

BOARD MEMBERS

Arnold L. Martin, Chairman
Brian Haren, Vice-Chairman
John H. Culbreth, Sr.
Danny England
Jim Oliver

STAFF

Chanelle Blaine, Zoning Administrator
Chelsie Boynton, Planning and Zoning Coordinator


AGENDA
FAYETTE COUNTY PLANNING COMMISSION MEETING
140 STONEWALL AVENUE WEST
May 19, 2022
7:00 pm

***Please turn off or turn to mute all electronic devices during the
Planning Commission Meetings**

1. Consideration of the Minutes of the meeting held on May 5, 2022.

NEW BUSINESS

2. Consideration of a Major Final Plat of Riverbend Overlook Phase Two. This property consists of 38 lots zoned R-20, is located in Land Lot(s) 140 and 141 of the 5th District and fronts on McDonough Road.

To: Fayette County Planning Commission
From: Dennis King, Planning and Zoning Technician 
Date: May 19, 2022
Subject: Major Final Plat to be considered on May 19, 2022

MINOR FINAL PLAT

OWNER/APPLICANT 

Major Final Plat of Riverbend Overlook Phase Two MBT Fayette, LLC

Recommend **APPROVAL** for the Major Final Plat signed May 19, 2022.

RESERVED FOR RECORDING INFORMATION

SITE ENGINEER:
MOORE CIVIL CONSULTING, INC.
40 HAMILTON WAY
HAWKINSVILLE, GA 31036
CONTACT: ROBERT E. MOORE, JR.
PHONE: 706-224-1629

SURVEYOR:
REFERENCE POINT LAND SURVEYING, LLC
5 NORTH LEE STREET
FORSYTH, GA 31029
CONTACT: DAVID BENNETT
PHONE: 478-365-9809

MAJOR FINAL PLAT OF

RIVERBEND OVERLOOK PHASE TWO

LAND LOT 140 & 141, 5TH LAND DISTRICT
McDONOUGH ROAD
FAYETTE COUNTY, GA.

24-HOUR CONTACT: DAVID BLACK
PHONE NUMBER: 770-560-9378

OWNER/PRIMARY PERMITTEE:
MBT FAYETTE, LLC.
130 GARDEN WALK
STOCKBRIDGE, GA 30281
CONTACT: DAVID BLACK
770-560-9378

PRELIMINARY PLAT FOR SOUTHERN PINES PREPARED
BY MOORE CIVIL, INC., APPROVED BY THE FAYETTE
COUNTY PLANNING COMMISSION ON 05/07/2020.

FAYETTE COUNTY APPROVALS

Approved by Fayette County Environmental Health Department.

Environmental Health Specialist/Designee _____ Date _____

Approved by Fayette County Environmental Management
Department.

Environmental Management Director/Designee _____ Date _____

Approved by the Fayette County Engineer.

County Engineer/Designee _____ Date _____

Approved by the Fayette County Planning Commission on:

Secretary/Designee _____ Date _____

Approved by the Fayette County Zoning Administrator.

Zoning Administrator/Designee _____ Date _____

Approved by Fayette County Fire Marshal. All fire hydrants located
as shown.

Fire Marshal/Designee _____ Date _____

EXISTING ZONING REQUIREMENTS
R-20 SINGLE-FAMILY RESIDENTIAL
DISTRICT W/CENTRAL WATER SYSTEM

-SITE (PHASE 2) CONTAINS A TOTAL OF 48.84
ACRES; 43.94 ACRES FOR LOTS, 4.90 ACRES
FOR PROPOSED R/W OF BRE DRIVE & COOPER
COVE EAST & WEST
-PROPOSED NUMBER OF LOTS = 38
RESIDENTIAL LOTS
-MINIMUM LOT SIZE -
1 ACRE (43,560 SQUARE FEET)
-FRONT YARD SETBACKS:
MAJOR THOROUGHFARE:
ARTERIAL-COLLECTOR - 60 FEET
MINOR THOROUGHFARE - 40 FEET
-REAR YARD SETBACK - 30 FEET
-SIDE YARD SETBACK - 15 FEET
-MINIMUM LOT WIDTH
AT FRONT BUILDING LINE -125 FEET
-MINIMUM LOT WIDTH AT FRONT BUILDING LINE
ARTERIAL/COLLECTOR ROAD - 150 FEET.
(ALL LOTS MEET OR EXCEED THE MINIMUM LOT
WIDTH AT THE BUILDING LINE. ALL LOTS WITH
EXTENDED FRONT BUILDING SETBACKS ARE
INDICATED ON THE PLAN.).
-MAX. BUILDING HEIGHT - 35 FEET
-MIN. FLOOR AREA = 1200 SQUARE FEET

OWNER'S CERTIFICATE

We, the undersigned owners of the Riverbend Overlook
Subdivision, hereby dedicate the rights-of-way for public use, and/or
reserve for public use the easements and other ground shown on this
plat.

We, the undersigned owners, understand this Final Plat and
any Maintenance Bond and/or Irrevocable Letter-of-Credit shall expire
and thus become void if the Final Plat is not recorded into the Fayette
County Clerk of Superior Court records within 90 calendar days
(--/-(2022) of the date of approval by the Planning Commission.

Robert E. Maloney Jr., Div. Mgr. 5-9-2022
MBT Investments, LLC _____ Date _____

SURVEYOR'S CERTIFICATE

I hereby certify that this plat is true and correct and was
prepared from an actual survey of the property by me or under my
supervision; that all monuments and infrastructure shown hereon
actually exist or are marked as "future"; and their location, size, type
and material are correctly shown.

David G. Bennett 5/9/2022
David G. Bennett _____ Date _____
Georgia Registered Land Surveyor #3122

ENGINEER'S CERTIFICATE

I hereby certify tht accepted engineering practices and design
methods were used to establish the layout of this development; that
the streets, drainage structures and other design features have been
constructed according to the development's approved Construction
Plans; and that all applicable requirements of Fayette County's
Development Regulations and Subdivision Regulations have been
fully complied with.

Robert Eugene Moore, Jr. 5/9/2022
Robert Eugene Moore, Jr. _____ Date _____
Georgia Registered Professional Engineer #PE035680

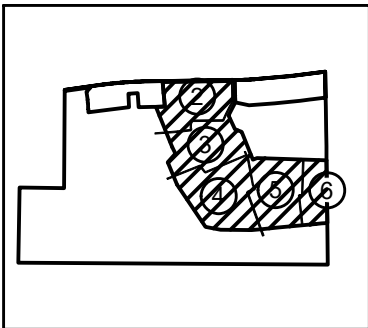
SIGHT DISTANCE

Sight distance has been checked for all proposed driveways
and for the proposed subdivision street intersection. Per the 45 mph
speed limit requirement, all proposed driveways and the proposed
subdivision street meet the 500' sight distance requirement.

Robert Eugene Moore, Jr. 5/9/2022
Robert Eugene Moore, Jr. _____ Date _____
Georgia Registered Professional Engineer #PE035680

LEVEL III SOIL CERTIFICATION

I, ROBERT E. MOORE, JR. do hereby certify that the Level III soil
name
survey information provided on this plat was performed by Phillip Archer in
Site Enhancement, Inc. _____
company name
accordance with the procedures specified in the Georgia Department of Human Resources'
current *Manual for On-Site Sewage Management Systems*.
Phillip Archer GA DHR Soil Classifier #364
Signature of Soil Classifier _____ Georgia DHR Soil Classifier, Professional
Geologist, or Professional Engineer
Registration No. _____
Registration Numbers/License Numbers
Site Enhancement, Inc. 6345 Nowhere Rd, Hull GA 30646 P: 706-202-0909
Company Address & Telephone



KEY MAP (N.T.S.)

SHEET INDEX

- 1 OF 8 - COVER SHEET, CERTIFICATIONS, NOTES
2 OF 8 - PLAN OF LOTS 13-16, 75-79
3 OF 8 - PLAN OF LOTS 17-18, 33-36, 57-58, 74
4 OF 8 - PLAN OF LOTS 37-39, 51-56
5 OF 8 - PLAN OF LOTS 40-43, 48-50
6 OF 8 - PLAN OF LOTS 44-47
7 OF 8 - SOIL OVERLAY MAP
8 OF 8 - LINE/CURVE TABLES & NOTES

PRELIMINARY PLAT CERTIFICATE

I hereby certify that all applicable
requirements of the Fayette County Subdivision
Regulations relative to the preparation and
submission of a preliminary plat have been fully
complied with.

Robert Eugene Moore, Jr. 5/9/2022
Robert Eugene Moore, Jr. _____ Date _____
Georgia Registered Professional Engineer
#PE035680

HYDROLOGY

PEAK FLOW ATTENUATION WILL BE ACHIEVED FOR THE
ENTIRE SITE AND FOR EACH BASIN WITHIN THE SITE. THE
ONSITE RUNOFF WILL BE CAPTURED AND ROUTED VIA
ROAD SIDE STORM PIPES TO THE TWO AREAS DESIGNATED
AS DETENTION PONDS (ONE OF SAID PONDS IS IN PHASE
TWO, AS SHOWN HEREON). THESE TWO AREAS WILL
CONTAIN MICROPOOL EXTENDED DETENTION PONDS
WHICH WILL PROVIDE WATER QUALITY TREATMENT,
CHANNEL PROTECTION, OVERBANK FLOOD PROTECTION,
AND EXTREME FLOOD PROTECTION. THERE ARE NO
OFFSITE BASINS FLOWING ONTO THE SUBJECT PROPERTY.

SIGNAGE NOTE

THERE WILL BE NO SIGNAGE OR SIGNAGE EASEMENTS FOR
THE SUBDIVISION AT THIS TIME.

WETLANDS DELINEATOR'S CERTIFICATE

WETLAND DELINEATION

I, Phillip Archer of Site Enhancement, Inc.
name organization
do hereby certify that I have field inspected the property known as
SOUTHERN PINES on 10-30-19 and determined that the property
subdivision name date
☐ contains does not contain jurisdictional wetlands as defined by the U.S. Army Corps of
Engineers.
Phillip Archer
Signature of Wetland Delineator
Site Enhancement, Inc. 6345 Nowhere Rd, Hull GA 30646 P: 706-202-0909
Company Address & Telephone

RIGHT-OF-WAY DEDICATION

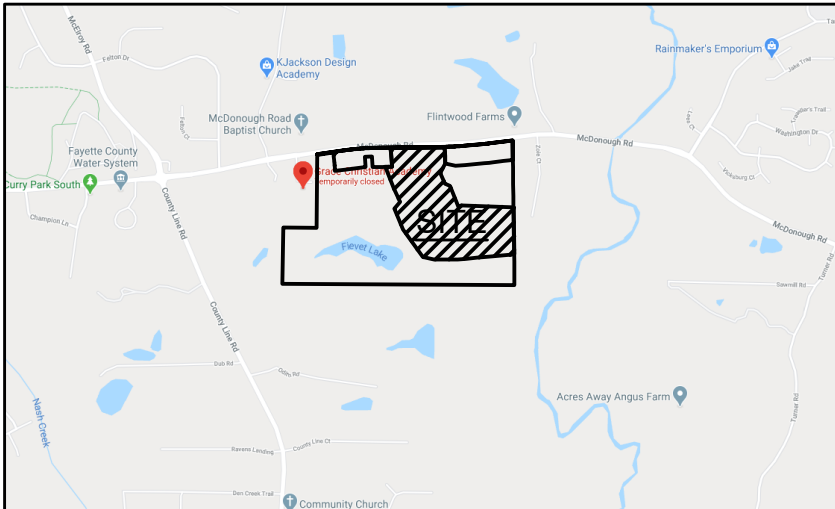
ALL THAT PROPERTY CONTAINED WITHIN THE REQUIRED RIGHT-OF-WAY OF BRE DRIVE,
COOPER COVE EAST & COOPER COVE WEST; HAVING A MINIMUM REQUIRED 60 FOOT
RIGHT-OF-WAY, SHALL BE DEDICATED TO CREATE A MINIMUM 60 FOOT RIGHT-OF-WAY AS
MEASURED FROM THE CENTERLINE. SAID RIGHT-OF-WAY SHALL BE INDICATED HEREON
AND ARE HEABY DEEDED TO THE COUNTY, A POLITICAL SUBDIVISION OF THE STATE, AT
NO COST TO THE COUNTY, UPON RECORDATION OF SAID FINAL PLAT INTO THE COUNTY
CLERK OF SUPERIOR COURT RECORDS.

PROPOSED LENGTH OF BRE DRIVE = 2,513.64'
PROPOSED LENGTH OF COOPER COVE (EAST & WEST COMBINED) = 933.50'

NOTE: FAYETTE COUNTY DOES NOT ACCEPT THE OWNERSHIP, MAINTENANCE OR
RESPONSIBILITY FOR ANY DRAINAGE EASEMENT OR OVERALL DRAINAGE PLAN, OR THE
LACK OF ONE, INDICATED BY THIS PLAT.

REV. 4-15-22 - RECONFIGURE SHEET SET, GENERAL COMMENTS

REV. 5-9-22 - ADDRESSED COMMENTS-SHTS 1, 2, 3, 4, 5 & 8



LOCATION MAP (N.T.S.)

FLOOD ZONE CERTIFICATION

FOR PHASE ONE OF RIVERBEND OVERLOOK (AREAS LOCATED IN THIS PLAT),
THE PROPERTY SHOWN HEREON IS LOCATED WITHIN ZONE X (AREAS OF
MINMAL FLOOD HAZARD) AS PER FIRM MAP PANEL NUMBER 13113C0109E
DATED SEPTEMBER 26, 2008.

CONTIGUOUS AREA

EACH PROPOSED LOT HAS A MINIMUM CONTIGUOUS AREA OF 0.30 ACRES
THAT IS FREE AND CLEAR OF ZONING BUFFERS AND SETBACKS,
JURISDICTIONAL WETLANDS AND EASEMENTS OF ANY KIND. ACTUAL
CONTIGUOUS AREAS ARE SHOWN ON THE PLAN.

STATE WATERS

THERE ARE NO STATE WATERS RUNNING THROUGH PHASE TWO OF THIS
SUBDIVISION.

WATER SERVICE

WATER PROVIDED BY FAYETTE COUNTY WATER SYSTEM
SANITARY SEWER SERVICE PROVIDED BY INDIVIDUAL ON-SITE SEWERAGE
MANAGEMENT SYSTEMS.
THERE ARE NO EXISTING STRUCTURES OR IMPROVEMENTS ON THIS
PROPERTY AT TIME OF SURVEY AND NONE ARE TO REMAIN. A LARGE
PORTION OF THE SUBJECT PROPERTY IS WITHIN A GROUNDWATER
RECHARGE AREA.

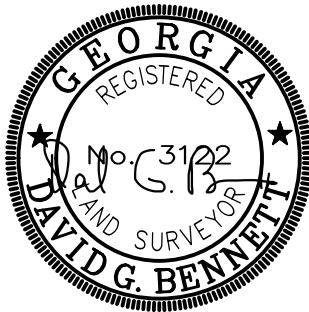
STORMWATER INSPECTION & MAINTENANCE

THE PROPERTY CONVEYED HEREIN IS SUBJECT TO THE RESTRICTIVE COVENANTS OF THE
RIVERBEND OVERLOOK COMMUNITY ASSOCIATION, INC., RECORDED IN DEED BOOK 5413,
PAGES 2-51, IN THE RECORDS OF THE SUPERIOR COURT IN AND FOR FAYETTE COUNTY,
GEORGIA, AND AN INSPECTION AND MAINTENANCE AGREEMENT FOR STORMWATER
MANAGEMENT CONTROLS RECORDED IN DEED BOOK _____, PAGE _____. FAILURE TO SATISFY THE
INSPECTION AND MAINTENANCE REQUIREMENTS OF THE ABOVE-REFERENCED AGREEMENT
MAY RESULT IN ENFORCEMENT ACTION BY THE COUNTY, INCLUDING BUT NOT LIMITED TO,
JUDGMENT LIENS AGAINST THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION.
THE INSPECTION AND MAINTENANCE AGREEMENT IS RECORDED WITH THE CLERK OF COURTS.
A COPY OF THE AGREEMENT IS AVAILABLE AT THE FAYETTE COUNTY ENVIRONMENTAL
MANAGEMENT DEPARTMENT.

GROUNDWATER RECHARGE AREAS

A LARGE PORTION OF THE SUBJECT PROPERTY IS WITHIN A GROUNDWATER
RECHARGE AREA. SEE MAP ON SHEET 8.

REFERENCE POINT
LAND SURVEYING, LLC
5 NORTH LEE STREET
P.O. BOX 824
FORSYTH, GA 31029
(478) 365-9809
COA# LSF000413
referencepointlandsurveying@gmail.com



5/9/2022

MAJOR FINAL PLAT
FOR
RIVERBEND OVERLOOK - PHASE TWO
COVER SHEET, CERTIFICATIONS & NOTES
5TH LAND DISTRICT
GEORGIA
LAND LOTS 140 & 141
FAYETTE COUNTY

DATE: 01/27/2022
DRAWING NO. 2022-00-C
PROJ. NO.: MBT_2019-1
SCALE: N/A
DRWN: DGB;REM
CHKD: DGB
APVD: DGB
RLS No: 3122

SHEET 1 OF 8

MAJOR FINAL PLAT OF
**RIVERBEND OVERLOOK
PHASE TWO**

LAND LOT 140 & 141, 5TH LAND DISTRICT
McDONOUGH ROAD
FAYETTE COUNTY, GA.

TAX PARCEL 053311004
N/F DRB GROUP GEORGIA LLC
DB 5184, PG 496
PB 100, PG 430

REFERENCE POINT
LAND SURVEYING, LLC
5 NORTH LEE STREET
P.O. BOX 824
FORSYTH, GA 31029
(478) 365-9809
COA# LSF000413
referencepointlandsurveying@gmail.com



5/9/2022

RIVERBEND OVERLOOK - PHASE TWO

MAJOR FINAL PLAT
FOR

LOTS 13-16, 75-79

5TH LAND DISTRICT
GEORGIA

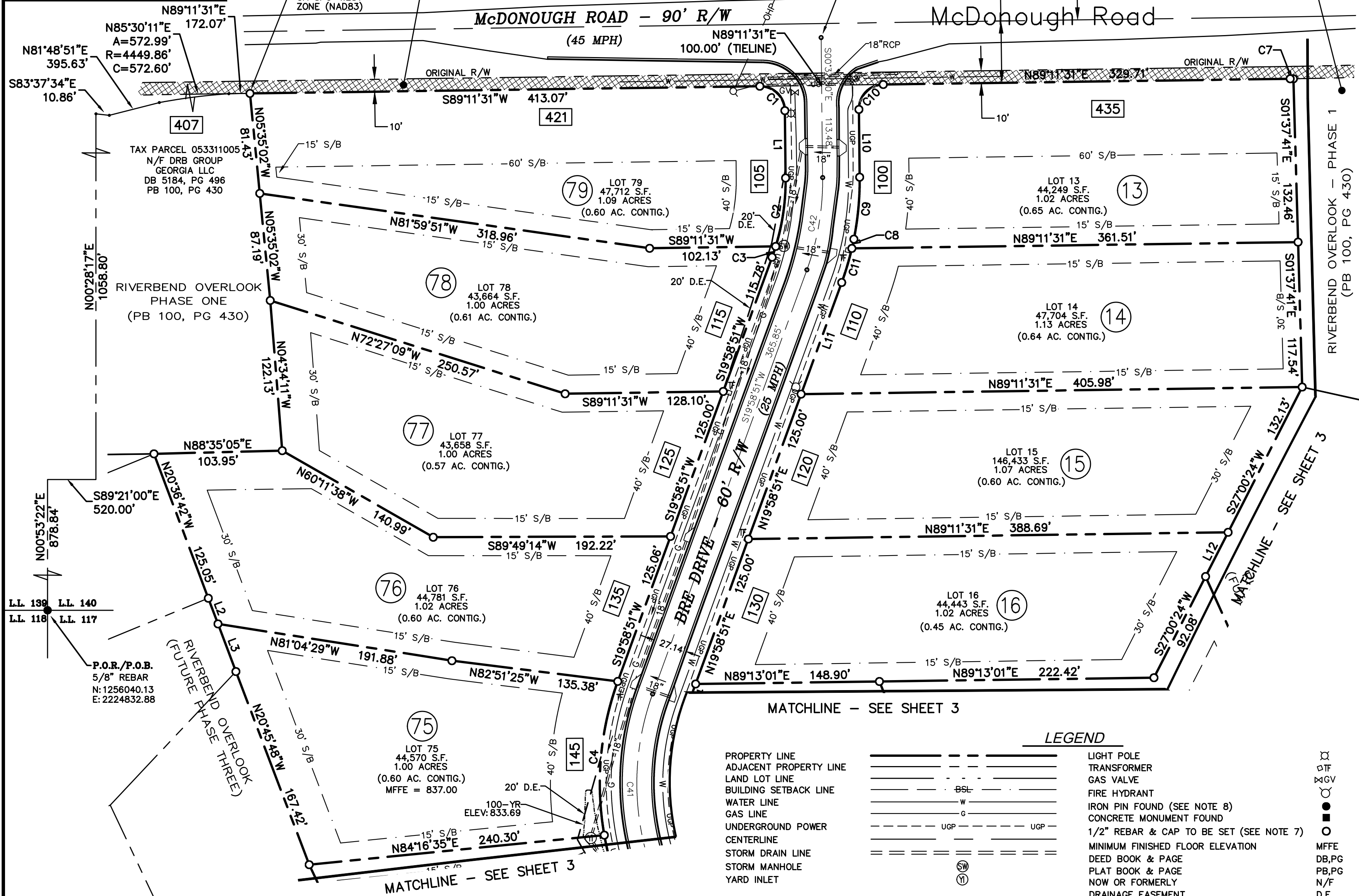
LAND LOTS 140 & 141
FAYETTE COUNTY

DATE: 01/28/2022
DRAWING NO. 2022-XX-C
PROJ. NO.: MBT_2019-1
SCALE: 1"=100'
DRWN: DGB
CHKD: DGB
APVD: DGB
RLS No: 3122

SHEET 2 OF 8

THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF RPLS, LLC AND NO PART THEREOF MAY BE USED OR REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION.

RESERVED FOR RECORDING INFORMATION



PROPERTY LINE
ADJACENT PROPERTY LINE
LAND LOT LINE
BUILDING SETBACK LINE
WATER LINE
GAS LINE
UNDERGROUND POWER
CENTERLINE
STORM DRAIN LINE
STORM MANHOLE
YARD INLET

LEGEND

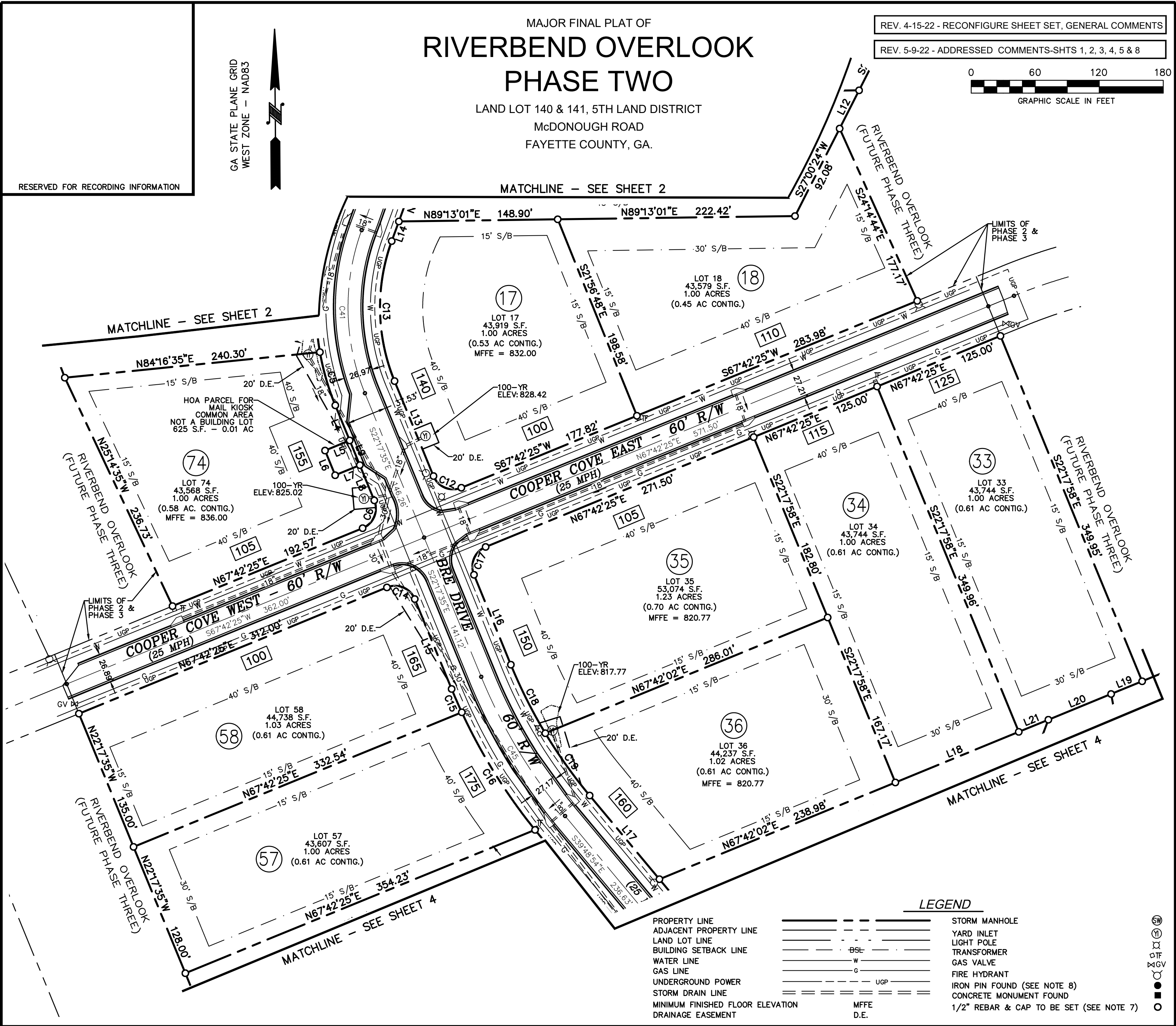
LIGHT POLE
TRANSFORMER
GAS VALVE
FIRE HYDRANT
IRON PIN FOUND (SEE NOTE 8)
CONCRETE MONUMENT FOUND
1/2" REBAR & CAP TO BE SET (SEE NOTE 7)
MINIMUM FINISHED FLOOR ELEVATION
DEED BOOK & PAGE
PLAT BOOK & PAGE
NOW OR FORMERLY
DRAINAGE EASEMENT

DTF
GV
MFFE
DB,PG
PB,PG
N/F
D.E.



REV. 5-9-22 - ADDRESSED COMMENTS-SHTS 1, 2, 3, 4, 5 & 8

REV. 4-15-22 - RECONFIGURE SHEET SET, GENERAL COMMENTS



REFERENCE POINT
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5 NORTH LEE STREET
P.O. BOX 824
FORSYTH, GA 31029
(478) 365-9809
COA# LSF000413
referencepointlandsurveying@gmail.com

REGISTERED
DAVID G. BENNETT
5/9/2022

MAJOR FINAL PLAT
FOR
RIVERBEND OVERLOOK - PHASE TWO
LOTS 17-18, 33-36, 57-58, 74

5TH LAND DISTRICT
GEORGIA

LAND LOTS 140 & 141
FAYETTE COUNTY

DATE: 01/28/2022
DRAWING NO. 2022-XX-C
PROJ. NO.: MBT_2019-1
SCALE: 1"=100'
DRWN: DGB
CHKD: DGB
APVD: DGB
RLS No: 3122

SHEET 3 OF 8

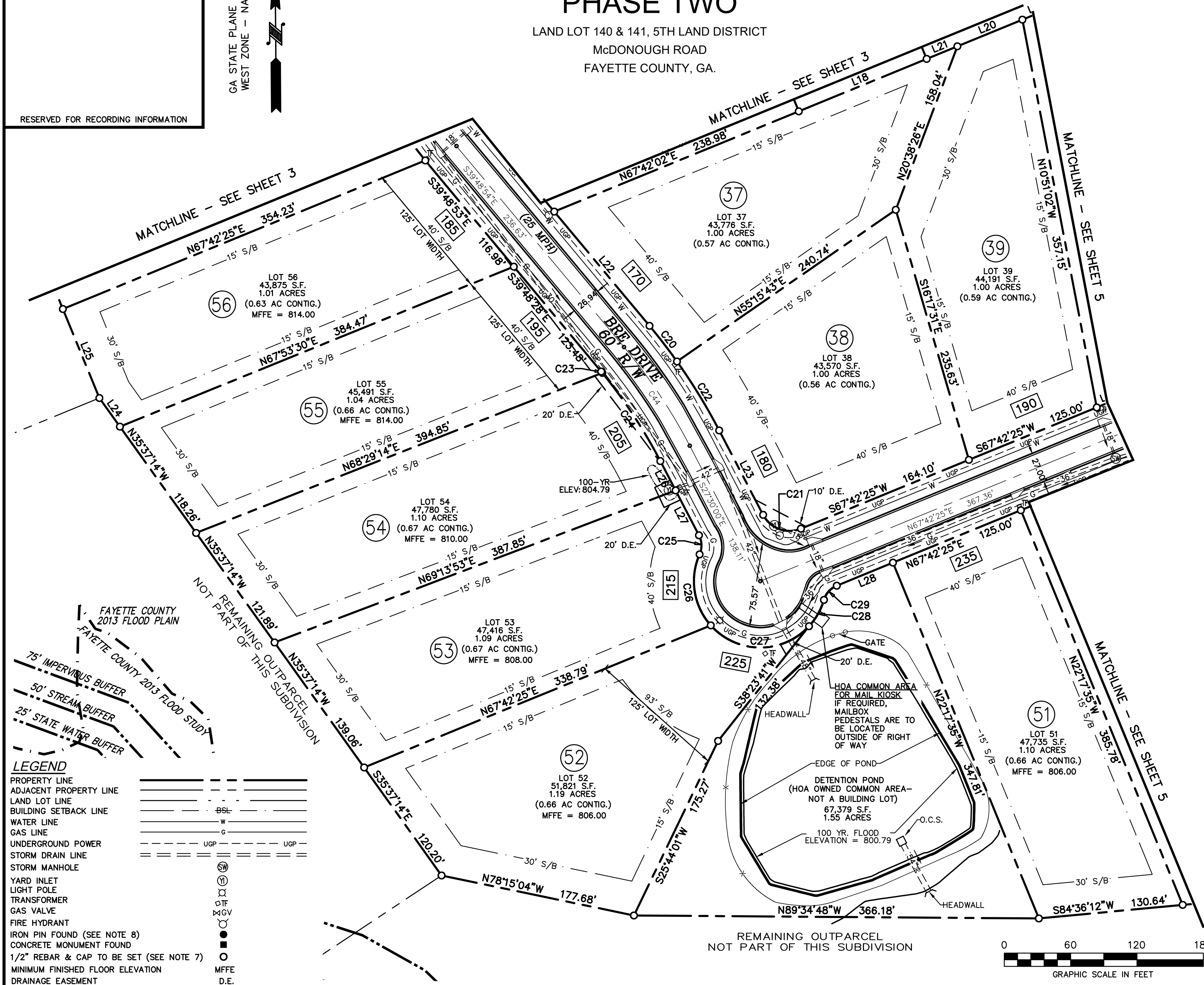
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REV. 5-9-22 - ADDRESSED COMMENTS-SHTS 1, 2, 3, 4, 5 & 8

LAND LOT 140 & 141, 5TH LAND DISTRICT
McDONOUGH ROAD
FAYETTE COUNTY, GA.

GA STATE PLANE GRID
WEST ZONE - NAD83

RESERVED FOR RECORDING INFORMATION



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LAND SURVEYING, LLC**
5 NORTH LEE STREET
P.O. BOX 824
FORSYTH, GA 31029
(478) 365-9809
COA#: LSF000413
referencepointlandsurveying@gmail.com



5/9/2022

TWO

5TH LAND DISTRICT
GEORGIA

MAJOR FINAL PLAT
FOR
RIVERBEND OVERLOOK - PHASE TWO

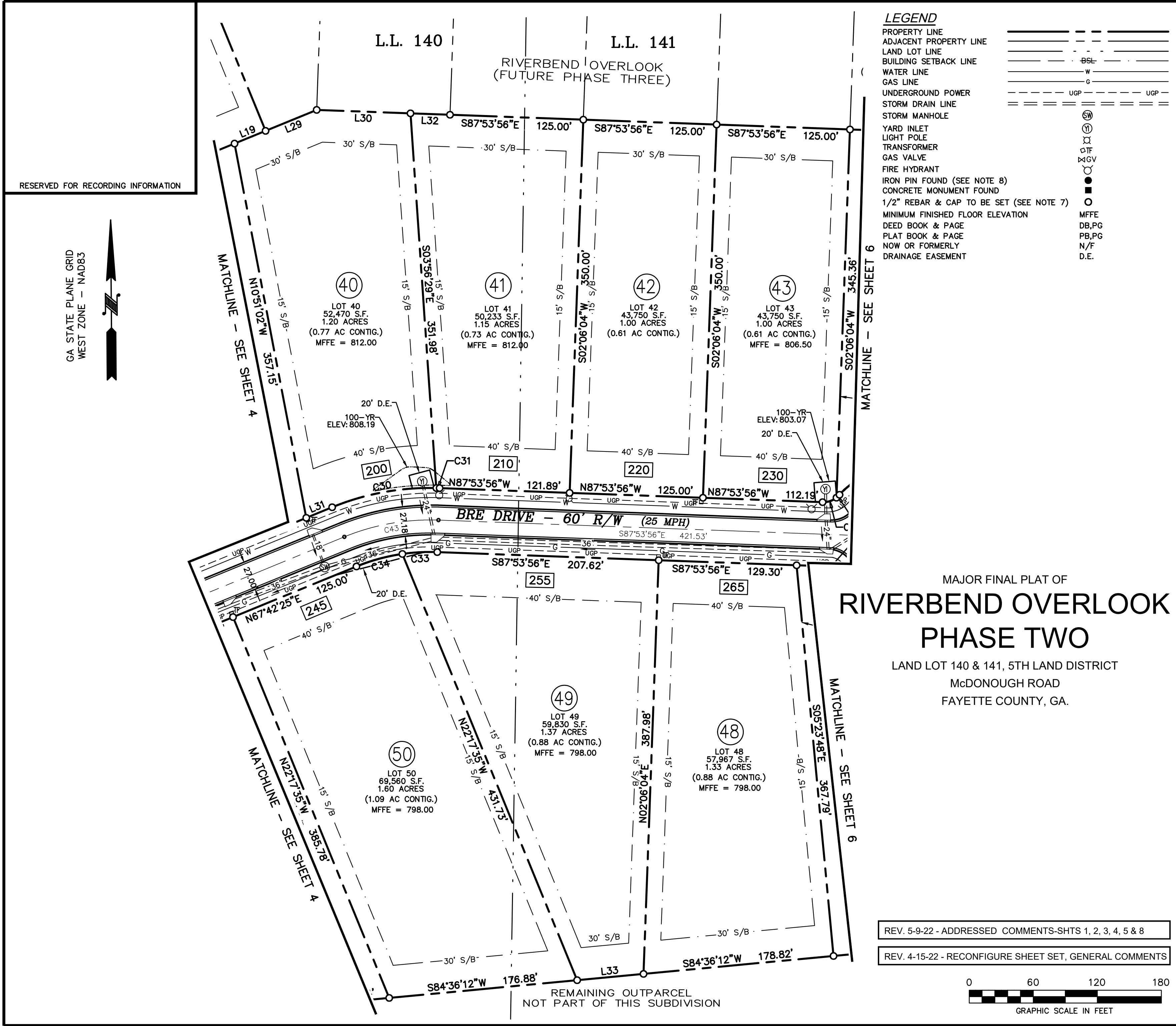
LOTS 37-39, 51-56

LAND LOTS 140 & 141
FAYETTE COUNTY

DATE:	01/28/2022
DRAWING NO.	2022-XX-C
PROJ. NO.:	MBT_2019-1
SCALE:	1"=100'
DRWN:	DGB
CHKD:	DGB
APVD:	DGB
RLS No:	3122

SHEET 4 OF 8

MBT_2019-1_SP-PH2-FINAL_PLAT.DWG/1



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P.O. BOX 824
FORSYTH, GA 31029
(478) 365-9809
COA#: LSF000413
referencepointlandsurveying@gmail.com

REGISTERED
DAVID G. BENNETT
LAND SURVEYOR
5/9/2022

MAJOR FINAL PLAT
FOR
RIVERBEND OVERLOOK - PHASE TWO
LOTS 40-43, 48-50

5TH LAND DISTRICT
GEORGIA

LAND LOTS 140 & 141
FAYETTE COUNTY

DATE: 01/28/2022
DRAWING NO. 2022-XX-C
PROJ. NO.: MBT_2019-1
SCALE: 1"=100'
DRWN: DGB
CHKD: DGB
APVD: DGB
RLS No: 3122

SHEET 5 OF 8

GA STATE PLANE GRID
WEST ZONE - NAD83



RIVERBEND OVERLOOK
(FUTURE PHASE THREE)

LIMITS OF
PHASE 2
PHASE 3

24" RCP STUB-OUT
(BURIED)

—30' S/B .


20' CONSTRUCTION & D.E.-

44
LOT 44
61,363 S.F.
1.41 ACRES
(0.88 AC CONTIG.)
MFFE = 805.00


45
LOT 45
54,995 S.F.
1.26 ACRES
(0.73 AC CONTIG.)

TAX PARCEL 0534403005
N/F JAMES K. ALBERT
CYNTHIA ANN KIRVIN
DB 4967, PG 544
PB 34, PG 52

1/2" OTP

3.1' \longrightarrow 

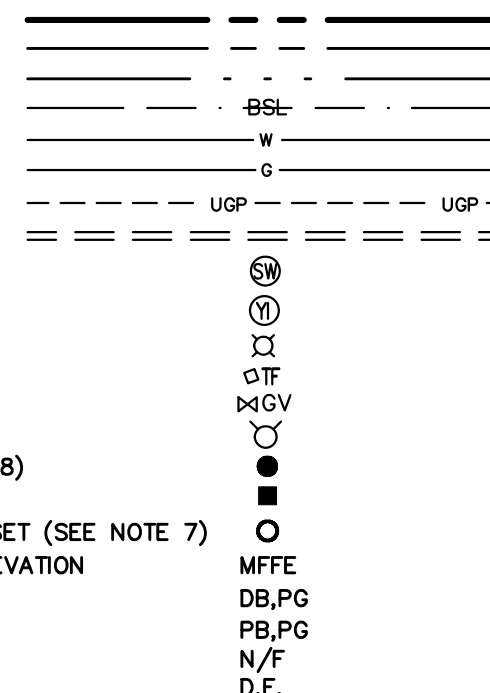
TAX PARCEL 0534403004
N/F EARL M. FRANCIS ESTATE
DB 3774, PG 336
PB 34, PG 52


 LOT 47
 65,044 S.F.
 1.49 ACRES
 (1.00 AC CONTIG.)
 MFFE = 790.00

REMAINING OUTPARCEL
NOT PART OF THIS SUBDIVISION

LEGEND

PROPERTY LINE	_____
ADJACENT PROPERTY LINE	_____
LAND LOT LINE	_____
BUILDING SETBACK LINE	_____
WATER LINE	_____
GAS LINE	_____
UNDERGROUND POWER	— — — — —
STORM DRAIN LINE	== == == ==
STORM MANHOLE	
YARD INLET	
LIGHT POLE	
TRANSFORMER	
GAS VALVE	
FIRE HYDRANT	
IRON PIN FOUND (SEE NOTE 8)	
CONCRETE MONUMENT FOUND	
1/2" REBAR & CAP TO BE SET (SEE NOTE 7)	
MINIMUM FINISHED FLOOR ELEVATION	
DEED BOOK & PAGE	
PLAT BOOK & PAGE	
NOW OR FORMERLY	
DRAINAGE EASEMENT	



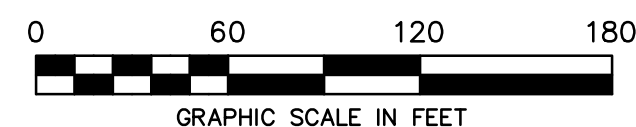
MATCHLINE - SEE SHEET 5

MATCHLINE - SEE SHEET 3

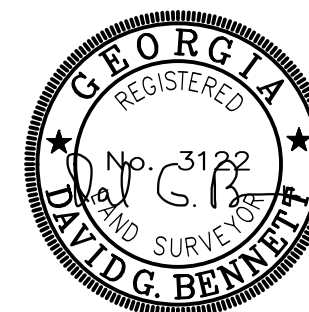
MAJOR FINAL PLAT OF RIVERBEND OVERLOOK PHASE TWO

LAND LOT 140 & 141, 5TH LAND DISTRICT
McDONOUGH ROAD
FAYETTE COUNTY, GA.

REV. 4-15-22 - RECONFIGURE SHEET SET, GENERAL COMMENTS



**REFERENCE POINT
LAND SURVEYING, LLC**
5 NORTH LEE STREET
P.O. BOX 824
FORSYTH, GA 31029
(478) 365-9809
COA#: LSF000413
referencepointlandsurveying.com



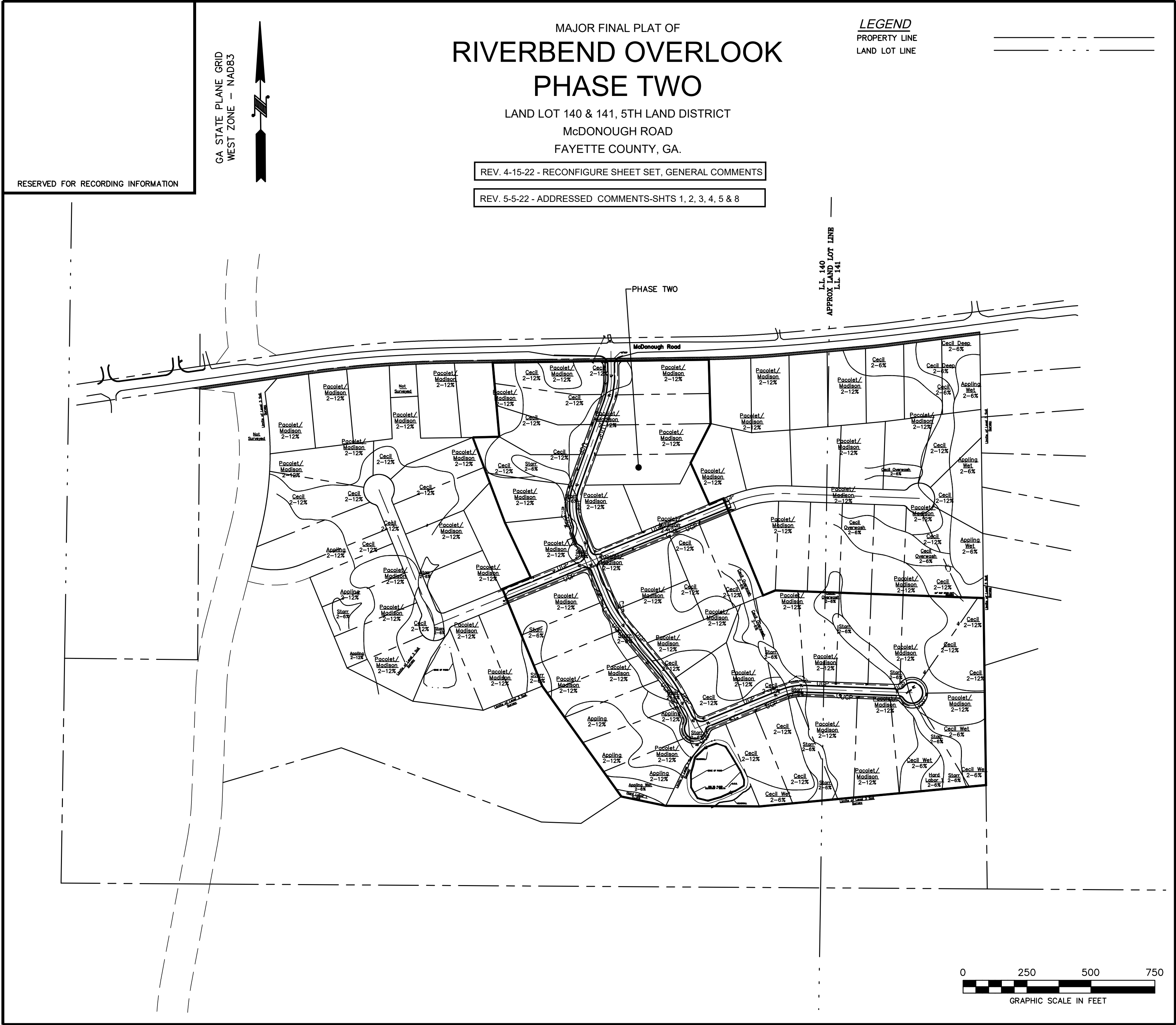
5/9/2022

MAJOR FINAL PLAT
FOR
RIVERBEND OVERLOOK – PHASE TWO
LOTS 44–47

DATE:	01/28/2022
DRAWING NO.	2022-XX-C
PROJ. NO.:	MBT_2019-1
SCALE:	1"=100'
DRWN:	DGB
CHKD:	DGB
APVD:	DGB
RLS No:	3122

SHEET 6 OF 8

MBT_2019-1_SP-PH2-FINAL_PLAT.DWG/1



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referencepointlandsurveying@gmail.com

REGISTERED
DAVID G. BENNETT
LAND SURVEYOR
5/9/2022

MAJOR FINAL PLAT
FOR
RIVERBEND OVERLOOK - PHASE TWO
SOIL OVERLAY

5TH LAND DISTRICT
GEORGIA

LAND LOTS 140 & 141
FAYETTE COUNTY

DATE: 01/28/2022
DRAWING NO. 2022-00-C
PROJ. NO.: MBT_2019-1
SCALE: 1"=250'
DRWN: DGB
CHKD: DGB
APVD: DGB
RLS No: 3122

SHEET 7 OF 8

THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF RPLS, LLC AND NO PART THEREOF MAY BE USED OR REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION.

MBT_2019-1_SP-PH2-FINAL_PLAT.DWG/1

MAJOR FINAL PLAT OF
RIVERBEND OVERLOOK
PHASE TWO

LAND LOT 140 & 141, 5TH LAND DISTRICT
McDONOUGH ROAD
FAYETTE COUNTY, GA.

CLOSURE & EQUIPMENT
CERTIFICATION

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS AN AVERAGE RELATIVE POSITIONAL ACCURACY OF 0.02 FEET AT THE 95% CONFIDENCE LEVEL.
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 77,871 FEET.
THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY USING A SOKKIA IX SERIES ROBOTIC TOTAL STATION AND CHAMPION PRO DUAL FREQUENCY RTK GPS RECEIVERS.
FIELD WORK WAS COMPLETED ON 01/08/2020.

REV. 4-15-22 - RECONFIGURE SHEET SET, GENERAL COMMENTS

REV. 5-9-22 - ADDRESSED COMMENTS-SHTS 1, 2, 3, 4, 5, 7 & 8

NOTES

1. REFERENCE POINT LAND SURVEYING, LLC AND THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HEREON DO NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
2. THIS DRAWING HAS BEEN GENERATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT BEARS THE ORIGINAL SEAL AND SIGNATURE OF A GEORGIA REGISTERED PROFESSIONAL SURVEYOR OF REFERENCE POINT LAND SURVEYING, LLC.
3. THE HORIZONTAL DATA SHOWN HEREON IS REFERENCED TO THE GA STATE PLANE GRID COORDINATE SYSTEM, WEST ZONE, NAD83 DATUM AND IS BASED UPON STATIC GPS OBSERVATIONS UTILIZING A CHAMPION PRO DUAL FREQUENCY GPS RECEIVER AND PROCESSED USING NGS OPUS. ALL HORIZONTAL DISTANCES SHOWN ARE GROUND UNLESS NOTED.
4. THE SUBJECT PROPERTY IS CURRENTLY DESIGNATED AS FAYETTE COUNTY TAX PARCEL 0533 007 AND THERE IS NO CURRENT ASSIGNED ADDRESS.
5. THIS SUBDIVISION PLAT IS BASED ON A PRELIMINARY PLAT OF SOUTHERN PINES PREPARED BY MOORE CIVIL, INC., APPROVED BY FAYETTE COUNTY PLANNING COMMISSION ON 05/07/2020, FROM WHICH PRELIMINARY PLAT WAS PREPARED BASED ON A BOUNDARY RETRACEMENT SURVEY FOR FIEVET FAMILY, LLC & MBT INVESTMENTS, LLC PREPARED BY REFERENCE POINT LAND SURVEYING, LLC, DATED JANUARY 8, 2020, AND DESCRIBED IN DEED BOOK 4984, PAGES 350-351, FAYETTE COUNTY CLERK OF SUPERIOR COURT.
6. BY GRAPHICAL PLOTTING ONLY AND PER FEMA FIRM PANEL 13113C0109E FOR FAYETTE COUNTY, GA, DATED 9/26/2008, THE PROPERTY CONTAINED IN THE PHASE ONE AREA SHOWN HEREON LIES WITHIN FLOOD HAZARD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD).
7. UNLESS OTHERWISE NOTED HEREON, IRON PINS SET ARE 1/2" REBAR WITH RED CAPS ENTITLED "RLS 3122".
8. UNLESS OTHERWISE NOTED HEREON, IRON PINS FOUND ARE 1/2" REBAR.

Curve Table - Proposed Road Centerline				
Curve #	Arc	Radius	Deflection Angle	Tangent
C41	156.42'	212.00'	042°16'26"	81.96'
C42	76.26'	212.00'	020°36'41"	38.55'
C43	90.26'	212.00'	024°23'39"	45.82'
C44	107.47'	500.00'	012°18'53"	53.94'
C45	152.91'	500.00'	017°31'18"	77.05'

LEGEND

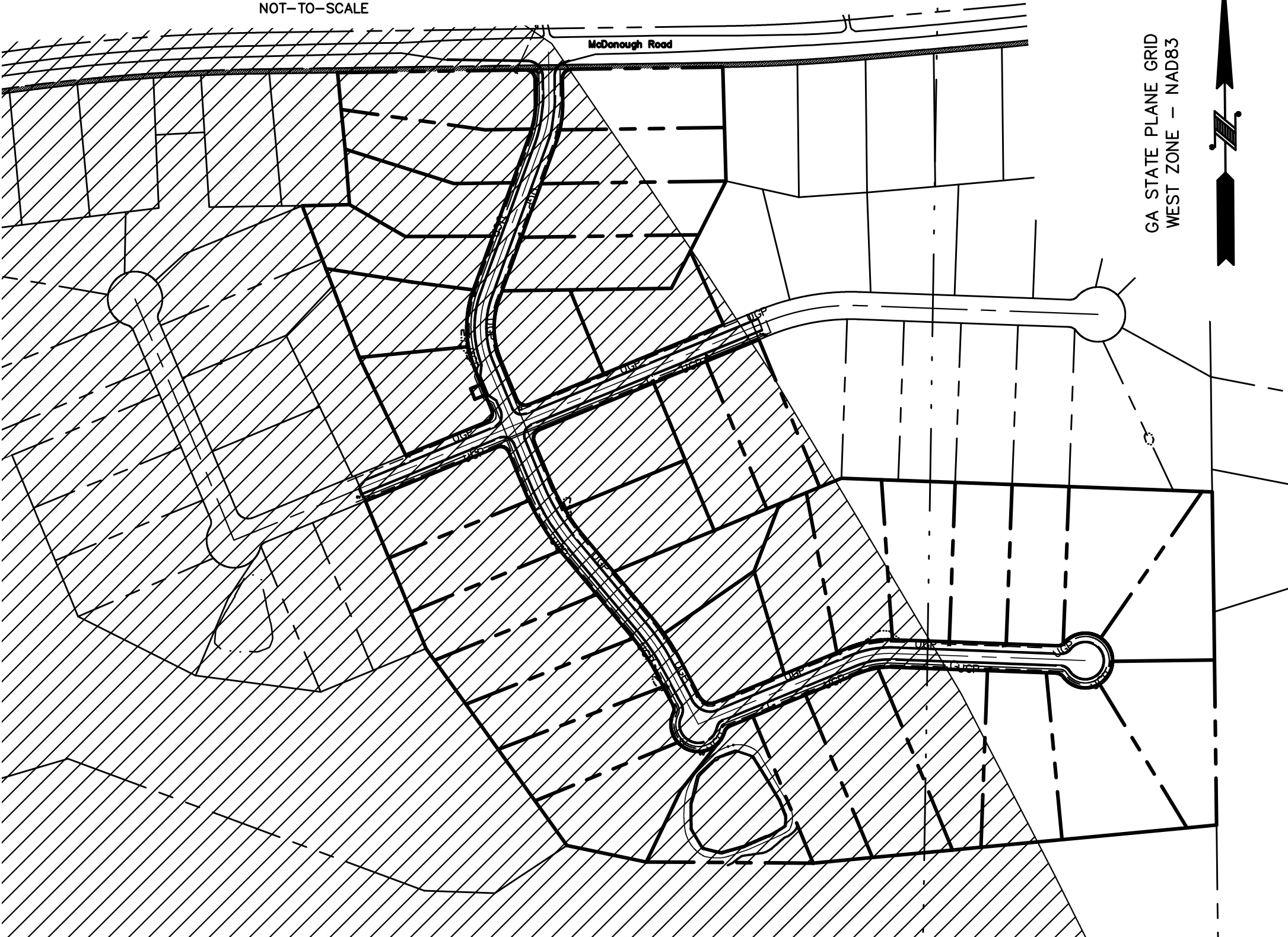
PROPERTY LINE

LAND LOT LINE

GROUNDWATER RECHARGE AREA

GROUNDWATER RECHARGE AREA MAP

NOT-TO-SCALE



RESERVED FOR RECORDING INFORMATION

Line Table		
Line #	Bearing	Distance
L1	N00°37'50"W	54.60'
L2	N20°36'42"W	22.21'
L3	N20°36'42"W	41.28'
L4	S22°17'35"E	35.55'
L5	S67°42'25"W	25.00'
L6	S22°17'35"E	25.00'
L7	N67°42'25"E	25.00'
L8	N22°17'35"W	35.71'
L9	S22°17'35"E	25.00'
L10	N00°37'50"W	54.91'
L11	N19°58'51"E	96.27'
L12	S27°00'24"W	40.23'
L13	N22°17'35"W	96.26'
L14	N19°58'51"E	19.57'
L15	S22°17'35"E	91.12'
L16	N22°17'35"W	91.12'
L17	N39°48'54"W	102.12'
L18	N67°42'02"E	125.00'
L19	N67°42'02"E	31.43'
L20	N67°42'02"E	63.57'
L21	N67°42'02"E	30.00'
L22	N39°48'54"W	134.52'
L23	N27°30'00"W	86.06'
L24	N35°37'14"W	31.86'
L25	N22°17'35"W	87.00'
L26	S27°30'00"E	29.94'
L27	S27°30'00"E	45.72'
L28	N67°42'25"E	54.91'
L29	N67°42'02"E	51.77'
L30	S87°53'56"E	87.95'
L31	S67°42'25"W	26.22'
L32	S87°53'56"E	37.05'
L33	S84°36'12"W	62.47'
L34	S87°53'56"E	63.46'
L35	S87°53'56"E	22.10'
L36	S84°36'12"W	65.47'
L37	S87°53'56"E	22.16'

Curve Table				
Curve #	Arc	Radius	Ch. Bearing	Chord
C1	31.48'	20.00'	N45°43'10"W	28.33'
C2	56.16'	182.00'	N08°12'31"E	55.93'
C3	9.32'	182.00'	N18°30'52"E	9.31'
C4	126.52'	242.00'	S05°00'11"W	125.09'
C5	52.03'	242.00'	S16°08'02"E	51.93'
C6	31.42'	20.00'	N22°42'25"E	28.28'
C7	2.60'	78.45'	N89°45'54"E	2.60'
C8	7.67'	242.00'	N12°14'27"E	7.67'
C9	50.53'	242.00'	N05°21'04"E	50.44'
C10	31.35'	20.00'	N44°16'50"E	28.24'
C11	28.86'	242.00'	N16°33'53"E	28.84'
C12	31.42'	20.00'	N67°17'35"W	28.28'
C13	134.28'	182.00'	N01°09'22"W	131.26'
C14	31.42'	20.00'	S67°17'35"E	28.28'
C15	23.89'	530.00'	S23°35'04"E	23.89'
C16	130.15'	530.00'	S31°54'39"E	129.82'
C17	31.42'	20.00'	N22°42'25"E	28.28'
C18	71.99'	470.00'	N26°40'53"W	71.92'
C19	71.74'	470.00'	N35°26'32"W	71.67'
C20	40.72'	530.00'	N37°36'49"W	40.71'
C21	39.96'	27.00'	N69°53'48"W	36.41'
C22	73.19'	530.00'	N31°27'23"W	73.13'
C23	1.52'	470.00'	S39°15'17"E	1.52'
C24	95.66'	470.00'	S33°19'52"E	95.50'
C25	17.91'	20.00'	S01°50'28"E	17.32'
C26	68.68'	60.00'	S08°58'24"E	64.99'
C27	100.00'	60.00'	S89°30'39"E	88.82'
C28	27.60'	60.00'	N29°33'57"E	27.35'
C29	17.91'	20.00'	N42°02'53"E	17.32'
C30	99.93'	242.00'	S79°32'11"W	99.22'
C31	3.11'	242.00'	S88°16'00"E	3.11'
C32	13.90'	20.00'	S72°11'03"W	13.63'
C33	32.80'	182.00'	N86°56'18"E	32.75'
C34	44.69'	182.00'	N74°44'29"E	44.58'
C35	87.84'	60.00'	S82°43'32"W	80.21'
C36	4.01'	20.00'	S46°31'31"W	4.00'
C37	59.63'	60.00'	N26°51'43"W	57.20'
C38	59.80'	60.00'	N30°09'36"E	57.35'
C39	17.91'	20.00'	S62°14'24"E	17.32'
C40	88.71'	60.00'	S78°56'05"E	80.84'

REFERENCE POINT
LAND SURVEYING, LLC
5 NORTH LEE STREET
P.O. BOX 824
FORSYTH, GA 31029
(478) 365-9809
COA# LSF000413
referencepointlandsurveying@gmail.com



5/9/2022

MAJOR FINAL PLAT
FOR
RIVERBEND OVERLOOK - PHASE TWO
LINE/CURVE TABLES & NOTES

5TH LAND DISTRICT
GEORGIA

LAND LOTS 140 & 141
FAYETTE COUNTY

DATE: 01/28/2022
DRAWING NO. 2022-00-C
PROJ. NO.: MBT_2019-1
SCALE: N/A
DRWN: DGB
CHKD: DGB
APVD: DGB
RLS No: 3122

SHEET 8 OF 8