

ABBREVIATION LEGEND:	
AE	= access easement
CB	= catch basin
CL	= centerline
CMF	= concrete monument found
CMP	= corrugated metal pipe
CO	= clean out
CT	= crimp top pipe
CP	= communication pedestal
DE	= drainage easement
DI	= drop inlet
DIP	= ductile iron pipe
DWCB	= dbl. wing catch basin
FH	= fire hydrant
GI	= grate inlet
GW	= guy wire
HW	= head wall
IP	= iron pin set
JB	= junction box
INV	= invert
LLL	= land lot line
LP	= light pole
MH	= manhole (sanitary sewer)
OCS	= outlet control structure
OT	= open top pipe
PI	= pedestal inlet
PL	= property line
POL	= point on line
PP	= power pole
RB	= reinforcing bar
RCP	= reinforced concrete pipe
R/W	= right-of-way
SSE	= sanitary sewer easement
SWCB	= single wing catch basin
TSP	= traffic signal pole
TSB	= traffic signal box
TP	= telephone pole
TSP	= traffic signal pole
WM	= water meter
WV	= water valve
YI	= yard inlet

SYMBOL LEGEND:	
	double wing catch basin
	fire hydrant
	guy wire
	light pole
	power pole
	sanitary sewer manhole
	clean out
	communications pedestal
	water meter
	single wing catch basin
	grate inlet
	junction box
	head wall
	stop sign
	buffer
	bldg setback
	fence
	overhead electric
	underground electric
	water line
	sanitary line
	gas line
	computed point

ENGINEERING DEPARTMENT NOTES:

- Irrigation systems are prohibited on all existing and proposed County rights-of-way and are considered to be a violation of the County's Ordinance prohibiting unpermitted right-of-way encroachments.
- Forsyth County shall not be responsible for maintenance of any pipes, ditches, detention ponds or other structures within any drainage easement 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 Forsyth County Department of Engineering.
- No state waters observed on this property during the course of fieldwork.
- Minimum Finished Floor Elevation (MFFE) includes basement.

REFERENCES:

- Executrix Deed to Gus and Ruth Ann Estenssoro recorded in Deed Book 6982, Page 218.
- Plat of Survey for Jack Cardin, recorded in Plat Book 30, Page 223.
- Right of Way Deed to Forsyth County recorded in Deed Book 519, Page 119.
- Plat Book 185, page 272.

SURVEY NOTES:

- Certain interior improvements may not be shown hereon, i.e. fence lines, guy wires, etc.
- Matters of record not shown hereon are excepted.
- Bearings based on Reference #2. Record line held as indicated.
- Measurements shown are US Survey Feet (ground).
- Field angles and linear distances measured using a Sokkia IX Robotic Total Station.
- The field data upon which this plat is based has a field closure of one foot in 24,657 feet and an angular error of 17 seconds per angle point and was adjusted using Compass Rule. Fieldwork Completed on 09/30/2019.
- Property corners marked IPS (Iron Pin Set) are 1/2" x 18" rebar with blue plastic cap (E303 LSF #1121) unless otherwise indicated. Unless indicated as set, monumentation shown was found.
- No evidence of human burials or cemeteries was observed on site during the course of the fieldwork.
- Riparian boundaries subject to change due to natural forces and may not represent the actual limit of title.
- This plat has been calculated for closure and is found to be accurate within one foot in 106,479 feet.
- Rights-of-way shown per Reference #3. Original right of way, per reference 2, offset 15' easterly to establish 30' for eastern 1/2 of right of way.

ENVIRONMENTAL NOTES:

- No attempt was made by this firm to determine the presence of specimen trees.
- All streams, bodies of water, and wetlands may be subject to state, county, and local buffers or restrictions. surveyor makes no interpretation regarding these buffers or restrictions. user of this survey is cautioned to consult with the appropriate governing authorities concerning possible buffers or restrictions.
- National Wetlands Inventory Maps do not indicate presence of wetlands on site (<https://www.fws.gov/wetlands/data/mapper.html> - 10/1/2019)
- Site is wooded with the exception of the improvements shown (dwelling, driveway, etc.).

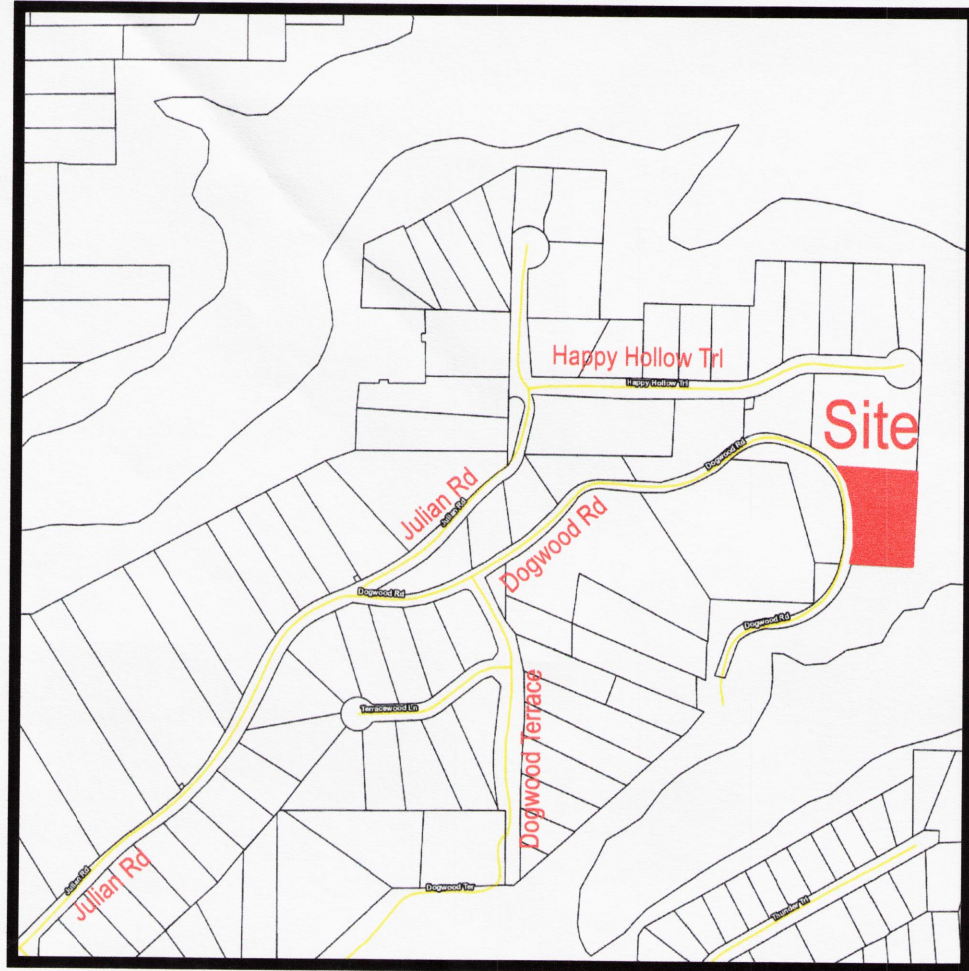
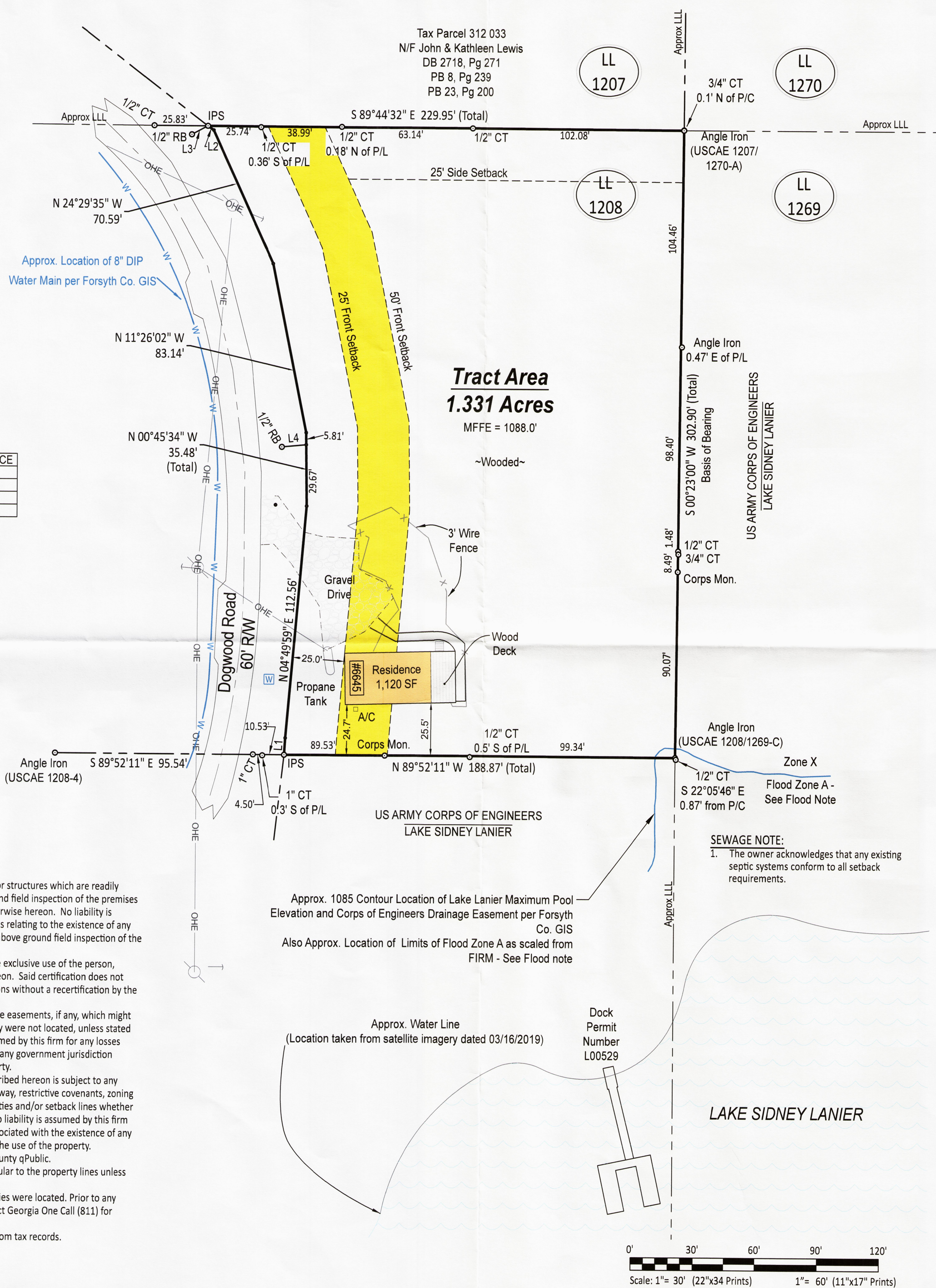
FLOOD HAZARD NOTE:

A portion of this property is contained within the limits of Special Flood Hazard Zone A as defined by the Federal Emergency Management Agency Flood Insurance Rate Map No. 13117C0100F of Forsyth County, GA. (Community Panel No. 130312 0100 F, most recently revised March 4, 2013). Approximate location of Flood Hazard Zone shown Scaled from FIRM.

LINE	BEARING	DISTANCE
L1	N 03°38'35" E	8.12'
L2	N 54°14'02" W	3.49'
L3	S 61°39'45" W	8.69'
L4	S 84°44'31" W	11.80'

GENERAL NOTES:

- Only evidence of easements or structures which are readily apparent from an above ground field inspection of the premises are shown, unless stated otherwise hereon. No liability is assumed by this firm for losses relating to the existence of any easement not discovered by above ground field inspection of the premises.
- This plat was prepared for the exclusive use of the person, persons, or entity named hereon. Said certification does not extend to any unnamed persons without a recertification by the surveyor.
- Jurisdictional areas or negative easements, if any, which might impact the use of the property were not located, unless stated otherwise. No liability is assumed by this firm for any losses resulting from the exercise of any government jurisdiction affecting the use of the property.
- The property shown and described hereon is subject to any existing easements, rights-of-way, restrictive covenants, zoning regulations, underground utilities and/or setback lines whether or not they may be shown. No liability is assumed by this firm for any losses that may be associated with the existence of any easements or restrictions on the use of the property.
- Location map from Forsyth County qPublic.
- All building ties are perpendicular to the property lines unless otherwise noted.
- Only Surface Observable Utilities were located. Prior to any digging or construction, contact Georgia One Call (811) for utilities marking.
- Area of residence (1,120 SF) from tax records.



LOCATION MAP
NOT TO SCALE

PARCEL INFORMATION:

Parcel Id No.: 312 043
312 154

Existing Zoning: LR

Lake Residential District Development Standards:

Property is located in the Lanier Character Area (max building height 40').

Setbacks:
Front - 25'
Side - 10'
None against Corps Line

Requested Zoning: A1

Commercial Business District Development Standards:

Minimum Lot Size: 1 acre

Minimum Setbacks:
Front Yard: 50 Feet
Side Yard: 25 Feet
Rear Yard: 25 Feet
None against Corps Line

Conditional Use Requested

Owner requests approval to use existing residence as a short-term rental in accordance with section 16-4.28

Variance Requested

A variance of 25 feet to allow front yard setback to be reduced to 25 feet from 50 feet.

Owner/Applicant

Owner: Ruth Ann Estenssoro
Telephone: 678-800-3204
Email: estenssoro@msn.com
Mailing Address: 2385 E Drew Valley Road NE
Atlanta, GA 30319

Major Utility Access Note:

Major Utilities, (i.e. water, gas, electric, phone, cable, etc.) access this property from the right of way of Dogwood Road. Site is served by on-site sewage system.

RECEIVED

DEC 03 2019

Forsyth County Department of
Planning & Community Development
2A394)

Zoning Exhibit -
NOT FOR RECORDING OR TRANSFER OF TITLE

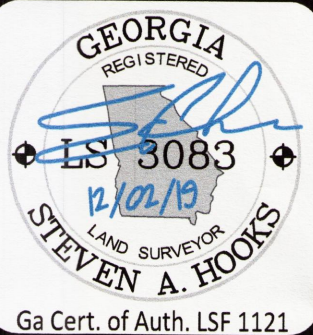
Engineering
E303

Zoning Exhibit for:
Lot 1 of Dogwood Hills Subdivision
Ruth Ann Estenssoro

Forsyth County, Georgia

UNINCORPORATED
14th District - 1st Section

Land Lot 1208



Civil Engineering, Land Surveying,
Stream and Wetland Restoration

108 Allen Street Cumming, Georgia 30040
Phone: 770-442-0500 www.engineering303.com

Drawn: sah
Date: 10/22/19
Sheet
1 of 1
Project Number
19-4615

Type: GEORGIA STANDARD PLATS
Recorded: 10/30/2019 10:39:00 AM
Fee Amt: \$8.00 Page 1 of 1
Forsyth County, GA
Greg G. Allen Clerk Superior Ct
Participant ID: 9909302539
BK 185 PG 272

Reserved for Clerk of Superior Court

ABBREVIATION LEGEND:

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water meter
single wing catch basin
grate inlet
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head wall
stop sign
buffer
bldg setback
fence
overhead electric
underground electric
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sanitary line
gas line
computed point

UTILITY NOTES:

- Water provided by a 8" water main along west side of Dogwood Rd (per GIS).
- Sewage disposal handled with on-site sewage management system.

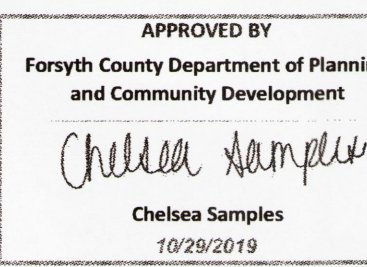
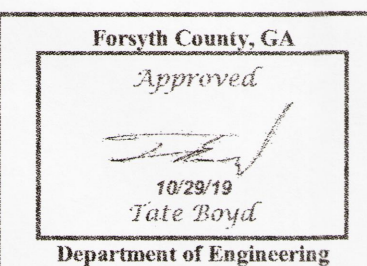
ENVIRONMENTAL NOTES:

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- Lakes/Ponds indicated may be subject to State and/or Local buffers. Consult with a Design Professional prior to undertaking construction.
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APPROVALS:



PARCEL INFORMATION:

Parcel Id No.: 312 043
312 154

Property is Zoned LR, Forsyth County (per Forsyth Co. GIS Map) and is located in the Lanier Character Area (max building height 40').

Setbacks:

Front - 25'
Side - 10'
None against Corps Line

Any setbacks and buffers shown are governed by the local jurisdiction and should be confirmed in writing prior to land planning or any construction activities.

ENGINEERING DEPARTMENT NOTES:

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- No state waters observed on this property during the course of fieldwork.
- Minimum Finished Floor Elevation (MFFE) includes basement.

CERTIFICATE OF PLANNING & COMMUNITY DEVELOPMENT APPROVAL:

UDC CHAPTER 18-6.4 (C): Pursuant to the Unified Development Code of Forsyth County, Georgia, and all requirements of approval having been fulfilled, this final plat was given approval by all Reviewing Departments, with final approval by the director, or a designee of the Planning & Community Development Department, the issuing authority for Forsyth County. This final plat is entitled to recordation in the Clerk's Office, Forsyth County Superior Court, on or after the date as indicated on the Planning & Community Development Department approval stamp as found on the cover sheet of these plans.

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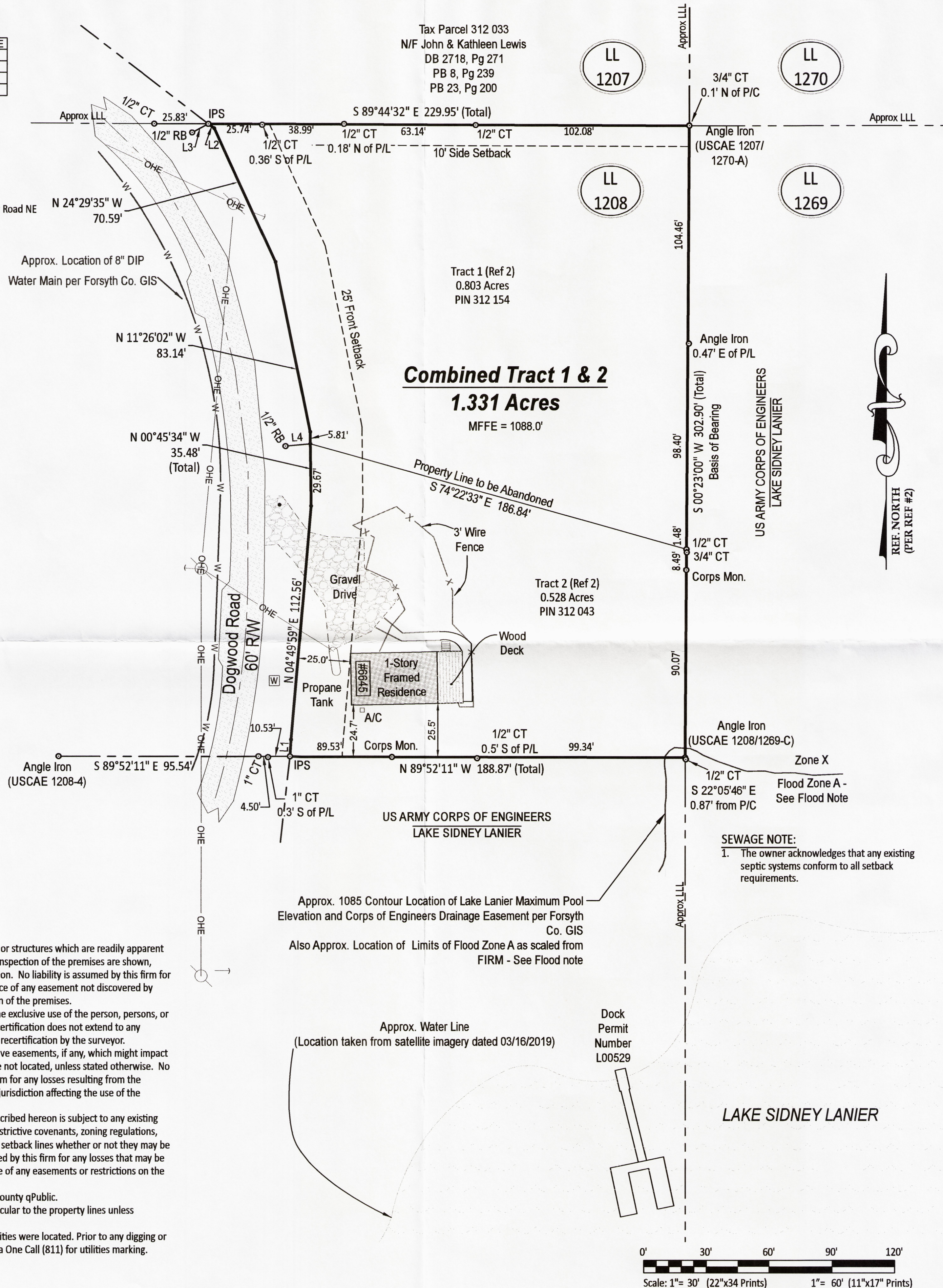
Owner Information:

Owner: Ruth Ann Estenssoro

Mailing Address: 2385 E Drew Valley Road NE
Atlanta, GA 30319

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- Rights-of-way shown per Reference #3. Original right of way, per reference 2, offset 15' easterly to establish 30' for eastern 1/2 of right of way.

OWNER'S CERTIFICATE:

The owner certifies that all state and local taxes and other assessments that have been billed for collection by the pertinent taxing authority have been paid.

Ruth Ann Estenssoro
Owner

Signed, sealed and delivered in the presence of:

MS
Witness
J.S. Tatum
Notary Public

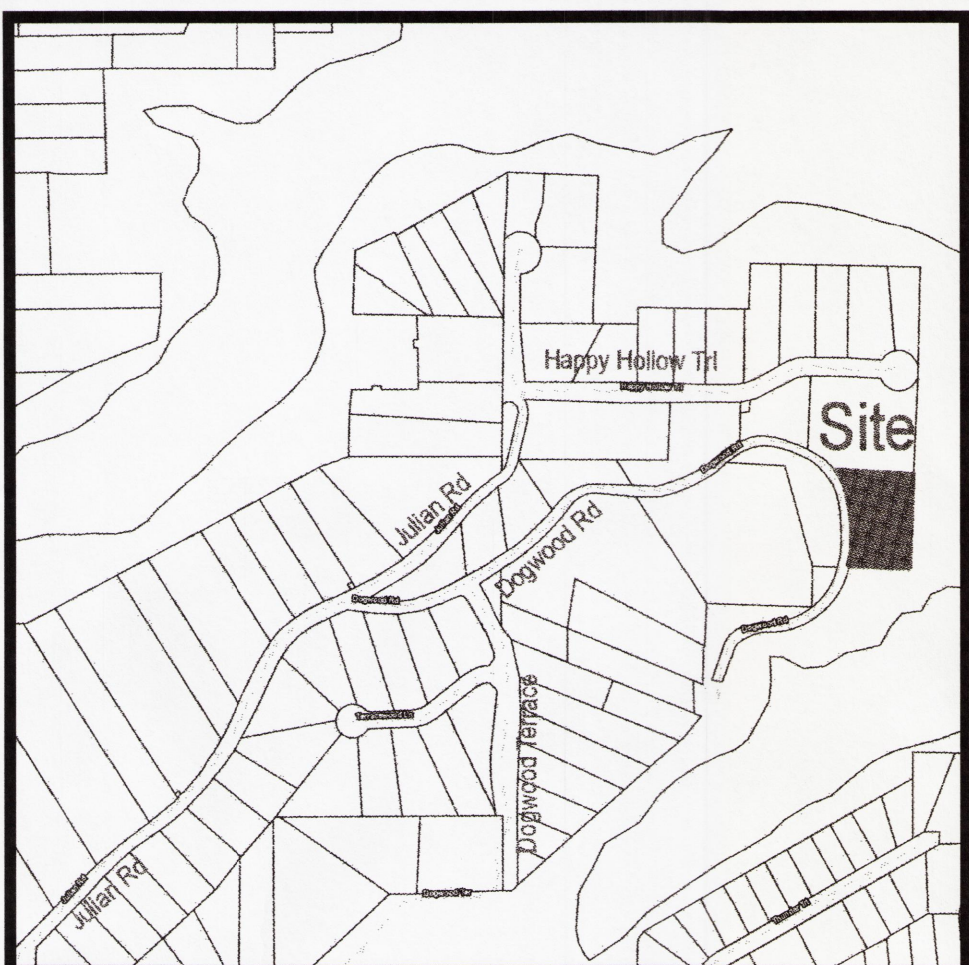
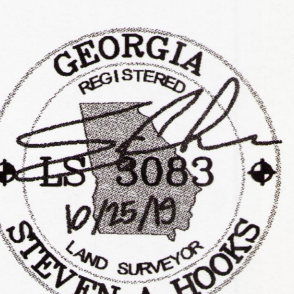
SURVEYOR CERTIFICATION:

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

GA CERT OF AUTH. LSF 1121

It is hereby certified that all monuments and improvements shown hereon actually exist except as otherwise indicated, and that their location, size, type and material are correctly shown.

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DEC 03 2019
Forsyth County Department of
Planning & Community Development
293961



LOCATION MAP
NOT TO SCALE

Engineering
E303

Minor Plat for:
Lot 1 of Dogwood Hills Subdivision
Ruth Ann Estenssoro

UNINCORPORATED
14th District - 1st Section
Land Lot 1208
Forsyth County, Georgia

Ga Cert. of Auth. LSF 1121

Civil Engineering, Land Surveying,
Stream and Wetland Restoration
108 Allen Street Cumming, Georgia 30040
Phone: 770-442-0500 www.engineering303.com

Drawn: FAA
Date: 10/22/19
Sheet
1 of 1
Project Number
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