FINAL PLAT
FOR
FLAT ROCK HILLS
PHASE 4B
AP# 3110664

STREET ADDRESS:
5627 BROWNS MILL ROAD
(AKA CREEKWOOD)
LAND LOT 47
16th DISTRICT
DeKalb County, Georgia
City of Stonecrest
TAX PARCEL NUMBER #16-047-03-014
(REFERENCE PARCEL COMBINATION PLAT AP#3088680)
"DEKALB COUNTY LDP DEVELOPMENT PERMIT: AP#3018768"
"DeKalb County Sketch Plat # 21219"

REVISIONS				
NO.	DESCRIPTION	DATE	BY	APPR.

OWNER/DEVELOPER: D.R. HORTON INC.
SUBDIVIDER: 8800 ROSWELL ROAD
SUITE #1000
ATLANTA, GA 30350
PHONE: (470) 774-4884
CONTACT: Jay Coombs

ENGINEER: ACR ENGINEERING, INC.
600 PINNACLE COURT
SUITE 685
NORCROSS, GEORGIA 30071
PHONE: (678) 291-0000
CONTACT: ABBAS HEDAYI

GENERAL NOTES

1. THIS PROPERTY IS SHOWN ON DEKALB COUNTY TAX MAPS AS BEING IN LAND LOT 47 OF THE 16TH LAND DISTRICT.

2. WATER SERVICE PROVIDED BY DEKALB COUNTY DEPARTMENT OF WATERSHED MANAGEMENT. WATER SERVICES ARE INSTALLED FOR ALL LOTS IN THIS UNIT. SERVICE LOCATIONS SHOWN ON THIS PLAT ARE APPROXIMATE.

3. SANITARY SEWER SERVICE (GRAVITY SEWER) PROVIDED BY DEKALB COUNTY DEPARTMENT OF WATERSHED MANAGEMENT.

4. A 75-FOOT TRIBUTARY BUFFER AND 25-FOOT STREAM BUFFER WILL BE MAINTAINED ON ALL STATE WATERS THAT ARE NOT APPROVED FOR A BUFFER ENCROACHMENT VARIANCE BY DEKALB COUNTY OR GEORGIA DEPARTMENT OF NATURAL RESOURCES ENVIRONMENTAL PROTECTION DIVISION.

5. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR COMPLIANCE WITH THE CORPS OF ENGINEERS' REQUIREMENTS REGARDING WETLANDS.

6. ANGULAR BEARINGS SHOWN ARE REFERENCED TO GRID NORTH, GEORGIA WEST ZONE.
VERTICAL DATUM FOR THIS PLAT IS NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.88).
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 279,472 FEET.

7. TOTAL NUMBER OF LOTS IN PHASE 4B = 58 TOTAL PHASE 4B AREA = 29.248 AC.
DISTURBED ACREAGE= 20.008 AC.
ZONING: R-100 (CONSERVATION)
MINIMUM LOT WIDTH = 80 FEET AT R/W (CORNER LOT MIN. WIDTH = 75 FEET)
MINIMUM LOT SIZE = 8,000 SQUARE FEET
MINIMUM SETBACK REQUIREMENTS
FRONT YARD SETBACK - 50 FEET MAJOR THOROUGHFARE
- 40 FEET MINOR THOROUGHFARE
- 35 FEET COLLECTOR STREETS
- 20 FEET INTERIOR STREETS
INTERIOR SIDE YARD SETBACK - 7.5 FEET
REAR YARD - 20 FEET
MAXIMUM BUILDING HEIGHT - 35 FEET
MAXIMUM LOT AREA COVERED BY BUILDINGS - 35%
MINIMUM DWELLING SIZE IS 2,000 SQUARE FEET.

8. COMMON AREAS, CORNER PARKS AND RECREATION AREA ARE OWNED AND MAINTAINED BY A MANDATORY HOMEOWNERS ASSOCIATION.

9. MAXIMUM CUT OR FILL SLOPE 3H:1V.

10. ALL UTILITIES, INCLUDING ELECTRIC SERVICE, ARE LOCATED UNDERGROUND.

11. COVENANTS RECORDED IN DEED BOOK 20381, PAGES 554-633, IN DEKALB COUNTY RECORDS, DATED OCT-05-2007.

12. NO WORK IN RIGHT-OF-WAY, INCLUDING PAVED SURFACES, PERMITTED WITHOUT WRITTEN AUTHORIZATION FROM THE DEKALB COUNTY PUBLIC WORKS DEPARTMENT.

13. AN EASEMENT SHALL EXIST WHICH INCLUDES THE FLOOD PLAIN PLUS FIVE FEET.

14. FOR HOMES LOCATED BELOW THE STREET, A SEWER RELIEF VALVE IS REQUIRED ON CLEAN-OUT OUTSIDE EACH BUILDING AND BELOW THE LOWEST FLOOR ELEVATION. A BACKFLOW CHECK VALVE IS REQUIRED BETWEEN CLEAN-OUT AND THE STRUCTURE.

15. A 10 FT. DRAINAGE EASEMENT EXISTS BETWEEN ALL LOTS AND ALONG THE PERIMETER BOUNDARY LINES OF THE SUBDIVISION EXCEPT WHERE SHOWN OTHERWISE.

16. DEKALB COUNTY SANITATION DEPARTMENT IS NOT RESPONSIBLE FOR TRASH PICK-UP ON PRIVATE STREETS.

17. EASEMENTS FOR STORM DRAINS AND SANITARY SEWER LINES SHALL BE CENTERED ON THE PIPES.

18. INDIVIDUAL RESIDENTIAL BUILDERS, IN A SUBDIVISION WHERE A NOTICE OF INTENT (NOI) IS REQUIRED TO COMPLY WITH FEDERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) REGULATIONS, MUST ALSO FILE A NOI AND A NOTICE OF TERMINATION (NOT) WITH THE GEORGIA DEPT. OF NATURAL RESOURCES, ENVIRONMENTAL PROTECTION DIVISION (EPD). A STORM WATER POLLUTION PREVENTION PLAN MUST BE DEVELOPED AND IMPLEMENTED.

19. THE OWNER/DEVELOPER IS RESPONSIBLE FOR PROVIDING LONG SIDE AND SHORT SIDE WATER SERVICE LINES EXTENDED PAST ON OUTSIDE THE SIDEWALK.

20. SUBSEQUENT BUILDERS AND DEVELOPERS OF INDIVIDUAL LOTS SHALL MAKE PROVISIONS TO CONDUCT LOT GENERATED SURFACE WATERS TO THE DRAINAGE FACILITIES PROVIDED BY THE DEVELOPER WITHOUT UNAUTHORIZED DISCHARGE ONTO ADJACENT LOTS.

21. INERT LANDFILLS ON THE BURYING OF CONSTRUCTION DEBRIS, TREE STUMPS AND TOPS OR ANY OTHER REFUSE IS PROHIBITED EXCEPT IN M-2 INDUSTRIAL DISTRICT PER LAND DEVELOPMENT ORDINANCE CHAPTER 14, ARTICLE II, SECTION 14-37 (B) (6).

22. SIDEWALKS ARE REQUIRED FOR THIS SUBDIVISION.

23. A 10' LANDSCAPE BUFFER EXISTS ON ALL DOUBLE FRONTAGE LOTS. EXTERNAL LOTS SHALL HAVE THE BUFFER ON THE EXTERNAL STREET FRONTAGE. INTERNAL LOTS' BUFFERS SHALL BE ON THE STREET(S) WHICH IS/ARE NOT THE PRIMARY ACCESS STREET(S) OR THE STREET TO THE REAR OF THE HOUSE.

24. WATERS OF THE UNITED STATES, INCLUDING LAKES AND ADJACENT WETLANDS, SHOWN ON THE PLAT ARE UNDER THE JURISDICTION OF THE ARMY CORPS OF ENGINEERS. LOT OWNERS ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE WETLAND AREAS WITHOUT EPD AUTHORIZATION.

25. SITE PLANS ARE REQUIRED FOR THE FOLLOWING LOTS IN THIS UNIT. ALL LOTS:

26. ALL BUILDINGS LOCATED ADJACENT TO THE INTERMEDIATE REGIONAL FLOODPLAIN SHALL BE CONSTRUCTED SO THAT ALL PORTIONS OF THE STRUCTURE, INCLUDING THE BASEMENT FLOOR OR CRAWL AREAS, SHALL BE NOT LESS THAN THREE FEET ABOVE THE INTERMEDIATE REGIONAL FLOOD ELEVATIONS.

27. LOTS THAT WILL REQUIRE FILL DEPTH OF TWO (2) FEET OR GREATER BETWEEN THE ROAD RIGHT-OF-WAY AND REAR BUILDING LINE AT THE TIME OF FUTURE LOT GRADING WILL REQUIRE A COMPACTION CERTIFICATION SEALED BY A REGISTERED PROFESSIONAL GEOTECHNICAL ENGINEER TO BE SUBMITTED AT THE TIME OF BUILDING PERMITS APPLICATION.

28. THE HOA IS RESPONSIBLE FOR THE MAINTENANCE OF THE STORM WATER DETENTION FACILITY AND THE STORM DRAINAGE SYSTEM.

29. DEKALB COUNTY SHALL BE RESPONSIBLE SOLELY FOR THE 8 INCH SANITARY SEWER SERVICE LATERAL PIPE UP TO THE CLEAN OUT, AND THE 8 INCH WATER MAIN.

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

31. THE DEVELOPMENT TYPE FOR FLAT ROCK HILLS PHASE 4B IS SINGLE FAMILY DETACHED.

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 apriate 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 erty 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 sent forth in O.C.G.A. Section 15-6-67.

Georgia Registered Land Surveyor No. 3082 Date
ACR Engineering, Inc.

GEORGIA REGISTERED No. 3082 LAND SURVEYOR THOMAS M. HIPP

SURVEYORS ACKNOWLEDGEMENT

IN MY OPINION, THIS PLAT, DRAWN BY ME OR UNDER MY SUPERVISION, WAS MADE FROM 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. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 281,272 FEET.

RLS. NO. GA 3082

THOMAS M. HIPP
ACR ENGINEERING, INC.

OWNER'S ACKNOWLEDGEMENT

I, D.R. HORTON, INC., 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, RIGHTS-OF-WAY, WATER MAINS AND SEWER LINES SHOWN HEREON IN FEE SIMPLE TO DEKALB COUNTY, 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 THE CITY OF STONECREST FROM ANY AND ALL CLAIMS, DAMAGES OR DEMANDS ARISING ON ACCOUNT OF THE DESIGN, CONSTRUCTION AND MAINTENANCE OF THE ERTY SHOWN HEREON; ON ACCOUNT OF THE ROADS, FILLS, EMBANKMENTS, DITCHES, CROSS-DRAINS, CULVERTS, WATER MAINS, SEWER LINES AND BRIDGES WITHIN DEED RIGHTS-OF-WAY AND EASEMENTS SHOWN, AND ON ACCOUNT OF BACKWATER, THE COLLECTION AND DISCHARGE OF SURFACE WATER, OR CHANGING OF COURSES OF STREAMS. AND FURTHER THE OWNER WARRANTS THAT HE OWNS FEE SIMPLE TITLE TO THE ERTY SHOWN HEREON AND AGREES THAT THE CITY OF STONECREST SHALL NOT BE LIABLE TO HIMHER, HISHER 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 WATER 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 THE 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:	2.91	ACRES
DRAINAGE EASEMENT:	0.45	ACRES
PUBLIC ACCESS / PEDESTRIAN EASEMENTS:	0	ACRES
PUBLIC WATER / SEWER EASEMENTS TO DEKALB COUNTY	0.13	ACRES
ACCESS EASEMENT:	0	ACRES

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS____ DAY OF_____, 2022 .

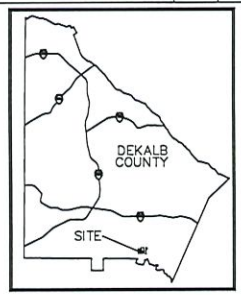
D.R. HORTON, OWNER WITNESS

NOTARY PUBLIC
MY COMMISSION EXPIRES: WITNESS

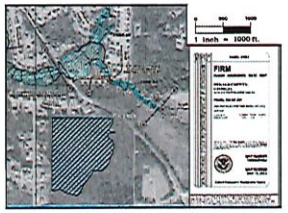
ASSISTANT SECRETARY NOTARY PUBLIC

ACR JOB NO. 14021
PREPARED BY:
ACR ENGINEERING, INC.
600 PINNACLE COURT
SUITE 685
NORCROSS, GEORGIA 30071
(678) 291-0000

VICINITY MAP SCALE 1"=2000'



NOTE:
THIS PHASE 4B INCLUDES THE FOLLOWING LOTS:
28-42
59-101
(TOTAL 58 LOTS IN PHASE 4B)



NO PORTION OF THIS PROPERTY LIES WITHIN A DESIGNATED FLOOD PRONE AREA AS PER F.I.R.M. COMMUNITY PANELS 13089C0165J DeKalb County, GEORGIA EFFECTIVE DATED MAY 16, 2013.

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, RIVERS OR DRAINAGE FEATURES. A DRAINAGE EASEMENT IS HEREBY ESTABLISHED FOR THE PURPOSE OF PROVIDING FOR THE EMERGENCY PROTECTION OF THE FREE FLOW OF SURFACE WATERS ALONG ALL WATERCOURSES AS ESTABLISHED BY 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 JUDGEMENT OF THE STAFF AND DIRECTOR, IS POTENTIALLY INJURIOUS TO LIFE, CITY 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 ERTY(IES) OR THE LANDS THAT GENERATED THE CONDITIONS.

NOTE: STREAM BUFFERS ARE TO REMAIN IN A NATURAL AND UNDISTURBED CONDITION.

NOTE: STRUCTURES, OTHER THAN APPROVED STORM STRUCTURES, ARE NOT ALLOWED IN DRAINAGE EASEMENTS.

DEVELOPMENT SERVICES PERMITTING DISCLAIMER:

The approval of these plans and the issuance of this Land Disturbance Permit does not in any way suggest that all other requirements for the legal or apriate operations for this activity, which may require additional permitting, have been met. The onus is on the owner/developer/builder to discover what additional permitting or approvals may be necessary to operate from this point in an apriate and legal manner. Plan approval or permit issuance does not absolve the applicant from complying with all applicable laws, policies, standards or other permits which may be required for this project.

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PLAT APPROVAL

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

DEKALB COUNTY DEPARTMENT OF WATERSHED MANAGEMENT

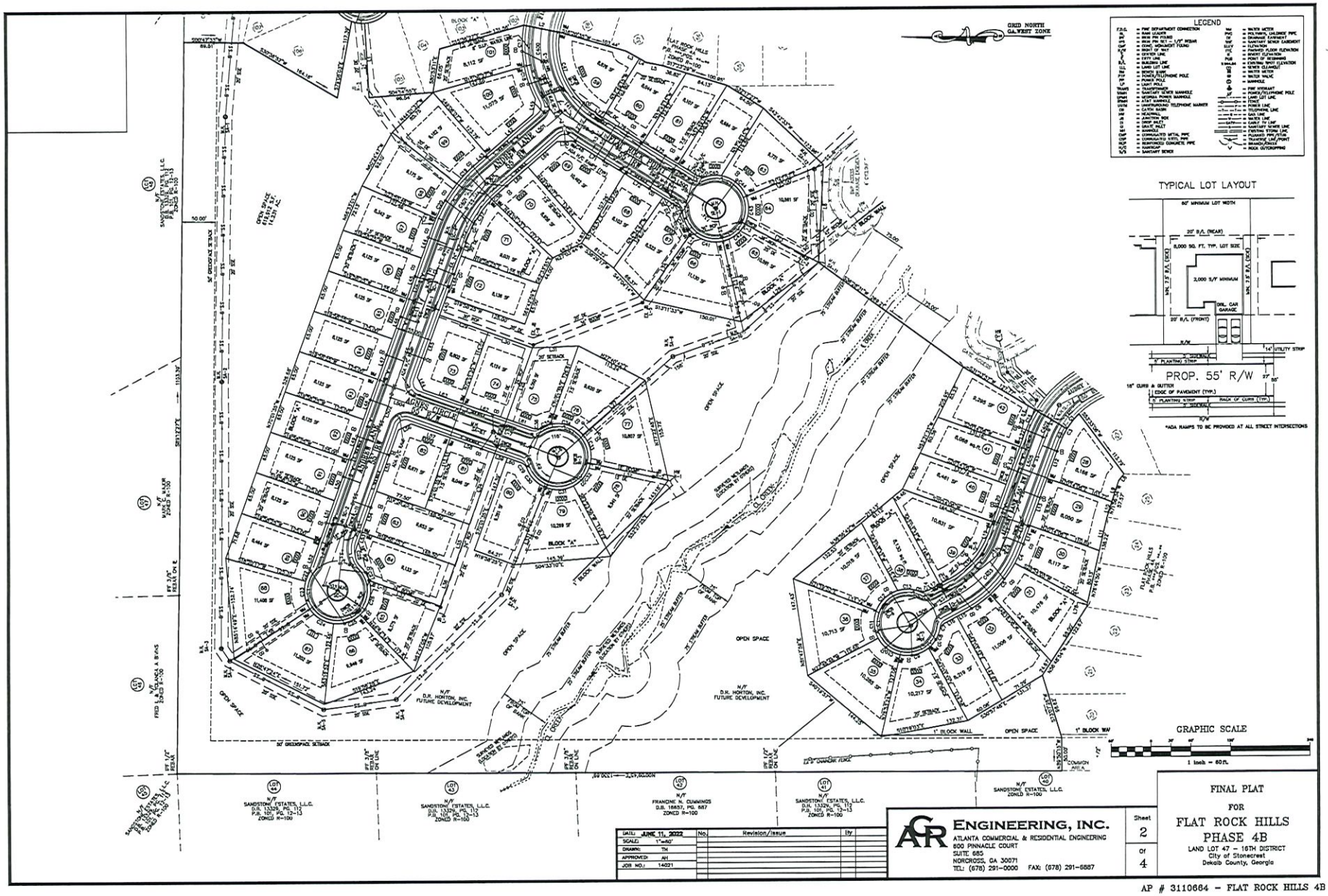
I CERTIFY THAT THE DEVELOPER HAS COMPLIED WITH THE POTABLE WATER REQUIREMENTS AND THE SANITARY SEWER REQUIREMENTS.

THIS_____ DAY OF _____, 20__

DIRECTOR
DEPARTMENT OF WATERSHED MANAGEMENT

THE FIRM OF ACR ENGINEERING, INC. DOES NOT CERTIFY TO THE ACCURACY OR THE LOCATION OF ANY UNDERGROUND UTILITIES EITHER SHOWN OR NOT SHOWN HEREON. CONTACT THE UTILITIES PROTECTION CENTER AT 1-800-282-7411 PRIOR TO ANY CONSTRUCTION.

DRAWING: 14021 FM 4B FINALING	Sheet 1
DATE: JUNE 11, 2022	OF 4



DATE: JUNE 11, 2022	No.	Revision/Issue	By
SCALE: 1"=60'			
DRAWN: TN			
APPROVED: AH			
JOB NO.: 14021			

ACR ENGINEERING, INC.
ATLANTA COMMERCIAL & RESIDENTIAL ENGINEERING
600 PINNACLE COURT
SUITE 685
NORCROSS, GA 30071
TEL: (678) 291-0000 FAX: (678) 291-6887

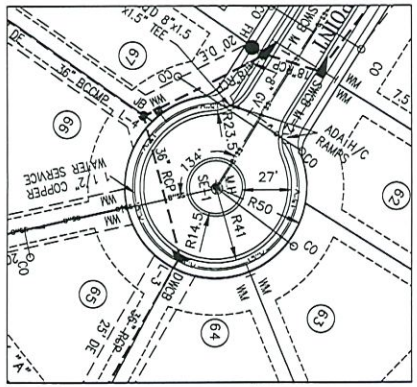
Sheet 2 of 4

FINAL PLAT
FOR
FLAT ROCK HILLS PHASE 4B
LAND LOT 47 – 16TH DISTRICT
City of Stonecrest
Dekalb County, Georgia

AP # 3110664 – FLAT ROCK HILLS 4B

PIPE CHART FOR FLAT ROCK HILLS PHASE 4B SUBDIVISION - 25 YR STORM

		Structure		Drainage Area		INDV.	WEIGHTED	INDV.	TOTAL	Vel.	Size	Length	Slope	Pipe	INVERT ELEV	GUTTER SPREAD
PIPE	STRUCT.															
P-30	SWCB	L-12	L-11	0.48	0.48	0.90	0.90	2.02	2.23	4.7	18	46	1.00	RCP	820.73 - 820.28	5.0
P-31	SWCB	L-11	L-10	0.39	0.87	0.60	0.84	3.16	4.41	4.7	18	80	1.00	RCP	820.28 - 819.00	4.7
P-37	JB	L-10	L-9	0.00	1.83	0.90	0.93	0.00	9.32	4.8	24	114	1.00	DCMP	818.50 - 817.37	N/A
P-30	JB	L-9	L-8	0.00	1.83	0.90	0.93	0.00	9.32	4.8	24	250	1.00	RCP	817.37 - 814.80	N/A
P-35	SWCB	L-8	L-7	0.29	2.12	0.90	0.94	1.35	10.67	12	24	30	1.00	RCP	814.00 - 814.30	N/A
P-34	SWCB	L-7	L-6	0.25	2.37	0.90	0.94	1.16	11.83	5.0	21	133	1.00	RCP	813.30 - 813.18	2.5
P-33	JB	L-6	L-5	0.00	2.37	0.90	0.94	0.00	10.65	6.6	30	175	1.00	DCMP	812.18 - 810.43	2.5
P-44	DWCB	L-10.1	L-10	0.96	0.96	0.55	0.55	1.92	4.91	6.0	18	50	1.00	RCP	819.50 - 819.00	N/A
P-51	JB	L-4	L-3	0.00	8.61	0.50	0.55	0.00	4.08	10.0	36	80	1.00	RCP	809.18 - 808.38	N/A
P-45	SWCB	M-4	M-3	0.67	0.67	0.50	0.50	2.00	2.00	3.5	18	37	1.00	RCP	837.95 - 837.67	5.4
P-42	SWCB	M-3	M-2	0.73	1.39	0.50	0.50	3.39	6.28	11.0	18	200	5.50	RCP	832.62 - 821.55	0.1
P-41	SWCB	M-2	M-1	0.62	2.24	0.50	0.50	3.88	5.79	5.5	18	37	1.75	RCP	821.55 - 820.99	5.4
P-40	SWCB	M-1	L-1	0.32	2.57	0.50	0.50	1.95	8.23	6.7	18	11	1.00	RCP	820.99 - 820.77	3.0
P-43	DWCB	N-1	L-6	0.66	4.67	0.55	0.58	3.38	24.02	9.5	24	104	1.00	RCP	822.50 - 819.80	8.0
P-53	DWCB	N-1.1	N-1	1.00	1.00	0.90	0.90	4.05	4.65	4.6	18	30	1.00	RCP	824.36 - 824.06	8.0
P-50	DWCB	O-7	O-6	1.00	1.00	0.50	0.50	4.65	4.65	4.6	18	93	0.50	RCP	825.08 - 824.57	8.0
P-58	SWCB	O-6	O-5	0.57	3.15	0.65	0.56	1.90	11.22	5.0	24	80	1.00	RCP	824.07 - 823.27	3.5
P-57	JB	O-5	O-4	0.00	2.13	0.90	0.56	0.00	11.22	5.0	24	152	1.00	RCP	823.27 - 822.15	N/A
P-56	SWCB	O-4	O-3	0.60	3.25	0.65	0.57	3.03	17.17	5.6	24	136	1.00	RCP	821.65 - 820.29	3.5
P-55	JB	O-3	O-2	0.00	3.25	0.90	0.57	0.00	17.17	5.0	30	61	2.93	DCMP	817.79 - 815.90	N/A
P-54	JB	O-2	O-1	0.00	3.25	0.90	0.57	0.00	17.17	5.0	30	47	1.00	DCMP	806.90 - 806.05	N/A
P-63	SWCB	O-6.1	O-6	0.90	0.90	0.50	0.50	2.33	2.33	4.7	18	56	1.00	RCP	829.88 - 829.32	6.4
P-60	SWCB	O-6.1	O-6	0.83	0.83	0.60	0.60	2.63	2.63	3.7	18	31	1.00	RCP	829.63 - 829.32	8.0
P-68	DWCB	R-3	R-2	1.11	1.11	0.90	0.90	5.16	5.16	10.0	18	104	4.79	RCP	806.53 - 801.08	6.6
P-67	JB	R-2	R-1	0.00	1.11	0.90	0.90	0.00	5.16	4.0	18	26	1.00	DCMP	797.79 - 797.52	N/A



LOT SUMMARY PHASE 4B					LOT WIDTH	
LOT NO.	BLOCK	ADDRESS	SQ. FT.	REDUCTION	WIDTH AT R/W	WIDTH AT SB
28	A	**** AUDRY LANE	8,164	5826	104.0	96.2
29	A	**** AUDRY LANE	8,050	5950	75.5	75.5
30	A	**** AUDRY LANE	8,116	5884	65.9	64.0
31	A	**** AUDRY LANE	10,476	4522	66.0	67.4
32	A	**** AUDRY LANE	11,006	3994	66.7	65.9
33	A	**** AUDRY LANE	9,218	5782	64.5	66.7
34	A	**** AUDRY LANE	10,218	4782	45.7	63.8
35	A	**** AUDRY LANE	10,295	4712	42.9	63.9
36	A	**** AUDRY LANE	10,714	4286	42.9	64.0
37	A	**** AUDRY LANE	10,816	4184	45.8	63.1
38	A	**** AUDRY LANE	9,129	5871	66.5	67.8
39	A	**** AUDRY LANE	10,833	4167	107.0	118.6
40	A	**** AUDRY LANE	9,461	5539	68.0	68.0
41	A	**** AUDRY LANE	9,068	5932	68.0	68.0
42	A	**** AUDRY LANE	9,296	5704	66.2	64.6
59	A	**** FLAT ROCK POINT	8,676	6324	153.1	152.5
60	A	**** FLAT ROCK POINT	8,043	6957	71.5	71.5
61	A	**** FLAT ROCK POINT	8,136	6864	62.0	62.0
62	A	**** FLAT ROCK POINT	8,684	6316	75.6	82.4
63	A	**** FLAT ROCK POINT	9,790	5210	58.4	65.3
64	A	**** FLAT ROCK POINT	10,590	4410	43.4	64.8
65	A	**** FLAT ROCK POINT	10,590	4410	43.4	64.8
66	A	**** FLAT ROCK POINT	11,138	3862	30.7	72.2
67	A	**** FLAT ROCK POINT	8,323	6677	79.4	66.6
68	A	**** FLAT ROCK POINT	8,283	6717	68.2	68.0
69	A	**** FLAT ROCK POINT	10,490	4510	69.6	77.2
70	A	**** ANDREW LANE	8,956	5044	70.8	71.0
71	A	**** ANDREW LANE	9,231	3769	97.5	89.0
72	A	**** ANDREW LANE	8,136	5864	65.0	65.0
73	A	**** AGNES CIRCLE	8,801	6199	73.1	77.5
74	A	**** AGNES CIRCLE	8,124	6876	79.6	73.6
75	A	**** AGNES CIRCLE	8,060	6940	68.9	66.7
76	A	**** AGNES CIRCLE	9,600	5278	54.4	65.5
77	A	**** AGNES CIRCLE	10,896	4104	46.8	78.0
78	A	**** AGNES CIRCLE	9,341	5659	43.5	65.1
79	A	**** AGNES CIRCLE	10,269	4731	43.5	65.1
80	A	**** AGNES CIRCLE	9,261	5739	75.0	75.0
81	A	**** AGNES CIRCLE	8,046	6954	71.0	71.0
82	A	**** AGNES CIRCLE	8,670	6330	73.1	77.5
83	A	**** ANDREW LANE	9,650	5347	65.0	65.0
84	A	**** ANDREW LANE	9,135	3968	81.1	78.7
85	A	**** ANDREW LANE	8,374	6626	55.7	60.3
86	A	**** ANDREW LANE	9,948	5052	43.5	65.0
87	A	**** ANDREW LANE	11,281	3719	43.5	65.0
88	A	**** ANDREW LANE	11,487	3513	43.5	65.0
89	A	**** ANDREW LANE	8,464	6536	63.8	65.0
90	A	**** ANDREW LANE	8,125	6875	65.0	65.0
91	A	**** ANDREW LANE	8,125	6875	65.0	65.0
92	A	**** ANDREW LANE	8,125	6875	65.0	65.0
93	A	**** ANDREW LANE	8,125	6875	65.0	65.0
94	A	**** ANDREW LANE	8,125	6875	65.0	65.0
95	A	**** ANDREW LANE	8,125	6875	65.0	65.0
96	A	**** ANDREW LANE	8,125	6875	65.0	65.0
97	A	**** ANDREW LANE	8,240	6760	63.6	65.0
98	A	**** ANDREW LANE	9,176	5824	59.9	65.6
99	A	**** ANDREW LANE	9,174	5826	64.0	67.8
100	A	**** ANDREW LANE	11,275	3725	63.7	97.6
101	A	**** ANDREW LANE	9,112	6888	62.6	61.8
TOTAL			531,568	338,433		

	SQ. FT.	REDUCTION
PHASE 4A LOTS	854,491	560,509
PHASE 4B LOTS	531,568	338,433
PHASE 4 TOTAL LOT AREAS	1,386,079	898,942

PHASE 4B
ADDITIONAL AREAS

COMMON AREA	619,912 SF.	14.231 ACRES
STREET R/W	187,544 SF.	4.283 ACRES

TOTAL PHASE 4B 29.248 ACRES (1,274,039 SF)

STREET CENTERLINE LINE AND CURVE CHARTS

FLAT ROCK POINT

CURVE TABLE

CURVE	RADIUS	LENGTH	CHD.BRG.	CHD. DIST.	TANGENT
C400	150.00	178.32	S83°31'14"W	168.34	99.94'

LINE TABLE

LINE	BEARING	DISTANCE
L500	S32°10'45"W	228.75

ANDREW LANE

CURVE TABLE

CURVE	RADIUS	LENGTH	CHD.BRG.	CHD. DIST	TANGENT
C401	200.00	101.68	N52°27'44"W	100.59	51.98'

LINE TABLE

LINE	BEARING	DISTANCE
L501	N40°53'33"W	155.79
L502	N72°01'35"W	563.46
L503	N13°58'25"E	22.50

AGNES CIRCLE

LINE TABLE

LINE	BEARING	DISTANCE
L504	S19°06'25"W	267.15

AUDRY CIRCLE

CURVE TABLE

CURVE	RADIUS	LENGTH	CHD.BRG.	CHD. DIST	TANGENT
C402	150.00	29.50	N83°37'14"W	29.51	14.83'
C403	150.00	109.49	S48°31'11"E	107.08	57.32'

LINE TABLE

LINE	BEARING	DISTANCE
L505	N89°43'54"W	165.46
L506	N07°06'08"W	87.81

PHASE 4B

LINE TABLE (LOTS)

LINE	BEARING	DISTANCE
L1	S87°00'34"W	112.39
L2	S11°47'43"W	55.04
L3	S29°00'45"W	23.38
L4	S32°47'00"W	11.01
L5	S12°07'18"W	26.50
L6	N88°23'30"W	147.03
L7	S31°31'25"W	55.00
L8	N20°48'34"W	12.88
L9	N71°38'34"W	33.17
L10	S71°38'34"E	25.39
L11	N78°44'30"W	51.91
L12	N88°43'54"W	105.87
L13	N89°43'54"W	75.10
L14	N89°43'54"W	34.10
L15	S27°36'28"E	18.00
L16	S27°36'28"E	20.63
L17	S27°36'28"E	21.02
L18	S27°36'28"E	17.91
L19	N88°43'54"W	20.22
L20	N88°43'54"W	60.00
L21	N88°43'54"W	60.00
L22	N88°43'54"W	26.24
L23	S27°36'28"E	125.00
L24	S77°33'47"W	125.00
L25	N34°34'47"W	125.00
L26	N20°01'35"W	115.00
L27	N41°09'35"W	125.00
L28	S27°16'42"E	147.03
L29	S13°36'25"W	77.50
L30	S13°36'25"W	70.63
L31	N20°00'35"W	68.98
L32	S12°32'5"W	119.97
L33	N87°43'08"W	125.03
L34	S70°01'35"E	113.53
L35	S70°01'35"E	65.00
L36	S70°01'35"E	65.00
L37	S70°01'35"E	113.50
L38	S33°28'17"E	134.85
L39	S39°01'17"W	124.52
L40	N70°01'35"W	30.00
L41	N20°01'35"W	23.20
L42	N60°01'35"W	91.44
L43	N40°01'35"W	24.00
L44	N70°01'35"W	47.93
L45	N70°01'35"W	65.00
L46	N70°01'35"W	65.00
L47	N70°01'35"W	65.00
L48	N70°01'35"W	65.00
L49	N70°01'35"W	65.00
L50	N70°01'35"W	65.00
L51	N70°01'35"W	65.00
L52	N70°01'35"W	60.56
L53	S70°01'35"E	29.28
L54	S70°01'35"E	65.00
L55	S70°01'35"E	98.33
L56	N23°01'35"W	21.21
L57	N19°36'25"E	62.50
L58	N19°36'25"E	71.00
L59	N19°36'25"E	20.00
L60	N19°36'25"E	21.37
L61	S19°36'25"W	42.34
L62	S19°36'25"W	70.63
L63	S19°36'25"W	62.50
L64	S64°36'25"W	21.21
L65	N70°01'35"W	100.02
L66	N70°01'35"W	65.00
L67	N70°01'35"W	25.13
L68	N52°23'53"W	57.48
L69	N52°23'53"W	57.98
L70	S01°33'54"E	23.20
L71	S32°10'45"E	82.64
L72	S32°10'45"E	88.13
L73	S32°10'45"E	26.60
L74	S32°10'45"E	33.88
L75	S32°10'45"E	62.00
L76	S32°10'45"E	71.50
L77	S32°10'45"E	10.21
L78	N78°44'30"W	8.56

PHASE 4B

CURVE TABLE (LOTS)

CURVE	RADIUS	LENGTH	CHD.BRG.	CHD. DIST
C1	122.50	28.32	S81°21'12"E	28.26
C2	122.50	24.14	N84°37'14"W	24.10
C3	122.50	53.45	N57°53'52"W	53.03
C4	177.50	28.95	S69°28'50"E	28.92
C5	177.50	60.00	S51°24'34"E	59.71
C6	177.50	42.72	S34°50'10"E	42.62
C7	15.00	12.87	N32°31'30"W	12.48
C8	50.00	33.03	S58°11'06"E	32.43
C9	50.00	45.75	S13°04'45"E	44.13
C10	50.00	42.88	S37°28'55"W	41.56
C11	50.00	42.88	S80°48'55"W	41.56
C12	50.00	45.82	N12°43'39"W	44.23
C13	50.00	32.63	N02°31'55"E	32.05
C14	15.00	12.87	S02°32'08"E	12.48
C15	122.50	89.42	S48°51'11"E	87.46
C16	177.50	34.97	N84°37'14"W	34.91
C17	177.50	62.58	S88°47'02"W	62.23
C18	177.50	82.14	S73°58'02"W	81.45
C19	227.50	46.03	N43°36'20"W	45.95
C20	227.50	54.92	N55°31'30"W	54.75
C21	227.50	15.71	N88°02'55"W	15.70
C22	50.00	3.17	N73°30'39"W	3.17
C23	50.00	43.47	S81°28'00"W	42.11
C24	50.00	43.47	S13°33'00"W	42.11
C25	50.00	43.47	S18°11'06"E	42.11
C26	50.00	55.88	S74°39'36"E	52.85
C27	50.00	25.79	N56°18'40"E	25.50
C28	15.00	28.98	S25°45'45"W	24.39
C29	15.00	12.87	N44°30'27"E	12.48
C30	50.00	40.92	S43°51'42"W	39.79
C31	50.00	43.50	S02°40'35"E	42.14
C32	50.00	43.50	S32°31'34"E	42.14
C33	50.00	46.81	N35°52'40"E	45.12
C34	50.00	54.44	N17°42'08"E	51.79
C35	50.00	13.72	N21°50'02"W	13.68
C36	15.00	12.87	S04°28'32"E	12.48
C37	173.50	72.41	N58°00'06"W	71.88
C38	173.50	15.29	N47°28'15"W	15.29
C39	15.00	12.87	N58°55'42"E	12.48
C40	50.00	50.83	S83°33'36"W	50.44
C41	50.00	50.92	S18°46'03"W	48.74
C42	50.00	43.38	S37°18'42"E	42.01
C43	50.00	43.38	S85°37'32"E	42.01
C44	50.00	50.43	N30°32'11"E	48.32
C45	50.00	23.91	N03°37'20"W	23.68
C46	15.00	12.87	S07°28'42"W	12.48
C47	122.50	142.91	S83°35'58"W	134.94
C48	177.50	9.81	S33°45'45"W	9.81

DATE: JUNE 11, 2022	No.	Revision/Issue	By	
SCALE: N/A				
DRAWN: TH				
APPROVED: AH				
JOB NO.: 14031				

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Sheet 4 of 4

FINAL PLAT
FOR
FLAT ROCK HILLS
PHASE 4B
LAND LOT 47 – 16TH DISTRICT
City of Stonecrest
Dekalb County, Georgia

AP # 3110664 – FLAT ROCK HILLS 4B