

DAWSON COUNTY VARIANCE APPLICATION

****This portion to be completed by Zoning Administrator****

VR 116-07 Tax Map & Parcel # (TMP): 113-120
Current Zoning: C-CB Commission District #: _____
Submittal Date: 2-26-16 Time: 1:10 am/pm pm Received by: WM (staff initials)
Fees Assessed: \$300.00 Paid: ck # 1329
Planning Commission Meeting Date: 4-19-16

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Kenny & Deborah Peeprey
Address: 6104 Hwy 53 East
Dawsonville, Ga. 30534
Phone: Listed 706-216-2412 Email: Business deborah.peeprey@windstream.net
Unlisted Personal Both
Status: Owner Authorized Agent Lessee Option to purchase

Notice: If applicant is other than owner, enclosed Property Owner Authorization form must be completed.

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: 2-17-16 Applicant Signature: Deborah B. Peeprey
Kenny on Peeprey

PROPERTY INFORMATION

Street Address of Property: 6104 Hwy 53 East
Dawsonville, Ga 30534

Land Lot(s): 253 District: 134h Section: _____

Subdivision/Lot: Parcel 113-120 Building Permit #: _____ (if applicable)

Directions to the Property: Intersection Lumpkin Campground Rd. &
Hwy 53 East. in Dawson County.

REQUESTED ACTION

IV

12-10-3-b

A Variance is requested from the requirements of Article # DN.6 Section # 117-207A of the Land Use Resolution/Sign Ordinance/Subdivision Regulations/Other (circle one).

If other, please describe: GA 400 Development & Design Guidelines

Type of Variance requested: Front- 4' on SR 53

Front Yard Side Yard Rear Yard 21' on Lumpkin Campground feet to allow the structure to:
 be constructed; remain a distance of 56' on SR 53 feet from the:
 property line, road right of way, or 19' on Lumpkin Campground
 other (explain below): 29' on side

instead of the required distance of _____ required by the regulations.

Lot Size Request for a reduction in the minimum lot size from _____ to _____

Sign Variance for: _____

Home Occupation Variance to operate: _____ business

Other (explain request): _____

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

Variations to standards and requirements of the Regulations, with respect to open area, setbacks, yard area, 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:

- Describe why a strict and literal enforcement of the standards would result in a practical difficulty or unnecessary hardship: The building has been at this location since 1955 the year it was built. We bought the property in 1995, the building was in compliance at that time. The building in the back was built in 1996 was in compliance at that time.

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

The building can not be move. They have been there since 1955 & 1996.

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: _____

This should not harm any one. No change in the building sites.

4. Describe why granting this variance would support the general objectives within this Resolution: _____

This would let us File the New Survey with the current variances.

Submit clear explanation of all four questions above. You may add sheets if necessary.

(Variances should not be granted if the need arises as a result of action by the applicant or previous owner.)

PROPERTY OWNER AUTHORIZATION

I / we Kenny & Deborah Pelfrey hereby swear that I / we own the property located at (fill in address and / or tax map & parcel #):

Lowd Lot 253 District 13 Parcel 113-120

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

I hereby authorize the person named below to act as the applicant or agent in pursuit of the variance requested on this property. I understand that any variance granted, and / or conditions 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 6 months from the date of the last action by the Board of Commissioners.

Printed name of applicant or agent: Kenny & Deborah Pelfrey

Signature of applicant or agent: Kenny M Pelfrey Date: 2-18-16
Deborah B. Pelfrey

Printed Name of Owner(s): Kenny & Deborah Pelfrey

Signature of Owner(s): Kenny M Pelfrey Deborah B. Pelfrey Date 2-18-16

Sworn and subscribed before me this 18 day of February, 2016.

[Signature]
Notary Public

My Commission Expires: 1/31/17

(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.)

VR# 16-07

TMP# 113-120

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 any parcel(s) adjoining or adjacent to parcel where variance or rezone is being requested.**

Name

Address

- | | | |
|-----------|-----|---------------------------------------|
| TMP _____ | 1. | <u>Bethel United Methodist Church</u> |
| TMP _____ | 2. | <u>Robert Shaw</u> |
| TMP _____ | 3. | _____ |
| TMP _____ | 4. | _____ |
| TMP _____ | 5. | _____ |
| TMP _____ | 6. | _____ |
| TMP _____ | 7. | _____ |
| TMP _____ | 8. | _____ |
| TMP _____ | 9. | _____ |
| TMP _____ | 10. | _____ |
| TMP _____ | 11. | _____ |
| TMP _____ | 12. | _____ |
| TMP _____ | 13. | _____ |
| TMP _____ | 14. | _____ |
| TMP _____ | 15. | _____ |

Use additional sheets if necessary.

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 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.

I understand that I have the obligation to present all data necessary and required by statute to enable the Planning Commission and Board of Commissioners to make an informed determination on my request. I will seek the advice of an attorney 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 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: Kenny on Peepay
Delora B. Peepay Date: 2-18-16

Signature of Witness: Kenn Bennett Date: 2-18-16

WITHDRAWAL

Notice: This section only to be completed if application is being withdrawn.

I hereby withdraw application #: _____

Signature: _____ Date: _____

Withdrawal of Application:

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. Please note that no refund of application fee may be made unless directed by the Board of Commissioners.

PERMIT FOR CONSTRUCTING AN ON-SITE SEWAGE MANAGEMENT SYSTEM

DAWSON COUNTY ENVIRONMENTAL HEALTH

189 Hwy 53 West, Suite 102, P.O. Box 2020, Dawsonville, GA 30534 ·

Phone: (706)265-2930 · Fax: (706)265-7529

05031

Permit #: 042-SM-2013-05031 Application Date: 04/01/2013 Property Address: 6104 HWY 53 E DAWSONVILLE, GA 30534 Lot #: Phase: Subdivision: Permit Type: Commercial Repair	Owner Information Owner: Owner's Name: KENNY PELFREY Owner's Address: 5362 HWY 53 EAST & LUMPKIN CAMPGROUND RD DAWSONVILLE, GA 30534 Home #: Cell #: Work #: (706) 216-2412 Other #: Fax #: Contact by: N/A Email:
---	---

Applicant/Contact Information Name: Randy Reeves Company Name: Address: GA Home #: Cell #: (770) 480-5454 Work #: Other #: Fax #: Contact by: N/A Email:	SYSTEM USE INFORMATION Date Structure Staked: Facility Type: Office Lot Size: 2.5 Water Supply Approved: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Type: Public Plumbing Level: Basement Bedrooms / GPD: Garbage Disposal: <input type="checkbox"/> Yes <input type="checkbox"/> No No. of rooms: Heated Sq. Ft.: Other Considerations:
--	---

Sewage Contractor: Randy Reeves	Company Name:
Soil Classifier:	Company Name:

SITE CONDITIONS

Debris Pit: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Soil Type:	Perc. Rate:	SHWT:	Rock:
---	------------	-------------	-------	-------

Soil Classifier Recommendations:

MINIMUM SYSTEM REQUIREMENTS			SYSTEM AS INSTALLED		
Grease Trap:	D-Box Outlets:		Grease Trap:	D-Box Outlets:	
Septic Tanks: #1 EXIST	Linear Feet: 100'		Septic Tanks: #1 EXIST	Linear Feet: 148'	
Septic Tanks: #2	Trench Width: 36		Septic Tanks: #2	Trench Width: 36	
Dosing Pump Tank:	Square Feet:		Filter Manufacturer & Model:		
Dosing Siphon Tank:	Reduction %: 35%		Dosing Pump Tank:	Square Feet:	
			Dosing Siphon Tank:	Reduction %:	
Adv. Treatment Type:	Gal		Adv. Treatment Type:	Gal	
			ATS Mfg/Product Name:		
Absorption Field Depth:			Absorption Field Depth:	36-48	
Field Layout:			Field Layout:	Level field	
Absorption Line/Product:			Absorption Line/Product:	Quick 4 High Capacity -16in	

Additional permit requirements and installation instructions: Drainfield: Install 100 linear feet of chamber (per contractor) above the lower area. Stay as shallow as possible.	System as Installed Comments: Depth of drainfield due to depth of existing tank.
---	---

Directions to property:
 Corner of Hwy 53 East, and Lumpkin Campground Rd.

Issuance of a construction permit for an on-site sewage management system and subsequent approval by representatives of the Georgia Department of Public Health or County Board of Health shall not be construed as a guarantee that such systems will function satisfactorily for a given period of time, furthermore, said representatives do not by any action in effecting compliance with these rules, assume any liability for damages which are caused, or which may be caused by the malfunction of such system.

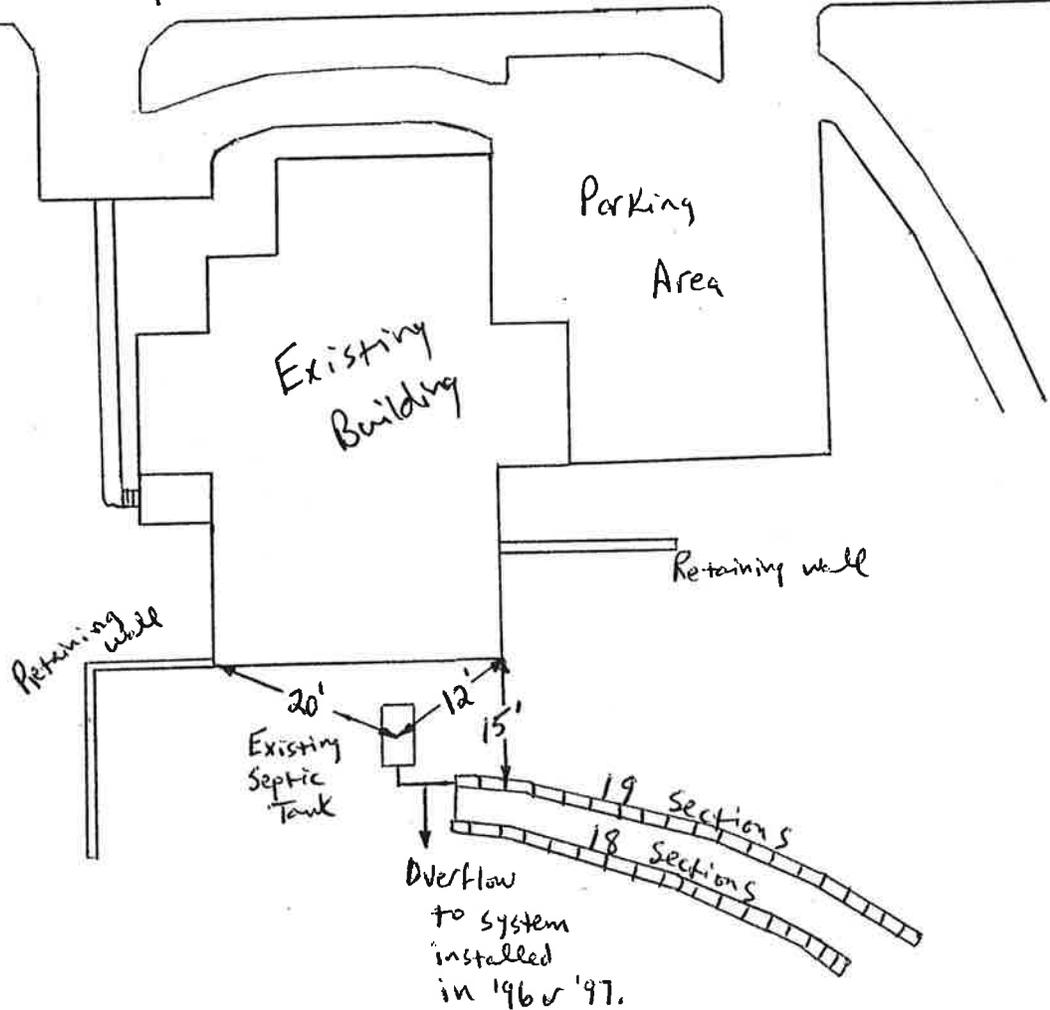
Applicant signature	Date 04/01/2013
----------------------------	---------------------------

Permit issued by: Bill Ringle <i>CR</i>	Date issued: 04/12/2013	Status: Final Approved Bill Ringle <i>CR</i>	Final Date: 04/16/2013
---	-----------------------------------	--	----------------------------------

DAWSON COUNTY BOARD OF HEALTH
DAWSONVILLE, GA 30534
APPLICATION FOR CONSTRUCTION PERMIT
AND INSPECTION FOR ON-SITE SEWAGE
MANAGEMENT SYSTEM

PERMIT NUMBER 042-SM-2013-05031
PROPERTY ADDRESS 6104 Hwy 53 E
OWNER'S NAME Kenny Peltrey
INSTALLER Randy Reeves
TYPE OF SYSTEM Inf. Q4 HC # OF PIECES 37
LENGTH 148' ATD 36"-48" CLEANOUT (YES/NO) _____
TANK SIZE/MFG/FILTER Existing
BUILDING PERMIT # _____

S. Lumpkin Campground Road



FINAL APPROVAL BY: George W. P. f DATE 4/16/2013
COMMENTS:

Search Results for "6104 Highway 53 E, Dawsonville, GA 30534-6218"



page 1 of 1

- 1. 6104 Highway 53 E
6104 Highway 53 E,
Dawsonville, GA 30534-6244



Printed: 2/19/2016 12:00:39 PM

Phone: (706) 344-3520

Fax: (706) 344-3522

Official Tax Receipt
Dawson County
25 Justice Way, Suite 1222
Dawsonville, GA 30534
--Online Receipt--

Trans No	Property ID / District Description	Original Due	Interest & Penalty	Prev Paid	Amount Due	Amount Paid	Transaction Balance
2015 - 10023	113 120 / 001 LL 253, LD 13S FMV: \$1,280,078.00	\$12,638.97	\$0.00 Fees: \$0.00 \$0.00		\$12,638.97	\$12,638.97	\$0.00 Current Due: \$0.00
	Totals:	\$12,638.97	\$0.00		\$12,638.97	\$12,638.97	\$0.00

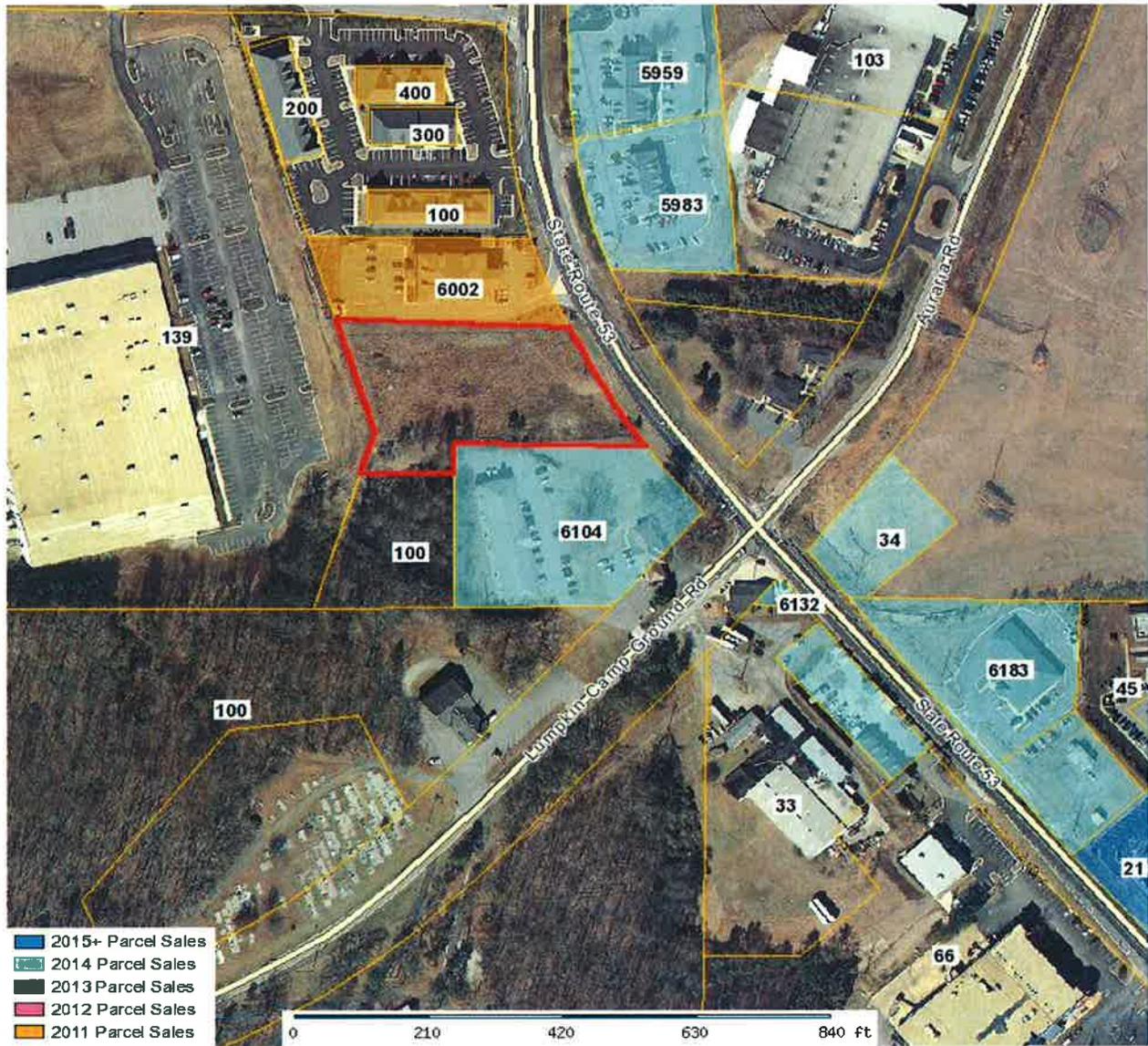
Paid Date: 1/29/2016

Charge Amt: \$12,638.97

PELFREY KENNY M &
DEBORAH B
5362 HWY 53 E

DAWSONVILLE, GA 30534





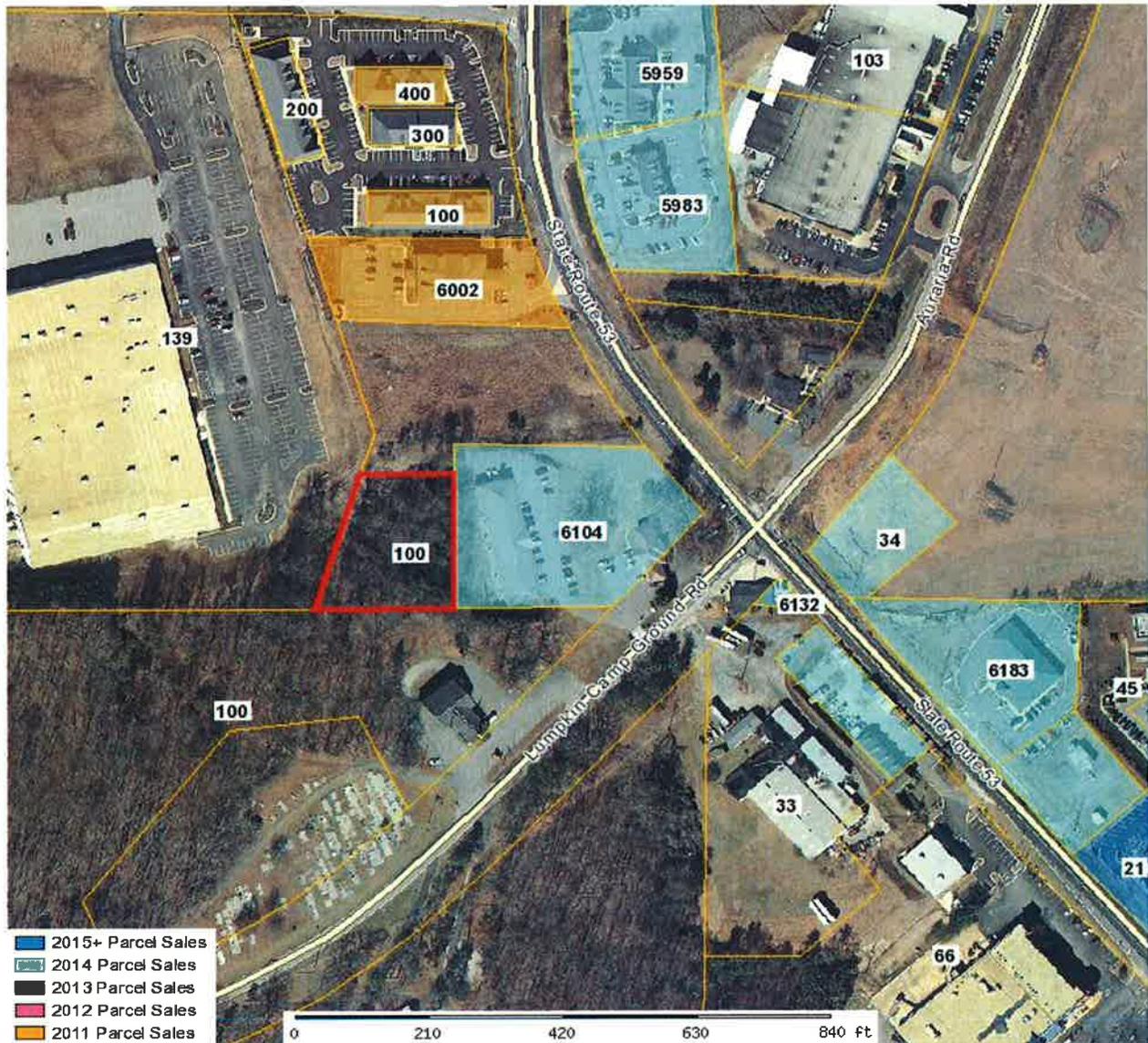
- 2015+ Parcel Sales
- 2014 Parcel Sales
- 2013 Parcel Sales
- 2012 Parcel Sales
- 2011 Parcel Sales

0 210 420 630 840 ft

Dawson County Assessor			
Parcel: 113 010 002 Acres: 2.11			
Name:	SWEATMAN DOUGLAS	Land Value	\$194,120.00
Site:	0	Building Value	\$0.00
Sale:	\$450,000 on 06-2004 Reason=LM Qual=Q	Misc Value	\$0.00
Mail:	5570 BURRUSS RD CUMMING, GA 30040	Total Value:	\$194,120.00



The Dawson County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. PLEASE NOTE THAT THE PROPERTY APPRAISER MAPS ARE FOR ASSESSMENT PURPOSES ONLY NEITHER DAWSON COUNTY NOR ITS EMPLOYEES ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS —THIS IS NOT A SURVEY—
Date printed: 02/26/16 : 15:04:25



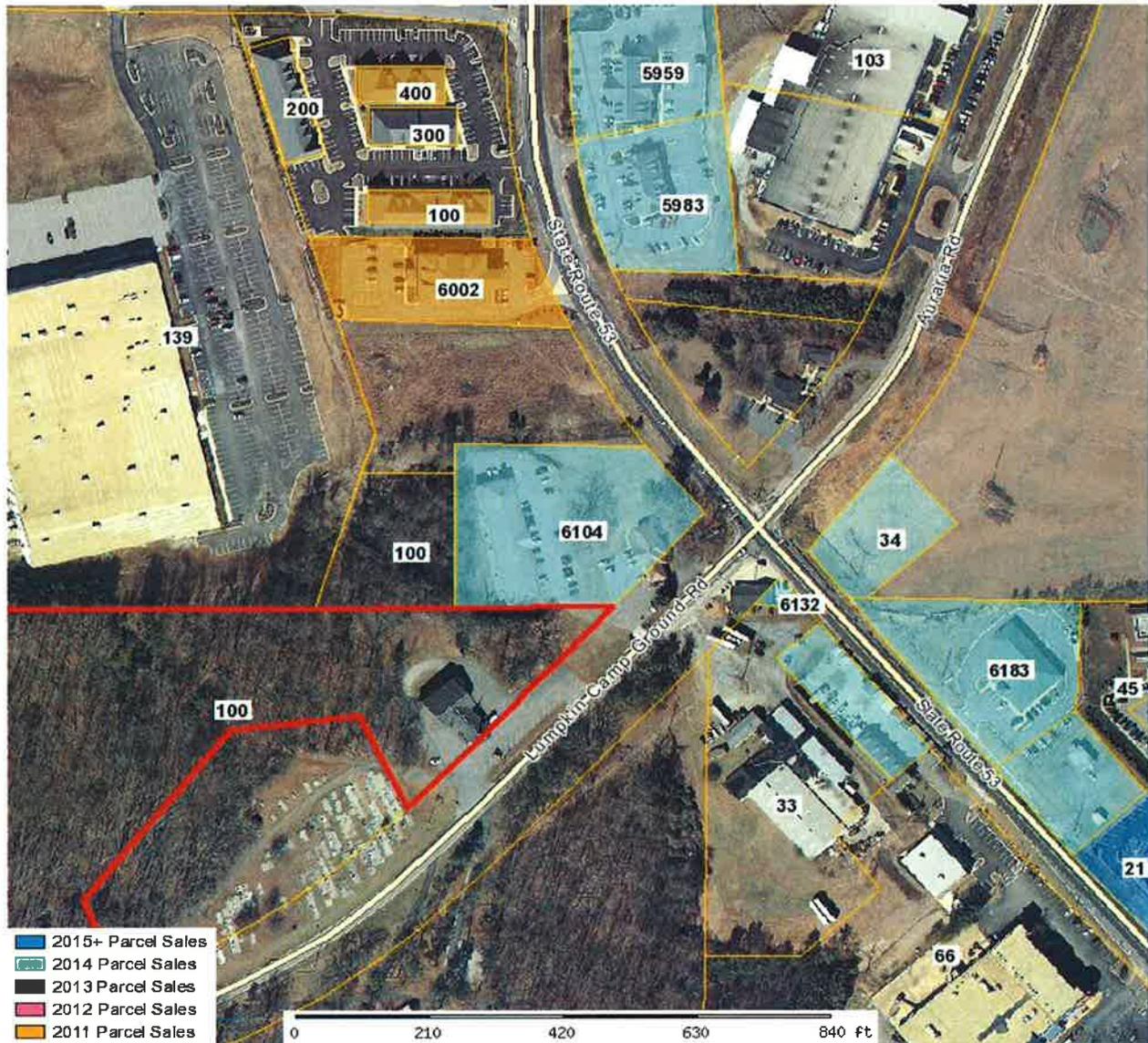
- 2015+ Parcel Sales
- 2014 Parcel Sales
- 2013 Parcel Sales
- 2012 Parcel Sales
- 2011 Parcel Sales

0 210 420 630 840 ft

Dawson County Assessor			
Parcel: 113 010 011 Acres: 1.19			
Name:	WEL UNITED METHODIST CHURCH OF DAWSONVILLE	Land Value	\$109,480.00
Site:	100 LUMPKIN CAMPGROUND R	Building Value	\$0.00
Sale:		Misc Value	\$0.00
Mail:	100 LUMPKIN CAMPGROUND ROAD DAWSONVILLE, GA 30534	Total Value:	\$109,480.00



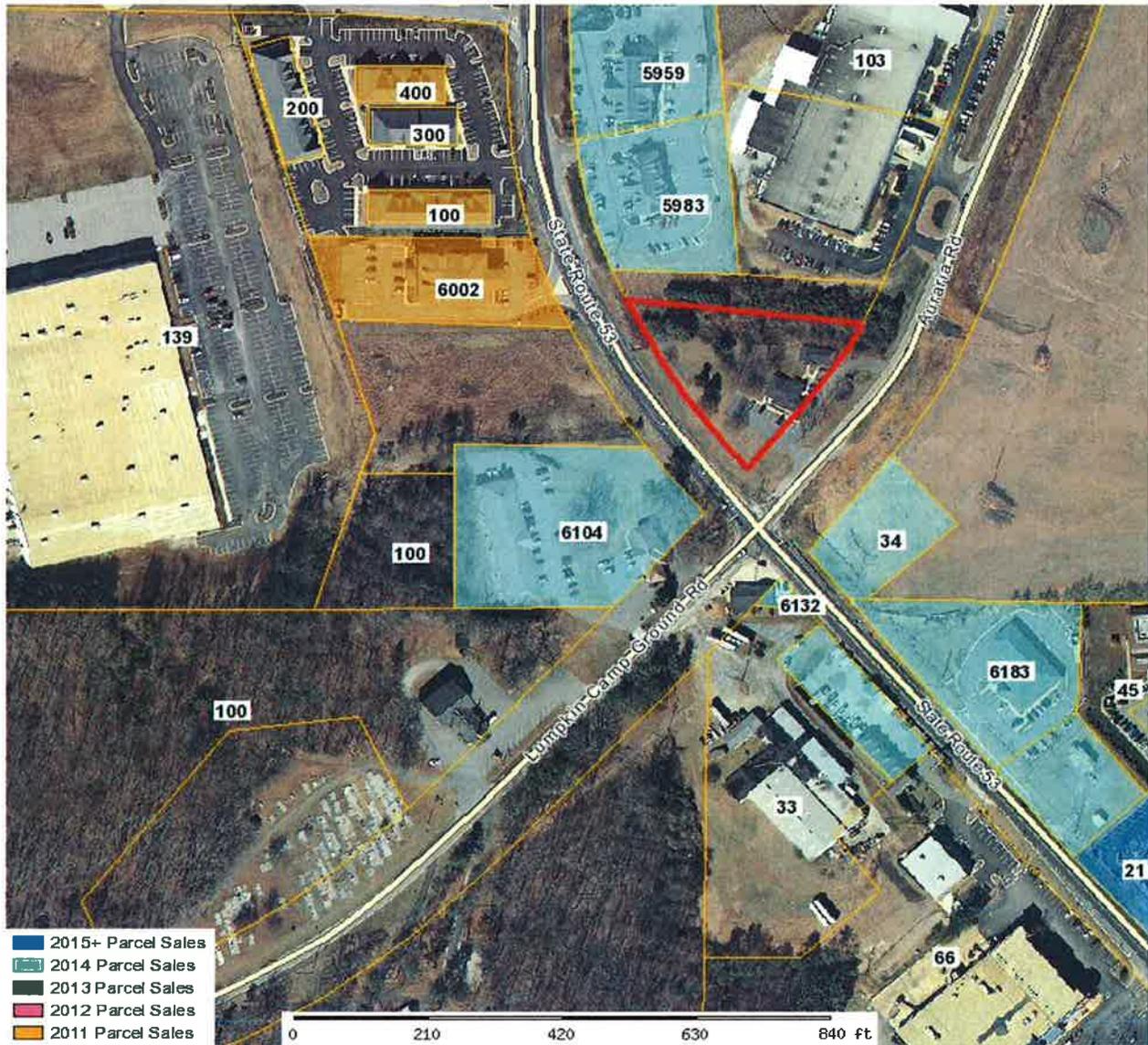
The Dawson County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. PLEASE NOTE THAT THE PROPERTY APPRAISER MAPS ARE FOR ASSESSMENT PURPOSES ONLY NEITHER DAWSON COUNTY NOR ITS EMPLOYEES ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS —THIS IS NOT A SURVEY—
Date printed: 02/26/16 : 15:04:42



Dawson County Assessor			
Parcel: 113 008 001 Acres: 11.78			
Name:	THE BETHEL UNITED METHODIST CHURCH	Land Value	\$163,320.00
Site:	100 LUMPKIN CMPGD RD S	Building Value	\$0.00
Sale:		Misc Value	\$0.00
Mail:	100 LUMPKIN CAMPGROUND ROAD DAWSONVILLE, GA 30534	Total Value:	\$163,320.00



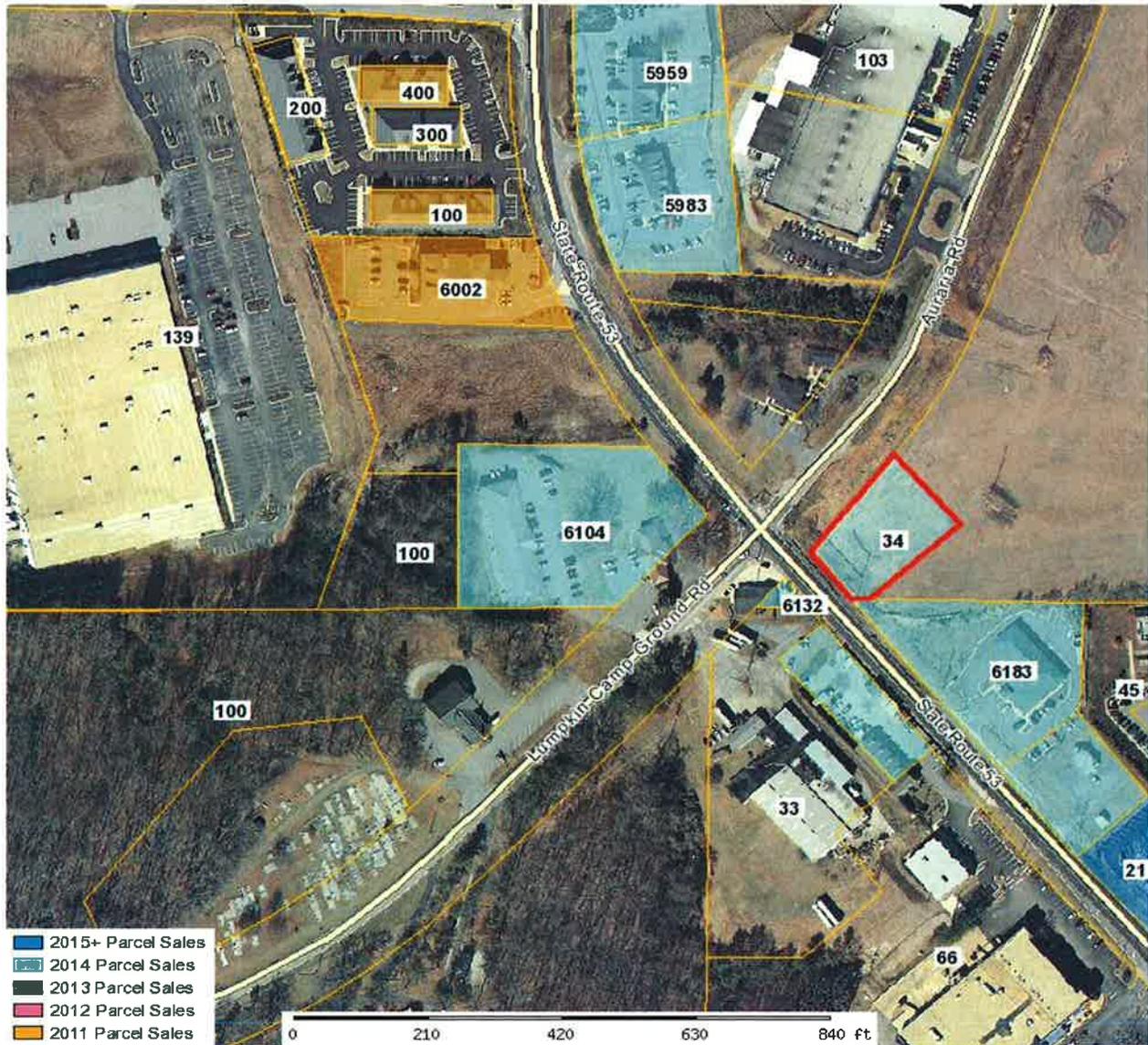
The Dawson County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. PLEASE NOTE THAT THE PROPERTY APPRAISER MAPS ARE FOR ASSESSMENT PURPOSES ONLY NEITHER DAWSON COUNTY NOR ITS EMPLOYEES ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS —THIS IS NOT A SURVEY—
Date printed: 02/26/16 : 15:04:59



Dawson County Assessor			
Parcel: 113 037 Acres: 1.31			
Name:	BLACK MTN MANANGEMENT LLC	Land Value	\$120,520.00
Site:	0 LUMPKIN CMPGD RD N	Building Value	\$351,264.00
Sale:	\$330,000 on 10-2000 Reason=PT Qual=Q	Misc Value	\$12,644.00
Mail:	2128 YAHOOOLA ROAD	Total Value:	\$484,428.00
	DAHLONEGA, GA 30533		



The Dawson County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. PLEASE NOTE THAT THE PROPERTY APPRAISER MAPS ARE FOR ASSESSMENT PURPOSES ONLY NEITHER DAWSON COUNTY NOR ITS EMPLOYEES ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS —THIS IS NOT A SURVEY—
 Date printed: 02/26/16 : 15:05:14



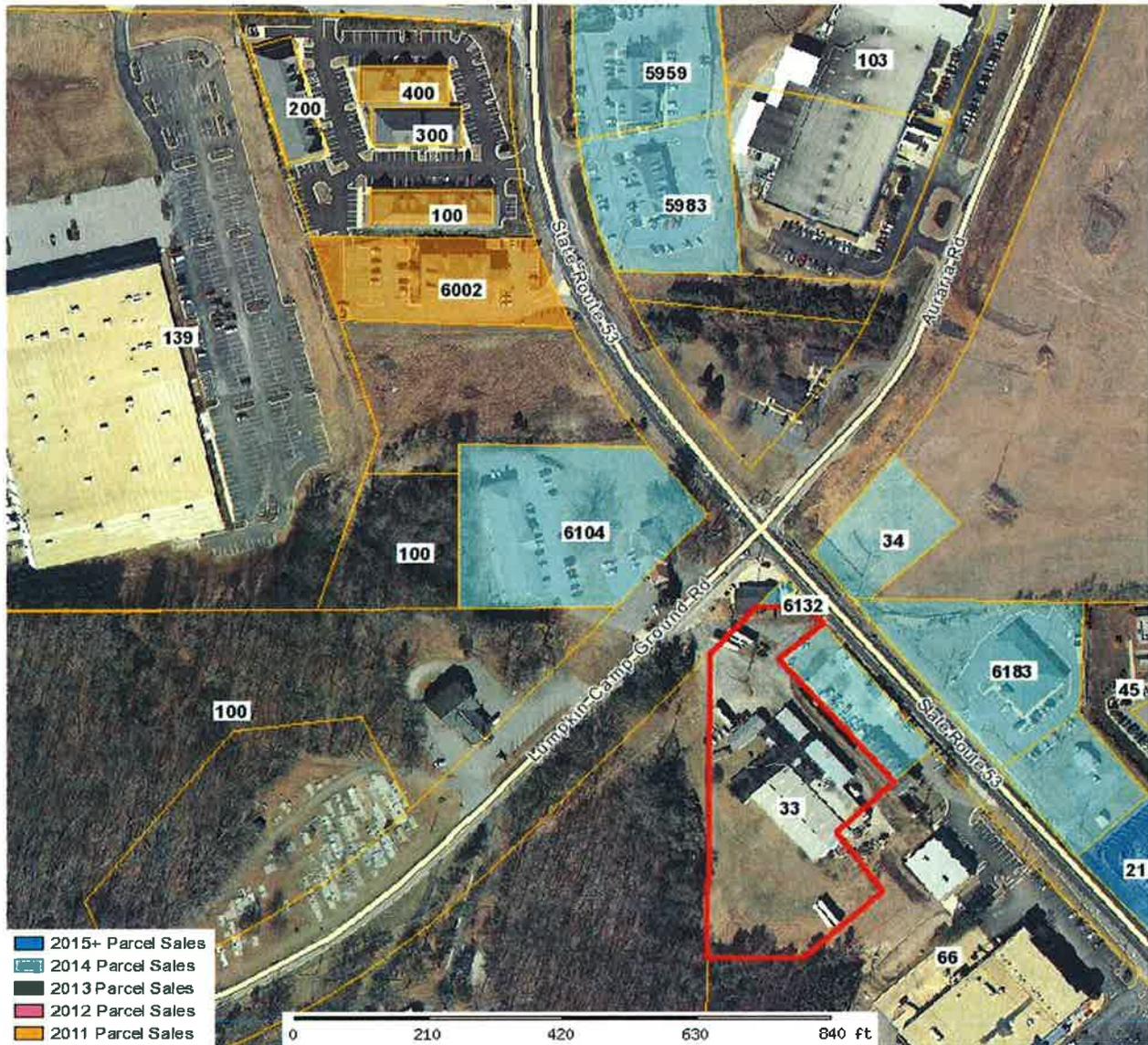
- 2015+ Parcel Sales
- 2014 Parcel Sales
- 2013 Parcel Sales
- 2012 Parcel Sales
- 2011 Parcel Sales

0 210 420 630 840 ft

Dawson County Assessor			
Parcel: 113 011 Acres: 0.7			
Name:	D53 LLC	Land Value	\$112,700.00
Site:	34 LUMPKIN CMPGD RD N	Building Value	\$0.00
Sale:	\$0 on 08-2014 Reason=GV Qual=Q	Misc Value	\$2,500.00
Mail:	355 BROGDON RD	Total Value:	\$115,200.00
	STE 211		
	SUWANEE, GA 30024		



The Dawson County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. PLEASE NOTE THAT THE PROPERTY APPRAISER MAPS ARE FOR ASSESSMENT PURPOSES ONLY NEITHER DAWSON COUNTY NOR ITS EMPLOYEES ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS —THIS IS NOT A SURVEY—
Date printed: 02/26/16 : 15:05:52



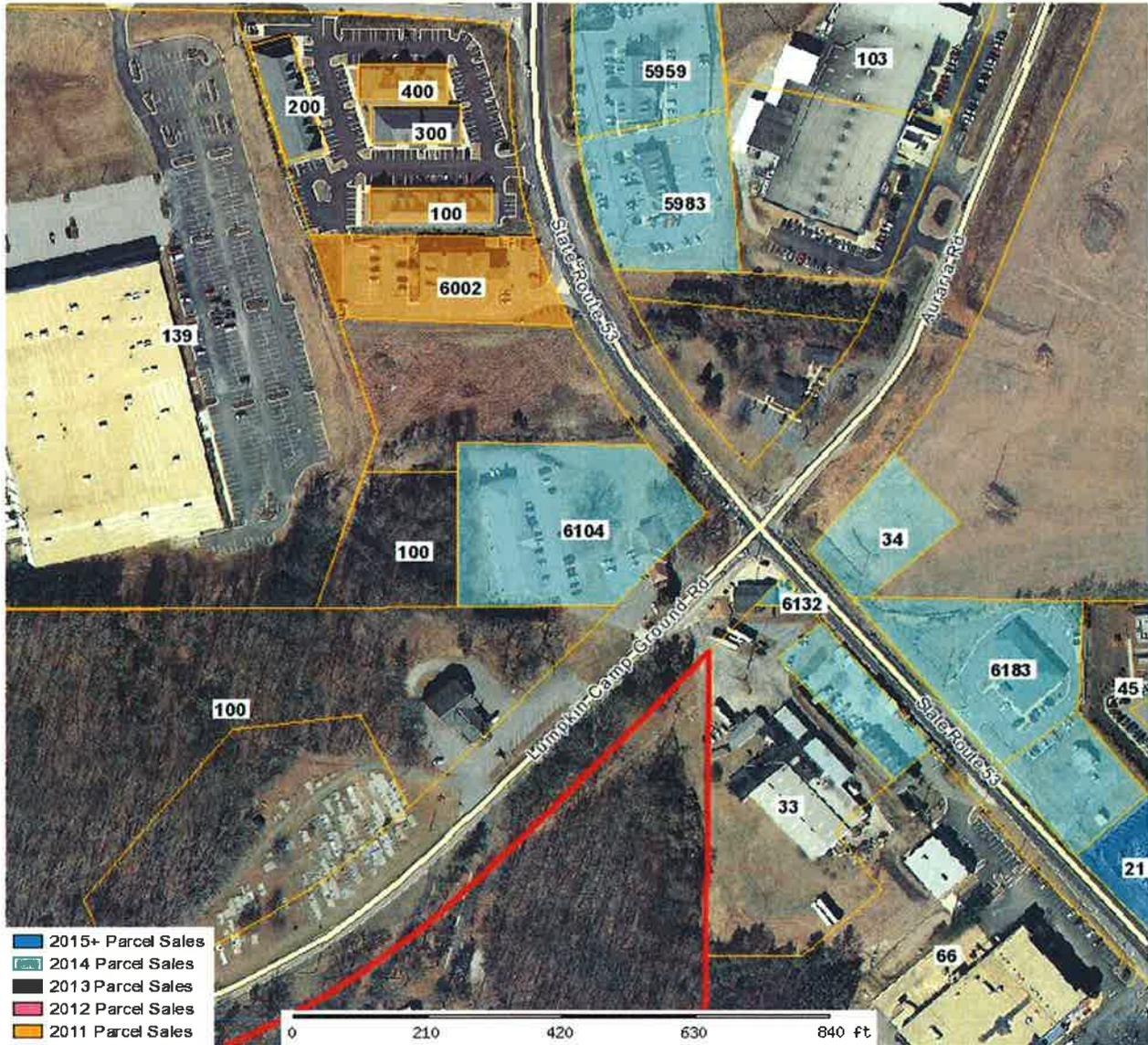
■ 2015+ Parcel Sales
 ■ 2014 Parcel Sales
 ■ 2013 Parcel Sales
 ■ 2012 Parcel Sales
 ■ 2011 Parcel Sales

0 210 420 630 840 ft

Dawson County Assessor			
Parcel: 113 038 Acres: 3.17			
Name:	JRF ENERGY LLC	Land Value	\$291,640.00
Site:	33 LUMPKIN CMPGD RD S	Building Value	\$287,839.00
Sale:	\$405,000 on 03-2006 Reason=PT Qual=Q	Misc Value	\$15,120.00
Mail:	33 LUMPKIN CAMPGROUND RD SOUTH DAWSONVILLE, GA 30534	Total Value:	\$594,599.00



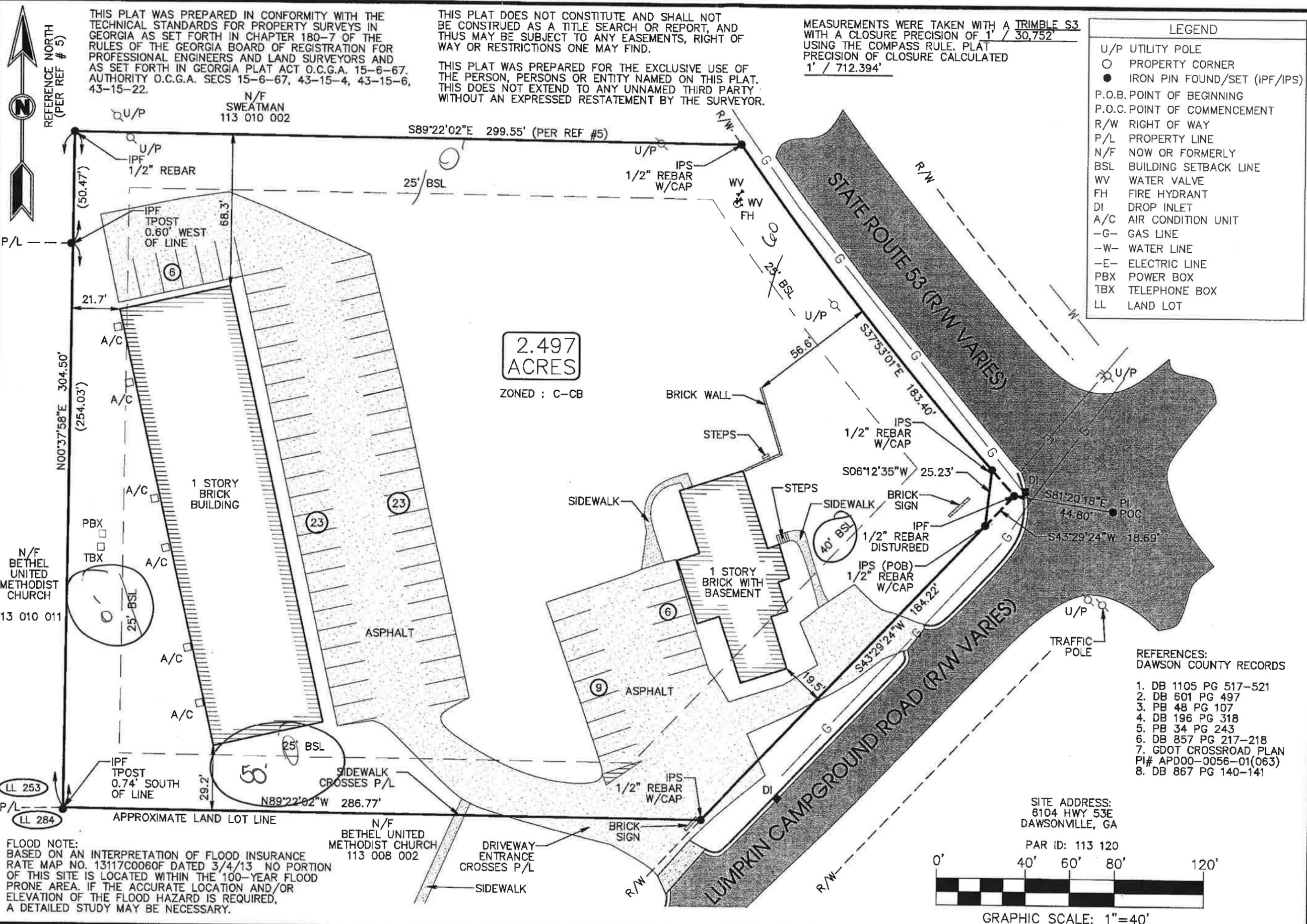
The Dawson County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. PLEASE NOTE THAT THE PROPERTY APPRAISER MAPS ARE FOR ASSESSMENT PURPOSES ONLY NEITHER DAWSON COUNTY NOR ITS EMPLOYEES ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS —THIS IS NOT A SURVEY—
Date printed: 02/26/16 : 15:06:08



Dawson County Assessor			
Parcel: 113 008 003 Acres: 21.97			
Name:	MPKIN CAMPGROUND BOARD OF TRUSTE	Land Value	\$278,116.00
Site:	0 LUMPKIN CMPGD RD S	Building Value	\$320,385.00
Sale:		Misc Value	\$98,460.00
Mail:	100 LUMPKIN CAMPGROUND RD S DAWSONVILLE, GA 30534	Total Value:	\$696,961.00



The Dawson County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. PLEASE NOTE THAT THE PROPERTY APPRAISER MAPS ARE FOR ASSESSMENT PURPOSES ONLY NEITHER DAWSON COUNTY NOR ITS EMPLOYEES ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS —THIS IS NOT A SURVEY—
Date printed: 02/26/16 : 15:06:23



THIS PLAT WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN GEORGIA PLAT ACT O.C.G.A. 15-6-67, 43-15-4, 43-15-6, 43-15-22.

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 PERSON, PERSONS OR ENTITY NAMED ON THIS PLAT. THIS DOES NOT EXTEND TO ANY UNNAMED THIRD PARTY WITHOUT AN EXPRESSED RESTATEMENT BY THE SURVEYOR.

MEASUREMENTS WERE TAKEN WITH A TRIMBLE S3 WITH A CLOSURE PRECISION OF 1' / 30,752' USING THE COMPASS RULE. PLAT PRECISION OF CLOSURE CALCULATED 1' / 712.394'

LEGEND	
U/P	UTILITY POLE
○	PROPERTY CORNER
●	IRON PIN FOUND/SET (IPF/IPS)
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
R/W	RIGHT OF WAY
P/L	PROPERTY LINE
N/F	NOW OR FORMERLY
BSL	BUILDING SETBACK LINE
WV	WATER VALVE
FH	FIRE HYDRANT
DI	DROP INLET
A/C	AIR CONDITION UNIT
-G-	GAS LINE
-W-	WATER LINE
-E-	ELECTRIC LINE
PBX	POWER BOX
TBX	TELEPHONE BOX
LL	LAND LOT

2.497 ACRES

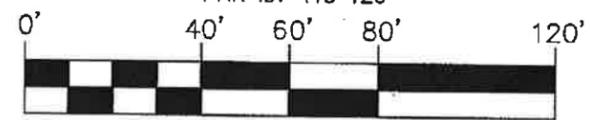
ZONED : C-CB

REFERENCES:
DAWSON COUNTY RECORDS

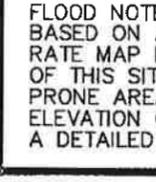
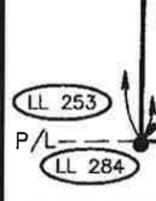
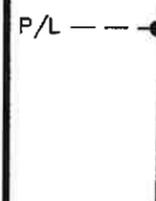
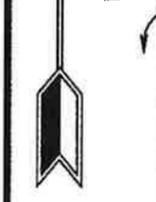
1. DB 1105 PG 517-521
2. DB 601 PG 497
3. PB 48 PG 107
4. DB 196 PG 318
5. PB 34 PG 243
6. DB 857 PG 217-218
7. GDOT CROSSROAD PLAN PI# APD00-0056-01(063)
8. DB 867 PG 140-141

SITE ADDRESS:
6104 HWY 53E
DAWSONVILLE, GA

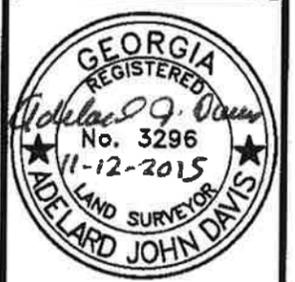
PAR ID: 113 120



GRAPHIC SCALE: 1"=40'



DES DAVIS
ENGINEERING & SURVEYING
81 CROWN MTN. PLACE
SUITE A-400
DAHLONEGA, GA 30533
PH: (706) 864-0012
FAX: (706) 864-0052
DAVISENGINEERS.COM



BOUNDARY SURVEY
KENNY & DEBORAH PELFREY
DAWSON COUNTY, GEORGIA
LAND LOT 253
SOUTH HALF 13th DISTRICT
820 GEORGIA MILITIA DISTRICT

DRAWN BY: LW
FIELD CREW: RS/AD
PLAT DATE: 11/12/15
SURVEY DATE: 11/05/15

SHEET NO.

1 OF 1

PROJECT NO.

15-277

FLOOD NOTE:
BASED ON AN INTERPRETATION OF FLOOD INSURANCE RATE MAP NO. 13117C0060F DATED 3/4/13 NO PORTION OF THIS SITE IS LOCATED WITHIN THE 100-YEAR FLOOD PRONE AREA. IF THE ACCURATE LOCATION AND/OR ELEVATION OF THE FLOOD HAZARD IS REQUIRED, A DETAILED STUDY MAY BE NECESSARY.