

# DAWSON COUNTY VARIANCE APPLICATION

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

VR 20.20 Tax Map & Parcel # (TMP): L21-008  
Current Zoning: VCK Commission District #: 3  
Submittal Date: 9.10.2020 Time: 4:08 PM Received by: Unge (staff initials)  
Fees Assessed: 350- Paid: check  
Planning Commission Meeting Date: October 20, 2020

## APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Greg Scott  
Address: \_\_\_\_\_  
Phone: Listed \_\_\_\_\_ Email: Business \_\_\_\_\_  
Unlisted \_\_\_\_\_ Personal \_\_\_\_\_  
Status: [ ] Owner [x] 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 X participated in a Pre-application meeting with Planning Staff.  
If not, I agree X /disagree \_\_\_\_\_ to schedule a meeting the week following the submittal deadline.  
Meeting Date: 9-9-2020 Applicant Signature: Greg Scott

## PROPERTY INFORMATION

Street Address of Property: 275 Lakewood Dr Dawsonville GA  
Land Lot(s): 513 District: 13 Section: 1  
Subdivision/Lot: 26/25 and partial 24 Building Permit #: \_\_\_\_\_ (if applicable)  
Directions to the Property: war hill park road turn right on Lakewood Dr to dead end

**REQUESTED ACTION**

A Variance is requested from the requirements of Article # 3 Section # 302 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 feet to allow the structure to:  
[  ] be constructed; [ ] remain a distance of 20 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): To have enough room for septic feild lines in back side of house and replacemeT

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 shape of the lot it is making it difficult to have a 4 bed room septic on the back basement side and replacement area in the front

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2. Describe the exceptional and extraordinary conditions applicable to this property which do not apply to other properties in the same district: The road is a private dead end road and the has never been a turn around at the end of the road always just a driveway to the property

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 would be building a more expensive house that would be raising the value

4. Describe why granting this variance would support the general objectives within this Resolution: by granting us the variance it would allow us to build and improve the property with the need<sup>ed</sup> area to have Enough Septic Drain Lines

**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.)

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# PROPERTY OWNER AUTHORIZATION

I / we MICHAEL A STAPICK AND JENNIFER J STAPICK hereby swear that I / we own the property located at (fill in address and / or tax map & parcel #):

275 LAKEWOOD DR, DAWSONVILLE GA 30534

PARCEL 10 L21 008

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: Greg Scott

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

Printed Name of Owner(s): MICHAEL A STAPICK, JENNIFER J STAPICK

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

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

Susan L Drussell  
Notary Public

My Commission Expires: \_\_\_\_\_

(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.)

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VR# 70.70

TMP# L21-008

**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 \_\_\_\_\_ 1. US Corps of Engineers
- TMP L21 009 2. David Harben, Patti Fox, Jennifer Wallace 255 Lakewood Drive
- TMP L19 052 001 3. Crystal & Richard Patmore 204 Lakewood Drive
- TMP \_\_\_\_\_ 4. \_\_\_\_\_
- 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.

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**APPLICANT CERTIFICATION**


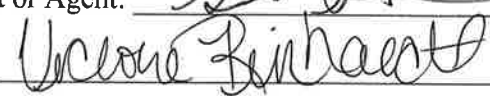
I hereby request the action contained within this application relative to the property shown on the attached plats and site plan and further request that this item be placed on both the Planning Commission and Board of Commissioners agenda(s) for a public hearing.

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: 9/8-2020  
Signature of Witness:  Date: 9/8-2020

\*\*\*\*\*

**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.

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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.

- X   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 Dawsonville (city), GA (state)

[Signature]  
 Signature of Applicant

9/8/2020  
 Date

Brag Scott  
 Printed Name

Brag Scott Construction Inc  
 Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 8 DAY OF September, 20 20

[Signature] Notary Public

My Commission Expires: Dec. 1, 2023



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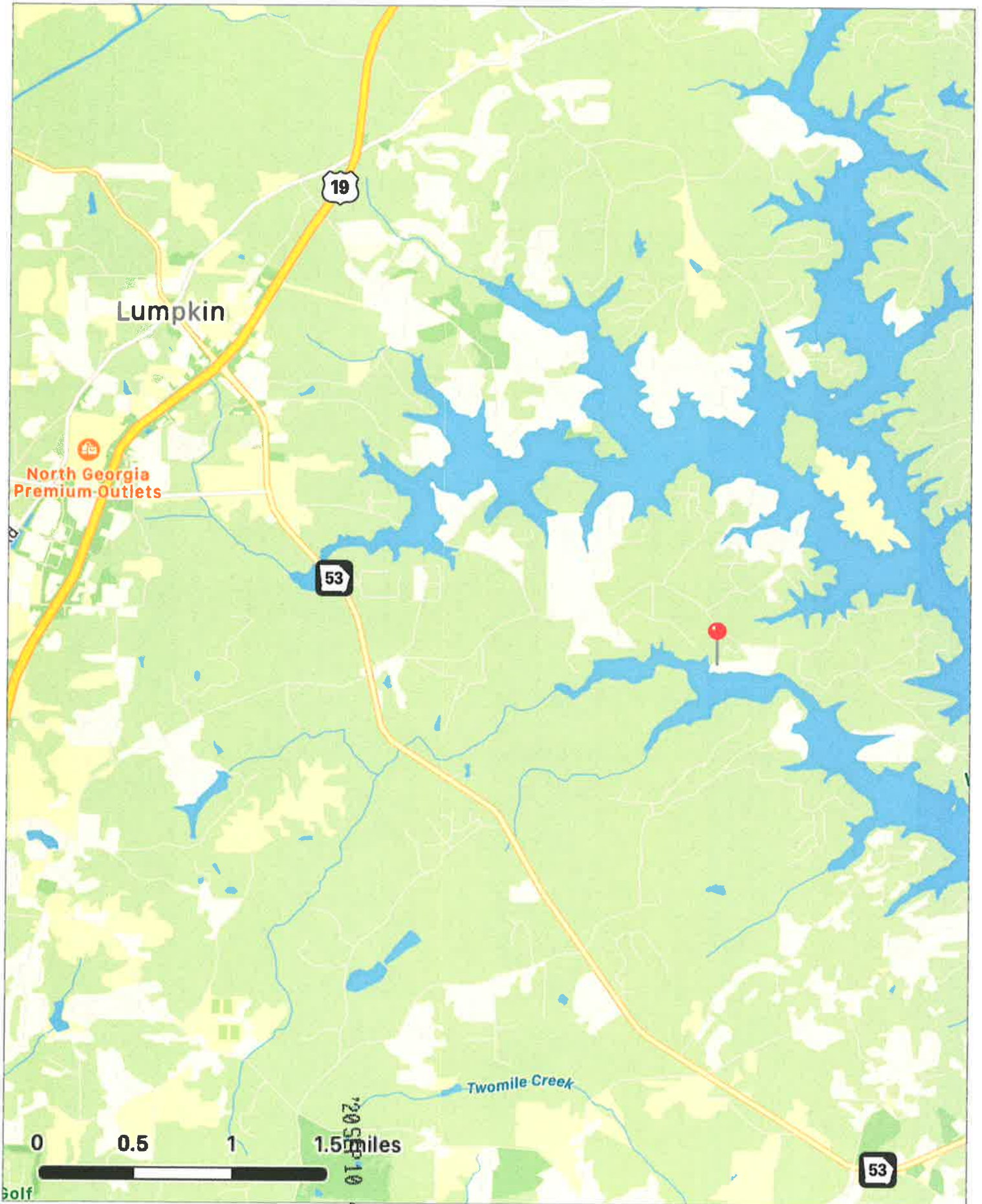
### Secure and Verifiable Documents Under O.C.G.A. § 50-36-2

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]

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Golf



August 25, 2020

Greg Scott Construction

Attention: Greg Scott

**Subject: Level 3 Soil Report**  
Parcel ID: L21 008  
275 Lakewood Drive  
Dawsonville, Dawson County, Georgia 30534

Dear Mr. Scott,

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 August 24, 2020. The soils were classified as belonging to the Fannin and Fannin (Wet) Soil Series. The Fannin Soil Series should have the ability to function as a suitable absorption field with proper design, installation, and maintenance. A shallow seasonal water table was encountered in the Fannin (Wet) Soil Series. These soils are unsuitable for a conventional septic system and should be avoided unless an alternate system is approved by the local health department.

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**

Christopher Smith  
Staff Geologist

Stephen Johnson, PG  
Senior Project Manager

## LEVEL 3 SOIL REPORT

<b>COUNTY:</b> Dawson <b>DATE:</b> August 24, 2020
<b>CONTACT:</b> Mr. Greg Scott
<b>SITE LOCATION ADDRESS:</b> Parcel ID: L21 008, 275 Lakewood Drive, Dawsonville, Georgia 30534
<b>PHONE NUMBER:</b>
<b>SCALE:</b> 1"= 40'

### SOIL PROPERTIES

SOIL BORING NUMBER	SOIL SERIES <sup>(2)</sup> <i>(SEE SUITABILITY CODES)</i>	SLOPE <sup>(1)</sup> <i>(RANGES OF SOIL TYPE)</i>	RESTRICTIVE/ REFUSAL LAYER <sup>(1)</sup> <i>(INCHES BGS)</i>	DEPTH TO SEASONAL HIGH H <sub>2</sub> O TABLE <sup>(1)</sup> <i>(INCHES BGS)</i>	ABSORPTION RATE <sup>(3)(4)</sup> AT RECOMMENDED TRENCH DEPTH <i>(MIN/INCH)</i>	RECOMMENDED <sup>(1) (5)</sup> TRENCH DEPTH <i>(INCHES BGS)</i>	SUITABILITY <sup>(4)</sup> CODE
		<i>(Verified)</i>	<i>(Verified.)</i>	<i>(Verified)</i>	<i>(Predicted)</i>	<i>(Verified)</i>	
B-1	Fannin Soil Series	2-6%	>72	66	50	24-36	A
B-2	Fannin (Wet) Soil Series	10-15%	>22	10	See Code	See Code	C
B-3	Fannin Soil Series	6-10%	>72	56	50	24-32	A
B-4	Fannin Soil Series	6-10%	>72	58	50	24-34	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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**COUNTY:** Dawson **DATE:** August 24, 2020

**CONTACT:** Mr. Greg Scott

**SITE LOCATION ADDRESS:** Parcel ID: L21 008, 275 Lakewood Drive, 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.

**SUITABILITY CODE C:** BECAUSE OF FLOODING, SHALLOW SEASONAL WATER TABLES, SOIL HORIZONS WITH VERY SLOW PERCOLATION RATE, PERCHED WATER TABLES, OR IMPERFECT DRAINAGE, THESE SOILS ARE NOT SUITABLE FOR INSTALLATION OF A CONVENTIONAL ON-SITE SYSTEM WITHOUT SITE MODIFICATIONS, SPECIAL DESIGNS OR INSTALLATION. PROPERTIES OF THE SOIL AND SITE 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. NON-CONVENTIONAL SYSTEMS AND INSTALLATION MUST BE APPROVED BY THE LOCAL ENVIRONMENTAL HEALTH SPECIALIST.

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:

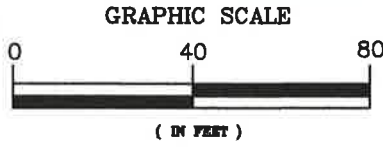


Stephen Johnson, PG  
Georgia Professional Geologist # 910



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

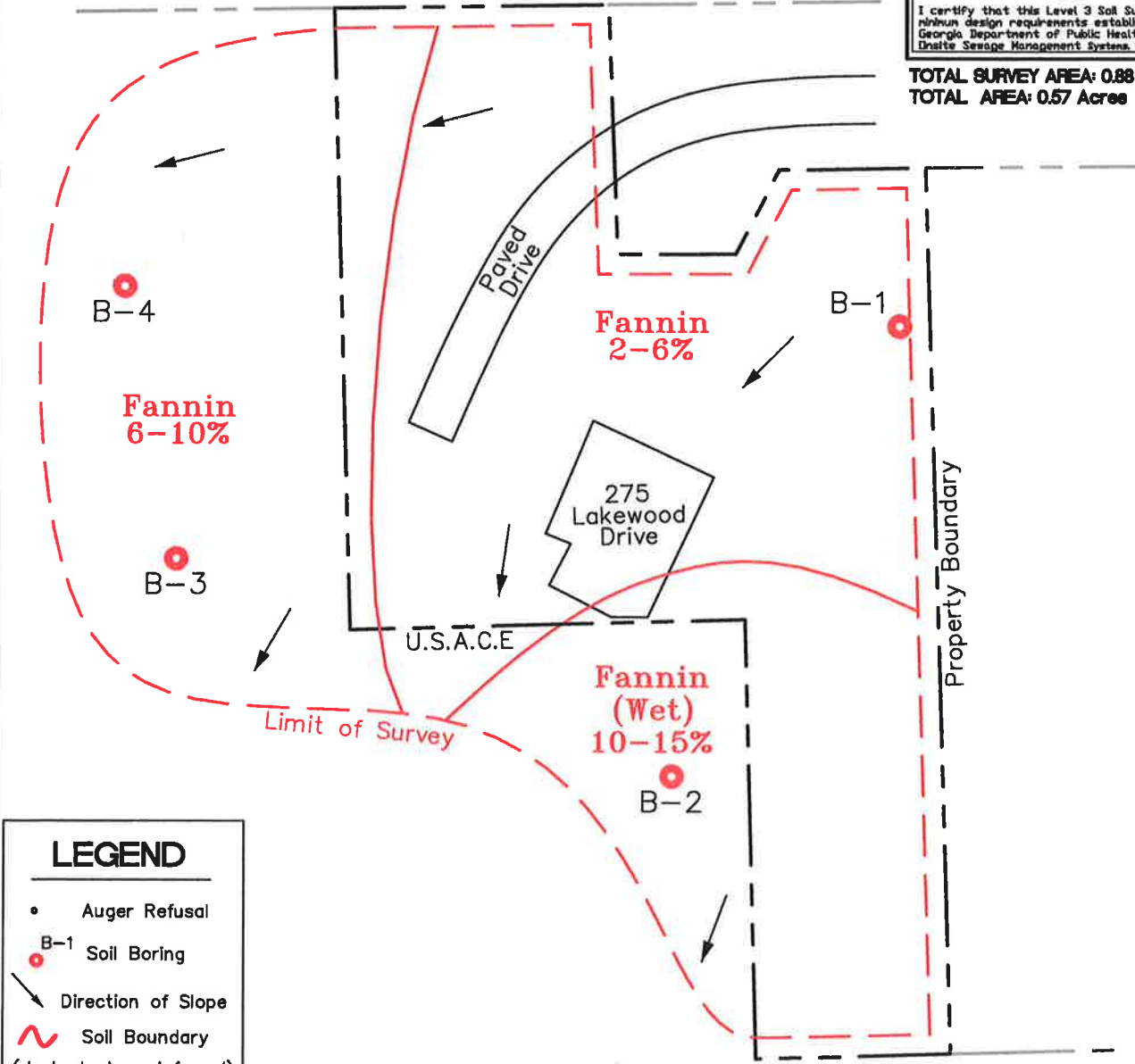
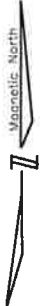


Stephen Johnson, PG  
Georgia Professional Geologist #910



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: 0.88 Acres  
TOTAL AREA: 0.57 Acres



**LEGEND**

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



**LEVEL 3 SOIL SURVEY**  
 Greg Scott Construction  
 Parcel ID: L21 008  
 275 Lakewood Drive  
 Dawsonville, Dawson County, Georgia  
 SA-20255-1 8/24/2020

**MILL CREEK ENVIRONMENTAL, LLC**  
 4055 Highway 53 East  
 Dawsonville, Georgia 30534  
 706-579-1607

10/24/2020 4:03 PM

From: Terry, Jonathan  
Subject: 275 Lakewood Dr.  
Date: September 3, 2020 at 12:52 PM  
To:  
Cc:



Mr. Scott,

Thank you for meeting us on-site yesterday. After our discussion and consultation with Matt Gravitt, I spent some time reviewing the soil report and proposed septic design. I am unable to permit this lot for the proposed 4 bedroom home with dimensions 71' x 55' to be located as staked on-site. I scaled your proposed home onto a copy of the plat and there doesn't appear to be enough room on the lot for a primary and replacement septic system within the suitable soil areas. An engineered site plan will be necessary for further review due to the size of the home, location of the existing/proposed driveway, offset of the lot in the front, and the marginal Fannin Wet soil. Please submit a site plan showing the proposed house construction, septic design and replacement, as well as all other requirements listed on the attached document. I also recommend having the soil classifier perform additional evaluations of the area labeled Fannin Wet on the soil report. Additional borings within that area may allow for a conventional or drip emitter system design based on the data provided. Please make sure the engineer consults with Matt about the primary system design so that we can be sure it is feasible.

Please feel free to contact me by email or contact the Dawson EH office if you have questions.

Sincerely,  
Jonathan D. Terry  
Deputy Director Environmental Health  
District 2 Public Health

Reader Advisory Notice: Email to and from a Georgia state agency is generally public record, except for content that is confidential under specific laws. Security by encryption is applied to all confidential information sent by email from the Georgia Department of Public Health (DPH). This message is only intended for specific recipient(s) and may contain privileged, private or sensitive information. If you received this message in error, please delete it and contact me.

SECTION F | Dispersal Systems

Form 6.F Engineered Site Plan Checksheet

GEORGIA DEPARTMENT OF PUBLIC HEALTH OSSMS Engineered Site Plan Checksheet	
A site plan may be required when more information and detail is needed to determine compliance with the regulations. Sites with marginal soil conditions, restrictive topographic features or other factors that limit the amount of suitable area available for the installation and replacement of an on-site sewage management system may require an engineered plan from a State registered engineer. The following requirements will determine compliance with the state regulations. The site plan must include the following:	
<input type="checkbox"/>	Site plan drawn to a minimum 1" to 40' scale.
<input type="checkbox"/>	Topographic delineations on 2-foot contours showing existing and/or finish grades.

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Topographic indications on 2-foot contours showing existing ground finish grades.	
Location and dimensions of residence (s) or building (s), including setback distances from property lines.	
Location of driveway (s), paved areas, pools, and other structures.	
Location of underground utility lines, water lines or wells (on or within 100 ft. of the property).	
Location of streams, lakes, bodies of water, drainage ways, easements, wetlands or floodplains on property.	
Finish floor elevations, including basement.	
Elevation and location of plumbing stub-out.	
Scaled drawing of the on-site sewage management system including replacement area. Drawing to include primary treatment (septic tank or aerobic treatment unit), dosing/pump tank (if applicable), and absorption field layout (including type and size). Pump size and manufacturer, including pump calculations (if applicable).	
A level 3 or level 4 soil report (as applicable) and map overlaid on the site plan. Absorption fields within 20 feet of soil transition lines shall be verified by the soil classifier for accuracy.	
Engineered site plans shall bear the seal and signature of the designer and include the following statement: I certify this on-site sewage management system meets the minimum design requirements established by the Department of Public Health. I have made a site visit to verify the system can be installed as designed in accordance with these regulations.	
Comments:	
Environmental Health Specialist:	Date:
<i>Site plans with deficiencies shall be returned to the engineer within 3 working days with the deficiencies noted and the process of appeal.</i>	

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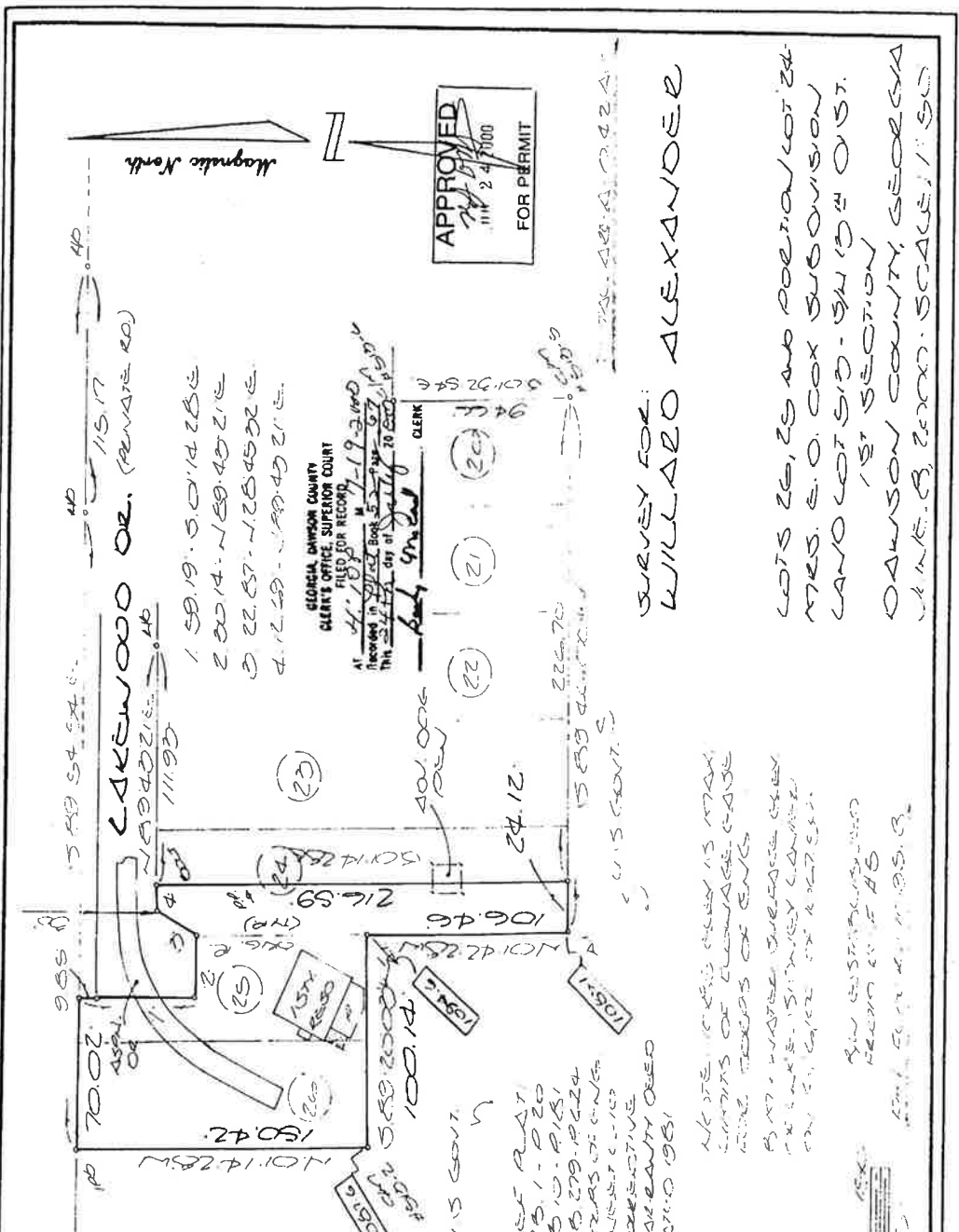
ACCORDING TO H.U.D. FLOOD MAPS THIS PROPERTY (S) (IS NOT) IN A FLOOD HAZARD AREA.

BDRY. TRAV. BY TOPCON GTS-3B  
POSITION CLOSURE: 1" / 15,000'  
ANGLE ERROR: 1" / STA.  
CRANDALL ADJUSTMENT.  
PLAT CLOSURE EXCEEDS 1" / 50,000.

- LEGEND:
- R.B. INDICATES REBAR
  - C.T. INDICATES CRIMP TOP ALUMINUM PIPE
  - O.T. INDICATES OPEN TOP IRON PIPE
  - C.I. INDICATES ANGLE IRON
  - B.M. INDICATES CONCRETE MONUMENT
  - C.B. INDICATES BUILDING CORNER
  - C.L. INDICATES CENTERLINE
  - E.P. INDICATES EDGE OF PAVEMENT
  - F.C. INDICATES FENCE
  - F.H. INDICATES FIRE HYDRANT
  - P.L. INDICATES POWER LINE
  - R.W. INDICATES RIGHT-OF-WAY
  - O.P. OVERHEAD POWER LINES ARE SHOWN
  - FENCES ARE SHOWN - - - X - - -
  - D.I. INDICATES DROP INLET
  - M.F.D. MON FD AS DESCRIBED
  - ▲ CALCULATED POINT



**J. A. PAGE, Jr. and ASSOC.**  
5610 CROW ROAD  
CUMMING, GEORGIA 30041  
PHONE: (770) 889-0281



SURVEY FOR:  
WILLIAM ALEXANDER

LOTS 26, 25 AND PORTION LOT 24 -  
MRS. E. O. COX SUBDIVISION  
LAND LOT 519 - 94 15 0 ST.  
1ST SECTION  
DAWSON COUNTY, GEORGIA  
1/15/83, 2500. SCALE: 1" = 50'

NOTE: THIS DEED IS MAX  
LIMITS OF CLAIMABLE EASE  
FOR DEEDS OF EASE  
BY THE PARTIES HERETO  
AND THE SHERIFF'S OFFICE  
AND THE STATE OF GEORGIA.

SEE INSTRUMENT  
BOOK 208 P. 45  
BOOK 208 P. 45

#000000



Printed: 8/4/2020 9:02:15 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 - 13235	L21 008 / 1 LOTS 25 26 PT 24 E D COX LL 513 LD 13-S FMV: 374200	\$3572.41	\$0.00 Fees: \$0.00 \$0.00	\$0.00	\$3572.41	\$0.00
Totals:		\$3572.41	\$0.00	\$0.00	\$3572.41	\$0.00

Paid Date: 10/21/2019

Charge Amount: \$3572.41

STIPIK JENNIFER J & MICHAEL A



Scan this code with your mobile phone to view this bill

20 SEP 10 4:04 PM



20 SEP 10 4:04 PM

**Summary**

**Parcel Number** L21 009  
**Location Address** 255 LAKEWOOD DR  
**Legal Description** LOT 23 PORTION OF LOT 24 & TRACT#3-B E D COX  
 (Note: Not to be used on legal documents)  
**Class** R3-Residential  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
**Tax District** UNINCORPORATED (District 01)  
**Millage Rate** 23.867  
**Acres** 0.55  
**Neighborhood** UL - Lake Lanier - Water Front (Dockable) (289901)  
**Homestead Exemption** No (S0)  
**Landlot/District** N/A

[View Map](#)



**Owner**

DAVID HARBEN PATTI FOX JENNIFER  
 WALLICE  
 TRUSTEES OF THE LAKE HOUSE PROPERTY  
 TRUST

**Land**

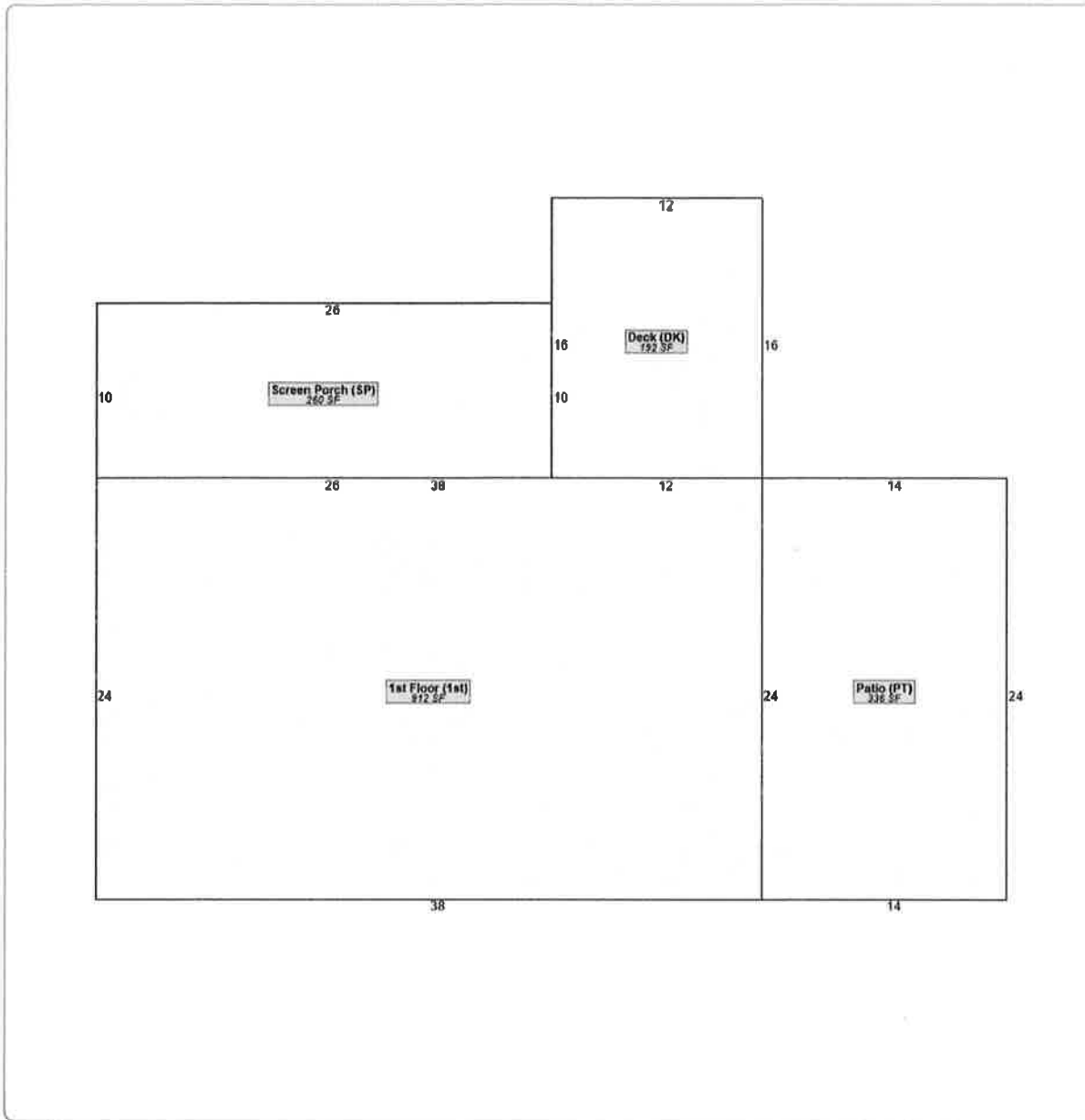
Type	Description	Calculation Method	Frontage	Depth	Acres	Lots
Residential	Res-Lake-Open Water (250)	Front Feet	107	222	0.55	1

**Residential Improvement Information**

**Style** One Family (Detached)  
**Heated Square Feet** 912  
**Interior Walls** Sheetrock  
**Exterior Walls** Wood/Cedar  
**Foundation** Masonry/Crawl  
**Attic Square Feet** 0  
**Basement Square Feet** 0  
**Year Built** 1970  
**Roof Type** Architectural Shingles  
**Flooring Type** Carpet/Hrdwd/Tile  
**Heating Type** Central Heat/AC  
**Number Of Rooms** 4  
**Number Of Bedrooms** 2  
**Number Of Full Bathrooms** 1  
**Number Of Half Bathrooms** 0  
**Number Of Plumbing Extras** 0  
**Value** \$72,800  
**Condition** Average  
**Fireplaces\Appliances** Const 1 sty 1 Box 1  
**House Address** 255 LAKEWOOD DR

**Accessory Information**

Description	Year Built	Dimensions/Units	Identical Units	Value
Boat Hoist/Lift	2010	0x0 / 1	0	\$2,500
Dock: Alum-2 Story-3 AV	2010	32x32 / 0	1	\$35,000
Paving: Asphalt	1999	0x0 / 2000	0	\$2,000
Homesite Imp: 3 Avg	1970	0x0 / 1	1	\$5,000
Garage (Detached)	1970	20x25 / 0	1	\$10,500



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

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Version 2.3.84



**Summary**

Parcel Number L19 052 001  
 Location Address 204 LAKEWOOD DR  
 Legal Description LL 460 LD 13-1  
 (Note: Not to be used on legal documents)  
 Class R3-Residential  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
 Tax District UNINCORPORATED (District 01)  
 Millage Rate 23.867  
 Acres 1.04  
 Neighborhood UL - Lake Lanier - Water Front (Dockable) (289901)  
 Homestead Exemption Yes (S1)  
 Landlot/District N/A

[View Map](#)



**Owner**

PATMORE CRYSTAL B & RICHARD

**Land**

Type	Description	Calculation Method	Frontage	Depth	Acres	Lots
Residential	Res-Lake-Open Water (250)	Front Feet	54	284	1.04	0

**Residential Improvement Information**

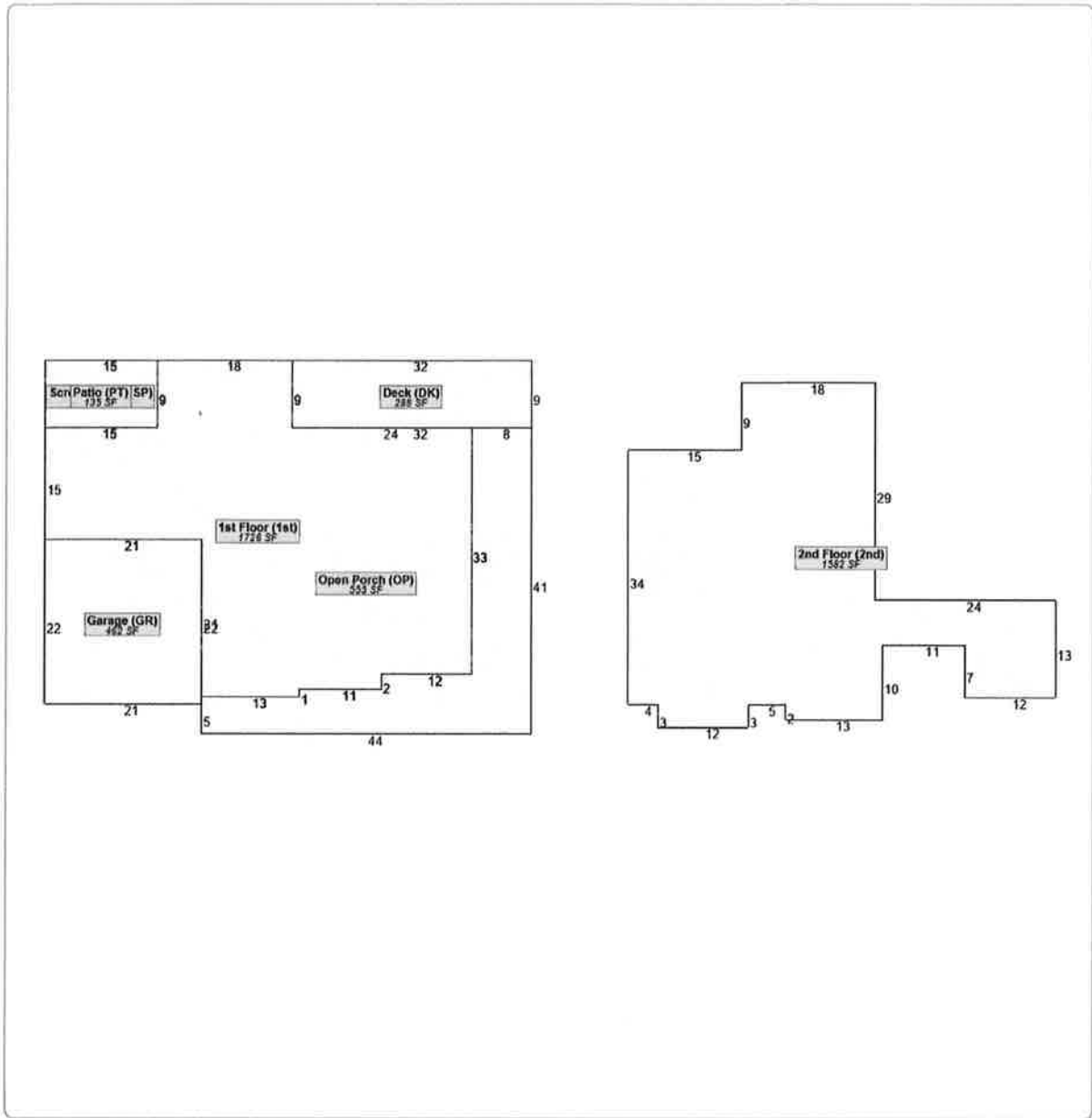
Style One Family (Detached)  
 Heated Square Feet 3308  
 Interior Walls Sheetrock  
 Exterior Walls Cement Fiber/Brick/Stone  
 Foundation Basement  
 Attic Square Feet 0  
 Basement Square Feet 1726 Unfinished  
 Year Built 1998  
 Roof Type Architectural Shingles  
 Flooring Type Carpet/Hrdwd/Tile  
 Heating Type Central Heat/AC  
 Number Of Rooms 0  
 Number Of Bedrooms 4  
 Number Of Full Bathrooms 3  
 Number Of Half Bathrooms 1  
 Number Of Plumbing Extras 8  
 Value \$345,800  
 Condition Average  
 Fireplaces\Appliances Const 2 sty 1 Box 1  
 House Address 204 LAKEWOOD DR

**Accessory Information**

Description	Year Built	Dimensions/Units	Identical Units	Value
Dock: Steel-2 Story-3 AV	1998	24x24 / 1024	1	\$17,900
Paving: Concrete	1998	12x150 / 1800	1	\$3,600
Homesite Imp: 3 Avg	1998	1x1 / 1	1	\$5,000

**Sales**

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
11/13/2009	933 171		\$430,000	Fair Market Sale (Improved)	MORRIS ANGELA J DREW	PATMORE CRYSTAL B & RICHARD
9/15/1998	337 2 80		\$0	Gift	MORRIS JOHN	MORRIS ANGELA J DREW
3/26/1998	265 3 78		\$165,000	Fair Market Sale (Vacant)	HUTCHINSON T E	MORRIS JOHN



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[Version 2.3.84](#)

**FLOOD NOTE:**  
THIS PROPERTY DOES NOT LIE WITHIN A  
FEDERAL FLOOD HAZARD AREA PER FIRM  
PANEL 130850230C  
DATED APRIL 4, 2018

**TOTAL ACREAGE: 0.42 ACRE**

**REFERENCE:**  
BOUNDARY INFORMATION TAKEN FROM PLAT  
PREPARED BY J.A. PAGE, JR. AND  
ASSOCIATES, DATED 6/8/2000 FOR HILLARD  
ALEXANDER.

N/F  
U.S. ARMY  
CORPS OF  
ENGINEERS

N/F  
U.S. ARMY CORPS  
OF ENGINEERS

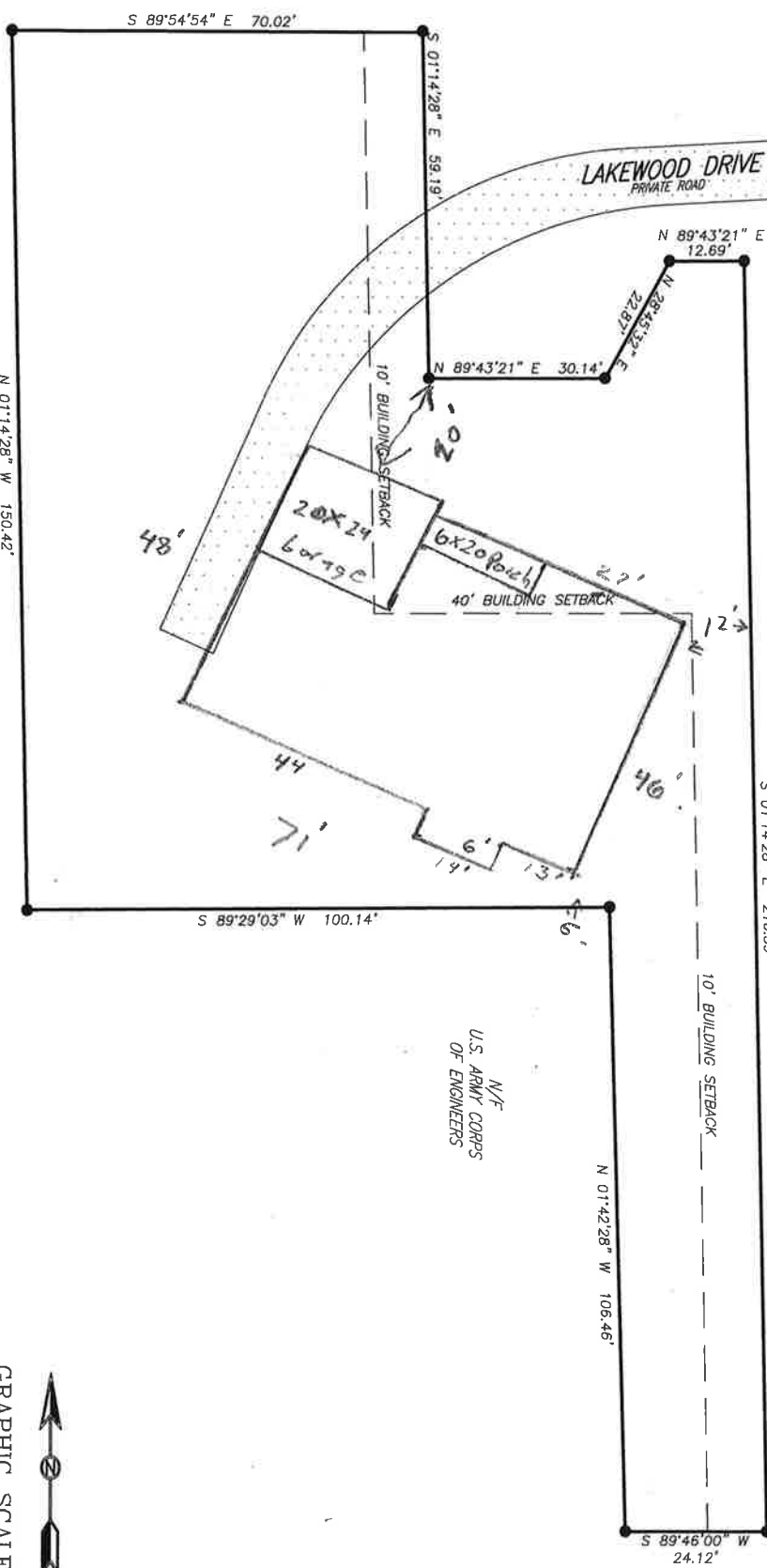
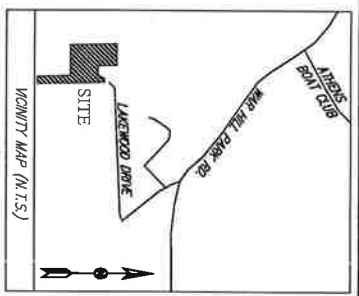
N/F  
U.S. ARMY CORPS  
OF ENGINEERS

N/F  
TRUSTEES OF THE LAKE  
HOUSE PROPERTY TRUST  
MAP L21 009  
DB 1179, PG 258  
PB 10, PG 191

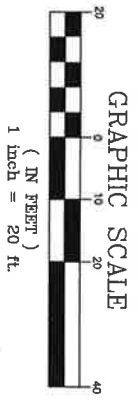
**PROPERTY OWNER:**  
MICHAEL & DENISE STIMAK  
4099 HANCOY GREEN WAY  
ATLANTA, GA 30319

**PROJECT PERMITTEE:**  
**24-HOUR CONTACT:**  
MR. GREG SCOTT  
205 BROWNS POINT  
DAWSONVILLE, GA 30534  
(678) 410-7400

**PROPERTY INFORMATION:**  
275 LAKEWOOD DRIVE  
DAWSONVILLE, GA 30534  
TAX PARCEL ID: L21 009  
ZONING: VCR



**NOTICE: DAWSON COUNTY, 24-HOURS BEFORE COMMENCEMENT OF GRADING**



<b>IDEAS</b> <b>DAVIS</b> ENGINEERING & SURVEYING 133 PROMENADE COURT DAWSONVILLE, GA 30534 PHONE: (760) 261-134 FAX: (678) 344-177 DAVISENGINEERS.COM	SHEET NO. <b>1 OF 1</b>	PROJECT NO. <b>2020-316</b>
	<b>SITE PLAN</b> 275 LAKEWOOD DRIVE LAND LOT 513 S/H 13TH DISTRICT, 1ST SECTION DAWSON COUNTY, GEORGIA	

REVISION	DATE	DESCRIPTION
		INITIAL SUBMITTAL

DRAWN BY:	RSB
CHECKED BY:	JMO
LAND LOT:	513
DISTRICT:	S/H 13TH
SECTION:	1ST
CITY:	DAWSONVILLE
COUNTY:	DAWSON
DATES:	9/9/2020