

**STATE OF GEORGIA
CITY OF STONECREST**

RESOLUTION NO. _____

A RESOLUTION BY THE MAYOR AND CITY COUNCIL OF THE CITY OF STONECREST, GEORGIA APPROVING A LOT COMBINATION FOR FOUR (4) SEPARATE TRACTS LOCATED AT 3004 EVAN MILL ROAD (PARCEL NO. 16 119 01 010), 3024 EVANS MILL ROAD (PARCEL NO. 16 119 01 007), 2975 WOODROW DRIVE (PARCEL NO. 16 119 01 022), 2995 WOODROW DRIVE (PARCEL NO. 16 119 01 011) INTO ONE (1) DISTINCTIVE TRACT; AND FOR OTHER LAWFUL PURPOSES.

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

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

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

WHEREAS, Section 14-86 within DIVISION 2 (MAJOR PLAT) Chapter 14 (LAND DEVELOPMENT) allows a major plat to be either a major combination plat (combining three or more lots into one), or a major subdivision plat (dividing one lot into three or more lots).; and

WHEREAS, the Director of Community Development has properly reviewed analyzed a request to combine four (4) separate tracts located at 3004 Evan Mill Road, 3024 Evans Mill Road, 2975 Woodrow Drive, 2995 Woodrow Drive into one (1) distinctive tract (“Major Combination Plat”); and

WHEREAS, the Director of Community Development presents to the City Council the Major Combination Plat for approval, denial, or deferment attached here as EXHIBIT A.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF STONECREST, GEORGIA, HEREBY RESOLVES, that the request to combine four (4) separate tracts LOCATED AT 3004 Evan Mill Road (PARCEL NO. 16 119 01 010), 3024 Evans Mill Road (PARCEL NO. 16 119 01 007), 2975 Woodrow Drive (PARCEL NO. 16 119 01 022), 2995 Woodrow Drive (PARCEL NO. 16 119 01 011) into one (1) distinctive tract is approved.

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

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

BE IT FURTHER RESOLVED, all City resolutions are hereby repealed to the extent they are inconsistent with this Resolution.

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

SO RESOLVED AND EFFECTIVE this _____ day of _____, 2026.

CITY OF STONECREST, GEORGIA

Jazzmin Cobble, Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM BY:

City Attorney

EXHIBIT A

FLOOD NOTE:

Said described property is located within an area having a Zone Designation "AE" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 13089C0178K, with a date of identification of December 08, 2016, in the city of Stonecrest, DeKalb County, State of Georgia, which is the current Flood Insurance Rate Map for the community in which said property is situated.

BASE FLOOD ELEVATION= 831.00'

THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT

DEKALB COUNTY PROJECTS:
COMBINATION AP# 3173699

CITY OF STONECREST PROJECTS:
FINAL PLAT: SDP25-002

NOTES:
NO DEMOLITION WILL BE TAKING PLACE WITH THIS PROJECT.

CITY OF STONECREST AND DEKALB COUNTY PERSONNEL AND/OR AGENTS HAVE FREE AND TOTAL ACCESS TO AND ACROSS ALL EASEMENTS.

THERE ARE NO HISTORIC RESOURCES ON THE SUBJECT PROPERTY.

ALL STATE WATERS, CEMETERIES, WETLANDS, ROCK OUTCROPPINGS, OR ARCHEOLOGICAL RESOURCES ON THE SUBJECT PROPERTY ARE SHOWN.

THE RECEIVING WATERS FOR THIS SITE ARE POLE BRIDGE CREEK TRIBUTARY H.

THERE ARE NO BURY PITS LOCATED ON THE SUBJECT PROPERTY.

TREE SAMPLE AREA #1 **TREE SAMPLE AREA #2**

OAK	PINE	SWEETGUM	POPLAR	OAK	PINE	SWEETGUM	BAY
5"	22"	5"	13"	27"	6"	6"	5"
9"	20"	19"/18"	11"	18"	16"	5"	
9"	18"	6"	8"	19"	7"	7"	
7"	17"	5"	8"	7"	8"	8"	
7"	18"	6"	6"	32"	7"	7"	
7"	16"	6"	10"				
15"	18"	6"	10"				
8"	14"	13"	8"				
9"	24"		8"				
	16"						
	19"						
	20"						

NOTE:
ALL EASEMENTS, STRUCTURES, UTILITIES, ETC. THAT ARE UNDERGROUND ARE NOT SHOWN ON THIS PLAT. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, AND/OR HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR ANY EASEMENTS, STRUCTURES, UTILITIES, ETC. THAT ARE UNDERGROUND WHICH MAY BE ENCOUNTERED
THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED. USE DOES NOT EXTEND TO ANY UNNAMED PARTY WITHOUT EXPRESS CONSENT BY THE SURVEYOR NAMING SAID PARTY.



SURVEYORS CERTIFICATION:
AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

GRANT A. HOUSTON, LS003340 1-16-2026 DATE

Owner's acknowledgment.

I, Daniel Kelly, the owner of the land shown on this plat and whose name is subscribed hereto, acknowledges that this plat was made from an actual survey, and for value the sufficiency of which is hereby acknowledged, do hereby convey all streets and rights-of-way, water mains and sewer lines shown hereon in fee simple to City of Stonecrest, and further dedicate to the use of the public forever all alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes and considerations herein expressed. In consideration of the approval of this development plan and other valuable considerations, the owner further releases and holds harmless City of Stonecrest from any and all claims, damages or demands arising on account of the design, construction and maintenance of the property shown hereon; on account of the roads, fills, embankments, ditches, cross-drains, culverts, water mains, sewer lines, and bridges within the proposed rights-of-way and easements shown; and on account of backwater, the collection and discharge of surface water, or the changing of courses of streams.
And further the owner warrants that he owns fee simple title to the property shown hereon and agrees that the City of Stonecrest shall not be liable to him/her, his/her heirs, successors or assigns for any claims or damages resulting from the construction or maintenance of cross-drain extensions, drives, structures, streets, culverts, curbs or sidewalks, the changing of courses of streams and rivers, flooding from natural creeks and rivers, surface waters and any other matter whatsoever. I further warrant I have the right to sell and convey the land according to this plat and do hereby bind myself and owners subsequent in title to defend by virtue of this present.

The owner of record of the land shown on this plat and whose name is subscribed thereto in person or through a duly authorized agent, hereby acknowledges that this plat was made from an actual survey, and dedicates to the use of the public forever the following:
Public Right-of-Way 0.2150 acres (9,367 sq. ft.)
Drainage Easements 0 acres
Public Access/ Pedestrian Easements 0 acres
Public Water/Sewer Easements to DeKalb county 0 acres

Daniel Kelly
DANIEL H. KELLY (OWNER)

In witness whereof, I have hereunto set my hand this 16th day of January 2025.
Witness: Lindsey S. Houston
LINDSEY S. HOUSTON
Notary Public



SURVEYOR'S ACKNOWLEDGEMENT:

In my opinion, this plat, drawn by me or under my supervision, was made from an actual survey, and is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of law.

GRANT A. HOUSTON R.L.S. No.: 3340

PLAT APPROVAL:

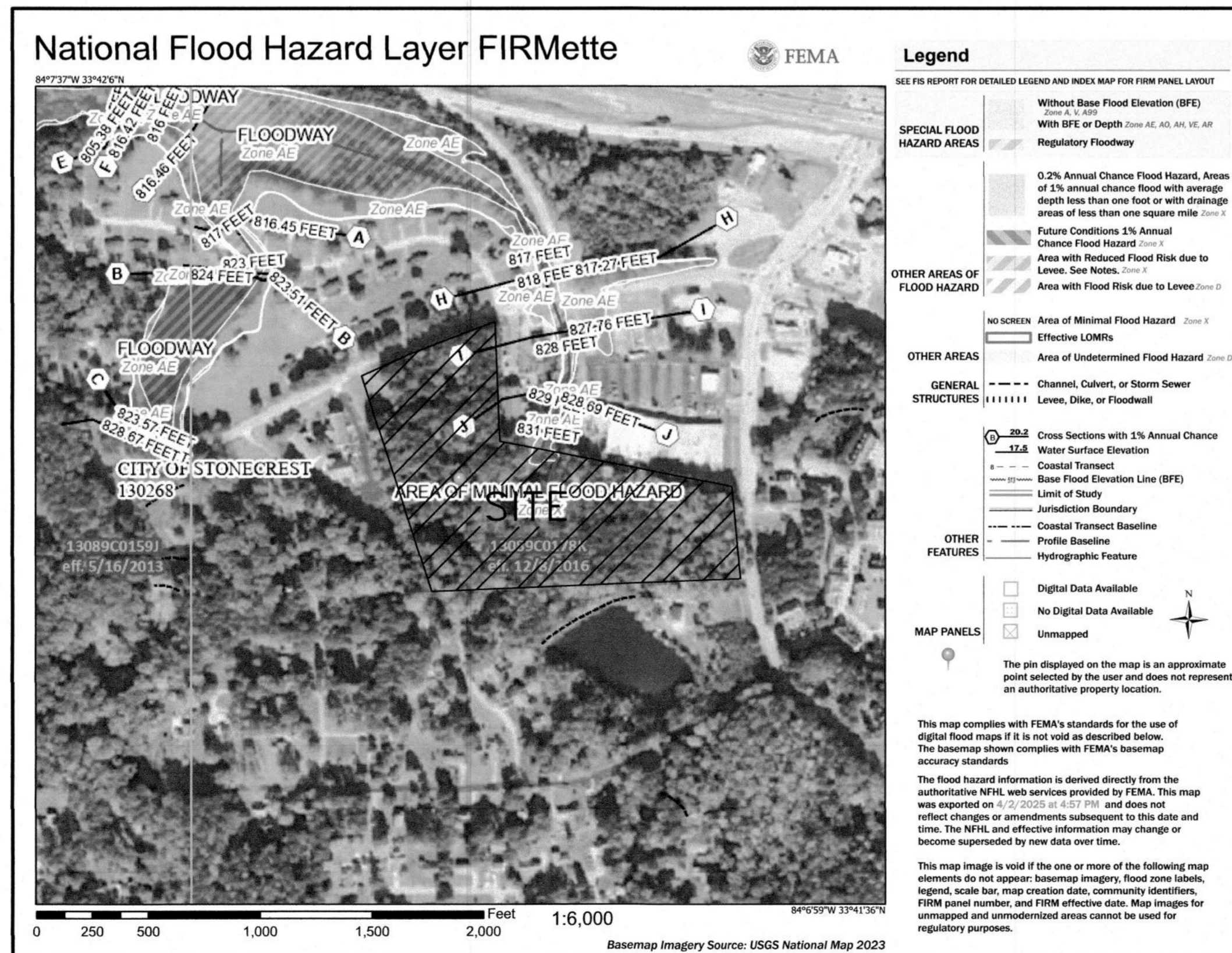
This plat has been submitted to and accepted by the Community Development Department for the City of Stonecrest, GA and has been approved as required by state law and city codes as meeting all conditions precedent to recording in the superior court of this circuit.

Director, Department of Planning and Zoning	Date
Mayor, City of Stonecrest	Date
City Engineer, City of Stonecrest	Date

OWNER'S AUTHORIZATION TO GIS:

I, Daniel Kelly, the owner of the land shown on this plat and whose name is subscribed hereto, warrants that I own fee simple title to the property, that this plat was made from an actual survey, and I do hereby acknowledge and authorize the combination as shown hereon.

Daniel Kelly 1-16-2026
Owner's Signature Date
Daniel Kelly 1-16-2026
Printed Name of Owner Date



FEMA MAP-NOT TO SCALE

ZONING NOTES:

3004 EVANS MILL ROAD
PARCEL: 16 119 01 010
ZONED: "R-100"
SETBACKS: FRONT=50'
REAR= 40'
SIDE= 10'

3024 EVANS MILL ROAD
PARCEL: 16 119 01 007
ZONED: "R-100"
SETBACKS: FRONT=50'
REAR= 40'
SIDE= 10'

2975 WOODROW DRIVE
PARCEL: 16 119 01 022
ZONED: "R-100"
SETBACKS: FRONT=50'
REAR= 40'
SIDE= 10'

2995 WOODROW DRIVE
PARCEL: 16 119 01 011
ZONED: "R-100"
SETBACKS: FRONT=50'
REAR= 40'
SIDE= 10'

ALL PARCELS ARE WITHIN THE STONECREST AREA OVERLAY TIER IV AND ARE SUBJECT TO THE REQUIREMENTS THEREOF

STONECREST AREA OVERLAY TIER IV

MIXED USE DEVELOPMENTS:
SETBACKS: FRONT- MIN. 0'/MAX. 20'
SIDE- MIN. 0'/MAX. 20'
REAR- MIN. 20'
MINIMUM LOT AREA- 1 ACRE
MINIMUM LOT WIDTH- 100' ALONG PUBLIC STREET

SINGLE-FAMILY DETACHED UNITS
SETBACKS: FRONT- MIN. 10'/MAX. 20'
SIDE- MIN. 10'
SIDE(INTERIOR)- 5'
REAR- MIN. 30'
MINIMUM LOT AREA- 5,000 SQ. FT.
MINIMUM LOT WIDTH- 50' ALONG PUBLIC STREET

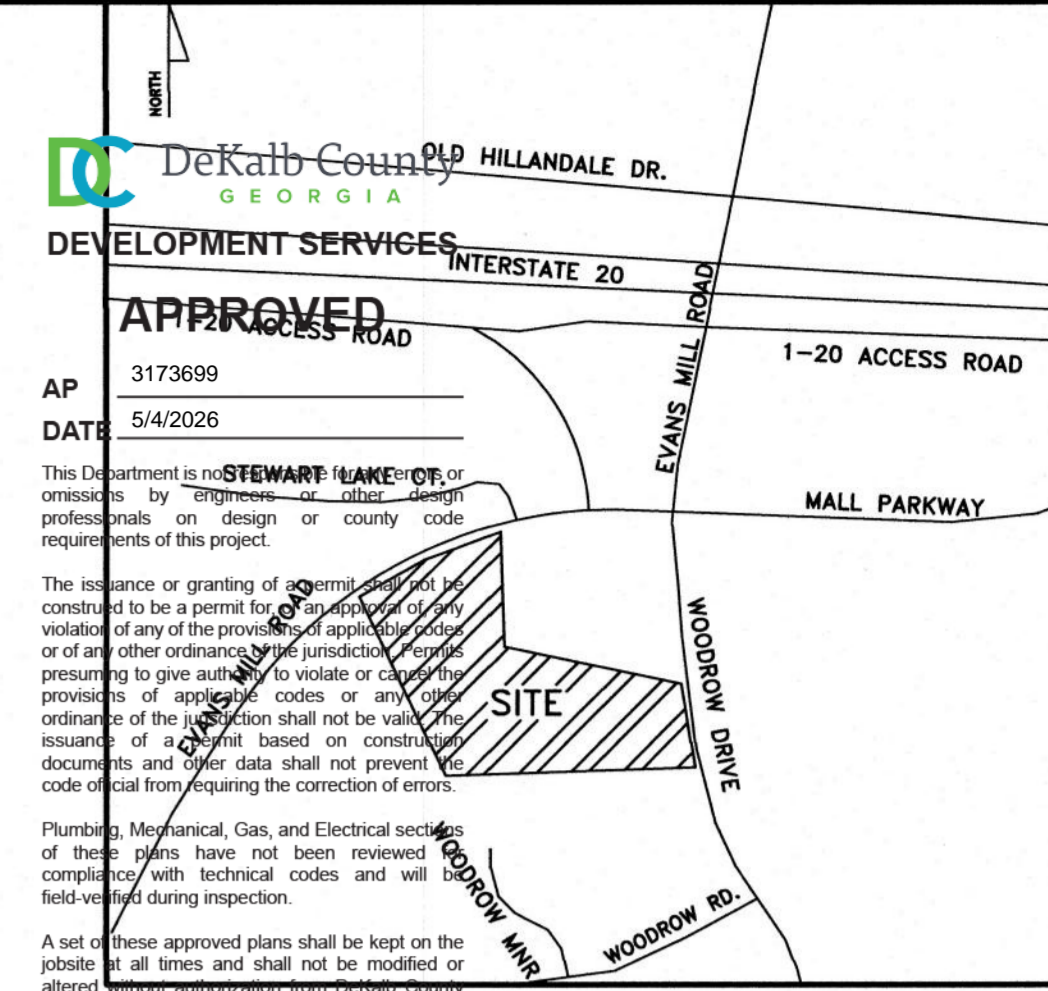
SINGLE-FAMILY ATTACHED UNITS
SETBACKS: FRONT- MIN. 5'/MAX. 20'
SIDE- MIN. 10' BETWEEN BUILDINGS
REAR- MIN. 10'
MINIMUM LOT AREA- 3,000 SQ. FT.
MINIMUM LOT WIDTH- 30' ALONG PUBLIC STREET

OWNER/DEVELOPER:

3024 EVANS MILL ROAD LLC
DANIEL KELLY
P.O. BOX 993
LITHONIA, GA 30058
PHONE: (770) 313-2654
EMAIL: daniel82647@gmail.com

SURVEYOR:

BRC LAND SERVICES INC
GRANT A HOUSTON, PLS
255 RACETRACK ROAD, SUITE 33
MCDONOUGH, GA 30252
PHONE: (770) 483-8471
EMAIL: grant@brclandservices.com



3004 EVANS MILL ROAD

LITHONIA, GEORGIA 30038
AREA=2.9022 ACRES
CURRENT OWNER: 3024 EVANS MILL ROAD LLC
P.O. BOX 993
LITHONIA, GA 30058
DEED REFERENCE: DB. 31722, PG. 737
PARCEL: 16 119 01 010

3024 EVANS MILL ROAD

LITHONIA, GEORGIA 30038
AREA=7.2706 ACRES
CURRENT OWNER: 3024 EVANS MILL ROAD LLC
P.O. BOX 993
LITHONIA, GA 30058
DEED REFERENCE: DB. 31722, PG. 746
PARCEL: 16 119 01 007

2975 WOODROW DRIVE

LITHONIA, GEORGIA 30038
AREA=4.8459 ACRES
CURRENT OWNER: 3024 EVANS MILL ROAD LLC
P.O. BOX 993
LITHONIA, GA 30058
DEED REFERENCE: DB. 31722, PG. 746

PARCEL: 16 119 01 022

2995 WOODROW DRIVE

LITHONIA, GEORGIA 30038
AREA=1.9545 ACRES
CURRENT OWNER: 3024 EVANS MILL ROAD LLC
P.O. BOX 993
LITHONIA, GA 30058
DEED REFERENCE: DB. 31722, PG. 746
P.O. BOX 993
LITHONIA, GA 30058

PARCEL: 16 119 01 011

TOTAL AREA
16.9732 ACRES
(739,355 SQ. FT.)

SCOPE OF WORK

THE INTENT OF THIS PLAT IS TO COMBINE PARCELS 16 119 01 007, 16 119 01 010, 16 119 01 022 & 16 119 01 011 INTO ONE PARCEL.

COVER SHEET

3024 EVANS MILL ROAD LLC COMBINATION

LAND LOT 119	16th DISTRICT
DEKALB COUNTY	STONECREST, GEORGIA
	DATE 02/18/2025

REVISIONS: ADDRESS CITY COMMENTS- 04/04/2025
REVISIONS: ADDRESS CITY COMMENTS- 06/13/2025



255 RACETRACK ROAD, SUITE 33
MCDONOUGH, GA 30252
PH (770) 483-8471
GRANT@BRCLANDSERVICES.COM

THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT

NOTES: THE FIELD DATA USED TO CALCULATE THIS PLAT HAS A POSITIONAL TOLERANCE OF LESS THAN 0.07 FEET. 100% OF THE FIELD DATA WAS GATHERED USING GNSS. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS WAS A LEICA GS18T ROVER UNIT & A LEICA GS16 BASE UNIT. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 151,020 FEET.

LEGEND

- I.P.F.=IRON PIN FOUND
I.P.S.=IRON PIN SET
R.B.F.=RE-BAR FOUND
O.T.=OPEN TOP
C.T.=CRIMPED TOP
FND.=FOUND
R/W.=RIGHT-OF-WAY
P.L.=PROPERTY LINE
C.L.=CENTER LINE
B.L.=BUILDING LINE
L.L.=LAND LOT
L.L.L.=LAND LOT LINE
-W.=WATER LINE
-SS.=SEWER LINE
-G.=GAS LINE
-F.=FENCE LINE
-P.=POWER LINE
-A.V.=OVERHEAD LINES
P.P.=POWER POLE
U.P.=UTILITY POLE
G.A.=GUY ANCHOR
A.=ARC
CH.=CHORD
R.=RADIUS
TAN.=TANGENT
BOL.=BOLLARD
OCS.=OUTLET CONTROL STRUCTURE
CP.=CALCULATED POINT
PIV.=POST INDICATOR VALVE
-OHE.=OVER HEAD ELECTRIC WIRES
-OHT.=OVER HEAD TELEPHONE WIRES
C.B.=CATCH BASIN
SWCB.=SINGLE WING CATCH BASIN
DWCB.=DOUBLE WING CATCH BASIN
J.B.=JUNCTION BOX
D.I.=DROP INLET
C.I.=CURB INLET
Y.I.=YARD INLET
H.W.=HEAD WALL
C.M.P.=CORRUGATED METAL PIPE
R.C.P.=REINFORCED CONCRETE PIPE
D.I.P.=DUCTILE IRON PIPE
D.E.=DRAINAGE EASEMENT
SSMH.=SANITARY SEWER MANHOLE
S.S.E.=SANITARY SEWER EASEMENT
F.H.=FIRE HYDRANT
W.V.=WATER VALVE
W.M.=WATER METER
G.V.=GAS VALVE
G.M.=GAS METER
N/F.=NOW OR FORMERLY
D.B.=DEED BOOK
P.B.=PLAT BOOK
PC.=PAGE
C.M.F.=CONCRETE MONUMENT FOUND
UGE.=UNDERGROUND ELECTRIC LINE
UGT.=UNDERGROUND COMMUNICATIONS LINE
HDPE.=HIGH DENSITY POLYETHYLENE PIPE
L.P.=LIGHT POLE(UG POWER FEED)
B.F.P.=BACK FLOW PREVENTER
NTS.=NOT TO SCALE



DEVELOPMENT SERVICES

APPROVED

AP 3173699
DATE 5/4/2026

This Department is not responsible for any errors or omissions by engineers or other design professionals on design or county code requirements of this project.

The issuance or granting of a permit shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of applicable codes or of any other ordinance of the jurisdiction. Permits are issued on the basis of the information provided by the applicant and the applicant shall be responsible for the correction of errors.

A set of these approved plans shall be kept on the premises at all times and shall not be modified or altered without authorization from DeKalb County Development Services.

3004 EVANS MILL ROAD

LITHONIA, GEORGIA 30038
AREA=2.9022 ACRES
CURRENT OWNER: 3024 EVANS MILL ROAD LLC
PARCEL: 16 119 01 010
ZONED: "R-100"
SETBACKS: FRONT=50'
REAR= 40'
SIDE= 10'

3024 EVANS MILL ROAD

LITHONIA, GEORGIA 30038
AREA=7.2706 ACRES
CURRENT OWNER: 3024 EVANS MILL ROAD LLC
PARCEL: 16 119 01 007
ZONED: "R-100"
SETBACKS: FRONT=50'
REAR= 40'
SIDE= 10'

2975 WOODROW DRIVE

LITHONIA, GEORGIA 30038
AREA=4.8459 ACRES
CURRENT OWNER: 3024 EVANS MILL ROAD LLC
PARCEL: 16 119 01 022
ZONED: "R-100"
SETBACKS: FRONT=50'
REAR= 40'
SIDE= 10'

2995 WOODROW DRIVE

LITHONIA, GEORGIA 30038
AREA=1.9545 ACRES
CURRENT OWNER: 3024 EVANS MILL ROAD LLC
PARCEL: 16 119 01 011
ZONED: "R-100"
SETBACKS: FRONT=50'
REAR= 40'
SIDE= 10'

TOTAL AREA
16.9732 ACRES
(739,355 SQ. FT.)

EXISTING CONDITIONS SHEET

Table with 2 columns: Address/Parcel info and Date/Comments. Row 1: 3024 EVANS MILL ROAD LLC, 16TH DISTRICT. Row 2: DEKALB, COUNTY, STONECREST, GEORGIA. Row 3: SCALE 1" = 60', DATE 02/18/2025. Row 4: REVISIONS: ADDRESS CITY COMMENTS- 04/04/2025, ADDRESS CITY COMMENTS- 06/13/2025, ADDRESS DEKALB GIS COMMENTS- 01/16/2026.

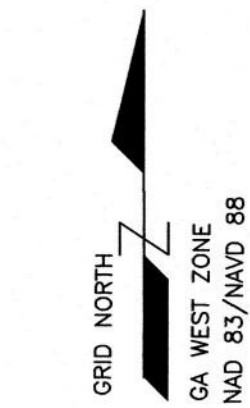
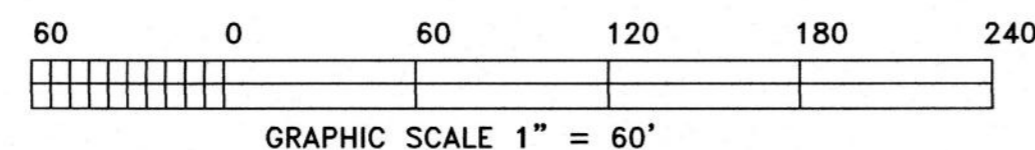
ALL PARCELS ARE WITHIN THE STONECREST AREA OVERLAY TIER IV AND ARE SUBJECT TO THE REQUIREMENTS THEREOF

STONECREST AREA OVERLAY TIER IV

- MIXED USE DEVELOPMENTS: SETBACKS: FRONT- MIN. 0'/MAX. 20', SIDE- MIN. 0'/MAX. 20', REAR- MIN. 20', MINIMUM LOT AREA- 1 ACRE, MINIMUM LOT WIDTH- 100' ALONG PUBLIC STREET
SINGLE-FAMILY DETACHED UNITS SETBACKS: FRONT- MIN. 10'/MAX. 20', SIDE- MIN. 10', SIDE(INTERIOR)- 5', REAR- MIN. 30', MINIMUM LOT AREA- 5,000 SQ. FT., MINIMUM LOT WIDTH- 50' ALONG PUBLIC STREET
SINGLE-FAMILY ATTACHED UNITS SETBACKS: FRONT- MIN. 5'/MAX. 20', SIDE- MIN. 10' BETWEEN BUILDINGS, REAR- MIN. 10', MINIMUM LOT AREA- 3,000 SQ. FT., MINIMUM LOT WIDTH- 30' ALONG PUBLIC STREET

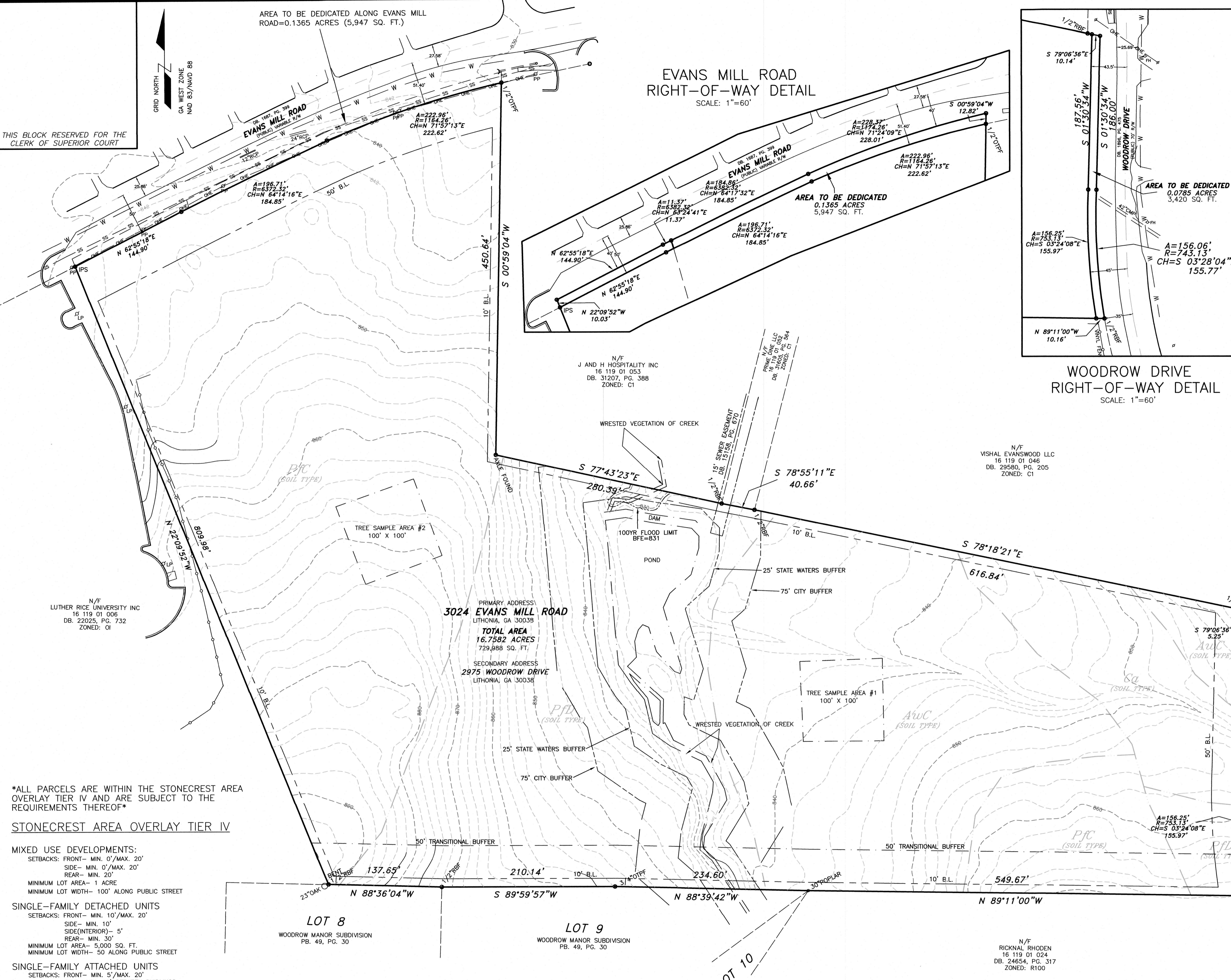


255 RACETRACK ROAD, SUITE 33
MCDONOUGH, GA 30252
PH (770) 483-8471
GRANT@BRCLANDSERVICES.COM

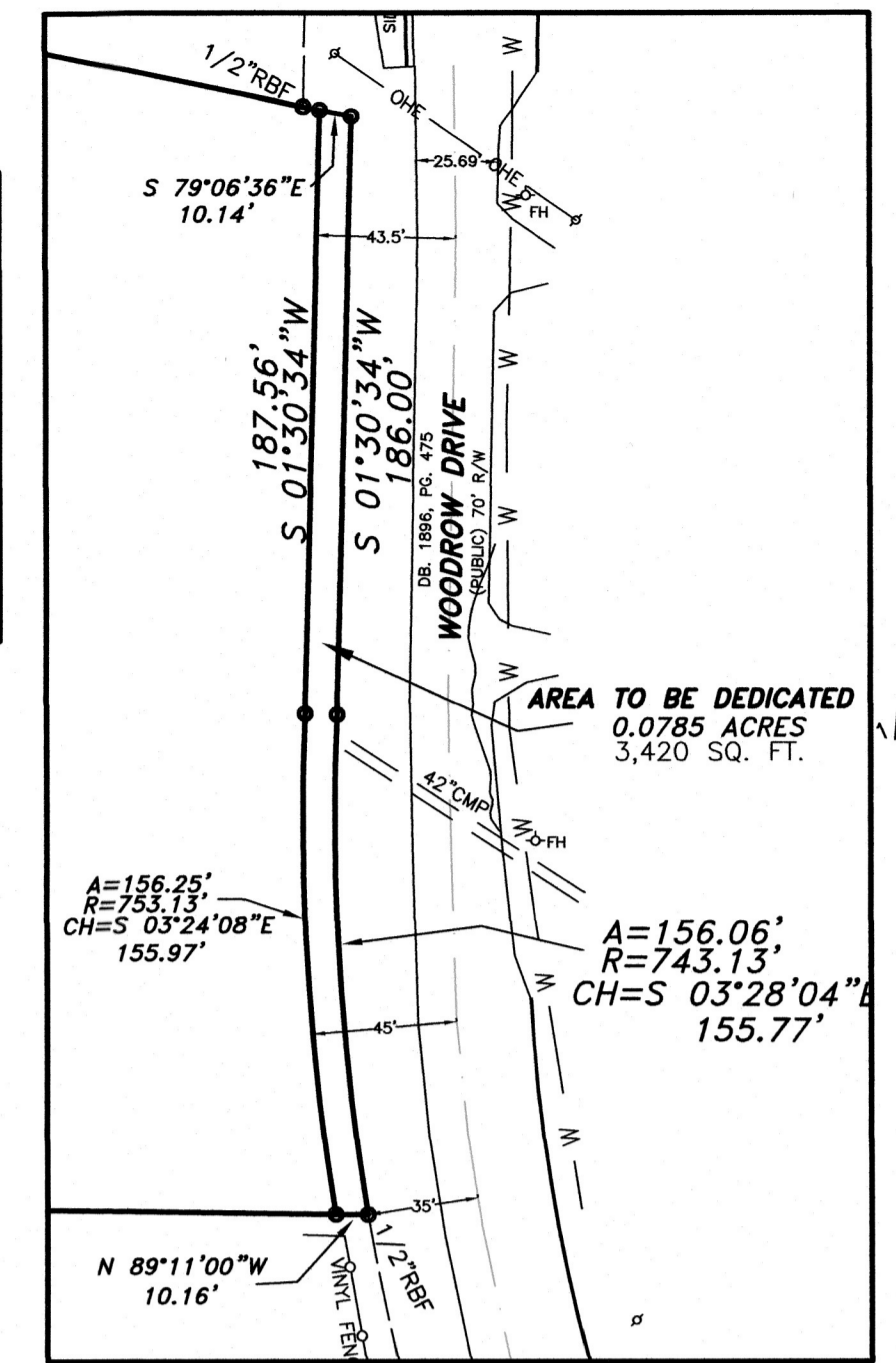


NORTH MITER POINT AT INTERSECTION OF WOODROW DRIVE AND WOODROW ROAD.

THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT



EVANS MILL ROAD RIGHT-OF-WAY DETAIL
SCALE: 1"=60'



WOODROW DRIVE RIGHT-OF-WAY DETAIL
SCALE: 1"=60'

3024 EVANS MILL ROAD
LITHONIA, GEORGIA 30038
AREA=16.9732 ACRES
CURRENT OWNER: 3024 EVANS MILL ROAD LLC
P.O. BOX 993
LITHONIA, GA 30058
AP 3173699
DATE 5/4/2026

DEVELOPMENT SERVICES
APPROVED
The Department is not responsible for any errors or omissions by engineers or other design professionals on design or county code requirements of this project.
The issuance or granting of a permit shall not be construed to be a permit to construct or to be a warranty of the accuracy of the information provided by the applicant. The applicant shall be responsible for the accuracy of the information provided and for obtaining all necessary permits from the appropriate agencies. The Department shall not be held liable for any errors or omissions on the part of the applicant or for any damage to property or persons resulting from the use of the information provided. The Department shall not be held liable for any damage to property or persons resulting from the use of the information provided.
Plumbing, Mechanical, Gas, and Electrical sections of these plans have not been reviewed for compliance with technical codes and will be field-verified during inspections.
The applicant is responsible for obtaining all necessary permits from the appropriate agencies. The Department shall not be held liable for any errors or omissions on the part of the applicant or for any damage to property or persons resulting from the use of the information provided.

THE RESULTANT PARCELS SHALL BE AS
PRIMARY ADDRESS 3024 EVANS MILL ROAD,
LITHONIA, GA 30038 WITH LOT 16 119 01
011.
THE RESULTANT PARCELS ALSO ASSIGNED
A SECONDARY ADDRESS OF 2975 EVANS
MILL ROAD, LITHONIA, GA 30038

NOTE
DRIVEWAY ACCESS ON DOUBLE FRONTAGE LOTS SHALL BE LIMITED TO ONE STREET ONLY.
A 10' NO-ACCESS EASEMENT SHALL BE ESTABLISHED ALONG THE FRONTAGE OF THE STREET NOT USED FOR A DRIVEWAY.

LEGEND

- I.P.F. = IRON PIN FOUND
- I.P.S. = IRON PIN SET
- R.B.F. = RE-BAR FOUND
- O.T. = OPEN TOP
- C.T. = CRIMPED TOP
- FND. = FOUND
- R/W. = RIGHT-OF-WAY
- P.L. = PROPERTY LINE
- C.L. = CENTER LINE
- B.L. = BUILDING LINE
- L.L. = LAND LOT
- L.L.L. = LAND LOT LINE
- W- = WATER LINE
- SS- = SEWER LINE
- G- = GAS LINE
- X- = FENCE LINE
- P- = POWER LINE
- V- = OVERHEAD LINES
- P.P. = POWER POLE
- U.P. = UTILITY POLE
- G.A. = GUY ANCHOR
- A. = ARC
- CH. = CHORD
- R. = RADIUS
- TAN. = TANGENT
- BOL. = BOLLARD
- OCS = OUTLET CONTROL STRUCTURE
- CP = CALCULATED POINT
- PIV = POST INDICATOR VALVE
- OHE- = OVER HEAD ELECTRIC WIRES
- OHT- = OVER HEAD TELEPHONE WIRES
- C.B. = CATCH BASIN
- SWCB = SINGLE WING CATCH BASIN
- DWCB = DOUBLE WING CATCH BASIN
- J.B. = JUNCTION BOX
- D.I. = DROPPED INLET
- C.I. = CURB INLET
- Y.I. = YARD INLET
- H.W. = HEAD WALL
- C.M.P. = CORRUGATED METAL PIPE
- R.C.P. = REINFORCED CONCRETE PIPE
- D.I.P. = DUCTILE IRON PIPE
- D.E. = DRAINAGE EASEMENT
- SSMH = SANITARY SEWER MANHOLE
- S.S.E. = SANITARY SEWER EASEMENT
- F.H. = FIRE HYDRANT
- W.V. = WATER VALVE
- W.M. = WATER METER
- G.V. = GAS VALVE
- G.M. = GAS METER
- N/F. = NOW OR FORMERLY
- D.B. = DEED BOOK
- P.B. = PLAT BOOK
- PC. = PAGE
- C.M.F. = CONCRETE MONUMENT FOUND
- UGE = UNDERGROUND ELECTRIC LINE
- UGT = UNDERGROUND COMMUNICATIONS LINE
- HOPE = HIGH DENSITY POLYETHYLENE PIPE
- 3/4" = LIGHT POLE (UG POWER FEED)
- BFP = BACK FLOW PREVENTER
- N/S. = NOT TO SCALE

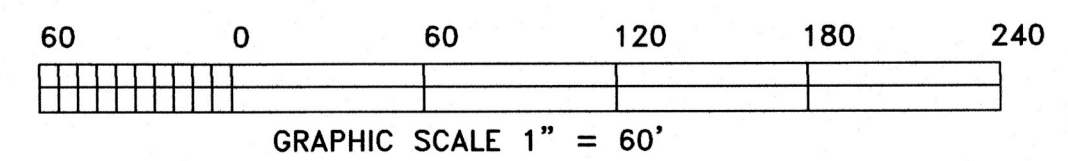
ALL PARCELS ARE WITHIN THE STONECREST AREA OVERLAY TIER IV AND ARE SUBJECT TO THE REQUIREMENTS THEREOF

STONECREST AREA OVERLAY TIER IV

- MIXED USE DEVELOPMENTS:
SETBACKS: FRONT- MIN. 0'/MAX. 20'
SIDE- MIN. 0'/MAX. 20'
REAR- MIN. 20'
- SINGLE-FAMILY DETACHED UNITS
SETBACKS: FRONT- MIN. 10'/MAX. 20'
SIDE- MIN. 10'
SIDE(INTERIOR)- 5'
REAR- MIN. 30'
- SINGLE-FAMILY ATTACHED UNITS
SETBACKS: FRONT- MIN. 5'/MAX. 20'
SIDE- MIN. 10' BETWEEN BUILDINGS
REAR- MIN. 10'



255 RACETRACK ROAD, SUITE 33
MCDONOUGH, GA 30252
PH (770) 483-8471
GRANT@BRCLANDSERVICES.COM



NOTES:
THE FIELD DATA USED TO CALCULATE THIS PLAT HAS A POSITIONAL TOLERANCE OF LESS THAN 0.07 FEET.
100% OF THE FIELD DATA WAS GATHERED USING GNSS.
THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS WAS A LEICA GS18T ROVER UNIT & A LEICA GS16 BASE UNIT.
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 151,020 FEET.



A=303.51'
R=761.81'
CH=S 21°19'22"E
301.51'

NORTH MITER POINT AT INTERSECTION OF WOODROW DRIVE AND WOODROW ROAD.

PROPOSED CONDITIONS SHEET

3024 EVANS MILL ROAD LLC	
LAND LOT 119	16TH DISTRICT
DEKALB, COUNTY	STONECREST, GEORGIA
SCALE 1" = 60'	DATE 02/18/2025
REVISIONS: ADDRESS CITY COMMENTS- 04/04/2025 ADDRESS CITY COMMENTS- 06/13/2025 ADDRESS DEKALB GIS COMMENTS- 01/16/2026	
JOB NO. 024-0163	