

DAWSON COUNTY VARIANCE APPLICATION

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

VR _____ Tax Map & Parcel # (TMP): L16 137
Current Zoning: VCR Commission District #: 3
Submittal Date: 7.10.2020 Time: 8:35 am/pm Received by: UJG (staff initials)
Fees Assessed: 350- Paid: check
Planning Commission Meeting Date: August 18, 2020

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Donald Brian Weaver
Address: _____

Phone: Unlisted Listed _____ 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: _____ Applicant Signature: _____

PROPERTY INFORMATION

Street Address of Property: Lot 41, Shadow Lane
Dawsonville, GA 30534
Land Lot(s): 41 District: 01 Section: _____
Subdivision/Lot: Hidden Horizon Building Permit #: _____ (if applicable)
Directions to the Property: Hwy 53 to War Hill Park Rd to Barker
to ~~Street~~ Shadow Lane to the dead end culdesac.

2020 JUL 10 8:35 AM

REQUESTED ACTION

A Variance is requested from the requirements of Article # 3 Section # 309 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 38 feet to allow the structure to:
- be constructed; remain a distance of 2 feet from the: _____
- property line, road right of way, or other (explain below):

instead of the required distance of 40 feet 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: Based on the topography of the land and the deep ravine running through the lot, placing a homesite at the current building line behind the 40-foot setback would result in us NOT being able to purchase the property due to an inability to build on the steep land and into the ravine.

Scanned with CamScanner

2. Describe the exceptional and extraordinary conditions applicable to this property which do not apply to other properties in the same district: The lot is unique for several reasons. There is an

exceptional ravine/creek that lies behind the current building line and extends across the entire lot. There is also a severe drop in topography from the front property line to the ravine. In addition, through the years, the acreage has changed from 0.64 to 0.565 - removing 0.075 acre from the front of the property as roads have been paved and right-of-way established.

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: Granting this variance request would

not negatively impact any surrounding property in any way. The county has provided room for utilities/right of way between the curb and front property line. Our future home would compliment the current homes and be more aesthetically pleasing.

The 10 foot side setbacks would remain. Property owners have approved variance proposal. Value would be added to the Hidden Horizons subdivision.

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

Granting this variance supports the general objectives of the Land Use Resolution by advancing economically sound and stable use of the land. Nothing will threaten the safety, health, morals or general welfare of the citizens. The request is reasonable, supported by adjacent property owners, and will attractively complete the cul-de-sac development - adding value to near-by properties.

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.)

(see additional sheets)

20 JUL 10 8:36AM

1. Describe difficulty or unnecessary hardship:

Based on the topography of the land and deep ravine running through the lot, placing a homesite at the current building line behind the 40 foot setback would result in us not being able to purchase the property due to an inability to build on the steep land and into the ravine. The grading cost, foundational walls, decks, etc.. would exceed a reasonable budget.

2. Describe the exceptional conditions which do not apply to other properties:

This lot is unique for several reasons. The land was previously subdivided into multiple lots. After being divided, lot 41 was 0.64 acres. The original property marker can now be found in the asphalt cul-de-sac. Then the county created a right-of-way at the beginning of the property lessening the front acreage by 0.075 for a total lot area of 0.565 acre. The lot now begins after the utilities area/right-of-way noted on the survey plat recorded with the Clerk of Court. According to the survey plat, the distance from the curb to the property line is 40 feet. The distance from the curb to the building line is approximately 80 feet.

The lot is also unique due to the steep topography of the land. There is a severe drop from the front property line to the ravine. Additionally, there is an exceptional ravine that lies behind the building line and extends across the entire lot.

3. Describe why the variance request would not be detrimental to the public:

Granting this variance request would not negatively impact any surrounding property in any way. The county has provided room for utilities, including power lines marked on the plat, between the curb and the front property line.

Allowing the variance request would allow an aesthetically pleasing home to be built and compliment the homes currently in the area. Manicured landscaping and a new home would add value to the Hidden Horizons neighborhood.

The 10 foot building lines on the sides of the property would remain and therefore would not impact adjacent properties. The adjacent property owners have provided support for the variance proposal (see document).

4. Describe why granting this variance would support the objective with this Resolution:

Adjusting the building line from 40 feet to 2 feet would allow a home to be built behind the right-of-way, on land that is suitable for a more standard basement foundation. Lot 41 is the only vacant lot in the cul-de-sac. Granting the variance would mean finalizing the sale of the property and the construction of a nice lake home which would add value to Hidden Horizons neighborhood.

Granting the variance supports the general objectives of the Land Use Resolution by advancing economically sound and stable use of the land. Nothing will threaten the safety, health, morals or general welfare of the citizens. The request is reasonable, supported by adjacent property owners, and will attractively complete the cul-de-sac development - adding value to near-by properties.

Lot 41 on Shadow Lane is currently under contract from seller Darcy to buyer Donald Brian Weaver. The closing of this property is contingent upon the approval of this variance request. The difficulty with the strict enforcement of the current standard is due to the steep topography of the land and a deep ravine that extends across the entire property. Placing a homesite at the current building line behind the 40 foot setback would result in us not being able to purchase the property due to an inability to build on the steep land and into the ravine. The grading cost, foundational walls, decks, etc.. would exceed a reasonable budget.

Lot 41 is unlike the adjacent properties and is unique for several reasons. The land was previously subdivided into multiple lots. After being divided, Lot 41 was 0.64 acres. The original property marker can now be found in the asphalt cul-de-sac (See plat marking "PK Nail Set"). Then the county created a right-of-way at the beginning of the property lessening the front acreage by 0.075 for a total lot area of 0.565 acre. The lot now begins after the utilities area/right-of-way noted on the survey plat recorded with the Clerk of Court. According to the survey plat, the distance from the curb to the property line is approximately 40 feet. The distance from the curb to the building line is approximately 80 feet.

The lot is also unique due to the steep topography of the land. There is an extreme drop in topography from the curb to the ravine. The land quickly gets steeper the further back. Additionally, there is an exceptional ravine that lies behind the building line and extends across the entire lot. This impacts the home site and the septic system.

We are requesting the building line be moved from the 40 foot mark to 2 feet in order to build a walkout basement foundation. Granting this variance request would not negatively impact any surrounding property in any way. The county has provided room for utilities in the right-of-way, including power lines marked on the plat, between the curb and the front property line. Also, the 10 foot building lines on the sides of the property would remain and therefore would not impact adjacent properties. Allowing the variance request would allow an aesthetically pleasing home to be built and compliment the homes currently in the area.

Adjusting the building line from 40 feet to 2 feet would allow a home to be built behind the right-of-way, on land that is suitable for a more standard basement foundation. Lot 41 is the only vacant lot in the cul-de-sac. Granting the variance would mean finalizing the sale of the property and the construction of a nice lake home which would add value to Hidden Horizons neighborhood.

Granting the variance supports the general objectives of the Land Use Resolution by advancing economically sound and stable use of the land. Nothing will threaten the safety, health, morals or general welfare of the citizens. The request is reasonable, supported by adjacent property owners, and will attractively complete the cul-de-sac development - adding value to near-by properties.

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PROPERTY OWNER AUTHORIZATION

✓ I / we Darcy Guffin hereby swear that I / we own the property located at (fill in address and / or tax map & parcel #):

✓ 0 Shadow Lane; Dawsonville GA 30534
LOT 41

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: Donald Brian Weaver

Signature of applicant or agent: [Signature] Date: 7/1/20

✓ Printed Name of Owner(s): Darcy B Guffin

✓ Signature of Owner(s): [Signature] Date 7/1/20

Sworn and subscribed before me this 1 day of July, 2020.

[Signature]
Notary Public

My Commission Expires: 02-15-2022



(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.)

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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 L16 137001 _____
- TMP L16 137001 2. Colin + Susan Backinsky 305 Shadow Lane Dawsonville, GA 30534
- TMP L16 137002 3. James Allen Benvenuto 304 Shadow Lane Dawsonville, GA 30534
- TMP L17187 4. Byron + Dana Letchworth 181 Oak Grove Rd Dawsonville, GA 30534
- 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.

20 JUL 10 8:36AM

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: Dale S. King Date: 7/2/20

Signature of Witness: Cameron J. Weaver Date: 7/2/20

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.

AUG 10 8:36 AM

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:

United States Passport

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 Cumming (city), Georgia (state)

Donald Brian Weaver
Signature of Applicant

7/1/2020
Date

Donald Brian Weaver
Printed Name

Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 1st DAY OF July, 20 20

Judy C. Ware Notary Public

My Commission Expires: _____



20 JUL 10 8:36AM



July 1, 2020

Mr. Mark Pittman

Subject: Level 3 Soil Report
Parcel ID: L16 137
Shadow Lane
Dawsonville, Dawson County, Georgia 30534

Dear Mr. Pittman,

Mill Creek Environmental, LLC is pleased to be of assistance on this project. This soil report was prepared in accordance with the Georgia Department of Public Health Manual for On-Site Sewage Management Systems.

A soil survey was conducted at the subject property on June 29, 2020. The soils were classified as belonging to the Fannin Soil Series. The Fannin Soil Series should have the ability to function as a suitable absorption field with proper design, installation, and maintenance.

Soil boring locations and soil series are shown on the attached site plan. Suitability codes and estimated absorption rates are shown on the attached Level 3 Soil Report. If you have any questions or if we can be of further assistance, please call us at (706) 579-1607.

Sincerely,
Mill Creek Environmental, LLC

Drew Heimlich
Staff Biologist

Stephen Johnson, PG
Senior Project Manager

20 JUL 10 8:35 AM

COUNTY: Dawson **DATE:** June 29, 2020

CONTACT: Mr. Mark Pittman

SITE LOCATION ADDRESS: Parcel ID: L16 137, Shadow Lane, Dawsonville, Georgia 30534

PHONE NUMBER:

SCALE: 1"= 40'

SUITABILITY CODE DESCRIPTIONS & GENERAL NOTES:

SUITABILITY CODE A: THESE SOILS ARE SUITABLE FOR INSTALLATION OF ON-SITE SYSTEMS WITH PROPER SYSTEM DESIGN, INSTALLATION, AND MAINTENANCE. POSITION OF THE SITE OR OTHER SOIL AND LANDSCAPE CONSIDERATIONS MAY REQUIRE THE DRAIN FIELD AREA TO BE GREATER THAN THE MINIMUM AND/OR THE DRAIN FIELD DESIGN TO REQUIRE EQUAL DISTRIBUTION OR LEVEL FIELD INSTALLATION.

Miscellaneous Notes:

All borings are staked in the field and labeled.

This soil report is in accordance with the standards and regulations set forth in the Georgia Department of Public Health Manual for On-Site Sewage Management Systems, June 2019. Mill Creek Environmental, LLC does not issue permits for, install, maintain or guarantee the performance of any on-site sewage management system. The County Health Department has the authority to permit on-site sewage management systems on this property and may have a different view of the soil conditions. The County Health Department has final jurisdiction over permitting and regulating on-site sewage management systems.

Any alteration to this report without my expressed, written consent and approval will render this report null and void. Any alteration to the site after the date on which the fieldwork was performed may change the nature and suitability of the site.

This report was completed by Certified Soil Classifier:



Stephen Johnson, PG
Georgia Professional Geologist # 910



20 JUL 10 8:37 AM

LEVEL 3 SOIL REPORT

COUNTY: Dawson DATE: June 29, 2020
CONTACT: Mr. Mark Pittman
SITE LOCATION ADDRESS: Parcel ID: L16 137, Shadow Lane, Dawsonville, Georgia 30534
PHONE NUMBER: ' .
SCALE: 1"= 40'

SOIL PROPERTIES

SOIL BORING NUMBER	SOIL SERIES ⁽²⁾ <i>(SEE SUITABILITY CODES)</i>	SLOPE ⁽¹⁾ <i>(RANGES OF SOIL TYPE)</i>	RESTRICTIVE/ REFUSAL LAYER ⁽¹⁾ <i>(INCHES BGS)</i>	DEPTH TO SEASONAL HIGH H ₂ O TABLE <i>(INCHES BGS)</i>	ABSORPTION RATE ⁽³⁾⁽⁴⁾ AT RECOMMENDED TRENCH DEPTH <i>(MIN/INCH)</i>	RECOMMENDED ⁽¹⁾ TRENCH DEPTH <i>(INCHES BGS)</i>	SUITABILITY ⁽⁴⁾ CODE
		<i>(Verified)</i>	<i>(Verified)</i>	<i>(Verified)</i>	<i>(Predicted)</i>	<i>(Verified)</i>	
B-1	Fannin Soil Series	15-25%	>72	>72	45	24-36	A
B-2	Fannin Soil Series	25-35%	44	>44	45	18-22	A
B-3	Fannin Soil Series	35-45%	>72	>72	45	36-48	A
B-4	Fannin Soil Series	35-45%	>72	>72	45	36-48	A

- 1 Based on field observations.
- 2 Based on USDA NRCS descriptions.
- 3 Based on Georgia DPH Manual for On-Site Sewage Systems, Table 2.C.
- 4 Based on Soil Classifier interpretation of site conditions and soil classification.
- 5 BGS = Below Ground Surface

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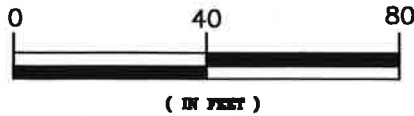
Stephen Johnson, PG
Georgia Professional Geologist #910



I certify that this Level 3 Soil Survey meets the minimum design requirements established by the Georgia Department of Public Health Manual For Onsite Sewage Management Systems.

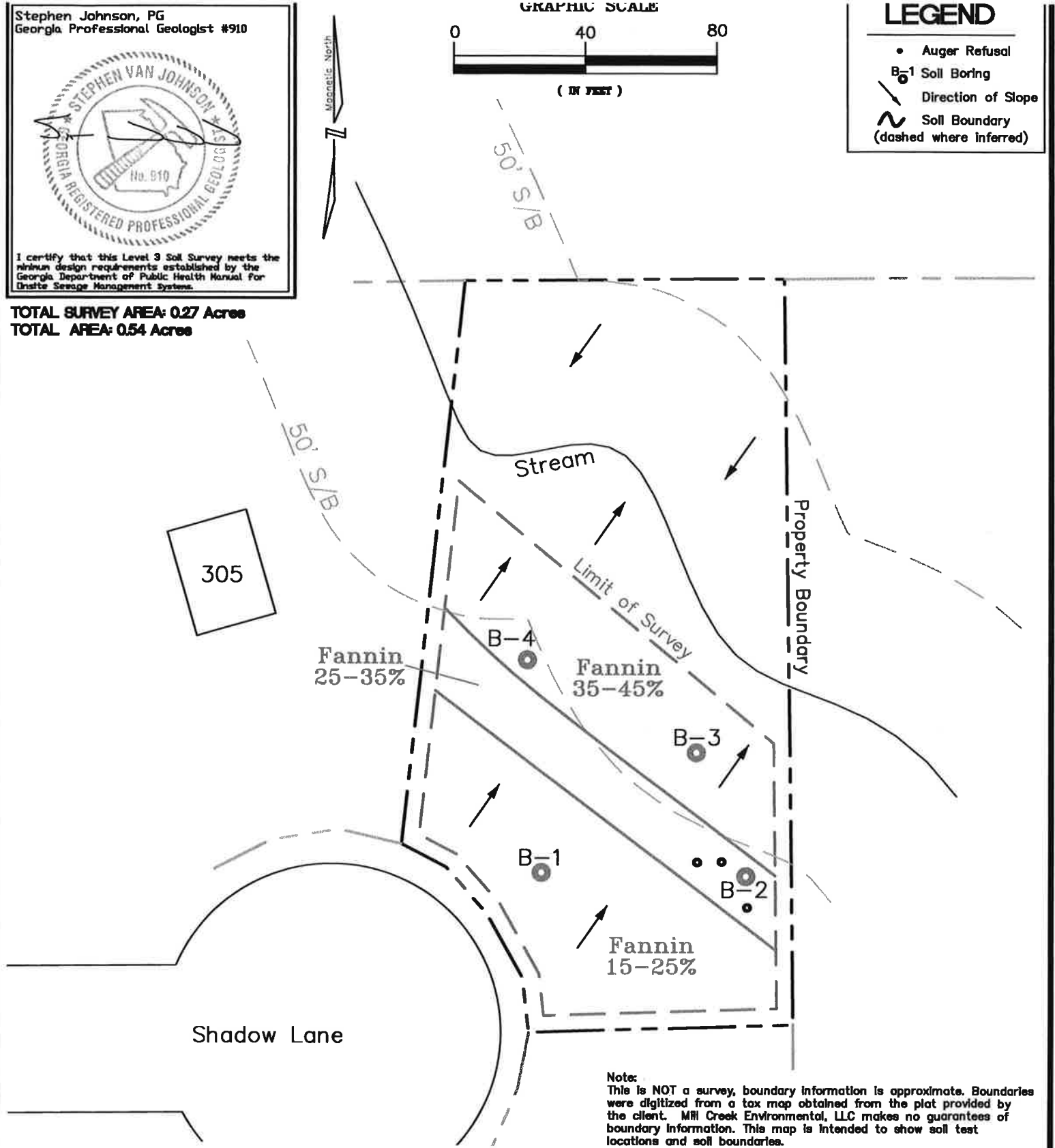
TOTAL SURVEY AREA: 0.27 Acres
TOTAL AREA: 0.54 Acres

GRAPHIC SCALE



LEGEND

- Auger Refusal
- B-1 Soil Boring
- ↘ Direction of Slope
- ~ Soil Boundary (dashed where inferred)



Note:
This is NOT a survey, boundary information is approximate. Boundaries were digitized from a tax map obtained from the plat provided by the client. MRI Creek Environmental, LLC makes no guarantees of boundary information. This map is intended to show soil test locations and soil boundaries.



6-37AM

LEVEL 3 SOIL SURVEY

Mr. Mark Pittman
Parcel ID: L16 137
Shadow Lane
Dawsonville, Dawson County, Georgia
SA-20177-1 6/29/2020

MILL CREEK ENVIRONMENTAL, LLC

4055 Highway 53 East
Dawsonville, Georgia 30534
706-579-1607

From: **Ringle, Bill** Bill.Ringle@dph.ga.gov
Subject: Re: Letter Request for Variance Approval
Date: July 8, 2020 at 12:09 PM



To:
Cc: **Wentworth, Laurie** Laurie.Wentworth@dph.ga.gov

et

Carmen,

After making a site visit to the referenced property, I believe that this lot has some real limitations with respect to us being able to issue a septic system construction permit. The biggest impediment is the 50' creek buffer. We cannot locate any drainfield within 50' of State waters. The remaining area left outside of this buffer does not seem large enough for a primary septic system in addition to the required 100% repair area, a driveway and a house.

The repair area is required by the Georgia Department of Public Health to ensure that there is room to replace the primary system when it no longer functions. All septic system have a finite lifespan. With proper use and maintenance (having the septic tank pumped out approximately every 5 years), a 30-year lifespan is about average.

Without knowing an exact proposed home location that is staked out, driveway location, grading plan, etc. on this lot, it is impossible for us to be able to provide you an answer with any certainty whether a septic system permit to serve a three-bedroom home is feasible. It is not unusual for us to require an engineered site plan for lots as limiting as this one. If you wish to pursue this, I'd be glad to let you know more about the process. For your reference, I have attached a checklist of items that are required for an engineered site plan.

Do not hesitate to contact me if you have any questions.

Thank you,
Bill

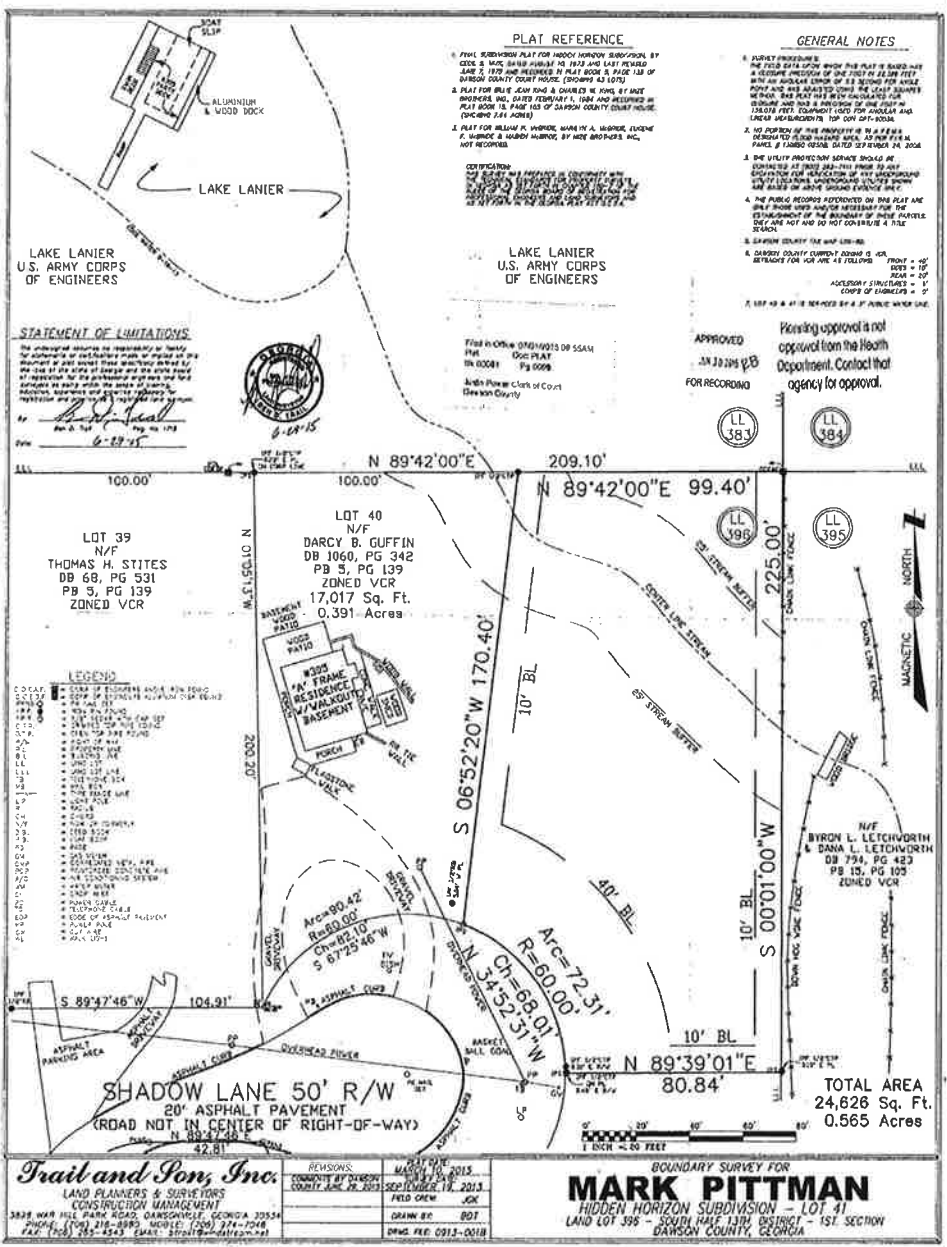
George W. "Bill" Ringle
Environmental Health Manager
Dawson County Environmental Health
189 Hwy 53 West
Suite 102
Dawsonville, GA 30534
phone 706-265-2930
fax 706-265-7529

Note: We have requested the site plan according to this email.

From: Wentworth, Laurie <Laurie.Wentworth@dph.ga.gov>
Sent: Wednesday, July 1, 2020 2:32 PM
To: Ringle, Bill <Bill.Ringle@dph.ga.gov>
Subject: Fw: Letter Request for Variance Approval

Thoughts on this...small space for house and septic system with a stream to boot

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PLAT REFERENCE

- FINAL SUBDIVISION PLAT FOR HIDDEN HORIZON SUBDIVISION, BY CECIL S. WIZE, DATED AUGUST 10, 1973 AND LAST REVISED JUNE 7, 1975 AND RECORDED IN PLAT BOOK 5, PAGE 139 OF DAWSON COUNTY COURT HOUSE. (SHOWING 63 LOTS)
- PLAT FOR BILLIE JEAN KING & CHARLES W. KING, BY WIZE BROTHERS, INC., DATED FEBRUARY 1, 1984 AND RECORDED IN PLAT BOOK 15, PAGE 105 OF DAWSON COUNTY COURT HOUSE. (SHOWING 7.64 ACRES)
- PLAT FOR WILLIAM P. MCBRIDE, MARILYN A. MCBRIDE, EUGENE F. MCBRIDE & MARIE MCBRIDE, BY WIZE BROTHERS, INC., NOT RECORDED.

CERTIFICATION:
 THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.G.G.A.

GENERAL NOTES

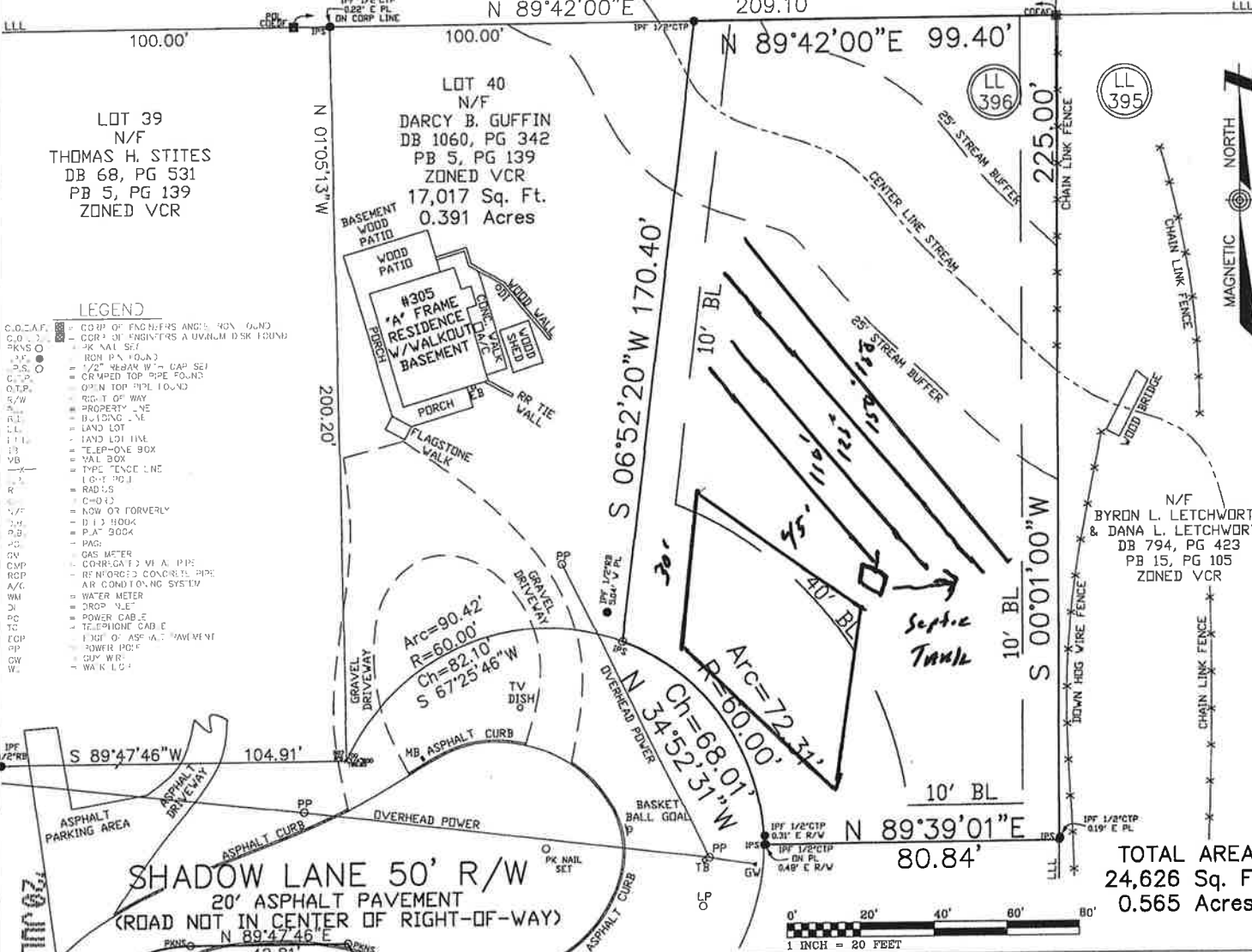
- SURVEY PROCEDURES:** THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 22,359 FEET WITH AN ANGULAR ERROR OF 0.5 SECOND PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS A PRECISION OF ONE FOOT IN 159,078 FEET. EQUIPMENT USED FOR ANGULAR AND LINEAR MEASUREMENTS: TOP CON GPT-9003A.
- NO PORTION OF THIS PROPERTY IS IN A F.E.M.A. DESIGNATED FLOOD HAZARD AREA, AS PER F.I.R.M. PANEL # 13085C 0200B, DATED SEPTEMBER 26, 2008.
- THE UTILITY PROTECTION SERVICE SHOULD BE CONTACTED AT (800) 282-7411 PRIOR TO ANY EXCAVATION FOR VERIFICATION OF ANY UNDERGROUND UTILITY LOCATIONS. UNDERGROUND UTILITIES SHOWN ARE BASED ON ABOVE GROUND EVIDENCE ONLY.
- THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY THOSE USED AND/OR NECESSARY FOR THE ESTABLISHMENT OF THE BOUNDARY OF THESE PARCELS. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
- DAWSON COUNTY TAX MAP L09-02.
- DAWSON COUNTY CURRENT ZONING IS VCR. SETBACKS FOR VCR ARE AS FOLLOWS:
 FRONT = 40'
 SIDES = 10'
 REAR = 20'
 ACCESSORY STRUCTURES = 5'
 CORPS OF ENGINEERS = 0'
- LOT 40 & 41 IS SERVICED BY A 3" PUBLIC WATER LINE.

STATEMENT OF LIMITATIONS

The undersigned assumes no responsibility or liability for statements or certifications made or implied on this document or plat except those specifically defined by the laws of the state of Georgia and the state board of registration for the professional engineers and land surveyors as being within the scope of training, education, experience and expertise necessary for registration and practice as a registered land surveyor.

By: Ben D. Trail Reg. No. 1718

Date: _____



TOTAL AREA
 24,626 Sq. Ft.
 0.565 Acres

Trail and Son, Inc.
 LAND PLANNERS & SURVEYORS
 CONSTRUCTION MANAGEMENT
 3898 WAR HILL PARK ROAD, DAWSONVILLE, GEORGIA 30534
 PHONE: (706) 216-8980 MOBILE: (706) 974-7046
 FAX: (706) 265-4543 EMAIL: btrail@windstream.net

REVISIONS:	PLAT DATE:
COMMENTS BY DAWSON COUNTY JUNE 29, 2015	MARCH 10, 2015
	SURVEY DATE:
	SEPTEMBER 19, 2013
	FIELD CREW:
	JGK
	DRAWN BY:
	BDT
	DRWG. FILE:
	0913-001B

BOUNDARY SURVEY FOR
MARK PITTMAN
 HIDDEN HORIZON SUBDIVISION - LOT 41
 LAND LOT 396 - SOUTH HALF 13TH. DISTRICT - 1ST. SECTION
 DAWSON COUNTY, GEORGIA

Printed: 6/15/2020 1:11:02 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
2019 - 2141	L16 137 / 1 LOT 41 HIDDEN HORIZON LL 396 LD 13-S FMV: 142150	\$1357.08	\$27.98 Fees: \$0.00 \$0.00	\$0.00	\$1385.06	\$0.00
Totals:		\$1357.08	\$27.98	\$0.00	\$1385.06	\$0.00

Paid Date: 2/18/2020

Charge Amount: \$1385.06

GUFFIN DARCY



Scan this code with your mobile phone to view this bill

20 JUL 10 8:37 AM



Overview



Legend

- Parcels
- Roads

Parcel ID	L16 137	Owner	GUFFIN DARCY	Last 2 Sales			
Class Code	Residential			Date	Price	Reason	Qual
Taxing District	UNINCORPORATED			2/7/2013	\$268100	FM	Q
	UNINCORPORATED	Physical Address	SHADOW LN	12/5/2001	\$220000	FM	Q
Acres	0.51	Assessed Value	Value \$142150				

(Note: Not to be used on legal documents)

Date created: 6/15/2020
Last Data Uploaded: 6/12/2020 11:41:15 PM

Developed by Schneider
GEOSPATIAL

20 JUN 10 8:37 AM

Adjacent Property Owners to Lot 41

Regarding the variance request for Lot 41, we do not have any issues with the Weaver family building closer to the road, behind the right-of-way, on the proposed building site.

S Bachinsky 7/1/20

Colin & Susan Bachinsky
305 Shadow Lane

James A. Benvenuto 7/1/20

James Allen Benvenuto
304 Shadow Lane

Byron Letchworth 7/1/20

Byron & Dana Letchworth
181 Oak Grove Road

20 JUL 10 8:37AM

NOTES

1. TAX MAP/PARCEL #L16-137
2. ZONED VCR
3. PROPERTY ADDRESS
SHADOW LANE
DAWSONVILLE, GA 30534
4. PROPOSED 3 BEDROOM
RESIDENCE ON A BASEMENT
5. BOUNDARY INFO TAKEN FROM A
SURVEY FOR MARK PITTMAN
PREPARED BY TRAIL & SON,
INC DATED 3/10/15.

TOTAL = 0.543 ACRES

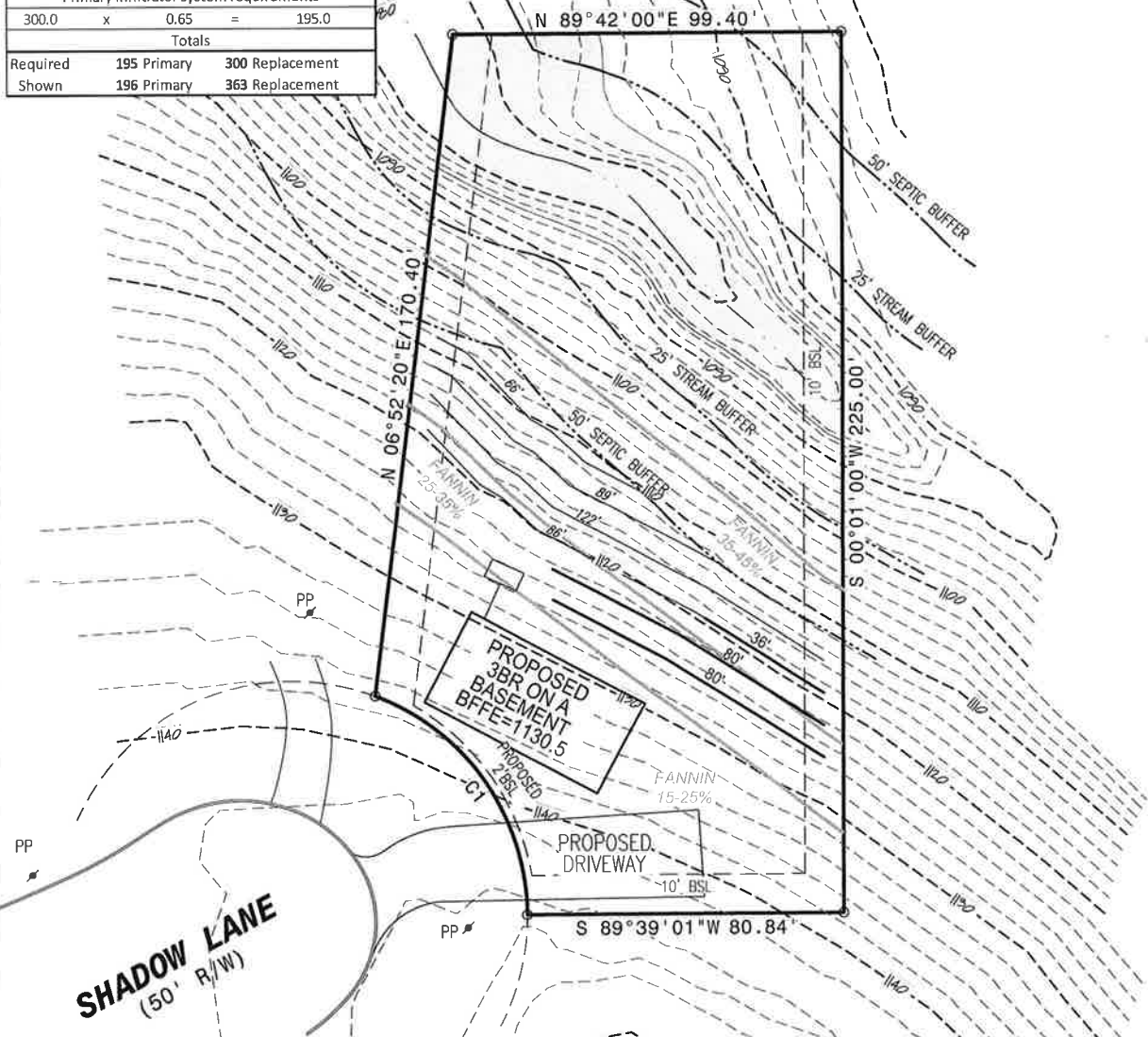
23,649.871 SQUARE FEET

Curve	Radius	Length	Chord	Chord Bear.
C1	60.00'	72.31'	68.01'	N 34°52'19" W



Septic Calculations		
Perc rate	Absorption area per bedroom	# of Bedrooms
45	300	3
Replacement system requirements		
(Absorption area X # of bedrooms)		Linear feet
300	x 3	= 300.0
3		
Primary Infiltrator system requirements		
300.0	x 0.65	= 195.0
Totals		
Required	195 Primary	300 Replacement
Shown	196 Primary	363 Replacement

SHADED AREA REPRESENTS THE APPROXIMATE LOCATION OF THE 1085' ELEVATION (EMERGENCY FLOOD ELEVATION OF LAKE LANIER)



SEPTIC DESIGN FOR:

BRIAN & CARMEN WEAVER

LOT #41 HIDDEN HORIZON S/D

LAND LOT 396

13th DISTRICT

1st SECTION

DAWSON COUNTY, GEORGIA

PLAT DATE: JULY 17, 2020

REVISIONS

0 30 60 90

GRAPHIC SCALE - 1"=30'



7/17/20



McCLURE
SURVEYING, INC.

2505 JOHNSON DRIVE - SUITE D

CUMMING, GA 30040

O: (470) 297-5592 O: (770) 889-0281

NATHAN@MCCLURESURVEYING.COM

WWW.MCCLURESURVEYING.COM

JOB NO. 20307



Dawson County Environmental Health

189 Hwy. 53 W., Ste. 102, Dawsonville, GA 30534

PH: 706-265-2930 FAX: 706-265-7529 • www.phdistrict2.org

Pamela Logan, M.D., M.P.H., M.A., Health Director

July 20, 2020

Brian & Carmen Weaver

Re: Pre-purchase Evaluation, Hidden Horizon, Lot 41, Dawson County, GA

Brian & Carmen,

After making a site visit to the property and observing the site conditions with respect to the construction of a septic system, we believed the space was so tight that we were not comfortable with making a decision without requesting a site plan. You have provided us with a site plan that shows a house footprint, location, and driveway location. The septic system is shown to be located behind the house.

With this site plan, we believe that a three-bedroom septic system construction permit can be issued for this property. Once the septic permit is issued, if anything changes with respect to the house or driveway location, a new site plan must be submitted. Any major changes to the site plan must be reviewed by our office. Changes without this review may void this approval.

Due to the location of the proposed septic system area, we strongly advise you to have the system installed prior to starting construction on the house.

Do not hesitate to contact me if you have any questions.

Thank you,

George W. "Bill" Ringle
Environmental Health Manager