

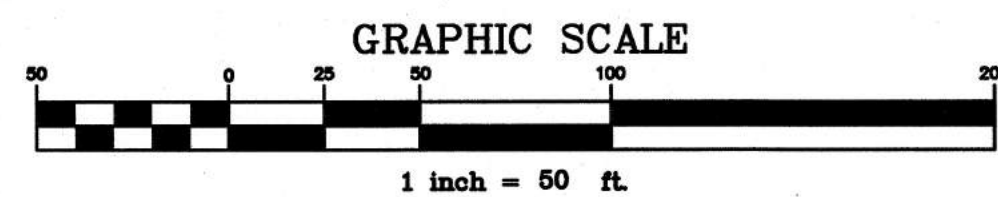
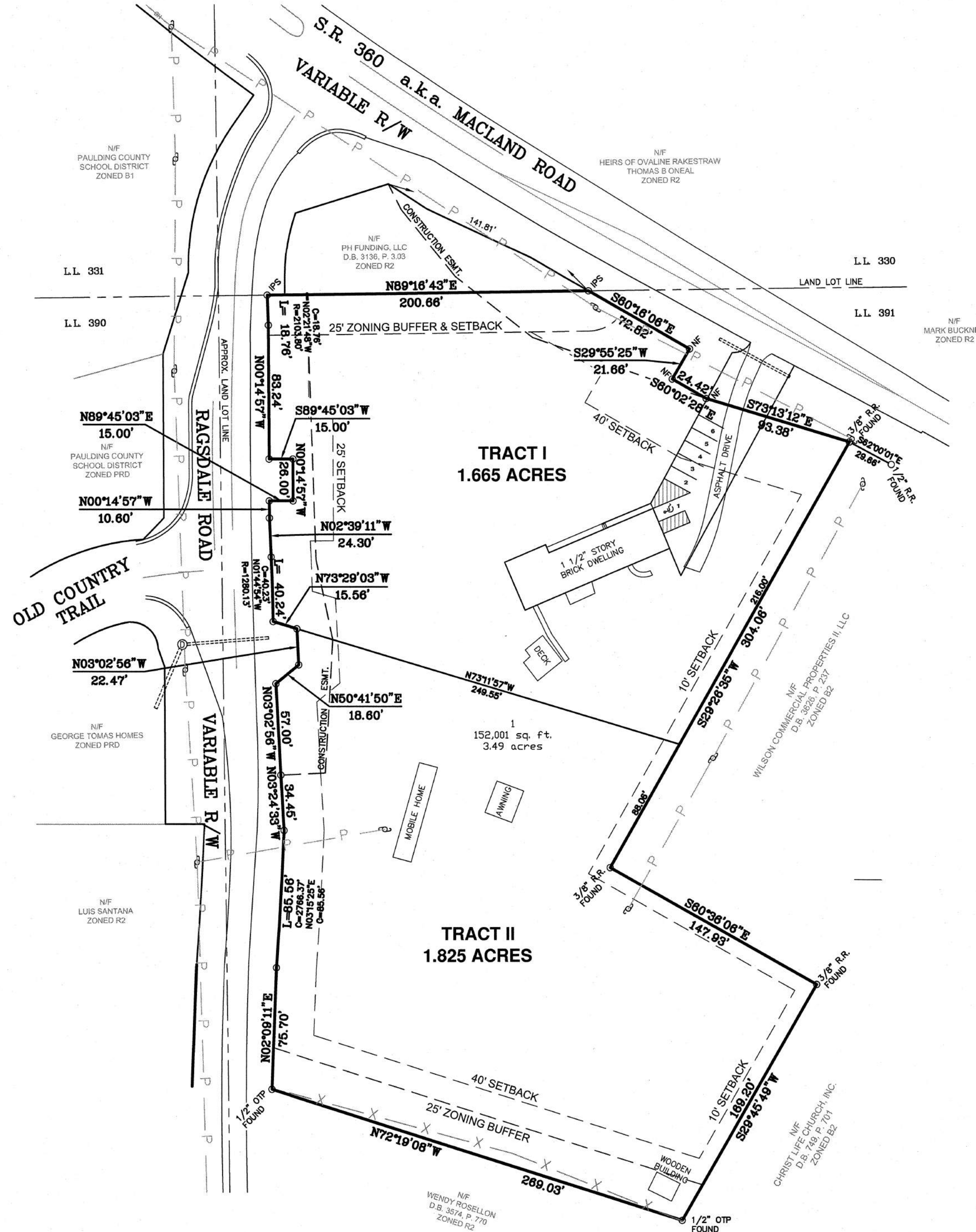
LOCATION MAP --- 1" = 2000'



PARKING SUMMARY

MEDICAL / DENTAL CLINICS
 4 SPACES PER PHYSICIAN, 1 SPACE PER EMPLOYEE
 MINIMUM REQUIRED SPACES - 5
 NUMBER OF SPACES PROVIDED - 6

LEGEND	
—	IRON PIN SET
—	REINFORCING ROD
—	OPEN TOP PIPE
—	CRIMP TOP PIPE
—	CONCRETE MONUMENT
—	FOUND
—	DISTURBED
—	POINT OF COMMENCEMENT
—	POINT OF BEGINNING
—	LAND LOT LINE
—	RIGHT-OF-WAY
—	WATER MAIN
—	BUILDING LINE
—	EDGE OF PAVEMENT
—	SANITARY SEWER
—	PROPERTY LINE
—	CENTERLINE
—	CHAIN LINK FENCE
—	BARBED WIRE FENCE
—	POWER POLE
—	GUY WIRE
—	FIRE HYDRANT
—	WATER METER
—	GATE VALVE
—	SANITARY SEWER EASEMENT
—	CORRUGATED METAL PIPE
—	REINFORCED CONCRETE PIPE
—	MANHOLE
—	SINGLE WING CATCH BASIN
—	DOUBLE WING CATCH BASIN
—	JUNCTION BOX
—	HEADWALL
—	DROP INLET
—	DRAINAGE AREA
—	ELEVATION
—	DRAINAGE EASEMENT
—	BENCH MARK



GENERAL INFORMATION

- OWNER:
DELBERT SINES
2456 MACLAND ROAD, DALLAS, GA 30157
- APPLICANT:
DELBERT SINES
2456 MACLAND ROAD, DALLAS, GA 30157
- BOUNDARY INFORMATION SHOWN IS BASED ON A SURVEY BY CRA, INC. FOR GLORIA J. FOWLER DATED 8-14-17.
- SUBJECT PROPERTY LIES WITHIN AN AREA DESIGNATED AS ZONE "X" (OUTSIDE 0.2% ANNUAL CHANCE FLOOD HAZARD AREA) ON COMMUNITY PANEL 13223C0142 C OF THE FLOOD INSURANCE RATE MAPS FOR PAULDING COUNTY PREPARED BY F.E.M.A. DATED SEP. 29, 2006.
- THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.
- EXISTING IMPROVEMENTS SHOWN WERE TAKEN FROM AERIAL IMAGERY AND PREVIOUS SITE SURVEYS.

ZONING INFORMATION

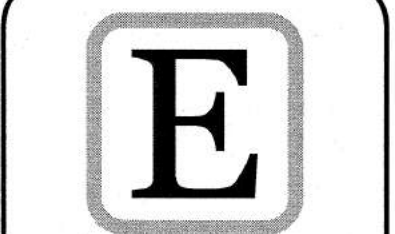
- SITE ADDRESS
TRACT 1 - 2456 MACLAND RD, DALLAS, GA, 30157
TRACT 2 - 121 RAGSDALE RD, DALLAS, GA 30157

PARCEL ID
TRACT 1 - 141.4.2.003.0000
TRACT 2 - 141.4.2.012.0000

TOTAL SITE AREA - 3.490 ACRES
- CURRENT ZONING - R2 (SUBURBAN RESIDENTIAL)
- REQUESTED ZONING - B1 (GENERAL BUSINESS)
- PROPOSED USE FOR THE SITE IS A CHIROPRACTORS OFFICE PLANNED FOR THIS SITE.
- CURRENTLY THERE ARE NO NEW DRIVES OR ACCESS POINTS PLANNED FOR THIS SITE.
- THERE ARE NO STREAM BUFFERS KNOWN TO IMPACT THIS SITE.
- NO STORMWATER MANAGEMENT IS CURRENTLY PLANNED FOR THIS SITE.
- NO CEMETERIES, ARCHITECTURAL, OR ARCHEOLOGICAL LANDMARKS ARE KNOWN TO EXIST ON THIS SITE.
- WATER SERVICE IS PROVIDED BY PAULDING COUNTY.
- CURRENTLY THIS SITE IS SERVICED BY AN ON SITE SEPTIC SYSTEM.



CRA, INC.
CHARLES RAKESTRAW & ASSOCIATES
 REGISTERED LAND SURVEYORS & PLANNERS
 2203 CHARLES HARDY PKWY
 DALLAS, GEORGIA 30157
 INFO@CRASURVEYING.COM
 770-443-2200



EDISON ENGINEERING GROUP
 MUNICIPAL ENVIRONMENTAL LAND PLANNING
 2203 Charles Hardy Parkway
 Dallas, GA 30157
 Office (770) 505-8115

PROJECT NO.	PA3056A
PLOT FILE #	SITE PLAN
DATE:	4-4-19
DRAWN BY:	WCR 3
APPROVED BY:	WCR 3 / CDR

DELBERT G. SINES JR.
 LOCATED IN LAND LOTS: 330 & 391
 2ND DISTRICT, 3RD SECTION
 PAULDING COUNTY, GEORGIA

REVISIONS:	PROJECT	SHEET. NAME	SHEET NUMBER
	SINES CHIROPRACTIC	ZONING SITE PLAN	1

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