1) ALL LOT CORNERS ARE MARKED WITH 1/2" REBAR UNLESS NOTED.
2) A 20' DRAINAGE EASEMENT (10' EACH SIDE OF CENTERLINE) IS RESERVED ALONG ALL CREEKS AND NATURAL DITCHES.
3) A 10' DRAINAGE EASEMENT (5' EACH SIDE OF PROPERTY LINE) IS RESERVED ALONG FRONT, SIDE AND REAR PROPERTY LINES.
4) STREET LIGHTS SHALL BE INSTALLED IN ACCORDANCE WIHT PROVISIONS OF THE STREET LIGHT ORDINACE.
5) ALL SUBDIVISION STREETS ARE 24' BOC TO BOC AND 20' WIDE ASPHALT PAVEMENT.
6) OWNERSHIP OF DETENTION POND LOTS WILL BE TRANSFERED TO PAULDING COUNTY.
7) MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE NO LESS THAN 4 FEET ABOVE THE 100 YEAR FLOOD ELEVATIONS FOR LOTS UPSTREAM OF STORM DRAIN CROSSINGS AT LOW POINTS IN ROAD. MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE NO LESS THAN 1 FOOT ABOVE THE TOP OF CURB AT LOW POINT.
8) ALL IRON PINS SET ARE 1/2" REBAR.

* INDICATES HOUSE LOCATION PLAN TO BE SUBMITTED TO PAULDING COUNTY ENGINEERING DIVISIONS PRIOR TO OBTAINING BUILDING PERMIT.

LEGEND

IPF - IRON PIN FOUND
IPS - IRON PIN SET
CMF - CONCRETE MONUMENT FOUND
B/L - BUILDING SETBACK LINE
DE - DRAINAGE EASEMENT
R/W - RIGHT-OF-WAY
SF - SQUARE FEET
N/F - NOW OR FORMERLY
NAE - NO ACCESS EASEMENT
BW - BACKWATER
CB - CATCH BASIN
② - JUNCTION BOX
© - DROP INLET
Ⓢ - SANITARY SEWER MANHOLE
N.I. BUFFER - NON-IMPERVIOUS BUFFER

ZONED - R2 WITH SEWER

MINIMUM BUILDING SETBACKS
FRONT: 30' UNLESS NOTED
SIDE: 10' / 25' ON CORNER LOTS
REAR: 25'

TOTAL AREA: 30.495 ACRES
GREENSPACE: 3.468 ACRES
GREENSPACE REQUIRED: 3.05 ACRES
NUMBER OF LOTS: 59
MINIMUM LOT SIZE: 15,000 SF
LENGTH OF STREETS: 3,751'

MINIMUM HOUSE SIZE
(HEATED AREA): 1,400 SF

NO VARIANCES WERE OBTAINED OR GRANTED FOR THIS PROJECT

RESTRICTIVE COVENANTS HAVE NOT BEEN RECORDED AT THIS TIME.

ZIP CODE: DALLAS, GA 30157

ADDRESSES FOR LOTS 10, 11, 24, 25, 39, 47, 48, 49, 50, 55 AND 59 MUST BE APPLIED FOR AT THE ADDRESSING DEPARTMENT.

Recorded 12/06/2006 02:33PM
Treva W. Shelton
Clerk Superior Court, Paulding County, Ga.
Plat Doc: PLAT
Bk 00051 Pg 0015

GEORGIA REGISTERED No. 2994 LAND SURVEYOR PHILLIP W. RAY
12/6/2006

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

ETOWAH ENGINEERING & SURVEYING, INC.
307 W/I PARKWAY
DALLAS, GEORGIA 30132
(O)770-445-6574 (F)770-445-2284

FINAL PLAT OF
MACLAND MILL
LOCATED IN LAND LOTS 400 AND 401
SECOND DISTRICT, THIRD SECTION
PAULDING COUNTY, GEORGIA

REVISIONS

DATE: 11/14/2006
SCALE: 1" = 100'
PROJECT No.: 253014
DRAWING No.: FINAL
DRAWN BY: GP/PR
CHECKED BY: P. RAY
SHEET No.: 2 of 2