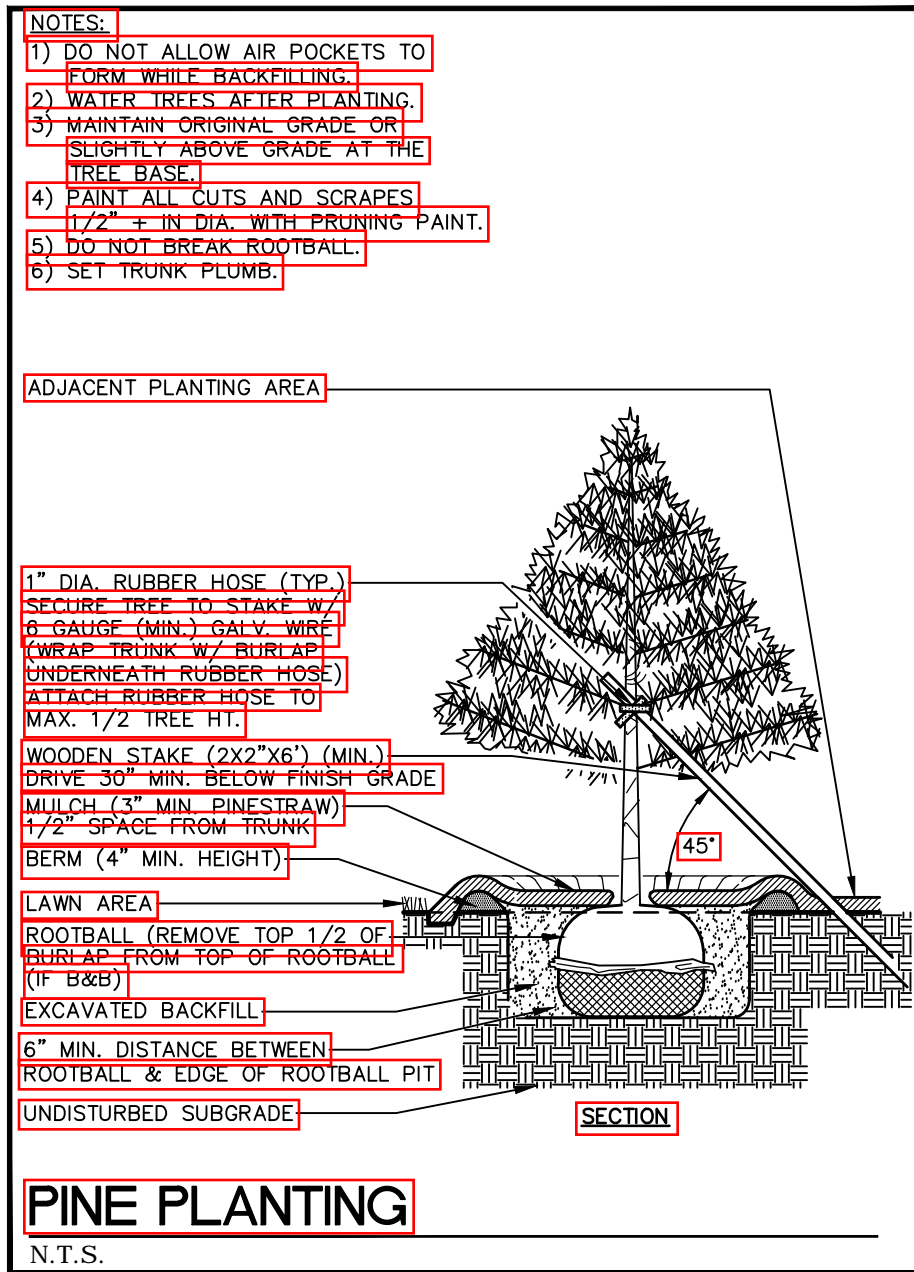
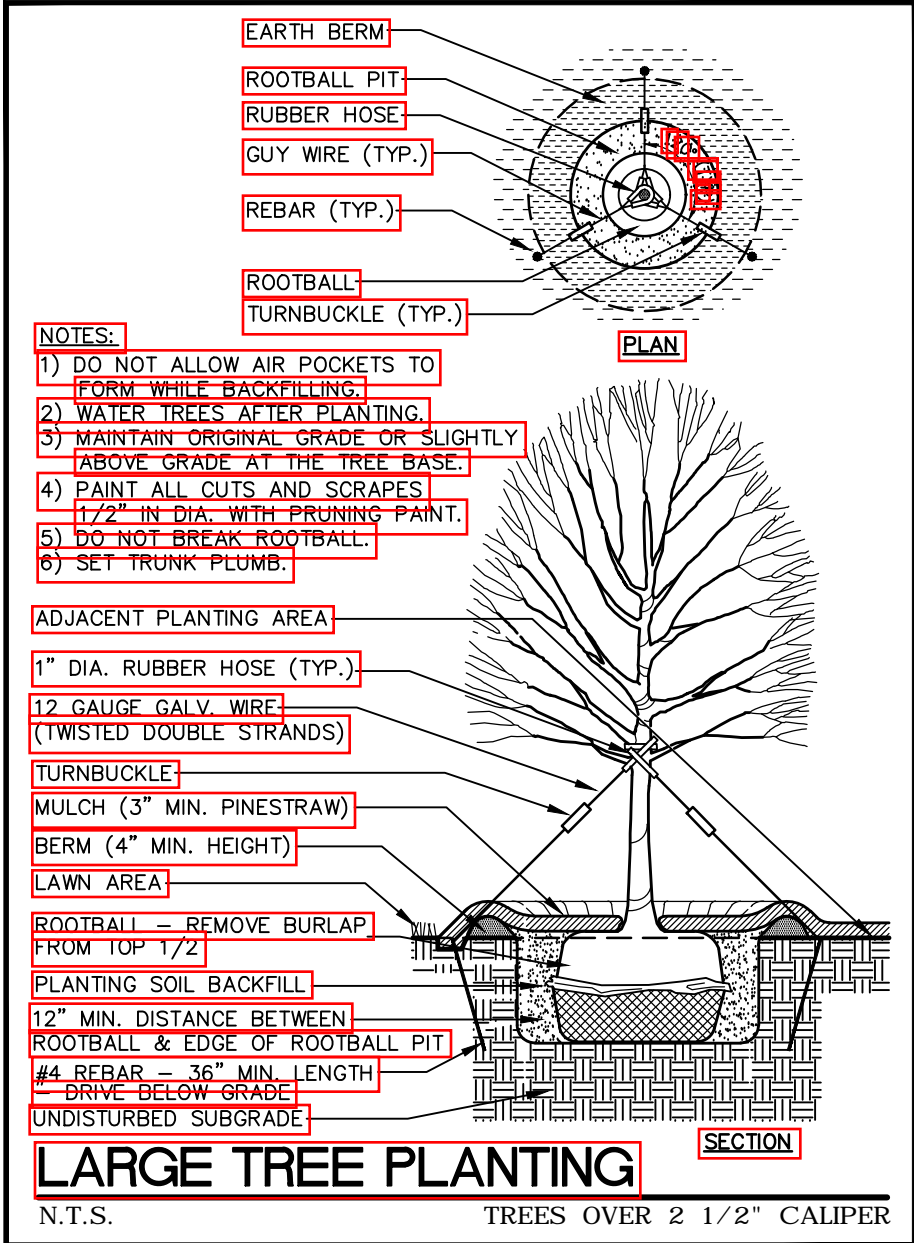
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LANDSCAPE PLAN
ENLARGEMENT

SHEET

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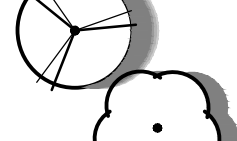

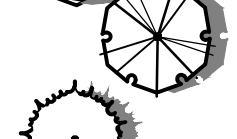

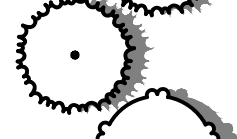
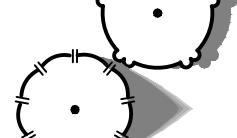


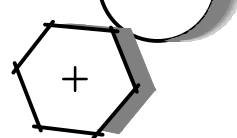


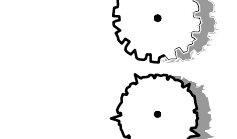







GENERAL PLANTING NOTES:

- ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASES, EQUIVALENT IN QUALITY TO SPECIMEN GRADE OR BETTER. AS NOTED BY THE AMERICAN ASSOCIATION OF NURSERYMEN'S LATEST EDITION. PLANTS SHALL BE NURSERY GROWN, FRESHLY DUG, NORMALLY SHAPED, AND WELL-BRANCHED; FULL FOLIAGED WHEN IN LEAF AND WITH HEALTHY, WELL DEVELOPED ROOT SYSTEMS.
- ALL PLANTS FURNISHED SHALL BE FREE OF ANY INSECT INFESTATIONS OR THEIR EGGS AND SHALL HAVE BEEN GROWN UNDER CLIMATIC CONDITIONS WITH TEMPERATURE EXTREMES SIMILAR TO THOSE OF THE LOCALITY OF THE PROJECT FOR A MINIMUM OF TWO (2) YEARS PRIOR TO USE ON THIS PROJECT.
- ALL PLANTS MUST BE CONTAINER-GROWN OR BALLED AND BURLAPPED AS INDICATED ON THE PLANT LIST. ALL NON-BIODEGRADABLE MATERIAL MUST BE REMOVED FROM THE ROOTBALL PRIOR TO INSTALLATION. REMOVE TOP 1/3 OF BIODEGRADABLE MATERIAL FROM ROOTBALL PRIOR TO INSTALLATION.
- ALL PLANTS SHALL BE TRUE TO SPECIES AND VARIETY. PLANTS USED WHERE SYMMETRY IS REQUIRED SHALL MATCH AS NEARLY AS POSSIBLE. NO SUBSTITUTING WILL BE PERMITTED WITHOUT WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.
- ALL TREES MUST BE SELF-SUPPORTING WITH STRAIGHT TRUNKS, WITH LEADERS INTACT, FULL-HEADED, AND MEET REQUIREMENTS SPECIFIED.
- ALL TREES MUST BE GUYED OR STAKED AS SHOWN ON DETAILS.
- SCAFFRY OR LOOSEN THE COMPACTED ROOTBALLS OF CONTAINER GROWN PLANTS, WITHOUT DAMAGING THE PLANTS, AND SCORE THE EDGES OF THE PLANTING HOLE FOR HEALTHY ROOT DEVELOPMENT PRIOR TO INSTALLATION. DO NOT BREAK UP ROOTBALLS OF B&B PLANTS.
- ALL PLANTS AND PLANTING AREAS MUST BE COMPLETELY MULCHED WITH 3" PINESTRAW OR MULCH.
- ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND THE OWNER BEFORE, DURING, AND AFTER INSTALLATION UNTIL THE DATE OF FINAL ACCEPTANCE.
- ALL PLANTS SHALL MEET STANDARDS SET FORTH IN 'AMERICAN STANDARD FOR NURSERY STOCK'. THESE STANDARDS REPRESENT GUIDELINE SPECIFICATIONS ONLY AND CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
- SPECIFIC REQUIREMENTS CONCERNING THE VARIOUS SPECIES AND THE MANNER IN WHICH THEY ARE TO BE FURNISHED ARE SHOWN ON THE DRAWING AND PLANT LIST.
- STOCK FURNISHED IN A SIZE RANGE SPECIFIED SHALL BE INTERPRETED TO MEAN THAT NOT LESS THAN 50% SHALL BE OF THE MAXIMUM SIZE SPECIFIED WITHIN EACH RANGE.
- THE DETERMINING MEASUREMENTS FOR TREES SHALL BE THE CALIPER, HEIGHT AND SPREAD. CALIPER SHALL BE TAKEN 6" ABOVE THE GROUND FOR TREES UP TO 4" CALIPER AND 12" ABOVE THE GROUND FOR LARGER SIZES. HEIGHT AND SPREAD DIMENSIONS SPECIFIED REFER TO THE MAIN BODY OF THE PLANT AND NOT FROM BRANCH TIP TO BRANCH TIP. TAKE MEASUREMENTS WITH BRANCHES IN NORMAL POSITION.
- PRIOR TO CONSTRUCTION, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF WORK. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IF ANY DISCREPANCIES ARE FOUND.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL PLANTING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) OF PLANTING AREAS AND LAWNS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE LANDSCAPE ARCHITECT OR OWNER. THE OWNER SHALL PROVIDE WATER.
- THE LANDSCAPE CONTRACTOR SHALL PROVIDE ONE YEAR WARRANTY FOR ALL PLANT MATERIAL BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION. THE LANDSCAPE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD (PER THE DIRECTION OF THE OWNER).
- THE OWNER AGREES TO PERFORM ALL LANDSCAPE MAINTENANCE (INCLUDING WATERING) THROUGHOUT THE ONE YEAR WARRANTY PERIOD UNLESS OTHERWISE DETERMINED.
- AFTER DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCUMATED FOR TWO WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
- ANY PLANT MATERIAL WHICH DIES, TURNS BROWN OR DEFOOLIATES PRIOR TO TOTAL ACCEPTANCE OF THE WORK SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE, AND MEETING ALL PLANT LIST SPECIFICATIONS.
- LANDSCAPE CONTRACTOR TO LAYOUT ALL PLANT MATERIAL ACCORDING TO THE PLANS. APPROVAL AND/OR ADJUSTMENTS TO THE LAYOUT BY THE LANDSCAPE ARCHITECT MUST BE ACQUIRED WITHOUT ADDITIONAL COST TO THE OWNER PRIOR TO INSTALLATION.
- LANDSCAPE CONTRACTOR TO PROVIDE INSTALLED UNIT PRICE FOR ALL PLANT MATERIALS.



TREE PROTECTION SIGN
PLACED AT LEAST EVERY
50' ALONG LENGTH OF
TREE PROTECTION FENCE.

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL.	MIN. HT.	SPACING
	AR	190	Acer rubrum	Red Maple	B & B	3"Cal		
	AAA	18	Amelanchier arborea `Autumn Brilliance`	Downy Serviceberry	B & B	2"Cal		
	BN	20	Betula nigra	River Birch Multi-Trunk	B & B		10' - 12'	
	CC	177	Carpinus caroliniana	American Hornbeam	B & B	3"Cal		As Shown
	CCA	31	Cercis canadensis	Eastern Redbud	B & B	2"Cal	8' - 10'	15' O.C.
	IO	75	Ilex opaca	American Holly	B & B		7' - 8'	
	IN	66	Ilex x `Nellie R Stevens`	Nellie Stevens Holly	B & B		7' - 8'	
	JV	81	Juniperus virginiana	Eastern Red Cedar	B & B		8' - 10'	
	LT	26	Liriodendron tulipifera	Tulip Poplar	B & B	2"Cal		
	MGL	131	Magnolia grandiflora `Little Gem`	Dwarf Southern Magnolia	B & B		6' - 8'	
	PT	93	Pinus taeda	Loblolly Pine	7 gal		5' - 6'	
	QN	161	Quercus nuttalli	Nuttall Oak	B & B	3"Cal		As Shown
	QP	246	Quercus phellos	Willow Oak	B & B	3"Cal		
	TA	6	Taxodium ascendens	Pond Cypress	B & B	2"Cal		
	SHRUBS							
	ICB	28	Ilex cornuta `Burfordii`	Burford Chinese Holly	30 gal		6' - 8'	
	IVS	111	Ilex verticillata `Sparkleberry`	Winterberry	3 gal			
	IP	47	Illicium parviflorum	Anise Tree	3 gal			
	LCB	40	Loropetalum chinense rubrum `Burgundy`	Burgundy Loropetalum	7 gal		6' - 8'	
	PC	37	Prunus caroliniana	Carolina Laurel Cherry	30 gal		6' - 8'	



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PROJECT

RED STAG

DEKALB COUNTY,
GEORGIA

LAND LOT
227-229, 252-253, 257 & 258
16TH DISTRICT

FOR
D.R. HORTON - CROWN, LLC

1371 DOGWOOD DRIVE SW
CONVERS, GA
30012

CONTACT:
JAY COOMBE
470-774-4884

REVISION DATE
REZONING SUBMITTAL 6/11/2018

DRAWN BY: KP
APPROVED BY: KB

PROJECT NUMBER
16309.00

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DATE

JUNE 11, 2018

TITLE

PLANTING DETAILS

SHEET

L7.13

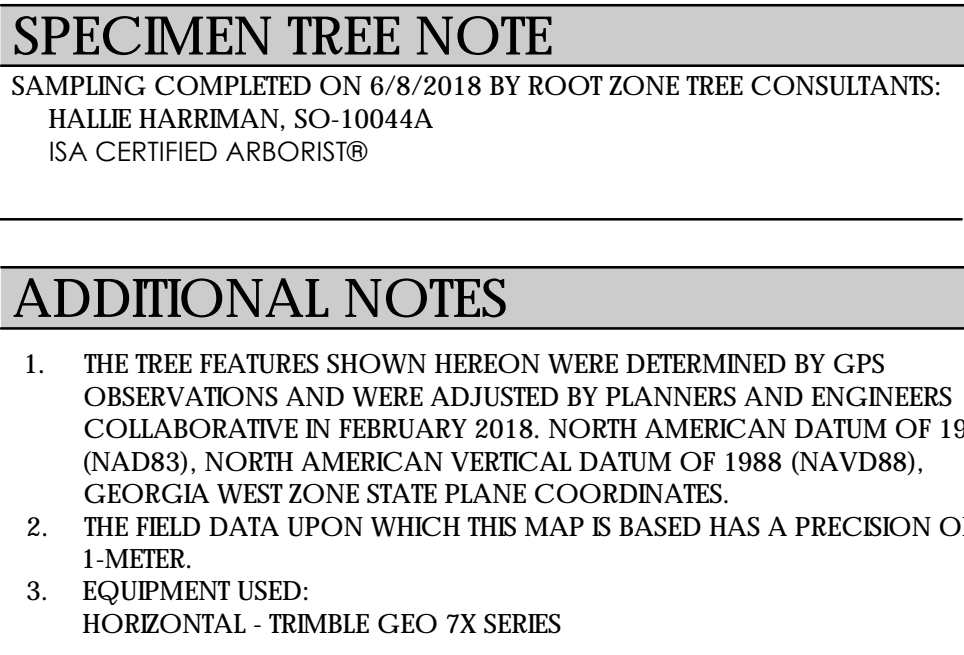
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STAND B CALCULATIONS	
TREE DENSITY	
UNIT AVERAGE =	43.775
UNITS PER ACRE =	762.7356
TOTAL ACREAGE =	7.06
UNITS IN STAND =	5384.913

STAND D CALCULATIONS	
TREE DENSITY	
UNIT AVERAGE =	35.46364
UNITS PER ACRE =	617.9184
TOTAL ACREAGE =	68.69
UNITS IN STAND =	42444.81



RED STAG
A MASTER PLANNED RESIDENTIAL COMMUNITY
D. R. HORTON & CROWN, LLC
13711 DOGWOOD DR. SW
CONYERS, GEORGIA 30012
PHONE: 770-774-4884

AND LOT 228, 229, 252, 253, 257, & 258
6th DISTRICT

 **ROOT ZONE TREE CONSULTANTS**
350 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092 (678) 684-6202 WWW.RZCONSULTANTS.COM


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JOB # 16309.00

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SHEET TITLE

SAMPLE LOCATION



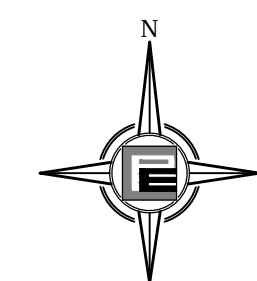
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SCALE: 1" = 250'

DATE: JUNE 8, 2018

PROJECT: 16309.00

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SHEET #

SL

1 OF 1

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24 HOUR CONTACT
JAY COOMBE @ 470-774-4884

Project Name: Red Stag
Project Number: 16309.00

Client: D. R. Horton – Crown, LLC
1371 Dogwood Dr. SW Conyers, GA 30012

Contact: Jay Coombe
(470) 774-4884

Services Rendered: Tree Sampling
Completed: June 8, 2018 by Hallie Harriman (ISA Certified Arborist: #SO-10044A)

A certified arborist from Root Zone Tree Consultants will use a sample methodology to estimate the tree canopy coverage for large (greater than 50' deep), contiguous tree save areas of the site. The Arborist will conduct a survey of trees 3" and larger in a 50 'x 50' sample area. The arborist will perform a minimum of three samples, in the contiguous tree save areas. The surveyed sample areas will be averaged to find the estimated tree canopy density. RZTC will delineate with marking tape all sample areas and tag all individually identified trees with paint.

Four individual stands were located and sampled. Below are their respective site descriptions and stand calculations.

Stand A Site Description: Stand A is primarily in a transitional stage from field to forest. A small wetland is present as well. Trees within this sample are typically small and grow closely together. In open areas, thick groves of Autumn Olive, Privet, and Blackberry are present. Six samples were taken.

STAND A CALCULATIONS	
TREE DENSITY	
UNIT AVERAGE =	28.13333
UNITS PER ACRE =	490.1952
TOTAL ACREAGE =	15.67
UNITS IN STAND =	7681.359

Stand B Site Description: Stand B is a young pine-dominated area, with few trees reaching over 12" DBH. Four samples were taken.

STAND B CALCULATIONS	
TREE DENSITY	
UNIT AVERAGE =	43.775
UNITS PER ACRE =	762.7356
TOTAL ACREAGE =	7.06
UNITS IN STAND =	5384.913336

Stand C Site Description: Stand C is a more mature pine-dominated area. Trees here are generally larger than 12" DBH and widely spaced out. The canopy composition is primarily pine, with the mid-story containing Sweetgum, Water Oak, Southern Red Oak, and Cherry. Twelve samples were taken.

STAND C CALCULATIONS	
TREE DENSITY	
UNIT AVERAGE =	57.525
UNITS PER ACRE =	1002.3156
TOTAL ACREAGE =	26.27
UNITS IN STAND =	26330.83081

Stand D Site Description: Stand D is the largest of stands, and is approximately 65 acres. This area is dominated by mature hardwoods, such as Oak, Hickory, and Sweetgum. The mid-story is comprised of Cherry, Dogwood, Sourwood, and Hophornbeam. Twenty-two samples were taken.

STAND D CALCULATIONS	
TREE DENSITY	
UNIT AVERAGE =	35.46364
UNITS PER ACRE =	617.9184
TOTAL ACREAGE =	68.69
UNITS IN STAND =	42444.81

STAND A DATA

SAMPLE 5		
DBH	SPECIES	UNITS
3	BRADFORD PEAR	0.8
3	ELM	0.8
3	SWEETGUM	0.8
4	SWEETGUM	1.6
4	BRADFORD PEAR	1.6
4	CHERRY	1.6
5	BRADFORD PEAR	1.6
5	BRADFORD PEAR	1.6
5	BRADFORD PEAR	1.6
6	BRADFORD PEAR	1.6
6	BRADFORD PEAR	1.6
6	BRADFORD PEAR	1.6
7	SWEETGUM	2.4
7	BRADFORD PEAR	2.4
8	SWEETGUM	2.4
11	BRADFORD PEAR	3.2
	TOTAL UNITS:	27.2

SAMPLE 6		
DBH	SPECIES	UNITS
3	CHERRY	0.8
4	WATER OAK	1.6
5	CEDAR	1.4
5	CHERRY	1.6
12	CEDAR	3.1
22	PECAN	6
	TOTAL UNITS:	14.5

SAMPLE 7		
DBH	SPECIES	UNITS
4	RED MAPLE	1.6
5	SWEETGUM	1.6
5	SWEETGUM	1.6
5	SWEETGUM	1.6
6	RED MAPLE	1.6
7	CHERRY	2.4
8	WATER OAK	2.4
8	WATER OAK	2.4
9	WATER OAK	2.4
10	SWEETGUM	3.2
10	SWEETGUM	3.2
11	SWEETGUM	3.2
16	CHERRY	4.8
17	POPLAR	4.8
	TOTAL UNITS:	36.8

STAND A DATA

SAMPLE 8		
DBH	SPECIES	UNITS
3	WATER OAK	0.8
3	SWEETGUM	0.8
3	WATER OAK	0.8
3	SWEETGUM	0.8
3	SWEETGUM	0.8
3	SWEETGUM	0.8
3	WATER OAK	0.8
4	SWEETGUM	1.6
4	SWEETGUM	1.6
4	PINE	1.4
5	CEDAR	1.4
6	SWEETGUM	1.6
6	SWEETGUM	1.6
8	SWEETGUM	2.4
9	SWEETGUM	2.4
12	SWEETGUM	3.2
14	CEDAR	3.9
19	SWEETGUM	5.4
	TOTAL UNITS:	32.1

SAMPLE 9		
DBH	SPECIES	UNITS
3	RED MAPLE	0.8
3	SWEETGUM	0.8
4	SWEETGUM	1.6
4	SWEETGUM	1.6
7	RED MAPLE	2.4
12	SWEETGUM	3.2
19	RED MAPLE	5.4
	TOTAL UNITS:	15.8

SAMPLE 10		
DBH	SPECIES	UNITS
3	RED MAPLE	0.8
3	SWEETGUM	0.8
3	SWEETGUM	0.8
4	BLACKGUM	1.6
4	SWEETGUM	1.6
4	SWEETGUM	1.6
4	SWEETGUM	1.6
4	SWEETGUM	1.6
6	SWEETGUM	1.6
7	BLACKGUM	2.4
7	RED MAPLE	2.4
8	BEECH	2.4
8	RED MAPLE	2.4
9	SWEETGUM	2.4
9	SWEETGUM	2.4
10	RED MAPLE	3.2
16	RED MAPLE	4.8
27	SWEETGUM	8
	TOTAL UNITS:	42.4

STAND A DATA

STAND A CALCULATIONS	
TREE DENSITY	
UNIT AVERAGE =	28.13333333
UNITS PER ACRE =	490.1952
TOTAL ACREAGE =	15.67
UNITS IN STAND =	7681.358784

STAND B DATA

SAMPLE 11		
DBH	SPECIES	UNITS
3	PINE	0.6
3	PINE	0.6
4	PINE	1.4
4	PINE	1.4
5	SWEETGUM	1.6
5	PINE	1.4
5	CEDAR	1.4
6	PINE	1.4
21	CEDAR	5.4
	TOTAL UNITS:	15.2

SAMPLE 12		
DBH	SPECIES	UNITS
3	CEDAR	0.6
3	SWEETGUM	0.8
3	RED MAPLE	0.8
3	SWEETGUM	0.8
4	S RED OAK	1.6
4	RED MAPLE	1.6
5	PERSIMMON	1.6
5	PINE	1.4
5	PINE	1.4
5	PINE	1.4
6	PINE	1.4
6	PINE	1.4
6	PINE	1.4
7	PINE	2.2
8	WATER OAK	2.4
8	PINE	2.2
8	PINE	2.2
8	PINE	2.2
9	PINE	2.2
9	PINE	2.2
9	PINE	2.2
11	PINE	3.1
11	PINE	3.1
11	PINE	3.1
11	PINE	3.1
12	PINE	3.1

SAMPLE 12 CONTINUED		
DBH	SPECIES	UNITS
12	PINE	3.1
13	PINE	12.9
13	PINE	12.9
	TOTAL UNITS:	78.4

STAND B DATA

SAMPLE 13		
DBH	SPECIES	UNITS
3	PINE	0.6
3	PINE	0.6
4	PINE	1.4
4	PINE	1.4
4	PINE	1.4
4	PINE	1.4
4	PINE	1.4
5	PINE	1.4
5	PINE	1.4
5	PINE	1.4
5	PINE	1.4
5	PINE	1.4
5	PINE	1.4
5	PINE	1.4
6	PINE	1.4
6	PINE	1.4
6	PINE	1.4
6	PINE	1.4
7	PINE	2.2
7	PINE	2.2
7	PINE	2.2
8	PINE	2.2
8	PINE	2.2
8	PINE	2.2
8	PINE	2.2
8	PINE	2.2
TOTAL UNITS:		41.2

SAMPLE 22		
DBH	SPECIES	UNITS
3	WATER OAK	0.8
3	WATER OAK	0.8
3	WATER OAK	0.8
3	S RED OAK	0.8
4	SWEETGUM	1.6
4	SWEETGUM	1.6
4	S RED OAK	1.6
5	WATER OAK	1.6
5	S RED OAK	1.6
5	S RED OAK	1.6
6	WATER OAK	1.6
6	WATER OAK	1.6
6	PINE	1.4
6	PINE	1.4
7	PINE	2.2
7	S RED OAK	2.4
8	PINE	2.2
9	PINE	2.2
10	SWEETGUM	3.2
13	PINE	3.1
16	PINE	3.1
18	PINE	3.1
TOTAL UNITS:		40.3

STAND B CALCULATIONS	
TREE DENSITY	
UNIT AVERAGE =	43.775
UNITS PER ACRE =	762.7356
TOTAL ACREAGE =	7.06
UNITS IN STAND =	5384.913

STAND C DATA

SAMPLE 1		
DBH	SPECIES	UNITS
3	PINE	0.6
3	PINE	0.6
3	PINE	0.6
3	PINE	0.6
4	PINE	1.4
4	PINE	1.4
4	PINE	1.4
4	PINE	1.4
5	PINE	1.4
6	PINE	1.4
15	PINE	3.9
24	WALNUT	6
32	WATER OAK	11.2
	TOTAL UNITS:	31.9

SAMPLE 2		
DBH	SPECIES	UNITS
3	SWEETGUM	0.8
3	SWEETGUM	0.8
4	SCARLET OAK	1.6
5	CHERRY	1.6
5	WATER OAK	1.6
6	PINE	1.4
7	SWEETGUM	2.4
7	HOPHORNBEAM	2.4
7	HOPHORNBEAM	2.4
7	HOPHORNBEAM	2.4
8	PINE	2.2
10	HOPHORNBEAM	3.2
10	PINE	3.1
10	PINE	3.1
11	PINE	3.1
12	PINE	3.1
13	PINE	3.9
13	PINE	3.9
13	PINE	3.9
14	PINE	3.9
20	PINE	5.4
	TOTAL UNITS:	56.2

SAMPLE 3		
DBH	SPECIES	UNITS
3	CEDAR	0.6
3	SWEETGUM	0.8
3	SWEETGUM	0.8
3	PINE	0.6
4	PINE	1.4
5	SWEETGUM	1.6
5	PINE	1.4
5	SWEETGUM	1.6
6	PINE	1.4
6	PINE	1.4
6	PINE	1.4
6	PINE	1.4
7	PINE	2.2
7	PINE	2.2
8	CEDAR	2.2
8	RED MAPLE	2.4
9	PINE	2.2
11	PINE	3.1
11	PINE	3.1
12	PINE	3.1
12	PINE	3.1
12	PINE	3.1
13	PINE	3.9
14	CEDAR	3.9
15	PINE	3.9
22	PINE	6
30	PINE	9.8
	TOTAL UNITS:	65.5

STAND C DATA

SAMPLE 4		
DBH	SPECIES	UNITS
3	SWEETGUM	0.8
3	RED MAPLE	0.8
4	SWEETGUM	1.6
4	PINE	1.4
4	RED MAPLE	1.6
5	RED MAPLE	1.6
7	PINE	2.2
7	PINE	2.2
8	PINE	2.2
12	PINE	3.1
12	PINE	3.1
13	PINE	3.9
13	PINE	3.9
13	PINE	3.9
14	S RED OAK	4
14	PINE	3.9
14	PINE	3.9
14	PINE	3.9
16	PINE	4.8
17	PINE	4.8
	TOTAL UNITS:	57.6

SAMPLE 14		
DBH	SPECIES	UNITS
3	S RED OAK	0.8
3	WATER OAK	0.8
4	CHERRY	1.6
4	CHERRY	1.6
5	PINE	1.61.4
6	CHERRY	1.6
6	WATER OAK	1.6
6	PINE	1.4
7	WATER OAK	2.4
7	CHERRY	2.4
7	CHERRY	2.4
11	PINE	3.1
12	WATER OAK	3.2
12	PINE	3.1
13	S RED OAK	4
14	PINE	3.9
14	PINE	3.9
16	PINE	4.8
17	PINE	4.8
18	PINE	4.8
18	PINE	4.8
21	S RED OAK	5.4
	TOTAL UNITS:	62.4

SAMPLE 15		
DBH	SPECIES	UNITS
3	PINE	0.6
3	PINE	0.6
3	PINE	0.6
3	PINE	0.6
5	PINE	1.4
5	PINE	1.4
5	PINE	1.4
5	PINE	1.4
5	PINE	1.4
5	WATER OAK	1.6
6	WATER OAK	1.6
6	PINE	1.4
6	PINE	1.4
7	PINE	2.2
7	PINE	2.2
7	PINE	2.2
7	PINE	2.2
7	PINE	2.2
8	PINE	2.2
8	WATER OAK	2.4
8	CEDAR	2.4
8	PINE	2.2
8	PINE	2.2
8	PINE	2.2
8	PINE	2.2
8	PINE	2.2

STAND C DATA

SAMPLE 15 CONTINUED		
DBH	SPECIES	UNITS
9	PINE	2.2
12	PINE	3.1
13	CEDAR	3.9
	TOTAL UNITS:	53.6

SAMPLE 16		
DBH	SPECIES	UNITS
3	CHERRY	0.8
3	CHERRY	0.8
3	CHERRY	0.8
3	CHERRY	0.8
3	CHERRY	0.8
3	S RED OAK	0.8
4	S RED OAK	1.6
4	S RED OAK	1.6
4	S RED OAK	1.6
5	HOPHORNBEAM	1.6
5	S RED OAK	1.6
5	PINE	1.4
5	PINE	1.4
6	PINE	1.4
6	PINE	1.4
6	PINE	1.4
6	PINE	1.4
7	SWEETGUM	2.4
8	PINE	2.2
10	PINE	3.1
10	PINE	3.1
10	PINE	3.1
29	PINE	9.2
	TOTAL UNITS:	44.3

SAMPLE 17		
DBH	SPECIES	UNITS
3	S RED OAK	0.8
3	RED MAPLE	0.8
3	S RED OAK	0.8
4	WATER OAK	1.6
4	S RED OAK	1.6
4	SWEETGUM	1.6
4	WATER OAK	1.6
4	WATER OAK	1.6
4	PINE	1.4
5	SWEETGUM	1.6
5	PINE	1.4
5	PINE	1.4
6	PINE	1.4
6	WATER OAK	1.6
6	WATER OAK	1.6
6	WATER OAK	1.6
6	WATER OAK	1.6
6	SOURWOOD	1.6
7	SWEETGUM	2.4
8	PINE	2.2
8	PINE	2.2
9	HOPHORNBEAM	2.4
10	S RED OAK	3.2
10	HOPHORNBEAM	3.2
10	PINE	3.1
12	PINE	3.1
12	PINE	3.1

STAND C DATA

SAMPLE 17 CONTINUED		
DBH	SPECIES	UNITS
12	PINE	3.1
12	PINE	3.1
12	PINE	3.1
14	PINE	3.9
	TOTAL UNITS:	63.7

SAMPLE 18		
DBH	SPECIES	UNITS
3	SWEETGUM	0.8
3	SWEETGUM	0.8
4	SWEETGUM	1.6
4	SWEETGUM	1.6
5	SWEETGUM	1.6
5	SWEETGUM	1.6
5	SWEETGUM	1.6
5	SWEETGUM	1.6
5	CHERRY	1.6
5	RED MAPLE	1.6
6	RED MAPLE	1.6
6	SWEETGUM	1.6
6	SWEETGUM	1.6
7	SWEETGUM	2.4
9	SWEETGUM	2.4
10	PINE	3.1
12	PINE	3.1
14	PINE	3.9
14	PINE	3.9
16	PINE	4.8
16	PINE	4.8
16	PINE	4.8
16	PINE	4.8
17	PINE	4.8
20	PINE	5.4
20	PINE	5.4
	TOTAL UNITS:	72.8

SAMPLE 19		
DBH	SPECIES	UNITS
3	CEDAR	0.6
3	CEDAR	0.6
3	PINE	0.6
4	POPLAR	1.6
4	SWEETGUM	1.6
5	CEDAR	1.4
5	SWEETGUM	1.6
6	PINE	1.4
6	SWEETGUM	1.6
8	PINE	2.2
8	PINE	2.2
8	PINE	2.2
8	PINE	2.2
8	SWEETGUM	2.4
9	PINE	2.2
9	PINE	2.2
9	PINE	2.2
10	PINE	3.1
11	PINE	3.1
11	PINE	3.1
11	PINE	3.1
13	PINE	3.9
15	PINE	3.9
17	PINE	17
18	PINE	18
	TOTAL UNITS:	84

STAND C DATA

SAMPLE 20		
DBH	SPECIES	UNITS
3	SWEETGUM	0.8
3	DOGWOOD	0.8
3	SWEETGUM	0.8
3	SWEETGUM	0.8
3	RED MAPLE	0.8
4	SWEETGUM	1.6
4	SWEETGUM	1.6
4	RED MAPLE	1.6
4	SWEETGUM	1.6
5	SWEETGUM	1.6
5	SWEETGUM	1.6
5	SWEETGUM	1.6
5	PINE	1.4
5	PINE	1.4
5	PINE	1.4
6	SWEETGUM	1.6
7	PINE	2.2
7	PINE	2.2
7	SWEETGUM	2.4
8	SWEETGUM	2.4
8	PINE	2.2
9	PINE	2.2
9	PINE	2.2
10	PINE	3.1
12	PINE	3.1
13	PINE	3.9
14	PINE	3.9

SAMPLE 20 CONTINUED		
DBH	SPECIES	UNITS
14	PINE	3.9
15	PINE	3.9
17	PINE	17
	TOTAL UNITS:	75.6

SAMPLE 44		
DBH	SPECIES	UNITS
3	CHERRY	0.8
3	PINE	0.6
3	WATER OAK	0.8
3	CEDAR	0.6
3	SWEETGUM	0.8
4	PINE	1.4
4	PINE	1.4
4	CEDAR	1.4
5	PINE	1.4
15	PINE	3.9
16	PINE	4.8
17	PINE	4.8
	TOTAL UNITS:	22.7

STAND C DATA

STAND C CALCULATIONS	
TREE DENSITY	
UNIT AVERAGE =	57.525
UNITS PER ACRE =	1002.3156
TOTAL ACREAGE =	26.27
UNITS IN STAND =	26330.83081

STAND D DATA

SAMPLE 21		
DBH	SPECIES	UNITS
3	CHERRY	0.8
3	CHERRY	0.8
3	POPLAR	0.8
3	DOGWOOD	0.8
3	CHERRY	0.8
4	DOGWOOD	1.6
6	CHERRY	1.6
6	POPLAR	1.6
6	POPLAR	1.6
10	WHITE OAK	3.2
12	WHITE OAK	3.2
12	HICKORY	3.2
13	WHITE OAK	4
14	WHITE OAK	4
14	N RED OAK	4
15	WHITE OAK	4
	TOTAL UNITS:	36

SAMPLE 23		
DBH	SPECIES	UNITS
3	SWEETGUM	0.8
3	WHITE OAK	0.8
4	S RED OAK	1.6
4	SWEETGUM	1.6
4	SWEETGUM	1.6
5	SWEETGUM	1.6
6	WATER OAK	1.6
6	WATER OAK	1.6
6	WATER OAK	1.6
8	SWEETGUM	2.4
8	WATER OAK	2.4
9	SWEETGUM	2.4
9	S RED OAK	2.4
11	PINE	3.1
12	PINE	3.1
13	PINE	3.9
16	PINE	16
	TOTAL UNITS:	48.5

SAMPLE 24		
DBH	SPECIES	UNITS
3	POPLAR	0.8
3	POPLAR	0.8
3	WHITE OAK	0.8
3	CHERRY	0.8
3	POPLAR	0.8
3	CHERRY	0.8
4	POPLAR	1.6
4	N RED OAK	1.6
4	CHERRY	1.6
4	POPLAR	1.6
5	RED MAPLE	1.6
5	PINE	1.4
5	PINE	1.4
5	POPLAR	1.6
5	POPLAR	1.6
5	CHERRY	1.6
6	PINE	1.4
8	PINE	2.2
13	WHITE OAK	4
14	WHITE OAK	4
14	WHITE OAK	4
	TOTAL UNITS:	36

STAND D DATA

SAMPLE 25		
DBH	SPECIES	UNITS
3	RED MAPLE	0.8
4	HICKORY	1.6
4	HICKORY	1.6
5	HICKORY	1.6
7	SOURWOOD	2.4
7	HICKORY	2.4
9	WATER OAK	2.4
10	WHITE OAK	3.2
17	WHITE OAK	4.8
19	PINE	5.4
19	POPLAR	5.4
19	N RED OAK	5.4
20	POPLAR	5.4
20	POST OAK	5.4
22	POPLAR	6
	TOTAL UNITS:	53.8

SAMPLE 26		
DBH	SPECIES	UNITS
3	N RED OAK	0.8
3	HICKORY	0.8
3	PINE	0.6
3	PINE	0.6
3	SWEETGUM	0.8
4	PINE	1.4
4	SOURWOOD	1.6
4	HICKORY	1.6
5	SOURWOOD	1.6
5	PINE	1.4
5	PINE	1.4
7	DOGWOOD	2.4
7	RED MAPLE	2.4
8	RED MAPLE	2.4
9	PINE	2.2
10	PINE	3.1
11	POPLAR	3.2
12	WATER OAK	3.2
13	WATER OAK	4
15	N RED OAK	4
15	WHITE OAK	4
	TOTAL UNITS:	43.5

SAMPLE 27		
DBH	SPECIES	UNITS
3	CHERRY	0.8
3	SWEETGUM	0.8
3	POPLAR	0.8
3	WHITE OAK	0.8
4	DOGWOOD	1.6
4	CHERRY	1.6
4	CHERRY	1.6
4	HICKORY	1.6
4	HICKORY	1.6
5	WHITE OAK	1.6
5	N RED OAK	1.6
5	SWEETGUM	1.6
6	BEECH	1.6
6	CHERRY	1.6
6	WHITE OAK	1.6
6	SWEETGUM	1.6
6	SOURWOOD	1.6
10	N RED OAK	3.2
	TOTAL UNITS:	27.2

STAND D DATA

SAMPLE 28		
DBH	SPECIES	UNITS
3	N RED OAK	0.8
4	WATER OAK	1.6
4	SWEETGUM	1.6
5	WHITE OAK	1.6
6	PINE	1.4
6	PINE	1.4
7	S RED OAK	2.4
8	SWEETGUM	2.4
12	SWEETGUM	3.2
12	WHITE OAK	3.2
15	POPLAR	4
15	SWEETGUM	4
17	SOURWOOD	4.8
	TOTAL UNITS:	32.4

SAMPLE 29		
DBH	SPECIES	UNITS
3	WATER OAK	0.8
3	WATER OAK	0.8
3	CEDAR	0.80.6
3	WATER OAK	0.8
4	WATER OAK	1.6
4	DOGWOOD	1.6
5	PINE	1.4
5	CHERRY	1.6
6	DOGWOOD	1.6
8	HOPHORNBEAM	2.4
8	PINE	2.2
8	RED MAPLE	2.4
11	SWEETGUM	3.2
11	SWEETGUM	3.2
12	HICKORY	3.2
15	SWEETGUM	4
17	PINE	4.8
	TOTAL UNITS:	35.6

SAMPLE 30		
DBH	SPECIES	UNITS
3	WATER OAK	0.8
4	WATER OAK	1.6
5	WATER OAK	1.6
6	CHERRY	1.6
7	WATER OAK	2.4
7	CEDAR	2.2
8	WATER OAK	2.4
8	WATER OAK	2.4
8	PINE	2.2
9	WATER OAK	2.4
11	PINE	3.1
12	PINE	3.1
12	PINE	3.1
12	PINE	3.1
15	PINE	3.9
	TOTAL UNITS:	35.9

STAND D DATA

SAMPLE 31		
DBH	SPECIES	UNITS
3	N RED OAK	0.8
4	CEDAR	1.4
4	CEDAR	1.4
4	SYCAMORE	1.6
5	CEDAR	1.4
5	HICKORY	1.6
8	POST OAK	2.4
11	WATER OAK	3.2
14	PINE	3.9
17	POST OAK	4.8
	TOTAL UNITS:	22.5

SAMPLE 32		
DBH	SPECIES	UNITS
3	SWEETGUM	0.8
3	SWEETGUM	0.8
3	SWEETGUM	0.8
3	POPLAR	0.8
4	WATER OAK	1.6
4	SWEETGUM	1.6
4	POPLAR	1.6
5	SWEETGUM	1.6
5	WATER OAK	1.6
5	WATER OAK	1.6
5	WATER OAK	1.6
5	WATER OAK	1.6
5	WATER OAK	1.6
5	WATER OAK	1.6
5	WATER OAK	1.6
6	WATER OAK	1.6
7	S RED OAK	2.4
12	SWEETGUM	3.2
	TOTAL UNITS:	26.4

SAMPLE 33		
DBH	SPECIES	UNITS
3	HICKORY	0.8
3	HICKORY	0.8
3	RED MAPLE	0.8
7	S RED OAK	2.4
7	RED MAPLE	2.4
8	S RED OAK	2.4
8	PINE	2.2
8	S RED OAK	2.4
9	PINE	2.2
10	WATER OAK	3.2
11	PINE	3.1
11	S RED OAK	3.2
12	S RED OAK	3.2
14	POPLAR	4
	TOTAL UNITS:	33.1

STAND D DATA

SAMPLE 34		
DBH	SPECIES	UNITS
3	WHITE OAK	0.8
4	HICKORY	1.6
6	WHITE OAK	1.6
6	WHITE OAK	1.6
7	WHITE OAK	2.4
7	N RED OAK	2.4
7	WHITE OAK	2.4
7	WHITE OAK	2.4
9	WHITE OAK	2.4
10	S RED OAK	3.2
11	WHITE OAK	3.2
11	N RED OAK	3.2
14	S RED OAK	4
18	N RED OAK	4.8
	TOTAL UNITS:	36

SAMPLE 35		
DBH	SPECIES	UNITS
3	HOPHORNBEAM	0.8
3	POPLAR	0.8
3	HICKORY	0.8
3	HOPHORNBEAM	0.8
3	HOPHORNBEAM	0.8
4	HOPHORNBEAM	1.6
4	MUSCLEWOOD	1.6
4	CHERRY	1.6
4	HOPHORNBEAM	1.6
7	BEECH	2.4
8	HOPHORNBEAM	2.4
8	HOPHORNBEAM	2.4
10	S RED OAK	3.2
13	WATER OAK	4
15	WATER OAK	4
18	RED MAPLE	4.8
22	RED MAPLE	6
	TOTAL UNITS:	39.6

SAMPLE 36		
DBH	SPECIES	UNITS
3	HOPHORNBEAM	0.8
3	HOPHORNBEAM	0.8
3	WHITE OAK	0.8
3	MUSCLEWOOD	0.8
3	N RED OAK	0.8
4	CHERRY	1.6
4	HOPHORNBEAM	1.6
4	WHITE OAK	1.6
5	WHITE OAK	1.6
5	HICKORY	1.6
12	WHITE OAK	3.2
19	POPLAR	5.4
25	WHITE OAK	6.8
	TOTAL UNITS:	27.4

STAND D DATA

SAMPLE 37		
DBH	SPECIES	UNITS
4	HOPHORNBEAM	1.6
4	HOPHORNBEAM	1.6
4	HOPHORNBEAM	1.6
5	HOPHORNBEAM	1.6
5	HOPHORNBEAM	1.6
8	HOPHORNBEAM	2.4
9	PINE	2.4
13	SWEETGUM	4
15	POPLAR	4
18	POPLAR	4.8
22	POPLAR	6
	TOTAL UNITS:	31.6

SAMPLE 38		
DBH	SPECIES	UNITS
3	RED MAPLE	0.8
4	HOPHORNBEAM	1.6
5	WATER OAK	1.6
5	BEECH	1.6
5	WATER OAK	1.6
5	WATER OAK	1.6
6	PINE	1.4
7	SWEETGUM	2.4
7	PINE	2.2
8	PINE	2.2
9	PINE	2.2
14	SWEETGUM	4
14	PINE	3.9
15	PINE	3.9
32	WATER OAK	11.2
	TOTAL UNITS:	42.2

SAMPLE 39		
DBH	SPECIES	UNITS
3	SWEETGUM	0.8
4	SWEETGUM	1.6
4	SWEETGUM	1.6
4	WATER OAK	1.6
4	WATER OAK	1.6
5	WATER OAK	1.6
8	HOPHORNBEAM	2.4
8	HOPHORNBEAM	2.4
20	PINE	5.4
20	POPLAR	5.4
20	SWEETGUM	5.4
24	PINE	6
	TOTAL UNITS:	35.8

STAND D DATA

SAMPLE 40		
DBH	SPECIES	UNITS
3	CHERRY	0.8
3	WATER OAK	0.8
3	WATER OAK	0.8
3	PINE	0.6
3	WATER OAK	0.8
4	PINE	1.4
4	WATER OAK	1.6
5	SWEETGUM	1.6
5	PINE	1.4
5	WATER OAK	1.6
7	PINE	2.2
7	PINE	2.2
9	SWEETGUM	2.4
10	PINE	3.1
19	PINE	5.4
30	SWEETGUM	9.8
	TOTAL UNITS:	36.5

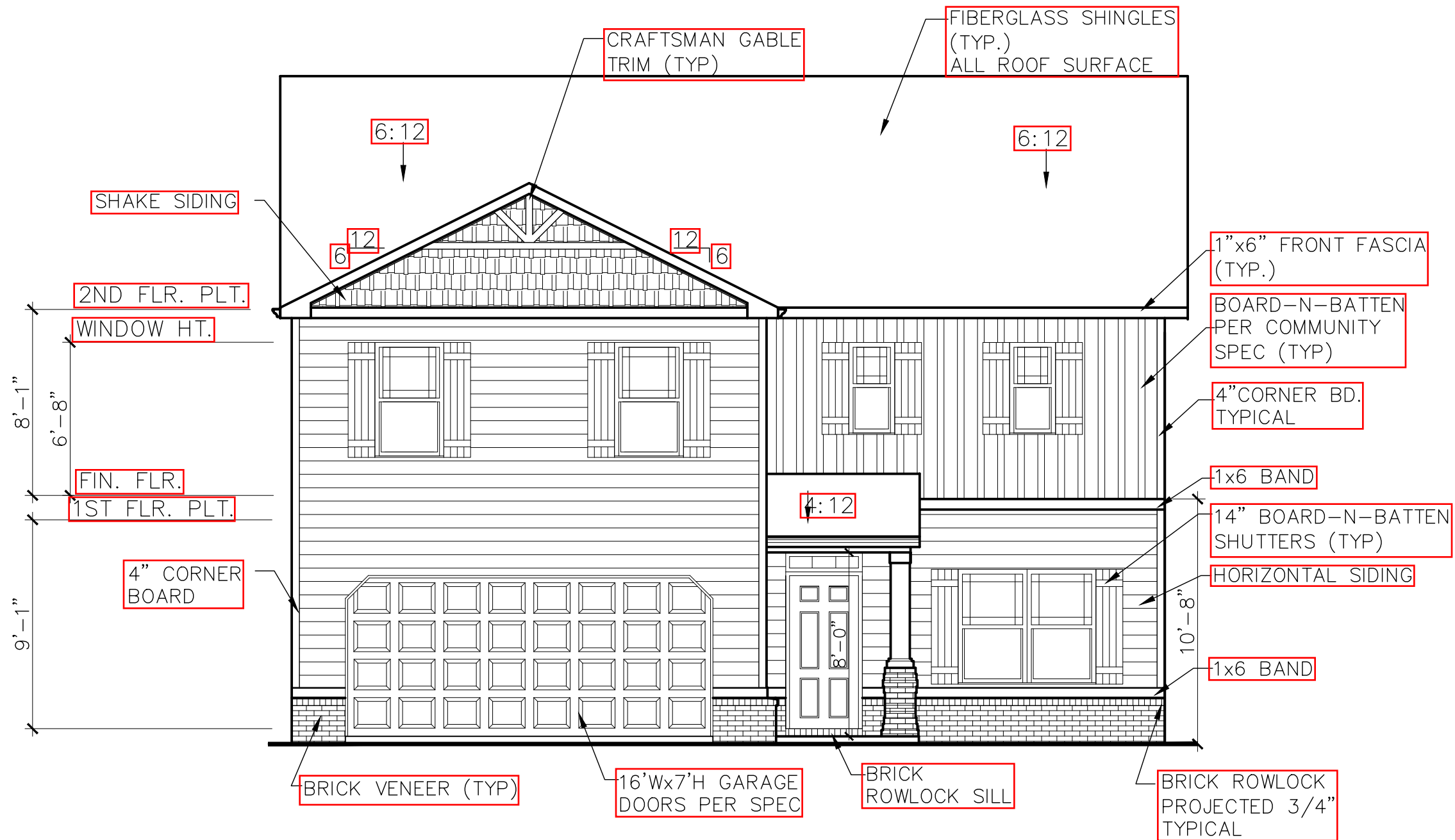
SAMPLE 41		
DBH	SPECIES	UNITS
3	PINE	0.6
3	CEDAR	0.6
4	CEDAR	1.4
4	WATER OAK	1.6
4	SWEETGUM	1.6
5	PINE	1.4
5	WATER OAK	1.6
9	PINE	2.2
13	PINE	3.9
13	PINE	3.9
14	HICKORY	4
22	HICKORY	6
	TOTAL UNITS:	28.8

SAMPLE 42		
DBH	SPECIES	UNITS
3	WATER OAK	0.8
3	WATER OAK	0.8
3	N RED OAK	0.8
4	WATER OAK	1.6
4	SWEETGUM	1.6
4	HOPHORNBEAM	1.6
5	HOLLY	1.6
5	SWEETGUM	1.6
7	PINE	2.2
7	N RED OAK	2.4
9	N RED OAK	2.4
9	SWEETGUM	2.4
13	PINE	3.9
13	PINE	3.9
19	PINE	5.4
	TOTAL UNITS:	33

STAND D DATA

SAMPLE 43		
DBH	SPECIES	UNITS
3	SWEETGUM	0.8
3	SWEETGUM	0.8
3	SWEETGUM	0.8
4	SWEETGUM	1.6
4	SWEETGUM	1.6
5	SWEETGUM	1.6
5	BOX ELDER	1.6
5	SWEETGUM	1.6
6	SWEETGUM	1.6
8	SWEETGUM	2.4
8	HOPHORNBEAM	2.4
9	SWEETGUM	2.4
10	SWEETGUM	3.2
11	SWEETGUM	3.2
11	SWEETGUM	3.2
16	POPLAR	4.8
16	POPLAR	4.8
	TOTAL UNITS:	38.4

STAND D CALCULATIONS	
TREE DENSITY	
UNIT AVERAGE =	35.46363636
UNITS PER ACRE =	617.9184
TOTAL ACREAGE =	68.69
UNITS IN STAND =	42444.8149



FRONT ELEVATION B2-3

(SCALE: 3/16"=1'-0")

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Express
HOMES

D.R. HORTON
America's Builder
1371 Dogwood Road Conyers, Ga 30012

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THE GALEN

FRONT ELEVATION

APPROVAL DATE:

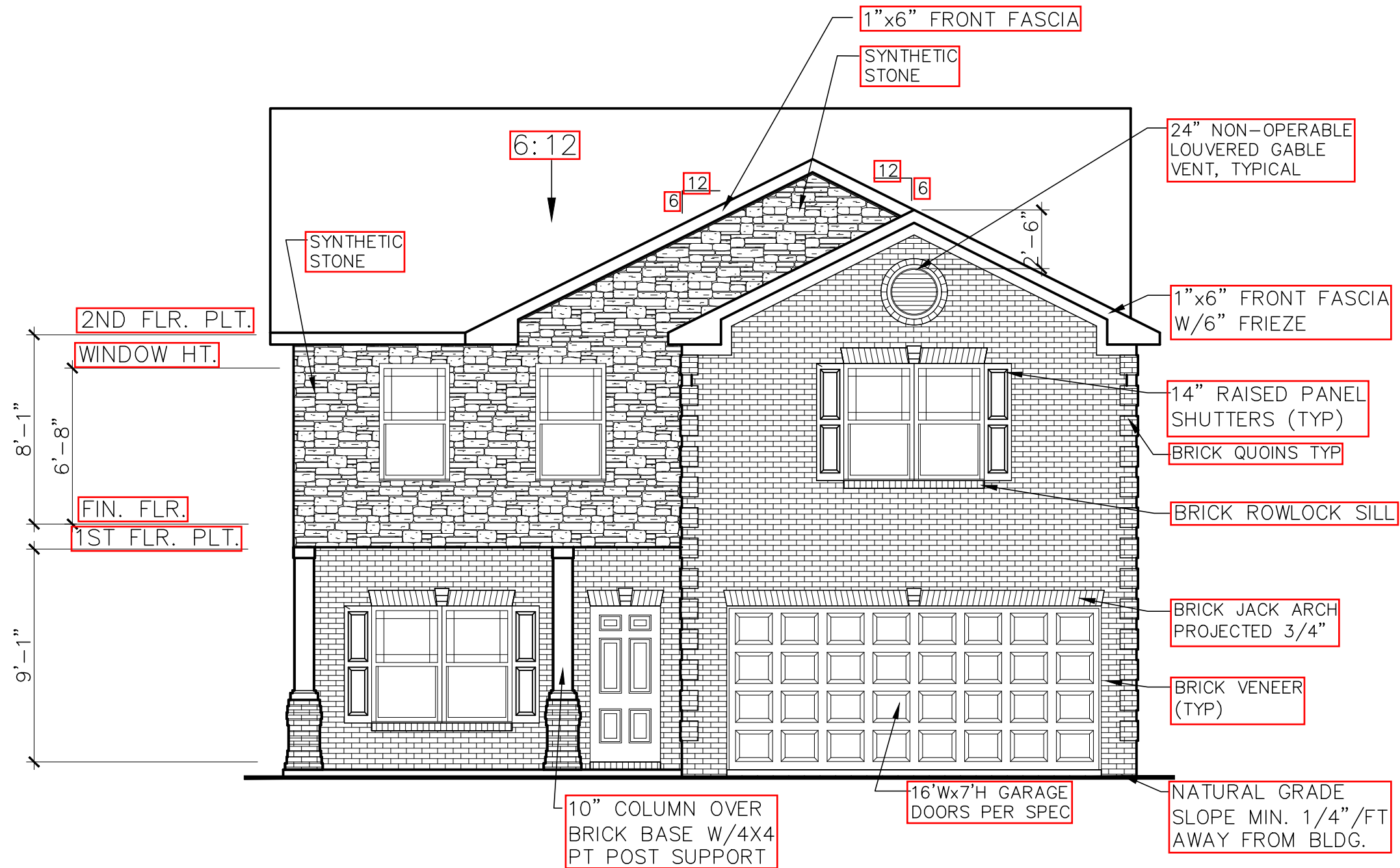
DESIGNER DATE:

GLH

SHEET NO.

A3

SCALE:



VIVIAN FRONT ELEVATION "B" - F9

(SCALE: 3/16"=1'-0")

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Express
HOMES

D.R. HORTON
America's Builder
PHI
CASE
NYSE

1371 Dogwood Road Conyers, Ga 30012

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FRONT ELEVATION F9

THE MONARCH VIVIAN

APPROVAL DATE:

DESIGNER DATE:

GLH 6/23/21

SHEET NO.

A3

SCALE: 3/16"=1'-0"

FIBERGLASS
SHINGLES (TYP.)
ALL ROOF SURFACE

1X6 FASCIA W/ 6"
FRIEZE

2ND FLR. PLT.

WINDOW HT.

BRICK VENEER
PER SPEC.

BRICK COINS
TYP.

FIN. FLR.

1ST FLR. PLT.

1"x6" FASCIA

FIN. FLR.

10" COLUMN W/ P.T.
4X4 POST &
BRICK BASE

BRICK
ROWLOCK SILL

SOFFIT TO BE
MIN. 4" FROM
BOTTOM OF HDR

1x6 BAND W/
METAL RAP

2-8'Wx7'H GARAGE
DOORS PER SPEC

NATURAL GRADE
SLOPE MIN. 1/4"/FT
AWAY FROM BLDG.

NOTE: PITCH RAFTERS ON TOP PLATE.
UNLESS NOTED OTHERWISE.

8:12

8:12

1"x6" FRONT FASCIA
(TYP.)

14" RAISED PANEL
SHUTTERS (TYP)

BRICK ROWLOCK

BASKET WEAVE
BRICK PATTERN

BRICK VENEER
PER SPEC.

BRICK JACK ARCH
PROJECTED 3/4"

FRONT ELEVATION BT Traditional

SCALE: 3/16" = 1'-0"

REVISION - Date

D.R. HORTON
America's Builder
1371 Dogwood Road Conyers, Ga 30012

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FRONT ELEVATION BT

CAMBRIDGE

APPROVAL DATE:

DESIGNER DATE:

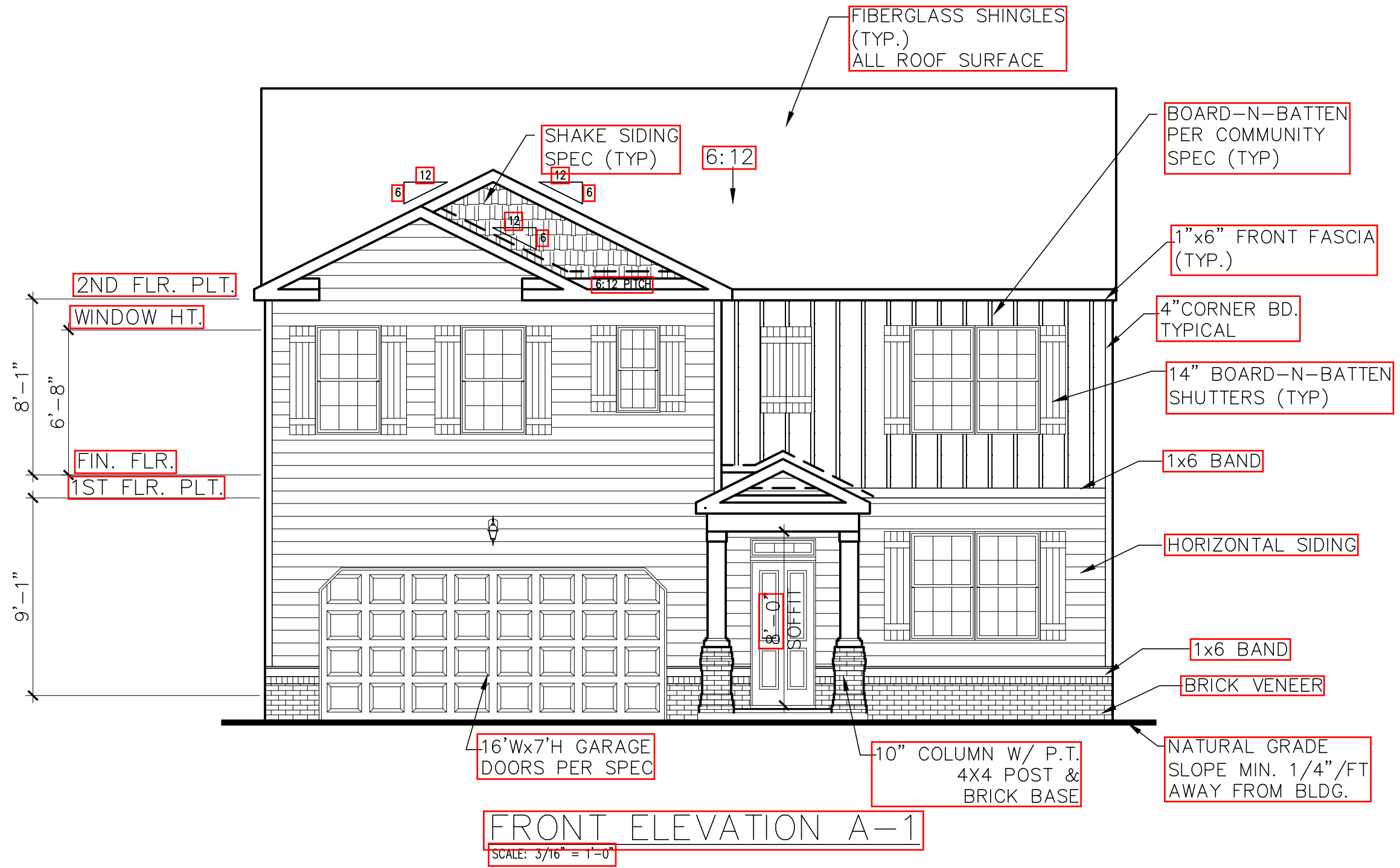
GLH 08/31/16

SHEET NO.

A3

SCALE: 3/16"=1'-0"

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