PRELIMINARY PLAT FOR:
FLAT ROCK VILLAGE
CONCEPT: AUGUST 28, 2021
PRELIMINARY: OCTOBER 28, 2022

REVISED: 10-26-2021 TO RELOCATE THE DRIVE ON LOT 2 AND REMOVE THE DRIVES ON LOTS 10 & 18.
REVISED: 02-11-2022 TO ADDRESS COUNTY COMMENTS
REVISED: 04-15-2022 TO RECONFIGURE LOTS
REVISED: 11-16-2022 TO ADDRESS COUNTY COMMENTS

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.

DATED THIS__________ DAY OF __________.

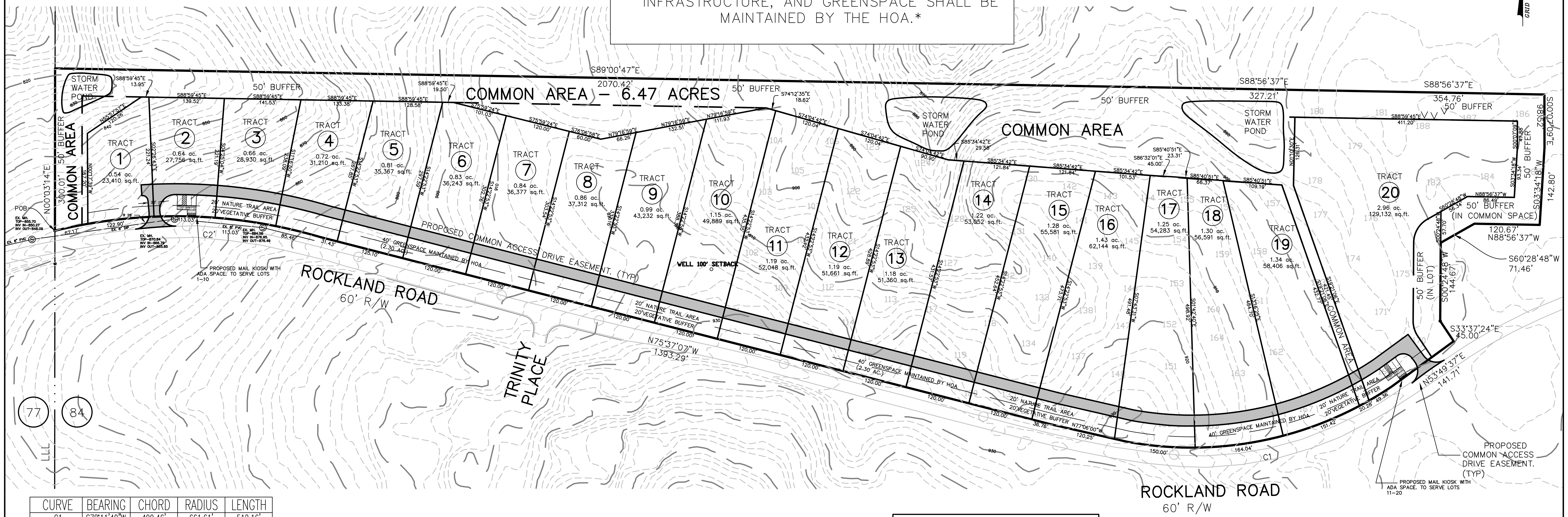
BY: ______________________
[MAYOR AS DESIGNEE OF GOVERNING AUTHORITY]

ALL COMMON AREAS, MAILBOX, KIOSK, COMMON DRIVEWAYS, STORMWATER, DRAINAGE AND INFRASTRUCTURE, AND GREENSPACE SHALL BE MAINTAINED BY THE HOA.

THIS PRELIMINARY PLAT HAS BEEN SUBMITTED TO AND ACCEPTED BY THE COMMUNITY DEVELOPMENT DEPARTMENT 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.

____
DIRECTOR OF PLANNING & ZONING

____
DATE



CURVE	BEARING	CHORD	RADIUS	LENGTH
C1	S78°11'40"W	499.46'	661.61'	512.16'
C2	N88°36'23"W	491.13'	944.22'	496.85'

GEORGIA REGISTERED No. 25866 PROFESSIONAL ENGINEER MARK H. WALTON

PATRICK & ASSOCIATES, INC.
SURVEYING & ENGINEERING
928 BLACKLAWN ROAD
CONYERS, GEORGIA 30094
PHONE: (770) 483-9745

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COVINGTON GA 30015
soilprofiles@gmail.com
PH 770-842-9895

J. SHANNON HUDGINS
GA DHR SOIL CLASSIFIER #147

LEVEL: 3 (1=RECON, 2=PRELIMINARY, 3=HIGH INTENSITY, 4=SPECIAL STUDY)
DATE MAPPED : MAY 12, 2021 *COUNTY: DEKALB*
SCALE: 1"=100'
CLIENT: TEMPLARIUS DEVELOPMENT *PROJECT: FLATROCK VILLAGE BLOCK 5, 6, 7, AND 8*

ANY ALTERATIONS OR ADDITIONS MADE TO THIS REPORT WITHOUT THE WRITTEN APPROVAL OF SHANNON HUDGINS AND SOIL PROFILES, INC. VOIDS THE SEAL SHOWN HEREON AND REMOVES ANY LIABILITY ON THE PART OF SOIL PROFILES, INC. ASSOCIATED WITH THIS PROJECT. THIS REPORT IS THE PROFESSIONAL OPINION OF SOIL PROFILES, INC. PERTAINING ONLY TO THE CLASSIFICATION AND MAPPING OF SOILS REPORTED HEREIN, AND IS NOT A GUARANTEE OF THE PERFORMANCE OF ANY WASTE DISPOSAL SYSTEM. SOIL PROFILES, INC. DOES NOT DESIGN, INSTALL, MAINTAIN, OR PERMIT ON-SITE WASTE DISPOSAL SYSTEMS. SOIL RECOMMENDATIONS ARE BASED UPON SOILS AS MAPPED ON REPORT DATE. ALL WORK MEETS OR EXCEEDS THE GEORGIA DEPARTMENT OF HUMAN RESOURCES (DHR)MINIMUM STANDARDS FOR SOIL EVALUATIONS FOR ON-SITE SEWAGE DISPOSAL SYSTEMS. YOUR LOCAL COUNTY ENVIRONMENTAL HEALTH DEPARTMENT MAY VIEW SOIL CONDITIONS DIFFERENTLY. IT HAS FULL AUTHORITY FOR PERMITTING ON-SITE WASTE DISPOSAL SYSTEMS IN YOUR AREA.

SOIL SUITIBILITY CODES

A=THIS SOIL SERIES SHOULD HAVE ABILITY TO FUNCTION AS A SUITABLE ABSORPTION FIELD WITH PROPER DESIGN, INSTALLATION AND MAINTENANCE.

C=DUE TO SHALLOW WATER TABLE CONDITIONS THIS SOIL IS SUITABLE FOR ALTERNATIVE ABSORPTION FIELDS ONLY.

F=NORMALLY CONSIDERED UNSATISFACTORY FOR USE FOR ABSORPTION FIELDS.

I=THIS SOIL SERIES HAS SHALLOW HARD ROCK AT DEPTHS THAT WILL NOT ALLOW FOR THE INSTALLATION OF A CONVENTIONAL SEPTIC SYSTEM.

K=SUITABLE FOR SHALLOW CONVENTIONAL SYSTEM BUT REQUIRES ATU IF LINES ARE INSTALLED LESS THAN 24" FROM HARD ROCK.

P=SUITABLE FOR SHALLOW CONVENTIONAL SYSTEM BUT REQUIRES ATU IF LINES ARE INSTALLED LESS THAN 24" FROM WATER TABLE INDICATORS.

perennial drainage
intermittent drainage
gully
spring
well
slope falling
short steep slope
rock outcrop

sample point (auger)
sample point (backhoe)
K-SAT test borehole

TIF	Tank in first
NSI	Needs (additional) site investigation
NR	Not recommended
L4	Level 4 soils test recommended

SOILS INTERPRETATION TABLE

SOIL SERIES AND CODE		SLOPE (%)	Depth to BEDROCK (inches)	Depth to Seasonal High WATER TABLE (inches)	Estimated PERC RATE @ Recommended Installation/Trench Depth (minutes/inch)	Recommended INSTALLATION/TRENCH DEPTH (inches)	COMMENTS
ABELL	F	0-8%	>72	48	NR	NR	WET NATURAL DRAINAGEWAY
ASHLAR	I	2-10%	24	>24	NSI-PITS	NSI-PITS	SHALLOW HARD ROCK
ASHLAR	I	10-20%	24	>24	NSI-PITS	NSI-PITS	SHALLOW HARD ROCK
ALTAVISTA	F	2-10%	>72	24	NR	NR	SEASONAL HIGH SATURATION
BUCKHEAD	K	2-10%	54	>72	60	18-30	STONY SUBSOIL
BUCKHEAD	K	10-20%	54	>72	60	18-30	STONY SUBSOIL
GULLY	F				NR	NR	>24" DEEP GULLY
HARD LABOR I	C	2-10%	>72	32	90-ATU	12-20-ATU	SEASONAL HIGH SATURATION
HARD LABOR II	P	10-20%	>72	50	75	12-26(12-36-ATU)	SEASONAL HIGH SATURATION
PACOLET	A	2-10%	>72	>72	50	24-48	
PACOLET	A	10-20%	>72	>72	50	24-48	
RAWLINGS	I	2-10%	30	>30	75	12-18-ATU	SHALLOW HARD ROCK
RAWLINGS	I	10-20%	30	>30	75	12-18-ATU	SHALLOW HARD ROCK
RION	A	2-10%	>72	>72	45	24-48	
RION	A	10-20%	>72	>72	45	24-48	
STARR	F	0-8%	>72	>72	NR	NR	NATURAL DRAINAGEWAY
WAKE	F	2-10%	12	>12	NR	NR	VERY SHALLOW HARD ROCK

NOTES

AREAS WHICH FLOOD, HAVE FLOODING POTENTIAL, OR WHICH SERVE AS DRAINAGEWAYS SHOULD NOT BE USED.

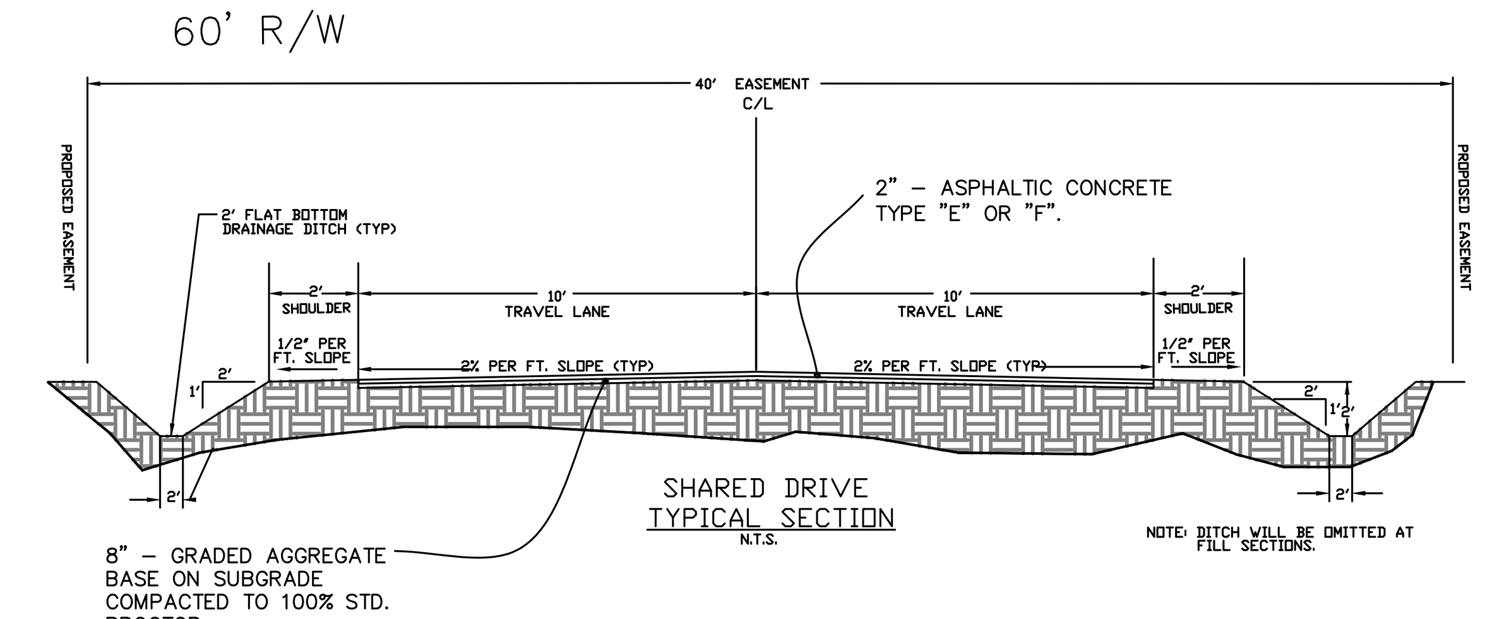
SURFACE AND SUBSURFACE DRAINAGE SHOULD BE DIVERTED AWAY FROM ABSORPTION FIELD LINES INSTALLED IN NEARLY LEVEL AREAS (0-5% SLOPE), AND FROM THOSE INSTALLED ON CONCAVE SLOPES.

AREAS WITH SLOPE GREATER THAN 25% MAY BE USABLE FOR SEPTIC SYSTEMS IF SLOPE LIMITATIONS ARE OVERCOME BY SYSTEM DESIGN, OR BY SITE MODIFICATION (e.g. BENCHING).

SAMPLE POINTS, SURFACE FEATURES, AND SURVEY CONTROL WERE LOCATED BY GPS (TRIMBLE MODEL PRO XRS).

EXISTING RIGHT OF WAY OF ROCKLAND ROAD IS 60', PER EXISTING SURVEY. THE CITY OF STONECREST REQUIRES THAT COLLECTOR STREETS HAVE A 60' MINIMUM RIGHT OF WAY, PER SECTION 14-190.

NOTE: A 6' WIDE CONCRETE SIDEWALK WILL BE PROVIDED ALONG THE ENTIRE ROCKLAND ROAD FRONTAGE.



SHARED DRIVE
TYPICAL SECTION
N.T.S.

TOTAL PROJECT AREA= 29.12 ACRES
REQUIRED GREENSPACE, 30% = 8.74 ACRES
COMMON/BUFFER AREA = 6.47 ACRES
GREENSPACE = 2.30 ACRES
TOTAL GREENSPACE = 8.77 ACRES
TOTAL GREENSPACE PROVIDED = 30.1%

SCALE: 1"= 100'

PARCEL ID: 16-084-02-003
JOB # 20-1182