

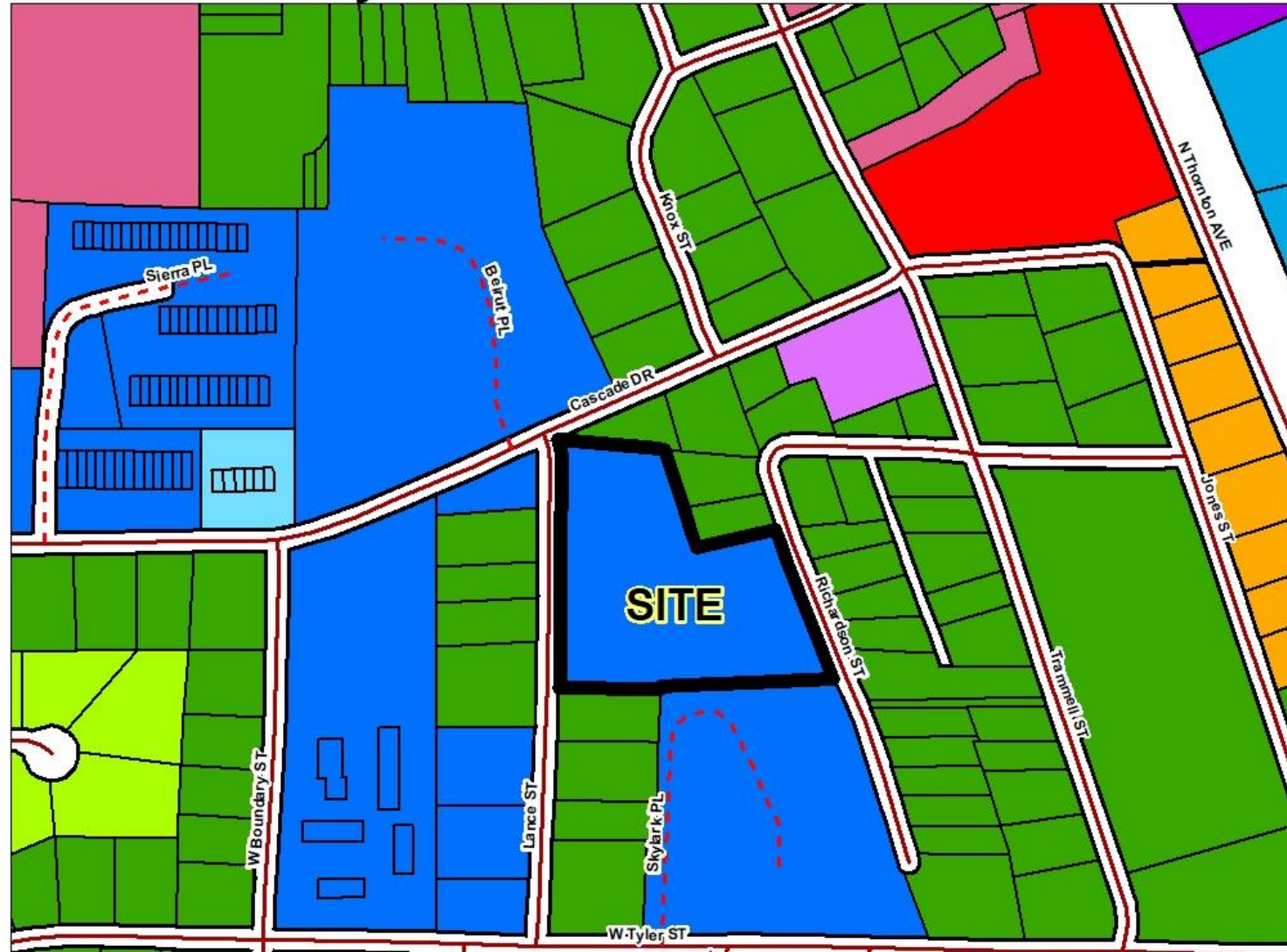
Sims/Forshner Rezoning Request R-7, High Density Residential to R-5, Rural Residential City of Dalton Jurisdiction



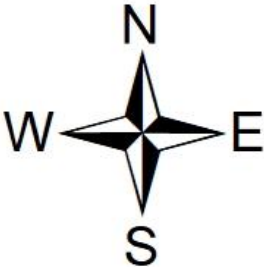
ZONING

-  Low Density Single Family Residential (R-2)
-  Medium Density Single Family Residential (R-3)
-  Rural Residential (R-5)
-  Transitional Residential (R-6)
-  High Density Residential (R-7)
-  Neighborhood Commercial (C-1)
-  General Commercial (C-2)
-  Heavy Manufacturing (M-2)
-  Light Manufacturing (M-1)

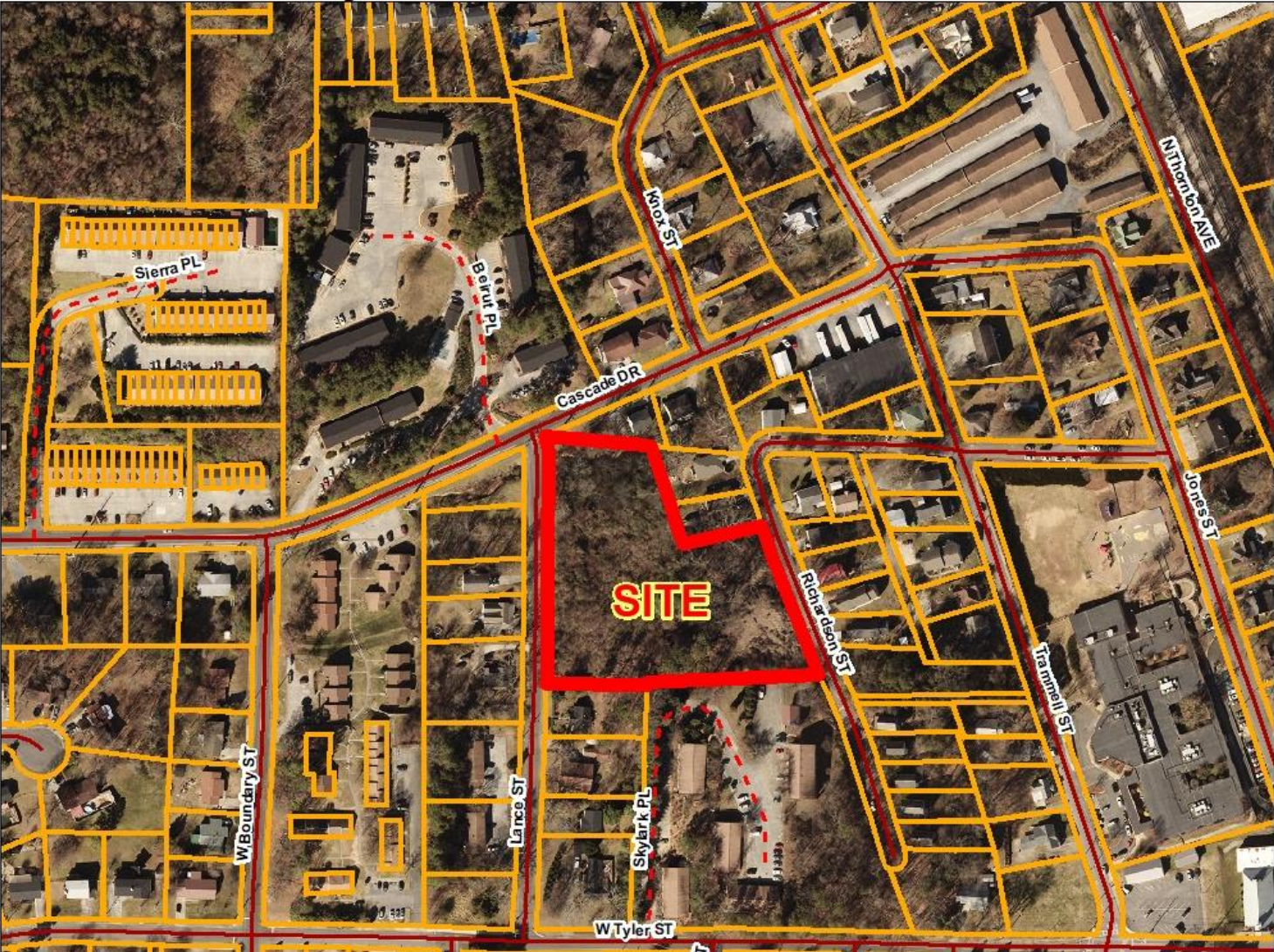
FEET
250



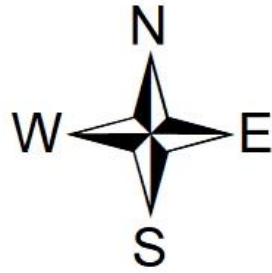
**Sims/Forshner Rezoning Request
R-7, High Density Residential
to
R-5, Rural Residential
City of Dalton Jurisdiction**



**FEET
250**



Sims/Forshner Rezoning Request R-7, High Density Residential to R-5, Rural Residential City of Dalton Jurisdiction



FUTURE DEVELOPMENT MAP

-  Medical District
-  Suburban
-  Town Neighborhood
-  Town Neighborhood Revitalization

FEET
250



THIS BOX RESERVED FOR THE CLERK OF SUPERIOR COURT



GRID NORTH
GA WEST
(SURVEY NOTE 6)

FINAL ACCURACY AND DESIGN CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN; AND THAT ALL REQUIREMENTS OF THE WHITFIELD COUNTY SUBDIVISION REGULATIONS HAVE BEEN FULLY COMPLIED WITH, AND APPROVAL HEREOF DOES NOT RELIEVE ME OF ANY LIABILITY ASSOCIATED WITH INACCURACIES OR IMPROPER DESIGN.

MITCHELL LOWERY GEORGIA RLS# 3109 DATE _____

CERTIFICATE OF APPROVAL FOR PUBLIC WATER SYSTEM

I HEREBY CERTIFY THAT THE WATER SYSTEM SERVING THE PUBLIC ROADS ON THIS FINAL PLAT HAS BEEN INSTALLED (OR SUFFICIENT SURETY HAS BEEN PROVIDED TO INSTALL) IN ACCORDANCE WITH THE REQUIREMENTS OF DALTON UTILITIES.

DALTON UTILITIES: _____ DATE: _____

CERTIFICATE OF APPROVAL FOR PUBLIC WASTEWATER COLLECTION SYSTEM

I HEREBY CERTIFY THAT THE WASTEWATER COLLECTION SYSTEM SERVING THE PUBLIC ROADS ON THIS FINAL PLAT HAS BEEN INSTALLED (OR SUFFICIENT SURETY HAS BEEN PROVIDED TO INSTALL) IN ACCORDANCE WITH THE REQUIREMENTS OF DALTON UTILITIES.

DALTON UTILITIES: _____ DATE: _____

CERTIFICATE OF APPROVAL FOR FIRE PROTECTION

I HEREBY CERTIFY THAT FIRE HYDRANTS AND WATER MAINS SERVING THE LOTS ON THIS FINAL PLAT HAVE BEEN INSTALLED AND FLOW REQUIREMENTS FOR THE FIRE HYDRANTS HAVE BEEN MET IN ACCORDANCE WITH THE REQUIREMENTS OF THE WHITFIELD COUNTY BUILDING CODE FOR FIRE HYDRANT AND WATER SUPPLY REQUIREMENTS.

WHITFIELD COUNTY FIRE CHIEF: _____ DATE: _____

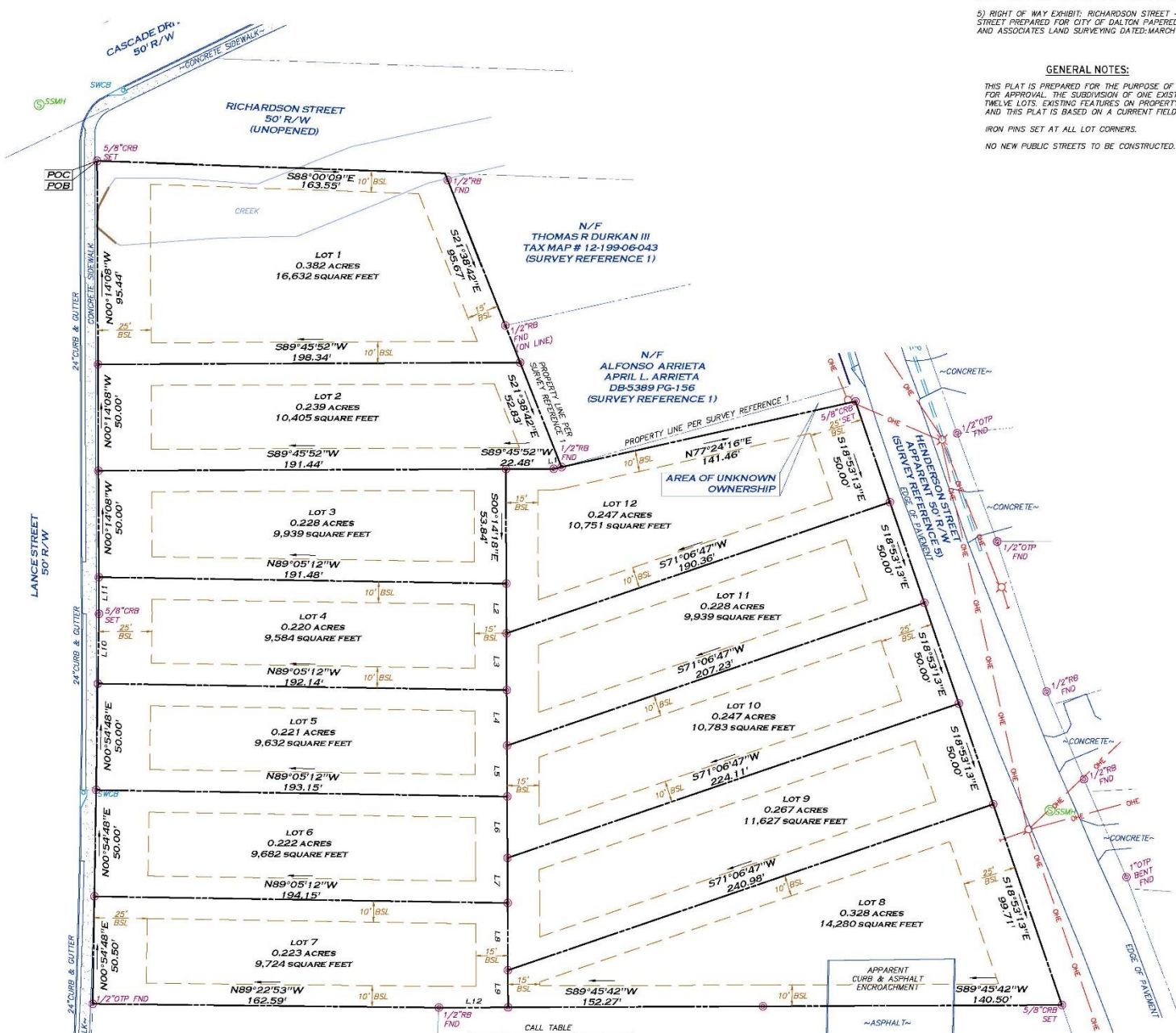
CERTIFICATE OF APPROVAL FOR RECORDING (MINOR SUBDIVISION)

THE WHITFIELD COUNTY BUILDING, ZONING AND DEVELOPMENT DEPARTMENT CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINOR SUBDIVISION PROVISIONS OF THE WHITFIELD COUNTY SUBDIVISION REGULATIONS, [WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED UPON THE PLAT], AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF WHITFIELD COUNTY, GEORGIA.

DATE _____ AUTHORIZED REPRESENTATIVE _____

SURVEYOR'S 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, OR 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 SURVEYING BOARD.



CALL TABLE

LINE	BEARING	DISTANCE
L1	S77°24'16"W	3.80'
L2	S00°14'18"E	23.32'
L3	S00°14'18"E	26.69'
L4	S00°14'18"E	26.08'
L5	S00°14'18"E	23.93'
L6	S00°14'18"E	26.84'
L7	S00°14'18"E	23.77'
L8	S00°14'18"E	31.60'
L9	S00°14'18"E	17.42'
L10	N00°54'48"E	32.77'
L11	N00°14'08"W	12.24'

5) RIGHT OF WAY EXHIBIT: RICHARDSON STREET - HENDERSON STREET PREPARED FOR CITY OF DALTON PAPERED BY LOWERY AND ASSOCIATES LAND SURVEYING DATED: MARCH 7, 2018.

GENERAL NOTES:

THIS PLAT IS PREPARED FOR THE PURPOSE OF SUBMITTING FOR APPROVAL THE SUBDIVISION OF ONE EXISTING LOT INTO TWELVE LOTS. EXISTING FEATURES ON PROPERTY ARE SHOWN AND THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
IRON PINS SET AT ALL LOT CORNERS.
NO NEW PUBLIC STREETS TO BE CONSTRUCTED.



VICINITY MAP

SURVEY NOTES

- 1) PROPERTY SHOWN HEREON WAS SURVEYED MAY 17, 2019.
- 2) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1" IN 95,176" WITH AN ANGULAR ERROR OF 3.2 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
- 3) A SOKKIA SX TOTAL STATION, TOPCON SR GPS RECEIVER, CARLSON SURVEYOR+ DATA COLLECTOR WERE USED FOR FIELD SURVEY MEASUREMENTS.
- 4) THIS PLAT HAS A MAP CLOSURE OF 1" IN 100,000+.
- 5) SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X ON FLOOD INSURANCE RATE NO. 13313001360, WITH A DATE OF IDENTIFICATION OF SEPTEMBER 19, 2007, FOR COMMUNITY NUMBER 130194, IN WHITFIELD COUNTY, GEORGIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
- 6) CONTROL AND BEARING BASIS FOR THIS SURVEY WERE ESTABLISHED USING A TRIPCON HIPER SR GPS RECEIVER UTILIZING NETWORK RTK CORRECTIONS PROVIDED BY THE REAL TIME NETWORK OPERATED BY EARL DUDLEY. THE RELATIVE POSITION ACCURACY, AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3 NATIONAL STANDARD SPATIAL DATA ACCURACY, IS .03 FEET HORIZONTAL AND .07 VERTICAL AT THE 95% CONFIDENCE LEVEL.
- 7) NO EFFORT TO OBTAIN THE LOCATION OF UNDERGROUND UTILITIES WAS MADE DURING THE COURSE OF THIS SURVEY. LOWERY & ASSOCIATES MAKES NO GUARANTEE AS TO THE EXISTENCE OR NON-EXISTENCE OF SAID UTILITIES.
- 8) NO OBSERVED EVIDENCE OF CEMETERIES, GRAVESITES, AND BURIAL GROUNDS AT TIME OF SURVEY.
- 9) PROPERTY SHOWN HEREON LIES WITHIN THE RECORD DESCRIPTION AS STATED IN GENERAL WARRANTY DEED RECORD IN DEED BOOK 774, PAGE 293, WHITFIELD COUNTY RECORDS.

OWNERS INFORMATION

BRIAN SPENCE
PHONE: (706)-847-6995
EMAIL: BSPENCE_101@YAHOO.COM

BUILDING SETBACKS

FRONT: 25'
REAR: 15'
SIDE: 10'

LEGEND

- PROPERTY LINE
- OVERHANG/WINING
- RECORD CALLS
- BUILDING SETBACK LINE
- BUILDING SETBACK LINE
- B.S.L.
- SANITARY SEWER MANHOLE
- DROP INLET
- SWCB
- DOUBLE-WING CATCH BASIN
- DWCB
- DOUBLE-WING CATCH BASIN
- CONCRETE
- REBAR
- MB
- JUNCTION BOX
- CRB
- CAPPED REBAR
- CRWM
- CONCRETE R/W MONUMENT
- OTW
- OPEN TOP PIPE
- FND
- FOUND