

DAWSON COUNTY VARIANCE APPLICATION

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

VR 21-17 Tax Map & Parcel # (TMP): _____
Current Zoning: VCO Commission District #: B
Submittal Date: 8-27-21 Time: 10:28 (am/pm) Received by: [Signature] (staff initials)
Fees Assessed: _____ Paid: _____
Planning Commission Meeting Date: October 19, 2021

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Dustin Masters

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: ASAP Applicant Signature: [Signature]

PROPERTY INFORMATION

Street Address of Property: 304 Holly Cir
Dawsonville, GA 30534

Land Lot(s): 393 District: 13th Section: 1st

Subdivision/Lot: Athens Boat Club / C1 Building Permit #: _____ (if applicable)

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Directions to the Property: 53 east to War Hill Rd, left onto War Hill Rd, left onto Athens Boat Club Rd, left onto Dogwood Dr, through gate, right onto Cherry Ln, left onto Holly Cir, residence on left.

REQUESTED ACTION

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

If other, please describe: _____

Type of Variance requested:

- Front Yard [] Side Yard [] Rear Yard variance of 20 ft feet to allow the structure to:
- be constructed; [] remain a distance of 20 ft feet from the: _____
- property line, [~~road~~ road right of way, or [] other (explain below):

instead of the required distance of 40 ft 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: _____

Variances 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:

1. Describe why a strict and literal enforcement of the standards would result in a practical difficulty or unnecessary hardship: _____

Due to the size of the lot, building our home with a garage would not be possible. Could prevent us from making this our permanent residence.

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

Athens Boat Club was created with very small lots, prior to zoning requirements.

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: _____

Getting rid of the old trailer and replacing it with a stick-built home would not cause any hardship to neighbors or the neighborhood.

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

It would be one of many homes being rebuilt or renovated in the neighborhood, making the neighborhood newer and nicer, while raising property values.

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.)

Letter of Intent

We plan to remove the current trailer and replace it with a stick-built home to make our primary residence. We are requesting the set-back variance so the lot will accommodate our proposed house and garage, as a single structure.

Dustin Masters


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PROPERTY OWNER AUTHORIZATION

I/we Marcy Evans Masters/Dustin Masters hereby swear that I/we own the property located at (fill in address and / or tax map & parcel #):

304 Holly circle dawsonville GA 30534

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: Dustin Masters/Marcy Evans Masters

Signature of applicant or agent: Dustin Masters/Marcy Masters Date: 8/25/21

Printed Name of Owner(s): Marcy Masters/Dustin Masters

Signature of Owner(s): Marcy Masters/Dustin Masters Date: 8/25/21

Sworn and subscribed before me this 25th day of August, 20 21.
Mark J...
Notary Public

My Commission Expires 21

(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.)

20210825

VR# _____

TMP# _____

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 | <u>L17 108</u> | 1. | <u>Robert and Betty Beckham - 288 Holly Cir.</u> |
| TMP | <u>L17 110</u> | 2. | <u>Sheila Sparrow - 322 Holly Cir. Dawsonville, GA 30534</u> |
| TMP | <u>L17 137</u> | 3. | <u>Richard Price - 17 Maple Dr. Dawsonville, GA</u> |
| TMP | _____ | 4. | <u>30534</u> |
| TMP | <u>L17 121</u> | 5. | <u>Edmund Cumming - 2905 Steel Meadows Way Buford, GA</u> |
| TMP | _____ | 6. | <u>30519</u> |
| TMP | _____ | 7. | _____ |
| TMP | _____ | 8. | _____ |
| TMP | _____ | 9. | _____ |
| TMP | _____ | 10. | _____ |
| TMP | _____ | 11. | _____ |
| TMP | _____ | 12. | _____ |
| TMP | _____ | 13. | _____ |
| TMP | _____ | 14. | _____ |
| TMP | _____ | 15. | _____ |

Use additional sheets if necessary.

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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:  Date: 8/25/21
Signature of Witness:  Date: 8/25/21

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.

Dawson County

APPLICATION PROCESSING: STAFF USE ONLY

VR _____ 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: _____
- 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: _____
- Planning Commission Meeting Minutes placed in folder Date: _____

Planning Commission & Board of Commissioners Actions

Planning Commission Recommendation Date: _____ Approval Approval w/stipulations Denial

If Denied by Planning Commission was decision appealed? Yes No

Board of Commissioners Decision Date: _____ Approval Approval w/stipulations Denial

- If appealed; Applicant Notified of Date of Appeal Hearing Date: _____
- If appealed; Legal Advertising of Date of Appeal Hearing Date: _____
- If appealed; Approval or Denial Form Placed in Folder Date: _____
- Applicant Notified of Final Action of Appeal Date: _____
- Board of Commission Meeting Minutes placed in folder Date: _____

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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:

_____ Driver's License _____

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 Dawsonville (city), Georgia (state)

[Signature]
Signature of Applicant

8/25/21
Date

Dustin Masters
Printed Name

Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 25th DAY OF August, 20 21

[Signature] Notary Public

My Commission Expires: 3-25-21




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**GEORGIA DEPARTMENT OF PUBLIC HEALTH
CONSTRUCTION PERMIT AND SITE APPROVAL
For On-Site Sewage Management System**

COUNTY: Dawson	SUBDIVISION: ATHENS BOAT CLUB	LOT NUMBER: C 01	BLOCK: .
PROPERTY LOCATION (ADDRESS/DIRECTIONS): 304 HOLLY CIR DAWSONVILLE, GA 30534 Hwy 53 east, cross Hwy 400, left on War Hill Park Road, left on Athens Boat Club Road, left on Dogwood Drive, through the gate, right on Cherry Lane, left on Holly Circle, property on the left.			

I hereby apply for a construction permit to install an On-Site Sewage Management System and agree that the system will be installed to conform to the requirements of the rules of the Georgia Department of Public Health, Chapter 511-3-1. By my signature, I understand that final inspection is required and will notify the County Health Department upon completion of construction and before applying final cover material to the system.

PROPERTY OWNER'S/AUTHORIZED AGENT'S SIGNATURE: 	DATE: 03/08/2021
PROPERTY OWNER'S NAME: MARCY EVANS MASTERS	PHONE NUMBER: _____
PROPERTY OWNER'S ADDRESS: 304 HOLLY CIR DAWSONVILLE, GA 30534	ALTERNATE PHONE NUMBER: _____
AUTHORIZED AGENT'S NAME (IF OTHER THAN OWNER): DUSTIN MASTERS	RELATIONSHIP TO OWNER: _____

Section A — General Information

1. REQUIRED SETBACK FROM RECEIVING BODIES (wells, lakes, sinkholes, streams, etc.) EVALUATED: (1) Yes (2) No	5. TYPE OF STRUCTURE (single/multi-family residence, commercial, restaurant, etc.): Single-Family Residence	9. SOIL SERIES (e.g. Pacolet, Orangeburg, etc.): Rion
2. WATER SUPPLY: (1) Public (2) Private (3) Community	6. WATER USAGE BY: Bedroom Numbers	10. PERCOLATION RATE / HYDRAULIC LOADING RATE: 5 0
3. SEWAGE SYSTEM TO BE PERMITTED: (1) New (2) Repair (3) Addition	7. NO. OF BEDROOMS / GPD: 2	11. RESTRICTIVE SOIL HORIZON DEPTH (INCHES): 7 2
4. LOT SIZE (SQUARE FEET / ACRES): 3 6 2	8. LEVEL OF PLUMBING OUTLET: (1) Ground Level (2) Basement (3) Above ground level	12. SOIL TEST PERFORMED BY: Parham, Dan R

Section B — Primary / Pretreatment

1. DISPOSAL METHOD: Septic Tank	2. GARBAGE DISPOSAL: (1) Yes (2) No	3. SEPTIC TANK CAPACITY (GALLONS): 1000	4. ATU Capacity: 0	5. DOSING TANK CAPACITY (GALLONS): _____	6. GREASE TRAP CAPACITY (GALLONS): _____
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Section C — Secondary Treatment

1. ABSORPTION FIELD DESIGN: (1) Level Field (2) Serial (3) Drip (4) Bed (5) Distribution Box (6) Mound/Area Fill (7) Other	4. TOTAL ABSORPTION FIELD SQUARE FEET REQUIRED: 4 0 8	7. NUMBER OF ABSORPTION TRENCHES: _____
2. ABSORPTION FIELD PRODUCT: Quick 4 High Capacity -16in	5. TOTAL ABSORPTION FIELD LINEAR FEET REQUIRED: 1 3 6	8. SPECIFIED LENGTH OF ABSORPTION TRENCHES: _____
3. AGGREGATE DEPTH (Inches): _____	6. DEPTH OF ABSORPTION TRENCHES (range in inches): 2 4 — 4 2	9. Distance Between Absorption Trenches: _____

Permit


A PERMIT IS HEREBY GRANTED TO INSTALL THE ON-SITE SEWAGE MANAGEMENT SYSTEM DESCRIBED ABOVE. THIS PERMIT IS NOT VALID UNLESS PROPERLY SIGNED BELOW. THIS PERMIT EXPIRES TWELVE (12) MONTHS FROM DATE OF ISSUANCE.

ANY GRADING, FILLING, OR OTHER LANDSCAPING SUBSEQUENT TO ISSUANCE OF A PERMIT MAY RENDER PERMIT

VOID, FAILURE TO FOLLOW SITE PLAN MAY RENDER PERMIT VOID. ANY GRADING, FILLING, OR OTHER LANDSCAPING SUBSEQUENT TO FINAL INSPECTION BY COUNTY HEALTH DEPARTMENT, WHICH ADVERSELY AFFECTS THE FUNCTION OF THE ON-SITE SEWAGE MANAGEMENT SYSTEM, MAY RENDER APPROVAL VOID. INSTALLATION CONTRACTOR IS RESPONSIBLE FOR LOCATING PROPER DISTANCES FROM BUILDINGS, WELLS, PROPERTY LINES, ETC.

ISSUANCE OF A CONSTRUCTION PERMIT FOR AN ON-SITE SEWAGE MANAGEMENT SYSTEM, AND SUBSEQUENT APPROVAL OF SAME BY REPRESENTATIVE 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 REPRESENTATIVE(S) DO NOT, BY ANY ACTION TAKEN 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.

1. SITE APPROVED AS SPECIFIED ABOVE: (1) Yes (2) No

APPROVING ENVIRONMENTALIST: 	TITLE: Environmental Health Specialist IV	DATE: 08/17/2021	CONSTRUCTION PERMIT NUMBER: OSC04201001
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Overview



Legend

-  Parcels
-  Landlots

Parcel ID: L17 109
Alt ID: 1619
Owner: EVANS MARCY
Acres: 0.26
Assessed Value: \$32790

Date created: 8/19/2021
Last Data Uploaded: 8/19/2021 5:48:21 PM

Developed by  Schneider
GEOSPATIAL

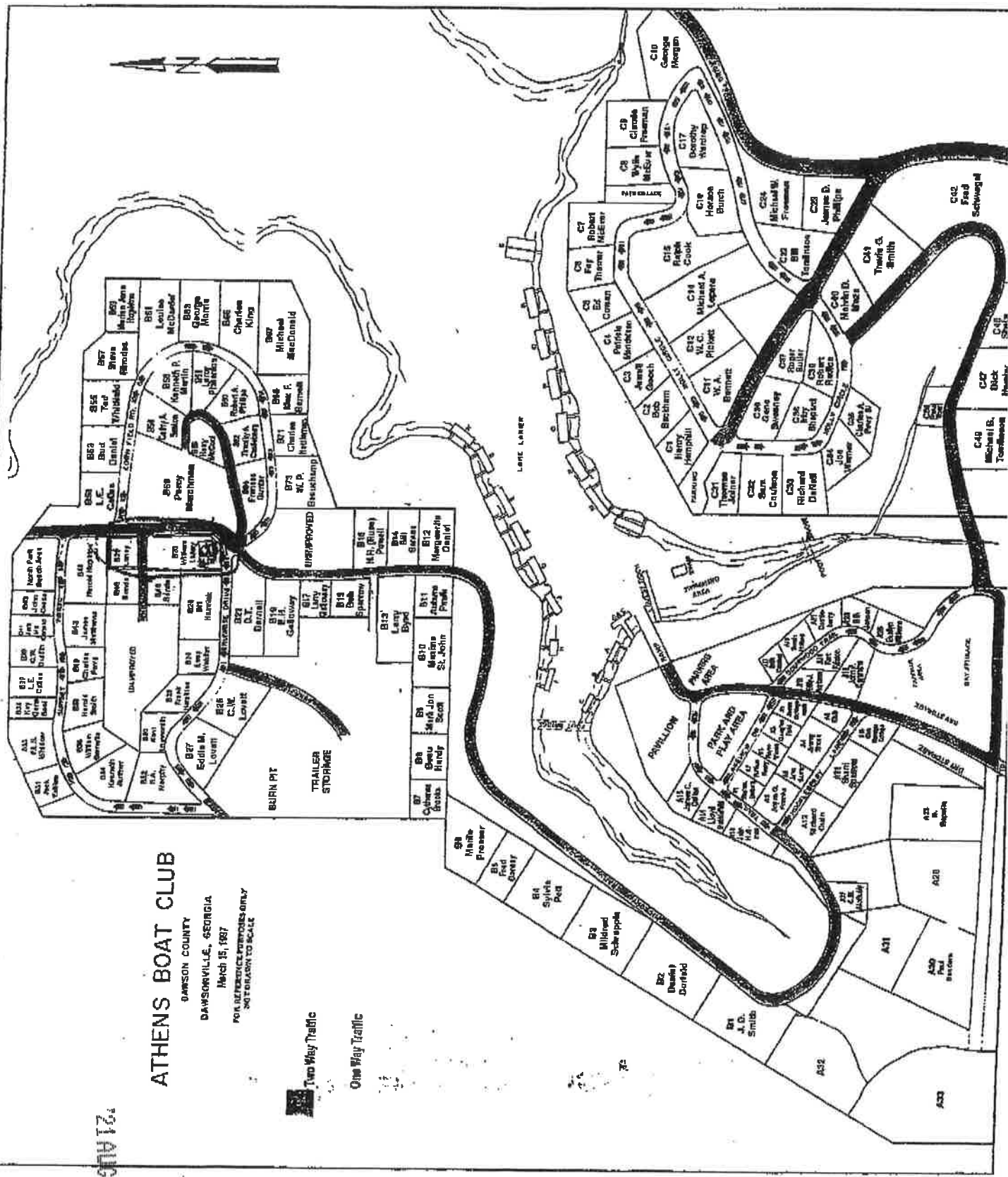
21 AUG 27 10:44 AM

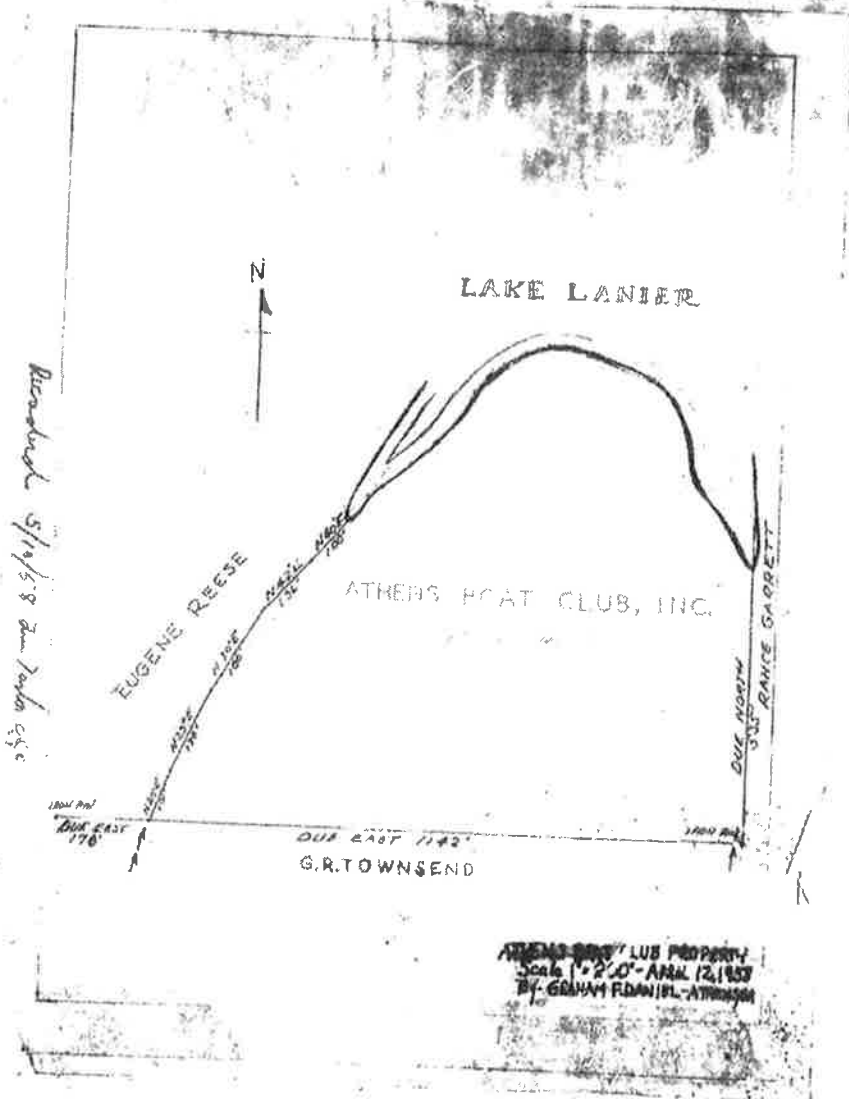
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ATHENS BOAT CLUB

DAWSON COUNTY
DAWSONVILLE, GEORGIA
MARCH 15, 1937

FOR REFERENCE PURPOSES ONLY
NOT DRAWN TO SCALE





Resurvey 5/15/58 from Town 45c

ATHEIS BOAT CLUB PROPERTY
Scale 1" = 200' - APRIL 12, 1953
BY GRAHAM EDWIN BLAIR

21 AUG 27 10:44 AM

Proposed Site Plan

PROPERTY OWNER:
FN & MARCY MASTERS
HOLLY CIR
ANNVILLE, GA 30534

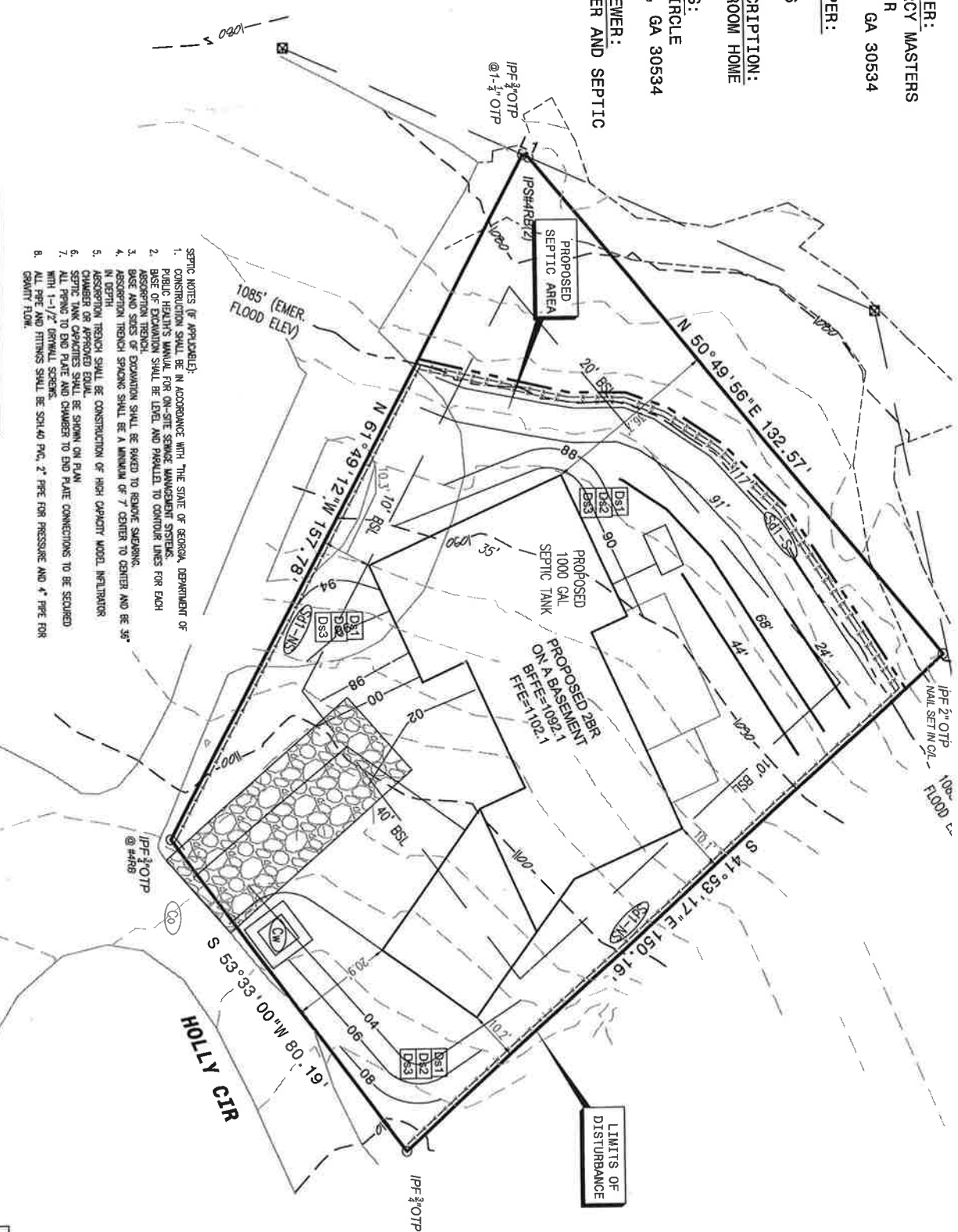
DEVELOPER:
WIE PUGH
314-2466

ECT DESCRIPTION:
2 BEDROOM HOME

ADDRESS:
HOLLY CIRCLE
ANNVILLE, GA 30534

R AND SEWER:
DATE WATER AND SEPTIC

rooms	
feet	
7	
3	
3	
ment	
ment	



- SEPTIC NOTES (IF APPLICABLE):**
1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STATE OF GEORGIA, DEPARTMENT OF PUBLIC HEALTH'S MANUAL FOR ON-SITE SEWAGE MANAGEMENT SYSTEMS.
 2. PROPOSED TRENCH SHALL BE LEVEL AND PARALLEL TO CONTROL LINES FOR EACH BASE AND SIZES OF EXCAVATION SHALL BE RIGID TO REMOVE SWAGING.
 3. ABSORPTION TRENCH SPACING SHALL BE A MINIMUM OF 7' CENTER TO CENTER AND BE 35" IN DEPTH.
 4. ABSORPTION TRENCH SHALL BE CONSTRUCTION OF HIGH CAPACITY WOOD INFLUATOR CHAMBER OR APPROVED EQUIV.
 5. SEPTIC TANK CAPGATES SHALL BE SHOWN ON PLAN.
 6. ALL PIPING TO END PLATE AND CHAMBER TO END PLATE CONNECTIONS TO BE SECURED WITH 1-1/2" DRYWALL SCREWS.
 7. ALL PIPE AND FITTINGS SHALL BE SCHED 40 PVC, 2" PIPE FOR PRESSURE AND 4" PIPE FOR GRAVITY FLOW.



1. Drainage area =	0.3
2. Required sediment storage = 67 cy/ac x	
Drainage area =	0.3

Utilizing Sd1 for Sediment Storage

- (1) EACH DAY WHEN ANY TYPE OF CONSTRUCTION PERSONNEL PROVIDED BY THE TERTIARY PERMITTEE; PETROLEUM PRODUCTS ARE STORED, USED, OR HANDLED AT THE TERTIARY PERMITTEE'S SITE WHERE SEDIMENT TRACKING. THESE INSPECTIONS MUST BE CONDUCTED BY UTILITY COMPANIES AND UTILITIES CONDUCTING REPAIRS ON EXISTING LINE INSTALLATIONS.
- (2) MEASURE AND RECORD RAINFALL WITHIN DISTRICT EVERY 24 HOURS EXCEPT ANY NON-WORKING SATURDAY COLLECTED FOR THE PURPOSE OF COMPLIANCE WITH MEASUREMENT OF RAINFALL MAY BE SUSPENDED IF ESTABLISHED A CROP OF ANNUAL VEGETATION AND, INSPECTIONS.
- (3) CERTIFIED PERSONNEL (PROVIDED BY THE TERTIARY PERMITTEE) SHALL CONDUCT INSPECTIONS OF THE TERTIARY PERMITTEE'S SITE WITHIN 24 HOURS OF THE END OF WORKING HOURS AND WITHIN 24 HOURS OF THE END OF FEDERAL HOLIDAY IN WHICH CASE THE INSPECTION SHALL BE CONDUCTED ON THE FOLLOWING WORKING DAY, WHICHEVER OCCURS FIRST. (A) DISTRICT INSPECTIONS SHALL BE CONDUCTED TO ENSURE COMPLIANCE WITH THE TERTIARY PERMITTEE'S SITE CONTROL MEASURES. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE OBSERVED TO ENSURE COMPLIANCE WITH THE TERTIARY PERMITTEE'S SITE CONTROL MEASURES. THESE INSPECTIONS SHALL BE CONDUCTED PRIOR TO ANY REPAIRS TO EXISTING LINE INSTALLATIONS OR WHEN CONDUCTING REPAIRS TO EXISTING LINE INSTALLATIONS.
- (4) CERTIFIED PERSONNEL (PROVIDED BY THE TERTIARY PERMITTEE) SHALL CONDUCT INSPECTIONS OF THE TERTIARY PERMITTEE'S SITE WITHIN 24 HOURS OF THE END OF WORKING HOURS AND WITHIN 24 HOURS OF THE END OF FEDERAL HOLIDAY IN WHICH CASE THE INSPECTION SHALL BE CONDUCTED ON THE FOLLOWING WORKING DAY, WHICHEVER OCCURS FIRST. (A) DISTRICT INSPECTIONS SHALL BE CONDUCTED TO ENSURE COMPLIANCE WITH THE TERTIARY PERMITTEE'S SITE CONTROL MEASURES. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE OBSERVED TO ENSURE COMPLIANCE WITH THE TERTIARY PERMITTEE'S SITE CONTROL MEASURES. THESE INSPECTIONS SHALL BE CONDUCTED PRIOR TO ANY REPAIRS TO EXISTING LINE INSTALLATIONS OR WHEN CONDUCTING REPAIRS TO EXISTING LINE INSTALLATIONS.
- (5) BASED ON THE RESULTS OF EACH INSPECTION, MEASURES IDENTIFIED IN THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN SHALL BE MAINTAINED AND APPROPRIATE NOT LATER THAN SEVEN (7) CALENDAR DAYS AFTER THE DATE OF THE INSPECTION. MEASURES IDENTIFIED IN THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN SHALL BE MAINTAINED AND APPROPRIATE NOT LATER THAN SEVEN (7) CALENDAR DAYS AFTER THE DATE OF THE INSPECTION.
- (6) A REPORT OF EACH INSPECTION SHALL INCLUDE THE DATE(S) OF EACH INSPECTION, CONSTRUCTION ACTIVITY, EROSION, SEDIMENTATION, AND POLLUTION CONTROL MEASURES, AND THE LOCATION UNTIL THE ENTIRE SITE HAS UNDERGONE SUCH REPORTS SHALL BE MADE AVAILABLE BY THE TERTIARY PERMITTEE TO THE DISTRICT INSPECTOR. IDENTIFY ALL INCIDENTS OF BEST MANAGEMENT PRACTICES DESCRIBED IN THE PLAN, WHERE THE REPORT IS CERTIFICATION THAT THE BEST MANAGEMENT PRACTICES DESCRIBED IN THE PLAN, THE REPORT SHALL BE SIGNED BY THE TERTIARY PERMITTEE AND UTILITY COMPANIES AND UTILITIES CONDUCTING REPAIRS ON EXISTING LINE INSTALLATIONS.

Existing Site Plan

GA West Zone
NAD 83
E: 282054.95
NAD 83



DOCUMENT FILING INFORMATION

Course	Bearing	Distance
L1	N 24°41'05" E	1.87'

PLANS CERTIFICATE:

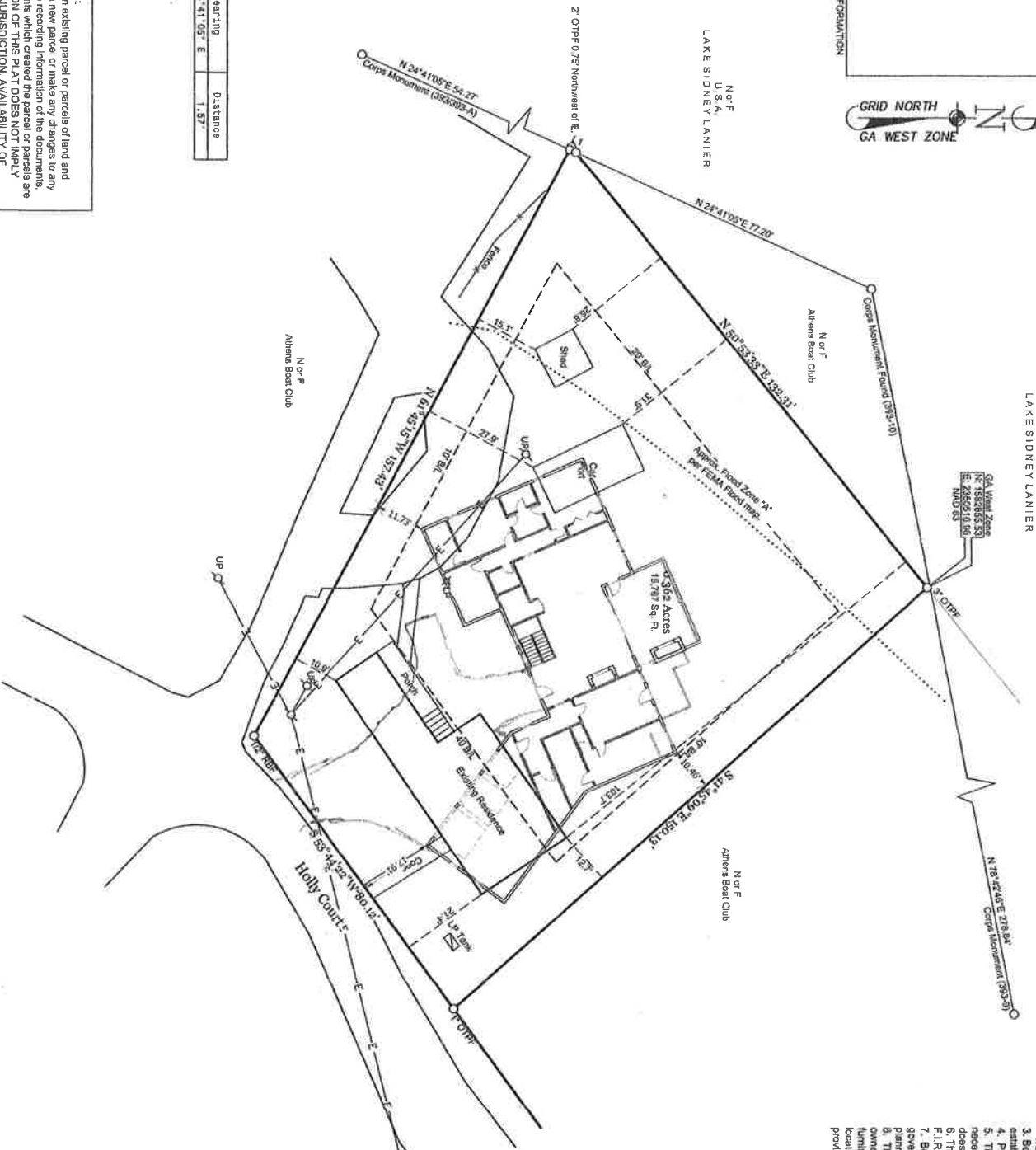
I, the undersigned, being a duly licensed Professional Engineer in the State of Georgia, do hereby certify that the above is a true and correct copy of the original plans as shown to me by the applicant and that the same conform to all the provisions of the Code of Regulations for Professional Engineers and Land Surveyors, and that the same are in accordance with the laws of the State of Georgia.

W. McWhorter
Date: 07-23-2020

Professional Engineer, License No. 12644
Certificate of Authorization Number LSF0000275



LEGEND	
OTPF	Open Top Pin Found
OTPS	Crimp Top Pin Found
OTFS	Crimp Top Pin Set
RBS	Rebar Found
UP	Building Line
N or F	Now or Formerly
- - -	Overhead Wire
- - -	Fence
- - -	Not to Scale
- - -	Calculated Point



- NOTES:
1. Field Data: Closure Precision - 1/19,476; Angular Error - 14.33"/STA.
 2. Field Measurements were taken with a Leica TS12 on 07-23-2020 and were balanced using the Compass Rule.
 3. Bearings are based on Grid North, GA West Zone, NAD 83 and established using a Leica GS 14, using SmartNet GPS Network.
 4. Plot Precision: 1/54,902.
 5. The public records referenced herein reflect only those records necessary to establish the boundaries hereon, and reference to the same does not and is not intended to constitute a title search or title opinion.
 6. The property is located in a Flood Hazard Area "A" as indicated on F.L.R.M. No. 13085C0235C, dated 04-04-2016.
 7. Surveyed setbacks and setbacks may not be shown hereon. They are governing or construction setbacks.
 8. This site plan is a preliminary plan. The actual location of the building is to be determined by the local jurisdiction and should be confirmed prior to land clearing or construction activities.
 9. The Athens Boat Club and Athens East Club are lease fees. The total property is owned by Athens Boat Club. The ownership of this property is not certified to the location of this leased property nor was the lease legal for the adjacent property.

REVISION TABLE		
DATE	REVISION BY	DESCRIPTION

Masters House Plan

DRAWINGS PROVIDED BY:
21 AUG 27 09:44 AM

Survey of Leased Property of Athens Boat Club, Lot 071, for

DUSTIN MASTERS
Lease Lot 386, 13th Dist.
Dawson County, Georgia
07-23-2020

McWhorter & Anderson
416 Pirkle Ferry Road
Building H, Unit 300
Cunningham, GA 30040
(770) 889-9430
www.mga-se.com

SHEET: P-1
DATE: 6/13/2021
SCALE: 1/4"=1'±

2020 Property Tax Statement

Nicole Stewart
 Dawson County Tax Commissioner
 25 Justice Way, Suite 1222
 Dawsonville, GA 30534

Bill Number	Due Date	CURRENT YEAR DUE
4740	12/1/2020	\$0.00

Payment Good Through:

Map: L17 109

Last payment made on: 11/30/2020

Location: 304 HOLLY CIR

EVANS MARCY
 304 ABC HOLLY CIR

DAWSONVILLE, GA 30534

RETURN THIS FORM WITH PAYMENT

Dear Taxpayer,

This is your current year Ad Valorem Property Tax Statement. This bill must be paid in full by December 1st in order to avoid interest and penalty charges. If payment is made after the due date, please call the office for the current amount due. State law requires all bills be mailed to the owner of record as of January 1st of the tax year. If you have sold this property, please forward this bill to the NEW OWNER and notify our office.

Thank you for the privilege to serve as your Tax Commissioner.
 Nicole Stewart

Nicole Stewart
 Dawson County Tax Commissioner
 25 Justice Way, Suite 1222
 Dawsonville, GA 30534



Scan this code with your mobile phone to view or pay this bill

Tax Payer: EVANS MARCY
 Map Code: L17 109
 Description: BLDG LL 393 LD 13S-1
 Location: 304 HOLLY CIR
 Bill Number: 4740
 District: 1

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions
\$32,790.00	\$0.00	0.26	32790	12/1/2020	12/1/2020		

TAXING ENTITY	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	32790	13116	0	13116	0	0	0	0
COUNTY M&O	32790	13116	0	13116	12.377	162.34	0	103.42
SALES TAX ROLLBACK	0	0	0	13116	-4.492	0	-58.92	0
SCHOOL M&O	32790	13116	0	13116	15.778	208.94	0	208.94
TOTALS					23.663	369.28	-58.92	310.36

You can pay your bill in person, by mail, online at www.dawsoncountytax.com, or at the drop box in front of the courthouse at the crosswalk. If postmarked after December 1st, interest at a rate prescribed by law will be added monthly. An additional penalty as prescribed by law will be added every 120 days. If the bill is marked appealed, then this is only 85% of the total bill pending.

NO PAYMENT CONTRACTS WILL BE ALLOWED.

Current Due:	\$310.36
Penalty:	\$0.00
Interest:	\$0.00
Other Fees:	\$0.00
Back Taxes:	\$0.00
Amount Paid:	\$310.36
TOTAL DUE:	\$0.00

21 AUG 27 10:45AM

Printed: 8/19/2021 9:14:10 PM



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

Phone: (706) 344-3520
Fax: (706) 344-3522

Trans No	Property ID / District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2020 - 4740	L17 109 / 1 BLDG LL 393 LD 13S-1 FMV: 32790	\$310.36	\$0.00 Fees: \$0.00 \$0.00	\$0.00	\$310.36	\$0.00
Totals:		\$310.36	\$0.00	\$0.00	\$310.36	\$0.00

Paid Date: 11/30/2020

Charge Amount: \$310.36

EVANS MARCY
304 ABC HOLLY CIR

DAWSONVILLE, GA 30534

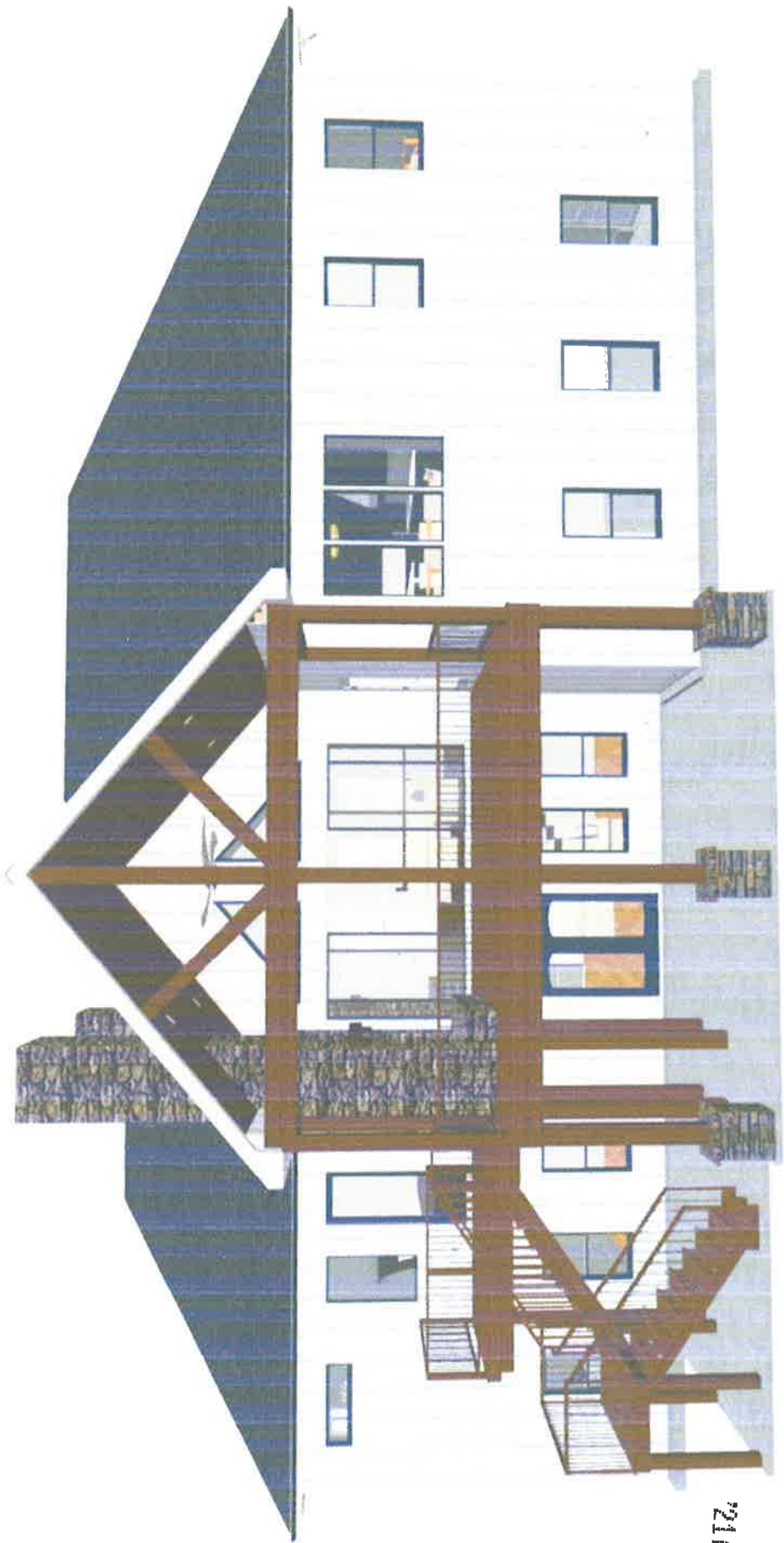


Scan this code with your mobile phone to view this bill

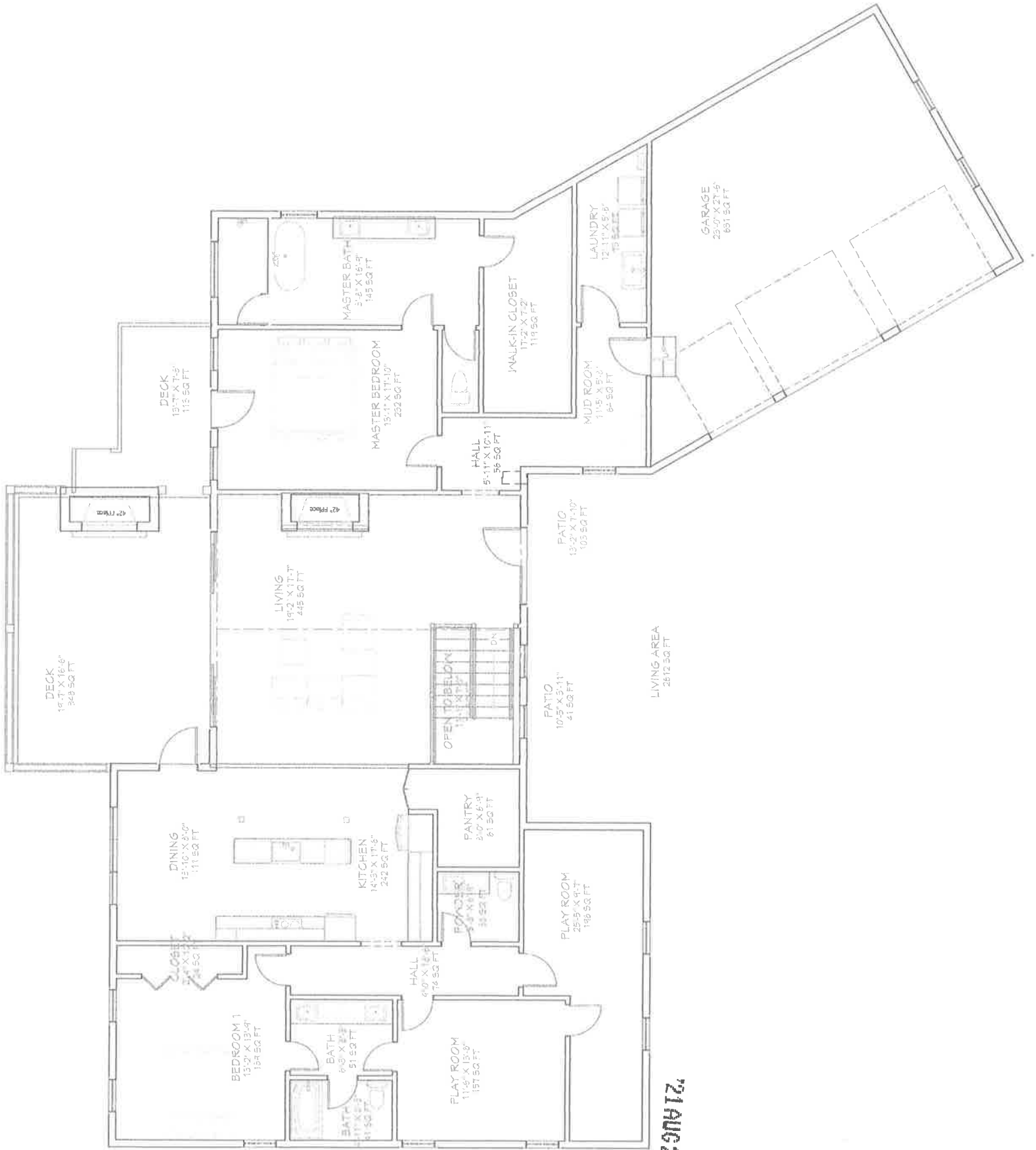
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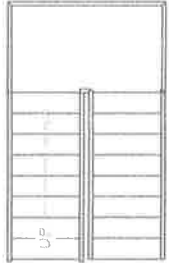


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PATIO
38'-5" X 16'-11"
615 SQ. FT.

