

DAWSON COUNTY REZONING APPLICATION

This portion to be completed by Zoning Administrator

ZA 21.20 Tax Map & Parcel # (TMP): 009 008
Submittal Date: 9.3.21 Time: 12:14 am/pm pm Received by: uhge (staff initials)
Fees Assessed: 3500 Paid: check Commission District: 1
Planning Commission Meeting Date: Oct.
Board of Commissioners Meeting Date: Nov.

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Michael P. Watkins

Address: _____

Phone: Listed Unlisted Email: Business Personal

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: 6/2/2021 Applicant Signature: [Signature]

PROPERTY OWNER/PROPERTY INFORMATION

Name: Michael P. Watkins

Street Address of Property being rezoned: 9461 Highway 52
Ellijay Ga 30536

Rezoning from: Residential to: Commercial Total acreage being rezoned: 6.93
Directions to Property (if no address): _____

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Subdivision Name (if applicable): _____ Lot(s) #: _____

Current Use of Property: Residential

Any prior rezoning requests for property? _____ if yes, please provide rezoning case #: ZA _____

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

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

If yes, what section? North _____ South _____

SURROUNDING PROPERTY ZONING CLASSIFICATION:

North V4 Consv South E1-Exempt East J5 West V4 Consv

Future Land Use Map Designation: _____

Access to the development will be provided from:

Road Name: Highway 52 Type of Surface: gravel

REQUESTED ACTION & DETAILS OF PROPOSED USE

Rezoning to: Commercial Special Use Permit for: Outdoor firearms Range & Educational Facility

Proposed Use: 25 yard outdoor firearms Range & Educational Facility

Existing Utilities: [] Water [] Sewer [] Gas [] Electric

NONE

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

Is an Amenity Area proposed: _____; if yes, what? _____

COMMERCIAL & INDUSTRIAL

Building area: _____ No. of Parking Spaces: 5

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GEOGRAPHIC INFORMATION SYSTEMS
COUNTY ENGINEERING DEPARTMENT
DAWSON COUNTY, GEORGIA

APPLICANT CERTIFICATION

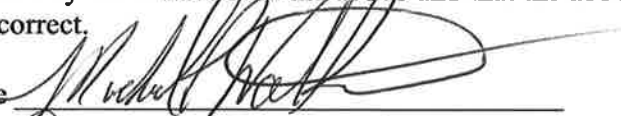
I hereby request the action contained within this application relative to the property shown on the attached plats and site plan and further request that this item be placed on both the Planning Commission and Board of Commissioners agenda(s) for a public hearing.

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 the 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 rezoning of 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 8/12/2021
Witness Suzanne Watkins Date 8/12/2021

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 Department 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 the written request and publication the Planning 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 Planning Commission. Further, the applicant is encouraged to be present at the hearing to substantiate reasons for withdrawal. Please note that no refund of application fees may be made unless directed by the Board of Commissioners.

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ZA _____

TMP#: 009 002

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 mailing 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 & Parcel (TMP) listing for any parcel(s) adjoining or adjacent to the parcel where a variance or rezone is being requested.**

	<u>Name</u>	<u>Address</u>
TMP <u>008 002</u> ⁰⁰³	1. Russell Dickson	5237 Manchester Lane, Gainesville, GA 30506
TMP <u>009 003</u>	2. EDGE Properties L.P.C./o APPALACHIAN ASSOC. LTD	P.O. Box 1957 Dalton, Ga 30533
TMP _____	3. _____	_____
TMP <u>011 001</u>	4. State of Georgia	205 Butler St, SE, 1252 Atlanta Ga 30334
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.

SEE 294M

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 acknowledgement shall be public record.

Applicant Signature: 

Applicant Printed Name: MICHAEL P WATKINS

Application Number: _____

Date Signed: _____

Sworn and subscribed before me

this _____ day of _____, 20____.

Notary Public

My Commission Expires: _____

{
Notary Public Seal
}

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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:

NA

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 \$ NA Date: NA

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:

NA

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.

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APPLICATION PROCESSING: STAFF USE ONLY

ZA _____ **Applicant Name:** _____

Application Fee: \$ _____

IF APPLICABLE:

- Legal Advertisement Submitted to Newspaper Date: _____
- Planning Commission & Board of Commissioners Packets Delivered Date: _____
- Application Posted on County Website Date: _____
- Adjacent Property Owner Notices Mailed Date: _____
- Interdepartmental Forms Submitted for Review Date: _____
- Department of Transportation Notified Date: _____
- Georgia Mountains Notified (DRI) Date: _____
- Public Notice Signs on Property Verified Date: _____
- Approval or Denial Form placed in folder Date: _____
- Applicant Notified of Final Action Date: _____
- Approval or Denial Form to Office Manager/Building Official/Marshal Date: _____
- Rezoning Change Form to Director Date: _____
- Zoning Map Amended Date: _____
- Change Zoning in EnerGov by Parcel Date: _____
- Planning Commission Meeting Minutes placed in folder Date: _____
- Board of Commission Meeting Minutes placed in folder Date: _____

Planning Commission & Board of Commissioners Actions

PC Recommendation Date: _____ Approval Approval w/stipulations Denial

BOC Decision Date: _____ Approval Approval w/stipulations Denial

SECRET

Dawson County, Georgia Board of Commissioners

Affidavit for Issuance of a Public Benefit

As Required by the Georgia Illegal Immigration Reform and Enforcement Act of 2011

By executing this affidavit under oath, as an applicant for a Dawson County Business License, Out of County Business Registration, Alcohol License, or other public benefit as referenced in the Georgia Illegal Immigration Reform and Enforcement Act of 2011 [O.C.G.A. § 50-36-1(e)(2)], I am stating the following with respect to my application for such Dawson County public benefit.

I am a United States citizen.

I am a legal permanent resident of the United States. (FOR NON-CITIZENS)

I am a qualified alien or non-immigrant under the Federal Immigration and Nationality Act with an alien number issued by the Department of Homeland Security or other federal immigration agency. (FOR NON-CITIZENS)

My alien number issued by the Department of Homeland Security or other federal immigration agency is:

The undersigned applicant also hereby verifies that he or she is 18 years of age or older and has provided at least one secure and verifiable document, as required by O.C.G.A. § 50-36-1(e)(1), with this affidavit. (See reverse side of this affidavit for a list of secure and verifiable documents.)

The secure and verifiable document provided with this affidavit can best be classified as:

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A. § 16-10-20 and face criminal penalties as allowed by such criminal statute.

Executed in _____ (city), _____ (state)


Signature of Applicant

Date

Printed Name

Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

THIS _____ DAY OF _____, 20 _____

Notary Public

My Commission Expires: _____

{Notary Seal}

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Owner Information

PATTERSON RAYMOND L & LYNDA M

Payment Information

Status	Paid
Last Payment Date	11/20/2020
Amount Paid	\$1,624.23

Property Information

Parcel Number	009 002
District	1 DAWSON COUNTY UNINCORPORATED
Acres	6.93
Description	LL 48 49 LD 5-2
Property Address	9461 HWY 52
Assessed Value	\$68,640
Appraised Value	\$171,600

Bill Information

Record Type	Property
Tax Year	2020
Bill Number	10672
Account Number	58145
Due Date	12/01/2020

Taxes

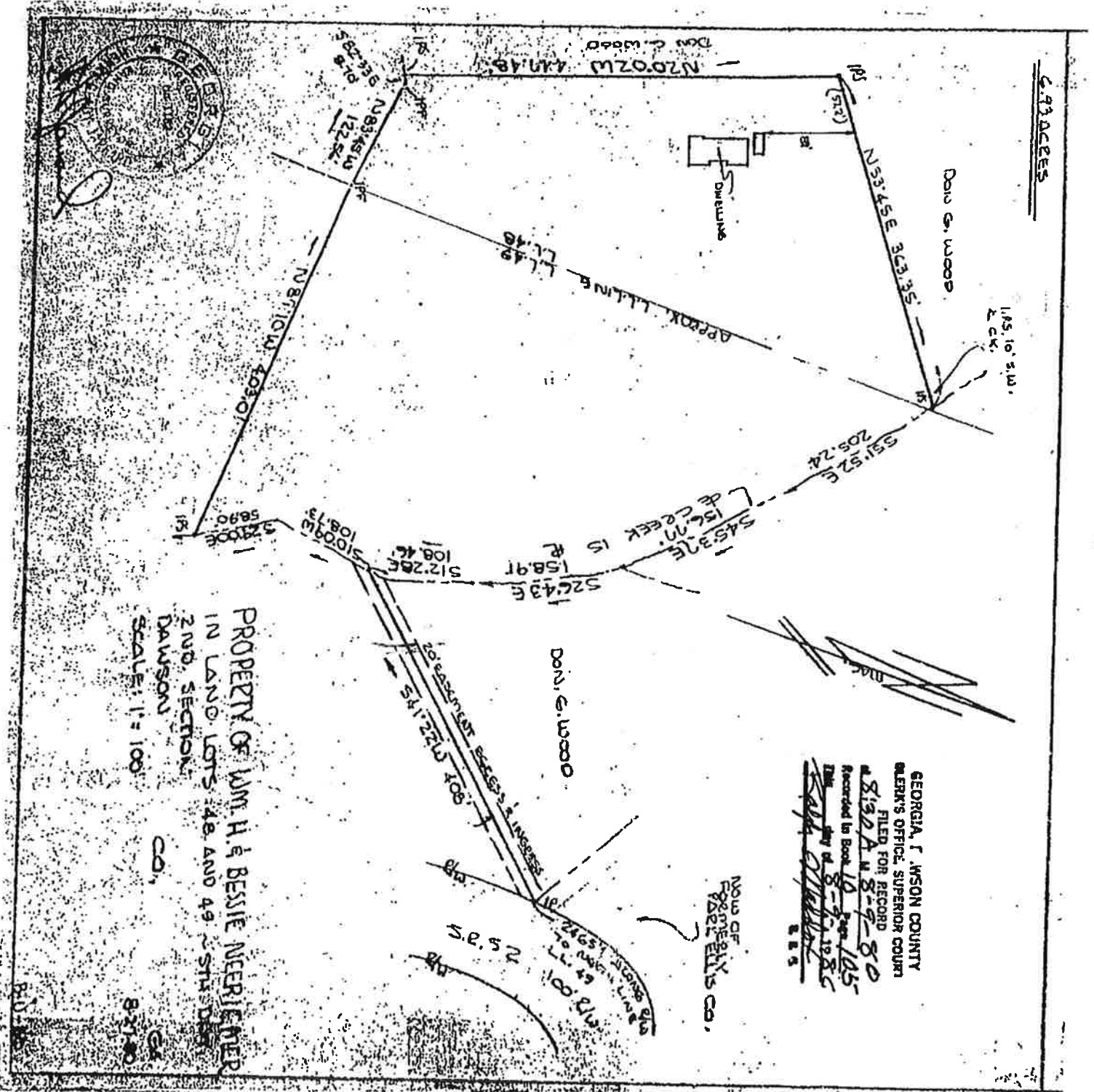
Base Taxes	\$1,624.23
Penalty	\$0.00
Interest	\$0.00
Total Due	\$0.00

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Control Number :

STATE OF GEORGIA

Secretary of State

Corporations Division

313 West Tower

2 Martin Luther King, Jr. Dr.

Atlanta, Georgia 30334-1530

CERTIFICATE OF CONVERSION

I, **Brad Raffensperger**, the Secretary of State and the Corporation Commissioner of the State of Georgia, hereby certify under the seal of my office that articles of conversion have been filed on **05/04/2021** converting

Fundamentals 4 LIMITED PARTNERSHIP

a Domestic Limited Partnership

to

Fundamentals 4, LLC

a Domestic Limited Liability Company

The required fees as provided by Title 14 of the Official Code of Georgia Annotated have been paid.

WITNESS my hand and official seal in the City of Atlanta
and the State of Georgia on **05/21/2021**.



21 SEP 2021 10:25 AM

Brad Raffensperger

Brad Raffensperger
Secretary of State

Letter of Intent

I am requesting the rezoning and use variance for my current property. Parcel number 009 002, from residential use to commercial use.

My Background and Experience

I am the owner and lead instructor for Fundamentals 4 Training & Protection LLC. I have been in Law Enforcement and teaching over the past 26 years including, 16 years on SWAT in upstate New York. After retiring in 2016, my family and I moved here, where I worked for three years part-time as an Investigator for a Law Enforcement agency in Cobb County.

Over my enforcement career,
I have held assignments as:

- Patrol Officer
- K9 Handler
- Sergeant
- Narcotics Investigator
- Lieutenant, SWAT
Commander
- Chief of Police

I have attained numerous instructor certifications
including:

- Firearms
- Defensive Tactics
- Combat First Aid
- Reality-Based training
- Response to Active killers
- Lead instructor courses for multiple SWAT Operator
and Firearms
- Provided instruction to countless members of the
law enforcement and civilian community members

I currently hold the position of **Chairman of the Board for the New York Tactical Officers Association and TACOPS Training Conferences**. I teach Operational Planning, Leadership Development, Warrant Service, and Advanced Weapon Operations. Training and instructing are two of my passions. Concept & principle-based methodology is the foundation of all my courses.

History of Fundamentals 4 Training & Protection LLC

In 2019, I started Fundamentals 4 Training and Protection with the goal to share my knowledge by teaching at various indoor shooting facilities. Over the past two years, I have had the honor of training basic level to advanced level firearms and lecture-based courses to hundreds of students including Situational Awareness, Personal Protection, and Active Killer Awareness.

It is my vision: To assist committed individuals who desire exceptional training in firearms and self-defense, through a simple, down-to-earth, logical, and fun teaching system. It is my goal to eradicate the "because that's the way we have always done it" training mentality so that students become competent and confident in their ability to save their own life.

Fundamentals 4 Training & Protection Business Intent for 9461 Highway 52 in Dawson County Georgia.

Upon approval of our rezoning and special use variance, I intend to operate a private, owner-operated business from this property.

Outdoor Shooting Range

I have a small 25-yard outdoor shooting range, where I will provide individual and small group instruction on proper use and skill development of firearms.

- The live-fire range is only 25 yards long and specifically intended for personal defensive operations.
- Practical, real-life scenario training is my forte.
- Training individuals that desire to learn and protect themselves or their families is an awesome responsibility and one I take seriously and with great pride.

FX Simunitions

In addition, to the live-fire training, I am extremely excited to be offering structure clearing and scenario-based training utilizing non-lethal non-toxic marking rounds simunition.com in an inflatable wall house.

- The NON-lethal marking rounds operate just like actual firearms providing realistic training safely and with little to NO noise.
- The projectiles are wax-based and are suitable for use inside any structure with no hearing protection required.
- I have utilized this training system over my 20+ year law enforcement career and can attest to the realism this type of training provides, not only for Law enforcement but civilians who want to take their training to the next level.
- It's basically paintball for adults.
- The inflatable wall system consists of thirty plus, individual 10-foot wall sections that are connected to design whatever floor plan desired, including doors, windows, half walls, and low walls.
- After training the walls are deflated and stored until next time.
- I will be utilizing pop-up tents and **Servitec Inflatable Wall Systems** (servitecgroup.com) for classroom instruction and safety briefings.

Hours of Operation

- My hours of operation will be 11 am – 6 pm Tuesday – Saturday.
- There will not be any nighttime shooting, nor will there be any large caliber, long-distance shooting.

Primary Range Use

As I stated I am and will be the only instructor. All clients are personally pre-approved.

- This will not be an "open range".
- No person will be allowed on the property who is not being trained by me.
- I have personally designed all the courses and we will follow a predetermined lesson plan of instruction.
- This is not going to be a public range, where you can just come and shoot at will.
- We will offer various lecture-based classes to the community who are seeking a greater awareness and understanding of safety and personal protection. This is going to be an educational facility that will provide tremendous value to our community.
- This will be a place where Law Enforcement, Church Security teams, Women, young adults, and individuals seeking to better themselves or family in personal protection can safely come.

We all know the dangers that are out there and simply having a gun, or having taking Judo in college as an elective, is not going to be sufficient to save yourself or your family when you are confronted with an imminent threat of deadly physical force.

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First and foremost, I am a husband and father and I want to keep my family safe. Sharing the knowledge I have been so fortunate to receive over my career is what I do. What we are creating is an educational location for our community members, and others to come to improve their job skills, pursue life ambitions, or simply learn. I invite you to visit my website Trainf4.com

Location details

- My property 9461 Highway 52, of approximately 7 acres, is located ½ mile from the Gilmer County Line, about 3 miles from the traffic circle of 52 & 183.
- There are NO houses on any of the surrounding adjoining properties.
- A GIS map shows only 3 houses within .5 miles of my property.
- The entire South border of my property is owned by the State of Georgia which is where my proposed business will be located.
- The live-fire range is oriented with the backstop facing west into an earth berm into the side of the hill my property is located on.

The mission of Fundamentals 4 Training & Protection is to provide a safe, experienced-based learning opportunity for students to build and grow all desired aspects of their personal protection and firearms training.

Thank you for your time and consideration

Michael P Watkins
Owner Fundamentals 4 LLC



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As real as you can get™

WITH 9 MM AND .38 CAL. **FX®** MARKING CARTRIDGES

FX® – the world's most interactive combat training system for the ultimate level of realism!

The FX® Marking Cartridges are the core of this training system with their unique telescopic design and patented reduced-energy technology. These non-lethal rounds are fired with a weapon conversion kit for safe and reliable training.

FX®

The FX® Marking Cartridges have many impressive features:

- Designed for military, law enforcement and approved range programs
- Non-toxic and non-lethal projectile
- Detergent-based, water-soluble color marking compound
- Choice of 6 colors: red, blue, green, orange, white and yellow. FX® Non-Marking also available
- Visible and physical impacts awareness allow accurate assessment of simulated lethality
- Tactically accurate for close ranges
- Realistic recoil
- No special ballistic infrastructure is required
- Optimal for training any time, any place, indoors and outdoors
- Used with FX® protective equipment including mandatory head, throat and groin protection

In addition, the Simunition® conversion kits:

- User-installed temporary weapon conversion; no tools required
- Safe design helps preclude the chambering and firing of lethal ammunition
- Work with the user's service weapon without adding extra weight
- Realistic weapon functioning in semi and fully-automatic modes
- Available for a variety of pistols, revolvers, rifles, shotguns and submachine guns



The FX® Marking Cartridges are ideal for training:

- Reality-based, force-on-force interactive scenarios
- Force-on-target training; practically anywhere
- Weapon safety handling training
- Urban fighting (MOUT/FIBUA)
- Anti-terrorism
- Convoy protection tactics
- Compatible with laser-based training simulators
- Patrol exercises
- Close-quarter battle (CQB)
- Shoot/No shoot decisions
- Individual/Team situations
- Room/Building/Trench clearing
- Mission rehearsal

FX® Scenario Instructor and Safety Certification Course:

- Highly qualified professional trainers
- Offered worldwide: check our website at www.simunition.com for more information on available courses



www.simunition.com

As real as you can get™

WITH 9 MM AND .38 CAL. FX MARKING CARTRIDGES

COMPONENTS	9 x 19 mm FX®	.38 / .357 cal. FX®
Projectile mass	0.5 gram (7 grains)	0.65 gram (10 grains)
Projectile material	Plastic	Plastic
Cartridge case	Copper alloy	Copper alloy
Sabot	Plastic	Not applicable
Marking compound	Non-toxic, detergent-based, water-soluble	Non-toxic, detergent-based, water-soluble
Marking color	Red, blue, green, yellow, orange and white	Red and blue
Primer	Small pistol primer or TOXFREE® primer	Small pistol primer
Propellant	Single or double-base smokeless powder	None
BALLISTIC DATA	Pistol, SMG or Rifle kits	Shotgun or Revolver kits
Average muzzle velocity at 21°C (70°F)	110-150 m/s (360-490 fps); dependent weapon	90-130 m/s (300-425 fps)
Accuracy (indoor range) at 21°C (70°F)	9 cm (3.5 in.) at 7.6 m (25 ft.) extreme spread	9 cm (3.5 in.) at 7.6 m (25 ft.) extreme spread
Safety template	160 m (523 ft.)	160 m (523 ft.)
Penetration in 20% gelatine	None	None
Muzzle energy (at 3.5 m)	3.0-5.6 joules (2.2-4.1 foot-pounds)	2.6-5.5 joules (1.9-4.1 foot-pounds)
Trajectory match	Mean point of impact 15 cm (6 in.) lower than ball at 7.6 m (25 feet)	Mean point of impact 5 cm (2 in.) lower than ball at 7.6 m (25 feet)
TERMINAL EFFECT		
Lethality	Non-lethal bruises, welts or scrapes	Non-lethal bruises, welts or scrapes
USE		
General	For use with Simunition® conversion kit only	For use with Simunition® safety rings or conversion kit only
Operational temperature range	-8° to 40° C (18° to 104° F)	-8° to 40° C (18° to 104° F)
Mandatory safety equipment	Head, throat and groin protection	Head, throat and groin protection
Firing modes	Single shot for pistols; single shot, burst and full automatic for submachine guns	Single shot
Weapons	The ammunition will function (feed and cycle) in a wide variety of weapons for most popular law enforcement and military models. Please refer to www.simunition.com for a detailed listing of all available models.	The ammunition will function in most revolvers chambered for .38 Special or .357 Magnum. 12 Gauge conversion kit will function in most pump action shotguns chambered for 2-3/4" and 3" shells.
STORAGE		
Recommended storage	Cool, dry environment, 25° C (77° F) max.	Cool, dry environment, 25° C (77° F) max.
Shelf life	Five years in original packaging	One year in original packaging
Warranty	One year	One year

Guidelines for use:

- Intended only for supervised training conducted in accordance with Simunition® safety training protocols by law enforcement, military and Simunition® approved commercial range programs (in selected markets)
- Use only under the direction of a qualified Simunition® training safety officer
- Use only in firearms which have been converted with a Simunition® conversion kit
- Clearly identify converted weapons with FX® blue tape on the trigger guard, grip and on the magazine
- Simunition® recommends a minimum 1-ft. (30 cm) stand-off distance when firing 9 mm and .38 cal. FX® Marking Cartridges at protected personnel
- Users must wear approved FX® protective gear (head, throat and groin protection). Full-body covering recommended
- Improper use can cause serious injury or damage
- General Dynamics assumes no responsibility for injuries, loss or damage resulting from misuse of this ammunition

Dimensions, weights and velocities are nominal. US Patent no. 5,677,505 and 5,492,063; also Patented or Patents Pending in numerous other countries.

SIMUNITION, Safety as The Standard™

SIMUNITION

www.simunition.com
www.gd-otscanada.com

Trademarks and registered trademarks of General Dynamics Ordnance and Tactical Systems-Canada are denoted by TM and ® respectively.

Canada (Home office)
GENERAL DYNAMICS
Ordnance and Tactical Systems-Canada
5 Montée des Arsenaux
Repentigny, Québec
Canada J5Z 2P4
Tel.: 1-450-581-5999
Fax: 1-450-581-0321

USA
GENERAL DYNAMICS
Ordnance and Tactical Systems
Simunition Operations
P.O. Box 576
Avon, CT 06001-0576 USA
Tel. USA only: 1-800-465-8255
Tel. 1 860 404 0160

TRAINING IS SAFETY

Law enforcement and military personnel around the world face the most uncertain circumstances on a daily basis. They are required to frequently enter into unfamiliar built environments to assess or diffuse a threat. When they enter their lives are often at stake. This is further compounded by the unpredictable and ever evolving threat that is presented today. It is their job to prepare. To understand every possible aspect ahead of time. Every entrance, exit, doorway, window, corridor and corner and navigational layout of a structure. In order to do this they require a training system that allows them to create immersive, operative environments to help improve performance and enhance survivability by increasing familiarisation and adding confidence. At Survitec, we are committed to the preservation of life through the pursuit and introduction of innovation. Introducing the Inflatable Walls Training system (IWTS) A new solution that will enable law enforcement and military to meet critically important training objectives.



DESIGNED TO WITHSTAND THE MOST EXTREME FORCE

CAN WITHSTAND ALL TRAINING ORDNANCE

Resistant to a number of training weapons including smoke grenades and hot gun barrels

TEAR AND ABRASION RESISTANT

Robust exterior skin with internal air holding bladder – the core of the product, built to survive extreme wear and tear

100% WATERPROOF/UV RESISTANT

Designed to survive punishing environmental elements including rain, snow and high temperatures

INFLATES TO A SOLID 0.5 PSI STRUCTURE

Replicates the feel of a real wall. Participants can interact/impact with structure without damaging it or themselves

IMPROVED MATERIAL SPECIFICATION

Stronger, more robust materials with enhanced impact performance and product longevity

INCREASED SERVICE LIFE

Quality assured construction methods enable extended 5 year warranty and low cost support packages



A NEW STANDARD IN DEPLOYMENT PERFORMANCE

RAPID DEPLOYMENT...



APPROX
2
MINUTES
PER WALL



APPROX
20
MINUTES TO BUILD
A SIMPLE 2 ROOM
STRUCTURE

APPROX
35
MINUTES FOR AN
800SQ.FT SHOOT
HOUSE



2
HOURS FOR A
SMALL OFFICE
BUILDING

3
HOURS FOR
A SMALL
VILLAGE



Due to its shape and structure IWTS can be deployed anywhere and on any landscape including uneven ground. The system features enhanced integrated stability through the use of an internal weight system with wider load spread. This includes environments such as desert sand, marshy forests, snowy terrains or large vessels. IWTS can also be deployed in the rain as it is 100% waterproof or in direct sunlight as the material is fully UV resistant.

ANYWHERE

www.iwts.com

IWTS PACKAGES

Instant training environment for tactical skills training.

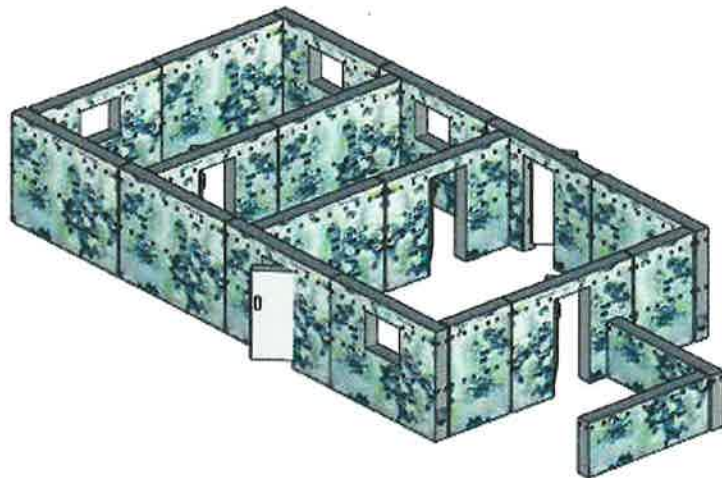
The IWTS packages provide a unique training environment to test tactical skills through versatile scenarios. Designed for easy and quick movements to help with flow, communication, and the ability to train operators to the highest standard, IWTS can be installed anywhere, anytime.

As the package levels increase, it enables larger training capabilities. Unlike competitor systems, Survitec offers expansion packs to easily upgrade your existing IWTS suite without the cost of a new package.

LEVEL 1

The Level 1 package provides a solid foundation for basic tactical training in different building configurations such as entry clearance, hallways and center/corner fed rooms.

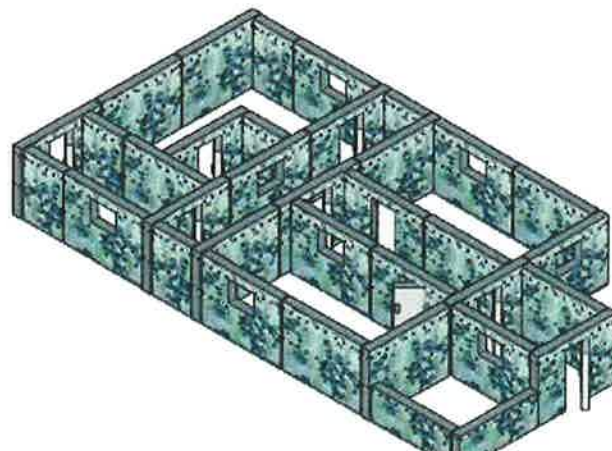
Wall / Pack	
Full Wall	6
Window Wall	4
Door	5
1/2 Vertical	2
1/2 Horizontal	2
Total Weight	542kg / 1195lbs
Storage Space	3.7m ³ (130.6 ft ³)
Pallet Space	2
Part Number	5363400X
Total Build Space	81.6m ²



LEVEL 2

Level 2 creates a larger foundation while incorporating training capability between rooms, hallways, passageways or open areas.

Wall / Pack	
Full Wall	10
Window Wall	8
Door	9
1/2 Vertical	6
1/2 Horizontal	2
Total Weight	992kg / 2187lbs
Storage Space	6.92m ³ (244.4ft ³)
Pallet Space	5
Part Number	5363500X
Total Build Space	132.6m ²



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009 001



009 001

20 akers couch James

009 001

r dickson,

18.54 akers
dickson, russell

99 .96 akers
sheppard david

Highway 52

246 akers
Propertie

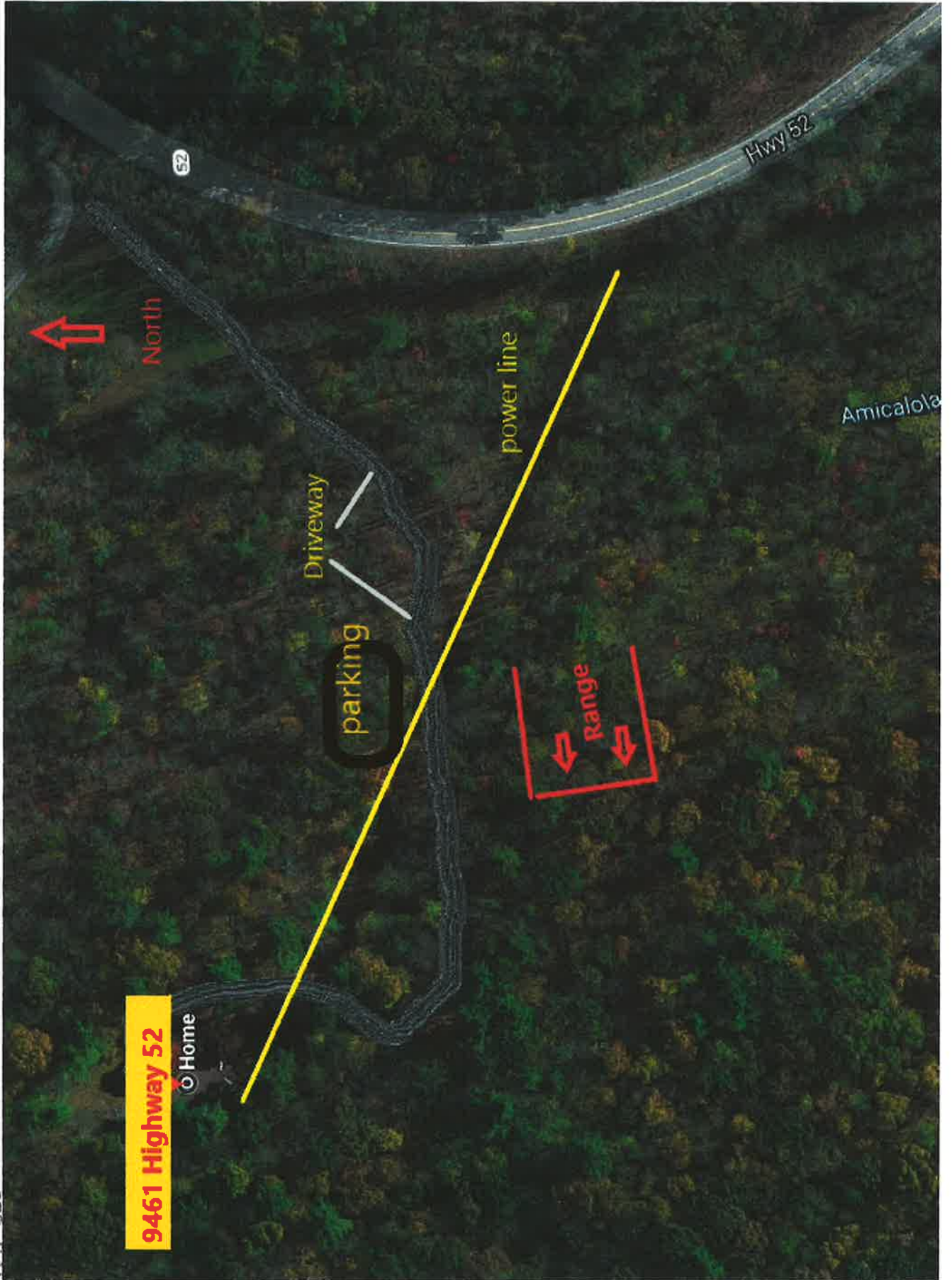
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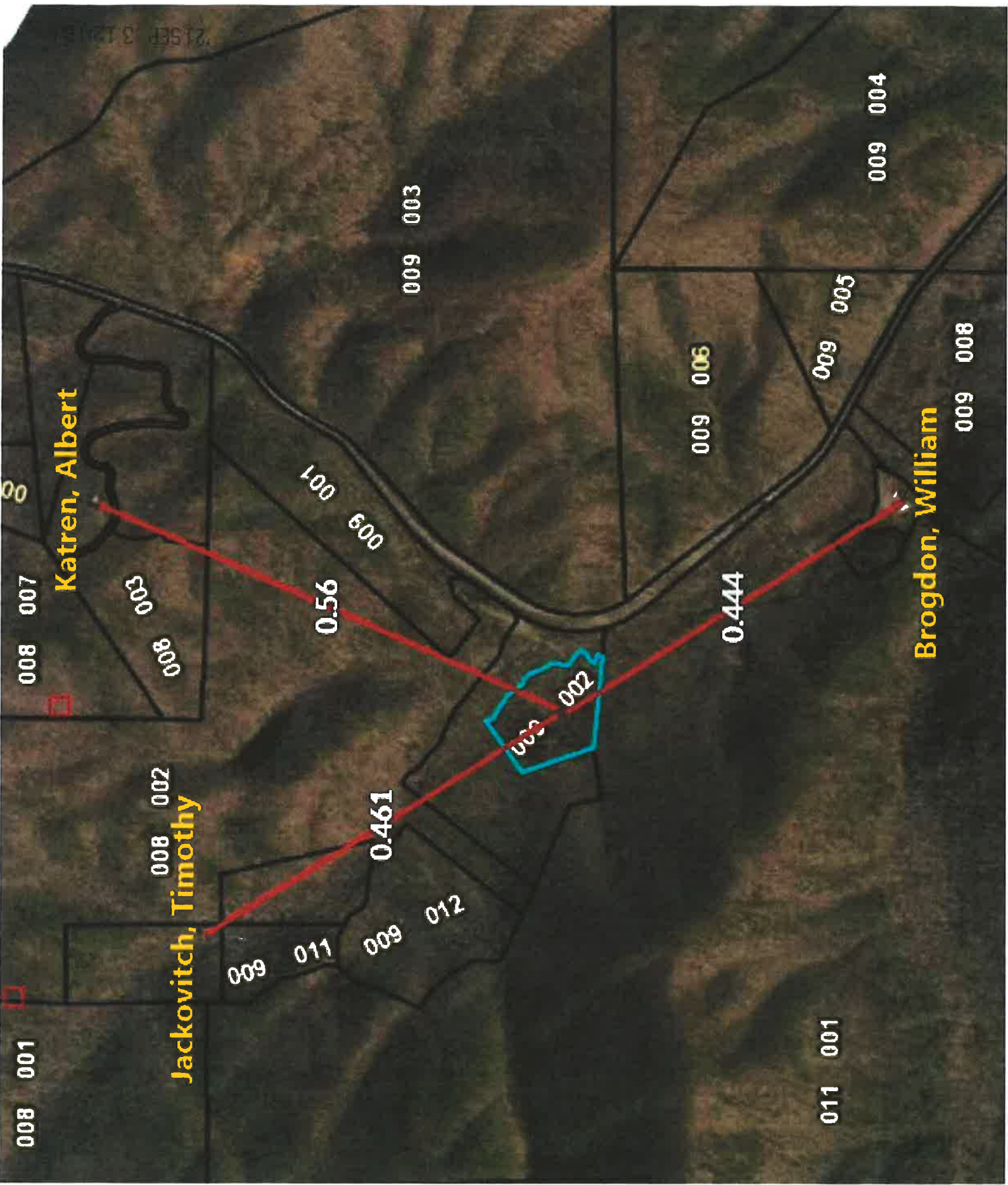
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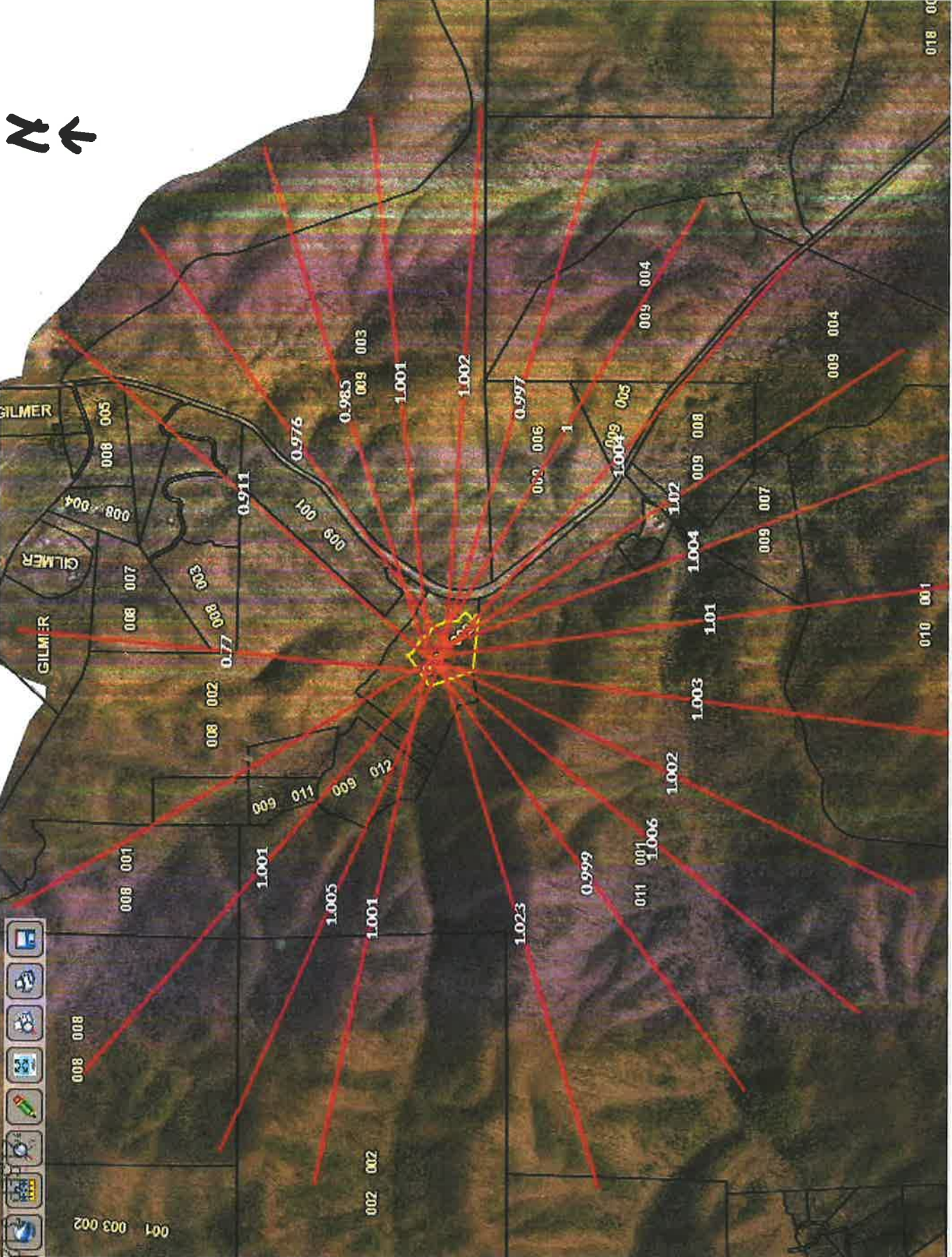
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Summary

Parcel Number 009 002
 Location Address 9461 HWY 52
 Legal Description LL 48 49 LD 5-2
 (Note: Not to be used on legal documents)
 Class A4-Agricultural
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District UNINCORPORATED (District 01)
 Millage Rate 23.663
 Acres 6.93
 Neighborhood RL-ST - Amicalola (312000)
 Homestead Exemption No (S0)
 Landlot/District N/A

[View Map](#)



Owner

PATTERSON RAYMOND L & LYNDA M
 5998 RIDGEVIEW DRIVE
 MILTON, FL 32570

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	1.78
RUR	Small Parcels	Rural	4	5.15

Residential Improvement Information

Style One Family (Detached)
 Heated Square Feet 1736
 Interior Walls Sheetrock
 Exterior Walls Wood/Cedar
 Foundation Basement
 Attic Square Feet 0
 Basement Square Feet 453 Unfinished
 Year Built 1955
 Roof Type Metal
 Flooring Type Carpet/Hrdwd/Tile
 Heating Type Central Heat
 Number Of Rooms 0
 Number Of Bedrooms 0
 Number Of Full Bathrooms 1
 Number Of Half Bathrooms 0
 Number Of Plumbing Extras 0
 Value \$120,200
 Condition Average
 Fireplaces\Appliances Pre-fab 1 sty 1 Box 1
 House Address 9461 HWY 52

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Homesite Imp: 3 Avg	1997	1x0 / 1	1	\$5,000

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
3/12/2021	1480 153	10 105	\$0	Gift	WATKINS MICHAEL P	WATKINS MICHAEL P & SUZANNE E
3/12/2021	1480 137	10 105	\$349,000	Fair Market Sale (Improved)	PATTERSON RAYMOND L & LYNDA M	WATKINS MICHAEL P
5/27/2016	1197 442	10 105	\$130,000	Fair Market Sale (Improved)	SAMPLES GARY K & DEBORAH	PATTERSON RAYMOND L & LYNDA M
3/7/1984	71 120		\$49,000	Fair Market Sale (Improved)	NEERIEMER WM H & BES	SAMPLES GARY K & DEB
9/8/1980	52 779		\$38,000	Fair Market Sale (Improved)		NEERIEMER WM H & BES

Valuation

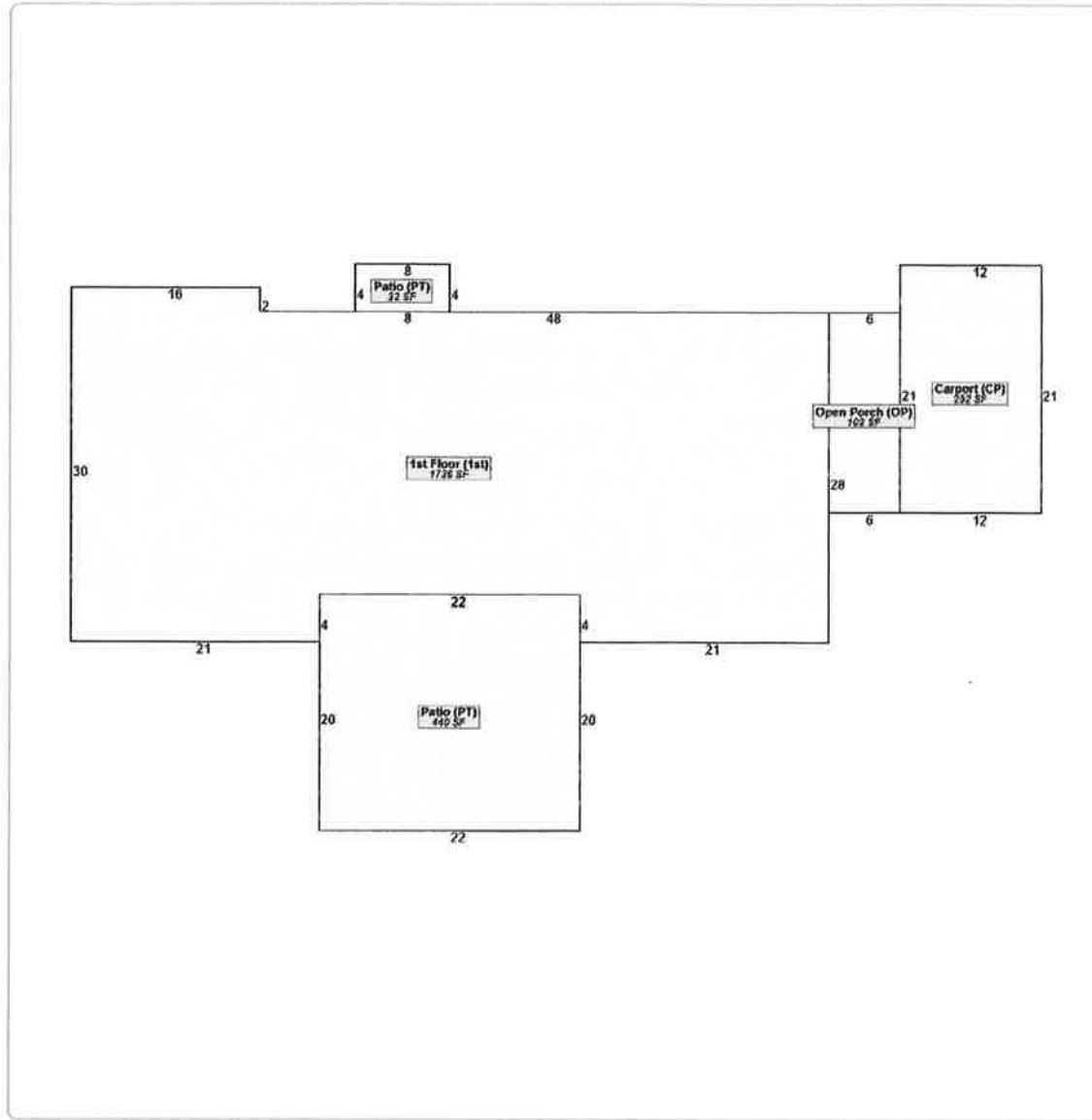
	2021	2020	2019	2018	2017
Previous Value	\$171,600	\$155,000	\$155,000	\$129,449	\$81,398
Land Value	\$61,600	\$48,800	\$48,800	\$48,800	\$38,462
+ Improvement Value	\$120,200	\$117,800	\$101,200	\$101,200	\$88,487
+ Accessory Value	\$5,000	\$5,000	\$5,000	\$5,000	\$2,500
= Current Value	\$186,800	\$171,600	\$155,000	\$155,000	\$129,449

Photos



Sketches

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No data available for the following modules: Land, Conservation Use Rural Land, Commercial Improvement Information, Mobile Homes, Prebill Mobile Homes, Permits.

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Summary

Parcel Number 011 001
 Location Address LL 48 61 62 83-85 96-98 119-122 60 LD 5-2
 Legal Description (Note: Not to be used on legal documents)
 Class E1-Exempt (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District UNINCORPORATED (District 01)
 Millage Rate 23.663
 Acres 1005.23
 Neighborhood Amicalola (00001)
 Homestead Exemption No (50)
 Landlot/District N/A

[View Map](#)



Owner

[STATE OF GEORGIA](#)
 205 BUTLER STREET ST 1252
 ATLANTA, GA 30334

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Woodland	Rural	1	10.17
RUR	Woodland	Rural	3	61.08
RUR	Woodland	Rural	4	6.98
RUR	Woodland	Rural	5	45.69
RUR	Woodland	Rural	7	239.75
RUR	Woodland	Rural	8	641.47
RUR	Woodland	Rural	9	0.09

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
2/6/1997	234 93		\$3,398,402	Fair Market Sale (Vacant)	LAND MANAGEMENT ASSO	GLASS MOUNTAIN INC
10/5/1993	174 54		\$1,796,800	Fair Market Sale (Improved)	GLASS ALBERT D	LAND MANAGEMENT ASSO
1/12/1981	54 414		\$897,000	Fair Market Sale (Improved)	CASEY JW WS NEWELL	GLASS ALBERT D
8/18/1978	45 1		\$701,400	Fair Market Sale (Improved)		CASEY JW WS NEWELL

Valuation

	2021	2020	2019	2018	2017
Previous Value	\$1,996,449	\$1,996,449	\$1,996,449	\$1,996,449	\$1,996,449
Land Value	\$1,346,300	\$1,996,449	\$1,996,449	\$1,996,449	\$1,996,449
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$1,346,300	\$1,996,449	\$1,996,449	\$1,996,449	\$1,996,449

Photos

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qPublic.net™ Dawson County, GA

Summary

Parcel Number 008 002 003
 Location Address HWY 52
 Legal Description LL 25 48 49 LD 5-2
 (Note: Not to be used on legal documents)
 Class V4-Consrv Use
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District UNINCORPORATED (District 01)
 Millage Rate 23.663
 Acres 18.54
 Neighborhood DLT - River Parcels (B) (122000)
 Homestead Exemption No (S0)
 Landlot/District 25 /

[View Map](#)



Owner

[DICKSON RUSSELL GARLAND & MARY TRACY](#)
 5237 MANCHESTER LANE
 GAINESVILLE, GA 30506

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	6	18.54

Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Timberland 93	6	18.54

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
7/31/2020	1428 475	85 149	\$0	Gift	DICKSON RUSSELL GARLAND & MARY TRACY	DICKSON RUSSELL GARLAND & MARY TRACY
7/31/2020	1428 473	85 149	\$166,869	Fair Market Sale (Vacant)	HWY 52 EAST LLC	DICKSON RUSSELL GARLAND & MARY TRACY

Valuation

	2021
Previous Value	\$0
Land Value	\$166,600
+ Improvement Value	\$0
+ Accessory Value	\$0
= Current Value	\$166,600
10 Year Land Covenant (Agreement Year / Value)	2013 / \$14,925

Photos

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Summary

Parcel Number 009 003
Location Address HWY 52
Legal Description LL 23 24 49 50 51 LD 5-2
 (Note: Not to be used on legal documents)
Class J5
 (Note: This is for tax purposes only. Not to be used for zoning.)
Tax District UNINCORPORATED (District 01)
Millage Rate 23.663
Acres 246
Neighborhood RL-LT - Large Tracts (321000)
Homestead Exemption No (50)
Landlot/District 23 /

[View Map](#)



Owner

[EGD PROPERTIES LP](#)
 C/O APPALACHIAN ASSOCIATES LTD
 PO BOX 1957
 DAHLONEGA, GA 30533

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Woodland	Rural	8	33.21
RUR	Woodland	Rural	7	96.55
RUR	Woodland	Rural	6	46.84
RUR	Woodland	Rural	7	16.53
RUR	Woodland	Rural	3	1.09
RUR	Woodland	Rural	1	2.65
RUR	Woodland	Rural	1	1.12
RUR	Woodland	Rural	3	48.01

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
8/28/2003	544 146		\$0	Quitclaim (non ALT)	DAVID GEORGE	EGD PROPERTIES LP
1/4/1999	294 157		\$0	Quitclaim (non ALT)	DAVID GEORGE	DAVID GEORGE
5/2/1990	132 155		\$0	Quitclaim (non ALT)	DEAVER HARRY	DAVID GEORGE
2/19/1988	107 96		\$0	Estate (non ALT)		DAVID GEORGE

Valuation

	2021	2020	2019	2018	2017
Previous Value	\$491,500	\$491,500	\$491,500	\$744,597	\$744,597
Land Value	\$599,200	\$491,500	\$491,500	\$491,500	\$744,597
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$599,200	\$491,500	\$491,500	\$491,500	\$744,597

Photos

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