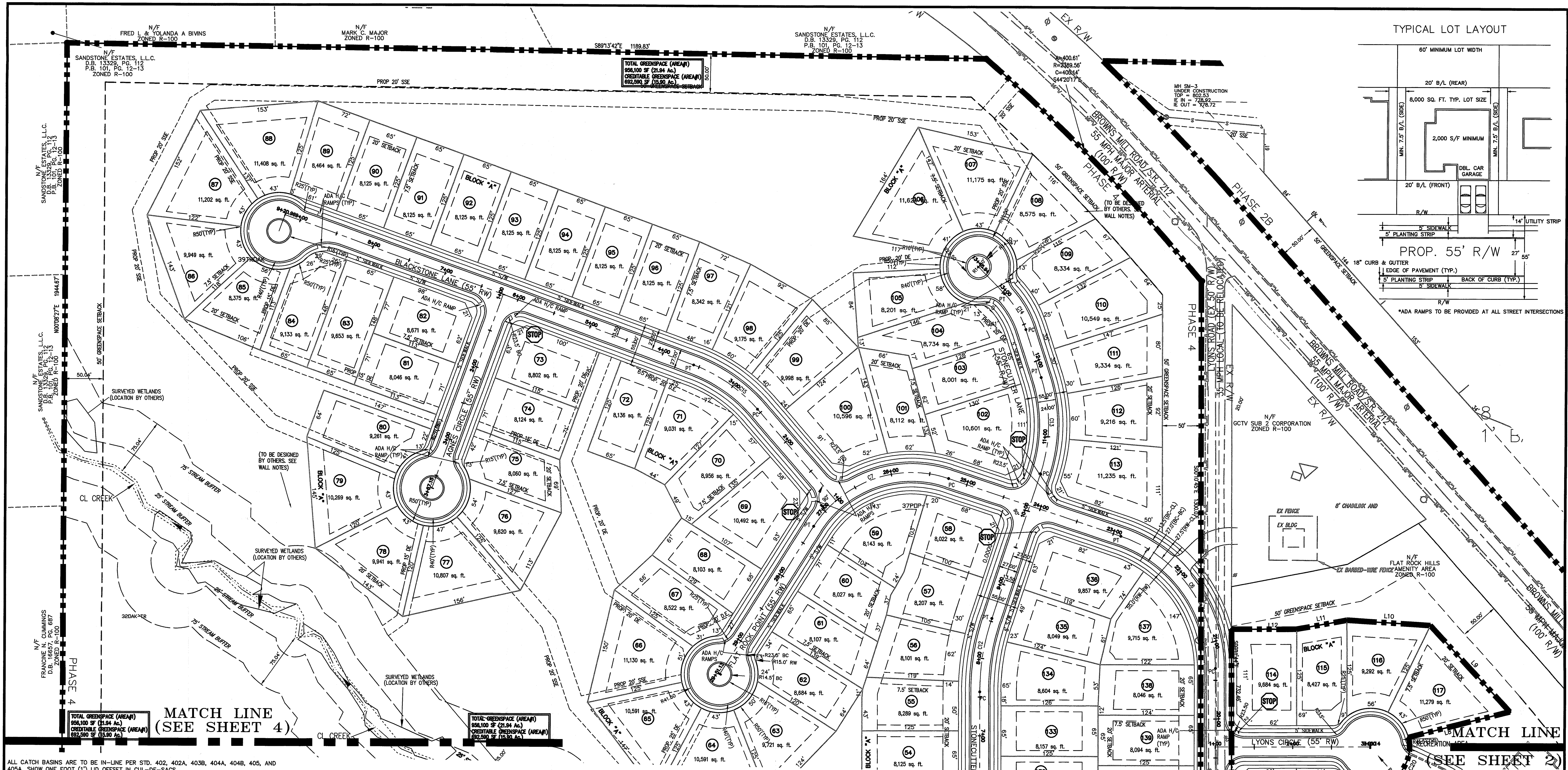




STREET CENTERLINE CURVE DATA TABLE						
CURVE	LENGTH	RADIUS	CHORD	CURVE DIRECTION	TANGENT	DELTA
C1	104.52	150.00	102.42	N80°02'51"E	54.48	39°58'29"
C2	32.11	200.00	32.05	S66°13'06"W	16.12	12°15'58"
C3	71.17	200.00	70.87	N02°00'00"E	62.49	80°49'00"
C4	112.48	150.00	111.37	N70°02'33"E	62.49	42°14'06"
C5	166.45	200.00	161.69	N23°39'48"E	88.39	47°41'05"
C6	224.50	180.00	210.23	N35°54'36"W	129.49	71°28'42"
C7	199.47	150.00	185.09	S70°15'50"W	117.60	76°11'27"
C8	122.73	150.00	107.08	S46°20'13"E	63.63	46°52'41"
C9	109.49	150.00	107.08	N48°51'50"W	57.31	41°49'25"
C10	117.04	150.00	114.09	S25°09'13"W	61.68	44°42'15"
C11	124.64	150.00	121.27	N03°39'48"E	66.29	47°41'05"
C12	91.70	200.00	91.64	N02°00'00"E	48.13	18°32'18"
C13	126.99	200.00	124.86	N00°10'12"E	65.75	36°22'49"
C14	54.51	120.00	54.04	N31°01'54"W	27.01	25°22'12"
C15	101.68	200.00	100.59	N55°28'23"W	27.73	26°01'29"

LOT NO.	BLOCK	SQ. FT.	REDUCTION			
1	A	9,589	6411	19	A	8,073 6927
2	A	8,042	6948	20	A	8,937 6063
3	A	8,113	6887	21	A	9,288 5712
4	A	8,170	6830	22	A	8,052 6948
5	A	8,082	6918	23	A	8,060 6940
6	A	8,168	6832	24	A	8,024 6976
7	A	8,111	6889	25	A	8,055 6945
8	A	9,111	5889	26	A	10,522 4478
9	A	8,116	6884	27	A	8,126 6874
10	A	8,146	6854	28	A	8,219 6781
11	A	8,141	6859	29	A	8,002 6998
12	A	9,505	6425	30	A	8,117 6893
13	A	11,140	3860	31	A	10,476 4524
14	A	9,427	5573	32	A	11,009 3991
15	A	9,260	5740	33	A	8,141 6859
16	A	9,012	5988	34	A	10,217 4783
				35	A	10,285 4715

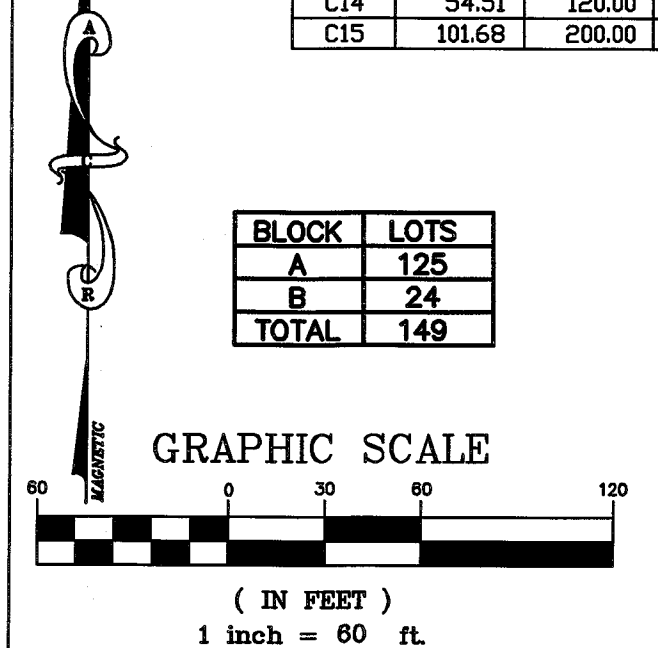
38	A	8,130	6870
39	A	10,831	4169
40	A	8,461	6539
41	A	8,068	6929
42	A	9,295	5705
43	A	8,513	6487
44	A	8,008	6992
45	A	8,100	6900
46	A	8,176	6824
47	A	8,009	6991
48	A	9,003	5997
49	A	8,504	6496
50	A	8,598	6406
51	A	8,861	6139
52	A	8,125	6875
53	A	8,125	6875
54	A	8,125	6875
57	A	8,207	6793
58	A	8,922	6978
59	A	8,143	6857
60	A	8,027	6973
61	A	8,107	6893
62	A	8,684	6316
63	A	9,721	5279
64	A	10,591	4049
65	A	10,591	4409
66	A	11,130	3870
67	A	8,322	6478
68	A	8,103	6897
69	A	10,492	4508
70	A	8,956	6044
71	A	9,031	5969
72	A	8,136	6864
73	A	8,802	6198

76	A	9,620	5380	95	A	8,125	6875
77	A	10,807	4193	96	A	8,125	6875
78	A	9,941	5059	97	A	8,342	6650
79	A	10,369	4731	98	A	9,175	5825
80	A	9,267	4739	99	A	10,596	5000
81	A	8,046	6954	100	A	10,596	4400
82	A	8,671	6329	101	A	8,112	6880
83	A	9,653	5347	102	A	10,601	4397
84	A	9,133	5867	103	A	8,001	6999
85	A	8,375	6625	104	A	8,734	6266
86	A	9,949	5051	105	A	8,201	6797
87	A	11,202	3798	106	A	11,624	3376
88	A	11,408	3592	107	A	11,175	3945
89	A	8,454	6536	108	A	8,557	6482
90	A	8,125	6875	109	A	8,324	6640
91	A	8,125	6875	110	A	10,549	4455
92	A	8,125	6875	111	A	9,334	5666

5	114	A	9,684	5316	133	B	8,157	6843
5	115	A	8,427	5573	134	B	8,604	6396
5	116	A	9,292	5708	135	B	8,049	6951
5	117	A	11,279	3721	136	B	9,857	5143
5	118	A	10,142	4858	137	B	9,715	5285
5	119	A	8,338	6652	138	B	8,046	6954
5	120	A	9,575	5425	139	B	8,094	6906
5	121	A	8,483	6517	140	B	8,103	6897
5	122	A	8,125	6875	141	B	6,112	6888
5	123	A	8,472	6528	142	B	6,120	6880
5	124	A	10,153	4847	143	B	8,259	6741
5	125	A	8,944	6056	144	B	8,971	6029
5	126	A	9,212	5788	145	B	9,889	5171
5	127	A	8,373	6627	146	B	10,552	4748
5	128	B	9,623	6377	147	B	8,620	5410
5	129	B	9,767	5823	148	B	8,192	6808
5	130	B	8,956	6244	149	B	9,396	5604

LEGEND

F.D.C.	= FIRE DEPARTMENT CONNECTION	WM	= WATER METER
R	= RAIN LEADER	WV	= POLYVINYL CHLORIDE PIPE
IP	= IRON PIPE	DE	= DRAINAGE EASEMENT
PF	= PLUMBING FOOTING	SE	= SANITARY SEWER EASEMENT
CMF	= CONC. MOUNTMENT FLOOR	ELEV	= ELEVATION
R/W	= RIGHT OF WAY	ELEV	= FINISHED FLOOR ELEVATION
W	= WATER	INVT	= INVERT ELEVATION
B/L	= BUILDING LINE	POB	= POINT OF BEGINNING
L/L	= LAND LOT LINE	X9848	= EXISTING POWER ELEVATION
RE	= REICH MANSION	BC	= BACK OF CURB
PTP	= POWER/TELEPHONE POLE	HW	= FIRE HYDRANT
P	= POWER POLE	WV	= WATER VALVE
P	= LIGHT POLE	WC	= PROPERTY CORNER
TRANS	= TRANSFORMER	M	= MANHOLE
SM	= SANITARY SEWER MANHOLE	HW	= FIRE HYDRANT
GPWH	= GEORGIA POWER MANHOLE	WM	= POWER/TELEPHONE POLE
GMH	= GEORGIA MANHOLE	W	= LAND LOT LINE
UGTM	= UNDERGROUND TELEPHONE MARKER	○	= FENCE
		○	= FENCE
		○	= FENCE
HW	= HUNDWALL	W	= TELEPHONE LINE
JB	= JUNCTION BOX	W	= WATER LINE
Q	= DROP LINE	W	= GAS/TY LINE
G	= GATE INLET	M	= SANITARY SEWER LINE
MH	= MANHOLE	S	= EXISTING STORM LINE
CMP	= CORRUGATED METAL PIPE	▽	= SLOPED PITCH
CC	= CORRUGATED CONCRETE PIPE	▽	= TRAVERSE LINE/POINT
ROP	= REINFORCED CONCRETE PIPE	▽	= BRANCH CURB
H/C	= HANDICAP	▽	= ROCK OUTCROPPING



NOTE:

CURB RAMPS ON ACCESSIBLE ROUTES SHALL COMPLY WITH 2010 ADA SECTION 406 AND BE COORDINATED BETWEEN THE PROPOSED SIDEWALKS AND EXISTING 406.

17	A	8,684	6316	36	A	1
18	A	9,024	5976	37	A	1

BOUNDARY LINE TABLE			CURVE TABLE						
LINE	LENGTH	BEARING	CURVE	LENGTH	RADIUS	CHORD	CHORD DIRECTION	TANGENT	DELTA
L1	2013	N42°29'40"W	C20	65.63'	50.00'	61.02'	N 23°17'8" E	38.51'	75°12'24"
L2	90.21	S40°45'06"W							
L3	96.29	S37°30'40"W							
L4	233.00	S00°10'45"E							
L5	58.79	S17°08'22"W							
L6	120.34	S89°49'15"W							
L7	134.39	S29°06'40"E							
L8	135.00	S75°40'56"W							
L9	151.87	S42°38'47"E							
L10	108.21	S86°31'19"E							
L11	66.03	N79°41'00"E							
L12	84.23	N89°49'15"E							

24-HR

TOTAL AREA : 60.44 AC
TOTAL DISTURBED AREA: 44.2 ac

CONTACT : JAY COOMBE (678) 509-0558

OWNER/DEVELOPER: D.R. HORTON INC.
1371 DOGWOOD DR SW
CONYERS, GA 30012
PHONE: (678) 509-0555
CONTACT: JAY COOMBE

ENGINEER: ACR ENGINEERING, INC.
600 PINNACLE COURT
SUITE 685
NORCROSS, GEORGIA 300
PHONE: (678) 291-0000
CONTACT: ABRAS, HEIDA

DATE: FEBRUARY 5, 2019	No.	Revision/Issue	By	Date
SCALE: 1"=60'	1	COMMENTS	JP	4/10/19
DRAWN: IP	2	COUNTY COMMENTS	JP	6/6/19
APPROVED: MM				
DRAWING: 14021E-P4				

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

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SITE PLAN
FOR
FLAT ROCK HILLS
PHASE 4
LAND LOT 47 AND 50 – 16TH DISTRICT
Dekalb County, GEORGIA