TOTAL AREA = 21.58 ACRES	
TOTAL NO. OF LOTS = 62	
DENSITY / YIELD = 2.87 LOTS PER ACRE	
PRESENT ZONING = PRD Z-28-00 AND Z-13-02(10-28-02)	
MIN. FRONT YARD = 15'	
MIN. SIDE YARD = 5'	
MIN. REAR YARD = 20'	
MIN. HOUSE SIZE = 1,400 @ FOR 12,000 @ ; 1,600 @ FOR 8,000 @	
MIN. LOT SIZE = 8,000 @	

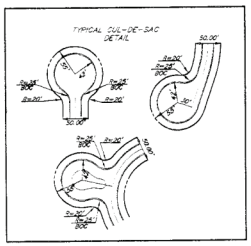
TABLE OF DEDICATION

STREET NAME	LENGTH IN L.F.
WORTHINGTON LANE	977
RICHMOND WAY	903
STOCKTON PLACE	309

C/L CURVE DATA

NO.	DATA
1	Δ = 17°30' R = 162.47' L = 49.61' T = 25.00'
2	Δ = 159° R = 324.87' L = 138.18' T = 70.00'
3	Δ = 37°48' R = 257.12' L = 172.44' T = 89.50'
4	Δ = 79°54' R = 206.94' L = 258.58' T = 150.30'
5	Δ = 19°54' R = 423.98' L = 147.31' T = 85.00'
6	Δ = 12°48' R = 396.61' L = 79.87' T = 40.06'
7	Δ = 27°08' R = 106.46' L = 225.73' T = 190.90'

TYPICAL CUL-DE-SAC DETAIL



ABBREVIATIONS LEGEND

ABBR.	DEFINITION
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
A.E.	ACCESS EASEMENT
W.L.E.	WATER LINE EASEMENT
F.M.E.	FORCE MAIN EASEMENT
M.F.E.	MINIMUM FLOOR ELEVATION
U.E.	UTILITY AND DRAINAGE EASEMENT

STRUCTURES LEGEND

- HEADWALL
- FLARED END SECTION
- SINGLE- WING CATCH BASIN
- DOUBLE- WING CATCH BASIN
- MEIR INLET
- JUNCTION BOX
- FIRE HYDRANT
- SIGN EASEMENT

NOTE: ALL STORM DRAINS ARE ALUMINIZED STEEL ULTRA FLOW CORRUGATED METAL PIPE UNLESS OTHERWISE NOTED.

LOT AREA DATA

LOT#	SQFT	LOT#	SQFT
201	11,400	232	10,124
202	9,000	233	9,648
203	9,000	234	8,713
204	9,584	235	13,332
205	9,951	236	19,702
206	9,952	237	15,984
207	10,132	238	11,566
208	10,882	239	12,273
209	10,925	240	11,568
210	9,479	241	11,191
211	9,908	242	16,065
212	9,934	243	14,962
213	9,934	244	13,912
214	9,197	245	11,187
215	9,188	246	13,977
216	9,474	247	14,065
217	9,508	248	13,918
218	9,624	249	9,647
219	21,243	250	9,647
220	29,917	251	9,647
221	9,870	252	11,188
222	9,870	253	11,188
223	9,999	254	10,973
224	9,479	255	10,062
225	9,833	256	14,501
226	11,443	257	14,502
227	8,686	258	17,239
228	8,686	259	10,398
229	11,360	260	10,130
230	9,948	261	9,624
231	11,133	262	11,914

HOUSE NOTES:
1. CONNECTION TO THE PUBLIC WATER DISTRIBUTION SYSTEM WILL BE MANDATORY FOR EACH LOT SINCE ADEQUATE SUPPLY IS AVAILABLE TO THE DEVELOPMENT. THE DIRECTOR OF THE PAULDING COUNTY PUBLIC WORKS DEPARTMENT WILL DETERMINE AVAILABILITY.
2. UNTIL SUCH TIME RE-USE WATER IS AVAILABLE FOR IRRIGATION, EACH LOT WILL UTILIZE POTABLE WATER FOR IRRIGATION IN ACCORDANCE WITH THE MOST CURRENT ISSUE OF THE PAULDING COUNTY DEVELOPMENT REGULATIONS.
3. PAULDING COUNTY PUBLIC WORKS DEPARTMENT RESERVES A 10-FOOT BY 10-FOOT TEMPORARY EASEMENT BEHIND ALL WATER AND RE-USE METER BOXES FOR THE DISCONNECTION OF THE POTABLE SERVICE FROM THE LOT IRRIGATION TYPING AND CONNECTION TO THE RE-USE SERVICE.
4. HOMEOWNERS ARE CAUTIONED AGAINST THE USE OF RE-USE WATER FOR HUMAN CONSUMPTION OR OTHER PURPOSES NOT SPECIFICALLY ALLOWED IN THE GEORGIA EPD RE-USE REGULATIONS.

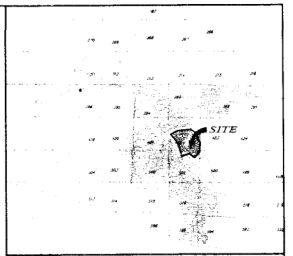
PAULDING COUNTY GEORGIA
PAULDING COUNTY COURT
FILED IN OFFICE
2005 OCT 11 PM 8:20
TREVA
CLERK
PAULDING COUNTY COURTS

ZONING CONDITIONS AND STIPULATIONS FOR ZONING CASE Z-28-00 AND Z-13-02 ; AS AMENDED OR SUPPLEMENTED, WERE RECORDED ON 12-11-03 , IN DEED BOOK 1548 , PAGES 380 & 381 , PAULDING COUNTY DEED RECORDS.

THE OPEN SPACE LEVEL DRAINAGE EASEMENTS AS SHOWN ARE NOT TO BE CONSTRUED AS EXACTING IN LOCATION. THESE EASEMENTS ARE INTENDED TO PROVIDE AN AREA FOR THE TREE CLEARANCE 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.

WETLANDS SHOWN WITHIN THE BOUNDARY OF THIS SITE (SHADED AREAS) ARE PROTECTED BY FEDERAL LAW AND ARE UNDER THE JURISDICTION OF THE UNITED STATES CORPS OF ENGINEERS. DISTURBANCE OF THESE WETLAND AREAS MUST BE APPROVED PRIOR TO ANY ACTION.

PAULDING COUNTY
DEVELOPMENT DIVISION
(ENGINEERING)
[signature] 10-11-05 DATE



LOCATION MAP 1" = 2000'

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 ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AS SHOWN HEREON AND IS TO THE ACCURACY AND SPECIFICATIONS REQUIRED BY THE PAULDING COUNTY DEVELOPMENT STANDARDS.

[signature] 9-19-05
CHRISTOPHER A. EVANS, GEORGIA R.L.S.# 2784 DATE

OWNER'S ACKNOWLEDGMENT

I HEREBY CERTIFY AS THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, ACKNOWLEDGE THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND FOR VALUE RECEIVED THE SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED DO HEREBY CONVEY ALL STREETS AND RIGHTS-OF-WAY, WATER MAINS, WATER RISER MAINS, AND SEWER LINES SHOWN HEREIN IN FEE SIMPLE TO PAULDING COUNTY AND FURTHER DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS HEREIN EXPRESSED IN CONSIDERATION OF THE APPROVAL OF THIS DEVELOPMENT PLAN AND OTHER VALUABLE CONSIDERATIONS, THE OWNER FURTHER RELEASES AND HOLDS HARMLESS PAULDING COUNTY FOR ANY AND ALL CLAIMS, DAMAGES OR DEMANDS ARISING, ON ACCOUNT OF THE DESIGN, CONSTRUCTION AND MAINTENANCE OF THE PROPERTY SHOWN HEREIN, ON ACCOUNT OF THE ROADS, FILLS, EMBANKMENTS, DITCHES, CROSS DRAINS, CULVERTS, WATER MAINS, WATER RISER MAINS, SEWER LINES, AND BRIDGES WITHIN THE PROPOSED RIGHTS-OF-WAY AND EASEMENTS SHOWN, AND ON ACCOUNT OF BACKWATER, THE COLLECTION AND DISCHARGE OF SURFACE WATER, OR THE CHANGING OF COURSES OF STREAMS, AND FURTHER THE OWNER WARRANTS THAT HE OWNS FEE SIMPLE TITLE TO THE PROPERTY SHOWN HEREON AND AGREES THAT PAULDING COUNTY SHALL NOT BE LIABLE TO HIM, HIS HEIRS, SUCCESSORS OR ASSIGNS FOR ANY CLAIMS OR DAMAGES RESULTING FROM THE CONSTRUCTION OR MAINTENANCE OF CROSS DRAIN EXTENSIONS, DRIVES, STRUCTURES, STREET, CULVERTS, CURBS OR SIDEWALKS, THE CHANGING OF COURSES OF STREAMS AND RIVERS, FLOODING FROM NATURAL CREEKS AND RIVERS, SURFACE WATERS AND ANY OTHER WATER WHATSOEVER. FURTHER WARRANT THAT I HAVE THE RIGHT TO SELL AND CONVEY THE LAND ACCORDING TO THIS PLAT AND DO HEREBY BIND MYSELF AND OWNERS SUBSEQUENT IN TITLE TO DEFEND BY VIRTUE OF THESE PRESENTS.

[signature] 9.9.05
OWNER: TEMCO ASSOCIATES BY: COUSINS REAL ESTATE CORP. DATE
MANAGING MEMBER BY:

PAULDING COUNTY DEVELOPMENT CERTIFICATION

THIS PLAT, HAVING BEEN SUBMITTED TO PAULDING COUNTY AND HAVING BEEN FOUND TO COMPLY WITH THE PAULDING COUNTY DEVELOPMENT REGULATIONS, THE MINIMUM FOURTH ZONING ORDINANCE, IS APPROVED SUBJECT TO THE INSTALLATION AND DEDICATION OF ALL STREETS, UTILITIES, EASEMENTS AND OTHER IMPROVEMENTS SHOWN ON THE APPROVED CONSTRUCTION PLANS AND THE POSTING OF A [illegible] ON MAINTENANCE BOND IN THE AMOUNT OF [illegible]

[signature] 9/28/05
COMMUNITY DEVELOPMENT DIRECTOR DATE

[signature] 9/27/05
WATER, SEWER & ENVIRONMENTAL SERVICES DATE

[signature] 9-27-05
DEPARTMENT OF TRANSPORTATION DATE

[signature] 10-10-05
PAULDING COUNTY BOARD OF COMMISSIONERS DATE

PLAT FILED IN OFFICE ON _____
RECORDED IN PLAT BOOK _____ PAGE _____

CLERK, PAULDING COUNTY SUPERIOR COURT DATE

THIS PLAT IS SUBJECT TO THE COVENANTS SET FORTH IN THE SEPARATE DOCUMENT(S) DATED _____ WHICH HEREBY BECOMES A PART OF THIS PLAT, RECORDED IN DEED BOOK 1548 , PAGES 306 - 321, LT SEQ., PAULDING COUNTY DEED RECORDS AND SIGNED BY THE OWNER, AS AMENDED OR SUPPLEMENTED.

OWNER/DEVELOPER:
TEMCO ASSOCIATES, L.L.C. BY:
COUSINS REAL ESTATE
CORP. MANAGING MEMBER
2500 WINDY RIDGE PKWY
SUITE 1600
ATLANTA, GA 30339
CRAIG A. LACEY - VICE PRESIDENT
770-955-2200

VILLA RICA POST OFFICE
ZIP CODE 30180

SCALE IN FEET: 100 0 100 200

DATE	9-12-05
SCALE	1" = 100'
DRAWN BY	MRT
CHECKED BY	DH
FIELD BOOK	
REVISIONS	

FINAL PLAT FOR:
THE GEORGIAN
UNIT C

LOCATED IN LL 422 & 501
1st DISTRICT, 3RD SECTION
PAULDING COUNTY, GA.

Gaskins

GEORGIA REGISTERED No. 2068 LAND SURVEYOR JOHN C. GASKINS

GEORGIA REGISTERED 2784 CHRISTOPHER A. EVANS

THE PARCEL OF LAND IS IN THE 100 YEAR FLOOD PLAIN AND IS ZONE A COMMUNITY NUMBER 1 PANEL NUMBER 1022 F MAP NUMBER 0320 B DATED NOVEMBER 8, 1988 ACCORDING TO F.I.R.M. (F.H.A.)

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER. LINEAR PRECISION OF TRAVERSE 1' IN 52,000+. ANGULAR ERROR 3" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT 1' IN 41,676. MATTERS OF TITLE ARE EXCEPTED.

NOTES:
1. BUILDER ON EACH LOT SHALL PROVIDE EROSION AND SEDIMENT CONTROL MEASURES TO PREVENT SEDIMENT FROM ENTERING ANY ADJACENT LOT OR PUBLIC ROADWAY.
2. ALL LOTS ARE TO HAVE A DRAINAGE EASEMENT, WHICH IS A RESERVE STRIP FOR DRAINAGE CONTROL 5' EITHER SIDE OF SIDE PROPERTY LINES, 5' ALONG FRONT PROPERTY LINES, 10' EITHER SIDE OF REAR PROPERTY LINES, AND 20' ALONG EXTERIOR (REAR) PROPERTY LINES.
3. MIN. F.F. ELEVATIONS SHALL BE NO LESS THAN 4 FEET ABOVE THE 100 YEAR ELEVATION FOR POOL OR 100 YR. FLOOD ELEVATIONS, FOR LOTS UPSTREAM OF STORM DRAIN CROSSINGS AT LOW POINTS IN ROADS, MIN F.F. ELEVATIONS SHALL BE NO LESS THAN 1 FOOT ABOVE THE TOP OF CURB AT LOW POINT.
4. A "HOUSE / HANDICAPPED HOUSE LOCATION PLAN" TO BE PROVIDED TO PAULDING COUNTY ENGINEERING DEPARTMENT PRIOR TO OBTAINING BUILDING PERMIT.
5. DEVELOPMENT SHALL COMPLY WITH ALL CONDITIONS OF ZONING FOR PRD (Z-28-00, AND Z-13-02) AS AGREED UPON BY APPLICANT ON OCTOBER 18, 2002.
6. ALL 4 REBAR SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
7. HANDICAP RAMPS REQUIRED AT ALL INTERSECTIONS, DRIVEWAYS AND CURB ENCROACHMENTS, WHETHER SIDEWALKS ARE CONSTRUCTED.
8. A 25 FOOT DRAINAGE EASEMENT (12 FEET EACH SIDE OF CENTERLINE) IS RESERVED ALONG ALL CREEKS AND NATURAL DITCHES.
9. NO CERTIFICATES OF OCCUPANCY TO BE ISSUED UNTIL TEMPORARY SANITARY SEWER TREATMENT PLANT IS IN OPERATION.
10. 4" CONCRETE SIDEWALKS TO BE CONSTRUCTED BY HOME BUILDERS ON BOTH SIDES OF ALL STREETS AND AROUND CUL-DE-SACS.
11. ALL ROADWAYS ARE CENTERED IN RIGHT OF WAY UNLESS OTHERWISE NOTED.
12. LOTS 17, 126, 153, 154, 155 WILL BE ASSESSED WHEN PERMIT IS APPLIED FOR.

A. IN ACCORDANCE WITH THE PAULDING COUNTY STREET LIGHT DISTRICT ORDINANCE AMENDMENT NO.R-97-1, THE DEVELOPER OF THIS SUBDIVISION MUST PROVIDE STREET LIGHTS.
B. THE DEVELOPER SHALL SUBMIT TO THE PLANNING AND ZONING DIVISION THE STREET LIGHT LAYOUT PREPARED BY THE UTILITY COMPANY WHICH PROVIDES STREET LIGHTING SERVICE, SHOWING EXACT LOCATION OF STREET LIGHTS WITHIN THIS SUBDIVISION.
C. THE DEVELOPER SHALL SUBMIT TO THE PLANNING AND ZONING DIVISION PROOF OF PAYMENT TO THE UTILITY COMPANY FOR INSTALLATION OF STREET LIGHTS, INCLUDING POLES, FIXTURES, AND ANY OTHER MATERIALS NECESSARY FOR INSTALLATION.
D. THE DEVELOPER SHALL GUARANTEE THAT STREET LIGHTS SHALL BE INSTALLED IN ACCORDANCE WITH PROVISIONS OF THE STREET LIGHT ORDINANCE.
E. THE STREET LIGHT REQUIREMENTS MUST BE MET PRIOR TO OBTAINING ANY BUILDING PERMITS OR WATER METERS FOR THIS SUBDIVISION.

BK 47 Pg 29