

DAWSON COUNTY VARIANCE APPLICATION

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

VR 20.19 Tax Map & Parcel # (TMP): L17-003
Current Zoning: VCC Commission District #: 3
Submittal Date: 9.10.2020 Time: _____ am/pm Received by: [Signature] (staff initials)
Fees Assessed: \$350- Paid: check 5312
Planning Commission Meeting Date: October 20, 2020

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Ken Powalowski
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: 9.10.2020 Applicant Signature: [Signature]

PROPERTY INFORMATION

Street Address of Property: 88 Sunrise Drive Dawsonville GA 30534
Athens Boat Club
Land Lot(s): 385 Parcel L17 063 District: District 01 Section: _____
Subdivision/Lot: Athens Boat Club Parcel L17 063 Building Permit #: _____ (if applicable)
Directions to the Property: 53 east toward Gainsville, Left on War Hill Park Rd, Left on Athens Boat Club Dr,
Left on Dogwood Drive, Gate code 2704 thru gate past club house/doc, continue on Hickory trail, Left on Sunrise Dr

2020 SEP 10 1:43 PM

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: Property Line set back

Type of Variance requested:

Front Yard Side Yard Rear Yard variance of 23.5 fr / 8.5 rear feet to allow the structure to:

be constructed; remain a distance of 17.5 fr/ 11.5 rear feet from the: Property Line

property line, road right of way, or other (explain below):

instead of the required distance of 40 feet front setback / 20 feet rear setback 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: _____

Variations 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:

- Describe why a strict and literal enforcement of the standards would result in a practical difficulty or unnecessary hardship: The ABC neighborhood was originally implemented in the 1960s with smaller lot sizes than current county lot size requirements dictate. We have been members of ABC community for several years enjoying the lifestyle and our family. We would like to improve living conditions by upgrading our trailer to a more comfortable 2 bedroom stick-built home where we can retire in the near future living near our family in Athens Boat Club.

2023 SEP 10 1:43 PM

2. Describe the exceptional and extraordinary conditions applicable to this property which do not apply to other properties in the same district: The lot size is approximately 3/4 of an acre which creates challenges
Positioning a small 2 bedroom home on the lot with both primary and back up septic space requirements. Per our attached
plan, we have demonstrated the and septic system will fit with slight intrusion of the home footprint into the front and rear
set back lines/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: We are wishing to build a new home replacing the
existing 2 bedroom mobile home established in the 1970s. Currently other lots are building new homes as well. Our new
home will comply with county septic requirements. The planned house footprint setback encroachment will blend with surrounding
homes as most existing homes within ABC have similar or more severe front, back, and side setback encroachments.

4. Describe why granting this variance would support the general objectives within this Resolution:
The variance approval would allow us to replace a deteriorating structure with a new planned retirement home remaining
in a community we love staying close to our family.

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

I plan to replace existing 2 bedroom trailer with new stick built 2 bedroom home as my primary residence.



20SEP10 1:44PM

PROPERTY OWNER AUTHORIZATION

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

88 Sunrise Drive Dawsonville GA 30534, LL385 LD 13-s, Parcel L17 063 (Newly purchase August 2020)

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: Ken Powalowski

Signature of applicant or agent: [Handwritten Signature] Date: 9/10/20

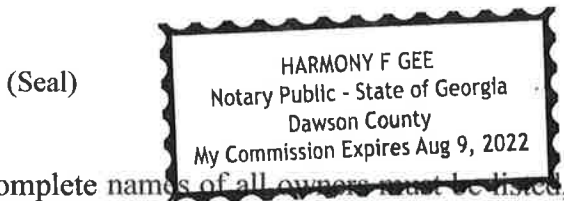
Printed Name of Owner(s): Ken Powalowski

Signature of Owner(s): _____ Date 9/10/20

Sworn and subscribed before me this 10 day of September, 2020.

[Handwritten Signature]
Notary Public

My Commission Expires: August 9, 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.)

20SEP10 1:44PM

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 060</u>	1.	Brady Lance, behind center of property	91 Sunset Trail
TMP <u>L17 071</u>	2.	Kenneth Ruffner, behind (left) of property	107 sunset trail
TMP <u>L17 059</u>	3.	Linda Sasser, behind (right)	73 sunset trail
TMP <u>L17 064</u>	4.	Frank Hamilton, right side of property	72 sunrise drive
TMP <u>L17 062</u>	5.	Gerri Murphy, left side of property	102 sunrise drive
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 SEP 10 1:44 PM

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: 9-10-20
 Signature of Witness:  Date: 9.10.2020

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.

SEP 10 1:44PM

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

9-20-20
 Date

Printed Name

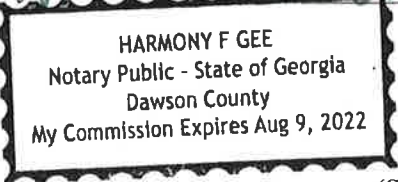
Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 10 DAY OF September, 2020

 Notary Public

My Commission Expires August 9, 2022



(Seal)

20 SEP 10 1:44 PM

Secure and Verifiable Documents Under O.C.G.A. § 50-36-2

The following list of secure and verifiable documents, published under the authority of O.C.G.A. § 50-36-2, contains documents that are verifiable for identification purposes, and documents on this list may not necessarily be indicative of residency or immigration status.

- A **United States Passport or Passport Card** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **United States Military Identification card** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Driver's License** issued by one of the United States, the District of Columbia, the Commonwealth of Puerto Rico, Guam, the Commonwealth of the Northern Marianas Islands, the United States Virgin Island, American Samoa, or the Swain Islands, provided that it contains a photograph of the bearer or lists sufficient identifying information regarding the bearer, such as name, date of birth, gender, height, eye color, and address to enable the identification of the bearer [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- An **Identification Card** issued by one of the United States, the District of Columbia, the Commonwealth of Puerto Rico, Guam, the Commonwealth of the Northern Marianas Islands, the United States Virgin Island, American Samoa, or the Swain Islands, provided that it contains a photograph of the bearer or lists sufficient identifying information regarding the bearer, such as name, date of birth, gender, height, eye color, and address to enable the identification of the bearer [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Tribal Identification Card** of a federally recognized Native American tribe, provided that it contains a photograph of the bearer or lists sufficient identifying information regarding the bearer, such as name, date of birth, gender, height, eye color, and address to enable the identification of the bearer. A listing of federally recognized Native American tribes may be found at:
<http://www.bia.gov/WhoWeAre/BIA/OIS/TribalGovernmentServices/TribalDirectory/index.htm>
[O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **United States Permanent Resident Card or Alien Registration Receipt Card** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- An **Employment Authorization Document** that contains a photograph of the bearer [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Passport Issued by a Foreign Government** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Merchant Mariner Document or Merchant Mariner Credential** issued by the United States Coast Guard [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Free and Secure Trade (FAST) card** [O.C.G.A. § 50-36-2(b)(3); 22 CFR § 41.2]
- A **NEXUS Card** [O.C.G.A. § 50-36-2(b)(3); 22 CFR § 41.2]
- A **Secure Electronic Network for Travelers Rapid Inspection (SENTRI) card** [O.C.G.A. § 50-36-2(b)(3); 22 CFR § 41.2]
- A **Driver's License issued by a Canadian Government Authority** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Certificate of Citizenship** issued by the United States Department of Citizenship and Immigration Services (USCIS) (Form N-560 or Form N-561) [O.C.G.A. § 50-36-2(b)(3); 6 CFR § 37.11]
- A **Certificate of Naturalization** issued by the United States Department of Citizenship and Immigration Services USCIS) (Form N-550 or Form N-570) [O.C.G.A. § 50-36-2(b)(3); 6 CFR § 37.11]

20 SEP 10 144M

Official Tax Receipt
Nicole Stewart
DAWSON COUNTY Tax Commissioner

25 Justice Way Suite 1222
 Dawsonville, GA 30534

Trans No	Property ID/District Description	Original Due	Interest & Penalty	Prev Paid	Amount Due	Amount Paid	Transaction Balance
12328 Year-Bill No 2019 - 502	L17 063 / 001 LL 385 LD 13-S FMV: \$26,040.00	248.59	0.00 Fees 0.00	0.00	248.59	248.59	0.00
Transactions:	12328 - 12328 Totals	248.59	0.00	0.00	248.59	248.59	0.00

Paid By :

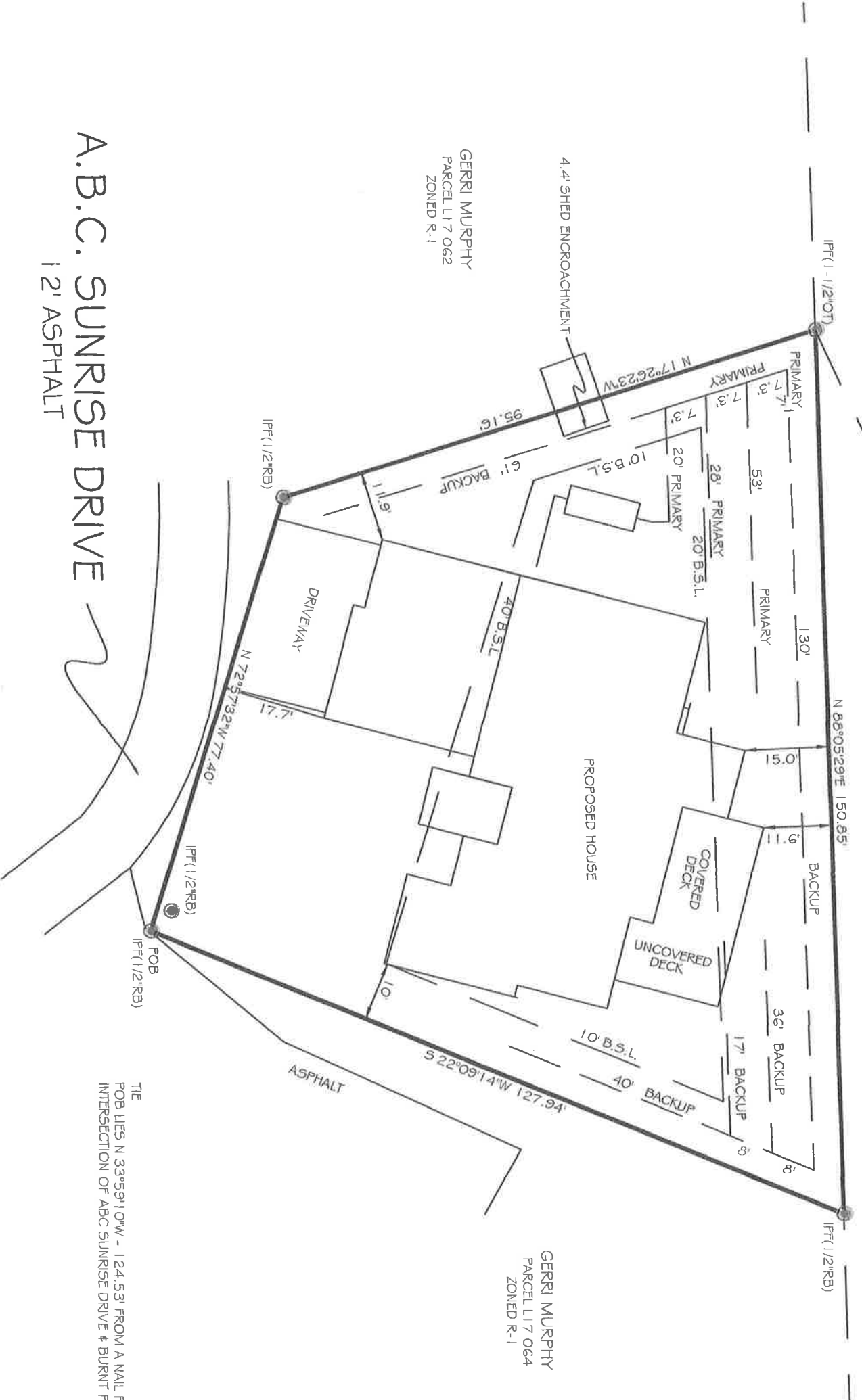
ARROWSMITH KENT D & LINDA

ARROWSMITH KENT D

Cash Amt: 0.00
 Check Amt: 248.59
 Charge Amt: 0.00
 Change Amt: 0.00
 Refund Amt: 0.00
 Overpay Amt: 0.00

Check No 3530
 Charge Acct

20SEP10 1:44PM



GERRI MURPHY
 PARCEL L17 062
 ZONED R-1

GERRI MURPHY
 PARCEL L17 064
 ZONED R-1

A.B.C. SUNRISE DRIVE
 12' ASPHALT

TIE
 POB LIES N 33°59'10"W - 124.53' FROM A NAIL F
 INTERSECTION OF ABC SUNRISE DRIVE & BURNT F

20 SEP 10 1:44 PM

As required by subsection (d) of O.G.C.A. Section 15-6-67, I hereby certify that this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should

Copy

BILL OF SALE

FOR AND IN CONSIDERATION of the Payment of the sum of NO/100 DOLLARS) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, by KEN A. and JACQUELINE POWALOWSKI, the receipt and sufficiency where of is hereby acknowledged, the undersigned, KENT ARROWSMITH, does hereby convey all of their right, title and interest in and to the Personal Property described in Exhibit A (88 Sunrise Drive) attached hereto and made part hereof by reference. KENT ARROWSMITH warrants that he has good title in and to the above described personal property this document hereby conveys and transfers to KEN A. and JACQUELINE POWALOWSKI all of his said interest.

KENT ARROWSMITH hereby warrants that there are no liens or encumbrances against said personal property. IN WITNESS WHEREOF, the undersigned have set their hand and affixed their seal this day of, _____.

Bill of Sale Contingencies:

1. The Sale of 386 Holly Circle Personal Property from Ken A. and Jacqueline Powalowski to new owners completing successfully. Should the Sale of the 386 Holly Circle Personal Property be denied, for any reason, the Sale 88 Sunrise Drive Personal Property is null and void. All deposits and payments, if any, shall be refunded.

Signed, sealed, and delivered in the presence of:

Adrian Smith

Witness Date

Kent A. Arrowsmith 07/21/2020

Seller Date

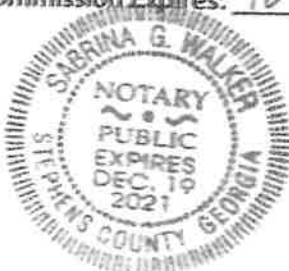
Sabrina G. Walker

Notary

My Commission Expires: 12-19-2021

(Seal)

1 of 2



20 SEP 10 1:45 PM

Exhibit A - 88 Sunrise

After recording, return to:

Brian G. Smoote, Esq.
Smoote & Associates, P.C.
4340 Roswell Road
Building C, Suite 202
Atlanta, Georgia 30342

DAWSON COUNTY, GEORGIA
REAL ESTATE TRANSFER TAX
[Signature]
BECKY McCORD, CLERK
SUPERIOR COURT

LIMITED WARRANTY DEED

GEORGIA, DAWSON COUNTY
CLERK'S OFFICE, SUPERIOR COURT
FILED FOR RECORD

AT 11:00 A M 10-12-02
Recorded in Dec Book 446 Page 533 534
This 12 day of June 2002
[Signature] Clerk

STATE OF GEORGIA

COUNTY OF FULTON

THIS INDENTURE, made the 1st day of December, 2001, between, KENT D. ARROWSMITH, as party or parties of the first part, hereinafter called Grantor, and LINDA ADELMAN, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors, and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of Seventy Thousand Dollars (\$70,000), paid through the form of a promissory note, paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed, and by these presents does grant bargain, sell, alien, convey unto the said Grantee, the below described tract or parcel of land more fully and completely described as follows:

ALL OF THE LEASEHOLD ESTATE in and to that certain tract or parcel of land located in Land Lot 385 of the South Half of the 13th District, 1st Section, Dawson County, Georgia, and being known as Lot 112, Athens Boat Club, Inc., and being a part of Athens Boat Club, Inc., as shown on that certain Plat recorded at Plat Book 1, page 11, Dawson County, Georgia records.

Initials *[Handwritten initials]*

Purchase Agreement

Offer to Purchase property 88 Sunrise Drive (description Attached Exhibit A) in the amount of

Buyer: Kenneth & Jacqueline Powalowski

Seller: Kent Arrowsmith

Sale Contingencies:

- 1 - Transfer of Seller's ABC membership to Buyer
- 2 - Sale and successful closing of Buyer's ABC home, 386 Holly Circle
- 3 - Inspection and approval of septic system

Bill of sale would be signed and notarized upon transfer of funds from Buyer to Seller.

Buyer Ken Powalowski Date: 7-21-20

_____ Date: _____

Seller Kent Arrowsmith Date: July 17 2020

Attached is a draft copy of the bill of sale for your consideration that I created for the sale of 88 ABC Sunrise Dr, Dawsonville GA 30534. in the amount of _____ sale would be contingent upon the transfer of your existing ABC membership as well , the sale of our current property located at 386 Holly Cir., Dawsonville GA 30534 and septic inspection and approval.

20 SEP 10 1:45 PM

THIS BLOCK IS RESERVED FOR
DRAWING OF THE SURVEY PLAN

SURVEY REFERENCES

- 1 - PARCEL ID U7 063
- 2 - ZONED R-1

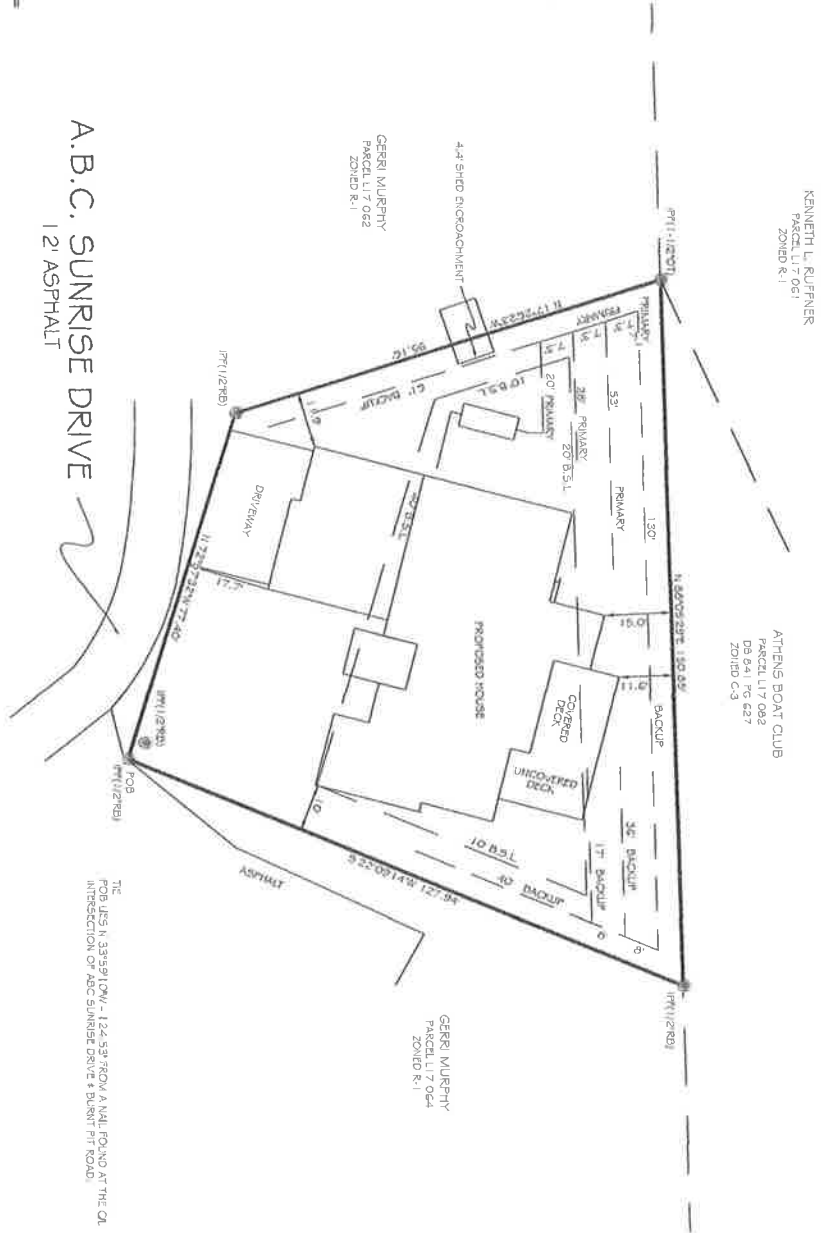
SET BACKS
 FRONT - 40 FEET
 SIDE - 10 FEET
 REAR - 20 FEET

SURVEY NOTES

UTILITIES SHOWN ARE LOCATIONS OF GROUND IDENTIFIABLE ITEMS. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE COMPLETENESS OF THIS DATA UNLESS THIS DATA IS BASED UPON A COULDER RECORD OR ONE FOOT IN / 4.325 FEET AND AN ANGLE ERROR OF 03 PER ANGLE. IT WAS A CLOSED LOOP TRAVERSE AND WAS ADJUSTED USING THE COMPASS RULE. THE PLAT HAS BEEN CALCULATED FOR CLOSURE AND TRACTS FOUND TO BE ACCURATE TO WITHIN 1 FOOT IN 132,164 FEET. THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS SHOWN ON THE RECORDS OF UNRECORDED, UNRECORDED, UNRECORDED RECORDS OR UNRECORDED, UNRECORDED RECORDS. THE RECORDS WERE USING A MICHIGAN 590 TOTAL STATION. THE RECORD WAS COMPLETED 6-27-2020 ON THIS PROJECT. AS SHOWN ON FLOOD INSURANCE RATE MAP OF DAWSON COUNTY, GEORGIA, COMMUNITY PANEL NUMBER: 1309550250C EFFECTIVE DATE 4/4/16. THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA NOR IN A FUTURE FLOOD HAZARD AREA.

A.B.C. SUNRISE DRIVE

1 2 1/2 ASPHALT



KENNETH L. RUFFNER
 PARCEL U7 061
 ZONED R-1

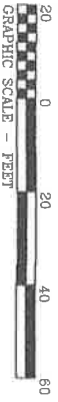
ATHENS BOAT CLUB
 PARCEL U7 062
 08 041 76 427
 ZONED C-3

GERRI MURPHY
 PARCEL R-1
 ZONED R-1

GERRI MURPHY
 PARCEL R-1
 ZONED R-1

LEGEND

- 1. BC = BACK OF CURB
- 2. BEL = BUILDING SETBACK LINE
- 3. CL = CENTER LINE
- 4. CL = CENTER LINE
- 5. CNF = CORROBATED METAL PIPE
- 6. CT = CURB TOP
- 7. DL = ELEVATION (FT)
- 8. EP = EDGE OF PAVEMENT
- 9. F1 = FENCE
- 10. F1 = FENCE
- 11. F1 = FENCE
- 12. F1 = FENCE
- 13. LL = LAND LOT
- 14. LL = LAND LOT
- 15. LL = LAND LOT
- 16. MTS = MOUNTAIN
- 17. OT = OPEN TOP
- 18. PLU = PROPERTY LINE
- 19. ROB = POINT OF BEGINNING
- 20. RB = RIGHT OF WAY
- 21. RB = RIGHT OF WAY
- 22. RCP = REINFORCED CONCRETE
- 23. RW = RIGHT OF WAY
- 24. RW = RIGHT OF WAY
- 25. RW = RIGHT OF WAY
- 26. RW = RIGHT OF WAY
- 27. RW = RIGHT OF WAY
- 28. RW = RIGHT OF WAY
- 29. RW = RIGHT OF WAY
- 30. RW = RIGHT OF WAY
- 31. RW = RIGHT OF WAY
- 32. RW = RIGHT OF WAY
- 33. RW = RIGHT OF WAY
- 34. RW = RIGHT OF WAY
- 35. RW = RIGHT OF WAY
- 36. RW = RIGHT OF WAY
- 37. RW = RIGHT OF WAY
- 38. RW = RIGHT OF WAY
- 39. RW = RIGHT OF WAY
- 40. RW = RIGHT OF WAY
- 41. RW = RIGHT OF WAY
- 42. RW = RIGHT OF WAY
- 43. RW = RIGHT OF WAY
- 44. RW = RIGHT OF WAY
- 45. RW = RIGHT OF WAY
- 46. RW = RIGHT OF WAY
- 47. RW = RIGHT OF WAY
- 48. RW = RIGHT OF WAY
- 49. RW = RIGHT OF WAY
- 50. RW = RIGHT OF WAY
- 51. RW = RIGHT OF WAY
- 52. RW = RIGHT OF WAY
- 53. RW = RIGHT OF WAY
- 54. RW = RIGHT OF WAY
- 55. RW = RIGHT OF WAY
- 56. RW = RIGHT OF WAY
- 57. RW = RIGHT OF WAY
- 58. RW = RIGHT OF WAY
- 59. RW = RIGHT OF WAY
- 60. RW = RIGHT OF WAY
- 61. RW = RIGHT OF WAY
- 62. RW = RIGHT OF WAY
- 63. RW = RIGHT OF WAY
- 64. RW = RIGHT OF WAY
- 65. RW = RIGHT OF WAY
- 66. RW = RIGHT OF WAY
- 67. RW = RIGHT OF WAY
- 68. RW = RIGHT OF WAY
- 69. RW = RIGHT OF WAY
- 70. RW = RIGHT OF WAY
- 71. RW = RIGHT OF WAY
- 72. RW = RIGHT OF WAY
- 73. RW = RIGHT OF WAY
- 74. RW = RIGHT OF WAY
- 75. RW = RIGHT OF WAY
- 76. RW = RIGHT OF WAY
- 77. RW = RIGHT OF WAY
- 78. RW = RIGHT OF WAY
- 79. RW = RIGHT OF WAY
- 80. RW = RIGHT OF WAY
- 81. RW = RIGHT OF WAY
- 82. RW = RIGHT OF WAY
- 83. RW = RIGHT OF WAY
- 84. RW = RIGHT OF WAY
- 85. RW = RIGHT OF WAY
- 86. RW = RIGHT OF WAY
- 87. RW = RIGHT OF WAY
- 88. RW = RIGHT OF WAY
- 89. RW = RIGHT OF WAY
- 90. RW = RIGHT OF WAY
- 91. RW = RIGHT OF WAY
- 92. RW = RIGHT OF WAY
- 93. RW = RIGHT OF WAY
- 94. RW = RIGHT OF WAY
- 95. RW = RIGHT OF WAY
- 96. RW = RIGHT OF WAY
- 97. RW = RIGHT OF WAY
- 98. RW = RIGHT OF WAY
- 99. RW = RIGHT OF WAY
- 100. RW = RIGHT OF WAY



Ken Powalowski
 29 ABC SUNRISE DRIVE
 DAWSONVILLE, GA 30534

Sept. 1, 2020 ~ Scale: 1"=20'
 0.2722 Acre ~ 11,847 S.F.

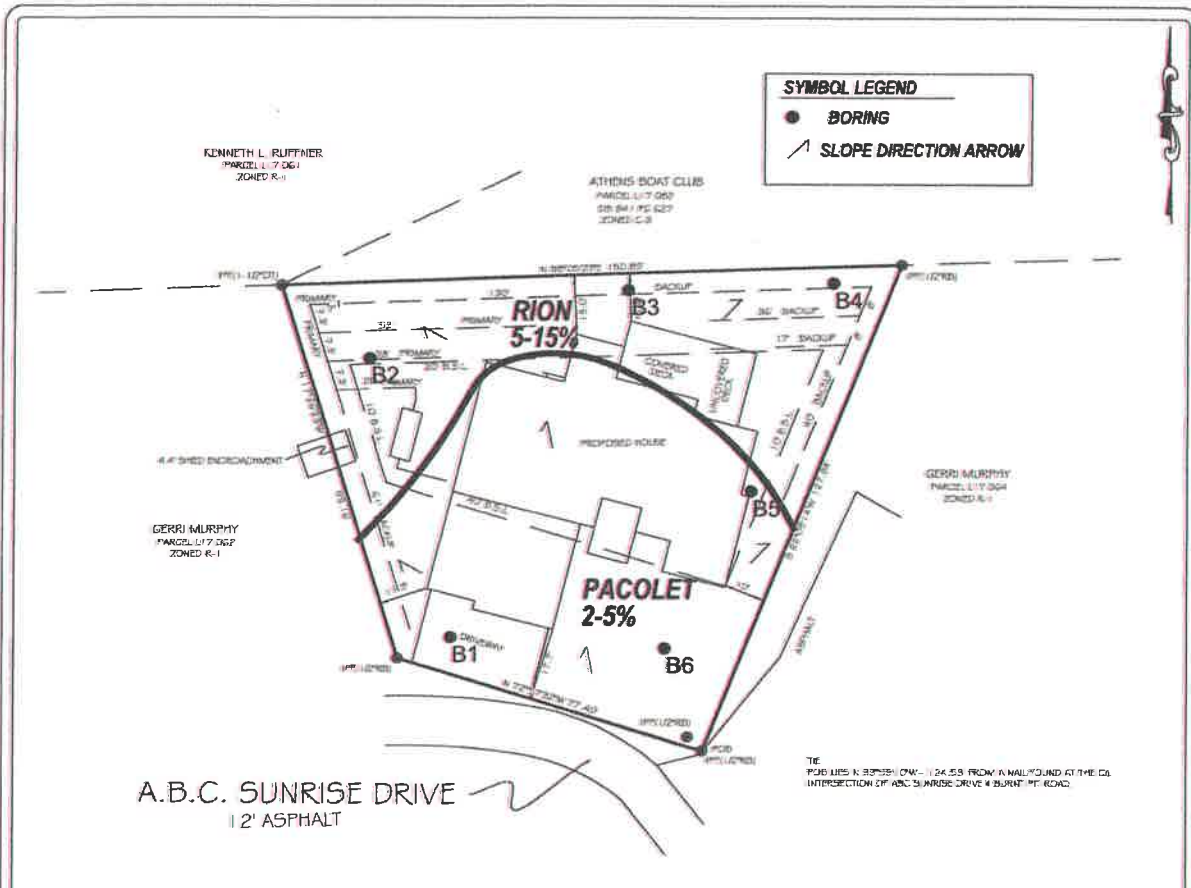


PROPERTY ADDRESS
 29 ABC SUNRISE DRIVE
 DAWSONVILLE, GA 30534

SURVEY AUTHORIZED BY
 KEN POWALOWSKI

LAND SURVEYING CONSULTANTS
G.W. BAGWELL & ASSOCIATES, INC.
 DIBA BAGWELL & BENNETT
 LAND SURVEYING CONSULTANTS
 P.O. BOX 531, CUMMING, GA 30028
 4115 MINI TRAIL, CUMMING, GA 30041
 PHONE: (770)530-8205 - (770)540-7281

SHEET 1 OF 1



SOIL UNIT	PRED. SLOPE GRADIENT %	DEPTH TO BEDROCK (in)	DEPTH TO HIGH WATER TABLE INDICATORS (in)	INSTALLATION ZONE (in)	ESTIMATED PERC RATE (min/in)	SOIL SUITABILITY CODE
Pacolet	2-5	>72	>72	40-48	45	A
Rion	5-15	>72	>72	30-42	45	A

NOTE:

- 1) If the area proposed for septic system construction is graded or filled to any extent, this report and the recommendations herein are void.
- 2) Soil borings were located using a Trimble global positioning system. The survey provided by G.W. Bagwell & Associates. This firm assumes no responsibility for the accuracy of the property boundary. The residence and septic system components shown here are conceptual and were designed by others.
- 3) There were no wells observed on or adjacent to the property.
- 4) Ensure that any area proposed for septic system installation, including future reserve area, is properly landscaped such that surface water drainage and ponding does not occur. This includes ensuring that runoff from driveway, hardscape and gutters is diverted away from any component of the septic system.

SOIL SUITABILITY CODES:

A) These soils are considered suitable for a conventional septic system and should function satisfactorily given proper design, installation and maintenance.



SOIL INVESTIGATION-LEVEL III
 LOT B-30, ATHENS BOAT CLUB
 38 SUNRISE DRIVE
 L.L. 286, 19TH DISTRICT
 DAWSON COUNTY, GEORGIA
 FOR KEN POWALOWSKI

SCALE: 1" = 30'
 SHEET 1 OF 1
 CHECKED BY: KWH
 DRAWN BY: KWH
 REVIEWED BY: KWH
 SEPTEMBER 8, 2020

HORIZON ENVIRONMENTAL, INC.
 4530 BLOOMING WAY
 FLOWERY BRANCH, GEORGIA 30542
 KEVIN W. HERNDON, GA SOIL CLASSIFIER
 (404) 444-0259 - horizonsoils@gmail.com

20 SEP 10 1:44 PM



Overview



Legend

-  Parcels
-  Roads

Parcel ID: L17 063
Alt ID: 1575
Owner: ARROWSMITH KENT D
Acres: 0.23
Assessed Value: \$26043

Date created: 9/10/2020
Last Data Uploaded: 9/9/2020 11:48:26 PM

Developed by 

20 SEP 10 1:44 PM