



**DAWSON COUNTY VARIANCE APPLICATION**

25 Justice Way, Dawsonville, Georgia 30534

**APPLICANT INFORMATION** (or Authorized Representative)

Printed Name: Roberta Hastreiter Heady &/or Dale E. Heady

Address: \_\_\_\_\_  
\_\_\_\_\_

Contact Email: \_\_\_\_\_ Telephone # \_\_\_\_\_

Status:  Owner  Authorized Agent  Lessee

**Hastreiter Family GST Exempt Trust**  
322 Overlook Circle, Dawsonville, GA 30534

**PROPERTY INFORMATION**

Street Address of Property:

322 Overlook Circle, Dawsonville, GA 30534

Land Lot(s): 325 District: South Half 13th Distri Section: 1st. Section

Subdivision/Lot: Overlook Subdivision / 26

Building Permit #: \_\_\_\_\_ (if applicable)

**REQUESTED ACTION**

A Variance is requested from the requirements of Article # 3 Section # 121-60 of the Land Use Resolution/Sign Ordinance/Subdivision Regulations/Other.

Front Yard setback  Side Yard setback  Rear Yard setback variance of 2.5 feet to allow the structure to:  be constructed;  remain a distance of 7.5 feet from the  property line, or  other : \_\_\_\_\_

instead of the required distance of 10 feet as required by the regulations.

Home Occupation Variance: \_\_\_\_\_

Other (explain request): \_\_\_\_\_

If there are other variance requests for this site in past, please list case # and nature of variance:

\_\_\_\_\_

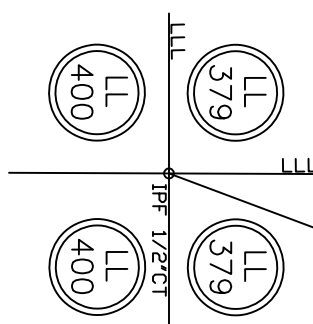
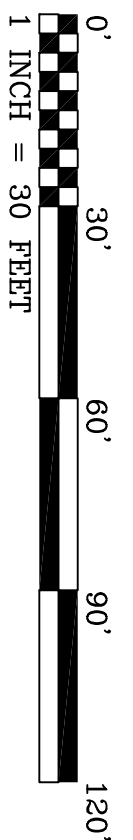
SURVEYOR'S CERTIFICATION

THIS PLAT IS A REPLACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR PARCELS OF LAND. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE RECORDING AGENCY OF THE COUNTY AND HAS DETERMINED THAT THE INSTRUMENT WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION'S AVAILABILITY OF PERMITS, COMPLIANCE WITH OR FULFILLMENT OF THE REQUIREMENTS OF THE REGULATION AND SURVEYOR CERTIFIES THAT THIS PLAT COMPLETES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 194-6-67.

OVERLOOK CIRCLE  
40' R/W  
(18' ASPHALT PAVEMENT)

OVERLOOK CIRCLE  
40' R/W

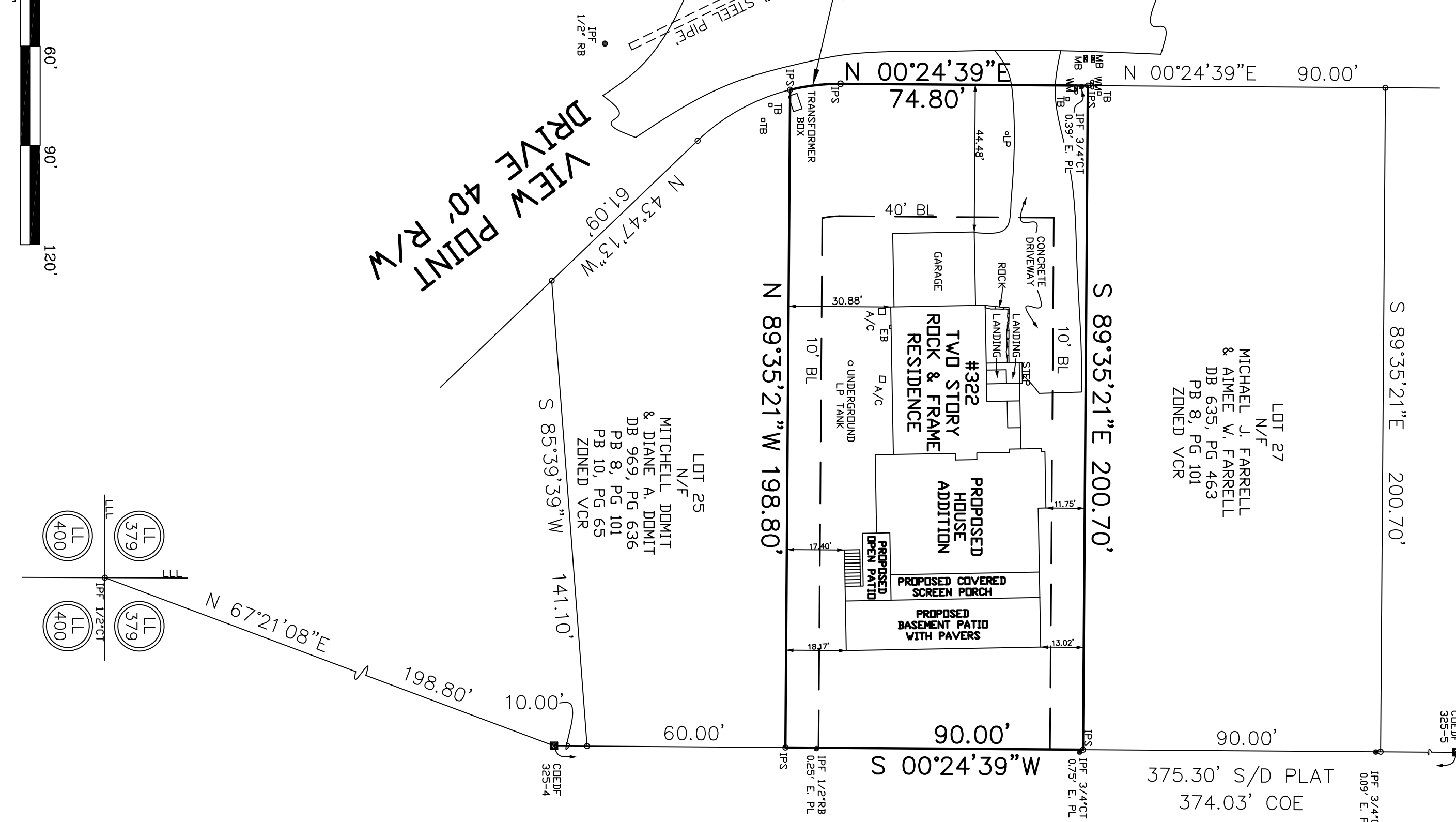
- LEGEND
- C.O.E.D.F. ■ CORP. OF ENGINEERS ALUMINUM DISK FOUND
  - I.P.F. ○ IRON PIN FOUND
  - I.P.S. ● 1/2" REBAR WITH CAP SET
  - O.T.P. ○ OPEN TOP PIPE FOUND
  - C.T.P. ○ CRIMPED TOP PIPE FOUND
  - R/W R/W
  - P.L. = RIGHT OF WAY
  - C.L. = PROPERTY LINE
  - B.L. = CENTER LINE
  - B.L. = BUILDING LINE
  - L.L. = LAND LOT
  - L.L.L. = LAND LOT LINE
  - P.P. = POWER POLE
  - G.W. = GUY WIRE
  - R. = RADIUS
  - CH. = CHORD
  - N/F. = NOW OR FORMERLY
  - D.B. = DEED BOOK
  - P.B. = PLAT BOOK
  - P.G. = PAGE
  - WM. = WATER METER
  - WV. = WATER VALVE
  - LP. = LIGHT POLE
  - FH. = FIRE HYDRANT
  - CO. = CLEAN OUT
  - AP. = TYPE FENCE LINE
  - WL. = ABANDON POWER POLE
  - EB. = WALK LIGHT
  - MB. = ELECTRIC BOX
  - PL. = POINT ON LINE



**Swain and Son, Inc.**  
LAND PLANNERS & SURVEYORS  
CONSTRUCTION MANAGEMENT  
3898 WAR HILL PARK RD, DAWSONVILLE, GEORGIA 30534  
PHONE: (706) 216-8980 CELL: (706) 974-7046  
FAX: (706) 265-4543 EMAIL: btrill@windstream.net

REVISIONS:	PLAT DATE: JUNE 1, 2023
	SURVEY DATE: MAY 12, 2023
	FIELD CREW: JLT
	DRAWN BY: BDT
	DRWG FILE: 0915-002A
	SCALE: 1" = 30'

UP DATE BOUNDARY SURVEY FOR  
**ROBERTA L. HASTREITER-HEADY & LOUISE LEAR-HASTREITER**  
LOT 26 - OVERLOOK SUBDIVISION  
LAND LOT 325 - SOUTH HALF 13TH, DISTRICT - 1ST, SECTION  
DAWSON COUNTY, GEORGIA



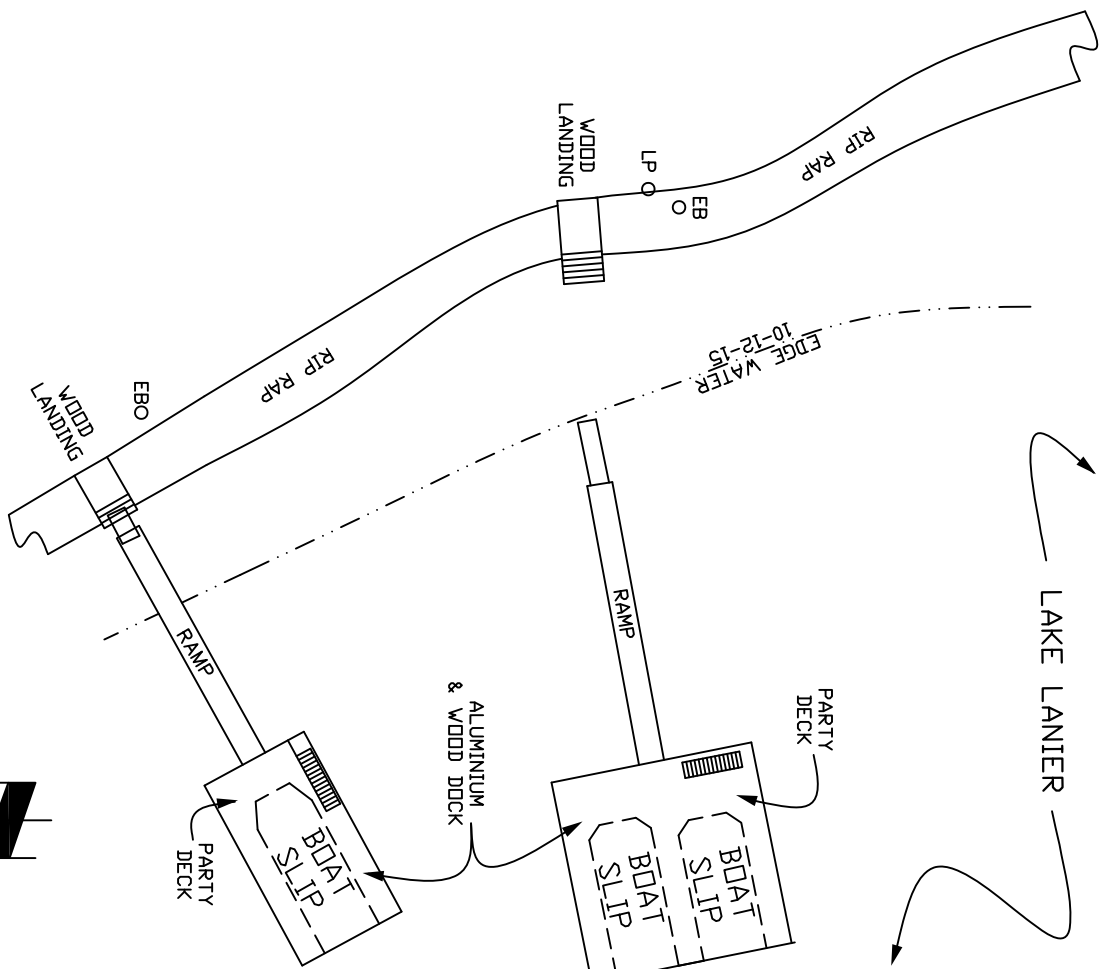
- PLAT REFERENCE
- FINAL PLAT FOR OVERLOOK SUBDIVISION, BY MIZE BROTHERS, INC., DATED DECEMBER 20, 1978 AND REVISED MARCH 15, 1979 RECORDED IN DAWSON COUNTY COURT HOUSE IN PLAT BOOK 8, PAGE 101. (SHOWING 49 LOTS)
  - PLAT FOR BENJAMIN L. & GANNY L. POWELL, BY MIZE BROTHERS, INC., DATED MAY 19, 1980 AND RECORDED IN DAWSON COUNTY COURT HOUSE IN PLAT BOOK 10, PAGE 65. (SHOWING 0.27 ACRES)

LAKE LANIER  
U.S. ARMY  
CORPS  
OF ENGINEERS

GENERAL NOTES

- SURVEY PROCEDURES:  
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 201,63 FEET WITH AN ANGULAR ERROR OF 1 SECOND PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THE PLAT IS BASED ON A PRECISION OF ONE FOOT IN 250,096 FEET. EQUIPMENT USED FOR ANGULAR AND LINEAR MEASUREMENTS: TOP CON GP-1-90034.
- NO PORTION OF THIS PROPERTY IS IN A FEMA DESIGNATED FLOOD HAZARD AREA, AS PER F.I.R.M. PANEL # 130830C 0250C DATED APRIL 4, 2018.
- 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 L10-079, CURRENT ZONING IS VCR.
- SETBACKS FOR VCR ARE AS FOLLOWS: FRONT = 40', SIDE = 10', REAR = 20', U.S. ARMY CORPS OF ENGINEERS = 0'
- THIS PROPERTY IS SERVED BY PUBLIC WATER PER ETOWAH WATER & SEWER AUTHORITY, LOCATED 42.59' FROM HYDRANT.
- DAWSON COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF ANY GOES DITCHES, DITCHES, DITCHES OR OTHER STRUCTURES WITHIN ANY DRAINAGE EASEMENTS BEYOND THE COUNTY RIGHT-OF-WAY.
- NO STRUCTURES, FENCES OR OTHER OBSTRUCTIONS MAY BE LOCATED WITHIN A DRAINAGE OR ACCESS EASEMENT WITHOUT PRIOR APPROVAL BY THE DAWSON COUNTY DEPARTMENT OF ENGINEERING.
- THE COMMON DRIVEWAYS IDENTIFIED AS "PRIVATELY MAINTAINED" ARE PRIVATE WAYS AND ARE NOT MAINTAINED BY STATE, COUNTY, CITY OR OTHER PUBLIC AGENCIES.
- PRIVATELY MAINTAINED COMMON DRIVEWAYS ARE INELIGIBLE FOR ADOPTION AS PUBLIC ROADS OR STREETS.
- ALL DRIVEWAYS ENTERING ANY COUNTY STREET OR ROAD SHALL HAVE A MINIMUM TEN (10) FOOT BREAKING AREA NO GREATER THAN FIVE (5) INCHES ABOVE THE CROWN OF THE STREET OR ROAD.

TOTAL AREA  
18,053 Sq. Ft.  
0.414 Acres





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Variations to standards and requirements of the Regulations, with respect to setbacks, 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:**

We'd be unable to construct a staircase which allows as  

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a fire escape and ground access from the second floor on the north side of the addition.  

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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:**

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**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:**

This request is for a 2.5 foot variance for the landing of an outdoor staircase. This  

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Variance will enhance the safety of the residence by providing a fire escape from the  

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2nd floor.  

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

It's not a structure which deters the use of the property by others.  

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Add extra sheets if necessary.



## DAWSON COUNTY VARIANCE APPLICATION

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### 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 of any parcel(s) adjoining or adjacent to parcel where variance or zoning is being requested. Please add additional sheets if necessary.

	Name	Address
TMP <u>L10</u> - <u>078</u>	1. Aimee & Mike Farrell,	340 Overlook Circle, Dawsonville, GA 30534
TMP _____ - _____	2. Mitchell Donnit	_____
TMP _____ - _____	3.	_____
TMP _____ - _____	4.	_____
TMP _____ - _____	5.	_____
TMP _____ - _____	6.	_____
TMP _____ - _____	7.	_____
TMP _____ - _____	8.	_____
TMP _____ - _____	9.	_____

### 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 the Planning Commission agenda 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 may seek the advice of a land use professional if I am not familiar with the zoning and land use requirements.



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I understand that my request will be acted upon at the Planning Commission 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: \_\_\_\_\_

*Robert L. Hastreiter-Heady*

Date: *September 14, 2023*

*TTEE*

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.

### THIS SECTION TO BE COMPLETED BY STAFF.

VR 22- \_\_\_\_\_ Tax Map & Parcel# \_\_\_\_\_

Zoning: \_\_\_\_\_ Commission District #: \_\_\_\_\_

Submittal Date: \_\_\_\_\_ Time: am/pm Received by: \_\_\_\_\_ (staff initials)

Fee Paid: \_\_\_\_\_ Planning Commission Meeting Date: \_\_\_\_/\_\_\_\_/2022

**Variances**

Property Owner Authorization Form

This form must be signed by the owner(s) as listed on the deed of record for the subject property. If there is more than one property owner, additional affidavits must be provided. **Only an owner or an authorized agent may speak on behalf of the variance at the public hearing.**

Owner's Name: Roberta L. Hastreiter-Heady & Louise Lear-Hastreiter Hastreiter Family GST Exempt Trust  
TTEE (Deceased) 322 Overlook Circle, Dawsonville, GA 30534

Mailing Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature of Owner: Roberta L. Hastreiter-Heady TTEE Date: September 14, 2023

Signature of Notary: *Alena Anton* Date: 9/14/2023 Notary Stamp

**ALENA ANTON**  
NOTARY PUBLIC  
Fulton County  
State of Georgia  
My Comm. Expires March 29, 2027



# 2023 PROPERTY TAX STATEMENT

## DAWSON COUNTY GEORGIA

Nicole Stewart

TAX COMMISSIONER

25 Justice Way, Suite 1222  
Dawsonville, Georgia 30534

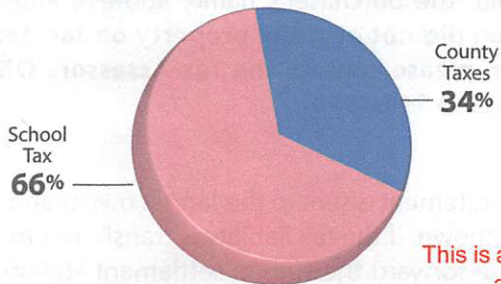
Office: 706-344-3520 | Tax Assessors: 706-344-3590



PROPERTY OWNER(S)	MAP CODE	LOCATION			BILL #	DISTRICT
LEAR-HASTREITER LOUISE &	L10 079	322 OVERLOOK CIR			2023-8962	001 DAWSON COUNTY UNINCORPORATED
	BUILDING VALUE	LAND VALUE	TOTAL FAIR MARKET VALUE	ACRES	EXEMPTIONS	<b>DUE DATE</b>
	391,890	549,100	940,990	0.35		12/01/2023
<b>PROPERTY DESCRIPTION</b>						
LOT 26 OVERLOOK LL 325 LD 13-S						

	FAIR MARKET VALUE	40% ASSESSED VALUE	LESS EXEMPTIONS	TAXABLE VALUE	MILLAGE RATE	GROSS TAX	LESS CREDITS	NET TAX
STATE TAX	799,842	319,937		319,937	0.0000			
COUNTY M&O	799,842	319,937		319,937	9.6810	3,097.31		1,802.52
SALES TAX ROLLBACK	799,842	319,937		319,937	-4.0470		-1,294.79	
SCHOOL M&O	799,842	319,937		319,937	10.8000	3,455.32		3,455.32
<b>TOTAL</b>					<b>16.4340</b>	<b>\$6,552.63</b>	<b>\$-1,294.79</b>	<b>\$5,257.84</b>

APPEAL



THE PIE GRAPH SHOWS HOW THE AVERAGE TAX DOLLAR IS DISTRIBUTED AMONG THE VARIOUS GOVERNMENT AGENCIES. (PERCENTAGES MAY VARY DEPENDING ON EXEMPTIONS)

Scan This QR Code With Your Smart Device To Pay Your Tax Online



### PENDING APPEAL

This is a temporary bill; upon resolution there may be additional taxes due or a refund issued.

\* Please note that delinquent tax due reflects total owed at the time of billing and the amount will change monthly due to interest charges. Please read the state mandated penalties and interest on the back of this bill.

2023 Current Tax	\$5,257.84
Penalty	-
Interest	-
Other Fees	-
Previous Payments	-
Delinquent Tax*	-
<b>Total Due</b>	<b>\$5,257.84</b>

DETACH TOP PORTION TO KEEP FOR YOUR RECORDS AND RETURN BOTTOM PORTION WITH PAYMENT.

Make payable to "Dawson County Tax Office" and include this coupon. Do not staple, tape or attach payment.

**DAWSON COUNTY, GEORGIA**  
**2023 TAX BILL**  
25 Justice Way, Suite 1222  
Dawsonville, Georgia 30534

FORWARDING SERVICE REQUESTED



BILL NUMBER BARCODE

\*\*\*\*\*AUTO\*\*ALL FOR AADC 300 7 21 1667 1 AB 0.537

LEAR-HASTREITER LOUISE &  
ROBERTA L HASTREITER-HEADY CO-TRUS  
HASTREITER FAMILY GST EXEMPT TRUST



IF TAXES ARE PAID BY YOUR MORTGAGE COMPANY, SEND THEM THIS PORTION

LEGAL DESCRIPTION	MAP ID #	TAX BILL #
LOT 26 OVERLOOK LL 325 LD 13-S	L10 079	2023-8962
<b>TOTAL DUE DECEMBER 1, 2023</b>		<b>\$ 5,257.84</b>
Late fees, interest, and penalties will apply to the unpaid balance at midnight on December 1st.		PLEASE WRITE THE BELOW MAP ID # ON YOUR CHECK
		L10 079

Credit cards accepted online at:

[www.DawsonCountyTax.com](http://www.DawsonCountyTax.com)

\*Sturgis (not Dawson County) charges a fee for this service.



Nicole Stewart

TAX COMMISSIONER

25 Justice Way, Suite 1222  
Dawsonville, Georgia 30534-3454



Thank you for the privilege of serving as your Tax Commissioner... **Nicole Stewart**

**Dawson County Courthouse 25 Justice Way, Suite 1222 • Dawsonville, GA 30534**  
**Phone: 706-344-3520. Monday – Friday 8am to 5pm**

**UNDERSTANDING MY TAX BILL**

**MILLAGE RATE**

The millage rate (also known as the tax rate) is a figure applied to the taxable value of your property to calculate your property tax liability. One "mill" equals one dollar of tax on every thousand dollars of taxable value. This rate is set by the Board of Commissioners and the Board of Education.

**FAIR MARKET VALUE & ASSESSED VALUE**

The fair market value of your property is determined by the Tax Assessors office. The assessed value is 40% of the fair market value.

**STATE MANDATED PENALTIES AND INTEREST**

If payment is late, the following interest and penalty will be added to the balance owed:

- Interest is applied monthly as prescribed by law.
- A five percent (5%) penalty will be added to the unpaid principle 120 days from the due date. An additional 5% penalty (on the unpaid principle) will accrue again every 120 days until a maximum of 20% of the original principle has been charged.

**TAXES ESCROWED THROUGH MORTGAGE COMPANY**

It is ultimately the responsibility of the property owner to ensure tax is paid. Please forward this tax bill to your mortgage company. ***We do not send one to them.***

**E-SERVICES**

Sign-up at [www.DawsonCountyTax.com](http://www.DawsonCountyTax.com) for statement notifications and reminder e-alerts.

**ADDRESS CHANGE**

Please note that your tax bill has been mailed to the address in our records. Failure to receive a tax bill does not relieve obligation to pay tax bill by due date. It is the responsibility of the taxpayer to have a current and updated address on file with the Tax Assessors office. Please fill out below and return with your payment.

Name: \_\_\_\_\_

New Address: \_\_\_\_\_  
\_\_\_\_\_

**REQUIRED FOR ADDRESS CHANGE**

Taxpayer Signature: \_\_\_\_\_

Map Code#: \_\_\_\_\_ Daytime Phone#: \_\_\_\_\_

**APPEALED BILLS**

Appealed bills are billed at 85%, unless requested at time of appeal application with the Tax Assessors Office to bill at 100%. After the appeal process is final, we will refund you for the amount due or rebill you for the remaining amount due.

**ASSESSORS INFORMATION**

All exemptions are applied for at the Tax Assessors office and approved by the Board of Assessors. For more information please call (706) 344-3590.

**PROPERTY BOUGHT OR SOLD**

Property taxes are not pro-rated according to sale date, amount of usage, or current ownership.

**BUSINESS, BOATS & AIRCRAFT:**

If you owned the property on Jan 1st of the tax bill year, you must pay the tax in full. In January, you will receive a Personal Property Reporting Form from the Tax Assessors office. Be sure to return this form with a signed Bill of Sale indicating what property was sold, the purchaser's name, address, and the date of sale. **If you did not own the property on Jan 1st of the tax bill year, please contact the Tax Assessors Office immediately at (706) 344-3590.**

**REAL ESTATE:**

The property tax statement is sent to the Jan 1st owner and the current owner, if known. If the tax liability is transferred to the new owner, please forward the signed settlement statement reflecting that transfer to the Tax Commissioner by mail or email [tagoffice@dawsoncountygga.gov](mailto:tagoffice@dawsoncountygga.gov)

**PAYMENT OPTIONS**

**Online:** [www.DawsonCountyTax.com](http://www.DawsonCountyTax.com) (American Express, Discover, MasterCard, Visa, PayPal and PayPal Credit)

**In Person:** Dawson County Courthouse 25 Justice Way, Suite 1222 Dawsonville, GA 30534 M-F 8am to 5pm

**By Mail:** Check mailed to Dawson County Tax Commissioner 25 Justice Way, Suite 1222 Dawsonville, GA 30534

**By Phone:** (706) 701-2576 - Enter your bill number without the year. Example: Bill 2021-1234-enter 1234 ONLY.

**Outdoor Drop Box:** Located at the crosswalk at the entrance to the Dawson County Courthouse.

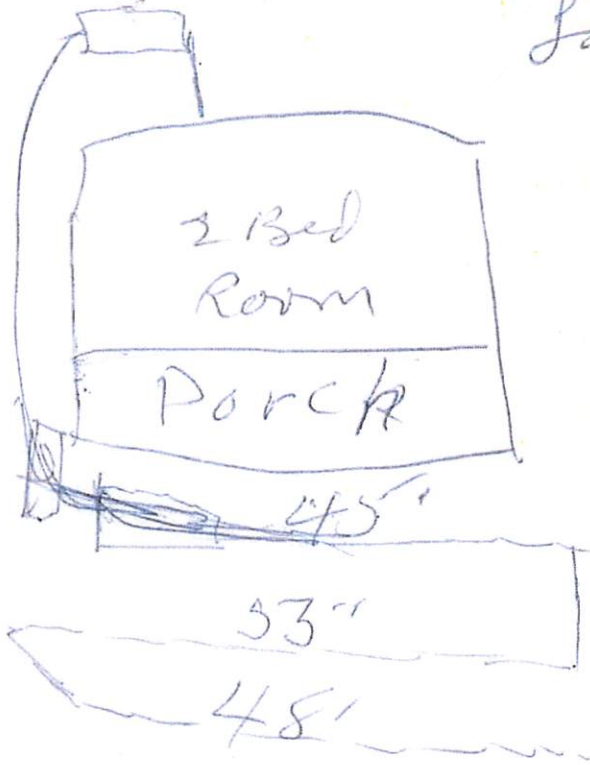
**No payment contracts will be allowed.**  
**\$35 fee for all returned checks.**

**Please note that your Tax Commissioner is responsible for the billing and collection of tax and is not responsible for the property value or the millage rates which are used to determine the tax amount due.**



**Georgia Department of Human Resources  
APPLICATION FOR CONSTRUCTION PERMIT AND SITE APPROVAL  
FOR INDIVIDUAL SEWAGE DISPOSAL SYSTEM**

Subdivision, Street or Road <i>Dunwox</i>		Health District <i>D</i>	County <i>Waldo</i>
Property Location (Address, Block, Lot, Directions to Property) <i>Lot 26</i>			
I hereby apply for a construction permit to install or construct an individual sewage disposal system and agree that the system will be installed to conform to the requirements of the rules of the former Georgia Department of Public Health, Chapter 270-5-25 now assigned to the Division of Physical Health. I understand that final inspection is required and will notify the local or State Department upon completion of construction and before applying final cover.			
Signature (Owner or Applicant) <i>K H Long</i>		Date <i>10-5-79</i>	
Property Owner's Name <i>Lowell Sexton Builder</i>		Phone No.	
Owner's Address			
Permit Applicant's Name <i>H H Long</i>		Phone No.	
Applicant's Address			
Financial Assistance <input type="checkbox"/> FHA, <input type="checkbox"/> VA, <input type="checkbox"/> Farmers Home, <input type="checkbox"/> Conventional, Case Number _____			
Type Facility (Residence, Church, Motel, Restaurant, Etc.)		No. of Bedrooms or No. of Gallons Per Day <i>2</i>	
Water Supply <input type="checkbox"/> Public, <input type="checkbox"/> Community, <input type="checkbox"/> Individual		Located Required Distances From Possible Pollution Source <input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No	
Lot Size Front _____ Ft., Rear _____ Ft., Right Side _____ Ft., Left Side _____ Ft., Square Ft./Acre _____			
House Design <input checked="" type="checkbox"/> Ground Level, <input type="checkbox"/> Split Level, <input type="checkbox"/> With Basement		Level of Plumbing Outlet <input checked="" type="checkbox"/> Ground Level, <input type="checkbox"/> Split Level, <input type="checkbox"/> Basement	
Soil Conditions (Nitrification Field) Percolation Rate _____ Min./in.; Water Table Depth _____ Feet; Soil Type (Rock, Etc.) _____			
Sewage Disposal <input type="checkbox"/> Septic Tank, <input type="checkbox"/> Construction Privy, <input type="checkbox"/> Pit Privy		Total Capacity Septic Tank <i>300</i> Gals., Dosing Tank _____ Gals., Grease Trap _____ Gals.	
Field Layout Method <input type="checkbox"/> Distribution Box, <input type="checkbox"/> Level Field, <input checked="" type="checkbox"/> Serial Distribution		Nitrification Field Area Total Sq. Ft. <i>504</i> ; Total Linear Ft. <i>168</i> ; Trench Width In. <i>36</i>	
If Distribution Box is Used No. of Lines _____; Length Each Line, Ft. _____			
Site Approved <input type="checkbox"/> Yes <input type="checkbox"/> No			
Special Conditions (Explain)			
<b>PERMIT</b>			
A Permit is hereby granted to install or construct the individual sewage disposal system described above. This Permit is not valid unless properly signed below, and expires twelve (12) months from date of issue.			
Construction Permit Number <i>042-703</i>		Date of Issue <i>10-5-79</i>	
Approved by (Health Department Representative) <i>[Signature]</i>		Title <i>[Signature]</i>	



Lot 26  
800 gal tank

158 X 36

Septic  
overlook

*Repair Permit N/c*  
**DAWSON COUNTY**  
**INDIVIDUAL SEWAGE DISPOSAL SYSTEM PERMIT APPLICATION AND INSPECTION REPORT**

PERMIT # 0223 DATE PERMIT ISSUED 5-5-88 DATE SYSTEM INSP. \_\_\_\_\_

RECEIPT # \_\_\_\_\_ PROPERTY OWNER & ADDRESS \_\_\_\_\_

PROPERTY LOCATION  
Overlook S/D LOT 26

Mark Byrd

TELEPHONE \_\_\_\_\_

SEWAGE CONTRACTOR Cecil Reeves

I hereby apply for a permit to install or construct an individual sewage disposal system and agree that the system will be installed to conform to the requirements of the former Georgia Department of Public Health, Chapter 270-5-25.

I understand that final inspection is required and hereby promise to notify the Dawson County Health Department upon its completion and before applying final cover at 265-2611 or 265-3223.

I further realize and understand that neither this permit nor the final inspection in any way guarantee the proper operations of the sewage system nor in any way confers any guarantee or warranty of any kind.

Cecil Reeves  
 Owner or applicant's signature

Date

1. Type water supply:  
 1. individual 2. community 3 public
2. 1. New system 2 Repair 3. Existing
3. Perc rate \_\_\_\_\_
4. Type facility sewelling
5. No of bedrooms or gallons \_\_\_\_\_
6. Subdivision: yes/ no
7. Lot size \_\_\_\_\_
8. Building line \_\_\_\_\_
9. Septic tank capacity min. EXISTING TANK
10. As installed \_\_\_\_\_
11. Dosing tank capacity \_\_\_\_\_

12. Distance S. T. from well \_\_\_\_\_
13. Min. amount of field line:  
 Ft. sq. \_\_\_\_\_ Linear ft. \_\_\_\_\_
14. Field line as installed  
 Ft. sq. \_\_\_\_\_ Linear ft. \_\_\_\_\_
15. Width of trench \_\_\_\_\_
16. Distance between trenches \_\_\_\_\_
17. Trench depth, avg. \_\_\_\_\_
18. Distance from foundation \_\_\_\_\_
19. Nearest property line  
 front, rear, side \_\_\_\_\_
20. Distance from well \_\_\_\_\_

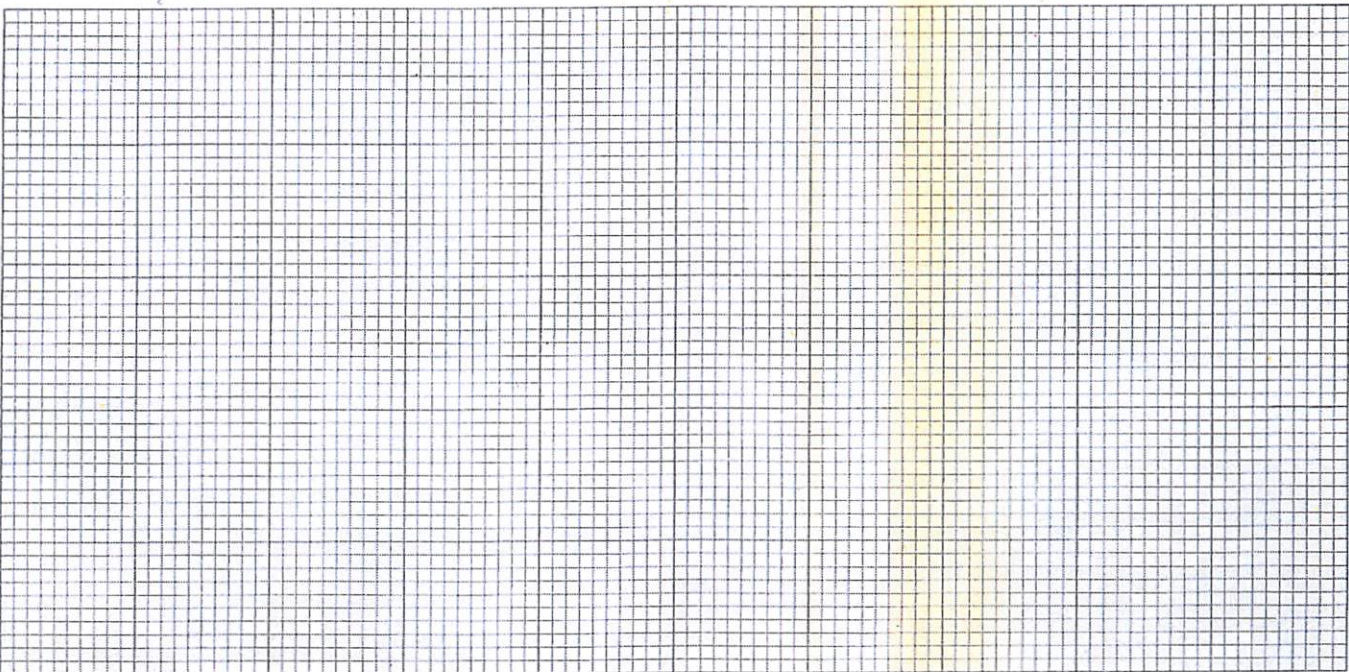
Site: Approved; Approved conditionally; Rejected  
 System: Approved; Approved conditionally; Rejected  
 Are there any wells or springs within 100 feet or streams within 50 feet (\_\_\_\_ Yes) (X No).

Inspector: Don Fleming

Inspector: \_\_\_\_\_  
 DAWSON COUNTY HEALTH DEPARTMENT  
 P.O. BOX 245  
 DAWSONVILLE, GEORGIA 30534

REMARKS:

Cecil Reeves



DAWSON COUNTY  
INDIVIDUAL SEWAGE DISPOSAL SYSTEM PERMIT APPLICATION AND INSPECTION REPORT

PERMIT # 022 DATE PERMIT ISSUED 5-3-88 DATE SYSTEM INSP. \_\_\_\_\_

RECEIPT # \_\_\_\_\_ PROPERTY OWNER & ADDRESS \_\_\_\_\_

PROPERTY LOCATION  
1120 N 10 ST NE

Mark Byrd

TELEPHONE \_\_\_\_\_

SEWAGE CONTRACTOR Carl Brown

I hereby apply for a permit to install or construct an individual sewage disposal system and agree that the system will be installed to conform to the requirements of the former Georgia Department of Public Health, Chapter 270-5-25.

I understand that final inspection is required and hereby promise to notify the Dawson County Health Department upon its completion and before applying final cover at 265-2611 or 265-3223.

I further realize and understand that neither this permit nor the final inspection in any way guarantee the proper operations of the sewage system nor in any way confers any guarantee or warranty of any kind.

\_\_\_\_\_  
Owner or applicant's signature

Date

1. Type water supply:  
1. individual 2. community 3. public
2. 1. New system 2. Repair 3. Existing
3. Perc rate \_\_\_\_\_
4. Type facility dwelling
5. No of bedrooms or gallons \_\_\_\_\_
6. Subdivision: yes / no
7. Lot size \_\_\_\_\_
8. Building line \_\_\_\_\_
9. Septic tank capacity min. 1500 gal. tank
10. As installed \_\_\_\_\_
11. Dosing tank capacity \_\_\_\_\_

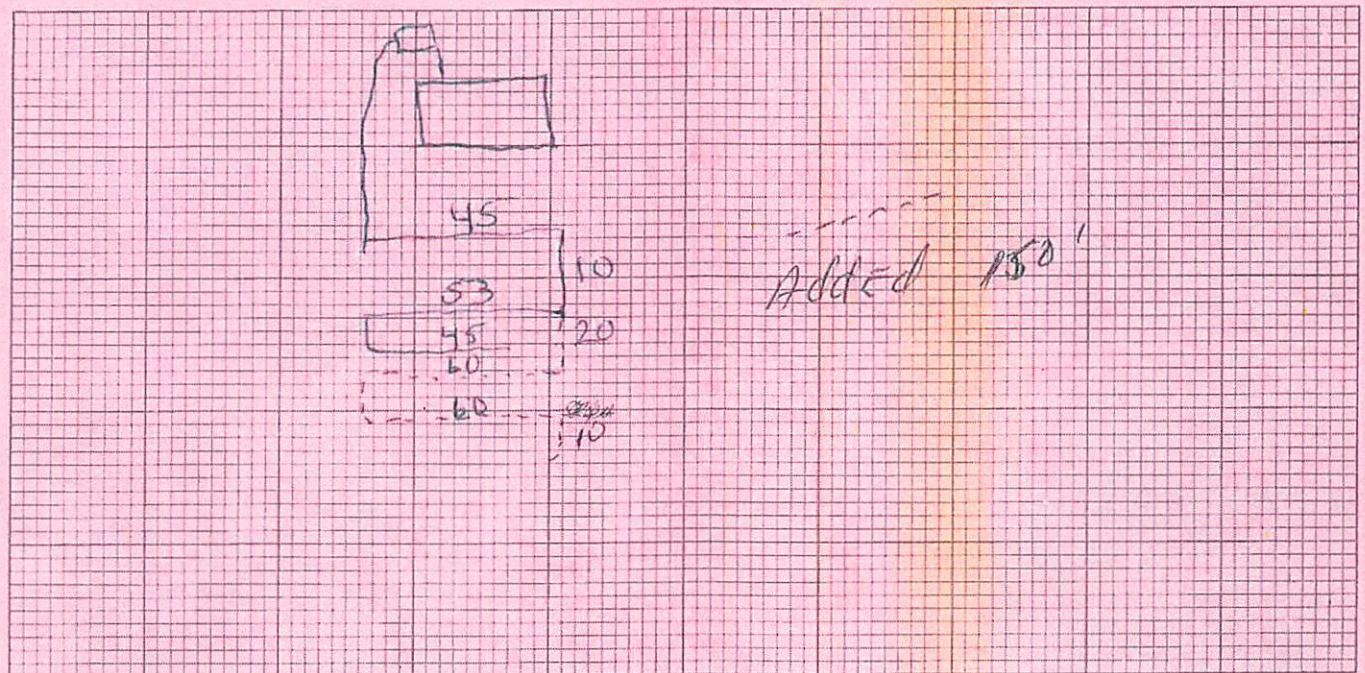
12. Distance S. T. from well \_\_\_\_\_
13. Min. amount of field line:  
Ft. sq. \_\_\_\_\_ Linear ft. \_\_\_\_\_
14. Field line as installed  
Ft. sq. \_\_\_\_\_ Linear ft. \_\_\_\_\_
15. Width of trench \_\_\_\_\_
16. Distance between trenches \_\_\_\_\_
17. Trench depth, avg. \_\_\_\_\_
18. Distance from foundation \_\_\_\_\_
19. Nearest property line  
front, rear, side
20. Distance from well \_\_\_\_\_

Site: Approved; Approved conditionally; Rejected  
System: Approved; Approved conditionally; Rejected  
Are there any wells or springs within 100 feet or streams within 50 feet (\_\_\_\_ Yes) (\_\_\_\_ No).

Inspector: Mark Byrd

Inspector: \_\_\_\_\_  
DAWSON COUNTY HEALTH DEPARTMENT  
P.O. BOX 245  
DAWSONVILLE, GEORGIA 30534

REMARKS:





DAWSON COUNTY HEALTH DEPARTMENT

June 7, 2000

Environmental Health Section  
P.O. Box 245  
54 Highway 53-East  
Dawsonville, Georgia 30534  
Phone: 706-265-2930  
Fax: 706-265-1636

Clint Hood  
322 Overlook Circle  
Overlook Subdivision, Lot #26  
Dawson County  
Dawsonville, Georgia 30534

TO WHOM IT MAY CONCERN:

Regarding the property located at 322 Overlook Circle, Overlook Subdivision, Lot #26, Dawsonville, Georgia, a request has been made for this office to conduct a visual evaluation of the aforementioned property and septic system. At the time of the evaluation, the system appeared to be functioning properly and no malfunctions were noted.

A permit was issued for this location on October 5, 1979 (#042-703) and upgraded on May 5, 1988 (#0223). The system is designed for a three (3) bedroom home.

If this office can be of further assistance, please contact us at 706-265-2930.

Sincerely,

Carl A. Bollinger  
Environmental Health Specialist III  
Dawson County Health Department

CAB/hjw

cc: file



Roberta Hastreiter-Heady

---

**Overlook, Lot 26**

1 message

**Ringle, Bill** <Bill.Ringle@dph.ga.gov>

Fri, Jun 10, 2022 at 4:34 PM

To:

Please see the attached septic system records for the subject location. It appears that in 2000 it was determined that the septic system was approved for three bedrooms.

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*

---

 **Overlook, Lot 26 Septic System Records.pdf**

1182K

# RENOVATION PLANS

for

## DALE & ROBERTA HEADY

322 OVERLOOK CIRCLE

DAWSONVILLE, GA. 30534

### PROJECT DATA

PROJECT ADDRESS: 322 OVERLOOK CIRCLE  
DAWSONVILLE, GA. 30534

BUILDING AREAS:

NEW BASEMENT ADDITION	= 1779 S.F.
NEW MAIN FLOOR ADDITION	= 1458 S.F.
NEW SCREEN PORCH ADDITION	= 518 S.F.
NEW DECK ADDITION	= 386 S.F.
<b>TOTAL ADDITION</b>	<b>= 4141 S.F.</b>

PROJECT SCOPE:  
REMOVE EXISTING SCREEN PORCH AND DECK. ADD ADDITIONAL SPACE FOR NEW MASTER SUITE AND NEW SCREEN PORCH. ADD WRAP AROUND DECK. ADD NEW BASEMENT AREA BENEATH NEW MAIN FLOOR ADDITION.

#### PROJECT TEAM:

PROPERTY OWNER: DALE AND ROBERTA HEADY  
322 OVERLOOK CIRCLE  
DAWSONVILLE, GA. 30534

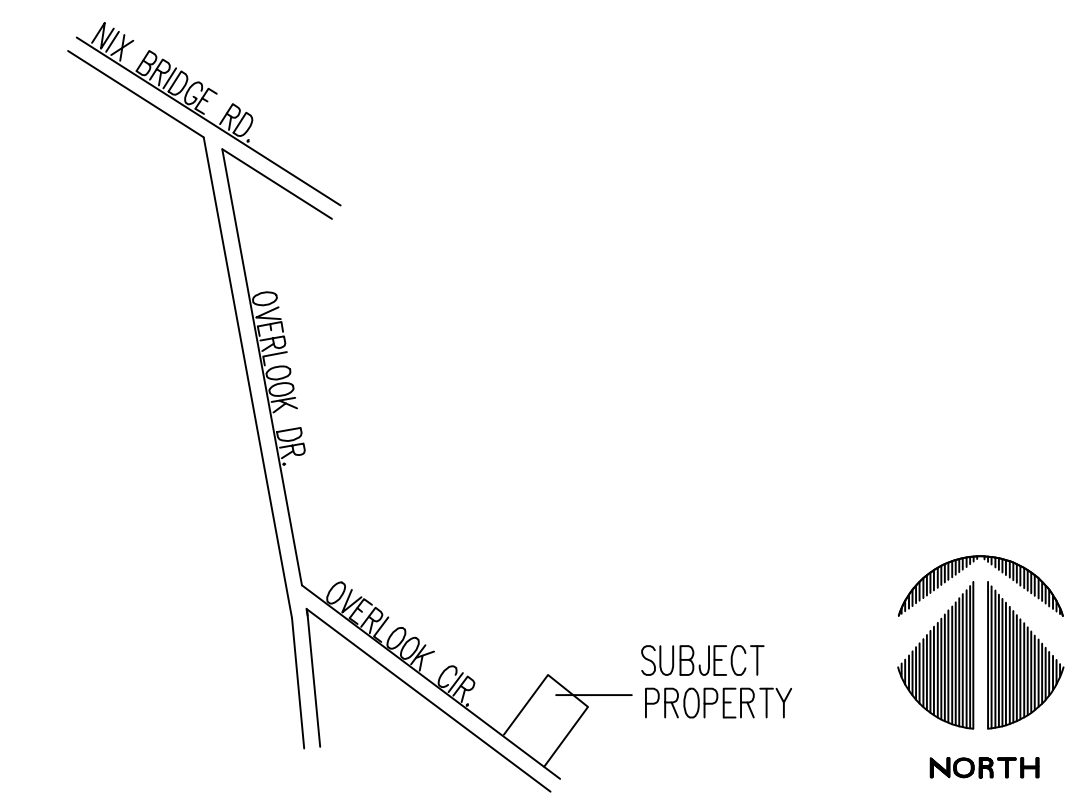
RESIDENTIAL DESIGNER: HOMES OF ATLANTA UNLIMITED, INC.  
1005 LANDINGS COURT  
ALPHARETTA, GA. 30005  
TELE.: 678.393.9985

CONTRACTOR: TBD

## GENERAL NOTES & REQUIREMENTS

- CODES** – All work to conform to requirements of the following codes:  
International Building Code 2018 Edition w/Georgia State Amendments  
International Fuel Gas Code 2018 Edition w/Georgia State Amendments  
International Mechanical Code 2018 Edition w/Georgia State Amendments  
International Plumbing Code 2018 Edition w/Georgia State Amendments  
National Electrical Code w/ Georgia State Amendments  
International Fire Code w/ Georgia State Amendments  
International Energy Code with Georgia Supplements and Amendments  
International Residential Code, 2018 Edition, w/Georgia Amendments  
Hall County Ordinance for Fire Protection and Life Safety.  
NFPA 101–Life Safety Code with Georgia State Amendments  
International Swimming Pool & Spa Code, 2018 Edition w/Georgia State Amendments
- OSHA** – General and subcontractors shall insure that all work activities comply fully with applicable OSHA requirements at all times. Strictly follow all instructions, recommendations and requirements published or provided by manufacturers of products and materials to be incorporated into the work.  
Toilet facilities shall be provided for construction workers and such facilities shall be maintained in a sanitary condition. Construction worker toilet facilities of the non-sewer type shall conform to ANSI Z4.3.
- SKILL, EXPERIENCE & INSTALLATION** – All work shall be performed only by persons properly trained, experienced and skilled in the specific work. Provide safety barricades, warning signs, protective and dust proof enclosures, ventilation and other safety related equipment, measures necessary to protect persons and property from damage or injury. Insure that easily identifiable and accessible fire extinguishers and first aid kits, in adequate supply, are located throughout the job site at all times. Provide easy and identifiable access to a working telephone or other means of communications device for purpose of contacting emergency medical assistance. All materials, manufactured items and equipment shall be installed in strict accordance with manufacturer's published instructions and only in conditions meeting manufacturer's requirements or suggestions.
- INSURANCE** – General and subcontractors shall maintain and keep in force workman's comp insurance, liability and other insurance coverage as may be required in the construction contract or by state law for the duration of the project.
- COORDINATION** – General contractor shall supervise and coordinate the work of all trades so as not to prolong the work or create hazardous conditions.
- ASSIGNMENT OF WORK** – It is the responsibility of the general contractor to assign and distribute all phases of the work among his subcontractor and labor pool. He and he alone shall be responsible that all aspects of the work are included in his bid and that it is executed. He shall have a pre-bid meeting with all major subcontractors to coordinate the distribution of work to insure that all aspects of the work is properly distributed. This is especially important with items which could fall into more than one category of work.
- UTILITY DISCONNECTIONS & CONNECTIONS** – General and subcontractors shall coordinate permanent and temporary disconnections and connections of utilities so as not to create potentially harmful or hazardous conditions which could cause harm to persons or property. Notify utility companies (or UPC) prior to excavation or demolition or doing anything which could interrupt or damage utility services above or below ground. Such notification shall be in the manner prescribed by the utility company and in compliance with state law.
- EXISTING CONDITIONS** – General and subcontractors shall visit the site and examine all existing conditions. They shall field verify and field measure all existing conditions affecting or effected by the new work. They shall carefully examine condition of all utility services and lines and propose corrective measures where needed. They shall inquire as to the existence of any available drawings or other documents which may show existing conditions above or below ground. General contractor shall contact local utility companies such as electric, gas and water to ascertain location of underground utilities. Notify appropriate persons if discrepancies are discovered before performing further work.
- PERMITS** – No work shall be performed without appropriate permit(s).
- ENVIRONMENTAL ISSUES** – All environmental issues are sole responsibility of owner. Neither architect, engineer(s), general contractor or subcontractors are responsible for discovery, testing or removal of any hazardous material as part of their scope of work unless specifically stipulated by written agreement. If, during the course of work, the general contractor or subcontractors discover hazardous materials or conditions they shall notify the owner's representative by phone and in writing immediately, before proceeding with the work, so that a safe and appropriate course of action can be decided upon.
- AMERICANS WITH DISABILITIES ACT** – Owner has ultimate responsibility to comply with the Americans with Disabilities Act and the state handicap law. Published documentation describing these requirements shall be provided upon request. The ADA is a civil rights law – not a building code. Oversight of a non-complying item by a local building official will not relieve the owner his responsibility under Federal Law. The architect bears no responsibility for owner's decision to not fully comply.
- TEMPORARY BRACING** – All new walls to be temporarily braced while they are being constructed. Install permanent bracing as soon as practical. Do not remove temporary bracing until permanent bracing or other forms of securement are in place. At any demolition areas brace and support all wall, floor and roof structures securely for safety of persons and property.
- WORK SCHEDULE** – General contractor shall verify proposed work schedule with owner's representative prior to bidding the work. After work commences he shall continue to verify schedule with owner's representative if changes are needed.
- WARRANTIES & GUARANTEES** – General contractor shall provide written warranties and guarantees to owner, along with operation manuals on all equipment as part of project close-out. These documents shall be as required by the contract.
- SHOP DRAWINGS & SUBMITTAL DATA** – Shop drawings and submittal data shall be reviewed for general conformance with architectural or engineering design concepts and compliance with contract documents. Do not submit a change request by way of shop drawing or submittal data without first bringing the matter to the architect's or engineer's attention. If an item is submitted to the architect or engineer and it is reviewed and if it is different that what is called for in the construction documents, the review does not constitute an approval of the change, nor does a review of shop drawings and submittal data relieve the general contractor of his responsibility to comply with contract construction documents. For items where proper fit and function depend on the work of others or existing conditions, field verify all conditions and dimensions. General contractor shall review shop drawings and signify that he has done so before submitting them to the architect or engineer(s). The architect and engineer(s) are not responsible for checking dimensions or verifying that proper structural member selections have been made. Fabrication processes, construction techniques, dimensioning and coordination of work by all trades is the sole responsibility of the general contractor. At a minimum, when applicable, provide complete descriptive shop drawings on structural steel, miscellaneous steel, stairs, steps, ramps, handrails and guardrails, cabinetwork, casework and millwork, trim, doors, frames and hardware, glass, glass framing systems and windows, roof and all flashing, toilet partitions, mechanical equipment, plumbing fixtures and trim, electrical equipment, lighting, panels, etc. When design load requirements are to be met for code compliance, such as for impact load on guardrails or wind load on glass, and the design of an item is provided by an outside fabricator or vendor, the fabricator or vendor shall provide the engineering calculations needed to show that the required load capacity has been met and the design is in full compliance with applicable codes. Further, he shall furnish engineer's certificate or certified drawings if requested by architect, engineer(s) or building officials. This certification shall be provided at no additional cost to the owner, project architect or project engineer(s). Provide architect with two copies of submitted material which he can keep in his possession along with the copies to be returned to the submitter.
- DELIVERY & STORAGE OF MATERIAL**– General contractor shall discuss and obtain approval from owner's representative on proposed locations for receiving and storing deliveries of construction materials and supplies and for location of temporary toilet and dumpster if applicable.
- FIRE RATED ASSEMBLIES** – Where fire rated assemblies are required, use only those assemblies which have been tested by a recognized testing agency such as the Underwriter's Laboratories. Fire rated doors and frames shall have label applied in factory or shop – not in field.
- RATED WALL PENETRATIONS** – When penetrating a fire rated wall or partition, use an approved fire caulking material to seal all cracks and openings. This could be for such things as structural beams, air ducts, columns, bar joists, piping, conduit, etc. Air ducts penetrating fire rated walls shall be equipped with automatic fire dampers.
- MODIFICATION OF STRUCTURAL CONDITIONS** – Do not modify existing or new structural conditions without consulting architect or structural engineer and obtaining written authorization to do so.
- CHANGES IN THE WORK** – General contractor and subcontractors shall make no changes in the work without approval from appropriate owner's representative. Perform no change order work without having a clear written agreement describing the change with the owner's approval, or the approval of the owner's representative. This agreement shall stipulate what cost or time difference – if any – will be made in the contract. Often times changes are needed "immediately" and there is not adequate time to go through proper channels. In such instances a hand written field document is acceptable provided it provides the needed information. General contractor shall maintain at least one complete set of construction documents at the project site at all time for the purpose of recording conditions needed for production of as-built drawings upon completion of the project. If any items are installed differently or at different locations than as shown on the construction documents this condition shall be recorded accurately and in a legible, easy-to-read manner.
- ADDITIONAL LOADS** – Do not attach or support additional loads to or from building support structure (existing or new) without certification as to the structure's adequacy. This is particularly with regards to roof structure loads.
- ACCESS TO CONSTRUCTION DOCUMENTS** – General contractor shall provide all subcontractors with easy access to all construction documents – not merely the documents pertaining to the work under their specific sub contract. The general contractor shall review the entire project with all subcontractors prior to bidding and beginning the work. If applicable, general contractor will make available drawings on existing conditions to all subcontractors. Such existing conditions must be verified where possible, however, before being relied upon.
- PROJECT KEYING & DOOR HARDWARE** – General contractor shall coordinate project keying, locking requirements and overall door hardware with the owner's representative. Provide temporary locks and keying if needed for security. All dead bolt locks to have lever action twist from inside and shall not require a key. General contractor shall prepare a hardware schedule and review same with owner's representative. When deemed applicable by architect use the services of a certified hardware consultant.
- REPAIR OF DAMAGED WORK** – It shall be the general contractor's responsibility to repair all damaged work, complete all incomplete work and modify any work not done according to the contract documents as a condition of final payment.
- CLEANING OF PROJECT** – At completion of the work the general contractor shall thoroughly clean the project work area and remove from the site all rubbish, trash, scrap material and debris produced as a result of the work, either by his employees or by his subcontractors. All such material shall be safely and properly handled and disposed of at an approved location under approved permitted conditions. All surfaces of the building involved in the work shall receive a final cleaning. It is incumbent on the general contractor to request a review and approval by owner's representative
- WATERPROOFING** – All waterproofing shall be done by a waterproofing contractor. Use only materials and systems designed for "waterproofing". Do not use "damp proofing" materials for waterproofing. Prepare all surfaces and install waterproofing per written instructions and recommendations of manufacturer.
- FLASHING, SEALANTS & CAULKING** – Flash all roof edges, roof penetrations and all junctions such as roof-to-wall or wall-to-wall (where applicable) and make watertight. Use materials as described in drawings. If no specific material is referenced in he documents use only materials designated for use on various applications by their manufacturer and which are considered standard and normal for such use throughout the industry. Seal all exterior joints of dissimilar materials with elastomeric sealant material designed for use at such locations. Where possible use colored sealant to match color of adjacent material unless noted otherwise. In interior use elastomeric caulking compound at all joints of dissimilar materials. Use colored material where applicable; paint grade otherwise. Caulk all exposed cracks and gaps where not covered with trim, etc.
- COLORS** – Unless provided otherwise general contractor shall verify color selections for paint, stain, tile, carpet, plastic laminate and other such items with owner's representative. Where applicable provide owner with samples of manufacturer's standard selections from which to choose. Obtain approvals on selections in writing.
- SITE GRADING** – When grading instructions and requirements are part of the work the grading contractor shall verify grades with level instrument before grading. He shall establish properly lines and mark same before grading. He shall examine and compare actual field conditions with those shown on topography surveys and grading plans. He shall do this in an adequate number of locations to be certain there are no errors. Notify architect or engineer of any detected errors before grading. Do not create any slopes greater than two horizontal: one vertical unless specifically shown otherwise. Install silt barriers to prevent silting of streets, creeks, pipes, drop inlets or ditches. Maintain drainage ways during the course of the project using dredging equipment as needed. Seed immediately after grading to prevent erosion.
- CUTTING & PATCHING** – Perform cutting and patching as needed to carry out the work. Cutting and patching to be done neatly and completely. Match adjacent materials and finishes where possible. Clean all area effected by cutting and patching. Provide sample of cutting and patching if requested by architect.
- ATTIC COMPARTMENTS** containing gas fired mechanical equipment shall be subdivided by draft stops into an area not to exceed 1000 sq. ft. per NFPA 101 Life Safety Code, Chapter 8, Section 8.2.7.1 (2), 2000 Edition, Amendments.
- Emergency Lighting complying with NFPA 101 Life Safety Code, Chapter 7, Sec. 7.9, 2000 Edition, shall be installed.
- CONTACTS FOR INSPECTIONS:** Contact the Dawson County Fire Marshal's Inspection Request Line at 706-344-3666 for a 100% inspection. 100% = final inspection: All systems, Equipment installed & operating; ready for occupancy. The inspection request must be phoned in before 2:00 pm the day prior to the date the inspection is needed.

### VICINITY MAP



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A-3	LEFT SIDE AND RIGHT SIDE ELEVATIONS
A-4	FOUNDATION PLAN
A-5	MAIN FLOOR PLAN
A-6	2ND FLOOR PLAN
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SD-2	SECTIONS AND DETAILS

RENOVATION PLANS FOR:  
 DALE & ROBERTA HEADY  
 322 OVERLOOK CIRCLE  
 DAWSONVILLE, GA. 30534  
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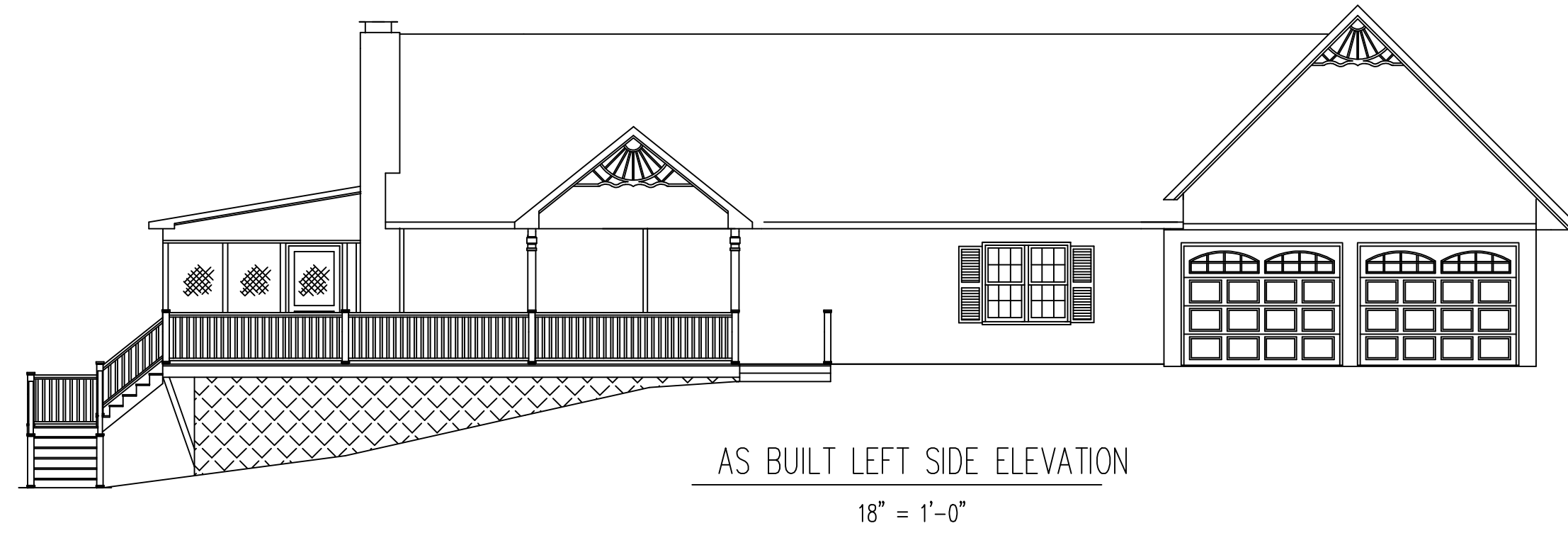
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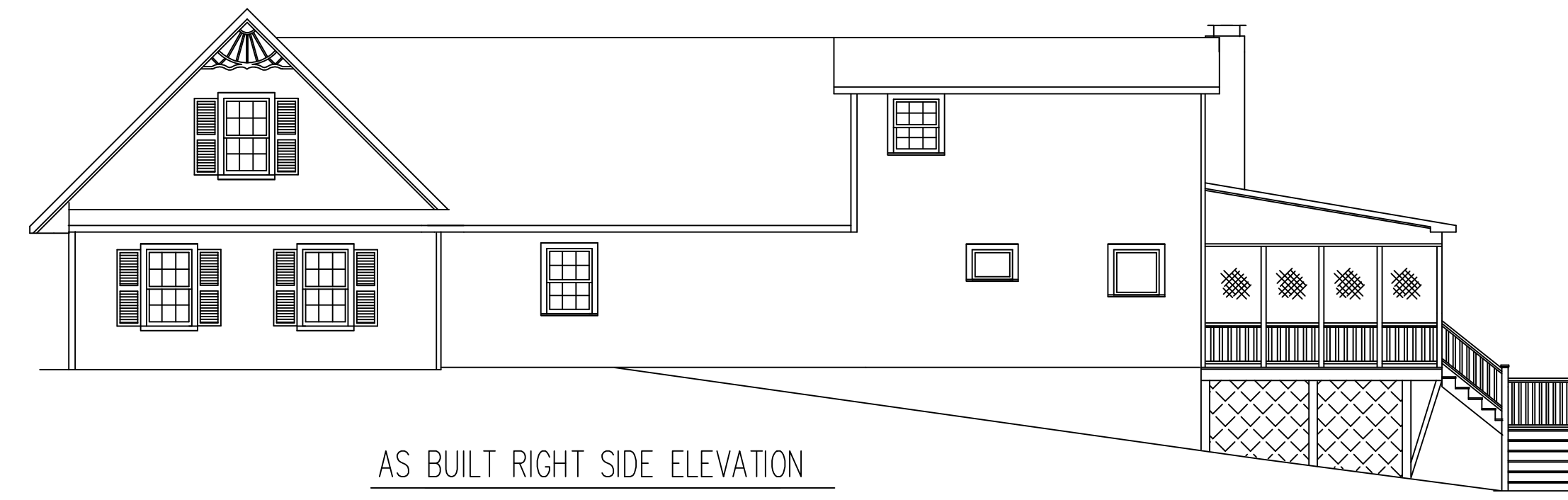
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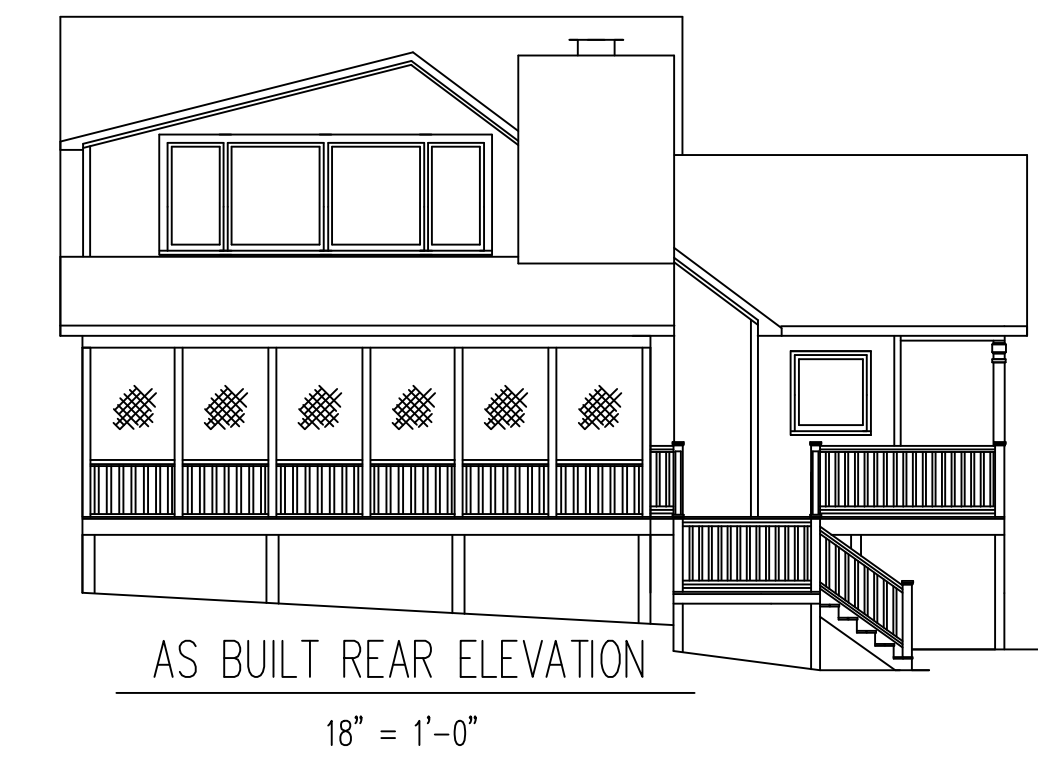
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AS BUILT LEFT SIDE ELEVATION  
18" = 1'-0"



AS BUILT RIGHT SIDE ELEVATION  
18" = 1'-0"

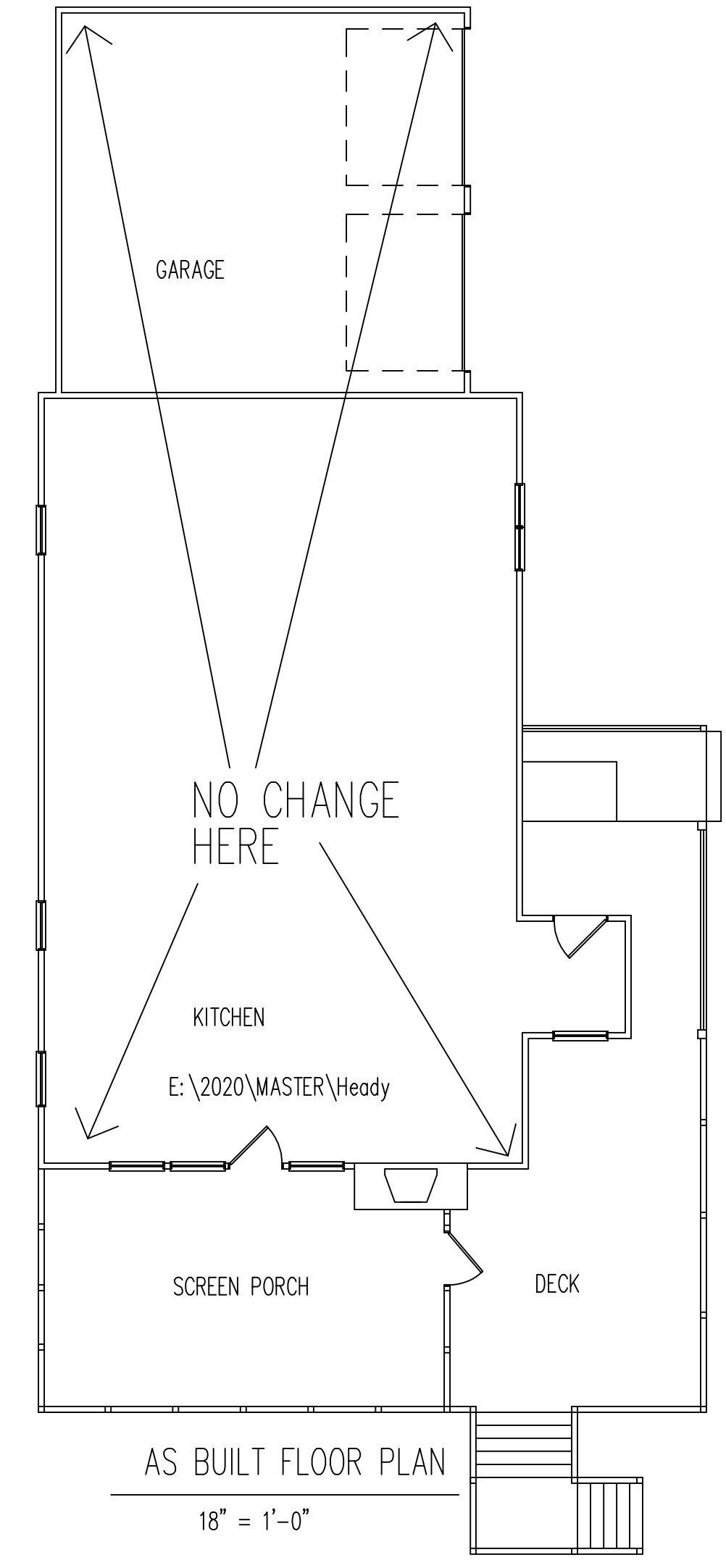


AS BUILT REAR ELEVATION  
18" = 1'-0"



AS BUILT FRONT ELEVATION  
18" = 1'-0"

NOTE TO CONTRACTOR:  
FIELD-VERIFY ALL MEASUREMENTS  
BEFORE STARTING DEMOLITION OR  
CONSTRUCTION. ALL BEAMS, JOISTS,  
FOOTINGS, COLUMNS, ETC., TO BE SIZED  
OR VERIFIED BY STRUCTURAL ENGINEER.



AS BUILT FLOOR PLAN  
18" = 1'-0"

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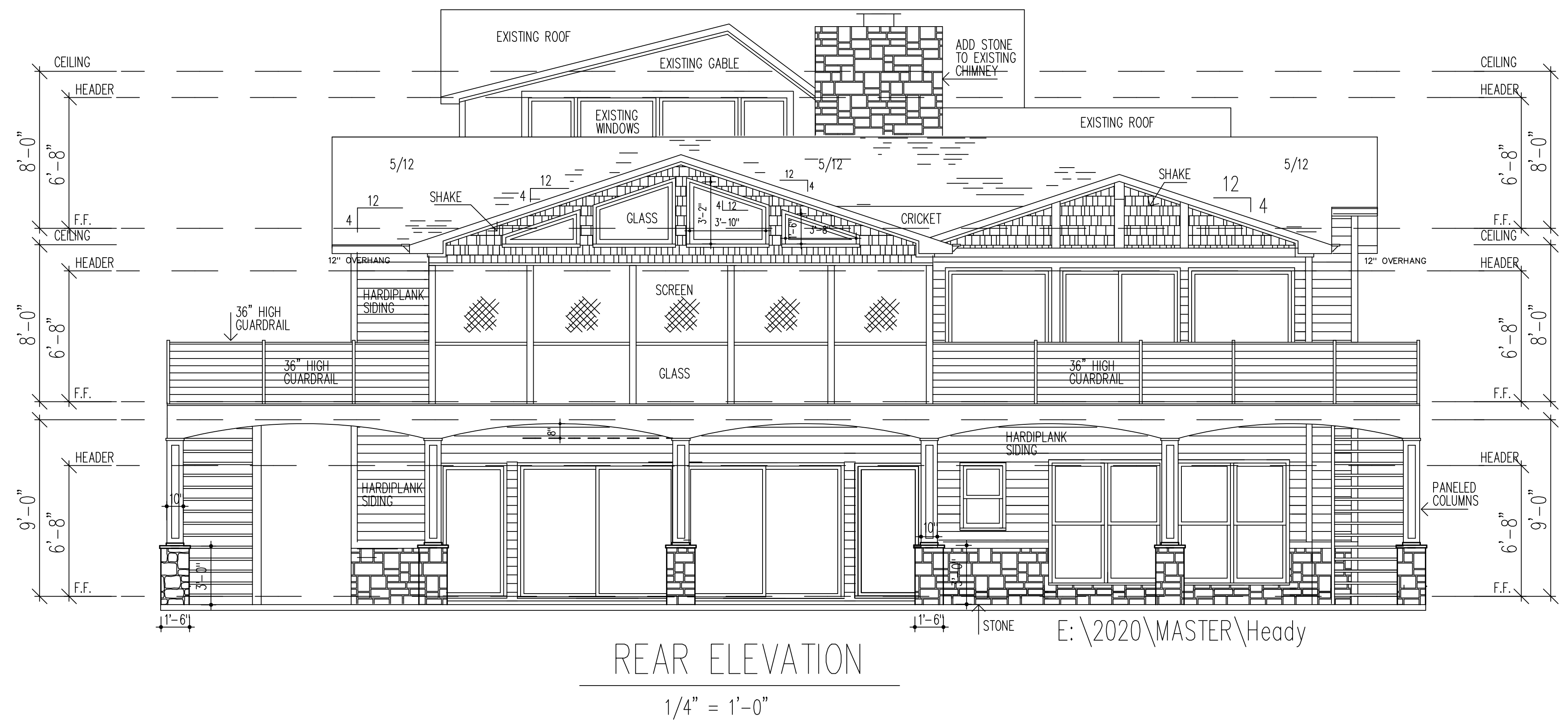
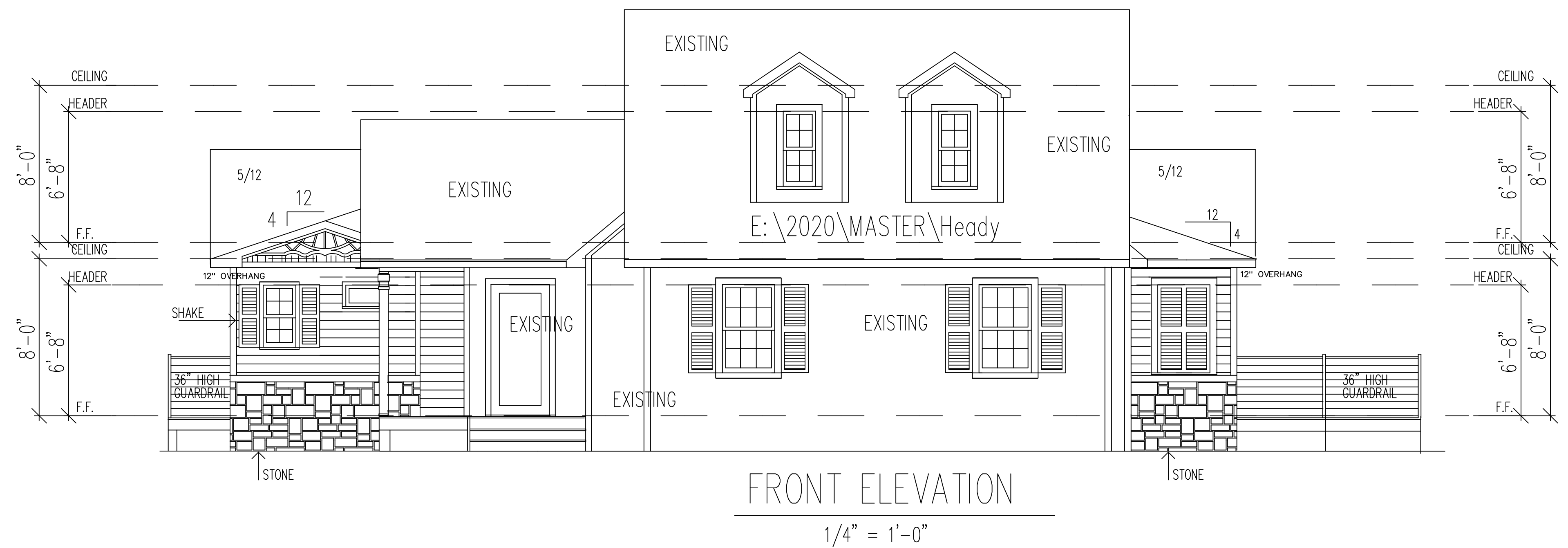
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SHEET

A-1

OF SHEETS






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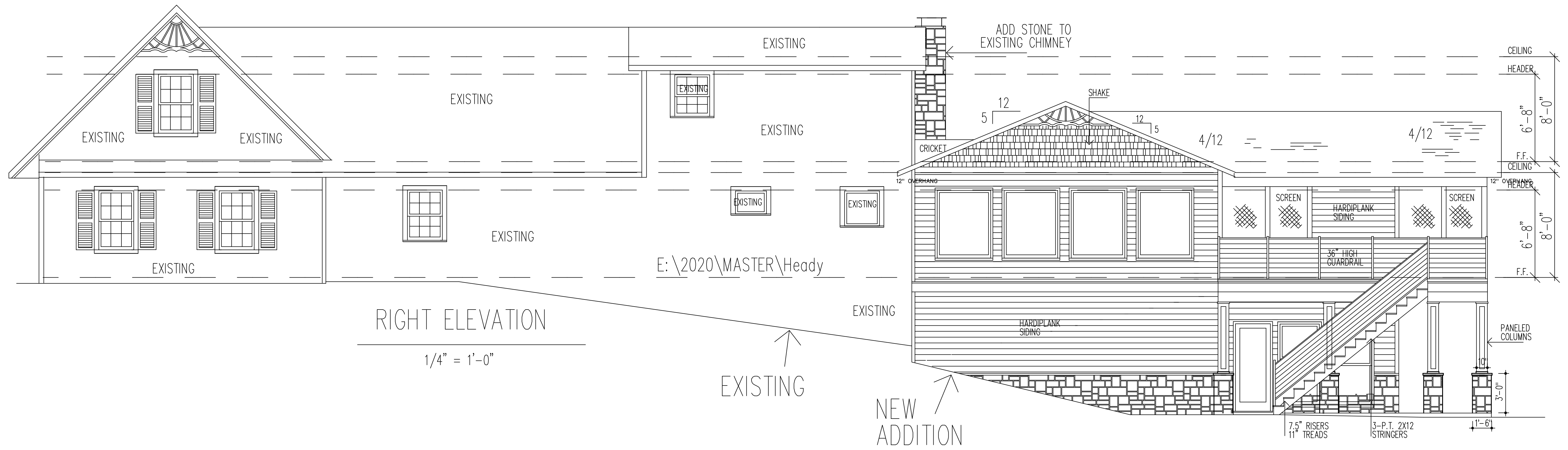
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SHEET  
A-2

OF SHEETS

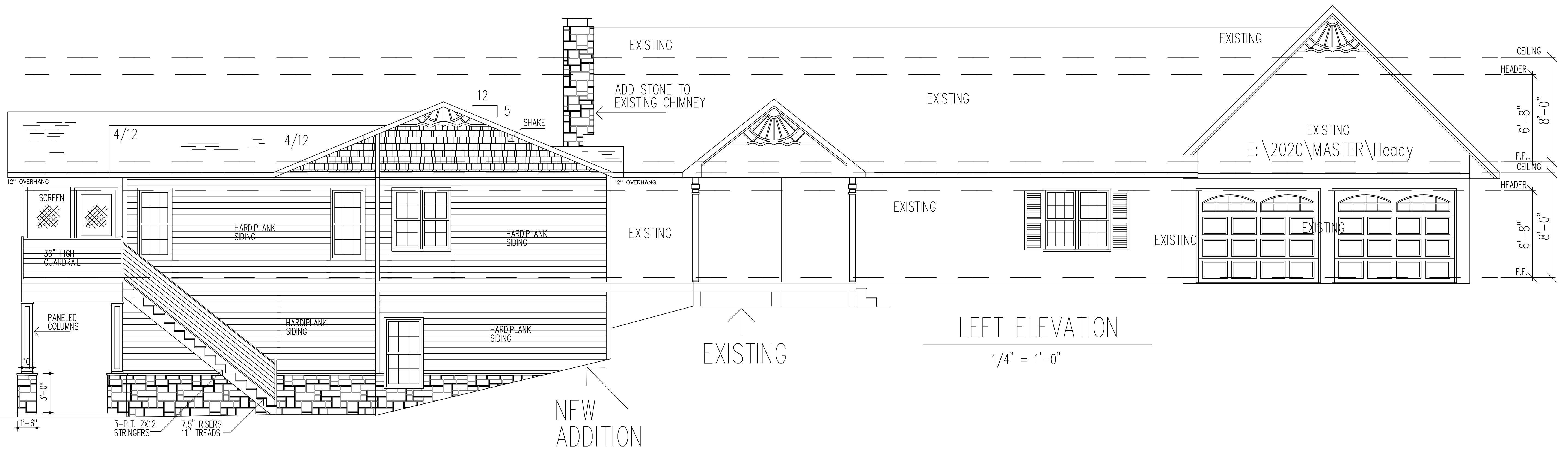
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RIGHT ELEVATION  
1/4" = 1'-0"

EXISTING

NEW ADDITION



LEFT ELEVATION  
1/4" = 1'-0"

EXISTING

NEW ADDITION


RENOVATION PLANS FOR:  
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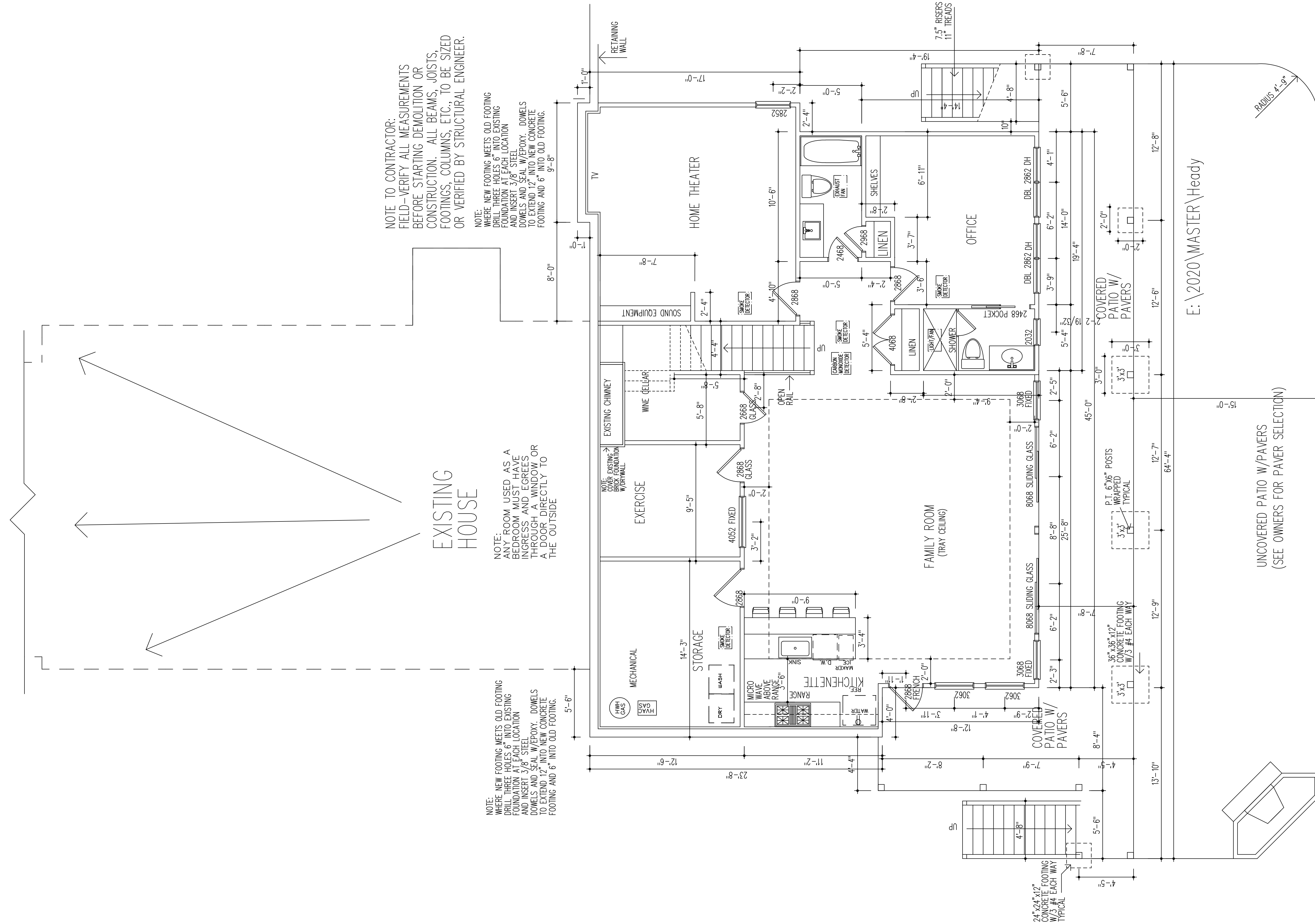
DATE : 09.20.23

SHEET

A-3

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OF SHEETS



SEE STRUCTURAL PLAN FOR FOUNDATION DETAILS.

BASEMENT PLAN

1/4" = 1'-0"

1779 SQ.FT.

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RENOVATION PLANS FOR:  
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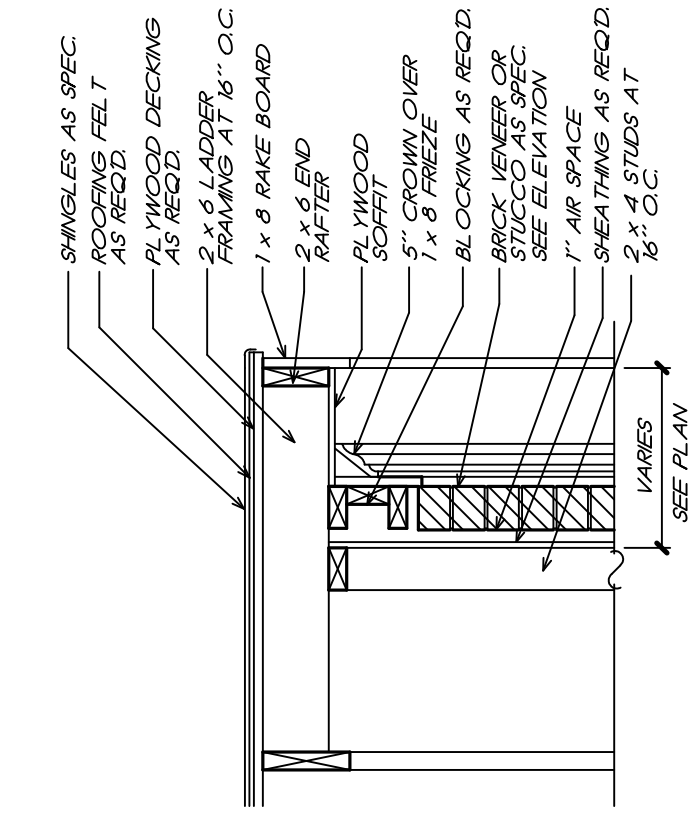
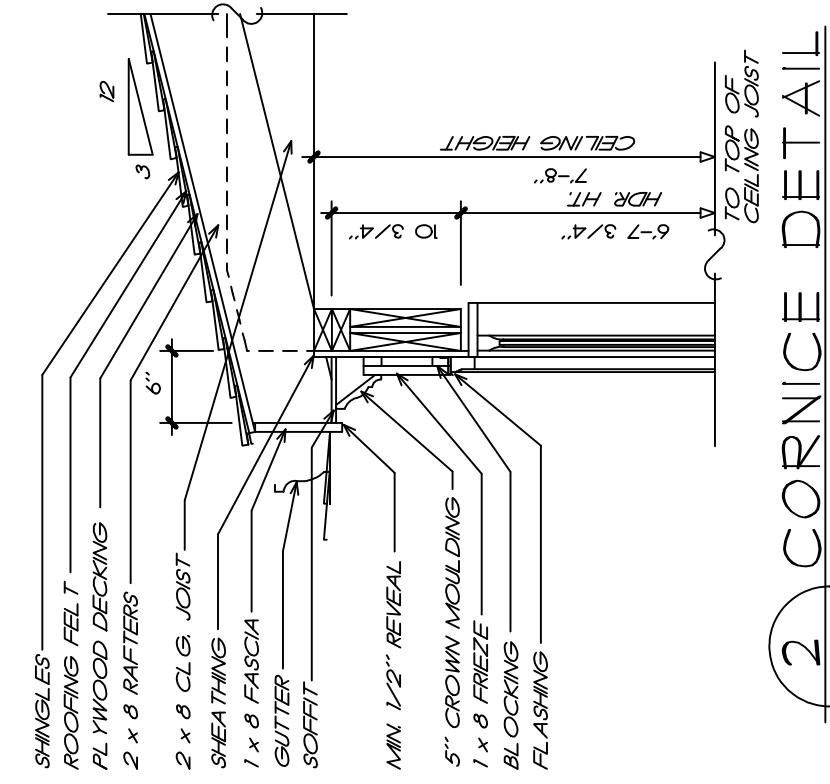
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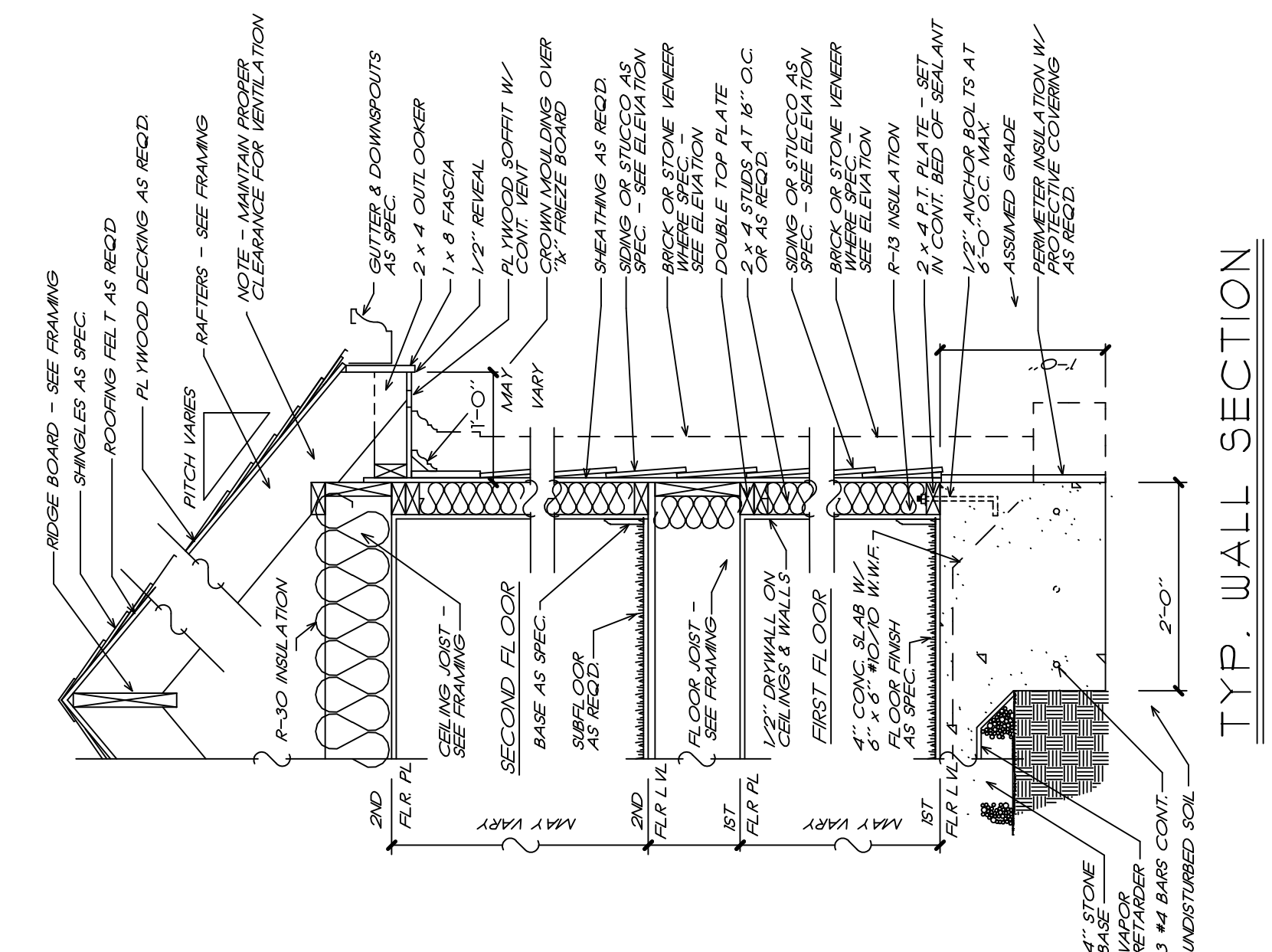
A - 4

OF SHEETS

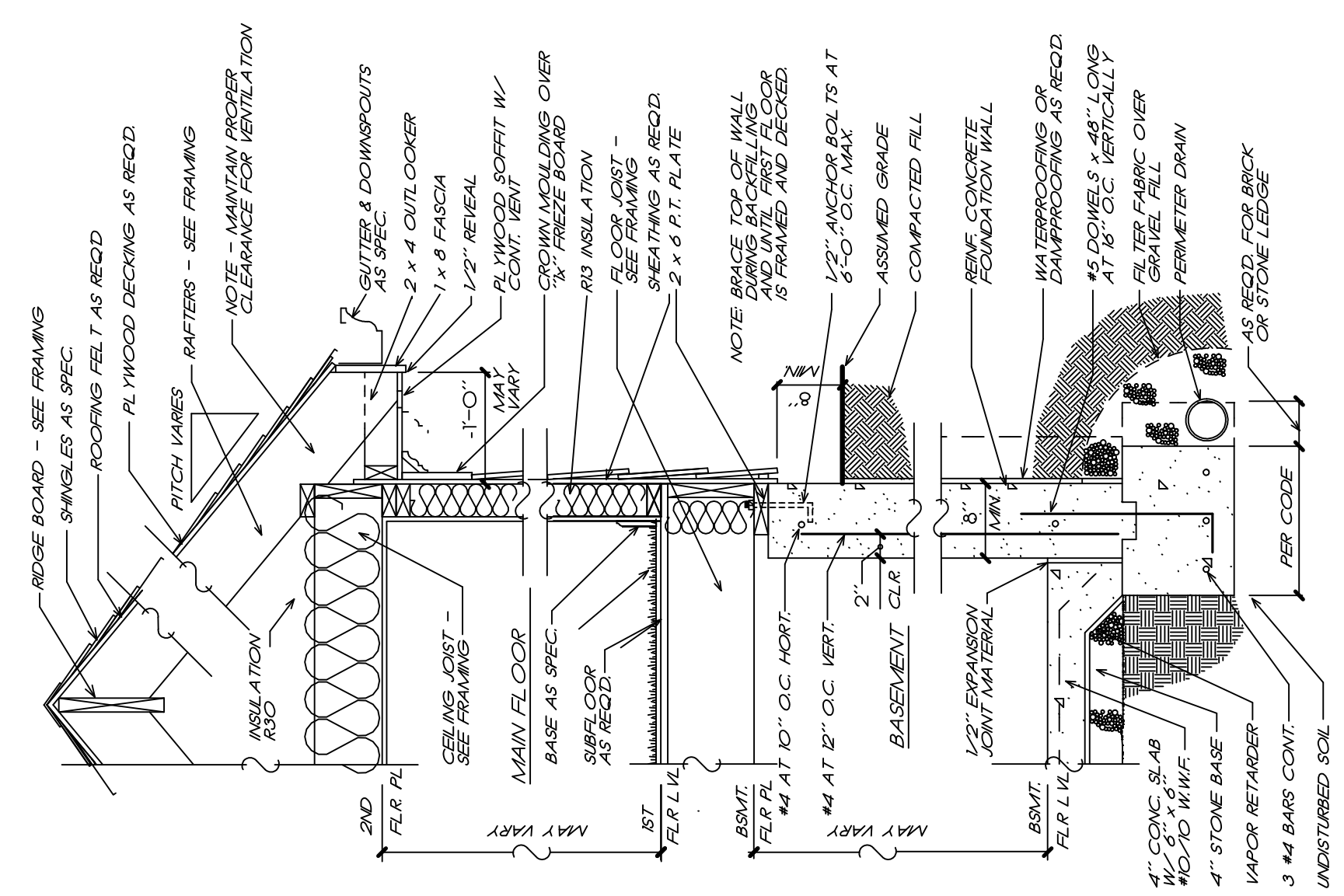




RAKE DETAIL  
3/4" = 1'-0"



TYP. WALL SECTION  
3/4" = 1'-0" TWO STORY ON SLAB



TYP. WALL SECTION  
3/4" = 1'-0" ONE STORY ON BASEMENT

NOTE: WALL REINFORCING IS SIZED FOR A MAXIMUM 9'-1 1/8" HEIGHT. GREATER HEIGHTS REQUIRE REDESIGN BY BUILDER.

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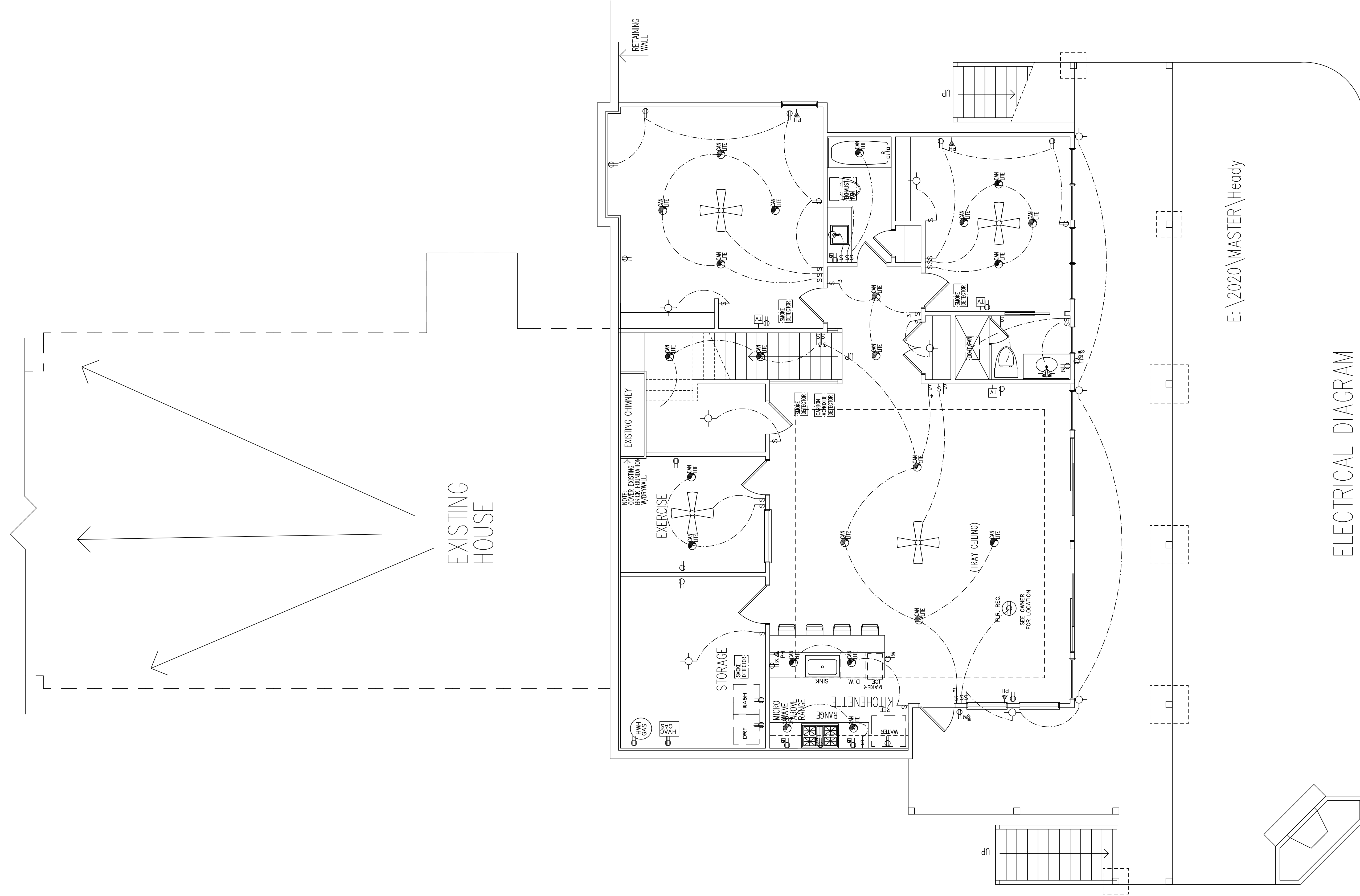
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SHEET

A-6

OF SHEETS

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ELECTRICAL DIAGRAM

BASEMENT PLAN

SEE STRUCTURAL PLAN FOR FOUNDATION DETAILS.

1/4" = 1'-0"

1779 SQ.FT.



RENOVATION PLANS FOR:  
DALE & ROBERTA HEADY  
322 OVERLOOK CIRCLE  
DAWSONVILLE, GA. 30534

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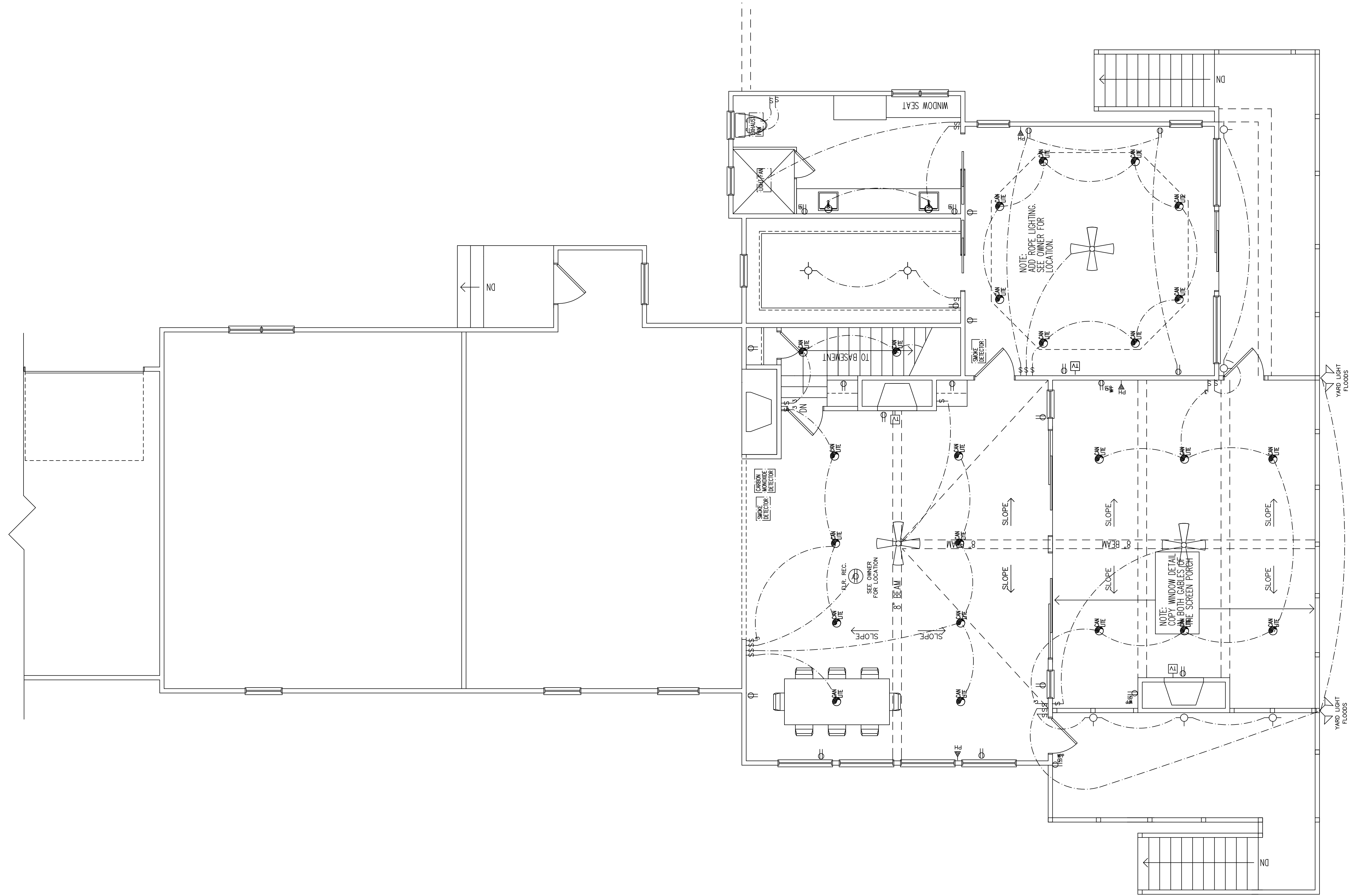
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