

U.S. ARMY CORPS OF ENGINEERS

LAKE ALLATOONA - NORMAL POOL ELEVATION : 840 MSL

LAKE ALLATOONA MAXIMUM HIGH WATER ELEVATION = 864

T.B.M. - RMI ; CHISELED SQUARE IN SIDEWALK ON RIGHT END, DOWNSTREAM SIDE OF U.S. 41 BRIDGE OVER ALLATOONA LAKE. ELEVATION 869.97 NGVD

OWNER/DEVELOPER
BRIDGEWATER DEVELOPMENT COMPANY, INC.
586 MAYJO COURT
MARIETTA, GA. 30067
(404) 973-5333
CONTACT : DUANE M. WEISE

LOCATION MAP - N.T.S.

OWNER'S ACKNOWLEDGMENT

THE OWNER OF THE LAND SHOWN ON THIS PLAN HAS IN PERSON OR THROUGH A DULY AUTHORIZED AGENT ACKNOWLEDGED THAT THIS PLAN WAS MADE FROM AN ACTUAL SURVEY AND DEDICATED TO THE USE OF THE PUBLIC FOR THE PURPOSES OF THE INSTALLATION AND DEDICATION OF ALL STREETS, UTILITIES, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED.

OWNER: Duane M. Weise DATE: 7/27/94

OWNER: DATE:

OWNER: DATE:

SURVEYOR'S ACKNOWLEDGMENT

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON AND IS TO THE ACCURACY AND SPECIFICATIONS REQUIRED BY THE COBB COUNTY SUBDIVISION REGULATIONS.

Thomas M. Ginn
REGISTERED GEORGIA LAND SURVEYOR #1549

COBB COUNTY CERTIFICATION

THIS PLAN HAVING BEEN SUBMITTED TO COBB COUNTY AND HAVING BEEN FOUND TO COMPLY WITH THE MASTER PLAN, THE COBB COUNTY SUBDIVISION REGULATIONS AND THE COBB COUNTY ZONING REGULATIONS IS APPROVED SUBJECT TO THE INSTALLATION AND DEDICATION OF ALL STREETS, UTILITIES, EASEMENTS AND OTHER IMPROVEMENTS IN ACCORDANCE WITH THE STANDARD DESIGN SPECIFICATIONS.

DATE: 7/14/94

DATE: 7/14/94

DATE: 7/17/94

DATE:

Ben House
ENGINEERING DEPARTMENT
Linda Richardson
PLANNING DEPT. PLANNING COMMISSION
William Byrne
BOARD OF COMMISSIONERS

CERTIFICATION OF THE COBB COUNTY BOARD OF HEALTH

THIS PLAN HAS BEEN APPROVED FOR INDIVIDUAL SEPTIC TANK SYSTEMS (EXCEPT NOTED) AND INDIVIDUAL SEPTIC TANK PERMITS WILL BE ISSUED UPON RECEIPT OF INDIVIDUAL PLANS SHOWING THE SEPTIC TANK SYSTEM IN A SUITABLE PLACE ON THE LOT:

DATED THIS 13th DAY OF July 1994

Mue B. McNeil
ENV. HEALTH PROGRAM MANAGER FOR THE COBB COUNTY BOARD OF HEALTH

INDIVIDUAL SEPTIC SYSTEMS

- SP INDIVIDUAL SITE PLAN REQUIRED
- PP INDIVIDUAL PLOT PLAN REQUIRED

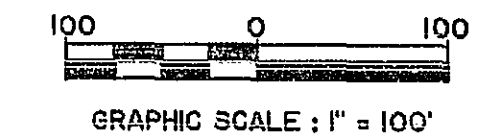
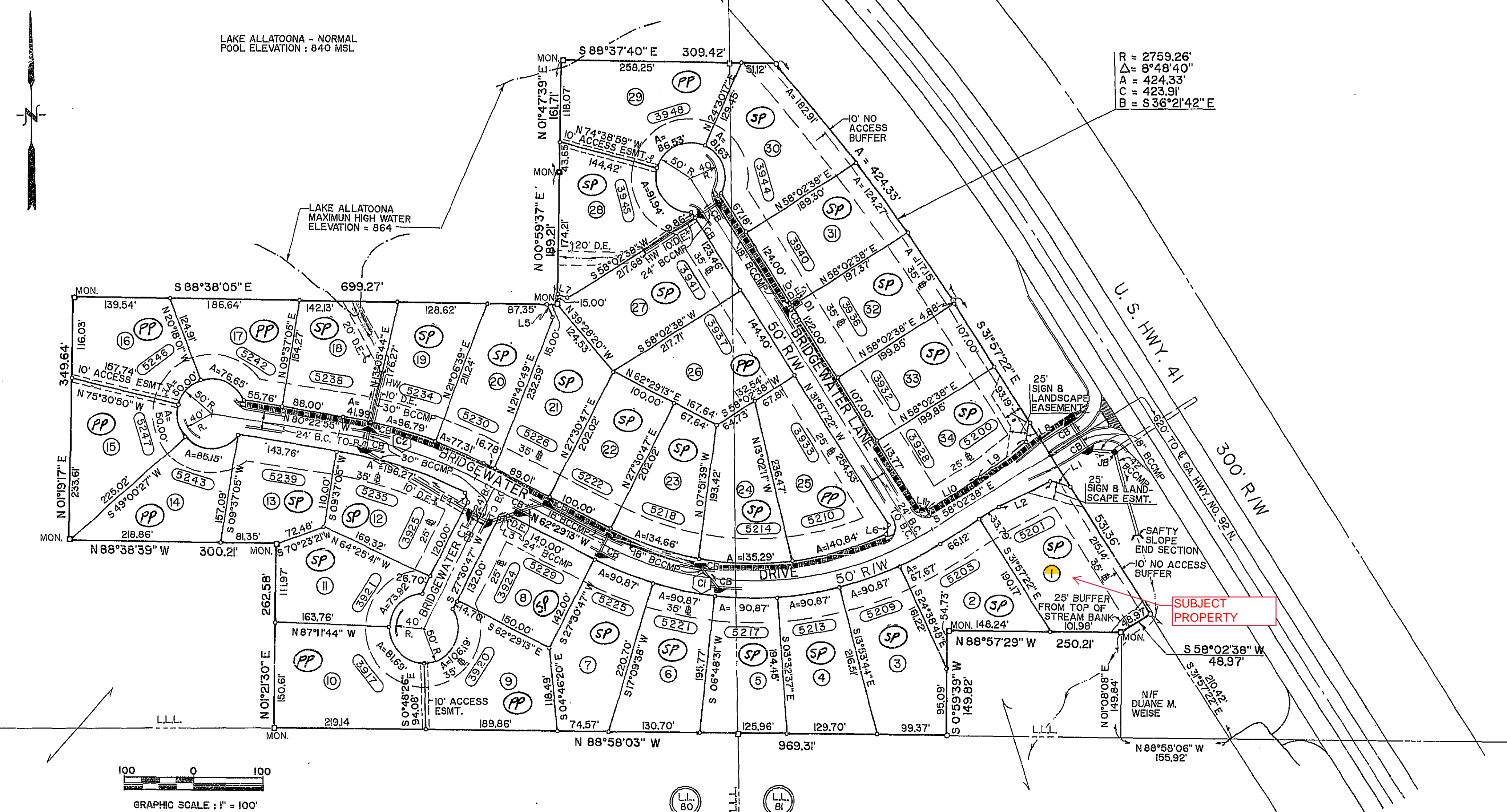
FINAL PLAT FOR:
BRIDGEWATER

LOCATED IN
LAND LOTS 72 & 73,
20TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA

SOUTHERN SURVEYING & MAPPING COMPANY, INC.

4076 EBENEZER ROAD MARIETTA, GA. 30066
PHONE: (404) 926-7759

DATE: 7-11-94. SCALE 1"=100' E - 143 - 93



U.S. ARMY CORPS OF ENGINEERS

AREA
925,702 SQ. FT.
21.25 ACRES

CURVE CHART table with columns: CURVE, RADIUS, DELTA, ARC, CHORD, BEARING

LOT SUMMARY CHART and LINE CHART tables with columns: LOT, AREA, LINE, BEARING, DIST.

THE COBB COUNTY TREE ORDINANCE REQUIREMENTS WILL BE MET BY PLANTING 4 (FOUR) 1 INCH CALIPER TREES (VIRGINIA PINE; PINUS VIRGINIANA, LOBLOLLY PINE; PINUS TAEDA, RED MAPLE; ACER RUBRUM, PIN OAK; QUERCUS PALSTRIS, RED OAK; RUBIA QUERCUS) PER LOT. AN INSPECTION OF THESE TREES IS REQUIRED BEFORE A CERTIFICATE OF OCCUPANCY CAN BE ISSUED FOR ANY HOUSE. CALL THE COUNTY ARBORIST AT 528-2124 FOR AN INSPECTION.

THIS PLAT IS SUBJECT TO THE COVENANTS SET FORTH IN THE SEPARATE DOCUMENT(S) ATTACHED HERETO DATED 7-17-94, WHICH HEREBY BECOMES A PART OF THIS PLAT, RECORDED IN DEED BOOK 8372, PAGE 444-461, AND SIGNED BY THE OWNER. b.u.o.

MONUMENTS AND SIDEWALKS TO BE PLACED AFTER FINAL STREET IMPROVEMENTS AND IN CONJUNCTION WITH BUILDING CONSTRUCTION.

THIS PLAT IS RECORDED IN PLAT BOOK 151, PAGE 5, ON 7-17-94, 1994, AT 2:35 P.M.
Jan C. Stephenson Clerk
CLERK COBB COUNTY SUPERIOR COURT b.u.o.

NOTES :

TOTAL AREA = 21.25 ACRES
TOTAL LOTS = 34
CURRENT ZONING = R-20
MINIMUM HOUSE SIZE = 2000 SQ. FT.
MINIMUM LOT SIZE = 20,000 SQ. FT.
NEW ROADWAYS ON PROPERTY = 2350' L.F.
BUILDING SETBACKS :
FRONT = 35'
SIDE = 10'
REAR = 35'
MAJOR STREETS = 25'

* LOT IS LOWEST FLOOR ELEVATION TO BE CERTIFIED 3' ABOVE HIGH WATER ELEVATION ON LAKE ALLATOONA.

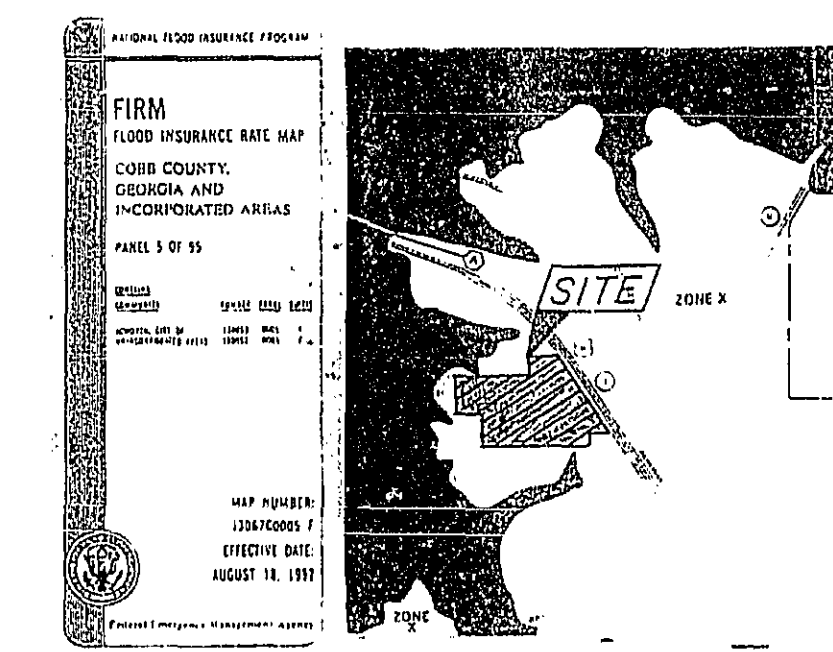
LEGEND

- Denotes curve data
- Denotes street address
- Indicates iron pin set or found #4 rebar unless otherwise noted
- Concrete monument
- 10' D.E. 10' DRAINAGE EASEMENT CENTERED ON PIPE
- 20' D.E. 20' DRAINAGE EASEMENT CENTERED ON DITCH
- CB CATCH BASIN
- HW HEAD WALL
- JB JUNCTION BOX
- DI DROP INLET
- SIDEWALK

COBB COUNTY WATER SYSTEM
NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED WITHIN (10') FEET OF THE EDGE OF A PERMANENT WATER OR SEWER EASEMENT ON FRONT OR REAR SETBACKS, OR WITHIN (2') FEET ON SIDE SETBACKS. APPROVED BY COBB COUNTY WATER SYSTEM.

HLK Clark 7/19/94
DEPARTMENT MANAGER DATE

THE DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF BETTER THAN 1:13,000 AN ANGULAR ERROR OF 7 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT WAS CALCULATED FOR ERROR AND IS ACCURATE TO BETTER THAN 1:100,000 EQUIPMENT USED ON THIS PROJECT WAS A LEITZ SET-4A.



F.I.A. OFFICIAL FLOOD HAZARD MAP COMMUNITY NO. 130052, PAGE 05E, DATED 8-18-92. SHOWS THIS PROPERTY TO BE IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

