CENTERLINE ROAD CURVE DATA

CURVE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD
C1	75.47'	N24°30'41"E	140.00'	30°53'08"	74.58'
C2	70.89'	N24°30'41"E	131.50'	30°53'08"	70.05'
C3	67.82'	S23°18'04"W	280.00'	13°52'44"	67.66'
C4	147.86'	N10°07'28"W	105.00'	80°43'50"	136.01'
C5	116.08'	S38°01'32"E	300.00'	22°16'43"	115.28'
C6	94.34'	N30°03'44"W	235.00'	23°00'07"	93.71'
C7	240.40'	S18°34'39"E	215.00'	64°08'21"	227.73'
C8	105.42'	S22°29'08"W	620.00'	16°08'11"	174.21'
C9	193.07'	S35°52'38"E	330.00'	33°31'19"	190.33'
C10	133.57'	N47°46'08"W	500.00'	15°18'21"	133.17'

BENCHMARK RM-59
PK NAIL IN CENTERLINE OF RAILROAD TRACKS IN BRIDGE SECTION OF CSX RAILROAD OVER NOONDAY CREEK.
ELEV. = 1059.86

* LOWEST FLOOR ELEVATION SHALL BE NO LESS THAN 3 FEET ABOVE THE 100 YR. HWE, OR 1/4 PMP (POSSIBLE MAXIMUM PRECIPITATION) FLOOD POOL, WHICHEVER IS HIGHER. AN ELEVATION CERTIFICATE, PREPARED BY A REGISTERED LAND SURVEYOR, IS REQUIRED PRIOR TO FRAMING INSPECTION.

▲ TO ENSURE COMPLIANCE WITH WATER/SEWER EASEMENT SETBACKS, INDIVIDUAL SITE PLANS MUST BE SUBMITTED TO THE COBB COUNTY WATER SYSTEM.

GENERAL NOTES ~

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN ANGULAR ERROR OF 5.0 SECONDS PER ANGLE POINT AND A PRECISION RATIO OF 1 IN 37,085. IT HAS BEEN ADJUSTED USING THE COMPASS RULE.

EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A NIKON DTM-420.

THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRECISION RATIO OF 1 IN 809,132

BEARINGS ARE CALCULATED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.

ACCORDING TO THE CURRENT "F.I.A. OFFICIAL FLOOD HAZARD MAP", COMMUNITY PANEL NO. 13067C 0030 F DATED AUGUST 18, 1992, PORTIONS OF THIS PROPERTY ARE IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

PROPERTY IS ZONED PRD-SF. ORDINANCE No. 6039 APPROVED 10-13-99 (WITH STIPULATIONS)

STREET LENGTHS: FROG LEAP TRAIL = 1,545 FT.
EVENINGSIDE WAY = 566 FT.

VERTICAL DATUM IS MEAN SEA LEVEL.

[9,195 S.F. +/-] = APPROXIMATE AREA OUTSIDE APPROXIMATE 100 YEAR FLOOD PLAIN.

LOCATION MAP
SCALE: 1"=2000'

MINIMUM HOUSE SIZES
3-BEDROOM = 2,500 SQ. FT.
4-BEDROOM = 2,800 SQ. FT.

MINIMUM LOT SIZE = 8,112 SQ. FT.

SIDE SETBACK = 5 FT. (MIN. 20 FT. BETWEEN BUILDINGS).

FRONT SETBACK = 10 FT. MINIMUM

MAJOR SIDE SETBACK = 10 FT. MINIMUM

REAR SETBACK = 15 FT. (EXCEPT AS OTHERWISE SHOWN)

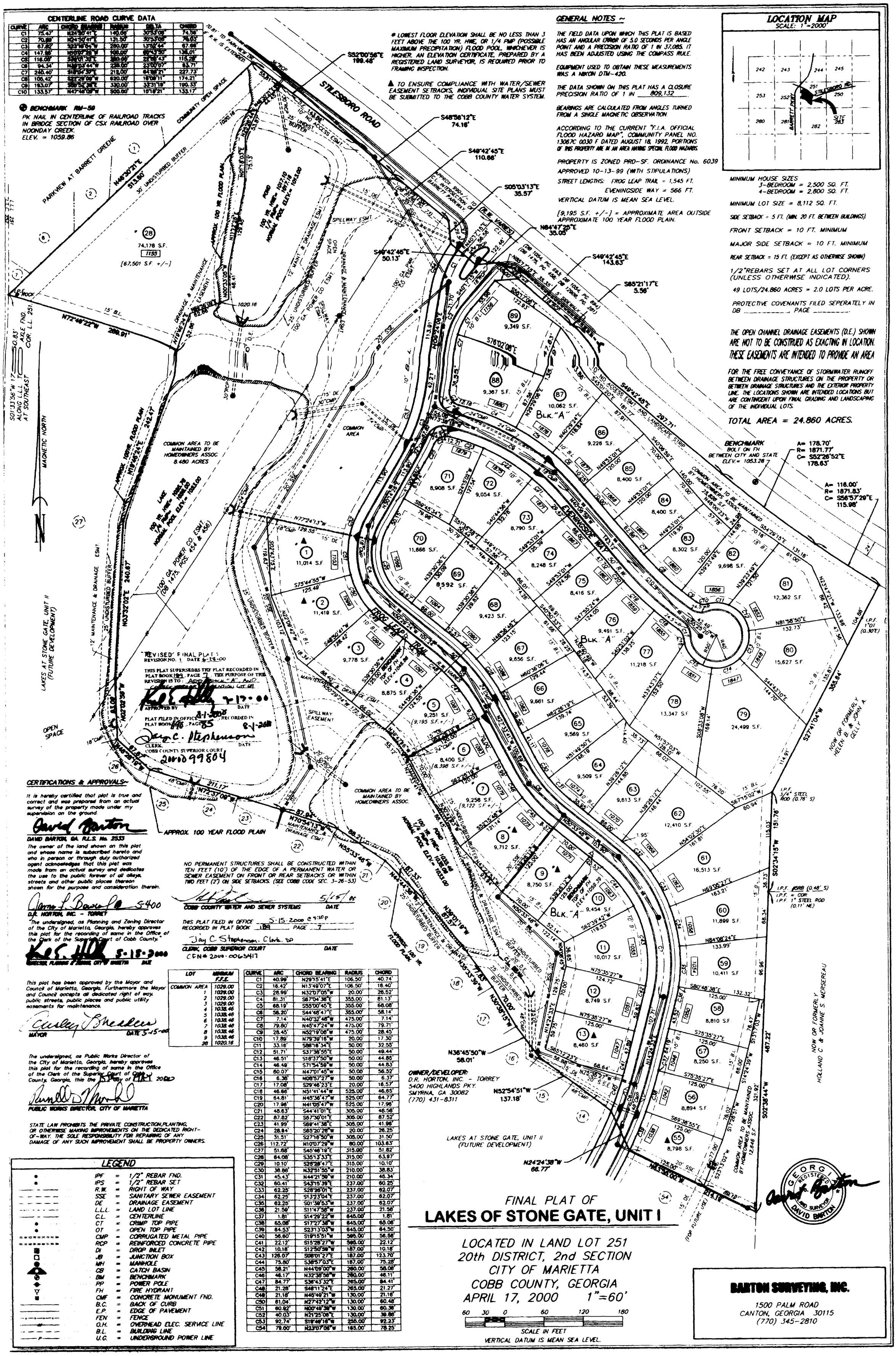
1/2"REBARS SET AT ALL LOT CORNERS (UNLESS OTHERWISE INDICATED).

49 LOTS/24.860 ACRES = 2.0 LOTS PER ACRE.

PROTECTIVE COVENANTS FILED SEPERATELY IN DB _____ PAGE _____

THE OPEN CHANNEL DRAINAGE EASEMENTS (D.E.) SHOWN ARE NOT TO BE CONSTRUED AS EXACTING IN LOCATION. THESE EASEMENTS ARE INTENDED TO PROVIDE AN AREA FOR THE FREE CONVEYANCE OF STORMWATER RUNOFF BETWEEN DRAINAGE STRUCTURES ON THE PROPERTY OR BETWEEN DRAINAGE STRUCTURES AND THE EXTERIOR PROPERTY LINE. THE LOCATIONS SHOWN ARE INTENDED LOCATIONS BUT ARE CONTINGENT UPON FINAL GRADING AND LANDSCAPING OF THE INDIVIDUAL LOTS.

TOTAL AREA = 24.860 ACRES.



LOT	MINIMUM F.F.E.
COMMON AREA	1029.00
1	1029.00
2	1029.00
3	1029.00
4	1038.46
5	1038.46
6	1038.46
7	1038.46
8	1038.46
9	1038.46
28	1020.16

CURVE	ARC	CHORD BEARING	RADIUS	CHORD
C1	40.99'	N29°15'41"E	106.50'	40.74'
C2	16.42'	N13°49'07"E	106.50'	16.40'
C3	28.99'	N32°07'05"W	20.00'	26.52'
C4	81.31'	S67°04'36"E	355.00'	81.13'
C5	68.19'	S55°00'45"E	355.00'	68.08'
C6	58.20'	S44°48'47"E	355.00'	58.14'
C7	7.14'	N40°32'48"W	475.00'	7.14'
C8	79.80'	N45°47'24"W	475.00'	79.71'
C9	28.45'	N52°19'08"W	475.00'	28.45'
C10	17.89'	N79°39'16"W	20.00'	17.30'
C11	33.16'	S86°16'34"E	50.00'	32.55'
C12	51.71'	S37°36'55"E	50.00'	49.44'
C13	46.51'	S18°37'50"W	50.00'	44.85'
C14	46.49'	S71°54'59"W	50.00'	44.83'
C15	60.07'	N47°01'45"W	50.00'	56.52'
C16	6.36'	N06°57'27"W	50.00'	6.37'
C17	17.08'	S29°46'23"E	20.00'	16.57'
C18	46.66'	N51°41'44"W	525.00'	46.65'
C19	64.81'	N45°36'47"W	525.00'	64.77'
C20	17.96'	N41°05'47"W	525.00'	17.96'
C21	48.63'	S44°41'01"E	305.00'	48.58'
C22	87.82'	S57°30'01"E	305.00'	87.52'
C23	41.99'	S69°41'38"E	305.00'	41.96'
C24	28.84'	S65°20'26"W	20.00'	26.25'
C25	31.51'	S27°16'50"W	305.00'	31.50'
C26	112.72'	N10°07'29"W	80.00'	103.63'
C27	51.88'	S45°46'19"E	315.00'	51.82'
C28	64.08'	S35°13'33"E	315.00'	63.97'
C29	10.10'	S26°28'47"E	315.00'	10.10'
C30	38.88'	N32°51'55"W	210.00'	38.83'
C31	45.43'	N44°21'50"W	210.00'	45.34'
C32	60.41'	S43°15'39"E	237.00'	60.25'
C33	62.25'	S26°28'01"E	237.00'	62.07'
C34	62.25'	S13°23'04"E	237.00'	62.07'
C35	62.25'	S01°39'53"W	237.00'	62.07'
C36	21.59'	S11°47'58"W	237.00'	21.58'
C37	1.81'	S14°29'22"W	645.00'	1.81'
C38	65.06'	S17°27'38"W	645.00'	65.06'
C39	64.53'	S23°13'03"W	645.00'	64.50'
C40	56.60'	S19°15'51"W	595.00'	56.58'
C41	22.12'	S15°28'27"W	595.00'	22.12'
C42	10.18'	S12°50'59"W	187.00'	10.18'
C43	126.07'	S06°01'27"E	187.00'	123.70'
C44	75.80'	S36°57'03"E	187.00'	75.28'
C45	58.21'	N44°09'00"W	260.00'	58.08'
C46	46.17'	N32°38'56"W	260.00'	46.11'
C47	84.77'	S36°43'32"E	265.00'	84.41'
C48	21.28'	S46°11'24"E	265.00'	21.27'
C49	21.18'	N45°49'21"W	130.00'	21.16'
C50	61.04'	N27°42'12"W	130.00'	60.48'
C51	60.92'	N00°49'39"W	130.00'	60.38'
C52	40.03'	N21°25'08"E	130.00'	39.86'
C53	92.74'	S19°46'16"W	255.00'	92.23'
C54	79.00'	N23°07'06"W	165.00'	78.25'

LEGEND

IPF	=	1/2" REBAR FND.
IPS	=	1/2" REBAR SET
R.W.	=	RIGHT OF WAY
SSE	=	SANITARY SEWER EASEMENT
DE	=	DRAINAGE EASEMENT
L.L.L.	=	LAND LOT LINE
C.L.	=	CENTERLINE
CT	=	CRIMP TOP PIPE
OT	=	OPEN TOP PIPE
CMP	=	CORRUGATED METAL PIPE
RCP	=	REINFORCED CONCRETE PIPE
DI	=	DROP INLET
JB	=	JUNCTION BOX
MH	=	MANHOLE
CB	=	CATCH BASIN
BM	=	BENCHMARK
PP	=	POWER POLE
FH	=	FIRE HYDRANT
CMF	=	CONCRETE MONUMENT FND.
B.C.	=	BACK OF CURB
E.P.	=	EDGE OF PAVEMENT
FEN	=	FENCE
O.H.	=	OVERHEAD ELEC. SERVICE LINE
B.L.	=	BUILDING LINE
U.G.	=	UNDERGROUND POWER LINE

FINAL PLAT OF
LAKES OF STONE GATE, UNIT I

LOCATED IN LAND LOT 251
20th DISTRICT, 2nd SECTION
CITY OF MARIETTA
COBB COUNTY, GEORGIA
APRIL 17, 2000 1"=60'

60 30 0 60 120 180
SCALE IN FEET
VERTICAL DATUM IS MEAN SEA LEVEL.

BARTON SURVEYING, INC.
1500 PALM ROAD
CANTON, GEORGIA 30115
(770) 345-2810