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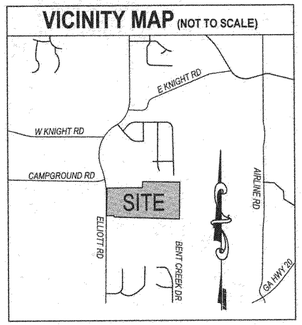
BARBARA A. HARRISON
CLERK OF SUPERIOR COURT
HENRY COUNTY, GA
Participant ID: 6837325915

THIS BOX IS RESERVED FOR THE CLERK OF SUPERIOR COURT RECORDING INFORMATION.

FINAL PLAT
OF
ROWLAND PLACE ~ PHASE 1
A SINGLE FAMILY RESIDENTIAL CONSERVATION SUBDIVISION
LOCATED IN
LAND LOT 56 ~ 7TH DISTRICT
HENRY COUNTY, GEORGIA
DEVLOPERMENT PERMIT: DEV-2019-013260

VICINITY MAP (NOT TO SCALE)



SURVEY NOTES

NO N.G.S. MONUMENT FOUND WITHIN 500 FEET OF ANY POINT ON THE SUBJECT PROPERTY.

ALL PROPERTY CORNERS REFERENCED AS I.P.S. INDICATES A ½" REBAR PLACED W/CAP LSF 001179 UNLESS OTHERWISE NOTED.

MOORE BASS CONSULTING AND/OR ROBERT J. DEBIEN DO NOT GUARANTEE THAT ALL EASEMENTS AND SUB-SURFACE CONDITIONS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.

THIS DRAWING HAS BEEN GENERATED ELECTRONICALLY. THIS MEDIA SHOULD NOT CONSIDERED A CERTIFIED VALID DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED, SIGNED, AND DATED BY ROBERT J. DEBIEN IN CONTRASTING COLOR OF INK PER O.C.G.A. 43-15-22.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN. ALL MATTERS TO TITLE ARE EXCEPTED.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTY OR ENTITY NAMED HEREON AND THE CERTIFICATION DOES NOT EXTEND TO ANY OTHERS.

THIS PLAT MAY NOT CONFORM TO THE BEARINGS AND DISTANCES RECORDED ON THE DEED AND/OR PLAT OF RECORD DUE TO SEVERAL FACTORS INCLUDING, BUT NOT LIMITED TO, THE NATURE OF THE ADVANCES IN SURVEYING TECHNOLOGY SUCH AS ELECTRONIC DISTANCE MEASURING DEVICES AND THE ADVENT OF SURVEY GRADE G.P.S. MEASUREMENT EQUIPMENT.

THIS SURVEY IS REFERENCED TO THE NORTH AMERICAN DATUM (N.A.D.) OF 1983(1994 ADJUSTMENT) FOR HORIZONTAL DATUM AND THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) 1988 FOR THE VERTICAL DATUM. THE USE OF G.P.S. SURVEY MEASURING TECHNIQUES WERE USED FOR THESE DATUMS AND BASED ON THE POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY EGPS SOLUTIONS. THE ORTHIMETRIC HEIGHTS WERE DERIVED USING THE GEOID A12.

ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.

UTILITIES SHOWN ARE BASED ON ABOVE GROUND EVIDENCE. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. NO CERTIFICATION OR GUARANTEE IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE UTILITIES OR STRUCTURES SHOWN HEREON. PER GEORGIA LAW THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 43,050 FEET, AND AN ANGULAR ERROR OF 01" PER ANGLE. IT WAS A CLOSED LOOP TRAVERSE AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

*THIS MAP OR PLAT OF ROWLAND PLACE - PHASE 1 HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 000,000 FEET. * THE CLOSURE PRECISION PLACED ON THE SURVEY SHALL BE BASED ON AN ACTUAL MAP CLOSURE THAT HAS BEEN INDEPENDENTLY CALCULATED BY THE SURVEYOR BY USING THE BEARINGS AND DISTANCES FROM THE FACE OF THE PLAT, AND SHALL NOT BE A GENERALIZATION.

ALL LOTS OR PARCELS SHOWN ON LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING A TRIMBLE S6 ROBOTIC TOTAL STATION & CHAMPION TKO ROVER GPS UNIT. THE FIELDWORK WAS COMPLETED 8/21/20 ON THIS PROJECT.

HENRY COUNTY WATER AUTHORITY NOTES

1. A 20' FOOT SANITARY SEWER EASEMENT EXISTS ALONG EACH REAR PROPERTY LINE AND A 10' FOOT SANITARY SEWER EASEMENT ON ALL SIDE LINES.
2. WATER AND SANITARY SEWER SERVICES PROVIDED BY HENRY COUNTY WATER AUTHORITY.
3. GRANTOR FURTHER GRANTS AUTHORITY, ITS AGENTS AND EMPLOYEES, THE RIGHT OF EGRESS AND INGRESS OVER AND ACROSS SAID EASEMENTS TO INSTALL, REPAIR, REPLACE, MAINTAIN AND OPERATE SAID WATER OR SEWER LINES. EACH EASEMENT CONVEYED HEREBY SHALL BE A FREE, PERMANENT AND UNINTERRUPTED USE, LIBERTY AND PRIVILEGE IN, ON, UNDER AND THROUGH THE PROPERTY UPON WHICH SAID EASEMENTS ARE LOCATED.
4. A 60' BLANKET EASEMENT EXISTS FOR WATER AND SEWER UTILITIES IN THIS PRIVATE DEVELOPMENT (5' EACH SIDE OF 50' PRIVATE R/W OF STREETS)

COUNTY NOTES

1. HENRY COUNTY ASSUMES NO RESPONSIBILITY FOR THE OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY, NOR FOR THE EXTENSION OF CULVERTS BEYOND THE POINT SHOWN ON THIS PLAT AND AS REQUIRED BY THE HENRY COUNTY LAND DEVELOPMENT CODE.
2. ALL STORM DRAINS SHALL BE EXTENDED TO THE REAR SETBACK LINE.
3. IF AND WHEN THE RIGHT OF WAY IS CONVEYED TO THE COUNTY, THE SIGN AND RELATED APPURTENANCES WILL BE REMOVED AND RELOCATED AT THE COST OF THE HOME OWNER'S ASSOCIATION AND NOT BY THE COUNTY.

SURVEYOR / ENGINEER

MOORE BASS CONSULTING, INC.
1350 KEYS FERRY COURT
McDONOUGH, GA 30253
(770) 914-9394

DEVELOPER

ROWLAND ELLIOTT, LLC
160 WHITNEY STREET
FAYETTEVILLE, GA 30214
(404) 859-7887

24 HOUR CONTACT

DOUG RANSOM
160 WHITNEY STREET
FAYETTEVILLE, GA 30214
(404) 859-7887

TAX PARCEL/ADDRESS INFO

HENRY COUNTY MAP 120C
ALL BLOCK 1, PARCEL # IS SAME AS LOT #
OPEN SPACE - T-300
OUT OF PARCEL 120-01049000

DEVELOPMENT DATA

1. TOTAL LOTS PROPOSED: 50 LOTS (PHASE 1)
2. ZONING DISTRICT REQUIREMENTS:
   A. LOT SIZE: 10,890 SQ. FT. (MIN.) / 18,000 SQ. FT. (MIN. AVERAGE)
   B. ACTUAL AVERAGE LOT SIZE (PHASE 1): 19,253 SQ. FT. (0.44 ACRES)
   C. MIN. LOT WIDTH: 100'
   D. MIN. FLOOR AREA OF HOUSE: 2,800 SF (HEATED)
   E. MAX. HEIGHT OF STRUCTURE: 3 STORIES / 40'
   F. MAX. IMPERVIOUS AREA FOR PROJECT: 15%
   G. BUILDING SETBACKS:
      FRONT - 25'
      REAR - 20'
      SIDE - 10'
      SIDE STREET CORNER LOT - 18.75'
   H. PAVEMENT WIDTH: 26' BOC TO BOC
3. A 60' BLANKET EASEMENT EXISTS FOR WATER AND SEWER UTILITIES IN THIS PRIVATE DEVELOPMENT (5' EACH SIDE OF 50' PRIVATE R/W OF STREETS) (SEE "PERMANENT INGRESS/EGRESS AGREEMENT" ON SHEET 2)

SITE INFORMATION

1. PROPERTY OWNER:
   ROWLAND ELLIOTT, LLC
   160 WHITNEY STREET
   FAYETTEVILLE, GEORGIA 30214
   (404) 859 - 7887
2. DEVELOPER:
   ROWLAND ELLIOTT, LLC
   160 WHITNEY STREET
   FAYETTEVILLE, GEORGIA 30214
   (404) 859-7887
3. ENGINEER/SURVEYOR:
   MOORE BASS CONSULTING, INC.
   1350 KEYS FERRY CT.
   McDONOUGH, GA 30253
   (770) 914-9394
4. SUBDIVISION CONFIGURATION:
   A. SOURCE OF DATA: BOUNDARY SURVEY PERFORMED BY MOORE BASS CONSULTING, INC.
   B. LOCATION: HENRY COUNTY, GA
   C. TAX ID #: 120-01049000, 120-0105200, 120-01050000, & 102-0105300
   D. CURRENT ZONING: R-2 SEWER (CONSERVATION)
   E. SUBDIVISION TYPE: SINGLE-FAMILY RESIDENTIAL
   F. TOTAL SITE AREA: 87.29 ACRES (3,802,169 SQ. FT.)
      PHASE 1: 48.27 ACRES (2,102,726 SQ. FT.)
      PHASE 2: 39.02 ACRES (1,699,443 SQ. FT.) - FUTURE DEVELOPMENT
   G. TOPOGRAPHIC SOURCE - HENRY COUNTY GIS - 2 FOOT
   H. TYPE OF STREETS: GATED AND PRIVATELY OWNED BY HOMEOWNER'S ASSOCIATION
   I. STREET MAINTENANCE: HOMEOWNER'S ASSOCIATION - 50' PRIVATE R/W TO BE DEEDED TO HOA (NOT COUNTY)
   J. PAVEMENT LENGTH - PHASE 1:

CLASSICA DRIVE:	2,007.94 LINEAR FEET
ZORA PLACE:	172.85 LINEAR FEET
PIKE PLACE:	50.86 LINEAR FEET
MALACHI BEND:	810.21 LINEAR FEET

5. UTILITIES:
   A. WATER: HENRY COUNTY WATER AUTHORITY
   B. SANITARY SEWER: HENRY COUNTY WATER AUTHORITY
   C. ELECTRIC: SNAPPING SHOALS EMC

OWNER/DEVELOPER NOTES

1. OWNER/ DEVELOPER SHALL BE RESPONSIBLE FOR TEMPORARY CUL-DE-SAC MAINTENANCE TO THE SATISFACTION OF THE COUNTY FOR UNIMPEDED EMERGENCY, SCHOOL, GARBAGE PICKUP, GENERAL VEHICLE USE, ETC. UNTIL THE END OF THE 3 YEAR MAINTENANCE BOND OR THE ROADWAYS ARE EXTENDED. IF THE ROADWAYS ARE NOT EXTENDED BY THE EXPIRATION OF THE BOND, THEN THE OWNER/DEVELOPER SHALL MAKE THE CUL-DE-SACS PERMANENT PER COUNTY SPECIFICATIONS OR PROVIDE A BOND IN THE AMOUNT APPROVED BY THE TRAFFIC & ENGINEERING DIRECTOR.
2. THE 10 FOOT GRAVEL ACCESS DRIVES TO EACH DETENTION POND SHALL REMAIN. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR MAINTENANCE DURING THE 3 YEAR MAINTENANCE PERIOD AND THE HOA INDEFINITELY
3. EACH BUILDER IS RESPONSIBLE FOR THE SIDEWALKS AS SHOWN ON EACH LOT.

OWNER'S CERTIFICATE

THE OWNER OF THE LAND SHOWN ON THIS PLAT WHOSE NAME IS SUBSCRIBED THERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, CERTIFIES THAT ALL STATE AND COUNTY OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID, AND DEDICATES TO THE USE OF THE HOMEOWNER'S ASSOCIATION FOREVER, ALL STREETS, WHICH COMPRISE A TOTAL OF 3.95 ACRES, FOR THE PURPOSES THEREIN EXPRESSED.

OWNER/SUBDIVIDER : _____ DATE: 11/18/20

LEGAL DESCRIPTION - PHASE 1

All that tract or parcel of land lying or being in Land Lot 56 of 7th District, Henry County, Georgia, containing 48.27 acres, (2,102,726 sq. ft.), and being more particularly described as follows:

Commence at a point, which is the common corner of land lots 41, 42, 55 & 56, (said corner being a 1-1/2" open top pipe), and the **Point of Beginning**.

From said point, proceed S01°03'02"W along the common line of land lots 55 & 56, a distance of 271.85 feet to a point (1/2" rod); thence, S00°44'13"W, a distance of 597.17 feet to a point; thence, leaving said land lot line, proceed N90°00'00"W, a distance of 538.89 to a point; thence N35°30'20"W, a distance of 359.25 feet to a point; thence, S54°29'40"W, a distance of 187.19 feet to a point; thence, continue S54°29'40"W, a distance of 50.00 feet to point; thence, N35°30'20"W, a distance of 31.82 feet to a point; thence, S54°29'40"W, a distance of 180.00 feet to a point; thence S35°30'20"E, a distance of 224.04 feet to a point; thence, S89°58'38"W, a distance of 41.46 feet to a point; thence S82°56'36"W, a distance of 246.20 feet to a point; thence, S89°56'38"W, a distance of 765.12 feet to a point; thence, N00°03'22"W, a distance of 269.34 feet to a point; thence, N42°43'37"W, a distance of 184.63 feet to a point; thence proceed southwesterly along the arc of a curve to the right, a distance of 39.51 feet (said arc having a radius of225.00 feet and being subtended by a chord bearing S68°48'19"W, with a chord distance of 39.46 feet); thence proceed southwesterly along the arc of a curve to the left, a distance of 32.24 feet (said arc having a radius of 25.00 feet and being subtended by a chord bearing S36°53'22"W, with a chord distance of 30.05 feet) to a point; thence, S00°03'22"E, a distance of 9.87 feet to a point; thence, S89°56'38"W, a distance of 50.00 feet to a point; thence, S00°03'22"E, a distance of 136.97 feet to a point; thence, S89°56'38"W, a distance of 200.00 feet to a point; thence, S00°03'22"E, a distance of 40.00 feet to a point; thence, S89°56'38"W, a distance of 327.60 feet to a point on the east right-of-way of Elliott Road (80' R/W); thence continue along said right-of-way, N03°29'09"E, a distance of 74.25 feet to a point; thence, proceed N03°49'51"E, a distance of 467.91 feet to a point; thence along the arc of a curve to the left, a distance of 87.99 feet (said arc having a radius 1,148.66 feet and being subtended by a chord bearing N01°38'15"E, with a chord distance of 87.97 feet to a point (1/2" rebar); thence, leaving said right-of-way, proceed S89°32'37"E, distance of 1,341.41 feet to a point (1/2" rebar); thence N00°24'05"E, a distance of 224.02 feet to a point (1/1/2" open top pipe) on the common line of land lots 41 & 56; thence proceed easterly along said land lot line, S89°22'59"E, a distance of 1,415.75 feet to a point (1-1/2" open top pipe), said point being the common corner of land lots 41, 42, 55 & 56 and the **Point of Beginning**.

REFERENCES

1. BOUNDARY SURVEY PREPARED FOR KNIGHT DEVELOPMENT, DATED 11/30/18, BY MOORE BASS CONSULTING, INC.

FLOOD NOTE

AS SHOWN ON FLOOD INSURANCE RATE MAPS OF HENRY COUNTY, GEORGIA COMMUNITY PANEL NUMBER: 13151C0180D EFFECTIVE DATE OCTOBER 6, 2016, A PORTION OF THIS PROPERTY IS LOCATED IN A FEMA FLOOD HAZARD ZONE.

LEGEND

DB	DEED BOOK	EOP	EDGE OF PAVEMENT
PB	PLAT BOOK	FH	FIRE HYDRANT
PG	PAGE	L	LINE LABEL
LL	LAND LOT	N/F	NOW OR FORMERLY
OTP	OPEN TOP PIPE	PKS	PK NAIL SET
RB	REBAR	SSE	SANITARY SEWER EASEMENT
IPF	IRON PIN FOUND	UE	UTILITY EASEMENT
IPS	1/2" REBAR W/C LSF 001179	REF	REFERENCE
CTP	CRIMP TOP PIPE	C/O	SEWER CLEAN OUT
C&G	CURB & GUTTER	SQ. FT.	SQUARE FOOT
R/W	RIGHT OF WAY		IRON PIN FOUND
N/F	NOW OR FORMERLY		IRON PIN SET
-E-	OVERHEAD POWER LINE		CALCULATED POINT
CMP	CORRUGATED METAL PIPE		POWER POLE (PP)
SWMF	STORMWATER MANAGEMENT FACILITY		FIRE HYDRANT (FH)
TBM	TEMPORARY BENCHMARK		WATER VALVE (WV)
POB	POINT OF BEGINNING		WATER METER (WM)
POC	POINT OF COMMENCEMENT		JUNCTION BOX (JB)
RCP	REINFORCED CONCRETE PIPE		SANITARY SEWER MANHOLE (SSMH)
DIP	DUCTILE IRON PIPE		DROP INLET (DI)
PVC	POLYVINYL CHLORIDE PIPE		R/W MONUMENT
HDPE	HIGH DENSITY POLYETHYLENE PIPE		SINGLE WING CATCH BASIN
℄	PROPERTY LINE		DOUBLE WING CATCH BASIN
℄	CENTERLINE		CURB INLET
ID	IDENTIFICATION		HEADWALL (HW)
SB	SETBACK LINE		FLARED END SECTION
BOC	BACK OF CURB		LIGHT POST (LP)
C	CURVE LABEL		YARD INLET
CI	CURB INLET		SEWER CLEAN OUT
DE	DRAINAGE EASEMENT		
#000	STREET ADDRESS		

COUNTY APPROVAL

HENRY COUNTY ASSUMES NO RESPONSIBILITY FOR THE OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY, NOR FOR THE EXTENSION OF CULVERTS BEYOND THE POINT SHOWN ON THIS PLAT AND AS REQUIRED BY THE HENRY COUNTY UNIFIED LAND DEVELOPMENT CODE.

THIS PLAT IS HEREBY APPROVED FOR RECORDING:

BY: _____, DIRECTOR,
HENRY COUNTY PLANNING AND ZONING SERVICES DIVISION

DATE: 11/18/2020

THIS PLAT IS HEREBY APPROVED FOR RECORDING:

BY: _____, DIRECTOR,
HENRY COUNTY DEPARTMENT OF ENVIRONMENTAL COMPLIANCE AND PLAN REVIEW

DATE: 11/18/20

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THE ACCEPTED ENGINEERING PROCEDURES AND DESIGN METHODS WERE USED TO ESTABLISH THE LAYOUT OF THIS DEVELOPMENT; THAT THE STREETS, DRAINAGE STRUCTURES AND ANY OTHER DESIGN FEATURES HAVE BEEN CONSTRUCTED ACCORDING TO THE DEVELOPMENT CONSTRUCTION DRAWINGS AND REVISIONS APPROVED BY THE COWETA COUNTY SUBDIVISION REVIEW COMMITTEE; AND THAT ALL APPLICABLE ENGINEERING REQUIREMENTS OF THE "LAND SUBDIVISION REGULATIONS" FOR RESIDENTIAL, COMMERCIAL AND/OR INDUSTRIAL SUBDIVISIONS AND ALL APPLICABLE REQUIREMENTS OF THE "ZONING REGULATIONS" OF COWETA COUNTY, GEORGIA, HAS BEEN FULFILLED, EXCEPT AS OTHERWISE APPROVED BY THE REVIEW COMMITTEE.

SEAN D. SHANKS _____ DATE: 11/18/20
REGISTERED PROFESSIONAL ENGINEER NO. 031558

SURVEYOR'S CERTIFICATE

AS REQUIRED BY SUBSECTION (c) OF O.C.G.A. SECTION 15-6-67, THIS MAP OR PLAT HAS BEEN PREPARED AND ISSUED FOR SUBMITTAL AND APPROVAL BY THE LOCAL JURISDICTION AS IS EVIDENCED BY THE 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 THE SURVEY OR MAP AS TO INTENDED USE OF ANY PARCEL. FURTHER, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS MAP, PLAT, OR PLAN COMPLIES WITH THE MINIMUM 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. IT IS HEREBY CERTIFIED THAT A PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, TO THE ACCURACY REQUIRED BY THE SUBDIVISION REGULATIONS OF HENRY COUNTY, GEORGIA, AND THAT THE MONUMENTS SHOWN HAVE BEEN PLACED TO THE SPECIFICATIONS SET FORTH IN SAID REGULATIONS.

ROBERT J. DEBIEN, GA REGISTERED LAND SURVEYOR NO. 2964 _____ DATE 11/18/20

Moore Bass CONSULTING ATLANTA
TALLAHASSEE
1350 Keys Ferry Court
McDonough, Georgia 30253
(770) 914-9394 (Fax)
www.moorebass.com

PROJECT NAME
ROWLAND PLACE
PHASE 1
McDONOUGH, GEORGIA 30252

CLIENT NAME
ROWLAND ELLIOTT, LLC
160 WHITNEY STREET
FAYETTEVILLE, GA 30214

REVISIONS
1. REVISED PER COUNTY COMMENTS - 9/21/20
2. REVISED PER COUNTY COMMENTS - 10/21/20
3. REVISED PER COUNTY COMMENTS - 11/18/20

MB
910.014-FP

ARCHIVE
DATE 8/21/20
FILE #
CONTRACT #
DRAWN BY DC/BKM/RJD

The Drawings, Specifications and other documents prepared by Moore Bass Consulting, Inc. for this Project are instruments of MB for use solely with respect to this Project and, unless otherwise provided, MB shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright.

1350 KEYS FERRY COURT
McDONOUGH, GA 30253
LSF #1179

SEAL

GEORGIA REGISTERED No. 2964 LAND SURVEYOR ROBERT J. DEBIEN
11/18/20

SHEET TITLE
FINAL PLAT

SHEET
1 of 4

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BK:60 PG:9

THIS BOX IS RESERVED FOR THE CLERK OF SUPERIOR COURT RECORDING INFORMATION.

FINAL PLAT
OF
ROWLAND PLACE ~ PHASE 1
A SINGLE FAMILY RESIDENTIAL CONSERVATION SUBDIVISION
LOCATED IN
LAND LOT 56 ~ 7TH DISTRICT
HENRY COUNTY, GEORGIA

APPROVED ZONING RESOLUTION & ACCESS AGREEMENT

RESOLUTION NO. 19-135

RESOLUTION APPROVING A REZONING REQUEST BY BUILDERS PROFESSIONAL GROUP FOR PROPERTY LOCATED AT 728 ELLIOTT ROAD IN LAND LOT 56 OF THE 7TH DISTRICT CONSISTING OF 87.29 +/- ACRES

WHEREAS, Builders Professional Group of Jonesboro, GA requests a rezoning from RA (Residential -Agricultural) to R-2 (Sewer) for property located at 728 Elliott Road (Parcel ID# 120-01049000, 120-01050000, 120-01052000 and 120-01053000) in Land Lot 56 of the 7th District consisting of 87.29 +/- acres for a conservation subdivision; and

WHEREAS, all County and State requirements for legal advertisement and a public hearing have been met; and

WHEREAS, the Planning & Zoning Staff for Henry County has reviewed the request and submitted a report that is part of the public record; and

WHEREAS, the Henry County Zoning Advisory Board reviewed and recommended denial of the applicant's request on March 14, 2019;

NOW, THEREFORE, BE IT RESOLVED, the Henry County Board of Commissioners approves the applicant's request with the following conditions:

1. The entrances shall be located such that the minimum intersection sight distance and the minimum spacing requirement are met per the road's posted speed limit, and shall have a deceleration lane and acceleration taper designed and constructed to HCDOT standards. The requirements of the TIS shall be constructed, including a left-turn lane(s).
2. The developer/owner shall preserve an area within the subject property sufficient for the Campground Road Extension to cross with a minimum 100 foot wide future right-of-way. This must be shown on the final plan for approval.
3. Each home shall have a minimum two-car garage. Garages shall be side-entry where feasible.
4. The homes shall consist entirely of a combination of two or more of the following on all sides: brick, stone, stucco, and cement fiberboard. Vinyl based products are only permitted in the soffits, eaves, and fascia.
5. The developer/owner shall place a centralized mailbox unit outside of the public right-of-way for the use of those lots which will not be served by the United States Postal Service (USPS) directly. This must be shown on the final plan for approval.
6. Any disturbed areas of residential lots shall be sodded except where landscaping is present or installed.
7. All homes shall have a minimum of 2,800 square feet of heated floor space.
8. There shall be a minimum 50'buffer between the subject property and its northern, eastern, and southern boundaries with a minimum 100' landscape buffer between the subject property and Elliott Road.
9. The owner/developer shall conduct a traffic study and comply with all applicable findings, and shall consider doing the traffic study in September.
10. A privacy fence shall be installed along the northern, eastern, and southern property lines between the subject property and the property lines of 708 Elliott Road.

BE IT SO RESOLVED THIS 21ST DAY OF MAY, 2019.

BOARD OF COMMISSIONERS
OF HENRY COUNTY, GEORGIA

June Wood, Chair

ATTEST:

Stephanie Braun, County Clerk

RESOLUTION NO. 19-136

RESOLUTION DECIDING THE APPEAL OF A DENIAL OF A CONDITIONAL USE REQUEST BY THE ZONING ADVISORY BOARD FOR PROPERTY LOCATED AT 728 ELLIOTT ROAD IN LAND LOT 56 OF THE 7TH DISTRICT

WHEREAS, Builder's Professional Group, LLC of Jonesboro, GA requested a conditional use (CU-18-14) for a conservation subdivision to be located at 728 Elliott Road (Parcel IDs: 120-01049000, 120-01050000, 120-01052000, and 120-01053000) in Land Lot 56 of the 7th District consisting of 87.29 +/- acres; and

WHEREAS, the Planning & Zoning Staff for Henry County has reviewed the request and submitted a report that is part of the public record; and

WHEREAS, the Planning & Zoning Staff recommended approval of the request; and

WHEREAS, the Henry County Zoning Advisory Board reviewed and denied the applicant's request on March 14, 2019; and

WHEREAS, Builder's Professional Group, LLC of Jonesboro, GA, an aggrieved person, filed an appeal to the decision (AP-19-01) on April 11, 2019; and

WHEREAS, all County and State requirements for legal advertisement and a public hearing have been met;

NOW THEREFORE, BE IT RESOLVED THAT the Henry County Board of Commissioners overturns the Zoning Advisory Board's denial of the conditional use, granting a conditional use for a conservation subdivision with the following conditions:

1. The average lot size shall be 18,000 square feet.
2. A privacy fence shall be installed along the northern, eastern, and southern property lines between the subject property and the property lines of 708 Elliott Road (Parcel ID: 120-01050000).
3. There shall be a minimum 100 foot (100') landscape buffer between the subject property and Elliott Road.
4. The number of lots shall be limited to 105.
5. Lots shall be a minimum of 100 feet (100') wide.
6. All yards shall be fully sodded, with streetlights.
7. The developer/owner shall preserve an area within the subject property sufficient for the Campground Road Extension to cross with a minimum 100 foot (100') wide future right-of-way. This must be shown on the final plan for approval.

BE IT SO RESOLVED THIS 21ST DAY OF MAY, 2019.

BOARD OF COMMISSIONERS
OF HENRY COUNTY, GEORGIA

June Wood, Chair

ATTEST:

Stephanie Braun, County Clerk

Henry County
Department of Planning & Zoning

December 5, 2019

Steve Moore/Moore Bass Consulting, Inc.
1350 Keys Ferry Court
McDonough, GA 30253
[delivered electronically: smoore@moorebass.com]

RE: RZ-18-22 & AP-19-01, Rezoning from RA to R-2(S) & Appeal for Conservation SD, 728 Elliott Road

Mr. Moore:

As agent for the referenced rezoning/appeal, please receive this letter as an addendum to the approval letter that was sent on June 6, 2019, regarding the request of Builders Professional Group for property at 728 Elliott Road.

This letter is intended to advise that while Condition 10 of the enclosed rezoning resolution (Resolution 19-135) and Condition 2 of the enclosed appeal resolution (Resolution 19-136) reference 708 Elliott Road, the referenced address is a part of the subject property. The intent of the conditions is to protect abutting property and more appropriately requires the referenced privacy fencing around 682 Elliott Road which is surrounded on three sides as the conditions suggest.

Therefore, the Planning & Zoning Department has no objection to the required privacy fencing being installed along the northern, eastern, and southern property lines of 682 Elliott Road (Parcel ID# 120-01051000).

Please let me know if there are any questions.

Respectfully,

S Jordan Rudeseal

Stacey Jordan-Rudeseal
Chief Planner

Enclosures

cc: file
Amelia Ash, Building & Plan Review Department

140 Henry Parkway • McDonough, Georgia 30253
Main: (770) 288-7526 • Fax: (770) 288-7556
Z:\BOC\BOC Zoning Letters\2019\RZ-18-22 & AP-19-01, Builders Professional, 728 Elliott Road, APPROVED.docx

STATE OF GEORGIA
COUNTY OF HENRY

PERMANENT INGRESS AND EGRESS AGREEMENT
(60' Private R/W)

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00) AND OTHER CONSIDERATION, in hand paid, the receipt of which is hereby acknowledged. Rowland Elliott, LLC (hereinafter called "Grantor") do/does hereby give, grant and convey to the Henry County Water Authority (hereinafter called "Authority"), a political subdivision of the State of Georgia, its successors and assigns, a permanent and uninterrupted ingress/egress use, liberty and access to, within, on, under and through the property of the undersigned, designated for the purpose of maintaining and operating water lines and sewer lines, including all appurtenant structures, as a part of the water and sewer systems of said Authority, and for the consideration aforesaid, the undersigned hereby agrees that the said Authority may repair water lines or sewer lines in, under and through said property.

The undersigned further agrees that the said Authority, its successors and assigns, shall have the right to maintain said water lines or sewer lines in and through said property, together with the right of ingress and egress to and from the same to the extent necessary to repair, keep up, replace, maintain and operate said water lines or sewer lines.

Said ingress and egress through the property of the undersigned located in Land Lots 56 of the 7th District of Henry County, Georgia and is known as Rowland Place, Phase 1.

All work shall be done at the expense of the Authority and with as little inconvenience to the property owner or tenant as is consistent with reasonable progress, the property shall be left in reasonably clean and good condition upon completion of the work.

All gates, fences and driveways located on the property of the Grantor which are damaged or disturbed by the Authority shall be replaced or repaired to their previous condition upon completion of the work. After completion of the construction of, and/or repairs to the said water lines or sewer lines, the Authority shall reseed the disturbed area with grass seed or matching sod, as necessary.

The undersigned, for themselves, their heirs, personal representative, executors, administrators and successors, does hereby warrant and agree to forever defend the right, title and interest to the property or rights conveyed unto the Grantee against the lawful claims of all persons whomsoever. If the water lines or sewer lines and appurtenances thereto have been constructed by the undersigned, the undersigned does hereby convey unto the Authority all materials used in the construction thereto. The undersigned hereby warrants title to said materials and appurtenances and further warrants that all bills for labor and materials have been paid in full.

IN WITNESS THEREOF, the undersigned has set his/her/their/its hand(s) and seal(s) this _____ day of_____, 20___.

Signed, sealed and delivered
In the presence of:

Unofficial Witness

Notary Public
My commission expires:

Daniel Blendshaw
NOTARY PUBLIC
Fayette County, GEORGIA
My Commission Expires 10/05/21

GRANTOR (Owner)

Chris Knight, Rowland Elliott, LLC
Printed Name of Grantor

(CORPORATE SEAL)

COUNTY APPROVAL

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THIS PLAT IS HEREBY APPROVED FOR RECORDING:

BY:_____, DIRECTOR,
HENRY COUNTY PLANNING AND ZONING SERVICES DIVISION

DATE: 11/18/2020

THIS PLAT IS HEREBY APPROVED FOR RECORDING:

BY:_____, DIRECTOR,
HENRY COUNTY DEPARTMENT OF ENVIRONMENTAL COMPLIANCE AND PLAN REVIEW

DATE: 11/18/20

Moore Bass CONSULTING
TALLAHASSEE
1350 Keys Ferry Court
McDonough, GA 30253
(770) 914-8585 (770) 914-8586 (Fax)
www.moorebass.com

PROJECT NAME
ROWLAND PLACE
PHASE 1
McDONOUGH, GEORGIA 30252

CLIENT NAME
ROWLAND ELLIOTT, LLC
160 WHITNEY STREET
FAYETTEVILLE, GA 30214

REVISIONS
1. REVISED PER COUNTY COMMENTS - 9/21/20
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MB

910.014-FP

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1350 KEYS FERRY COURT
McDONOUGH, GA 30253
LSF #1179

SEAL

GEORGIA REGISTERED No. 2990 ROBERT J BERGEN LAND SURVEYOR 11/20/20

SHEET TITLE
FINAL PLAT

SHEET
2 of 4

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BK:60 PG:10

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FINAL PLAT OF ROWLAND PLACE ~ PHASE 1

LOCATED IN
LAND LOT 56 ~ 7TH DISTRICT
HENRY COUNTY, GEORGIA

LOT CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C3	39.27'	25.00'	N44° 50' 13"E	35.36'
C4	22.53'	25.00'	N25° 58' 36"W	21.77'
C5	87.01'	55.00'	N6° 01' 02"W	78.22'
C6	52.90'	55.00'	N66° 51' 27"E	50.88'
C7	51.90'	55.00'	S58° 35' 18"E	50.00'
C8	79.23'	55.00'	S9° 44' 51"W	72.55'
C9	22.53'	25.00'	S25° 38' 55"W	21.77'
C10	39.27'	25.00'	S45° 09' 47"E	35.36'
C12	61.53'	225.00'	N61° 32' 57"E	61.34'
C14	19.98'	225.00'	S67° 00' 05"E	19.97'
C15	100.84'	225.00'	S71° 37' 00"E	100.00'
C16	93.97'	225.00'	S46° 48' 47"E	93.29'
C17	55.55'	175.00'	N43° 51' 15"W	55.32'
C18	111.78'	175.00'	N71° 14' 45"W	109.88'
C19	39.27'	25.00'	S45° 27' 23"W	35.36'
C20	99.52'	63.00'	S44° 48' 00"E	89.49'
C21	22.39'	25.00'	N64° 17' 06"E	21.65'
C22	49.75'	55.00'	S64° 32' 28"W	48.07'
C23	55.72'	55.00'	N66° 31' 09"W	53.37'
C24	51.90'	55.00'	N4° 27' 33"W	50.00'
C25	69.87'	55.00'	N58° 58' 14"E	65.27'

LOT CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C26	44.06'	55.00'	S61° 41' 13"E	42.89'
C27	22.39'	25.00'	N64° 23' 59"W	21.65'
C28	20.28'	113.00'	S84° 54' 56"E	20.25'
C29	27.75'	25.00'	S66° 25' 22"W	26.35'
C30	51.75'	55.00'	N63° 34' 33"E	49.86'
C31	62.08'	55.00'	S57° 08' 00"E	58.84'
C32	75.43'	55.00'	S14° 29' 27"W	69.65'
C33	27.75'	25.00'	N21° 58' 39"E	26.35'
C34	20.28'	113.00'	S4° 41' 03"E	20.25'
C35	39.27'	25.00'	N44° 32' 37"W	35.36'
C36	38.09'	175.00'	S84° 13' 17"W	38.01'
C37	74.13'	175.00'	S65° 51' 02"W	73.56'
C38	39.51'	225.00'	N58° 44' 42"E	39.46'
C39	39.32'	25.00'	S45° 06' 34"E	35.39'
C40	41.44'	236.00'	N84° 48' 23"E	41.39'
C41	5.42'	162.00'	N80° 44' 00"E	5.42'
C43	16.24'	162.00'	S83° 06' 11"E	16.23'
C44	40.91'	236.00'	S85° 11' 49"E	40.86'
C46	114.35'	175.36'	N72° 24' 40"E	112.34'

C/L LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	4.89'	N36° 14' 19"W
L2	10.00'	N90° 00' 00"E
L3	269.69'	S89° 50' 13"W
L4	209.02'	S89° 50' 13"W
L5	138.68'	S53° 42' 54"W
L6	108.88'	N89° 32' 37"W
L7	589.31'	N89° 32' 37"W
L8	209.43'	N35° 30' 20"W
L9	297.57'	S0° 27' 23"W
L10	373.63'	N89° 56' 38"E
L11	23.02'	N4° 51' 23"W
L12	11.08'	N0° 03' 22"W
L13	172.85'	N0° 09' 47"W

LOT CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	13.70'	200.00'	N88° 12' 03"W	13.70'
C2	16.38'	200.00'	S87° 29' 25"W	16.38'
C4	128.25'	200.00'	S72° 05' 09"W	126.07'
C5	168.63'	200.00'	N62° 31' 29"W	161.71'
C6	139.02'	88.00'	S44° 48' 00"E	125.01'
C8	16.76'	200.00'	N2° 27' 23"W	16.75'
C42	109.71'	200.00'	S69° 25' 46"W	108.34'

PARCEL AREA TABLE		
PARCEL #	AREA (SQ. FT.)	AREA (AC.)
LOT 1	18,412	0.42
LOT 2	23,897	0.55
LOT 3	15,032	0.35
LOT 4	17,380	0.40
LOT 5	22,350	0.51
LOT 6	18,710	0.43
LOT 7	16,020	0.37
LOT 8	27,852	0.64
LOT 9	23,564	0.54
LOT 10	18,857	0.43
LOT 11	17,267	0.40
LOT 12	16,000	0.37
LOT 13	16,000	0.37
LOT 14	16,000	0.37
LOT 15	16,000	0.37

PARCEL AREA TABLE		
PARCEL #	AREA (SQ. FT.)	AREA (AC.)
LOT 16	16,000	0.37
LOT 17	16,005	0.37
LOT 18	20,699	0.47
LOT 19	23,246	0.53
LOT 20	25,500	0.59
LOT 21	18,719	0.43
LOT 22	18,000	0.41
LOT 23	18,543	0.43
LOT 24	21,434	0.49
LOT 25	18,000	0.41
LOT 26	18,000	0.41
LOT 27	18,000	0.41
LOT 28	18,000	0.41
LOT 29	17,866	0.41
LOT 30	19,723	0.45

PARCEL AREA TABLE		
PARCEL #	AREA (SQ. FT.)	AREA (AC.)
LOT 31	15,450	0.35
LOT 32	15,361	0.35
LOT 33	14,947	0.34
LOT 34	21,902	0.50
LOT 35	27,013	0.62
LOT 36	33,589	0.77
LOT 37	18,736	0.43
LOT 38	15,400	0.35
LOT 39	15,400	0.35
LOT 40	17,512	0.40
LOT 41	26,475	0.61
LOT 42	25,009	0.57
LOT 43	17,533	0.40
LOT 44	18,245	0.42
LOT 45	18,380	0.42

PARCEL AREA TABLE		
PARCEL #	AREA (SQ. FT.)	AREA (AC.)
LOT 46	18,332	0.42
LOT 47	16,057	0.37
LOT 48	16,174	0.37
LOT 49	20,155	0.46
LOT 50	19,922	0.46

PARCEL SIZE CALCULATIONS

PHASE 1 (AVG.): 19,353 SQ. FT. (0.44 AC.)
PHASE 2 (AVG.): 18,910 SQ. FT. (0.39 AC.) - FUTURE
OVERALL (AVG.): 18,025 SQ. FT. (0.41 AC.)

LOT CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C47	28.08'	162.00'	S85° 11' 46"E	28.05'
C48	28.45'	162.00'	N84° 48' 23"E	28.41'
C50	39.51'	225.00'	N68° 48' 19"E	39.46'
C51	32.24'	25.00'	N36° 53' 22"E	30.05'

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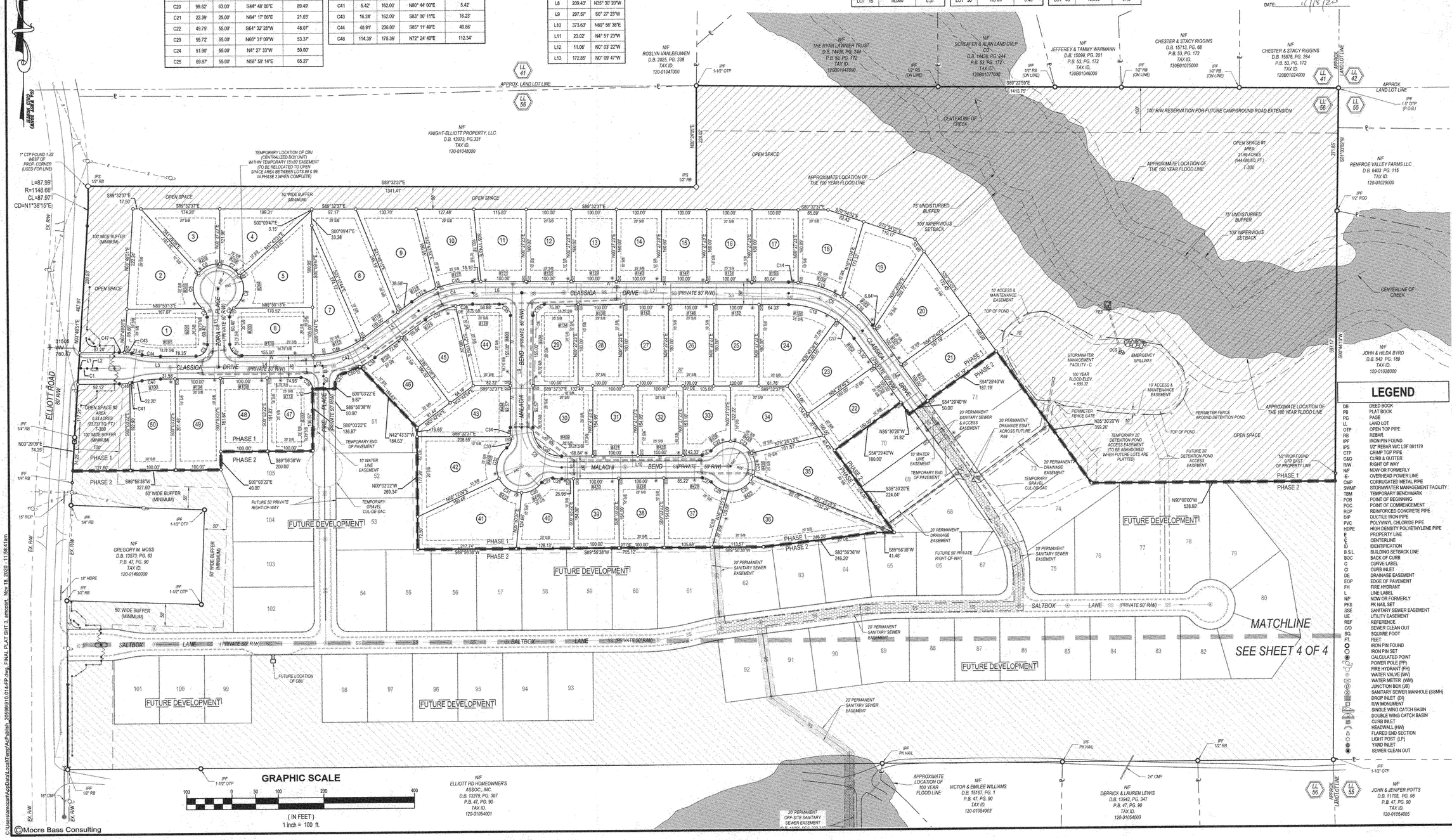
THIS PLAT IS HEREBY APPROVED FOR RECORDING:

BY: _____ DIRECTOR,
HENRY COUNTY PLANNING AND ZONING SERVICES DIVISION
DATE: 11/18/2020

THIS PLAT IS HEREBY APPROVED FOR RECORDING:

BY: _____ DIRECTOR
HENRY COUNTY DEPARTMENT OF ENVIRONMENTAL COMPLIANCE AND PLAN REVIEW
DATE: 11/18/20



LEGEND

DB	DEED BOOK
PB	PLAT BOOK
PG	PAGE
LL	LAND LOT
OTP	OPEN TOP PIPE
RB	REBAR
IPF	IRON PIN FOUND
IPS	1/2" REBAR W/C LSF 001179
CTP	CRIMP TOP PIPE
C&G	CURB & GUTTER
R/W	RIGHT OF WAY
N/F	NOW OR FORMERLY
-E-	OVERHEAD POWER LINE
CMP	CORRUGATED METAL PIPE
SWMF	STORMWATER MANAGEMENT FACILITY
TBM	TEMPORARY BENCHMARK
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE
PVC	POLYVINYL CHLORIDE PIPE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
P.	PROPERTY LINE
℄	CENTERLINE
ID	IDENTIFICATION
B.S.L.	BUILDING SETBACK LINE
BOC	BACK OF CURB
C	CURVE LABEL
CI	CURB INLET
DE	DRAINAGE EASEMENT
EOP	EDGE OF PAVEMENT
FH	FIRE HYDRANT
L	LINE LABEL
N/F	NOW OR FORMERLY
PKS	PK NAIL SET
SSE	SANITARY SEWER EASEMENT
UE	UTILITY EASEMENT
REF	REFERENCE
C/O	SEWER CLEAN OUT
SQ.	SQUARE FOOT
FT.	FEET
	IRON PIN FOUND
	IRON PIN SET
	CALCULATED POINT
	POWER POLE (PP)
	FIRE HYDRANT (FH)
	WATER VALVE (WV)
	WATER METER (WM)
	JUNCTION BOX (JB)
	SANITARY SEWER MANHOLE (SSMH)
	DROP INLET (DI)
	R/W MONUMENT
	SINGLE WING CATCH BASIN
	DOUBLE WING CATCH BASIN
	CURB INLET
	HEADWALL (HW)
	FLARED END SECTION
	LIGHT POST (LP)
	YARD INLET
	SEWER CLEAN OUT

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Moore Bass
CONSULTING
ATLANTA
(770) 914-6936
TALLAHASSEE
(850) 765-0897
3397 Kays Ferry Court
Decatur, GA 30033
www.moorebass.com

PROJECT NAME
ROWLAND PLACE
PHASE 1
McDONOUGH, GEORGIA 30252

CLIENT NAME
ROWLAND ELLIOTT, LLC
160 WHITNEY STREET
FAYETTEVILLE, GA 30214

REVISIONS
1. REVISED PER COUNTY COMMENTS - 9/21/20
2. REVISED PER COUNTY COMMENTS - 10/21/20
3. REVISED PER COUNTY COMMENTS - 11/18/20

MB

910.014-FP

ARCHIVE

DATE 8/21/20

FILE #

CONTRACT #

DRAWN BY DC/BKM/RJD

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1360 KEYS FERRY COURT
McDONOUGH, GA 30253
LSF #1179

SEAL

GEORGIA REGISTERED No. 2990 ROBERT J DEBIEN LAND SURVEYOR
11/18/20

SHEET TITLE
FINAL PLAT

SHEET
3 of 4

BK:60 PG:11

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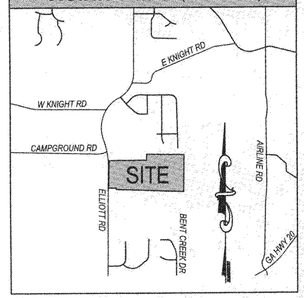
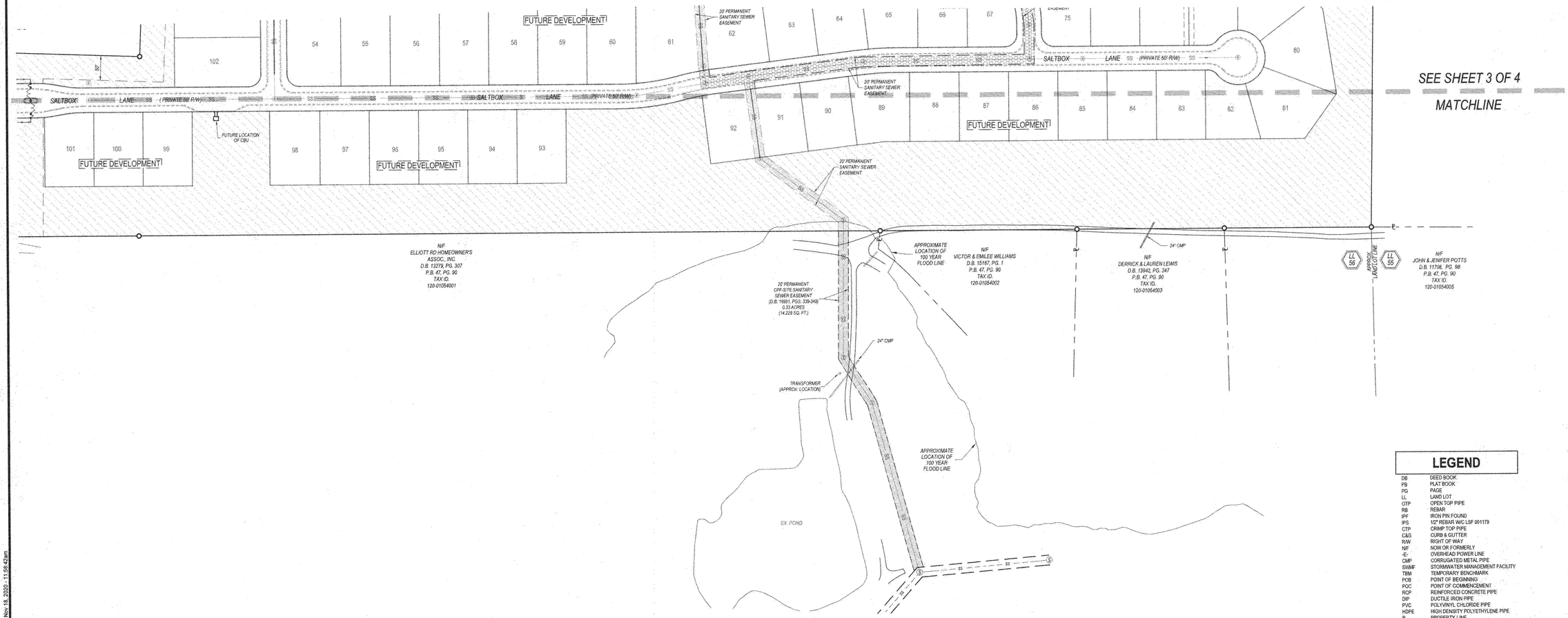
FINAL PLAT OF
ROWLAND PLACE ~ PHASE 1
LOCATED IN
LAND LOT 56 ~ 7TH DISTRICT
HENRY COUNTY, GEORGIA

VICINITY MAP (NOT TO SCALE)





LEGEND

DB	DEED BOOK
PB	PLAT BOOK
PG	PAGE
LL	LAND LOT
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L	LINE LABEL
N/F	NOW OR FORMERLY
PKS	PK NAIL SET
SSE	SANITARY SEWER EASEMENT
UE	UTILITY EASEMENT
REF	REFERENCE
C/O	SEWER CLEAN OUT
SQ.	SQUARE FOOT
FT	FEET
	IRON PIN FOUND
	IRON PIN SET
	CALCULATED POINT
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	FIRE HYDRANT (FH)
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	WATER METER (WM)
	JUNCTION BOX (JB)
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	DROP INLET (DI)
	R/W MONUMENT
	SINGLE WING CATCH BASIN
	DOUBLE WING CATCH BASIN
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	HEADWALL (HW)
	FLARED END SECTION
	LIGHT POST (LP)
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	SEWER CLEAN OUT

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HENRY COUNTY PLANNING AND ZONING SERVICES DIVISION

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HENRY COUNTY DEPARTMENT OF ENVIRONMENTAL COMPLIANCE AND PLAN REVIEW

DATE: 11/18/20

GRAPHIC SCALE

100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

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Moore Bass CONSULTING
ATLANTA (770) 814-9998 Fax
TALLAHASSEE (850) 907-0023
1320 Keys Ferry Court McDonough, GA 30253
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MB

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1320 KEYS FERRY COURT
McDONOUGH, GA 30253
LSF #1179

SEAL

GEORGIA REGISTERED LAND SURVEYOR ROBERT J. DEBIEN No. 2969
11/18/20

SHEET TITLE
FINAL PLAT

SHEET
4 of 4

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Filed and Recorded
Nov-19-2020 03:02 PM
DOC# 2020 - 000220
BARBARA A. HARRISON
CLERK OF SUPERIOR COURT
HENRY COUNTY, GA
Participant ID: 2591298722

FOR USE BY CLERK OF SUPERIOR COURT ONLY

LEGEND

P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
△	CALCULATED POINT
OTF	OPEN TOP PIPE FOUND
RBF	REBAR FOUND
●	IRON PIN AND PLASTIC CAP PLACED
☼	LIGHT POLE
Ø	POWER POLE
Ⓢ	SANITARY SEWER MANHOLE
D.E.	DRAINAGE EASEMENT
WV	WATER VALVE
WM	WATER METER
GV	GAS VALVE
GM	GAS METER
FH	FIRE HYDRANT
C/O	CLEAN OUT
SS	SANITARY SEWER LINE
HDP	HIGH DENSITY PLASTIC PIPE
CMP	CORRUGATED METAL PIPE

(XXX.XX')	RECORD DISTANCE (PLAT OR DEED)
FBO	FIBER OPTIC
UGP	UNDERGROUND POWER
W	WATER MAIN
G	GAS MAIN
BSL	BUILDING SETBACK LINE
EOP	EDGE OF PAVEMENT
TRANS	TRANSFOMER
EM	ELECTRIC METER
LL	LAND LOT
EB	ELECTRIC BOX
OHP	OVERHEAD POWER
BLDG	BUILDING
P&T	OVERHEAD POWER & TELEPHONE
FDC	FIRE DEPARTMENT CONECTION
CMF	CONCRETE MONUMENT FOUND
▤	DROP INLET
Ⓓ	STORM MANHOLE

SURVEYORS NOTES

CLOSURE STATEMENT

- THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 40,819 FEET AND AN ANGULAR ERROR OF 5.0 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND ITS ACCURACY IS 1 FOOT IN 961,384 FEET.

EQUIPMENT AND FIELD SURVEY STATEMENT

- LINEAR MEASUREMENTS AND ANGULAR MEASUREMENTS OBTAINED USING A LEICA TS16 ROBOTIC TOTAL STATION.
- FIELD SURVEY WAS COMPLETED ON 09-22-2020.

FLOOD ZONE

- BASED ON GRAPHICAL INTERPRETATION, THIS PROPERTY IS SITUATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEPICTED ON THE NFIP FLOOD INSURANCE RATE MAP NO. 13151C0260D, HAVING AN EFFECTIVE DATE OF OCTOBER 6, 2016. USER OF THIS INFORMATION IS CAUTIONED THAT A MORE PRECISE FLOOD DELINEATION MAY BE NECESSARY.

ZONING: RA RESIDENTIAL/AGRICULTURAL

- ZONING IS PER HENRY COUNTY ZONING MAP. BUILDING SETBACKS ARE PER FINAL SUBDIVISION PLAT REFERENCED HEREON. SURVEYOR MAKES NO WARRANTY AS TO THE EFFECT OF ZONING TO THE CURRENT OR FUTURE USE OF THE SUBJECT PROPERTY. USER OF THIS MAP IS HEREBY CAUTIONED TO CONSULT THE APPROPRIATE GOVERNING BODY FOR FINAL INTERPRETATION CONCERNING ZONING.

UTILITIES

- OVERHEAD AND UNDERGROUND UTILITIES THAT ARE SHOWN HEREON ARE BASED UPON FIELD SURFACE OBSERVATIONS AND AVAILABLE INFORMATION ON HAND AT THE TIME OF THE SURVEY. ONLY UTILITIES THAT WERE VISIBLE AND ACCESSIBLE WERE MEASURED. SITE EXCAVATION WAS NOT PERFORMED IN ANY WAY TO MEASURE ANY SUBSURFACE UTILITY OR FEATURE OF ANY TYPE. NOTICE IS HEREBY GIVEN THAT "KNOW WHATS BELOW. CALL BEFORE YOU DIG." UTILITY LOCATION SERVICE (811) SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION OF THE SITE.

STREAMS, BODIES OF WATER, & WETLANDS

- ALL STREAMS, BODIES OF WATER, AND WETLANDS MAY BE SUBJECT TO STATE, COUNTY, AND LOCAL BUFFERS OR RESTRICTIONS. SURVEYOR MAKES NO INTERPRETATION REGARDING THESE BUFFERS OR RESTRICTIONS. USER OF THIS MAP IS CAUTIONED TO CONSULT WITH THE APPROPRIATE GOVERNING AUTHORITIES CONCERNING POSSIBLE BUFFERS OR RESTRICTIONS.

ARCHEOLOGICAL & HISTORIC

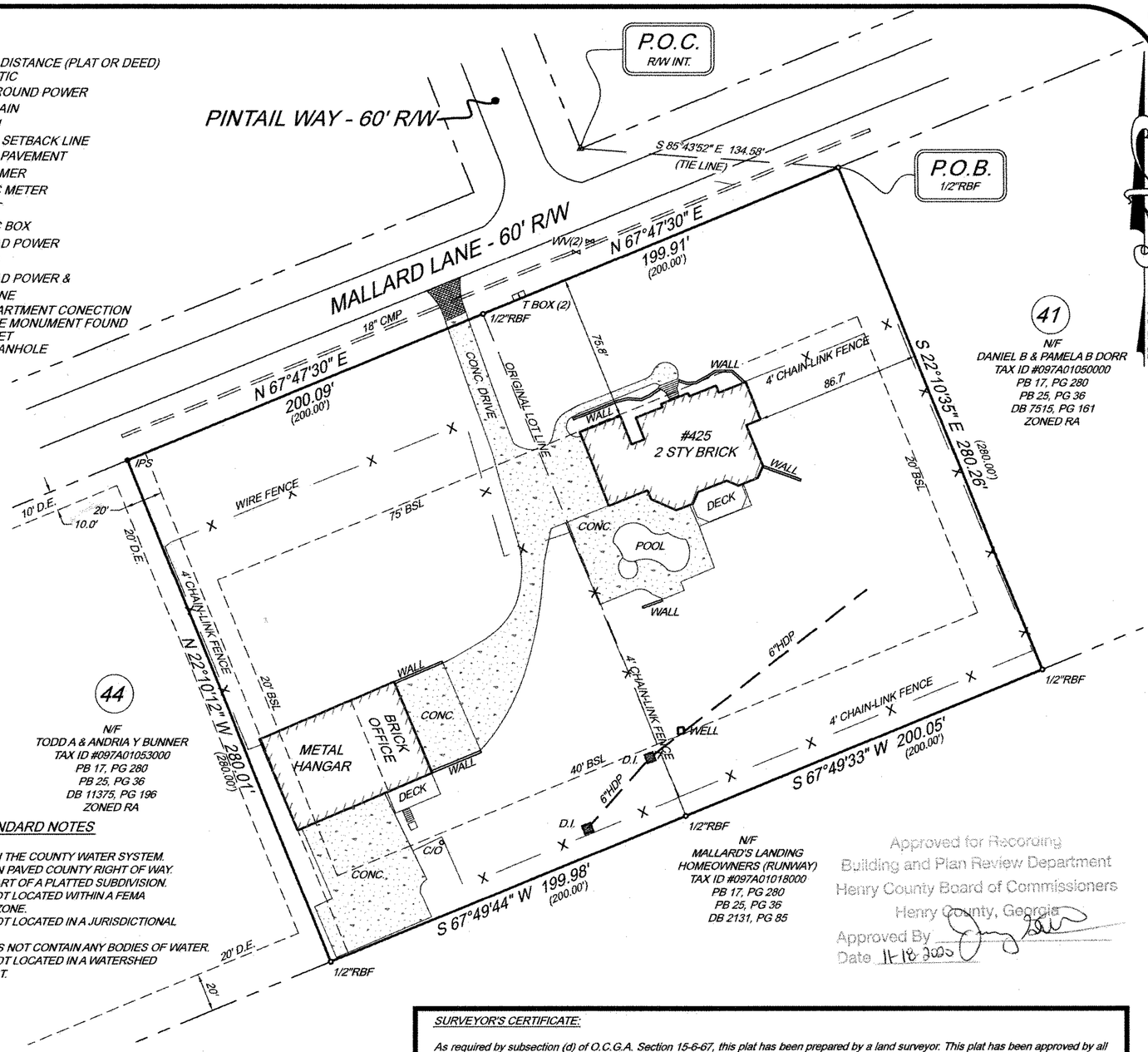
- UNLESS SHOWN HEREON, NO CEMETERIES, ARCHEOLOGICAL, OR ARCHITECTURAL LANDMARKS ARE KNOWN TO EXIST ON THIS SITE. HOWEVER, SURVEYOR HAS NOT EXCAVATED THE SITE OR CONSULTED WITH A QUALIFIED PROFESSIONAL IN THIS FIELD FOR ABSOLUTE CONFORMATION.

CERTIFICATION

- THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE FOR THE CLIENT NAMED HEREON AND REPRESENTS A SPECIFIC SCOPE OF SERVICES.

REFERENCES

- DB 16682, PG 232, DB 16682, PG 234, HENRY COUNTY SUPERIOR COURT RECORDS. OTHER REFERENCES SHOWN HEREON.



HENRY COUNTY STANDARD NOTES

- THIS PROPERTY IS ON THE COUNTY WATER SYSTEM.
- THIS PROPERTY IS ON PAVED COUNTY RIGHT OF WAY.
- THIS PROPERTY IS PART OF A PLATTED SUBDIVISION.
- THIS PROPERTY IS NOT LOCATED WITHIN A FEMA DESIGNATED FLOOD ZONE.
- THIS PROPERTY IS NOT LOCATED IN A JURISDICTIONAL WETLAND AREA.
- THIS PROPERTY DOES NOT CONTAIN ANY BODIES OF WATER.
- THIS PROPERTY IS NOT LOCATED IN A WATERSHED PROTECTION DISTRICT.

TOTAL AREA:

2.573 ACRES / 112,060 SQ. FT.

50 0 50 100 150

SCALE IN FEET

Approved for Recording
Building and Plan Review Department
Henry County Board of Commissioners
Henry County, Georgia
Approved By
Date 11-18-2020

SURVEYOR'S CERTIFICATE:

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor. This plat has been approved by all applicable local jurisdictions that require prior approval for recording this type of plat or one or more of the applicable local jurisdictions do not require approval of this type of plat. For any applicable local jurisdiction that requires approval of this type of plat, the names of the individuals signing or approving this plat, the agency or office of that individual, and the date of approval are listed in the approval table shown hereon. For any applicable local jurisdiction that does not require approval of this type of plat, the name of such local jurisdiction and the number of the applicable ordinance or resolution providing that no such approval is required are listed in the approval table shown hereon. Such approvals, affirmations, or ordinance or resolution numbers 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.

James R. Green
R.L.S. #2543

10/26/2020
Date

CONSOLIDATION PLAT

OF
LOTS 42 & 43
MALLARDS LANDING, PHASE II
TAX ID # 097A01051000 & 097A01052000

PREPARED FOR

JOHN E. & JAMIE L. HOLOVICH

PROPERTY INFORMATION
LAND LOTS: 212
DISTRICT: 2ND
SECTION: N/A
COUNTY: HENRY
STATE: GEORGIA
CITY: N/A

DRAWING INFORMATION	
DATE: 10-26-2020	REVISIONS
SCALE: 1" = 50'	11-16-2020
DWN: JRG	
CHCK: JCS	
JOB No.: 14897	
FILE: 14897-BNDY-0	

FOR THE FIRM
METRO ENGINEERING & SURVEYING CO., INC.
GA. L.S.F. #00538

GEORGIA REGISTERED No. 2543 PROFESSIONAL LAND SURVEYOR JAMES R. GREEN

METRO ENGINEERING & SURVEYING CO., INC.
SURVEYORS - ENGINEERS - PHOTOGRAMMETRISTS
PROVIDING PROFESSIONAL SERVICE SINCE 1967
1469 Highway 20 West - McDonough, Georgia 30253
Phone: 770-707-0777 - Fax:770-707-0755
www.metro-engineering.com