

REFERENCES

- 1. BOUNDARY SURVEY FOR NATIONS ESTATE, PERFORMED BY JOHN R. CHRISTOPHER, DATED JANUARY 29, 1987. RECORDED IN PLAT BOOK 42, PAGE 170, COWETA COUNTY, GEORGIA RECORDS.

FLOOD NOTE

AS SHOWN ON FLOOD INSURANCE RATE MAPS OF COWETA COUNTY, GEORGIA COMMUNITY PANEL NUMBER 13077C02910 EFFECTIVE DATE FEBRUARY 6, 2018, THIS PROPERTY IS NOT LOCATED IN A FEMA FLOOD HAZARD ZONE.

FINAL PLAT APPROVAL

THIS PLAT COMPLIES WITH THE ZONING REGULATIONS, THE LAND DEVELOPMENT ORDINANCE AND ALL OTHER REGULATIONS GOVERNING THE LAND DEVELOPMENT FOR SENOIA.

CITY ENGINEER: \_\_\_\_\_ DATE: \_\_\_\_\_
MAYOR: \_\_\_\_\_ DATE: \_\_\_\_\_
CITY ADMINISTRATOR: \_\_\_\_\_ DATE: \_\_\_\_\_

DEED OF DEDICATION

DEVELOPER, AT ITS SOLE EXPENSE, SHALL HAVE AN ATTORNEY-AT-LAW LICENSED IN THE STATE OF GEORGIA PREPARE A DEED OF DEDICATION, IN FORM SUBJECT TO RECORDING IN THE LAND RECORDS OF COWETA COUNTY, GEORGIA, TOGETHER WITH AN ATTORNEY'S CERTIFICATE OF TITLE TO THE MAYOR AND COUNCIL CERTIFYING THAT ALL LANDS DEDICATED THEREIN BY SAID DEED ARE CONVEYED FREE AND CLEAR OF MAKE TABLE ENCUMBRANCES AND OBLIGATIONS WHATSOEVER. SAID DEED AND TITLE CERTIFICATE SHALL BE REVIEWED AND APPROVED AS TO FORM BY THE CITY ATTORNEY, PRIOR TO FORMAL ACCEPTANCE BY RESOLUTION OF THE MAYOR AND COUNCIL. A COPY OF THE DEED, AS RECORDED, SHALL BE PLACED IN THE MINUTES OF THE COUNCIL MEETING WHERE ACCEPTED AND APPROVED.

DEVELOPMENT AGREEMENT BETWEEN KEG CREEK LANDING, LLC AND THE CITY OF SENOIA, GEORGIA

PREAMBLE
WHEREAS, THE DEVELOPER HAS A CONTRACT TO PURCHASE TRACTS 162 1280 002, 167 1289 001, 167 1290 006, AND 167 1290 066 CONSISTING OF A TOTAL OF 247.93 ACRES, DESCRIBED AND DEPICTED IN EXHIBIT "A" AND LOCATED IN THE MUNICIPAL LIMITS OF THE CITY OF SENOIA, AND
WHEREAS, THE DEVELOPER DESIRES TO DEVELOP THE PROPERTY FOR SINGLE FAMILY RESIDENTIAL USES, IN ACCORDANCE WITH THE PRELIMINARY PLAN FOR "KEG CREEK LANDING" SHOWN AS EXHIBIT "B" (HEREAFTER REFERRED TO AS "PROJECT"), THE PROJECT CONSISTS OF THE SUBDIVISION OF THE PROPERTY INTO 395 LOTS WITH PUBLIC RIGHT-OF-WAY, AMENITIES, AND OTHER NECESSARY IMPROVEMENTS; AND
WHEREAS, ON MARCH 6, 2008, THE MAYOR AND COUNCIL OF THE CITY OF SENOIA REZONED THE PROPERTY FROM R-40 TO R40C FOR THE PURPOSE OF A SINGLE FAMILY RESIDENTIAL DEVELOPMENT, ON OCTOBER 16, 2017, THE MAYOR AND COUNCIL APPROVED THE CONCEPTUAL PLAN FOR "KEG CREEK LANDING"; AND
WHEREAS, THE CITY OF SENOIA HAS ADEQUATE CAPACITY TO SERVE THE PROJECT WITH WATER AND SEWER; AND
WHEREAS, THE CITY OF SENOIA HAS APPROVED THE 2017-2021 SHORT TERM WORK PLAN THAT INCLUDES IMPROVEMENTS TO THE INTERSECTION OF GA HWY 7485 AND SEAVY STREET; AND
WHEREAS, THE CITY AND DEVELOPER ARE WILLING TO EXECUTE THIS AGREEMENT TO VERIFY AND ACHIEVE ALL OF SAID PURPOSES.

NOW THEREFORE, IN CONSIDERATION OF MUTUAL PROMISES AND COVENANTS CONTAINED HEREIN, THE CITY AND DEVELOPER AGREE AS FOLLOWS:

I. PREAMBLE THE STATEMENTS SET FORTH IN THE PREAMBLE ARE HEREBY INCORPORATED HEREIN BY THIS REFERENCE.

II. ZONING

1. BY APPLICABLE REGULATIONS, THE CITY ZONED THE PROPERTY IN 2006 AS R40 (C) IN ACCORDANCE WITH THE ZONING ORDINANCE OF THE CITY OF SENOIA. AT THE DATE OF THIS AGREEMENT, THE CITY OF SENOIA HAS TAKEN NO STEPS TO OTHERWISE ZONE THE PROPERTY.

2. THE CITY OF SENOIA HAS REVIEWED AND APPROVED THE PRELIMINARY PLAT DESIGNED BY MOORE BASS CONSULTING FOR THE PROJECT ON FEBRUARY 5, 2018. PROJECT IS FOR A CONSERVATION SUBDIVISION HAVING NO MORE THAN 356 LOTS FOR SINGLE-FAMILY RESIDENCES AND PRESERVING APPROXIMATELY 130 ACRES AS OPEN OR GREEN SPACE.

3. PRELIMINARY PLAT CONSISTS OF FOUR (4) PODS. POD A CONSIST OF ONE-HUNDRED AND SIX (106) SINGLE-FAMILY AGE-TARGETED LOTS FOR SENIORS. THE TYPICAL LOT IN POD A WILL BE 50 FEET WIDE. MASS GRADING OF THIS POD WILL BE PERMITTED. THE FRONT SETBACK SHALL BE A MINIMUM OF 15 FEET. REAR SETBACK SHALL BE 25 FEET, AND HOMES SHALL AND SHALL HAVE A SIDE SETBACK OF 5 FEET. THE HOMES IN POD A SHALL BE CONSTRUCTED TO MEET THE NEEDS OF THE TARGET MARKET. THE HOMES IN POD A SHALL THEREFORE BE CONSTRUCTED ON-GRADE TO ACCOMMODATE SLAB CONSTRUCTION AND SHALL BE A MINIMUM OF 1200 SQUARE FEET EACH. THE DEVELOPER SHALL WORK WITH CITY OF SENOIA CODE ENFORCEMENT TO MINIMIZE THE IMPACTS OF GRADING OF THE REMAINING PODS. SETBACKS AND HOME SIZES WILL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE R40(C) ZONING DISTRICT FOR PODS B, C, AND D.

4. A PATTERN BOOK, SUBMITTED BY THE DEVELOPER AND APPROVED BY THE CITY, WILL GOVERN ARCHITECTURE IN THE DEVELOPMENT. HOWEVER, ANY LOTS WHOSE FRONT FACADE IS VISIBLE FROM SEAVY STREET SHALL BE CONSTRUCTED ON A RAISED FOUNDATION. THE REMAINDER OF THE LOTS HAVE THE OPTION OF BEING CONSTRUCTED ON-GRADE.

III. WATER AND SEWER

1. THE CITY WARRANTS TO DEVELOPER THAT IT CURRENTLY HAS ADEQUATE WASTEWATER CAPACITY FOR THE PROPOSED DEVELOPMENT AND COVENANTS TO RESERVE SUCH CAPACITY FOR THE USE AND BENEFIT OF DEVELOPER, ITS SUCCESSORS AND ASSIGNS, FOR A PERIOD OF SIX (6) YEARS FROM THE DATE OF APPROVAL OF FINAL PLAT FOR EACH PHASE.

2. THE CITY AGREES TO ALLOW A CONNECTION TO THE WATER MAIN ON SEAVY STREET. WATERLINES, NOT CONSTRUCTED ON PUBLICLY OWNED RIGHT-OF-WAY, SHALL BE CONSTRUCTED WITHIN EASEMENTS, HAVING A UNIFORM WIDTH OF NOT LESS THAN 20' AND SHALL BE DEDICATED TO THE CITY OF SENOIA. THE DEVELOPER SHALL PROVIDE LAND AND UTILITIES FOR DEDICATION AT NO EXPENSE TO THE CITY. DEVELOPER SHALL BE SOLELY RESPONSIBLE FOR INSTALLING, AT NO COST TO THE CITY, ALL WATER DISTRIBUTION LINES, AND EXTENDING, AT ITS COST, ALL WATER OUTFALL LINES, IF ANY ARE REQUIRED FOR THE PROJECT. THE CITY WILL WORK WITH THE DEVELOPER, AS NECESSARY, TO ACQUIRE EASEMENTS.

3. DEVELOPER SHALL BE SOLELY RESPONSIBLE FOR INSTALLING, AT NO COST TO THE CITY, ALL SEWER COLLECTOR LINES WITHIN THE PROPOSED DEVELOPMENT AND EXTENDING, AT ITS COST, ANY SEWER OUTFALL LINES. DEVELOPER SHALL INSTALL, AT ITS COST, ANY LIFT STATION AND FORCE MAIN NEEDED TO CONNECT THE NEW DEVELOPMENT TO PUBLIC SEWER. THE CITY WILL WORK WITH THE DEVELOPER, AS NECESSARY, TO ACQUIRE EASEMENTS.

IV. RESIDENTIAL DEVELOPMENT CONDITIONS

1. DENSITY BONUS. IN ACCORDANCE WITH SECTION 7-4-113 OF THE CODE OF THE CITY OF SENOIA, THE PERMITTED DENSITY IN THE R40 (C) DISTRICT IS DETERMINED BY MULTIPLYING THE GROSS ACREAGE OF THE PROJECT BY A FACTOR OF 0.9. SAID FORMULA YIELDS 223 LOTS. IN ACCORDANCE WITH SECTION 7-4-113 (1) (A), THE DEVELOPER WILL DONATE LAND TO THE CITY AND CONSTRUCT THE INTERSECTION IMPROVEMENT OF SEAVY STREET AND GA HIGHWAY 7485 AS SHOWN ON THE PLAN BY MOORE BASS CONSULTING AND IN EXHIBIT "C". IN EXCHANGE FOR THESE IMPROVEMENTS, THE CITY APPROVES A DENSITY BONUS OF 133 LOTS FOR A TOTAL OF 356 LOTS IN THE PROJECT.

2. PROPERTY DONATION. FOLLOWING THE PURCHASE OF THE PROPERTY BY DEVELOPER, DEVELOPER SHALL DEED TO THE CITY THE PORTION OF THE PROPERTY ON EAST SIDE OF GA HWY 7485. SAID PROPERTY IS APPROXIMATELY 29.86 ACRES. CITY SHALL PROVIDE A WARRANTY DEED TO DEVELOPER CONTAINING A SURVEY AND LEGAL DESCRIPTION OF THE PROPERTY TO BE DEDICATED.

3. INTERSECTION IMPROVEMENT. DEVELOPER, AT NO EXPENSE TO THE CITY, SHALL RE-ALIGN SEAVY STREET WITH GA HIGHWAY 7485 IN ACCORDANCE WITH THE PLAN DESIGNED BY MOORE BASS CONSULTING AND SHOWN IN EXHIBIT "C". DEVELOPER SHALL ACQUIRE ALL NECESSARY PERMITS FROM THE GEORGIA DEPARTMENT OF TRANSPORTATION TO CONSTRUCT THE INTERSECTION IMPROVEMENT. ENGINEERING, UTILITY RELOCATION, RIGHT-OF-WAY ACQUISITION AND CONSTRUCTION SHALL BE COORDINATED AND FUNDED BY THE DEVELOPER. INTERSECTION IMPROVEMENT SHALL BE CONSTRUCTED PRIOR TO THE CITY ISSUING THE TWO-HUNDRED AND TWENTY-THIRD (223RD) BUILDING PERMIT IN THE PROJECT.

4. TRAFFIC SIGNAL WARRANT STUDY. PER MAYOR AND COUNCIL'S APPROVAL OF THE CONCEPT PLAN, THE REQUIRED TRAFFIC IMPACT STUDY RECOMMENDED A SIGNAL WARRANT STUDY TO DETERMINE IF A TRAFFIC SIGNAL WOULD BE WARRANTED FOR THE INTERSECTION OF GA HIGH 7485 AND SEAVY STREET. TO ACHIEVE MORE ACCURATE CONDITIONS, TRAFFIC SIGNAL WARRANT STUDY WILL BE COMPLETED AND SUBMITTED TO THE CITY AT 50% BUILD-OUT, DEFINED AS BUILDING PERMITS FOR 178 LOTS. CONSULTANT SHALL BE SELECTED BY THE CITY AND APPROVED AND CONTRACTED BY THE DEVELOPER. APPROVAL SHALL NOT BE UNREASONABLY HELD. DEVELOPER WILL PLACE \$300 INTO AN ESCROW ACCOUNT AT THE SALE OF EACH LOT. IF THE WARRANT STUDY DETERMINES THAT A TRAFFIC SIGNAL IS NECESSARY, DEVELOPER WILL RELEASE THE FUNDS TO THE CITY AND CONTINUE COLLECTING \$300/LOT ON ALL OF THE REMAINING LOTS ON BEHALF OF THE CITY. CITY WILL USE FUNDS TO CONSTRUCT THE TRAFFIC SIGNAL. IF THE WARRANT STUDY FINDS THAT A TRAFFIC SIGNAL IS NOT WARRANTED, DEVELOPER WILL CEASE COLLECTING THE ASSESSMENT. THE FUNDS IN THE ESCROW ACCOUNT SHALL BE RELEASED TO THE DEVELOPER.

5. SEAVY STREET BUFFER. THE APPROVED PRELIMINARY PLAT ESTABLISHES A 100-FOOT BUFFER BETWEEN THE LOTS AND THE RIGHT OF WAY OF SEAVY STREET. IT IS THE INTENTION OF THE DEVELOPER TO LEAVE THE BUFFER UNDISTURBED. HOWEVER, IN AREAS WHERE THE NATURAL VEGETATION HAS BEEN THINNED FOR UTILITIES OR OTHERWISE, DEVELOPER SHALL LANDSCAPE THE BUFFER TO RE-ESTABLISH A DENSE VEGETATIVE BUFFER. ACCESS AND UTILITY CROSSINGS OF THE BUFFER SHALL BE ALLOWED.

V. KEG CREEK LANDING HOMEOWNER'S ASSOCIATION

1. AMENITIES. THE AMENITIES AREA(S) SHALL BE MAINTAINED, AT NO COST TO THE TAMPAYERS, BY A MANDATORY HOMEOWNER'S ASSOCIATION TO BE INCORPORATED FOR THIS PROJECT. THE AMENITIES AREA(S) SHALL BE FOR THE USE AND ENJOYMENT OF THE RESIDENTS AND INVITED GUESTS, AS DEFINED BY HOMEOWNER ASSOCIATION BY-LAWS.

2. COMMON PROPERTY. THE HOMEOWNER'S ASSOCIATION WILL BE REQUIRED TO MAINTAIN ALL COMMON PROPERTY OF THE PROJECT. POD A RESIDENTS WILL BE PROVIDED AN AMENITY AREA THAT IS SEPARATE FROM THE REMAINDER OF THE PODS AND WILL BE ASSESSED SEPARATELY. FURTHER, THE RESIDENTS IN POD A WILL NOT BE ASSESSED THE MAINTENANCE OF THE AMENITY CENTER ON KEG CREEK LANDING BOULEVARD. HOWEVER, RESIDENTS OF POD A WILL BE GIVEN THE OPTION TO USE THOSE AMENITIES FOR AN ADDITIONAL ASSESSMENT.

3. SENIOR LIVING SERVICES. ROUTINE EXTERIOR MAINTENANCE, INCLUDING BUT NOT LIMITED TO LAWN AND LANDSCAPE MAINTENANCE AND PRESSURE WASHING, SHALL BE PROVIDED BY THE HOMEOWNER'S ASSOCIATION OF KEG CREEK LANDING FOR ALL THE AGE-TARGETED HOMES IN POD A.

RE-PLAT FOR KEG CREEK LANDING PHASE 2B LAND LOTS 289 & 290, 1ST DISTRICT CITY OF SENOIA COWETA COUNTY, GEORGIA

MAINTENANCE GUARANTEE

THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, HEREBY WARRANTS AND GUARANTEES TO THE MAYOR AND COUNCIL OF THE CITY OF SENOIA THE FULL AND COMPLETE MAINTENANCE OF ALL PUBLIC IMPROVEMENTS FOR KEG CREEK SUBDIVISION, AS SHOWN HEREON. THIS WARRANTY AND GUARANTEE IS MADE IN ACCORDANCE WITH THE PROVISIONS OF THE SENOIA LAND DEVELOPMENT ORDINANCE. THIS GUARANTEE INCLUDES NOT ONLY PAVING OF PUBLICLY-DEDICATED STREETS, BUT ALL OTHER APPURTENANT STRUCTURES AND AMENITIES LYING WITHIN THE RIGHTS-OF-WAY OF SAID STREETS, WITHIN DESIGNATED EASEMENTS, AND IN THE COMMON AREAS, INCLUDING BUT NOT LIMITED TO ALL CURBS, DRAINAGE PIPES, CULVERTS, CATCH BASINS, DRAINAGE FACILITIES AND STRUCTURES, BIKE PATHS, CART PATHS, PEDESTRIAN PATHS AND OTHER PUBLIC IMPROVEMENTS, UNLESS FORMAL DEDICATION HAS BEEN EXPRESSLY ACCEPTED BY THE CITY OF SENOIA OR OTHER PUBLIC UTILITY BY DELIVERY OF PROPER LEGAL INSTRUMENTS. MAINTENANCE RESPONSIBILITY SHALL REMAIN WITH THE DEVELOPER, ITS SUCCESSORS OR ASSIGNS, THE TERM OF THIS AGREEMENT SHALL BE FOR A PERIOD OF FIVE-YEARS BEGINNING ON THE DATE OF WRITTEN ACCEPTANCE OF SAID IMPROVEMENTS BY THE CITY OF SENOIA AS EVIDENCED BY THE FINAL PLAT APPROVAL. THE DEVELOPER AGREES TO CORRECT AND REPAIR OR CAUSE TO BE CORRECTED AND REPAIRED ALL DAMAGES OR DEFECTS TO SAID IMPROVEMENTS RESULTING FROM ANY CAUSE WHATSOEVER DURING THIS PERIOD. PROVIDED, WRITTEN NOTICE OF SAID DAMAGES IS GIVEN THE DEVELOPER PRIOR TO THE DATE THE FIVE-YEAR PERIOD EXPIRES. IN THE EVENT THE DEVELOPER FAILS TO CORRECT ANY DAMAGES OR DEFECTS WITHIN 30 DAYS AFTER WRITTEN NOTICE THEREOF, THEN SAID DAMAGES OR DEFECTS MAY BE CORRECTED BY THE CITY OF SENOIA BY USING ANY FINANCIAL SECURITY OR MAINTENANCE BOND. IN ADDITION, THE CITY OF SENOIA MAY EXERCISE ANY REMEDIES AVAILABLE TO IT BY LAW. AFTER THE TERMINATION OF SAID FIVE-YEAR PERIOD THE CITY OF SENOIA SHALL BE RESPONSIBLE TO THE CITIZENS OF SENOIA ONLY FOR THE MAINTENANCE OF THOSE PUBLIC IMPROVEMENTS AS ARE EXPRESSLY DEDICATED TO IT, OR FOR WHICH IT HAS MAINTENANCE RESPONSIBILITY BY OPERATION OF LAW. PROVIDED, HOWEVER, ANY DAMAGES WHICH OCCURRED PRIOR TO THE END OF SAID FIVE-YEAR PERIOD AND WHICH REMAIN UNREPAIRED AT THE TERMINATION OF SAID PERIOD SHALL REMAIN THE SOLE RESPONSIBILITY OF THE DEVELOPER.

IN WITNESS WHEREOF, THE DEVELOPER HAS CAUSED THIS AGREEMENT TO BE EXECUTED BY ITS DULY AUTHORIZED OFFICERS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_ TITLE: \_\_\_\_\_

DEVELOPMENT DATA

- SUBDIVISION CONFIGURATION:
A. SOURCE OF DATA: BOUNDARY SURVEY PERFORMED BY MOORE BASS CONSULTING, INC., DATED: 4/13/17
B. TOPOGRAPHIC SOURCE: COWETA COUNTY GIS, 2-FOOT CONTOUR INTERVALS, DATUM - NGVD
C. LOCATION: SENOIA, GEORGIA
D. TOTAL PROJECT AREA: 31.03 AC. (THIS PHASE)
E. OPEN SPACE: 12.55 AC. (THIS PHASE)
F. TOTAL LOTS: 49 LOTS (THIS PHASE)
G. ZONING: R40-C
H. SETBACKS: FRONT = 15 FEET SIDE = 10 FEET (20 FT BETWEEN BUILDINGS) REAR = 25 FEET
I. TYPE OF SUBDIVISION: SINGLE-FAMILY RESIDENTIAL
J. STREET DATA: 50' RIGHT-OF-WAY (PUBLIC)
K. ALL STREETS 26' BACK OF CURB TO BACK OF CURB
L. RW AREA: 3.97 AC. (THIS PHASE)
M. PAVEMENT LENGTH & RW AREA: WERNER WAY - 1.336 LF 1.73 AC. (75,208 SQ. FT.) GREYLOCK CREEK DR. - 1.071 LF 1.23 AC. (63,586 SQ. FT.) MALONE CT - 482 LF 0.49 AC. (21,368 SQ. FT.) CREST HAVEN CT - 489 LF 0.52 AC. (22,468 SQ. FT.)
N. WATER & SEWER PROVIDED BY THE CITY OF SENOIA
O. 5' SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF STREETS BY BUILDER
P. 1/2" REBAR TO BE SET AT ALL LOT CORNERS
Q. TAX PARCEL NUMBERS: 167 1289 001
R. DENSITY: 1.58 UNITS/ACRE (GROSS), 3.38 UNITS / ACRE (NET).

OWNER/DEVELOPER

KEG CREEK LANDING, LLC 270 NORTH JEFF DAVIS ROAD FAYETTEVILLE, GA 30214

CONTACT: RICHARD FERRY (770) 461-0478

SURVEYOR/ ENGINEER

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

VICINITY MAP (NOT TO SCALE)

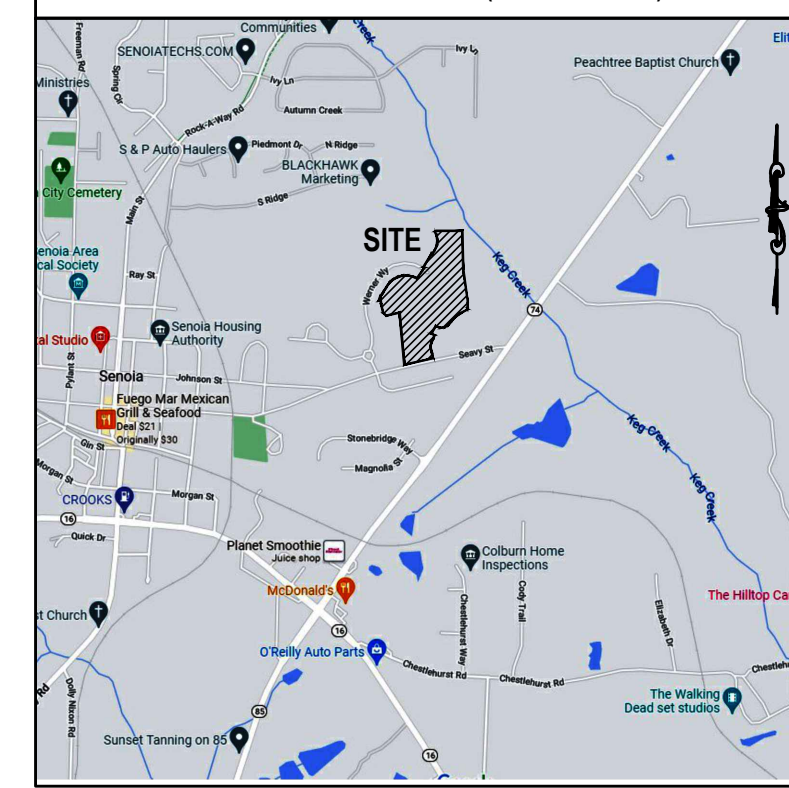
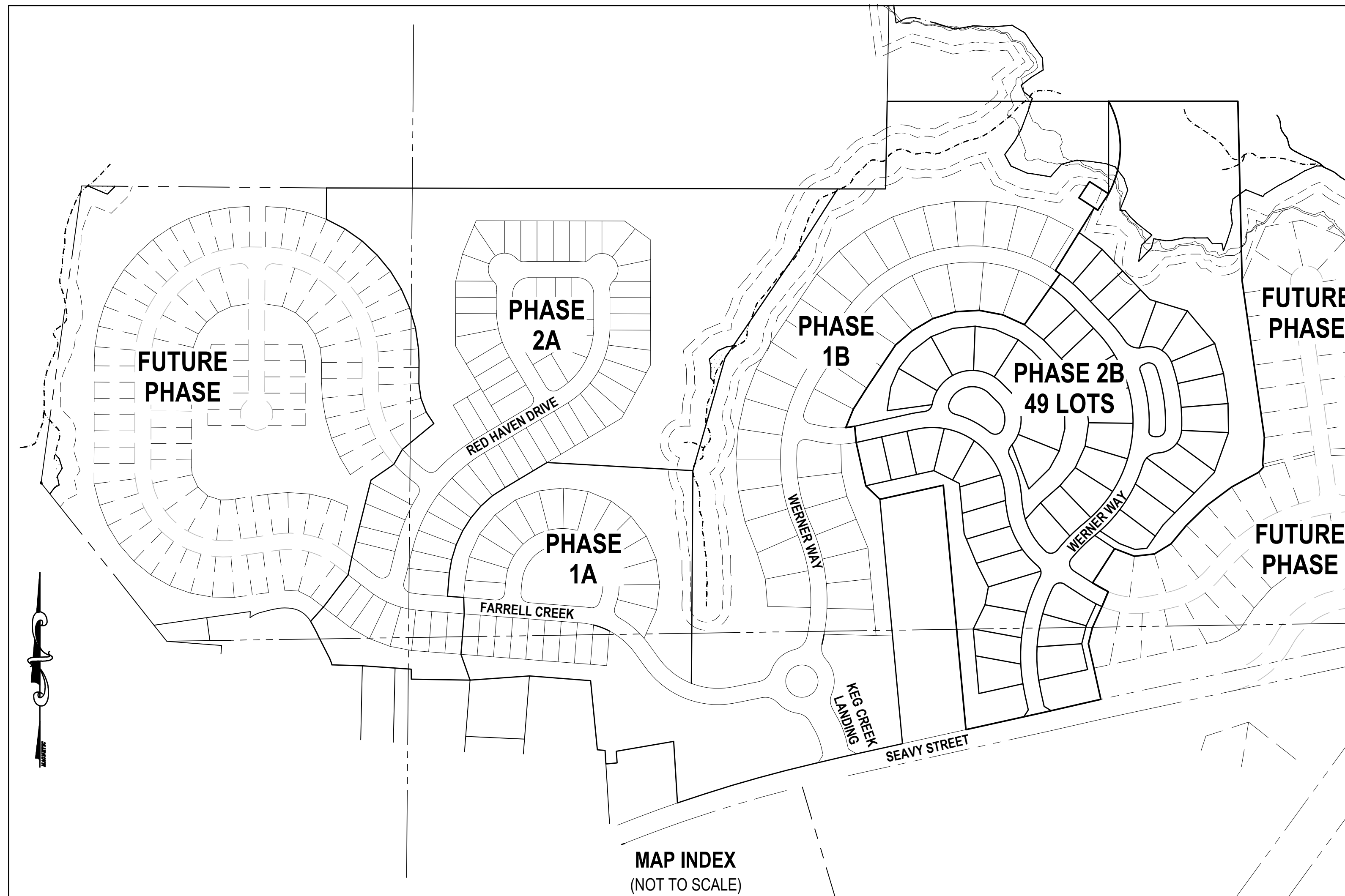


Table with 2 columns: Curve #, Length, Radius, Chord Direction, Chord. Contains curve data for the project.



GEORGIA SURVEY CERTIFICATE

AS REQUIRED BY SUBSECTION (e) 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 COMES 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 SENOIA, GEORGIA, AND THAT THE MONUMENTS SHOWN HAVE BEEN PLACED TO THE SPECIFICATIONS SET FORTH IN SAID REGULATIONS.

Signature of Robert J. Deben, Registered Land Surveyor No. 2964, dated 06/10/24.



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: KEG CREEK LANDING PHASE 2B

CLIENT NAME: KEG CREEK LANDING, LLC 270 NORTH JEFF DAVIS DRIVE FAYETTEVILLE, GEORGIA

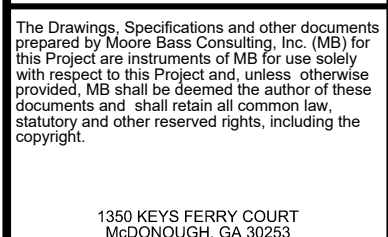
REVISIONS

Table for revisions with columns for date, description, and initials.

DATE: 06/10/24

CONTRACT #: A1041.00156

DRAWN BY: \_\_\_\_\_ RJD



1350 KEYS FERRY COURT MCDONOUGH, GA 30253 (770) 914-9394

SEAL: ROBERT J. DEBEN, REGISTERED LAND SURVEYOR NO. 2964, STATE OF GEORGIA, 06/10/24

SHEET TITLE: RE-PLAT

SHEET: 1 of 3





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  
KEG CREEK LANDING  
PHASE 2B

CLIENT NAME  
KEG CREEK LANDING, LLC  
270 NORTH JEFF DAVIS DRIVE  
FAYETTEVILLE, GEORGIA

REVISIONS

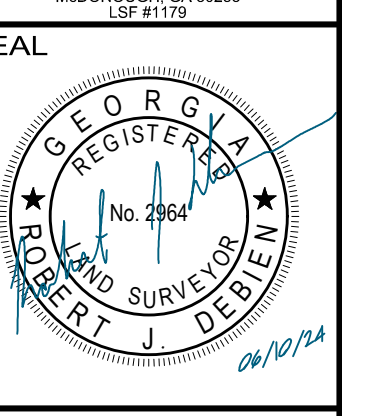
KEG 2B REPLAT-6-10-24

DATE 06/10/24

CONTRACT # A1041.00156

DRAWN BY RJD

The Drawings, Specifications and other documents prepared by Moore Bass Consulting, Inc. (MBC) 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.



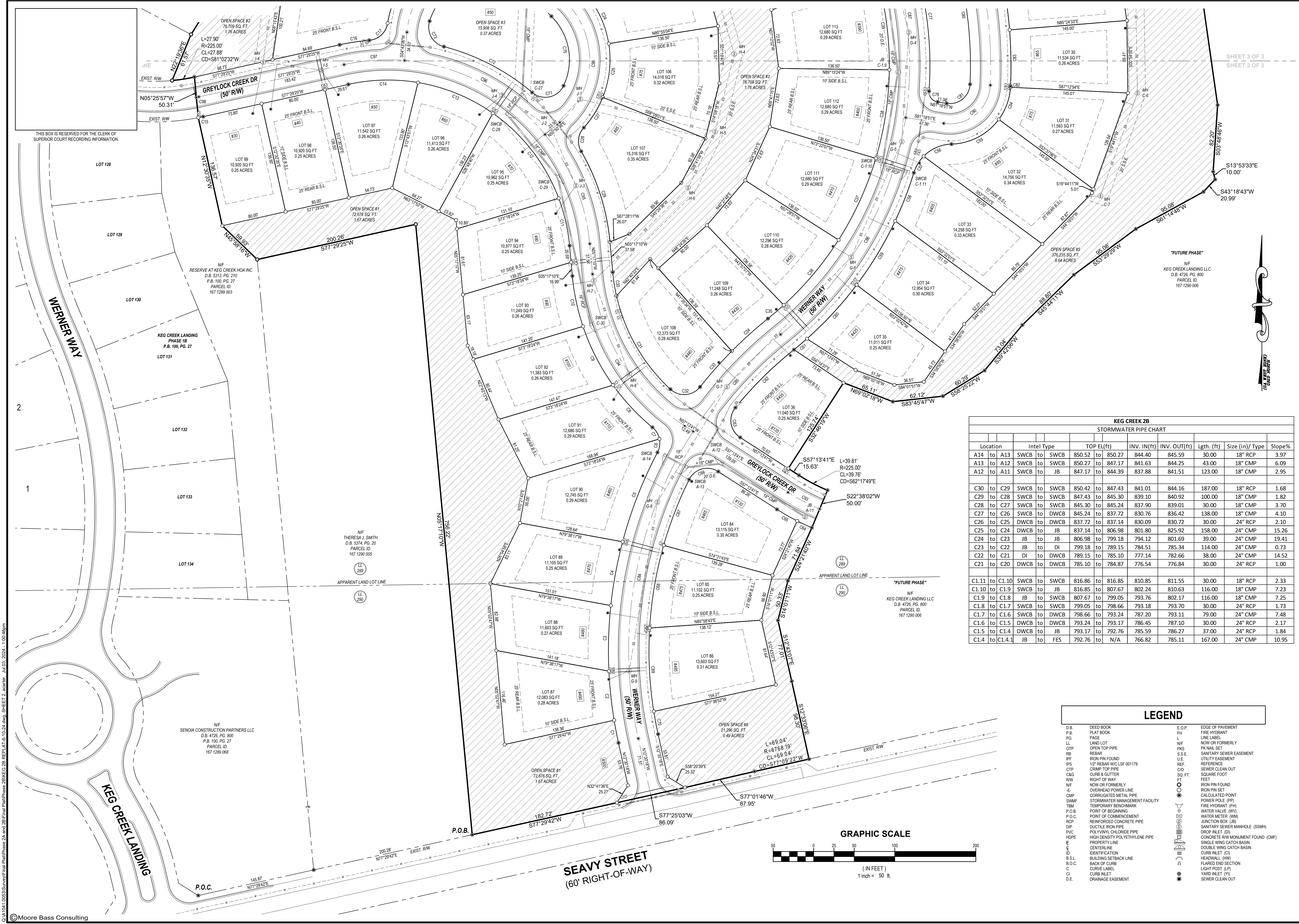
1350 KEYS FERRY COURT  
MCDONOUGH, GA 30253  
578.1172

SHEET TITLE

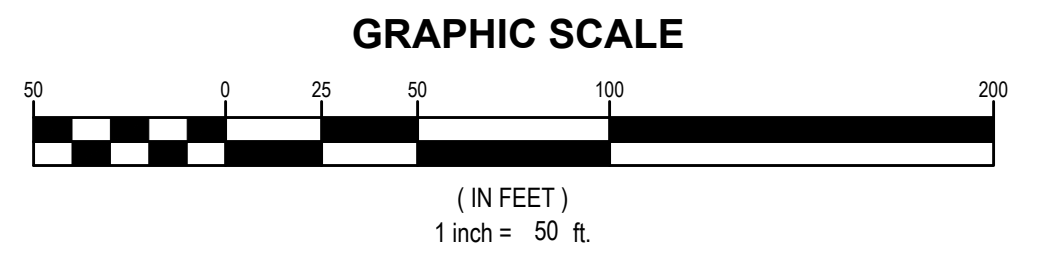
RE-PLAT

SHEET

2 of 3



KEG CREEK 2B STORMWATER PIPE CHART									
Location	Intel	Type	TOP EL(ft)	INV. IN(ft)	INV. OUT(ft)	Lgth. (ft)	Size (in)/ Type	Slope%	
A14 to A13	SWCB	to SWCB	850.52	to 850.27	844.40	845.59	30.00	18" RCP	3.97
A13 to A12	SWCB	to SWCB	850.27	to 847.17	841.63	844.25	43.00	18" CMP	6.09
A12 to A11	SWCB	to JB	847.17	to 844.39	837.88	841.51	123.00	18" CMP	2.95
C30 to C29	SWCB	to SWCB	850.42	to 847.43	841.01	844.16	187.00	18" RCP	1.68
C29 to C28	SWCB	to SWCB	847.43	to 845.30	839.10	840.92	100.00	18" CMP	1.82
C28 to C27	SWCB	to SWCB	845.30	to 845.24	837.90	839.01	30.00	18" CMP	3.70
C27 to C26	SWCB	to DWCB	845.24	to 837.72	830.76	836.42	138.00	18" CMP	4.10
C26 to C25	DWCB	to DWCB	837.72	to 837.14	830.09	830.72	30.00	24" RCP	2.10
C25 to C24	DWCB	to JB	837.14	to 806.98	801.80	825.92	158.00	24" CMP	15.26
C24 to C23	JB	to JB	806.98	to 799.18	794.12	801.69	39.00	24" CMP	19.41
C23 to C22	JB	to DI	799.18	to 789.15	784.51	785.34	114.00	24" CMP	0.73
C22 to C21	DI	to DWCB	789.15	to 785.10	777.14	782.66	38.00	24" CMP	14.52
C21 to C20	DWCB	to DWCB	785.10	to 784.87	776.54	776.84	30.00	24" RCP	10.95
C1.11 to C1.10	SWCB	to SWCB	816.86	to 816.85	810.85	811.55	30.00	18" RCP	2.33
C1.10 to C1.9	SWCB	to JB	816.85	to 807.67	802.24	810.63	116.00	18" CMP	7.23
C1.9 to C1.8	JB	to SWCB	807.67	to 799.05	793.76	802.17	116.00	18" CMP	7.25
C1.8 to C1.7	SWCB	to SWCB	799.05	to 798.66	793.18	793.70	30.00	24" RCP	1.73
C1.7 to C1.6	SWCB	to DWCB	798.66	to 793.24	787.20	793.11	79.00	24" CMP	7.48
C1.6 to C1.5	DWCB	to DWCB	793.24	to 793.17	786.45	787.10	30.00	24" RCP	2.17
C1.5 to C1.4	DWCB	to JB	793.17	to 792.76	785.59	786.27	37.00	24" RCP	1.84
C1.4 to C1.4.1	JB	to FES	792.76	to N/A	766.82	785.11	167.00	24" CMP	10.95



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	NF	NOW OR FORMERLY
OTF	OPEN TOP PIPE	PKS	PK NAIL SET
RS	REBAR	S.S.E.	SANITARY SEWER EASEMENT
IPF	IRON P/N FOUND	U.E.	UTILITY EASEMENT
IPB	1/2" REBAR W/ICL 001179	REF.	REFERENCE
CTP	CRIMP TOP PIPE	C/O	SEWER CLEAN OUT
C&G	CURB & GUTTER	SQ. FT.	SQUARE FOOT
RW	RIGHT OF WAY	FT.	FEET
NF	NOW OR FORMERLY	IPF	IRON P/N FOUND
-E-	OVERHEAD POWER LINE	IPN	IRON P/N SET
CMP	CORRUGATED METAL PIPE	CP	CALCULATED POINT
SWMF	STORMWATER MANAGEMENT FACILITY	PP	POWER POLE (PP)
TBM	TEMPORARY BENCHMARK	FH	FIRE HYDRANT (FH)
P.O.C.	POINT OF COMMENCEMENT	WV	WATER VALVE (WV)
RCP	REINFORCED CONCRETE PIPE	WM	WATER METER (WM)
DP	DUCTILE IRON PIPE	JB	JUNCTION BOX (JB)
PVC	POLYVINYL CHLORIDE PIPE	SSMH	SANITARY SEWER MANHOLE (SSMH)
HDPE	HIGH DENSITY POLYETHYLENE PIPE	DI	DROP INLET (DI)
F	PROPERTY LINE	CMF	CONCRETE R/W MONUMENT FOUND (CMF)
C	CENTERLINE	S	SINGLE WING CATCH BASIN
ID	IDENTIFICATION	DWB	DOUBLE WING CATCH BASIN
B.S.L.	BUILDING SETBACK LINE	CI	CURB INLET (CI)
B.O.C.	BACK OF CURB	HW	HEADWALL (HW)
C	CURVE LABEL	FL	FLARED END SECTION
CI	CURB INLET	LP	LIGHT POST (LP)
D.E.	DRAINAGE EASEMENT	YI	YARD INLET (YI)
		SC	SEWER CLEAN OUT

C:\Users\jmoore\OneDrive\Documents\Projects\Phase 2A and 2B\Final\Phase 2B\KEG 2B REPLAT-6-10-24.dwg, SHEET 2, 6/10/24, 1:00:48pm





Moore Bass Consulting, Inc.

- Civil Engineering
- Development Consulting
- Landscape Architecture
- Environmental Permitting

www.moorebass.com  
TALLAHASSEE • ATLANTA

1350 Keys Ferry Court  
McDonough, GA 30253  
770.914.9394

PROJECT NAME  
KEG CREEK LANDING  
PHASE 2B

CLIENT NAME  
KEG CREEK LANDING, LLC  
270 NORTH JEFF DAVIS DRIVE  
FAYETTEVILLE, GEORGIA

REVISIONS

NO.	DATE	DESCRIPTION

KEG 2B REPLAT-6-10-24

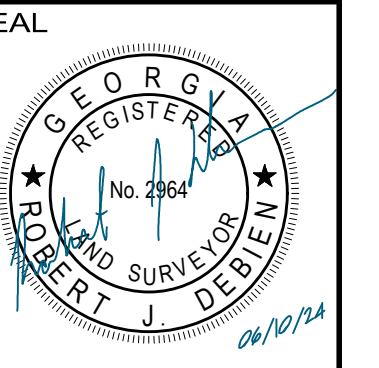
DATE 06/10/24

CONTRACT # A1041.00156

DRAWN BY RJD

The Drawings, Specifications and other documents prepared by Moore Bass Consulting, Inc. shall be used only for the Project and shall remain the property of Moore Bass Consulting, Inc. No part of these documents shall be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Moore Bass Consulting, Inc.

1350 KEYS FERRY COURT  
MCDONOUGH, GA 30253  
770.914.9394



SHEET TITLE

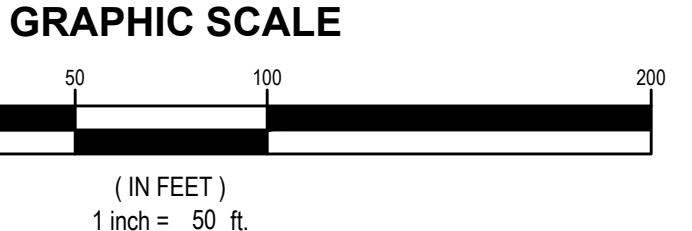
RE-PLAT

SHEET

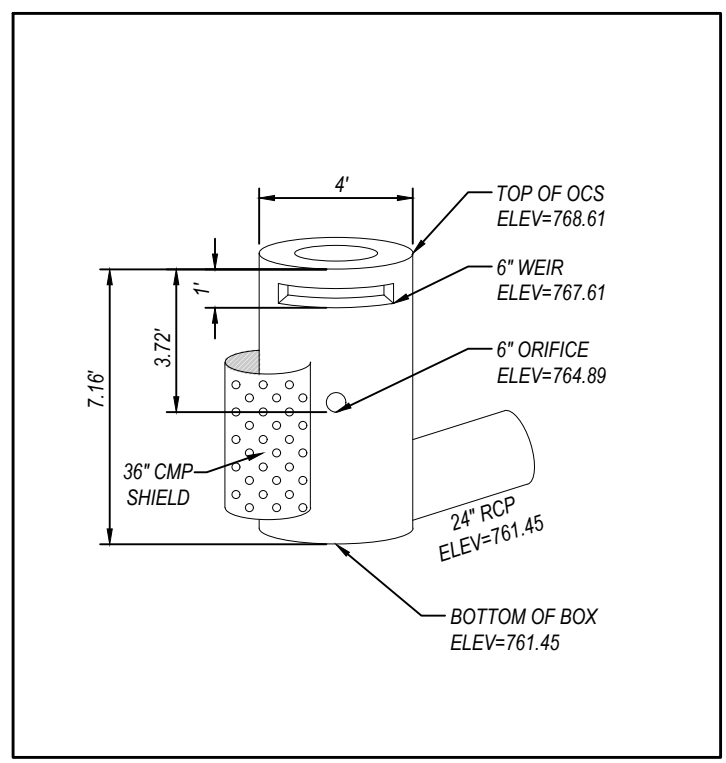
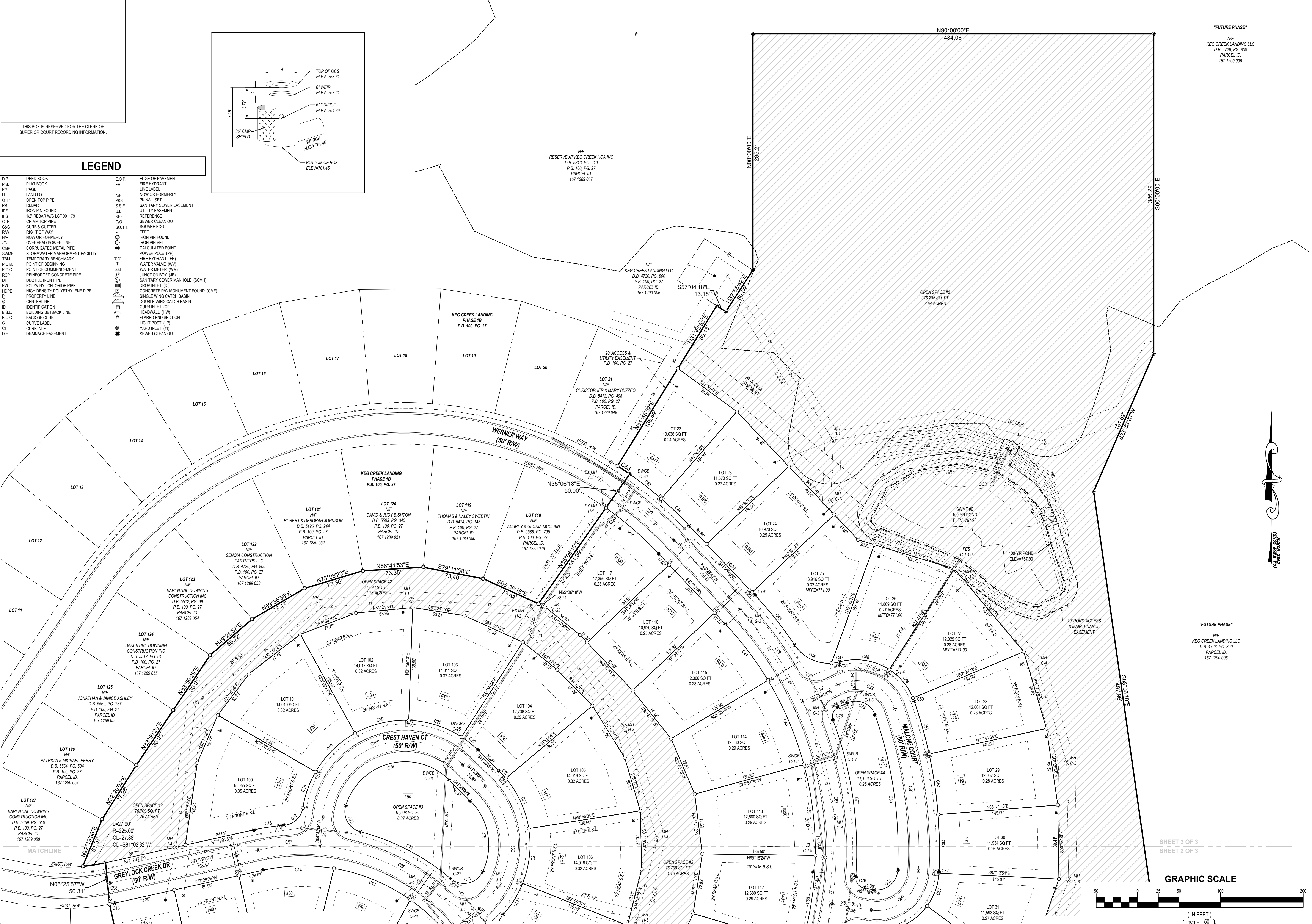
3 of 3

"FUTURE PHASE"  
NF  
KEG CREEK LANDING LLC  
D.B. 4726, PG. 800  
PARCEL ID.  
167 1289 006

"FUTURE PHASE"  
NF  
KEG CREEK LANDING LLC  
D.B. 4726, PG. 800  
PARCEL ID.  
167 1289 006



SHEET 3 OF 3  
SHEET 2 OF 3



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

**LEGEND**

D.B.	DEED BOOK	E.O.P.	EDGE OF PAVEMENT
P.B.	PLAT BOOK	FH	FIRE HYDRANT
PK	PKG	L	LINE LABEL
LL	LAND LOT	NF	NOW OR FORMERLY
OTF	OPEN TOP PIPE	PKS	PK NAIL SET
RB	REBAR	S.S.E.	SANITARY SEWER EASEMENT
IPF	IRON PIN FOUND	U.E.	UTILITY EASEMENT
IFS	1/2" REBAR W/ LSF 001179	REF.	REFERENCE
CRP	CRIMP TOP PIPE	SCO	SEWER CLEAN OUT
CMG	CURB & GUTTER	SQ. FT.	SQUARE FOOT
RW	RIGHT OF WAY	FT	FEET
NF	NOW OR FORMERLY	IPN	IRON PIN FOUND
E	OVERHEAD POWERLINE	IPN SET	IRON PIN SET
CMP	CORRUGATED METAL PIPE	CP	CALCULATED POINT
SMWF	STORMWATER MANAGEMENT FACILITY	PP	POWER POLE
TBM	TEMPORARY BENCHMARK	FRH	FIRE HYDRANT
P.O.B.	POINT OF BEGINNING	WV	WATER VALVE
P.O.C.	POINT OF COMMENCEMENT	WM	WATER METER
RCP	REINFORCED CONCRETE PIPE	JB	JUNCTION BOX
DIP	DUCTILE IRON PIPE	SSMH	SANITARY SEWER MANHOLE
PVC	POLYVINYL CHLORIDE PIPE	DI	DROP INLET
HDPPE	HIGH DENSITY POLYETHYLENE PIPE	CF	CONCRETE FOUNDATION
P	PROPERTY LINE	WCB	WING CATCH BASIN
CL	CENTERLINE	DCB	DOUBLE WING CATCH BASIN
ISL	IDENTIFICATION	CI	CURB INLET
B.S.L.	BUILDING SETBACK LINE	HW	HEADWALL
B.O.C.	BACK OF CURB	LES	FLARED END SECTION
C	CURVE LABEL	LP	LIGHT POST
CI	CURB INLET	YI	YARD INLET
D.E.	DRAINAGE EASEMENT	SC	SEWER CLEAN OUT

D:\1\041.003\Survey\1\041.003\Phase 2B\KEG 2B REPLAT-6-10-24.dwg, SHEET 3, created: Jul 03, 2024, 1:00:57pm

©Moore Bass Consulting