BK:62 PG:99-102
Filed and Recorded
Aug-04-2022 09:15 AM
DOC# 2022 - 000179
SABRIYA HILL
CLERK OF SUPERIOR COURT
HENRY COUNTY, GA
Participant ID: 6837325915

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

FINAL PLAT
FOR:
ROWLAND PLACE
PHASE 2
A SINGLE FAMILY RESIDENTIAL CONSERVATION SUBDIVISION
LAND LOT 56, 7TH DISTRICT
HENRY COUNTY, GEORGIA
DEVELOPMENT PERMIT: DEV-2019-13260

SURVEY NOTES

1. NO N.G.S. MONUMENT FOUND WITHIN 500 FEET OF ANY POINT ON THE SUBJECT PROPERTY.
2. ALL PROPERTY CORNERS REFERENCED AS I.P.S. INDICATES A ½" REBAR PLACED W/ CAP LSF 001179 UNLESS OTHERWISE NOTED.
3. 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.
4. 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.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN. ALL MATTERS TO TITLE ARE EXCEPTED.
6. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTY OR ENTITY NAMED HEREON AND THE CERTIFICATION DOES NOT EXTEND TO ANY OTHERS.
7. 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.
8. 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.
9. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
10. 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.
11. 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.
12. "THIS MAP OR PLAT OF ROWLAND PLACE - PHASE 2 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.
13. ALL LOTS OR PARCELS SHOWN ON LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING A TRIMBLE S8 ROBOTIC TOTAL STATION & CHAMPION TKO ROVER GPS UNIT. THE FIELDWORK WAS COMPLETED 8/21/20 ON THIS PROJECT.

REFERENCES

1. BOUNDARY SURVEY PREPARED FOR KNIGHT DEVELOPMENT, PERFORMED BY MOORE BASS CONSULTING, INC., DATED NOVEMBER 30, 2018.
2. FINAL PLAT FOR ROWLAND PLACE, PHASE 1, PERFORMED BY MOORE BASS CONSULTING, INC., DATED AUGUST 21, 2020, RECORDED IN PLAT BOOK 60, PAGE 8, HENRY COUNTY, GEORGIA RECORDS.

FLOOD NOTE

AS SHOWN ON FLOOD INSURANCE RATE MAPS OF HENRY COUNTY, GEORGIA COMMUNITY PANEL NUMBER: 13151C0180D EFFECTIVE DATE OCTOBER 6, 2018, A PORTION OF THIS PROPERTY IS LOCATED IN A FEMA FLOOD HAZARD ZONE.

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.

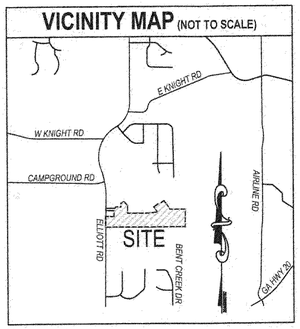
LEGAL DESCRIPTION - PHASE 2

All that tract or parcel of land lying or being in Land Lot 56, 7th District, Henry County, Georgia, and being more particularly described as follows:

Commencing from an iron pin found (1/2" rebar) at the intersection of the Southern Right-of-Way of Classica Drive (50' Right-of-Way) and the Eastern Right-of-Way of Elliot Road (80' Right-of-Way); thence leaving said intersection and following said Right-of-Way of Elliot Road, S03°49'51"W, a distance of 117.21 feet to an iron pin found (1/4" rebar); thence continuing along said Right-of-Way, S03°29'09"W, a distance of 74.25 feet to a point, said point being the **TRUE POINT OF BEGINNING**; thence leaving the Eastern Right-of-Way of Elliot Road, N89°56'38"E, a distance of 327.60 feet to an iron pin found (1/2" rebar w/ cap - LSF 001179); thence N00°03'22"W, a distance of 40.00 feet to an iron pin found (1/2" rebar w/ cap - LSF 001179); thence N89°56'38"E, a distance of 200.00 feet to an iron pin found (1/2" rebar w/ cap - LSF 001179) on the Western Right-of-Way of Pike Place (50' Right-of-Way); thence continuing along said Right-of-Way, N00°03'22"W, a distance of 136.97 feet to a point; thence N89°56'38"E, a distance of 50.00 feet to a point on the Eastern Right-of-Way of Pike Place; thence continuing along said Right-of-Way, N00°03'22"W, a distance of 9.87 feet to a point; thence along the arc of a curve to the right, a distance of 32.24 feet (said arc having a radius of 25.00 feet and being subtended by a chord bearing N36°53'22"E with a chord distance of 30.05 feet) to a point on the Southern Right-of-Way of Classica Drive; thence along said Right-of-Way of Classica Drive, along the arc of a curve to the left, a distance of 39.51 feet (said arc having a radius of 225.00 feet and being subtended by a chord bearing N68°48'19"E with a chord distance of 39.46 feet) to an iron pin found (1/2" rebar w/ cap - LSF 001179); thence leaving the Southern Right-of-Way of Classica Drive, S42°43'37"E, a distance of 184.63 feet to an iron pin found (1/2" rebar w/ cap - LSF 001179); thence S00°03'22"E, a distance of 269.34 feet to an iron pin found (1/2" rebar w/ cap - LSF 001179); thence N89°56'38"E, a distance of 765.12 feet to an iron pin found (1/2" rebar w/ cap - LSF 001179); thence N82°56'36"E, a distance of 246.20 feet to an iron pin found (1/2" rebar w/ cap - LSF 001179); thence N89°58'38"E, a distance of 41.46 feet to an iron pin found (1/2" rebar w/ cap - LSF 001179); thence N35°30'20"W, a distance of 224.04 feet to an iron pin found (1/2" rebar w/ cap - LSF 001179); thence N54°29'40"E, a distance of 180.00 feet to an iron pin found (1/2" rebar w/ cap - LSF 001179) on the Southern Right-of-Way of Classica Drive; thence along said Right-of-Way, S35°30'20"E, a distance of 31.82 feet to a point; thence N54°29'40"E, a distance of 50.00 feet to an iron pin found (1/2" rebar w/ cap - LSF 001179) on the Northern Right-of-Way of Classica Drive; thence N54°29'40"E, a distance of 187.19 feet to an iron pin found (1/2" rebar w/ cap - LSF 001179); thence S35°30'20"E, a distance of 359.26 feet to an iron pin set; thence N90°00'00"E, a distance of 538.89 feet to a point; thence S00°44'13"W, a distance of 615.94 feet to an iron pin found (1.5" open top pipe); thence S89°58'32"W, a distance of 299.34 feet to an iron pin found (1/2" rebar); thence S89°58'17"W, a distance of 300.13 feet to a PK nail found; thence S89°58'38"W, a distance of 398.02 feet to a PK nail found; thence S89°56'36"W, a distance of 1,500.28 feet to an iron pin found (1.5" open top pipe); thence N89°59'30"W, a distance of 294.54 feet to an iron pin found (1/2" rebar) on the Eastern Right-of-Way of Elliot Road; thence continuing along said Right-of-Way, N00°23'00"E, a distance of 187.39 feet to a point; thence continuing along said Right-of-Way, N00°07'53"W, a distance of 52.64 feet to an iron pin set; thence continuing along said Right-of-Way, N00°07'53"W, a distance of 70.00 feet to an iron pin set; thence continuing along said Right-of-Way, N00°07'53"W, a distance of 63.04 feet to an iron pin found (1/2" rebar); thence leaving the Eastern Right-of-Way of Elliot Road, S88°01'27"E, a distance of 297.37 feet to an iron pin found (1.5" open top pipe); thence N02°20'00"E, a distance of 208.92 feet to an iron pin found (1.5" open top pipe); thence N87°35'41"W, a distance of 295.40 feet to an iron pin found (1/4" rebar) on the Eastern Right-of-Way of Elliot Road; thence continuing along said Right-of-Way, N03°29'09"E, a distance of 50.03 feet to an iron pin found (1/4" rebar); thence continuing along said Right-of-Way, N03°29'09"E, a distance of 25.83 feet to a point, said point being the **TRUE POINT OF BEGINNING**.

Containing 39.01 acres (1,699,454 square feet).

VICINITY MAP (NOT TO SCALE)



SURVEYOR / ENGINEER

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

DEVELOPER

DRB GROUP GEORGIA LLC
160 WHITNEY STREET
FAYETTEVILLE, GA 30214
(770) 471-8588

24 HOUR CONTACT

ALEX MCCART
160 WHITNEY STREET
FAYETTEVILLE, GA 30214
(404) 823-2872

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: 55 LOTS (PHASE 2)
2. ZONING DISTRICT REQUIREMENTS:
   A. LOT SIZE: 10,890 SQ. FT. (MIN.) / 18,000 SQ. FT. (MIN. AVERAGE)
   B. ACTUAL AVERAGE LOT SIZE (PHASE 2): 19,253 SQ. FT. (0.44 ACRES)
   C. DENSITY: 1.46 UNITS / ACRE NET, 1.20 UNITS / ACRE GROSS (MAX DENSITY IS 2.0 UNITS PER ACRE)
   D. MIN. LOT WIDTH: 100'
   E. MIN. FLOOR AREA OF HOUSE: 2,800 SF (HEATED)
   F. MAX. HEIGHT OF STRUCTURE: 3 STORIES / 40'
   G. MAX. IMPERVIOUS AREA FOR PROJECT: 11%
   H. BUILDING SETBACKS:
      FRONT - 25'
      REAR - 20'
      SIDE - 10'
      SIDE STREET CORNER LOT - 18.75'
   I. 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)

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: 8/17/22

THIS PLAT IS HEREBY APPROVED FOR RECORDING:

BY:_____, DIRECTOR,
HENRY COUNTY DEPARTMENT OF ENVIRONMENTAL COMPLIANCE AND PLAN REVIEW
DATE: 8/2/22

SITE INFORMATION

1. PROPERTY OWNER:
   DRB GROUP GEORGIA, LLC
   160 WHITNEY STREET
   FAYETTEVILLE, GEORGIA 30214
   (770) 471-8588
2. DEVELOPER:
   DRB GROUP GEORGIA, LLC
   160 WHITNEY STREET
   FAYETTEVILLE, GEORGIA 30214
   (770) 471-8588
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: 87.28 ACRES (3,802,180 SQ. FT.)
      PHASE 1: 48.27 ACRES (2,102,728 SQ. FT.) - EXISTING DEVELOPMENT
      PHASE 2: 39.01 ACRES (1,699,454 SQ. FT.)
   G. OPEN SPACE: 13.37 ACRES (PHASE 2)
   H. TOPOGRAPHIC SOURCE - HENRY COUNTY GIS - 2 FOOT
   I. TYPE OF STREETS: GATED AND PRIVATELY OWNED BY HOMEOWNER'S ASSOCIATION
   J. STREET MAINTENANCE: HOMEOWNER'S ASSOCIATION - 50' PRIVATE R/W TO BE DEEDED TO HOA (NOT COUNTY)
   K. PAVEMENT LENGTH - PHASE 2:
      CLASSICA DRIVE: 506.22 LINEAR FEET
      SALTBOX LANE: 2,565.24 LINEAR FEET
      PIKE PLACE: 561.77 LINEAR FEET
   L. PAVEMENT BOND - PHASE 2:
      CLASSICA DRIVE: $37,966.50
      SALTBOX LANE: $192,393.00
      PIKE PLACE: $42,132.75
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: 5/27/22

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 HENRY COUNTY, GEORGIA, HAS BEEN FULFILLED, EXCEPT AS OTHERWISE APPROVED BY THE REVIEW COMMITTEE.

SEAN D. SHANKS _____ DATE: 5/27/22
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 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. 2984 _____ DATE 5/27/22

Moore Bass Consulting, Inc.
• Civil Engineering
• Land Surveying
• Development Consulting
• Landscape Architecture
• Environmental Permitting
www.moorebass.com
TALLAHASSEE • ATLANTA
1350 Keys Ferry Court
McDonough, GA 30253
770.914.9394

PROJECT NAME: ROWLAND PLACE PHASE 2, McDONOUGH, GEORGIA 30252
CLIENT NAME: DRB GROUP GEORGIA LLC, 160 WHITNEY STREET, FAYETTEVILLE, GA 30214

REVISIONS
1. REVISED PER COUNTY COMMENTS 5-4-2022
2. REPLACED INGRESS/EGRESS EASEMENT AGREEMENT 5-27-2022

A910.014-FP PH 2
DATE 3/25/2022
CONTRACT # A0910.0014
DRAWN BY JRW

The Drawings, Specifications and other documents prepared by Moore Bass Consulting, Inc. (MBI) for this Project are instruments of MBI for use solely with respect to this Project. MBI 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. 2984 PROFESSIONAL LAND SURVEYOR ROBERT J. DEBIEN 5/27/22

SHEET TITLE
FINAL PLAT

SHEET
1 OF 4

©Moore Bass Consulting

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BK:62 PG:100

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

FINAL PLAT
FOR:
ROWLAND PLACE
PHASE 2
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,

D 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. DRB Group Georgia, 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 7 District of Henry County, Georgia and is known as Rowland Place Phase 2.

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 26th day of May, 2022.

Signed, sealed and delivered
In the presence of:

Unofficial Witness

Notary Public
My commission expires: 9/8/2024

Lisa Best
NOTARY PUBLIC
Fayette County, GEORGIA
My Commission Expires 09/08/2024

GRANTOR (Owner)

Christopher Knight, DRB Group Georgia, 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: 8/2/22

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

DATE: 8/2/22

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TALLAHASSEE • ATLANTA
1350 Keys Ferry Court
McDonough, GA 30253
770.914.9394

PROJECT NAME: ROWLAND PLACE PHASE 2 McDONOUGH, GEORGIA 30252

CLIENT NAME: DRB GROUP GEORGIA LLC 160 WHITNEY STREET FAYETTEVILLE, GA 30214

REVISIONS
1. REVISED PER COUNTY COMMENTS 5-4-2022
2. REPLACED INGRESS/EGRESS EASEMENT AGREEMENT 5-27-2022

A910.014-FP PH 2

DATE	3/25/2022
CONTRACT #	A0910.0014
DRAWN BY	JRW

The Drawings, Specifications and other documents prepared by Moore Bass Consulting, Inc. for this Project are instruments of MBC Inc. (MBC), in respect to this Project and, unless otherwise provided, MBC 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 #1170

SEAL

GEORGIA REGISTERED No. 3864 LAND SURVEYOR ROBERT J DEBIEN
6/27/22

SHEET TITLE: FINAL PLAT

SHEET 2 OF 4

O:\A0910.0014\Work\Files\Survey\Final Plat\A910.014-FP PH 2.dwg, NOTES, jwoods, May 27, 2022 - 10:27:45am

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BK:62 PG:101

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

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	32.24'	25.00'	N36° 53' 22"E	30.05'
C2	39.51'	225.00'	N68° 48' 19"E	39.46'
C3	39.28'	25.00'	S45° 02' 53"E	35.35'
C4	38.40'	475.00'	N87° 45' 54"E	38.39'
C5	85.68'	475.00'	N80° 24' 16"E	85.53'
C6	53.15'	525.00'	N78° 08' 22"E	53.13'
C7	17.42'	525.00'	N81° 59' 25"E	17.41'
C8	13.64'	525.00'	N83° 41' 07"E	13.64'
C9	50.83'	525.00'	N87° 12' 12"E	50.81'
C10	39.27'	25.00'	N44° 58' 38"E	35.36'
C11	99.96'	175.00'	N15° 23' 09"W	98.60'
C12	8.42'	175.00'	N24° 07' 38"W	8.42'
C13	88.61'	225.00'	S24° 11' 53"E	88.03'
C14	50.53'	225.00'	S6° 27' 24"E	50.42'
C15	39.27'	25.00'	S45° 01' 22"E	35.36'
C16	22.39'	25.00'	N64° 19' 06"E	21.65'
C17	49.26'	55.00'	N64° 19' 06"E	47.63'
C18	51.90'	55.00'	S82° 59' 14"E	50.00'

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C19	54.40'	55.00'	S7° 37' 03"E	52.21'
C20	51.73'	55.00'	S47° 39' 47"W	49.85'
C21	64.01'	55.00'	N72° 02' 52"W	60.46'
C22	22.39'	25.00'	N64° 21' 50"W	21.65'
C23	56.36'	475.00'	S86° 27' 27"W	56.32'
C24	26.59'	475.00'	S81° 20' 12"W	26.59'
C25	134.89'	525.00'	S82° 35' 58"W	134.52'
C26	37.25'	475.00'	S77° 29' 09"W	37.24'
C27	41.02'	236.00'	S84° 58' 51"W	40.97'
C28	14.78'	162.00'	S82° 37' 03"W	14.79'
C29	13.36'	162.00'	N87° 35' 48"E	13.36'
C30	28.07'	162.00'	N85° 04' 37"W	28.03'
C31	40.89'	236.00'	N85° 04' 37"W	40.83'
C32	39.28'	25.00'	N44° 57' 07"E	35.36'
C33	128.46'	500.00'	S82° 35' 58"W	128.11'
C34	67.21'	500.00'	S79° 05' 24"W	67.16'
C35	61.49'	500.00'	S86° 27' 32"W	61.37'
C36	123.86'	200.00'	N17° 45' 51"W	121.89'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	50.00'	N89° 56' 38"E
L2	9.87'	N0° 03' 22"W
L3	41.46'	N89° 58' 38"E
L4	31.82'	S35° 30' 20"E
L5	50.00'	N54° 29' 40"E
L6	23.15'	N80° 00' 05"E
L7	23.45'	S80° 06' 50"E
L8	4.54'	N89° 58' 38"E
L9	20.39'	N0° 01' 22"W
L10	20.39'	S0° 01' 22"E

PARCEL AREA TABLE		
PARCEL #	AREA (SQ. FT.)	AREA (AC.)
LOT 51	25,095	0.58
LOT 52	18,000	0.41
LOT 53	20,671	0.47
LOT 54	19,518	0.45
LOT 55	17,886	0.41
LOT 56	17,988	0.41
LOT 57	17,991	0.41
LOT 58	17,994	0.41
LOT 59	17,997	0.41
LOT 60	17,983	0.41
LOT 61	22,142	0.51
LOT 62	19,175	0.44
LOT 63	14,001	0.32
LOT 64	14,176	0.33

PARCEL AREA TABLE		
PARCEL #	AREA (SQ. FT.)	AREA (AC.)
LOT 65	15,069	0.35
LOT 66	14,000	0.32
LOT 67	13,020	0.30
LOT 68	15,874	0.36
LOT 69	18,000	0.41
LOT 70	18,000	0.41
LOT 71	18,719	0.43
LOT 72	18,719	0.43
LOT 73	18,719	0.43
LOT 74	20,229	0.46
LOT 75	13,425	0.31
LOT 76	20,484	0.47
LOT 77	24,609	0.56
LOT 78	23,465	0.54

PARCEL AREA TABLE		
PARCEL #	AREA (SQ. FT.)	AREA (AC.)
LOT 79	22,550	0.52
LOT 80	17,200	0.39
LOT 81	17,325	0.40
LOT 82	11,640	0.27
LOT 83	14,000	0.32
LOT 84	14,000	0.32
LOT 85	14,000	0.32
LOT 86	14,000	0.32
LOT 87	14,000	0.32
LOT 88	14,000	0.32
LOT 89	15,901	0.37
LOT 90	14,000	0.32
LOT 91	13,999	0.32
LOT 92	13,992	0.32

PARCEL AREA TABLE		
PARCEL #	AREA (SQ. FT.)	AREA (AC.)
LOT 93	14,999	0.34
LOT 94	15,002	0.34
LOT 95	15,005	0.34
LOT 96	15,007	0.34
LOT 97	15,010	0.34
LOT 98	15,013	0.34
LOT 99	15,026	0.34
LOT 100	15,023	0.34
LOT 101	14,714	0.34
LOT 102	17,326	0.40
LOT 103	17,500	0.40
LOT 104	17,500	0.40
LOT 105	19,250	0.44

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HENRY COUNTY PLANNING AND ZONING SERVICES DIVISION

DATE: 8/2/22

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HENRY COUNTY DEPARTMENT OF ENVIRONMENTAL COMPLIANCE AND PLAN REVIEW

DATE: 8/2/22

PARCEL SIZE CALCULATIONS
PHASE 1 (AVG.): 19,253 SQ. FT. (0.44 AC.) - EXISTING
PHASE 2 (AVG.): 16,910 SQ. FT. (0.39 AC.)
OVERALL (AVG.): 16,025 SQ. FT. (0.41 AC.)

ELLIOT ROAD
(80' RIGHT-OF-WAY)

CLASSICA DRIVE
(PRIVATE 50' LANE)

PIKE PLACE
(PRIVATE 50' LANE)

MALACHI BEND
(PRIVATE 50' LANE)

SALTBOX LANE
(PRIVATE 50' LANE)

P.O.C.
IPF 1/2" RB

P.O.B.

N03°29'09"E 25.83'
N89°56'38"E 327.60'
N00°03'22"W 40.00'
N89°56'38"E 200.00'
N03°29'09"E 50.03'
N67°35'41"W 295.40'
N02°20'09"E 208.92'
S88°01'27"E 297.37'
N00°07'53"W 70.00'
N00°07'53"W 63.04'
N00°07'53"W 29.25'
N00°07'53"W 181.25'
N89°59'30"W 294.54'
S89°56'38"W 1500.28'
N89°56'38"E 765.12'
S42°43'37"E 184.67'
N00°03'22"W 136.37'
S00°03'22"E 269.34'
S00°03'22"E 114.44'
N00°20'09"E 181.25'

LOT 50 — N/F ROWLAND ELLIOT LLC P.B. 47, PG. 90 TAX ID. 120-01050000
LOT 49 — N/F ROWLAND ELLIOT LLC P.B. 47, PG. 90 TAX ID. 120-01049000
LOT 48 — N/F ROWLAND ELLIOT LLC P.B. 47, PG. 90 TAX ID. 120-01048000
LOT 47 — N/F ROWLAND ELLIOT LLC P.B. 47, PG. 90 TAX ID. 120-01047000
LOT 46 — N/F ROWLAND ELLIOT LLC P.B. 47, PG. 90 TAX ID. 120-01046000
LOT 45 — N/F ROWLAND ELLIOT LLC P.B. 47, PG. 90 TAX ID. 120-01045000
LOT 44 — N/F ROWLAND ELLIOT LLC P.B. 47, PG. 90 TAX ID. 120-01044000
LOT 43 — N/F ROWLAND ELLIOT LLC P.B. 47, PG. 90 TAX ID. 120-01043000
LOT 42 — N/F ROWLAND ELLIOT LLC P.B. 47, PG. 90 TAX ID. 120-01042000
LOT 41 — N/F ROWLAND ELLIOT LLC P.B. 47, PG. 90 TAX ID. 120-01041000
LOT 40 — N/F ROWLAND ELLIOT LLC P.B. 47, PG. 90 TAX ID. 120-01040000
LOT 39 — N/F ROWLAND ELLIOT LLC P.B. 47, PG. 90 TAX ID. 120-01039000
LOT 38 — N/F ROWLAND ELLIOT LLC P.B. 47, PG. 90 TAX ID. 120-01038000
LOT 37 — N/F ROWLAND ELLIOT LLC P.B. 47, PG. 90 TAX ID. 120-01037000
LOT 29 — N/F ROWLAND ELLIOT LLC P.B. 47, PG. 90 TAX ID. 120-01029000
LOT 28 — N/F ROWLAND ELLIOT LLC P.B. 47, PG. 90 TAX ID. 120-01028000
LOT 27 — N/F ROWLAND ELLIOT LLC P.B. 47, PG. 90 TAX ID. 120-01027000
LOT 26 — N/F ROWLAND ELLIOT LLC P.B. 47, PG. 90 TAX ID. 120-01026000
LOT 30 — N/F ROWLAND ELLIOT LLC P.B. 47, PG. 90 TAX ID. 120-01030000
LOT 31 — N/F ROWLAND ELLIOT LLC P.B. 47, PG. 90 TAX ID. 120-01031000
LOT 32 — N/F ROWLAND ELLIOT LLC P.B. 47, PG. 90 TAX ID. 120-01032000
LOT 33 — N/F ROWLAND ELLIOT LLC P.B. 47, PG. 90 TAX ID. 120-01033000

OPEN SPACE A
1.51 ACRES
(65,931 SQ. FT.)
T-300

OPEN SPACE B
11.86 ACRES
(516,565 SQ. FT.)
T-300

50' WIDE BUFFER (MINIMUM)
100' WIDE BUFFER (MINIMUM)

N/F GREGORY M. MOSS D.B. 13573, PG. 63 P.B. 47, PG. 90 TAX ID. 120-01490000

N/F ELLIOTT RD HOMEOWNER'S ASSOC., INC. D.B. 13279, PG. 307 P.B. 47, PG. 90 TAX ID. 120-01054001

N/F RONNIE HAMMONDS D.B. 14851, PG. 162 P.B. 47, PG. 90 TAX ID. 120-01054020

N/F RONNIE HAMMONDS D.B. 14851, PG. 162 P.B. 47, PG. 90 TAX ID. 120-01054021

N/F ELLIOTT RD HOMEOWNER'S ASSOC., INC. D.B. 13279, PG. 307 P.B. 47, PG. 90 TAX ID. 120-01054001

STORMWATER MANAGEMENT FACILITY - A
100-YR FLOOD ELEV.=740.61
MFFE=744.00

STORMWATER MANAGEMENT FACILITY - B
100-YR FLOOD ELEV.=696.97
MFFE=703.00

100-YR POND ELEV

EMERGENCY SPILLWAY

RIP RAP

LOCATION OF CBU

EXIST. 20' D.E. P.B. 60, PG. 8

MATCHLINE

SHEET 3 OF 4
SHEET 4 OF 4

TOP EL. 741.65
12" WEIR INV. EL. 738.45
OUTFALL PIPE 24" CMP INV. EL. 735.7
WQ
CP
WQm ≤ ELEV ≤ CPm
4" ORIFICE INV. EL. 737.10
4" ORIFICE INV. EL. 736.60

POND A
NOT TO SCALE

TOP EL. 700.48
(2) 24" WEIR INV. EL. 697.48
OUTFALL PIPE 36" AAP INV. EL. 693.40
WQ
CP
WQm ≤ ELEV ≤ CPm
5" ORIFICE INV. EL. 695.88
4" ORIFICE INV. EL. 693.88

POND B
NOT TO SCALE

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 Inch = 60 ft.

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J:\A0910.0014\Working files\Survey\Final Plat\A910.014-FP PH 2.dwg, SHEET 3, jwoods, May 27, 2022 - 10:28:01 am

Moore Bass Consulting, Inc.

- Civil Engineering
- Land Surveying
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- Landscape Architecture
- Environmental Permitting

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TALLAHASSEE • ATLANTA

1350 Keys Ferry Court
McDonough, GA 30253
770.914.9394

PROJECT NAME
ROWLAND PLACE
PHASE 2
McDONOUGH, GEORGIA 30252

CLIENT NAME
DRB GROUP GEORGIA LLC
160 WHITNEY STREET
FAYETTEVILLE, GA 30214

REVISIONS
1. REVISED PER COUNTY COMMENTS 5-4-2022
2. REPLACED INGRESS/EGRESS EASEMENT AGREEMENT 5-27-2022

A910.014-FP PH 2

DATE 3/25/2022
CONTRACT # A0910.0014
DRAWN BY JRW

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1350 KEYS FERRY COURT
McDONOUGH, GA 30253
LSF #1179

SEAL
GEORGIA REGISTERED No. 3864 LAND SURVEYOR ROBERT J. DEBIEN 6/21/22

SHEET TITLE
FINAL PLAT

SHEET
3 OF 4

BK:62 PG:102

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LEGEND

D.B.	DEED BOOK	E.O.P.	EDGE OF PAVEMENT
P.B.	PLAT BOOK	FH	FIRE HYDRANT
PG.	PAGE	L	LINE LABEL
LL	LAND LOT	CBU	CENTRALIZED BOX UNIT
OTP	OPEN TOP PIPE	PKS	PK NAIL SET
RB	REBAR	S.S.E.	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)
P.O.B.	POINT OF BEGINNING		WATER METER (WM)
P.O.C.	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 (R/W MON.)
HDPE	HIGH DENSITY POLYETHYLENE PIPE		SINGLE WING CATCH BASIN
℄	CENTERLINE		DOUBLE WING CATCH BASIN
ID	IDENTIFICATION		CURB INLET (CI)
B.S.L.	BUILDING SETBACK LINE		HEADWALL (HW)
B.O.C.	BACK OF CURB		FLARED END SECTION
C	CURVE LABEL		LIGHT POST (LP)
CI	CURB INLET		YARD INLET (YI)
D.E.	DRAINAGE EASEMENT		SEWER CLEAN OUT

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BY: _____ DIRECTOR,
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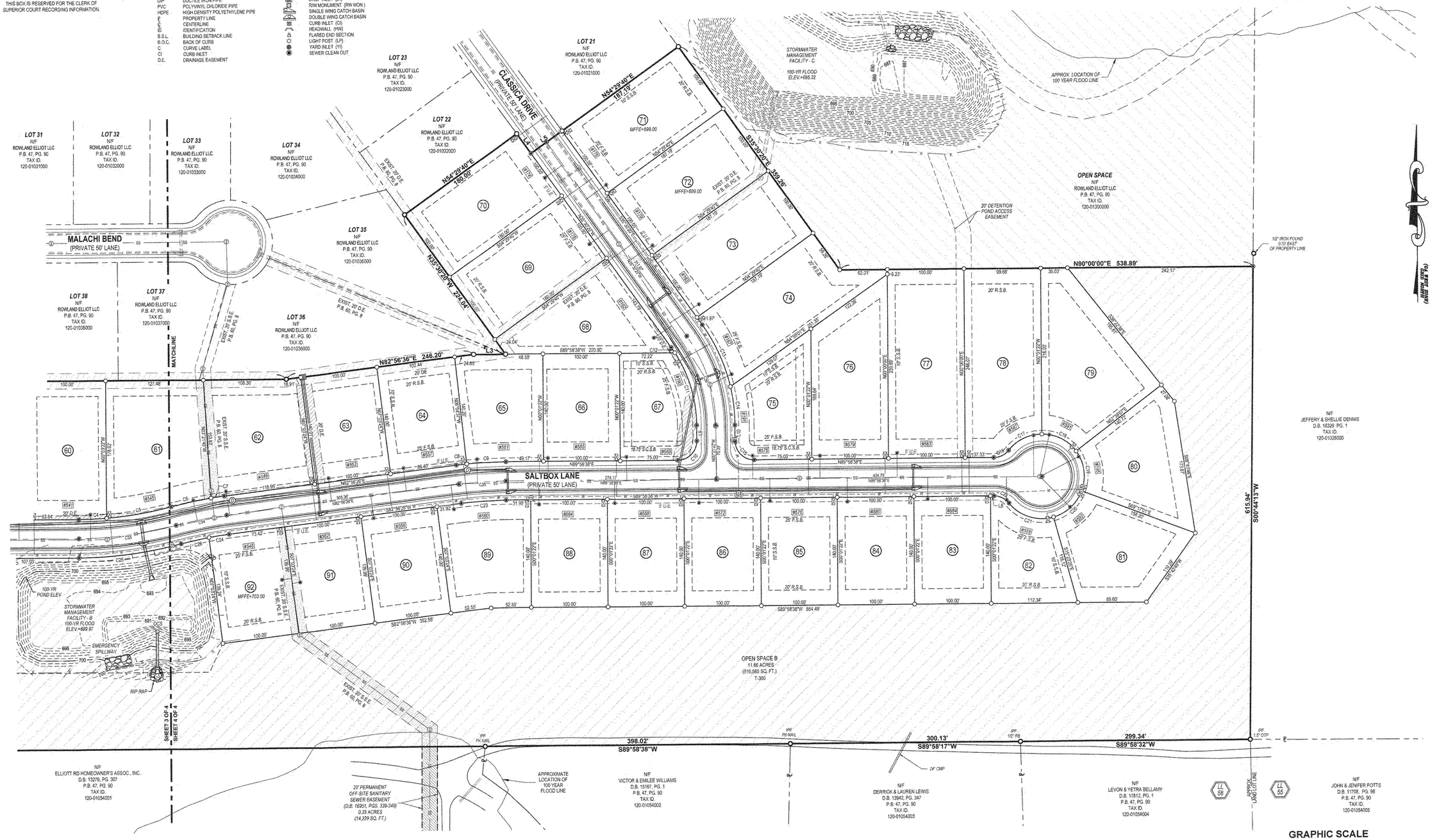
DATE: 8/24/22



GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

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MCDONOUGH, GA 30253
LSF #1179

SEAL

GEORGIA REGISTERED No. 3804 LAND SURVEYOR ROBERT J. DEBIEN 8/17/22

SHEET TITLE: FINAL PLAT

SHEET 4 OF 4

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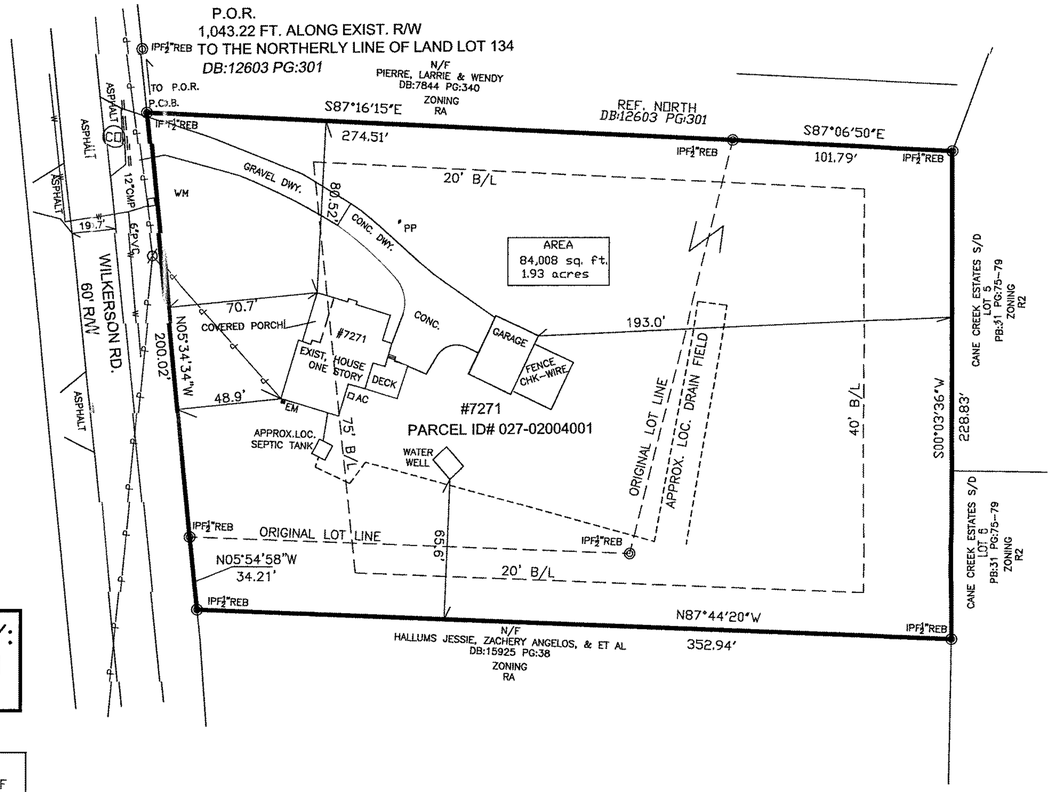
BK:62 PG:103-103
Filed and Recorded
Aug-04-2022 10:04 AM
DOC# 2022 - 000180
SABRIYA HILL
CLERK OF SUPERIOR COURT
HENRY COUNTY, GA
Participant ID: 6101204682

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

FLOOD NOTES

BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY FEMA, IT IS MY OPINION THAT THE PROPERTY SHOWN HEREON IS OUTSIDE THE 100-YEAR FLOOD HAZARD AREA.

PANEL # 13151C0080D DATED 10/06/2016



REF. NORTH
DB:12603 PG:301

Approved For Recording
Development Plan Review Department
Henry County Board of Commissioners
Henry County, Georgia
Approved By _____ Date 8.3.22

LEGENDS OF SYMBOLS

P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
GM	GAS MARKER/GAS METER
OOTP	OPEN TOP PIPE
OIPF	IRON PIN FOUND
OIPS	IRON PIN SET 1/2"ø REBAR W/ CAP
C/G	CURB AND GUTTER
P/L	PROPERTY LINE
R/W	RIGHT-OF-WAY
L.L.L.	LAND LOT LINE
CMF	CONCRETE MONUMENT FOUND
POL	POINT ON LINE
B.O.C.	BACK OF CURB
FNC	FENCE CORNER
EP	EDGE OF PAVEMENT
PC	PROPERTY CORNER
LP	LIGHT POLE
PP	POWER POLE
GW	GUY WIRE
JB	EXISTING JUNCTION BOX
WV	EXISTING WATER VALVE
FH	EXSITING FIRE HYDRANT
T.B.M.	TEMPORARY BENCH MARK
B.F.E.	BASE FLOOD ELEVATION
M.F.E.	MINIMUM FLOOR ELEVATION
HW	HEADWALL
SWCB	SINGLE WALL CATCH BASIN
DWCB	DOUBLE WALL CATCH BASIN
OS	OUTLET STRUCUTRE (RISER)
DI	DROP INLET
W	WATER METER
—W—	WATERLINE
—SS—	SANITARY SEWER LINE
—OVP—	OVERHEAD POWERLINE
—UFO—	UNDERGROUND FIBER OPTICS
—G—	GASLINE
—LS—	LANDSCAPING
PKS (F)	PK NAIL SET (FOUND)
EX-MH	EXISTING SANITARY SEWER MANHOLE
SSMH	SANITARY SEWER MANHOLE
S.S.E.	SANITARY EASEMENT
C/O	CLEAN-OUT
FDC	FIRE DEPARTMENT CONNECTOR
C.L.F.	CHAIN LINK FENCE
D.E.	DRAINAGE EASEMENT
R.R.E.	RAIL ROAD EASEMENT
H	HEIGHT
UE	UNDERGROUND ELECTRIC
AC	AIRCONDITION UNITS

RA ZONING:

1. MINIMUM AREA – 1.25 ACRES MINIMUM AREA WITH SEPTIC TANK AND WELL; 3.0 ACRES FOR AGRICULTURE USES; 1.0 ACRES WHEN COUNTY WATER IS USED AND PROPERTY HAS FRONTAGE ON PAVED COUNTY ROAD,
2. MINIMUM LOT WIDTH – 200 FEET; 175 FEET WHEN COUNTY WATER IS USED AND PROPERTY HAS FRONTAGE ON A PAVED COUNTY ROAD.
3. MINIMUM FRONT YARD – 75 FEET FROM RIGHT-OF-WAY LINE; 50 FEET FROM RIGHT-OF-WAY WHEN (IN) PART OF A SUBDIVISION REQUIRING NEW STREETS.
4. MINIMUM SIDE YARD – 20 FEET
5. MINIMUM REAR YARD – 40 FEET
6. MAXIMUM HEIGHT – 35 FEET
7. MINIMUM FLOOR AREA – 1,500 SQUARE FEET.
8. CURB AND GUTTER – REQUIRED IN SUBDIVISIONS.
9. PAVED DRIVEWAY – REQUIRED IN SUBDIVISIONS; OTHERWISE NOT REQUIRED.
10. SEWAGE SYSTEM – SEPTIC TANK PERMITTED. MINIMUM SET BACK FOR THE SEPTIC NITRIFICATION FIELD IS ONE HUNDRED (100) FEET FROM ANY WATER SURFACE.
11. THIS PROPERTY IS ON COUNTY WATER SYSTEM
12. TELEPHONE SERVICE PROVIDED BY AT&T.
13. ELECTRICITY PROVIDED BY GA POWER.
14. THIS PROPERTY IS ON A PAVED (COUNTY RIGHT OF WAY)
15. THIS PROPERTY IS NOT PART OF A PLATTED SUBDIVSION
16. THIS PROPERTY DOES NOT HAVE BODIES OF WATER ON THE PROPERTY.
17. THIS PROPERTY IS OUTSIDE THE 100 YEAR FLOOD PLAIN, SEE FLOOD NOTES.
18. THIS PROPERTY IS NOT IN A WETLAND AREA.
19. THIS PROPERTY IS NOT IN A WATERSHED PROTECTION AREA

SURVEY ORDERED BY:
SELINA RICHARDSON
678-596-3948

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 18,170 FEET, AND AN ANGULAR ERROR OF 01" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 119,230117 FEET. EQUIPMENT USED GEOMAX ZOOMED 90 ROBOTIC & SPECTRA 85 GPS UNIT

GENERAL NOTES

1. TOGETHER WITH ALL EASEMENTS RECORDED OR UNRECORDED.
2. LAST DATE OF FIELD SURVEY 07/28/2022
3. ALL LINEAR DISTANCES SHOWN ON PLAT SHALL BE HORIZONTAL.
4. INFORMATION REGARDING THE PRESENCE, SIZE, AND LOCATION OF UNDERGROUND UTILITIES IS SHOWN HEREON. THE INFORMATION IS BASED ON THE LOCATION OF ABOVE GROUND APPURTENANCES, AVAILABLE SITE PLANS, AND PAINT PLACED BY UNDERGROUND SERVICES. "NO CERTIFICATION IS MADE AS TO THE ACCURACY"
5. ALL BEARINGS AND DISTANCES WERE MEASURED AND USED.
6. This survey was prepared without benefit of a title report which may reveal additional conveyances, easements or rights-of-way not shown hereon.

** PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" MEANS TO DECLARE A PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

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.

GEORGIA PROFESSIONAL No. 2642 LAND SURVEYOR ANGEL M. MARRERO

A'NGEL M. MARRERO P.L.S. #2642
Certified Design Professional # 4479

PARCEL ID# 027-02004001 & 027-02001011
THIS PROPERTY IS THE SAME AS DESCRIBED IN DB:12603 PG:301

50' 0' 50' 100'
Scale: 1" = 50'

REV.	DESCRIPTION	DATE

SOUTHSIDE
SURVEYING & PLANNING
LSF000831

#205F CORPORATE CENTER DR.
STOCKBRIDGE, GA 30281
Phone: (770) 320-8009
Fax: (770) 320-8098

1/1

LOT COMBINATION SURVEY FOR:
SAMUEL & SELINA RICHARDSON
Land Lot 133 & 134 12TH Dist. Henry County, GA

Drawn By: AMM SR.	Scale: 1"=50'
Dwg No: 2-220575lotcomb.	Date: 07/28/2022