



CITY COUNCIL AGENDA ITEM

SUBJECT: Final Plat of Parks of Stonecrest - Pod D Phase One

☐ **ORDINANCE** ☐ **POLICY** ☐ **STATUS REPORT**

☐ **DISCUSSION ONLY** ☐ **RESOLUTION** ☒ **OTHER**

Date Submitted: 10/11/19

Work Section: 10/14/2019

Council Meeting:

SUBMITTED BY: Christopher Wheeler, Planning and Zoning Director

PURPOSE: The applicant (D.R. Horton) requesting final plat approval for Pod D Phase One subdivision.

HISTORY: This application was submitted to staff for review in early September

OPTIONS: Approve; Deny; or Defer

RECOMMENDED ACTION:

Staff recommended approval of final plat application.

ATTACHMENTS:

#1 Plat

SHEET INDEX

COVER	SHEET 1
FINAL PLAT	SHEET 2
FINAL PLAT TABLES	SHEET 3

GENERAL NOTES

1. STREAM BUFFERS ARE TO REMAIN IN A NATURAL AND UNDISTURBED CONDITION.
2. STRUCTURES ARE NOT ALLOWED IN DRAINAGE EASEMENTS.
3. ACCORDING TO THE F.I.R.M. OF DEKALB COUNTY, PANEL NUMBER 13089C0187L, DATED MAY 16, 2013, A PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA.
4. CITY OF STONECREST AND DEKALB COUNTY PERSONNEL AND/OR AGENTS SHALL HAVE FREE AND TOTAL ACCESS TO AND ACROSS ALL EASEMENTS.

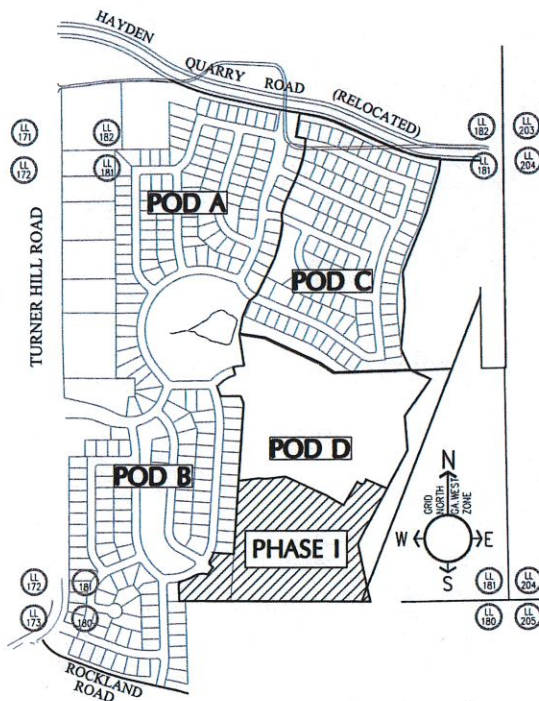
SITE DATA - 7402-7412 SILL ROAD / 8076-8078 WHITE OAK LOOP / 3606 DOGWOOD PASS
- LITHONIA, GEORGIA 30038

1. GROSS LAND AREA FOR POD 'D' IS 40.35 ACRES.
2. PHASE ONE LAND AREA IS 17.69 ACRES.
3. PROPERTY IS IDENTIFIED AS DEKALB COUNTY TAX PARCELS ID:
• 16 181 01 003
4. THIS PROPERTY IS ZONED R-60 (RESIDENTIAL SMALL LOT - 60) DISTRICT PER REZONING CASE # RZ-19-002 BY THE CITY OF STONECREST (APRIL 22, 2019) IN ACCORDANCE WITH THE ZONING ORDINANCE OF STONECREST, GEORGIA.

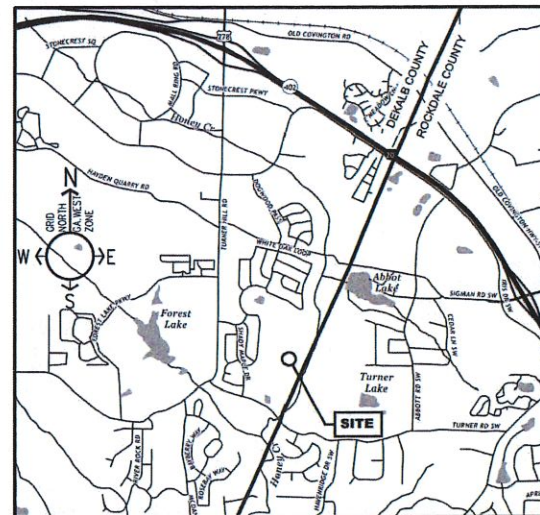
R-60 (RESIDENTIAL SMALL LOT - 60) DISTRICT

- MINIMUM LOT AREA: 6,000 SF / 3,500 SF COTTAGE
- MINIMUM UNIT SIZE, HEATED LIVING AREA: 1,200 SF / 800 - 1,200 SF IF COTTAGE
- MINIMUM LOT FRONTAGE: 60 FEET
- MAXIMUM LOT COVERAGE: 35%
- MINIMUM OPEN SPACE REQUIRED: 20%
- MINIMUM SETBACKS
 - FRONT: 20 FEET
 - SIDE: 7.5 FEET
 - REAR: 30 FEET
- MAXIMUM BUILDING HEIGHT: 35 FEET

5. TOTAL LOTS PROPOSED THIS PHASE: 58 LOTS



THE PARKS OF STONECREST
VICINITY MAP
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

OWNER/DEVELOPER:
STONECREST CAPITAL PARTNERS, LLC
3840 WINDERMERE PARKWAY
SUITE 402
CUMMING, GA 30041
CONTACT: GEE HARVEY
TEL: 678-895-6877
EMAIL: geeharvey@icloud.com

PLAT APPROVAL

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

MAYOR, CITY OF STONECREST

DATE

Cliff White
DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT

10/2/19
DATE

DEKALB COUNTY DEPARTMENT OF WATERSHED MANAGEMENT

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

THIS 16th DAY OF AUGUST, 2019
Reginald Wells
DIRECTOR
DEPARTMENT OF WATERSHED MANAGEMENT

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.



THOMAS W. WOODSMALL, R.L.S. NO. 2767

DATE 8/13/2019

FINAL SURVEYOR'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN THEREON, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 20,818 FEET AND AN ANGULAR ERROR OF 0.04" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 202,403 FEET, AND CONTAINS A TOTAL OF 17.69 ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS OBTAINED WITH A 5-SECOND TRIMBLE 5-6 ROBOTIC TOTAL STATION INSTRUMENT.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-10, 43-15-22.

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 PROPERTY 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 SET FORTH IN O.C.G.A. SECTION 15-6-67.

SURVEY NOTES

1. BOUNDARY INFORMATION SHOWN IS BASED ON "ALTA/NSPS LAND TITLE SURVEY FOR D.R. HORTON, INC., THE PARKS OF STONECREST - POD 'D' PREPARED BY BLUE LANDWORKS, LLC AND DATED 1/5/2018.
2. IPS (IRON PIN SET) IS 1/4" RE-BAR; NS (NAIL SET) IS MAGNAIL.

REFERENCES

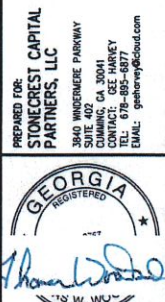
1. ALTA/ACSM LAND TITLE SURVEY FOR REO FUNDING SOLUTIONS III, LLC, CLOWAY TITLE AND ESCROW, LLC AND FIRST AMERICAN TITLE INSURANCE COMPANY, PREPARED BY CHASTAIN & ASSOCIATES, P.C., AND DATED MAY 21, 2013;
2. FINAL PLAT FOR THE PARKS OF STONECREST (FKA STONECREST PARK) POD B UNIT ONE, PREPARED BY DEVELOPMENT CONSULTANTS GROUP, INC., AND LAST REVISED MAY 20, 2008 (RECORDED IN DEED BOOK 204, PAGE 71);
3. FINAL PLAT FOR THE PARKS OF STONECREST (FKA STONECREST PARK) POD B UNIT FOUR, PREPARED BY DEVELOPMENT CONSULTANTS GROUP, INC., AND LAST REVISED JANUARY 2, 2008 (RECORDED IN DEED BOOK 199, PAGE 30);
4. FINAL PLAT FOR THE PARKS OF STONECREST POD C UNIT FOUR, PREPARED BY DEVELOPMENT CONSULTANTS GROUP, INC., AND LAST REVISED JUNE 4, 2007 (RECORDED IN DEED BOOK 199, PAGE 26); AND
5. ALTA/ACSM LAND TITLE SURVEY FOR STONECREST ATLANTA, LLC, CFN (I-20), INC., RBC CENTURA BANK AND CHICAGO TITLE INSURANCE COMPANY, PREPARED BY DEVELOPMENT CONSULTANTS GROUP, INC., AND DATED JANUARY 15, 2005.

GPS STATEMENT

THE INITIAL CONTROL POINTS FOR THIS SURVEY WERE LOCATED UTILIZING GPS. THE EQUIPMENT USED WAS A CHAMPION TWO GNSS RECEIVER WITH CARLSON SURVEY DATA COLLECTION SOFTWARE. ALL COORDINATES ARE BASED ON NAD83(2011) AND GEOID12B. NETWORK RTK CORRECTIONS WERE RECEIVED VIA A CELLULAR MODEM. THE TYPE OF SURVEY WAS NETWORK RTK UTILIZING THE TRIMBLE VRS REAL TIME NETWORK OPERATED BY EGPS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY, AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3: NATIONAL STANDARD FOR SPATIAL DATA ACCURACY, IS .04 FT. HORIZONTAL AND .07 FT. VERTICAL AT THE 95% CONFIDENCE LEVEL.

OWNER'S ACKNOWLEDGEMENT

I, George E. Harvey III, THE OWNER

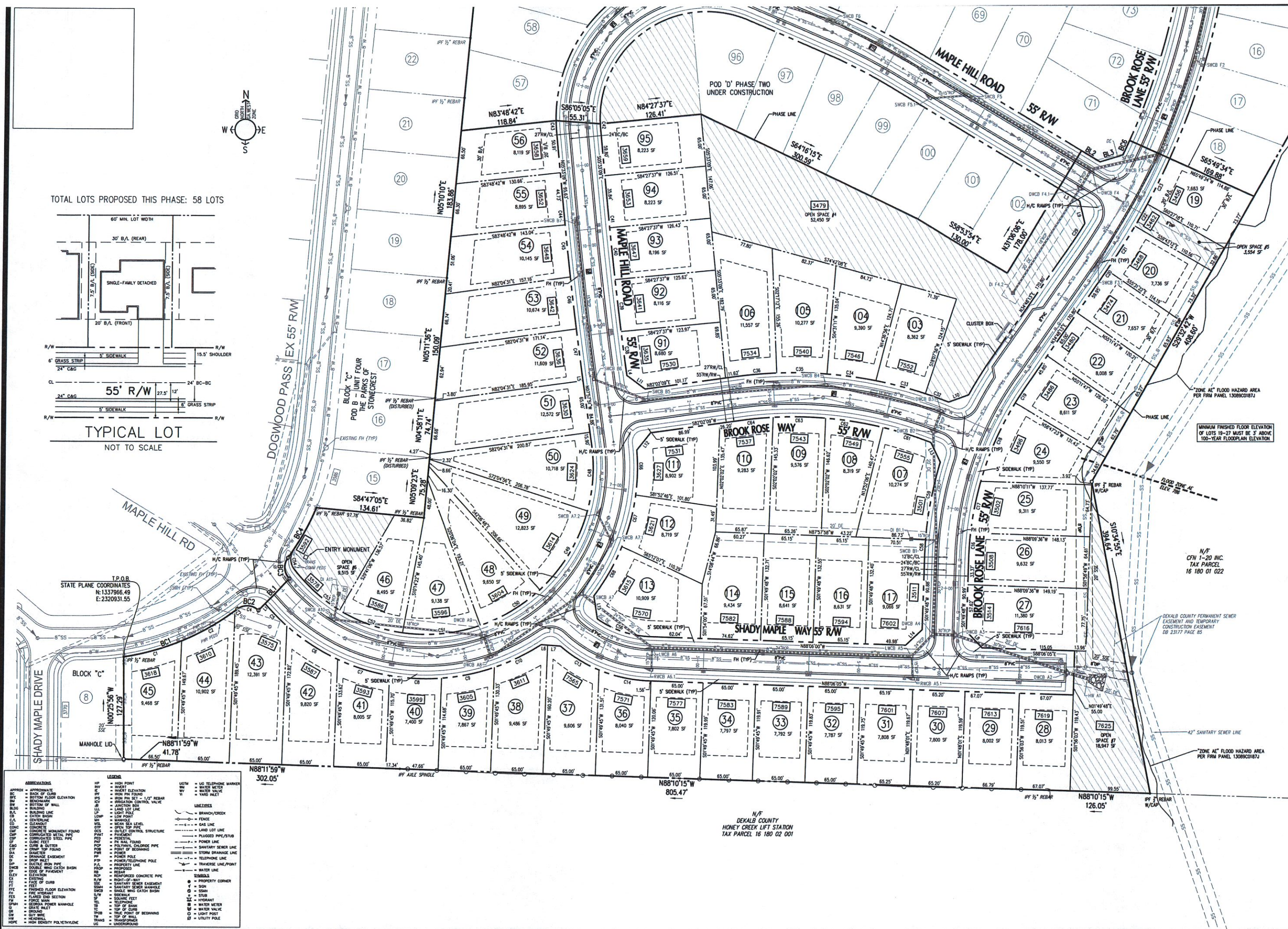
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**THE PARKS OF STONECREST -
POD 'D'**

16TH LAND DISTRICT	LAND LOT(S) 18
PARCEL(S) 16 181 01 003	
CITY OF STONECREST	DEKALB COUNTY, GA
DRAWING: SC/AL1/00	CHECKED: SA

**FINAL PLAT
PHASE ONE**

PROJECT# 2017.055
SHEET 2 OF 3



R/W Curve Table				
Curve #	Arc Length	Radius	Chord Bearing	Chord Distance
C1	75.16	309.95	N74°21'15"E	74.98
C2	76.42	309.95	N60°20'25"E	76.23
C3	3.60	309.95	N52°56'56"E	3.60
C4	28.55	20.00	N86°28'55"W	26.19
C5	38.88	262.50	N44°32'46"W	38.84
C6	76.15	262.50	N57°06'00"W	75.89
C7	67.60	262.50	N72°47'19"W	67.41
C8	65.18	262.50	N87°16'45"W	65.01
C9	67.04	262.50	S78°17'29"W	66.86
C10	64.60	262.50	S63°55'31"W	64.44
C11	NOT USED			
C12	NOT USED			
C13	56.75	177.52	N58°19'30"W	56.50
C14	64.83	177.52	N77°56'38"W	64.47
C15	NOT USED			
C16	31.27	397.50	S04°05'01"W	31.26
C17	65.63	397.50	S11°04'04"W	65.56

Boundary Curve Table				
Curve #	Arc Length	Radius	Chord Bearing	Chord Distance
BC1	155.18	309.95	N66°57'32"E	153.56
BC2	28.55	20.00	S86°28'55"E	26.19
BC3	28.47	20.00	N04°09'44"W	26.13
BC4	71.85	310.00	N29°23'24"E	71.69
BC5	NOT USED			
BC6	20.19	832.50	N24°52'07"E	20.19
BC7	NOT USED			

R/W Curve Table				
Curve #	Arc Length	Radius	Chord Bearing	Chord Distance
C18	106.93	397.50	S23°30'14"W	106.60
C19	24.93	397.50	S33°00'25"W	24.93
C20	5.05	887.50	N34°38'25"E	5.05
C21	65.01	887.50	N32°22'43"E	65.00
C22	31.44	887.50	N29°15'54"E	31.44
C23	63.14	887.50	N26°12'43"E	63.13
C24	NOT USED			
C25	NOT USED			
C26	NOT USED			
C27	NOT USED			
C28	NOT USED			
C29	36.79	832.50	N33°32'15"E	36.79
C30	NOT USED			
C31	NOT USED			
C32	30.92	527.50	S70°11'19"E	30.92
C33	63.81	527.50	S75°20'00"E	63.77
C34	61.51	527.50	S82°08'23"E	61.48
C35	62.66	536.20	S88°58'51"E	62.62
C36	52.27	536.20	N84°52'43"E	52.25
C37	NOT USED			
C38	50.10	4972.50	S07°40'31"E	50.10
C39	65.02	4972.50	S07°00'44"E	65.02

Boundary Line Table		
Line #	Length	Direction
BL1	55.00	N44° 03' 17"E
BL2	27.13	S58° 53' 54"E
BL3	29.62	N73° 19' 57"E

CENTERLINE CURVE TABLE									
CURVE #	ARC LENGTH	RADIUS	CHORD BEARING	CHORD	TANGENT	DELTA	PC STA	PT STA	
#1	442.46	270.00	N87°05'07"W	394.59	289.00	093°53'35"	1+26.95	5+69.41	
#2	507.76	720.00	S60°20'31"E	497.30	264.95	040°24'23"	6+24.27	11+32.03	
#3	244.59	425.00	N18°19'00"E	241.23	125.78	032°58'25"	2+38.44	4+83.03	
#4	380.48	860.00	N22°07'45"E	377.38	193.41	025°20'55"	6+53.88	10+34.31	
#5	119.89	150.00	S65°12'07"E	116.73	63.36	045°47'47"	1+20.29	2+40.18	
#6	268.05	500.00	S82°36'22"E	264.85	137.33	030°42'57"	2+60.29	5+28.34	
#7	630.23	235.00	N68°51'55"E	457.64	1004.23	153°39'30"	1+23.15	7+53.38	
#8	210.45	5000.00	N06°45'30"W	210.44	105.24	002°24'42"	8+38.26	10+48.71	
#9	331.73	160.00	N53°50'35"E	275.42	270.50	118°47'28"	11+44.34	14+76.07	
#10	99.49	725.00	S62°49'47"E	99.41	49.82	007°51'46"	15+77.75	16+77.24	

R/W Curve Table				
Curve #	Arc Length	Radius	Chord Bearing	Chord Distance
C40	65.01	4972.50	S06°15'47"E	65.01
C41	29.16	4972.50	S05°43'14"E	29.16
C42	5.20	132.50	S04°25'38"E	5.20
C43	14.32	187.50	N03°21'55"W	14.31
C44	20.28	5027.50	S05°40'05"E	20.28
C45	65.30	5027.50	S06°09'20"E	65.30
C46	65.01	5027.50	S06°53'54"E	65.01
C47	61.02	5027.50	S07°36'59"E	61.01
C48	82.83	207.50	N03°28'18"E	82.28
C49	116.14	207.50	N30°56'33"E	114.63
C50	86.61	207.50	N58°56'06"E	85.98
C51	97.93	207.50	N84°24'47"E	97.02
C52	83.80	207.50	S70°29'50"E	83.23
C53	77.23	207.50	S48°15'55"E	76.79
C54	25.03	20.66	S02°18'56"E	23.52
C55	NOT USED			
C56	70.72	122.50	N71°33'42"W	69.74
C57	NOT USED			
C58	21.34	452.50	S03°10'51"W	21.33
C59	98.21	452.50	S10°44'58"W	98.02

R/W Curve Table				
Curve #	Arc Length	Radius	Chord Bearing	Chord Distance
C60	NOT USED			
C61	62.31	472.50	N72°32'57"W	62.27
C62	72.67	472.50	N80°44'01"W	72.60
C63	65.32	472.50	N89°06'03"W	65.27
C64	40.43	458.88	S84°29'14"W	40.42
C65	NOT USED			
C66	56.08	262.28	N01°11'50"E	55.97
C67	66.76	262.28	N14°36'52"E	66.58
C68	70.50	262.28	N29°36'23"E	70.29

R/W Line Table		
Line #	Length	Direction
L1	11.76	N44° 03' 16"E
L2	NOT USED	
L3	30.75	N58° 53' 54"W
L4	4.93	S07° 57' 51"E
L5	3.99	N07° 57' 51"W
L6	8.06	S86° 08' 44"E
L7	16.00	S86° 08' 44"E
L8	28.27	S43° 08' 09"E
L9	28.57	N13° 18' 49"W
L10	26.50	N70° 00' 01"E
L11	28.28	S52° 57' 51"E
L12	27.53	S38° 33' 14"W
L13	27.21	S25° 54' 07"E
L14	28.30	S46° 51' 54"W
L15	28.85	N08° 52' 03"W

PIPE CHART (DESIGN DATA)									
UPSTREAM STRUCTURE	PIPE ID	DESIGN STORM (in)	SIZE (in)	MATERIAL	LENGTH (ft)	SLOPE (%)	INV IN	INV OUT	
DWCB	A2-1	25-YR	36	RCP	25	0.51	791.91	791.91	
DWCB	A3-2	25-YR	30	RCP	147	4.99	799.23	799.23	
DWCB	A4-3	25-YR	30	RCP	28	5.93	801.13	800.89	
SWCB	A5-4	25-YR	24	RCP	38	3.55	802.58	802.58	
SWCB	A6-5	25-YR	24	RCP	322	2.21	809.71	809.71	
SWCB	A7-6	25-YR	24	RCP	110	1.09	810.98	810.91	
DWCB	A8-7	25-YR	24	RCP	138	0.67	811.90	811.90	
DWCB	A9-8	25-YR	24	RCP	28	0.50	812.29	812.04	
SWCB	A10-9	25-YR	18	RCP	187	1.50	815.20	815.10	
DI	A11-10	25-YR	15	RCP	33	2.32		815.96	
SWCB	A5.1-A5	25-YR	15	RCP	28	3.02		804.04	
SWCB	A6.1-A6	25-YR	15	RCP	28	1.08		811.00	
SWCB	A7.1-A7	25-YR	15	RCP	74	3.77	815.70	815.70	
SWCB	A7.2-7.1	25-YR	15	RCP	39	3.51		817.07	
SWCB	B1-A4	25-YR	30	RCP	117	0.97	802.10	802.03	
DWCB	B2-1	25-YR	24	RCP	135	0.76	803.13	803.13	
DWCB	B3-2	25-YR	24	RCP	28	0.57	803.34	803.29	
SWCB	B4-3	25-YR	18	RCP	147	3.13	808.12	807.95	
SWCB	B5-4	25-YR	18	RCP	224	6.93	823.72	823.66	
SWCB	B6-5	25-YR	18	RCP	70	5.56	827.64	827.64	
SWCB	B7-6	25-YR	15	RCP	195	3.85		835.13	
DI	B1.1-B1	25-YR	15	RCP	31	5.57		806.64	
JB	E2-1	25-YR	42	RCP	70	0.55	794.65	791.65	
SWCB	E4-2	25-YR	30	RCP	55	1.38	795.40	795.40	
SWCB	E5-4	25-YR	30	RCP	85	1.08	800.74	796.32	
SWCB	E6-5	25-YR	18	RCP	281	5.43	815.98	815.98	
SWCB	E7-6	25-YR	15	RCP	193	5.01	825.63	825.63	
SWCB	E8-7	25-YR	15	RCP	191	2.53	830.50	830.47	
SWCB	E9-8	25-YR	15	RCP	178	6.30		841.73	
SWCB	E4.1-E4	25-YR	18	RCP	28	2.93	798.40	798.40	
SWCB	E6.1-E6	25-YR	15	RCP	28	1.21		816.88	
SWCB	E8.1-E8	25-YR	15	RCP	28	3.24		831.41	
DWCB	F1-E2	25-YR	36	RCP	86	0.83	793.63	793.37	
SWCB	F2-1	25-YR	30	RCP	132	1.46	795.56	795.65	
SWCB	F3-2	25-YR	30	RCP	125	0.97	796.77	796.77	
DWCB	F4-3	25-YR	30	RCP	87	1.15	797.98	797.78	
SWCB	F5-4	25-YR	24	RCP	178	2.85	803.27	803.07	
SWCB	F6-5	25-YR	18	RCP	194	6.56	815.98	815.98	
SWCB	F7-6	25-YR	15	RCP	183	5.93	826.84	826.84	
SWCB	F8-7	25-YR	15	RCP	101	6.53		833.42	
DWCB	F1.1-F1	25-YR	18	RCP	28	6.07		795.33	
SWCB	F3.1-F3	25-YR	15	RCP	157	1.20		799.65	
DWCB	F4.1-F4	25-YR	24	RCP	28	1.50	798.40	798.40	
DI	F4.2-4.1	25-YR	18	RCP	154	1.87		801.28	
SWCB	F5.1-F5	25-YR	15	RCP	48	8.19		807.38	
SWCB	F7.1-F7	25-YR	15	RCP	29	3.80		827.95	
DI	G1-E5	25-YR	24	RCP	145	0.98	797.80	797.87	
DI	G2-1	25-YR	18	HDPE	44	11.32	805.78	802.79	
DI	G3-2	25-YR	18	HDPE	127	5.89	813.24	813.24	
DI	G4-3	25-YR	18	HDPE	230	4.80	824.30	824.30	
DI	G5-4	25-YR	18	HDPE	219	3.02	830.93	830.93	
DI	G6-5	25-YR	15	HDPE	148	2.95		835.30	
DI	G5.1-G5	25-YR	15	HDPE	22	7.51		833.08	
EX_JB	Z3-2	25-YR	30	EX. CMP	111	1.77	840.05	832.35	
JB	Z2-1	25-YR	30	HDPE	81	1.00	830.38	830.28	

STREET ADDRESS LOT CHART		
LOT	STREET ADDRESS	
	NUMBER	NAME
19	3456	BROOK ROSE LANE
20	3468	BROOK ROSE LANE
21	3474	BROOK ROSE LANE
22	3480	BROOK ROSE LANE
23	3486	BROOK ROSE LANE
24	3496	BROOK ROSE LANE
25	3502	BROOK ROSE LANE
26	3508	BROOK ROSE LANE
27	3514	BROOK ROSE LANE
27	7616	SHADY MAPLE WAY
28	7619	SHADY MAPLE WAY
29	7613	SHADY MAPLE WAY
30	7607	SHADY MAPLE WAY
31	7601	SHADY MAPLE WAY
32	7595	SHADY MAPLE WAY
33	7589	SHADY MAPLE WAY
34	7583	SHADY MAPLE WAY
35	7577	SHADY MAPLE WAY
36	7571	SHADY MAPLE WAY
37	7565	SHADY MAPLE WAY