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6/6/2024

SPECIAL USE PERMIT APPLICATION

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF GWINNETT COUNTY, GA.

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
Name: <u>TIMOTHY S. BEAHAN</u>	Name: <u>AVON TELIENSKIE C/O</u> GRACE POINTE CHUR.
Address: <u>578 5739 DUNCAN BRIDGE RD</u>	Address: <u>1453 DROWNING CREEK RD</u>
City: <u>CORNELIA</u>	City: <u>Dacula</u> 1500 BLOCK DROWNING CREEK RD (For Parcel R5329027)
State: <u>GA</u> ZIP: <u>30531</u>	State: <u>GA</u> ZIP: <u>30019</u>
Phone: <u>404-944-7256</u>	Phone: <u>404-858-0068</u>
Email: <u>timbeahan1@yahoo.com</u>	Email: <u>avtelenskie@gmail.com</u>
Contact Person: <u>TIMOTHY S. BEAHAN</u> Phone: <u>404-944-7256</u>	
Contact's Email: <u>timbeahan1@yahoo.com</u>	
APPLICANT IS THE:	
<input type="checkbox"/> OWNER'S AGENT <input type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> CONTRACT PURCHASER	
Existing/Proposed Zoning District(s): <u>RA 200</u>	
Parcel Number(s): <u>5-329-001</u> ^{parcel 1} <u>5-329-027</u> ^{parcel 2} Acreage: <u>16.71</u>	
Property Address(es): <u>1453 DROWNING CREEK ROAD Dacula, GA-30019</u>	
Proposed Development: <u>Additional modular classrooms</u>	
Variance(s): <u>REQUEST 3 CLASSROOM TRAILERS</u> Waiver(s): _____	
Building/Leased Sq. Ft.: <u>960^(ea) - Bldg's 1 & 2</u> Floor Area Ratio: <u>80:17</u> <u>630 - Bldg. 3</u>	

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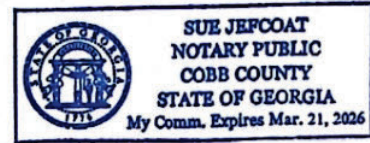
SPECIAL USE PERMIT APPLICANT'S CERTIFICATION

The undersigned below is authorized to make this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within six (6) months from the date of last action by the Board of Commissioners.

T. Beahan 3/20/2024
Signature of Applicant Date

TIMOTHY S. BEAHAN OWNER
Type or Print Name and Title

Sue Jefcoat 3/21/24
Signature of Notary Public Date Notary Seal




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SPECIAL USE PERMIT PROPERTY OWNER'S CERTIFICATION

The undersigned below, or as attached, is the owner of the property considered in this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within six (6) months from the date of last action by the Board of Commissioners.



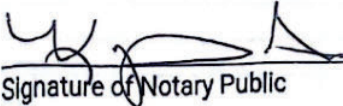
Signature of Property Owner

3/21/24

Date

Acron Zielinske - Pastor

Type or Print Name and Title



Signature of Notary Public

3/21/24

Date



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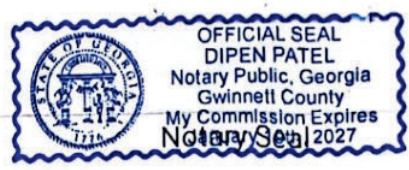
CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT

The undersigned below, making application for a Special Use Permit, has complied with the Official Code of Georgia Section 36-67A-1, et. seq, Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.

Acron Zielinske 5/2/24 Acron Zielinske - Pastor
Signature of Applicant Date Type of Print Name and Title

Signature of Applicant's Attorney or Representative Date Type or Print Name and Title

Dipen Patel 5/2/24
Signature of Notary Public Date



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Board of Commissioners?

Yes No Acron Zielinske (Your Name)

If the answer is yes, please complete the following section:

NAME AND OFFICAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or More)	DATE CONTRIBUTION WAS MADE (Within last two years)

Attach additional sheets if necessary to disclose or describe all contributions.

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VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

The undersigned below is authorized to make this application. The undersigned certifies that all Gwinnett County property taxes billed to date for the parcel listed below have been paid in full to the Gwinnett County Tax Commissioner. In no case shall an application or reapplication for rezoning be processed without such property verification.

Note: A separate verification form must be completed for each tax parcel included in the rezoning request.

Parcel ID Number: R5329 001 - - -
(Map reference number) District Land lot Parcel

[Signature] Date 5/30/24
Signature of applicant Date

Timothy S. Beahan Date 5/30/24
Type or print name and title Date

Please take this form to the Tax Commissioners office at the Gwinnett Justice and Administration Center, located at 75 Langley Drive in Lawrenceville, for their approval below.

TAX COMMISSIONERS USE ONLY

Payment of all property taxes billed to date for the above referenced parcel has been verified as paid current and confirmed by the signature below.

T. Finley TSA
Name Title
5-30-2024
Date

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6/6/2024

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

The undersigned below is authorized to make this application. The undersigned certifies that all Gwinnett County property taxes billed to date for the parcel listed below have been paid in full to the Gwinnett County Tax Commissioner. In no case shall an application or reapplication for rezoning be processed without such property verification.

Note: A separate verification form must be completed for each tax parcel included in the rezoning request.

Parcel ID Number:
(Map reference number)

25329 - 027
District Land lot Parcel

T. Beahm
Signature of applicant

5/30/24
Date

TIMOTHY S. BEAHM
Type or print name and title

5/30/24
Date

Please take this form to the Tax Commissioners office at the Gwinnett Justice and Administration Center, located at 75 Langley Drive in Lawrenceville, for their approval below.

TAX COMMISSIONERS USE ONLY

Payment of all property taxes billed to date for the above referenced parcel has been verified as paid current and confirmed by the signature below.

T. Finley
Name
5-30-2024
Date

TSA
Title

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7/11/2024

Letter of Intent

July 11, 2024

Dacula Classical Academy
1437 Drowning Creek Road
Dacula, GA 30019

Gwinnett County
Department of Planning and Development
Planning Division
446 West Crogan Street, Suite 300
Lawrenceville, GA 30046

Dear Gwinnett County Planning Department

This application is for a special use permit to place Modular Buildings at Grace Pointe Church
1437

Drowning Creed Rd. Dacula, GA 30019. Please find the attached

- Special Use Permit Application
- Site Plan
- Parking lot plan
- Elevations
- ADA Ramp provisions
- Finish Materials
- Septic Plan
- Existing Building Floor Plan
- Schedule of Finish Material for the Modular buildings
- Pictures of Modular Buildings

The hours of operation for Dacula Classical Academy are:

Tuesday, Wednesday, and Thursday 8:30-3:15

Friday 8:30-12:00

-There are 18 staff members present.

-Enrollment is 120 students

-Grades are K-12.

-There are an average of 9 students per class. Classroom size does not exceed 16 students.

-There are 9 classrooms in the church. We are adding 5 classrooms with the future modular classrooms.

-There are members of the church that teach at the school. The school is open to church members and the public.

Dacula Classical Academy has been a fixture in Gwinnett County for 22 years. We must move our campus due to financial issues and a change of ownership. Grace Pointe Community church has partnered with us to make the 2024-25 school year a reality for our students. In order to have enough classrooms we are asking Gwinnett County P&D for a special use permit to place additional modular classrooms on the church campus.

We are also requesting concurrent variances from sections 230.111.6A 2, 230.110.6A 4, and 230.110.6 13 to allow the building materials of the modular buildings to be made out of metal.

Sincerely,
Tim Beahan
Owner and School Principal



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STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

Pursuant to requirements of the United Development Ordinance, the Board of Commissioners finds that the following standards are relevant in balancing the interest in promoting the public health, safety, morality, or general welfare against the right to the unrestricted use of property and shall govern the exercise of the zoning power.

Please respond to the following standards in the space provided or use attachment as necessary:

- (A) Whether a proposed special use permit will permit a use that is suitable in view of the use and development of adjacent and nearby property:

The proposed special use permit will have a suitable view.
The modular buildings ~~are~~ are set back 500' from the road.
The building have a matching paint to the building.

- (B) Whether a proposed special use permit will adversely affect the existing use or usability of adjacent or nearby property:

The proposed modulares are placed on unused land adjacent to the main building.

- (C) Whether the property to be affected by a proposed special use permit has reasonable economic use as currently zoned:

The proposed special ~~churc~~ use permit is for additional classrooms for a church school. It has reasonable economic use.

- (D) Whether the proposed special use permit will result in a use which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools:

There will be 50 additional cars 2 times per day. No additional transportation facilities are required. Only 3 electrical meters are required. No school is in this area.

- (E) Whether the proposed special use permit is in conformity with the policy and intent of the Unified Plan and Future Development Map:

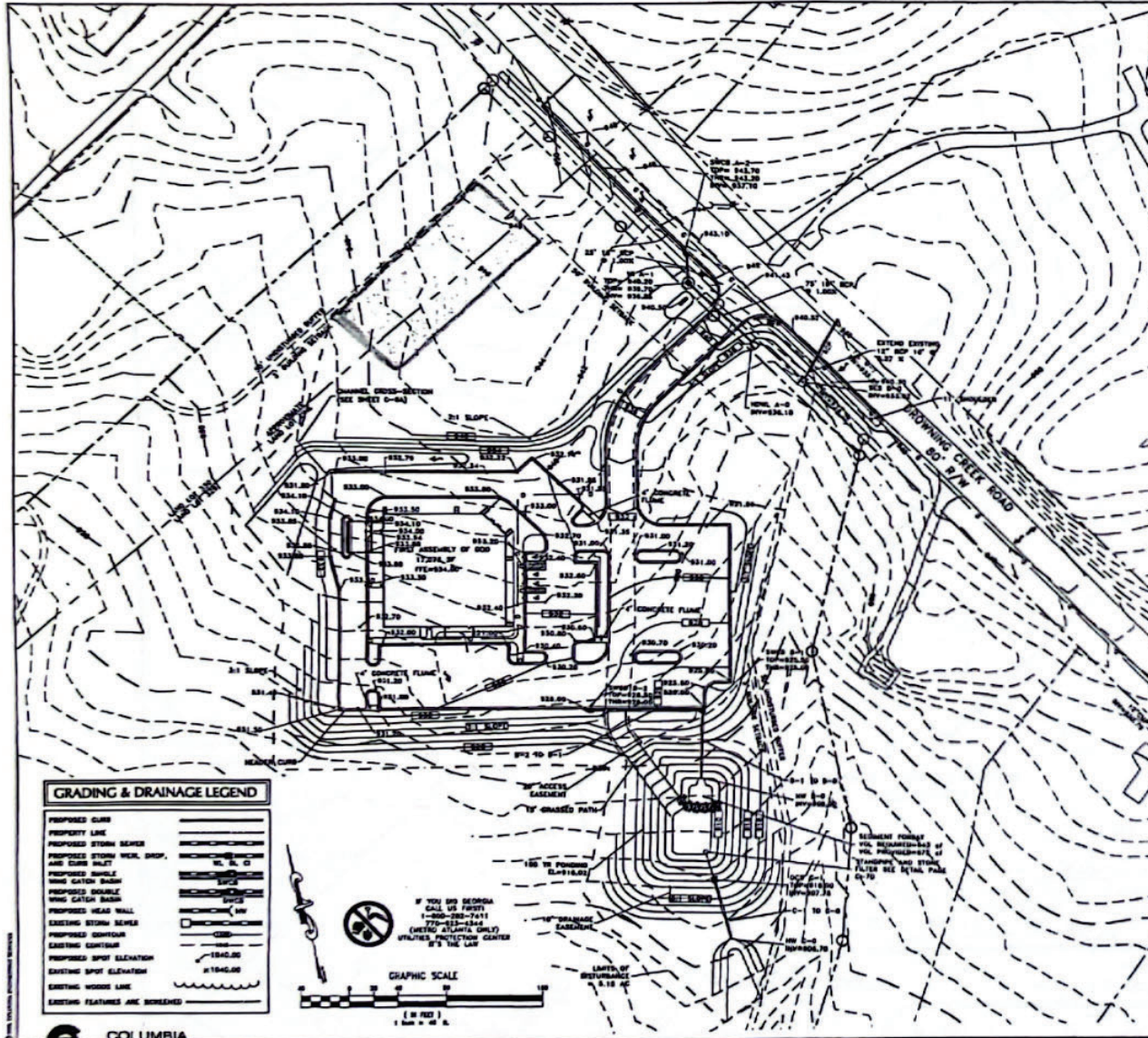
This permit coincides with the intended use of the existing building. There is no change to the Unified Plan nor Future Development Map.

- (F) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed special use permit:

The set backs from the property line adjacent is 78 feet. The set back from the road is 400 feet. This should not affect future development.

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GRADING AND DRAINAGE NOTES

- BOUNDARY INFORMATION SHOWN ON THIS PLAN WAS TAKEN FROM SURVEY DATED 10/17/16 & PREPARED BY: COLUMBIA ENGINEERING AND SERVICES, INC. CONTACT: JASON KERRY, 2765 MEADOW CREEK RD, SUITE 100, DALYVA, GA 30099, TEL: (770)885-8887, FAX: (770)885-8888
- CONTRACTOR SHALL VERIFY EXISTING TOPOGRAPHIC DATA, LOCATIONS OF EXISTING UTILITIES, AND ALL OTHER SITE CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. ALL STORM SEWER PIPE TO BE SHOWN, EXCEPT WHERE NOTED ON THE PLANS OR DESCRIBED BY JURISDICTION.
- FOR EXISTING LAYOUTS, SEE SITE PLAN.
- FOR GRADING & DRAINAGE FACILITY DETAILS, SEE DETAIL SHEETS.
- ALL CUT AND FILL SLOPES SHALL BE 3:1 ON FLATTER (SEE PLANS).
- ALL CONSTRUCTION WITHIN STREET RIGHT-OF-WAY SHALL CONFORM TO APPLICABLE STATE AND LOCAL JURISDICTIONAL REQUIREMENTS.
- ALL OPEN DRAINAGE TRAPLES SHALL BE GRASSED, AND SUPPLY MUST BE PLACED AS NECESSARY TO CONTROL EROSION.
- GRAZING CONTRACTOR IS RESPONSIBLE FOR STOPPING AND STOCKPILING TOPSOIL. GRAZING CONTRACTOR IS ALSO RESPONSIBLE FOR SPREADING "4" OF TOPSOIL ON LANDSCAPE AREAS AND REMOVING FROM SITE EXCESS TOPSOIL.
- CONTRACTOR SHALL PREPARE SUBGRADE FOR PAVEMENT AND CURBS AND BACKFILL CURBS AFTER CURB CONSTRUCTION.
- GRAZING CONTRACTOR SHALL PROVIDE AND INSTALL TOPSOIL IN DISTURBED AREAS TO BE GRASSED, TO INCLUDE PAVEMENT SHOULDER AND DETENTION AREAS.
- OWNER/DEVELOPER: FIRST ASSEMBLY OF GOD, INC. CONTACT: BUY HOWELL, 1483 DRAWING CHECK ROAD, DALYVA, GEORGIA 30018, TEL: (770) 821-1880
- CONTRACTOR SHALL CONFINE HIS OFF-SITE ACTIVITIES TO EXISTING RIGHTS OF WAY AND EASEMENTS.
- FOR REMEDIATION INFORMATION SEE EXISTING CONDITIONS AND DEMOLITION PLAN.
- ALL SPOT ELEVATIONS SHOWN ARE FINISHED UNLESS OTHERWISE NOTED.
- ALL AREAS TO RECEIVE PAVEMENT, STRUCTURES OR FILL MATERIAL SHALL BE GRASSED TO PREVENT EROSION. THE GRASSING SHALL BE COMPLETED PRIOR TO ANY CONSTRUCTION. ALL AREAS TO RECEIVE FILL SHALL BE GRASSED AS THE FINISHING OF THE SOILS ENGINEER. SOFT AREAS (ENCLOSED) DURING PROOF-ROLLING SHALL BE STABILIZED BY COMPACTING UNDERLAY.
- ALL CONCRETE TO HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 P.S.I. GRASSING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
- REQUIREMENTS FOR STORM PIPE BEDDING ARE SHOWN ON THE DETAIL SHEETS.
- PLACEMENT OF FACE HYDROLOGICAL SECTION OF 2" OF FACE HYDROLOGICAL SECTION OF 15 FEET FROM THE BACK OF THE CURB OR ROAD EDGE WITH THE LARGE FACE OF THE HYDROLOGICAL SECTION FACING THE ROADWAY. THE REPAIRMENT ACCESS POINT AND SET A MINIMUM OF 1" AND A MAXIMUM OF 3" ABOVE FINISHED GRADE TO THE CENTER OF THE LARGE FACE CONNECTION. A MINIMUM OF 1" SHALL BE MAINTAINED AT ALL CONNECTIONS.
- PIPE UTILITY AND WATER MAINS ARE TO BE INSTALLED, FINISHED AND UNDER PRESSURE BEFORE ANY CONSTRUCTION IS STARTED. GWINNETT COUNTY REQUIREMENTS FOR PIPE PROTECTION AND LIFE SAFETY SECTION 80-36-30. THE PROPOSED BUILDING USAGE IS A CHURCH BUILDING. THE PROPOSED BUILDING DOES NOT REQUIRE PRE-TREATMENT OF SANITARY SEWER WASTE.
- CONTRACTOR SHALL REFER TO GEOTECHNICAL RECOMMENDATIONS FOR SLOPE STABILITY DURING CONSTRUCTION OF UNDERGROUND DETENTION FACILITY.

STORMWATER NOTES

- THERE IS FLOOD PLAIN ON THIS PROPERTY FROM A WATER COURSE WITH A DRAINAGE AREA EXCEEDING 500 ACRES OR PLAIN FLAIN PER FIRM PANEL 13822007M DATED 12/15/16. THE FLOOD PLAIN IS SHOWN ON THE PLANS. THE FLOOD PLAIN IS NOT BEING DISTURBED.
- STORM WATER MANAGEMENT FOR THIS PROJECT IS PROVIDED ON-SITE.
- STORM WATER MANAGEMENT SHALL BE PROVIDED ON-SITE. THE DESIGN PROFESSIONAL WHOSE SEAL APPLIES HEREON, ACCEPTS THE FOLLOWING STATEMENT: THE DESIGN PROFESSIONAL WHOSE SEAL APPLIES HEREON, HAS CONDUCTED A VISUAL INSPECTION OF THE PROJECT SITE AND HAS DETERMINED THAT THE PROJECT SITE DOES NOT REQUIRE ANY ADDITIONAL MEASURES TO PREVENT EROSION OR OTHER DAMAGE TO THE PROPERTY. THE DESIGN PROFESSIONAL WHOSE SEAL APPLIES HEREON, HAS CONDUCTED A VISUAL INSPECTION OF THE PROJECT SITE AND HAS DETERMINED THAT THE PROJECT SITE DOES NOT REQUIRE ANY ADDITIONAL MEASURES TO PREVENT EROSION OR OTHER DAMAGE TO THE PROPERTY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OVERFLOW OR EXCESS OF NATURAL OR MAN-MADE CHANNELS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY OR FOR THE EXCESS OF CALCULATED FLOOD BEYOND THE POINT BEYOND THE APPROVED AND REGULATED PLAN. GWINNETT COUNTY DOES NOT ASSUME THE RESPONSIBILITY FOR THE MAINTENANCE OF PIPES OR DRAINAGE LAYOUTS BEYOND THE COUNTY RIGHT-OF-WAY.
- IF THE RESPONSIBILITY OF THE PROPERTY OWNER OF THE STORM WATER MANAGEMENT FACILITY TO KEEP THE FACILITY FREE OF OBSTRUCTIONS AND TO MAINTAIN THE FACILITY FREE OF OBSTRUCTIONS, SILT AND DEBRIS, AND OPERATIONAL PERFORMANCE TO COUNTY REQUIREMENTS.
- SOURCE OF INFORMATION IS GWINNETT COUNTY GIS DATA AND REFERENCED DATUM NAVD 83.
- DETENTION POND FOR CUT AND FILL IS 20:1 EXCEPT EASEMENT BAN EMBANKMENTS SHALL BE 3:1:1.
- DETENTION POND DETENTION OUTLET STRUCTURES AND TEMPORARY DETENTION POND FEATURES ARE TO BE CONSTRUCTED AND FULLY OPERATIONAL PRIOR TO ANY OTHER CONSTRUCTION OR GRADING.
- DEVELOPER IS TO CLEAN OUT ACCUMULATED SILT IN DETENTION POND AT END OF CONSTRUCTION WHEN DISTURBED AREAS HAVE BEEN REGRADED.
- PROVIDE DETENTION POND POST-CONSTRUCTION (SECOND) DRAWINGS WITH THE CERTIFICATE OF OCCUPANCY SO THAT THE POST-CONSTRUCTION CONDITIONS MAY BE VERIFIED AND APPROVED. CERTIFIED RECORD DRAWINGS SHALL INCLUDE TOPOGRAPHY OF POND AND OUTLET STRUCTURE, DETAIL, VERIFIED POST-CONSTRUCTION SURVEY DATA, VERIFIED RECORD DRAWINGS, PROVIDE A CERTIFIED HYDROLOGIST REPORT VERIFYING POND VOLUMES AND FLOW CAPACITY FROM REGULATED STORM EVENTS.
- ALL DETENTION POND TYPE 2 STEEL PIPE OR ALUMINUM ALLOY PIPE, WHICH WILL CARRY A LIVE STREAM, SHALL HAVE INVERTS IN ACCORDANCE WITH ASBESTOS 10-158. TYPE C EXCEPT THAT THE PIPE SHALL BE FULLY COATED. INSTALLATION SHALL BE IN ACCORDANCE WITH SECTION 80-3 OF THE GEORGIA DOT STANDARD SPECIFICATIONS, CONSTRUCTION OF ROADS AND BRIDGES.
- ALL PIPE JOINTS SHALL BE GELT G JOINT TYPED WITH A RUBBER GASKET CONFORMING TO ASTM C-444. THE PIPE SHALL BE MANUFACTURED IN ACCORDANCE WITH ASBESTOS 10-178 AND/OR ASTM C-76. CLASS OF PIPE AND WALL THICKNESS SHALL BE IN ACCORDANCE WITH LATEST GEORGIA DOT STANDARD SPECIFICATIONS, CONSTRUCTION OF ROADS AND BRIDGES.

CONTRACTOR TO PROVIDE 3 SETS OF "AS-BUILT" PLANS TO OWNER.

IF ANY CONFLICTS, MISAPPREHENSIONS, OR OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER BY THE CONTRACTOR INDICATED ON THE FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY AND SHALL NOT COMMENCE OPERATION UNTIL THE CONTRACTOR, ENGINEER, OWNER, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.

CIVIL ENGINEERS * LAND PLANNERS
LANDSCAPE ARCHITECTS * SURVEYORS



PROJECT: FIRST ASSEMBLY OF GOD, INC. 1483 DRAWING CHECK ROAD (TAX PARCEL: S309 027630R 001, LL 3004330) DALYVA, GEORGIA 30018

DATE: 6/6/2024

DRAWN BY: BUY HOWELL

CHECKED BY: JASON KERRY

SCALE: AS SHOWN

REVISIONS	DATE

DATE	BY	DESCRIPTION

DRAWING TITLE: GRADING & DRAINAGE PLAN

DATE: 6/6/2024

SCALE: AS SHOWN

PROJECT: FIRST ASSEMBLY OF GOD, INC. 1483 DRAWING CHECK ROAD (TAX PARCEL: S309 027630R 001, LL 3004330) DALYVA, GEORGIA 30018



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TOTAL AREA: 16.71 ACRES

ZONING: RA-200
CASE #: SUP2024-00033

OWNER'S ACKNOWLEDGMENT AND DECLARATION:

GA CODE 511-3-1-(3)(1)
THE DEPARTMENT OF PLANNING AND DEVELOPMENT CERTIFIES THAT THIS PLAT COMPLIES WITH TITLE 2 AND TITLE 3 OF THE GWINNETT COUNTY UNITED DEVELOPMENT ORDINANCE (UDO) AND THAT IT HAS BEEN APPROVED BY ALL OTHER OPERATIONAL COUNTY DEPARTMENTS, AS APPROPRIATE. THIS PLAT IS APPROVED.

STATE OF GEORGIA, COUNTY OF GWINNETT
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HEREIN IN PERSON OR THROUGH A duly AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND DECLARES BY THIS ACKNOWLEDGMENT AND DECLARATION TO THE USE OF THE PUBLIC FOREVER ALL STREETS, SEWER COLLECTORS, LIFT STATIONS, DRAINAGE EASEMENTS, AND OTHER PUBLIC FACILITIES AND APPURTENANCES THEREON SHOWN.

SIGNATURE OF SUBDIVIDER _____ DATE SIGNED _____

PRINTED OR TYPED NAME OF SUBDIVIDER _____

SIGNATURE OF OWNER _____ DATE SIGNED _____

PRINTED OR TYPED NAME OF OWNER _____

SIGNATURE OF OWNER _____ DATE SIGNED _____

PRINTED OR TYPED NAME OF OWNER _____

- LEGEND:**
- POINT OF BEGINNING
 - LAND LOT LINE
 - RIGHT OF WAY
 - N/W F NOW OR FORMERLY
 - OPEN TOP FOUND
 - R/B REBAR FOUND
 - OPEN TOP FOUND
 - R/S REBAR SET
 - CORRUGATED METAL PIPE
 - R/P REINFORCED CONCRETE PIPE
 - R/P DIUCLE IRON PIPE
 - PVC POLYVINYLCHLORIDE PIPE
 - D/WB DOUBLE WING CATCH BASIN
 - C/S CURB INLET
 - D/D DROP INLET
 - O/C OUTLET CONTROL SYSTEM
 - J/B JUNCTION BOX
 - F/B FLARED END SECTION
 - H/W HEAD WALL
 - R/R RIB RILE
 - S/SAN SANITARY SEWER MANHOLE
 - C/O CLEAN OUT
 - I/NV INVERT
 - OHP- OVERHEAD POWER LINE
 - OHT- OVERHEAD TELEPHONE LINE
 - UT- UNDERGROUND TELEPHONE LINE
 - EO- ELECTRIC OUTLET
 - ULF- UTILITY POLE
 - UGP- UNDERGROUND POWER LINE
 - GUY- GUY WIRE
 - PP POWER POLE
 - LP LIGHT POLE
 - C/I/T CABLE/INTERNET/TELEPHONE
 - FI FIRE HYDRANT
 - W- WATER LINE
 - M- WATER METER
 - V- WATER VALVE
 - WV- WATER VALVE MARKER
 - S- SIGN POST
 - B- BUILDING LINE
 - CL- CENTRLINE
 - E- EDGE OF PAVEMENT
 - S- SAMPLING POINT
 - M- MONITORING POINT
 - W- WETLANDS
 - SL- STREET LIGHT

SURVEY NOTATION:
NONE OF THE DATA SHOWN ON THIS PLAT WAS OBTAINED UTILIZING GPS. IT INCLUDES ALL HORIZONTAL AND VERTICAL CONTROL POINT INFORMATION. THE EQUIPMENT USED TO OBTAIN THIS DATA WAS A CARLSON SURVEYOR+ DATA COLLECTOR. THE TECHNOLOGY USED WAS RTK CORRECTED MEASUREMENTS FROM THE WGS SOLUTIONS VRS NETWORK. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WERE 0.019 FEET HORIZONTALLY AND 0.051 FEET VERTICALLY AT THE 95% CONFIDENCE LEVEL.

BASIS OF BEARINGS: FOR THIS SURVEY IS GRID NORTH REFERENCED TO THE NORTH STATE PLANE COORDINATE SYSTEM WEST ZONE. ALL HORIZONTAL LOCATIONS ARE REFERENCED TO THE NORTH AMERICAN DATUM 1983 (NAD83).

EQUIPMENT USED: CARLSON SURVEYOR+ GLOBAL NAVIGATION SATELLITE SYSTEM AND A CARLSON SURVEYOR+ DATA COLLECTOR.

THIS PLAT HAS BEEN CALCULATED FOR PRECISION AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 248,008 FEET.

REFERENCE MATERIAL:
BURNHAMPTON DEED FOR FIRST ASSEMBLY OF GOO OF GWINNETT, INC. DATED AUG 14TH, 2007 AND RECORDED IN DB. 48188 PG. 406.
BURNHAMPTON DEED FOR LIVING WORO ASSSEMBLY OF GOO, INC. AND ASSOCIATED LEGAL DESCRIPTIONS DATED JUNE 6TH, 2006 AND RECORDED IN DB. 46556 PG. 505.
SURVEY FOR PAUL WEBB & OLA MAE WEBB PREPARED BY W.T. DUNAHOO & ASSOCIATES DATED AUG. 11TH, 1986 AND RECORDED IN FB. 37 PG. 100.
FINAL PLAT FOR BETTY ATKINSON PREPARED BY W.T. DUNAHOO AND ASSOCIATES DATED FEB. 24TH, 1998 AND RECORDED IN FB. 76 PG. 224.
EXEMPTION PLAT FOR MICHAEL REEDY PREPARED BY MCNALLY AND PATRICK DATED APRIL 15TH, 1999 AND RECORDED IN FB. 80 PG. 223.
EXEMPTION PLAT FOR HOH FAMILY, LLP PREPARED BY M.V. INGRAM ENTERPRISES DATED FEB. 24TH, 2006 AND RECORDED IN FB. 113 PG. 186.
SURVEY FOR PAUL & OLA MAE WEBB PREPARED BY HANNON AND WEDDS DATED DEC. 30TH, 1989 AND RECORDED IN FB. 9 PG. 224.

NOTE:
NO CERTIFICATION IS MADE AS TO EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES OR ELEMENTS OF SUBSTANCE. PLANIMETRIC FEATURES ARE DEPICTED HEREON AS FOUND EVIDENT IN THE FIELD.

NOTE:
UTILITIES SHALL BE LOCATED UNDERGROUND.

FLOODPLAIN:
--- THERE IS FLOODPLAIN ON THIS PROPERTY WITH A DRAINAGE AREA EXCEEDING 100 ACRES OR FLOODPLAIN PER FEMA PANEL 13135C00786 DATED 04/11/2024.
--- SUBJECT PROPERTY DOES LIE WITHIN A 100 YEAR FLOOD HAZARD DISTRICT AS PER F.L.R.M. PANEL 13135C00786 DATED 04/11/2024.

PARKING QUANTITY TABLE	
EXISTING	95 SPACES
HANDICAP	4 SPACES
TOTAL	99 SPACES

IMPERVIOUS SURFACE TABLE	
EXISTING	70,403 SQ. FT.
PROPOSED	4,316 SQ. FT.
TOTAL	74,719 SQ. FT.

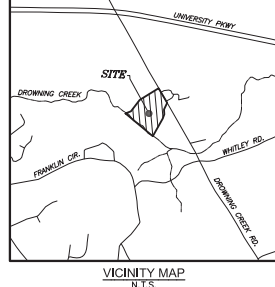


KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.
811-4-5-811
THE EXISTING UTILITIES SHOWN ON THIS PLAN WERE OBTAINED FROM AERIAL PHOTOGRAPHS. THE SURVEYOR HAS/DOES NOT HAVE ANY WAY TO THE COMPLETENESS OF THE INFORMATION ON THE LOCATION, DEPTH OR ADDITIONAL UTILITIES NOT UNCOVERED UPON LOCATION. PRIOR TO BEGINNING ANY DRAINAGE WORK, THE UTILITY PROTECTION SERVICE FOR THIS AREA MUST BE NOTIFIED.

DEVELOPER:
TM BEAHAN
2508 DROWNING CREEK ROAD
CORNELIA, GA 30531
PHONE: 404-944-7296
EMAIL: Tombeahan@ringo.com

24 HOUR CONTACT:
TM BEAHAN
PHONE: 404-944-7256

SURVEYOR:
RINGO ABERNATHY & ASSOCIATES, INC.
257 FINECREST LANE
BRASSTON, GEORGIA 30517
CONTACT: KEVIN RINGO, RLS
PHONE: (770) 962-8456
EMAIL: kevin@ringoabernathy.com



EXEMPTION PLAT APPROVAL:
THE DEPARTMENT OF PLANNING AND DEVELOPMENT CERTIFIES THAT THIS PLAT COMPLIES WITH TITLE 2 AND TITLE 3 OF THE GWINNETT COUNTY UNITED DEVELOPMENT ORDINANCE (UDO) AND THAT IT HAS BEEN APPROVED BY ALL OTHER OPERATIONAL COUNTY DEPARTMENTS, AS APPROPRIATE. THIS PLAT IS APPROVED.

DATE: THIS _____ DAY OF _____, 2024

DIRECTOR, DEPARTMENT OF PLANNING AND DEVELOPMENT

CASE #:

FINAL REGISTERED LAND SURVEYOR'S CERTIFICATE:
IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN THEREON, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSEST PRECISION OF 1 FOOT IN 45,621 FEET AND AN ANGULAR ERROR OF 04" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPOUND RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 62,629 FEET, AND COVERING A TOTAL OF 19.21 ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS WERE A GEOMAX ZOOM 90 TOTAL STATION EDM. LINE.

BY: _____
REGISTERED GEORGIA LAND SURVEYOR DATE _____

REG. NO. 2278 DATE OF EXPIRATION: DECEMBER 31, 2024

SURVEYOR'S CERTIFICATION
AS REQUIRED BY SUBSECTION (4) OF O.C.G.A. SECTION 15-6-67, 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 BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERGROUND LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

KEVIN V. RINGO - GA. RLS #2278 DATE _____

WETLANDS CERTIFICATION
THE DESIGN PROFESSIONAL, WHOSE SEAL APPEARS HEREON, CERTIFIES THE FOLLOWING: 1) THE NATIONAL WETLAND INVENTORY MAPS HAVE BEEN CONSULTED, 2) THE APPROPRIATE PLAN [X] DOES / DOES NOT INDICATE AREAS OF UNITED STATES ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS AS SHOWN ON THE MAPS, AND 3) IF THE WETLANDS ARE INDICATED, THE LAND OWNER OR DEVELOPER HAS BEEN ADVISED THAT LAND DISTURBANCE OF PROTECTED WETLANDS SHALL NOT OCCUR UNLESS THE APPROPRIATE FEDERAL WETLANDS ALTERATION (SECTION 404) PERMIT HAS BEEN OBTAINED.

KEVIN V. RINGO - GA. RLS #2278 DATE _____

ENVIRONMENTAL HEALTH SECTION CERTIFICATION
THE LOTS SHOWN HEREON HAVE BEEN REVIEWED BY THE ENVIRONMENTAL HEALTH SECTION OF THE GWINNETT COUNTY BOARD OF HEALTH AND WITH THE EXCEPTION OF LOTS _____ ARE APPROVED FOR DEVELOPMENT. EACH LOT IS TO BE REVIEWED BY THE ENVIRONMENTAL HEALTH SECTION OF THE GWINNETT COUNTY BOARD OF HEALTH AND APPROVED FOR SEPTIC TANK INSTALLATION PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

DATE: THIS _____ DAY OF _____, 2024

BY: _____

TITLE: ENVIRONMENTAL HEALTH SECTION



LEVEL II - 000000003
EXPIRES 02/27/2028

THIS SURVEY WAS PREPARED IN CONFORMANCE WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

CONSULTANTS
PLANNERS
RINGO
ABERNATHY
& ASSOCIATES
257 FINECREST LANE
BRASSTON, GEORGIA, 30517
Phone: (770) 962-8456

GWINNETT
COUNTY
LAND LOT/DISTRICT: 328 & 330 & 330/5th
PARCEL(S): 5329.001 & 5329.024
DATE: 04/25/2024
SCALE: 1" = 60'
JOB NO.: 24037

S.U.P., EXHIBIT AND RECOMBINATION PLAT FOR:
TIM BEAHAN
1453 & 1500 BLOCK DROWNING CREEK ROAD

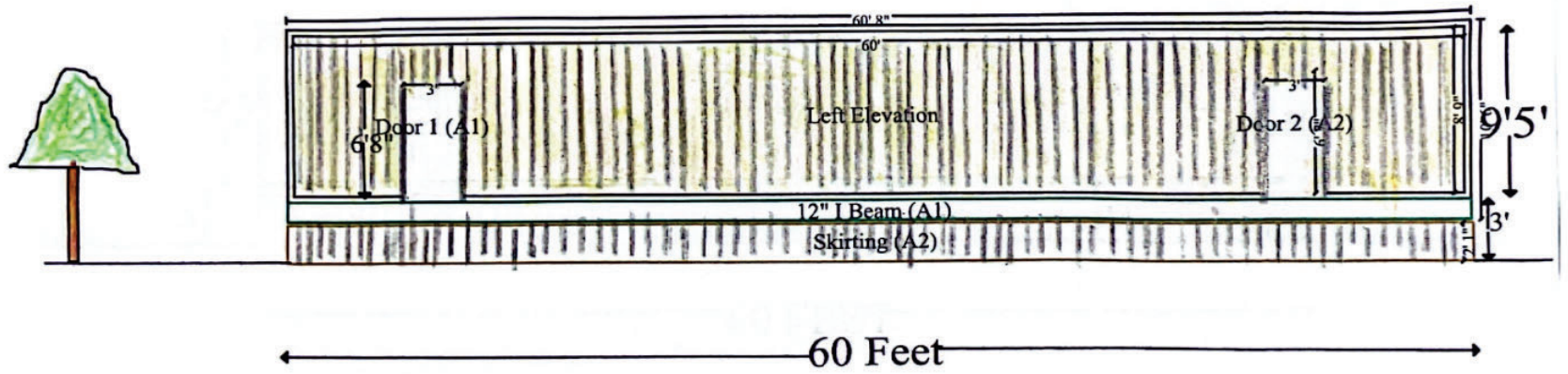
REVISIONS	NO.	DATE
CORRECTED CASE # ON PLAN	1	06-11-24

SHEET
1
OF
1

Modular 1&2 Left El

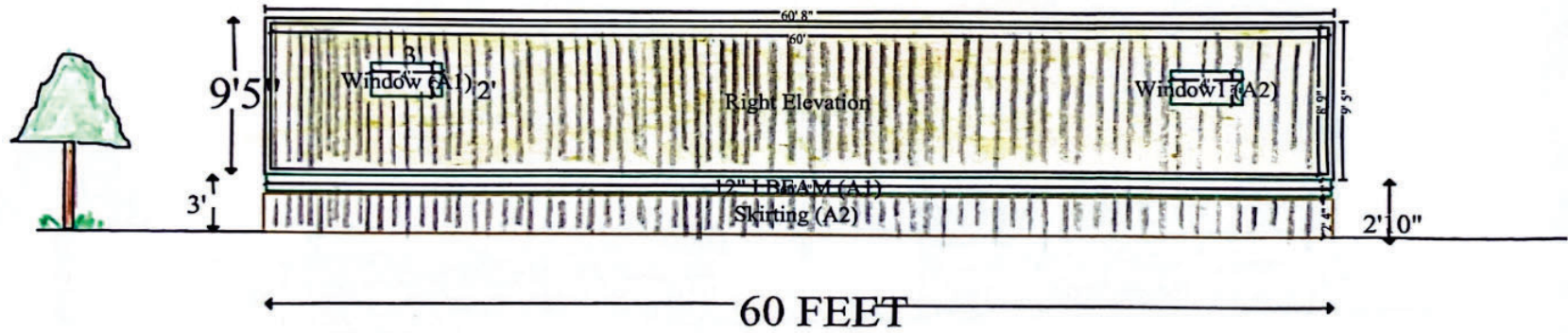
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6/6/2024

Modular 1 & 2 Left Elevation



GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
6/6/2024

Modular 1 & 2 Right Elevation



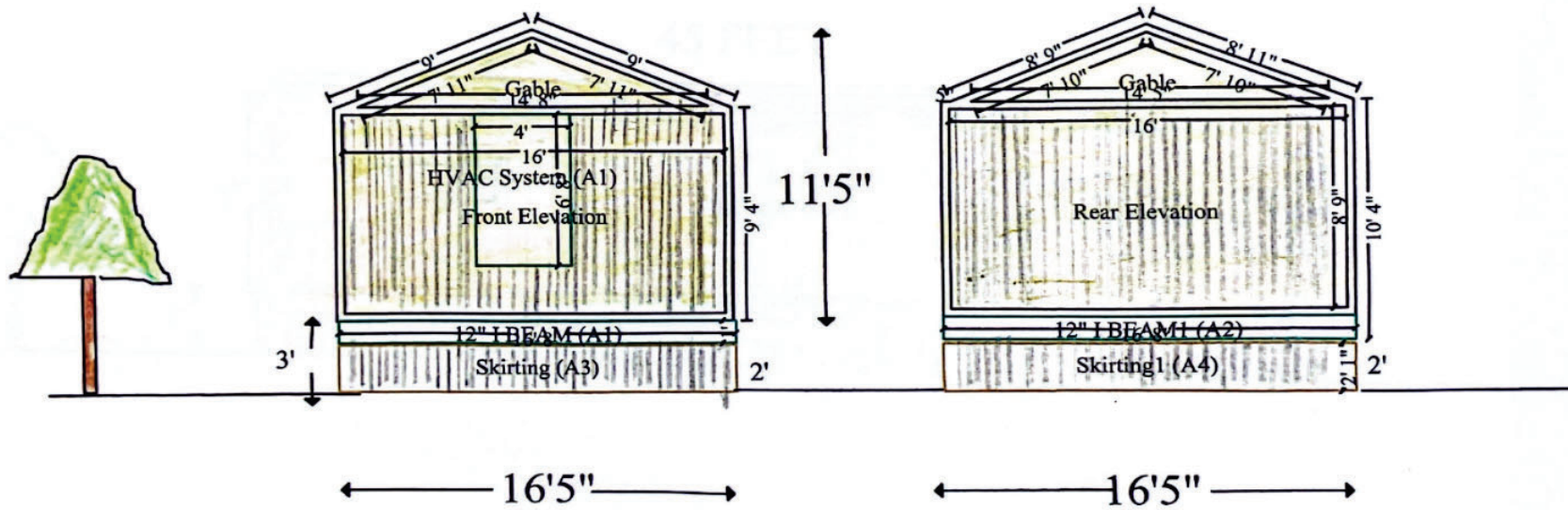
Modular 1 2 front rear

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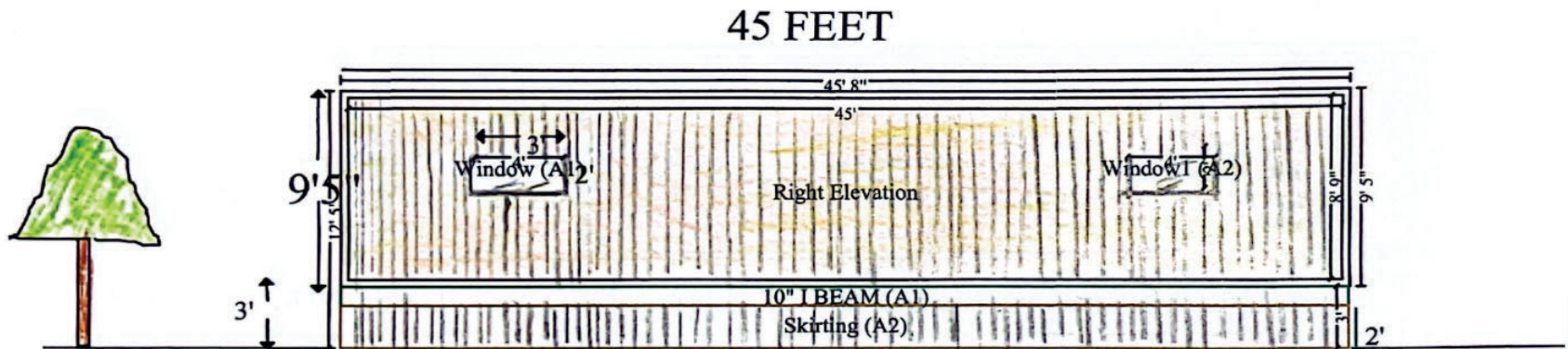
Modular 1&2 Front Elevation & Rear Elevation



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6/6/2024

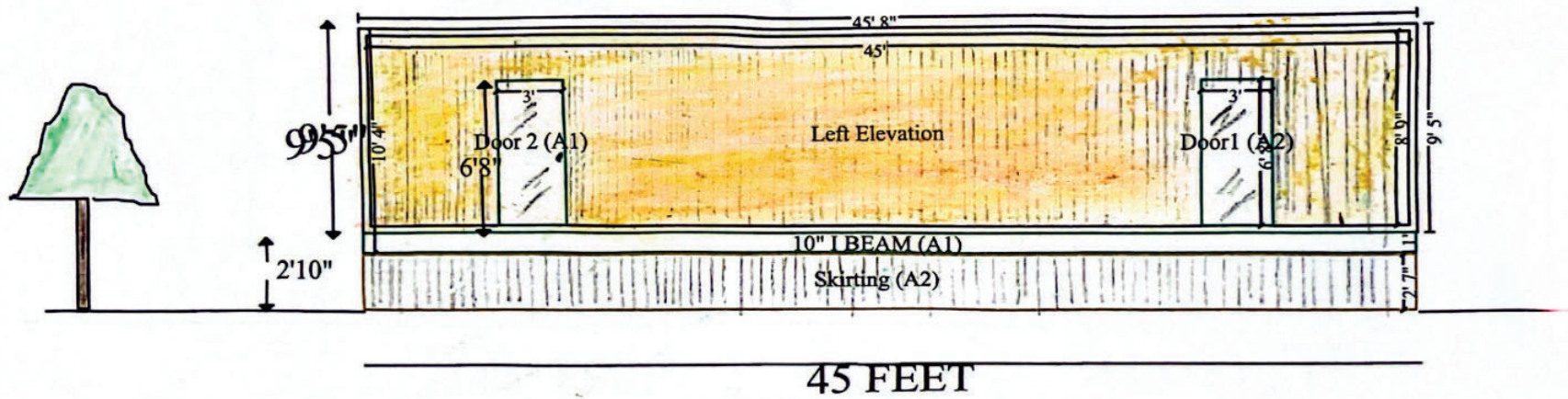
Modular 3 Right Elevation



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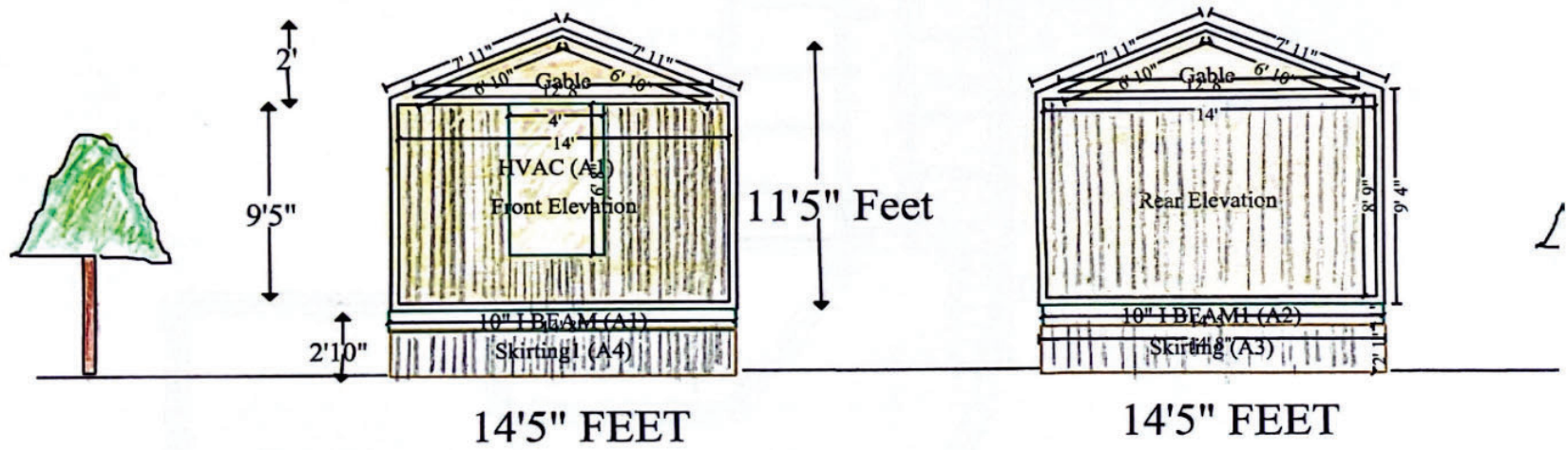
Modular 3 Left Elevation



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MODULAR 3 Front & Rear Elevations



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① **FRAME** Steel frame consists of 2 Junior I beams with 13 ga. steel outriggers and open web crossmembers spaced at 48" o.c. rear crossmember are solid 14 ga. steel. All frame parts are coated with corrosive resistant (black) paint. Temporary steel steps are at each door. (Optional)

② **UNDERCARRIAGE** :
Axes, rims and 14-ply rated tires are new. 6000# capacity axes and electric brakes are standard on all axes.

③ **EXTERIOR BOTTOM BOARD** :
.040 Asphalt impregnated bottom board or poly weave membran, covers the entire floor system and is located between the frame and under-side of floor joist. In addition the wheel wells are lined with galvanized steel stone shields.

④ **FLOOR JOIST** :
Joist are 2"x4" (8' wides) or 2"x6" (10', 12', and 14' wides) nominal #2 s.p.f. or better space at 16" o.c. or closer. 1"x4" transverse stringers at floor seams.

⑤ **FLOOR INSULATION** :
Fiberglass blanket type insulation between floor joists R-11. Insulation is Kraft backed.

⑥ **FLOOR DECKING** :
5/8" thick A.P.A. rated Sturd-I- Floor underlayment plywood. Nailed & Glued

⑦ **FLOOR COVERING** :
1/8" v.c. tile is standard. Covering is securely affixed using waterproof adhesive. painted floors is optional.

⑧ **WALL FRAMING** :
Studs are 2"x4" (nominal) #2 S.P.F. or better spaced at 16" o.c. Top Plate is 2"x4" and bottom plate is also 2"x4". Doors are double studded. Wall studs are nailed (2-3/8" ring shank) and secured with 30 ga. strapping every other stud top and bottom and at door and window joints doors are double studded w/header & jack stud.

⑨ **WALL INSULATION** :
Fiberglass blanket type insulation between studs is R-11. Insulation is Kraft backed. (R-11 is used with 2"x4" wall option)

⑩ **INTERIOR WALL COVERING** :
1/4" Brick paneling is stapled and glued. End walls and partitions covered with 5/16" laminated vinyl gypsum. Gypsum is attached with wide crown staples and adhesive.

⑪ **EXTERIOR WALL COVERING** :
Siding is .019" Aluminum prefinished. Top and bottom trim and corners posts are prefinished .019" Aluminum.

⑫ **INTERIOR CEILING** :
Ceiling material is 1/2" gypsum with a white stucco finish. This is fastened securely to roof rafters with wide crown staples and screws.

⑬ **ROOF INSULATION** :
Fiberglass blanket type insulation between rafters is R-14. Insulation is Kraft backed.

⑭ **ROOF FRAMING** :
Framing consists of 30# live load bow trusses, spaced 16" o.c. with 2"x4" center beam running full length.

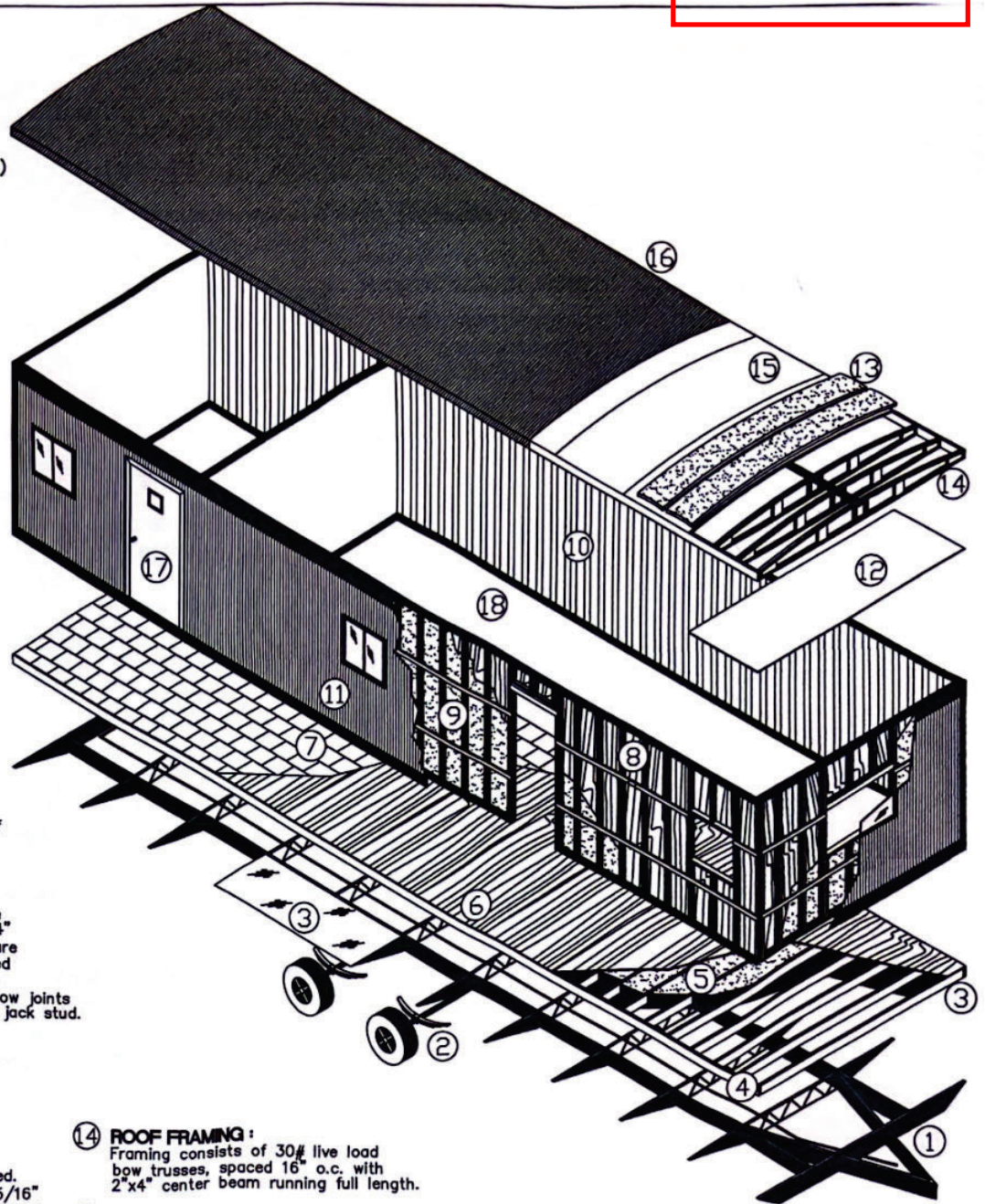
⑮ **EXTERIOR ROOF SHEATHING** :
(Optional) sheathing is standard W/ E.P.D.M. Rubber Roofing System.

⑯ **ROOF COVERING** :
30ga. Galvanized steel covers the entire roof assembly. All seams and edges are sealed with roof coating.

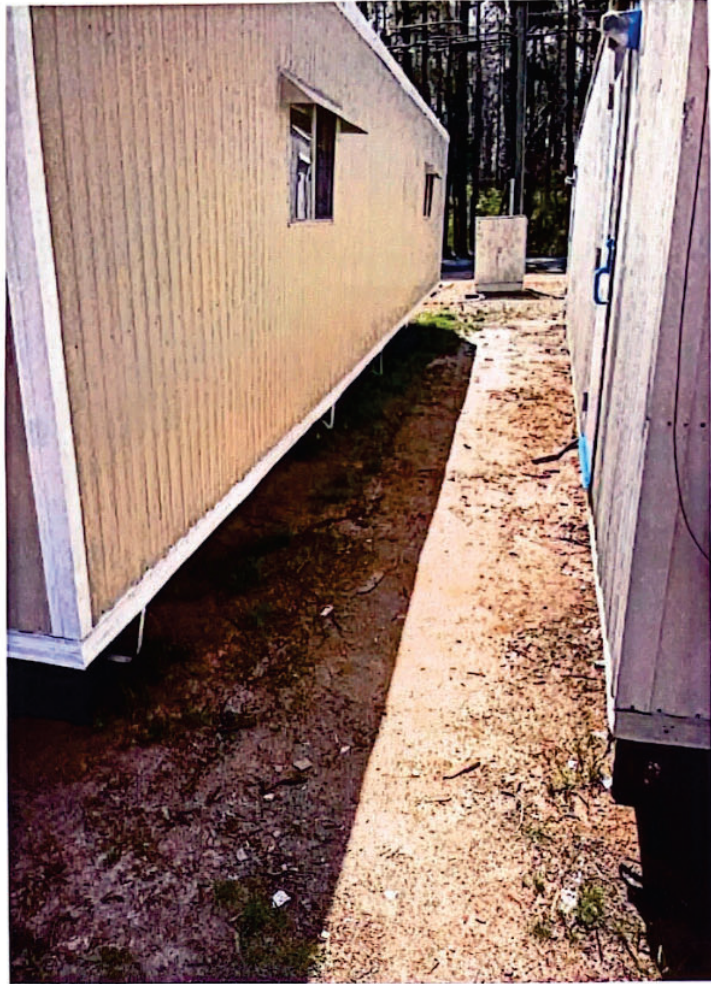
⑰ **EXTERIOR DOORS** :
Doors are a sandwich type construction with .019 aluminum on both faces with a core of foam and wood. extruded aluminum surrounds the assembly. Door lite is a fixed tempered glass single pane window measuring 10"x10". Temporary steel steps at each door is optional.

⑱ **WINDOWS** :
Windows are single pane horizontal sliders with an aluminum frame. Windows are installed with putty tape and silicone based sealant.

⑲ **ELECTRICAL SERVICE PANEL** :
Pre-wired service entrance panel is equipped with a main breaker. Lights, receptacles, ect. are pre-wired. All electrical components are U.L. approved and wired to National Electrical Code. The service panel is built in.



MODULAR TRAILER 3 EXTERIOR STEEL FINISH



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3 3-IMG_1504

FRONT ELEVATION. TRAILER 3

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4 4-IMG_1505

MODULAR 1 RIGHT ELEVATION

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6

6-IMG_1507

REAR ELEVATION MODULAR TRAILER 1 1/2



8 8-IMG_1509

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L E G A L D E S C R I P T I O N

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT
329 & 330 OF THE 5TH LAND DISTRICT OF GWINNETT GOUNTY, GEORGIA AND MORE
PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT A POINT MARKED BY AN 1/2" OPEN TOP PIPE ON THE SOUTHWEST RIGHT OF
WAY LINE OF DROWNING CREEK ROAD (80-FOOT RIGHT OF WAY) LOCATED 2064.31 FEET
NORTHWEST AS MEASURED ALONG SAID RIGHT OF WAY LINE FROM ITS INTERSECTION WITH
THE CENTERLINE OF WHITLEY ROAD, SAID POINT BEING THE TRUE POINT OF BEGINNING.

THENCE South 25 degrees 44 minutes 21 seconds West for a
distance of 195.61 feet TO AN IRON PIN SET;
THENCE South 03 degrees 23 minutes 03 seconds EAST for a
distance of 130.00 feet TO 1/2" OPEN TOP FOUND;
THENCE South 20 degrees 07 minutes 57 seconds West for a
distance of 122.99 feet TO A 1/2" OPEN TOP FOUND;
THENCE South 29 degrees 25 minutes 09 seconds West for a
distance of 407.95 feet TO A 1/2" OPEN TOP FOUND;
THENCE South 29 degrees 21 minutes 55 seconds West for a
distance of 130.97 feet TO A 1/2" REBAR FOUND;
THENCE North 50 degrees 00 minutes 22 seconds West for a
distance of 948.33 feet TO A 1/2" OPEN TOP FOUND;
THENCE North 68 degrees 57 minutes 26 seconds East for a
distance of 156.98 feet TO A 1/2" OPEN TOP FOUND;
THENCE North 37 degrees 18 minutes 40 seconds East for a
distance of 380.60 feet TO A 1/2" REBAR FOUND;
THENCE North 58 degrees 18 minutes 08 seconds East for a
distance of 592.61 feet TO A 1/2" REBAR FOUND on the
southwest right of way line of Drowning Creek Road;
THENCE along said right of way line South 29 degrees
25 minutes 50 seconds East for a distance of 210.00 feet
TO A POINT;
THENCE along said right of way line South 31 degrees
48 minutes 50 seconds East for a distance of 131.96 feet
TO A 1/2" OPEN TOP FOUND;
THENCE along said right of way line South 31 degrees
02 minutes 12" East for a distance of 109.69 feet
TO A 1/2" OPEN TOP FOUND, SAID POINT BEING THE TRUE POINT OF BEGINNING.

Together with and subject to covenants, easements, and
restrictions of record.

Said property contains 16.71 acres.

GWINNETT COUNTY
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