



CITY COUNCIL AGENDA ITEM

SUBJECT: Major Plat Approval

AGENDA SECTION: *(check all that apply)*

☐ PRESENTATION ☐ PUBLIC HEARING ☐ CONSENT AGENDA ☒ OLD BUSINESS
☐ NEW BUSINESS ☐ OTHER, PLEASE STATE: Click or tap here to enter text.

CATEGORY: *(check all that apply)*

☐ ORDINANCE ☐ RESOLUTION ☐ CONTRACT ☐ POLICY ☐ STATUS REPORT
☒ OTHER, PLEASE STATE: Approval of a Major Plat

ACTION REQUESTED: ☒ DECISION ☐ DISCUSSION, ☐ REVIEW, or ☐ UPDATE ONLY

Previously Heard Date(s): 03/27/23 & Click or tap to enter a date.

Current Work Session: Click or tap to enter a date.

Current Council Meeting: Monday, April 24, 2023

SUBMITTED BY: Raymond White, Planning and Zoning Director

PRESENTER: Raymond White, Planning and Zoning Director

PURPOSE: To seek approval from Council for a Major Plat Combination

FACTS: Foxdale Properties is seeking to combine five (5) parcels into one parcel for a future development

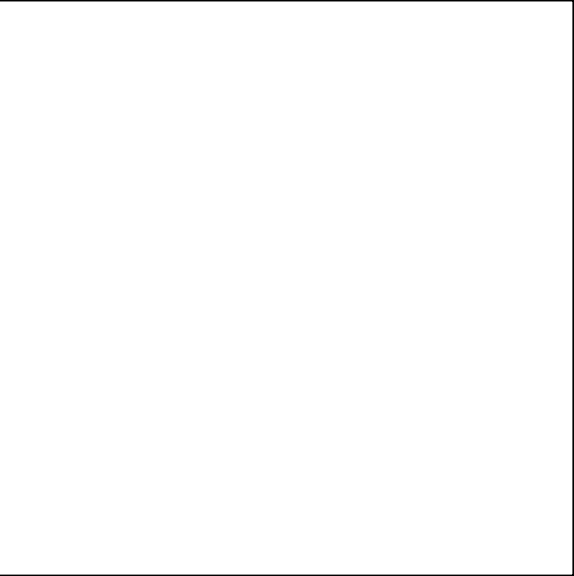
OPTIONS: Approve, Deny, Defer Click or tap here to enter text.

RECOMMENDED ACTION: Approval

ATTACHMENTS:

- (1) Attachment 1 - Lot Consolidation Plat
- (2) Attachment 2 - Zoning Map
- (3) Attachment 3 - Use Table
- (4) Attachment 4 - Consolidation Plat Flow Chart
- (5) Attachment 5 - As-is Photos

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RESERVED FOR PLAT FILING

CONTACTS:

DEVELOPER CONTACT:
FOXDALE PROPERTIES, LLC
655 ENGINEERING DR STE 208
NORCROSS GA 30092
PHONE: 404-983-6363
HENRIE MASSIE

SURVEYING CONTACT:

JONATHAN HOWARD
PLANNERS AND ENGINEERS
COLLABORATIVE, INC.
350 RESEARCH COURT
PEACHTREE CORNERS, GA 30092
PHONE: 770-451-2741
EMAIL: jhoward@pecatl.com

OWNER'S ACKNOWLEDGEMENT

I, _____, 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 RECEIVED THE SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DO HEREBY CONVEY ALL STREETS INDICATED AS PUBLIC STREETS AND RIGHTS-OF-WAY, AND FURTHER DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS HEREIN EXPRESSED. IN CONSIDERATION OF THE APPROVAL OF THIS DEVELOPMENT PLAN AND OTHER VALUABLE CONSIDERATIONS, THE OWNER FURTHER RELEASES AND HOLDS HARMLESS CITY OF STONECREST FROM ANY 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 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 THAT I HAVE THE RIGHT TO SELL AND CONVEY THE LAND ACCORDING TO THIS PLAT AND DO HEREBY BIND MYSELF AND OWNERS SUBSEQUENT IN TITLE TO DEFEND BY VIRTUE OF THESE 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 CITY OF STONECREST, AS NOTED BELOW, THE COMPLETE OWNERSHIP AND USE OF ALL IMPROVEMENTS CONSTRUCTED OR TO BE CONSTRUCTED IN ACCORDANCE WITH THIS PLAT, AND DEDICATES TO THE USE OF THE PUBLIC FOREVER THE FOLLOWING:

PUBLIC STREET RIGHT-OF-WAY 0.00 ACRES
DRAINAGE EASEMENT 0.00 ACRES
PUBLIC ACCESS/PEDESTRIAN EASEMENTS 0.00 ACRES
PUBLIC WATER/SEWER EASEMENTS TO DEKALB COUNTY 0.00 ACRES

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____

(OWNER): FOXDALE PROPERTIES, LLC
(SIGNATURE) _____
WITNESS:
NOTARY PUBLIC.

PLAT APPROVAL

THIS PLAT HAS BEEN SUBMITTED TO AND ACCEPTED BY THE DEPARTMENT OF PLANNING AND ZONING 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 _____

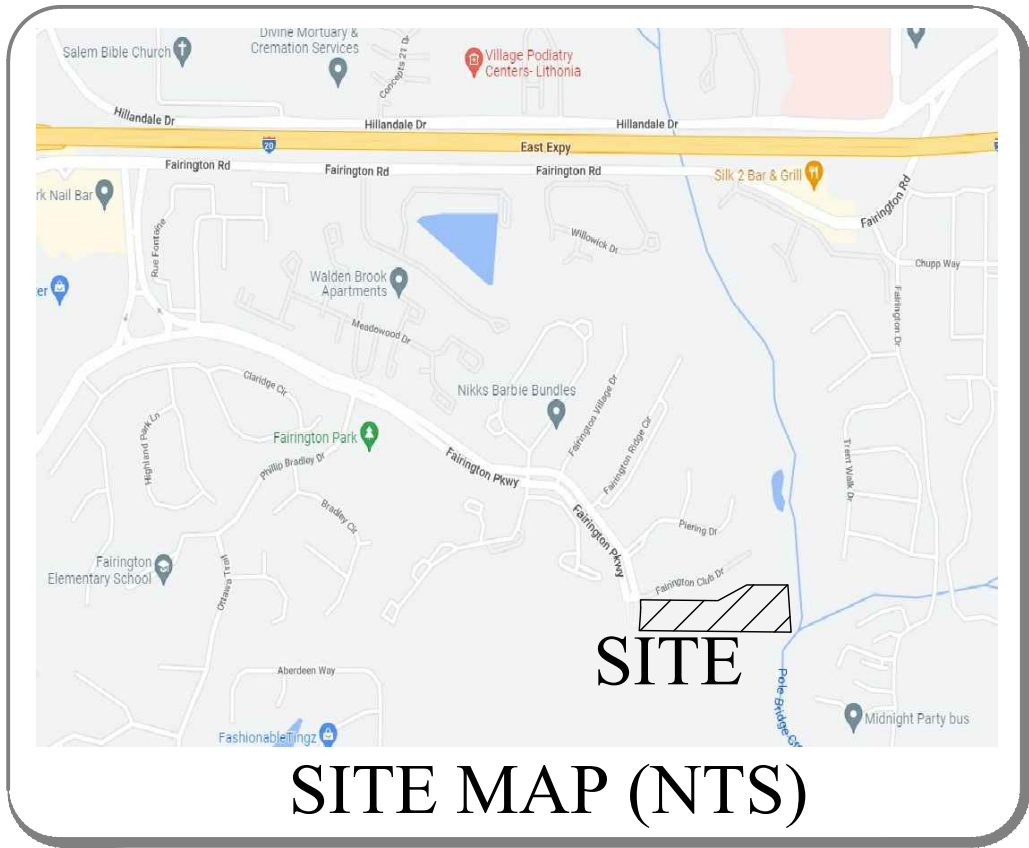
THIS PLAT HAS BEEN SUBMITTED TO AND ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF STONECREST, GEORGIA, AND HAS BEEN APPROVED AS REQUIRED BY STATE LAW AND CITY CODES AS MEETING ALL CONDITIONS PRECEDENT TO RECORDING IN THE SUPERIOR COURT OF THIS CIRCUIT.

THIS THE _____ DAY OF _____, 2023

BY: _____
[MAYOR AS DESIGNEE OF GOVERNING AUTHORITY]

1. TRACK 1 PID # - 16 074 03 006
ADDRESS - 2930 FAIRINGTON PARKWAY, LITHONIA, GA 30038
OWNER - FOXDALE PROPERTIES LLC
OWNER'S ADDRESS - 655 ENGINEERING DR., SUITE 208, NORCROSS, GA 30092
2. TRACK 2 PID # - 16 074 03 012
ADDRESS - 2954 FAIRINGTON PARKWAY, LITHONIA, GA 30038
OWNER - FOXDALE PROPERTIES LLC
OWNER'S ADDRESS - 655 ENGINEERING DR., SUITE 208, NORCROSS, GA 30092
3. TRACK 3 PID # - 16 074 03 004
ADDRESS - 2964 FAIRINGTON PARKWAY, LITHONIA, GA 30038
OWNER - FOXDALE PROPERTIES LLC
OWNER'S ADDRESS - 655 ENGINEERING DR., SUITE 208, NORCROSS, GA 30092
4. TRACK 4 PID # - 16 074 03 009
ADDRESS - 2959 FAIRINGTON PARKWAY, LITHONIA, GA 30038
OWNER - FOXDALE PROPERTIES LLC
OWNER'S ADDRESS - 655 ENGINEERING DR., SUITE 208, NORCROSS, GA 30092
5. TRACK 5 PID # - 16 075 01 105
ADDRESS - 2984 FAIRINGTON PARKWAY, LITHONIA, GA 30038
OWNER - FOXDALE PROPERTIES LLC
OWNER'S ADDRESS - 655 ENGINEERING DR., SUITE 208, NORCROSS, GA 30092

THE PURPOSE OF THIS PLAT IS TO COMBINE 5 ALREADY EXISTING SMALLER PARCELS INTO 1 BIG RESULTING PARCEL.



FLOOD HAZARD

THE SPECIAL FLOOD HAZARD AREAS (SFHA) SHOWN HEREIN WERE DETERMINED BY THE PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE ARE AFFIXED HERETO. THE CITY OF STONECREST DOES NOT, BY APPROVING THIS PLAT, WARRANT THEIR ACCURACY, AND DOES NOT IMPLY THAT LAND OUTSIDE THE AREAS OF FLOOD HAZARD SHOWN WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. FURTHER, THE CITY OF STONECREST DOES NOT, BY APPROVING THIS PLAT, NOR ACCEPTING THE PUBLIC IMPROVEMENTS THEREIN, ASSUMES MAINTENANCE OF THE FLOOD CARRYING CAPACITY OF THE FLOOD AREAS OR WATERCOURSES. MAINTENANCE SHALL REMAIN THE RESPONSIBILITY OF THE OWNER(S) OF THE LAND UPON WHICH THEY EXIST. THE OWNER OF A LOT OR PARCEL THAT CONTAINS A FLOOD HAZARD AREA IS REQUIRED TO SUBMIT A SITE PLAN TO THE CITY OF STONECREST PRIOR TO THE INITIATION OF ANY IMPROVEMENTS TO THE LOT OR PARCEL. THE SITE PLAN SHALL INCLUDE THE LOCATION AND ELEVATION OF THE SFHA WITHIN THE LOT OR PARCEL AND THE EXISTING AND PROPOSED IMPROVEMENTS. APPROVAL OF THE SITE PLAN BY THE CITY OF STONECREST IS REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

DRAINAGE

THE OWNER OF RECORD ON BEHALF OF HIMSELF (ITSELF) AND ALL SUCCESSORS IN INTEREST SPECIFICALLY RELEASES THE CITY OF STONECREST FROM ANY AND ALL LIABILITY AND RESPONSIBILITY FOR FLOODING OR EROSION FROM STORM DRAINS OR FROM FLOODING FROM HIGH WATER OF NATURAL CREEKS, RIVER, OR DRAINAGE FEATURES. A DRAINAGE EASEMENT IS HEREBY ESTABLISHED FOR THE SOLE PURPOSE OF PROVIDING FOR THE EMERGENCY PROTECTION OF THE FREE FLOW OF SURFACE WATERS ALONG ALL WATERCOURSES AS ESTABLISHED BY THIS CITY REGULATIONS. THE CITY MAY CONDUCT EMERGENCY MAINTENANCE OPERATIONS WITHIN THIS EASEMENT WHERE EMERGENCY CONDITIONS EXIST. EMERGENCY MAINTENANCE SHALL BE THE REMOVAL OF TREES AND OTHER DEBRIS, EXCAVATION, FILLING AND THE LIKE, NECESSARY TO REMEDY A CONDITION, WHICH IN THE JUDGMENT OF STAFF AND DIRECTOR, IS POTENTIALLY INJURIOUS TO LIFE, PROPERTY, OR THE PUBLIC ROAD OR UTILITY SYSTEM. SUCH EMERGENCY MAINTENANCE CONDUCTED FOR THE COMMON GOOD SHALL NOT BE CONSTRUED AS CONSTITUTING A CONTINUING MAINTENANCE OBLIGATION ON THE PART OF THE CITY OF STONECREST NOR ABROGATION OF THE CITY OF STONECREST RIGHT TO SEEK REIMBURSEMENT FOR EXPENSES FROM THE OWNER(S) OF THE PROPERTY (IES) OR THE LANDS THAT GENERATED THE CONDITIONS.

NOTE: STRUCTURES, OTHER THAN APPROVED STORM STRUCTURES, ARE NOT ALLOWED IN DRAINAGE EASEMENTS.
NOTE: STREAM BUFFERS ARE TO REMAIN IN A NATURAL AND UNDISTURBED CONDITION.

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.



JONATHAN HOWARD REGISTERED GEORGIA SURVEYOR NO. 3008

SURVEYOR'S 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 used 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 of Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.



JONATHAN HOWARD REGISTERED GEORGIA SURVEYOR NO. 3008



Planners & Engineers Collaborative+

LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES
350 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092
(770)451-2741 WWW.PEC.PLUS
C.O.A.-LSF000004

REVISIONS

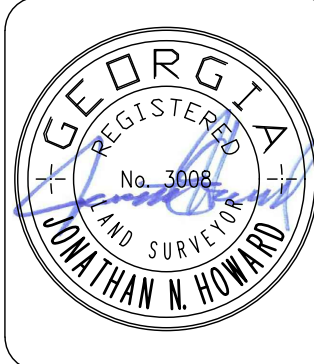
REV	DATE	DESCRIPTION	BY
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1			

LAND LOT(S) 74
DISTRICT 16th

LOT CONSOLIDATION PLAT
FOR

FOXDALE PROPERTIES, LLC
AP# 3124912

CITY OF STONECREST



DEKALB COUNTY
GEORGIA

SHEET 1 OF 3

DRAWN BY: NAV
CHECKED BY: JNH
FILE NO.: 22261.00
DATE: 10/11/22
SCALE: 1" = 40'
DATE OF FIELD WORK: 10/07/22



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Call before you dig.

STRUCTURE LEGEND

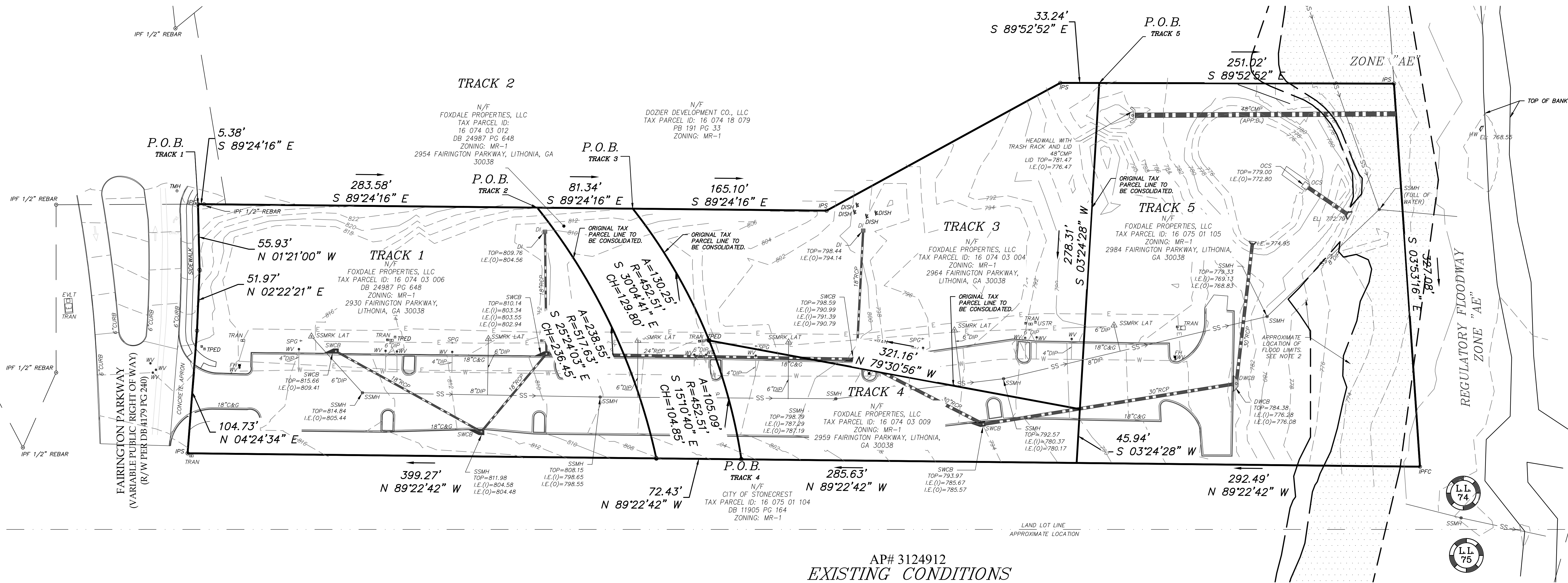
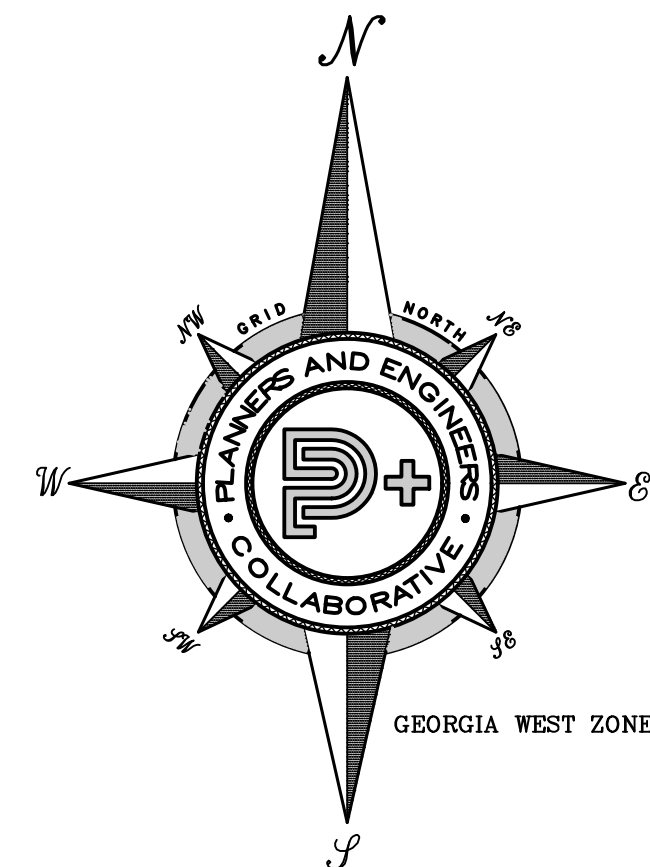
CABLE / TV	SEWER	PAVEMENT MARKING	TELEPHONE
Cable / TV Marker	Grease Trap	Pavement Marking	Telephone Terminal Box
Cable / TV Pedestal	Sanitary Sewer Manhole	Pavement Marking	Telephone Handhole Box
Cable / TV Manhole	Sanitary Sewer Vent Pipe	Turn Arrow Left/Right	Telephone Manhole
Cable / TV Handhole	Sanitary Sewer Marker	Turn Arrow Left	Telephone Cabinet
Cable / TV Cable Box	Sanitary Sewer Force Main Valve	Turn Arrow Right	TRAFFIC
ELECTRIC / POWER	Sanitary Sewer Lift Station	Traffic Arrow Straight	Overhead Traffic Signal
Transformer	SITE / TOPOGRAPHIC FEATURES	Traffic Arrow Straight/Left	Traffic Signal Loop Control Box
Guy Wire	Street Sign	Traffic Arrow U-Turn	Traffic & Crosswalk Signal Pole
Electric Meter	Air Condition Unit	Handicap Pavement Marking	WATER
Power Pole/Utility Pole	Ballard	Bike Lane Pavement Marking	Fire Hydrant
Electric Box	Mailbox	Land Lot Symbol	Irrigation Control Valve
Electric Panel	Satellite Dish		Water Meter
Electric Manhole	Monitoring Well		Fire Department Connection
Electric Handhole	Column		Water Vault
Electric / Power Marker	Camera Pole / Camera		Pressure Irrigation Valve
Spot Light	Bore Hole Location		Water Vent Pipe
FIBER OPTIC	Mile Post		Water Valve Marker
Fiber Optic Marker	Rail Road Mile Post		Water Marker
Fiber Optic Manhole			Water Air Release Valve
Fiber Optic Pedestal			Water Back Flow Preventer
GAS	STORM / DRAINAGE		Sprinkler Head
Gas Meter	Storm Structure Lid		Sprinkler Valve
Gas Valve	Drop Inlet		MISCELLANEOUS UTILITIES
Gas Fill Cap	Catch Basin		Utility Structure
Gas Manhole	Single Wing Catch Basin		
Gas Marker	Double Wing Catch Basin		
Gas Pressure Relief Valve	Weir Inlet		
Gas Vault	Head Wall		
Gas Vent Pipe	Junction Box		
	Curb Inlet		
	Flared-In Section		
	Down Spout		
	Square or Round Outlet Structure		

LINETYPES

PROPERTY	EXISTING OVERHEAD
Adjacent Property	Overhead Wires
Property Line	EXISTING UNDERGROUND
Center of Creek	Cable
FENCE LINES	Electric
Barb Wire Fence	Fiber Optic
Chain Link Fence	Gas
Wood Fence	Telecommunications
Woven Wire Fence	Water
SITE / TOPOGRAPHIC FEATURES	Television
Guardrail	Storm Drainage Line
	Sanitary Sewer

ABBREVIATIONS

APPROX.	Approximate	IPS	Iron Pin Set
#4	1/2" Rebar	LP	Light Pole
C&G	Curb and Gutter	MW	Monitoring Well
CLF	Chain Link Fence	N/F	Now or Formerly
CMP	Corrugated Metal Pipe	OCS	Outlet Control Structure
CO	Clean Out	OTP	Open Top Pipe
CPP	Corrugated Plastic Pipe	PB	Plat Book
CTP	Crimp Top Pipe	PG	Page
DB	Dead Book	PKF	PK Nail Found
DI	Drop Inlet	PKS	PK Nail Set
DE	Drainage Easement	POB	Point of Beginning
EOP	Edge of Pavement	POC	Point of Commencement
EPP	Electric Power Pole	PVC	Polyvinyl Chloride Pipe
EPAN	Electric Panel	RBC	Rebar Capped
ESMT	Easement	RCP	Reinforced Concrete Pipe
FES	Flared End Section	RWM	Right of Way Monument
FFE	Finish Floor Elevation	SSE	Sanitary Sewer Easement
FH	Fire Hydrant	SSMH	Sanitary Sewer Manhole
FLCP	Flag Pole	TRAN	Transformer
FOMRK	Fiber Optic Marker	TIB	Telephone Terminal Box
GA	Georgia	TSIGP	Traffic Signal Pole
GM	Gas Meter	TSIGB	Traffic Signal Loop Control Box
GW	Guy Wire	USTR	Utility Structure
HDR	Hard Road	VCP	Vitrified Clay Pipe
H.W.	Head Wall	W.D.F.	Wood Fence
HW	Headwall	WM	Water Meter
ICV	Irrigation Control Valve	WV	Water Valve
I.E.	Invert Elevation	XP	Crosswalk Signal Pole
IPF	Iron Pin Found		



AP# 3124912
EXISTING CONDITIONS

LOT CONSOLIDATION PLAT
FOR

FOXDALE PROPERTIES, LLC
AP# 3124912

CITY OF STONECREST



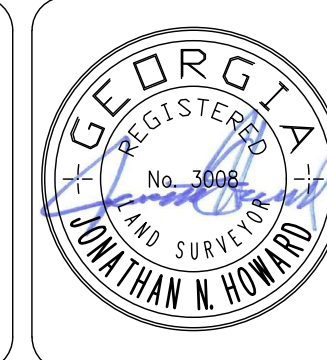
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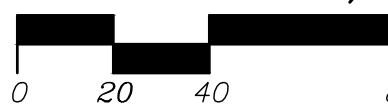
LAND LOT(S)
DISTRICT 16th 74



DEKALB COUNTY
GEORGIA

SHEET 2 OF 3

DRAWN BY: NAV
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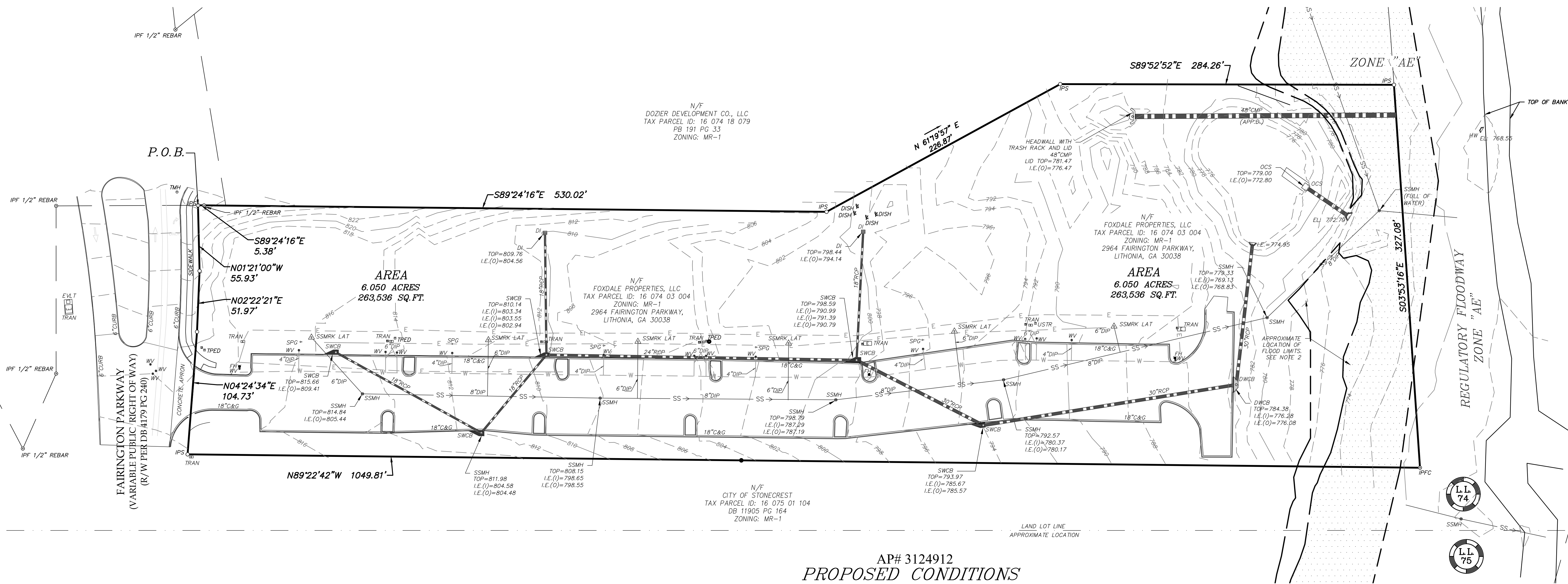
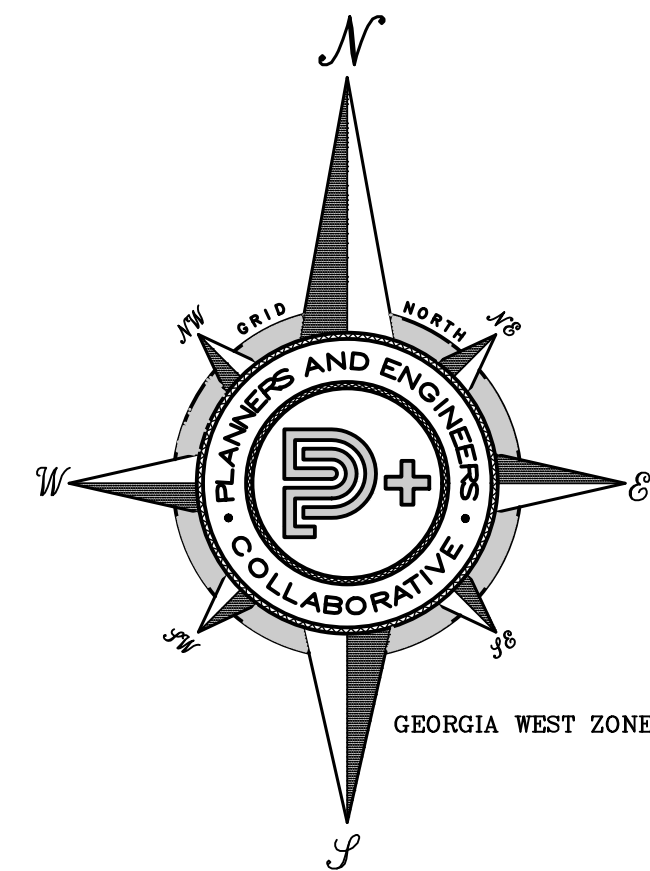
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Fiber Optic Pedestal			Water Back Flow Preventer
GAS	STORM / DRAINAGE	PROPERTY MONUMENTS	Sprinkler Head
Gas Meter	Storm Structure Lid	Right-of-Way Monument Found	Sprinkler Valve
Gas Valve	Drop Inlet	Concrete Monument Found	
Gas Fill Cap	Catch Basin	Iron Pin Set	
Gas Manhole	Single Wing Catch Basin	Iron Pin Found (Rebar found)	
Gas Marker	Double Wing Catch Basin	PK Nail Set	
Gas Pressure Relief Valve	Weir Inlet	PK Nail Found	
Gas Vault	Head Wall	Point	
Gas Vent Pipe	Junction Box	Benchmark	
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AP# 3124912
PROPOSED CONDITIONS

LOT CONSOLIDATION PLAT
FOR

FOXDALE PROPERTIES, LLC
AP# 3124912

CITY OF STONECREST



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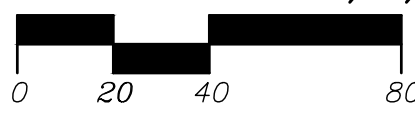
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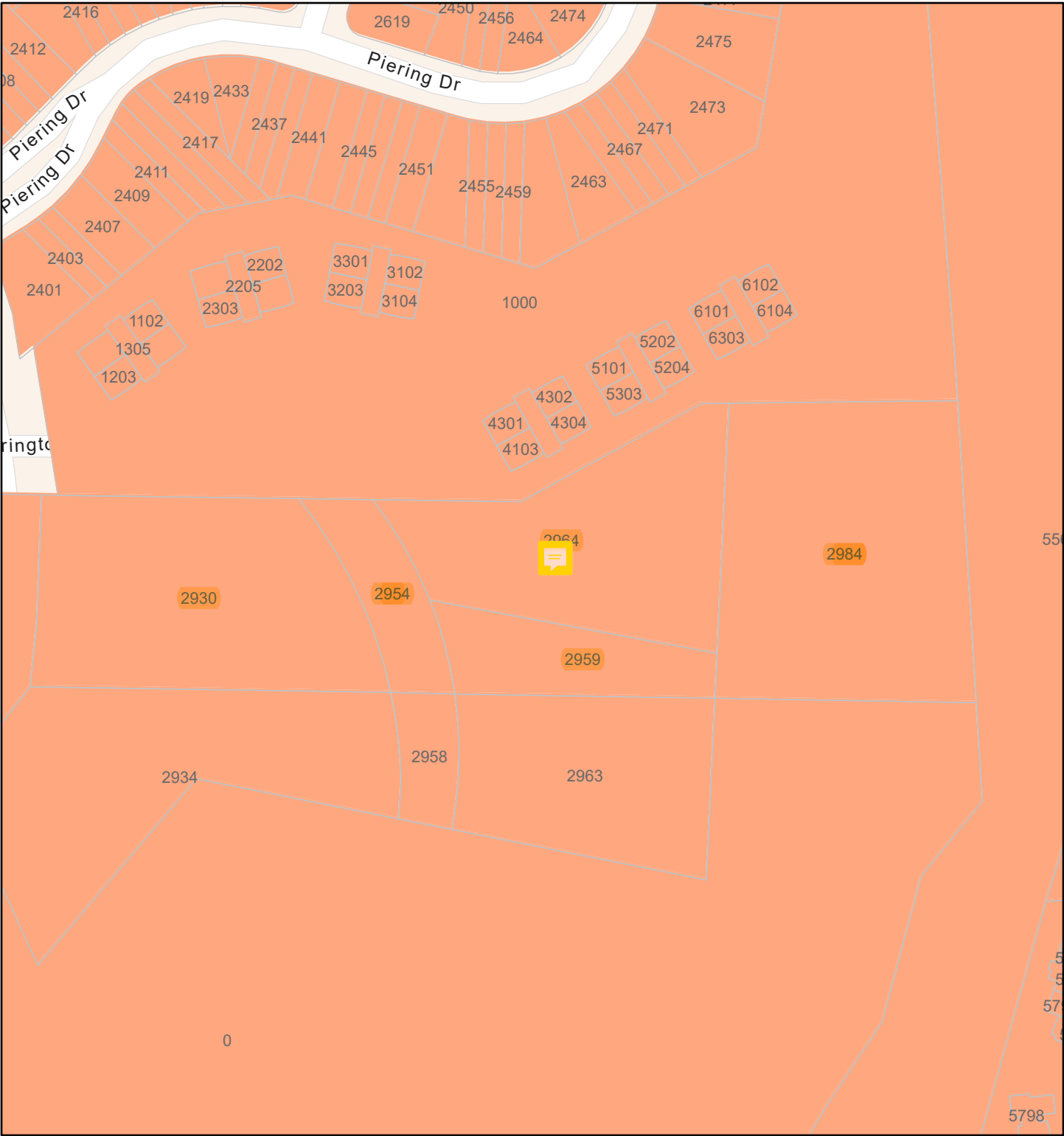
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Web AppBuilder for ArcGIS

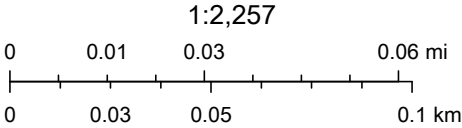


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-  City Limits
-  Stonecrest Parcels

Zoning

-  MR-1 - Med Density Residential



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		KEY: P - Permitted use Pa - Permitted as an accessory use						
Use	RE	RLG	R-100	R-85	R-75	R-60	RSM	MR-1
Dwelling, cottage home						P	P	P
Dwelling, mobile home								
Dwelling, multi-family								P
Dwelling, townhouse							P	P
Dwelling, urban single-family							P	P
High-rise apartment								
Dwelling, single-family (attached)							P	P
Dwelling, single-family (detached)	P	P	P	P	P	P	P	P
Dwelling, three-family							P	P
Dwelling, two-family							P	P

Consolidation Plat Process

