

**DAWSON COUNTY PLANNING COMMISSION**  
**MEETING Agenda – Tuesday, June 18, 2024**  
**DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM**  
**25 JUSTICE WAY, DAWSONVILLE GEORGIA 30534**  
**6:00 PM**

---

**A. MEETING CALLED TO ORDER**

**B. INVOCATION**

**C. PLEDGE OF ALLEGIANCE**

**D. ROLL CALL**

**E. ANNOUNCEMENTS:**

**There will not be a Planning Commission Meeting for July**

**F. APPROVAL OF MINUTES:**

1. May 21st 2024

**G. APPROVAL OF THE AGENDA**

**H. STATEMENT OF DISCLOSURE:**

*For speakers in favor or opposition to any application who have made contributions more than \$250.00 to any local official campaign.*

**I. NEW BUSINESS:**

**Application for Variance:**

1. Presentation of VR 24-07 Henry Graphics obo Awesomeville Pie

**Application for Rezoning:**

2. Presentation of SU 24-01 Allie Phillips and Dean Goswick

3. Presentation of ZA 24-04 Bill Goforth

**J. ADJOURNMENT**

*Those with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting, should contact the ADA Coordinator at 706-344-3666, extension 44514. The county will make reasonable accommodations for those persons*

---

The Dawson County Planning Commission meeting was called to order at 6:00 p.m. by Chairman Jason Hamby.

Neil Hornsey gave the invocation. The Pledge of Allegiance was led by Chairman Hamby.

Members present: Jason Hamby, District 1 Chairman; John Maloney, District 2; and Neil Hornsey, District 4. Staff present: Harmony Gee.

Chairman Hamby requested a motion to approve the minutes from the April 16, 2024 minutes as prepared. Motion passed by a vote of 3-0 Hornsey/Maloney

Chairman Hamby asked for a motion to approve the agenda as presented by staff. Motion passed by a vote of 3-0. H o r n s e y / M a l o n e y

Chairman Hamby announced the requirement that a *statement of disclosure of campaign contributions* of \$250 or more must be completed by anyone who wishes to speak in favor or opposition to any application.

**New Business:**

VR 24-06 Jim King is requesting to vary from the Dawson County Land Use Resolution Article IV Section 121-102 (3) b rear setback reduction. (Dawson Forest Road

Chairman Hamby asked if there was anyone to speak on behalf of the application. Jim King of Dawsonville, Georgia spoke to the application. Mr. King stated that his client is seeking to install a landscape island within the commercial portion of the development between the retail shops and to be able to accommodate this they will need a setback reduction of five feet.

Chairman Hamby asked if there was anyone to speak in favor of the application. There were none.

Chairman Hamby asked if there was anyone to speak in opposition of the application. There were none.

Chairman Hamby closed the Board for discussion.

Chairman Hamby asked for a motion.

Motion to approve the variance with the staff recommended stipulations was passed 3-0 Hornsey/Maloney

There being no further business to discuss, the meeting was adjourned at 6:03 p.m.

---

Jason Hamby, Chairman

---

Date

---

Attest: Harmony Gee

---

Date



VR 24-07

Henry Graphics obo Awesomeville Pie, LLC  
D/B/A Mellow Mushroom

Planning Commission Hearing June 18, 2024

VARIANCE STAFF REPORT

**Proposal:** The applicant requests a variance to the Dawson County Sign Ordinance for two additional signs: a wall-mounted blade sign for “To-Go” orders and a tall logo for additional brand recognition.

Applicant	Henry Graphics obo Awesomeville Pie, LLC D/B/A Mellow Mushroom
The development standards and requirements vary from	Section 129-224
Alternative standards and requirements proposed	The applicant is requesting two additional signs than what is permitted by code.
Proposed Use	One sign for “To-Go” orders, and the second sign for “brand recognition.”
Zoning	C-HB (Commercial Highway Business)
Acreage	1.24 acres
Location	Pointe Grand Place and Georgia 400
Commercial Square footage	6402 square feet
Road Classification	State Georgia 400, Private Pointe Grand Place
Tax Parcel	107-319-010
Commission District	4

Direction	Zoning	Character Area	Existing Use
North	CPCD	Georgia 400 Mixed-Use	Vacant Land
East	RMF	Georgia 400 Mixed-Use	Apartments
South	CPCD	Georgia 400 Mixed-Use	Vacant Land
West	C-HB	Georgia 400 Mixed-Use	Used Car Lot

The purpose of the Sign Ordinance, Chapter 129 of the Dawson County Code, is to provide regulation for all signage within the unincorporated portions of Dawson County and is necessary in the public interest to:

- \* Protect property values;
- \* Protect the public from damage or injury caused or partially attributable to distractions or obstructions from improperly designed or situated signs;
- \* Maintain the legibility and effectiveness of signs;
- \* Create and maintain high-quality signage;
- \* Eliminate excess signage;
- \* Protect the right of citizens to enjoy Dawson County's natural scenic beauty;
- \* Encourage business and tourism; and
- \* Regulate the construction, erection, maintenance, and size of signs.

***Variances to sign requirements shall be granted by the planning commission in the same manner and pursuant to the same criteria as variances from the Dawson County Land Use Regulations.***

THE PLANNING COMMISSION SHALL MAKE ITS RECOMMENDATIONS BASED ON ALL FOUR EXPRESSLY WRITTEN FINDINGS:

- (1) That a strict or literal interpretation and enforcement of the specified standard or requirement would result in practical difficulty or unnecessary hardship; and
- (2) That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties in the same district; and
- (3) That the granting of the variance will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the near vicinity; and
- (4) That the granting of the variance would support general objectives contained within the Land Use Chapter of the code.



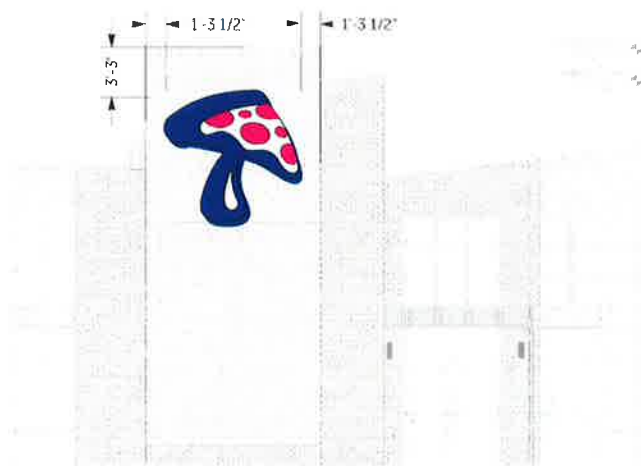
**County Agency Comments:**

Planning and Development: The property enjoys an elevated position from the Georgia 400; advertising the location to the traveling public would not be a hardship, so an eight-foot graphic would not be necessary. The "TO GO" sign will safely direct automotive traffic within the establishment's parking area.



Sign Type A: Illuminated Mushroom Logo - West Elevation

Mellow Mushroom, Dawsonville GA



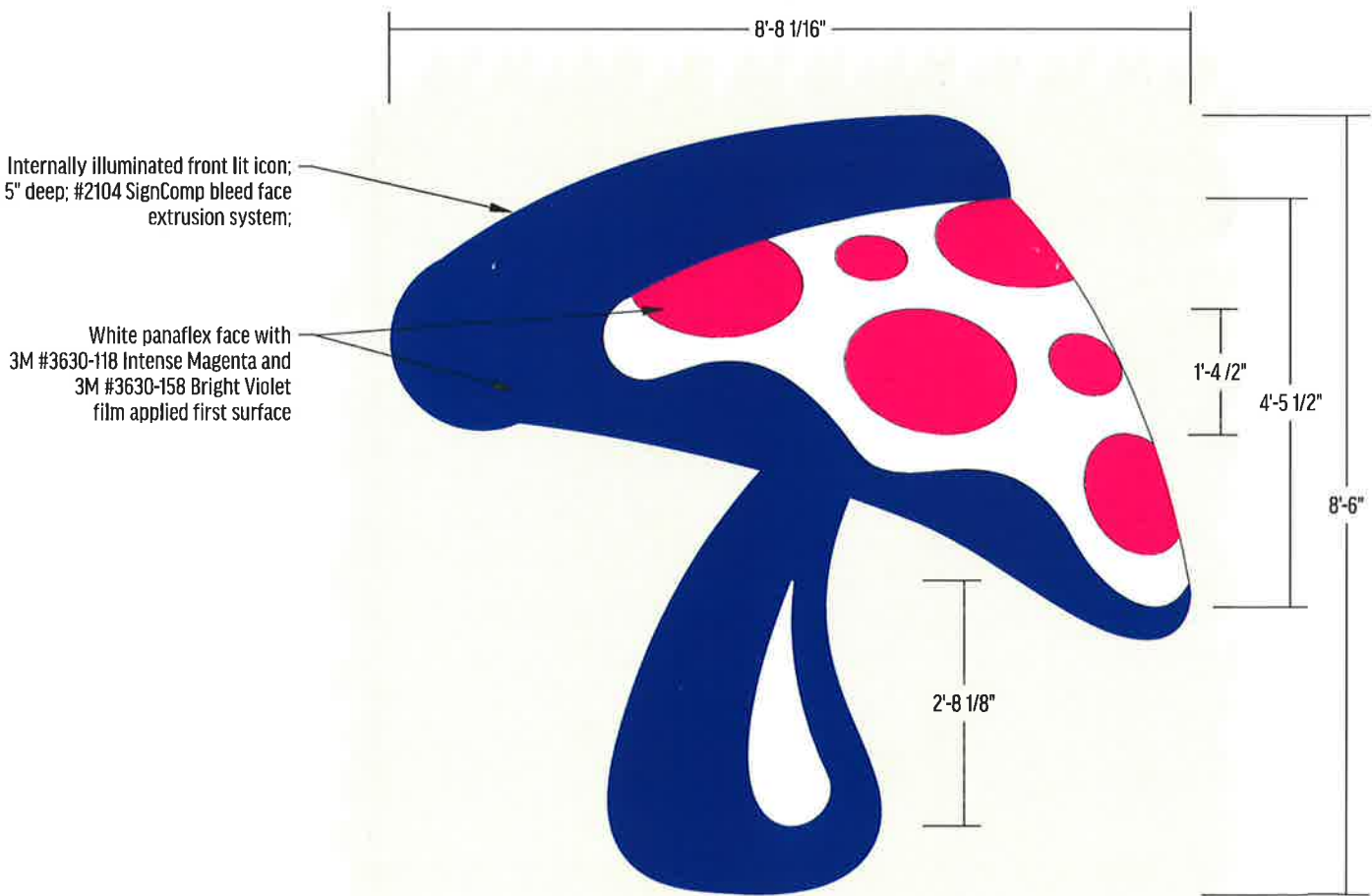
3 ELEVATION @ INSTALLATION  
01.00 Scale: Not to scale

SIGNAGE AREA  
CALCULATION

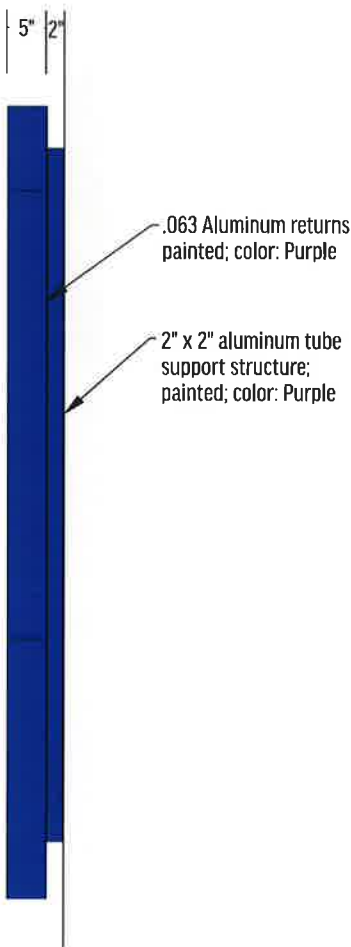
Storefront width = 102'-0"  
Code allowance:  
1 sf / 1 linear foot = 102.0 sf  
Sign area:  
8'-8 1/16" x 8'-6" = 73.1 sf



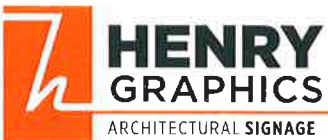
4 VIRTUAL ELEVATION @ NIGHT VIEW  
01.00 Scale: Not to scale



1 FRONT ELEVATION  
01.00 Scale: 1/2"=1'-0"



2 END VIEW  
01.00 Scale: 1/2"=1'-0"



1030 Parkway  
Industrial Park Drive  
Buford, GA 30518  
T: 770-932-3222

www.henrygraphics.com

Althaus, designs and plans indicated in this drawing are the property of Henry Graphics, Inc. and are created and developed for use in connection with the specified project. They are not to be used, reproduced or modified in whole or in part and shall be returned upon request. None of such drawings, designs or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of Henry Graphics, Inc. Written permission on these drawings shall be given prior to any modification. Contractors shall verify and be responsible for all dimensions and conditions shown by these drawings and shall not be held responsible for any discrepancies. Shop drawings must be submitted to Henry Graphics, Inc. for approval prior to proceeding with fabrication and installation.  
Copyright © 2023 Henry Graphics, Inc.

CLIENT or PROPERTY

Mellow Mushroom

PROJECT

Mushroom Logo and Blade Sign

PROJECT LOCATION

229 Blue Ridge Parkway  
Dawsonville, GA 30534

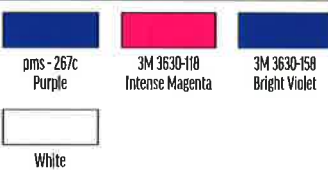
DESIGNER

Nate Bivens  
nbivens@henrygraphics.com

ACCOUNT REP

Kevin Byrd  
kbyrd@henrygraphics.com

COLORS/FINISHES



DATE

04-10-24

DESCRIPTION

Initial submittal

CLIENT APPROVAL/DATE

SCALE

As noted

SHEET

01.00

Qty: One (1)



**Mellow Mushroom**

229 Blue Ridge Parkway  
Dawsonville, GA 30534

**Store Logo & Blade Sign**

1030 Parkway  
Industrial Park Drive  
Buford, GA 30518

T: 770-932-3222

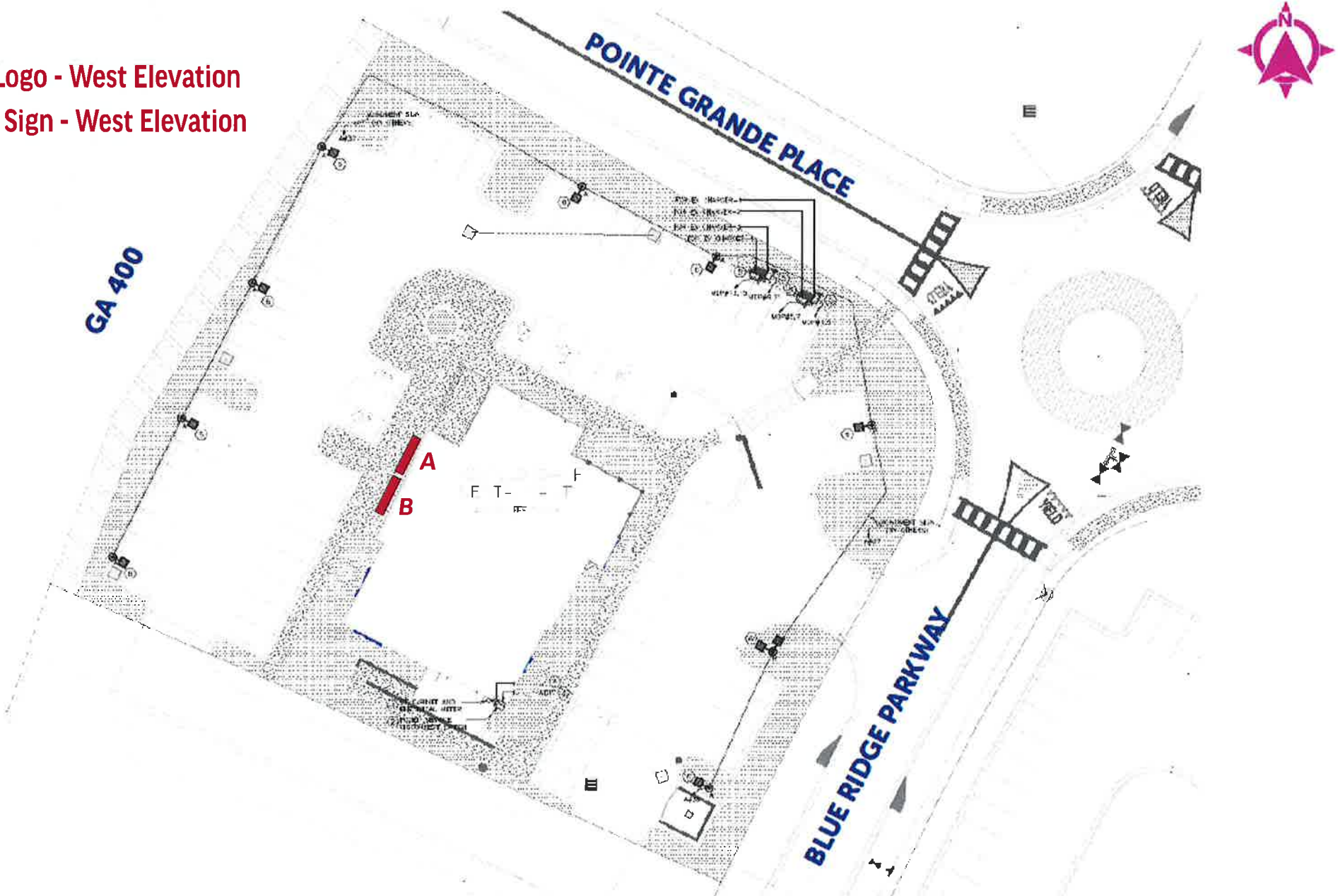
[www.henrygraphics.com](http://www.henrygraphics.com)



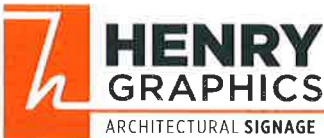


SIGNAGE PLAN

Sign Type A: Illuminated Mushroom Logo - West Elevation  
Sign Type B: Illuminated To-Go Blade Sign - West Elevation



Dawsonville, GA | 229 Blue Ridge Parkway



1030 Parkway  
Industrial Park Drive  
Buford, GA 30518  
T: 770-932-3222

www.henrygraphics.com

All plans, designs and plans indicated or referenced by this drawing are the property of Henry Graphics, Inc. and were created and disclosed for use in connection with the project indicated. They are not to be used, reproduced or copied in whole or in part and shall be returned upon request. None of such plans, designs or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of Henry Graphics, Inc. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions shown in these drawings and must notify Henry Graphics, Inc. of any discrepancies. Shop drawings must be submitted to Henry Graphics, Inc. for approval prior to proceeding with fabrication and installation.  
Copyright © 2013 Henry Graphics, Inc.

CLIENT or PROPERTY

Mellow Mushroom

PROJECT

Mushroom Logo and Blade Sign

PROJECT LOCATION

229 Blue Ridge Parkway  
Dawsonville, GA 30534


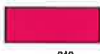



DESIGNER

Nate Bivens  
nbivens@henrygraphics.com

ACCOUNT REP

Kevin Byrd  
kbyrd@henrygraphics.com

COLORS/FINISHES

 pms - 267c Purple	 pms - 219c Pink	 3M 3630-118 Intense Magenta
 3M 3630-20 White	 3M 3735-50 Envision White	

DATE

04-10-24

DESCRIPTION

Initial submittal

CLIENT APPROVAL/DATE

SCALE

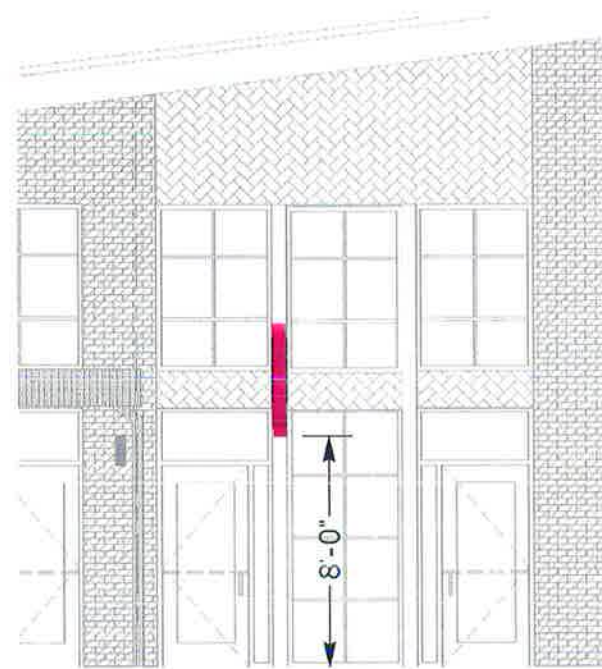
As noted

SHEET

03.00

### Sign Type B: Illuminated Push-Thru Blade Sign - West Elevation

## Mellow Mushroom, Dawsonville GA



**5 ELEVATION @ INSTALLATION**  
02.00 Scale: Not to scale

## SIGNAGE AREA CALCULATION

Storefront width = 102'-0"  
Code allowance:  
1 sf / 1 linear foot = 102.0 sf  
Sign area:  
2'-3 1/2" x 3'-11" = 8.9 sf

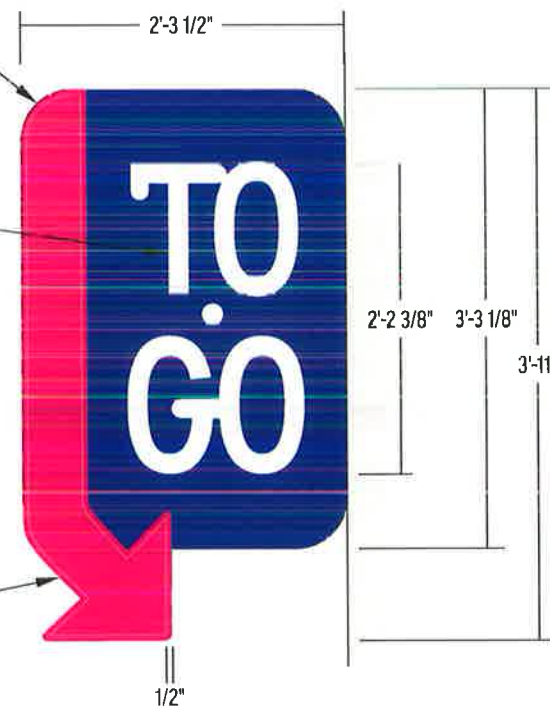


**6 VIRTUAL ELEVATION @ NIGHT VIEW**  
02.00 Scale: Not to scale

Internally illuminated shaped cabinet;  
5" deep; lighting via White LED's;  
Painted; Color: Purple and Pink

Push thru 1/2" clear acrylic;  
First surface vinyl on faces;  
Color: White;  
Second surface vinyl on back;  
Color: Envision White (diffuser)

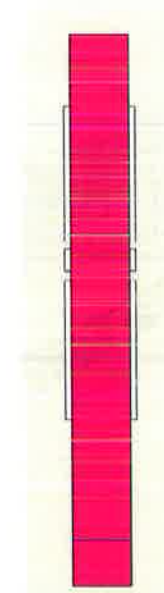
Arrow to be routed from face;  
Backed with 7328 white acrylic;  
First surface vinyl applied to face;  
Color: Intense Magenta



**1 ELEVATION SIDE A**  
02.00 Scale: 3/4"=1'-0"



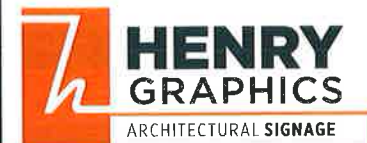
**2 BACK ELEVATION**  
02.00 Scale: 3/4"=1'-0"



**3 FRONT ELEVATION**  
02.00 Scale: 3/4"=1'-0"



**4 ELEVATION SIDE B**  
02.00 Scale: 3/4"=1'-0"



**1030 Parkway  
Industrial Park Drive  
Buford, GA 30518  
T: 770-932-3222**

[www.henrygraphics.com](http://www.henrygraphics.com)

All rights, design and plans indicated or expressed by this drawing are the property of Henry Graphics, Inc. and were created and acquired by use of contracts with the specified project. They are not to be used, reproduced or copied in any way or in part and shall be returned upon request. None of such ideas, designs or plans shall be used by or disclosed to any persons, items or companies for any purpose whatsoever without the written permission of Henry Graphics, Inc.

Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and locations shown by these drawings and must notify Henry Graphics, Inc. of any discrepancies. Shop drawings must be submitted to Henry Graphics, Inc. for approval prior to going into shop fabrication and installation.

Copyright © 2003 Henry Graphics, Inc.

**CLIENT or PROPERTY**

Mellow Mushroom

## PROJECT

Mushroom Logo and Blade Sign

## PROJECT LOCATION

229 Blue Ridge Parkway  
Dawsonville, GA 30534

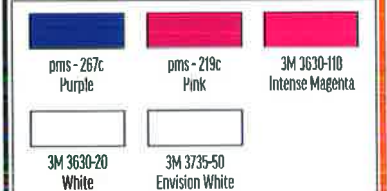
## DESIGNER

**Nate Bivens**  
nbivens@henrygraphics.com

## ACCOUNT REP

**Kevin Byrd**  
kbyrd@henrygraphics.com

## COLORS/FINISHES

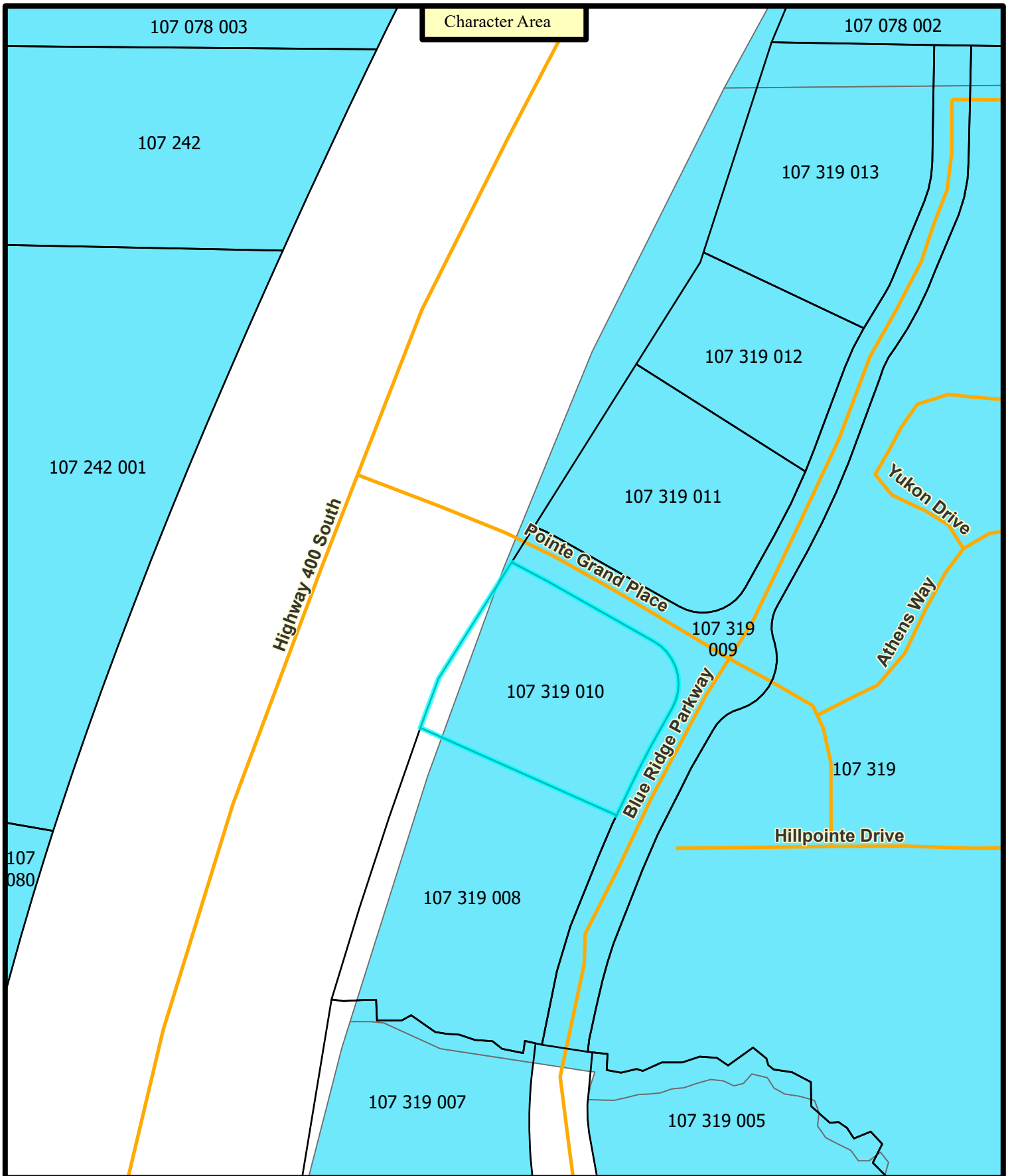
[illegible]

CLIENT APPROVAL/DATE

SCALE	SHEET
As noted	<b>02.00</b>

**Qty: One (1) DF**





DAWSON COUNTY  
DISCLAIMS ANY  
RESPONSIBILITIES,  
LIABILITIES OR  
DAMAGES FROM THE USE  
OF THIS MAP. THIS MAP  
IS ONLY FOR DISPLAY  
PURPOSES.



Scale: 1:2,202

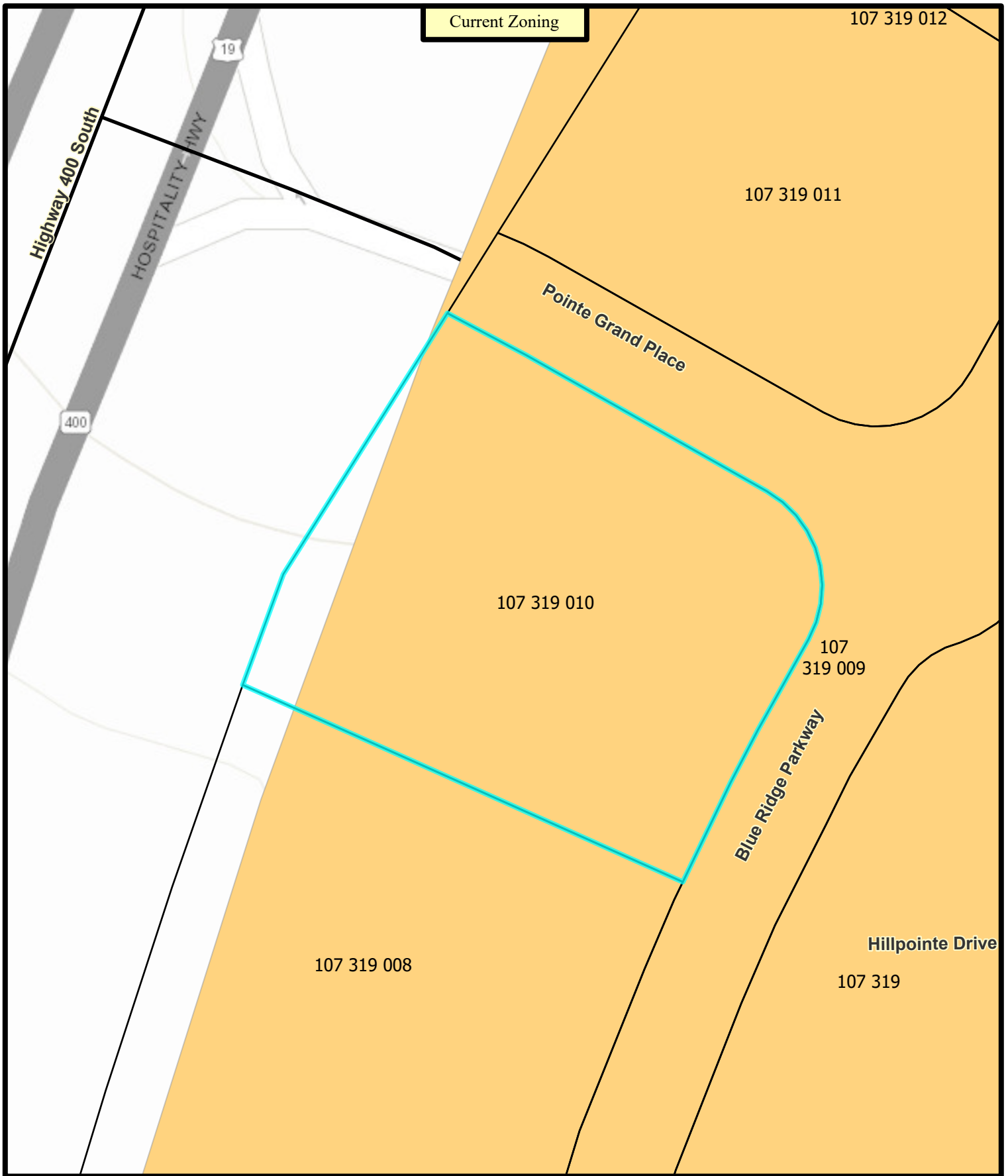
Dawson County

Planning and Development

11

Staff Report

Parcel #: 107 319 010  
Current Zoning: C-PCD  
Application #: VR 24-07  
Character Area: Georgia 400  
Mixed Use



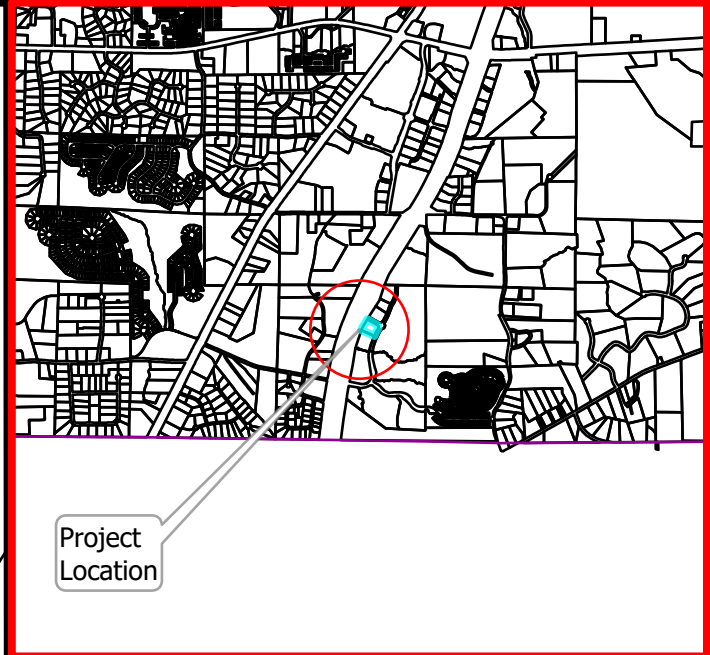
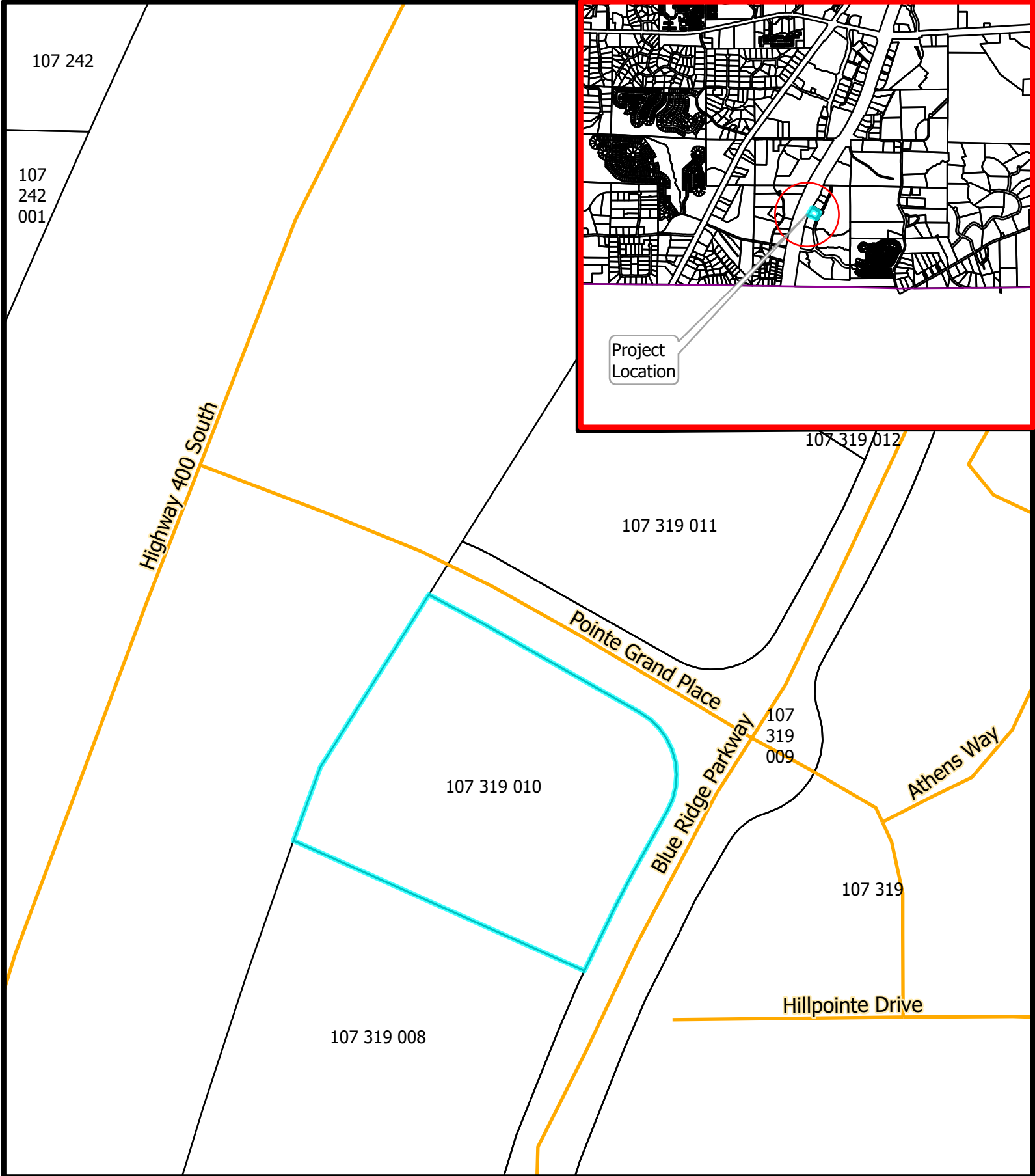
DAWSON COUNTY  
DISCLAIMS ANY  
RESPONSIBILITIES,  
LIABILITIES OR  
DAMAGES FROM THE USE  
OF THIS MAP. THIS MAP  
IS ONLY FOR DISPLAY  
PURPOSES.

N  
Scale: 1:979

Dawson County  
Planning and Development  
12  
Staff Report

Parcel #: 107 319 010  
Current Zoning: C-PCD  
Application #: VR 24-07  
Character Area: Georgia 400  
Mixed Use



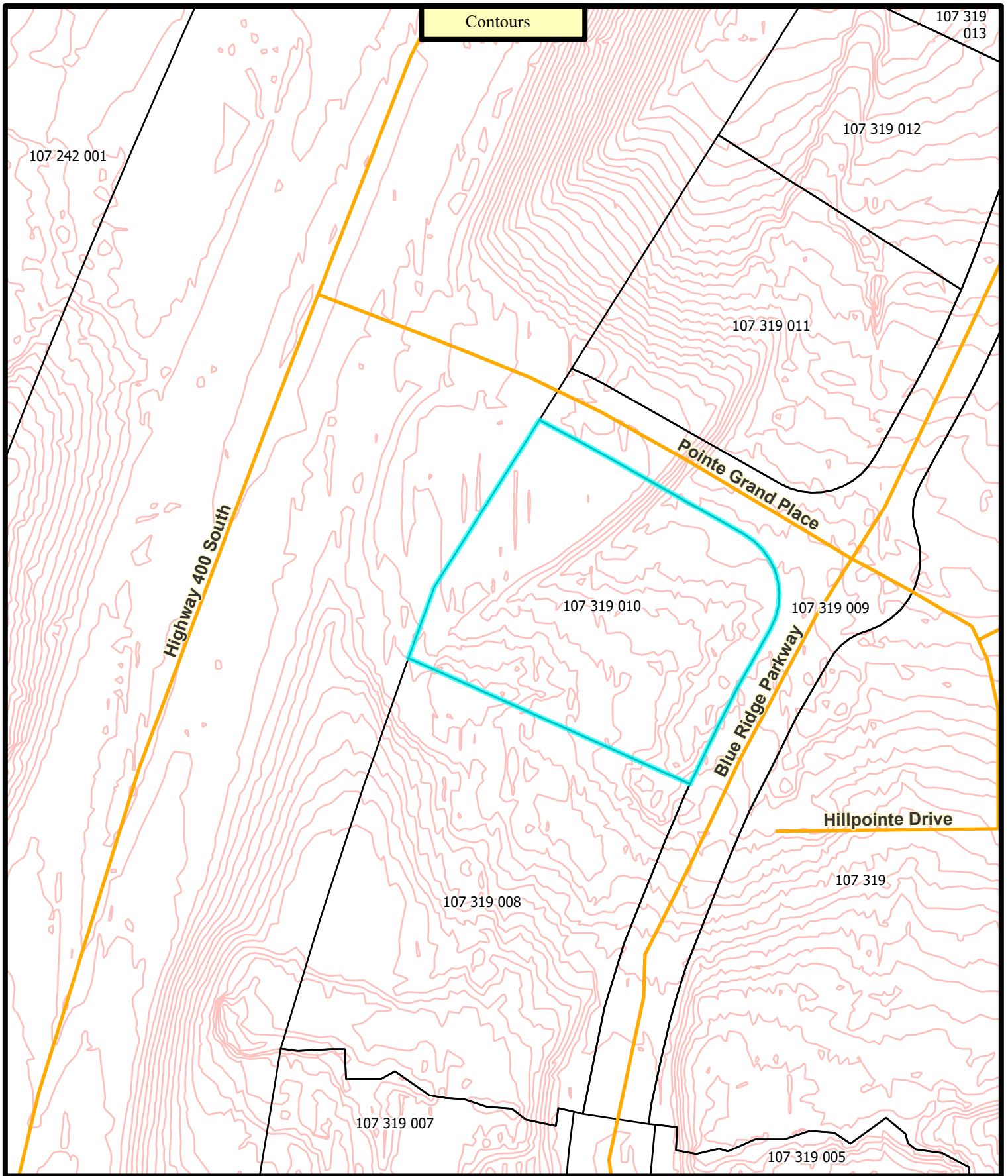


DAWSON COUNTY  
DISCLAIMS ANY  
RESPONSIBILITIES,  
LIABILITIES OR  
DAMAGES FROM THE USE  
OF THIS MAP. THIS MAP  
IS ONLY FOR DISPLAY  
PURPOSES.



Dawson County  
Planning and Development  
Staff Report: Exhibit  
13

Parcel #: 107 319 010  
Current Zoning: C-PCD  
Application #: VR 24-07  
Character Area: Georgia 400  
Mixed Use



DAWSON COUNTY  
DISCLAIMS ANY  
RESPONSIBILITIES,  
LIABILITIES OR  
DAMAGES FROM THE USE  
OF THIS MAP. THIS MAP  
IS ONLY FOR DISPLAY  
PURPOSES.



Scale: 1:1,530

Dawson County

Planning and Development

14

Staff Report

Parcel #: 107 319 010  
Current Zoning: C-PCD  
Application #: VR 24-07  
Character Area: Georgia 400  
Mixed Use



## DAWSON COUNTY VARIANCE APPLICATION

25 Justice Way, Dawsonville, Georgia 30534

### APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Henry Graphics (Kevin Byrd)

Address: \_\_\_\_\_  
\_\_\_\_\_

Contact Email: \_\_\_\_\_ Telephone #: \_\_\_\_\_

Status: ☐ Owner ☒ Authorized Agent ☐ Lessee

### PROPERTY INFORMATION

Street Address of Property:

229 Blue Ridge Parkway Dawsonville, GA 30534 (Tax Map and Parcel # 107-319-010)

Land Lot(s): 498, 499, 542, 543, District: LD 13S Section: \_\_\_\_\_

Subdivision/Lot: \_\_\_\_\_ / \_\_\_\_\_

Building Permit #: \_\_\_\_\_ (if applicable)

### REQUESTED ACTION

A Variance is requested from the requirements of Article # 129 Section # 224 of the Land Use Resolution/Sign Ordinance/Subdivision Regulations/Other.

☐ Front Yard setback ☐ Side Yard setback ☐ Rear Yard setback variance of \_\_\_\_\_ feet to allow the structure to: ☐ be constructed; ☐ remain a distance of \_\_\_\_\_ feet from the ☐ property line, or ☒ other : \_\_\_\_\_ instead of the required distance of \_\_\_\_\_ feet as required by the regulations.

☒ Other (explain request): Additional sign request - 1 logo and 1 blade sign

If there are other variance requests for this site in past, please list case # and nature of variance:  
\_\_\_\_\_

15



## DAWSON COUNTY VARIANCE APPLICATION

25 Justice Way, Dawsonville, Georgia 30534

Variances to standards and requirements of the Regulations, with respect to setbacks, lot coverage, height, and other quantitative requirements may be granted if, on the basis of the application, investigation, and other evidence submitted **by the applicant, all four** (4) expressly written findings below are made:

**1. Describe why a strict and literal enforcement of the standards would result in a practical difficulty or unnecessary hardship:**

To maintain our brand consistency the artwork is specifically recognizable to customers

**2. Describe the exceptional and extraordinary conditions applicable to this property which do not apply to other properties in the same district:**

We would like our brand artwork to be able to be seen from Hwy 400 because of the setback.

**3. Describe why granting a variance would not be detrimental to the public health, safety, morals or welfare and not be materially injurious to properties in the near vicinity:**

The additional signs would not be detrimental to the public, health, safety, morals or welfare; it would only be to add clarification to aid customers coming into the location.

**4. Describe why granting this variance would support the general objectives within the Regulation:**

Signage represents a brand's most visible form of communication. We would like to be able to welcome customers old and new by using brand recognition as a way of welcoming them to the new location.

Add extra sheets if necessary.



## DAWSON COUNTY VARIANCE APPLICATION

25 Justice Way, Dawsonville, Georgia 30534

### List of Adjacent Property Owners

It is the responsibility of the Applicant to provide a list of adjacent property owners. This list must include the name and address of anyone who has property touching your property or who has property directly across the street from your property. Please note this information should be obtained using the Tax Map and Parcel Number listing of any parcel(s) adjoining or adjacent to parcel where variance or zoning is being requested. Please add additional sheets if necessary.

	Name	Address
TMP _____ - _____	1. 107319008 L.6 Dawsonville 1 LLC.	_____
TMP _____ - _____	2. 107319009 Pointe Grand Dawsonville LLC.	_____
TMP _____ - _____	3.	_____
TMP _____ - _____	4.	_____
TMP _____ - _____	5.	_____
TMP _____ - _____	6.	_____
TMP _____ - _____	7.	_____
TMP _____ - _____	8.	_____
TMP _____ - _____	9.	_____

### APPLICANT CERTIFICATION

I hereby request the action contained within this application relative to the property shown on the attached plats and site plan and further request that this item be placed on the Planning Commission agenda for a public hearing.

I understand that the Planning & Development staff may either accept or reject my request upon review. My request will be rejected if all the necessary data is not presented.

I understand that I have the obligation to present all data necessary and required by statute to enable the Planning Commission to make an informed determination on my request. I may seek the advice of a land use professional if I am not familiar with the zoning and land use requirements.



**DAWSON COUNTY VARIANCE APPLICATION**  
25 Justice Way, Dawsonville, Georgia 30534

I understand that my request will be acted upon at the Planning Commission I am required to be present or to be represented by someone able to present all facts. I understand that failure to appear at a public hearing may result in the postponement or denial of my special use or rezoning application. I further understand that it is my responsibility to be aware of relevant public hearing dates and times regardless of notification from Dawson County.

I hereby certify that I have read the above and that the above information as well as the attached information is true and correct.

Signature of Applicant or Agent: \_\_\_\_\_

Date: 4.24.24

Withdrawals of any application may be accommodated within the Planning & Development office if requested before the Planning Commission agenda is set. Therefore, withdrawals may not be made after ten (10) days prior to the scheduled Planning Commission meeting hearing, unless accompanied by written request stating specific reasons for withdrawal. This withdrawal request is to be published in the legal organ prior to the meeting. Following that written request and publication the Commission will vote to remove the item from the agenda at the scheduled hearing. Please note that should the withdrawal be denied, the item will receive deliberation and public hearing with a decision by the Commission. Further the applicant is encouraged to be present at the hearing to substantiate reasons for withdrawal.

**THIS SECTION TO BE COMPLETED BY STAFF**

VR 24- 07 Tax Map & Parcel# 107-319  
Zoning: CHB Commission District #: 4  
Submittal Date: 4.20.24 Time: am/pm Received by: hgh (staff initials)  
Fee Paid: 350- Planning Commission Meeting Date:      /      / 2024

Dawson County Department of Planning & Development

Variances

Property Owner Authorization Form

This form must be signed by the owner(s) as listed on the deed of record for the subject property. If there is more than one property owner, additional affidavits must be provided. **Only an owner or an authorized agent may speak on behalf of the variance at the public hearing.**

Owner's Name: Awesomeville Pie LLC d/b/a Mellow Mushroom

Mailing Address:

Signature of Owner:



Date:

4-25-24

Signature of Notary:



Date:

4-25-24



### Written Statement

Awesomeville Pie LLC d/b/a Mellow Mushroom would like to request the logo artwork for brand recognition, as this is an iconic logo that is instantly recognized. The "To Go" directional blade sign is informational and helps with the flow of traffic into and out of the restaurant.



**Owner Information**

AWESOMEVILLE LLC

**Payment Information**

Status	Unpaid
Last Payment Date	
Amount Paid	\$0.00

**Property Information**

Parcel Number	107 319 010
District	1 DAWSON COUNTY UNINCORPORATED
Acres	0
Description	LL 498, 499, 542, 543 LD 13-S
Property Address	0 HWY 400
Assessed Value	\$74,400
Appraised Value	\$186,000

**Bill Information**

Record Type	Property
Tax Year	2023
Bill Number	17280
Account Number	awes1234
Due Date	06/07/2024

**Taxes**

Base Taxes	\$1,222.69
Penalty	\$0.00
Interest	\$0.00
Total Due	\$1,222.69



# DATE OF ORIGINAL SURVEY

7/1/02 THRU 7/12/02  
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 11,718 FEET AND AN ANGULAR ERROR OF 0.3 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 733,044 FEET.

BEARINGS SHOWN ARE BASED ON ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION AND ARE SUBJECT TO FIELD CONDITIONS.  
THE EQUIPMENT USED FOR ANGULAR AND DISTANCE MEASUREMENTS WAS NIKON TOP GUN

THIS PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PRONE AREA AS PER FLOOD INSURANCE RATE 130304 0125 A DECEMBER 15, 1990

## LEGEND

1. BE. BULLS OF STRUCK LINE
2. CL. CENTER LINE
3. COM. CONCRETE FOUND
4. CR. CRIP FOR METAL PIPE
5. ELEV. ELEVATION (FT)
6. F. FIRE HYDRANT
7. F. FIRE HYDRANT
8. F. FIRE HYDRANT
9. F. FIRE HYDRANT
10. F. FIRE HYDRANT
11. F. FIRE HYDRANT
12. F. FIRE HYDRANT
13. F. FIRE HYDRANT
14. F. FIRE HYDRANT
15. F. FIRE HYDRANT
16. F. FIRE HYDRANT
17. F. FIRE HYDRANT
18. F. FIRE HYDRANT
19. F. FIRE HYDRANT
20. F. FIRE HYDRANT
21. F. FIRE HYDRANT
22. F. FIRE HYDRANT
23. F. FIRE HYDRANT
24. F. FIRE HYDRANT
25. F. FIRE HYDRANT
26. F. FIRE HYDRANT
27. F. FIRE HYDRANT
28. F. FIRE HYDRANT
29. F. FIRE HYDRANT
30. F. FIRE HYDRANT
31. F. FIRE HYDRANT
32. F. FIRE HYDRANT
33. F. FIRE HYDRANT
34. F. FIRE HYDRANT
35. F. FIRE HYDRANT
36. F. FIRE HYDRANT
37. F. FIRE HYDRANT
38. F. FIRE HYDRANT

## (LOT CALLS)

NUMBER	DIRECTION	BEARS	ARC LENGTH	CHORD LENGTH
C16	N 06°22'14" E	5549.56	151.48	151.47

## RIGHT-OF-WAY CALLS

NUMBER	DIRECTION	BEARS	ARC LENGTH	CHORD LENGTH
C2	N 76°45'33" E	250.00	203.67	197.89
C15	S 09°40'07" W	5549.56	100.00	100.00

## BOUNDARY CALLS

NUMBER	DIRECTION	BEARS	ARC LENGTH	CHORD LENGTH
C7	N 14°01'48" E	5549.56	1247.70	1245.07

NUMBER	DIRECTION	DISTANCE
L1	N 07°38'31" E	50.31

## RIGHT-OF-WAY CALLS

NUMBER	DIRECTION	DISTANCE
L2	S 79°34'49" W	247.20
L3	N 79°34'49" W	247.20

## CREEK CALLS

NUMBER	DIRECTION	DISTANCE
L209	S 47°08'48" E	14.54
L210	S 28°27'36" W	37.80
L211	S 10°43'21" W	8.55
L212	S 00°00'00" W	14.20
L213	S 08°32'18" E	5.13
L214	S 45°01'36" E	11.49
L215	S 62°56'29" E	12.83
L216	S 35°02'41" E	17.21
L217	S 48°23'35" E	12.22
L218	S 25°13'04" E	5.80
L219	S 12°10'45" W	15.50
L220	S 05°57'09" W	12.94
L221	S 19°40'15" E	3.77
L222	S 37°43'11" E	7.05
L223	S 15°26'09" W	1.63
L224	S 27°18'17" W	17.70
L225	S 22°42'48" W	15.12
L226	S 07°58'03" W	20.25
L227	S 03°18'12" W	17.41
L228	S 23°58'07" E	12.48
L229	S 03°48'04" E	3.81
L230	S 28°35'11" W	6.81
L231	S 70°24'17" W	23.44
L232	S 65°50'26" W	13.63
L233	S 10°47'38" W	15.11

## CREEK CALLS

NUMBER	DIRECTION	DISTANCE
L234	N 14°32'52" W	8.13
L235	N 14°34'24" W	13.53
L236	N 15°57'33" W	16.08
L237	N 15°32'46" W	20.96
L238	N 17°35'24" W	16.24
L239	N 08°09'09" E	22.23
L240	N 14°09'14" W	33.42
L241	N 17°43'31" W	21.24
L242	N 05°42'56" E	1.71
L243	N 76°55'30" E	20.52
L244	N 08°28'47" E	7.39
L245	N 05°25'29" E	7.26
L246	N 08°17'04" W	48.76
L247	N 25°13'03" W	6.48
L248	N 55°00'18" W	8.21
L249	N 65°55'03" W	7.08
L250	N 75°23'33" W	12.14
L251	N 76°34'23" W	18.77
L252	N 81°05'03" W	20.65
L253	N 46°56'41" W	8.80
L254	N 19°22'34" W	6.57
L255	N 07°18'48" E	4.04



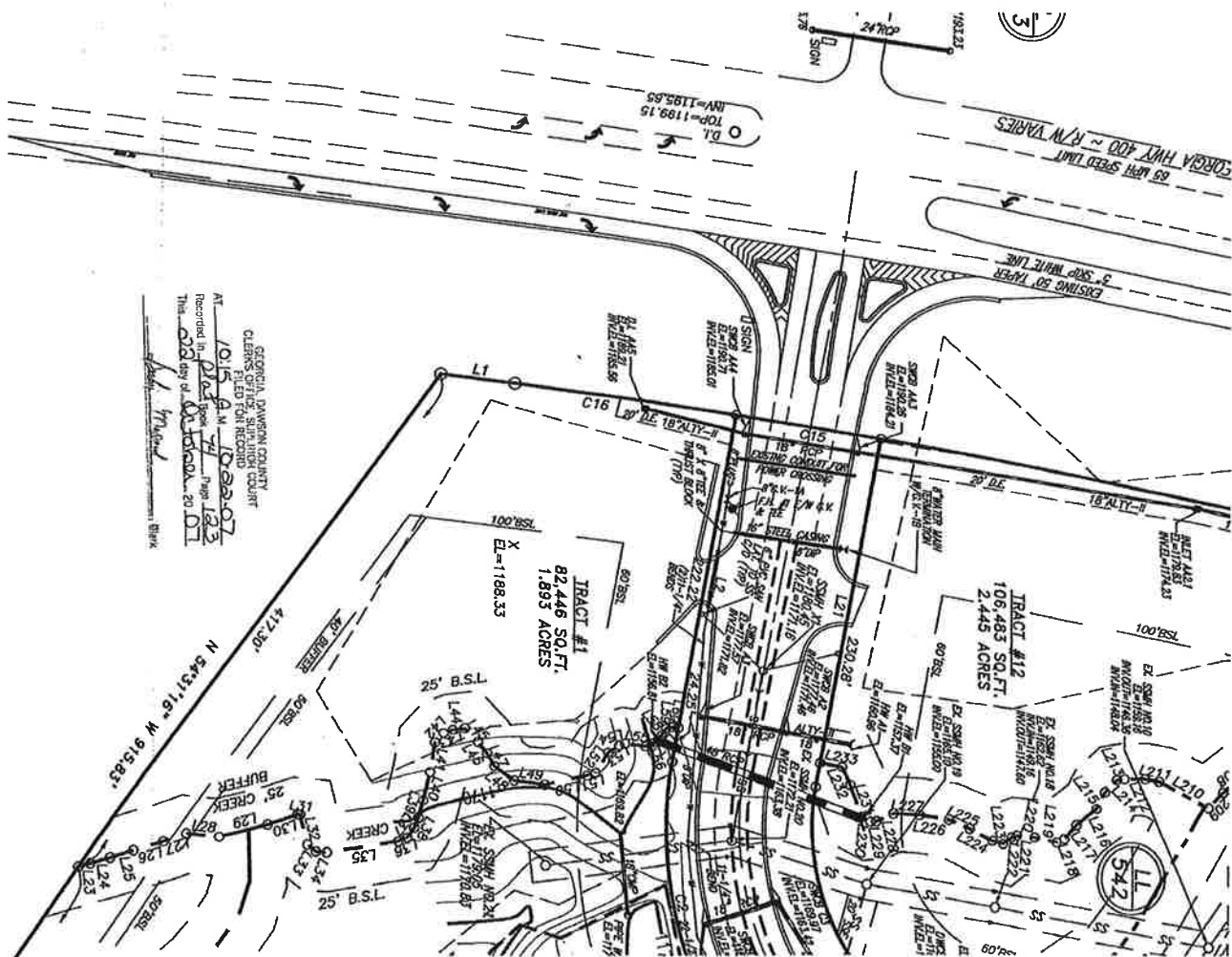
## FINAL PLAT FOR

### PHASE I

LAND LOTS 499,542, & 543  
13TH DISTRICT - 1ST SECTION  
400 CORRIDOR SOUTH  
DAWSON COUNTY, GEORGIA  
SEPTEMBER 15, 2007



TECHNICAL LAND SERVICES INC. d/b/a  
Richard Webb & Associates  
Lead Surveying Consultants  
P.O. BOX 581 CLARKSBURG, GA 30025 (770) 488-6103  
101 WOODLAND DRIVE CLARKSBURG, GA 30040  
JOB NO. 02012



DATE OF ORIGINAL SURVEY  
7/1/02 THRU 7/12/02

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 11,718 FEET AND AN ANGULAR ERROR OF 0.03 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN RECALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 133,044 FEET.

BEARINGS SHOWN ARE BASED ON ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION AND ARE SUBJECT TO FIELD CONDITIONS.

THE EQUIPMENT USED FOR ANGULAR AND DISTANCE MEASUREMENTS WAS NIKON TOP GUN.

THIS PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PRONE AREA AS PER FLOOD INSURANCE RATE 150304 0123 A DECEMBER 15, 1990

# LEGEND

1. B.L. = BUILDING SETBACK LINE
2. C.L. = CENTER UNIMPAVED ROAD
3. C.P. = COMBINATION METAL PIPE
4. C.T. = CULVERT TOP (7')
5. D. = DITCH OR DRAINAGE
6. F.F. = FRESH FLOOD ELEV.
7. F.H. = FIRE HYDRANT
8. F.P. = FIRE PUMP
9. L.L. = LAND LOT LINE
10. L.P. = LAND LOT PROPERTY
11. L.S. = LAND LOT SURVEY
12. M.T. = METAL TOP
13. O.T. = OPEN TOP
14. P.C. = POINT OF CURVATURE
15. P.E. = POINT OF BEGINNING
16. P.P. = POWER POLE
17. P.W. = POWER WIRE
18. R.W. = RIGHT-OF-WAY
19. S.L. = SEWER LINE
20. S.P. = STREET ADDRESS
21. T.L. = TELEPHONE LINE
22. T.P. = TIE LINE
23. W.L. = WATER LINE
24. W.P. = WATER PUMP
25. W.T. = WATER TOWER
26. W.W. = WINDMILL
27. W.W. = WINDMILL
28. W.W. = WINDMILL
29. W.W. = WINDMILL
30. W.W. = WINDMILL
31. W.W. = WINDMILL
32. W.W. = WINDMILL
33. W.W. = WINDMILL
34. W.W. = WINDMILL
35. W.W. = WINDMILL
36. W.W. = WINDMILL
37. W.W. = WINDMILL
38. W.W. = WINDMILL
39. W.W. = WINDMILL
40. W.W. = WINDMILL
41. W.W. = WINDMILL
42. W.W. = WINDMILL
43. W.W. = WINDMILL
44. W.W. = WINDMILL
45. W.W. = WINDMILL
46. W.W. = WINDMILL
47. W.W. = WINDMILL
48. W.W. = WINDMILL
49. W.W. = WINDMILL
50. W.W. = WINDMILL
51. W.W. = WINDMILL
52. W.W. = WINDMILL
53. W.W. = WINDMILL
54. W.W. = WINDMILL
55. W.W. = WINDMILL
56. W.W. = WINDMILL
57. W.W. = WINDMILL
58. W.W. = WINDMILL
59. W.W. = WINDMILL
60. W.W. = WINDMILL
61. W.W. = WINDMILL
62. W.W. = WINDMILL
63. W.W. = WINDMILL
64. W.W. = WINDMILL
65. W.W. = WINDMILL
66. W.W. = WINDMILL
67. W.W. = WINDMILL
68. W.W. = WINDMILL
69. W.W. = WINDMILL
70. W.W. = WINDMILL
71. W.W. = WINDMILL
72. W.W. = WINDMILL
73. W.W. = WINDMILL
74. W.W. = WINDMILL
75. W.W. = WINDMILL
76. W.W. = WINDMILL
77. W.W. = WINDMILL
78. W.W. = WINDMILL
79. W.W. = WINDMILL
80. W.W. = WINDMILL
81. W.W. = WINDMILL
82. W.W. = WINDMILL
83. W.W. = WINDMILL
84. W.W. = WINDMILL
85. W.W. = WINDMILL
86. W.W. = WINDMILL
87. W.W. = WINDMILL
88. W.W. = WINDMILL
89. W.W. = WINDMILL
90. W.W. = WINDMILL
91. W.W. = WINDMILL
92. W.W. = WINDMILL
93. W.W. = WINDMILL
94. W.W. = WINDMILL
95. W.W. = WINDMILL
96. W.W. = WINDMILL
97. W.W. = WINDMILL
98. W.W. = WINDMILL
99. W.W. = WINDMILL
100. W.W. = WINDMILL

## CREEK CALLS

(BETWEEN TRACT #2 & TRACT #3)

NUMBER	DIRECTION	DISTANCE
L61	S 40°58'06" E	6.87'
L62	S 42°30'45" E	43.13'
L63	S 22°51'32" E	15.20'
L64	S 07°21'41" E	25.64'
L65	S 18°44'00" W	37.40'
L66	S 08°10'42" W	208.09'
L67	S 04°39'32" W	19.00'
L68	S 01°51'00" W	76.33'
L69	S 03°52'13" E	60.85'
L70	S 31°30'30" E	47.15'
L71	S 17°29'03" E	30.48'

## RIGHT-OF-WAY CALLS

NUMBER	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C2	N 76°45'53" E	350.00'	203.57'	197.59'
C3	S 87°33'26" E	15.00'	20.43'	18.88'
C4	S 71°00'28" E	240.00'	188.19'	183.41'

## (LOT CALLS)

NUMBER	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C17	N 88°13'17" E	180.00'	9.47'	9.47'

## FINAL PLAT FOR BLUERIDGE 400, LLC PHASE I

LAND LOTS 499,542, & 543  
13TH DISTRICT - 1ST SECTION  
400 CORRIDOR SOUTH  
DAWSON COUNTY, GEORGIA  
SEPTEMBER 15, 2007

## RIGHT-OF-WAY CALLS

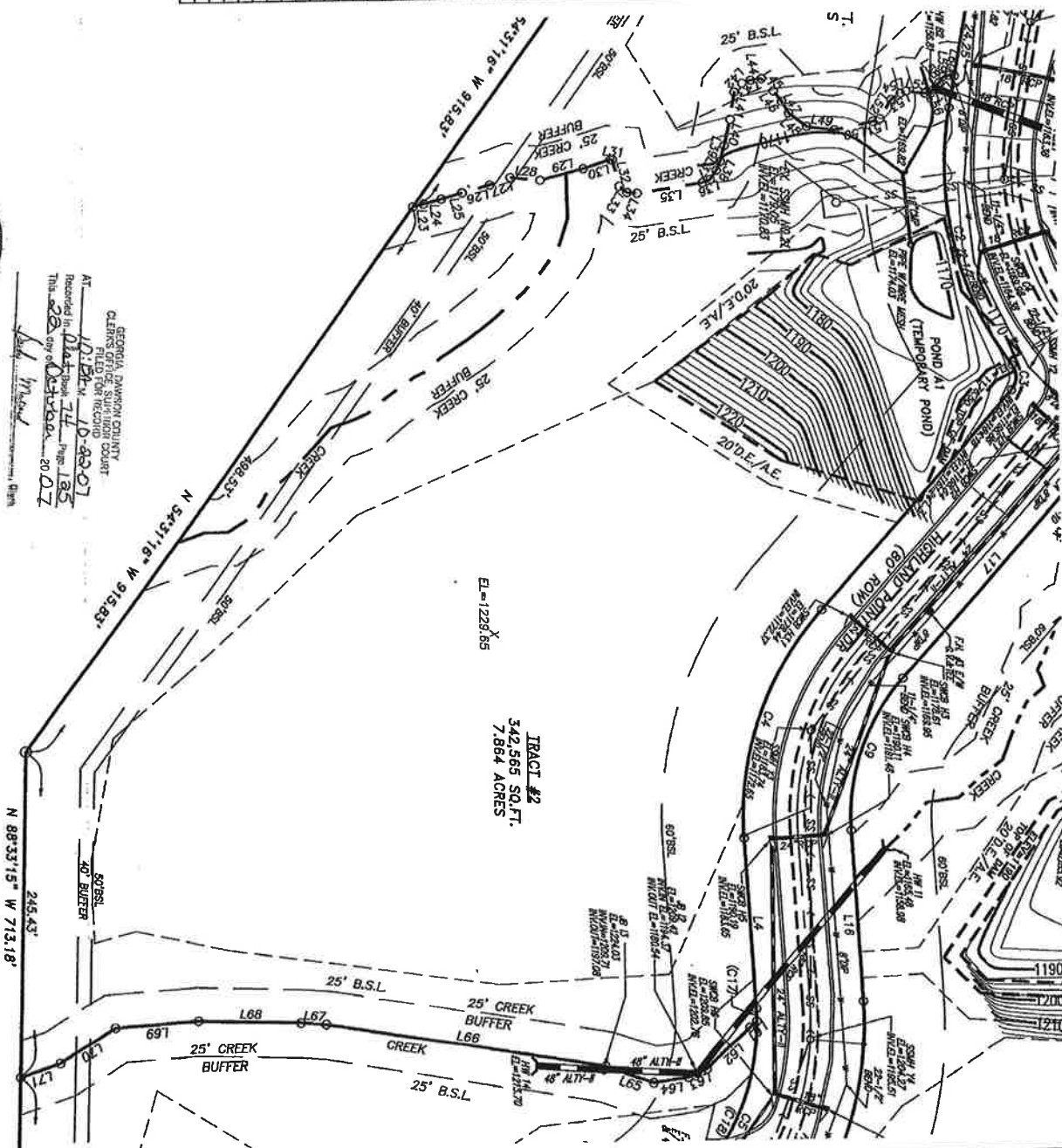
NUMBER	DIRECTION	DISTANCE
L3	S 48°32'45" E	217.41'
L4	N 85°31'32" E	131.23'



RICHARD WEBB & ASSOCIATES  
P.O. BOX 381 CUMMING GA. 30028 (770)-888-8103  
101 WOODLAND DRIVE CUMMING GA. 30040

SHEET 3 OF 17

JOB NO. 02012





# DATE OF ORIGINAL SURVEY

7/1/02 THRU 7/12/02

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE PART IN 11,718. THE PLAT IS BASED UPON AN ANGULAR ERROR OF 1.1718 SECONDS PER FACE. THE PLAT IS BASED UPON A DISTANCE ERROR OF 0.0004 FEET PER 100 FEET. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 733,044 FEET.

BEARINGS SHOWN ARE BASED ON ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION AND ARE SUBJECT TO FIELD CONDITIONS.

THE EQUIPMENT USED FOR ANGULAR AND DISTANCE MEASUREMENTS WAS NIKON TOP GUN.

THIS PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PROBE AREA AS PER FLOOD INSURANCE RATE (FIR) OF 01/23 A DECEMBER 13, 1990.

## LEGEND

1. B.L. = BACK OF GULCH LINE
2. B.L. = BACK OF GULCH LINE
3. C.O.P. = CORNER OF PLAT FOUND
4. C.O.P. = CORNER OF PLAT FOUND
5. C.O.P. = CORNER OF PLAT FOUND
6. E.L. = ELEVATION (FT)
7. E.L. = ELEVATION (FT)
8. E.L. = ELEVATION (FT)
9. E.L. = ELEVATION (FT)
10. E.L. = ELEVATION (FT)
11. E.L. = ELEVATION (FT)
12. E.L. = ELEVATION (FT)
13. E.L. = ELEVATION (FT)
14. E.L. = ELEVATION (FT)
15. E.L. = ELEVATION (FT)
16. E.L. = ELEVATION (FT)
17. E.L. = ELEVATION (FT)
18. E.L. = ELEVATION (FT)
19. E.L. = ELEVATION (FT)
20. E.L. = ELEVATION (FT)
21. E.L. = ELEVATION (FT)
22. E.L. = ELEVATION (FT)
23. E.L. = ELEVATION (FT)
24. E.L. = ELEVATION (FT)
25. E.L. = ELEVATION (FT)
26. E.L. = ELEVATION (FT)
27. E.L. = ELEVATION (FT)
28. E.L. = ELEVATION (FT)
29. E.L. = ELEVATION (FT)
30. E.L. = ELEVATION (FT)
31. E.L. = ELEVATION (FT)
32. E.L. = ELEVATION (FT)
33. E.L. = ELEVATION (FT)
34. E.L. = ELEVATION (FT)
35. E.L. = ELEVATION (FT)
36. E.L. = ELEVATION (FT)
37. E.L. = ELEVATION (FT)
38. E.L. = ELEVATION (FT)
39. E.L. = ELEVATION (FT)
40. E.L. = ELEVATION (FT)
41. E.L. = ELEVATION (FT)
42. E.L. = ELEVATION (FT)
43. E.L. = ELEVATION (FT)
44. E.L. = ELEVATION (FT)
45. E.L. = ELEVATION (FT)
46. E.L. = ELEVATION (FT)
47. E.L. = ELEVATION (FT)
48. E.L. = ELEVATION (FT)
49. E.L. = ELEVATION (FT)
50. E.L. = ELEVATION (FT)
51. E.L. = ELEVATION (FT)
52. E.L. = ELEVATION (FT)
53. E.L. = ELEVATION (FT)
54. E.L. = ELEVATION (FT)
55. E.L. = ELEVATION (FT)
56. E.L. = ELEVATION (FT)
57. E.L. = ELEVATION (FT)
58. E.L. = ELEVATION (FT)
59. E.L. = ELEVATION (FT)
60. E.L. = ELEVATION (FT)
61. E.L. = ELEVATION (FT)
62. E.L. = ELEVATION (FT)
63. E.L. = ELEVATION (FT)
64. E.L. = ELEVATION (FT)
65. E.L. = ELEVATION (FT)
66. E.L. = ELEVATION (FT)
67. E.L. = ELEVATION (FT)
68. E.L. = ELEVATION (FT)
69. E.L. = ELEVATION (FT)
70. E.L. = ELEVATION (FT)
71. E.L. = ELEVATION (FT)
72. E.L. = ELEVATION (FT)
73. E.L. = ELEVATION (FT)
74. E.L. = ELEVATION (FT)
75. E.L. = ELEVATION (FT)
76. E.L. = ELEVATION (FT)
77. E.L. = ELEVATION (FT)
78. E.L. = ELEVATION (FT)
79. E.L. = ELEVATION (FT)
80. E.L. = ELEVATION (FT)
81. E.L. = ELEVATION (FT)
82. E.L. = ELEVATION (FT)
83. E.L. = ELEVATION (FT)
84. E.L. = ELEVATION (FT)
85. E.L. = ELEVATION (FT)
86. E.L. = ELEVATION (FT)
87. E.L. = ELEVATION (FT)
88. E.L. = ELEVATION (FT)
89. E.L. = ELEVATION (FT)
90. E.L. = ELEVATION (FT)
91. E.L. = ELEVATION (FT)
92. E.L. = ELEVATION (FT)
93. E.L. = ELEVATION (FT)
94. E.L. = ELEVATION (FT)
95. E.L. = ELEVATION (FT)
96. E.L. = ELEVATION (FT)
97. E.L. = ELEVATION (FT)
98. E.L. = ELEVATION (FT)
99. E.L. = ELEVATION (FT)
100. E.L. = ELEVATION (FT)

## RIGHT-OF-WAY CALLS

NUMBER	DIRECTION	DISTANCE
L1	S 40°55'06" E	8.87'
L2	S 42°30'45" E	4.3.15'
L3	S 22°51'52" E	15.20'
L4	S 07°21'41" E	25.64'
L5	S 18°44'00" W	37.40'
L6	S 09°10'42" W	209.09'
L7	S 04°39'32" W	18.00'
L8	S 01°51'00" W	76.53'
L9	S 07°52'13" E	60.85'
L10	S 31°30'30" E	43.15'
L11	S 17°28'03" E	30.48'

## RIGHT-OF-WAY CALLS

NUMBER	DIRECTION	DISTANCE
L1	S 40°55'06" E	8.87'
L2	S 42°30'45" E	4.3.15'
L3	S 22°51'52" E	15.20'
L4	S 07°21'41" E	25.64'
L5	S 18°44'00" W	37.40'
L6	S 09°10'42" W	209.09'
L7	S 04°39'32" W	18.00'
L8	S 01°51'00" W	76.53'
L9	S 07°52'13" E	60.85'
L10	S 31°30'30" E	43.15'
L11	S 17°28'03" E	30.48'

## RIGHT-OF-WAY CALLS

NUMBER	DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C4	S 71°00'36" E	240.00	188.19	183.41
C5	S 64°46'05" E	160.00	150.42	153.79
C6	S 63°58'03" E	240.00	231.27	222.43
C7	N 63°58'03" W	160.00	154.16	149.28
C8	N 64°46'05" W	240.00	240.63	230.88
C9	N 71°00'36" W	160.00	125.46	122.27

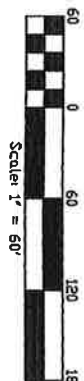
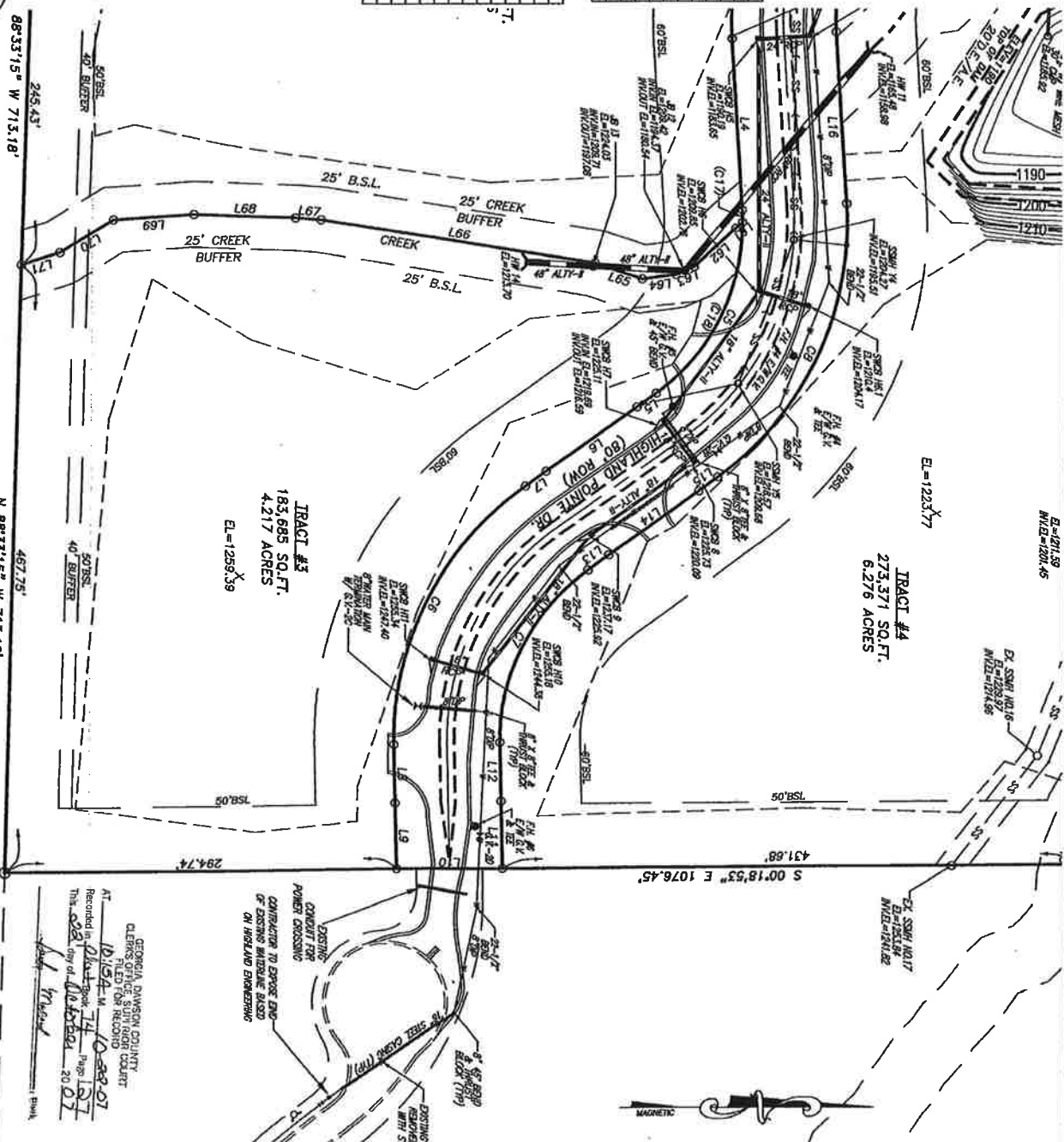
## (LOT CALLS)

NUMBER	DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
G17	N 86°13'17" E	160.00	9.47	9.47

## FINAL PLAT FOR BLUERIDGE 400, LLC

### PHASE 1

LAND LOTS 499, 542, & 543  
13TH DISTRICT - 1ST SECTION  
400 CORRIDOR SOUTH  
DAWSON COUNTY, GEORGIA  
SEPTEMBER 15, 2007



RICHARD WEBB & ASSOCIATES  
Land Surveying & Consulting  
P.O. BOX 551 CUMMING GA. 30028 (770)-689-6103  
101 WOODLAND DRIVE CUMMING GA. 30040

JOB NO. 02012

BEARINGS SHOWN ARE BASED ON ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION AND ARE SUBJECT TO FIELD CONDITIONS.

THE EQUIPMENT USED FOR ANGULAR AND DISTANCE MEASUREMENTS WAS WINCON TOP GUN

THIS PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN PER COUNTY RECORDS.

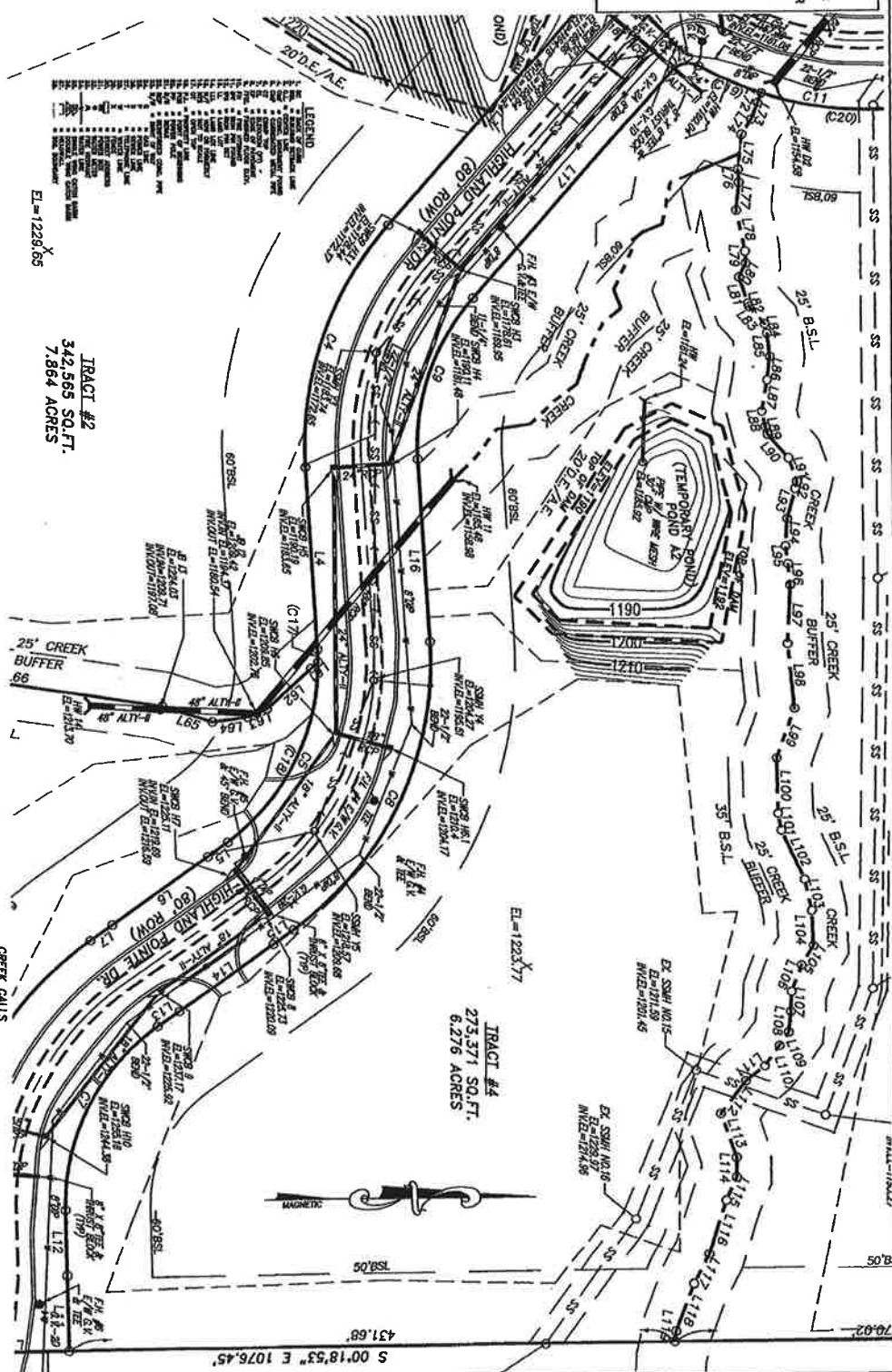
303604 0125 A DECEMBER 15 1990

**(BETWEEN TRACT #4 & TRACT #5)**

	NUMBER	DIRECTION	DISTANCE
L72	S 68°27'41" E	7.39	
L73	S 66°13'01" E	13.26	
L74	S 57°01'41" E	12.91	
L75	S 84°03'49" E	23.32	
L76	N 86°58'31" E	9.34	
L77	S 84°27'08" E	19.84	
L78	N 78°27'08" E	29.65	
L79	N 86°51'42" E	8.44	
L80	S 65°17'48" E	11.47	
L81	N 71°42'37" E	19.64	
L82	N 68°45'16" E	2.65	
L83	N 47°41'39" E	16.89	
L84	N 76°51'14" E	6.82	
L85	N 83°59'38" E	17.03	
L86	S 83°06'36" E	17.12	
L87	S 79°46'01" E	23.13	
L88	N 76°52'00" E	11.47	
L89	N 73°52'21" E	5.42	
L90	N 48°59'14" E	23.01	
L91	N 76°20'14" E	17.53	
L92	S 70°50'35" E	5.22	
L93	S 74°31'38" E	22.35	
L94	S 84°07'03" E	19.72	
L95	N 82°45'38" E	13.16	
L96	N 84°50'23" E	15.20	
L97	S 86°51'46" E	42.22	
L98	N 84°74'31" E	47.38	
L99	S 70°15'59" E	38.78	
L100	N 86°50'27" E	38.49	
L101	N 78°10'22" E	12.30	
L102	N 65°36'49" E	36.80	
L103	N 87°48'51" E	23.14	
L104	N 87°42'44" E	25.77	
L105	S 88°45'07" E	18.83	
L106	S 69°41'44" E	20.82	
L107	S 87°41'44" E	18.11	
L108	S 84°17'44" E	15.80	
L109	S 85°39'02" E	11.83	
L110	S 84°07'26" E	18.40	
L111	S 36°33'52" E	17.73	
L112	S 53°24'38" E	29.45	
L113	N 71°28'16" E	34.17	
L114	S 69°57'18" E	14.59	
L115	S 69°58'28" E	18.19	
L116	S 72°16'33" E	40.48	
L117	S 71°09'45" E	22.89	
L118	S 69°24'36" E	35.27	
L119	S 83°11'58" E	7.05	

## PHASE 1

LAND LOTS 499,542, & 543  
13TH DISTRICT - 1ST SECTION  
400 CORRIDOR SOUTH  
DAWSON COUNTY, GEORGIA  
SEPTEMBER 15, 2007



NUMBER CHORD DIRECTION		RADIUS	ARC LENGTH	CHORD LENGTH
C4	S 71°02'39" E	240.00	186.49	183.41
C5	S 64°45'05" E	180.00	150.92	153.39
C6	S 63°38'03" E	240.00	231.27	229.43
C7	S 63°38'03" W	160.00	154.18	148.38
C8	N 64°45'05" W	240.00	240.65	230.68
C9	N 71°02'39" W	160.00	125.46	122.77
C10	N 06°32'09" W	15.00	20.43	18.98

NUMBER	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C17	N 86°13'17" E	160.00	9.47	9.47
C18	S 67°03'19" E	160.00	150.95	145.41
C19	N 25°54'04" E	250.00	48.64	48.66

NUMBER	DIRECTION	DISTANCE
L61	S 40°36'06" E	6.87
L62	S 42°30'45" E	43.13
L63	S 22°51'32" E	15.20
L64	S 07°21'41" E	25.84
L65	S 18°44'00" W	37.40

NUMBER	DIRECTION	DISTANCE
L3	N 46°32'48" E	217.41'
L4	N 08°31'32" E	151.23'
L5	S 36°01'41" E	17.93'
L6	S 36°01'41" E	84.00'
L7	S 36°01'41" E	19.20'
L11	S 88°47'19" W	52.37'
L12	S 88°48'36" W	46.10'
L13	N 36°01'41" W	19.20'
L14	N 36°01'41" W	84.00'
L15	N 36°01'41" W	17.93'
L16	N 36°01'32" W	151.23'
L17	N 46°32'48" W	217.41'



GEORGIA, DAWSON COUNTY  
 CLERKS OFFICE, SUPERIOR COURT  
 FILED FOR RECORD  
 AT 10:15 Am 10-22-07  
 Recorded in Plaintiff Page 129  
 This day of October 20 07

July 5<sup>th</sup> 1892

## References

RICHARD WEBB &amp; ASSOCIATES

P.O. BOX 561 CUMMING GA. 30028 (770)-889-6103

**SHEET 5 OF 17**

JOB NO. 02012

DATE OF ORIGINAL SURVEY  
7/1/02 THRU 7/12/02

THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS BEEN CHECKED BY THE SURVEYOR AND FOUND TO BE CORRECT. THE FIELD DATA WAS OBTAINED BY THE SURVEYOR USING A TOTAL STATION AND AN ANGLE ERROR OF 0.1 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAN HAS BEEN CALCULATED FOR ONE FOOT IN 125,000 FEET.

BEARINGS SHOWN ARE BASED ON ANGLES TURNED FROM A SINGLE MONUMENT OBSERVATION AND ARE SUBJECT TO FIELD CONDITIONS.

THE EQUIPMENT USED FOR ANGULAR AND DISTANCE MEASUREMENTS WAS NIKON TOP-GUN.

THIS PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PHASE AREA AS PER FLOOD INSURANCE RATE 150304 0125 A DECEMBER 15, 1990

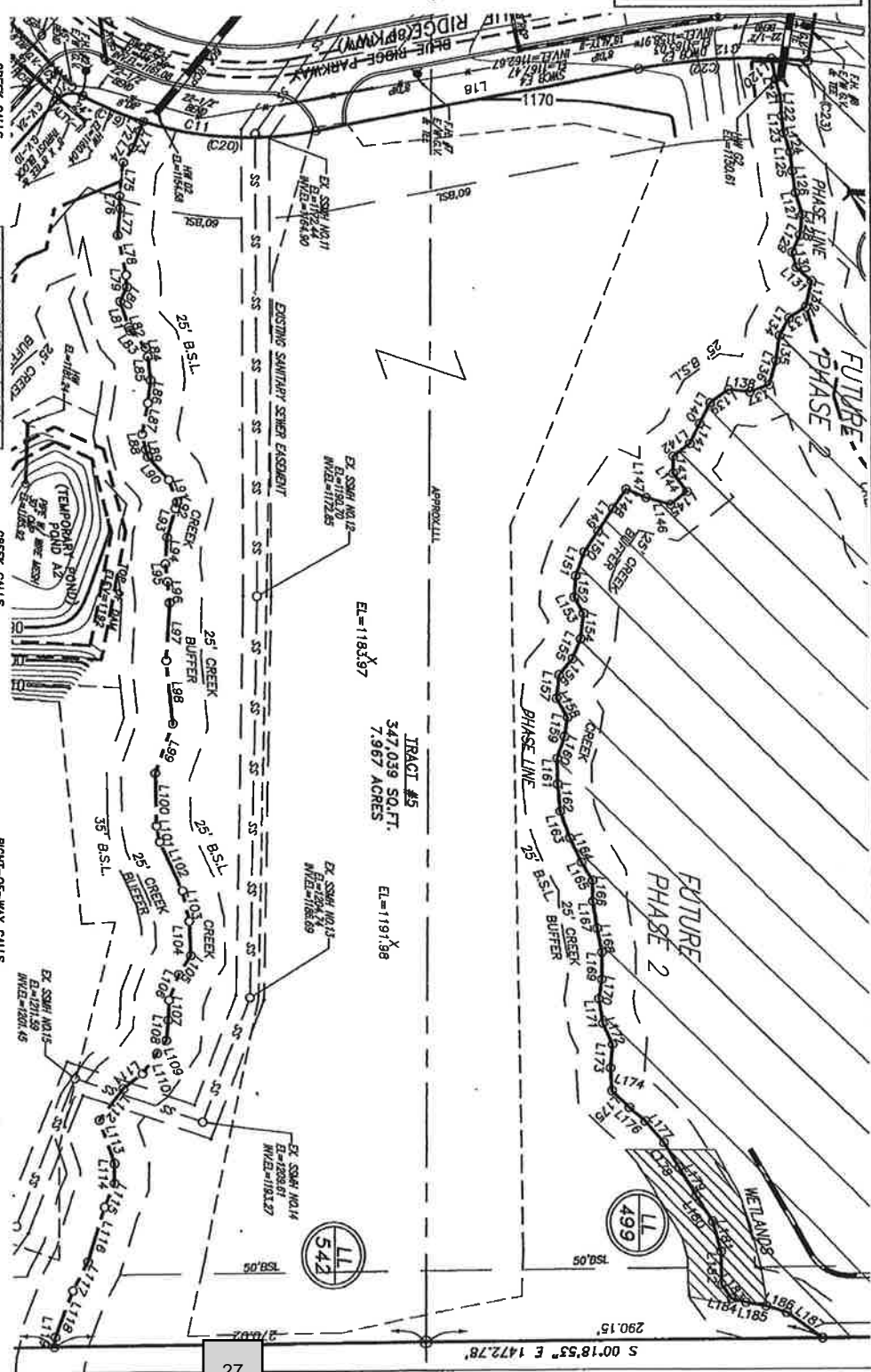
CREEK CALLS

(BETWEEN TRACT #5 & PHASE 1)

NUMBER	DIRECTION	DISTANCE
L170	N 77.31.58" E	15.42
L171	N 76.18.08" E	14.60
L172	N 87.04.12" E	13.28
L173	N 83.29.32" E	12.68
L174	N 71.25.51" E	14.66
L175	N 64.35.44" E	14.12
L176	N 81.34.50" E	16.46
L177	N 73.45.54" E	17.15
L178	S 83.08.09" E	15.11
L179	S 85.20.24" E	13.95
L180	N 74.54.35" E	11.64
L181	N 41.45.38" E	14.79
L182	S 76.58.59" E	19.21
L183	S 32.20.53" E	14.67
L184	S 61.11.11" E	14.59
L185	S 81.33.20" E	18.16
L186	S 74.03.16" E	18.24
L187	S 20.31.13" E	15.18
L188	S 09.10.25" W	15.99
L189	S 35.31.48" E	16.95
L190	S 82.17.11" E	16.82
L191	S 64.06.32" E	16.48
L192	S 35.46.01" E	15.47
L193	N 69.53.54" E	12.39
L194	N 53.28.37" E	16.99
L195	S 38.35.55" E	15.53
L196	S 15.41.08" W	19.05
L197	S 23.29.05" W	15.98
L198	S 55.30.56" E	17.39
L199	S 57.22.04" E	20.01
L200	S 57.08.11" E	16.68
L201	S 70.13.51" E	16.59
L202	S 86.06.34" E	15.28
L203	N 60.01.31" E	13.30
L204	S 83.32.35" E	18.00
L205	S 67.32.35" E	15.71
L206	S 50.22.05" E	15.42
L207	S 83.38.50" E	17.44
L208	N 61.12.25" E	16.60
L209	S 80.38.35" E	14.35
L210	S 71.28.13" E	16.82
L211	N 69.22.46" E	19.30
L212	N 64.38.09" E	20.25
L213	N 71.11.18" E	21.20
L214	N 65.17.59" E	20.26
L215	N 59.24.55" E	16.68
L216	N 89.03.38" E	15.94
L217	N 81.33.08" E	20.02
L218	N 78.18.16" E	18.24
L219	S 89.35.01" E	20.68
L220	S 61.32.61" E	15.01
L221	N 81.33.46" E	18.78

BLUERIDGE 400, LLC

LAND LOTS 499, 542, & 543  
1ST DISTRICT - 1ST SECTION  
400 CORRIDOR SOUTH  
DAWSON COUNTY, GEORGIA  
SEPTEMBER 15, 2007





DATE OF ORIGINAL SURVEY  
7/1/02 THRU 7/12/02

THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 11,718 FEET AND AN ANGULAR ERROR OF 0.3 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAN HAS BEEN CALCULATED FOR 100% CLOSURE AND IS TO BE ACCURATE TO WITHIN ONE FOOT IN 11,718 FEET.

BEARINGS SHOWN ARE BASED ON ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION AND ARE SUBJECT TO FIELD CONDITIONS.

THE EQUIPMENT USED FOR ANGULAR AND DISTANCE MEASUREMENTS WAS NIKON TOP GUN.

THIS PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PRONE AREA AS PER FLOOD INSURANCE RATE 130504 0123 A DECEMBER 15, 1990

**LEGEND**

1. EXISTING BOUNDARY LINE
2. PROPOSED BOUNDARY LINE
3. EXISTING EASEMENT LINE
4. PROPOSED EASEMENT LINE
5. EXISTING RIGHT-OF-WAY LINE
6. PROPOSED RIGHT-OF-WAY LINE
7. EXISTING FLOOD PRONE AREA
8. PROPOSED FLOOD PRONE AREA
9. EXISTING ROAD
10. PROPOSED ROAD
11. EXISTING RAILROAD
12. PROPOSED RAILROAD
13. EXISTING AIRPORT
14. PROPOSED AIRPORT
15. EXISTING WATERWAY
16. PROPOSED WATERWAY
17. EXISTING POWER LINE
18. PROPOSED POWER LINE
19. EXISTING TELEPHONE LINE
20. PROPOSED TELEPHONE LINE
21. EXISTING CABLE LINE
22. PROPOSED CABLE LINE
23. EXISTING FENCE
24. PROPOSED FENCE
25. EXISTING SIGN
26. PROPOSED SIGN
27. EXISTING UTILITY
28. PROPOSED UTILITY
29. EXISTING DRAINAGE
30. PROPOSED DRAINAGE
31. EXISTING POND
32. PROPOSED POND
33. EXISTING CREEK
34. PROPOSED CREEK
35. EXISTING TRAIL
36. PROPOSED TRAIL
37. EXISTING FENCE
38. PROPOSED FENCE
39. EXISTING SIGN
40. PROPOSED SIGN
41. EXISTING UTILITY
42. PROPOSED UTILITY
43. EXISTING DRAINAGE
44. PROPOSED DRAINAGE
45. EXISTING POND
46. PROPOSED POND
47. EXISTING CREEK
48. PROPOSED CREEK
49. EXISTING TRAIL
50. PROPOSED TRAIL

**RIGHT-OF-WAY CALLS**

NUMBER	DIRECTION	DISTANCE
1	S 79°54'48" E	246.47
2	S 49°32'48" E	217.41
3	N 81°27'12" W	100.13
4	S 10°43'28" E	238.56
5	N 79°54'48" W	247.20

**CREEK CALLS**

NUMBER	DIRECTION	DISTANCE
1	S 69°27'41" E	7.39
2	S 68°13'01" E	13.29
3	S 57°01'41" E	12.91
4	S 84°03'48" E	25.32

**CREEK CALLS**

NUMBER	DIRECTION	DISTANCE
1	N 77°31'39" E	15.42
2	N 76°18'06" E	14.60
3	N 67°04'12" E	13.26
4	N 63°29'32" E	12.88
5	N 71°29'31" E	14.68
6	N 64°35'44" E	14.12

**LOT CALLS**

NUMBER	DIRECTION	DISTANCE
1	N 67°41'21" E	7.74
2	N 65°38'20" E	14.06
3	S 64°43'08" E	18.38
4	S 73°48'23" E	18.67
5	S 25°51'11" E	18.19
6	S 17°33'11" E	18.02
7	S 34°08'21" E	18.21
8	S 28°17'10" E	17.12
9	S 10°54'55" E	24.04
10	S 03°00'04" E	34.08
11	S 04°51'49" E	28.77
12	S 02°41'09" E	40.29
13	S 02°48'33" E	16.59
14	S 16°27'41" E	3.49
15	S 11°41'59" W	4.80
16	S 24°51'47" W	9.65
17	S 21°01'19" W	11.29
18	S 17°20'21" W	18.51
19	S 05°29'45" E	18.84
20	S 16°46'30" E	18.14
21	S 35°20'32" E	24.31
22	S 47°08'45" E	14.54
23	S 47°27'35" W	37.80
24	S 10°43'21" W	9.45
25	S 02°00'00" W	14.20
26	S 08°32'18" E	5.13
27	S 45°01'36" E	11.48
28	S 62°56'58" E	12.63
29	S 38°02'41" E	17.71
30	S 48°20'35" E	12.22
31	S 23°13'04" E	5.80
32	S 12°10'45" W	16.50
33	S 05°57'09" W	12.24
34	S 19°40'19" E	3.77
35	S 37°43'11" E	7.05
36	S 15°26'09" W	7.63
37	S 27°19'17" W	17.70
38	S 22°42'46" W	15.12
39	S 07°56'03" W	20.23
40	S 03°18'12" W	17.41
41	S 23°58'57" E	12.49
42	S 03°49'04" E	3.81
43	S 26°35'11" W	6.81
44	S 70°24'17" W	23.44
45	S 65°50'26" W	13.63
46	S 10°47'39" W	15.11

**LOT CALLS**

NUMBER	DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C16	N 08°22'14" E	5549.56	151.48	191.47
C17	N 88°13'17" E	180.00	9.47	9.47
C18	S 63°03'19" E	180.00	150.95	145.41
C19	N 23°54'04" E	250.00	48.54	48.56

**FINAL PLAN FOR BLUERIDGE 400, LLC**

**PHASE 1**

LAND LOTS 499, 542, & 543  
13TH DISTRICT - 1ST SECTION  
DAWSON COUNTY, SOUTH  
GEORGIA  
SEPTEMBER 15, 2007

**RIGHT-OF-WAY CALLS**

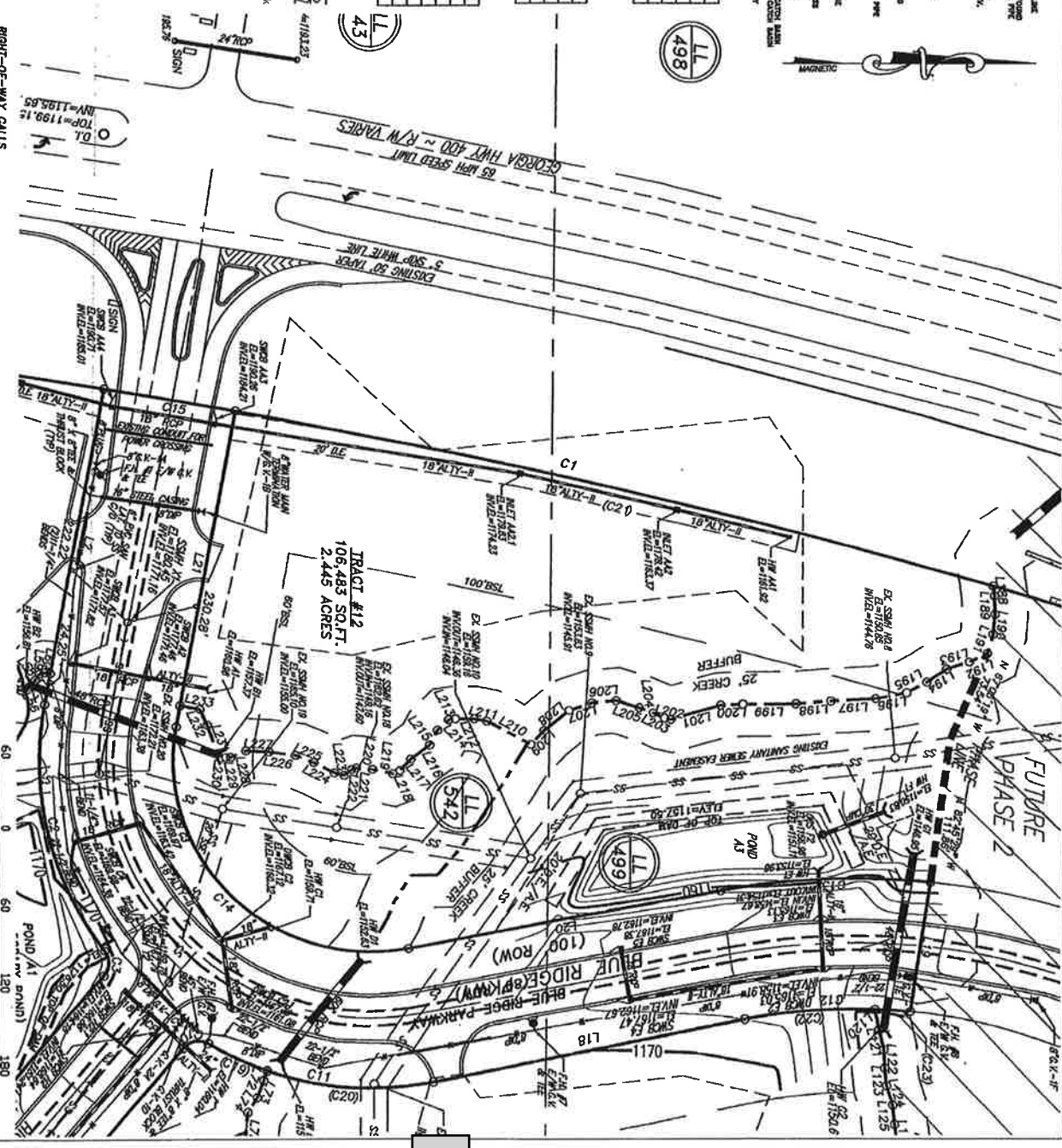
NUMBER	DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C2	N 76°43'33" E	350.00	203.57	197.99
C3	S 67°33'28" E	15.00	20.43	18.88
C10	N 09°33'08" W	15.00	20.43	18.88
C11	N 08°22'51" E	250.00	175.40	171.83
C12	N 02°40'58" W	450.00	126.32	125.80
C13	S 02°23'34" E	550.00	159.96	159.39
C14	S 44°40'52" W	150.00	280.10	246.36
C15	S 09°40'07" W	5549.56	100.00	100.00

**LOT CALLS**

NUMBER	DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C21	N 13°13'51" E	5549.56	580.06	589.78
C22	N 04°24'08" W	430.00	52.30	59.10
C23	N 03°38'21" E	430.00	27.01	27.01

**BOUNDARY CALLS**

NUMBER	DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	N 14°01'46" E	5549.56	1267.70	1245.07



**RICHARD WEBB & ASSOCIATES**  
Surveying Consultants  
P.O. BOX 551 COLUMBUS, GA 31903 (770) 583-8103  
101 WOODLAND DRIVE COLUMBUS, GA 31904

SHEET 7 OF 17

JOB NO. 02012



BEARINGS SHOWN ARE BASED ON ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION AND ARE SUBJECT TO FIELD CONDITIONS.

THE EQUIPMENT USED FOR ANGLE AND DISTANCE MEASUREMENTS WAS NIKON TOP GUN

THIS PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN. THERE IS PER FLOOD INSURANCE RATE 10304.0125 A DECEMBER 31, 1990

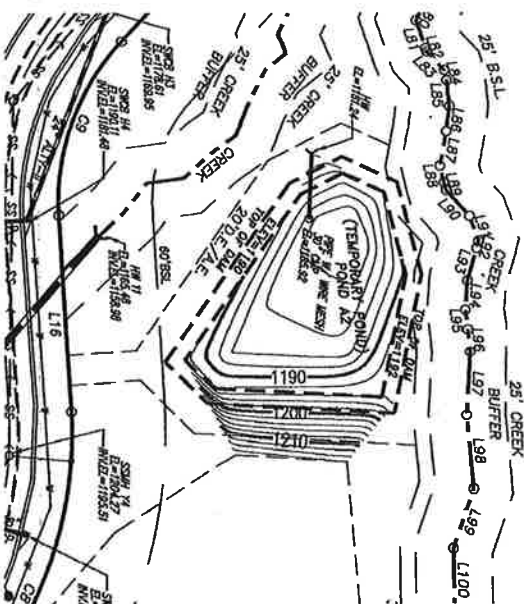
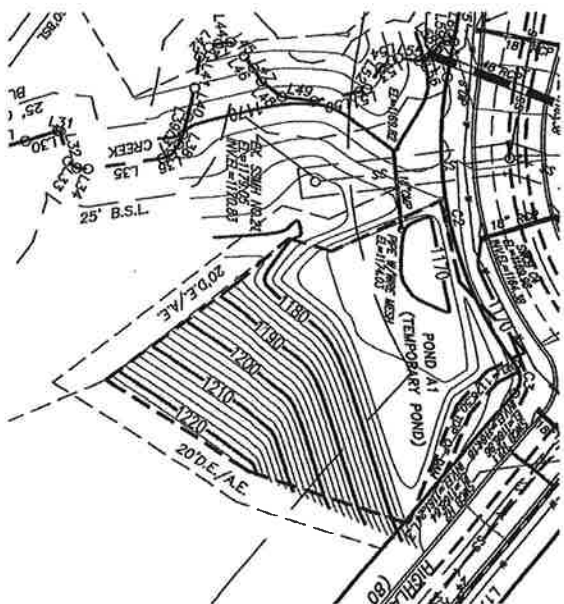
FINAL PLAT FOR  
BLUERIDGE 400, LLC  
PHASE I  
LAND LOTS 499, 542, & 545  
13TH DISTRICT - 1ST SECTION  
400 CORRIDOR SOUTH  
DAWSON COUNTY, GEORGIA  
SEPTEMBER 15, 2007

[illegible]

TEMPORARY POND - POND A1  
OUTLET STRUCTURE NO. REQUIRED

TEMPORARY POND - POND A2  
OUTLET STRUCTURE NO REQUIRED

AT 10:15 AM 10-22-07  
 Recorded in Plotbook 74 Page 135  
 This 22 day of October 2007  
 J. M. Mead



TECHNICAL WEBB & ASSOCIATES  
RICHARD WEBB & ASSOCIATES  
*Land Surveying Consultants*  
P.O. Box 581 CHAMPAIGN, IL 62522 (770)-866-8103  
101 WOODLAND DRIVE CHAMPAIGN, IL 62504

DATE OF ORIGINAL SURVEY  
7/1/02 THRU 7/12/02

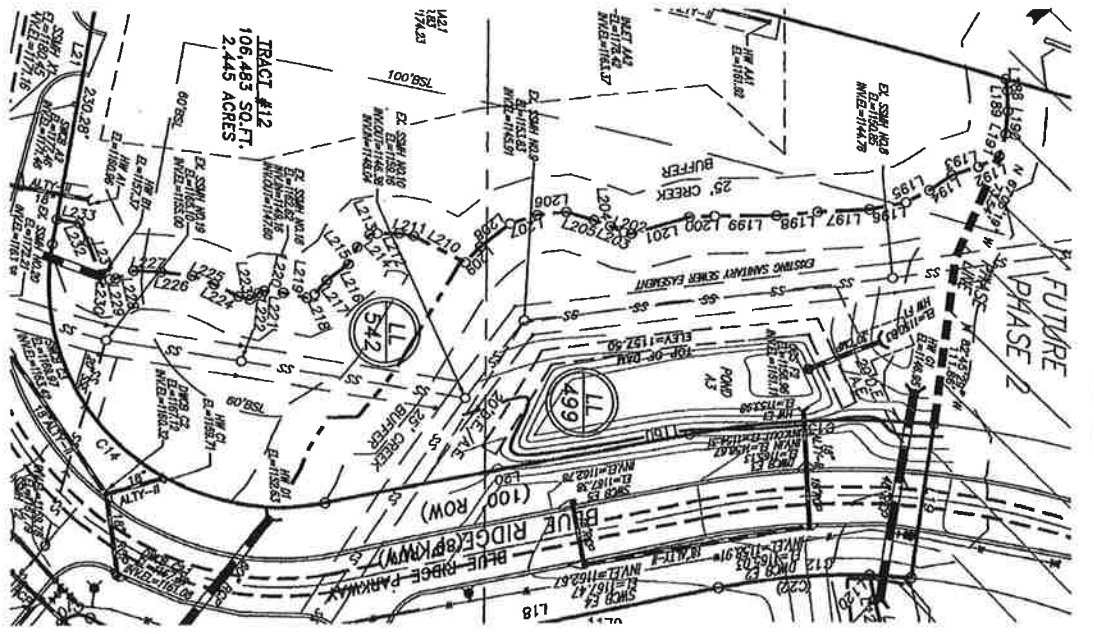
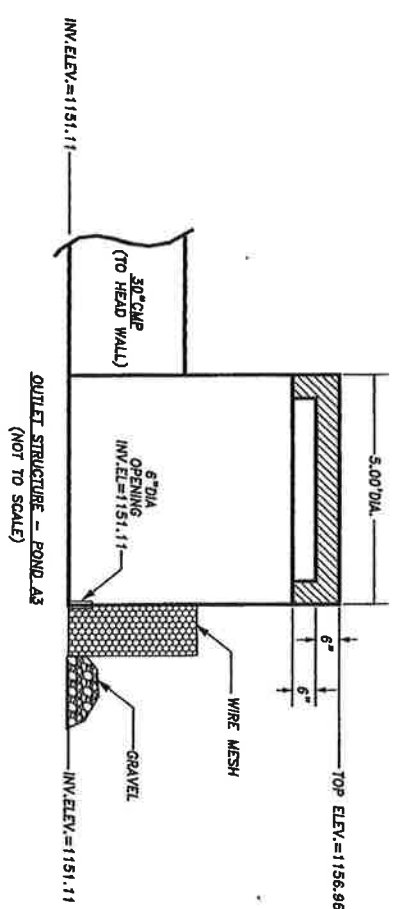
THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 11,718 FEET AND AN ANGULAR ERROR OF 0.3 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAN HAS BEEN CALCULATED FOR ONE FOOT IN 7,351,044 FEET.

BEARINGS SHOWN ARE BASED ON ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION AND ARE SUBJECT TO FIELD CONDITIONS.

THE EQUIPMENT USED FOR ANGULAR AND DISTANCE MEASUREMENTS WAS: NIKON TOP GUN

THIS PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PRONE AREA AS PER FLOOD INSURANCE RATE 130504 0125 A DECEMBER 15,1990

- LEGEND**
- 1. BOUNDARY LINE
  - 2. CENTER LINE
  - 3. RIGHT-OF-WAY LINE
  - 4. EASEMENT
  - 5. FLOOD PRONE AREA
  - 6. FLOOD INSURANCE RATE
  - 7. FLOOD INSURANCE RATE
  - 8. FLOOD INSURANCE RATE
  - 9. FLOOD INSURANCE RATE
  - 10. FLOOD INSURANCE RATE
  - 11. FLOOD INSURANCE RATE
  - 12. FLOOD INSURANCE RATE
  - 13. FLOOD INSURANCE RATE
  - 14. FLOOD INSURANCE RATE
  - 15. FLOOD INSURANCE RATE
  - 16. FLOOD INSURANCE RATE
  - 17. FLOOD INSURANCE RATE
  - 18. FLOOD INSURANCE RATE
  - 19. FLOOD INSURANCE RATE
  - 20. FLOOD INSURANCE RATE
  - 21. FLOOD INSURANCE RATE
  - 22. FLOOD INSURANCE RATE
  - 23. FLOOD INSURANCE RATE
  - 24. FLOOD INSURANCE RATE
  - 25. FLOOD INSURANCE RATE
  - 26. FLOOD INSURANCE RATE
  - 27. FLOOD INSURANCE RATE
  - 28. FLOOD INSURANCE RATE
  - 29. FLOOD INSURANCE RATE
  - 30. FLOOD INSURANCE RATE
  - 31. FLOOD INSURANCE RATE
  - 32. FLOOD INSURANCE RATE
  - 33. FLOOD INSURANCE RATE
  - 34. FLOOD INSURANCE RATE
  - 35. FLOOD INSURANCE RATE
  - 36. FLOOD INSURANCE RATE
  - 37. FLOOD INSURANCE RATE
  - 38. FLOOD INSURANCE RATE
  - 39. FLOOD INSURANCE RATE
  - 40. FLOOD INSURANCE RATE
  - 41. FLOOD INSURANCE RATE
  - 42. FLOOD INSURANCE RATE
  - 43. FLOOD INSURANCE RATE
  - 44. FLOOD INSURANCE RATE
  - 45. FLOOD INSURANCE RATE
  - 46. FLOOD INSURANCE RATE
  - 47. FLOOD INSURANCE RATE
  - 48. FLOOD INSURANCE RATE
  - 49. FLOOD INSURANCE RATE
  - 50. FLOOD INSURANCE RATE
  - 51. FLOOD INSURANCE RATE
  - 52. FLOOD INSURANCE RATE
  - 53. FLOOD INSURANCE RATE
  - 54. FLOOD INSURANCE RATE
  - 55. FLOOD INSURANCE RATE
  - 56. FLOOD INSURANCE RATE
  - 57. FLOOD INSURANCE RATE
  - 58. FLOOD INSURANCE RATE
  - 59. FLOOD INSURANCE RATE
  - 60. FLOOD INSURANCE RATE
  - 61. FLOOD INSURANCE RATE
  - 62. FLOOD INSURANCE RATE
  - 63. FLOOD INSURANCE RATE
  - 64. FLOOD INSURANCE RATE
  - 65. FLOOD INSURANCE RATE
  - 66. FLOOD INSURANCE RATE
  - 67. FLOOD INSURANCE RATE
  - 68. FLOOD INSURANCE RATE
  - 69. FLOOD INSURANCE RATE
  - 70. FLOOD INSURANCE RATE
  - 71. FLOOD INSURANCE RATE
  - 72. FLOOD INSURANCE RATE
  - 73. FLOOD INSURANCE RATE
  - 74. FLOOD INSURANCE RATE
  - 75. FLOOD INSURANCE RATE
  - 76. FLOOD INSURANCE RATE
  - 77. FLOOD INSURANCE RATE
  - 78. FLOOD INSURANCE RATE
  - 79. FLOOD INSURANCE RATE
  - 80. FLOOD INSURANCE RATE
  - 81. FLOOD INSURANCE RATE
  - 82. FLOOD INSURANCE RATE
  - 83. FLOOD INSURANCE RATE
  - 84. FLOOD INSURANCE RATE
  - 85. FLOOD INSURANCE RATE
  - 86. FLOOD INSURANCE RATE
  - 87. FLOOD INSURANCE RATE
  - 88. FLOOD INSURANCE RATE
  - 89. FLOOD INSURANCE RATE
  - 90. FLOOD INSURANCE RATE
  - 91. FLOOD INSURANCE RATE
  - 92. FLOOD INSURANCE RATE
  - 93. FLOOD INSURANCE RATE
  - 94. FLOOD INSURANCE RATE
  - 95. FLOOD INSURANCE RATE
  - 96. FLOOD INSURANCE RATE
  - 97. FLOOD INSURANCE RATE
  - 98. FLOOD INSURANCE RATE
  - 99. FLOOD INSURANCE RATE
  - 100. FLOOD INSURANCE RATE



FINAL PLAN FOR  
BLUERIDGE 400, LLC  
PHASE 1  
LAND LOTS 499, 542, & 543  
13TH DISTRICT - 1ST SECTION  
400 CORRIDOR SOUTH  
DAWSON COUNTY, GEORGIA  
SEPTEMBER 15, 2007



RICHARD WEBB & ASSOCIATES  
P.O. BOX 581 CUMMING GA. 30028 (770)-889-8105  
101 WOODLAND DRIVE CUMMING GA. 30040





STORM PROFILES FOR:  
**BLUERIDGE 400, LLC**  
**PHASE I**  
 LAND LOTS 499, 542, & 543

13TH DISTRICT - 1ST SECTION  
 400 CORRIDOR SOUTH  
 DAWSON COUNTY, GEORGIA  
 SEPTEMBER 15, 2007

HORIZONTAL SCALE: 1"=50'  
 VERTICAL SCALE: 1"=10'

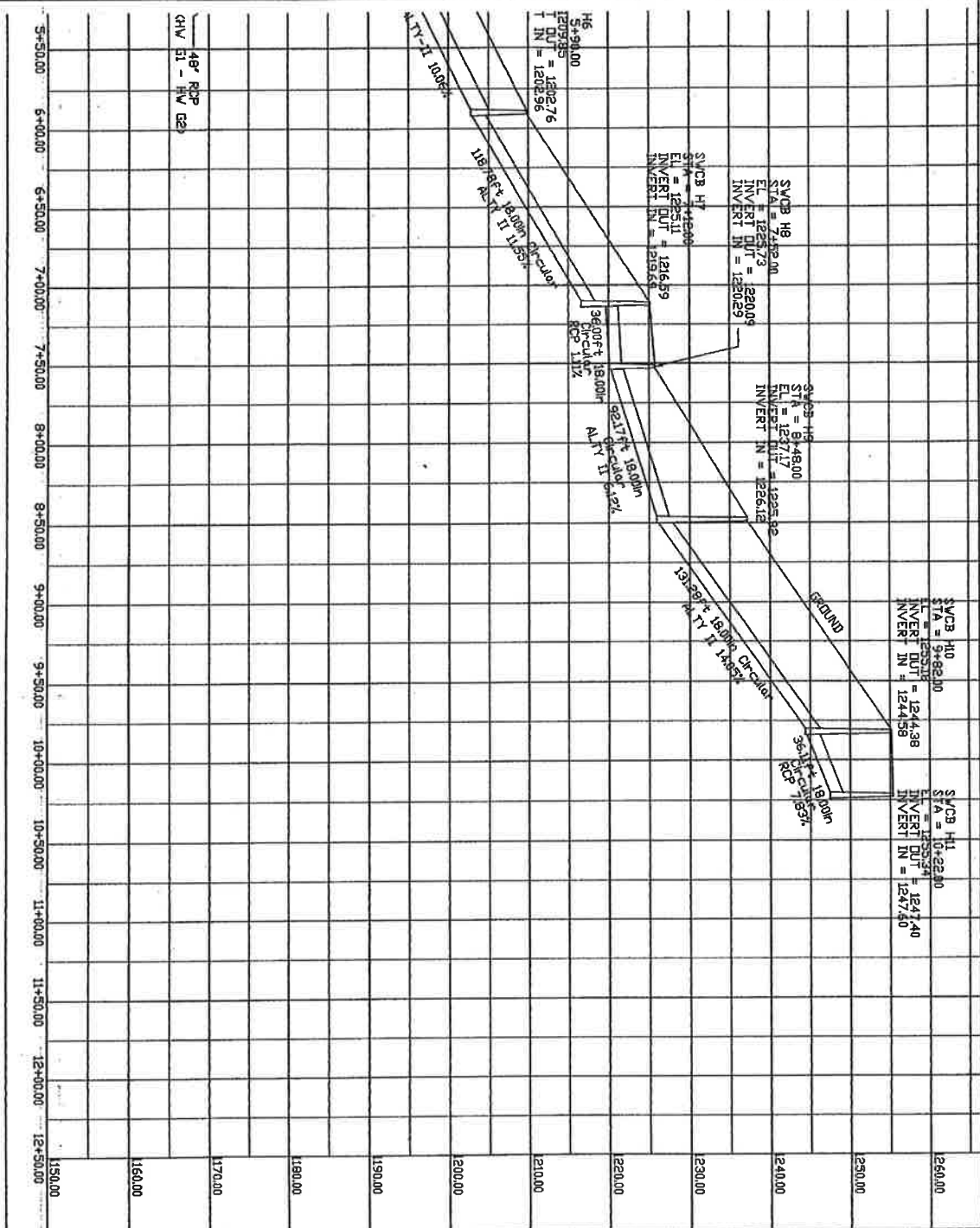
SHEET 11 OF 17



**RICHARD WEBB & ASSOCIATES**  
 Land Surveying Consultants  
 P.O. BOX 561 CUMMING GA. 30029 (770)-888-6103  
 101 WOODLAND DRIVE CUMMING GA. 30010

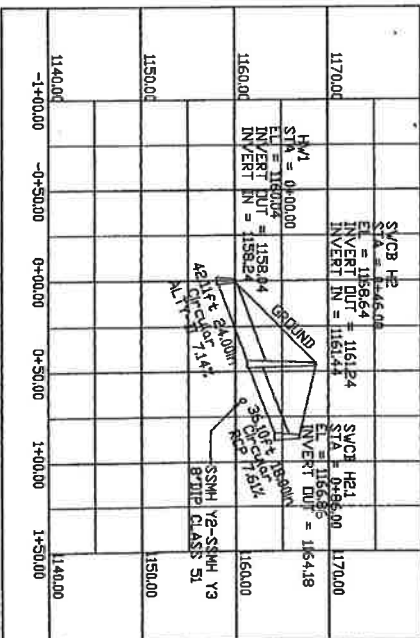
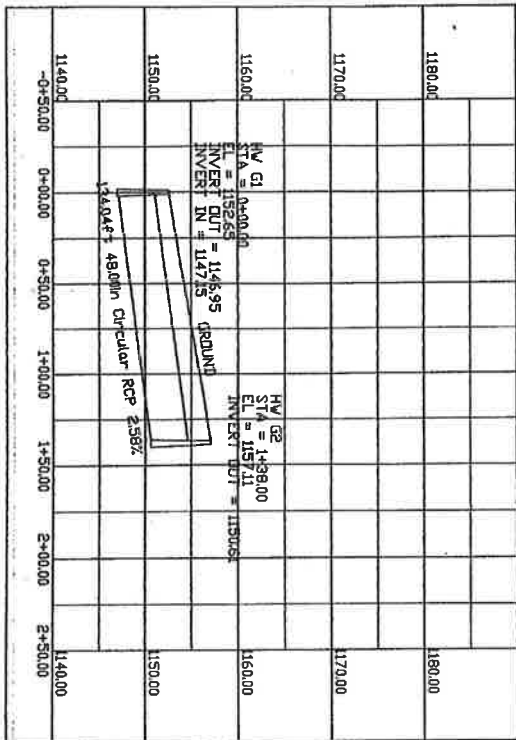
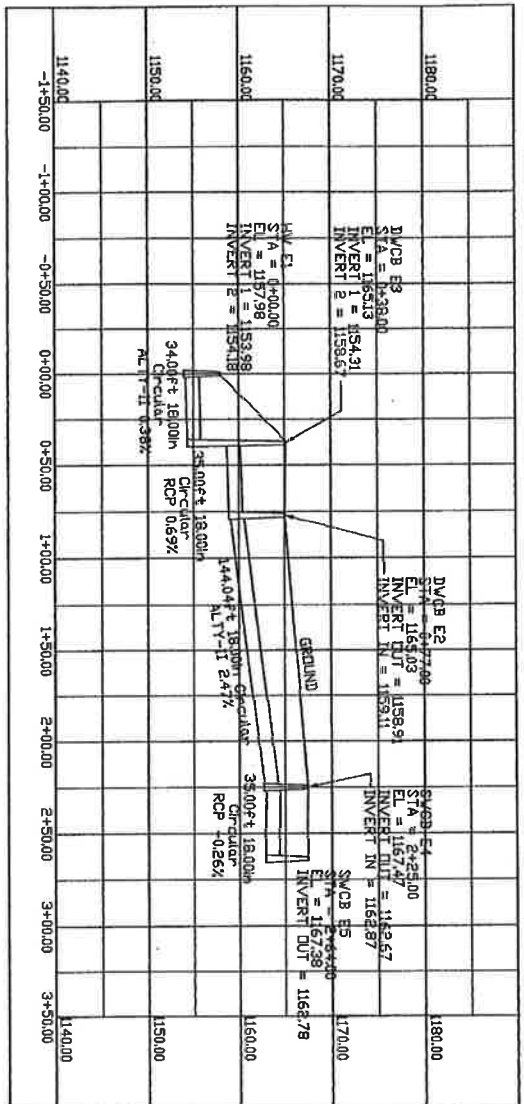


JOB NO. 02012



GEORGIA DAWSON COUNTY  
 CLERK OF SUPERIOR COURT  
 FILED FOR RECORD  
 AT 10:15 AM 10-22-07  
 Recorded 10-22-07 Page 14  
 The day of October 2007  
 Clerk





STORM PROFILES FOR:  
**BLUERIDGE 400, LLC**  
**PHASE 1**  
 LAND LOTS 489, 542, & 543  
 13TH DISTRICT - 1ST SECTION  
 400 CORRIDOR SOUTH  
 DAWSON COUNTY, GEORGIA  
 SEPTEMBER 15, 2007

HORIZONTAL SCALE: 1"=50'  
 VERTICAL SCALE: 1"=10'

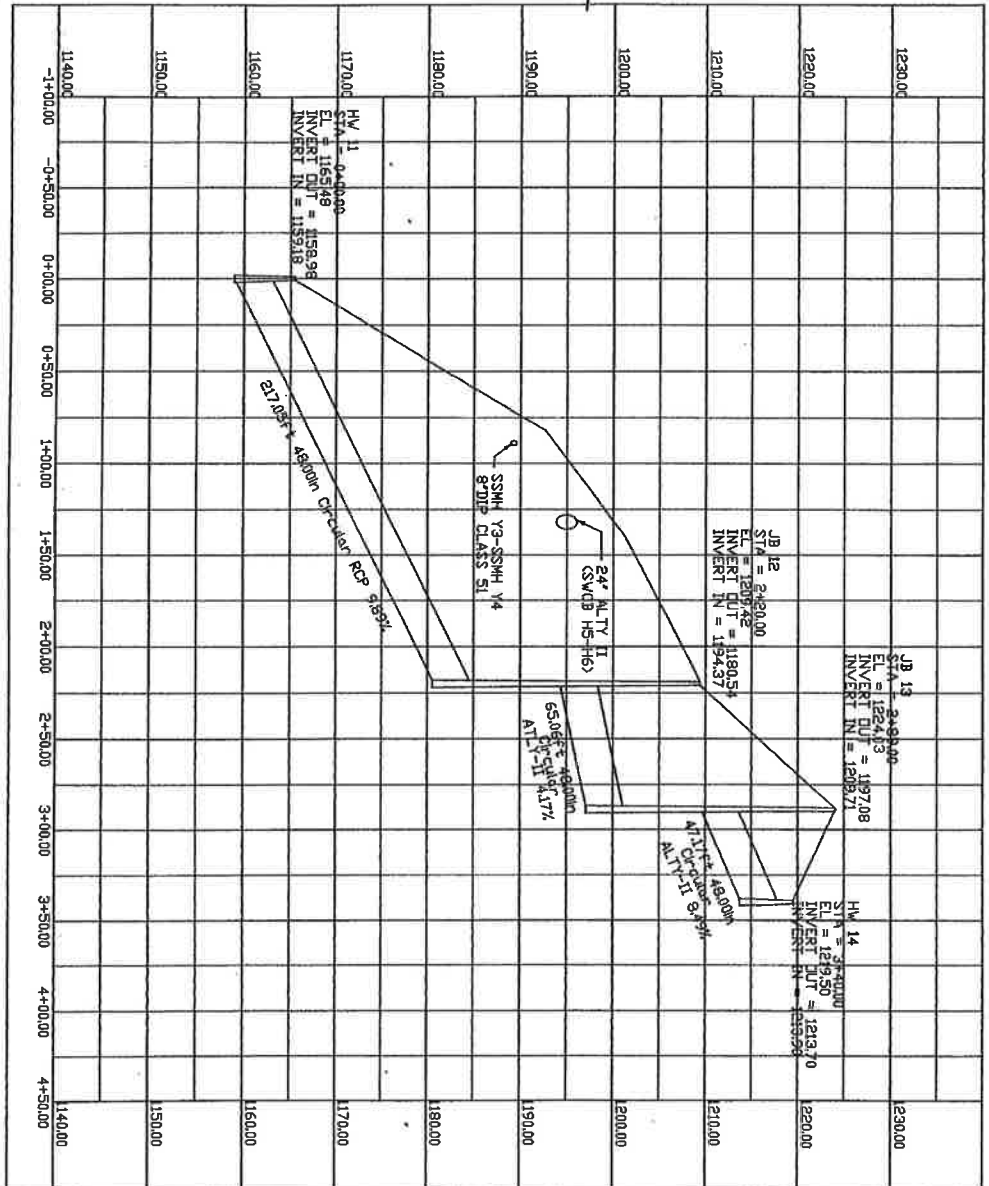


TECHNICAL LAND SERVICES INC. 9/14/07  
**RICHARD WEBB & ASSOCIATES**  
 Land Surveying Consultants  
 P.O. BOX 561 CUMMING GA. 30028 (770)-888-6103  
 101 WOODLAND DRIVE CUMMING GA. 30040  
 SHEET 12 OF 17  
 JOB NO. 02012

GEORGIA, DAWSON COUNTY  
 CLIENTS OFFICE, SURVEYING COUNTY  
 AT 10:15 PM 10-20-07  
 Recorded in Plat Book Page 145  
 This is a true and correct copy of the original  
 of 10/20/07

STORM PROFILES FOR:  
**BLUERIDGE 400, LLC**  
**PHASE I**  
 LAND LOTS 499, 542, & 543  
 13TH DISTRICT - 1ST SECTION  
 400 CORRIDOR SOUTH  
 DAWSON COUNTY, GEORGIA  
 SEPTEMBER 15, 2007

HORIZONTAL SCALE: 1"=50'  
 VERTICAL SCALE: 1"=10'



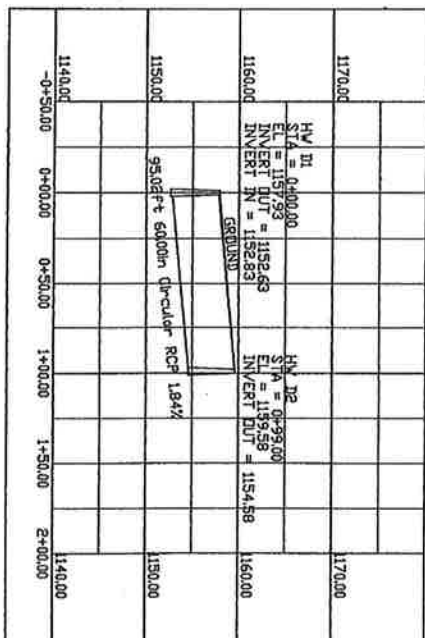
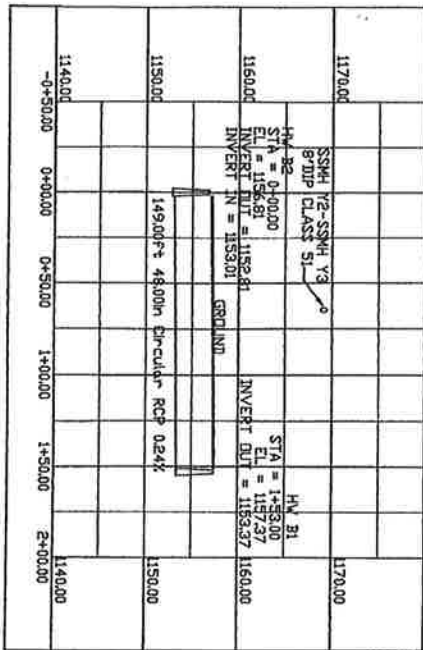
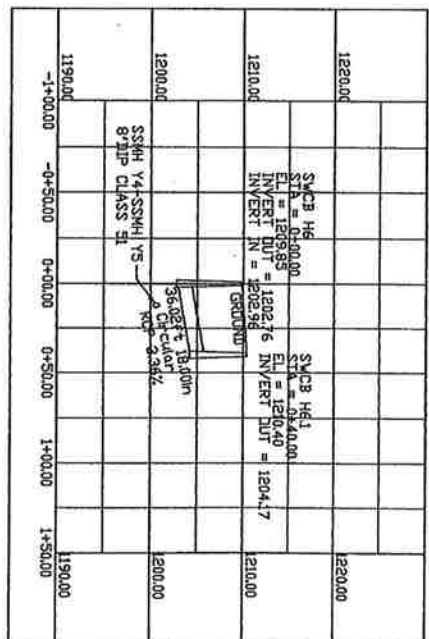
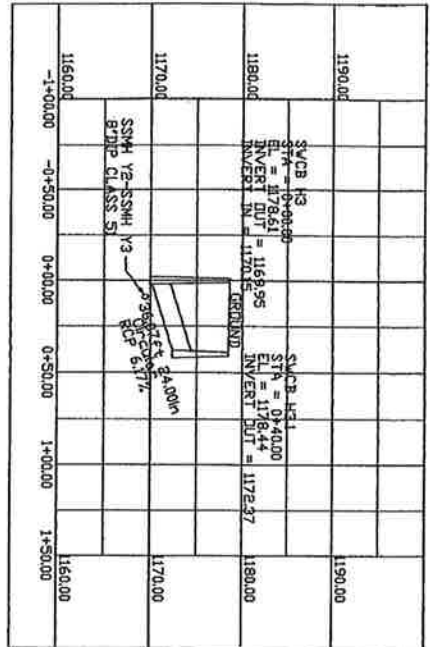
**RICHARD WEBB & ASSOCIATES**  
 Land Surveying Consultants  
 P.O. BOX 561 CUMMING GA. 30028 (770)-889-6103  
 101 WOODLAND DRIVE CUMMING GA. 30040

SHEET 13 OF 17

JOB NO. 02012

GEORGIA DAWSON COUNTY  
 CLERK OF SUPERIOR COURT  
 Received in Court Book  
 10/15/07  
 This is a true and correct copy of the original  
 10/15/07





STORM PROFILES FOR:

BLUERIDGE 400, LLC

PHASE I

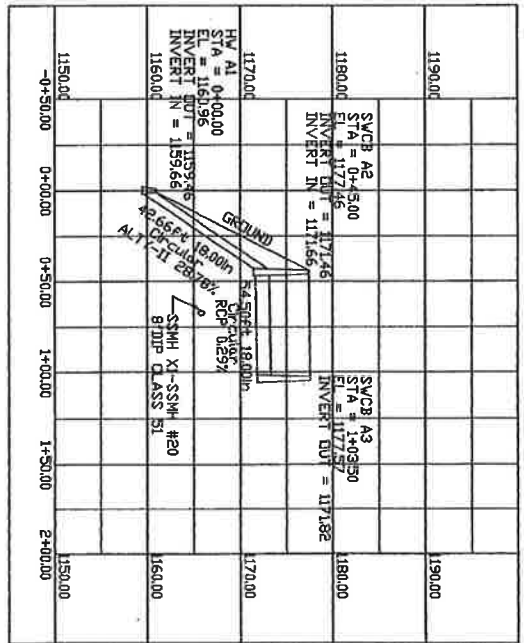
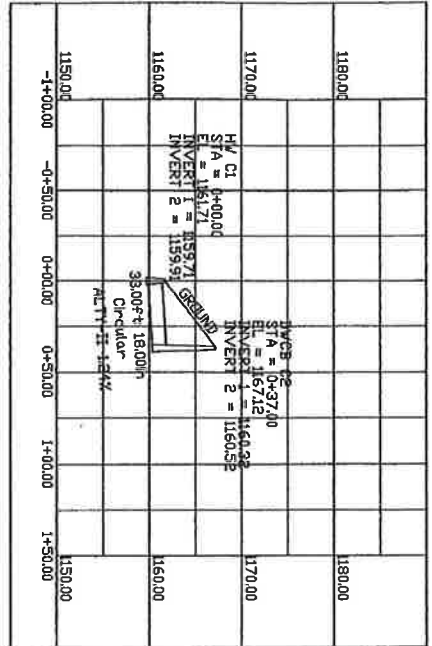
LAND LOTS 499,542, & 543  
13TH DISTRICT - 1ST SECTION  
400 CORRIDOR SOUTH  
DAWSON COUNTY, GEORGIA  
SEPTEMBER 15, 2007

HORIZONTAL SCALE: 1"=50'  
VERTICAL SCALE: 1"=10'

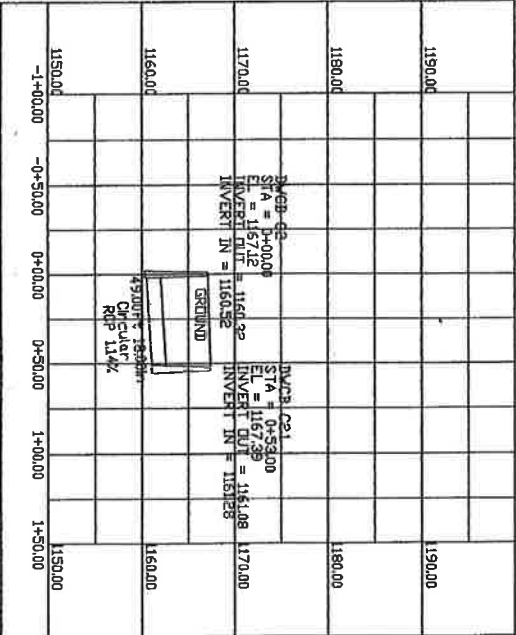
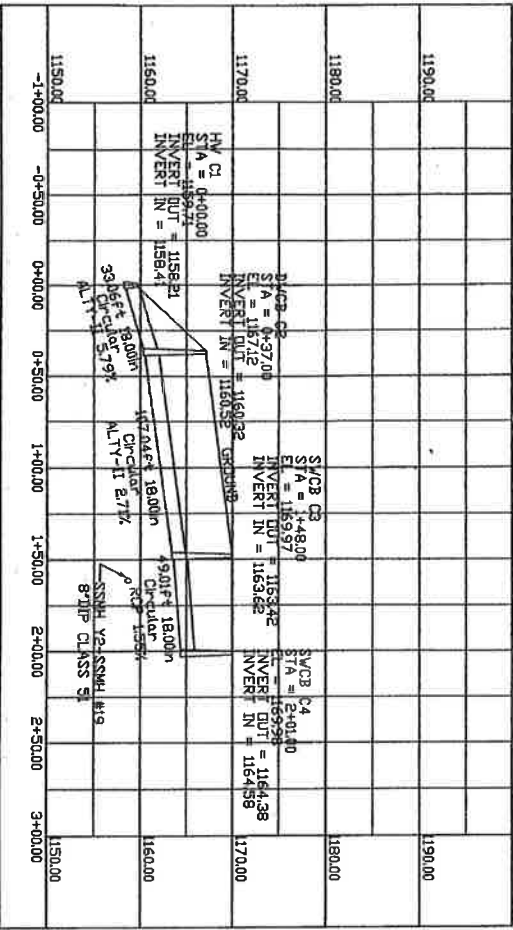


TECHNICAL LAND SERVICES INC. 6/6/6  
Richard Webb & Associates  
Land Surveying Consultants  
P.O. BOX 551 CUMMING GA. 30028 (770)-889-6103  
101 WOODLAND DRIVE CUMMING GA. 30040  
SHEET 14 OF 17  
JOB NO. 02012

GEORGIA, DAWSON COUNTY  
CLEANSED FIELD FOR RECORDS  
AT 10:50 AM 10-28-07  
Recorded in 10-28-07  
Thin 228 copy of 10-28-07  
10/28/07  
10/28/07  
10/28/07



GEORGIA DAWSON COUNTY  
CLERK OF THE SUPERIOR COURT  
FILED FOR RECORD  
AT 10:15 AM 10-28-07  
This is a true and correct copy of the original as filed for record.  
Clerk of the Superior Court  
Dawson County, Georgia



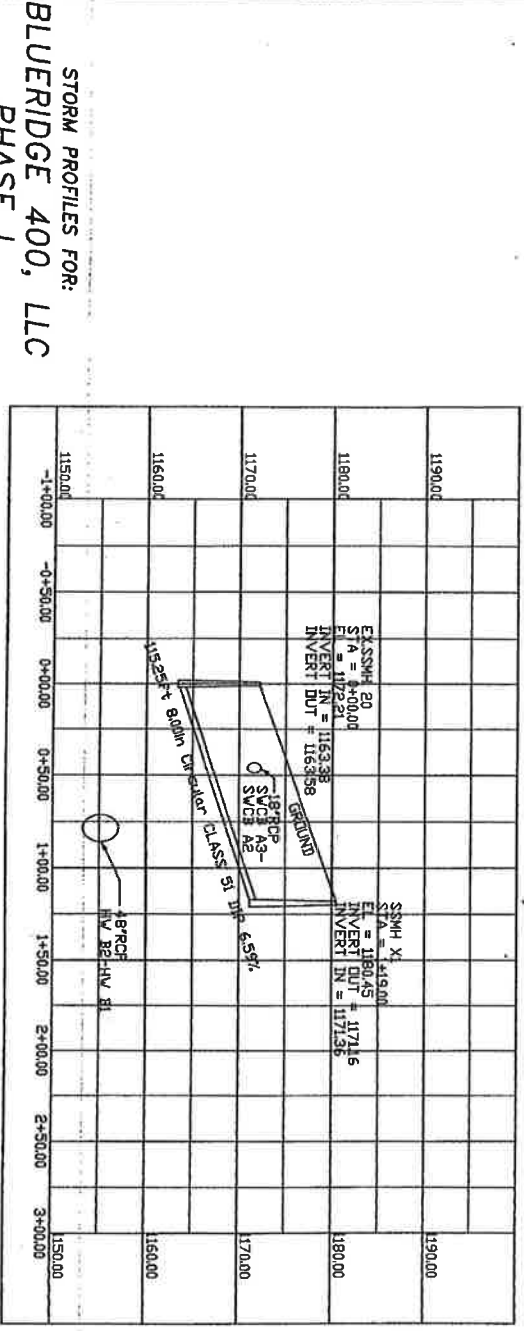
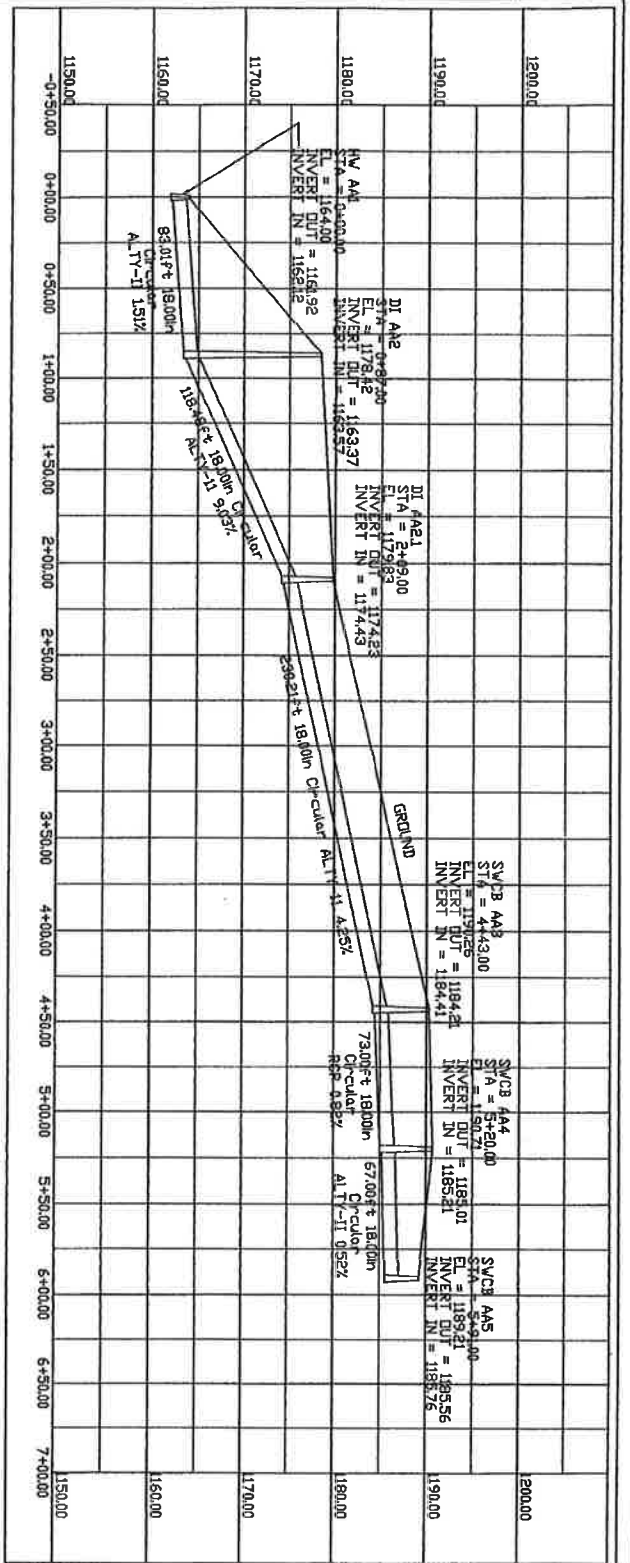
STORM PROFILES FOR:  
**BLUERIDGE 400, LLC**  
**PHASE I**  
LAND LOTS 499,542, & 543  
13TH DISTRICT - 1ST SECTION  
DAWSON COUNTY, GEORGIA  
SEPTEMBER 15, 2007

HORIZONTAL SCALE: 1"=50'  
VERTICAL SCALE: 1"=10'



TECHNICAL LAND SERVICES, INC. d/b/a  
**RICHARD WEBB & ASSOCIATES**  
Land Surveying Consultants  
P.O. BOX 561 CLARKING GA. 30028 (770)-888-6103  
101 WOODLAND DRIVE CLARKING GA. 30040  
SHEET 15 OF 17  
JOB NO. 02012





STORM PROFILES FOR:  
**BLUERIDGE 400, LLC**  
**PHASE I**  
 LAND LOTS 499, 542, & 543  
 15TH DISTRICT - 1ST SECTION  
 400 CORRIDOR SOUTH  
 DAWSON COUNTY, GEORGIA  
 SEPTEMBER 15, 2007

HORIZONTAL SCALE: 1"=50'  
 VERTICAL SCALE: 1"=10'

TECHNICAL LAND SERVICES INC. 4/14/14  
**RICHARD WEBB & ASSOCIATES**  
 Land Surveying Consultants  
 P.O. BOX 561 CUMMING GA. 30028 (770)-889-6103  
 101 WOODLAND DRIVE CUMMING GA. 30040  
 SHEET 16 OF 17  
 JOB NO. 02012

GEORGIA DAWSON COUNTY  
 CLERK'S OFFICE  
 FILED FOR RECORD  
 AT 10:15 AM 10-28-07  
 Recorded in Plat Book 74 Page 151  
 This is a true and correct copy of the original.  
 [Signature]  
 9-18-07

SANITARY SEWER PROFILES FOR:  
**BLUERIDGE 400, LLC**  
**PHASE 1**  
 LAND LOTS 499,542, & 543  
 13TH DISTRICT - 1ST SECTION  
 400 CORRIDOR SOUTH  
 DAWSON COUNTY, GEORGIA  
 SEPTEMBER 15, 2007

HORIZONTAL SCALE: 1"=50'  
 VERTICAL SCALE: 1"=10'

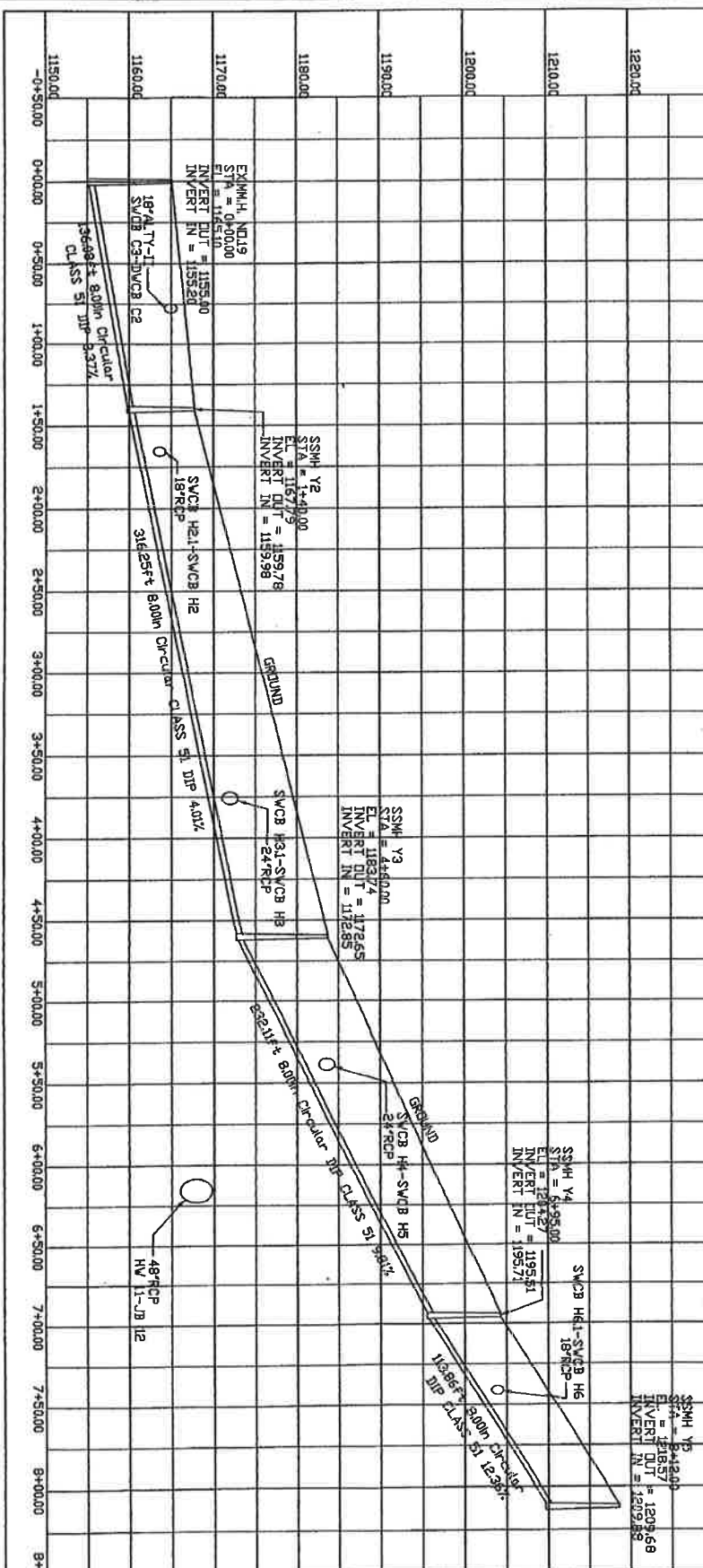


**RICHARD WEBB & ASSOCIATES**

Land Surveying Consultants  
 P.O. BOX 581 CUMMING GA. 30028 (770)-889-6103  
 101 WOODLAND DRIVE CUMMING GA. 30004

SHEET 17 OF 17

JOB NO. 02012





## SU 24-01 Allie Phillips and Dean Goswick

Planning Commission Meeting June 18, 2024

Board of Commission Hearing July 18, 2024

---

### **Applicant Proposal**

The applicant seeks to place a new 2,000 square foot, single-family manufactured home on a 1.55-acre parcel zoned Residential Agriculture.

<b>Applicant</b>	Allie Phillips and Dean Goswick
<b>Amendment #</b>	SU 24-01
<b>Request</b>	Special Use for a manufactured home on less than 3 acres
<b>Proposed Use</b>	Placing a manufactured home on a 1.55-acre tract of R-A zoned property.
<b>Current Zoning</b>	R-A
<b>Character Area</b>	Suburban Living
<b>Acreage</b>	1.55
<b>Location</b>	Grizzle Road
<b>Commercial Square footage</b>	n/a
<b>Road Classification</b>	Public - local
<b>Tax Parcel</b>	105-041
<b>Dawson Trail Segment</b>	n/a
<b>Commission District</b>	4
<b>DRI</b>	No
<b>Planning Commission Recommendation</b>	

Direction	Existing Zoning	Existing Use
North	R-A	Single Family Residential
South	R-A & RS	Single Family Residential & Vacant Land
East	R-A	Single Family Residential & Vacant Land
West	R-A	Single Family Residential

According to the Comprehensive Plan, which guides land use decisions in the county, the area is designated as Suburban Living. The primary function of the Suburban Living character area is to economically provide for public facilities and services in an established residential area and provide for growth while retaining levels of open space. Residential development in the Suburban Living character area shall have a maximum density of two (2) dwelling units per net acre.

Future development will continue to be detached, single family homes. Opportunities for variety in dwelling sizes and types can be developed, provided such action is part of a Residential Planned Community. New commercial development shall be an allowable use with Crossroads Commercial nodes.

Land Uses include residential uses, offices, places of worship, libraries, schools, recreation, greenways and trails, neighborhood and community parks, and conservation subdivisions.

Land Use Designations: Residential Suburban (RS), Residential Suburban 2 (RS 2), Residential Planned Community (RPC), Commercial Office Institutional (C-OI), Commercial Rural Business (C-RB)

### **County Agency Comments:**

Environmental Health Department: No comments returned.

Emergency Services: "No comment necessary."

**Etowah Water & Sewer Authority:** "Public Water and sewer are not available at the site. Well and septic is the only option currently."

**Planning and Development Department:** Thirteen manufactured homes on parcels smaller than the applicants' are located within a one-mile radius of the applicants' parcel. The applicant's request is in harmony with the area's character and would not disrupt the existing development pattern.

Public Works Department: "No comments necessary on this project."

**THE PLANNING COMMISSION SHALL MAKE ITS RECOMMENDATIONS BASED ON THE FOLLOWING CRITERIA:**

- (1) The existing uses and classification of nearby property;
- (2) The extent to which property values are diminished by the particular land use classification;
- (3) The extent to which the destruction of property values of the applicant promotes the health, safety, morals, or general welfare of the public;
- (4) The relative gain to the public, as compared to the hardship imposed upon the individual property owner;
- (5) The suitability of the subject property for the proposed land use classification;
- (6) The length of time the property has been vacant under the present classification, considered in the context of land development in the area in the vicinity of the property; and
- (7) The specific, unusual, or unique facts of each case which give rise to special hardships incurred by the applicant and/or surrounding property owners.







TOTAL AREA  
5.71 ACRES

TRACT 1 & 2  
1240 CRUZIL ROAD  
DANVILLE GA 30534



- LEGEND-**
- 1. CALIBRATED POSITION
  - 2. BORN (ON THE SPOT)
  - 3. WORKMAN
  - 4. CRUIZIL ROAD
  - 5. CRUIZIL ROAD
  - 6. CRUIZIL ROAD
  - 7. CRUIZIL ROAD
  - 8. CRUIZIL ROAD
  - 9. CRUIZIL ROAD
  - 10. CRUIZIL ROAD
  - 11. CRUIZIL ROAD
  - 12. CRUIZIL ROAD
  - 13. CRUIZIL ROAD
  - 14. CRUIZIL ROAD
  - 15. CRUIZIL ROAD
  - 16. CRUIZIL ROAD
  - 17. CRUIZIL ROAD
  - 18. CRUIZIL ROAD
  - 19. CRUIZIL ROAD
  - 20. CRUIZIL ROAD
  - 21. CRUIZIL ROAD
  - 22. CRUIZIL ROAD
  - 23. CRUIZIL ROAD
  - 24. CRUIZIL ROAD
  - 25. CRUIZIL ROAD
  - 26. CRUIZIL ROAD
  - 27. CRUIZIL ROAD
  - 28. CRUIZIL ROAD
  - 29. CRUIZIL ROAD
  - 30. CRUIZIL ROAD
  - 31. CRUIZIL ROAD
  - 32. CRUIZIL ROAD
  - 33. CRUIZIL ROAD
  - 34. CRUIZIL ROAD
  - 35. CRUIZIL ROAD
  - 36. CRUIZIL ROAD
  - 37. CRUIZIL ROAD
  - 38. CRUIZIL ROAD
  - 39. CRUIZIL ROAD
  - 40. CRUIZIL ROAD
  - 41. CRUIZIL ROAD
  - 42. CRUIZIL ROAD
  - 43. CRUIZIL ROAD
  - 44. CRUIZIL ROAD
  - 45. CRUIZIL ROAD
  - 46. CRUIZIL ROAD
  - 47. CRUIZIL ROAD
  - 48. CRUIZIL ROAD
  - 49. CRUIZIL ROAD
  - 50. CRUIZIL ROAD
  - 51. CRUIZIL ROAD
  - 52. CRUIZIL ROAD
  - 53. CRUIZIL ROAD
  - 54. CRUIZIL ROAD
  - 55. CRUIZIL ROAD
  - 56. CRUIZIL ROAD
  - 57. CRUIZIL ROAD
  - 58. CRUIZIL ROAD
  - 59. CRUIZIL ROAD
  - 60. CRUIZIL ROAD
  - 61. CRUIZIL ROAD
  - 62. CRUIZIL ROAD
  - 63. CRUIZIL ROAD
  - 64. CRUIZIL ROAD
  - 65. CRUIZIL ROAD
  - 66. CRUIZIL ROAD
  - 67. CRUIZIL ROAD
  - 68. CRUIZIL ROAD
  - 69. CRUIZIL ROAD
  - 70. CRUIZIL ROAD
  - 71. CRUIZIL ROAD
  - 72. CRUIZIL ROAD
  - 73. CRUIZIL ROAD
  - 74. CRUIZIL ROAD
  - 75. CRUIZIL ROAD
  - 76. CRUIZIL ROAD
  - 77. CRUIZIL ROAD
  - 78. CRUIZIL ROAD
  - 79. CRUIZIL ROAD
  - 80. CRUIZIL ROAD
  - 81. CRUIZIL ROAD
  - 82. CRUIZIL ROAD
  - 83. CRUIZIL ROAD
  - 84. CRUIZIL ROAD
  - 85. CRUIZIL ROAD
  - 86. CRUIZIL ROAD
  - 87. CRUIZIL ROAD
  - 88. CRUIZIL ROAD
  - 89. CRUIZIL ROAD
  - 90. CRUIZIL ROAD
  - 91. CRUIZIL ROAD
  - 92. CRUIZIL ROAD
  - 93. CRUIZIL ROAD
  - 94. CRUIZIL ROAD
  - 95. CRUIZIL ROAD
  - 96. CRUIZIL ROAD
  - 97. CRUIZIL ROAD
  - 98. CRUIZIL ROAD
  - 99. CRUIZIL ROAD
  - 100. CRUIZIL ROAD

**-NOTES-**

FIELD MEASUREMENTS WERE TAKEN WITH A LEICA DISTO DUAL FREQUENCY GPS RECEIVER, USING AN RTK CONNECTION TO AN IGS SITE. LEICA DISTO DUAL FREQUENCY GPS DATA HAS A RELATIVE POSITIONAL ACCURACY OF 0.1".

FIELD DATA ACQUIRED USING THE LEAST SQUARES METHOD.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO HAVE A PRECISION OF:

TRACT #1 - 1 FOOT IN 109,401 FEET.

TRACT #2 - 1 FOOT IN 168,956 FEET.

THIS PLAT DOES NOT CONSTITUTE AND SHALL NOT BE CONSTRUED AS A TITLE SEARCH OR REPORT, AND THUS MAY BE SUBJECT TO ANY EASEMENTS, RIGHT OF WAY OR RESTRICTIONS ONE MAY FIND.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS PERSONS ON ENTRY NAMED ON THIS PLAT.

THIS DOES NOT EXTEND TO ANY UNNAMED THIRD PARTY WITHOUT AN EXPRESS RESTRICTION BY THE SURVEYOR.

TYPE OF SURVEY: DANSON

SOURCE OF TITLE DESCRIPTION FOR PROPERTY SHOWN HEREON:

DB 144, PG 619

PROPERTY OWNERS AS OF SURVEY DATE:

TR 1 & 2: BRONDA PHILLIPS

PARCEL NUMBER: 105, 127

**-SURVEYOR CERTIFICATION-**

AS REQUIRED BY SUBSECTION (4) OF O.C.G.A. SECTION 15-8-87, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY AN APPLICABLE LEGAL JURISDICTION FOR RECORDING AS EVIDENCED BY APPROVAL, CERTIFICATE, SIGNATURE, STAMP, OR STATEMENTS HEREON. SUCH APPROVAL OR STATEMENTS SHOULD BE CONSIDERED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO WHETHER USE OF ANY PART OF THE PLAT, INCLUDING THE UNDERGROUND LAND SURVEYOR, COMPLETED 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 15-8-87.

DUSTY L. LOWMAN PL58 SR10

NO. 3818

**-FLOOD NOTE-**

BASED ON AN INTERPRETATION OF FLOOD INSURANCE RATE MAP NO. 130602020C, EFFECTIVE DATE 4/4/2016, THIS SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PHONE AREA. IF THE ACCURATE LOCATION AND/OR ELEVATION OF THE FLOOD HAZARD IS REQUIRED A DETAILED STUDY MAY BE NECESSARY.

**-NOTES-**

DANSON COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF ANY PIPES, DITCHES, DRAINAGE PIPES OR OTHER STRUCTURES WITHIN ANY DRAINAGE BEYOND THE COUNTY RIGHT-OF-WAY.

NO STRUCTURES, FENCES OR OTHER OBSTRUCTIONS MAY BE LOCATED WITHIN A DRAINAGE OR ACCESS EASEMENT WITHOUT PRIOR APPROVAL BY THE DANSON COUNTY DEPARTMENT OF ENGINEERING.

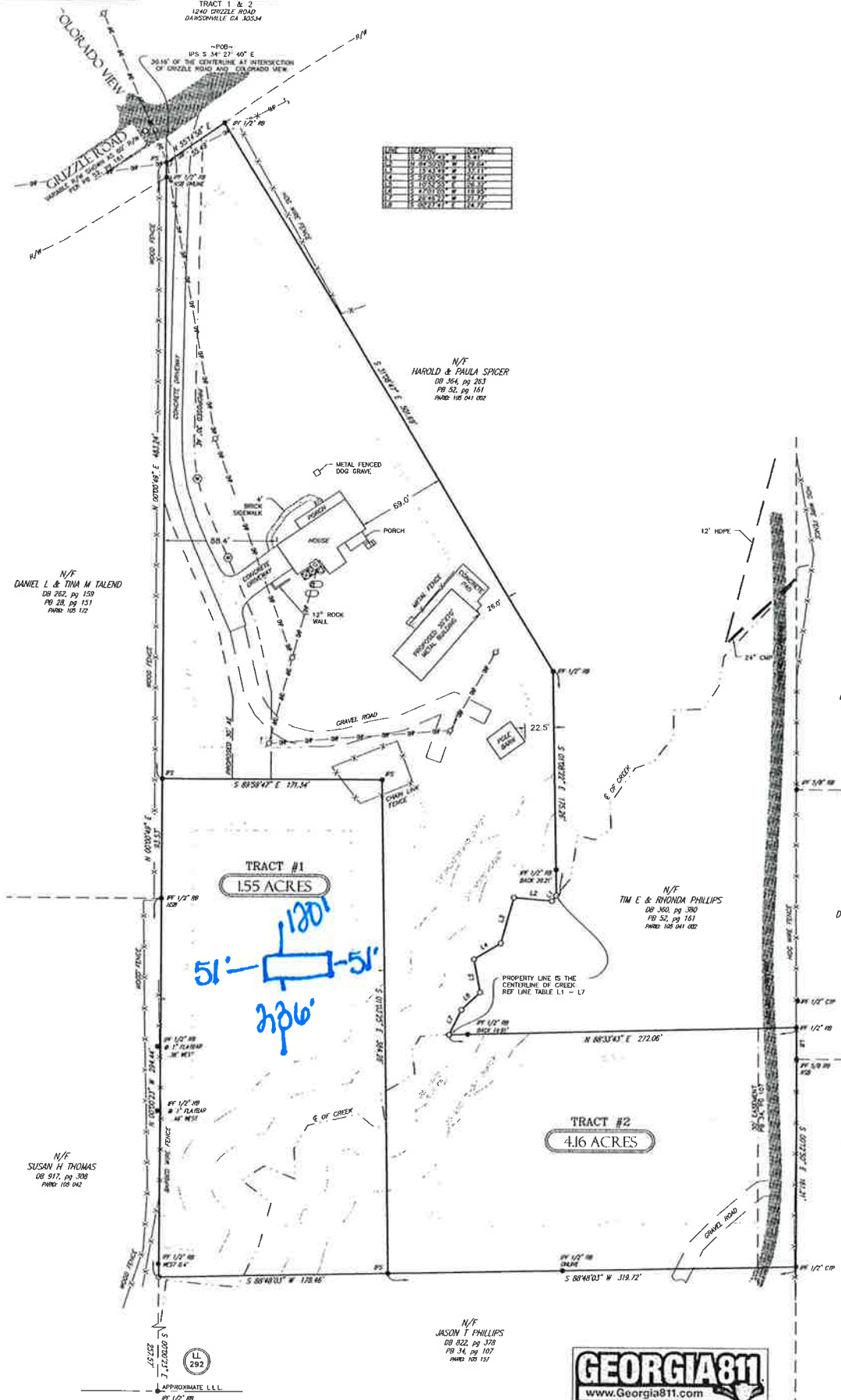
THE COMMON DRIVeways IDENTIFIED AS "PRIVATELY MAINTAINED" ARE PRIVATE WAYS AND ARE NOT MAINTAINED BY STATE, COUNTY, CITY OR OTHER PUBLIC AGENCIES.

PRIVATELY MAINTAINED COMMON DRIVeways ARE INELIGIBLE FOR ADJUNCTION AS PUBLIC ROADS OR STREETS.

ALL DRIVeways ENTERING ANY COUNTY STREET OR ROAD SHALL HAVE A MINIMUM TEN (10) FOOT BREAKING AREA NO GREATER THAN FIVE (5) INCHES ABOVE THE CROWN OF THE STREET OR ROAD.

THERE IS NOT A FIRE HYDRANT WITHIN 100' OF PROPERTY.

SUSAN H THOMAS  
DB 977, PG 170  
PARCEL 105 042

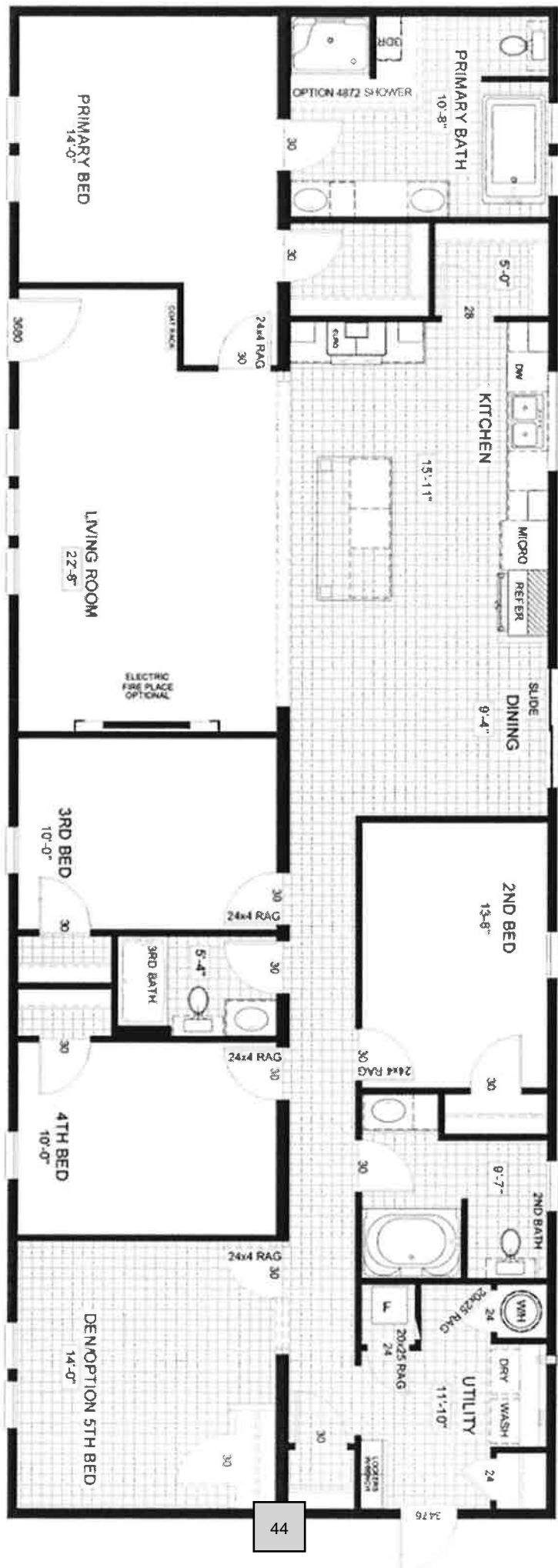


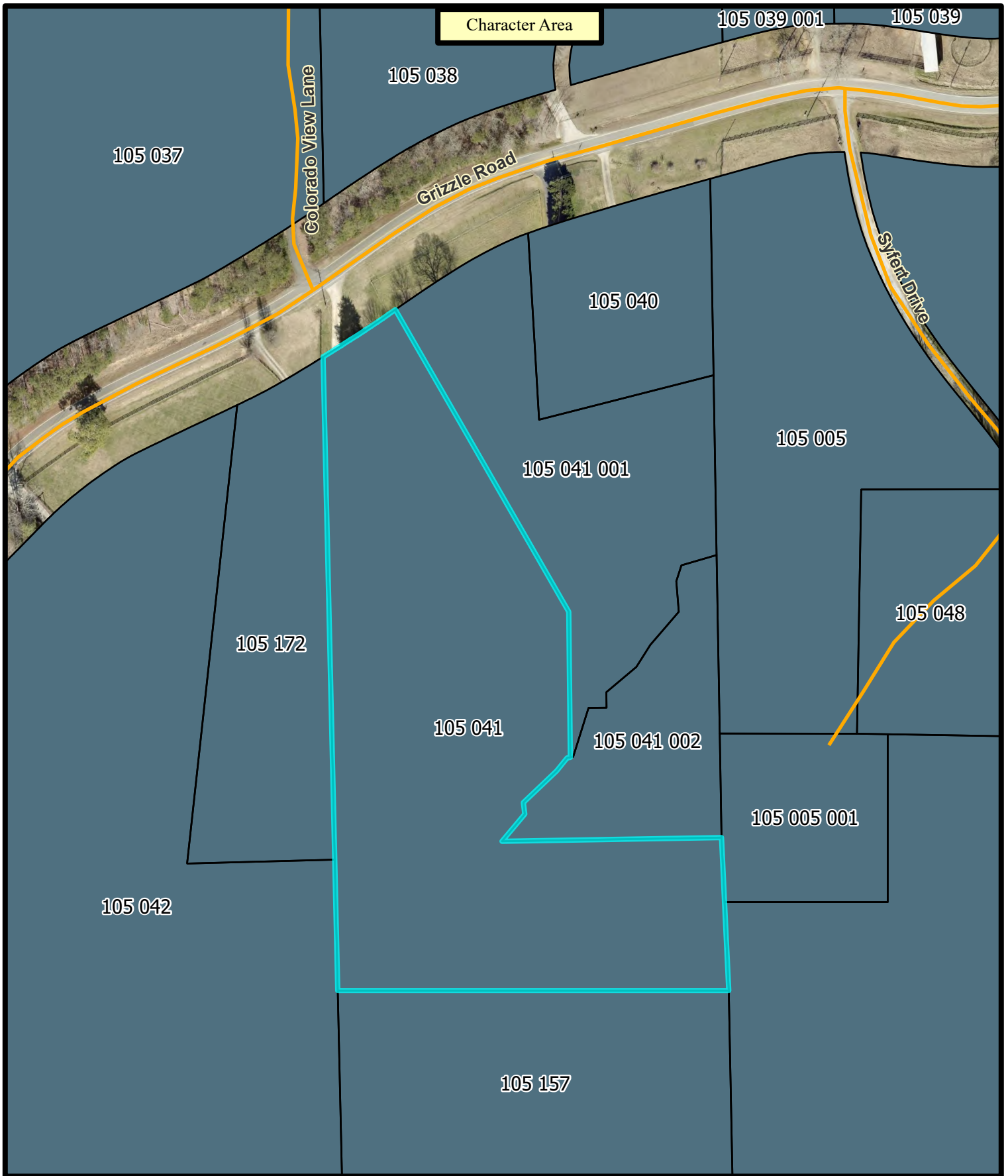
LINE	BEARING	DISTANCE	TO CORNER
1	N 89° 54' 27.40\"	10.00	1
2	S 89° 54' 27.40\"	10.00	2
3	N 89° 54' 27.40\"	10.00	3
4	S 89° 54' 27.40\"	10.00	4
5	N 89° 54' 27.40\"	10.00	5
6	S 89° 54' 27.40\"	10.00	6
7	N 89° 54' 27.40\"	10.00	7
8	S 89° 54' 27.40\"	10.00	8
9	N 89° 54' 27.40\"	10.00	9
10	S 89° 54' 27.40\"	10.00	10

**GEORGIA811**  
www.Georgia811.com

THE LOCATION OF ALL UTILITIES SHOWN ON THESE PLATS HAS BEEN APPROXIMATELY DETERMINED BY THE SURVEYOR AND IS NOT GUARANTEED. THE USER OF THIS PLAT SHALL BE RESPONSIBLE FOR THE LOCATION, DEPTH AND PLACEMENT OF ALL UTILITIES. THE USER SHALL BE RESPONSIBLE FOR THE LOCATION, DEPTH AND PLACEMENT OF ALL UTILITIES. THE USER SHALL BE RESPONSIBLE FOR THE LOCATION, DEPTH AND PLACEMENT OF ALL UTILITIES.

Site Plan





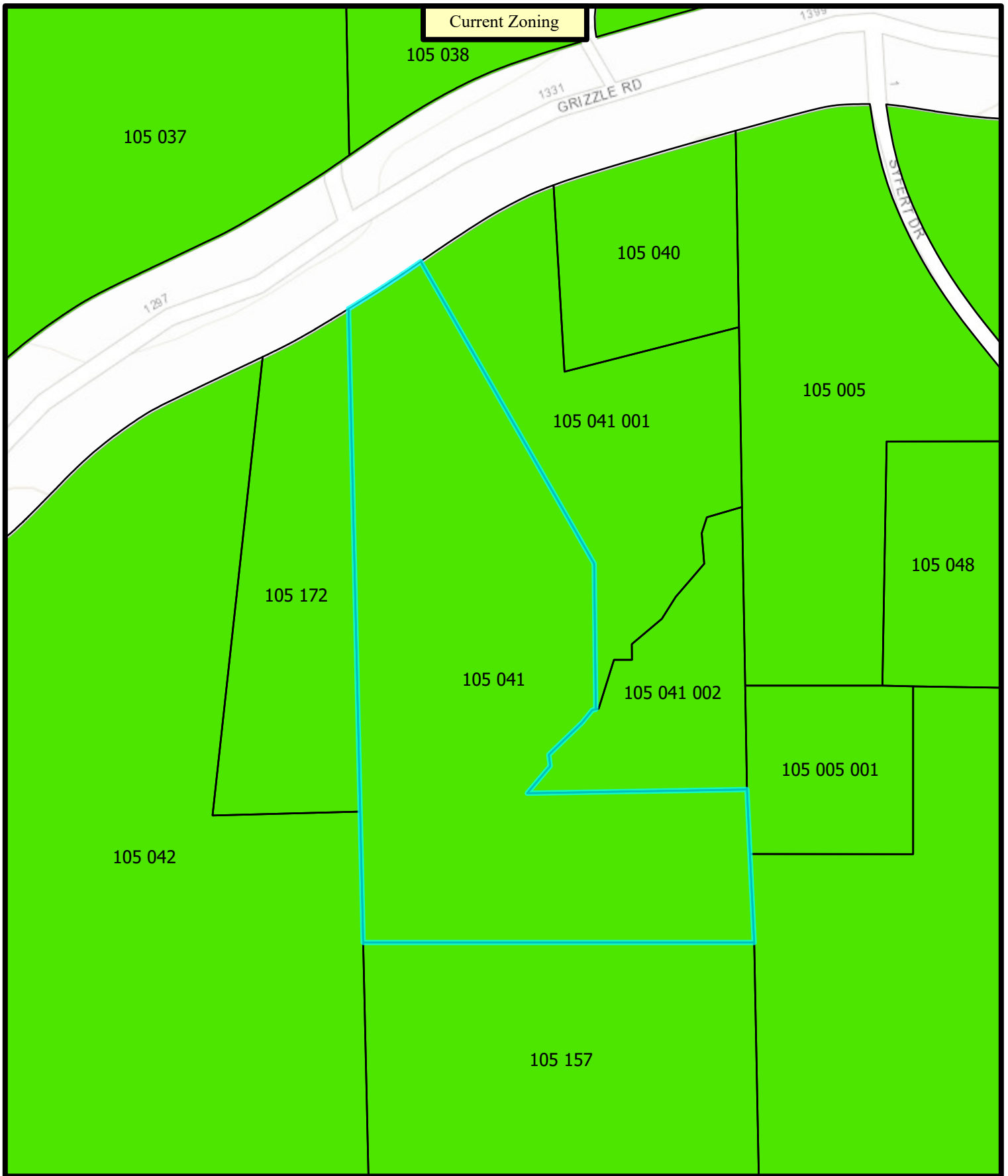
DAWSON COUNTY  
DISCLAIMS ANY  
RESPONSIBILITIES,  
LIABILITIES OR  
DAMAGES FROM THE USE  
OF THIS MAP. THIS MAP  
IS ONLY FOR DISPLAY  
PURPOSES.



Scale: 1:2,314

Dawson County  
Planning and Development  
45  
Staff Report

Parcel #: 105 041  
Current Zoning: RA  
Application #:SU 24-01  
Character Area: Suburban  
Residential

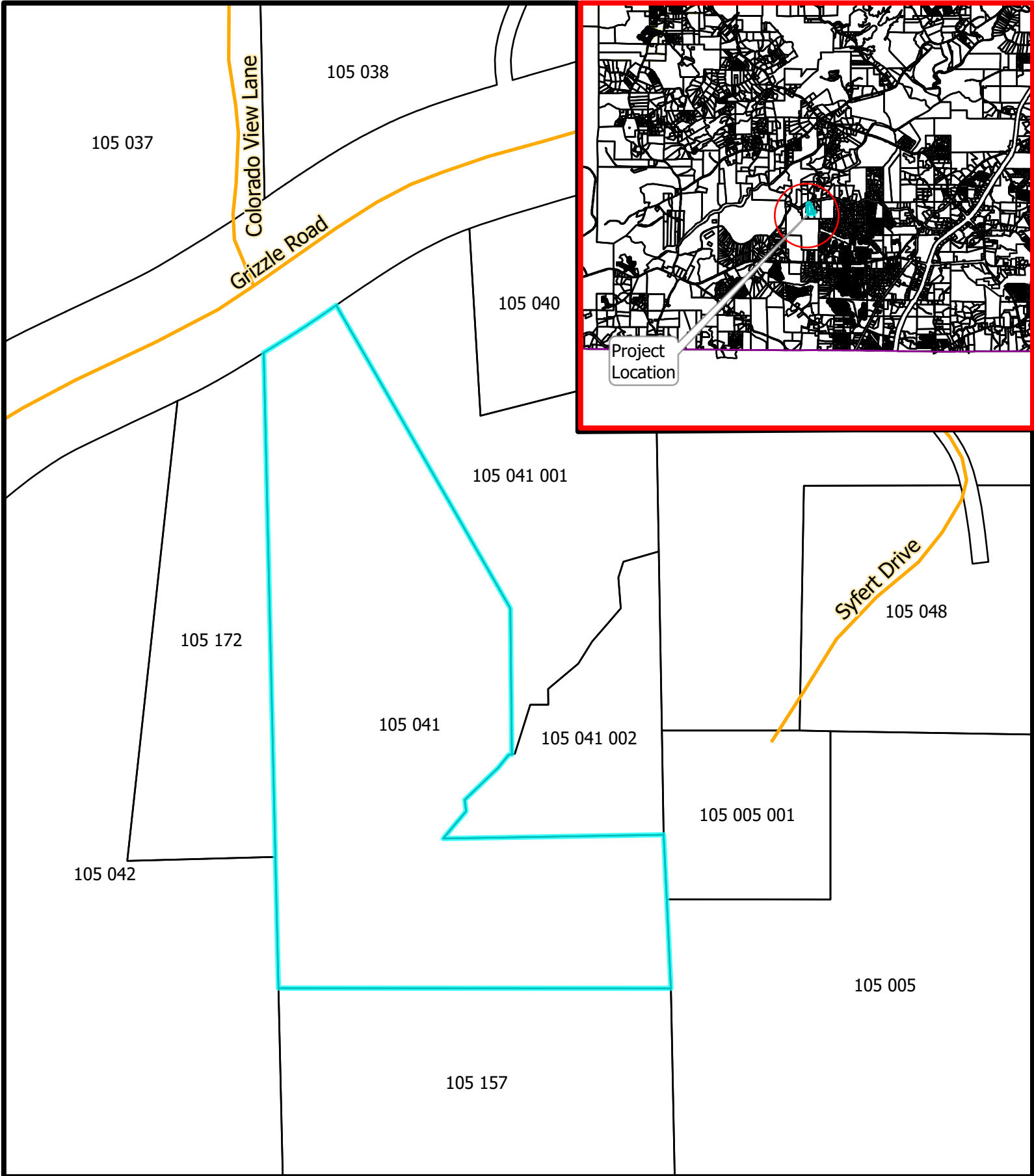


DAWSON COUNTY  
DISCLAIMS ANY  
RESPONSIBILITIES,  
LIABILITIES OR  
DAMAGES FROM THE USE  
OF THIS MAP. THIS MAP  
IS ONLY FOR DISPLAY  
PURPOSES.

N  
Scale: 1:2,314

Dawson County  
Planning and Development  
46  
Staff Report

Parcel #: 105 041  
Current Zoning: RA  
Application #:SU 24-01  
Character Area: Suburban  
Residential



DAWSON COUNTY  
DISCLAIMS ANY  
RESPONSIBILITIES,  
LIABILITIES OR  
DAMAGES FROM THE USE  
OF THIS MAP. THIS MAP  
IS ONLY FOR DISPLAY  
PURPOSES.

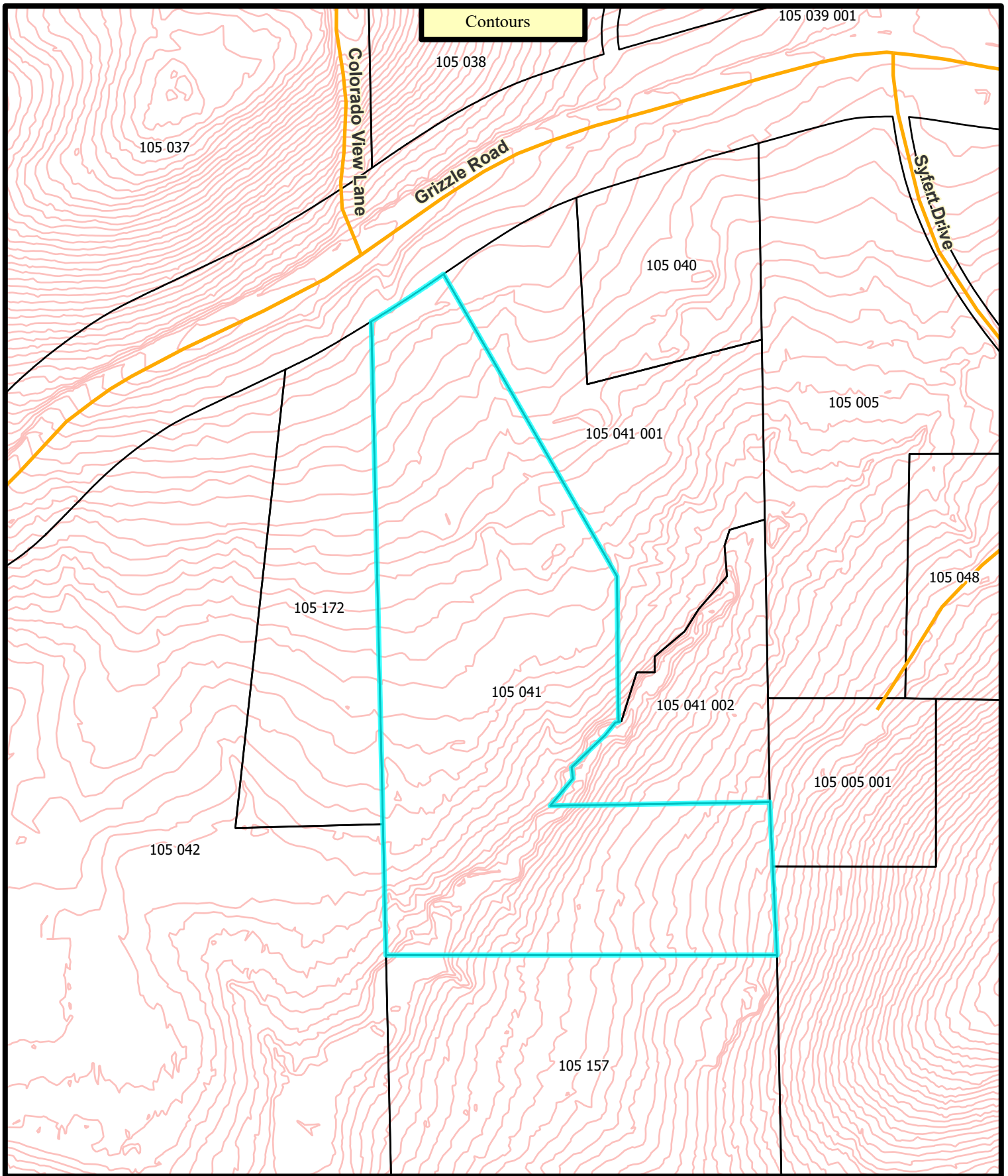


Dawson County  
Planning and Development  
Staff Report: Exhibit

47

Parcel #: 105 041  
Current Zoning: RA  
Application #: SU 24-01  
Character Area: Suburban  
Residential





DAWSON COUNTY  
DISCLAIMS ANY  
RESPONSIBILITIES,  
LIABILITIES OR  
DAMAGES FROM THE USE  
OF THIS MAP. THIS MAP  
IS ONLY FOR DISPLAY  
PURPOSES.



Scale: 1:2,314

Dawson County  
Planning and Development  
48  
Staff Report

Parcel #: 105 041  
Current Zoning: RA  
Application #:SU 24-01  
Character Area: Suburban  
Residential



Dawson County  
Rezoning Application  
(AMENDMENT TO LAND USE MAP)

**APPLICANT INFORMATION (or Authorized Representative)**

If applicant is other than owner, the Property Owner Authorization form must be completed.

Printed Name: Allie Phillips & Bailey Goswick

Address: \_\_\_\_\_

Phone (Listed only please): \_\_\_\_\_

Email (Business/Personal): \_\_\_\_\_

Status: ☒ ] Owner ☐ ] Authorized Agent ☐ ] Lessee ☐ ] Option to purchase

I have ☒ / have not ☐ participated in a Pre-application meeting with Planning Staff.

If not, I agree ☐ /disagree ☐ to schedule a meeting the week following the submittal deadline.

Meeting Date: 4/25/2024 Applicant Signature: Allie Phillips

**REQUESTED ACTION & DETAILS OF PROPOSED USE**

☐ Rezoning to: \_\_\_\_\_ ☒ Special Use Permit for: manufactured home on less than 3 acres

Proposed Use:

Existing Utilities: ☐ Water ☐ Sewer ☐ Gas ☐ Electric

Proposed Utilities: ☒ Water ☒ Sewer ☐ Gas ☒ Electric

**RESIDENTIAL** ☐ Townhomes ☒ Single Family detached

No. of Lots: 1 Minimum Lot Size: 1.55 (acres) No. of Units: 1

Minimum Heated Floor Area: 2,009 sq. ft. Density/Acre: 1

**COMMERCIAL & RESTRICTED INDUSTRIAL:**

Building area: \_\_\_\_\_ No. of Parking Spaces: \_\_\_\_\_

Property Owner/  
Property Information

Name: Allie Phillips & Bailey Goswick

Street Address of Property being rezoned: \_\_\_\_\_

Rezoning from: \_\_\_\_\_ to: \_\_\_\_\_ Total acreage being rezoned: 1.55

Directions to Property (if no address):

Take driveway of 1240 Grizzle Rd.

Subdivision Name (if applicable): \_\_\_\_\_ Lot(s) #: \_\_\_\_\_

Current Use of Property: Vacant

**Does this proposal reach DRI thresholds?** If yes, the application will require submittal of a transportation study. DRIs require an in depth review by County agencies, and regional impact review by the Georgia Mountains Regional Planning staff. This adds several weeks to processing; additionally, the applicant is responsible for the expense of third party review of the required technical studies associated with the project.

**Please refer to Dawson County's Georgia 400 Corridor Guidelines and Maps to answer the following:**

Does the property lie within the Georgia 400 Corridor? NO (yes/no)

**SURROUNDING PROPERTY ZONING CLASSIFICATION:**

North R-A South R-A East R-A West R-A

Future Land Use Map Designation: Suburban Residential

Access to the development will be provided from:

Road Name: 1240 Grizzle Rd. Type of Surface: paved  
Driveway

# Applicant Certification

I hereby request the action contained within this application relative to the property shown on the attached survey, plat, and site plan and further request that this item be placed on both the Planning Commission and Board of Commissioners agenda(s) for a public hearing.

I understand that the Planning & Development staff may either accept or reject my request upon review. My request will be rejected if all the necessary data is not presented. The staff will send notices to adjacent property owners advising of the request and proposed use prior to the public hearing.

I understand that I have the obligation to present all data necessary and required by code to enable the Planning Commission and the Board of Commissioners to make an informed determination on my request. I will seek the advice of an attorney or a land use professional if I am not familiar with the zoning and land use requirements.

I understand that my request will be acted upon at the Planning Commission and Board of Commissioner hearings and that I am required to be present or to be represented by someone able to present all facts. I understand that failure to appear at a public hearing may result in the postponement or denial of my rezoning or special use application. **I further understand that it is my responsibility to be aware of relevant public hearing dates and times regardless of notification from Dawson County.**

I hereby certify that I have read the above and that the above information as well as the attached information is true and correct.

Signature	<u>Allie Reiser</u>	Date	<u>4/25/2024</u>
Witness	<u>Harmony Lee</u>	Date	<u>4/25/2024</u>

# Property Owner Authorization

I/we, Allie Phillips & Bailey Goswick, hereby swear that I/we own the property located at (fill in address and/or tax map parcel #s):

Street Address of Property being rezoned: 0 Grizzle Rd.

TMP#: 105-041

as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel or parcels will be affected by this request.

I hereby authorize the person named below to act as the applicant or agent in pursuit of the rezoning requested on this property. I understand that any rezone granted, and/or conditions or stipulations placed on the property will be binding upon the property regardless of ownership. The under signer below is authorized to make this application. The under signer is aware that no application or reapplication affecting the same land shall be acted upon within six (6) months from the date of the last action by the Board of Commissioners.

Printed Name of applicant or agent: Allie Phillips

Signature of applicant or agent: Allie Phillips Date: 4/25/2024

\*\*\*\*\*

Printed Name of Owner(s): Allie Phillips

Signature of Owner(s): Allie Phillips Date: 4/25/2024

Mailing address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Phone (Listed/Unlisted): \_\_\_\_\_

Sworn and subscribed before me

this 25<sup>th</sup> day of April, 2024

[Signature]  
Notary Public

My Commission Expires: 10-3-26



{Notary Seal}

(The complete names of all owners must be listed; if the owner is a partnership, the names of all partners must be listed; if a joint venture, the names of all members must be listed. If a separate sheet is needed to list all names, please identify as applicant or owner and have the additional sheet notarized also.)

# NOTICE OF RESIDENTIAL EXURBAN/ AGRICULTURAL DISTRICT (R-A) ADJACENCY

Agricultural districts include uses of land primarily for active farming activities and result in odors, noise, dust and other effects, which may not be compatible with adjacent development.

Future abutting developers in non RA land use districts shall be provided with this "Notice of RA Adjacency" prior to administrative action on either the land use district or the issuance of a building or occupancy permit.

Prior to administrative action the applicant shall be required to sign this waiver which indicates that the applicant understands that a use is ongoing **adjacent** to his use which will produce odors, noise, dust and other effects which may not be compatible with the applicant's development. Nevertheless, understanding the effects of the adjacent RA use, the applicant agrees by executing this form to waive any objection to those effects and understands that his district change and/or his permits are issued and processed in reliance on his agreement not to bring any action asserting that the adjacent uses in the RA district constitute a nuisance) against local governments and adjoining landowners whose property is located in an RA district.

This notice and acknowledgment shall be public record.

Applicant Signature: Allie Phillips  
Applicant Printed Name: Allie Phillips

Date Signed: April 25, 2024

Sworn and subscribed before me

this 25<sup>th</sup> day of April, 2024.

[Signature]  
Notary Public

My Commission Expires: 10-3-26



Notary Seal

# DISCLOSURE OF CAMPAIGN CONTRIBUTIONS (APPLICANT(S) AND REPRESENTATIVE(S) OF REZONING)

Pursuant to O.C.G.A. Section 36-67 A-3.A, the following disclosure is mandatory when an applicant or any representation of application for rezoning has been made within two (2) years immediately preceding the filing of the applicant's request for rezoning, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application for rezoning.

It shall be the duty of the applicant and the attorney representing the applicant to file a disclosure with the governing authority of the respective local government showing the following:

1. Name of local official to whom campaign contribution was made:

\_\_\_\_\_

2. The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two (2) years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

Amount \$ \_\_\_\_\_ Date: \_\_\_\_\_

Enumeration and description of each gift when the total value of all gifts is \$250.00 or more made to the local government official during the two (2) years immediately preceding the filing of application for rezoning:

\_\_\_\_\_  
Signature of Applicant/Representative of Applicant

\_\_\_\_\_  
Date

**BY NOT COMPLETING THIS FORM YOU ARE MAKING A STATEMENT THAT NO  
DISCLOSURE IS REQUIRED**

This form may be copied for each applicant. Please attach additional sheets if needed.



## **Letter of Intent**

Applicant: Allie Phillips & Bailey Goswick

Subject Property: 1.55 acres located off of 1240 Grizzle Rd.

Application: Manufactured home on less than 3 acres

### **Proposed Use:**

The Applicants are proposing to place a manufactured home on their property that is less than three acres. Attached is a proposed site plan with buffers of all sides, with all sides meeting the setbacks required. The well and septic are pending county approval as to their location.

PREPARED BY  
**DES**

## Recorded Plat

TOTAL AREA  
5.71 ACRES



THIS BLOCK RESERVED FOR THE CLERK  
OF THE SUPERIOR COURT

LEGEND

- 1. CALIBRATION POSITION
- 2. BORN (ON THE 1000' SET)
- 3. WORKING
- 4. CONDUIT
- 5. NEW OR EXISTING
- 6. PLAT BOOK
- 7. FENCE
- 8. PROPERTY LINE
- 9. CRIP CRANES TOP VIEW
- 10. CRIP CRANES TOP VIEW
- 11. CRIP CRANES TOP VIEW
- 12. CRIP CRANES TOP VIEW
- 13. CRIP CRANES TOP VIEW
- 14. CRIP CRANES TOP VIEW
- 15. CRIP CRANES TOP VIEW
- 16. CRIP CRANES TOP VIEW
- 17. CRIP CRANES TOP VIEW
- 18. CRIP CRANES TOP VIEW
- 19. CRIP CRANES TOP VIEW
- 20. CRIP CRANES TOP VIEW
- 21. CRIP CRANES TOP VIEW
- 22. CRIP CRANES TOP VIEW
- 23. CRIP CRANES TOP VIEW
- 24. CRIP CRANES TOP VIEW
- 25. CRIP CRANES TOP VIEW
- 26. CRIP CRANES TOP VIEW
- 27. CRIP CRANES TOP VIEW
- 28. CRIP CRANES TOP VIEW
- 29. CRIP CRANES TOP VIEW
- 30. CRIP CRANES TOP VIEW
- 31. CRIP CRANES TOP VIEW
- 32. CRIP CRANES TOP VIEW
- 33. CRIP CRANES TOP VIEW
- 34. CRIP CRANES TOP VIEW
- 35. CRIP CRANES TOP VIEW
- 36. CRIP CRANES TOP VIEW
- 37. CRIP CRANES TOP VIEW
- 38. CRIP CRANES TOP VIEW
- 39. CRIP CRANES TOP VIEW
- 40. CRIP CRANES TOP VIEW
- 41. CRIP CRANES TOP VIEW
- 42. CRIP CRANES TOP VIEW
- 43. CRIP CRANES TOP VIEW
- 44. CRIP CRANES TOP VIEW
- 45. CRIP CRANES TOP VIEW
- 46. CRIP CRANES TOP VIEW
- 47. CRIP CRANES TOP VIEW
- 48. CRIP CRANES TOP VIEW
- 49. CRIP CRANES TOP VIEW
- 50. CRIP CRANES TOP VIEW
- 51. CRIP CRANES TOP VIEW
- 52. CRIP CRANES TOP VIEW
- 53. CRIP CRANES TOP VIEW
- 54. CRIP CRANES TOP VIEW
- 55. CRIP CRANES TOP VIEW
- 56. CRIP CRANES TOP VIEW
- 57. CRIP CRANES TOP VIEW
- 58. CRIP CRANES TOP VIEW
- 59. CRIP CRANES TOP VIEW
- 60. CRIP CRANES TOP VIEW
- 61. CRIP CRANES TOP VIEW
- 62. CRIP CRANES TOP VIEW
- 63. CRIP CRANES TOP VIEW
- 64. CRIP CRANES TOP VIEW
- 65. CRIP CRANES TOP VIEW
- 66. CRIP CRANES TOP VIEW
- 67. CRIP CRANES TOP VIEW
- 68. CRIP CRANES TOP VIEW
- 69. CRIP CRANES TOP VIEW
- 70. CRIP CRANES TOP VIEW
- 71. CRIP CRANES TOP VIEW
- 72. CRIP CRANES TOP VIEW
- 73. CRIP CRANES TOP VIEW
- 74. CRIP CRANES TOP VIEW
- 75. CRIP CRANES TOP VIEW
- 76. CRIP CRANES TOP VIEW
- 77. CRIP CRANES TOP VIEW
- 78. CRIP CRANES TOP VIEW
- 79. CRIP CRANES TOP VIEW
- 80. CRIP CRANES TOP VIEW
- 81. CRIP CRANES TOP VIEW
- 82. CRIP CRANES TOP VIEW
- 83. CRIP CRANES TOP VIEW
- 84. CRIP CRANES TOP VIEW
- 85. CRIP CRANES TOP VIEW
- 86. CRIP CRANES TOP VIEW
- 87. CRIP CRANES TOP VIEW
- 88. CRIP CRANES TOP VIEW
- 89. CRIP CRANES TOP VIEW
- 90. CRIP CRANES TOP VIEW
- 91. CRIP CRANES TOP VIEW
- 92. CRIP CRANES TOP VIEW
- 93. CRIP CRANES TOP VIEW
- 94. CRIP CRANES TOP VIEW
- 95. CRIP CRANES TOP VIEW
- 96. CRIP CRANES TOP VIEW
- 97. CRIP CRANES TOP VIEW
- 98. CRIP CRANES TOP VIEW
- 99. CRIP CRANES TOP VIEW
- 100. CRIP CRANES TOP VIEW

NOTES

FIELD MEASUREMENTS WERE TAKEN WITH A LEICA DISTO DUAL FREQUENCY GPS RECEIVER, USING AN RTK CONNECTION TO AN OUTSIDE LEICA DISTO DUAL STATION. FIELD DATA HAS A RELATIVE POSITIONAL ACCURACY OF 0.1".

FIELD DATA ADJUSTED USING THE LEAST SQUARES METHOD.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO HAVE A PRECISION OF:

TRACT #1 - 1 FOOT IN 109,401 FEET.

TRACT #2 - 1 FOOT IN 168,996 FEET.

THIS PLAT DOES NOT CONSTITUTE AND SHALL NOT BE CONSTRUED AS A TITLE SEARCH OR REPORT, AND THUS MAY BE SUBJECT TO ANY EASEMENTS, RIGHT OF WAY OR RESTRICTIONS ONE MAY FIND.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS PERSONS ON ENTRY NAMED ON THIS PLAT.

THIS DOES NOT EXTEND TO ANY UNNAMED THIRD PARTY WITHOUT AN EXPRESS RESTRICTION BY THE SURVEYOR.

TYPE OF SURVEY: DEDICATION

SOURCE OF TITLE DESCRIPTION FOR PROPERTY SHOWN HEREON:

CR 144, PG 619

PROPERTY OWNERS AS OF SURVEY DATE:

TRIM E & RHONDA PHILLIPS

PARCEL NUMBER: 105, 152

SURVEYOR CERTIFICATION

AS REQUIRED BY SUBSECTION (4) OF O.C.G.A. SECTION 15-8-87, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY AN APPLICABLE LOCAL JURISDICTION FOR RECORDING AS EVIDENCED BY APPROVAL, CERTIFICATE, SIGNATURE, STAMP, OR STATEMENTS HEREON. SUCH APPROVAL OR STATEMENTS SHOULD BE CONSIDERED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO WHETHER USE OF ANY PART OF THE PLAT, INCLUDING THE UNDERGROUND LAND SURVEYOR, COMPLIED WITH THE 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 15-8-87.



FLOOD NOTE

BASED ON AN INTERPRETATION OF FLOOD INSURANCE RATE MAP NO. 130602020C, EFFECTIVE DATE 4/4/2016, THIS SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PHONE AREA. IF THE ACCURATE LOCATION AND/OR ELEVATION OF THE FLOOD HAZARD IS REQUIRED A DETAILED STUDY MAY BE NECESSARY.

NOTES

DAWSON COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF ANY PIPES, DITCHES, DRAINAGE POND OR OTHER STRUCTURES WITHIN ANY DRAINAGE BEYOND THE COUNTY RIGHT-OF-WAY.

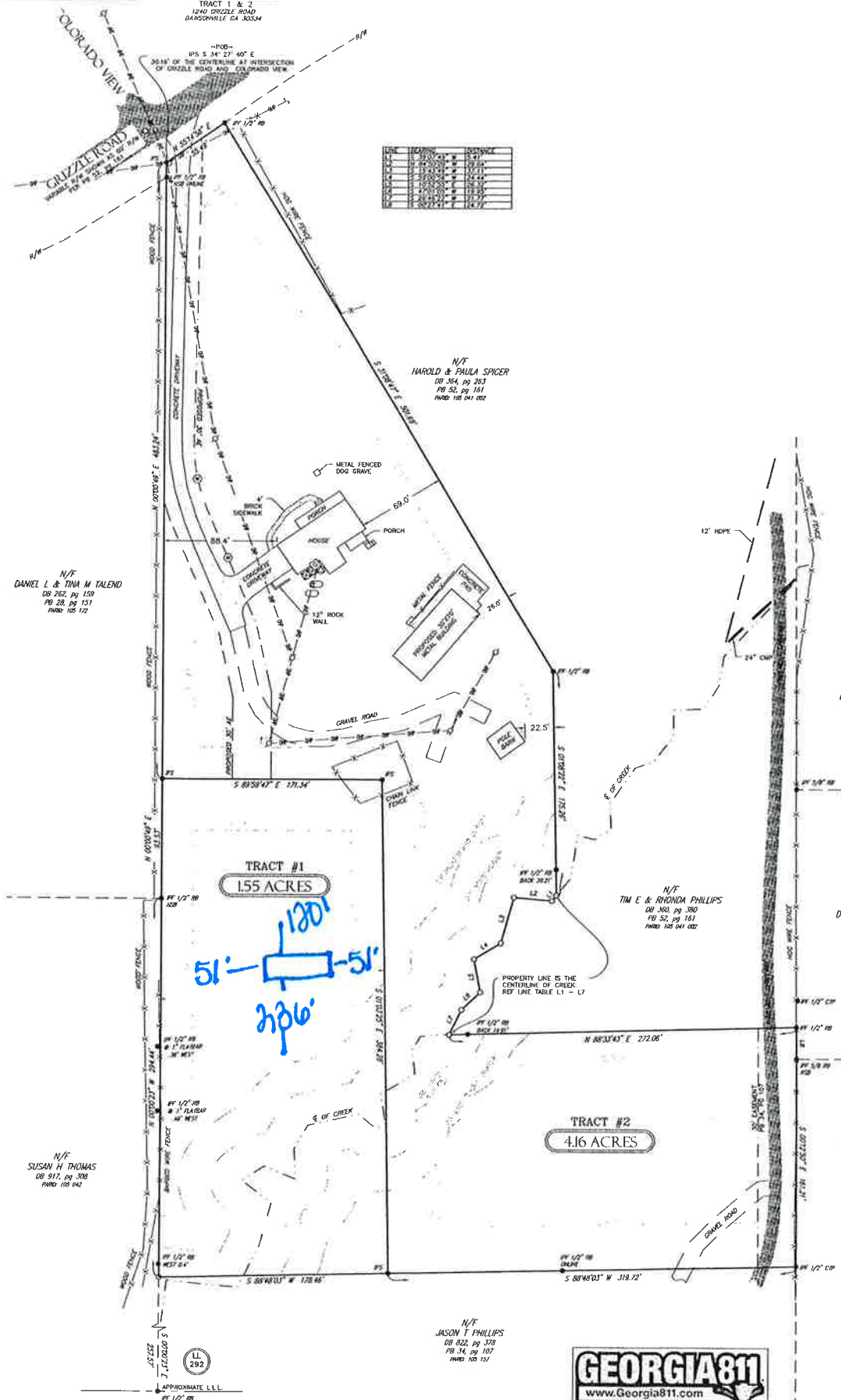
NO STRUCTURES, FENCES OR OTHER OBSTRUCTIONS MAY BE LOCATED WITHIN A DRAINAGE OR ACCESS EASEMENT WITHOUT PRIOR APPROVAL BY THE DAWSON COUNTY DEPARTMENT OF ENGINEERING.

THE COMMON DRIVEWAYS IDENTIFIED AS "PRIVATELY MAINTAINED" ARE PRIVATE WAYS AND ARE NOT MAINTAINED BY STATE, COUNTY, CITY OR OTHER PUBLIC AGENCIES.

PRIVATELY MAINTAINED COMMON DRIVEWAYS ARE INELIGIBLE FOR ADOPTION AS PUBLIC ROADS OR STREETS.

ALL DRIVEWAYS ENTERING ANY COUNTY STREET OR ROAD SHALL HAVE A MINIMUM TEN (10) FOOT BREAKING AREA NO GREATER THAN FIVE (5) INCHES ABOVE THE CROWN OF THE STREET OR ROAD.

THERE IS NOT A FIRE HYDRANT WITHIN 100' OF PROPERTY.



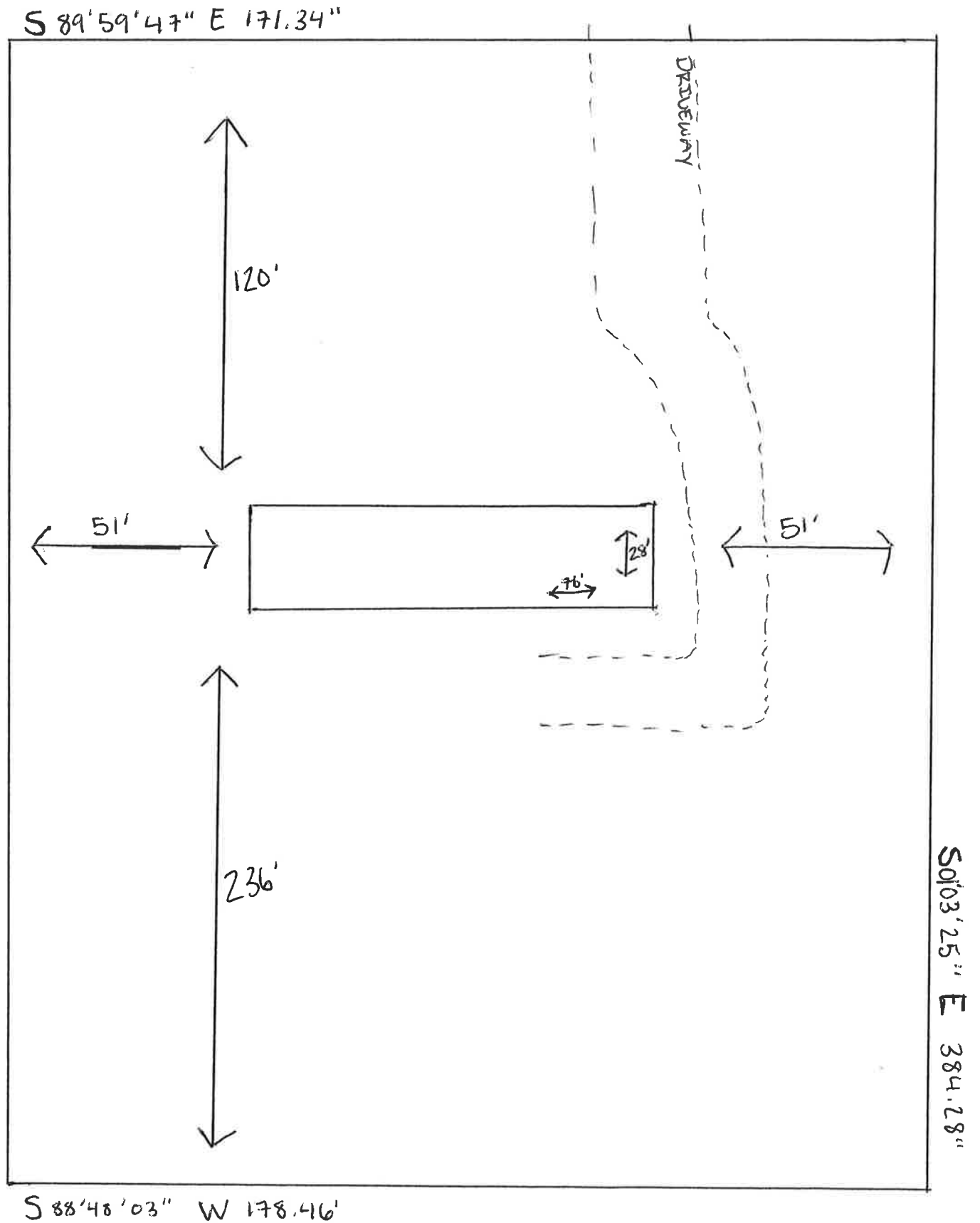
LINE	LENGTH	BEARING
1	120.00	S 89°58'43" E
2	120.00	S 89°58'43" E
3	120.00	S 89°58'43" E
4	120.00	S 89°58'43" E
5	120.00	S 89°58'43" E
6	120.00	S 89°58'43" E
7	120.00	S 89°58'43" E
8	120.00	S 89°58'43" E
9	120.00	S 89°58'43" E
10	120.00	S 89°58'43" E
11	120.00	S 89°58'43" E
12	120.00	S 89°58'43" E
13	120.00	S 89°58'43" E
14	120.00	S 89°58'43" E
15	120.00	S 89°58'43" E
16	120.00	S 89°58'43" E
17	120.00	S 89°58'43" E
18	120.00	S 89°58'43" E
19	120.00	S 89°58'43" E
20	120.00	S 89°58'43" E
21	120.00	S 89°58'43" E
22	120.00	S 89°58'43" E
23	120.00	S 89°58'43" E
24	120.00	S 89°58'43" E
25	120.00	S 89°58'43" E
26	120.00	S 89°58'43" E
27	120.00	S 89°58'43" E
28	120.00	S 89°58'43" E
29	120.00	S 89°58'43" E
30	120.00	S 89°58'43" E
31	120.00	S 89°58'43" E
32	120.00	S 89°58'43" E
33	120.00	S 89°58'43" E
34	120.00	S 89°58'43" E
35	120.00	S 89°58'43" E
36	120.00	S 89°58'43" E
37	120.00	S 89°58'43" E
38	120.00	S 89°58'43" E
39	120.00	S 89°58'43" E
40	120.00	S 89°58'43" E
41	120.00	S 89°58'43" E
42	120.00	S 89°58'43" E
43	120.00	S 89°58'43" E
44	120.00	S 89°58'43" E
45	120.00	S 89°58'43" E
46	120.00	S 89°58'43" E
47	120.00	S 89°58'43" E
48	120.00	S 89°58'43" E
49	120.00	S 89°58'43" E
50	120.00	S 89°58'43" E
51	120.00	S 89°58'43" E
52	120.00	S 89°58'43" E
53	120.00	S 89°58'43" E
54	120.00	S 89°58'43" E
55	120.00	S 89°58'43" E
56	120.00	S 89°58'43" E
57	120.00	S 89°58'43" E
58	120.00	S 89°58'43" E
59	120.00	S 89°58'43" E
60	120.00	S 89°58'43" E
61	120.00	S 89°58'43" E
62	120.00	S 89°58'43" E
63	120.00	S 89°58'43" E
64	120.00	S 89°58'43" E
65	120.00	S 89°58'43" E
66	120.00	S 89°58'43" E
67	120.00	S 89°58'43" E
68	120.00	S 89°58'43" E
69	120.00	S 89°58'43" E
70	120.00	S 89°58'43" E
71	120.00	S 89°58'43" E
72	120.00	S 89°58'43" E
73	120.00	S 89°58'43" E
74	120.00	S 89°58'43" E
75	120.00	S 89°58'43" E
76	120.00	S 89°58'43" E
77	120.00	S 89°58'43" E
78	120.00	S 89°58'43" E
79	120.00	S 89°58'43" E
80	120.00	S 89°58'43" E
81	120.00	S 89°58'43" E
82	120.00	S 89°58'43" E
83	120.00	S 89°58'43" E
84	120.00	S 89°58'43" E
85	120.00	S 89°58'43" E
86	120.00	S 89°58'43" E
87	120.00	S 89°58'43" E
88	120.00	S 89°58'43" E
89	120.00	S 89°58'43" E
90	120.00	S 89°58'43" E
91	120.00	S 89°58'43" E
92	120.00	S 89°58'43" E
93	120.00	S 89°58'43" E
94	120.00	S 89°58'43" E
95	120.00	S 89°58'43" E
96	120.00	S 89°58'43" E
97	120.00	S 89°58'43" E
98	120.00	S 89°58'43" E
99	120.00	S 89°58'43" E
100	120.00	S 89°58'43" E



THE LOCATION OF ALL UTILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND HAVE BEEN OBTAINED FROM INVESTIGATIONS AT THE SITE AND/OR FROM INFORMATION PROVIDED BY THE PROPERTY OR UTILITY OWNERS. THE SURVEYOR IS NOT RESPONSIBLE FOR THE LOCATION, DEPTH, OR TYPE OF ANY UTILITIES SHOWN ON THESE DRAWINGS. THE USER OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR THE LOCATION, DEPTH, AND TYPE OF ANY UTILITIES SHOWN ON THESE DRAWINGS. THE USER OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR THE LOCATION, DEPTH, AND TYPE OF ANY UTILITIES SHOWN ON THESE DRAWINGS. THE USER OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR THE LOCATION, DEPTH, AND TYPE OF ANY UTILITIES SHOWN ON THESE DRAWINGS.

Site Plan

# SITE PLAN



**Construction and Development Schedule  
Timeline through 2024**

- June- Planning Commission Meeting
- July- Board of Commission Meeting
- August- Upon approval, order manufactured home, obtain septic permit and install
- September- Installation of well, manufactured home prep to the lot, (ie. Footings, etc.)
- October- Installation of home and power, landscape improvements, gravel drive



Owner Information

PHILLIPS TIM E & RHONDA

Payment Information

Status	Paid
Last Payment Date	01/11/2024
Amount Paid	\$3,326.13

Property Information

Parcel Number	105 041
District	1 DAWSON COUNTY UNINCORPORATED
Acres	6.22
Description	TR 8 LL 292 245 LD 13-S
Property Address	1240 GRIZZLE RD
Assessed Value	\$218,912
Appraised Value	\$547,280

Bill Information

Record Type	Property
Tax Year	2023
Bill Number	12055
Account Number	37253
Due Date	12/01/2023

Taxes

Base Taxes	\$3,268.93
Penalty	\$0.00
Interest	\$57.20
Total Due	\$0.00





December 19, 2023

Allie Phillips

**Subject: Level 3 Soil Report**  
Parcel ID: 105 041


Dear Ms. Phillips,

Mill Creek Environmental LLC is pleased to be of assistance on this project. This soil report was prepared in accordance with the Georgia Department of Public Health Manual for On-Site Sewage Management Systems.


A soil survey was conducted at the subject property on October 19 and December 11, 2023. The soils were classified as belonging to the Cataula (Variant 1), Cataula (Variant 2), Cataula (Variant 3), Cataula (Variant 4) and Helena Soil Series. A seasonal water table was encountered in the Cataula (Variant 1), Cataula (Variant 2), Cataula (Variant 3), Cataula (Variant 4) and Helena Soil Series. A shallow installation with an aerobic treatment unit and/or low-profile chambers may be an option for the Cataula (Variant 1), Cataula (Variant 2), Cataula (Variant 3) and Cataula (Variant 4) Soil Series. Due to soil limitations, the Helena Soil Series is unsuitable for absorption field installation.

Soil boring locations and soil series are shown on the attached site plan. Suitability codes and estimated absorption rates are shown on the attached Level 3 Soil Report. If you have any questions, or if we can be of further assistance, please call us at (706) 579-1607.

Sincerely,  
**Mill Creek Environmental, LLC**



Travis Fincannon  
Staff Biologist



Roger White, PG  
Senior Project Manager

## LEVEL 3 SOIL REPORT

**COUNTY:** Dawson **DATE:** October 19 and December 11, 2023

**CONTACT:** Ms. Allie Philips

**SITE LOCATION ADDRESS:**

**PHONE NUMBER:**

**SCALE:** 1"= 60'

### SOIL PROPERTIES

SOIL SERIES <sup>(2)</sup> (SEE SUITABILITY CODES)	SLOPE <sup>(1)</sup> (RANGES OF SOIL TYPE)	BEDROCK/ REFUSAL LAYER <sup>(1)</sup> (INCHES BGS)	DEPTH TO <sup>(1)</sup> SEASONAL HIGH H <sub>2</sub> O TABLE (INCHES BGS)	ABSORPTION RATE <sup>(3)(4)</sup> AT RECOMMENDED TRENCH DEPTH (MIN/INCH)	RECOMMENDED <sup>(1)(3)</sup> TRENCH DEPTH (INCHES BGS)	SUITABILITY <sup>(4)</sup> CODE
	(Verified)	(Verified)	(Verified)	(Predicted)	(Verified)	
Cataula (Variant 1) Soil Series	2-6%	>48	36	70	16-24 (with and ATU and LP chambers) <sup>5,6</sup>	R/C
Cataula (Variant 2) Soil Series	2-6%	>48	33	70	16-21 (with an ATU and LP chambers) <sup>5,6</sup>	R/C
Helena Soil Series	2-6%	>36	25	See Code	See Code	C
Cataula (Variant 3)	2-6%	>48	39	70	14-15 (with 6" of cover and LP chambers)	R/C
Cataula (Variant 4) Soil Series	2-6%	>55	45	70	16-21 (with 8" of cover and LP chambers)	R/C

- 1 Based on field observations.
- 2 Based on USDA NRCS descriptions.
- 3 Based on Georgia DPH Manual for On-Site Sewage Systems, Table 2.C.
- 4 Based on Soil Classifier interpretation of site conditions and soil classification.
- 5 ATU=Aerobic Treatment Unit
- 6 LP=Low Profile

**COUNTY:** Dawson **DATE:** October 19 and December 11, 2023

**CONTACT:** Ms. Allie Philips

**SITE LOCATION ADDRESS:**

**PHONE NUMBER:**

**SCALE:** 1"= 60'

### SUITABILITY CODE DESCRIPTIONS & GENERAL NOTES:

**SUITABILITY CODE C:** BECAUSE OF FLOODING, SHALLOW SEASONAL WATER TABLES, SOIL HORIZONS WITH VERY SLOW PERCOLATION RATE, PERCHED WATER TABLES, OR IMPERFECT DRAINAGE, THESE SOILS ARE NOT SUITABLE FOR INSTALLATION OF A CONVENTIONAL ON-SITE SYSTEM WITHOUT SITE MODIFICATIONS, SPECIAL DESIGNS OR INSTALLATION. PROPERTIES OF THE SOIL AND SITE MAY REQUIRE THE DRAIN FIELD AREA TO BE GREATER THAN THE MINIMUM AND/OR THE DRAIN FIELD DESIGN TO REQUIRE EQUAL DISTRIBUTION OR LEVEL FIELD INSTALLATION. NON-CONVENTIONAL SYSTEMS AND INSTALLATION MUST BE APPROVED BY THE LOCAL ENVIRONMENTAL HEALTH SPECIALIST.

**SUITABILITY CODE R:** THESE SOILS ARE GENERALLY SUITABLE FOR INSTALLATION OF AN ON-SITE SYSTEM. HOWEVER, THEY ARE VERY ROCKY OR STONEY WHICH MAY REQUIRE DESIGN MODIFICATIONS INCLUDING INCREASED DRAIN FIELD AREA AND SPECIAL MEASURES FOR EXCAVATIONS AND SYSTEM INSTALLATION. TEST PITS MAY BE REQUIRED TO FURTHER EVALUATE THE SUITABILITY OF ABSORPTION FIELD INSTALLATION IN THIS AREA.

#### Miscellaneous Notes:

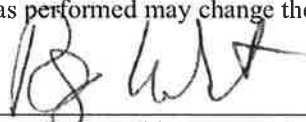
All borings are staked in the field and labeled.

This soil report is in accordance with the standards and regulations set forth in the Georgia Department of Public Health Manual for On-Site Sewage Management Systems, June 2019. Mill Creek Environmental, LLC does not issue permits for, install, maintain, or guarantee the performance of any on-site sewage management system. The County Health Department has the authority to permit on-site sewage management systems on this property and may have a different view of the soil conditions. The County Health Department has final jurisdiction over permitting and regulating on-site sewage management systems.

Any alteration to this report without my expressed, written consent and approval will render this report null and void. Any alteration to the site after the date on which the fieldwork was performed may change the nature and suitability of the site.

This report was completed by Certified Soil Classifier:



  
Roger White, PG  
Georgia Professional Geologist # 933

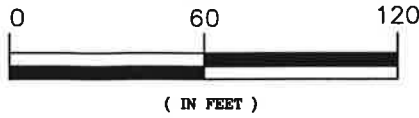


Roger White, PG  
DPH Certified Soil Classifier  
Georgia Professional Geologist #933



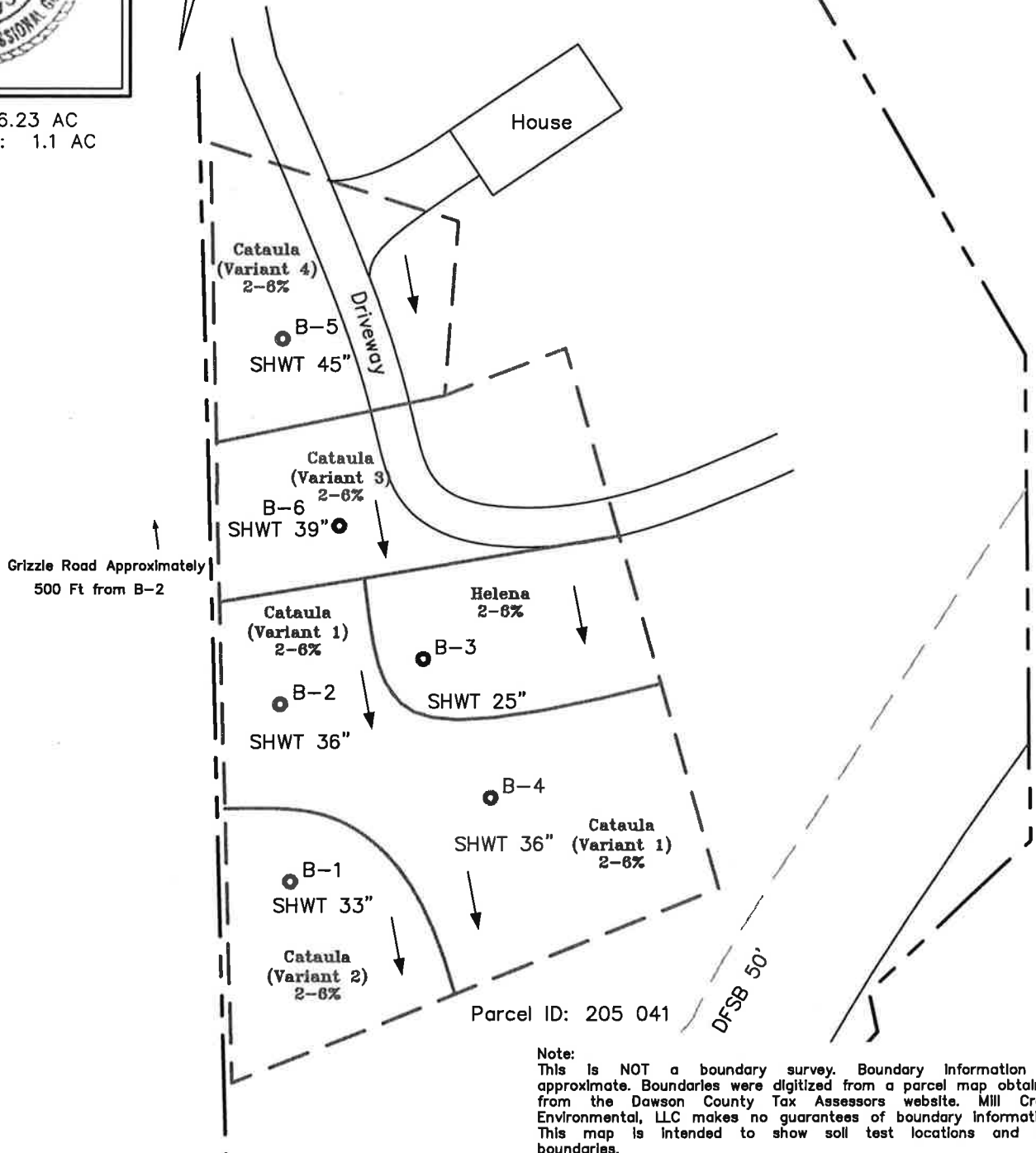
PROPERTY SIZE: 6.23 AC  
TOTAL SURVEY AREA: 1.1 AC

# GRAPHIC SCALE



# LEGEND

- B-1 ● SOIL BORING
- DIRECTION OF SLOPE
- SOIL BOUNDARY
- - - LIMIT OF SOIL SURVEY
- - - PROPERTY BOUNDARY
- SHWT SEASONAL HIGH WATER TABLE
- DFSB DRAIN FIELD SET BACK



## LEVEL 3 SOIL SURVEY

Ms. Allie Phillips  
Parcel ID: 105 041  
1300 Grizzle Road

Dawsonville, Dawson County, Georgia 30534  
SA-23589-2 10-19-23 & 12-11-23

**MILL CREEK**  
ENVIRONMENTAL, LLC

4055 Highway 53 East  
Dawsonville, Georgia 30534  
706-579-1607





# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

06/27/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> PointeNorth Insurance Group, LLC PO Box 724728  Atlanta GA 31139		<b>CONTACT NAME:</b> Missy Amos <b>PHONE (A/C, No, Ext):</b> <b>E-MAIL ADDRESS:</b>		<b>FAX (A/C, No):</b>
<b>INSURED</b> Mill Creek Environmental, LLC 4055 Highway 53 E  Dawsonville GA 30534		<b>INSURER(S) AFFORDING COVERAGE</b> <b>INSURER A:</b> Nautilus Insurance Company <b>INSURER B:</b> Columbia Mutual Ins Co <b>INSURER C:</b> Association Casualty Insurance <b>INSURER D:</b> <b>INSURER E:</b> <b>INSURER F:</b>		<b>NAIC #</b> 17370 40371 35629

**COVERAGES****CERTIFICATE NUMBER:** 23-24 Master**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b>	Y	Y	ECP201529018	07/07/2023	07/07/2024	EACH OCCURRENCE \$ 2,000,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000
	<input checked="" type="checkbox"/> General/Pollution Liability						MED EXP (Any one person) \$ 5,000
	<input checked="" type="checkbox"/> Professional Claims Made						PERSONAL & ADV INJURY \$ 2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE \$ 2,000,000
	<input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						PRODUCTS - COMP/OP AGG \$ 2,000,000
	OTHER:						Profes/Claim/Agg \$ 2M/2M
B	<b>AUTOMOBILE LIABILITY</b>			BOPGA0000095543	07/07/2023	07/07/2024	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000
	<input type="checkbox"/> ANY AUTO						BODILY INJURY (Per person) \$
	<input type="checkbox"/> OWNED AUTOS ONLY						BODILY INJURY (Per accident) \$
	<input checked="" type="checkbox"/> HIRED AUTOS ONLY						PROPERTY DAMAGE (Per accident) \$
	<input checked="" type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY						Hired Nonowned GL \$ 1,000,000
	<b>UMBRELLA LIAB</b>						EACH OCCURRENCE \$
	<b>EXCESS LIAB</b>						AGGREGATE \$
	<input type="checkbox"/> OCCUR						
	<input type="checkbox"/> CLAIMS-MADE						
	DED RETENTION \$						
C	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b>	N/A	Y	WCPGA0000095543	07/07/2023	07/07/2024	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)						E.L. EACH ACCIDENT \$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE \$ 1,000,000
							E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

**CERTIFICATE HOLDER****CANCELLATION**

FOR INFORMATION ONLY

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

*William H. Skelton*



# LAND USE AMENDMENT STAFF REPORT

## PLANNING & DEVELOPMENT

ZA Number:	24-04
Public Meetings:	Planning Commission June 18, 2024
	Board of Commission Hearing July 18, 2024
Project Name:	Big Dog Drilling
Owner:	Herman Goforth
Applicant:	Herman Goforth
Requested Action:	Rezone two parcels to C-IR commercial industrial restricted district.
Planning Commission Recommendation:	
Property Size:	6.85 acres
Location:	Dawson Forest Road and G.W.Taffar Road
Commission District:	4
Parcel I.D. Number:	106-064 and 106-065
Zoning District:	C-CB
Road Classification	Local Collector - County
Proposed Zoning District:	C-IR commercial industrial restricted district
Character Area:	Suburban/Hightower
Dawson Trail Segment:	Dawson Forest Road
Environmental Constraint	Creek on the property

	Character Area	Zoning	Existing Use	Status
<b>North</b>	Suburban/Hightower	RA	vacant	wooded
<b>South</b>	Suburban	RA	Office and parking	Solid waste business
<b>East</b>	Hightower	RA	Access road/residential	G.W. Taffar Road
<b>West</b>	Suburban	C-PCD	Office and residential	Real Estate Office

## **-Analysis-**

Analyzing existing development patterns provides an understanding of land use at a specific point in time. This property has been used for helical pier support and repair solutions for residential and new construction since 2014, and the fabrication part of the business continues to prosper. The applicant desires to construct a new welding and fabrication shop. The property line along Dawson Forest Road has trees planted in 2015 and a privacy fence.

Restricted industrial commercial districts are areas where manufacturing, processing, fabricating, or other uses occur. The requested use of a welding shop is allowed within the C-IR commercial industrial restricted district.

The following uses and activities are prohibited: the manufacture of cement or asphalt, petroleum refinishing or bulk storage of highly flammable products, stockyards or feedlots, animal slaughtering, paper or wood pulp manufacture, open pit mining, quarrying, or sand/gravel removal operations.

Minimum setbacks: front yard– 60 feet; side yard—50 feet; rear yard—50 feet. The applicant plans to relocate the movable pole covers to appropriate setbacks. The planning commission and board of commissioners may determine and require additional conditions and requirements for buffers, right of way, access, curb cuts, deceleration and acceleration lanes, and traffic signals,

Upon reviewing a formal site development plan, the county may determine and require additional conditions and requirements for buffers, right of way, access, curb cuts, or traffic signals,

Please see the letter of intent and 2014 staff report.

**Sec. 121-313. Guidelines are to be considered when granting an amendment.**

Whenever consideration is being given to an amendment to the Land Use Code, the planning commission shall make its recommendations, and the board of commissioners shall make its decision based on the following criteria:

- (1) The existing uses and classification of nearby property.
- (2) The extent to which property values are diminished by the particular land use classification;
- (3) The extent to which the destruction of property values of the applicant promotes the health, safety, morals, or general welfare of the public;
- (4) The relative gain to the public, as compared to the hardship imposed upon the individual property owner;
- (5) The suitability of the subject property for the proposed land use classification;
- (6) The length of time the property has been vacant under the present classification, considered in the context of land development in the area in the vicinity of the property; and
- (7) Whether the requested zoning would result in a use that could create an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;

Public Works Department: "Unnamed trout stream is bisecting the property and would be affected. LDP and stormwater plan needed at the time of permitting."

Environmental Health Department: No comments returned.

Etowah Water and Sewer Authority: "Water is available at the site for domestic use. Any extension/addition to the water system if needed must be designed and installed per EWSA specs at the developer's/owner's expense. Sewer is available at the site. Any extension/upgrade to the sewer system if needed must be designed and installed per EWSA specs at the developer's/owner's expense."

Emergency Services: "Big Dog Drilling will obviously need to submit full architectural drawings, MEPs, and fire/life safety details for the new warehouse indicated."

- (8) Whether the proposal is in conformity with the policy and intent of the future land use plan; and
- (9) The specific, unusual, or unique facts of each case that give rise to special hardships incurred by the applicant and/or surrounding property owners.



-Photo Of Property-





**LETTER OF INTENT**  
**DAWSON CO, GEORIGIA**

Applicant: HERMAN W. GOFORTH / BIG DOG DRILLING & AUGER LLC  
Subject Property: 3401 DAWSON FOREST ROAD EAST, DAWSONVILLE, GA 30534  
Current Zoning: C-CB  
Proposed Zoning: C-IR (As suggested by the zoning department)  
Proposed Use: Welding Shop  
Application: Rezoning from C-CB to C-IR

The Applicant has been doing business in the metro Atlanta area for more than 20 years. Since 2014 after moving to Dawson County, business has been great to say the least. We now have a need to expand a shop that we never expected to outgrow. We are flattered that our small company has come this far to need such an upgrade to operate.

**PROPOSED USE**

To facilitate its operations, the Applicant proposes to develop approximately 7800 square feet of the 5.64-acre property. A 120' x 60' warehouse will be put on the west side of the property. It will house an extended welding shop to continue the production of the pier system we produce. It will require some excavating on the west side of the property but nothing extensive. The Proposed Use will also include 10 parking spaces. There will be approximately 7 employees.

Water, sewer and electricity are already in use at the Subject Property. The impact on public utilities is anticipated to be minimal. The development's water & sewer will be supplied by Etowah Water & Sewer Authority and electric will be supplied by Sawnee EMC.

Thank you for your consideration on this matter. We look to be prosperous and an asset to Dawson County for years to come.

Herman W. Goforth, CEO  
Big Dog Drilling & Auger Services LLC  
678-278-5116  
bill@bigdogpiers.com

---

## DAWSON COUNTY PLANNING COMMISSION MEMORANDUM

---

**DATE:** October 14, 2014

**TO:** DAWSON COUNTY PLANNING COMMISSION

**FROM:** DAVID McKEE, PLANNING AND DEVELOPMENT DIRECTOR

**MEETING:** October 21, 2014 @ 6:00 P.M. – DAWSON COUNTY GOVERNMENT CENTER, ASSEMBLY ROOM 2303

---

**CASE #:** ZA 14-07

**APPLICANT:** Bill Goforth (Big Dog Drilling & Auger LLC) on behalf Robert and Emily Lawson

**STATUS OF APPLICANT:** Authorized Agent (option to purchase)

**SITE LOCATION:** 3401 Dawson Forest Rd, and 17 GW Taffar (TMPs 106-064, 106-065)

**COMMISSION POST:** 4

**REQUESTED ACTION:** The applicant requests rezoning from RA (Residential Agricultural) to C-CB (Community Commercial Business)

**PROPOSED USES:** Commercial Office and Shop for a Drilling and Auger Company

**SURROUNDING ZONING DISTRICTS:**  
North – RA (Residential Agricultural)  
South – RA (Residential Agricultural) and C-PCD (Commercial Planned Comprehensive Development)  
East – RA (Residential Agricultural)  
West – RA (Residential Agricultural)

**SURROUNDING LAND USES:**  
North – Vacant Property used as a borrow pit for fill dirt  
South – Commercial sanitation company headquarters  
East – Vacant Property  
West – Residential Property

**FLUP CLASSIFICATION:** Commercial Office, and Planned Residential Development

**SUBJECT PROPERTY HISTORY:** The subject property does not have any rezoning history.

**ACCESS:** Dawson Forest Road and G.W. Taffar Road

The applicant has requested that the property to be rezoned to CCB which is not exactly what is recommended on the future land use plan, although the future land use plan does recognize commercial on a portion of the property which the applicant will have the business office located on the property.

**Photographs:**



Rezoning sign on subject property.



View east on Dawson Forest Rd. from the existing driveway.



View looking west on Dawson Forest Rd



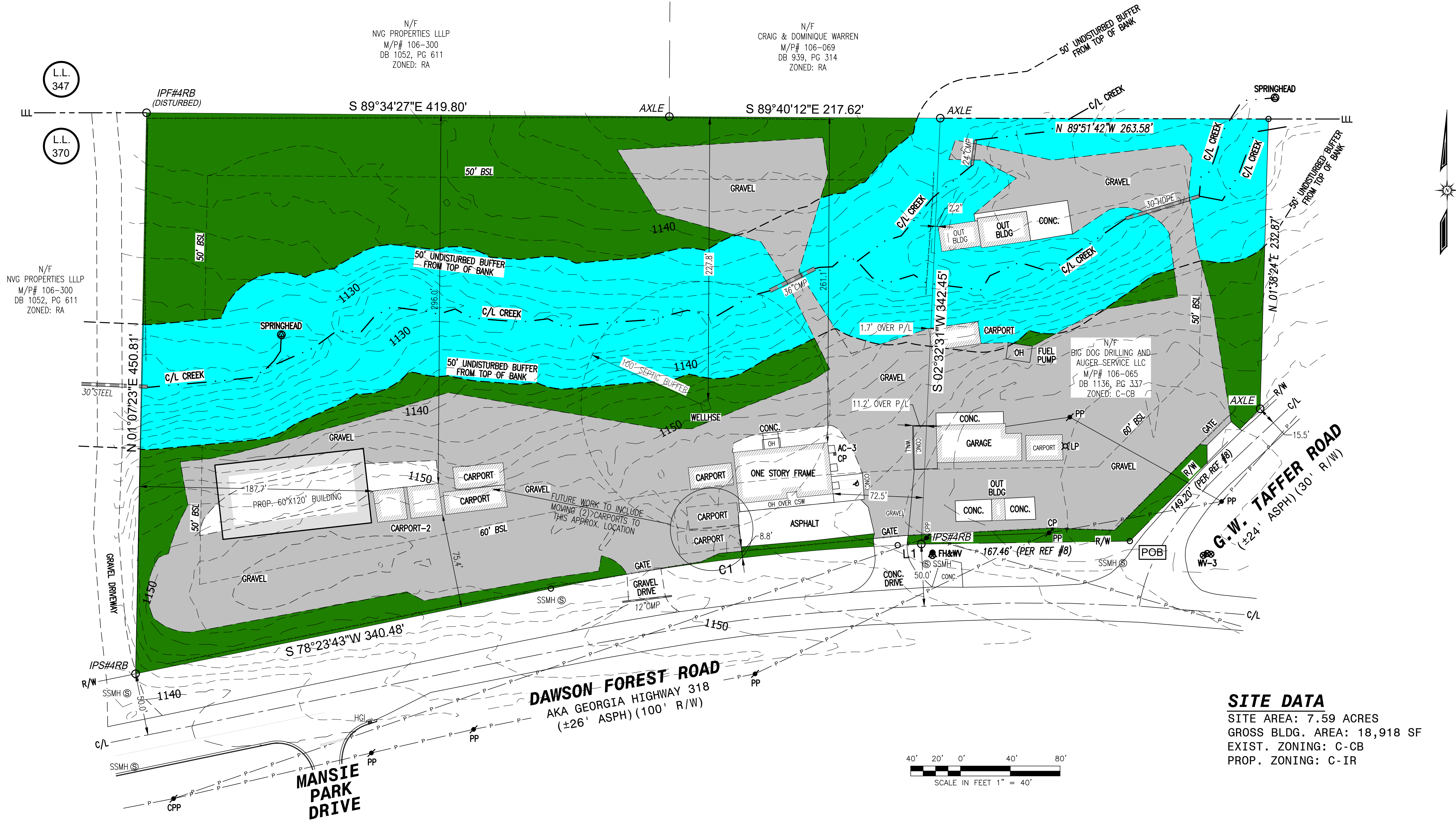
Existing shop approx. 3200 sq. ft. to be remodeled.

Pertinent County Departments have provided the following comments regarding the proposed development:

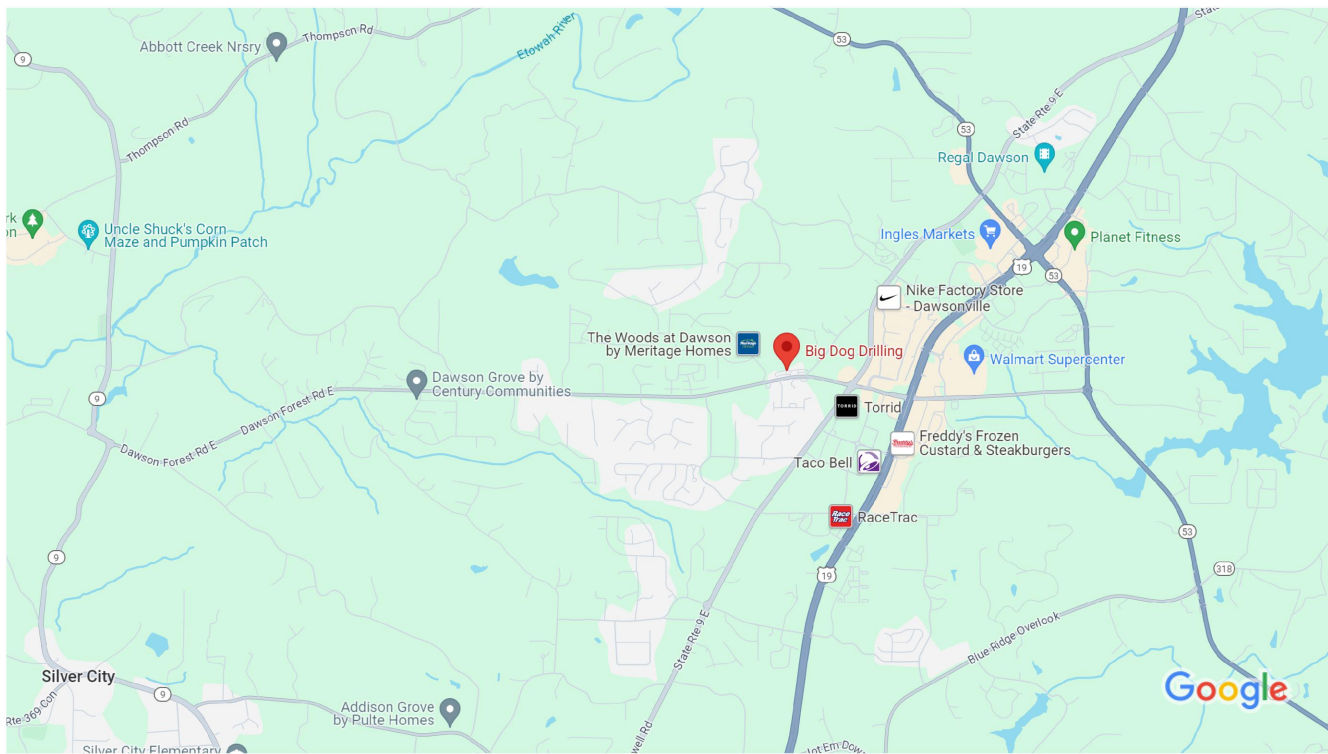
- a) **Engineering Department** – Moderate traffic at peak hours, based on what the applicant will be utilizing the drives for site distance appears to be adequate. The property is located on the Etowah watershed. A driveway plan may be required for approval upon renovation.
- b) **Environmental Health Department** – The facility is served by public water and sewer, however there are existing onsite septic systems that serve the mobile home. If the system is required to be upgraded for any reason then connection to public utilities shall be require per Georgia Department of Public Health Rules for on-site sewage treatment systems, 511-3-1-.03



F:\CAD\_Drawings\3401 Dawson Forest Rd Big Dog\3401 Dawson Forest Dr.dwg Tue, 06/11/24 1:45 PM



**SITE DATA**  
SITE AREA: 7.59 ACRES  
GROSS BLDG. AREA: 18,918 SF  
EXIST. ZONING: C-CB  
PROP. ZONING: C-IR



LOCATION MAP

**BIG DOG DRILLING AND  
AUGER SERVICE, LLC  
REZONING PLAN**  
3401 DAWSON FOREST RD.  
DAWSON COUNTY, GEORGIA

DESIGN	MEG	6/6/24
DRAWN	BSR	6/6/24
CHECKED	MHC	6/6/24
DATE:	6/6/24	
PROJECT #:	D2406190331	

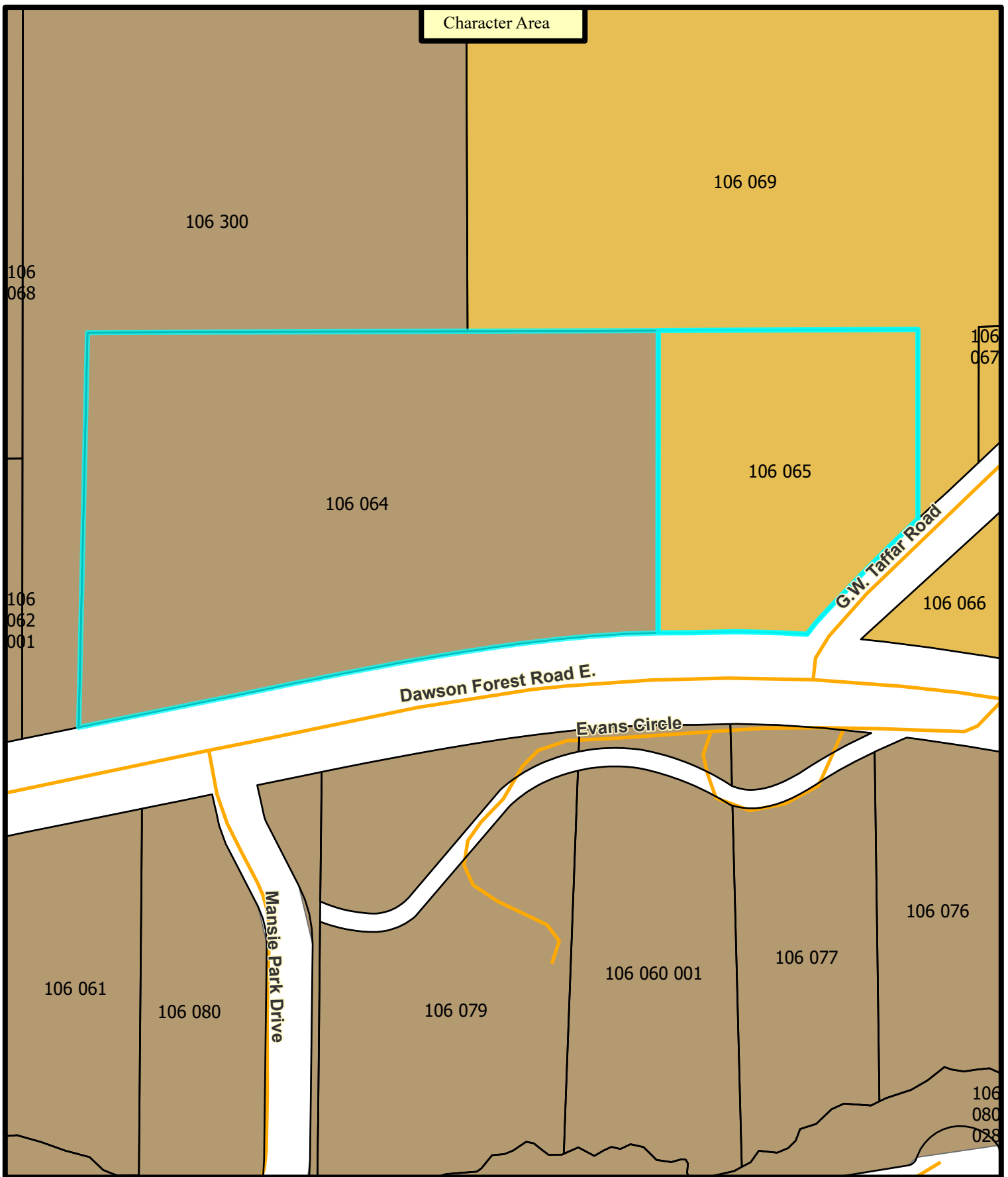
SHEET  
C1 OF 1

MEG  
MACON E. GOOCH III  
BUILDING CONSULTANTS  
1385 DUNCAN LANE  
AUBURN, GEORGIA 30011  
TEL 678-442-1198 FAX 678-975-7485

REVISION	DATE	APPROVED	DESCRIPTION

THESE CONSTRUCTION DOCUMENTS AND PERMITTED REPRODUCTIONS IN WHOLE OR IN PART ARE THE PROPERTY OF MEG AND THE SOLE PROPERTY OF MEG. GOOCH III BLDG CONSULTANTS UNLESS OTHERWISE AGREED TO. THEY SHALL NOT BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION FROM MEG. COMPENSATION TO MEG FOR THE PREPARED BY MEG FOR THE PROJECT. MEG E. GOOCH III BLDG CONSULTANTS ALL RIGHTS RESERVED.





DAWSON COUNTY  
DISCLAIMS ANY  
RESPONSIBILITIES,  
LIABILITIES OR  
DAMAGES FROM THE USE  
OF THIS MAP. THIS MAP  
IS ONLY FOR DISPLAY  
PURPOSES.



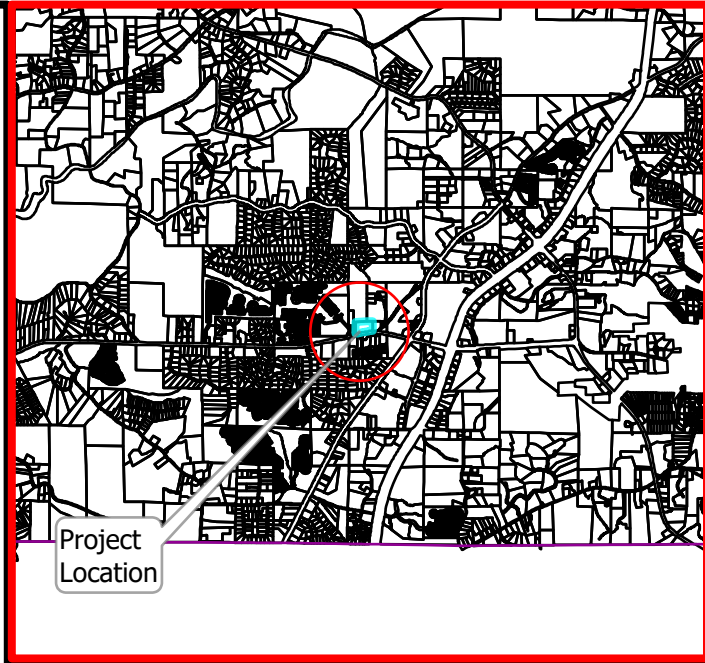
Scale: 1:2,013

Dawson County  
Planning and Development  
75  
Staff Report

Parcel #: 106 064 & 106 065  
Current Zoning: C-CB  
Application #: ZA 24-04  
Character Area: Suburban  
Residential & Hightower



106 300



Project  
Location

106 069

106 064

106 065

G.W. Taffar Road

106 066

Dawson Forest Road E.

Evans-Circle

Evans-Circle

Mansie Park Drive

106 061

106 080

106 079

106 060 001

106 077

106 076



DAWSON COUNTY  
DISCLAIMS ANY  
RESPONSIBILITIES,  
LIABILITIES OR  
DAMAGES FROM THE USE  
OF THIS MAP. THIS MAP  
IS ONLY FOR DISPLAY  
PURPOSES.



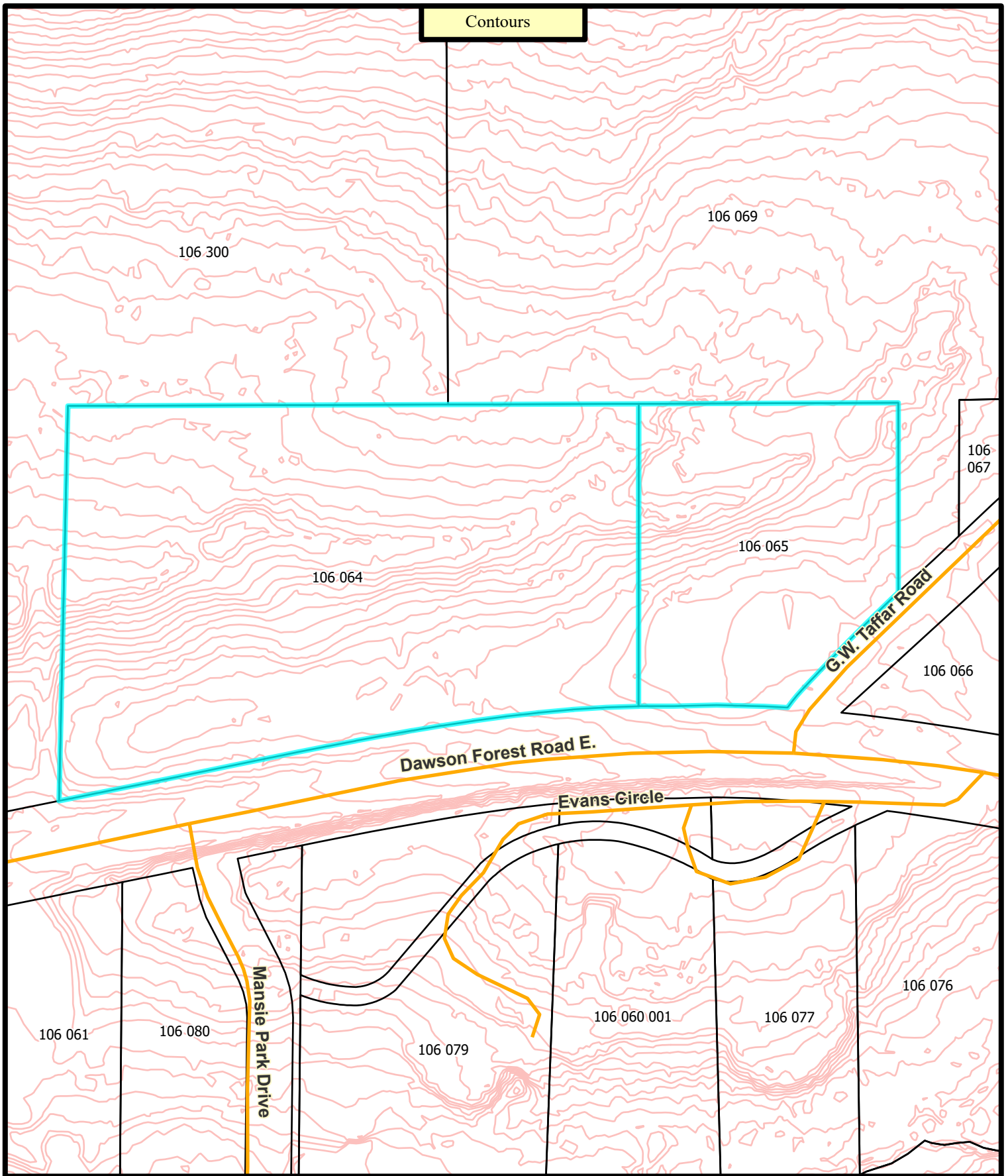
Dawson County

Planning and Development

77

Staff Report: Exhibit

Parcel #: 106 064 & 106 065  
Current Zoning: C-CB  
Application #: ZA 24-04  
Character Area: Suburban  
Residential & Hightower



DAWSON COUNTY  
DISCLAIMS ANY  
RESPONSIBILITIES,  
LIABILITIES OR  
DAMAGES FROM THE USE  
OF THIS MAP. THIS MAP  
IS ONLY FOR DISPLAY  
PURPOSES.



Scale: 1:2,013

Dawson County

Planning and Development

78

Staff Report

Parcel #: 106 064 & 106 065  
Current Zoning: C-CB  
Application #: ZA 24-04  
Character Area: Suburban  
Residential & Hightower

Dawson County  
Rezoning Application  
(AMENDMENT TO LAND USE MAP)

**APPLICANT INFORMATION (or Authorized Representative)**

If applicant is other than owner, the Property Owner Authorization form must be completed.

Printed Name: BIG DOG DRILLING & AUGER SERVICE LLC

Address: 3401 DAWSON FOREST ROAD EAST, DAWSONVILLE, GA 30534

Phone (Listed only please) \_\_\_\_\_

Email (Business/Personal) \_\_\_\_\_

Status: ☒ Owner ☐ Authorized Agent ☐ Lessee ☐ Option to purchase

I have ☒ / have not ☐ participated in a Pre-application meeting with Planning Staff.

If not, I agree ☐ /disagree ☐ to schedule a meeting the week following the submittal deadline.

Meeting Date: \_\_\_\_\_ Applicant Signature: \_\_\_\_\_

**REQUESTED ACTION & DETAILS OF PROPOSED USE**

☒ Rezoning to: INDUSTRIAL ☐ Special Use Permit for: \_\_\_\_\_

Proposed Use: \_\_\_\_\_

Existing Utilities: ☒ Water ☒ Sewer ☐ Gas ☒ Electric

Proposed Utilities: ☐ Water ☐ Sewer ☐ Gas ☐ Electric

**RESIDENTIAL**

No. of Lots: \_\_\_\_\_ Minimum Lot Size: \_\_\_\_\_ (acres) No. of Units: \_\_\_\_\_

Minimum Heated Floor Area: \_\_\_\_\_ sq. ft. Density/Acre: \_\_\_\_\_

Type: ☐ Apartments ☐ Condominiums ☐ Townhomes ☐ Single-family ☐ Other

Type of Amenity: \_\_\_\_\_ Amount of Open Space: \_\_\_\_\_

**COMMERCIAL & RESTRICTED INDUSTRIAL:**

Building area: 120' X 60' No. of Parking Spaces: 10



# Property Owner/ Property Information

Name: BIG DOG DRILLING & AUGERING SERVICE LLC - HERMAN W. GOFORTH

Street Address of Property being rezoned: 3401 DAWSON FOREST RD E DAWSONVILLE, GA 30534

Rezoning from: C-CB to: C-IR Total acreage being rezoned: 5.631

Directions to Property (if no address):

Subdivision Name (if applicable): \_\_\_\_\_ Lot(s) #: \_\_\_\_\_

Current Use of Property: WELDING SHOP

**Does this proposal reach DRI thresholds?** \_\_\_\_\_ If yes, the application will require submittal of a transportation study. DRIs require an in depth review by County agencies, and regional impact review by the Georgia Mountains Regional Planning staff. This adds several weeks to processing; additionally, the applicant is responsible for the expense of third party review of the required technical studies associated with the project.

**Please refer to Dawson County's Georgia 400 Corridor Guidelines and Maps to answer the following:**

Does the property lie within the Georgia 400 Corridor? NO (yes/no)

## SURROUNDING PROPERTY ZONING CLASSIFICATION:

North \_\_\_\_\_ South \_\_\_\_\_ East \_\_\_\_\_ West \_\_\_\_\_

Character Area Designation: \_\_\_\_\_

Access to the development will be provided from:

Road Name: DAWSON FOREST RD EAST Type of Surface: PAVEMENT

**LETTER OF INTENT**  
**DAWSON CO, GEORIGIA**

Applicant: HERMAN W. GOFORTH / BIG DOG DRILLING & AUGER LLC  
Subject Property: 3401 DAWSON FOREST ROAD EAST, DAWSONVILLE, GA 30534  
Current Zoning: C-CB  
Proposed Zoning: C-IR (As suggested by the zoning department)  
Proposed Use: Welding Shop  
Application: Rezoning from C-CB to C-IR

The Applicant has been doing business in the metro Atlanta area for more than 20 years. Since 2014 after moving to Dawson County, business has been great to say the least. We now have a need to expand a shop that we never expected to outgrow. We are flattered that our small company has come this far to need such an upgrade to operate.

**PROPOSED USE**

To facilitate its operations, the Applicant proposes to develop approximately 7800 square feet of the 5.64-acre property. A 120' x 60' warehouse will be put on the west side of the property. It will house an extended welding shop to continue the production of the pier system we produce. It will require some excavating on the west side of the property but nothing extensive. The Proposed Use will also include 10 parking spaces. There will be approximately 7 employees.

Water, sewer and electricity are already in use at the Subject Property. The impact on public utilities is anticipated to be minimal. The development's water & sewer will be supplied by Etowah Water & Sewer Authority and electric will be supplied by Sawnee EMC.

Thank you for your consideration on this matter. We look to be prosperous and an asset to Dawson County for years to come.

Herman W. Goforth, CEO  
Big Dog Drilling & Auger Services LLC

# Applicant Certification

I hereby request the action contained within this application relative to the property shown on the attached survey, plat, and site plan and further request that this item be placed on both the Planning Commission and Board of Commissioners agenda(s) for a public hearing.

I understand that the Planning & Development staff may either accept or reject my request upon review. My request will be rejected if all the necessary data is not presented. The staff will send notices to adjacent property owners advising of the request and proposed use prior to the public hearing.

I understand that I have the obligation to present all data necessary and required by code to enable the Planning Commission and the Board of Commissioners to make an informed determination on my request. I will seek the advice of an attorney or a land use professional if I am not familiar with the zoning and land use requirements.

I understand that my request will be acted upon at the Planning Commission and Board of Commissioner hearings and that I am required to be present or to be represented by someone able to present all facts. I understand that failure to appear at a public hearing may result in the postponement or denial of my rezoning or special use application. **I further understand that it is my responsibility to be aware of relevant public hearing dates and times regardless of notification from Dawson County.**

I hereby certify that I have read the above and that the above information as well as the attached information is true and correct.

Signature \_\_\_\_\_

Date 4-15-24

Witness [Signature]

Date 4-15-24

# Property Owner Authorization

I/we, BIG DOG DRILLING & AUGER SERVICE LLC, hereby swear that I/we own the property located at (fill in address and/or tax map parcel #s):

Street Address of Property being rezoned: 3401 DAWSON FOREST RD E DAWSONVILLE, GA 30534

TMP#: 106-064 & 106-065

as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel or parcels will be affected by this request.

I hereby authorize the person named below to act as the applicant or agent in pursuit of the rezoning requested on this property. I understand that any rezone granted, and/or conditions or stipulations placed on the property will be binding upon the property regardless of ownership. The under signer below is authorized to make this application. The under signer is aware that no application or reapplication affecting the same land shall be acted upon within six (6) months from the date of the last action by the Board of Commissioners.

Printed Name of applicant or agent: HERMAN W. GOFORTH

Signature of applicant or agent: \_\_\_\_\_ Date: \_\_\_\_\_

\*\*\*\*\*

Printed Name of Owner(s): HERMAN W. GOFORTH

Signature of Owner(s): \_\_\_\_\_ Date: 4-15-24

Mailing address: 3401 DAWSON FOREST ROAD EAST

City, State, Zip: DAWSONVILLE, GA 30534

Phone (Listed/Unlisted): \_\_\_\_\_

Sworn and subscribed before me

this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

{Notary Seal}

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

(The complete names of all owners must be listed; if the owner is a partnership, the names of all partners must be listed; if a joint venture, the names of all members must be listed. If a separate sheet is needed to list all names, please identify as applicant or owner and have the additional sheet notarized also.)

# NOTICE OF RESIDENTIAL EXURBAN/ AGRICULTURAL DISTRICT (R-A) ADJACENCY

Agricultural districts include uses of land primarily for active farming activities and result in odors, noise, dust and other effects, which may not be compatible with adjacent development. **Future abutting developers in non RA land use districts shall be provided with this "Notice of RA Adjacency"** prior to administrative action on either the land use district or the issuance of a building or occupancy permit.

Prior to administrative action the applicant shall be required to sign this waiver which indicates that the applicant understands that a use is ongoing **adjacent** to his use which will produce odors, noise, dust and other effects which may not be compatible with the applicant's development. Nevertheless, understanding the **effects of the adjacent RA use**, the applicant agrees by executing this form to waive any objection to those effects and understands that his district change and/or his permits are issued and processed in reliance on his agreement not to bring any action asserting that the adjacent uses in the RA district constitute a nuisance) against local governments and adjoining landowners whose property is located in an RA district.

This notice and acknowledgment shall be public record.

Applicant Signature: \_\_\_\_\_

Applicant Printed Name: \_\_\_\_\_

Date Signed: \_\_\_\_\_

Sworn and subscribed before me

this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

{Notary Seal}

Application Number (by staff): \_\_\_\_\_

# DISCLOSURE OF CAMPAIGN CONTRIBUTIONS (APPLICANT(S) AND REPRESENTATIVE(S) OF REZONING)

Pursuant to O.C.G.A. Section 36-67 A-3.A, the following disclosure is mandatory when an applicant or any representation of application for rezoning has been made within two (2) years immediately preceding the filing of the applicant's request for rezoning, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application for rezoning.

It shall be the duty of the applicant and the attorney representing the applicant to file a disclosure with the governing authority of the respective local government showing the following:


1. Name of local official to whom campaign contribution was made:

N/A

2. The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two (2) years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

Amount \$ \_\_\_\_\_ Date: \_\_\_\_\_

Enumeration and description of each gift when the total value of all gifts is \$250.00 or more made to the local government official during the two (2) years immediately preceding the filing of application for rezoning:

 \_\_\_\_\_  
Signature of Applicant/Representative of Applicant

 \_\_\_\_\_  
Date

**BY NOT COMPLETING THIS FORM YOU ARE MAKING A STATEMENT THAT NO  
DISCLOSURE IS REQUIRED**

This form may be copied for each applicant. Please attach additional sheets if needed.





# 2023 PROPERTY TAX STATEMENT

## DAWSON COUNTY

### GEORGIA

**Nicole Stewart**  
TAX COMMISSIONER

25 Justice Way, Suite 1222  
Dawsonville, Georgia 30534

Office: 706-344-3520 | Tax Assessors: 706-344-3590

PROPERTY OWNER(S)	MAP CODE		LOCATION		BILL #	DISTRICT		
BIG DOG DRILLING AND AUGER SERVICE LLC	106 064		3401 DAWSON FOREST RD E		2023-1447	1		
	BUILDING VALUE	LAND VALUE	TOTAL FAIR MARKET VALUE	ACRES	EXEMPTIONS	DUE DATE		
	278,900	112,800	391,700	5.64		12/1/2023		
	PROPERTY DESCRIPTION:							
	LL 370 LD 13-S							
	FAIR MARKET VALUE	40% ASSESSED VALUE	LESS EXEMPTIONS	TAXABLE VALUE	MILLAGE RATE	GROSS TAX	LESS CREDITS	NET TAX
STATE TAX	391,700.00	156,680.00	0.00	156,680.00	0	0	0	0
COUNTY M&O	391,700.00	156,680.00	0.00	156,680.00	9.681	1516.82	0	882.74
SALES TAX ROLLBACK	0.00	0.00	0.00	156,680.00	-4.047	0	-634.08	0
SCHOOL M&O	391,700.00	156,680.00	0.00	156,680.00	10.8	1692.14	0	1692.14
TOTAL					16.434	3,208.96	-634.08	2,574.88
The "HTRG Credit" reduction shown on your bill is the result of homeowner tax relief enacted by the Governor and the General Assembly of the State of Georgia.								



THE PIE GRAPH SHOWS HOW THE AVERAGE TAX DOLLAR IS DISTRIBUTED AMONG THE VARIOUS GOVERNMENT AGENCIES. (PERCENTAGES MAY VARY DEPENDING ON EXEMPTIONS)



2023 Current Due	2,574.88
Penalty	0.00
Interest	0.00
Other Fees	0.00
Previous Payments	2,574.88
Delinquent Tax*	0.00
<b>TOTAL DUE</b>	<b>0.00</b>

\* Please note that delinquent tax due reflects total owed at the time of billing and the amount will change monthly due to interest charges. Please read the state mandated penalties and interest on the back of this bill.

DETACH TOP PORTION TO KEEP FOR YOUR RECORDS AND RETURN BOTTOM PORTION WITH PAYMENT.

Make payable to "Dawson County Tax Office" and include this coupon. Do not staple, tape or attach payment.

### DAWSON COUNTY, GEORGIA

#### 2023 TAX BILL

25 Justice Way, Suite 1222  
Dawsonville, Georgia 30534



IF TAXES ARE PAID BY YOUR MORTGAGE COMPANY, SEND THEM THIS PORTION

LEGAL DESCRIPTION	MAP ID #	TAX BILL #
LL 370 LD 13-S	106 064	2023-1447

**TOTAL DUE December 1, 2023**

**\$ 0.00**

Late fees, interest, and penalties will apply to the unpaid balance at midnight on December 1, 2023.

PLEASE WRITE THE MAP ID# ABOVE OR YOUR CHECK

BIG DOG DRILLING AND AUGER SERVICE LLC

Credit cards accepted online at:  
[www.DawsonCountyTax.com](http://www.DawsonCountyTax.com)

**Nicole Stewart**  
TAX COMMISSIONER

25 Justice Way, Suite 1222  
Dawsonville, Georgia 30534-3454

Please see reverse side for additional information  
\$35 Fee for returned checks

If receipt is desired, please include a self-addressed stamped envelope or print at [www.DawsonCountyTax.com](http://www.DawsonCountyTax.com). If delinquent taxes are due, please call 706-344-3520 for current amount as interest continues to accrue.



## 2023 PROPERTY TAX STATEMENT

## DAWSON COUNTY

## GEORGIA

Nicole Stewart  
TAX COMMISSIONER25 Justice Way, Suite 1222  
Dawsonville, Georgia 30534

Office: 706-344-3520 | Tax Assessors: 706-344-3590

PROPERTY OWNER(S)	MAP CODE		LOCATION		BILL #	DISTRICT		
BIG DOG DRILLING AND AUGER SERVICE LLC	106 065		17 GW TAFFAR RD		2023-1448	1		
	BUILDING VALUE	LAND VALUE	TOTAL FAIR MARKET VALUE	ACRES	EXEMPTIONS	DUE DATE		
	39,630	51,900	91,530	1.21		12/1/2023		
	PROPERTY DESCRIPTION:							
	LOTS 16 17 T J SLATON LL 370 LD 13-S							
	FAIR MARKET VALUE	40% ASSESSED VALUE	LESS EXEMPTIONS	TAXABLE VALUE	MILLAGE RATE	GROSS TAX	LESS CREDITS	NET TAX
STATE TAX	91,530.00	36,612.00	0.00	36,612.00	0	0	0	0
COUNTY M&O	91,530.00	36,612.00	0.00	36,612.00	9.681	354.44	0	206.27
SALES TAX ROLLBACK	0.00	0.00	0.00	36,612.00	-4.047	0	-148.17	0
SCHOOL M&O	91,530.00	36,612.00	0.00	36,612.00	10.8	395.41	0	395.41
TOTAL					16.434	749.85	-148.17	601.68
The "HTRG Credit" reduction shown on your bill is the result of homeowner tax relief enacted by the Governor and the General Assembly of the State of Georgia.								



THE PIE GRAPH SHOWS HOW THE AVERAGE TAX DOLLAR IS DISTRIBUTED AMONG THE VARIOUS GOVERNMENT AGENCIES. (PERCENTAGES MAY VARY DEPENDING ON EXEMPTIONS)



2023 Current Due	601.68
Penalty	0.00
Interest	0.00
Other Fees	0.00
Previous Payments	601.68
Delinquent Tax*	0.00
<b>TOTAL DUE</b>	<b>0.00</b>

\* Please note that delinquent tax due reflects total owed at the time of billing and the amount will change monthly due to interest charges. Please read the state mandated penalties and interest on the back of this bill.

DETACH TOP PORTION TO KEEP FOR YOUR RECORDS AND RETURN BOTTOM PORTION WITH PAYMENT.

Make payable to "Dawson County Tax Office" and include this coupon. Do not staple, tape or attach payment.

DAWSON COUNTY, GEORGIA  
2023 TAX BILL25 Justice Way, Suite 1222  
Dawsonville, Georgia 30534

IF TAXES ARE PAID BY YOUR MORTGAGE COMPANY, SEND THEM THIS PORTION

LEGAL DESCRIPTION	MAP ID #	TAX BILL #
LOTS 16 17 T J SLATON LL 370 LD 13-S	106 065	2023-1448

**TOTAL DUE December 1, 2023**

\$ 0.00

Late fees, interest, and penalties will apply to the unpaid balance at midnight on December 1, 2023.

PLEASE WRITE THE MAP ID# ABOVE ON YOUR CHECK

BIG DOG DRILLING AND AUGER SERVICE LLC

Credit cards accepted online at  
[www.DawsonCountyTax.com](http://www.DawsonCountyTax.com)Nicole Stewart  
TAX COMMISSIONER25 Justice Way, Suite 1222  
Dawsonville, Georgia 30534-3454Please see reverse side for additional information  
\$35 Fee for returned checksIf receipt is desired, please include a self-addressed stamped envelope or print at [www.DawsonCountyTax.com](http://www.DawsonCountyTax.com). If delinquent taxes are due, please call 706-344-3520 for current amount as interest continues to accrue.

SURVEY FOR  
**DAN LINGERFELT**  
 LAND LOT 370  
 1/4 SEC 16, 13TH DISTRICT  
 DAWSON COUNTY, GEORGIA  
 SCALE: 1" = 100'

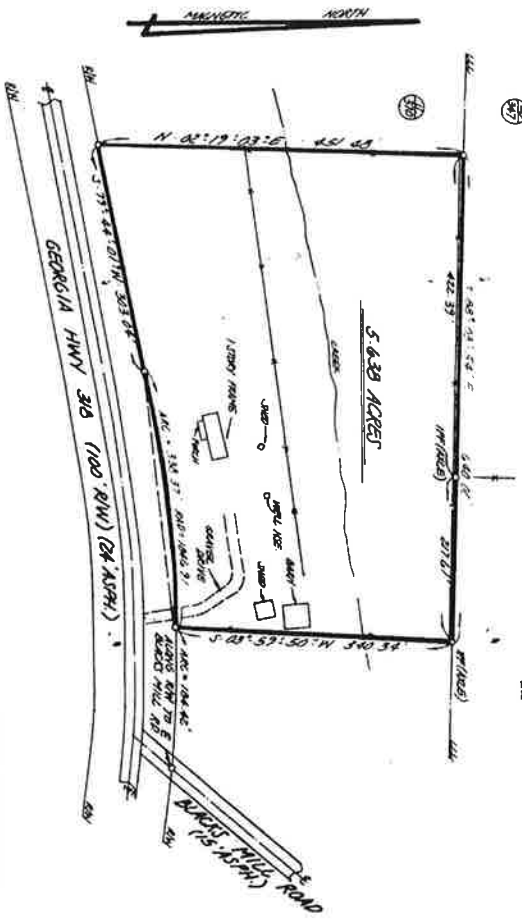


As my opinion, this plat is a correct representation of the land plat and has been prepared in conformity with the uniform standards and requirements of law.



GEORGIA, DAWSON COUNTY  
 CLERK'S OFFICE, SUPERIOR COURT  
 FILED FOR RECORD  
 at 2:30 P.M. on 8-21-84  
 Recorded in Book 19 Page 7  
 by *David J. Chappell, Jr.*  
 CLERK OF SUPERIOR COURT, DAWSON COUNTY, GEORGIA

Block:  
 Bearings shown are based on angles derived from a single magnetic observation and are subject to all conditions.  
 Surveyed & Prepared By  
**T.M. PATTON**  
 P.O. Box 209  
 Dawson, Georgia 30120  
 Phone No. 404-887-7851



BOUNDARY LINES NOT ASSUMED  
 PERMANENT DIST. 2.8 (100')

This (property) is measured (in and) located within the 100' R/W line.

- Legend
1. J.P.F. - Iron Pin Found
  2. J.P.S. - Iron Pin Set
  3. C.T. - Corner Top
  4. O.T. - Open Top
  5. R/W - Right of Way
  6. C.L. - Center Line
  7. P.L. - Property Line
  8. L.L. - Land Lot Line
  9. P.P. - Power Pole
  10. N.D.P. - Pole or Formerly
  11. L.L. - Land Lot
  12. N.T.S. - Not To Scale
  13. R.C.P. - Right of Way
  14. C.M.P. - Contiguous Marsh
  15. - - - - - Power Line
  16. - - - - - Fence

THE FIELD DATA, upon which this plat is based, was obtained by the use of a surveying instrument of the type known as a 'Total Station' and was reduced to the datum of the National Geodetic Survey.

COMMERCIAL CONSTRUCTION SCHEDULE TEMPLATE

BIG DOG WELDING SHOP

PROJECT NAME

3401 DAWSON FOREST ROAD E, DAWSONVILLE, GA 30534

LOCATION

BID DOG DRILLING & AUGER SERVICE LLC

CLIENT NAME

HERMAN W. GOFORTH

PROJECT MANAGER

4/15/2024

DATE

1

PAGE

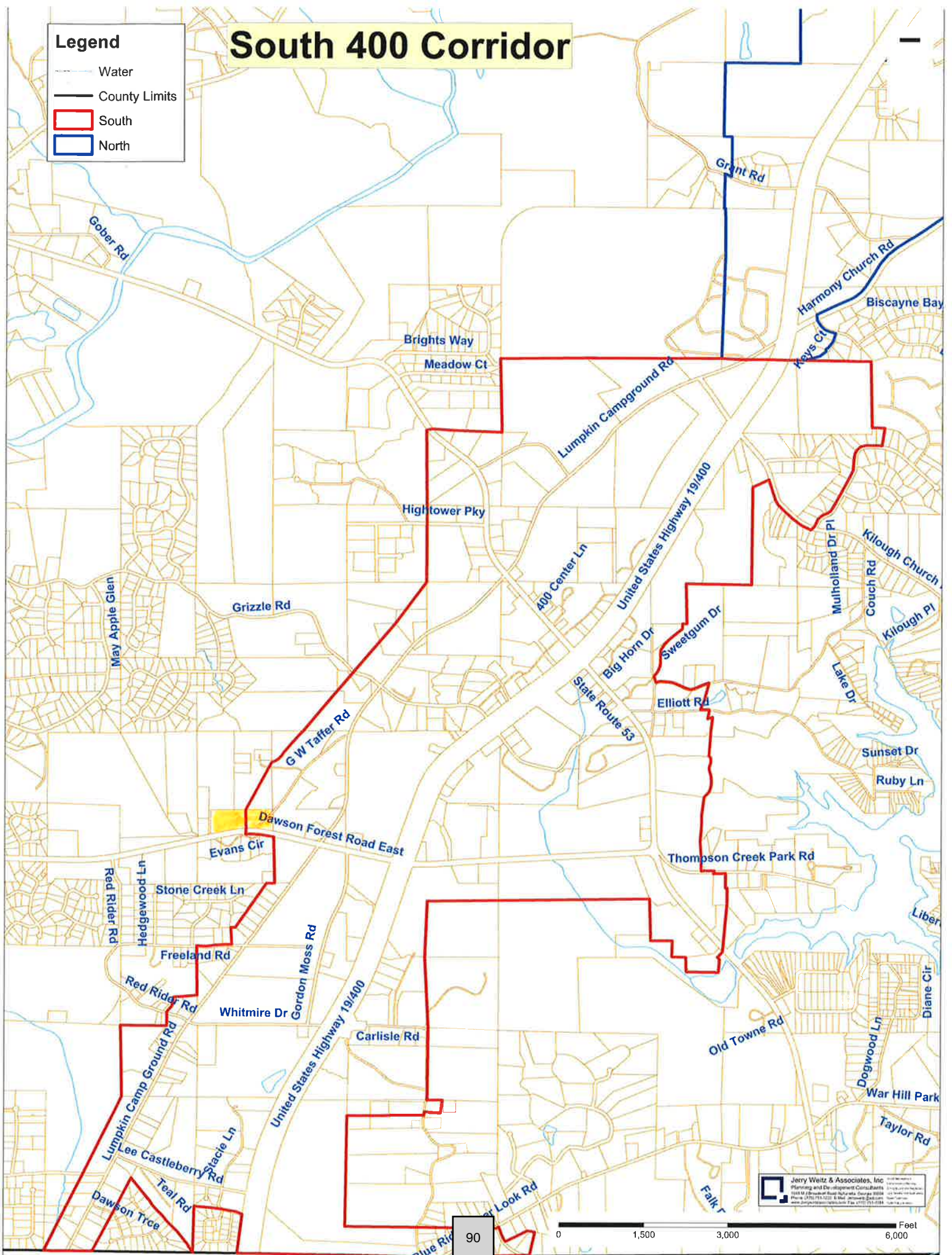
#	Step	Start Date	Finish Date	% Complete
1	Development/Entitlement Process:	4/1/2024	8/31/2024	
2	Engineering & Design:	9/1/2024	2/28/2025	
3	Land Development:	3/1/2025	5/31/2025	
4	Construction:	6/1/2025	9/30/2025	



# South 400 Corridor

## Legend

- Water
- County Limits
- South
- North



Jerry Weitz & Associates, Inc.  
Planning and Development Consultants  
1000 N. 1st Street, Suite 100, Tallahassee, Florida 32301  
Phone: (904) 771-1234 Fax: (904) 771-1234



