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GA Land Survey Firm # LSF001008

Client

IAN JONES

REVISIONS

No.	Revision	Date
1		
2		
3		
4		
5		
6		
7		
8		

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Retracement Survey

Tax Parcel
J13J157
J13J158
J13J162

6th Ward City Of Rome
Floyd County, Georgia

Date:	2/18/25
Scale:	1" = 30'
Surveyed By:	S.S./E.V.
Drawn By:	L.R.S./D.S.
Checked By:	L.R.S.
Project No.	25-014
DWG. No.	25-014
FBK. No.	N.A.

SURVEYOR'S
CERTIFICATE



LEWIS R. SHELTON
GEORGIA REGISTERED LAND SURVEYOR NO. 2971

This plot is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plot 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 15-8-67.

GRAPHIC SCALE
1" = 30'

0' 15' 30' 60' 90'

1 OF 1

RESERVED FOR THE CLERK OF THE SUPERIOR COURTS

NOTES

- THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM ABOVE GROUND, VISIBLE EVIDENCE. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, RESERVATIONS, RIGHTS OF WAY OR RESTRICTIONS WHICH ARE NOT RECORDED OR WOULD BE DISCLOSED BY AN ACCURATE AND CURRENT TITLE SEARCH, OR OTHERWISE KNOWN TO THE SURVEYOR; THEREFORE EXCEPTION IS TAKEN TO ANY SUCH ITEMS.
- THE PURPOSE OF THIS SURVEY IS TO RETRACE THE PROPERTY DESCRIBED IN DEED BOOK 2813 PAGE 120 FLOYD COUNTY RECORDS.
- BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS NOT LOCATED WITHIN FLOOD HAZARD AREA AS PER FEMA FLOOD INSURANCE RATE MAP OF FLOYD COUNTY, GEORGIA AS SHOWN ON COMMUNITY PANEL NO. 13115C0193E DATED 9/25/2009.

ABBREVIATIONS

DB	DEED BOOK	P/L	PROPERTY LINE
PG	PAGE	PB	PLAT BOOK
R/W	RIGHT OF WAY	N/F	NOW OR FORMERLY
B.S.L.	BUILDING SETBACK LINE		

PROPERTY CORNERS

#4 R.S.	#4 REBAR SET
#4 R.F.	#4 REBAR FOUND
O.T.F.	OPEN TOP PIPE FOUND
P.T.	POINT
P.K.S.	P.K. NAIL SET

SYMBOLS

PP	POWER POLE (PP)
>	GUY WIRE (GW)
TREE	TREE
FH	FIRE HYDRANT (FH)
WM	WATER METER (WM)
EM	ELECTRIC METER (EM)
SWCB	SINGLE WING CATCH BASIN (SWCB)
GM	GAS METER (GM)

LINE TYPES

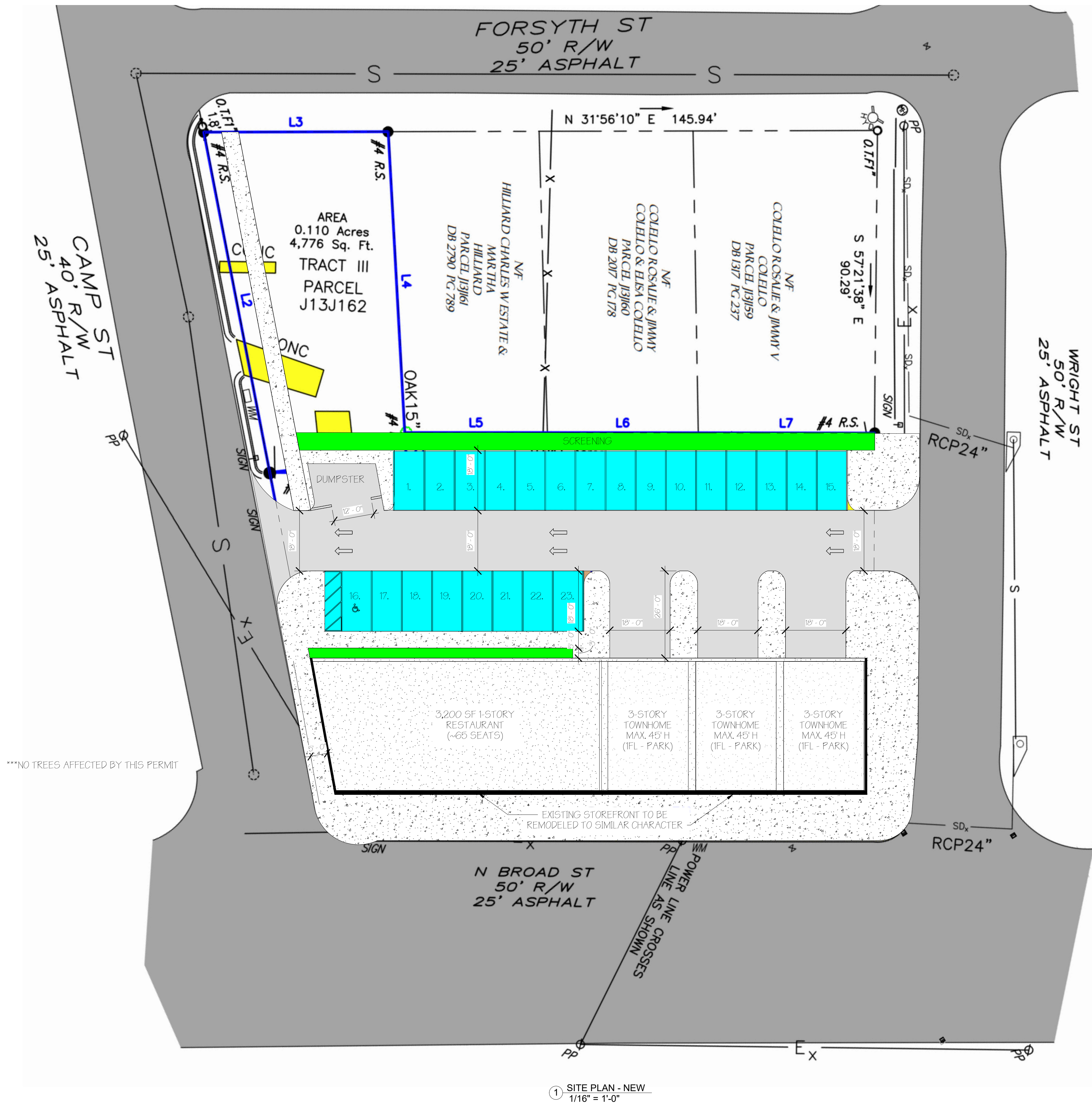
SUBJECT PROPERTY LINE	
ADJACENT PROPERTY LINE	
OVERHEAD ELECTRIC LINE	
UNDERGROUND GAS LINE	
UNDERGROUND ELECTRIC	
FENCE LINE	
SEWAGE	
STORM DRAIN	

TECHNICAL DATA

DATE OF FIELD SURVEY:	2-13-25
EQUIPMENT USED:	CARLSON BRK-7 (BASE & ROVER, RTK) CARLSON CR2 ROBOTIC TOTAL STATION
PRECISION:	BASED ON REDUNDANT MEASUREMENTS FIELD DATA AS A PRECISION OF (±0.04)
PLAT CLOSURE:	1:74,683

LINE	BEARING	DISTANCE
L1	N 68°46'19" W	101.42
L2	N 68°53'44" W	103.45
L3	N 31°56'10" E	55.00
L4	S 61°05'14" E	89.89
L5	N 32°05'49" E	42.54
L6	N 32°12'18" E	44.97
L7	N 32°09'10" E	152.57
L8	S 57°20'45" E	12.00
L9	S 57°35'40" E	100.93
L10	S 32°10'05" W	83.73
L11	S 33°08'20" W	75.86
L12	S 25°14'09" W	40.95
L13	S 61°05'14" E	7.08
L14	N 32°09'09" E	195.14
L15	N 32°09'09" E	84.10
L16	S 57°48'23" E	100.91

1 SITE PLAN - EXISTING
1" = 30'-0"



DESIGN NARRATIVE:

OWNER SEEKS TO REMODEL THIS EXISTING BUILDING WHILE KEEPING THE SETBACK AND THE CHARACTER OF THE EXISTING MID-CENTURY SHOPPING CENTER.

TO GAIN PARKING FOR THE RESTAURANT, WE PROPOSE DEMOLISHING THE REAR OF THE EXISTING BUILDING AND WORKING WITH THE CITY OF ROME TO PURCHASE THE SHARED ALLEYWAY ON THE WESTERN BOUNDARY FROM THE ADJOINING NEIGHBORS AND INCORPORATE THE ALLEYWAY INTO THE LARGER PARCEL. WITH PROPER SCREENING, THIS CAN BE ACCOMPLISHED TASTEFULLY AND IN HARMONY WITH THE NEIGHBORHOOD FABRIC. THE PARKING FOR THE TOWNHOMES (2 EACH) WILL BE DRIVE UNDER FOR EACH UNIT ON THE STREET LEVEL.

THE PROPOSED TOWNHOMES (3) WILL BE 3-STORIES OVERALL (2 ON TOP OF PARKING) AND HAVE INTERIOR STAIR ACCESS AND STORAGE/OFFICE ON THE STREET LEVEL. WE ARE PROVIDING WINDOWS AND DOOR ACCESS TO BROAD STREET, GIVING THE RESIDENTS A HOME OFFICE WITH AN OPENING TO THE SIDEWALK ON BROAD STREET, MAINTAINING THE RHYTHM OF THE OPENINGS ON THE EXISTING BUILDING.

THE PROPOSED 1-STORY RESTAURANT SPACE WILL HAVE EQUAL TO OR LESS THAN THE ALLOWED 69 SEATS (23 PARKING SPACES X 3-SEATS) IN 3,200 SF ON THE GROUND FLOOR.

WE SEEK TO USE THE EXISTING SIDEWALKS ON THE NORTH (WRIGHT ST.), SOUTH (CAMP ST.), AND EAST (N. BROAD ST.) FOR RESTAURANT ACCESS. THE RE-DEVELOPED ALLEYWAY WILL BE PARKING FOR THE RESTAURANT AND DRIVEWAY ACCESS FOR THE PROPOSED TOWNHOMES.

NEW DRIVEWAY TO BE ONE-WAY TO ENTER OFF OF WRIGHT ST. AND THE EXIT ONTO CAMP ST.

Jones
Architecture & Construction Consulting, LLC

1204 BRISTOL PKWY.
JOHN'S CREEK, GA 30022
Contact: Ian B. Jones, RA - GA 012020
Phone: 770.331.5610



RE-DEVELOPMENT PLAN TO AN EXISTING
BUILDING SHELL
FOR
MONTALVO COMPANY, INC.

1509 N. BROAD ST.
ROME, GA 30161

No.	Description	Date
1		

NEW ARCHITECTURAL SITE
PLAN

Project number	23-037
Date	07/15/2025
Drawn by	IBJ
Checked by	IBJ

C101

Scale	1/16" = 1'-0"
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