

FOR OFFICE USE ONLY:
DATE RECEIVED: 9/13/2021

ACTION BY THE GOVERNING AUTHORITY:
APPROVED: _____ DISAPPROVED: _____

APPLICATION FOR AMENDMENT OF THE
UNIFIED ZONING ORDINANCE/MAP

Dalton: X
Varnell: _____
Whitfield Co: _____

Fee: \$200
Make check payable to: DALTON-WHITFIELD ZONING

Application is hereby made for amendment of the Unified Zoning Ordinance/Map, and if granted, the applicant agrees to conform to all laws, ordinances and resolutions regulating same.

Name of Applicant: Worldcap Solutions Telephone: 770.598.5366

Mailing Address: 3000 Slaton Drive NW, Atlanta, GA 30305

Email: dlwhit@worldcapsolutions.com

Address of Property to be Rezoned: Brady Drive - Lots #39 and Lots #45-#50

Amendment to: Zoning Map X Text Section _____

If an amendment to the Zoning Text, include on separate sheets the proposed amendment.

If an amendment to the Zoning Map, indicate the following:

Size of Property: 3.17 acres; 138,327 square feet

Existing Zone Classification: R-6 and R-3

Proposed Zone Classification: R-7

Present Use of Property: Vacant Lots

Proposed Use of Property: Residential For Rent - Single Family Units

If multi-family, total number of units: 28
Average size of unit (optional): 1430 square feet

Preliminary Site plan is required for Special Use and zoning districts of R-6, R-7, MU, and PUD

Include on separate sheets a legal description of the property and a map of the property showing:

- a) Actual dimensions of property
- b) Location and type of existing structures
- c) Zone and land use of surrounding property

I hereby certify that the above information is true and correct.

Signed: Daniel T. Whitfield

Date: 9/10/2021

VERIFICATION

The undersigned is the/an owner of an interest in the lands described in the attached Application for Amendment of the Unified Zoning Ordinance/Map and concurs in the application. The undersigned's interest in the lands described in the application is as follows:

(describe parcel or parcels of interest and percentage of interest)

Parcel Numbers:

12-120-20-013, 12-120-20-014, 12-120-20-015, 12-120-20-016, 12-120-20-017

12-120-20-018, 12-120-20-019

The undersigned owner has an interest of 100%

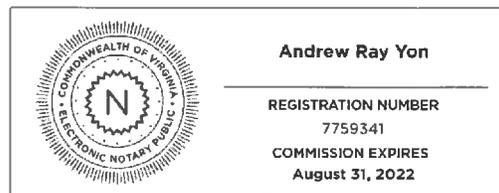
I appoint Worldcap Solutions LLC
my attorney in fact with full authority, my name, place, and stead, to apply for the zoning amendment set forth in the attached application.

DBC APTS LLC - *Michael J. Conestoga*
Owner signature

Commonwealth of Virginia, County of Hanover

Sworn to and subscribed
before me, this 12th day
of August, 2021

Andrew Ray Yon
Notary Public
My commission expires 08/31/2022
(SEAL)



Notarized online using audio-video communication
Executed in Hanover County, VA

1
DISCLOSURE REPORT OF PROPERTY/FINANCIAL INTEREST
2
BY APPLICANT

(Required by Title 36, Chapter 67A, O.C.G.A.)

Date of Rezoning Application: September 20, 2021

Does any member of the Planning Commission or applicable governing authority have a property interest (direct or indirect ownership, including any percentage of ownership less than total) in the subject property?

(yes or no) _____

If so, describe the nature and extent of such interest:

Does any member of the Planning Commission or applicable governing authority have a financial interest (direct ownership interests of the total assets or capital stock where such ownership interest is ten (10) percent or more) in a corporation, partnership, limited partnership, firm, enterprise, franchise, association, or trust, which has a property interest (direct or indirect ownership, including any percentage of ownership less than total) upon the subject property?

(yes or no) _____

If so, describe the nature and extent of such interest:

1

If the answer to any of the above is "Yes," then the member of the Planning Commission or applicable governing authority must immediately disclose the nature and extent of such interest, in writing, to the applicable governing authority Board or Council. A copy should be filed with this application. Such disclosures shall be a public record and available for public inspection at any time during normal working hours.

2

Applicant means any person who applies for a rezoning action and any attorney or other person representing or acting on behalf of the applicant for a rezoning action.

Does any member of the Planning Commission or applicable governing authority have a spouse, mother, father, brother, sister, son, or daughter who has any interest as described above?

(yes or no) _____

If so, describe the relationship and the nature and extent of such interest:

I certify that the foregoing information is true and correct to the best of my knowledge and belief, this 08 day of September, 2021.



Applicant's Signature

[Note: Any local government official or any applicant for rezoning action knowingly failing to make any disclosure as required by O.C.G.A. Chapter 36 - 67A shall be guilty of a misdemeanor.]

**DISCLOSURE REPORT OF CAMPAIGN CONTRIBUTIONS AND GIFTS
BY APPLICANT*
(Required by Title 36, Chapter 67A, O.C.G.A.)**

Date of Rezoning Application: September 20, 2021

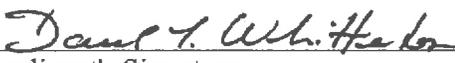
Has the applicant* made, within two (2) years immediately preceding the filing date of this application, campaign contributions aggregating two hundred fifty dollars (\$250) or more or made gifts having in the aggregate a value of two hundred fifty dollars (\$250) or more to a member or members of the Planning Commission or applicable governing authority who will consider this application?

(Yes or No)

If so, the applicant and the attorney or other person representing the applicant must file a disclosure report with the appropriate governing authority Board or Council within ten (10) days after this application is first filed. The following information will be considered as the required disclosure:

- 1) List the name and official position of the governing authority member or Planning Commission member; 2) the dollar amount and date of each applicable campaign contribution; and 3) an enumeration and description of each gift having a value of \$250 or more.

I certify that the foregoing information is true and correct to the best of my knowledge and belief, this 08 day of September, 2021.



Applicant's Signature

[Note: Any local government official or any applicant for rezoning action knowingly failing to make any disclosure as required by O.C.G.A. Chapter 36 - 76A shall be guilty of a misdemeanor.]

* Applicant means any person who applies for a rezoning action and any attorney or other person representing or acting on behalf of the applicant for a rezoning action.

Rezoning Application

Proposal

The applicant, Worldcap Solutions LLC under contract with owner, is seeking to rezone (7) vacant lots in the Dalton Beach Club complex on Brady Drive. These are the (7) remaining lots of the existing rental community inside Dalton City limits serving northwest Dalton and the surrounding areas.

We are seeking to rezone these lots to R-7 district as per the joint ordinance of Dalton-Whitfield Commission.

Preliminary Site Plan

All parcels which seek rezoning to R-6 of R-7 must submit a Preliminary Site Plan with the rezoning application unless specifically waived, in whole or in part, by the Planning & Zoning Administrator. We request that this application due to our intent to finish the remaining lots in an existing complex which are similar to the current configuration be granted a waiver. We understand that specific building permitting, and development requirements have changed since the existing structures were built, and that no part of this waiver is construed to preclude or exempt the project of complying with current rules and ordinances.

We have attached a proposed basic parcel plan and other relevant information in this application to show our intent to develop similar housing configuration.

The rezoning creates no buffer between adjacent lots. However, lots #39, #45 and #46, must provide a minimum 15-foot buffer on the backside of the parcel (east) abutting to R-2 district.

Actual Dimension of Property

The property includes (6) adjacent lots with (1) lot separated but abutting next to Dalton Beach Club. Each lot is sized around 0.5 acre ranging from 0.34 – 0.62 acres (14,833 – 26,637 SF). Each lot has approximately 100 linear feet frontage on Brady Drive except for lots #45-#48 that are located at the end of the cul-de-sac.

Location and Type of Existing Structure

There is no existing structure or improvements on the lots.

Zone and Land Use of Surrounding Properties

The boundaries represent the following zoning districts.

North Boundary	R-6 (Dalton Beach Club)
East Boundary -	R-2 (with no access, extreme topo)
South Boundary -	M-2
West Boundary -	mixture of M-2 and R-7 (multi-family)

Current Condition of Property

The current lots were subdivided creating the Crow Valley Estate development in 1988. Later, lots were sold and developed with attached townhomes (4) per lot creating what is today known as the Dalton Beach Club. These “for rent” single family homes are in increasing demand as workforce housing is relatively scarce in and around Dalton.

Zoning Analysis (5/5/21)

The applicant is planning on duplicating the housing configuration of the previous units to build (4) units, attached townhomes (quadplex) on each lot. Per current ordinance, where public sewer is available, the lot size must be larger than 15,000 SF. Each lot should meet this requirement, except for lot #39. We would seek a variance of 167 SF to be concurrent with the overall plan.

Floodplain Analysis

There are four lots in a FEMA Flood Zone A. We don't have any recent base elevations for these lots, but based on prior developments, we are aware that many flood areas tend to be more conservative than actual. We will provide a more detailed flood study incorporating any known studies relative to the properties.

Stormwater Analysis

Updated stormwater management ordinance requires that any impervious development of more than 5000 SF would require a stormwater management plan. We are expected to provide such plan necessary.

City Public Works Analysis

Since these additional multi-family units are larger than duplexes, the property would comply with the local vegetation ordinance, see City Code Sec. 122-126 (a) (1,2). Also, waste collection would be integrated in the Dalton Beach Club solid waste services plan.

Parking Analysis

The current parking requirements would necessitate additional space for vehicles to turn around before existing onto the street. We plan to show parking spaces for development in a parking plan.

Utilities and Infrastructure

Public Sewer

Sewer is available and runs down Brady Road. The sewer line is gravity fed and flows in the direction of the cul-de-sac. There is adequate available capacity to support an additional 28 single family dwellings.

Storm Water

The existing storm water system includes collectors placed along Brady Road. The new development will require the engineering of additional retention and management collectors.

Public Water

Dalton Utilities provides access to public water along Brady Road. There is an 8-inch cast iron pipe that supply water to both fire hydrants and to each residential unit.

Retracement Survey of:

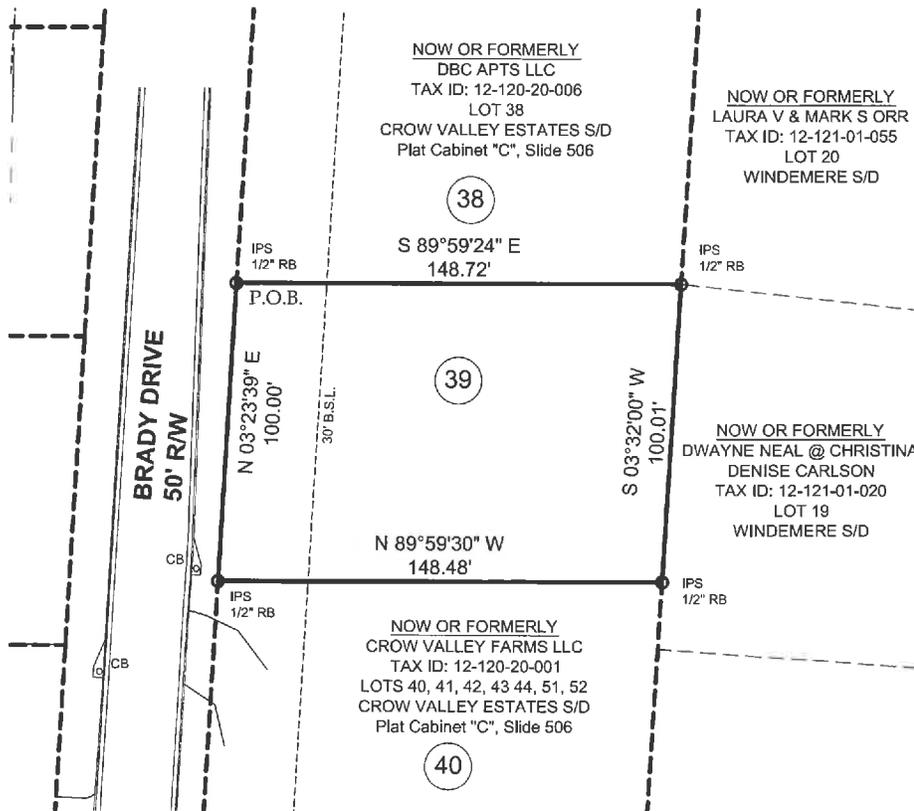
CROW VALLEY ESTATES PHASE TWO LOT 39

Tax Parcel ID: 12-120-20-013
being 0.34 Acres of Land
L.L. 121, 12th District, Section 3
Whitfield County, Georgia

BASIS OF BEARING
Reference: 1g
Plat Book C, Slide 506

LEGEND:

- Property Corner
- IPF = Iron Pin Found
- IPS = Iron Pin Set 1/2" RB
- CMF = Conc. Mon. Found
- ★ Light Pole
- ⊕ Water Valve
- ⊗ Water Meter
- ▣ Tele / Cable Pedestal
- ⊞ Electric Transformer
- ⊞ Fire Hydrant
- ⊞ Power Pole
- () Record bearing or distance
- Fence line
- Power line



SURVEYORS CERTIFICATION

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APRIL 11, 2019

KENNETH L. NUTT R.L.S. SEAL #2101

SITE AREA

0.34 ACRES
14,833 sq. ft.



DATE OF PLAT 04/11/19

Job #: 040319

References:

- 1a) Final Plat of CROW VALLEY ESTATES, PHASE TWO by Donald A Babb R.L.S. # 2029 dated March 18, 1986 and updated July 11 1988 recorded in Plat Cabinet "C", Slide 506.
- 1b) Deed Book 06660 Slide 506
- 2) Equipment used: Topcon GTS Total Station
- 3) Radial Survey with Redundant Measurements having a positional tolerance of 0.04'
- 4) This survey was performed without the benefit of a complete and thorough Title Abstract.
- 5) This plat has been calculated for closure and is found accurate within one foot in infinity feet.
- 6) This plat subject to all easements public and private.
- 7) Retracement Survey of existing parcel being known as a part of Tax Parcel ID # 12-120-20-013 with a current Owner of DBC APTS LLC per Whitfield County Records.

Retracement Survey for:

DBC Apts, LLC

CROW VALLEY ESTATES
PHASE TWO
LOT 39

Land Lot: 121, 12th District, Section 3
Whitfield County, City of Dalton, Ga

FLOOD INFORMATION FROM FEMA AND SCALED IN;
NO FIELD WORK PERFORMED.

According to F.I.R.M. Community Panel #13313C0136D,
dated 08/19/07 this property is located in ZONE "X" an area
NOT having special flood hazards.

Computed by: JF
Drawn by: JF
Checked by: KN
Party Chief: KN
Date Surveyed: 04/06/2019
Date Drawn: 04/11/2019

GRAPHIC SCALE



SCALE: 1" = 40'



Perimeter Surveying Co., Inc.
All Your Surveying Needs!

1985 Sandtown Road SW, Marietta, GA 30066
Phone: (770) 226-8814 Fax: (770) 226-8758 Email: info@psco.com
Kenneth L. Nutt, R.L.S. #2101, COPIES 157001223

Retracement Survey of:

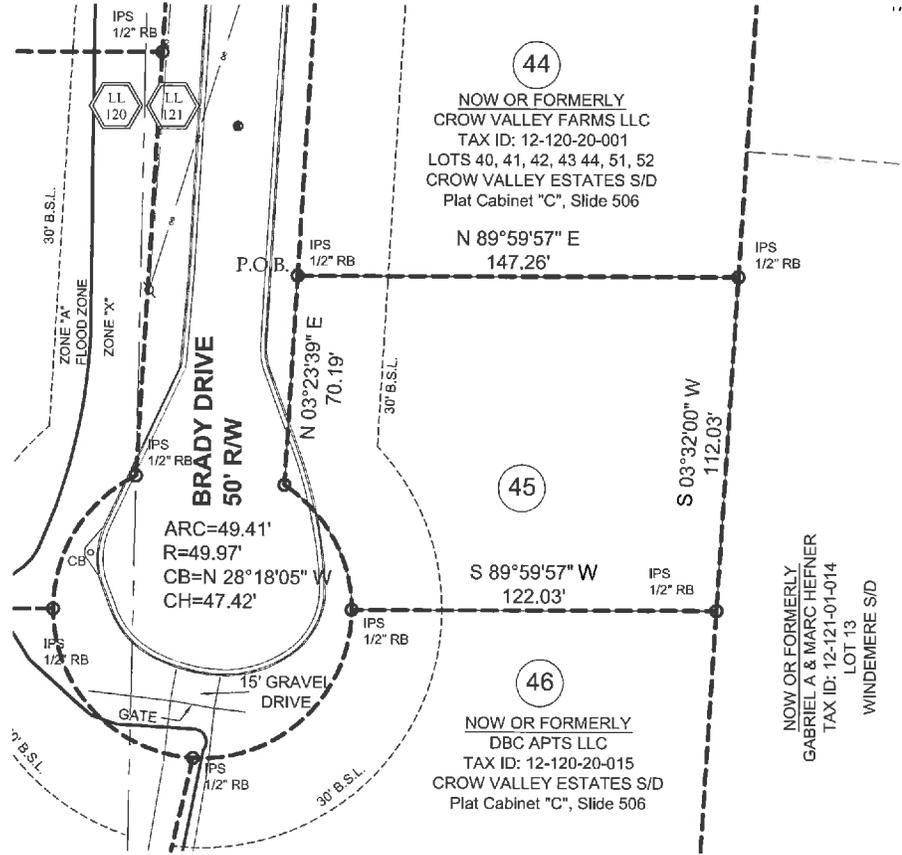
CROW VALLEY ESTATES PHASE TWO LOT 45

Tax Parcel ID: 12-120-20-014
being 0.36 Acres of Land
L.L. 121, 12th District, Section 3
Whitfield County, Georgia

BASIS OF BEARING
Reference: 1a
PlatBook C, Slide 506

LEGEND:

- Property Corner
- IPF = Iron Pin Found
- IPS = Iron Pin Set 1/2" RB
- CMF Conc. Mon. Found
- ★ Light Pole
- ⊙ Water Valve
- ⊙ Water Meter
- ⊙ Tele / Cable Pedestal
- ⊙ Electric Transformer
- ⊙ Fire Hydrant
- ⊙ Power Pole
- () Record bearing or distance
- Fence line
- Power line



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APRIL 11, 2019

KENNETH L. NUTT R.L.S. SEAL #2109

SITE AREA
0.36 ACRES
15,738.4 sq. ft.



DATE OF PLAT 04/11/19
Job #: 040319

- References:
- 1a) Final Plat of CROW VALLEY ESTATES, PHASE TWO by Donald A Babo R.L.S. # 2029 dated March 18, 1986 and updated July 11 1988 recorded in Plat Cabinet "C", Slide 506.
 - 1b) Deed Book 06660 Slide 506
 - 2) Equipment used: Topcon GTS Total Station
 - 3) Radial Survey with Redundant Measurements having a positional tolerance of 0.04'
 - 4) This survey was performed without the benefit of a complete and thorough Title Abstract.
 - 5) This plat has been calculated for closure and is found accurate within one foot in infinity feet.
 - 6) This plat subject to all easements public and private.
 - 7) Retracement Survey of existing parcel being known as a part of Tax Parcel ID # 12-120-20-014 with a current Owner of DBC APTS LLC per Whitfield County Records.

Perimeter Surveying Co., Inc.
All Your Surveying Needs!
1085 S. Highway Road SW Marietta, GA 30068
Phone: 770-424-5424 Fax: 770-424-5783 kln@perisur.com
Kenneth L. Nutt, R.L.S. #2109

Retracement Survey for:
DBC Apts, LLC
**CROW VALLEY ESTATES
PHASE TWO
LOT 45**
Land Lot: 121, 12th District, Section 3
Whitfield County, City of Dalton, Ga

FLOOD INFORMATION FROM FEMA AND SCALED IN;
NO FIELD WORK PERFORMED.
According to F.I.R.M. Community Panel #1313C0136D,
dated 09/19/07 this property is located in ZONE "X" an area
NOT having special flood hazards.

Computed by: JF
Drawn by: JF
Checked by: KN
Party Chief: KN
Date Surveyed: 04/06/2019
Date Drawn: 04/11/2019

GRAPHIC SCALE
0 10 20 40
SCALE: 1" = 40'

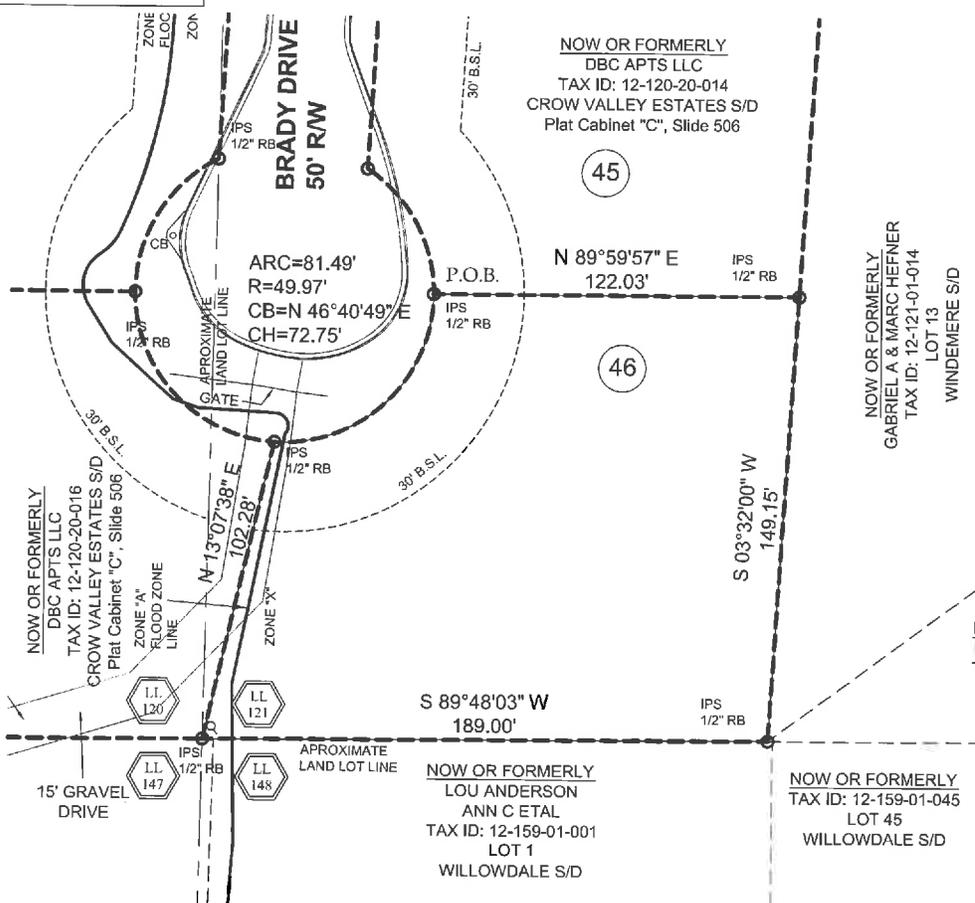
Retracement Survey of:

CROW VALLEY ESTATES PHASE TWO LOT 46

Tax Parcel ID: 12-120-20-015
being .56 Acres of Land
L.L. 121, 12th District, Section 3
Whitfield County, Georgia

BASIS OF BEARING
Reference: To
PlatBook C, Slide 506

- LEGEND:**
- Property Corner
 - IPF = Iron Pin Found
 - IPS = Iron Pin Set 1/2" RB
 - CMF Conc. Mon. Found
 - ☆ Light Pole
 - ⊙ Water Valve
 - ⊗ Water Meter
 - ⊠ Tele / Cable Pedestal
 - ⊡ Electric Transformer
 - ⊞ Fire Hydrant
 - ⊕ Power Pole
 - () Record bearing or distance
 - Fence line
 - Power line



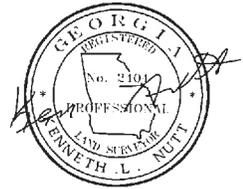
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APRIL 11, 2019

KENNETH L. NUTT R.L.S. SFAL #2104

SITE AREA
0.56 ACRES
24,454.5 sq. ft.



DATE OF PLAT 04/11/19
Job #: 040319

- References:**
- 1a) Final Plat of CROW VALLEY ESTATES, PHASE TWO by Donald A Babb R.L.S. # 2029 dated March 18, 1986 and updated July 11 1988 recorded in Plat Cabinet "C", Slide 506.
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 - 7) Retracement Survey of existing parcel being known as a part of Tax Parcel ID # 12-120-20-015 with a current Owner of DBC APTS LLC per Whitfield County Records.

Perimeter Surveying Co., Inc.
All Your Surveying Needs!
7305 Sardis Road SW, Marietta, GA 30066
Phone: (770) 426-8241 Fax: (770) 426-8754
Kenneth L. Nutt, G.S., R.L.S. #2104 OCN #SF061223

Retracement Survey for:

DBC Apts, LLC

**CROW VALLEY ESTATES
PHASE TWO
LOT 46**

**Land Lot: 121, 12th District, Section 3
Whitfield County, City of Dalton, Ga**

FLOOD INFORMATION FROM FEMA AND SCALED IN;
NO FIELD WORK PERFORMED.

According to F.I.R.M. Community Panel #13313C0136D, dated 09/19/07 this property is located in ZONE "X" AND ZONE "A" which is an area having special flood hazards.

Computed by: JF
Drawn by: JF
Checked by: KN

Party Chief: KN
Date Surveyed: 04/06/2019
Date Drawn: 04/11/2019

GRAPHIC SCALE
0 10 20 40
SCALE: 1" = 40'

Retracement Survey of:

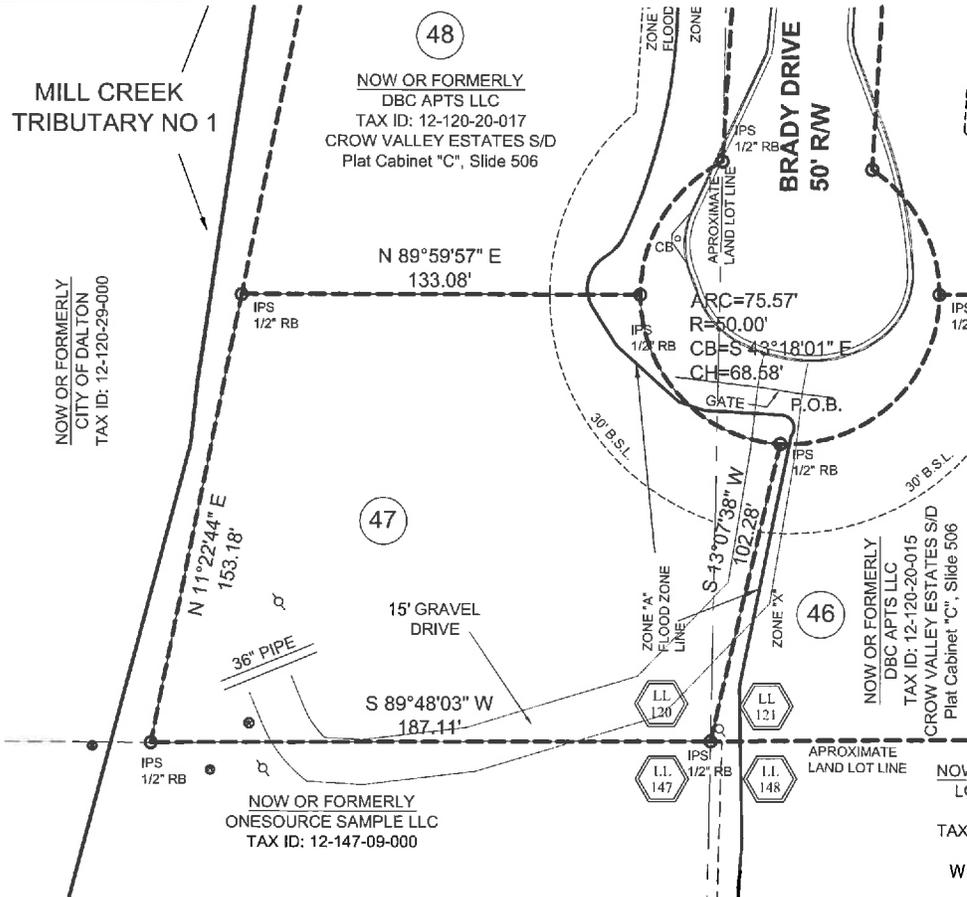
CROW VALLEY ESTATES PHASE TWO LOT 47

Tax Parcel ID: 12-120-20-016
being .60 Acres of Land
L.L. 120 & 121, 12th District, Section 3
Whitfield County, Georgia

BASIS OF BEARING
Reference: 1g
PlatBook C, Slide 506

LEGEND:

- Property Corner
- IPF = Iron Pin Found
- IPS = Iron Pin Set 1/2" RB
- CMF Conc. Mon. Found
- Light Pole
- Water Valve
- Water Meter
- Tele / Cable Pedestal
- Electric Transformer
- Fire Hydrant
- Power Pole
- () Record bearing or distance
- Fence line
- Power line



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APRIL 11, 2019

KENNETH L. NUTT R.L.S. SEAL #2104

SITE AREA

0.60 ACRES
26,269 sq. ft.



DATE OF PLAT 04/11/19

Job #: 040319

References:

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- 7) Retracement Survey of existing parcel being known as a part of Tax Parcel ID # 12-120-20-016 with a current Owner of DBC APTS LLC per Whitfield County Records.

Retracement Survey for:

DBC Apts, LLC

CROW VALLEY ESTATES
PHASE TWO
LOT 47

Land Lot: 120 & 121, 12th District, Section 3
Whitfield County, City of Dalton, Ga

FLOOD INFORMATION FROM FEMA & WHITFIELD COUNTY GIS
FLOOD LINES ARE SCALED IN AND NO FIELD WORK PERFORMED.

According to F.I.R.M. Community Panel #13313C0136D, dated 09/19/07 this property is located in ZONE "X" AND ZONE "A" which is an area having special flood hazards.

Computed by: JF
Drawn by: JF
Checked by: KN

Party Chief: KN
Date Surveyed: 04/06/2019
Date Drawn: 04/11/2019

GRAPHIC SCALE



SCALE: 1" = 40'



Perimeter Surveying Co., Inc.
All Your Surveying Needs!

1055 Sardis Road SW Marietta, GA 30068
Phone: 770.426.8244 Fax: 770.426.5733
Kenneth L. Nutt, Ge. R.L.S. #2104 O&P #SFE01223

Retracement Survey of:

CROW VALLEY ESTATES PHASE TWO LOT 48

Tax Parcel ID: 12-120-20-017
being .61 Acres of Land
L.L. 120 & 121, 12th District, Section 3
Whitfield County, Georgia

BASIS OF BEARING
Reference: 1a
PlatBook C, Slide 506

LEGEND:

- Property Corner
- IPF = Iron Pin Found
- IPB = Iron Pin Set 1/2" RB
- CMF Conc. Mon. Found
- ☆ Light Pole
- ⊗ Water Valve
- ⊗ Water Meter
- Tele / Cable Pedestal
- ⊕ Electric Transformer
- ⊕ Fire Hydrant
- ⊕ Power Pole
- () Record bearing or distance
- - - - - Fence line
- — — — — Power Line

NOW OR FORMERLY
CITY OF DALTON
TAX ID: 12-120-29-000

NOW OR FORMERLY
CITY OF DALTON
TAX ID: 12-120-29-000

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APRIL 11, 2019

KENNETH L. NUTT R.L.S. SEAL #2104

SITE AREA
0.61 ACRES
26,637 sq. ft.



DATE OF PLAT 04/11/19
Job #: 040319

- References:**
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 - 7) Retracement Survey of existing parcel being known as a part of Tax Parcel ID # 12-120-20-017 with a current Owner of DBC APTS LLC per Whitfield County Records.

Perimeter Surveying Co., Inc.
All Your Surveying Needs!
1055 S. Ardmore Road, SW, Marietta, GA, 30067
Phone: 770-424-2824 Fax: 770-424-2788
Kenneth L. Nutt, R.L.S. #2104, O&P, SFC01223

Retracement Survey for:

DBC Apts, LLC

**CROW VALLEY ESTATES
PHASE TWO
LOT 48**

**Land Lot: 120 & 121, 12th District, Section 3
Whitfield County, City of Dalton, Ga**

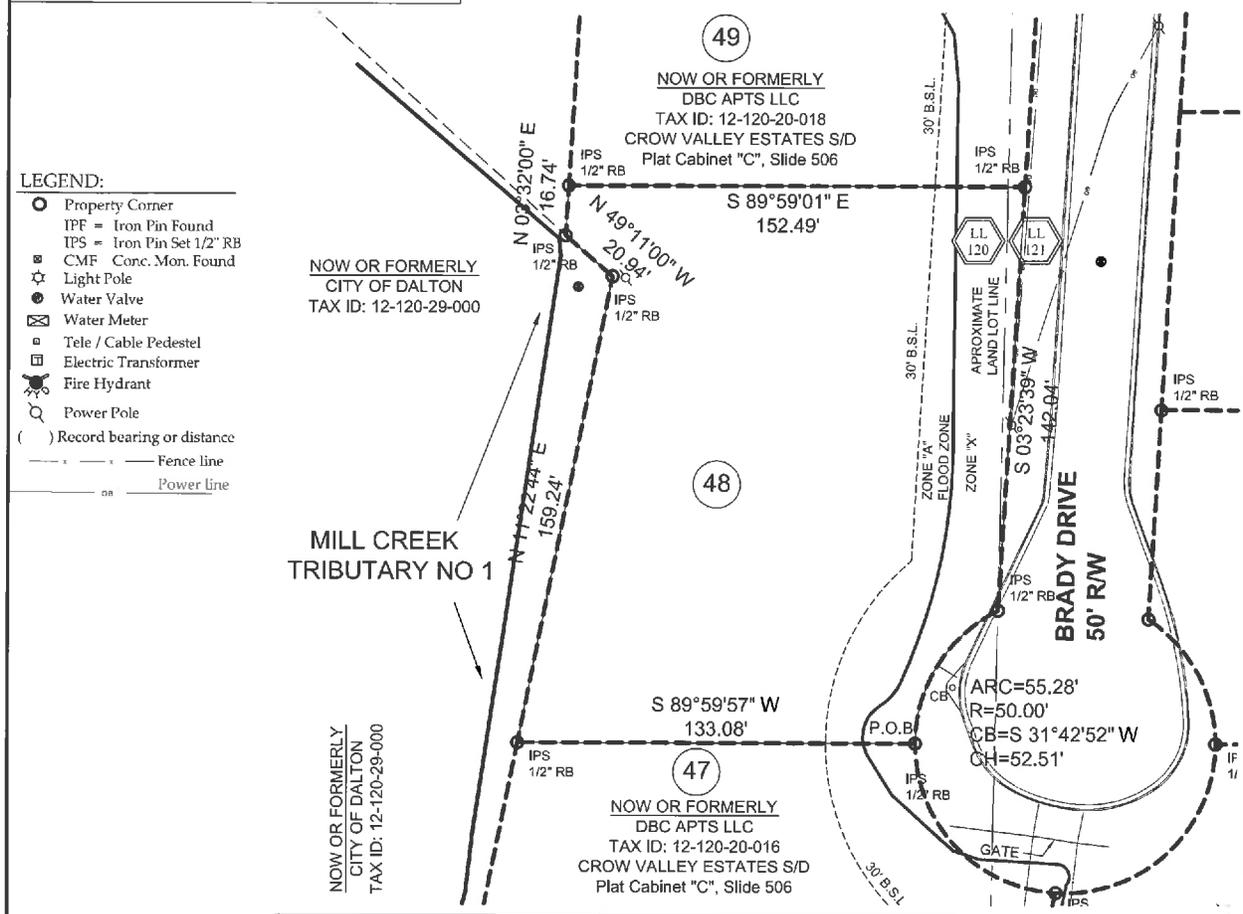
FLOOD INFORMATION FROM FEMA & WHITFIELD COUNTY GIS
FLOOD LINES ARE SCALED IN AND NO FIELD WORK PERFORMED.

According to F.I.R.M. Community Panel #1331300136D, dated 05/19/07 this property is located in ZONE "X" AND ZONE "A" which is an area having special flood hazards.

Computed by: JF
Drawn by: JF
Checked by: KN

Party Chief: KN
Date Surveyed: 04/06/2019
Date Drawn: 04/11/2019

GRAPHIC SCALE
0 10 20 40
SCALE: 1" = 40'



Retracement Survey of:

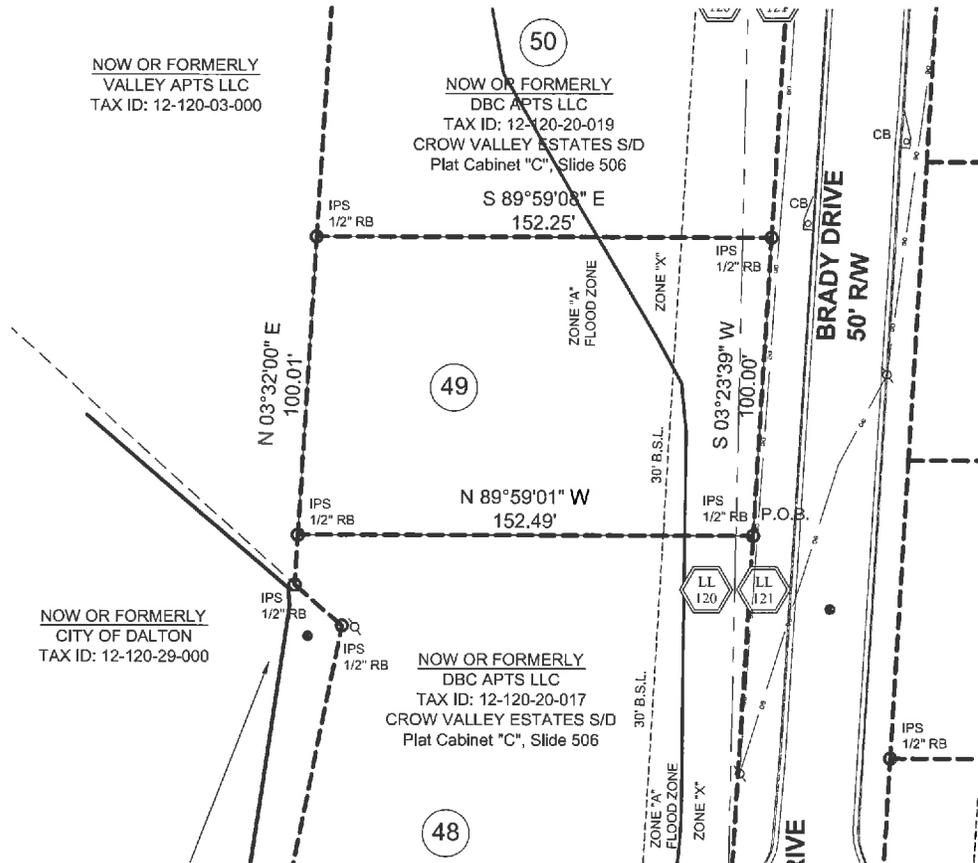
CROW VALLEY ESTATES PHASE TWO LOT 49

Tax Parcel ID: 12-120-20-018
being .35 Acres of Land
L.L. 120 & 121, 12th District, Section 3
Whitfield County, Georgia

BASIS OF BEARING
Reference: 1a
PlatBook C, Slide 506

LEGEND:

- Property Corner
- IPF = Iron Pin Found
- IPS = Iron Pin Set 1/2" RB
- CMF Conc. Mon. Found
- ★ Light Pole
- ⊙ Water Valve
- ⊠ Water Meter
- Tele / Cable Pedestel
- ⊞ Electric Transformer
- ⊕ Fire Hydrant
- ⊖ Power Pole
- () Record bearing or distance
- - - - - Fence line
- — — — — Power line



SURVEYORS CERTIFICATION

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION. AVAILABILITY OF PERMITS. COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS. NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67

APRIL 11, 2019

KENNETH L. NUTT R.L.S. SEAL #2104

SITE AREA

0.35 ACRES
15,210 sq. ft.



DATE OF PLAT 04/11/19

Job #: 040319

References:

- 1a) Final Plat of CROW VALLEY ESTATES, PHASE TWO by Donald A Babb R.L.S. # 2029 dated March 18, 1986 and updated July 11 1988 recorded in Plat Cabinet "C", Slide 506.
- 1b) Deed Book 06560 Slide 506
- 2) Equipment used: Topcon GTS Total Station
- 3) Radial Survey with Redundant Measurements having a positional tolerance of 0.04'
- 4) This survey was performed without the benefit of a complete and thorough Title Abstract.
- 5) This plat has been calculated for closure and is found accurate within one foot in infinity feet.
- 6) This plat subject to all easements public and private.
- 7) Retracement Survey of existing parcel being known as a part of Tax Parcel ID # 12-120-20-018 with a current Owner of DBC APTS LLC per Whitfield County Records.

Retracement Survey for:

DBC Apts, LLC

CROW VALLEY ESTATES
PHASE TWO
LOT 49

Land Lot: 120 & 121, 12th District, Section 3
Whitfield County, City of Dalton, Ga

FLOOD INFORMATION FROM FEMA & WHITFIELD COUNTY GIS
FLOOD LINES ARE SCALED IN AND NO FIELD WORK PERFORMED.

According to F.I.R.M. Community Panel #13313C0136D, dated 09/19/07 this property is located in ZONE "X" AND ZONE "A" which is an area having special flood hazards.

Computed by: JF
Drawn by: JF
Checked by: KN
Party Chief: KN
Date Surveyed: 04/06/2019
Date Drawn: 04/11/2019

GRAPHIC SCALE

0 10 20 40
SCALE: 1" = 40'



Perimeter Surveying Co., Inc.
All Your Surveying Needs!
1065 Sandtown Road, SW, Marietta, GA 30063
Phone: (770) 425-9824 Fax: (770) 425-9768
Kenneth L. Nutt, R.L.S. #2104, CDMS, SFD01223

Retracement Survey of:

CROW VALLEY ESTATES PHASE TWO LOT 50

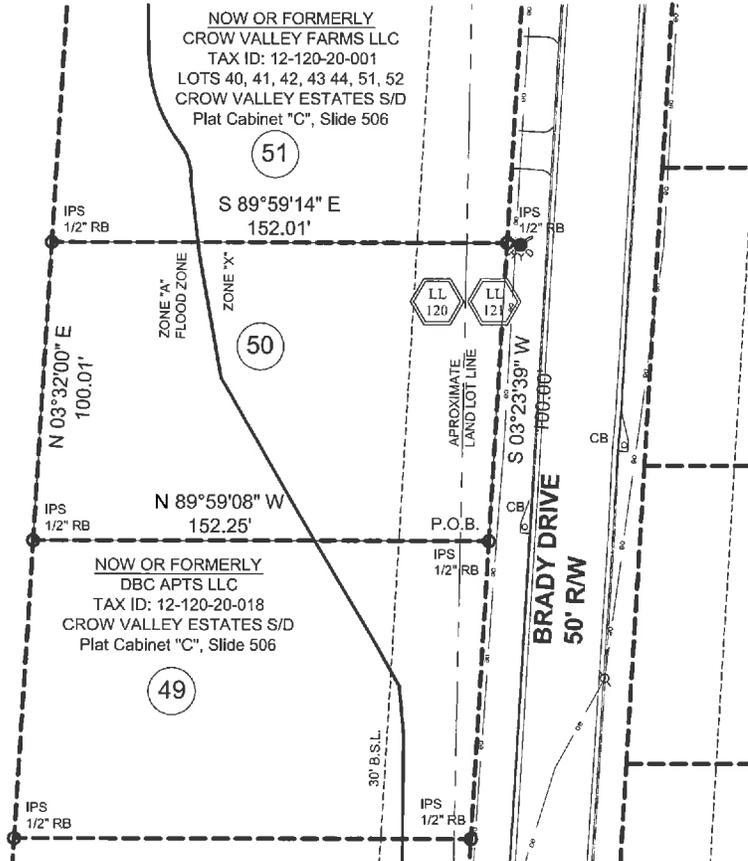
Tax Parcel ID: 12-120-20-019
being .35 Acres of Land
L.L. 120 & 121, 12th District, Section 3
Whitfield County, Georgia

BASIS OF BEARING
Reference: 1c
PlatBook C, Slide 506

LEGEND:

- Property Corner
- IPF = Iron Pin Found
- IPS = Iron Pin Set 1/2" RB
- CMF Conc. Mon. Found
- ★ Light Pole
- Water Valve
- ⊗ Water Meter
- Tele / Cable Pedestal
- ⊕ Electric Transformer
- ⊕ Fire Hydrant
- ⊕ Power Pole
- () Record bearing or distance
- Fence line
- Power line

NOW OR FORMERLY
VALLEY APTS LLC
TAX ID: 12-120-03-000



SURVEYORS CERTIFICATION

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION. AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS. NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67

APRIL 11, 2019

KENNETH L. NUTT K.L.S. SEAL #2104

SITE AREA

0.35 ACRES
15,186 sq. ft.



DATE OF PLAT 04/11/19

Job #: 040319

References:

- 1a) Final Plat of CROW VALLEY ESTATES, PHASE TWO by Donald A Babb R.L.S. # 2029 dated March 18, 1986 and updated July 11 1988 recorded in Plat Cabinet "C", Slide 506.
- 1b) Deed Book 08660 Slide 506
- 2) Equipment used: Topcon GTS Total Station
- 3) Radial Survey with Redundant Measurements having a positional tolerance of 0.04'
- 4) This survey was performed without the benefit of a complete and thorough Title Abstract.
- 5) This plat has been calculated for closure and is found accurate within one foot in infinity feet.
- 6) This plat subject to all easements public and private.
- 7) Retracement Survey of existing parcel being known as a part of Tax Parcel ID # 12-120-20-019 with a current Owner of DBC APTS LLC per Whitfield County Records.

Retracement Survey for:

DBC Apts, LLC

CROW VALLEY ESTATES PHASE TWO LOT 50

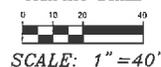
Land Lot: 120 & 121, 12th District, Section 3
Whitfield County, City of Dalton, Ga

FLOOD INFORMATION FROM FEMA & WHITFIELD COUNTY GIS
FLOOD LINES ARE SCALED IN AND NO FIELD WORK PERFORMED.

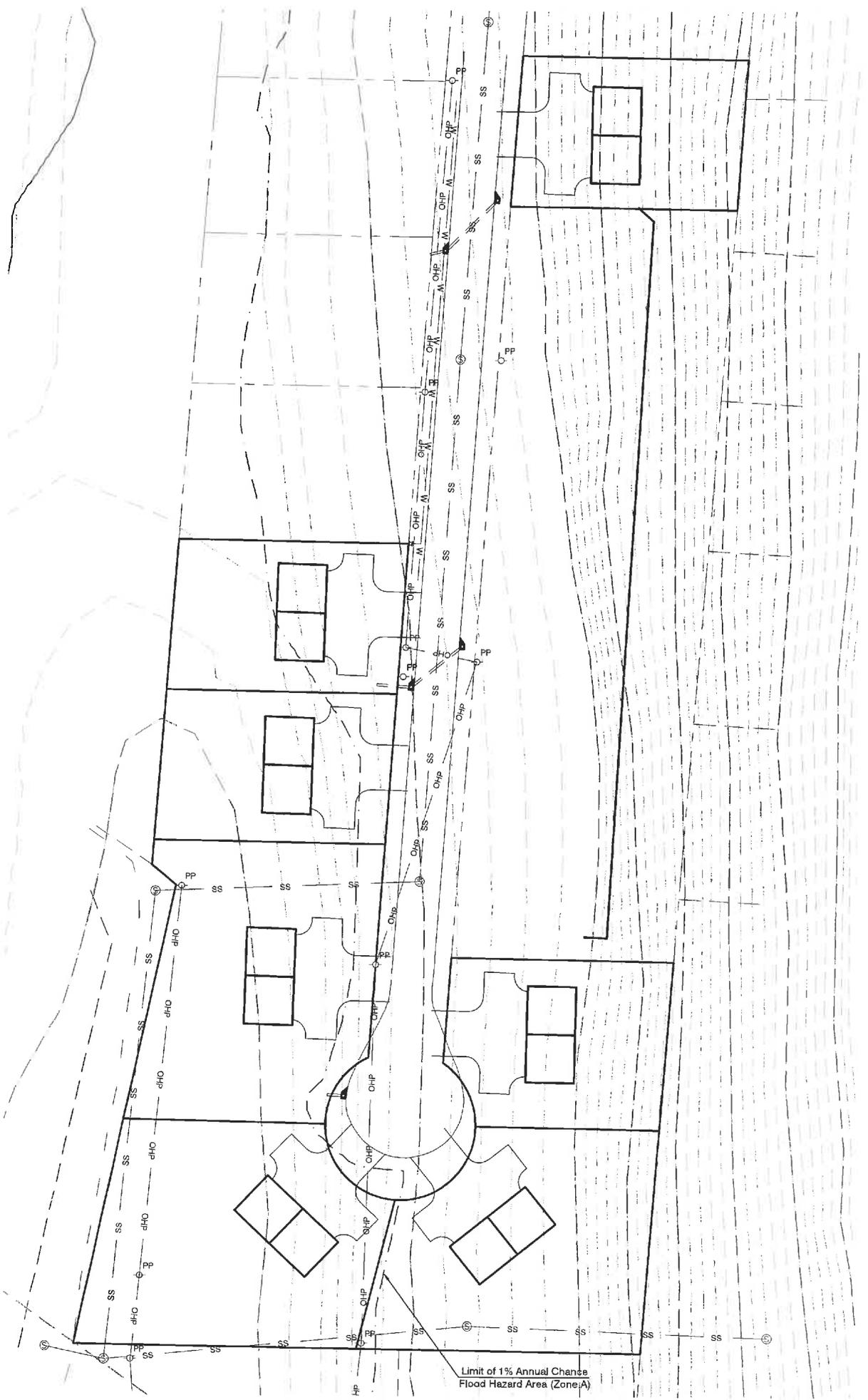
According to F.I.R.M. Community Panel #13313C0136D, dated 09/19/07 this property is located in ZONE "X" AND ZONE "A" which is an area having special flood hazards.

Computed by: JF
Drawn by: JF
Checked by: KN
Party Chief: KN
Date Surveyed: 04/06/2019
Date Drawn: 04/11/2019

GRAPHIC SCALE



Perimeter Surveying Co., Inc.
All Your Surveying Needs!
1865 Sparrow Road, SW Marietta, GA 30066
Phone: (770) 425-8240 Fax: (770) 425-0778 karnes@psurvey.com
Kenneth L. Nutt, G.S., #2104 O&A LEP001223



Limit of 1% Annual Chance
Flood Hazard Area (Zone A)

dlwhit@worldcapsolutions.com

From: Mark Buckner <mbuckner@dutil.com>
Sent: Thursday, September 9, 2021 10:15 AM
To: dlwhit@worldcapsolutions.com
Subject: RE: Brady Drive, Dalton
Attachments: Brady Drive water and sewer 9-9-21.JPG

David,

Please see the attached map showing water and sewer. The addition of 28 units will not create a capacity problem as the sewer lines have adequate capacity to handle the additional units.

Thanks,

Mark

Mark Buckner | Dalton Utilities
1200 VD Parrott Parkway | PO Box 869 | Dalton, GA 30722
office: (706) 529-1011 | fax: (706) 529-1271
mobile: (706) 463-1954

From: dlwhit@worldcapsolutions.com <dlwhit@worldcapsolutions.com>
Sent: Thursday, September 09, 2021 10:02 AM
To: Mark Buckner <mbuckner@dutil.com>
Subject: Brady Drive, Dalton

Mark –

I am preparing a rezoning application for a client regarding 7 lots in the Dalton Beach Club, Brady Drive. See attached survey.

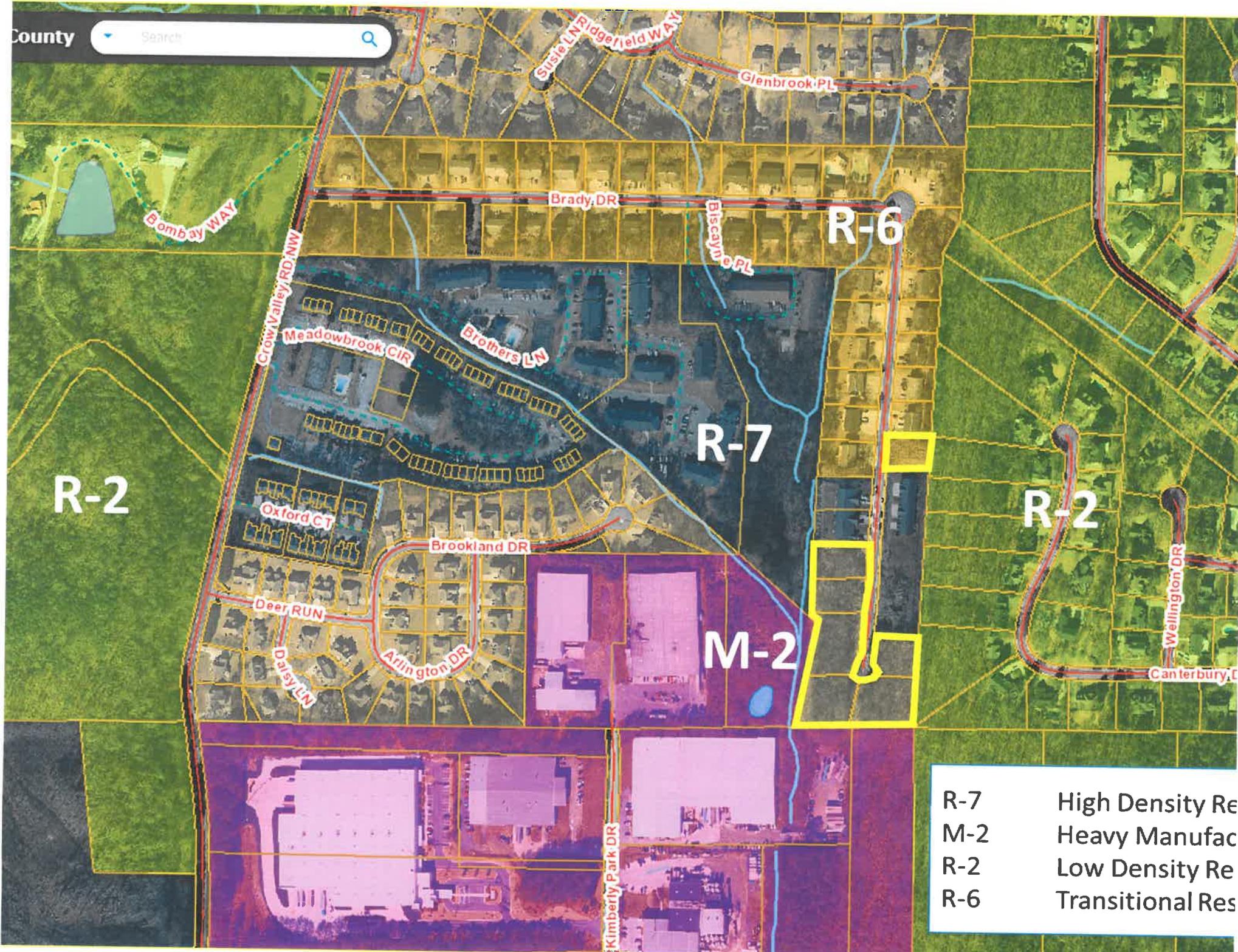
Can you provide a screenshot of the public sewer and confirmation that adding 28 units to Brady Drive would not exceed the available capacity?

Thanks,

David Whittenton
(770) 598-5366

A certain tract or parcel of land lying or being in Land Lot 121, 12th District, 3rd Section, Whitfield County, Georgia, and being Lot 39 and Lots 45 thru 50 of CROW VALLEY ESTATES PHASE TWO, as recorded in Plat Cabinet C, Slide 506, Whitfield County records.

Containing 3.17 acres of land, and referenced as Tax Parcel numbers 12-120-13-013 thru 12-120-13-019.



- R-7 High Density Residential
- M-2 Heavy Manufacturing
- R-2 Low Density Residential
- R-6 Transitional Residential