

OWNER/DEVELOPER: D.R. HORTON, INC.  
SUBDIVIDER: 5200 ROBERTS DRIVE  
SUITE #100  
ATLANTA, GA 30350  
PHONE: (470) 774-4884  
CONTACT: Jay Coombe

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

GENERAL NOTES

- THIS PROPERTY IS SHOWN ON DEKALB COUNTY TAX MAPS AS BEING IN LAND LOT 47 & 50 OF THE 16TH LAND DISTRICT.
- 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.
- SANITARY SEWER SERVICE (GRAVITY SEWER) PROVIDED BY DEKALB COUNTY DEPARTMENT OF WATERSHED MANAGEMENT.
- A 75-FOOT TRIBUTARY BUFFER AND 25-FOOT STREAM BUFFER WILL BE MAINTAINED ON ALL STATE WATERS THAT ARE NOT APPROVED FOR BUFFER ENCROACHMENT VARIANCE BY DEKALB COUNTY OR GEORGIA DEPARTMENT OF NATURAL RESOURCES' ENVIRONMENTAL PROTECTION DIVISION.
- THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR COMPLIANCE WITH THE CORPS OF ENGINEERS' REQUIREMENTS REGARDING WETLANDS.
- 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.
- TOTAL NUMBER OF LOTS IN PHASE 4A = 91 TOTAL PHASE 4A AREA = 32.095 AC.  
LOTS INCLUDED IN PHASE 4A: 1-27; 43-58; 102-149  
DISTURBED ACREAGE= 28.44 AC.  
ZONING: R-100 (CONSERVATION)  
MINIMUM LOT WIDTH = 60 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.
- COMMON AREAS, CORNER PARKS AND RECREATION AREA ARE OWNED AND MAINTAINED BY A MANDATORY HOMEOWNERS ASSOCIATION.
- MAXIMUM CUT OR FILL SLOPE 3H:1V.
- ALL UTILITIES, INCLUDING ELECTRIC SERVICE, ARE LOCATED UNDERGROUND.
- COVENANTS RECORDED IN DEED BOOK 20351, PAGES 554-633, IN DEKALB COUNTY RECORDS, DATED OCT-05-2007.
- NO WORK IN RIGHT-OF-WAY, INCLUDING PAVED SURFACES, PERMITTED WITHOUT WRITTEN AUTHORIZATION FROM THE DEKALB COUNTY PUBLIC WORKS DEPARTMENT.
- AN EASEMENT SHALL EXIST WHICH INCLUDES THE FLOOD PLAIN PLUS FIVE FEET.
- 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.
- A 10 FT. DRAINAGE EASEMENT EXISTS BETWEEN ALL LOTS AND ALONG THE PERIMETER BOUNDARY LINES OF THE SUBDIVISION EXCEPT WHERE SHOWN OTHERWISE.
- DEKALB COUNTY SANITATION DEPARTMENT IS NOT RESPONSIBLE FOR TRASH PICK-UP ON PRIVATE STREETS.
- EASEMENTS FOR STORM DRAINS AND SANITARY SEWER LINES SHALL BE CENTERED ON THE PIPES.
- 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.
- THE OWNER/DEVELOPER IS RESPONSIBLE FOR PROVIDING LONG SIDE AND SHORT SIDE WATER SERVICE LINES EXTENDED PAST OR OUTSIDE THE SIDEWALK.
- 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 ERTIES.
- INERT LANDFILLS OR THE BURYING OF CONSTRUCTION DEBRIS, TREE STUMPS AND TOPS OR ANY OTHER REFUSE IS PROHIBITED EXCEPT IN W-2 INDUSTRIAL DISTRICT PER LAND DEVELOPMENT ORDINANCE CHAPTER 14, ARTICLE II, SECTION 14-37 (B) (6).
- SIDEWALKS ARE REQUIRED FOR THIS SUBDIVISION.
- 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.
- 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 ER AUTHORIZATION.
- SITE PLANS ARE REQUIRED FOR THE FOLLOWING LOTS IN THIS UNIT. ALL LOTS
- 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.
- 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.
- THE HOA IS RESPONSIBLE FOR THE MAINTENANCE OF THE STORM WATER DETENTION FACILITY AND THE STORM DRAINAGE SYSTEM.
- 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.
- THE CITY OF STONECREST AND DEKALB COUNTY PERSONNEL AND/OR AGENTS SHALL HAVE FREE AND TOTAL ACCESS TO AND ACROSS ALL EASEMENTS.
- THE DEVELOPMENT TYPE FOR FLAT ROCK HILLS PHASE 4A IS SINGLE FAMILY DETACHED.

FINAL PLAT  
FOR  
FLAT ROCK HILLS  
PHASE 4A  
(A.K.A. CREEKWOOD)

AP# 3083888

STREET ADDRESS:  
5627 BROWNS MILL ROAD  
LITHONIA, GEORGIA 30038  
LAND LOTS 47 AND 50

DISTRICT 16TH  
DeKalb County, Georgia

City of Stonecrest  
TAX PARCEL NUMBER #16-047-03-014  
(REFERENCE PARCEL COMBINATION PLAT AP#3088680)

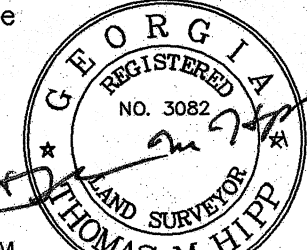
"DeKalb County LDP Development Permit: AP# 3018768"

"DeKalb County Sketch Plat: AP# 21219"

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 ert 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.

*Thomas M. Hipp* 2-08-22  
Georgia Registered Land Surveyor No. 3082 Date  
ACR Engineering, Inc.



SURVEYOR'S 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 279,472 FEET.

*Thomas M. Hipp*  
THOMAS M. HIPPI  
ACR ENGINEERING, INC.  
RLS. NO. GA 3082

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 OSIED 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 HIMMER, HISHER HEIRS, SUCCESSORS OR ASSIGNS FOR ANY CLAIMS OR DAMAGES RESULTING FROM THE CONSTRUCTION OR MAINTENANCE OF CROSS-DRAIN EXTENSIONS, DRAINS, 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: 4.44 ACRES  
DRAINAGE EASEMENT: 1.48 ACRES  
PUBLIC ACCESS / PEDESTRIAN EASEMENTS: 0 ACRES  
PUBLIC WATER / SEWER EASEMENTS TO DEKALB COUNTY: 1.31 ACRES  
ACCESS EASEMENT: 0.74 ACRES

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS 6<sup>th</sup> DAY OF May, 2022.

D.R. HORTON, OWNER

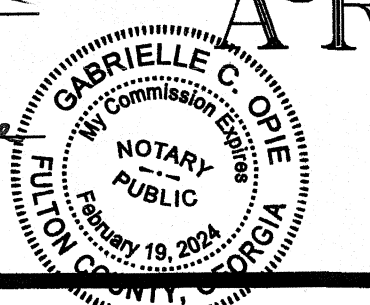
WITNESS

SIGNED: *Thomas M. Hipp*  
PRINTED: *Thomas M. Hipp*  
Vice President

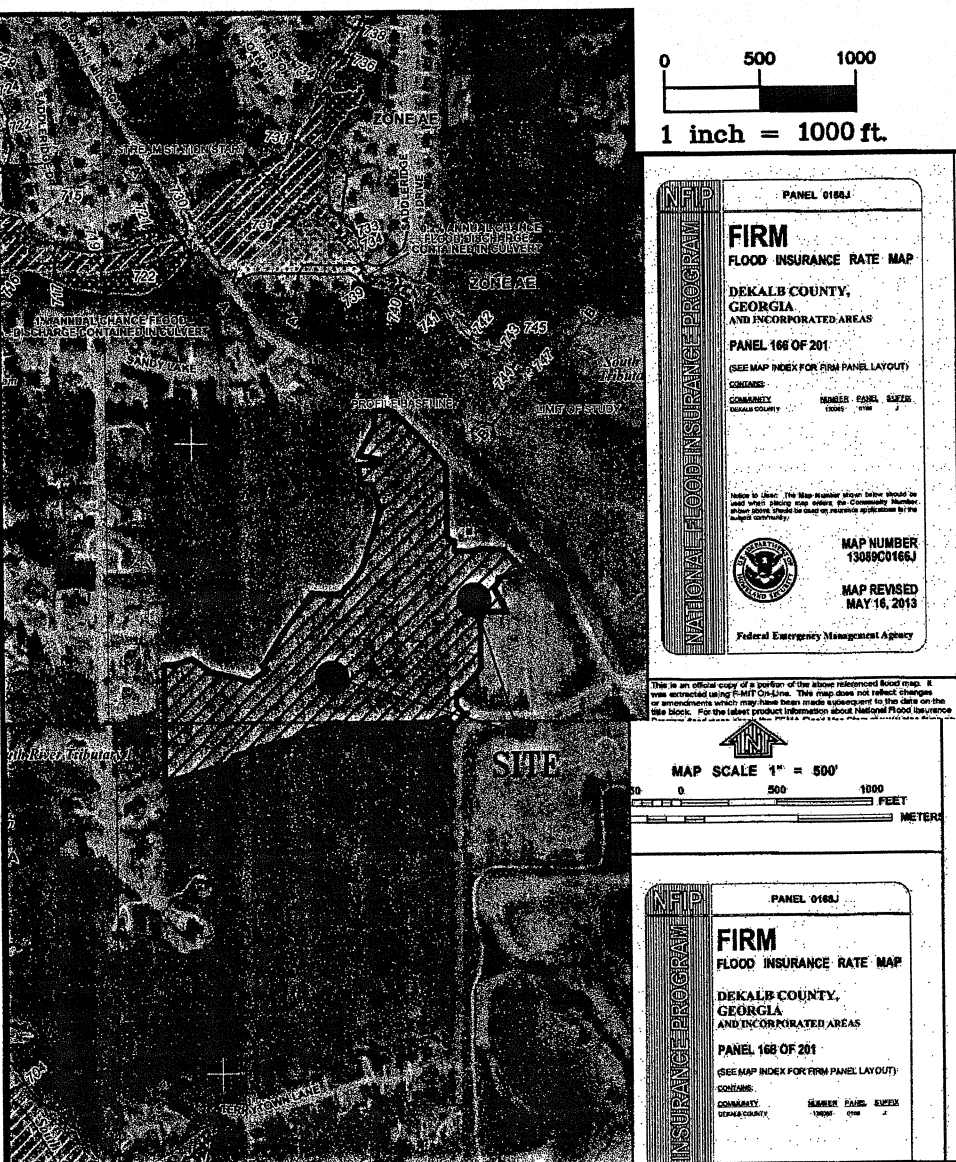
WITNESS

ASSISTANT SECRETARY

*Gabrielle C. Opi*  
NOTARY PUBLIC



NOTE:  
THIS PHASE 4A INCLUDES THE  
FOLLOWING LOTS:  
1-27  
43-58  
102-149  
(TOTAL 91 LOTS IN PHASE 4A)



NO PORTION OF THIS PROPERTY LIES WITHIN A DESIGNATED FLOOD PRONE AREA AS PER F.I.R.M. COMMUNITY PANELS 13089C0166J AND 13089C0166J DeKalb County, GEORGIA EFFECTIVE DATED MAY 16, 2019.

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 OSIED 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, ERTY 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(ES) OR THE LANDS THAT GENERATED THE CONDITIONS.

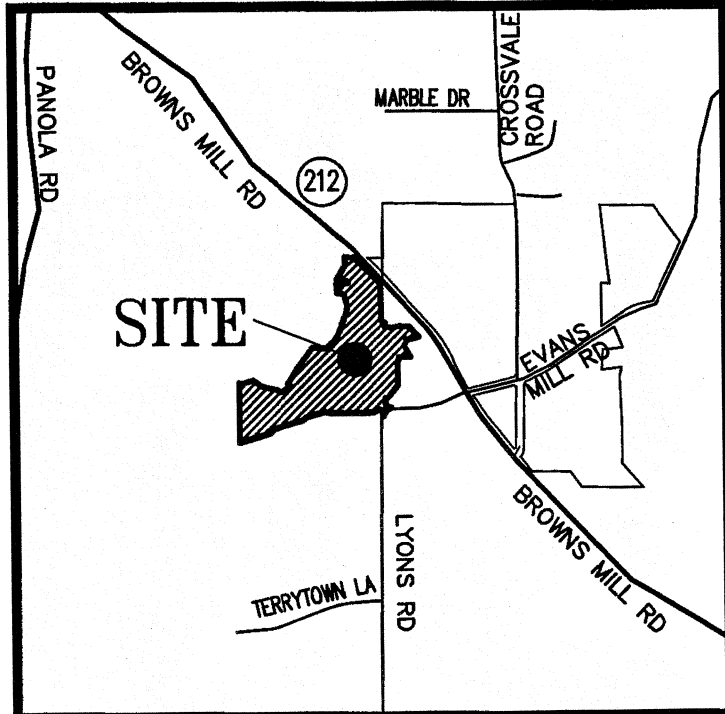
NOTE: STREAM BUFFERS ARE TO REMAIN IN A NATURAL AND UNDISTURBED CONDITION.

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

DEVELOPMENT SERVICES PERMITTING DISCLAIMER:

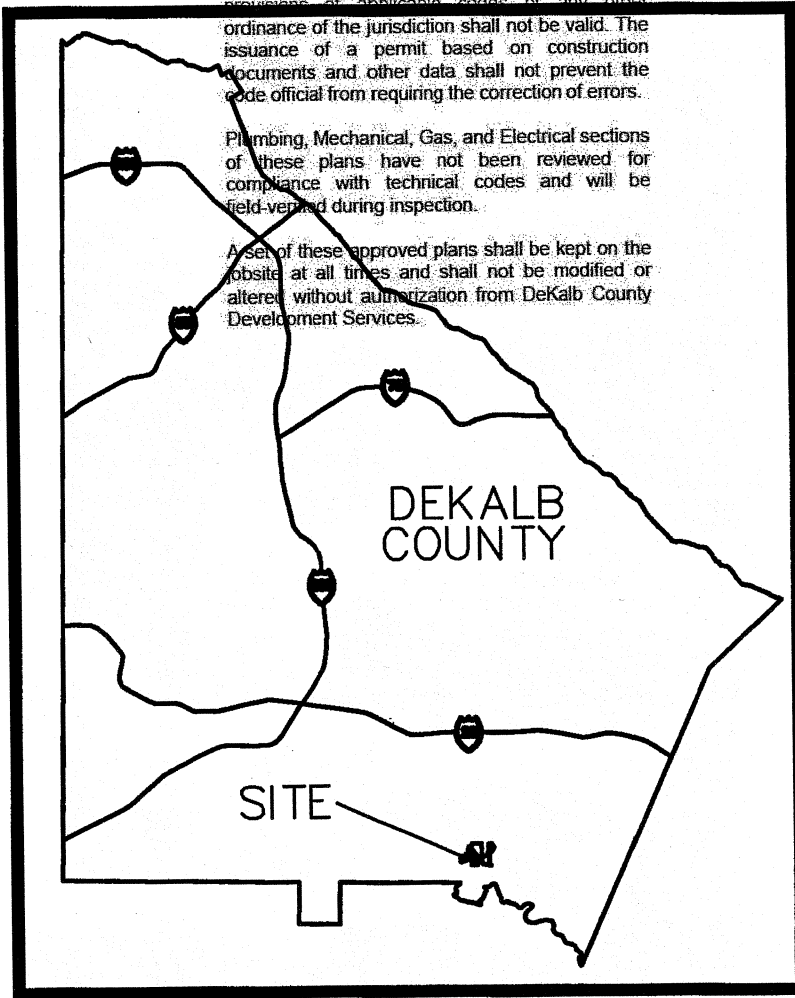
The approval of these plans and the issuance of this Land Disturbance Permit does not in any way suggest that all other requirements for the legal or appropriate operations for this activity, which may require additional permitting, have been met. The onus is on the owner/developer/builder to discover what additional permitting or approvals may be necessary to operate from this point in an appropriate 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.

DEKALB COUNTY REVISIONS				
NO.	DESCRIPTION	DATE	BY	APPR.
APPROVED				
AP	3083888			
DATE	05/11/22			
This Department is not responsible for any errors or omissions by engineers or other design professionals in design or construction 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 to the applicant and are subject to the requirements of applicable codes or any other ordinance of the jurisdiction shall not be valid. The issuance of a permit based on construction documents and other data shall not prevent the responsible official from requiring the correction of errors.				
Planning, Mechanical, Gas, and Electrical sections of these plans have not been reviewed for compliance with technical codes and will be left to the applicant's responsibility during inspection.				
All 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.				



VICINITY MAP

SCALE 1"=2000'



PLAT APPROVAL

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 THE STATE LAW AND CITY CODES AS MEETING ALL CONDITIONS PRECEDENT TO RECORDING IN THE SUPERIOR COURT OF THIS CIRCUIT.

DATED THIS \_\_\_\_ OF \_\_\_\_ / \_\_\_\_ / \_\_\_\_

BY: \_\_\_\_\_  
MAYOR AS DESIGNEE OF GOVERNING AUTHORITY

DEKALB COUNTY DEPARTMENT OF WATERSHED MANAGEMENT

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

THIS 7<sup>th</sup> DAY OF February, 2022

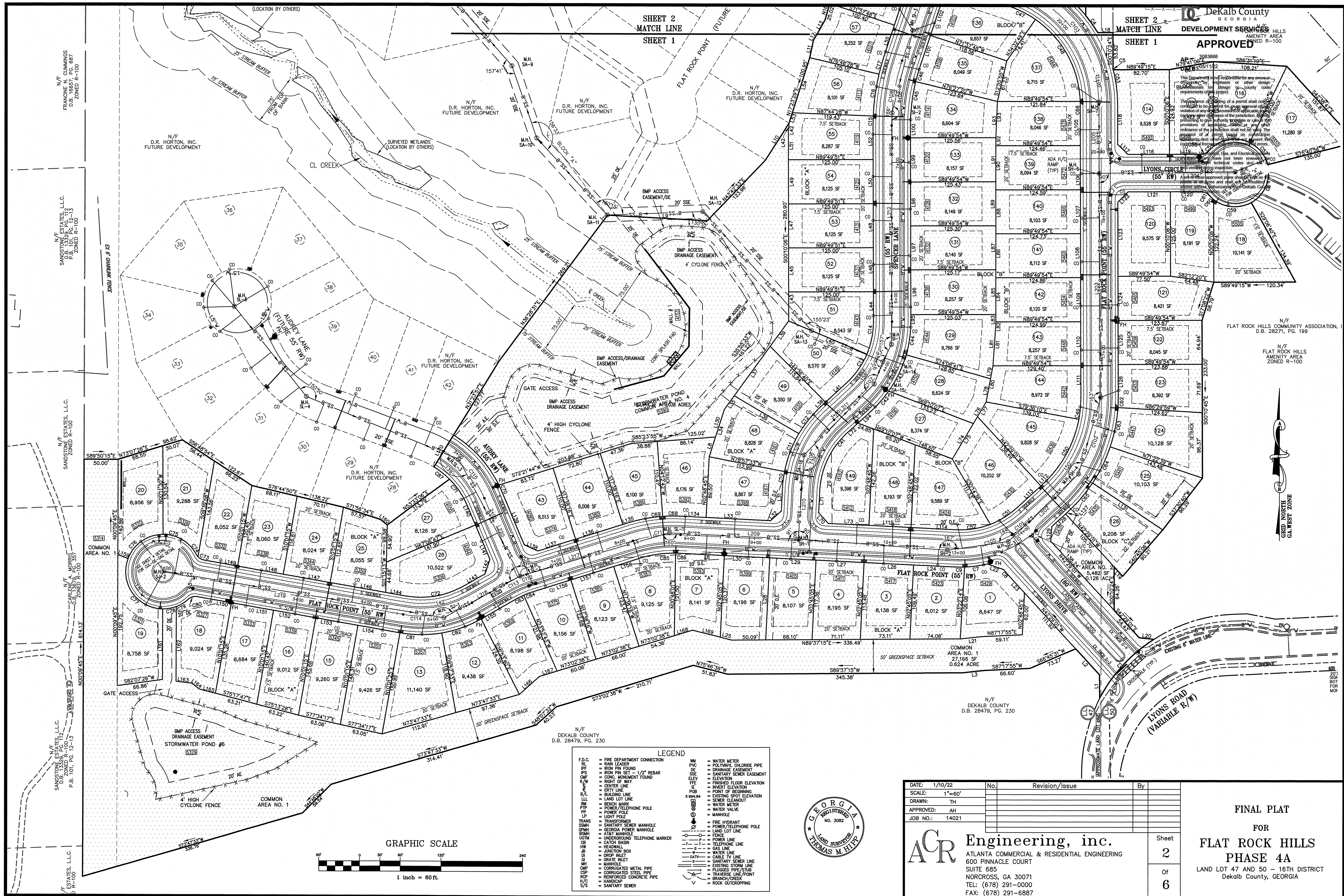
*DeHayer*  
DIRECTOR  
DEPARTMENT OF WATERSHED MANAGEMENT

TITLE	INDEX	SHEET NO.
COVER SHEET		1
FINAL PLAT PHASE 4A		2
FINAL PLAT PHASE 4A		3
CUL DE SAC DETAILS		4
CHARTS		5
FINAL PLAT EASEMENTS		6

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 PH 4A FINAL.DWG	Sheet 1
DATE: 1/10/22	OF 6





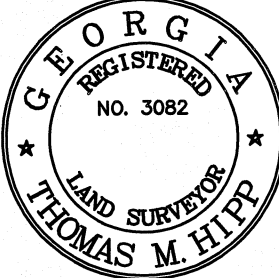
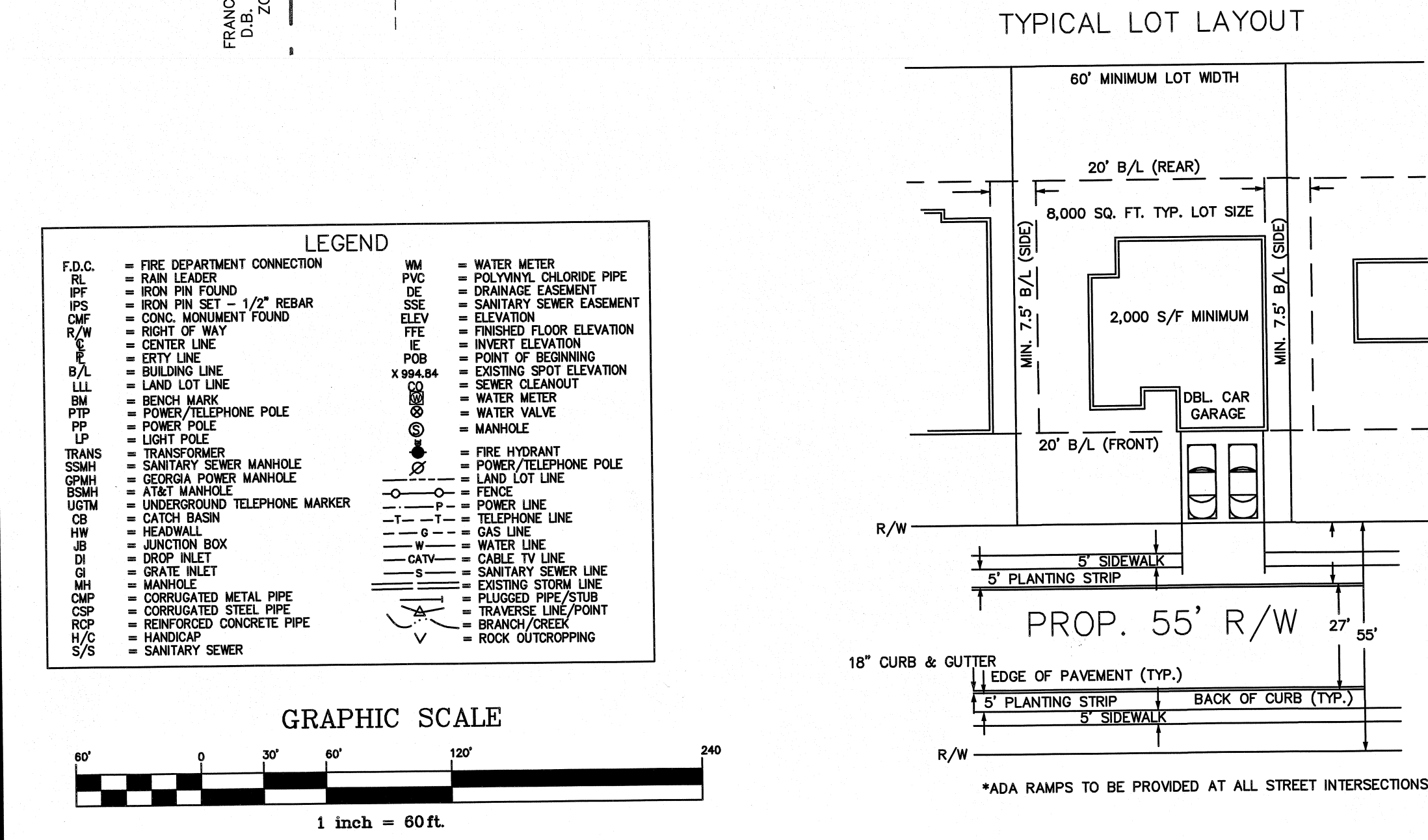
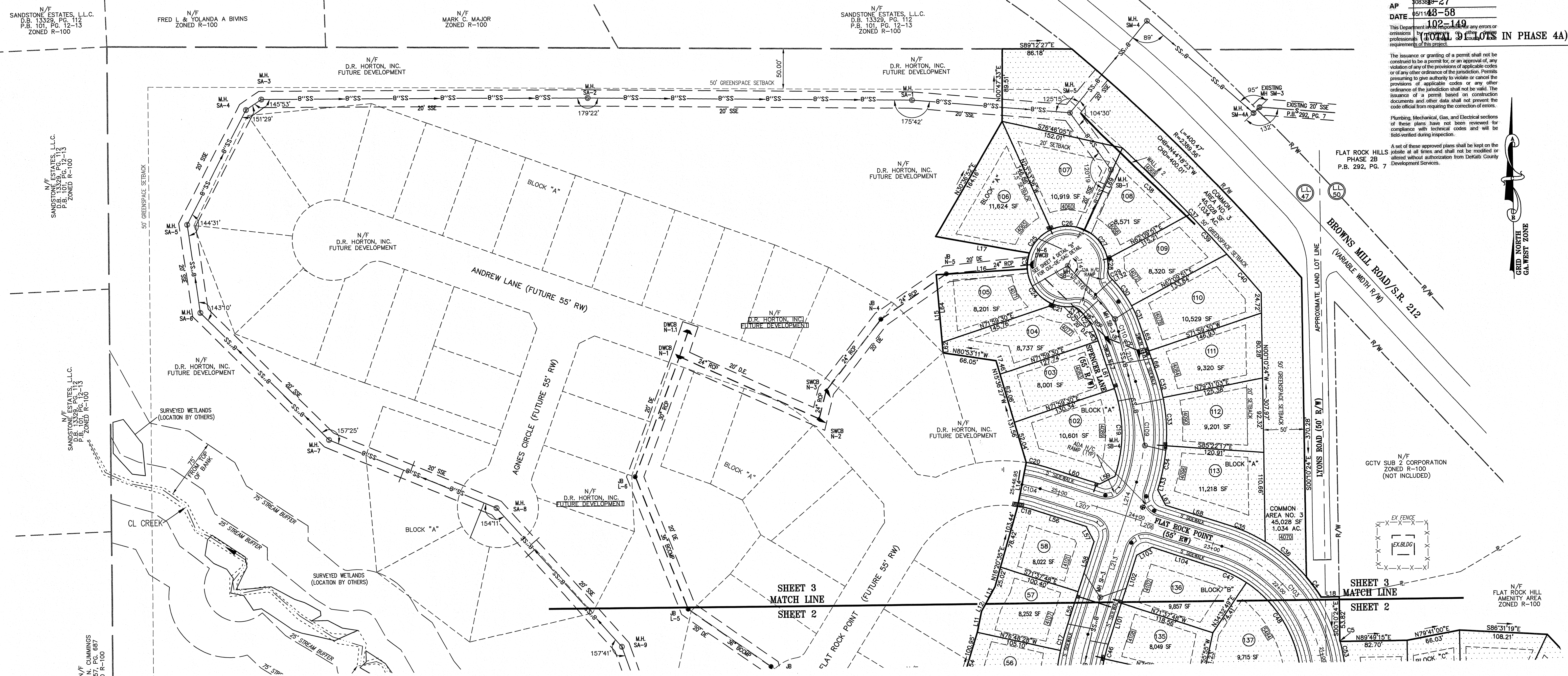


DeKalb County  
DEVELOPMENT SERVICES  
THIS PHASE 4A INCLUDES THE  
APPROVED LOTS:  
AP 308388-27  
DATE 05/11/2022  
102-149  
(TOTAL 9 LOTS IN PHASE 4A)

This Department is not responsible for any errors or omissions in this plan. The user of this plan is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The issuance of a permit based on this plan does not constitute a warranty or guarantee of any kind. The user of this plan is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The issuance of a permit based on this plan does not constitute a warranty or guarantee of any kind.

Plumbing, Mechanical, Gas, and Electrical sections of these plans have not been reviewed for compliance with technical codes and will be field-verified during inspection.

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



DATE:	1/10/22	No.		Revision/Issue		By	
SCALE:	1"=60'						
DRAWN:	TH						
APPROVED:	AH						
JOB NO.:	14021						
<b>ACR Engineering, inc.</b> ATLANTA COMMERCIAL & RESIDENTIAL ENGINEERING 600 PINNACLE COURT SUITE 685 NORCROSS, GA 30071 TEL: (678) 291-0000 FAX: (678) 291-6887							Sheet
							3
							Of
							6

FINAL PLAT  
FOR  
FLAT ROCK HILLS  
PHASE 4A  
LAND LOT 47 AND 50 - 16TH DISTRICT  
DeKalb County, GEORGIA



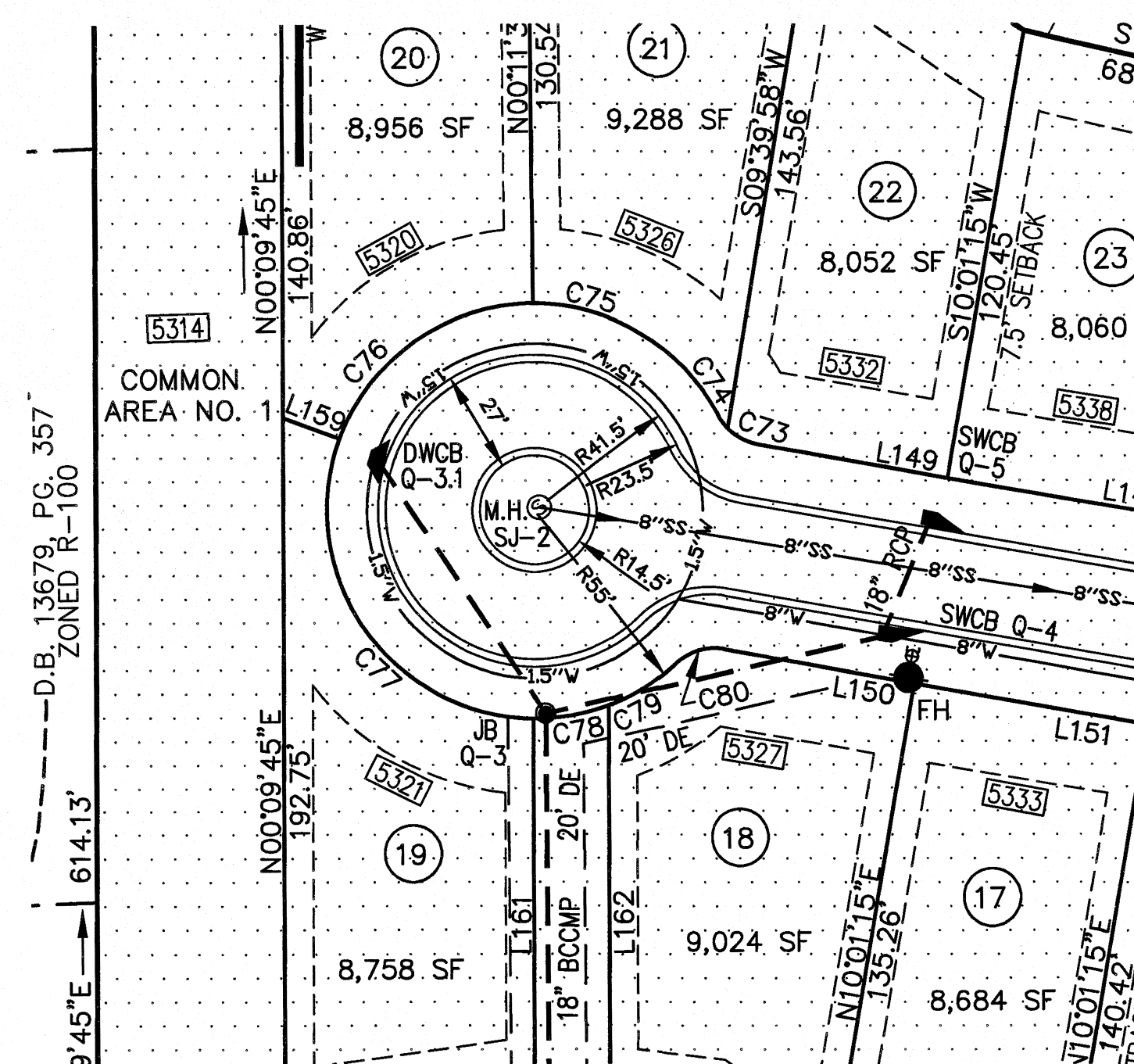
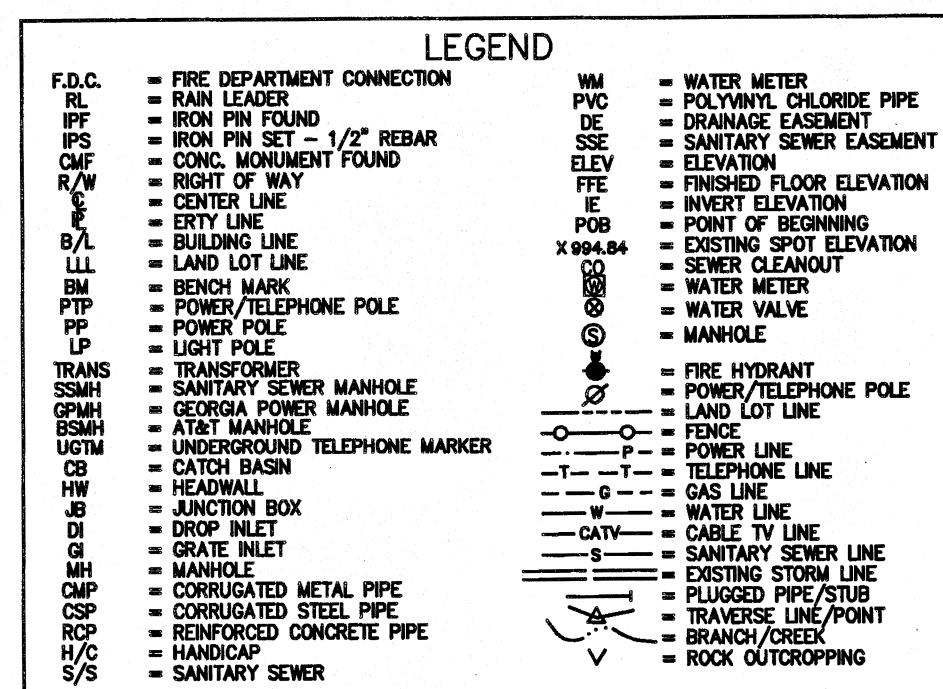




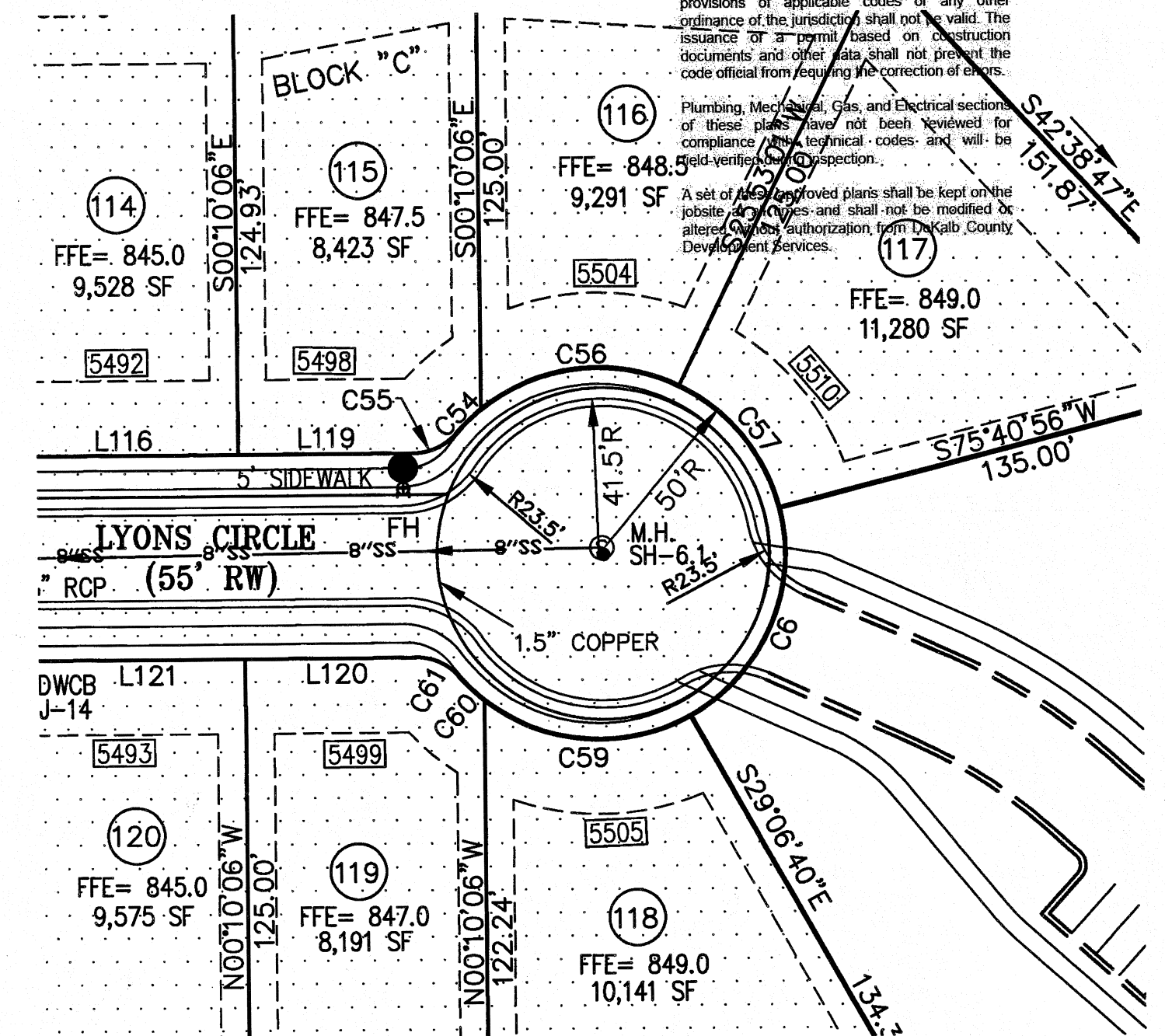
**NOTE:**  
THIS PHASE 4A INCLUDES THE  
FOLLOWING LOTS:  
1-27  
43-58  
102-149  
(TOTAL 91 LOTS IN PHASE 4A)

PIPE CHART FOR FLAT ROCK HILLS PHASE 4A SUBDIVISION - 25 YR STORM																
PIPE	STRUCT.	Structure		Drainage Area		INDV. (IN.)	WEIGHTED (CW)	INDV. Q25 (cfs)	TOTAL Q25 (cfs)	Vel. (fps)	Size (in)	Length (ft)	Slope (%)	Pipe Type	INVERT ELEV.	GUTTER SPREAD
		Upper	Lower	Indv. (ac.)	Total (ac.)											
P-23	SWCB	I-3	I-2	0.98	0.98	0.50	0.50	4.56	4.56	5.7	18	45	1.00	RCP	831.02 - 830.57	7.1
P-22	DWCB	I-2	I-1	0.64	1.62	0.50	0.50	2.98	7.53	8.0	18	281	4.87	BCCMP	830.57 - 816.92	5.8
P-21	DWCB	I-1	J-4	0.76	3.37	0.50	0.50	3.53	15.87	7.0	24	168	2.00	BCCMP	816.92 - 817.57	6.2
P-69	SWCB	I-1-1	I-1	0.99	0.99	0.50	0.50	4.60	4.60	5.7	18	31	1.00	RCP	817.57 - 837.19	7.6
P-15	SWCB	J-16	J-15	0.20	0.20	0.80	0.80	1.49	1.49	5.2	18	37	4.17	BCCMP	835.66 - 835.36	4.1
P-14	DWCB	J-15	J-14	0.99	1.19	0.50	0.55	4.60	6.09	6.1	18	30	1.00	RCP	835.36 - 834.78	7.5
P-13	DWCB	J-14	J-13	0.61	1.80	0.50	0.53	2.84	8.93	6.7	18	58	1.00	RCP	834.78 - 834.78	5.6
P-12	SWCB	J-13	J-12	0.63	2.43	0.50	0.52	2.93	11.86	7.2	18	193	3.07	BCCMP	834.78 - 828.35	6.5
P-11	SWCB	J-12	J-11	0.48	3.27	0.50	0.52	2.23	15.93	7.7	24	126	2.59	BCCMP	828.35 - 826.09	5.6
P-10	SWCB	J-11	J-10	0.37	4.01	0.50	0.52	1.72	19.37	8.1	24	107	1.00	RCP	826.09 - 825.02	4.5
P-9	SWCB	J-10	J-9	0.39	5.14	0.50	0.51	1.81	24.28	5.9	30	127	1.00	BCCMP	825.02 - 818.74	5.5
P-8	DWCB	J-9	J-8	0.78	5.90	0.50	0.51	3.53	27.82	6.7	30	46	0.50	RCP	818.74 - 818.51	8.0
P-7	DWCB	J-8	J-7	0.40	6.30	0.65	0.52	2.42	30.23	6.7	30	83	0.50	RCP	818.51 - 818.10	5.7
P-6	SWCB	J-7	J-6	0.68	6.98	0.50	0.51	3.16	33.40	6.5	36	250	1.00	BCCMP	818.10 - 811.08	7.5
P-5	SWCB	J-6	J-5	0.56	8.32	0.50	0.51	2.60	39.63	6.7	36	122	1.00	BCCMP	811.08 - 811.88	6.9
P-4	DWCB	J-5	J-4	0.87	9.19	0.50	0.51	4.05	43.67	10.0	36	31	1.00	RCP	811.88 - 811.57	7.6
P-3	DWCB	J-4	J-3	0.67	16.81	0.55	0.51	3.43	82.20	8.0	48	122	1.00	BCCMP	811.57 - 809.34	6.1
P-2	JB	J-3	J-2	0.00	16.81	0.50	0.51	0.00	82.20	8.0	48	22	1.00	BCCMP	809.34 - 804.30	N/A
P-1	JB	J-2	J-1	0.00	16.81	0.50	0.51	0.00	82.20	8.0	48	30	1.00	BCCMP	804.30 - 804.00	N/A
P-16	SWCB	J-12-1	J-12	0.36	0.36	0.55	0.55	1.84	1.84	4.5	18	30	1.00	RCP	804.00 - 828.85	4.5
P-17	SWCB	J-11-1	J-11	0.37	0.37	0.50	0.50	1.72	1.72	4.4	18	30	1.00	RCP	828.85 - 825.09	5.2
P-19	DI	J-10-2	J-10	0.74	0.74	0.45	0.45	3.10	3.10	3.6	18	70	1.00	BCCMP	825.09 - 821.00	N/A
P-18	JB	J-10-1	J-10	0.00	0.74	0.50	0.45	0.00	3.10	3.6	18	127	1.00	BCCMP	821.00 - 819.02	N/A
P-20	SWCB	J-6-1	J-6	0.78	0.78	0.50	0.50	3.63	3.63	6.8	18	68	1.87	RCP	819.02 - 816.21	8.0
P-26	SWCB	K-3	K-2	0.85	1.77	0.50	0.56	3.95	8.23	6.6	18	235	3.11	BCCMP	816.21 - 811.29	6.3
P-25	SWCB	K-2	K-1	0.99	3.76	0.50	0.51	4.60	17.02	5.7	24	31	0.50	RCP	811.29 - 814.29	7.1
P-24	DWCB	K-1	J-4	0.37	4.13	0.70	0.53	2.41	19.23	5.9	24	143	1.70	BCCMP	814.29 - 811.70	3.2
P-28	JB	K-2-1	K-2	1.00	1.00	0.45	0.45	4.19	4.19	3.9	18	105	1.00	BCCMP	811.70 - 814.95	N/A
P-33	JB	L-6	L-5	0.00	6.84	0.50	0.56	0.00	35.85	6.6	36	175	1.00	BCCMP	814.95 - 817.18	N/A
P-32	JB	L-5	L-4	0.00	6.84	0.50	0.56	0.00	35.85	6.6	36	125	1.00	BCCMP	817.18 - 810.43	2.3
P-31	JB	L-4	L-3	0.00	8.61	0.50	0.55	0.00	44.08	10.0	36	80	1.00	RCP	810.43 - 808.18	N/A
P-30	DWCB	L-3	L-2	0.92	9.53	0.65	0.56	5.56	49.64	7.0	42	106	1.00	BCCMP	808.18 - 808.38	N/A
P-29	JB	L-2	L-1	0.00	9.53	0.50	0.56	0.00	49.64	7.0	42	104	1.00	BCCMP	808.38 - 805.25	7.4
P-52	SWCB	N-8	N-7	0.71	0.71	0.50	0.50	3.30	3.30	7.7	18	41	2.91	RCP	830.31 - 833.12	6.3
P-51	SWCB	N-7	N-6	0.41	1.12	0.65	0.55	2.48	5.78	9.2	18	130	2.31	RCP	833.12 - 828.132	4.9
P-50	DWCB	N-6	N-5	0.87	1.99	0.65	0.60	5.26	11.04	7.2	24	104	0.50	RCP	828.132 - 827.11	7.9
P-49	JB	N-5	N-4	0.00	1.99	0.65	0.60	0.00	11.04	4.9	24	99	0.50	RCP	827.11 - 826.61	N/A
P-48	JB	N-4	N-3	0.00	1.99	0.65	0.60	0.00	11.04	4.9	24	112	0.50	RCP	826.61 - 826.06	N/A
P-47	SWCB	N-3	N-2	0.48	2.47	0.65	0.61	2.90	13.94	7.5	24	36	0.50	RCP	826.06 - 825.88	6.9
P-46	SWCB	N-2	N-1	0.34	2.81	0.65	0.61	2.06	16.00	5.4	24	189	1.23	BCCMP	825.88 - 823.56	5.7
P-45	SWCB	N-1	L-6	0.66	4.47	0.55	0.58	3.38	24.02	5.8	30	161	2.00	BCCMP	823.56 - 819.84	8.0

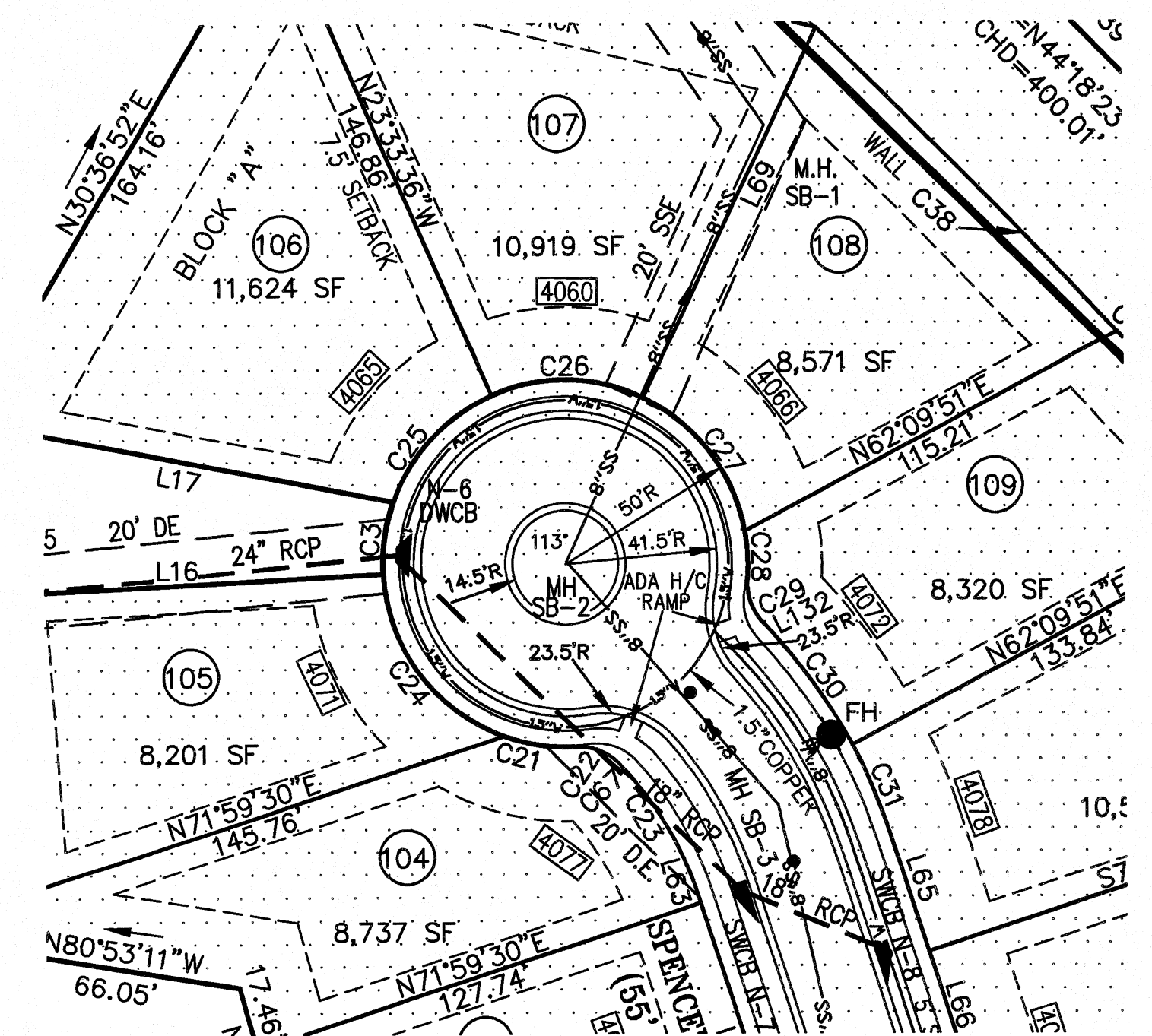
PIPE CHART INCLUDES FLAT ROCK HILLS PHASE 4A SUBDIVISION ONLY



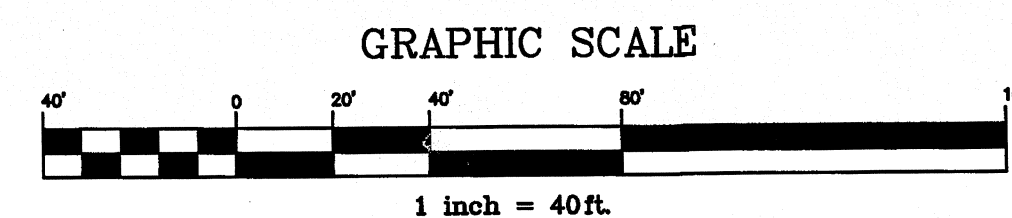
CUL DE SAC DETAIL "C"  
FLAT ROCK POINT



CUL DE SAC DETAIL "A"  
LYONS CIRCLE



CUL DE SAC DETAIL "B"  
SPENCER LANE



Seal of the State of Georgia, Registered Land Surveyor, No. 3082, Thomas M. Hipp.

DATE:	1/10/22	No.	Revision/Issue	By
SCALE:	1"=40'			
DRAWN:	TH			
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	4
Of	6

**FINAL PLAT**  
**FOR**  
**FLAT ROCK HILLS**  
**PHASE 4A**  
**LAND LOT 47 AND 50 – 16TH DISTRICT**  
**Dekalb County, GEORGIA**



APPROVED

AP 3083888

PHASE 4A CURVE DATA

CURVE	RADIUS	LENGTH	CHD. BRG.	CHD. DIST.	TANGENT	DELTA
C1	233.75	116.95	S182°22'12"W	48.51	61°3'49"	116.95
C2	177.50	100.56	S182°22'12"W	62.50	12°12'12"	99.22
C3	50.00	20.00	S83°22'12"E	21.21	61°3'49"	20.00
C4	207.50	30.73	S71°37'48"E	81.81	12°12'12"	30.73
C5	207.50	0.98	S00°10'06"E	60.65	61°3'49"	0.98
C6	50.00	65.63	S00°10'06"E	65.00	12°12'12"	65.63
C7	177.50	34.24	S00°10'06"E	65.00	61°3'49"	34.24
C8	190.00	13.55	S00°10'06"E	65.00	12°12'12"	13.55
C9	177.50	14.79	S00°10'06"E	65.00	61°3'49"	14.79
C10	177.50	25.49	S06°55'36"W	25.47	12°12'12"	25.49
C11	177.50	60.00	S00°10'06"E	47.29	61°3'49"	60.00
C12	177.50	53.00	S47°30'59"W	3.75	12°12'12"	53.00
C13	122.50	52.62	S47°30'59"W	4.59	61°3'49"	52.62
C14	122.50	49.33	S47°30'59"W	4.59	12°12'12"	49.33
C15	327.50	13.87	N87°14'55"W	68.86	61°3'49"	13.87
C16	327.50	62.49	S89°49'54"W	61.30	12°12'12"	62.49
C17	327.50	29.60	N45°10'06"W	21.21	61°3'49"	29.60
C18	122.50	19.99	S00°10'06"E	58.77	12°12'12"	19.99
C19	172.50	110.74	N00°22'54"E	47.03	61°3'49"	110.74
C20	177.50	26.30	S89°49'54"W	45.74	12°12'12"	26.30
C21	50.00	20.52	S81°27'07"E	20.37	61°3'49"	20.52
C22	15.00	13.04	N68°17'51"W	12.64	12°12'12"	13.04
C23	92.50	40.96	N30°41'36"W	40.62	61°3'49"	40.96
C24	50.00	58.22	S36°20'25"E	54.88	12°12'12"	58.22
C25	50.00	40.58	S43°11'12"W	39.48	61°3'49"	40.58
C26	50.00	42.86	N89°00'17"W	41.58	12°12'12"	42.86
C27	50.00	47.34	N37°19'51"W	45.58	61°3'49"	47.34
C28	50.00	13.38	N02°32'00"W	13.34	12°12'12"	13.38
C29	15.00	12.87	S19°26'57"E	12.48	61°3'49"	12.87
C30	147.50	40.18	N35°38'21"W	40.05	12°12'12"	40.18
C31	147.50	25.30	N22°55'20"W	25.27	61°3'49"	25.30
C32	227.50	29.88	N14°14'44"W	29.86	12°12'12"	29.88
C33	227.50	60.00	N25°52'30"W	59.83	61°3'49"	60.00
C34	227.50	54.56	N11°29'58"E	54.43	12°12'12"	54.56
C35	207.50	49.80	N64°45'17"W	49.68	61°3'49"	49.80
C36	207.50	67.11	N48°36'50"W	66.82	12°12'12"	67.11
C37	233.96	247.87	N42°58'34"W	247.76	61°3'49"	247.87
C38	233.96	116.56	N44°35'02"W	116.55	12°12'12"	116.56
C39	233.96	67.14	N42°20'04"W	67.14	61°3'49"	67.14
C40	233.96	64.17	N40°33'38"W	64.17	12°12'12"	64.17
C41	122.50	95.58	S25°09'52"W	93.17	61°3'49"	95.58
C42	177.50	38.05	N41°22'32"E	37.98	12°12'12"	38.05
C43	177.50	60.04	N25°32'41"E	59.75	61°3'49"	60.04
C44	177.50	49.64	N07°50'37"E	49.48	12°12'12"	49.64
C45	272.50	65.28	S06°41'40"W	65.28	61°3'49"	272.50
C46	272.50	22.89	S15°57'49"W	22.89	12°12'12"	272.50
C47	152.50	43.06	N63°32'29"W	42.91	61°3'49"	152.50
C48	152.50	142.59	N28°39'58"W	137.45	12°12'12"	142.59
C49	172.50	31.81	N05°06'52"E	31.76	61°3'49"	172.50
C50	172.50	111.75	N28°57'25"E	109.81	12°12'12"	111.75
C51	122.50	45.69	N58°12'04"E	45.42	61°3'49"	122.50
C52	122.50	51.03	N80°49'07"E	50.68	12°12'12"	122.50
C53	207.50	51.68	N07°18'13"W	51.55	61°3'49"	207.50
C54	50.00	9.22	S46°00'09"W	9.21	12°12'12"	50.00
C55	15.00	12.86	N65°16'34"E	12.47	61°3'49"	15.00
C56	50.00	56.34	N83°33'54"W	53.41	12°12'12"	50.00
C57	50.00	43.49	N39°14'10"W	42.13	61°3'49"	50.00
C58	50.00	58.63	S85°24'16"E	55.49	12°12'12"	50.00
C59	50.00	9.38	S46°19'15"E	9.37	61°3'49"	50.00
C60	15.00	12.89	N65°33'22"W	12.49	12°12'12"	15.00
C61	227.50	14.57	N01°39'58"E	14.56	61°3'49"	227.50
C62	227.50	59.41	N10°58'52"E	59.24	12°12'12"	227.50
C63	227.50	59.41	N25°56'34"E	59.24	61°3'49"	227.50
C64	227.50	55.96	N40°28'12"E	55.82	12°12'12"	227.50
C65	152.50	4.55	S01°01'28"E	4.55	61°3'49"	152.50
C66	215.96	0.31	N43°22'57"W	0.31	12°12'12"	215.96
C67	227.50	27.65	S89°16'12"W	27.63	61°3'49"	227.50
C68	227.50	53.31	S79°04'31"W	53.19	12°12'12"	227.50
C69	177.50	9.69	N24°27'05"W	9.69	61°3'49"	177.50
C70	122.50	46.77	N33°49'31"W	46.49	12°12'12"	122.50
C71	122.50	65.36	N80°03'30"E	63.64	61°3'49"	122.50
C72	122.50	15.00	S81°44'15"E	9.39	12°12'12"	122.50
C73	15.00	4.22	S35°25'45"E	4.21	61°3'49"	15.00
C74	55.00	60.31	N58°46'38"W	57.34	12°12'12"	55.00
C75	55.00	66.62	S55°06'22"W	62.62	61°3'49"	55.00
C76	55.00	105.31	S34°26'59"E	89.95	12°12'12"	55.00
C77	55.00	20.43	N80°03'16"E	20.31	61°3'49"	55.00
C78	55.00	21.13	N58°24'29"E	21.00	12°12'12"	55.00
C79	15.00	13.78	S73°42'44"W	13.30	61°3'49"	15.00
C80	177.50	61.90	S89°58'09"E	61.58	12°12'12"	177.50
C81	177.50	61.79	N70°04'07"E	61.48	61°3'49"	177.50
C82	122.50	12.88	S63°06'32"W	12.88	12°12'12"	122.50
C83	122.50	13.34	S89°14'31"W	13.34	61°3'49"	122.50
C84	172.50	55.51	S81°34'52"W	55.27	12°12'12"	172.50
C85	172.50	5.87	N88°13'27"W	5.87	61°3'49"	172.50
C86	122.50	29.32	N51°37'12"W	29.25	12°12'12"	122.50

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PHASE 4A CURVE DATA

PHASE 4A LINE CHART

LINE	BEARING	DISTANCE
L1	N00°21'59"W	33.96
L2	N42°29'01"W	33.96
L3	S89°58'31"W	52.02
L4	N75°46'39"W	23.73
L5	N14°13'21"E	50.00
L6	N87°14'55"W	66.03
L7	N02°45'05"E	55.00
L8	S17°39'15"W	30.52
L9	S86°37'32"E	147.03
L10	N32°21'27"E	64.50
L11	N12°07'18"E	26.50
L12	N30°47'02"E	10.51
L13	N28°08'45"E	23.86
L14	N11°47'43"E	55.04
L15	N04°14'53"W	96.54
L16	N87°00'54"E	112.39
L17	N79°08'03"W	117.39
L18	N89°49'50"E	22.42
L19	N42°29'06"W	18.64
L20	S87°40'32"E	21.98
L21	N83°53'31"E	32.59
L22	N71°10'47"W	25.13
L23	N42°29'01"W	32.27
L24	N87°14'55"W	60.34
L25	S75°46'39"E	17.33
L26	N87°14'55"W	73.00
L27	N87°14'55"W	71.00
L28	N02°48'45"E	75.28
L29	N87°14'55"W	68.00
L30	N87°14'55"W	67.00
L31	S02°48'45"W	32.81
L32	S47°46'59"W	21.22
L33	N87°14'55"W	95.00
L34	S35°53'31"W	73.48
L35	S72°21'44"W	24.79
L36	N59°33'30"W	110.39
L37	S35°53'31"W	90.15
L38	S47°30'59"W	7.92
L39	S35°53'31"W	46.28
L40	S87°02'35"E	125.27
L41	S47°30'59"W	42.08
L42	S05°45'16"W	11.18
L43	S00°10'06"E	43.05
L44	S00°10'06"E	44.24
L45	S00°10'06"E	65.00
L46	S00°10'06"E	65.00
L47	S00°10'06"E	65.00
L48	S00°10'06"E	65.00
L49	S00°10'06"E	65.00
L50	S00°10'06"E	65.00
L51	S00°10'06"E	42.85
L52	S00°10'06"E	50.28
L53	N17°23'28"E	15.95
L54	N17°23'28"E	84.99
L55	S18°22'12"E	46.01
L56	S71°37'48"E	68.27
L57	N26°37'48"W	21.21
L58	S18°22'12"E	65.00
L59	S63°22'12"W	21.21
L60	N00°08'47"E	68.27
L61	S18°00'30"E	62.00
L62	N04°14'55"W	12.81
L63	S18°00'30"E	2.91
L64	N04°14'55"W	83.73
L65	S18°00'30"E	34.71
L66	S18°00'30"E	30.20
L67	N28°37'48"W	21.21
L68	S71°37'48"E	81.81
L69	N25°23'13"E	111.30
L70	N42°13'05"W	21.20
L71	S02°48'45"W	32.75
L72	S47°30'59"W	22.65
L73	N87°14'55"W	60.00
L74	N30°30'52"E	60.87
L75	S30°30'52"W	72.73
L76	N30°30'52"E	36.91
L77	S30°30'52"W	25.04
L78	S10°38'41"W	34.69
L79	S10°38'41"W	19.50
L80	S10°38'41"W	54.39
L81	S03°58'21"W	60.91
L82	S00°03'05"E	4.24
L83	N00°03'05"W	15.01
L84	N00°03'05"W	65.00
L85	S00°03'05"E	65.00
L86	N00°03'05"W	65.00
L87	N00°03'05"W	65.00
L88	N00°03'05"W	65.00
L89	N00°03'05"W	65.00
L90	N00°03'05"W	65.00
L91	N00°03'05"W	65.00
L92	S00°03'05"E	11.77
L93	S02°48'45"W	53.49
L94	S47°30'59"W	27.35
L95	S00°10'06"E	10.36
L96	S00°10'06"E	66.00
L97	S00°10'06"E	65.00
L98	S00°10'06"E	65.00
L99	S00°10'06"E	65.00
L100	S00°10'06"E	18.13

PHASE 4A LINE CHART

LINE	BEARING	DISTANCE
L101	S182°22'12"W	48.51
L102	S182°22'12"W	62.50
L103	S83°22'12"E	21.21
L104	S71°37'48"E	81.81
L105	S00°10'06"E	60.65
L106	S00°10'06"E	65.00
L107	S00°10'06"E	65.00
L108	S00°10'06"E	65.00
L109	S00°10'06"E	65.00
L110	S00°10'06"E	65.00
L111	S00°10'06"E	47.29
L112	S47°30'59"W	3.75
L113	S47°30'59"W	4.59
L114	N87°14'55"W	68.86
L115	N87°14'55"W	62.00
L116	S89°49'54"W	61.30
L117	N45°10'06"W	21.21
L118	S00°10'06"E	58.47
L119	S89°49'54"W	47.29
L120	S89°49'54"W	62.00
L121	S89°49'54"W	61.30
L122	S00°10'06"E	110.00
L123	S00°10'06"E	65.00
L124	S00°10'06"E	65.00
L125	S00°10'06"E	64.99
L126	S00°10'06"E	69.00
L127	S47°30'59"W	4.59
L128	S47°30'59"W	3.75
L129	S47°30'59"W	4.59
L130	S17°39'15"E	124.22
L131	S56°14'34"E	124.22
L132	S44°01'59"E	0.10
L133	N88°20'22"E	1.10
L134	N87°14'55"W	31.50
L135	N87°14'55"W	31.50
L136	S72°21'44"W	72.00
L137	S72°21'44"W	58.22
L138	N65°15'45"E	22.00
L139	N22°53'13"E	31.50
L140	N22°53'13"E	31.50
L141	N22°53'13"E	31.50
L142	N18°36'16"E	24.22
L143	N60°05'46"E	37.00
L144	S79°58'45"E	31.50
L145	S79°58'45"E	83.00
L146	S79°58'45"E	70.00
L147	S79°58'45"E	58.22
L148	S79°58'45"E	61.30
L149	S79°58'45"E	61.30
L150	S79°58'45"E	51.00
L151	S79°58'45"E	51.00
L152	S79°58'45"E	63.00
L153	S79°58'45"E	63.00
L154	S79°58'45"E	63.00
L155	N60°05'46"E	58.22
L156	N72°21'44"E	60.65
L157	N72°21'44"E	36.58
L158	N72°21'44"E	36.58
L159	N69°35'46"W	12.00
L160	S50°48'54"E	16.00
L161	S50°48'54"E	16.00
L162	S00°08'47"W	106.00
L163	S83°37'20"E	22.00
L164	S53°05'26"E	14.00
L165	S75°17'47"E	24.22
L166	N48°07'32"E	27.00
L167	N48°07'32"E	27.00
L168	N73°02'38"E	28.00
L169	S75°46'38"E	27.00
L170	N31°31'25"E	58.22