

After recording, please return to:

Fulton County
c/o Department of Real Estate and Asset Management
Land Division
141 Pryor Street, SW, Suite 8021
Atlanta, Georgia 30303

Cross Reference:
Book 65030, Page 127
Book 68710, Page 183

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

**SANITARY SEWER SYSTEM OWNERSHIP, OPERATION, MAINTENANCE
AND REPAIR AGREEMENT**

This SANITARY SEWER SYSTEM OWNERSHIP, OPERATION, MAINTENANCE AND REPAIR AGREEMENT ("Agreement") is made and entered into this ____ day of _____, 20__, by and between Bridges Alpharetta, LLC ("Owner") and **FULTON COUNTY, GEORGIA**, a political subdivision of the State of Georgia ("County") (the words "Owner" and "County" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH:

WHEREAS, Owner is the owner of certain real property located on Land Lot 125, of the 1st District of Fulton County, Georgia being more particularly described in **Exhibit "A"** attached hereto and incorporated herein by this reference (the "Development"); and

WHEREAS, Owner wishes to make improvements to the Development so as to provide for public and private use of the Development; and

WHEREAS, a portion of said improvements includes the installation of a sanitary sewer system to provide potable sanitary sewer to serve the users of and visitors to the Development; and

WHEREAS, County is the owner and operator of the Fulton County Sanitary Sewer System (the "System") which is permitted by the Georgia Environmental Protection Division ("EPD") as a Public Sanitary Sewer System allowed to provide sanitary sewer service to the public through a distribution system of sanitary sewer pipe lines and appurtenances; and

WHEREAS, EPD regulations require that where a permitted public sanitary sewer system is available, development and property requiring a sanitary sewer shall receive sanitary sewer service through an extension of the public service system; and

WHEREAS, Owner, for its own convenience and interests, intends to install, or has installed, a sanitary sewer system that does not conform to County standards with respect to accessibility for maintenance and repair and/or other standards not believed to affect the quality of the sewer system; and

WHEREAS, Owner intends to install, or has installed, a sanitary sewer system primarily on private property as opposed to within the public right-of-way where public sanitary sewer systems are more commonly installed with adequate access for operation, maintenance and repair; and

WHEREAS, the foregoing conditions require more explicit definitions of the responsibilities of both County and Owner, as well as future property owners within the Development that will be served by the Sanitary Sewer System.

NOW, THEREFORE, for and in consideration of the benefits to the Development and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Owner and County do hereby agree, covenant and declare the following terms and conditions to apply to the Development. These terms and conditions shall be binding on all persons claiming under and through Owner.

1. Grant of System Ownership: Owner does hereby grant, bargain, convey, sell, assign and transfer, free and clear of all claims and encumbrances, representation or recourse, to the County all of Owner's right, title and interest in and to the sanitary sewer system as an extension of County's sanitary sewer system, including without limitation all mains, taps and connections, and related appurtenances. The foregoing transfer also includes all of Owner's right, title and interest in and to all manufacturers' warranties express or implied for the sanitary sewer system.
2. Extent of System: Owner agrees that for purposes of this Agreement, the sanitary sewer system begins at the publicly owned road right-of-way on which the Development fronts and is in existence prior to initiation of the Development, or at the County installed sanitary sewer outfall servicing the Development. The system extends along and to, but not beyond, the end of each sanitary sewer main (normally 8 inches or larger), to each and to any County furnished sanitary sewer service. Where service laterals are furnished by the Owner, the system shall end at the system connection to the residential cleanout.
3. Warranty: Owner agrees that they or their contractor(s) shall maintain the installed sanitary sewer mains and appurtenances for a period of fifteen (15) months from the date of FINAL approval or until the END OF MAINTENANCE INSPECTION shows no defects or deficiencies in the system by correcting all defects or deficiencies in materials and workmanship. Owner assumes all liability associated with any defects in either construction practices or materials used during the warranty period, including cost-recovery for any repairs facilitated by Fulton County made necessary by defects that resulted in loss of customer

service. Owner further agrees that the warranty period shall be extended an additional four (4) years when the defects are a direct result of the installation of non-conforming materials or the application of non-specified construction practices or methods. Owner shall release, indemnify, defend and hold harmless Fulton County, its officers, employees, assigns and agents, from and against any losses, claims, damages, liabilities, costs and expenses arising from said installation due to the negligence of Owner, its contractor(s), their agents, or employees.

4. Access: Owner agrees to provide the County with unrestricted access to the sanitary sewer system for any purpose related to the operation and/or maintenance of the system. Owner does hereby grant, bargain, sell, and convey to County and to County's successors and assigns a perpetual non-exclusive easement to access, use, maintain, repair, upgrade, replace, relocate and remove underground sanitary sewer lines and associated facilities in the private roads located on any recorded plat(s) (hereinafter the "Plats") of said Development as described on **Exhibit "A"**. County's right to access the Easement shall include methods for gaining entry through any locked gates or fencing for the purpose of handling emergency repairs 24 hours a day, 7 days a week as well as for any other action related to the Sanitary Sewer System. The County's access rights shall be formalized in a permanent easement agreement that is recorded and dedicated to Fulton County in **Deed Book 68710, Page(s) 183**, Fulton County, Georgia Real Estate Records. If applicable, sanitary sewer system easements shall be depicted on the final plat.
5. Sanitary Sewer Quality, Monitoring, and Reports: The County shall provide and maintain sanitary sewer service of a quality that, at a minimum, meets State and Federal regulations and shall monitor and report the quality of the sanitary sewer system as required by such regulations. With respect to commercial and/or mixed-use developments, the County reserves the right to take samples internal to the system and require improvements including, but not limited to, sampling stations and flushing units as needed to maintain sanitary sewer quality.
6. Reservation of Rights: Owner reserves the right to use the Easement as described in **Deed Book 68710 Page 183** for any and all lawful purposes, except that such use may not unreasonably interfere with the exercise by County of its rights in the Easement granted thereby. Without limiting the generality of the foregoing: (i) Owner may grant and establish other easements in all or any part of the Easement, so long as the grant is lawful and does not materially interfere with the rights hereby granted to County, and (ii) Owner may construct within the Easement, streets, roads, parking lots, sidewalks, fences, landscaping, signage, lighting and other architectural or entry features that may be used in conjunction with the Development of which the Easement forms a part, however, such improvements may not cause damage to the sanitary sewer lines and associated facilities within the Easement. County shall use its best efforts not to interfere with or negatively impact the quiet enjoyment of Owner in the exercise by County of its rights pursuant to this Agreement. During periods of maintenance and repair, County shall endeavor to provide reasonable access for Owner and Owner's members and invitees across the Easement.

7. Responsibility for Maintenance and Repair:

(a) Residential-only Developments:

(i) Multi-family: Owners of multi-family residential developments shall promptly notify County of any identified system failures or needed maintenance or repairs. The County shall perform or cause to be performed through a contractor, maintenance, repairs and improvements to the sanitary sewer system as needed or as may be required to meet the requirements of State and Federal regulations. Owner shall bear sole responsibility for the cost of all such maintenance, repairs and improvements. The cost shall be added to the fee for providing sanitary sewer service and billed to the account(s) servicing the Development; singularly for any single account serving the development or divided equally among all active accounts should a singular account not exist. Costs shall be established as accrued in the County's work order system for County performed work or as charged by a contractor using fees established through the County's procurement system. Such costs shall include the cost to restore the Easement to as near to its original condition as is feasible, in accordance with Fulton County Standard details. Notwithstanding any other remedies available to the County pursuant to applicable state and/or local law, Owner's failure to pay the cost of such maintenance or repair may result in the interruption of sanitary sewer service. Notwithstanding the foregoing, sanitary sewer meters installed by the County shall be the County's responsibility to maintain and repair. Any work performed by County pursuant to this Agreement shall be done in a good workmanlike manner.

(ii) Single-family: Owners of single-family residential developments shall promptly notify County of any identified system failures or needed maintenance or repairs. The County, at County's cost and expense, shall perform or cause to be performed through a Contractor; maintenance, repairs and improvements to the sanitary sewer system as needed or as may be required to meet the requirements of State and Federal regulations. County hereby covenants and agrees that it shall be responsible for and carry out any and all maintenance or repair to the Easement necessitated or caused by the use of the Easement by County, its agents, contractors and employees for the specific purpose defined in this Agreement. After any exercise of County's rights under this Agreement, County shall, at its expense, promptly restore the Easement to as near to its original condition as is feasible, in accordance with Fulton County standard details. Maintenance responsibly by County for individual sanitary sewer service lines shall extend only to the end of the sanitary sewer mains (normally 8-inches or larger). Responsibility for any maintenance beyond the clean-out will be borne by the individuals being served. Any work performed by County pursuant to this Agreement shall be done in a good workmanlike manner.

(b) Commercial/Mixed-Use Developments: Commercial/Mixed-Use developments are those developments which are not solely residential in nature. Owner shall

promptly notify County of any identified system failures or needed maintenance or repairs. Owner shall be responsible for the performance and cost of all maintenance, repairs and improvements to the sanitary sewer system, including emergency repairs, as directed by the County or as may be required to meet the requirements of State and Federal regulations. All such effort shall be performed in compliance with applicable Fulton County and city standards and building codes with respect to materials and methods and be performed by a licensed utility contractor or plumber where applicable. Owner shall provide timely notice to County and provide opportunity for County to observe and inspect Owner provided maintenance, repairs or improvements so County may determine that such maintenance, repairs or improvements to the system are in compliance with County standards and applicable codes or regulations. Owner shall provide a report to County of all maintenance, repairs, or modifications to the system, to include materials and methods of construction and description of the work performed within 72 hours of performance. Notwithstanding the foregoing, the sanitary sewer system facilities installed by the County shall be the County's responsibility to maintain and repair.

- (c) Street Maintenance. The Owner shall be responsible for the adjustment to all sanitary sewer and sewer appurtenances (manhole covers, etc.) affected by street maintenance including repaving, seal coating, patching, crack sealing, topping, etc. The Owner shall adjust sanitary sewer and sewer appurtenances to fit flush with the street surface. All sewer appurtenances shall be cleaned of asphalt at the time of paving. Adjustments to take place a minimum of 24-hours to a maximum of 120-hours after maintenance. Any curbing that is replaced shall be remarked with the appropriate symbol showing the location of sewer laterals (S) in the shoulder or pavement of the road. Sewer symbols shall be painted orange. Any adjustment to the shoulder grade will also require adjustments of all sewer appurtenances affected by the adjustment to the shoulder grade. The Owner will be responsible for the adjustment of the appurtenances to the new grade.

The Owner shall be responsible to promptly notify Fulton County Department of Public Works, Sanitary Sewer Resources Unit of any proposed maintenance at 404-612-3061 in North Fulton and 404-612-3163 in South Fulton. Fulton County personnel shall inspect and approve all work performed by the Owner that affects sanitary sewer and sewer appurtenances. All work shall be done in accordance with Fulton County Standards and Specifications to the satisfaction of Fulton County personnel.

- 8. Notification to Future Owners: Owner shall make known to future owners of Development or any portions thereof of the requirements of this Agreement. Owner shall cause the following language to be included in all sales contracts for first owner occupants of developed property and on all plats and deeds associated with Development or subdivided parcels: "The owner and developer of this property has entered into a SANITARY SEWER SYSTEM OWNERSHIP, OPERATION, MAINTENANCE AND REPAIR AGREEMENT with Fulton County which describes certain obligations associated with the

sanitary sewer system that are responsibilities of property owners within this development. The sanitary sewer system servicing this property and any subdivided parcels shall be owned by Fulton County for the purposes of providing sanitary sewer service of a quality meeting State and Federal Regulations. The owners of property served by the sanitary sewer system may be responsible for the cost of any and all maintenance and/or repair of the sanitary sewer system. The provision of an easement allowing Fulton County access to the sanitary sewer system for any reason shall not relieve property owners of their possible responsibility for the cost of maintenance and/or repair of the sanitary sewer system.”

9. Billing: Where a master meter is provided by County, Owner shall meter individual services on the sanitary sewer system using County standard meters and shall bill and collect fees for sanitary sewer usage by individual services. Individual services shall be billed based on County standard sanitary sewer service rates. Owner may incorporate a reasonable administrative fee for reading meters, calculating and transmitting bills, and collecting the fees for usage. Owner shall be responsible for any differential between master meter registered sanitary sewer usage and the sum of individual service sanitary sewer usage. Such usage shall be reconciled and billed on an annual basis or as otherwise deemed appropriate by County.
10. Indemnification: Owner, its successors and assigns, hereby agree to release, indemnify, defend and hold harmless the County, its Commissioners, officers, agents, employees, successors, assigns, elected officials, and any other person acting on its behalf, from and against any and all losses (including death), claims, demands, debts, damages, accounts, settlements, obligations, liabilities, costs, judgments and claims for attorney’s fees and/or expenses of litigation, and causes of action of any kind or nature, at law or in equity, arising out of the existence, installation, maintenance, repair, alteration, modification, deterioration or failure of any sanitary sewer systems or pipes located within Development. Said Owner hereby waives for itself, its successors and assigns all rights to any further compensation or claim to damages on account of the construction, access, upgrade or maintenance of said sanitary sewer line for the use of the property as herein agreed.
11. Notices. All notices and communications required or permitted hereunder shall be in writing. Any notices or demands shall be deemed to have been duly and sufficiently given if a copy thereof has been personally served, forwarded by expedited messenger or recognized overnight courier service with evidence of delivery or mailed by United States registered or certified mail in an envelope properly stamped and addressed to the applicable party at the addresses identified below or at such other address as such party may theretofore have furnished to the other party by written notice. The effective date of such notice shall be the date of actual delivery, except that if delivery is refused, the effective date of notice shall be the date delivery is refused. Notices shall be addressed as follows:

Owner:

Bridges Alpharetta, LLC

11770 Haynes Bridge Road

Alpharetta, GA 30009

County:

David Clark, P.E.

Director, Department of Public Works

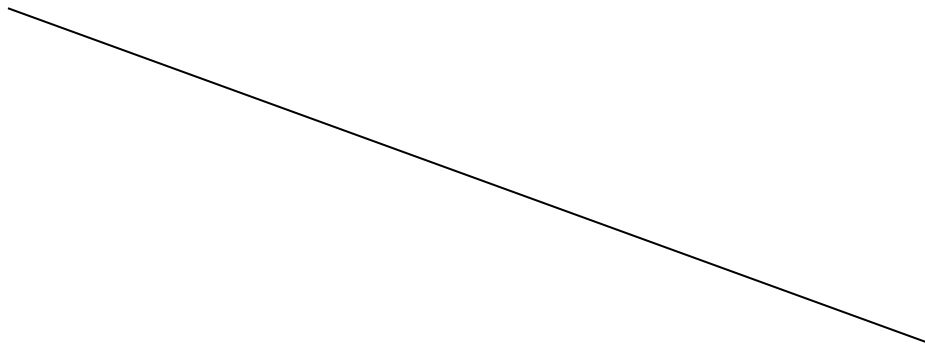
141 Pryor Street, S.W.

Suite 6001

Atlanta, GA 30303

12. Covenants Running with the Land: The provisions of this Agreement shall be deemed covenants running with the land for the benefit of the County and its assigns and shall pass to and be binding on Owner's heirs, assigns and successors in title to the Development or any subdivided portion thereof. Owner shall further include the provisions of this Agreement in the establishment of any other entity which may obtain ownership rights to any portion of the Development or the land thereof such as a Homeowners Association which shall own common area, or purchaser of any individual residential lot, or any tract of land for any purpose.
13. Joint and Several Liability: Owner and its successors and assigns, hereby agree that to the extent permitted by law, they shall be jointly and severally liable for all obligations defined in this Agreement, and the taking of any actions required under this Agreement.
14. Modification: This Agreement may not be modified except by written agreement between the County and all parties subject to this agreement or an entity such as a Homeowners Association representing all affected parties.
15. Governing Law: This Agreement, and the rights and obligations of the parties hereunder, shall be governed by, and construed and interpreted in accordance with the laws of the State of Georgia.
16. Severability: If any provision of this Agreement shall be invalid or unenforceable to any extent, the remainder of this Agreement shall not be affected thereby and shall be enforced to the greatest extent permitted by law.
17. Entire Agreement: This Agreement constitutes the entire agreement between the parties hereto with respect to the subject matter hereof. Neither this Agreement nor any provision hereof may be changed, waived, discharged, modified or terminated orally, except by a written instrument signed by the party against whom enforcement is sought.

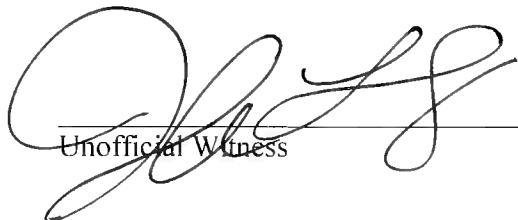
18. Counterparts. This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, but all of which, together, shall constitute but one and the same instrument.
19. Interpretation: No provision of this Agreement shall be construed against or interpreted to the disadvantage of any party hereto by any court or other governmental or judicial authority by reason of such party having or being deemed to have structured or dictated such provision. For all purposes of interpretation or construction of this Agreement, the singular shall include the plural, the plural shall include the singular, and the use of any gender shall be applicable to all genders.
20. Third Party Beneficiaries. This Agreement does not and is not intended to confer any rights or remedies upon any person other than the parties.
21. Waiver. Nothing in this Agreement shall be construed as a waiver of sovereign immunity.
22. Miscellaneous. This Agreement may not be modified orally or in any manner other than by a written agreement signed by the parties hereto. This Agreement shall inure to the benefit of and be binding upon the parties hereto, their successors and assigns. Time is of the essence in this Agreement. This Agreement shall be governed by the laws of the State of Georgia without regard to the conflict of law's provisions thereof.
23. Effective Date. This Agreement will become effective upon approval by the Fulton County Board of Commissioners of their interest in the Easement and will be recorded by County as soon as practicable after such approval and execution by County.
24. Recitals: All recitals contained herein are hereby incorporated by reference into this Agreement and made a part hereof
25. Recording: County shall record this document with the Clerk of the Fulton County Superior Court in the Land Records with a copy of the recorded documents provided to the Department of Public Works, Water Resources Division, and Owner.

A long, thin diagonal line starting from the left side of the page and extending towards the right side, positioned below the list of items.

IN WITNESS WHEREOF, the parties have executed this Agreement at Atlanta, Georgia,
as of the day and year first above written.

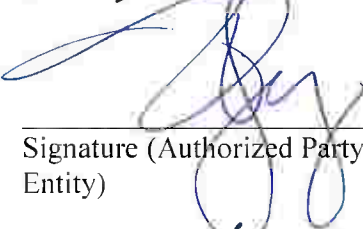
Signatures:

Signed sealed and delivered in the presence
of


Unofficial Witness

OWNER

Bridges Atlanta, LLC



Signature (Authorized Party to Bind Owner
Entity)

Toni Young - manager
Signatory's Name and Title (printed)

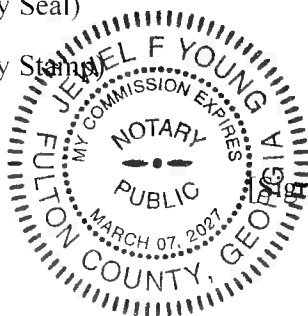

Notary Public
My Commission Expires: 3-7-27

Owner's Address:

11770 Haynes Bridge Rd.
Atlanta, GA 30069

(Notary Seal)

(Notary Stamp)



Signatures continued on next page.]

Signed, sealed and delivered this ____ day of _____, 2024 in the presence of:

FULTON COUNTY, GEORGIA a political subdivision of the State of Georgia

Witness

Robert L. Pitts, Chairman
Fulton County Board of Commissioners

[Notarial Seal]

APPROVED AS TO FORM

ATTEST:

Y. Soo Jo, County Attorney

Tonya R. Grier
Clerk to the Commission

APPROVED AS TO CONTENT:

David E. Clark, Director
Department of Public Works

EXHIBIT “A”

(attach legal description and/or plat of the easement area)

Exhibit "A"

All that tract or parcel of land lying and being in Land Lot 125 of the 1st District, 1st Section, City of Alpharetta, Fulton County, Georgia and being more particularly described as follows:

BEGINNING at a 5/8 inch rebar found at the common Land Lot Corner of Land Lots 125, 160, 1250 and 1251, THENCE leaving said Land Lot Corner and proceed along the common Land Lot Line of Land Lots 125 and 160 South 01 degrees 01 minutes 56 seconds West a distance of 726.51 feet to a 1/2 inch rebar found; THENCE leaving said Land Lot Line North 89 degrees 40 minutes 11 seconds West a distance of 147.05 feet to a 1/2 inch rebar found; THENCE North 00 degrees 18 minutes 52 seconds East a distance of 219.73 feet to a 1/2 inch rebar found; THENCE North 89 degrees 36 minutes 18 seconds West a distance of 117.08 feet to a 1/2 inch rebar found; THENCE North 00 degrees 21 minutes 05 seconds East a distance of 250.03 feet to a 1/2 inch rebar found; THENCE North 89 degrees 33 minutes 13 seconds West a distance of 434.29 feet to a 1/2 inch rebar found at the northeastern right of way line of Webb Bridge Road (60' public right of way); THENCE leaving said right of way line North 49 degrees 24 minutes 24 seconds East a distance of 182.36 feet to a point; THENCE North 31 degrees 32 minutes 12 seconds East a distance of 159.50 feet to a point on the common Land Lot Line of Land Lots 125 and 1250; THENCE proceeding along said common Land Lot Line South 89 degrees 38 minutes 48 seconds East a distance of 35.64 feet to a 2 inch aluminum disk found; THENCE South 89 degrees 40 minutes 33 seconds East a distance of 24.39 feet to a 5/8 inch rebar found; THENCE South 89 degrees 38 minutes 42 seconds East a distance of 426.83 feet to a 5/8 inch rebar found, said rebar being the **TRUE POINT OF BEGINNING**.

Said tract contains 248,040 square feet or 5.69 acres.

And also including:

All that tract or parcel of land lying and being in Land Lot 125, 1st District, 1st Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows: Beginning at an Iron pin set located on the easterly right of way line of Webb Bridge Road, 60 foot right of way, said iron pin set being located 320.77 feet southeasterly from the point of intersection of the easterly right of way line of Webb Bridge Road and following the lot line of Land Lot 125 as measured along the easterly right of way line of Webb Bridge Road and following the curvature thereof; running thence north 89 degrees 00 minutes 14 seconds east a distance of 434.25 feet to an iron pin set; running thence south 00 degrees 59 minutes 59 seconds east a distance of 250.01 feet to an iron pin set; running thence south 89 degrees 00 minutes 01 seconds west a distance of 342.93 feet to an iron pin set located on the easterly right of way line of Webb Bridge Road; running thence northwesterly along the easterly right of way line of Webb Bridge Road and following the curvature thereof the following courses and distances: north 15 degrees 33 minutes 20 seconds west a distance of 47.33 feet, north 17 degrees 55 minutes 24 seconds west a distance of 52.61 feet, north 20 degrees 51 minutes 00 seconds west a distance of 48.54 feet, north 23 degrees 13 minutes 24 seconds west a distance of 55.93 feet, thence north 26 degrees 07 minutes 12 seconds west a distance of 62.36 feet to an iron pin set located on the easterly right of way line of Webb Bridge Road and being the point of beginning. Being a tract of 2.220 acres as shown on plat of survey for Clarence H. Shirley dated June 30, 1995, by Brumbelow-Reese and Associates, Inc. (Rodney H. Reese, R.L.S.).

SHEET INDEX:
SHEET 1 = COVER SHEET
SHEET 2 = PLAN VIEW FINAL PLAT
SHEET 3 = STORM AS-BUILT

Lot Number	Minimum Impervious Area (S.F.)	Lot Area (S.F.)	Percentage Coverage
1	11250	43566.24	25.82
2	11250	43746.84	25.72
3	11250	43566.24	25.82
4	11250	43566.24	25.82
5	11250	43566.24	25.82
6	11250	43566.24	25.82

No additional impervious area is allowed. Any additional impervious area will be required to provide R/R and detention regardless of size.

SURVEYOR:

CLARK LAND CONSULTANTS

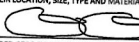
Chris W. Clark, PLS ~ GA: LS003004 - LSF-001420
11 Belmore Manor Drive, Suwanee, Georgia 30024
Phone: 678.727.6985
Email: Chris@Clarkland.com

OWNER:
BRIDGES ALPHARETTA, LLC
11770 HAYNES BRIDGE ROAD
ALPHARETTA, GA 30009
CONTACT: TORI YOUNG 678.878.9791

PROJECT ENGINEER:
TRAVIS PRUITT & ASSOCIATES, INC.
CONTACT: JON LYONS 770.895.2009
EMAIL: jon@travisprutt.com

SURVEYOR'S CERTIFICATE

IT IS HEREBY CERTIFIED 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 SHOWN THEREON ACTUALLY EXIST OR ARE MARKED AS 'FUTURE' AND WILL BE PLACED DURING CONSTRUCTION OF THE IMPROVEMENTS SHOWN ON THIS PLAT; AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

BY:  9/13/24
REGISTERED GEORGIA LAND SURVEYOR SURVEY NO.: 3004 DATE:

OWNER'S CERTIFICATE OF DEDICATION AND ACKNOWLEDGEMENT

STATE OF GEORGIA
COUNTY OF FULTON
THE OWNER OF RECORD OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THEREIN, IN PERSON, OR THROUGH A DULY AUTHORIZED AGENT, HEREBY ACKNOWLEDGES THAT THIS FINAL SUBDIVISION PLAT WAS MADE FROM AN ACTUAL SURVEY, DEDICATED TO THE CITY OF ALPHARETTA THE COMPLETE OWNERSHIP AND USE OF ALL STREETS (S ACRES); PUBLIC WATER FACILITIES, STORM DRAINS, EASEMENTS (0.882 ACRES); GREENWAY EASEMENTS (0 ACRES); AND OTHER PUBLIC FACILITIES AND APPURTENANCES THEREON SHOWN (0 ACRES).

PUBLIC STREETS: _____ 0.00 ACRES
STORMWATER SEWER EASEMENTS: _____ 0.761 ACRES
SANITARY SEWER EASEMENTS: _____ 0.242 ACRES
WATER EASEMENT: _____ 0.129 ACRES
OPEN/COMMON SPACE: _____ 0.382 ACRES

SUBDIVIDER: _____ DATE: _____

OWNER: _____ DATE: _____

CERTIFICATE OF FINAL SUBDIVISION PLAT APPROVAL

THE COMMUNITY DEVELOPMENT DEPARTMENT OF THE CITY OF ALPHARETTA, GEORGIA, CERTIFIES THAT THIS PLAT COMPLIES WITH ALL REQUIREMENTS OF THE CITY OF ALPHARETTA ZONING REGULATIONS.

COMMUNITY DEVELOPMENT DEPARTMENT DATE

ENGINEERING DEPARTMENT DATE

DEVELOPMENT SERVICES ENGINEER - STORMWATER DATE

ENGINEERING SURVEYOR'S CERTIFICATE

IT IS HEREBY CERTIFIED 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 SHOWN THEREON ACTUALLY EXIST OR ARE MARKED AS 'FUTURE' AND WILL BE PLACED DURING CONSTRUCTION OF THE IMPROVEMENTS SHOWN ON THIS PLAT; AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN; AND THAT ALL ENGINEERING REQUIREMENTS OF THE LAND SUBDIVISION REGULATIONS OF ALPHARETTA, GEORGIA, HAVE BEEN FULLY COMPLIED WITH.

BY:  9/13/24
REGISTERED R.L.S. NO.: 3004 DATE:

FINAL PLAT FOR: THE BRIDGES

4430, 4470 WEBB BRIDGE ROAD - ALPHARETTA GA
LAND LOT 125 * 1ST DISTRICT * 1ST SECTION

CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA

ZONING: R (DWELLING, 'FOR-SALE' RESIDENTIAL) (Z-22-04)

COUNTY PERMIT NO: WRN22-034, WRN24-002

CITY PERMIT NO: D220042

FULTON COUNTY DEPARTMENT OF PUBLIC WORKS CERTIFICATE OF ACCEPTANCE

CERTIFY THAT THIS DOCUMENT WAS COMPLETED WITH AN AFFIDAVIT OF WORKING WATER. THE ENGINEER HAS REVIEWED THE PLAT AND FOUND IT TO BE IN ACCORDANCE WITH THE CITY OF ALPHARETTA ZONING REGULATIONS AND THE CITY OF ALPHARETTA ENGINEERING DEPARTMENT STANDARDS. THE ENGINEER HAS REVIEWED THE PLAT AND FOUND IT TO BE IN ACCORDANCE WITH THE CITY OF ALPHARETTA ENGINEERING DEPARTMENT STANDARDS.

APPROVED THIS _____ DAY OF _____, 2024.
SIGNATURE: _____
PRINTED NAME & TITLE: _____

FULTON COUNTY DEPARTMENT OF HEALTH AND WELLNESS ENVIRONMENTAL HEALTH SERVICES

THE ENGINEER HAS REVIEWED THE PLAT AND FOUND IT TO BE IN ACCORDANCE WITH THE CITY OF ALPHARETTA ZONING REGULATIONS AND THE CITY OF ALPHARETTA ENGINEERING DEPARTMENT STANDARDS. THE ENGINEER HAS REVIEWED THE PLAT AND FOUND IT TO BE IN ACCORDANCE WITH THE CITY OF ALPHARETTA ENGINEERING DEPARTMENT STANDARDS.

APPROVED THIS _____ DAY OF _____, 2024.
SIGNATURE: _____
PRINTED NAME & TITLE: _____



Drawn By: PDC
Plot Date: 9/13/24
Field Date: 9/28/24
Scale: 1" = 40'
Proj. # 8, Bridges

THIS FINAL SUBDIVISION PLAT IS SUBJECT TO THE COVENANTS SET FORTH IN THE SEPARATE DOCUMENT(S) ATTACHED

HERETO, RECORDED IN DEED BOOK 62287, PAGE 656, DATED 10/2/2022, WHICH HEREBY BECOMES A PART OF THIS FINAL SUBDIVISION PLAT.

THE CITY OF ALPHARETTA DOES NOT ENFORCE RESTRICTIVE COVENANTS.

NOTES:

- 1) FIELD DATA: 0.04' AVERAGE HRMS
- 2) MEASUREMENTS WERE TAKEN WITH A DUAL FREQUENCY CARLSON BRX7 GPS RTK & BASE RECEIVER ON 6/29/24.
- 3) PLAT PRECISION CLOSURE: 1/7424001.
- 4) THIS PLAT HAS BEEN DONE FOR THE USE AND PURPOSE OF THE CLIENT ASCRIBED AND CONTRACTED WITH BELOW. ALL OTHER PARTIES ARE SUBSEQUENTLY PUT ON NOTICE AS TO THE LIMITED DEGREE OF RELIANCE UPON THIS PLAT BY THIRD PARTIES.
- 5) THE PUBLIC RECORDS REFERENCED HEREON REFLECT THOSE RECORDS NECESSARY TO THE PROPERTY OF THE SUBJECT PROPERTY. THEY DO NOT CONSTITUTE A TITLE SEARCH. PROPERTY IS SUBJECT TO ALL RIGHT OF WAIVES, EASEMENTS, AND RESTRICTIONS OF RECORD.
- 6) THE NORTH MERIDIAN SHOWN HEREON IS BASED ON GRID NORTH GA WEST OBTAINED BY GPS RTK/BASE METHODS USING THE LEICA SMARTNET NETWORK.
- 7) THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. AT THOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION SUPPLIED AND TO THE SURVEYOR'S BEST KNOWLEDGE ARE APPROXIMATELY AS SHOWN. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- 8.1) HAVE EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR FULTON COUNTY, GEORGIA, AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 13212C00785, PANEL 78 OF 490, EFFECTIVE DATE SEPTEMBER 14, 2013 AND NO PORTION OF THE PROPERTY SHOWN HEREON FALLS WITHIN A DESIGNATED FLOOD ZONE "A" (AREAS OF 100 YEAR FLOOD).
- 9) THE BEARINGS SHOWN HEREON ARE CALCULATED BY TURNED ANGLES.
- 10) ALL COMMON AREAS, OPEN SPACES, AMENITIES, SIGN, FENCE AND LANDSCAPE MAINTENANCE EASEMENTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- 11) THE CITY OF ALPHARETTA AND FULTON COUNTY PERSONNEL AND/OR AGENTS SHALL HAVE FREE AND TOTAL ACCESS TO AND ACROSS ALL EASEMENTS.
- 12) SEWER AND WATER SERVICE IS PROVIDED BY FULTON COUNTY. STRUCTURES ARE NOT ALLOWED IN DRAINAGE EASEMENTS.

SURVEY REFERENCES:

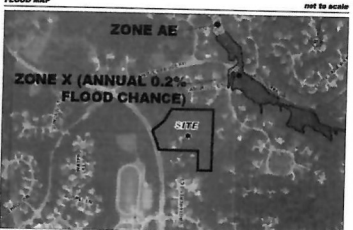
BOUNDARY AND TOPOGRAPHIC SURVEY FOR WEBB BRIDGE ROAD, PREPARED BY TRAVIS PRUITT & ASSOCIATES, INC., DATED 01/10/2022.

DRAINAGE NOTE:

THE OWNER OF RECORD, ON BEHALF OF HIMSELF (ITSELF) AND ALL SUCCESSORS IN INTEREST, SPECIFICALLY RELEASES CITY OF ALPHARETTA FROM ANY AND ALL LIABILITY AND RESPONSIBILITY FOR FLOODING OR INTRUSION FROM STORM DRAINS OR FROM FLOODING FROM HIGH WATER OF NATURAL CREEKS, RIVERS OR DRAINAGE FACILITIES. A DRAINAGE EASEMENT IS HEREBY ESTABLISHED FOR THE SOLE PURPOSE OF PROVIDING FOR THE EMERGENCY PROTECTION OF THE FREE FLOW OF SURFACE WATERS ALONG ALL WATERCOURSES AS ESTABLISHED BY THESE REGULATIONS AND THE DIRECTION OF PUBLIC WORKS. SAID DIRECTION MAY CONDUCT EMERGENCY MAINTENANCE OPERATIONS WITHIN THIS EASEMENT WHERE EMERGENCY CONDITIONS EXIST. EMERGENCY MAINTENANCE SHALL BE THE REMOVAL OF TREES AND OTHER DEBRIS, EXCAVATION, FILLING AND THE LIKE NECESSARY TO REMEDY A CONDITION, WHICH IN THE JUDGMENT OF SAID DIRECTION IS POTENTIALLY INJURIOUS TO LIFE, PROPERTY OR THE COMMON GOOD. SHALL NOT BE CONSTRUED AS CONSTITUTING A CONTINUING MAINTENANCE OBLIGATION ON THE PART OF CITY OF ALPHARETTA NOR AN ABROGATION OF CITY OF ALPHARETTA'S RIGHT TO SEEK REIMBURSEMENT FOR EXPENSES FROM THE OWNER(S) OF THE PROPERTIES OF THE LANDS THAT GENERATED THE CONDITIONS.

REVISIONS:

8/22/24: ADDRESS FIRST ROUND OF CITY COMMENTS
9/13/24: ADDRESS 2ND ROUND OF CITY COMMENTS
10/14/24: ADDRESS 3RD ROUND OF CITY COMMENTS



ACCORDING TO FEMA FIRM MAP NUMBER 13212C00785, DATED 9/18/2013 THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA.

SITE ZONING: R (DWELLING, 'FOR-SALE' RESIDENTIAL) (Z-22-04)
SITE AREA: 343,995 SQ. FT. OR 7.90 ACRES
DISTURBED AREA: ± 256,841 SQ. FT. OR 5.90 ACRES
TAX PARCEL ID: 11 034001250109, 11 034001250105, 11 034001250527

LOT WELD: TOTAL 6
DENSITY: TOTAL 0.76 LOTS/ACRE

BUILDING SETBACK REQUIREMENTS:
• FRONT YARD: 50 FT.
• SIDE YARD: 25 FT.
• REAR YARD: 50 FT.

OTHER REQUIREMENTS:
• MAXIMUM GROUND COVERAGE BY PRINCIPAL BUILDINGS: 25%
• MAXIMUM IMPERVIOUS COVERAGE: 50%
• MAXIMUM BUILDING HEIGHT: 35'
• MINIMUM FLOOR AREA OF A DWELLING UNIT: 1,800 SQ. FT.

OPEN SPACE:
• TOTAL REQUIRED: 0.40 ACRES (0% OF SITE AREA)
• TOTAL PROVIDED: 0.32 ACRES (0.0% OF SITE AREA)

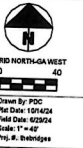
PROPOSED USE:
• SINGLE FAMILY DETACHED HOMES: 6 (TOTAL)

SHEET 2 OF 3

FINAL PLAT FOR:
THE BRIDGES
 4430, 4470 WEBB BRIDGE ROAD - ALPHARETTA GA
 LAND LOT 125 * 1ST DISTRICT * 1ST SECTION
 CITY OF ALPHARETTA
 FULTON COUNTY, GEORGIA

CLARK LAND
 CONSULTANTS

Chris W. Clark, PLS ~ GA: L5003004 - LSF:001420
 11 Belmore Manor Drive, Suwanee, Georgia 30024
 Phone: 678.727.6985
 Email: Chris@clarkland.com



RESERVED FOR CLERK OF SUPERIOR COURT
 RECORDING INFORMATION

- 1 HEADWALL INV OUT 1040.15
- 2 DATE INLET TOP 1066.26 INV IN 1066.26 INV OUT 1066.26
- 3 DATE INLET TOP 1066.8 INV IN 1066.8 INV OUT 1066.8
- 4 HEADWALL INV IN 1066.8
- 5 HEADWALL INV OUT 1049.7
- 6 DCS - SEE DETAIL ABOVE
- 7 HEADWALL INV OUT 1051.95
- 8 EX. 5204H TOP 1050.04 INV IN 1079.86 INV OUT 1079.86
- 9 SS4H INV 1080.17 INV 1080.83 OUT 1080.83
- 10 SS4H - EPDM COATED INV 1080.70 OUT 1080.18

LOT LINE & CURVE TABLES

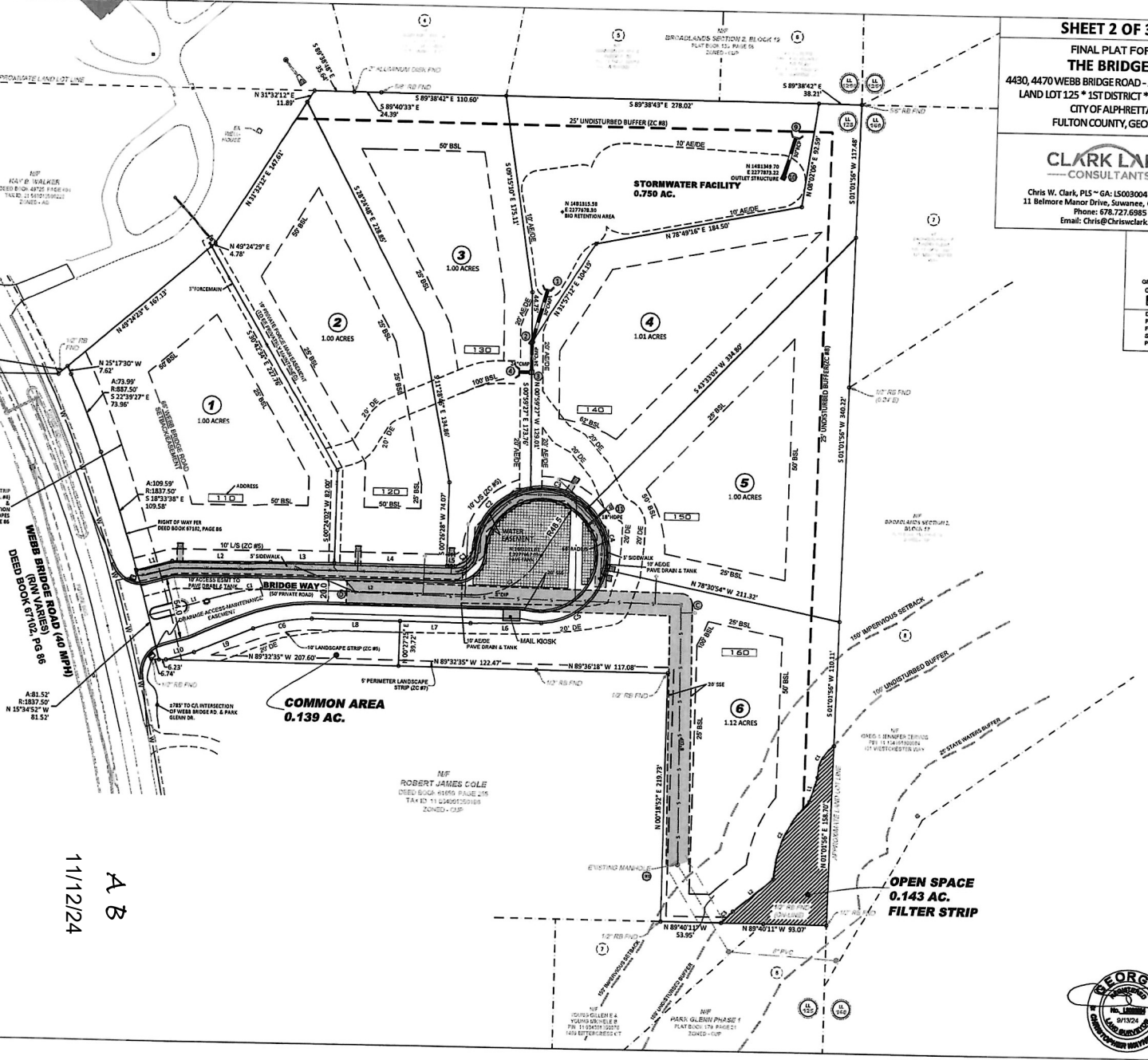
LINE	BEARING	DISTANCE	CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
L1	N 72° 25' 00" E	12.89	C1	150.00	25.53	25.77	N 80° 35' 16" E	82° 09' 11"
L2	N 80° 35' 16" E	25.53	C2	150.00	25.53	25.77	N 72° 25' 00" E	82° 09' 11"
L3	N 80° 35' 16" E	25.53	C3	150.00	25.53	25.77	N 72° 25' 00" E	82° 09' 11"
L4	N 80° 35' 16" E	25.53	C4	150.00	25.53	25.77	N 72° 25' 00" E	82° 09' 11"
L5	N 80° 35' 16" E	25.53	C5	150.00	25.53	25.77	N 72° 25' 00" E	82° 09' 11"
L6	N 80° 35' 16" E	25.53	C6	150.00	25.53	25.77	N 72° 25' 00" E	82° 09' 11"
L7	N 80° 35' 16" E	25.53	C7	150.00	25.53	25.77	N 72° 25' 00" E	82° 09' 11"
L8	N 80° 35' 16" E	25.53	C8	150.00	25.53	25.77	N 72° 25' 00" E	82° 09' 11"
L9	N 80° 35' 16" E	25.53	C9	150.00	25.53	25.77	N 72° 25' 00" E	82° 09' 11"
L10	N 80° 35' 16" E	25.53	C10	150.00	25.53	25.77	N 72° 25' 00" E	82° 09' 11"

CENTERLINE DATA LINE & CURVE TABLES

LINE	BEARING	DISTANCE	CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
L1	N 72° 25' 00" E	12.89	C1	150.00	25.53	25.77	N 80° 35' 16" E	82° 09' 11"
L2	N 80° 35' 16" E	25.53	C2	150.00	25.53	25.77	N 72° 25' 00" E	82° 09' 11"
L3	N 80° 35' 16" E	25.53	C3	150.00	25.53	25.77	N 72° 25' 00" E	82° 09' 11"
L4	N 80° 35' 16" E	25.53	C4	150.00	25.53	25.77	N 72° 25' 00" E	82° 09' 11"
L5	N 80° 35' 16" E	25.53	C5	150.00	25.53	25.77	N 72° 25' 00" E	82° 09' 11"
L6	N 80° 35' 16" E	25.53	C6	150.00	25.53	25.77	N 72° 25' 00" E	82° 09' 11"
L7	N 80° 35' 16" E	25.53	C7	150.00	25.53	25.77	N 72° 25' 00" E	82° 09' 11"
L8	N 80° 35' 16" E	25.53	C8	150.00	25.53	25.77	N 72° 25' 00" E	82° 09' 11"
L9	N 80° 35' 16" E	25.53	C9	150.00	25.53	25.77	N 72° 25' 00" E	82° 09' 11"
L10	N 80° 35' 16" E	25.53	C10	150.00	25.53	25.77	N 72° 25' 00" E	82° 09' 11"

LOT 6 LINE & CURVE TABLES

LINE	BEARING	DISTANCE	CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
L1	N 72° 25' 00" E	12.89	C1	150.00	25.53	25.77	N 80° 35' 16" E	82° 09' 11"
L2	N 80° 35' 16" E	25.53	C2	150.00	25.53	25.77	N 72° 25' 00" E	82° 09' 11"
L3	N 80° 35' 16" E	25.53	C3	150.00	25.53	25.77	N 72° 25' 00" E	82° 09' 11"
L4	N 80° 35' 16" E	25.53	C4	150.00	25.53	25.77	N 72° 25' 00" E	82° 09' 11"
L5	N 80° 35' 16" E	25.53	C5	150.00	25.53	25.77	N 72° 25' 00" E	82° 09' 11"
L6	N 80° 35' 16" E	25.53	C6	150.00	25.53	25.77	N 72° 25' 00" E	82° 09' 11"
L7	N 80° 35' 16" E	25.53	C7	150.00	25.53	25.77	N 72° 25' 00" E	82° 09' 11"
L8	N 80° 35' 16" E	25.53	C8	150.00	25.53	25.77	N 72° 25' 00" E	82° 09' 11"
L9	N 80° 35' 16" E	25.53	C9	150.00	25.53	25.77	N 72° 25' 00" E	82° 09' 11"
L10	N 80° 35' 16" E	25.53	C10	150.00	25.53	25.77	N 72° 25' 00" E	82° 09' 11"



11/12/24

A B

